

Quick Reference Guide - Building Near or Over Wannon Water Assets or Easements

This document provides a summary of Wannon Water's Build Over Policy to ensure access to our water main, sewer and roof water harvesting infrastructure for maintenance and repairs.

A Quick Reference Guide is provided below to assist our customers in determining whether an application can be considered for consent.

Wannon Water's buildover policy states that no land owner or person shall erect any structure:

- Wannon Water's buildover policy states that no land owner or person shall erect any structure:
- Within a Wannon Water easement
- Within one metre of a sewer, roofwater harvesting pipe or the wall of a maintenance structure
- Within two metres of where a property sewer drain enters a property from an external sewer or within two metres of the property sewer drain connection point on a sewer
- Within three metres of water main or sewerage rising main
- That restricts access to a Wannon Water asset unless a Build Over Agreement has been approved by Wannon Water.

Application process

Where the reference guide indicates "application considered", this does not imply that approval is automatically granted. The application will still be reviewed against a range of criteria.

This includes, but is not limited to the structure being demountable, foundation design, pier design, column design, access to sewer, age and depth of sewer assets, and minimum cover requirements. Note that sewers 40 years or older cannot be built over unless a condition assessment is completed by the property owner showing the sewer is in good condition. Concrete sewers 40 years or older must be replaced two metres clear of structures (except for small removable garden sheds).

Further guidance is available for "applications considered" in an Information Sheet -Requirements for Build Overs which is provided as an attachment with the Build Over Application Form.

Applications can be submitted online through our website. Alternatively, contact Wannon Water on 1300 926 666 to arrange the form to be emailed to you.

Application fees apply and are to be paid at the time of application. The application fees are non-refundable and pay for the assessment of the proposed works. If the proposal is acceptable to Wannon Water, a Consent Form will be emailed to the property owner for completion and signing, including a request for any required additional information.

Structure type	Gravity sewer or roofwater pipe	Rising or pressure sewer or any water main	Within one metre of a maintenance hole wall	Property sewer branch or inspection shaft	Depth ≥ 4 metres Age ≥ 40 Years
Habitable structures (including brick and masonry garages) i.e. dwelling, hotel, health-care building	Not permitted	Not permitted	Application considered	Not permitted	Not permitted
Habitable structures temporary & relocatable granny flats & like	Application considered	Not permitted	Application considered	Not permitted	Not permitted
Office building used for professional or commercial purposes	Not permitted	Not permitted	Application considered	Not permitted	Not permitted
Shop, restaurant, service station	Not permitted	Not permitted	Application considered	Not permitted	Application considered - Note 1
Car park, wholesale storage, warehouse.	Application considered	Not permitted	Application considered	Not permitted	Application considered - Note 1
Produce factory	Application considered	Not permitted	Application considered	Not permitted	Application considered - Note 1
Workshop, health-care building, school	Not permitted	Not permitted	Application considered	Not permitted	Application considered - Note 1
Small removable shed (less than 9 square metres)	Application considered	Not permitted	Application considered	Not permitted	Application considered - Note 1
Demountable carport/ pergola/ metal garages & sheds over 9m ²	Application considered	Not permitted	Application considered	Not permitted	Application considered - Note 1
In-ground pools, spas and inground water tanks	Not permitted	Not permitted	Application considered	Not permitted	Not permitted
Demountable decking, above ground pools, spas & water tanks, masts, antennas etc.	Application considered	Not permissible	Application considered	Not permitted	Application considered - Note 1
Post & wire fences (timber / metal) – other services / drains / conduits, concrete slabs	Application considered	Application considered	Application considered	Application considered	Application considered - Note 1
Fences with load bearing strip footings (usually masonry) / retaining walls	Application considered	Not permitted	Application considered	Not permitted	Application considered - Note 1
Pipework of any kind – Note 2	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Placement of fill on or benching allotment	Application considered	Not permitted	Application considered – Note 3	Application considered – Note 3	Application considered – Note 3

Notes:

1. Application will only be considered if sewer condition assessment undertaken or the sewer replaced at the landowner's cost.
2. Drains crossing easements at right angles for connection to sewer are allowed without Build Over Agreement
3. Maintenance hole level adjustments required at landowner's cost and minimum cover maintained.