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**Urban Management Division
Subdivision and Development Guidelines
Part C Water Quality Management Guidelines**

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15.0 HAND-OVER OF RESPONSIBILITY FOR WATER QUALITY-RELATED ASSETS

15.1 BACKGROUND

Occasionally, Council may agree to accept responsibility for a SQID¹ (or a lake) as part of the development's stormwater infrastructure. To hand-over such an asset to Council the developer must provide relevant information and undertake certain actions. This Chapter describes what information is needed and what actions must be taken.

Council has had limited experience with this process, so that these guidelines will be closely reviewed in future years.

15.2 KEY ISSUES/DESIGN CRITERIA

For a SQID that is clearly meeting relevant development approval conditions, all of the following must be undertaken to effect the asset hand-over process:

- Council must be supplied with an approved Maintenance Plan and Inspection Form for the SQID (see Chapter 14 of Part C of this document)².
- Council must be supplied with costings to support the Maintenance Plan (eg cost per clean-out, cost per annum).
- Council must be supplied with 'As Constructed' plans for the asset.
- The SQID is found by Council staff to be well maintained (ie the asset is in a condition that is consistent with the relevant development conditions, the commitments made in the development application and the Maintenance Plan).

Note that a hand-over meeting must occur between the developer (or representative), previously responsible maintenance personnel, and the relevant Local Area Coordinator from Local Asset Services (Customer and Community Services Division) as part of the hand-over process.

Note also that if the SQID is not clearly complying with applicable development conditions (eg performance is unknown as stormwater quality monitoring has not been undertaken or the device is not well maintained) Council is under no obligation to accept responsibility for the asset.

¹ Stormwater Quality Improvement Device or structural Stormwater Quality Best Management Practice.

² The Plan should be approved by Council (Development and Regulatory Services) at the application stage, after consultation with relevant Council staff from Local Asset Services (Customer and Community Services Division) and Asset Support (Urban Management Division).



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In the event that:

- a major SQID has been constructed; and
- the intention of both Council and the developer is to hand-over responsibility of the SQID to Council; and
- relevant performance criteria for the SQID have been set; and
- the developer has taken all reasonable and practicable steps to meet the criteria,

but the SQID cannot meet the criteria, Council will use the following step-wise procedure to resolve the situation:

1. Council (Development and Regulatory Services) to evaluate the current and likely future Environmental Values of the waters downstream and within the SQID (note that SQIDs like wetlands and ponds may have such values within the structure as well as downstream – see Chapter 6 of Part C of this document)³.
2. Council (Development and Regulatory Services) to assess the risks to these values. For example, if a constructed wetland has no primary or secondary contact recreation values and is meeting Water Quality Objectives suitable for ecological protection in the downstream receiving waters, then Council would have no water quality concerns.
3. Council (Development and Regulatory Services) to clearly define the Environmental Values to be protected and Water Quality Objectives to be met in, around and downstream of the SQID (for more information on these terms, refer to Chapter 2 of Part C of this document).
4. Developer to prepare a Management Plan that sets out how the defined Water Quality Objectives will be met. This may for example include additional construction and/or planting works to maximise the stormwater treatment performance of the existing system. A water quality monitoring program may be required if (and only if) monitoring could lead to improved management actions (ie monitoring could determine if new management measures were working, or whether they needed to be modified).
5. Council (Development and Regulatory Services) to approve Management Plan (including monitoring requirements).
6. Developer to implement the Management Plan and monitor the stormwater treatment performance for at least 12 months after the Management Plan has been fully implemented. Where water quality monitoring is required, the program should include as a minimum, total suspended solids, total nitrogen and total phosphorus (see Section 13.2 of Part C of this document for more information).

³ For new development, these early steps will have been done, but they are repeated here as some existing development will need to follow these steps.



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7. Council to accept responsibility for the SQID only when:
 - the monitoring program is complete (see above);
 - monitoring results have been reported to Council (Development and Regulatory Services);
 - the Maintenance Plan and Inspection Form(s) are provided to Council and are deemed by Council to be satisfactory;
 - 'As constructed' plans for the asset are provided to Council and are deemed by Council to be satisfactory;
 - the asset is deemed by Council to be well maintained (ie the asset is in a condition that is consistent with the relevant development conditions, the commitments made in the development application and the Maintenance Plan); and
 - a hand-over meeting occurs between the developer (or representative), previously responsible maintenance personnel, and the relevant Local Area Coordinator from Local Asset Services (Customer and Community Services Division).

15.3 REFERENCES

1. Brisbane City Council & Geo-Eng Australia Pty Ltd, 1999. *Draft Design Guidelines for Stormwater Quality Improvement Devices*. Brisbane City Council, Brisbane.
2. Brisbane City Council, 1999. *Guideline on Identifying and Applying Water Quality Objectives in Brisbane City*. Brisbane City Council, Brisbane.

