



# Stormwater Concept Plan

## Required by Council's Comprehensive Guidelines for Stormwater Management

Council's [Comprehensive Guidelines for Stormwater Management](#) can be found on Council's website. Section 3.4 of the guideline is reproduced below to assist with providing the required information when lodging a Development Application (DA).

DAs **not** seeking approval for a stormwater management system must be supported by a Stormwater Concept Plan generally containing the following information:

1. Existing and proposed finished surface contours at relevant intervals (i.e. 0.1m for flat sites to 1.0m for sloping sites) and spot levels.
2. Proposed and existing building locations and floor levels.
3. Street levels including gutter.
4. Proposed infiltration measures (e.g. soakage trenches, swales, landscaping, permeable pavements, etc.). Where infiltration failure will affect a neighbouring property and the development involves more than a single dwelling (e.g. multi unit residential, commercial, industrial etc) then detailed infiltration test results and detailed designs are required.
5. Proposed discharge points to the public stormwater drainage system (show levels at these locations).
6. Site constraints such as trees, services or structures that may affect the drainage system.
7. Existing or proposed drainage easements.
8. Any surface flow paths or flood-affected areas.
9. Conceptual location and levels of proposed stormwater pipes and drainage pits.
10. Conceptual location and approximate area of proposed on-site detention facilities.
11. Proposed on-site detention stored water invert levels and emergency spillways.
12. Proposed management controls for flows entering, within and leaving the site.
13. Preliminary on-site detention calculations.
14. Justification that the proposed design measures will not cause adverse stormwater impacts on adjoining properties
15. Copies of Deposited Plan(s) and section 88B Instruments, showing details of easements over downstream properties, must also be submitted with the development application.

# Checklist

The following checklist is required to demonstrate the development application provides a method of draining the land.

Requirements	Applicant	
	Y	N
<p>1. Does your development application include a Stormwater Concept Plan?</p> <p>IF NO, PLEASE EXPLAIN WHY?</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Do the proposed design measures provide a lawful point of discharge in accordance with section 4.1 of Council's Comprehensive Guidelines for Stormwater Management?</p> <p>IF YES, WHICH METHOD?</p> <p><input type="checkbox"/> Street drainage system.</p> <p><input type="checkbox"/> Public drainage system within the development site.</p> <p><input type="checkbox"/> Private drainage easement across neighbouring properties.</p> <p><input type="checkbox"/> Charged system – Single dwelling ONLY.</p> <p><input type="checkbox"/> Dispersion trench – Single dwelling ONLY.</p> <p><input type="checkbox"/> Infiltration system.</p> <p><input type="checkbox"/> Pump-out system – basement car park ONLY.</p> <p>IF NO, WHY NOT?</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Do the proposed design measures provide on-site stormwater detention (OSD) in accordance with section 6.1 of Council's Comprehensive Guidelines for Stormwater Management?</p> <p>IF NO, WHY NOT?</p> <p><input type="checkbox"/> The total net increase in impervious area is less than 150 m<sup>2</sup>.</p> <p><input type="checkbox"/> The application relates to a single dwelling with no restriction on title requiring OSD.</p> <p><input type="checkbox"/> Land is zoned rural or large lot residential.</p> <p><input type="checkbox"/> The site drains directly to a trunk drainage system within the tidal reach of a river or stream.</p> <p><input type="checkbox"/> The site is located within a catchment within which a regional detention structure has been provided for the ultimate development of the catchment.</p> <p><input type="checkbox"/> Infiltration is used as the means of stormwater discharge from the site.</p> <p><input type="checkbox"/> A Consulting Engineer has demonstrated by appropriate drainage analysis that OSD will provide no benefit to any downstream drainage system for all storm frequencies up to 100 year ARI.</p> <p><input type="checkbox"/> Other _____</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. Does the stormwater concept plan show the information required by section 3.4 of Council's Comprehensive Guidelines for Stormwater Management (see over)?</p> <p>IF NO, WHY NOT?</p>	<input type="checkbox"/>	<input type="checkbox"/>