

PENRITH CITY COUNCIL

Our Reference: DA20/0589

Contact: Kathryn Saunders

Telephone: +612 4732 8567

20 October 2020

Element Environment
PO Box 1563
WARRIEWOOD NSW 2102

Dear Sir/Madam

Development Application No.: DA20/0589
Proposed: Integrated Development - Alterations & Additions to an Existing Warehouse & Use of Premises as Waste Management Facility (Tyre Recycling Facility) Operating 24 Hours & 7 Days Per Week
Address: 1 - 21 Grady Crescent ERSKINE PARK NSW 2759

A preliminary assessment of the water sensitive urban design matters (WSUD) related to your development application has been undertaken

Council, notes your client's time pressures due to the need for TyreCycle to relocate from the current site and in this respect, I have separated the waterways matters for your consideration and action ahead of receiving comments from Council's traffic and development engineers.

I have included below, a Request For Information (RFI) from Council's Waterways Officer which I will also upload to the ePlanning Portal. Please provide the requested information at your earliest convenience.

1. Waterways matters

(a) No MUSIC Modelling was submitted for review. It is noted from a review of the information submitted, the proposed development is relying on the existing stormwater treatment infrastructure including rainwater tanks, to comply with Council's WSUD Policy.

(b) The proposed development is treated with a precinct style bioretention system and on-lot GPTs. While a rainwater tank is shown on the plans, additional information is required to demonstrate compliance with Section 3.1 of Council's WSUD Policy, which requires that a minimum of 80% non-potable water demand is met by harvested rainwater. As such, I suggest that an updated report (and a MUSIC model) is prepared and submitted for review which demonstrates that the proposed new development will comply with Council's WSUD Policy.

(c) Council's WSUD Technical Guidelines are available on Council's website and were prepared to outline how to comply with the requirements of Council's WSUD policy and outline Council's requirements in relation to the contents of a WSUD Strategy and detail required for concept designs to be lodged with the development application. The guidelines refer to resources which guide the development of suitable plans for submission with a development application.

2. Agency referrals

(a) It is noted that the EPA has not provided a referral response as yet. This will be forwarded as soon as it is made available.

Please be advised that the application has been referred to Referral Bodies/other sections of Council for comment. Additional information or further amendments may be requested on receipt of their advice. You are requested to submit the additional information to Council at your earliest convenience. Please also note that Council will be briefing the Sydney Western City Planning Panel, who are the consent authority for the application, at the November or December closed session meeting and you will be advised of the meeting date when the agenda is confirmed.

Should you have any further queries on this matter, please contact me on +612 4732 8567.

Yours sincerely

Kathryn Saunders
Senior Development Assessment Planner