

Section 73 additional advice

Other things you may need to do

This guide shows you what additional things you may need to advise your customer that are not a requirement for the Section 73 Certificate but may be a Sydney Water requirement in the future because of the impact on our assets due to their development or subdivision.

Get your building plans approved

Note: If this is not a requirement advised by your Water Servicing Coordinator then it is not a requirement of the Section 73 Certificate. However the approval is still needed because construction/building works may impact on existing Sydney Water assets (e.g. water and sewer mains). In any case, these works MUST NOT commence until Sydney Water has granted approval. This can be done at Sydney Water Tap in™.

Your Coordinator can tell you about the approval process including:

- Possible requirements;
- Costs; and
- Timeframes.

Note: You must obtain our written approval before you do any work on Sydney Water's systems. Sydney Water will take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994*.

Large Water Connection requirements

This requirement is only applicable to commercial, industrial and large residential developments of more than 2 dwellings/lots. Your WSC can advise you if you are required to have a Large Water connection for your development/subdivision.

A water main is available to provide your development with a domestic supply. The size of your development/subdivision means that you will need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application at Sydney Water Tap in™. You, or your hydraulic consultant, may need to supply the following:

- A plan of the hydraulic layout;
- A list of all the fixtures/fittings within the property;
- A copy of the fireflow pressure inquiry issued by Sydney Water;
- A pump application form (if a pump is required);
- All pump details (if a pump is required).

You will have to pay an application fee.

Sydney Water does not consider whether a water main is adequate for fire fighting purposes for your development. Sydney Water cannot guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

Once your connection has been approved, you will be required to pay another fee to have that connection point provided to your development/subdivision and have your water meter fitted.

Installation of on-property equipment in pressure sewer areas

This applies to commercial and industrial developments in pressure sewer areas, where each lot already has a sewer lateral and boundary kit.

To connect each lot to the pressure sewer, the property owner must construct and install on-property equipment (collection tank, pump and control/alarm panel).

The property owner must submit a pump-to-sewer application at Sydney Water Tap in™. A licensed drainer must then be engaged to install the on-property equipment. The property-owner must pay all costs.

The on-property equipment will be owned and maintained by the property owner.

Note: The on-property equipment (collection tank, pump, control/alarm panel and electrical connection) cannot be installed until Sydney Water building plan approval is given for the lot and construction of the building is at lock-up stage.

Backflow Prevention Information

All properties with a connection to the water supply, must install a backflow prevention containment device. All containment devices must be installed on the outlet side of each master water meter/s supplying the property. In circumstances where there is no master meter/s the backflow prevention containment device shall be installed on the water supply where it enters the property boundary.

Separate hydrant and sprinkler fire services, require the installation of a testable double check detector assembly. The device must be installed close to where the water service crosses the property boundary, upstream of any component of the fire service.

The backflow prevention containment device must be installed as a condition of continued use of the water supply. Failure to install and maintain the device may result in disconnection of the water service. A copy of Sydney Water's Backflow Prevention Policy is available on the Backflow prevention page in the Plumbing, building & developing section of our website.

Disused Sewerage Service Sealing

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to a Sydney Water sewer main. This work must meet Sydney Water's standards in the NSW Code of Practice for Plumbing and Drainage (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Soffit Requirements

Please be aware that floor levels must be able to meet Sydney Water's soffit requirements for property connection and drainage.

Fire Fighting

Definition of fire fighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the fire fighting flow of the development and the ability of Sydney Water's system to provide that flow in an emergency. Sydney Water's Operating Licence directs that Sydney

Water's mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased through Sydney Water Tap in™ and may be of some assistance when defining the fire fighting system. The Statement of Available pressure, may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to a Sydney Water water main. This work must meet Sydney Water's standards in the NSW Code of Practice for Plumbing and Drainage (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Other fees and requirements

Sydney Water may be involved with aspects of your development outside of the Section 73 process, which may incur fees or requirements. These include:

- plumbing and drainage inspection costs;
- the installation of backflow prevention devices;
- trade waste requirements; and
- council fire fighting requirements. (It will help you to know what the fire fighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here.)

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