



Hunter Water Corporation
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31 May 2024

NEWCASTLE CITY COUNCIL
C/- McCallum Plumbing and Fire Consultants Australia
SHOP 5 35 SMITH ST
CHARLESTOWN NSW 2290

Requirements for your Development Application

Application service:	Development Assessment (Section 50)
Property address:	24 WALLARAH RD, NEW LAMBTON NSW 2305
Lot & Plan number:	Lot 2378 DP 755247, Lot 2379 DP 755247, Lot 2380 DP 755247
Development description:	Development of Indoor Sports Facility
Hunter Water reference:	2024-544

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.

Financial Requirements

A Developer Charge is required to be paid

We are phasing in developer charges for water and wastewater services from 1 July 2023 ([find out more here](#)). Developer charges must be paid to Hunter Water prior to connecting to our networks. Further information on how developer charges are calculated [is here](#).

Please note, payment of the developer charge can only be made when:

- All requirements of this letter have been met; and
- A valid DA Consent or Complying Development Consent has been provided to us; and
- In the case of water or sewer works being required, once these works have been completed and a finalisation package has been submitted by your Accredited Design Consultant.

Once you have met all requirements, you will need to contact us and request a final calculation of your developer charge (CPI and phasing adjustment). We will issue an invoice for the final payment amount.

We require more information from you

At the time of assessment, we have been unable to determine what the system utilisation will be for your proposed development and therefore you will be required to engage the services of a [Hydraulic Design Consultant](#) to estimate the **annual water consumption** and anticipated **meter sizing** for your development. Once you have these details you will need

to provide a **Hydraulic Assessment Summary Report** to us in order for us to calculate the developer charge applicable for your development. You can upload this Report directly to your Property Self Service Portal.

Works Requirements

Major Works Required

You need to complete [Routine Major Works](#) for your application.

Water:

- Extend a new DN150 watermain from the existing 100mm C/CL watermain at the intersection Turton Rd and Monash Rd to the existing 100mm C/CL watermain fronting 303 Turton Rd.
- Details of the connection to this watermain extension will be determined as part of the hydraulic design assessment outlined below.

All works are to be designed and constructed under a [Routine Major Works Deed](#). Your Deed number is **2024-544/2**. 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 and inspection of works. The works must be carried out by an [Accredited Construction Contractor](#).

Complex Works Required

The proposed development is located over an existing 375mm UPVC sewer main and a 750mm stormwater pipe. You therefore need to complete the following [Complex Works](#) for your application.

Sewer:

- Abandon the existing 375mm sewer main between the northern property boundary and MH E4008.
- Construct new 375mm sewer mains clear of the proposed development between the northern property boundary and MH E4024.
- Construct a new sewer point of connection clear of the proposed development and cap/abandon any redundant sewer points of connection.
- The indicative sewer main alignment presented in Figure 1 is subject to confirmation during the design phase.
- Replace the cover of maintenance chamber E4008 with a Class D typer cover suitable for supporting vehicle loads.
- An existing sewer vent (VNT0398) is located adjacent to the existing amenities block. Sewer vents have the potential to discharge odours, and the requirement to filter the existing vent, or provide a sewer vent at a new location, must be considered as part of the design for the sewer works described above.

Stormwater:

- Abandon the existing 750mm stormwater pipe and the existing 600 x 1200 stormwater culvert between the northern property boundary and the existing Hunter Water 1750 x 7000 concrete open stormwater channel at the southern property boundary.

- Construct a new, suitably sized stormwater pipe between the northern property boundary and the Hunter Water 1750 x 7000 concrete open stormwater channel at the southern property boundary.
- Connection to the existing 1750 x 7000 concrete open stormwater channel is to be completed in accordance with Hunter Water Drainage Standard Drawing DCP-200.
- The indicative stormwater alignment presented in Figure 2 is subject to confirmation during the design phase.

All works are to be designed and constructed under a [Complex Works Deed](#). Your Deed number is **2024-544/3**.

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](#). This submission incurs a fee payable upon review.

Before commencing any design work, you are required to contact the undersigned Account Manager Major Development to organise a [Complex Works](#) Inception Meeting with your [Accredited Design Consultant](#). The Inception Meeting will be attended by a representative from the Hunter Water Property group to discuss the following matters:

- Requirement for a licence agreement between the Developer and Hunter Water for any construction access to the 1750 x 7000 concrete open stormwater channel.
- Extinguishing the Hunter Water easement over the existing 750mm stormwater pipe and the existing 600 x 1200 stormwater culvert and the creation of an easement in favour of Hunter Water over the new stormwater pipe.
- All costs associated with extinguishing the existing easement and creating a new easement are to be paid by the Developer.

REF is required

Prior to submitting a final design, you will need to provide a Review Of Environmental Factors (REF) to identify and mitigate your development's impacts on the environment. 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 & Document Requirements

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

Stormwater connection to kerb and gutter

Hunter Water does not allow new connections to our stormwater assets unless Council provides written correspondence stating that it is not possible for the proposed development to connect to their asset (i.e. kerb and gutter).

In order to connect to a Hunter Water stormwater asset, you are required to:

- Provide Hunter Water with a copy of the Council approved stormwater management plan for the development.
- Undertake the connection as part of the [Complex Works](#) detailed above.

Connection Requirements

Hydraulics

Submit an application for a hydraulic design assessment of internal water and sewerage services for this development, including rainwater tanks and any alternative water supply systems. More information including the steps on submitting a hydraulic design assessment can be found on our [website](#). Alternately, if you need to confirm specific requirements for your development, you can contact our Technical Services Team via email plumbing@hunterwater.com.au.

Trade Waste

Your proposed development has the potential to discharge trade waste into our system. More information about trade waste requirements and applying for a Trade Waste Agreement can be found on our [website](#).

Once the above requirements have been completed, you can have your plumber submit a [connection application](#) to have water meters and sewer connections completed.

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.

Greg McHarg - Account Manager Major Development

T: 02 4081 5835

E: greg.mcharg@hunterwater.com.au

Deed, Design or Construction enquiries please contact our Project Delivery Team below.

Project Delivery Team

T: (02) 4081 5705 or contact your nominated Project Delivery Team representative

Deeds - developer.deed@hunterwater.com.au

Design Submissions & REF's - design.submission@hunterwater.com.au

Construction Notifications - deliveryteam@hunterwater.com.au

Finalisation & Construction Enquiries - finalise.project@hunterwater.com.au

Referenced figures over page

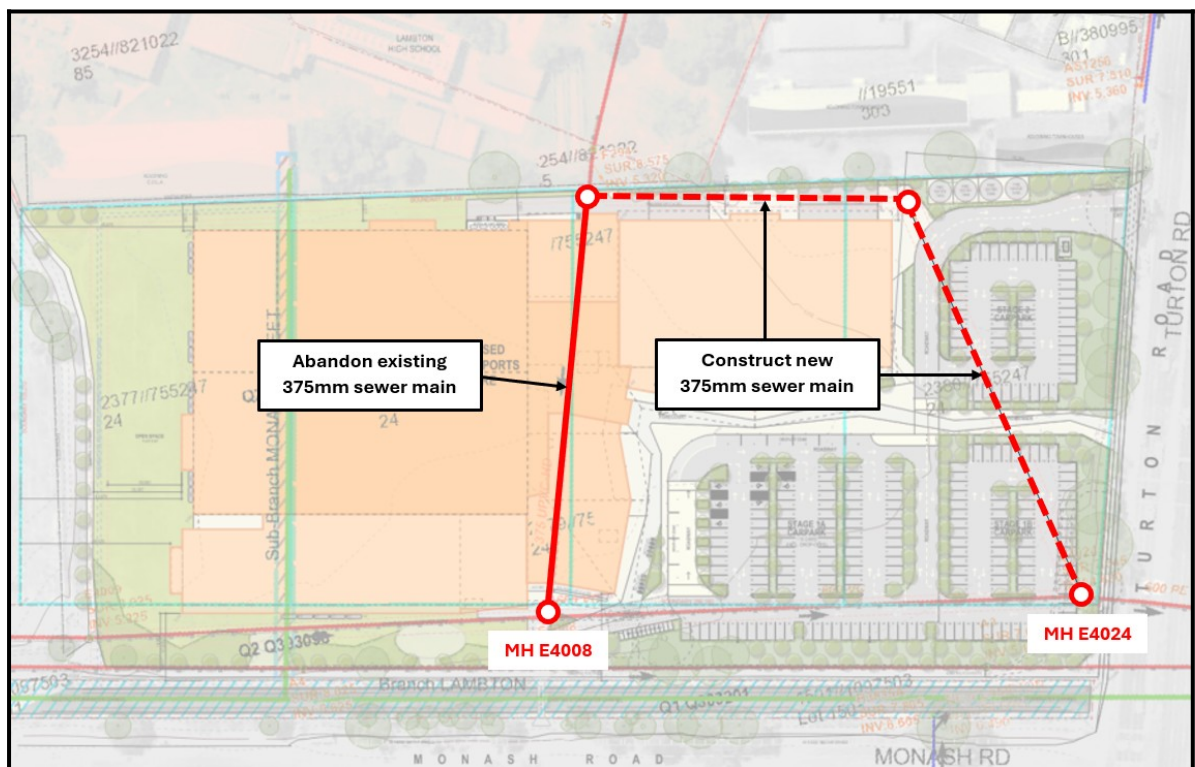


Figure 1 - Indicative sewer realignment

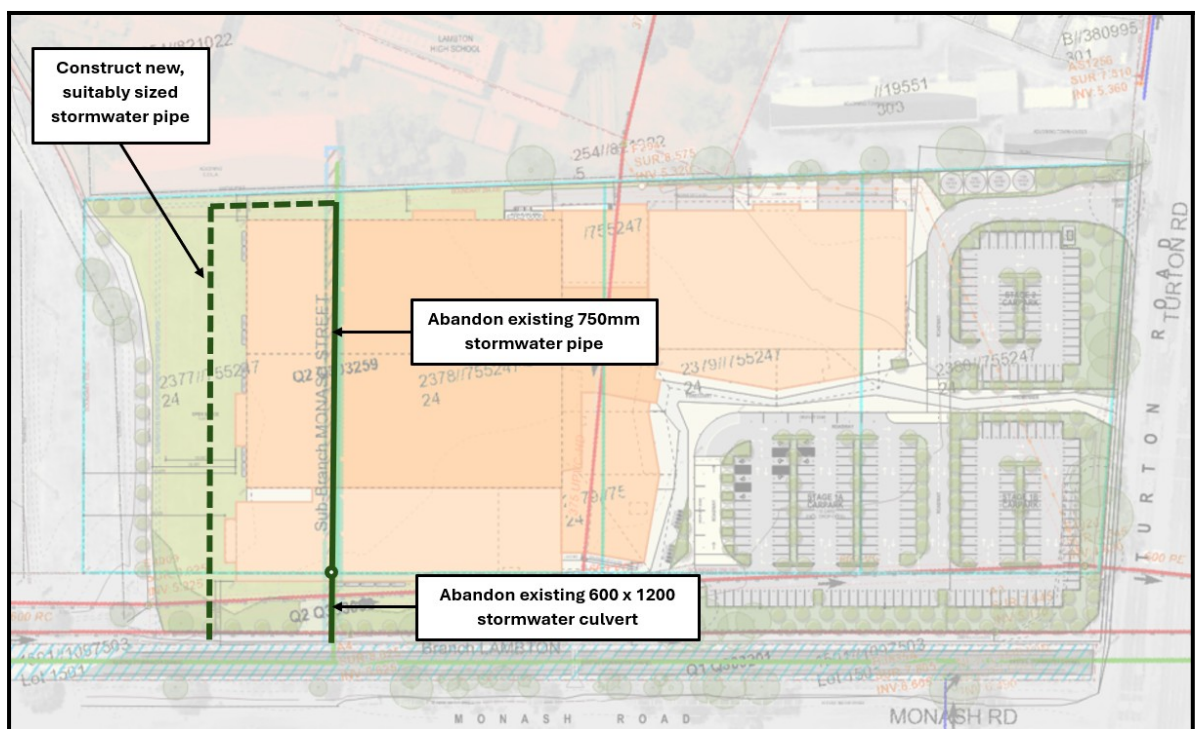


Figure 2 - Indicative stormwater realignment