

Our Ref: Peter Crosby
Phone: 8849-2120
Your Ref:

SCANNED

RECEIVED
27 JUL 2011

BY: 200954W007



Mr L Fletcher
Chairman
Sydney West Joint Regional Planning Panel
Level 13 Thakral House
201 George Street
SYDNEY NSW 2000

25 JUL 2011

**Hyecorp Property Fund No 6 Pty Limited – Development Application No 0410/09
Properties 27-33 Boundary Street, Roseville**

Dear Sir,

The Roads and Traffic Authority (RTA) has been requested by the applicant's representative to write to you in relation to development application 0410/09 in respect of 27-33 Boundary Street, Roseville.

The RTA, as successor to the Commissioner of Main Roads, consents under clause 13(1) of the Ku-ring-gai Planning Scheme Ordinance ("KPSO") to the Sydney West Joint Regional Planning Panel ("Panel") as responsible authority granting development consent to Hyecorp Property Fund No 6 Pty Ltd in relation to development application no 0410/09 lodged with Ku-ring-gai Council on 4 July 2009 to "erect a building or carry out or alter a work of a permanent character or make or alter a permanent excavation" on that part of the land the subject of the development application which is zoned under KPSO for county road widening purposes but which, by reason of registration on 15 October 2009 of plan of acquisition DP 1143596, is no longer required by the RTA for county road widening.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'P Crosby', written over a faint circular stamp.

Peter Crosby
Regional Manager
Sydney Region

Our Ref: Peter Crosby
Phone: 8849-2120
Your Ref:



General Manager
Ku-ring-gai Council
DX 8703 Gordon

25 JUL 2011

COPY

Municipality of Ku-ring-gai. Proposed road widening in Boundary Street, Roseville.

Dear Sir,

Please find enclosed a copy of Deposited Plan 1143596 which reflects future road boundaries of Boundary Street, Roseville between Hill Street and Spearman Street. This road boundary will be implemented as part of improvements to the intersection of Pacific Highway and Boundary Street, when the intersection is upgraded in the future.

Also included is a copy of approval plan 0328 228 SP 2141 which reflects the acquisition requirements illustrated in DP 1143956. The boundary line shown by green colour between "A" and "B" previously approved on 14-5-1992 is abandoned.

The boundaries indicated by DP 1143596 are part of the County Road Widening zoning shown in Ku-ring-gai Planning Scheme Ordinance along Boundary Street. The zoned County Road Widening adjoining the land shown in DP 1143596 to the north and east is no longer for road widening and it would be appropriate for the zoning to be amended to reflect DP 1143596 and approval plan 0328 238 SP 2141 at the next update of the Local Environmental Plan.

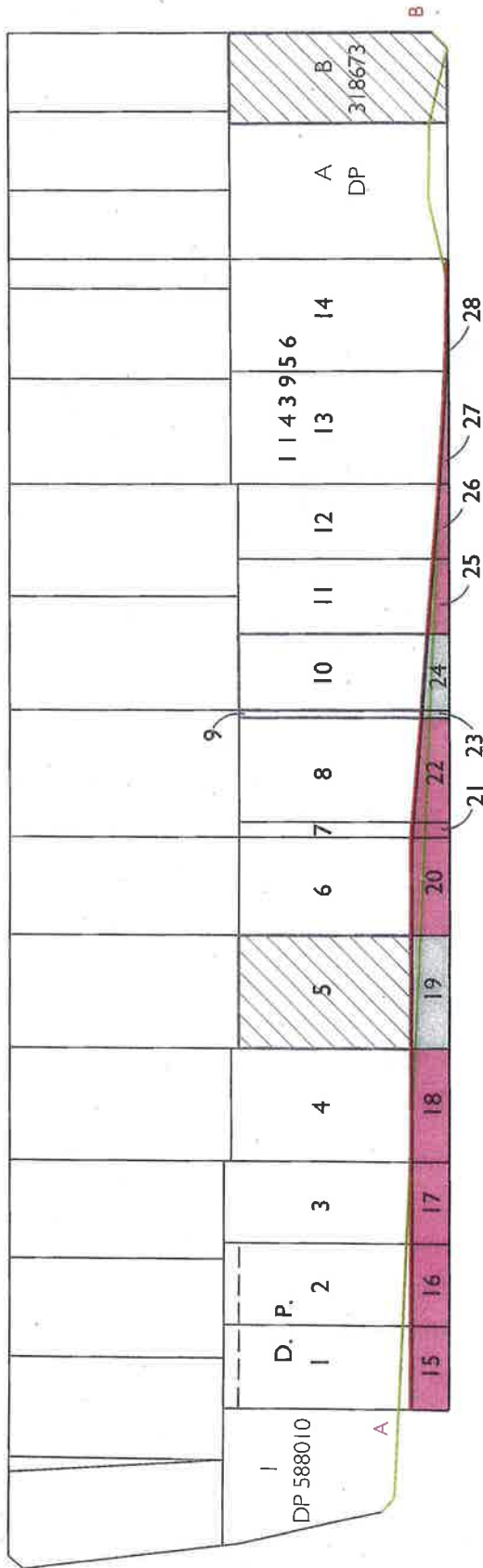
If you require any additional information please contact the Road Corridors Manager, Stephen Rixon on 8849 2437.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P Crosby', written over the words 'Yours faithfully'.

Peter Crosby
Regional Manager
Sydney Region

SPEARMAN STREET



BOUNDARY

STREET

MR 328

- PROPOSED AMENDED ROAD BOUNDARY (VIDE D.P. 1143956)
- PREVIOUSLY APPROVED ROAD BOUNDARY TO BE ABANDONED BETWEEN A - B (APPROVED 14-5-1992)
- LAND TO BE ACQUIRED FOR ROAD PURPOSES
- LAND ACQUIRED FOR ROAD PURPOSES
- LAND OWNED BY RTA AVAILABLE FOR DISPOSAL
- LAND DISPOSED OF BY RTA



ROADS & TRAFFIC AUTHORITY
INFRASTRUCTURE SERVICES

LGA : KUL-RING-GAI
Parish : GORDON
Locality : ROSEVILLE
County : CUMBERLAND
Reduction Ratio 1 : 1000
Lengths are in metres

575_1



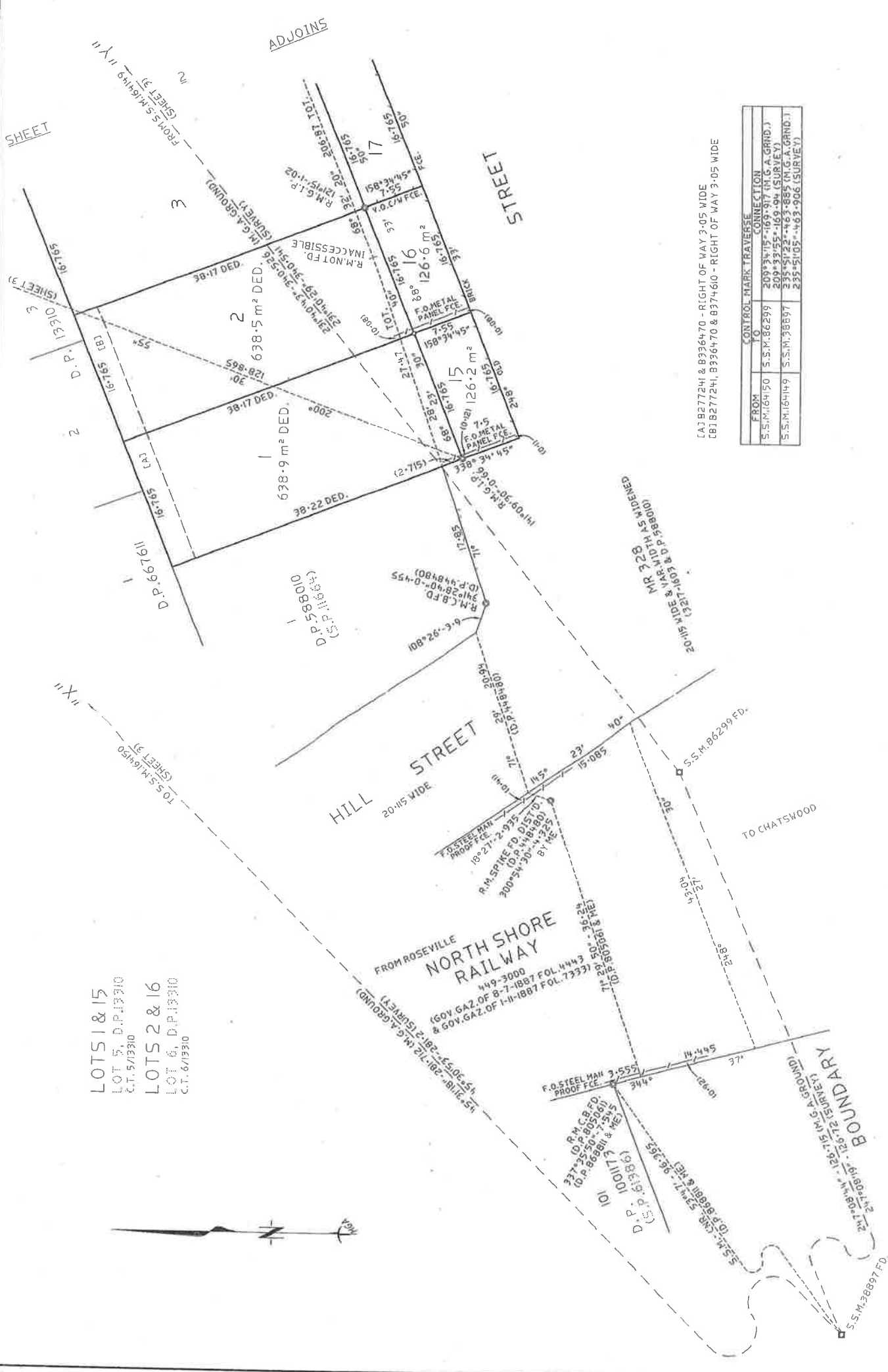
Dimensions and positions of improvements in relation to the boundaries are subject to final survey

APPROVAL PLAN

BOUNDARY STREET MR 328		PROPOSED AMENDED ROAD BOUNDARY		SHEET 1 OF 1 SHEET	
DRAWN DATE 21-07-2011		APPROVED  REGIONAL MANAGER SYDNEY		DATE: 25/7/11	
CHECKED DATE 21-07-2011		PASSED DATE 21-07-2011		FILE 2381570 LA	
IMAGE : R0575_1					

0328 238 SP 2141

HILL STREET



CONTROL MARK TRAVERSE CONNECTION	
FROM	TO
S.S.M. 16450	S.S.M. 86299
S.S.M. 16450	S.S.M. 86299
S.S.M. 16449	S.S.M. 38897
S.S.M. 16449	S.S.M. 38897

Surveyor: DAVID KENNETH BURKE
Date of Survey: 15-06-2009
Surveyor's Ref: SP3434 (CT0677)
CHECKLIST: REPORT

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.

L.G.A.: RU-RING-GAL
Locality: ROSEVILLE

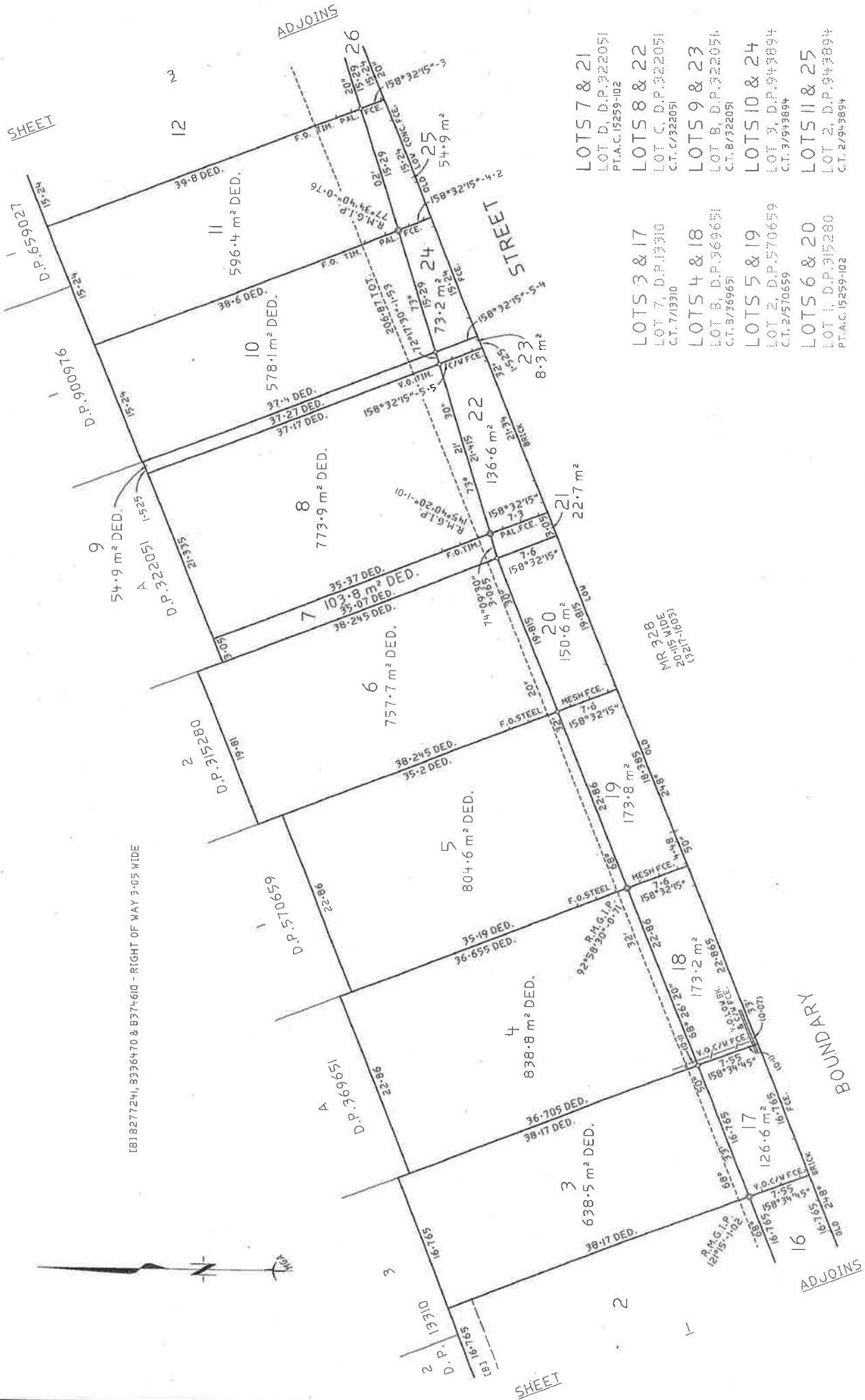
Registered
15.10.2009

DP1143956

SHEET



[81827724], 8336470 & 8374610 - RIGHT OF WAY 3.05 WIDE



SHEET

LOTS 7 & 21
LOT D, D.P. 322051
PT.A.C. 15259-102

LOTS 8 & 22
LOT C, D.P. 322051
C.T. C/322051

LOTS 9 & 23
LOT B, D.P. 322051
C.T. B/322051

LOTS 10 & 24
LOT A, D.P. 322051
C.T. A/322051

LOTS 11 & 25
LOT 2, D.P. 322051
C.T. 2/322051

LOTS 12 & 26
LOT 1, D.P. 322051
C.T. 1/322051

LOTS 13 & 17
LOT 7, D.P. 322051
C.T. 7/322051

LOTS 14 & 18
LOT 8, D.P. 322051
C.T. 8/322051

LOTS 15 & 19
LOT 9, D.P. 322051
C.T. 9/322051

LOTS 16 & 20
LOT 10, D.P. 322051
C.T. 10/322051

LOTS 17 & 21
LOT 11, D.P. 322051
C.T. 11/322051

LOTS 18 & 22
LOT 12, D.P. 322051
C.T. 12/322051

LOTS 19 & 23
LOT 13, D.P. 322051
C.T. 13/322051

LOTS 20 & 24
LOT 14, D.P. 322051
C.T. 14/322051

LOTS 21 & 25
LOT 15, D.P. 322051
C.T. 15/322051

LOTS 22 & 26
LOT 16, D.P. 322051
C.T. 16/322051

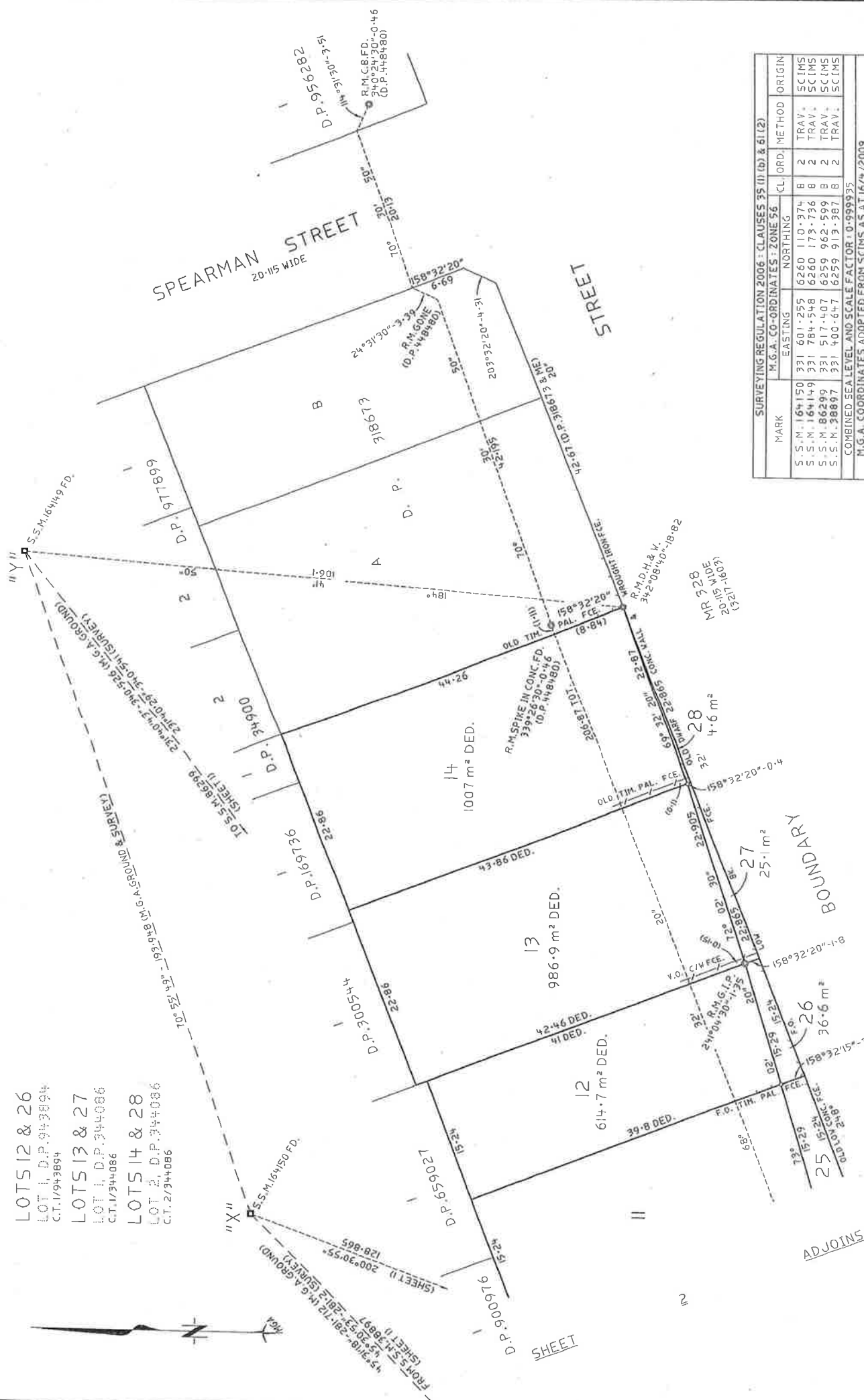
Surveyor: DAVID KENNETH BURKE
Date of Survey: 15-06-2009
Surveyor's Ref: SP3434 (C10677)
CHECKLIST, REPORT

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES
OF THE ROADS ACT, 1993.

L.G.A.: KU-RING-GAI
Locality: ROSEVILLE
Subdivision No: _____
Lengths are in metres. Reduction Ratio 1:300

Registered
15.10.2009

DP1143956



SURVEYING REGULATION 2006 : CLAUSES 35 (1) (b) & 61 (2)					
MARK	M.G.A. CO-ORDINATES : ZONE 56	CL	ORD	METHOD	ORIGIN
S.S.M. 164150	331 601.255	6260	110.374	B	2
S.S.M. 164149	331 784.548	6260	173.736	B	2
S.S.M. 86299	331 517.407	6259	962.599	B	2
S.S.M. 38897	331 400.647	6259	919.387	B	2
COMBINED SEA LEVEL AND SCALE FACTOR 1.0999935					
M.G.A. COORDINATES ADOPTED FROM SCIMS AS AT 16/4/2009					

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993

Surveyor: DAVID KENNETH BURKE
Date of Survey: 15-06-2009
Surveyor's Ref: SP9434 (C10677),
CHECKLIST REPORT

L.G.A.: KU-RING-GAI
Locality: ROSEVILLE
Subdivision No: _____
Lengths are in metres. Reduction Ratio: 300

Registered
15.10.2009

DP1143956

R.T.A. FILE: 238.1570 R.T.A. PLAN: 0328 238 55 4001



DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

LOTS 15 TO 28 INCLUSIVE ARE REQUIRED FOR ROAD AND AFTER CONSTRUCTION WILL BE DEDICATED AS PUBLIC ROAD UNDER SECTION 10 OF THE ROADS ACT, 1993.

DP1143956

Registered: 15.10.2009

Title System: TORRENS

Purpose: ROADS ACT 1993

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.

LGA: KU-RING-GAI

Locality: ROSEVILLE

Parish: GORDON

County: CUMBERLAND

Use PLAN FORM 6A
for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I, in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land
shown herein have been given
Signature:
Date:
File Number:
Office:

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed set out herein
(insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority:
Date of Endorsement:
Accreditation no.
Subdivision Certificate no:
File no:

* Delete whichever is inapplicable.

I, DAVID KENNETH BURKE
of ...ROADS & TRAFFIC AUTHORITY, NSW
a surveyor registered under the *Surveying Act, 2002*, certify that the
survey represented in this plan is accurate, has been made in
accordance with the *Surveying Regulation, 2006* and was completed
on:.....15-JUNE-2009.....

The survey relates to LOTS 15 TO 28 INCL. AND CONNECTIONS
(specify the land actually surveyed or specify any land shown in the
plan that is not the subject of the survey)

Signature *D. K. Burke* Dated: 16.9.09
Surveyor registered under the *Surveying Act, 2002*
Datum Line: "X"- "Y"(SHEET 3)
Type: URBAN

Plans used in the preparation of survey
DP2966, DP7045, DP9007, DP13310,
DP318673, DP315280, DP322051,
DP344086, DP369651, DP570659,
DP588010, DP805061, DP868811,
DP943894, DP1001173, DP448480

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: SP3434, CI0677, CHECKLIST, REPORT

* OFFICE USE ONLY

DP1143956

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF LAND TO BE ACQUIRED FOR THE
PURPOSES OF THE ROADS ACT, 1993.

DP1143956

Registered:



15.10.2009

Subdivision Certificate No:

Date of Endorsement:

EXECUTED FOR THE ROADS AND TRAFFIC
AUTHORITY, NSW BY ITS DELEGATE KEVIN
BURKE PURSUANT TO DELEGATION BOOK
4565 No. 760.

Kevin Burke 17.9.2009
MANAGER, PROPERTY SERVICES
SYDNEY REGION

THIS PLAN IS EXEMPT FROM SUBDIVISION
CERTIFICATION PURSUANT TO A DECISION
BETWEEN DUAP, RTA & LPI NSW - SEE 1997
M6 (Item 2). LAND IN THIS PLAN COMPRISES
ONLY ROAD OR ROAD AND RESIDUE.

Hollie 21.9.09
AUTHORISED OFFICER
ROADS AND TRAFFIC AUTHORITY, NSW

APPROVED:

Hollie 21.9.09
MANAGER, SURVEYING
REGIONAL OPERATIONS AND
ENGINEERING SERVICES
ROADS AND TRAFFIC AUTHORITY, NSW

SURVEYOR'S REFERENCE: SP3434, CI0677, CHECKLIST, REPORT

DP1143956

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