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Land Development Manual

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Land Development Manual

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Warrnambool 3280

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1. INTRODUCTION

Wannon Water's Land Development Manual outlines policies and guidelines for developers to developed land that requires the extension of and connection to water, sewerage and roof water harvesting services.

The manual provides a detailed guideline for the development industry when providing infrastructure to service customers.

Wannon Water must meet statutory obligations and regulatory requirements, including the:

- Water Industry Regulatory Order (WIRO)
- Statement of Obligations issued by the Minister for Water
- Essential Services Commission (ESC)
- *Safe Drinking Water Act 2003*
- *Water Act 1989*
- *Environment Protection Act 1970*

2. SERVICE AREA

Wannon Water is the 2nd largest regional urban water provider in Victoria by service area and an acknowledged industry leader in delivering quality water and sewerage services to a permanent population of more than 79,000 people.

Our area of responsibility covers more than 23,400 square kilometres, stretching from Lismore in the east to Dartmoor in the west and from Balmoral in the north to Peterborough on the south-west coast. The service area incorporates the City of Warrnambool, the Shires of Glenelg, Moyne and Southern Grampians and parts of the Corangamite and Colac Otway Shires.

Wannon Water manages 13 water storages, 13 water treatment plants and 16 water reclamation plants. For further information, refer to the Service Area map below.



3. RELATED ACTS / REGULATION / REFERENCE DOCUMENTS

3.1 General

Some links are provided to other Regulatory Organisations, Acts and Regulations to assist in the Development process.

Note:

All links to external websites will open in a new window or tab providing website address has not altered.

- [Water Services Association of Australia](#)
- [Corangamite Catchment Management Authority](#)
- [Glenelg Hopkins Catchment Management Authority](#)

3.2 Acts

Current legislation as listed below can be viewed or downloaded from the Victorian government legislation [website](#) or from [Lawlex](#).

- Water Act
- Water Industry Act
- Subdivision Act
- Planning and Environment Act
- Land Act
- Transfer of Land Act

3.3 Regulations

Current Regulations as listed below can be viewed or downloaded from the Victorian government legislation [website](#) or from [Lawlex](#).

- Plumbing Regulations
- Owners Corporations Regulations
- Subdivision (Procedures) Regulations

4. LDM SEARCH

Links to forms, specifications and supplementary specifications are provided in the manual where relevant but are also provided below as a quick search function.

4.1 [Forms](#)

4.2 [Specifications & Supplementary Specifications](#)

5. POLICY

5.1 Subdivisional Servicing Policy

5.1.1 General

Wannon Water requires a separate point of connection to the water and sewer services to be available for each individual lot within a subdivision.

The provision of the services to the individual lot is the responsibility of the property owner or developer via entering an agreement (offer of conditions or minor works offer of conditions) with Wannon Water. The applicable fees and extent of works required will be detailed in the offer.

It is the Developer's responsibility to; arrange to fund the design, project management, construction, survey and asset recording of all reticulation works required for that particular development in accordance with Wannon Water's technical requirements, specifications and *Offer of Conditions*.

For all subdivisions easements are to be created as per [Land Tenure Guidelines](#).

Where the development contains existing private and/or combined connections to properties outside the proposed development, reticulated water and sewerage services will be provided to serve these properties at the developer's expense.

Where a development is to be constructed on or over existing shared services (for example, combined sewer drain), Wannon Water will require the developer to establish a separate connection point directly to a Wannon Water asset and extend services to rectify the combined drain and/or individually service the dwellings or properties.

5.1.2 Residential Subdivisions

All residential subdivisions shall be provided with a reticulated water supply and sewerage service in serviced towns. Reticulated water must be constructed across the entire frontage of each lot, or as otherwise determined by Wannon Water. Reticulated sewer is to extend through the subdivision at a depth sufficient to service the upstream catchment.

A 20mm wet tapping and water service is to be provided to all allotments created by the subdivision from the water main into the allotment conforming to the requirements of Wannon Water standard drawing [\(W-363-C Sheet 3 of 3 - Non-pressure water service connections \(PE & Copper to new main\)\)](#).

5.1.3 Industrial and Commercial Subdivisions

Generally, all industrial and commercial subdivisions need to be provided with a reticulated water supply and sewerage service in serviced towns. Reticulated water is to be constructed across the entire frontage of each lot, or as otherwise determined by Wannon Water. Reticulated sewer is to extend through the subdivision at a depth sufficient to service the upstream catchment.

Water tapplings and water services are not to be provided to Industrial or Commercial subdivisions as the size of the future tapping is unknown at the time of subdivision. Conduits for future water services can be provided under road pavement from back of kerb to back of kerb if required by Council or road owner.

5.1.4 Boundary Realignment / Consolidation

Where a subdivision property boundary is realigned and causes the water and/or sewerage service to cross property boundaries, the service must be disconnected at the property boundary and new tapplings and/or internal sewer connections will be required.

Wannon Water will request works be undertaken to ensure the sanitary drain connection to any of the lots is wholly contained within the boundary of that lot or contained within a private easement.

It is generally not acceptable to have private plumbing and pipework crossing property boundaries; exceptions to this may be an Owners Corporation subdivision or a private easement in a small lot subdivision where the lots are generally less than [500 square metres](#).

Easements must be provided on boundary realignments and consolidations as per [land tenure guidelines](#). Any required alteration to connections or Wannon Water infrastructure is at the landowners or developers' cost.

5.1.5 Subdivisions with Owners Corporation

An "owners corporate" is a body that has been incorporated by registration of a plan of subdivision or a plan of strata or cluster subdivision in accordance with the Subdivision Act.

All allotments within an owners corporate are to have equal liabilities in the Plan of Subdivision schedule if connected to common services.

Wannon Water will require reticulated assets to service individual lots within an owners corporate subdivision if water supply or sewer reticulation is required to extend to service other land parcels.

All allotments within an owners corporate subdivision are to have water supply and sewerage connections extended into the allotment boundary. When a bulk meter on a single water service is required, the bulk meter is to be installed as per the water [service diagram](#)

5.1.6 Residential Two-Lot and Dual Occupancy Development

A "dual occupancy" is a property with two or more units, shops or occupancies without an owners corporate. The subdivision of a dual occupancy without an owners corporation requires that the properties have separate water supply and sewerage services (no combined services).

Wannon Water will require reticulated assets to service individual lots within a dual occupancy subdivision if water supply or sewer reticulation is to extend to service other land parcels.

Where allotment sizes within a dual occupancy development are greater than 500 m², developments are to be serviced by Wannon Water reticulated services via an agreement (offer of conditions). For examples refer to [servicing arrangement diagrams](#).

5.1.7 Multi Occupancy Subdivision

Generally Multi-Occupancy subdivisions will include an owners corporate. If an owners corporate is not required for the subdivision, the developer will have to enter an agreement ([see 5.3.3 Offer of Conditions](#)) for the extension of reticulation assets at the developers' cost to individually service the lots within the subdivision.

5.1.8 Subdivision of Existing Multi Occupancy Developments

Existing developments can include ground level and multi-storey occupancies or units.

Where a subdivision of an existing unit development involves a building that is already serviced, Wannon Water will generally not require a new reticulation sewerage service unless combined sewer drains need to be separated. Individual meters to units will be required to be installed if they do not exist.

Where lots are to be connected by internal private services, formation of an owners corporate is mandatory. The owners corporate will be responsible for maintaining, operating and replacing these services.

If no body corporate is created for the development, Wannon Water will require separate connections to each lot.

Where existing multi-tenement buildings are subdivided, the provision of individual metering for the water supply to tenement lots is mandatory.

Where any existing house connection branch is to be utilised for a development, it must be renewed or condition assessed including CCTV inspection. An inspection shaft to surface must be provided within 1 metre of the sewer drain entering the property boundary or within 1 metre of the Wannon Water sewer traversing the property (variation of inspection shaft location by Wannon Water approval only).

5.1.9 Redevelopment and Changes to Subdivision

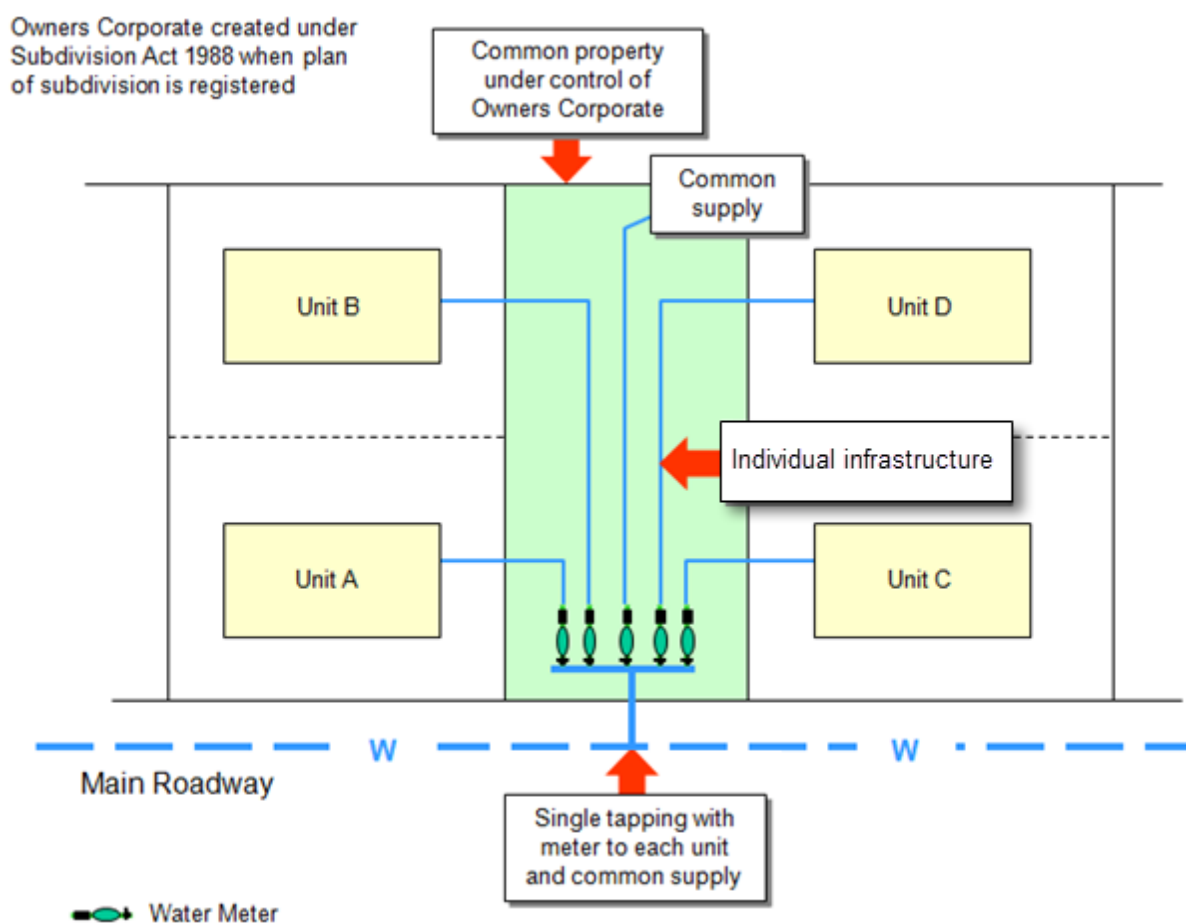
Where an existing service is to be realigned or renewed due to redevelopment or changes to the subdivision of land, the property owner is liable for all associated costs.

5.1.10 Servicing Arrangement Examples

The following examples will not illustrate how all possible proposed development or subdivision proposals are to be serviced, but will assist in determining the majority of servicing arrangements

Example 1 Water Servicing - Unit development with proposed owner's corporate subdivision

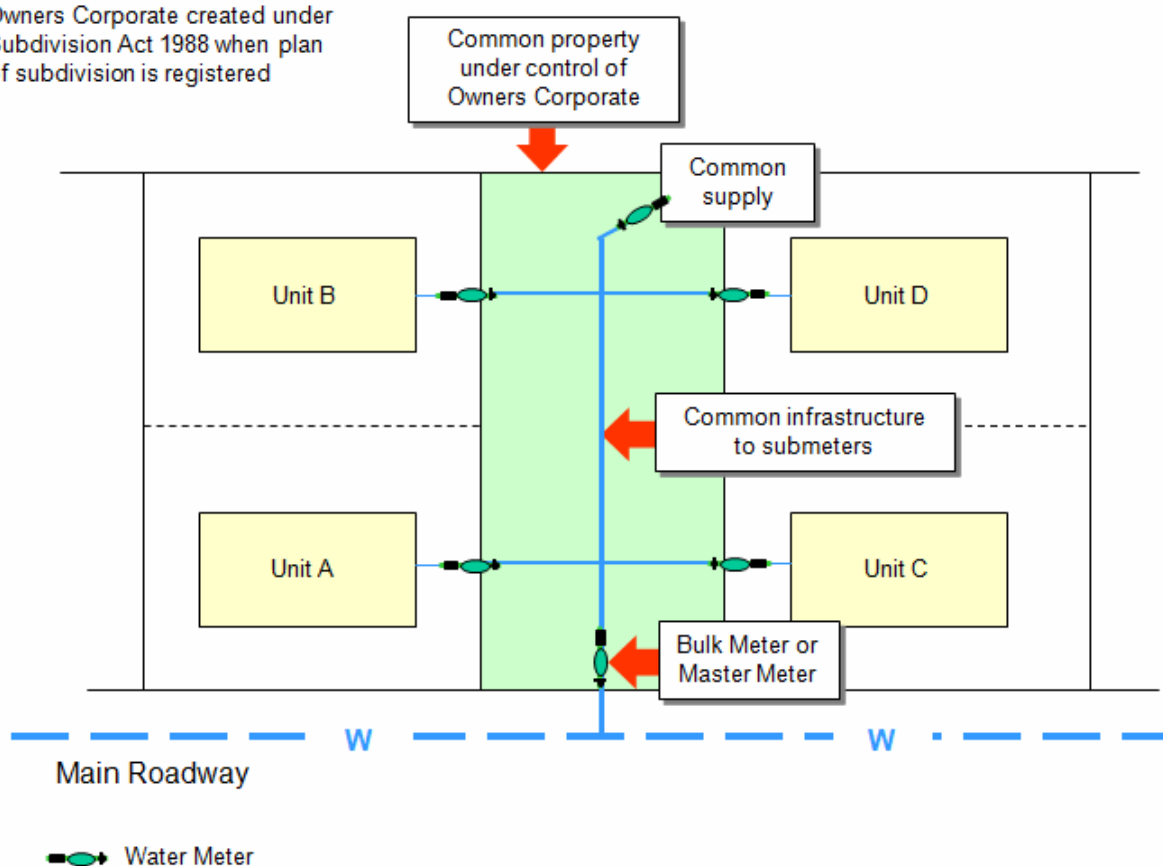
- Preferred arrangement for unit / owners corporate with a recommended maximum manifold of 8 meters and no fire service
- Common infrastructure installed in accordance with Plumbing Regulations
- Infrastructure owned, operated and maintained by owner's corporate
- Property has full frontage to Water main
- Separate meter provides for supply to common facilities such as swimming pool, shared garden, etc.
- Pressure and flow only guaranteed at the meter in accordance with the Customer Charter.
- Multi storey buildings may require break tank and pressure pump.



Example 2 Water Servicing - Unit or multi-storey development with proposed owners corporate infrastructure

- preferred arrangement for multi storey or unit development with numerous units (>8) or property has narrow frontage to water main or requires a fire service
- Bulk / master meter required
- Common infrastructure installed in accordance with Plumbing Regulations
- Infrastructure owned, operated and maintained by owner's corporate
- Pressure and flow only guaranteed at master meter in accordance with Customer Charter
- Separate meter provides for supply to common facilities such as swimming pool, shared garden etc.
- Configuration required for multi-storey buildings and may require break tank and pressure pump.

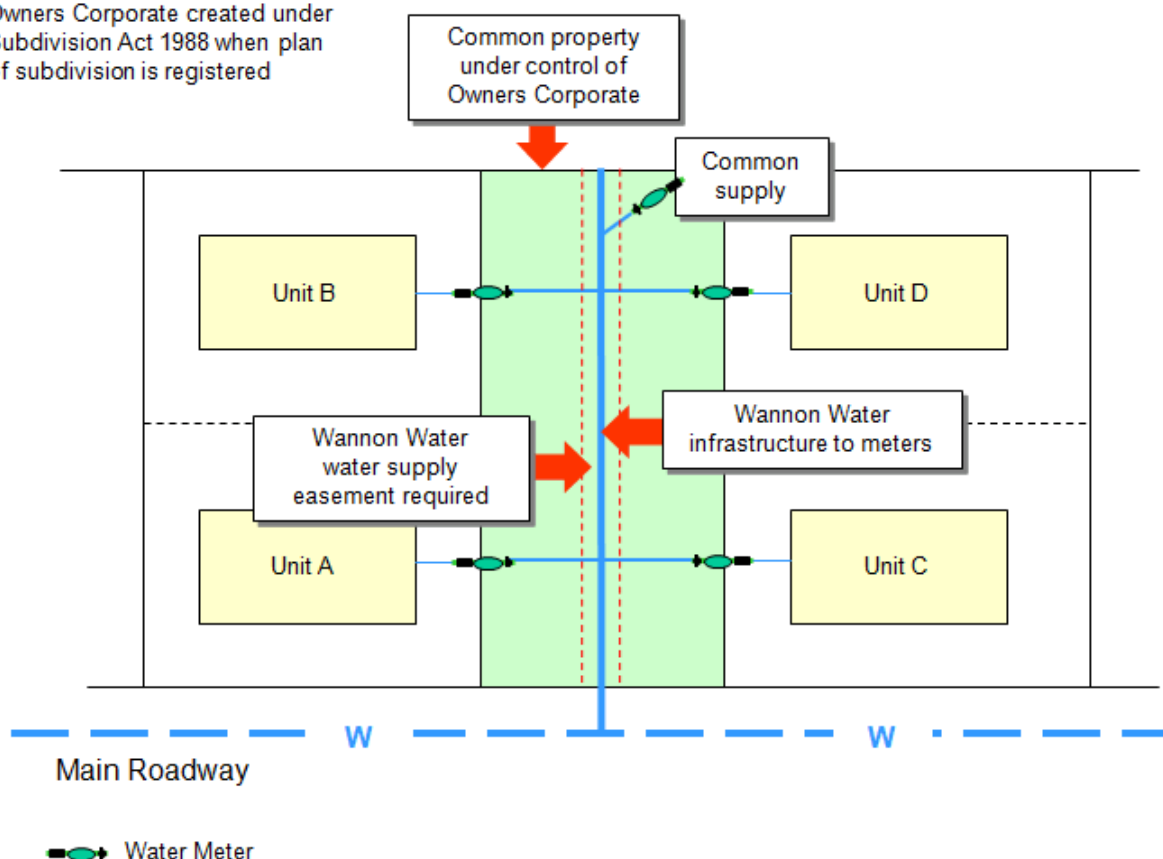
Owners Corporate created under Subdivision Act 1988 when plan of subdivision is registered



Example 3 Water Servicing - Unit development with Wannon Water infrastructure

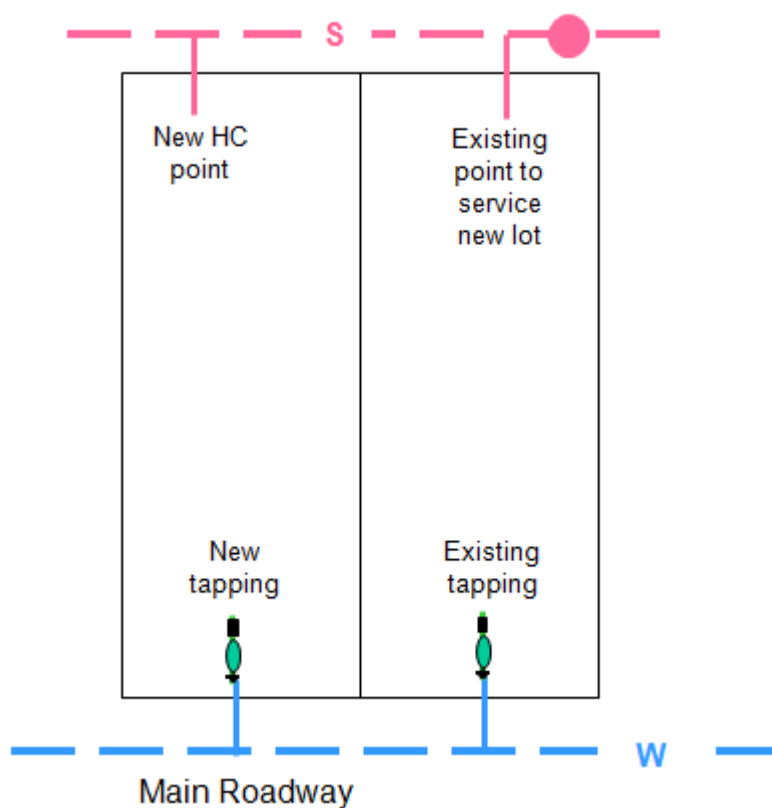
- Only required where water reticulation extension is required by Wannon Water to service other land parcels
- Reticulation infrastructure installed in accordance with WSAA standards
- Reticulation infrastructure owned, operated and maintained by Wannon Water
- Individual customers receive same service according to Customer Charter
- Separate meter provides for supply to common facilities such as swimming pool, shared garden, etc.
- Wannon Water water supply easement required

Owners Corporate created under Subdivision Act 1988 when plan of subdivision is registered



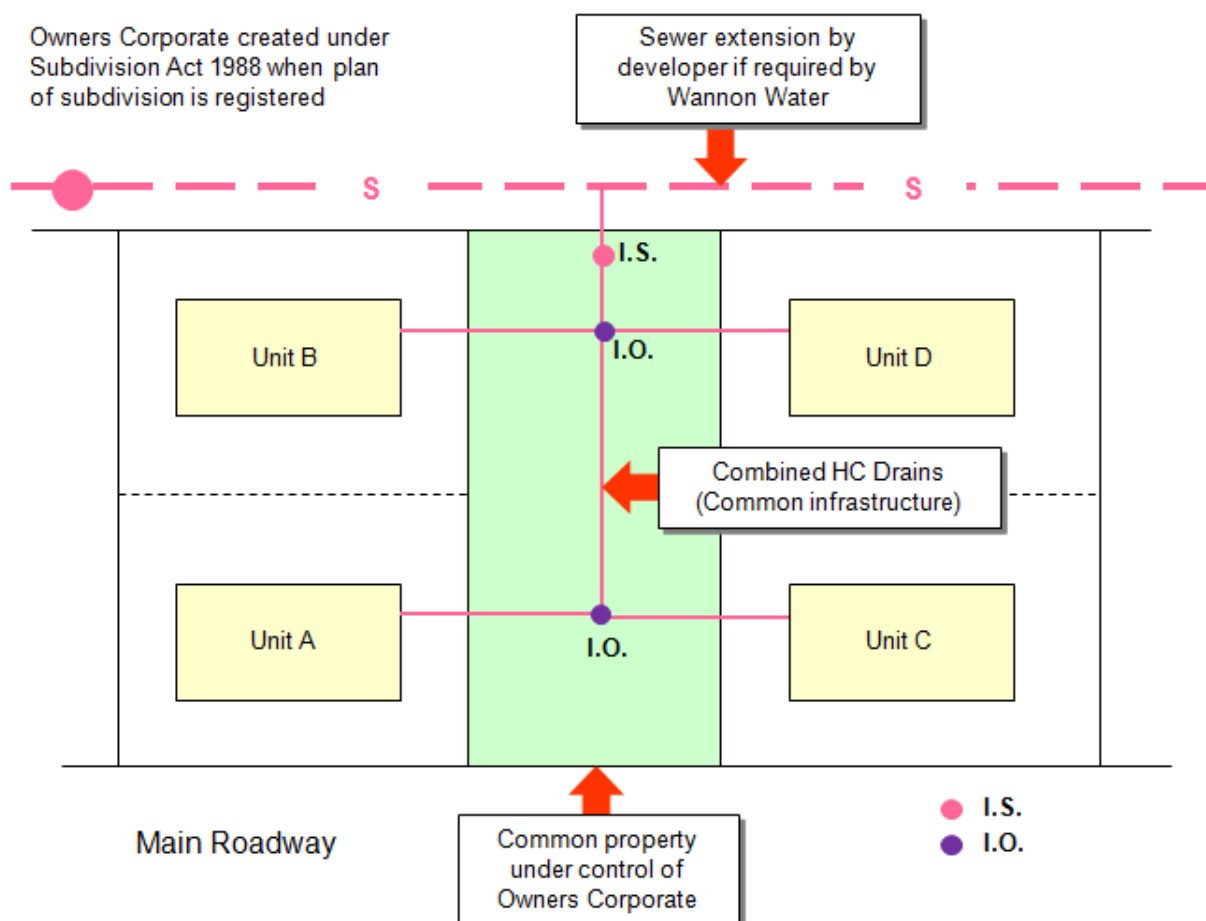
Example 4 Water & Sewerage Servicing - Unit Development (with proposed subdivision with individual titles)

- Single lot to be subdivided
- Individual services to proposed properties
- Existing 20 mm tapplings can only be used if tapped post 1990
- Galvanised water services are to be renewed
- Existing sewer branch to be renewed as per Plumbing Regulations
- If existing sewer branch can be re-used as per Plumbing Regulations, an inspection shaft shall be installed if not provided.



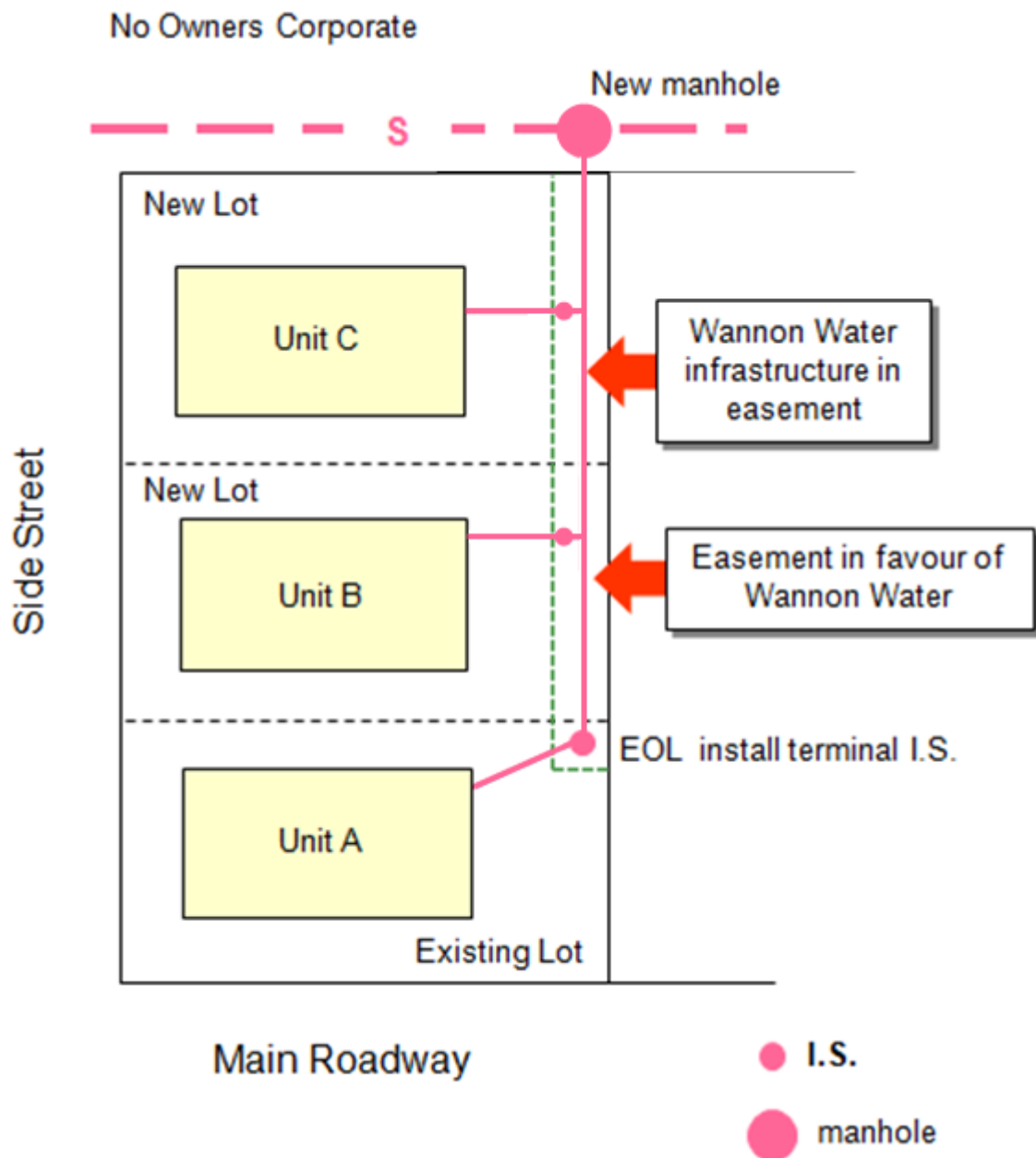
Example 5 Sewerage Servicing – Multi-unit development with proposed owners corporate subdivision

- Common infrastructure installed in accordance with Plumbing Regulations
- Sewer Drainage Infrastructure owned, operated and maintained by owners corporate except for Wannon Water maintenance obligations.
- Sewer reticulation extension to service the development provided by developer if required via agreement with Wannon Water (offer of conditions)

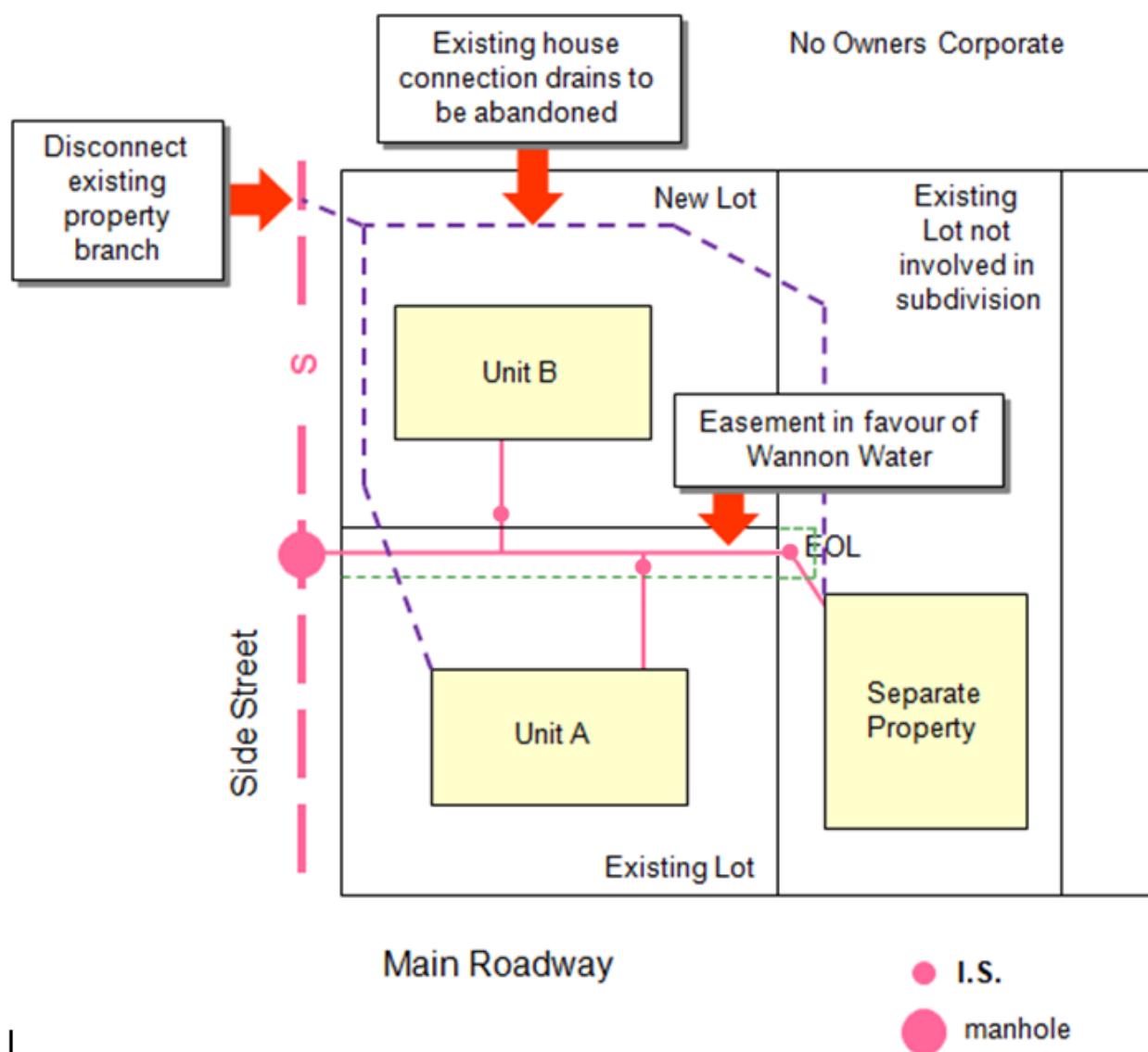


Example 6 Sewerage Servicing – Multi lot subdivision with individual title

- No common property
- No owners corporate required
- All properties have direct road reserve access
- Reticulation Extension infrastructure in easement installed to WSAA standards via agreement with Wannon Water (offer of conditions)
- Infrastructure, manhole to terminal Inspection Shaft owned, operated and maintained by Wannon Water.

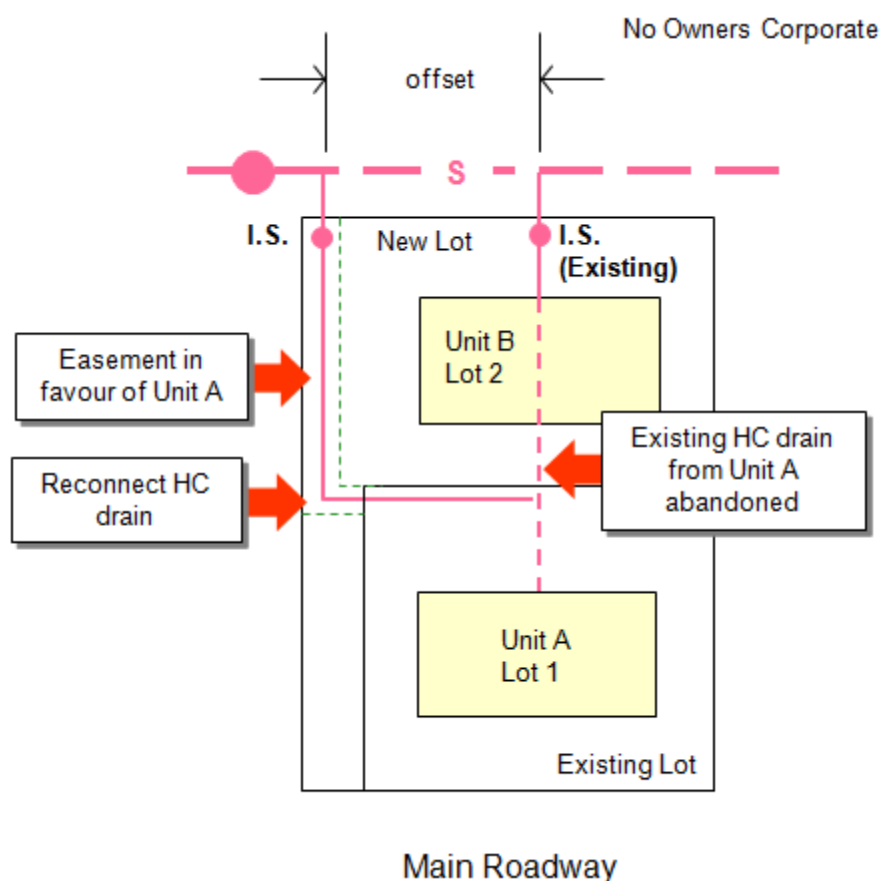


- Sewer reticulation extension required to reconnect neighbouring property to sewerage system
- Existing house connection drains to be abandoned and any unused branch disconnected
- No combined sewer drains - properties to be individually serviced



Example 8 Sewerage Servicing – Dual lot individual title subdivision (Lots <= 500 m²)

- No common property
- Subdivision of existing serviced lot or subdivision of existing units (as shown)
- Section 12 (1) private easement in favour of Unit A (Lot 1)
- No owners corporate required
- No common infrastructure
- Infrastructure upstream of sewer branch (house connection drains) owned, operated and maintained by individual properties
- Existing IS to be renewed as per Plumbing Regulations
- Reconnection of units as per Plumbing Regulations



5.2 New Customer Contributions Policy

5.2.1 New Customer Contributions (NCCs)

New Customer Contributions (NCCs) are an upfront payment that may be levied by Wannon Water when a customer builds or develops a property and connects to Wannon Water's water and/or sewerage systems.

Wannon Water has set NCCs that reflect the costs of servicing growth in different locations. This approach promotes price signals to developers about the cost of developing in different locations. Typically, NCCs will be higher in areas where new infrastructure needs to be, or has recently been, constructed to service growth. Conversely, NCCs will be lower if there are minimal new infrastructure costs to service growth.

The Essential Services Commission ("the Commission") has reviewed Wannon Water's NCC proposals as part of our Water Plan for the period 2013/14 to 2017/18. The Commission has

approved the core pricing NCC principles and the standard NCCs. Current NCC's costs are stated in the [pricing handbook](#)

5.2.2 Pricing Principles

NCCs will be calculated by applying the following core NCC pricing principles. Standard and negotiated NCCs will:

- have regard to the incremental infrastructure and associated costs in one or more of the statutory cost categories attributable to a given connection;
- have regard to the incremental future revenues that will be earned from customers at that connection; and
- be greater than the avoidable cost of that connection and less than the standalone cost of that connection.

Notes:

1. Given that NCCs are to be based on the net incremental cost of connection (i.e. incremental costs net of incremental benefits), in this context, the costs referred to in the efficient pricing bound are the net costs, specifically the avoidable net cost of connection and standalone net cost of connection.
2. Where the connection arrangement requires assets to be gifted, the value of gifted assets will be excluded for the purpose of calculating net costs.
3. Incremental costs may include financing costs associated with constructing an asset sooner than planned.

5.2.3 Incremental Financing Costs

Incremental financing costs (IFC) will be calculated using the following formula:

$$\text{IFC} = (1 - [1 / (1+r)^n]) \times \text{cost of capital being provided sooner than planned}$$

where:

r = estimated pre-tax Weighted Average Cost of Capital

n = the number of years the asset is required sooner than planned.

5.2.4 Standard NCCs

Wannon Water has set standard water and sewer NCCs¹ for the following areas, noting that NCC rates are updated on 1 July each year and are set out in Wannon Water's Pricing Handbook.

- Warrnambool – growth corridor²;
- Warrnambool – roof water harvesting³;
- Warrnambool infill⁴, Dennington, Koroit, Allansford and Port Fairy;
- Hamilton and Portland; and
- All other towns

Notes:

1. NCC Charge for a standard residential equivalent occupancy.
2. A plan outlining Warrnambool growth areas is attached as Appendix 1.
3. For occupancies within the growth corridors that have a connection to the Warrnambool Roof Water Harvesting project provided by the developer.
4. Infill areas of Warrnambool, outside the established growth corridors.

NCC charges will be applied to each new lot or occupancy and will be applied where a:

- Separately titled lot is created; or
- Separate occupancy/premises that is or can be separately metered; or
- Specialised, non-sub-divisional or developments with higher demand or load requirements – on a case by case basis.

The standardised NCC charges are for one residential equivalent tenement (RET). Where a developer requests a connection that is greater than the loading for one RET, or a redevelopment of an existing property increases the applicable RET for that property, Wannon Water may apply an NCC charge greater than the standard NCC charge. These changes of use are normally identified through the planning or consent to connect processes.

Further, Wannon Water may apply an NCC charge greater than the standard NCC charge in the following circumstances:

- New water and or sewerage schemes; and/or
- Developments that occur outside the designated Warrnambool growth corridors, but the development noticeably benefits from growth assets constructed by Wannon Water.

Standard NCCs will be applied in accordance with the Negotiating Framework shown at [Appendix 2](#).

5.2.5 Non Standard NCCs Calculation

Wannon Water has set standardised NCC charges based on one residential equivalent tenement (RET). Where a developer requests a connection that is greater than the loading for one RET, or a redevelopment of an existing property increases the applicable RET for that property, Wannon Water may apply an NCC charge greater than the standard NCC charge.

When calculating the NCC charge in these circumstances, Wannon Water will base the NCC calculation as set out below:

- An equivalent fixture unit basis per AS3500 will be used.
- Wannon Water has determined that one RET is equal to 34 equivalent fixture units based on a standard house consisting of a kitchen, laundry, bathroom with separate water closet and ensuite.

In instances where the fixture unit calculation results in an outcome that is considered by Wannon Water to be unreasonable, Wannon Water will give consideration to using a different methodology for calculating the NCC charge. An example would be where the equivalent fixture unit calculation is not representative of the load placed on Wannon Water's system. Using a different methodology may result in the NCC charge being greater or less than the NCC charge derived by using the equivalent fixture unit calculation set out above.

5.2.6 Negotiated NCCs

In instances where the standardised NCC charge will not apply, the NCC charge will be negotiated and Wannon Water will apply the core pricing principles when such NCC charges are being negotiated with the developer.

Existing serviced properties will generally be deemed by Wannon Water to have already contributed NCC charges for one RET, unless specific information on that property indicates otherwise. For the avoidance of doubt, refunds are not payable by Wannon Water where a development reduced the RET on a property.

Negotiated NCCs will be applied in accordance with the Negotiating Framework shown at [Appendix 2](#).

5.2.7 Gifted Assets

Developers are required to provide and gift to Wannon Water specified assets as a condition of connection, provided that Wannon Water:

- makes clear to potential developers which assets a developer will be responsible for providing and gifting, and which will be provided by Wannon Water;
- confirms that negotiation of any non-standard connection and associated charges will be undertaken in accordance with Wannon Water's Negotiating Framework shown at [Appendix 2](#); and
- excludes the value of gifted assets for the purposes of calculating net costs.

The developer is required to provide all assets required by Wannon Water to service the development, regardless of whether the asset is located within the development or external to the development. This includes, but is not limited to assets required to be deepened, assets required to be extended to the development/subdivisional boundary, alignment changes of assets, upsizing of assets or temporary assets including provision for future connection to the permanent servicing arrangement.

5.2.8 Assets Fully Funded by Developer

The developer is required to fully fund and gift the following assets to Wannon Water:

- Water mains up to and including 150mm diameter and all associated assets;
- Gravity sewer mains up to and including 225mm diameter and all associated assets;
- For water, associated assets include water pump stations where the pump discharges into a water main of 150mm diameter or less;
- For sewer, associated assets include sewer pump stations, emergency storages and rising mains where the gravity sewer inlet to the sewer pump station is 225mm diameter or less; and
- For roof water harvesting areas, all on-development reticulation assets including pipes, storages and relief structures.

5.2.9 Assets with a Funding Contribution from Wannon Water

Wannon Water will make a funding contribution to the cost of the following assets:

- Water mains greater than 150mm diameter and all associated assets;
- Gravity sewer mains greater than 225mm diameter and all associated assets;
- For water, associated assets include water pump stations where the pump discharges into a water main greater than 150mm diameter; and
- For sewer, associated assets include sewer pump stations, emergency storages and rising mains where the gravity sewer inlet to the sewer pump station is greater than 225mm diameter

Wannon Water's funding contribution will be per the following schedule noting that the rates per metre are set out in Wannon Water's Pricing Handbook:

- Wannon Water will contribute \$27.90 per metre for 225mm water mains (Wannon Water's contribution to larger diameter water mains will be determined on a case by case basis).
- Wannon Water will contribute \$27.50 per metre for 300mm sewer mains (Wannon Water's contribution to larger diameter sewer mains will be determined on a case by case basis).
- Wannon Water's contribution to water pump stations where the pump discharges into a water main greater than 150mm diameter will be determined on a case by case basis.
- Wannon Water's contribution to sewer pump stations where the gravity inlet sewer to the pump station is greater than 225mm diameter will be determined on a case by case basis.

5.2.10 Assets Fully Funded by Wannon Water

Wannon Water will fully fund and construct the following assets:

- Water towers and associated pipelines and pumps;

- Large water storages;
- Roof water harvesting trunk main; and
- Other assets as nominated by Wannon Water.

5.2.11 Pioneer Assets

Where a development results in assets having to be funded by the developer that substantially benefit other developable land, Wannon Water may:

- Consider making a financial contribution to the cost of constructing those assets if it is able to recover the contribution amount from the benefitting landowner(s); or
- Facilitate a system where the subsequent developer(s) provides reimbursement to the pioneer developer.

5.2.12 Transition

Where Wannon Water has provided a developer with a Letter of Offer prior to 30 November 2012, Wannon Water will adhere to the NCC charges listed in that Letter of Offer provided that the Letter of Offer has not expired.

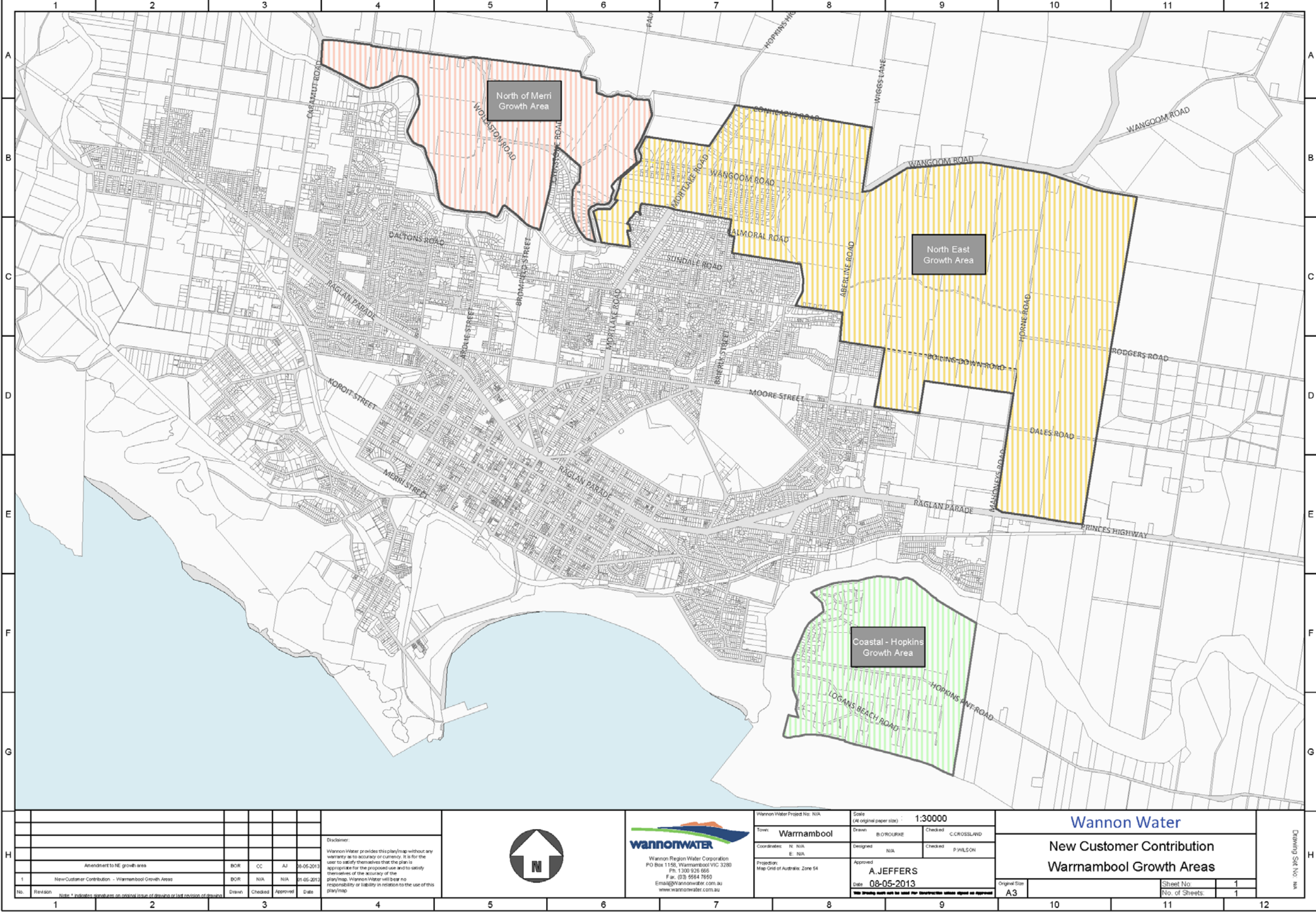
Effective from 1 July 2013, developers are required to fund construction of the assets set out in **Table 1**. Wannon Water will not require a developer to fund construction of these assets where they are constructed prior to 30 June 2018.

Table 1 – assets funded by Wannon Water in Water Plan 3

Location	Scope of Work	Cost (\$M)
Wollaston Road West	Construct packaged sewer pump station, emergency storage, dosing facility and rising main	\$0.968
Wangoom Road and Aberline Road	Design and construct new 225mm water main	\$0.621
Wollaston Road East	Construct packaged sewer pump station, emergency storage, dosing facility and rising main	\$0.735
Petschels Lane Hamilton	Construct 548m of trunk sewer extension	\$0.395
Wollaston Road	Construct 3400m of 225mm water main from low level system in Jamieson Street to Wollaston Road	\$0.854
North Dennington	Construct new sewer pump station at northern end of Station Street with emergency storage and create connecting rising main to existing gravity network	\$0.529
Port Campbell	Gravity sewer extension and new pump station	\$0.144
Dennington South	Extend 225mm sewer south from highway to future residential growth area	\$0.369

5.2.13 Appendix 1 - Warrnambool Growth Area Map

Appendix 1 – Growth Area Map



5.2.14 Appendix 2 - NCC Negotiating Framework

WANNON WATER NCC NEGOTIATING FRAMEWORK

1. Application of Negotiating Framework

This Framework applies to both Standardised NCC Charges and Negotiated NCC Charges.

1.1 Purpose

This Negotiating Framework sets out procedural and information requirements relevant to services to which developer charges (New Customer Contributions) apply, as defined in the WIRO. New Customer Contributions (NCC) are levied when new connections are made to Wannon Water's water, sewerage and recycled water networks. The framework requires Wannon Water and any Connection Applicant to negotiate in good faith to agree the price, standards and conditions of services to be provided. It also provides for transparent information to enable the Connection Applicant to understand the reasons for decisions made by Wannon Water.

The requirements set out in this negotiating framework are in addition to any requirements or obligations contained in or imposed under the *Water Act 1989*, the *Planning & Environment Act 1987* (including under any planning scheme or permission), the *Subdivision Act 1988*, subordinate regulation under the described legislation as well as Wannon Water's *Land Development Manual*, or any other relevant legislation or instruments (the "Regulatory Instruments").

In the case of inconsistency between the Regulatory Instruments and this negotiating framework, the relevant Regulatory Instruments will prevail.

This Negotiating Framework does not alter the rights of a Connection Applicant to seek a review of a Wannon Water decision by the Victorian Civil and Administrative Tribunal (VCAT).

1.2 Who this negotiating framework applies to

This Negotiating Framework applies to Wannon Water in dealing with any property owner – generally a property developer – that is a Connection Applicant who requests connection to Wannon Water's works in accordance with section 145 of the *Water Act 1989* ("Application").

It also applies to Wannon Water in responding to such requests from a Connection Applicant.

1.3 No obligation to provide service, good faith obligation

Nothing in this negotiating framework imposes an obligation on Wannon Water to allow the Connection Applicant to connect to Wannon Water's works or provide services to the Connection Applicant.

Wannon Water can refuse its consent, consent, or consent subject to any terms and conditions that Wannon Water thinks fit, as provided under section 145(3) of the *Water Act*.

However, Wannon Water and the Connection Applicant must negotiate in good faith the price, terms and conditions for services sought by the Connection Applicant.

2. Timeframes

Wannon Water and the Connection Applicant will use their reasonable endeavours to achieve the following timeframes:

- (a) Agree the milestones, information requirements and any other relevant issues within fifteen [15] business days of Wannon Water's receipt of an Application. An Application, under Section 145 of the *Water Act* 1989, for connection means a servicing request made to Wannon Water, the details of which are provided in the *Land Development Manual*;
- (b) Respond to the Application giving details of the Offer of Conditions to allow connection:
 - within forty five (45) business days where a Standardised NCC Charge applies; and
 - within one hundred and twenty (120) business days where a Negotiated NCC Charge applies.
- (c) Adhere to any timetable established for negotiations and progress negotiations in an expeditious manner; and

- (d) Finalise negotiations within one hundred and twenty (120) business days of the initial Application.

2.1 Commencing, progressing and finalising negotiations

Table 1 below provides an indicative timeframe regarding the process of NCC negotiations. As mentioned above, dependant on the location and specific requirements of the development, either a standardised or a negotiated NCC will be applicable. The timeframes for these two charges will differ. It is likely that a Negotiated NCC Charge will require additional design and modelling to be undertaken by Wannon Water and/or the Connection Applicant. The two timelines are presented below.

Table 1 – Indicative timeframes for negotiating connection

Step	Actions	Timing Standardised NCC Charge (Business Days from Application date)	Timing Negotiated NCC Charge (Business Days from Application date)
1	Application (Section 145) for service requirements and costings of connection Application fee paid.	Application date	Application date
2	Negotiation Meeting Parties discuss: <ul style="list-style-type: none"> the nature of the services required; any additional information to be provided by the Connection Applicant; and notification and consultation with other persons potentially affected Parties agree to timeframes for negotiation and consultation and milestones if different to these indicative timeframes.	15 (if required)	15
3	Connection Applicant provides additional information Connection Applicant provides additional information to Wannon Water if requested. This includes: <ul style="list-style-type: none"> original completed application; and additional information (if required). 	20	35
4	Wannon Water Investigation completed This could include: <ul style="list-style-type: none"> where required, Consultation with others potentially affected; and additional designs & modelling. 	35	90
5	Offer of Conditions Wannon Water makes offer, in accordance with relevant regulatory instruments, including:	45	120

Step	Actions	Timing Standardised NCC Charge (Business Days from Application date)	Timing Negotiated NCC Charge (Business Days from Application date)
	<ul style="list-style-type: none"> terms and conditions of connection; NCC (i.e. developer charge) to apply; and such Offer of Conditions will (unless otherwise specified) expire 12 months from being made. 		

3. Provision of information by Connection Applicant

The Connection Applicant must provide sufficient information to enable Wannon Water to assess the Application and determine the service requirements and costings for the development. The information generally required by Wannon Water is detailed in the *Land Development Manual*.

The level of information required by Wannon Water, and the detail of its response, will vary depending on the complexity and size of the development. As stated above, additional information may be sought by Wannon Water in the event of a Negotiated NCC Charge being sought.

4. Provision of information by Wannon Water

After consideration of servicing requests, Wannon Water may provide an Offer of Conditions, via letter, draft agreement and/or notice. The Offer of Conditions will include specific requirements for the particular development and also include various standard conditions and other information including charges and fees to achieve connection to Wannon Water's assets. This includes New Customer Contributions.

The information relating to the Offer of Conditions is detailed in the *Land Development Manual*.

The Offer of Conditions is provided by Wannon Water pursuant to the Regulatory Instruments.

5. Pricing Principles

Wannon Water's NCC charges will:

- (a) have regard to the incremental infrastructure and associated costs in one or more of the statutory cost categories attributable to a given connection;

- (b) have regard to the incremental future revenues that will be earned from customers at that connection; and
- (c) be greater than the avoidable cost of that connection and less than the standalone cost of that connection.

In setting charges, Wannon Water will also comply with:

- (a) the regulatory principles set out in clause 14 of the Water Industry Regulation Order (WIRO); and
- (b) Specific pricing principles approved by the Essential Services Commission as part of Wannon Water's water plan applying at the relevant time.

6. Consultation with affected parties

If Wannon Water considers that persons other than the Connection Applicant may be affected by proposed connection services, then:

- (a) subject to legal confidentiality requirements, Wannon Water may share any necessary information with others potentially affected to assess impacts; and
- (b) parties will allow sufficient time for reasonable consultation with affected parties to occur.

7. Payment of Wannon Water's Costs

All developments of land requiring new or upgraded connection to Wannon Water's system will incur associated fees and charges payable to Wannon Water.

Fees and charges levied by Wannon Water are subject to approval processes under the *Water Act 1989* and/or as approval by the ESC. Details about the fees and charges can be found in Wannon Water's Pricing Handbook.

Should the particular Application require a Negotiated NCC Charge, rather than the Standardised NCC Charge, this will arise from the relevant negotiation, subject to the Regulatory Instruments in place at the time.

8. Termination of negotiations

The Connection Applicant may elect not to continue with its Application and may end the negotiations by giving Wannon Water written notice of its decision to do so.

Wannon Water may terminate a negotiation under this Negotiating Framework by giving the Connection Applicant written notice of its decision to do so where:

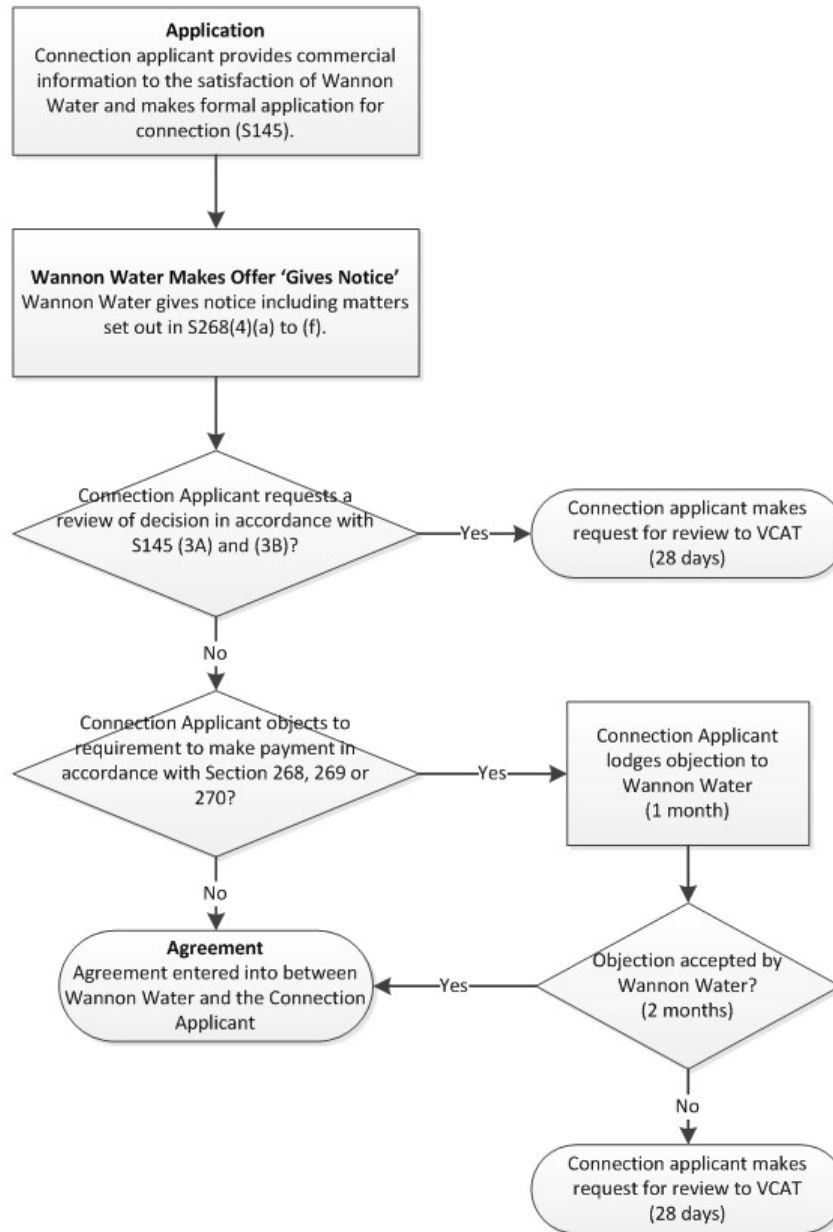
- (a) Wannon Water believes on reasonable grounds that the Connection Applicant is not conducting the negotiation in good faith; or
- (b) Wannon Water reasonably believes that the Connection Applicant and the particular development will not be able to receive a service from Wannon Water; or
- (c) an act of insolvency occurs in relation to the Connection Applicant; or
- (d) Wannon Water reasonably believes that the Connection Applicant has provided false or misleading information to Wannon Water.

9. Dispute resolution

In the event of a dispute between parties, Wannon Water will continue attempts to resolve the matter by negotiation.

After Wannon Water provides its Offer of Conditions, if the Connection Applicant does not accept the Offer of Conditions and attempts to resolve the matter by negotiation are unsuccessful, generally the Connection Applicant has particular rights to seek a review in the Victorian Civil and Administrative Tribunal ("VCAT") of the terms and conditions of connection and the NCC charge applied. These VCAT review rights, including various time lines, rights and process are set out in the *Water Act 1989* and the *VCAT Act 1998* – refer to Table 2.

Table 2 – indicative review rights



10. Giving notices

The address for correspondence and notices to Wannon Water is:

Wannon Water
PO Box 1158
WARRNAMBOOL VIC 3280

A notice must be:

- (a) in writing and signed by a person duly authorised by the sender;
- (b) hand delivered or sent by prepaid post, facsimile or email to the recipient's address for Notices, as varied by any Notice given by the recipient to the sender; and
- (c) if given or received under any Regulatory Instruments or other statute of regulation, must be given under the requirements of that relevant instrument, or other statute or regulation.

11. Terms and abbreviations

Connection Applicant – The person making application to connect to the Wannon Water system pursuant to Section 145 of the *Water Act 1989*.

Land Development Manual – Wannon Water's Land Development Manual, which outlines policies and guidelines for customers to connect to water and sewerage services, available at www.wannonwater.com.au.

Negotiated NCC Charge – This charge, derived from the NCC principles developed by Wannon Water will apply where the Standardised NCC Charge is not applicable due to the nature and/or locality of the development or arising out of negotiation with the Connection Applicant.

Offer of Conditions – Sets out the conditions that the Connection Applicant must satisfy for Wannon Water to provide connection to its systems.

Standardised NCC Charge – This is the standardised charge for Connection Applicants wishing to connect to the Wannon Water System.

Wannon Water – A water corporation established pursuant to Part 6 of the *Water Act 1989*.

5.3 Greenfield Subdivision Requirements

5.3.1 General Information

For large developments (greater than 20 allotments) or areas where servicing issues are known or anticipated, preliminary servicing information can be provided by Wannon Water. The Developer or his appointed representative can request preliminary servicing information from Wannon Water.

5.3.2 Roof Water Harvesting / Recycled Water

Generally, the provision of roof water harvesting / recycled water infrastructure is not required. If the provision of roof water harvesting or recycled water infrastructure is required by Wannon Water, conditions will be placed on the town planning permit and requirements specified in the Offer of Conditions.

The provision of roof water harvesting infrastructure is only required in the Russells Creek catchment in Warrnambool. However, if other catchments areas are identified as being able to harvest rainwater from roofs, it is Wannon Waters' intention to place conditions on planning permits to facilitate the provision of this infrastructure.

Roof water new customer contributions (NCC's) do not apply for subdivisions required to connect to roof water harvesting system.

A 50% reduction in water supply new customer contributions also applies for developments in the roof water harvesting catchment area where roof water infrastructure is constructed by the developer.

5.3.3 Offer of Conditions

Where Wannon Water infrastructure is required to service a development or subdivision, the Developer is required to engage a Civil Consulting Engineer to apply to Wannon Water for an "offer of conditions" for the construction of infrastructure to service the subdivision or development. The following form shall be downloaded from the LDM website and submitted by the consultant "[Form 1 – Request for offer of conditions](#)". A fee (specified on the form) is payable for processing of the request.

Upon the developer and the consulting engineer accepting the offer of conditions ([Forms 5 and 10](#)), an agreement exists with Wannon Water for the provision of water supply infrastructure and/or sewerage infrastructure and/or roof water harvesting works to service each lot in the development.

The offer of conditions will state the extent and sizing of the required works, the auditing and connections fees, new customer contributions, the defects liability period, the maintenance period and any other identified requirements.

The offer of conditions will also identify or ensure;

- Infrastructure to be designed to allow any future extension of infrastructure to service the land that is external to the subdivision
- Water mains that are required to be extended for operational reasons (for example; system operation, security of supply or to ensure water quality).
- That the works provide water supply and sewerage services in accordance with the following documents:
 - The Land Development Manual (LDM)
 - All relevant Wannon Water/WSAA design and survey manuals, general construction specifications, and Standard Drawings

- All other documents related to the construction of works by agreement.
- Ensure that any works not within the scope of Wannon Water/WSAA manuals, specifications, or drawings are carried out under individual works specifications approved by Wannon Water.
- The engaged Engineering Consultant to be responsible for the design, contract administration, supervision, survey and quality of the works.
- Supply all materials and carry out all works, unless otherwise specified, on the design drawings and special conditions in the offer. All materials must be in accordance with the WSAA approved products listing, Wannon Water Supplementary Specification or as approved by Wannon Water.
- Agree to pay Wannon Water fees for audits and re-auditing. Intensive audits may be carried out where it is found that design/construction/survey requirements have not been met.
- Provide written notice of the name of the appointed consultant on the application for the offer.
- Provide written notice if a new consultant is appointed during the term of the agreement. This notice must include the name of the new consultant and be given no later than five (5) working days after the appointment is made.
- Provide written notice if the whole of the land subject to the agreement is sold or transferred before the works are complete. This notice must be given no later than five (5) working days after the agreement or contract to sell the land is signed.
- All directions from the consultant or Wannon Water in regard to quality and installation of works are followed.

5.3.4 Fees and Contributions

All current fees and contributions are stated in the Wannon Waters *Pricing Handbook*.

The *Offer of Conditions* will state the fees and contributions applicable to the subdivision and/or development and will include a Quote/Invoice for the payment of fees and charges, that is valid for 12 months.

5.3.5 Defects Liability & Maintenance Period Bond

The defects liability bond required to be lodged by the developer will be stipulated in the offer of conditions and is calculated at 5% of a set rate amount for the construction of water mains and sewer. A rate of \$125 per metre for water mains and \$200/m for sewerage is used for the calculation. A minimum defects liability and maintenance bond of \$2,000 applies if the 5% calculation is less than \$2,000.

The defects liability period is for a minimum period of 1 year from Wannon Water granting practical completion.

The maintenance period is for a two-year period from the issue of the end of defects notice.

Note that the defects and maintenance period bond will not be used or drawn upon where third party damage has occurred unless incorrect as-constructed information is the reason for the damage occurring.

5.4 Provision of Easements and Reserves

5.4.1 General Information

Wannon Water requires that developers must provide:

- Reserves or easements over all proposed and existing sewers not located within road reserves on certified Plans of Subdivision

- Reserves or easements over all proposed and existing water mains not located within road reserves on certified Plans of Subdivision. Wannon Water requires easements over existing or proposed sewers and water mains.
- Reserves or easements over all proposed pumping stations, water towers, tanks and other infrastructure.
- Easements as required for access to sewer and water supply infrastructure by Wannon Water.
- Private Easements in favour of other lots as required.

5.4.2 Easements

Must comply with section 12 (1) of the Subdivision Act and be specified on the Plan of Subdivision as being in favour of Wannon Region Water Corporation, or

- The developer may create easements to cover water and sewer assets in accordance with the Transfer of Land Act and supply a dealing number from the titles office.
- Where specified in Wannon Water's Letter of Offer easements or reserves must also be created over water and sewerage works external to the subdivision at the developer's cost.
- The use of Section 12 (2) easements to cover existing common sewer drains is not acceptable. Separation of services is required for all clear title subdivisions unless otherwise approved by Wannon Water.

5.4.3 Reserves

Where a subdivisional development is planned for land that contains a strategic Wannon Water asset such as a water tower, tank or major pumpstation, a reserve will be required instead of an easement.

5.4.4 Acquiring a Reserve or Easement

The Water Act provides for the acquisition of land under Section 130. The following extract summarises the provisions. Refer to the Act for detailed interpretation.

Water Act 1989 Section 130 (Extract)

130. Acquisition of Land

(1) An Authority may purchase or compulsorily acquire any land which is or may be required by the Authority for or in connection with, or as incidental to, the performance of its functions or the achievement of its objects.

Acquisition of any land for easements and reserves will be in accordance with the provisions of the Land Acquisition and Compensation Act and the Planning and Environment Act.

Acquisition of land is undertaken according to the Land Acquisition – Compulsory Acquisition of an Interest in Land.

5.5 Land Tenure Guidelines

5.5.1 General

These guidelines will assist in determining appropriate protection for Wannon Water's assets within the subdivision (internal) and land development works outside the plan of subdivision (external). It is envisaged they will apply in the majority of cases. Any projects that fall outside these guidelines are to be assessed on a case-by-case basis.

In unique circumstances purchasing of land may be required. The need for this will be assessed on a case-by-case basis.

5.5.2 Guideline Examples

Under the guideline examples, an easement (or reserve) is required for all Wannon Water assets in:

- Private property
- Municipal reserves, except for drainage reserves (including other authority reserves)
- Crown land (subject to particular crown land management requirements).

It is not required to obtain any form of land tenure for assets in roads and public highways owned by the crown or councils.

5.5.3 Sewerage Assets

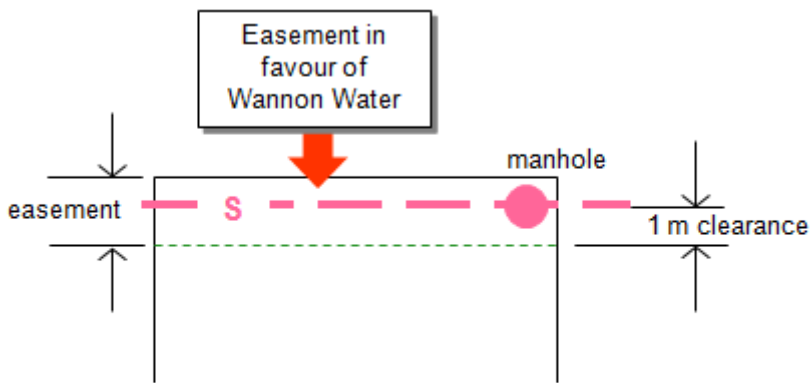
Sewer asset location must be in accordance with WSAA Code and Wannon Water supplementary specifications or manuals and are based on a single pipe in an easement

Sewerage easements may only be shared with stormwater pipes with clearance as per the WSAA Code and with roof water harvesting pipes in the Russells Creek catchment.

Where mains are deeper than three (3) metres easements/reserves are required to be widened by approximately one (1) metre for every metre depth increase up to a maximum of 6 metres wide. Sewer deeper than 5 metres should generally be in a reserve.

Refer to the examples on the following pages for sewer asset location guidance;

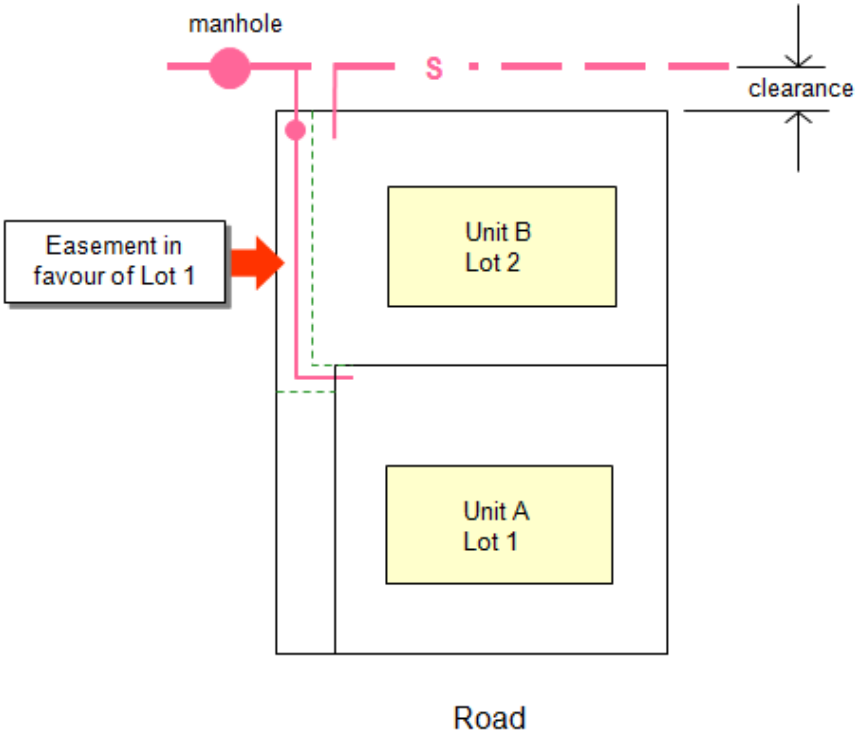
SEWER GRAVITY MAINS - GENERAL

Land Use	Size	Preferred Land Tenure Action
Private property	=150 mm and <=1.2m deep	<p>Minimum 2.0 m easement with sewer located centrally.</p> <p>Where a sewer offset is 2.0 m from a title boundary a minimum 3.0 m easement is required.</p> 
	=150 <=225 mm and >1.2m deep	<p>Minimum 3.0m wide easement</p> <p>(a minimum 1.0 m clearance from outside of pipe to title boundary or A minimum 1.0 m from pipe to easement boundary).</p> <p>Maintenance hole (M/H) located within easement.</p>
	>225 mm	<p>Relocate wherever possible outside of private property.</p> <p>If not possible to locate outside of private property, a reserve is required.</p> <p>Minimum 6.0m wide easement.</p> <p>If located in an existing road reserve, the reserve may need to be widened to accommodate the pipeline within the nature strip or an easement created within the lots fronting the road.</p>
Municipal reserve (other than drainage reserve)	<=225 mm	<p>Minimum 2.5m easement (minimum 0.6 m clearance from outside of pipe to title boundary/ min. 1.0 m from pipe to easement boundary).</p> <p>Maintenance hole (M/H) located within easement.</p> <p>Where a sewer offset is >2.0 m from a title boundary a minimum 3.0 m easement is required.</p>
	>225 mm	<p>Minimum 6.0m easement (min 1.0 m clearance from outside of pipe to title boundary/ min. 1.0 m from pipe to easement boundary). Maintenance hole (M/H) located within easement.</p> <p>Where a sewer offset is >2.0 m from a title boundary a minimum 3.0 m easement is required.</p>

Gravity Mains - Residential - 2-3 Lot Subdivision (No Owners Corporate)

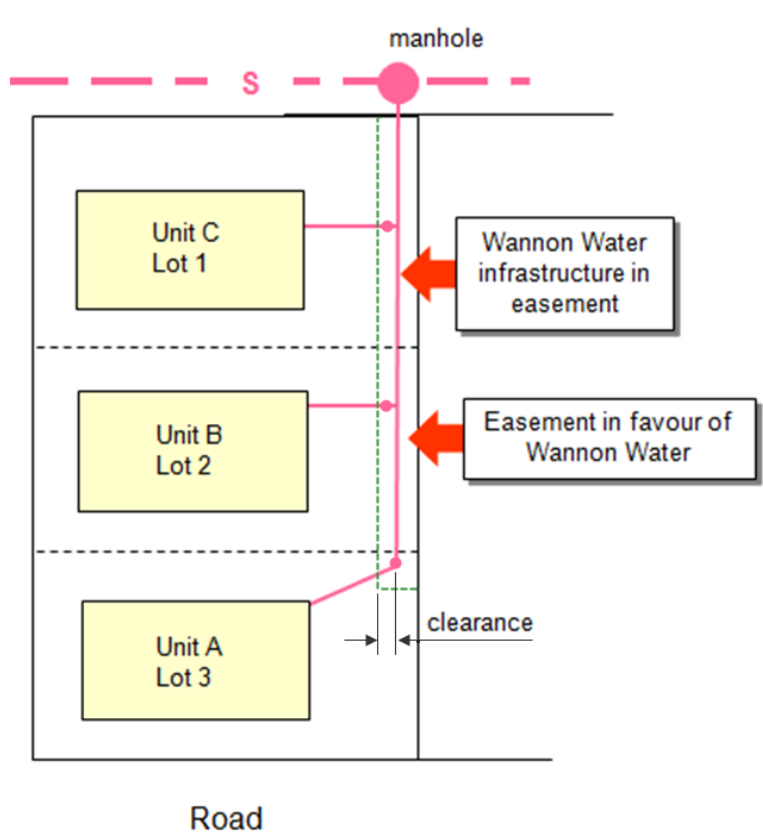
GRAVITY MAINS - RESIDENTIAL - 2-3 LOT SUBDIVISION

(no owners corporate)

Land Use	Size	Preferred Land Tenure Action
Private property (subdivision of multi-tenement)	Up to 150 mm (Private HC drain)	<p>Section 12(1) easement in favour of Lot 1.</p> <p>Clearance minimum 1 m for sewers up to 150 mm at normal depths (≤ 1.2 m deep).</p> <p>Lots ≤ 500 m²</p> <p>(if Lot > 500 m² a Wannon Water sewer is required)</p> 

GRAVITY MAINS - RESIDENTIAL - 2-3 LOT SUBDIVISION

(no owners corporate)

Land Use	Size	Preferred Land Tenure Action
Private property (subdivision of multi-tenement)	Up to 150 mm (Wannon Water main)	<p>Section 12(1) easement in favour of Wannon Water.</p> <p>Clearance minimum 1m for sewers to 150 mm.</p> <p>Lot size variable.</p>  <p>The diagram illustrates a residential subdivision with three lots: Unit C Lot 1, Unit B Lot 2, and Unit A Lot 3. A dashed line labeled 'S' represents the sewer line. A manhole is located on the road. A vertical line represents the sewer main. Red arrows point from the units to the sewer main, labeled 'Wannon Water infrastructure in easement' and 'Easement in favour of Wannon Water'. A clearance is indicated between the sewer main and the road.</p>

Sewer Pump Stations

SEWER PUMP STATIONS		
Land Use	Size	Preferred Land Tenure Action
Private property	All	<i>Redesign: not acceptable in private property under any circumstances</i>
		Alternative: The necessary land, which must have road frontage, is to be set aside and vested to Wannon Water
Municipal reserve	All	<p>Located within an easement with carriageway rights.</p> <p>Size shall be determined on an individual basis.</p> <p>24 hour access will be required</p>

Pressure Sewer Pump Systems

PRESSURE SEWER PUMP SYSTEMS		
Land Use	Size	Preferred Land Tenure Action
Private property	All	<p>3m wide easements are required for low pressure sewerage reticulation mains</p> <p><i>For sewerage rising mains see table below</i></p>
Municipal reserve	All	No easements are required

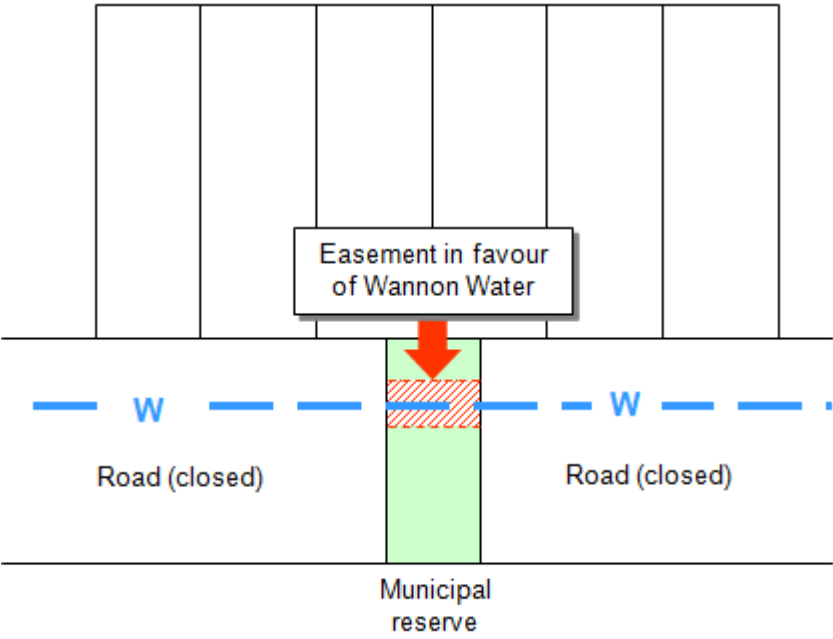
RISING MAINS		
Land Use	Size	Preferred Land Tenure Action
Private property	≤ 100 mm	<i>To be designed to be located in road reserve or drainage reserve.</i> <i>If not possible to locate outside of private property, a 4 m wide easement is required</i>
	≤ 150 mm	<i>Redesign: not acceptable in private property.</i> <i>4m reserve with the pipe centrally located</i>
	> 150 mm	<i>Redesign: not acceptable in private property</i> <i>6m reserve with the pipe centrally located</i>
Municipal reserve (other than drainage reserve)	≤ 150 mm	Minimum 4.0 m easement. Pipe located centrally within easement
	≤ 200 mm	Minimum 6.0 m easement. Pipe located centrally within easement

5.5.4 Water Supply Assets

Water asset location must in accordance with WSAA Code and Wannon Water Supplementary Specification and are based on a single pipe in an easement.

Refer to the examples on the following pages for guidance on Water asset location;

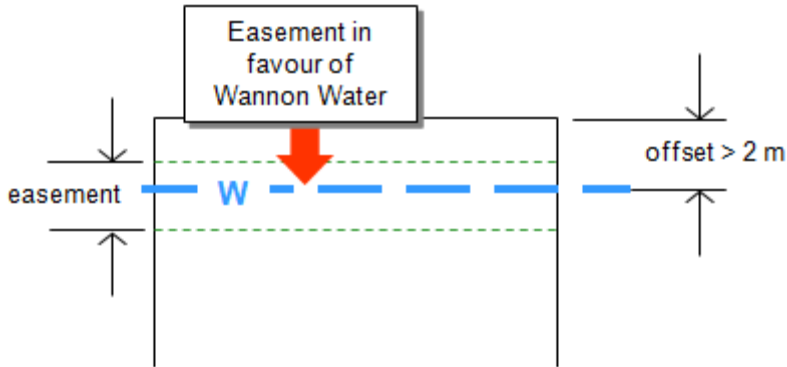
WATER MAINS - GENERAL

Land Use	Size	Preferred Land Tenure Action
Private Property	All	Redesign preferred: not acceptable in most circumstances, unless required by Wannon Water.
	<i>If proven necessary, in accordance with Wannon Water operational requirements the following applies:</i>	
	<=100 mm	Minimum 6.0 m easement. A 32 mm link main may be required by Wannon Water to assist in retaining water quality and to eliminate dead ends. A 2.0 m wide water supply easement is also required for a link main.
	>=150 mm	Not Permitted - Reserve required
Municipal reserve (other than drainage reserve)	<=600 mm	Minimum 4.0 m easement Also applies to road closure reserves as shown below 
	>600 mm	Easement size to be determined Also applies to road closure reserves as shown above
Wannon Water Reserve	<=225 mm	Minimum 6.0 m Reserve Also applies to road closure reserves as shown above
	>225 mm	Reserve size to be determined generally 10-15m Also applies to road closure reserves as shown above

WATER MAINS - GENERAL

Land Use	Size	Preferred Land Tenure Action
Owners corporate common property	<=100 mm	Minimum 4.0 m easement in common land used for roadway
	>100 mm	Not Permitted - Reserve required

Water Mains – Low Density Residential & Rural Zoning

WATER MAINS – LOW DENSITY RESIDENTIAL & RURAL ZONING		
Land Use	Size	Preferred Land Tenure Action
Private Property	All mains	<p>Minimum 6.0 m easement (placed centrally over water main).</p> <p>All fittings to be located within easement.</p> 

Reservoirs, tanks, Water Towers and stand pipes

Structure is to be located on land owned by Wannon Water or on land over which Wannon Water has management control, such as crown land.

Developers must provide Wannon Water a land reserve for water tanks and water towers when requested as per S136 of the Water Act.

Major valves or metering installations

Installation is to be located on land owned by Wannon Water or on land over which Wannon Water has management control, such as crown land.

Depending on the size of the installation, it may be installed in the road reserve if no alternative is available.

Water Pump Stations

WATER PUMP STATIONS		
Land Use	Size	Preferred Land Tenure Action
Private Property	All	<i>Redesign: not acceptable under any circumstances (unless temporary)</i>
Municipal reserve	All	<p>Located within an easement with carriageway rights. Size shall be determined on a case-by-case basis according to what is required to operate the facility.</p> <p>Site to be fenced.</p> <p>Depending on the size of the installation, it may be installed in the road reserve if no alternative is available.</p>

Pressure Reducing Stations

PRESSURE REDUCING STATIONS		
Land Use	Size	Preferred Land Tenure Action
Private Property	All	<i>Redesign: not acceptable under any circumstances</i>
Municipal reserve	All	<p>Located within an easement with carriageway rights.</p> <p>Size shall be determined on a case-by-case basis according to what is required to operate the facility.</p> <p>Site to be fenced.</p> <p>Depending on the size of the installation, it may be installed in the road reserve if no alternative is available.</p>

Water mains through Council reserves should be designed to take into consideration the following:

- The water main to be constructed in a location which will have least effect on any Council plans for the reserve and provide Wannon Water with the most unrestricted future access to the main
- Locating water mains alongside concrete paths/tracks would provide the best access for Wannon Water
- Wannon Waters' Asset Protection Policy that restricts building within three metres of a water main
- Marker posts or signs to be used to assist in highlighting the presence of a water main through the reserve
- In the absence of any further advice from council, water mains in open space reserves (i.e. not walkways) should generally be located parallel with property boundaries, unless there is an obvious straight-line link to another supply
- Above-ground and surface water main features like valves and fire plugs should generally be located in road reserves rather than through the reserve.

5.6 Infill (Brownfield) Subdivision / Site Redevelopment Policy

The following information is provided as guidance for infill development or subdivision. Development specific advice can be requested on [Form 2 Request for Offer of Conditions - Minor Works](#).

5.6.1 Servicing Requirement

The redevelopment of an existing serviced property will at times require the extension of Wannon Water reticulation assets. Whether the redevelopment is a boundary realignment, owners corporate subdivision, clear title subdivision or multiple occupancy, each lot or occupancy must be provided with a water supply and sewerage connection at the developer's cost.

In the roofwater harvesting catchment area the provision of roofwater harvesting connection is also required.

5.6.2 Residential Two Lot Subdivision

The following is general advice that may require altering depending on the surrounding areas' sewerage and water supply servicing needs.

The subdivision of a single lot into two lots requires the developer to provide sewerage and water supply services to both properties. For provision of sewerage services, the use of private easement for lots created that are less than 500m² in area is generally allowed. An example of the use of a private easement is shown here in sections [5.5.2.1 \(Sewerage\)](#) . and [5.5.2.2 \(Water\)](#)

A Sewer Reticulation Extension is to be provided by the developer for two lot subdivisions that create lots that are greater than 500m² in area, unless it is proven that the proposed lots cannot be developed further. Water mains are to be extended to service both lots or as required by Wannon Water for security of supply.

5.6.3 Multiple Occupancy, Multiple Lot Subdivision or Owners Corporate Subdivision

Refer to servicing examples 1 to 8 in [section 5.1.10](#) and easement examples shown in sections [5.5.2.1 \(Sewerage\)](#) . and [5.5.2.2 \(Water\)](#) Development specific advice can be requested from development services.

5.6.4 Minor Works Offer of Conditions

Where an infill redevelopment requires a very minor extension of reticulation services, Wannon Water at its discretion, may allow the developer to enter into a Minor Works Offer of Conditions ([Form 2](#)).

Generally the Minor Works Offer of Conditions is for extensions of services less than a 3 metre pipe length, where a design has not been required and minor sewer / water main realignments or alterations.

The Minor Works Offer still requires the developer to engage a Civil Consulting Engineer to oversee the works, provide as-constructed information and any other information stipulated in the offer. All other fees, conditions and requirements will be stated in the offer. Fees must be paid upon acceptance of the "offer".

5.6.5 Minor Works Offer Request Application Form

A Form 2 Minor Works Offer of Conditions application form is located [here](#). If Wannon Water considers that the minor works application is not of minor nature you will be required to submit a full offer of conditions application.

6. DESIGN

6.1 General Design Requirements - Consultant

The design of works associated with the provision of water and sewerage services is to be carried out in accordance with the relevant Wannon Water and Water Services Association of Australia (WSAA) Standard Drawings, Specifications and Design Manuals. Designs outside the scope of these documents may only be undertaken with written approval from Wannon Water. The design must incorporate any and all parameters required by Wannon Water for particular works.

The design of roof-water harvesting infrastructure must meet the roof water harvesting design requirements specified in [CI 6.4](#).

The Consultant must:

1. Own a copy of the Melbourne Retail Water Agencies (MRWA) version Water Services Association of Australia (WSAA) Reticulation Codes and where applicable other codes ie: Pressure Sewer Code.
2. Supply the local council, service providers and relevant authorities with a copy of the drawings submitted to Wannon Water
3. Obtain all necessary permits
4. Give all notices and pay all fees as required by relevant laws, regulations and by-laws.

The consultant is responsible for coordinating the design of the works with any works, operations and services involving Wannon Water (unless alternatively specified in the *Offer of Conditions*). This responsibility extends to coordination with councils, other authorities, service providers and individuals that may have a direct or indirect interest in the construction and location of other service providers proposed infrastructure works. Any requirements affecting the construction methods must be included on the design drawings.

All works need to be designed and constructed in accordance with the environmental requirements for the area.

Designs are to be lodged with a fully completed Consultant Certification Form ([Form 20](#)) signed by the responsible design representative, accompanied by supporting documentation specified on the verification form and any other relevant information to enable us to perform a complete design audit.

All supporting calculations and civil drawings, including other services and road design are to be made available on request.

6.2 Sewer Reticulation Design

Reticulation Design is to be in accordance with Wannon Water's Technical Standards and the Melbourne Retail Water Agencies (MRWA) version Water Services Association of Australia (WSAA) Codes. Wannon Water's Supplements to the WSAA codes overrides the corresponding WSAA clauses. The most recent version of the MRWA WSAA Codes will generally be applied.

The design must provide sufficient capacity and gravity control for the catchment upstream of the development wherever possible. The developer's consulting engineer must obtain Wannon Water approval to provide any lot with only limited gravity control. Lots approved for limited gravity control must have the area of control identified on the design drawings and reflected on the Plan of Subdivision.

At the developer's cost, sewer(s) is to be designed (and constructed) to extend through the subdivided land to the neighbouring property boundary, this includes crossing any road that is being built as part of the subdivision works.

Sewers should be designed to service natural catchments in most instances and not deepened to service land beyond ridge lines unless prior approval is provided by Wannon Water.

The servicing of subdivisions or land parcels that cannot be serviced via extension of gravity sewers need to be discussed with Wannon Water to establish the preferred option of providing sewerage services.

6.3 Water Reticulation Design

Reticulation Design is to be in accordance with Wannon Water's Technical Standards and the Melbourne Retail Water Agencies (MRWA) version Water Services Association of Australia (WSAA) Codes. Wannon Water's Supplements to the WSAA codes overrides the corresponding WSAA clauses. The most recent version of the MRWA WSAA Codes will generally be applied.

Reticulation mains are to be sized according to the minimum requirements of the WSAA Water Reticulation Code and Wannon Water's requirements.

Particular emphasis is to be placed on water quality within the network. Special consideration is to be given to reducing water supply dead ends by utilising connecting mains. Where dead end water mains cannot be avoided the downsizing of the water main diameter is required where no further extension of the water main can occur.

6.4 Roof Water Harvesting Design

For subdivisions in the Russell's Creek catchment of Warrnambool's North-East growth corridor or in the Horne Road Industrial area, the design and construction of roof water harvesting infrastructure is to be provided by the developer. The roof water harvesting is an initiative that allows the collection and transportation of roofwater from future roof tops to a raw water reservoir. This in turn allows additional environmental flows to and lessens the dependence on the Gellibrand River to provide water to Warrnambool and surrounding towns.

Wannon Water is developing standards for design and construction of pipelines, access points, detention tanks, overflow to stormwater drainage and other details. Links to Roofwater standards, standard drawings and specifications will be notified when available to consultants.

6.5 Temporary Works Design

The design of temporary works required to provide services for a development is the responsibility of the developers consulting engineer. The design of temporary works must allow for the future transfer of the temporary system to the permanent system.

6.6 Sewerage Pump Station Design

Sewerage Pump Station Design is to be in accordance with Water Services Association of Australia (WSAA) Code and Wannon Water's requirements.

Due to the infrequent nature of developments requiring the construction of a sewerage pump station, Wannon Water has not developed a supplementary specification to the WSAA code. This is due to the time required to keep information relevant and to keep up with the latest technology.

The developer's consulting engineer is required to contact Wannon Water for our requirements for sewerage pump station and associated infrastructure design. Generally, the consultant will

be responsible for the capacity design and construction of the pump station civil works and the provision of services (including 3 phase electricity). Wannon Water will provide at the developers cost the PLC, Programming, SCADA, Comms and Pump Station Commissioning.

The offer of conditions will stipulate the scope of the works to be provided by the developer and the works which will be provided by Wannon Water at the developers cost.

6.7 Sewer Rising Main Design

Sewer Rising Main Design is to be in accordance with the relevant Water Services Association of Australia (WSAA) Code and Wannon Water's requirements.

The sewer rising main is to be a minimum class 12 Polyethylene or mPVC or OPVC pressure pipe and is to be designed to minimise or exclude the installation of air valves or scour valves.

Due to the infrequent nature of developments requiring the construction of a sewer rising main, Wannon Water has not developed a supplementary specification to the WSAA code.

The developer's consulting engineer is required to contact Wannon Water for project specific requirements.

6.8 Water Supply Pumping Station

Generally, Water Supply Pumping Stations will be designed and constructed by Wannon Water. The only pump station that would be designed and constructed by developers is to service land that cannot be adequately serviced due to lack of pressure by the existing water reticulation network. The booster pump station design could include a storage tank, feeder main and Chlorine injection and monitoring station.

Water supply booster pump stations and associated works would normally be temporary works and would require decommissioning by the developer when permanent water supply becomes available.

6.9 Design Documentation Requirements

Upon acceptance of the agreement (offer of conditions) by the consultant and developer including payment of requested fees, designs are to be electronically lodged with a completed Consultant Certification [Form 20](#).

Required and when requested, supporting documentation and computations are to be lodged with the designs including signed [Form 15 Permission to Enter Land to Carry out Works](#) where access to private property is required.

No construction works are to commence prior to design being approved for construction or notification of commencement of works ([Form 25](#)).

6.9.1 WSAA Standard Drawings – Water Supply

WSAA Standard Drawings approved by Wannon Water for use in watermain construction works can be found in *The Water Supply Code of Australia WSA 03-2002-2.3 Melbourne Retail Water Agencies Edition - Version 1* and are listed in the following document [WSA 03 Standard Drawings](#).

6.9.2 Wannon Water Standard Drawings – Water Supply

Wannon Water has developed the following standard drawings. Wannon Water standard drawings take precedence over WSAA standard drawings.

- [WW-10-425 Typical Marker post Detail](#)
- [WW-10-501 Hydrant Installation](#)

- [W-351-C Excavation and pipe embedment details \(under revision\)](#)
- [W-353-C Concrete anchor \(thrust\) blocks](#)
- [W-354-C Sluice valve installation Revision 1 - issued 23/03/12](#)
- [W-363-C Sheet 1 of 3 - Service Connections Plan Non-pressure water service connections to new main and PE & Copper Court Bowl / Link Main arrangement](#)
- [W-363-C Sheet 2 of 3 - PE Court Bowl / Link Main arrangement, 100 to 63 PE connection details and washout detail](#)
- [W-363-C Sheet 3 of 3 - Non-pressure water service connections \(PE & Copper to new main\)](#)

6.9.3 WSAA Standard Drawings – Sewerage

Standard Drawings Approved by Wannon for use in sewer construction works can be found in The *Sewerage Code of Australia WSA 02-2002-2.3 Melbourne Retail Water Agencies Edition - Version 1* and are listed in the following document [WSA 02 Standard Drawings](#).

Specific Standard drawings have been removed from WSA 02-2014 Version 3.1, instead replaced with figures to accompany the relevant clauses. Some figures provide additional detail that is not provided in previous versions of the code.

6.9.4 Wannon Water Standard Drawings – Sewerage

Wannon Water standard drawings take precedence over WSAA standard drawings.

Wannon Water has developed the following standard drawings.

- [SEW-1304-V and SEW 1305-V - Manhole chases](#)
- [S-296-C - Sewer bedding and refill requirements \(under revision\)](#)
- [S-297-C - Sewer branches \(under revision\)](#)
- [S-316-C - Sewer As Constructed drawing requirements](#)

6.9.5 Water and Sewer Design Drawing – General Notes

The general notes for placement on design drawings are available for download as AutoCAD 2000 format DWG files.

[Water General Notes](#)

[Sewer General Notes](#)

6.9.6 Supplementary Specifications

Wannon Water has developed two supplementary specifications to the WSA codes. The [supplementary sewer specification](#) and [supplementary water supply specification](#).

7 CONSTRUCTION

7.1 General

Unless specified otherwise in the *Offer of Conditions*, the developer is responsible for the construction of all new works and for arranging the connections of these new works to Wannon Water's live assets (live connection works by Wannon Water staff or an approved contractor under our supervision).

Note: Any Wannon Water requirements take precedence over equivalent Water Services Association of Australia (WSAA) documentation. Any works not defined in the WSAA Codes, specifications or drawings must be carried out under specifications approved by Wannon Water.

The developer must meet all the commencement requirements before construction can begin. The developer must ensure that all water and sewerage construction works provided meet sustainable standards of environmental care.

7.2 Construction requirements

All works shall be constructed:

- In accordance with the design criteria in relevant design manuals including meeting specifications criteria
- In accordance with the Standard Conditions and Agreement
- In accordance with the relevant WSAA Codes and Wannon Water supplementary specifications
- In accordance with the consultant's quality system and under the consultant's control and supervision
- WSAA approved products or, if they do have WSSA approval are authorised and approved for use by Wannon Water
- Using pipes, fittings and materials as approved by Wannon Water (All pipes, fittings and associated items are handled, stored and installed in accordance with manufacturers requirements).

Works may have to be removed or replaced at the owner's cost if they are not completed strictly in accordance with the design (including approved variations), or do not meet Wannon Water construction standards.

All property and street boundaries must be located by survey pegs.

The construction of the works shall be carried out in accordance with the relevant Standard Drawings, Specifications and Project Specifications. The contractor shall ensure that he has all of the required documentation on site whilst works are being undertaken. The consultant is responsible for ensuring that the contractor has all relevant documentation on site whilst undertaking the works. Constructed works which do not meet standards will not be accepted.

All pipe and fittings shall be stored in accordance with the pipe manufacturer's guidelines. Pipes and fittings which have been stored incorrectly (i.e. PVC pipe exposed to UV) will not be accepted by Wannon Water unless certified fit for use after testing by the manufacturer.

Sewer pipe and fittings that are stained internally or have excessive amounts of solvent cement and/or which do not meet requirements of Australian Standard 2032 or pipe manufacturer's requirements will not be accepted.

Unless alternatively specified in the *Offer of Conditions*, the developer or his representative must obtain all necessary permits for the works and give notice and pay fees as required by relevant laws, regulations or by-laws affecting the works.

Contractors must have appropriate levels of insurances and workcover.

7.3 Acts and regulations

All works need to be constructed in accordance with:

- Acts of Parliament of the Commonwealth of Australia and the State of Victoria
- Regulations and by-laws made under these acts
- Regulations, by-laws and orders of any Commonwealth or State public authority

Any act, regulation or by-laws amending or replacing any of the above.

7.4 Commencement of Works

The consultant must lodge a ["FORM 25 Notice By Consulting Engineer For The Commencement Of Works"](#) prior to construction works commencing to Wannon Water. The Consulting Supervising Engineer shall provide a copy of the Worksafe notification of the commencement of works as required by regulation.

Works commenced without Wannon Water approval will not be accepted.

7.5 Notification of Works to Neighbouring or Affected Properties

Written notification must be provided to neighbouring and properties that could be affected by construction works at least 2 weeks prior to works commencing. This notification is to include a 24 hour contact number to respond to neighbouring property issue or complaint. Should Wannon Water have to intervene or act as a dispute arbiter, additional auditing costs will be incurred by the developer.

7.6 Construction Access to Private Property & Trespass

The developer or his representative is responsible for negotiating access to private property. Written permission ([FORM 15](#)) is required to be lodged with Wannon Water prior to commencement of any part of the works that require access to private property. Wannon Water will not generally enter into negotiations with property owners for access in order to construct assets. Developers are responsible for contacting property owners and negotiating access.

Where the developer has attempted and failed to negotiate access for connections to existing infrastructure within existing or implied easements, Wannon Water will forward a notice under the Water Act to gain access for the works.

The developer's contractor is not to enter the property prior to Wannon Water advising property entry is permitted. Note that access to private property without permission is Trespass and subject to law enforcement.

At the completion of works, the developer or his representative is responsible for obtaining a signed reinstatement release ([FORM 55](#)) from any affected landowners from which a [FORM 15](#) was required. Consent to Compliance will not be given until all reinstatement release forms have been submitted to Wannon Water.

7.7 Vehicle Access

The developer's contractor is to maintain **safe** vehicle access to properties affected by construction works or negotiate other arrangements with affected property owners.

7.8 Work on Live Assets

Wannon Water retains the responsibility and authority for the physical connection of works into its live assets. Only Wannon Water personnel and/or approved contractors are permitted to break into an existing live asset or enter designated confined space (eg. sewer access chambers). Consultants are to submit a *Request To Connect To Reticulation Network* ([FORM 45a Sewer](#), [FORM 45b Water Linkup](#), [Form 45c Water Tee Cutin](#)) providing the number of working days' notice specified on the specific form prior to the desired time for the work.

The developer is to pay Wannon Water for all costs incurred in connections into its live assets.

Alterations to the water supply network to facilitate servicing of new developments usually require planned shutdowns of "live" assets. Wannon Water assumes sole responsibility for performing all shutdowns of "live" assets.

Wannon Water will endeavour to undertake connections on the requested date, however this will be dependent on workloads and availability of required fittings. As such, the scheduled date and time of connection works shall be mutually acceptable for all involved parties.

Prior to submission of any Form 45 (Request to connect), the consulting engineer shall ensure all existing services which cross the proposed alignment or run parallel to it shall be potted, located and identified (such that vertical & horizontal relationship to proposed works is ascertained); to ensure that there is sufficient clearance to;

allow connection works to be undertaken without risk of harm to people or damage to other infrastructure and,

to allow future maintenance tasks to be undertaken with easy access, without risk of harm to people or damage to other infrastructure.

Where planned shut downs of "live" assets are required, Wannon Water will only allow a contractor a **maximum shut down period of 4 hours between the hours of 9am and 2pm during business hours**. Therefore, it is advisable for the contractor to ensure all preparations to connect into "live" assets are ready for immediate start once the assets are shutdown.

Wannon Water's key objective is to minimise inconvenience to its customers and all endeavours should be made to complete the work to required standards within the shortest possible timeframe.

7.9 Pipe, Fittings and Materials

The developer is responsible for the supply of all fittings required to extend from the connection works into Wannon Water's live assets. As part of the connection fee Wannon Water will supply the connection fitting (i.e. tapping saddle or sewer branch). All pipes and fittings must be in accordance with the WSAA approved products listing and as approved by Wannon Water.

7.10 Bedding Material

Wannon Water has adopted some of the bedding materials specifications contained within WSAA document "PRODUCT SPECIFICATIONS FOR PRODUCTS AND MATERIALS", which is available from the WSAA website.

All works shall use bedding materials that conform to one of the following WSAA specifications:

- **WSA PS-350** Compaction Sand for Pipe Embedment

- **WSA PS-351** Processed Aggregates for Pipe Embedment –
The following size aggregates specified in WSA PS-351 are approved for use:
 14mm Graded aggregate
 5mm Single-size aggregate
 7mm Single-size aggregate
 10mm Single-size aggregate
- **WSA PS-359** 7mm Processed Aggregate for Pipe Embedment
- **WSA PS-361** Embedment / 5 mm Minus Sand
- **WSA PS-362** Well Graded Crushed Rock for Pipe Embedment

7.11 Practical Completion

When the works are complete, the consultant must submit the following forms;

- [FORM 50 As Constructed Plans Lodgement Form](#)
- [FORM 60 Notice By Consulting Engineer As To Practical Completion Of Construction For Sewers Water Major Infrastructure](#)

The consultant is required to certify that the works have been constructed in accordance with Wannon Water's requirements.

[Verification Forms](#) must be in the form supplied by Wannon Water and include the supporting documentation specified on each verification form. The completed survey information must be supplied in accordance with Wannon Water's. This document is currently under revision.

Wannon Water will then process the submitted information and issue a "Statement of Compliance", if applicable, to the appropriate Municipal Council and will notify the Consulting Engineer of the "Commencement of Defects Liability Period" (see below). This is providing that all other requirements of the offer of conditions have been met, including all payments.

Unless otherwise specified in the Offer of Conditions, the due date for completion of construction is twelve (12) months from the date of the offer. If requested, Wannon Water will consider an extension of time of no more than twelve months to bona fide developers provided that:

- 1 A town planning permit for the development is current
- 2 The council has certified the subdivision plan
- 3 Road construction plans have been approved by the council
- 4 Should the audit of as-constructed information supplied show that the information is inadequate and requires correction and resubmission, additional auditing fees will apply (minimum of two hours auditing fee will apply)

7.12 Early Release of Practical Completion & Subdivision Compliance

Wannon Water does not offer the early release of practical completion or issue a statement of subdivision compliance to Council prior to all works being completed including the provision of correct as-constructed information and quality testing information.

Should Wannon Water ever grant early release and subdivision compliance, a legal agreement stipulating the works required to be completed on title is required as well as a bond payment in excess of the cost of the remaining works. Note; it is not Wannon Water intention to provide early release or early subdivision compliance; this would only be undertaken for exceptional circumstances at Wannon Water discretion.

7.13 Commencement of Defects Liability Period

A 12-month maintenance defects liability and maintenance period will commence upon the issue by Wannon Water of the "Commencement of Defects Liability Period" notice.

During this period, the Consulting Engineer and Developer are responsible for any defects that are a result of poor workmanship, construction faults or inconsistency between the 'as constructed' information submitted and the actual asset locations (*Third party damage is not included unless caused by incorrect as-constructed information*).

The Consulting Engineer and Developer are responsible for payment of compensation claims by plumbers for costs incurred due to the provision of incorrect as-constructed information.

The consulting engineer is to submit to Wannon Water, within 28 days of the expiry of this period the "[FORM 65 Notice By Consulting Engineer As To Commencement Of Defects Liability Period For Sewer Water Major Infrastructure](#)". At this time, the consulting engineer shall have inspected the works and deemed them to be in accordance with Wannon Water's standards.

If an audit by Wannon Water results in any defect being identified, the consulting engineer will be notified of the non-conforming items and requested to rectify these within one month. If notification has not been received on the corrective action of the **non-conformance** within this timeframe, Wannon Water will undertake the works at the consulting engineer's or developer's expense.

7.14 Commencement of Maintenance Period and Takeover of Assets

The 2 year maintenance period will commence after the satisfactory completion of the Defects Liability Period and the receipt by Wannon Water of the "[FORM 70 Notice By Consulting Engineer For The Commencement Of 2 Year Maintenance Period And End Of Defects Liability Period](#)" notice from the consulting engineer..

During this period, the Consulting Engineer and Developer are responsible for any defects that are a result of poor workmanship, construction faults or inconsistency between the 'as constructed' information submitted and the actual asset locations (*Third party damage is not included unless caused by incorrect as-constructed information*).

The Consulting Engineer and Developer are responsible for payment of compensation claims by plumbers for costs incurred due to the provision of incorrect as-constructed information.

7.15 End of Maintenance Period

The consulting engineer is to submit to Wannon Water within 28 days of the expiry of this period the "[FORM 75 Notice By Consulting Engineer For The End Of 2 Year Maintenance Period And For The Takeover Of Assets](#)".

At this time, the consulting engineer shall have inspected the works and deemed them to be in accordance with Wannon Water's standards.

If the resultant audit by Wannon Water results in any defect being identified, the consulting engineer will be notified of the non-conforming items and requested to rectify these within one month. If notification has not been received on the corrective action of the **non-conformance** within this timeframe, Wannon Water will undertake the works at the consulting engineer's expense or developer's expense.

7.16 Defects Liability and Maintenance Period Bond

A refundable maintenance bond in the form of a Cheque or Bank Guarantee is required to cover a 3-year warranty period, which includes the initial 12 month, defects liability period.

This bond is to be submitted with the 'as constructed' information or with the payment of the New Customer Contributions. The amount of the bond will be advised in the "offer of conditions" and is based on 5% of base rate of \$200 per meter for constructing sewers and

\$125 per meter for constructing water mains. For the construction of other assets, the bond will be 5% of Wannon Waters estimated cost of the asset.

For works where the bond amount calculates less than \$2,000, the minimum bond amount of \$2,000 is applied.

A minimum bond is also required for non-subdivisional work (eg: site redevelopments, roadworks, drainage works etc.) that require alteration to existing sewers and water mains.

Wannon Water will draw on the subdivision maintenance bond should corrective works be undertaken by Wannon Water and no payment for corrective works is received from the developer. The bond or the remaining bond amount will be returned at the end of the maintenance period.

7.16.1 Bank guarantees

The banking institution supplying the guarantee must be currently listed with the Australian Prudential Regulation Authority and the following is required:

- There must be no expiry date noted on the bank guarantee.
- The bank guarantee is for the correct amount as stated on the *Offer of Conditions*.
- The extension listed is the correct extension as listed on *Offer of Conditions*.
- Contains a brief description of the purpose of the guarantee.

7.17 Insurance & Indemnity

Before starting construction, the consulting engineer and the developer must ensure that insurance has been arranged as follows:

7.17.1 Construction insurance

The Developer or the Developer's representative must ensure that the Contractor has in place Third Party Liability insurance of at least \$10 million on behalf of Wannon Water, the owner, the consultant, the contractor and all subcontractors and sub-consultants. This insurance is to cover the cost of rectifying the works and/or liabilities to third parties.

7.17.2 Consultant's insurance

The Developer needs to ensure that the consultant has Professional Indemnity insurance in the consultant's own name, with a minimum limit of liability of \$1million.

7.17.3 WorkCover

The Developer or the Developer's representative must ensure that any contractor engaged is registered as an employer under the provisions of the Accident Compensation Act (Workcover).

7.18 As Constructed Survey

Wannon Water requires the provision of As-Constructed information for sewerage and water supply reticulation works in accordance with the corresponding A-Spec specification via the *As Constructed Design Certification (ACDC)* online Portal, which is suitable for creation of the asset records within Wannon Water's Geographic Information System.

This includes the provision of roof water harvesting infrastructure as-constructed information when stipulated in the offer of conditions.

Where required in an offer of conditions, as-constructed information is required to be provided for pumpstations, tanks, temporary assets, etc. including the provision of operational manuals and electrical / circuitry diagrams and drawings.

7.19 Documentation Requirements

The Consulting Engineering must own the latest version of the WSA Water Supply and Sewerage Codes.

The contractor must have a copy of WSA codes, [Wannon Water standard drawings](#) and approved design drawings onsite.

8 QUALITY & QUALITY TESTING REQUIREMENTS

8.1 Testing of Sewers

During Construction of sewers the consulting engineer shall arrange trench compaction testing to be undertaken ([FORM 30a Compaction Of Sewer Trenches](#)).

Upon completion of works (and prior to connection), the consulting engineer shall arrange for pressure testing of sewer mains and maintenance holes and advise Wannon Water by completing the;

- [FORM 40b Air Pressure Testing Of Sewers](#)
- [FORM 40c Pressure Testing Of Sewer Maintenance Holes-Manholes](#)

The consulting engineer and contractor are responsible to inspect and ensure that all pipes, fittings and maintenance structures are clean and free of staining, foreign matter and debris prior to undertaking ovality ball testing, Laser Profiling, Gradient Profiling, CCTV acceptance testing, connection to live assets and gifting of asset to Wannon Water.

Note that ovality ball testing is only required for sewer construction works with less than 50m of new sewer construction where CCTV acceptance testing is not required in the offer of conditions.

The ovality ball test verification form can be accessed by the link below

- [FORM 40e - Ovality Testing of Sewers](#)

8.2 Sewer Laser Profiling and CCTV Acceptance Testing

In addition to required quality testing in the WSA codes, CCTV acceptance testing and laser profiling is required for the construction of 50m or more of new sewer or as stipulated in the offer of conditions or unless otherwise approved by Development Services.

The CCTV specification and verification form (Form 40d) can be accessed from the links below and are required prior to defects liability period commencing and subdivision compliance being granted.

- [CCTV Sewer Acceptance Testing Specification](#)
- [FORM 40d - Laser Profiling and CCTV Inspection Testing of Sewers](#)

8.3 Testing of Water Mains

During Construction of watermain the consulting engineer shall arrange trench compaction testing to be undertaken ([FORM 30b Compaction Of Watermain Trenches](#)).

Upon completion of works (and prior to connection), the consulting engineer shall arrange for pressure testing of water mains in accordance with the WSAA Water Supply Code of Australia WSA 03-2002 MRWA edition at the correct test pressure corresponding to the design head for the water main; all results must be recorded on test sheets ([FORM 40a Pressure Testing Of Watermains](#)) and provided to Wannon Water as part of the as constructed records.

Prior to undertaking hydrostatic pressure testing of the watermain, the consultant must give Wannon Water the required notice in writing on [FORM 35 Notice For The Testing Of Water Mains Sewer Mains And Maintenance Shafts MS-IS](#) to ensure that Wannon Water has the opportunity to witness these tests. Failure to provide the required notice may result in Wannon Water refusing to accept the as constructed records until the water pipelines are retested in the presence of a Wannon Water construction auditor.

8.4 Wannon Water Auditing

Wannon Water does not supervise construction of developer works.

The consultant is entirely responsible for supervision of the construction contractor and the quality of the works.

Wannon Water may audit any part of the works at any time, including but not limited to;

- Onsite documentation.
- Design
- Construction
- Survey
- Asset recording
- Safety
- Environmental Controls

Construction works are subject to a minimum level of monitoring and surveillance by Wannon Water. Additional monitoring and surveillance will be based on Wannon Water's risk assessment for each activity.

8.5 Non-compliance

Written observations or non-compliance notice will be issued if there are concerns that Wannon Water's requirements are not being met. This could include OH&S observations or construction non-compliance issues noticed by Wannon Water officers.

NOTE; *Wannon Water reserves the right to notify Worksafe of observed OH&S concerns prior to referral to the engineering consultant.*

Recurring non-compliance, may lead to reassessment of the consultant's and contractor's ability to undertake development works and meet Wannon Water's requirements.

8.6 Corrective Action

Corrective action in most cases will be required from the consultant within a stated period of time. Failure to respond to such cases may lead to reassessment of the consultant's and contractor's ability to undertake development works.

The consulting engineer will be charged additional auditing fees for the issue of a non-compliance and analysis of corrective actions.

9 MISCELLANEOUS

9.1 Plumbing

For plumbing connection applications and advice refer to the [Wannon Water](#) website. The connection to the water supply and sewerage system for infill developments where no extension of reticulation mains are required, is managed through the plumbing section on the website.

All new customer contributions, connection fees and charges are to be paid prior to application approval.

9.2 Drinking Water Catchment Management

Responsible authorities (usually municipalities) administering planning schemes are required to forward subdivision plans, proposed development and land use proposals to Wannon Water for comment where the development occurs within a designated potable water supply catchment in which Wannon Water harvests water.

Wannon Water has developed documentation to assist landowners in meeting drinking water catchment protection requirements.

9.3 Supply by Agreement

Water (drinking & non-drinking) Supply Agreement customers are generally those occupants of rural properties that draw water from Wannon Water mains at various locations. Water is transferred by private extensions or from tapplings directly on transfer/bulk supply mains. These private extensions and infrastructure are owned and maintained by the customer(s).

Generally, no new water supply agreements will be issued for existing properties on the fringe of serviced towns. A water main extension is to be provided by the property owner and gifted to Wannon Water (provided minimum pressure and flow can be achieved). This allows others to use or extend the water main to service additional properties.

Wannon Waters Rural Customer Connection Policy lists locations where new water supply agreements may be allowed. Where it is indicated that supply agreements are available, an application with a plan showing the details of the required private water supply is to be lodged with Wannon Water for processing.

Supply by agreements, drinking and non-drinking water, are to be in accordance with the Rural Customer Connection Policy and Schedule A of this policy.

Water Supply Agreements may also be required where the minimum prescribed water supply pressure and flow cannot be guaranteed. An example of this occurring is the supply of water to a multi-storey building where a private pumpstation and break tank is required.