

# Land development Quick guide



## Developing, redeveloping or subdividing

### Use this information if you:

- Are considering an infill development or subdivision in the Coliban Water region and want to understand requirements and costs.
- Want to ensure your development has clean, safe, reliable, and compliant water and sewerage services.

### How to get started

To complete an infill development project or subdivision in the Coliban Water region, you need to know if the proposed works are on or near our existing assets, how to connect the site to our water and sewer services, and the costs involved.

The Coliban Water website and our **Land Development Manual** provide detailed information.

Visit [coliban.com.au/builder-developers](http://coliban.com.au/builder-developers)

We recommend you seek further information and preliminary advice from us to understand whether your project is feasible.

### Connecting your development site to our services

The first step is to check if water and sewerage services are available via our asset map on the website. This will help you determine if your site is suitable for connection and whether any **Developer Installed Works** will be required.

It is likely one of two scenarios will apply to your proposed subdivision:

#### Water and sewer services are available via simple connection

In this scenario, you will NOT be required to complete any **Developer Installed Works**.

You will only need to pay a **New Customer Contribution** for each new connection.

#### An extension from existing water or sewerage services or other work is required

In this scenario, **Developer Installed Work** will be required, and you will need to complete our **Service to New Development or Subdivision Process**.

A **New Customer Contribution** for each new connection will also apply.

### If Developer Installed Work is required

**Step 1** Once you have determined that Developer Installed Works are required, **engage a registered consulting engineer** to manage the preliminary design on your behalf.

A list of registered consultants is available on our website and you will be required to cover the costs of this process.

**Step 2** The Land Development team at Coliban Water will then assess the design and issue a **Draft Developer Deed** and **Letter of Conditions** covering all construction requirements.

The requirements are in line with the Water Services of Australia sewerage and water codes, and any Coliban Water supplements to the codes. Details are available in our **Land Development Manual**.

**Step 3** Complete on-site construction. A verified design submitted from the registered Consultant and an **executed Deed of Agreement** must be received before Construction can commence.

**Step 4** Once construction work is complete, the Registered Consultant will contact us to **arrange an inspection audit**. We inspect new assets to make sure they meet requirements **prior to issuing a Certificate of Practical Completion**.

**Step 5** Ongoing management of new assets will then transition to Coliban Water and we will look after all future maintenance.

### What is a New Customer Contribution?

You will be required to pay a **New Customer Contribution** for each additional dwelling/allotment you connect to the water, sewerage, or recycled water network.

New Customer Contributions are applied under the *Water Act 1989*. They are a one-off, upfront charge that sees owners contribute to the cost of increased services due to additional connections. The amount of each New Customer Contribution is fixed for the duration of our current pricing period and can be found in our **Schedule of Fees and Charges** available at [coliban.com.au](http://coliban.com.au).



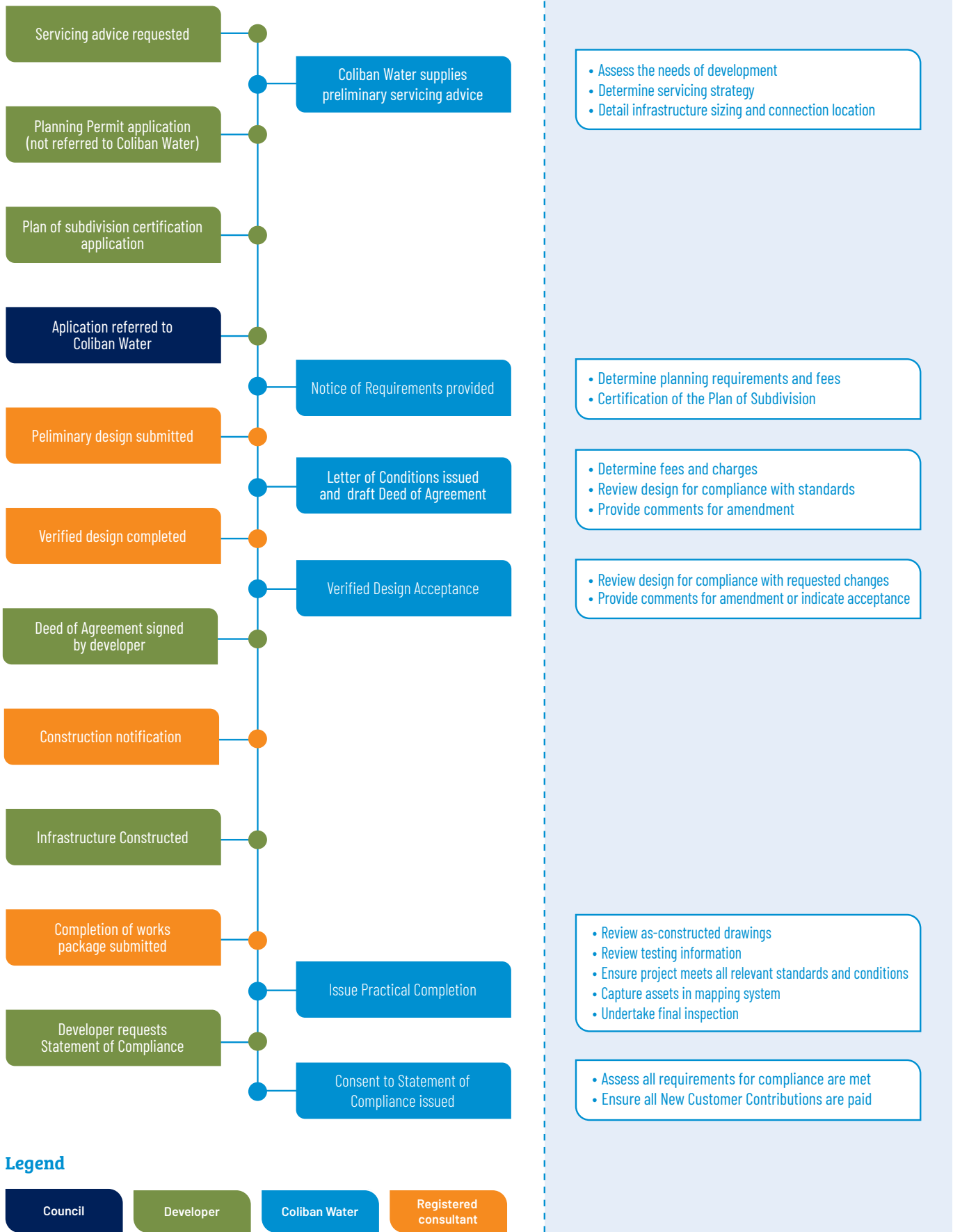
### Need help or information

T 1300 363 200  
Between 8.30am and 5pm weekdays  
(ask for the Land Development Team)

E [landdevelopment@coliban.com.au](mailto:landdevelopment@coliban.com.au)

W [coliban.com.au/builders-developers](http://coliban.com.au/builders-developers)

# The development process



This information was correct as at November 2024, but could change. Please check our website [coliban.com.au](http://coliban.com.au) for the latest information. © State of Victoria, Coliban Region Water Corporation 2024. CWM060 V2 (06/25)