



Hunter Water Corporation
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16 July 2021

HW Ref: HW2017-1215/18/4

NSW Department of Planning, Industry and Environment
PO Box 39
Sydney NSW 2001

Attention: Megan Fu
Via: NSW Major Projects Portal

Dear Megan

RE: RESPONSE TO ENVIRONMENTAL IMPACT STATEMENT - JOHN HUNTER HEALTH AND INNOVATION PRECINCT (SSD-9351535)

I refer to your request via the NSW Major Projects Portal on 31 May 2021 inviting Hunter Water to comment on the Environment Impact Statement (EIS) for the John Hunter Health and Innovation Precinct (SSD-9351535).

On 10 June 2020 Hunter Water issued a Preliminary Servicing Advice letter in response to an application for the proposed John Hunter Health and Innovation Precinct development. Elements of this Preliminary Servicing Advice have been incorporated by Warren Smith Consulting Engineers into the Hydraulic and Fire Services SSDA Utility Report that forms part of the current EIS. Hunter Water's response to the EIS is consistent with this Preliminary Servicing Advice, and in particular the following advice:

- There is sufficient capacity in the existing DN500 watermain traversing the site to service the proposed development.
- The site discharges to a DN225 sewermain located on the north-western side of the site. Hunter Water is undertaking a capacity review of this main beneath the proposed Newcastle Bypass to ensure that new sections will have sufficient capacity to service the proposed development.
- The site is traversed by a 500mm Cast Iron Cement Lined (CICL) watermain that is protected by an Easement for Water Supply (variable width) in favour of Hunter Water. Plans submitted as part of the Preliminary Servicing Advice application propose a new access road over and directly adjacent to this watermain. The proposed road works must comply with Hunter Water's Building Over or Encroaching on Hunter Water Easements or Property Policy.
- Hunter Water may require a Review of Environmental Factors (REF) to be submitted prior to providing final approval of designs, and a Controlled Activity Approval will be required for any excavation within 40 meters of a waterbody or should groundwater be present.
- Once Development Consent has been granted and the proponent intends to proceed with the development, the proponent will be required to lodge an application for Notice of Requirements to Hunter Water and comply with these requirements prior to the issue of a Section 50 Compliance Certificate.

- The proposed development has the potential to discharge trade waste into the Hunter Water sewerage system. The proponent will need to confirm with Hunter Water if an application for a Trade Wastewater Agreement will be required.
- The proponent will be required to apply for a hydraulic design assessment for the internal water and sewerage services of this development.

A copy of the Preliminary Servicing Advice is attached to this letter.

In respect to the Hydraulic and Fire Services SSDA Utility Report prepared by Warren Smith Consulting Engineers, Hunter Water requires that future analysis, design and documentation references relevant Hunter Water standards and guidelines rather than Sydney Water's.

Thank you for the opportunity to provide comment on the proposal, and Hunter Water requests further opportunity to provide comment and input into any draft conditions of consent.

If you require further advice or clarification regarding this submission, please contact me on (02) 4979 9545.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Greg McHarg', with a long horizontal stroke extending to the right.

Greg McHarg
Account Manager Major Development

Attached: Preliminary Servicing Advice - John Hunter Health and Innovation Precinct,
10 June 2020 (2019-942)



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10 June 2020

Ref: 2019-942

Health Administration Corporation
C/- Warren Smith & Partners
Level 9, 233 Castlereagh Street
Sydney NSW 2000

Attention: Larson DSouza

Dear Larson

RE PRELIMINARY SERVICING ADVICE

Hunter Water offers the following preliminary servicing advice for the provision of water and sewerage facilities to the Preliminary Application for additions to Hospital at Lot 2 DP 1228246, 158 Lookout Road, New Lambton Heights.

As the development may be subject to rezoning and approval by Council any information offered by Hunter Water is only preliminary and may be subject to significant change prior to proceeding.

The preliminary servicing advice offered is not binding on Hunter Water. Once Development Consent has been granted and you wish to proceed with your development you will be required to lodge an application for Notice of Requirements from Hunter Water and comply with these requirements prior to the issue of a Section 50 Compliance Certificate.

Hunter Water's preliminary servicing advice provides general information on water and sewer issues relevant to the proposed development. The information provided is based on Hunter Water's knowledge of current system performance and other potential development in the area. There could be significant change prior to lodging a Development Application and therefore these preliminary requirements may be different to the Notice of Requirements provided in the future.

Network Infrastructure and Delivery

1 Water Supply

The hospital is currently connected to the DN500 CICL watermain that traverses the site. There is sufficient capacity in this trunk main and it is expected to remain the supply point for the site.

2 Wastewater Transportation

The site discharges to a DN225 sewermain located on the north western side of the hospital. Hunter Water is undertaking a review of the capacity of this main beneath the proposed Newcastle Bypass and will ensure that the new sections will have sufficient capacity for the hospital now and into the future.

There are capacity constraints further west of the Newcastle Bypass that may require upgrading for future stages of the hospital, however there is sufficient capacity for the current 135 bed expansion.

Potential Property Damage and Interference with Works

- 3 The development site is traversed by a 500mm Cast Iron Cement Lined (CICL) watermain protected by an Easement for Water Supply (variable width) in favour of Hunter Water. All development works are required to be complaint with Hunter Water's Building Over or Encroaching on Hunter Water Easements or Property Policy, refer to Condition 4.

The development plans propose a new access road over and directly adjacent the Hunter Water Asset. Other proposed works that will impact Hunter Water's Asset include adjustment of the surface profile, i.e. cut and/or fill.

While Hunter Water will provide plans, information and assistance where appropriate, the responsibility for ensuring the work does not interfere with our infrastructure and is conducted in a safe manner, remains with the party conducting the work. Any damage caused, including potentially any consequential damages, is the responsibility of the developer.

People working near Hunter Water infrastructure have a duty of care to ensure that the infrastructure in the area is not damaged, or interfered with, and their work does not present a hazard to workers or the public. The subject watermain can operate at very high pressures and carries significant volumes of water. The unexpected sudden release of large volumes of water from this main could be dangerous to persons in the vicinity, and could result in significant damage to nearby property.

Asset Protection Details

- 4 Comply with Hunter Water's Building Over or Encroaching on Hunter Water Easements or Property Policy. The development site contains a 500mm Cast Iron Cement Lined (CICL) watermain within an existing Hunter Water Easement for Water. Hunter Water's requirements for your development are:
 - a Plans currently show the new access road to be built over and directly adjacent to the Hunter Water trunk main. Hunter Water will require the developer to engage an accredited designer to provide a compliant design under a [Complex Works Deed](#) in regards to clearances etc. from the Hunter Water Assets. The developer is to submit designs to Hunter Water for review.
 - b Prior to construction, the developer is required to physically locate the 500mm CICL watermain via non-destructive means.
 - c Construction access to the site is to be arranged to avoid loading or any disturbance to the 500mm CICL watermain.
 - d The use of heavy vibratory rollers or other vibration construction techniques is not permitted within 5m of the main. Compaction should be undertaken using a plate compactor.
 - e Storage of materials and placement of equipment is to be outside of the easement corridor as not to impact the mains or limit Hunter Water's access to the mains.

- f Private house drains or other private services are not to be constructed within the easement without approval by Hunter Water. If you intend to construct any private services in the easement please contact the Technical Officer nominated below;
 - g Any structure adjacent to the Easement is to be designed and constructed to ensure the structural integrity of the structure is not compromised by any excavation by Hunter Water within the Easement;
 - h The easement area is not to be excavated or filled without approval from Hunter Water. If excavation or filling is proposed, then the developer is to provide Hunter Water with a surveyed plan and longitudinal section showing the watermain, existing and finished surface levels and the locations and clearances of all other pipes and utilities proposed to be constructed within Hunter Water's easement. Please ensure that Hunter's Water's Water Design Manual requirements are met in regards to pipe clearances and minimum depths;
 - i All due care must be taken when working and excavating in the vicinity of the watermain. The Developer is required to ensure that all workers and contractors are made aware of the potential safety risks associated with working in the vicinity of the watermain. The Developer will be responsible for any damage that may be caused to the watermain during construction and costs of any subsequent repairs and/or third party injury or damage caused by the failure of the watermain during construction.
- 5 Subject to the approval of the proposed works by Hunter Water as listed in Condition 3, Hunter Water's Property Management department will require the developer to enter into a Deed of Agreement prior to the works being completed. The deed would cover indemnities, any conditions imposed by Hunter Water and may also require a covenant be registered on title for the approved works. Please consult with Hunter Water's property group to confirm the terms of the deed. The property group may be contacted at property.management@hunterwater.com.au .
- 6 Hunter Water may 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 metres of a water body or should groundwater be present.

Other Services Required

- 7 Submit the Development Consent Conditions determined by Council or Private Certifying Authority for this specific development. Hunter Water will confirm that the final development description is consistent with the details supplied by you for this application. If there are any subsequent amendments to this development consent, Hunter Water will require you to submit a revision application.
- 8 Your proposed development has been identified as having the potential to discharge trade waste into Hunter Water's sewerage system. You are required to contact Hunter Water's Technical Services Team on (02) 4979 9712 or via email plumbing@hunterwater.com.au in order to confirm if an application for a Trade Wastewater Agreement is required or if an existing agreement will need to be amended. The discharge of trade waste to the sewer will not be permitted without a valid agreement authorising that discharge. (Refer to the Trade Wastewater [factsheet](#) on Hunter Water's website for more information).
- 9 You will be required to submit an application for a hydraulic design assessment of internal water and sewerage services for this development, including rainwater tanks and any alternative water supply systems. Please contact Hunter Water's Technical Services Team on (02) 4979 9712 or via email plumbing@hunterwater.com.au to confirm the specific requirements. (Refer to the Hydraulic Plan Assessment [factsheet](#) on Hunter Water's website for more information).

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

Yours faithfully



Wesley Jones
Development Services Engineer

Unless specified in the above requirements, please direct all correspondence regarding this application to:

Enquiries: Wesley Jones
Tel: 02 4979 9676
Fax:
Email: wesley.jones@hunterwater.com.au