

Information Sheet

Extension of mains by Land Developer Agreement Drinking/Recycled Water and Wastewater Mains

Service

As part of the assessment of your land development application, SA Water will establish the drinking/recycled water and wastewater requirements and assist you to determine the best option for servicing the proposed new allotments.

The option to have drinking/recycled water and wastewater mains constructed by a Land Developer Agreement to SA Water's specifications is available when:

- Extensions are required to serve new land developments (If a new public road is created as part of the development, the extension must be undertaken by a Land Developer Agreement)
- Extensions are required to serve existing allotments (subject to approval)
- SA Water confirms that it does not have the capacity to construct the works (generally applies in regional areas).

The agreement requires you to engage a consulting engineer and civil contractor, both of whom must be accredited by SA Water.

You can visit Land Development & Connections at SA Water, 250 Victoria Square, Adelaide to seek advice from one of our Major Developments Officers or call us on 1300 650 951. All amounts shown as fees and charges in this information sheet apply only for the **financial year ending 30 June 2011**.

Application

To make an application

Your surveyor must lodge the proposed plan of division with Planning SA – Development Assessment Commission. The application will be processed by Planning SA and forwarded to SA Water for comment.

Once SA Water's requirements have been determined, we will advise Planning SA and your surveyor of the details.

What we need to start the process of preparing a Land Developer Agreement

1. The developer or company name in which the Land Developer Agreement documentation will be issued
2. Registered address of the company or residential address of individuals
3. Staging details (if applicable)
4. Consulting engineer's name and address
5. A determination fee (see [Fees and Charges relating to Land Divisions](#) or pages 5 - 7 of this information sheet)

For *Land Developer Guidelines* please refer to page 2 and 3 of this information sheet.

Determination fee payment

By mail Send a cheque or money order payable to:
SA Water, Land Development and Connections, GPO Box 1751, Adelaide 5001.

By telephone For payment by Visa or Mastercard, call 1300 650 951.
Credit card payments must be in full and no more than \$10,000.

Guidelines for extension of mains by land developer agreement

The following is a guide to the process of providing drinking/recycled water and wastewater infrastructure to a new land development.

1. Application assessment

- a) The developer engages a surveyor who lodges the plan of division with Planning SA – Development Assessment Commission
 - b) Planning SA refers the application to SA Water, Local Government Authority and other utilities
 - c) SA Water makes preliminary recommendations on the drinking/recycled water and wastewater connection requirements to the Development Assessment Commission and to the developer's agent (usually the surveyor)
 - d) If extensions of main are required, the developer will be requested to pay a determination fee. The *Developer Agreement Charges* are listed on pages 5 – 7 of this information sheet. The payment of the determination fee will enable SA Water to proceed with the preparation of a Land Developer Agreement.
- **SA Water will endeavour to respond to Planning SA – Development Assessment Commission within 20 business days of receiving the land development application from Planning SA.**
 - **SA Water will endeavour to respond to the surveyor within 35 business days of receiving the land development application from Planning SA.**

2. Land Developer Agreement

- a) Upon receipt of the determination fee, SA Water will await lodgement of the drinking/recycled water and wastewater design drawings by the consulting engineer
- b) The consulting engineer prepares the drinking/recycled water and wastewater design drawings and lodges them with SA Water for audit. A detailed survey by a licensed surveyor is usually required to enable the consultant to prepare the design. The role of the [consulting engineer](#) is described on page 4 of this information sheet
- c) Once SA Water confirms acceptance of the drinking/recycled water and wastewater design drawings, SA Water is able to calculate the developer's contribution and issue the Land Developer Agreement. For a list of the *Developer Agreement Charges*, please see pages 5 - 7 of this information sheet. The developer's contribution (which may include augmentation charges) is prescribed in Schedule B of the Land Developer Agreement
- d) If there is justification for a cost-sharing arrangement, SA Water's contribution will be calculated and also prescribed in section Schedule B of the Land Developer Agreement
- e) Three copies of the Land Developer Agreement are issued to the consulting engineer, who arranges for two bound copies to be reviewed and signed by the developer and returned together with the developer's contribution to, Land Development & Connections, GPO Box 1751, Adelaide 5001. The third copy of the Land Developer Agreement is held by the civil contractor.
- f) Once the Land Developer Agreement has been executed by SA Water's authorised signing officer, the original is held by SA Water and the developer's copy forwarded back to the consulting engineer.

3. Construction and audit

- a) Construction of the works can commence once the developer's contribution payment and the signed Land Developer Agreement have been returned to SA Water
- b) The civil contractor must notify SA Water's Contract Audit's Officer prior to starting work and provide a Project Management Plan
- c) Early clearance of the final plan of division is required to enable Certificates of Title to be issued prior to completion of the works, the developer can elect to lodge an appropriate financial guarantee, for the total value of the drinking/recycled water and wastewater works. The Developer's Guide to the Bonding of Works Servicing Land Developments can be viewed by clicking on this link [Land Development - Bonding of Works Information Sheet](#)
- d) SA Water's Contract Audit's Officer will audit the works as they proceed.

4. Certificate of Practical Completion

- a) Audit of the works will be undertaken by SA Water's Contract Audit's Officer and a Certificate of Practical Completion (CPC) will be issued when all of SA Water's requirements are met. These requirements include provision of a security payment, lodgement of 'as constructed' drawings and lodgement of the final plan of division with Planning SA – Development Assessment Commission
- b) The security payment (generally 5% of the total value of the works) is described on page 21 of the Land Developer Agreement in Schedule B, Item 2. This payment is held by SA Water to cover the cost of any defects identified during the 12 month defects liability period. This period commences on the date of issue of the CPC
- c) The developer must ensure that the 'as constructed' drinking/recycled water and wastewater design drawings are certified and lodged with SA Water by the consulting engineer or surveyor
- d) Upon issue of the CPC, SA Water will take over the operation of the drinking/recycled water and wastewater mains and, if applicable, pay to the developer SA Water's contribution towards the works as described on page 21 of the Land Developer Agreement in Schedule B, Item 3.

N.B. Private pipes from new buildings are not permitted to be connected to the contract work before the CPC is issued.

5. Certificate of Final Completion

- a) Subject to the satisfactory performance of the contract work over the 12 months defects liability period, SA Water will issue a Certificate of Final Completion (CFC). SA Water will accept full responsibility for the mains, pay the developer the sum of one dollar and cancel existing bank guarantees or refund any cash security.

Further information

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Role of the consulting engineer

The consulting engineer usually takes the role of the developer's representative in negotiations with SA Water for the provision of new mains for land developments.

The consultant must be a member of, or have qualifications acceptable for membership of, Engineers Australia, and must be experienced in the type of work to be carried out under the Land Developer Agreement.

SA Water has an Accreditation System for Consultants. The Accreditation process involves the rating of consulting firms using a three tier rating system. The consulting engineer's accreditation three tier rating system and a list of accredited consulting engineers for wastewater design can be viewed on the SA Water website by clicking on this link [Sewer Design Drawing Criteria](#)

The consulting engineer's accreditation three tier rating system and a list of accredited consulting engineers for drinking/recycled water design can be viewed on the SA Water website by clicking on this link [Consultant Accreditation Criteria](#)

The consulting engineer is responsible for

- Gathering services information eg; site survey, contours, location of existing connections, design parameters and standards.
- Negotiating with property owners where external easements are required. The consulting engineer must contact the owner and make arrangements for a site inspection/meeting to gain agreement. It is the developer's responsibility to acquire easements (if required for the application). The consulting engineer is required to write to all affected land owners and obtain the owner's written consent to the works.
- The preparation of design drawings for the drinking/recycled water and wastewater infrastructure for acceptance by SA Water in accordance with SA Water's current standards and specifications.
- Organising the appointment of a civil contractor to complete the construction of drinking/recycled water and wastewater works.
- The survey check of both drinking/recycled water and wastewater works to ensure compliance with the design drawings.
- Recording and certifying that the drinking/recycled water and wastewater works have been completed and tested in accordance with the design drawings and specifications.
- Ensuring that 'as constructed' drawings are prepared and lodged with SA Water.

The consulting engineer's requirements are detailed in Clause 13 of the Land Developer Agreement.

Role of the contractor

- Only contractors appearing on the contractor list are authorised to undertake work on SA Water's infrastructure. A list of accredited contractors for drinking/recycled water and wastewater design can be viewed on the SA Water website by clicking on this link [Latest Contractor List](#)
- SA Water has accepted the Civil Contractors Federation's (CCF) Integrated Management System (IMS) as the minimum standard for contractors working on SA Water's drinking/recycled water and wastewater infrastructure projects including new land developments, new mains extensions and new drinking/recycled water and wastewater connections.
- Details of the IMS training course can be viewed at: www.civilcontractors.com
- Contractors who are fully certified under AS/NZS ISO 9000 - Quality Assurance also require either certification to AS/NZS ISO 14001 - Environmental Management Systems and AS/NZS 4801 – OH&S Management Systems or must be audited to prove they meet the requirements of SA Water's Contractor OHS Check List.
- All construction must be in accordance with SA Water's current standards and specifications. Standard specifications and drawings can be viewed on the SA Water website by clicking on this link [Design Drawing Criteria](#)

LAND DEVELOPER AGREEMENT PRICING GUIDE – 2010-11

Land developer agreement charges – drinking water	
Determination Fee	\$304 (\$314 as of 1-11-10) This fee applies to all applications that require a mains extension to a new allotment
Redetermination Fee	\$87.50 (\$90.50 as of 1-11-10)
Administration, Design and Documentation	\$1 326 plus \$4.30/metre Standard fee for SA Water design of water mains and preparation of documentation.
Inspection	\$425 plus \$2.85/metre Standard fee for SA Water’s Contract Audit’s Officer to audit construction works.
Commissioning Fee	\$166 Standard fee applying each time a new main is linked to an existing main.

The pricing items in the table below may apply to your application.

Pricing variations - For industrial/commercial zoned holdings escalated charges may apply.	
Augmentation Charges	The charge payable to upgrade the water supply system within an Augmentation area. Please take a moment to have a look at this link augmentation charges to determine if this fee applies to your development.
Standard Capital Contribution	\$3 028 Standard capital contribution is payable for each new allotment created that abuts an existing main. This includes the provision of an unmetered connection from the main to the property boundary.
Beneficiaries	\$3 028 Payable by other property owners benefiting from the extension.
Easements	Documentation, acquisition and compensation costs may be applicable for external easements.
Security Payments and Bonds	Amounts required to cover the 12 month defects liability period and facilitate clearance of the land development with the Development Assessment Commission.

LAND DEVELOPER AGREEMENT PRICING GUIDE – 2010-11

Land developer agreement charges – recycled water	
Level 1 Consultant Administration, Design Examination and Documentation	\$1 326 plus \$2.15/metre
Level 2 Consultant Administration, Design Examination and Documentation	\$1 932 plus \$2.15/metre
Level 3 Consultant Administration, Design Examination and Documentation	\$4 520 plus \$2.15/metre
Inspection	\$425 plus \$2.85/metre
Commissioning Fee	\$166 Standard fee applying each time a new main is linked to an existing main.

The pricing items in the table below may apply to your application.

Pricing variations - For industrial/commercial zoned holdings escalated charges may apply.	
Augmentation Charges	The charge payable to upgrade the recycled water supply system within an Augmentation area. Please take a moment to have a look at this link augmentation charges to determine if this fee applies to your development.
Standard Capital Contribution	\$3 028 Standard capital contribution is payable for each new allotment created that abuts an existing main. This includes the provision of an unmetered connection.
Beneficiaries	\$3 028 Payable by other property owners benefiting from the extension.
Easements	Documentation, acquisition and compensation costs may be applicable for external easements.
Security Payments and Bonds	Amounts required to cover the 12 month defects liability period and facilitate clearance of the land development with the Development Assessment Commission.

LAND DEVELOPER AGREEMENT PRICING GUIDE – 2010-11

Land developer agreement charges – wastewater	
Determination Fee	\$304 (\$314 as of 1-11-10) This fee applies to all applications that require a mains extension to a new allotment
Redetermination Fee	\$87.50 (\$90.50 as of 1-11-10)
Level 1 Consultant Administration, Design Examination and Documentation	\$2 178 plus \$2.15/metre
Level 2 Consultant Administration, Design Examination and Documentation	\$3 206 plus \$2.15/metre
Level 3 Consultant Administration, Design Examination and Documentation	\$7 480 plus \$2.15/metre
Inspection	\$382 + \$4.30/metre Standard fee for SA Water's Contract Audit's Officer to audit construction works.
Commissioning Fee	\$111 Standard fee applying each time a new main is linked to an existing main.

The pricing items in the table below may apply to your application.

Pricing variations - For industrial/commercial zoned holdings escalated charges may apply.	
Augmentation Charges	The charge payable to upgrade the wastewater system within an Augmentation area. Please take a moment to have a look at this link augmentation charges to determine if this fee applies to your development.
Standard Capital Contribution	\$5 935 Standard capital contribution is payable for each new allotment created that abuts an existing main. This includes the construction of a connection from the main to the property boundary.
Beneficiaries	\$5 935 Payable by other property owners benefiting from the extension.
Easements	Documentation, acquisition and compensation costs may be applicable for external easements.
Pump Station	A wastewater pumping station and pumping main may be required for your development.
Security Payments and Bonds	Amounts required to cover the 12 month defects liability period and facilitate clearance of the land development with the Development Assessment Commission.

For further information visit our website: www.sawater.com.au

Email: majorld@sawater.com.au

SA Water, Major Land Developments, GPO Box 1751, Adelaide 5001

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