

Item 3 (Cont'd)

- iv) A suitable easement to drain water is to be created over the on-site stormwater detention system that restricts development and the varying of any finished levels or structures.
 - e) The provision of erosion and sedimentation control. Details are to be shown on engineering plans and the devices must be established prior to the commencement of any building or engineering works required by the above conditions.
 - f) The creation of a "Restriction As to User" on title prohibiting any alterations or additions to the approved dual occupancy structures without Development Approval by Council.
3. Prior to consideration of the building application, Council will require:-
- a) The submission for approval of detailed engineering plans in respect of the proposed engineering works. In this regard Council requires payment of the engineering plan assessment fee in the amount of \$150 as prescribed in Council's schedule of fees and charges.
 - b) The lodgement of a suitable undertaking, under the common seal for a company, to complete all the engineering works within the site boundaries, such works to be completed prior to occupation and/or operation of any part of the proposed dual occupancy.
 - c) A draft 88B or 88E instrument is to be submitted with the Building Application accompanied by a \$1000 bond refundable upon registration of the final Section 88B or 88E instrument.
 - d) A cash bond or acceptable bank guarantee in respect of all engineering works external to the site, the amount of such bond being assessed upon submission of satisfactory engineering plans.

Please note: If you will be submitting a bank Guarantee:

- 1. The Bank Guarantee will only be accepted direct from the issuing bank

Item 3 (Cont'd)

2. The bank guarantee must have no expiry date.
3. The Bank must quote Council's reference (P5621).
4. Should it become necessary for Council to uplift the guarantee, a notice in writing will be forwarded to the applicant fourteen (14) days prior to such action being taken.

NO BANK GUARANTEE WILL BE ACCEPTED DIRECT FROM THE APPLICANT.

4. B.2.1 Building Application

5. B.2.26 Septic Tank Facilities

6. P.5.2 Perimeter Planting to be provided

Perimeter planting shall be undertaken along south eastern site boundary adjacent to the new dwelling to provide a dense-foliaged plant screen of trees and shrubs over a broad height to minimise the effect of the development upon adjoining development. Planting to be maintained at all times to Council's Landscaping Development Control Plan.

7. P.13.1 Disturbance of vegetation

Care is to be exercised during the construction of the proposed works to ensure natural vegetation and topography on the subject site is not unnecessarily disturbed.

8. Details of the proposed pond are to be submitted with the Building Application, this shall include all earthworks, depths and volume of water.

9. P.14.1 Erosion and Sediment Control

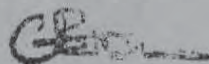
The provision of erosion and sedimentation control. Details to be shown on plans submitted to Council and the devices to be established prior to the commencement of works.

ATTACHMENTS

Locality Plan
Site Plan
Elevation

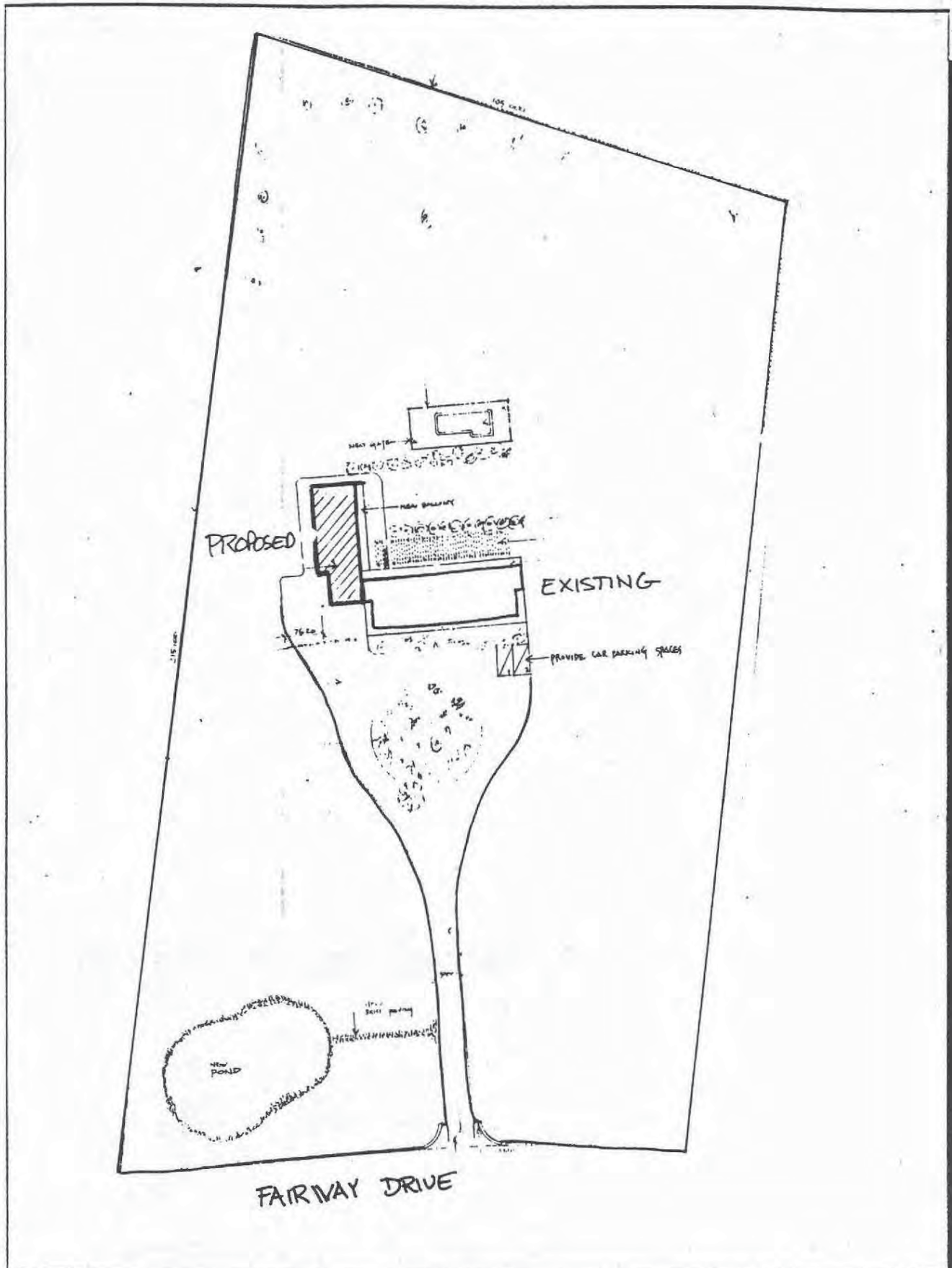
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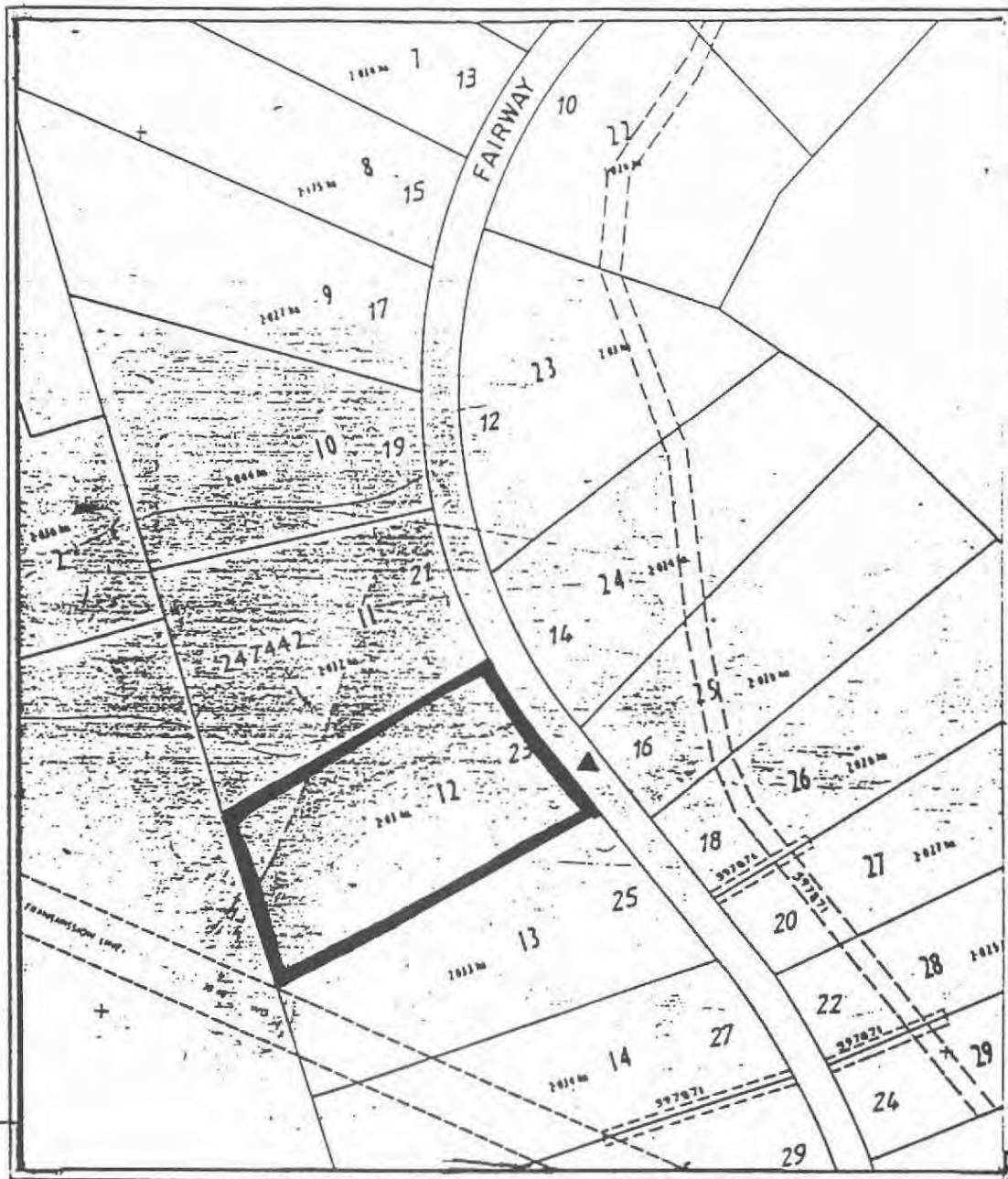


Graham Brown
DIRECTOR - ENVIRONMENTAL SERVICES

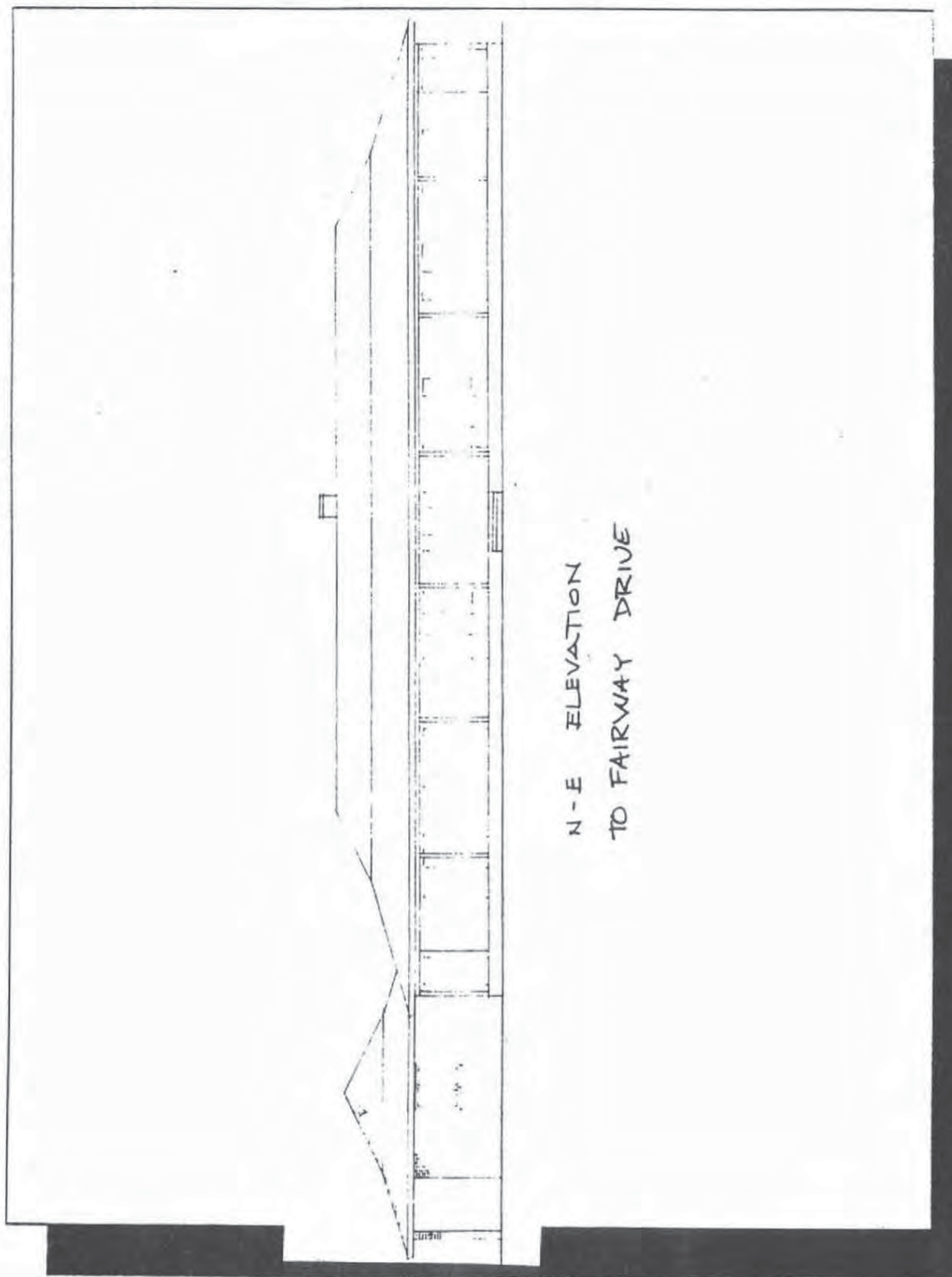
SITE PLAN



LOCALITY PLAN



TYPICAL ELEVATION



E3326/TOWN/REPORT

ITEM 2

SUBJECT: ATTACHED DUAL OCCUPANCY

PROPERTY: LOT 12, D.P. 247442,
23 FAIRWAY DRIVE,
KELLYVILLE (P 05621)

LODGEMENT DATE: 26 AUGUST 1994

BUSINESS
PROGRAMME: DEVELOPMENT CONTROL

REPORTING OFFICER: TOWN PLANNER - PETER
ROBINSON

BACKGROUND

Applicant: W.T. Kim
Owner: W.T. Kim
Zoning: Rural 1(a)
Area: 2 hectares
Existing Development: Single dwelling

THE PROPOSAL

The applicant proposes to construct an attached single storey dual occupancy by extending to the existing single storey dwelling house.

MANDATORY REQUIREMENTS

1. L.E.P. - 1991 - Permissible with consent.
2. D.C.P. No. 5 - Complies. Except means of attachment.
(Section 2.5)
3. R.E.P. No. 12 - Complies.
4. Section 90 (E.P. & A. Act) - Satisfactory.

SUBMISSIONS

1. Notice To Adjoining Landowners - Yes,
2. Number of Landowners Advised - Yes, 7 residents.
3. Number of Submissions Received - Nil.

REPORT

The applicant seeks to vary the standard relating to attachment which requires the common wall between dwellings to be a minimum of 50 percent of each elevation. The development proposes a common wall for 20 percent of the new dwelling.

Comment:

The proposed dwelling is a long narrow single storey building similar in style to the existing dwelling. Due to the internal design of the existing dwelling, adhering to a 50 percent attachment would make it difficult to produce an acceptable design for an attached dwelling. Following this the proposed dwelling is to be attached perpendicular to the existing dwelling creating an 'L' shape and when the proposal is viewed from the road frontage it will only provide the appearance of a double garage. Further the proposed dwelling is located 21 metres from the side boundary, and accordingly should not impact on adjoining properties. Having regard to the fact that the site is two hectares, zoned Rural 1(a) and located a substantial distance from adjoining boundaries no objection to the variation is raised.

BUILDING CONTROL COMMENTS

No objection to the proposal. Relevant conditions are included in the recommendation.

ENGINEERING COMMENTS

No objection to the proposal. Relevant conditions are included in the recommendation.

CONCLUSION

Given the proposal complies with SREP 12 and Council's DCP for Dual Occupancy and as the concerns raised by the objectors have been satisfactorily addressed in the report, approval subject to conditions is now recommended.

FINANCIAL IMPACT

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

RECOMMENDATION

A. The application be approved subject to the following conditions:-

1. P.1.1 Development in accordance with submitted plans
The development being carried out substantially in accordance with the approved plans and details, stamped and returned with this consent.

2. The following conditions are to be complied with prior to the occupation/operation of the development:-

- a) The removal of any unnecessary gutter and footpath crossing and replacement of such crossings with full kerb together with restoration of the footpath formation behind that kerb by filling, placement of topsoil and turf to the requirements of the Manager - Subdivision Control.
- b) The provision of concrete gutter and footpath crossings, to Council's Residential Standards, at each point of vehicular access to the site.
- c) The provision of a sealed or concrete driveway from the rear of any footpath crossing to the proposed or existing carports or garages. All access driveways are to comply with Council's Development Control Plan No. 102 - Car Parking.
- d) The provision of on-site stormwater detention facilities. In this regard:-
 - i) On-site stormwater detention is to be provided to the requirements of Council's Hawkesbury River Catchment Policy and the Manager - Subdivision Control.
 - ii) The method of storage and controlled discharge is to be to the requirements of the Manager - Subdivision Control.
 - iii) A positive covenant under Section 88E of the Conveyancing Act, 1919, is to be established over the title of the property to ensure the maintenance of the on-site detention system.
 - iv) A suitable easement to drain water is to be created over the on-site stormwater detention system that restricts development and the varying of any finished levels or structures.
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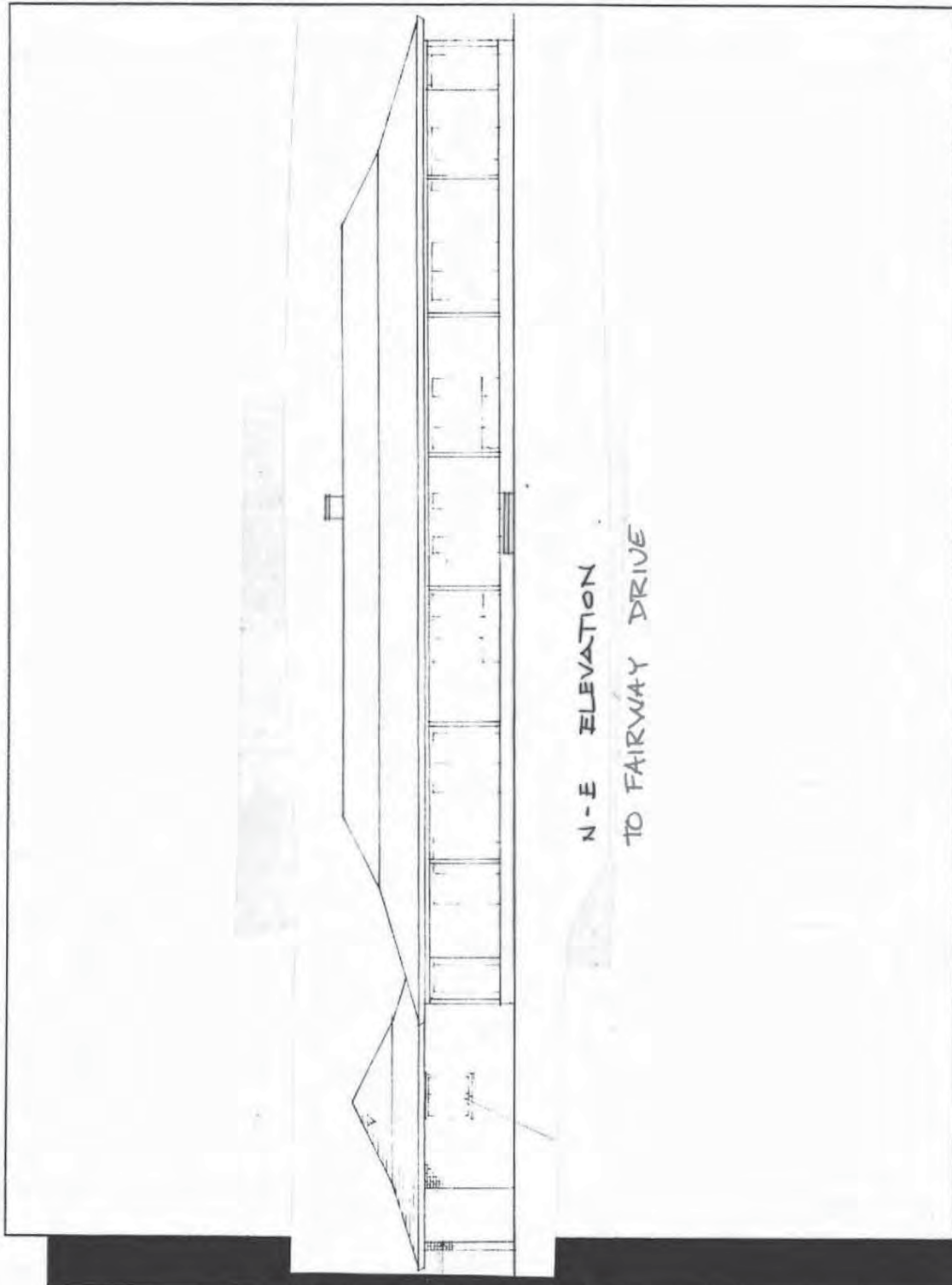
ATTACHMENTS

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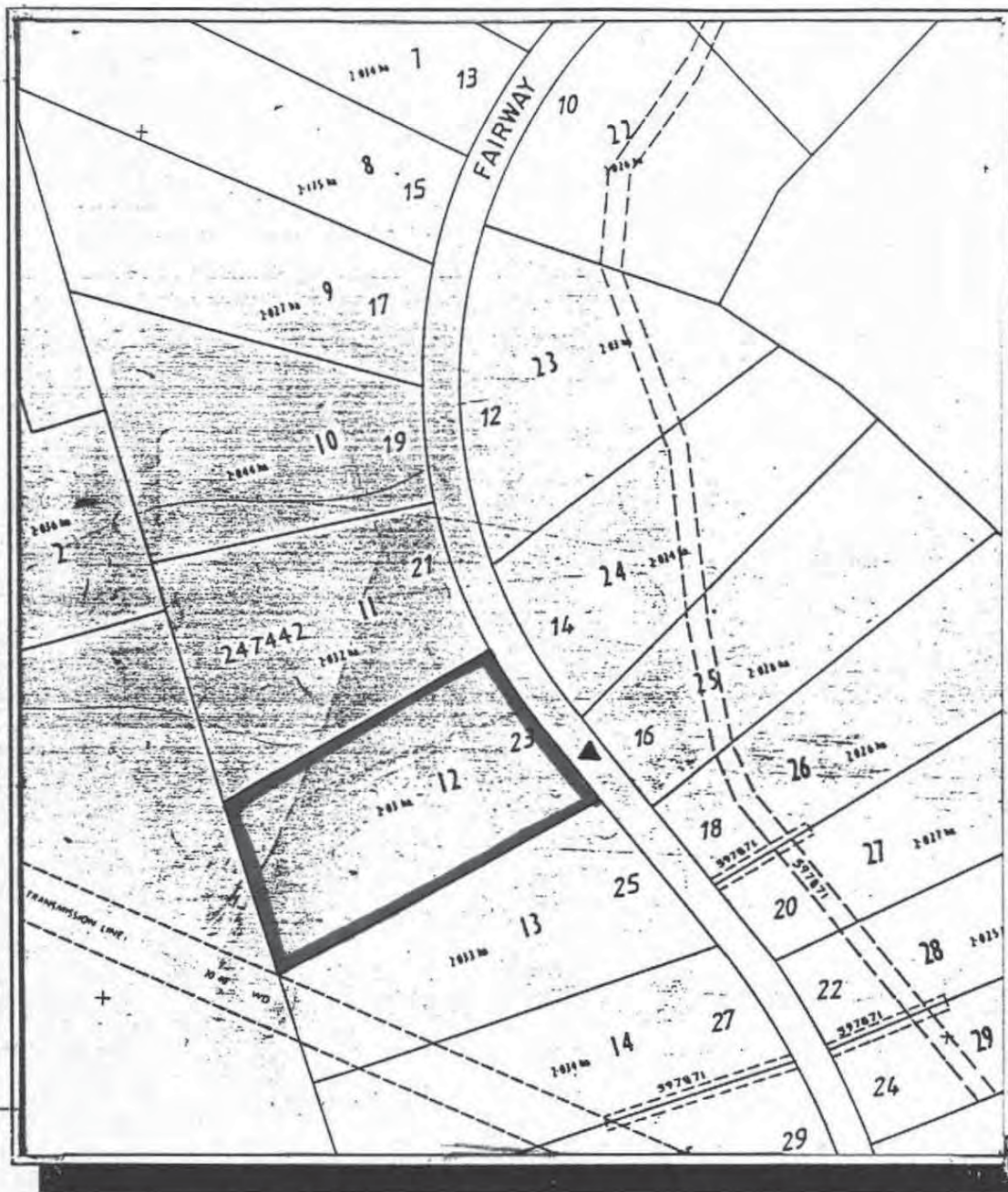
Locality Plan
Site Plan
Elevation

A01
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A03

TYPICAL ELEVATION

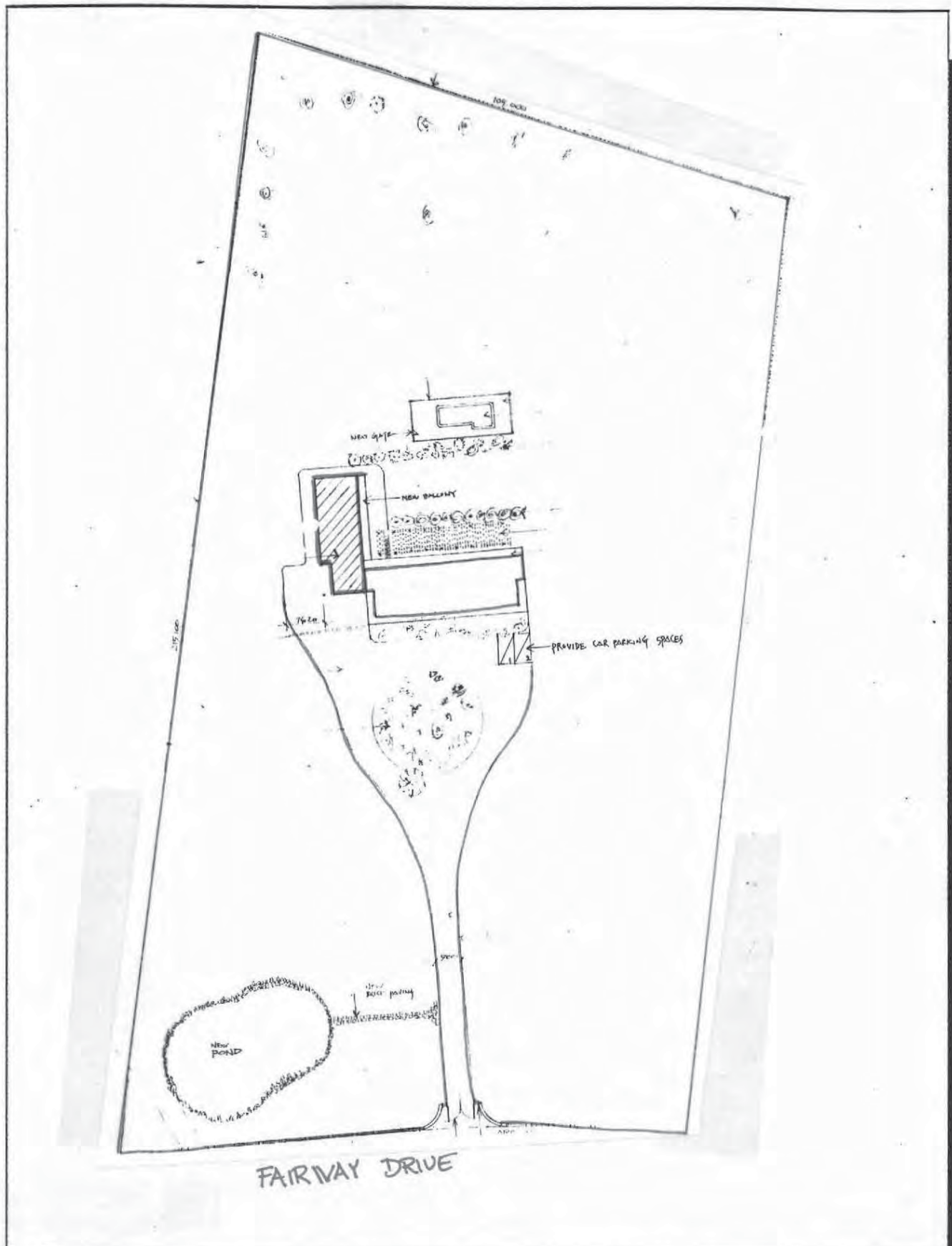


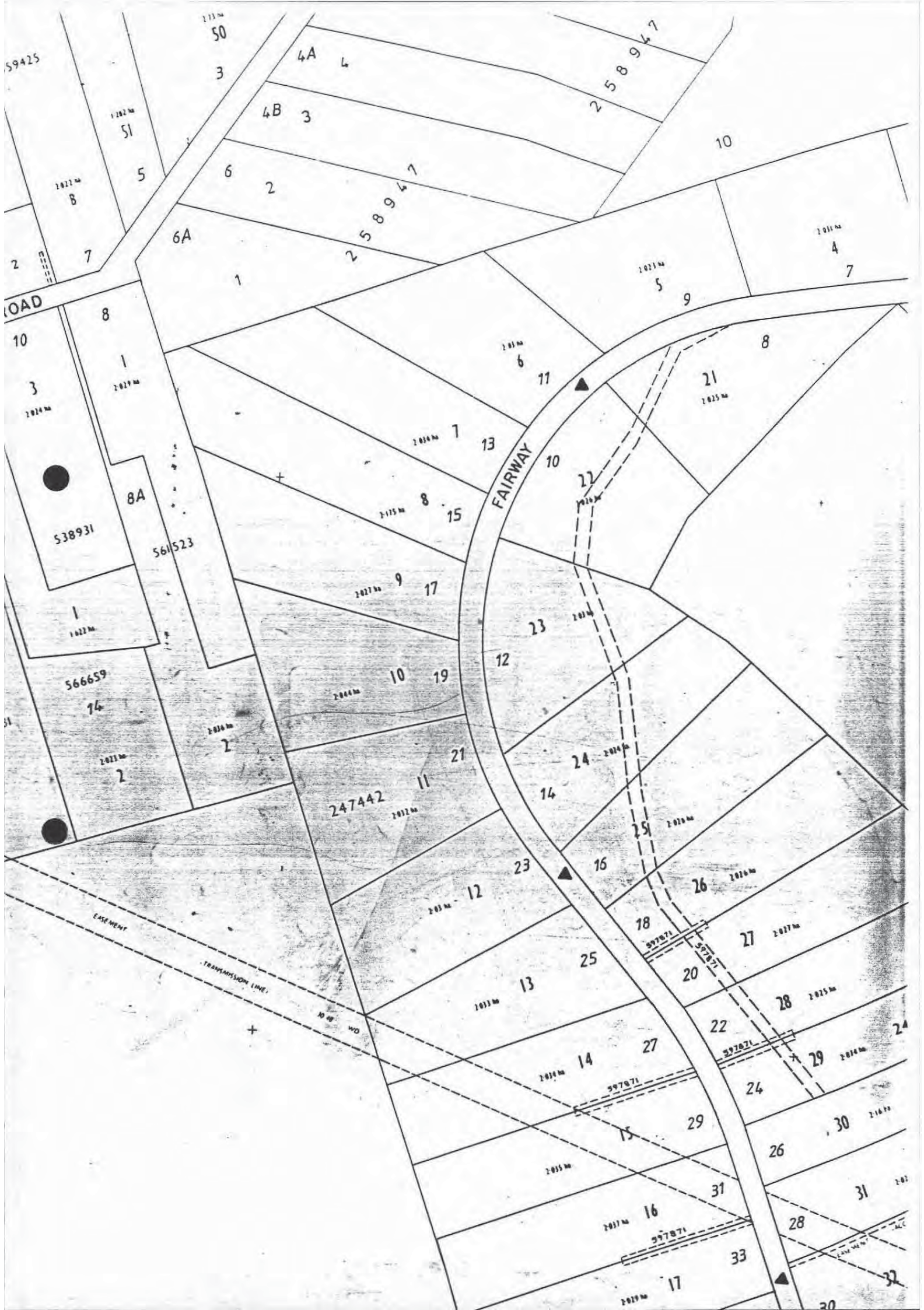
LOCALITY PLAN



SUBJECT SITE

SITE PLAN





DUAL OCCUPANCY CHECKLIST

PROPERTY 23 FAIRWAY DR. KELLYVILLE

STANDARD	PROPOSAL	DCP#109 SREP#12	COMPLIANCE
SITE AREA:	<u>2 ha.</u>	400/600 m2	<u>✓</u>
FSA:			
Dwlg 1:	<u>260</u>		<u>✓</u>
Dwlg 2:	<u>132</u>		<u>✓</u>
Total:	<u>392</u>		<u>✓</u>
FSR:	<u>0.02</u>	0.5:1	<u>✓</u>
HEIGHT (2nd Dwlg)	<u>NA</u>	3.6 m	
PARKING			
Dwlg 1:	<u>4</u>		<u>✓</u>
Dwlg 2:	<u>2</u>		<u>✓</u>
Total:	<u>4</u>		<u>✓</u>
PRIVATE OPEN SPACE			
Lot 1:	<u>NA</u>		
Lot 2:	<u>NA</u>		
BUILDING SEPERATION:	<u>NA</u>	5m	
BLDG LINE SETBACK	<u>NA</u>		
SOLAR ACCESS:	<u>NA</u>	4 hours	
DRIVEWAY WIDTH:	<u>5</u>	3m/3.5m	<u>✓</u>
PRIVACY:	<u>SAT</u>		
CUT & FILL:	<u>NIL</u>		
EXTERNAL APPEARANCE:	<u>SAT</u>		<u>✓</u>

* NOTE s.94 CONTRIBUTIONS = \$

Statement of Environmental Effects.

PROPOSED DUAL OCCUPANCY.

: 23 FAIRWAY DR KELLYVILLE

D.A. No: 94 / 449.

1) Details of cut & fill

: The existing land is flat, left hand side of existing house, so there is no necessary for cut & fill.

2) Common wall Variation.

The new dual occupancy dwelling is situated on left hand side of existing house. so the new dwelling attached to half of the length of existing wall which is shown on plan.

Applicant : W. T. Kim.

Signature : Kim Won Tae

Date : 24. 8. 94.

BAULKHAM HILLS COUNCIL
APPLICATION FOR APPROVAL

This form is for the purpose of lodging Development, Building and Subdivision Applications in accordance with the Environmental Planning And Assessment Act (Section 77(3)), Local Government Act and Regulations for approvals under Part A of the Table in Section 68(1), Building Code of Australia and Local Government Act, 1919 (Part XII).

OFFICE USE ONLY	
D.A. NO.	94/449
B.A. NO.	
S.A. NO.	
DATE OF LODGEMENT	25.8.96
P 475 -	

A. TYPE OF APPLICATION

PLEASE TICK APPROPRIATE BOX

DEVELOPMENT ☒	BUILDING ☒	SUBDIVISION ☐
CROWN ☐	NEW ☒	LAND ☐
DESIGNATED ☐	ADDITION ☒	STRATA ☐
	ALTERATION ☐	COMMUNITY ☐

B. PROPERTY DETAILS

Description of the land to which the application relates. It is the applicant's responsibility to obtain all the necessary property details prior to submission of the application.

Name of Owner MR & MRS W.T. & Y.H. KIM
Street No. 23 Street FAIRWAY DR Suburb KELLYVILLE Post Code
Property Description Lot(s) 12 D.P(s)
Portion Parish Area(Ha)

C. APPLICANTS DETAILS

Applicant's name W.T. KIM
Owner ☒ Builder ☐ Architect ☐ Engineer ☐ Agent ☐
Full postal address 23 FAIRWAY DR
KELLYVILLE
Telephone (Home)
(Business hours) 018 611 498

I, W.T. KIM
of 23 FAIRWAY DR
KELLYVILLE
hereby apply for approval to carry out the activity described below
KIM Won Tan
(Signature of Applicant)

D. EXISTING DEVELOPMENT

(a) Vacant Land Yes ☐ No ☒ Please tick. If vacant land Section (b) need not be completed.
(b) Type of Building (Factory, office, shops, dwelling, etc.) DWELLING
(c) Use of land or building i) Previous DWELLING ii) Current DWELLING

E. PROPOSED DEVELOPMENT

(Development Applications Only)

(a) Description of Development ATTACHED DUAL OCCUPANCY DWELLING
(b) Proposed use of building when completed DWELLING
(c) Proposed hours of operation - Monday/Friday a.m. to p.m.
Saturday a.m. to p.m.
Sunday a.m. to p.m.
(d) Number of employees proposed Number of carparking spaces Existing Proposed
(e) Estimated cost of the proposal \$ 150,000

Note: Plans/drawings and other information describing the development must accompany the application. Further plans may be requested for referral to other authorities.

Note: Refer to Note 1 of the Instructions for Completing Development Application.

F. PROPOSED BUILDING**(Building Applications Only)**

- (a) Description of building BRICK-VENEER SINGLE STOREY HOUSE WITH PERGOLA & FENCE
- (b) Builders details Name Licence No
- Address Suburb Postcode
- Phone Fax
- (c) Building details (i) Materials Floor CONC Outer Wall BRICK Roof CONC TILE
- (ii) Disposal of Waste Water Sewer ☐ Septic ☒ Other ☐
- (iv) Disposal of roof water (v) Total floor area (m²) 166 m²

G. PROPOSED SUBDIVISION**(Subdivision Applications Only)**

- (a) Land subdivision (i) Total Lots Created Residue
- (ii) Number of lot/s Numbered Lot to (incl.)
- (b) Strata subdivision (i) Use Industrial/Commercial/Residential
- (ii) Number of lot/s Number Lot to (incl.)
- (c) COMMUNITY (i) Use (ii) Number of Lots

H. STATEMENT OF ENVIRONMENTAL EFFECTS**(All applications)**

Council has the responsibility to ensure that suitable provisions are made in the proposal to protect the environment and prevent pollution. For this reason every applicant must complete this Section. In certain cases where the proposal is for designated development an "Environmental Impact Statement" is required. Where there is any doubt as to whether an Environmental Impact Statement will be required intending developers are invited to confer with relevant Council Officers prior to submission of a development application.

If the answer to any of the following questions is YES details must be provided separately of action to be taken to mitigate affects. Please tick appropriate box.

Does the Proposal involve:

	YES	NO
1. The demolition or alteration of any building including a building of local, national or historic importance?	☐	☒
2. The alteration of natural site features, including site filling and excavation?	☐	☒
3. The development of any area designated "restricted development"? (Check relevant Development Control Plan)	☐	☒
4. The use or production of toxic or noxious chemicals or substances?	☐	☒
5. The creation of noise or odour?	☐	☒
6. The creation of air or water pollution?	☐	☒
7. The amplification of utility services?	☐	☒
8. A change to existing access arrangements and/or an increase in traffic volume?	☐	☒
9. Any adverse impact on the patterns of wind, solar access, privacy, drainage and overshadowing of adjoining properties or public spaces?	☐	☒
10. Any risks in relation to flooding/subsidence/tidal inundation/bushfires/soil contamination or other risks? If the answer is Yes, give details of actions which will be taken to mitigate these risks.	☐	☒
11. The removal of vegetation or impact on fauna?	☐	☒
12. Any other significant impact on the environment?	☐	☒

Signature of applicant or person signing statement on behalf of applicant. Where not signed by applicant, state capacity in which application is signed.

KIM Woon Tan

Date 22. 8. 94

I. CONSENT OF OWNER

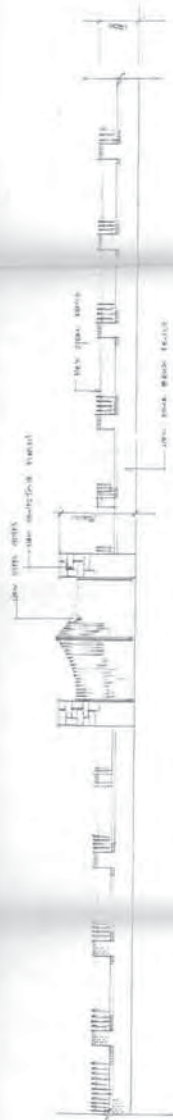
W. T. KIM of 23 FAIRWAY DR. KILLYVILLE

being the owner of the land to which this application relates hereby consent to the making of this application and to entry for the purposes of inspection in accordance with Section 193 of the Local Government Act, 1993.

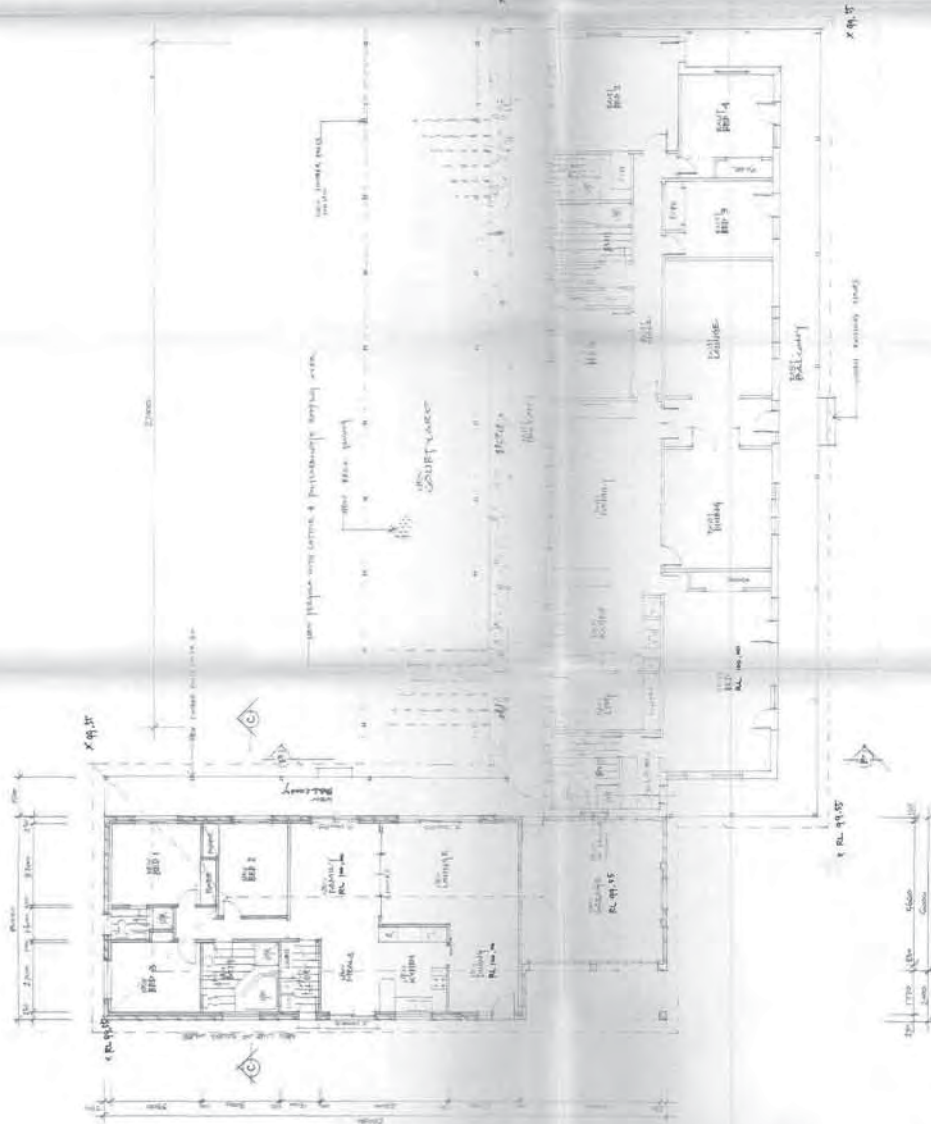
Signature of owner or if signing on behalf of a corporation state capacity and affix company seal.

Signature KIM Woon Tan

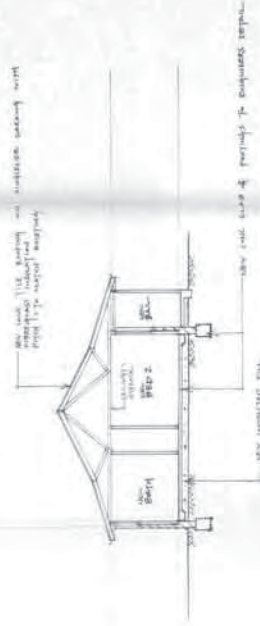
Date 22. 8. 94



FRONT BRICK FENCE ELEVATION



GROUND FLOOR PLAN



SECTION CC



SECTION BB

3. NOTES
 SITE AREA 19,780 M²
 EXISTING AREA 2,960 M²
 NEW QUARTER AREA 13,100 M²
 NEW GARAGE AREA 3,720 M²

박조건설 박조건설 (주) 서울특별시 강남구 테헤란로 12길 11 1515-0101 (02-556-1101) 팩스 : 02-556-1102		박조건설 (주) 서울특별시 강남구 테헤란로 12길 11 1515-0101 (02-556-1101) 팩스 : 02-556-1102
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HILLS SHIRE COUNCIL

STREET: FAIRWAY DRIVE

LOT(S) LOT. 12✓
POR(S)

SEC.

DP, 247442 ✓

REMARKS: V. BEEBY

ARCHIVES 126

FILE NO:		DEPT: P	
STREET NO.	HOUSE OR ALLOCATED NO. N0. 23	SUB. LOT NO.	
2527	5124-413✓		
RELATED FILE NO: / / /			
RELATED LEGAL DOCUMENT NO.			

[illegible]