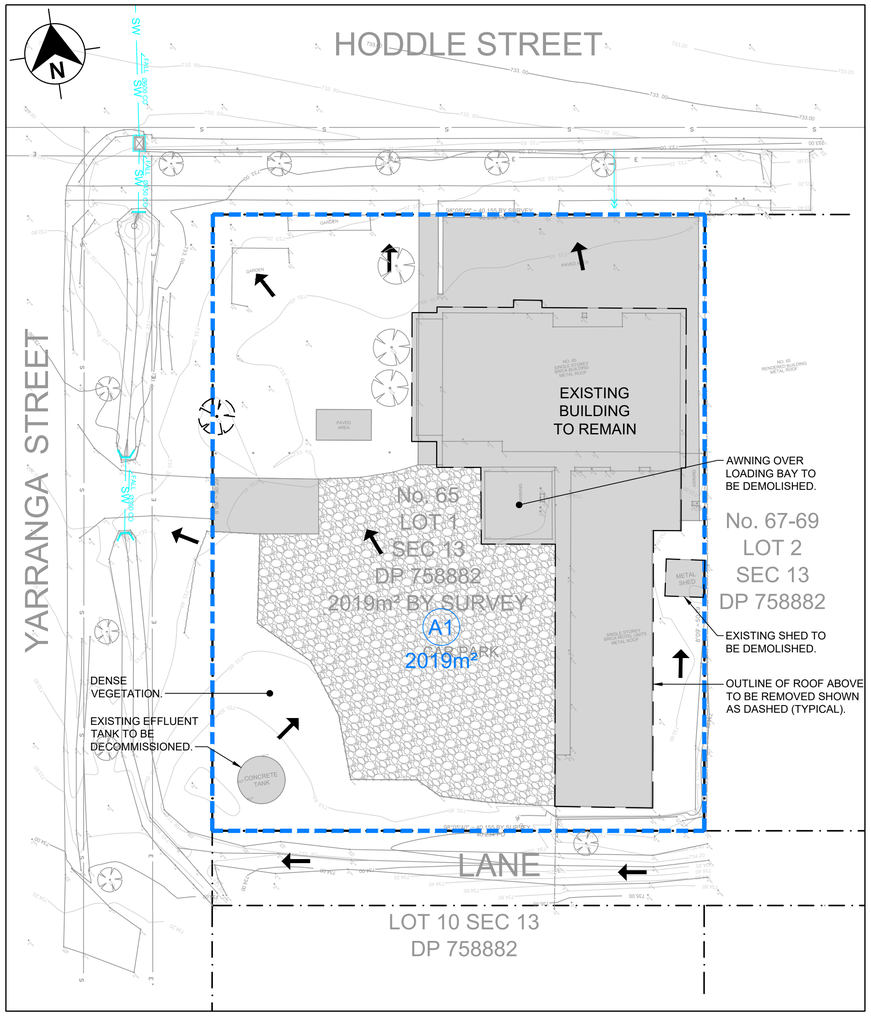
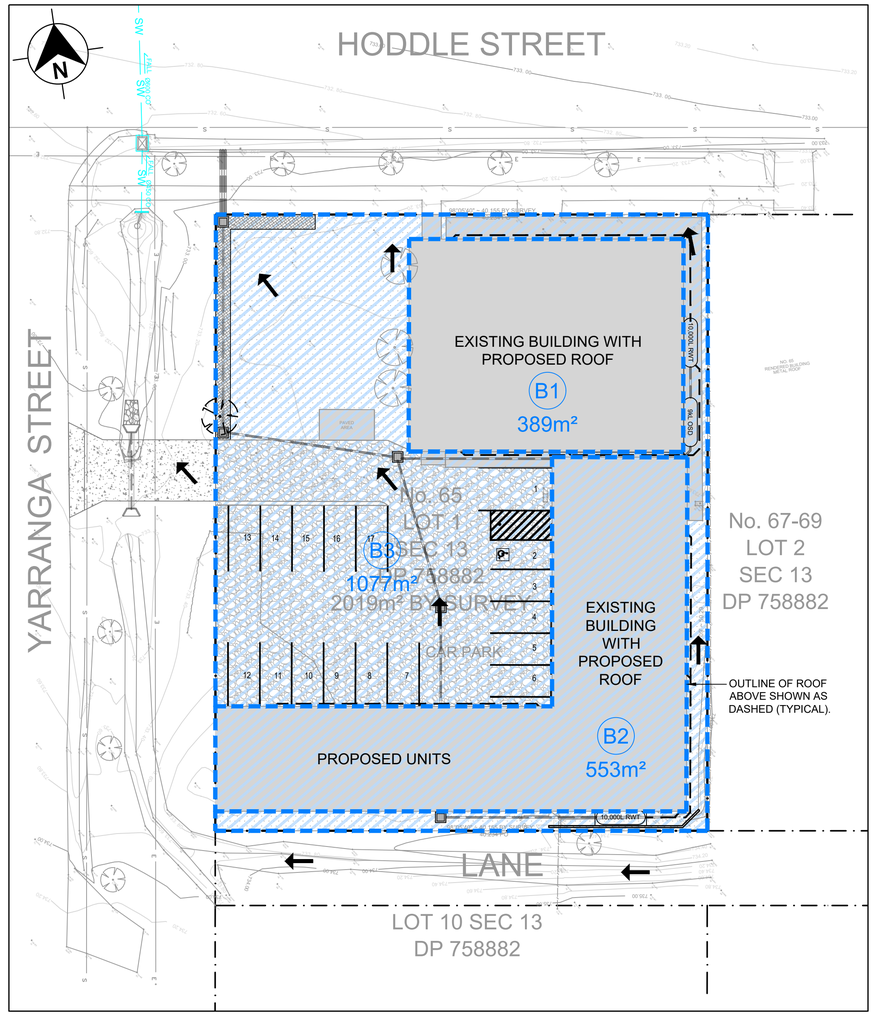
NOT FOR CONSTRUCTION



PRE-DEVELOPMENT CATCHMENT PLAN



POST-DEVELOPMENT CATCHMENT PLAN

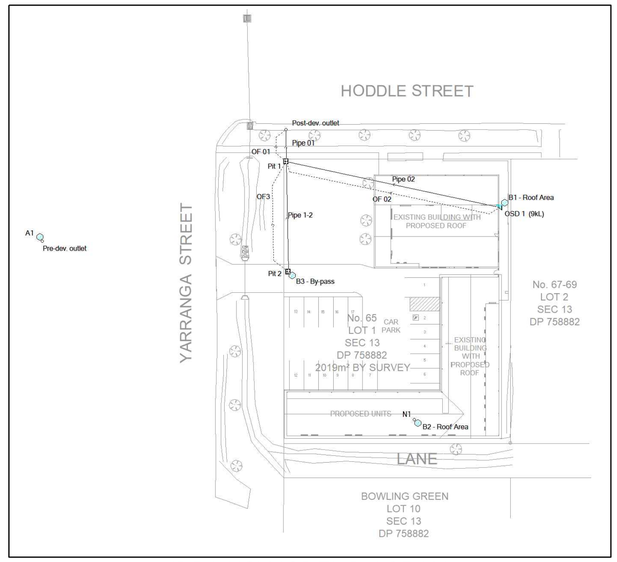
HYDROLOGY

1. DESIGN INTENSITY-FREQUENCY-DURATION (IFD) RAINFALL HAS BEEN DERIVED IN ACCORDANCE WITH ARR 1987.
2. THE FOLLOWING IFD PARAMETERS WERE USED TO CALCULATE THE RAINFALL INTENSITY DURATION:

$^{2}I_{1}$	= 43.33
$^{2}I_{12}$	= 11.80
$^{2}I_{72}$	= 4.53
$^{50}I_{1}$	= 101.15
$^{50}I_{12}$	= 30.27
$^{50}I_{72}$	= 11.33
G	= 0.01
F2	= 4.28
F50	= 15.77

LEGEND

- CATCHMENT BOUNDARY
- A1 — CATCHMENT I.D.
- IMPERVIOUS AREA
- PERVIOUS AREA
- SEMI PERVIOUS AREA
- POST-DEVELOPMENT AREA BY-PASSING OSD
- DIRECTION OF OVERLAND FLOW
- PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY



'DRAINS' MODEL DIAGRAM

Land use/surface type	Total area (ha)	Impervious Area		Pervious Area	
		(ha)	(%)	(ha)	(%)
Pre-development Scenario					
Business area - B2	0.0913	0.0212	23	0.0701	77
Roof area	0.0569	0.0569	100	0.0000	0
Pavement area	0.0538	0.0338	63	0.0199	37
TOTAL	**0.2019**	**0.1119**	**55**	**0.0901**	**45**
Post-development Scenario					
Business area - B2	0.0508	0.0101	20	0.0407	80
Roof area	0.0942	0.0942	100	0.0000	0
Pavement area	0.0569	0.0342	60	0.0227	40
TOTAL	**0.2019**	**0.1385**	**69**	**0.0634**	**31**

TABLE '1' - SUMMARY OF SITE CATCHMENT AREAS

	Average Recurrance Interval (years)				
	5	10	20	50	100
Catchment 1 - Pre-development Scenario					
Qpre (m^3/s) - PSD	**0.090**	**0.108**	**0.133**	**0.154**	**0.178**
Catchment 2 - Post-devevelopment Scenario					
Qpost $_{no\ OSD}$ (m^3/s)	0.094	0.112	0.137	0.157	0.181
Qpost $_{OSD}$ (m3/s) - PSD	**0.072**	**0.093**	**0.121**	**0.139**	**0.161**
Peak OSD storage (m^3) - SSR	**3.5**	**4.4**	**6.0**	**7.2**	**8.8**

TABLE '2' - SUMMARY OF OSD AND PSD CALCULATION RESULTS USING 'DRAINS'

ALL DESIGN MEASURES SHOWN ON THIS DRAWING HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY. ALL DESIGN MEASURES WILL BE SUBJECT TO DETAIL DESIGN AT THE CONSTRUCTION CERTIFICATE STAGE AND MAY BE SUBJECT TO VARIATION PROVIDED THAT THE DESIGN INTENT IS MAINTAINED.

CAD File Name: N:\(B) Projects\19XXX\19051 65 Hoddle Street, Robertson\(E) Drawings\19051_DA01_Site Catchment Area Plan and 'DRAINS' Model Summary.dwg

DRAWING SHEET 01 OF 04

ISSUE	DESIGN	DRAWN	CHECKED	VERIFIED	DATE	AMENDMENTS/REVISION DETAILS
01	E.B.	E.B.	C.N.		11/12/19	ISSUED FOR CO-ORDINATION
02	E.B.	C.B.	C.N.		12/12/19	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL

SCALE: 0 2.5 5 7.5 10 12.5m — SCALE: 1:250 (A1 SHEET)

ISSUED FOR: D.A. APPROVAL

L.G.A.: WINGECARRIBEE SHIRE

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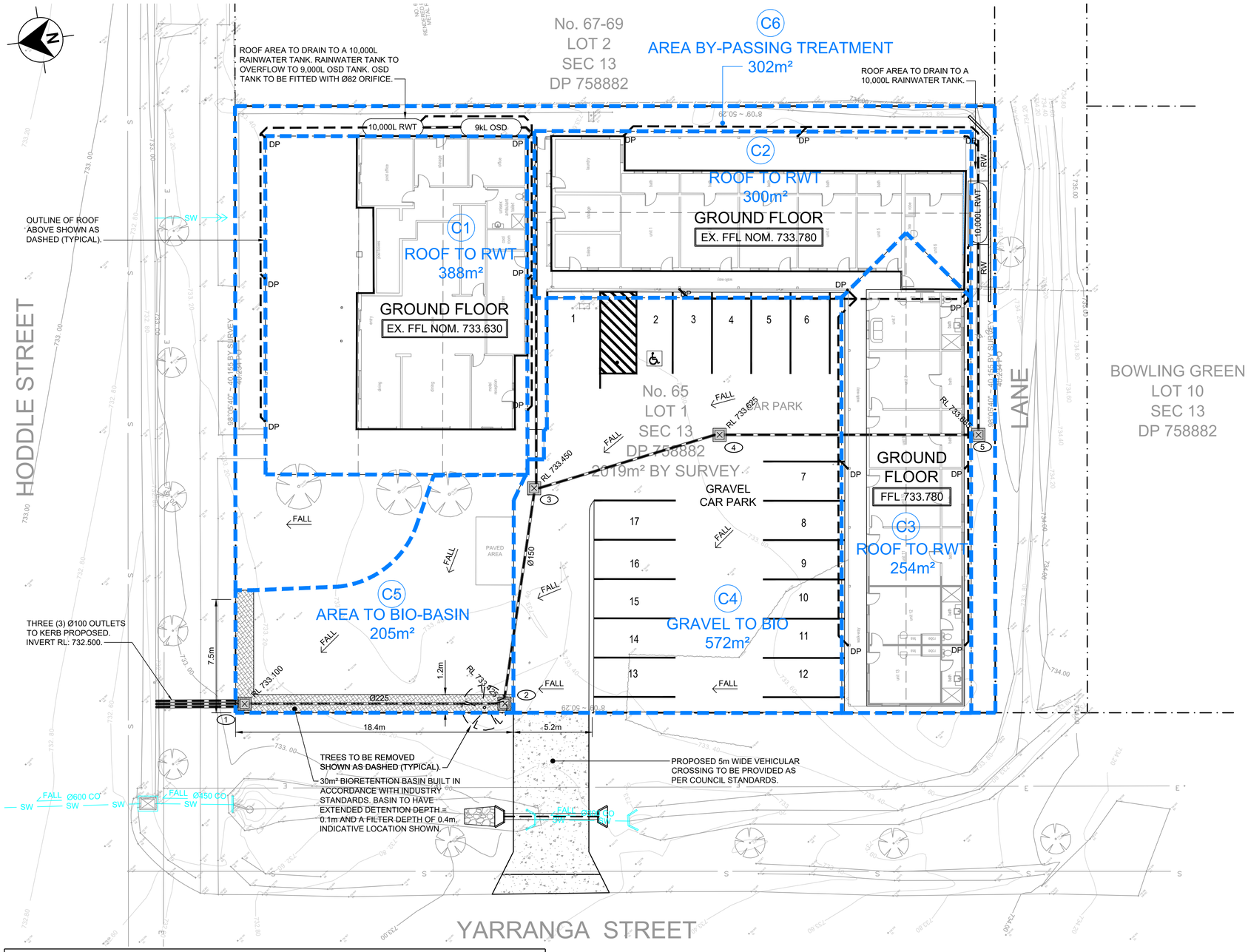
PROJECT: 65 HODDLE STREET, ROBERTSON

DRAWING TITLE: SITE CATCHMENT AREA PLAN AND 'DRAINS' MODEL SUMMARY

PROJECT No.	SUB-PROJECT No.	DRAWING No.	ISSUE	SHEET SIZE
19051	01	DA01	02	A1

NOT FOR CONSTRUCTION



DESIGN SUMMARY

1. PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING COMMERCIAL BUILDING INCLUDING A SIX (6) UNIT DWELLING, A SECOND LEVEL ABOVE THE EXISTING MOTEL, THREE (3) RETAIL SPACES, A POST OFFICE AND A CAFE.
2. A SUMMARY OF THE SITE CATCHMENT AREAS IS AS FOLLOWS:
   TOTAL SITE AREA = 2019 m²
   PRE-DEVELOPMENT -
   - IMPERVIOUS AREA = 1119 m²
   - PERVIOUS AREA = 901 m²
   POST-DEVELOPMENT -
   - IMPERVIOUS AREA = 1385 m²
   - PERVIOUS AREA = 634 m²
3. TOTAL INCREASE IN IMPERVIOUS AREA = 266 m² (REFER TO 19051_DA01).
4. THE VOLUME REQUIRED FOR ON-SITE STORMWATER DETENTION (OSD) WAS CALCULATED IN ACCORDANCE WITH COUNCIL'S DCP, THE OSD HAS BEEN DESIGNED TO ENSURE THAT THE POST-DEVELOPMENT FLOWS DO NOT EXCEED THE PRE-DEVELOPMENT FLOWS FOR ALL STORM EVENTS.
5. TO SATISFY COUNCIL'S CRITERIA ABOVE, THE SITE REQUIRES A MINIMUM OF 8.8 m³ ON-SITE STORMWATER DETENTION STORAGE (REFER TO 19051_DA01 FOR CALCULATIONS). THE OSD STORAGE IS TO BE PROVIDED WITHIN THE OSD TANKS AS SHOWN ON THIS PLAN.
6. 100% OF THE ROOF AREA FROM THE BUILDINGS ARE TO DRAIN TO THE RAINWATER/OSD TANKS.
7. WATER FROM THE RAINWATER TANKS IS TO BE USED FOR TOILET FLUSHING (FOR ALL PROPOSED TOILETS WITHIN THE DEVELOPMENT) AND IRRIGATION PURPOSES.

LEGEND

- CATCHMENT BOUNDARY
- A1 — CATCHMENT I.D.
- × RL 100.000 — PROPOSED REDUCED LEVEL
- FALL — GENERAL SURFACE FALL
- FFL — FINISHED FLOOR LEVEL
- 1 — PROPOSED STORMWATER PIT I.D. - REFER TO TABLE '3'
- OSD / RWT — PROPOSED ON-SITE STORMWATER DETENTION OR RAINWATER TANK
- PROPOSED STORMWATER PIT
- EXISTING STORMWATER PIT
- PROPOSED HEADWALL WITH RIP-RAP
- SW — EXISTING STORMWATER PIPE
- PROPOSED STORMWATER PIPE
- PROPOSED PIPE TO RAINWATER TANK
- RW — PROPOSED RETAINING WALL
- EXTENT OF BIORETENTION BASIN
- EXTENT OF PROPOSED GRAVEL PAVEMENT AREA
- PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY

EROSION AND SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED BY COUNCIL ARE TO BE PROVIDED ON-SITE.
2. TOTAL AREA OF DISTURBANCE TO BE KEPT TO A MINIMUM. 'NO-GO' AREAS FOR WORKERS ARE TO BE SET OUT TO ENSURE DISTURBED AREAS ARE KEPT AT A MINIMUM.
3. SITE WORKS WILL NOT START UNTIL THE EROSION AND SEDIMENT CONTROL WORKS OUTLINED IN CLAUSES 2 TO 4 BELOW, ARE INSTALLED AND FUNCTIONAL.
4. THE INGRESS TO AND EGRESS FROM THE SITE WILL BE CONFINED TO ONE STABILISED POINT. SEDIMENT OR BARRIER FENCING WILL BE USED TO RESTRICT ALL VEHICULAR MOVEMENTS TO THAT POINT. STABILISATION WILL BE ACHIEVED BY EITHER:
   - CONSTRUCTING A SEALED (e.g. CONCRETE OR ASPHALT) DRIVEWAY TO THE STREET; OR
   - CONSTRUCTING A STABILISED SITE ACCESS, ACCORDING TO STANDARD DRAWING SD 6-14 OR OTHER SUITABLE TECHNIQUE APPROVED BY THE COUNCIL.
4. SEDIMENT (SD 6-8) AND BARRIER FENCES TO BE INSTALLED.
5. MESH AND GRAVEL "SAUSAGE" PROTECTION (SD 6-11) TO BE PROVIDED TO PROTECT GUTTER INLETS NEAR THE ALLOTMENT.
6. TOPSOIL TO BE STRIPPED AND STOCKPILED (SD 4-11) FOR LATER USE IN LANDSCAPING THE SITE.
7. ALL STOCKPILES TO BE PLACED IN THE LOCATION SHOWN ON THE ESCP AND AT LEAST 2 METRES CLEAR OF ALL AREAS OF POSSIBLE AREAS OF CONCENTRATED WATER FLOW, INCLUDING DRIVEWAYS.
8. LANDS TO THE REAR AND SIDES OF THE ALLOTMENT AND ON THE FOOTPATH WILL NOT BE DISTURBED DURING WORKS EXCEPT WHERE ESSENTIALS, e.g. DRAINAGE WORKS ACROSS THE FOOTPATH. WHERE WORKS ARE NECESSARY, THEY WILL BE UNDERTAKEN IN SUCH A WAY TO LEAVE THE LANDS IN A CONDITION OF HIGH EROSION HAZARDS FOR AS SHORT A PERIOD AS PRACTICABLE. THEY WILL BE REHABILITATED AS SOON AS POSSIBLE. STOCKPILES WILL NOT BE PLACED ON THESE LANDS AND THEY WILL NOT BE USED AS VEHICLE PARKING AREAS.
9. ALL PIPE TRENCHES TO BE BACKFILLED AS QUICKLY AS POSSIBLE. IF TRENCH IS TO REMAIN OPEN WHILE SITE IS UNATTENDED/AFTER THE END OF A SHIFT, CONTRACTOR IS TO ENSURE THAT THE TRENCH IS APPROPRIATELY COVERED TO NOT ALLOW THE INGRESS OF WATER.
10. APPROVED BINS FOR BUILDING WASTE, CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS AND LITTER WILL BE PROVIDED AND ARRANGEMENTS MADE FOR REGULAR COLLECTION AND DISPOSAL.
11. TOPSOIL WILL BE RE-SPREAD AND ALL DISTURBED AREAS TO BE REHABILITATED WITHIN 20 WORKING DAYS OF THE COMPLETION OF WORKS.
12. COUNCIL'S PERMISSION WILL BE SOUGHT IF ANY MATERIALS NEED TO BE PLACED ON FOOTPATHS OR NATURE STRIPS. SUCH MATERIALS WILL BE PLACED ON PLASTIC AND COVERED.

TABLE '3' - STORMWATER PIT SCHEDULE

PIT I.D.	PIT SIZE	PIT TYPE[1]	SURFACE R.L.	INVERT R.L.	DEPTH (m)
1	600 X 600	SIP	733.100	732.600	0.500
2	600 X 600	SIP	733.425	732.800	0.625
3	600 X 600	SIP	733.500	732.925	0.575
4	600 X 600	SIP	733.625	733.000	0.625
5	600 X 600	SIP	733.685	733.225	0.460

NOTE:
1. DCP = DISCHARGE CONTROL PIT, JP = JUNCTION PIT, KIP = KERB INLET PIT , SIP = SURFACE INLET PIT, SP = SURCHARGE PIT.
2. ALL PITS ARE TO BE FITTED WITH A FINE MESH IN-PIT FILTRATION BASKET SUCH AS '*ENVIROPOD 200*' OR AN APPROVED EQUIVALENT.

CAD File Name: N:\(B) Projects\19XXX\19051 65 Hoddle Street, Robertson\(E) Drawings\19051_DA02_Concept Stormwater Drainage Plan.dwg

ALL DESIGN MEASURES SHOWN ON THIS DRAWING HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY. ALL DESIGN MEASURES WILL BE SUBJECT TO DETAIL DESIGN AT THE CONSTRUCTION CERTIFICATE STAGE AND MAY BE SUBJECT TO VARIATION PROVIDED THAT THE DESIGN INTENT IS MAINTAINED.

DRAWING SHEET 02 OF 04

ISSUE	DESIGN	DRAWN	CHECKED	VERIFIED	DATE	AMENDMENTS/REVISION DETAILS
01	E.B.	E.B.	C.N.		11/12/19	ISSUED FOR CO-ORDINATION
02	E.B.	C.B.	C.N.		12/12/19	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL

SCALE: 0 1.5 3 4.5 6 7.5m — SCALE: 1:150 (A1 SHEET)

ISSUED FOR: D.A. APPROVAL

L.G.A. WINGECARRIBEE SHIRE

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PROJECT: 65 HODDLE STREET, ROBERTSON

DRAWING TITLE: CONCEPT STORMWATER DRAINAGE PLAN

PROJECT No.	SUB-PROJECT No.	DRAWING No.	ISSUE	SHEET SIZE
19051	01	DA02	02	A1

NOT FOR CONSTRUCTION

NorBE Assessment

Assessment Summary

General Information

Consultancy	**Novati Consulting Engineers**
Consultant	**tbennett@ncengineers.com.au**
Consultant reference number	**19051_NorBE01**
DA number	**-**
Assessing officer	**-**
Council	**Wingecarribee Shire**
Development class	**Retail/office – sewered**
Date of assessment	**12/10/2019 1:48:35 PM**

Lot	Section	Plan
1	13	758882

Assessment Summary

NorBE status	**Lodged**		
System outcome	**Satisfied**	User outcome	
SCA concurrence outcome			
Determination outcome	**Pending**	Determination date	

Pre-Assessment

Located within Sydney drinking water catchment?	**Yes**
Is development consistent with any existing SCA S88 instruments on title?	**N/A**
Crown perpetual leasehold land?	**No**
Water quality impact ?	**Yes**
Concentration of flow of water?	**Yes**
Flow of water impeded?	**No**
Discharge of pollutants?	**Yes**
Any other matter?	**No**
Documentation is complete?	**Yes**
Does Water Cycle Management Study meet SCA/Council requirements?	**Yes**
Description	**Proposed alterations and additions to existing building on site including changes to the post-office, addition of three (3) retail offices, cafe, kitchen, managers office, toilet facilities and motel rooms/units each with bathrooms. Addition of a new building for 6 motel rooms/units each with bathrooms on the western side of the site. Existing on-site car parking area to be amended to accommodate for additional spaces.**

Module 1

Development risks

Impervious area(m2)	**1385**
Construction area(m2)	**2019**
Adequate SSSQM certificate provided?	**Yes**

WaterNSW

NorBE Assessment

Assessment Summary

Area to be disturbed

Development site slope > 20%?	**No**
Development site within 1% AEP flood level flood prone land?	**No**
Other site constraints?	**No**
(if yes) Have appropriate management measures been proposed?	**-**

Required NorBE conditions of consent

Condition	Assigned At
The applicant is to submit, to the satisfaction of council, an Erosion and Sediment Control Plan in accordance with Chapter 2 of the NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004) manual – the 'Blue Book", outlining the controls that will be used to prevent sediment entering dams, drainage depressions and watercourses and/or street stormwater drainage systems.	12/9/2019 4:29:44 PM
The applicant is to implement the proposed management measures identified on the Small-Scale Stormwater Quality Model (SSSQM) certificate to prevent stormwater from having an adverse impact on water quality of nearby dams, drainage depressions and watercourses.	12/9/2019 4:29:44 PM

Assessment notes

No notes

WaterNSW

NorBE ASSESSMENT SUMMARY

s3qm

General Details

Project Name:	65 Hoddle Street, Robertson		
Project No.:	19051	Comments:	
Author:	cnovati@ncengineers.com.au		

Location Details

Site Address:	65 Hoddle Street, Robertson	Lot/DP No.:	1/13/758882
Council Area:	Water NSW	Dominant Soil Texture:	Clay
Rainfall Region:	SCA Zone8	Design Mode and WQOs:	Design/NorBE
Total Area (m2):	2019	No. Catchments:	1

Output Summary

	Existing	Developed
Catchment Characteristic:		
Imperviousness(%)	52.95%	72.36%
Water Usage:		
Storage Capacity (kL)	0.0 kL	20.0 kL
Demand (kL/yr)	117.55 kL/yr	35.5 kL/yr
Utilisation (%)	0.0%	100.0%
Efficiency (%)	NaN%	99.04%
Tank Spills	0.0 per Year	130.35 per Year
Catchment 1		
Urban	2019.0	2019.0
Agriculture	0.0	0.0
Forest	0.0	0.0
Treatment Train:		
		Trash Rack: Removal Rate=50.0
		Biofiltration: Surface Area=25.0, Ed Depth=0.1, F Depth=0.4

Treated Loads / Flows	Load	Train Effectiveness (%)	Load	Train Effectiveness (%)
Flow(ML)	1.7	0.0	1.9	4.5
TSS(kg/yr)	150.0	0.0	63.0	54.5
TP (kg/yr)	0.33	0.0	0.26	26.0
TN (kg/yr)	3.3	0.0	3.2	20.3
Gross Pollutants (kg/yr)	20.0	0.0	5.5	70.0
Note:				

SMALL SCALE STORMWATER QUALITY MODEL CERTIFICATE

S3QM DESIGN SUMMARY

A SUMMARY OF THE SITE CATCHMENT AREAS IS AS FOLLOWS:

TOTAL SITE AREA = 2019m²

EXISTING CASE

CATCHMENT 1:

- AREA = 2019 m²
- ROOF AREA = 569 m²
- ROAD AREA = 288 m²
- OTHER IMPERVIOUS AREA = 212 m²
- No. OF DWELLINGS = 1
- AVERAGE No. BEDROOMS = N/A
- LAND USE FOR EXTERNAL WATERING = N/A
- ROOF AREA TO RAINWATER TANK = N/A
- AVERAGE TANK VOLUME PER DWELLING = N/A
- TANK WATER USE = N/A
- TREAT ROOF RUNOFF = N/A
- TREAT TANK OVERFLOW = N/A
- TREAT DCIA + PERVIOUS AREA = N/A
- TREAT ROAD AREA = N/A
- RUNOFF BYPASSING TREATMENT = N/A

TREATMENT TRAIN FOR CATCHMENT 1: NONE

DEVELOPED CASE

CATCHMENT 1:

- AREA = 2019 m²
- ROOF AREA = 942 m²
- ROAD AREA = 570 m²
- OTHER IMPERVIOUS AREA = 80 m²
- NO. OF DWELLINGS = 2
- AVERAGE NO. BEDROOMS = 6
- LAND USE FOR EXTERNAL WATERING = INDUSTRIAL/COMMERCIAL
- ROOF AREA TO RAINWATER TANK = 85%
- AVERAGE TANK VOLUME PER DWELLING = 10 kL
- TANK WATER USE = TOILET
- TREAT ROOF RUNOFF = NO
- TREAT TANK OVERFLOW = NO
- TREAT DCIA + PERVIOUS AREA = YES
- TREAT ROAD AREA = YES
- RUNOFF BYPASSING TREATMENT = 30%

TREATMENT TRAIN FOR CATCHMENT 1:

- BIOFILTRATION AS FOLLOWS: SURFACE AREA = 30m²/ EXTENDED DETENTION DEPTH = 0.1m/ FILTER DEPTH = 0.4m
- ALL SURFACE INLET PIPES ARE TO BE FITTED WITH A FILTRATION BASKET/TRASH RACK.

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CAD File Name: N:\(B) Projects\19XXX\19051 65 Hoddle Street, Robertson\(E) Drawings\19051_DA03_NorBE Assessment and S3QM Certificate.dwg

ISSUE	DESIGN	DRAWN	CHECKED	VERIFIED	DATE	AMENDMENTS/REVISION DETAILS
01	C.N.	E.B.	C.N.		11/12/19	ISSUED FOR CO-ORDINATION
02	C.N.	C.B.	C.N.		12/12/19	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL

SCALE: N/A

ISSUED FOR: D.A. APPROVAL

L.G.A.: WINGECARRIBEE SHIRE

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PROJECT: 65 HODDLE STREET, ROBERTSON

DRAWING TITLE: NorBE ASSESSMENT AND S3QM CERTIFICATE

PROJECT No.	SUB-PROJECT No.	DRAWING No.	ISSUE	SHEET SIZE
19051	01	DA03	02	A1

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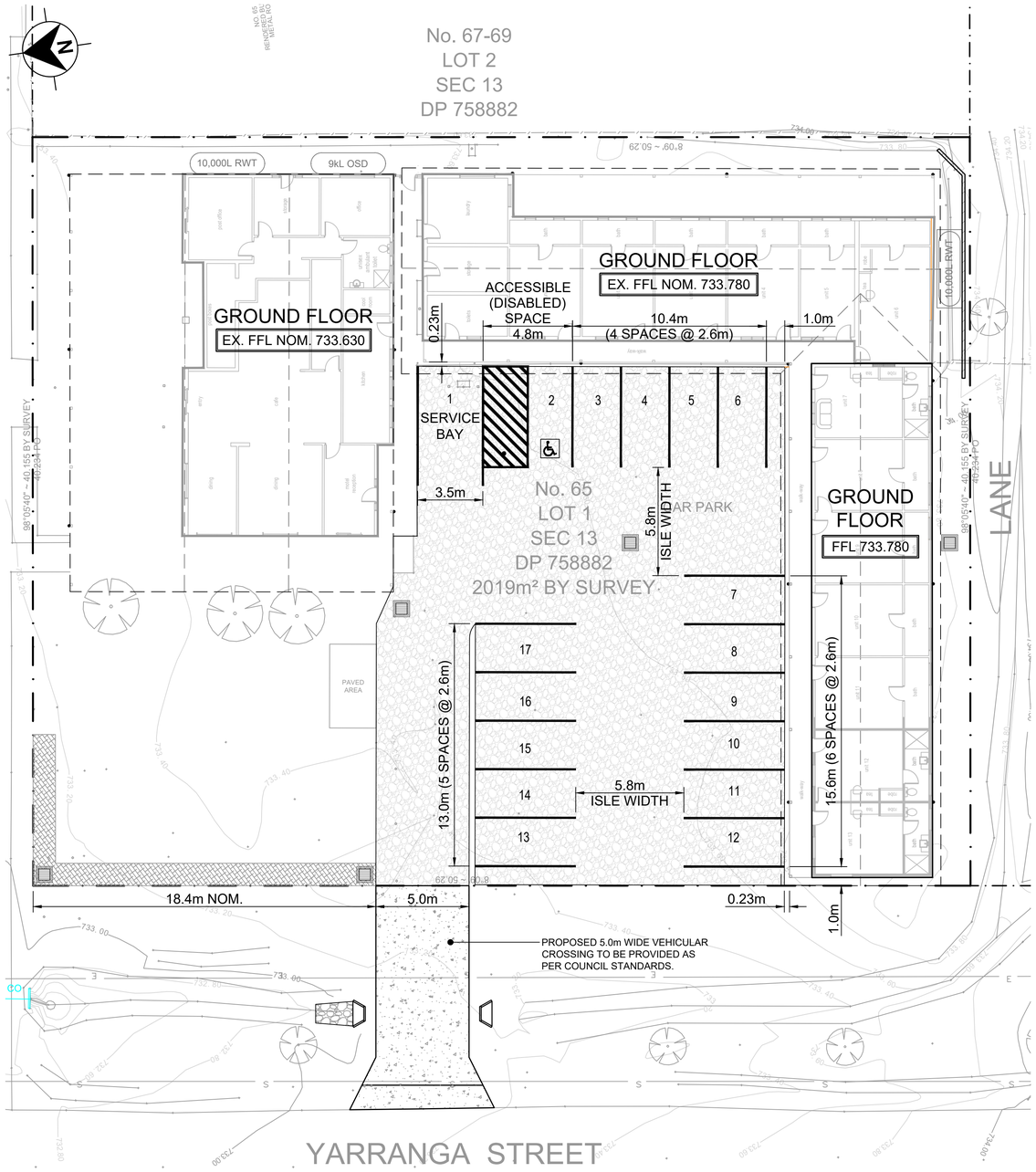
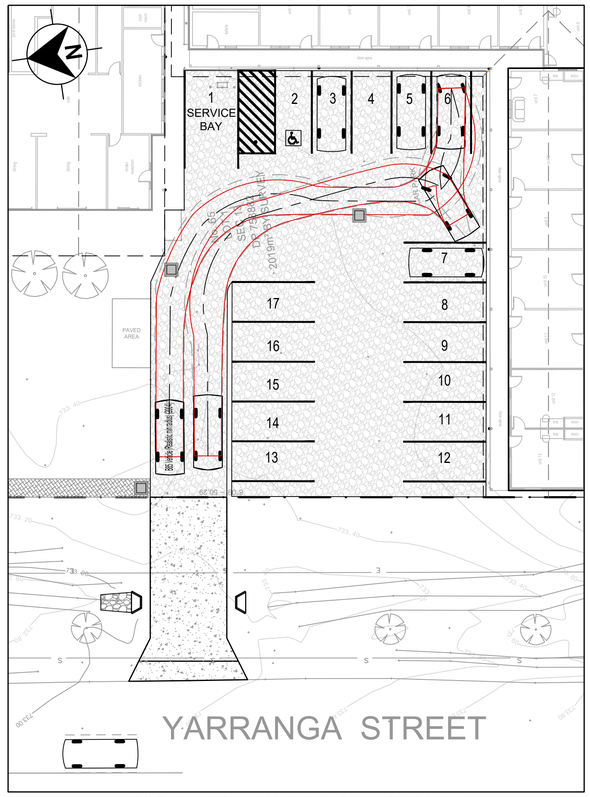


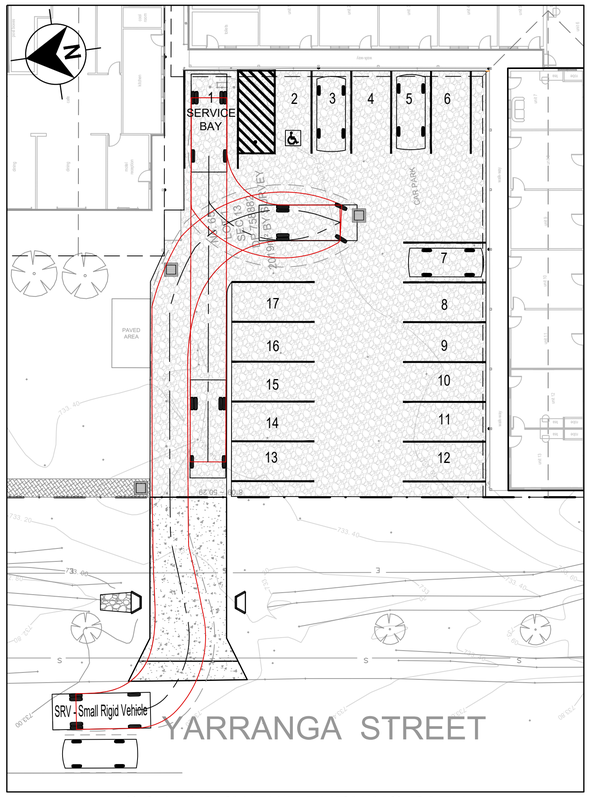
LEGEND

- EXTENT OF VEHICLE CHASIS
- EXTENT OF WHEEL PATH
- CENTERLINE VEHICLE ALIGNMENT PATH
- EXTENT OF PAVEMENT
- PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY



B85 ENTRY/EXIT TURNING PATH

SCALE 1:200



SRV ENTRY/EXIT TURNING PATH

SCALE 1:200

CARPARK DESIGN NOTES

1. CAR PARKING BAYS DESIGNED FOR USER CLASS '3' AS PER AUSTRALIAN STANDARD AS 2890.1:2004.
2. AS2890.2:2002 SMALL RIGID VEHICLE (SRV) TEMPLATE USED TO REPRESENT DELIVERY VEHICLE TURNING PATH TO THE SITE. ALLOWANCE FOR ONE (1) SPACE FOR LOADING/UNLOADING IS PROVIDED.

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CAD File Name: N:\(B) Projects\19XXX\19051 65 Hoddle Street, Robertson\(E) Drawings\19051_DA04_Vehicle Movement and Parking Plan.dwg

DRAWING SHEET 04 OF 04

ISSUE	DESIGN	DRAWN	CHECKED	VERIFIED	DATE	AMENDMENTS/REVISION DETAILS
01	E.B.	E.B.	C.N.		11/12/19	ISSUED FOR CO-ORDINATION
02	E.B.	C.B.	C.N.		12/12/19	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL

SCALE: 0 1.5 3 4.5 6 7.5m
SCALE: 1:150 (A1 SHEET)

ISSUED FOR: D.A. APPROVAL

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PROJECT: 65 HODDLE STREET, ROBERTSON

DRAWING TITLE: VEHICLE MOVEMENT AND PARKING PLAN

PROJECT No.	SUB-PROJECT No.	DRAWING No.	ISSUE	SHEET SIZE
19051	01	DA04	02	A1