

GUIDELINES

Servicing Dual Occupancy and Other Two-Dwelling Developments

1. Background

Sydney Water has three documents that set out the rules for applicants who want to connect to Sydney Water's sewer or water systems. However, because dual occupancy developments are often quite complex we have developed this set of special guidelines to help developers understand their options about how they do this type of development.

The three documents are called:

- (a) Property Development Connection Requirements (Policy);
- (b) Property Development Connection Requirements (Water) (Guidelines); and
- (c) Property Development Connection Requirements (Sewer) (Guidelines).

2. Purpose

To detail Sydney Water's requirements for providing water and sewer services to:

- (a) dual occupancy residential development;
- (b) two lot residential subdivisions; and
- (c) multi-unit or integrated housing involving two dwellings.

Note: These guidelines do NOT apply to non-residential development.

3. Scope

All land and development located within Sydney Water's area of operations and owners and developers who apply for connection of that land to its systems.

4. Definitions

Act: the *Sydney Water Act, 1994* and any regulations in force under it. Also known as *the Act*.

Allotment: see *Lot*.

Area of operations: as specified in section 10 (1) of the *Act*.

Customer Contract: a document that sets out the rights and obligations of Sydney Water and its customers (see Section 55 of the *Act*). These rights and obligations are in addition to the ones given by the *Act* or any other law.

Developer: a person who has been given an approval as defined in Division 9 of the *Act*.

Developer Charges: a contribution towards the cost of systems (e.g. treatment plants) which serve a development. They are calculated using base charges that are registered with

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the Independent Pricing and Regulatory Tribunal (IPART). Sydney Water cannot waive or change these charges.

Development: any activity relating to land that needs approval as specified in Section 69 of the *Act*.

Dual occupancy: two dwellings on the one allotment of land.

Guideline: a Sydney Water document that sets out how a Sydney Water policy is applied.

Lot: a legal parcel of land within a plan registered by the Land Titles Office.

Meter: a device that is issued by Sydney Water and that measures the water usage for a property.

Point of connection: the point at which Sydney Water's water or sewer system and the private/ customer service line or property service (main to meter) meet.

Private service line (Sewer): a pipe that carries sewage from the (private) property to the reticulation main. This is also known as a house service line or customer drain line.

Private service line (Water): a pipe that supplies water from the meter to the consumer. This is also known as a house service line.

Property service (main to meter): a pipe that supplies water from the reticulation main to the consumer (meter). This service is owned by the property owner and is maintained by Sydney Water under the Customer Contract.

Reticulation mains (sewer): sewer mains of DN 150, 225 and 300 used to carry sewage from individual properties to branch and trunk sewers or to a point of treatment.

Reticulation mains (water): water mains of DN 100, 150, 200, 250 and 300 used to carry water to individual properties from distribution mains.

Right of Carriageway (ROC): as defined by the Conveyancing Act 1919.

Right of Footway (ROF): as defined by the Conveyancing Act 1919.

Right of Way (ROW): a ROW has a similar meaning to a ROC or a ROF but it is not defined by the Conveyancing Act 1919. The applicant decides the terms of a ROW.

Sewer main: a pipe owned by Sydney Water that is used to carry sewage.

Subdivision: the division of land into parts for separate occupation and/or sale.

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Sydney Water: Sydney Water Corporation constituted by the Act.

Tee: a fitting used to connect water pipes at right angles.

Water main: a pipe owned by Sydney Water used to carry water.

5. Guidelines

5.1 Requirements for Unsubdivided Dual Occupancy

A developer has two options to choose from.

Either:

5.1.1 A shared connection

Where two dwellings are proposed or constructed on one lot, Sydney Water will allow:

- (a) a single point of connection to its sewer main; and
- (b) a single point of connection to its water main and property service (main to meter) with one 20 mm water meter or two 20 mm water meters off a tee. Using two water meters off a tee may help a landlord work out usage charges (water rates) for tenants more accurately.

Developer Charges for water and sewer for all new dwellings have to be paid when they begin using Sydney Water's services. However, Sydney Water understands that a dual occupancy may be what is termed a 'granny flat' development. The developer may not be in a position to pay Developer Charges until after the subdivision and sale of one or both the new lots generates a cash flow. Therefore, Sydney Water will wait until the subdivision is done before it requires the Developer Charges to be paid.

When you have no Developer Charge credit with us for your development and you are developing two new dwellings, we will charge for one lot and wait to charge you for the other one when you subdivide.

Where you have credit with us because you have already paid usage charges or a Developer Charge on one dwelling we will credit one lot and wait to charge you on the other dwelling or lot when you subdivide.

Similarly, we will not charge you if there is one existing dwelling and one new dwelling and the rates or Developer Charges have been paid.

Or:

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5.1.2 Two connections

The developer may decide to have a separate point of water connection and property service (main to meter) with an independent water private service line for each dwelling and/or a separate point of sewer connection with an independent private service line for each dwelling. Sometimes to achieve this the developer may need to extend our water and/ or sewer mains.

Developers may choose to do this because:

- (a) it may enable a better standard of service;
- (b) it may allow a cheaper servicing option; and
- (c) it may help future subdivision and so possibly avoid the need for alterations and related costs.

It may also help in deciding the right usage charges for each dwelling.

Developer charges for water and sewer must be paid after any credit you have is used. (See the Appendix for further detail.)

5.2 Requirements for Strata, Stratum and Community Title subdivided dual occupancies

5.2.1 One connection each lot for water

Where the two dwellings are constructed or proposed on a lot that is being Strata, Stratum or Community Title subdivided, the Sydney Water requirements for water are:

- (a) a separate point of connection and property service (main to meter); with
- (b) an independent private service line and meter to Sydney Water's standards **for each lot/ dwelling.**

Developer Charges for water must be paid after your credits have been used (See the Appendix for more information.)

We want to provide a full service including adequate water pressure for each dwelling. Therefore we do not allow shared connections because they can lead to pressure and other supply problems.

5.2.2 Option of shared connection or one connection each lot for sewer

You can have **either**:

- (a) a single point of connection for the development with a joint private service line serving the two lots; **or**

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- (b) a single point of connection and independent private service lines for each lot.

All work must be constructed to Sydney Water's standards.

A **single** point of connection and joint private service line is allowed provided you understand that responsibility for maintaining the joint line is set out in the *Strata Schemes Management Act 1996*. We will write comments on our sewerage service diagram to inform owners and intending purchasers about this arrangement.

Developers may choose the two connections option to:

- (i) enable a better standard of service;
- (ii) allow a cheaper servicing option; or
- (iii) also help a future Torrens Title subdivision by possibly avoiding the need for alterations and further costs.

Whatever option you choose, you must pay the Developer Charges for sewer after your credits have been used. (See the Appendix for more information.)

5.3 Requirements for Torrens Title subdivided dual occupancies & those intending to Torrens Title subdivide in the future

5.3.1 One connection each lot for water and sewer

Where the two dwellings are constructed or proposed on a lot that is being Torrens Title subdivided, you must have **for each lot**:

- (a) a single point of connection for both water and sewer; with
- (b) an independent property service (main to meter) with private water service line and 20 mm meter; and
- (c) an independent private sewer service line.

All work must be constructed to Sydney Water's Standards.

Developer Charges for water and sewer must be paid after your credits have been used. (See the Appendix for more information.)

We want to give a full service to each lot. This eliminates private service lines crossing the next allotment to connect to a water or sewer main. Direct lines that do not cross the next allotment reduce disputes between neighbours about access, maintenance or liability.

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5.3.2 Where direct private service lines are not possible

A direct private service line may be impossible, for example, where a lot is "land locked" as a result of a Council giving access via a Right of Carriageway (ROC) or Right of Footway (ROF) or Right of Way (ROW) and an Easement for Services across another lot.

In this case:

- (a) the line crossing the other lot must be protected by the Easement for Service and ROC/ROF/ or ROW; **and**
- (b) the water private service line must be laid in a protective conduit.

For development which has **both** building and subdivision, the developer must lay the private service lines.

For development which has only subdivision **and** the land locked lot being created is to be left vacant, then the future building developer will have to lay the private service lines.

Note: Where dual occupancy development is "vertical", that is the second dwelling is constructed above the first dwelling and the dual occupancy is subdivided, the only practical form of service arrangement may include joint private services.

Sydney Water will decide whether either the encroachment and/or joint services are permitted.

5.4 Other requirements of Sydney Water

5.4.1 Developer Charges

Developer Charges recover the cost of infrastructure such as pumping stations, reservoirs and large water and sewer reticulation mains. They are charged on dual occupancy development because the new dwellings use this infrastructure.

5.4.2 Reticulation Extensions and/or Contributions

Extensions of the water and sewer reticulation mains must be designed and constructed at the developer's cost to provide satisfactory point(s) of connection. (The guidelines documents *Property Development Connection Requirements (Water)* and *(Sewer)* have details about this.)

When anyone else has funded the existing sewer or water main to which the development is to be connected, we will recover a proportion of that cost from any new developments that benefit from that main. (See the policy and guidelines documents *Recovering Monies Paid for Constructing Works* for more information about this.)

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6. Responsibility

Manager, Development Operations.

7. Legislative Context

Sydney Water Act 1994
 Environmental Planning & Assessment Act 1979
 Sydney Water Corporation Operating Licence 2005-2010
 Sydney Water Customer Contract

8. Associated Documents

Property Development Connection Requirements (Policy)
 Property Development Connection Requirements (Water) and (Sewer) (Guidelines)
 Developer Charges (Policy)
 Developer Charges Calculation and the Funding of Other Works (Guidelines)
 Recovering Monies Paid for Constructing Works (Policy and Guidelines)

9. Effective Date

Unless otherwise noted, these guidelines are effective from and including the date of approval.

10. Endorsement and Approval

Effective Date:	8 September 2008	Review Date:	September 2010	File No:	2006/05123F
Prepared by:	Bruce Hansard, Senior Development Services Representative				
Endorsed by:					
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Name:	Steve Purcell	Signature:	S. Purcell (sgd)	Position:	Manager, Asset Integrity Services
Guidelines approved by:					
Name:	John Ethell	Signature:	J. Ethell (sgd)	Position:	Manager, Development Operations
				Date:	29/8/08

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Appendix Summary of Requirements

CONSENT TYPE	PAST USE	CONNECTION	CALCULATION METHOD DSP charge per dwelling
Dual Occupancy only (no subdivision)			
2 new dwellings	Vacant (no rates or DSP paid)	Shared services requested	Charge 1/ defer 1 (no credit)
2 new dwellings	Vacant (no rates or DSP paid)	Separate services	Charge 2 (no credit)
2 new dwellings	Vacant (rates or DSP paid)	Shared services requested	Credit 1 defer 1 (no charge until subdivision)
2 new dwellings	Vacant (rates or DSP paid)	Separate services	Charge 2 less 1 credit
1 new dwelling	1 existing dwelling (rates or DSP paid)	Shared services requested	Credit 1, defer 1 (no charge until subdivision)
1 new dwelling	1 existing dwelling (rates or DSP paid)	Separate services	Charge 2 less 1 credit
Dual occupancy and subdivision			
2 new dwellings	Vacant (no rates or DSP paid)	Separate services	Charge 2 (no credit)
2 new dwellings	Vacant (rates or DSP paid)	Separate services	Charge 2 less 1 credit
1 new dwelling	1 existing dwelling (rates or DSP paid)	Separate services	Charge 2 less 1 credit
Subdivision of existing Dual Occupancy			
2 existing dwellings	Both built prior to June '96	Separate services	No charge
2 existing dwellings built after June '96	No rates or DSP paid on either dwelling	Separate services	Charge 2
2 existing dwellings one built before '96	No DSP paid on 2 nd dwelling	Separate services	Charge 2 less 1 credit
Connection requirement notes:			
<ol style="list-style-type: none"> 1. Where there is no subdivision, developer has the choice of either shared services or two connections. 2. Where there is subdivision, two connections apply except where either: <ol style="list-style-type: none"> (a) the development is vertical (section 5.3.2 above); OR (b) shared services are requested for sewer for a Strata, Stratum or Community Title subdivision (section 5.2.2 above). 			

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