



Hunter Water Corporation
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11 November 2020

Ref: 2020-1619

Portree Park Pty Ltd
C/- Perception Planning Pty Ltd
PO Box 107
Clarence Town NSW 2321

Attention: Jeffrey Bretag

Dear Jeffrey,

RE PRELIMINARY SERVICING ADVICE

Hunter Water offers the following preliminary servicing advice for the provision of water and sewerage facilities to the Preliminary Application for subdivision of 1 lot into 38 lots at Lot 1 DP 1191203, 610 Seaham Road, Nelson Plains.

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.

Financial Requirements

- 1 A reimbursement contribution may be required towards the cost of any water and sewer infrastructure that is constructed by a third-party developer and utilised to serve this development. The reimbursement payment includes GST. Reimbursements cannot be determined until the connection points are defined. You will be advised of any reimbursements after the design documentation is lodged by your Accredited Design Consultant with Hunter Water.

Network Infrastructure and Delivery

2 Water Supply

The development does not have water main frontage, however a DN150 PVC-O (SER2) is located approximately 130 metres to the north-west of the northern corner of the lot on Seaham Road. This water main could be extended to the site and looped through the development to provide every lot with water frontage and a water point of connection.

The developer is to be aware of high pressures prevalent in that area.

A second water main connection to the nearby Hunter Water primary transfer main may be required when construction passes the first 20 lots, to be confirmed upon application for a section 50 certificate.

3 Waste Water Transportation

The proposed development location is remote from sewer. The developer will need to pursue on-site services (note the application indicates that reticulation sewer is not required).

- 4 Design and construct developer works under a **Routine Major Works Deed** with Hunter Water to connect each of the lots to the existing water and sewer system(s). The works must be designed and certified by an Accredited Design Consultant and constructed by an Accredited Construction Contractor.

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.

If necessary, you will be required to pay a compensation fee for each maintenance structure constructed on a third-party property.

- 5 Submit a Review of Environmental Factors (REF) (refer Appendix HW 1 of Water Supply Code of Australia – Hunter Water Edition) to Hunter Water for the construction and operation of the proposed works. The REF will need to be approved by Hunter Water prior to the design process being finalised.

An 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.

Hunter Water will make a determination in accordance with Environmental Planning and Assessment Act 1979. An environmental report assessment fee should be paid when the REF is submitted.

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.

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

Yours faithfully



WESLEY JONES
Development Services

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

Enquiries:	Wesley Jones
Tel:	02 4979 9676
Email:	wesley.jones@hunterwater.com.au