



On Site Detention – OSD

Many council's in New South Wales are requiring new property owners to provide a system that will capture the rainwater that falls on their property, and release it at a slower rate than it would normally do.

The reason for this is to improve/reduce the flooding problems which occur in less fortunate areas downstream.

Some councils are now allowing a rebate in storage for Rainwater Tank storage you provide, which is also now required under a new legislation called 'Basix'.

Ask us how this may affect you, by requesting a site assessment through the website.

Common questions asked are:

What do they look like?

There are generally two types. Above ground and Below ground. The below ground is generally more costly to construct, and the above ground is generally "land hungry". An engineers advice is recommended to assess what are the best and possibly only alternatives available. Every site is different, and the most economical, aesthetic, and environmentally friendly solution is our aim.



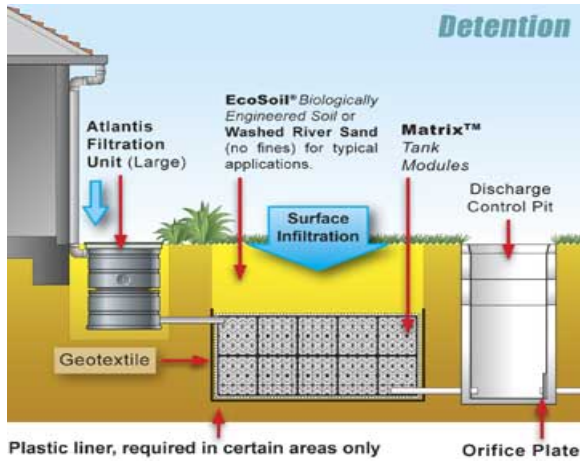
The picture above is an above ground system on a townhouse development



The picture above is an underground tank, before the concrete lid and access grates are constructed.

Below ground system are generally constructed from concrete. They are basically a concrete/brick box underground with access points from the ground surface for maintenance.

A new Alternative is for below ground tanks is a system using drainage cells such as **Atlantis** or **Versitanks**. Basically its a plastic cube system that can be shaped to suit your site conditions.



Typical installation scenario, with a photos of an installation underway.

Most councils allow this alternative, but some have not yet approved their use. Ask ISC if you can utilize this product.

What controls the flow?

A Discharge Control Pit or DCP is constructed to control the flow. Their size is dependant on their depth for maintenance, however, they are generally 600mm or 900mm square.



Typical Above Ground OSD System (Most Common).



Some councils required raised pit.

What controls the flow inside the DCP?

A metal plate bolted inside a pit with a small diameter hole, reduces the flow exiting the site and in turn backs up the water which stored either in a below or above ground storage facility.



What is an overland flow path? Rainwater runoff from other properties generally follow the valley lines in a catchment. The extent of flow is referred to as the overland flow path. With new developments the aim is to create a safe and formal passage for these flows around structures.



A photo of a minor overland flow path.

Inter-allotment runoff control. Sounds technical, but basically its a method by which rainfall is held back on your property, rather than allowed to run off your property uncontrolled.

Easements are created between private properties that cannot drain to a council stormwater system which could be a street kerb or street pit, to allow their runoff to be 'controlled' rather than uncontrolled. View our Low level Properties Page for more information.

Need further advice?

Want to make it Simple?

Don't hesitate to call our office for all the assistance you need.