

# Stormwater Drainage Manual



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## 1. Introduction

This manual set outs stormwater and flooding requirements relevant to private developments. It details what should be considered with regard to stormwater and flooding when making a Development Application and issues to consider in addressing conditions of consent for stormwater drainage work.

**Note: This document supersedes and replaces previous information provided in the [2006 City of Sydney Stormwater Drainage Connection Information \(PDF 46.2 KB\)](#) document.**

## 2. Policies and guidelines

The Stormwater Drainage Manual must be read in conjunction with:

- The City's policies (key documents listed below), specifications (refer below) and [planning controls](#);
- Development consent conditions for your project; and
- Advice given by City officers during the submission and approval process for your project.

Key policies and documents related to the stormwater drainage manual include:

- [Interim Floodplain Management Policy \(PDF 346 KB\)](#)
- [Public Domain Manual \(PDF 463.2 KB\)](#)
- [Sydney Streets Design Code](#) (refer to downloads section of the web page)
- [Sydney Streets Technical Specifications and Standard Drawings](#)
  - Design Specifications – refer to A4 Drainage Design (including attachments)
  - Construction Specifications – refer to B10 Stormwater Drainage.

## 3. Contact us

- If you have a question about stormwater drainage works, how to make a submission, or to request a pre-submission meeting, please refer to the [Public Domain Manual \(PDF 463.2 KB\)](#) or contact the City's Public Domain team on:
- **02 9246 7575**
- or email [publicdomain@cityofsydney.nsw.gov.au](mailto:publicdomain@cityofsydney.nsw.gov.au)

## 4. Flooding Assessments

[Sydney Local Environmental Plan 2012](#) (Sydney LEP 2012) requires the consent authority to be satisfied that all proposed development adequately protects the safety of property and life, and avoids adverse impacts on stormwater drainage, flood behaviour and the environment. This includes:

- that proposed development will not experience undue flood risk; and

- that existing development will not be adversely flood affected through increased damage or hazard as a result of any new development.

Specified flood planning controls apply to all land that is at or below the flood planning level. The requirements, set out in Sydney LEP 2012, must be met before development consent is granted.

Additional information on the requirements for flood planning is set out in the City's [Interim Floodplain Management Policy \(PDF 346 KB\)](#).

To satisfy the City that the development complies with these requirements you may need to undertake a flood study as part of your Development Application submission in addition to establishing flood planning levels for the development.

General information on floodplain management, including information on the various catchment areas within the City of Sydney, can be found on the City's website under [floodplain management](#).

## **5. Requirements for On-site detention (OSD)**

### **5.1 Sydney Water Requirements**

Requirements for OSD are determined by Sydney Water, but are generally summarised below:

Properties that must have a system include (but are not limited to):

- All commercial, industrial and special use (e.g. community, education, recreational) buildings or structures;
- Town houses, villas, home units or other strata subdivisions;
- Dual occupancy lots.

In the instance where OSD is not required by Sydney Water, OSD may still be required by the City where it is not feasible to connect or extend to the existing stormwater network. Refer to section 6.2 of this manual for details.

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 in the lower section of the catchment;
- You are refurbishing an existing building and maintain the existing drainage system.

Further information on the requirements for OSD is outlined in [Sydney Water's On-Site Detention Policy \(PDF 212 KB\)](#).

## 5.2 Legal Requirements

A positive covenant must be registered on the title of the land for all drainage systems involving OSD to ensure maintenance of the approved OSD system, regardless of the method of connection.

Should a direct connection to existing City-owned drainage infrastructure be required, the owner must enter into a deed of agreement (Stormwater Deed) with the City, which is to be registered on title through a positive covenant. To begin this process please complete the Stormwater Drainage connection approval application form - [Stormwater Drainage Connection Approval Application \(PDF 39 KB\)](#).

The following information will be required for the positive covenant and/or Stormwater Deed:

- Owner of Property;
- ABN / ACN;
- Address;
- Contact details;
- Phone No;
- Email;
- Site Address;
- DA Number.

## 6. Stormwater Drainage Plans and Details

The proposed stormwater disposal and drainage from the development should be considered as a part of your Development Application. This should include details of:

- All stormwater connections associated with the development;
- Details of On-site detention requirements (refer to section 5 of this manual);
- Details of new infrastructure associated with the development.

### 6.1 Connection Information

The feasibility of connection options will ultimately be determined by the City's Public Domain team. Any works in the public domain are subject to approval and subsequent road opening permit requirements. These works may also be subject to defects liability periods, submission of works completion documents (e.g. works-as-executed plans, certifications, warranties and/or CCTV footage) and infrastructure handover.

Information on private connections, for both kerb and underground connections, is detailed in the City's A4 Drainage Design code as part of the [Sydney Streets Technical Specifications and Standard Drawings](#). This document is to be read in conjunction with all other chapters of the Technical Specifications.

Any connection to City of Sydney infrastructure will require a deed of agreement. Refer to Section 5.1 of this manual for details.

## 6.2 Kerb Connections

The City may consider kerb connections on a site specific basis. This would generally relate to works that consist of gravity discharge of stormwater via downpipes to the kerb.

The City may also consider kerb connections for developments involving OSD systems where it can be demonstrated that it is not feasible to connect or extend to the existing stormwater network, subject to the following:

- The maximum permissible site discharge will be limited to 25l/s for storms up to and including the 20yr ARI;
- Dry-weather flow is not permitted through kerb outlets and these discharge systems are subject to timed pumping between the hours of midnight and 4am, subject to approval;
- Flow to kerb connections is to be discharged as gravity flow only.

In the instance where OSD is not required by Sydney Water, OSD may still be required by the City where it is not feasible to connect or extend to the existing stormwater network. This is to ensure that the maximum permissible site discharge, to a kerb connection, is not exceeded.

## 6.3 Application requirements

You can download an [Application for Approval of Stormwater Drainage Connections \(PDF 39 KB\)](#) or collect a hard copy of the form from the City's One Stop Shop or Neighbourhood Service Centres.

A **fee for each drainage connection** will apply, in accordance with the City's adopted schedule of [fees and charges](#) and as detailed on the application form.

## 7. Stormwater Quality

All development sites should consider water quality improvements as a part of their development application.

The City's requirements for meeting stormwater quality targets are set out in the General Provisions of the [Sydney Development Control Plan 2012](#), Section 3.