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## Property Development Connection Requirements

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### 1. Background

Sydney Water's Operating Licence (clause 10.4.1) requires us to have water and sewerage services available for connection on request to any land we are responsible for. However, under clause 10.4.2, we may set conditions on that request to make sure that the supply of services is safe, reliable and financially viable.

Section 56 (2) of the Act enables Sydney Water to require that applicants also have to meet those conditions before we will allow them to connect to our services.

**For developers**, Sydney Water can set conditions under Division 9 Sections 69-79 of the Act.

**For new connection applicants**, Sydney Water has to process applications and apply charges that meet with the current Independent Pricing and Regulatory Tribunal (IPART) Determination.

### 2. Purpose and Objectives

This policy will:

- (a) explain the basis of Sydney Water's requirements for connection to its water and sewer systems; and
- (b) name the four types of applicants for connection.

### 3. Scope

This document applies to all property owners and developers who apply for a connection to Sydney Water's systems and covers all land and development that Sydney Water is responsible for.

### 4. Definitions

**Act:** the *Sydney Water Act 1994* and any regulations in force under it. Also known as *the Act*

**Connection point:** the point at which Sydney Water's water or sewer system and the private/ customer service line meet.

**Developer:** a person who has been given an approval as defined in Division 9 of the Act

**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

**Guideline:** a Sydney Water document that sets out how a Sydney Water policy is applied.

**IPART:** the Independent Pricing and Regulatory Tribunal of NSW constituted by the *Independent Pricing and Regulatory Tribunal Act 1992*. The independent body that oversees regulation in the water, gas, electricity and public transport industries in NSW.

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**Operating Licence:** a licence issued under the Act that explains how Sydney Water should do its work.

**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.

**Priority Sewerage Program (PSP):** Sydney Water's program for improving sewerage services to unsewered areas.

**Sydney Water:** Sydney Water Corporation constituted by the Act.

### 5. Policy Statement

When someone applies to connect to Sydney Water's water or sewerage systems we will check to see whether there is already a satisfactory point of connection. If there is not, we may require the applicant to extend the system and/ or meet other requirements or conditions.

Any extension or connection to our system has to meet standards or requirements.

The standards and requirements are:

- (a) Water Supply Code of Australia WSA 03 (Sydney Water Edition); and
- (b) Sewerage Code of Australia WSA 02 (Sydney Water Edition); and
- (c) any requirements in the guidelines documents *Property Development Connection Requirements (Water)* and *(Sewer)*.

There are four types of applicants for connections:

- (i) Developer (applicant);
- (ii) Priority Sewerage Program (PSP);
- (iii) Extension (New Connection); or
- (iv) 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*.