

15 January 2019

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. 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 13. This connection point is located at the north-western corner of the proposed Lot 13. 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 14 drainage is to be facilitated through the following discharge locations:

- Lot 14 (North) discharges through the existing Cat 6 discharge location.
- Lot 14 (West) discharges through the existing Cat 5 discharge location.

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 Lot 13 and the Lot 14 (North) land parcel (as shown figuratively in Enclosure 2).

These development proposals are as follows:

- Lot 13 - Penrith Council DA18/0628 (Voestalpine)
- Lot 14 (North) - Penrith Council DA18/0689 (Project Blue)

Lot 14 (west) drainage works will be subject of future Planning Applications; through the existing point of discharge in the re-entrant (North West) corner of Distribution Drive.

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,

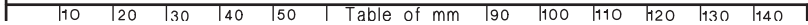
COSTIN ROE CONSULTING PTY LTD

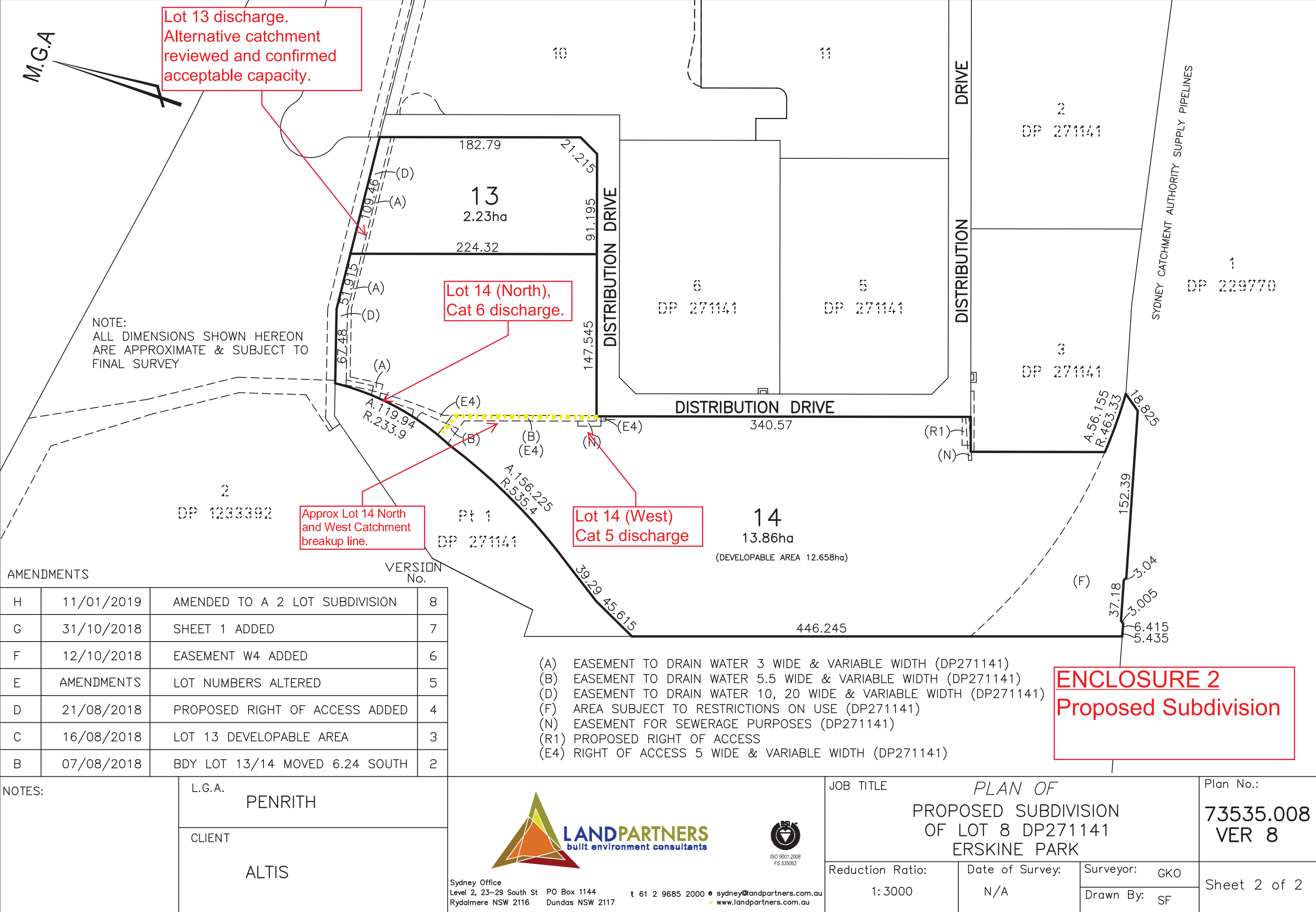


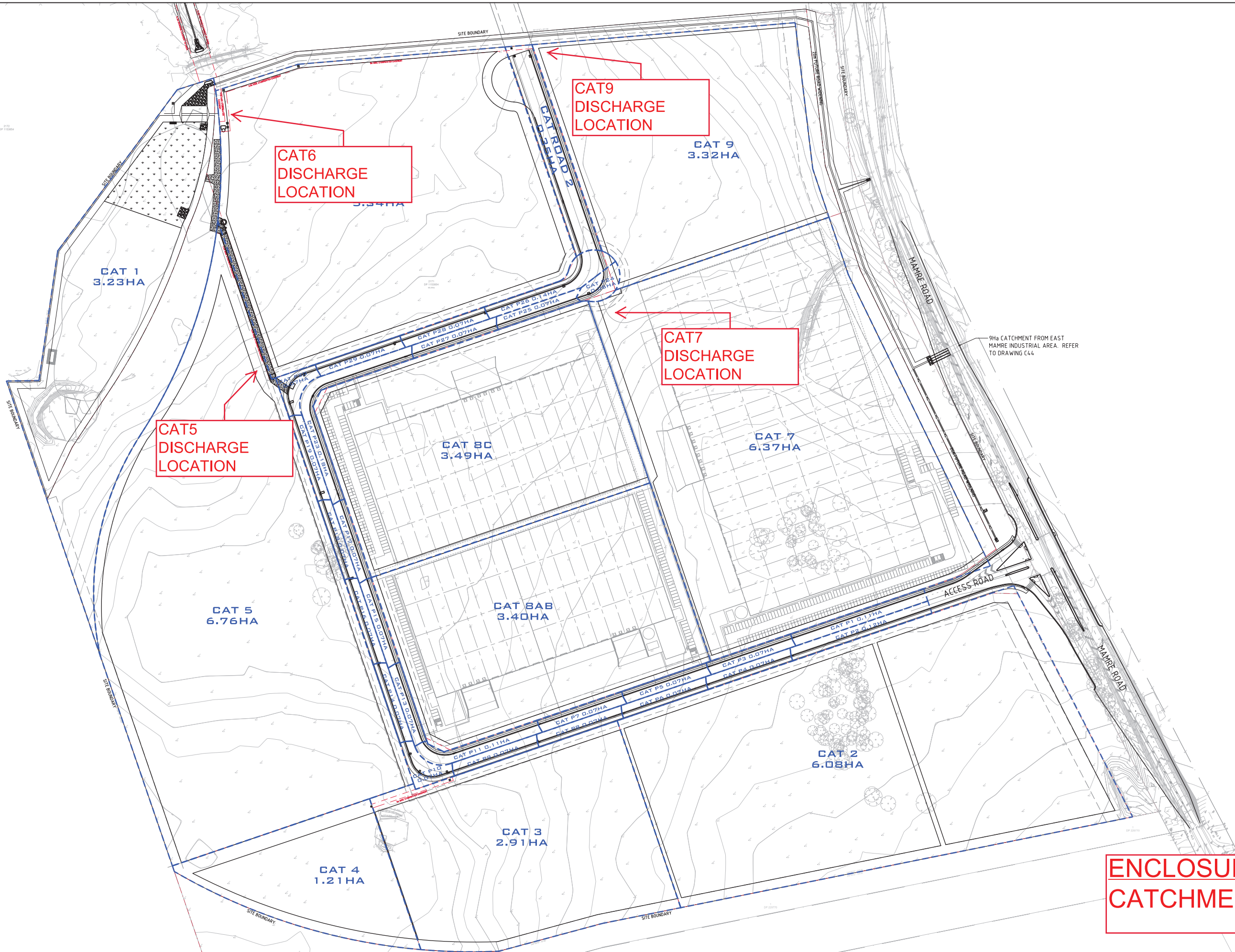
MARK WILSON MIEAust CPEng NER

Director

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







ENCLOSURE 3
CATCHMENT PLAN

FOR CONSTRUCTION CERTIFICATE



STORMWATER CATCHMENT PLAN
SCALE 1:1000

SCALE 1:1000 AT A0 SHEET SIZE

								ARCHITECT				CLIENT				PROJECT				Costin Roe Consulting Pty Ltd. Consulting Engineers				<div>PRECISION COMMUNICATION ACCOUNTABILITY</div>				DRAWING TITLE STORMWATER CATCHMENT PLAN															
																STONY CORPORATE PARK BUILDING 1 LEVEL 3 75-85 PIRRIERAN STREET ALEXANDRIA NSW 2015 PO BOX 1201 ALEXANDRIA NSW 2015				Level 1, 8 Windmill Street Wahlab Bay, Sydney NSW 2000 Tel: (02) 8551-7888 Fax: (02) 8541-3721 email: mail@costinroe.com.au © 2011								DRAWING No Co12042.00-C40															
ISSUED FOR CONSTRUCTION CERTIFICATE				17.11.16				B																																			
ISSUED FOR REVIEW				24.08.16				A																																			
AMENDMENTS				DATE				ISSUE				AMENDMENTS				DATE				ISSUE				AMENDMENTS				DATE				ISSUE											