



Hunter Water Corporation
ABN 46 228 513 446

PO Box 5171
HRMC NSW 2310
36 Honeysuckle Drive
NEWCASTLE NSW 2300
1300 657 657 (T)
(02) 4979 9625 (F)
hunterwater.com.au

26 May 2020

Ref: 2019-166

Catholic Healthcare Limited
C/- Lendlease Retirement Living Holding Pty Ltd
Lvl 14, Tower Three Internationl Towers, Exchange Place, Barangaroo Avenue
Sydney ACT 2000

Attention: Numa Miller

Dear Numa

RE NOTICE OF FORMAL REQUIREMENTS FOR PROPOSED DEVELOPMENT

Hunter Water's requirements for the provision of water and sewerage facilities to the development of Aged Care Facility (108 bed) at Lot Part 3 DP 270740, 367 Morpeth Road, Morpeth are as follows:

You Are Required To:

- 1 Submit the Development Consent Conditions determined by Council or the Complying Development Certificate for this specific development. Hunter Water will confirm that the final development description is consistent with the details supplied by you for this application. If there are any subsequent amendments to this development consent, Hunter Water will require you to submit a revision application.

Network Infrastructure and Delivery

2 Water Supply

The property does not have a watermain frontage, however the nearest watermain to the property are the 150mm watermain in Tank Street or the 150mm watermain Morpeth Road. As such, the developer will be required to create an easement for services to provide the subdivision with a watermain frontage. The easement is to be shown on the final plan of subdivision, drafted by a licensed surveyor.

3 Wastewater Transportation

The development is to be serviced in accordance with the Morpeth House Heritage Estate Sewerage Servicing Strategy (Version 5 – 02 March 2011) and the following details.

The site is traversed by existing sewer mains that serviced the wider previous development area. These sewer mains are now considered surplus to Hunter Water's needs. As such, Hunter Water intends to remove these sewer mains from our operational systems and show them as being abandoned. Hunter Water will no longer maintain these sewer mains. You have the option to utilise these abandoned sewer mains as part of the privately owned service pipelines provided you accept responsibility for maintenance of the repurpose pipelines.

The sewer mains will be considered to be abandoned 1.0m inside the western boundary of Lot 3. Your hydraulic design consultant will need to confirm that the development is disconnected from the abandoned sewer main in accordance with the Plumbing Code. This disconnection should be shown on the hydraulic design for the development.

Other Services Required

- 4 Your proposed development has been identified as having the potential to discharge trade waste into Hunter Water's sewerage system. You are required to contact Hunter Water's Technical Services Team on (02) 4979 9712 or via email plumbing@hunterwater.com.au in order to confirm if an application for a Trade Wastewater Agreement is required or if an existing agreement will need to be amended. The discharge of trade waste to the sewer will not be permitted without a valid agreement authorising that discharge. (Refer to the Trade Wastewater [factsheet](#) on Hunter Water's website for more information).
- 5 You will be required to submit an application for a hydraulic design assessment of internal water and sewerage services for this development, including rainwater tanks and any alternative water supply systems. Please contact Hunter Water's Technical Services Team on (02) 4979 9712 or via email plumbing@hunterwater.com.au to confirm the specific requirements. (Refer to the Hydraulic Plan Assessment [factsheet](#) on Hunter Water's website for more information).

Please note, the information shown on the plan provided with this letter may not be up to date and Hunter Water accepts no responsibility for its accuracy. Any contractor(s) or consultant(s) engaged by the developer should confirm all levels by field survey.

These requirements are valid for 12 months from the date of this letter and are specific to this development. All fees and charges are subject to adjustment using the Consumer Price Index (CPI) adjustment on 1 July each year.

Please refer to the attached Supplementary Information and Guidance which details the conditions under which water and sewer facilities are available to new customers. Hunter Water reserves its right to amend the requirements set out above prior to issuing a Section 50 Compliance Certificate.

Yours faithfully



Matthew Russell
Development Services

Enquiries:	Matthew Russell
Tel:	02 4979 9582
Email:	matthew.russell@hunterwater.com.au

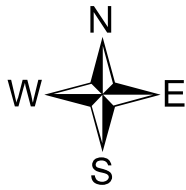


HUNTER WATER CORPORATION

A.B.N. 46 228 513 446

ArcGIS Web Map

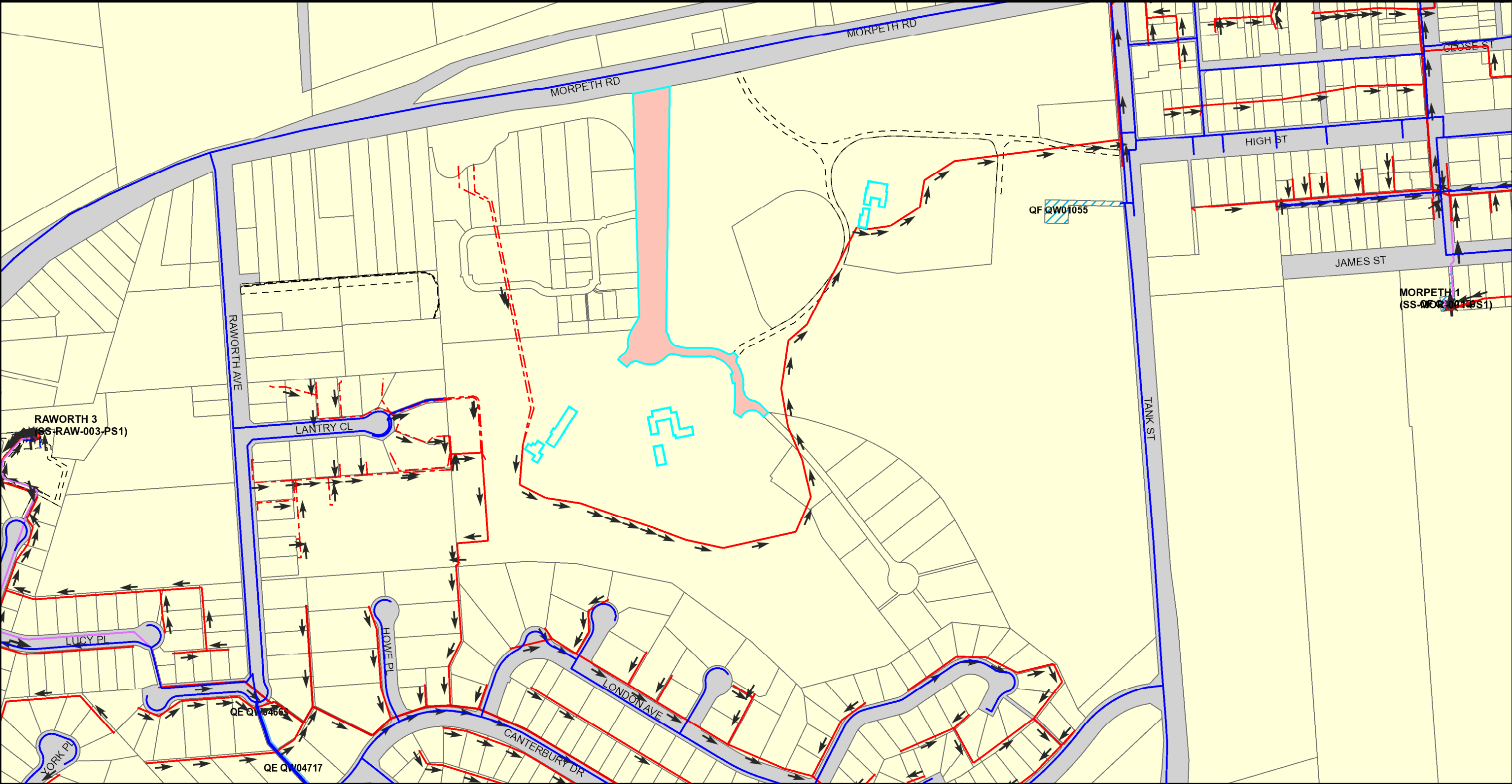
Enquiries: 1300 657 657



RATEABLE PREMISE NO.: 1351300531

LOT/SECTION/DP: 1//270740

PROPERTY ADDRESS: 363 MORPETH RD MORPETH, 2321



Date: 26/05/2020

Scale: at A3 1:4,514

CADASTRAL DATA © Department Finance,
Services & Innovation [Nov 2017].
Modified [26/05/2020] AERIAL DATA © NearMap
CONTOUR DATA © AAMHatch
© Department of Planning

SEWER/WATER/RECYCLED WATER/ELECTRICAL
UTILITY DATA
© HUNTER WATER CORPORATION

HUNTER WATER ASSETS POSITION ARE
APPROXIMATE ONLY.
SUBJECT PROPERTY BOLD.
ALL MEASUREMENTS ARE METRIC.

IMPORTANT:
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE AND THE CORPORATION ACCEPTS NO RESPONSIBILITY
FOR ITS ACCURACY.