

Building bridges over our open stormwater channels

1. Overview

1.1 At a glance

Our policy explains when you can construct bridges over our open stormwater channels (assets).

For detailed requirements, refer to our [Building over Sydney Water's open stormwater channel](#) guide.

1.2 Scope

Our policy applies to all customers who want or need to build bridges over our open stormwater channels.

1.3 Objective

Our policy helps us to manage the potential risk of flooding that can be caused by bridges and ensure approved bridges don't affect the operation and maintenance of our open stormwater channels.

Building bridges can interfere with the performance of our open stormwater channels. We require clearance between bridges and open stormwater channels to help us to maintain and reconstruct the stormwater asset when required, in a safe and cost-effective manner.

1.4 Policy detail

If you're thinking about building a bridge over our open stormwater channel you must meet our requirements.

We'll consider your request to build over our stormwater assets if:

- it's the only feasible way to provide access to a property
- the open channel separates part of the property from available legal access
- you're prepared to enter into a formal agreement to ensure you maintain the bridge
- there's enough clearance under the bridge for maintenance
- the design of the bridge and approaches doesn't cause or worsen flood problems
- you, unless otherwise agreed in writing, take responsibility for all costs.

Refer to the [Building over Sydney Water's open stormwater channel](#) guide for our more detailed requirements.

2. Definitions

Term	Definition
Bridge	Any structure built to carry a road or path over a gap to provide access for cars or people.
Open stormwater channel	Any conduit, built or natural, in which stormwater flows with its surface uncovered.

3. References

Document type	Title
Legislation	• <i>Sydney Water Act 1994</i> – section 47 gives Sydney Water the power to acquire land. • <i>Land Acquisition (Just Terms Compensation) Act 1991</i> – sets out Sydney Water's obligation to acquire land designated for acquisition, and the process for owner-initiated acquisition in cases of hardship. • <i>Environmental Planning and Assessment Act 1979</i> – provides for the designation of land for acquisition through environmental planning instruments and makes such acquisitions subject to the hardship provisions in the <i>Land Acquisition (Just Terms Compensation) Act</i>.
Policies procedures	• <i>Building over or adjacent to our stormwater assets guideline</i> • <i>Stormwater fencing policy</i> • <i>Building over or adjacent to our stormwater assets</i> • <i>On-site stormwater detention policy</i>.