



Dual occupancy and secondary residences

To be read in conjunction with General Requirements: A guide to building on properties containing (or in close proximity to) Canberra's water and sewerage networks

Disclaimer

This Guide was prepared for Icon Water. It is provided for general reference only and is not intended as a legal guide or substitute for legal or other professional advice. Each set of factual circumstances will vary and must be considered individually. The Guide content is correct as at 1 October 2014. Referenced source documents and industry practices will be amended or otherwise vary from time to time so care must be taken to confirm currency at the relevant time.

Copyright Icon Water. All rights reserved.

About this guide

This guide is designed to be used in conjunction with the information contained in the guide *General Building Requirements: A guide to building on properties containing (or in close proximity to) Canberra's water and sewerage networks*.

Water supply and sewer connection

Each leased premises (residence and land) must be separately serviced with dedicated connections to the Icon Water networks in accordance with the principles shown in Figure 29.

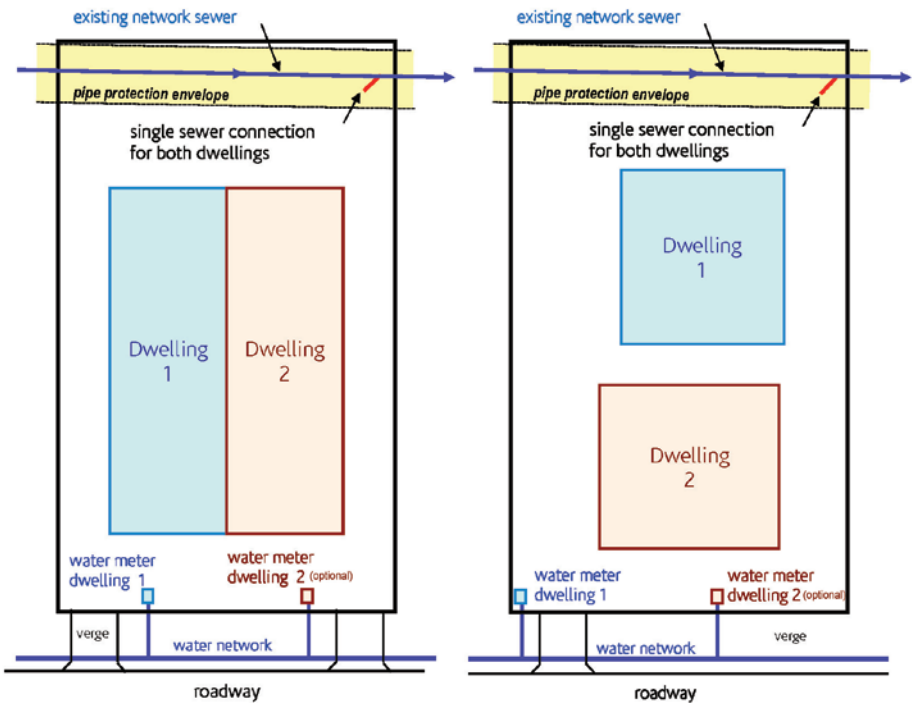


Figure 29 Water and sewer servicing of dual occupancies and secondary residences only

Single lease, dual occupancy properties must be serviced with:

- For dual occupancy (if subdivided), there must be
 - two independent connections to the water network (one for each dwelling). Each connection must be fitted with an Icon Water meter; and
 - one shared connection to the sewer network.

Figure 30 shows an example of this.

- Secondary residences are deemed to be on a single lease, therefore separate servicing is not required. A separate water meter can be provided at the owner's expense, on request.

Subdivided properties must be serviced with:

- Independent connections to the water network (one for each lease). Connections to the Icon Water network must be made to each lease, directly from Territory Land. Connection pipes will not be approved to traverse common property or another leased property. Connections made through private easements or utility service reservations (utility easements) will not be approved.

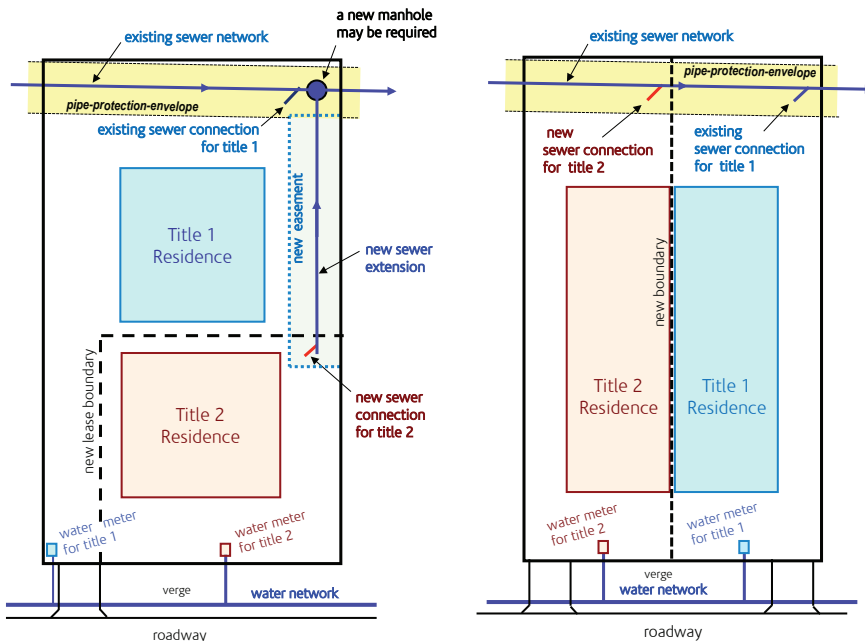


Figure 30 Water and sewer servicing of subdivided leases (dual occupancy only)

- Independent connections to the sewer network (one for each lease). Connections to the Icon Water sewer network must be made to each lease, directly from Territory Land or from an Icon Water sewer located in a service reservation (easement) in close proximity. Augmentation of the sewer network may be required and additional sewerage reservations (sewer easements) created on adjoining leases. Sanitary drains traversing common property or another leased property will not be approved.

Access passages

An unobstructed emergency access passage is required from the roadway through all properties containing sewer maintenance structures (manholes) to provide Icon Water with 24 hour x 7 day access to clear sewage blockages. Figure 31 shows examples of this.

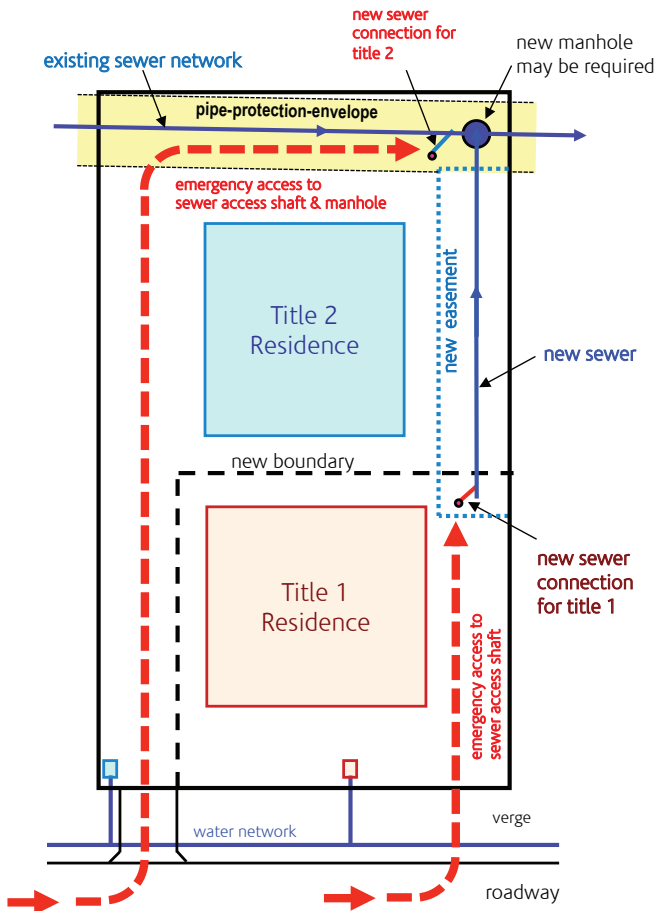


Figure 31 Emergency access passages

Where Icon Water sewer or water networks are located inside the boundaries of a property, an unobstructed maintenance access passage is required from the roadway and along the full length of the pipe protection envelope of those assets.

Figure 32 shows an example of this.

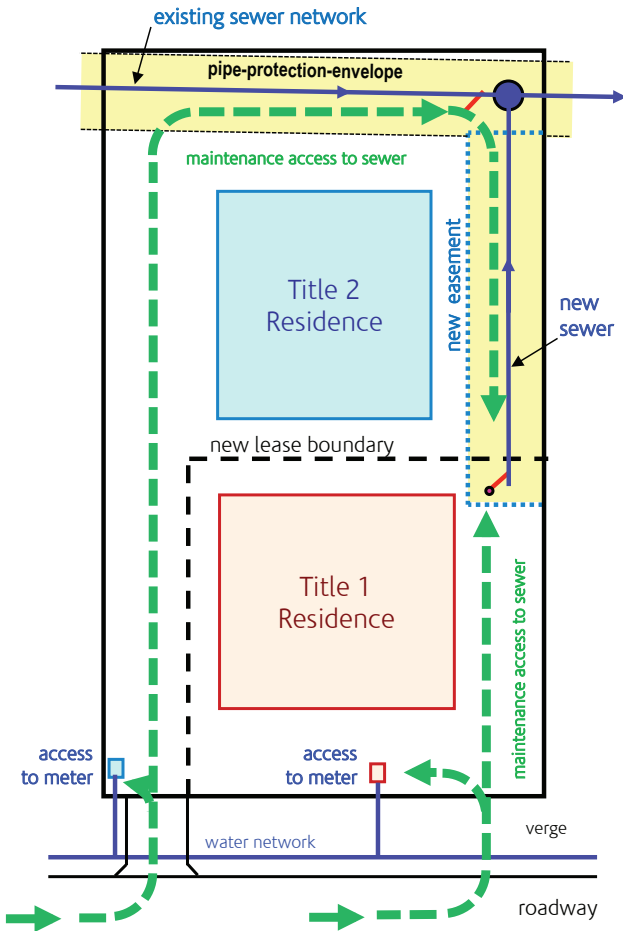


Figure 32 Planned access passages

Contact details:

iconwater.com.au

Phone

Icon Water: (02) 6248 3111

Option 1 – Faults and emergencies (24 hour)

Option 2 – Account enquiries (8.00am – 6.00pm Monday to Friday)

Option 3 – General enquiries and complaints (8.30am – 5.00pm Monday to Friday)

Postal address

Icon Water
GPO Box 366
Canberra City ACT 2601

Email

talktous@iconwater.com.au

Dial-Before-You-Dig

Phone: 1100

Web address: www.1100.com.au

Language assistance

13 14 50

24 hours

如果您需要幫助，請打電話給下面的號碼。

¿Necesita un intérprete? Llame al número indicado abajo.

هل تحتاج إلى مترجم؟ اتصل بالرقم أدناه.

Trebate li pomoć tumača? Nazovite niže navedeni broj.

Nếu quý vị cần sự giúp đỡ, vui lòng gọi số bên dưới.

Se vi serve un interprete, telefonate al seguente numero.

Αν χρειάζεστε διερμηνέα, τηλεφωνείτε στον αριθμό παρακάτω.