

3001116.1 / 30012599.002

29 March 2019

Savills Australia  
Stephanie Ballango  
Level 25, Governor Phillip Tower 1  
Farrer Place, Sydney NSW 2000

Dear Stephanie,

**RE: Review of Water and Wastewater Servicing Strategies for the North Tuncurry Development Project**

SMEC Australia Pty Ltd (SMEC) was commissioned by UrbanGrowth NSW, now Landcom, to develop the Water and Wastewater Servicing Strategies for a proposed new development at North Tuncurry known as the North Tuncurry Development Project (NTDP). Reports documenting the results of these investigations, which were finalised in 2014, are appended to this letter. Since 2014 several changes have occurred, including:

- The development Master Plan has been updated (copy attached);
- UrbanGrowth NSW, is now known as Landcom; and
- MidCoast Water (MCW), is now MidCoast Water Services (MCWS) part of MidCoast Council.

The purpose of this letter is to outline the status of the 2014 Water and Wastewater Servicing Strategies and to confirm their overall suitability to support development approval for the proposed development.

**Water Servicing Strategy**

A review of the key design considerations for the Water Servicing Strategy is summarised in the table below.

ITEM	CURRENT STATUS OF REPORT	CONCLUSION
Development Density	The expected Equivalent Tenement (ET) load for the development is marginally higher than documented in the 2014 report due to the change in the masterplan.	The increase is marginal and does not affect the overall servicing strategy or serviceability of the proposed development.
Water Demands	The demands applied in the 2014 report were in accordance with the MCW Design Manual, which was applicable at the time. Written advice from MCWS has confirmed that these guidelines are still current (see attached letter from MCWS).	No change to the serviceability.

ITEM	CURRENT STATUS OF REPORT	CONCLUSION
Water Servicing - Trunk	It is proposed that the NTDP will be serviced as part of the Manning Water supply system, connecting to a DN600 DICL water main located on Lakes Way.	Given the marginal change in development density this connection is still considered suitable.
Water Servicing - Internal	The preliminary layout and sizing of the internal water mains are based on the previous masterplan.	Updates to the masterplan will affect the internal layout. However, this will not affect the serviceability of the development.

### Wastewater Servicing Strategy

A review of the key design considerations for the Wasterwater Servicing Strategy is summarised in the table below.

ITEM	CURRENT STATUS OF REPORT	CONCLUSION
Development Density	The expected ET load for the development is marginally higher than documented in the 2014 report due to the change in the masterplan.	The increase is marginal and does not affect the overall servicing strategy or serviceability of the proposed development.
Sewer Loadings	The loadings applied in the 2014 report were in accordance with the MCW Design Manual, which was applicable at the time. Written advice from MCWS has confirmed that these guidelines are still current (see attached letter from MCWS).	No change to the serviceability.
Wastewater Servicing Strategy – Reticulation System	<p>Two servicing options were considered for NTDP in the 2014 report; Gravity Sewerage System and Vacuum Sewerage System. This is still consistent with MCWS's expectation for the development, as outlined in the Hallidays Point Sewerage Scheme – Servicing Strategy (2016).</p> <p>A gravity reticulation sewerage system is preferable for the NTDP.</p> <p>The preliminary layout of the internal systems are based on the previous masterplan.</p>	<p>The assessment of these systems is still valid, with minimal changes due to the marginal change in load. Updates to the masterplan will also have a minimal effect on the internal layout.</p> <p>Overall these changes will not affect the serviceability of the development.</p>

ITEM	CURRENT STATUS OF REPORT	CONCLUSION
Wastewater Servicing Strategy – Trunk Main	The NTDP is included in the catchment for the Hallidays Point Wastewater Treatment Plant (WWTP), with several options considered for transferring flows to the WWTP. These options are consistent with MCWS’s expectation for the development, as outlined in the Hallidays Point Sewerage Scheme – Servicing Strategy (2016).	Given the marginal change in development loads this strategy is still considered suitable.
Servicing the Initial Stages of the Development	The initial stages of the development will be serviced via the Tuncurry No. 22 WWPS. This is consistent with the Hallidays Point Sewerage Scheme – Servicing Strategy (2016).	Changes to the masterplan may affect how many stages can be serviced via this WWPS. However, this will not affect the overall serviceability of the development.

**Summary**

In summary, while the 2014 Water and Wastewater Servicing Strategies will need to be updated as the development design is progressed, they are considered suitable for planning purposes and to support any necessary approvals.

Yours sincerely,



**Marlène van der Sterren**

Team Leader – Water Resources

**ATTACH**

- Attachment 1: North Tuncurry Masterplan
- Water Servicing Study, 30011196 Water Servicing Strategy\_rev D, dated 17 October 2014
- Wastewater Servicing Study, 30011196 - Wastewater Servicing Study - 2014-Rev 1\_final, dated 30 October 2014.
- MidCoast Water Letter – Water and Sewerage Development Standards, dated 18 February 2019

Attachment 1: North Tuncurry Masterplan

