



Department of Lands

*Land Administration & Management
Property & Spatial Information*

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Marsim
62 New South Head Road
Edgecliffe NSW 2027

Attention: Peter Best

10 August 2007

Our Ref: NA06H194 and NA07H165

Dear Sir

Request for Owners Consent to Lodge a Concept Master Plan for a Community Title Development at Rosedale

I refer to your letter dated 26 June 2007 requesting owners consent for the lodgement of a concept master plan for a community title development at Rosedale.

There are several Crown public roads within the lands subject to your application.

Crown roads – Closing and Purchase

Where Crown roads are involved in the development and are to be amalgamated in the freehold lands, ownership of these lands may only be obtained by way of lodgement of a road closing application with the department, by the applicant in the first instance. Approval in principal will be given if there are no valid objections following advertising of the proposal.

A further road purchase application may then be lodged in order to purchase the land within the road. Unfortunately, no guarantees as to the outcome of the road closing process can be given until submissions have been assessed.

Crown roads – Transfer to Council

If there are any proposals regarding construction of Crown roads they will be dealt with in accordance with the Roads Act 1993 and this Department's consent for these works will be required as part of the development approval process.

Council will be required to accept the transfer of the Crown roads requiring construction that provide access to or within the proposed development. An application and the required fee for road transfer must be lodged with this department to enable gazettal of the Crown road.

If Council decline to accept control of the road, the Department will not approve any construction of the road.

It is noted that you have provided copies of correspondence from Eurobodalla Shire Council indicating that Council have no objection to the crown roads being closed and consolidated within the adjoining lots.

On the basis of the above the Department grants owners consent to the lodgement of the Concept Master Plan for a Community Title development over some sections of Crown public roads at Rosedale.

It is stressed that the issuing of this letter should not be regarded as the Department's approval of the development nor its consent to occupy the land prior to determination.

Please contact me on 02 4428 9127 if you have any queries concerning this matter.

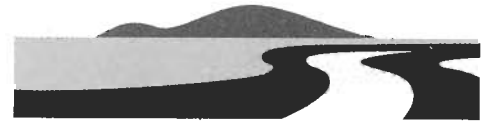
Yours sincerely



13.08.2007

Grant Merinuk
Program Manager
Lands Management South
Crown Lands Division, Nowra
Department of Lands

In Reply Please
Quote Reference: 93.5135S-53253



EUROBODALLA SHIRE COUNCIL

Good Government, better living

22 December 2006

Mr Peter Best
Nature Coast Property
PO Box 2110
MALUA BAY NSW 2536

PO Box 99 Moruya NSW 2537
email: council@eurocoast.nsw.gov.au
website: www.esc.nsw.gov.au
DX 4873

Dear Peter

BEVIAN ROAD

Thank you for your letter of 19 December 2006 regarding the Department's advice in respect of Bevian Road and your resultant queries.

I can confirm that Bevian Road is a Council public road from George Bass Drive to the south-east corner of your company's Lot 72 DP 755902.

As the road authority Council can and would give consent under Section 138 Roads Act to upgrade that section of Bevian Road subject to it being a condition of any development consent.

Consent is given for your consultants to carry out any necessary Environmental Assessments within the subject road reserve. Please ensure any onsite inspections are carried out in a safe manner in accordance with OH&S legislation.

If you require further information please contact me on (02) 44741-321.

Yours faithfully

ROB ADDISON
PROPERTY MANAGER

In Reply Please

Quote Reference: 93.5135.S-25731.07



EUROBODALLA SHIRE COUNCIL

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12 June 2007

Mr Murray Offord
Chief Executive Officer
Nature Coast Developments Pty Ltd
Marsim
DX 22916 EDGECLIFF

PO Box 99 Moruya NSW 2537

email: council@eurocoast.nsw.gov.au

website: www.esc.nsw.gov.au

DX 4873

Dear Mr Offord

MARSIM – ROSEDALE PART 3A MASTERPLAN APPLICATION

Thank you for your letter of 21 May 2007. I apologise for the delay in replying. I confirm that any future upgrade of Bevia Road between Burri Road and George Bass Drive is to be along the current alignment, as the construction along the legal alignment of road is not practicable. Closure of the Crown road reserve to the north and dedication of the present right-of-way section should not take place until the road has been designed and constructed by you, to ensure that it is totally contained within the legal corridor.

If you require further information please contact me on (02) 4474-1347.

Yours faithfully

PETER TEGART
DEPUTY GENERAL MANAGER