



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)
enquiries@hunterwater.com.au
hunterwater.com.au

2 August 2016

Our Ref: 2016-744/2.003

ACM Landmark P/L
PO Box 627
Cessnock NSW 2325

Attention: Mark Leek

Dear Mark

PRELIMINARY SERVICING ADVICE
Proposed Seniors Living Development – East Maitland

Thank you for your request for Hunter Water's preliminary servicing advice for the provision of water and sewer services to the proposed Seniors Living Development (134 dwellings) at Wilton Drive and Mt Vincent Road, East Maitland.

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 134 Equivalent Tenements (ET) on the water supply and 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 property has frontage to a DN150 DICL water main along Wilton Drive. The location of the modelled connection point is shown in Figure 1 attached.

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

Wastewater Transportation

The nearest sewer connection point to service this development is at Maintenance Hole G6909, located in the north-west corner of the proposed development (as shown in Figure 2). It appears that flows from the development may be able to drain to this point, however, this depends on the elevation of the lowest dwellings and should be verified by an Accredited Design Consultant. Internal pumping may be required if the connection point is unable to be reached by gravity. This should be considered further as part of the hydraulic application (discussed below).

Please note that whilst there is currently sufficient capacity available in the sewer network to serve the proposed development, as discussed elsewhere in this correspondence, capacity availability and system performance varies over time.

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.

Build Over Sewer

The proposed development (Precinct 1 – Units 3, 8 and 9) will be located over an existing 150 PVC sewer main located within the development site (as shown in Figure 3). As such, the development is to comply with Hunter Water's Act with respect to the design and construction of all building, structures, landscaping and improvements (refer to the Building Over Sewer Assets Policy attached).

In accordance with this policy, Hunter Water requires that all sewer network assets are diverted clear of proposed buildings, structures, landscaping and improvements so as to ensure ongoing access to operate and maintain the asset.

Where Hunter Water agrees that there may be a suitably low residual risk, Hunter Water may require that the asset be replaced in-situ with flexible and more durable plastic pipe prior to building works commencing. This work is at the landowner's expense and can usually be carried out by an accredited contractor. Where existing sewer mains are located on the development lot, the landowner is required to undertake work so that the sewer mains comply with the latest Hunter Water Edition, WSAA Design Manual guidelines.

Hydraulics

You will be required to submit an application for a hydraulic design assessment of internal water and sewerage services for the proposed development, including rainwater tanks and any alternative water supply systems. If you are unsure please contact Hunter Water's Hydraulic Consultant on (02) 4979-9467.

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. Both the water and sewer mains to which this development may connect were constructed by another developer and, as such, a reimbursement is likely to be applicable (please refer to Figure 4).

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



Malcolm Withers
Senior Developer Services Engineer

Attachments:

- Figure 1 - Connection point to the existing water supply network
- Figure 2 - Connection point to the existing sewer network
- Figure 3 – Build Over existing 150 PVC sewer main
- Figure 4 – Reimbursable assets
- Building Over Sewer Assets Policy

Figure 1 – Connection point to the existing water supply network

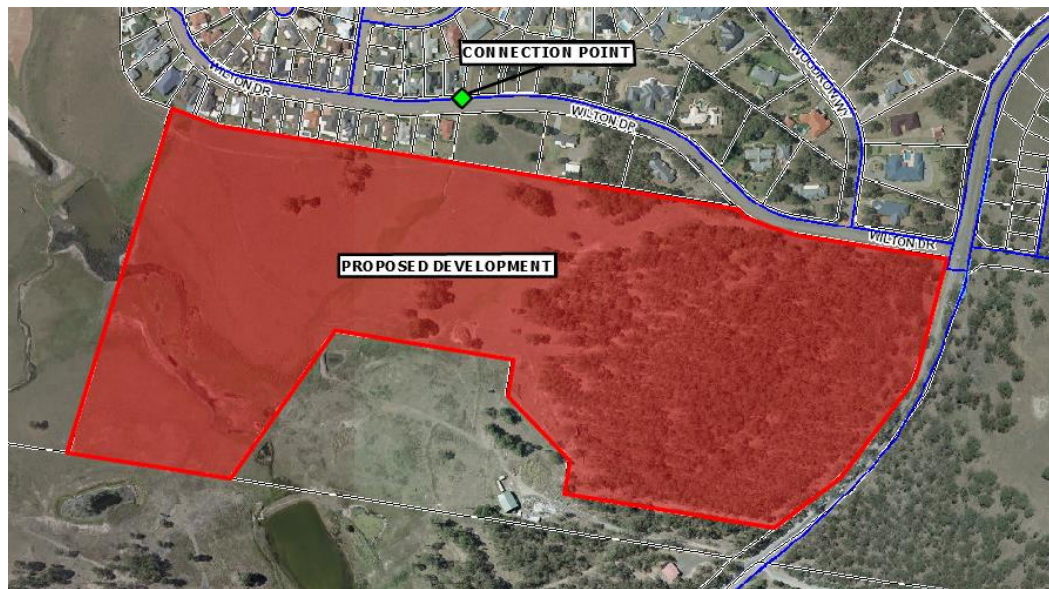


Figure 2 – Connection point to the existing sewer network



Figure 3 – Build Over existing 150 PVC sewer main



Figure 4 – Reimbursable water and sewer assets





BUILDING OVER SEWER ASSETS

PURPOSE

Hunter Water maintains a network of sewer mains within its area of operation. Under its Operating Licence Hunter Water is required to meet specified levels of performance with respect to the operation of this sewerage system. The sewerage network requires regular maintenance to ensure its continued operation. Access to underground pipelines is a key factor in providing prompt and cost effective maintenance. The presence of a building or structure over a sewer main restricts or may preclude Hunter Water from accessing the asset for repairs.

SCOPE

This policy applies to all developments proposing to build over or adjacent to Hunter Water's sewer network assets.

POLICY STATEMENT

The policy of Hunter Water is to ensure compliance with the legislation (Hunter Water Act, 1991, as amended) and requires all sewer network assets to be diverted clear of proposed buildings, structures, landscaping and improvements so as to ensure ongoing access to operate and maintain the asset.

Where Hunter Water agrees that there may be a suitably low residual risk, Hunter Water may require that the asset be replaced in-situ with flexible and more durable plastic pipe prior to building works commencing. This work is at the landowner's expense and can usually be carried out by an accredited contractor. Where existing sewer mains are located on the development lot, the landowner is required to undertake work so that the sewer mains comply with the latest Hunter Water Edition, WSAA Design Manual guidelines.

APPLICATION OF POLICY

This policy applies to any development, subdivision, building (residential, commercial or industrial), or any structure proposed to be placed over or adjacent to a sewer asset of Hunter Water.

Where subdivision is proposed and the future building alignments are not known, Hunter Water requires the existing sewer mains to be relocated adjacent to boundaries in accordance with the latest Hunter Water Edition WSAA Design Manual

All footings crossing or adjacent to a sewer main should be strengthened or underpinned to prevent loading upon the sewer and to protect the stability of the structure in the event of subsidence of the sewer trench, collapse of the sewer, or excavation by Hunter Water to repair or maintain the sewer. In this regard, it may be necessary to consult a competent designer or structural engineer.

Special consideration to footing design should extend to land within the Zone of Influence. This is a nominal strip of land (usually about twice as wide as the sewer is deep) within which the sewer main is centrally located. Ground conditions are an important consideration in

determining the likely zone of influence and it may be necessary for you to engage a qualified Geotechnical Engineer to determine the appropriate design parameters influencing the structural performance of proposed foundations, footings or piers. Hunter Water requires a minimum working clearance of 1.5 metres from the centre of any access chamber to a building wall.

The location of the sewer main can be determined from the plan attached to the Section 50 Notice of Requirements. A surveyor or building contractor engaged by the developer will confirm this location.

Hunter Water Corporation will not accept responsibility for future maintenance on the shaft and/or branch contained in or under the structure. Conversion of the structure to a habitable area, with or without plumbing fixtures, is not compliant with Plumbing Code of Australia and Australian/New Zealand Standard 3500 (AS/NZS 3500:1).

Enquiries on Hunter Water Corporation's Building Over Sewer Assets Policy should be directed to Hunter Water's 1300 657 657 number.

POLICY ADMINISTRATION

Effective from	29 August 2014
Approved by	Chief Customer Service Officer
Policy Owner	Manager Developer Services
Policy Administrator	Manager Developer Services
Application	All Policies and Schedules of Hunter Water Corporation
Last review date	29 August 2014
Next review date	29 August 2017
Version	2.0
File reference	HW2007-2963/1.003
Published externally	Yes
Approval Signature	Managing Director / Company Secretary

RELATED DOCUMENTS

[Building Over Easement or Property](#)

ASSOCIATED REGULATIONS AND STANDARDS

The Hunter Water Corporation Act (1991) requires that no building or structure is to impose any loading on a sewer nor interfere with or obstruct the sewer in conveying flows. Hunter Water's powers allow it to take legal action where there is a breach or threatened breach of the requirements and to recover associated costs from the landowner. Hunter Water may in any case where there is a threatened breach of these conditions; obtain an injunction to prevent any damage to, or interference with, its sewerage system or other works.

DEFINITIONS, ACRONYMS AND ABBREVIATIONS

Term	Definition
Name	Details