

10 December 2018

Project Strategy

Attention: Mr Stewart Johnson

PO Box 271

SUTHERLAND NSW 1499

Dear Sir

**Re: 585–649 Mamre Road, Orchard Hills
MOD6 Subdivision of Lot 8
Stormwater Drainage**

We provide this letter in relation to the proposed MOD6 for a subdivision of Lot 8 into Lots 13, 14, 15 & 16. 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 recent Penrith City Council Planning Application Notice of Determination 18.0628 included Sparks and Partners engineering drawing DA4.01 which proposes a new stormwater point of discharge to the existing estate stormwater system for the proposed Lot 16. This connection point is located at the north-western corner of the proposed Lot 16. We confirm this proposed modification to the approved drainage catchments and alternate connection point has been reviewed by our office and is able to be facilitated. Lot 15 is able to connect to the existing drainage connection point.

The modification of the western portion of Lot 8 into Lots 13 & 14 will require an easement (and associated suitably sized in-ground drainage pipe), benefiting Lot 13 through Lot 14 to Cat5 discharge location, to be provided.

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

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.

Current development applications with Penrith City Council confirm engineering details for the proposed details of the drainage arrangements for the proposed Lots (as shown figuratively in Enclosure 2).

- Lot 15 - Penrith Council DA18/0689 (Project Blue)

- Lot 16 - Penrith Council DA18/0628 (Voestalpine)

Lots 13 and 14 drainage works will be subject of future Planning Applications; through the existing point of discharge in the North East corner of lot 14.

Given the above catchment layouts, and associated easements are provided, 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,

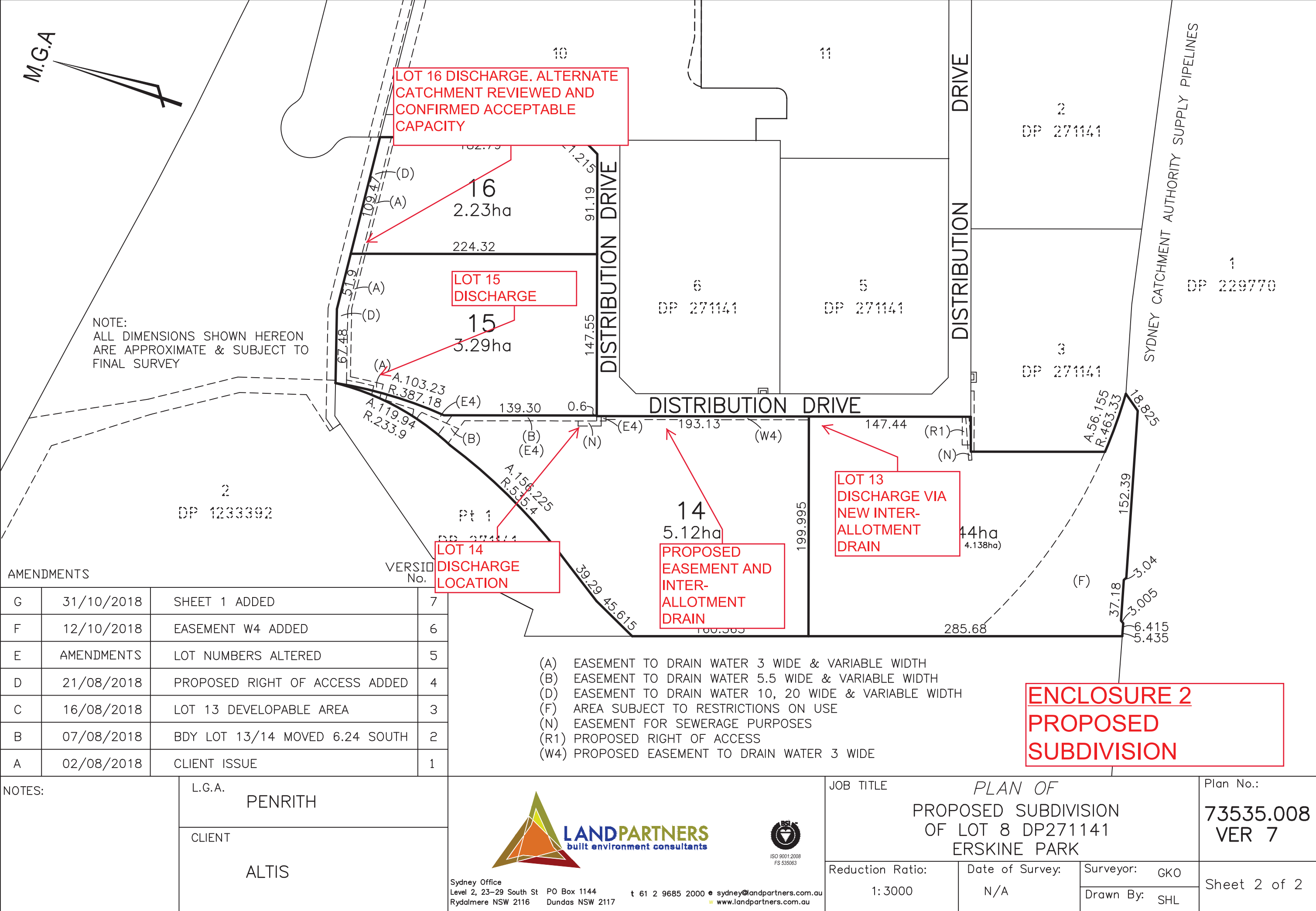
COSTIN ROE CONSULTING PTY LTD



MARK WILSON MIEAust CPEng NER
Director

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





AMENDMENTS

G	31/10/2018	SHEET 1 ADDED	7
F	12/10/2018	EASEMENT W4 ADDED	6
E	AMENDMENTS	LOT NUMBERS ALTERED	5
D	21/08/2018	PROPOSED RIGHT OF ACCESS ADDED	4
C	16/08/2018	LOT 13 DEVELOPABLE AREA	3
B	07/08/2018	BDY LOT 13/14 MOVED 6.24 SOUTH	2
A	02/08/2018	CLIENT ISSUE	1

NOTES:

L.G.A.
PENRITH

CLIENT
ALTIS



LANDPARTNERS
built environment consultants



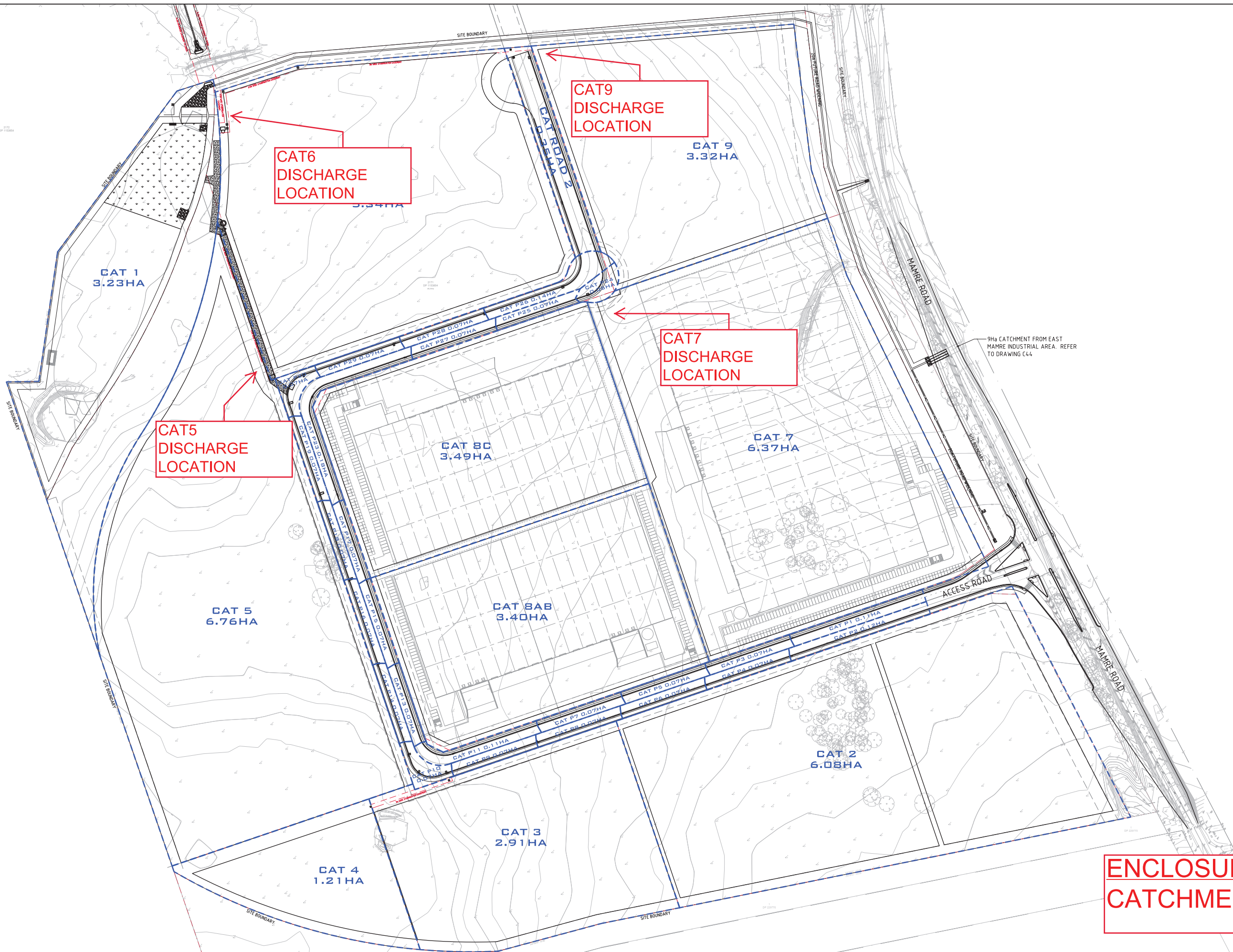
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JOB TITLE PLAN OF PROPOSED SUBDIVISION OF LOT 8 DP271141 ERSKINE PARK			Plan No.: 73535.008 VER 7
Reduction Ratio: 1:3000	Date of Survey: N/A	Surveyor: GKO Drawn By: SHL	Sheet 2 of 2



**ENCLOSURE 3
CATCHMENT PLAN**

FOR CONSTRUCTION CERTIFICATE



STORMWATER CATCHMENT PLAN
SCALE 1:1000

SCALE 1:1000 AT A0 SHEET SIZE

																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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