



Hunter Water Corporation  
ABN 46 228 513 446

PO Box 5171  
HRMC NSW 2310  
36 Honeysuckle Drive  
NEWCASTLE NSW 2300  
1300 657 657 (T)  
(02) 4979 9625 (F)  
hunterwater.com.au

16 October 2020

Ref: 2020-1554

Hydro Aluminium  
C/- ADW Johnson Pty Ltd  
7/335 Hillsborough Road  
Warners Bay NSW 2282

Attention: Angus Lim

Dear Angus

## PRELIMINARY SERVICING ADVICE FOR PROPOSED DEVELOPMENT

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 Snowy Hyrdo Gas Fire Power Station at Lots 318, 769 DP 755231, Hart Road Loxford NSW 2326.

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.

## Network Infrastructure and Delivery

1. The proposed development is located within the industrial precinct of the Hydro redevelopment site. At this stage the "Hydro" Developer is required to prepare water and sewer servicing strategies that will confirm how the Hydro site is to be serviced. The Power Station development would normally be included in the strategies and the specific servicing requirements assessed and determined. Hunter Water understands that the urgent timing of the Power Station and potential need for this development to proceed prior to the overall Hydro Strategies being finalised. The following advice is offered on this basis to allow the Power Station development to proceed if necessary under an interim servicing arrangement.

## 2. Water Supply

The proposed development is located in Coalfields Water Supply System. The nominal water connection is the existing 200mm CICL in Dickson Road. Hunter Water's assessment indicates there is a sufficient capacity in the local network to provide the proposed development with the required operational demand.

Please note, a development of this scale requires security of water supply, however the existing surrounding mains are not capable to meet this requirement. It will be necessary to deliver an alternative minimum 200mm watermain to the development site to satisfy this requirement. This watermain should be sized to provide capacity to the wider Hydro catchment. The Developer will need to engage an Accredited Design Consultant to prepare and submit a Water Servicing Report to Hunter Water for review.

## 3. Wastewater Transportation

There is an existing 150mm CICL sewer rising main nearby the development which discharges to maintenance hole W250. The rising main was constructed in 1968 and recently recorded breaks tend to indicate the rising main may no longer be fit for purpose.

The rising main could be utilised as temporary option, provided it could be demonstrated that it has capacity and is suitable to operate at the proposed pump rates. To confirm this the Developer will need to undertake a condition assessment and risk analysis to ensure it is structurally sound and suitable to be recommissioned. The assessment should identify whether relining or upgrades are necessary. The report should be submitted to Hunter Water for review.

The Loxford 1 WWPS has extra 580ET capacity which could service the development accordingly.

## 4. Wastewater Treatment

The proposed development falls within the Kurri Kurri Wastewater Treatment Plant (WWTP) catchment which currently has sufficient capacity. The Kurri Kurri WWTP has treated effluent capacity of 4.5 ML/d. Given the proximity of the WWTP the option for servicing the development with recycled water may be feasible. Please discuss this option with Hunter Water should you wish to pursue a recycled water servicing arrangement.

## 5. Environmental Assessment

Hunter Water will require a Review of Environmental Factors (REF) to be submitted (refer Appendix HW 1 of Water Supply Code of Australia – Hunter Water Edition) prior to providing final approval of designs. A 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.

Please contact the Hunter Water Development Services Group prior to engaging the services of a consultant to prepare and submit an REF to confirm the need and scope for such an assessment. Hunter Water will make a determination if an REF is required in accordance with the provisions of Environmental Planning and Assessment Act 1979. An environmental report assessment fee is to be paid if an REF is required.

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 meters of a water body or should groundwater be present.

6. Entry to Third Party Property

The proposed works may require entry to another property. You will need to arrange for entry and have evidence of consent by way of a signed Entry Permit with the affected landowner. The Permit is to be submitted with the Design submission.

Provide a DXF file of the subdivision showing only lot numbers and boundaries directly on the MGA grid to [plan.check@hunterwater.com.au](mailto:plan.check@hunterwater.com.au). The lot boundaries should be produced directly from your calculation software, with all edges matched and unbroken, and also match as near as possible the final deposited plan of the subdivision, and

Provide one copy of the final plan of subdivision (in PDF format) drawn by a Registered Surveyor showing all proposed boundary dimensions suitable for submission to Land Registry Services, to the Development Services Officer indicated in the contact details on this Notice.

These preliminary requirements are not commitments by Hunter Water and maybe subject to significant change prior to this development proceeding.

Yours faithfully



**Barry Calderwood**

Account Manager Major Development

|            |  |
|------------|--|
| Enquiries: | Barry Calderwood   |
| Tel:       | 02 4979 9721   |
| Email:     | <a href="mailto:barry.calderwood@hunterwater.com.au">barry.calderwood@hunterwater.com.au</a> |