



On Exhibition

PUBLIC NOTIFICATION

Review of Council's Local Policies 2025 - Tree Preservation Order, Tree Policy and Onsite Detention Policy

At the Ordinary Meeting of Council held 22 July 2025 it was resolved that the draft Tree Preservation Order, Tree Policy and Onsite Detention Policy be placed on public exhibition for 42 days. Council is required to notify the public and provide the opportunity for submissions regarding these documents.

The draft Tree Preservation Order, Tree Policy and Onsite Detention Policy may be viewed at the Council Chambers, 1 Benerembah Street Griffith, the Griffith City Library and on Council's website.

Anyone wishing to make comment on the draft Tree Preservation Order, Tree Policy and Onsite Detention Policy can do so in writing addressed to the General Manager, Griffith City Council, PO Box 485, GRIFFITH NSW 2680 or email admin@griffith.nsw.gov.au.

Submissions received will be included in a report to be presented to an Ordinary Meeting of Council. As such, copies of all submissions (including the writer's name and address) will form part of Council's Business Paper and be available to the public. Should you wish to have your contact details withheld it is recommended that you request this in your submission.

Comments or submissions will be received up to **4.00 pm, 3 September 2025**.

CLAUSE **CL04**

TITLE **Review of Council's Local Policies 2025 - Tree Preservation Order, Tree Policy and Onsite Detention Policy**

FROM **Leanne Austin, Governance Manager**

TRIM REF **25/75836**

SUMMARY

In accordance with Section 165(4) of the *Local Government Act 1993* local policies will be automatically revoked at the expiration of 12 months after the election of the current Council.

Council has recently adopted a number of local policies with the exception of the following:

- Tree Preservation Order PG-CP-401
- Tree Policy PG-CP-402
- Onsite Detention Policy CS-CP-404.

The above revised draft local policies are now presented to Council for comment and endorsement, after which they require to be placed on public exhibition for a period of 28 days with submissions being received up until 42 days after the date of advertisement (in accordance with Section 160 of the *Local Government Act 1993*).

Following public exhibition the above draft local policies together with any submissions received will be reported back to Council.

RECOMMENDATION

- (a) Council endorse the draft Tree Preservation Order, Tree Policy and Onsite Detention Policy as per Attachments (a), (b) and (c) of the report.**
- (b) The draft Tree Preservation Order, Tree Policy and Onsite Detention Policy be placed on public exhibition for a period of 28 days allowing 42 days for submissions to be received from the date of advertising.**
- (c) Following the public exhibition period, a further report be presented to Council to adopt the draft Tree Preservation Order, Tree Policy and Onsite Detention Policy or to consider submissions received.**

REPORT

Section 165(4) of the *Local Government Act 1993* states that “*local policies will be automatically revoked at the expiration of 12 months after the declaration of the poll for the election of a new Council.*” Local policies that have not been adopted within the review period will be automatically revoked on 2 October 2025.

The majority of Council's local policies were reviewed, placed on exhibition and will be presented to Council for final adoption.

The draft Tree Preservation Order and Tree Policy were revised by the Roads, Parks and Pathways Enhancement Committee at its meeting held 26 June 2025. The Committee has

recommended that these two policies be adopted. They are now being presented to Council for comment and endorsement, after which they will be placed on public exhibition for a period of 28 days with submissions being received up until 42 days after the date of advertisement (in accordance with Section 160 of the *Local Government Act 1993*).

Following public exhibition, the draft local policies together with any submissions received will be reported back to Council.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Any other resolution of Council.

POLICY IMPLICATIONS

Council policies provide the framework from within which Council staff work and make decisions. Section 165(4) of the *Local Government Act 1993* states that local policies will be automatically revoked at the expiration of 12 months after the declaration of the poll for that election.

FINANCIAL IMPLICATIONS AND RISK

Minor Low Risk: Low financial loss <\$10,000

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

This report is in accordance with the Local Government Act 1993. If Council does not adopt the abovementioned local policies before 2 October 2025, the policies will be revoked.

Moderate Low Risk: Minor policy or regulatory breach resolved through amended practices.

ENVIRONMENTAL IMPLICATIONS AND RISK

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

The community would expect Council to review its policies on a regular basis to ensure they reflect current practices and adherence to governing legislation.

Moderate Low Risk: Minor adverse public/staff reaction and/or negative publicity. Resolved with Manager or Director Comment. No impact on staff morale.

SERVICE DELIVERY IMPLICATIONS AND RISK

Moderate Low Risk: Short term interruption of services or operations. Limited impact to staff and service standards. Short term contractor performance affected.

WHS / HR IMPLICATIONS AND RISK

Minor Low Risk: No injuries/Nil impact to service delivery.

LINK TO STRATEGIC PLAN

This item links to Council's Strategic Plan item 3.1 Undertake Council activities within a clear framework of risk management, strategic planning, policies, procedures and service standards to enhance accountability, resilience and informed decision making.

CONSULTATION

Senior Management Team
Roads, Parks & Pathways Enhancement Committee
Councillor Workshop

ATTACHMENTS

- (a) (PG-CP-401) Tree Preservation Order (under separate cover)
- (b) (PG-CP-402) Tree Policy (under separate cover)
- (c) (CS-CP-404) Onsite Detention Policy (under separate cover)



Tree Preservation Order PG-CP-401 (LOCAL POLICY)

1 Policy History

Revision No.	Council Meeting Date	Minute No.	Adoption Date
1	13 Aug 1996	499	13 Aug 1996
2	14 Jan 2003	25	14 Jan 2003
3	11 May 2010	0142	11 May 2010
4	13 Aug 2013	0255	13 Aug 2013
5	22 Aug 2017	17/205	22 Aug 2017
6	23 Aug 2022	22/209	23 Aug 2022
7	TBA	TBA	TBA

2 Policy Objective

This policy allows for the removal of unsafe or unsuitable trees on public and non-rural land while encouraging replacement vegetation to ensure the tree canopy maintains visual amenity, special landscape characteristics, unique vegetation qualities, and the economic, social and ecological values within the Griffith LGA. For example, native vegetation supports the views and aspects that are important to our tourism industry and minimizes the risk of destabilisation of land, due to inappropriate tree removal.

The objectives of this policy are:

- The protection and conservation of treesTo protect and enhance trees and vegetation in non-rural area including street trees, park trees (including bushland) and trees on private property as an important community and tourism asset;
- The conservation of the natural heritageTo facilitate the removal or pruning of undesirable exotics, environmental weeds, noxious weeds, dangerous trees and any other inappropriate plantings e.g. that are causing damage to buildings or other infrastructure;
- The promotion of a shady and comfortable living environmentTo facilitate the removal or pruning of vegetation for maintenance of existing infrastructure; and
- The provision of environmental corridors for native fauna and floraTo minimise impacts to vegetation with high environmental value eg threatened ecological communities, threatened species and their habitats



3 Policy Statement

The following statements require an understanding of the definitions listed in section 4

3.1 ~~What actions~~Actions that require Council approval?

~~The ringbarking, cutting down, lopping, topping, removing, injuring, poisoning or wilful destruction of any tree or trees within urban areas, including villages.~~

Council approval is required for any tree work including, cutting down, lopping, topping, removal, of any tree or trees within urban areas, including villages.

Trees must not be ringbarked, injured, poisoned or wilfully destroyed within urban areas including villages.

3.2 ~~What is meant by 'tree'?~~

~~A 'tree' means a perennial plant more than one three metres in height, having a permanent woody self-supporting main stem or trunk. For the purposes of this plan those trees requiring approval will have attained:~~

- ~~• height of 3.5-3.0m, or~~
 - ~~• canopy diameter of 1 m3.0m, or~~
 - ~~• trunk diameter of 200-400mm at the ground.~~
- ~~As per the definition of a tree~~

3.3 ~~What is meant by lopping?~~

~~Reducing the height or branch spread of the tree by more than 10%.~~

3.4 ~~What is excluded in this order?~~Exclusions from this order

- Removal or pruning of any fruit tree or pruning of any tree for regeneration. For example pollarding . Not all species of trees are suitable for pollarding and professional advice from a qualified arborist ought to be obtained
- Any tree which is dying or dead or which has become dangerous to human life or could cause significant property loss.
- Biosecurity Authorisation under the Biosecurity Act 2015

3.5 ~~If the tree/vegetation is a bushfire hazard can I remove it?~~ Tree removal for bushfire hazard reduction

~~You are able to remove/interfere with a tree or vegetation on land when:~~ Prior to the removal of a tree for bushfire hazard reduction



- (a) ~~(a) it is located within a recognised asset protection zone or fire trail and is a bushfire hazard, and Rural fires authorisation must be obtained under the Rural Fires Act 1997 e.g. in accordance with the NSW Rural Fires Act 1997, and~~
- (b) The tree must be located within a recognised asset protection zone or fire trail and is a bushfire hazard, and
- (c) ~~you have Council has been~~ advised ~~the council~~ in writing at least 14 days prior to ~~your the~~ action to remove/interfere with the tree(s)/vegetation and ~~council had previously advised you that~~

~~(i) the tree/vegetation was located within a asset protection zone or fire trail, and~~

~~(ii) the tree/vegetation was of a type that was likely to present a fire hazard~~

~~OR~~

~~(c) such action would protect human life, buildings or other property from imminent danger from a bushfire burning in the vicinity.~~

3.6 Approval

Approval is obtained by completing the Tree Preservation Order (PG-FO-401) form at Council's Customer Service Centre, 1 Benerambah Street, Griffith. You should make sure that you include a diagram showing where the tree you want to remove or lop is located and list reasons for the lopping/removal. This will assist the inspector in deciding whether to approve the request.

3.7 Development Applications

Approval to remove trees as defined by this policy is granted whereby a Development Application has been approved, and the tree in question is located directly within the footprint of the proposed building development. Other trees may also be removed where they have been indicated on the approved plans and not otherwise conditioned to be retained on the Notice of Determination.

3.8 Trees on Public Land

If you have issues with trees on public land phone Griffith City Council's Customer Service on 1300 176 077.

3.9 Trees on Neighbours Property

Council has no power to order the owner of a tree to remove or prune a tree on their property apart from under the provisions of the Biosecurity Act 2015.

When a tree is growing on a boundary, ownership is determined by which side of the boundary the centre of the trunk originated, or which side of the boundary, the majority of the trunk's diameter exists (at ground level).



If you have issues with trees on your neighbour's property, contact the Community Justice Centre (www.cjc.nsw.gov.au) on 1800 990 777 or via email cjc-info@agd.nsw.gov.au.

If all mediation attempts between neighbours fail, contact NSW Land and Environment Court (www.lawlink.nsw.gov.au/lec) on 02 9113 8200.

4 Definitions

Tree

A 'tree' is a perennial plant more than three metres in height, having a permanent woody self-supporting main stem or trunk. For the purposes of this plan those trees requiring approval will have attained:

- height of 3.0m, or
- canopy diameter of 3.0m, or
- trunk diameter of 400mm at the ground.

Lopping

Lopping is the action of removing branches and limbs, resulting in the reduction of height or branch spread of a tree by more than 10%. Lopping is different to pollarding.

Pollarding

Pollarding is a pruning technique where the upper branches of a tree are removed, typically to a specific height, to encourage dense, new growth. It's a way to control a tree's size and shape, often used in urban areas to manage tree size near power lines or buildings. Not all species of trees are suitable for pollarding and professional advice from a qualified arborist ought to be obtained.

~~None~~

5 Exceptions

~~None~~The removal or pruning of trees by Council on Council owned/managed land authorised by Griffith City Council and provided that an assessment of the tree work is carried out in accordance with this policy or in accordance with a plan of management for the land.

The removal of vegetation by Council in accordance with Council's Tree Policy shall be recorded in Council's Tree register.



6 Legislation

[State Environmental Planning Policy \(Biodiversity and Conservation\) 2021](#)
[State Environmental Planning Policy \(Vegetation in Non-Rural Areas\) 2017](#)
[Section 629 of the Local Government Act 1993](#)
[Environmental Planning and Assessment Act 1979](#)
[Biodiversity Conservation Act 2016](#)
[Local Land Services 2013](#)

None

7 Related Documents

None

8 Directorate

Sustainable Development



Tree Policy PG-CP- 402 (LOCAL POLICY)

1 Policy History

Revision No.	Council Meeting Date	Minute No.	Adoption Date
1	9 Oct 2007	0357	9 Oct 2007
2	9 Sep 2008	0363	9 Sep 2008
3	11 May 2010	0142	11 May 2010
4	13 Aug 2013	0255	13 Aug 2013
5	22 Aug 2017	17/205	22 Aug 2017
6	23 Aug 2022	22/209	23 Aug 2022
7			

2 Policy Objective

2.1 Tree Policy Aims

Introduction

This policy (document) is designed to help residents, property owners, authorities, Council officers, contractors, developers and those working with Council to understand the City's requirements for tree management.

The Policy Aims

1. The aim of the tree policy is to improve the quality of streetscapes, parklands and private land in urban areas within the Council area:
 - (a) Establishing and maintaining maximum tree canopy cover within the City including an optimal level of age and species diversity.
 - (b) Promoting efficient and cost-effective management of the urban trees.
 - (c) Integration of tree management with corporate goals and other policy objectives.
 - (d) Maintaining trees in a healthy condition through appropriate and recognised current practices.
 - (e) Providing criteria for the selection of trees and parklands that provides a more cohesive approach throughout the City.
 - (f) Selecting, situating, and maintaining trees appropriately to maximise their benefit and minimise hazards, nuisance, infrastructure and hard surface damage and maintenance costs.
 - (g) Providing a framework to ensure retention of trees where appropriate through the development process.
 - (h) Residents are to be aware that, when planting trees and shrubs, some areas within the Griffith LGACouncil have a high salt table.



- (i) Soil erosion should also be taken into consideration at all times and steps taken to overcome it.
- (j) Providing a framework to ensure space for the planting of trees (especially large trees) within the suburban development process.
- (k) Defining a framework and criteria for the listing and management of significant trees.
- (l) Informing and educating the community in regard to public tree management.
- (m) Maintaining an up-to-date computerised tree management system for street trees and trees in public open space.
- (n) Provides a mechanism which places a monetary value on Council's street trees.

3 Policy Statement

3.1 Tree Establishment and Protection for Private Development Sites

The City **considers** trees and vegetation important elements of the physical environment and understands the range of benefits they provide the community.

A fundamental aspect to the successful establishment of the new trees and preservation and management of existing urban trees is the provision of sufficient space to allow trees to grow and develop without conflicting with surrounding infrastructure with private development sites. This includes the protection of established trees from damage when changes to their surrounding environment occur.

Private developers will be **required** to protect large healthy trees through the development process and to set aside landscaped areas for new tree planting.

- (a) Landscaped envelopes that provide sufficient space to facilitate successful tree planting and establishment and will form an integral component of maintaining a treed city. The requirement for landscaped envelopes will encourage developers and residents to provide adequate space and undertake tree planting on private sites.
- (b) To assist with the preservation of established elements of Griffith's urban trees, protection of trees suitable for retention within development sites and those trees adjacent to development sites identified as potentially being impacted by such development will require protection. Property owners therefore will be required to protect identified trees.
- (c) Council will develop and maintain a set of tree protection guidelines (and Development Assessment conditions) to assist with preservation of trees on or adjacent to development sites (refer to "*Tree Preservation Policy*"). The retention of trees identified for preservation will be facilitated by the requirement to establish a Tree Protection Zone (TPZ) during development works. Tree protection zones establish a buffer zone around established trees sufficient for successful tree retention.



- (d) Preparation of a *Tree Management Plan* (TMP) will be required for development applications where retained trees within the site or adjacent the site will potentially be impacted by the development. The development site Tree Management Plan will be required to demonstrate adequate tree protection measures for individual or groups of trees to be retained.

3.2 The Value of Trees

Trees are highly valued in the City of Griffith and there is overwhelming support for the provision of treed landscapes. Trees are important to the liveability and identity of the city and provide a fundamental contribution to the amenity of our streets and parks. Trees are considered valuable as they:

- (a) Soften the built environment and lessen the visual dominance of buildings, creating a more pleasing environment for pedestrians and motorists.
- (b) Provide aesthetic benefits creating seasonal interpretation, providing texture, form, colour and scents which bring our streets to life. Trees can attract fauna and provide wildlife corridors through our villages.
- (c) Add economic value to properties and increase the desirability of a neighbourhood. They increase the attractiveness of commercial areas and can moderate the otherwise stark appearance of industrial areas.

Council places the following monetary values on trees to protect the new and existing trees that are on Council's streets and road verges:

- \$7000 for large established tree over six metres,
 - \$5000 for trees between four and six metres and
 - \$3000 for smaller trees
- (d) Council may progress legal action under the provisions of the Environmental Planning & Assessment Act 1979, against parties who remove trees without approval.

Good tree management is based on an understanding of the dynamic nature of the resource, balancing aesthetic and safety requirements, public attitude and perception and Council's commitment to engaging and working with the community.

All trees have a finite lifespan eventually requiring removal and replacement where appropriate. As trees age they require increasing management to maintain them in a safe and attractive condition. Therefore in order to sustain the landscape, maintain safety and meet public expectations, a well managed and coordinated approach is necessary when trees are planted and established, maintained and removed and refer to *Best Practice Manual – Tree and Tree Root Management*



3.3 Tree Assessment

Upon receipt of a request to remove a tree, an authorised, **qualified** Council officer or approved person shall assess the tree for its condition, suitability and significance.

Assessment of condition shall be based on:

- Health
- Structure
- Form
- Useful life expectancy
- Safety
- Damage caused

Assessment of suitability will be based on:

- Compatibility with surrounding streetscape or landscape
- Compliance with any existing streetscape policy or management plan
- Potential to cause damage
- Suitability of species to growing space and conditions

Criteria which **will not** be considered as justifying action:

- dropping of leaves, twigs or other litter,
- overshadowing of property,
- obscures, or otherwise detracts from advertising signage.

A tree will be considered significant if it:

- Has a major impact on the streetscape or landscape
- Has outstanding visual appeal
- Is very large (more than 15 m high or 10 m wide)
- Is very old (more than 40 years)
- Is one of locally rare species
- Provides a habitat for native fauna
- Has historical associations
- Is a remnant specimen

Note: Refer to Best Practice Manual – Trees and Tree Root Management by Statewide and Australian Standard [AS4343-AS4373](#) – 2007: Pruning of Amenity Trees.

3.4 Tree Planting

Replacement of trees is an essential component of the management of Council's tree assets.

The planting of trees on nature strips is an activity which is generally well received by residents and one for which Council receives much praise and very little criticism.



Management issues associated with street tree planting are prioritising of planting sites, planting locations, species selection and post planting maintenance.

3.4.1 Tree Planting – General

Griffith encourages community ownership and pride in public spaces and promotes tree planting as a means of achieving this aim.

To ensure a high level of consistency in tree quality and to assist with tree management:

- (a) Consistent street tree themes are implemented to prioritise community based street tree plans.
- (b) Rationalise inappropriate plantings – remove trees and shrubs that are adhoc or contribute to a perception of an unsafe place.
- (c) All tree planting undertaken on public managed land throughout the City are to comply with the Council requirements contained in this document and other relevant documents (refer to Best Practice Manual - 'Trees and Tree Root Management' by Statewide).
- (d) Tree planting proposed for developments and new subdivisions are to generally comply with the City of Griffith recommended species list and the City of Griffith tree retention, planting and establishment specifications (refer to Best Practice Manual – 'Trees and Tree Root Management' by Statewide).
- (e) Where appropriate, Council will provide advice to community members wishing to plant trees on private land to complement the landscape character of the City.

3.4.2 Tree Planting by Property Owners and Residents on Council Land

- (a) Residents must first seek and obtain permission from Council before planting trees and shrubs within the nature strip, other sites within the road reserve, within a Council managed park or any other public open space.
- (b) Residents can request Council to undertake tree planting within their street or road reserve. Council officers will advise the appropriateness and priority for tree planting and designate suitable tree species based on any relevant site master plan or existing street tree theme.
- (c) Council may be obliged to remove unauthorised plantings in nature strips or other sites within the road reserve, within a Council managed park or any other public open space.



- (d) No compensation will be available to persons for the removal of trees or shrubs planted on Council land without consent.
- (e) Where unauthorised vegetation is required to be removed, Council will generally provide notification to allow residents to remove the vegetation themselves. If a request to remove vegetation is not actioned within four weeks, Council staff or contractors will remove the planted material without further notification.

3.5 Planting Location

Selection of an appropriate planting site is a crucial factor in determining the long term viability and cost effectiveness of a street tree. A poorly positioned tree has the potential to diminish the visual appeal of a streetscape, cause structural damage, become hazardous or require excessive spending on maintenance and pruning.

Planting sites should be chosen to comply with existing landscape character of the street and the preferences of adjacent residents, while allowing for the functional limitations imposed by the street environment.

3.6 Species Selection

Street Tree Species selection shall take into account and be based on the following:

- Existing streetscape character.
- Environmental conditions.
- Growing space and conditions.
- Traffic conditions.
- Scale of the street.
- Existing themes.
- Proximity of underground services.

3.6.1 Utilities and Services

Street Trees shall not be planted:

- Within 1 metre of a storm water drain pipe
- Within 1 metre of a /sewer
- Within 1 metre of a residential water supply main including a water service or future connection to water mains.
- ~~Within 2 metres of a fire hydrant or drainage pit.~~
- Within 1 metre of a Utility Provider's inspection pit.
- Within 1 metre of underground electricity cables.
- Within 1 metre of a gas main
- ~~Within 2 metres of a fire hydrant or drainage pit.~~
- Within 3 metres of an electricity pole (except for species which at maturity, have a canopy spread of less than 4 metres and a potential height of no more than 4 metres).



• ~~Gas Mains within 1m.~~

3.7 Traffic Safety

- (a) Trees shall not be planted within 10 metres of an intersection or pedestrian crossing.
- (b) Shrubs over 600mm in height shall not be planted within 10 metres of an intersection or pedestrian crossing.
- (c) Only trees with a clean trunk to 2 metres shall be planted at least 10 metres from an intersection or pedestrian crossing.
- (d) Only trees with a clean trunk to 2 metres or shrubs lower than 600 mm shall be planted within 5 metres of a vehicle crossover.

3.8 Planting in Parks

Tree planting in parks shall be in accordance with park management plans. Where no management plan exists and there is community pressure for tree planting in a particular park, the park shall be assessed by the Parks and Gardens Manager and prioritised according to:

- Existing tree cover
- Level of community interest
- Level of park usage

Where planting is deemed to be warranted and no management plan exists, species selection shall be made by Parks and Gardens Manager based on:

- Existing landscape character
- Environmental conditions
- Submissions by residents
- Effect on local fauna Fire Safety

3.9 Trees Planted by Residents

Planting of trees by residents should only be undertaken with the cooperation of Council officers as part of a community planting scheme.

Unauthorised planting of street trees by residents shall be discouraged but recently planted trees shall be allowed to remain provided they are:

- Of a suitable species which is compatible with the surrounding streetscape,
- Good quality specimens.
- In a suitable location.
- Planted to Council standards.
- Species non-threatening to underground services.



Where a tree does not meet these conditions, the Council may remove the tree or arrange for its appropriate pruning in accordance with Clause 3.4.1(c).

3.10 Tree Pruning Goals

Council trees shall be pruned to:

- Maintain public safety through the removal of structurally unsound limbs.
- Maintain tree health through the removal of dead or diseased material.
- Maintain prescribed clearances from services and traffic thoroughfares.
- Maintain tree form through the removal of misshapen limbs.
- Minimise future work requirements through the removal of potential problems at an early stage.

3.11 Standard

Tree pruning shall be in accordance with Australian Standard *AS4373 - 2007: Pruning of Amenity Trees* for Tree Pruning

3.11.1 Tree Pruning

Griffith City Council will maintain appropriate tree management standards. Any operation that is known to be detrimental to long-term tree health would not be appropriate.

- (a) All pruning undertaken on trees within the Griffith Local Government Area will comply with ~~AS4343~~ **AS4373** - 2007: *Pruning of Amenity Trees*. This Standard describes methods for pruning of trees and encourages correct and uniformed practices. It is for use on amenity trees and includes formative pruning, hazard reduction, selective pruning and thinning.
- (b) Council will maintain tree clearances in accordance with current and relevant State Government legislation and relevant standards.
- (c) Council will prune under and around electrical services, with overhead pruning to be carried out by the Utility Provider or their agent. Council will assist with clearing.
- (d) If a resident requires the pruning of a Council tree, residents or property owners are advised to request the pruning service be carried out by the Council.
- (e) Residents have the legal right to prune overhanging foliage and branches from a tree, whether public or private that overhangs their property line. However residents must endeavour to undertake any pruning of overhanging trees in accordance with AS 4373-~~1996~~**2007**: *Pruning of Amenity Trees*. Council will request residents to notify Council prior to works being undertaken.



- (f) No resident is entitled to remove branches or foliage outside their property line on public land.
- (f) Should residents or property owner damage a Council Street or park tree, make a tree structurally unsound or compromise the aesthetics of the tree through inappropriate pruning, Council will seek reimbursement of the damage for lost amenity and value of that tree.

3.12 Pruning of Council Trees by Residents

Pruning of Council owned trees by anyone other than Council staff or contractors engaged by Council shall not be permitted.

3.13 Clearances

Trees shall be pruned to maintain the following clearances:

Powerlines: As per the Utility Provider's Guidelines ([see Appendix A](#)).

Footpaths: 2.5 m to lowest foliage or limb.

Driveways: 3.0 m to lowest foliage or limb.

Roadways: 3.5 m at kerb, 4.5 m over road to lowest structural limb.

Street Names: to be visible from 50 m in either direction.

Traffic Sight Lines: vehicles approaching an intersection must be visible to pedestrians and other vehicles from the following distances:

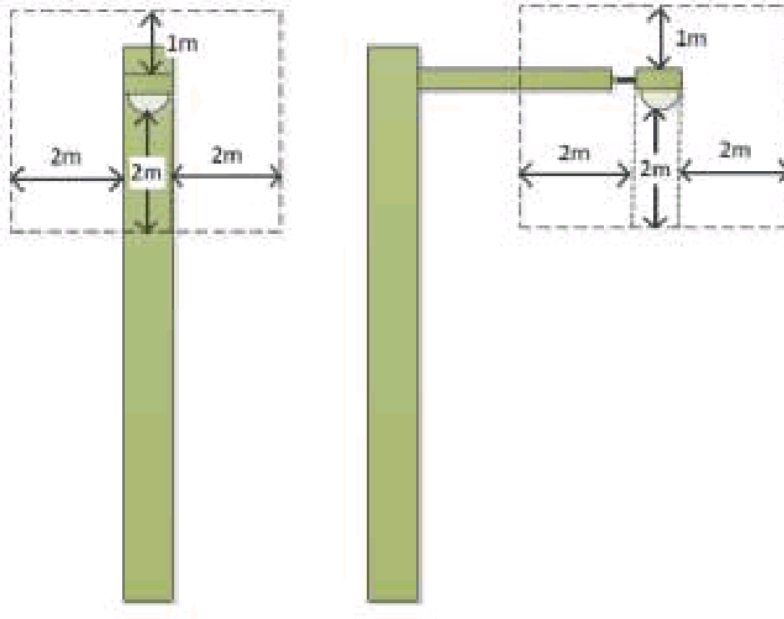
Speed Limit (kph)	Distance (m)
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40	40
60	60
80	80
120	120

Road Signs: must be visible from the distance outlined above.

Street Lights: must be able to radiate clearly to ground level at 45 degrees.

Vegetation trimming clearances for street lights shall be in accordance with the requirement specified below.



Essential Energy Streetlighting Clearances

Maintenance of Vegetation surrounding streetlights is the responsibility of the streetlight owner. Where a streetlight is supplied electricity by an overhead cable, Essential Energy will ensure Vegetation is pruned at least 2m to the sides and underneath, and 1m above, the lantern. Reference – Essential Energy Vegetation Management Plan CEOP8008

3.14 Tree Removals - General

Griffith City Council will maintain healthy and aesthetically pleasing landscape by removing dead, poor performing, hazardous and inappropriate trees.

- (a) Council will only authorise the removal of trees when one or more of the Tree Removal Criteria in the *Best Practice Manual 'Trees and Tree Root Management'* by Statewide are met, see section 3.3. ~~This may include but is not restricted to dead or dying trees, trees that demonstrate an extreme public nuisance, trees included in the street tree rejuvenation programs and trees that pose a hazard to public safety.~~



- (b) ~~Residents will request Requests for~~ the removal of a tree within public land ~~by will be considered submitting when~~ a request for removal ~~is submitted to the Council's~~ Parks and Gardens Department. Council ~~will may~~ authorise resident and property owner requests for tree removal when one or more of the criteria set out in the "Tree Removal Criteria" in the *Best Practice Manual 'Trees and Tree Root Management'* by *Statewide* are met.
- (c) As appropriate to the scale of the works, Council may inform and consult with residents and affected persons on street tree removal decisions prior to the works being undertaken in a road reserve. In circumstances where Council decides to inform ~~friends of groups~~, the community ~~and~~ residents immediately adjoining or adjacent to the site ("visually" affected by the tree's removal) shall be given fourteen (14) days written notice of the proposed action.
- (d) Residents may make written submissions objecting to the decision to remove a tree, which will be considered before any works occur unless the tree is deemed to be hazardous.
- ~~(e) Compensation will be payable to Council for the economic value of a tree when a resident or developer is granted approval for. If a resident or developer requests the removal of street trees on Council's road reserves and streets, to allow development then the following Table will guide the fee may be payable to Council if the removal is approved within the policy guidelines or by resolution of Council.~~
- ~~• \$7000 for large established tree over six metres~~
 - ~~• \$5000 for trees between four and six metre and~~
 - ~~• \$3000 for trees under four metres.~~

3.14.1 Tree Removals in Parklands and Other Council Managed Land

- (a) As appropriate to the scale of the works, Council may inform and consult with residents and affected persons on the tree removal decisions prior to the works being undertaken in parklands and other Council managed land. In circumstances where Council does inform the community, residents immediately adjoining or adjacent to the site ("visually" affected by the tree's removal), Park Committees and Friends of Groups are to be given fourteen (14) days written notice of the proposed action.

3.14.2 Tree Removal – Dead or Dangerous

- (a) Where a street tree or tree in parkland or other Council managed land is determined by Council or an approved contractor to be dead or diseased Council is not obliged to inform affected residents. The rationale for this is that the tree may be dangerous and therefore pose a hazard to public safety.

3.14.3 Tree Removal Associated with Infrastructure Improvements by Council or Public Authority



There will be instances where utilities, Council and other public authorities require the removal of trees to facilitate the construction of new infrastructure or the maintenance of existing infrastructure.

- (a) When alternatives to tree removal cannot be established and the infrastructure works require the removal of the trees or the works will have detrimental impact on the health and structure of the trees the affected residents may be notified of the proposed tree removal.

3.15 Significant Trees

Significant trees within Griffith City Council will be identified by listing in a Council's tree register and appropriately managed. Once identified, protection for individual trees or groups of trees within the local government area will be provided as appropriate. Significant trees may include but not be limited to those trees that may be of environmental, historical or cultural, or botanical significance to the City of Griffith.

3.15.1 Significant Trees

Trees which are considered significant shall not be removed unless;

- They are dead or dying;
- They pose a hazard which cannot be alleviated through means other than removal;
- They are causing structural damage which cannot be alleviated through means other than removal.

AND

A thorough consultation process has taken place which shall include:

- Notification in writing to affected residents, community groups and landowners;
- Report to Council;
- A press release to local newspapers;
- An appropriate period for lodgement of objections.

Where the Parks and Gardens Manager has recommended that a tree be removed but has received objections from concerned parties, he/she shall attempt to allay the concerns of the objector or pursue alternatives to removal. If removal remains the preferred option but the objection remains, the matter shall be referred to Council for consideration.

4 Definitions

NoneStreet Tree – A tree planted within the road corridor



5 Exceptions

None

6 Legislation

[None](#)
[State Environmental Planning Policy \(Biodiversity and Conservation\) 2021](#)
[State Environmental Planning Policy \(Vegetation in Non-Rural Areas\) 2017](#)

7 Related Documents

Tree Preservation Order Policy – PG-CP-401
[Statewide Best Practice Manual “Trees and Tree Roots”](#)

8 Directorate

Infrastructure & Operations

APPENDIX A – Essential Energy Trees and Powerlines

Trees and powerlines



Improving the way we manage vegetation near powerlines to improve how our communities look.

Why does Essential Energy need to manage trees?

Trees growing into or falling onto powerlines pose a significant safety and power supply risk to our community.

Essential Energy and landowners have shared responsibilities under the *NSW Electricity Supply Act 1995* for preventing trees from impacting electricity network operation.

How are trees trimmed?

Most trees near our powerlines network are trimmed using arborist techniques.

Why does Essential Energy require some trees to be removed?

Trees are only removed where:

- > It is necessary to protect the power lines or safety of persons or property near the power lines
- > Alternatives (such as undergrounding the powerline) are known to not be feasible (including economically feasible)
- > Acting in accordance with our Vegetation Management Plan.

Who will remove the tree?

Where a tree must be removed, Essential Energy employs qualified vegetation management specialists to consult with the tree owner to explain why and how the tree removal must occur.

Tree removal must be undertaken in a safe manner and sometimes this requires powerline de-energisation or road traffic control.

Examples of trees Essential Energy may seek to remove



Poor tree health posing safety risk.



Fast branch regrowth exceeding trimming frequency.



Tree physically unable to live outside of clearance space.



Does not respond to directional pruning techniques.



Aesthetics of the tree after pruning are unacceptable such that it would be more appropriate to fully remove.

APPENDIX A – Essential Energy Trees and Powerlines

Trees and powerlines



How often are trees near powerlines inspected?

Inspection cycle times are dependant upon factors such as rate of growth, possible fire risk, climate and type of vegetation.

Will I be notified if work is required?

Essential Energy will consult with the landholder if vegetation is identified as encroaching upon or has the potential to encroach upon minimum safe vegetation clearances.

Notification of intended vegetation works may include:

- > An initial site inspection to scope required works
- > Discussions with the landholder, either verbal or by Notification letter, advising the scope of work
- > Notification letters provide details of work required and include contact details
- > Landholder notification is provided for works involving tree removal and consent is sought prior to work commencing.

Managing street trees?

Essential Energy will work with Councils in a cooperative manner to ensure effective vegetation management in the best interests of the community as a whole.

Essential Energy will consult with councils where specific street trees are identified for removal.



Scan QR code to learn more.
More information on how and why
Essential Energy manages vegetation
near powerlines can also be found at
essentialenergy.com.au/trees

Who should I speak to if I have further questions?

For vegetation enquiries call **13 23 91**
For supply interruptions call **13 20 80**

If you see trees or tall growing vegetation touching or overhanging powerlines, please call Essential Energy on **13 23 91** so we can investigate.

If you see a tree in contact with powerlines following hazardous weather or any other incident, call us immediately and ensure all onlookers remain at least **8 metres clear**.

Comments:



Onsite Detention CS-CP-404 (LOCAL POLICY)

Policy History

Revision No.	Council Meeting Date	Minute No.	Adoption Date
1	11 Oct 2011	0353	11 Oct 2011
2	13 Aug 2013	0255	13 Aug 2013
3	23 Sep 2014	0312	23 Sep 2014
4	22 Aug 2017	17/205	22 Aug 2017
5	23 Aug 2022	22/209	23 Aug 2022

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Glossary

AHD	Australian Height Datum
PMF	Probable Maximum Flood
AEP	Annual Exceedance Probability - The change of flood of a given or larger size occurring in any one year, usually expressed as a percentage, e.g. if a peak flood discharge of 500m ³ /s has an AEP of 5% it means that there is a 5% chance (that is one-in-20 chance) of a 500m ³ /s or larger events occurring in any one year
OSD	On-site Stormwater Detention
SRD	Site Reference Discharge
SSR	Site Storage Requirement
WSUD	Water Sensitive Urban Design

1 Introduction

1.1 Background

A comprehensive assessment of flooding within the Griffith area has been completed and is outlined in the following studies:

- Aerodrome Overland Flow Flood Study (2010)
- Aerodrome Overland Flow Floodplain Risk Management Study and Plan (2011)
- CBD Overland Flow Flood Study (2012)
- CDB Overland Flow Floodplain Risk Management Study and Plan (2013)
- Lake Wyangan Flood Study (2012)
- Lake Wyangan Floodplain Risk Management Study and Plan (2013)
- Griffith Main Drain J and Mirrool Creek Flood Study 2015 Vol 1
- Griffith Main Drain J and Mirrool Creek Flood Study 2015 Vol 2 - Part 1



- Griffith Main Drain J and Mirrool Creek Flood Study 2015 Vol 2 - Part 2
- Griffith Main Drain J and Mirrool Creek Flood Study 2015 Vol 2 - Part 3
- Griffith Main Drain J and Mirrool Creek Flood Study 2015 Vol 2 - Part 4
- Griffith Main Drain J and Mirrool Creek Floodplain Risk Management Study and Plan (2015)

The studies determined that flooding presents significant financial and consequential risk to properties, business and agriculture within the Griffith LGA.

At Griffith, the Main Branch Canal forms a significant barrier to discharge from the majority of urban areas. Run-off generated within urban areas ponds behind Main Branch Canal until it is discharged via a number of subways situated beneath the Main Branch Canal. The present arrangement of subways do not have sufficient capacity to adequately convey the existing peak discharge generated within their respective sub-catchments.

The findings from the flood studies completed for the Griffith LGA highlight the need to manage the discharge of run-off within the LGA. Specifically, there is a need to ensure that any future development within the LGA does not exacerbate existing flood issues.

The construction of buildings, roads, paved areas and similar features is likely to increase the impermeable proportion of the catchment area. An increase in the proportion of impermeable land typically generates an increase in the peak and volume of run-off. Additionally, it may reduce the available flood warning time for properties located downstream.

Accordingly, there is a need for an On-site Stormwater Detention Policy to provide guidelines for the management of run-off from development areas, which covers both new developments and modifications to existing developments.

1.2 Policy Statement

The primary aim of the OSD policy is to ensure that new developments and redevelopments do not increase the volume or peak discharge of run-off within a catchment or modify the temporal distribution of stormwater discharge whereby flood impacts are adversely affected at sites situated downstream during critical storm events up to and including the 1% AEP event.

The OSD solution should create a sustainable solution for stormwater flow management, which complements any Water Sensitive Urban Design (WUSD) aspects of the development. There should be neither increase in the site discharge to the downstream drainage system nor reduction in the volume of storage provided unless specifically allowed in the following sections.

1.3 Objectives

The On-Site Stormwater Detention (OSD) Policy for the Griffith City Council LGA has been developed to manage the discharge of stormwater from new dwellings,



developments, sub-divisions and alterations to existing dwellings/developments. The objectives include the following:

- restrict peak flows from developments to which OSD restrictions apply, for all events up to and including the 1% AEP event, to estimated peak flows under pre-development conditions.
- ensure that development does not adversely affect the volume and temporal distribution of run-off conveyed via existing subways;
- manage the volume and distribution of run-off conveyed via secondary and tertiary drainage channels situated within the floodplain;
- prevent increases in downstream flooding and drainage problems that could:
 - increase flood losses
 - damage public assets
 - reduce property values
 - require additional expenditure on flood mitigation or drainage works.
- reduce post development peaks, throughout the catchment, to as close to natural levels as practical;
- encourage integration of OSD systems into the architectural design and layout of the development so that adequate storage areas are included in the initial stages of the site design;
- encourage integration of the OSD facilities into a sustainable overall water management plan for the site; and,
- require construction supervision of OSD systems by the OSD designer to improve construction standards.

1.4 Areas to Which the Policy Applies

It is important to recognise that two different types of flooding occur within the Griffith Local Government Area. The division in flooding has arisen from the varying types of geography within the Main Drain 'J' catchment and the presence of man-made structures, especially the Main Branch Canal. In general, the two types of flooding may require different approaches towards on-site stormwater detention management.

Differentiating the basis for determining on-site detention is derived from the location of the development site relative to the Main Branch Canal. Typically, areas situated to the north of the Main Branch Canal are locations where it is imperative that run-off is retained on site. However, within certain areas to the south of the Main Branch Canal, there may be benefit gained from allowing run-off to freely discharge off-site.

2 OSD Assessment Requirements

The assessment of OSD requirements has been developed in consideration of the cumulative impact of urbanisation on run-off within the Griffith Local Government Area.



2.1 Developments to Which OSD Applies

OSD requirements generally apply to all types of development and redevelopment on both flood liable and flood-free sites. These include but are not limited to the following:

- all subdivisions;
- single dwellings on lots created by a subdivision approved, unless a communal OSD system was constructed as part of the subdivision;
- all commercial, industrial and special-use developments and buildings;
- town houses, villas, home units, duplexes and dual occupancies;
- semi-detached residential/commercial and residential/industrial properties;
- buildings, car parks and other sealed areas of public sport and recreational facilities;
- single dwellings, extensions and additions;
- sites that include WSUD and water re-use .
- tennis courts;
- roads, car parks, paths and other sealed areas; and
- public buildings.

Consideration will be given to variations to the OSD only where it has been proven conclusively that infiltration/recycling or reuse of run-off will invariably reduce the site stormwater discharge for the full range of storm events and infiltration will not contribute to urban salinity.

2.2 Developments to Which OSD Does Not Apply

The Griffith OSD policy does not apply to:

- sub-divisions of existing dual occupancies where no changes to the buildings or site are proposed;
- boundary adjustments and consolidations of allotments where no additional lots are created;
- minor developments, minor additions and repairs where the proposed development area is less than 100 m² (subsequent minor developments or additions shall require OSD).
- change of use where no physical changes to the outside of the building are proposed;
- new developments in subdivisions where OSD has already been provided for the entire subdivision (this will be assessed on a case by case basis);
- developments which do not increase the total roof and hardstand (concrete/paved/sealed) areas of an existing development, including developments whereby existing roof and hardstand areas are removed and replaced with roof and hardstand areas that do not increase the roof and hardstand area of the former development.

2.3 Area of the Site to Which OSD Applies

Generally, OSD applies to the entire site, but there may be exceptions in certain circumstances, as follows:



2.3.1 Additions & extensions

On an already-developed property, the OSD requirements apply only to the area of the new development, provided run-off from previously developed areas can be excluded from the OSD storage.

2.3.2 Dual occupancies

Where an additional dwelling is proposed on a lot with an existing dwelling, the OSD requirements will relate to the additional dwelling and a curtilage for anticipated paths, driveways and paved areas. In the absence of details on the plans, the curtilage will be taken as 10% of the area of the proposed second dwelling. Where two or more dwellings are constructed on the same lot at the same time, the OSD requirements will be applied to the entire site.

2.3.3 Subdivision of an existing residential property

When an existing residential property is subdivided to create a single additional lot, the OSD requirements will relate only to the area of the new allotment. The OSD storage facilities may be located on the remainder of the original property, provided the combined peak discharge (from both lots) is no greater than if the OSD systems were located on the new lot.

2.3.4 Subdivisions creating new public or private roads and paths

The OSD requirements apply to the whole development area including roads and paths, not just the individual lots. The best solution will normally be for the detention storage to be located on one lot for the whole subdivision.

2.3.5 Undeveloped portions of a lot

Portions of large lots which are unaffected by the development may be excluded from the area to be controlled by the OSD systems, provided flows from these areas can be diverted around the OSD system. Council approval must be obtained before excluding portions of a lot from the OSD requirements.

2.3.6 Floodways

Creeks, waterways and drainage swales that carry major concentrated flows around the storage area are defined as floodways. The area of the floodway can be excluded from the site area for the purpose of calculating the site storage requirements, provided that the area is protected from development by an appropriate covenant or easement.



2.3.7 New development or redevelopment

Where the proposed development is of a vacant site or a complete redevelopment of an already-developed property, the OSD requirement will relate to the unsealed area of the property.

2.3.8 Battle-axe blocks

The access driveway to battle-axe blocks shall be included in the site area used for calculation of the site storage requirements.

2.4 Policy Variations

Council will consider requests to vary control standards or provide/contribute to alternative storage facilities in accordance with the procedures outlined in Appendix A. For equity reasons, where OSD is waived for a particular site, equivalent expenditure on measures providing environmental and/or community benefits from the development, such as water quality improvements, will be required.

In some situations, where the site is flood prone and the watercourse flows through the site, Council may accept the provision of additional mainstream flood storage in lieu of OSD. In these cases, the storage must be available over the full range of storm events and allow for the fact that mainstream flood levels will tend to decrease over time. The additional storage required is expected to be comparable but not less than the site's OSD storage requirement. Any such provision will need to be considered in the context of the preliminary floodway line which has been developed for Main Drain 'J' and its tributaries.

3 Control Standards

3.1 Catchment Areas to the North of Main Branch Canal

Flooding and drainage issues within catchments situated to the north of the Main Branch Canal are exacerbated by the presence of man-made embankments. Of these, the Main Branch Canal is the most significant barrier overland flow, which causes floodwaters to pond behind the embankment for flood events up to and including the the 1% AEP event. Discharge of waters ponded behind the Main Branch Canal is controlled via a series of "subways" which are located along the Main Branch Canal. The areas covered by the OSD Policy are identified on Figure 1.

3.1.1 Site Reference Discharge

The Site Reference Discharge (SRD) for the orifice outlet is 65 L/s/ha.

On a case by case basis, with the written approval from Council's Director of Utilities, The Site Reference Discharge can be adjusted in accordance with the procedures outlined in Section 5.1 of the Upper Parramatta River Catchment Trust On-site Stormwater Detention Handbook.



This has been derived from consideration of the critical storm for the the 1% AEP event occurring in catchments situated to the north of Main Drain 'J'.

3.1.2 Site Storage Requirements

The Site Storage Requirements (SSR) is determined by the consultant and shape of the storage so as to ensure a maximum discharge of 65 L/s/ha at the critical the 1% AEP storm.

3.1.3 Minimum outlet size

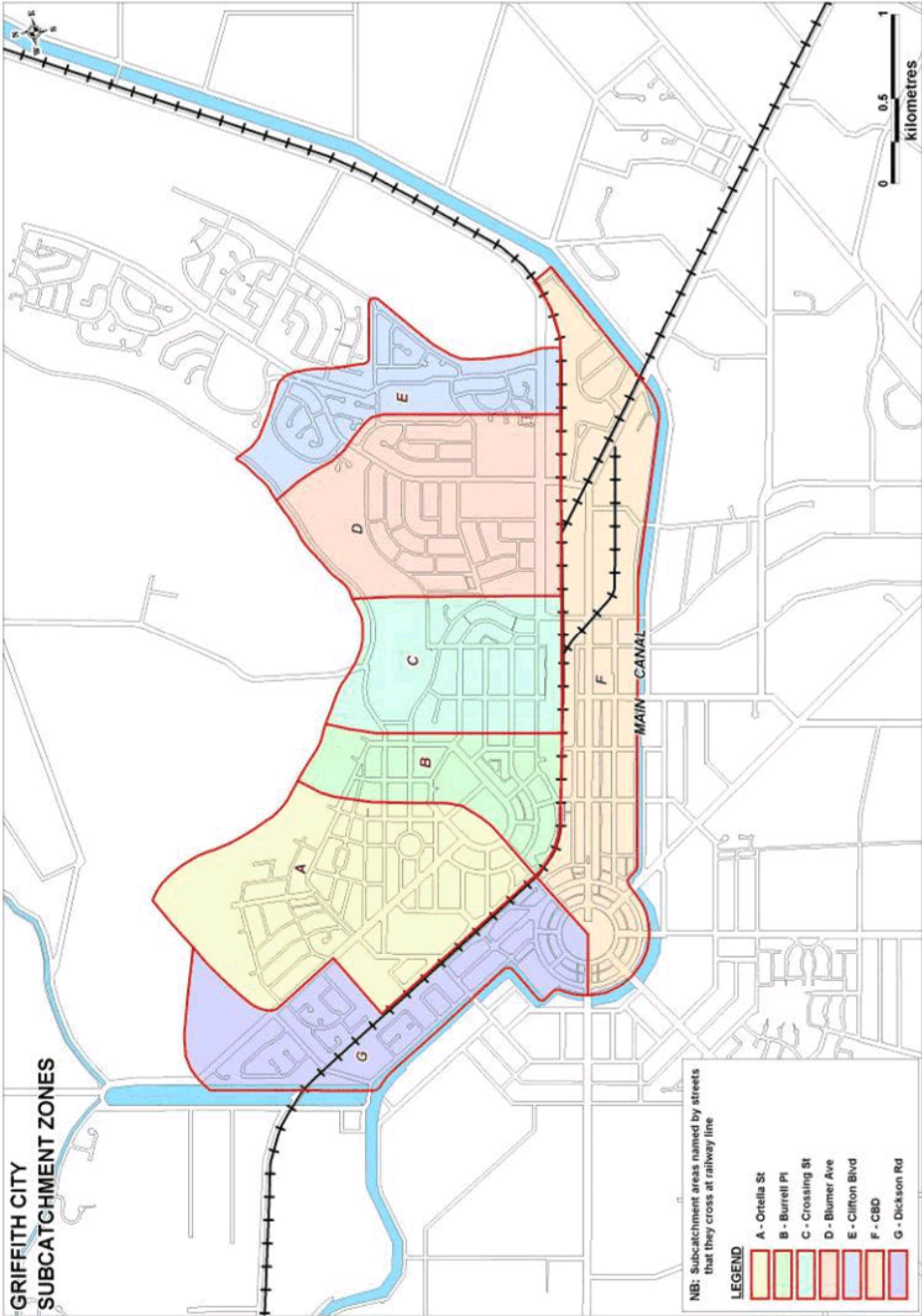
To reduce the likelihood of the primary or secondary outlets being blocked by debris, the outlet openings shall have a minimum internal diameter or width of at least 25 mm and shall be protected by an approved mesh screen. Minimum 90mm diameter pipelines within developments will only be accepted.

3.1.4 Ponding depths

Guidelines to assist in determining depths and frequencies of ponding for different classes of storages are given in Table 1 Suggested Ponding Depths for Various Storm Events.



Figure 1 Griffith Urban Sub Catchment



**Table 1 Suggested Ponding Depths for Various Storm Events**

STORAGE AREA TYPE	SUGGESTED DEPTH	FREQUENCY OF INUNDATION
Pedestrian areas	Beginning to pond	5% AEP
	50 mm	1% AEP
Parking and driveways	Beginning to pond	10% AEP
	100 mm	5% AEP
	200 mm	1% AEP
Gardens	Beginning to pond	100% AEP
	200 mm	50% AEP
	400 mm	10% AEP
	600 mm	1% AEP
Private courtyards (where the area is between 25 -60 metres squared)	Beginning to pond	20% AEP
	300 mm	5% AEP
	600 mm	1% AEP
Paved recreation in common areas	Beginning to pond	6 times per year

It is emphasised that these are general guidelines that will be varied according to the nature of the development and the location of the storage. The maximum depth of ponding in above ground storages is 600 mm.

Council may approve deeper ponding in individual cases where the applicant demonstrates that safety issues have been adequately addressed. For example warning signs and or fencing should be installed where the depth exceeds 600 mm or adjacent to pedestrian traffic areas.

3.1.5 Safety fences

Surface storages should be constructed to be easily accessible, with gentle side slopes permitting walking in or out. A maximum gradient of 1(V):4(H) (ie. 1 vertical to 4 horizontal) will be required on at least one side to permit safe egress in an emergency. Where steep or vertical sides are unavoidable, due consideration should be given to safety aspects, such as the need for fencing or steps or a ladder, both when the storage is full and empty. Balustrades (fences) must comply with the Building Code of Australia while safety fences should comply with the Swimming Pool Act 1992.

3.1.6 Internal drainage system

The stormwater drainage system (*including surface gradings, gutters, pipes, surface drains and overland flowpaths*) for the property must:



- be able to collectively convey all run-off to the OSD system in a the 1% AEP event with a duration equal to the time of concentration of the site; and
- ensure that the OSD storage is by-passed by all run-off from neighbouring properties and any part of the site not being directed to the OSD storage, for storms up to and including the the 1% AEP event.

3.1.7 Signage

Small OSD signs (*refer* Figure N3 in the Appendix of the Upper Parramatta Trust Onsite Stormwater Detention Handbook) shall be located in or near the OSD facility to alert future owners of their obligations to maintain the facility.

OSD Warning Signs (see Figure N1 of the Upper Parramatta Trust Onsite Stormwater Detention Handbook) are only required for OSD systems where deemed necessary by a Council because of the depth and/or location of the storage.

Signs are required at each entry into confined spaces, such as deep pits or underground storages. Guidance on the size of signs and appropriate materials is given in Appendix N of the Upper Parramatta River Catchment Trust On-Site Storm Water Detention Handbook.

3.2 Catchment Areas to the South of Main Branch Canal

On Site Stormwater Detention requirements for development catchment areas to the south of the main branch canal will be assessed on a case by case basis. The villages of Yoogali, Hanwood & Yenda will be required to limit post development flows to pre development flows. In some instances, release of excess stormwater earlier on in a rainfall event may be more beneficial when considering the overall impacts on flooding.

4 Assessment and Approval of OSD

4.1 Development Approvals for Subdivisions

In general, OSD requirements are imposed at the subdivision stage, in the following manner:

- Development Application – submission and approval of a conceptual layout of the OSD system (Stormwater Concept Plan);
- Submission of Engineering Plans – submission and approval of the detailed design, including calculations and construction plans and details; and
- Release of Subdivision Certificate/Linen Plans – submission and approval of work-as-executed drawings, certificates of hydraulic compliance, and legal instruments on property titles protecting the OSD system.



An OSD system should be constructed at the time of subdivision and not deferred until the construction of the individual dwellings, except if it is proven that there are site restrictions (See Section 4 of the Upper Parramatta Trust Onsite Stormwater Detention Handbook).

4.2 Development Approvals and Construction Certificates

When the OSD requirements are implemented through the development approval and construction certificate process, the approval is in three stages:

- Development Application – submission and approval of a conceptual layout of the OSD system (Stormwater Concept Plan);
- Construction certificate – submission and approval of the detailed design, including calculations and construction plans and details;
- Final Approval (Occupation Certificate) – submission and approval of work-as-executed drawings, certificates of hydraulic (and structural, if required) compliance and legal instruments protecting the OSD system.
- If the OSD system was constructed at the subdivision stage on individual allotments, the system should be re-certified at final approval (i.e. Occupation Certificate) to ensure it will function as designed and that run-off from the roof, paved areas and landscaped areas is directed to the OSD system.

5 References

- Engineers Australia, '*Australian Rainfall and Runoff – A Guide to Flood Estimation*'; Books 1 to 9.
- Upper Parramatta River Catchment Trust (1999), '*On-site Stormwater Detention Handbook*', Third Edition, December 1999.