

Wannon Water

Sewer and Water Servicing Guidelines



June 2026



Introduction

These guidelines outline our requirements for servicing land with both water and sewerage services.

The guidelines have been developed to provide information to developers, plumbers, designers, builders and property owners to help determine the sewer and water servicing requirements relating to all development, and to ensure consistency across all levels of development.

Where these guidelines are inappropriate for a development, we will determine the necessary requirements.

For further detailed information or to discuss a specific installation please contact our Development Services Team.

These connection guidelines are to be read in conjunction with our Land Development Manual.

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Definitions and abbreviations

Wherever possible, the below definitions and abbreviations have been applied to be consistent with relevant legislation and other water corporations' standards and guidelines.

Backflow – a device installed by the landowner behind the meter that prevents water from returning to the potable water supply.

Combined Sewer Drain – a privately owned sewer drain servicing more than one dwelling.

Easement – an area of land, or part of a lot, reserved by law for a specific purpose such as the containment of sewerage/water assets.

Emergency Relief Structures (ERS) – only used in extreme events when the network is at capacity and to protect private and public infrastructure.

Inspection Shaft (IS) – in relation to a sanitary drain, means a shaft constructed in the line of the drain for the purpose of locating, inspecting and clearing the drain.

Source: Water (Estimation, Supply and Sewerage) Regulations 2014

Inspection Opening (IO) – in relation to sewerage works, means an access opening in a pipe or pipe fitting, installed to facilitate inspection testing or the clearing of obstructions, and fitted with a threaded cap or plug or access cover.

Source: Water (Estimation, Supply and Sewerage) Regulations 2014

Maintenance Hole (MH) – underground structure with a removable cover at ground level that allows for personnel and equipment access to the sewer main.

MRWA – Melbourne Retail Water Agency

Owners' Corporation – the entity that is created as part of a Plan of Subdivision in accordance with the *Owners Corporations Act 2006*. The Owners' Corporation is responsible for the maintenance and administration of any common property and/or common services. The Owners' Corporation is responsible for any private water or sewers within the Plan of Subdivision.

Pressure Sewer System (PSS) – a sewer system that conveys sewage under pressure by pumping units contained on a serviced property to a nominated discharge point or sewer main. Installed in areas where landscape does not slope in the direction required for sewage to flow naturally downhill.

Property Connection (PC) – a section of pipe owned and maintained by Wannon Water up to the inspection shaft which connects the customer's sanitary drain to the reticulated sewerage system (sewer main).

Reserve – land that is set aside for public use. Reserves include public open space, nature reserves, tree reserves, parks, public gardens, recreation reserves, sporting reserves, drainage reserves and sewerage reserves.

Reticulated Water/Sewer Supply System – a network of water/sewer mains/pump stations owned and operated by Wannon Water to provide for the community's water and sewerage needs.

Sanitary Drain – a line of pipes including all fittings, conveying or intended to convey sewage or trade waste from a building or structure on a serviced property to the sewer main.

Source: Water (Estimation, Supply and Sewerage) Regulations 2014.

Sewer Main – the pipe to which all serviced properties are connected by a sanitary drain for the discharge of sewage and trade waste.

Source: Water (Estimation, Supply and Sewerage) Regulations 2014.

Shared Sanitary Drains – privately owned and maintained sanitary drains servicing multiple properties that are separately titled and covered by an Owners' Corporation schedule and/or 12(2) easements connected to one legal point of discharge.

Tapping – the connection of the internal water service to our water main.

Water Main – a pipe to which serviced lots are connected, including the stop valve and any fittings located at a connection between a water main and a property service pipe.

WSAA – Water Services Association of Australia.

1. Sewerage assets

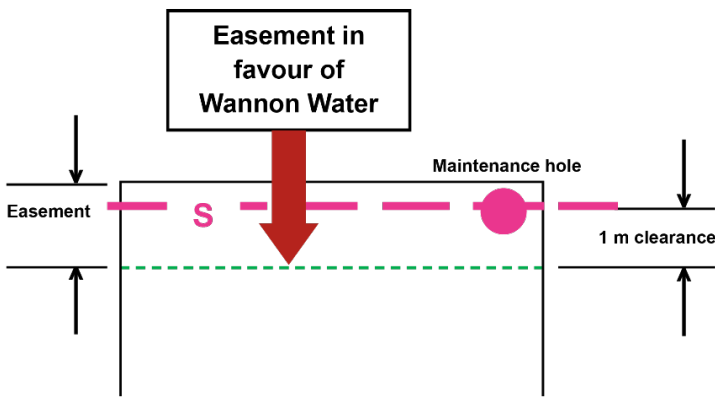
Sewer asset location must be in accordance with WSAA Code and Wannon Water supplementary specifications or manuals and are based on a single pipe in an easement.

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.

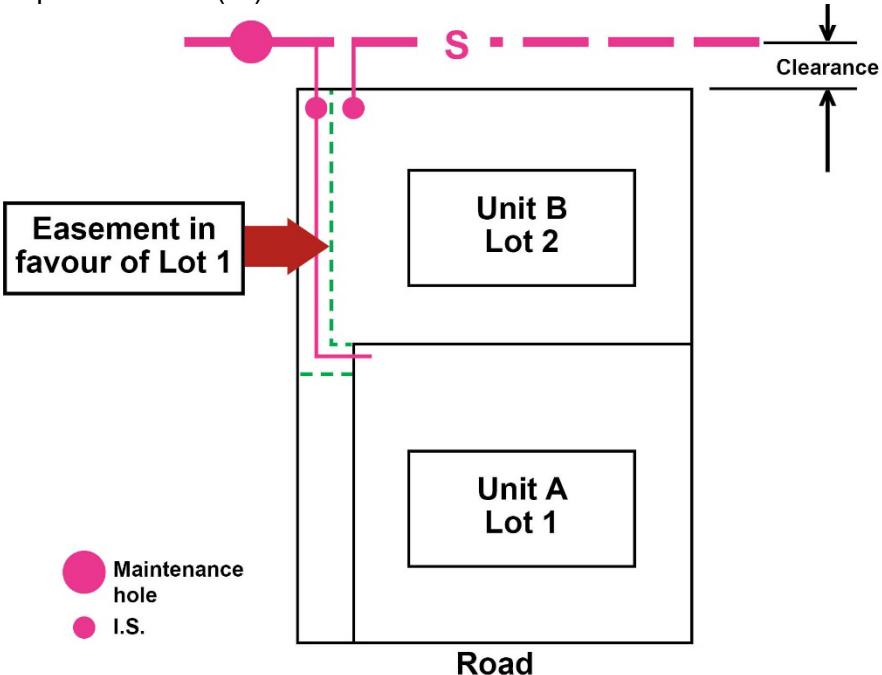
Where mains are deeper than three (3) metres, easements/reserves are required to be widened by approximately one (1) metre for every metre depth increase up to a maximum of 6 metres wide. Sewers deeper than 5 metres should generally be in a reserve.

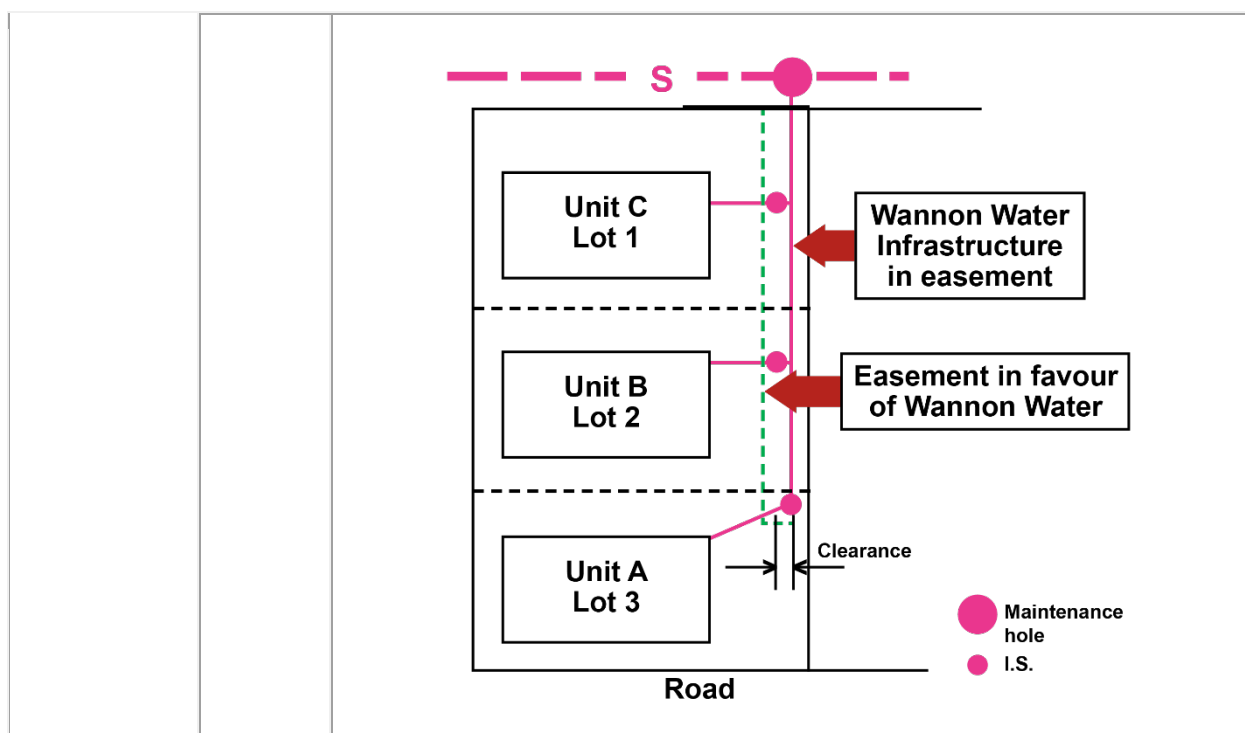
Refer to the examples on the following pages for sewer asset location guidance.

1.1. Sewer gravity mains – general

Land use	Size	Preferred land tenure action
Private property	<=150mm and <=1.2m deep	Minimum 2m easement with sewer located centrally. Maintenance hole (MH) located within easement. 
	>150 <=225 mm and >1.2m deep	Minimum 3m easement (min 1m clearance from outside of pipe to title boundary/min. 1m from pipe to easement boundary). Maintenance hole (MH) located within easement.
	>225mm	Relocate wherever possible outside of private property. If not possible to locate outside of private property, a reserve is required. Minimum width 6m. If located in an existing road reserve the reserve may need to be widened to accommodate the pipeline within the nature strip.
Municipal reserve (other than drainage reserve)	<=225mm	Minimum 2.5m easement (min 1m clearance from outside of pipe to title boundary/min. 1m from pipe to easement boundary). Maintenance hole (MH) located within easement.
	>225mm	Minimum 6m easement (min 1m clearance from outside of pipe to title boundary/min. 1m from pipe to easement boundary). Maintenance hole (MH) located within easement.

1.2. Gravity mains - residential - 2-3 lot subdivision (no Owners' Corporation)

Land use	Size	Preferred land tenure action
Private property (subdivision of multi-tenement)	Up to 150 mm (private PC drain)	Lots $\leq 500\text{m}^2$ Private sewer easement to be in favour of Lot 1 (as per diagram). Clearance minimum 1m for sewers up to 150mm at normal depths. Lots $> 500\text{m}^2$ a Wannon Water sewer is required. Inspection Shaft (IS) for each lot. 
	Up to 150 mm (Wannon Water main)	Sewer easement in favour of Wannon Water (min 1m clearance from outside of pipe to title boundary/min. 1m from pipe to easement boundary). Clearance minimum 1m for sewers up to 150mm diameter at normal depths (2.5metres). Lot size variable.



1.3. Sewer pump stations

Land use	Size	Preferred land tenure action
Private property	All	Redesign: Not acceptable in private property under any circumstances.
		Alternative: The necessary land, which must have road frontage, is to be set aside as a reserve and vested to Wannon Water.
Municipal reserve	All	Located within easement with carriageway rights. Size shall be determined on an individual basis. 24-hour access is required.

1.4. Low pressure sewer systems

Land use	Size	Preferred land tenure action
Private property	All	3m wide easements are required for low pressure sewerage reticulation mains. Private low pressure systems are not permitted in private property.
Municipal reserve (other than drainage reserve)	<=150 mm	Minimum 4m easement. Pipe located centrally within easement.
	>150mm	Minimum 6m easement. Pipe located centrally within easement.

1.5. Authority sewer rising mains

Land use	Size	Preferred land tenure action
Private property	All <=100 mm	To be designed to be located in road reserve or drainage reserve. If not possible to locate outside of private property, a 4m wide easement is required.
	<=150mm	Redesign: not acceptable in private property.. 4m reserve with the pipe centrally located.
	>150mm	6m reserve with the pipe centrally located.
Municipal reserve (other than drainage reserve)	<=150 mm	Minimum 4m easement. Pipe located centrally within easement.
	>150 mm	Minimum 6m easement. Pipe located centrally within easement.

1.6. Recycled water pipelines

Land use	Size	Preferred land tenure action
Private property	All	Redesign: not acceptable in private property unless no other option is available. If unavoidable refer to easements as per municipal reserve below.
Municipal reserve	<=150mm	Minimum 4m easement. Pipe located centrally within easement.
	>150mm	Minimum 6m easement. Pipe located centrally within easement.

1.7. Emergency relief structures (ERS)

Land use	Size	Preferred land tenure action
Private property	All	Redesign: not acceptable in private property. If unavoidable refer to easements as per municipal reserve below.
Municipal reserve	All	Located within easement with carriageway rights. Size shall be such that a minimum of 2m clearance exists from edge of easement to outside of structure. Refer <i>WSAA Code – Wannon Water Supplementary Manuals</i> 24-hour access is required.

1.8. Detention tanks

Land use	Size	Preferred land tenure action
Private property	All	Redesign: not acceptable in private property under any circumstances.
Municipal reserve	All	Located within an easement, with carriageway rights. Size shall be determined on an individual basis, according to what is needed to operate the facility. 24-hour access is required.

1.9. Chemical injection plants

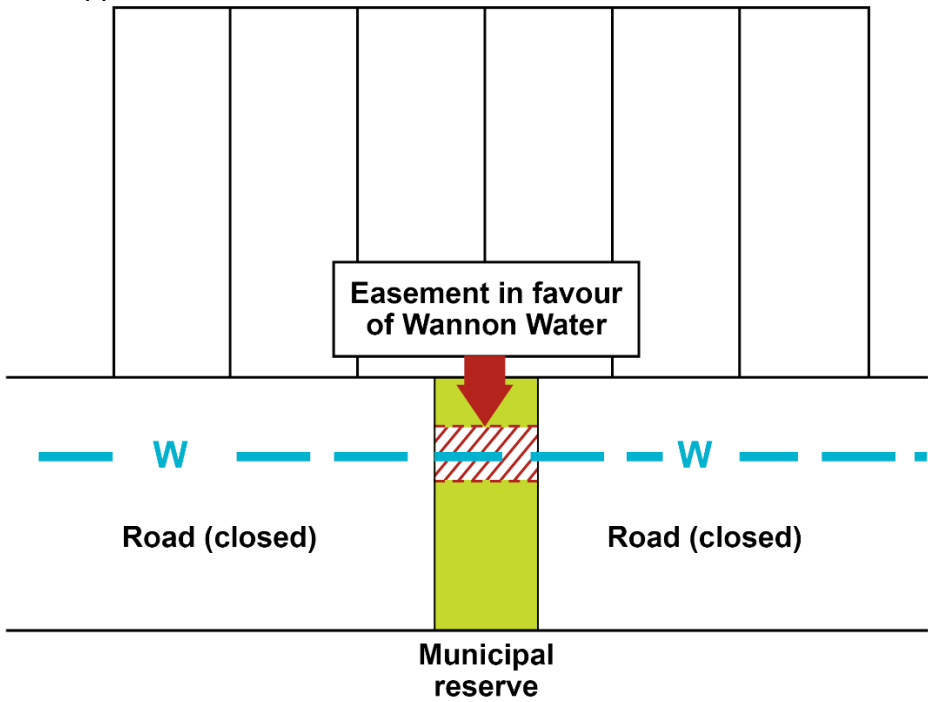
Land use	Size	Preferred land tenure action
Private property	All	Redesign: not acceptable in private property under any circumstances.
Municipal reserve	All	Located within an easement with carriageway rights. Size shall be determined on an individual basis for what is needed to operate facility and comply with dangerous goods requirements. 24-hour access is required.

2. Water supply assets

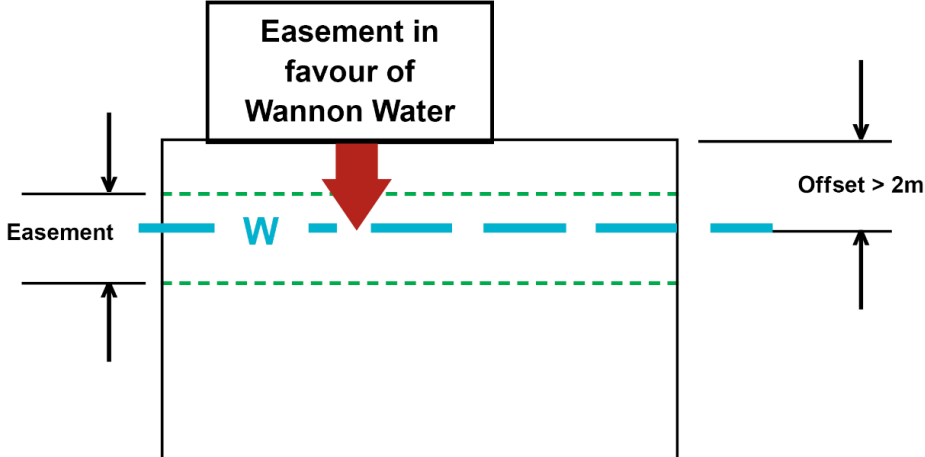
Water asset location must in accordance with WSAA Code and Wannon Water Supplementary Specification and are based on a single pipe in an easement.

Refer to the examples on the following pages for guidance on water asset location.

2.1. 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.
	If proven necessary, in accordance with Wannon Water operational requirements:	
	<=100 mm	Minimum 6m easement. A 32mm link main may be required by Wannon Water to assist in retaining water quality and eliminate dead ends. A 2m wide water supply easement is also required.
	>100 mm	Not permitted - reserve required.
Municipal reserve (other than drainage reserve)	<=600 mm	Minimum 4m 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.
Owners' corporate common property	<=100 mm	Minimum 4m easement in common land used for roadway.
	>100 mm	Not permitted – Reserve required.

2.2. Water mains - LDR and rural zoning

Land use	Size	Preferred land tenure action
Private property	All mains	Minimum 6m easement (placed centrally over water main). All fittings to be located within easement. 

2.3. Reservoirs, tanks and standpipes

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.

2.4. 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.

2.5. Water pump stations

Land use	Size	Preferred land tenure action
Private property	All	Redesign: not acceptable under any circumstances.
Municipal reserve	All	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. Site to be fenced. Depending on the size of the installation, it may be installed in the road reserve if no alternative is available.

2.6. Pressure reducing stations

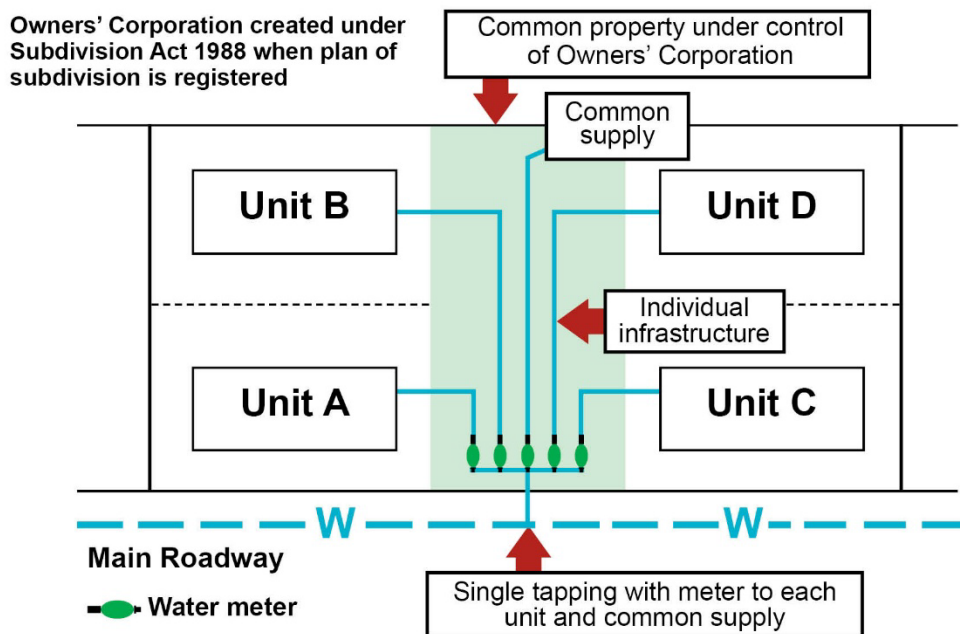
Land use	Size	Preferred land tenure action
Private property	All	Redesign: not acceptable under any circumstances
Municipal reserve	All	Located within an easement with carriageway rights. Size shall be determined on a case-by-case basis according to what is required to operate the facility. Site to be fenced. Depending on the size of the installation, it may be installed in the road reserve if no alternative is available.

3. Servicing arrangement examples

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

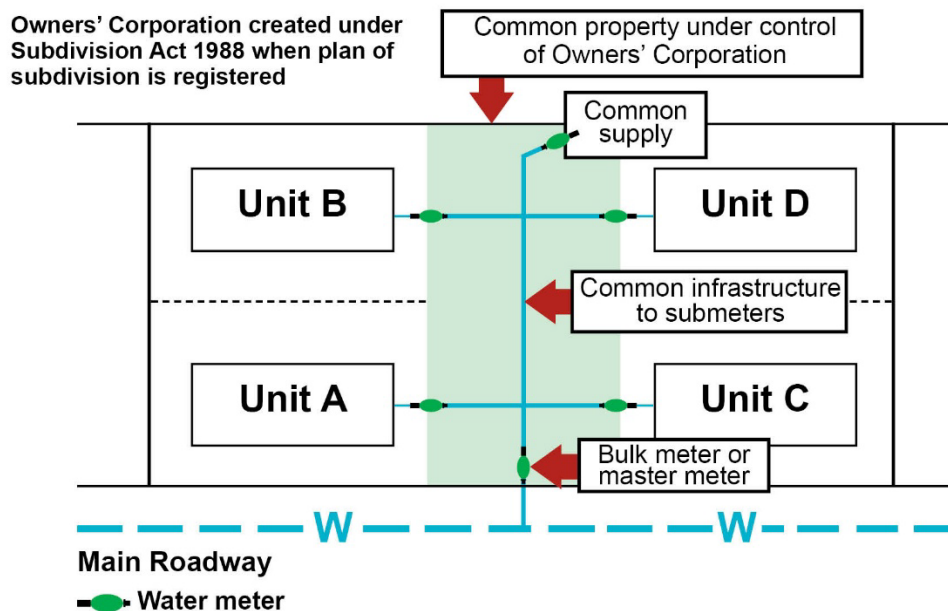
Example 1: Water servicing - Unit development with proposed owners' corporation subdivision

- Preferred arrangement for unit/owners' corporation with a recommended maximum manifold of 8 metres and no fire service.
- Common infrastructure installed in accordance with current plumbing regulations.
- Infrastructure owned, operated and maintained by owners' corporation.
- 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 first meter in accordance with our Customer Charter.
- Multi-storey buildings may require break tank and pressure pump.
- Booster pumps are not allowed directly off the water.



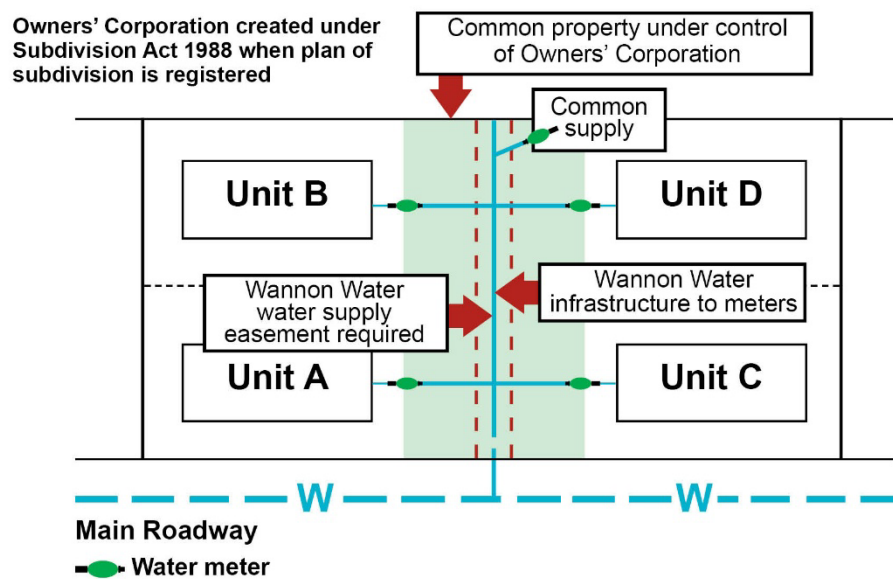
Example 2: Water servicing - Unit or multi-storey development with proposed owners' corporation infrastructure

- 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 current plumbing regulations.
- Infrastructure owned, operated and maintained by owners' corporation.
- 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. Backflow device requirements to be determined by Wannon Water.



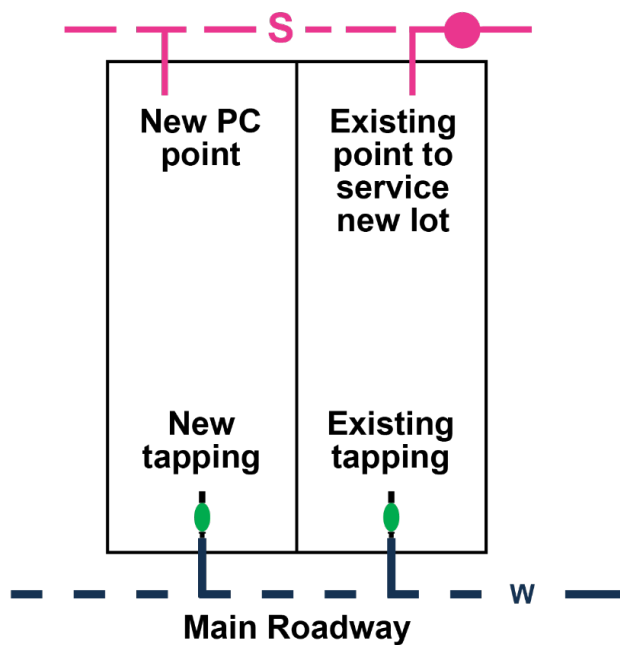
Example 3: Water servicing - Unit development with Wannon Water infrastructure

- 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 our Customer Charter.
- Separate meter provides for supply to common facilities such as swimming pool, shared garden, etc.
- Wannon Water water supply easement required, refer to easement table 11.



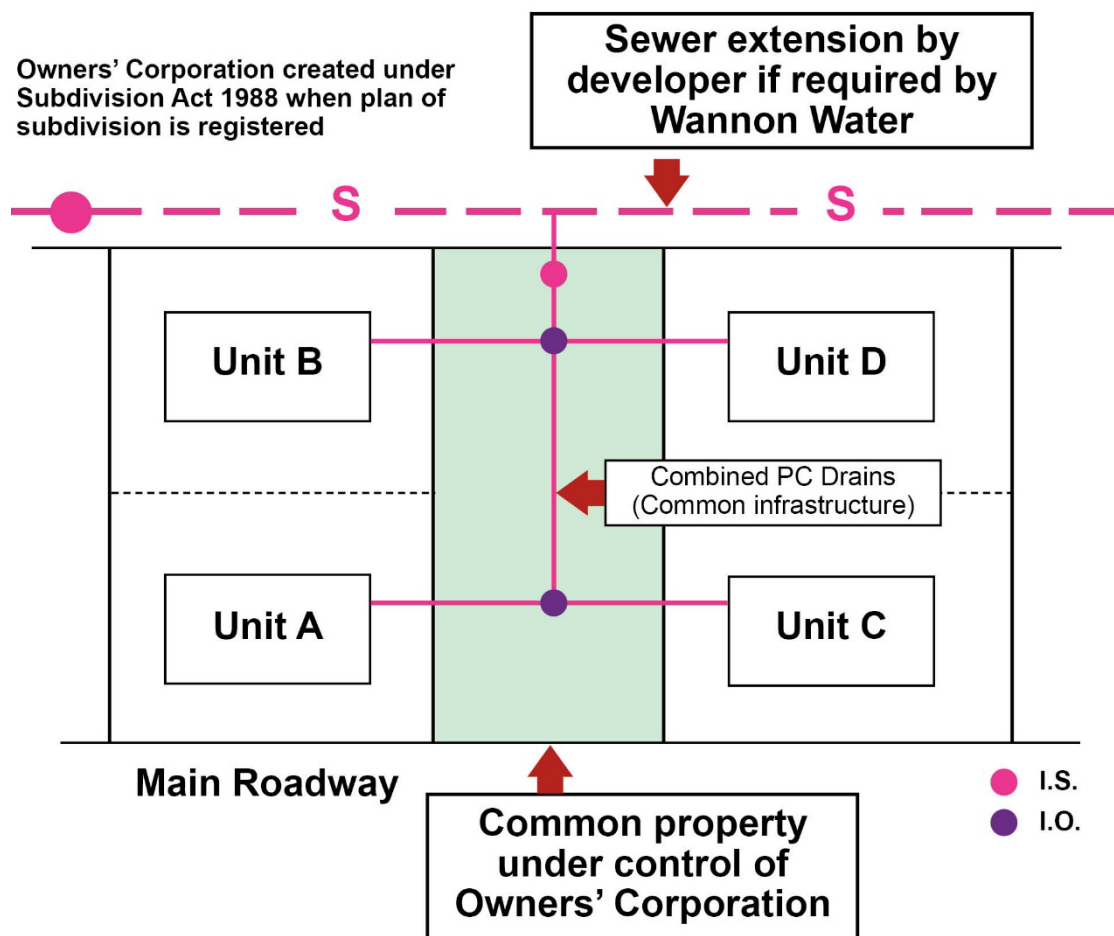
Example 4: Water and sewerage servicing – Unit development (with proposed subdivision with individual titles)

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



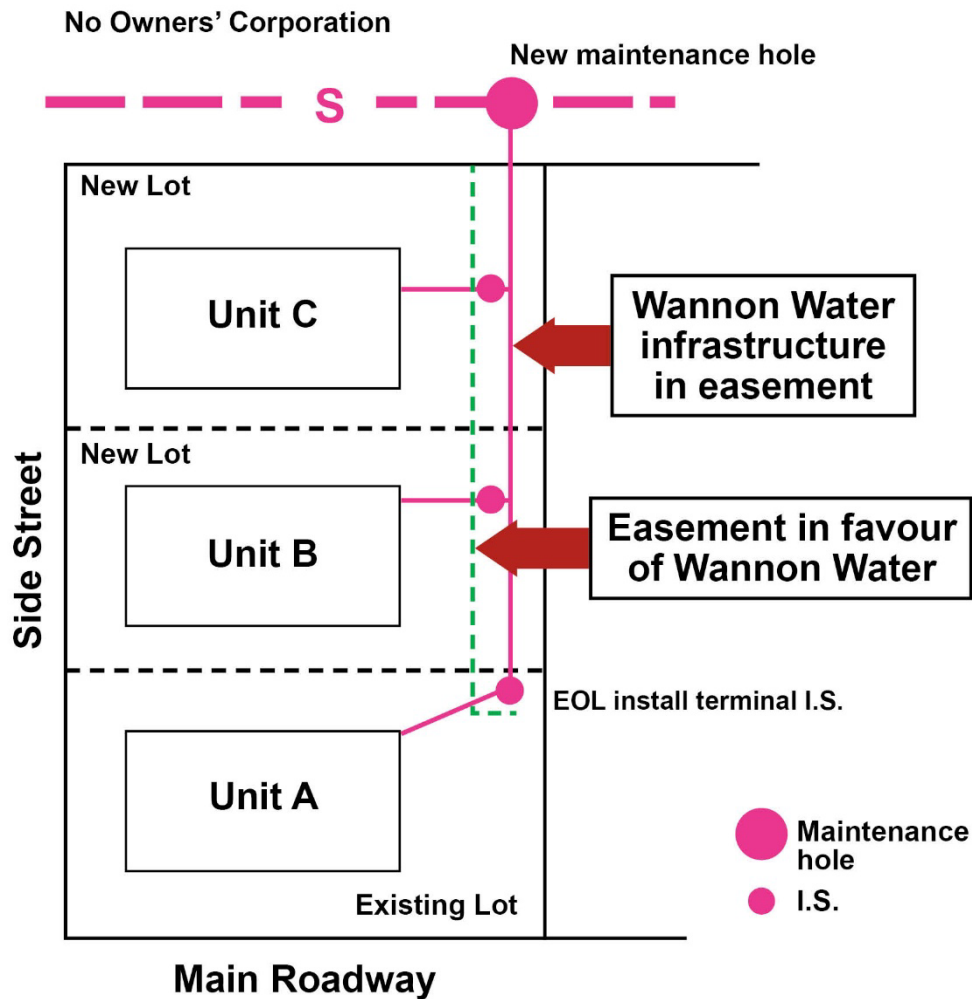
Example 5: Sewerage servicing – Multi-unit development with proposed Owners' Corporation subdivision

- Common infrastructure installed in accordance with current plumbing regulations.
- Sewer drainage Infrastructure owned, operated and maintained by Owners' Corporation 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).
- Connection type (junction or maintenance hole) to be determined with the number of properties connected.



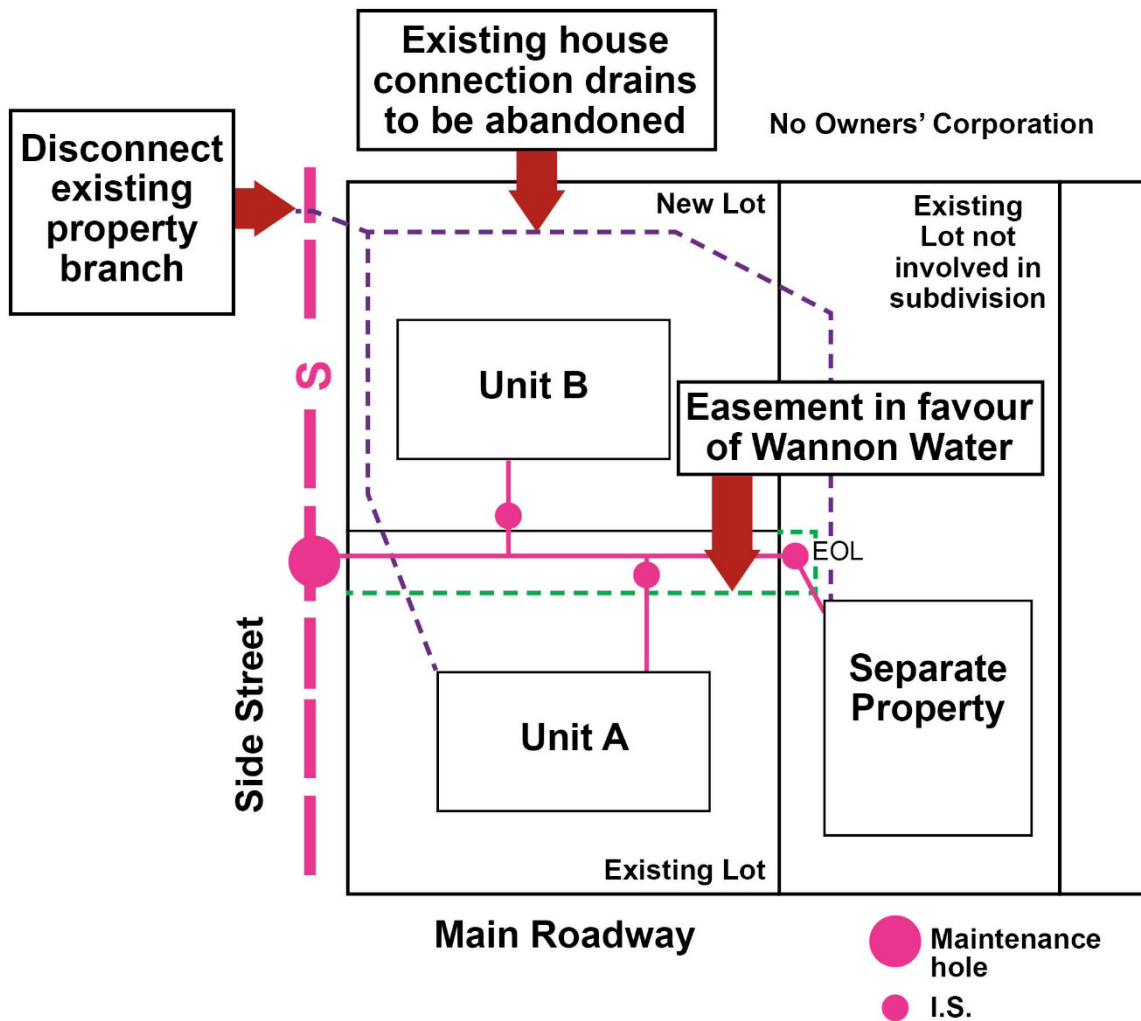
Example 6: Sewerage servicing – Multi-lot subdivision with individual title

- For properties greater than 500 square metres.
- No owners' corporation 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, maintenance hole to terminal Inspection Shaft owned, operated and maintained by Wannon Water.



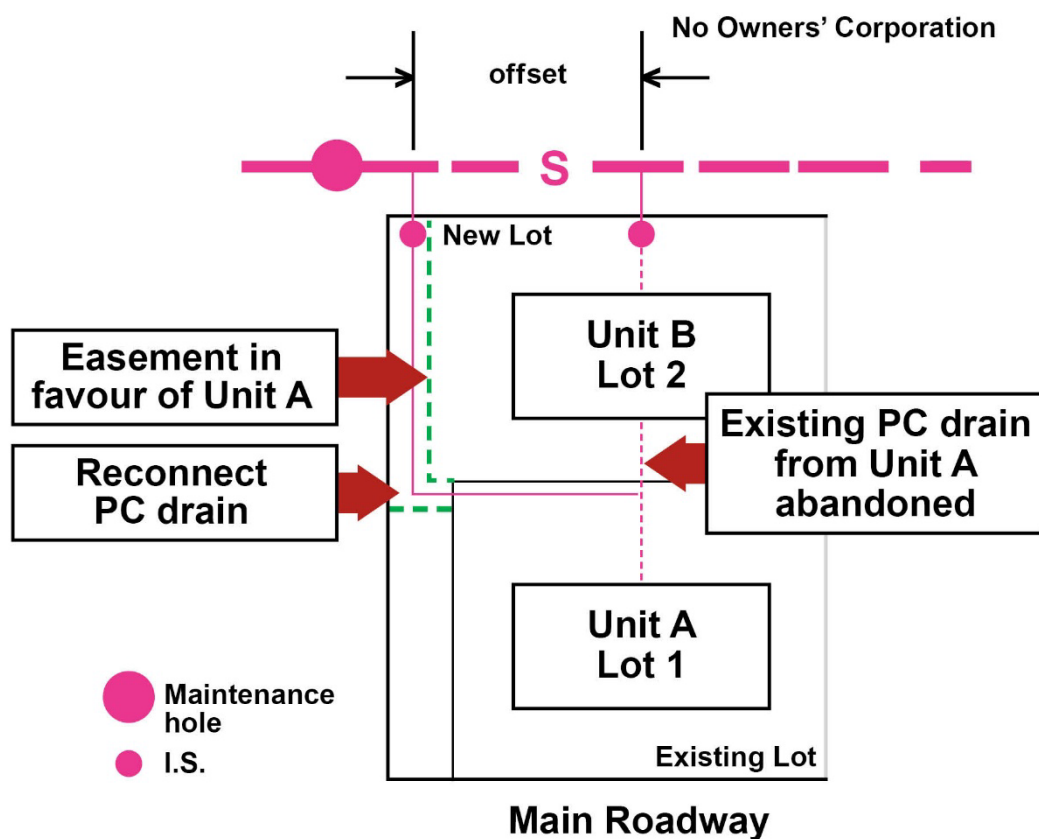
Example 7: Sewerage servicing – Subdivision of property that shares a sewer drain with neighboring property (common drain)

- 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' corporation 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 current plumbing regulations.
- Reconnection of units as per current plumbing regulations.
- Refer to the customer charter for owner's responsibility.



4. Connection assembly diagrams

We use the MRWA typical meter installs for high, medium and low-risk meter installations for fire service and/or general water supply connections.

Note: For the latest updates, please refer to the MRWA website.

General Installation Notes

These notes should be read in conjunction with the water metering & servicing guidelines and water meter valving drawings as applicable.

1. The property service pipe & water meter assembly must be installed by an appropriately qualified person.
2. Meter assembly installations shall comply with AS/NZS 3500.1:2003 & relevant Water Corporation requirements.
3. All pipes, valves and fittings must be WaterMark approved.
4. Meter assembly pipe work and fittings shall be in approved metallic material.
5. Non metallic material & fittings shall not form part of any water meter assembly.
6. Copper risers must be appropriately lagged to provide 6mm annular clearance when encased in concrete.
7. The meter assembly shall be horizontal. If an alternative arrangement is necessary, prior consent is required from the relevant Water Corporation.
8. For 32mm+ services, a dirt box supplied by the Water Corporation is required with all meters, with the exception of electro- magnetic water meters.
9. Where the installation is for class 'A' recycled water, the installations must comply with the relevant standards.
10. Where valving/pipework configurations vary from the arrangements shown in these drawings (1-16), consultation with the relevant Water Corporation is required.
11. The meter assembly is defined as all relevant componentry necessary to enable the connection of the property to the water supply network. The meter assembly must include provision for isolation of the mains water supply servicing the property, and replacement of any water meter.
12. Containment backflow prevention is required on all new general and fire service water connections. Maintenance of the device is the responsibility of the property owner.
13. The type of containment backflow prevention device fitted shall be appropriate to the hazard rating of individual sites and must be installed in accordance with the relevant drawing.
14. Backflow prevention devices shall be readily removable for maintenance/replacement.
15. For high/medium hazard properties a testable containment backflow prevention device shall be fitted.
16. Where testable containment backflow prevention devices are required, the inlet and outlet isolating valves must be resilient seated.
17. The outlet thread of the testing ferrule must be capped.
18. Galvanised Wrought Iron (GWI) pipe shall not form part of the installation upstream of any non return valve.
19. Inlet isolation valve (3) may alternatively be located below ground with a cover to finished surface level.
20. General water meter arrangements greater than 100mm to be assessed on a case by case basis and configurations may vary.
21. An isolating valve shall be installed in an accessible position outside the building i.e. shop
22. No service branches are to be connected from the meter assembly above ground unless approved by the relevant Water Corporation.

Metering of Fire Services

1. All fire services must be metered. The type of water meter employed will be assessed by the relevant Water Corporation.
2. Prior specific consent is required from the relevant fire authority to incorporate inline water meters for fire hydrant services. (In accordance with Building Regulations Clause 309)
3. For fire services, an approved single check valve (testable) must be installed and approved resilient seated isolating valve must be installed immediately upstream and downstream of the device as a minimum.
In cases of heightened risk, a double detector assembly, or reduced pressure zone detector assembly is required.
Maintenance and repair of fire services are the owner's responsibility.
5. Where Electro- magnetic water meters require 240 volt power supply, the connection shall be direct wired with all work carried out by the owners electrical contractor.
6. Where below ground isolating valves are used on fire services, they must conform to AS2419 Section 8.5.9.
7. Each isolating valve located within the by-pass meter assembly is to be locked in the open position by the commissioning / device testing contractor. The lock is to be a Fire Authority keyed padlock A003.

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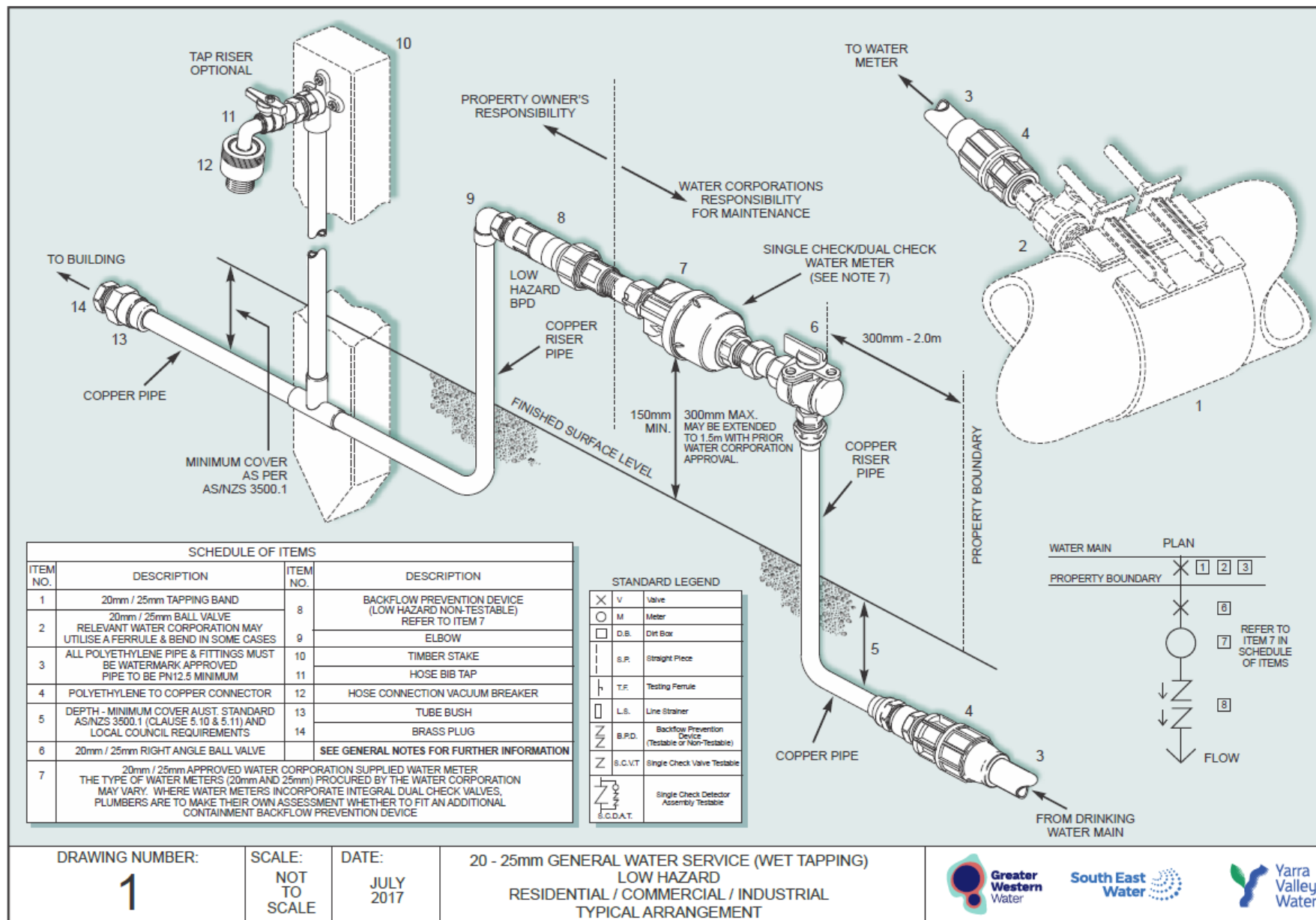
WATER METER VALVING ASSEMBLY
(TYPICAL INSTALLATION NOTES)

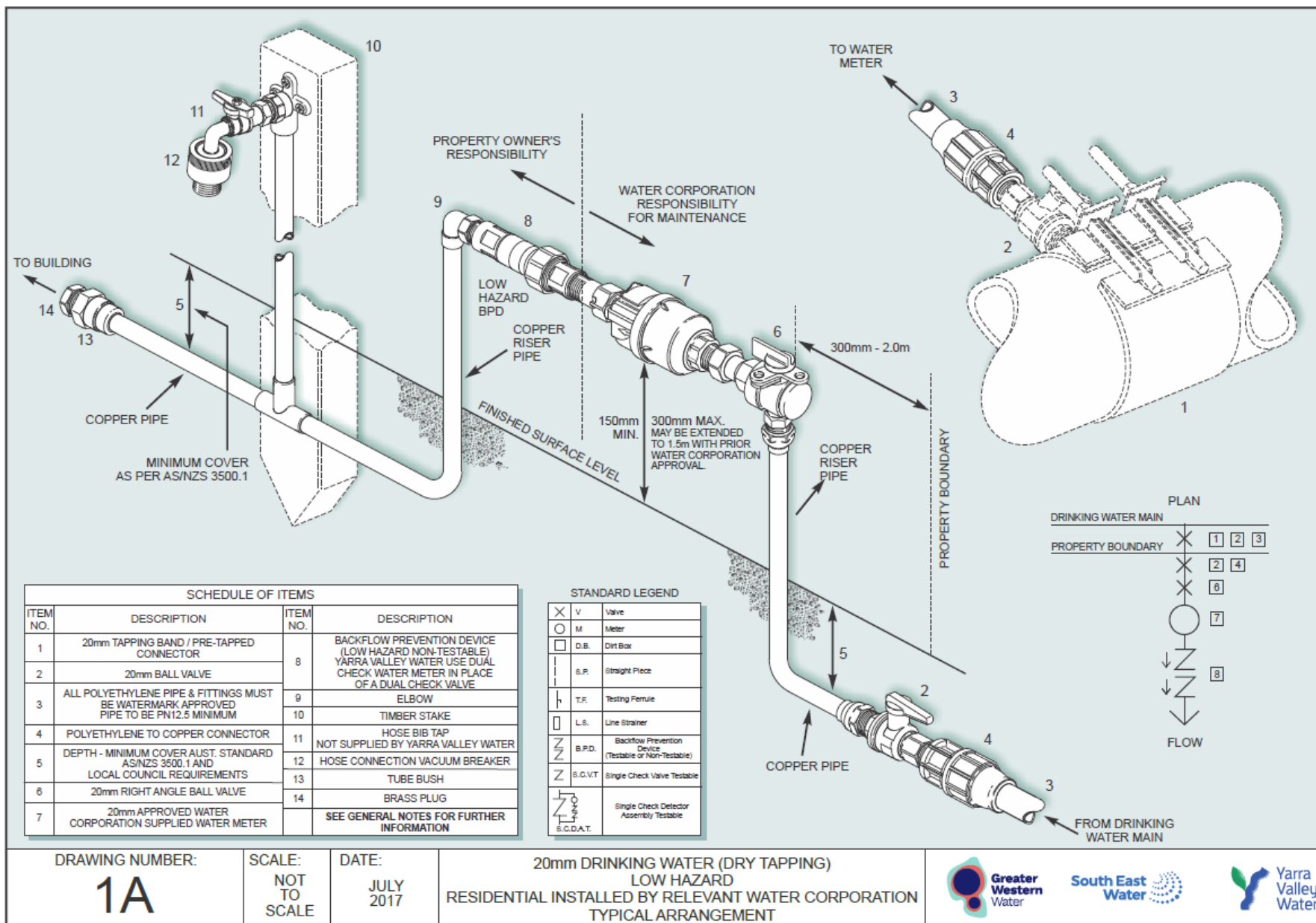


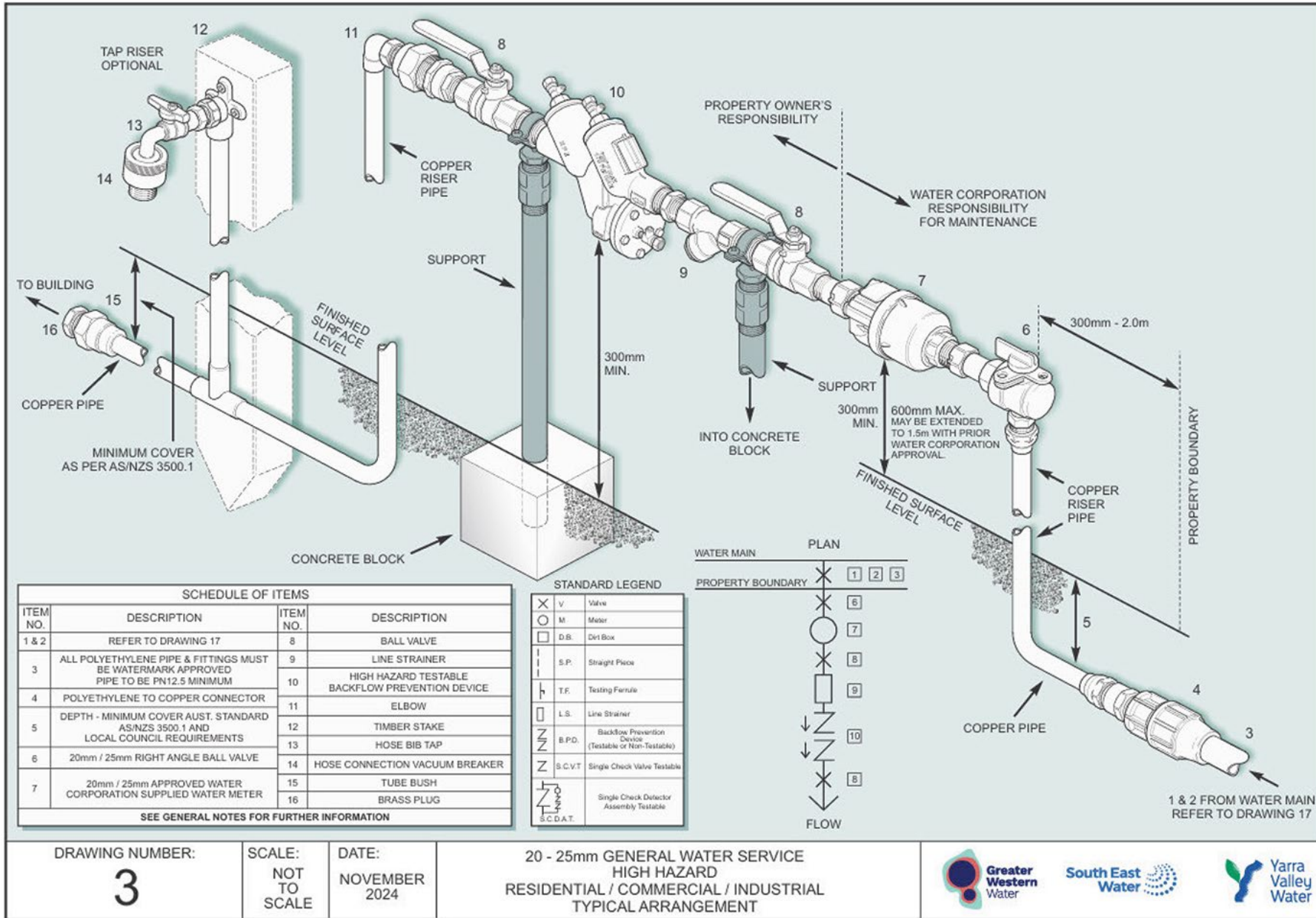
Greater
Western
Water

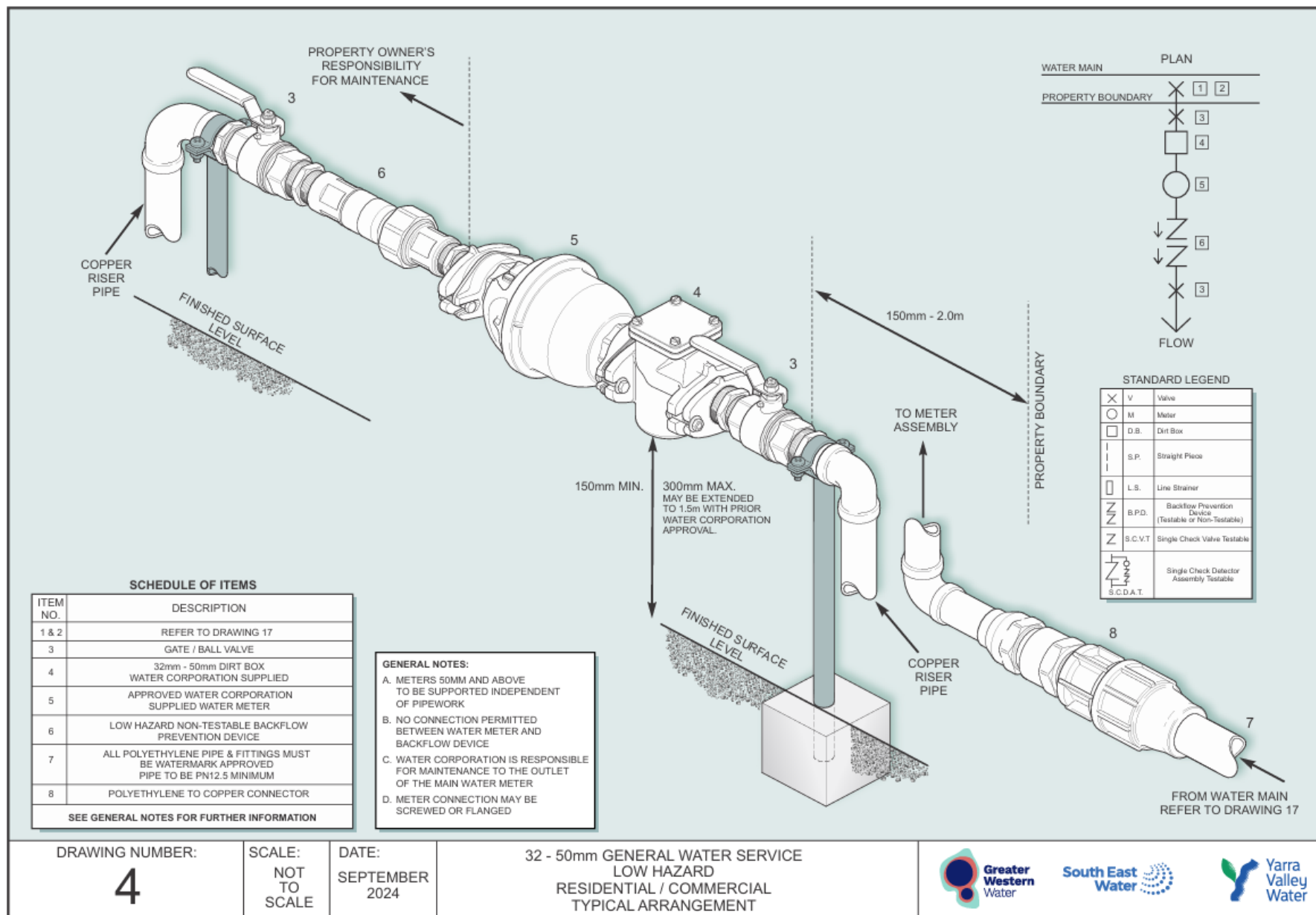
South East
Water

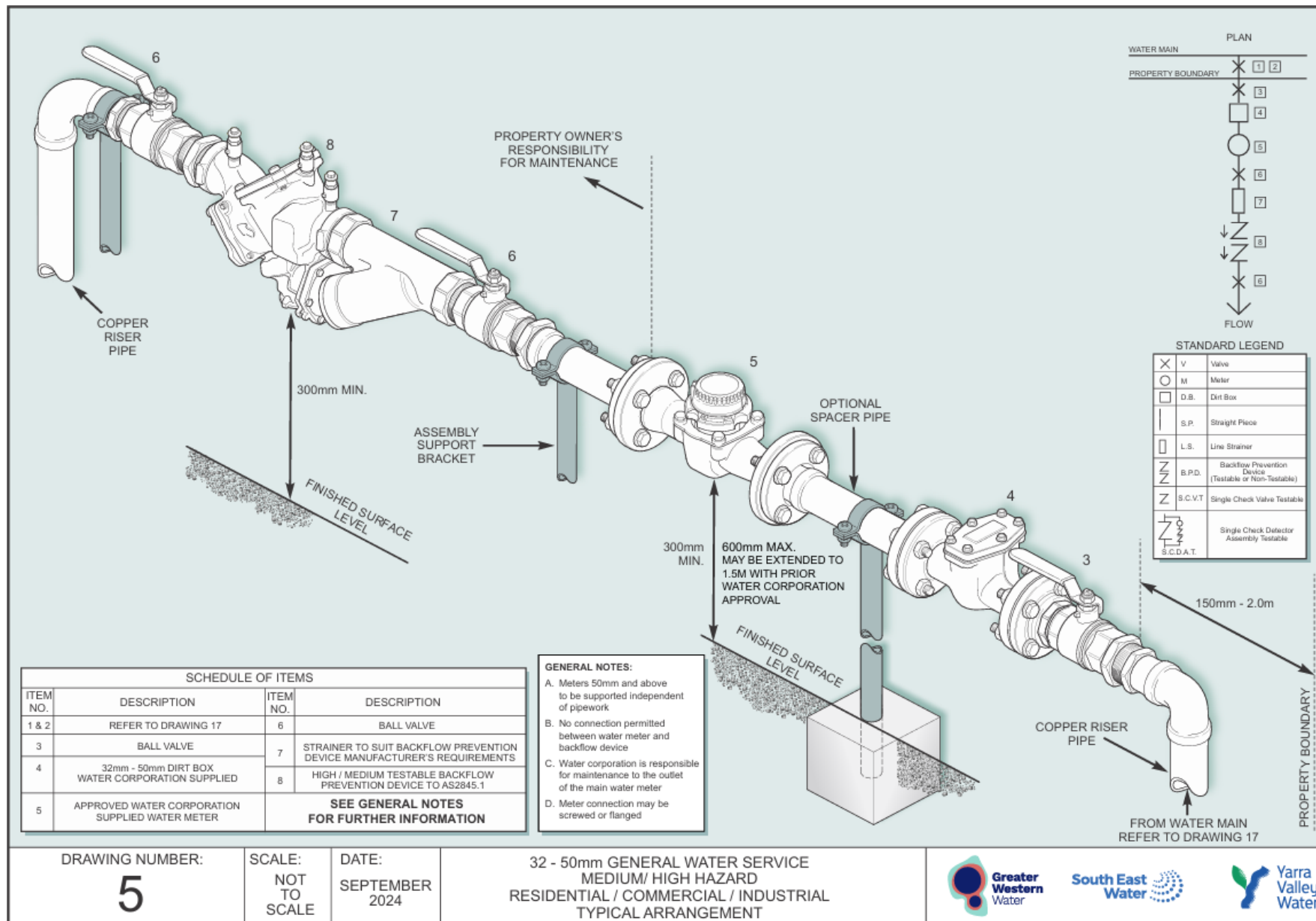
Yarra
Valley
Water

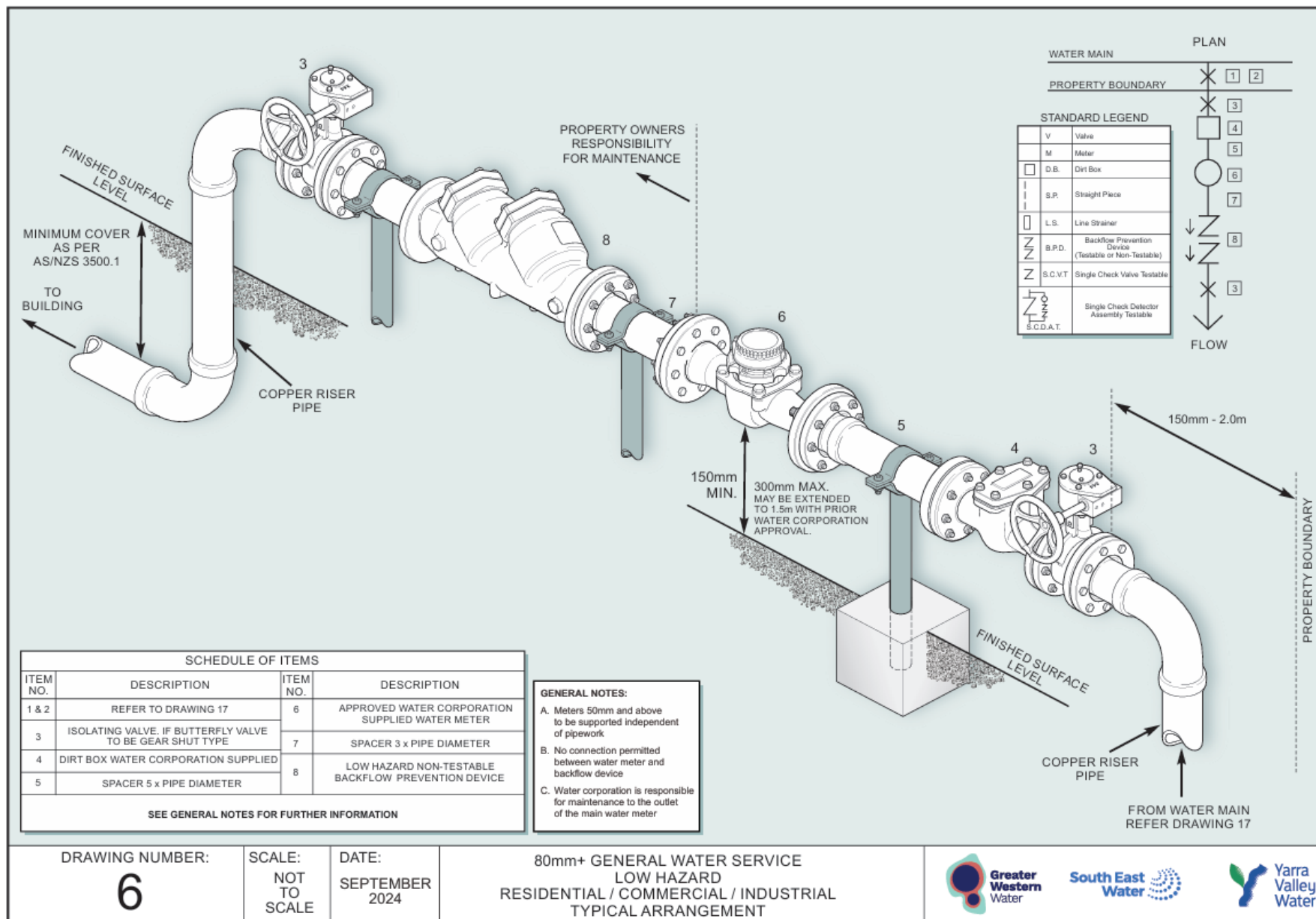


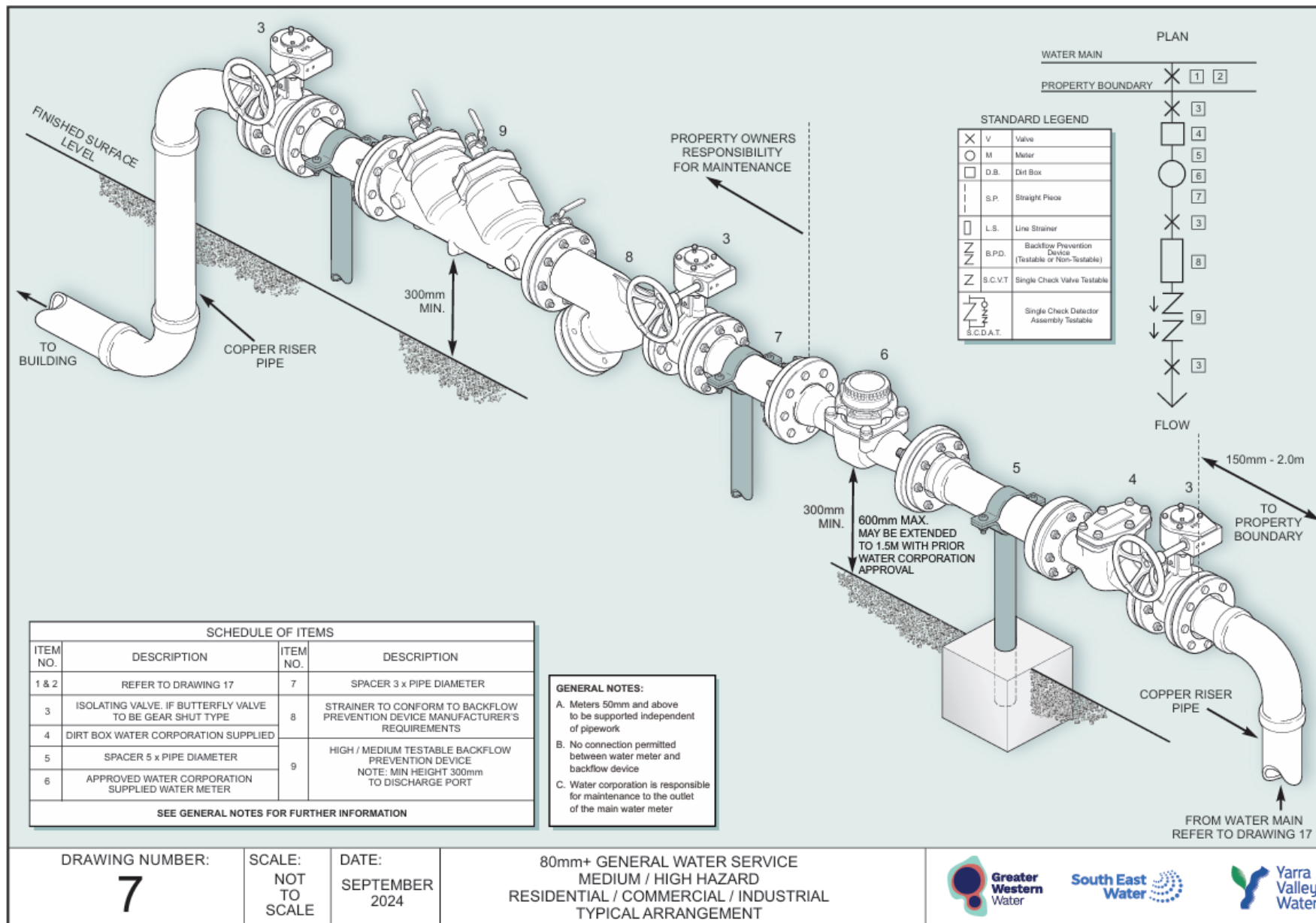


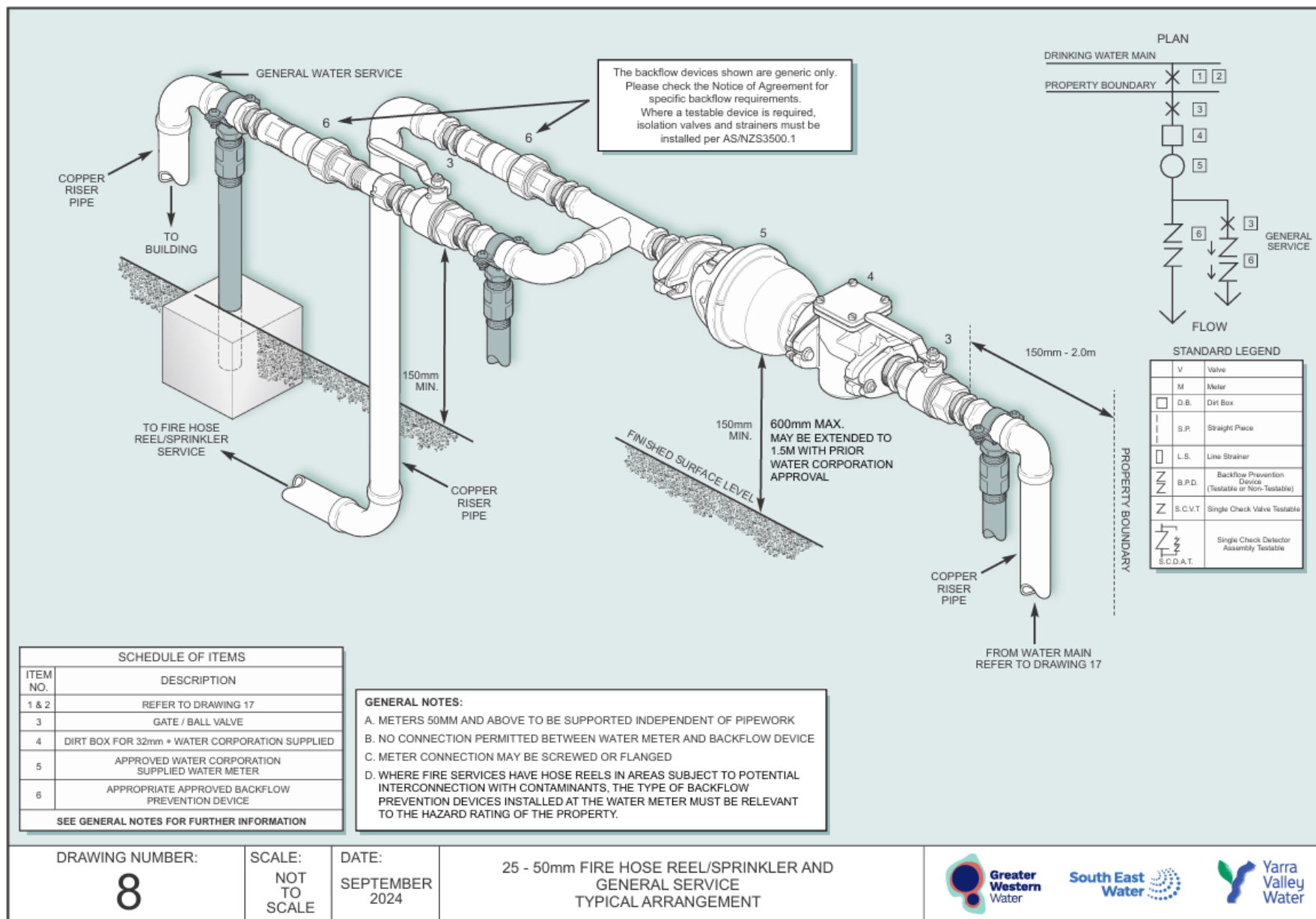


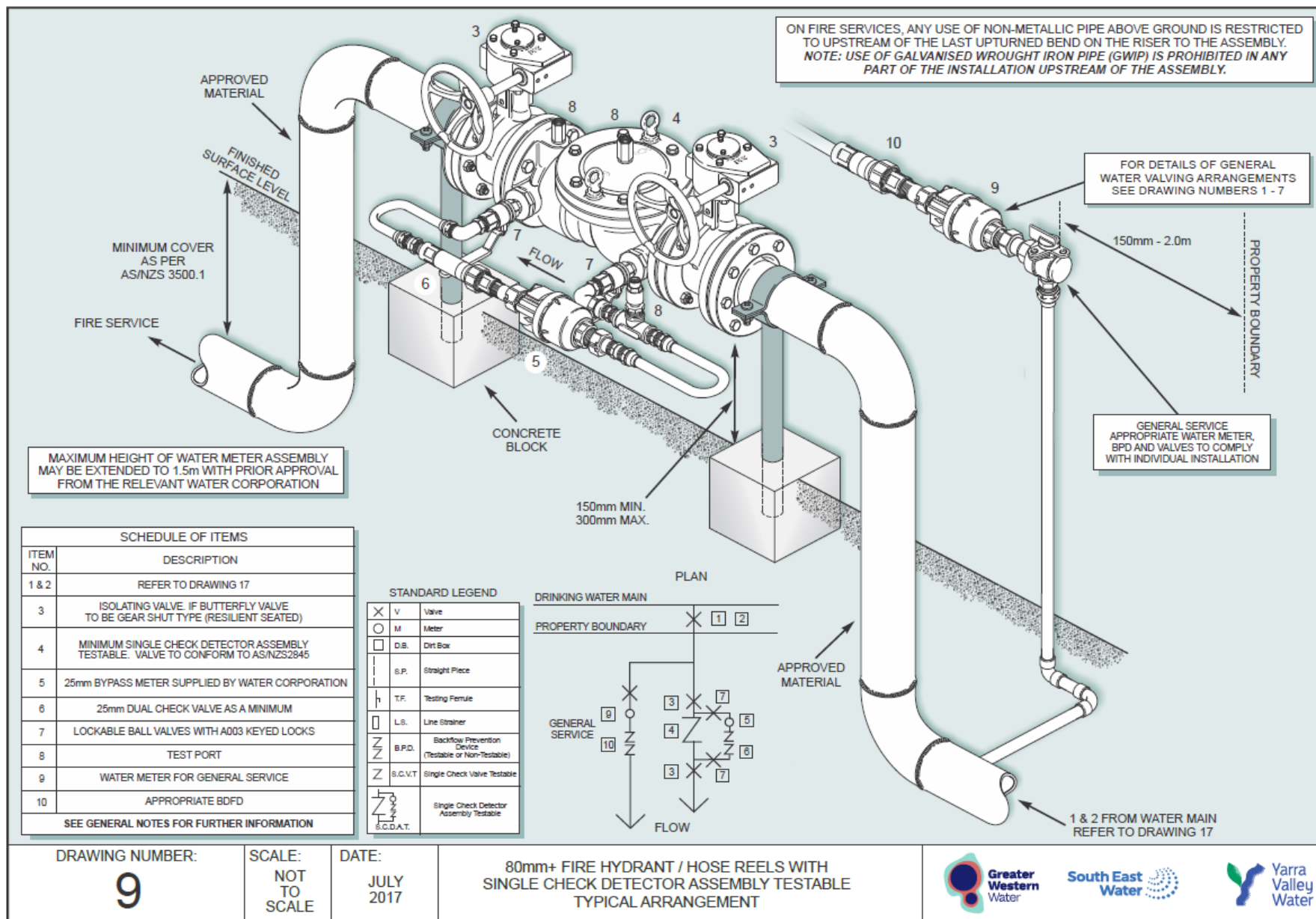












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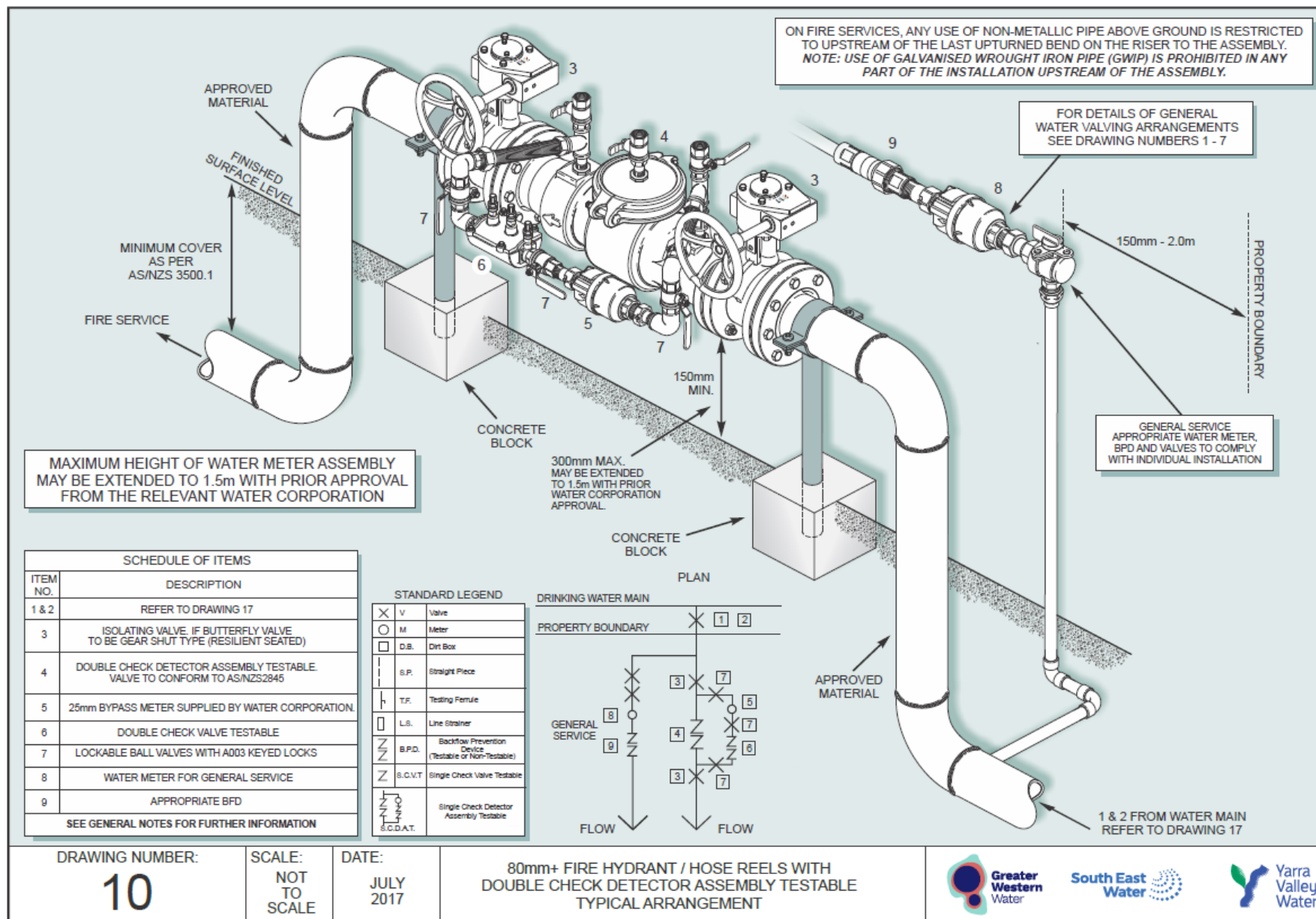
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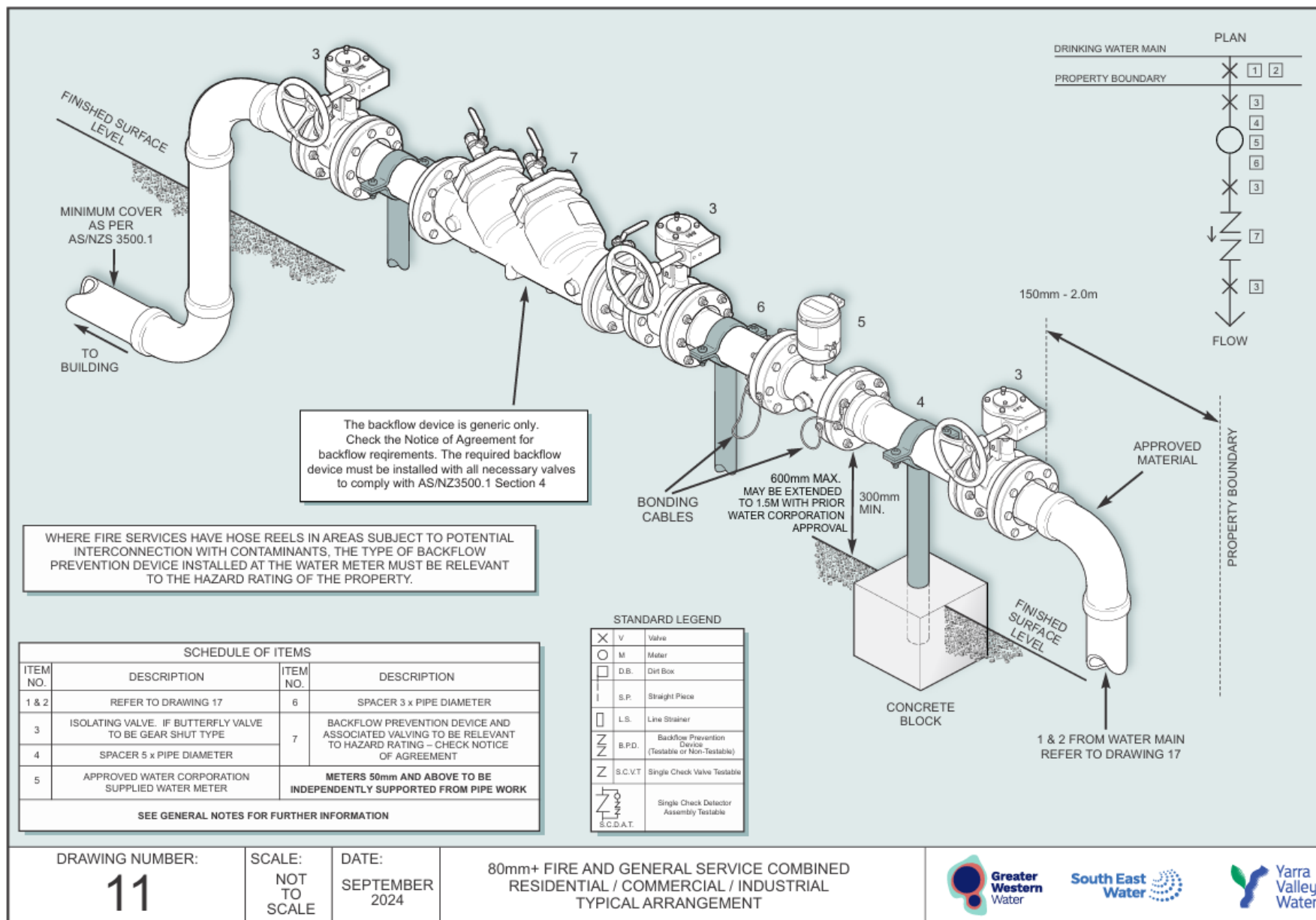
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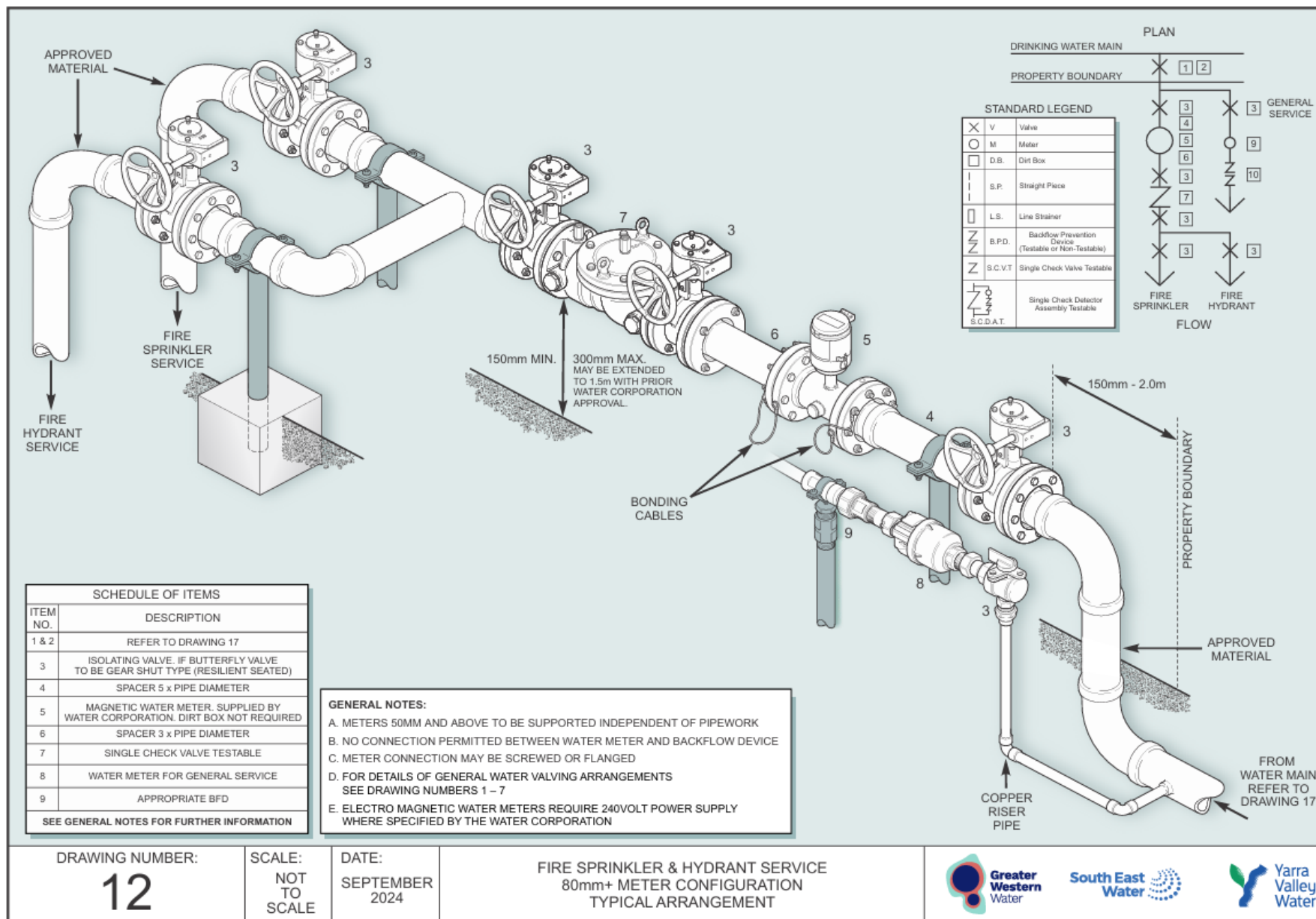
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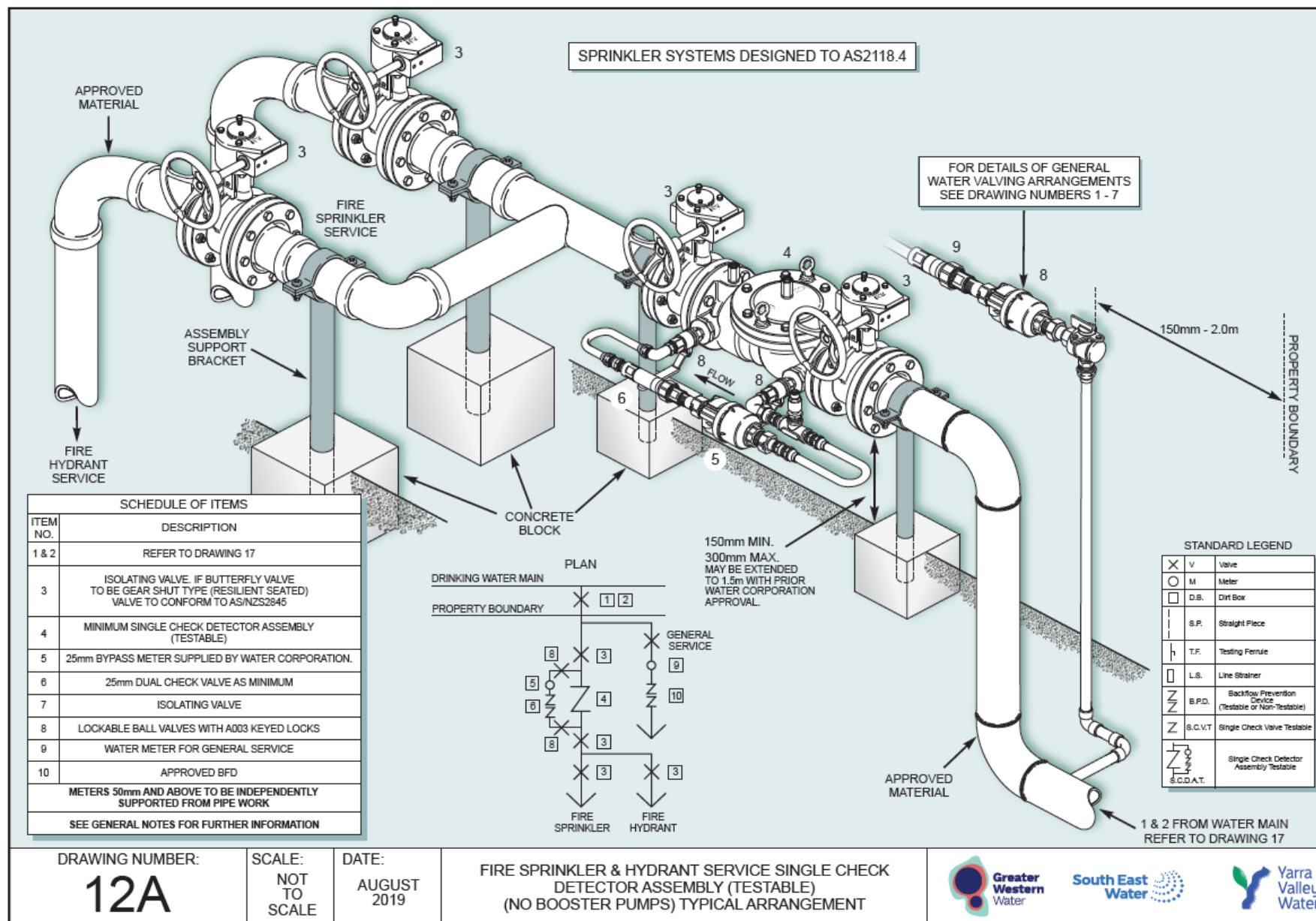
80mm+ FIRE HYDRANT / HOSE REELS WITH SINGLE CHECK DETECTOR ASSEMBLY TESTABLE TYPICAL ARRANGEMENT

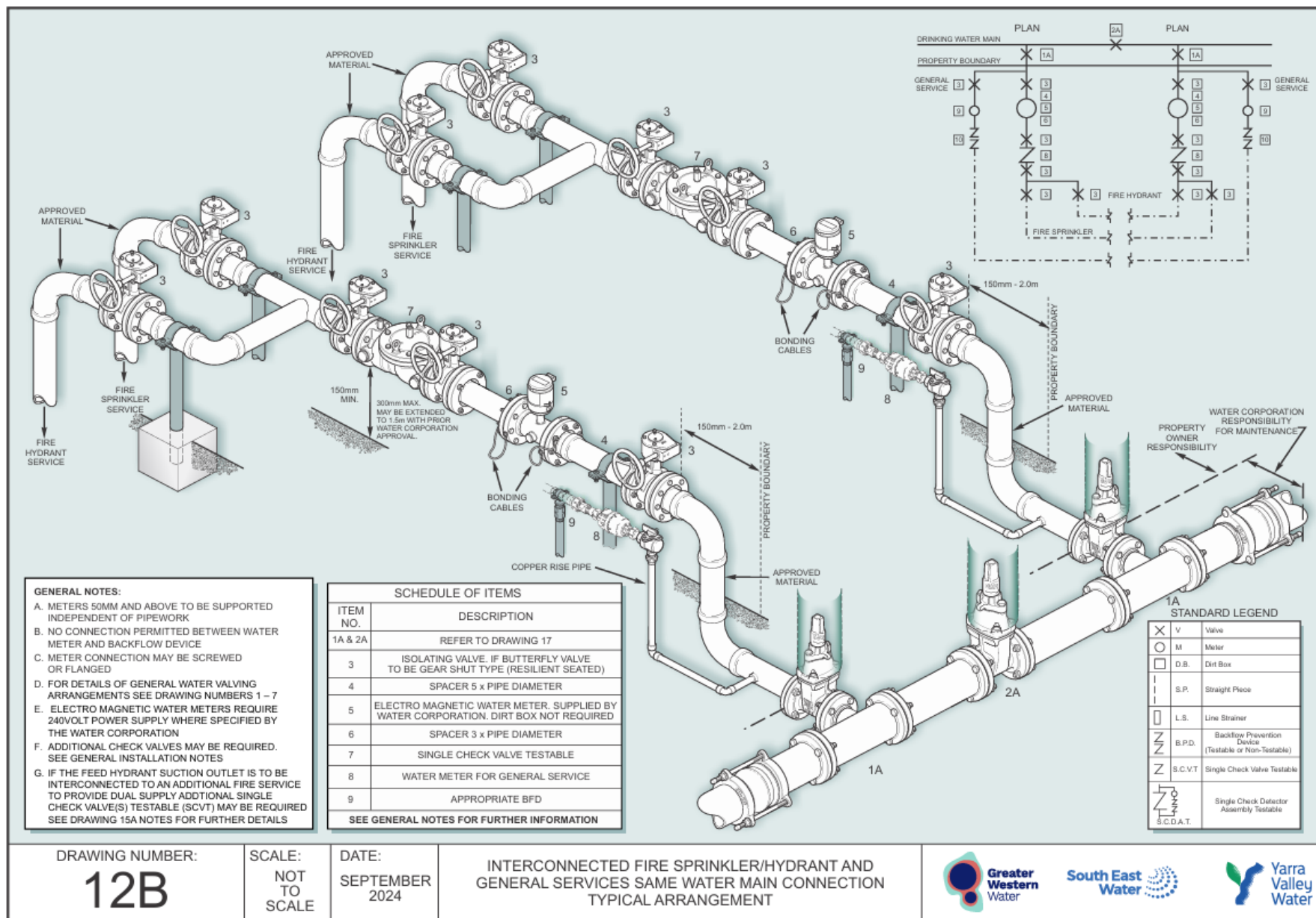


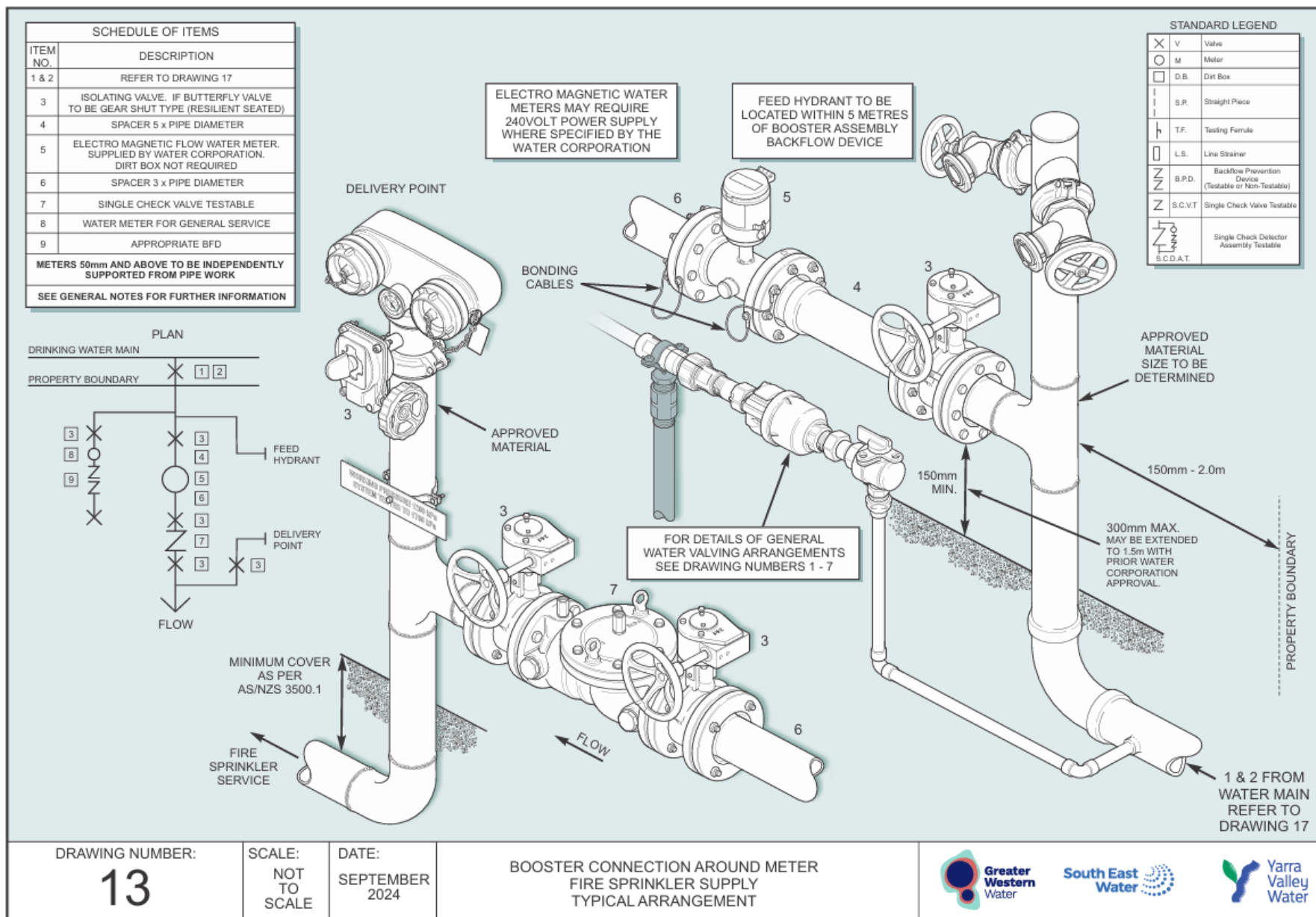












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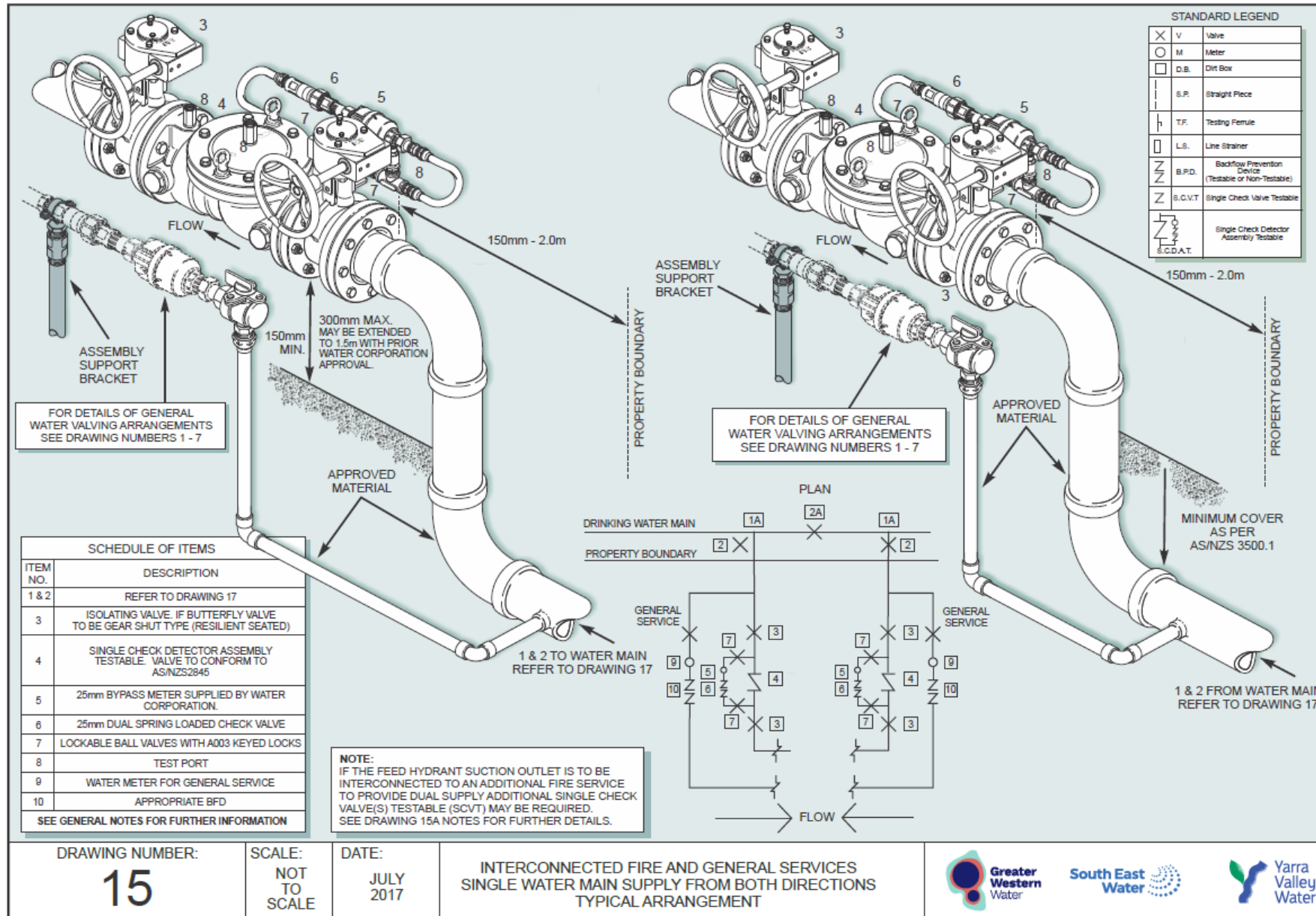
NOT TO SCALE

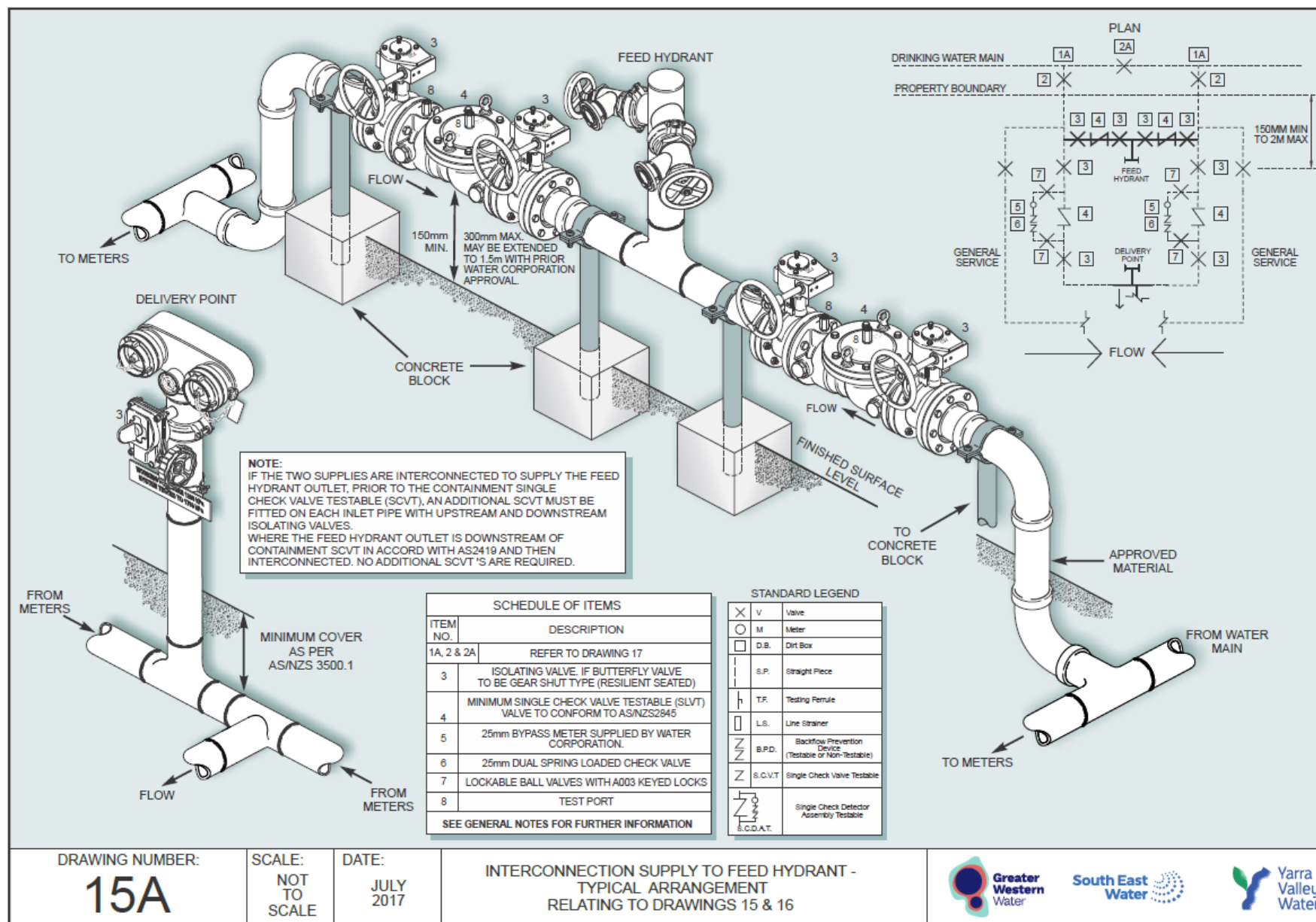
DATE:

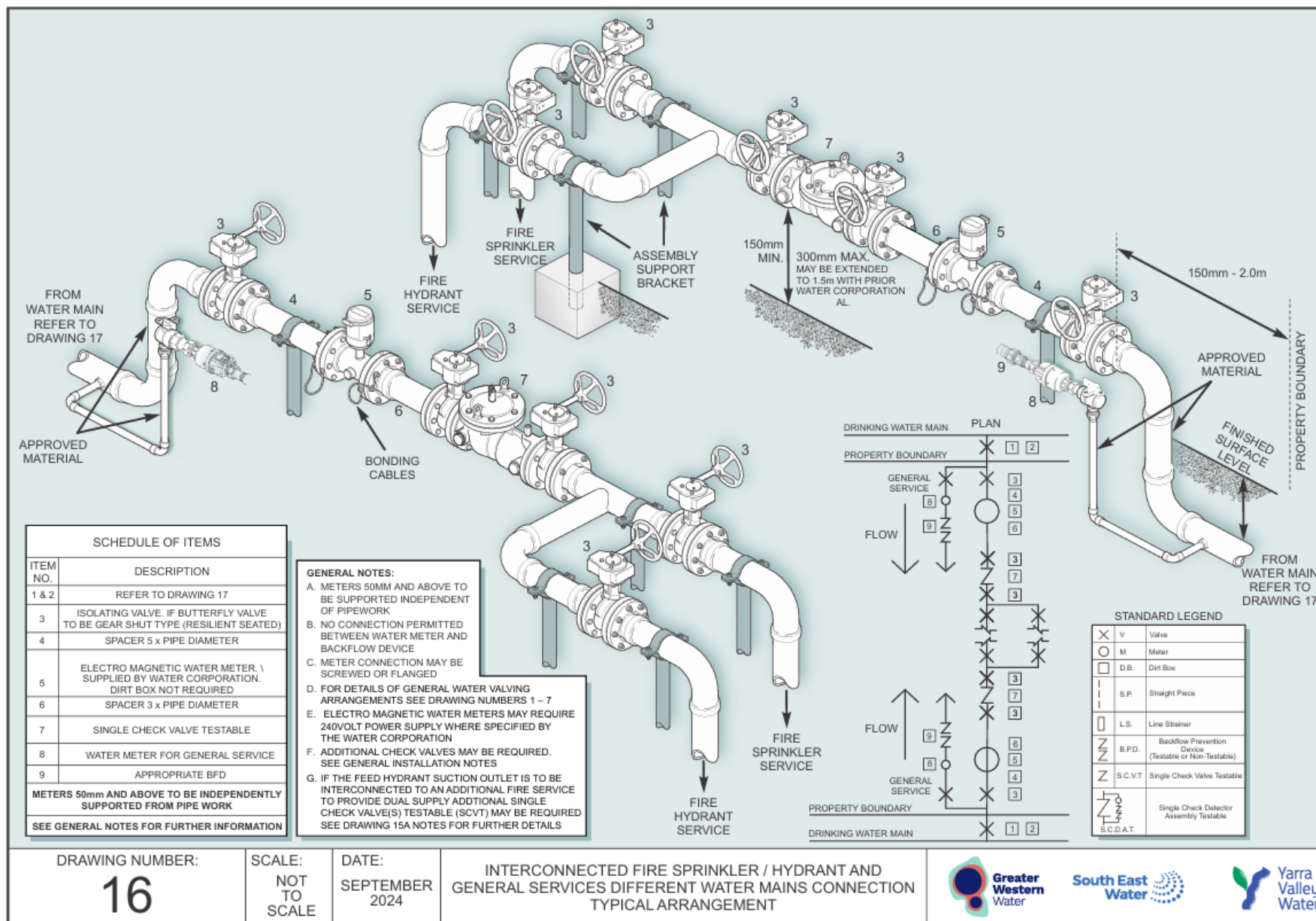
SEPTEMBER 2024

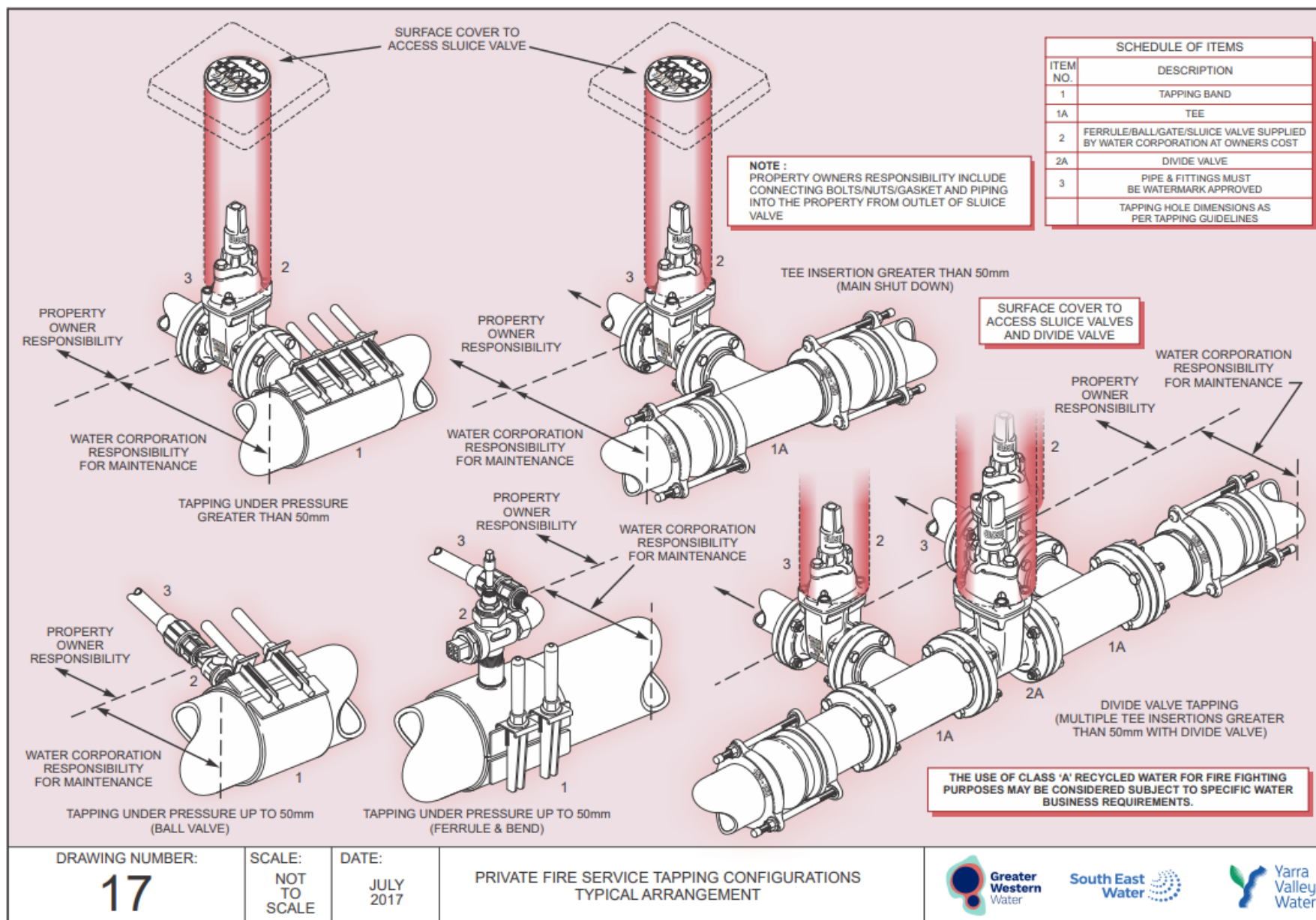
BOOSTER CONNECTION AROUND METER
FIRE SPRINKLER SUPPLY
TYPICAL ARRANGEMENT

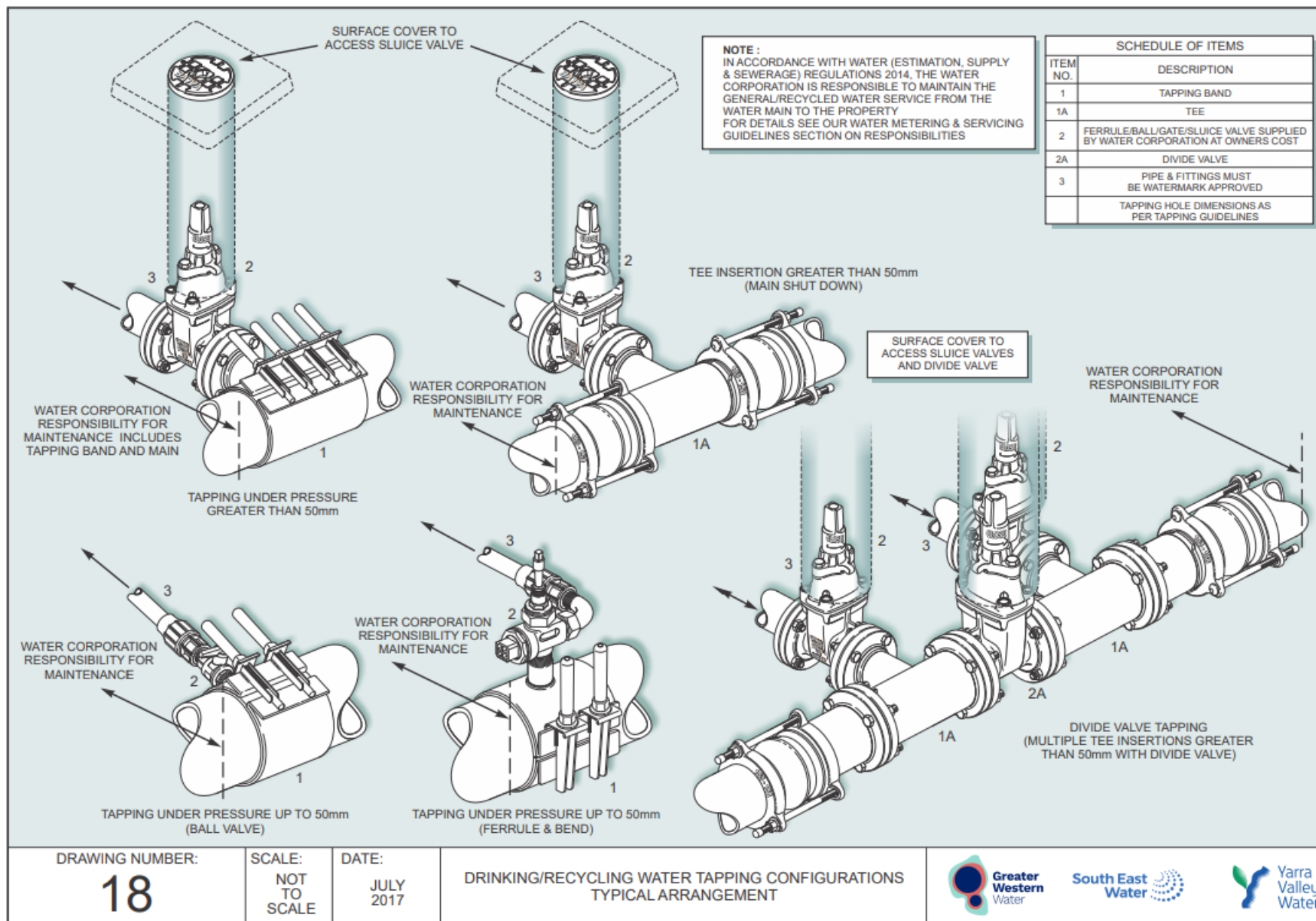




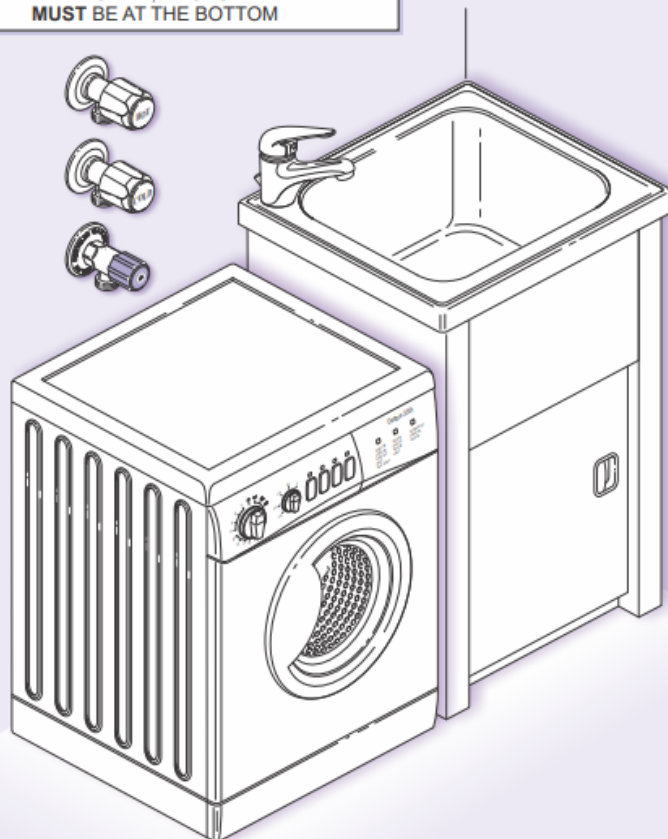




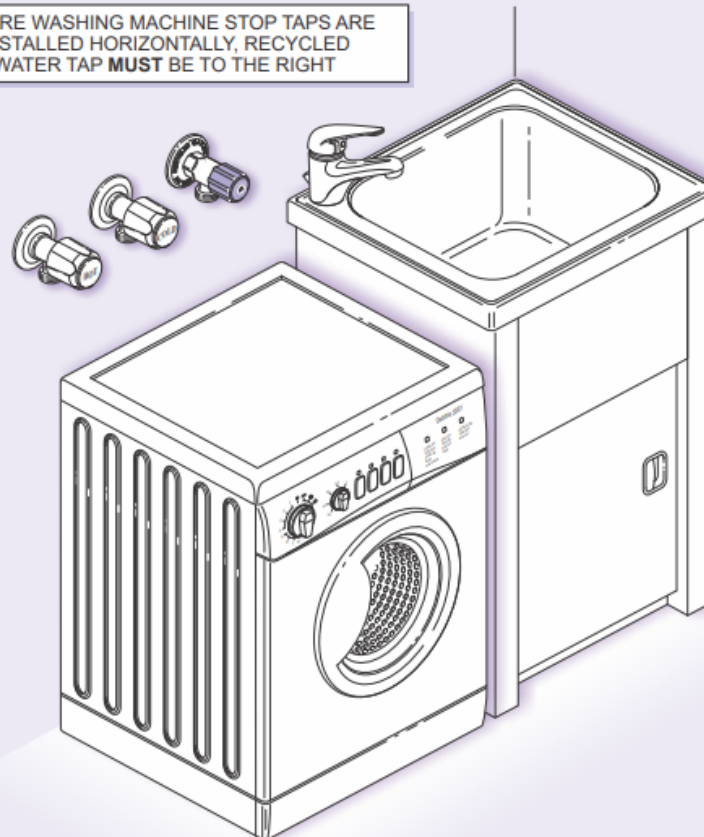




WHERE WASHING MACHINE STOP TAPS ARE
INSTALLED VERTICALLY, RECYCLED WATER TAP
MUST BE AT THE BOTTOM



WHERE WASHING MACHINE STOP TAPS ARE
INSTALLED HORIZONTALLY, RECYCLED
WATER TAP **MUST** BE TO THE RIGHT



RECYCLED WATER WASHING MACHINE STOP TAP SPECIFICATIONS

NON-STANDARD (5/8") FEMALE INLET THREADED STOP TAP WITH PURPLE HANDLE
AND STANDARD 3/4" OUTLET

NON-STANDARD (5/8") MALE LUGGED ELBOW

COVER PLATE WITH LASER ETCHED PROHIBITION WARNING COMPLYING WITH
AS1319 STATING "RECYCLED WATER DO NOT DRINK"

DRAWING NUMBER:

19

SCALE:

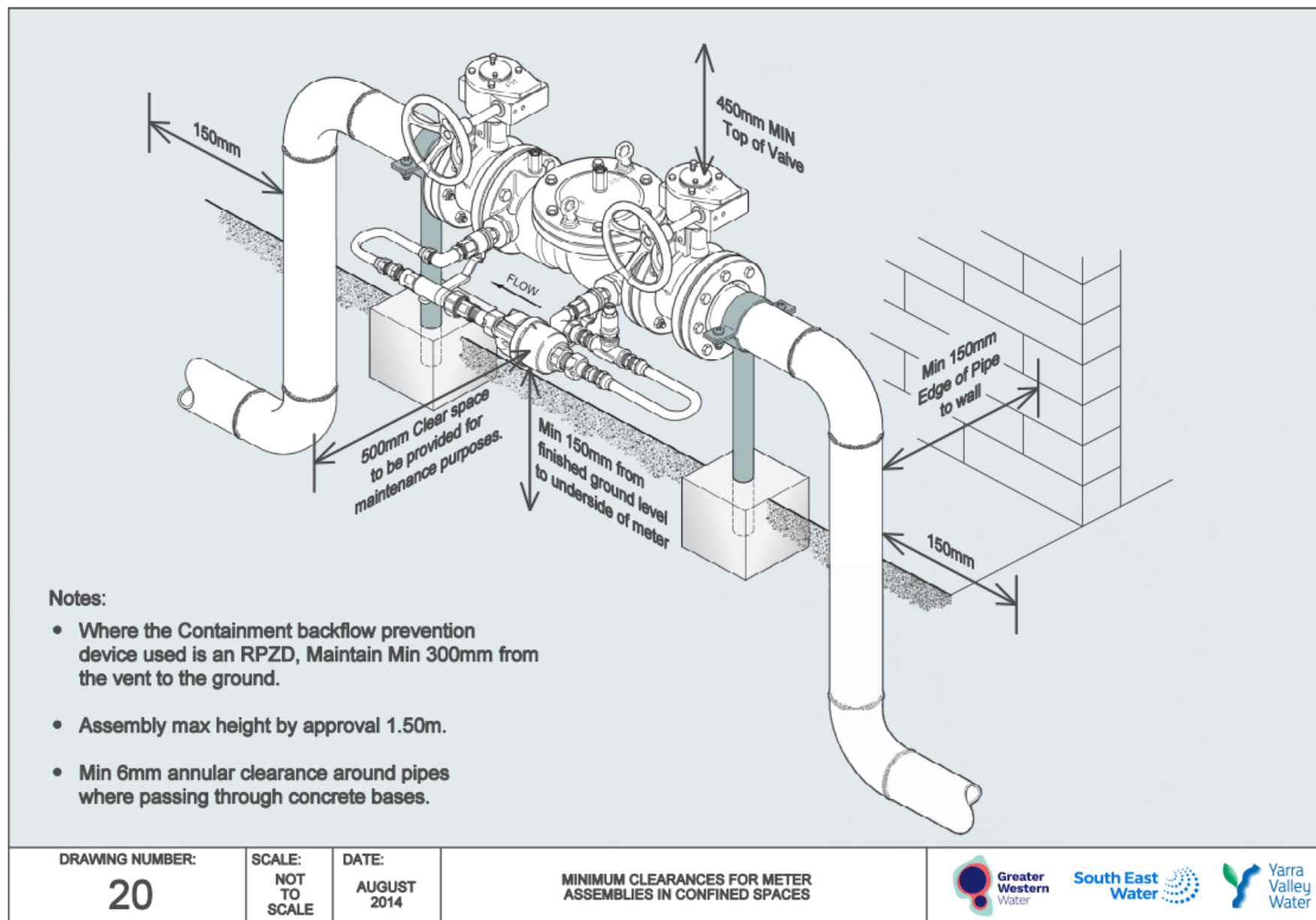
NOT
TO
SCALE

DATE:

JULY
2017

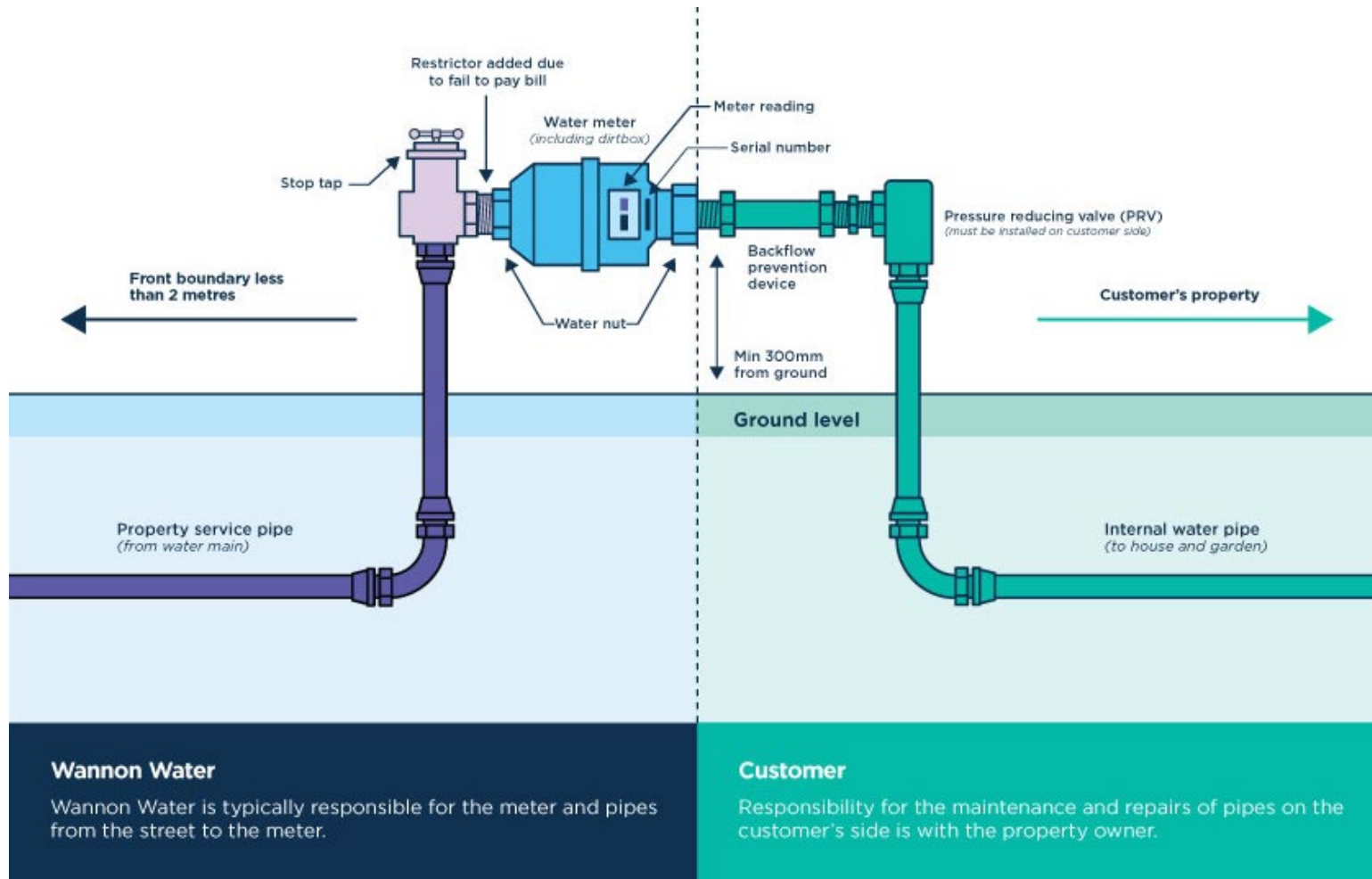
REQUIREMENTS FOR CLASS 'A' RECYCLED WATER
FOR USE WITH WASHING MACHINES
TYPICAL ARRANGEMENT



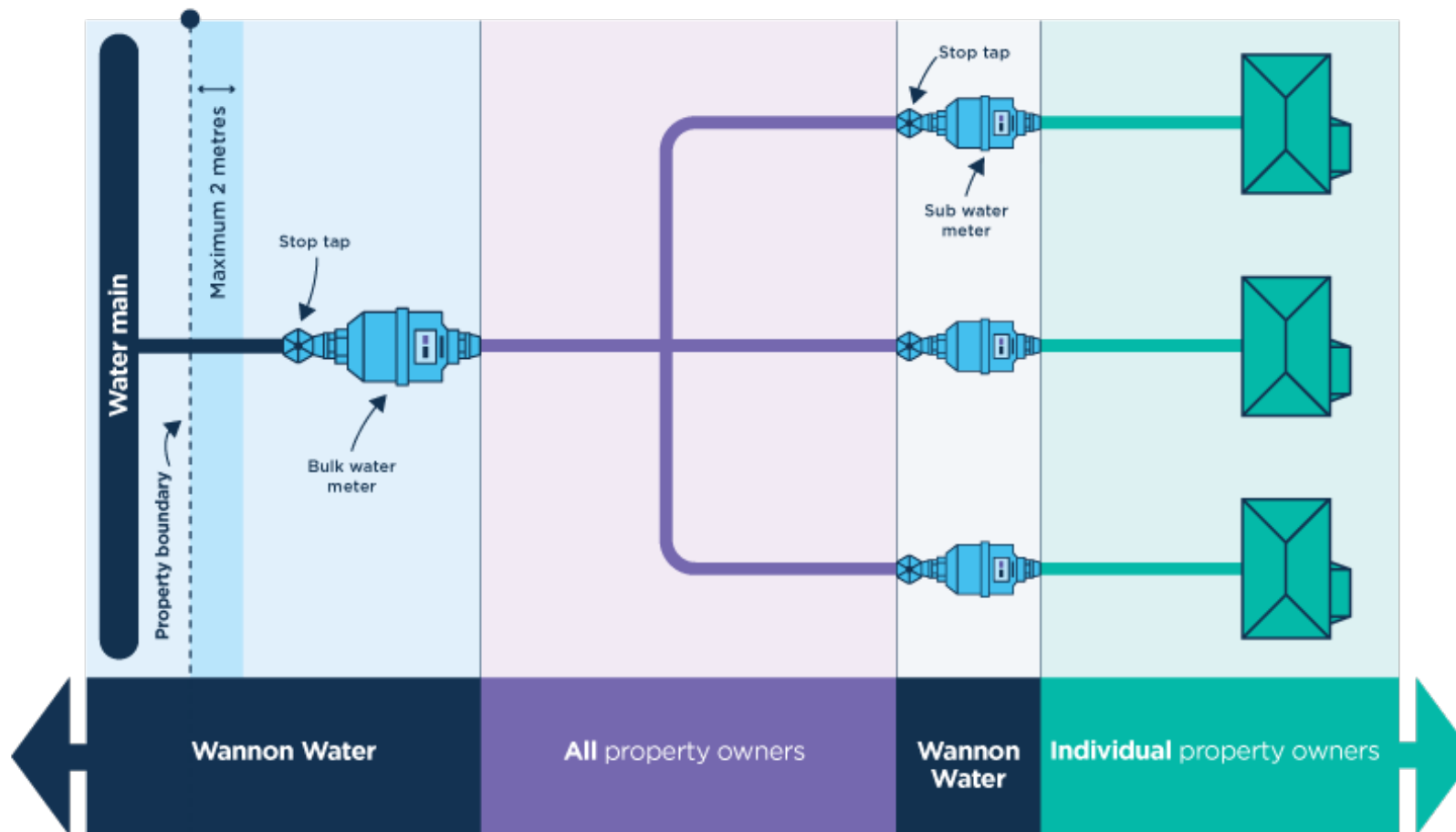


5. Responsibility diagrams

5.1. Water service maintenance

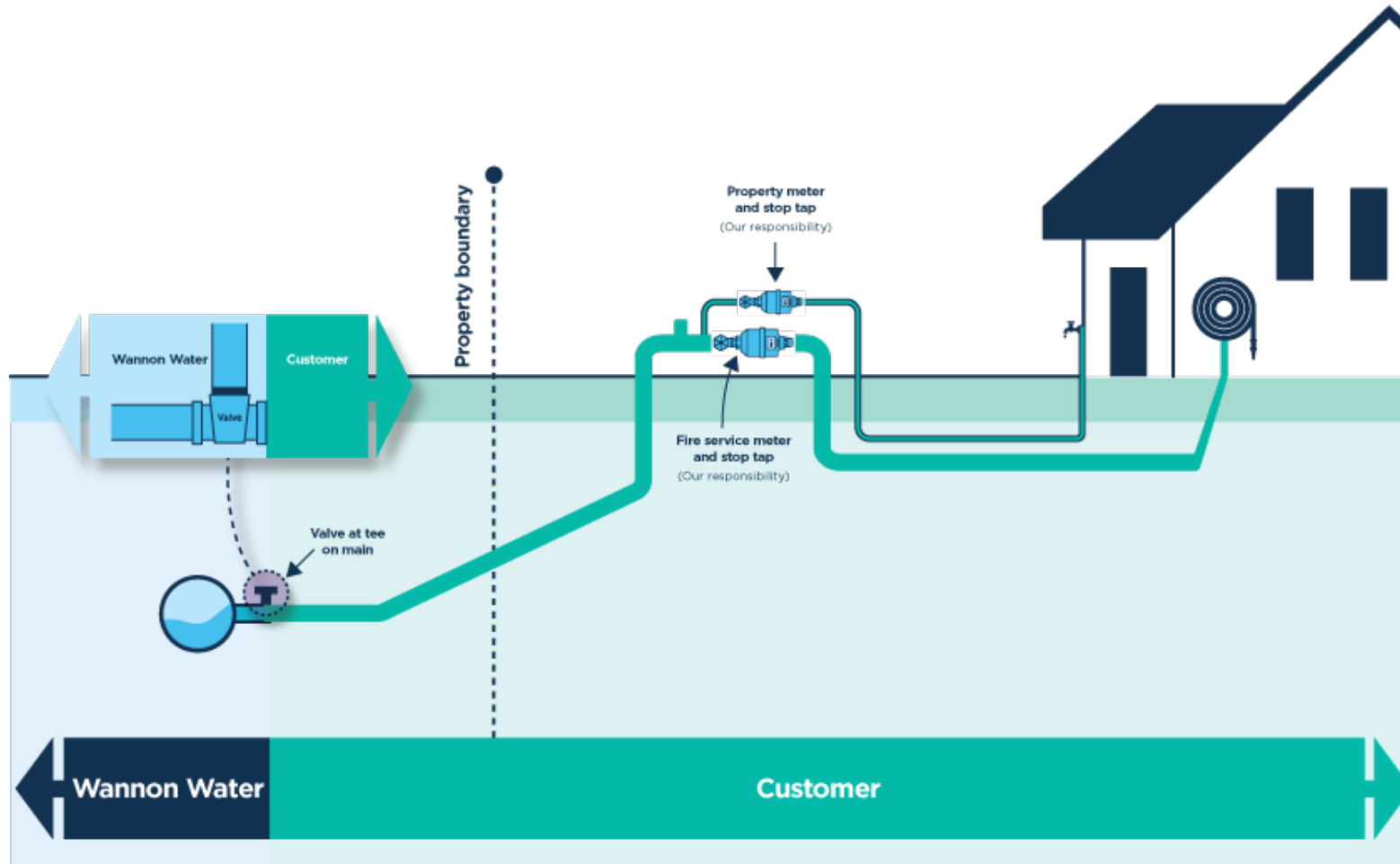


5.2. Bulk water meter service

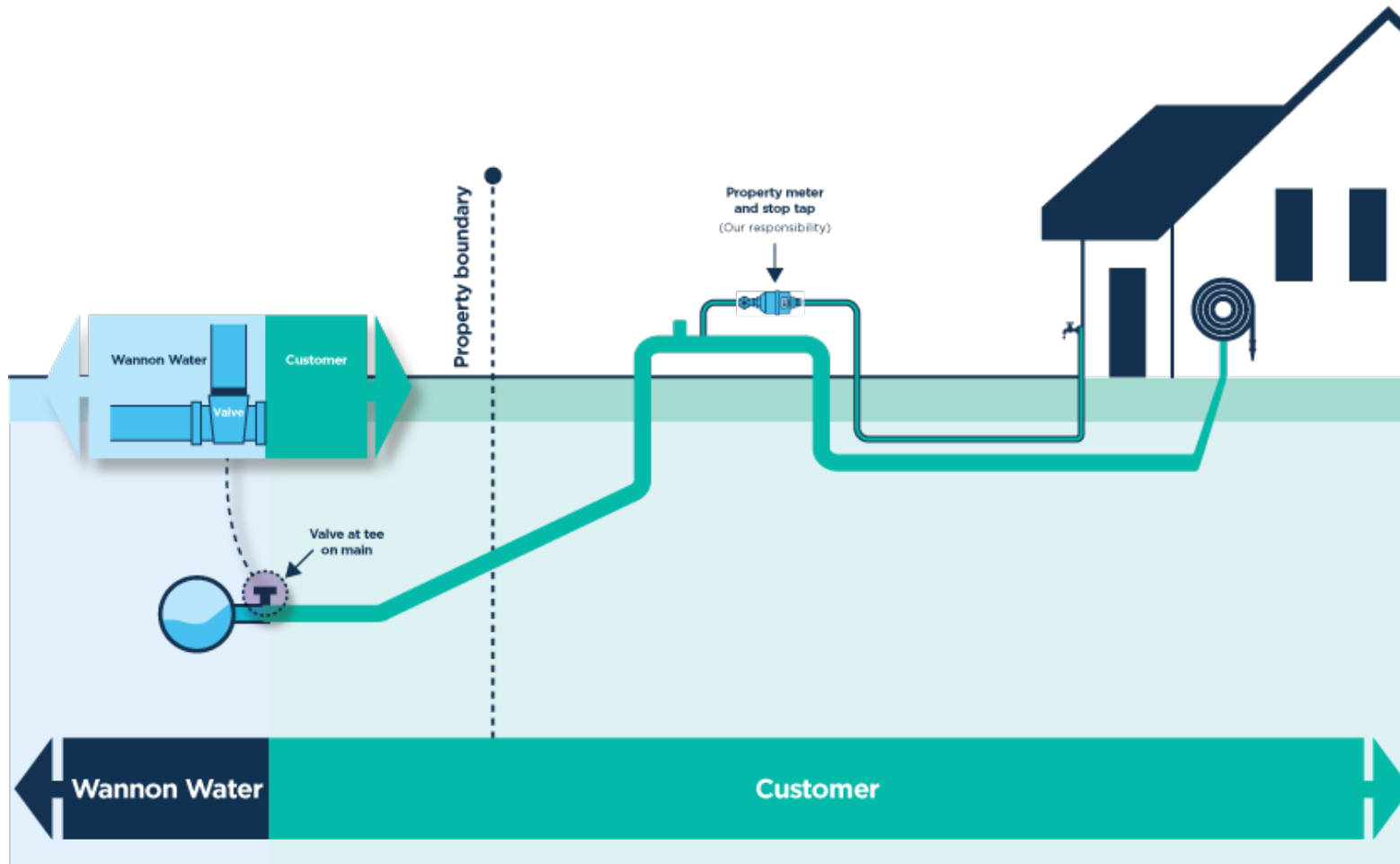


*Diagram not to scale. For demonstration purposes only. Refer to clause 18.1 of the Customer Charter for detailed maintenance obligations for all different scenarios.

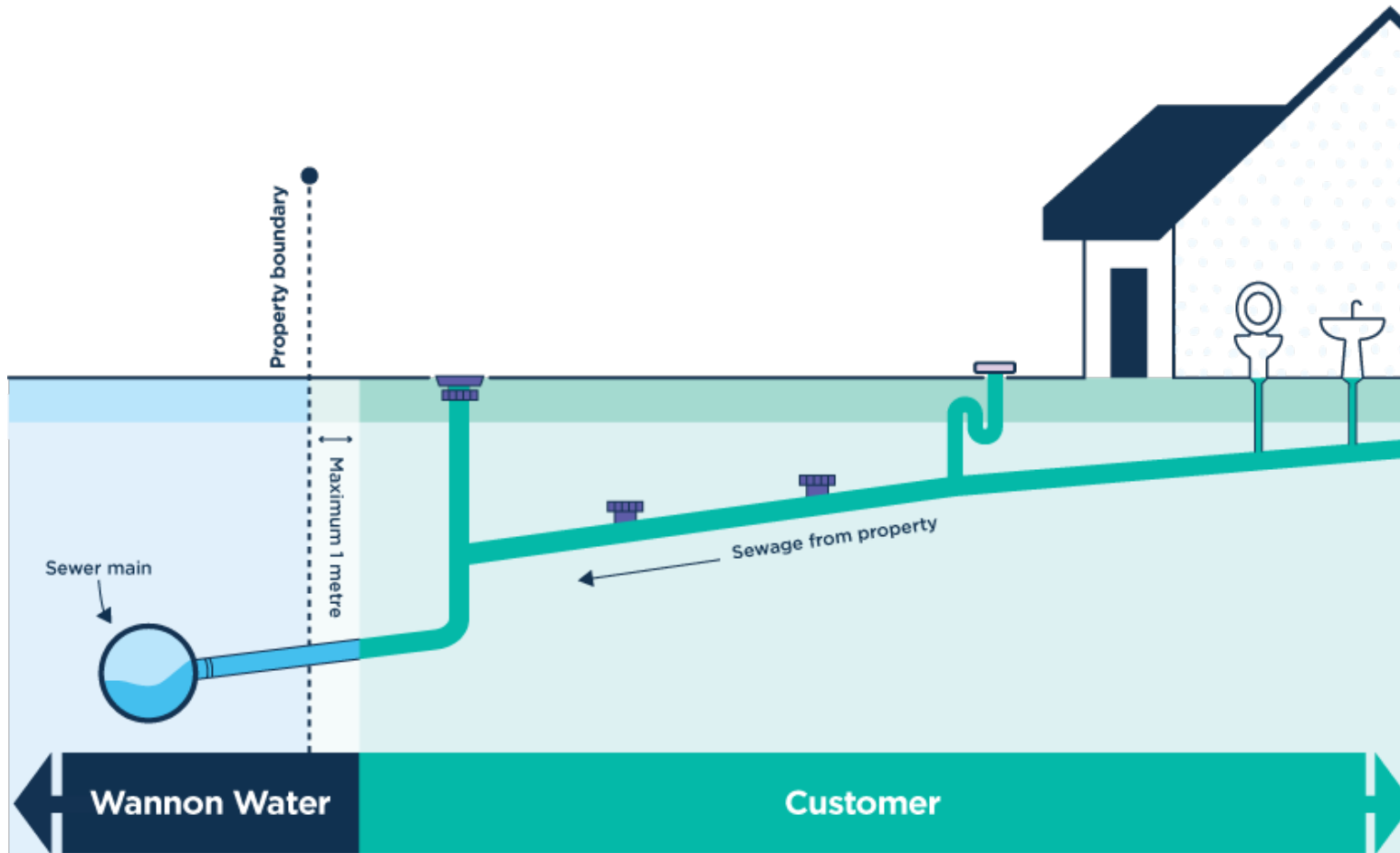
5.3. Fire service maintenance (metered)



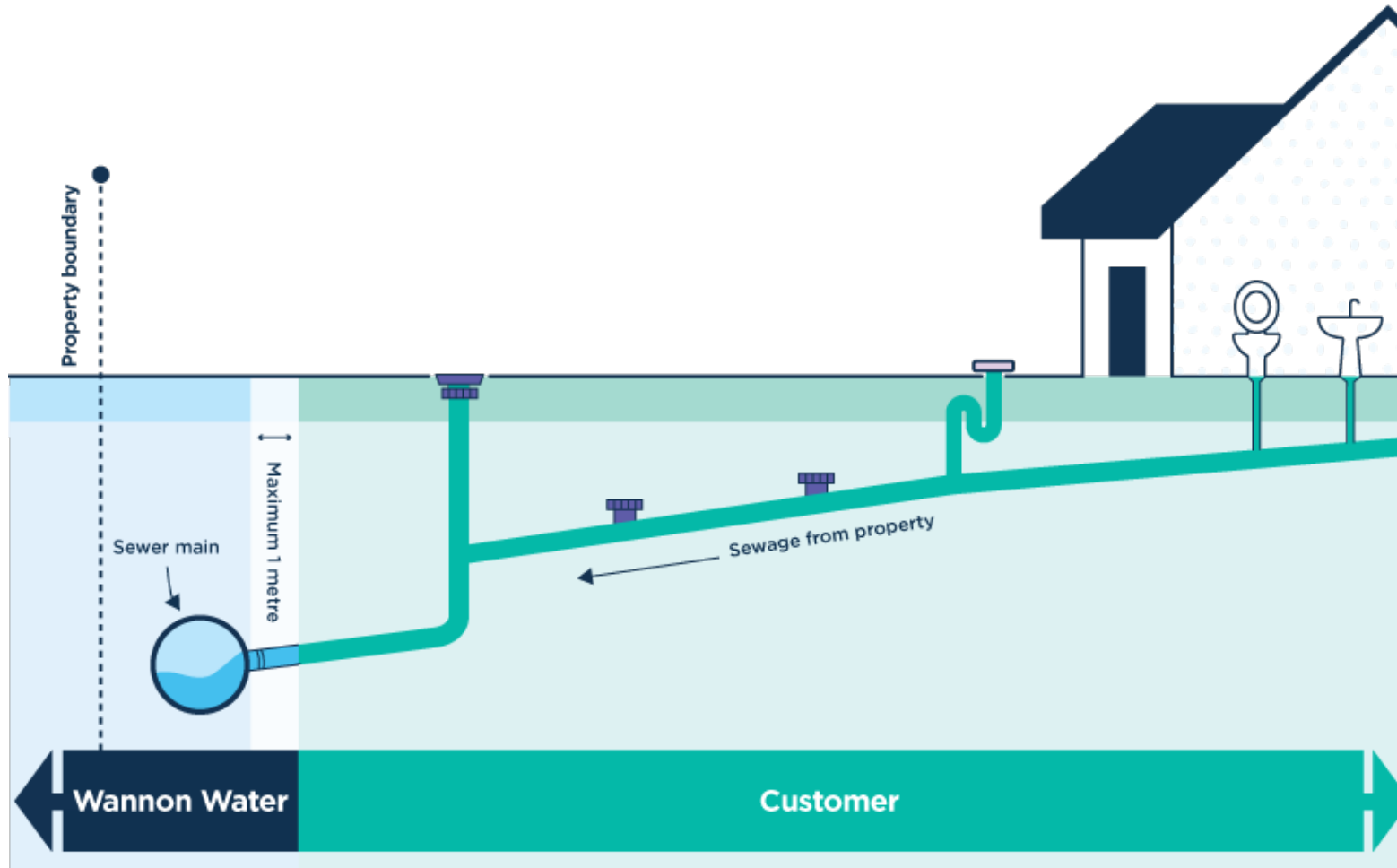
5.4. Fire service maintenance (unmetered)



5.5. Maintenance where sewer main is outside the boundary



5.6. Maintenance where sewer main is inside the boundary



5.7. Low pressure sewerage system

