

WATER SENSITIVE URBAN DESIGN (WSUD) ASSET HANDOVER

FACT SHEET

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WHAT IS WSUD ASSET HANDOVER AND WHY DO IT?

WSUD asset handover is the process that governs how stormwater quality treatment systems such as bioretention systems and stormwater wetlands are constructed, maintained and ultimately handed over to Council.

WSUD assets, as a form of green infrastructure, require different handover processes from traditional stormwater infrastructure. Traditional handover processes do not reflect these unique requirements - as a result the vast majority of WSUD assets are irreparably damaged by sediment before their handover to Council.

WSUD asset handover provides a streamlined, cost-effective framework for constructing, maintaining and ultimately handing over WSUD assets to Council, without sediment damage occurring.

WHAT IS THE PROCESS?

There are two WSUD asset handover paths available to development in Logan City:

- Normal WSUD asset handover
- Early WSUD asset handover

Developers are free to choose the process that best suits their needs on a site-by-site basis.

NORMAL WSUD ASSET HANDOVER

The normal WSUD asset handover path may be seen in Figure A. The key elements of the process are:

- A single operational works application addressing both the civil and planted (landscaped) aspects of the WSUD asset(s) is required. This should be combined with operational works for other civil infrastructure, but may be lodged as a standalone application.
- The WSUD asset is to be constructed in accordance with one of the methods outlined in Water by Design's Construction and Establishment Guidelines. The method chosen is to be documented in the development's Site Based Stormwater Management Plan submitted at Operational Works. This means that the WSUD asset will be partially completed prior to plan sealing, with functional completion, including planting only occurring after the earlier of (a) 90% of onsite building works are completed, or (b) 3 years after plan sealing.
- An inspection with Council is to be arranged during the installation of bioretention underdrainage.
- Prior to plan sealing, a WSUD bond is to be lodged with Council and retained until off maintenance.
- Following functional completion of the asset, including planting, an on-maintenance inspection for the WSUD asset is to be arranged with Council. The asset will be accepted on maintenance subject to the suitable completion of the works.
- A 12 month maintenance period shall occur, with the WSUD asset accepted off maintenance and the WSUD bond returned at the end of this period, subject to suitable establishment of the vegetation as per Water by Design's Construction and Establishment Guidelines.

Please note that the on and off maintenance dates for WSUD assets shall occur independent of those for other infrastructure under the same operational works application.



EARLY WSUD ASSET HANDOVER

The early WSUD asset handover path may be seen in Figure B. The key elements of the process are:

- A single operational works application addressing both the civil and planted (landscaped) aspects of the WSUD asset(s) is required. This should be combined with operational works for other civil infrastructure, but may be lodged as a stand alone application.
- The WSUD asset is to be constructed in accordance with one of the methods outlined in Water by Design's Construction and Establishment Guidelines. The method chosen is to be documented in the development's Site Based Stormwater Management Plan submitted at Operational Works. This means that the WSUD asset will be partially completed prior to plan sealing.
- An inspection with Council is to be arranged during the installation of bioretention underdrainage.
- Prior to plan sealing, a WSUD bond and a WSUD allocation are to be lodged with Council. The WSUD bond shall be retained by Council until off maintenance, with the WSUD allocation retained by Council to complete the functional construction and establishment of the WSUD asset.
- An on maintenance inspection shall be arranged with Council. The asset shall be accepted on maintenance subject to the suitable construction of the asset to its semi constructed state as per Water by Design's Construction and Establishment Guidelines.
- A 12 month maintenance period shall occur, with the WSUD asset accepted off maintenance and the WSUD bond returned at the end of this period, subject to suitable performance in its semi constructed state as per Water by Design's Construction and Establishment Guidelines.

Please note that the on and off maintenance dates for WSUD assets shall occur in conjunction with those for other infrastructure under the same operational works application

HOW IS THE WSUD BOND CALCULATED?

The WSUD bond is calculated at 150% of the cost to reconstruct the WSUD asset if it were to be damaged by sediment.

For detailed information regarding how to calculate the WSUD bond for the chosen handover pathway, please contact Council via one of the methods below.

HOW IS THE WSUD ALLOCATION CALCULATED?

The WSUD allocation is calculated at 150% of the cost to complete the construction and establishment of the asset. It is to be paid to Council prior to plan sealing, and retained by Council to complete the construction of the asset.

RELEVANT DOCUMENTS

The following documents provide further guidance related to WSUD asset handover:

- Logan City Council's Stormwater Quality and Flow Management Guidelines
- Logan City Council's Bonding Fact Sheet

For more information

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Visit www.logan.qld.gov.au

Email council@logan.qld.gov.au



FIGURE A: NORMAL WSUD ASSET HANDOVER

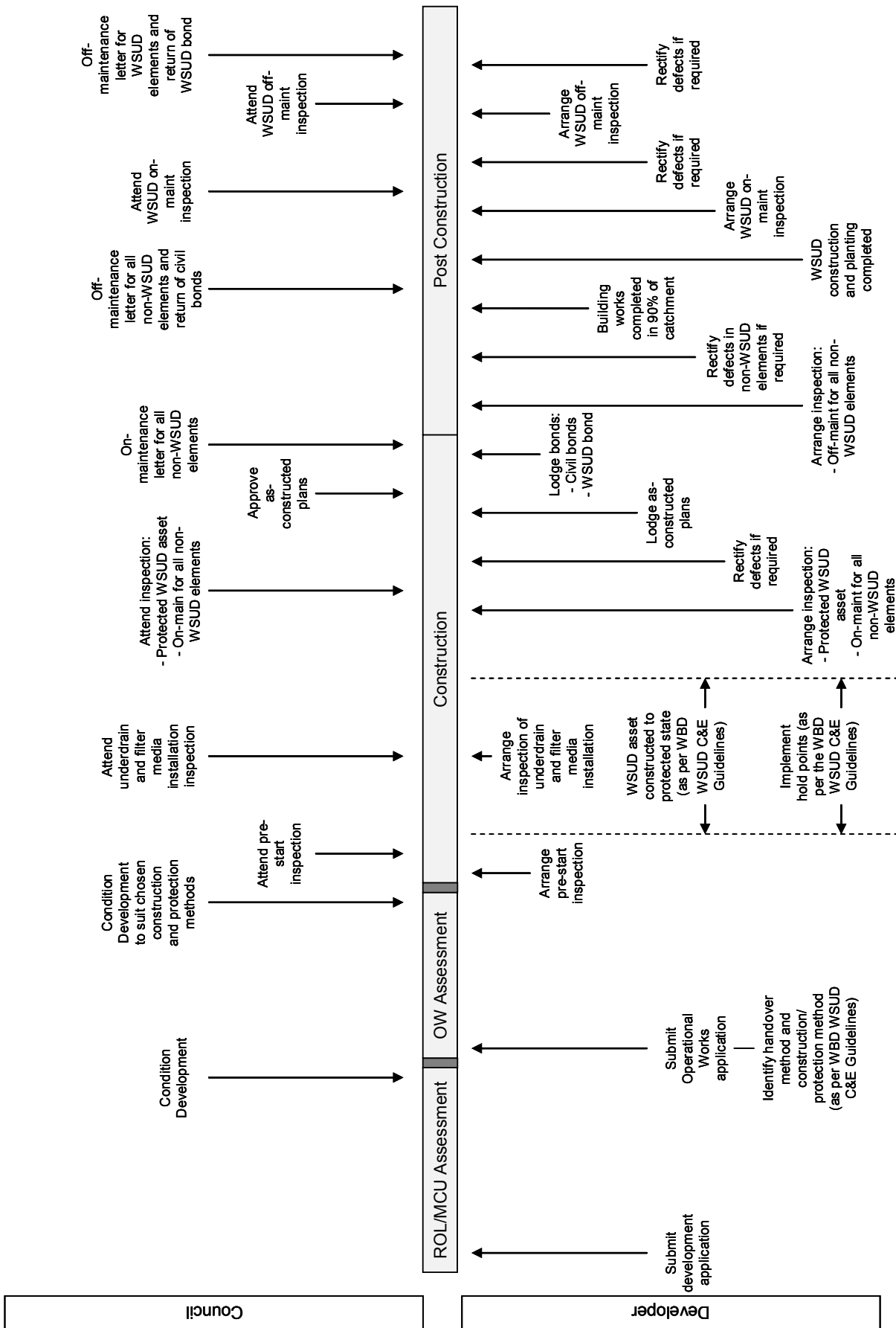




FIGURE B: EARLY WSUD ASSET HANDOVER

