

Servicing Dual Occupancy and other two-home developments

1. Purpose

Dual occupancy and two home developments can be complex as it has several options for servicing. We've created this guide to help you understand your servicing options.

2. Scope

This policy applies to all customers who are developing a dual occupancy or two home development.

3. Minimum requirements

This guide helps you understand what servicing options you have and the importance of how you service it for future subdivisions.

This guide covers the following developments:

- Single home with a granny flat
- Dual occupancy
- Two-lot residential subdivision
- Multi-unit or integrated housing with two homes.

This doesn't apply to non-residential developments.

4. Guide in detail

4.1 Granny flats

You're building a granny flat smaller than 60 m²

If you're building a single home with a granny flat (in most cases the single home is existing), we'll allow:

- a single point of connection to our wastewater (sewer) system
- a single point of connection to our water main and property service (main-to-meter) with a 20 mm water meter. When the homes are complete, you'll pay single dwelling service charges
- a single point of connection (tee'd) to our water main and property service (main-to-meter) with two 20 mm meters. When the homes are complete, you'll pay single dwelling service charges.

You're building a granny flat bigger than 60 m²

If you're building a single home with a granny flat that's bigger than 60 m² (in most cases, the single home is existing), we'll allow:

- a single point of connection to our wastewater (sewer) system
- a single point of connection to our water main and property service (main-to-meter) with a 20 mm water meter. When the homes are complete, you'll pay single dwelling service charges
- a single point of connection (tee'd) to our water main and property service (main-to-meter) with two 20 mm meters. When the homes are complete, you'll pay dual occupancy service charges.

4.2 You're building an un-subdivided dual occupancy

If you're building two homes over one lot, you have two service options:

Option one – a shared connection

We'll allow:

- a single point of connection to our wastewater (sewer) system
- a single point of connection to our water main and property service (main-to-meter) with a 20 mm water meter. When the homes are complete, you'll pay single dwelling service charges
- a single point of connection to our water main (tee'd) and property service (main-to-meter) with two 20 mm meters. When the homes are complete, you'll pay dual occupancy service charges.

Option two – two connections (normally for future torrens title subdivision)

If you decide to have separate connections for both wastewater and water, you'll need:

- a separate point of connection to our wastewater main (sewer) with independent private service lines for each home
- a separate point of connection to our water main and property service (main-to-meter) with independent private service lines for each home
- a 20 mm meter for each home, when your home is complete you'll pay dual occupancy service charges.

Sometimes to achieve this option you may have to extend our wastewater and/or water mains.

When the home is complete, you'll pay dual occupancy service charges.

This option is ideal if you intend to subdivide in the future. By putting the services in now, you could possibly avoid the need for alterations and related costs when you eventually subdivide.

4.3 You're building a strata, stratum or community title dual occupancy

If you're building two homes over one lot that is strata, stratum or community title subdivided, we'll allow:

- a separate point of connection to our water main and property service (main to meter) with independent private service lines for each home
- a 20 mm meter for each home
- a single point of connection to our wastewater (sewer) main with a joint service line to service both homes, you'll pay a single dwelling service charges for each home.

A single point of connection with a joint service line (sewer) is allowed, provided you understand the responsibilities for maintaining the joint line as set out in the *Strata Schemes Management ACT 1996*.

We'll update the sewer service diagram, which informs owners and future purchasers about this arrangement.

4.4 You're building a torrens title dual occupancy or you intend to torrens title subdivide in the future

If you're building two homes that will be on separate lots once the torrens title subdivision is registered, we'll allow:

- separate point of connection to our wastewater (sewer) main with independent private service lines for each home
- separate point of connection to our water main and property service (main-to-meter) with independent private service lines for each home
- a 20 mm meter for each home, when your home is complete you'll pay a single dwelling service charges for each home.

In this scenario, each private line must be laid within its lot boundaries. We don't want these lines trespassing onto another property, as this can cause disputes between neighbours about access, maintenance or liability.

4.5 Need for direct access where you need to connect

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:

- the line crossing the other lot must be protected by the Easement of Service and ROC, ROF or ROW
- the water private service line must be laid in a protective conduit.

Note

If your dual occupancy development is vertical, that is, the second home is constructed above the first home and is being subdivided, the only practical form of service arrangement may include joint private services. We'll decide whether the encroachment and or joint services are permitted.

4.6 Extension of our services

If you're required to extend our services, you must do this to our standards. The extensions of services must be designed and constructed at your cost to provide satisfactory point(s) of connection. For more information on this refer to our:

- [Property development water connections guide](#)
- [Property development sewer connections guide](#)

4.7 Existing wastewater (sewer) main connection

If your proposed dual occupancy or subdivision includes an existing home and it's going to remain, the existing wastewater (sewer) connection can remain for that home as long as the connection is already one metre within the lot or within the footpath or road and doesn't trespass on any other lot.

Where it's practical, our preferred option is to provide the existing home with a new wastewater (sewer) connection within the lot.

5. Definitions

Term	Definition
Act	The <i>Sydney Water Act, 1994</i> and any regulations in force under it.
Development	Any activity relating to land that needs approval as specified in Section 69 of the Act.
Easement	Document that sets out the rights of one party to use land owned by another party.
Guideline	A Sydney Water document that sets out how a Sydney Water policy is applied.
Meter	A device that we issue to measure your water use.
Point of connection	The point at which our water or wastewater (sewer) system and your private service line or property service meet.
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.

Term	Definition
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.
Private service line (main-to-meter)	A pipe that supplies water from our water main to the meter. This service is owned by the owner of the property but is maintained by us.

6. Context

Accountabilities

Position	Accountabilities
City Growth and Development	Endorser
City Growth and Development Account Managers	Subject Matter Experts
Approver	City Growth and Development - Account Managers
Endorser	Kelly Taylor and Matthew Britton

References

Document type	Title
Compliance obligations	<i>Sydney Water Act 1994 – section 47 gives Sydney Water the power to acquire land. Land Acquisition (Just Terms Compensation) Act 1991 – sets out Sydney Water’s obligation to acquire land designated for acquisition, and the process for owner-initiated acquisition in cases of hardship. Environmental Planning and Assessment Act 1979 – provides for the designation of land for acquisition through environmental planning instruments and makes such acquisitions subject to the hardship provisions in the Land Acquisition (Just Terms Compensation) Act.</i>

7. Ownership

Role	Title
Group	City Growth and Development
Owner	Chris Gantt, Head of City Growth and Development
Author	Caroline Rae

Change history

Version	Issue Date	Approved by	Brief description of change and consultation
7	8/2/2021	Corina Gonzalez	<ul style="list-style-type: none"> Updated to new branded template
5	29 October 2020	Caroline Rae	<ul style="list-style-type: none"> Small change to unsubdivided dual occ for future torrens title
7	12 June 2020	Caroline Rae	<ul style="list-style-type: none"> Reviewed all content Removed all references to Sydney Water and replaced with us, we’ll Updated into approved template Added Granny flats Removed references to recoveries as we no longer do this.