

Our Ref: 13.94

Your Ref: DA14/0055

Penrith  
Suite 21 458 High Street  
P 4731 2730  
F 4731 2370

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108 Brisbane Street  
P 6766 5505

All mail to  
PO Box 1912 Penrith NSW 2751

14 October 2014

General Manager  
Penrith City Council  
PO Box 60  
Penrith NSW 2751



Attn: Pukar Pradhan

Dear Pukar

Re: DA 14/0055, 33 Sommerville Circuit, Emu Plains

I refer to our recent discussions in relation to the above site.

Please find attached amended architectural and stormwater plans. We also attach the required Music modelling for consideration.

Please call me on 0401 449 101 to discuss further or if you require additional information.

I am happy to discuss this and meet with you further at any point. Please contact me on 0401 449 101 / 0430 283 551.

Sincerely

**Stimson & Baker Planning**



**Warwick Stimson** MPiA CPP

Director

Encl Plans & Colour Schedule x 4  
Stormwater drainage details & Plans x4  
MUSIC Report x 4



# Williams Consulting Engineers Australia Pty. Ltd.

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## CIVIL STRUCTURAL

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P.O. Box 79 Blaxland 2774

5000 Channel Highway, TAS 7150

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10<sup>th</sup> October, 2014  
Project No.2014/128

The General Manager,  
Penrith City Council,  
P.O. Box 60,  
PENRITH. NSW. 2751

Dear Sir,

RE: DEVELOPMENT APPLICATION FOR AN INDUSTRIAL BUILDING AT  
NO.33 SOMMERVILLE CIRCUIT, EMU PLAINS - STORMWATER DRAINAGE DESIGN.

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The writer has prepared stormwater drainage details for a proposed industrial building development on the site.

The site is subject to an easement for flood purposes precluding development on approximately 50% of the area of the site.

The writer has prepared on site detention and stormwater drainage details in accordance with Penrith City Council's document STORMWATER DRAINAGE FOR BUILDING DEVELOPMENTS, using above ground storage. As the site is less than 5000M<sup>2</sup>, the simplified method has been adopted, with SSR = 280M<sup>3</sup>/HA, and the PSD = 120 L/S/HA.

MUSIC6 / MUSIC LINK properties for the Penrith City Council local government area have been used to design appropriate water quality treatment measures to ensure that the water discharging from the site meets Council's required standards. The proposed bioretention measures have been located within the flood easement area as it will not reduce the flood storage on that part of the land.

A copy of the MUSIC LINK report for the development is attached separately.

Please advise if any additional information is required to finalise this matter.

Yours faithfully,



R. D. Williams,  
B.Sc.(Tech.), Civil Engineering,  
Grad.Dip., Mining Engineering,  
MIEAust., CPEng., NPER2445628

MUSIC-*link* Report

Project Details		Company Details	
<b>Project:</b>	Industrial Development 33 Sommerville Cct Emu Plains	<b>Company:</b>	Williams Consulting Engineers Australia Pty Ltd
<b>Report Export Date:</b>	10/10/2014	<b>Contact:</b>	Ralph Williams
<b>Catchment Name:</b>	2014-128 SOMMERVILLE CIRCUIT EMU PLAINS 02102014	<b>Address:</b>	78 St Johns Road Blkaxland NSW 2774
<b>Catchment Area:</b>	0.175ha	<b>Phone:</b>	0425307531
<b>Impervious Area*:</b>	97.76%	<b>Email:</b>	ralph@wcea.com.au
<b>Rainfall Station:</b>	67113 PENRITH		
<b>Modelling Time-step:</b>	6 Minutes		
<b>Modelling Period:</b>	1/01/1999 - 31/12/2008 11:54:00 PM		
<b>Mean Annual Rainfall:</b>	691mm		
<b>Evapotranspiration:</b>	1158mm		
<b>MUSIC Version:</b>	6.0.4		
<b>MUSIC-link data Version:</b>	5.3		
<b>Study Area:</b>	Penrith		
<b>Scenario:</b>	Penrith Development		

\* takes into account area from all source nodes that link to the chosen reporting node, excluding Import Data Nodes

Treatment Train Effectiveness		Treatment Nodes		Source Nodes	
Node: Post-Development Node	Reduction	Node Type	Number	Node Type	Number
Flow	6.33%	Bio Retention Node	1	Urban Source Node	3
TSS	91.5%	GPT Node	1		
TP	60.8%				
TN	58%				
GP	100%				

**Comments**

Approximately 50% of the site is in a flood zone easement and has not been included in the MUSIC model as it will remain basically undeveloped.

Passing Parameters					
Node Type	Node Name	Parameter	Min	Max	Actual
GPT	7 xEnviropod 200 (BCC SFEP USE ONLY)	Hi-flow bypass rate (cum/sec)	None	99	0.14
Post	Post-Development Node	% Load Reduction	None	None	6.33
Post	Post-Development Node	GP % Load Reduction	90	None	100
Post	Post-Development Node	TN % Load Reduction	45	None	58
Post	Post-Development Node	TP % Load Reduction	60	None	60.8
Post	Post-Development Node	TSS % Load Reduction	85	None	91.5
Pre	Pre-Development Node	% Load Reduction	None	None	0
Urban	Pavements and lawns	Area Impervious (ha)	None	None	0.100
Urban	Pavements and lawns	Area Pervious (ha)	None	None	0.003
Urban	Pavements and lawns	Total Area (ha)	None	None	0.104
Urban	Roofs	Area Impervious (ha)	None	None	0.071
Urban	Roofs	Area Pervious (ha)	None	None	0
Urban	Roofs	Total Area (ha)	None	None	0.071
Urban	Urban	Area Impervious (ha)	None	None	0
Urban	Urban	Area Pervious (ha)	None	None	0.175
Urban	Urban	Total Area (ha)	None	None	0.175

Only certain parameters are reported when they pass validation

NOTE: A successful self-validation check of your model does not constitute an approved model by Penrith City Council  
MUSIC-*link* now in MUSIC by eWater – leading software for modelling stormwater solutions

Failing Parameters					
Node Type	Node Name	Parameter	Min	Max	Actual
Bio	Bioretention	Hi-flow bypass rate (cum/sec)	None	99	100
Pre	Pre-Development Node	GP % Load Reduction	90	None	0
Pre	Pre-Development Node	TN % Load Reduction	45	None	0
Pre	Pre-Development Node	TP % Load Reduction	60	None	0
Pre	Pre-Development Node	TSS % Load Reduction	85	None	0

NOTE: A successful self-validation check of your model does not constitute an approved model by Penrith City Council  
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# SCHEDULE OF COLOURS

PROPOSED WAREHOUSE BUILDING  
at 33 SOMMERVILLE CIRCUIT, EMU PLAINS

MAIN WALL COLOUR

COLOURBOND - PAPERBARK



ROLLER SHUTTERS

COLOURBOND - COVE



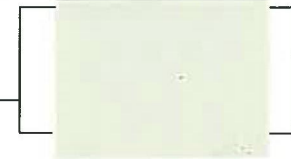
WINDOW FRAMES -

POWDERCOATED - BLACK



ROOF SHEETING

COLOURBOND - SURFMIST



METAL AWNINGS

COLOURBOND - COVE

