



Hunter Water Corporation
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Our Ref: HW2018-1555

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

Attention: Erin Daniel
Via email: Erin.Daniel@portstephens.nsw.gov.au

Dear Erin

DA 16-2018-774-1: 27 STOCKTON BIGHT TRACK FULLERTON COVE

Thank you for your referral of the Eco tourist facility at LOT: 227 DP: 1097995 27 Stockton Bight Track, Fullerton Cove. Hunter Water understands that the facility will include 44 accommodation units, a manager's residence, quad bike storage and maintenance area, amphitheatre for educational performances, and extension of the existing car park to accommodate 77 spaces, 6 coach spaces and 2 drop off areas. Hunter Water also understands that the development does not seek to connect to the existing water main or public sewer.

The proposed development falls within the North Stockton Catchment Area as declared under the *Hunter Water Regulation 2015*. As noted in our previous correspondence with the proponent (Appendix A of the Water Cycle Management Plan), the Stockton Sandbeds are not currently a water source for Hunter Water. Hunter Water does, however, maintain an interest in ensuring that inappropriate development in the catchment does not occur.

Hunter Water requests that Council considers the following matters in the determination of this development application:

- The water consumption required to maintain the grassed swale (primary storm-water treatment method) is considered in the site water requirements as well as the feasibility of achieving the level of vegetation required for effective nutrient removal on a site that is degraded with highly permeable soils.
- All effluent from the dry composting toilets must be fully contained and disposed of either off-site or after a specified time where it can be demonstrated that there is no pathogen risk from the material or leaching of nutrients.
- Fuel, chemicals, grease and oils at the quad-bike storage and maintenance facility must be stored in an appropriately bunded area such that any spills will be readily captured and not able to infiltrate to groundwater.
- Maintenance activity and refuelling should only be undertaken on a hardstand area.

Should the above matters be addressed, Hunter Water is satisfied that the application meets the required level of groundwater protection.

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

Yours sincerely

Accounts Manager Major Development