

Appendix 16 – On-site Detention Checklist

This checklist is to be used to determine the on-site stormwater disposal requirement for developments and must be completed and included with the submission of any development application for these works. Please read this form carefully for its notes, guidelines, definition and relevant policies.

For assistance and support, please contact Council's Development Engineering and Certification team on 1300 434 434.

Part 1 Location of the Property			
House Number		Legal Property Description	
Street		Lot	
Suburb		Section	
Postcode		DP	

Part 2 Site Details			
Northern Beaches Stormwater Regions (refer to Map 2 of Northern Beaches Council's Water Management for Development policy)		Total Site Area	
Pre-Development Impervious Area		Post-Development Impervious Area	
Is the site of the development located within an established Flood Prone Land as referred to Council's Local Environmental Plans? If yes, On-site stormwater Detention system (OSD) is not required and please proceed to part 5 of this checklist If no, please proceed to part 3 of this checklist.			Yes ☐ No ☐

Part 3: Northern Beaches Stormwater Regions (refer to Map 2 of Northern Beaches Council's Water Management for Development policy)
If the site of the development located within Region 1, please proceed to the part 4.1 of this checklist
If the site of the development located within Region 2, please proceed to the part 4.2 of this checklist
If the site of the development located within Region 3, please proceed to the part 4.3 of this checklist
If the site of the development located within Region 4, please refer to Council's Warriewood Valley Water Management Specification.

Part 4 Determination of OSD Requirements

Part 4.1 Northern Beaches Stormwater Region 1

Is the additional impervious area of the development more than 50 m² on a cumulative basis since February 1996?

Yes ☐ No ☐

If yes, OSD is required and please refer to section 9.3.1 of Council's Water Management for Development Policy

If no, OSD is not required and please proceed to the part 5 of this checklist

Part 4.2 Northern Beaches Stormwater Region 2

Part 4.2.1 Description of Work

Residential flat building, commercial, industrial, multiple occupancy development and subdivisions resulting in the creation of three lots or more, will require OSD in all case. Please provide a design in accordance with the section 9.3.2 of Council's Water Management for Development Policy.
Any single residential building development, please proceed to part 4.2.2 of this checklist.

Part 4.2.2 Exemption

Is the site area less than 450m²?

Yes ☐ No ☐

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

Yes ☐ No ☐

Is it an alternation and addition development to the existing dwellings?

Yes ☐ No ☐

If yes to any of the above questions, OSD is not required.
If no to all the above questions, proceed to part 4.2.3

Part 4.2.3 Determination of OSD Requirements

Calculation

a) Site area m² x 0.40 (40%) = m²
b) Post- development impervious area = 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, provide a design in accordance with the section 9.3.2 of Council's Water Management for Development Policy.

If no, OSD is not required and please proceed to part 5 of this checklist.

Part 4.3 Northern Beaches Stormwater Region 3	
Part 4.3.1 Stormwater Zone	
In the region, the method of stormwater control to be applied shall depend on the location of the site. Please refer to Map 3 of Northern Beaches Council's Water Management for Development policy.	
If the site of the development located within stormwater zone 1, please proceed to the part 4.3.2 of this checklist	
If the site of the development located within stormwater zone 2, please provide a design in accordance with the section 9.3.3.3 of Council's Water Management for Development Policy.	
If the site of the development located within stormwater zone 3, please provide a design in accordance with the section 9.3.3.4 of Council's Water Management for Development Policy.	
If the site of the development located within stormwater zone 4, please provide a design in accordance with the section 9.3.3.5 of Council's Water Management for Development Policy.	
Part 4.3.2 Determination of OSD requirements in Stormwater Zone 1	
Part 4.3.2.1 For A New Building	
1) Exemption	a) Is the site area less than 400? Yes ☐ No ☐ b) Is the post-development impervious area less than 190 m²? Yes ☐ No ☐ If yes to both questions, OSD is not required. If no to any of the above questions, please process to calculation
2) Calculation	a) Site area _____ m² x 0.35 = _____ m² + 50 = _____ m² b) Post- development impervious area _____ m² OSD will not be required when (b) is less than 250 m² and (a) is greater than (b) Is OSD required for this development? Yes ☐ No ☐ If yes, provide a design in accordance with the section 9.3.3.2 of Council's Water Management for Development Policy. If no, OSD is not required and please proceed to part 5.
Part 4.3.2.2 For Alterations and Additions	
If the current impervious area of the site is more than 60% of the site area, OSD will be required. Alternatively, please proceed to the next calculation section.	
1) Calculation	Is the post development impervious area increased by less than 50 m²? Yes ☐ No ☐ Is the post development impervious area less than 60% of the site area? Yes ☐ No ☐ If yes to both questions, OSD is not required. If no to any of the above questions, provide a design in accordance with section 9.3.3.2 of Council's Water Management for Development Policy

Part 5 Disposal of Stormwater

Does the site fall naturally towards the street? Yes ☐ No ☐

If yes, provide a design in accordance with section 5.1 of Council's Water Management for Development Policy.

If no, provide a design in accordance with section 5.5 of Council's Water Management for Development Policy.

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 area: This refers to driveways, parking spaces, pathways, paved areas, hardstand areas, roofed areas, garages and outbuildings.

Pre Development Impervious area: This refers all impervious areas of the site before the development.

Post Development Impervious areas: This refers all the impervious areas within the site after the development is completed.