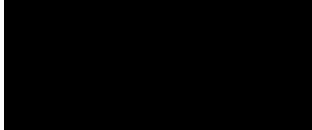




**Trade &
Investment
Crown Lands**

COPY

Michael Maxwell



Our Ref: 12/08395

Your Ref:

Dear Mr Maxwell,

Re: Road matter- Rydal

I refer to your application seeking transfer of a Crown Public road at Rydal to Lithgow Council and our subsequent telephone conversation concerning the options available to you.

I wish to advise that only a Roads Authority can request transfer of a public road to another roads authority as per section 151 of the Roads Act 1993 and as such I am unable to act without a formal request from Council.

I understand that Council requires you to form the road to a particular standard as part of your development approval, however the conditions do not seem to advise you that you need to obtain the consent of the Roads Authority to carry out any works. In this case the roads authority is this department.

It is our policy that consent will not be given to the construction of the road whilst the road remains a Crown Public road under our authority. This department would require that the road be transferred to Council prior to any works being carried out.

To facilitate transfer I am willing to waive the transfer fee of \$220 and transfer the road without charge to Lithgow Council once a formal request from Council is received.

In my experience council does not wish to take control of a public road until such time that the road is constructed to their standard as they are wary of becoming responsible for a road that the developer may never construct.

In order to alleviate Council's concerns the Crown will be willing to accept transfer of the road back to the Crown, after the expiration of your term of development consent, providing that no works have been commenced. However, if works have been commenced the Crown will not accept transfer of the road.

The other option may be to apply to closed and purchase the road, however no guarantee can be given as to the result of any application. If the land is no longer a road Council may not require the conditions that are currently applicable to your development. I have attached an information sheet concerning the closure and purchase of Crown roads for your information.

NSW Trade & Investment, Crown Lands Division
92 Kite St, Orange NSW 2800
PO Box 2146 Orange NSW 2800

Tel: (02) 6391 4300 Fax: (02) 6362 3896 www.crownland.nsw.gov.au ABN: 42 860 678 701

COPY

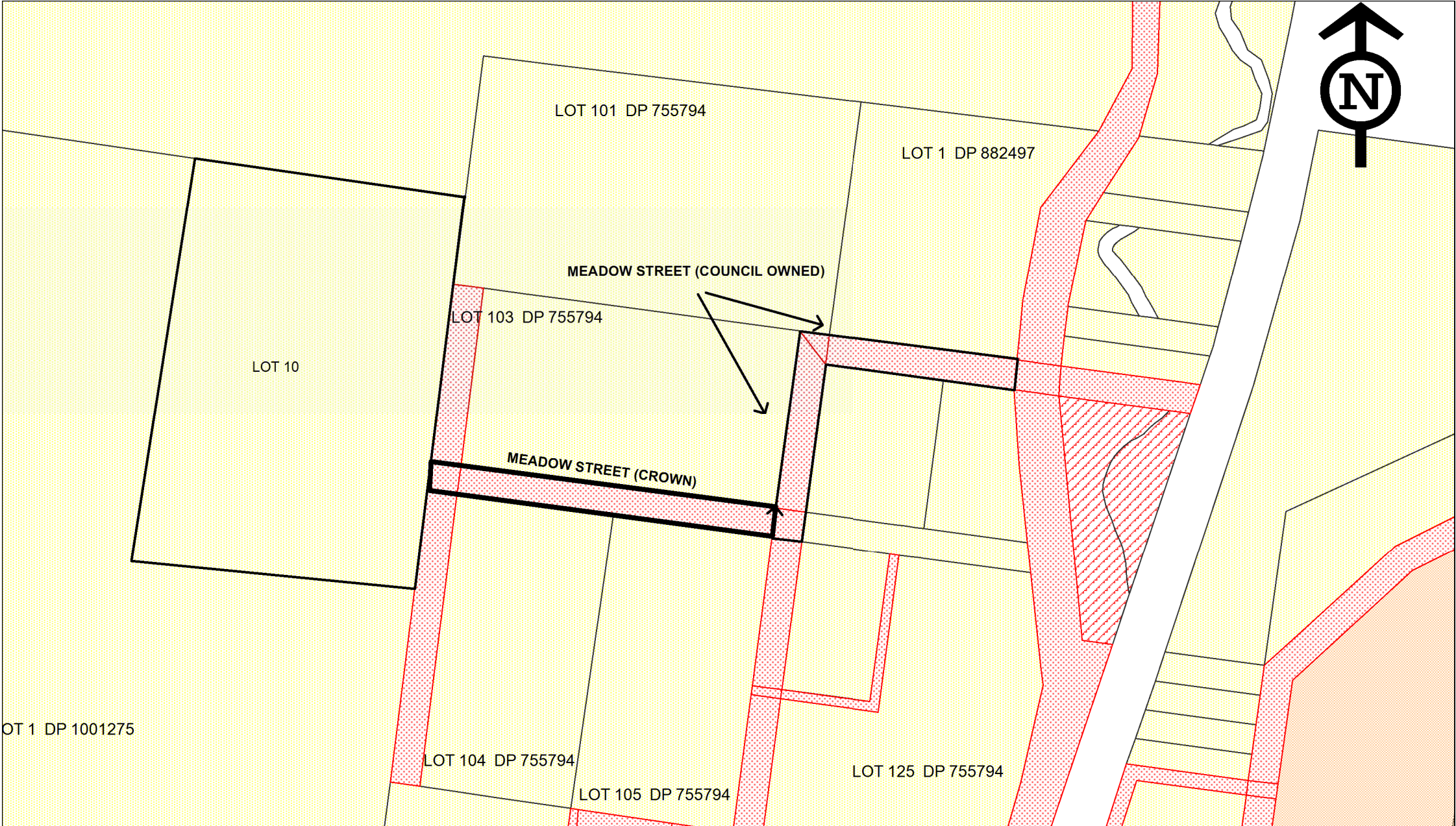
I regard to your current monies lodged with this Department, I will hold those monies until such time as you contact this department to advise of your intentions, as these monies might be applied to a further application you may make in the future.

If you have any queries or require further information please contact Paul Crain Property Management Project Officer, Crown Lands division of Trade and Investment, Orange Office on 02 63 914312.

Yours Sincerely



Paul Crain
Property Management Project Officer
18 December 2012



LOT 101 DP 755794

LOT 1 DP 882497

MEADOW STREET (COUNCIL OWNED)

LOT 103 DP 755794

LOT 10

MEADOW STREET (CROWN)

LOT 1 DP 1001275

LOT 104 DP 755794

LOT 105 DP 755794

LOT 125 DP 755794

