

Information Sheet

Are you buying or developing land without a sewer connection?



If you're buying land or planning to build on a property that isn't connected to the sewer, it's essential to ask questions.

What you need to know

Not all properties can connect to the sewer. It's vital to understand who can provide advice about costs and compliance requirements, and to avoid discovering too late that it's not always straightforward.

The key is getting the right advice early and the good news is that Wannon Water can help.

Wastewater services can be confusing

Many properties, even in seweraged townships, are not connected to the sewerage network.

If there's a house on the land, it may be connected to an on-site wastewater system (often called a septic tank).

If there's no house, there may be no wastewater service available: this should be fully understood.

Problems happen when people:

- Assume a sewer connection is available.
- Don't realise septic systems cost the owner to maintain, repair or replace, and can also limit future development options.
- Aren't sure who to ask about what options are possible, and who decides.
- Find out about servicing issues after plans are made or land is purchased.

Wannon Water and your local council want to make this information clear to prospective and existing property owners and to make the process easier to navigate.

What options might be available?

Depending on the land, options may include:

- Privately connecting the property to the sewer (if feasible).
- Installing an on-site treatment system (septic tank).
- Joining other property owners in a shared sewer scheme (where sewer is available).

Not every option is available, or suits every property. The right solution depends on the land, location, planning rules and environmental risks.

Who decides what option is available?

This is a common question.

- **Wannon Water** decides whether a sewer connection is available and feasible.
- **The local council** will assess whether a septic system is suitable and safe.

Early advice can help you understand the options for servicing your land.

Trade waste

Trade waste is the discharge of anything other than human excreta or domestic waterborne waste.

If you want to discharge trade waste you'll need to enter into a separate agreement with Wannon Water.

Contact them early to see if they can accept your trade waste and let you know what conditions will be included in your agreement.

The process: step-by-step

Step 1: If you're buying a property, confirm the wastewater treatment options available:

- Find out if the land is already connected to the sewer, has an on-site treatment system (e.g. septic tank) or has no wastewater services. The Section 32 statement should provide you with this information. If it's not clear, contact Wannon Water for advice.
- Don't assume that the wastewater treatment options used on nearby properties will automatically be available to you.

Step 2: If you want to build on the land you own, ask questions early:

- Before designing or applying for any permits, check how wastewater could be managed. Early advice can save you time and money.
- Ask Wannon Water to confirm the availability of a sewer connection.

Step 3: Check sewer connection feasibility

- If a sewer is available, contact Wannon Water's Development Services Team. Ask for written advice on feasibility, costs, and timing.

Step 4: Check septic system options:

- If a sewer connection isn't available or feasible, contact your local council's Environmental Health Officer.
- They can advise whether a septic system is allowed and what's required.

Step 5: Make an informed decision:

- Use the advice you've received to take the necessary steps to service your land.



Who to contact

For **sewer connection information**:

Wannon Water – Development Services

For **septic system advice**:

Your local council – Environmental Health Officer