

Our ref: 25/07992#21

Your ref: SSD-29491142

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2 October 2025

Subject: Cobbora Solar Farm

Dear Sir/Madam

The Department of Planning, Housing and Infrastructure – Crown Lands has reviewed the proposal. Crown land, roads or waterways are included within the project footprint on this occasion. These areas are highlighted on the attached map accompanying this correspondence.

For the use and access of Crown land, roads, or waterways within the project footprint, the following considerations apply:

- The Crown land subject to the proposal includes Lots 7302 DP1152415, as shown on the attached map. This land is reserved for the purposes of “Future Public Requirements”. The land is not currently held under a licence/lease. Please note that this land is currently subject to an undetermined Aboriginal Land Claim.
- The Crown land subject to the proposal includes Lots 46 DP257066, as shown on the attached map. This land is reserved for the purposes of “Future Public Requirements. The land is not currently held under licence/lease. Please note that this land is currently subject to an undetermined Aboriginal Land Claim.
- Please note that Crown Reserve No: R754317 - Lot: 7301 DP1152415 is not in the Project area, although it adjoins the Project on the western side of Sandy Creek.
- While no direct impact is anticipated, it is recommended that appropriate measures are taken to ensure no encroachment or unintended impacts occur on the adjoining Crown roads.
- Any use or occupation of the Crown land during the assessment phase will require consultation with Crown Lands to obtain the necessary authority under the *Crown Land Management Act 2016* and/or the *Roads Act 1993*.
- If Crown roads are required for access, they may need to be transferred to Council, or an application made to close and purchase the roads. Interim tenure may be required to avoid delays.

- Crown Lands notes that there are several Crown roads within the project area. These roads may provide legal access to the development but may not provide practical access.
- If the proposal necessitates the acquisition of Crown land/roads, this must be undertaken in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* (LAJTC Act).
- Authority to use, traverse, access, or construct infrastructure on Crown land and roads is required under the *Crown Land Management Act 2016* and/or the *Roads Act 1993*. It is recommended that the proponent contact Crown Lands as early as possible to discuss and initiate the necessary processes to authorise the use of and/or access to Crown land and roads. If infrastructure is to be built on Crown land or roads, consent from the Minister for Water, Property and Housing (via Crown Lands) will be required. Constructed roads may also need to be transferred to Council.

Further information and guidance can be found at the following links:

- **Crown Roads and Enclosure Permits:** [Crown Roads Information](#)
- **Landowner's Consent for Crown Land and Roads:** [Landowner's Consent](#)
- **Compulsory Acquisition:** [Compulsory Acquisition Information](#)

If the proponent requires further information, or has any questions, please contact Andrew Cosier in Crown Lands, on 68835441 or at: andrew.cosier@crowmland.nsw.gov.au.

Yours sincerely



Leasa Hutchins

Acting Group Leader - Property Management

Crown Lands and Public Spaces



