Our Ref PN-01361 - L001.1
Contact William Webb

2nd April 2015

C & M CONSULTING ENGINEERS

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The General Manager
Penrith City Council
PO Box 60
Penrith NSW 2751

Dear Madam/Sir,

RE: CIVIL ENGINEERING WORKS FOR DEVELOPMENT APPLICATION 301-335 MULGOA ROAD, JAMISONTOWN

This letter has been prepared to supplement the Development Application to Penrith City Council for the proposed alterations and additions at 301-335 Mulgoa Road, Jamisontown. The stormwater and civil plans associated with the application have been prepared in line with Council's Development Control Plan and "Stormwater Drainage for Building Developments" policy, October 2013.

As the assessment is of Development Application nature, the proposed measures may need to be revisited and refined in conjunction with any modifications to the final form of layout and along with other comments from Council during its assessment and for the future Construction Certificate Application for the development.

1. **On-Site Detention (OSD):**
   On site detention has not been provided for the following reasons:
   - The proposed new roof areas will cover existing impervious areas.
   - The increase in impervious area due to the new roadway is less than 10% of the existing impervious area and as such does not require OSD (Section 3.2.2 of the Stormwater Drainage for Building Developments Policy).
   - Landscaping is being provided where possible to limit increases in impervious areas.
   - The proposed rainwater tanks will provide a level of stormwater detention.

2. **Water Sensitive Urban Design (WSUD):**
   - Bunnings warehouse adopts a WSUD strategy in their developments to reduce the loadings placed on water and wastewater. Bunnings has its own policy in place to reduce potable water usage by a minimum of 90% for use in toilet flushing and irrigation of garden nurseries.
   - Rainwater tanks remove pollutants loads as the harvested runoff is utilised for reuse, thereby limiting nutrients discharged into waterways.
   - To support the development application a total rainwater tank storage volume of 100kL has been split into two separate underground tanks draining the new roof areas. The water balance calculation has been attached to this letter as Appendix A.

If you have any queries or require additional information, please don't hesitate to contact me.

Yours faithfully,

William Webb
BE(Civil), DipEngPrac
Civil Engineer
C & M Consulting Engineers Pty Ltd