

**HUNTER WATER CORPORATION**

ABN 46 228 513 446
PO Box 5171
HRMC NSW 2310
36 Honeysuckle Dr
NEWCASTLE NSW 2300

10 March 2026

THE PROPERTY OWNER
C/- Brown Commercial Building Pty Ltd
PO BOX 596
EAST MAITLAND NSW 2323

Requirements for your Building Services / Development Application

Application service:	Resubmission of a previous Development Assessment (Section 50)
Property address:	295 CORMORANT RD, KOORAGANG NSW 2304
Lot & Plan number:	Lot 1 DP 1195449
Development description:	Development of Industrial Units
Hunter Water reference:	2024-174

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: [Utilisation (in ET) - Credit (in ET)] x DSP Charge = Developer Charge
W.1 Newcastle and ELM Water Zone	\$1,069.37 per ET	ET for your proposed development: 1.39 ET Credit ET for previous development: 0.00 ET Water Developer Charge = 1.39 ET x \$1,069.37 = \$1,486.42
S.18 Shortland Wastewater Catchment	\$3,671.88 per ET	ET for your proposed development: 1.70 ET Credit ET for previous development: 0.00 ET Wastewater Developer Charge = 1.70 ET x \$3,671.88 = \$6,242.20
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)		
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 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. Note Hunter Water's financial year runs from 1 July to 30 June each year.		
	FY 25/26 (50%)	FY 26/27 (100%)
Phased estimated developer charge payable for your development:	\$3,864. 31 (plus CPI)	\$7,728. 62 (plus CPI)

Works Requirements

Minor Works Required

Your proposed development is located over our asset and you will need to complete [Routine Minor Works](#).

- You need to replace the existing maintenance structure (MS1919) lid with a heavy duty lid and surround.

You are responsible for ensuring any buildings, structures and landscaping don't interfere with our assets.

All works are to be designed and constructed under a [Routine Minor Works Deed](#). Your Deed number is **2024-174/2**. Please email your completed deed to

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 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](#).

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.

Advice Specific to your Development

Build Over Hunter Water Easement

The development site is traversed by a 450mm DICL Rising Main protected by an [Easement](#) (4m wide) in favour of Hunter Water. The development plans propose a Carpark partly over and directly adjacent the Hunter Water Asset. Other proposed works that will impact Hunter Water's Asset include:

- Covered Area (roof over easement)
- Possible construction of storm water assets.
- Potential adjustment of the surface profile, i.e. cut and/or fill.

While Hunter Water will provide plans, information and assistance where appropriate, the responsibility for ensuring the work does not interfere with our asset(s) and is conducted in a safe manner, remains with the party conducting the work. Any damage caused, including potentially any consequential damages, is the responsibility of the developer.

People working near Hunter Water infrastructure have a duty of care to ensure that the infrastructure in the area is not damaged, or interfered with, and their work does not present a hazard to workers or the public. The subject sewermain can operate at high pressures and carries significant volumes of water. The unexpected sudden release of large volumes of water from this main could be dangerous to persons in the vicinity, and could result in significant damage to nearby property.

Hunter Water's specific requirements for your development are:

- Prior to construction, the developer is required to physically locate the 450mm DICL sewermain via non-destructive means.
- Construction access to the site is to be arranged to avoid loading or any disturbance to the 450mm DICL sewermain.
- The use of heavy vibratory rollers or other vibration construction techniques is not permitted within 5m of the main. Compaction should be undertaken using a plate compactor.
- Vertical clearance between the 450mm DICL sewermain and other mains should not be less than 500mm. If boring for the sewermain extension is proposed, additional clearance may be required to reduce stresses on the main with a design proposal to be submitted for Hunter Water review.

- House drains or other private services are not to be constructed within the easement without approval by Hunter Water. If you intend to construct any private services in the easement please contact the Officer nominated below;
- The easement area is not to be excavated or filled without approval from Hunter Water. If excavation or filling is proposed, then the developer is to provide Hunter Water with a surveyed plan and longitudinal section showing the watermain, existing and finished surface levels and the locations and clearances of all other pipes and utilities proposed to be constructed within Hunter Water's easement. Please ensure that Hunter's Water's Water Design Manual requirements are met in regards to pipe clearances and minimum depths;
- Any structure within or adjacent to the Easement is to be designed and constructed to ensure the structural integrity of the structure is not compromised by any excavation by Hunter Water within the Easement;
- All due care must be taken when working and excavating in the vicinity of the watermain. The Developer is required to ensure that all workers and contractors are made aware of the potential safety risks associated with working in the vicinity of the watermain. The Developer will be responsible for any damage that may be caused to the watermain during construction and costs of any subsequent repairs and/or third party injury or damage caused by the failure of the watermain during construction.

A licence agreement between the Developer and Hunter Water will be required. Licence applications can be discussed with Hunter Water's Property Group via email - property.management@hunterwater.com.au

Building Over Assets

There is an existing 150mm UPVC-SN8 sewermain within your property. You are responsible for ensuring any buildings, structures and landscaping don't interfere with our sewer and comply with our [Building Over Sewer Assets Policy](#). Refer to our [website](#) for more information.

There is an existing Maintenance Structure(s) MS1919 within your lot, if the land around the structure is altered (cut/fill), you will need to raise or lower the structure(s) to the finished surface level, this will need to be completed as part of a Routine Minor Works.

Driveway over watermain

Your driveway construction may impact our assets. Any work associated with altering our asset(s) or any damage caused will be at your cost. Your constructors should be careful when accessing the site to ensure no damage is caused to our Assets. Refer to our [website](#) for more information.

Connection Requirements

Hydraulics

Submit an application for a hydraulic design assessment of internal water and sewerage services for this development, including rainwater tanks and any alternative water supply systems. More information including the steps on submitting a hydraulic design assessment can be found on our [website](#). Alternately, if you need to confirm specific requirements for your development, you can contact our Technical Services Team via email plumbing@hunterwater.com.au.

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.

Elly Durer - Land Development Officer

T: 02 4907 7469

E: Elly.Durer@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

Design Submissions & REF's - design.submission@hunterwater.com.au

Construction Notifications - deliveryteam@hunterwater.com.au

Finalisation & Construction Enquiries - finalise.project@hunterwater.com.au