

Job Reference 1025

Your Reference

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

11 April 2019

Attention : James Heathcote

Dear Sir,

**Re DA 16/0739.03 Section 4.55 (1A) Modification
Overlander Hotel 180 Richmond Road Cambridge Gardens NSW 2747**

I am in receipt of Development Consent 16/0739.03.

My letter of 12 December 2018 accompanying the Modification application noted

The main changes are

- *Western Porte Cochere is deleted*
- *Internal revisions to Kitchen*
- *New Exit Door from Western Foyer*
- *Wider Exit Door from Eastern Foyer*
- *New Exit Door from Kitchen and Courtyard*
- *Reduced size of western Car Park*
- *Deletion of Detention Tank and gross pollutant pit.*

These changes have been circled in red on the attached drawings.

My email of 15 February 2019 noted

It is noted that the redesign of the western car park has reduced the new area of car parking to **179m²** which is below the threshold for stormwater detention and gross pollutant pit. This allows the landscaping area fronting Richmond Road to be increased by **375m²**. The new levels will be graded to the existing drainage system with 2 new pits near car spaces 166 and 104 allowing connection to the existing system along the north western boundary



Condition 36 of the Modification Consent is copied following

36 Stormwater drainage from the site shall be discharged to the:

- a) Existing site drainage system.

The proposed development and stormwater drainage system shall be designed to ensure no adverse impact on adjoining properties by the diversion, damming or concentration of stormwater flows.

The proposed method of stormwater discharge shall be detailed in the Construction Certificate issued by the Certifying Authority.

As amended on 11 March 2019 under Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979.

The letter, email and drawings of the Modification Application show that the detention tank and gross pollutant pit are deleted.

Conditions 37, 43, 44 and 46 would appear therefore to be requiring modification to show that the on site detention and gross pollutant pit have been deleted.

37 The stormwater management system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Cardno Pty Ltd, reference number 80216097-CI-1001,1010,1015,1020, revision 2, dated 19/07/2016.

Engineering plans and supporting calculations for the stormwater management systems are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate.

Prior to the issue of any Construction Certificate, the Certifying Authority shall ensure that the stormwater management system has been designed in accordance with Penrith City Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design (WSUD) policies.

43 Prior to the issue of any Occupation Certificate, the Principal Certifying Authority shall ensure that the:

- a) Stormwater management systems (including on-site detention and water sensitive urban design)
 - Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
 - Have met the design intent with regard to any construction variations to the approved design.
 - Any remedial works required to be undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the Works As Executed drawings.

44 Prior to the issue of any Occupation Certificate, a restriction as to user and positive covenant relating to the:

- a) Stormwater management systems (including on-site detention and water sensitive urban design)

Shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Penrith City Council's standard wording as detailed in Penrith City Council's Stormwater and Drainage for Building Developments policy.



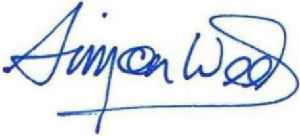
48 The stormwater management systems shall continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan.

Regular inspection records are required to be maintained and made available to Penrith City Council on request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the stormwater management systems.

The Cardno Stormwater drawings have been revised to reflect this and are detailed as "80216097-CI-1001,1005,1010,1020 revision 5 dated 11/04/2019".

If further information is required, please contact me on 0411 199530.

Yours faithfully

A handwritten signature in blue ink that reads "Simon Wells". The signature is fluid and cursive, with the first name "Simon" and the last name "Wells" clearly distinguishable.

Simon Wells
Architect

