

Project No: 16061

Date: 11<sup>th</sup> May 2016

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## **Re: DA14/1313 – Proposed Development at 308-332 Londonderry Road, Londonderry NSW 2753 – Response to Council Comments for Drainage**

Attention Tony,

With regard to the above development application and in response to Penrith City Council's letter dated 29<sup>th</sup> June 2015 we Sparks & Partners Consulting Engineers have undertaken a review of the stormwater management of the site and of the proposed development. The review consisted of a detailed site inspection, a review of the proposal and a review of Council's Development Control Plan (DCP), policies and guidelines.

Penrith City Council being the approval authority for the proposed development, require a Water Sensitive Urban Design Plan be prepared that takes into consideration the objectives and controls under Penrith Development Control Plan 2014 (PCCDCP) Part C3 Water Management. In response to this requirement Sparks and Partners have prepared this report to demonstrate that the proposed commercial development is exempt from water conservation and stormwater management measures regarding WSUD as outlined in Part C3 of the PCCDCP.

### ***Existing and Proposed Development***

The existing site at 308 – 332 Londonderry Road, Londonderry, NSW is currently occupied by the Richmond Greyhound Racing Club. This is bounded by a riparian corridor to the west, Londonderry Road to the east, a vacant lot to the south and residential properties to the north. The total site area of the lot is approximately 132,395m<sup>2</sup>. The majority of the site is grassed with a portion occupied by gravel/asphalt carparking/driveways and administration and clubhouse buildings.

Delta Force Paintball are proposing a change of use regarding a 29,731m<sup>2</sup> portion of the site. The new development is located to the west of the Richmond Greyhound Club house and is bound by the club house to the east, the riparian corridor to the west, a vacant property to the south and residential properties to the north. The change of use consists of dedicating an area for game zones on the existing grassed area to the west, providing a designated parking area for paintball patrons on the existing carpark, and construction of a base camp building.

### ***Council DCP Review***

Under Penrith City Council's DCP (2014) a commercial development is not required to meet the specified WSUD performance criteria if the whole development does not result in the increase of the total impervious area by more than 250m<sup>2</sup>. The three aspects of the development of Delta Force Paintball at Londonderry consist of the construction of a new roofed base camp building and bath facilities and the change of use regarding a section of the Richmond Greyhound Club's car park and vacant landscaping area.

The proposed development is comprised of a 120m<sup>2</sup> basecamp building, a 25m<sup>2</sup> ablution block and 39m<sup>2</sup> of hardstand for assessable parking bays. The car parking area for the paintball facility will be roped off from rest of the car park and designated as for Delta Force Paintball customers only. As for the use of the vacant landscaping area, minor site regrading and leveling works are to be conducted with the area remaining 100% pervious once completion of the works has been achieved. Therefore, the development results in only an increase of 184m<sup>2</sup> of impervious area, well under the 250 m<sup>2</sup> requirement for the implementation of a WSUD strategy for the development.

A catchment plan demonstrating the above is located in Annexure A.

### ***Existing and Proposed Drainage***

Currently the site discharges stormwater via two points, one being into the existing riparian corridor adjacent to the Richmond Greyhound Club, and the other to Londonderry Road. Both of these discharges are achieved through a combination of a piped network of pits as well as overland flow. The scope of the proposed change of use works does not alter this current drainage regime nor increase any flows from the site as per the existing conditions.

Based on the above we conclude the proposed development at 308 – 332 Londonderry Road, Londonderry, NSW does not require the implementation of any WSUD development strategies. In accordance with Table C3.1 of the PCCDCP (2014) which states that the inclusion of WSUD strategies only be required if the development as a whole increases the total impervious area of the site by more than 250m<sup>2</sup>. It is demonstrated through this report and the plans developed in Annexure A that the site would not have any adverse effects to the existing hydrological and hydraulic regime.

Should you have any questions with regard to the above please do not hesitate to contact the undersigned.

Yours Faithfully,

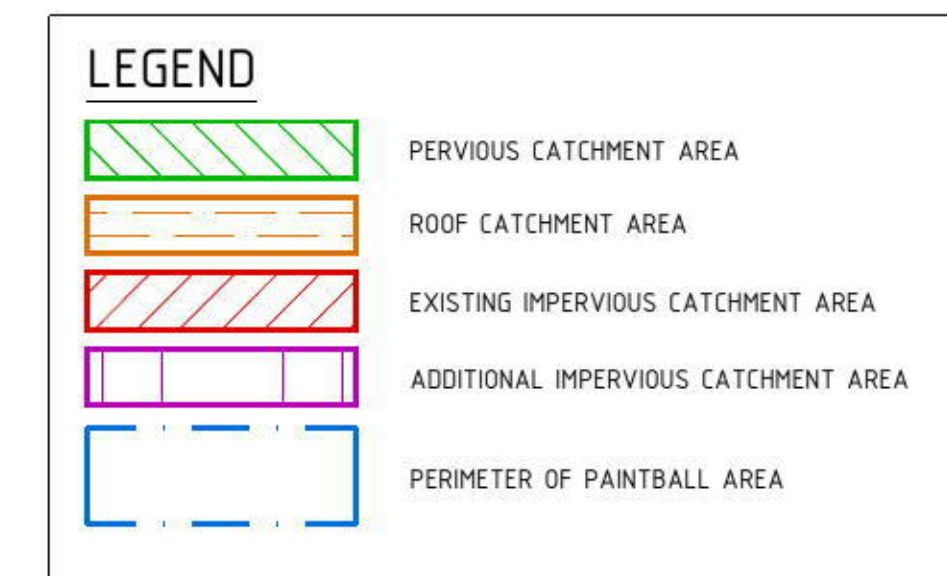
A handwritten signature in blue ink, appearing to read "Morgan Walter".

Morgan Walter  
**Civil Engineering Manager**

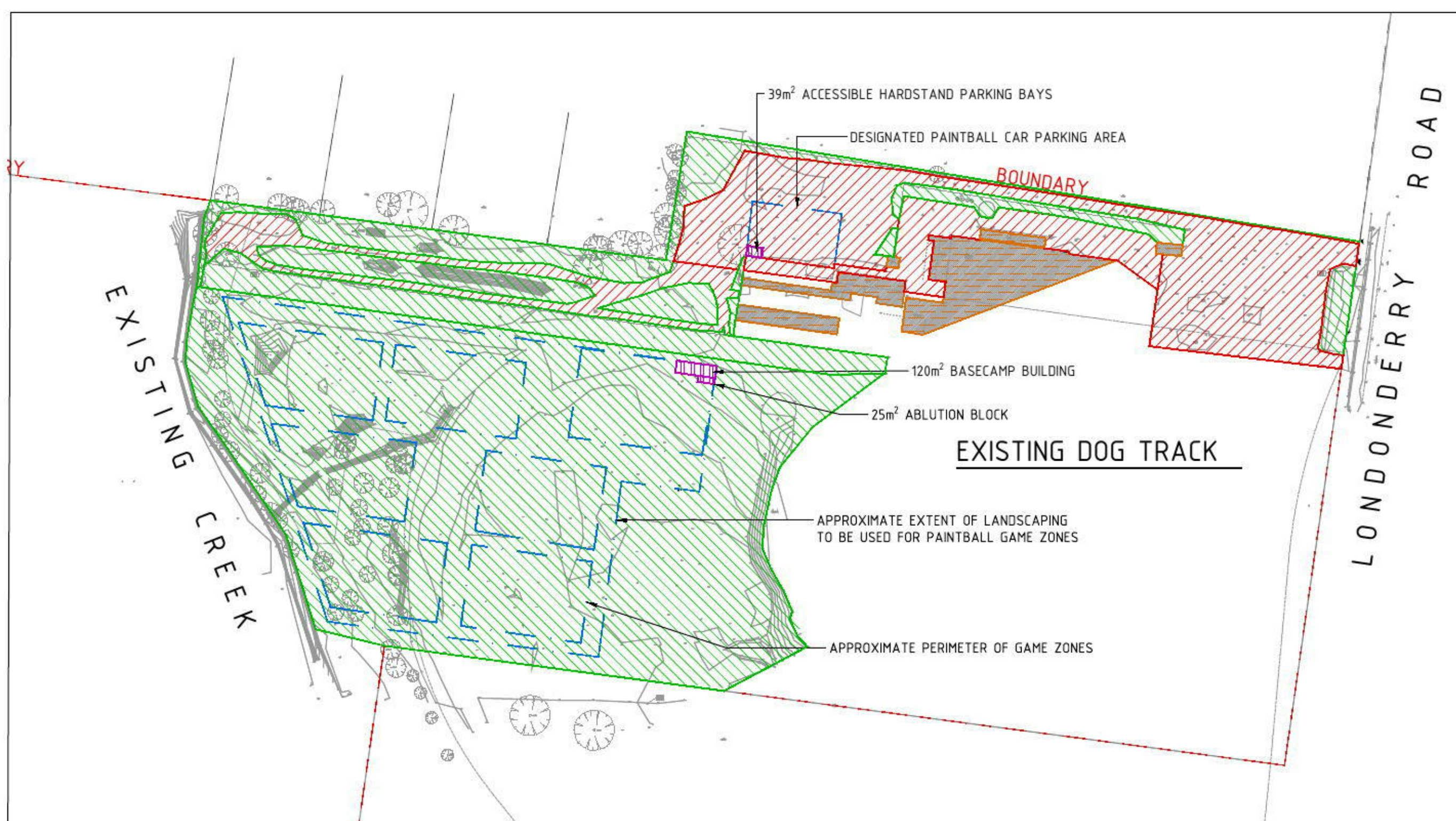
BE (Civil & Environmental) MEEM MIEAust  
[morgan@sparksandpartners.com.au](mailto:morgan@sparksandpartners.com.au)

## Annexure A – Catchment Plan





PRE DEVELOPMENT CATCHMENT PLAN  
SCALE 1:2000



POST DEVELOPMENT CATCHMENT PLAN  
SCALE 1:2000

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