

Date: Monday, 2 November 2020  
Our Ref: ACE.171195  
Penrith City Council

Dear Sir/Madam,

**RE: 110-112 Mount Vernon Road Mount Vernon**

In response to the Council Letter (DA19/0886), dated 23<sup>rd</sup> of October, 2020, we are pleased to provide you with our response below:

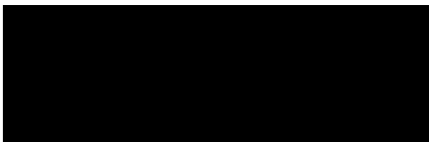
Comment	Response
The stormwater plans had a few errors with regards to levels and freeboard and upon speaking to the applicant's engineer they will be providing revised plans. In principle no engineering objections are raised to the design of the stormwater drainage system however a number of safety factors are to be considered.	Addressed. Please refer to sheet 101 from the plans ACE171195.SW.DA revision G dated 02/11/2020 for more details.
The top of the western end of the concrete OSD tank is approximately 0.9m above the natural ground level and is a hazard to the children in the outdoor play area. The OSD tank requires grates for access and ventilation with six grates proposed across the top of the tank. A normal grate would permit children to drop items into the tank, whilst a heel safe grate (smaller openings) might have openings that may become a finger entrapment for children. While a fence could be provided, it still creates entrapment concerns as mentioned. Therefore, the OSD area should be separated from the outdoor play area.	A 1.8m safety fence is proposed along the veranda edges for children's safety. For OSD access grates, please refer to note on sheet 101 from the plans ACE171195.SW.DA revision G dated 02/11/2020.
The level spreader stormwater outlet areas area is also within the outdoor play area and should be separated from any play area as well. It is suggested that the fence be rectangular in shape and extend from the level spreader outlet to the noise wall/property boundary (approximately 5m wide x 12m in length)	Addressed. Please refer to sheet 101 from the plans ACE171195.SW.DA revision G dated 02/11/2020 for more details.
It is noted that the outdoor play area is vastly larger than what is required for 96 children under the Regulations. In this regard, the outdoor play area could be scaled back to accommodate both the necessary stormwater infrastructure and a hazard free outdoor play area.	Outdoor play area scaling to be referred to the architect and landscaper plans.

If you'd like to discuss these matters further, please do not hesitate to contact the undersigned.

Yours faithfully,

**Australian Consulting Engineers Pty Ltd**

PER:



**Dr. Anthony S. Hasham**

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BPB0173

Civil/Structural Engineer

Director