

**altogether.**

# **Sustainable Utilities Servicing Strategy**

**Drinking Water**

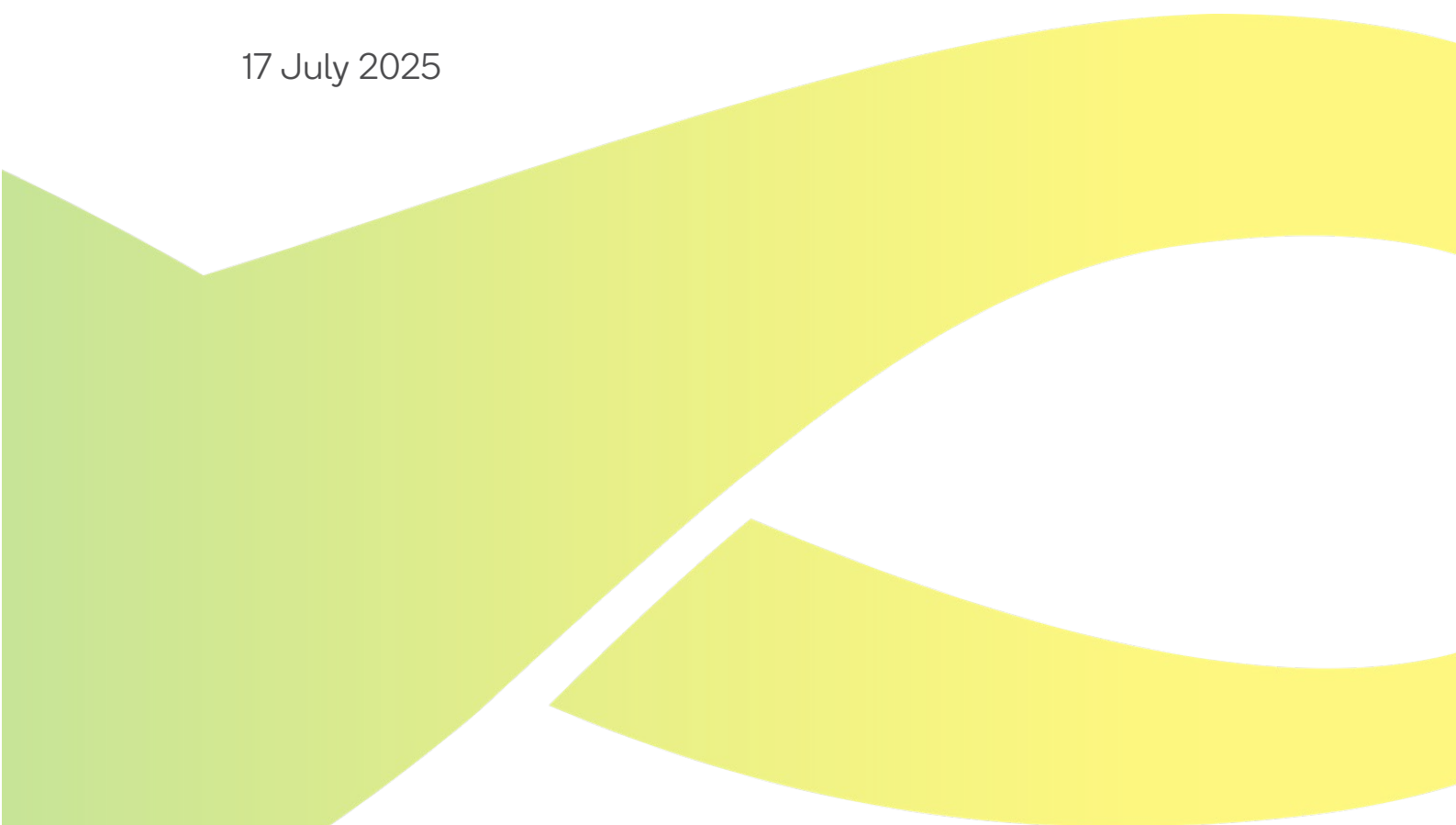
**Wastewater**

**Recycled Water**

**Anambah NSW**

**Thirdi Communities**

17 July 2025



**This report has been prepared on behalf of Altogether Group by:**

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# 1 Executive Summary

The Anambah Urban Release Area was rezoned based on water and wastewater servicing strategies as endorsed by Hunter Water to support development. These strategies (recently updated by the majority landowner) assume development planning and sequence which increase risk and delay development for **all** developers in the URA

This report includes commentary of the servicing strategies prepared for Hunter Water, and highlights high upfront costs, sequencing issues and gaps in funding, all which increase developer risk and delay development.

An alternative strategy confirms the ability for Altogether Group to provide these essential services to development as proposed by Thirdi Communities at Anambah.

The strategies include the establishment of a utility scheme under the Water Industry Competition Act to manage wastewater, create recycled water, and boost and distribute drinking water sourced from Hunter Water.

Altogether confirms its capability to meet the following key Project objectives:

1. Provision of drinking water, wastewater and recycled water services for the proposed residential and non-residential uses proposed on the site.
2. Provide efficient and cost-effective services that ensure development viability.
3. Provide a servicing option that can expand to service the whole Anambah Urban Release Area
4. Provide Public Utility Infrastructure compliant to Clause 6.2 of the Maitland LEP 2011

## 2 Introduction

The Water Industry Competition Act 2006 ('WICA') facilitates competition in the water industry via innovation improved efficiency and sustainability, whilst ensuring protection of public health, safety and consumers. Altogether is the market leader with regard to successful delivery of WICA licenced private utility schemes. We have built, own and operate multiple drinking water, wastewater and recycled water utility schemes within NSW.

Altogether have conducted a review of the proposed Thirdi Communities development at Anambah, and have prepared this strategy as a catalyst for delivery of an essential drinking water, wastewater, and recycled water scheme enabling the timely and efficient delivery of essential utility services to the project.

In preparing this Servicing Strategy, Altogether has taken due account of:

1. Project due diligence documentation and information provided by Thirdi Communities and specific consultants reports supporting the proposed development, and
2. Its own research, investigations and knowledge of existing Hunter Water plans and asset investment procedures.

Altogether's strategy provides a comprehensive technical solution, consistent with relevant regulatory requirements, and delivering a sustainable outcome. This strategy provides confidence for project delivery supported by:

- Indicative, high level delivery program for scheme establishment
- An alternative utility solution that provides certainty, flexibility and efficiency.
- Commitment by Altogether to actively participate in appropriate regulatory authority consent processes.

# Background

## 2.1 Development context

In 2020, the NSW Dept of Planning rezoned the Anambah Urban Release Area (AURA), which is part of the Branxton to Anambah Regionally Significant Growth Area identified in the Hunter Regional Plan 2041. The AURA comprises a total area of approximately 484 hectares within the western corridor of Maitland. The number of residential dwellings proposed to be delivered in the AURA varies as follows:

- The Planning Proposal documentation which supported the rezoning contemplates up to 3,000 residential dwellings
- The HWC approved Water Servicing Strategy (Oct 2023) proposes a total of 4,400 ET.
- The HWC approved Wastewater Servicing Strategy (Jan 2024) proposes a total of 4,481 ET.

For the purpose of this report, Altogether has assumed the AURA is capable of delivering a total of 4,400 residential dwellings.

.Stockland was the controlling developer who managed the rezoning, and has since exited the project. Several other developers and landowners are reviewing viability to commence development within the AURA.

Available information indicates that The Roche Group hold 320 hectares, representing approximately 2770 lots, or 68% of the AURA, with other parts of the AURA controlled by Thirdi Communities and minor fragmented landowners.

This Strategy confirms the drinking water, wastewater and recycled water servicing to approximately 125 hectares as proposed by Thirdi Communities, as indicated below:

- a. 900 residential lots on land zoned R1 General Residential.
- b. 332 Land Lease Lots and associated community facilities.

The 900 residential Lots are part of the 4,400 residential lots identified AURA. The proposed adjacent Land Lease precinct is permissible on the RU2 Rural Landscape zone.

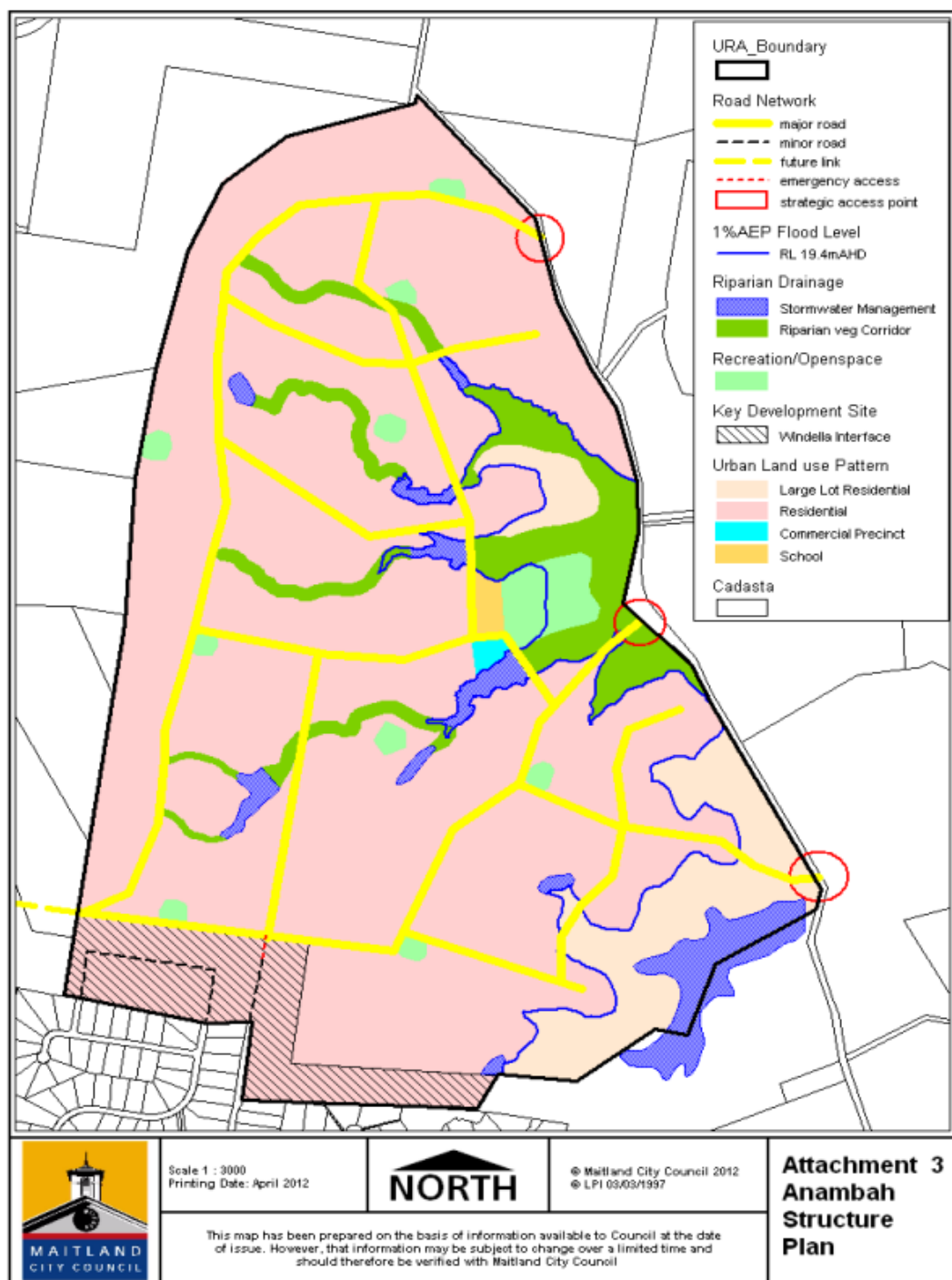


Figure 1 Anambah Structure Plan

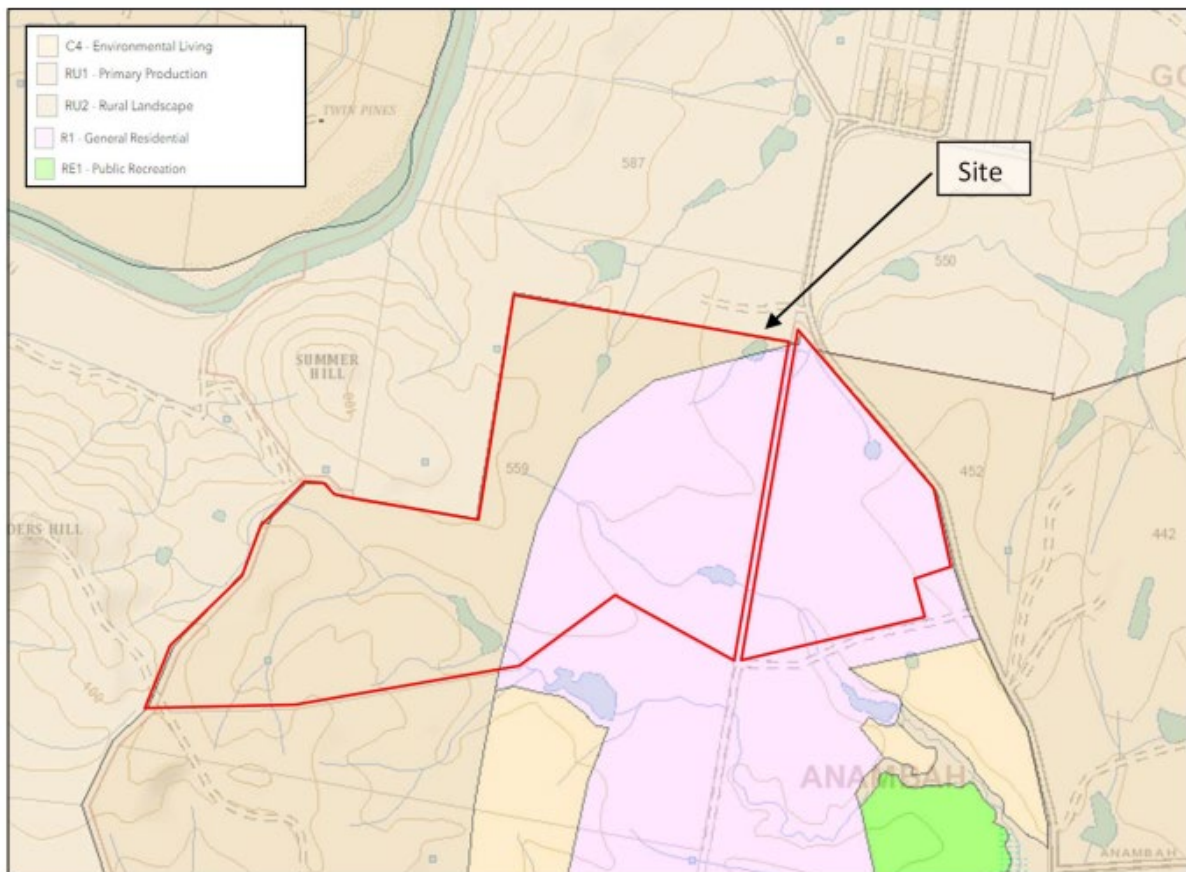
Source: Maitland City Council Planning Proposal, Amendment to the Maitland LEP 2011  
 Anambah Investigation Area V4 10 November 2016

## 2.2 The Site

The site is located within the Maitland Local Government Area (LGA) and is approximately 12km northwest from Maitland Town Centre. It lies directly south of the existing suburb of Gosforth, and adjacent to the existing suburb of Windella.

The site is located at Lot 177 in Deposited Plan 874171 ('Lot 177') and Lot 55 in Deposited Plan 874170 ('Lot 55'), which is commonly referred to as 559 Anambah Road, Gosforth. The project has a combined area of approximately 125 hectares, and is bisected by the unformed River Road, with 750m of frontage to Anambah Road on its eastern perimeter.

The site is zoned R1 General Residential and RU2 Rural Landscape pursuant to Maitland Local Environmental Plan 2011 ('LEP'). The site is mostly vacant, and is comprised of cleared, pastured and agricultural land with scattered vegetation.



**Figure 1 The Development Site**

The elevation of the site ranges from approximately Reduced Level (RL) 80m Australian Height Datum (AHD) in the southwestern corner of the site to approximately RL 40m along the ephemeral creeks that cross the site, and is bound by rural landscapes to the south, west, and east and rural residential to the north. The surrounding land is comprised of land clearings, roads, rural and agricultural properties.



## 2.3 Planning framework – Utilities

In 2021, the NSW Government announced the reintroduction of Developer Service Plans (DSP) for water and wastewater services provided by Sydney Water and Hunter Water following recommendations by the NSW Productivity Commission. Property developers are now required to contribute to water and wastewater services, which applies to the proposed development in the AURA should services be provided by Hunter Water Corporation.

Notwithstanding this WICA allows property owners and developers to nominate alternate servicing providers for Water and Wastewater Services.

The key objectives of WICA are:

- a. to protect public health and safety and the environment in connection with the water industry, including in the longer term, and
- b. to protect the interests of consumers, particularly retail customers, in the quality, reliability and price of water and sewerage services, including in the longer term, and
- c. to facilitate the efficient, reliable and sustainable provision of water and sewerage services, having regard to financial, environmental and social considerations, and
- d. to promote the sustainable use of resources in connection with the water industry, and
- e. to facilitate competition in the water industry with a view to encouraging innovation and improved efficiency in the industry.

The provision of private utility infrastructure schemes under WICA to support new development projects in NSW is now well established, with over 10,000 lots already under delivery in the Hunter region.

Altogether note that, pursuant to Section 4.23 of the EP&A Act, the proposed concept development applications (CDAs) have been prepared in relation to this project to satisfy the obligation under Clause 6.3 of the MLEP 2011 requiring a development control plan ('DCP') be prepared for land in an urban release area prior to consent being granted to development on the land. Accordingly, this strategy supports the CDAs and identifies the staging for the release of land, and the timely, coordinated delivery of lots, housing and infrastructure in accordance with Clause 6.3(3)(a).

Further, Altogether have reviewed the LEP, and confirm our ability to provide Public Utility Infrastructure compliant to Clause 6.2 of the LEP:

*Clause 6.2(1) - Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.*

Altogether propose to provide utility infrastructure compliant to Clause 6.3 of the LEP, that that will support development that is logical and cost-effective:

Clause 6.3(1) - *The objective of this clause is to ensure that development on land in an urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.*

While we understand that a DCP is yet to be adopted for AURA, this strategy can support any future Development Application in accordance with S4.23 of the EP&A Act. The alternative strategy developed by Altogether meets the objective of WICA, and enables the timely and efficient release of urban land to meet community needs.

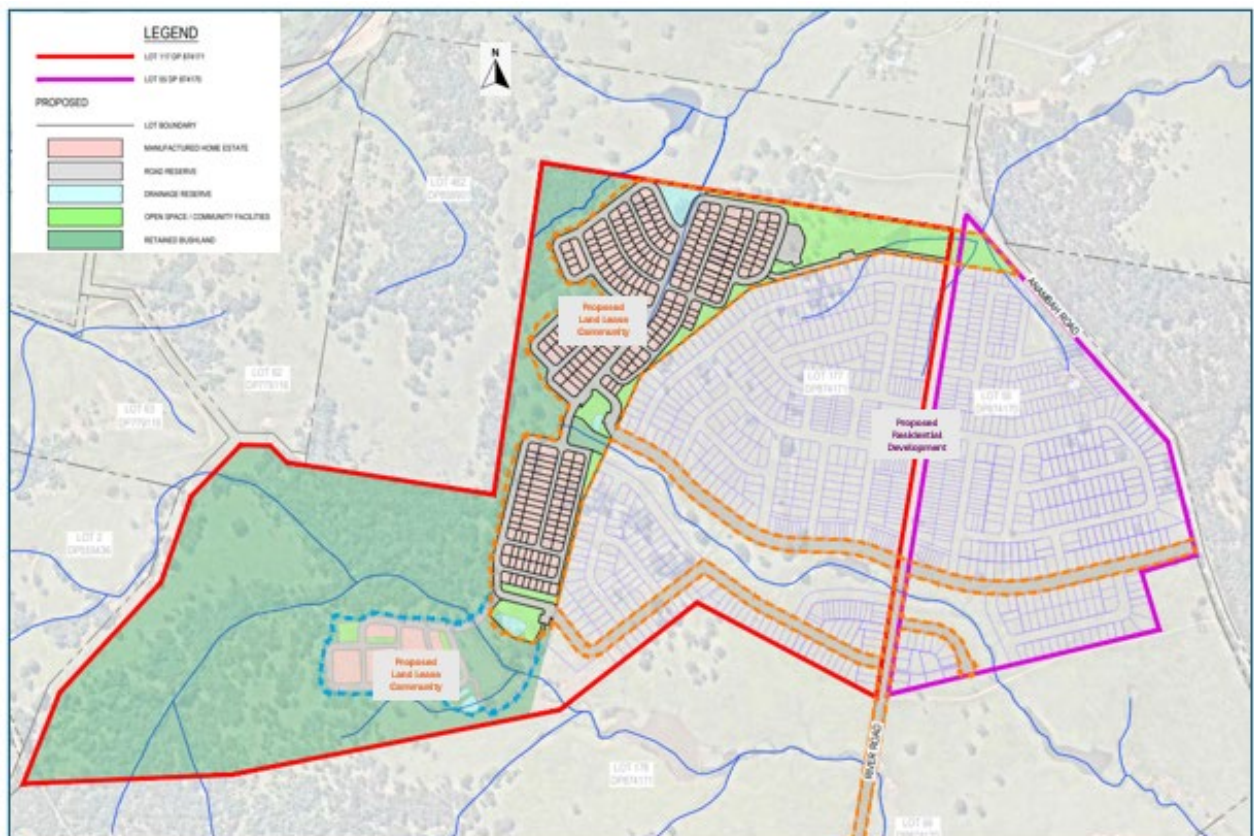
2.4 The development proposal

The proposed development includes 900 residential lots are to be delivered in six (6) stages, and 332 land lease dwellings.

Table 1 Staging of proposed development

Stage	Type	Yield
1	Residential	220
2	Residential	132
3	Residential	132
4	Residential	132
5	Residential	132
6	Residential	132
7	Land Lease	130
8	Land Lease	130
9	Land Lease	92
TOTAL		1232 Lots

*Nb. Estimate of dwellings per stage for utility planning*



## 2.5 Development Program – Utility Services

Altogether capabilities and experience ensures that the proposed development in Anambah is able to proceed in a timely and coordinated manner, ensuring essential utility services are available when and as required by residents.

The key milestones shown in Table 2 list Altogether's expectation of an achievable Scheme delivery program, demonstrating that water and wastewater services can therefore be in place significantly earlier than via traditional delivery processes. Our staged rollout of key infrastructure ensures timely availability of services for incoming residents and users.

Table 2 Utility Services Key Milestones

MILESTONE	DATE	CARRIAGE (PRIMARY)	CONDITION PRECEDENT
Complete Scheme Phase 2 Strategy	Sept 2025	Altogether	Developer direction following Phase 1
Project Delivery Agreement (PDA)	Oct 2025	Both Parties	Commercial terms and program confirmation
Commence drinking water coordination with HWC	Feb 2026	Both Parties	PDA execution
Construct lead in mains		Thirdi Group	Deed of Agreement with HWC
WICA application	March 2026	Altogether	PDA execution, preparation of Application
WICA approval	February 2027	Altogether	
Commence Development	June 2027	Altogether	WICA approval
Interim Servicing Solutions can be implemented to support program as required			

The program above demonstrates that Altogether can provide essential utility services to support new dwellings constructed in the Anambah by June 2027. This allows consent authorities to assess the current development application with confidence that essential water and wastewater services can be made available when required.

## 2.6 About Altogether

Altogether is Australia's leading independent multi-utility. We provide infrastructure that facilitates the timely and efficient delivery of affordable and sustainable communities of the future.

Owned by leading infrastructure asset manager HRL Morrison & Co, Altogether has an enviable track record and financial backing, inclusive of both Australian & New Zealand government superannuation funds. Our customer centric, flexible and responsive approach enables Altogether to deliver a superior outcome in terms of timeliness, value for money and sustainability that gives our business partners key competitive advantage.

Altogether's ability to deliver cost-effective and timely servicing solutions has been proven in a range of challenging locations. We work in close partnership with developers to understand and resolve key development constraints and critical path items, and to deliver utilities solutions which reduce up front capital expenditure, improve sustainability outcomes, increase efficiency and deliver certainty.

Altogether can provide the following whole of lifecycle solutions to customers:

- drinking water, wastewater, recycled water, energy and telecommunications services
- ready online access for customers
- comprehensive customer services, including incident and emergency call centre, customer billing, enquiries and complaints.

Altogether creates efficient localised, community-focused multi utility networks through:

- Harvesting multiple local resources (for example wastewater, stormwater, solar).
- Matching recycled water quality to water use requirements.
- Balancing water and energy supply to demand.
- Designing and implementing systems in partnership with developers.
- Harnessing the synergies available from co-location of multiple utilities, and
- Providing next-generation solutions which facilitate ready adoption of new technologies and approaches.

As a result, Altogether facilitates a number of positive sustainability outcomes, inclusive of drought proofing communities, energy resilience, insulation from rising consumption costs and active community engagement.

## 2.7 Utility specialists

Altogether is licensed under WICA to own and operate water infrastructure and to provide multiple water services including drinking water, recycled water, and wastewater services at several communities across New South Wales. It has demonstrable experience managing complex water utility schemes in new communities, for example at Huntlee in the Cessnock LGA and Cooranbong in the Lake Macquarie LGA.

Details on current WICA licenses held are shown in the Table below, including the two major developments in the Hunter Region described above.

Table 3 WICA Licenses held by Altogether

PROJECT	TYPE	SIZE	WICA LICENSE ISSUED
Pitt Town	Greenfield residential housing	900 dwellings	Nov 2010
Central Park	Infill residential apartments, commercial and retail	2,000+ dwellings and 100,000m2 GFA retail	March 2012
Discovery Point	Infill residential apartments	2,000+ dwellings	Dec 2013
<b>Cooranbong*</b>	Greenfield residential housing and town centre	2,500 dwellings and 10,000m2 GFA village centre	June 2014
<b>Huntlee*</b>	Greenfield residential housing and town centre	7,500 dwellings and 200,000m2 GFA Mixed use town centre	March 2015
Box Hill	Greenfield residential housing and town centre	7,500+ dwellings and 25,000+m2 GFA village centre	May 2016
Shepherds Bay	Infill residential apartments	2,000+ dwellings	Aug 2017
Glossodia	Greenfield residential housing	580+ dwellings	June 2020

*\*Hunter Region Projects*

## 2.8 Developer Collaboration

Altogether employs a collaborative approach with developers to ensure smooth delivery and construction of utility infrastructure. We:

- Assist in the obtaining of timely approvals which maximise the development potential by collaborative land use planning and the delivery of a sustainable development outcome.
- Assist with development design and approval processes to improve scheme master planning. We work closely to ensure utility infrastructure minimises land take and is delivered in a timely, coordinated manner.
- Assist with design specifications and standards for Developer Infrastructure quality assurance, inspection and dedication processes, issues/facilitate notices of requirements and certificates of compliance on a staged basis to expedite delivery processes.
- Operate and maintain our infrastructure in a safe and efficient manner. In delivery of an integrated, intelligent network, Altogether can ensure its activities are predictive, responsive and comprehensive.
- Collaborate closely on sales & marketing collateral including information packages for customers, builders, plumbers, and electricians and training and education sessions.

## 2.9 Adding Value

Altogether has an enviable track record of adding value to the projects it services.

Altogether's schemes include attractive community facilities that integrate seamlessly into the communities they serve. Often used as components of project sales & marketing campaigns, they serve as a reminder of the community's resilience and become focal points for locals to learn more about how sustainable practices can provide multiple benefits.

They provide a range of stakeholder benefits, from facilitation of timely development, to cost effective infrastructure solutions, removal of constraints on development staging, rendering communities drought tolerant and resilient, to the market advantages of reduced utility bills.

The Anambah development as proposed by Thirdi Group is part of the larger AURA residential precinct. As an innovative utility partner, Altogether have the ability to expand the proposed scheme to provide services to the whole AURA, which can have substantial economic benefit to all community stakeholders including other landowners and Maitland Council.



### 3 Existing Servicing Situation

#### 3.1 Drinking Water Supply

A drinking water servicing strategy for the AURA was prepared by ADW Johnson on behalf of Stockland to support the Planning Proposal in 2012. As previously noted, Stockland have since exited the project and sold parcels to Roche Group and Thirdi Communities.

In late 2023, ADW Johnson prepared another Water Servicing Strategy on behalf of Roche, as the largest landowner on the AURA, following advice from Hunter Water that the 2012 version required updating. As the Roche landholdings are in the south of the AURA, the servicing Strategies prepared by ADW Johnson make the assumption that development will commence from the south.

The revised strategy for water supply caters for approximately 4400 residential lots. Roche land holdings propose to yield 2750 residential lots, plus a school and commercial uses, with the balance of 1750 residential lots to be developed by others.

As identified earlier, approximately 900 lots of the AURA are controlled by Thirdi Group, and further lots are controlled by other landholders.

The 2023 revised Strategy prepared by ADW Johnson on behalf Roche Group reviews several drinking water supply options before recommending option C1. This option proposes to extend existing water assets in River Road, including 1.65km of 2x DN375 mains, plus the construction of a new Water Pump Station to cater for high-and low-level supply requirements.

Capital works costs were estimated at **\$3.84m** to service the first stage of the Roche development. While this recommendation may be appropriate for development to commence in the south at River Road, alternative options A and B considered by the ADW Johnson Strategy include extension of existing Hunter Water mains in Anambah Road. In Altogether's view, these options provide an opportunity for more efficient deployment of capital, and alternative security of drinking water supply for the AURA.

Altogether's drinking water supply strategy discussed in Section 5.4 below proposes that the project can be more efficiently facilitated utilising options A or B.

Since the rezoning of the AURA, and after the production of the ADW Johnson servicing strategy, Hunter Water Corporation has included the following costs in the current Maitland and Branxton Water DSP as currently approved by IPART.

Maitland and Branxton	W.3	Anambah WPS and Trunk Watermains	2030	\$ 2,000,000
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Hunter Water has allocated a nominal amount of \$2m that is currently scheduled in the DSP plan, with an indicative timing of 2030, should it be delivered by HWC's capital works program.

Hunter Water have the ability to recover the cost of assets that are yet to be constructed, if identified as being necessary to service future development. HWC's Capital Works Program database and Funding of Growth portfolio was referenced to identify the Future Works for each DSP area.

Hunter Water have advised that several portfolio allowances have been made in anticipation of future investments that may be required to support development with connecting infrastructure under the Connecting Asset Funding (formerly Funding of Growth Infrastructure) Standard.

Hunter Water has reviewed the known approved water and wastewater servicing strategies prepared by developers and assessed whether some of the resulting assets may qualify under the Standard to be funded by Hunter Water and delivered by the development community. Such assets are included in the developer charge model with the associated lots served, although Hunter Water have not consulted with other landowners in the AURA and yet to formally endorsed any strategy for the AURA.

The above noted allocation in Maitland and Branxton DSP is likely as Hunter Water has received a Preliminary Servicing Application and has forward visibility of a likely development requiring support for connecting infrastructure, and therefore an allowance has been made in the forward program to allow such assets to be considered for developer design and construction within a 10-year window from 1 July 2023.

It is anticipated that each 5-year review Hunter Water will re-assess which assets were delivered, have changed delivery timing or value, and include final asset values in the developer charge model.

Hunter Water advises developers it reserves the right to alter the scope and timing of the proposed future works, which are subject to ongoing review. Altered growth patterns and development profiles, changes to land-use zoning and other market conditions influence the location of development, and as a result Hunter Water may alter the proposed schedule of works to provide an optimal and cost- efficient service.

Property developers are advised to contact Hunter Water to determine any cost-sharing arrangements. It is likely any capital works required for the catchment prior to 2030 will need to be funded by the developer, with the potential for reimbursement of \$2m funded by the DSP Plan at some later date.

It is further noted that the Hunter Water DSP for drinking water does not identify the location of assets to be funded, rather the allocation of funding contribution only.

It is in this context that Altogether is able to provide Thirdi Communities with an alternative drinking water strategy for the project.

Via this alternate approach, Investment in the elements of options A or B, namely the construction of drinking water mains along via Anambah Road, will not only strengthen security of supply for the whole AURA precinct but will also allow development to proceed in



the North immediately, bringing immediate development value to land that has now been zoned for several years.

3.2 Wastewater

A wastewater servicing strategy for the AURA was prepared by ADW Johnson on behalf of Stockland to support the Planning Proposal in 2012.

In early 2024, ADW Johnson prepared another Wastewater Servicing Strategy on behalf of Roche Group, as the largest landowner on the AURA, following advice from Hunter Water that the 2012 version required updating.

The revised strategy for wastewater caters for approximately 4481 residential lots, based on the assumption for development from the South. Roche land holdings propose to yield 2770 residential lots, plus a school and commercial uses, with the balance of 1771 residential lots to be developed by others. As identified earlier, approximately 900 lots of the AURA are proposed to be developed by Thirdi Group, plus an additional 332 dwellings proposed in a Land Lease community.

The updated 2024 ADW Johnson wastewater strategy assumes development starting from the South via River Road, as the strategy was prepared for Roche Group.

The wastewater strategy is based on Hunter Water requirement to gravitate wastewater from new dwellings to new Pump Stations in each catchment. The strategy reviews several options before recommending option 3B, being a scenario with 6 catchments, serviced by 5 new Pump Station Assets, which then pump wastewater via 3.4km dual DN400 rising mains, connecting to a new 0.78km of DN525 carrier main through a new barometric loop to the existing 1000DN asset under the New England Highway.

The ADW Johnson strategy provides an estimate of capital costs for the strategy totaling circa **\$22m**, with a significant capital spend of **\$14.23** in year 1 of development.

Table 1 Capital Costs – Internal Servicing

ITEM	YEAR REQUIRED	CAPITAL COST (2025)
Stage 1 WWPS 1A	1	\$3.02m
Stage 2 WWPS 2 & internal Rising Main	3	\$1.14m
Stage 3 WWPS 3B & internal Rising Main	8	\$4.05m
Stage 5 WWPS 3B & internal Rising Main	16	\$1.09m
Catchment 5 LPSS	16	\$0.6m
Stage 6 WWPS 3B & internal Rising Main	21	\$0.9m

Table 2 Capital Costs – External Servicing

ITEM	YEAR REQUIRED	CAPITAL COST (2025)
Connection assets (Point B)	1	\$3.61
Transfer Rising Main (Option A) 2 x DN400	1	\$7.6m

Table 6 Capital Costs – Year 1 or prior to any development

ITEM	CAPITAL COST (2025)
Stage 1 WWPS - Internal Servicing	\$3.02
Connection assets and Transfer Rising Main	\$11.21
<b>TOTAL</b>	<b>\$14.23</b>

Since the rezoning of the AURA, and after the formation of the servicing strategy, Hunter Water Corporation has included the following costs in the current Fairley Wastewater DSP as currently approved by IPART.

Fairley	5.10	Anambah WWPS and Sewermain	2032	\$	5,000,000
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Hunter Water has identified a cost of \$5m that is currently scheduled in the DSP plan, with an indicative timing of 2032 should it be delivered by HWC's capital works program.

Hunter Water have the ability to recover the cost of assets that are yet to be constructed, and which are identified as being necessary to service future development.

Several portfolio allowances have been made in anticipation of investments Hunter Water may make to support developer delivered connecting infrastructure under the Connecting Asset Funding (formerly Funding of Growth Infrastructure) Standard.

Hunter Water has reviewed the known approved wastewater servicing strategies prepared by developers and assessed whether some of the resulting assets may qualify under the Standard to be funded by Hunter Water and delivered by the development community. Such assets are included in the developer charge model with the associated lots served.

Where Hunter Water has received a Preliminary Servicing Application and has forward visibility of a likely development requiring support for connecting infrastructure, an allowance has been made in the forward program to allow such assets to be considered for developer design and construction within a 10-year window from 1 July 2023.

It is anticipated that each 5-year review Hunter Water will re-assess which assets were delivered, have changed delivery timing or value, and include final asset values in the developer charge model.

The gap between the \$5m allocation in Hunter Waters DSP and the initial capital works costs of **\$14.23m** is a significant financial outlay in the early stages of a project.

Further, any developer that requires wastewater services from Hunter Water prior to 2032 will be required to forward fund all works, as any reimbursement funded by the DSP Plan is likely to be deferred indefinitely.

Hunter Water advises developers that it reserves the right to alter the scope and timing of the proposed future works, which are subject to ongoing review. Altered growth patterns and development profiles, as proposed by Thirdi Communities, and other market conditions influence the location of development, and as a result Hunter Water may alter the proposed schedule of works to provide an optimal and cost- efficient service

As Thirdi Communities propose to develop from the North, some of the initial capital costs identified in the ADW Johnson Strategy may no longer apply, and an alternative wastewater strategy is therefore likely to result in more efficient and cost effective services.

### **3.3 Recycled water**

Recycled water is a reliable climate-independent supply of water, particularly during drought when rainfall is low. It also provides significant economic and environmental benefits, such as reducing demand on drinking water supplies and infrastructure and pollutants released to the environment. Recycling water in homes is an innovative and environmentally conscious way to value water as a precious resource.

Since July 2005, all new homes in the Lower Hunter region must meet the NSW Government's Building and Sustainability Index (BASIX) requirements for water and energy savings. While Hunter Water have advised they use recycled water as one approach in the long-term management of water supply and the reliable delivery of water and wastewater services to the Lower Hunter region, recent projects to expand recycled water for domestic use have not been supported or implemented.

Hunter Water has not supported or facilitated recycled water for the Anambah URA. For BASIX compliance, a rainwater tank must be installed. This is an unnecessary additional infrastructure cost of questionable benefit and has associated aesthetic and maintenance issues. It does little if anything to reduce demand on drinking water supplies and associated infrastructure.

Altogether's solution includes the provision of recycled water to be provided within the precinct to provide full compliance to BASIX as outlined in Section 5.3 of this report. The system includes the reticulation of recycled water to all dwellings, eliminating the need for a rainwater tank.

Recycled Water is utilised within the home for toilet flushing and clothes washing, and externally for full contact irrigation in both private and public open spaces, providing a more sustainable and resilient community.

### 3.4 Overall

The AURA was rezoned based on 2012 water and wastewater servicing strategies as endorsed by Hunter Water to support development. These strategies (recently updated by the majority landowner) assume development planning and sequence focussed on the southern section of AURA

Altogether's report includes commentary of the servicing strategies prepared for Hunter Water, and highlights high upfront costs, sequencing issues and gaps in funding, all which increase developer risk, delay development and produce a compromised sustainability outcome.

Altogether also considers that the 2012 strategies are no longer relevant. We further consider the 2023/24 updates failed to consider potentially more equitable and viable servicing solutions.

Further, the existing strategies do not support long term water resilience and sustainability through the provision of Recycled Water.

Altogether's solution presented below provides an alternative that:

- Provides a decentralised Wastewater solution that minimises infrastructure upgrades with optimised cash flow to support project viability.
- Provides an alternative water strategy that enables cost effective services to catalyse initial development in the North of the AURA, while enhancing security of supply for the whole AURA.
- Establishes a scheme with potential to expand to the whole AURA, allowing development to progress on multiple fronts
- Provides a sustainable recycled water outcome to support enhanced liveability and environmental benefits.
- Substantially reduces demand on valuable drinking water supplies and infrastructure.

## 4 Altogether's Solution

### 4.1 A one stop shop approach

Altogether takes a circular economy, multi utilities approach to delivery of community based essential utility services solutions. Utilising the best practice technology and benefiting from years of experience, we can deliver solutions tailored to specific needs. Altogether's infrastructure is tried and tested, and readily scalable in response to specific project needs and/or changing circumstances. Importantly, we have a range of options for delivery of interim facilities that both facilitate early connections and enable us to put forward attractive servicing contribution plans.

Altogether will establish a Local Water Centre (LWC) within the AURA to provide essential water and wastewater services for the Thirdi Group proposed development, with the ability to expand to service the whole AURA if required.

Our facilities at Huntlee and Cooranbong demonstrate how a multi utility solution can be successfully integrated as the centrepiece of a high-quality residential estate and have been catalysts for a more cooperative approach by public utilities to facilitation of land releases



The Huntlee facility (pictured above) is at the project main entrance, opposite the Huntlee sales & marketing centre.

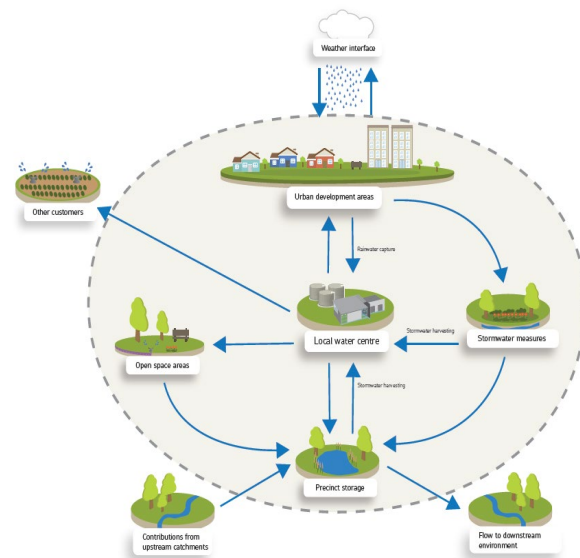


Altogether is fully empowered under WICA to stand in the place of Hunter Water Corporation in all regards, from design and approval of infrastructure, to issue of certificates of compliance, operation, maintenance and customer billing. We have a demonstrable track record of successful delivery in all facets, and a commitment to customer service and responsiveness that stands us well apart from the business-as-usual approach. This all translates to developer competitive advantage.

## 4.2 Integrated Water Cycle Management

Altogether takes a fully integrated water cycle management approach to water and wastewater servicing. This interdependent system is most effective when one entity has control over all water sources and uses within a catchment area taking into consideration:

- water sensitive urban design
- water efficiency and sustainability
- sewage flow reduction
- use and storage of local water resources
- minimising potable water use
- maximising recycled water market
- overall impact on the environment



## 4.3 The Scheme : Wastewater & Recycled Water

Altogether will harvest, treat and reuse wastewater within the development Precinct using a pressure sewer reticulation network. This eliminates the need for gravity trunk mains and pump stations, which are often a substantial barrier to initial development in a greenfield context.

As pressure sewer uses much smaller diameter, flexible pipework than traditional gravity sewer mains, it can be laid flexibly in trenches at minimum depth. This reduces cost and exposure to in-ground construction risk for the Developer, provides flexibility in staging and speeds up construction.

Unlike traditional gravity sewer schemes, the pressure sewer reticulation network minimises infiltration into the network, reducing the need for wet weather overflow points for overflow of raw sewage to the environment during extreme wet weather events.

Altogether recognises wastewater as a valuable local resource. At the LWC, wastewater is treated through a multiple barrier treatment process to produce high-quality recycled water utilising first-class robust treatment processes including fine screening, a bioreactor, ultra-filtration membranes and ultraviolet and chlorine disinfection. The high-grade recycled water produced is redistributed to the community for reuse at private dwellings and in addition, for irrigation, dust suppression and street cleaning.

Altogether's LWCs integrate seamlessly into project streetscapes, and meet all acoustic, odour, aesthetics and environmental impact requirements. They become valuable components of the local community's sense of wellbeing.



#### **Altogether's Local Water Center at Cooranbong - co-located with project display village**

Altogether retains full responsibility for the LWCs, their design, construction, and operation. The developers at Anambah are responsible to provide internal reticulation network and ensuring all dwellings are connected to the required standards.

The flexibility of the scheme can allow for a range of staging scenarios to cater for the additional development than that proposed by Thirdi Group, through to the circa 4500+ lots within the AURA. This strategy identifies a potential wastewater connection to Hunter Waters existing network on Anambah Road, should that be required to address water balance requirements if Altogether grow the scheme to cater for the whole AURA.

The merits of an Altogether pressure sewer network include:

- The flexibility provided by the pressure sewer network in terms of elimination of landform as a constraint / determinant of development programs.

- The control of servicing capacity (inclusive of potential future upgrades) that delivers competitive advantage when considering either future acquisitions or the activities of competitors.
- The comfort of knowing the proponent is working with a true delivery partner committed to the timely delivery of services, certificates of compliance, marketing assistance and customer support
- As a leading alternative provider, Altogether become a key project partner to deliver infrastructure in a coordinated manner and not subject to government funding or budgets - it is delivered when it is needed, unlike HWC



### Altogether's Local Water Centres at The Gables and Pitt Town



### Altogether's Local Water Centre at Pitt Town

Altogether Group have reviewed the proposed development, including available site information including environmental constraints to determine this strategy. A site at the North of the AURA has been identified as a potential location for the LWC.



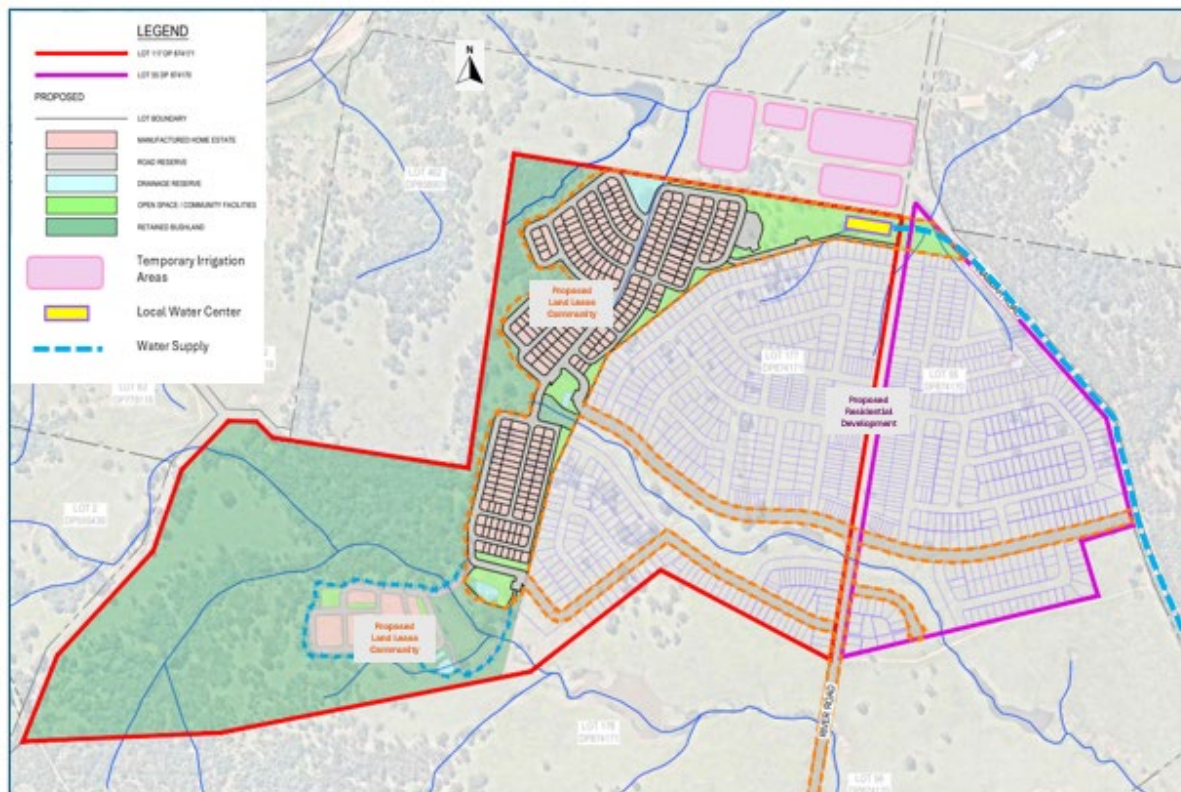


Figure 2 Local Water Centre and utility services locations for AURA

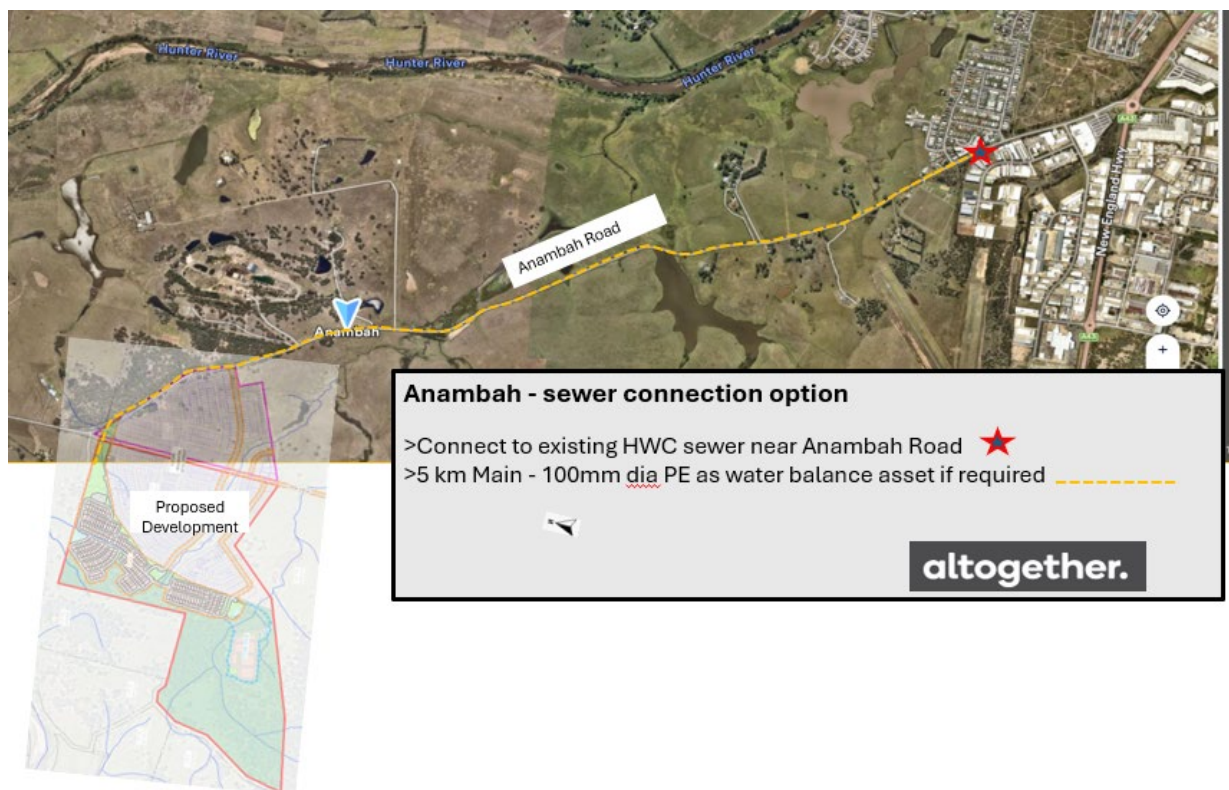


Figure 6 Future Wastewater connection to HWC network

## Recycled Water

All Altogether schemes recycle high quality recycled water for reuse by the local communities we serve via a dual reticulation system. The benefits of a recycled water system are numerous, and include:

- The substantial reduction in project drinking water consumption which in turn underwrites system supply, reducing future network augmentation.
- The ability for residential buildings to achieve BASIX compliance without the space, maintenance and aesthetic impacts of on lot stormwater storage tanks.
- Rendering the Project drought tolerant and in doing so, ensuring that even in periods of strict water restrictions, both private and public landscape areas are able to be maintained to a high standard.
- Reducing the heat island effect as increasing the availability of water within the landscape environment.
- The substantial enhancement of project sustainability credentials, something that is of increasing value from both corporate and market differentiation perspectives.

## 4.4 The Scheme: Drinking Water

As development is proposed by Thirdi Group to start in the North of the AURA, Altogether will take supply of drinking water from HWC's existing assets in Anambah Road directly to the LWC. There it is stored, boosted and distributed to all residential lots and land lease community dwellings within the scheme.

Altogether will provide full retail services to customers and own and maintain all water reticulation assets that to customers.

The extension and augmentation of drinking water assets along Anambah Road will provide superior security of supply requirements for the whole AURA. This extension is proposed in both option 1 and 2 of the Hunter Water Strategy, albeit when provided to support the initial development proposed by Thirdi Communities, will make water available to boost and remove duplication of assets to cater for high and low presser drinking zones as proposed in the ADW Johnson Strategy, and improve security of supply for the whole AURA.

Altogether would prefer Hunter Water owns extension assets on Anambah Road, with a connection at the LWC, although Altogether can own this asset or assist the developer or Hunter Water Corporation if required.

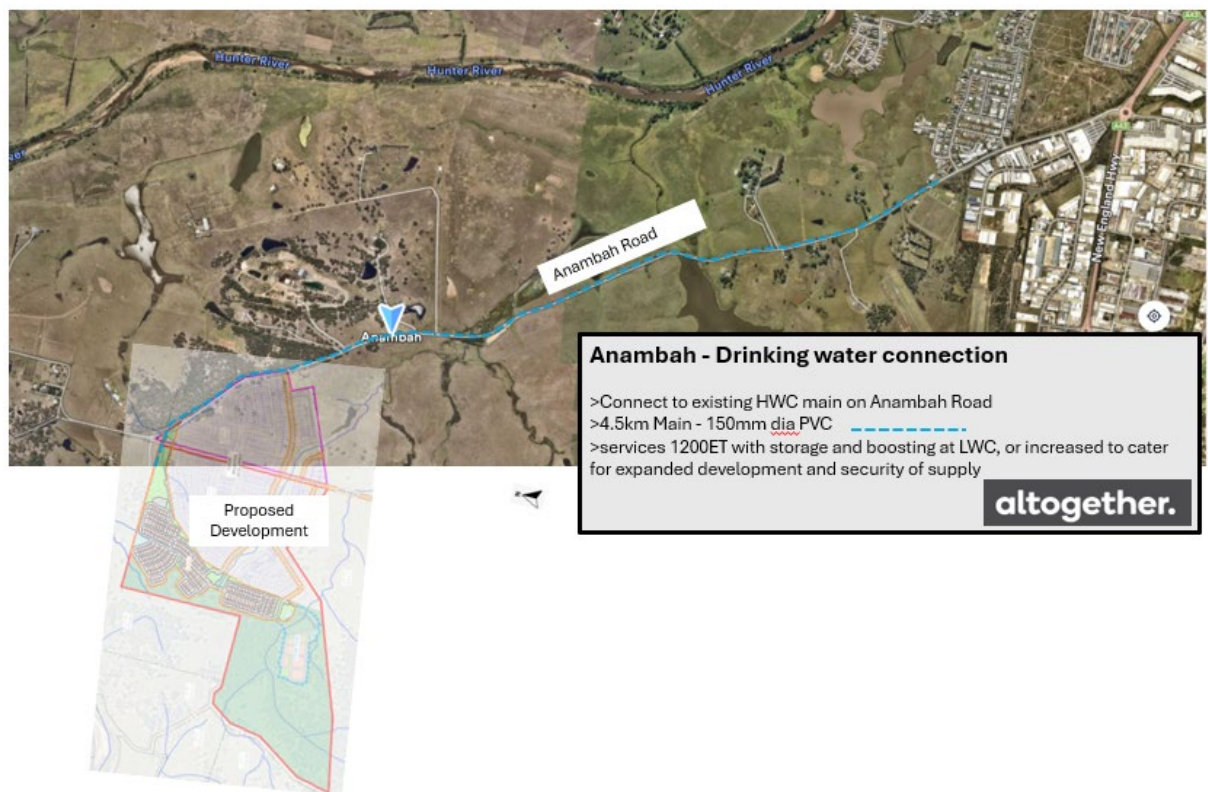


Figure 7 Drinking water connection on Anambah Road

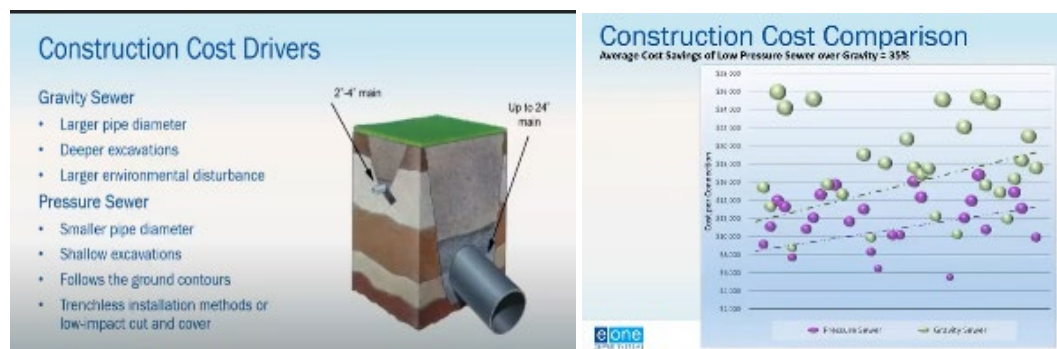
#### 4.5 Pressure Sewer

Amongst the many benefits of the pressure sewer network are its ease of construction and relative cost advantage over traditional gravity mains systems. It negates topography as a constraint to development staging because the pipework does not need to be laid “on grade”, affording the developer enormous flexibility in delivery. The flexibility of the pressure sewer system not only reduces construction cost on a like for like basis, but eliminates the need for up front, costly lead-ins. In addition, local contractors are well versed in and comfortable with the process and use of materials.

In terms of relative cost advantages, quantification of savings is dependent on the circumstances of each individual site. That said, work from the USA shows that across a broad range of sites, pressure systems are on average more than one third cheaper across the entire system (inclusive of On Lot Infrastructure). An analysis of the two systems is contained in a 60min YouTube segment at the following link:

<https://m.youtube.com/watch?feature=youtu.be&v=gZ91LPBARK>, excerpts from which are shown following:

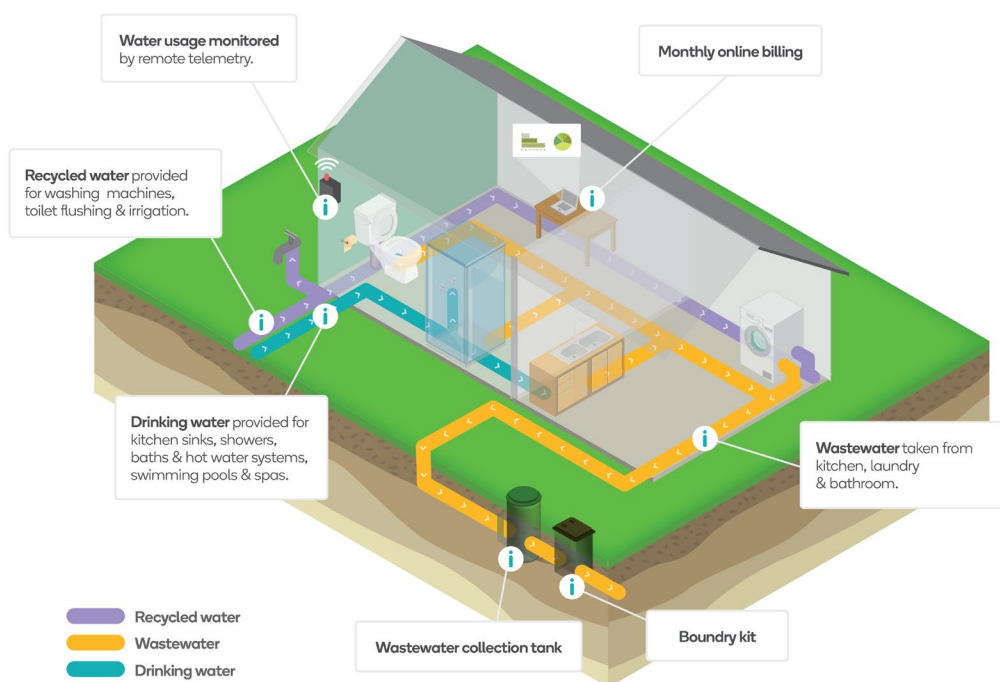




## 4.6 On Lot Infrastructure and Network Infrastructure

The Scheme requires the developer to install network infrastructure within both the public domain and within individual residential lots (“On-Lot Infrastructure”). The On Lot Infrastructure plays a key role in the Scheme, not only pressurizing the system and macerating wastewater, but providing a network of decentralised storage facilities that Altogether is able to effectively manage from the LWC central control room.

The On Lot includes a storage tank on each lot, integrated with a telemetry system that allows for the management of morning and evening peak flows into the system, and regulates the distribution of wastewater for effective and efficient treatment at the Local Water Centre. This storage is also utilised to eliminate discharge risk before and during storm events.



Altogether's scheme removes any need for customers to provide rainwater tanks to enable compliance with BASIX requirements. This removes the aesthetic, ineffectiveness, maintenance and space constraints of the rainwater tanks within each block.

## 4.7 Planning & Approvals

An application for a license under the Water Industry Competition Act can be lodged with IPART at any time. The process of assessment leading to the recommendation by IPART to provide the license will depend on a range of factors to be considered by IPART as representing the Minister as the consent authority. Altogether is the leading proponent of licenses for new development areas.

Altogether Group is a licensed network operator under WICA and may therefore develop sewerage systems within its licensed area of operations without consent being required under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Under Division 18 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP), a sewage treatment plant or water recycling facility (or Local Water Centre) must be in a prescribed (land) zone in a prescribed circumstance.

The prescribed zones and circumstances from the Transport and Infrastructure SEPP are listed below.

RU1 Primary Production,  
RU2 Rural Landscape,  
RU4 Primary Production Small Lots,  
E4 General Industrial,  
E5 Heavy Industrial,  
IN1 General Industrial,  
IN3 Heavy Industrial,  
SP1 Special Activities,  
SP2 Infrastructure

Altogether has identified potential suitable land to establish a LWC within the AURA which is zoned **RU2 Rural Landscape**.

### Referral Agency

This servicing strategy has been prepared on the expectation the scheme will ultimately be approved and operated under WICA, as regulated by the Independent Pricing and Regulatory Tribunal (IPART). The WIC Act allows Private Utilities to directly compete with the incumbent water authority or agency, and in doing so sets up competition with these agencies (e.g. Sydney Water Corporation, Hunter Water Corporation, or Local Councils).

In this instance, all referrals on this matter should go directly to The Director of Regulation and Compliance at IPART, **and not to the competing agencies (including Hunter Water)**. It is the responsibility of the Private Utility to liaise directly with the incumbent agencies if their assets are to be utilised as part of any proposed scheme.

## 5 Retail Customer Management

### 5.1 Sales & Marketing Coordination

Altogether will support the developer's sales & marketing campaigns and materials fully and appropriately disclose all relevant requirements in relation to the Scheme.



Altogether has a full range of information brochures, together with an easy to navigate website that makes the process easy, even for those not yet familiar with Altogether's services.

Not only is it important that purchasers are familiar with the process for obtaining and connecting services, but as other developers have found, the benefits of drought tolerance, resilience, sustainability and most of all, lower consumption costs are tangible marketing differentiators.

### Huntlee Advantages worth over \$16.5k\*

**Huntlee Water**  
WITH RECYCLED WATER INCLUDED IN YOUR PURCHASE! (NO RAINWATER TANK REQUIRED)

**Front yard landscaping**  
A BEAUTIFUL BONUS FOR YOUR NEW HOME. ALL THE HARD WORK IS DONE AT NO EXTRA COST!

**Natural Gas**  
RETICULATED NATURAL GAS LINE PROVIDED TO EVERY LOT.

**Side and rear fencing**  
YOU WON'T HAVE TO SPEND ON FENCING - IT'S INCLUDED.

**High speed internet**  
THE COST OF FIBRE TO THE PREMISES IS ALSO INCLUDED.

[LEARN MORE](#)

## 6 Conclusion

The Anambah Urban Release Area was rezoned based on 2012 water and wastewater servicing strategies as endorsed by Hunter Water to support development. These strategies (recently updated by the majority landowner) assume development planning and sequence focussed on developer interests in the south of AURA.

This report includes commentary of the servicing strategies prepared for Hunter Water, and highlights high upfront costs, sequencing issues and gaps in funding, all which increase developer risk and delay development, particularly in the northern part of AURA.

Altogether Group confirms the ability to provide an efficient alternative to provide essential services to Thirdi Communities development at Anambah, via the establishment of a utility scheme under the Water Industry Competition Act to manage wastewater, create recycled water, and boost and distribute drinking water sourced from Hunter Water.

Altogether confirms its capability to meet the following key Project objectives:

1. Provision of drinking water, wastewater and recycled water services for the proposed residential and non-residential uses proposed on the site.
2. Provide efficient and cost-effective services that ensure development viability.
3. Provide a servicing option that can expand to service the whole Anambah URA.
4. Provide Public Utility Infrastructure compliant to Clause 6.2 of the Maitland LEP 2011