

Property development connection application

1. Purpose

This guide will help you understand the different types of applications there are when connecting to our services.

2. Scope

This will help you when you connect to our services.

3. Minimum requirements

All land and development in our area of operations can connect to our services. We have different types of connections to our sewer and water services. They are:

- Developer
- Priority Sewerage Program
- Minor service extension
- Extensions – reconnections.

4. Procedure in detail

4.1 Developer applicants

4.1.1 Developer definition

Developer applicants are property owners who have plans to develop or subdivide land that may impact our systems by:

- creating a dual occupancy
- subdividing land
- constructing a residential, commercial or industrial building.

We issue guidelines to consent authorities who are mostly local councils and they are responsible for approving the development or subdivision. The guidelines describe the types of developments that may impact the delivery of our services and then must be referred to us by the consent authority as condition of their approval. The referral ask that you need to apply for a Section 73 Certificate.

4.1.2 Getting your section 73 Certificate

Depending on the nature of your development there are two ways to apply for a Section 73 Certificate. You'll need to either engage a Water Service Coordinator (WSC) or if your development is small scale and meets our requirements you may be able to apply online using our Developer Direct™ system.

Developer Direct™

Developer Direct™ can help you with small to medium developments that only need simple construction or protection work to meet our requirements. Examples include when you:

- only need to construct minor sewer works to meet our requirements
- are ready to start construction of any works within the next four months
- don't have contaminated land or heritage items on your property.

Please note that we can't accept your application if you've already engaged a WSC for your development.

WSC

You can find a list of accredited WSC's on our website www.sydneywater.com.au ➤ Plumbing, building and developing ➤ Developing ➤ Providers ➤ Lists.

Once you engage a WSC we'll issue you any requirements which may include that you must provide suitable points of connection for all lots. In doing this it may mean that our services may need to be extended. There may also be other requirements that will need to be done and at your own cost. You may also have to pay a contribution towards the cost of the larger infrastructure works in the system.

Any further questions you may have about the application process or requirements you need to meet can be asked of a WSC.

4.1.3 Feasibility applications

Sometimes you may want to decide if your development proposal is feasible before you apply for a Section 73 Certificate. To help you make that decision they can make a Feasibility application to us. You can find more information on our web at www.sydneywater.com.au > Plumbing building and developing > Land development.

4.2 Priority Sewerage Program (PSP) applicants

4.2.1 PSP definition

Priority Sewerage Program areas are areas within our responsibility that currently do not have our sewerage system. There are approximately 60 areas, and these were previously known as “backlog sewerage areas”.

The wastewater management systems that are generally in place in these areas can be a significant environmental and public health risk when they do not operate effectively.

To be classed as a PSP applicant, an owner’s property must meet the following three criteria:

- be in an area classed as a PSP area
- be a developed property
- be defined in the Environmental Impact Statement (EIS) as being eligible for a sewer service.

The Environmental Protection Agency decides which developments are eligible to be in the Priority Sewerage Program after they have completed the Environmental Impact Statement.

You can find more information about the Priority Sewerage Program at www.sydneywater.com.au

4.2.2 Processing your PSS application

We work closely with the EPA to develop a timetable to service these areas. Putting the service in place depends on when the capital for funding them is available. (For information on the funding of these works refer to the Independent Pricing and Regulatory Tribunal (IPART) Determination No. 1 of 2012.)

When the sewerage system has been completed, we’ll inform owners that they can apply to get their property connected.

Property owners will have to:

- make an application to connect to the work through Sydney Water Tap inTM
- pay a fee
- hire a licensed plumber to construct the connection.

4.3 Minor service extensions (non PSP areas) applicant

4.3.1 Minor service extension definition

A Minor service extension applicant is a property owner who is seeking the extension of the water and/or sewerage service to a property to make a new connection.

For sewer, the property is one that has not been identified as part of the Priority Sewerage Program. These properties are usually on the fringe of an existing serviced area.

Notes:

1. This applicant will not be a Developer applicant because their development is not in the guidelines list talked about in section 4.1.2 above.
2. An owner whose property is already connected through an encroaching private service line who applies for an extension, for example, to remove a joint private service line in a dwelling knock/down rebuild, is not a Minor service extension applicant. This applicant is defined below as an Extension (Reconnection) applicant.

4.3.2 Processing your minor service extension application

We'll process applications and apply charges the way the Independent Pricing and Regulatory Tribunal set out in its Determination No 1 of 2012.

This Determination is available on the IPART web site at www.ipart.nsw.gov.au.

The applicant must pay the application fee and their share of the cost of the extension. All this is worked out the way the Tribunal have ordered.

Look at our [Minor service extensions](#) policy at www.sydneywater.com.au >About us > Policies > Plumbing, building and developing to find out more.

4.4 Extension (reconnection) applicant

This type of applicant is defined by the policy documents Encroaching Private Service Lines and Property Development Connections Requirements.

An Extension (Reconnection) applicant can be a property owner who has either:

- (a) a property that is already connected to our water or sewer systems through an encroaching private service line. That owner decides that they no longer want to be connected by a line that encroaches on another property; or
- (b) been given approval for a second point of connection to the sewer system.

In either case, to meet the requirements for connection to the system (also detailed in the above policies), they now need an extension to reconnect to the system and they must pay for it.

Applicants are required to apply for an extension using a Sydney Water accredited Water Servicing Coordinator, see section 4.1.2 above for details.

5. Definitions

Term	Definition
Act	The <i>Sydney Water Act, 1994</i> and any regulations in force under it.
Area of operations	As specified in section 10 (1) of the Act.
Compliance Certificate	A certificate referred to in Division 9 of the Act.
Connection point	The point at which Sydney Water's water or sewer system and the private/customer service line meet.
Developer	A person who has been given an approval as defined in Division 9 of the Act.
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.
IPART	The Independent Pricing and Regulatory Tribunal of NSW. This is the independent body that oversees regulation in the water, gas, electricity, and public transport industries in NSW.
Policy	A Sydney Water document that sets out a plan of action for Sydney Water in a distinct area of its business. A policy is read in conjunction with the related guideline.
Priority Sewerage Program (PSP)	Sydney Water's program for improving sewerage services to unsewered areas.
Private service line (water)	A pipe that carries water from the meter to the customer, also known as a house service line.
Private service line (sewer)	A pipe that carries wastewater (sewage) from the private property to our wastewater (sewer) main. This is also known as a house service line or customer drain line.
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.
Section 73 Certificate	A compliance certificate referred to in Division 9 of the Act.
Subdivision	The division of land into parts for separate occupation and/or sale.
Sydney Water	Sydney Water Corporation constituted by the Act.
Water Servicing Coordinator (WSC)	A service provider engaged by the development industry and authorised by Sydney Water.

6. Context

Accountabilities

Position	Accountabilities
City Growth and Development	<ul style="list-style-type: none"> Endorser
City Growth and Development Account Managers	<ul style="list-style-type: none"> Subject Matter Experts
Approver	<ul style="list-style-type: none"> City Growth and Development Account Managers

7. Ownership

Role	Title
Group	City Growth and Development
Owner	Head City Growth and Development
Author	Caroline Rae

Change history

Version	Issue Date	Approved by	Brief description of change and consultation
3	15/09/2020	Shelley GALLACHER	Reviewed and saved into new approved template