

IMPORTANT INFORMATION FOR DEVELOPERS



DEVELOPING IN THE DONCASTER HILL RECYCLED WATER SCHEME

If you are developing or intending to develop multi-unit high rise apartments in the Doncaster Hill recycled water area, here is an overview of the key requirements you need to be aware of and must provide for, in the design and construction of your development.

STATUS OF THE DONCASTER HILL RECYCLED WATER SCHEME

Our proposed Doncaster Hill recycled water scheme will provide a whole of precinct alternative water supply solution. A recycled water treatment plant and a dual pipe network will supply recycled water to the major development sites in Doncaster Hill. As part of this scheme developers are required to install recycled water plumbing.

Yarra Valley Water is committed to delivering this recycled water scheme however building the required infrastructure has been delayed due to difficulty obtaining a suitable site for the recycled water treatment plant. We are progressing this issue but we **cannot guarantee future supply of recycled water at this stage**.

Manningham City Council has advised that developers who commit to dual pipe ready developments, will be deemed by Council to have met its Ecologically Sustainable Development (ESD) requirements specifically relating to wastewater and water re-use and efficiency. Please contact Manningham City Council for ESD requirements (including stormwater management).

CONTACT US EARLY FOR PRELIMINARY ADVICE

We encourage you to meet with us to discuss your proposed development before commencing any design work.

Our Preliminary Servicing Advice is free, valid for three months from the date of issue and will help you to:

- Ensure you are aware of our requirements
- Make informed decisions about your development
- Avoid any delays to your project.

APPLICATION FORMS

Following Preliminary Service Advice (valid for three months from the date of issue), the following applications may be required:

- Pressure and flow information application (valid for three months)
- Inline booster pump application
- Multi-unit application
- Build over easement application (if any work is to be constructed within 600mm of Yarra Valley Water assets)
- Development deed application (if required).

All application forms can be accessed at www.easyaccessknowledgehub.com/all-forms

OVERVIEW OF FEES

The following fees are an indication only. As development requirements vary from site to site, we will provide detailed fee information when the required applications have been submitted.

- Application fees
- New customer contribution fees charged on a per lot basis for:
 - Drinking water
 - Recycled water
 - Sewer
- All metering products for drinking and recycled water
- Recycled water inspection fees
- All costs associated with any water and/or sewer main extensions (if required for your development)
- Any costs associated with the relocation or construction of a manhole/new branch to service the development (where required).

For specific costs, refer to our Pricing Handbook at www.easyaccessknowledgehub.com/pricing-handbook

PRODUCTS

All multi-unit developments require the following meters for both drinking and recycled water:

- Main meters
- Individual check meters for drinking water
- Individual check meters for recycled water (unless otherwise approved by Yarra Valley Water).

We will provide details of the mandatory products required for your development once your application has been assessed.

INSTALLING METERS

If you are developing in the Doncaster Hill area, you have the option of installing either:

- Individual check meters for recycled water, or
- One shared meter for recycled water.

All meters must be installed according to the Water Metering and Servicing Guidelines, ensuring all clearances and requirements are met. For detailed information visit www.easyaccessknowledgehub.com/metering-guidelines

If you elect to install one shared meter for recycled water usage, the following conditions apply:

- Usage charges will be billed to the Owners Corporation who is responsible for splitting the charges between property owners
- An encumbrance will be placed on each property in the development
- You will need to enter into an agreement with Yarra Valley Water prior to us issuing a Statement of Compliance, specifying that current and future Owners Corporations are responsible for paying all charges associated with the shared recycled water meter.

ENCUMBRANCE

An encumbrance will be placed on each property that forms part of the development where approval has been given not to install individual recycled water check meters. The encumbrance will specify:

- You must advise all potential purchasers that any recycled water charges (usage, service and sewage disposal charges) are the owner's responsibility.
- Recycled water charges cannot be passed on to tenants if the property is rented.
- Where no provision has been made for the future installation of individual recycled water check meters, you cannot request that individual recycled water check meters be installed in the future.

NEW CUSTOMER CONTRIBUTION FEES (NCCs)

The Essential Services Commission is the water industry's independent economic regulator and sets the standard rates for new customer contribution charges.

NCCs are charged upfront by Yarra Valley Water when a customer builds or develops a property and connects to Yarra Valley Water's drinking water, recycled water and sewerage infrastructure.

NCCs are based on:

- A 'per lot' basis applicable to drinking water, recycled water and sewer
- Any connection of a new customer that is separately titled or is, or can be, individually metered (regardless of whether individual check meters are installed for recycled water)
- The requirement for additional Yarra Valley Water assets (water and/or sewer main) to be constructed as a result of your development. If this is required, developers must pay for construction costs in addition to new customer contribution charges.

RECYCLED WATER INSPECTIONS / PIC NUMBERS

All units/apartments within developments will be issued with individual PIC numbers.

Recycled water inspections must be booked with Yarra Valley Water at all three stages of construction:

- R1 – Meter Assembly to House / Unit
- R2 – Rough In (prior to the plaster going up)
- R3 – Commissioning Stage

Visit www.easyaccessknowledgehub.com/rwinspection for details.

RESPONSIBILITY

Developers and their representatives are responsible for:

- Conducting all due diligence
- Obtaining current information specific to their development.

Yarra Valley Water will not be held responsible for any assumptions made or lack of information obtained by the developer or its representatives.

FOR MORE INFORMATION

If you have any queries or to obtain Preliminary Servicing Advice before commencing planning and design work:

Email easyACCESS@yvw.com.au

Web www.easyaccessknowledgehub.com