



Hunter Water Corporation
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2 September 2022

Our Ref: 2019-913

City of Newcastle
Development Assessments
12 Stewart Ave
Newcastle West NSW 2300

Dear Sir/Madam

DEVELOPMENT APPLICATION DA2019/0966 – ST JAMES' REDEVELOPMENT

Hunter Water writes in relation to the above development application DA2019/099 (DA) which is currently before the Land and Environment Court.

We note that you have provided a copy of following plans which show the road widening of Vista Parade to support the expansion of St James' School:

- Road Winding and Eight Turn Bay on Vista PDE Road Widening Plan Option 1, Revision 04-26.08. 2022 prepared by BTE Consulting; and
- Road Widening and Right Turn Bay on Vista PDE General Arrangements Plan Option 1, Revision 04-26.08.2022 prepared by BTE Consulting.

The proposed road widening will require works on approximately 2.5m² of Lot 11, DP 560852 which is owned by Hunter Water.

We understand the above plans will form part of an amended DA and your client has requested owners consent from Hunter Water for the lodgement of DA to include part of Hunter Water's land.

Hunter Water hereby confirms that it has no objection to the lodgement of the DA impacting part Lot 11, DP 560852 as the land owner of that land for the purposes of clause 49 of the *Environmental Planning and Assessment Regulation 2000*. This consent is subject to the following limitations:

- consenting to the DA including works on land owned by Hunter Water is for the purposes of satisfying the requirements of clause 49 only. It does not provide your client with any property law right to access or carry out any development on Hunter Water's land;
- adjustment of the existing gate and a layback will also be required to enable safe entry and exit through the gate; and
- if approved the dedicated land must not be built on and must be clearly identified as not to be used for parking which could restrict Hunter Water's access, which is required 24/7, for operational purposes. Any site adjustments will be at a cost to the development.

Please note this response is subject to detailed survey plans, evidence of Development approval and valuation for compensation being provided, to enable Hunter Water's further review.

Your client will then need to make suitable arrangements to carry out the works with Hunter Water at a later time in the event that the DA is granted development consent.

This letter is issued by Hunter Water acting in the capacity on landowner only and does not constitute approval by Hunter Water as statutory authority under the Hunter Water Act 1991.

If you have further queries or require additional information in this regard, please contact Amy Batten, Property Manager, on 4979 9401 or property.management@hunterwater.com.au .

Yours sincerely



Mark Hickey
Group Manager Property & Services
Hunter Water Corporation