



# Stormwater Fencing

## 1. Overview

### 1.1 At a glance

We may fence our stormwater channels to reduce safety risks to the public.

### 1.2 Scope

Our policy covers safety fencing, common boundary fencing and road and bridge fencing of our stormwater channels.

We may fence:

- along open stormwater channels
- around Stormwater Quality Improvement Devices (SQIDs)
- around Drainage Pumping Stations (DPS) around Trunk Drainage Land
- around headwalls under roadways and on bridges.

### 1.3 Objective

Our policy explains the minimum standards to be used when you, or we, are required to install or replace fencing around our stormwater network.

It also includes guidelines for:

- the type of fence to be used
- installation of fences
- access gates
- locks
- fences damaged by trees
- scouring along fence lines
- insurance claims relating to these matters.

## 2. Policy in detail

We provide fencing, and/or contribute to the cost of fencing, of stormwater structures under our control to reduce any possible safety risks to the public.

### 2.1.1 Common Boundary fences

We may contribute to the cost of fences that are along the boundary between private property and our stormwater asset or land. This contribution will be based on an appropriate, standard fence that is typical for the surrounding area. Our commitment will generally follow the Dividing Fences Act, noting that we are not legally bound by the provisions of this Act.

### 2.1.2 Safety fences on private properties

We'll contribute to half the costs of providing safety fencing within private property where the channel poses a safety risk to the occupants of the property.

### 2.1.3 Safety fences around our Stormwater Channels and Stormwater Quality Improvement Devices (SQIDS)

We'll provide safety fencing along our open concrete stormwater channels and across headwalls where these structures are accessible by the public. We won't provide fencing where the channel is covered and doesn't represent a safety risk to the public.

We may provide safety fencing around Stormwater Quality Improvement Devices (SQIDS) and other stormwater structures where they pose a safety risk. Where we've previously installed safety fencing, or such fencing has been transferred to us, we'll generally maintain the same standard of fencing.

Where the banks of our stormwater lands are not steep and access/exit is not difficult, we generally won't fence the area. This is typical of stormwater lands in the Rouse Hill development area. We also won't install fencing that may obstruct the flow of stormwater in high rainfall events.

### 2.1.4 Security Fencing

We may install security fencing around some of our stormwater assets, such as drainage pumping stations and open SQIDs, where required to more effectively manage safety and security issues.

Security or safety fencing around Sydney Water land containing a covered stormwater channel

Generally, we won't fence land around covered stormwater channels, unless there's an unacceptable safety risk. If the land is being used for unlawful purposes, such as illegal dumping of rubbish, then we may fence the site.

### 2.1.5 Safety Fencing on Pedestrian and Road Bridges

We'll maintain safety fences where we own the bridge, or the headwall and it poses a safety risk.

## 2.2 Road Barriers

Generally, road barriers are the responsibility of local councils. However, if there's a high risk of vehicle damage to our stormwater assets, we'll install road barriers to protect our assets. We're responsible for determining where road barriers are required to protect our assets.

## 2.3 Restrictions

### 2.3.1 The following restrictions apply to this policy;

- We won't contribute to building or replacing retaining walls, where the ground level has been changed since the construction of the stormwater channel and/or when you want to change the level of your land.
- All new retaining walls next to our channels must be approved by us according to our [Building bridges over our open stormwater channels policy](#).
- For common boundary fencing, core drilling of fence posts into channel coping is not allowed. No private gates can open onto our channel or land. We also won't replace a fence, or contribute to its repair, if it's been damaged by a tree that was on private property or public land.
- Raising the walls of our stormwater structure, or any alteration to a Sydney Water structure, requires our approval before work commences.
- We're not responsible for fences on bridges that are not owned by us, even where those bridges cross our stormwater assets. However, all bridges over a stormwater asset require our approval.
- If you experience damage to private fences due to floods, we recommend you seek compensation from your insurance company. If you don't have insurance or are not compensated by private insurer, you can claim through us directly. There's no guarantee that claims will be paid.
- We won't repair fences damaged by scouring, in private or public property, if the scouring has been caused by overland flow into the channel.
- Fencing may not be required in public spaces when there's a landscaped area along the edge of an open stormwater channel or when the banks are not steep. We'll assess the level of risk posed to the public in these areas when determining the need for fencing.

## 2.4 Guidelines

### 2.4.1 New and replacement fences in public areas around open Stormwater channels and SQIDS

- Stormwater channel fencing (inclusive of all components such as gates etc) should be a pool type fence. It must comply with *Australian Standards (AS 1926 – Fences and Gates for Private Swimming Pools)*. The height is to be a minimum of 1.2 m to a maximum of 1.8 m, based on safety hazards within each site.
- The fences must consist of a top and bottom square section and in between should consist of a tubular rail with solid, round or square section infill bars of suitable strength.
- All fencing components and fixings shall be of suitable corrosion resistant materials, for example, hot dipped galvanised.
- In sensitive community areas, such as landscaped parks, an electrostatically applied polyester powder coated paint finish (in accordance with *AS 1163 – Structural Steel Hollow Sections*) on the safety fencing may be used. This decision will be made in consultation with local government.
- Where an existing safety fence needs repair and does not meet the Australian Standard (AS 1926) it should only be repaired if the damage is minimal, for example, a hole in the fence. If the fence is damaged over a longer length, consider replacing the fence with a safety pool-type fence. This could depend on the type of surrounding fences, costs, safety concerns, etc.

### 2.4.2 Fencing around drainage pumping stations – Sydenham Pit and SQIDS

A minimum 1.8 m height security-type fence is required at these sites.

### 2.4.3 Common boundary fencing (adjoining Sydney Water land or open stormwater channels)

If your property shares the boundary of our land that has a stormwater asset, we'll install fencing if there's a safety concern. Standard common boundary contributions would apply.

We don't specify the type of common boundary fencing and will only contribute towards half the cost of a standard fence. That is, a hardwood paling or colour bond fence between 1.2 m and 1.8 m high, depending on what is typical for the surrounding area.

You'll need our consent before beginning any fencing work if we are to contribute towards the cost of replacing or repairing common boundary fencing or modifying the existing location of the fence.

### 2.4.4 Fences on pedestrian and road bridges or next to a roadway

Safety fencing for pedestrian and road bridges should comply with *Australian Standards (AS 5100.1-2004 – Bridge Design Part 1: Scope and general principles)*. The minimum height is to be 1.2 m.

### 2.4.5 Vehicle collision barriers on roads

Where barriers are used to prevent the risk of a vehicle crashing into our stormwater asset, they must comply with *Australian Standards (AS5100. 1-2004 – Bridge Design Part 1: Scope and general principles)*

The minimum heights should be as per standard.

### 2.4.6 Installation

All installation is to be done according to all relevant codes and regulations, including but not limited to *AS 1926 - Fences and Gates for Private Swimming Pools*, *AS 5100.1-2004 – Bridge Design*.

### 2.4.7 Access gates

New or replacement gates in public areas or on our land must comply with *AS 1926, Fences and Gates for Private Swimming Pools*, and be of a suitable corrosion resistant material. New gates are to be placed only at locations that are above step irons in open channels.

Gates are not permitted on common boundary fencing where the boundary is next to an open stormwater channel. Any gate installed without our knowledge or consent is at the adjoining owner's own risk. We may ask the adjoining owner to remove the gate or secure the opening to prevent unapproved entry onto our land. Where a stormwater channel traverses private property and access is required over channel, we may permit a gate to access an approved bridge over an open stormwater channel.

### 2.4.8 Locks

All our gates around open stormwater channels must be secured with a Standard Jackson Lock or approved master key padlock and chain where necessary.

### 2.4.9 Trees

We're responsible for managing trees on our land and will replace fences if damaged by those trees. If a tree on private property damages a common boundary fence, then you as the owner are responsible for repairing the fence.

### 2.4.10 Scouring

We'll repair our safety fencing if scouring destabilises the fence. We'll organise to restore and stabilise the land before fencing is repaired.

### 2.4.11 Insurance

It's your responsibility to contact your insurer and let us know about any damage to common boundary fencing caused by flooding, falling trees, etc.

## 3. Definitions

| Term                              | Definition                                                                                                                                                                                                                                    |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Act</b>                        | The <i>Sydney Water Act, 1994</i> and any regulations in force under it.                                                                                                                                                                      |
| <b>Channel</b>                    | Stormwater channel owned by Sydney Water                                                                                                                                                                                                      |
| <b>Open Stormwater Channel</b>    | Stormwater with no covering                                                                                                                                                                                                                   |
| <b>Covered Stormwater Channel</b> | Enclosed channel – not open                                                                                                                                                                                                                   |
| <b>Sydney Water Bridge</b>        | A bridge owned by us. Can be a road bridge or foot bridge                                                                                                                                                                                     |
| <b>Common Boundary Fence</b>      | Fence between private property and Sydney Water land or along the edge of an easement in Sydney's Water favour. The fence can also be between private property and drainage reserves or Council easements where there is a Sydney Water asset |
| <b>Trunk Drainage Land</b>        | Land set aside for drainage purposes                                                                                                                                                                                                          |
| <b>Security Fencing</b>           | Generally, a 1.8m chain wire fence with barbed wire, or another fencing designed specifically for increased site security. Determined to be required through a site safety and security Hazard Identification and Risk Assessment (HIDRA)     |
| <b>SQIDS</b>                      | Stormwater Quality Improvement Devices                                                                                                                                                                                                        |