



Hunter Water Corporation
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13th February 2018

Our Ref: 2018-93

RG, CW, JW & BR Wood & Duckenfield Duck Farm Pty Ltd
C/- Hilton Grugeon
PO Box 3042
Thornton 2322

Attention: Tanya Gurieff

Dear Tanya,

PRELIMINARY SERVICING ADVICE FOR PROPOSED DEVELOPMENT at Lots 1, 13 & 14, 40-54 McFarlanes Road, Berry Park

Thank you for your request for Hunter Water's preliminary servicing advice for the provision of water and sewer services to the proposed retirement village development.

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 234 Equivalent Tenements (ET) on the water supply and 234 ET on the wastewater system and has reviewed system capacity and performance on this basis. As a result, Hunter Water's preliminary advice is as follows:

Water

The development site does not currently have a frontage to a watermain and is serviced under a Non Standard Water Service Agreement. Given the planned local water network augmentations, it should be possible for the developer to provide the development site with a suitable watermain frontage.

Hunter Water expects to soon approve lead-in watermain designs for extensions along Raymond Terrace Rd. These network extensions will be delivered in accordance with the approved Interim Water Servicing Strategy prepared by ADW Johnson for the Allum Property Group (refer to Figure 1).

These extensions will provide supply for the future reticulation network through the Allum site. This reticulation network may then be extended to service your proposed development on McFarlanes Rd.

However, your development site was not considered in the Strategy and Hunter Water is also aware of other proposed developments on McFarlanes Rd. Therefore, to ensure that the future water network through the Allum site and along McFarlanes Rd is suitably designed, Hunter Water requires the developer to engage the services of an Accredited Design Consultant to prepare a Water Servicing Report. The Report should be prepared with reference to the WSAA Hunter Water Design Guidelines and the ADW Johnson Interim Water Servicing Strategy.

The Report should address, but not be limited to, the following matters:

- Adjacent development areas and expected demand;
- Watermain sizing and alignments, including any upsizing required in the Allum site;
- Security of supply options for the local area and individual developments;
- Pressure management;
- Development staging and timing.

The Report should be submitted to Hunter Water for review and approval and water assets should then be designed and constructed in accordance with the approved Report. Please contact Hunter Water to discuss the scope of work prior to commencement.

Wastewater Transportation

The development site is currently remote from Hunter Water's sewer network. However, given the local sewer network extensions, it should be possible for the developer to provide the development with a sewer point of connection. This point of connection should be suitable to allow portions of the retirement village to drain by gravity, however it may also be necessary to service undrainable portions of the site by a private pumping system. This would need to be confirmed on site by survey.

Hunter Water has approved lead-in sewermain design plans from Thornton 3 Wastewater Pumping Station (WWPS) to the Allum site. These network extensions will be delivered in accordance with the approved Wastewater Servicing Strategy Thornton North Land Release Area prepared by ADW Johnson for the Allum Property Group (refer to Figure 2).

These extensions will then provide a point of connection for the future reticulation network through the Allum site. As indicated, the reticulation network may then be extended to service your development.

Water and Sewer Reticulation

At this stage, ADW Johnson are expecting to complete water and sewer reticulation construction works in 2018. You should liaise with Hunter Water to confirm the progress of these works.

Thornton 3 WWPS

At this stage there is sufficient capacity in Thornton 3 WWPS to service the development. However, capacity and system performance varies over time and therefore Hunter Water will need to confirm that capacity is available at the time a Development Application is submitted.

At this stage, Hunter Water has upgrades planned for the WWPS in 2021. If necessary, the developer may need to deliver these upgrades earlier than planned under funding arrangements with Hunter Water.

Wastewater Treatment

The proposed development falls within the Morpeth Wastewater Treatment Works (WWTW) catchment. Whilst this development was not included in growth projections for the Morpeth WWTW, Hunter Water's treatment facilities are continually reviewed and upgraded over time to meet demand from growth, and future capacity upgrades can be brought forward if required.

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 9690.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Barry Calderwood', with a long horizontal flourish extending to the right.

Barry Calderwood
Account Manager Major Development

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Email: barry.calderwood@hunterwater.com.au

Figure 1 – Thornton North Interim Water Strategy Excerpt

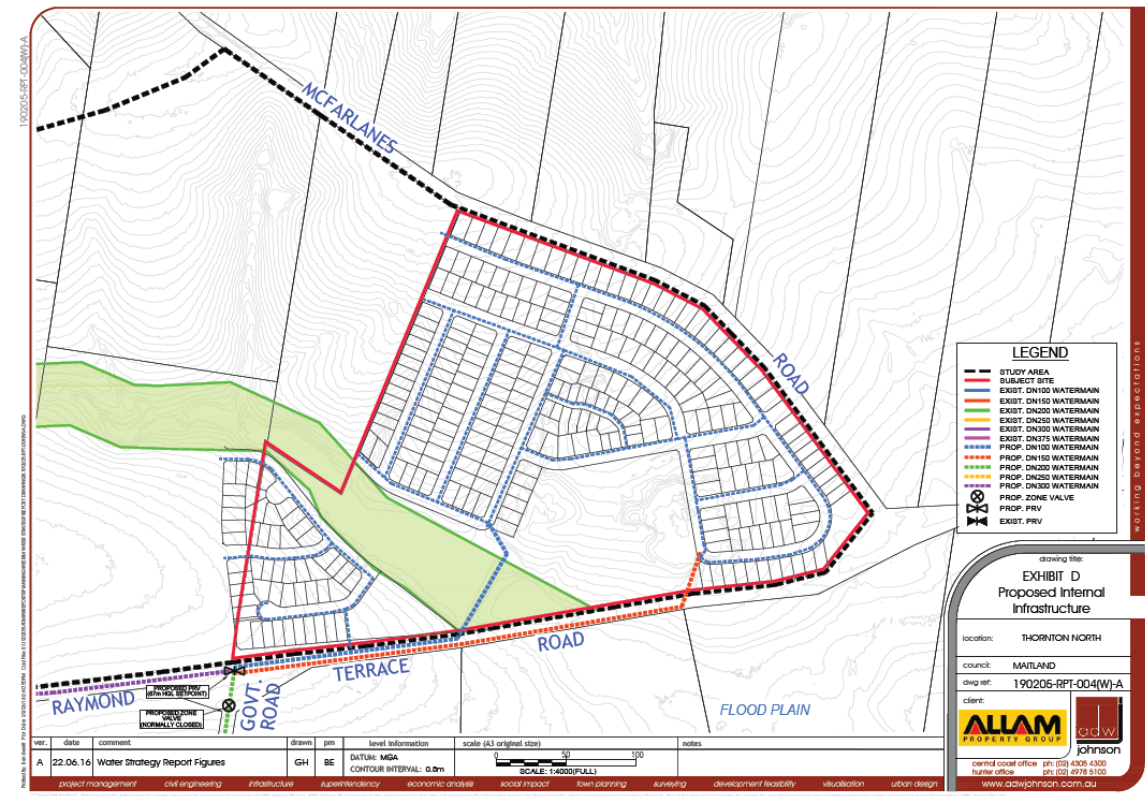


Figure 2 – Thornton North Wastewater Strategy Excerpt

