



Stormwater Quality Targets

1. Overview

1.1 At a glance

We have stormwater quality targets that your site must meet when discharging to our stormwater service or natural waterways.

1.2 Scope

Our policy applies to you when you connect to, or develop a property that connects to, our stormwater service or natural waterways.

1.3 Objective

Our policy helps us to minimise environmental impacts of urban stormwater run-off. It also helps you understand what devices or systems that improve stormwater quality to install when connecting or developing.

2. Policy in detail

2.1 When do stormwater quality targets apply?

Certain types of development that connect to our stormwater asset or natural waterway must meet our stormwater quality targets. These include (but are not exclusive to):

- residential developments, that are part of a greater subdivision resulting in more than two single, attached or semi-detached dwellings (for example, free-standing houses, duplexes, terraced houses)
- residential development for multi-dwellings or units that are under strata management (for example, townhouses, villas, apartments)
- commercial, industrial and special use (for example, community, education, recreational) buildings or structures
- state significant development or infrastructure.

You may be exempt from meeting these targets if:

- the original total site area is less than 250 m²
- you're refurbishing an existing building and maintaining the existing drainage system.

2.2 What are the Stormwater quality targets?

Stormwater run-off must be of appropriate quality before it enters our stormwater service or natural waterways. You must establish stormwater quality improvement device(s) or treatment trains for your site to meet the following minimum requirements:

Pollutant	Average annual pollution load reduction objective (%)
Gross pollutants (>5 mm)	90
Total suspended solids	85
Total phosphorus	60
Total nitrogen	45

* Pollutant removal design criteria was adopted by the Western Sydney Growth Centres stormwater guidance for precinct planning in DEC Nov 2006.

2.3 How can you achieve these targets?

You must design and construct stormwater quality improvement devices to achieve these targets for your development. We must approve your design before construction begins.

We may ask you to provide an eWater MUSIC model, demonstrating how your proposed stormwater quality improvement device or treatment trains will meet our stormwater quality targets.

2.4 Who's responsible for the stormwater quality improvement device(s)

Who pays for the system?

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

Who maintains the system?

You, as the property owner, maintain the stormwater quality improvement device or treatment train. If you connect directly into our owned drainage systems, you must be prepared to enter into a formal agreement with us explaining your maintenance responsibilities.

3. Definitions

Term	Definition
eWater Music model	An industry accepted model for urban stormwater improvement conceptualisation. These help urban stormwater professionals design strategies to tackle urban stormwater hydrology and pollution impacts.

3.1 References

Document type	Title
Compliance obligations	<ul style="list-style-type: none"> • Sydney Water Act 1994 – section 47 gives Sydney Water the power to acquire land. • Land Acquisition (Just Terms Compensation) Act 1991 – sets out Sydney Water’s obligation to acquire land designated for acquisition, and the process for owner-initiated acquisition in cases of hardship. • Environmental Planning and Assessment Act 1979 – provides for the designation of land for acquisition through environmental planning instruments and makes such acquisitions subject to the hardship provisions in the Land Acquisition (Just Terms Compensation) Act.
Policies and procedures	<ul style="list-style-type: none"> • Stormwater fencing policy • Building over or adjacent to our stormwater assets • On-site stormwater detention policy.
Other documents	<p>www.sydneywater.com.au/SW/water-the-environment/how-we-manage-sydney-s-water/stormwater-network</p> <p>www.sydneywater.com.au/SW/water-the-environment/how-we-manage-sydney-s-water/stormwater-network/stormwater-quality-targets</p> <p>Free small scale stormwater quality model tool: stormwater.flowmatters.com.au</p> <p>eWater Music model: ewater.org.au</p>