

6. APPENDICES

APPENDIX A

51 JAMISON STREET,
KINGSWOOD

Checklist for Stormwater Concept Plan

Survey Information	Yes	No	NA
1. Site boundaries are clearly indicated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. North point shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Services within the public footway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Site features including tree, structures, depressions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Contours at 0.1m for flat sites ranging to 0.5m for steep sites and extending 10m into adjoining properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Top of kerb levels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Boundary levels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Levels to AHD where site is affected by overland flow, flooding or where works on Council's drainage network are required.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Benchmarks indicated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General	Yes	No	NA
1. Plans to scale of 1:100 or 1:200	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Designers name, qualifications and contact details are included on the plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Design report submitted including details of any variations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Plans are consistent with architectural and landscape plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. 100 year ARI overland flow extents provided	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Development layout and proposed driveway locations are clearly indicated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Drainage layout with preliminary pipe sizing and levels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Preliminary calculations to indicate that the proposed design is achievable, as required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Proposed finished floor, garage and ground surface levels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Freeboard to finished levels has been achieved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Location and level of any proposed retaining walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Proposed connection point to Council's stormwater system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Appropriate tail water selected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. The proposal will not have adverse impact on other properties or the stormwater network	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OSD	Yes	No	NA
1. Detention volume complies with this policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Less than 15% OSD bypass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Overland flows are clear of the OSD system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. OSD is within common areas, clear of private courtyards and accessible from the street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Storage depths comply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Overflow weir provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Typical sections of OSD storage have been provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WSUD DEVELOPMENT ASSESSMENT CHECKLIST

1. SITE INFORMATION

Address: *51 Jamison Street, Kingswood*

Development Type: *Proposed Boarding House*

DA No: _____ Total Site Area (m²): *675.67m²*

Impervious Ground Area (m²): *82.22m²* Roof Area (m²): *459.48m²*

Reduction in Impervious area (m²): *13.50m²* Net Impervious Area (m²): *68.72m²*

2. WATER MANAGEMENT CONTROLS

a) Proposed treatment measures:

Raingarden Rainwater Tank Buffer Strip Permeable paving Other

b) Proposed treatment measures shown on plan? (Y) / N

3. TREATMENT OPTIONS

Proposed Treatment Measure	Catchment (%)	Catchment Size (m ²)	Treatment Measure Size (m ²)
a) <i>Impervious area to Raingarden</i>	<i>78.12</i>	<i>528.20</i>	<i>13.37m²</i>
b) <i>Pervious area to Raingarden</i>	<i>13.85</i>	<i>93.60</i>	<i>13.37m²</i>
c) <i>Impervious Bypass</i>	<i>2.00</i>	<i>13.50</i>	<i>0.00m²</i>
d) <i>Pervious Bypass</i>	<i>5.93</i>	<i>40.10</i>	<i>0.00m²</i>

3. DOCUMENTATION

a) Design checklist submitted for each treatment measure? (Y) / N

b) Operation and Maintenance Plan submitted for each treatment measure? Y / N

COMMENTS

RAINGARDEN DESIGN CHECKLIST

Location: 51 JAMISON STREET, KINGSWOOD	DA No:
Catchment Area (ha): 0.0676 ha	Filter Media Area (m ²): 13.37m²
1. INFLOW SYSTEM	
a) Roof area and at least 80% of the impervious ground area treated by the standard raingarden or raingarden with submerged zone at the front setback?	<input checked="" type="radio"/> Y / N
b) Inlet scour protection provided at inflow locations?	<input checked="" type="radio"/> Y / N
2. RAINGARDEN CONFIGURATION	
a) Top water level ≥ 50 mm below surrounding area?	<input checked="" type="radio"/> Y / N
b) Extended detention depth ≤ 300 mm for standard raingarden or raingarden with submerged zone?	<input checked="" type="radio"/> Y / N
c) Mulch layer depth ranges from 50-75mm comprised of non-floatable stone aggregate mulch sized 10-20mm?	<input checked="" type="radio"/> Y / N
d) Filter media depth ranges from 450-1000mm for standard raingarden, from 300-1000mm for raingarden with submerged zone?	<input checked="" type="radio"/> Y / N
e) Filter media is comprised of loamy sand with a permeability of 100-300 mm/hr under compaction and a minimum orthophosphate content of 40mg/kg?	<input checked="" type="radio"/> Y / N
f) Transition layer depth ≥ 100 mm and comprised of clean well graded sand/coarse sand?	<input checked="" type="radio"/> Y / N
g) Slotted 90-100mm dia pipes provided within drainage layer?	<input checked="" type="radio"/> Y / N
h) Drainage layer ≥ 350 mm for raingarden with submerged zone or ≥ 150 mm for standard raingarden?	<input checked="" type="radio"/> Y / N
i) Liner type selected is impermeable?	<input checked="" type="radio"/> Y / N
j) Flushing point provided?	<input checked="" type="radio"/> Y / N
k) Overflow pit provided?	<input checked="" type="radio"/> Y / N
3. VEGETATION DESIGN	
a) Species selected in accordance with Section 6.1 of Council's WSUD Technical Guidelines?	<input checked="" type="radio"/> Y / N
b) Planting density ≥ 8 plants / m ² ? (Shrubs or trees may be included)	Y / N
COMMENTS	