



Hunter Water Corporation
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18 June 2024

HW Ref: HW2017-1215/18/64
Your Ref: SSD - 71547218

Department of Planning, Industry and Environment
submitted via the Major Projects Portal

Attention: Ellen Luu (Senior Environmental Assessment Officer, Industry Assessments)

Dear Susan

SEARs comments on proposed State Significant Development (SSD-71547218) - Kurri Kurri Integrated Resource Recovery Centre - Styles Street, KURRI KURRI

I refer to your request dated 4 June 2024, requesting Hunter Water's comments on the Secretary's Environmental Assessment Requirements (SEARs) relating to a State Significant Development (Reference SSD-71547218).

The development proposal is to expand the existing site operations on Lots 1, 8 and 10 Styles Street, 145 and 147 Mitchell Avenue, Kurri Kurri, as detailed in the Scoping Report (dated 7 May 2024) prepared by EMM and supporting documents.

As indicated in *Section 5.3 Engagement for previous application*, Hunter Water noted the presence of a 450mm trunk sewermain under the site and provided requirements for works over sewer assets, and subsequently registered an interest in the development proposal. The Proponent was requested to undertake further consultation with Hunter Water on this matter.

The trunk sewermain is a critical asset and a failure will have a significant impact on the residents of Weston and Abermain. The proposed awning structure on Lot 5 will impede our access to the sewermain for maintenance and repairs, and Hunter Water will require the Proponent to either:

- i. Relocate the awning clear of the sewermain to provide the necessary clearance to allow excavation of the sewermain; or
- ii. Relocate the sewermain clear of the awing to provide the necessary clearance to allow excavation of the sewer main.

Also, the proposed development has the potential to discharge trade waste to the local sewer network. Any trade waste discharge needs to be licenced with Hunter Water for compliance with our trade waste guidelines.

To ensure Hunter Water's concerns are adequately addressed, the Proponent will need to submit a Development Application to Hunter Water in accordance with Section 49 of the Hunter Water Act 1991 (the Act).

When Hunter Water's specific development requirements have been met, Hunter Water will issue a Compliance Certificate under Section 50 of the Act.

Should you have any further enquiries please contact me.

Yours faithfully

A handwritten signature in blue ink, appearing to read "B. Calderwood".

BARRY CALDERWOOD

Account Manager Major Development

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Attachment: Building Over Sewer Assets Policy

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.