N

This plan should be read in conjunction with the EIS report.

Approximate site boundary

BH (Fill Depth) Borehole location, number and depth of fill (m) (EIS 2015)

SCALE (m)

0 50

ENVIRONMENTAL INVESTIGATION SERVICES

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SAMPLE LOCATION PLAN

21 And 23 Fairway Drive, Kellyville, NSW

PROJECT ID: E28861KD

F2

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LABORATORY SUMMARY TABLES

TABLE A
SOIL LABORATORY RESULTS COMPARED TO HILs
All data in mg/kg unless stated otherwise

			HEAVY METALS								PAHs		ORGANOCHLORINE PESTICIDES (OCPs)							OP PESTICIDES (OPPs)	TOTAL PCBs	ASBESTOS FIBRES
			Arsenic	Cadmium	Chromium VI [2]	Copper	Lead	Mercury	Nickel	Zinc	Total PAHs	B(a)P TEQ [3]	HCB	Endosulfan	Methoxychlor	Aldrin & Dieldrin	Chlordane	DDT, DDD & DDE	Heptachlor	Chlorpyrifos		
PQL - Envirolab Services			4	0.4	1	1	1	0.1	1	1	-	0.5	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	100
Site Assessment Criteria (SAC) [1]			100	20	100	6000	300	40	400	7400	300	3	10	270	300	6	50	240	6	160	1	Detected/Not Detected
Sample Reference	**Sample Depth**	**Sample Description**																				
BH1	0.0-0.2	Fill: clayey silt	5	LPQL	14	17	24	LPQL	6	22	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH2	0.0-0.3	Fill: clayey silt	5	LPQL	13	26	23	LPQL	6	39	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH3	0.0-0.2	Fill: clayey silt	6	LPQL	15	19	20	LPQL	9	34	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH3	1.55-1.65	Silty clay	LPQL	LPQL	5	28	19	LPQL	4	31	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	NA
BH4	0.2-0.3	Fill: clayey silt	5	LPQL	13	16	35	LPQL	6	25	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH5	0.0-0.2	Fill: clayey silt	6	LPQL	19	19	35	LPQL	7	33	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH5	0.7-0.95	Silty clay	LPQL	LPQL	9	40	24	LPQL	5	28	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	NA
BH6	0.0-0.2	Fill: clayey silt	16	0.5	19	21	25	LPQL	12	45	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH7	0.0-0.3	Fill: clayey silt	8	LPQL	12	36	19	LPQL	9	45	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH8	0.0-0.3	Fill: clayey silt	12	0.5	24	28	32	LPQL	11	50	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH9	0.0-0.3	Fill: clayey silt	9	0.6	24	20	23	LPQL	9	40	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH10	0.0-0.3	Fill: clayey silt	7	0.4	19	20	35	LPQL	10	45	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH10	1.5-1.55	Silty clay	LPQL	LPQL	6	40	28	LPQL	10	65	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	NA
BH11	0.0-0.3	Fill: clayey silt	8	0.5	22	22	25	LPQL	12	62	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH11	0.5-0.95	Silty clay	4	LPQL	13	30	21	LPQL	6	42	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	NA
BH12	0.0-0.3	Fill: clayey silt	8	0.5	22	15	28	LPQL	8	32	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
Total Number of Samples			16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	12
Maximum Value			16	0.6	24	40	35	LPQL	12	65	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	NC

Explanation:

1 - Site Assessment Criteria (SAC): NEPM 2013, HIL-A: 'Residential with garden/accessible soils; children's day care centers; preschools; and primary schools'

2 - The results are for Total Chromium which includes Chromium III and VI. For initial screening purposes, we have assumed that the samples contain only Chromium VI unless demonstrated otherwise by additional analysis.

3 - B(a)P TEQ - Benzo(a)pyrene Toxicity Equivalence Quotient has been calculated based on 8 carcinogenic PAHs and their Toxic Equivalence Factors (TEFs) outlined in NEPM 2013

Concentration above the SAC **VALUE**

Abbreviations:

PAHs: Polycyclic Aromatic Hydrocarbons
B(a)P: Benzo(a)pyrene
PQL: Practical Quantitation Limit
LPQL: Less than PQL
OPP: Organophosphorus Pesticides
OCP: Organochlorine Pesticides
PCBs: Polychlorinated Biphenyls
UCL: Upper Level Confidence Limit on Mean Value
HILs: Health Investigation Levels
NA: Not Analysed
NC: Not Calculated
NSL: No Set Limit
SAC: Site Assessment Criteria
NEPM: National Environmental Protection Measure

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TABLE B
SOIL LABORATORY RESULTS COMPARED TO HSLs
All data in mg/kg unless stated otherwise

					C_6-C_{10} (F1)	>C_{10}-C_{16} (F2)	Benzene	Toluene	Ethylbenzene	Xylenes	Naphthalene	PID [2]
PQL - Envirolab Services					25	50	0.2	0.5	1	3	1	
HSL Land Use Category [1]					**RESIDENTIAL WITH ACCESSIBLE SOIL**							
Sample Reference	**Sample Depth**	**Sample Description**	**Depth Category**	**Soil Category**								
BH1	0.0-0.2	Fill: clayey silt	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0
BH2	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0
BH3	0.0-0.2	Fill: clayey silt	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	1.5
BH3	1.55-1.65	Silty clay	1m to <2m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0
BH4	0.2-0.3	Fill: clayey silt	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0
BH5	0.0-0.2	Fill: clayey silt	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0
BH5	0.7-0.95	Silty clay	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0.2
BH6	0.0-0.2	Fill: clayey silt	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0
BH7	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0
BH8	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0
BH9	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0
BH10	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	2.1
BH10	1.5-1.55	Silty clay	1m to <2m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0
BH11	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0.1
BH11	0.5-0.95	Silty clay	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0
BH12	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	0
Total Number of Samples					16	16	16	16	16	16	16	16
Maximum Value					LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	2.1

Explanation:
1 - Site Assessment Criteria (SAC): NEPM 2013
2 - Field PID values obtained during the investigation

Concentration above the SAC **VALUE**
The guideline corresponding to the elevated value is highlighted in grey in the Site Assessment Criteria Table below

Abbreviations:

UCL: Upper Level Confidence Limit on Mean Value	NC: Not Calculated	PQL: Practical Quantitation Limit
HSLs: Health Screening Levels	NL: Not Limiting	LPQL: Less than PQL
NA: Not Analysed	SAC: Site Assessment Criteria	NEPM: National Environmental Protection Measure

SITE ASSESSMENT CRITERIA

					C_6-C_{10} (F1)	>C_{10}-C_{16} (F2)	Benzene	Toluene	Ethylbenzene	Xylenes	Naphthalene
PQL - Envirolab Services					25	50	0.2	0.5	1	3	1
HSL Land Use Category [1]					**RESIDENTIAL WITH ACCESSIBLE SOIL**						
Sample Reference	**Sample Depth**	**Sample Description**	**Depth Category**	**Soil Category**							
BH1	0.0-0.2	Fill: clayey silt	0m to < 1m	Clay	50	280	0.7	480	NL	110	5
BH2	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	50	280	0.7	480	NL	110	5
BH3	0.0-0.2	Fill: clayey silt	0m to < 1m	Clay	50	280	0.7	480	NL	110	5
BH3	1.55-1.65	Silty clay	1m to <2m	Clay	90	NL	1	NL	NL	310	NL
BH4	0.2-0.3	Fill: clayey silt	0m to < 1m	Clay	50	280	0.7	480	NL	110	5
BH5	0.0-0.2	Fill: clayey silt	0m to < 1m	Clay	50	280	0.7	480	NL	110	5
BH5	0.7-0.95	Silty clay	0m to < 1m	Clay	50	280	0.7	480	NL	110	5
BH6	0.0-0.2	Fill: clayey silt	0m to < 1m	Clay	50	280	0.7	480	NL	110	5
BH7	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	50	280	0.7	480	NL	110	5
BH8	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	50	280	0.7	480	NL	110	5
BH9	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	50	280	0.7	480	NL	110	5
BH10	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	50	280	0.7	480	NL	110	5
BH10	1.5-1.55	Silty clay	1m to <2m	Clay	90	NL	1	NL	NL	310	NL
BH11	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	50	280	0.7	480	NL	110	5
BH11	0.5-0.95	Silty clay	0m to < 1m	Clay	50	280	0.7	480	NL	110	5
BH12	0.0-0.3	Fill: clayey silt	0m to < 1m	Clay	50	280	0.7	480	NL	110	5

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TABLE C
SOIL LABORATORY RESULTS COMPARED TO WASTE CLASSIFICATION GUIDELINES (2014)
All data in mg/kg unless stated otherwise

			HEAVY METALS								PAHs		OC/OP PESTICIDES				Total PCBs	TRH					BTEX COMPOUNDS				ASBESTOS FIBRES
			Arsenic	Cadmium	Chromium	Copper	Lead	Mercury	Nickel	Zinc	Total PAHs	B(a)P	Total Endosulfans	Chloropyrifos	Total Moderately Harmful [2]	Total Scheduled [3]		C_6-C_9	C_{10}-C_{14}	C_{15}-C_{28}	C_{29}-C_{36}	Total C_{10}-C_{36}	Benzene	Toluene	Ethyl benzene	Total Xylenes	
PQL - Envirolab Services			4	0.4	1	1	1	0.1	1	1	-	0.05	0.1	0.1	0.1	0.1	0.1	25	50	100	100	250	0.2	0.5	1	3	100
General Solid Waste CT1 [1]			100	20	100	NSL	100	4	40	NSL	200	0.8	60	4	250	<50	<50	650		NSL		10,000	10	288	600	1,000	-
General Solid Waste SCC1 [1]			500	100	1900	NSL	1500	50	1050	NSL	200	10	108	7.5	250	<50	<50	650		NSL		10,000	18	518	1,080	1,800	-
Restricted Solid Waste CT2 [1]			400	80	400	NSL	400	16	160	NSL	800	3.2	240	16	1000	<50	<50	2600		NSL		40,000	40	1,152	2,400	4,000	-
Restricted Solid Waste SCC2 [1]			2000	400	7600	NSL	6000	200	4200	NSL	800	23	432	30	1000	<50	<50	2600		NSL		40,000	72	2,073	4,320	7,200	-
Sample Reference	**Sample Depth**	**Sample Description**																									
BH1	0.0-0.2	Fill: clayey silt	5	LPQL	14	17	24	LPQL	6	22	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	100	LPQL	LPQL	100	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH2	0.0-0.3	Fill: clayey silt	5	LPQL	13	26	23	LPQL	6	39	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH3	0.0-0.2	Fill: clayey silt	6	LPQL	15	19	20	LPQL	9	34	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH3	1.55-1.65	Silty clay	LPQL	LPQL	5	28	19	LPQL	4	31	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	NA
BH4	0.2-0.3	Fill: clayey silt	5	LPQL	13	16	35	LPQL	6	25	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH5	0.0-0.2	Fill: clayey silt	6	LPQL	19	19	35	LPQL	7	33	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH5	0.7-0.95	Silty clay	LPQL	LPQL	9	40	24	LPQL	5	28	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	NA
BH6	0.0-0.2	Fill: clayey silt	16	0.5	19	21	25	LPQL	12	45	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH7	0.0-0.3	Fill: clayey silt	8	LPQL	12	36	19	LPQL	9	45	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH8	0.0-0.3	Fill: clayey silt	12	0.5	24	28	32	LPQL	11	50	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH9	0.0-0.3	Fill: clayey silt	9	0.6	24	20	23	LPQL	9	40	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH10	0.0-0.3	Fill: clayey silt	7	0.4	19	20	35	LPQL	10	45	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH10	1.5-1.55	Silty clay	LPQL	LPQL	6	40	28	LPQL	10	65	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	NA
BH11	0.0-0.3	Fill: clayey silt	8	0.5	22	22	25	LPQL	12	62	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
BH11	0.5-0.95	Silty clay	4	LPQL	13	30	21	LPQL	6	42	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	NA
BH12	0.0-0.3	Fill: clayey silt	8	0.5	22	15	28	LPQL	8	32	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	No asbestos detected
Total Number of samples			16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	12
Maximum Value			16	0.6	24	40	35	LPQL	12	65	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	100	LPQL	LPQL	100	LPQL	LPQL	LPQL	LPQL	NC

Explanation:

[1] - NSW EPA Waste Classification Guidelines (2014)

[2] - Assessment of Total Moderately Harmful pesticides includes: Dichlorovos, Dimethoate, Fenitrothion, Ethion, Malathion and Parathion

[3] - Assessment of Total Scheduled pesticides include: HBC, alpha-BHC, gamma-BHC, beta-BHC, Heptachlor, Aldrin, Heptachlor Epoxide, gamma-Chlordane, alpha-chlordane, pp-DDE, Dieldrin, Endrin, pp-DDD, pp-DDT, Endrin Aldehyde

Concentration above the CT1 — VALUE
Concentration above SCC1 — VALUE
Concentration above the SCC2 — VALUE

Abbreviations:

PAHs: Polycyclic Aromatic Hydrocarbons
B(a)P: Benzo(a)pyrene
PQL: Practical Quantitation Limit
LPQL: Less than PQL
PID: Photoionisation Detector
PCBs: Polychlorinated Biphenyls
UCL: Upper Level Confidence Limit on Mean Value
NA: Not Analysed
NC: Not Calculated
NSL: No Set Limit
SAC: Site Assessment Criteria
TRH: Total Recoverable Hydrocarbons
CT: Contaminant Threshold
SCC: Specific Contaminant Concentration
HILs: Health Investigation Levels
NEPM: National Environmental Protection Measure
BTEX: Monocyclic Aromatic Hydrocarbons

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TABLE D
SOIL LABORATORY RESULTS COMPARED TO EILs AND ESLs
All data in mg/kg unless stated otherwise

Land Use Category [1]				URBAN RESIDENTIAL AND PUBLIC OPEN SPACE																		
							AGED HEAVY METALS-EILs						EILs		ESLs							
				pH	CEC ($cmol_c/kg$)	Clay Content (% clay)	Arsenic	Chromium	Copper	Lead	Nickel	Zinc	Naphthalene	DDT	C_6-C_{10} (F1)	>C_{10}-C_{16} (F2)	>C_{16}-C_{34} (F3)	>C_{34}-C_{40} (F4)	Benzene	Toluene	Ethylbenzene	Total Xylenes	B(a)P
PQL - Envirolab Services				-	1	-	4	1	1	1	1	1	0.1	0.1	25	50	100	100	0.2	0.5	1	3	0.05
Ambient Background Concentration (ABC) [2]				-	-	-	NSL	9	11	NSL	5	24	NSL	NSL	NSL	NSL	NSL	NSL	NSL	NSL	NSL	NSL	NSL
Sample Reference	**Sample Depth**	**Sample Description**	**Soil Texture**																			
BH1	0.0-0.2	Fill: clayey silt	Fine	NA	NA	NA	5	14	17	24	6	22	LPQL	LPQL	LPQL	LPQL	100	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH2	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	5	13	26	23	6	39	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH3	0.0-0.2	Fill: clayey silt	Fine	NA	NA	NA	6	15	19	20	9	34	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH3	1.55-1.65	Silty clay	Fine	NA	NA	NA	LPQL	5	28	19	4	31	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH4	0.2-0.3	Fill: clayey silt	Fine	NA	NA	NA	5	13	16	35	6	25	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH5	0.0-0.2	Fill: clayey silt	Fine	NA	NA	NA	6	19	19	35	7	33	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH5	0.7-0.95	Silty clay	Fine	NA	NA	NA	LPQL	9	40	24	5	28	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH6	0.0-0.2	Fill: clayey silt	Fine	NA	NA	NA	16	19	21	25	12	45	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH7	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	8	12	36	19	9	45	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH8	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	12	24	28	32	11	50	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH9	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	9	24	20	23	9	40	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH10	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	7	19	20	35	10	45	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH10	1.5-1.55	Silty clay	Fine	NA	NA	NA	LPQL	6	40	28	10	65	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH11	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	8	22	22	25	12	62	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH11	0.5-0.95	Silty clay	Fine	NA	NA	NA	4	13	30	21	6	42	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
BH12	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	8	22	15	28	8	32	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL
Total Number of Samples				NC	NC	NC	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Maximum Value				NC	NC	NC	16	24	40	LPQL	12	65	LPQL	LPQL	LPQL	LPQL	100	LPQL	LPQL	LPQL	LPQL	LPQL	LPQL

Explanation:

1 - Site Assessment Criteria (SAC): NEPM 2013

2 - ABC Values for selected metals has been adopted from the published background concentrations presented in Olszowy et. al., (1995), Trace Element Concentrations in Soils from Rural and Urban New South Wales (the 25th percentile values for new suburbs with low traffic have been quoted)

Concentration above the SAC VALUE

The guideline corresponding to the elevated value is highlighted in grey in the EIL and ESL Assessment Criteria Table below

Abbreviations:

EILs: Ecological Investigation Levels
B(a)P: Benzo(a)pyrene
PQL: Practical Quantitation Limit
UCL: Upper Level Confidence Limit on Mean Value
ESLs: Ecological Screening Levels
NA: Not Analysed
LPQL: Less than PQL
SAC: Site Assessment Criteria
NEPM: National Environmental Protection Measure
NC: Not Calculated
NSL: No Set Limit
ABC: Ambient Background Concentration

EIL AND ESL ASSESSMENT CRITERIA

Land Use Category [1]				URBAN RESIDENTIAL AND PUBLIC OPEN SPACE																		
							AGED HEAVY METALS-EILs						EILs		ESLs							
				pH	CEC ($cmol_c/kg$)	Clay Content (% clay)	Arsenic	Chromium	Copper	Lead	Nickel	Zinc	Naphthalene	DDT	C_6-C_{10} (F1)	>C_{10}-C_{16} (F2)	>C_{16}-C_{34} (F3)	>C_{34}-C_{40} (F4)	Benzene	Toluene	Ethylbenzene	Total Xylenes	B(a)P
PQL - Envirolab Services				-	1	-	4	1	1	1	1	1	0.1	0.1	25	50	100	100	0.2	0.5	1	3	0.05
Ambient Background Concentration (ABC) [2]				-	-	-	NSL	9	11	NSL	5	24	NSL	NSL	NSL	NSL	NSL	NSL	NSL	NSL	NSL	NSL	NSL
Sample Reference	**Sample Depth**	**Sample Description**	**Soil Texture**																			
BH1	0.0-0.2	Fill: clayey silt	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH2	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH3	0.0-0.2	Fill: clayey silt	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH3	1.55-1.65	Silty clay	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH4	0.2-0.3	Fill: clayey silt	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH5	0.0-0.2	Fill: clayey silt	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH5	0.7-0.95	Silty clay	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH6	0.0-0.2	Fill: clayey silt	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH7	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH8	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH9	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH10	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH10	1.5-1.55	Silty clay	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH11	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH11	0.5-0.95	Silty clay	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7
BH12	0.0-0.3	Fill: clayey silt	Fine	NA	NA	NA	100	199	71	1100	35	94	710	180	180	120	1300	5600	60	105	125	45	0.7

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TABLE E
SOIL INTRA-LABORATORY DUPLICATE RESULTS & RPD CALCULATIONS
All results in mg/kg unless stated otherwise

SAMPLE	ANALYSIS	Envirolab PQL	INITIAL	REPEAT	MEAN	RPD %
Sample Ref = BH2 0-0.3	Arsenic	4	5	4	4.5	22
Dup Ref = DUPM1	Cadmium	0.4	LPQL	LPQL	NC	NC
	Chromium	1	13	13	13.0	0
Envirolab Report: 136920	Copper	1	26	29	27.5	11
	Lead	1	23	23	23.0	0
	Mercury	0.1	LPQL	LPQL	NC	NC
	Nickel	1	6	6	6.0	0
	Zinc	1	39	39	39.0	0
	Naphthalene	0.1	LPQL	LPQL	NC	NC
	Acenaphthylene	0.1	LPQL	LPQL	NC	NC
	Acenaphthene	0.1	LPQL	LPQL	NC	NC
	Fluorene	0.1	LPQL	LPQL	NC	NC
	Phenanthrene	0.1	LPQL	LPQL	NC	NC
	Anthracene	0.1	LPQL	LPQL	NC	NC
	Fluoranthene	0.1	LPQL	LPQL	NC	NC
	Pyrene	0.1	LPQL	LPQL	NC	NC
	Benzo(a)anthracene	0.1	LPQL	LPQL	NC	NC
	Chrysene	0.1	LPQL	LPQL	NC	NC
	Benzo(b,j+k)fluoranthene	0.2	LPQL	LPQL	NC	NC
	Benzo(a)pyrene	0.05	LPQL	LPQL	NC	NC
	Indeno(123-cd)pyrene	0.1	LPQL	LPQL	NC	NC
	Dibenzo(ah)anthracene	0.1	LPQL	LPQL	NC	NC
	Benzo(ghi)perylene	0.1	LPQL	LPQL	NC	NC
	Benzo(a)pyrene TEQ	0.5	LPQL	LPQL	NC	NC
	Total OCPs	0.1	LPQL	LPQL	NC	NC
	Total OPPs	0.1	LPQL	LPQL	NC	NC
	Total PCBs	0.1	LPQL	LPQL	NC	NC
	TRH C_6-C_{10} (F1)	25	LPQL	LPQL	NC	NC
	TRH >C_{10}-C_{16} (F2)	50	LPQL	LPQL	NC	NC
	TRH >C_{16}-C_{34} (F3)	100	LPQL	LPQL	NC	NC
	TRH >C_{34}-C_{40} (F4)	100	LPQL	LPQL	NC	NC
	Benzene	0.5	LPQL	LPQL	NC	NC
	Toluene	0.5	LPQL	LPQL	NC	NC
	Ethylbenzene	1	LPQL	LPQL	NC	NC
	m+p-xylene	2	LPQL	LPQL	NC	NC
	o-xylene	1	LPQL	LPQL	NC	NC

Explanation:

The RPD value is calculated as the absolute value of the difference between the initial and repeat results divided by the average value expressed as a percentage. The following acceptance criteria will be used to assess the RPD results:

Results > 10 times PQL = RPD value <= 50% are acceptable
Results between 5 & 10 times PQL = RPD value <= 75% are acceptable
Results < 5 times PQL = RPD value <= 100% are acceptable
If result is LPQL then 50% of the PQL is used for the calculation

RPD Results Above the Acceptance Criteria VALUE

Abbreviations:

PQL: Practical Quantitation Limit
LPQL: Less than PQL
NA: Not Analysed
NC: Not Calculated
OCP: Organochlorine Pesticides
OPP: Organophosphorus Pesticides
PCBs: Polychlorinated Biphenyls
TRH: Total Recoverable Hydrocarbons

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Appendix A: Site Information including Site History

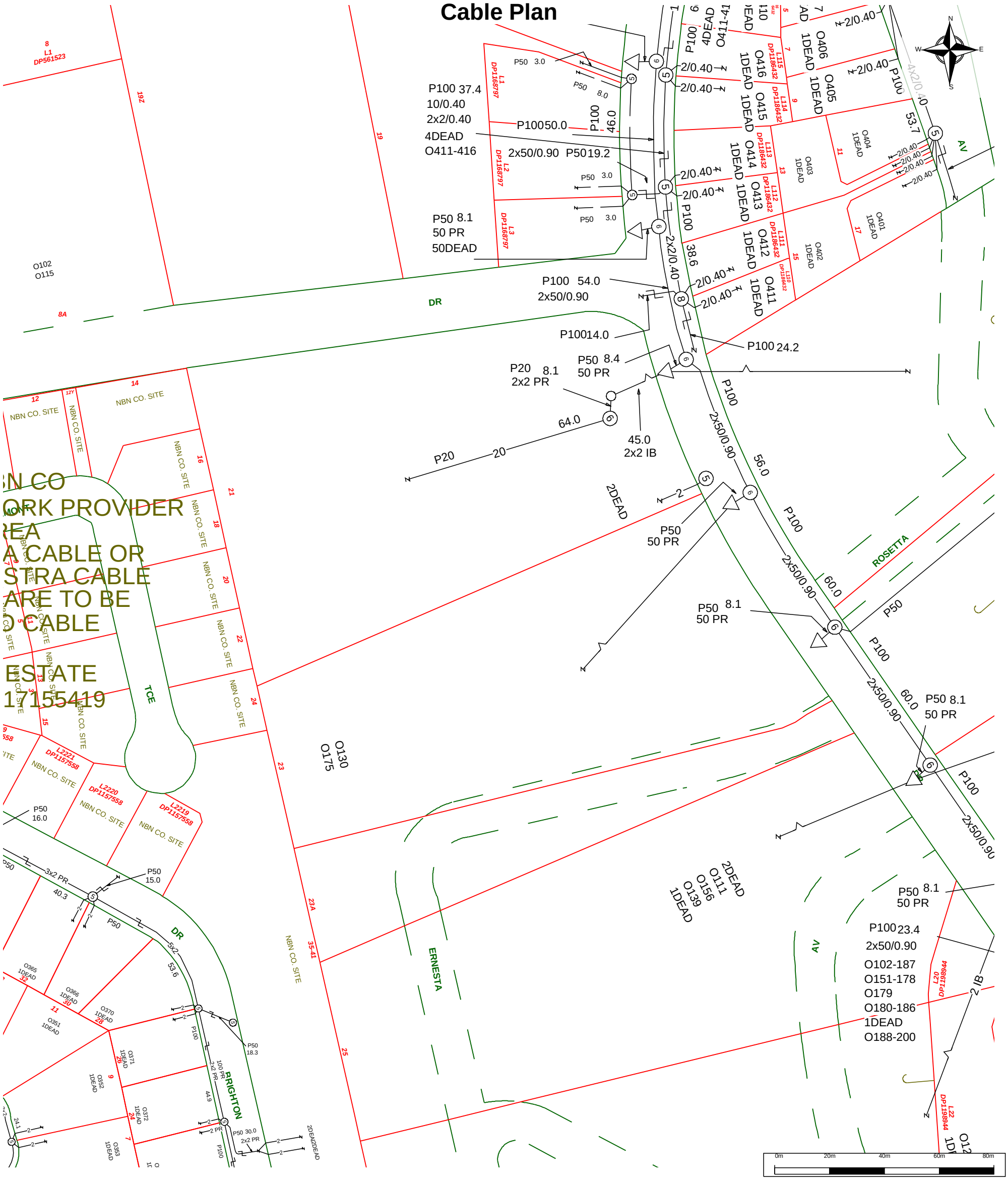
Selected Site Photos of 2&5 November 2015

Stockpile

Appeared to be cut and filled

Selected Services Plans

Cable Plan



NBN CO
ORK PROVIDER
EA
A CABLE OR
STRA CABLE
ARE TO BE
O CABLE

ESTATE
17155419

Telstra	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)
TELSTRA CORPORATION LIMITED A.C.N. 051 775 556	
Generated On 28/10/2015 09:57:14	

Sequence Number: 48774300

Please read Duty of Care prior to any excavating

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

A3

DBYD Address:
21-23 Fairway Drive
Kellyville NSW 2155

DBYD Job No: 9854906

DBYD Sequence No: 48774302

Copyright Reserved Sydney Water 2015
No warranty is given that the information shown is complete or accurate.
SYDNEY WATER CORPORATION

Scale: 1:1500

Date of Production: 28/10/2015

Plan 1 of 1

N

0m 9m 18m 27m 36m

Groundwater Bore Records

NSW Office of Water
Work Summary

GW106457

Licence: 10BL162218
Licence Status: CONVERTED

Authorised Purpose(s): STOCK,DOMESTIC
Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore
Work Status: Supply Obtained
Construct.Method: Rotary
Owner Type: Private

Commenced Date:
Completion Date: 07/01/2004
Final Depth: 87.00 m
Drilled Depth: 87.00 m

Contractor Name: Britt's Water Solutions
Driller: Thomas Garry Britt
Assistant Driller:

Property: JENMAN 16 FAIRWAY DR KELLYVILLE 2155
GWMA: -
GW Zone: -
Standing Water Level: 1.600
Salinity: Brackish
Yield: 11.100

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBE	CUMBE.10	25 247442
Licensed:	CUMBERLAND	CASTLE HILL	Whole Lot 25//247442

Region: 10 - Sydney South Coast
River Basin: 212 - HAWKESBURY RIVER
Area/District:
CMA Map: 9030-1S
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: (Unknown)
Northing: 6266382.0
Easting: 310712.0
Latitude: 33°43'32.6"S
Longitude: 150°57'25.1"E

GS Map: -
MGA Zone: 0
Coordinate Source: GIS - Geographic Information System

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	46.00	200			Rotary
1		Hole	Hole	46.00	87.00	162			Rotary
1	1	Casing	P.V.C.	-0.30	50.00	158	146		Driven into Hole, Glued

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
18.00	18.15	0.15	Unknown	2.80		1.00		00:05:00	

27.00	27.20	0.20	Unknown	2.80		0.50		00:05:00	
43.00	43.25	0.25	Unknown	2.80		1.60		00:05:00	
63.00	63.20	0.20	Unknown	1.60		4.00		00:05:00	
82.00	82.25	0.25	Unknown	1.60		4.00		00:05:00	

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	topsoil	Topsoil	
1.00	3.00	2.00	clay	Clay	
3.00	6.00	3.00	shale, weathered	Shale	
6.00	7.00	1.00	shale, brown	Shale	
7.00	46.00	39.00	sandstone, with bands of shale	Sandstone	
46.00	87.00	41.00	sandstone	Sandstone	

Remarks

12/01/2010: updated from original form A

***** End of GW106457 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Land Title Records

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

P. O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

2nd November, 2015

ENVIRONMENTAL INVESTIGATION SERVICES
PO Box 976,
NORTH RYDE BC NSW 1670

Attention: Jack Cashman,

RE: **21-23 Fairway Drive, Kellyville**
Ref: E28861K

Current Search

Folio Identifier 11/247442 (title attached)
DP 247442 (plan attached)
Dated 27th October, 2015
Registered Proprietor:
MINISTER FOR EDUCATION AND TRAINING

Title Tree
Lot 11 DP 247442

Folio Identifier 11/247442

Certificate of Title Volume 12438 Folio 119

Certificate of Title Volume 9444 Folio 172

PA 42347

Conveyance Book 2589 No. 212

Conveyance Book 2587 No. 210

Conveyance Book 2146 No. 32

*****

Summary of proprietor(s)
Lot 11 DP 247442

Year	Proprietor
	(Lot 11 DP 247442)
2008 – todate	Minister for Education and Training
2007 – 2008	Australasian Conference Association Limited
1996 – 2007	Dianna Elizabeth Pace
1993 – 1996	Richard James Covington Denise Joy Covington
1987 – 1993	Philip Anthony Iacono Julie Anne Iacono
	(Lot 11 DP 247442 – CTVol 12438 Fol 119)
1984 – 1987	Philip Anthony Iacono Julie Anne Iacono
1979 – 1984	Maxwell Vincent Scanlon, farm produce agent Carolyn Patricia Scanlon, wife
1979 – 1979	Clanite Holdings Pty Limited
1974 – 1979	Yacobi Trading Company (No. 2) Pty Limited
	(Lot 1 DP 208565 – Area 175 Acres 3 Roods 16 ½ Perches – CTVol 9444 Fol 172)
1972 – 1974	Yacobi Trading Company (No. 2) Pty Limited
1970 – 1972	A.S.L. Finance Pty Limited
1963 – 1970	Northland Development Pty Limited
	(Part of Portion 55, Parish of Castle Hill, with other lands – Area 175 Acres 3 Roods 16 ½ Perches – Conv Bk 2589 No 212)
1961 – 1963	Northland Development Pty Limited
	(Part of Portion 55, Parish of Castle Hill, with other lands – Area 175 Acres 3 Roods 16 ½ Perches – Conv Bk 2587 No 210)
1961 – 1961	Castle Hill Investments Pty Limited

Cont.

Cont.

	(That piece of land, Parish of Castle Hill, District of Toongabbie – Area 500 Acres – Conv Bk 2146 No 32)
1950 – 1961	Frank George Spurway, manufacturer
1938 – 1950	Robert Chatfield Mackenzie, accountant Edward William Buckanbee, company director *(trustees)*
1909 – 1938	Georgina Pennington Acres, widow Ernest Stacey Layton, civil servant Robert Chatfield MacKenzie, accountant *(trustees)*
1870 – 1909	George Thomas Suttor, esquire James William Boydell, esquire *(trustees)*
1870 – 1870	Edward Hart Acres, esquire Georgina Pennington Champain, spinster *(indenture of trust, pending marriage)*

*****

Local Council Information

BAULKHAM HILLS SHIRE COUNCIL

File Number P 04372
Part Number 1

File Description

PROPERTY.21.FAIRWAY DRIVE.KELLYVILLE
.LOT 11..DP 247442..

ARCHIVES

ARCHIVES 128

B.H.S.C.
105259

LETTER REGN. NO.	REFERRED TO	DATE	INITIALS	REFERRED TO	DATE	INITIALS	REFERRED TO	DATE	INITIALS	ACTION COMPLETED INITIALS & DATE	RESUBMIT DATE	RESUBMIT TO (OFFICER'S NAME & DEPARTMENT)
A136554	DevC	21/11/96								17/12/96.		

FORM NUMBER: 113

REFER TO INSIDE COVER FOR FURTHER FILE MOVEMENTS. SEE OVERLEAF.

BJ

Baulkham Hills Shire Council

Administration Centre, 129 Showground Road,
Castle Hill, N.S.W. 2154

Please address all correspondence to the General Manager
PO Box 75, Castle Hill N.S.W. 2154

Office hours: Monday - Friday 8.30am - 4.30pm

Telephone: (02) 9843 0555
Fax: (02) 9843 0409
Dx 8455 Castle Hill

✓	BLDCON
	DEVCON
	SUBCON
	FILE

17 December 1996

Peter O'Brien
PO Box 4
CASTLE HILL NSW 2154

File No P 04372
APP No D 96/429

B 4372 Pt 1
TO BLDC.

Dear Sir/Madam

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 - NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Pursuant to Section 92 of the Environmental Planning and Assessment Act, 1979, notice is hereby given of the determination by Baulkham Hills Shire Council of the Development Application referred to herein.

The Application has been determined by the granting of Consent subject to the conditions referred to in this Notice.

The conditions of the Consent referred to herein are deemed necessary by Baulkham Hills Shire Council, pursuant to Part 4, Division 1 of the Environmental Planning and Assessment Act, 1979.

This Consent shall become effective from the endorsed date of Consent.

This Consent shall lapse unless development, the subject of the Consent, is commenced within five (5) years from the endorsed date of Consent or as otherwise provided under Section 99 of the Environmental Planning and Assessment Act, 1979 (as amended) which may vary the above date of the lapsing of the Consent.

This Consent does not relieve the developer of the obligation to obtain further approvals with reference to Building and/or Health Regulations or any other Acts.

Section 97 of the Environmental Planning and Assessment Act, 1979 confer on the applicant who is dissatisfied with the determination of a consent authority, a right of appeal to the Land and Environment Court exercisable within twelve (12) months after receipt of this Notice.

Note
22/1/97.

Please Recycle

APPLICANT: Peter O'Brien

OWNER: Mrs Pace

PROPERTY: Lot 11 DP 247442, 21 Fairway Place, Kellyville

DEVELOPMENT: An Attached Dual Occupancy

ENDORSED DATE OF CONSENT: 17 December 1996

Conditions of Consent

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

2. Submission to, and approval by Council of a building application. Plans submitted with the building application are to be amended to incorporate the conditions of the Development Consent.

3. Submission to, and approval by Council of septic tank application prior to the installation of any sanitary drainage lines. In this regard, an aerated septic tank system is required.

4. The satisfactory completion of a concrete gutter crossing to Council's residential standards, at the point of vehicular access to the site together with a pavement comprising at least 150mm of 20mm fine crushed rock, on a suitably compacted subgrade, and surfaced with a two-coat bitumen flush seal of 25mm of 10mm asphaltic concrete, between the edge of the abovementioned gutter crossing ad the existing sealed road pavement, the required pavement being splayed at forty-five (45) degrees to the existing sealed road pavement.

5. The provision of erosion and sedimentation control to be confirmed by Council's Building Inspector prior to commencement of site works.

6. The provision and maintenance thereafter of 4 off-street car parking spaces.

7. A plan (to scale) for the landscaping of the site in accordance with Development Control Plan No.107 (Landscaping) being submitted to, and approved by, Council prior to release of the building application. Details shall include:

   (i) all existing trees, landscape features and prominent structures;

   (ii) a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements;

   (iii) details of plants proposed to provide privacy to the open space area of the proposed dwelling.

8. The landscaping of the site being carried out prior to occupation or use of the premises in accordance with the approved plan and being maintained at all times to Council's Landscaping Development Control Plan.

9. The preservation of trees in accordance with Council's Tree Preservation Order which prohibits the ringbarking, cutting down, topping, lopping or wilful destruction of trees except with the prior approval of Council. All trees to be retained are to be protected by paraweb fencing, firmly staked four (4) metres from the trunk of the tree. This fencing is to be erected prior to the commencement of any site works and is to be maintained in position for the duration of the works. The area within the dripline of the tree should not be used for the stockpiling of new or demolition material, nor for vehicular or pedestrian convenience or uses that would compact the soil in this area.

10. All private open space areas proposed within building line areas are to be made distinct and private by way of a 1.8 metre high screen. Details are to be submitted with the building application.

11. 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.

12. 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.

13. All building material shall be compatible in type, colour and texture throughout the whole of the project. Details of colour and type of building materials to be submitted with the building application.

Pursuant to Section 92(4)(a) of the Environmental Planning and Assessment Act, the reasons for the conditions imposed on this application are as follows:-

1 To facilitate the orderly implementation of the objects of the Environmental Planning and Assessment Act, 1979 and the aims and objectives of Council's Planning instrument.

2 To ensure that the local amenity is maintained and is not adversely affected, and that adequate safeguards are incorporated into the development.

3 To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.

4 To ensure the relevant heads of consideration under Section 90 of the Act are maintained.

Should you require any further information please contact Carolyn Riley on 9843 0280 between 8.30 am - 10.00 am weekdays.

Yours faithfully

Patrick Hurley
MANAGER - DEVELOPMENT CONTROL
F:\DATA\ENVIRON\DEVCON\CORRO\030112CR.JM

AC

LOT NO. 11 HOUSE NO. 21

STREET: FAIRWAY DR KIVILLE

OWNER: _____

BUILDER: _____

B/A NO. 1550/96 B/FILE NO. B4372

INSPEC. REQUESTED BY: MRS PACE

PHONE NO. 018 640 748

TODAYS DATE: 21. 11. 96.

INSPEC. DATE: 22. 11. 96. (AM)

	INSP.	SAT.	W.R.
01 Initial inspection			
02 Pier Inspection			
03 Slab Inspection	✓	✓	
04 Trenches & Steel			
05 Dampcourse			
06 Wet Area			
07 Wind Bracing			
08 First Floor Joists			
09 Frame (Ladder)			

	INSP.	SAT.	W.R.
10 Internal Drainage			
11 Septic Tank			
12 Stormwater			
13 Subsoil Drainage			
14 Retaining Wall			
15 Final			
16 Pool Steel			
17 Pool Excavation			
18 Pool Fencing			

Signed: _____

(Note: Inspections are not to be recorded on this sheet).

Date: 22/11/96

Baulkham Hills Shire Council

Administration Centre, 129 Showground Road,
Castle Hill, N.S.W. 2154

Please address all correspondence to the General Manager
PO Box 75, Castle Hill N.S.W. 2154

Office hours: Monday - Friday 8.30am - 4.30pm

Telephone: (02) 843 0555
Fax: (02) 843 0409

Dx 8455 Castle Hill

19/09/1996

Mrs D E Pace
21 Fairway Drive
KELLYVILLE NSW 2155

COPY

Dear Sir/Madam

BUILDING APPROVAL NO. 1550/96
REFERENCE: B 04372

Property - 21 Fairway Drive
Kellyville 2155

Notice of Determination of application to construct a hobby shed.

I advise that the above Building Application has been approved in accordance with Chapter 7 of the Local Government Act 1993, subject to compliance with The Building Code of Australia, the conditions attached hereto and/or endorsements on the plans and/or specifications in red ink. Any conditions imposed are to ensure compliance with the Building Code of Australia and to address the heads of consideration under Clause 12 of the Local Government (Approvals) Regulation 1993.

The approval will lapse if building work is not substantially commenced within five years from the date of approval.

An applicant has the right of review of the determination of this application, subject to such request being made within 28 days of the date hereof.

Having regard to the provisions of the Local Government Act 1993, you are advised of your right to appeal to the Land and Environment Court in regard to this determination.

Yours faithfully

DAVID MEAD
GENERAL MANAGER

per

CONDITIONS PERTAINING TO BUILDING PERMIT No 1550/96

1. Hours of Work

Work on the project to be limited to the following hours:-

Monday to Friday - 7.00am to 5.00pm;

Saturday - 8.00am to 1.00pm if audible on residential premises otherwise 7.00am to 1.00pm;

No work to be carried out on Sunday or Public Holidays.

The builder shall be responsible to instruct and control his sub-contractors regarding the hours of work. Council will exercise its powers under the Noise Control Act, in the event that the building operations cause noise to emanate from the property on Sundays or Public Holidays or otherwise than between the hours detailed above.

2. Required Building Inspections

The following inspections are required to be carried out during the construction of the building.

(a) Steel reinforcement in position for footings or slabs prior to the placing of concrete.

(b) Building completed prior to occupation.

You are advised that Council provides the service of the carrying out of the above inspections at a charge of $30.00 per inspection. 48 hours
notice must be given, either in writing, or by telephone prior to Council carrying out the inspection. Should you, however, wish to obtain the services of a private professional certifier to carry out the required inspections, you are advised to contact Council's Building Control section for the acceptable criteria.

It is the responsibility of the builder and/or owner builder to obtain from Council all inspection results, or approval to proceed, prior to further works.

NOTE: No building shall be occupied or used prior to a satisfactory final inspection being being carried out.

SPECIAL NOTE In the interests of home safety it is strongly recommended that, where not otherwise required, smoke detectors be fitted in every home.

3. Structural Steel Certificate

Structural steel details regarding size of structural steel members to be submitted to and approved by Council prior to work commencing.

4. Details of Footings/Slabs

Details of footings and slabs to indicate compliance with Australian Standard AS 2870.1 - 1988; Residential Slabs and Footings: Construction, shall be submitted to, and approved by Council prior to work commencing. The details shall include designation of the site classification in accordance with Section 2 of AS 2870.1.

5. Protection From Termites

The building shall be protected from attack from subterranean termites in accordance with Australian Standard AS 3660.1 - 1995: Protection of Buildings From Subterranean Termites - New Buildings; to satisfy the requirements of Clause B1.1 of the Building Code of Australia. The form of protection shall be in accordance with the details approved by Council, the manufacturer's specifications and AS 3660.1.

On completion of the installation of the barrier, Council shall be furnished with a certificate from the person responsible, stating that the barrier complies with AS 3660.1.

A durable notice shall be permanently fixed to the building in a prominent location, such as the meter box or the like, indicating:-

i) the method of protection;
ii) the date of installation of the system;
iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
iv) the need to maintain and inspect the system on a regular basis.

6. Wet Areas

The wet areas in the building shall be impervious to water as required by Clause F1.7 of the Building Code of Australia. On completion of the waterproofing of the wet areas, Council shall be furnished with a certificate from the person responsible, stating that the materials used are suitable for the situation, and that the application and/or installation has been carried out in accordance with Australian Standard AS 3740-1994: Waterproofing of Wet Areas in Residential Buildings.

7. Roofwater Drainage

Gutter and downpipe to be provided and connected to an approved drainage system.

8. Septic Tank Application

Submission to, and approval by, Council of a septic tank application prior to installation of house drainage.

9.
Permission is granted for the removal of the three (3) trees within the building platform area.

10. Human Habitation - Prohibition

The rural shed not to be used for human habitation, commercial or industrial purposes.

11.
The restoration of vintage cars is not to cause a nuisance to surrounding areas.

Building Approval No: 1550/96

BUILDING APPROVAL NOTES

SIGN

A signboard must be erected in a conspicuous position on every building under construction indicating the name of the builder and owner and the number of allotment.

FOOTPAVING KERBING GUTTERING AND ACCESS

(a) Council must be notified in the event of any existing damage to footpaving, kerbing and guttering prior to commencement of the work.

(b) Adequate protection must be provided for Council footpaving, kerbing and guttering prior to commencement of building operations.

(c) Owners and or applicants are responsible to ensure, if necessary by consultation with Council's Engineering Services division, that proper connection can be made with notified level of the footpath and that driveways are located a minimum of 6 m from kerb-returns and splayed corners, clear of street trees and drainage structures such as kerb inlet pits etc. Driveway gradients must conform with Council's standards. The level of the garage floor is to be checked prior to pouring concrete to ensure compliance with Council's standards.

STREET NUMBER

A street number is to be prominantly displayed in a conspicuous position on completion of the building and will be required prior to the issue of any Building Certificate.

HOUSEHOLD SERVICES

The householder is required to notify Council upon occupancy (if within the scavenging area) that the garbage service, which is mandatory, is to be commenced and pay the necessary charges upon receipt of an account.

☞No encroachment by any building or structure for private use will be permitted on a public reserve.
☞Soil and building materials are not to be deposited on any road, footpath or public reserve.
☞Building refuse or materials shall not be burnt on site.
☞No vehicular traffic or any drainage work is permitted on any public reserve without the prior approval of Council.
☞A Tree Preservation Order covers the Shire of Baulkham Hills. Council consent is required before the removal of any tree except those within a distance of three metres of the outside walls of an approved building.
☞Applicants are advised to consult with Telecom and Australia Post regarding the installation of telephone conduits and letter boxes respectively.
☞Unimpeded access must be available to the electricity supply authority, during and after building, to the electricity meters and metering equipment.
☞These building plans must be submitted to any business office of the Water Board at least 14 days before commencement of work. Failure to submit these plans before commencement of work will render the owner liable to a penalty and may result in the demolition of the work at the builder's expense.
☞Ratepayers with land holdings in areas of the Shire where no water reticulation system is available are to provide an adequate wholesome water supply and are encouraged to provide additional water storage for use during fire fighting operations, for fire fighting purposes. further information regarding the provision of water storage for fire fighting purposes is available from the Fire Control Officer.

THIS APPROVAL IN NO WAY VARIES COVENANTS, IF ANY, ATTACHING TO THE LAND NOR SHALL PREJUDICE ANY ACTION THAT MAY BE TAKEN BY ANY INTERESTED PARTY IN THIS REGARD.

BUILDING SURVEYOR'S INSPECTION REPORTS			
	DATE	INITALS	REMARKS
PIER HOLES			
TRENCHES & STEEL			
EXCAVATION OR POOL STEEL			
CONCRETE SLAB	22/1/96		Satisfactory – as per detail.
DAMPCOURSE/BEARERS & JOISTS			
WET AREA			
WIND BRACING			
FRAME			
STORMWATER			
SEPTIC TANK INSPECTION			
POOL FENCE			
COMPLETION			
NOTES			

BAULKHAM HILLS SHIRE COUNCIL

B.A. NO. 1550/96

BUILDING APPLICATION

CENSUS DISTRICT.....

File No.: B 4372
Dist. To: Blac
Rego No.: 128806
2 AUG 1996
ACTION REQUIRED | INFORMATION ONLY
File With:
BAULKHAM HILLS SHIRE COUNCIL

LOCAL GOVERNMENT ACT, 1993 AND REGULATIONS
THE BUILDING CODE OF AUSTRALIA

PLEASE PRINT ALL ANSWERS

Council's Health and Building Surveyors are available for interview between 8.30am and 10.00am daily, or by appointment. Telephone 843-0555. Application is made to Council for approval of the accompanying plans and specifications for the erection of the building described hereunder.

LOCATION OF PROPOSED BUILDING

HOUSE NO. 21	STREET FAIRWAY DRIVE		
SUBURB KELLYVILLE	POSTCODE 2153	LOT NO. 11	DP. 247248

OWNER			**BUILDER**	
NAME MRS. D. PACE			NAME TBA.	LICENCE NO.
ADDRESS 21 FAIRWAY DRIVE			ADDRESS	
SUBURB KELLYVILLE	POSTCODE 2153		SUBURB	POSTCODE
PHONE (H) 96293861	BUS 96269744	FAX 96263923	PHONE	FAX

APPLICANT

DELETE THAT WHICH DOES NOT APPLY

NAME MRS. D. PACE			OWNER ~~BUILDER~~ ARCHITECT ENGINEER AGENT	
ADDRESS AS ABOVE	SUBURB	POSTCODE		
PHONE (H)	BUS	FAX	SIGNATURE	
			DATE 21.8.96	

NOTE: If the owner is not the applicant written consent of the Owner is required

SIGNATURE OF OWNER: D Pace DIANNA PACE

TYPE OF BUILDING: RURAL SHED CONTRACT PRICE. 28750.00

SEE NOTES OVER

CONSTRUCTION DETAILS

MATERIALS OF FLOOR/S CONCRETE	MATERIAL OF OUTER WALLS COLORBOND STEEL	MATERIALS OF ROOF COLORBOND STEEL
ARE RETAINING WALLS PROPOSED? YES ☐ NO ☑	DISPOSAL OF ~~WASTE~~ WATER : ~~SEWER~~/SEPTIC	DISPOSAL OF ROOF WATER TO PIT
NEW ☑ ALTERATION ☐ ADDITION ☐	TOTAL FLOOR AREA (M2) 223.26	

OFFICE USE ONLY

	AMOUNT	RECEIPT	DATE	OBA	CSHR
BUILDING FEE	146.25	78745	22/8	O	
ROADS DEPOST	150.00	✓	✓	✓	
ROAD OPENING FEE					
FOOTPATH LEVELS					
OWNER/BUILDER PERMIT					
BLDG. SERVICES CORP	330.00	✓	✓	✓	
SEPTIC TANK FEE					
Inspx 5	150.00	✓	✓	✓	

776.25

	DATE	INITIALS	REMARKS
OWNERSHIP CHECKED	22.8	✓	
SUBDIVISON CHECKED	✓	✓	
DEPOSIT PLAN NO.			
PERMIT ISSUED			

PLANNING CONSENT:

INITIALS: ✓ DATE: 22/8/96

Subject do shed not being used for dual occupancy purposes or converted do habitable floor space

1(9)

INSTRUCTION TO APPLICANTS

1. Before commencing the construction of ANY building (including sheds and outhouses), or before commencing additions or alterations of a structural nature, a building application must be lodged with Council and approval obtained. A building application shall be made by the owners or their agent. Where the owner is not the applicant, the written consent of the owner is required.

2. The person making application for the approval of plans and specifications of a building shall lodge therewith a fee calculated according to the scale set out in the Building Code of Australia (administrative provisions).

   For the purpose of calculating fees the contract price shall mean
   a) the contract price or
   b) where there is no contract the cost of the proposed building as determined by Council
   NOTE: "Contract" means legally drawn up and stamped contract.

3. Application forms, plans and specifications are to be written and drawn to scale legibly in ink, but recognised methods of plan reproduction and typewriting will be accepted. Plans should show a block plan, floor plan of each level a section and all elevations of the building. Approved scales are: Working Drawings 1:100; 1:50; 1:200; Block Plans 1:200; 1:500; 1:1000. One copy of the plans and specifications is retained as Council's permanent record. After the application has been considered, the second copy will be returned to the applicant and, if the application has received approval this will be indicated thereon. A minimum of two and up to four copies of plans may be submitted with the application. Additional copies may be submitted at a cost of $7.00 each.

4 The whole of the Council area is affected by the provisions of the Baulkham Hills LEP 1991, as amended and it is necessary to satisfy planning requirements before building approval is given.

5. The installation of a septic tank is required for all dwellings where the Sydney Water Sewer is not available and where a permanent water supply is available and an application complete with plans of the tank and drainage layout must be lodged with the Building Application.

6. A footpath level application and fee is required, together with a deposit as assessed by the Engineering Division, against damage to roads, footpaths, etc.

7. Building lines have been determined in respect of new buildings. Applicants are advised to ascertain the details applicable before completing plans and specifications of proposed building.

8 Council is required to site the owner/builder's permit (where required), or where a licensed builder is to construct the work, evidence that the insurance premium as required by the Building Services Corporation has been paid; such premium may be paid to Council.

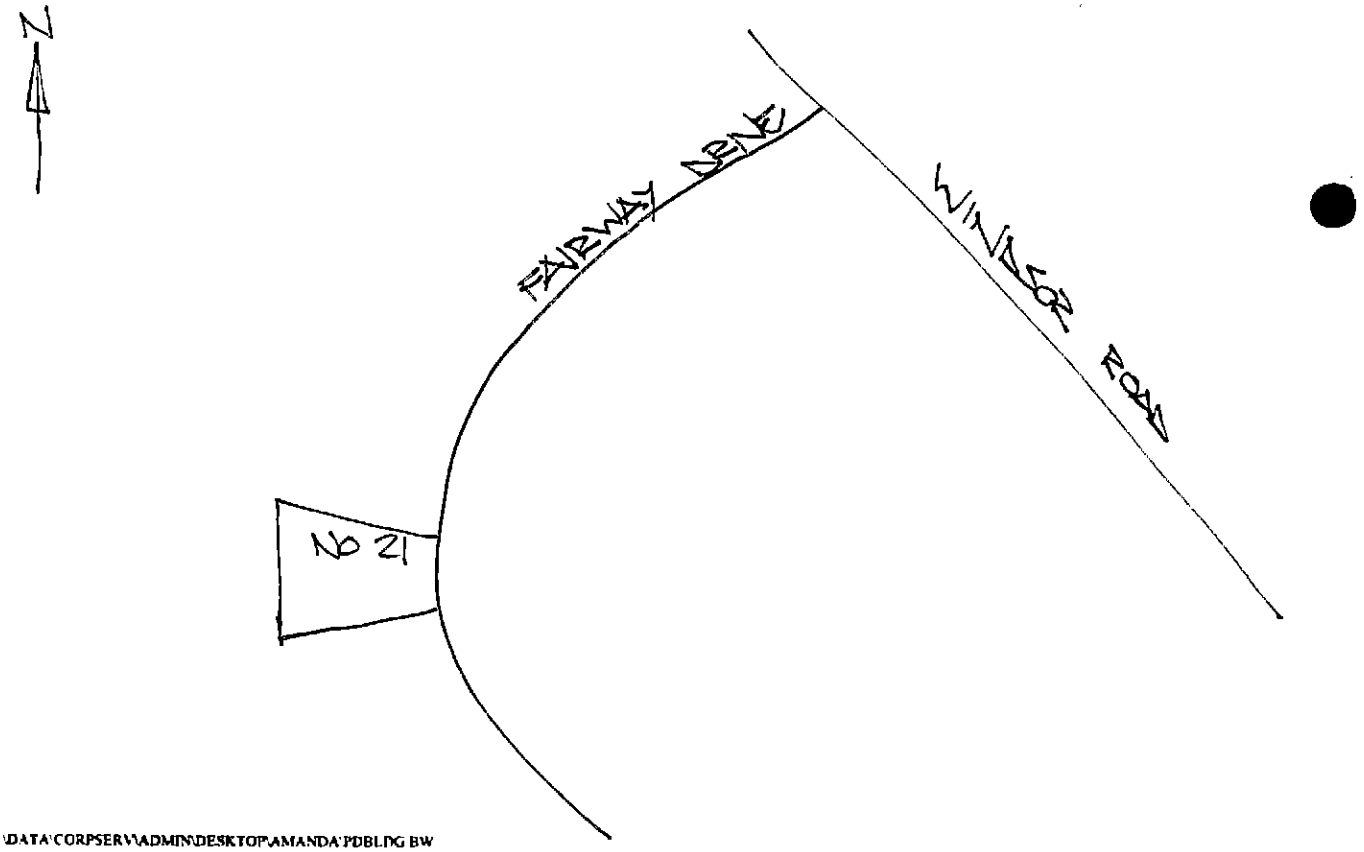
9. As Council is required to notify the adjoining owners regarding the application, you are requested to attach a copy of the plan, 6 copies of an A4 sheet, showing the site plan and elevations which will then accompany Council's notification.

10. Details of erosion and sediment control shall accompany the application.

11. Details of the proposed method of termite protection are to accompany the application.

LOCALITY SKETCH

Draw a sketch in the space hereunder, showing the block of land referred to in this application, the street or road to which it has frontage, and at least two intersection streets or roads with names shown. Mark the approximate distance of the block of land from one of the intersecting roads; show direction of north.



Baulkham Hills Shire Council

Administration Centre, 129 Showground Road,
Castle Hill, N.S.W. 2154

Please address all correspondence to the General Manager
PO Box 75, Castle Hill N.S.W. 2154

Office hours: Monday - Friday 8.30am - 4.30pm

Telephone: (02) 843 0555
Fax: (02) 843 0409

Dx 8455 Castle Hill

04/09/1996
BA 1550/96

Mr W T Kim and Mrs Y H Kim
23 Fairway Drive
KELLYVILLE NSW 2155

COPY

Dear Sir/Madam

Council is in receipt of a formal Building Application, lodged by Mrs D E Pace, for a hobby shed at 21 Fairway Drive, Kellyville 2155.

Enclosed for your information is a copy of the plan submitted to Council with the building application.

Prior to Council formally considering the application you are invited to comment on the proposal. The application and accompanying plans are available for inspection at the Environmental Services Division counter of Council's Administration Centre, Cnr Showground and Carrington Roads, Castle Hill between 8.30am and 4.30pm weekdays.

Council is obliged to consider all building applications but the process of considering an application does not imply a rejection or a consent. Neither Council nor its staff have any opinion on the proposal until the merits are examined.

Written submissions will be received for a period of 14 days from the date hereon. Should you have any enquiries please contact the Building Control Section on 9843 0555 between 8.30am and 10.00am.

Yours faithfully

BRUCE LINTON
BUILDING CONTROL MANAGER
FOR GENERAL MANAGER

BUILDING CONTROL FAX NUMBER 9843-0393

Peter John O'Brien & Associates
COMPUTER DRAFTING AND BUILDING CONSULTANTS
3 ENSIGN PLACE, CASTLE HILL
New South Wales

MOBRI PTY. LIMITED trading as
Peter John O'Brien & Associates
A.C.N. 001 897 874
ALL MAIL: P.O. BOX 4
CASTLE HILL, 2154
TELEPHONE: (02) 894 8764
FAX: (02) 894 8764

The General Manager,
Baulkham Hills Shire Council,
Administration Centre,
129 Showground Road,
CASTLE HILL, 2154.

21st. August, 1996.

Dear Sir,

RE: Statement of Environmental Effects
Lot 11 No. 21 Fairway Drive, KELLYVILLE

The Property is situated on the Western side of Fairway Drive about 1.2km from the intersection of Windsor Road.

The block slopes up from the Fairway Drive and there is a cutting along the total front boundary of approximately 1.5m high. The site has a large number of native gum trees at various stages of maturity. The site is well grassed and has extensive landscaping features and planting surrounding the existing ranch style dwelling. An in-ground swimming pool with landscaped pool surrounds and pool fence is located to the rear of the dwelling together with a pool side gazebo and tennis court.

The existing residence with a three car garage is set back approximately 63.5M from the road. There is a driveway on the right hand side of the property with brick planter boxes on each side of the entrance.

The proposed Hobby Shed is to be used for the storage and restoration of vintage cars as a private hobby of the owner and is not a commercial venture. The shed will have minimal impact on the Streetscape as it is set back approximately 168.5M from Fairway Drive and 15.6M from the left hand boundary. The shed is to be clad in an olive green colourbond steel sheet to minimise the reflective effect of the size and bulk. In the area where the shed is to be located is a stand of medium to large native gum trees, of which, only three trees are to be removed. The proposed shed is a single storey slab on ground construction which is kept as low as possible to the natural contours of the block so as to minimise the impact on the direct neighbours.

Fairway Drive is a dead end street with access only from Windsor Road and is a low traffic road. Vehicles are able to manoeuvre on the site to enter and leave the property in a forward direction. The increase in traffic would be minimal due to this Development.

Due to the low level construction of the Development the impact on sunlight to the neighbours back yards would be minimal.

Services for Water, Septic, Electricity and Telephone are existing and the increase in demand can be delivered.

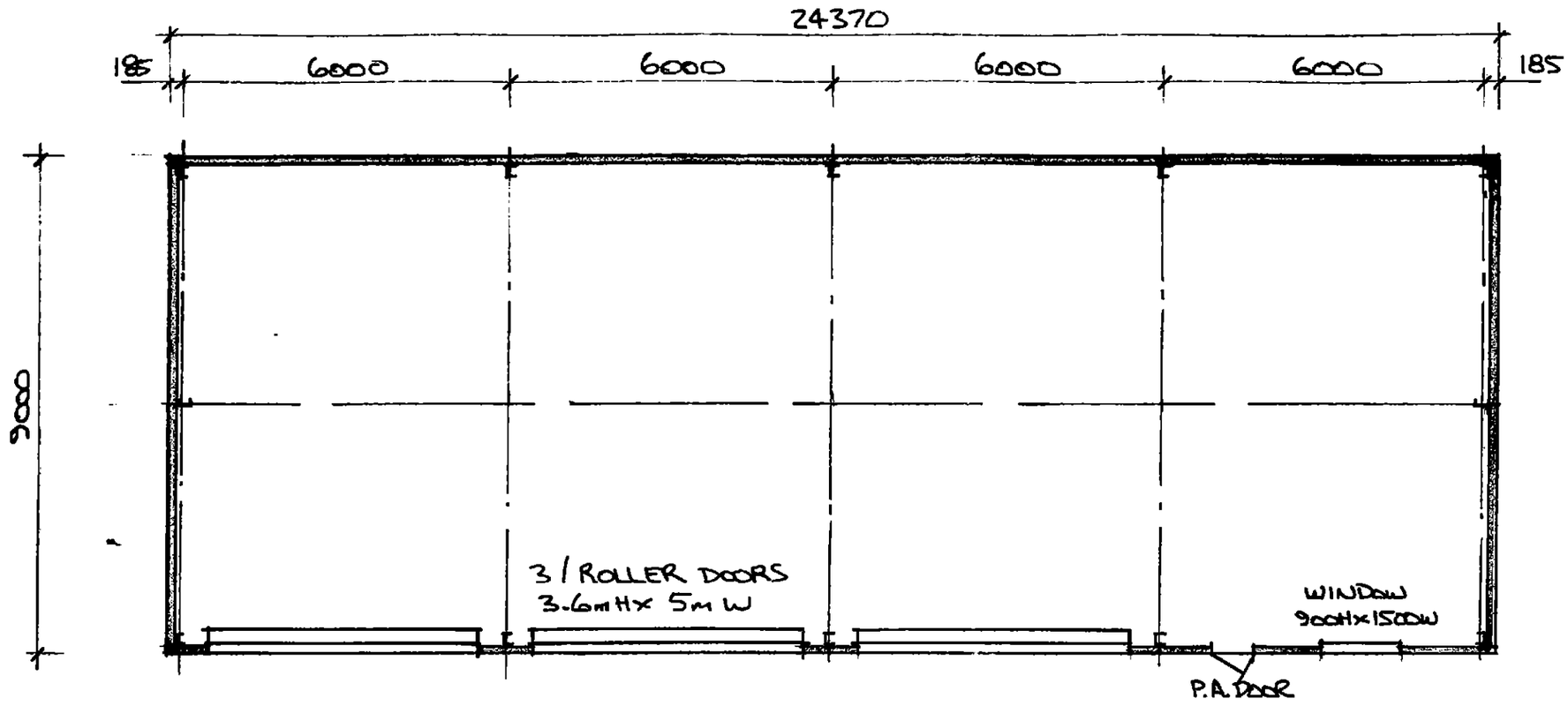
This Development will futher enhance and utilise the local environment and its existing infrastructure in accordance with the Council's guidelines.

We hope this application meets with a favourable responce from Council.

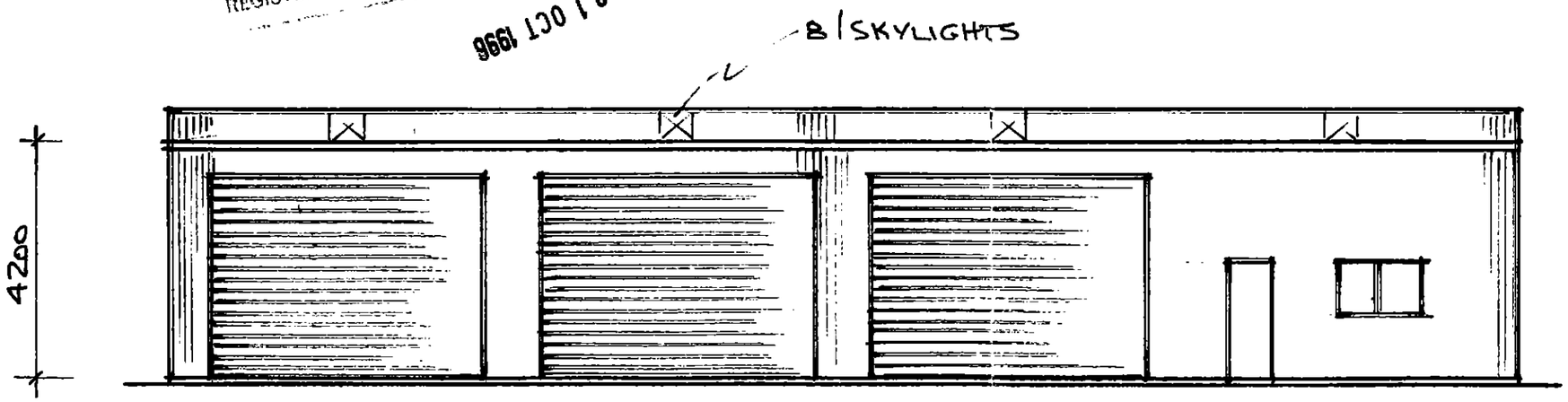
Yours Faithfully,

P.J. O'Brien

AWARD SHEDS PTY LTD
A.C.N. 062 273 812
6 Hargraves Place, Wetherill Park
N.S.W. 2164
Phone: (02) 756 1331 Fax: (02) 756 1323



BAULKHAM HILLS SHIRE COUNCIL
REGISTER No. 1550/96
961 130 10



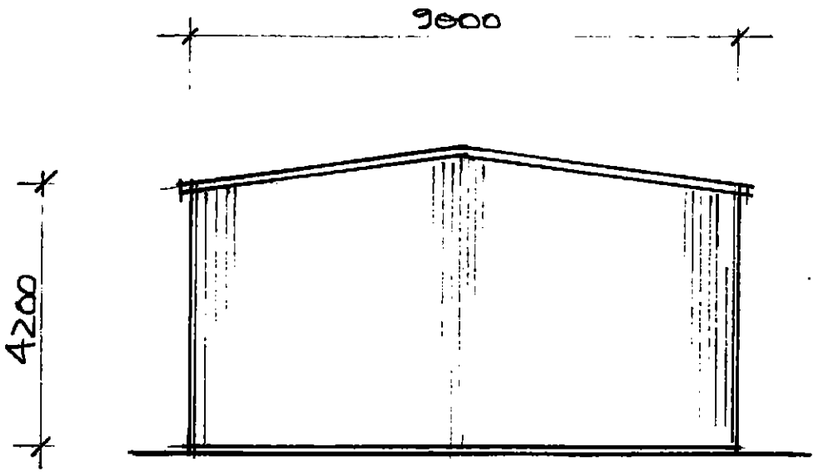
PROPOSED BUILDING
FOR - FRANK PACE
AT - 21 FAIRWAY DRIVE
KELLYVILLE

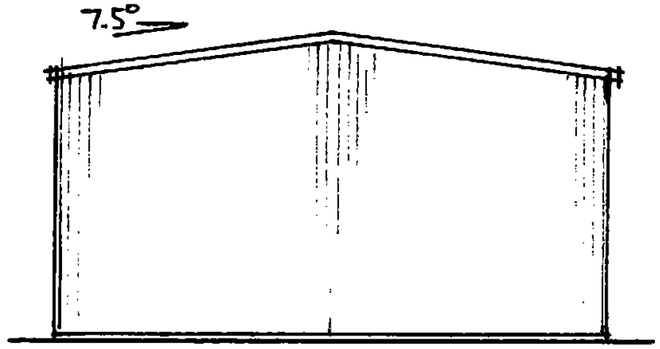
WRS 10-9-96 SCALE 1:100

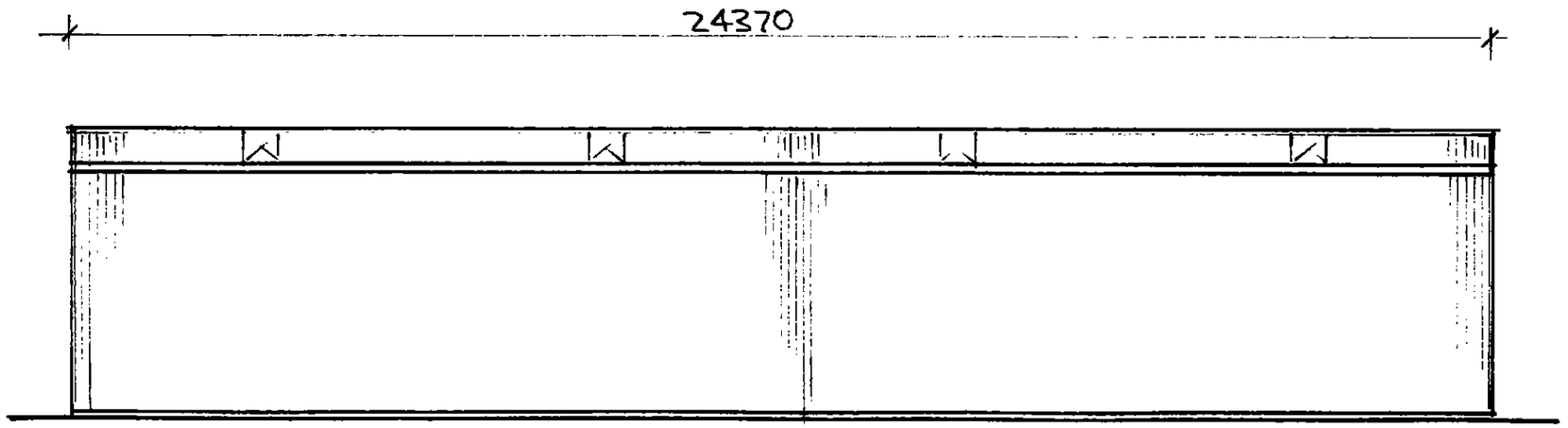
167/1

AWARD SHEDS PTY LTD
A.C.N. 062 273 812
6 Hargraves Place, Wetherill Park
N.S.W. 2164
Phone: (02) 756 1331 Fax: (02) 756 1323

ROOF + WALLS TO BE
0.47 COLORBOND TRIMCLAD.







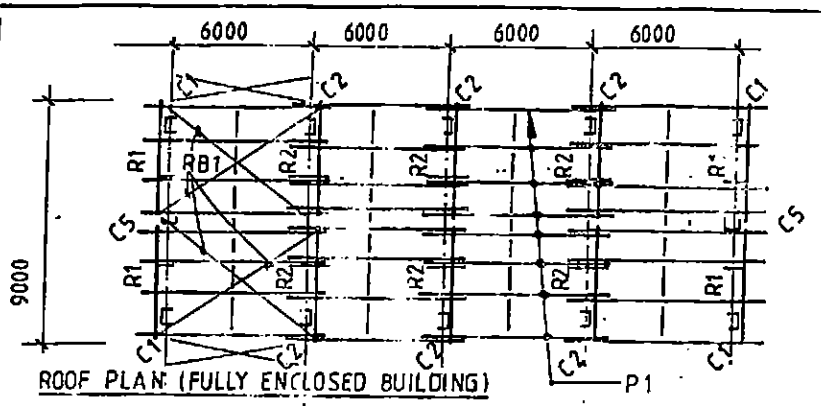
PROPOSED BUILDING
FOR- FRANK PACE
AT- 21 FAIRWAY DRIVE
KELLYVILLE

WRS 11-9-96 SCALE 1:100

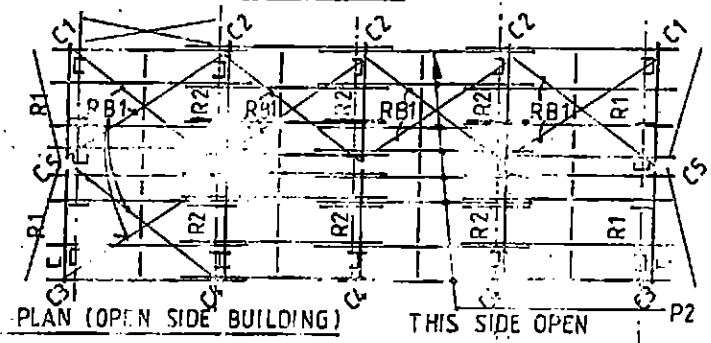
167/2

STANDARD 9.0m SPAN FARMSTEAD

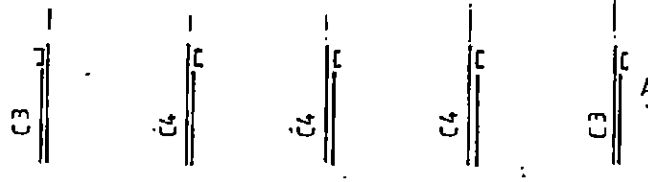
AWARD SHEDS pty. ltd.
PHONE 02 7561028 FAX 02 7561323



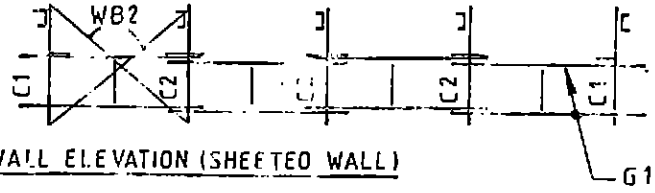
ROOF PLAN (FULLY ENCLOSED BUILDING)



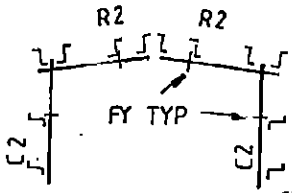
ROOF PLAN (OPEN SIDE BUILDING)



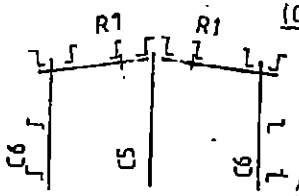
SIDE WALL ELEVATION (OPEN SIDE)



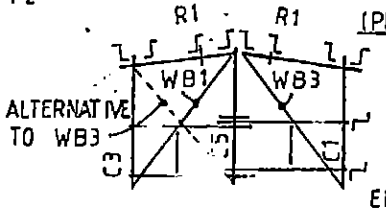
SIDE WALL ELEVATION (SHEETED WALL)



CROSS SECTION (CLEAR SPAN)

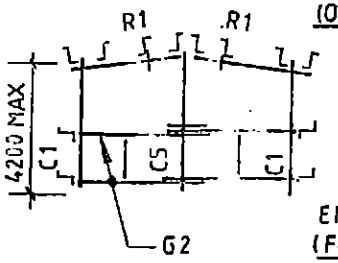


ALTERNATIVE CROSS SECTION (PROP PORTAL)



END WALL BRACING OPEN SIDE BUILDING ONLY

END ELEVATION (OPEN SIDE)



END ELEVATION (FULLY ENCLOSED)

SEE DETAILS ON PAGES 2 & 3

MEMBER SCHEDULE

REGION 'A' CAT 3

C1-C6	C20019
C2	C25019
C3	C20019+C15019 STIFFENER
C4	C25019+C25019 STIFFENER
C5	C20019
R1	C20019
R2	C25019

PURLINS SPACED 1300 EAVES & APEX
1700 ELSEWHERE 1 ROW OF BRIDGING

P1	Z15012 LAP 300
P2	Z15012 LAP 900

GIRTS SPACED AT 2000 CTS 1 ROW BRIDGING

G1	Z15012 LAP 300
G2	Z15012 LAP 300

WB1, WB3	16ø ROD 1M16/8.8/S BOLT AT ENDS
WB2	12ø ROD 1M16/8.8/S BOLT AT ENDS
RB1	12ø ROD 1M16/8.8/S BOLT AT ENDS

FOOTINGS MASS CONCRETE PADS - 20 MPa Concrete

	FULLY ENCLOSED	WITH OPEN SIDE
C1,C3	850 CUBE	1250 CUBE
C2,C4	950 CUBE	1100 CUBE
C5	850 CUBE	600 CUBE

FOOTINGS 600 DIA PIERS

	FULLY ENCLOSED	WITH OPEN SIDE
C1,C3	950	1350 DEEP
C2,C4	1050	1200 DEEP
C5	950	950 DEEP

CLIENT

PAGE 1 OF 3 | SCALE 1:200

DATE 2.11.94 | DRG. NO. FM90

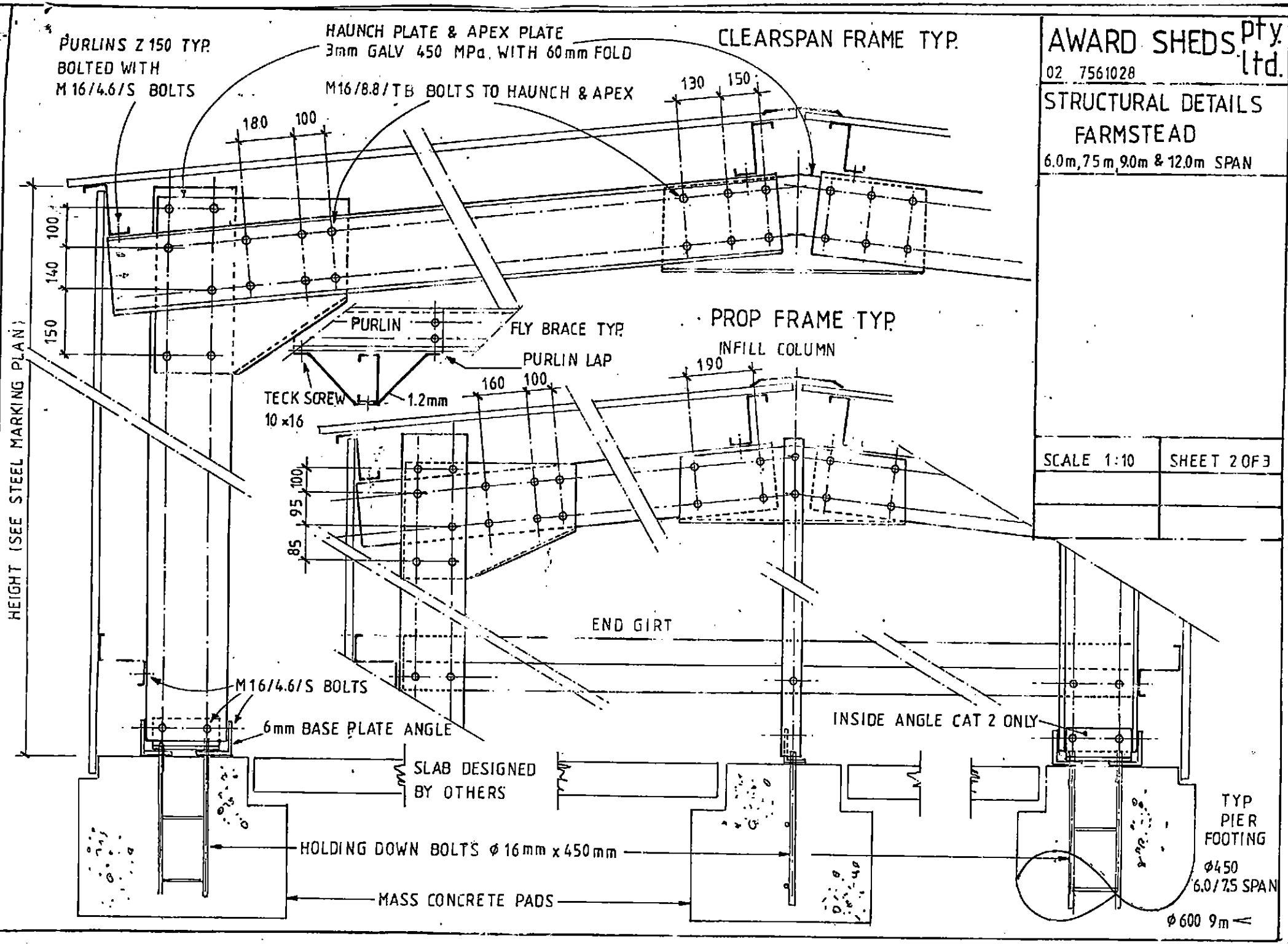
Shed design has been checked as a Farm shed in a Region A Cat 3 wind terrain in accordance with AS 1170.2.

KNE[illegible], BERETTA & HALL PTY LTD
CONSULTING STRUCTURAL & CIVIL ENGINEERS A.C.N. 002 419 757
4 MACQUARIE AVE; PENRITH, N.S.W. 2750
Ph: (047) [illegible]-3833
Directors: Trevor B. HALL B.Sc (Eng), M.I.E. Aust., C.P. Eng.
Enrico L. BERETTA, B.E. (E.T.H.), M.I.E. Aust., C.P. Eng.
Peter R. ANDRESEN, B.E., M.I.E. Aust, C.P. Eng.

SCALE –
DATE 2.11.94
DRAWN
DESIGNED
APPROVED

AWARD SHEDS
9.0m SPAN 'FARMSTEAD' FARM SHED
REGION A CATEGORY 3

DRAWING NUMBER 60975-1
ISSUE



AWARD SHEDS pty. ltd.
02 7561028

STRUCTURAL DETAILS
FARMSTEAD
6.0m, 7.5m, 9.0m & 12.0m SPAN

SCALE 1:10	SHEET 2 OF 3

BAULKHAM HILLS SHIRE COUNCIL
REGISTER No. 1550/96

SPECIFICATION

of the works to be done and the materials to be used in the construction and completion of a HOBBY SHED

Location: Lot 11 No. 21
Fairway Drive,
KELLYVILLE

For: Mrs. D. Pace

hereinafter called the Owner.

Prepared by P.O'Brien M.I.D.(Aust.) for the sole use of Peter John O'Brien & Associates.

GENERALLY:

A1 ALL WORKS are to be carried out in accordance with the specification and the accompanying drawings.

A2 PRECEDENCE: any work indicated on the plan but not in the specification or vice versa, or any item not shown on the plans or mentioned in the specification, but which is obviously necessary, is to be considered as part of the contract, except if noted therein to be carried out by the Owner.

A3 DRAWINGS AND SPECIFICATIONS: figured dimensions of the plan are to be taken in preference to scale. A legible approved copy of the plan is to be maintained on site. Dimensions shown on the plan are to stud or brickwork faces unless otherwise noted.

A4 DEFINITIONS: Proprietor shall also mean Owner; Builder shall also mean Contractor and Sub-Contractor; Approved means approved by Statutory Authorities; Directed means directed by Statutory Authorities.

A5 WORK BY CONTRACTORS AND SUB-CONTRACTORS: to comply with regulations of all Authorities, to pay fees, give notices, obtain certificates and permits, all as required. To provide all material and labour required to construct the project. The materials to be new and to conform with the current specification of the Standards Association of Australia. The work to be carried out in accordance with the acceptable practice and manufacturers instructions, as directed and as required. To take necessary precaution to avoid damage to materials and components.

A6 INSURANCE: of the works against fire, storm and tempest will be effected by the Builder. The Builder shall adequately insure against Public Risk and arrange indemnification in respect of his liability under the Worker's Compensation Act of N.S.W.,including claims under Common Law.

A8 TERMITE TREATMENT: the ground under the building shall be flooded with an approved solution in accordance with AS 3660-1993 Part 1.

A9 UNAVAILABILITY OF MATERIALS: if, by any reason, materials, fittings, services, or labour, for any section of the work becomes unavailable or short of supply, within a reasonable period of time the Builder may vary brand, type, colour, description or method, provided that the substitute be at least equal in quality and value and any additional costs shall be paid by the Owner.

ACCESS, EXCAVATION

B1 ACCESS TO SITE: All weather and All purpose access to the actual building area shall be provided by the Owner. This access must be maintained at all times during the period of construction to permit deliveries of building materials and labour to the building area.

B2 CLEARING: remove all stumps and roots to a minimum distance of three (3.0) metres clear of the building or to the boundaries of the allotment, whichever is the less. Where possible, preserve trees and shrubs beyond the minimum distance stated above.

B3 EXCAVATIONS: cut and level as shown on drawings. Excavate for all footings as required. Bottoms of trenches to be level and stepped as necessary to be not less than the depth of the footings below natural ground or excavated surfaces.

CONCRETOR

C1 CONCRETE MIX: all concrete work shall comply with the provisions of AS 3600 and AS 2870 the consistency of concrete shall be such that when tested the slump shall not exceed 80mm. Readydmixed concrete shall also comply with the requirements of AS 1379 for mixing and delivery. Concrete shall have the following minimum strengths at twenty-eight (28) days.

Concrete in footings	20 MPa
Concrete in slabs	25 MPa

C4 RAFT SLAB FLOORS: where raft slabs on ground are indicated on the plan all construction shall be carried out to the engineer's details.

CARPENTER

E1 GENERALLY: timber shall be of the type and class specificed, reasonably straight grained and free of defects which might affect its durability and/or strength. Scantlings to be in long lengths, accurately cut and fitted, well spiked and securely fixed.

E4 WALL FRAMING: softwood F5 plates to be trenched to a depth of approximately 10mm to provide uniform thickness where studs are to be fixed. Where plates are machine gauged to a uniform thickness trenching may be omitted. Each wall section is to be diagonally braced and studs are to be trenched accurately to receive braces which are to finish flush with the faces of studs. Wall framing is to be seated on top of floor joists erected plumb and straight and securely fastened at all parts. Providd a clear space of 25mm between the outer wall frames and internal face of brick veneer walls. Secure frames to the veneer walls by nailing the galvanised wire ties to the studs. Ties are to slope downwards towards the veneer wall. Bottom and top plates to be in long lengths and butt-jointed at intersections. For 90mm studs provide 90 x 45 plates. Studs to single storey or upper storey of two-storey building and not exceeding 3000mm in length, provide 90 x 45 studs at 450mm max. centres. To lower storey of two-storey building and not exceeding 2700mm in length, provide 90

x 45 studs at 450mm max. centres. Well block and securely fasten studs at all wall angles and intersections. JOINER

F1 GENERALLY: all fix-out timbers to be seasoned and free from those defects which might affect its appearance or durability. All to be D.A.R. accurately cut and securely fixed. Frames to be properly housed and framed, mouldings and trimmings only mitred or scribed. All surfaces to be prepared for painting or staining. External joinery to be primed on all faces at place of assembly.

F2 EXTERNAL DOOR FRAMES: to all door openings provide solid rebated frames. All frames to be packed plumb and true and fixed securely to door opening studs or brickwork.

F3 INTERNAL DOOR FRAMES: to be solid rebated.

F5 DOORS: hang front and rear doors with three 85mm brass butt hinges, and other doors, unless otherwise specified, with two 85mm steel butt hinges. Where external doors are sheeted with plywood, waterproof plywood only to be used, and painted on bottom before hanging. To front entry a 2040 x 820 x 40mm door, fit lock and glaze as required. To rear entry a 2040 x 820 x 40mm door, furnish with locks and furniture as per schedule. Internal doors to be as selected, fitted with latch and suitable furniture.

F6 WINDOWS: provide windows from approved supplier and install these frames strictly in accordance with the manufacturer's instructions.

F7 FLASHINGS: provide approved flashings under each window frame. The flashing is to be turned up 50mm at each end and 25mm at the back of the sill and be bent down across the cavity and built not less than 25mm into the veneer skin. Provide approved flashings over exposed door and window openings. The flashing is to be not less than 225mm wide and extend 150mm beyond each end of the opening, bent down across the cavity and built not less than 25mm into the veneer skin.

F8 STORM MOULDS: provide external architraves as selected to all doors and windows and other openings as required.

F9 ARCHITRAVES: provide internal architraves as selected, to all door, window and other openings where necessary.

F11 KITCHEN CUPBOARDS: provide properly constructed floor and wall cupboards in position and to dimensions indicated on plan. Floor cupboards to have raised floors with toe space under front face. Cover bench tops with selected materials. Provide doors as selected. Doors to be accurately fitted and hung and finished with selected catches and handles. All cupboards are to be securely fixed in position and neatly finished at wall and floor intersections.

DRAINER

G1 GENERALLY: all internal drainage fittings to be for future sewerage connection and certificate of approval obtained from the respective authority. Drainage pipes must not be taken through the footings of the building. Where running parallel to the same and except where insufficient space permits otherwise, trenches for drains must not be within 600mn of footings of buildings, or as directed by Local Authority.

G2 UNSEWERED AREAS: provide a drainage system from all fittings and from the grease trap in accordance with the requirements of the Health Department of N.S.W.. Excavate for drains to provide even falls throughout. Lay 100mm P.V.C. or glazed and socketed stoneware pipe drains to take soilwater from wastes on all fittings and grease trap. All pipes to be jointed as approved by the authority. All drain lines to be laid so that water is discharged to an absorption trench as required by the Local Council concerned. All drainage work from fittings to the drainage line

L1 GENERALLY: line all walls and ceilings (except wet areas) with a gypsum plasterboard sheet or selected timber panelling.

L2 WALLS: fix 10mm plasterboard horizontally with full length sheets, staggered end joints, to ceiling heights. Fixing is to be with galvanised clouts and approved adhesive and to be strictly in accordance with the manufacturer's instructions. Set all recessed sheet edges and all internal and external angles. Fix 6mm fibre cement sheets to all wet walls and set recessed edges and internal and external angles.

L3 CEILINGS: fix plasterboard or other selected materials to ceilings. Sheets to have recessed edges and be 13mm thick when fixed at 600mm crs. Fixing is to be with galvanised clouts and approved adhesive and be strictly in accordance with the manufacturer's instructions.

L4 CORNICE: set corners or provide cornices to ceilings as required, properly fixed and set at all angles. Cornices to be fixed in full wall lengths where practicable.

GLAZIER

M1 GENERALLY: all glass to be in accordance with the relevant codes and installed in a tradesman-like manner. All glazing materials are to be in accordance with AS 1288 Glass Installation Code.

PAINTER

N1 GENERALLY: all paints, stains, varnishes and water colours are to be of approved brands as selected. Materials used for priming and undercoating are to be the same brand as the finishing coats. All finishing colours as selected. Do all necessary stopping after priming has been applied. Rub down all surfaces to a smooth finish prior to the application of each successive coat of paint.

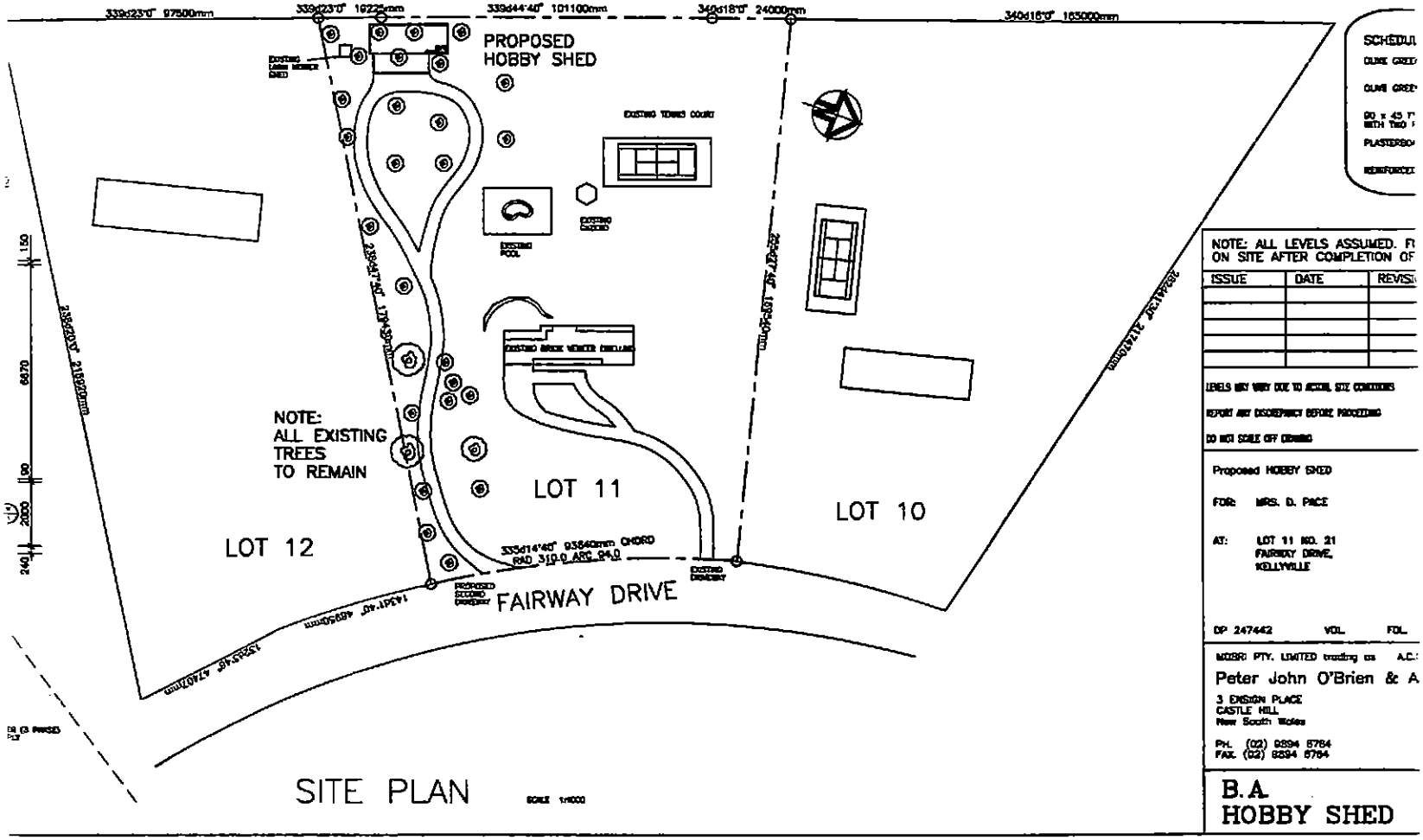
N2 EXTERNALLY: all exposed woodwork to be cleaned, prepared, then given a coat of approved two-coat stain and finished with one coat of polyurathene. Clean and prepare all external fibrous cement flat sheet surfaces with two coats of approved water-based flat paint.

N3 INTERNALLY: woodwork to be cleaned and prepared, then be treated with an approved two-coat stain finish and sealed with a final coat of polyurathene clear matt or gloss). Walls and ceilings, where plasterboard is used, should be prepared before applying two coats of selected plastic paint.

COMPLETION

P1 The building to be completed in every trade. Windows and doors to be eased and checked for smooth operation, locks to be oiled, window glass to be cleaned and all builders plant, surplus building materials and rubbish removed from site. Gutters and drains to be checked and cleared if required, and the building is to be left in a clean and habitable condition.

NORTHERN ELEVATION



SCHEDUL
DUNE GREY
DUNE GREY
90 x 45 T
WITH TWO
PLASTERBO
REINFORCED

NOTE: ALL LEVELS ASSUMED. FI
ON SITE AFTER COMPLETION OF

ISSUE	DATE	REVISI

LEVELS MAY VARY DUE TO ACTUAL SITE CONDITIONS

REPORT ANY DISCREPANCY BEFORE PROCEEDING

DO NOT SCALE OFF DRAWING

Proposed HOBBY SHED

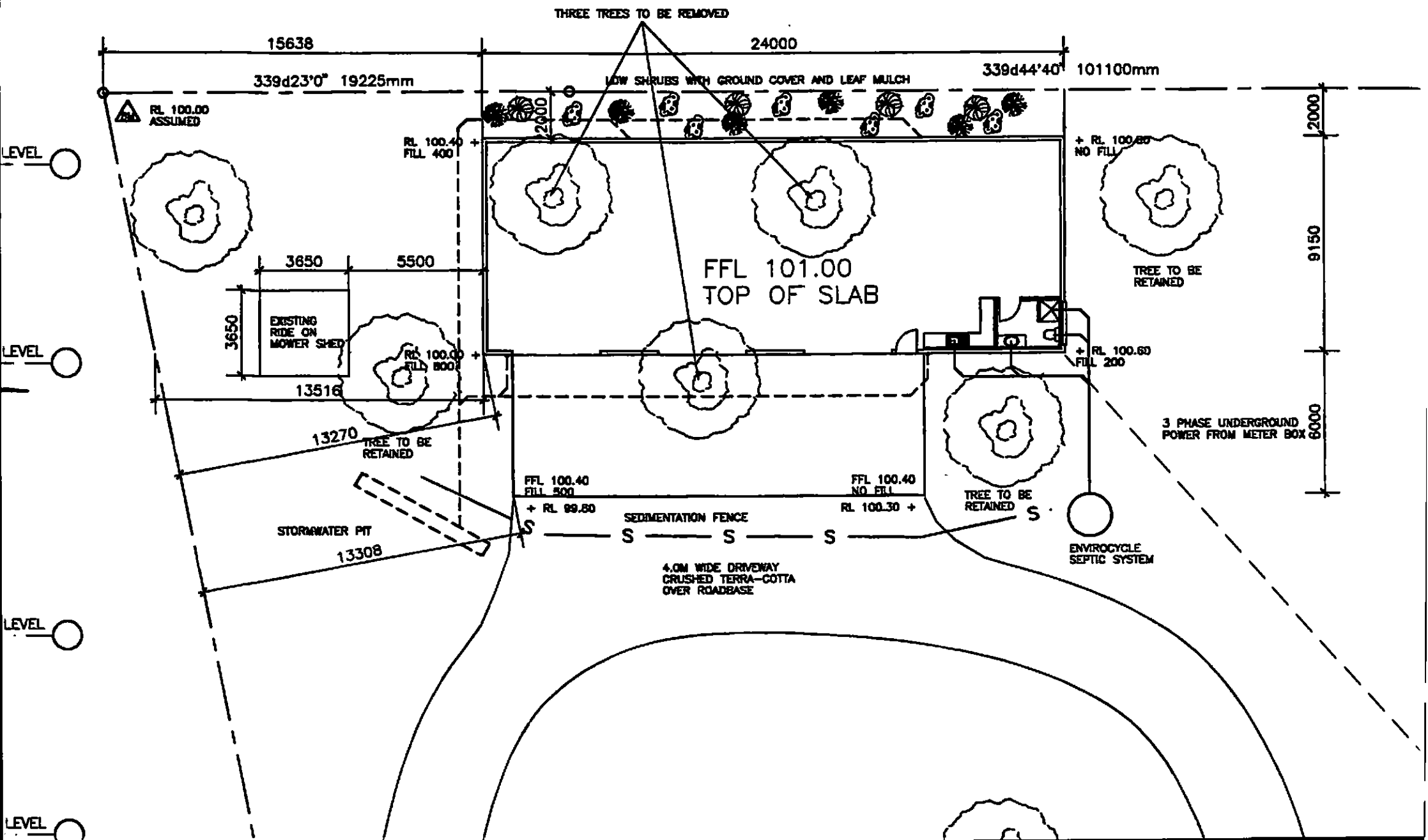
FOR: MRS. D. PACE

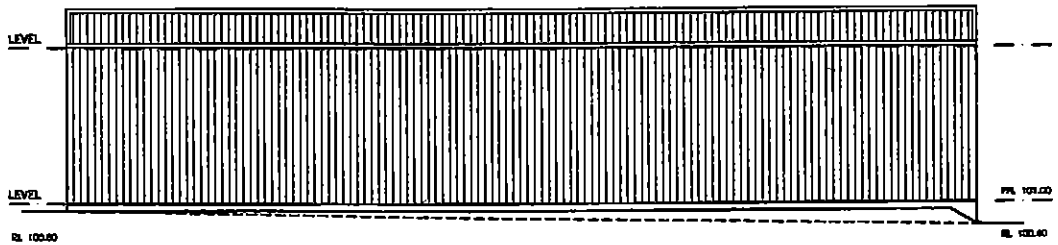
AT: LOT 11 NO. 21
FAIRWAY DRIVE,
KELLYVILLE

DP 247442 VOL. FOL.

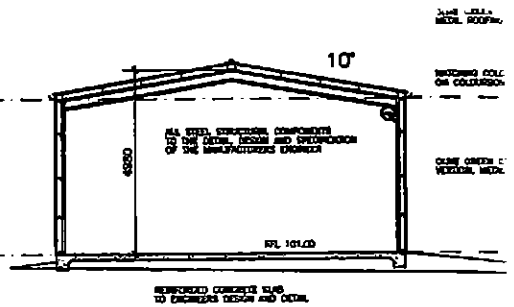
MOORI PTY. LIMITED trading as A.C.
Peter John O'Brien & A
3 ENSIGN PLACE
CASTLE HILL
New South Wales
PH. (02) 9894 5764
FAX. (02) 9894 5764

B.A.
HOBBY SHED

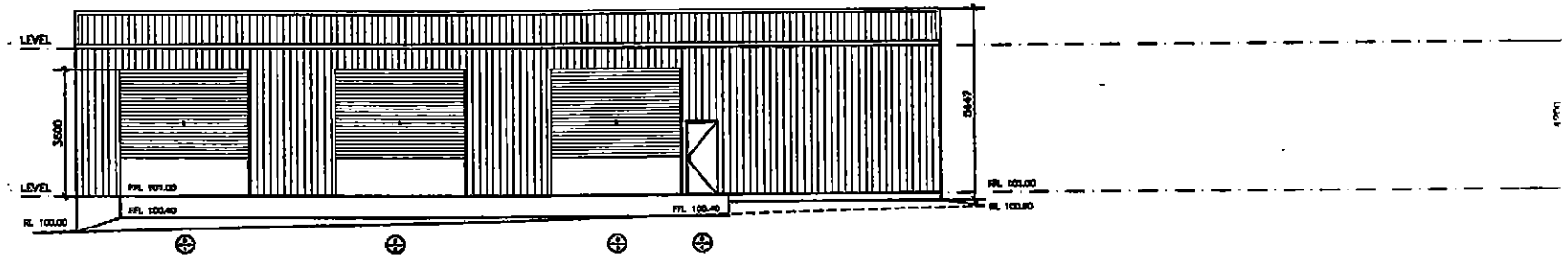

THREE TREES TO BE REMOVED
15638
24000
339d23'0" 19225mm
339d44'40" 101100mm
LOW SHRUBS WITH GROUND COVER AND LEAF MULCH
RL 100.00
ASSUMED
2000
RL 100.40 +
FILL 400
+ RL 100.60
NO FILL
2000
9150
6000
LEVEL
LEVEL
LEVEL
LEVEL
3650
5500
FFL 101.00
TOP OF SLAB
TREE TO BE
RETAINED
3650
EXISTING
RIDE ON
MOWER SHED
RL 100.00 +
FILL 800
+ RL 100.60
FILL 200
13516
13270
TREE TO BE
RETAINED
3 PHASE UNDERGROUND
POWER FROM METER BOX
FFL 100.40
FILL 500
+ RL 99.80
FFL 100.40
NO FILL
RL 100.30 +
TREE TO BE
RETAINED
STORMWATER PIT
13308
SEDIMENTATION FENCE
S
S
S
S
S
ENVIROCYCLE
SEPTIC SYSTEM
4.0M WIDE DRIVEWAY
CRUSHED TERRA-COTTA
OVER ROADBASE



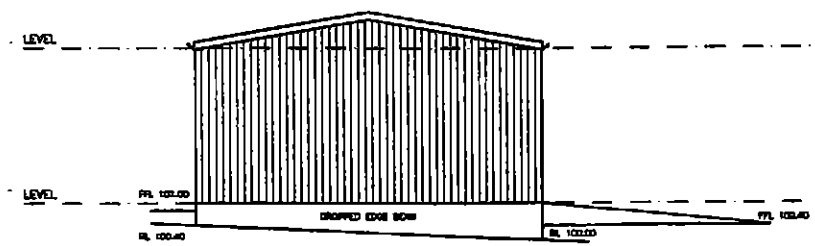
WESTERN ELEVATION



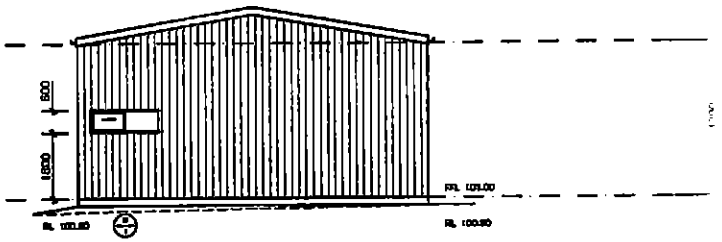
SECTION X–X



EASTERN ELEVATION



SOUTHERN ELEVATION



NORTHERN ELEVATION

Baulkham Hills Shire Council

Administration Centre, 129 Showground Road,
Castle Hill, N.S.W. 2154

Please address all correspondence to the General Manager
PO Box 75, Castle Hill N.S.W. 2154

Office hours: Monday - Friday 8.30am - 4.30pm

Telephone: (02) 9843 0555
Fax: (02) 9843 0409
Dx 8455 Castle Hill

	BLDCON
	DEVCON
	SUBCON
✓	FILE

17 December 1996

Peter O'Brien
PO Box 4
CASTLE HILL NSW 2154

File No P 04372
APP No D 96/429

Dear Sir/Madam

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 - NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Pursuant to Section 92 of the Environmental Planning and Assessment Act, 1979, notice is hereby given of the determination by Baulkham Hills Shire Council of the Development Application referred to herein.

The Application has been determined by the granting of Consent subject to the conditions referred to in this Notice.

The conditions of the Consent referred to herein are deemed necessary by Baulkham Hills Shire Council, pursuant to Part 4, Division 1 of the Environmental Planning and Assessment Act, 1979.

This Consent shall become effective from the endorsed date of Consent.

This Consent shall lapse unless development, the subject of the Consent, is commenced within five (5) years from the endorsed date of Consent or as otherwise provided under Section 99 of the Environmental Planning and Assessment Act, 1979 (as amended) which may vary the above date of the lapsing of the Consent.

This Consent does not relieve the developer of the obligation to obtain further approvals with reference to Building and/or Health Regulations or any other Acts.

Section 97 of the Environmental Planning and Assessment Act, 1979 confer on the applicant who is dissatisfied with the determination of a consent authority, a right of appeal to the Land and Environment Court exercisable within twelve (12) months after receipt of this Notice.

Please Recycle

APPLICANT: Peter O'Brien

OWNER: Mrs Pace

PROPERTY: Lot 11 DP 247442, 21 Fairway Place, Kellyville

DEVELOPMENT: An Attached Dual Occupancy

ENDORSED DATE OF CONSENT: 17 December 1996

Conditions of Consent

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

2. Submission to, and approval by Council of a building application. Plans submitted with the building application are to be amended to incorporate the conditions of the Development Consent.

3. Submission to, and approval by Council of septic tank application prior to the installation of any sanitary drainage lines. In this regard, an aerated septic tank system is required.

4. The satisfactory completion of a concrete gutter crossing to Council's residential standards, at the point of vehicular access to the site together with a pavement comprising at least 150mm of 20mm fine crushed rock, on a suitably compacted subgrade, and surfaced with a two-coat bitumen flush seal of 25mm of 10mm asphaltic concrete, between the edge of the abovementioned gutter crossing ad the existing sealed road pavement, the required pavement being splayed at forty-five (45) degrees to the existing sealed road pavement.

5. The provision of erosion and sedimentation control to be confirmed by Council's Building Inspector prior to commencement of site works.

6. The provision and maintenance thereafter of 4 off-street car parking spaces.

7. A plan (to scale) for the landscaping of the site in accordance with Development Control Plan No.107 (Landscaping) being submitted to, and approved by, Council prior to release of the building application. Details shall include:

   (i) all existing trees, landscape features and prominent structures;

   (ii) a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements;

   (iii) details of plants proposed to provide privacy to the open space area of the proposed dwelling.

8. The landscaping of the site being carried out prior to occupation or use of the premises in accordance with the approved plan and being maintained at all times to Council's Landscaping Development Control Plan.

9. The preservation of trees in accordance with Council's Tree Preservation Order which prohibits the ringbarking, cutting down, topping, lopping or wilful destruction of trees except with the prior approval of Council. All trees to be retained are to be protected by paraweb fencing, firmly staked four (4) metres from the trunk of the tree. This fencing is to be erected prior to the commencement of any site works and is to be maintained in position for the duration of the works. The area within the dripline of the tree should not be used for the stockpiling of new or demolition material, nor for vehicular or pedestrian convenience or uses that would compact the soil in this area.

10. All private open space areas proposed within building line areas are to be made distinct and private by way of a 1.8 metre high screen. Details are to be submitted with the building application.

11. 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.

12. 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.

13. All building material shall be compatible in type, colour and texture throughout the whole of the project. Details of colour and type of building materials to be submitted with the building application.

Pursuant to Section 92(4)(a) of the Environmental Planning and Assessment Act, the reasons for the conditions imposed on this application are as follows:-

1 To facilitate the orderly implementation of the objects of the Environmental Planning and Assessment Act, 1979 and the aims and objectives of Council's Planning instrument.

2 To ensure that the local amenity is maintained and is not adversely affected, and that adequate safeguards are incorporated into the development.

3 To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.

4 To ensure the relevant heads of consideration under Section 90 of the Act are maintained.

Should you require any further information please contact Carolyn Riley on 9843 0280 between 8.30 am - 10.00 am weekdays.

Yours faithfully

Patrick Hurley
MANAGER - DEVELOPMENT CONTROL
F:\DATA\ENVIRON\DEVCON\CORRO\03012CR.JM

SITE ASSESSMENT

FILE NO: P4372

APPLICANT: PETER O'BRIEN

PROPOSED DEVT: ATTACHED DUAL OCC

LOCATION: 21 FAIRNAH DR

DATE OF INSPECTION: 13/12/96

TIME: 3:20 pm

ACCOMPANYING OFFICERS: NIL.

SUBJECT PROPERTY: Presently Vacant ☐ Yes ☑ No

If no, list improvements: Use: DWELLING HOUSE + SHED Storeys: SINGLE

Materials of construction: BRICK DWELLING

Topography of land: SLOPES UP FROM STREET TOWARDS WEST

Vegetation coverage: Predominant Speci/Density: GENERAL LANDSCAPED AS ASSOCIATED WITH DWELLING & SCATTERED TREES

Tree removal/Clearing necessary: Nil.

Bushland trees/grasses:

Stormwater Drainage:

Stormwater drainage available to streets: ☑ Yes ☐ No Roger Engineering

Need for obtaining Discharge rights from neighbouring properties ☐ Yes ☑ No

Other comments:

Site Contamination: Potential Contamination ☐ Yes ☑ No

If 'Yes' nature of use reflecting this conclusion:

Affect on Adjoining Properties:

ADJOINING LAND USE	NORTH	EAST	SOUTH	WEST
TYPE	Rural Res Dwelling	Across Rd. Rural-Res dwelling	Rural-Res dwelling	~~Across Rd~~ ~~Rural Res~~
STOREYS		dwelling Proposed		~~Setbacks~~ Setbacks
MATERIALS OF CONSTRUCTION	Brick	Sth dwlg 65m from	Brick	no great variation
SETBACK ALIGNMENTS	14m to dwlg house 10m to	STREET. Dwelling	70m to proposed from rdy	Irregular Adjoining
FENCING	proposed.	across road set back Irregular variation.	dwelling.	property boundary 45m from proposed

ADJOINING LAND USE	NORTH	EAST	SOUTH	WEST
NUMBER AND ORIENTATION OF WINDOWS AND THE LIKE	Distance between dwelling is such that proposal will have minimal effect on adjoining property.			
POTENTIAL FOR IMPACTS BY PROPOSAL , I.E. DRAINAGE, NOISE.				

ANY FURTHER COMMENTS RELATING TO ADJOINING PROPERTY IMPACT: .....

.....

.....

.....

GENERAL CONSIDERATIONS:

EXCESSIVE CUT/FILL	☐ Yes	☑ No
POTENTIAL FLOODING HAZARD	☐ Yes	☑ No
POTENTIAL BUSHFIRE HAZARD	☐ Yes	☑ No
EASEMENTS AFFECTING SITE	☐ Yes	☑ No

OTHER GENERAL COMMENTS: .....

.....

.....

.....

.....

.....

SKETCH/DIAGRAM

Respon. Officer: .....

Program: Dev. Control

BAULKHAM HILLS SHIRE COUNCIL

ENVIRONMENTAL SERVICES DIVISION

D.A. NO: 96/429

DELEGATED AUTHORITY WORKSHEET

FILE REF:

A. APPLICANT/OWNER DETAILS

APPLICANT: Peter O'Brien

ADDRESS: P.O. Box 4, Castle Hill, 2154

OWNER: Mrs. D. Lace

PROPERTY DESCRIPTION: Lot 11 DP 247442, 21 Fairway Place, Kellyville 2155

B. PROPOSED DEVELOPMENT

DESCRIPTION OF PROPOSAL: an attached dual occupancy

C. CONDITIONS OF DEVELOPMENT CONSENT (Refer to Standard Conditions)

D. RECOMMENDATION

Conditional approval

PLANNER	MANAGER	PROGRAMME DIRECTOR
DATE 17/12/96	DATE 20/12/96	DATE

E. ASSESSMENT OF APPLICATION

ZONING	Rural 1(a)	**PERMISSIBLE**	☑ YES	☐ NO
RELEVANT – **SEPPS**		**COMPLIES**	☐ YES	☐ NO
REPS	12		☑ YES	☐ NO
DCPS	1 & 5		☑ YES	☐ NO

OTHER RELEVANT POLICIES, CODES ETC.

	COMPLIES	☐ YES	☐ NO
		☐ YES	☐ NO
		☐ YES	☐ NO

(If NO, comment below)

F. SUMMARY OF ASSESSMENT

The proposal involves the construction of a second attached dwelling, containing 2 bedrooms, bathroom, kitchen & living rooms. A double garage is also proposed for the subject development. The subject site has an area of 2.032 ha Whilst the lot area does not comply with the minimum req'a in DCP No 1, the lot has been in existence since 8 May 1974 & therefore it is able to have a dwelling house: SREP 12 Clause 8 enables a person to erect a 2 attached dwelling on Rural zoned land with the consent of Council. DCP No. 1 - Rural also permits two (2) attached dwellings on a Rural zoned allotment.

The proposed development is set back approx 65.8m from Fairway Drive & 20m from the southern property boundary - DCP No. 1 - Rural requires a 10m setback from the street. The proposal complies with this setback Refer to attached assessment of application with respect to DCP No. 5 - Dual Occupancy The proposal is considered satisfactory in this regard.

G. ADVERTISING

REQUIRED ☑ NOT REQUIRED ☐

ADJOINING OWNER DATE FROM: 29/11/96 DATE TO: 13/12/96

PAPER: ✓ DATE: ✓

NOTICE ON LAND: ☐ DATE PLACED: ✓ PHOTO ENCL. ✓

H. OBJECTIONS RECEIVED

YES ☐ NO ☑ NUMBER ✓

I. REFERRALS

	DATE REF.	DATE RET.	ENCL.	DAYS TAKEN
ENGINEER:	28/11/96	29/11/96		
BUILDING:	28/11/96	29/11/96		
FIRE OFF:				
T.P.O.				

J. ADDITIONAL INFORMATION

DATE REQUESTED: DATE REC'D. DAYS TAKEN: ✓

K. PROCESSING TIME

DATE DA RECEIVED: 26/11/96 DATE OF CONSENT: 17/12/96

NO. OF DAYS IN COUNCIL: 27.

L. TOTAL WORKING DAYS TAKEN TO PROCESS DEVELOPMENT APPLICATION

DAYS TAKEN (K - J)

M. MATTERS FOR CONSIDERATION UNDER S.90 E.P. & A. ACT

		RELEVANT	NOT RELEVANT	SATISFACTORY
a)	i) any environmental planning instrument	☑	☐	☑
	ii) any draft environmental planning instrument	☐	☑	☐
	iii) any draft Sepp	☐	☑	☐
	iv) any development control plan	☑	☐	☑
a1)	(i) (ii)provisions of any conservation agreement or plan of management under National Parks and Wildlife Act.	☐	☑	☐
b)	the impact of that development on environment	☑	☐	☑
c)	the effect on landscape or scenic quality	☑	☐	☑
c1)	effect on any wilderness area	☐	☑	☐
c2)	effect on any protected fauna	☐	☑	☐
d)	the social and economic effect	☑	☐	☑
e)	the character, location sitting, bulk, scale, shape, size, height, density, design or external appearance	☑	☐	☑
f)	the size and shape of the land	☑	☐	☑
g)	whether the land is unsuitable for that development by reason of its being, or being likely to be, subject to flooding, tidal inundation, subsidence, slip or bush fire or to any other risk	☐	☑	☐
h)	the relationship of that development to development on adjoining land or other land in the locality	☑	☐	☑
i)	access to site and adequate provision for loading, unloading, manoeuvring and parking	☑	☐	☑
j)	the amount of traffic to be generated	☑	☐	☑
k)	public transport	☐	☑	☐
l)	adequate utility services	☑	☐	☑
m)	landscaping, trees and other vegetation	☑	☐	☑
m1)	whether development is likely to cause soil erosion	☑	☐	☑
n)	representations by public authority	☐	☑	☐
o)	existing and likely future amenity of neighbourhood	☑	☐	☑
p)	any sumission made under section 87	☐	☑	☐
p1)	any matter specified in an environmental planning instrument to be taken into consideration	☑	☐	☑
q)	the circumstances of the case	☑	☐	☑
r)	public interest	☑	☐	☑
s)	any other prescibed matter	☑	☐	☑

ATTACHMENT

M. MATTERS FOR CONSIDERATION UNDER S.90 E.P.& A.ACT

		RELEVANT	NOT RELEVANT	SATISFACTORY
		☐	☐	☐
(C2)	the effect of that development on critical habitat;	☐	☑	☐
(C3)	whether there is likely to be a significant effect on threatened species, populations or ecological communites, or their habitats;	☐	☑	☐
(C4)	any relevant recovery plan or threat abatement plan;	☐	☑	☐
(C5)	the effect of that development on any other protected fauna or protected native plants within the meaning of the National Parks and Wildlife Act 1974;	☐	☑	☐

DCP 5 Assesoment

* Lot Size	: 2·032 ha	Satisfactory
* FSR	: 0·03 : 1	Satisfactory
* Height	: Single Storey	Satisfactory
* Setbacks	: 60m (front) 20m (5th boundary closest to subject dwt)	Satisfactory
* Building Height Envelope	: Single Storey 20m to nearest boundary	Satisfactory
* External Appearance & Design	: The dwelling portrays the image of a single storey dwelling with two (2) double garages. Whilst two (2) doors are visible to the front of the dwelling, one comprises double glass doors to the living room, rather than an "entry" door. This is considered satisfactory, particularly given the large setback (60m) to the street. Whilst the proposed attached dual occ is large, the design is considered compatible with the rural area. In addition, the prop-	

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osed 2nd dwelling comprises only 1/4 (approx) of the development. The existing house is long/large already.
It is proposed to use the same materials as the existing house in order to integrate the subject development.
Overall, the external appearance & design are considered satisfactory

* Private Open Space

Area of land 2030Om² & proposal for all of this area to be enjoyed by occupants of both dwellings. In addition to this, an area of 100m² is to be enclosed by 1.8m high fencing for use of the additional dwelling. This area is to be landscaped for privacy purposes. A lattice screen wall is proposed to ~~over~~ divide the verandah & afford privacy. POS is considered satisfactory

nb. Living areas have direct access to private open space.

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