

Our ref: 25/07992#12

Your ref: SSD-3846-Mod-1

Locked Bay 5022

Parramatta NSW 2124

5 September 2025

Subject: West Culburra Mixed Use Subdivision - Mod 1

Dear Ms Burn

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

No Crown land, roads, or waterways are contained within the project footprint.

The proposed modification to adhere to the minimal development setback of 100m from the MHWL is welcomed.

Crown Lands as the adjoining landowner of the foreshore reserve, being Lot 7309 DP 1163571 and the waterway adjacent to the project site has no objection to the proposed modifications.

DPHI Crown Lands looks forward to reviewing any subsequent development application including the supporting Stormwater Management Plans, Construction and Operational Environmental Management Plans and Sediment and Erosion Control Plans.

Please note that should the project boundaries be amended to include any Crown land, roads, or waterways, further advice from Crown Lands should be sought.

If the proponent requires further information, or has any questions, please contact Marianne Jones in Crown Lands, on (02) 4428 4157 or at Marianne.jones@crownland.nsw.gov.au.

Yours sincerely



Heike Peterlin,

Group Leader

Land and Asset Management, Crown Lands and Public Spaces