



Hunter Water Corporation
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04 May 2022

HW Ref: HW2017-1215/18/3
Your Ref: SSI- 22338205

Department of Planning and Environment (the Department)
submitted via the Major Projects Portal

Attention: Mandana Mazaheri

Dear Mandana

Hunter Water's comments on the Environmental Impact Statement for the proposed State Significant Infrastructure (SSI 22338205) Kurri Kurri Lateral Pipeline Project

The Hunter Water Corporation's (Hunter Water) offers the following advice in response to your referral dated 07 April 2022, in which you sought comments on Environmental Impact Statement (EIS) for the Kurri Kurri Lateral Pipeline Project.

Hunter Water notes that in terms of Consultation, the EIS should:

- (a) Describe the consultation that has been carried out in association with the proposed development and preparation of the EIS;
- (b) Identify the issues raised during this consultation; and
- (c) Explain how these issues have been addressed.

Hunter Water has reviewed the details of the EIS provided by the APA Transmission Pty Ltd (the Proponent) and acknowledges that the Proponent formally met with Hunter Water on the 31 March 2021 to provide a preliminary briefing of the Project with further meetings occurring in 2022 to discuss Hunter Water's requirements for the Project. Hunter Water advised the Proponent to submit a Development Application in accordance with Section 49 of the Hunter Water Act 1991 (the Act) to allow a full assessment of the impacts of the Project on Hunter Water's assets and land holdings. The Proponent submitted an Application on the 23 March 2022.

The Application is currently being assessed and in accordance with Section 50 of the Act, Hunter Water will issue a Notice of Requirements letter to the Proponent that will include specific requirements for the development. The Notice letter will also provide guidance on how the requirements can be met.

At this time, Hunter Water has not finalised our determination of these requirements, however I can confirm this assessment will be finalised and a Notice letter sent by 21 May 2022.

At this stage, Hunter Water has determined that the proposed route of the gas transmission pipeline has potential to impact our assets and land holdings. The pipeline alignment runs parallel with and will cross critical water assets which provide the principal water supply to approximately 20% of our customer base.

Hunter Water requests that the Department require the Proponent to revise the EIS to:

- i. Detail the requirements that will be included in the Notice letter to satisfy the SEARs Consultation objectives as per point (b) above;
- ii. Explain how these requirements have and will be addressed to satisfy the SEARs Consultation objectives as per point (c) above; and
- iii. To address the need for obtaining land owners consent from Hunter Water to facilitate the submission and determination of the DA.

Thank you for the opportunity to provide comment on the EIS for this Project. In the event it is proposed to issue development consent to the Project, Hunter Water requests a further opportunity to provide comment and input to the approval process.

Should you have any further enquiries please contact me.

Yours faithfully

BARRY CALDERWOOD
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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.