On-site stormwater detention policy

1. Overview

1.1 At a glance
Our policy explains when you must install an on-site stormwater detention (OSD) system and Sydney Water’s basic requirements.

1.2 Scope
Our policy applies to landowners 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
Our 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 ours 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 (e. 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 m²
- 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 consider:

- size and impact of development
- average rainfall intensities at the development location
- capacity of Sydney Water’s stormwater assets (trunk drainage system)
- flood risks related 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 and 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**

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<thead>
<tr>
<th>Term</th>
<th>Definition</th>
<th>Source</th>
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<tbody>
<tr>
<td>Average Recurrence Interval (ARI)</td>
<td>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.</td>
<td>Bureau of Meteorology</td>
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4. **References**

<table>
<thead>
<tr>
<th>Document type</th>
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<tr>
<td>Legislation</td>
<td><em>Sydney Water Act 1994</em> – section 47 gives Sydney Water the power to acquire land. <em>Land Acquisition (Just Terms Compensation) Act 1991</em> – sets out Sydney Water’s obligation to acquire land designated for acquisition, and the process for owner-initiated acquisition in cases of hardship. <em>Environmental Planning and Assessment Act 1979</em> – 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.</td>
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<td>Policies and procedures</td>
<td>On-site detention guide</td>
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