

New Community Title Development - Wastewater

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

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

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 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 relocated, you will need to complete the Residential Community/Strata Title Developments Wastewater Application Form (page 3 of this fact sheet) along with the [New Residential Community/Strata Title Developments Water Application](#). 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.
4. **The cost advice provided will be valid for 60 calendar days from the date a tax invoice is issued.**

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

Wastewater Connection Guidelines for New Community/Strata Title Developments

The following guidelines are indicative only. For water connection information please refer to the [Community Title Development - NEW - Water Fact Sheet](#)

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

This is a general guide only and may be dependent on the number of sanitary fittings in the proposed dwelling.

1. Wastewater connections are positioned outside of the allotment boundary (unless the wastewater main is within an easement).
2. The location of all new wastewater connections is determined by SA Water. If you have a preferred location, you will need to mark the site plan on page 3 of this fact 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 SA Water approval.
3. 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.
4. 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.
5. Augmentation costs may apply. These will be advised at the time the SA Water financial requirements are assessed.

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

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

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.

Plumbing and Internal Drain Requirements

Please contact the [Office of the Technical Regulator](#) 1300 760 311 for all plumbing and internal drain requirements.

Wastewater Application – New Residential Community/Strata Title Developments

Please complete and send 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 number: _____

Fax number: _____ Email: _____

Postal address: _____

Owners name: _____

Property address: _____

Are boundary pegs clearly defined? Peg: Fence:

Connection requirements

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).

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