



Copy to Mr. Duncan McLeod. ✓

KIRKPATRICK & WEBBER PTY. LTD.

(Incorporated in Victoria)

LAND SURVEYORS & TOWN PLANNERS

D. I. KIRKPATRICK, L.S. F.I.S. AUST.
G. R. O'NEILL, L.S. DIP. SURV. M.I.S. AUST.

Ref. 5494.

30th April, 1985.

Sir Billy & Lady Snedden,
22 Pine Crescent,
RINGWOOD. 3134.

Dear Sir Billy & Lady Snedden,

re Proposed Subdivision
Pine Crescent, North Ringwood.

In accordance with your instructions we have carried out a survey to locate the improvements on your abovementioned property and we are now pleased to enclose for your consideration two copies of each of our Proposed Subdivision Plans Ref. 5494A and Ref. 5494B.

Plan Ref. 5494A depicts a five lot subdivision of the property. Lot 1 is shown as 795 square metres which is the minimum area required for that lot to be capable of containing two detached houses. Lot 2 is 530 square metres which is the minimum area allowable. It can be seen that the boundaries of both lots 1 and 2 respect the position of the existing Tennis Court.

Lot 5 on this plan is also the minimum 530 square metres, and lot 3 has a 6 metre access to Pine Crescent between lots 4 and 5.

In order to be able to provide two lots fronting Pine Crescent (lots 4 and 5) as well as the access for lot 3, it would be necessary to remove the existing Timber Outbuilding.

Plan Ref. 5494B depicts a four lot subdivision with both lots 1 and 2 shown as 795 square metres.

Your advice regarding the likely alteration of the Tennis Court to a "Mini-Court" has been noted and the plan takes this factor into account. Our enquiries have revealed that a Mini-Court would normally be 18 metres by 9 metres in size and this is shown in a broken line on the plan.

Plan Ref. 5494B also shows Lot 4 being 795 square metres in area.

We should be pleased to discuss the matter further with either yourselves or Mr. Duncan McLeod.

We now await your further instructions.

Yours faithfully,

for KIRKPATRICK & WEBBER PTY. LTD.
GRON/WC.

Enc.



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OFFICE ADDRESS: 162 Maroondah Highway, Ringwood. 3134.

23rd July, 1986.

Ref. 5494.

Sir Billy & Lady Snedden,
22 Pine Crescent,
RINGWOOD. 3134.

File

Dear Sir Billy & Lady Snedden,

re Proposed Subdivision
Property - Pine Crescent, North Ringwood.

I refer to our previous correspondence on this matter and now seek your further advice as to whether you wish to proceed.

Yours sincerely,

Don Kirkpatrick

D. I. Kirkpatrick,
for KIRKPATRICK & WEBBER PTY. LTD.

*Spoke on phone
to Garry O'Neil
said would like
him to talk to Duncan
in case to ascertain
preferable lot sizes
for overall subdivision*

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162 MAROONDAH HIGHWAY, RINGWOOD, VICTORIA 3134

Telephone: (03) 870 4422

Facsimile (03) 870 5267



LAND SURVEYORS

TOWN PLANNING CONSULTANTS

SUBDIVISION MANAGERS

20th. May, 1988.

Ref. 5494

Lady Joy Snedden,
22 Pine Crescent,
RINGWOOD. 3134.

Dear Lady Joy,

As it is over three years since we carried out the original work on your property we now submit an account for services to date.

Should you wish to proceed in the future do not hesitate to contact our office.

Thanking you for the favour of your instructions to date.

With kind regards,

Yours sincerely,

D.I. Kirkpatrick
KIRKPATRICK & WEBBER PTY. LTD.

Enc1.

20th. May, 1988

Ref. 5494

Lady Joy Snedden,
22 Pine Crescent,
RINGWOOD. 3134.

FEES DUE TO

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LAND SURVEYORS

TOWN PLANNING CONSULTANTS

SUBDIVISION MANAGERS

FOR PROFESSIONAL SERVICES

re Property 22 Pine Crescent, Ringwood

Survey of property to determine relative locations of improvements, including searching at Titles Office, computations and re-establishment of title boundaries, preparing plans depicting the manner in which the property may be subdivided and placing marks on-site.

Kirkpatrick

NETT 14 DAYS
A RECEIPT WILL NOT BE
ISSUED UNLESS REQUESTED

\$ 1285