

**Water and Sewer Strategy
For
512 Raymond Terrace Road
Thornton**

Prepared for:

**Sue and Terry Bunt
512 Raymond Terrace Road
Thornton**

Prepared by:

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Date: December 2022

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1.0 INTRODUCTION

Bruce Street Enterprises Pty Ltd has been engaged by Sue and Terry Bunt to prepare a Water and Sewer Strategy to support a Development Application for land on Raymond Terrace Road. The report addresses the provision of water and sewer reticulation to a proposed 25 Lot subdivision on the land.

The existing residence on site is not connected to reticulated water or sewer as the land historically formed part of a larger site generally providing for a rural landscape. The inclusion of the land and surrounding lots in an urban release area and subsequent development of the adjoining land has provided water and sewer services to the boundary of the site.

The proposed development will require the augmentation of existing sewer and water mains adjacent to the site to reticulate the proposed residential lots. The construction of the water and sewer mains will be completed under a Major Works Agreement with Hunter Water Corporation (HWC) in accordance with their Notice of Requirements advice. **See appendix 1 for HWC Notice of Requirements**

2.0 LOCATION

The Land is known as Lot 101 DP 1279275 being No. 512 Raymond Terrace Road and is located in Thornton approximately 9 kilometres east of Maitland CBD and 1.5 kilometres north of Thornton shopping centre.

The site drains to the north and south and is serviced from both directions. The site is located within the Morpeth Treatment Works Catchment.

3.0 WATER

Reticulated water can be provided to the proposed development by the extension of mains from existing Hunter Water Corporation water mains servicing adjacent residential areas.

HWC plans provided with the Notice of Requirements advice show an existing water main at the eastern property boundary in Thorncliffe Avenue. Existing watermains are also located in Stratford Avenue and Sutton Lane adjacent to the southern boundary of the property while not being shown on the HWC plans as they have only recently been completed. The water mains to the south will be added to the HWC GIS in the future when work as executed information becomes available. **See Appendix 2 for HWC GIS Plan**

Provision of a new water main connecting the water main in the south to the water main in Thorncliffe Avenue along the proposed road will provide security of supply to the HWC network and provide water services to the proposed lots in accordance with the NoR advice. **See Appendix 3 for draft water plan.**

4.0 SEWER

Reticulated sewer can be provided to the proposed development by the extension of mains from existing Hunter Water Corporation (HWC) water mains servicing adjacent residential areas.

HWC plans provided with the Notice of Requirements advice show an existing sewer main at the eastern property boundary in Thorncliffe Avenue. Sewer mains have also been constructed within the recently completed development to the south recently registered as Deposited Plan 1284569. These are not yet shown on the HWC GIS plans as the work as executed information has not yet been provided. The manhole locations are clearly visible on site.

The proposed subdivision falls into two catchments defined by Stage 1 and Stage 2. Land in the southern catchment (Stage 1) will drain to the recently completed sewer mains in Deposited Plan 1284569. Land in the northern catchment will drain to the existing sewer mains adjacent to Thorncliffe Avenue. **See Appendix 3 for draft sewer plan.**

5.0 CONCLUSION

The HWC Notice of Requirements advice and the location of existing water and sewer mains indicate that water and sewer services can be provided to the subdivision by extension of the existing infrastructure in the area.

Construction of the new mains would be undertaken as part of the development in conjunction with HWC under a routine major works deed.

APPENDIX 1

Hunter Water Notice of Requirements



Hunter Water Corporation
ABN 46 228 513 446
PO Box 5171
HRMC NSW 2311
36 Macquarie Drive
NEWCASTLE NSW 2300
1300 657 657 (T)
enquiries@hunterwater.com.au
hunterwater.com.au

9 September 2022

T J & S BUNT
204 BRUCE STREET
THE JUNCTION NSW 2291

Requirements for your Development Application

Application service:	Development Assessment (Section 50)
Property address:	512 RAYMOND TERRACE RD, THORNTON NSW 2322
Lot & Plan number:	Lot 191 DP 827070
Development description:	Torrens Title Subdivision of 1 lot into 26 lots
Hunter Water reference:	2022-1172

We have assessed your application for the above development and include the following requirements. All requirements will need to be met before a Compliance Certificate will be issued.

Works Requirements

Major Works Required

You need to complete [Routine Major Works](#) for your application.

Water:

- Extend watermains to provide each lot with a watermain frontage and water service.

Sewer:

- Extend sewer mains to provide each lot with a sewer point of connection.

All works are to be designed and constructed under a [Routine Major Works Deed](#).

Your Deed number is **2022-1172**.

Please email your completed deed to developer.deed@hunterwater.com.au.

For guidance in completing the Deed please refer to the Hunter Water website.

You will need to engage an [Accredited Design Consultant](#) to arrange for the design and inspection of works. The works must be carried out by an [Accredited Construction Contractor](#).

REF may be required

Depending on the works required, prior to submitting a final design, you may need to provide a Review of Environmental Factors (REF) to identify your development's impacts.

on the environment. Please contact us to discuss this requirement. This assessment incurs a fee payable on submission. More information can be found on our [website](#).

Permit to Enter

You will need to access a neighbouring property for the works. If so, please provide a signed [Entry Permit](#) with the design submission package.

Administrative & Document Requirements

Development Consent

To confirm that the application you have submitted to us is consistent with the development consent, you will need to upload a copy of either your **DA consent** from Council or your **Complying Development Consent** from your private certifier to your Property Self Service Portal.

Subdivision Plan - Torrens

Upload a PDF copy of the final plan of subdivision to the Property Self Service Portal. The plan must be drawn by a Registered Surveyor and include lot boundaries suitable for submission to Land Registry Services. Your surveyor will also need to email a DXF copy of the file to plan.check@hunterwater.com.au

Once the above requirements have been completed, you can have your plumber submit a [connection application](#) to have water meters and sewer connections completed.

These requirements are valid for 12 months from the date of this letter. For further details on developing, please see the [Supplementary Information and Guidance Sheet](#) or visit our website.

If you have any enquiries, please contact your designated assessment officer below.

Barry Calderwood - Account Manager Major Development
T: 02 4979 9721
E: barry.calderwood@hunterwater.com.au

Deed, Design or Construction enquiries please contact our Project Delivery Team below.

ADAM NASR – ALI BINESH – CAMERON ONIONS – MURRAY MELMETH
T: 1300 657 657
Deeds – Adam & Ali - developer.decd@hunterwater.com.au
REFs & Designs – Adam & Ali - design.submission@hunterwater.com.au
Construction – Cameron & Murray - finalise.project@hunterwater.com.au

APPENDIX 2

Hunter Water GIS Plan

APPENDIX 3

Draft Water and Sewer Plan

