

APPENDIX 8 – OSD Checklist



Warringah Council

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 demolition and reconstruction, or construction of new single dwelling residential developments and **must be completed and included with the submission of any development application for these works**. 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.

Address of Proposed Development	
Address of proposed development	Lot 1 DP (if applicable) 955852
	No. 31 Street Charles Street
	Suburb Freshwater
PART 1 Exemption for properties that drain naturally away from the street	
Tick one only	Does the site fall naturally away from the street? Yes ☐ No ☒
	If yes, stormwater drainage must be in accordance with Council's Policy No. PDS-POL 136 'Stormwater Drainage from Low Level Properties'. If no, proceed to the next part.
PART 2 Is the site area less than 450m²	
Tick one only	Yes ☐ No ☒
	If yes, OSD is not required. If no, proceed to next part.
PART 3 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, proceed to the next part.

PART 4 Exemption for Flood Affected Areas	
Tick one only	Is the site of the development located within an established Flood Prone Land as referred to in the Warringah Local Environmental Plan? Refer to section 2.6 of Council's OSD Technical Specification. Yes ☐ No ☒ If yes, OSD is not required. If no, proceed to the next part.
PART 5 Determination of OSD Requirements	
3.1 Calculations	(a) Site area <u>613.02</u> m² x 0.40 = <u>245.208</u> m² (b) Proposed and remaining impervious area <u>359.72</u> m² OSD will not be required when (a) is greater than (b) Is OSD required for this development (tick one only) Yes ☒ No ☐ If yes, then a design in accordance with the Streamlined Method in Council's OSD Technical Specification is to be provided with the Development Application (refer to Clause 3.1.1) If no, OSD is not required.
Please view below examples	
3.2 Example	If the proposed combined impervious area is greater than 40% of the site area, then OSD is required. <i>Example 1:</i> Site Area = 600m² Total proposed & remaining impervious area = 290m² 600 x 0.4 = 240m² (290 > 240) OSD required <i>Example 2:</i> Site Area = 800m² Total proposed & remaining impervious area = 290m² 800 x 0.4 = 320m² (290 < 320) OSD is not required
DEFINITIONS	
Designed to help you fill out this application	Site area: This refers to the area of the land bounded by its existing or proposed boundaries. Impervious areas: This refers to driveways, pathways, paved areas, hardstand areas, roofed areas, garages and outbuildings that are proposed and to be retained. 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.
NOTES	
Please read before filling out this form	- Other works, ancillary buildings, commercial, industrial, subdivisions and multiple occupancy developments are to comply with Council's OSD Technical Specification. - A reduction in the OSD volume required may be permitted. Refer to Council's "OSD Rainwater Re-use Policy for Single Residential Dwellings". 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.