

**From:** Wijaya Hapukotuwa  
**Sent:** Tue, 23 Feb 2021 17:42:04 +1100  
**To:** Kathryn Sprang  
**Cc:** Anne Richardson  
**Subject:** RE: DA20/0081 - 16 Chapman Street - Open Spaces

#ECMBODY  
#RESPOND 9406125

Hi Kathryn,  
Sorry for the delayed response.  
Please find below the DA comments for drainage assets including detention basins, bio retention basins.

**DA20/0081 16 Chapman Street Development – Comments for Drainage Assets**

1. Proposed development works should be outside the zone of influence of existing assets or relocated assets.
2. Proposed changes to existing drainage network need to be properly investigated and designed according to Council's Drainage specification "Stormwater Drainage Guidelines for Building Developments (ES002)"
3. The drainage system including onsite detention basins should be adequately designed to accommodate the increased flows due to additional paved areas (Cl 4.2.1 of the specification).
4. Piping through public/park lands and complying energy dissipators to be provided where necessary to reduce flow velocities (Cl 5.1.3 of the specification)
5. Proximity of pits to the road intersection need to be reviewed for ease of maintenance under traffic perspective. Pits located near the bends, high pedestrian areas, near access ramps to footpaths need to be relocated if possible
6. Risks around potential pipe/utility clashes should be properly reviewed during design stage by physically locating the services through potholing before construction.
7. If any GPT is proposed, it should have a proper access (with height width clearances) for cleaning with suitable machinery.
8. No pits should be designed in front of driveways
9. If the drainage asset is eventually to be handed over to the Council the following requirements should be satisfied.
  - a. All weather access road for cleaning the detention basins and bio retention basins should be structurally sound and geometrically sufficient to cater for cleaning truck access (Council cleaning truck is Heavy Rigid 25t GVM truck, 11 to 12m in length).
  - b. Operation and Maintenance manual including different components of the basin, manufacturer details, and the regular maintenance schedules should be provided to Council at handover.
  - c. The detention basin sites should be properly fenced unless it is demonstrated that the water depth is not critical for accidental drowning.
  - d. In case of the need for de-watering for contamination and/or for maintenance, a dry weather location be provided next to all weather access
  - e. Emergency spillway to be provided as required and a clear overland path of spillway should be shown on design plans

- f. Any assets handed over to Council after a period of maintenance and operation, such assets should be restored to originally constructed condition before handing over to Council's Asset Team.

Regards

**Wijaya Hapukotuwa**  
Asset Coordinator – Drainage

E [Wijaya.Hapukotuwa@penrith.city](mailto:Wijaya.Hapukotuwa@penrith.city)  
T +61247327966 | F | M +61 429 674 080  
PO Box 60, PENRITH NSW 2751  
[www.visitpenrith.com.au](http://www.visitpenrith.com.au)  
[www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au)

**PENRITH**  
CITY COUNCIL



## Chemical CleanOut

**Saturday 6 and Sunday 7 March 2021**  
**9am-3pm | Jamison Park**



---

**From:** Anne Richardson <Anne.Richardson@penrith.city>  
**Sent:** Monday, 8 February, 2021 3:24 PM  
**To:** Richard Goehner <Richard.Goehner@penrith.city>; Wijaya Hapukotuwa <Wijaya.Hapukotuwa@penrith.city>  
**Subject:** FW: DA20/0081 - 16 Chapman Street - Open Spaces

Hi guys

Could you please review the plans for this DA and send any comments through to Kathryn Sprang before COB on 16 Feb 2021.

Please cc me in to your response, so I know it has been done.

Thanks

**Anne Richardson**  
Strategic Asset Management Coordinator

E [Anne.Richardson@penrith.city](mailto:Anne.Richardson@penrith.city)  
T +61 2 4732 8115 | F | M +61 2 402 744 821  
PO Box 60, PENRITH NSW 2751  
[www.visitpenrith.com.au](http://www.visitpenrith.com.au)  
[www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au)

**PENRITH**  
CITY COUNCIL





---

**From:** Kathryn Sprang <[Kathryn.Sprang@penrith.city](mailto:Kathryn.Sprang@penrith.city)>  
**Sent:** Thursday, February 4, 2021 9:12 AM  
**To:** Anne Richardson <[Anne.Richardson@penrith.city](mailto:Anne.Richardson@penrith.city)>  
**Subject:** DA20/0081 - 16 Chapman Street - Open Spaces

Hi Anne,

I don't believe we have spoken/met before... My name is Kathryn and I am a planner in development services.

I'm looking after the above DA which is for the delivery of two parks and stormwater basins within a greenfield site in Werrington, that are to be handed over to Council after completion.

I am at the tail end of the assessment for this DA (looking towards approval at the end of this month) however I just wanted to check in with you and ask for any further feedback you may have in relation to proposal.

I note I do have comments from John Riley (see attached) and I am looking to condition these matters.

I have tasked the landscape plans to you in ECM for ease of access. All other plans/documents can be found in ECM under DA20/0081.

If possible I would really appreciate any comments you may have within the next 10 days.

If you have any questions regarding the proposal please feel free to contact me.

Kind Regards

**Kathryn Sprang**  
Development Assessment Planner

E [Kathryn.Sprang@penrith.city](mailto:Kathryn.Sprang@penrith.city)  
T +612 4732 7834 | F | M  
PO Box 60, PENRITH NSW 2751  
[www.visitpenrith.com.au](http://www.visitpenrith.com.au)  
[www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au)

**PENRITH**  
CITY COUNCIL

   Follow us

