



Hunter Water Corporation
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04 September 2018

Ref:2018-1222

Doma Holdings (Honeysuckle) Pty Ltd
C/- de Witt Consulting
Po Box 850
Charlestown NSW 2290

Dear Sir/Madam

RE NOTICE OF FORMAL REQUIREMENTS FOR PROPOSED DEVELOPMENT

Hunter Water implemented a new asset creation process for developer works on 1 July 2017. All developer works from the implementation date are required to be delivered in accordance with the new process. Details are available on Hunter Water's website: www.hunterwater.com.au ([Building and Development/New Model for Developer Works](#))

The Developer is required to download the relevant version of the [Developer Works Deed](#) (the Deed), noted below, by visiting Hunter Water's website. Ensure that you have a full appreciation of the content of the Deed and obligations of all parties. The Developer will need to sign and return the Deed to developer.deed@hunterwater.com.au.

The Developer is able to engage Accredited Suppliers only after Hunter Water has returned the signed Deed.

Hunter Water's requirements for the provision of water and sewerage facilities to the Stratum subdivision of Units & Hotel at Lot 22 DP 1072217, 42 Honeysuckle Drive, Newcastle are as follows:

You Are Required To:

- 1 Submit the Development Consent Conditions determined by Council or the Complying Development Certificate for this specific development. Hunter Water will confirm that the final development description is consistent with the details supplied by you for this application. If there are any subsequent amendments to this development consent, Hunter Water will require you to submit a revision application.

Network Infrastructure and Delivery

- 2 Design and construct developer works under a **Routine Minor Works Deed** with Hunter Water.

The works must be designed and certified by an Accredited Design Consultant in accordance with the new asset creation process for Developer Works.

Provide each of the separate development types with a suitable sewer point of connection (ie commercial, retail and residential).

Deed No. 2018-1222/3.

All existing and new water services should comply with Hunter Water's Design Codes. The Accredited Design Consultant should confirm the location of any existing water services and their suitability to service this development. If necessary, existing water services should be replaced with new compliant water services. The design consultant is to nominate the water service type and size on the Minor Works design.

The developer is responsible to ensure all Drilling and Water/Sewer Connection Applications are submitted to Hunter Water prior to commencement of the works.

Where the depth of works is less than 1.5 metres the works may be undertaken by a licensed plumber. Works deeper than 1.5 metres or involving entry to confined spaces, such as maintenance holes, must be carried out by an Accredited Construction Contractor. If necessary, you will be required to pay a compensation fee for each maintenance structure constructed on a third party property.

The works design must be compliant with Hunter Water's Deed, Technical Specifications and Standard Drawings.

It is the responsibility of the Accredited Design Consultant to lodge the finished design Documentation and Design Compliance Certificate to Hunter Water at design.submission@hunterwater.com.au prior to construction starting.

All suppliers engaged by the developer must have insurances in place in accordance with the Deed.

- 3 Hunter Water may require a Review of Environmental Factors (REF) to be submitted (refer Appendix HW 1 of Water Supply Code of Australia – Hunter Water Edition) prior to providing final approval of designs. A REF considers the likely impacts a development may have on the environment. At all times, methods for preventing or reducing adverse environmental impacts should be considered and where appropriate, incorporated into the project design.

Please contact the Hunter Water Developer Services Group prior to engaging the services of a consultant to prepare and submit an REF to confirm the need and scope for such an assessment. Hunter Water will make a determination if an REF is required in accordance with the provisions of Environmental Planning and Assessment Act 1979. An environmental report assessment fee is to be paid if an REF is required.

In addition, please refer to the Hunter Water Review of Environmental Factors Guidance Notes, located in the Building & Development section of the Hunter Water website. The Guidance Notes provide the minimum requirements and an example template for the preparation of a REF.

Please note that a Controlled Activity Approval will be required from the NSW Office of Water for any excavation within 40 metres of a water body or should groundwater be present.

Specific Connection Details

- 4 Create an easement for services to provide the stratum subdivision lots with access to water and sewer. The easement is to be shown on the final plan of subdivision, drafted by a licensed surveyor. The final plan of subdivision and 88B Instrument are to be submitted to Hunter Water for review.

- 5 Please note that you will be required to provide separate water meters for each development type. (Water configuration to be determined under Hydraulic approval)
- 6 Submit evidence of any proposed binding agreement between the future owners of the stratum lots. Hunter Water is currently reviewing the application of current policy to developments of this nature; where stratum lots are remote from formal water and sewer connections and are reliant upon private agreements to access Hunter Water's services. The outcome of Hunter Water's review may require the insertion or variation of clauses into a strata management statement, or similar agreement before it is adopted by the parties concerned.

Other Services Required

- 7 You will be required to 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. Please contact Hunter Water's Technical Services Team on (02) 4979 9712 or via email plumbing@hunterwater.com.au to confirm the specific requirements. (Refer to the Hydraulic Plan Assessment [factsheet](#) on Hunter Water's website for more information).

Please note, the information shown on the plan provided with this letter may not be up to date and Hunter Water accepts no responsibility for its accuracy. Any contractor(s) or consultant(s) engaged by the developer should confirm all levels by field survey.

These requirements are valid for 12 months from the date of this letter and are specific to this development. All fees and charges are subject to adjustment using the Consumer Price Index (CPI) adjustment on 1 July each year.

Please refer to the attached Supplementary Information and Guidance which details the conditions under which water and sewer facilities are available to new customers. Hunter Water reserves its right to amend the requirements set out above prior to issuing a Section 50 Compliance Certificate.

Yours faithfully



KYM LORENZ
Developer Services

Unless specified in the above requirements, please direct all correspondence regarding this application to:

Enquiries:	Kym Lorenz
Tel:	02 4979 9725
Email:	kym.lorenz@hunterwater.com.au
Your Ref:	7768