



Hunter Water Corporation
ABN 46 228 513 446

PO Box 5171
HRMC NSW 2310
36 Honeysuckle Drive
NEWCASTLE NSW 2300
1300 657 657 (T)
(02) 4979 9625 (F)
enquiries@hunterwater.com.au
hunterwater.com.au

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Our Ref: 2011-890/7.002

Le Mottee Group
PO Box 363
Raymond Terrace NSW 2324

Attention: Kate Wheeler

Dear Kate

PRELIMINARY SERVICING ADVICE FOR PROPOSED DEVELOPMENT - SEAHAM

Thank you for your request for Hunter Water's preliminary servicing advice for the provision of water and sewer services to the proposed rezoning and subdivision of 1 into 7 Torrens Title Lots at Lot 100 DP 1064980 792 Seaham Road, Seaham.

General information on water and sewer issues relevant to the proposal is included in this correspondence. This information is based on Hunter Water's knowledge of its system performance and other potential development in the area at the present time.

Preliminary servicing advice is not a commitment by Hunter Water and may be subject to significant change prior to the development proceeding. General information on the provision of Hunter Water funded and delivered infrastructure may also be provided. This advice may also change substantially due to a range of factors. In particular, you should note that water and sewer systems are dynamic by nature and, as such, capacity availability and system performance varies over time. As a consequence, the advice provided herein regarding servicing availability is indicative only. A detailed analysis of available capacity will be undertaken upon lodgement of an application for a Notice of Formal Requirements.

If you proceed with a development application you will need to lodge a further application with Hunter Water to then determine the formal requirements that shall apply. Hunter Water will then issue a **Notice of Formal Requirements**. You will need to comply with each of the requirements in this Notice for the issue of a Section 50 Compliance Certificate for the specific development.

Hunter Water anticipates that the development will place an additional demand of approximately seven Equivalent Tenements (ET) on the water supply system and has reviewed system capacity and performance on this basis. As a result, Hunter Water's preliminary advice is as follows:

Water

The proposed development has frontage to a 100mm water main located in Seaham Road as shown in Figure 1. There is currently sufficient capacity available in this main to serve the proposed development, however, you should note that capacity availability and system performance varies over time. A detailed analysis will be undertaken upon lodgement of an application for a **Notice of Formal Requirements**.

Wastewater Transportation

The proposed development is currently remote from any reticulated wastewater services and there are no plans to service this area. The nearest wastewater infrastructure is in Morpeth, which is approximately 8 km south west from the proposed site. The developer may wish to provide individual on-site wastewater systems in accordance with the requirements of the relevant consent authority.

Environmental Assessment

Please note that a Review of Environmental Factors may be required for any works external to a particular development site, or where the service design includes infrastructure or activities that may have environmental impacts that would not have been specifically addressed in the consent authorities assessment and determination of the proposed development. Examples may be the construction of new or augmented water and sewer pump stations, sewer vents, trunk mains, reservoirs, development in a Wastewater Treatment Plant buffer zone, or development in a water reserve. Furthermore, a Controlled Activity Approval will be required from the NSW Office of Water for any excavation within 40m of a water body or should groundwater be present.

Prior to commencement of environmental assessment please contact the Hunter Water Developer Services Group to confirm the scope and need for such an assessment. It is recommended to meet and agree these matters prior to the developer engaging the services of a design or environmental consultant. 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 document provides the minimum requirements and an example template for the preparation of a REF.

Should you require further clarification or assistance please do not hesitate to contact me on 4979 9545.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'M. Withers', is positioned above the printed name.

Malcolm Withers
Senior Developer Services Engineer

Figure 1 - DN100mm Water Main in Seaham Road

