



REGISTERED BY THE INSTITUTION OF
SURVEYORS, AUSTRALIA, N.S.W. DIVISION
FOR USE OF ITS MEMBERS ONLY.

JOHN LEVEN & CO. (SURVEYORS)

PTY. LIMITED A.C.N. 001 217 625

LAND, ENGINEERING AND MINING SURVEYORS

OFFICE:
153A QUEEN ST.,
ST. MARYS
NSW 2760

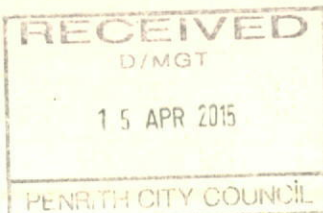
P.O. BOX 29
ST. MARYS 2760

PHONE: ST. MARYS (02) 623 5735
FACSIMILE: (02) 623 6526

JOHN LEVEN R.S., M.I.S. (AUST.)
SURVEYOR REGISTERED UNDER THE
SURVEYORS ACT, 1929.

OUR REF: 6099

YOUR REF: S.6649



DATE: 19th March 1993.

The Manager,
Penrith City Council,
P.O. Box 1164,
PENRITH 2750.

RE: PROPOSED SUBDIVISION LOT 1 DP463 PAGES ROAD ST.MARYS.

Dear Sir,

I am in receipt of Council's consent to this proposed subdivision.

Conditions 8, 9 and 12 read as follows:-

8. The provision of any necessary common drainage lines and easements favouring the allotments served thereby for the conduct of stormwater from the entire lot to the nearest appropriate gutter, drain or stormwater channel.
9. The subdivider is to make satisfactory arrangements for stormwater drainage disposal. Where applicable, written authority from affected owner/s agreeing to the discharge of stormwater across the property in question is to be lodged with Council prior to the commencement of any drainage works.
12. The floor level of any dwelling shall be a minimum of R.L.25.1 AHD.

Given that the floor level of the proposed dwelling will be R.L.25.1 AHD and the level of the top of the kerb in Pages Road averages 24.85 AHD it will be possible to dispose of roof stormwater to the gutter in Pages Road.

Redirection of this part of the surface of lot 102 to Pages Road will, in effect, reduce the amount of stormwater currently shedding from the surface of the subject land.

I invite Council to confirm that conditions 8 and 9 of the approval will be adequately satisfied by the disposal of roof stormwater from the proposed dwelling on lot 102 to the kerb and gutter in Pages Road.

Yours faithfully,
JOHN LEVEN & CO (SURVEYORS) PTY. LTD.

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OUR REF: 6099

DATE: 27th May 1993.

Mr. V. Brangwin,
Queen Street,
ST. MARYS 2760.

RE: PROPOSED SUBDIVISION.

Dear Sir,

Enclosed are three (3) copies of plan showing levels of proposed fill.

Council requires that the floor level of the building be 225mm above the surrounding fill level.

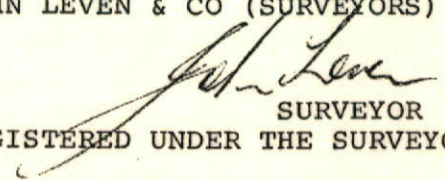
Council also requires that the floor level be not lower than R.L. 25.1 A.H.D.

Please have your Architect prepare a plan showing the house drainage system necessary to ensure that all storm-water falling on the roof and sunroom slab is disposed of to the kerb and gutter in Pages Road.

In addition please have your Architect specify the Australian Height Datum level of each of the floors in the building.

This information will be required by Council to finalise the current negotiations.

Yours faithfully,
JOHN LEVEN & CO (SURVEYORS) PTY. LTD.


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SURVEYOR REGISTERED UNDER THE
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OUR REF: 6099

DATE: 2nd June 1993

The Manager,
Penrith City Council,
P.O. Box 1164,
PENRITH 2750.

RE: LOT 1 SECTION 6 D.P.463 PAGES ROAD ST.MARYS.

Dear Sir,

Enclosed is plan showing proposed fill to establish the house site such that all house roof water can be disposed of to the gutter in Pages Road.

As requested by Council's officers I have inspected my clients house plans and arranged for the Architect to adjust the house plans to reflect the proposed fill level and at the same time provide for roof water to drain to the gutter in Pages Road.

Copies of the relevant sections of the house plan showing drainage to Pages Road and main floor level of 25.225 A.H.D. are enclosed.

I invite Council to confirm that conditions 8 and 9 of the approval will be adequately satisfied by creation of an 88B Restriction as to user requiring the disposal of all roof stormwater from the proposed dwelling on lot 102 to Pages Road.

Yours faithfully,
JOHN LEVEN & CO (SURVEYORS) PTY. LTD.

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