



Hunter Water Corporation
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18 July 2022

CAPITAL HUNTER PTY LIMITED
C/- HDB Town Planning & Design
UNIT 1 44 CHURCH STREET
MAITLAND NSW 2320

Requirements for your Development Application

Application service:	Revision to previous Development Assessment (Section 50)
Property address:	1184 WINE COUNTRY DR, LOVEDALE NSW 2325
Lot & Plan number:	Lot 2 DP 869651, Lot 3 DP 869651, Lot 4 DP 869651, Lot 11 DP 1187663
Development description:	Staged Development – Concept masterplan incorporating an Integrated Tourist Development to be constructed in Seven (7) Stages comprising an 18 Hole Golf Course, 50 Room Hotel, 140 Serviced Apartments, 500 Dwellings, Ancillary Function Centre, Aboriginal Heritage Centre, Retail & Food Outlet and Spa & Recreation Facilities.
Hunter Water reference:	2022-509

We have assessed your application for the above development and include the following requirements. All requirements will need to be met before a Compliance Certificate will be issued.

Financial Requirements

Reimbursement may be required

You may need to pay a reimbursement to the developer who constructed the water and/or sewer mains that will service your development. Reimbursement calculations will be confirmed once your connection location has been determined.

Network Infrastructure

Hunter Water's servicing advice is based on our preliminary assessment of the development water and sewer loading using conventional servicing methods. In this instance our estimate of the water loading for the residential development is 670 ET and sewer 645 ET, excluding the outside potable water use for irrigation of the golf course.

Servicing Strategy is required

[Engage an Accredited Design Consultant](#) to provide the following servicing strategies for your development. Your consultant should contact Hunter Water to arrange an inception meeting prior to preparation of the strategies. The strategies need to be submitted to Hunter Water for review and approval. This assessment incurs a fee payable on submission.

Water Supply

The development site is located on the periphery of Hunter Water's water supply network and the nearest connection point is off the 250mm water main on Wine Country Drive, which is supplied by Pokolbin 1A Water Pump Station (refer to Figure 1). A water main extension of approximately 700m would be required to provide a frontage to the site.

The development Concept Masterplan proposes various water servicing arrangements. To determine the optimal servicing arrangement, a developer funded a water servicing strategy is required.

Due to the increased demand placed on the network by the proposed development, and the single feed from Cessnock, water network capacity and security of supply constraints will need to be assessed in the strategy. The size of the connecting main along Wine Country Drive would also need to be determined in the strategy.

As a minimum the strategy should include an assessment of:

- Surrounding potential developments.
- Water network augmentations.
- Lot and development layout.
- Staging of development.
- Investigation of alternative water supply options.
- Identification of least community cost option.
- Security of supply.
- Minimum pressure requirement.
- Firefighting flow requirements.

Wastewater Transportation

The proposed development is located in the Cessnock Waste Water Treatment Works catchment. The nearest sewer point of connection is Rothbury 3 Wastewater Pump Station (WWPS), which is located on the opposite side of Wine Country Drive to the proposed development. Rothbury 2 WWPS the next closet pump station is located approximately 850m further south (refer to Figure 2).

The Rothbury WWPS system was sized to service the neighboring Vintage Golf Course site. Limited capacity may be available in either of these pump stations for some preliminary connections. A developer funded local wastewater servicing strategy is required to confirm available network capacity and the optimal servicing arrangement for the development.

As a minimum the strategy should include an assessment of:

- Overall loads for the area.
- Surrounding potential developments.
- Connection points to the existing system.
- Staging of development.
- Investigation of alternative options.

- Identification of least community cost option.
- Pump station(s) duty and emergency storage.
- Wastewater network augmentations.

Recycled Water

The Developer has expressed interest in providing the proposed development with a recycled water supply. This could potentially be via sewer mining from the local network, or via a recycled water supply from either Cessnock or Branxton Wastewater Treatment Works (WWTW).

To determine the optimal servicing arrangement, a developer funded recycled water servicing strategy is required.

Branxton WWTW currently supplies the Vintage Golf Course with recycled water. However, there are existing constraints around the supply of recycled water from Branxton, which may limit the available supply of recycled water for your development. This could be investigated in more detail as part of the strategy for the development.

Cessnock WWTW has sufficient capacity to provide the proposed development with recycled water, however the WWTW does not produce recycled water of sufficient quality to allow its use in areas requiring public access. Irrigation areas using this supply would need to be fenced off to prevent public access, or have sufficient controls in place to allow its safe use, again this could be investigated in the strategy.

Sewer mining has not previously been used at Hunter Water, but consideration for such a scheme could be made, subject to further investigations. The strategy will need to determine the viability of sewer mining and impacts on the operation of the wastewater network.

Depending on the final options selected, it may be necessary to enter a separate commercial agreement with Hunter Water detailing the governance, administration, pricing and obligations of the parties to supply a different grade of water to the development. Tariff charges for end customers will be in accordance with the IPART price determination.

These options should be assessed concurrently with the water and sewer strategy options as the outcomes of one of the strategies may impact on the other.

Works Requirements

Major Works Required

You will need to complete developer works under a Developer Works Deed.

Water and sewer assets will need to be delivered in accordance with the approved strategies.

The Major Works Deed Number for these works will be: **2020-1654/3/1**

The Complex Works Deed Number for these works will be: **2020-1654/4/1**

Please email your completed deed to developer.deed@hunterwater.com.au.

For guidance in completing the Deed please refer to the Hunter Water website.

You will need to engage an [Accredited Design Consultant](#) to arrange for the design and inspection of works. The works must be carried out by an [Accredited Construction Contractor](#).

Any Complex Works will need to be submitted to Hunter Water for review. Design Review and Inspection fees are payable for Complex Works.

REF may be required

Depending on the works required, prior to submitting a final design, you may need to provide a Review of Environmental Factors (REF) to identify your development's impacts on the environment. Please contact us to discuss this requirement. This assessment incurs a fee payable on submission. More information can be found on our [website](#).

Permit to Enter

You may need to access a neighbouring property for the works. If so, please provide a signed [Entry Permit](#) with the design submission package.

Community Title

The Concept Masterplan indicates the site will be developed as a Community Title subdivision. Hunter Water offers two servicing options for Community Title subdivisions either:

- Individual connections to each lot within the scheme; or
- Single points of connection to the scheme.

Based on the Masterplan, single points of connection appear to be your preferred servicing arrangement. Please contact Hunter Water if you require advice on the alternative servicing option.

Under this arrangement, you will need to provide points of connection to Hunter Water's networks to the lot owned by the Community Association. This option requires the Community Association to become the single customer of Hunter Water. The Association, as the owner of the internal water and sewer services, is responsible for the supply of water and sewer services to each of the individually owned lots.

Hunter Water requires a solicitor's undertaking that the following statement will be contained in the Management Statement and that a copy of the Management Statement will be forwarded to Hunter Water following its registration:

Water, recycled water and sewer services are supplied by Hunter Water Corporation to the boundary of the lot owned by the Community Association. The Community Association is responsible for the provision and maintenance of the internal water and sewer services and the payment of Hunter Water Corporation accounts".

Please note, properties that are within Community Title schemes that have one connection to Hunter Water's network may be eligible for individual metering subject to terms and conditions.

Individual metering allows each property within the Community Title scheme to be billed separately for the water usage based on the consumption of each lot's individual meter.

To be eligible for individual metering the Community Title scheme would need to comply with the Individual Metering Guideline located on Hunter Water's website.

Administrative & Document Requirements

Development Consent

To confirm that the application you have submitted to us is consistent with the development consent, you will need to upload a copy of either your **DA consent** from

Council or your **Complying Development Consent** from your private certifier to your Property Self Service Portal.

Subdivision Plan - Torrens

Upload a PDF copy of the final plan of subdivision to the Property Self Service Portal. The plan must be drawn by a Registered Surveyor and include lot boundaries suitable for submission to Land Registry Services. Your surveyor will also need to email a DXF copy of the file to plan.check@hunterwater.com.au

Connection Requirements

Hydraulics

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. More information including the steps on submitting a hydraulic design assessment can be found on our [website](#). Alternately, if you need to confirm specific requirements for your development, you can contact our Technical Services Team via email plumbing@hunterwater.com.au.

Trade Waste

Your proposed development has the potential to discharge trade waste into our system. More information about trade waste requirements and applying for a Trade Waste Agreement can be found on our [website](#).

Once the above requirements have been completed, you can have your plumber submit a [connection application](#) to have water meters and sewer connections completed.

These requirements are valid for 12 months from the date of this letter. For further details on developing, please see the [Supplementary Information and Guidance Sheet](#) or visit our [website](#).

If you have any enquiries, please contact your designated assessment officer below.

Barry Calderwood - Account Manager Major Development T: 02 4979 9721 E: barry.calderwood@hunterwater.com.au
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Deed, Design or Construction enquiries please contact our Project Delivery Team below.

ADAM NASR – ALI BINESH – CAMERON ONIONS – MURRAY MELMETH T: 1300 657 657 Deeds – Adam & Ali - developer.deed@hunterwater.com.au REFs & Designs – Adam & Ali - design.submission@hunterwater.com.au Construction – Cameron & Murray - finalise.project@hunterwater.com.au
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Figure 1: Water Assets

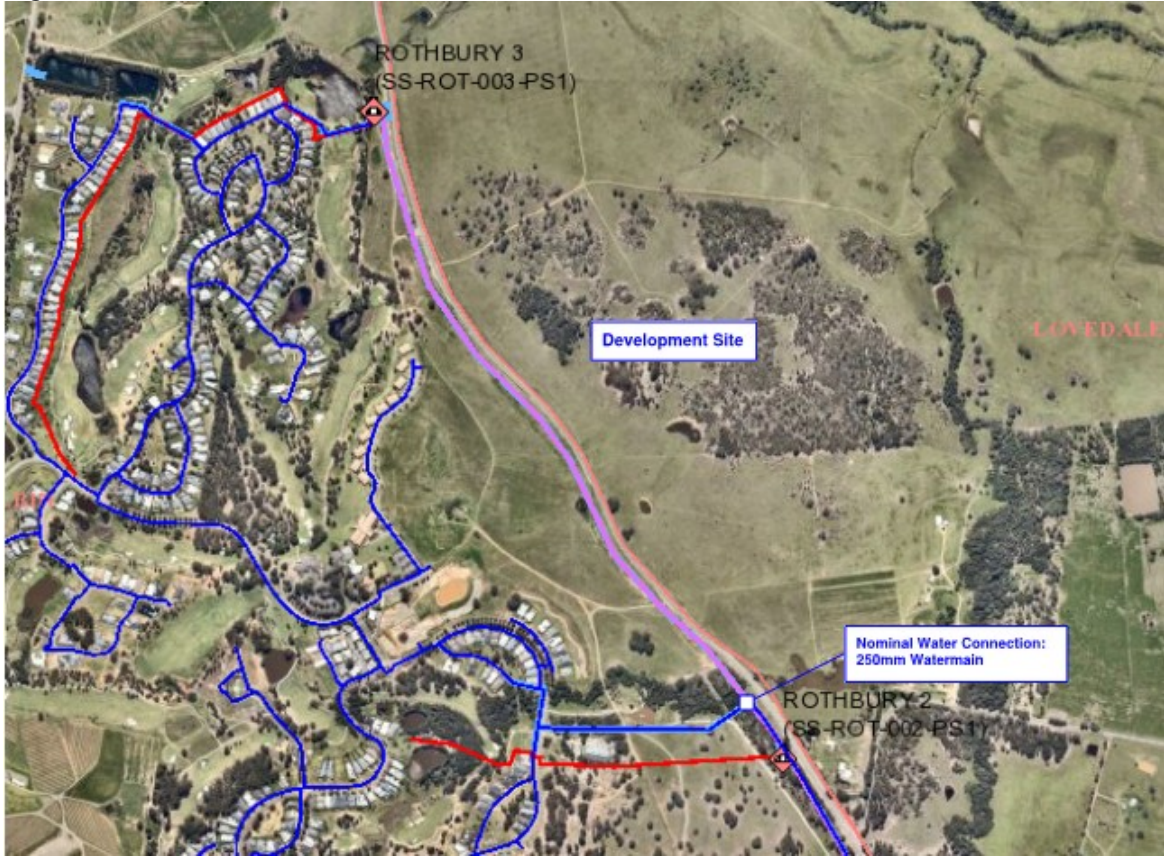


Figure 2: Wastewater Assets

