

GENERAL PURPOSE COMMITTEE

Meeting Date: 29 June 2004

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SECTION 1 - ENVIRONMENT

Item: 31 **ENV A - Erection of a Rural Shed, 1 Evans Road, Wilberforce,
DA0418/04 - (31506, 88650, 27705)**

Development Information

Applicant: Mr M Gauci
Owner: Mr and Mrs Windberg
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Area: Approximately 1.2ha
Zone: Rural 1(b) Under Hawkesbury Local Environmental Plan 1989
Advertising: Not required
Date Received: 3 May 2004

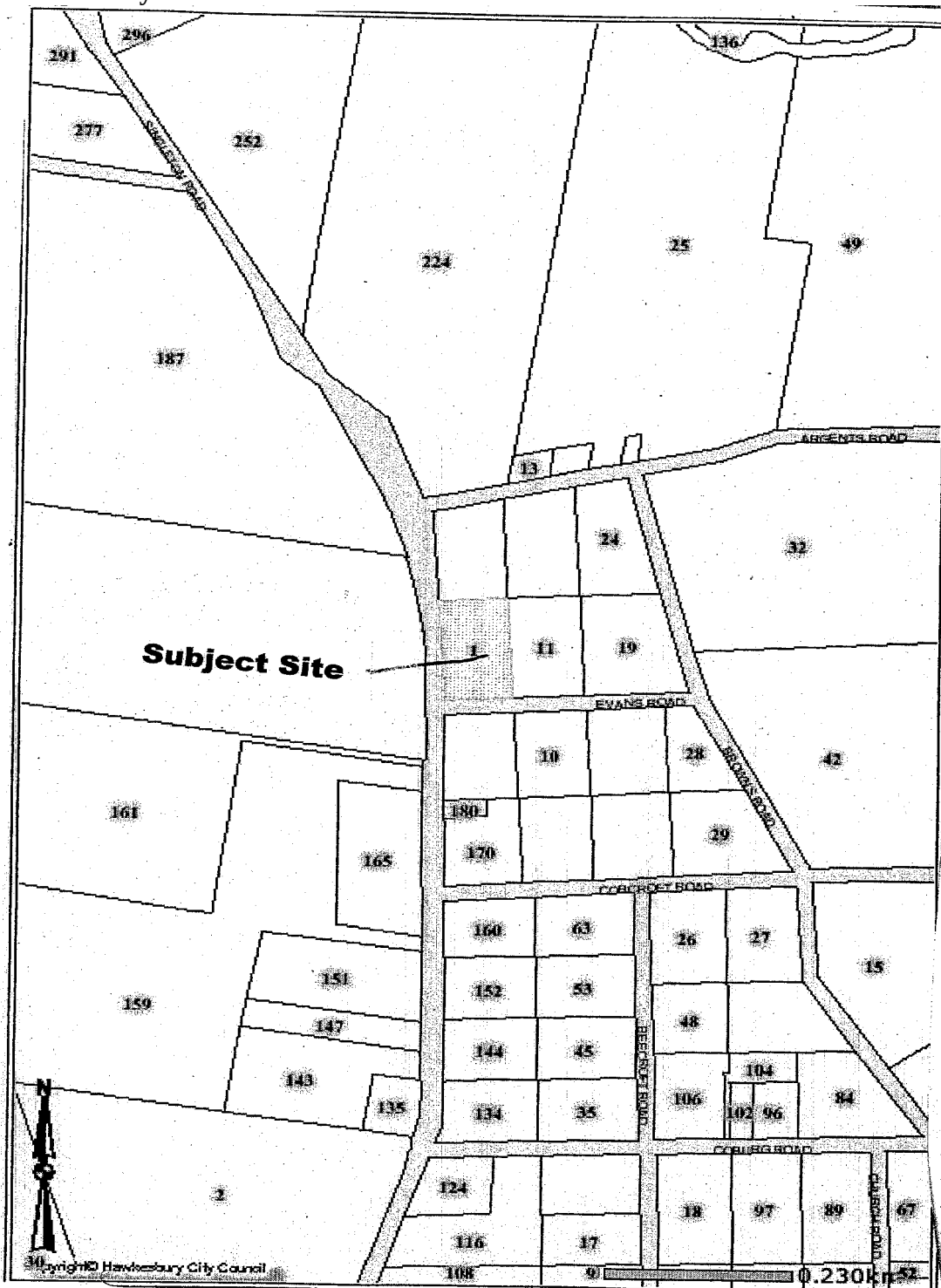
Key Issues: ♦ Size
 ♦ Height

Action: Approval

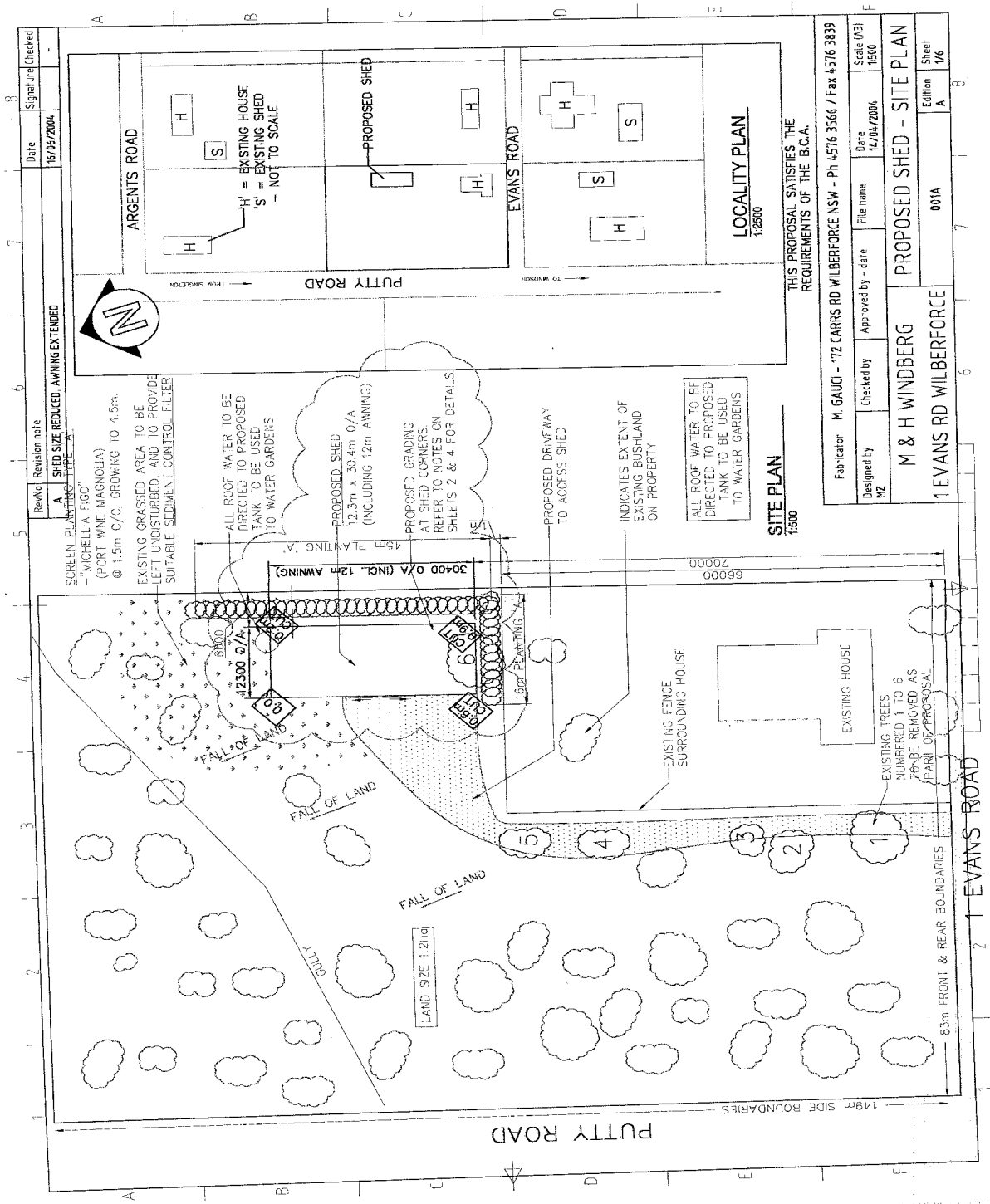
ATTACHMENTS:

AT - 1 Locality Plan
AT - 2 Site Plan
AT - 3 Floor Plan
AT - 4 Elevation Plan

AT - 1 - Locality Plan



AT - 2 - Site Plan



RevNo	Revision note	Date	Signature	Checked
A	SHED SIZE REDUCED, AWNING EXTENDED	16/06/2004		

SCREEN PLANTING FIGO
"MICHELIA FIGO"
(PORT WINE MAGNOLIA)
@ 1.5m C/C, GROWING TO 4.5m.
EXISTING GRASSED AREA TO BE
LEFT UNDISTURBED, AND TO PROVIDE
SUITABLE SEDIMENT CONTROL FILTER

ALL ROOF WATER TO BE
DIRECTED TO PROPOSED
TANK TO BE USED
TO WATER GARDENS

PROPOSED SHED
12.3m x 30.4m O/A
(INCLUDING 12m AWNING)

PROPOSED GRADING
AT SHED CORNERS.
REFER TO NOTES ON
SHEETS 2 & 4 FOR DETAILS

PROPOSED DRIVEWAY
TO ACCESS SHED

INDICATES EXTENT OF
EXISTING BUSHLAND
ON PROPERTY

ALL ROOF WATER TO BE
DIRECTED TO PROPOSED
TANK TO BE USED
TO WATER GARDENS

EXISTING TREES
NUMBERED 1 TO 6
TO BE REMOVED AS
PART OF PROPOSAL

EXISTING FENCE
SURROUNDING HOUSE

EXISTING HOUSE

149m SIDE BOUNDARIES

83m FRONT & REAR BOUNDARIES

LAND SIZE 1.21ha

FALL OF LAND

FALL OF LAND

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THIS PROPOSAL SATISFIES THE
REQUIREMENTS OF THE B.C.A.

Fabricator: M. GAUCI - 172 CARRS RD WILBERFORCE NSW - Ph 4576 3566 / Fax 4576 3839

Designed by MZ

Checked by

Approved by - date

File name

Date 14/04/2004

Scale (A3) 1:500

Scale (A4) 1:500

PROPOSED SHED - SITE PLAN

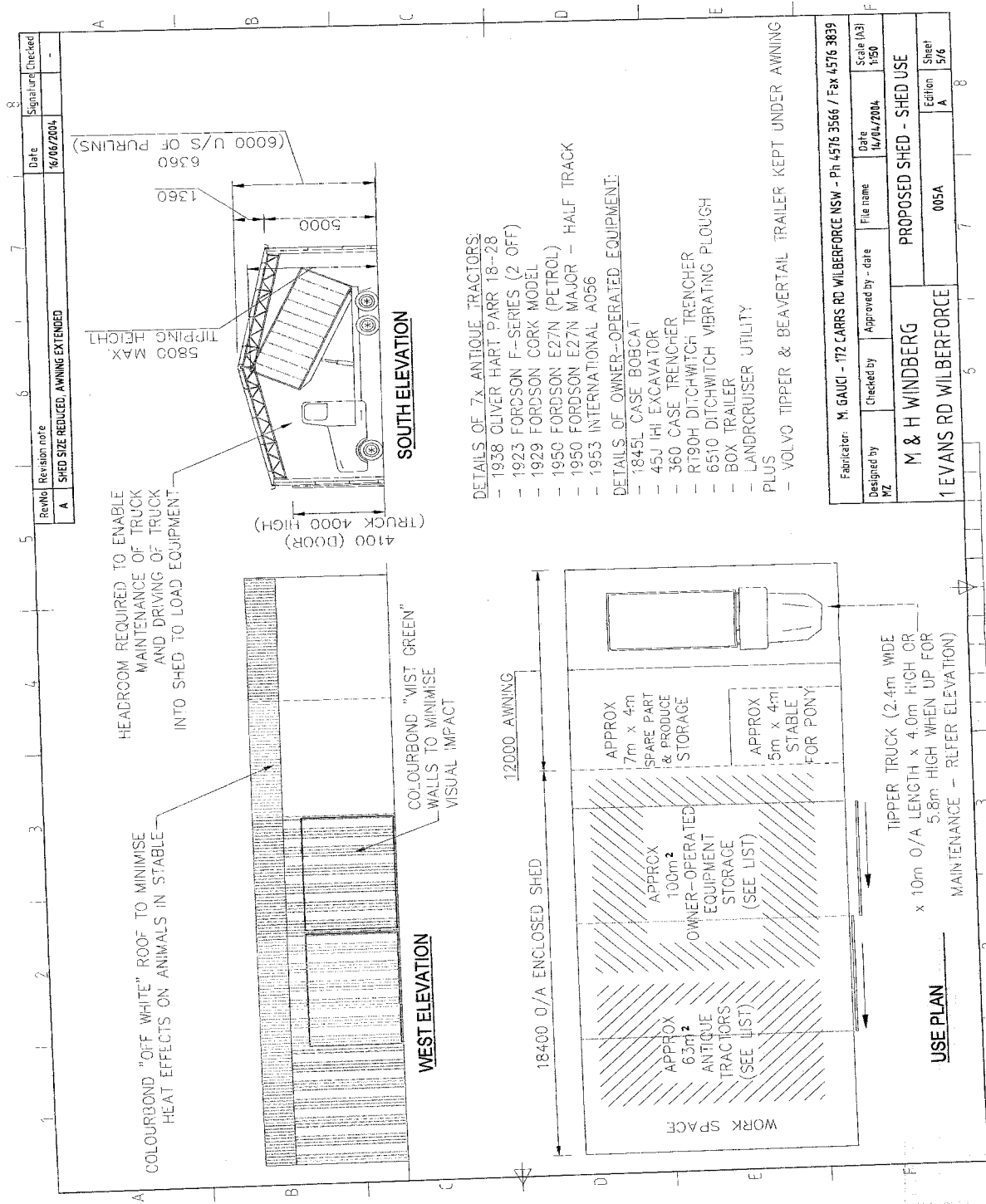
1 EVANS RD WILBERFORCE

001A

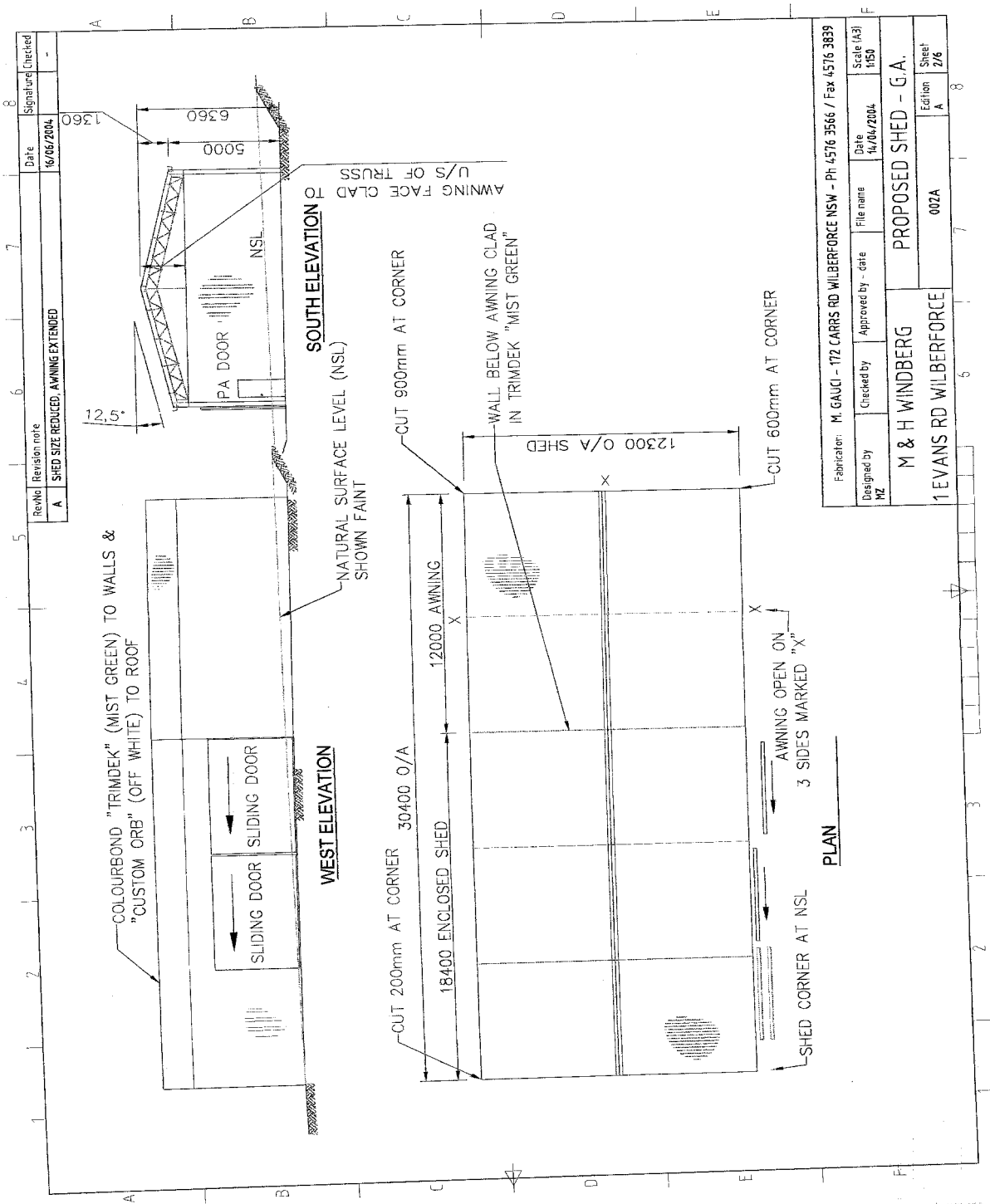
Edition A

Sheet 1/6

AT - 3 - Floor Plan



AT - 4 - Elevation Plan



Fabrication: M GAUCI - 172 CARRS RD WILBERFORCE NSW - Ph 4576 3566 / Fax 4576 3839			
Designed by MZ	Checked by Approved by - date	File name Date 14/04/2004	Scale (A3) 1:50
M & H WINDBERG		PROPOSED SHED - G.A.	
1 EVANS RD WILBERFORCE		002A	Sheet 2/6

Item: 32 **ENV A - Alteration and Retention of Existing Dwelling, Demolition of Other Existing Structures and Erection of 2 (Two) Detached Dwellings and Associated Carport and Garages, Lot 69 DP242486, 14 Stephen Street, North Richmond - (DA0926/03)**

Development Information

Applicant: Ray Ambrose
Applicants Rep: Graham Zerk
Owner: Ray Ambrose
Stat. Provisions: Hawkesbury Local Environmental Plan 1989
Draft Hawkesbury Local Environmental Plan 1989 -
Amendment No 130
Sydney Regional Environmental Plan No. 20 (No. 2 - 1997)
Area: Approximately 1076m²
Zone: Residential 2(a) under Hawkesbury Local Environmental Plan 1989.
The proposed zone under Draft Local Environmental Plan 1/01 - Amendment
130 is Housing.
Advertising: 15 August 2003 to 29 August 2003 (Original plans
17 May 2004 to 31 May 2004 (Amended plans)
Date Received: 08 August 2003

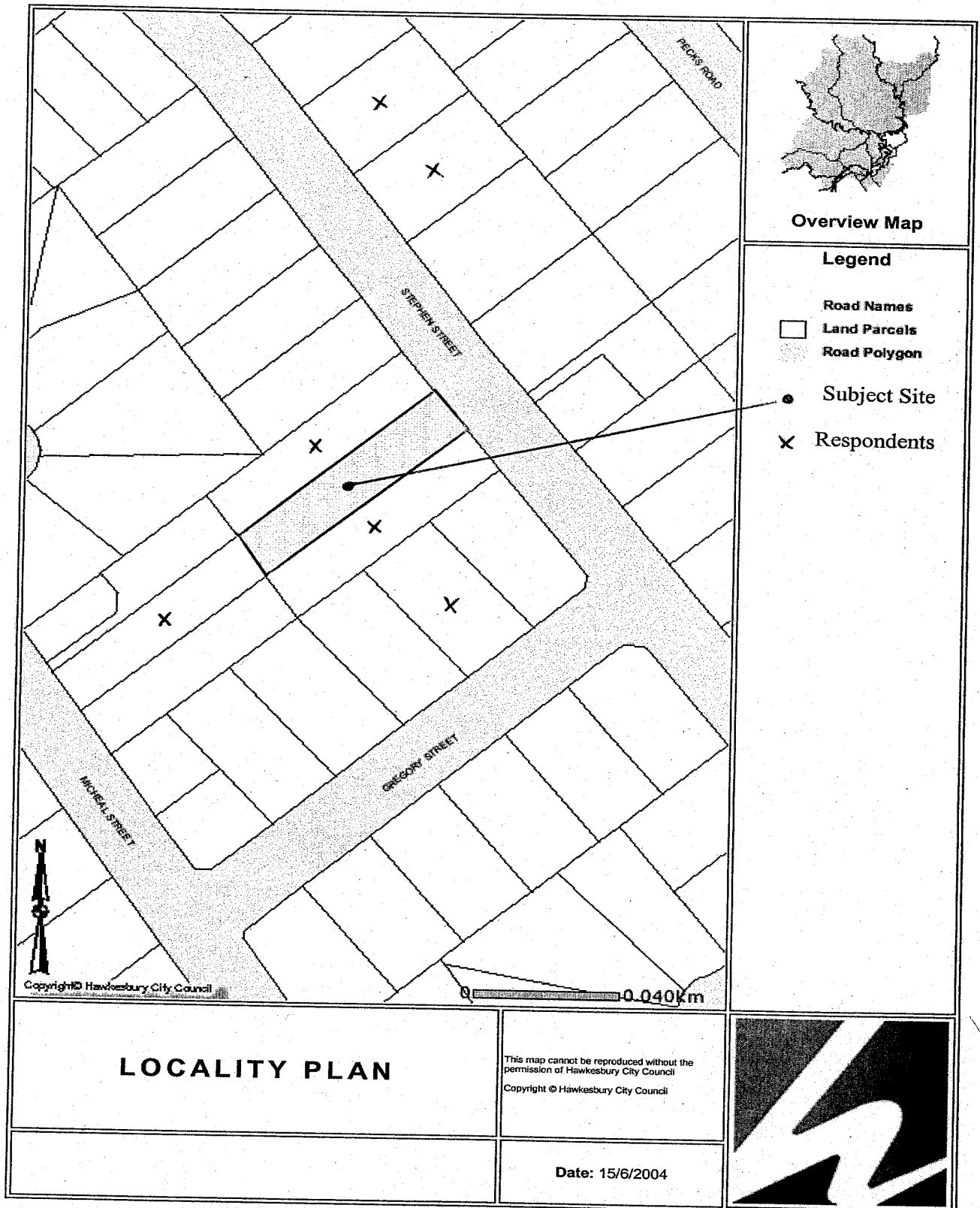
Key Issues: ♦ Draft Amendment No 130

Action: Deferred Commencement Approval

ATTACHMENTS:

AT - 1 Locality Plan
AT - 2 Site Plan
AT - 3 Floor Plans
AT - 4 Elevations
AT - 5 Shadow Diagrams

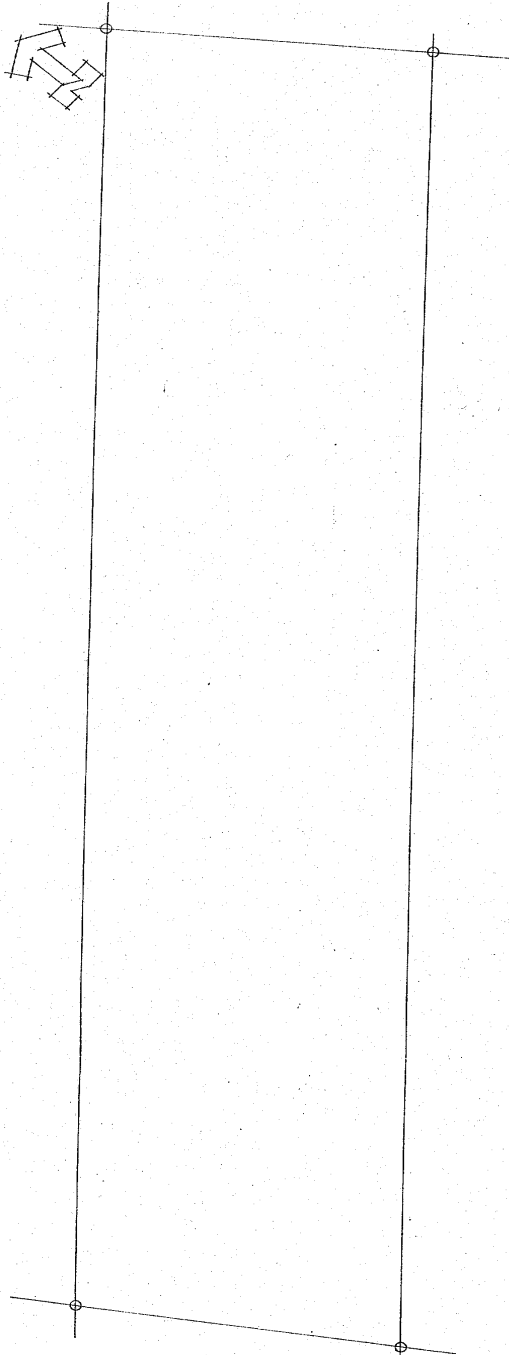
AT - 1 - Locality Plan



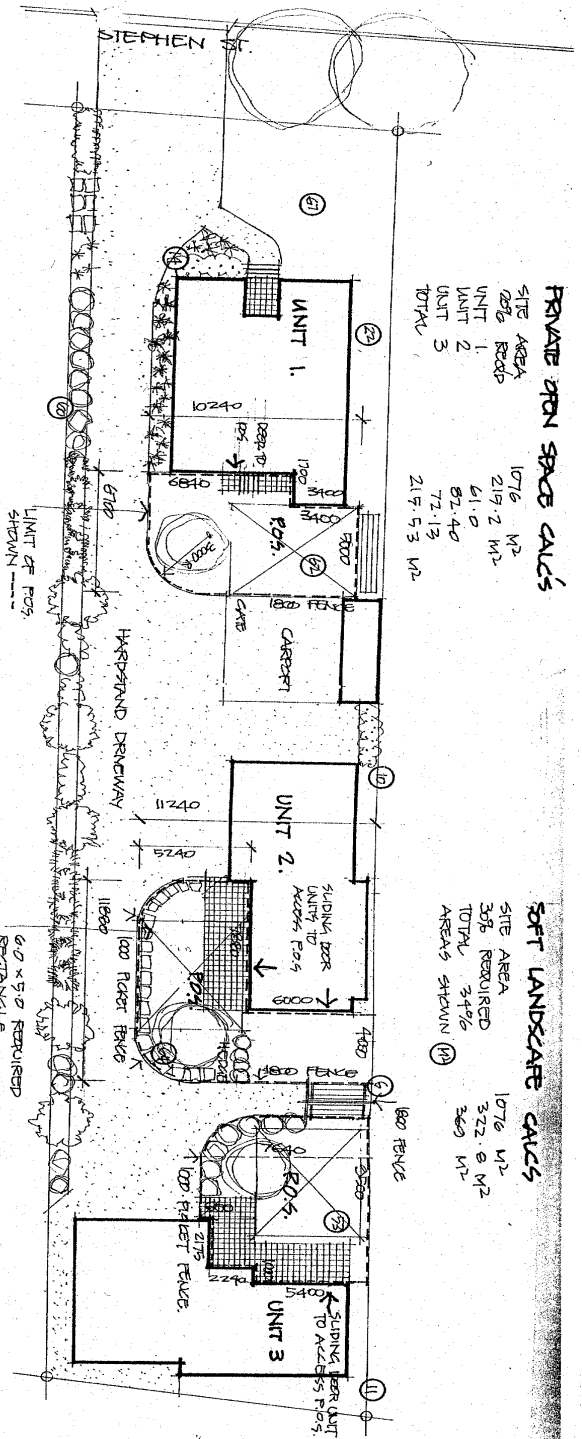
AT - 2 - Site Plan

SITE PLAN FOR SOFT LANDSCAPE AT 14 STEPHEN ST. NORTH RICHMOND

SCALE 1"=200' 21 JAN 04 SHEET 4 OF 5
DATE 1/7/12



SITE PLAN PRIVATE OPEN SPACE AND SOFT LANDSCAPE



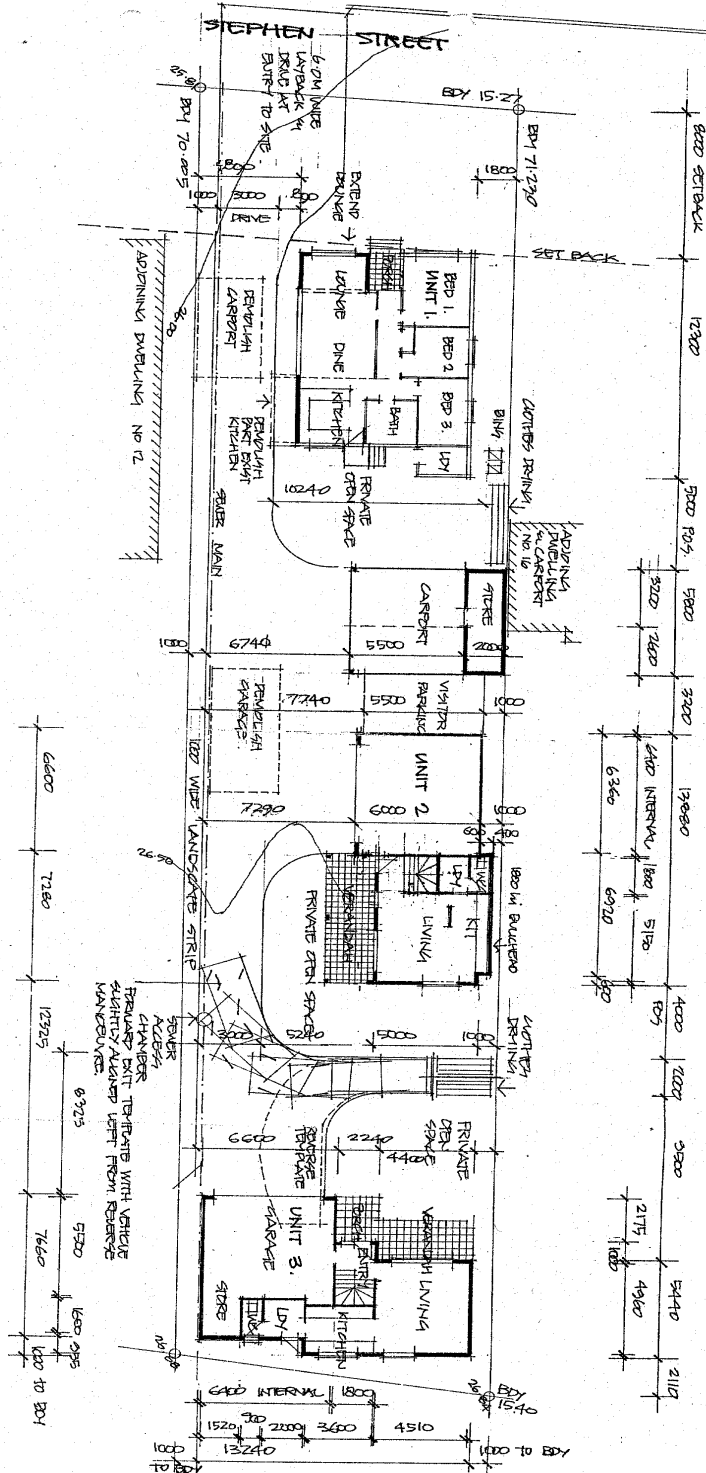
AT 3 - Floor Plans - Page 1 of 2

SITE PLAN & GROUND FLOOR PLAN OF MULTI UNIT DEVELOPMENT AT 14 STEPHEN ST. NORTH RICHMOND

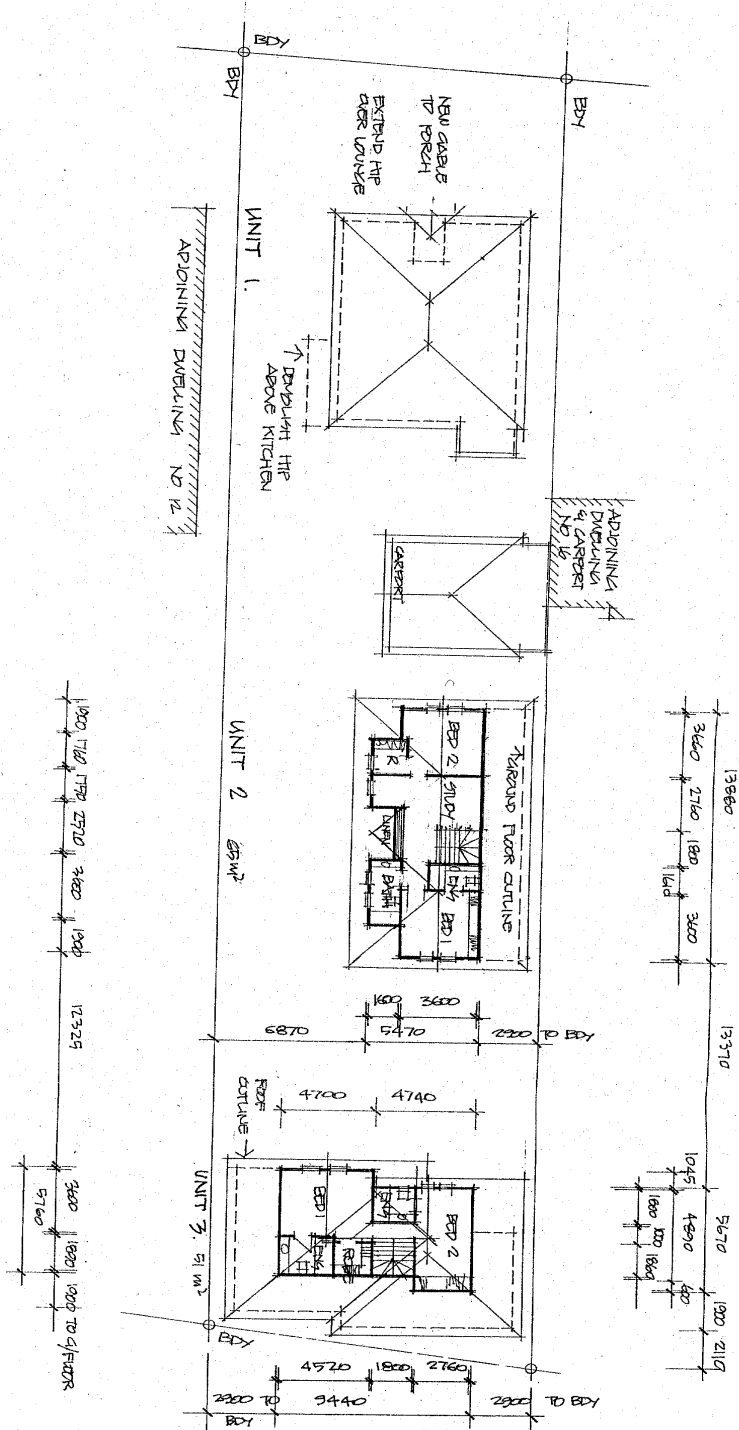
REVISOR APRIL '04
 SCALE 1"=20' 19 JAN 2004
 SHEET 1 OF 5
 PWS 177B



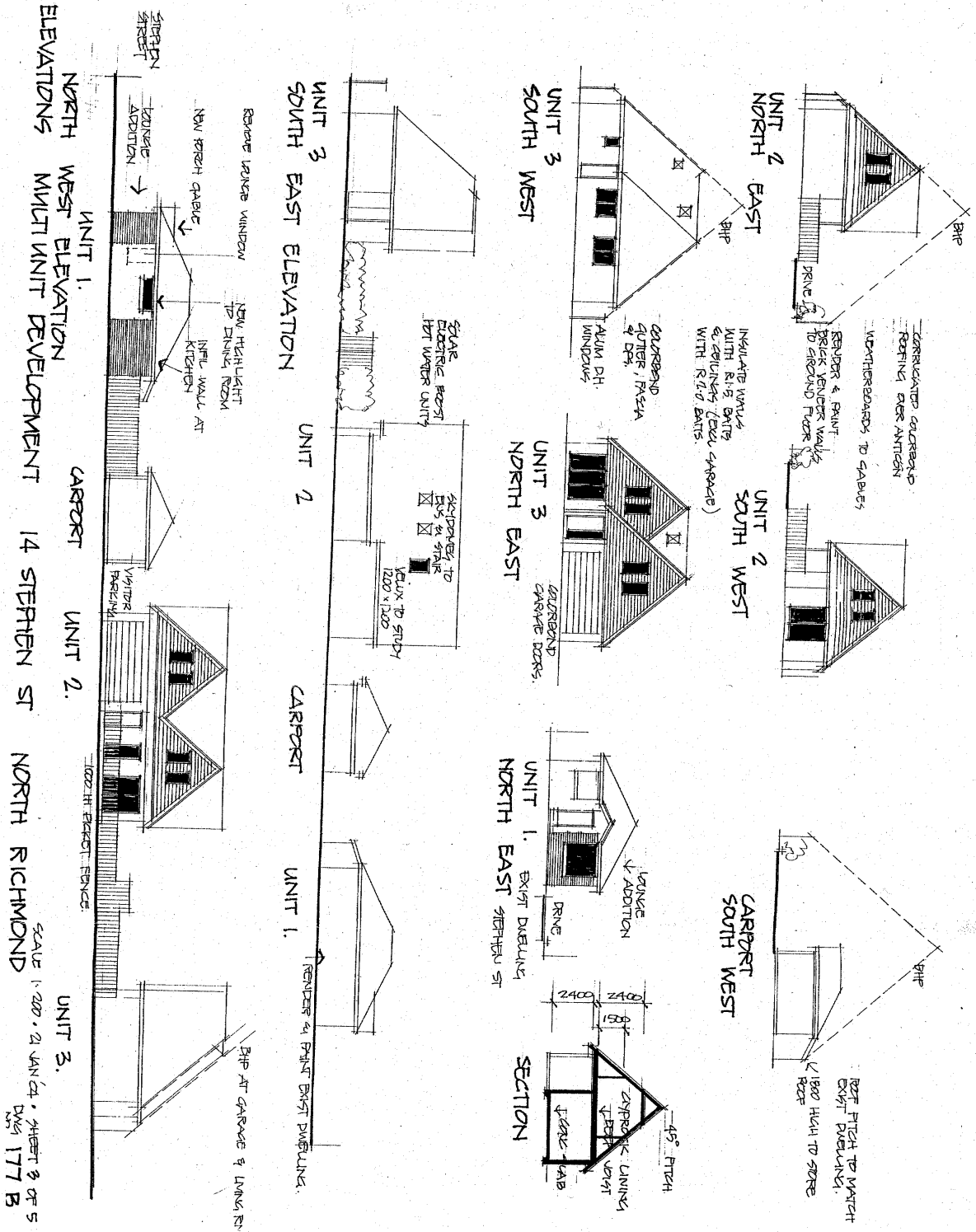
FLOOR AREAS	UNIT 1.	UNIT 2.	UNIT 3.
	93 M ²	GROUND FLOOR 76 M ² SECOND STORY 65 M ² TOTAL 141 M ²	GROUND FLOOR 91 M ² SECOND STORY 51 M ² TOTAL 142 M ²



FIRST FLOOR PLAN OF MULTI UNIT DEVELOPMENT AT 14 STEPHEN ST NORTH RICHMOND
 SCALE: 1"=10'-0" 19 JAN 2004
 SHEET 2 OF 5
 PGS 177B

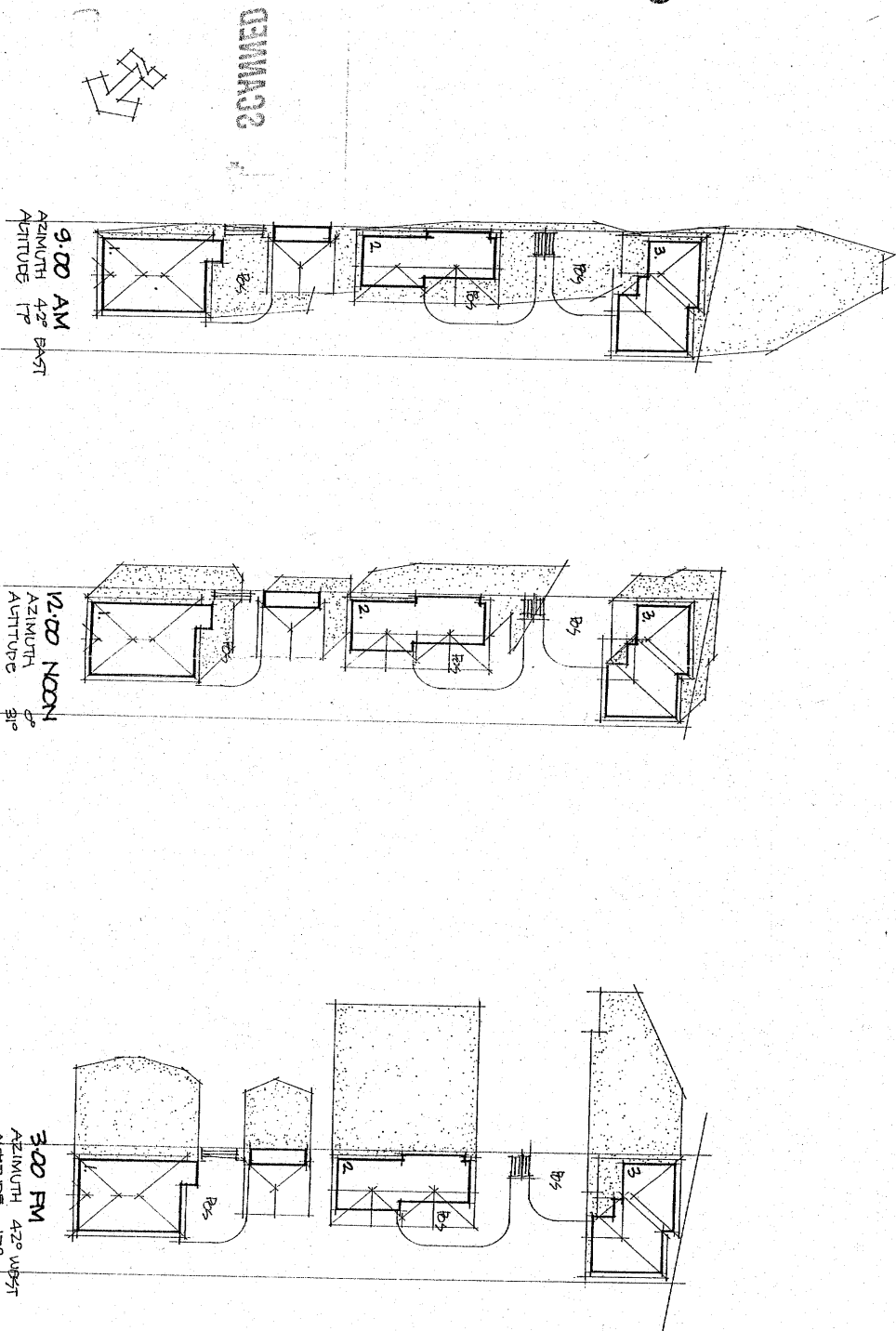


AT - 5 - Elevations



AT - 5 - Shadow Diagrams

SHADOW DIAGRAMS ON 21ST JUNE FOR MULTI UNIT DEVELOPMENT AT 14 STEPHEN ST NORTH DICHAMAIN 4415 DWS 17712



Item: 33 **ENV A - Development Application for 64 (Sixty Four) Residential Dwellings for Aged and Disabled Persons Comprising a Mix of Villas, Townhouses and Units, Lot 1, DP129442 and Lot 1, DP779913, 739 George Street, Windsor (Cnr Richmond Road)**

Development Information

Applicant: Greg Buxton
Applicants Rep: N/A
Owner: Baptist Churches of NSW Property Trust
Stat. Provisions: State Environmental Planning Policy No. 5
State Environmental Planning Policy No. 65
Sydney Regional Environmental Plan No. 20
Hawkesbury Local Environmental Plan 1989
Area: Approximately 6.01 Ha
Zone: Special Uses 5(a)
Advertising: 05 January 2004 to 21 January 2004
Date Received: 04 June 2003

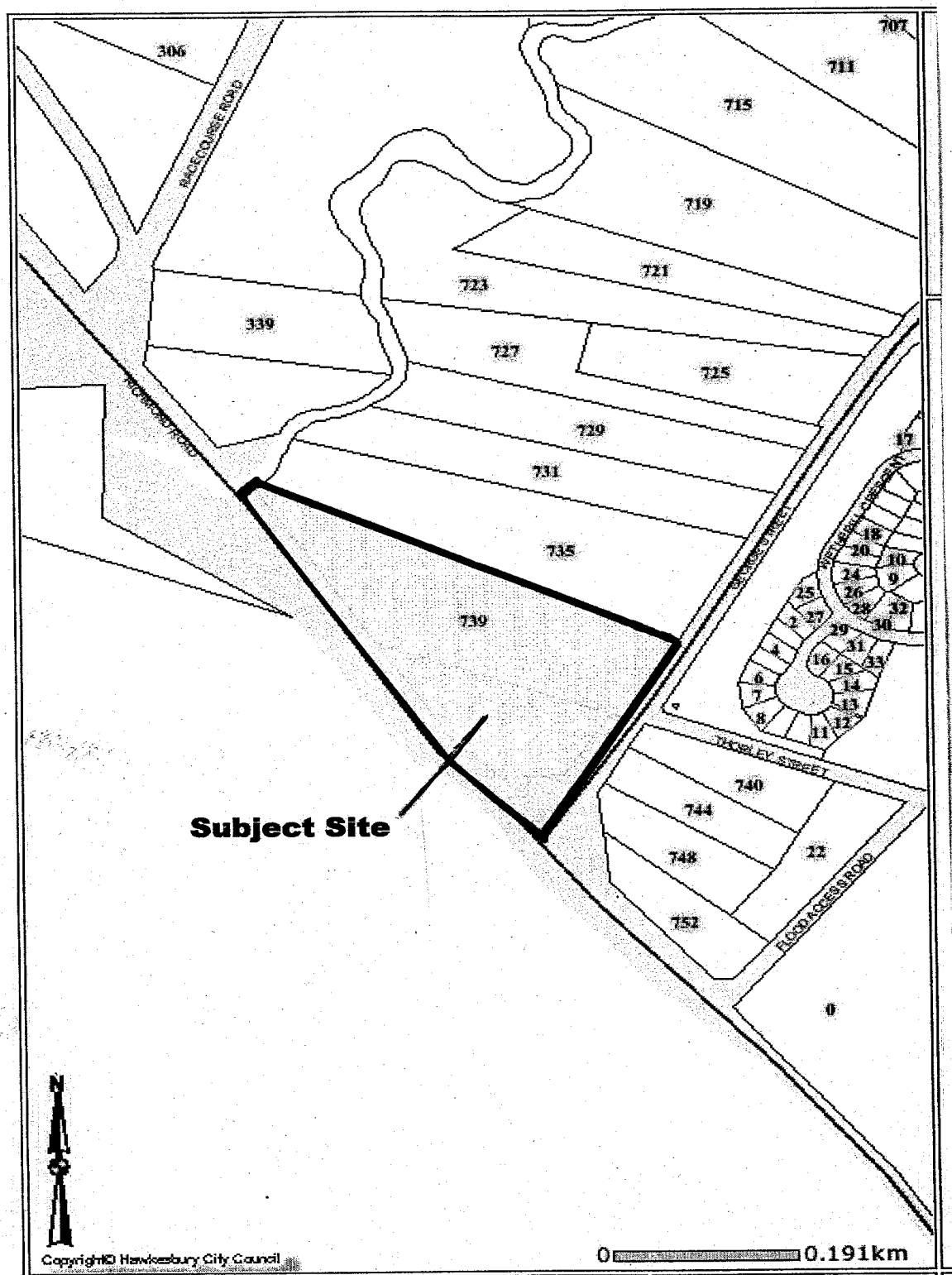
Key Issues: ♦ Flooding free access
 ♦ Filling
 ♦ Access to services and facilities

Action: Deferred Commencement Approval

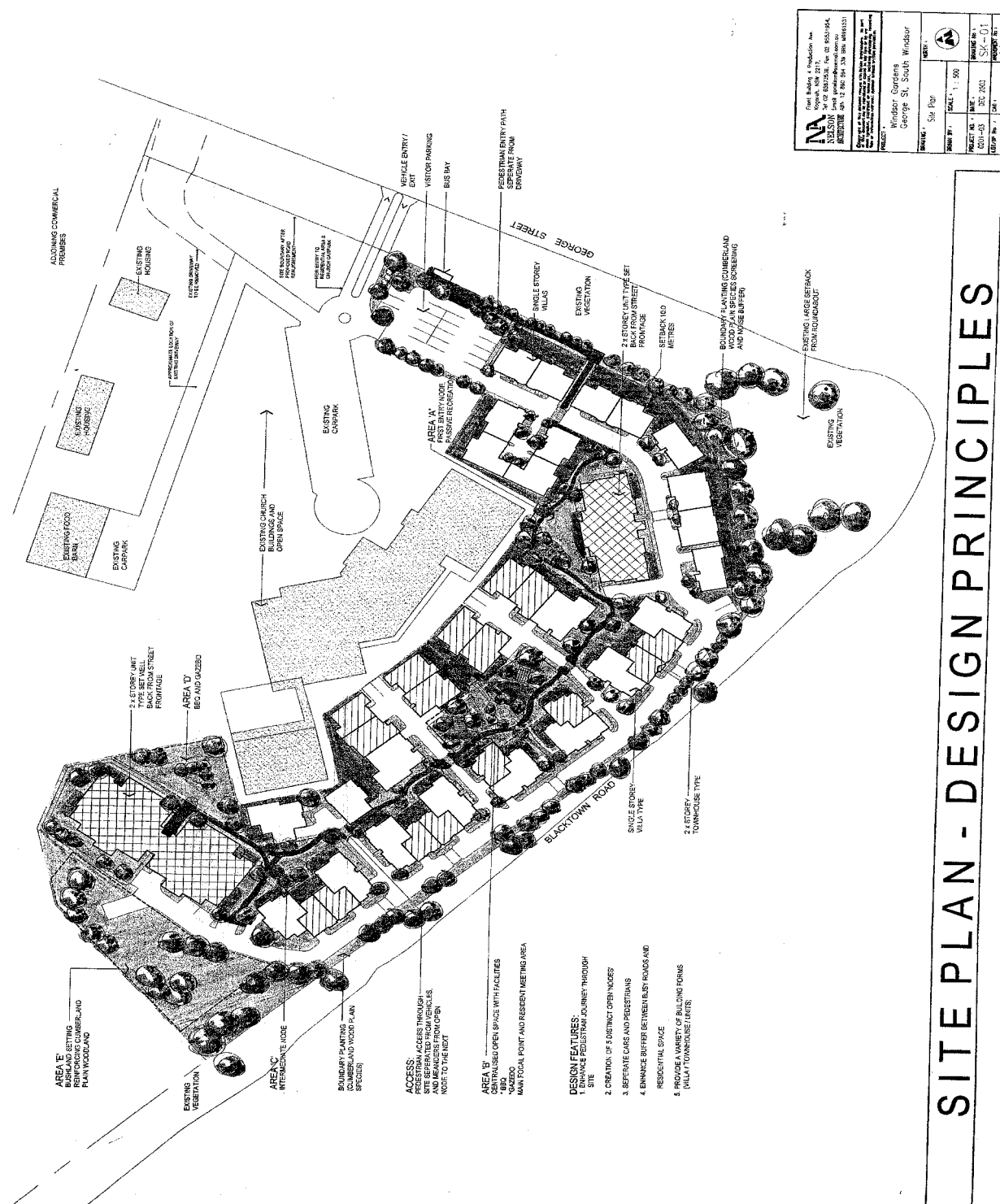
ATTACHMENTS:

AT - 1 Locality Plan
AT - 2 Site Plan (plan also to be displayed in the Council Chambers)
AT - 3 Elevations (plan also to be displayed in the Council Chambers)

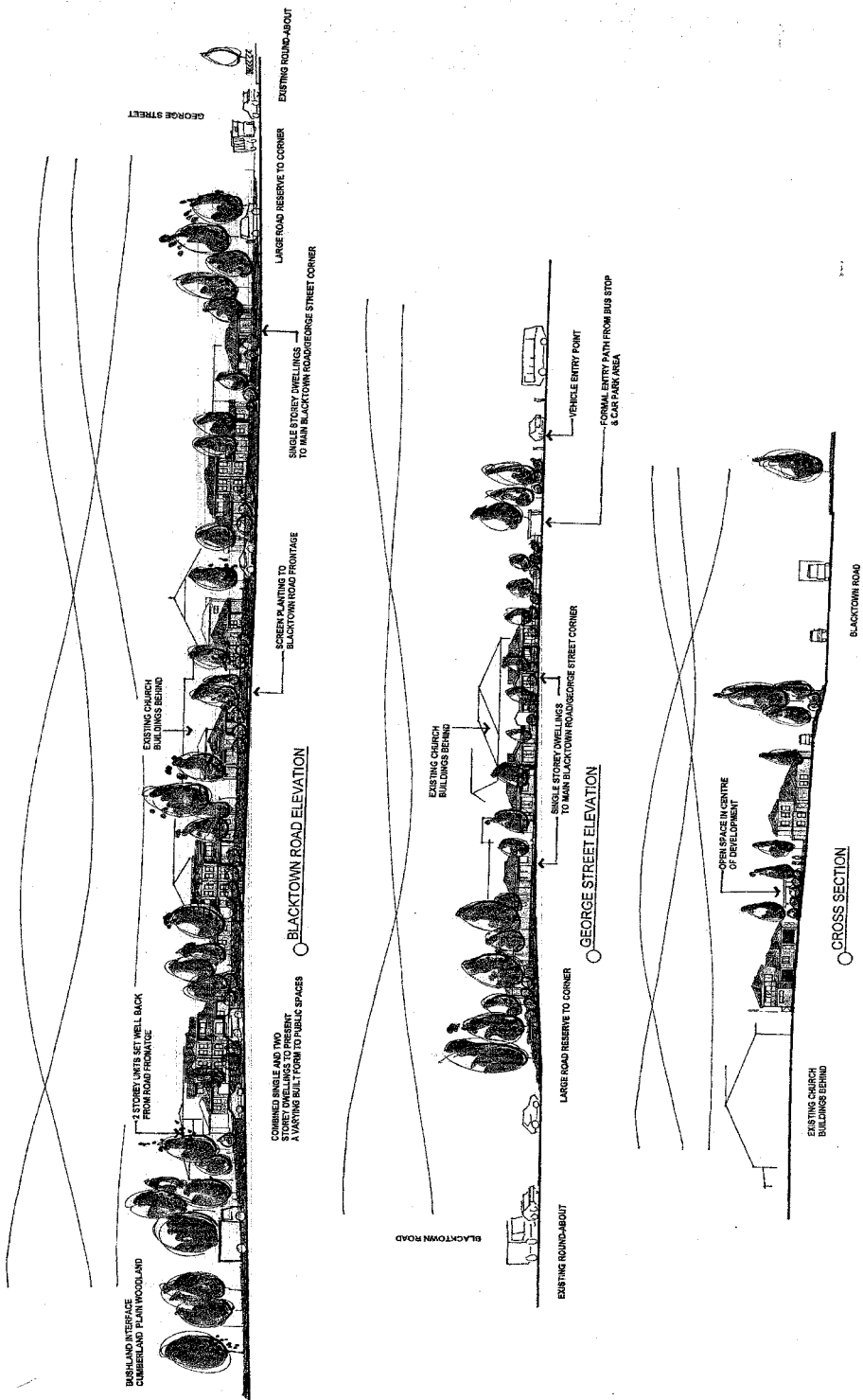
AT - 1 - Locality Plan



AT - 2 - Site Plan



AT - 3 - Elevation Plan



M McKENZIE ARCHITECTURE 10/100 BROADWAY, SUITE 101 SYDNEY, NSW 2009 TEL: 02 9439 1234 FAX: 02 9439 1235 WWW.MCKENZIEARCHITECTURE.COM.AU		THIS DRAWING IS THE PROPERTY OF MCKENZIE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER MISUSED WITHOUT THE WRITTEN PERMISSION OF MCKENZIE ARCHITECTURE.	
PROJECT	Windsor Gardens George St, South Windsor	DATE	10/01/01
DRAWN BY	ELIZABETH	SCALE	1:100
PROJECT NO.	001-01	300 2003	SK-02

ELEVATION - DESIGN PRINCIPLES