

# Multi-Dwelling Residential Development \*

## (Greater than 19 units ground floor/ ground and first floor separately titled)

**Definition** Retirement villages, separate units, not high rise, separately titled owner corporations.  
Ground floor/ ground floor and first floor units

- Servicing**
- Mandatory reticulated drinking water, recycled water (if in a mandated area) and sewer to be provided to each unit.
  - Mandatory pre design /construction meeting to resolve any possible issues.
  - Assets to be located within the common areas of the development (preferred to be located in nature strips/ garden areas where possible).
  - Assets not to be located in the rear of units (where this is impracticable, prior approval of the design is to be sought from the relevant water business).
  - Maintenance holes are to be located in common access areas unless prior approval is sought from the relevant water authority.
  - Minimum roadway width to be 5.5 metres (this may be reduced where the water main is <100mm in diameter) this is to provide ready access to maintenance vehicles and equipment (water business, fire authority etc).
  - Minimum 2 metre building offsets to be provided from road verge (this is to ensure that assets are readily accessible without having to dig close to buildings) 1.5m minimum clearance is to be provided between water mains and foundations of any building.( excluding property service pipes )
  - Water mains to be located on the high side on internal roads where building floor levels are lower than the internal road pavement.
  - Private electricity and telecommunications services are not to be located within the same trench as water business assets. Gas mains are acceptable.
  - Intensive audit of assets installation to be provided to ensure other services crossing water business assets have the appropriate clearances and cross at 90 degrees to the asset
  - A surveyed plan indicating the location of all internal assets crossing the water business assets is to be provided by the developer prior to acceptance of works audit.
  - Appropriate width easements are to be created over all assets.
  - All clearances between other services as per Melbourne Retail Water Agency (MRWA) edition of the Water Services Association of Australia (WSAA) are to be maintained. To ensure that clearances are maintained, prior to Acceptance of Works being issued the following is to occur at the developers' cost:
    - A minimum of 3 holes nominated by SEW are to be excavated to expose the services to confirm that all minimum vertical and horizontal clearances are maintained.
    - For every failure an additional 2 holes are to be excavated.
  - A developer bond equal to 15% of the cost of internal assets or \$10,000 minimum refundable on issue of a completion certificate for the project. This bond is to provide for any necessary works to be undertaken as a result of site works outside of the control of the consultant project managing asset construction for the project (This is in addition to the current works warranty bond).
  - Individual water meters not to be located below ground or within units.
  - No offsetting of property service pipes permitted. ( see Metering and Servicing Guide )
  - Water meters may be located against external wall of units on a case by case basis.
  - Internal sewer mains to be designed at minimum depth to control the floor levels of each unit.
  - Type 2 Property Connection Branches to be utilised to minimise excavation requirements for connection of units. Type 2A Property Connection Branches will not be permitted.

**For further information please contact:**

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\* This refers to the Water Metering & Services Guide under section 11 "Residential Water Metering & Servicing" clause 11.4 with effect from 01 November 2010