



Hunter Water Corporation  
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31 October 2017

The Trustees of the Roman Catholic  
Church for the Diocese of Maitland  
C/- McCallum Plumbing & Fire Consultants  
P O Box 96  
Charlestown NSW 2290

Ref:2017-899

Attention: Dearne Jupp

Dear Ms Jupp

## **RE NOTICE OF FORMAL REQUIREMENTS FOR PROPOSED DEVELOPMENT**

Hunter Water implemented a new asset creation process for developer works on 1 July 2017. All developer works from the implementation date are required to be delivered in accordance with the new process. Details are available on Hunter Water's website: [www.hunterwater.com.au](http://www.hunterwater.com.au) ([Building and Development/New Model for Developer Works](#))

The Developer is required to download the relevant version of the Developer Works Deed (the Deed), noted below, by visiting Hunter Water's website. Ensure that you have a full appreciation of the content of the Deed and obligations of all parties. The Developer will need to sign and return the Deed to [developer.deed@hunterwater.com.au](mailto:developer.deed@hunterwater.com.au).

The Developer is able to engage Accredited Suppliers only after Hunter Water has returned the signed Deed.

Hunter Water's requirements for the provision of water and sewerage facilities to the development of a School (1,820 pupils, (160 staff), Childcare Centre (100 children,25 staff) and Place of Worship (16,320m<sup>2</sup>) at Lot 412 DP 1063902, 507 Medowie Road , Medowie are as follows:

### 1. Water Quality

The proposed development falls within Hunter Water's Grahamstown Dam Drinking Water Special Area as gazetted in the *Hunter Water Regulation 2015*. Grahamstown Dam supplies approximately 40% of drinking water to the Lower Hunter.

Hunter Water's Operating Licence requires compliance with the Framework for Management of Drinking Water Quality that 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 water to the maximum degree practical". 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 the Corporation.

Hunter Water expects that all development in drinking water catchments will demonstrate Neutral or Beneficial Effect on Water Quality (NorBE). 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.

In terms of stormwater runoff, Hunter Water will consider NorBE to be met for this development if it meets the Deemed to Comply provisions of the Port Stephens Development Control Plan 2014.

### **You Are Required To:**

- 2 Submit the Development Consent Conditions determined by Council or the Complying Development Certificate for this specific development. Hunter Water will confirm that the final development description is consistent with the details supplied by you for this application. If there are any subsequent amendments to this development consent, Hunter Water will require you to submit a revision application.

- 3 Wastewater Transportation

A developer funded local servicing strategy will be required for sewer services. Engage the services of an Accredited Design Consultant to prepare local strategies with reference to the WSAA Hunter Water Design Guidelines.

It is suggested that the servicing strategy investigate the upgrades required at Medowie 12 WWPS, future surrounding developments that may benefit from any upgrades and new infrastructure, and the downstream effects of upgrades at Medowie 12 WWPS and any subsequent upgrades required.

Servicing strategies should be submitted to Hunter Water for review and approval and services should be designed and constructed in accordance with these approved strategies. Please contact Hunter Water to discuss the scope of work prior to commencement.

A separate strategy review fee is required to be paid for each servicing strategy that is submitted.

- 4 Water Supply

The site of the proposed development is located in the Port Stephens Water Supply System, and is supplied from the Williamstown 1A WPS.

The property has frontage to a DN150 CICL watermain along Medowie Road.

### **Network Infrastructure and Delivery**

- 5 Design and construct developer works under a **Complex Works** Deed with Hunter Water to connect the development to the existing water and sewer system(s).

The works must be designed and certified by an Accredited Design Consultant and constructed by an Accredited Construction Contractor.

Construct sewer infrastructure in accordance with the approved Sewer Servicing Strategy.

## **Deed No. 2017-899**

Please note the nominal water and sewer connection points listed in this Notice Letter. Please contact Hunter Water if the proposed connection points are unable to be utilised.

The works design must be compliant with Hunter Water's Deed, Technical Specifications and Standard Drawings.

If the works involve a system shutdown or impact on existing customers you will be required to submit a request to [Shutdownrequests@hunterwater.com.au](mailto:Shutdownrequests@hunterwater.com.au) prior to submitting the final design.

It is the responsibility of the Accredited Design Consultant to lodge the finished design Documentation and Design Compliance Certificate to Hunter Water at [design.submission@hunterwater.com.au](mailto:design.submission@hunterwater.com.au) prior to construction starting.

All suppliers engaged by the developer must have insurances in place in accordance with the Deed.

If necessary, you will be required to pay \$622 compensation for each maintenance structure constructed on a third party property.

- 6 Submit a Review of Environmental Factors (REF) (refer Appendix HW 1 of Water Supply Code of Australia – Hunter Water Edition) to Hunter Water for the construction and operation of the proposed works. The REF will need to be approved by Hunter Water prior to the design process being finalised.

An REF considers the likely impacts a development may have on the environment. At all times, methods for preventing or reducing adverse environmental impacts should be considered and where appropriate, incorporated into the project design.

Hunter Water will make a determination in accordance with Environmental Planning and Assessment Act 1979. An environmental report assessment fee should be paid when the REF is submitted.

In addition, please refer to the Hunter Water Review of Environmental Factors Guidance Notes, located in the Building & Development section of the Hunter Water website. The Guidance Notes provide the minimum requirements and an example template for the preparation of a REF.

Please note that a Controlled Activity Approval will be required from the NSW Office of Water for any excavation within 40 metres of a water body or should groundwater be present.

### **Specific Connection Details**

- 7 Ensure that all due care is taken by all contractors in the course of construction activities including construction of the driveway and accessing the construction site as there is a watermain located in the footpath adjacent to the proposed development site.

The developer should confirm the depth of the watermain by site survey prior to construction to ensure Hunter Water's minimum cover requirements will be complied with in relation to the driveway. If this minimum cover requirement cannot be met,

please contact Hunter Water to discuss options for protection of the watermain. An option may be lowering the watermain under a Major Works contract with Hunter Water.

Please note that it is Hunter Water's practice to seek the full costs of repairs should any damage occur to Hunter Water assets.

### **Other Services Required**

- 8 Your proposed development has been identified as having the potential to discharge trade waste into Hunter Water's sewerage system. You are required to contact Hunter Water's Technical Services Team on (02) 4979 9712 or via email [plumbing@hunterwater.com.au](mailto:plumbing@hunterwater.com.au) in order to confirm if an application for a Trade Wastewater Agreement is required or if an existing agreement will need to be amended. The discharge of trade waste to the sewer will not be permitted without a valid agreement authorising that discharge. (Refer to the Trade Wastewater [factsheet](#) on Hunter Water's website for more information).
  
- 9 You will be required to 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. Please contact Hunter Water's Technical Services Team on (02) 4979 9712 or via email [plumbing@hunterwater.com.au](mailto:plumbing@hunterwater.com.au) to confirm the specific requirements. (Refer to the Hydraulic Plan Assessment [factsheet](#) on Hunter Water's website for more information).

Please note, the information shown on the plan provided with this letter may not be up to date and Hunter Water accepts no responsibility for its accuracy. Any contractor(s) or consultant(s) engaged by the developer should confirm all levels by field survey.

These requirements are valid for 12 months from the date of this letter and are specific to this development. All fees and charges are subject to adjustment using the Consumer Price Index (CPI) adjustment on 1 July each year.

Please refer to the attached Supplementary Information and Guidance which details the conditions under which water and sewer facilities are available to new customers. Hunter Water reserves its right to amend the requirements set out above prior to issuing a Section 50 Compliance Certificate.

Yours faithfully



**MALCOLM WITHERS**  
**Senior Developer Services Engineer**

*Unless specified in the above requirements, please direct all correspondence regarding this application to:*

Enquiries: Michael Breedon  
Tel: 02 4979 9784  
Email: [michael.breedon@hunterwater.com.au](mailto:michael.breedon@hunterwater.com.au)