



allen, price & associates
land and development consultants

7 November 2012
Our Ref: 25489 MJPmkc

NSW Police Force
Nowra Police Station
88 Plunkett St
NOWRA NSW 2541

Dear Sir/Madam

PROPOSED RESIDENTIAL SUBDIVISION AT MUNDAMIA FOR TWYNAM MUNDAMIA PTY LTD

Twynam Mundamia Pty Limited is currently in the process of obtaining approval for a 312 lot subdivision at Mundamia, to the west of Nowra.

As part of the requirements for the Part 3A application to be lodged with the NSW Department of Planning and Infrastructure, we are required to consult with your Department over this matter.

We hereby request that you forward to us in writing your comments on the proposed subdivision layout. A copy of which is attached.

This site forms part of the growth area #5 that was identified as part of Shoalhaven City Council's "Nowra Bomaderry Structure Plan", which was extensively consulted via Shoalhaven City Council a number of years ago. The growth area at Mundamia is also part of the Draft Shoalhaven LEP 2009, which has also undertaken extensive community and state government department consultation.

We look forward to receipt of your departments view on this development.

Yours Faithfully
ALLEN, PRICE & ASSOCIATES



Matt Philpott



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land and development consultants

7 November 2012
Our Ref: 25489 MJPmkc

State Emergency Service
Illawarra-South Coast Region
PO Box 1460
WOLLONGONG NSW 2500

Dear Sir/Madam,

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Yours Faithfully
ALLEN, PRICE & ASSOCIATES

Matt Philpott



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7 November 2012
Our Ref: 25489 MJPmkc

Land and Property Management Authority
PO Box 309
NOWRA NSW 2541

Dear Sir/Madam

PROPOSED RESIDENTIAL SUBDIVISION AT MUNDAMIA FOR TWYNAM MUNDAMIA PTY LTD

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Yours Faithfully
ALLEN, PRICE & ASSOCIATES

Matt Philpott



Matt Phillpott
Allan Price and Associates
PO Box 73
NOWRA
NSW 2541

5 O'Keefe Avenue (PO Box 309), Nowra NSW 2451
phone: 4428 9133
fax: 4421 2172
email: Helen.wheeler@lands.nsw.gov.au
www.lands.nsw.gov.au

Attention: Matt Philpott

Our Ref: DOC12/142822
Your Ref: dwg 25489 – 01
26 November 2012

Dear Mt Philpott

| | |
|------------------------------|-------------------------------------------------------------------|
| PROPOSED DEVELOPMENT: | Subdivision at Mundamia – Lot 3 DP 568613 and Lot 384 DP755952 |
| APPLICANT: | Twynam Mundamia P/L |
| PROPERTY: | Lot 3 DP 568613 and Lot 384 DP 755952 |

Notification of proposed development adjoining Crown land

Thank you for your letter of 7 November requesting Crown Lands requirements of the above proposed development, based on the provided drawing 25489 – 01.

The proposal involves Crown roads that are proposed to be constructed and/or included in the development. No approval has been given by the department under the provisions of the Roads Act 1993 for the construction of the adjoining Crown roads.

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 Council 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 development also adjoins Lot 7324 DP 1166433, being Crown reserve R755952 for Future Public requirements. The proposal must not:

- Encroach upon or remove any vegetation from the adjacent Crown land,
- Stockpile materials, equipment or machinery on the adjacent or adjoining Crown land,
- Use the adjacent and adjoining Crown land as access, including Crown roads prior to transfer to Council.
- 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.

Furthermore, 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 and Crown reserve 755952 shown in orange hatching at the southern side of the proposed development.

Matt Philpott

From: Dunsford, Cinnamon [dunsford@shoalhaven.nsw.gov.au]
Sent: Tuesday, 11 September 2012 4:28 PM
To: Matt Philpott
Cc: Scott, Claire; Fraser, Tony; Clark, Gordon; Edwards, Susan
Subject: RE: Mundamia - Dedication of Public Reserves

Hi Matt

In response to your email I can advise that an internal meeting was held to discuss your enquiry, and it was determined that the details you require need to be addressed in the overall DCP and CP for the Mundamia URA. This DCP/ CP is under preparation and we will be in a position to discuss the draft document with landowners in coming months.

Generally speaking, a key issue with the dedication of land to Council is the ongoing costs associated with the proper maintenance of the land. This will be addressed in the draft DCP/ CP.

Another issue is the final use/ purpose of the reserves. If the land is environmentally valuable then these lands will not be considered as open space. Any reserves to be considered as active or passive open space will only be accepted by Council if they are usable, well designed and not simply "leftover" land in the subdivision proposal.

Hope this is of assistance.

Further – apologies for the delay in this response as I did send this response 2 weeks ago and it must have got lost in "cyberspace".

Regards

Cinnamon

Cinnamon Dunsford
Senior Strategic Planner/ DA Co-ordinator
Member PIA
Shoalhaven City Council

PH: 02 4429 3511 Mobile: 0401 447 603 Fax: 02 4429 3168
Email: dunsford@shoalhaven.nsw.gov.au
Web: www.shoalhaven.nsw.gov.au



Please consider the environment before printing this email

From: Matt Philpott [<mailto:mattphilpott@allenprice.com.au>]
Sent: Wednesday, 1 August 2012 12:23 PM
To: Dunsford, Cinnamon
Cc: Council's Generic Mailbox; Fraser, Tony
Subject: Mundamia - Dedication of Public Reserves

Cinnamon,

Please find attached a copy of the proposed subdivision at Mundamia East for Twynam.

As discussed last week, this has been lodged for a Test of Adequacy with DoP and they have requested that Council confirm they will be willing to accept dedication of the reserves.

Can you please coordinate a Council response on this matter.

Alternatively, DoP may be happy to obtain a letter from Council stating "the dedication of the reserves would normally be acceptable and will be discussed between the various departments of Council throughout the exhibition period before a final determination will be made." Your thoughts on this would be good but can I also request that you commence the necessary internal dialogue between the various departments of Council.

Feel free to call to discuss this with Stuart Withington on 9228 6546.

I suppose in short, if Council doesn't want the reserves - who will take them? Isn't this the age-old question?

Regards

Matt Philpott
Principal



allen, price & associates
land and development consultants



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