



Hunter Water Corporation
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18 July 2018

Our Ref: 2014-398

Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

-via email-
Megan.Fu@planning.nsw.gov.au

Dear Megan

RE: New Maitland Hospital (Concept Proposal and Stage 1), Metford Road, Metford (SSI 9022)

I refer to your correspondence dated 18 June 2018 inviting Hunter Water's comments on the proposed new Maitland Hospital development (the development). Hunter Water has no objections to the proposed development.

Hunter Water has provided Preliminary Servicing Advice for the development proposal to Health Infrastructure NSW on 8 August 2017 (attached). This correspondence included general advice on the availability of water and wastewater capacity in Hunter Water's networks to service the proposed development as well as network upgrades that the proponent may need to deliver.

To determine Hunter Water's specific servicing requirements for the development and connection to Hunter Water's networks, the proponent is required to submit a Development Application to Hunter Water. On receipt of a Development Application, Hunter Water will issue a Notice of Requirements letter to the proponent. When the proponent has met these requirement, Hunter Water will issue a Compliance Certificate in accordance with section 50 of the Hunter Water Act 1991.

As such, Hunter Water requests that the Department of Planning include a development consent condition that the proponent is to submit a Development Application to Hunter Water and is required to obtain a Compliance Certificate from Hunter Water prior to commencing construction.

Yours faithfully

A blue ink signature of Barry Calderwood, consisting of a stylized 'B' followed by a long horizontal stroke.

BARRY CALDERWOOD
Account Manager Major Development

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8 August 2017

Our Ref: 2014-398/4.011

Health Infrastructure NSW
PO Box 1060
North Sydney NSW 2059

Attention: Michael Brooks

Dear Michael

PRELIMINARY SERVICING ADVICE FOR PROPOSED HOSPITAL - METFORD

Thank you for your request for Hunter Water's preliminary servicing advice for the provision of water and sewer services to the proposed development of the new Maitland Hospital at Lot 7314 Metford Road, Metford.

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.

Preliminary servicing 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. In particular, you should note that water and sewer systems are dynamic by nature and, as such, capacity availability and system performance varies over time. As a consequence, the advice provided herein regarding servicing availability is indicative only. A detailed analysis of available capacity will be undertaken upon lodgement of an application for a Notice of Formal Requirements.

If 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's preliminary servicing advice is as follows:

Water

The property currently does not have frontage to an adequately sized water main to serve the proposed development.

For a primary point of connection, the developer should extend a DN250 water main from the DN300 PVC-M water main in Turton Street along Fieldsend Street to ensure the property has frontage. To provide security of supply, the developer is also required to extend a DN150 water main along Metford Road and cross connect with the proposed DN250 extension from Primary connection point as shown in Figure 1.

There is currently sufficient capacity available in these mains to serve the proposed development, however, you should note that capacity availability and system performance varies over time. A detailed analysis will be undertaken upon lodgement of an application for a **Notice of Formal Requirements**.

Wastewater Transportation

The site of the proposed development is located in the East Maitland 4 WWPS (previously Maitland 7) catchment area. The nearest sewer connection point to service this development is at AC D3768 (Invert 10.38m), located at the western boundary as shown in Figure 2. Pumping may be required to access this connection point. If pumping is required, a servicing report will be required. Please discuss options with Hunter Water before commencing the servicing report.

There is insufficient pumping and emergency storage capacity within Maitland 7 WWPS. A future upgrade is proposed at the station to increase pumping capacity and Hunter Water will continue monitoring the growth within the catchment and will bring the upgrade forward as required.

Wastewater Treatment

The proposed development falls within the Morpeth Wastewater Treatment Works (WWTW) catchment. There is currently sufficient capacity in the Morpeth WWTW for this development.

Financial Contribution

Dependent on the connection points and utilisation of infrastructure, it may be necessary to pay a reimbursement towards capacity uptake in infrastructure assets constructed by other developers. Hunter Water administers reimbursements for a maximum period of 15 years following hand over to Hunter Water.

It is not possible to calculate reimbursement values at this time due to the tentative nature of information, connection points etc, and accordingly such calculations are usually deferred until definitive information is available.

Environmental Assessment

Please note that a Review of Environmental Factors will be required for any works external to a particular development site, or where the service design includes infrastructure or activities that may have environmental impacts that would not have been specifically addressed in the consent authorities assessment and determination of the proposed development. Examples may be the construction of new or augmented 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.

Prior to commencement of environmental assessment please contact the Hunter Water Developer Services Group to confirm the scope and need for such an assessment. It is recommended to meet and agree these matters prior to the developer engaging the services of a design or environmental consultant. 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 document provides the minimum requirements and an example template for the preparation of a REF.

Should you require further clarification or assistance please do not hesitate to contact me on 4979 9545.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'M. Withers', is positioned above the printed name.

Malcolm Withers
Senior Developer Services Engineer

Figure 1 – Modelled Water Supply Connection Points

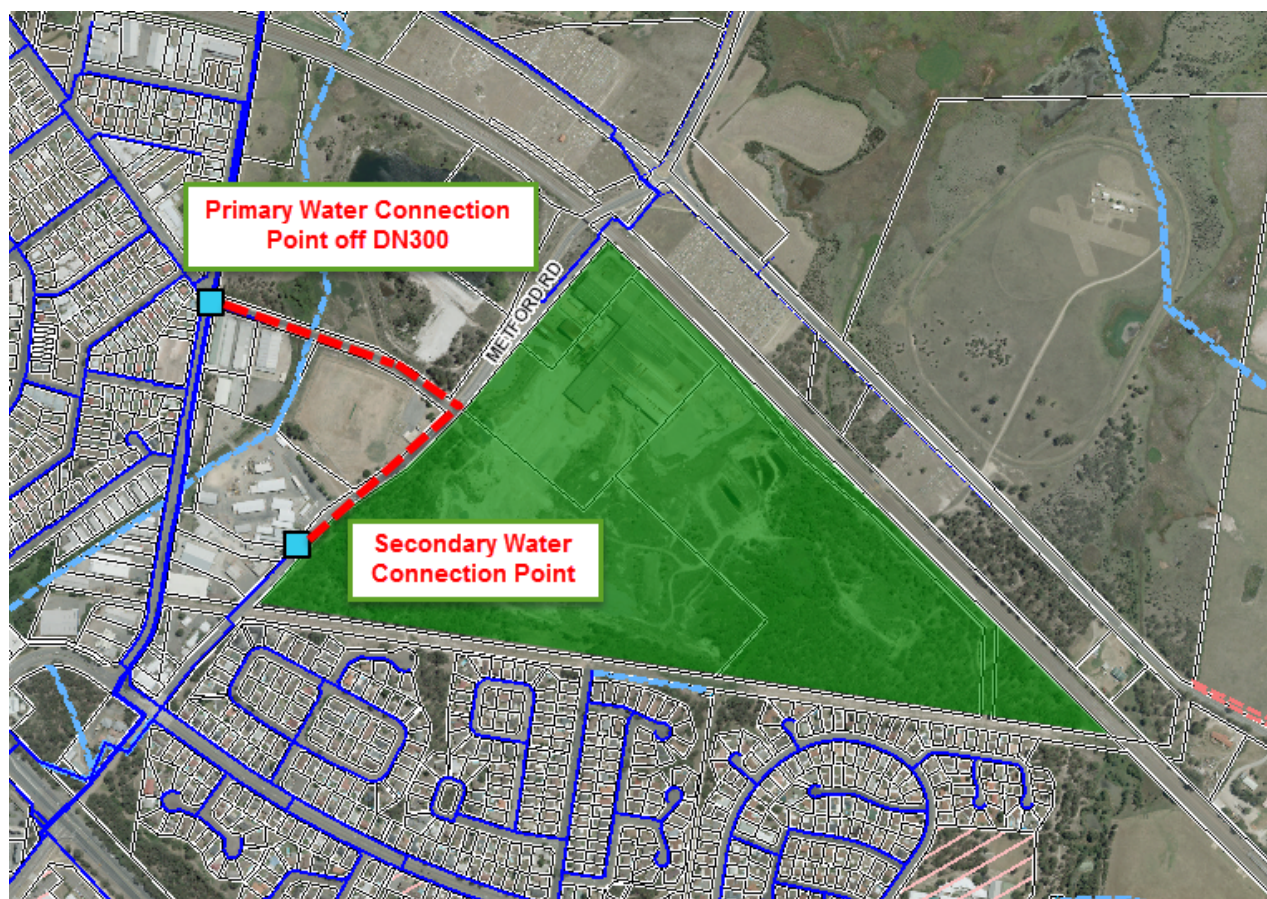


Figure 2 – Assessed sewer point of connection

