



# On-site Stormwater Detention (OSD) Checklist

For Single Dwelling Residential Developments

This form is to be used to determine if OSD will be required for single residential developments and **MUST BE completed and included with the submission of any development application.** Please read both sides of this form carefully for its applications, guidelines and definitions.

For assistance and support, please contact Council's Customer Service Centre on (02) 9942 2111.

April 09

## Address of Proposed Development

Address  
of proposed development

Lot

DP (if applicable)

No.

Street

Suburb

### NOTES

Please read before  
filling out this form

1. Developments covered by this checklist, are single residential buildings and other works, which include extensions, driveways and other paved areas, the construction of garages and outbuildings, commercial, industrial, and multiple occupancy developments are to comply with Council's **OSD Technical Specification**.
2. Where the site area is less than 600m<sup>2</sup> a special exemption from OSD may be considered if the proposed impervious area does not exceed 260m<sup>2</sup>.
3. A reduction in the OSD volume required may be permitted. Refer to Council's "OSD Rainwater Re-use Policy for Single Residential Dwellings".
4. If OSD is required, then a design for OSD in accordance with Council's "OSD Technical Specifications" is to be provided with the development application.

## PART 1 Exemption for Direct Discharge to Ocean

Tick one only

Does the site of the development drain directly to the ocean without the need to pass through a drainage control structure such as a pipe, bridge, culvert, kerb and gutter or natural drainage system?

Yes

No

If yes, OSD is not required. If no, go to **Part 2**

## PART 2 Exemption for Flood Affected Areas

Tick one only

Is the site of the development located within an established 100 year floodplain?

Yes

No

If yes, OSD is not required. If no, go to **Part 3**

## PART 3 Indicate Type of Development

Tick one only to indicate type  
of development

Is this development for a **new dwelling**?

Yes  go to **Part 4**

Parts 4 and 5 on reverse side  
of form

Is this development for **alterations and additions**?

Yes  go to **Part 5**

## PART 4 Determination of OSD Requirements

### FOR A NEW BUILDING

#### 4.1 Guidelines

1. Where an existing structure is to be demolished to make way for a new dwelling, only the proposed impervious areas and remaining impervious areas are to be used in the calculations. No credit is given for existing impervious areas that are not retained.

#### 4.2 Calculations Fill out **either** Part 4 **or** Part 5

(a) Site area \_\_\_\_\_ m<sup>2</sup> × 0.35 = \_\_\_\_\_ m<sup>2</sup> + 50m<sup>2</sup> = \_\_\_\_\_ m<sup>2</sup>

(b) Proposed impervious area \_\_\_\_\_ m<sup>2</sup>

Please view  
below example

**OSD will not be required when (a) is greater than (b)**

Is OSD required for this development (tick one only) Yes  No

#### 4.3 Example

If the proposed combined impervious area is greater than 35% of the site area, then OSD is required.

**Example:** Site Area = 600m<sup>2</sup> Total proposed impervious area = 290m<sup>2</sup>

600 × 0.35 + 50 = 260m<sup>2</sup> (290 > 260) OSD Required

Fill out **either** Part 4 **or** Part 5

## PART 5 Determination of OSD Requirements

### FOR ALTERATIONS AND ADDITIONS

#### 5.1 Guidelines

1. If the impervious area of the extension is less than 50m<sup>2</sup>, then **OSD WILL NOT** be required, regardless of the existing impervious area of the site. This exemption only applies to the first approved extension.
2. If the impervious area of the extension is greater than 50m<sup>2</sup>, and the existing impervious area is greater than 35% of the site area, **OSD WILL** be required.
3. Any subsequent extension application will be assessed to determine if **OSD** is required. The applicant is to provide details of any previously approved extensions to assist with the determination.
4. If the combined impervious areas (existing and proposed) is less than 35% of the site plus 50m<sup>2</sup>, **OSD WILL NOT** be required.

#### 5.2 Calculations Fill out **either** Part 4 **or** Part 5

(a) Existing impervious area \_\_\_\_\_ m<sup>2</sup>

(b) Post development impervious area \_\_\_\_\_ m<sup>2</sup>

(c) Site area \_\_\_\_\_ m<sup>2</sup> × 0.35 = \_\_\_\_\_ m<sup>2</sup> + 50m<sup>2</sup> = \_\_\_\_\_ m<sup>2</sup>

Please view  
below example

**OSD will not be required when (b) minus (a) is less than 50m<sup>2</sup> or (b) is less than (c)**

Is OSD required for this development (tick one only) Yes  No

#### 5.3 Example

If the existing impervious area = 220m<sup>2</sup>, then part (a) from above = 220m<sup>2</sup>

If the post development impervious area = 310m<sup>2</sup>, then part (b) from above = 310 m<sup>2</sup>

If the site area is 720m<sup>2</sup>, then part (c) from above = 720m<sup>2</sup> × 0.35 + 50m<sup>2</sup> = 302m<sup>2</sup>

As (b) minus (a) = 90m<sup>2</sup> which is greater than 50m<sup>2</sup>, and (b) is greater than (c) (310m<sup>2</sup> > 302m<sup>2</sup>), then OSD will be required.

## DEFINITIONS

Designed to help you fill out  
this application

**Site area:** Where the site area exceeds 1200m<sup>2</sup> on-site stormwater detention will be required where the proposed impervious area exceeds 35%. If the impervious area does not exceed 35%, Council's development engineers will determine the requirement for the provision of OSD.

**Impervious areas:** This refers to driveways, pathways, paved areas, hardstand areas, roofed areas, garages and outbuildings.

**Proposed Impervious area:** This refers to all new driveways, pathways, paved areas, hardstand areas, roofed areas, garages and outbuildings. calculated in plan view.

**Remaining existing impervious area:** This refers to the existing impervious areas of the site, which will not be removed or demolished as part of the proposed works but will remain after the proposed works have been carried out. If a dwelling is to be altered internally or over the existing dwelling then the remaining impervious area shall be calculated as the total area of the dwelling.

**Post development impervious area:** This includes all of the impervious areas within the site, which are to remain after the development is completed, that is, the finished works, and includes all of the remaining existing and proposed impervious areas.