



DA 735/2014/JP

**110 TOWN HOUSES WITH
BASEMENT CARPARK**

Bathla



Subject Site
(Lot 51 DP 1231032)

The map shows an aerial view of the North Kellyville Precinct, outlined in red. A blue callout box points to a specific lot, Lot 51 DP 1231032, which is highlighted in red. The precinct is divided into various zones: orange for residential, green for riparian corridors, and blue for retail/commercial areas. Several roads are labeled, including Ross Place, Stringer Road, Hillview Road, Bruce Pl, Heath Rd, Withers Road, Fulton Rd, Kendall Pl, Gum Nut Cl, and Curtis Road. A legend in the bottom left corner defines the symbols used on the map.

Site Location & Context

The site is known as 5-29 Kumbatine Crescent (3-23 Hillview Road), North Kellyville.

The site is located in the North Kellyville Growth Centre Release Area.

NORTH KELLYVILLE PRECINCT

DRAFT INDICATIVE LAYOUT PLAN

- | | |
|--|---|
|  Precinct boundary |  Riparian corridor |
|  Retail/Commercial area |  Managed Ecological Zone (MEZ) |



Subject Site
(Lot 51 DP 1231032)

Neighbourhood
Centre

Sporting Fields

Surrounding Development:

The site is located immediately to the east of the identified neighbourhood centre and sporting fields within North Kellyville Growth Centre Release Area Plan, and is located approximately 2.0 kilometers from the Rouse Hill Town Centre.

Proposed Changes:

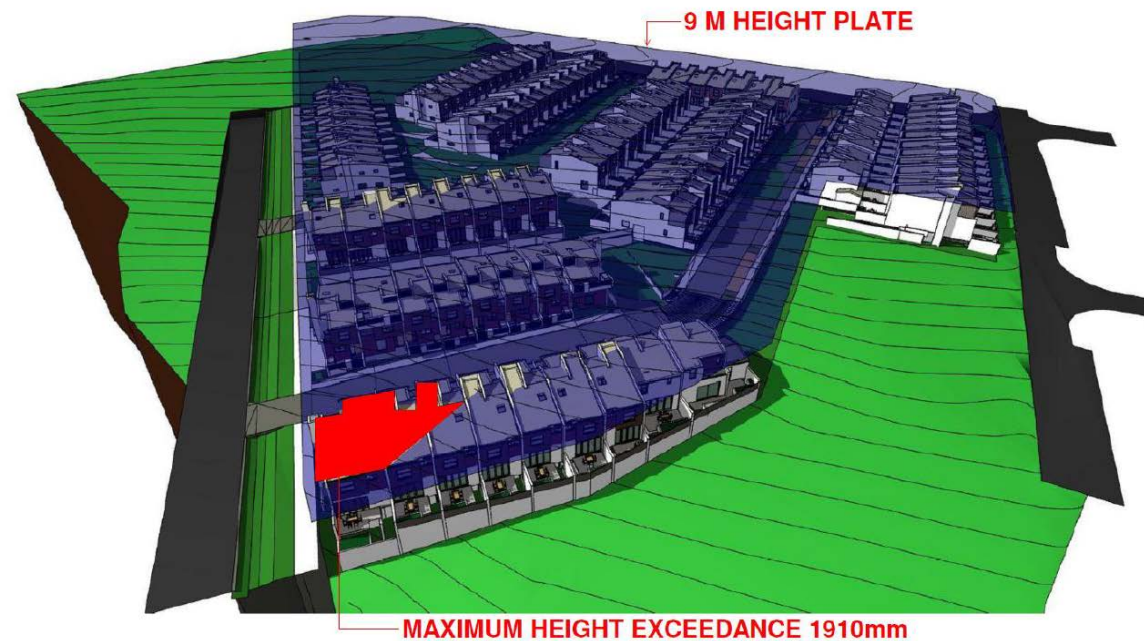
1. Level changes to internal access road and townhouses
2. New entry ramp with removal of inter basement connection
3. Basement modification for internal stairs from basement and storage
4. Stormwater pumps and associated tanks to remain

1. Level changes to internal access road and townhouses

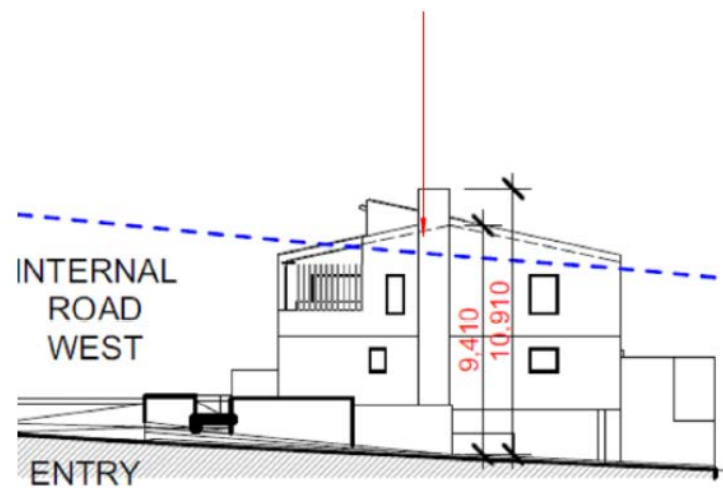


Block	Town House No	Approved RL	Proposed RL	Change (mm)	Block	Town House No	Approved RL	Proposed RL	Change (mm)
A	1	65.500	65.580	0.080	F	52	66.000	66.500	0.500
	2	65.500	65.580	0.080		53	66.500	65.920	-0.580
	3	65.500	65.580	0.080		54	66.500	66.110	-0.390
	4	65.500	65.130	-0.370		55	66.500	66.310	-0.190
	5	65.500	65.230	-0.270		56	66.500	66.460	-0.040
	6	65.500	65.430	-0.070		57	66.500	66.590	0.090
	7	66.000	65.560	-0.440		58	67.000	66.700	-0.300
	8	66.000	65.580	-0.420		59	67.000	66.890	-0.110
	9	66.000	65.580	-0.420		60	67.000	66.890	-0.110
	10	66.000	65.580	-0.420		61	67.000	66.960	-0.040
	11	66.000	65.900	-0.100		62	67.000	67.200	0.200
	12	66.500	65.900	-0.600		63	67.500	67.200	-0.300
B	13	66.450	66.540	0.090	G	64	67.500	67.500	0.000
	14	66.450	66.420	-0.030		65	67.500	67.500	0.000
	15	66.450	66.330	-0.120		66	67.500	68.270	0.770
	16	65.950	66.160	0.210		67	67.000	68.100	1.100
	17	65.950	65.890	-0.060		68	67.000	68.040	1.040
	18	65.950	65.730	-0.220		69	67.000	68.040	1.040
	19	65.450	65.480	0.030		70	67.000	68.040	1.040
	20	65.450	65.450	0.000		71	67.000	68.040	1.040
	21	64.500	64.440	-0.060		72	67.000	66.610	-0.390
	22	64.500	64.700	0.200		73	67.000	66.610	-0.390
	23	65.000	64.870	-0.130		74	66.500	66.610	0.110
	24	65.000	65.000	0.000	H	75	66.500	66.610	0.110
D	25	65.500	65.170	-0.330		76	66.200	66.710	0.510
	26	65.500	65.260	-0.240		77	66.200	66.710	0.510
	27	65.500	65.410	-0.090		78	65.600	66.160	0.560
	28	65.500	65.570	0.070		79	65.600	65.980	0.380
	29	66.000	65.740	-0.260		80	65.000	65.350	0.350
	30	66.500	65.890	-0.610		81	65.000	65.220	0.220
	31	66.500	66.040	-0.460		82	64.400	64.550	0.150
	32	66.500	66.200	-0.300		83	64.400	64.350	-0.050
	33	66.500	66.480	-0.020		84	63.800	63.650	-0.150
	34	66.500	66.600	0.100	I	85	63.800	63.450	-0.350
	35	66.500	66.600	0.100		86	63.500	63.500	0.000
C	36	67.000	66.780	-0.220		87	63.500	63.500	0.000
	37	67.000	66.900	-0.100		88	64.000	63.760	-0.240
	38	67.000	67.030	0.030		89	64.000	64.180	0.180
	39	67.000	67.150	0.150		90	64.500	64.490	-0.010
	40	67.000	67.280	0.280		91	64.500	64.700	0.200
	41	67.000	66.940	-0.060	E	92	65.000	64.910	-0.090
	42	67.000	66.990	-0.010		93	65.000	65.000	0.000
	43	67.000	66.820	-0.180		94	61.000	61.130	0.130
	44	67.000	67.700	0.700		95	61.000	60.990	-0.010
	45	66.500	66.490	-0.010		96	60.500	60.600	0.100
	46	66.500	66.370	-0.130		97	60.500	60.490	-0.010
	47	66.500	66.000	-0.500	J	98	60.000	60.090	0.090
	48	66.000	65.970	-0.030		99	60.000	59.820	-0.180
	49	66.000	65.700	-0.300		100	59.500	59.440	-0.060
	50	65.500	65.500	0.000		101	59.500	59.130	-0.370
	51	65.500	65.310	-0.190	K	102	59.500	59.390	-0.110
						103	59.500	59.390	-0.110
						104	59.500	59.740	0.240
						105	59.500	60.000	0.500
						106	60.000	60.260	0.260
						107	60.000	60.480	0.480
						108	60.500	60.950	0.450
						109	60.625	61.030	0.405
						110	61.250	61.400	0.150

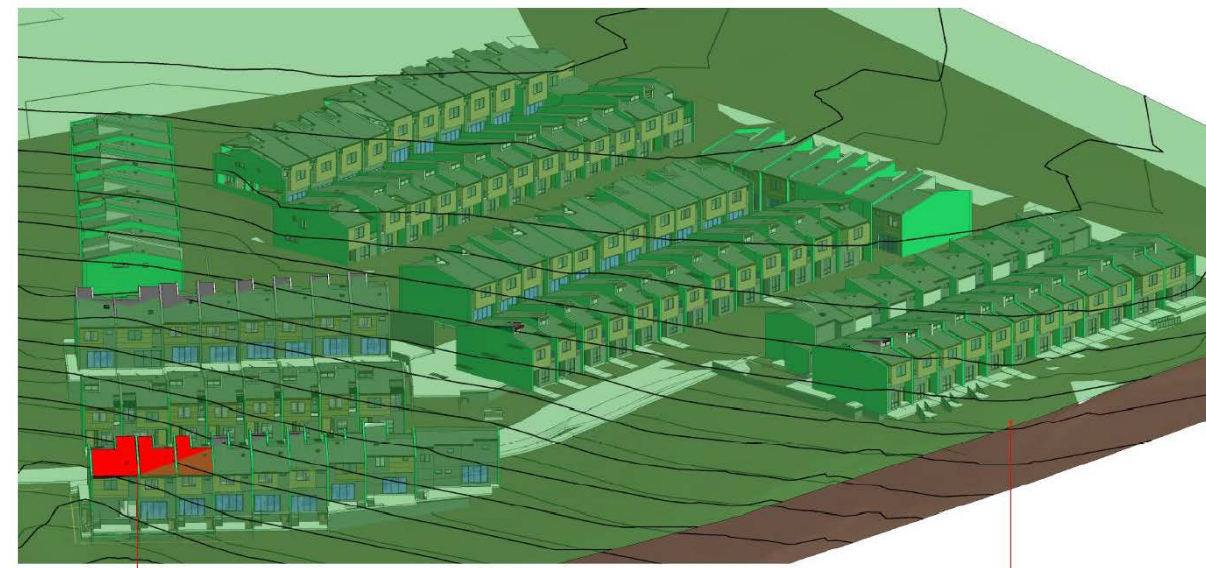
The changes arise from the adjustment of the internal road levels and the consequential changes to the ground floor levels of townhouses to comply with BCA and Australian Standards regarding Access.



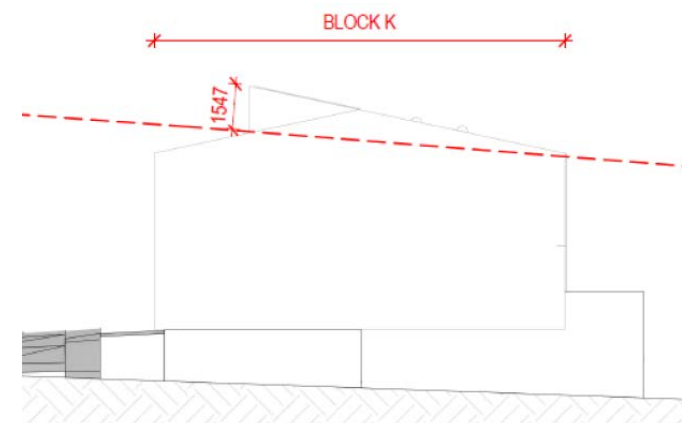
TH 102 – 1910MM – 21%



Approved DA 735/2017/JP
Town House 102-104

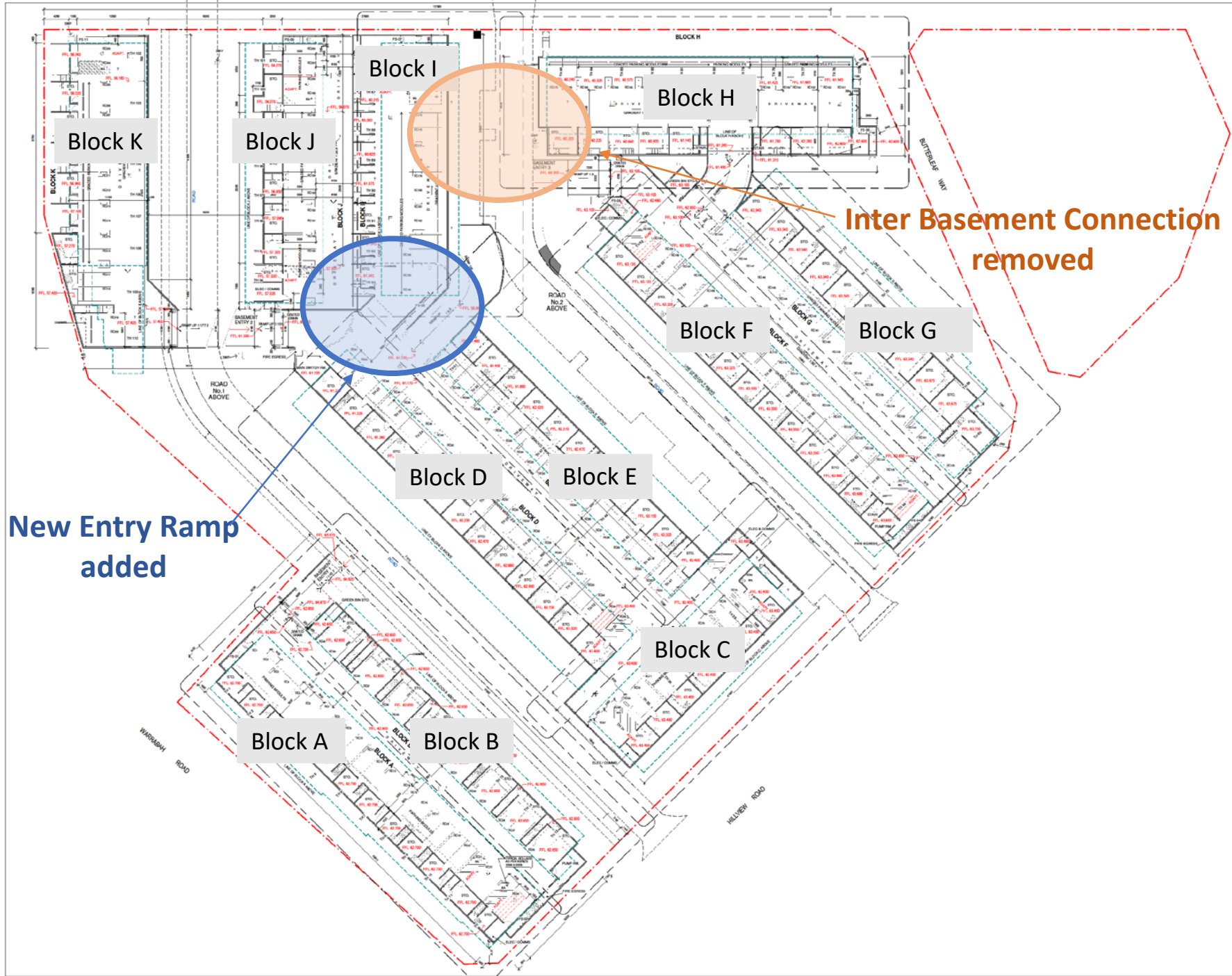


TH 102 – 1547mm – 17%



Proposed Modification
Town house 102 -104

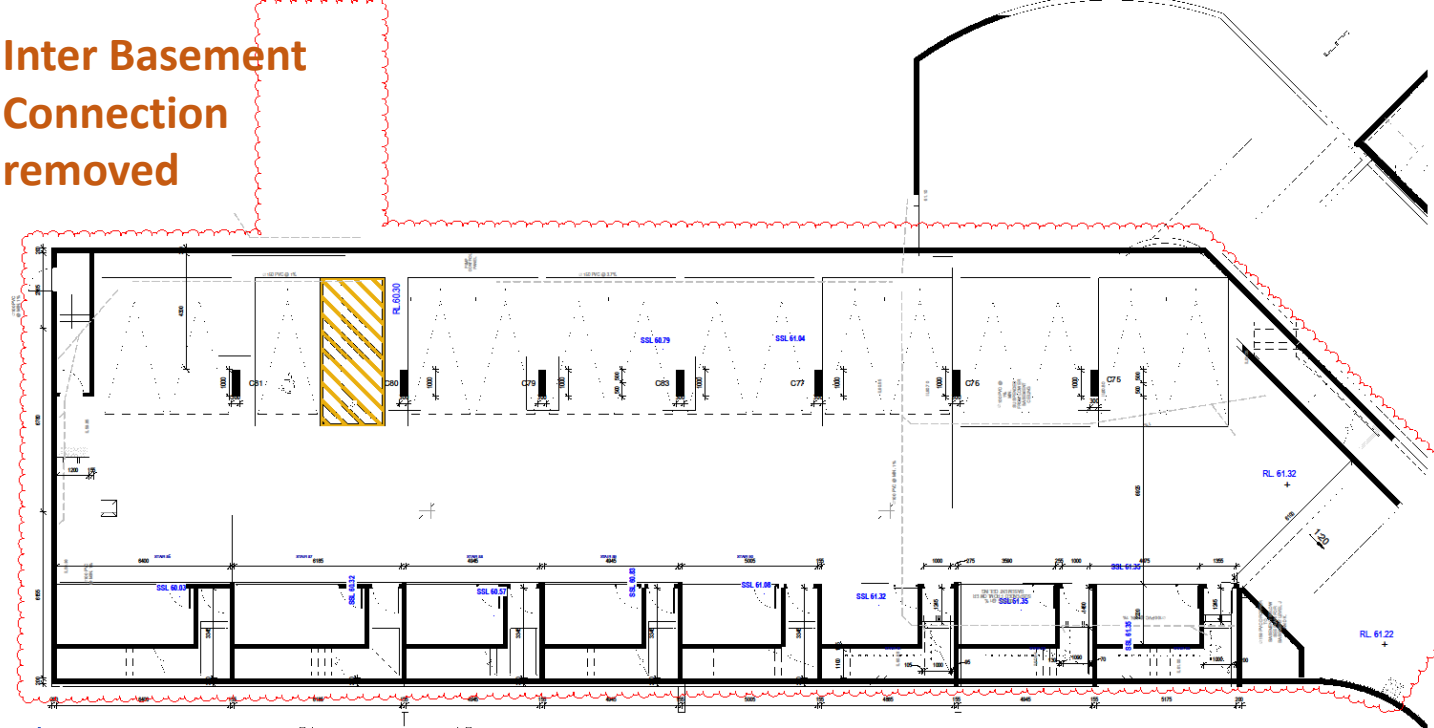
2. New entry ramp with removal of inter basement connection



• **Changes to the Basement - Summary**

Basement	
Block	Proposed change
Block A & B	Block A basement storage increased to have clear headroom and due to existing road height
Block C	Block I basement entry ramp provided through block CDE
Block D & E	Block I basement entry ramp provided through block CDE
Block F & G	No Change
Block H	The Ramp connection between Block H and I removed Block H basement storage increased and access from basement to unit staircase moved out
Block I	The Ramp connection between Block H and I removed Block I Access staircase from basement to unit moved out
Block J	No Change
Block K	Block K basement to unit's entry staircase access revised. Staircase moved out

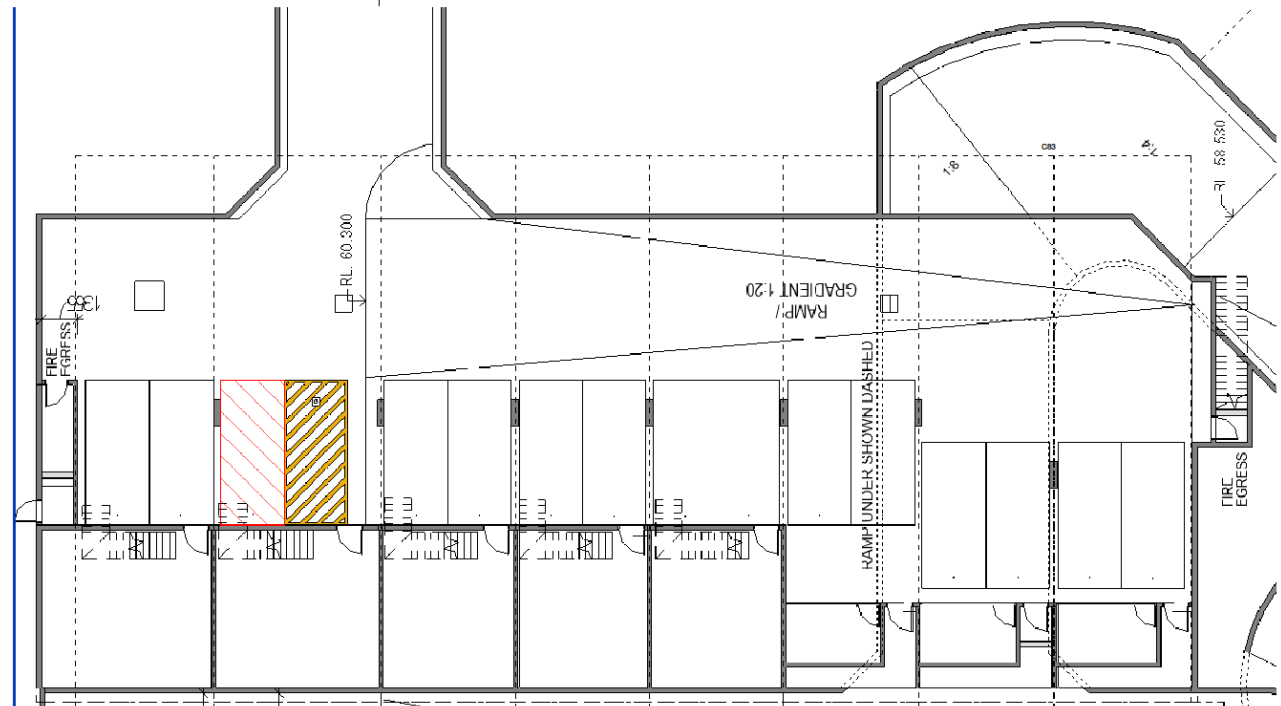
Inter Basement
Connection
removed



New Entry
Ramp
added



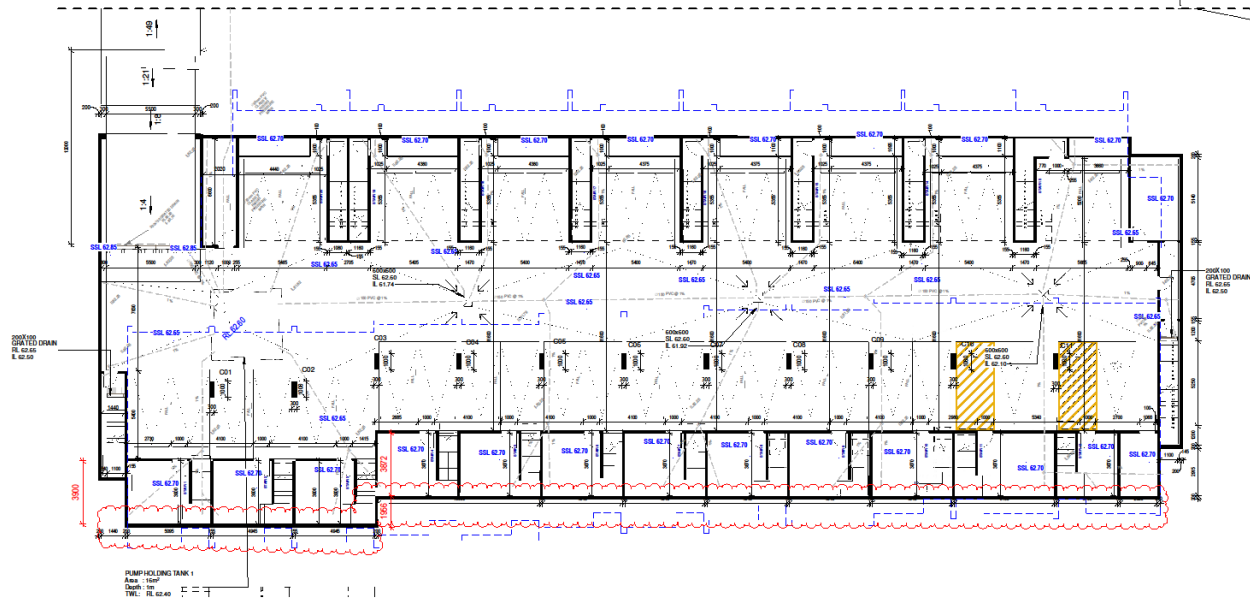
1 BASEMENT - BLOCK I (NEW S4.55)
P-3005 1:100



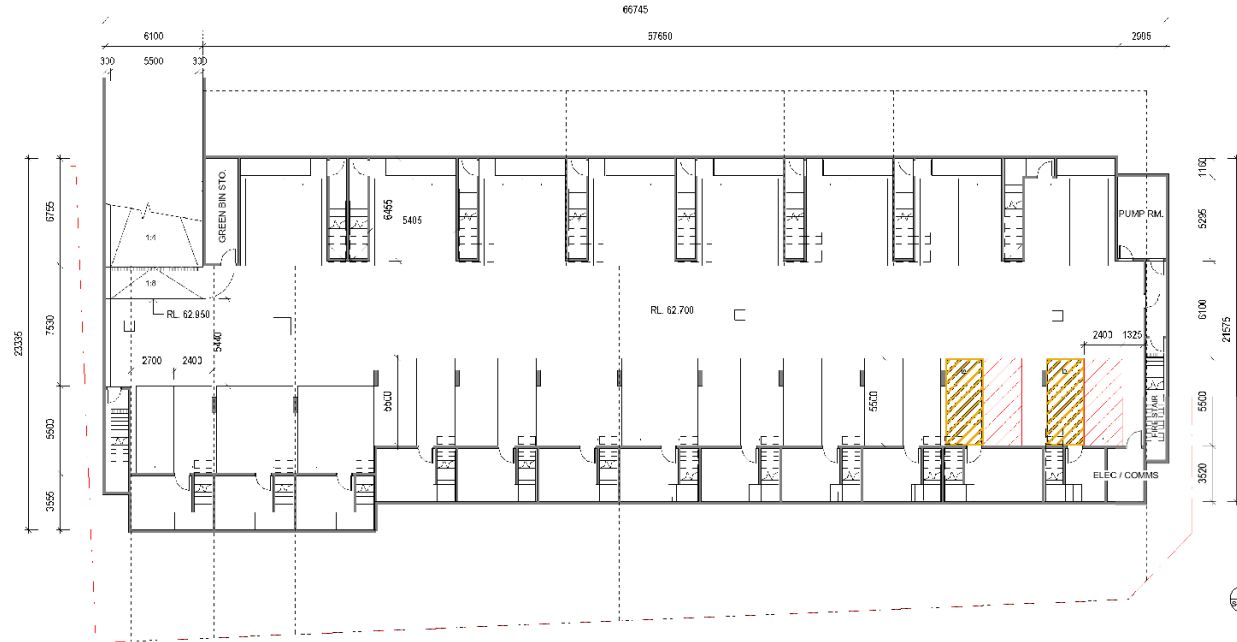
DO NOT SCALE
USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER CONTRACTORS TO CHECK AND
VERTICAL LEVELS. VERTICAL LEVELS (AND HORIZONTAL DIMENSIONS) ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO
THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

2 BASEMENT - BLOCK I (APPROVED S4.55)

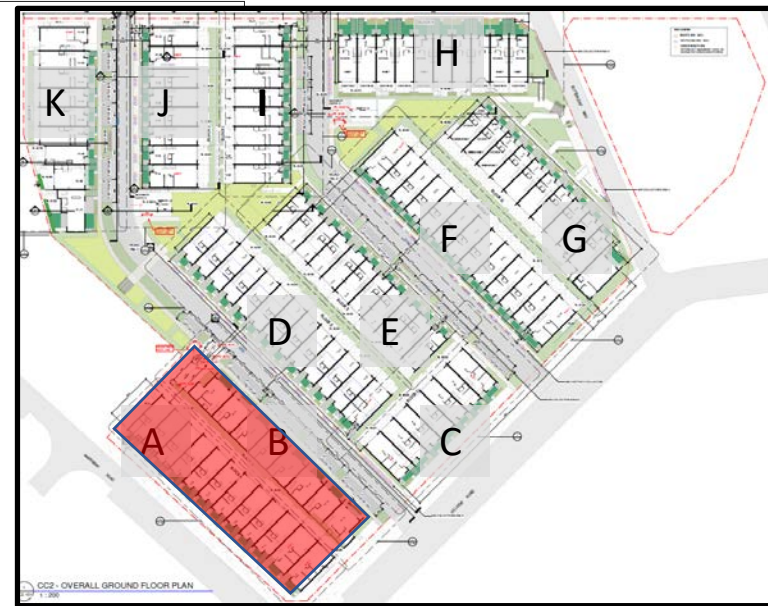
3. Basement modification for internal stairs from basement and storage



1 BASEMENT - BLOCK A & B (NEW S4.55)
S-3001 1:150



2 BASEMENT - BLOCK A & B (APPROVED S4.55)
S-3001 1:150



DO NOT SCALE
USE DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DIMENSIONS, FINISHING DETAILS AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

REV	DATE	DESCRIPTION	BY
1		SUBMIT EXTRACT EXCAVATION MAINTENANCE	

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3-23 HILLVIEW ROAD
NORTH KELLYVILLE, NSW

PROJECT:
3-23 HILLVIEW ROAD
NORTH KELLYVILLE, NSW

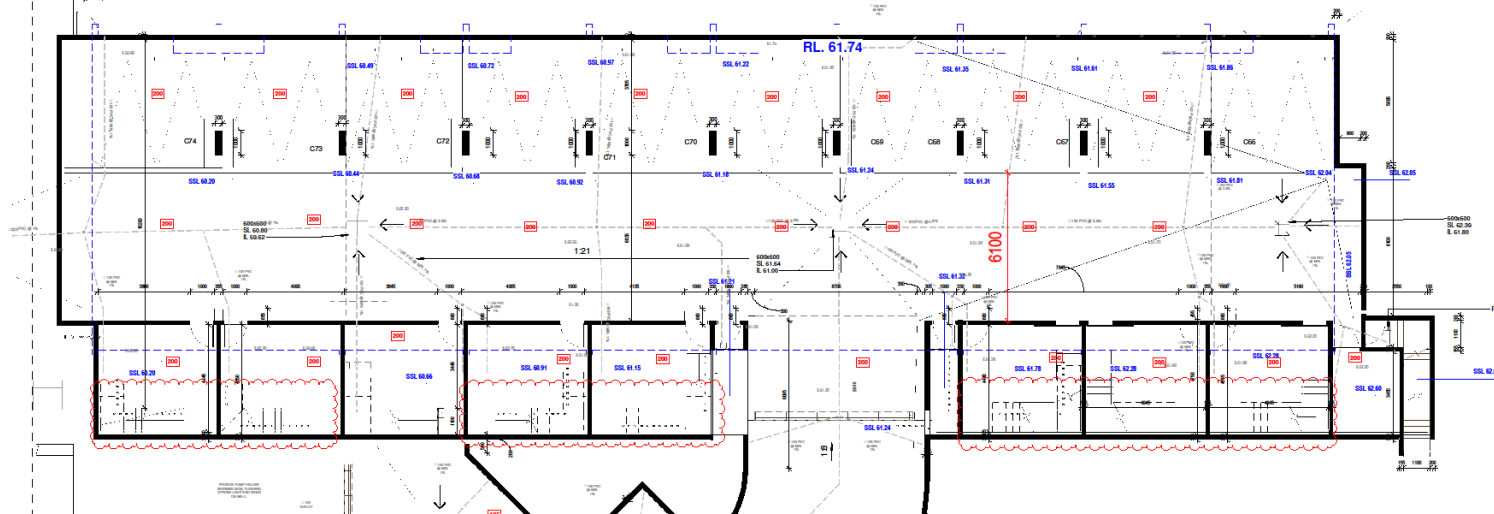
LOT NUMBER:

DRAWING TITLE:
COMPARISON -
BASEMENT BLOCK AB

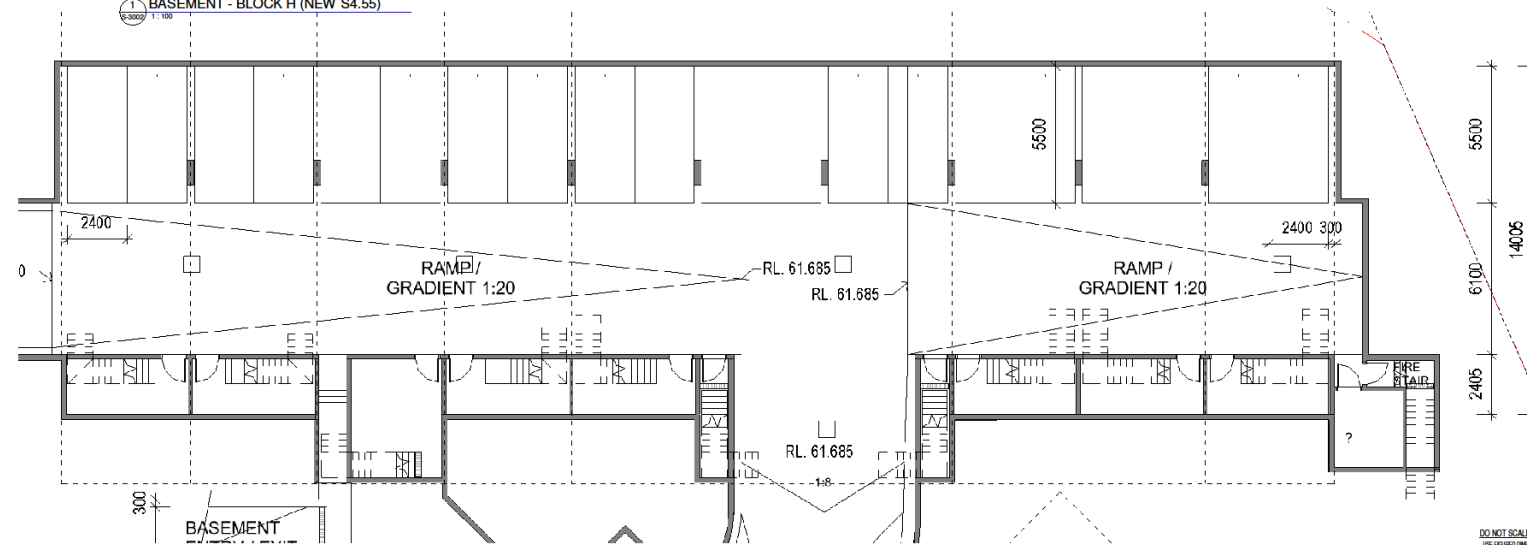
PROJECT NO.	DATE:	DRAWING NO.	REV:
Author	17/09/21	S-3001	1
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S4.55 ISSUE

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1 BASEMENT - BLOCK H (NEW S4.55)

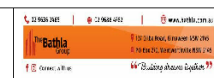


2 BASEMENT - BLOCK H (APPROVED S4.55)

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REV	DATE	DESCRIPTION	BY
1		ISSUED FOR EXCAVATION MAINTENANCE	

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PROJECT:
3-23 HILLVIEW ROAD
5-29 KUMBATINE CRESCENT,
NORTH KELLYVILLE, NSW

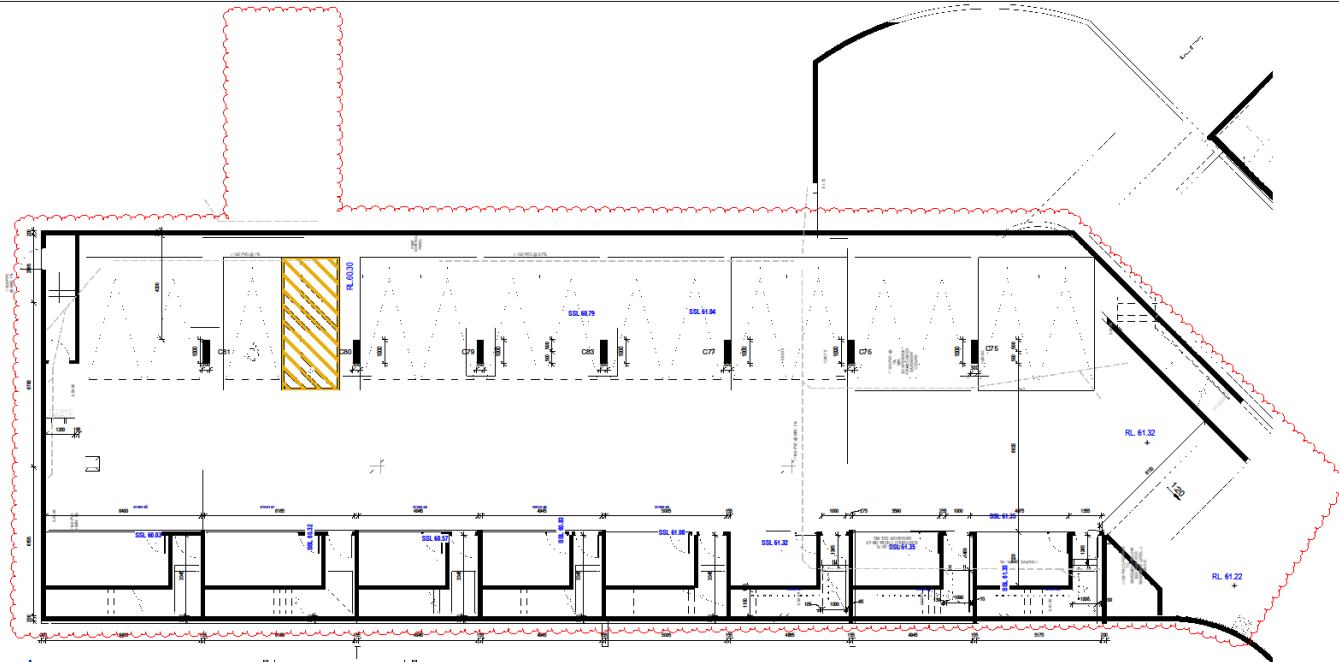
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DRAWING TITLE:
COMPARISON -
BASEMENT BLOCK H

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DRAWN BY:	SCALE:		
Author	1:100		

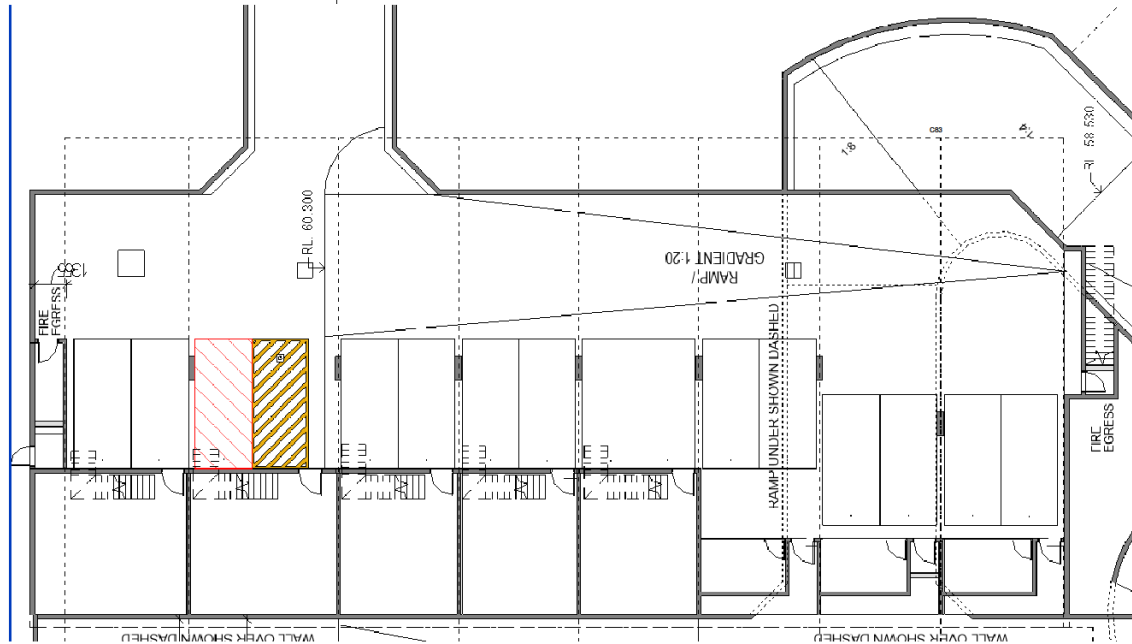
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1 BASEMENT - BLOCK I (NEW S4.55)

S-3003 1:100



2 BASEMENT - BLOCK I (APPROVED S4.55)

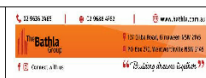
S-3003 1:100



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REV	DATE	DESCRIPTION	BY
1	17/09/21	ISSUED FOR EXCAVATION MARKING	

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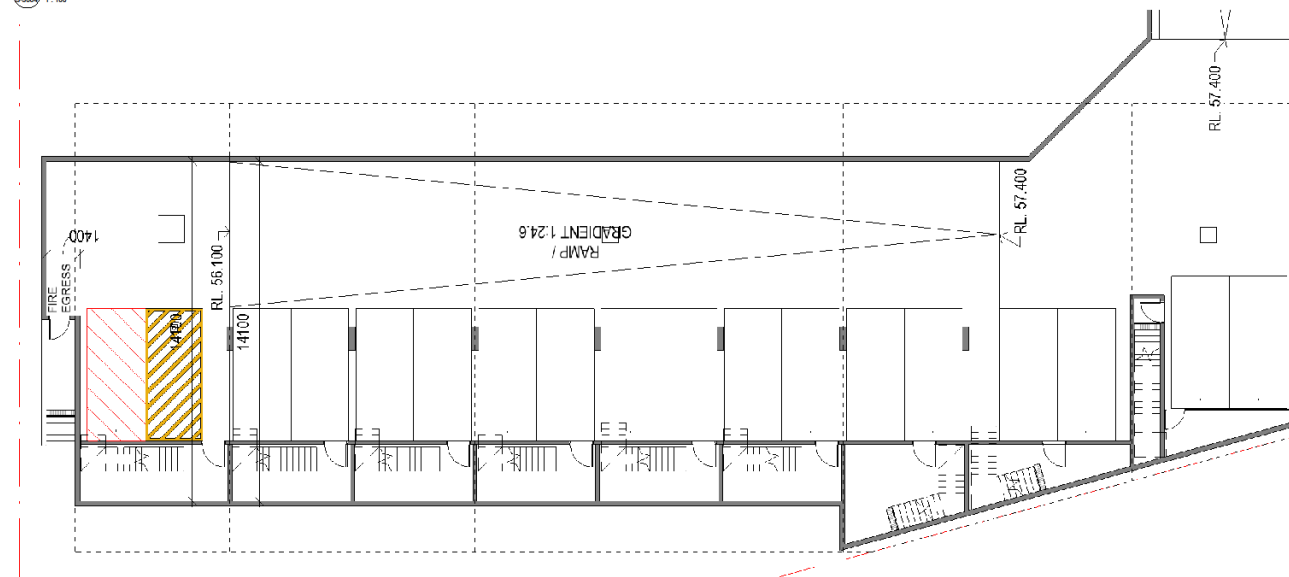
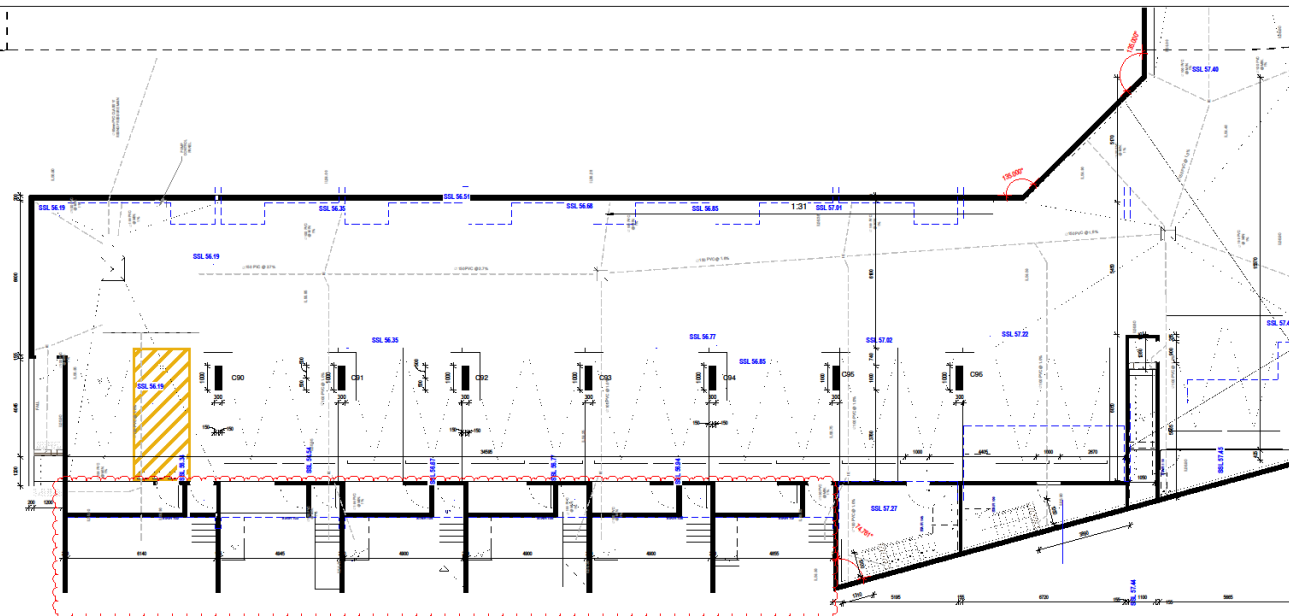
PROJECT:
3-23 HILLVIEW ROAD
5-29 KUMBATINE CRESCENT,
NORTH KELLYVILLE, NSW

LOT NUMBER:

DRAWING TITLE:
COMPARISON -
BASEMENT BLOCK I

PROJECT NO:	DATE:	DRAWING NO:	REV:
Author	17/09/21	S-3003	1
SCALE:	1:100	SUBJECT:	

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1	200921	EXTRA EXCAVATION MARKUP	

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☎ 12 9626 1445 📍 12 9618 4732 🌐 www.thebathia.com.au
The Bathia Group
 131 D'Almeida Road, Glenview NSW 1585
 10-12th Fls, Macquarie Centre NSW 1585
 📞 Contact: Allan 🤝 Building Partnerships Together

PROJECT:
3-23 HILLVIEW ROAD
5-29 KUMBATINE CRESCENT,
NORTH KELLYVILLE NSW

LOT NUMBER:	
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DRAWING TITLE:
**COMPARISON -
BASEMENT BLOCK K**

PROJECT No:	DATE: 17/09/21	DRAWING No:	REV:	1
DRAWN BY: Author	SCALE: 1 : 100	S-3004	ISSUED BY:	

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4. Stormwater pumps and associated tanks to remain



General Manager
The Hills Shire Council
3 Columbia Court,
BAULKHAM HILLS NSW 2153

September 20, 2021

RE: SECTION 4.55 APPLICATION 1 Hillview Road, Kellyville DA-735/2017/JP

Dear Sir or Madam,

This letter is submitted in support of the Section 4.55 Application in relation to The Hills Shire Council Development Consent No. 735/2017/JP relating to the above property.

Generally the Stormwater drainage layout will reflect the approved drainage concept drawings prepared by ACE engineers. Our concerns are in relation to the issued development consent conditions relating to the proposed basement pump out drainage system and Condition 34-3(I).

In Condition 34-3(I) of DA Consent 735/2017/JP, Council has made a request to remove proposed pump out tanks to Blocks A/B and H whilst retaining the pump out tank under Block K.

Removing the pump out Tank to Block A/B and draining the basement by gravity will result in deep drainage pipes and junction pits 3-3.5m in depth that will be dangerous to inspect and maintain and as such we feel that it is important to retain the pump out tank in the basement of Block A/B in order to keep the road drainage to more acceptable depths. Furthermore excavation for this drainage, due to the depth, will be in hard rock.

Also removing the pump out tank to Block H will result in catchment areas that are draining to the pump out tank bypassing the proposed WSUD tank beneath Road No.2 and hence not being filtered by the proposed storm filter cartridges. For this reason we feel that the pump out tank should be retained so that flows entering the tank may be pumped to the designated WSUD tank and be filtered by the storm filter cartridges as per the submitted drainage concept drawings.

As such we feel that the Condition of Consent 34-3(I) should be amended to remove the second paragraph which makes reference to removing the pump out tanks to Blocks A, B and H.

We trust this explains our position regarding this matter. If you have any queries, please do not hesitate to contact me on 8897 8800.

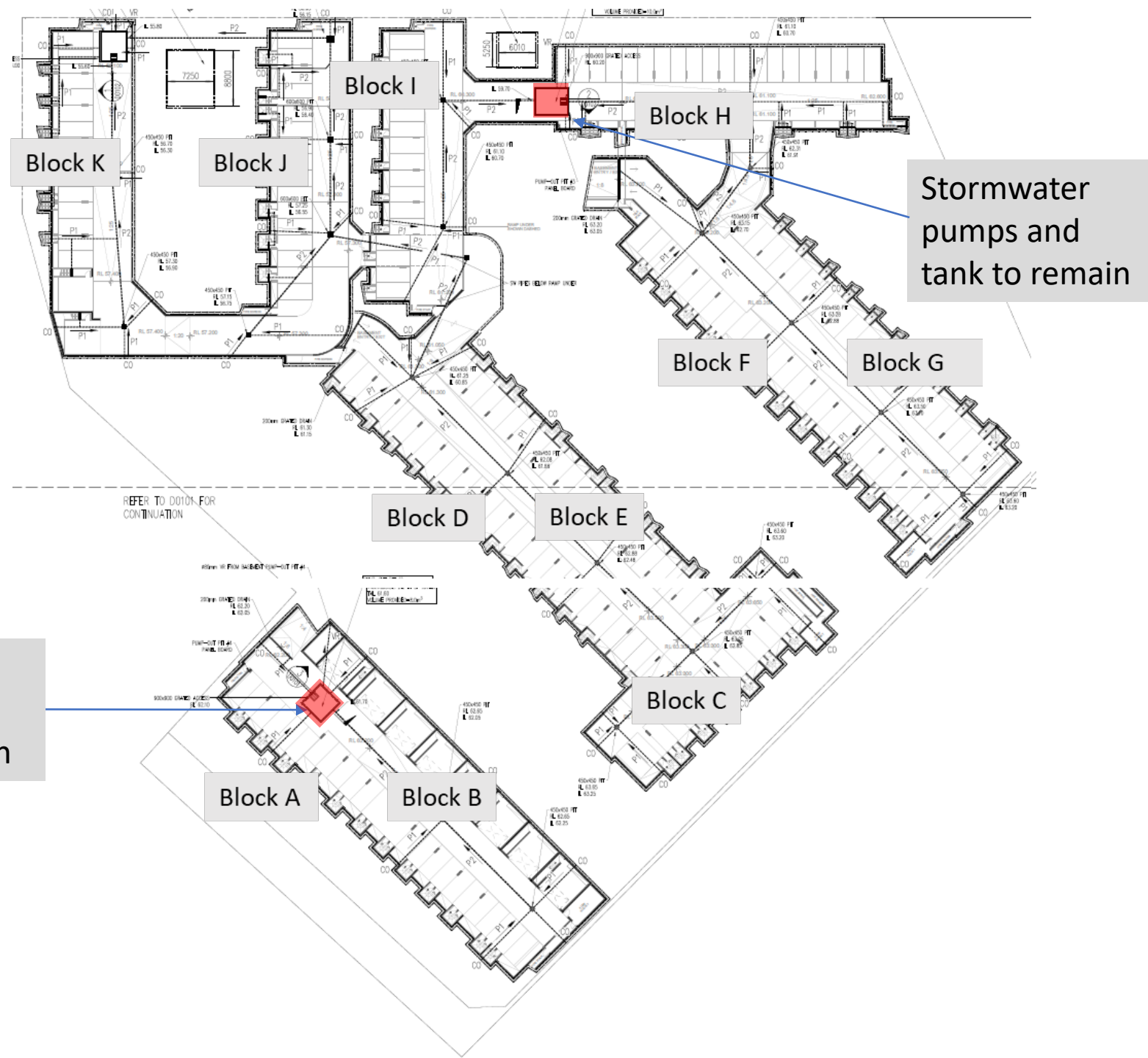
Sincerely Yours,

Steve Arraj
Director – Civil Engineering

To amend the consent conditions for the stormwater pumps and associated tanks under Blocks A, B and H to remain.

As a result of drainage depth and bypassing the WSUD.

Letter from Mance Arraj Civil Engineers dated 20th September 2021.





DA 735/2014/JP

**110 TOWN HOUSES WITH
BASEMENT CARPARK**