



HUNTER WATER CORPORATION
PO BOX 5171 HRMC NSW 2310
36 HONEYSUCKLE DRIVE NEWCASTLE
TEL 1300 657 657 ABN 46 228 513 446
WWW.HUNTERWATER.COM.AU

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Reference: HW2007-1193

Telephone: 4979 9473

Facsimile: 4979 9468

Michael Noonan
Regional Land Pty Ltd
Email: michael.noonan@regionalland.com.au

Dear Michael

RE: PROPOSED SANCTUARY VILLAGES DEVELOPMENT

Hunter Water is pleased to provide comment on Hardie Holding's revised proposal for the 'Sanctuary Villages' development at Paxton. I refer to drawing "Sub-division Plan - Paxton" dated April 2008.

Hunter Water's buffer zone policy does not support any rezoning proposal that would lead to an intensification of residential or commercial development within the Wastewater Treatment Works buffer zone. Hunter Water is willing to support compatible development within the buffer zone, including open space, drainage basins, natural bush/forests, constructed wetlands, flora and fauna reserves, certain industries and agricultural use.

Hunter Water's previous advice to the Department of Planning was provided without viewing the subdivision plan cited above. Hunter Water has viewed the above subdivision plan and does not oppose Hardie Holding's revised proposal for the 'Sanctuary Villages' Development at Paxton on the grounds of the WWTW buffer zone. Regarding the area titled "Potential Future Commercial/Tourist Expansion", Hunter Water reserves the right to comment on this area within the WWTW buffer zone when more information is known on the development.

Yours sincerely

Darren Cleary
Manager Wastewater & Environment