

10 December 2018

Project Strategy

Attention: Mr Stewart Johnson

PO Box 271

SUTHERLAND NSW 1499

Dear Sir

**Re: 585–649 Mamre Road, Orchard Hills
MOD5 Subdivision of Lot 7 & 9 to Lots 10, 11 & 12
Stormwater Drainage**

We provide this letter in relation to the proposed MOD5 for a subdivision of Lot 7 & 9 into Lots 10, 11 & 12. Specifically this letter reviews and confirms the effect of the proposed subdivision on the as approved and constructed drainage under SSD 7173.

Reference to enclosed drawing **Co12042.00-C40** shows the designed and approved drainage catchments.

The modification of Lot 7 & 9 into Lots 10, 11 & 12 will require 3.32 Ha of Lot 10 to drain to the Cat9 discharge point located on the north-west corner of Lot 10. The southern 2.039 Ha of Lot 10 and the whole of Lot 11 will be required to discharge to the Cat7 discharge point located on Distribution Drive. An easement (and associated suitably sized in-ground drainage pipe) benefiting Lot 11 through Lot 10 will be required to be provided. The proposed Lot 12 currently drains via proposed Lot 10 and will continue to do so until these lots are developed. Servicing of the developed Lot 12 is proposed through future development of Lot 1 DP1233392 to the North.

Refer **Enclosure 1** for existing estate subdivision lots, **Enclosure 2** for the proposed subdivision and **Enclosure 3** for the approved drainage catchment layouts.

It is noted that a slightly larger overall catchment drains to Cat7 than that in the original SSD 7173 designs. This has been reviewed and confirmed to operate as intended.

The sketches included as **Enclosure 2** show illustratively the future connections and how the sites are expected to be serviced (noting these are not intended as engineering drawings). It is noted there is proposed to be no amendment to the existing levels and associated contours under this application; and the site is able to drain as it currently does prior to the future developments expected for this current land subdivision. Future work under SSDA 9429 to proposed Lot 11 is as per the attached engineering drawings and includes details of the drainage arrangements for proposed Lot 11.

The catchment splits are as current; except that the split line which is currently on the Lot 7/9 boundary remain s in place centrally in proposed Lot 10; with the Lot 10 drainage discharging through Cat 7 and Cat 9 points of discharge.

Given the above catchment layouts, and associated easements are provided (as shown indicatively on the enclosed sketches), the proposed subdivision of the land will have negligible effect on the drainage and the system will operated generally as per the approved and constructed SSD7173 designs.

We trust the included information meets your current needs. Please contact the undersigned if further information is required.

Yours faithfully,

COSTIN ROE CONSULTING PTY LTD



MARK WILSON MIEAust CPEng NER
Director

Encl. *Enclosure 1 – Existing Plan of Subdivision*
 Enclosure 2 – Proposed subdivision
 Enclosure 3 - Costin Roe Consulting drawing C40.

DETAIL PLAN

DP 1117418

JAMES ERSKINE DRIVE

MAMRE

SEE
DIAGRAM
C

9
3.71ha

5

DP 1124329

SCHEDULE OF SHORT LINE				
No.	BEARING	DISTANCE	ARC	RADIUS
1	107°18'30"	25.46		
2	107°18'30"	21.875		
3	199°53'30"	35.61	35.645	233.88
4	185°12'10"	83.84	84.3	233.89
5	264°36'50"	13.165		
6	264°36'50"	8.445		
7	353°15'30"	25.465	25.46	392.96
8	354°03'20"	30.595	30.605	396.46
9	129°11'00"	14.40		
10	106°01'30"	16.635		
11	85°13'10"	4.68		
12	233°58'20"	28.195		
13	240°35'40"	14.065	14.115	48.005
14	91°45'20"	20.205		
15	154°02'20"	28.95		
16	161°12'10"	3.0		
17	341°02'00"	4.685		
19	299°57'20"	3.04		
20	254°58'30"	37.18		
21	210°05'40"	3.005		
22	255°00'40"	6.415		
23	255°26'40"	5.435		
24	27°32'40"	20.135		
25	(148°21'05")	(35.71)	51.553	18.035
26	(33°39'15")	(10.02)	10.155	17.945

SCHEDULE OF SHORT LINE				
No.	BEARING	DISTANCE	ARC	RADIUS
30	38°24'15"	6.175	6.26	11.1

4
1.367ha

MAMRE

1
2.06ha

8

16.01ha

6
3.356ha

SEE
DIAGRAM
A

5
3.525ha

7
6.66ha

4

1.367ha

DP 1124329

DIAGRAM A
NOT TO SCALE

ROAD

6

5

DIAGRAM B

2

6.0ha

DIAGRAM B
NOT TO SCALE

ROAD

ROAD

DIAGRAM C
NOT TO SCALE

PHILIP KING DRIVE

7

- (A) EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE WIDTH
(B) EASEMENT TO DRAIN WATER 5.5 WIDE & VARIABLE WIDTH
(C) EASEMENT TO DRAIN WATER 3 WIDE
(D) EASEMENT FOR OVERLAND FLOWPATH 10, 20 WIDE & VARIABLE WIDTH
(E) RIGHT OF ACCESS VARIABLE WIDTH
(F) AREA SUBJECT TO RESTRICTION ON USE OF LAND
(G) EASEMENT FOR SERVICES & ACCESS (DP)
(H) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
(I) AREA AFFECTED BY RESTRICTION ON USE OF LAND
(J) EASEMENT FOR BUSINESS IDENTIFICATION 5 WIDE
(K) EASEMENT FOR OVERHEAD POWERLINES 5 WIDE
(L) EASEMENT FOR OVERHEAD POWERLINES 10 WIDE & VARIABLE WIDTH

- (M) RIGHT OF ACCESS VARIABLE WIDTH
(N) EASEMENT FOR SERVICES VARIABLE WIDTH

Surveyor: GREGORY K OXLEY
LandPartners Limited
PO BOX 1144 DUNDAS 2117
Date of Survey :
Surveyor's Ref : 73535.002

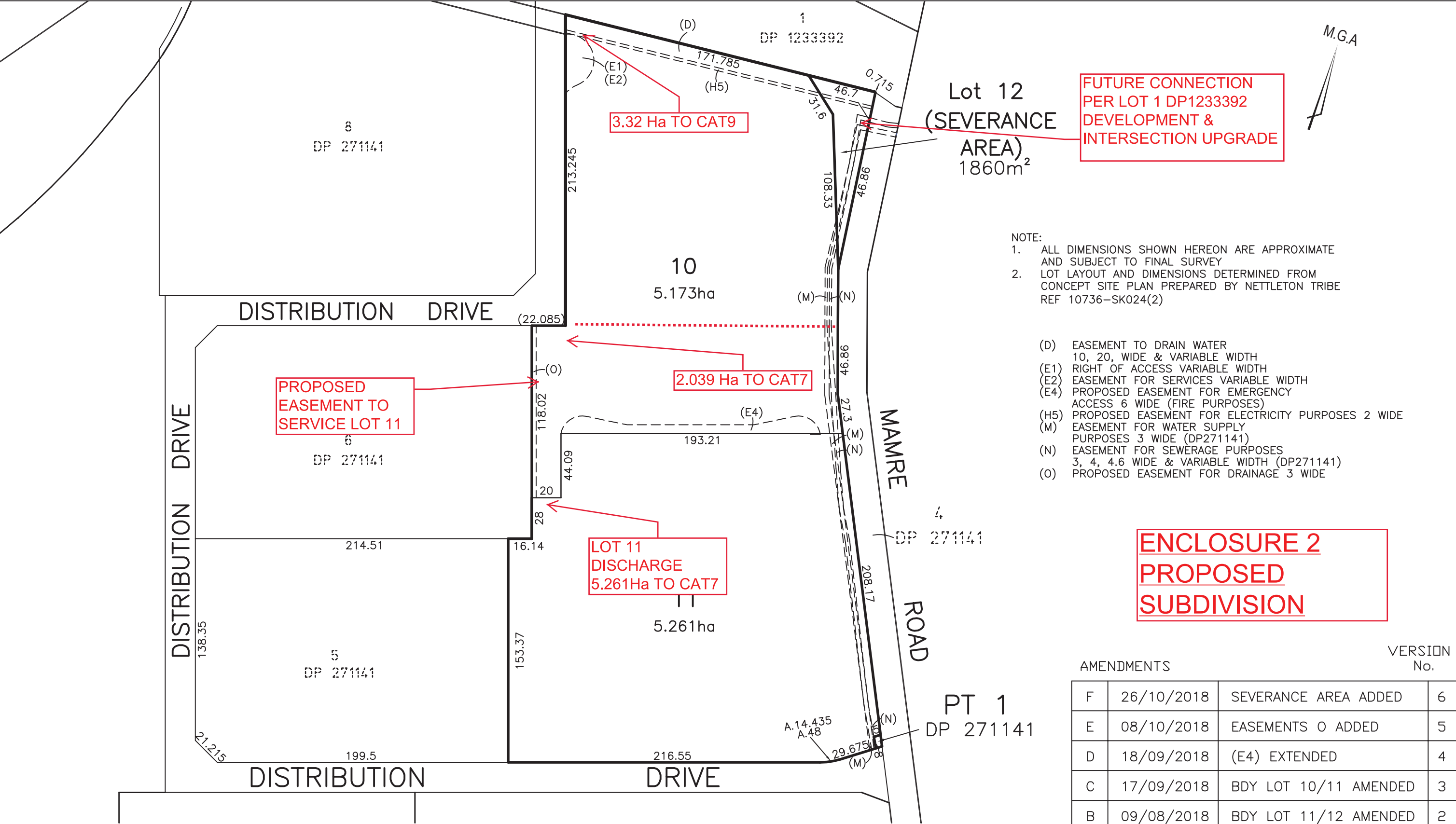
PLAN OF SUBDIVISION IN LOT 2171 DP1153854

LGA: PENRITH
Locality: ERSKINE PARK
Subdivision No:
Lengths are in metres. Reduction Ratio 1:2500

Registered

DRAFT

ENCLOSURE 1
EXTG. SUBDIVISION

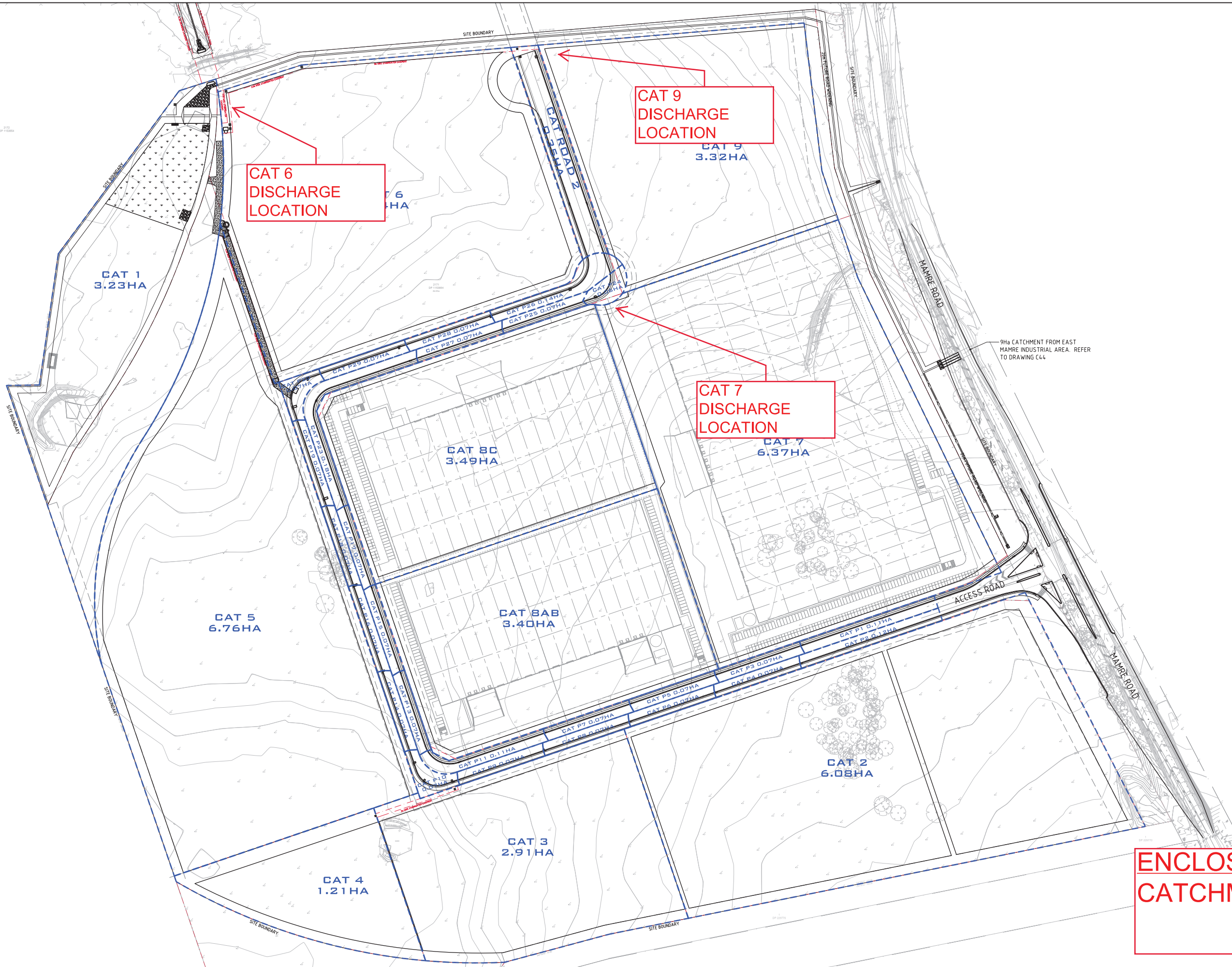


- NOTE:
1. ALL DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY
 2. LOT LAYOUT AND DIMENSIONS DETERMINED FROM CONCEPT SITE PLAN PREPARED BY NETTLETON TRIBE REF 10736-SK024(2)
- (D) EASEMENT TO DRAIN WATER 10, 20, WIDE & VARIABLE WIDTH
(E1) RIGHT OF ACCESS VARIABLE WIDTH
(E2) EASEMENT FOR SERVICES VARIABLE WIDTH
(E4) PROPOSED EASEMENT FOR EMERGENCY ACCESS 6 WIDE (FIRE PURPOSES)
(H5) PROPOSED EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE
(M) EASEMENT FOR WATER SUPPLY PURPOSES 3 WIDE (DP271141)
(N) EASEMENT FOR SEWERAGE PURPOSES 3, 4, 4.6 WIDE & VARIABLE WIDTH (DP271141)
(O) PROPOSED EASEMENT FOR DRAINAGE 3 WIDE

ENCLOSURE 2
PROPOSED
SUBDIVISION

AMENDMENTS				VERSION No.
F	26/10/2018	SEVERANCE AREA ADDED	6	
E	08/10/2018	EASEMENTS O ADDED	5	
D	18/09/2018	(E4) EXTENDED	4	
C	17/09/2018	BDY LOT 10/11 AMENDED	3	
B	09/08/2018	BDY LOT 11/12 AMENDED	2	
A	24/07/2018	FOR COMMENT	1	

NOTES:	L.G.A. PENRITH	 Sydney Office Level 2, 23-29 South St PO Box 1144 Rydalmere NSW 2116 Dundas NSW 2117 t 61 2 9685 2000 e sydney@landpartners.com.au w www.landpartners.com.au		JOB TITLE PLAN OF PROPOSED SUBDIVISION LOTS 7 & 9 DP271141 ERSKINE PARK		Plan No.: 73535.007 VER 6	
	CLIENT ALTIS			Reduction Ratio: 1:2500	Date of Survey: N/A	Surveyor: GKO Drawn By: TF	Sheet 1 of 1



FOR CONSTRUCTION CERTIFICATE



STORMWATER CATCHMENT PLAN
SCALE 1:1000

SCALE 1:1000 AT A0 SHEET SIZE

ISSUED FOR CONSTRUCTION CERTIFICATE				17.11.16				B			
ISSUED FOR REVIEW				24.08.16				A			
AMENDMENTS				DATE	ISSUE	AMENDMENTS	DATE	ISSUE	AMENDMENTS	DATE	ISSUE
ARCHITECT				STORM				CLIENT			
FIRST ESTATE ORCHARD HILLS				LOT 2171 MAMRE RD, ORCHARD HILLS				PROJECT			
DESIGNED				DATE	CHECKED	DATE	SCALE	COSTIN ROE CONSULTING PTY LTD.			
M.C.				M.C.	M.W.	A.D.	AS SHOWN	Level 1, 8 Windmill Street, Wahlab Bay, Sydney NSW 2000			
CAD REF:				C41242-00-C40				Tel: (02) 8551-7889 Fax: (02) 8541-3721			
email: mail@costinroe.com.au				PRECISION COMMUNICATION ACCOUNTABILITY				DRAWING TITLE			
STORMWATER CATCHMENT PLAN				DRAWING No				C412042.00-C40			
ISSUE				B							