

MEMORANDUM

TO: Hunter and Central Coast Regional Planning Panel (HCCRPP)
FROM: Port Stephens Council
DATE: 23 September 2020
FILE NO: 16-2020-81-1
PROPERTY: Various Properties in Raymond Terrace and Kings Hill
PROPOSAL: PPSHCC-34 - Water System and Sewerage System
SUBJECT: **Response to HCCRPP enquiry**

Response to the Panel's enquiry on 22 September 2020 regarding WWPS detail and application of HOB standard to infrastructure:

Section 4.2.1 of the EIS describes the WWPS built form.

The above-ground infrastructure of the WWPS would be similar to that of the WWPS in the Potters Lane development (picture attached). This would generally include a vent stack, concrete hardstand, electricity switchboard and connection box, water meter and standpipe, maintenance hole and pit covers, the flow relief structure and security/safety fencing as required.

Section 4.2.1 also describes the ventilation stacks (i.e. vent shafts) that may be required along the alignment. One vent stack is already located at the maintenance hole where the proposal would connect to the existing gravity network. Additional stacks would be located, where required, at high points along the alignment (refer to Attachment 1 – Development Plans provided as part of Council's Assessment Report) for location of high points).

Note: Only one or two additional vent stacks are anticipated – i.e. a vent stack would not need to be located on every high point, this would be undertaken strategically as part of the detailed design development.

The WWPS and vent stacks would be designed in accordance with HWC specifications, with general standard arrangements publicly available online: [Pumping station](#) and [Vent stack](#).

Vent stacks, according to the HWC standard, are between six and 12 metres tall. The maximum building height prescribed under the Port Stephens LEP in the location where the WWPS would be located is 9 metres.

Council's position is that the definition of 'building height' in the Port Stephens LEP includes 'plant and lift overruns', but excludes 'communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like'. In our opinion the vent stacks are a type of chimney or flue and are excluded from the LEP 'building height' definition. As such, a clause 4.6 exception to development standards would not be required.

Regards,

Ryan Falkenmire
Principal Development Planner

ATTACHMENT – VENT STACK EXAMPLE

