



Hunter Water Corporation
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22 June 2020

Our Ref: HW2019-776/24.039

General Manager
Port Stephens Council
PO Box 42
RAYMOND TERRACE NSW 2324

Attention: Ryan Falkenmire
Via email: ryan.falkenmire@portstephens.nsw.gov.au

Dear Ryan

RE: SECTION 51 REFERRAL - DA 16-2018-772-1 CONCEPT DEVELOPMENT AND STAGE 1 INITIAL WORKS FOR KINGS HILL URBAN RELEASE AREA

Thank you for your referral letter of 10 March 2020 under Section 51 of the *Hunter Water Act 1991* seeking Hunter Water's comments on the conditions of consent for the Concept development and Stage 1 initial works for the proposed Kings Hill Urban Release Area (URA).

Hunter Water understands the development site includes multiple lots and addresses across the URA, including infrastructure to be handed over to Hunter Water to operate and maintain once constructed. This correspondence does not address the lead in works, or the stormwater channel to be constructed between the Pacific Highway and Grahamstown Dam.

In responding to this referral, Hunter Water has welcomed the opportunity to work with Council to jointly participate in preparing mutually acceptable conditions of consent for the Concept Development and Stage 1 Initial Works application, which included such matters as soil erosion and sediment control, stormwater discharge, water quality and monitoring, vegetation clearing, and development staging.

Hunter Water would welcome the opportunity to work with Council using this approach in future.

If you require further advice or clarification regarding the submission, please contact me on (02) 4979 9545.

Yours sincerely

Malcolm Withers
Account Manager Major Development.



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29 August 2019

Our Ref: 2010-678/6/13

APP Corporation Pty Limited
Level 7, 116 Miller Street
North Sydney NSW 2060

Attention: Adam Smith

Dear Adam

STATUS OF KINGS HILL WATER SERVICING STRATEGY

Hunter Water provided conditional approval of the Kings Hill Water Servicing Strategy Revision (H) – May 2017 and Kings Hill Water Servicing Strategy Supplement (Rev 2) on 14 August 2017.

As such, the approval was contingent on the following conditions being satisfied:

1. Kings Hill Development (KHD) being the lead developer;
2. The infrastructure identified by the strategy to be sized and configured to serve the entire Urban Release Area (URA).
3. Timely and reasonable access is to be provided to the proposed reservoir and lead-in water mains to all URA land holders.
4. Contracts are to be awarded for the first stages of development within a two year timeframe from the date of this letter, or as agreed with Hunter Water, to satisfy the overall URA needs.
5. If the lead developer is not KHD, or KHD are unable to materially progress the design and construction of the assets in the Water Servicing Strategy within the two year timeframe nominated in point 2 above, Hunter Water reserves the right to amend the strategy to meet the needs of the URA.
6. Further, Hunter Water reserves the right to require revision of the strategy should any one of the following occur within the two year conditional approval:
 - Significant changes in development profile (ie yield, timing, staging or additional development potential);
 - Significant changes in development yield within the contributing catchment(s);
 - Hunter Water Design Standards or criteria are revised impacting the loading / demand derived from the URA;
 - Operation circumstances change;
 - You elect to use a Private Network Operator under the Water Industry Competition Act, as amended; or
 - Legislative or regulatory changes are imposed on Hunter Water.

- Hunter Water notes KHD's particular concern about condition 5 above and the imminent two year threshold. In this regard, Hunter Water notes the significant process made by KHD in the development of Draft Reticulation Layouts (DRLs) for the URA. These DRLs provide detailed information on:
 - Loading;
 - Staging;
 - approximate timing for each stage of development;
 - Water and Sewer main sizing and alignment;
 - Connection points; and
 - Connection points for adjoining development.

As a result, Hunter Water is satisfied with the progress made to date and is able to confirm that this condition has been met. Hunter Water anticipates that the next step in the process is the inclusion of these DRLs in amended internal servicing strategies. Hunter Water noted that this is an iterative process and, as such, fully anticipates that these DRLs will be amended as development proceeds.

Please note that approval of a strategy is not a commitment by Hunter Water to fund or deliver infrastructure, nor is it a commitment for capacity being allocated to a particular development. Connection and/or capacity availability will only be confirmed by submission and determination of a Section 50 application and a valid development consent being issued by the relevant consent authority.

Please also note that the preparation of servicing strategies is a specialist design consultancy area and Hunter Water relies on your competency in these matters. If errors or other oversights are revealed at a later time Hunter Water will refer these to KHD for rectification.

If you have any questions, please do not hesitate to contact me on 4979 9545.

Yours faithfully

Malcolm Withers
Account Manager Major Development.





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6 August 2020

Our Ref: 2010-678

The General Manager
Port Stephens Council
PO Box 42
Raymond Terrace, NSW, 2324

Attention: Ryan Falkenmire

Dear Ryan

LEAD-IN WORKS FOR KINGS HILL ENVIRONMENTAL IMPACT STATEMENT

We recently met with Northrop and APP to discuss the lead-in water and sewer required for the Kings Hill Urban Release Area. At that meeting they provided background information outlining the progress of the Kings Hill development and its sewer strategy. The detail provided gives Hunter Water confidence that the future lead in works are unlikely to extend beyond the corridor outlined in the EIS.

I can confirm that we do not require the Sewer Servicing Strategy to be updated to progress the EIS and the detail provided by Northrop (email dated 10 July 2020) is sufficient for this purpose. Based on this I am happy to extend the validity of the sewer strategy until the EIS is complete.

Going forward we have agreed with APP and Northrop that new water and sewer servicing reports will be developed over the coming months focusing only on development staging, reticulation layouts, costs, and lead in works for the URA. These will act as the strategic plans for assets within the URA with information updated as changes occur across each development site over time.

I trust the above is sufficient for you to progress the EIS, but please contact me should you wish to discuss further.

Yours Sincerely

MALCOLM WITHERS
Account Manager Major Development