

ANSWERS TO QUESTIONS ON NOTICE
Mr Matthew Scard, Chief Executive Officer, Celestino Pty Limited
Public Hearing - Select Committee on the Proposal to Raise the Warragamba Dam Wall – 8
November 2021

The Hon. ROD ROBERTS: Certainly, no problem. When did Celestino purchase the land at Glossodia, the Jacaranda estate?

Mr SCARD: I do not have that exact year with me but we have owned it for quite a number of years,

The Hon. ROD ROBERTS: Will you be able to provide that on notice later on?

Mr SCARD: Sorry?

The Hon. ROD ROBERTS: Would you be able to provide that on notice later on?

Mr SCARD: Yes, of course, I will take that on notice.

ANSWER: Jacaranda was acquired in September 2008

The Hon. ROD ROBERTS: No, that is fine. You say that you are working in consultation with Hawkesbury council, and I accept that. During this work with Hawkesbury council have you since become aware

that the access roads that I have nominated—Terrace Road, Freemans Reach Road, Florence Lane, Creek Bridge

Road; the access roads to your developments—are subject to flooding? Has that been raised with you by

Hawkesbury council?

Mr SCARD: I am not aware, no.

The Hon. ROD ROBERTS: So it is not an issue?

Mr SCARD: I will take that on notice and come back to you.

ANSWER: Celestino has become aware in the process of the preparing of documents for Hawkesbury Council that some of the access roads to our development - Terrace Road, Freemans Reach Road and Creek Bridge are subject to flooding.

Celestino consultants, and possibly previous Celestino staff, have discussed the proposed development and flooding of access roads with Council and New South Wales Emergency Services (SES).

The flooding of Terrace Road, Freemans Reach Road, Florence Lane and Creek Bridge Road are not an issue relating to the Jacaranda and North Richmond sites needing to be evacuated during a flood event.

The Hon. ROD ROBERTS: How much did you pay for the land at Glossodia, the Jacaranda Park estate?

Mr SCARD: I do not have the number exactly with me right now but that can be found, I think, in public records. I can take that on notice and report back to you.

The Hon. ROD ROBERTS: If you would please. And also the Hambledon Park estate. How much did you pay for that?

Mr SCARD: That is the same. I can take that on notice.

ANSWER: Celestino paid \$6,450,000 for Jacaranda. Celestino paid \$60,000,000 for Hambledon Park.

The Hon. ROD ROBERTS: It is pretty hard to buy into a development if you cannot access it because the roads are under water.

Mr SCARD: I might have to take on notice an assessment of those roads in and out of the developments.

The Hon. ROD ROBERTS: All right.

ANSWER: We have assessed the roads for Jacaranda as part of the planning approval process and identified Terrace Road, Freemans Reach Road and Creek Ridge Road as roads that would be inundated during a flood event. There are other roads such as Spinks Road and Kurmond Road that do not flood and provide access from the development. In addition to this, these assessments were carried out before the sale price is determined for the development lots.