

**HUNTER WATER CORPORATION**

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PO Box 5171  
HRMC NSW 2310  
36 Honeysuckle Dr  
NEWCASTLE NSW 2300

17 April 2025

L J BROWN  
C/- Sandra De Hoogh  
694 FOSTERTON RD  
FOSTERTON NSW 2420

**Requirements for your Building Services / Development Application**

|                                 |  |
|---------------------------------|--|
| <b>Application service:</b>     | Development Assessment (Section 50)            |
| <b>Property address:</b>        | 25 HILLVIEW AVE, BENDOLBA NSW 2420             |
| <b>Lot &amp; Plan number:</b>   | Lot 2 DP 1099745                               |
| <b>Development description:</b> | Torrens Title Subdivision of 1 Lot into 2 Lots |
| <b>Hunter Water reference:</b>  | 2025-716                                       |

We have assessed your application for the above development and include the following requirements. All requirements will need to be met before a Compliance Certificate will be issued.

**Financial Requirements*****A Developer Charge is required to be paid***

We are phasing in developer charges for water and wastewater services from 1 July 2023 ([find out more here](#)). We have detailed what this transition looks like for your development in each financial year in your calculation below.

Developer charges must be paid to Hunter Water prior to connecting to our networks. The estimated total developer charge for your proposed development appears in the table below. Further information on how developer charges are calculated [is here](#).

Please note, payment of the developer charge can only be made when:

- All requirements of this letter have been met; and
- A valid DA Consent or Complying Development Consent has been provided to us; and
- In the case of water or sewer works being required, once these works have been completed and a complete & quality compliant finalisation package has been submitted by your Accredited Design Consultant.

Once you have met all requirements, you will need to contact us and request a final calculation of your developer charge (CPI and phasing adjustment). We will issue an invoice for the final payment amount.

### Developer Charge Calculation Estimate

| DSP Area  | DSP Charge            | Calculation:<br>[Utilisation (in ET) - Credit (in ET)] x DSP Charge<br>= Developer Charge  |
|---|-----------------------|--|
| W.5<br>Dungog and<br>Chichester<br>Water Zone                         | \$2,564.21<br>per ET  | ET for your proposed development: 2.00 ET<br>Credit ET for previous development: 1.00 ET<br>Water Developer Charge = <b>1.00 ET</b> x \$2,564.21 = \$2,564.21        |
| S.8<br>Dungog<br>Wastewater<br>Catchment                              | \$14,260.02<br>per ET | ET for your proposed development: 2.00 ET<br>Credit ET for previous development: 1.00 ET<br>Wastewater Developer Charge = <b>1.00 ET</b> x \$14,260.02 = \$14,260.02 |
| The total Developer Charge value will be phased in and detailed below |                       |  |

### Phased Developer Charge for each Financial Year

| Charges applicable each Financial Year (FY)  |                          |                          |                           |
|--|--------------------------|--------------------------|---------------------------|
| <p>The NSW Government has directed that developer charges will remain at 0% for financial year 2023-24, before a phased reintroduction at 25% in financial year 2024-25, 50% in financial year 2025-26, prior to full reintroduction from financial year 2026-27</p> <p>This is a one-off payment and will be invoiced at the time that all requirements of this letter have been met. Please note that the Developer Charge is indexed by CPI each Financial Year.</p> <p>Note Hunter Water's financial year runs from 1 July to 30 June each year.</p> |                          |                          |                           |
|  | FY 24/25<br>(25%)        | FY 25/26<br>(50%)        | FY 26/27<br>(100%)        |
| Phased estimated developer charge payable for your development:  | \$4,206.06<br>(plus CPI) | \$8,412.12<br>(plus CPI) | \$16,824.23<br>(plus CPI) |

### Works Requirements

#### Minor Works Required

You need to complete [Routine Minor Works](#) for your application.

- Provide each unserviced lot with a water service and a sewer point of connection.

All works are to be designed and constructed under a [Routine Minor Works Deed](#). Your Deed number is **2025-716/2**. Please email your completed deed to [developer.deed@hunterwater.com.au](mailto:developer.deed@hunterwater.com.au). For guidance in completing the Deed please refer to the Hunter Water website.

You will need to engage an [Accredited Design Consultant](#) to confirm the above scope and arrange for the design and inspection of works. The works may be constructed by a licensed plumber up to a depth of 1.5m. Works deeper than 1.5 metres or involving entry to confined spaces must be carried out by an [Accredited Construction Contractor](#).

Please note, if during the design phase, Routine Minor Works criteria are exceeded, a Routine Major Works Deed is required.

### ***Environmental Assessment is required***

Hunter Water is currently introducing reforms to our environmental assessment process. As of August 2024, these reforms will form the new framework for assessing the environmental impacts of water and sewer works.

You must demonstrate that the environmental impacts of any water and sewer works have been addressed via one of the approved pathways as described on our [website](#) **prior to works commencing**.

The required documentation must be submitted to Hunter Water with your design submission package. Should you choose to complete a Review of Environmental Factors (REF), the REF documentation will require Hunter Water approval and a fee is applicable.

### **Administrative & Document Requirements**

#### ***Development Consent***

To confirm that the application you have submitted to us is consistent with the development consent, you will need to upload a copy of either your **DA consent** from Council or your **Complying Development Consent** from your private certifier to your Property Self Service Portal.

*Once the above requirements have been completed, you can have your plumber submit a [connection application](#) to have water meters and sewer connections completed.*

*These requirements are valid for 12 months from the date of this letter. For further details on developing, please see the [Supplementary Information and Guidance Sheet](#) or visit our [website](#).*

*If you have any enquiries, please contact your designated assessment officer below.*

Peter Hull - Land Development Officer

T: 02 4081 5805

E: [peter.hull@hunterwater.com.au](mailto:peter.hull@hunterwater.com.au)

*Deed, Design or Construction enquiries please contact our Project Delivery Team below.*

#### **Project Delivery Team**

T: (02) 4081 5705 or contact your nominated Project Delivery Team representative

Deeds - [developer.deed@hunterwater.com.au](mailto:developer.deed@hunterwater.com.au)

Design Submissions & REF's - [design.submission@hunterwater.com.au](mailto:design.submission@hunterwater.com.au)

Construction Notifications - [deliveryteam@hunterwater.com.au](mailto:deliveryteam@hunterwater.com.au)

Finalisation & Construction Enquiries - [finalise.project@hunterwater.com.au](mailto:finalise.project@hunterwater.com.au)