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Ref: 2020-1311

Various Landowners  
C/- Perception Planning Pty Ltd  
PO Box 107  
Clarence Town NSW 2321

Attention: Jeffrey Bretag

Dear Jeffrey,

## **RE REVISED PRELIMINARY SERVICING ADVICE**

Hunter Water is offering revised preliminary servicing advice to include detail on servicing for some initial stages of the development.

Hunter Water offers the following preliminary servicing advice for the provision of water and sewerage facilities to the proposed development at Gingers Lane, Sawyers Gully. This advice is given regarding the proposed stage 1 subdivision for approximately 300 lots, and also includes general advice relevant to the wider scope of the development of approximately 6900 lots.

As the development may be subject to rezoning and approval by Council any information offered by Hunter Water is only preliminary and may be subject to significant change prior to proceeding.

The preliminary servicing advice offered is not binding on Hunter Water. Once Development Consent has been granted and you wish to proceed with your development you will be required to lodge an application for Notice of Requirements from Hunter Water and comply with these requirements prior to the issue of a Section 50 Compliance Certificate.

Hunter Water's preliminary servicing advice provides general information on water and sewer issues relevant to the proposed development. The information provided is based on Hunter Water's knowledge of current system performance and other potential development in the area. There could be significant change prior to lodging a Development Application and therefore these preliminary requirements may be different to the Notice of Requirements provided in the future.

### **Water Services**

The proposed development is located on the periphery of Hunter Water's water network and network constraints means that the demand from the overall future development cannot be supplied from existing water infrastructure without augmentations being required.

Existing water mains located at the south-eastern fringe of the investigation area may be able to serve part, or all, of stage 1 of the development (refer Figure 1). These include a 150mm water main on Gingers Lane, and a 100mm water main extending partway down Sawyers Gully Road. Extensions and upgrades of these water mains can be assessed as part of a servicing strategy for the site.

As the Stage 1 development exceeds 100 lots, an alternative connection point will be required to provide supply security to the development. This could be achieved by extending

the 150mm water main on Church St, and connecting it into the 150mm water main on Ginger's Lane. Other alternative supply options can be considered and these could be discussed at an inception meeting with Hunter Water.

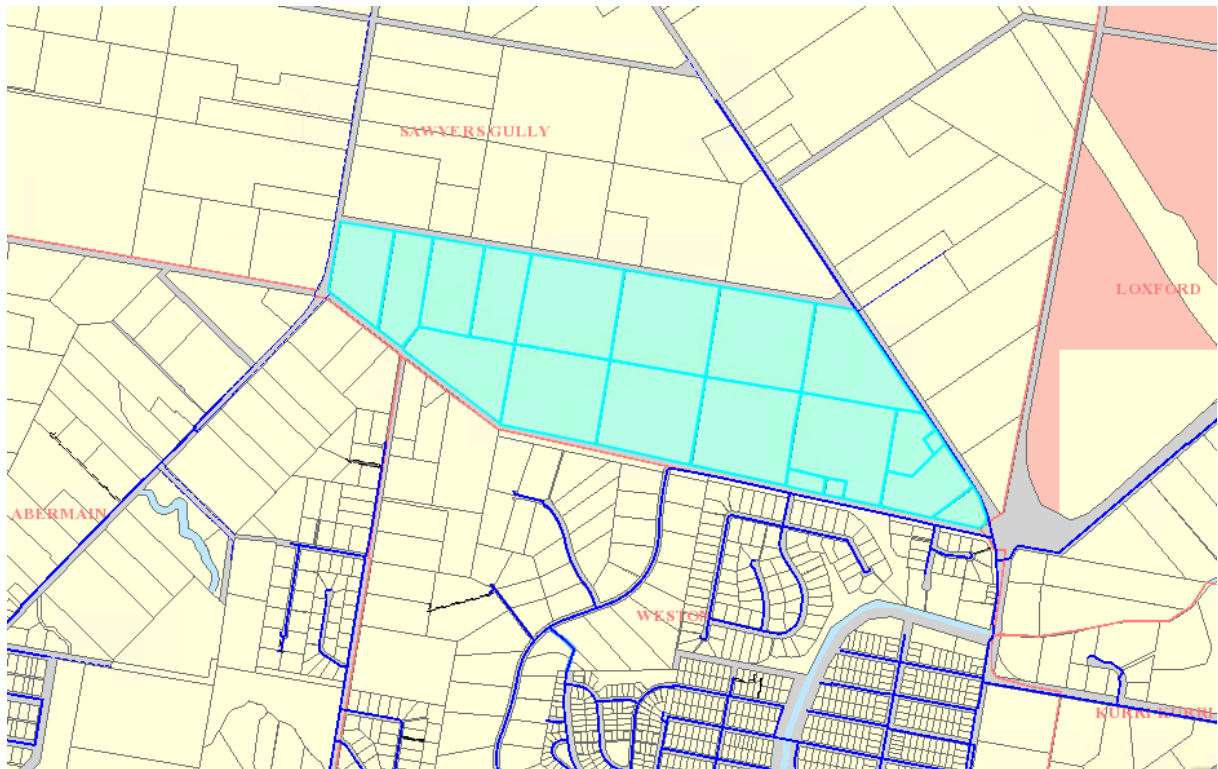


Figure 1 – Existing water assets close to Proposed Stage 1

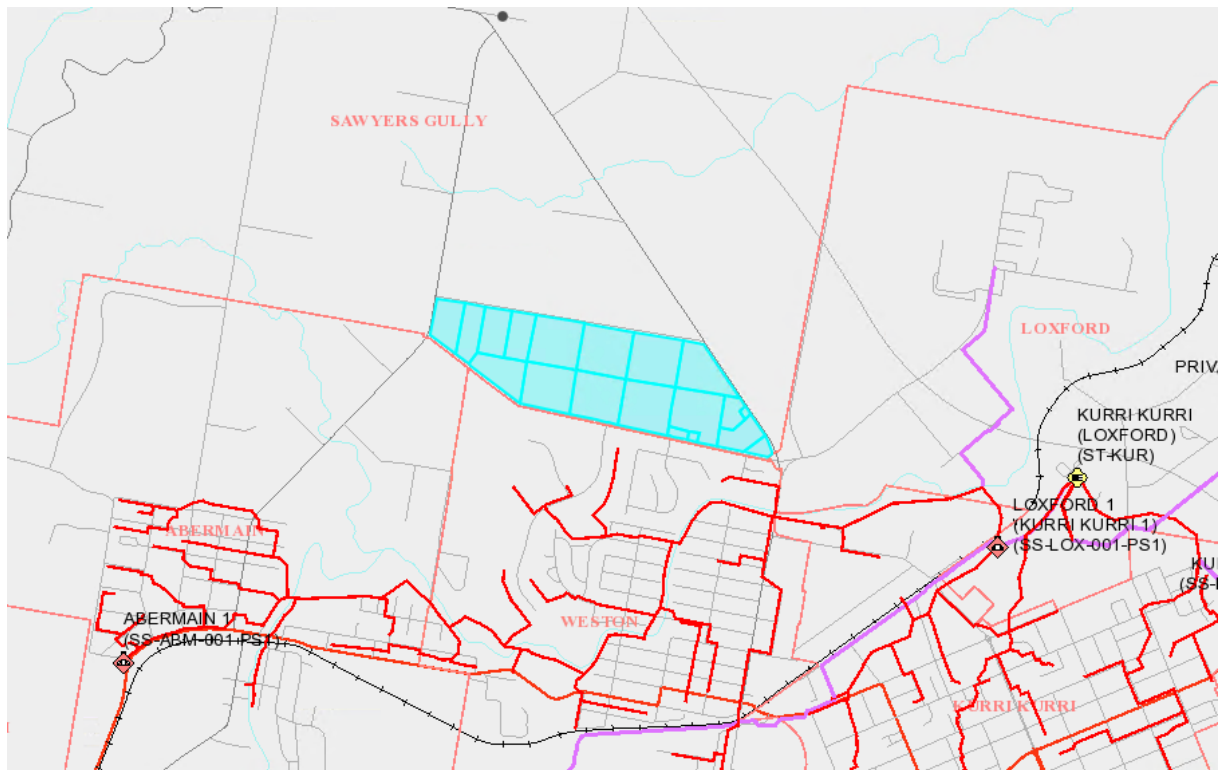
In view of the above and given the scale and nature of the development, a developer funded water servicing strategy is required to determine the optimal method of servicing Stage 1 and also the wider urban release area. The servicing strategy should to meet HWC's design requirements and as a minimum include:

- Lot layout and development stage
- Neighbouring development
- Investigation of alternative supply options
- Identification of least community cost option
- Confirmation of water supply capacity
- Security of supply
- Minimum pressure requirement
- Firefighting flow requirement

The current layout provided by the applicant will need to be adjusted to remove dead ends to improve water quality, and allow alternate water supply options during water main outages. The Strategy will need to include a Draft Reticulation Layout's for the proposed subdivision, indicating the layout and sizing of water services proposed for servicing the subdivision.

## Wastewater Transportation and Treatment

The proposed development is located on the edge of the Hunter Water's wastewater network (refer Figure 2). It appears that the development will generally drain towards the north east and towards the former Kurri Hydro site.



**Figure 2 – Wastewater Transportation and Treatment assets close to Proposed Stage 1**

The initial stages of the development may be able to connect into the nearby reticulation network. The Developer will need to prepare a Developer funded servicing strategy to determine the preferred connection options, some for consideration may include:

- Connection of some initial lots into the local gravity system (some further capacity assessment required to determine available capacity).
- Local WWPS(s) with external rising main:
  - A – Connection into the existing Weston 1 WWP” rising main and pumping in common through to Kurri Kurri WWTW; or
  - B – Direct connection through to the Kurri Kurri WWTW
- Draining the greater release area under expressway to the former Kurri Kurri Hydro site. ADW Johnson have been engaged to prepare sewer servicing strategies for the Kurri Hydro redevelopment site. It is recommended to contact ADW Johnson to determine whether it is possible to cater for the Sawyers Gully development within that strategy.

A Developer funded sewer servicing strategy will be required to investigate options for providing sewer services to each of the lots within the development. This investigation will address, at a minimum, the following matters:

- Overall loads for the area;
- Surrounding potential developments;
- Connection points to the existing system;
- Staging of development;
- Investigation of alternative servicing options; including opportunities for onsite treatment and disposal (including the provision of recycled water and sewer mining)
- Identification of least community cost option; and
- Pump station(s) duty and emergency storage.

## **Recycled Water**

Hunter Water would like to explore potential recycled water options for this development. There is treated effluent that could potentially be used to supply recycled water from Kurri Kurri WWTW, or Cessnock WWTW. These opportunities could be explored with the developer at an inception meeting, should the use of recycled water be under consideration.

## **Supplementary advice regarding servicing strategies**

The Developer will need to engage the services of an Accredited Design Consultant to prepare Developer funded strategies with reference to the WSAA Hunter Water Design Guidelines.

Servicing strategies should be submitted to Hunter Water for review and approval and services should be designed and constructed in accordance with these approved strategies.

Proceeding with a strategy is only to take place after the Developer has met with Hunter Water at an inception meeting, to discuss in detail the options for servicing the development. Similarly, no works are to commence prior to receiving compliance certification from Hunter Water following this meeting and Hunter Water's review of the servicing strategy reports.

In addition to the above, each strategy provided is to identify potential future developments in its immediate vicinity and incorporate options for servicing such developments with the respective water, wastewater or recycled water services.

A separate strategy review fee is required to be paid for each servicing strategy that is submitted.

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

Please contact me should you have any questions regarding the preliminary advice.

Yours faithfully



Barry Calderwood  
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