



Hunter Water Corporation
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Ref: 2013-410

Paxria P/L
C/- Carman Surveyors
PO Box 216
The Junction NSW 2291

Attention: Jean Carman

Dear Jean

RE PRELIMINARY SERVICING ADVICE PROPOSED SUBDIVISION OF LAND; 98 COACHWOOD DRIVE, MEDOWIE

Thank you for your request for Hunter Water's preliminary advice for the provision of water and sewer services to your proposed development: subdivision of 1 lot into 200 lots at Lot 1 DP 1019113, 98 Coachwood Drive Medowie.

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.

As you will appreciate, the development may be subject to rezoning and/or development application(s), and there may be significant changes that occur by the time a development proceeds and a development application is lodged. Furthermore, other development may proceed in the vicinity in the intervening period which may affect available capacity. Therefore this preliminary 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.

When 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 200 Equivalent Tenements (ET) on the water supply and 200 ET on the wastewater systems and has reviewed system capacity and performance on this basis. As a result, Hunter Water's preliminary advice is as follows:

Water Supply

There is currently sufficient capacity within the water supply system to service the development, however, minor lead-in works would be required to connect to the local network. The location of potential water connection points is provided in Figure 1. Depending on the rate of development growth within Medowie some additional network augmentations may be required to service the full development of the site. Additional requirements would be assessed in detail at the section 50 application stage.

Wastewater Transportation

There is currently capacity at Medowie 9 WWPS for this development. However, a developer funded emergency storage upgrade would be required to connect to Medowie 6 WWPS – this capacity could be provided within the local gravity sewer network. Refer to Figure 2 for the location of the pump stations relative to the site. The developer should also note that there are capacity limitations within the regional transfer main to Raymond Terrace WWTW. The developer should note that there are capacity limitations in the transfer system to Raymond Terrace that may constrain future development in this catchment. A developer funded servicing strategy may be

required to assess this constraint in more detail. This strategy may consider Hunter Water's plans for regional upgrades to the waste water transportation system which, depending on the planned date for delivery, may provide additional capacity for the development. Further information regarding the requirements for a servicing strategy, nature and timing of system upgrades will be provided at the Section 50 application stage.

Wastewater Treatment

There is currently sufficient capacity at Raymond Terrace Waste Water Treatment Works (WWTW) to service the proposed development. However, depending on the development growth rate within the catchment, the existing inlet works create some restriction to future development. However, Hunter Water maintains an upgrade program for the Raymond Terrace WWTW which would address this limitation in the future. Information regarding available capacity and details of any planned upgrades and if there is limited capacity, requirements for developer funded system augmentations will be provided at the section 50 application stage.

Please note that a reimbursement contribution may be required towards the cost of any water and sewer infrastructure that is constructed by a third party developer and utilised to serve this development. Reimbursements are usually determined at the Section 50 application stage, after the connection points are defined.

Please note that a Review of Environmental Factors will be required for any works external to the development site, or where the service design includes infrastructure or activities that may have environmental impacts that would not have been specifically addressed in council's or the Department of Planning & Infrastructure's assessment and determination of the proposed development. Examples may be the construction of 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.

Should you require further clarification or assistance please do not hesitate to contact me on 4979 9476.

Yours faithfully



Paul McKoy
Developer Services Engineer

- Attached:**
1. Diagram - Possible Water Connection Options
 2. Diagram - Possible Sewer Connection Options

Encl.



Figure 1: Water Supply Connection Point(s)



Figure 2: Wastewater Connection Point(s)