



**Gippsland
Water**



**2 lot/2 units
sewer servicing guide**

Introduction

The following guide outlines options for 2 lot subdivisions only.

Gippsland Water may require extension of Gippsland Water assets where there is possibility of future development. Individual allotments must be serviced directly by provision of separate connections where both lots are adjacent to a Gippsland Water asset.

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Glossary of terms

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

Shared sanitary drain – Privately owned and maintained sanitary drains servicing multiple properties that are separately titled and covered by an owners corporation schedule, 12(1) and/or 12(2) easements, connected to one legal point of discharge (sewer connection point).

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

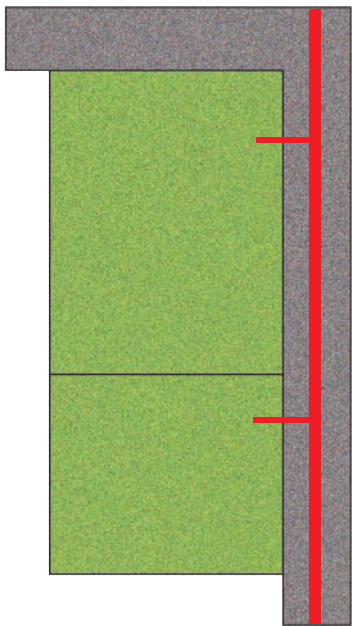
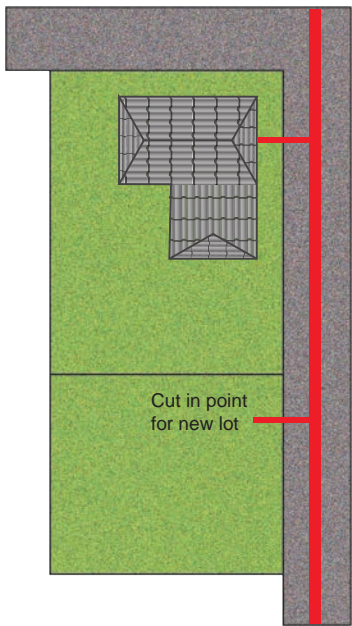
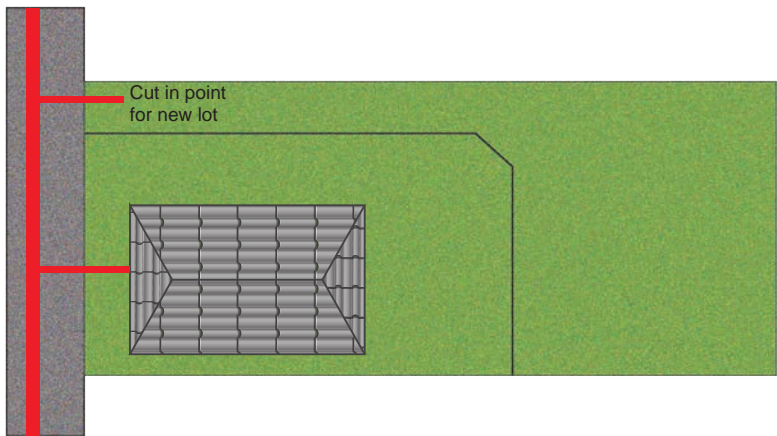
Sewer connection point – A section of pipe owned and maintained by the Water Corporation which connects the customers sanitary drain to the sewer main.

12(1) easement – A specified easement registered on a title plan in favour of a party and prescribed for a purpose.

12(2) easement – An implied easement created under the Subdivision Act 1988. These can be used as an alternative to setting aside common property, and setting up an owners corporation. Refer Subdivision Act 1988 for further definition.

1. 2 lot subdivision vacant land or existing dwelling with the sewer main adjacent to both lots

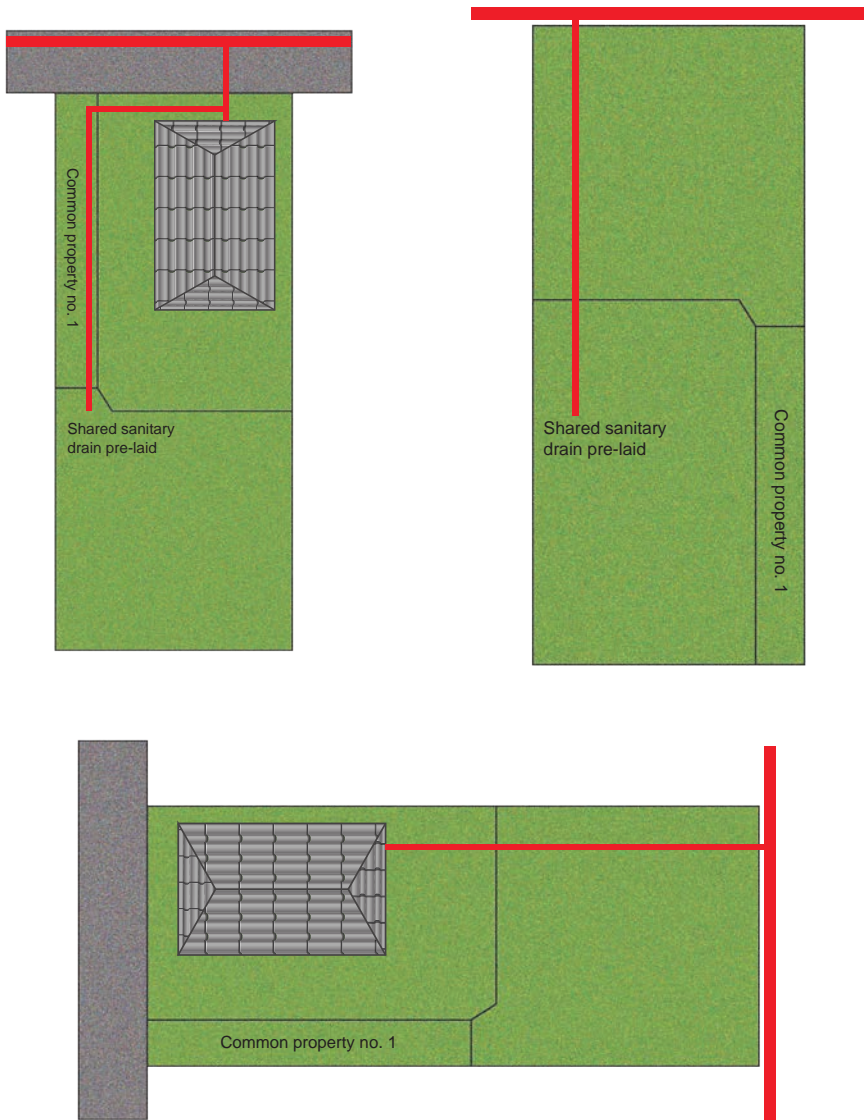
Separate sewer point required to each lot.



2. 2 lot common property subdivision

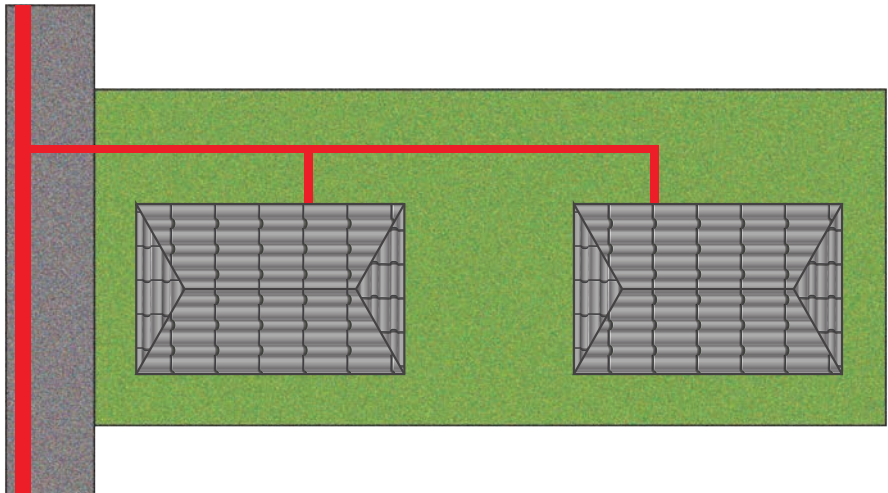
12(2) easement registered on the plan of subdivision, shared sanitary drain and pre lay sanitary drain for both lots, plumber to provide as constructed sanitary drain field note.

When second lot requires connection, they can connect to existing sanitary drain servicing the other lot.



3. Vacant lot with 2 dwelling development where only 1 dwelling is adjacent to the sewer main with or without subdivision, 1 existing sewer point is available

Shared sanitary drain permitted. 12(2) easement registered on the plan of subdivision if subdivided.

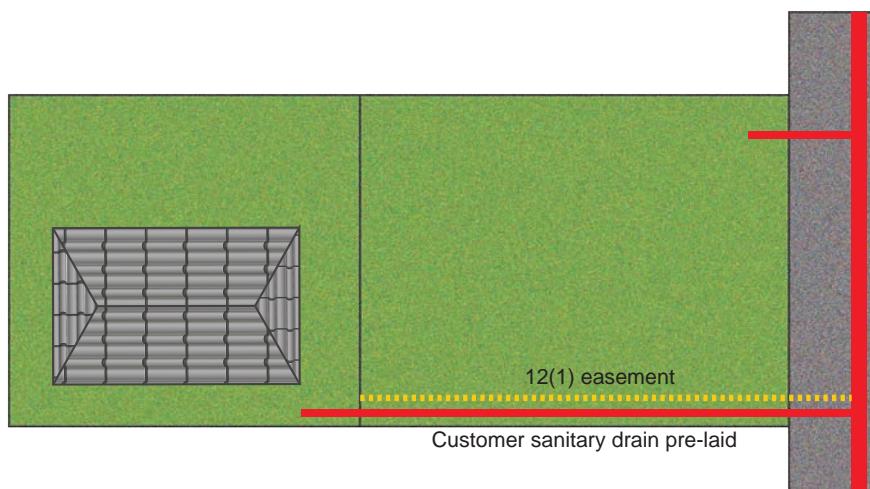
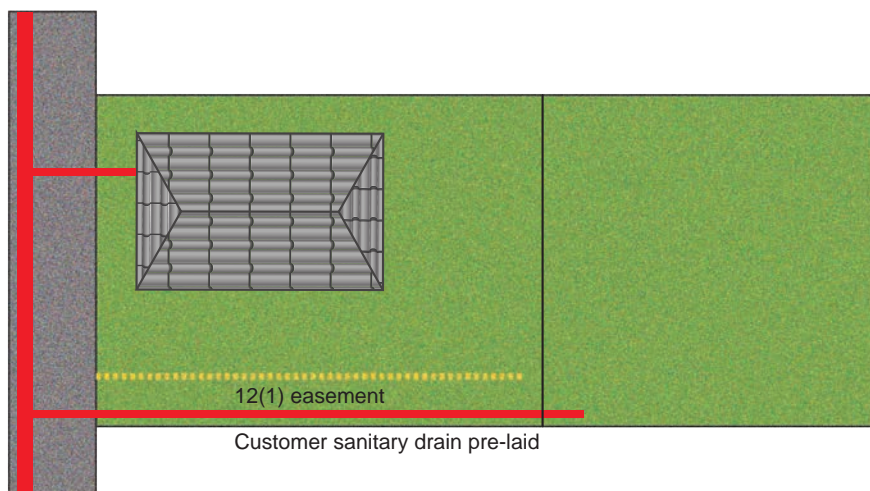


4. 2 lot subdivision with existing dwelling. Sewer main adjacent to 1 lot only

Requirement is:

12(1) easement registered on the plan of subdivision 1.2 metres wide in favour of lot that does not front. Cut in new sewer connection point and pre lay customer sanitary drain through the fronting lot to service the new non-fronting lot.

A sewer main extension may be required if the new non-fronting lot can be further subdivided.

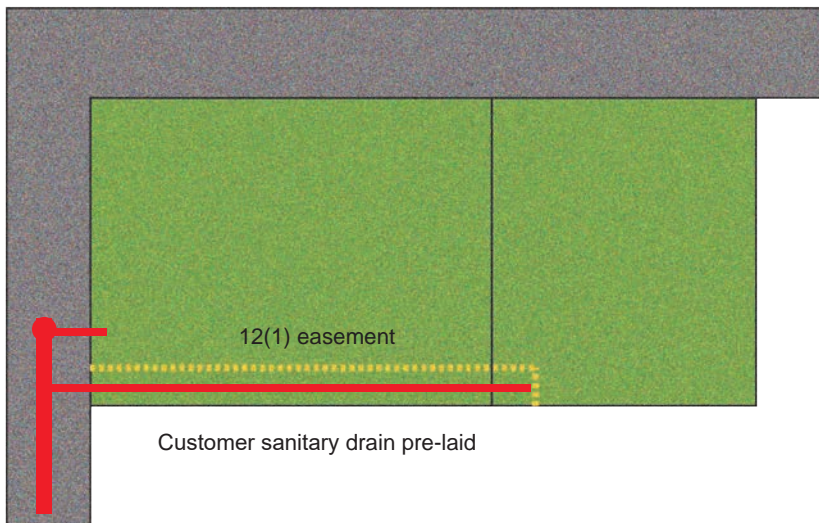


5. 2 lot vacant land subdivision sewer main adjacent to 1 lot only

Options are:

12(1) easement registered on the plan of subdivision in favour of lots on the plan and pre lay shared sanitary drain through fronting lot to service non fronting lot.

Separate sewer connection point required for lot fronting sewer main
A sewer main extension may be required if the new non-fronting lot can be further subdivided.





Gippsland Water

www.gippswater.com.au

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