



Hunter Water Corporation
ABN 46 228 513 446

PO Box 5171
HRMC NSW 2310
36 Honeysuckle Drive
NEWCASTLE NSW 2300
1300 657 657
enquiries@hunterwater.com.au
hunterwater.com.au

12 January 2023

BROCKLESBY ROAD PTY LTD
C/- McCloy Project Management Pty Ltd
PO BOX 2214
DANGAR NSW 2309

PRELIMINARY SERVICING ADVICE APPLICATION

Property Address:	39, 39A, 41 BROCKLESBY ROAD, MEDOWIE NSW 2318
Lot & Plan number:	Lot 301 DP 625002, Lot 300 DP 625002, Lot 2 DP 508780
Development Description:	Preliminary Servicing Application for Torrens Title Subdivision of 3 lots into 64 lots
Hunter Water Reference:	2022-1950

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.

Water Supply

The development site has frontage to a DN100 CICL watermain on Brocklesby Road. The developer will be required to construct a new zone valve on this watermain to rezone the frontage on Brocklesby Road to the Medowie 1 HLT supply zone and then connect the development to this watermain (see Figure 1).

The development will require a secondary water supply connection to the water reticulation constructed as part of the residential subdivision to the west, colloquially known as "The Gardens". This western connection will include a closed-zone valve and provide the development with a backup supply in the event of failure of the primary water supply from the Medowie 1 HLT supply zone to the east (see Figure 1).

Based on the servicing arrangement outlined above and presented in Figure 1, there is sufficient capacity in the local water network to service the proposed development.

Wastewater Transportation

The developer is required to construct sewer main extensions to service the eastern and western topographical catchments of the development site (see Figure 2):

- Extend sewer from MH G5234 located at 2 Wirreanda Road (approximately 50m) to service the eastern portion of the development.
- Extend sewer from the gravity reticulation constructed as part of the residential subdivision to the west, colloquially known as "The Gardens", to service the western portion of the development.
- The developer is required to construct sewer mains to direct as much flow as possible to the western connection (Medowie 10 WWPS catchment).

Based on the servicing arrangement outlined above and presented in Figure 2, there is sufficient capacity in the local wastewater network to service the proposed development.

Wastewater Treatment

The proposed development is located within the Raymond Terrace Wastewater Treatment Works catchment and there is currently sufficient capacity to service the proposed development.

Servicing Strategy

The servicing requirements outlined above are consistent with allowances made for the proposed development in the approved *Water and Wastewater Servicing Strategy - Lot 1 DP 567481, Lot 199 DP 17437, Lot 200 DP 19739, Lot 7, 8 and 9 DP 855814 Medowie Road, Medowie [Final]*, ADW Johnson, April 2010 (HW Ref: 2011-708/9/5.002).

Hunter Water advises that the infrastructure and growth assumptions outlined in the approved strategy will need to be re-confirmed during any subsequent Section 50 applications associated with the proposed development and alternative servicing arrangements to those outlined above may be required.

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](#).

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

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

Any 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.

Drinking Water Special Area

The western portion of the proposed development is located within the topographical catchment that drains to Hunter Water's Grahamstown Dam Drinking Water Special Area as gazetted in the *Hunter Water Regulation 2015*. Grahamstown Dam supplies drinking water to approximately 60% of the population of the Lower Hunter.

Hunter Water's Operating Licence requires compliance with the Framework for Management of Drinking Water Quality that is part of the Australian Drinking Water Guidelines (ADWG). The Framework requires the adoption of a multiple-barrier approach to water quality, and states that "the most effective barrier is the protection of source water to the maximum degree practical". Protection of land within the Special Area is key to ensuring that this barrier is effective.

Hunter Water expects that all development in drinking water catchments will demonstrate a Neutral or Beneficial Effect (NorBE) on water quality. A development is considered to demonstrate NorBE if the development:

- a) has no identifiable potential impact on water quality, or
- b) will contain any water quality impact on the development site and prevent it from reaching any watercourse, waterbody or drainage depression on the site, or
- c) will transfer any water quality impact outside the site where it is treated and disposed of to standards approved by the consent authority.

Further details are provided in Hunter Water's [Protecting our Drinking Water Catchments: Guidelines for developments in the drinking water catchments](#). The guidelines were prepared in consultation with the Department of Planning and Environment, local councils and NSW Health.

Please contact Hunter Water to discuss detailed requirements for water quality management associated with your proposed development.

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.

Greg McHarg – Account Manager Major Development T: 02 4979 9545 E: greg.mcharg@hunterwater.com.au

Referenced figures over page



Figure 1 – Water servicing requirements



Figure 2 – Wastewater servicing requirements