



Hunter Water Corporation  
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14 Dec 2021

D J & L J SLACK  
C/- ADW Johnson Pty Ltd  
UNIT 7, 335 HILLSBOROUGH ROAD  
WARNERS BAY NSW 2282

## PRELIMINARY SERVICING ADVICE APPLICATION

Property Address:	4045 NELSON BAY RD, BOBS FARM NSW 2316
Lot & Plan number:	Lot 3622 Plan 622485, Lot 2 DP 622229
Development Description:	Preliminary Servicing Application for Development of Long term caravan park sites
Hunter Water Reference:	2021-1909

Hunter Water offers the following preliminary servicing advice for the provision of water and sewerage facilities for the development detailed above.

General information on water and sewer issues relevant to the proposal are included in this correspondence. This information is indicative only and based on Hunter Water's knowledge of its system performance and other potential developments in the area at the present time. This advice may change substantially due to a range of factors and a detailed analysis of available capacity will be undertaken upon lodgement of a [Development Application](#) to Hunter Water.

When you have development approval, you may submit this Development Application to determine the formal requirements for the development. Hunter Water will then issue a Requirements Letter including an offer for network capacity. You will need to comply with each of the requirements in this Letter for the issue of a [Section 50 Compliance Certificate](#) for the development.

### Financial Requirements

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. There are several reimbursable water and sewer assets including water mains, Pressure Reducing Valve, common pressure sewer main and downstream Wastewater Pump Station.

Reimbursements include GST and cannot be determined until the connection points are defined and a Development Application is submitted.

### Water Supply

The closest water connection point is the DN150 main in Trotter Road, and the proposed development has an existing frontage to this main.

This water main is supplied by Anna Bay 1 PRV, and there is currently sufficient capacity in the local water network to cater for the proposed development. Connection cannot be made to the DN300 watermain on Nelson Bay Road.

### **Wastewater Transportation**

The proposed development site has existing frontage to a DN140 PE pressure sewer main, which services the neighbouring sites to the west along Trotter Rd. This pressure sewer main conveys flows to the Anna Bay 9 Wastewater Pump Station (WWPS), which is within the Boulder Bay Wastewater Treatment Works (WWTW) catchment.

There is currently sufficient capacity in the local wastewater network to cater for up to 5L/s from the proposed development.

Connection to the common pressure main will require design and construction of a boundary kit under a Complex Works Deed. Internal water and sewer servicing will be covered under an Hydraulics application.

### **Wastewater Treatment**

Wastewater discharge to Boulder Bay Waste Water Treatment Works (WWTW) is the most feasible option and there is sufficient capacity to service this development.

### **Delivery of Developer Works**

Developer works will need to be delivered under [Developer Works Deeds](#) executed by the Developer and Hunter Water.

All developer works are to be designed by an [Accredited Design Consultant](#) and constructed by an [Accredited Contractor](#).

### **Environmental Requirements**

Hunter Water may require a [Review of Environmental Factors](#) (REF) to be submitted in accordance with the provisions of Environmental Planning and Assessment Act 1979 for the delivery of developer works. Hunter Water will assess the REF as a determining authority under provisions of Part 5 of the Act.

### **Entry Requirements**

The proposed investigation works may require entry to another property. You will need to arrange for entry and have evidence of consent by way of a signed [Entry Permit](#) with the affected landowner.

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

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

<p>Greg McHarg – Account Manager Major Development - Development Services T: 02 4979 9545 E: <a href="mailto:greg.mcharg@hunterwater.com.au">greg.mcharg@hunterwater.com.au</a></p>
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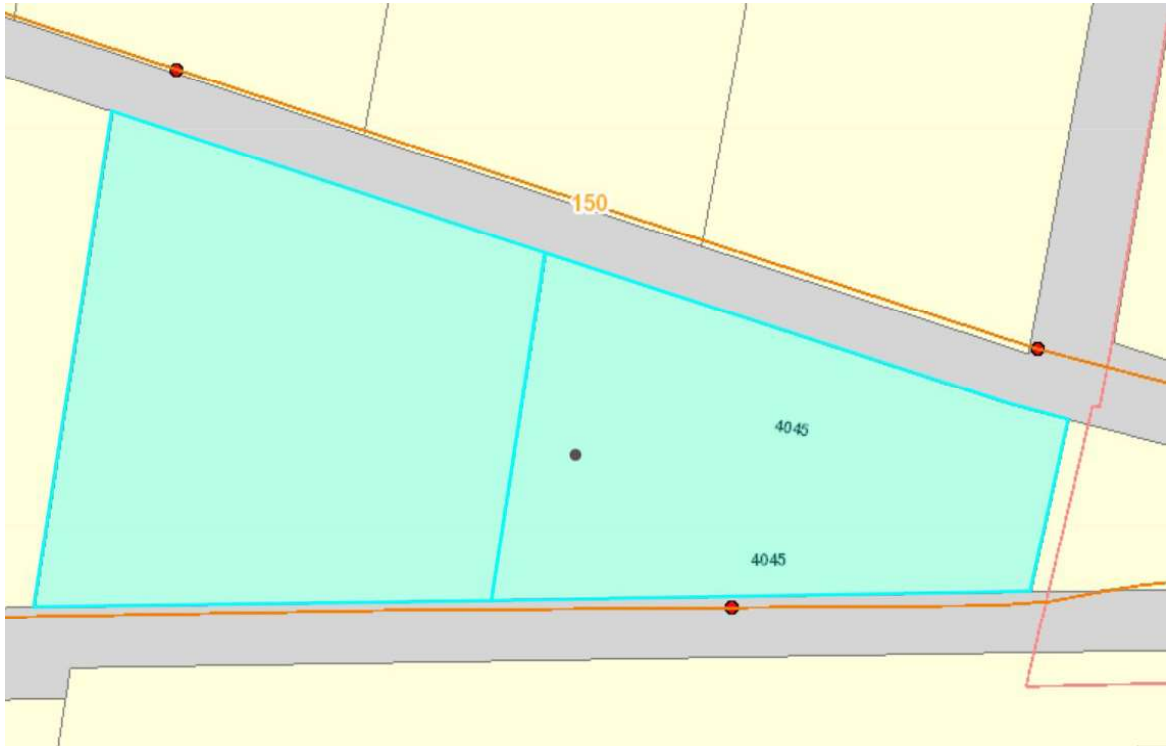


Figure 1 – Water servicing infrastructure in the vicinity of the proposed development site

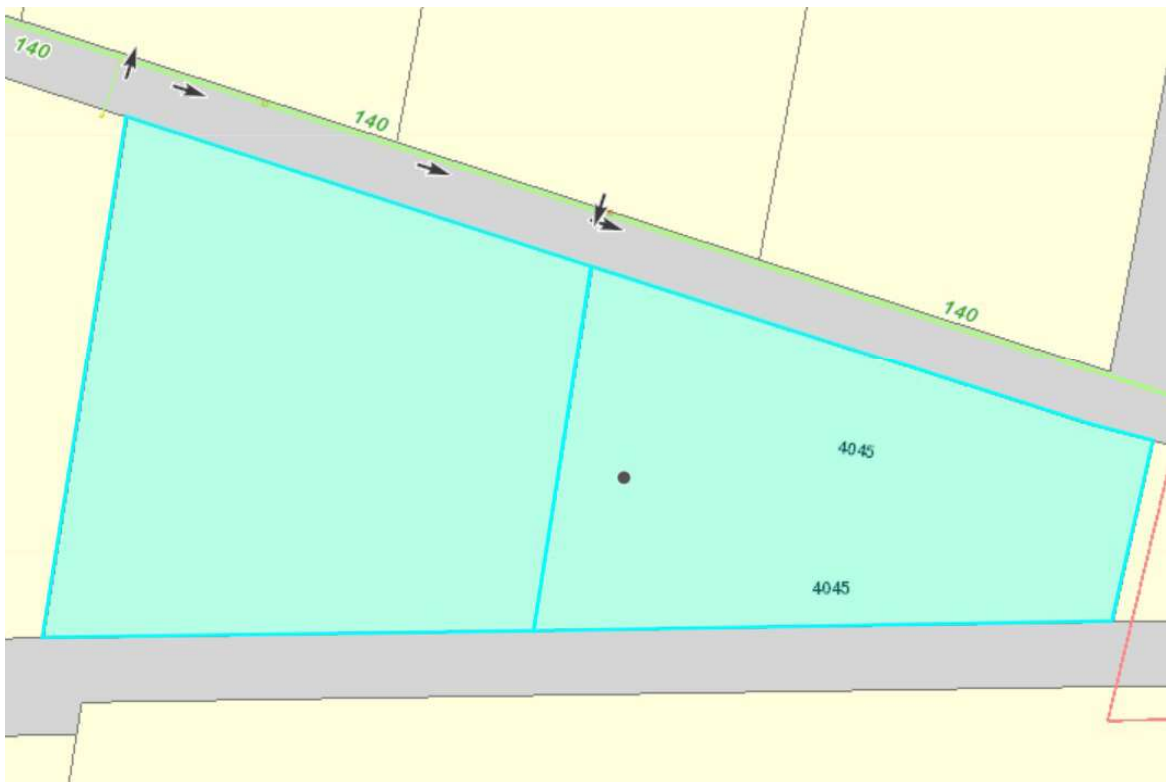


Figure 2 – Wastewater transportation infrastructure in the vicinity of the proposed development site



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Enquiries: 1300 657 657

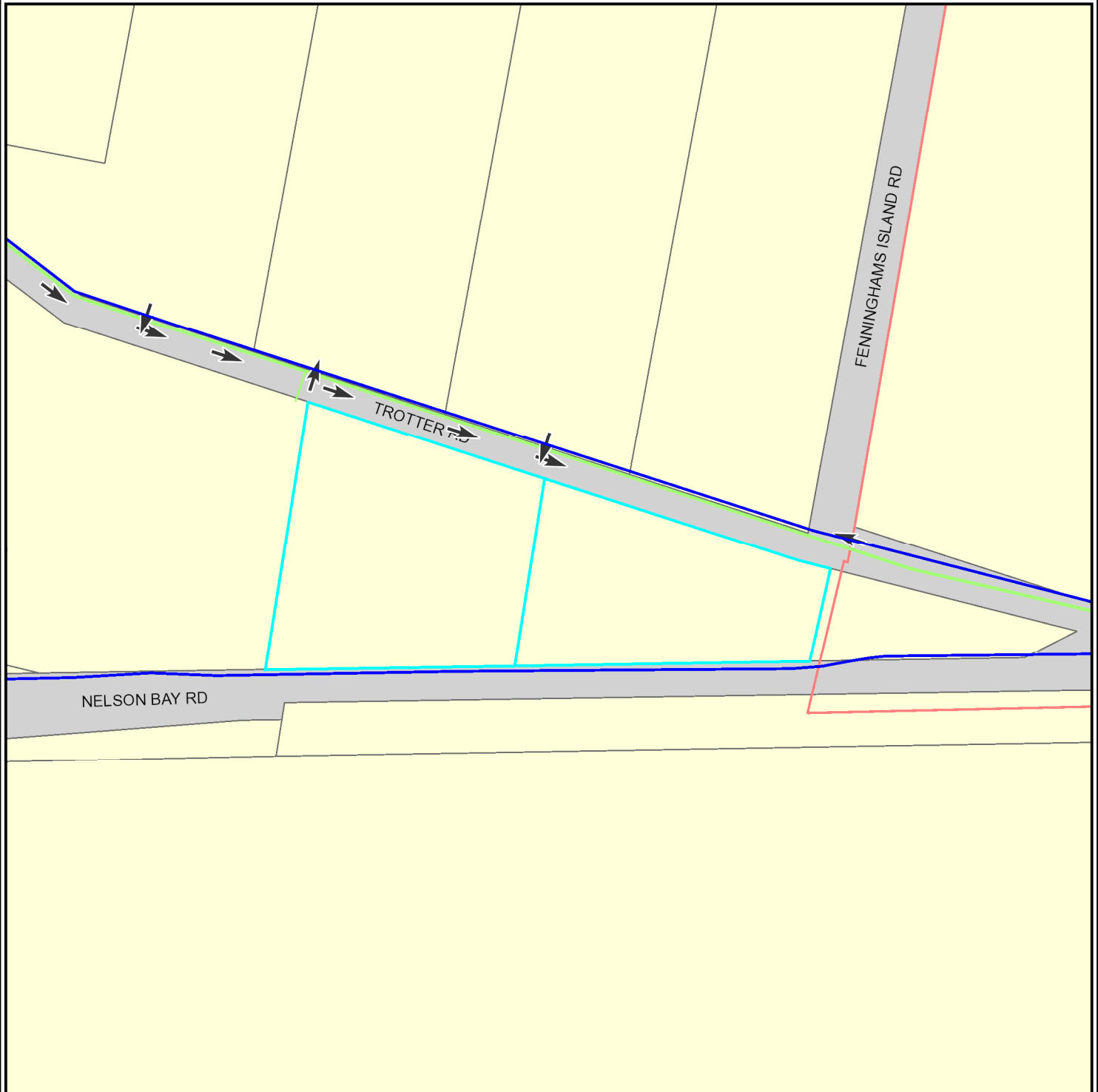
ArcGIS Web Map



RATEABLE\_PREMISE\_NO.: [No Parcel Feature Selected]

LOT/SECTION/DP: 3622//622485

PROPERTY ADDRESS: ,



HUNTER WATER ASSETS POSITION ARE APPROXIMATE ONLY.  
SUBJECT PROPERTY BOLD.  
ALL MEASUREMENTS ARE METRIC.

#### IMPORTANT:

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE  
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS  
ACCURACY.

Date: 29/10/2021

Scale: at A4 1:4,000

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