

Appendix 5

**Response to PCC issues on stormwater
prepared by
Cardno**



Our Ref: 89914020_020:AM
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Dear Sean,

**ST MARYS DEVELOPMENT SITE
PROPOSED AMENDMENTS TO SYDNEY REGIONAL ENVIRONMENTAL PLAN 30
RESPONSE TO PCC SUBMISSION - STORMWATER**

I refer to a submission from Penrith City Council related to amendments to the Sydney Regional Environmental Plan No.30 proposed by Lendlease Communities. In particular, reference is made to commentary provided within the technical feedback component of the submission in relation to the 'Water Soil and Infrastructure' Report. The submission notes the following:

The following discrepancies should be clarified:

- 1. The report indicates there are only five bio-retention systems in the Central Precinct. However, the approved Stormwater Management Report (prepared by Cardno in Jan 17) includes a commitment to construct seven basins.*
- 2. The report also states that the 35ha sub-catchment in the north of the Central Precinct drains into Basin B for treatment. The approved Report includes a commitment to install a raingarden with a filter area of 3,300m² to treat runoff from the northern catchment prior to discharging from the site.*

In response, it is noted that the current adopted layout for treatment of stormwater at Jordan Springs East is consistent with the layout presented in the report prepared by Cardno, titled 'Jordan Springs East Precinct Stormwater Quality Management Report' (rev 3, Jan 2017). The layout, which includes seven basins, was developed to achieve water quality outcomes consistent with Penrith City Council's Development Control Plan (DCP) and the treatment requirements of SREP 30.

However, as recognised in the Cardno report, it is envisaged that the layout for the treatment of stormwater would be refined as part of development applications for stages of the subdivision. The report also recognised the opportunity to utilise regional basins for the treatment of subdivision areas, subject to achieving the required performance objectives. It is envisaged that the potential to pursue the opportunity would be considered as part of a revised precinct plan to be submitted following any successful rezoning of the employment lands.

Yours sincerely,

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