



Bee & Lethbridge

Quality Surveying & Development Solutions

Georges River Council
Georges River Civic Centre
Corner MacMahon & Dora Streets
HURSTVILLE NSW 2220

Our Ref: 22479

28th January 2022

Attn: Ms Linley Love
Dear Madam

RE: DA2021/0207 – Costruction of New Dwelling House with attached Secondary Dwelling
PROPERTY: 7 Loville Avenue, Peakhurst Heights – lot 6 in Deposited Plan 215320

I refer to DA2021/0207 and confirm that I have been commissioned by the client to review the DA plans and the existing detail site survey which accompanied the DA onto Council. We also understand that Council is close to issuing DA consent for this application.

The existing detail site survey prepared by A.B.Stephens & Associates, reference 00016 and dated 24.11.2021, identifies the existing vehicular access onto the subject land via a “rough bitumen driveway” within the adjoining property No.14 Loville Avenue, being Lot 7 in Deposited Plan 226042. The dominant portion of said bitumen driveway is located within the legally created Right of Way 3.66 wide vide Dealing J276171. However, part of the bitumen driveway falls outside the legally created Right of Way which is further shown on the accompanying sketch plan titled “Right of Way Proposed Re-alignment Diagram” shaded and coloured brown.

I have advised our client that a plan of survey is required to create an additional section of Right of Way (of variable width) which will adjoin the existing Right of Way and cater for the area shaded brown. The plan of survey creating the additional Right of Way (variable width) will be registered at Land Registry Services to the benefit of 7 Loville Avenue, and to burden 14 Loville Avenue. The physical survey & plan production, endorsement of the plan & associated documents, and registration process would take approximately 12 - 14 weeks.

It is my opinion and recommendation that DA consent is granted with the relevant consent conditions stipulating that the additional Right of Way of variable width be undertaken and registered to the satisfaction of Council, prior to the issue of the Occupation Certificate.

Thank you in anticipation for your consideration of this matter. Please contact the undersigned should there be any questions relating to the detail in this letter.

Yours faithfully

Copland C Lethbridge
REGISTERED SURVEYOR NSW

ID: SU001470

www.beeleth.com.au

Bee & Lethbridge Pty Ltd

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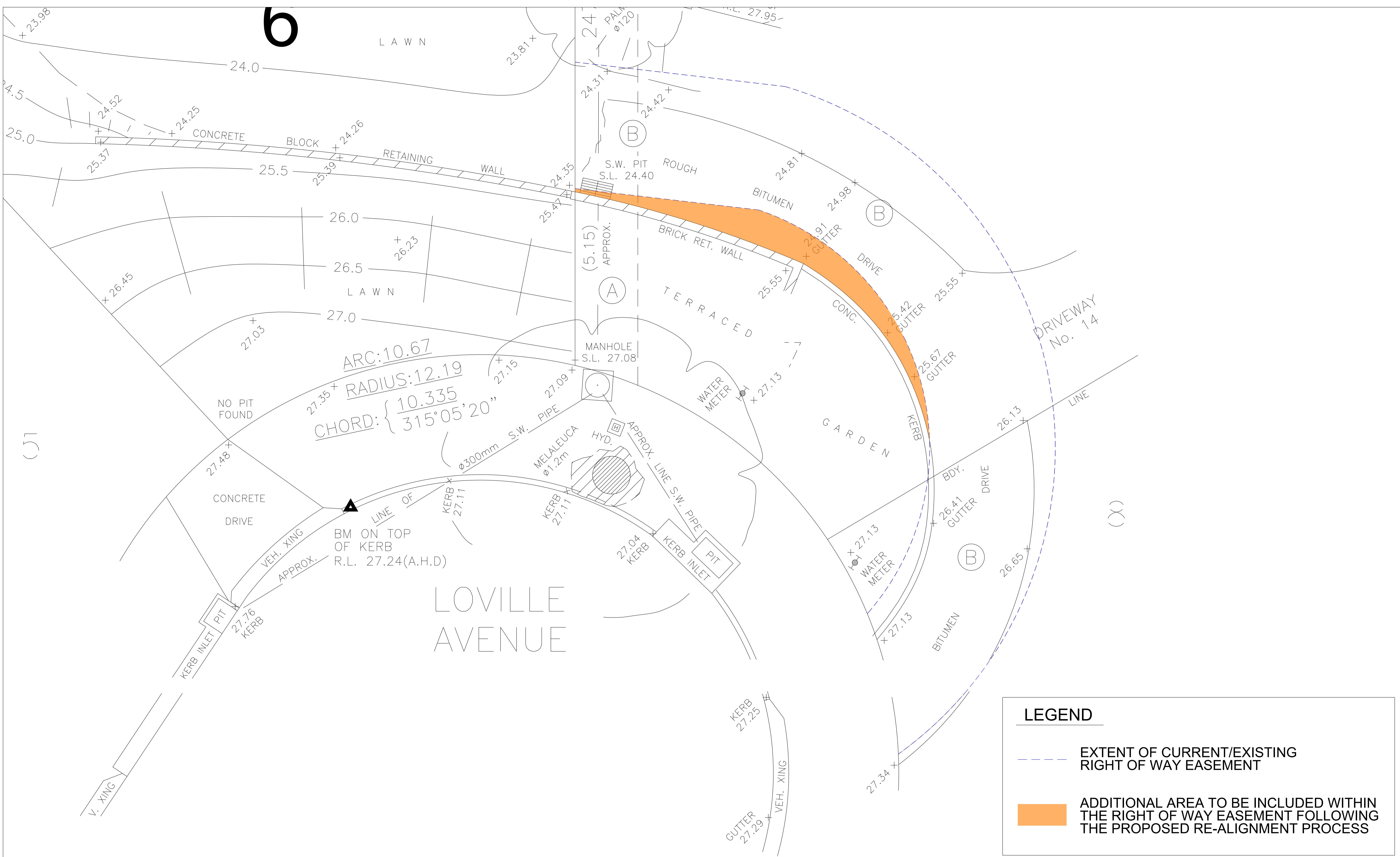
Phone: 9451 6757 Fax: 9975 3535

Email: survey@beeleth.com.au

ABN: 13 003 194 447

Members of The Surveying and Spatial Sciences Institute
and The Institution of Surveyors NSW Inc.

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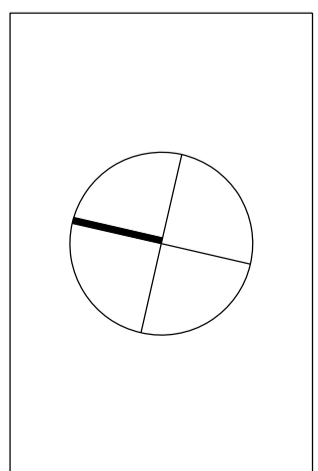
ARC:10.67
 RADIUS:12.19
 CHORD: { 10.335
 315°05'20"

BM ON TOP OF KERB
 R.L. 27.24(A.H.D)

LEGEND

- EXTENT OF CURRENT/EXISTING RIGHT OF WAY EASEMENT
- ADDITIONAL AREA TO BE INCLUDED WITHIN THE RIGHT OF WAY EASEMENT FOLLOWING THE PROPOSED RE-ALIGNMENT PROCESS

Notes
 Drawings in this set are not for construction. Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes following the granting of development consent. Drawings subject to detail design in relation to services and engineering. Do not scale from drawings. All dimensions to be checked on site prior to commencement of work. All discrepancies to be brought to the attention of the Author. Larger scale drawings and written dimensions take preference. This drawing is copyright and remains the property of the author, and must not be retained, copied or used without the prior written authority of the author.



A	28.01.22	For DA Lodgement	AS
Issue	Date	Description	By

Note: Easement Details & associated Information obtained from Survey Plan

Client
 Glenn Thomas

Project
 Private Residence
 No. 07 Loville Avenue
 Peakhurst Heights NSW 2210

Drawing Title
 Right of Way
 Proposed Re-alignment Diagram

Scale	Date	Drawn	Checked
1:50 @ A1 1:100 @ A3	11.05.2021	AS	AS
Job No.	Drawing No.	Issue	
	DA 10.00ROW	A	
Design File Ref:			

DA SUBMISSION