

**Date** 26/03/2021  
**To** Edward Ottery (Scentre Group)  
**From** Michelle Fletcher (Arcadis) & Melanie Gostelow (Arcadis)  
**Copy to** Huan Khoo (Scentre Group)  
**Subject** Stormwater Management Statement Memo

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## Introduction

Arcadis has been engaged by Scentre Group to undertake a Stormwater Management Assessment and prepare this memo for the Westfield Penrith - Development Application. In summary, the proposed Westfield Penrith works include the following:

- VT/Travelators and customers connection from Jane Street multi-deck carpark to existing retail centre.
- Mini-Major application for change of use (tenancy fronting Jane Street) from retail to 'Amusement & Entertainment facility'.
- Demolish brick rotunda (currently Target BOH/Plant) and reconfigure new entry for Entertainment Mini Major Entry via Riley Street.

The purpose of this memo is to review Penrith City Council's requirements against the proposed DA works and determine whether stormwater management including on-site detention (OSD) and water sensitive urban design (WSUD) is required.

## Council Requirements

### OSD Requirements

Penrith City Council's Stormwater Drainage Specification for Building Developments (2018) sets out the requirements for Developments Requiring OSD in Section 4.1. OSD is mandatory for developments in the Penrith CBD with exceptions which include "Change of use where there is no increase of impervious area".

For site areas less than 5,000m<sup>2</sup>, Council has adopted a simplified method for determining Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) of the OSD as summarised in Table 7 of the specification. An extract from Table 7 is shown below.

*Table 1 Extract from Table 7 Stormwater Drainage Specification for Building Developments (2018)*

Land Use	PSD (L/s/ha)	SSR (m <sup>3</sup> /ha)
Residential Flat Building / Apartment / Industrial / Commercial and Others	120	280

## WSUD Requirements

The Penrith City Council requirements for WSUD are included in the Water Sensitive Urban Design (WSUD) Policy (2013). Table 1 of the document defines which developments are required to provide WSUD. A portion of the table has been reproduced below.

Table 2 Water Sensitive Urban Design Requirements (Penrith City Council's Water Sensitive Urban Design (WSUD) Policy)

Landuse	Development Type	Water Conservation	Water Quality	Water Quantity – Flow
Commercial & Industrial	All new commercial, retail, mixed use and industrial development greater than 2,500m <sup>2</sup> total site area.	Yes - WELS	Yes	Yes
	Alterations and additions where the increase in the roofed and impervious area* is equal to or greater than 250m <sup>2</sup> .	Yes - WELS	Yes	Yes
	<b>Commercial, retail, mixed use and industrial development not addressed above.</b>	<b>Yes - WELS</b>	<b>No</b>	<b>No</b>

Water conservation requirements for commercial developments include:

- Developments that are installing any water use fittings must demonstrate minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme. Minimum WELS ratings are 4 star dual-flush toilets, 3 star showerheads, 4 star taps (for all taps other than bath outlets and garden taps) and 3 star urinals. Water efficient washing machines and dishwashers are to be used wherever possible.
- Requirement to install rainwater tanks to meet 80% of non-potable demand including outdoor use, toilets, and laundry.
- Requirement to incorporate passive cooling methods that rely on improved natural ventilation to supplement or preclude mechanical cooling.

## Stormwater Management

As the scope of the DA is limited to mainly internal reconfigurations, the only portion of the site where the footprint of the development is being altered is at the north eastern corner at Riley St and Jane St, where the brick rotunda is being demolished and reconfigured to be a new entry. The total increase in development area is in the order of 20m<sup>2</sup> as shown in **Figure 1** and is in the order of 20m<sup>2</sup>. This has been based on the Westfield Penrith DA drawing package dated 30/03/2021.

The existing area outside of the brick rotunda is already paved, as shown in **Figure 2** and therefore there is no increase in impervious area as a result of the proposed works for the DA. Therefore, in accordance with Section 4.1 of Penrith City Council's Stormwater Drainage Specification for Building Developments (2018), OSD is not required.

As noted in Table 1, Water Quality and Water Quantity are not required for a development if there is an increase of impervious area of less than 250m<sup>2</sup>.

The water conservations requirements do not apply to this DA as the proposed scope of works do not include any change or increase to the existing water demands.

There are no proposed changes to the existing stormwater drainage infrastructure for the development.

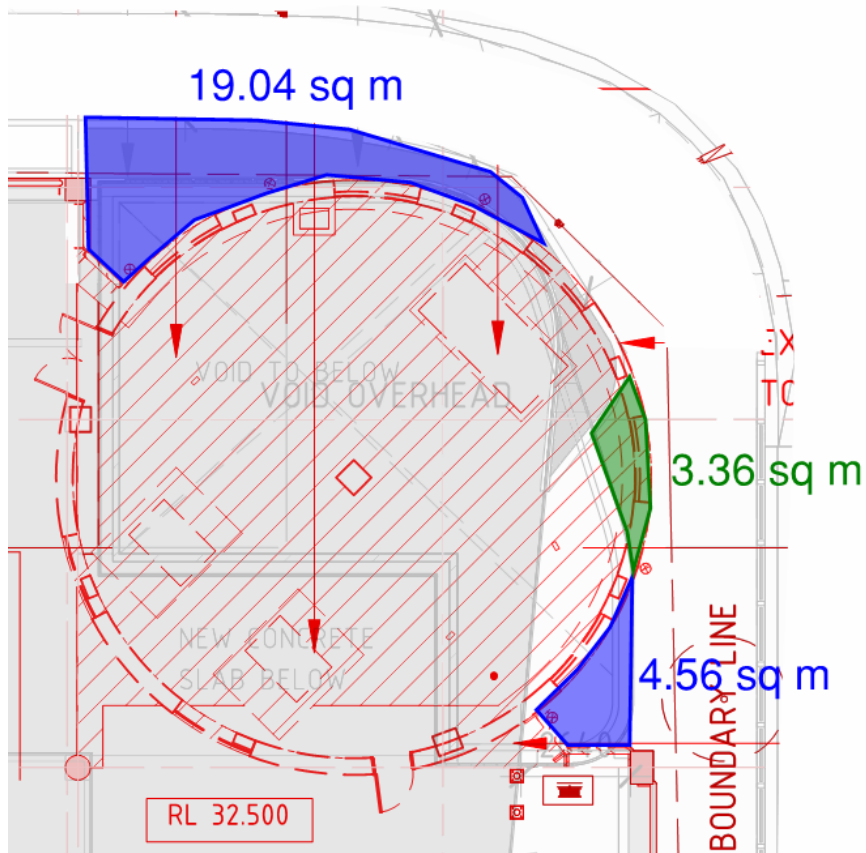


Figure 1 Proposed modifications to existing showing change in development area (blue increased area, green for reduced area)



Figure 2 Existing brick rotunda corner of Riley St and Jane St (Source: Google Maps)

## Summary and Comments

As demonstrated in this memo, the development does not result in an increase in impervious area of the site and therefore, on-site detention and water quality treatment are not required.

We trust the contents of this memo satisfies the requirements of our scope of services. If you have any questions, please contact either Michelle Fletcher ([Michelle.Fletcher@Arcadis.com](mailto:Michelle.Fletcher@Arcadis.com)) or Melanie Gostelow ([Melanie.Gostelow@Arcadis.com](mailto:Melanie.Gostelow@Arcadis.com)) to discuss.

Yours sincerely

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