



Hunter Water Corporation
ABN 46 228 513 446

PO Box 5171
HRMC NSW 2310
36 Honeysuckle Drive
NEWCASTLE NSW 2300
1300 657 657
enquiries@hunterwater.com.au
hunterwater.com.au

7 July 2023

Our Ref: HW2022-1008/20

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

Attention: Dylan Mitchell
NSW Planning Portal

Dear Dylan,

**RE: DA 16-2023-205-1 – PROPOSED AIR TRANSPORT FACILITY WORKS -
UPGRADES TO THE EXISTING AIRFIELD AT 1 WILLIAMTOWN DRIVE
WILLIAMTOWN**

Thank you for Council's letter of 28 April 2023 seeking Hunter Water's comments on the proposed upgrades to the existing airfield at 1 Williamtown Drive, Williamtown (Lot 3 DP 1036690). Hunter Water understands that this development will involve the demolition and excavation of existing pavement, construction of new pavement and redevelopment of existing stormwater drainage infrastructure to support upgrading existing taxiway and apron facilities associated with Newcastle Airport.

The proposed development falls within the Tomago Sandbeds Special Area as gazetted in the *Hunter Water Regulation 2015*. The aquifer can supply up to 30% of the region's drinking water supply, and plays an important strategic function for Hunter Water as a drought reserve. The Special Area requires appropriate management to protect the Tomago Aquifer drinking water source from potential pollution caused by industry or other activities.

Hunter Water's Operating Licence requires compliance with the Framework for Management of Drinking Water Quality which is part of the Australian Drinking Water Guidelines (ADWG). The Framework requires adoption of a multiple barrier approach to water quality, and states that "the most effective barrier is protection of source waters to the maximum degree practicable". Protection of land within the Special Area is key to ensuring that this barrier is effective. In accordance with the *Hunter Water Regulation 2015*, prevention of pollution or contamination of water in the Special Area is of paramount importance to Hunter Water.

Hunter Water expects that all development in drinking water catchments will demonstrate a Neutral or Beneficial Effect (NorBE) on water quality. A development is considered to demonstrate NorBE if the development:

- (a) has no identifiable potential impact on water quality, or
- (b) will contain any water quality impact on the development site and prevent it from reaching any watercourse, waterbody or drainage depression on the site, or
- (c) will transfer any water quality impact outside the site where it is treated and disposed of to standards approved by the consent authority.

Further details are provided in Hunter Water's "*Protecting our Drinking Water Catchments: Guidelines for developments in the drinking water catchments*", a copy of which is available on Hunter Water's web site at <https://www.hunterwater.com.au/building-and-developing/developers-and-designers/subdividing-and-developing>. The guidelines were prepared in consultation with the Department of Planning and Environment, local councils and NSW Health.

Catchment Concerns

The primary concerns associated with this development are hydrocarbons and other known airport pollutants associated with stormwater, contaminated waste disposal; contaminated soil reuse and disposal; groundwater interactions including dewatering; and the discharge of accumulated aircraft effluent.

Hunter Water has reviewed the 'Waste Transfer Station' plans (prepared by Airworks Consulting) submitted in support of this application, and given that this infrastructure will be connected to the reticulated sewer network, the development is considered to meet NorBE in terms of wastewater.

Regarding other catchment concerns, Hunter Water acknowledges that the Statement of Environmental Effects (prepared by Barr Planning) and Contamination Investigation (prepared by GHD) submitted to support this application, discuss the primary potential environmental impacts and site concerns associated with this development. A stormwater management strategy and other appropriate mitigation measures are presented in the SoEE. Relevant contamination results and subsequent recommendations are also contained within the Contamination Investigation. Furthermore, the 9 June 2023 'Response to RFI' letter (prepared by Barr Planning) provides additional detail about the consideration of associated pollutants, fill material suitability, and the proposed stormwater management strategy.

However, upon review of the information, Hunter Water still holds concerns that some aspects of mitigation measures are not appropriately detailed. This includes the model choice justification details in the 'Response to RFI' letter, which list a 'Stormceptor OL.4380.C1.2C' for 'Pipe 1' with an associated 3-month event flow in excess of the manufacturer's indicated maximum Treatment Flow Rate of 80L/s. It is also noted that SPEL Stormwater has recently changed to Atlan Stormwater and the same product information is now no longer available at atlan.com.au (previously spel.com.au).

Additionally, regarding the potential soil and asphalt milling reuse on-site or in the surrounding area, no firm confirmation of this reuse occurring in a less sensitive location has been provided.

Hunter Water is supportive of development proposals that will not have a negative impact on our catchments and waterways and is supportive of the overall premise of the proposed mitigation and management measures proposed in support of this development application.

Hunter Water is supportive of the development provided that PSC further review and are satisfied with the following:

- Finalised 'SPEL Stormceptor' model choices associated with proposed stormwater management strategy.
- A finalised maintenance regime associated with the 'SPEL Stormceptors' and the stormwater management strategy.
- A finalised proposed location for contaminated soil and asphalt reuse.

- Hunter Water recommends that suitable locations could include the lots deemed 'Primary Management Zone' within the 'Williamstown Management Area' indicated by the NSW EPA. It is noted that the location proposed as an option, Lot 256 DP 1036501 in the 9 June 2023 "Response to RFI" letter appears to be within this zone.
- The dewatering management plan discussed in section 6.1.5 of the SoEE which should specify that no potentially contaminated groundwater be discharged to the catchment.

Should the proponent be unable to provide these details prior to the determination of the development application, Hunter Water recommends that PSC ensure relevant consent conditions be included in the approval.

Development Assessment (Section 50) Application

The proponent is required to submit Development Assessment (Section 50) application via the Hunter Water Self Service Portal (<https://selfservice.hunterwater.com.au/>) in relation to this Development Application. Hunter Water will subsequently issue a Notice of Formal Requirements to the proponent confirming requirements and a Section 50 Compliance Certificate will be issued for the development once Hunter Water's requirements have been satisfied by the proponent.

If you require further advice or clarification regarding the submission, or questions regarding the application of NorBE, please contact me on (02) 4081 5835.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Greg McHarg', with a long horizontal stroke extending to the right.

Greg McHarg
Account Manager Major Development