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**Attention:** Mr Tom Cook  
Town Planner

Our Ref: DOC12/149901  
Your Ref: 102166  
12 December 2012

Dear Mr Cook

**PROPOSED DEVELOPMENT:** Subdivision at Mundamia  
**APPLICANT:** Twynam Mundamia P/L  
**PROPERTY:** Lot 1 DP1021332 and part Lot 458  
DP1063107

### **Notification of proposed development adjoining Crown land**

Thank you for your letter of 3 December requesting Crown Lands comments on the above proposed development, based on your letter.

The proposal involves a Crown road that is proposed to be constructed and/or closed and/or otherwise included in the development. This Crown road is also the subject of a subdivision proposal via Allen Price and Associates' (APA) Nowra office.

A search of Departmental records does not yield any road closing application for the part closed Crown road shown on the subdivision plan accompanying the letter.

No approval has been given by the Department under the provisions of the Roads Act 1993 for the construction of the adjoining Crown road.

In accordance with departmental policy any Crown roads proposed to be upgraded or utilised for access in conjunction with a development or subdivision proposal must be transferred to Shoalhaven City Council (SCC) for management as a Council public road. Should Council decline to accept control of the road, any access or construction works being proposed on these roads will not be authorised.

The proposed part closing of the road without closing or transfer of the remaining portion of the road is unacceptable to the Department, as it results in fragmentation and isolation of the remaining Crown road parcel, creating a future management burden.

Crown Lands recommend that SET consult with both APA and Shoalhaven City Council to determine a common outcome for whole of the unformed Crown road prior to any further subdivision action.

Unless the Crown road is fully closed or transferred to Council the proposal must not:

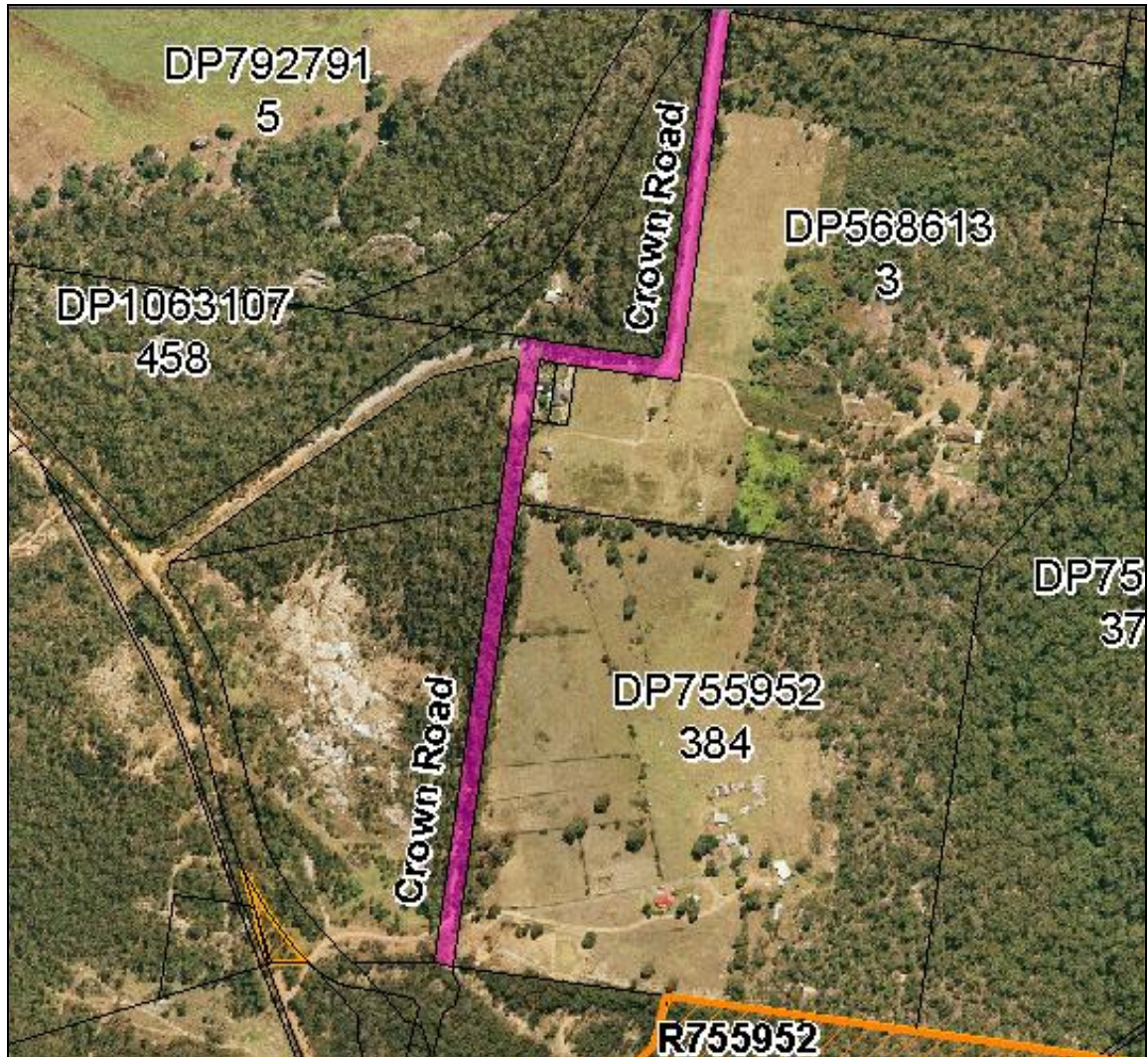
- Encroach upon or remove any vegetation from the adjacent Crown road,
- Stockpile materials, equipment or machinery on the adjacent or adjoining Crown road,
- Use the un-constructed Crown roads for any purpose other than that of access nor undertake any works on the land to facilitate vehicle access, prior to transfer to Council.
- Direct stormwater discharges, septic or contaminated waste on the adjacent and adjoining Crown land, or
- Use the adjacent and adjoining Crown land as effluent management zones or as asset protection zones.

As a separate matter no reserves created within the subdivision are to vest in the Crown.

If you require any clarification on the above comments please call me on the above number.  
Yours sincerely



Helen Wheeler  
Natural resource Project Officer  
Crown Lands Division, Nowra



Proposed subdivision at Mundamia: Crown Road shown in pink highlight at the eastern side of the proposed development.