



Hunter Water Corporation
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06 May 2021

HW Ref: HW2017-1215/18
Your Ref: SSD - 10435

NSW Planning Industry and Environment
submitted via the Major Projects Portal

Attention: Susan Fox, Senior Environmental Assessment Officer

Dear Susan

SEARs comments on proposed State Significant Development (SSD 10435) Styles Street, KURRI KURRI (Lot 1 DP 1128108 and Lot 5 DP 1251190)

I refer to your request dated 17 March 2020, in which you sought Hunter Water's comments on the Secretary's Environmental Assessment Requirements (SEARs) relating to a State Significant Development (Reference SSD 10435).

Specifically, the proposal is to expand the existing site operations which are currently located at Lot 5, 8 Styles Street Kurri Kurri, and to develop Lot 1, 1 Styles Street Kurri Kurri. The proposal incorporates the following:

- Development of a new shed extensions, weighbridge, awnings and amenities at Lot 5, 8 Styles Street, Kurri Kurri.
- Development of a café, delivery vehicle checking/queuing bays and staff car parking at Lot 1, 1 Styles Street, Kurri Kurri.

Hunter Water has reviewed the details of the proposal as provided by the Department of Planning, Industry and Environment. Hunter Water notes that the Proponent wrote to Hunter Water on the 19 August 2020, but no response was received. As indicated in *Section 5.4 Proposed Consultation of the Environmental Impact Statement*, Hunter Water is registering an interest in the development proposal and requests the Proponent undertake consultation, initially by my contact details.

Hunter Water offers the following advice on the proposed development:

1. The proposed awning structure on Lot 5 has potential to impact the operation and maintenance of a critical 450mm trunk sewer main located on this lot. A failure of this sewer main will have a significant impact on the residents of Weston and Abermain. Hunter Water will require the Proponent to ensure the awning structure:
 - a) Is located to provide suitable clearance to allow excavation of the sewer main.
 - b) Does not impose or transfer any loads on the sewer main.
 - c) Does not impede Hunter Water's access for maintenance and repairs.
 - d) Does not damage the sewer main during construction.
 - e) Is not structurally compromised should Hunter Water need to excavate the sewer main.
 - f) Complies with Hunter Water's Building Over Sewer Assets Policy (attached).
2. Both lots have potential to discharge trade waste to the local sewer network. Any trade waste discharge needs to be licenced with Hunter Water for compliance with our trade waste guidelines.

To ensure Hunter Water's concerns are adequately addressed, the Proponent should submit a separate Development Application to Hunter Water for the proposed development on each lot in accordance with Section 49 of the Hunter Water Act 1991 (the Act).

When Hunter Water's specific development requirements have been met, Hunter Water will issue a Compliance Certificate under Section 50 of the Act.

Thank you for the opportunity to provide comment on the proposal. In the event it is proposed to issue consent to the SSD, Hunter Water requests a further opportunity to provide comment and input to the draft conditions of consent.

Should you have any further enquiries please contact me.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Barry Calderwood', with a long horizontal flourish extending to the right.

BARRY CALDERWOOD
Account Manager Major Development

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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.