

Building bridges over Sydney Water's open stormwater channels

1. Overview

What

1.1. At a glance

This policy deals with proposals to build bridges over Sydney Water's open stormwater channels.

The policy explains the circumstances where Sydney Water may approve developers or landowners constructing bridges over our stormwater channels.

A proposal to build any other structure over or adjacent to stormwater assets must instead refer to the 'Building over or adjacent to Sydney Water stormwater assets' policy and customer guide.

Who

1.2. Scope

This policy applies to land owners and developers proposing to build a bridge over any of Sydney Water's open stormwater channels.

Why

1.3. Objective

This policy:

- manages the potential risk of flooding that can be caused by bridges
- ensures that approved bridges don't affect our operation and maintenance of open stormwater channels.

2. Policy in detail

You need our approval to build a bridge over any of our stormwater channels. We will consider a proposal if:

- it is the only feasible way to provide access to a property
- the open channel separates part of the property from available legal access
- the owner or developer is prepared to enter into a formal agreement to ensure they maintain the bridge
- there’s enough clearance under the bridge for maintenance
- the design of the bridge and approaches doesn’t cause or worsen flood problems.

Unless we agree otherwise, the owner or developer must pay all costs associated with meeting our requirements.

This policy is supported by a [customer guide](#) that sets out Sydney Water’s detailed requirements for building the bridge.

3. Definitions

Term	Definition
Bridge	Any structure built to carry a road or path over a gap to provide access for cars or people
Open stormwater channel	Any conduit, built or natural, in which stormwater flows with its surface uncovered