

30 May 2023

Our Ref. 22.6086

Planning Ministerial Corporation
Tract Consultants
Principal Town Planner
c/- Leonard Slabbert
Level 8, 80 Mount Street
NORTH SYDNEY NSW 2060

Dear Leonard

Re: HADLEY PARK HOMESTEAD WORKS (DA23/90)

VOS Group's response in reference to the letter raised by the Department of Planning and Environment Ref. No. DA23/907 dated 16 May 2023 including Attachment A and their response to your letter dated 2 May 2023.

The Department of Planning and Environment had listed the following item below for review.

Item 2 – Stormwater Quality

- Outline any changes to the method of stormwater discharge proposed and support the amendments with revised plans and technical specifications.

– **VOS Group's Response**

The methodology associated with discharging in the direction of Cranebrook Creek is retained. The provision is for the creation of a Natural Outlet Structure similar to that listed in the Department of Planning and Environment – Controlled Activities Guideline for Outlet Structure on Waterfront Land at the Stormwater Discharge at Point. (Information received from Penrith City Council).

Note: The existing Cranebrook Creek is approx. – 30m downstream of the property.

- Outline how the development complies with Penrith City Council Stormwater Drainage Policy, particularly section 5.3 Rural Dwellings, Additions and Outbuildings, including the requirement of the NSW Office of Water. Where the development does not comply with the standards, a suitable justification must be provided.



Quality Management System Certification
Certificate No. DAS 93049344/22/Q Rev: 003



Environmental Management System Certification
Certificate No. DAS 52613243/22/E Rev: 003

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info@vosgroup.com.au

Ref: KA/MM.6086L3714

– **VOS Group's Response**

The methodology associated with discharging in the direction of Cranebrook Creek is retained as originally documented. The provision is for the creation of a Natural Outlet Structure similar to that listed in the Department of Planning and Environment – Controlled Activities Guideline for Outlet Structure on Waterfront Land at the proposed Stormwater Discharge headwall.

There are existing rainwater tanks onsite with a capacity exceeding the 5kL referenced in Penrith Council requirements under 5.3 Guidelines.



Photo 1

The rear face of the main house with guest house on the right



Photo 2

Rear facing towards the dense vegetation towards Cranebrook Creek



Photo 3

Rear-facing of the main house with existing stormwater discharge pit outlet located in the foreground. (On the bottom right of the photo.)

Based on the above compliance works requirements been implemented on the submitted drawings, in our opinion we therefore satisfy the requirements of the Penrith City Council. 5.3 Guidelines.

If you require any further information, please call me on (02) 8458 2700.

Yours faithfully

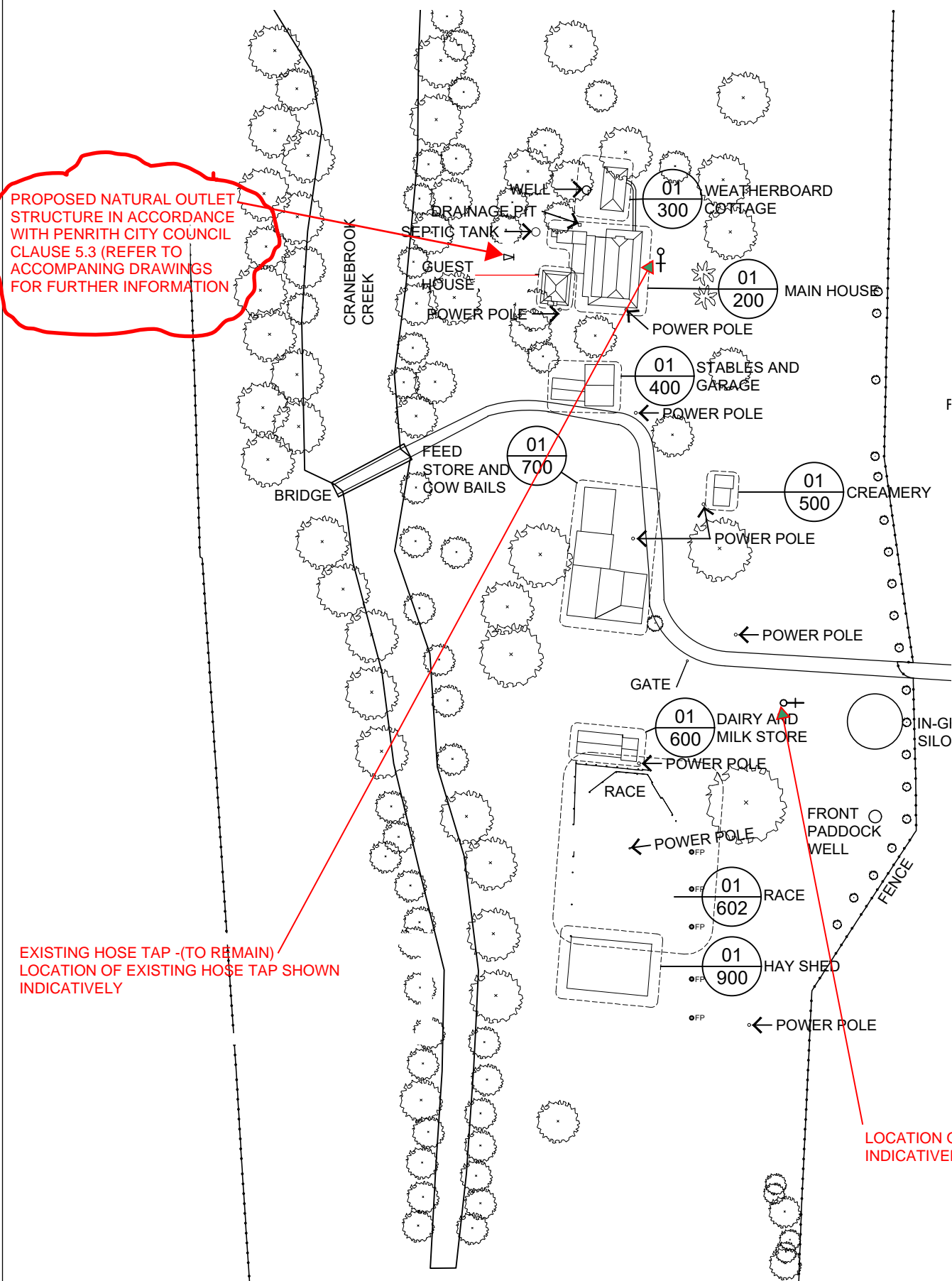
VOS GROUP PTY LIMITED



KEVIN ALBERTYN

Senior Hydraulic Engineer

Associate Diploma of Engineering (Plumbing)



HYDRAULIC SERVICES SCOPE OF WORKS

1/ STORMWATER DRAINAGE AND DOWNPIPES

- HYDRAULIC CONTRACTOR TO SUPPLY AND INSTALL ALL NEW GUTTERS INCLUDING BRACKET SUPPORT, DOWNPIPES AND INGROUND STORMWATER DRAINAGE.
- REMOVE EXISTING DOWNPIPES AND REPLACE WITH NEW AS SHOWN ON THE HYDRAULIC AND ARCHITECTURAL DRAWINGS.
- HYDRAULIC CONTRACTOR TO OBTAIN APPROVAL FROM HERITAGE CONSULTANT AND ARCHITECT INCLUDING CLIENT REPRESENTATIVE BEFORE COMMENCING EXCAVATION ONSITE.
- ALL EXCESS SPOIL TO BE REMOVED FROM SITE TO AN APPROVED LOCATION AT THE EXPENSE OF THE HYDRAULIC CONTRACTOR.
- PROVIDE NEW INGROUND STORMWATER DRAINAGE PIPEWORK TO PICK UP NEW DOWNPIPES.
- EXISTING RAINWATER WATER TANKS TO BE DISCONNECTED FROM THE EXISTING ROOF GUTTER DOWNPIPES AND MADE REDUNDANT.
- EXISTING RAINWATER WATER TANKS TO BE RETAINED ONSITE UNLESS NOTED OTHERWISE BY ARCHITECTS AND CLIENT REPRESENTATIVE.
- PROPOSED STORMWATER DRAINAGE PIPEWORK TO BE SEWER GRADE uPVC COMPLYING WITH AS1260

2/ SANITARY DRAINAGE SERVICES.

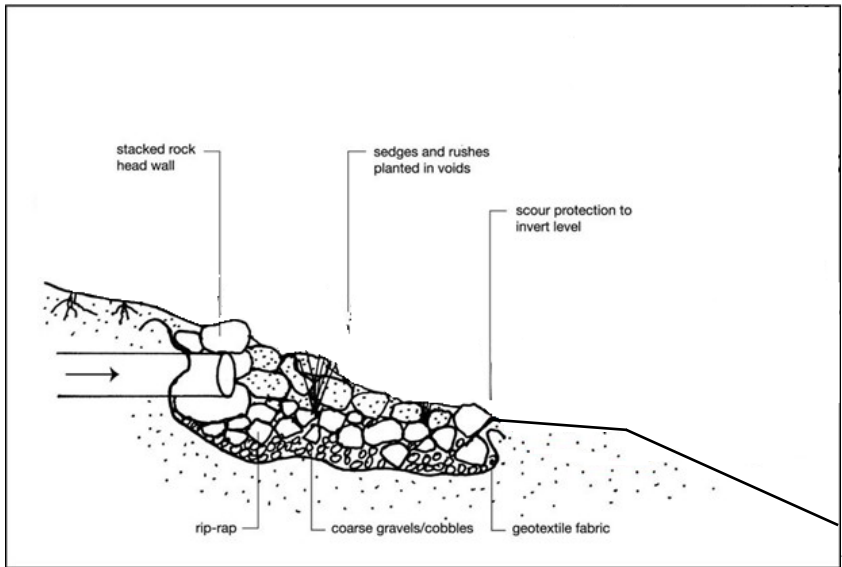
- HYDRAULIC CONTRACTOR TO OBTAIN APPROVAL FROM HERITAGE CONSULTANT AND ARCHITECT INCLUDING CLIENT REPRESENTATIVE BEFORE COMMENCING EXCAVATION ONSITE.
- HYDRAULIC CONTRACTOR TO PROVIDE NEW 100mm uPVC SANITARY DRAINAGE PICKING UP REFURBISHED TOILET AMENITIES AND RECONNECTING INTO EXISTING SEPTIC TANK.
- ALL EXCESS SPOIL TO BE REMOVED FROM SITE TO AN APPROVED LOCATION AT THE EXPENSE OF THE HYDRAULIC CONTRACTOR.
- HYDRAULIC SERVICES TO EXISTING LAUNDRY TO BE MADE REDUNDANT.
- HYDRAULIC CONTRACTOR TO ALLOW TO EMPTY THE EXISTING SEPTIC TANK AND TO DESLUDGE AND MAKE CLEAN INCLUDING ALLOWANCE FOR THE COSTS ASSOCIATED WITH THE CONTENTS TO BE TRUCKED AWAY TO AN APPROVED FACILITY.
- REFER TO ARCHITECT SCHEDULE FOR DETAILS ON SANITARY FIXTURES.
- PROPOSED SANITARY DRAINAGE PIPEWORK TO BE SEWER GRADE uPVC COMPLYING WITH AS1260.

3/COLD WATER SERVICES

- HYDRAULIC CONTRACTOR TO SUPPLY AND INSTALL NEW COLD WATER SUPPLY TO EXTERNAL REFURNISHED WC TOILET AMENITIES WITH BASIN LOCATED AT THE REAR OF THE MAIN HOUSE.
- REFER TO ARCHITECT SCHEDULE FOR DETAILS ON SANITARY FIXTURES.

4/. AUTHORITIES AND STANDARDS.

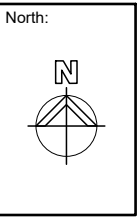
- HYDRAULIC CONTRACTOR TO SUPPLY AND INSTALL ALL PLUMBING AND DRAINAGE SERVICES IN ACCORDANCE WITH AS3500 AND NCC PLUMBING CODES.
- ALL PLUMBING AND DRAINAGE WORKS TO COMPLY WITH SYDNEY WATER AND PENRITH CITY COUNCIL REQUIREMENTS.
- ALL COSTS ASSOCIATED WITH THE SCANNING FOR BELOWGROUND SERVICES BEFORE EXCAVATION COMMENCES SHALL BE BORNE BY THE HYDRAULIC CONTRACTOR.
- ALL COSTS ASSOCIATED WITH LODGEMENT OF THE APPLICATION FOR THE USE OF THE SEPTIC TANK SHALL BE BORNE BY THE HYDRAULIC CONTRACTOR.



DETAIL 1. NATURAL OUTLET STRUCTURE
Not To Scale
(As referenced by PENRITH CITY COUNCIL - Section 5.3)

Rev.	Date:	Description:	Checked:
P1	14/12/2022	PRELIMINARY ISSUE - DA SUBMISSION	KA
P2	15/12/2022	PRELIMINARY ISSUE - DA SUBMISSION	KA
P3	21/04/2023	PRELIMINARY ISSUE - DA SUBMISSION	KA
P4	30/05/2023	Dept of Planning & Environment Submission	KA

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Client:

Project Manager:

Architect:

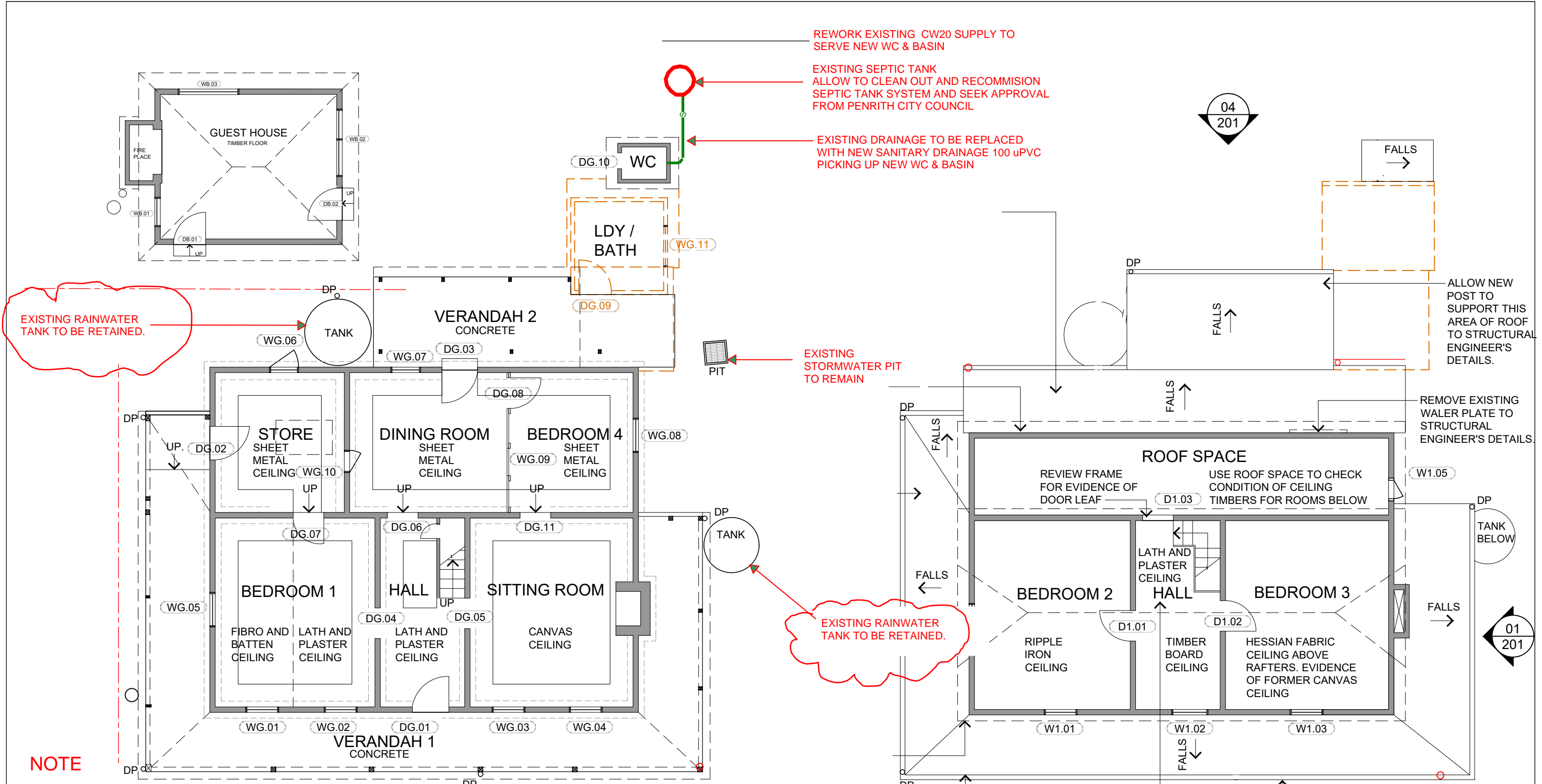
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Project:
**HADLEY PARK
STAGE 1**
14- 278 OLD CASTLEREAGH
ROAD CASTLEREAGH

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HYDRAULIC SERVICES
Title: SITE PLAN
HYDRAULIC SERVICES
Drawing No: H-01
Issue : P4
Scale: 1 - 1000
Date Set Up: Dec- 22
Project Manager: ENG
CTL: CAD
Project No: 22.6086
@A3



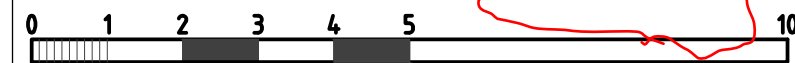
NOTE

REFER TO HYDRAULIC DRAWING H-02
FOR DETAILS ON STORMWATER
DRAINAGE AND DOWNPIPES.

01 PLAN
MAIN HOUSE GROUND FLOOR
1:100

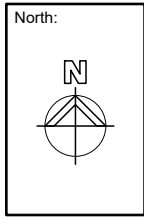
02 PLAN
MAIN HOUSE FIRST FLOOR
1:100

REFER TO 05/WD202
FOR ROOF PLAN.



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ROAD CASTLEREAGH

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HYDRAULIC SERVICES	
Title:	Drawing No:
GROUND & FIRST FLOOR	H-03
HYDRAULIC SERVICES	Issue: P4
Scale:	Date Set Up:
1 - 100	Dec-22
@A3	ENG
Project Manager:	CTL:
CAD	Project No:
	22.6086

EXISTING RIDGE LINE WITH HEAVILY PLANTED VEGETATION AREA BEYOND WITH GROUND FALLING IN THE DIRECTION OF CRANEBROOK CREEK.
REMOVAL OF EXISTING VEGETATION IS NOT REQUIRED TO INSTALL NATURAL OUTLET STRUCTURE. IN LINE WITH PENRITH CITY COUNCIL POLICY ON RURAL BUILDINGS CLAUSE 5.3

NEW 150 SW DRAINAGE OUTLET EXTENDED TOWARDS CRANEBROOK CREEK TERMINATING WITH A CONCRETE HEADWALL AND NATURAL OUTLET STRUCTURE FOR DETAILS REFER TO DRG.H-01

NEW 600 X 600 SW PIT WITH CLASS B GRATE

BOTTOM OF TRENCH = 750mm
(down from surface level)
WIDTH OF TRENCH = 700mm

TANK OVERFLOW

BOTTOM OF TRENCH = 700mm
(down from surface level)

BOTTOM OF TRENCH = 600mm
(down from surface level)
WIDTH OF TRENCH = 600mm

BOTTOM OF TRENCH = 600mm
(down from surface level)
WIDTH OF TRENCH = 600mm

BOTTOM OF TRENCH = 600mm
(down from surface level)
WIDTH OF TRENCH = 600mm

EXISTING 150 SW PIT TO BE REMOVED AND EXISTING DRAINAGE PIPEWORK MADE REDUNDANT.
EXISTING PIT OUTLET DISCHARGES OVER GROUND SURFACE

NEW 600 X 600 SW PIT WITH CLASS B GRATE

EXISTING 150 SW PIT TO BE REMOVED AND EXISTING DRAINAGE PIPE EXTENDED TO CONNECT TO NEW SW PIT

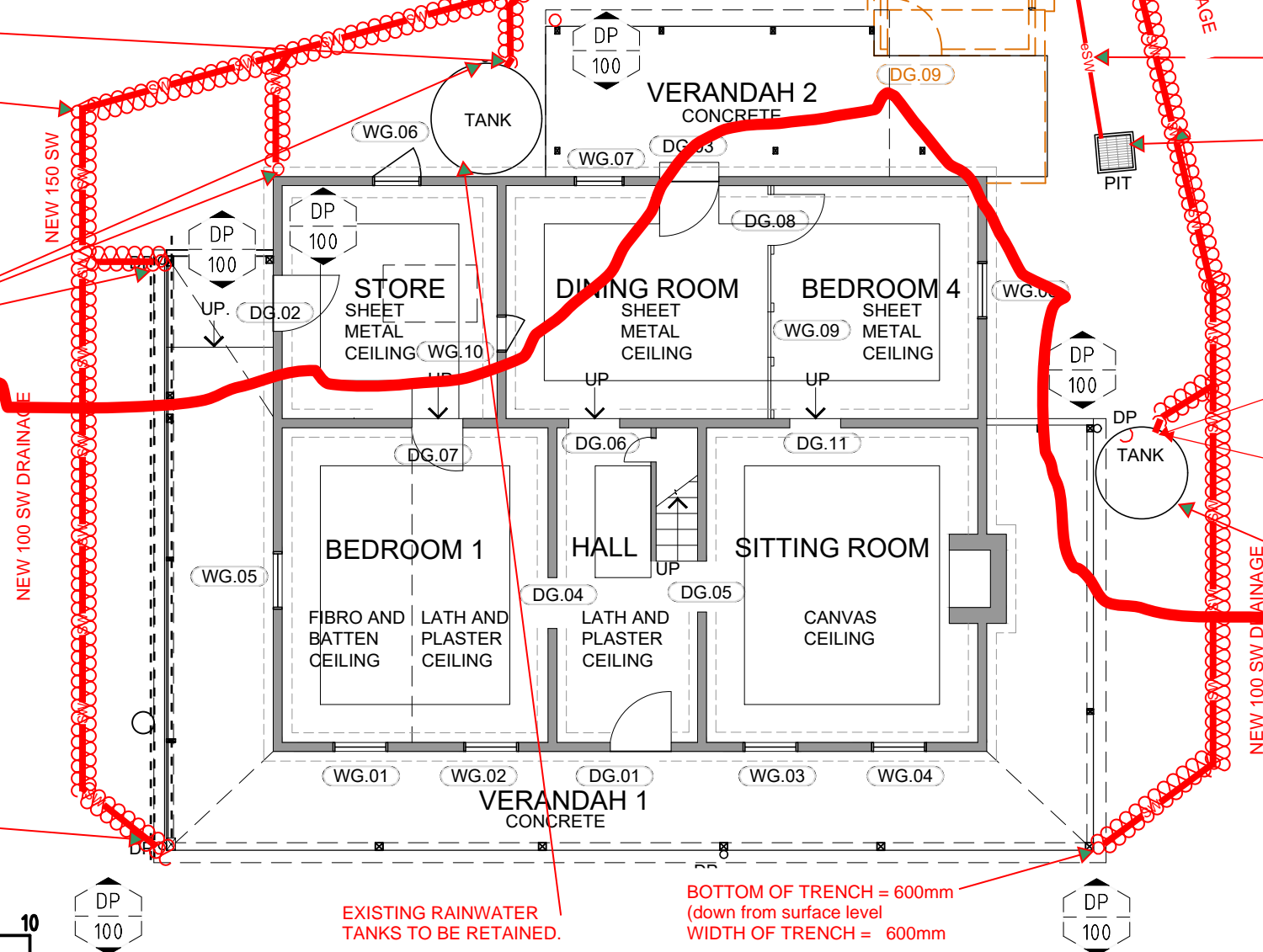
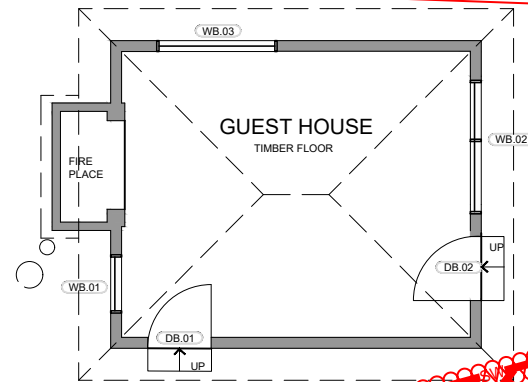
EXISTING 150 SW DRAINAGE TO REMAIN

EXISTING SW PIT TO REMAIN
BOTTOM OF PIT 400mm DEEP PICKING UP EXISTING SUBSOIL DRAINAGE

TANK OVERFLOW

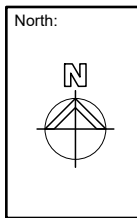
BOTTOM OF TRENCH = 600mm
(down from surface level)
WIDTH OF TRENCH = 600mm

EXISTING RAINWATER TANKS TO BE RETAINED.



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MAIN HOUSE GROUND FLOOR
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STAGE 1**
14-278 OLD CASTLEREAGH
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HYDRAULIC SERVICES	
Title: GROUND & FIRST FLOOR TRENCH DRAINAGE	Drawing No: H-04 Issue: P3
Scale: 1 - 100 @A3	Date Set Up: Dec-22 Project Manager: ENG CTL: CAD Project No: 22.6086