



Property development connection requirements

1. Overview

1.1 At a glance

We are required to have services available, on request, for connection on any land within our area of operations. This is set out in our Operating Licence, however, it also states that we may set conditions to make sure that the supply of services is safe, reliable and financially viable. Section 56 (2) of the Sydney Water Act 1994 (the Act) enables us to require you to meet conditions before we allow you to connect to our services.

If you're connecting to our services, we'll assess and process your request and apply charges that meet with the current Independent Pricing and Regulatory Tribunal (IPART) Determination.

1.2 Scope

This document applies to all property owners and developers who apply for a connection to our systems and covers all land and development that we're responsible for.

1.3 Objective

Our policy explains what our requirements are for connecting to our services and lists the four types of applicants for connection.

2. Policy in detail

When you're ready to connect to our services, we'll check to see if there's a satisfactory point of connection available. If there's not, you may have to extend our services and/or meet other requirements or conditions. Any extension or connection to our system has to meet standards or requirements. These are:

- Water Supply Code of Australia WSA 03 (Sydney Water edition)
- Sewerage Code of Australia WSA 02 (Sydney Water edition)
- any requirement outlined in our Property Development Connection Requirements guidelines for water and sewer.

Applicants for connection are split into four types:

1. Developer (applicant)
2. Priority Sewerage Program (PSP)
3. Extension (New Connection)
4. Extension (Reconnection).

A definition of each type of applicant and how they apply for a connection are in the guidelines document [Property development connection applications](#).

2.1 How can I apply?

You can apply to connect at [Sydney Water Tap in®](#).

3. Definitions

Term	Definition
Act	The <i>Sydney Water Act 1994</i> and any regulations in force under it. Also known as the Act
Point of connection	The point at which our water or sewer system and the private/customer service line meet
Development	Any activity relating to land that needs approval as specified in Section 69 of the Act
Extension	The construction of pipes and structures that add to the existing water and sewer systems
IPART	The Independent Pricing and Regulatory Tribunal of NSW constituted by the <i>Independent Pricing and Regulatory Tribunal Act 1992</i> . The independent body that oversees regulation in the water, gas, electricity and public transport industries in NSW
Operating Licence	A licence issued under the Act, which explains how we should do our work
Priority Sewerage Program (PSP)	Our program for improving wastewater services to unsewered urban areas identified as environmentally sensitive
Sydney Water	Sydney Water Corporation constituted by the Act
Sydney Water Tap in®	Our online service for applications, approvals and diagrams. You can access it all day, every day from your computer, laptop, mobile or tablet