

FORMER HOLROYD COUNCIL

Stormwater and On Site Detention Drawing Submission Checklist

General

Council requires the submission of fully detailed On Site Detention (OSD) drawings to assist in determining the likely impacts that the development may have on the existing natural and built environments, both public and private. This will include any impacts on existing stormwater systems, overland flow and flooding conditions and those impacts on the assessment of the proposal with regard to Councils' Development Control Plans.

The purpose of this Checklist is to function as a supplement to the checklists within the Upper Parramatta River Catchment Trust OSD handbook. It will ensure that OSD and stormwater drawings submitted to Council contain the necessary and correct information and details which will enable an expedient assessment to be carried out by Council's officers to expedite the assessment process.

Prior to completing this Checklist, the Design Engineer shall read and be familiar with Council's Stormwater and OSD Policy.

***** Please note: It is imperative that the Design Engineer carefully reads the Checklist as inaccurate or incomplete checklists may result in delays with processing or possible refusal of the Development Application. *****

All details and information contained in this Checklist shall be submitted and/or shown on the stormwater drainage and OSD drawings.

N/A shall be indicated adjacent to any details or information that are not relevant to the proposed stormwater drainage or OSD proposal.

No boxes in any of the following checklists that are relevant, shall be left blank or without an N/A adjacent to the box.

Note that in certain circumstances, Council may request additional information for clarity.

CHECKLIST - PART 1

- 1. A completed Upper Parramatta River Catchment Trust "On-Site-Detention Concept Plan and Detailed Design submission checklist" has been completed and submitted. (Please attach UPRCT checklist to this document)
- 2. The designer is suitably accredited to carry out the design. Name, signature and qualification of the designing engineer are indicated on the drawings.
- 3. The proposed OSD system/s complies with Council's Policy on Stormwater and OSD.

- 4. Copies (Refer to number of copies as outlined in Council's Development Application Submission Checklist) of the fully detailed OSD Drawing at a scale of 1:100 are provided (where development site size, excluding section details, requires more than two A1 drawing sheets at 1:100 scale, the drawing may be reduced in scale to 1:200).
- 5. Four (4) copies of² the OSD Design Summary Calculations are attached. The correct Permissible Site Discharge (PSD) and Site Storage Requirement (SSR) values have been used (see OSD Policy for Values).
- 6. Site layout on the stormwater and OSD drawing corresponds with, and compliments, Architectural and Landscape Drawings.
- 7. Roof Plan of all proposed buildings is provided.
- 8. Downpipe locations are clearly indicated for all proposed buildings.
- 9. All stormwater pipes are clearly shown, **ie thicker linetype**, from downpipes and pits to the outlet connection point into Council's drainage system/kerb & gutter.
- 10. The site stormwater connection point into Council's drainage system/kerb & gutter is indicated on the drawing along with its invert level.
- 11. All pipe sizes and grades are indicated **adjacent** to all pipes proposed on the site.
- 12. All pit sizes, surface and invert levels are indicated adjacent to all pits proposed on the site. (Note :- minimum pit size 450mm x 450mm)
- 13. All walls, kerbs or crests proposed on the site are indicated along with their respective levels. (eg top of wall level)
- 14. Retaining walls forming above ground storage basin/s are of watertight construction (ie: Masonry/Brick) and a typical section detail is provided.
- 15. Finished surface levels are indicated within all courtyards/driveways/detention storage areas.
- 16. The stormwater outlet pipe is connected into the kerb and gutter at a distance, no further than 45 degrees from the property boundary.
- 17. A 1.2m high pool type fence/suitable barrier or railing has been provided where a vertical drop into an above ground basin exceeds 500mm.
- 18. All services within the site and footpath area are accurately indicated on the stormwater and OSD drawing.
- 19. All vehicular crossings proposed are located a minimum of 1.0m clear of power poles and 1.2m clear of large Telstra manholes, where relevant.
- 20. Size and layout of the vehicular crossing complies with Council's vehicular crossing policy.
- 21. Detailed cross-section of the discharge control unit/below ground tank is in accordance with the Council Standard Section details. (Note: The Council's Standard Sections are attached in Appendix B of the OSD policy).
- 22. Typical section detail of a surface inlet pit is provided.
- 23. A minimum grade of 1% has been provided on the base of the above ground detention basin located in landscaped/turfed areas to a grated collection pit.
- 24. Sub-soil drainage is indicated within above ground detention basins located in landscaped areas. (Note :- Subsoil drainage shall connect to the collection pits of the detention basin)

- 25. Areas of the site that by-pass the detention system/s are clearly delineated on the Hydraulic Drawing.
- 26. Finished floor levels of dwellings are a minimum of 300mm above the top of water level of the OSD and garages are a minimum of 100mm above the top of water level of the OSD.
- 27. Satisfactory access is provided within the front setback area and/or rear courtyard into the detention storage area/s with maximum 1 in 4 batters or steps.
- 28. Convenient access from the front setback to the rear courtyard area of the development, and vice-versa, is provided for the lawn mower and garbage bins.
- 29. A notation has been provided on the OSD drawing, stating:-
All walls forming the detention basin shall be constructed wholly within the property boundaries of the site being developed.
- 30. Notation has been included on the stormwater and OSD drawing to ensure landscaped areas within the OSD storage areas are mulched with decorative Rock Mulch. (ie non floatable).
- 31. All trees to remain on the subject site or those on neighbouring properties which overhang or are within 5m of the site boundaries of the subject site are to be accurately located and indicated on the OSD Drawing.
- 32. No filling or excavation is proposed within required protection zone of trees to remain.

CHECKLIST - PART 2

The Design Engineer shall complete the following in relation to the matters that are relevant to the development site or proposed stormwater and OSD system. Any items that are ticked below shall be addressed through the submitted OSD drawing or the submission of additional details (refer to Holroyd Council OSD policy for specific requirements).

- 1. The orifice outlet of the proposed detention system will function as a drowned discharge outlet, ie. submerged.
- 2. The site is located in/or adjacent to a low point in the catchment area or a Council drainage easement/open channel is located within or adjoins the site or the upstream catchment is greater than 0.5 Ha.
- 3. Localised overland flows generated in a 1 in 100 year ARI storm event currently drain through site.
- 4. An easement is required through an adjoining property/properties in order to drain the sites On Site Detention/Stormwater system.
- 5. The proposed development requires a pump out system for the basement level.

Designer:

Accreditation:

Drawing Reference & Revision No:

Signed:

Date: **DA No:**