
Property Development Connection Requirements (Water)

1. Purpose

These guidelines apply to developed property and define:

- (a) what is a satisfactory point of connection;
- (b) what works must be provided/ funded by applicants;
- (c) what different development/ property types require for connection; and
- (d) where connection requirement may be changed.

The policy document *Property Development Connection Requirements* is the basis for these guidelines.

2. Scope

This document applies to all property owners and developers who apply for a connection to Sydney Water's water system and covers all the land and development that Sydney Water is responsible for.

3. Definitions

Accredited supplier: a person or company that has been authorised by Sydney Water to supply a product or service. For this document, that supplier could be a Water Servicing Coordinator, Designer, Constructor or Field Tester.

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

Allotment: see *Lot*.

Amplification: works that provide increased size to Sydney Water's system to service a new development.

Carriageway: the part of a road or bridge that vehicles travel on, including the shoulders or lanes. It is also defined as the part of a public road that is between the kerbs.

Common property: the part of a strata scheme that is not part of a strata lot. It includes the subsoil, airspace, common garden areas, stairways, lifts and the walls of the strata building.

Community property lot: the lot shown in a community plan as community property.

Community title: community, precinct or neighbourhood development subdividing land under the provision of the Community Land Development Act 1989.

Company title: is used to describe a conventional title held by a company whose shareholders occupy the building or buildings according to the articles of the company. It describes a situation when:

- A multiple occupancy building is erected on a parcel of land;
- More than one owner or group of owners is involved in the company; and

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- Each owner or group of owners has shares in the company according to the relative value of the unit they occupy.

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.

Consent authority: as specified in Section 69 of the *Act*.

Customer Contract: a contract referred to in Section 3 (1) of the *Act*.

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. reservoirs) which serve a development. They are calculated using base charges that are registered with 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*.

DN: the size of a pipe in millimetres.

Easement: a document that sets out the rights of one party to use land owned by another party.

Extension: the construction of pipes and structures that add to the existing water and sewer systems.

Flat: is a self-contained housing unit that occupies only part of a building.

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

Homestead subdivision: a subdivision that creates a lot with an original dwelling on it (also known as a "homestead") and that is separated from the original land parcel. The lot containing that "homestead" can also be known as a "homestead lot".

Hydrant: a surface fitting that allows fire fighters or Sydney Water to obtain water from a main.

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

Management Statement: a document lodged with a community scheme and some strata schemes that set out the by-laws and other information relating to participation in the development.

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

Mixed development: a development that is made up of more than one type eg. a ground floor shop (or "commercial" development) with a first floor apartment ("residential" development).

Notice: the Notice of Requirements that is issued by Sydney Water when a developer applies for a Section 73 (Compliance) Certificate.

Operating Licence: a licence issued under the Act that explains how Sydney Water should do its work.

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.

Private service line: 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.

Public open space: a national park, state recreation area, regional park, historic site or nature reserve that falls under the [National Parks and Wildlife Act 1974](#); or a public reserve that falls under the [Local Government Act 1993](#), or a common that falls under the [Commons Management Act 1989](#).

Public road: any road that is called a “public road” under the [Roads Act 1993](#) or any other Act or law.

Recovery: the process of charging developer applicants for part of the construction of works by either Sydney Water or a previous developer.

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 an ROW.

Rural: land with a “rural” zoning.

Section 73 Certificate: a compliance certificate referred to in Division 9 of the Act.

Section 88B Instrument: a document that is lodged with a plan and that creates easements, restrictions on the use of land and positive covenants when the plan is registered. Section 88B instruments are covered by the Conveyancing Act 1919.

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

Strata Lot: a lot defined in a plan lodged under strata scheme legislation. Includes lots wholly or partially inside building, external lots that maybe wholly or partially covered and "open space lots".

Stratum Lot: a lot defined in stratum subdivision, eg. a lot restricted in height and/or depth by a plane referenced to A.H.D. or such other datum as approved by the Surveyor-General.

Stratum subdivision: a division of land in which at least one boundary between lots in the subdivision is defined by a plane that is not vertical. The boundary may be a horizontal plane or any plane lying between a horizontal plane and an inclined plane that is less than vertical. This type of boundary will result in the creation of lots one on top of the other.

Sydney Water: the Sydney Water Corporation constituted by the Act.

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

Torrens Title: is the name given to the system of registration of ownership and dealing with property. Under this system title to a property is established by a statutory title issued by the Registrar General. It is the most common form of residential property ownership.

Trunk main: a water main used for bulk transfer that is, usually, greater than or equal to DN 375 and not available for connection.

Upsize: to increase the size of a pipe.

Urban: land with an “urban” zoning.

Water hammer: a sudden pressure change in a water pipe commonly caused when the flow is stopped too quickly. When it occurs, there is often pipe movement or noise.

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

Water Servicing Coordinator (Coordinator): an accredited supplier who is contracted to act between Sydney Water and a developer or applicant.

Works: as specified in Sections 3 (2) and 69 of the *Act*.

4. Guidelines

4.1 General requirements

The three types of water connection applicant are:

- (a) Developer applicants; or
- (b) Extension (New Connection); or
- (c) Extension (Re-connection).

These are defined in the guidelines document *Property Development Connection Applications*.

As a part of the application process, Sydney Water checks to see if an existing /new development already has a satisfactory point of connection. A satisfactory point of connection is defined by the Water Supply Code of Australia WSA 03 (Sydney Water Edition) and these Guidelines.

Direct connections are usually only allowed on DN 100, 150, 200, 250 and 300 mains.

If we discover that a development does not already have a satisfactory point of connection, and it can be provided, the applicant has to provide that point by extending the system. How these extensions are funded is explained below and in the guidelines document *Property Development Connection Applications*.

The extensions of the water system have to meet with the Water Supply Code. Work has to be designed and constructed by Sydney Water accredited suppliers. These suppliers must work within the approved safety, environmental and quality systems.

The next section provides more detail on our requirements. Section 4.4 outlines our requirements for each type of development.

Finally, Sydney Water understands that sometimes, the basic requirements are not always practical and they may, in some cases, be changed. Section 4.5 lists some situations where changes may be approved. Sydney Water may vary these requirements.

4.2 Specific Requirements

Any new or existing development has to have at least a two-metre frontage to a water main for each lot. The water main must be the right size to meet with the standards of the Code and be available for connection. Each residential lot must have a property service (main to meter) that is connected to the main and available for the fitting of a meter (see section 4.2.1 below for more details).

If the development does not have the two-metre frontage to a water main then the applicant has to construct an extension and, where required, a property service (main to meter).

If Sydney Water thinks that it is likely that the water main will need to be extended in the future, then we will require that the water main be extended to two metres from the end of the last property. This is to meet with the Code and to make sure that the streetscape does not have to be dug up after it has been developed.

If the water main is not the right size or is not available for connection (e.g. if it is an area trunk main) we may ask for an amplification, extension or some other requirement.

4.2.1 Meters and the service connection

The applicant must meet the following requirements when connecting to a water main:

1. The connection and property service (main to meter) must be provided for both drinking and (where available) recycled water for each residential lot within the development. This only applies for connections and property services up to and including 25mm size (EXCEPT for development referred to in 4.5.2 item 3 (c) below).
2. The connection to the water main and installation of the property service, installation of the water meter and the private water service has to meet the National Plumbing Code AS/NZS 3500.1 and the NSW Code of Practice for Plumbing and Drainage.
3. We have different meter requirements for different development types. These are listed below:

(a) Residential:

A single meter must be fitted:

- (i). on each single cottage.

Notes:

- **Unsubdivided Dual Occupancy** development may have either one or two meters off the one connection for the two cottages or one meter off a separate connection for each cottage (the policy document *Servicing Dual Occupancy and Other Two-Dwelling Developments – Guidelines* tells you more about this); and
- **Subdivided (Torrens or Strata Title) Dual Occupancy** – a separate property service (main to meter) and meter must be fitted to each lot (the policy document *Servicing Dual Occupancy and Other Two-Dwelling Developments – Guidelines* tells you more about this).

- (ii). on each lot (unit) in a horizontal block of units subdivided by Strata Title (villas, town houses) including any common area that needs water. This will mean there is a single connection to the water main and separate meters for each lot (including any common area).

Note: If the development is limited to two lots, refer to point i. above (the policy document *Servicing Dual Occupancy and Other Two-Dwelling Developments – Guidelines* tells you more about this).

- (iii). on a single vertical block of residential strata units subdivided by Strata Title.

- (iv). on each vertical block of residential units, whether they are subdivided or unsubdivided.

For example, if a development has 2 tower buildings, they must each have a separate meter. This could be off one or two connections.

Note: In this instance Sydney Water will determine the number of connections.

(b) Mixed development:

A single meter must be fitted:

- (i). on each use type. This is whether the development is subdivided or unsubdivided.

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For example, a residential area and a commercial area must each have a separate meter. This would usually be off the one connection;

- (ii). on each vertical block of residential units, whether they are subdivided or unsubdivided.
For example, if a development has 2 tower buildings, they must each have a separate meter. This could be off one or two connections; and
- (iii). on each non-residential lot subdivided by Strata, Stratum or Torrens Title including any common area that needs water. This will mean there is a separate service for each lot.

Note: If an owner has a property with a number of non-residential units and they are not subdivided (e.g. a shopping centre where all the shops have the one owner) then only one service and meter is needed. This is because Sydney Water will ask the owner to pay all rates and charges.

(c) Commercial, industrial, special uses:

A single meter must be fitted on each lot that needs water in a Torrens, Strata, or Stratum Title development. This will mean there is a separate service for each lot.

Note: If an owner has a property with a number of non-residential units and they are not subdivided (eg a shopping centre where all the shops have the same owner) then only one service and meter is needed. This is because Sydney Water will ask the owner to pay all rates and charges.

(d) Stratum Title:

A single meter must be fitted on each lot that needs water in a Stratum Title development. This will mean there is a separate service for each lot.

Note: If a Stratum lot is being subdivided, then the requirements might change to one of the above.

(e) Community Title:

A single meter must be fitted on each lot that needs water in a Community Title development (including a community common area). This will mean there is a separate service for each lot.

Note: The water for each lot may be connected to either a Sydney Water or private water main. This will depend on the arrangements for the total development.

- 4. Sydney Water must be able to access the meters.
- 5. The property service (main to meter) has to be at right angles to the water main. (That will mean this service cannot be placed at another angle to avoid water main extensions.)
- 6. The meter when installed must be located on the front left or right of the property and is to be fitted within 1 metre from the front boundary and within 600mm from the side boundary. The meter must be parallel to the side fence boundary. There must be 300mm clearance around the meter to allow unobstructed access for reading and exchange at all times. The centre line of the meter when installed shall be 300mm above the finished ground level.
- 7. The developer must create and pay for an easement over any water main in private property. The easement must meet with Sydney Water's easement guidelines.

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8. The property service (main to meter) and the private water service cannot cross any other property (apart from what is allowed in these guidelines). This is to avoid disputes. The policy document *Encroaching Private Service Lines* has more advice about this.
9. The developer must make sure that the service (including hydrant availability) meets all local government and NSW Fire Brigade requirements.
10. Sydney Water may agree to the use of pipe diameters smaller than DN 100 but only if there is no possibility a main will need to be extended in the future and the water supply for fire fighting meets council and NSW Fire Brigades requirements.

4.2.2 Lead-ins

New developments may need reticulation main lead-ins.

Generally, what will be needed is the design and construction of water mains fronting or crossing land that falls between the applicant's development and Sydney Water's system. The applicant has to pay for the lead-in and must bear in mind the possible development of the undeveloped land. In some cases, there will also be associated major works.

The lead-in requirement helps to make sure that development is orderly and efficient. It may also save the public from having to pay additional costs for extra water mains that are not currently needed.

4.2.3 Dual Water Systems

If a subdivision is in an area where both drinking and recycled water systems are available then the water reticulation must meet with the standards for Dual Water Reticulation Systems. These standards are set out in the Code. They require that service connections and property services (main to meter) be provided for both drinking and recycled water for each lot within the proposed subdivision as detailed in 4.2.1 above.

For additional information refer to the *Property Service (Main to Meter) Installations Technical Requirements* document.

4.3 Paying for the Works

Who pays for Extension (New Connection) works is explained in the guidelines document *Property Development Connection Applications*.

Extension (Reconnection) applicants have to pay for all new connection works.

Developer applicants have to pay for and construct:

- (a) the minimum size works necessary (see section 4.2 above);
- (b) any extended water main laid at the boundary of the development that is needed for future water main extensions (see section 4.2 above and note 3 below);
- (c) reticulation mains that Sydney Water thinks needs to be increased in size so that we can service other potential users (see note 4); and
- (d) reticulation main lead-ins as well as any associated major works needed under section 4.2 (also see note 5).

Notes:

1. Sydney Water's Operating Licence gives us the power to require Extension (New Connection) and Extension (Reconnection) applicants to meet conditions of connection. (Clause 10.4.2)

2. The *Sydney Water Act 1994* gives us the power to require developer applicants to meet conditions of connection (Division 9 sections 69-79).
3. Sydney Water refunds the original developer for the water lead-out costs. This is done when the later developments go ahead. The costs are charged to the later developers at the original cost (plus Consumer Price Index) and Sydney Water then passes the refund on. That charge is shown as a "Reticulation Recovery" charge in our Notice to the later developer.

This process (and that similar process mentioned in notes 5 and 6 below) is covered by the policy and guidelines documents *Recovering Monies Paid for Constructing Mains*.

4. Sydney Water reimburses the developer for increasing the size of the system, after making sure that the cost is reasonable. It then asks all developers who benefit from the upsizing to pay the same reticulation upsizing recovery charge when they pay Developer Charges (see item 7 below).
5. Sydney Water refunds the original developer for lead-in costs. This is done when the costs are charged to later developers at the original cost (plus Consumer Price Index) and Sydney Water then passes the refund on. Sydney Water decides the charges. These are based on the benefit to the developers when the later development goes ahead.
6. Sometimes, an Extension (New Connection) or Extension (Reconnection) applicant may connect to lead-in or lead-out works provided by a developer. Sydney Water has no power to charge that applicant for the cost of those works and then refund the original developer.
7. Developers may have to meet other requirements including Developer Charges. See Sydney Water's policy and guidelines documents *Developer Charges*.

4.4 Property/ Development types and connection requirements

Different types of development and different locations can affect how water connections are made. Sydney Water's servicing requirements for **each** type of development follows:

4.4.1 Torrens Title subdivisions and subdivisions for lease purposes

Torrens Title subdivisions and leases that effectively subdivide land for at least 5 years are covered by section 4.2. However, the requirements may be changed in some circumstances (see section 4.5).

4.4.2 Dual occupancy development

Sydney Water's policy is explained in the document *Servicing Dual Occupancy and Other Two-Dwelling Developments* and it is summarised below:

4.4.2.1 Unsubdivided dual occupancy development

There must be either a single point of connection to the water main with property service (main to meter) and one 20 mm water meter, or a single point of connection plus tee with two property services (main to meter) and two meters (see section 4.2).

Note: An applicant may choose to meet the two-connection point standard. They must construct any new reticulation main and property service (main to meter) that is needed. Developers pay Developer Charges (see 4.4.2.2 and 4.4.2.3).

4.4.2.2 Strata, Stratum and Community Title subdivided dual occupancy

There must be a separate point of connection with an independent property service (main to meter), meter and private house service, for each lot/dwelling. Developers have to pay Developer Charges.

4.4.2.3 Torrens Title subdivided dual occupancy

This is covered by section 4.2. Section 4.5 covers circumstances where the requirement may be changed. Developers must pay Developer Charges.

4.4.3 Strata Title subdivisions (excluding dual occupancies)

The requirements are:

- (a) A point of connection (as explained in section 4.2) to the total property that is being strata subdivided; and
- (b) Meters for these subdivisions are explained in section 4.2.1 item 3.

4.4.4 Stratum Title subdivisions (excluding dual occupancies)

Note: This type of development is used to subdivide a building into lots. Unlike Strata Title subdivisions, there is no common property. The Building Management Statement and the *Easement for Services* document are used to define the rights and responsibilities of each lot owner.

The requirements are:

- (a) a point of connection (as explained in section 4.2) to the total property that is being stratum subdivided. The applicant may then choose to have either a common private water service that is split within the property or separate connections at the main for each lot. In any event, each lot has to have a separate meter;
- (b) the section on shared costs or shared facilities in the Building Management Statement must cover water usage (and sewer) charges for the building; and
- (c) the *Easement for Services* document must explain how the private water service will be well maintained.

4.4.5 Community Title subdivisions (excluding Dual Occupancies)

Sydney Water's policy is explained in the document *Community Title Subdivisions* and is summarised below. The minimum requirements are those given in section 4.2.

The applicant has two options either:

1. extend Sydney Water's existing water mains to provide a point of connection and, where required, property service (main to meter) for each lot. This work may include the creation of appropriate easements; or
2. construct private water service lines to provide a point of connection for each lot.

If a Sydney Water reticulation main is needed for extensions to other properties outside of the development, then the applicant **must** choose option 1.

Option 2 is subject to the following conditions that are usually explained in the Notice to the applicant:

- (a) Private services must at least meet the National Plumbing Code standards;
- (b) Sydney Water does not confirm that the applicant's private water services are suitable;
- (c) If, at some stage, the applicant or a future owner wants a Sydney Water extension to replace the private services, then the extension (and property service (main to meter) where this applies) has to be constructed and paid for by the applicant;

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- (d) Sydney Water will not usually maintain the private services; and
- (e) The applicant is encouraged to tell the buyers of the lots about the private service and its implications.

4.4.6 Company Title subdivisions

The requirement is for a point of connection to a water main (see section 4.2).

4.4.7 Residential, industrial and commercial development

All residential (except dual occupancy), industrial and commercial development involving new buildings and change of use, are covered by section 4.2.

Note: 'New buildings' also include cases where the existing shell of the building is kept and the rest is totally re-built.

4.4.8 Mixed developments

The requirements are given in section 4.2.

If the developer wants the separate meters talked about above in 4.2.1 item 3 (b), there are two options. They can have a single common service from a connection at the main that is split to serve each type of development or they can apply for separate connections. Separate meters can make things easier and fairer.

4.4.9 Subdivisions excising a lot containing a dwelling

Some subdivisions create a lot that has an original dwelling on it that is cut from the original land parcel. These are often referred to as "homestead subdivisions". Sydney Water has the following requirements for this type of subdivision:

4.4.9.1 Urban:

The subdivision has to meet the requirements set out in section 4.2. However, if the lot is not close to existing services, it may be possible to defer the works until the rest of the land or other land adjacent to the lot is developed. If the work is deferred, the applicant may need to provide a bond until the work is completed.

4.4.9.2 Rural:

The subdivision has to meet the requirements set out in section 4.2. However, if the lot is not close to existing services, Sydney Water may decide that:

- (a) the works can be deferred until the rest of the land or other adjacent land is developed. If the work is deferred, the applicant may need to provide a bond until the work is completed; or
- (b) there are no requirements because the development is beyond the limits of supply. (See section 4.5.1.)

4.4.10 Subdivisions creating residual lots & facilitating subdivision

Some subdivisions may create lots that can be subdivided even further. This kind of subdivision is sometimes called a "facilitating subdivision" and the potential lots are sometimes called "residual lots".

All of the lots (including the residual lots) have to meet the requirements set out in section 4.2. However, sometimes the residual lots can only be developed after further consent is given. If this happens it may be possible to defer the works for the residual lots.

If the works are deferred, then the developer's Section 73 Compliance Certificate will tell the consent authority of the deferral and ask them to refer the developer for another Certificate when the residual lots are developed.

4.4.11 Development within areas of restricted water supply

The policy document *Rural Water Supply* explains the conditions that may be placed on development in areas of restricted supply or where connection to the system may be limited.

4.4.12 Land created by the closure of public roadways

Sometimes when roads are closed (under Part 4 Division 1 of the Roads Act, 1993), new land is created. The development of this new land has to meet the requirements set out in section 4.2.

Note: The closure of roads under Sections 115, 116 and 117 or Part 10 Division 2 of that Act does not usually create land that is capable of being developed. The connection requirements do not apply to this land unless the applicant asks for a connection.

4.4.13 Subdivisions creating lots that will not make demands for services

Some subdivisions create lots that will not make demands for water services. The requirements of section 4.2 do not apply to these lots unless the applicant requests a connection. For example, if the applicant needs water for landscaping, they will have to ask for a connection.

4.5 Circumstances that may affect connection requirements

Sydney Water understands that sometimes the requirements set out in section 4.2 may not always be practical. This section lists some circumstances where Sydney Water will approve changes to those requirements.

4.5.1 Development beyond the limits of supply

Any development that Sydney Water believes is outside of the limits of supply does not usually need to meet the requirements of section 4.2. However, if a property owner applies for an extension, then the application has to be processed using Sydney Water's guidelines document *Property Development Connections Applications*.

4.5.2 Subdivisions creating lots without direct street frontage

Right of Carriageway/ Right of Footway/Right of Way (ROC/ROF/ROW):

Some subdivisions create lots that have no direct street frontage. These lots have access to the street by a Right of Carriageway, a Right of Footway or a Right of Way (ROC/ROF/ROW). The requirements depend on how many of these lots there are. That is:

1. If there are **more than 8 lots**, a reticulation main covered by an Easement has to be constructed (see note 1)
2. **For 3-8 lots**, the applicant has two options. Either they can construct a reticulation main covered by an Easement (see note 1) or they can construct private services (and the applicant will need to meet the same requirements as for 2 lots)
3. **For 2 lots**, if the development meets conditions i-iii (given below), then private services may be constructed (see notes 2-5)
 - (a) An Easement for Services has to be created in conjunction with a Right of Carriageway, a Right of Footway or a Right of Way (ROC/ROF/ROW). This is to help with maintenance and to reduce problems with the land.
 - (b) Before Sydney Water issues the Section 73 Certificate, we have to be satisfied with the way the ROC/ROF/ROW and Easement for Services is defined on the final subdivision plan and in the Section 88B Instrument. (See policy and guidelines documents *Documentation Standards for Easements over Private Service Lines* for

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- help). Private services must also be provided that meet the requirements set out in (c);
- (c) Sydney Water prefers one connection (ie a drilling) to be made to the main and a single property service (main to meter) service laid to within the property boundary (see 4.2.1 above for details). The property service in this case may exceed the 25mm size. However, due to fact that the individual risers are only 20mm, the property service (main to meter) requirement still applies. Individual private services for each property can then be laid off the risers.

Alternatively, the developer can make individual connections. However:

- (i) the developer will be told about these choices in the Notice;
- (ii) services must be laid in a conduit;
- (iii) the services must end clear of driveways and must not leak;
- (iv) the developer must also make sure that the water meters can be fitted as close as practical to the road and within one metre of the property boundary; and
- (v) the services have to be laid before the Certificate can be issued.

Notes:

1. If a Sydney Water main is constructed, it has to meet the conditions set out in section 4.2. It also has to be covered by an Easement for Services/Easement for Water Supply Purposes within the ROC/ROF/ROW which has been approved by the consent authority.
2. There is a limit of 8 lots. This is because that is usually all that can be serviced off a double drilling and maintap connection and a single property service (main to meter) service laid to within the property boundary. Any more than that and there can be problems with water pressure or water hammer.
3. The size of the property service (main to meter) or private water services to the property boundary has to meet with the National Plumbing Code. However, in unusual situations, such as low pressure water areas, the size of the services may need to be increased above the National Plumbing Code's requirements or a Sydney Water reticulation main provided as set out in section 4.2.
4. The applicant has to make sure that the water supply for fire fighting meets council and NSW Fire Brigades requirements. (This would normally include that a hydrant be located within 60 metres of the end of a ROC/ ROF/ ROW.) If the applicant prefers to provide private services (up to the limit of 8) a DN 100 minimum size service may be required.
5. The policy for Community Title developments is explained in the document *Community Title Subdivisions*.

4.5.3 Dual frontage subdivisions

Sometimes subdivisions create a 'rear' lot that does not have a point of connection.

In this case, there needs to be an extension of the main to provide a point of connection for the rear lot. The connection has to meet the requirements set out in 4.2.

However, Sydney Water may decide that the extension is not required. We will take into account, water quality issues, operating and maintenance costs, the cost for the extension compared to those for similar developments, the number of lots that would benefit from the works, and the issue of private service lines on other peoples' land (see section 4.2.1 item 8).

To help us decide we may need to have your listed Water Servicing Coordinator provide supporting information (that may include two quotes for the cost of the works).

If the extension is not required, the applicant will be allowed to connect to a water main across the front lot via a ROC/ROF/ROW covered by an Easement for Services. If there is no

ROC/ROF/ROW proposed as a part of the subdivision then we will allow the connection via an Easement for Services only.

Notes:

1. For residential lots, if there is no property service (main to meter) available for the private water service line to connect to then one will need to be constructed first by the applicant (see sections 4.2 and 4.2.1).
2. The private water service must be located so that it causes the least problems for the other lot.
3. The private water service must be set up so that it can be connected to the rear if the main is extended in the future. The applicant must agree to connect to the rear if a main becomes available and is encouraged to tell future buyers about this.

4.5.4 Development served by private lines proposed to be covered by easements

Sometimes Sydney Water may allow an easement over a private water service line instead of a connection as set out in sections 4.2 and 4.5.

We may allow the creation of an easement if the following conditions are met:

- (a) For residential lots, there is a property service (main to meter) available for the private service line to connect into. If this property service is not there then the applicant must construct one (see sections 4.2 and 4.2.1); **AND**
- (b) There must be NO chance that we will need to extend the Sydney Water reticulation main off the line; **AND**
- (c) Sydney Water must not want to take over the existing lines or to accept a new reticulation main extension; **AND**
- (d) Sydney Water believes that it costs too much to relay the existing line or lay a new line because of the location, terrain, obstructions or restricted access; **AND**
- (e) Any new line is located so that it causes the least problems for the property; **AND**
- (f) A Right of Carriageway (ROC) or a Right of Footway (ROF) or a Right of Way (ROW) must also exist or be created. This is to allow access for maintenance. The requirement for an ROC/ROF/ROW may be relaxed in exceptional circumstances, e.g. where there is a boundary to boundary building development.

Note:

A connection via a private water service line that benefits more than one property (also known as a "joint" private service line) is not allowed because of the difficulties with the maintenance of that line. Also, this service does not meet the standards set down in the Water Supply Code (Sydney Water Edition).

Sydney Water will base its final decision on the above criteria. For criteria (c), the applicant must provide 2 quotes so a comparison can be made to the cost of a standard connection to a similar lot.

The terms and conditions for the easement must be stated in the Section 88B Instrument created by the applicant during subdivision. They must meet Sydney Water's documentation standards, which can be found in the policy and guidelines documents *Documentation Standards for Easements Over Private Service Lines*.

Sydney Water must not be referred to as the beneficiary. However, the terms and conditions must state that Sydney Water must give its written consent if the easement is to be released, varied or changed.

4.5.5 Subdivisions creating encroaching private lines

If a subdivision creates lots that are crossed by an existing private water line for the existing development then the line or the parts that cross the lots must be removed. The reasons for this are given in section 4.2.1 item 8.

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4.5.6 Existing development, redevelopment and encroaching private lines

There are a large number of properties, usually in older areas, where existing private water lines cross adjoining properties to reach a connection point. These lines include joint private service lines.

If the property owners want to fix this, they have to apply for an Extension (Re-Connection) and pay for the changes (see section 4.3). This includes redevelopment whether or not a Section 73 Certificate is needed, for example a dwelling knocked down and then rebuilt.

Alternatively, as the lines are private, any disputes over access and maintenance must be resolved between the private parties. The *Access to Neighbouring Lands Act, 2000* may help if there is a dispute.

5. Responsibility

Manager, Development Operations

6. Legislative Context

Sydney Water Act 1994

Environmental Planning & Assessment Act 1979

Sydney Water Corporation Operating Licence 2005-2010

Sydney Water Customer Contract

Access to Neighbouring Lands Act 2000

7. Associated Documents

Property Development Connection Requirements (Policy)

Property Development Connection Applications (Guidelines)

Servicing Dual Occupancy and Other Two-dwelling Development (Guidelines)

Community Title Subdivisions (Policy)

Developer Charges (Policy and Guidelines)

Encroaching Private Service Lines (Policy)

Feasibility Applications for a Development Proposal (Guidelines)

Documentation Standards for Easements Over Private Service Lines (Policy and Guidelines)

Recovering Monies Paid for Constructing Works (Policy)

Rural Water Supply (Policy)

Meter Fit (Policy)

Property Service (Main to Meter) Installations Technical Requirements

8. Effective Date

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

9. Endorsement and Approval

Effective Date: 1 July 2008	Review Date: July 2010	File No: 2006/05123F
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		Date: 30/6/08

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