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Ref: 2007-592

NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attn : Dorna Darab

Dear Dorna,

**DIRECTOR GENERAL ENVIRONMENTAL ASSESSMENT REQUIREMENTS
CATHERINE HILL BAY, MIDDLE CAMP AND NORDS WHARF**

Thank you for the opportunity to review the Director General's Environmental Assessment Requirements for developments at Catherine Hill Bay and Middle Camp. The proposals include an additional 600 new dwellings at Catherine Hill Bay, 222 at Middle Camp and 90 at Nords Wharf.

Servicing strategies for each of the sites have been prepared by the developers and approved by Hunter Water. Hunter Water will continue to work with the developers to ensure that the requirements of the servicing strategies are delivered. Some key issues that may warrant the Department of Planning's attention are detailed below.

KEY ISSUES AND ASSESSMENT REQUIREMENTS

Water Supply System

To service Catherine Hill Bay and Middle Camp with potable water, a new reservoir will be required. The servicing strategy identified a preferred location for the reservoir to be at the corner of Montefiore Street and Pacific Highway, Catherine Hill Bay. This land is currently owned by DECCW. Hunter Water owns a site at Catherine Hill Bay that was previously considered as a potential location for a reservoir. The new site is better located to service the development more efficiently and will result in significant environmental benefits, as opposed to locating a reservoir at the old site.

Hunter Water and DECCW have agreed in principle to a land swap on the condition that any costs associated with the land swap will be fully borne by the developer. In addition, DECCW have nominated the following conditions that may apply for the land swap to be approved:

- A comparison of the ecological values of both parcels of land and suitability of the existing HWC for inclusion in the DECCW conservation reserve; and
- The existing HWC land may require some level of rehabilitation.

Pending formal agreement by DECCW to participate in the land swap, the Department of Planning may wish to consider zoning the site at Montefiore Street for infrastructure use.

The approximate location of both of these sites is shown in **Figure 1**.

Sewerage System

A servicing strategy has been completed for this area which recommends the optimal provision of infrastructure to serve the development. This infrastructure will deliver flows from the development to Hunter Water's Swansea South wastewater pumping station (WWPS) which will require a developer funded upgrade.

To service part of the Rose Group development at Catherine Hill Bay a section of sewer carrier main will be required to be constructed through proposed national park land. The location of the proposed carrier main is shown in **Figure 1** attached. To have minimal impacts on the environment, the developer has proposed to construct the carrier main using trenchless technology.

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 'SG' with a stylized flourish.

Stephen Glynn
Account Executive Major Development
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Attached: Figure 1

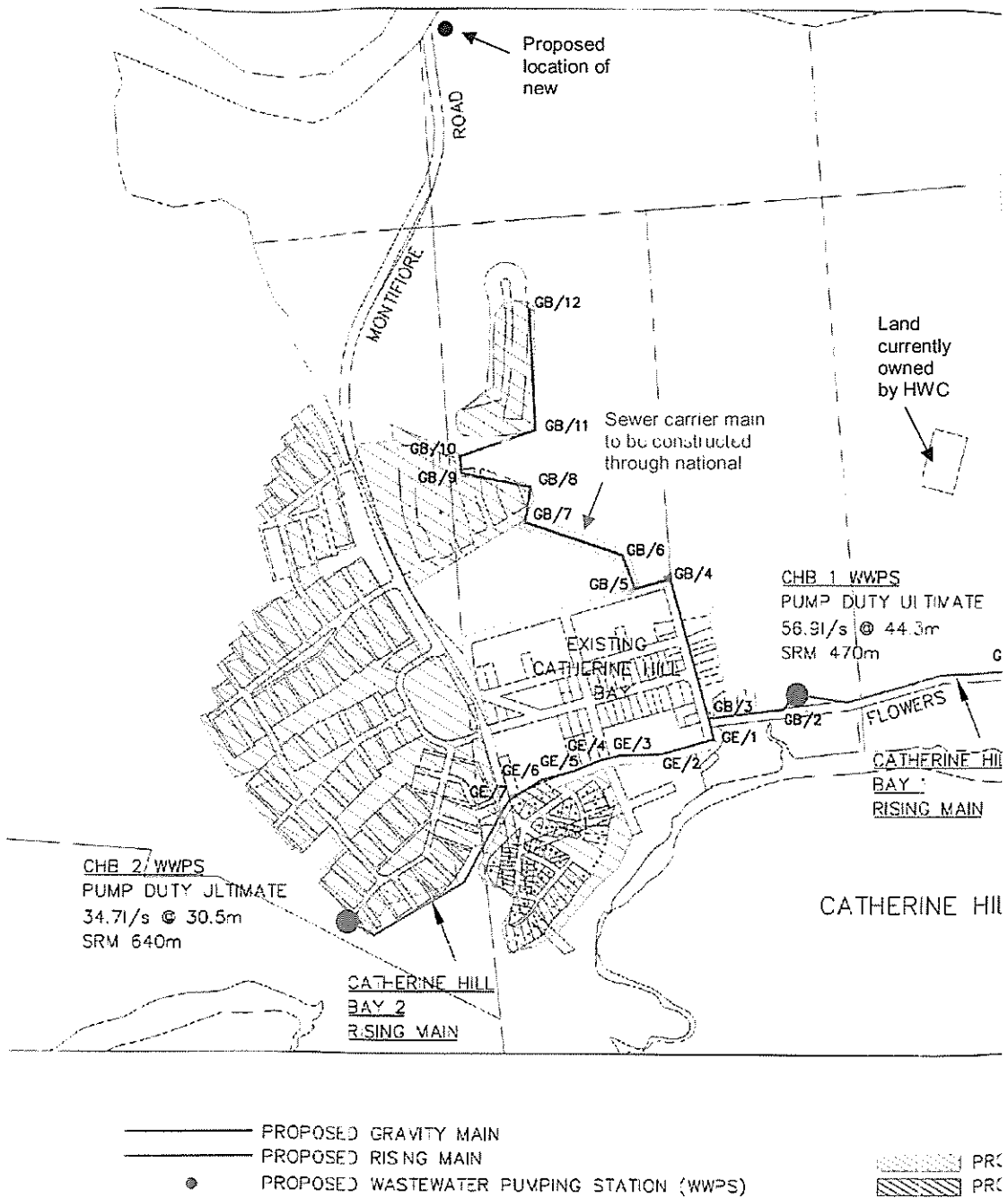


Figure 1 Plan Showing Location of Proposed Sewerage Infrastructure Servicing Catherine Hill Bay. (Extract from Sewer Servicing Strategy.) Proposed location of water supply reservoir is also shown.