

Building over or adjacent to Sydney Water stormwater assets

1. Overview

What

1.1. At a glance

This policy explains our requirements for building structures other than bridges near Sydney Water stormwater assets.

If you want to build a bridge over a Sydney Water open stormwater channel, you must refer to the *Building bridges over Sydney Water open stormwater channels* [policy](#) and [customer guide](#).

Who

1.2. Scope

This policy applies to owners and developers of land who want to build over or adjacent to a Sydney Water stormwater asset.

Why

1.3. Objective

Building over or too close to stormwater assets interferes with our ability to maintain and reconstruct these assets. Sydney Water requires clearances between stormwater assets and other structures to inspect, maintain and reconstruct the stormwater asset when required.

This policy:

- ensures we provide ongoing local drainage and broader flood mitigation services to our customers
- enables urban development by providing timely information, advice and responses to enquiries and applications
- manages risks associated with building over and adjacent to stormwater assets
- protects the interests of customers by ensuring that proposals do not:
 - increase flood risk
 - have adverse flood impacts
 - increase costs to maintain and replace stormwater assets.

2. Policy in detail

If there is a Sydney Water stormwater asset located within your property or within ten metres of your property, you need Sydney Water approval to build over or adjacent to it.

We will consider a proposal to build a structure **over** a stormwater asset where there is an existing building located over the asset and building over the asset is the only feasible solution to enable reasonable development of the property.

Your proposal must meet requirements outlined in the [Building Over or Adjacent to Sydney Water Stormwater Assets Guidelines](#).

We will approve a proposal to construct a building **adjacent to** a stormwater asset where the proposal meets requirements outlined in the [Building Over or Adjacent to Sydney Water Stormwater Assets Guidelines](#).

Unless otherwise agreed, the development proponent is responsible for all costs.

2.1. Building over

Customers proposing to locate a building over a stormwater asset must firstly explore options to deviate the stormwater asset around the proposed building. We may require deviation or reconstruction of the asset in circumstances where:

- the remaining life of the asset is less than the expected life of the proposed building.
- the proposed building will intersect the asset.
- the type of asset is not suitable for building over.

Sydney Water must approve building plans before work may commence. Plans must certify:

- structural independence between the building and the stormwater asset.
- the building is clear of the stormwater asset in accordance with Sydney Water's requirements.

2.2. Building adjacent

Sydney Water must approve building plans before work may commence. Plans must certify:

- structural independence between the building and the stormwater asset.
- the building is clear of the stormwater asset in accordance with Sydney Water's requirements.
- the building is outside any easement in favour of, or land owned by, Sydney Water.

Please see the [Building Over or Adjacent to Sydney Water Stormwater Assets Guidelines](#) for detailed requirements.

3. Definitions

Term	Definition
Development	Carrying out of building in, on, over or under land, or the making of any material change to any buildings on the land.
Development of land	Altering land in any number of ways such as: <ul style="list-style-type: none"><li data-bbox="507 450 1402 517">• changing land from a natural / semi-natural state for a purpose such as housing<li data-bbox="507 524 1402 591">• subdividing real estate into lots, typically for the purpose of building homes<li data-bbox="507 598 1402 665">• consolidating lots, typically for the purpose of higher density development<li data-bbox="507 672 1402 739">• developing property or changing its use, for example by converting an unused factory into mixed use residential and commercial.