



Connection Code

General Procedures for Development Activity

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Definitions

The Act means - *the Water Supply and Sewerage Services Act.*

Connection Code means - the Connection Code for new connections, upgrade of connections and increased loads on Power and Water Corporation's infrastructure as described in Section 52 of the *Act*.

Connection means – A physical connection from a lot, property, building or geographical area to Power and Water's infrastructure.

Development Activity means – any works or proposal to undertake works that may impact on the existing or future infrastructure or services of Power and Water. This includes but is not limited to:

- subdivision works (amalgamation or creation of new allotments);
- building development works (new buildings, extensions to existing buildings);
- changes in land use;
- rezoning of land;
- new connections, upgrade of connections;
- new or amended plumbing fixtures;
- increased or decreased hydraulic loads for premises;
- works and structures located in public road reserves including elevated encroachments (awnings), subsurface encroachments (underground car parks), surface or pavements works, landscaping and planting;
- works and structures located in or adjacent to Power and Water easements including elevated encroachments (awnings), subsurface encroachments (underground car parks) surface or pavements works including landscaping and planting;
- any ground drilling works;
- road construction, ground compaction or filling, land clearing;
- erection of signage; and
- works to other utility services such as Telstra, Gas, Electricity.

Final Compliance means – the stage at which a development activity has complied with all the requirements of the Connection Code.

Gifted means - to be provided free of cost to Power and Water for ownership, operation, maintenance and renewal.

Hydraulic Load or **Load** means - ;

- in the case of water supply: the water demand profile from Power and Water's infrastructure; and
- in the case of sewerage: the sewage discharge profile into Power and Water's infrastructure.

Infrastructure means - water supply and sewerage infrastructure.

Practical Completion means – the stage at which a development activity has complied with those requirements of the Connection Code relating to works.

Proponent means - a person or an entity who owns land, or is authorized by the landowner, and is proposing a development activity that may impact on Power and Water's infrastructure

Works means - physical works undertaken associated with development activity including, but not limited to:

- construction
- excavation
- compaction
- leveling
- connections to Power and Water's infrastructure
- activity affecting access to Power and Water's Infrastructure.

Introduction

Power and Water has developed general procedural requirements for the notification, assessment, design and approval of development activity. These general procedural requirements are designed to assist proponents in meeting their obligations as detailed in the Connection Code, and are supported by a range of other specific procedural documents and application forms.

Proponents of development activity shall comply with the procedures outlined in this document.

General Procedures for Development Activity

Notification

A proponent shall notify Power and Water of proposed development activity. This notification shall include all relevant information that may include, but is not necessarily limited to:

- details of any proposed loads (including existing);
- proposed tradewaste discharges;
- location of the works;
- a site plan indicating proximity to existing or planned future infrastructure, and the location of existing or planned buildings or other structures;
- program of development activity;
- works specifications; and
- proposed personnel to be involved in the development activity.

Assessment

Upon receipt of notification of development activity, Power and Water shall undertake a preliminary assessment of the development activity. Power and Water may request additional information before the assessment process can commence.

Power and Water shall assess development activity against;

- the Connection Code;
- associated technical documents;
- related documents;
- the Act; and
- Power and Water's corporate objectives.

Preliminary Impact Statement

Power and Water will issue a preliminary impact statement to the proponent following notification and receipt of all of the appropriate information.

The time frame for assessment will depend on the size, complexity and location of the proposal.

The preliminary impact statement may include, but may not be limited to:

- identification of any necessary further assessment and approvals that must be obtained from Power and Water by the proponent at critical stages in the development activity process ;
- identification of additional information required to be provided to Power and water prior to any further assessment and or approval;
- the type and range of impacts that the development activity may have on Power and Water's infrastructure;
- details of any requirement for a proponent to augment any existing infrastructure;
- details of existing spare capacity within Power and Water's infrastructure and the availability of the spare capacity for use by the proponent;
- details of available points of connection to Power and Water's infrastructure;
- comment on requirements relating to the siting of structures and location of works and excavation; and
- other conditions to protect Power and Water's interests.

A proponent shall obtain a preliminary impact statement prior to detailed design or works commencing. This will assist in identifying any constraints or opportunities as early as possible in the development activity process.

Detailed Design

A proponent must incorporate the content of the preliminary impact statement into the detailed design of a development activity.

The proponent is responsible for carrying out all design work in accordance the Connection Code. Any Power and Water approval does not reduce the proponent's responsibility to ensure all design work is fit for purpose and has been carried out in accordance the Connection Code.

Construction

Where the preliminary impact statement has identified the need, a proponent shall obtain an Approval to Construct for their development activity prior to works commencing.

Prior to Power and Water issuing an Approval to Construct, a proponent may be required to meet conditions including but not limited to:

- all relevant documents (design drawings, design report, calculations) to be lodged;
- detailed design approval obtained;
- quality assurance process determined;
- schedule of works provided;
- payment of relevant charges; and
- payment of a security deposit.

Works Inspections

Power and Water may undertake site inspections and audits of works and may request evidence of the implementation of quality assurance procedures. Power and Water may notify the proponent of any works that may not comply with Power and Water's requirements.

A proponent shall provide reasonable notice to Power and Water prior to commencement of critical stages of the works.

Practical Completion

A proponent shall obtain a Certificate of Practical Completion from Power and Water before seeking procedural closure from other agencies such as:

- Certificates of Occupation issued by a Building Certifier; or
- Subdivision and/or Building Development Clearances from the Development Consent Authority.

In some cases, Power and Water may require financial security to cover any risk associated with a proponent not complying with Power and Water's requirements prior to issue of a Certificate of Practical Completion.

Final Compliance

At the completion of a development activity the proponent must obtain a Certificate of Final Compliance from Power and Water. A Certificate of Final Compliance will only be issued once all of Power and Water's requirements have been complied with in full.

A Certificate of Final Compliance may be issued at the same time as a Certificate of Practical Completion or may follow the expiration of a defect period, final inspection or other obligations.

Additional Procedural Documents

Power and Water have developed and approved the following additional procedural documents for use in the assessment and approval of development activity.

Guidelines for Developers and Consulting Engineers for the Provision of Water and Sewerage Infrastructure in Subdivisions October 1993

This document sets out the general procedures to be adhered to by proponents when designing infrastructure that is to be gifted to Power and Water or is to be connected to Power and Water's infrastructure.

Power and Water Customer Information Handouts

A series of documents that provide advice to proponents to assist in meeting Power and Water's technical and procedural requirements

These include:

- Customer Information Handout 1
Checklist and notes for water / sewer services drawings for developments / subdivisions;
- Customer Information Handout 2
Checklist for design of water / sewer services for extensions and subdivisions;
- Customer Information Handout 3
Checklist for design of water / sewer services for building development;
- Customer Information Handout 4
Misc water / sewer charges for development activities;
- Customer Information Handout 5
Disinfection of water mains - Using Sodium Hypochlorite with a water truck;
- Customer Information Handout 6
Minimum trench details for live tapplings of watermains;
- Customer Information Handout 7
Backflow prevention for developments;
- Customer Information Handout 8
Pre-treatment guidelines for tradewaste generating process;
- Multi-metering of Water Supply for New units;
- Multi-metering of Water Supply for New units; and
- Metering of Water Supplied to Fire Sprinkler Systems.

Application Forms

A series of application forms that facilitate a proponents application for connection to Power and Water's infrastructure.

These include:

- Notification of Development Activity
A standard form notifying Power and Water of a proposed development activity;

- Certificate of Practical Completion Application
An application form requesting issue of a Certificate of Practical Completion;
- Certificate of Final Compliance Application
An application form requesting issue of a Certificate of Final Compliance;
- Water Supply Meter / Service Application
An application form for a new or upgraded water supply meter or service;
- Sewerage Service Application
An application form for a new or upgraded sewerage service; and
- Tradewaste Discharge Application
An application form for a new or varied tradewaste discharge.

Contacts

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