



Hunter Water Corporation
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Our Ref: 2015-1302/2.002

McCloy Thornton Pty Ltd
PO Box 2214
DANGAR NSW 2309

17 NOV 2015

Attention: Sam Rowe

Dear Sam

PRELIMINARY SERVICING ADVICE FOR PROPOSED DEVELOPMENT

Thank you for your request for Hunter Water's preliminary servicing advice for the provision of water and sewer services to the proposed rezoning of land from Rural Landscape to Residential at Lot 2 DP 1145348, 107 Haussman Drive, Thornton.

General information on water and sewer issues relevant to the proposal is included in this correspondence. This information is based on Hunter Water's knowledge of its system performance and other potential development in the area at the present time.

Preliminary servicing advice is not a commitment by Hunter Water and may be subject to significant change prior to the development proceeding. General information on the provision of Hunter Water funded and delivered infrastructure may also be provided. This advice may also change substantially due to a range of factors. In particular, you should note that water and sewer systems are dynamic by nature and, as such, capacity availability and system performance varies over time. As a consequence, the advice provided herein regarding servicing availability is indicative only. A detailed analysis of available capacity will be undertaken upon lodgement of an application for a Notice of Formal Requirements.

If you proceed with a development application you will need to lodge a further application with Hunter Water to then determine the formal requirements that shall apply. Hunter Water will then issue a **Notice of Formal Requirements**. You will need to comply with each of the requirements in this Notice for the issue of a Section 50 Compliance Certificate for the specific development.

Hunter Water anticipates that the development will place an additional demand of approximately 150 Equivalent Tenements (ET) on the water supply and wastewater systems and has reviewed system capacity and performance on this basis. As a result, Hunter Water's preliminary advice is as follows:

Water

The property has frontage to a DN300mm water main along Haussman Drive, Thornton. The location of the water main is shown in Figure 1. The height of the connection point is at approximately RL 40m AHD.

There is currently sufficient capacity available in these mains to serve the proposed development, however, you should note that capacity availability and system performance varies over time. A detailed analysis will be undertaken upon lodgement of an application for a Notice of Formal Requirements.

Security of Supply

As the proposed development is greater than 100 lots, security of supply needs to be addressed. The developer will be required to **submit a water concept plan to demonstrate** a dual water supply to the development.

Wastewater Transportation

The site of the proposed subdivision is located in the Thornton 1 Wastewater Pumping Station (WWPS) catchment area, which pumps into the Berry Park 1 WWPS and is within the Morpeth Wastewater Treatment Works (WWTW) catchment.

The nearest sewer connection point to service this development is at access chamber J1519, located to the south-east of the development (as shown in Figure 2). The developer will need to determine whether the proposed development can gravitate to this connection point or if pumping will be required. **A sewer servicing report will need to be prepared** to demonstrate the servicing requirements for this development.

There is currently sufficient capacity within Thornton 1 WWPS for this development. However, as noted elsewhere in this correspondence, capacity availability and system performance varies over time. A detailed analysis will be undertaken upon lodgement of a Notice of Formal Requirements.

Wastewater Treatment

The proposed development falls within the Morpeth WWTW catchment. Whilst this development was not included in growth projections for the WWTW, Hunter Water's treatment facilities are continually reviewed and upgraded over time to meet demand from growth, and future capacity upgrades can be brought forward if required. ?

Abandoned Assets

There are two DICL sewer mains traversing the southern part of the site (as shown in Figure 3). These mains have been abandoned in-ground and are no longer required.

Potential Land Disposal

There are two parcels of land facing Haussman Drive that may be available for purchase (as shown hatched in blue on Figure 4). Should you wish to pursue this matter, you should discuss the long term need for this land with Hunter Water.

Financial Contribution

Dependent on the connection points and utilisation of infrastructure, it may be necessary to pay a reimbursement towards capacity uptake in infrastructure assets constructed by other developers. Hunter Water administers reimbursements for a maximum period of 15 years following hand over to Hunter Water.

It is not possible to calculate reimbursement values at this time due to the tentative nature of information, connection points etc, and accordingly such calculations are usually deferred until definitive information is available.

Environmental Assessment

Please note that a Review of Environmental Factors will be required for any works external to a particular development site, or where the service design includes infrastructure or activities that may have environmental impacts that would not have been specifically addressed in the consent authorities assessment and determination of the proposed development. Examples

may be the construction of new or augmented water and sewer pump stations, sewer vents, trunk mains, reservoirs, development in a Wastewater Treatment Plant buffer zone, or development in a water reserve. Furthermore, a Controlled Activity Approval will be required from the NSW Office of Water for any excavation within 40m of a water body or should groundwater be present.

Prior to commencement of environmental assessment please contact the Hunter Water Developer Services Group to confirm the scope and need for such an assessment. It is recommended to meet and agree these matters prior to the developer engaging the services of a design or environmental consultant. 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 document provides the minimum requirements and an example template for the preparation of a REF.

Should you require further clarification or assistance please do not hesitate to contact me on 4979 9545.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Malcolm Withers', followed by the date '11.11.15'.

Malcolm Withers
Senior Developer Services Engineer

Figure 1 – Proposed water connection point



Figure 2 - Location of the assessed sewer connection point.

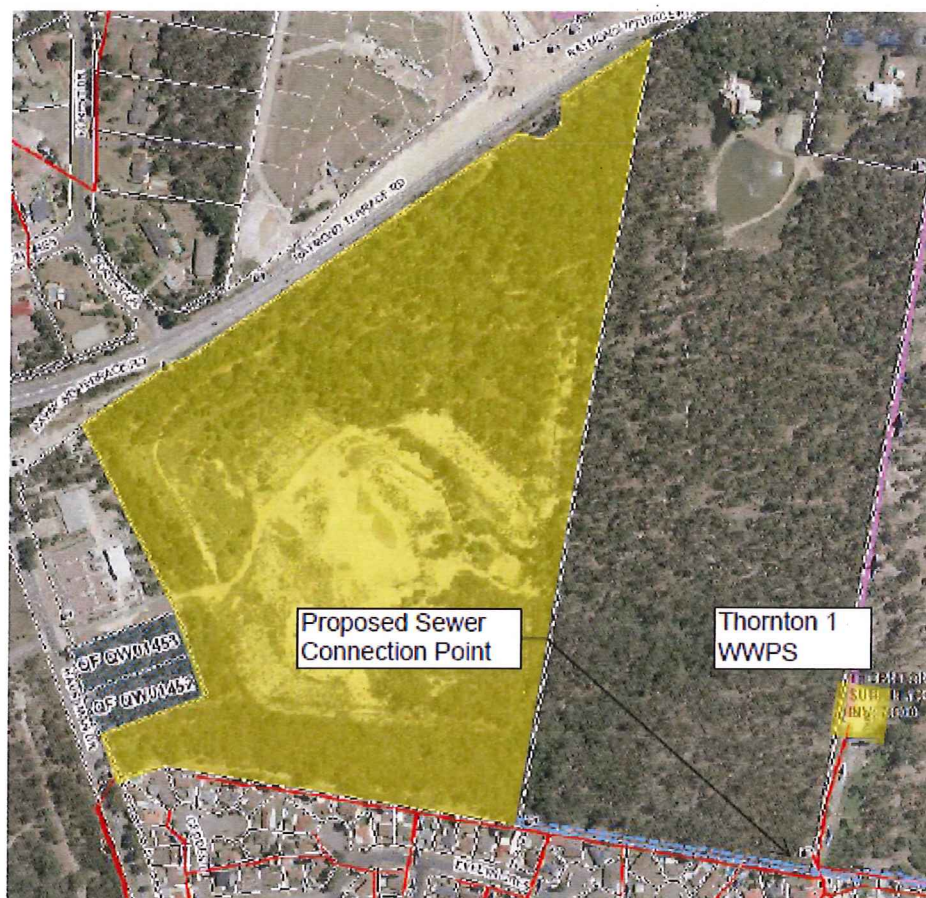


Figure 3 – Location of abandoned assets

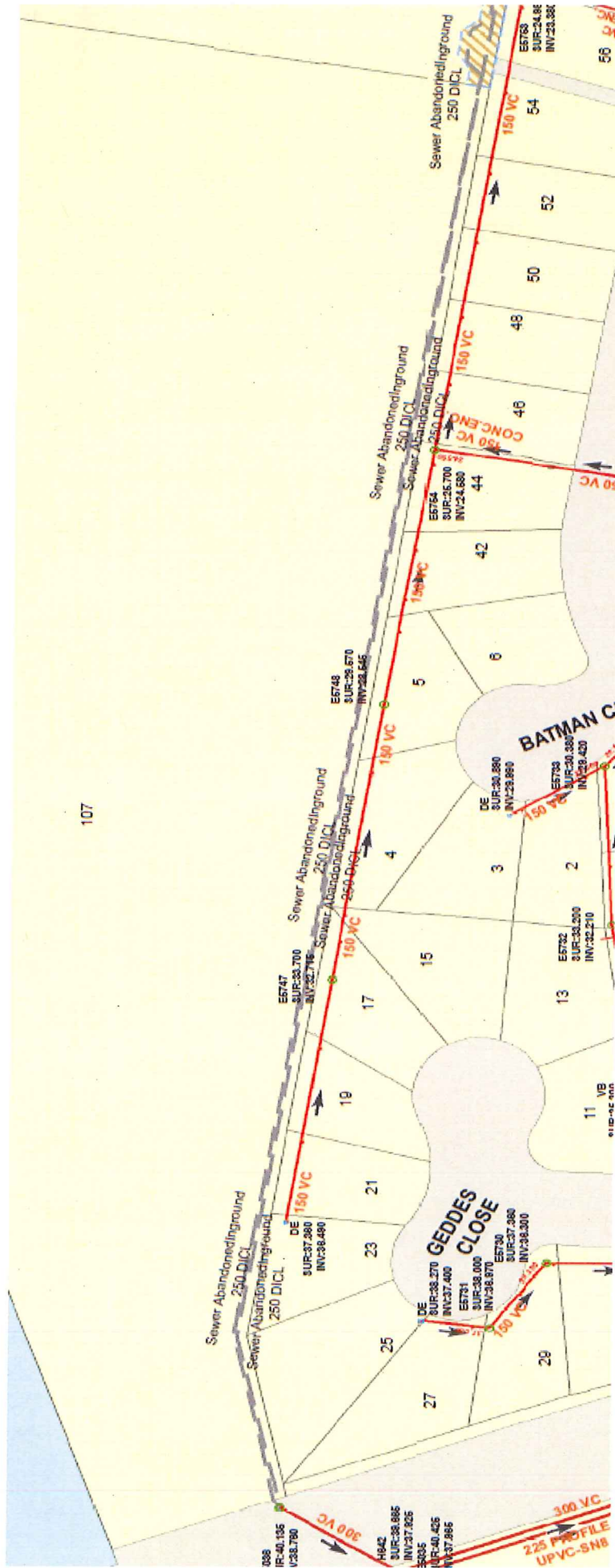


Figure 4 – Potential land disposal

