



Building Over or Near Wannon Water Assets or Easements

This document provides a summary of Wannon Water's buildover policy and to ensure access to our water main, sewer and roof water harvesting infrastructure for maintenance and repairs. A quick buildover reference guide (table below) is provided to assist our customer's in determining whether an application can be considered for consent.

Wannon Water's buildover policy states;

No landowner or person shall erect any structure;

- within a Wannon Water easement
- within one metre of a sewer, roofwater harvesting pipe or the wall of a maintenance structure
- within two metres of where a property sewer drain enters a property from an external sewer or within two metres of the property sewer drain connection point on a sewer
- within 3 meters of water main or sewerage rising main
- or that restricts access to a Wannon Water asset unless buildover agreement has been approved by Wannon Water

Application Process

Where the reference guide indicates "application considered", this does not imply that approval is automatically granted, the application will still be reviewed against a range of criteria. This criterion includes, but is not limited to; structure being demountable, foundation design, pier design, column design, access to sewer, age and depth of sewer assets and minimum cover requirements. Note that sewers 40 years of age or greater cannot be built over unless a condition assessment is completed by the property owner that shows the sewer is in good condition, concrete sewers 40 years of age or greater are to be replaced 2 metres clear of structures (except for small removal garden sheds) Further guidance is available for "applications considered", Wannon Water has developed Requirements for Buildovers information sheet which is provided as an attachment with the buildover application form.

Buildover application for works over assets and/or easements can be submitted online from our website. Alternatively, contact Wannon Water on 1300 926 666 to arrange the mailing of the application form. Application fees apply and are to be paid at the time of application. The application fees are non-refundable and pay for the assessment of the proposed works. If the proposal is acceptable to Wannon Water a Consent form will be mailed to the property owner for completion and signing including a request for any required additional information.

Buildover quick reference guide								
Structure Type	Gravity sewer / roofwater pipe < 300mm	Gravity sewer ≥ 300mm	Rising or pressure Sewer or any Water Main	Within 1.0 metres of a maintenance hole wall	Property sewer branch or inspection shaft	Depth of sewer ≥ 4 metres	Sewer ≥ 40 years of age	Concrete sewer ≥ 40 years of age
Habitable Structures (including brick and masonry garages) i.e. dwelling, hotel, health-care building	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible
Habitable Structures Temporary & relocatable Granny flats & like	Application considered	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	*Application considered	Not permissible
Office building used for professional or commercial purposes	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible
Shop, restaurant, service station	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible
Car Park, wholesale storage, warehouse.	Application considered	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible
Produce factory	Application considered	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible
Workshop, health-care building, school	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible
Small removable shed (less than 9 sq metres)	Application considered	Application considered	Not permissible	Not permissible	Not permissible	Application considered	Application considered	Application considered
Demountable Carport / Pergola / metal garages & sheds over 9m ²	Application considered	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	*Application considered	*Application considered
In-ground pools, spas and in-ground water tanks	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible
Demountable Decking, above ground pools, spas & water tanks, masts, antennas etc.	Application considered	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	*Application considered	*Application considered
Post & wire fences (timber / metal) – other services / drains / conduits, concrete slabs	Application considered	Application considered	Application considered	Not permissible	Application considered	Application considered	Application considered	Application considered
Fences with load bearing strip footings (usually masonry) /retaining walls	Application considered	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	*Application considered	*Application considered
Pipework of any kind∞	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible	Not permissible
Placement of fill on or benching allotment	Application considered	Application considered	Not permissible	#Application considered	#Application considered	#Application considered	*Application considered	Not permissible

*Application will only be considered if sewer condition assessment undertaken or the sewer replaced at the landowner's cost.

Maintenance hole level adjustments required at landowner's cost & minimum cover maintained.

∞ Drains crossing easements at right angles for connection to sewer are allowed without buildover agreement