

Our ref: 25/07992#68

Your ref: SSD-97092958

Mirvac Residential (NSW) Developments Pty Ltd

Level 28, 200 George Street Sydney NSW 2000 Australia

14 January 2026

Subject: Bullecourt Avenue, Milperra- Early Works & Stage 1

Dear Sir/Madam

The Department of Planning, Housing and Infrastructure – Crown Lands has reviewed the proposal.

It is noted from a review of the Environmental Impact Statement (EIS), that the proposal is situated on Lot 2 in DP1291984 and Lot 1 in DP101147, both of which are not Crown Land. However, there is Crown Land directly adjoining the proposal footprint, being Crown Reserve 62624 (Lots 1, 2 & 3 DP91953). In addition, Ashford Avenue and the Western portion of Bullecourt Avenue adjoin the project footprint and are Crown Roads. Accordingly, Crown Lands provides the following comments in relation to these areas, and the likely impact that the proposal may have;

- Crown Reserve 62624 for the purpose of Public Recreation comprises Lots 1, 2 & 3 DP 91953. Canterbury-Bankstown Council is the appointed Crown Land Manager (CLM) for this reserve and is responsible for the day to day reserve management. It is important that Council are referenced as part of this proposal for any comments or requirements they may have in relation to the proposal.
- Both Ashford Avenue and the Western portion of Bullecourt Avenue (between Ashford Avenue intersection and Lot 1 DP101147) are Crown Roads. A review of the EIS indicates that both of these roads are required for access to the proposed development. In addition, substantial works are proposed for Ashford Avenue including a new access road at the location of the existing driveway on Ashford Avenue and kerb extensions on Ashford Avenue north of Zonnebeke Crescent.

Crown Lands is not a road construction or maintenance authority. Where road works are proposed by someone other than the department, and those works require development consent under the Environmental Planning & Assessment Act

1979 the road is considered suitable for transfer to the appropriate road authority in accordance with the Departments Administration of Crown Roads Policy.

As any approved development at this locality would rely on these Crown Roads for access, Crown Lands requires the transfer of these roads to the appropriate Roads Authority.

More information regarding Crown roads can be found at the following link:

<https://www.crownland.nsw.gov.au/licences-leases-and-permits/information-about-crown-roads>

If the proponent requires further information, or has any questions, please contact, Paul Harper in Crown Lands, on 0448 669 836 or at paul.harper@crownland.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read "P. Layt".

Paul Layt,

Group Leader, Property Management Sydney

Crown Lands and Public Spaces