

PROPOSED RESIDENTIAL DEVELOPMENT
TYPE: NEW RESIDENCE

DRAWINGS SERIES TO BE PRINTED IN COLOUR
DEVELOPMENT APPLICATION ISSUE NOT FOR CONSTRUCTION

ADDRESS: No. 25 YORK TERRACE, BILGOLA PLATEAU
TITLE: LOT 215/DP16327
DRAWING SERIES: STORMWATER MANAGEMENT PLAN

GENERAL NOTES
GN1 ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
GN2 THE CONTRACTOR SHALL LOCATE AND DETERMINE LEVELS OF ALL EXISTING SERVICES PRIOR TO COMMENCING EXCAVATION WORK. ALL SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE AND FOR GUIDANCE ONLY.
GN3 THIS DRAWING SERIES IS TO BE READ IN CONCURRENCE WITH RELEVANT DRAWINGS SERIES FROM OTHER CONSULTANTS, COUNCIL OR RELEVANT SPECIFICATIONS, WHERE DISCREPANCIES ARE DETECTED THE DESIGN ENGINEER IS TO BE CONTACTED IMMEDIATELY FOR VALIDATION/ RECTIFICATION.
GN4 BUILDER AND CONTRACTORS IS TO ENSURE THAT ALL COUNCIL DEVELOPMENT CONSENT CONDITIONS, CONSTRUCTION CERTIFICATE AND BASIX REQUIREMENTS ARE MET.
GN5 A STRUCTURAL ENGINEER IS TO DESIGN AND DETAIL SUBSOIL DRAINAGE. UNLESS APPROVED BY OUR OFFICE, SUBSOIL DRAINAGE IS NOT TO CONNECT INTO THE STORMWATER SYSTEM DISPLAYED WITHIN THIS DRAWING SERIES.
GN6 PLANS ISSUED FOR DEVELOPMENT APPLICATION, SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE.
GN7 PLANS ISSUED FOR DEVELOPMENT APPLICATION PURPOSES, SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

RAINWATER RE-USE NOTES
RN1 THE RAINWATER TANK IS TO BE INSTALLED AND EMPLOYED AS PER BASIX, SYDNEY WATER, COUNCIL AND NSW HEALTH REQUIREMENTS FOR NON DRINKING USE ONLY.
RN2 ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
RN3 BUILDER AND PLUMBER TO ENSURE THE INSTALLATION OF THE RAINWATER TANK SYSTEM IS IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK (HB 230- 2008).
RN4 DO NOT DIRECT CONNECT TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY.
RN5 THE RAINWATER TANK AND EVERY RAINWATER SUPPLY OUTLET POINT ARE TO BE LABELLED (RAINWATER) ON A METAL SIGN IN ACCORDANCE WITH AS1319.
RN6 SCREENED DOWNPIPE RAINWATER HEAD OR OTHER SUITABLE LEAF AND DEBRIS DEVICE TO BE INSTALLED ON EACH DOWNPIPE. SCREEN MESH TO BE 4-6mm AND DESIGNED TO BE SELF-CLEANING.
RN7 ROOF RUN-OFF ONLY IS BE DIRECTED TO THE RAINWATER TANK . SURFACE WATER SYSTEMS/INLETS ARE NOT TO BE CONNECTED.
RN8 ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE DEVICES TO PREVENT MOSQUITO AND VERMIN ENTRY TO THE SATISFACTION OF THE REGULATORY AUTHORITY.
RN9 PROVIDE APPROPRIATE FLOAT VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL
RN10 PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN

BEFORE YOU DIG AUSTRALIA
THE MOST UP TO DATE BEFORE YOU DIG AUSTRALIA (BYDA) PLANS MUST BE KEPT ON-SITE AT ALL TIMES. ANY PERSON ABOUT TO DIG OR EXCAVATE MUST READ BYDA PLANS PRIOR TO THE COMMENCEMENT OF WORK.

STORMWATER NOTES
SN1 ALL STORMWATER DRAINAGE PIPES AND ASSOCIATED DEVICES, ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS, THE BUILDING CODE OF AUSTRALIA, MANUFACTURER'S RECOMMENDATIONS, SYDNEY CATCHMENT AUTHORITY RECOMMENDED PRACTICE, AND LOCAL COUNCIL, AS APPLICABLE.
SN2 ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE AS/NZS3500 AND THE REQUIREMENTS OF THE LOCAL GOVERNMENT AREAS POLICIES, CODES AND SPECIFICATIONS. ENSURE INSPECTION OPENINGS ARE INSTALLED TO DRAINAGE LINES AT REQUIRED LOCATIONS.
SN3 STORMWATER PIPES UP TO DN150 SHALL BE LAID AT A MINIMUM 1% GRADE UNLESS OTHERWISE NOTED.
SN4 WHERE NECESSARY PUBLIC UTILITY SERVICES ARE TO BE ALTERED AND AMENDED AT THE CLIENT'S EXPENSE.
SN5 ALL NEW WORK MAKE SMOOTH TRANSITIONS AND CONNECTIONS WITH EXISTING WORK.
SN6 LOCAL GOVERNMENT AREAS TREE PRESERVATION AND MANAGEMENT ORDERS TO BE ABIDED BY. A PERMIT IS REQUIRED BEFORE TREE/S CAN BE REMOVED .
SN7 ALL PITTS TO BE STREAMLINED AND BENCHED IN ACCORDANCE WITH LOCAL GOVERNMENTS AREAS SPECIFICATIONS.
SN8 STEP IRONS ARE TO BE PROVIDED FOR ALL PITTS OVER 1.2m DEEP IN ACCORDANCE WITH AS/NZS3500 AND LOCAL GOVERNMENT AREAS CODES AND POLICES.
SN9 DOWNPIPES, RAINWATER LINES AND STORMWATER LINES TO BE FULLY SEALED UNLESS OTHERWISE NOTED.
SN10 ALL GRATE AND INVERT LEVELS PROVIDED ON THIS DRAWING ARE EXTRACTED FROM SURVEY AND REDUCED TO AHD. FOLLOWING EARTHWORKS, PIT INSTALLATION AND BENCHING THE LEVELS ARE TO BE VERIFIED OR ADJUSTED TO MEET THE DESIGN INTENT. IF EVER IN DOUBT CONTACT DESIGN ENGINEER.
SN11 ALL SUSPENDED DRAINAGE PIPES ARE TO STRAPPED IN ACCORDANCE WITH AS/NZ 2032.
SN12 LOW POINTS OF CHARGED DRAINAGE SYSTEMS REQUIRE DEVICES FOR FLUSHING AND MAINTENANCE.
SN13 THE NUMBER AND LOCATION OF DOWNPIPES, ON THIS DRAWING SERIES, ARE SHOWN INDICATIVELY AND ARE TO BE CONFIRMED ON-SITE BY BUILDER PRIOR TO CONSTRUCTION. WHERE DISCREPANCIES/VARIATIONS ARE FOUND THE DESIGN ENGINEER IS TO BE CONTACTED IMMEDIATELY FOR VALIDATION/ RECTIFICATION.
SN14 NEW WORKS SHALL NOT CREATE ANY TRAPPED SURFACE AREAS. IN SUCH CASES WHERE TRAPPED AREAS EXIST, A DRAINAGE NETWORK WITH ADEQUATE CAPACITY SHALL BE REQUIRED TO DRAIN STORMWATER TO AN APPROVED DISCHARGE POINT. A PUMP-OUT SYSTEM MAY BE REQUIRED IF THE TRAPPED AREA IS BELOW THE NATURAL SURFACE LEVEL. IN EACH INSTANCE, THE DESIGN ENGINEER MUST BE CONTACTED FOR DESIGN DETAILS (AS REQUIRED) BEFORE CONSTRUCTION.
SN15 WHEN SURFACES FALL TOWARDS A BUILDING, INCLUDING LAND OUTSIDE OF THE SITE, GROUND SURFACE LEVELS ADJACENT TO THE BUILDING ARE TO BE RE-GRADED SUCH THAT THE FIRST METER HAS A MINIMUM 50MM FALL AWAY FROM THE BUILDING AS PER THE NATIONAL CONSTRUCTION CODE.
SN16 IN THE EVENT OF THE PRIMARY OUTLET BLOCKING AND TO REDUCE WATER INGRESS, THE CONTRACTOR IS TO ENSURE A MINIMUM 100MM WIDE X 40MM HIGH OR 50MM DIAMETER OVERFLOW DEVICE FOR EVERY 6M² OF THE EXPOSED AREA TRAPPED, SUCH AS HOBBS/WALLS/BALUSTRADES/ETC, IS PROVIDED. THE ENTIRE OVERFLOW DEVICE DEPTH MUST BE POSITIONED BELOW ANY ADJACENT INTERNAL FLOOR LEVELS OR OPENINGS TO PROTECT AGAINST WATER INGRESS.

DRAWING LEGEND
INDICATES INDICATIVE EXTENT OF EXISTING DWELLING
INDICATES INDICATIVE EXTENT OF PROPOSED EXTENSION
INDICATES INDICATIVE EXTENT OF PROPOSED DRIVEWAY
INDICATES ON-SITE DETENTION TANK
INDICATES RAINWATER TANK
INDICATES ABSORPTION SYSTEM
INDICATES PROPOSED DOWNPIPE/RISER
INDICATES EXISTING DOWNPIPE/RISER
INDICATES INSPECTION OPENING WITH SCREW DOWN LID
INDICATES RAINWATER OUTLET
INDICATES PLANTER BOX OUTLET
INDICATES EAVE OPENING
INDICATES PIPE DROPPER
BOX GUTTER SUMP/RAINWATER HEAD SUMP
INDICATES EAVE TYPE AND DIRECTION
INDICATES DOWNPIPE SPREADER
INDICATES GRATED BOX DRAIN WITH OUTLET
INDICATES DRAINAGE PIT GRATED OPENING
INDICATES DRAINAGE PIT SEALED COVER
INDICATES STORMWATER PIPE INVERT LEVELS. UNLESS OTHERWISE NOTED PIT BASE IS TO EQUAL PIPE BASE
INDICATES DN100 RAINWATER PIPE.
INDICATES DN100 STORMWATER PIPE.
INDICATES EXISTING STORMWATER PIPE.
INDICATES DN100 SEWER GRADE CHARGED STORMWATER PIPE.
INDICATES SIZE AND DIRECTION OF RAINWATER PIPE GREATER THAN DN100.
INDICATES SIZE AND DIRECTION OF STORMWATER PIPE GREATER THAN DN100.
INDICATES SIZE AND DIRECTION OF EXISTING STORMWATER PIPE GREATER THAN DN100.
INDICATES SIZE AND DIRECTION OF SEWER GRADE CHARGED STORMWATER PIPE.
INDICATES SITE BOUNDARY
INDICATES EASEMENT WITHIN SITE, REFER TO DETAILS SURVEY
INDICATES INDICATIVE ROOF OUTLINE
PIPE LINE CONTINUES TO REFERENCED PAGE
PENETRATION DIRECTION
SERVICE TYPE
SIZE
PENETRATION DIRECTION

SITE SUMMARY OF COUNCIL SPECIFICATION
1. COUNCIL: NORTHERN BEACHES COUNCIL (PITTWATER)
2. RELEVANT DOCUMENTS:
2.1. NORTHERN BEACHES COUNCIL WATER MANAGEMENT FOR DEVELOPMENT POLICY
2.2. AS/NZS 3500.3
3. DCP CONTROLS:
ON- SITE DETENTION (OSD)
PRE AND POST DEVELOPMENT IMPERVIOUS AREA CALCULATIONS ARE SHOWN ON PAGE S5. WE NOTE THE CHANGE OF IMPERVIOUS AREA REMAINED UNDER 50m² AS A RESULT OSD IS NOT REQUIRED IN ACCORDANCE WITH COUNCIL SPECIFICATION, REFER TO COUNCIL CHECKLIST ON PAGE S6 FOR DETAILS.
STORMWATER DISCHARGE
THE PROPOSED DEVELOPMENT WILL DRAIN BY GRAVITY TO YORK TERRACE AND DISCHARGE VIA AN EXISTING KERB OUTLET
THIS DRAWING SERIES HAS BEEN PREPARED IN GENERAL ACCORDANCE WITH THE ABOVE DOCUMENTS.

PAGE DIRECTORY
TITLE PAGE & NOTES PAGE S1
MANAGEMENT OF STORMWATER PLAN - GROUND FLOOR PAGE S2
MANAGEMENT OF STORMWATER DETAILS PAGE 1 OF 2 PAGE S3
MANAGEMENT OF STORMWATER DETAILS PAGE 2 OF 2 PAGE S4
MANAGEMENT OF STORMWATER CALCULATIONS PAGE S5
MANAGEMENT OF STORMWATER CHECKLIST PAGE S6

PROPOSED RAINWATER TANK (UNDER DECK)
PROVIDE ONE RAINWATER RE-USE TANK. TANK TO COMPLY AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURER AND COUNCIL SPECIFICATIONS, BASIX CERTIFICATE AND AS/NZS3500.3. PROVIDE LEAF FILTER, INSECT/VERMIN CONTROL AND FIRST FLUSH DEVICES ON ALL TANK INLET/S. ADDITIONAL PROVIDE INSERT/VERMIN CONTROL ON TANK OUTLET. INSTALL RAINWATER TANK RE-USE PUMP AND UNIT IN ACCORDANCE WITH MANUFACTURES SPECIFICATION.

TYPE- ABOVE GROUND UNDER DECK (UD2000 DURAPLAS)
RAINWATER RE-USE TANK OR APPROVED EQUIVALENT
VOLUME- 1 x 2,000 LITRES
DIMENSIONS- LENGTH 2350 x WIDTH 1200 x HEIGHT 870mm
FINAL TANK LOCATION TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. ENSURE TANK REMAIN EASILY ACCESSIBLE
REFER PAGE S3 FOR TYPICAL DETAILS.

BUILDER TO ENSURE DESIGN SURFACES ARE GRADED AWAY FROM BUILDING AND MINIMUM FREEBOARD REQUIREMENTS ARE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE

CLEAN OUT PIT - SIP2
SIZE: 350 SQUARE
GRATE: CLASS A GRATED INLET
REFER TO PAGE S5 FOR TYPICAL DETAIL

JUNCTION PIT - SIP1
SIZE: 450 SQUARE
GRATE: CLASS A GRATED INLET
GRATE SL: 143.00 NOM.
OUTLET IL: 142.40 NOM.

ESTIMATED LOCATION OF EXISTING STORMWATER SYSTEM. ON-SITE PRIOR TO CONSTRUCTION THE EXISTING PIPE IS TO BE LOCATED AND THE BUILDER/PLUMBER IS TO VERIFY THE CONNECTION, INTO THE EXISTING LINE, IS FIT FOR PURPOSE AND HYDRAULICALLY TESTED TO ENSURE IT CONSISTENT WITH THE DESIGN REQUIREMENTS.

EXISTING STORMWATER LINE TO DISCHARGE TO KERB AND GUTTER AS PER IMAGE 1. BUILDER/PLUMBER TO VERIFY THE EXISTING STORMWATER LINE IS FIT FOR PURPOSE AND HYDRAULICALLY TESTED TO ENSURE IT MEETS DESIGN REQUIREMENTS. ELSE REPLACE OUTLET MATERIAL IN ACCORDANCE WITH COUNCIL SPECIFICATION.
OUTLET MATERIAL: SEWER GRADE uPVC DN100
OUTLET IL:140.85 NOM.
LEVEL TO BE CONFIRMED ON-SITE PRIOR TO CONSTRUCTION

SEWER TO ACCOMMODATE POOL OVERFLOW CONNECTION IN ACCORDANCE WITH RELEVANT REGULATORY WATER SPECIFICATIONS

LANDSCAPE DRAINAGE TO BE BY OTHERS AND ONLY CONNECT TO STORMWATER SYSTEM



IMAGE 1 - EXISTING KERB OUTLET

ASSUMED EXISTING OUTLET TO BE VERIFIED PRIOR TO CONSTRUCTION

ROOF DRAINAGE SYSTEM - COMPLETELY SEALED RAINWATER SYSTEM TO COLLECT ROOF WATER ONLY AND TO BE COMPLETELY SEALED FROM EAVE GUTTER TO RAINWATER TANK INLET/S. ALL uPVC CONNECTIONS TO OBTAIN A WATERTIGHT POSITIVE ADHESION SEAL USING PRIMING FLUID SOLVENT CEMENT WELDS. THE STORMWATER SYSTEM (PIPES & PITS) IS TO REMAIN INDEPENDENT OF THE RAINWATER SYSTEM.

REFER TO NOTE SN13 FOR DOWNPIPES. PROVIDE SCREWED WATERTIGHT INSPECTION OPENING (IO) FOR MAINTENANCE AND FLUSH POINT. IN NON-TRAFFICABLE AREAS IO'S TO BE FLUSH WITH FINISHED SURFACE AND MEET MINIMUM PIPE COVER REQUIREMENTS.

LINE SIGNIFIED AS: — RW — RW — RW —

TREES TO BE REMOVED REFER TO ARBORIST/ARCHITECTURAL PLANS FOR DETAILS
SIGNIFIED AS: —

CLEAN OUT LINE SIGNIFIED AS: —

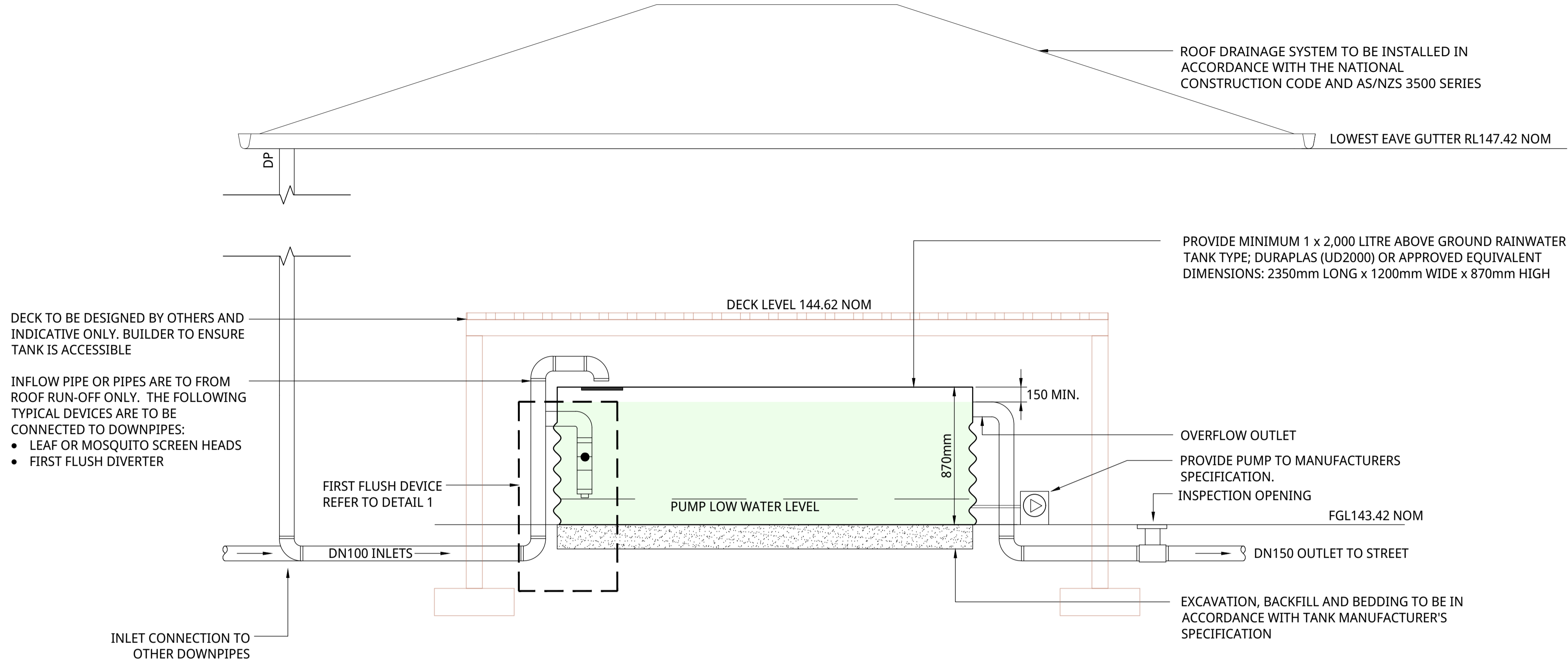
FOR ALL DOWNPIPES LOCATED ON THIS DRAWING REFER TO NOTE SN13 ON PAGE S1.

THE DESIGN OF THE VEHICULAR ACCESS, LAYBACK AND DRIVEWAY SHALL BE BY OTHERS, AND DESIGNED IN ACCORDANCE WITH COUNCIL SPECIFICATION

MANAGEMENT OF STORMWATER PLAN - GROUND FLOOR

SCALE - 1:75/A1, 1:150/A3

0 1.5m 3m 4.5m 6m 7.5m

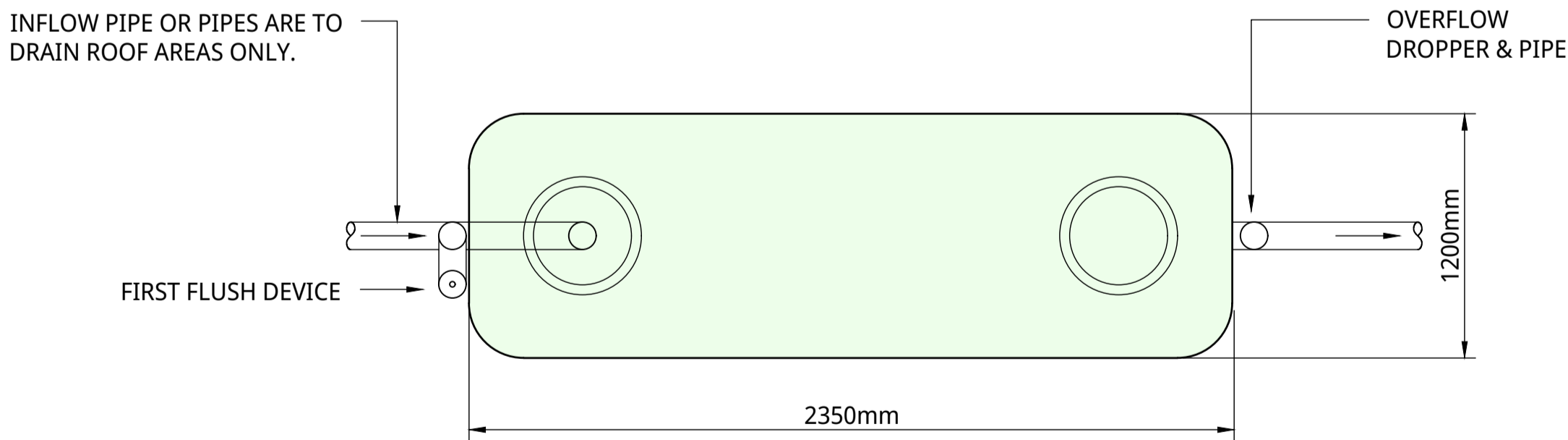


ABOVE GROUND UNDERDECK RAINWATER RE-USE TANK
TYPICAL ELEVATION

NTS

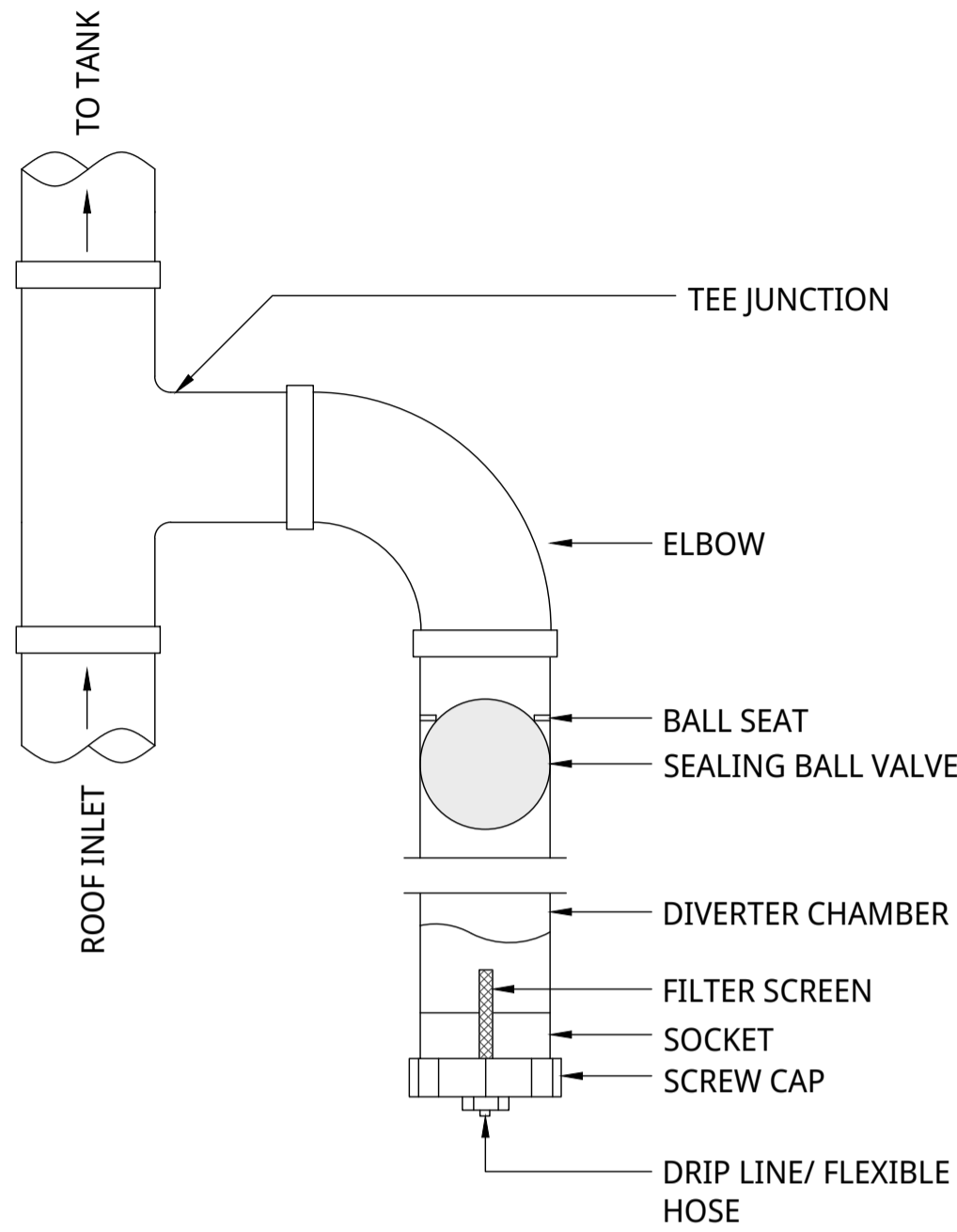
NOTES:

1. RAINWATER TANK TO MEET MINIMUM BASIX REQUIREMENTS.
2. RAINWATER TANK DIMENSIONS TO BE VERIFIED WITH TANK MANUFACTURER, DESIGN ENGINEER TO VALIDATE ANY VARIATIONS PRIOR TO CONSTRUCTION.
3. REFER TO RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK BY MPMSAA (2008) FOR TANK CONNECTION SCHEMATICS.
4. ONLY ONE RAINWATER TANK INLET IS SHOWN FOR INDICATIVE PURPOSES.



ABOVE GROUND UNDERDECK RAINWATER RE-USE TANK
TYPICAL PLAN

NTS



DETAIL 1 - TYPICAL FIRST FLUSH DEVICE

NTS

NOTES:

1. APPROVED EQUIVALENT OTHER FIRST FLUSH DEVICE MAY BE INSTALLED.
2. ENSURE FIRST FLUSH DEVICE DOES NOT POND WATER IN ENCLOSED SPACES.
3. FIRST FLUSH VOLUME TO BE A MINIMUM 20L PER 100m² OF ROOF

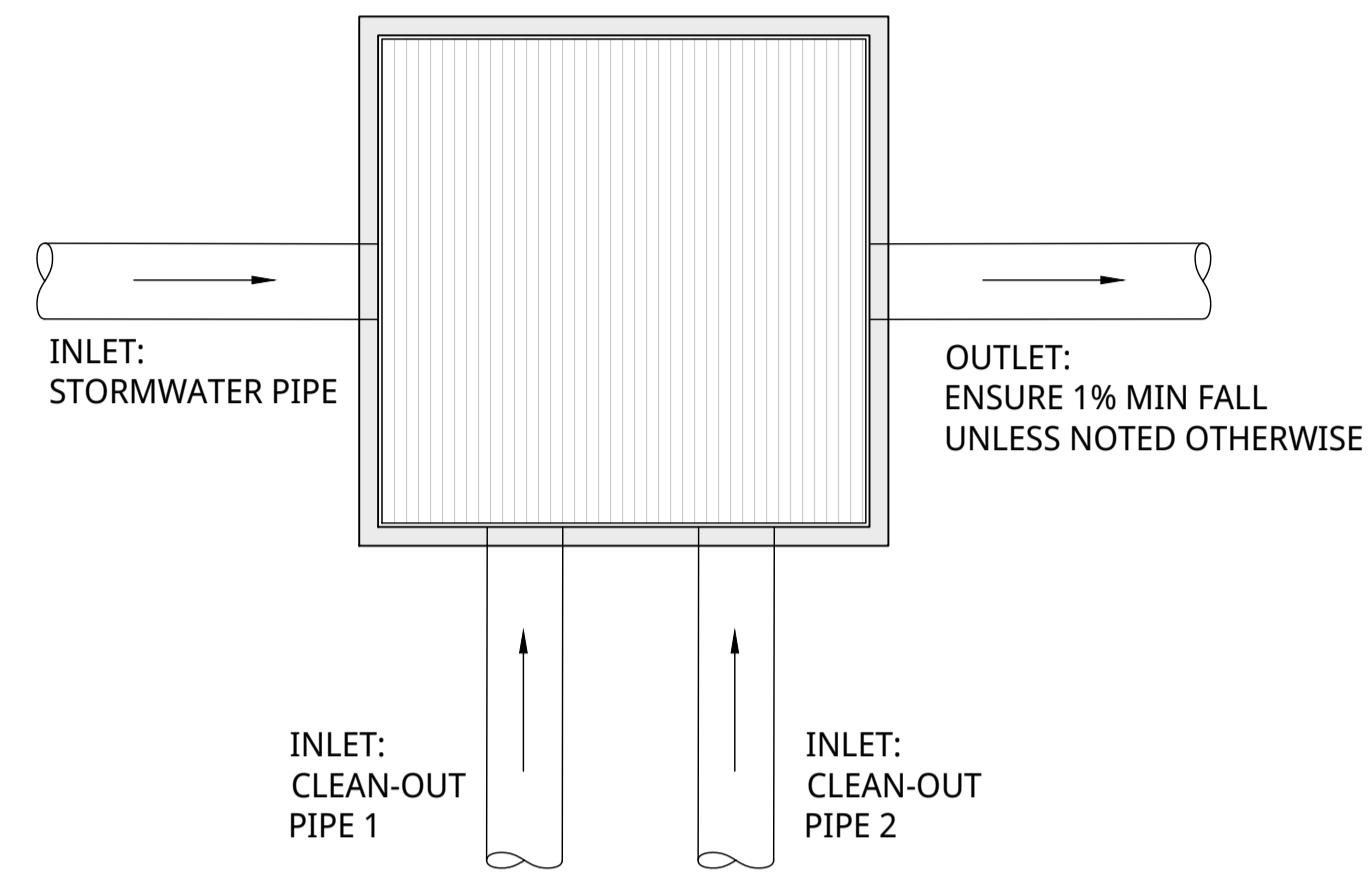


TYPICAL WARNING SIGN

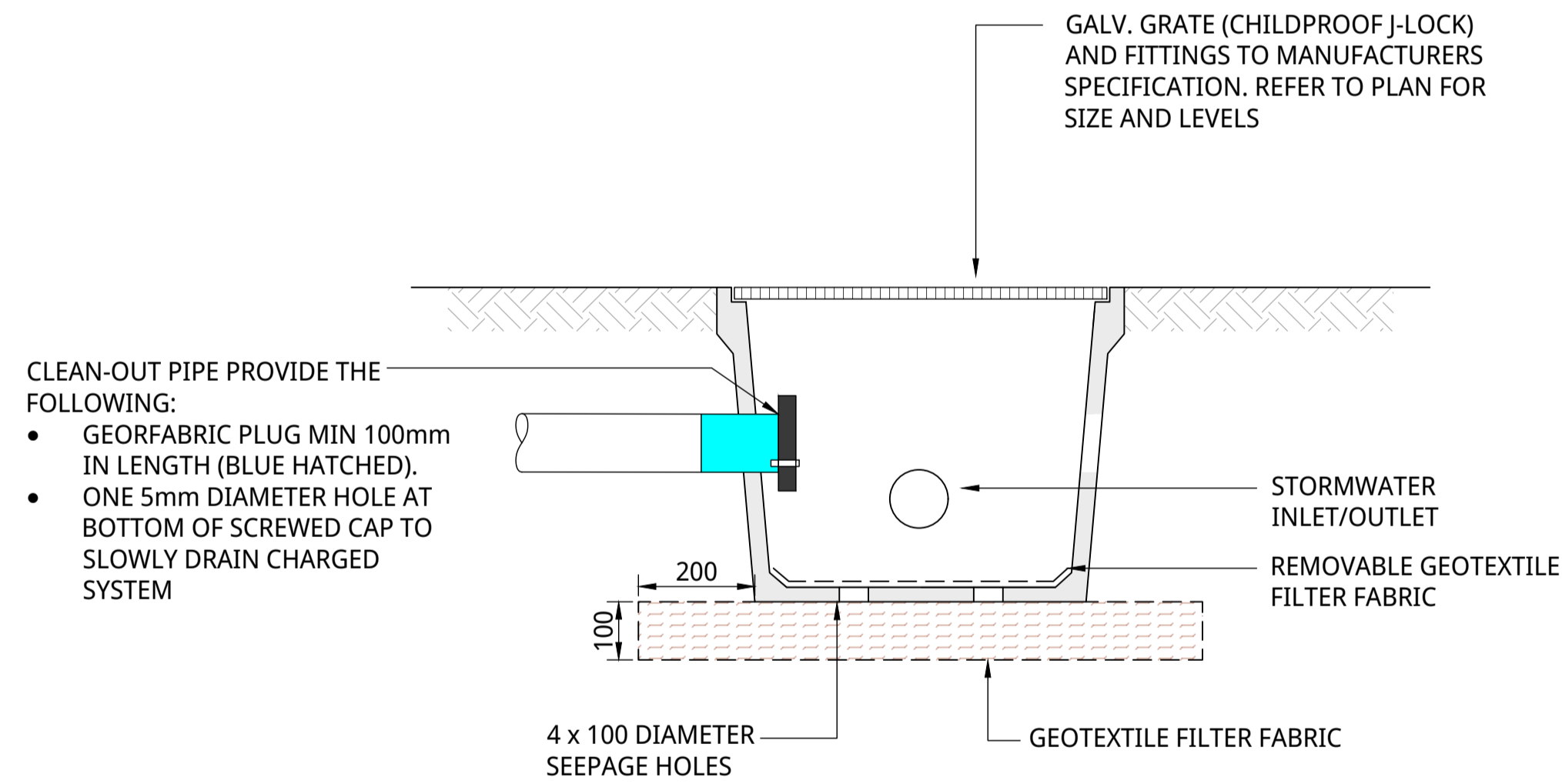
NTS

NOTES:

1. REFER TO NOTE RN5 ON PAGE S1





PLAN 1 - TYPICAL PLAN OF A CLEAN-OUT PIT
NOT TO SCALE:



DETAIL 1 - TYPICAL SECTION OF A CLEAN-OUT PIT
NOT TO SCALE

PIT LEGEND:

 PROVIDED WASHED AGGREGATE AND SURROUND ENTIRELY BY GEOTEXTILE FILTER FABRIC
AGGREGATE SIZE: 14mm

 EXISTING EARTH

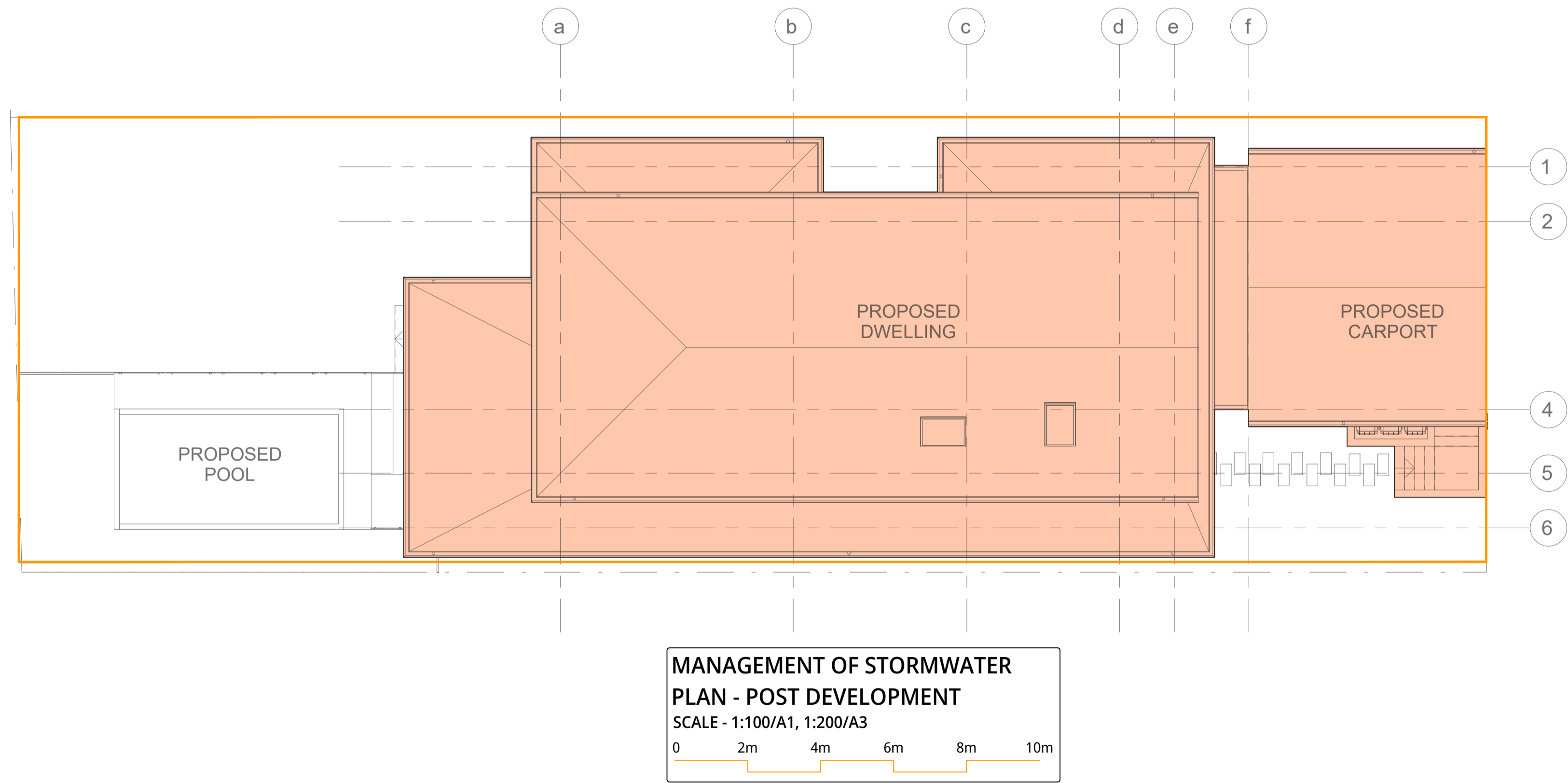
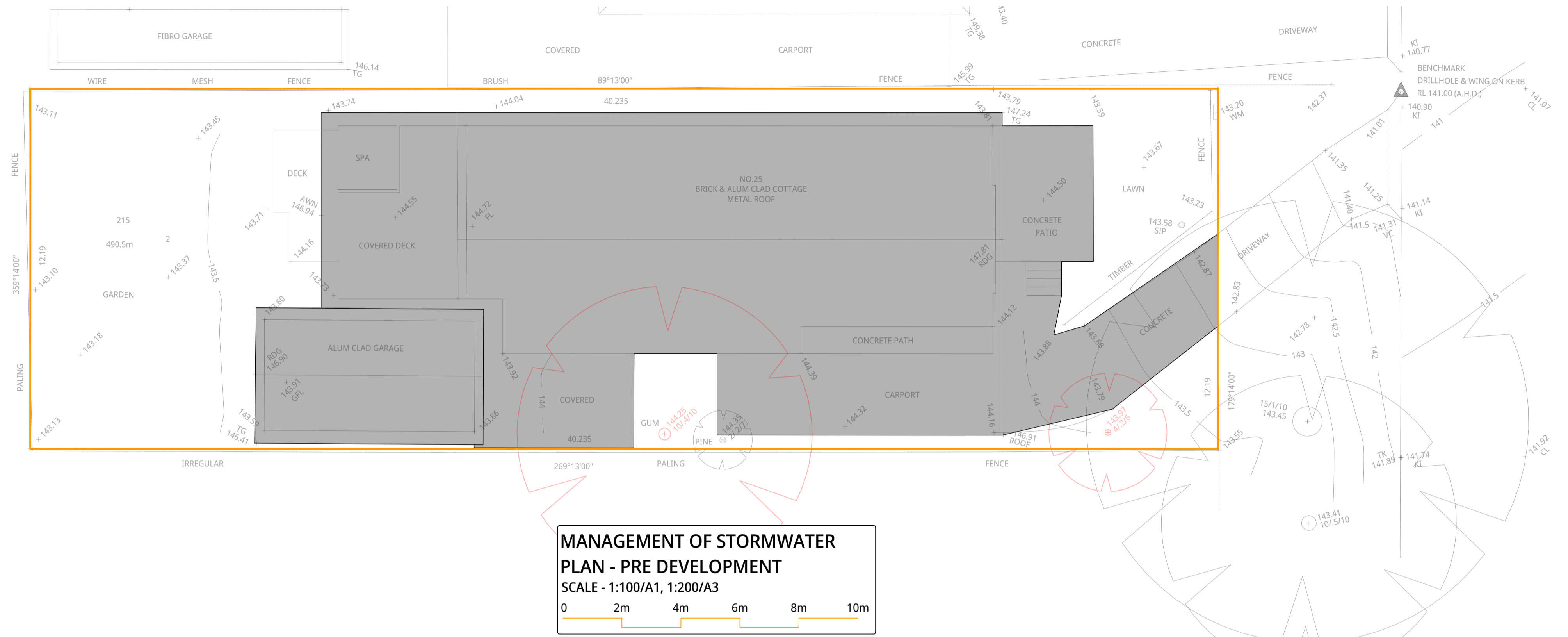
NOTE:

1. REFER TO DRAWING PLAN (PAGE S2) FOR PIT DIMENSIONS

IMPERVIOUS AREA CALCULATION	
DEVELOPMENT	AREA (m ²)
PRE-DEVELOPMENT	300.7
POST-DEVELOPMENT	299.6
RESULT	1.1

NOTE:

1. BASED ON THE ABOVE, ON-SITE DETENTION IS NOT REQUIRED FOR THE PROPOSED DEVELOPMENT.





Appendix 16 – On-site Detention Checklist

This checklist is to be used to determine the on-site stormwater disposal requirement for developments and must be completed and included with the submission of any development application for these works. Please read this form carefully for its notes, guidelines, definition and relevant policies.

For assistance and support, please contact Council's Development Engineering and Certification team on 1300 434 434.

Part 1 Location of the Property

House Number	REFER TO TITLE PAGE	Legal Property Description	
Street		Lot	
Suburb		Section	
Postcode		DP	

Part 2 Site Details

Northern Beaches Stormwater Regions (refer to Map 2 of Northern Beaches Council's Water Management for Development policy)	1.0	Total Site Area	490.5m ²
Pre-Development Impervious Area	300.7m ²	Post-Development Impervious Area	299.6m ²
Is the site of the development located within an established Flood Prone Land as referred to Council's Local Environmental Plans? If yes, On-site stormwater Detention system (OSD) is not required and please proceed to part 5 of this checklist If no, please proceed to part 3 of this checklist.			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Part 3: Northern Beaches Stormwater Regions
(refer to Map 2 of Northern Beaches Council's Water Management for Development policy)

If the site of the development located within Region 1, please proceed to the part 4.1 of this checklist

If the site of the development located within Region 2, please proceed to the part 4.2 of this checklist

If the site of the development located within Region 3, please proceed to the part 4.3 of this checklist

If the site of the development located within Region 4, please refer to Council's Warriewood Valley Water Management Specification.



Part 4 Determination of OSD Requirements

Part 4.1 Northern Beaches Stormwater Region 1	
Is the additional impervious area of the development more than 50 m ² on a cumulative basis since February 1996?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, OSD is required and please refer to section 9.3.1 of Council's Water Management for Development Policy If no, OSD is not required and please proceed to the part 5 of this checklist	

Part 4.2 Northern Beaches Stormwater Region 2

Part 4.2.1 Description of Work	
Residential flat building, commercial, industrial, multiple occupancy development and subdivisions resulting in the creation of three lots or more, will require OSD in all cases. Please provide a design in accordance with the section 9.3.2 of Council's Water Management for Development Policy. Any single residential building development, please proceed to part 4.2.2 of this checklist.	
Part 4.2.2 Exemption	
Is the site area less than 450m ² ?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Does the site of the development drain directly to the ocean without the need to pass through a drainage control structure such as pipe, bridge, culvert, kerb and gutter or natural drainage system?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is it an alternation and addition development to the existing dwellings?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes to any of the above questions, OSD is not required. If no to all the above questions, proceed to part 4.2.3	

Part 4.2.3 Determination of OSD Requirements	
Calculation	a) Site area m ² x 0.40 (40%) = m ² b) Post- development impervious area = m ² OSD will not be required when (a) is greater than (b) Is OSD required for this development (tick one only) Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, provide a design in accordance with the section 9.3.2 of Council's Water Management for Development Policy. If no, OSD is not required and please proceed to part 5 of this checklist.



Part 4.3 Northern Beaches Stormwater Region 3

Part 4.3.1 Stormwater Zone	
In the region, the method of stormwater control to be applied shall depend on the location of the site. Please refer to Map 3 of Northern Beaches Council's Water Management for Development policy.	
If the site of the development located within stormwater zone 1, please proceed to the part 4.3.2 of this checklist	
If the site of the development located within stormwater zone 2, please provide a design in accordance with the section 9.3.3.3 of Council's Water Management for Development Policy.	
If the site of the development located within stormwater zone 3, please provide a design in accordance with the section 9.3.3.4 of Council's Water Management for Development Policy.	
If the site of the development located within stormwater zone 4, please provide a design in accordance with the section 9.3.3.5 of Council's Water Management for Development Policy.	
Part 4.3.2 Determination of OSD requirements in Stormwater Zone 1	
Part 4.3.2.1 For A New Building	
1) Exemption	a) Is the site area less than 400? b) Is the post-development impervious area less than 190 m ² ? If yes to both questions, OSD is not required. If no to any of the above questions, please process to calculation Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
2) Calculation	a) Site area m ² x 0.35 = m ² + 50 = m ² b) Post- development impervious area m ² OSD will not be required when (b) is less than 250 m ² and (a) is greater than (b) Is OSD required for this development? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, provide a design in accordance with the section 9.3.3.2 of Council's Water Management for Development Policy. If no, OSD is not required and please proceed to part 5.
Part 4.3.2.2 For Alterations and Additions	
If the current impervious area of the site is more than 60% of the site area, OSD will be required. Alternatively, please proceed to the next calculation section.	
1) Calculation	Is the post development impervious area increased by less than 50 m ² ? Yes <input type="checkbox"/> No <input type="checkbox"/> Is the post development impervious area less than 60% of the site area? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes to both questions, OSD is not required. If no to any of the above questions, provide a design in accordance with section 9.3.3.2 of Council's Water Management for Development Policy



Part 5 Disposal of Stormwater

Does the site fall naturally towards the street?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, provide a design in accordance with section 5.1 of Council's Water Management for Development Policy. If no, provide a design in accordance with section 5.5 of Council's Water Management for Development Policy.	

Definitions

Designed to help you fill out this application	Site area: This refers to the area of the land bounded by its existing or proposed boundaries. Impervious area: This refers to driveways, parking spaces, pathways, paved areas, hardstand areas, roofed areas, garages and outbuildings. Pre Development Impervious area: This refers all impervious areas of the site before the development. Post Development Impervious areas: This refers all the impervious areas within the site after the development is completed.
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