






## BAULKHAM HILLS

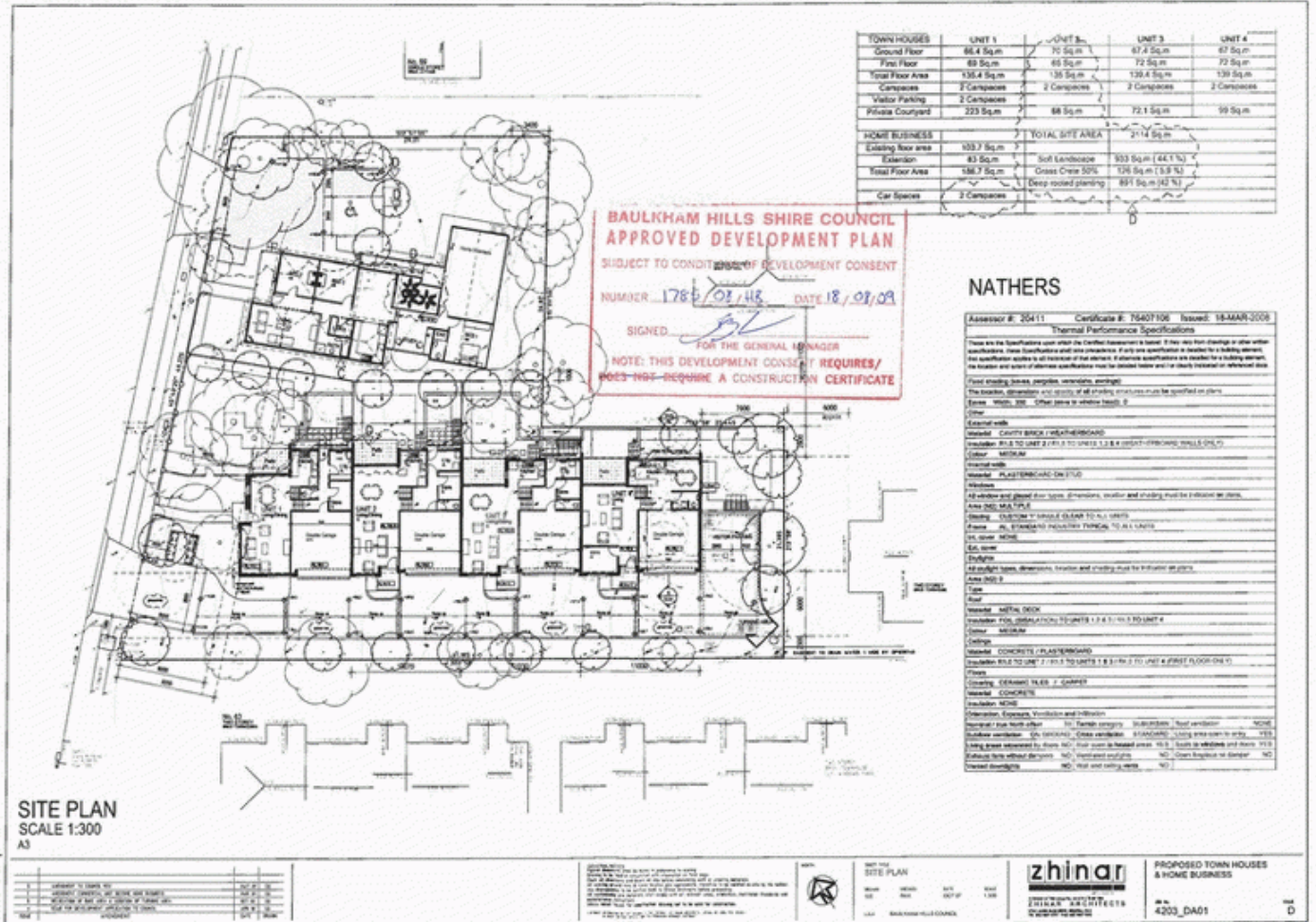
DA approved for 4 x 3br townhouses + a freestanding home. Architecturally functional & visually appealing design. Convenient location close to shops, schools and transport. Strong market demand for finished properties. Hard to find project with great profit potential.

3  2  2 

**View** : <https://www.gilmour.com.au/sale/nsw/hills/baulkham-hills/residential/house/5619791>



**Gilmour Property Agents**  
02 9899 3311



TOWN HOUSES	UNIT 1	UNIT 2	UNIT 3	UNIT 4
Ground Floor	86.4 Sqm	70 Sqm	87.2 Sqm	87 Sqm
First floor	69 Sqm	68 Sqm	72 Sqm	72 Sqm
Total Floor Area	155.4 Sqm	138 Sqm	159.4 Sqm	159 Sqm
Compaces	2 Compaces	2 Compaces	2 Compaces	2 Compaces
Visitor Parking	2 Compaces	2 Compaces	2 Compaces	2 Compaces
Private Courtyard	223 Sqm	88 Sqm	72.1 Sqm	99 Sqm
<b>TOTAL SITE AREA</b>	<b>2114 Sqm</b>			

HOME BUSINESS		
Existing floor area	103.7 Sqm	
Extension	83 Sqm	Soft Landscaping
Total Floor Area	186.7 Sqm	Gross Cover 50%
		138 Sqm (73.8%)
		Deep seated planting
		891 Sqm (42.2%)
Car Spaces	2 Compaces	

**BAULKHAM HILLS SHIRE COUNCIL**  
**APPROVED DEVELOPMENT PLAN**  
 SUBJECT TO CONDITIONS OF DEVELOPMENT CONSENT  
 NUMBER 1786/01/48 DATE 18/01/09  
 SIGNED: \_\_\_\_\_  
 FOR THE GENERAL MANAGER  
 NOTE: THIS DEVELOPMENT CONSENT **REQUIRES/DOES NOT REQUIRE** A CONSTRUCTION CERTIFICATE

**NATHERS**

Assessor #: 20411 Certificate #: 75407106 Issued: 18-MAR-2008

Thermal Performance Specifications

These are the specifications upon which the certified assessment is based. If the site does not comply in any other particular, these specifications and any conditions of consent are specified to be modified in writing. The assessor's report applies to all instances of that product. If alternate specifications are needed for a building element, the location and extent of alternate specifications must be noted upon and/or clearly indicated on architectural drawings.

Floor ceiling joists, gables, windows, openings

The location, orientation and extent of all shingles, structures must be specified on plans.

Frame: WOOD, BRICK, Other joints to achieve best U<sub>f</sub>

Other: \_\_\_\_\_

Roof: \_\_\_\_\_

Insulation: \_\_\_\_\_

Structure: \_\_\_\_\_

Glazing: \_\_\_\_\_

Walls: \_\_\_\_\_

Floors: \_\_\_\_\_

Openings: \_\_\_\_\_

Windows: \_\_\_\_\_

Doors: \_\_\_\_\_

Stairs: \_\_\_\_\_

Basements: \_\_\_\_\_

Roofs: \_\_\_\_\_

Other: \_\_\_\_\_

Notes: \_\_\_\_\_

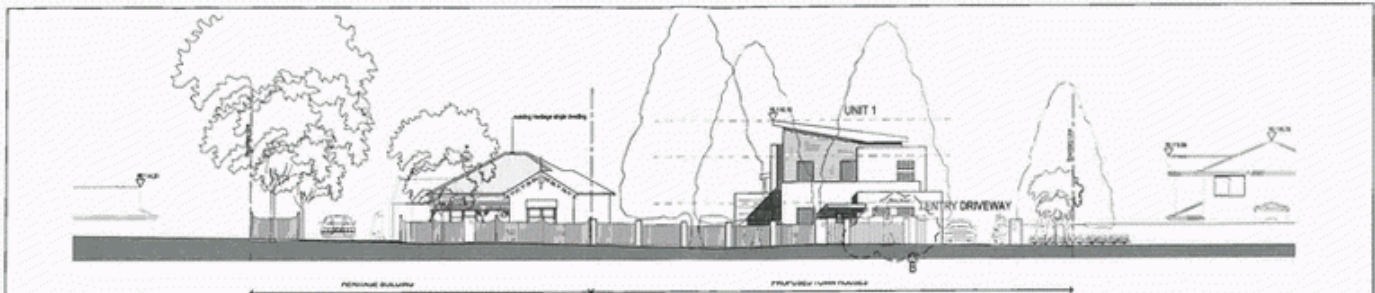
Approved: \_\_\_\_\_

**SITE PLAN**  
 SCALE 1:300  
 A3

REVISION	DATE	BY
1	18/01/09	...

THIS SITE PLAN IS A PRELIMINARY DESIGN. THE CLIENT ACCEPTS THAT THE ASSessor'S REPORT IS ONLY A GUIDE TO THE GENERAL PRINCIPLES OF DESIGN AND IS NOT A GUARANTEE OF PERFORMANCE. THE CLIENT ACCEPTS THAT THE ASSessor'S REPORT IS ONLY A GUIDE TO THE GENERAL PRINCIPLES OF DESIGN AND IS NOT A GUARANTEE OF PERFORMANCE. THE CLIENT ACCEPTS THAT THE ASSessor'S REPORT IS ONLY A GUIDE TO THE GENERAL PRINCIPLES OF DESIGN AND IS NOT A GUARANTEE OF PERFORMANCE.

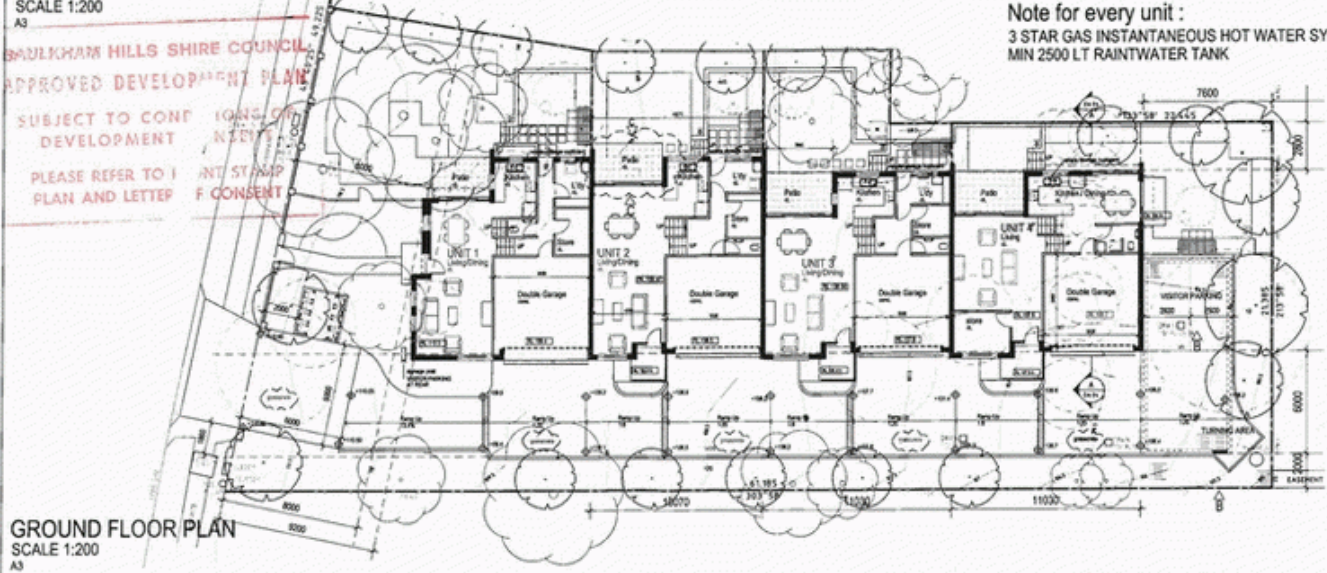
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 PROPOSED TOWN HOUSES & HOME BUSINESS  
 A3 DA01



**STREETSCAPE ELEVATION**  
SCALE 1:200  
A3

**SAULKHAM HILLS SHIRE COUNCIL**  
**APPROVED DEVELOPMENT PLAN**  
SUBJECT TO CONFIRMATION OF DEVELOPMENT NEEDS  
PLEASE REFER TO INTERIM STAMP PLAN AND LETTER FOR CONSENT

**Note for every unit :**  
3 STAR GAS INSTANTANEOUS HOT WATER SYSTEM  
MIN 2500 LT RAINWATER TANK



**GROUND FLOOR PLAN**  
SCALE 1:200  
A3

NO.	REVISION	DATE	BY	CHECKED BY
1	ISSUED FOR CONSENT	15/01/2023	[Signature]	[Signature]
2	REVISION OF PLAN TO REFLECT CHANGES	15/01/2023	[Signature]	[Signature]
3	ISSUED FOR CONSENT	15/01/2023	[Signature]	[Signature]

**NOTES:**  
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND OTHER RELEVANT AUTHORITIES.  
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE CONSTRUCTION OF THE PROJECT.  
4. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.  
5. THE ARCHITECT'S SERVICES ARE PROVIDED ON AN "AS IS" BASIS.  
6. THE ARCHITECT'S FEES ARE AS SHOWN IN THE ATTACHED SCHEDULE OF FEES.  
7. THE ARCHITECT'S CONTACT DETAILS ARE AS SHOWN IN THE ATTACHED CONTACT DETAILS SHEET.



**PROPOSED TOWN HOUSES**  
NO. 123 SAULKHAM HILLS DRIVE  
SAULKHAM HILLS SHIRE COUNCIL



**PROPOSED TOWN HOUSES & HOME BUSINESS**  
4203\_DA02