

Survey strata servicing requirements

Development Services – information sheet 19

The Water Corporation may require the developer of a Survey or Vacant Strata subdivision to provide works as a condition of subdivision approval. The Water Corporation's objectives are to ensure that each strata lot owner has guaranteed access to a Corporation servicing point¹. The servicing requirements split into the following categories.

Servicing requirements for Water Corporation assets

Where additions, modifications or protection to Water Corporation owned and operated assets are required, the following requirements may be set:

- Payment for water services
- Payment for a new sewer junction
- The provision of easements in favour of the Corporation

Where a developer opts for a master and sub-meter water supply configuration an additional requirement of the Land Servicing Agreement will be that a Multi-metering Agreement be established.

Servicing requirements for private plumbing works

All strata schemes

Where existing plumbing crosses one of the proposed strata lots you may be required to undertake a relocation of the plumbing to unencumber the lot.

Two (2) lot strata schemes

Where it will be necessary for either water supply and/or wastewater plumbing to cross one of the proposed strata lots in order to provide a connection to another strata lot a requirement to construct dormant plumbing lines (preferably within 600mm of the boundary) will be included in the Land Development Agreement.

Where common property links a proposed strata lot to a Corporation servicing point and it is both possible and practical for the plumbing to be constructed within the common property a dormant line will not be required.

Three (3) to five (5) lot strata schemes

Where connections to the Corporation's water supply and/or wastewater reticulation are other than individually direct from each of the proposed strata lots (irrespective of whether common property exists or not), the following will apply:

- Water supply – no additional requirements apply
- Wastewater - a requirement to construct dormant plumbing lines (preferably within 600mm of the boundary) will be included in the Land Development Agreement

Where common property links a proposed strata lot to a Corporation servicing point and it is both possible and practical for the plumbing to be constructed within the Common Property a dormant line will not be required.

Six (6) lot and larger schemes

For strata, schemes of this size dormant plumbing will not be a requirement.

¹ For further information regarding junction and property connection requirements refer to Part Four Section 11 of the Corporation's Wastewater Manual Volume One - Gravity Sewers DN150 to DN600