

Drainage of Low Level Properties Checklist

Document Number: F18/596 (18/173683)



Note: this form is designed for properties in: Arncliffe; Banksia; Bardwell Park; Bardwell Valley; Bexley; Bexley North; Brighton Le Sands; Carlton; Dolls Point; Kingsgrove; Kogarah; Kyeemagh; Monterey; Ramsgate; Ramsgate Beach; Rockdale; Sandringham; Sans Souci, Turrella and Wolli Creek however, if applicable, it can be used for properties in Bayside East.

Office Use Only: Is this property identified as Provision for surface flows under Council's database?	
<input type="checkbox"/> No. This checklist is not needed. Drainage plans are still generally required to be lodged with the DA.	<input type="checkbox"/> Yes. The checklist is to be completed with at least one 'Yes' on the back of this form.

This checklist applies to development in areas that are generally unsuitable for absorption/infiltration drainage systems. The information requested on the rear of this form is required to confirm that all alternative drainage systems have been fully evaluated for low level properties. To complete the checklist tick the appropriate box and attach the required information. Then attach this to all of the drainage plans when lodging a Development Application.

However, if you have not been able to answer 'Yes' to any of the questions on the back of this form, you cannot lodge this checklist or your Development Application and you will need to complete Council's Private Drainage Easement Review form and pay the appropriate fee to proceed.

Property Details					
Lot No(s)		Section		DP/SP Number	
Unit No.		Street No.		Street	
Suburb				Postcode	
Owner(s) Surname			Given Name(s)		
Type of Development					
Applicant Details					
Ms/Mr/Mrs/ Other (please circle)	Given Name(s)			Surname	
Street Address					
Company Name (if applicable)					
Mailing Address (if different)					
Daytime Telephone No. (Home/Work)				Mobile No.	
Email Address					
Connection with this property - owner, builder, developer, engineer etc.					
Applicants Signature					

Please Note:

1. This form is to be submitted with the Drainage Plans with your Development Application
2. The report will be forwarded to you at the above address
3. I certify that the information provided on the back of this form is correct.

Privacy Statement

The personal information provided on this form (including your name and other details) will be handled in accordance with the Privacy and Personal Information Protection Act 1998 and may be available to the public under various legislation. Refer also to the Privacy Statement on Council's website.

Eastgardens Customer Service Centre
Westfield Eastgardens
152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 80 690 785 443 Branch 004

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443 Branch 003
DX 25308 Rockdale

Phone 1300 581 299
T (02) 9562 1666 F 9562 1777
E council@bayside.nsw.gov.au
W www.bayside.nsw.gov.au

Postal address: PO Box 21, Rockdale NSW 2216



Telephone Interpreter Services - 131 450

Τηλεφωνικές Υπηρεσίες Διερμηνέων

بخدمة الترجمة الهاتفية

電話傳譯服務處

Служба за преведување по телефон

Drainage of Low Level Properties Checklist

1. Is there only internal alterations to an existing building with no changes or extensions to the roof or guttering?			
<input type="checkbox"/>	No	<input type="checkbox"/>	Yes. Submit the stormwater plan when lodging your Development Application (DA).
2. Can you drain to a Council/Sydney Water drainage pipe within the property?			
<input type="checkbox"/>	No	<input type="checkbox"/>	Yes. Submit the stormwater plan when lodging your Development Application (DA).
3. Can you drain to a Council/Sydney Water drainage pipe within the adjoining property?			
<input type="checkbox"/>	No	<input type="checkbox"/>	Yes. If there is a legal connection to the pipe you must provide/attach details, and include a copy of Council's/Sydney Water's stormwater pipe and drainage plans.
4. Can you drain to an available Council approved interallotment drainage scheme?			
<input type="checkbox"/>	No	<input type="checkbox"/>	Yes. Submit the stormwater plan when lodging your Development Application (DA).
5. Can you drain to a private easement already available for the site?			
<input type="checkbox"/>	No	<input type="checkbox"/>	Yes. Include a copy of the easement, 88B Instrument and certificate of title for the developing site. Include a copy of the certificate of title for the developing site and details of the downstream easement and stormwater plan when lodging your DA.
6. Does the site fall to a Council park or reserve?			
<input type="checkbox"/>	No	<input type="checkbox"/>	Yes. Attach correspondence from Council's Corporate Asset Coordinator advising specific requirements and whether Council will grant, or require an easement over the park or reserve. OR Refer to section 4.3 of the Rockdale Technical Specification Stormwater Management item eg: Typical trough arrangement or Overland flow spreader and submit the design with your DA.
7. Is this an addition to an existing single unit dwelling?			
<input type="checkbox"/>	No	<input type="checkbox"/>	Yes. Submit the stormwater plan when lodging your Development Application (DA).
8. Is this a new single dwelling where less than 200m ² of the site cannot drain to the street by gravity or charged roof line?			
<input type="checkbox"/>	No	<input type="checkbox"/>	Yes. Provide plans showing levels, areas and calculations to justify this.
9. Have you obtained a Geotechnical Report that indicates a workable absorption rate?			
<input type="checkbox"/>	No	<input type="checkbox"/>	Yes. Attach test results and the report from the Geotechnical Engineer.
10. Can you modify the existing street drainage system?			
<input type="checkbox"/>	No	<input type="checkbox"/>	Yes. Include a preliminary pipe design with levels detailing how the internal drainage can be connected to the Council pipe system.
11. Can you drain to an SRA railway corridor?			
<input type="checkbox"/>	No	<input type="checkbox"/>	Yes. If yes provide details of all correspondence with SRA. Include letter from Council. Refer to section 4.3 of the Rockdale Technical Specification Stormwater Management item eg: Typical trough arrangement or Overland flow spreader and submit the design with your DA.
12. Is it physically impossible to drain through any adjoining property?			
<input type="checkbox"/>	No	<input type="checkbox"/>	Yes. Include letter from Council. You need to clearly demonstrate that there is no alternate route for the pipe through plans and site photos. Apply with this evidence to the Council's Strategic Floodplain Engineer to seek a determination.
13. Have you obtained agreement for a Private Drainage Easement?			
<input type="checkbox"/>	No	<input type="checkbox"/>	Yes. Include the signed letter/s from the neighbour/s agreeing to the easement, or details of the registered easement if already obtained.