

Managing new development process

Task summary

To manage new development, you, your service provider or Sydney Water may need to extend, adjust, amplify or protect Sydney Water systems, depending on your needs. Development and construction activity may require a number of different tasks, as outlined in the Managing new development process table on page 2.

For more detailed information:

You can get more information on:

- Section 73 developments, refer to the [Land development guide](#)
- asset adjustment/protection, refer to the [Asset adjustment and protection manual](#)
- building over assets, refer to the [guideline](#)
- making a service connection, refer to the [Connections & disconnections](#) page of our website

Service provider responsibilities:

The links below provide information on the responsibilities for tasks and the indicative times:

- Water Service Coordinators – [major](#) or [minor](#) works
- [Designers](#)
- Constructors - [major](#) or [minor](#) works
- [Field testers](#)

Other useful links

- [Sydney Water Tap in™](#)
- Water Services Coordinator, Designer and Constructors [lists](#)

Contacts

Call 132092

- For large scale land re-zonings, new development or redevelopment, ask for the Urban Growth – Growth Strategy team
- For large utilities projects requiring asset adjustments or protection, ask for the Urban Growth - Asset Services team

Process phase	Land development – Section 73 complying	Land development – Section 73 certificate	Adjustment/protection	Building over asset
Concept	<ul style="list-style-type: none"> Feasibility Development consent 	<ul style="list-style-type: none"> Planning proposal reviews Servicing review/feasibility Commercial agreement assessment Development consent 	<ul style="list-style-type: none"> Environmental planning reviews Pre-design concept advice 	<ul style="list-style-type: none"> Building plan approval to Sydney Water Tap in™
External provider Appoint Water Servicing Coordinator				
Define	<ul style="list-style-type: none"> Section 73 complying application Identify requirements 	<ul style="list-style-type: none"> Section 73 or adjustment application System capability review – capacity/extension/adjustment/amplification/protection Requirements letter Developer works deed 		<ul style="list-style-type: none"> If required, submit Building plan approval application (out of scope) Technical review Requirements letter
External provider Appoint Designer				
Design	NA	<ul style="list-style-type: none"> Design package Technical review Inspection Test Plan (ITP) review Job specific letter Funding review Procurement Flow management plan Bonding arrangements 		NA
External provider Appoint Constructor and Field Tester				
Delivery	<ul style="list-style-type: none"> Construction commencement notice Construction 	<ul style="list-style-type: none"> Construction commencement notice Construction Testing Disinfection Shutdowns/connections 		NA
Finalisation	<ul style="list-style-type: none"> Submit Section 73 complying application Application assessment Section 73 issued 	<ul style="list-style-type: none"> Post inspection Project completion package Transfer asset ownership Pay Sydney Water's share of works Section 73 issued (if applicable) Release securities 		<ul style="list-style-type: none"> Project completion package (email)
External provider Apply at Sydney Water Tap in™ and engage Plumber				
Services connection	<ul style="list-style-type: none"> Apply for approval to connect to our systems at Sydney Water Tap in™ Engage plumber to connect 		NA	NA