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Ref: 2011-191

NSW Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Attn : Alan Maroney

Dear Alan,

**RE: REVIEW OF STATE SIGNIFICANT SITE  
EXHIBITION OF BLACK HILL EMPLOYMENT LANDS – 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 of the Black Hill Employment lands. Hunter Water has reviewed 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 concept plan for the proposed commercial/industrial rezoning at Lenaghans Drive and John Renshaw Drive, Black Hill. It is understood that development is not expected to proceed before June 2013 due to an existing underground mining consent at the site.

From the Environmental Assessment Report (Urbis, Feb 2011) it appears that (pending approval) a range of employment generating activities might be accepted at the site. Therefore, it is difficult to estimate the impact that this development will have on the existing water and sewerage infrastructure. However, based on the site being approximately 183 Ha, a rough estimate of demand can be made at about 2 ML/d (assuming 4200 kL/yr) for water and 1,830 equivalent tenements (ET) for sewer (assuming 10 ET/Ha)..Given the type of development suggested, it is likely that actual water demands and sewer loads will be lower than this.

## **WATER DELIVERY**

The indicative subdivision layout shows that access to John Renshaw Drive will be required over the existing Chichester Trunk Gravity Main, which runs alongside the road. This main is scheduled to be replaced, with a new main to be constructed underground. The expected completion date for the removal of the old pipeline is around September 2012.

The new pipeline that will be built underground will not be designed to withstand trafficable loadings, except for the section of pipe beneath the existing Energy Australia easement. This easement is located close to the location of the proposed north-western access point, and it may be possible to extend the area of additional compaction to allow for traffic over this section the pipeline in the future. To avoid excessive disruption of the pipe at a later date, the developer may wish to contribute towards protecting this section of the pipeline during its construction, and is advised to liaise with Hunter Water. Contracts for laying the pipe have now been awarded and construction is expected to start in the coming months.

There are three permissible connection points to service this development, each requiring significant lead-in trunk watermain. The location of these connection points is shown in **Attachment 1**. The exact sizes of the lead in trunk mains should be determined as part of a developer funded servicing strategy. This strategy should also confirm the viability of the identified connection points and select a preferred option, investigate potential augmentation requirements on the existing system, and lead in trunk watermain required to adequately service the development. Consideration should be given to potentially staging the works as well as servicing any other nearby developments.

## **WASTEWATER TRANSPORTATION**

Hunter Water has previously considered this development in the Morpeth Wastewater Transportation System Servicing Strategy. As advised previously, to service ultimate development loadings, an option exists to construct a new wastewater pumping station (WWPS) that will transfer sewage flows into an existing regional WWPS in the Beresfield wastewater system. Due to the high cost of this system, with a considerably long length of rising main, an interim option should be investigated that may allow some initial stages to connect to a more local WWPS in the vicinity of the development.

A developer funded wastewater servicing strategy should be prepared to investigate the viability of these staging options, as well as the impact on Hunter Water's downstream sewerage infrastructure, and the potential to service any other development in the area.

## **WASTEWATER TREATMENT**

Upon connection to the wastewater network, the wastewater discharge would be directed to Hunter Water's Morpeth Waste Water Treatment Works (WWTW). There is currently limited capacity in the Morpeth WWTW to service ultimate development loadings; however, it is expected that initial stages will be available for connection before the next upgrade. The timing of this development may affect the timing of Hunter Water's upgrade at the WWTW site. Therefore, the developer should liaise closely with Hunter Water to ensure that appropriate capacity can be allocated at the WWTW to service this development.

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'.

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## ATTACHMENT 1



Figure showing location of 3 permissible connection points into the water supply system.