

Information Sheet

New Community Title Development – Water

Service

As part of our assessment of a new community/strata title development application, SA Water will establish the requirements and assist you to determine the best option for servicing your development.

SA Water will only accept applications for water supply that will cater for the entire development.

Current SA Water fees and charges can be viewed on the SA Water website at www.sawater.com.au in the Developers and Builders pages.

Options for the water connection(s) are included in the New Residential Community/Strata Title Developments Water Application (page 3 of this information sheet). If recycled water is available in the area, also complete the relevant sections for recycled water meter options.

Application

To make an application:

1. Your developer/surveyor or agent must lodge the proposed plan of division with the relevant authority (Council or Development Assessment Commission). Once the application has been processed it will be forwarded to SA Water for investigation. Before proceeding with your application, please read the Community Titles Act 1996, Section 24. Visit www.legislation.sa.gov.au/ for further details.
2. Complete the New Residential Community/Strata Title Developments Water Application (page 3 of this information sheet) and forward to SA Water for assessment and approval. SA Water's costing advice will be forwarded to the developer/surveyor or agent on approval.
3. Provide SA Water with confirmation boundary pegs are in place and a copy of the final plan, before the application can be forwarded for construction.
4. **The cost advice provided will be valid for 60 calendar days from the date of issue.**

For further application information please refer to page 2 of this information sheet, Water Connection Guidelines for New Community/Strata Title Developments.

Payment options:

By mail

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

By telephone

For payment by Visa or MasterCard, call (08) 7424 1119.
Credit card payments must be in full and no more than \$20,000.

Water Connection Guidelines for New Community/Strata Title Developments

The following guidelines are indicative only, if you have any queries please contact SA Water on 7424 1119. For wastewater connection information please refer to the [Community Title Development - Wastewater Information Sheet](#)

Single Connection and Meter	
Number of dwellings (lots)	Minimum water connection/meter size
1	20mm
2 - 4	25mm
5 - 14	40mm
15 - 30	50mm

Manifold with Meters	
Number of 20mm meters fitted to a manifold	Single water connection size
2 - 4	25mm
5 - 12	40mm

If a meter is required to serve the common property please let us know

All new connections require a marked site plan indicating clearly defined measurements from the nearest boundary to the proposed inlet pipe of the connection or manifold. **Please note: when viewing the allotment from the street, the recycled water connection is always to the left of the drinking water connection.**

A manifold allows multiple meters to be fitted to a single connection off the water main (subject to approval):

- 20mm meters can be installed on manifolds, with up to 4 meters off a 25mm connection and 12 meters off a 40mm connection (see the Manifold Diagram on page 3 for approved configurations). Manifolds are only available off connections up to and including 40mm in diameter.
- Developments with more than 12 lots may require a single water connection or multiple connections/manifolds. This will be subject to a detailed investigation and the costs estimated by SA Water.
- The fees related to manifold options vary depending on the existing water supply arrangement but are generally considerably less than providing individual connections and meters.
- If a manifold is requested in the same position as the original 20mm meter, a 25mm or 40mm connection will be required and the fee applied accordingly.
- Water connections laid recently (for 20mm meters) may have been laid in 25mm poly. A manifold can be fitted without the need to upgrade the connection, to supply up to 4 dwellings.
- In some cases a manifold may not be the cheapest option. The size and number of existing connections should be taken into consideration when making a decision eg: it's cheaper to retain an existing 20mm meter (where possible) and install a new 20mm meter, than upsizing an existing 20mm to 25mm.
- The length of a manifold assembly can be up to 2.5 metres long, depending on how many meters are required (up to 12).

A single 20mm water connection and meter can only supply one single dwelling (AS3500):

- A single water meter will be positioned a maximum of 0.6m inside the front boundary of the allotment. The position from the side boundary is to be provided by the developer.
- If the current meter position is not satisfactory, you must advise the exact distance the connection needs to be relocated on the site plan (see page 3 of this information sheet). The maximum distance a meter can be relocated without re-tapping the main is 4.0 metres. If the required shift is greater than 4.0 metres, additional fees apply. To ensure the correct fee is applied, please provide the details on the site plan. Please note that a manifold cannot be fitted to a shifted service.
- We cannot provide water meters in a hazardous position or in a position that could be subject to physical damage (eg: driveways) or encased in concrete.
- If there are any site obstructions, such as large trees or stobie poles, electricity or gas boxes, site toilet, rubble, brick letterbox additional costs may be incurred if the connection cannot be constructed in the position nominated.

If the proposed community title development comprises of a commercial/industrial development or a mix of uses, the developer will be required to provide a copy of the Council Development Plan approval and the Building Plan approval to enable SA Water's requirements to be determined.

Augmentation charges may apply; these will be advised at the time the New Residential Community/Strata Title Developments Water Application (page 3) is assessed.

If a fire fighting connection is needed, an application can be made to SA Water, Connection Services via cc@sawater.com.au

Water Application

New Residential Community/Strata Title Development

Please complete this application and return to SA Water, Land Development and Connections, GPO Box 1751, Adelaide 5001 or email to ld@sawater.com.au

Applicant Details

Community title application: _____ / _____ / _____ Contact name: _____

Phone: _____ Fax: _____ Email: _____

Property address: _____

Owners name: _____ Are boundary pegs clearly defined? Peg: Fence:

Connection Requirements

Please tick your preferred option for the provision of water supply and indicate the number of meters required.

*** Recycled meter option in SA Water recycled reticulation areas only.**

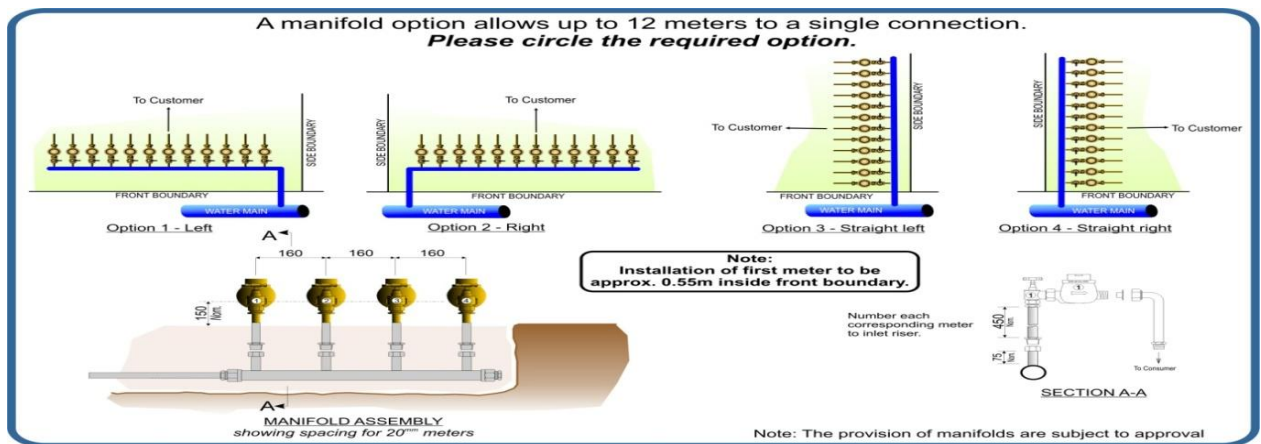
Option 1 **Separate meters required for lots** Drinking: _____ Recycled: _____

20mm water connection/meter can be installed for each lot with street frontage and abutting available water main.

Option 2 **Separate meters required for lots** Drinking: _____ Recycled: _____

A single connection and meter can be installed to supply all the community lots. Private meters may be installed to determine water consumption for each property. SA Water is not responsible for installation, maintenance or reading of private meters. **The provision of water connections and meters over 25mm are subject to approval.**

Option 3 **Manifold required for lots** Drinking: _____ Recycled: _____



Please indicate on the site plan the street frontage and preference of the meter/manifold location.

Site plan

For further information call (08) 7424 1119

Website: www.sawater.com.au

Email: ld@sawater.com.au

Fax: (08) 7003 1119

SA Water, Land Development & Connections, GPO Box 1751, Adelaide 5001

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