



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 calling or emailing us your property address.

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 engineer's 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.



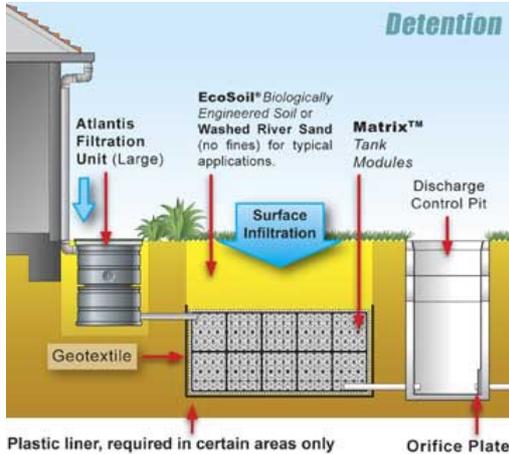
The picture above is an above ground system on a townhouse development.



The picture to the left is an underground tank, before the concrete lid and access grates are constructed. Their depths vary, based on your site conditions.

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 it's 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 new product.

What controls the flow?

A Discharge Control Pit 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 (Most Common).



Some councils require a raised pit.

Need further advice?

Want to make it Simple?

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

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