



Sydney Water DA Referral Information Sheet

Sydney Water has provided advice to Council on your development application. Further steps are required before Sydney Water connections and final approvals can be issued. Without relevant Sydney Water approval, your Construction Certificate may not be issued. Please read the information below to assist with your development. Further information can also be found on our website: sydneywater.com.au

Building Plan Approval

Why have I been advised a Building Plan Approval?

Building, excavation, and landscaping projects all have the potential to damage or limit access to our water, wastewater or stormwater services. That's why we need to assess and approve your building plans before you start any work.

How do I apply for a Building Plan Approval?

The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

Sydney Water's [Tap in™](#) online service is available at: [Sydney Water Tap in](#)

Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required. This will result in Sydney Water undertaking a detailed review of your building plans.

The developer will be required to pay Sydney Water for the costs associated with the detailed review.

Section 73

Why have I been advised a Section 73 application?

If you are developing or subdividing land, you may need to apply for a Section 73 Compliance Certificate.

If we have noted a requirement for a Section 73 Compliance Certificate in our advice to Council, one must be obtained from Sydney Water under the Sydney Water Act 1994. These include secondary dwellings with a GFA greater than 60m².

For further information on Section 73 requirements for secondary dwellings, refer to the Quick Links at the end of this fact sheet.

How do I apply for a Section 73 Compliance Certificate?

You can choose to use a water servicing coordinator for works of any size. If you only have minor works, you can apply directly through Sydney Water Developer Direct.

We suggest you lodge an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services, buildings, driveways, or landscape designs.

Feasibility

Why have I been advised to carry out a Feasibility enquiry?

If the development presents potentially large water servicing demands or impacts are anticipated, further investigation may be required to determine the servicing requirements for the site. It is recommended that a Water Servicing Coordinator is engaged, and a Feasibility application is lodged with Sydney Water prior to a Section 73 application being made. We advise you do this as soon as possible to prevent potential delays to your development approvals or servicing.

How do I apply for a Feasibility?

To apply for a Feasibility, you will need to contact a Water Servicing Coordinator. Tell them you have been advised to lodge a Feasibility as part of your DA application.

Quick Links

Quick Links

[Building plan approvals](#)

[Section 73 Compliance Certificates](#)

[Water servicing coordinators](#)

[Steps for first time developers](#)

[Section 73 requirements for secondary dwellings](#)

Trade Waste

My development will generate trade waste. What do I do?

If your development is going to generate trade wastewater, the property owner must request permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

Contact

businesscustomers@sydneywater.com.au for further information.

Water Servicing Coordinator

What is a Water Servicing Coordinator?

Water Servicing Coordinators are accredited providers who can manage your Sydney Water applications for you.

They can design new pipes, manage applications for Section 73 Compliance Certificates and Feasibilities, applications for approval to move or extend our pipes, design and construction of new pipes, and applications for approval to build over or next to assets.

All Water Servicing Coordinators have designer accreditation and can provide design services.

How do I find a Water Servicing Coordinator?

Please follow this link to find a list of Water Servicing Coordinators: [Water servicing coordinators \(sydneywater.com.au\)](https://www.sydneywater.com.au/water-servicing-coordinators)