



Hunter Water Corporation  
ABN 46 228 513 446

PO Box 5171  
HRMC NSW 2310  
36 Honeysuckle Drive  
NEWCASTLE NSW 2300  
1300 657 657  
enquiries@hunterwater.com.au  
hunterwater.com.au

2 May 2024

R D BIRD  
C/- Northrop Consulting Engineers  
215-217 PACIFIC HWY  
CHARLESTOWN NSW 2290

## PRELIMINARY SERVICING ADVICE APPLICATION

Property Address:	559 ANAMBAH RD, ANAMBAH NSW 2320
Lot & Plan number:	Lot 55 DP 874170, Lot 177 DP 874171
Development Description:	Preliminary Servicing Application for Torrens Title Subdivision
Hunter Water Reference:	2024-435

Hunter Water offers the following preliminary servicing advice for the provision of water and sewerage services for the development detailed above.

This advice is indicative only and based on Hunter Water's knowledge of its system performance and other potential developments in the area at the present time. This advice may change substantially over time due to a range of factors.

When you have development consent, you may submit a Development Application to Hunter Water. Hunter Water will then undertake detailed analysis of system capacity to determine the formal requirements for the development and then issue a Notice Letter.

Upon compliance with the Notice Letter, Hunter Water will issue of a Section 50 Compliance Certificate for the development.

### ***A Developer Charge is required to be paid for Each Stage of Development***

We are phasing in developer charges for water and wastewater services from 1 July 2023 ([find out more here](#)). For guidance, we have shown the charge for a single standard residential lot below. The final full developer charge for your development will be determined when staged Development Applications are submitted to Hunter Water.

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

- All requirements of the Notice letter for each stage have been met; and
- A valid DA Consent has been provided to us; and
- Water and sewer works have been completed and a 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.

Further information on how developer charges are calculated [is here](#).

### Developer Charge Calculation Estimate for Each Residential Lot

DSP Area	DSP Charge	Calculation: Utilisation (in ET) x DSP Charge/ET - Credit (if applicable) = Charge
W.3: Maitland and Branxton Water Zone	\$2,666.02 per ET	1.00 ET x DSP charge/ET = \$2,666.02
S.10: Farley Wastewater Catchment	\$2,076.58 per ET	1.00 ET x DSP charge/ET = \$2,076.58
<b>charge for a single standard residential lot for water and wastewater: \$4,742.60</b>		

### Developer Charge Phased charges each Financial Year for Each Residential Lot

Charges applicable each 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				
	Charge applicable for period 01/07/23 - 30/06/24	Charge applicable for period 01/07/24 - 30/06/25	Charge applicable for period 01/07/25 - 30/06/26	Charge applicable for period 01/07/26 onwards
<b>charge for a single standard residential lot for water and wastewater</b>	\$0.00	\$1,185.65 (plus CPI)	\$2,371.30 (plus CPI)	\$4,742.60 (plus CPI)

### Water Supply

Although there is sufficient capacity in Hunter Water's trunk water supply network, currently, there is insufficient capacity in the local network to service your development site. A Section 50 Compliance Certificate for staged development will not be issued until all the water assets necessary to service each stage of your development have been commissioned.

The development site was included in the Anambah Urban Release Water Servicing Strategy (Final Version dated: 04/10/2023) prepared by ADW Johnson for the Roche Group (refer to Figure 1). The Strategy assessed general servicing requirements for your site including the need for a water pumping station (WPS) to service lots in the higher elevations of the site. At this stage, the Roche Group have commenced the design phase for the WPS and lead-in water assets.

You will need to engage an [Accredited Design Consultant](#) to prepare a developer funded addendum to the Strategy, including a draft reticulation layout, to determine the specific servicing arrangement for your development site with reference to the WSAA Hunter Water Design Guidelines.

The strategy addendum will need to be submitted to Hunter Water for review and approval. A strategy review fee will be required to be paid when the strategy addendum is submitted.

Your consultant may request an inception meeting with Hunter Water prior to preparation of the strategy addendum.

Water assets will need to be delivered in accordance with the approved strategy and addendum.

## **Wastewater Transportation**

Although there is sufficient capacity in Hunter Water's trunk wastewater network, currently, there is insufficient capacity in the local network to service your development site. A Section 50 Compliance Certificate for staged development will not be issued until all the wastewater assets necessary to service each stage of your development have been commissioned.

The development site was included in the Anambah Urban Release Wastewater Servicing Strategy (Final Version dated: 11/01/2024) prepared by ADW Johnson for the Roche Group (refer to Figure 2) The Strategy assessed general servicing requirements for your site including the need for a sequence of wastewater pumping stations (WWPS) required to service your development site. At this stage, the Roche Group have commenced the design phase for the lead-in wastewater assets, however your development will be reliant on delivery of a number of downstream WWPS's.

You will need to engage an [Accredited Design Consultant](#) to prepare a developer funded addendum to the Strategy, including a draft reticulation layout, to determine the specific servicing arrangement for your development site with reference to the WSAA Hunter Water Design Guidelines.

The strategy addendum will need to be submitted to Hunter Water for review and approval. A strategy review fee will be required to be paid when the strategy addendum is submitted.

Your consultant may request an inception meeting with Hunter Water prior to preparation of the strategy addendum.

Wastewater assets will need to be delivered in accordance with the approved strategy and addendum.

## **Delivery of Developer Works**

Developer works will need to be delivered under [Developer Works Deeds](#) executed by the Developer and Hunter Water.

All developer works are to be designed by an [Accredited Design Consultant](#) and constructed by an [Accredited Contractor](#).

## **Environmental Requirements**

Hunter Water may require a [Review of Environmental Factors](#) (REF) to be submitted in accordance with the provisions of Environmental Planning and Assessment Act 1979 for the delivery of developer works. Hunter Water will assess the REF as a determining authority under provisions of Part 5 of the Act.

## **Entry Requirements**

The proposed investigation works may require entry to another property. You will need to arrange for entry and have evidence of consent by way of a signed [Entry Permit](#) with the affected landowner.

*These preliminary requirements are not commitments by Hunter Water and maybe subject to significant change prior to this development proceeding.*

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

Barry Calderwood – Account Manager Major Development T: 02 4081 5826 E: <a href="mailto:barry.calderwood@hunterwater.com.au">barry.calderwood@hunterwater.com.au</a>
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Figure 1: Water Servicing

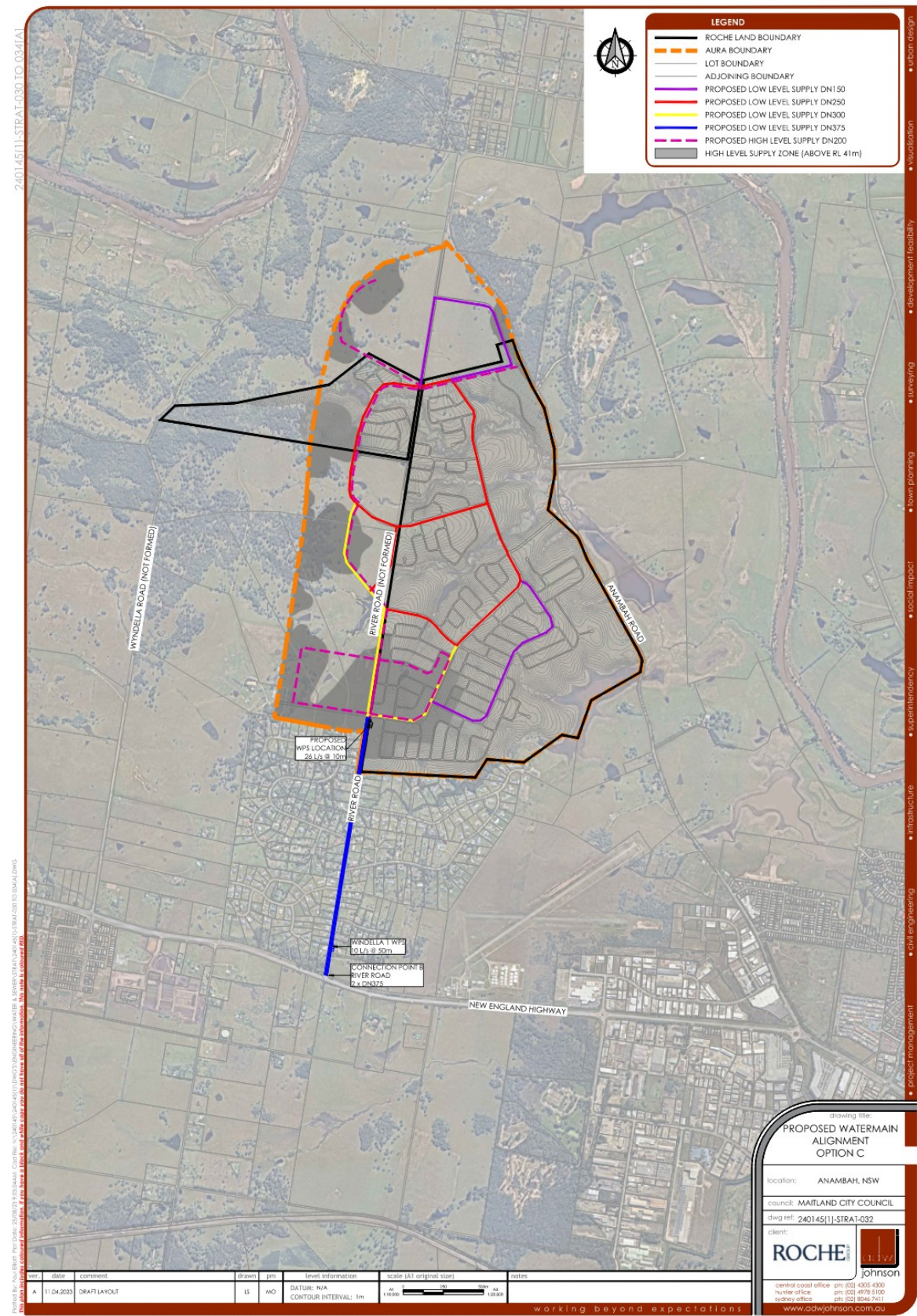




Figure 2: Wastewater Servicing

