

Appendix 1 Engineering Specifications

1: On-Site Stormwater Detention (OSD) Checklist

For Dual Occupancy and Single Dwelling including Additions and Alterations

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

Part A. Address and type of proposed development

Lot... B DP... 391038

No... 134 Street... Moorefields Road

Suburb... Kingsgrove

Type of development (tick relevant boxes):

☐ Dual Occupancy

☐ Single Dwelling

☐ Extensions

☒ Garage, outbuildings and others (specify) Convert original garage to a studio with bathroom

Part B. Exemption for flood affected areas

Is the subject site located within an established 100 year floodplain and the site also floods in 20 and 50 year storm events (tick one only):

☐ Yes

☒ No

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

Part C. Exemption for minimum allowable size of site impervious area

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

(a) Site area = 501.4 (m²)

(b1) Total existing impervious area = 374.99 (m²)

(b2) Total remaining existing impervious area = 374.99 (m²)

(C) Proposed impervious area:

(C1) roofed areas = nil (m²)

(C2) paved areas = nil (m²)

(C3) supplementary areas = nil (m²)

(d) Total post-development impervious area (b2) + (C1 + C2 + C3) = 374.99 (m²)

(e) Total proposed impervious area (C1 + C2 + C3) x 100 / (a) = nil (%)

(f) Existing impervious area percentage (b1) x 100 / (a) = 74.79 (%)

(g) Post-development impervious area percentage (d) x 100 / (a) = 74.79 (%)

OSD will not be required if either of the following is satisfied:

☐ (g) is less than 70%

- ✓ (f) is greater than 70% and (e) is less than or equal to 5%

Notes:

Developments covered by this form are for dual occupancy, single dwelling including alterations and additions and works that involve driveways, garage, outbuildings and hardstand areas. Commercial and multiple occupancy developments are not exempt from OSD.

Definitions:

Site Area (a): This is the total area of the site for which the development is proposed for residential development, the total site area is taken to be the area as shown on the Deposited Plan (DP).

Existing impervious Area (b1): 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, outbuildings, etc.

Remaining existing impervious Area (b2): 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 remaining impervious areas shall be calculated as the total area of the building. Existing Dwelling

Proposed impervious Area (C): This includes all new impervious areas created as part of the proposed development, such as; all proposed roofed, paved, supplementary (i.e. In-ground swimming pools), garages, outbuildings and hardstand areas.

Post-development impervious Area (d): This includes **ALL** of the impervious areas within the site that are to remain after the development is completed, that is, the finished works and includes all of the remaining existing and proposed impervious areas.