

File Ref:  
Account No:

Landcom  
Level 14, 60 Station St  
Parramatta NSW 2150

14 April 2022

Dear Sir/Madam

**Landowner's Consent for exhibition of the planning package relating to development comprising: North Tuncurry Urban Release Area (NTURA) on Crown land: Lot 331 DP1104340, Parish Tuncurry County Gloucester, Reserve R753207 – Future Public Requirements.**

The Department of Planning and Environment – Crown Lands and Local Government (DPE – CLLG) has been advised that the Minister for Planning has approved the exhibition of the planning package for the North Tuncurry Urban Release Area, comprising of an Explanation of Intended Effect (EIE), Rezoning Study and draft Development Control Plan setting out the proposed amendments to the *Great Lakes Local Environmental Plan 2014 (GLLEP 2014)*.

**Consent for exhibition of the Planning Package**

Consent is granted by the Minister administering the *Crown Land Management Act 2016* to the exhibition of the planning package under the *Environmental Planning and Assessment Act 1979* for the State Significant Precinct described above. This consent is subject to the following:

- (1) This consent is given without prejudice so that public exhibition of the EIE may proceed under the *Environmental Planning and Assessment Act 1979* and any other relevant legislation.
- (2) This consent does not imply the concurrence of the Minister administering the *Crown Land Management Act 2016* for the proposed amendments to the *Great Lakes Local Environmental Plan 2014*, or the issue of any necessary lease, licence or other required approval under the *Crown Land Management Act 2016*; and does not prevent the DPE – CLLG from making any submission.
- (3) This consent will expire after a period of six (6) months from the date of this letter if amendments to the *GLLEP 2014* are not achieved in that time. Extensions of this consent can be sought.
- (4) The Minister reserves the right to issue landowner's consent for the lodgement of applications for any other development proposals on the subject land concurrent with this landowner's consent.
- (5) Irrespective of any development consent or any approval given by other public authorities, any work or occupation of Crown land cannot commence without a current tenure from the Department authorising such work or occupation.
- (6) This consent is granted subject to the concurrent consideration of any requirements under the *Biodiversity Conservation Act 2016*, and the approval of a biodiversity certification strategy considered satisfactory by DPE – CLLG.

- (7) If any modifications are made to the application (whether in the course of assessment, by conditions of consent, or otherwise), it is your responsibility to ensure the modified development remains consistent with this landowner's consent.
- (8) Landcom is to submit a formal application to DPE – CLLG seeking Landowner's consent for the exhibition of the planning package for the NTURA by 30 April 2022.

### Aboriginal Land Claims

The Crown reserve affected by the proposed is subject to an Aboriginal land claim under the *Aboriginal Land Rights Act 1983*, as outlined below.

Claim number	Claimant	Lodgement date
ALC 41243	NSWALC on behalf of Forster Local Aboriginal Land Council	16/09/2016

If the investigation of the above claim were to determine that the land at the date of claim lodgement was claimable Crown land, the Minister administering the *Crown Land Management Act 2016* is required to transfer the land to the claimant Land Council under the *NSW Aboriginal Land Rights Act 1983* regardless of any improvements.

The Department cannot guarantee your occupation of the land should the claim be granted. If the claim was successful, the Land Council would become freehold owners of the land and they may not permit the proposed activity/activities.

This letter should be submitted to the relevant consent or approval authority consistent with the letter from the Minister for Planning (IRF21/3715).

This landowner's consent relates to the exhibition of the planning package, comprising the Explanation of Intended Effects and other associated documents and studies, including the Rezoning Study. You are required to forward to the Department a copy of the outcomes of the exhibition.

Yours sincerely



**Greg Sullivan**  
**Executive Director, Land and Asset Management**  
**Department of Planning & Environment - Crown Lands**