



Building over Wannon Water assets or easements

Wannon Water has build over controls and regulations in place to help ensure our sewer water and roof water harvesting networks are adequately protected and can be accessed for maintenance purposes.

Introduction

Penalties apply under Section 148 of the *Water Act 1989* for permitting buildings to be constructed over or within one metre of a Wannon Water asset without our prior written consent.

Where Wannon Water's Build Over (Asset Protection) Procedure and Build Over Quick Reference Guide indicate that a build over will be "considered", this information sheet stipulates what criteria the application will be assessed against.

All building permits, where required, will be issued prior to starting works. No build over works are allowed to start prior to Wannon Water granting approval, and the property owner being in receipt of a Buildover Agreement signed by both the applicant and Wannon Water.

The following requirements apply:

1. A plan detailing the proposed structure and existing Wannon Water assets, complete with dimensions to property boundaries and existing assets, is to be attached to the application.
2. It is the responsibility of the owner or the owner's agent to determine the actual location and depth of Wannon Water assets on site prior to commencing any works.
3. Any damage to Wannon Water assets caused by the owner or the owner's agent will be rectified at the cost of owner or the owner's agent.
4. Foundation design is the responsibility of the property owner's designer or civil engineer. Wannon Water requires that building foundations are designed to allow the safe excavation of the sewer to occur without risk of building or trench collapse or worker injury, if or when, excavation occurs. Wannon Water will not be held responsible for any future damage caused to foundations or structures by excavation works due to inadequate foundation design or construction.
5. Structures such as pergolas, carports, steel garages, garden sheds, steps, landings, decks, balconies and the like are to be designed to be easily and quickly dismantled. A minimum of three metres of the structure must be able to be removed to allow machinery to work over the sewer. The design drawings must show details of the construction, including bolt locations which allow dismantling of the structure.
6. Hot water services, reverse-cycle air conditioning units, steps, ramps, balconies and the like must not be located on an easement or within one metre from the outside barrel of the sewer main unless a build over agreement has been approved by Wannon Water.
7. Eaves may be allowed to overhang within one metre of a sewer which is no deeper than one metre and no more than 150mm in diameter, provided appropriate machinery can access the sewer without hitting the eave.
8. Column attachments for demountable structures are to be by bolted connection that allows rubber tyres to drive over remaining bolts without damage to tyres or bolts.
9. Removable floor slab portions are to be a completely separate element (no reinforcement or dowels into rest of slab or foundations). The remaining slab is to have a stepped support to allow the future replacement of the removed portion, and guard against future differential settlement of the removable portion. Foundations are to be poured separately from any removable floor slab. An edge beam is required to prevent slab packing sand falling away if the removable floor slab portion is removed.
10. Commercial and industrial buildings such as display rooms, storage areas and workshops may be allowable with conditions, providing total access is available to the sewer, provision is made for flooring to be removed and there is sufficient vertical clearance for machinery suitable to the task. Total access is defined as allowing the entry of the appropriate equipment needed to excavate the sewer such as a bobcat, backhoe or excavator.
11. Recreational type buildings and tennis courts may be allowable with conditions on the same basis as for commercial and industrial buildings.

12. At the discretion of Wannon Water, a sewer condition assessment may be required to be undertaken or replacement of the sewer may be brought forward where the sewer is in poor condition and reaching the end of its useful life. The cost of the sewer condition assessment and/or bringing forward replacement of the sewer is to be met by the owner.
13. No concessions will apply if there is an existing building constructed over another part of the sewer, regardless of whether constructed with consent or not.
14. No other utility provider's assets or private pipework (i.e. drains) can be laid within one metre of a Wannon Water asset or within a Wannon Water easement, except where pipes cross perpendicular to the Wannon Water easement or asset.

Cutting, benching and filling sites

1. Placing fill greater than one metre is NOT generally permitted over Wannon Water assets. Where approval is given by Wannon Water, any raising or adjustment of manholes, maintenance or inspection shafts are at the landowner's cost.
2. It is illegal to place any fill over Wannon Water surface fittings or structures without the written approval of Wannon Water.
3. Any benching of lots into Wannon Water easements or over sewers is not allowed unless prior approval is obtained from Wannon Water.
4. Any excavation must retain a cover of at least 600mm over the pipe to ground level in non-trafficable area.
5. Any adjustment of manholes, maintenance or inspection shafts are at the landowner's cost.

Property sewer drain connections and inspection shafts

1. No build over will be approved for a structure that is requested to be placed within one metre of a property sewer inspection shaft (refer diagram below).
2. No build over will be approved for a structure that is requested to be placed within two metres of a property drain where the sewer drain enters the property from an external sewer (refer diagram below).
3. No build over will be approved for a structure that is requested to be placed within one metre of a property sewer drain where the property sewer drain connects to a Wannon Water sewer that is located within the property boundary (refer diagram below).
4. For retrospective build overs over property sewer drains and inspection shafts, seek advice from Wannon Water's Development Services Team but, as a minimum, camera inspection of the sewer drain condition and the construction of an inspection shaft to surface will have to be provided by the property owner.

Roof water harvesting infrastructure

Generally the same build over requirements for building over roof water harvesting infrastructure apply for building over sewers.

However, building over the roof water connection will be allowed **providing a maintenance shaft is installed by the applicant to allow access to the inspection opening on the roof drain within the applicant's property.**

