

Sydney Water accredited company for:

Water Servicing Co-ordinators

Designers

Service Protection Reporters

Infrastructure Constructors



Possessing key staff with over 30 years' experience in the industry, Ausflow Pty Ltd prides itself on providing a quality, cost-effective and reliable service to its clients by continuously delivering projects within time and budget constraints.

By providing the full range of services required to get Sydney Water's approval, Ausflow assists many granny flat and pool builders, home owners, state authorities, and major construction and project development firms in the Sydney region.

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Sydney Water Accredited Water Servicing Co-ordinator (WSC) and Designer

Ausflow's coordination department can assist with your project at all stages to ensure it is in compliance with Sydney Water's requirements, offering packages to suit all your needs for services such as:

- Design,
- Consultancy,
- Project Management,
- Building Plan Approvals,
- Section 73 certificates Subdivision (strata and torrens title).

We specialize in coordination for Sydney Water's approval for a variety of developments including:

- Mixed developments and high rise buildings,
- Granny Flats,
- Pools,
- Additions and Alterations, as well as new developments,
- Connection of an existing property to Sydney Water's reticulation networks.



Building Plan Approval Services (BPA)

A majority of developments require Sydney Water's Tap In approval in order to obtain your certifier or Council sign off for your Construction Certificate. Ausflow can assist with lodging these applications and provide consultancy and advice for projects involving further assessments due to their proximity to Sydney Water's assets. Our specialists will guide you through Sydney Water's Building Over Sewer or Building Adjacent to Sewer conditions and provide site specific advice based on structural and architectural plans, read in conjunction with an up to date peg out report.

This service includes:

- Stamping of plans for approval,
- Project management of minor construction works (concrete encasement or new junction construction) - if required,
- Composing a project specific requirements letter and a Project Completion Certificate,
- Registration of works within Sydney Water's system.

Inspections for Building Plan Approval and Minor Works

Our experienced inspection team will conduct these inspections to ensure the works being constructed adjacent to or over a Sydney Water asset by your constructor or contractors are being carried out to Sydney Water's standards and are in compliance with all the applicable requirements. After these inspections are carried out, we will issue Sydney Water validation certificates, update Sydney Water's records for your project and provide you with the Project Completion Certificate.

Section 73 Application or Adjustment & Deviation Applications and Design

For subdivisions, minor and major projects requiring the adjustment/deviation of strategic Sydney Water assets or construction of new sewer and/or water services and connections, Ausflow can assist you with obtaining Section 73 Certification for your development. Our services include composing an application plan for the proposed development and submission of the application package on your behalf in order to obtain the Notice Of Requirements (NOR) from Sydney Water. This document may state that a Building Plan Approval, minor works or major works construction is required prior to the release of the Section 73 certificate. Our in-house designers, using the latest AutoCAD software, and our project managers can then assist with the design and construction management process, liaising with Sydney Water's case officers throughout the entire process through to final inspections and handover and the release of the Section 73 compliance certificate from Sydney Water.



Sydney Water Accredited Service Protection Reporter (Peg Out)

To complete our full offer as a one stop shop for Sydney Water's approval and construction works, Ausflow also is a Sydney Water listed provider peg out report services.

Our in-house services locators, equipped with the latest locatable sondes and electromagnetic detection devices can locate the full range of Sydney Water's assets.

This service is often the first step in determining what assets will impact your proposed development and the approval process. It contains crucial information when it comes to thinking and designing your project around any minimum clearances or Sydney Water requirements that may apply to your development.

During our site visit, our services locator will determine the location and environment of the existing Sydney Water asset within, or adjacent to the developed land, and clearly mark these assets on site (with pegs or paint) to make sure they are easily identified by all contractors and are not damaged during the construction process.

We will then provide you with a clear and detailed report which will specify the location of these assets relative to existing structures on site (fences, walls), the depth to invert of these buried pipes, the type of services (sewer, water or stormwater) and the strata in which the asset is laid, such as clay, rock, or sand.

An up to date peg out report is a compulsory requirement for the Sydney Water Tap In (Building Plan Approval) when building adjacent to or over a Sydney Water asset.



- Ausflow is equipped with the latest and regularly serviced services location equipment to ensure your peg out is done as efficiently as possible: our peg out reports are composed using non-destructive, above ground, electronic technology (such as trace wires, locatable sondes, RD4000 electromagnetic detection), probes and CCTV imaging (SeeSnake push camera),
- Full electronic location equipment can locate sewers from up to 100 metres up or downstream, making accessibility issues really rare,
- Our locators are highly trained to enter confined spaces and carry all the required safety devices, gas detectors, and heavy duty lifting equipment,
- Emergency peg out services available.



Sydney Water Accredited Constructor

Ausflow's construction department specializes in constructing Sydney Waters' waste water, potable water, stormwater and recycled water infrastructure. Our several construction crews are all led by experienced foremen and composed of certified operators, pipe layers and labourers.

Having multiple teams allows us to respond to our clients' needs within highly competitive timeframes and with great flexibility. Our in-house project engineer and construction manager provide our clients with site specific, stress-free and keys in hands solutions for all kinds of projects in the greater Sydney and lower Blue Mountains region.

Ausflow's construction services include:

- Minor Works:
 - Sewer encasements (turnaround time of 5 working days or less from purchase order reception to completion of works),
 - New connections to potable water infrastructure ("mains to meter" and new drillings),
 - Building Plan Approvals requirements when building over or adjacent to the sewer,
 - Connections to waste water reticulation mains, including junctions and sidelines.
- Major Works:
 - Manholes construction,
 - Waste water pipe deviations and adjustments, including through basements,
 - Watermain amplification and relocation,
 - Large water services, water hydrants and stop valves construction.
- Stormwater:
 - Pipe laying and pit construction for Sydney Water and Council owned infrastructure,
 - Kerb Inlet Pits construction,
 - New stormwater connections to kerbs, open channels and existing pits.

Equipped for all site conditions:

- 0.8t, 1.5t, 5t, 13.5t excavators for works with access as narrow as 860mm and major construction projects,
- Bobcat equipped with bucket, forks and sweeper brushes to clean the worksite after each day,
- All required power tools, pipe lasers, heavy duty trafficable road plates, trench shoring boxes and all required safety/confined space equipment,
- Mini dumpers for tight access,
- Hook skip bin and tipper trucks for removal of spoil,
- Rock breakers.

Sydney Water Accredited Capabilities:

- MS - Minor Works,
- S1 - Sewerage Reticulation (150 - 300mm),
- S2 - Sewerage Reticulation (300 - 750mm),
- W1 - Water Reticulation (150 - 375mm),
- W2 - Water Reticulation (375 - 750mm),
- W3 - Water Reticulation (750 - 1200mm),
- RW - Recycled Water (65 - 375mm),
- PE - PE Pipe Systems,
- D1 - Driller Capabilities,
- LP - Pressure Sewer Systems.





Testimonials

"We have been using Ausflow's services for almost 3 years now, and we couldn't be happier with the service they provide us, and our customers. This ranges from general advice, to plan approvals, sewer encasements, site inspections, subdivision approvals, and Section 73 Applications. Having one reputable organization that can handle all of these tasks, really puts our minds at ease, knowing that things are getting done, and they are getting done properly. Their staff are very accommodating, their prices are reasonable, and best of all, their follow-up and level of customer service is exceptional. We couldn't be happier with Ausflow, and would strongly recommend them to anyone in the building industry, who requires a professional to handle all Sydney Water requirements."

Wally Gebrael - Design and Approvals Manager - Granny Flat Solutions (Thornleigh)

"I have been using the services of Ausflow as Water Sydney Water authorised Services Coordinators for many years now after switching from various alternative firms that simply took months and months to carry out simple approvals. Working in Balmain and Rozelle, as well as other inner city suburbs, finds one in three projects inevitably having issues with building adjacent to sewers, man holes and vent shafts. Ausflow are always helpful in carrying out the peg-outs, obtaining the required approvals and then contracting the works. Put simply Gabriel Austin and his professional team make my job as an architect easier to navigate through these sometimes problem sites."

Ray Stevens - Oikos Architects (Balmain)

"We just love working with Ausflow! The team are super friendly, knowledgeable and very efficient. I'm most impressed with their reliability, communication and attention to detail. I recommend these guys to anyone looking for a professional team to work with."

Sandra Hannah – Project Manager for Design and Approval - Granny Flats Australia (Castle Hill)

"I have been working with Ausflow for over 5 years on projects that are setting up for construction. The team provides an efficient and exceptionally friendly service, particularly when it comes to communicating and explaining the processes in what can sometimes be a difficult Sydney Water Approval Process! I happily continue to recommend Ausflow to our clients."

Krystal Narbey - Precision Planning (Artarmon)

"Award Pools Group has been working with Ausflow for many years and have always been impressed with their performance. The team at Ausflow are always friendly, their knowledge within their industry is to be commended. We would have no hesitation in recommending their services."

Bernadette Woodham – Award Pools Group (Baulkham Hills)

