

Land Development Manual

[Land Development Lead, August 2026]

Table of Contents

1	Introduction	8
1.1	Disclaimers	8
1.2	Definitions	8
2	Type of Works	10
2.1	Simple Connections	10
2.2	Non-Works	10
2.2.1	Property Service Assets	10
2.2.2	Private Assets	11
2.3	Developer Works	11
2.3.1	Reticulation Assets	11
2.3.2	Reimbursable Assets	12
2.3.3	Bring Forward Costs	12
2.3.4	Temporary Works	12
2.3.5	Existing Property Connections.....	13
2.4	Combined Works	13
3	Provision of Works Process	14
3.1	Preliminary Servicing Advice	14
3.2	Planning Referrals.....	14
3.2.1	General	14
3.2.2	Planning Permit and Planning Scheme	14
3.2.3	Water Supply Catchments.....	15
3.2.4	Plan of Subdivision.....	16
3.3	Apply for Development.....	16
3.4	Time to Complete Works.....	17
3.4.1	Time extension.....	17
3.5	Non-Works Process	17
3.5.1	Undertaking the Non-Works.....	17
3.5.2	Commencement of Non-Works.....	17
3.5.3	CCTV Inspection of Works.....	17

3.5.4	Application to Connect.....	18
3.5.5	Test Prior.....	18
3.5.6	Amendment to Existing Private Assets (Sewer Amendments)	19
3.5.7	Responsibility for Non-Works.....	19
3.5.8	Payments and Bonds.....	20
3.5.9	Insurance.....	20
3.5.10	Completion of Non-Works.....	20
3.5.11	Consent to Statement of Compliance.....	20
3.6	Developer Works Process.....	21
3.6.1	Undertaking of Developer Works.....	21
3.6.2	Responsibility for Developer Works.....	21
3.6.3	Design of Works.....	22
3.6.4	Commencement of Works	22
3.6.5	Audits	22
3.6.6	Testing of Works.....	23
3.6.7	Shut down	23
3.6.8	Commissioning of Major Infrastructure.....	23
3.6.9	Completion of Works.....	24
3.6.10	As constructed Design Certification (ACDC).....	24
3.6.11	CCTV Inspection of Works.....	24
3.6.12	Reimbursement Works	25
3.6.13	Payments and Bonds	25
3.6.14	Insurance.....	25
3.6.15	Acceptance	26
3.6.16	Consent to Statement of Compliance.....	26
3.6.17	Warranty Period.....	26
3.6.18	Early Consent to Statement of Compliance.....	27
4	Requirement for Services.....	28
4.1	Reticulation assets.....	28
4.2	Potable Water Connection	29
4.2.1	Backflow	30
4.2.2	Fire Services	30

4.3	Recycled Water Connection.....	31
4.4	Sewer Connection.....	31
4.4.1	Lot Control	32
4.4.2	Trade Waste.....	33
4.5	Metering.....	33
4.6	Major Infrastructure.....	34
4.7	Surrounding Land.....	34
4.8	Alteration to Existing Reticulation Assets.....	34
4.8.1	General	34
4.8.2	Tee Cut-ins or FP/SV installation	34
4.8.3	Installation of new Maintenance Structure.....	35
4.8.4	Asbestos Removal	35
4.9	Impact on Existing Customer Services.....	35
4.9.1	Services Crossing Property Boundaries.....	35
4.9.2	Building Over Existing Assets.....	35
4.9.3	Reticulation Assets Adjacent to Private Customers Services	36
4.9.4	Temporary Supply	36
4.10	Abandoned Assets.....	36
4.10.1	Abandoned Reticulation Assets.....	36
4.10.2	Abandoned Property Service Assets.....	36
4.10.3	Abandoned Meters.....	37
4.11	Servicing Examples	37
5	Subdivisional Development.....	38
5.1	Subdivisions without an Owners Corporation.....	38
5.1.1	Two (2) Lot subdivisions.....	38
5.1.2	Multi-lot developments (greater than two lots)	39
5.2	Subdivisions with an Owners Corporation.....	39
5.2.1	Multi-unit developments.....	39
5.2.2	Multi-story / high-rise development.....	40
5.3	Subdivision of Existing Buildings	40
5.4	Boundary Re-alignment	40
5.5	Consolidation	40

6	Non subdivisioal development	41
6.1	Multi-tenement development	41
6.1.1	Dual occupancy	41
6.1.2	Small Second Dwellings	41
6.1.3	Rooming Houses	42
6.1.4	Multi-premises or Multi-storey developments	42
6.2	Commercial and Industrial Developments.....	42
6.3	Other Government Authority Works	43
6.3.1	Requirements for roads and railways	43
6.3.2	Major Works	43
6.4	Development remote from services	43
6.5	Future Subdivision.....	43
7	Other Connection Arrangements	44
7.1	Out of District Services	44
7.2	Service by Separate Written Agreement.....	44
7.2.1	Water Supply by Agreement.....	45
7.2.2	Sewer by Agreement.....	46
7.2.3	Class B/C Recycled Water	47
7.3	High (Potable) Water Demand Customers.....	47
8	Asset Protection and Maintenance Access.....	48
8.1	Existing Assets.....	48
8.1.1	Statutory Protection	48
8.1.2	Build Over Consent	48
8.2	Easement and Reserves.....	49
8.2.1	Easement Requirements	49
8.2.2	Section 12(2) Easements	50
8.2.3	Reserves	51
8.2.4	Road Reserves.....	51
8.2.5	Other Reserves.....	51
8.3	Examples of Easements and Reserves Requirements	51
8.3.1	Reticulation works - gravity sewer mains.....	51
8.3.2	Sewer pump stations.....	52

8.3.3	Pressure sewer systems.....	52
8.3.4	Sewer rising mains	52
8.3.5	Recycled water pipelines	52
8.3.6	Gas checks and emergency relief structures (ERS)	52
8.3.7	Sewer detention tanks	53
8.3.8	Chemical injection plants.....	53
8.3.9	Water mains – general.....	53
8.3.10	Pressure reducing stations	54
8.3.11	Water Disinfection Plant.....	54
8.3.12	Reservoirs and tanks.....	55
8.3.13	Major valves or metering installations.....	55
8.4	Reasonable Access	55
9	Costs, Fees, and Charges	56
9.1	New Customer Contributions	56
9.2	Application Fees	57
9.3	Management Fees.....	57
9.3.1	Developer Works Management fees.....	57
9.3.2	Developer Works Management fees – Per Lot.....	57
9.3.3	Non-Works Management fees	58
9.3.4	Non-Works Management fees – Per Lot (Commercial only)	58
9.3.5	Major Infrastructure or Major Project Management fees	58
9.4	Service Fees.....	58
9.5	Works Warranty Bond.....	59
9.6	Non-Subdivision Bond.....	59
10	Accredited Consultants and Contractors.....	60
10.1	Accredited Parties	60
10.1.1	Accreditation Process	60
10.1.2	Accreditation Requirements	60
10.1.3	Duration of Accreditation	61
10.1.4	Accredited Consultant Obligations	61
10.1.5	Accredited Contractor Obligations	62
10.1.6	Performance.....	63

10.1.7	Accreditation Categories.....	64
11	Standards.....	65
11.1	Adopted Standards.....	65
11.2	Supplementary Information.....	66
11.3	Approved Products.....	66
11.4	Ancillary standards and Guidelines	66
12	Document Control	67
12.1	Revision History	67

1 Introduction

This document has been written for all Accredited Consultants, Accredited Contractors, Developers, land owners, surveyors, planning and referral authorities and Barwon Water personnel involved in the development of land within Barwon Water's district.

This document contains information about Barwon Water's servicing requirements for land development projects which includes subdivision of land and non-subdivision proposals.

Generally, all new development projects, whether they be residential, commercial or industrial proposals, must be provided with a potable water supply and sewerage service. If the proposal is in a mandated recycled water area, a recycled water supply must also be provided to the development. Sewerage services cannot be provided without a potable water supply. Exceptions to the requirement for any service are explained later in this document.

The requirements for any development proposal will be confirmed by the servicing requirements schedule of the relevant Developer Deed. This document and the Individual Development Deed should be read in conjunction with the relevant Deed terms and conditions contained on [Barwon Water's website](#) under "Understand our Development Deeds".

1.1 Disclaimers

Please note that:

- the relevant legally binding documents are the Developer Works Deed, the Non-Works Deed, the Contractor Accreditation Deeds, Consultant Accreditation Deeds, and ancillary documentation (hereinafter referred to 'Deeds');
- this Land Development Manual (hereinafter referred to as 'LDM') is only designed to provide the intended audience with guidance about the main principles of the Deeds and to help with the reading of the Deeds;
- Where the LDM summarizes the principles of the Deeds, it is not conclusive and does not reflect the whole Deeds;
- Reading the LDM does not substitute any reading of the Deeds;
- We expressly point out that it is essential that you read and understand the Deeds; and
- In case of any inconsistency of this LDM with the Deeds, the validity of the Deeds is not affected.
- This document does not constitute technical, engineering or legal advice. Parties undertaking the development of land requiring reticulated water and/or sewerage services from Barwon Water should obtain their own technical, engineering and legal advice as applicable.

1.2 Definitions

The term 'development' for the purposes of the LDM refers to projects involving either:

- the subdivision of land or existing buildings;
- the construction of buildings or tenements, that may or may not be subject to subdivision;
- the connection of single allotments to Barwon Water services;

- pipeline extensions; and
- alteration, relocation, or abandonment of a Barwon Water asset.

Development in this context may range from large scale residential, commercial or industrial proposals to individual customers seeking a single (potable and/ or recycled) water or sewer connection point.

Any words beginning with capital letters shall have the meaning as set out in the Deeds unless otherwise defined herein. Any words beginning with capital letters which are not defined in the Deeds shall have the technical meaning which is common in the water infrastructure and construction industry. This LDM gives guidance for residential, commercial and industrial developers and their representatives, including engineering and other consultants, contractors, surveyors, and service authorities.

2 Type of Works

Requirements for Development proposals may require the following types of works, defined as:

Simple Connections: a connection to Barwon Water's existing water and/or sewerage pipes (where those assets join the particular property) for a single dwelling of a single residential allotment where the land has the required access to services, and where the connection does not involve any construction of a Sewer Connection Point.

Non-Works: the construction of Private Assets, Water Connection Points, and/or Sewer Connection Points. The relevant document which covers the Non-Works process and requirements is the Non-Works Deed.

Developer Works: the construction or alteration of reticulated water and/or sewer mains, typically in undeveloped land, and may include reimbursable assets and major infrastructure. The relevant document which covers the Developer Works process and requirements is the Developer Deed.

Combined Works: the construction or alteration of reticulated water and/or sewer mains, including the connection of one or more new or existing dwellings. The relevant document which covers the Combined Works process and requirements is the Combined Works Deed.

2.1 Simple Connections

Simple connections do not require the construction of any reticulation assets or upsize of any property services and are not required to follow the Land Development processes contained in this document.

The process for Simple Connections (including relevant application forms and information) is outlined on [our website](#). The Conditions of Connection set out the respective requirements for potable water, recycled water, sewer, and pressure sewer connections.

2.2 Non-Works

Non-Works are assets provided by the Developer and include Private Assets, Water Connection Points, and/or Sewer Connection Points.

Developers are responsible for:

- Providing private assets;
- The cost of connecting those assets to Barwon Water's infrastructure;
- Paying all fees and charges including New Customer Contributions; and
- Connection to Barwon Water's infrastructure in line with the conditions imposed by 'consent to connect'.

2.2.1 Property Service Assets

Property Service Assets include:

- water main tapplings and property service lines up to the water meter;
- potable and recycled water meters; and
- sewer connection points;

and are owned and maintained by Barwon Water.

2.2.2 Private Assets

Private assets include:

- sanitary drainage lines beyond the first Inspection Opening (IO) on the sewer connection point, or beyond the first metre of the sewer connection point (whichever is lesser);
- internal water lines beyond the water meter;
- private pipelines;
- private sewer and water pump-stations; and
- private water supply tanks.

and are not transferred to or maintained by Barwon Water, and will remain the property of the landowner(s) or an Owners Corporation.

2.3 Developer Works

Developer Works are assets provided by the Developer utilising the services of Accredited Consultants and Accredited Contractors. The Developer is required to engage these accredited parties for the provision of any reticulated and shared asset infrastructure, and/ or major infrastructure such as sewer and water/ recycled water pump-stations, and water/ recycled water supply tanks. The Developer must enter into a Developer Deed with Barwon Water, and design, construct, and transfer the required Developer Works to Barwon Water.

Developers are responsible for:

- Providing new and/or replacement reticulation assets;
- Delivering Reimbursable Assets;
- The cost of connecting those assets to Barwon Water's infrastructure;
- Paying the costs associated with bringing forward Reimbursement Works, if they are required ahead of Barwon Water's Infrastructure Sequencing Plan (refer Barwon Water's website); and
- Paying all fees and charges including New Customer Contributions (refer Section 9 for further information).

For many developments, the Developer may be required to extend new infrastructure outside of the development land to the existing Barwon Water system.

2.3.1 Reticulation Assets

Reticulation assets may be required to provide water and/or sewer services to a proposed development.

Reticulation assets are generally defined as –

- Water mains that are smaller than 225mm in diameter;
- Sewer mains that are smaller than 300mm in diameter; and
- Major infrastructure such as sewer pump stations, pressure reducing valves, or water supply tanks where the incoming pipe size is as listed above.

Reticulation assets must comply with Barwon Water's [Standards](#). Ownership and maintenance of reticulation assets is transferred to Barwon Water once all requirements under the Developer Deed or Combined Works Deed have been met.

The Developer must bear the cost of any reticulation assets that are required to service the development.

2.3.2 Reimbursable Assets

Barwon Water has developed Infrastructure Sequencing Plans (ISPs) which outline the future strategic potable water, recycled water and sewerage infrastructure and the timing of the infrastructure. The timing of the provision of infrastructure has been determined following a logical sequencing of development and utilization of existing system capacity. These ISPs are available on Barwon Water's [website](#) within our New Customer Contributions Framework.

This strategic potable water, recycled water and sewerage infrastructure is deemed as being Reimbursable Assets. The Developer may be required to deliver reimbursable assets that are planned within or adjacent to the land that is being developed, or where reimbursable assets are required to provide potable water, recycled water or sewerage services to the development.

Reimbursable assets are generally defined as –

- Water mains that are equal to 225mm or larger in diameter
- Sewer mains that are equal to 300mm or larger in diameter
- Major infrastructure such as sewer pump stations, pressure reducing valves, or water supply tanks where the incoming pipe size is as listed above

Under the Developer Works process Barwon Water is responsible for contributing to the cost of reimbursable assets as described by the Essential Services Commission Price Determination for Barwon Water. Reimbursement will be facilitated through the Reimbursable Works process (refer Section 3.6.12). If a development wishes to proceed prior to the planned sequencing, then Barwon Water may levy Bring Forward Costs.

In some instances, Barwon Water may contribute to Reticulation Assets if the nature of the development is such that the assets have capacity to service future development. This determination will be made in accordance with the New Customer Contributions Framework at the time a Developer Deed is issued for the development.

2.3.3 Bring Forward Costs

Bring forward costs are those costs levied where infrastructure is required by the Developer earlier than planned by Barwon Water. The basis for these charges can be found within the New Customer Contributions Framework available on Barwon Water's [website](#).

2.3.4 Temporary Works

The Developer must bear the cost of any temporary reticulation works that will eventually be replaced by assets constructed by Barwon Water or arising out of other developments.

Temporary works are still required to be constructed to the Standards and are generally transferred to Barwon Water. There is no reimbursement for the cost of provision of temporary assets.

2.3.5 Existing Property Connections

Where existing services are impacted by the Developer Works, or the Developer Works brings reticulated services closer to an existing property, the Developer must relocate these services and any associated fittings or fixtures, such as a water meter for any existing water service. In some cases, this may be a larger service for a single or group of customers supplied by a Water by Separate Agreement.

2.4 Combined Works

In some cases the development will require a combination of Developer Works and Non-Works, this is referred to as Combined Works.

Combined Works involves the construction of reticulated water and/or sewer mains, and the connection of one or more new or existing dwellings. Combined Works projects must adhere to the requirements and processes relevant to both Developer Works and Non-Works and pay any fees associated with those works.

3 Provision of Works Process

The following sections describe the process the Developer must follow to provide water and/or sewer services to their development.

3.1 Preliminary Servicing Advice

Preliminary servicing advice is available to landowners and Developers to assist with planning applications to council and to determine potential costs and infrastructure works associated with developing land. To seek preliminary servicing advice please lodge an application by filling out a Preliminary Service Advice request form, available on our [website](#) under "Request Preliminary Servicing Advice" and emailing the completed form and relevant attachments to development@barwonwater.vic.gov.au.

Any information given in this preliminary servicing advice or otherwise by Barwon Water is not binding upon Barwon Water, and you shall not undertake any commitment based on any information given until a formal execution of a Developer Deed, Non-Works Deed or any other binding agreement with Barwon Water.

3.2 Planning Referrals

3.2.1 General

Barwon Water is responsible for potable water and sewerage services in the municipal districts of:

- City of Greater Geelong;
- Borough of Queenscliffe;
- Surf Coast Shire;
- Moorabool Shire;
- Colac Otway Shire (part of); and
- Golden Plains Shire (part of).

Under the relevant planning scheme or section 173 agreement, Barwon Water has mandated provision of Class A recycled water in some parts of The City of Greater Geelong and Surf Coast Shire municipalities.

Barwon Water also has an interest in water supply catchments in some of these areas as well as parts of the Moorabool Shire and may impose respective conditions.

3.2.2 Planning Permit and Planning Scheme

Many developments requiring potable water, recycled water, or sewerage services may also require planning permission. Usually, this permission will be in the form of a planning permit issued by the relevant municipal council acting as a responsible authority under the *Planning and Environment Act 1987*.

As authorised under section 145 of the *Water Act 1989*, Barwon Water has the legal right to impose conditions relating to the connection to Barwon Water's system.

Barwon Water participates in the planning process as a formal referral authority for specified planning permit applications pursuant to Section 55 (of the *Planning and Environment Act 1987*). When a planning permit application is referred to Barwon Water, Barwon Water is permitted to direct the relevant council to:

- refuse the permit application; or
- impose a set of conditions in relation to (potable/ recycled) water and/or sewerage services which must be included by the municipal council in any planning permit issued; or
- request more information to assess the permit application.

Barwon Water may also perform a role in more strategic planning. This may include:

- involvement in planning scheme amendments; and
- requests for development plan overlays (and the plans pursuant to them) to be approved.

3.2.3 Water Supply Catchments

Barwon Water is a referral authority for planning permit applications that fall within a special water supply catchment area, as defined in Schedule 5 of the *Catchment and Land Protection Act 1994*.

The referral allows Barwon Water to assess the application in relation to potential impacts on water quality and yield in these catchments.

When an application in a special water supply catchment area is referred by council to Barwon Water, Barwon Water may seek assurances as to the capacity of the land to support an onsite waste water system (most notably to retain all waste water within the boundaries of the relevant lot or title).

A planning permit referral must include the following information:

- Details of any relevant plan of subdivision or site plan.
- Details on the relevant plan of subdivision or site plan of proposed building areas and effluent disposal areas.
- A land capability assessment prepared within the past 12 months by a suitably qualified person.
- A wastewater management program that indicates how any constraints identified in the land capability assessment can be addressed.
- A description of the soil type of the site and its profile characteristics to a depth of at least 1.5 metres.
- Demonstration that the proposal will result in a net improvement to the health and environmental condition of the catchment, where the land is not connected to reticulated sewerage.
- An assessment of the likely environmental impact on the natural and physical features and resources of the area and any impact that may be caused by the proposal on soil and water quality.

Barwon Water will assess the planning application for its compliance with key policies, including:

- State Environment Protection Policy (Waters);
- Ministerial Guidelines for Planning permit applications in open, potable and water supply catchment areas;
- Water Quality Protection Policy for Barwon and Otway Catchments. Water Quality Protection Policy for Barwon and Otway Catchments.

3.2.4 Plan of Subdivision

If land is to be subdivided, Barwon Water can impose requirements for the subdivision through the planning process and under the *Subdivision Act 1988*. This includes the requirement for easements or reserves for Barwon Water purposes.

For Non-Works, the consent to the certification of the plan of subdivision is given by Barwon Water when the plan of subdivision conditions required under the planning permit and/or the Servicing Requirements and Costing Schedule of the Non-Works Deed are satisfied.

For Developer Works, the consent to certification of the plan of subdivision is given by Barwon Water when the plan of subdivision conditions requested by the planning permit are satisfied and the infrastructure design plan is complying with the Servicing Requirements and Costing Schedule of the Developer Deed.

Should works not be constructed in accordance with the accepted design plan, Barwon Water may request the rectification of the works or the alteration to the plan of subdivision, prior to its Consent to Statement of Compliance.

For all development projects, should works not be completed in accordance with the associated Deed, Barwon Water will not issue its Consent to Statement of Compliance.

3.3 Apply for Development

The Developer must [Apply for Development](#) (also known as applying for Service Requirements and Costings) through Barwon Water's website and pay the applicable application fee.

The following proposals within Barwon Water's region must Apply for Development to ensure that the proposal is assessed for appropriate servicing –

- Any proposal involving a subdivision;
- Any multi-tenement proposal;
- Any non-residential proposal (including rooming houses);
- Any proposal that requires alterations/realignment of Barwon Water's reticulation assets; or
- Any other proposal where Barwon Water requests an application for development.

Barwon Water will evaluate the application and respond to the applicant by either –

- Requesting further information; or
- Providing a Deed together with an accompanying cover letter explaining next steps.

The Deed includes a referral to Barwon Water's Terms and Conditions (for either Non-Works or Developer Works) which thereby form part of the Deed and which are published at Barwon Water's website under [Plan your development](#) > Understand our development deeds.

Furthermore, Barwon Water's Land Development and Administrative Process for the associated Type of Works forms part of the Deed (see the Schedules of the relevant Deed terms and conditions). It sets out further obligations and process steps the Developer must adhere to.

All technical requirements are set out in a schedule of the Deed (the Servicing Requirements and Costing Schedule).

3.4 Time to Complete Works

The completion of works must generally be reached within 18 months of the Deed date, unless otherwise stipulated by Barwon Water. If works cannot be completed within this time period, Barwon Water may either allow for an extension of the completion period, or require the Developer to apply for a new Deed.

3.4.1 Time extension

Requests to extend the time for the completion of the works will only be considered if the required extension does not exceed an extra 12 months from the completion date specified in the Deed. To request a time extension for a development, the developer must [Apply for a Time Extension](#) and must –

- provide a reason for the extension request;
- demonstrate progress has been made on the development; and
- provide an estimated completion date.

No more than one 12-month time extension will be issued for a Deed. Should additional time be required beyond a 12-month extension, the developer must apply for a new Deed.

3.5 Non-Works Process

If the scope of works for the proposed development meets the definition of Non-Works under section 2.2, the developer will be provided with a Non-Works Deed.

The developer must undertake the works in accordance with the requirements of the Non-Works Deed. The general process for undertaking Non-Works is described in the following sections.2.2

3.5.1 Undertaking the Non-Works

For the Non-Works in relation to the **Sewer Connection Points**, the Developer must engage a Barwon Water Accredited Contractor.

For the Non-Works in relation to the **Water Connection Points**, the Developer must engage a licensed plumber, or a Barwon Water Accredited Contractor that is a licensed plumber.

For the Non-Works in relation to **Private Assets**, the Developer must engage a licensed plumber, or a Barwon Water Accredited Contractor that is a licensed plumber.

3.5.2 Commencement of Non-Works

The Developer is entitled to commence with the Non-Works provided:

- the Developer has provided all required insurances and bonds;
- the Non-Works Deed has been executed by all parties;
- the Developer has obtained all other relevant permits; and
- the Developer has engaged a Barwon Water Accredited Contractor to undertake the Non-Works.

3.5.3 CCTV Inspection of Works

Barwon Water requires Closed Circuit Television (CCTV) inspection of the following sewer assets:

- All house connection points where it is proposed to reuse the existing sewer connection point;

- All existing sewer connection points that have never been used (i.e. on a vacant lot, or a second connection point never connected to; or
- Any existing sewer connection point that is being branched to be allow a second connection.

There are some exceptions that do not require CCTV inspection, including:

- An existing lot or dwelling already connected to the existing sewer connection point, which will not be altered by the development (i.e. the property will remain connected with no additional loading on, or alteration of, that connection point); or
- An oblique junction (OB) connection type that has never been connected.

The Developer must ensure that all reports, CCTV footage and photos taken during CCTV inspection will be provided to Barwon Water along with a CCTV Inspection Report.

3.5.4 Application to Connect

Should Non-Works require connection to Barwon Water's potable water, recycled water, gravity sewer or pressure sewer system, the Developer must [Apply for Water and Sewer Connections](#) and adhere to the requirements of the 'Conditions of Connection'.

'Consent to Connect' (a VBA consent number) is provided if the appropriate water and sewer services are available for connection, and providing the applicant agrees to the 'conditions of connection'.

If a Developer proposes to build over sanitary works supplying other properties Barwon Water will require a copy of the VBA modification before they can grant consent to connect.

3.5.5 Test Prior

In the case where Combined Works are required (refer Section 2.4), the developer must first complete the Developer Works to the satisfaction of Barwon Water, before applying to connect.

If Barwon Water's Consent to Connect can't be provided because the developer works have not yet been constructed, in certain circumstances, for large or complex projects, Barwon Water may grant permission to proceed with regulated private plumbing drainage work at the site in the form of a 'Test Prior'.

Private plumbing drainage works under a Test Prior are works that require inspection by the Building and Plumbing Commission (BPC) and are planned to proceed ahead of a full Consent to Connect to Barwon Water's sewerage system. Under a Test Prior only under-slab drainage works are permitted, connection to Barwon Water's sewerage system once the reticulated sewer main is constructed still requires our Consent to Connect.

To be eligible for a test prior, the following conditions must be met:

- There is a current signed Developer Deed for the reticulated sewer main extension works required to service the development;
- The associated fees (including any New Customer Contributions) have been paid in full;
- Any required bonds have been provided;
- The Plan of Subdivision has been certified (if the land is subject to subdivision);
- The detailed design for the reticulated sewer main works has been accepted by Barwon Water; and,

- A site plan is submitted showing acceptable alignment of private plumbing works within the site (clear of any existing Barwon Water assets or easements).

If the above conditions are met, a test prior application may be submitted. The application must be made by the Accredited Consultant who is responsible for the sewer extension works.

3.5.6 Amendment to Existing Private Assets (Sewer Amendments)

Under the relevant Non-Works deed, depending on the site layout and or the staging of the development, new sewer connections may be required or existing connections may be amended. Based on the information provided (within the application for the relevant deed or conditions) Barwon Water will provide a servicing strategy and determine the relevant fees. The number and type of consents to connect may vary;

- If an existing dwelling is to be utilized but its sanitary works are traversing through proposed allotments and or allotment boundaries, it is required to be rerouted with a new internal connection drain and a Consent to Connect (alteration) is required.
- A new connection point does not require a Consent to Connect, but if any sanitary drainage is laid at the same time to bring the internal sewer connection inside the property for further connection a Consent to Connect (alteration) is required. When the new building / dwelling is to be connected to the sanitary drain a Consent to Connect (new) is required.
- Each new dwelling of a development that has individual connection to a Barwon Water main requires a separate Consent to Connect (new).
- A development utilizing a combined drain requires a Consent to Connect (new) for each new dwelling connecting. If multiple dwellings are connecting to a combined drain at the same time by the same plumber they can be performed under a single consent to connect (new). If the works are to be performed by different plumber a consent to connect (new) is required for each plumber's works.

In the absence of information pertaining to the construction process, Barwon Water will charge each dwelling a Consent to Connect (alteration or new) unless it has been detailed that multiple dwellings connecting to a combined drain will be connected on the same day.

3.5.7 Responsibility for Non-Works

The Developer has full responsibility for:

- the selection of the Accredited Contractors and Licensed Plumbers and their subcontractors;
- the Non-Works undertaken by the Accredited Contractors and Licensed Plumbers and their subcontractors;
- the occupational health and safety of the Accredited Contractors and Licensed Plumbers and their subcontractors as described in the Non-Works Deed;
- providing the Accredited Contractors and Licensed Plumbers with all information about the individual Specification, the Barwon Water Representatives, Barwon Water's Standards and Procedures and any other information which is relevant for the Non-Works;
- ensuring that all Non-Works comply with requirements set out in the Non-Works Deed, in particular with the Specifications;
- ensuring the rectification of any Defect in the Non-Works;

- ensuring no loss or damage occurs to assets or in an injury of a person; and,
- ensuring Barwon Water receives the New Connection Plans as required by the Non-Works Deed, upon Completion of the Non-Works.

3.5.8 Payments and Bonds

Any payments of fees and 'New Customer Contributions' must be made by the payment dates as set out in the associated invoice.

Any submission of a Non-Subdivision Bond or any other bond must be made by the dates as determined in the Servicing Requirements and Costing Schedule of the Developer Deed.

The Non-Subdivision Bond will be returned when the developer:

- has paid any outstanding payments to Barwon Water;
- has completed the Non-Works in accordance with the Specifications;
- has provided New Connection Plans and any other Works Information to Barwon Water; and
- is not in breach of any other of its obligations under the Non-Works Deed.

The determination of applicable fees, charges, and bonds for a proposed development will be made upon assessment of the application for Service Requirements and Costings, and will be detailed within the Non-Works Deed.

Details on the general applicability of fees, charges, and bonds is described in Section 9 below.

3.5.9 Insurance

For Non-works development requiring the installation/construction of –

- any connection (water or sewer) to a strategic main (greater than or equal to 300mm); or
- a maintenance structure with depth greater than 4m,

the Developer, or it's Head Works Contractor must have, and provide the details of, a current Public Liability Insurance policy covering an amount in respect of any one occurrence not less than \$20 million.

3.5.10 Completion of Non-Works

In order to allow Barwon Water to verify that the Non-Works have been successfully completed, the Developer must ensure Barwon Water is provided with:

- all Works Information including New Connection Plans;
- CCTV inspection reports, where required; and,
- any photos requested in the Deed.

Relevant templates and examples can be found under the [Non-Works Process](#) section of our website.

3.5.11 Consent to Statement of Compliance

For developments involving a subdivision Barwon Water will issue its consent to Statement of Compliance once:

- all Works and Services have been completed and meet the obligations under the Deed;

- the Developer has paid any outstanding payments;
- the Plan of Subdivision meets the obligations under the Deed; and
- where applicable, the Developer has complied with the conditions for connection

For developments that do not involve a subdivision, any Non-Subdivisional Bonds, will be returned once the conditions above are met, with the exception of the Plan of Subdivision.

3.6 Developer Works Process

If the scope of works for the proposed development meets the definition of Developer Works under section 2.3, the developer will be provided with a Developer Works Deed.

In some instances, if the scope of works meets the definition of Non-Works, but has been deemed high risk by Barwon Water, the developer may be required to undertake the works following the Developer Works process.

The developer must undertake the works in accordance with the requirements of the Developer Works Deed. The general process for undertaking Developer Works is described in the following sections.

3.6.1 Undertaking of Developer Works

The Developer must engage Accredited Consultant(s) and Accredited Contractor(s) for the Works or Services. The Developer must not use consultants or contractors who are not accredited with Barwon Water, and the Developer must not undertake the Works or Services themselves, unless they are accredited with Barwon Water to perform the Works or Services.

The Accredited Consultant acts as agent of the Developer.

The Developer must, provided it is incorporated, in addition to the Accredited Consultant, nominate a further representative.

Before the commencement of the Works or Services, the Developer must provide the Accredited Consultant with a copy of the Developer Deed.

The Developer must provide the Accredited Contractor with all information about the individual Specification, the Warranty Period, the Barwon Water Representatives, Barwon Water's Standards and Procedures and any other information which is relevant for Works or Services.

3.6.2 Responsibility for Developer Works

The Developer has full responsibility for:

- the selection;
- the Works or Services; and
- the occupational health and safety,

of the Accredited Consultant and the Accredited Contractors and their subcontractors as described in the Developer Deed.

All Works or Services must comply with requirements set out in the Developer Deed, in particular with the specifications which are set out in the Servicing Requirements and Costing Schedule of the Developer Deed. The Developer must ensure the rectification of any defect in the Works or Services.

The Developer must not do anything which results in loss or damage to assets or in an injury of a person.

3.6.3 Design of Works

The Accredited Consultant (engaged by the Developer) must design the Works or Services and the Design must comply with the Specifications as set out in the Servicing Requirements and Costing Schedule.

A comprehensive list of Barwon Water's technical standards is provided under section 11 below.

Downloadable technical standards and approved product lists can be found on the Products and Standards page of our website.

Generally, design plans remain current for 24 months from Design Acceptance. Where works have not commenced within this time period, design plans are to be re-submitted for Acceptance to ensure they still comply with the Standards.

3.6.4 Commencement of Works

The Developer is entitled to commence with the Works or Services provided:

- the Accredited Consultant (as the case may be the Accredited Contractor) has lodged a *Notification of Works* form with Barwon Water not less than seven (7) working days before it wishes to commence construction;
- the Developer has obtained all relevant permits;
- the Developer has made all due payments;
- the Design had been Accepted by Barwon Water;
- the Developer has provided Barwon Water with activity method statements as required and Barwon Water has accepted any of those activity method statements; and
- the Developer has provided Barwon Water with a letter of consent from any affected landowner.

Works may commence seven (7) days after lodging the Notification of Works form, unless Barwon Water:

- Requests further information;
- Otherwise states that the works must not commence.

3.6.5 Audits

Barwon Water may at any time carry out random site audits of the various activities undertaken during the construction and survey of the Works or Services.

Barwon Water may at any time conduct audits regarding the compliance with OHS Law in relation to work on Barwon Water's assets.

3.5.6.1 Dual Pipe Audits

For developments in a Class A recycled water area, Barwon Water requires the testing or witnessing of every potable water and recycled water tapping in the presence of a Barwon Water Quality Auditor.

For dry tapplings installed on new reticulated potable water and recycled water mains, two audits are required during commissioning of the new mains –

1. Dual pipe cross-connection audit (squirt test)

2. Dual pipe property tapping audit (bucket inspection)

For wet tapplings installed on existing reticulated mains – witnessing and visual inspection are required at the time the tapplings are installed.

Audits must be attended in person by a Barwon Water accredited consultant and contractor (or their representatives). Audits can be booked via our website – [Request a dual pipe audit](#).

3.6.6 Testing of Works

The Developer, Accredited Consultant and Accredited Contractor must ensure that all testing is executed as required by the Developer Deed.

Testing and cleaning requirements for potable and/or recycled water pipelines may include:

- Hydro-static Testing
- Water Quality Assessment
- Swabbing
- Flushing
- Disinfection

Testing requirements for sewer pipelines and structures may include:

- Pressure testing of pipelines;
- Ovality testing of pipelines;
- Vacuum testing of maintenance structures;
- CCTV footage of any bored pipelines;
- CCTV footage of any existing sewer connection points to be reused.

Testing requirements for major infrastructure may include:

- Hydrostatic testing of any tank, vessel, or wet well;
- Compaction testing.

The [Notify us of Commencement of Testing](#) form must be submitted to Barwon Water three (3) business days before any proposed test date and must include all required information.

3.6.7 Shut down

Where Barwon Water requires a temporary shutdown of Barwon Water's potable or recycled water system or a pressure tapping, the Accredited Contractor must lodge an application for shutdown or pressure tapping using the [Water Main Shutdown or Pressure Tapping](#) form.

The Developer must bear the cost of any temporary supply required to any customers Barwon Water determines reasonably require a water supply for the shutdown duration (refer Section 4.9.4).

3.6.8 Commissioning of Major Infrastructure

The commissioning process for major infrastructure varies depending on the asset type and will be confirmed within the Developer Deed.

3.5.6.2 Pressure Reducing Valve (PRV)

A PRV requires both an electrical and mechanical commissioning, and relies on representatives from Barwon Water, the Accredited Consultant, and supplier of the pressure reducing valve.

As part of the electrical commissioning, connection to Barwon Water's SCADA network will be tested.

Upon successful commissioning of the PRV, asset information will be requested from the Accredited Consultant in a format provided by Barwon Water at the time of commissioning, for asset registration and valuation purposes.

3.5.6.3 Pump Station

A pump station (water or sewer) requires both an electrical and mechanical commissioning, and relies on representatives from Barwon Water, the Accredited Consultant, and supplier of the pumps and electrical switchboard.

The electrical switchboard will be tested at the factory with Barwon Water staff in attendance, prior to delivery and installation.

As part of the electrical commissioning on site, connection to Barwon Water's SCADA network will be tested.

Upon successful commissioning of the pump station, asset information will be requested from the Accredited Consultant in a format provided by Barwon Water at the time of commissioning, for asset registration and valuation purposes.

3.6.9 Completion of Works

The Accredited Consultant must [Submit a Completion of Works Package](#) which must include –

- As constructed drawings in the form of an 'as constructed design certification' (ACDC)
- Required documentation and test results (per section 3.6.6).
- Any other requirements specified in the Developer Deed

All content of the Completion of Works Package must comply with the specifications as set out in the Servicing Requirements and Costing Schedule.

3.6.10 As constructed Design Certification (ACDC)

As constructed drawings must be provided in the form of an 'as-constructed design certification' (ACDC) file. The ACDC file must be validated through the [ACDC web portal](#) before being submitted in the Completion of Works Package.

For information on how to prepare an ACDC file to Barwon Water requirements, please follow the submission guidelines found in our [ACDC resources](#).

3.6.11 CCTV Inspection of Works

Barwon Water requires Closed Circuit Television (CCTV) inspection of the following sewer assets:

- All bored sewer mains;
- All sewer mains constructed with Polyethylene (PE);

- Gravity sewers, where there is a dispute regarding the quality of the installation;
- Existing sewer connection points altered as part of development works, or within the development staged boundary that have not been connected to; or
- In any case where Barwon Water deems it to be required.

CCTV inspections are to be undertaken only by operators who have had accredited training in the use of this code.

All reports, CCTV footage and photos taken during CCTV inspection are to be provided to Barwon Water in the Completion of Works package and become the property of Barwon Water.

3.6.12 Reimbursement Works

Where Reimbursable Assets (refer Section 2.3.2) are required, Barwon Water will reimburse the Developer for the whole or a part of the costs for specified Works or Services or parts thereof.

The Developer must exercise the tender processes prescribed in the Developer Deed

The Developer must provide Barwon Water with all relevant information concerning the estimated reimbursement amount and Barwon Water informs the Developer whether it in-principle accepts the estimate (Agreed Reimbursement Amount).

Barwon Water is not obliged to pay the Developer any amount which increases the Agreed Reimbursement Amount but may do so after gaining sufficient information from the Developer.

3.6.13 Payments and Bonds

Any payments of fees and 'New Customer Contributions' must be made by the payment dates as determined in the Servicing Requirements and Costing Schedule of the Developer Deed or set out in a separate invoice.

Any submission of a Works Warranty Bond or any other bond must be made by the dates as determined in the Servicing Requirements and Costing Schedule of the Developer Deed.

The Works Warranty Bond will be returned when the developer:

- has satisfactorily completed the Works Warranty period; and
- is not in breach of any other of its obligations under the Deed.

The determination of applicable fees, charges, and bonds for a proposed development will be made upon assessment of the application for Service Requirements and Costings and will be detailed within the Developer Deed.

Details on the general applicability of fees, charges, and bonds is described in Section 9 below.

3.6.14 Insurance

The Developer must have a current Public Liability Insurance covering an amount in respect of any one occurrence not less than \$20 million.

3.6.15 Acceptance

Barwon Water indicates it's 'Acceptance' and acknowledgement that the Works and Services have been completed and meet the obligations under the Developer Deed, by issuing an *'Acceptance of Works and Commencement of Warranty Certificate'*.

Conditions for Acceptance:

- the Developer has paid any outstanding payments;
- the Developer has provided the Completion of Works Package with the content as required by the Developer Deed;
- where applicable, the Developer has complied with the conditions for connection;
- the actual connection to Barwon Water's assets has occurred according to Barwon Water's Land Development and Administrative Process (see the Schedules of the relevant Development Deed terms and conditions).
- the Developer has ensured that the Developer's water infrastructure is not damaged;
- the Developer has, in the case of a development not including a subdivision, ensured that any reserves or easements required on any land are transferred to Barwon Water or registered in favour of Barwon Water;
- where 'Reimbursement Works' (Reimbursable assets) are involved, Barwon Water has determined the 'Final Reimbursement Amount';
- where works containing major infrastructure are involved, successful commissioning has occurred;
- the 'Commencement of Warranty Inspection' has been conducted and passed; and
- the Works or Services are reasonably clean.

From the date upon which Barwon Water issues an *'Acceptance of Works and Commencement of Warranty Certificate'*:

- the Warranty Period commences (refer Section 3.6.17 below), and
- Barwon Water receives ownership of the assets.

Notwithstanding the above, Barwon Water is entitled to specify another date or occurrence upon which the asset transfer and the commencement of the warranty period shall occur.

3.6.16 Consent to Statement of Compliance

Upon Acceptance, Barwon Water will issue its consent to a Statement of Compliance

3.6.17 Warranty Period

During the Warranty Period, the Developer is responsible for rectifying any Defects identified by Barwon Water. The duration of the warranty period is 2 years. Under certain circumstances (still repairs or replacements needed or expected to be necessary), Barwon Water may extend the warranty period.

Towards the end of the respective Warranty Period, the Accredited Consultant must lodge with Barwon Water a request to end the warranty period. Provided that Barwon Water does not identify any defects and that Barwon Water considers, in its reasonable opinion, that no further extension is necessary, Barwon Water will issue an *'End Of Warranty Period Certificate'* upon which the warranty period ends.

3.6.18 Early Consent to Statement of Compliance

A Deferred Works Agreement will only be considered if the developer –

- provides a bond for the value plus 20 percent of the incomplete works;
- presents a reasonable timeframe to complete the Works or Services, to the satisfaction of Barwon Water;
- where sewerage assets are the subject of the deferred works, provides an education management plan is provided to the satisfaction of Barwon Water;
- provides temporary services, where deemed necessary by Barwon Water; and
- has met all other obligations under the Developer Deed (including payments and bonds)

4 Requirement for Services

4.1 Reticulation assets

Where subdivision is proposed, development sites that already join or are adjacent to, or in close proximity to potable water, recycled water or sewerage services must provide each newly created lot with a reticulated water, recycled water or sewerage service.

For non-subdivision proposals, the same requirement for services applies where building works are proposed.

Generally, land will require provision of and connection to services based on Table 1 below.

Table 1 – Requirement for services

Lot size (m2)	Requirement for services
Up to 4,000 m2	Must be provided with reticulated water, recycled water (where mandated) and sewerage services.
From 4,001m2 to 10,000 m2	Generally be required to have a reticulated water supply and recycled water (where mandated) and sewerage service where sewerage is deemed available.
From 10,001m2 to 40,000 m2	May be required to have a reticulated water supply and reticulated recycled water supply (where mandated) - however, it may not be required to have a reticulated sewerage system if land is zoned residential or similar.

Exceptions to having reticulated services installed will be considered for developments where:

- the subdivision or non-subdivision proposal is considered by Barwon Water as too remote from the existing water/ recycled water supply or sewerage system (refer Section 7);
- lots are considered super or balance lots, which will make up the later stages of a subdivision;
- Non-Works are permitted;
- the land is zoned Farming or similar;
- the proposed use does not require services (example – public open space), or
- the land is out of district (refer Section 7.1).

Mandated recycled water areas include:

- Armstrong Creek (growth area)
- Torquay North

Class A Recycled water has been mandated in these areas through either the planning scheme or via a Section 173 Agreement. In these areas, Class A recycled Water must be used for toilet flushing and garden watering purposes.

For single allotments that front services, and where connection to these services has been deemed required, the landowner or Developer must connect to these services where building works are proposed. Unless otherwise agreed by Barwon Water, landowners may not decline connection to Barwon Water services in favour of the provision of private services (such as water supply by rainwater tanks).

4.2 Potable Water Connection

For the purpose of this section, a potable water connection is the tapping and service line.

For Developer Works:

- The potable water connection is provided as part of the reticulation works or Reimbursement Works.
- The potable water connection is not a reimbursable component of Reimbursement Works.
- The potable water connection can be either DN20mm or DN25mm.
- The potable water connection may be larger than DN25mm if the end use is understood when the Developer Works are proceeding and the end use is demonstrated to Barwon Water's satisfaction to need a larger connection size.

For Non-Works:

- The tapping of Barwon Water's existing potable water main is undertaken by Barwon Water at the Developer's expense.
- Where the existing potable water main is cracked asbestos pipe, the Developers plumber must organise for a licenced Asbestos Contractor to undertake the excavation and the assessment and/or disposal of the soil. Barwon Water will cover the costs of the Asbestos Contractor. See Section 4.8.4 for further information on asbestos removal.
- The service line from the tapping (connection to Barwon Water's existing potable water main) to either the meter assembly or where no meter is fitted, 500mm inside the property boundary, is provided by the Developer's plumber.
- In the case of a development with an Owners Corporation, generally one (1) tapping of Barwon Water's water main for each common property will be permitted.
- Where common property exists, individual water service lines must extend into each allotment.
- The size of the potable water connection is to be confirmed by Barwon Water, with DN20mm or DN25mm generally permitted.
- The potable water connection may be larger than DN25mm if the end use is demonstrated to Barwon Water's satisfaction to need a larger connection size. To demonstrate the need for a larger connection, a hydraulic plan (completed by a qualified hydraulic consultant) must be provided.
- Private service lines cannot cross allotment boundaries, unless where shared services are permitted under Section 5.2.
- Generally, only a single tapping will be permitted per allotment, however, multiple tapings may be permitted for a single allotment where it can be demonstrated, or is determined by Barwon Water, that there is a distinct advantage in having more than a single supply.

For all projects:

- Any existing water service that is not intended to be used is to be cut and sealed at the water main. In the case any existing water tapping may be undersized a new tapping of larger size will be required.
- Where land is permitted to be used for commercial or industrial purposes, and buildings are not proposed at the time of application, potable and/or recycled water services are not required until buildings are proposed and size of service determined.
- New potable water services are generally not permitted on pipelines greater than DN225mm.

- Where a private potable water service connecting the land is combined with another private potable water service connecting other land not part of the development, the Developer is required to connect the other private potable water service directly to a Barwon Water asset and may require Developer Works.

4.2.1 Backflow

Depending on the hazard rating of the premises, a suitable backflow prevention device may need to be installed and the owner may also be required to enter into a backflow prevention agreement, to ensure the ongoing maintenance and testing of the device. Developments that may require a backflow prevention device include:

- Commercial or Industrial proposals;
- Buildings with a Recycled Water supply (or any other non-drinking water system);
- Buildings with a Fire Service;
- Retirement or Lifestyle Villages; or
- Transient accommodation such as Rooming Houses or Disability Housing

The type of device and whether a backflow prevention agreement is required will depend on the hazard rating of the premises. Barwon Water assesses backflow prevention requirements at the water service connection in accordance with the containment protection objectives of the [National Construction Code \(NCC\) Volume Three, Part S41C6](#). This assessment is focused on protecting the drinking water supply system from potential hazards arising from the connected property or development.

Note: Where individual or zone backflow prevention devices are required within a property (per Part S41C4 or S41C5 of the NCC), Barwon Water does not mandate the duplication of those devices at the property boundary.

To register a backflow prevention device and/or obtain a backflow prevention agreement, see the [Backflow Prevention](#) section of Barwon Water's website. For further information, see Barwon Water's [Backflow Prevention and Containment Policy](#) and associated Guidelines.

4.2.2 Fire Services

Fire Rescue Victoria (FRV), acting on behalf of the Country Fire Authority (CFA), are the referral authority for fire servicing within the Barwon Water region. Fire flows to meet the relevant requirements must be considered by the proposal, these may be achieved by –

- installing a tank and pump system; or
- supplying direct from Barwon Water's network, where there is adequate pressure and flow

Although Barwon Water is not required to provide fire flows from its reticulated potable water mains, it provides, on request, pressure and flow information, to determine whether the potable water mains may have capacity to provide fire flows.

Pressure and flow information provided by Barwon Water is based on theoretical model and is not the actual measured pressure, the designer should verify the information or ensure that sufficient redundancy is factored in prior to the finalisation of the associated design.

An application for [a pressure and flow data report](#) can be submitted through Barwon Water's website.

Generally, Inline Pumping direct from Barwon Water's reticulated potable water mains is not permitted, however may be considered by exception and only if it is determined that pumping will not compromise pressure for other customers under peak demand conditions.

4.3 Recycled Water Connection

In mandated recycled water areas, dual water connections (both potable water and Class A recycled water) is required to all lots.

The requirements for recycled water are consistent with potable water, with the addition of:

- Where dual tapplings are being provided, the Class A recycled water service must be located on the left side of the potable water service when facing into the property from the street.
- The ball valves at the end of the potable and recycled water service lines must maintain 300mm (min) separation.
- The service line material must be purple/lilac in colour

Class A recycled water must be connected and plumbed for toilet flushing and garden watering purposes only.

Unless otherwise approved by Barwon Water, Class A recycled water must not be stored in water tanks. Approval for use in tanks is by exception only and will require entering into a Recycled Water Supply Agreement with the development of a User Site Management Plan (similar to the requirements for Class B/C – refer Section 7.2.3).

4.4 Sewer Connection

For the purpose of this section a sewer connection point is the point where the private sanitary drainage connects to the reticulated sewer main or maintenance structure, and includes the pipework up to the first Inspection Opening (IO) within the property, or the first 1.0 metre, whichever is lesser. The sewer connection point must comply with Barwon Water's standards.

For Developer Works:

- The sewer connection point(s) are provided as part of the reticulation works or reimbursement works.
- Size of a standard sewer connection point is DN100mm, however DN150mm or DN225mm may be permitted for larger installations.
- Any sewer connection point that is required to cross the width of the road pavement, is deemed as complex and higher risk works, and is required to follow the Developer Works process.
- A separate sewer connection point must be provided for each separate lot within a subdivision.

For Non-Works:

- A separate sewer connection point must be provided for each separate lot without an Owners Corporation (refer Section 5.1).
- For two (2) lot subdivisions without an Owners Corporation, the existing sewer connection point within the development site is permitted to be used to accommodate an additional connection (referred to as a "branched" connection), providing the following conditions can be met –

- there must be sufficient room (a minimum 1.0 metre wide corridor clear of any habitable structure) for a private sanitary drain extension to the lot that is remote from Barwon Water's sewer network. Private sanitary drain extensions must be located outside any easements;
- the existing sewer connection point must be branched inside the property boundary within the first 1.0 metre of the sewer connection point pipework, and prior to the first inspection opening;
- both connections must have an individual inspection opening after the branch
- If the development is located within a boundary trap area, both sewer connection points must have individual boundary traps after the inspection openings.
- For multi-unit developments, a single shared sewer connection point is permitted where there is an Owners Corporation (refer Section 5.2).
- For ten (10) or more lots or dwellings, the sewer connection must be made in accordance with Table 104-A-A contained within standard [MRWA-S-104-A](#).
- The offset of the proposed sewer connection point must be a minimum 1.2 metres from the side boundary (or any other boundary). Any existing existing sewer connection point is to be utilised must a minimum 1.2 metres from any proposed the side boundary.
- Any sewer connection points deeper than 4.0 metres must be made directly into a sewer maintenance hole or maintenance chamber in accordance with Barwon Water requirements and approved product limitations.
- Any existing sewer connection point no longer being utilised for the development must be decommissioned in accordance with Barwon Water's [Property Connection Decommissioning Process](#).
- Where any existing sewer connection point is to be utilised for a development it must be CCTV inspected;
- A Boundary Trap (BT) are required on each individual sewer connection point (including any sewer connection point being branched) in areas where existing educt vents are part of the sewer system
- A Boundary Trap (BT) and a Reflux Valve are required on each individual sewer connection point (including any sewer connection point being branched) where Barwon Water permits connections to any sewer main DN300mm and larger. Note that connection to sewer mains of this size is generally not permitted.

For all projects:

- Private pipe work connecting any building on a lot to the Barwon Water system must be wholly within the boundary of that lot and its provision and maintenance is the responsibility of the landowner or where applicable, the Owners Corporation.
- Where a private sewer service connecting the land is combined with another private sewer service connecting other land not part of the development, the Developer is required to connect the other private sewer service directly to a Barwon Water asset and may require Developer Works.

4.4.1 Lot Control

Any sewer connection point provided to an allotment must have sufficient depth to 'control' the lot, giving consideration to minimum cover, fall, and horizontal distance, ensuring any sanitary fixtures can gravity-feed into the reticulated sewer main in compliance with AS/NZS 3500.

Where only partial lot control can be achieved, the following restriction must be included on the title, with the uncontrolled area show hatched on the plan –

Creation of Restriction No.X

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots x — y

Land to be Burdened: Lots x — y

Description of Restriction:

The registered proprietor or proprietors for the time being of a burdened lot must not:

Construct any waste water or sanitary fixtures within the area hatched on this plan, unless it can be demonstrated that the fixture can connect to the Barwon Water sewerage infrastructure, complying with the relevant plumbing standards.

4.4.2 Trade Waste

Occupiers of commercial and industrial premises may need to obtain a trade waste permit or enter into a trade waste agreement with Barwon Water, depending on the business type and whether that business will be discharging wastewater to Barwon Water's sewerage system from commercial or industrial processes.

Customers should consult the [Trade Waste](#) section of Barwon Water's website to determine whether a Trade Waste Permit or Trade Waste Agreement is required and make application. For further information, see Barwon Water's [Trade Waste Policy](#) and supporting Guidelines.

Any Persons who discharge Trade Waste in Barwon Water's sewerage systems are required to comply with the Trade Waste Policy and supporting Guidelines.

For developments that require a sewerage service that incorporates a trade waste discharge, requirements will be imposed by Barwon Water in relation to pre-treatment, ongoing maintenance and discharge limits.

4.5 Metering

All water and recycled water meters are to be installed in accordance with the Metering requirements and sizing guide.

For all projects:

- Water and recycled water meters are not required unless building works are proposed.

For Non-Works:

- Barwon Water will supply and fit all DN20mm and DN25mm meters at the Developer's expense;
- Barwon Water will supply all meters DN32mm and above at the Developer's expense;
- The Developer's licensed plumber is to fit all non-digital meters DN32mm and above;
- Barwon Water will fit all digital meters DN32mm and above;
- For developments up to six lots or dwellings, individual meters are required, with the exception of Small Second Dwellings (refer Section 6.1.2 for further details on Small Second Dwellings)
- For developments of more than six lots or dwellings, a master (bulk) meter and sub-meters are required;
- Multi-tenement developments (except multi-storey developments) require individual metering;

- Remote read meters are required in cases where access is deemed to be either a safety issue, for security and property risk management, or where there is restricted access to meters;
- Where a combined fire and domestic service is permitted beyond the meter assembly a dual meter set up is required with pressure reducing valve;
- For existing and new multi-storey buildings, metering requirements will be determined in consultation with Barwon Water.
- In recycled water areas, Barwon Water will provide both the potable water and recycled water meter assemblies as well as fitting the required meters for each service at the Developer's expense.

4.6 Major Infrastructure

In some instances, Major Infrastructure may be required to provide water and/or sewer services to the land being developed, or as strategic infrastructure required by the associated ISP. The requirement for Major Infrastructure will be highlighted in any requested Preliminary Servicing Advice and confirmed in the Development Deed.

In accordance with Barwon Water New Customer Contributions Framework Depending on the size of the connecting pipework, Major Infrastructure may be deemed to be a Reimbursable Asset (refer Section 2.3.2).

4.7 Surrounding Land

In some instances, Barwon Water may require water and/or sewer infrastructure on the land being developed to provide sufficient capacity and accessibility to service future development of surrounding land. Requirements may include –

- reticulation assets to be upsized;
- gravity pipelines to be deeper;
- reticulation mains to be provided to the boundary of a development for connection by others; or
- other supporting infrastructure such as Pump Stations or Pressure Reducing Valves (PRVs).

In accordance with Barwon Water's New Customer Contribution framework, depending on the type of asset and the number of expected future connections, these assets may be deemed to be Reimbursable (refer Section 2.3.2) with Barwon Water funding the prorated cost for servicing surrounding land.

4.8 Alteration to Existing Reticulation Assets

4.8.1 General

If existing reticulation assets require alteration as a result of the development, the required works must be undertaken at the cost of the Developer. Only contractors authorised by Barwon Water are permitted to carry out this work, following the relevant Developer Works or Non-Works process.

4.8.2 Tee Cut-ins or FP/SV installation

Where a large water service is required for a development (such as a high rise building or retirement village) that is adjacent to an existing water main, if a traditional tapping cannot be provide a "tee cut-in" may be required to provide the service to the development.

The installation of a new fireplug (FP) or stop valve (SV) may be required where an existing FP and/or SV needs to be relocated, such as when a new driveway crossing is proposed in the same location.

Tee cut-ins and FP/SV installations are alterations to Barwon Water reticulated water mains and must follow the Developer Works process.

4.8.3 Installation of new Maintenance Structure

A development may require the installation of a new maintenance structure, such as where an existing end-of-line dead end is being brought up to standard, or a sewer connection point is required where the main depth is greater than 4m.

Providing the alignment of the sewer main is not being altered, installation of maintenance structures can be done following the Non-Works Process, unless otherwise advised by Barwon Water.

4.8.4 Asbestos Removal

Any asbestos pipe, contaminated soil, or other asset including asbestos may only be removed by a licensed Asbestos Contractor. Asbestos materials must be disposed of in accordance with any relevant federal or state legislation and any additional procedures imposed by Barwon Water.

Barwon Water will cover the costs of the Asbestos Contractor for the assessment and/or disposal of asbestos that has originated from Barwon Water assets.

4.9 Impact on Existing Customer Services

Where a development proposal has any impact on other existing water and sewer services that would cause the existing service to be out-of-standard, the impacted service must be re-established to the associated properties at the developer's expense.

Any relocations or alterations required to existing water or sewer services must be done following current standards and requirements.

4.9.1 Services Crossing Property Boundaries

Private service lines are not permitted to cross property boundaries (other than shared property services or where permitted by Section 5.1.1).

Where any development would result in private service lines crossing property boundaries, those services must be disconnected and reconnected direct to the available reticulation asset.

Where no reticulation asset is available adjacent to the associated property, the Developer will need to construct a reticulated from the existing Barwon Water system, following the Developer Works process.

4.9.2 Building Over Existing Assets

Buildings are not permitted over, or within close proximity to, Barwon Water assets unless Build Over Consent is granted (refer Section 8.1.2 and Barwon Water's [Build Over Consent Guidelines](#)).

Any development that would result in construction over Barwon Water assets, where Build Over Consent cannot be granted, then those assets must be realigned to an appropriate location clear of the development, following the Developer Works process.

4.9.3 Reticulation Assets Adjacent to Private Customers Services

Private “Water Supply by Agreement” or “Sewer by Agreement” connections (refer Section 7.2) are not permitted to run parallel to Barwon Water assets.

Should any development require a water or sewer main extension that runs adjacent to existing private connections –

- For any lots that would be adjacent to the new reticulated water main, the developer must provide property service connections. Those properties must have their existing private connection disconnected, and be reconnected to the reticulated water main.
- For any lots that would not be adjacent to the new reticulated water main, but the developer must have the private connection disconnected and reconnected at the end of the new reticulated water main, closest to the existing serviced property.

4.9.4 Temporary Supply

Continuous water supply must be maintained to critical customers.

Where a development requires a shutdown of Barwon Water’s potable water network to make a connection, if that shutdown (refer Section 3.6.7) would result in any customer that Barwon Water reasonably determines requires a continuous water supply, the developer must fund a temporary supply for the associated customer(s). Customers requiring continuous supply may include (but are not limited to) hospitals, shopping centers, nursing homes, vet clinics, customers with fire services, or customers whose commercial activities are dependent on water supply.

4.10 Abandoned Assets

4.10.1 Abandoned Reticulation Assets

Where a Barwon Water reticulated asset is to be abandoned, the Developer must accept ownership of the existing asset, and is thereafter responsible for its decommissioning. Barwon Water conditions for abandoning assets will be detailed in the relevant development deed.

4.10.2 Abandoned Property Service Assets

Where the redevelopment of a site is occurring and the existing property service asset (water tapping or sewer connection point) is no longer required, the Developer must remove or make safe (in a manner acceptable to Barwon Water) the relevant asset.

For sewer, an accredited contractor is required to undertake the works following Barwon Water’s [Property Connection Decommissioning Process](#).

For potable/recycled water, prior to the demolition of any building, the existing service is to be cut off and plugged at the main. A New Connection Plan showing the removal of the service is to be submitted with 5 business days of the works being completed.

4.10.3 Abandoned Meters

Where the redevelopment of a site is occurring and the existing meter is no longer required, prior to the demolition of any building, the meter must be removed by the licensed plumber and the existing property service must also be abandoned (refer Section 4.10.2 above).

The plumber must return the meter to Barwon Water within 5 business days of being removed accompanied by a New Connection Plan showing the the removal of the existing service.

4.11 Servicing Examples

Multi-lot Greenfield developments typically require water and sewer main extensions with individual connections for each lot. Examples and requirements for services arrangements can be found in the relevant [MRWA Standards](#).

Infill scenarios can be more complex and unique, for a range of servicing examples refer to our [Typical Suggested Servicing diagrams \(2-19 lots\)](#) located on our website.

5 Subdivisional Development

A subdivision is a type of development which involves the division of land into two or more lots that can be sold or transferred separately. Subdivisions are regulated by the *Subdivision Act* 1988.

Subdivisions can vary significantly from simple two-lot subdivisions to broad scale residential development with many lots, and may include an Owners Corporation.

For the subdivision of land within Barwon Water's water and/or sewerage districts (land deemed to be serviced by Barwon Water with water and/or sewer), each newly created lot must be provided with a potable water, recycled water and sewerage service (where required by Section 4).

Any subdivision of land outside Barwon Water's water or sewerage districts may be required to include a private reticulated water and/or sewerage service connecting to Barwon Water's system (at the request of Barwon Water or the Developer). Such requirements may also be imposed by the municipal council acting as responsible authority under the *Planning and Environment Act* 1987.

In this circumstances, special arrangements will need to be entered into between the Developer and Barwon Water (refer Section 7).

Generally, where water and sewer services are required for a subdivision –

- separate lots (subdivisions without an Owners Corporation) must be supplied with separate/individual water and sewer connections direct to Barwon Water's water and sewer networks, with separate internal private assets; and
- lots with common property (subdivisions with an Owners Corporation) may be supplied with common/shared water and sewer service connections and shared private internal assets,

some exceptions and caveats apply, which are detailed in the following sections.

5.1 Subdivisions without an Owners Corporation

Where an extension of reticulation assets is required to service the proposed lots and/or, Developer Works will be required (refer Section 3.6).

Where existing reticulation assets are available adjacent to the proposed lots, connections can be provided following the Non-Works process (refer Section 3.5).

Under certain conditions, a private drainage extension may be permitted, following the Non-Works process, for two (2) lot subdivisions where a proposed lot is remote from a sewer reticulation main (refer Section 5.1.1 below).

5.1.1 Two (2) Lot subdivisions

Two (2) lot subdivisions are not formally referred to Barwon Water at the planning permit stage and the Developer must make application to Barwon Water for servicing requirements and costings.

Requirements for two-lot subdivisions are based on lot size and are as follows:

- Where each lot 500m² or less, a private sanitary drain extension is permitted through a lot to service another proposed lot that is remote from Barwon Water's sewer network. These works are undertaken following the Non-Works process.

- Where any lot is greater than 500m² extension of sewer reticulation assets is required to all lots following the Developer Works process. Lots over 500m² are classified by Barwon Water as standard allotments and require direct access to all applicable reticulation assets.
- For water, regardless of lot size, each lot must front a Barwon Water potable water/ recycled water main with a separate property service for each lot. If there are existing mains fronting the proposed lots, property services can be provided following the Non-Works process. If there are proposed lots that do not front an existing main, extension of water reticulation assets is required to all lots following the Developer Works process.
- For battle-axe type allotments, Barwon Water may consider deducting the area proposed for use as access (driveway/ pathway) to the allotment when determining servicing requirements based on lot size. This will be considered in instances where any possible further subdivision of that allotment would most likely result in that portion of the land becoming common property.
- Where new potable water, recycled water and/or sewerage works are required to serve the development, which are remote from the parent lot, reticulated main extensions for the associated assets are required following the Developer Works process.

5.1.2 Multi-lot developments (greater than two lots)

Any subdivision involving more than two lots with separate titles (without an owners corporation) must provide individual service connections to each allotment.

Shared services cannot be used to provide water or sewer service to multiple allotments without an Owners Corporation and common property.

5.2 Subdivisions with an Owners Corporation

Where common land (property) joins all lots within a proposed subdivision, Barwon Water may permit the servicing of a development with shared property services, depending on the number of proposed lots or size of any of the proposed lots within an Owners Corporation.

Owners Corporations be either 'limited' or 'unlimited'.

For 'Limited' Owners Corporations:

- Must describe the service under private ownership;
- Must apportion the responsibility equally.

For 'Unlimited' Owners Corporations:

- Must apportion the responsibility fairly taking into consideration other common services not required by Barwon Water.

Lots not included in an Owners Corporation must be directly connected to reticulation assets.

5.2.1 Multi-unit developments

Shared property services are generally permitted to service multi-unit developments with an Owners Corporation, however individual connections may be required where a Barwon Water asset fronts or joins the individual lot or unit.

Barwon Water will determine whether extension of reticulated assets is required (following the Developer Works process). Scenarios where this is required may include:

- The installation of reticulation assets to service future development.
- Where any lot within the development is 500m² and above.
- Where lots are remote from common land.

5.2.2 Multi-story / high-rise development

Shared property services are generally permitted to service multi-story developments with an Owners Corporation.

5.3 Subdivision of Existing Buildings

For the subdivision of existing buildings, the requirement for the provision of services is same as the requirements under Sections 5.1 and 5.2.

Where the existing services do not meet current standards and requirements, Barwon Water may require –

- shared services to be separated, with individual services provided to each allotment; or (where the services cannot be separated)
- the formation of an Owners Corporation.

5.4 Boundary Re-alignment

Where a property boundary is realigned by subdivision of land that results in services crossing property boundaries, the relevant service must be abandoned, relocated, and if necessary, reconnect to Barwon Water's network. If an allotment becomes remote from a service as a result of the boundary realignment, then a reticulated main extension will be required for the relevant assets.

5.5 Consolidation

Where consolidation of titles occurs, Barwon Water will require removal or decommissioning of redundant connections to existing reticulation assets. Multiple connections for single allotments are generally not permitted.

6 Non subdivisioal development

Non subdivisioal development include:

- Multi-tenement
- Commercial and industrial proposals
- High demand customers
- Other Government Authority works affecting Barwon Water assets

For commercial and industrial proposals, Backflow (refer Section 4.2.1) and Trade Waste (refer Section 4.4.2) requirements may apply. Information on any of these requirements can be found in Section.

6.1 Multi-tenement development

Multi-tenement developments tend to be divided into three categories, namely:

- dual occupancies
- multi storey developments (high rise)
- multi-premises developments (non-high rise)

Many requirements in relation to non-subdivisioal developments are the same or similar to subdivisions including:

- the requirement to provide water and/or sewerage from boundary to boundary (unless otherwise agreed by Barwon Water);
- the requirement to construct Developer Works to the development site, where the site is remote from existing reticulation assets;
- provision of metering.

6.1.1 Dual occupancy

A dual occupancy is where a second dwelling is constructed on a single title or lot without that land being subdivided.

Barwon Water will apply the same requirements to a dual occupancy development as to a two-lot subdivision (refer Section 5.1.1). Some exceptions apply and Barwon Water will determine whether an exception applies upon application.

6.1.2 Small Second Dwellings

A small second dwelling is defined under the Building Amendment (Small Second Dwellings) Regulations 2023 as "a Class 1a building that is self-contained and has a gross floor area that is equal to or less than 60 m² on the same allotment as an existing building that is a single Class 1 building that is not a small second dwelling."

Small Second Dwellings are permitted to share water and sewerage services with the primary residence, without the need for addition connections to reticulation assets or separate meters. An application for Service Requirements and Costings is not required in this instance.

If the Developer wishes to have separate services and metering, a Small Second Dwelling may be serviced in the same manner as a Dual Occupancy, where an application for Service Requirements and Costings is required.

6.1.3 Rooming Houses

Rooming houses are not considered to be standard single residential dwellings and must be assessed for service requirements and costings.

A dwelling that has potential to be used as a rooming house must be serviced as such regardless of the current or future owner's intent. A dwelling will be deemed to be a rooming house if it includes –

- 5 or more bedrooms; and
- has a number of bathrooms that is equal to or greater than the number of bedrooms.

Depending on the number of bedrooms, a rooming house may require a non-standard potable water service. Unless otherwise required by Barwon Water, the required service size will be according to Table 2 below.

Table 2 – Rooming House Service Size

Number of bedrooms	Property Service (Water Tapping) Size
5≤8	25mm
≥9	32mm

Barwon Water will assess requests for potable water tapping sizes larger than 32mm.

Unless otherwise requested, if recycled water is available, a standard 20mm service will be required regardless of the number of bedrooms.

Non-standard tappings place an increased loading on Barwon Water's system and will incur New Customer Contributions per Section 9.1.

6.1.4 Multi-premises or Multi-storey developments

Some developments with multiple dwellings or premises are not intended to be subdivided. Examples include:

- retirement villages
- lifestyle communities
- accommodation (holiday) facilities
- shopping centres

All non-subdivisional multi-premises developments must be serviced in the same manner as subdivisional development (refer Section 5.2), any individual apartment, unit, shop, or other tenement will be treated as an individual lot.

6.2 Commercial and Industrial Developments

Regardless of whether a Commercial development includes a subdivision or whether it is a non-subdivisional proposal, the developer must Apply for Development (refer Section 3.3) and the proposal must be assessed for service requirements and costings.

Commercial and Industrial developments may require non-standard service sizes and must also consider Barwon Water's Trade Waste (refer Section 4.4.2) and Backflow (refer Section 4.2.1) requirements.

6.3 Other Government Authority Works

In certain circumstances, other government authorities may need to construct works in the vicinity of existing Barwon Water assets. Where this is the case, the authority must notify Barwon Water of the planned works – see our [Other Authority Works](#) webpage. All planned works need to be assessed to ensure our assets are adequately protected.

Works by other authorities may also require the relocation of Barwon Water assets. Such assets are protected under the Water Act 1989 and cannot be impacted, moved or worked on without the consent of Barwon Water. Any alteration to, or relocation of any Barwon Water asset is considered same as Developer Works with the other government authority assuming the role of Developer.

The Water Act 1989 sets out various powers of Barwon Water and makes special provision for interaction with the works and other assets of other authorities.

6.3.1 Requirements for roads and railways

Section 137 of the *Water Act 1989* operates in conjunction with the *Road Management Act 2004*. The *Road Management Act 2004* applies to Barwon Water in relation to 'non road infrastructure' in roads. Such infrastructure would include pipelines for example. Special provisions apply to and in relation to railway operations - namely sections 137A, 137B and 137C of the *Water Act 1989*.

Before carrying out any rail operations that might threaten or be likely to impact upon the safety of Barwon Water's assets, rail operators must notify Barwon Water of its intention to carry out those works.

6.3.2 Major Works

For large scale long-term projects that will have a significant impact on Barwon Water's assets through the project lifecycle, Barwon Water may require the authority (or the authorities representative) to enter into a separate agreement. This agreement will detail the activities Barwon Water will undertake to support the project and protect Barwon Water assets, and the mechanisms for passing on the costs incurred by Barwon Water for performing those activities.

6.4 Development remote from services

If a new development requiring services does not front or is not adjacent to existing reticulation assets, the Developer will need to construct reticulation mains from the existing Barwon Water system, following the Developer Works process.

6.5 Future Subdivision

If land is intended to be subdivided at a later date, or where land is subdivided at a later date, the servicing requirements for subdivision will apply. Where subdivision occurs after completion of the non-subdivisional proposal, should newly constructed Non-Works not comply with the requirements for subdivision, the Non-Works will be considered redundant and to be replaced.

7 Other Connection Arrangements

For some developments, the more common approval processes may not apply. For the circumstances outlined in this section, alternate processes are discussed and must be complied with to Barwon Water's standards.

7.1 Out of District Services

Where a Developer proposes a development outside Barwon Water's potable water, recycled water or sewerage district, and where there is no intention to extend the potable water, recycled water or sewerage district, Barwon Water cannot mandate connection to services.

Potable water, recycled water and/or sewerage services may still be required by the relevant municipal council, the Environment Protection Authority or the Developer. For example, the development may not be able to take place without a drinking water supply or sewerage service.

No potable water supply, recycled water supply or sewerage service may be provided by Barwon Water outside its water or sewerage district unless or until the Victorian Minister for Water provides consent (either personally or via delegation) to Barwon Water to do so.

Barwon Water can, if requested, apply to the Water Minister to amend our district to accommodate the proposed development. This would be investigated on a case by case basis in consultation with the Council, DELWP and applicant.

The ongoing provision of potable water, recycled water and/or sewerage services to any such land out of district must be by a "service by agreement".

7.2 Service by Separate Written Agreement

The provision of either a potable water, recycled water or sewerage service by a separate written agreement may occur in circumstances including:

- out of district service provision;
- land considered remote from Barwon Water services (generally defined as the property being located 200m or further away from Barwon Water reticulated assets);
- provision of a specialised fit-for-purpose product (such as Class C Recycled Water)
- high demand customers (only if Developer Works is deemed not possible by Barwon Water);
- Areas where the provision of a chartered supply is not possible at all times, however some limited services may be available.

There are some exceptions to the above, and in these cases, a service by a separate written agreement will not be considered and these projects will require Developer Works. Examples where this may apply includes:

- Large scale commercial and industrial properties (i.e. Hotels, Sporting Complexes, Distribution Centres, Airports etc.);
- High demand water users;

- Properties where Barwon Water believes it is best placed and has a responsibility to manage potable water quality.

A service by a separate written agreement:

- may include obligations in relation to construction of infrastructure, but importantly will include provisions in relation to the ongoing supply of services to the relevant landowner or customer. In these cases the private assets will remain in the ownership and be the responsibility of the customer/ landowner;
- is a contract entered into by the property occupier with Barwon Water for the supply of a service;
- is not transferable on change of ownership or occupancy of the relevant property.

Upon transfer of land ownership or change in occupier of the land, a new agreement must be entered into between Barwon Water and the new property owner. If no new agreement is completed, the connection to Barwon Water's system must be disconnected by a licensed plumber engaged by the occupier, and for potable water, the water meter returned to Barwon Water. Should the occupier fail to have the service disconnected, Barwon Water may cause the work to be carried out at the occupier's expense.

7.2.1 Water Supply by Agreement

Supply of potable water by a separate written agreement is known as a Water Supply by Agreement. Water Supply by Agreement is generally permitted for those occupants of rural properties where the land is:

- out of district; or
- zoned 'farming' or other similar zoning; and
- at least 200 metres from an existing Barwon Water reticulation asset; or
- at least 100 metres from an existing Water Supply by Agreement customer, and that customer has granted permission to extend that private service; or
- where Barwon Water cannot guarantee supply.

Supply of potable water to the land requires a private service line extension that is owned and maintained by the customer(s). Barwon Water provides no guarantee of quality, quantity, continuity or pressure for Water Supply by Agreement.

Requirements for Water Supply by Agreement include:

- Only one (1) potable water tapping permitted per property;
- A water meter will be installed at point of connection to a Barwon Water asset, and another at the property boundary for combined services, to measure water consumption;
- Private service pipes shall be located only within the property served and within road reserves. Consent from local Council will be required;
- Private service pipes must not cross titles unless those titles are in the same ownership as the Water Supply by Agreement. Where land titles change ownership, any private water service that crosses that title boundary must be removed;
- The size of the service is to be no greater than DN25mm unless otherwise approved by Barwon Water;
- If, in the opinion of Barwon Water, insufficient flow might be received at the property, a tapping larger than normal may be permitted. Alternatively where the length of service pipe will severely

restrict supply, the service pipe between the tapping and the meter may be larger than the approved tapping size in order to reduce friction losses.

- Barwon Water may require the applicant to install a pressure sustaining valve, at their cost, at the beginning of the private extension to ensure that existing customers off that line are not disadvantaged.
- Branches from existing private extensions or extension of existing combined services will only be permitted where all parties (i.e. Barwon Water and owners already supplied by such service) agree to such branch or extension.
- The applicant should install at least 2-3 peak days' supply on-site to allow for possible interruptions to supply and inadequacies in the private extension. On-site pumping from this storage will normally be required.
- New Customer Contributions will be payable at the standard rate prior to the tapping being taken. Tapping size at mains will be in accordance with policy for a single tapping and in accordance with Victorian Plumbing Regulations.

Priority for supply is generally given to the supply of potable water for domestic and stock purposes.

Although some properties may have existing connections to Transfer mains, no new agreements will be offered for continuation of supply from these Transfer mains.

7.2.2 Sewer by Agreement

Supply of sewerage services by a separate written agreement is known as a Sewer by Agreement (SBA). SBA is considered where –

- a conventional reticulated gravity sewer cannot be provided to a property; or
- a single title is at least 200 metres from an existing Barwon Water reticulation asset.

Conditions of SBA are established on a case-by-case basis and may include:

- Restricted times of discharge into Barwon Water's system;
- Restricted rate of flow into Barwon Water's system;
- Provision of on-site sewer pump station and connecting pressure/gravity main;
- Provision of on-site storage;
- Private service pipes to be located only within the property served and within road reserves;
- All required permissions are obtained (consent from local Council and EPA);
- Private service pipes must not cross any other property;
- Charges levied in accordance with Barwon Water's adopted fees that include payment of New Customer Contributions at the standard rate.

Supply of sewerage services to the land requires Non-Works which will include private assets that are to be owned and maintained by the customer(s).

Requirements for SBA include:

- Only one service permitted per title;
- Private service pipes shall be located only within the property served and within road reserves. Consent from local Council will be required;

New Customer Contributions will be payable at the standard rate prior to the connection to Barwon Water's existing system being undertaken.

7.2.3 Class B/C Recycled Water

Where Class B or C Recycled Water is available, Barwon Water will determine whether Developer Works or Non-Works is required for establishing connection. Provision of a Class B/C Recycled Water connection may require the construction of a private main extension. If private infrastructure is utilised

Class B/C Recycled Water customers must enter into a Recycled Water Supply Agreement (RWSA) with Barwon Water for the use of the recycled water on their land. Entering into a RWSA requires the preparation of a detailed User Site Management Plan (USMP).

For more information on Class B/C Recycled Water consult the [Recycled Water](#) section of Barwon Water's website.

7.3 High (Potable) Water Demand Customers

Barwon Water considers high water demand customers to have a peak instantaneous demand of greater than 1L/s and/ or annual demand of greater than 5ML. It should be noted that demands less than these could also have a significant effect on existing systems depending on the location, and will be determined upon application.

Customers with high water demand may not be able to be supplied from the existing system as the system may not have capacity to cater for the development, of the demand on the system may adversely affect supply to existing customers. Categories include:

- supply to rural areas for domestic and stock purposes;
- supply to rural industries such as market gardens, or broiler farms;
- supply to commercial or industrial operations with high water supply requirements; and
- supply to data centres.

New developments fitting one of these categories will require the Developer to construct Developer Works. Developer Works may include new infrastructure to the site or upgrade of Barwon Water's existing assets away from the site.

In some cases, Barwon Water may allow the connection of the supply from the Barwon Water system to the property via Non-Works.

8 Asset Protection and Maintenance Access

Development of land may create requirements regarding the protection of potable and recycled water and/or sewerage assets, including:

- existing assets that the development may impact; or
- new assets constructed for a development.

8.1 Existing Assets

8.1.1 Statutory Protection

Section 148 of the *Water Act 1989* prohibits any works above or below an existing water and/or sewerage asset, or any works that may impact the structural integrity of existing water and/or sewerage assets. In respect of new developments, the Developer, consultant and contractor must locate existing water and/or sewerage assets.

Barwon Water has rights under the *Water Act* to remove any illegal structure and exercise these rights at their discretion. Any Illegal structure detected may result in Barwon Water taking action against the offending person(s). This includes, but is not limited to, pursuing any costs for rectification works due to damage caused to assets through works associated with development, including other works such as installation of footings/foundations and/or ground anchors.

It is also an offence to:

- connect to the (potable and recycled) water and/or sewerage assets of Barwon Water without consent or in accordance with the requirements imposed by Barwon Water; and
- operate a Barwon Water asset.

8.1.2 Build Over Consent

Consent to build over or within close proximity to a Barwon Water asset is required in order for a land owner to place a structure or undertake works within:

- a Barwon Water easement; or
- within 1.0 metre from the outside edge of a Sewer Maintenance Hole or Maintenance Chamber; or
- within 600mm of a Sewer Maintenance Shaft or Inspection Shaft / End of Line; or
- within 1.0 metre from the first Inspection Opening marking the end of a sewer connection point; or
- within 1.0 metre from the centre of a gravity main 225 mm in diameter or less; or
- within 1.0 metre from the outside edge of all other reticulation assets.

Works outside the areas described above do not require consent from Barwon Water however the designer of any new assets or structures must take the presence of reticulation assets into consideration.

Where Barwon Water allows works to be carried out above, under or around an existing asset or easement, this permission will be granted to the landowner via a 'build over' approval issued pursuant to section 148 of the *Water Act 1989*. Any approval:

- remains attached to the land;

- requires the landowner to be responsible for any costs associated with future repairs or replacement of the Barwon Water asset;
- requires the landowner to be responsible for any costs should any buildings, paving or works or the like affected by the build over approval need to be removed in order to repair the Barwon Water asset.

Assessment of any application will be in accordance with Barwon Water's [Build Over Consent Guidelines](#) available on Barwon Water's website.

Refer to the [Build Over Consent](#) section of Barwon Water's website for further information.

8.2 Easement and Reserves

Easements and reserves created under a planning permit as required by Barwon Water must be included on any plan of subdivision to encompass any new or existing potable water, recycled water and sewerage services. These easements and reserves must vest in Barwon Water upon registration of the Plan of Subdivision.

Existing easements may be retained, unless Barwon Water requires the easement to be extended (width and length) because of the proposed development.

If a development results in higher density development (e.g. from farmland to residential or industrial) then any existing easement may be required to be converted to a reserve to vest in Barwon Water.

For developments that will retain existing private drainage assets and/or create new private drainage assets traversing land outside the serviced lot, Barwon Water will require the imposition of easements in accordance with 12(2) of the *Subdivision Act* 1988 on the plan of subdivision.

8.2.1 Easement Requirements

Easements to protect and allow for access to Barwon Water infrastructure may exist in favour of Barwon Water or may exist in favour of other land in the case of private assets.

Requirements for easements in favour of Barwon Water include:

- to be named in favour of Barwon Region Water Corporation;
- carriageway easements allowing Barwon Water or its representatives to travel over the relevant land;
- pipelines or ancillary purposes; and
- dimensioned in accordance with Section 8.3, or where nominated, the WSAA Sewer Code.

Easements for Barwon Water can be created in a number of ways, most commonly during the development of land where the relevant Plan of Subdivision is required.

Easements are to be based on actual locations of assets or "as constructed" data for new assets. Barwon Water's GIS system should not be relied on for accurate locations.

Barwon Water can require such easements to be created via a condition in a planning permit or upon the referral of the relevant plan of subdivision to Barwon Water under the *Subdivision Act* 1988, for certification. If created by way of a Plan of Subdivision, easements and reserves must comply with the *Subdivision Act* 1988 and *Water Act* 1989 and be specified on the plan of subdivision as being in favour of Barwon Region Water Corporation.

If not created by way of a plan of subdivision, easements must be transferred to Barwon Water pursuant to the relevant provisions of the *Transfer of Land Act* 1958 with conditions approved by Barwon Water. These easements are to be created at the Developer's expense and created by agreement between Barwon Water and the relevant landowner, with the landowner/Developer engaging the services of a legal practitioner.

On occasion, Barwon Water may compulsorily acquire an easement under its powers under the *Land Acquisition and Compensation Act* 1986.

Requirements for easements in favour of allotments include:

- to be named in favour of the lot number;
- for the purpose of service (example – sewerage purposes); and
- dimensioned in accordance with Section 8.3.

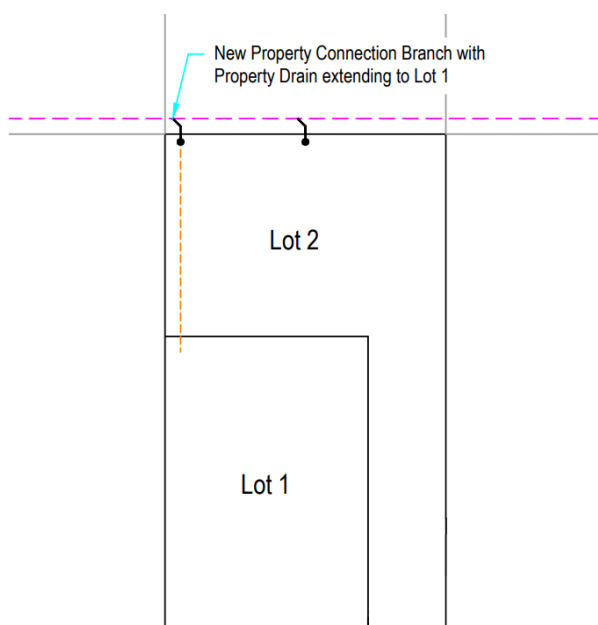
Set out in Section 8.3 are examples of the nature and size of easements that are likely to be required in particular circumstances. These should be taken as a guide and Barwon Water may vary these requirements from time to time.

8.2.2 Section 12(2) Easements

These are implied easements represented on the plan of subdivision as a notation. A Section 12(2) implied easement is required over any Plan of Subdivision where private drainage assets traverse through land outside the individual serviced lots boundaries in order to connect to Barwon Water's assets.

Common examples where a Section 12(2) implied easement is required over the Plan of Subdivision include:

- Two lot subdivisions where (each lot is 500m² or less and) one of the lots requires a private property drain extension through the adjoining lot.



- Where a development includes shared services under an Owners Corporation.

8.2.3 Reserves

For large water and/or sewerage assets, Barwon Water may require the creation of a reserve to protect these assets. Where a subdivisional development is planned for land that contains, or is to contain, a large Barwon Water asset, rather than an easement, Barwon Water may require a reserve to be created.

Barwon Water can call for a reserve to be created at the time of a planning permit referral, pursuant to section 136 of the *Water Act* 1989.

If the relevant development does not include a subdivision, it may be necessary for Barwon Water to require the Developer to create a reserve by some other means; namely a separate or new plan of subdivision.

Any requirement to create a reserve is likely to be a precondition to either the consent to the *Statement of compliance* for the subdivision, or consent to connection of the development to Barwon Water's system.

8.2.4 Road Reserves

Where the water or sewerage pipeline is located in a road reserve owned and/or managed by either the municipal council or VicRoads, subject to the appropriate consents being obtained from VicRoads or the municipal council (as applicable), Barwon Water does not require the creation of easements in that road reserve to protect those assets.

Where significant assets are involved, however, a reserve may be required by Barwon Water.

For private roads where the title to the road is with a private individual, an easement or reserve may still be required.

8.2.5 Other Reserves

For reserves owned by other authorities (other than road reserves) (e.g. municipal parks) Barwon Water will require easements in its favour over existing and proposed assets.

8.3 Examples of Easements and Reserves Requirements

The following information includes a series of examples in relation to both sewerage and water infrastructure, where an easement or reserve may be required, dependent upon:

- the current and future ownership of the affected land
- whether it is a water or sewerage main
- the size of the particular main

The following information should be used as a guide. However, it should be noted that requirements may vary in specific circumstances.

8.3.1 Reticulation works - gravity sewer mains

Barwon Water adopts the requirements in drawing [MRWA-S-112](https://www.mrwa.com.au/standards) – which can found at <https://www.mrwa.com.au/standards>.

Some exceptions are noted in Barwon Water's [Supplementary information to the WSAA Sewerage Code of Australia](#) – refer section 5.2.8 of the Supplement.

For any easement over existing sewer mains, the sewer main must be located a minimum of 1.0 metre inside the outer edge of the easement. If this is not the case, the width of the easement is to increase to achieve the 1.0 metre clearance.

8.3.2 Sewer pump stations

Current Land Use	Pipe Size	Requirement
Private property	All	Sewer pump station - not allowed in private property under any circumstances
		Create a Reserve – Relevant part of the land (which must have road frontage), is to vest in Barwon Water.
Municipal or other reserve	All	Located within easement with carriageway rights. Easement sizes determined on an individual basis.

8.3.3 Pressure sewer systems

Current Land Use	Pipe Size	Requirement
Private property	All	Size of easement to be determined upon request with minimum size being 1.0 metre from edge of pump chamber and property connection kit. For low pressure reticulation lines (external to private property) same as for Rising mains.
Municipal or other reserve	All	As per 8.3.4 – Sewer Rising Mains.

8.3.4 Sewer rising mains

Current Land Use	Pipe Size	Requirement
Private property	All	Sewer rising mains not permitted in private property unless otherwise approved by Barwon Water.
	All	6 m reserve with the pipe located centrally within an easement.
Municipal or other reserve	≤ 150 mm	Minimum 4.0 m easement. Pipe located centrally within easement.
	> 150 mm	Minimum 6.0 m easement. Pipe located centrally within easement.

8.3.5 Recycled water pipelines

Current Land Use	Pipe Size	Requirement
Private property	All	Recycled water pipelines not allowed in private property unless otherwise approved by Barwon Water.
Municipal or other reserve	≤ 150 mm	Minimum 4.0 m easement. Pipe located centrally within easement.
	> 150 mm	Minimum 6.0 m easement. Pipe located centrally within easement.

8.3.6 Gas checks and emergency relief structures (ERS)

Current Land Use	Pipe Size	Requirement
Private property	All	ERS are not allowed in private property unless otherwise approved by Barwon Water.

Municipal or other reserve	All	Located within easement with carriageway rights. Size shall be such that a minimum of 1.0 m clearance exists from edge of easement to outside of structure. Refer WSAA Codes and Barwon Water Standards. 24 hour access will be required.
----------------------------	-----	--

8.3.7 Sewer detention tanks

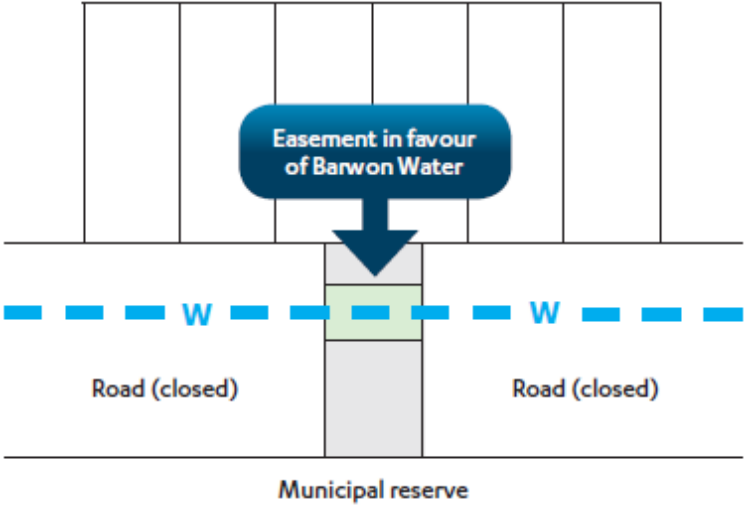
Current Land Use	Pipe Size	Requirement
Private property	All	Sewer detention tank not allowed in private property under any circumstances. Create a Reserve – Relevant part of the land (which must have road frontage), is to vest in Barwon Water.
Municipal or other reserve	All	Located within an easement, with carriageway rights. Easement size determined on an individual basis. 24 hour access required.

8.3.8 Chemical injection plants

Current Land Use	Pipe Size	Requirement
Private property	All	Chemical injection plant not allowed in private property under any circumstances. Create a Reserve – Relevant part of the land (which must have road frontage), is to vest in Barwon Water
Municipal or other reserve	All	Located within an easement with carriageway rights. Easement size determined on an individual basis, based on facility operation/dangerous goods. 24 hour access will be required.

8.3.9 Water mains – general

Current Land Use	Pipe Size	Requirement
Private property	All	Water mains are not permitted within private property unless otherwise approved by Barwon Water.
Private Property (when directed by Barwon Water)	≤ 150 mm	Minimum 6.0 m easement, generally with polyethylene pipe in steel conduit (this is a risk minimisation option when no other alternatives are available).
	> 150 mm	Never permitted in private property. A reserve is required for any water main ≥225 mm. The reserve must be 6m for a 225mm main, and 10-15m for >225mm.

Municipal or other reserve	≤ 600 mm	Minimum 4.0 m easement Also applies to road closure reserves as shown below - 
	> 600 mm	Easement size to be determined by Barwon Water.
Owners corporation (Common Property)	≤ 150 mm	Minimum 4.0 m easement in common land used for roadway.
	> 150 mm	Not Permitted - Reserve required as detailed above.

8.3.10 Pressure reducing stations

Current Land Use	Pipe Size	Requirement
Private property	All	Pressure reducing station not allowed on private property under any circumstances. Create a Reserve – Relevant part of the land (which must have road frontage), is to vest in Barwon Water.
Municipal or other 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.

8.3.11 Water Disinfection Plant

Current Land Use	Pipe Size	Requirement
Private property	All	Water disinfection plants are not allowed on private property. Create a Reserve – Relevant part of the land (which must have road frontage), is to vest in Barwon Water.
Municipal or other 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.

8.3.12 Reservoirs and tanks

Structure is to be located on land owned by Barwon Water or on land over which Barwon Water has management control.

8.3.13 Major valves or metering installations

Installation is to be located on land owned by Barwon Water or on land over which Barwon Water has management control. Depending on the size of the installation, it may be installed in the road reserve if no alternative is available.

8.4 Reasonable Access

Reasonable access must be provided to Barwon Water assets within private property as required under section 5.2.4.3 of the WSAA Sewerage Code WSA 02-2014-3.1 (MRWA) EDITION Version 2.0.

Reasonable access is defined as a minimum of 1.0m wide clear horizontal access corridor, along any one side boundary, from the front to the rear of the property.

Reasonable access can be achieved by providing easements, building envelopes or a restriction on title.

If a title restriction is used it must be in the following form:

Creation of Restriction No.X

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots x — y

Land to be Burdened: Lots x — y

Description of Restriction:

The registered proprietor or proprietors for the time being of a burdened lot must not:

- 1. Build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the lot, for purpose of access to sewer by Barwon Water.*

9 Costs, Fees, and Charges

As the beneficiary of the development, the Developer must bear the entire cost of the Works and Services and all other activities associated with the provision of the Works. Barwon Water will only bear the cost for activities specifically stated or referenced in this document where Barwon Water is a beneficiary, such as for Reimbursement Works (refer Section 3.6.12).

Barwon Water seeks to recover the costs incurred for facilitating the provision of Works through associated fees and charges, which are payable to Barwon Water.

The fees and charges levied by Barwon Water are subject to an approval process under the *Water Act* 1989 as well as approval by the ESC. The ESC determines the responsibility for funding water, sewerage and recycled water infrastructure required for servicing new developments.

Fees are either charged at the time of Application, or provided as a quotation attached to the Development Deed and invoiced in the Developer's name at the relevant stages in the Development. Payment of any fees is required by the due date on the associated invoice. Barwon Water will not issue its consent to Statement of Compliance or Acceptance of Works with any Development fees or charges outstanding.

9.1 New Customer Contributions

New Customer Contributions (NCCs) are an upfront payment to recover the cost of major water, sewerage and recycled water infrastructure required to service new developments.

In accordance with the Essential Services Commission's (ESC) pricing principles, Barwon Water has developed standardised New Customer Contributions for the defined eligible areas within its region, and apply these changes to subdivisional and non-subdivisional developments. A differing standardised charge applies to development based on whether it is classed as Infill or Greenfield. In addition to Infill and Greenfield areas, there are some geographical locations that act of their own defined area with a unique NCC charge.

The payment of a standardised NCC is payable for:

- any new lot on a plan of subdivision;
- any apartment, unit, or premises that is to be or can be separately metered;
- specialised developments.

Specialised developments are charged on the basis of an equivalent lot calculation. The equivalent lot calculation is based on domestic water meter size.

Credits will be applied where the land is already deemed to have paid a Contribution – for example, if a single lot

See the New Customer Contributions Framework available on Barwon Waters's [website](#) for further information.

9.2 Application Fees

Application fees are charged on submission of some applications to recover the costs incurred for Barwon Water's time to process and provide a response to those applications. Payment is processed via credit/debit card upon submission of these applications.

Fees may be payable when making the following applications –

- Service Requirements and Costings (applying for Development)
- Time Extensions for Development Deeds
- Test Prior requests
- Planned Works Assessments

9.3 Management Fees

Management fees are charged to recover costs incurred for Barwon Water's time to conduct design audits, construction audits, capture of asset recording, referral responses, and administration of project records. Management Fees are based on the size of the development and whether the project requires Developer Works or Non-Works. A description of each fee and its applicability is provided in the following sections.

See Barwon Water's pricing schedule on our website for current rates.

9.3.1 Developer Works Management fees

The Developer Works Management fees are single fees applied per development project or stage for the associated assets types that require Developer Works.

9.3.2 Developer Works Management fees – Per Lot

These per-lot fees are used to scale the Developer Works Management fees to the size of the development and associated time and effort required by Barwon Water. These are charged for each lot associated with the development project or stage for the associated asset types that require Developer Works.

Large connections

For large water tapplings, this per lot fee is not calculated using the equivalent lot calculation, each new water connection is treated as one lot regardless of size.

Pipeline realignment projects

For pipeline realignment projects where existing lots or properties are being reconnected, a per lot fee will apply for each reconnection of the associated asset type.

Pipeline only projects

For pipeline only projects where there are no new lots or connections, the per lot fee will be calculated at a rate of one lot per 14 metres, being a typical length for lot frontage.

9.3.3 Non-Works Management fees

The Non-Works Management fees are single fees applied per development project or stage where Non-Works are required. The Non-Works Management fees depend on the project scope and vary if the development is Commercial in nature and/or includes recycled water.

9.3.4 Non-Works Management fees – Per Lot (Commercial only)

These per-lot fees are used to scale the Non-Works Management fees for commercial developments. These are charged for each lot, or lot equivalent, associated with the development. The equivalent lot calculation for large connections (>20mm water tapping) will be done in the same manner as New Customer Contributions for Specialised Developments (refer Section 9.1), without any existing contribution credits being applied.

9.3.5 Major Infrastructure or Major Project Management fees

Due to variable nature of major infrastructure (such as Sewer Pump Stations) and major projects (such as large roadworks projects over Barwon Water assets), Management Fees for these projects are “at cost” based on the time Barwon Water reasonably incurs in performing the activities related to the project, such as design auditing, construction auditing, works supervision, activity method statement assessment, asset commissioning, etc.

Barwon Water will track time spent on these activities and submit an invoice for payment at the completion of the project, before Barwon Water issues its Acceptance of the Works. Upon request, an update or invoice can be provided to the Developer at any time throughout the project on the amount of time and associated cost recorded against the project.

9.4 Service Fees

Individual service fees are charged for costs incurred to Barwon Water for procuring specific services or products for the associated development. These include –

- **Tapping Fee** – is the fee for the under pressure tapping of water and/ or recycled water mains by BW or arranged by BW.
- **Sale of Water Meter Fee** – is the fee for the supply of a potable water meter by BW (non-recycled water area).
- **Meter Connection Fee** – is the fee for the fitment of a potable water meter by BW (non-recycled water area).
- **Installation of a Potable Water Meter in a Dual Pipe Area Fee** - is the fee for the fitment of a potable water meter by BW (in a recycled water area).
- **Installation of a Recycled Water Meter in a Dual Pipe Area Fee** - is the fee for the fitment of a recycled water meter by BW (in a recycled water area).
- **Supply of Meter Assembly (Potable) in a Dual Pipe Area Fee** – is the fee for the provision of the potable water meter assembly by BW (in a recycled water area).
- **Supply of Meter Assembly (Recycled Water) in a Dual Pipe Area Fee** - is the fee for the provision of the recycled water meter assembly by BW (in a recycled water area).
- **Inspection Fee** – is the fee for the inspection of and processing of New Connection Plans.

- **Backflow Prevention Fee** – is the fee for the registering of a backflow prevention device with BW.

9.5 Works Warranty Bond

A Works Warranty Bond is required to ensure that the Works are completed by the Developer in accordance with the requirements of the Development Agreement.

For Developer Works the Developer must give Barwon Water a Works Warranty Bond for an amount equal to or greater than:

- 5 per cent of the value of the Developer Works when the value of works exceed \$50,000.

The Works Warranty Bond must be provided for Non-Works prior to the acceptance of the Developer deed and for Developer Works prior to Barwon Water issuing an Acceptance of Works Certificate. Works Warranty Bonds must be in the form of a bank guarantee. Any other form must obtain prior approval by Barwon Water in its absolute discretion. Upon the expiration of two (2) years after Barwon Water issues a Certificate of Completion, the Developer may apply to Barwon Water for a return of the balance of the Works Warranty Bond then held by Barwon Water (if any). The request is usually in the form of the end of warranty period notification.

9.6 Non-Subdivision Bond

A Bond in the form of a Bank Guarantee may be required for ensuring that Works are completed by the Developer in accordance with the requirements of the Deed.

For Non-subdivisional development, requiring the installation/construction of any of the following under a Non-Works Deed:

- Any connection (water or sewer) to a strategic main (larger than or equal to 300mm);
- A maintenance structure with depth greater than 4m;
- Any other circumstances that Barwon Water has deemed it necessary.

the Developer must provide a bank guarantee for an amount greater than or equal to \$2000, referred to as a "Non-Subdivision Bond".

The Non-Subdivision Bond will be returned to the Developer once all requirements under the Non-Works Deed have been met, including completion of all Works in accordance with the specification, payment of any outstanding fees, and provision of New Connection Plans and any other Works Information.

10 Accredited Consultants and Contractors

10.1 Accredited Parties

For Developer Works, the Developer must engage an Accredited Consultant and an Accredited Contractor for the Works or Services. The Developer must not use consultants or contractors who are not accredited, and the Developer must not undertake the Works or Services themselves, unless they are an Accredited Consultant or an Accredited Contractor.

The Accredited Consultant acts as agent of the Developer.

For Non-Works, where no Accredited Consultant is involved, the Developer must still engage Accredited Contractors for the undertaking of works regarding Sewer Connection Points.

The Developer has the responsibility for (i) the selection, (ii) the works and services, and (iii) the occupational health and safety of the Accredited Consultants and Accredited Contractors and their respective subcontractors, but the Accredited Consultant and the Accredited Contractor will remain responsible in parallel under the respective accreditation deeds.

Barwon Water's Land Development and Administrative Process' forms part of the Accreditation Deed as a Schedule. It sets out further obligations and process steps the Accredited Consultant or Contractor must adhere to.

10.1.1 Accreditation Process

Barwon Water manages accreditation through the online accreditation platform "Rapid Global".

To seek accreditation, the consultant or contractor must:

1. Request an invitation to apply, by emailing development@barwonwater.vic.gov.au;
2. After receiving the invitation, create an account with Rapid Global and complete the electronic accreditation application form (referred to as an "E-form"). The form sets out all requirements which the company must fulfil for being accredited in the associated accreditation category;
3. Once the Company is onboarded into Rapid Global, Key Personnel can be inducted into the Company via an 'Induction Key'. Key Personnel with the appropriate qualifications are required to satisfy the accreditation categories. Key Personnel are responsible for the maintenance of their qualification documentation.
4. Providing the requirements for the accreditation are satisfied, Barwon Water will issue the consultant or contractor an Accreditation Deed for signing via DocuSign.
5. Once the Accreditation Deed is executed, the consultant or contractors accreditation will become valid.

10.1.2 Accreditation Requirements

The consultant or contractor will be accredited for certain categories of services and is only allowed to perform services in the accredited category or accredited categories (for accredited categories refer to Table 3 below).

The consultant or contractor must have a 'Quality Management System', an 'OHS Management System' and an 'Environmental Management System', which must be certified by an accredited JAS-ANZ certifying body to the following standards: AS 4801(OH&S Management System), ISO 9001 (Quality Management System), ISO 14001 (Environmental), or respectively, the Civil Construction Management Code (CCF).

The Accredited Consultant or Contractor is responsible for the health and safety of their personnel (which includes staff, agents, sub-consultants etc.) and must ensure that their personnel has the skills, qualifications, competence, expertise, experience, registrations, authorisations, certificates, permits or consents required by the Accreditation Deed and appropriate to the undertaking of Works or Service in the accredited category.

When deploying the Accredited Consultant's or Contractor's personnel, the Accredited Consultant or Contractor continues to be liable for its obligations under the Accreditation Deed and at law.

10.1.3 Duration of Accreditation

The initial period is 24 months from commencement date, the accreditation lapses automatically after these 24 months. Rapid Global will provide notification 30 days before the accreditation lapses.

To apply for reaccreditation, the consultant or contractor must recomplete the E-Form and it's documentation in Rapid Global is current and satisfies the relevant requirements for the accreditation.

Upon recompletion of the E-Form, providing Barwon Water is satisfied that the requirements for accreditation are still met, Barwon Water will issue a new Accreditation Deed for execution via DocuSign.

If, at any point through the duration of the accreditation, documents required for the accreditation expire, then the accreditation will automatically lapse. Rapid Global will provide notifications before any documentation expires. It is the Accredited Consultant's or Contractor's (and their Key Personnel's) responsibility to ensure that their documents are maintained and current in Rapid Global.

The Accredited Consultant must notify Barwon Water in the case that certain circumstances or changes of circumstances occur which may impact the accreditation.

10.1.4 Accredited Consultant Obligations

The Accredited Consultant's obligations regarding the services and asset quality include:

- The Accredited Consultant must before the commencement of any services, procure to receive and read a copy of the respective Developer Deed;
- The Accredited Consultant takes all responsibility for their services performed;
- The Accredited Consultant must, when engaged by a Developer for the provision of design services:
 - execute the detailed engineering design of the works in accordance with the specifications and fit for their purpose;
 - prepare all of the documents required to be included in the 'Design Package';
 - submit the Design Package to Barwon Water on behalf of the Developer; and
 - either carry out the design of any works on its own, or if the Accredited Consultant has not carried out the design, verify and unequivocally adopt and endorse the design of any works of a prior consultant who was accredited for the purpose of each individual Developer Deed, and submit the design.

- The Accredited Consultant must, when engaged by a Developer for the provision of construction auditing services:
- supervise and audit the construction of the works, provide all relevant information and rectification requests from Barwon Water to the Accredited Contractors, and ensure and witness that the construction of the works at all times complies with the specifications and all other requirements contemplated by each individual Developer Deed and any reasonable request of Barwon Water ;
- prepare and lodge the 'Completion of Works Package' and any other various forms, approvals, confirmations, and other documents as required in each individual Developer Deed, the Accreditation Deed or as otherwise reasonably required by Barwon Water, which certify and confirm that the design and the Works or Services will be or have been carried out and completed in a proper and professional manner, and in accordance with the specifications and all other requirements contemplated by each individual Developer Deed or in the Accreditation Deed, or as reasonably requested by Barwon Water;
- on the Developer's behalf provide the Accredited Contractor with the relevant information about the individual specifications, the warranty period, the Barwon Water representatives, Barwon Water's standards and procedures, and any other information which is relevant for the construction of the individual water infrastructure.

The design of works, supervision of the construction of works, and various other actions or functions specified in the LDM, can only be undertaken by an Accredited Consultant. The Accredited Consultant must:

- conduct inspections of the works with a view to identifying any defects ;
- promptly advise Barwon Water of any defects of which it becomes aware;
- ensure the rectification of any defects; and
- further rectify any non-compliance with the terms of the Accreditation Deed.
- The Accredited Consultant must ensure the testing procedure and testing equipment must comply with standards and the Land Development and Administrative Process.
- The Consultant must not do anything which results in loss or damage to assets or in an injury of a person.
- Towards the end of the respective warranty period, the Accredited Consultant must lodge with Barwon Water a request to end the warranty period.

10.1.5 Accredited Contractor Obligations

The Accredited Contractor's obligations regarding the services and asset quality include:

- The Accredited Contractor is responsible for the health and safety of the Accredited Contractor's personnel (which includes staff, agents, sub-contractors etc.) and must ensure that it's personnel has the skills, qualifications, competence, expertise, experience, registrations, authorisations, certificates, permits or consents required by the Accreditation Deed and appropriate to the undertaking of the category of Works or Services the Accredited Contractor is accredited for.
- When deploying the Accredited Contractor's personnel, the Accredited Contractor continues to be liable for its obligations under the Accreditation Deed and at law.
- The Accredited Contractor takes all responsibility for Works or Services performed.

- The Accredited Contractor must execute and complete the Works or Services in compliance with the specifications which are set out in the Schedule 6 of the Developer Deed and which will be communicated to the Accredited Contractor by the Developer or the Accredited Consultant.
- The Accredited Contractor must seek relevant information about the individual specifications, the warranty period, the Barwon Water representatives, Barwon Water's standards and procedures, and any other information which is relevant for the construction of the individual water infrastructure, from the respective Developer or the Accredited Consultant.
- After the commencement of construction and during any warranty period, the Accredited Contractor must ensure the rectification of any defect in the Works or Services provided the defect is related to the Works or Services.
- The Accredited Contractor must further rectify any non-compliance with the terms of the Accreditation Deed.
- Any testing procedure and testing equipment must comply with standards and the Land Development and Administrative Process.
- The Accredited Contractor must not do anything which results in loss or damage to assets or in an injury of a person.

10.1.6 Performance

Barwon Water may at any time audit the compliance with the requirements under this Accreditation Deed by the Accredited Consultant or Contractor.

Barwon Water may at any time conduct audits regarding the compliance with OHS Law in relation to work on Barwon Water's assets.

In case that the Accredited Consultant or Contractor breaches any term of the Accreditation Deed or any warranty given, Barwon Water may

- issue a 'Show Cause Notice';
- enter into a Performance Discussion with the Accredited Consultant or Contractor;
- permit the accreditation to remain subject to certain conditions;
- terminate or suspend either the whole accreditation or one or certain accreditation categories

10.1.7 Accreditation Categories

Table 3 - Accreditation Categories

Accreditation Category	Definition / Description
1S	Reticulation Sewer: Sewer mains (excluding pressure sewer pipelines) <DN300. This Category of work covers design and construction of sewer reticulation, including maintenance structures and sewer connection points.
1W	Reticulation Water: Water mains <DN225. This Category of work covers design and construction of potable water mains, recycled water mains and tapping / service line works.
2S	Branch Sewer: Sewer mains ≥DN 300 This Category of work covers design and construction of sewer pipelines including maintenance structures and connections. Applicants must demonstrate they meet the assessment criteria and other prerequisites for Category 1S to be eligible for accreditation in this Category.
2W	Distribution Water: Water mains ≥DN225 This Category of work covers design and construction auditing of potable water mains, recycled water mains and connection/ tapping works. Applicants must demonstrate they meet the assessment criteria and other prerequisites for Category 1W to be eligible for accreditation in this Category.
3S	Major Infrastructure Sewer This category of work covers the design and construction of Sewerage Pumping Stations, rising (pressure) mains, mechanical and electrical equipment, including electrical supply and control, switchboards and cabinets. It also covers pressure sewer systems that includes On-property collection/grinder pump units, mechanical and electrical equipment, including pumps, electrical supply and control, switchboard and cabinet construction, and the pressure main. Applicants must demonstrate they meet the assessment criteria and other prerequisites for Category 1S to be eligible for accreditation in this Category.
3W	Major Infrastructure Water This category of work covers the design and construction of Pressure Reducing Valve's, Booster Pump stations, Cross connections, tanks, mechanical and electrical equipment, including pumps, electrical supply and control, switchboards and cabinets, for water and recycled water. Applicants must demonstrate they meet the assessment criteria and other prerequisites for Category 1W to be eligible for accreditation in this Category.
4W	Steel Pipelines This category covers supply and installation of steel pipelines (with a fusion bonded medium density coating and lining).

11 Standards

Barwon Water uses a combination of –

- **Adopted standards** owned and maintained by other industry bodies, such as the Water Services Association of Australia (WSAA) and the Melbourne Retail Water Agencies (MRWA).
- **Barwon Water standards** owned and maintained by Barwon Water.

This often includes an industry standard that Barwon Water has adopted, but maintains a set of Supplementary information that supports, clarifies, or overwrites certain aspects of the adopted standard.

Where this LDM refers to Standards, this includes both Barwon Water standards and adopted standards.

The adopted standards listed in the sections below can be found on the [MRWA Standards](#) webpage – the codes, specifications, and standards can be found under the relevant tabs. Note that the WSAA Codes themselves must be purchased from the [WSAA Shop](#).

Example:

MRWA Melbourne Retail Water Agencies

The screenshot shows the MRWA Standards webpage. The top navigation bar includes links for Home, Products, Standards, Safety, DAS Training, News, References, and Contact Us. The 'Standards' tab is highlighted. Below this, the 'Sewer' tab is selected under the 'MRWA WSAW Sewer Code' section. A list of standards is displayed, including the 100 Series, 200 Series, 300 Series, 400 Series, and 500 Series Sewerage Standards (Current) in PDF format, with their respective dates and file sizes. A red box highlights the 'Standards' link in the top navigation bar, and another red box highlights the 'Sewer' tab, with a red arrow pointing from the first box to the second.

All Barwon Water standards relevant to Land Development can be found on our website at [Land Development – Standards and Policies](#) and on our [Products and Standards](#) page.

A comprehensive list of standards can be found in the sections below.

11.1 Adopted Standards

The standards for water and sewer design and construction that Barwon Water has adopted are listed below (found at [MRWA Standards](#) > WSAW Codes / Sewer / Water / Pressure Sewer):

- WSAA Water Supply Code of Australia Melbourne Retail Water Agencies Edition – WSA 03-2011-3.1 *(which includes the supporting 100-400 Series Water Standards)*
- WSAA Sewerage Code of Australia Melbourne Retail Water Agencies Edition – WSA 02-2014-3.1 *(which includes the supporting 100-500 Series Sewerage Standards)*
- WSAA Pressure Sewerage Code of Australia WSA 07-2007 version 1.1 *(which includes the supporting Pressure Sewer Supplement Standard Drawings)*
- Melbourne Retail Water Agencies (MRWA) Supplementary Manual to WSA 07-2007
- WSAA Polyethylene Pipeline Code WSA-01-2001
- WSAA Conduit Inspection Code of Australia WSA 05 – 2006 Second Edition
- WSAA Sewerage Pumping Station Code of Australia – WSA 04-2005-2.1

11.2 Supplementary Information

Each of the Supplementary Information listed below are designed to be read in conjunction with, and take precedent over, the adopted standard listed in the supplement title (found at [Products and Standards](#) > Asset Standards):

- Supplementary Information to the WSAA Water Supply Code of Australia – Melbourne Retail Water Agencies Edition – WSA 03-2011-3.1
- Supplementary Information to the WSAA Sewerage Code of Australia – Melbourne Retail Water Agencies – WSA 02-2014-3.1
- Supplementary information to the WSAA Sewage Pumping Station Code of Australia – WSA 04-2005-2.1

11.3 Approved Products

Barwon Water has adopted products that have been approved by Greater Western Water, as detailed in the:

- [MRWA \(Products\) Web Portal](#)

Further limitations apply to products that can be installed in Barwon Water's water and sewer system, these additional limitations are detailed in our Supplementary Product Catalogues (found at [Products and Standards](#) > Approved products and materials):

- Supplementary Product Catalogue for Pressure Pipeline Systems;
- Supplementary Product Catalogue for Non-pressure Pipeline Systems;

11.4 Ancillary standards and Guidelines

Adopted ancillary standards (found at [MRWA Standards](#) > Specs & Guidelines):

- Melbourne Retail Water Agencies (MRWA) Backfill Specification 04-03.1

Barwon Water ancillary standards (found at [Products and Standards](#) > Miscellaneous):

- Barwon Water's Water Quality Guidance for Commissioning Assets in Contact with Potable Water or Class A Recycled Water;
- Barwon Water Survey Manual 'For Land Development' Version 6 - June 2025;

Additional standards that will be provided via email to the Accredited Consultant where required, to support the design of Electrical components:

- The Electrical Requirements
- The Electrical design spreadsheet

Where the standards detailed throughout Section 11 do not cover the scope for the associated Works or Services, the relevant Australian Standards will apply.

12 Document Control

Document Owner	Land Development Lead
Approved by	Head of Enterprise Project Delivery
Compliance	Barwon Water Employees
First created	June 2026
Document Review Cycle	As required
Version	V1.0
ECM Reference	A41194595

12.1 Revision History

Version	Date	Author	Description of Amendments
V0.1	May 2026	Richard Shirley	Draft document created from existing Land Development Guide and Land Development Servicing Requirements
V1.0	August 2026	Richard Shirley	Draft reviewed and finalised for publishing