Complying with your WSUD asset management requirements – development constructed prior to July 2020

This fact sheet provides advice to private property owners on how to comply with requirements for managing WSUD assets installed on their property. It applies to development constructed prior to July 2020.

Overview

WSUD assets are installed as part of land development to meet requirements in Part J (Water Sensitive Urban Design and Integrated Water Cycle Management) of the Blacktown Development Control Plan (BDCP) 2015. Assets can include biofilters, filter cartridges, gross pollutant traps, on-site stormwater detention systems, and rainwater tanks.

The purposes of these assets are to:

● protect and enhance our natural waterways including the plants and animals that live in them
● minimise the use of drinking (potable) water for activities that create wastewater, e.g. toilet flushing
● minimise erosion of our waterways by reducing and slowing the flow of stormwater
● mitigate the impact development has on water quality and quantity
● integrate water cycle management measures into the landscape and water sensitive urban design to maximise amenity
● minimise the potential impacts of development and other associated activities on the aesthetic, recreational and ecological values of receiving waters
● prevent flooding and other issues on your property and those surrounding you.
Water Sensitive Urban Design (WSUD) Fact sheet

What are my WSUD asset management requirements?

The requirements for the management of WSUD assets on property owners are imposed through 3 documents associated with your property’s development:

- Maintenance schedule
- Notice of determination of development consent
- Positive covenant and restrictions.

The Maintenance schedule outlines the inspection and maintenance activities for WSUD assets including their timing, frequencies and triggers.

The Notice of determination of development consent outlines the conditions that your property needed to meet to obtain development consent from Council.

The Positive covenant and restrictions outline what you must and must not do to ensure your WSUD assets function in a safe and efficient manner.

The most common requirements from these documents are summarised below, however, you should refer to the specific documentation for your property to identify your WSUD asset management requirements.

Maintenance contract

For most properties with WSUD assets, the property owner must enter a maintenance contract with a reputable and experienced contractor. The contract must be in accordance with the maintenance schedule and a copy forwarded to our WSUD Compliance Officers at wsud@blacktown.nsw.gov.au

This requirement may be found as a condition of consent in the Notice of determination of development consent for your property or the subdivision that your property was constructed on.

Inspections and maintenance

Inspections and maintenance ensure assets function in a safe and efficient manner, and they must be carried out in line with the Maintenance schedule and our WSUD inspection and maintenance guidelines.

Inspections involve the physical assessment of WSUD assets including the condition of their functional components, defects and damages, and maintenance requirements.

Maintenance involves cleaning, repairing, and replacing the functional components of assets if and as required.

Inspections and maintenance activities are at the sole expense of the property owner. Requirements for inspections and maintenance may be found in the Positive covenant for your property or the subdivision that your property was constructed on.

REFERENCE SHEET – On-site stormwater detention (OSD)

<table>
<thead>
<tr>
<th>Functional category</th>
<th>Poor Condition</th>
<th>Reclaimed Condition</th>
<th>Good Condition</th>
<th>Excellent Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Inlet</td>
<td>No blockage</td>
<td>Partial blockage of inlet causing some bypass of flows or reduced volumes.</td>
<td>Blockage of inlet causing significant bypass or obstruction of flows.</td>
<td>Major damage, blockage of inlet causing significant bypass or obstruction of flows.</td>
</tr>
<tr>
<td>2. Storage tank</td>
<td>No blockage</td>
<td>No blockage</td>
<td>No blockage</td>
<td>No blockage</td>
</tr>
<tr>
<td>3. Outlet (discharge control pit)</td>
<td>No blockage</td>
<td>No blockage</td>
<td>No blockage</td>
<td>No blockage</td>
</tr>
<tr>
<td>4. Overflow</td>
<td>No blockage</td>
<td>No blockage</td>
<td>No blockage</td>
<td>No blockage</td>
</tr>
</tbody>
</table>

OSD Inspection and maintenance sheets from the WSUD inspection and maintenance guidelines

Gross Pollutant Trap clean at Lookout Circuit, Stanhope Gardens

Blacktown City Council

Sheet 1 of 1
Water Sensitive Urban Design (WSUD)  
Fact sheet

Reporting
For most properties with WSUD assets, reports for each inspection and maintenance activities must be:

● completed using the inspection and maintenance sheets in our WSUD inspection and maintenance guidelines

● submitted to us after each activity or on or before the 1st of September each year, including all cleaning reports and tipping dockets to demonstrate that any materials removed were disposed of in an approved manner.

Requirements for reporting may be found in the Positive covenant for your property or the subdivision that your property was constructed on. Reports should be submitted to our WSUD Compliance Officers at wsud@blacktown.nsw.gov.au

How do I ensure my WSUD asset management requirements are met?
Meeting your WSUD asset management requirements starts with knowing what they are. To do this, refer to the following documentation for your property or the subdivision that your property was constructed on:

● Maintenance Schedule

● Notice of determination of development consent

● Positive covenant and restrictions.

For properties with WSUD assets, ensuring that management requirements are being met involves:

● entering a maintenance contract with a reputable and experienced contractor and forwarding a copy of the signed contract to our WSUD Compliance Officers at wsud@blacktown.nsw.gov.au

● ensuring inspections and maintenance are undertaken by the contractor in line with the Maintenance schedule and our WSUD inspection and maintenance guidelines

● submitting reports for each inspection and maintenance activity to our WSUD Compliance Officers at wsud@blacktown.nsw.gov.au after each activity on or before the 1st of September each year

What happens if I don’t meet my WSUD asset management requirements?
Council operates a compliance program that monitors properties with WSUD assets to ensure they are complying with management requirements.

If your property is found to be non-compliant, a WSUD Compliance Officer will contact you with advice on how to make your property compliant. This may involve organising and undertaking inspections and maintenance on WSUD assets and submitting reports to us.

If the advice is not followed, we may choose to undertake an inspection and organise maintenance works where required. The costs of inspections and maintenance will be charged to you at a cost recovery rate.

Who can I contact for assistance?
You can contact our WSUD Compliance Officers for assistance in identifying your property’s WSUD asset management requirements and how you can meet them.

Please contact the WSUD Compliance Officers on 9839 6000 or at wsud@blacktown.nsw.gov.au

For more information, please see our WSUD inspection and maintenance guidelines, available for download at www.blacktown.nsw.gov.au/WSUD-maintenance-resources