

Servicing Advice

Raffertys Resort

1 Wild Duck Drive, Cams Wharf

Prepared by

Iris Capital Pty Ltd

June 2022



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)
hunterwater.com.au

24 November 2021

Ref: 2021-1260

Iris Raffertys
C/- GCA Engineering Solutions
P O Box 3337
Thornton NSW 2322

Attention: Adam Shaw

Dear Adam,

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 expansion of Rafferty's Resort at Lots 1, 14, 30 & 31 DP 270043, 11 Wild Duck Drive, Cams Wharf.

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.

Network Infrastructure and Delivery

1 Water Supply

The development site has existing frontage to a DN150 DICL/PVC-M water main which traverses the site. This water main is supplied by Murray's Beach 1 Reservoir, which has a TWL of 78.78m AHD.

In order to provide capacity to service the proposed development and increase security of supply, the Developer will be required to duplicate the existing DN150 within the resort. This should be sufficient even if the high rise resort reaches 8 storeys.

2 Wastewater Transportation

The development site has existing frontage to a DN150 UPVC-SN8 sewer main which traverses the western side of the site. Some sections of this sewer main have insufficient capacity remaining to cater for additional wastewater servicing, and therefore upgrades will need to be investigated for this development.

The Developer will be required to review and amend the sewer servicing strategy - 1A Flowers Drive, Catherine Hill Bay (Middle Camp) Sewer Servicing Report Wallalong Land Developments Pty Ltd (Rev 3, GCA, 2020) to incorporate this development.

All works must then be carried out as per the approved servicing strategy for this area. Ensure all prerequisite works are completed before advancement to the next stage.

Asset protection requirements will need to be met for the DN150 sewer main and DN250 sewer rising main, as per condition 8 of this letter.

- 3 Should you proceed with the development, you will need to engage the services of an Accredited Design Consultant to prepare local strategies with reference to the WSAA Hunter Water Design Guidelines.

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

Please contact Hunter Water to discuss the scope of work prior to commencement. A separate strategy review fee is required to be paid for each servicing strategy that is submitted.

- 4 Design and construct developer works under a **Routine Major Works Deed** with Hunter Water to connect the development 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.

Financial Requirements

- 5 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.

Environmental Requirements

- 6 Hunter Water may require a Review of Environmental Factors (REF) to be submitted (refer Appendix HW 1 of Water Supply Code of Australia – Hunter Water Edition) prior to providing final approval of designs. A 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.

Please contact the Hunter Water Development Services Group prior to engaging the services of a consultant to prepare and submit an REF to confirm the need and scope for such an assessment. Hunter Water will make a determination if an REF is required in accordance with the provisions of Environmental Planning and Assessment Act 1979. An environmental report assessment fee is to be paid if an REF is required.

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.

Specific Connection Details

7 Community Title Subdivision - Connection Options

Option 1 - Individual Connections per Lot to Hunter Water

Construct works to connect each of the lots to the existing water and sewer systems of Hunter Water.

Each lot within the development is to be provided with a point of connection to water and a point of connection to sewer.

The developer must meet the requirements of Hunter Water's Dealing No. E476715 and on this basis each lot owner will become an individual customer of Hunter Water. The works are required to be handed over to Hunter Water to own, operate and maintain. Hunter Water requires a solicitor's undertaking that the Dealing will be contained in the Management Statement and that a copy of the Management Statement will be forwarded to Hunter Water following its registration.

The Dealing requires the water and sewer mains for this development to be contained within statutory easements. These easements must be listed in the Management Statement for this development.

OR

Option 2 - Single Point of Connection to Hunter Water

Construct works to connect the lot owned by the Community Association to the existing water and sewer systems of Hunter Water. 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 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".

Individual Metering

Properties that are within Community Title schemes that have one connection to the water supply 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 attached Individual Metering Guideline. Key requirements of the Guidelines include:

- The Individual Metering Guideline only applies to existing Community Title developments, i.e. the Community Association must submit the Application Form for Individual Metering;
- The internal water system must be designed and constructed to comply with the Design Criteria; and
- A certified plan of the internal water system and meter assembly layout must be submitted to Hunter Water with the Application. The individual metering by-laws must be included in the Management Statement.

For further information on Hunter Water's Individual Metering requirements go to the website hunterwater.com.au

Sewer Asset Protection Requirements

- 8 Comply with Hunter Water's Building Over Sewer Assets Policy. The above development will impact both the DN150 UPVC-SN8 sewer main and DN250 DICL rising main located within the development lot(s). As such:
 - a All buildings, structures, landscaping and improvements to the land which are located over or adjacent to the sewermain must not impose any loading on the sewermain nor interfere with or obstruct the sewer in conveying flows.
 - b Compliance with Hunter Water's Act with respect to the design and construction of all building, structures, landscaping and improvements is required (refer to the Building Over Sewer Assets Policy attached to this Notice of Requirements).
 - c Hunter Water's minimum cover requirements are to be maintained.
- 9 Comply with Hunter Water's Building Over or Encroaching on Hunter Water Easements or Property Policy. The development site contains a DN250 DICL sewer rising main within an existing Hunter Water Easement for sewer. Hunter Water's requirements for your development are:
 - a House drains or other private services are not to be constructed within the easement without approval by Hunter Water. If you intend to construct any private services in the easement please contact the Officer nominated below;
 - b The easement area is not to be excavated or filled without approval from Hunter Water. If excavation or filling is proposed, then the developer is to provide Hunter Water with a surveyed plan and longitudinal section showing the sewer rising main, existing and finished surface levels and the locations and clearances of all other pipes and utilities proposed to be constructed within Hunter Water's easement. Please ensure that Hunter's Water's Sewer Design Manual requirements are met in regards to pipe clearances and minimum depths;

- c Any structure within or adjacent to the Easement is to be designed and constructed to ensure the structural integrity of the structure is not compromised by any excavation by Hunter Water within the Easement;
- d All due care must be taken when working and excavating in the vicinity of the sewer rising main. The Developer is required to ensure that all workers and contractors are made aware of the potential safety risks associated with working in the vicinity of the rising main. The Developer will be responsible for any damage that may be caused to the rising main during construction and costs of any subsequent repairs and/or third-party injury or damage caused by the failure of the rising main during construction.

Other Development Requirements

- 10 Your proposed development has been identified as having the potential to discharge trade waste into Hunter Water's sewerage system. You are required to contact Hunter Water's Technical Services Team on (02) 4979 9712 or via email plumbing@hunterwater.com.au in order to confirm if an application for a Trade Wastewater Agreement is required or if an existing agreement will need to be amended. The discharge of trade waste to the sewer will not be permitted without a valid agreement authorising that discharge. (Refer to the Trade Wastewater [factsheet](#) on Hunter Water's website for more information).
- 11 You will be required to 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. Everything you need know when submitting an application for hydraulic assessment can be found on our [website](#). Please follow the 4 easy steps listed in our Hydraulic design assessment process. Alternately, if you need to confirm specific requirements for your development, you can contact our Technical Services Team via email plumbing@hunterwater.com.au.

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

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

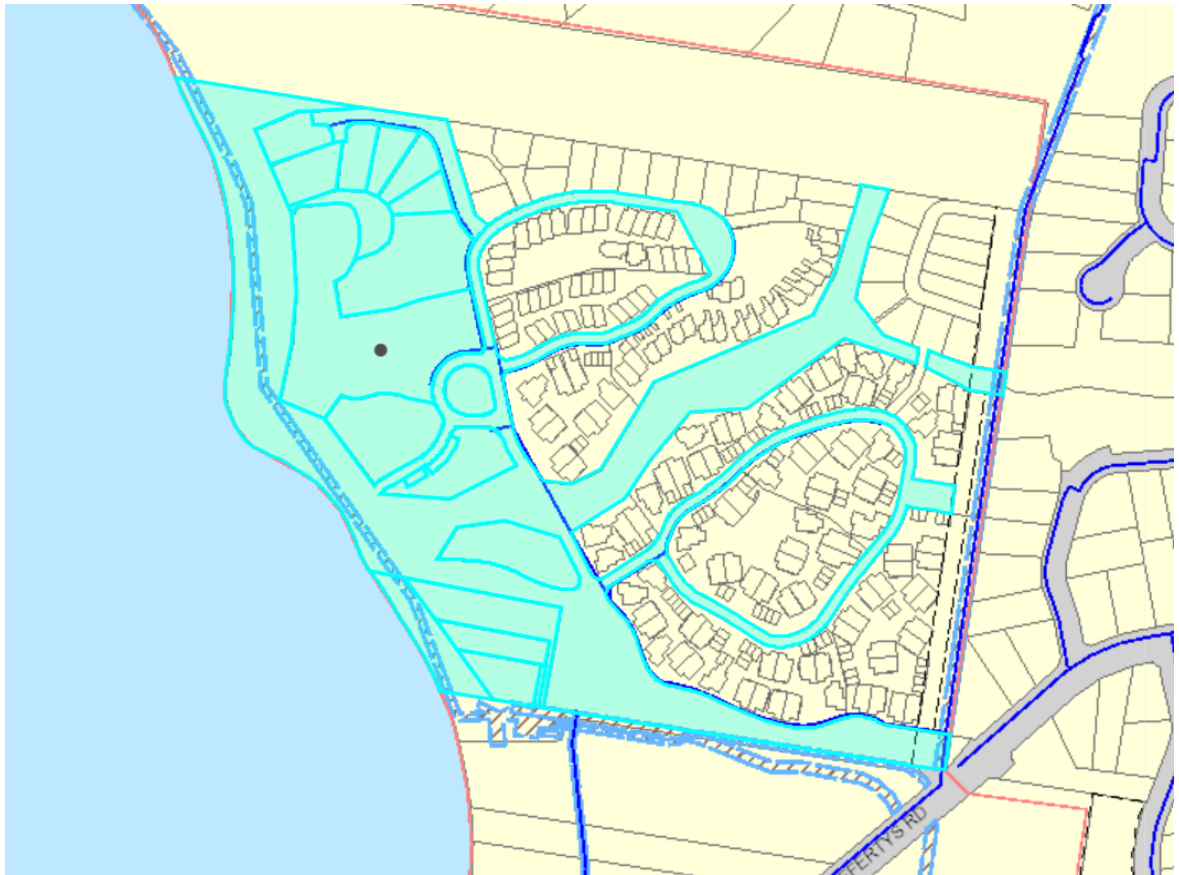


Figure 1 – Local water servicing infrastructure in the vicinity of the development site



Figure 2 – Local wastewater transportation infrastructure in the vicinity of the development site

Preliminary Enquiry – Response Letter



05 August 2021

Webform ref: 261670

Almaraee Family Trust t/as SAAD Consulting Engineers

Attention: SAM AL MARAEE

Via email: salmaraee@saadconsulting.com.au

Premises address: **RAFFERTY RESORT WILD DUCK DRIVE, CAMS WHARF**

Ausgrid AE Reference: **700007354**

Dear SAM

I refer to your preliminary enquiry regarding the electricity connection at the above address and provide the following information.

- ☐ The Raffertys Resort connection arrangement has been set up as a **Community Title arrangement** with Ausgrid owned 11kV and kiosk substations. All existing and future Low voltage is privately owned. New load will need to be designed to be taken from the existing private network or a new kiosk substation may be needed to supply the new development. Site will need to be designed to AS3000 and a proposal submitted to the installation inspectors for review showing MSB locations / segregation / voltage drop etc.
- ☐ HS24582 is a 500kVA kiosk rated to 897A. Current load reading indicates a peak of 822A. LV feeder 24583 is fused at 800A with a peak load of 855A.
- ☐ HS28699 is a 800kVA kiosk rated to 1084A. Current load reading indicates a peak of 685A. LV feeder 28701 is fused at 400A with a peak load of 69A. LV feeder 28702 is fused at 800A with a peak load of 628A.
- ☐ An extension/augmentation of the Ausgrid network is Contestable and requires the customer to engage accredited service providers to undertake the design and construction of the required works. Information on how to connect to the Ausgrid network can be found on our website at the following link: <https://www.ausgrid.com.au/Connections>
- ☐ Ausgrid is unable to provide costs or timeframes for Contestable works. However, accredited service providers may be able to provide the information.
- ☐ The electrical connection will require Ausgrid to provide auxiliary services that only Ausgrid can provide. The auxiliary services and the associated fee are detailed in the Ausgrid document **Alternative control services fee schedule**. The document is available on our website at the following link: <https://www.ausgrid.com.au/Connections/charges>
- ☐ Being an older installation where a connection offer is yet to be made under NECF the approved connection capacity is not readily available. It should be noted that when the maximum connection capacity is not utilised by the customer it is reduced to actual maximum demand and any subsequent surplus can be or may have been used by Ausgrid to supply others.

It should be noted that the above advice is based on Ausgrid's policies and network status as of today and are subject to change.

Connections to the Ausgrid network are governed by a set of laws and rules referred to as the National Energy Customer Framework (NECF). Included in the NECF is the National Electricity Rules (NER). Under these rules, a binding contract may only be formed after a connection application is lodged and Ausgrid has made a connection offer in response to that application. Accordingly, to make arrangements for the electricity connection of the development to the Ausgrid network you should lodge a completed connection application.

Should you require any further information please contact me.

Yours sincerely,

Brian Mottley

Ausgrid

Direct Telephone Number: 0249101411

Email: brian.mottley@ausgrid.com.au



