

27 January 2023

NSW Land and Housing Corporation  
4 Parramatta Square, 12 Darcy Street,  
Parramatta NSW 2150

Attn: Jess Yue

RE: BGWYQ 66-70 Pegler Avenue, South Granville, NSW  
SEPP Housing 2021 clause 93

Dear Sir,

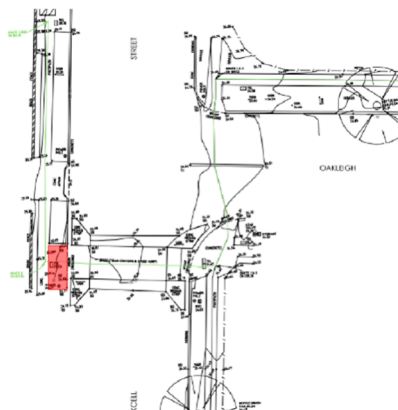
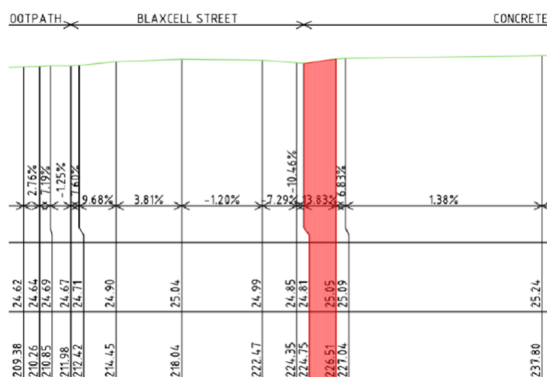
With regards to the requirements of clause 93 (4)(c) of the SEPP (Housing) 2021, which is as follows:

the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—

- (i) 1:12 for a maximum length of 15m at a time, or
- (ii) 1:10 for a maximum length of 5m at a time, or
- (iii) 1:8 for a maximum length of 1.5m at a time.

We have reviewed the longitudinal sections along the footpaths and road crossings leading to each relevant bus stop as provided by the surveyor (attached), and these show that:

- The overall average gradient is compliant:
  - Route 1: approx. 1:80
  - Route 2: approx. 1:67
- The 15m length gradients remain under 1:12 for both routes
- The 5m length gradients remain under 1:10 for both routes
- The 1.5m length gradient remains under 1:8 for Route 1
- The 1.5m length gradient is exceeded at one location for Route 2 –highlighted below, and this will need to be evaluated on site and corrected, if necessary, as part of the works:



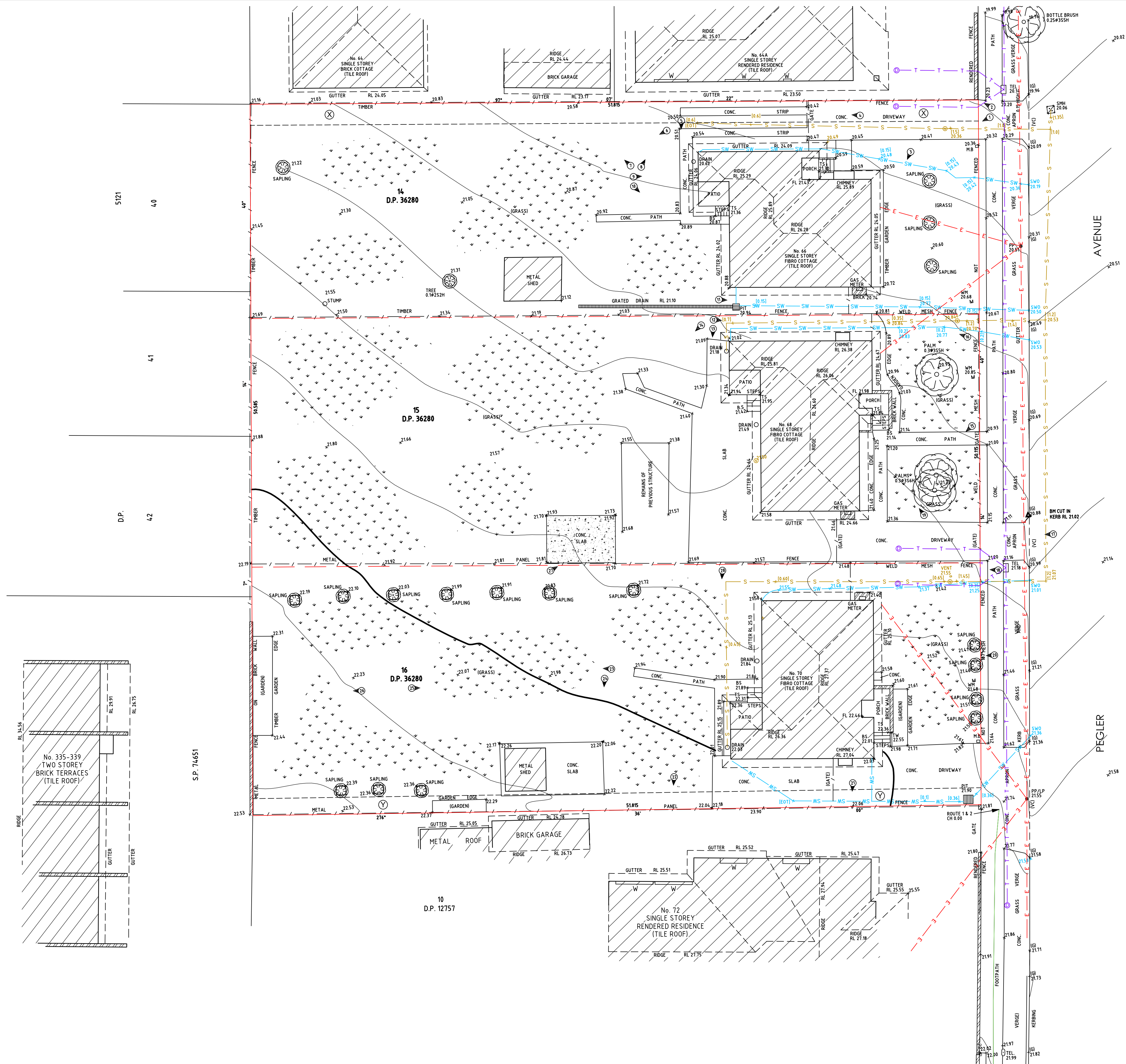
The general condition of the footpath is subject to change over time due to ongoing use and impact by other development, and this will need to be assessed by the contractors at the time of construction to determine if any further upgrades are necessary.

Yours faithfully,

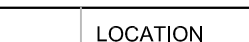
A handwritten signature in black ink, appearing to read 'A Geck', written in a cursive style.

Anthony Geck  
Associate Director

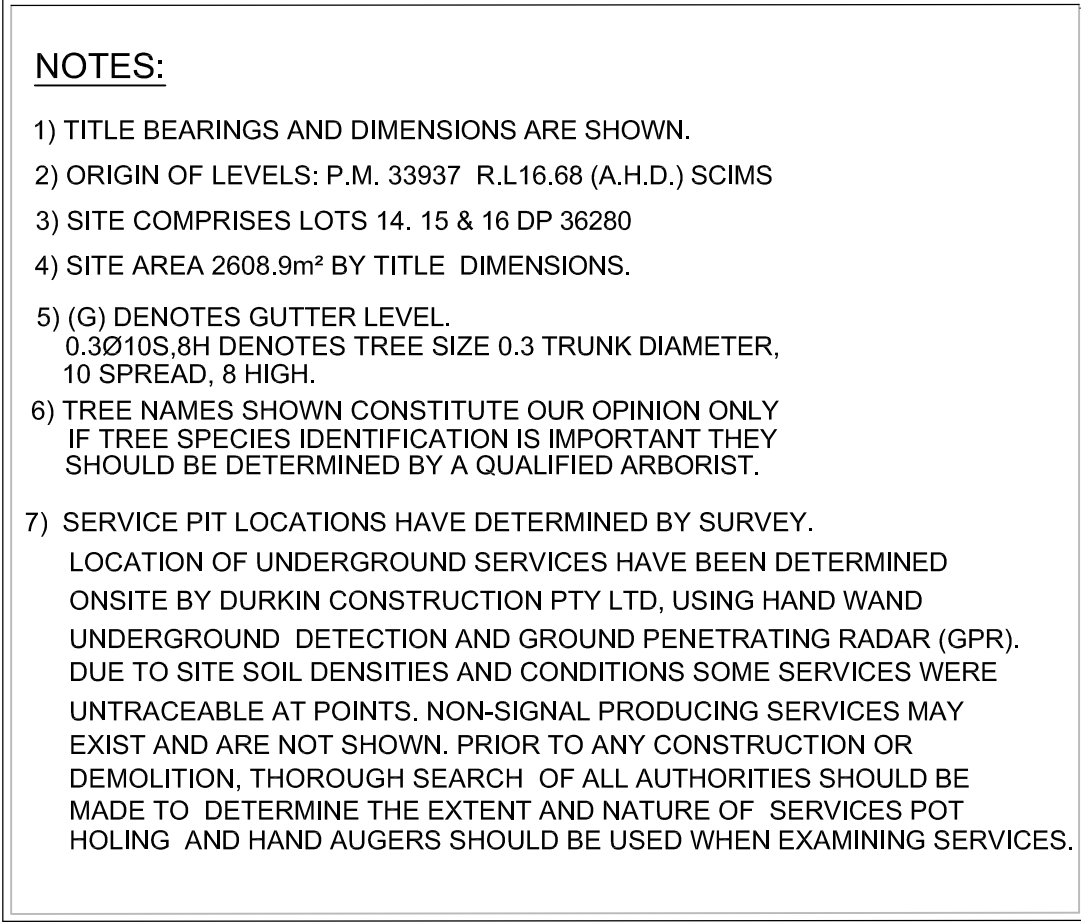




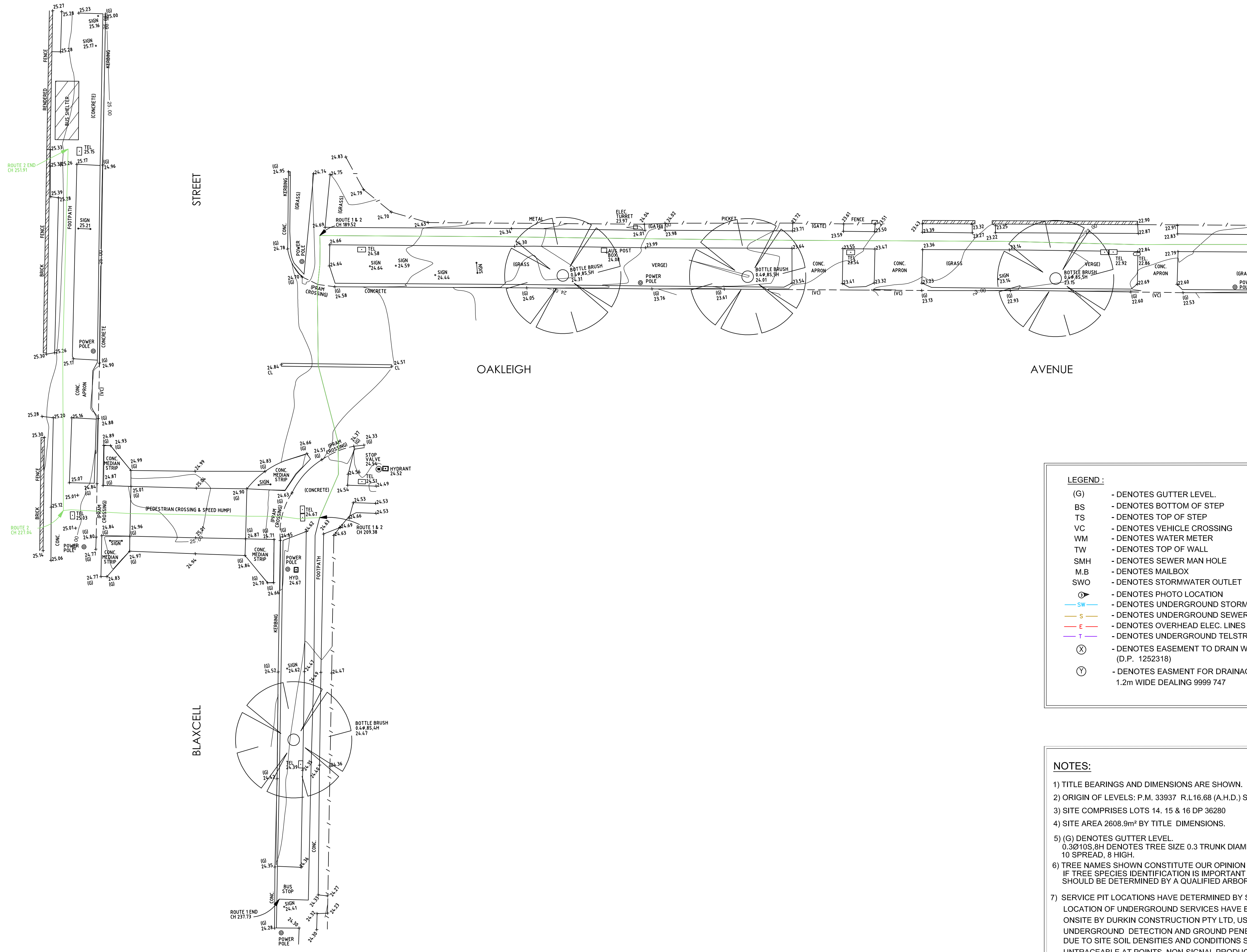
- NOTES:**
- 1) TITLE BEARINGS AND DIMENSIONS ARE SHOWN.
  - 2) ORIGIN OF LEVELS: P.M. 33937 R.L16.68 (A.H.D.) SCIMS
  - 3) SITE COMPRISES LOTS 14, 15 & 16 DP 36280
  - 4) SITE AREA 2608.9m<sup>2</sup> BY TITLE DIMENSIONS.
  - 5) (G) DENOTES GUTTER LEVEL.
- 0.3610(S/D,H) DENOTES TREE SIZE 0.3 TRUNK DIAMETER,  
10 SPREAD, 8 HIGH.
- TREE NAMES SHOWN CONSTITUTE OUR OPINION ONLY  
IF TREE SPECIES IDENTIFICATION IS IMPORTANT THEY  
SHOULD BE DETERMINED BY A QUALIFIED ARBORIST.
- SERVICE PIT LOCATIONS HAVE DETERMINED BY SURVEY.
- LOCATION OF UNDERGROUND SERVICES HAVE BEEN DETERMINED  
ONSITE BY DURKIN CONSTRUCTION PTY LTD, USING HAND WAND  
UNDERGROUND DETECTION AND GROUND PENETRATING RADAR (GPR).  
DUE TO SITE SOIL DENSITIES AND CONDITIONS SOME SERVICES WERE  
UNTRACEABLE AT POINTS. NON-SIGNAL PRODUCING SERVICES MAY  
EXIST AND NOT SHOWN. PRIOR TO ANY CONSTRUCTION OR  
DEMOLITION, THOROUGH SEARCH OF ALL AUTHORITIES SHOULD BE  
MADE TO DETERMINE THE EXTENT AND NATURE OF SERVICES POT  
HOLING AND HAND AUGERS SHOULD BE USED WHEN EXAMINING SERVICES.

No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT	CONTOUR INTERVAL: 0.25m DATUM: A.H.D. ORIGIN OF DATUM: PM 33937 SCIMS  100 YEAR FLOOD RL: N/A  RECOMMENDED MINIMUM FLOOR RL: N/A  SOURCE OF FLOOD INFO: N/A	LEGEND OF COMMONLY USED SYMBOLS  STORMWATER SEWER TELSTRA OVERHEAD ELEC.  BENCH MARK SURVEY CONTROL MARK PM SSM	REDUCTION RATIO 1 : 150 (A1)  LAND TITLE INFORMATION LOTS: 14, 15 & 16  PLAN Nos D.P36280  OTHER  AREA: TOTAL 2608.9 m²	DATE OF SURVEY: 12/10/20 SURVEY CONSULTANT:  Norton Survey Partners SURVEYORS & LAND TITLE CONSULTANTS PH +61 2 9555 2744 office@nspartners.com.au SUITE 1 / 670 DARLING STREET ROZELLE N.S.W. 2039  REGISTERED SURVEYOR MORRIS MERHEB REF: 51012/DWG	<div>Family &amp; Community Services Land &amp; Housing Corporation</div> <div>DRAWING TITLE  DETAIL &amp; LEVEL SURVEY</div>	LOCATION <b>SOUTH GRANVILLE</b>	
A	07.01.22	STREET DETAIL ALONG BUS ROUTES AND LONGSECTIONS.									STREET ADDRESS 66-70 PEGLER AVENUE	TYPE S
				FILE	FILE SIZE (MB)	CHECKED BY					JOB NUMBER 51012	SHT. 1 OF 8





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**LEGEND :**

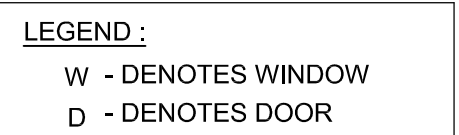
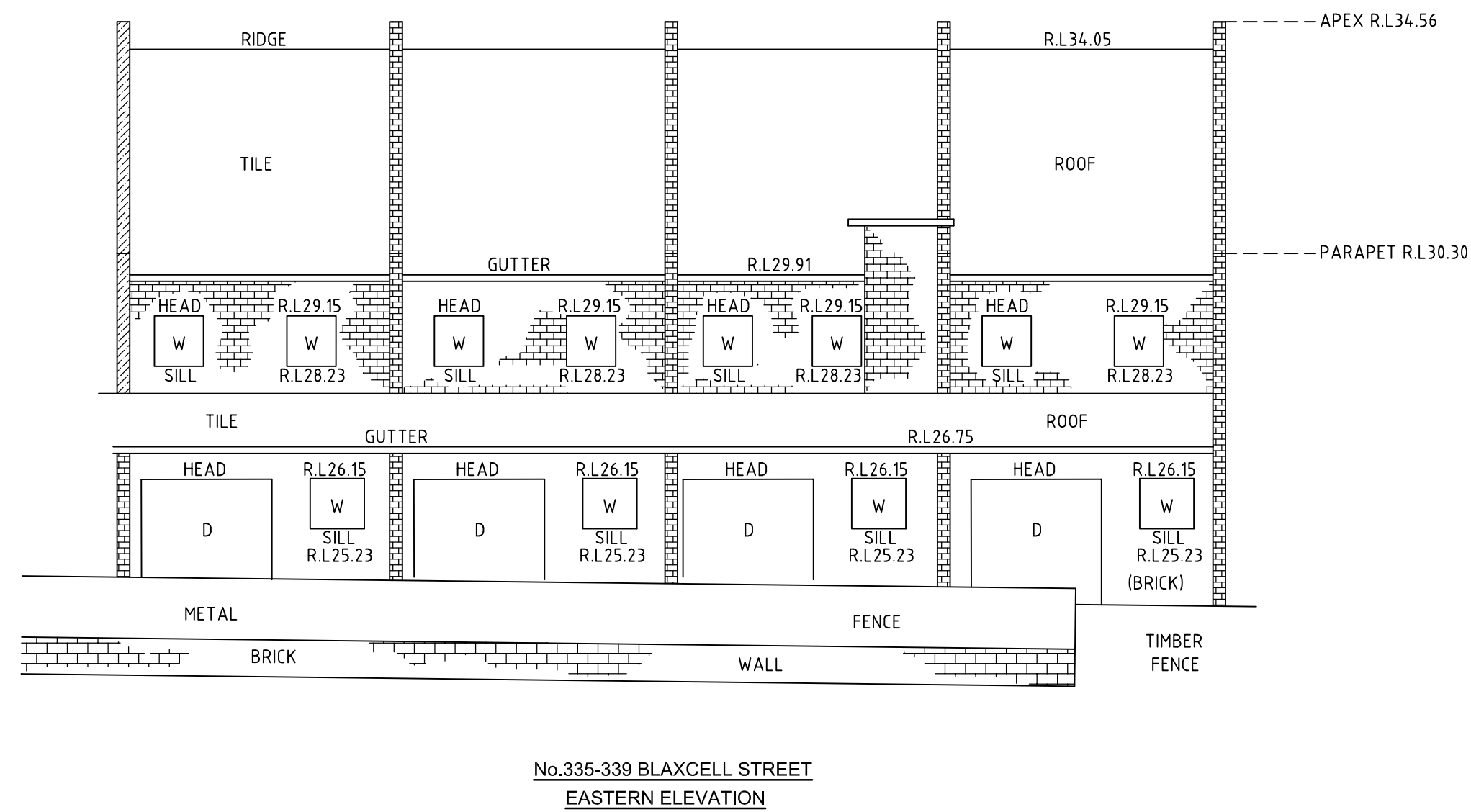
- (G) - DENOTES GUTTER LEVEL.
- BS - DENOTES BOTTOM OF STEP
- TS - DENOTES TOP OF STEP
- VC - DENOTES VEHICLE CROSSING
- WM - DENOTES WATER METER
- TW - DENOTES TOP OF WALL
- SMH - DENOTES SEWER MAN HOLE
- M.B - DENOTES MAILBOX
- SWO - DENOTES STORMWATER OUTLET
- DENOTES PHOTO LOCATION
- DENOTES UNDERGROUND STORMWATER LINE
- DENOTES UNDERGROUND SEWER LINE
- DENOTES OVERHEAD ELEC. LINES
- DENOTES UNDERGROUND TELSTRA LINE FROM DBYD
- DENOTES EASEMENT TO DRAIN WATER 1.5m WIDE (D.P. 1252318)
- DENOTES EASMENT FOR DRAINAGE PURPOSES 1.2m WIDE DEALING 9999 747

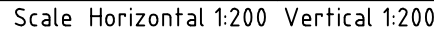
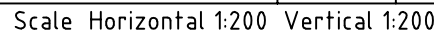
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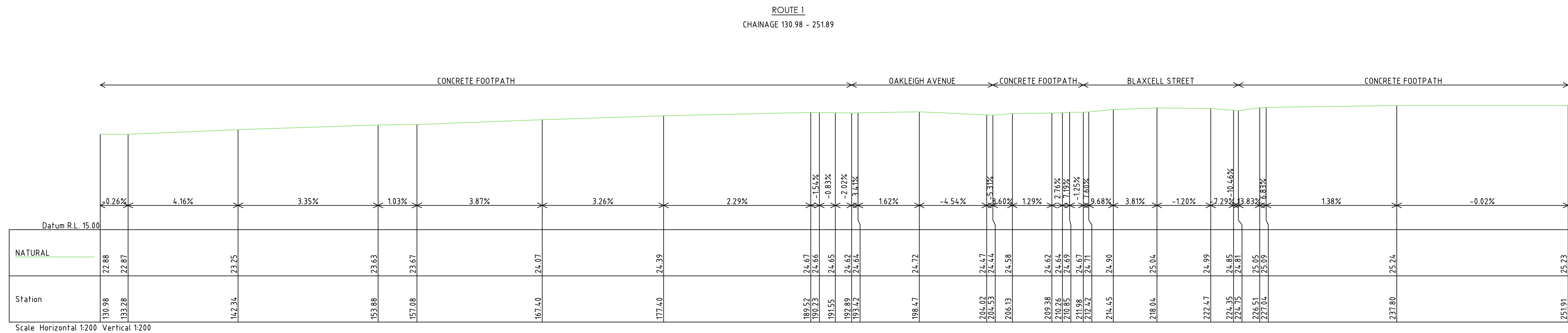
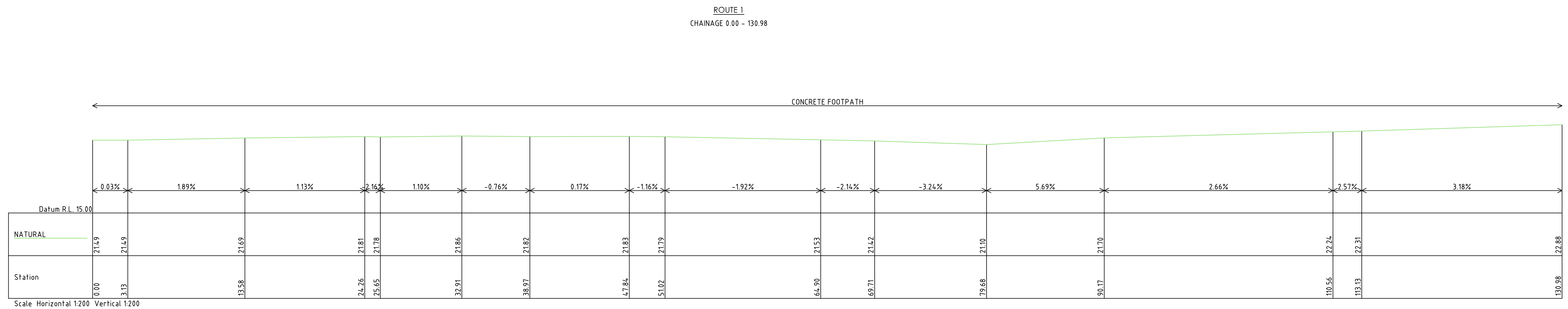
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