
Appendix 9 Infrastructure Concept Plan



12 July 2005

Ref:2005-749

C/- Hill PDA
G P O Box 2748
Sydney NSW 2001

Dear Sir/Madam

RE NOTICE OF FORMAL REQUIREMENTS FOR PROPOSED DEVELOPMENT

Hunter Water's requirements for the provision of water and sewerage facilities to the preliminary enquiry at Part Lot 59 DP 831253, 360 Soldiers Point Road, Salamander Bay are as follows:

- 1 Payment of a **developer charge** of \$68,852. (Refer page 5 of the attached guide).

If the developer charge that has been specified in this notice is not paid by 30 June 2006 the total will be adjusted for inflation from 1 July 2006. This adjustment will be based on the weighted average of the capital cities CPI for the 12 months to the end of March 2006

- 2 Construct **Major Works**, (refer to page 6 of the attached guide) on behalf of Hunter Water, to connect each of the lots to the existing water and sewer system of Hunter Water.

Water

To provide water facilities to the subdivision will require the construction of approximately 625m of 150mm diameter watermain from the existing 300mm DICL watermain in Soldiers Point Road to the existing 150mm DICL watermain in Kanimbla Close.

Sewer

The owner should engage the services of a HWC approved consultant to design a sewermain extension to provide the lots with sewer facilities. The recommended sewer connection point for lots in this stage is at or in the vicinity of access chamber E9894.

A Major Works assessment/administration fee of \$1,783 should be paid when designs are submitted; and

- 3 Please note that Hunter Water requires 3 copies of the final plan of subdivision and a disk containing a DXF file of the subdivision with lot numbers and boundaries only, directly on the MGA grid. The lot boundaries should be produced directly from your calculation software and should be all edge matched and unbroken. The lot boundaries should also match as near as possible the final deposited plan of the subdivision. Preferably this information can be emailed to Hunter Water (contact point Peter Bartlett email address peter.bartlett@hunterwater.com.au at Hunter Water Australia).

If you have submitted your data by email and have not received a response from Peter Bartlett within 2 working days please contact him on 02 4979 9698.

The above requirements are valid for 12 months from the date of this letter and are specific to this development. However within this period the developer charges are subject to CPI adjustment. Please refer to the attached *Guide to Hunter Water's Notice of Requirements for Developers*, which details the conditions under which water and sewer facilities are available to new customers. Hunter Water reserves the right to amend its requirements if we find an error has been made.

Yours faithfully

GREG BONE
R/Manager Business & Urban Development

\$297^{KS}

Enquiries: Robert Daniels
Tel: (02) 4979-9723
Fax: (02) 4979-9711



" alt="Hunter Water Logo" />

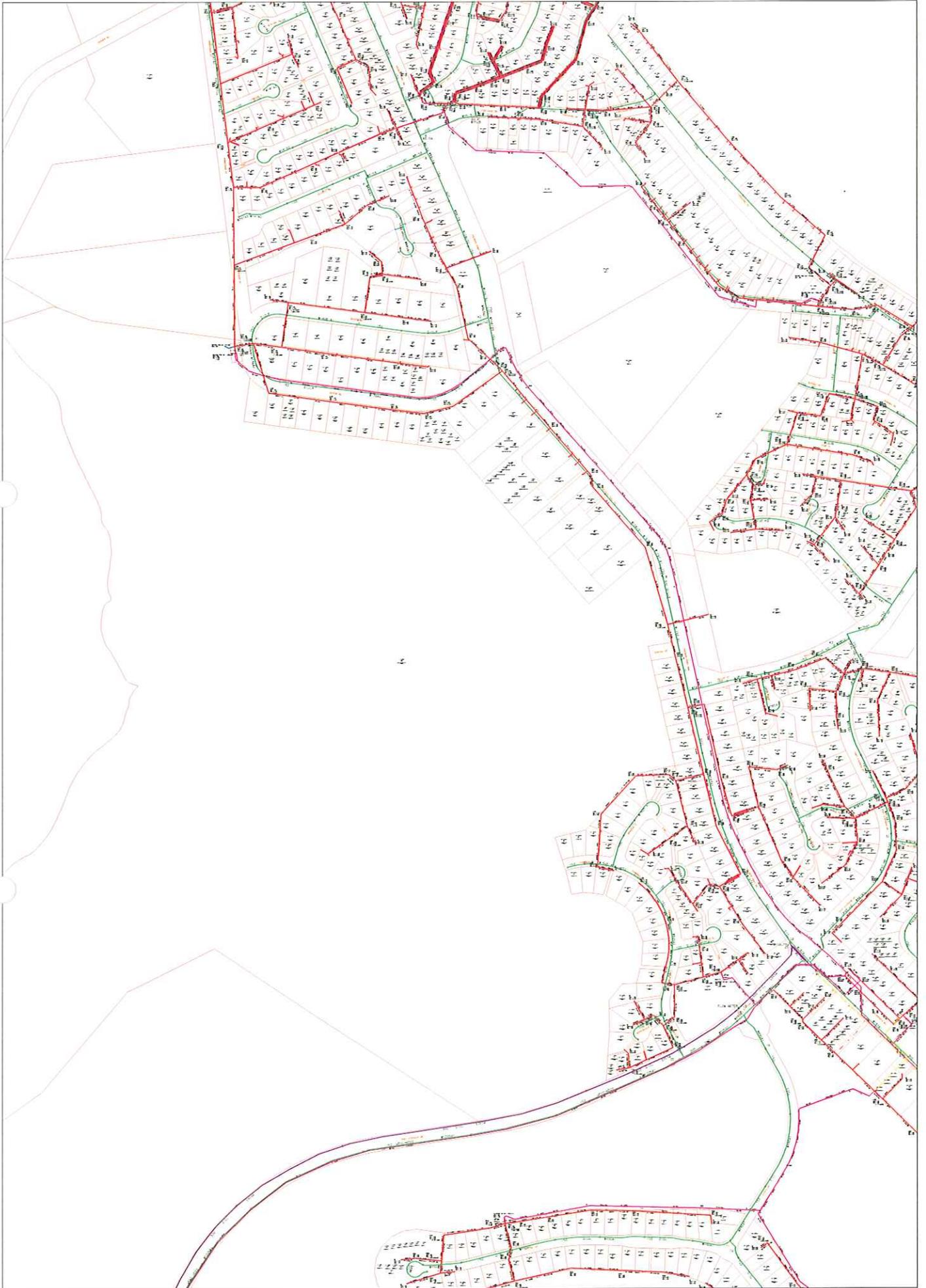
[Home](#) [Business](#) [Guidelines & Requirements](#)

Guidelines & Requirements

Hunter Water has a number of important guidelines and requirements which are needed to make sure all our customers are treated fairly and that our water supply and water quality can be protected.

Here are some links to important information about our procedures that you may need.

- Hunter Water approves the installation of all new water services. We have provided information on [connecting and disconnecting procedures](#) to help you understand what we need and what you will have to do.
- If you are building a new house, you should be aware of the [BASIX requirements](#) which include some important water saving initiatives. In addition, if you are planning a development, whether it is a single house, a multiple dwelling or a new business, we provide [Property Development Services](#) which can help you understand our requirements and the processes we need followed.
- We provide a valuable [Dial Before you Dig service](#) that informs you if there are pipes and drains on your land – this is an easy way to protect yourself from major problems when excavating.
- Many people are interested in [installing rainwater tanks](#) to harvest rainwater for use in their garden – we have a rebate system in place to help if you decide to put in a tank.
- Making sure our water supply is safe and remains of high quality is vitally important to us – we have prepared a [backflow prevention guide](#) which explains how to keep contaminated water from entering our supplies.
- Many of our customers find they have problems with tree and plant roots breaking into [sewer pipes](#) - we have prepared a thorough explanation of what to do, how to prevent it occurring and a list of plants and trees that are known to cause problems with pipes.
- Another important function of Hunter Water is checking building plans to ensure that buildings are not constructed over, or too near our [assets](#) .
- An area often overlooked is stormwater inflow and infiltration – we must make sure that our stormwater system can function correctly and deal with expected flows and dispose of wastewater correctly.



Date: 17/09/04

Scale: 1 : 5000

HWC DOES NOT GUARANTEE THE ACCURACY OF THIS PLAN

Appendix 10 Aboriginal Heritage Assessment

Mr Kevin Alker,
Project Manager
Hill PDA Consulting
3rd Floor
234 George Street,
Sydney NSW 2000

Dear Mr Alker,

Re: Salamander Waters Estate – Aboriginal Archaeological Assessment

This report documents a recent archaeological reconnaissance of an area of land at Salamander Bay, which had been the subject of an Aboriginal Heritage Assessment in 1998. The purpose of the reconnaissance was to determine whether the previous assessment remains current and whether any updated information is required to support a DA and Masterplan for the northern portion of the site.

Background

I refer to our 1998 report, titled “Archaeological Survey of the Proposed Residential Subdivision of Lot 59 DP 831253, Salamander Bay, NSW.” It is understood this project area is now known on the Salamander Waters Estate. Port Stephens Shire Council proposes to develop the site in two stages and HillPDA is currently preparing a DA and Masterplan for stage 1. The stage 1 area is the northern portion of the site and the stage 2 area is the southern portion of the site. These areas are separated by an existing wetland/detention basin [see **Figures 1 and 2**].

The 1998 report documented an archaeological survey and Aboriginal consultation for the entire site and included subsurface assessment of the southern portion of the site through the observation of geotechnical test pit excavations.

The study found that a substantial part of the northern portion of the site [stage 1 area] had been disturbed by previous sand extraction and that a previously recorded Aboriginal midden NPWS Site # 38-5-33, located opposite the T intersection of the old Salamander Road and Muller Road, had been destroyed by the sand extraction and subsequent housing development. No other Aboriginal sites were known to be located in or near the project site.

The study found that there was little or no likelihood that any Aboriginal site as may have been located in the northern portion of the site [stage 1 area], would have survived the previous sand extraction works [see **Figures 3 – 5**].

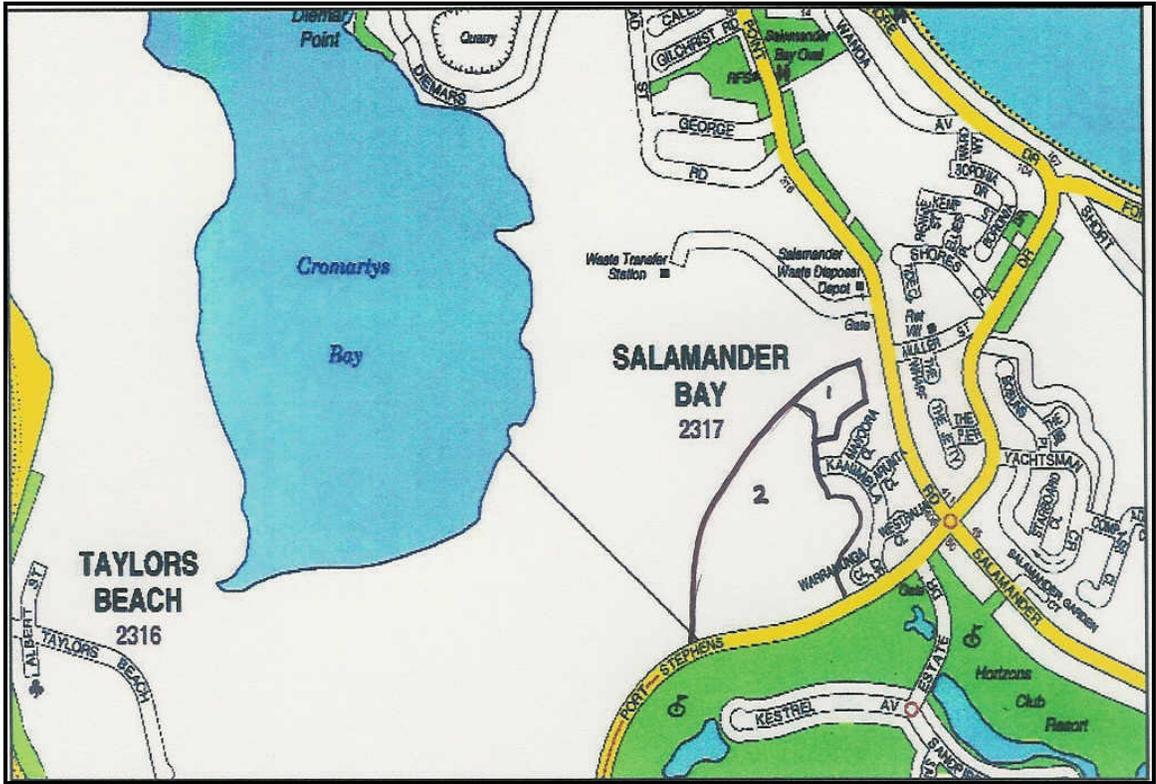


Figure 1 : Salamander Waters Estate [stage 1 and stage 2]



Figure 2 : View to south over wetland area from the southern portion of stage 1 lands



Figure 3 : View to northeast showing sand extraction cut face in stage 1 area



Figure 4 : View to east over disused mining road in stage 1 area

The 1998 study also investigated the southern portion of the site [stage 2 area]. The survey of this portion included observations on subsurface deposits afforded by geotechnical test pit excavations. This area also contained a network of dirt roads which afforded good surface visibility over dune crests and slopes, areas considered to be likely site locations. It was concluded that the surface survey and subsurface observations of the geotechnical excavations in the southern portion provided an adequate sample of likely Aboriginal site locations and areas retaining archaeological potential. No evidence of Aboriginal occupation of the southern portion [stage 2 area] was identified. It was concluded that although Aboriginal people were highly likely to have utilised the resources of the adjacent wetlands and swamps in the past, they are likely to have been characterised by short duration forays from large or complex base camps closer to the foreshores of Port Stephens.

The Aboriginal community consultation undertaken as part of the 1998 study included the participation of two representatives of the Worimi Local Aboriginal Land Council [LALC], Len Anderson and Jamie Merrick, in the field survey. They were commissioned to prepare a report on their interest in the lands and the development proposal, but did not do so at the time.

Site Reconnaissance

On the 30th November 2004, Mary Dallas Consulting Archaeologists undertook an additional inspection of the site. The inspection was undertaken in consultation with the Worimi LALC. The Worimi LALC Chairperson, Mr Len Anderson, who had taken part in the 1998 survey, was contacted prior to the reconnaissance and advised on the current development proposal. Joel Henderson, Aboriginal Sites Officer of the Worimi LALC assisted in the reconnaissance. The Worimi LALC report on the project is attached to the current report.

The site inspection focussed on the northern portion of the site [stage 1 area]. The inspection found slightly lower surface visibility conditions over the mined portions of the area than that encountered by the previous survey due to pockets of regenerating shrubs and ground cover. Other areas, along adjacent property boundary fences had been more recently cleared as fire breaks. No new evidence of Aboriginal occupation was located.

Observations about the disturbance caused by previous land use were confirmed. The evidence of the European use of the land remains limited to excavation cuts and an associated access road. None of these features constitute significant European heritage items.

The conclusions of the 1998 archaeological study remain current. There are no Aboriginal heritage constraints to the proposed development of the stage 1 area. No further Aboriginal heritage assessment is required. The current Worimi LALC report [**see Attachment**] supports these conclusions.

The 1998 study was conducted and reported on according to the *Draft NSW NPWS Aboriginal Cultural Heritage Standards & Guidelines Kit* (September 1997). No new evidence has been found that would require an amendment to the 1998 study. However it should be noted that the stage 2 area retains relatively undisturbed bushland and the Worimi LALC may wish to revisit this area as part of any future development proposal.

The Worimi LALC routinely require an Aboriginal monitor of initial earthworks or ground disturbing works in such areas. The Worimi LALC should be notified of any future development proposal in the stage 2 area.

Yours sincerely,

Mary Dallas

Mary Dallas Consulting Archaeologists

1.12.04

**Attachment : Worimi LALC correspondence
dated 30th November 2004**



WORIMI LOCAL ABORIGINAL LAND COUNCIL

ABN: 51 352 201 603
P.O Box 56 Tanilba Bay 2319 NSW
173 Nelson Bay Road, Williamtown NSW 2318
PHONE: (02) 4965 1500 FAX: (02) 4965 1799
E-Mail: worimi@bigpond.com

30th November 2004,

To Whom It May Concern,

In November 1998 Mary Dallas and Lennie Anderson had surveyed the proposed site, Lot 59 DP 831253, Salamander Bay, NSW.

On the 30th of November 2004, a second site survey was undertaken by myself Joel Henderson and Mary Dallas at Lot 59 DP 831253, Salamander Bay, NSW to confirm the results of the survey undertaken in 1998.

The site was surveyed with nothing of any Aboriginal Significance being found on site.

Therefore all works to be carried out can be done. If at any time you should uncover anything that would be of Aboriginal significance please contact myself Joel Henderson on the above number so that a qualified Cultural and Heritage Sites Officer can be present on site to monitor construction works.

Kind Regards,

Joel Henderson.
Cultural and Heritage Sites Officer.