

# City of Ryde

## On-Site Stormwater Detention (OSD) Checklist

This form is to be used to determine if OSD will be required for residential developments and must be completed and submitted with any Application. Please read the reverse side of this form carefully.

### Part A. Address and type of proposed development

Street No 17 Street Name Chapman Street Suburb Gladesville  
Lot 4 SP/DP DP 255718

Type of development (tick relevant box)

- |  |  |                                      |
|--|--|--------------------------------------|
| <input type="checkbox"/> Single Residential Building # | <input checked="" type="checkbox"/> Extensions | <input type="checkbox"/> Garage      |
| <input type="checkbox"/> Duplex Residential Building # | <input type="checkbox"/> Swimming Pool         | <input type="checkbox"/> Other ..... |

### Part B. Possible Exemption for discharge directly to Parramatta and Lane Cove Rivers

Is the site within the designated exclusion zone along the foreshore of the Parramatta or Lane Cove River?

- ☒ No ☐ Yes (Please check with Council)

If yes, OSD may not be required. If No, go to part C

### Part C. Possible Exemption for Inundation Affected Areas

Is the site of the development located totally within an established 100 year inundation path and the site also subject to inundation in lesser storm events? (tick one only)

- ☒ No ☐ Yes (Please check with Council)

If yes, OSD may not be required. If No, go to part D

### Part D. Possible Exemption for minimum allowable size of site impervious area

Refer to the back of this page for definitions and explanations.

(a) Site Area	568.5	m <sup>2</sup>
(b) Existing Impervious area to be removed (see note over, only applicable for small extensions)	100	m <sup>2</sup>
(c.) Existing impervious area to be retained	259.97	m <sup>2</sup>
(d) Proposed new impervious area:		
(d1) Roof area		m <sup>2</sup>
(d2) Driveways	52.22	m <sup>2</sup>
(d3) Other paved area	76.32	m <sup>2</sup>
(d4) Supplementary areas		m <sup>2</sup>
(e) Total proposed NEW impervious area (d1) + (d2) + (d3) + (d4) - (b) =	28.54	m <sup>2</sup>
(f) Total post development impervious area (c) + (d1) + (d2) + (d3) + (d4) =	388.51	m <sup>2</sup>
(g) Post development impervious area (f) x 100/(a) =	68.3	%

OSD may not be required if one or more of the following are satisfied,

- ☐ (g) is less than 35% of site area  
☒ (d) is less than 80 m<sup>2</sup> increase in site cover  
☐ (e) is less than or equal to (b)+ (c) i.e. the existing site cover.

However OSD will generally be required in cases where there is any increase in the site cover and the impervious area of a site is greater than 65% of the total site area

### Part E. Special consideration

Where the applicant believes that special consideration should be given for exemption from OSD, even though Parts A, B, C, or D are not satisfied, they may request exemption from OSD under Special Consideration. Consideration will only be given on reasonable grounds that demonstrate the site will not increase or overload the existing drainage system in accordance with Council's Stormwater Management Development Control Plan.

### Notes:

Developments which are generally covered by this form are extensions to single dwelling residential buildings and works which involve driveways and hardstand areas, or the construction of garages, outbuildings and swimming pools. New single occupancy, dual occupancy, commercial and multiple occupancy developments generally are not exempt from OSD. However concessions may be given for exemption where it can be proven that the receiving drainage system is not adversely affected.

# Generally these developments are not exempt from OSD requirements.

### Definitions

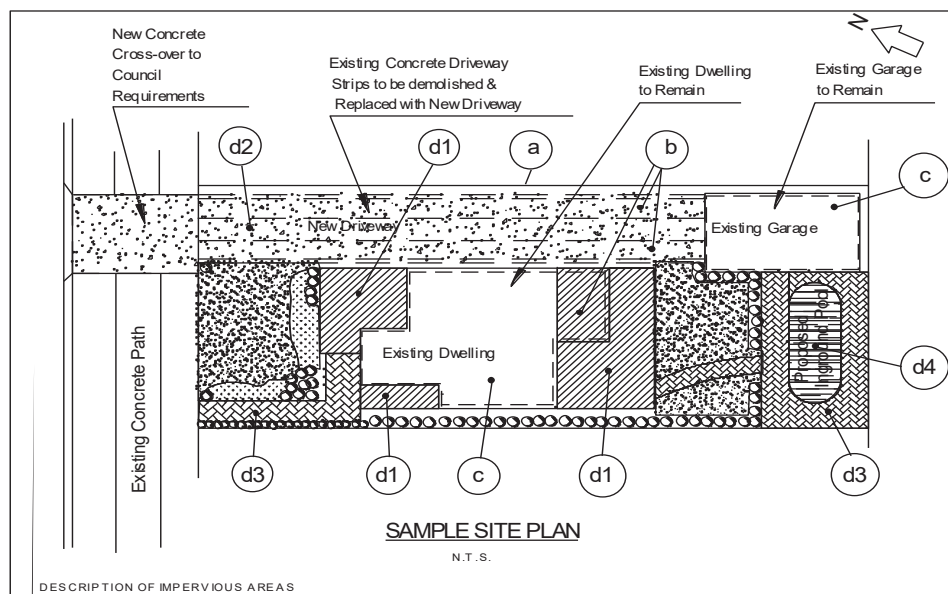
**Site Area:** This is the total area of the site for which the development is proposed. For residential developments, the total site area is taken to be the area shown on the Deposited Plan (DP). Where the site for the development is proposed is significantly large, that is, where the site area exceeds 1200m<sup>2</sup>, and where the proposed development on that site is only a small proportion of the overall site area (less than 35%), the site area to be considered shall be calculated as the footprint of the proposed development.

**Existing impervious area:** This refers to all of the impervious areas within the site of the development, prior to any proposed works. This includes, calculated in plan view, all of the existing roofed areas, paved surfaces, hardstand areas, garages swimming pools and outbuildings as indicated on the plan below.

**Existing impervious area to be removed:** Where a dwelling or other structure is totally demolished, the area removed is not included or allowed for in calculations for site cover. **This is only included for calculation purposes for small extensions.**

**Existing impervious areas to be retained:** 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 building is to be altered internally, that is, works involving only the removal /demolition of internal non-structural members/walls within the footprint of the building, then the retained impervious area shall be calculated as the total area of the building.

**Proposed impervious area:** This includes all new impervious areas created as part of the proposed development and includes, calculated in plan view, all proposed roofed, paved, garages, outbuildings, hardstand areas and supplementary areas ( e.g. in-ground swimming pools) etc. This does not include internal alterations as referred to in 'Existing impervious areas to be retained'. Internal alterations, as defined above, will not be considered as *proposed impervious area*



**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 *retained, existing and proposed impervious area*.