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4 August 2022

LIONDARI HOLDING PTY LTD
C/- Liondari & Skubithia Pty Ltd
PO BOX 342 EARLWOOD 2206
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Requirements for your Building Services / Development Application

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| Application service: | Extend Water / Sewer for Existing |
| Property address: | 251 ADELAIDE ST, RAYMOND TERRACE NSW 2324 |
| Lot & Plan number: | Lot 232 DP 593512 |
| Development description: | Relocate / Protect Water and Sewer Assets to Facilitate Site Earthworks under DA 16-2022-295-1 and DA 16-2022-310-1 |
| Hunter Water reference: | 2022-886 |

We have assessed your application for the above development and include the following requirements. All requirements will need to be met before a Compliance Certificate will be issued.

Background

The requirements outlined in this letter relate to the following Development Applications ("the DAs") currently under assessment by Port Stephens Council (PSC):

- DA 16-2022-295-1: Environmental Protection Works - Rehabilitation and earthworks for quarry.
- DA 16-2022-310-1: Earthworks - Filling of land.

Hunter Water understands the following proposed work under the DAs:

- DA 16-2022-295-1 proposes dewatering and filling the onsite dam in the central and southern portion of the property to enable future recreational development.
- DA 16-2022-310-1 proposes earthworks, retaining wall and cut/fill to raise the ground level above the flood planning level in the northern portion of the property to enable future rezoning and residential development.

Hunter Water objected the DAs via separate letters to PSC dated 7 June 2022. The objections were submitted on the basis that potential adverse impacts on water and sewer assets within, and adjacent to the property were not identified and addressed in documentation supplied with the DAs. Both letters outlined the requirement for the proponent to submit an application to Hunter Water for Development Assessment so that requirements to protect and/or relocate water and sewer assets within, and adjacent to, the property could be formalised.

Works Requirements

Complex Works Required

You need to complete Complex Works for your application:

- All works associated with the DAs must be designed and constructed to ensure Hunter Water's design, operating, maintenance, access and asset protection standards are maintained with respect to water and sewer assets within, and adjacent to, the property. These assets include, but are not limited to, the assets identified in Figure 1 (attached):
 - DN250 CICL watermain along the western property boundary.
 - DN500 DICL watermain along the western property boundary and also traversing the property on a northeast-southwest alignment.
 - DN300 DICL sewer rising main and two DN150 CICL sewer rising mains in the northwest portion of the property.
 - Various sized gravity sewer mains in the northern portion of the property including Raymond Terrace 1 WWPS Emergency Relief Structure (ERS).
 - Raymond Terrace 1 WWPS adjacent to the property in the north.
- Any works associated with the DAs that adversely impact on Hunter Water's assets with respect to our design, operating, maintenance, access and asset protection standards will require the developer to relocate and/or protect affected assets to the satisfaction of Hunter Water.
- In addition to the general requirements outlined above, the developer is required to relocate the DN500 DICL trunk water from its current northeast-southwest alignment traversing the property to a new alignment that generally follows the western and northern property boundaries.
- All matters relating to works within, the extinguishment and/or creation of new easements in favour of Hunter Water will be identified and addressed during the Complex Works design phase.
- The developer is required to organise a Complex Works inception meeting with Hunter Water prior to commencing any design work associated with this letter.
- The developer is required to prepare a Risk Assessment Report as part of the Complex Works design to assess impacts on our assets and demonstrate:
 - Hunter Water has full access to our asset to undertake repairs 24 hours a day, 7 days a week.
 - There are no limitations in our ability to perform hot work to repair the assets.
 - No loading or damage will occur to the assets due to earthworks, pavements, structures being constructed or truck movements using access and internal roads.
 - Requirements for the relocation and/or protection of Hunter Water assets adversely impacted by the works proposed in the DAs.

All works are to be designed and constructed under a [Complex Works Deed](#). Your Deed number is **2022-886/2**. Please email your completed deed to developer.deed@hunterwater.com.au. For guidance in completing the Deed please refer to the Hunter Water website.

You will need to engage an [Accredited Design Consultant](#) to arrange for the design of works. The works must be carried out by an [Accredited Construction Contractor](#).

REF may be required

Depending on the works required, prior to submitting a final design, you may need to provide a Review of Environmental Factors (REF) to identify your development's impacts on the environment. Please contact us to discuss this requirement. This assessment incurs a fee payable on submission. More information can be found on our [website](#).

Permit to Enter

You may need to access a neighbouring property for the works. If so, please provide a signed [Entry Permit](#) with the design submission package.

Administrative and Document Requirements

Conveyance of Grahamstown Drain

The Raymond Terrace Wastewater Treatment Works (WWTW) adjoins the property on the eastern boundary and treats wastewater from the surrounding townships of Heatherbrae, Raymond Terrace, Medowie, Williamtown and Tomago.

The Environment Protection Licence (EPL) 217 for Raymond Terrace WWTW allows for the effluent discharge of up to 90,000 kilolitres per day into the Grahamstown Drain (see Figure 1). The effluent discharge volume may increase above 90,000 kilolitres per day in the future to service growth within the catchment.

The developer is required to demonstrate to the satisfaction of Hunter Water that proposed works associated with the DAs will not impact the conveyance of treated effluent discharged into Grahamstown Drain from the Raymond Terrace WWTW.

Development Consent

To confirm that the application you have submitted to us is consistent with the development consent, you will need to upload a copy of either your **DA consent** from Council or your **Complying Development Consent** from your private certifier to your Property Self Service Portal.

Advice Specific to your Development

Build Over Hunter Water Easement and Assets

The DAs propose the adjustment to surface levels as result of earthworks and retaining walls over and directly adjacent to existing Hunter Water assets. Of the assets identified in Figure 1 the following are protected by [Easements](#) in favour of Hunter Water:

- DN250 CICL watermain sections within the western property boundary.
- DN500 DICL watermain along the western property boundary and also traversing the property on a northeast-southwest alignment.
- DN300 DICL sewer rising main and two DN150 CICL sewer rising mains in the northwest portion of the property.

As outlined above, matters relating to works within, the extinguishment and/or creation of new easements in favour of Hunter Water will be identified and addressed during the Complex Works design phase.

While Hunter Water will provide plans, information and assistance where appropriate, the responsibility for ensuring the work does not interfere with our asset(s) and is conducted in a safe manner, remains with the party conducting the work. Any damage caused, including potentially any consequential damages, is the responsibility of the developer.

People working near Hunter Water infrastructure have a duty of care to ensure that the infrastructure in the area is not damaged, or interfered with, and their work does not present a hazard to workers or the public. Water and sewer assets identified in Figure 1 can operate at high pressures and carry significant volumes of water and wastewater. The unexpected sudden release of large volumes could be dangerous to persons in the vicinity, and could result in significant damage to nearby property.

Hunter Water's specific requirements for your development are:

- Prior to any work associated with the DAs, the developer is required to physically locate the Hunter Water assets watermain via non-destructive means.
- Construction access to the site and internal roads are to be arranged to avoid loading or any disturbance to the Hunter Water assets.
- The use of heavy vibratory rollers or other vibration construction techniques is not permitted within 5m of Hunter Water assets. Compaction should be undertaken using a plate compactor.
- The easement areas are not to be excavated or filled without approval from Hunter Water. If excavation or filling is proposed, then the developer is to provide Hunter Water with a surveyed plan and longitudinal section showing the watermain, existing and finished surface levels and the locations and clearances of all other pipes and utilities proposed to be constructed within Hunter Water's easement. Please ensure that Hunter's Water's Water Design Manual requirements are met in regards to pipe clearances and minimum depths;
- Any structure within or adjacent to the Hunter Water easements and assets is to be designed and constructed to ensure the structural integrity of the structure is not compromised by any excavation by Hunter Water;
- All due care must be taken when working and excavating in the vicinity of Hunter Water assets. The developer is required to ensure that all workers and contractors are made aware of the potential safety risks associated with working in the vicinity of Hunter Water assets. The developer will be responsible for any damage that may be caused to Hunter Water assets during construction and costs of any subsequent repairs and/or third party injury or damage caused by the failure of Hunter Water assets during construction.

These requirements are valid for 12 months from the date of this letter. For further details on developing, please see the [Supplementary Information and Guidance Sheet](#) or visit our [website](#).

If you have any enquiries, please contact your designated assessment officer below.

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| Greg McHarg - Account Manager Major Development T: 02 4979 9545 E: greg.mcharg@hunterwater.com.au |
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Deed, Design or Construction enquiries please contact our Project Delivery Team below.

ADAM NASR – ALI BINESH – CAMERON ONIONS – MURRAY MELMETH

T: 1300 657 657

Deeds – Adam & Ali - developer.deed@hunterwater.com.au

REFs & Designs – Adam & Ali - design.submission@hunterwater.com.au

Construction – Cameron & Murray - finalise.project@hunterwater.com.au

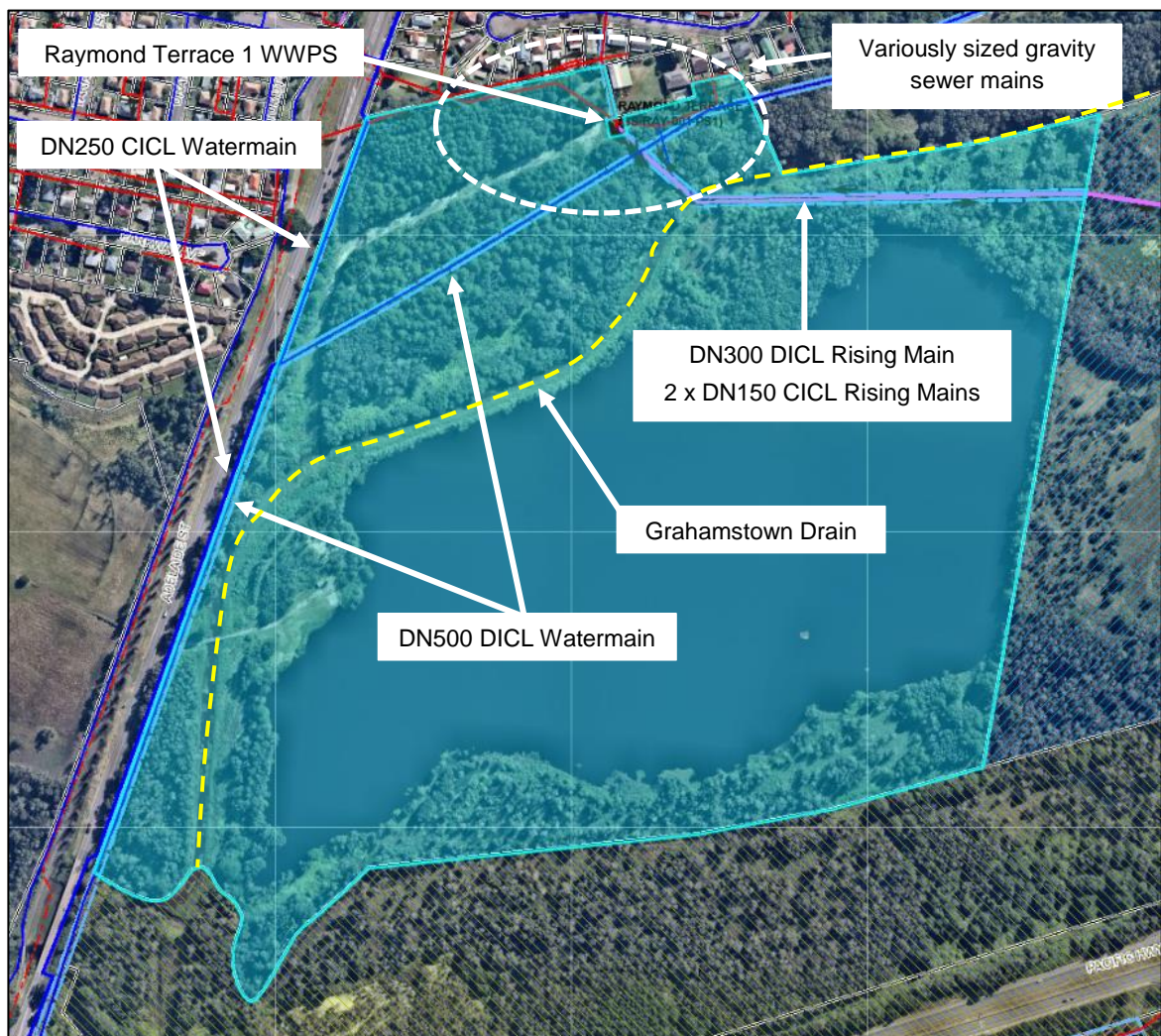


Figure 1 – Location of Hunter Water assets within, and adjacent to, 251 Adelaide St, Raymond Terrace