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12 October 2021

Mr Mahbub Alam
Development Assessment Planner
Penrith City Council
Penrith Civic Centre, 601 High Street, Penrith
PO Box 60, Penrith NSW 2751

Dear Mahbub,

Section 4.55(1A) DA14/0932.03

1.0 Introduction

FDC Construction (NSW) write to you on behalf of our client, St Mary's Rugby Leagues Club (the applicant), in lodgement of a section 4.55(1A) application for minor modifications to the approved Western Foyer at St Mary's Rugby Leagues Club, Forrester Road St Mary's.

2.0 Proposed Change to the Consent

The client wishes to amend the following condition of the consent:

45. The stormwater management system shall be undertaken generally in accordance with the approved concept plan/ prepared by Taylor Thomson Whitting, job number 141238, drawing number C05 and C06, revision P3, dated 23 July 2014, with the following amendments:

- No loading to be permitted on the drainage pipes under the proposed extension of the building
- Provision of an additional junction pit to the pipes connecting pit 5 and pit 9 outside the proposed extension of the building

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 a Construction Certificate, the Certifying Authority shall ensure that the stormwater management system has been designed in accordance with Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design Policy.



Specifically, the following changes to the above condition are requested:

The stormwater management system shall be undertaken generally in accordance with the approved concept plan prepared by Taylor Thomson Whitting, job number 141238, drawing number C05 and C06, revision P3, dated 23 July 2014, Northrop Consulting Engineers, job number 170144, drawing number C04.01, revision A, dated 02.09.21, with the following amendments:

- *No loading to be permitted on the drainage pipes under the proposed extension of the building*
- ~~*Provision of an additional junction pit to the pipes connecting pit 5 and pit 9 outside the proposed extension of the building*~~

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 a Construction Certificate, the Certifying Authority shall ensure that the stormwater management system has been designed in accordance with Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design Policy.

All other items within this condition are to remain and will be adhered too.

3.0 Reason for Alteration

Further investigation by our stormwater drainage engineer Northrop have determined that pits 5 and 9 are no longer required. Please refer to 'Attachment 1 – Northrop Design Statement' listing all changes to the approved plans along with a detailed explanation.

If you have any questions, please don't hesitate to contact me at michaelri@fdcbuilding.com.au or m 0401 209 669.

Yours sincerely,

Michael Richardson
Site Engineer

Enc Attachment 1 – Northrop Design Statement
 Attachment 2 – TTW C05 (18.11.2014, P4)
 Attachment 3 – Northrop C04.01 (02.09.2021, A)

1 October 2021

Our ref: 170144-03

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

Dear Sir / Madam,

**RE: St Marys Leagues Club – Western Foyer Entry DA14/0932.03
Stormwater Drainage Amendment of Approved Scheme**

Condition 45 of DA14/0932.03 calls for the stormwater drainage system to be generally in accordance with drawing C05 P4 job Number 141238 prepared by Taylor Thompson Whitting.

The condition is repeated below.

45. The stormwater management system shall be undertaken generally in accordance with the approved concept plan/ prepared by Taylor Thomson Whitting, job number 141238, drawing number C05 and C06, revision P3, dated 23 July 2014, with the following amendments:
- No loading to be permitted on the drainage pipes under the proposed extension of the building
 - Provision of an additional junction pit to the pipes connecting pit 5 and pit 9 outside the proposed extension of the building

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 a Construction Certificate, the Certifying Authority shall ensure that the stormwater management system has been designed in accordance with Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design Policy.

The approved plans depict an incorrect alignment of an existing Ø600 RC pipe. A diversion of the pipeline has been proposed, based on this incorrect assumption. Furthermore, the proposed diversion introduces a "blind" junction pit beneath the floor turning through an angle of 110°.

Subsequent site investigations utilising CCTV have shown the pipeline follows an alternate alignment. The actual alignment of the Ø600 pipeline has been drawn over the approved plan

and is attached (Attachment 1). Further investigation has revealed that the pipeline is satisfactory condition and has adequate capacity to convey flows post development works.

Considering the above an alternate scheme is proposed which is shown on Northrop drawing C04.01 Rev A (Attachment 2). This scheme maintains the existing alignment of the Ø600 pipeline and thus avoids the need for a blind 110° junction pit, which has a higher risk of blockage than a system without a change of direction. Considering the difficulty of accessing the blind pit once the floor to the new building has been constructed over, a more reliable system is created by maintaining the original Ø600 alignment.

The Northrop scheme also provides an additional access pit outside of the western building line. This pit will provide straight line access to the portion of pipeline under the building facilitating maintenance operations by CCTV or water jetting. A Ø150mm diameter inspection opening is proposed at the interface with the existing building to provide an additional access point for water jetting or CCTV operations.

The proposed Northrop scheme maintains the intent of the approved design as:

- the same connection point to the existing system is maintained
- pipe size is maintained
- an additional access pit near the building line is provided to facilitate access.
- The new building structure can be designed such that no building loads are placed on the Ø600 pipeline beneath the building.

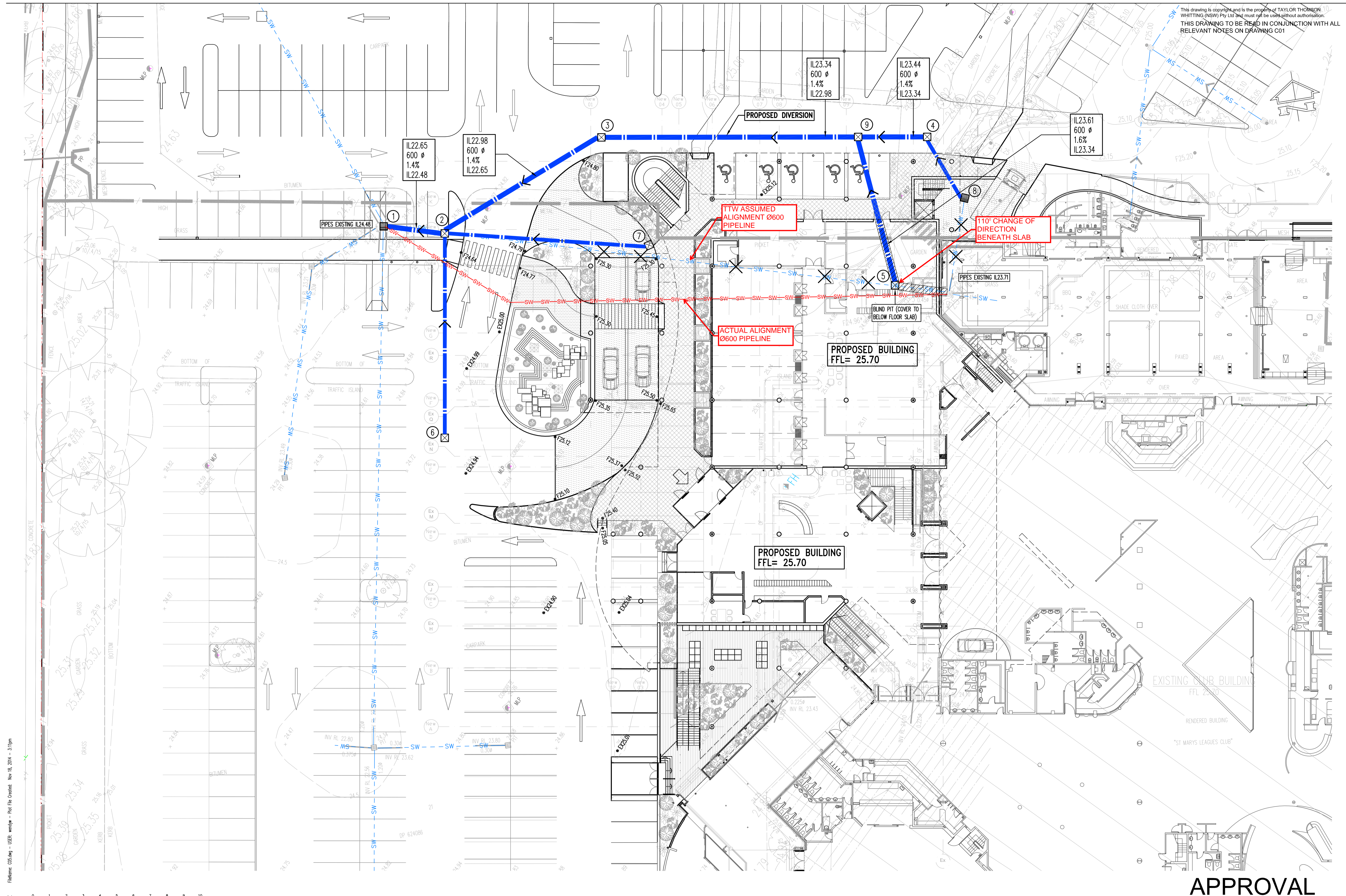
On this basis we are seeking to modify Condition 45 of DA14/0932.03 such that it directs the stormwater water drainage system to be installed in accordance with Northrop drawing C4.01 Rev A.

Yours faithfully,

Stephen Fryer 
BE (Civil) MIEAust CPEng NER
Principal | Civil Engineer
NORTHROP CONSULTING ENGINEERS

Attachment 1: Annotated copy of approved drawing C05 P4 prepared by Taylor Thomson Whitting.

Attachment 2: Alternate Stormwater Management Plan drawing C04.01 Rev A prepared by Northrop Consulting Engineers.



APPROVAL

Rev	Description	Eng	Draft	Date
P4	ISSUE FOR APPROVAL	NB	WW	18.11.14
P3	ISSUE FOR APPROVAL	NB	WW	23.07.14
P2	ISSUE FOR COMMENTS	NB	WW	21.07.14
P1	COSTING	NB	TB	16.07.14

Rev	Description	Eng	Draft	Date

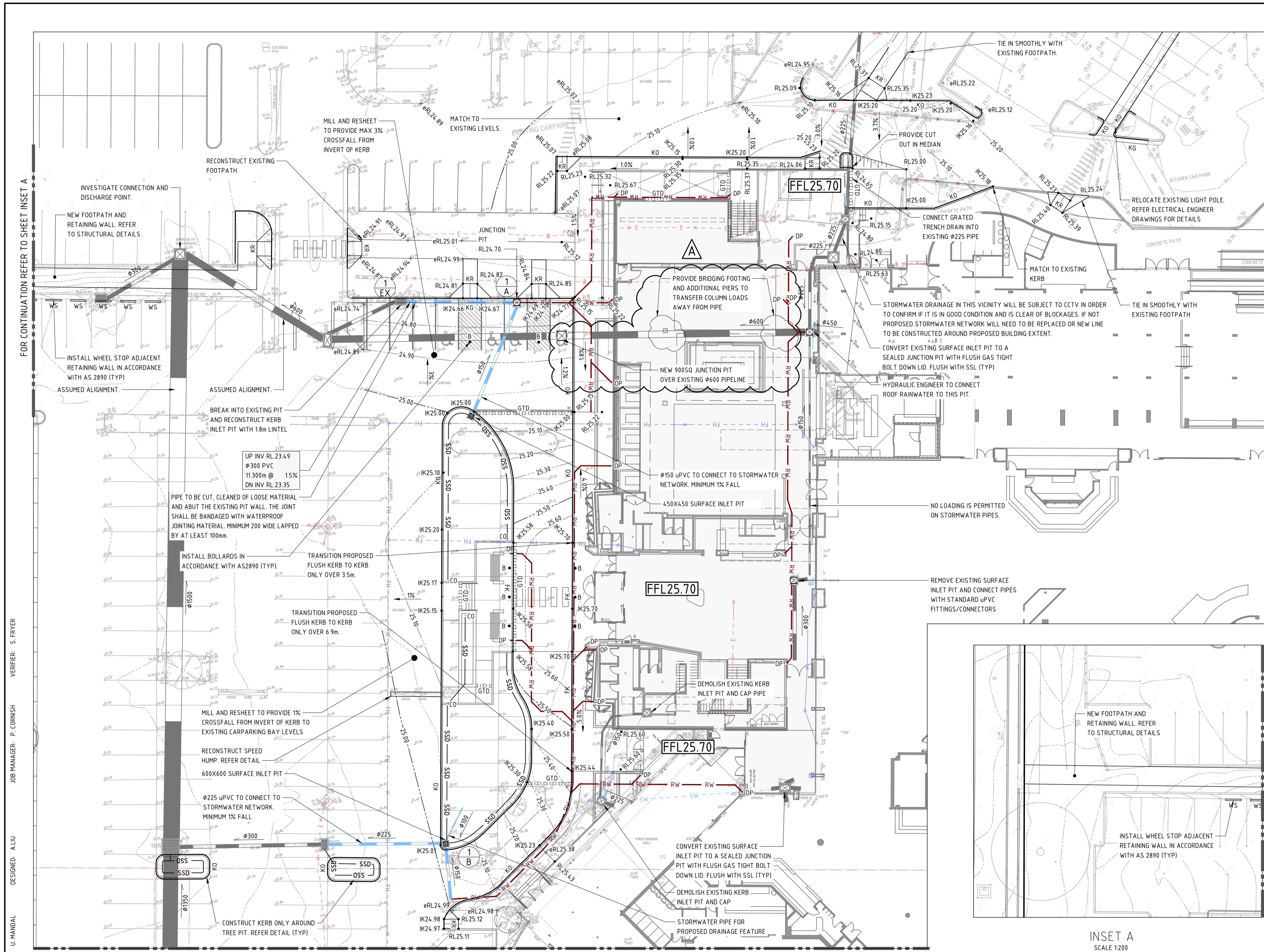
Architect
CURTIN BATHGATE & SOMERS
 Address: 52 ATCHINSON STREET ST. LEONARDS NSW 2065
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 Taylor Thomson Whitting (NSW) Pty Ltd A.C.N. 113 576 377

Project
ST MARYS RUGBY LEAGUE CLUB WESTERN FOYER EXTENSION

Sheet Subject
STAGES 1 & 2 SITeworks & STORMWATER PLAN SHEET 1

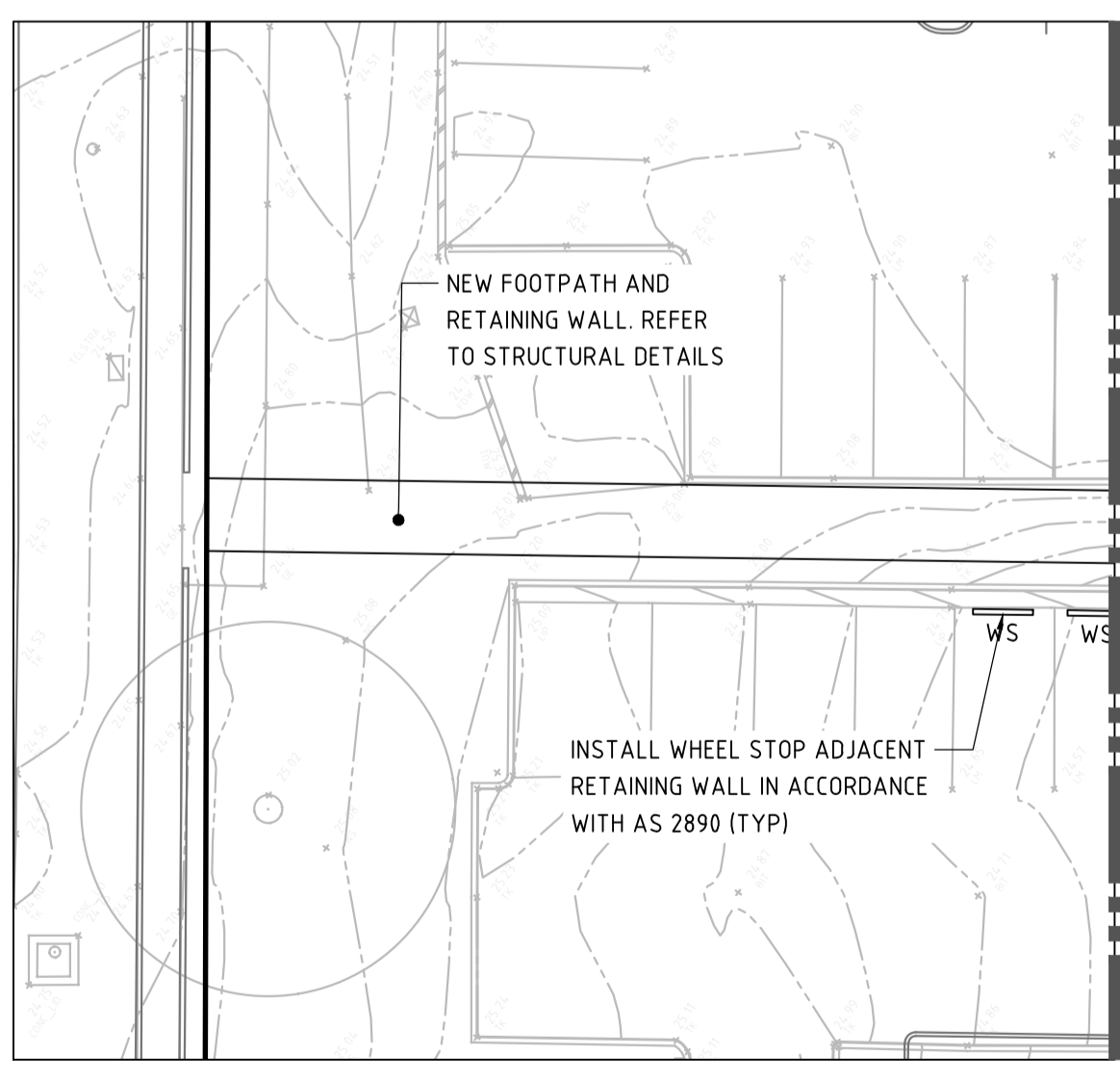
Scale: A1
 1:200
 Drawn
 VVV
 Authorised
 SB
 Job No
141238
 Drawing No
C05
 Revision
P4
 Plot File Created: Nov 18, 2014 - 3:11pm



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- PROPOSED KERB
- EXISTING KERB
- SAWCUT AND PAVEMENT INFILL
- DEMOLISH EXISTING KERB
- EXISTING KERB 'TYPE AS BELOW'
- PROPOSED KERB ONLY
- PROPOSED KERB AND GUTTER
- PROPOSED KERB RAMP
- PROPOSED SPOT HEIGHT
- PROPOSED TOP OF KERB HEIGHT
- PROPOSED INVERT OF KERB HEIGHT
- EXISTING SPOT HEIGHT
- PROPOSED FINISHED FLOOR LEVEL
- DIRECTION OF GRADE
- EXISTING CONTOURS
- EXISTING DRAINAGE STRUCTURE
- NEW DRAINAGE STRUCTURE
- PROPOSED BOLLARD
- STORMWATER PIPE
- EXISTING STORMWATER PIPE
- RAINWATER PIPE
- REFER TO 'HYDRAULIC DRAWINGS'
- STORMWATER PIT TAG
- STRUCTURE No / LINE ID
- GRATED TRENCH DRAIN
- DOWNPIPE
- SUBSOIL DRAINAGE LINE
- SUBSOIL DRAINAGE CLEAROUT
- OVERLAND FLOW
- EXISTING ELECTRICITY
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING UNKNOWN SERVICE

- ### NOTES
- REFER SPECIFICATIONS NOTES FOR STORMWATER AND SITEWORKS GENERAL REQUIREMENTS.
 - ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.
 - CAD FILES TO BE SUPPLIED IN AUTOCAD FORMAT FOR SETOUT PURPOSES (UPON REQUEST).
 - SUBSOIL DRAINAGE TO CARPARK ISLANDS, KERBS AND REFER HYDRAULIC ENGINEERS / ARCHITECTS DRAWINGS FOR DOWNPIPE LOCATIONS AND SIZING.
 - PROVIDE DRAINAGE CONNECTIONS TO KERB IN ACCORDANCE WITH COUNCIL STANDARD DETAILS AND SPECIFICATION CONTRACTOR TO ALLOW TO ADJUST AND LIAISE WITH RELEVANT SERVICE AUTHORITIES IN RELATION TO EXISTING SERVICE ADJUSTMENT AND MODIFICATIONS.
 - ALL EXISTING STORMWATER PIPES WITHIN THE PROPOSED BUILDING FOOTPRINT ARE TO BE INSPECTED BY CCTV. ALL BLOCKAGES ARE TO BE CLEARED AND ANY DAMAGED PIPES ARE TO BE REPLACED/REPAIRED.
 - ALL EXISTING STORMWATER PITS WITHIN THE PROPOSED BUILDING FOOTPRINT ARE TO BE INSPECTED AND ANY CRACKS AND DAMAGE ARE TO BE REPAIRED AND REGROUTED.



INSET A
SCALE 1200

FOR CONTINUATION REFER TO SHEET INSET A

FOR CONTINUATION REFER TO SHEET 2

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
1	ISSUED FOR INFORMATION	CB	-	-	13.09.18	
2	ISSUED FOR TENDER	AW	PC	PC	21.09.18	
3	ISSUED FOR TENDER	AW	PC	PC	28.09.18	
A	ISSUED FOR CONSTRUCTION	VC	SF	SF	02.09.21	

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ARCHITECT

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PROJECT

SAINT MARYS RUGBY LEAGUES CLUB - NEW WESTERN ENTRY FOYER

DRAWING TITLE

CIVIL ENGINEERING PACKAGE CONSTRUCTION CERTIFICATE

SITEMENTS AND STORMWATER MANAGEMENT PLAN - SHEET 01

JOB NUMBER

170144

DRAWING NUMBER

C04.01

REVISION

A

DRAWING SHEET SIZE = A1

FOR CONSTRUCTION