

## On-site stormwater detention

### 1. Overview

#### 1.1. At a glance

#### What

This policy explains when you must install an on-site stormwater detention (OSD) system and Sydney Water's basic requirements.

#### 1.2. Scope

#### Who

This policy applies to land owners and developers proposing to connect or develop a property that connects to a Sydney Water or City of Sydney Local Government Area (LGA) stormwater asset.

#### 1.3. Objective

#### Why

This policy aims to minimise flooding from stormwater run-off due to development. We do this by ensuring OSD systems meet the needs of the development site and the stormwater drainage system it connects to.

## 2. Policy in detail

This policy is supported by a customer guide that outlines all detailed requirements.

### 2.1. Which properties need an on-site stormwater detention system?

If you're connecting to or developing a property that connects to a Sydney Water or City of Sydney LGA stormwater asset, you may need to install an OSD system. Properties that must have a system include (but are not exclusive to):

- all commercial, industrial and special use (eg community, education, recreational) buildings or structures
- town houses, villas, home units or other strata subdivisions
- dual occupancy lots
- sealed sporting facilities (eg tennis, basketball courts).

### 2.2. Which properties don't need an on-site stormwater detention system?

You may be exempt from requiring an OSD system if:

- construction is only for a single residential dwelling
- the original total site area is less than 250 m<sup>2</sup>
- the development site is at the lower section of the catchment
- you are refurbishing an existing building and maintain the existing drainage system.

### 2.3. What are the requirements for an on-site stormwater detention system?

The OSD system must be site-specific and offset the stormwater run-off due to the development. It must take into account the:

- size and impact of development
- average rainfall intensities at the development location
- capacity of Sydney Water's stormwater assets (trunk drainage system)
- related flood risks from other nearby developments.

The OSD system must be able to:

- store the run-off caused by a storm event up to 100 year Average Recurrence Interval (ARI) for that site
- discharge the run-off at a controlled rate which downstream stormwater assets can handle.

## 2.4. Who is responsible for the on-site stormwater detention system?

### Who pays for the system?

Unless otherwise agreed, the owner or developer is responsible for all costs.

### Who maintains the system?

The property owner must maintain the system.

If you connect directly into Sydney Water owned drainage systems, you must be prepared to enter into a formal agreement with Sydney Water which explains your maintenance responsibilities.

## 3. Definitions

Term	Definition
Average Recurrence Interval (ARI)	The average or expected value of the periods between exceedances of a given rainfall total accumulated over a given duration. It is implicit in this definition that the periods between exceedances are generally random.