

15 June 2023

Steven Head
General Manager
Hornsby Shire Council
296 Peats Ferry Road
Hornsby 2077 NSW

Re: Landowners consent for Westleigh Park Project development application
Property: Part 42-82 Quarter Sessions Rd, Westleigh (comprised in Lot 100 DP1217395)

We refer to your letter dated 1 June 2023 requesting Sydney Water's consent for Hornsby Shire Council (Council) to submit a development application for the Westleigh Park Project in respect to the above Property.

In the spirit of collaboration and to assist with project milestones, Sydney Water consents to the lodgement of the development application subject to Council, in its capacity as the consenting authority, imposing the following conditions to the approval of the development application:

Condition 1 – Subject to approval of our engineering requirements

Sydney Water cannot support or approve the proposed Sefton Road extension through the Thornleigh Reservoir site (Road Extension) until such time that we have been provided adequate design information and had time to consider its impact to our operations.

The approval of the development application must be made conditional upon Council demonstrating, on terms satisfactory to Sydney Water, that the Road Extension meets our key engineering requirements outlined in our letter dated 27th February 2023 and reiterated below:

- Maintain structural integrity of the dam and associated infrastructure, including all pipework, valve chambers and all parts of the embankment;
- Maintain ease of access to existing and proposed Sydney Water assets, to continue to operate and maintains assets safely;
- Meet all necessary obligations associated with Dam Safety Regulations;
- Maintain security of all critical water supply assets within the Thornleigh Reservoir site; and
- Meet Sydney Water requirements in limiting use of proposed Council Road through Sydney Water land.

Sydney Water's number one priority is to provide safe, clean drinking water to our customers. We are tasked with the responsibility to ensure that our infrastructure and water supply capabilities are not compromised by Council's development application. In this regard, Sydney Water reserves its rights to modify or reject the Road Extension if key engineering requirements cannot be met to our satisfaction.

For any further enquiries regarding the engineering requirements, please contact [REDACTED] on [REDACTED] or [REDACTED].

Condition 2 – Sefton Road Extension Usage

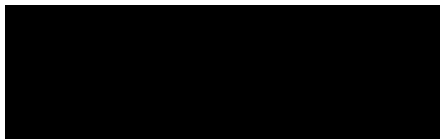
To maintain the security of our water infrastructure and for operational reasons, the usage of the proposed Road Extension must be limited to occasional use only. Development approval must be made conditional upon Council demonstrating that the road is “for specific controlled use, not providing a day to day through access” to the satisfaction of Sydney Water. While we appreciate the measures taken by Council to mitigate usage, Sydney Water reserves its rights to impose further restrictions prior to the development approval of the Road Extension.

Condition 3 – Property Tenure

Final approval is also subject to satisfactory commercial arrangements being entered into for the property tenure, including the amount of compensation payable to Sydney Water. The tenure will need also need to outline conditions relating to use and maintenance and recognise that the road is “for specific controlled use, not providing a day to day through access”. In this regard, it is recommended that Council contact our Property Services team via [REDACTED] on [REDACTED] or [REDACTED] to discuss Council’s acquisition requirements and the compensation process.

We trust our landowners consent letter will meet your requirements to lodge and grant conditional approval of the development application for the Westleigh Park Project without limiting Sydney Water’s rights during the DA Assessment process and thereafter.

Yours sincerely

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Head of Systems and Asset Planning