

Stormwater quality targets

1. Overview

1.1. At a glance

What

This policy details the stormwater quality targets your site must meet when discharging stormwater to Sydney Water owned stormwater assets or natural waterways.

1.2. Scope

Who

This policy applies to anyone proposing to connect or develop a property that connects to Sydney Water owned stormwater assets or natural waterways.

1.3. Objective

Why

We must protect the health of our waterways by minimising the environmental impacts of urban stormwater runoff. We do this by ensuring that acceptable stormwater quality improvement devices or systems are installed as part of the proposed development.

2. Policy in detail

2.1. When do the stormwater quality targets apply?

Certain types of development that connect to a Sydney Water stormwater asset or natural waterway must meet our stormwater quality targets. These include (but are not exclusive to):

- residential developments, that are part of a greater subdivision resulting more than two single, attached or semi-detached dwellings (e.g. free-standing houses, duplexes, terraced houses)
- residential development for multi-dwellings or units that are under strata management (e.g. townhouses, villas, apartments)
- commercial, industrial and special use (e.g. community, education, recreational) buildings or structures
- state significant development or infrastructure

You may be exempt from meeting these targets if:

- the original total site area is less than 250 m²
- you are refurbishing an existing building and maintaining the existing drainage system.

2.2. What are the stormwater quality targets?

Stormwater runoff must be of appropriate quality before it enters our stormwater assets or natural waterways. You must establish stormwater quality improvement device(s) or treatment trains for your site to meet the following minimum requirements:

Pollutant	Average annual pollutant load reduction objective (%) ¹
Gross pollutants (>5 mm)	90
Total suspended solids	85
Total phosphorus	60
Total nitrogen	45

2.3. How can you achieve these stormwater quality targets?

You must design and construct stormwater quality improvement devices to achieve these targets for your development. We must approve your design before construction begins.

We may ask you to provide an eWater MUSIC model, demonstrating how your proposed stormwater quality improvement device or treatment trains will meet our stormwater quality targets.

¹ Pollutant removal design criteria adopted from *Western Sydney Growth Centres – Stormwater Guidance for Precinct Planning* (Prepared by DEC Nov 2006).

2.4. Who is responsible for the stormwater quality improvement device(s)?

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 stormwater quality improvement device or treatment train.

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
eWater MUSIC model	An industry accepted model for urban stormwater improvement conceptualisation. These help urban stormwater professionals design strategies to tackle urban stormwater hydrology and pollution impacts.
