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4 April 2011

Ref: 2011-188

NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attn : Dorna Darab

Dear Dorna,

**RE: REVIEW OF STATE SIGNIFICANT SITE
EXHIBITION OF MINMI/ NEWCASTLE LINK ROAD – CONCEPT PLAN**

Thank you for your request for Hunter Water's preliminary advice on the provision of water and sewer facilities to your proposed development at Minmi/ Newcastle Link Road. Hunter Water has reviewed the capacity of the existing wastewater and water infrastructure to cater for the proposed development at Minmi/ Newcastle Link Road. Hunter Water has considered the capacity of the existing wastewater and water infrastructure to cater for the proposed development and offers the following information.

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. As you will appreciate, there may be significant changes that occur by the time the development proceeds to the lodging of a development application, therefore this preliminary advice is not a commitment by Hunter Water and may be subject to significant change prior to the development proceeding.

Hunter Water has reviewed the capacity of the existing wastewater and water infrastructure to cater for the proposed development of 3300 residential lots over an area of 520 ha. It is understood that the development site comprise the following lands located on either side of the Newcastle Link road.

- Link Road South Precinct.
- Link Road North Precinct.
- Village Centre Precinct.
- Minmi Extension Precinct.
- Minmi East Precinct.

Based on current servicing strategy, Hunter Water would like to offer the following information regarding the capacity of the existing water and wastewater systems to cater for the proposed development.

WATER DELIVERY

The proposed development is located in South Wallsend and the Minmi/ Maryland Water Supply System. Hunter Water's regional servicing strategies for this water supply system have not identified the proposed development to this extent, although 200 equivalent tenements (ET) of development in this area was identified. Hence the upgrade of the existing water supply system will be required to service the proposed development.

As noted in previous advice from Hunter Water a developer funded water servicing strategy will need to be prepared to determine the best option for the development in line with the current and future surrounding development. The developer should continue to liaise with Hunter Water in the preparation of a water supply servicing strategy.

There is potential that security of supply can be achieved by cross connecting the Minmi system with the water supply system in Cameron Park. Such a strategy would need to be developed in close consultation with Hunter Water due to the significant impact such a change would have on the current operation of the network. The existing network does not have sufficient capacity to cater for this development, therefore significant upgrades will be required. It is possible that initial stages of the development could connect to the existing network.

WASTEWATER TRANSPORTATION

The proposed development is within both the Shortland and Edgeworth Waste Water Treatment Works (WWTW) catchments. The Link Road South Precinct will be serviced by Edgeworth WWTW, whereas the remainder will be serviced by Shortland WWTW.

DEVELOPMENT SOUTH OF LINK RD

It is likely that the majority of development south of the Link Rd will need to be pumped directly to Edgeworth WWTW. There is currently limited capacity in the existing network to accept any additional flows; therefore developer funded upgrades may be required.

DEVELOPMENT NORTH OF LINK RD

The current servicing strategy for the Shortland WWTW has allowed for a development up to 350ET in this area. The development will likely connect through the existing network which consists of a number of wastewater pump stations (WWPS) including Minmi 1A, Minmi 2, Maryland 1 and Maryland 2 WWPS. There is currently limited capacity in this network; therefore it is likely that significant upgrades to this system will be required.

There is currently capacity for approximately 70 ET as per previous advice.

REQUIREMENT FOR DEVELOPER FUNDED STRATEGY

It is recommended that the developer funded wastewater servicing strategy will be required to service the proposed development. The developer should continue to liaise with Hunter Water in the preparation of a wastewater servicing strategy.

WASTEWATER TREATMENT

The wastewater flow from the proposed development may be transferred to the Shortland and Edgeworth WWTW as described above. The proposed development (approximately 3300ET) is significant in size. Hence the development of this size will impact on planning the future upgrades at Shortland and Edgeworth WWTW. Hunter Water will endeavor to ensure sufficient capacity is available through upgrades once detailed loadings are known. Both treatment plants have capacity for initial stages, however this will need to be confirmed upon application of Section 50.

If you have any enquiries, please do not hesitate to contact Stephen Glynn on 4979 9525.

Regards,

A handwritten signature in black ink, appearing to be 'S. Glynn', written in a cursive style.

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