

Hi Denis

DPE – Crown Lands would have no objection in-principle to a proposed re-zoning provided that the proposal doesn't impact upon the public right of access which exists in respect of the road. However the department's position would be that the road corridor itself must not be considered as part of any sub-division plans. Until such time as the road is closed and purchased, the status of the land as a Crown public road must continue to be reflected throughout any re-zoning and / or sub-division processes.

The department would welcome the opportunity to confirm its position via a submission should the proposal be progressed to exhibition.

Please contact me if any further information is required.

Cheers
Derek

Derek van Leest

Group Leader Property Management

Department of Planning and Environment | Crown Lands

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The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Denis Atkinson <datkinson2630@bigpond.com>

Sent: Tuesday, 14 June 2022 4:08 PM

To: Derek Van Leest <derek.van.leest@crownland.nsw.gov.au>

Cc: 'Josh Eagleton' <jeagleton@barnson.com.au>

Subject: FW: REQUEST FOR ADVICE - Crown Road Reserve Off South Arm Road Urunga

Hi Derek ,I received the below email from Lisa Armstrong on the 19th May indicating that this matter had been referred back to your section of Crown Lands for comment .Can you please advise if you require any additional information for your consideration and a possible time-line for a response from the Crown .Thank you .

Regards

Denis

0477012851

datkinson2630@bigpond.com

From: Lisa Armstrong <lisa.armstrong@crownland.nsw.gov.au>

Sent: Thursday, 19 May 2022 9:54 AM

To: Derek Van Leest <derek.van.leest@crowland.nsw.gov.au>
Cc: datkinson2630@bigpond.com; jeagleton@barson.com.au
Subject: FW: REQUEST FOR ADVICE - Crown Road Reserve Off South Arm Road Urunga

Hi Derek,

Please see below explanation of the request from Denis Atkinson regarding the Crown road adjoining Lot 148 DP755557, which was recently forwarded to the Roads Team for action.

In summary, they are not interested in purchasing the Crown road at this time, but seeking a comment from Crown Lands regarding the re-zoning of the adjoining freehold to satisfy council requirements for their planning proposal. I believe this comment comes from your arm of Crown Lands, and we will manage the road closure and purchase if/when the planning proposal gets to that stage. Could you please provide comment back to Denis & Josh.

Denis, apologies that you are being bounced around the department in an attempt to satisfy council's requirements for your planning proposal. Derek (or someone from his team) will get back to you with a comment for Council.

Kind regards,

Lisa

Lisa Armstrong
Senior Business Centre Officer, Roads – Customer Services & Operations
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From: Denis Atkinson <datkinson2630@bigpond.com>
Sent: Wednesday, 18 May 2022 3:33 PM
To: Lisa Armstrong <lisa.armstrong@crowland.nsw.gov.au>
Cc: 'Josh Eagleton' <jeagleton@barson.com.au>
Subject: FW: REQUEST FOR ADVICE - Crown Road Reserve Off South Arm Road Urunga

Lisa ,I refer to both your email dated the 9th May 2022 and our telephone discussion today .As explained our request stems from our discussions with Bellingen Council as part of a Planning Proposal {PP} to rezone lands within Lot 148 DP 755557 presently zoned RU 4 to R 5 .Part of the

subject property has legal access via a Crown Road reserve as shown on the attached plan and as such we have been requested to liaise with the Crown as part of the PP process by Council . The issue is further complicated as a PP is being prepared by another consultancy for the adjoining lands either side of the Crown Road reserve {Barnson Consulting} and I have copied their representative in on this email .As part of the Barnson PP they will be incorporating the rezoning of the actual road reserve and it is envisaged that they will purchase the reserve and do a boundary adjustment excising a section of their clients land and adding to my clients land to retain access to my clients property .This is ,however ,all subject to the PP's being approved {indications are that Council will support both PP's} and the boundary adjustment taking place .Should the adjoining owners not proceed or fail to undertake the boundary adjustment my client will still require the section of road reserve in question for access and this may then involve the closure and purchase of the reserve or at least a 10m strip purchased by both parties .

I understand this is possibly a most unusual set of circumstances but to satisfy Council we must liaise with the Crown .From our discussions it seems likely that you will need to discuss this internally to ascertain the Crowns response and should you require any further detail could you please contact both myself and Josh at Barnson's as we are both working together to resolve the issues relating to both proposals .Thank you for your input thus far and looking forward to your response .

Regards

Denis
0477012851
datkinson2630@bigpond.com