



# Onsite 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 our basic requirements for these systems.

### 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

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

### 2.1 Which properties require an onsite stormwater detention system?

If you're connecting to or developing a property that connects to either our or City of Sydney LGA stormwater assets, 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 (for example, community, education, recreational) buildings or structures
- town houses, villas, home units or other strata subdivisions
- dual occupancy lots
- sealed sporting facilities (for example, tennis, basketball courts).

### 2.2 Which properties don't need an onsite 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're refurbishing an existing building and maintain the existing drainage system.

### 2.3 What are the requirements for an onsite stormwater detention system?

The OSD system must be site-specific and off-set the stormwater run-off coming from the development. It must consider the:

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

The OSD system must be able to store the run-off caused by a storm event up to the 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's 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                                                                                                                                                                                                                 | Source                |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 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. | Bureau of Meteorology |

## 4. Context

### 4.1 References

| Document type           | Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compliance obligations  | <ul style="list-style-type: none"> <li>Sydney Water Act 1994 – section 47 gives Sydney Water the power to acquire land</li> <li>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</li> <li>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.</li> </ul> |
| Policies and procedures | On-site detention guide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |