

26 February 2025

ENSPIRE SOLUTIONS
ABN 71 624 801 690

To whom it May Concern
Penrith Council
601 High Street
Penrith NSW 2750

ENGINEERING
LAND DEVELOPMENT
PROJECT MANAGEMENT

Dear Sir/Madam,

Level 4, 153 Walker Street
North Sydney
NSW 2060
Australia

RE: Nepean Business Park Development Application Modification

Further to providing the civil engineering and stormwater management design and documentation for Development Application Modification to DA 9876, we provide this letter to confirm the proposed associated works to amend the subdivision layout has no adverse impact and remains consistent with the overall stormwater and earthworks strategies approved under the original approved DA 9876.

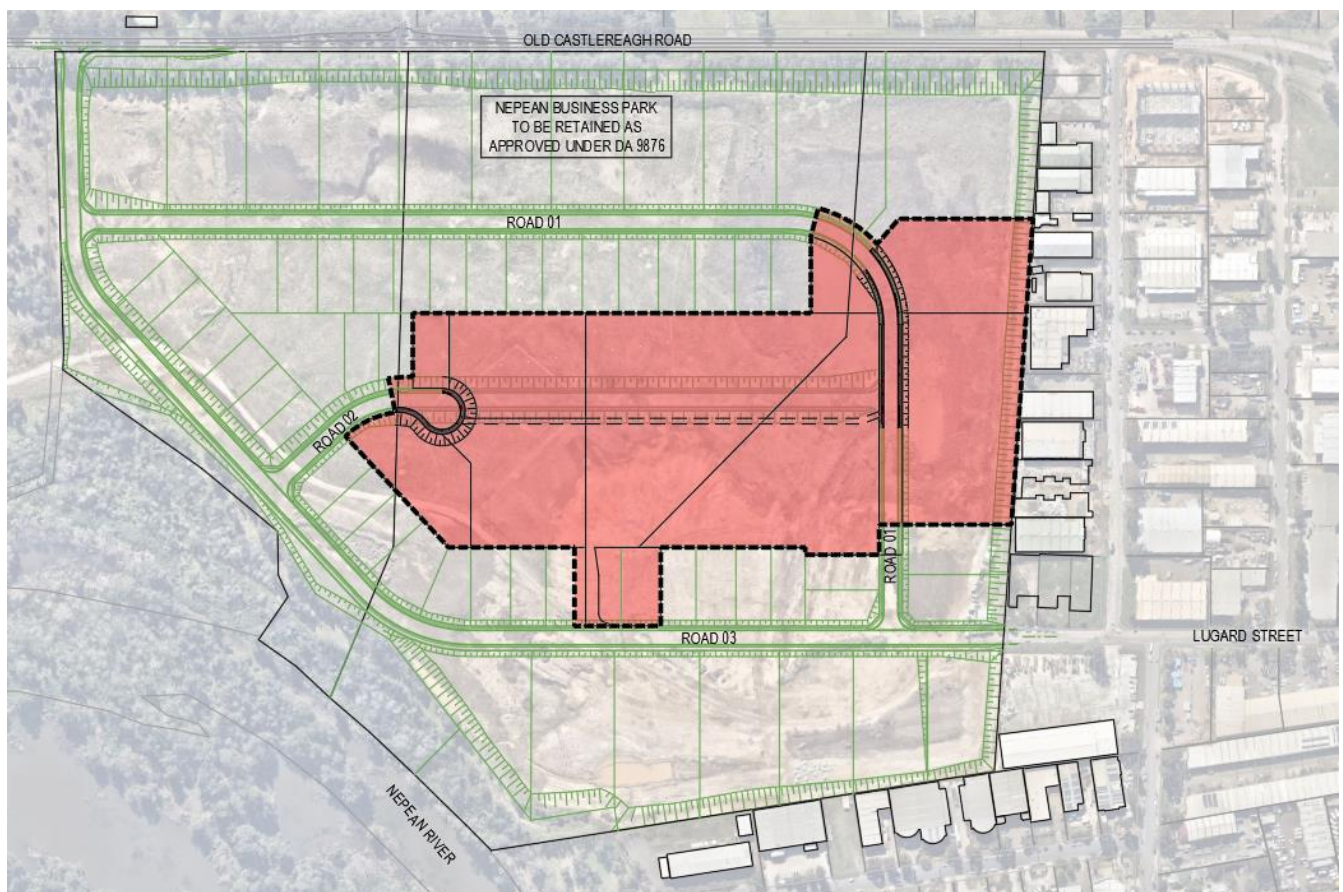


Figure 1 – Extent of proposed works for Development Application Modification

The following modifications to the approved DA are proposed:

1. Road 02 (East-west Road) shortened approximately 390m to a cul-de-sac.
2. Associated consolidation and update to the subdivision layout. (32 lots consolidated into 10 lots).
3. Minor regrading of Road 01 to relocate the sag location to align with future proposed driveways.
4. Minor earthwork adjustments, resulting in an increase of imported fill 8,239m³ due to the removal of a section of Road 02.
5. Stormwater trunkline C adjusted, and portions of the box culvert updated to 1050mm diameter pipes where minimum cover and grade were achievable. The overall catchment splits remain consistent with the original DA approval. An easement over the proposed lot(s) will be required.
6. Removal of stormwater stub connections to consolidated lots.
7. All associated roads are to be privately owned.

Updated hydraulic analysis (using DRAINS) was also conducted to confirm that the hydraulic performance remains consistent with the originally approved DRAINS model. (DRAINS model to be provided on request). The above adjustments have no adverse impact on the overall performance of the drainage network.

We trust the above provides clarity that the proposed documents prepared by Enspire Solutions are consistent with the design intent of the originally approved development application DA 9876.

Sincerely,



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