

Information Sheet

New Community Title Development – Wastewater

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.

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.

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. Generally, an existing wastewater connection may be utilised, however if a new wastewater connection is required or the existing connection needs to be deepened, enlarged or shifted, you will need to complete the Residential Community/Strata Title Developments Wastewater Application Form (page 3 of this information sheet) along with the New Residential Community/Strata Title Developments Water Application Form, found on page 3 of the New Residential Community Title Developments Water information sheet. Forward both forms 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, Wastewater Connection Guidelines for 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.

Wastewater Connection Guidelines for New Community/Strata Title Developments

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

Number of Dwellings (lots)	Minimum Wastewater Connection Size
1 – 6	100 mm
Over 6	150 mm

The above mentioned wastewater connection size is a general guide only and may be dependant on the number of sanitary fittings in the proposed dwellings.

- Wastewater connections are positioned outside of the allotment boundary (unless the wastewater main is within an easement).
- The location of all new wastewater connections is determined by the SA Water Plumbing Systems Officer. If you have a preferred location, you will need to mark the site plan on page 3 of this information sheet and provide this information to SA Water, indicating clearly defined measurements from the nearest boundary to the preferred location for connection. All wastewater connection positions are subject to approval to ensure SA Water provides the best option for you.
- In some cases it may be more beneficial and cost effective to install an additional wastewater connection than upgrading the existing connection. Advice should be sort from your plumber in regards to internal drain costs to establish the best options.
- Augmentation costs may apply. These will be advised at the time the SA Water financial requirements are assessed.
- If there are any possible site obstructions, such as large trees or stobie poles, electricity or gas boxes, site toilet, rubble, brick letterbox, etc. additional costs may be incurred if the connection cannot be constructed in the position nominated.

Buildings within a community title may be connected to an existing sanitary drain which serves existing building/s under the following conditions:

- A hydrostatic or air test complying with AS/NZS 3500.2 is to be applied to the existing sanitary drain.
- Both the existing and new sanitary drains are to be tested following the interconnection of the two drains.
- If the above tests fail, the drain is to be replaced with pipes and fittings of a suitable certified material by a qualified plumber.

Plumbing Requirements

Please be advised that sanitary drains, within community title developments, are to be installed by a licensed plumbing contractor who is required, under Regulation 15 of the Sewerage Regulations 1996, not to cover such drains without authorisation to do so being given by SA Water. The licensed plumbing contractor is also required to provide SA Water and the owner of the property with a copy of the internal drain print.

For all internal drain design queries, please contact Plumbing Services on 7424 1272.

Significant internal plumbing costs are often associated with community title developments. SA Water normally only provide a single wastewater connection to the boundary of the property.

For larger allotments, additional internal drains costs should be factored in when estimating the cost of connecting to our wastewater connection. We do not provide an estimate of the costs involved as the costs can vary greatly from site to site.

Inspection of Work

It is the plumbing contractor's responsibility to ensure that all sanitary drainage installations are booked (telephone 1300 884 055 or plumbooking.sawater.com.au) with SA Water for inspection.

Drains within Community Title Allotments - Issues

SA Water has become aware of problems arising when new buildings within community title developments have been connected to an existing defective sanitary drain serving the original existing building/s. This has resulted in blockages and subsequent inconvenience for the occupants of the new building/s.

Wastewater Application

New Residential Community/Strata Title Developments

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: _____

Postal address: _____

Email: _____

Owner's name: _____

Property address: _____

Connection Requirements

Are boundary pegs clearly defined? Peg: Fence:

How many allotments need to be serviced in this application: _____

SA Water determines the location of all new wastewater connections.

If you have a preferred location, please indicate on the site plan the street frontage and preference of the wastewater connection location (subject to approval).

Wastewater connections are positioned outside of the allotment boundary (unless the wastewater main is within an easement).

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

Updated August 2011