

Section 73 plan requirements

1. Purpose

During the Section 73 process, we may require you to submit plans to us, which have specific requirements.

2. Scope

This guide is for our accredited water service coordinators (WSC), designers and surveyors.

3. Minimum requirements

The guide explains what's required when submitting the following plans:

- Subdivision and development
- Engineering and hydraulic
- Building
- Minor works
- Major works
- Design.

4. Procedure in detail

4.1 Subdivision and development plans

When submitting a Section 73 application you must include a plan showing the proposed subdivision / development. These plans are critical as they:

- help us determine our serving and asset protection requirements
- allow us to allocate new property numbers to the proposed lots
- capture the proposed lots in our geographic system.

This allows customer to apply using Tap in® and request approvals on the proposed lots.

Your plans must reflect the description in the Consent document, the pre-allocated plan numbers (PPN) and any modifications to the consent (Section 96).

The plan must:

- be in AutoCAD format at a scale of 1:500 or 1:100
- capture all proposed lots as closed polygons for example with a thick pink line
- display lot boundaries and lot numbers for all proposed lots including residue lots
- display the area of each lot, the total gross area and total net area to be developed
- show road names (or a numeric identifier) for all proposed roads within the subdivision
- show existing property information lot numbers(s) and deposit plan numbers and section numbers together with the PPN issued by the Land & Property Information (LPI)
- show the total number of strata lots in any proposed strata plan
- have enough surrounding information (existing lot boundaries, existing house, lot numbers and road names) to enable us to identify it in our geographic system
- a copy of the overall development scheme identifying all staged (this is more for larger staged developments)
- be coordinated to Map Grid of Australia (MGA)
- have the data in the model space of the drawing file geospatially in MGA co-ordinates.

4.2 Engineering and hydraulic plans

These can be either all plans listed in the development approval (DA) or where none are listed, all plans that were submitted for council review and/or to be used for construction.

You must provide sections / basement and elevations where the development proposal is:

- Commercial
- Industrial
- Mixed
- high-rise
- a special use application with more than two levels and/or it incorporates basement plans.

4.3 Building plans

The set of building/development plans, including a full site plan, must be to a recognised scale, as approved by the relevant consent authority. These plans must include the house and or lot numbers and the street name.

When you request for building plan approval, you may be asked to include:

- structural engineering plans
 - a service protection report (valid for 24 months from the date of the report)
 - a work as constructed (WAC) plan (valid for 36 months from the month of WAC plan completed).
- Note: Foundation designs must be certified by a suitable structural engineer.

4.4 Minor works

The WAC plans must be in digital format (drawn to scale) and show:

- lot boundaries and lot numbers for all proposed lots including residue lots
- road names (or numeric identifier) for all proposed roads within the subdivision
- appropriate case numbers(s) as supplied by the WSC.

4.5 Major works

These plans show the location of new mains. This plan is only one part of the major works WAC package. To find out more about this package, visit [Water Servicing Coordinators documents page](#).

The WAC plan must:

- be drawn in AutoCAD format at a scale of 1:500 to 1:1000 or, where required to provide detail, at a scale of 1:1250
- have a separate design plan for each service
- apply the naming convention as detailed in AMQ0556 Perpetration of work as constructed plans for electronic file submission

- show the appropriate case number(s) as provided by the WSC
- have a title block updated with the constructor's details, completion dates and pipe schedule including the relevant pipe joining method (RR, SWJ, electro fusion/steel welded or other approved method) together with references to the notes and sections on the WAC plan
- have drawing files separated into single sheet drawing files
- comply with our editions of the Water Services Association of Australia (WSSA) codes, specifications and DTC requirements (health policies)
- have the data in the model space of the drawing file geospatially located in MGA coordinates (where applicable)
- include a PDF version of each AutoCAD drawing file.

4.6 Design plan

The design plan identifies proposed reticulation works that, when constructed, will provide proposed lots within a development a connection point for water, recycled water, wastewater and stormwater services. This plan is one part of a design package. More information about design packages is listed in the Instructions to designers – major works. To see the instructions, visit the Providers page in the Plumbing, building & developing section of our website.

Importantly, a separate design plan for each service type (drinking water, recycled water, wastewater and stormwater) is required. The designer must complete the Design development checklist (detailed design requirements) before submitting the design plan.

The design plan must:

- be drawn in AutoCAD format at a scale of 1:500 or 1:1000 or, where required to provide detail, a scale of 1:250
- show appropriate case number(s), as supplied by the WSC
- comply with Sydney Water editions of the WSSA codes and specifications
- display existing and proposed lot boundaries and lot numbers for all proposed lots, including residue lots
- show road names (or a numeric identifier) for all proposed roads within the subdivision
- have a title block that includes utilities, Dial Before You Dig and pipe type.
- incorporate standard notes and special notes
- reference and attach construction drawings or deemed-to-comply drawings
- show the proposed location of new mains with a connection point for water, recycled water or wastewater
- have the data in the model space of the drawing file geospatially located in MGA co-ordinates (where applicable)
- include PDF copies of the design and variation plans.

Note:

You only need to note pipe joining methods (together with references to the notes and sections on

the WAC plan) on the design if site-specific conditions (for example, mine subsidence, contaminated lands etc) mandate the pipe type and specified joining method.

5. Definitions

Term	Definition
City Growth and Development	The business area who process development applications.
S73	A subdivider/Development Compliance Certificate issued under Division 9 Section 73 of the <i>Sydney Water Act 1994</i> .
WSC	Our accredited providers who manage development applications, design and construct water, wastewater or stormwater for asset creation and asset protection.