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3 December 2024

Hunter Water Ref: HW2017-1215/18/82  
Your Ref: 3106

The General Manager  
Maitland City Council

Attention: Adam Kennedy  
Via: NSW Planning Portal

Dear Adam

**RE: 107 HAUSSMEN DRIVE THORNTON REZONING PROPOSAL - LEP PP-2021-2820 and PP-2022-4101 (Reference number: REF-3106)**

Hunter Water has no objections to amendment to the Maitland LEP 2013 by rezoning land from RU2 Rural Landscape zone to a proposed part R1 General Residential zone and C3 Environmental Management zone at 107 Haussman Drive, Thornton.

The site has been identified on Hunter Water's Maitland Growth Plan with development forecast to proceed after 10 years, however, based on this rezoning referral, Hunter Water will update our forecast to indicate future connections can be expected within 5 years. Please advise if this expectation is incorrect.

Hunter Water confirms that the proponent lodged a Preliminary Servicing Application in 2015. Although this application has expired, and Hunter Water recommends the Proponent submit a new application so we can provide updated servicing advice and indicative developer charges.

**Water Supply**

The site is located in the Four Mile Creek 1 Reservoir (Buttai) water supply zone and it is expected sufficient capacity will be available to service the proposed subdivision. At the time of subdivision, the developer will need to prepare a water servicing report to confirm network connections and security of supply options.

**Wastewater Transportation**

The site has potential to connect to various wastewater pumping station catchments. At the time of subdivision, the developer will need to prepare a sewer servicing strategy to confirm network connection points and assess the downstream network capacity and identify any developer funded network upgrades.

**Developer Charges**

Please note, Hunter Water has reintroduced developer charges for new connections to our water and wastewater networks. These charges are being phased in with the full charge payable in the 2026/2027 financial year.

If you require further advice or clarification regarding this submission, please contact the undersigned on 02 4081 5826 or at [barry.calderwood@hunterwater.com.au](mailto:barry.calderwood@hunterwater.com.au).

Yours sincerely

**Barry Calderwood**  
**Account Manager Major Development**