



HUNTER WATER CORPORATION

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Reference: C1/17564 RAAF Base Williamtown Redevelopment Stage 1
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26 July 2002

The Secretary
 Public Works Committee
 Parliament House
 CANBERRA ACT 2600

Dear Sir / Madam

**RE: RAAF BASE WILLIAMTOWN REDEVELOPMENT STAGE 1 AND FACILITIES FOR
 THE AIRBORNE EARLY WARNING & CONTROL AIRCRAFT WILLIAMTOWN
 (NEAR NEWCASTLE), NEW SOUTH WALES**

Hunter Water Corporation has reviewed the Statement of Evidence to the Parliamentary Standing Committee on Public Works prepared by the Department of Defence for the RAAF Base Williamtown Redevelopment and attached is a brief submission from the Corporation. The Corporation's understanding is that the issues raised in the submission will be addressed by Defence as part of the redevelopment as Defence Representatives have had meetings with Corporation's Staff on these issues. If specific follow-up is required from the Corporation with respect to its submission, contact should be made with Mr Alan Thornton, Manager Strategic Operations on telephone number (02) 49 799 495 or Mr John O'Hearn, Manager Business & Urban Development on telephone number (02) 49 799 714.

Yours faithfully

DAVID EVANS
 Managing Director

Att.

HUNTER WATER SUBMISSION



**RAAF BASE WILLIAMTOWN
REDEVELOPMENT STAGE 1 AND FACILITIES
FOR THE AIRBORNE EARLY WARNING &
CONTROL AIRCRAFT WILLIAMTOWN (NEAR
NEWCASTLE), NEW SOUTH WALES**

INTRODUCTION

Hunter Water is a NSW State Owned Corporation with responsibilities for supplying water and sewerage services to approximately half a million people of the Lower Hunter. The Corporation's area of operations encompasses the Newcastle City Council, Lake Macquarie City Council, Port Stephens Council, Maitland City Council and Cessnock City Council areas.

Two (2) of the Corporation's major water supply sources are located adjacent to the RAAF Base at Williamtown, these being Grahamstown Dam and the Tomago Sandbeds Water Supply Source. The proposed redevelopment of Williamtown has little impact on the Grahamstown Source, but potentially has impacts on the Corporation's infrastructure located within the Tomago Sandbeds. The submission outlines the potential issues associated with the Corporation's infrastructure, which has already been previously advised to Defence Personnel.

In addition, the Corporation has no sewerage facilities within the Williamtown area, but Port Stephens Council and some local developers are looking at developing areas to the south of the Williamtown Base and any proposed diversion of the sewerage from the RAAF Base at Williamtown would have to be considered in conjunction with an overall servicing strategy being considered with Port Stephens Council.

The Corporation would expect that any impacts on its infrastructure that require expenditure as a result of the redevelopment of the RAAF Base would be funded as part of the redevelopment program by Defence.

In addition any relocation of sewerage facilities to a Corporation Treatment Plant would require Defence to meet all charges associated with such a transfer as would normally be applied to any other developer applying to increase load on Corporation's facilities.

The Corporation does not believe that the issues raised in this paper are such as to in any way jeopardise the redevelopment as outlined but wishes to document the impacts on the Corporation's infrastructure to ensure that they are properly addressed as part of the overall redevelopment.

POTENTIAL IMPACTS ON CORPORATION OPERATIONS

1A WATER QUALITY

The Corporation extracts groundwater from the Tomago Sandbeds which are located to the west, north and east of the RAAF Base at Williamtown. The water is pumped to the Corporation's Treatment Facilities located at Tomago where it undergoes treatment primarily to remove iron from the untreated waters and following treatment the water is disinfected, fluoridated and supplied to Hunter Water's consumers. As part of the normal operation of the RAAF facility there is the potential for contamination of the waters in the sandbeds to occur and similarly with any redevelopment contamination of the groundwaters is a potential issue. The Corporation would expect protection of water quality contained within the sandbeds to be specifically addressed in any environmental management plan that is prepared for the upgrade facilities and would be expected to be notified immediately if during redevelopment or in subsequent operations any activities occurred that could result in contamination of the water. The Corporation requires this information as quickly as possible to enable it to assess the potential for the contamination to not only impact on the waters we are extracting at the time, but to make conscious decisions as to whether to stop pumping from extraction facilities located near the base as our first response.

1B WATER QUANTITY

The Corporation has installed capacity within the Tomago Sandbeds to supply our treatment plants with some units available as spare in the event of breakdown of operating equipment. The Corporation therefore wishes to maintain its installed capacity and this means that the bore station located immediately to the north of the runway, known as Station 7, would continue to operate both during and after the redevelopment. The Corporation is not prepared to cease production from this facility as there are limited opportunity to the Corporation to redevelop similar extraction capacities within the sandbeds area.

1C SEWER

The Corporation has no sewerage facilities supplied to the Williamtown area with the nearest sewered areas being Medowie to the north and Raymond Terrace to the east. Any consideration to conveying sewage generated on the Williamtown Base to a Corporation facility will require consideration as to both the infrastructure required to transport the sewage to our nearest Treatment Plant (Raymond Terrace Wastewater Treatment Plant) and consideration as to upgrades required of the capacity of that Treatment Plant.

Port Stephens Council has expressed interest in development to the south of the Williamtown Base and preliminary developer inquiries have already been received by the Corporation as to potential options for providing sewerage services to that area. Any consideration of conveying sewage generated on the Williamtown Base to a Corporation facility will have to be done in the broader context of a provision of sewerage to the Williamtown Area and both the Corporation, Port Stephens Council and potential developers will need to be involved in developing an overall sewerage system strategy for the Williamtown Area.

It would be expected that Defence would fund whatever portion of costs are determined to be appropriate to the Williamtown Facility in providing the overall sewerage servicing strategy for the Williamtown Area as well as the appropriate apportionment of costs for upgrading the treatment complex.

1D INFRASTRUCTURE

1D (a) Pipes

The Corporation has pipe infrastructure buried below ground that will be impacted by the proposed redevelopment. One of these is located along the boreline at Station 7, which has been discussed above. In addition however, the Corporation's main header pipe for the Tomago Sandbeds extraction facilities follows the access road which is shown to be impacted by the proposed ordnance loading facility. The Corporation requires ongoing access on a 24-hour basis to its pipeline for maintenance purposes and it would be expected that the redevelopment will continue to provide access to these pipelines. If access is not able to be provided the Corporation would expect the pipelines to be relocated in such a way that continuing access can be provided.

1D (b) Pumps

The only pumps located in the area proposed to be impacted by the redevelopment are those associated with the Corporation's Pump Station No.7. As with pipelines, the Corporation requires ongoing access to these pumps for maintenance and repair purposes. This maintenance is required potentially on a 24-hour basis and therefore 24-hour access will be expected to be provided both during redevelopment and following development.

1D (c) Pumps

The Corporation's main power supply for its Tomago Infrastructure follows the main access road which is shown to be impacted by the ordnance loading facility. The Corporation requires 24 hour access to these power lines for maintenance and repair purposes and the Corporation's expectation

would be that either this access will continue to be provided or the power lines will be relocated to enable continuing access. Similarly a Corporation power line services the pumps for Pump Station No.7. The Corporation understands from discussions with Defence Personnel that an option there is to relay a section of this power line underground which is acceptable to the Corporation again provided ongoing access can be provided.

1D (d) Access

The Corporation's main access road between Tomago and Lemon Tree Passage follows the line of the main header pipeline and power supply and is shown to be potentially impacted by the ordnance loading facility. The Corporation requires access alongside its main pipelines and power lines for maintenance and repair purposes and the Corporation would expect that ongoing access will be maintained. Likewise access currently exists to all facilities associated with the No.7 Station. The Corporation will require ongoing access during and after redevelopment.

1E SAFETY

The Corporation has a responsibility to provide a safe working place for its employees. The Corporation would expect as part of the redevelopment that any potential safety issues to Corporation employees would be identified and designed out as far as possible. Where ongoing potential safety issues for Corporation's employees either working near or within nominated distances of the ordnance loading facilities will apply, the Corporation will expect to be advised of any requirements that it needs to place on its employees related to those facilities.

SUMMARY

The above outlines the Corporation's key issues related to the proposed redevelopment of the RAAF Base Williamtown. The Corporation does not consider these to be insurmountable and the issues have already been discussed with Defence who have indicated that the issues will be taken into account as part of the redevelopment.

It should be pointed out that the Corporation has had a good working relationship with the facility at Williamtown and would expect that this working relationship will continue into the future.