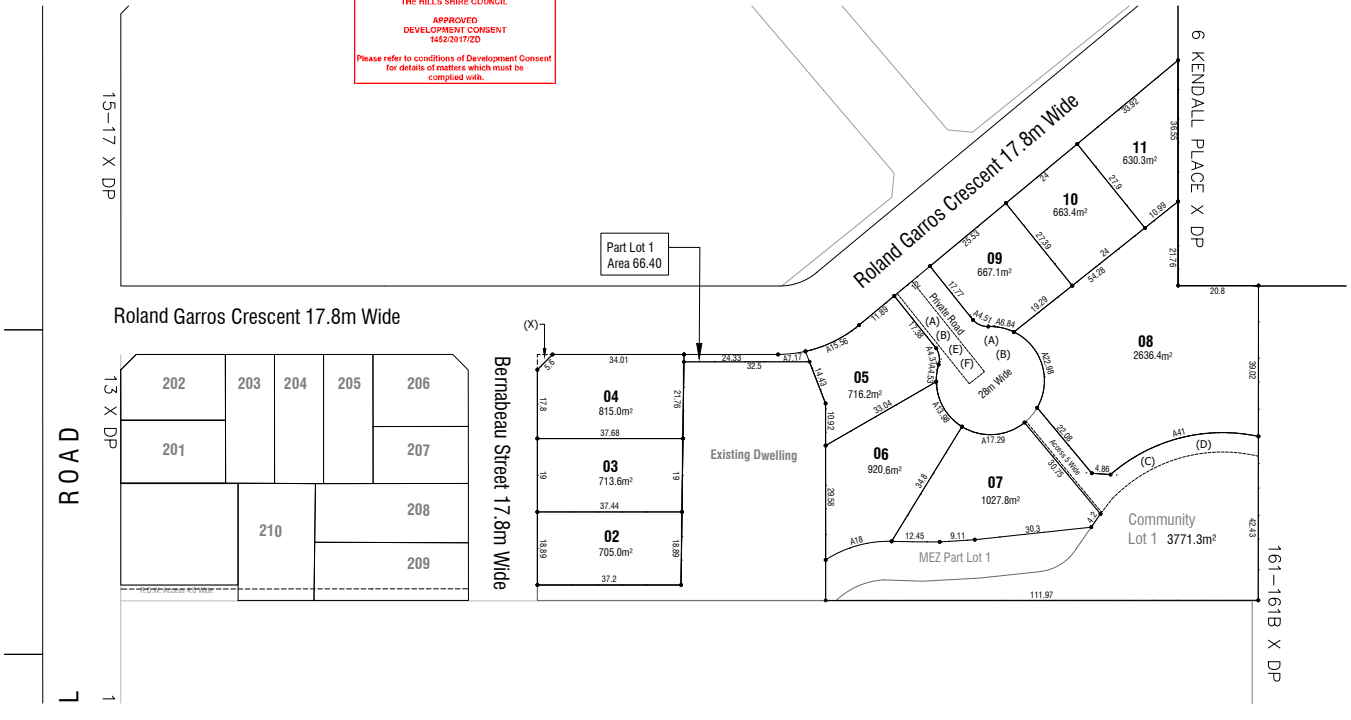


(Y) EASEMENT FOR DRAINAGE OF WATER 5 WIDE (DP1224411) - (TO BE RELEASED)
 (X) PROPOSED ROAD WIDENING 4X4 SPLAY (8m²)

THE HILLS SHIRE COUNCIL
 APPROVED
 DEVELOPMENT CONSENT
 1452/2017/20
 Please refer to conditions of Development Consent
 for details of matters which must be
 completed with.



NOTE:
 1. THIS SUBDIVISION PLAN IS THE SUBJECT OF AN EXEMPT SUBDIVISION PLAN PURSUANT AT SUBDIVISION 38 AT THE SEPP - EXEMPT COMPLIING DEVELOPMENT CODE 2008
 2. THE LOCATION / WIDTH OF THE PROPOSED RIGHT OF CARRIAGEWAY AND PROPOSED EASEMENT FOR SERVICES IS SHOWN AS APPROXIMATE SUBJECT TO COUNCIL DA ENGINEERING DESIGN AND FINAL SURVEY. DIMENSION AND AREAS ARE PRELIMINARY ONLY - SUBJECT TO SURVEY



REVISION	DESCRIPTION	BY	DATE	SITE DESCRIPTION	DATE OF SUBDIVISION	SCALE	SURVEY	HEIGHT DATUM	IGN	AUTHORITY REFERENCE	PROJECT	SHEET
C	Added Easements and Key	RKS	20/05/19	PLAN OF SUBDIVISION		1:500 / 1:1000					Subdivision Lot 103 in DP1232096	1
B	DA Comments	RKS	28/05/19									2
A	FIRST ISSUE	RKS	28/05/19									3

ROLAND GARROS CRESCENT AND 161-161B GLENHAVEN ROAD, NORTH KELLYVILLE NSW 2155



Subdivision creating ten community (neighbourhood) title residential lots and one association lot including new road. Approval gained: 30 June 2019

Challenges overcome:

GDS successfully negotiated with adjoining property owners throughout preparation of the development application to ensure the development outcome was not detrimental to the development potential of adjoining property. The negotiations throughout the application process resolved the orderly development of the neighbouring site.

The approved community title subdivision incorporates water sensitive urban design techniques to ensure the development is compatible with surrounding environmentally sensitive land and includes the provision of a community association lot that involves the ongoing protection and revegetation of native vegetation within the development. The approval of the development successfully achieves a suitable residential development for the site and releases ten “Environmental Living” lots to the North Kellyville precinct.



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