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Our Ref: 2016-1294

JW Planning
PO Box 3252
VALENTINE NSW 2280

Attention: Paul McLean

Dear Paul

PRELIMINARY SERVICING ADVICE FOR PROPOSED HOTEL, FUNCTION CENTRE AND RESTAURANT - POKOLBIN

Thank you for your request for Hunter Water's preliminary servicing advice for the provision of water and sewer services to the proposed tourist development of a hotel, function centre and restaurant at Lot 22 in DP 791884 Palmers Lane, Pokolbin.

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 fifty five (55) Equivalent Tenements (ET) on the water supply and has reviewed system capacity and performance on this basis. As a result, Hunter Water's preliminary advice is as follows:

Water

The nearest water connection point to the development site is a DN250 DICL water main located in Broke Road. The maximum height within the development is at approximately RL 91m AHD. The location of the modelled connection point is shown in Figure 1. It will be necessary to extend water mains from this point to provide each lot with a suitable point of connection.

There is currently sufficient capacity available in these mains to serve the proposed development, however, as noted elsewhere in this correspondence, capacity availability and system performance varies over time. A detailed analysis will be undertaken upon lodgment of an application for a **Notice of Formal Requirements**.

Wastewater Transportation

The proposed development is currently remote from Hunter Water's reticulated wastewater networks. The location of development in relation to the wastewater network is shown in Figure 2. An on-site wastewater treatment and disposal system would be required for this development, approval for which will be required under Section 68 of the *Local Government Act 1993*.

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



Wesley Jones
Developer Services Engineer

Figure 1 – Location of modelled connection point to the water supply system.

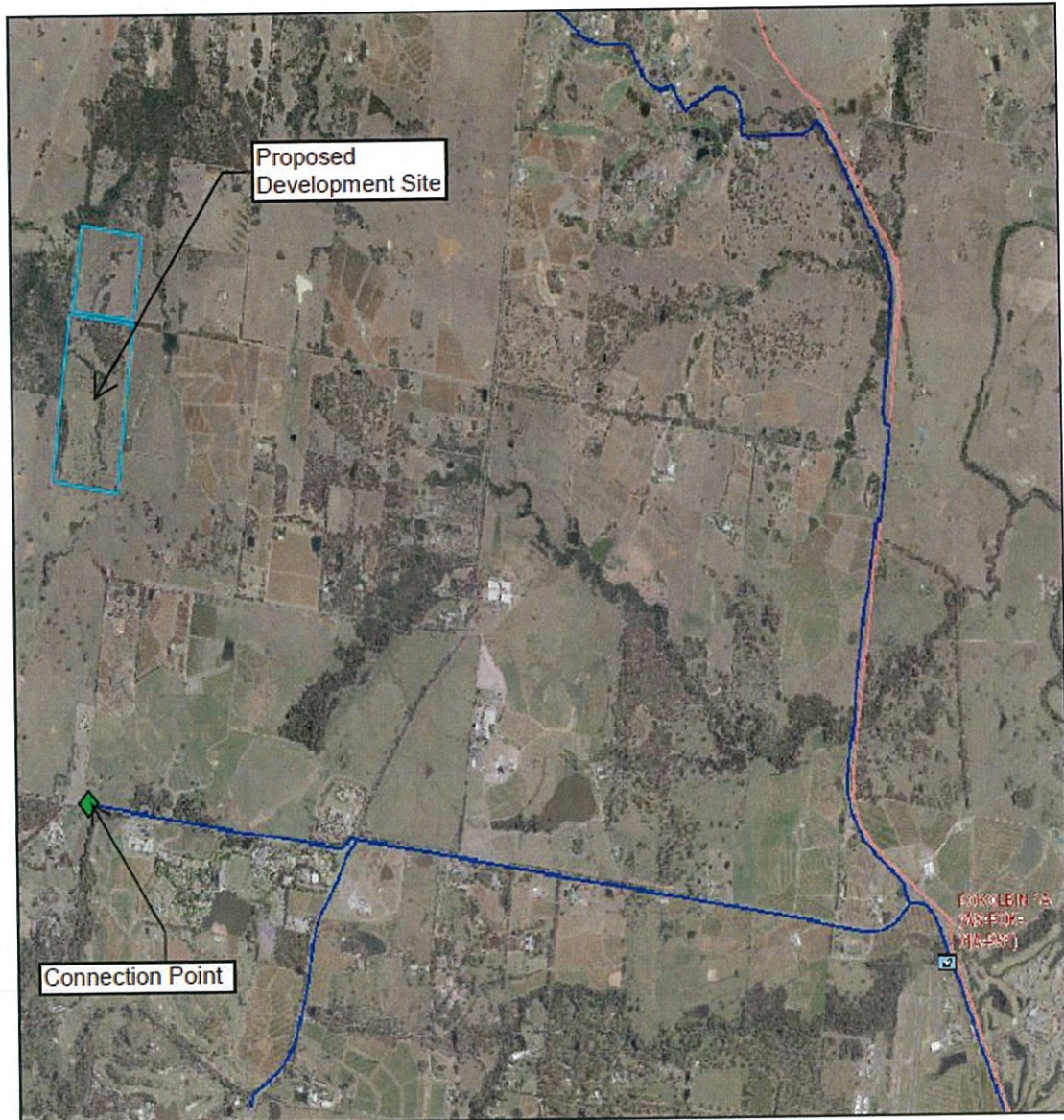


Figure 2 – Location of the wastewater network.

