



Camden Local Planning Panel

Determination and Statement of Reasons

DATE OF DETERMINATION	31 July 2018
PANEL MEMBERS	Stuart McDonald (Chair), Michael File, Mary-Lynne Taylor, Debby Dewbery
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 12 July 2018 and 31 July 2018.

MATTER TO BE DETERMINED

- CLPP01 – DA/2017/1596/1 - Two lot Torrens title subdivision and construction of two x single storey dwelling houses at 20 Mudgee Street, Gregory Hills

PANEL CONSIDERATION AND DECISION

CLPP01 DA/2017/1596/1 - TWO LOT TORRENS TITLE SUBDIVISION AND CONSTRUCTION OF TWO X SINGLE STOREY DWELLING HOUSES AT 20 MUDGE STREET, GREGORY HILLS

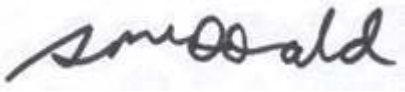


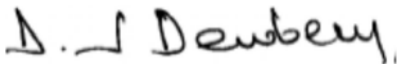
The Panel resolved to:

- support the written request lodged pursuant to Clause 4.6 of Camden Local Environmental Plan 2010 to minimum subdivision lot size, and
- approve DA/2017/1596/1 for a two lot Torrens title subdivision and construction of two single storey dwellings at 20 Mudgee Street, Gregory Hills, subject to the reasons and conditions attached to the Council officers report and amended documentation attached to this Determination and Statement of Reasons.

REASONS FOR DETERMINATION

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Sydney Region Growth Centres) 2006, State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River and Camden Local Environmental Plan 2010.
- The Panel has considered and accepted the applicant's written request to vary the minimum lot size development standard variation to Camden Local Environmental Plan 2010 and considers this acceptable in the particular circumstances of this case due to the anomaly of two environmental planning instruments applying to two different portions of the site.
- Subject to the recommended conditions the proposed development will be provided with adequate services.

4. The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
5. The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the natural or built environments.
6. In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is within the public interest.

PANEL MEMBERS	
 Stuart McDonald	 Michael File
 Mary-Lynne Taylor	 Debby Dewbery

ANNEXURE B

Clause 4.6 Variation Request

Clause 4.1 Minimum Lot Size for Subdivision and

Being For Property Address:

Lot 2038, 20, Mudgee St, Gregory Hills.NSW

1. The Development Standards

Clause 4.1 of Camden Council Local Environmental Plan 2010 (CLEP 2010) relates to the minimum subdivision lot size and refers to the Lot Size Maps. The relevant map identifies the part of the subject site as having a minimum lot size of 450m². However the subject site also falls under the SEPP (Sydney Region Growth Centre's) 2006.

Under the State Environmental Policy (Sydney Region Growth Centre's) 2006 Which this property also fall under the subdivision is fully compliant. Shown below under schedule 1 of the Sepp.

Amendment of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Schedule 1

Dwelling type	Minimum lot size
Semi-detached dwellings	200 square metres
Dual occupancies	500 square metres
Secondary dwellings	450 square metres
Attached dwellings	375 square metres
Multi dwelling housing	1,000 square metres
Residential flat buildings	1,000 square metres

The subject site is in Zone R1 and has an area of 645.5m². The proposed plan of Torrens subdivision is to result in Lot 1 and 2 fronting Mudgee st having a Torrens lot size of Lot 1 = 300m² and Lot 2 = 345.50m².

In the case of *DM Longbow Pty Ltd v Willoughby City Council [2017] NSWLEC 1358* it was found that the following applies in this case:

- If Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (the Codes SEPP) does not apply and the proposed Torrens Subdivision involves the Registration of a Torrens plan in relation to a lot, a development application is required and the minimum lot size development standard in Clause 4.1 will apply.

Minimum lot size is a "development standard" to which exceptions can be granted pursuant to clause 4.6 of the LEP.

2. The provisions of Clause 4.6

The objectives and provisions of clause 4.6 to CLEP 2010 are as follows:

"4.6 Exceptions to development standards

(1) The objectives of this clause are as follows:

(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

(4) Development consent must not be granted for development that contravenes a development standard unless:

- (a) the consent authority is satisfied that:
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
- (b) the concurrence of the Secretary has been obtained.
- (5) In deciding whether to grant concurrence, the Secretary must consider:
 - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
 - (b) the public benefit of maintaining the development standard, and
 - (c) any other matters required to be taken into consideration by the Secretary before granting concurrence.
- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:
 - (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
 - (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.
- Note.
When this Plan was made it did not include all of these zones.
- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).
- (8) This clause does not allow development consent to be granted for development that would contravene any of the following:
 - (a) a development standard for complying development,
 - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,
 - (c) clause 5.4,
 - (ca) clauses 6.4 and 6.5."

The development standards in clause 4.1 and clause 4.1A are not "expressly excluded" from the operation of clause 4.6.

This request seeks that an exception to the development standard for a minimum lot size of 450m² per lot be granted pursuant to clause 4.6 so as to permit Torrens lots of 300m² and 345.50m².

Objective 1(a) of clause 4.6 is satisfied by the discretion granted to a consent authority by virtue of subclause 4.6(2) and the limitations to that discretion contained in subclauses (3) to (8). This submission will address the requirements of subclauses 4.6(3) & (4) in order to demonstrate to Council that the exception sought is consistent with the exercise of "an appropriate degree of flexibility" in applying the development standard, and is therefore consistent with objective 1(a). In this regard, the extent of the discretion afforded by subclause 4.6(2) is not numerically limited, in contrast with the development standards referred to in, subclause 4.6(6).

Objective 1(b) of clause 4.6 is addressed later in this request.

3. Objectives of the Development Standards for Minimum Lot Size

The objectives and relevant provisions of clauses 4.1 are examined in relation to the proposed Torrens subdivision as follows, *inter alia*:

“4.1 Minimum subdivision lot size

(1) The objectives of this clause are as follows:

(a) To ensure that subdivision reflects and reinforces the predominant subdivision pattern of the area,

(b) To minimize any likely impact of subdivision and development on the amenity of neighbouring properties,

(c) To ensure that lot sizes and dimensions are able to accommodate development,

(d) To maintain visual amenity and character of the area,

(e) To retain residential amenity through the provision of suitable landscaped areas and vehicular access.”

In order to address the requirements of subclause 4.6(4)(a)(ii), each of the relevant objectives of clause 4.1 are addressed in turn below.

OBJECTIVE (A) TO ENSURE THAT SUBDIVISION REFLECTS AND REINFORCES THE PREDOMINANT SUBDIVISION PATTERN OF THE AREA

The proposed Torrens subdivision will not, of itself, determine the pattern of built form and landscaping presented by the proposed dual occupancy. Instead the pattern of built form (building footprint, setbacks, building height and landscaped setting) are determined by compliance with the controls for 2 Single Dwelling development. The proposal is fully compliant with the development standards and controls to CLEP 2010 and the Development Control Plan with the exception of the minimum lot size and minimum street frontage in which case the variations are numerically minor and visually imperceptible.

The original subdivision pattern in the locality created regular and irregular shaped allotments. However, the dimensions of lots in the locality are consistent. There are several examples of properties along Bega st that are under SEPP (Sydney Region Growth Centre's) 2006.

Therefore the proposal is considered to reflect the subdivision pattern in creating regular shaped Torrens lots with rectangular dimensions around a square building footprint and also fitting an irregular shaped lot with a staggered foot print which fit within the pattern of orientation and building siting and boundary alignments of the broader locality. For these reasons the proposal is considered to be consistent with Objective (a).

FIGURE 1



Overall Figure 1 shows that there is a variety of allotment sizes and subdivision patterns which is typical and logical for the redevelopment of established low density urban areas which are not otherwise constrained by heritage or environmental risks and hazards.

The proposed Torrens subdivision of a 2 Single Dwelling development which generally complies with building setbacks and landscaped area requirements is therefore consistent with the pattern of more recent subdivision and development that can reasonably be expected to continue throughout the locality. The proposal is consistent with Objective (a).

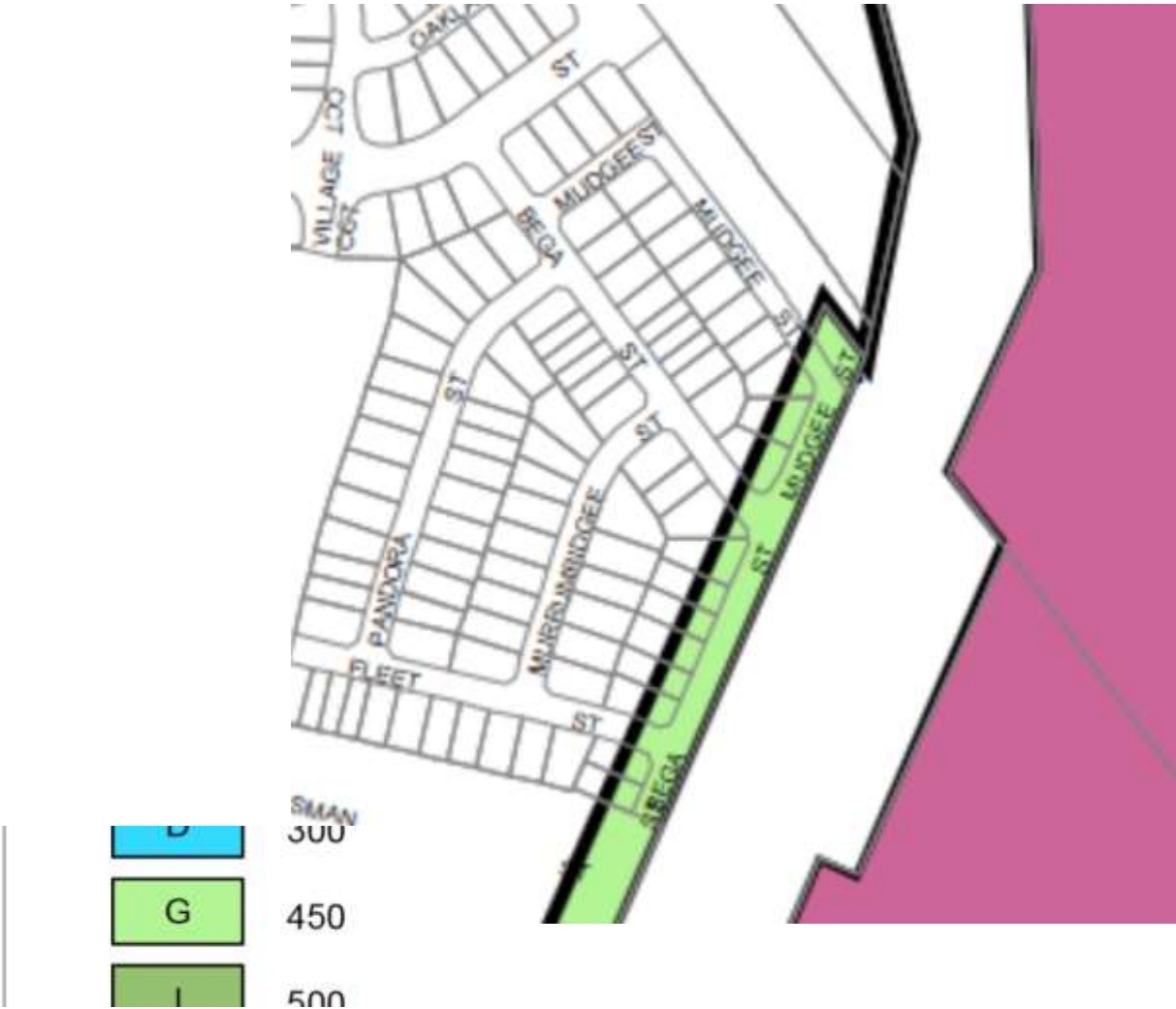


Figure 9: Locality map showing pattern of subdivision surrounding the subject site

OBJECTIVE (B): TO MINIMISE ANY LIKELY IMPACT OF SUBDIVISION AND DEVELOPMENT ON THE AMENITY OF NEIGHBOURING PROPERTIES

As stated above, the 2 Single Dwelling development has been designed to comply with the relevant provisions of the LEP and DCP and these provisions have been adopted in the public interest as acceptable standards for protection of amenity. The layout of the proposed development creates minimal loss of solar

Access, and maintains aural and visual privacy of neighbours, through strategic positioning of windows and landscaping. The proposal is consistent with Objective (b).

OBJECTIVE (C): TO ENSURE THAT LOT SIZES AND DIMENSIONS ARE ABLE TO ACCOMMODATE DEVELOPMENT

The proposed Torrens lot boundaries have been defined as a result of the layout of a 2 Single Dwelling development which complies with the relevant controls with the exception of the existing lot width. The subdivision sizes and dimensions do not constrain the development in any way and therefore the proposal is consistent with Objective (c).

OBJECTIVE (D): TO MAINTAIN VISUAL AMENITY AND CHARACTER OF THE AREA

A Streetscape Character Analysis prepared by All Image Architects has been submitted with the development application and demonstrates the manner in which the proposal is consistent with the pattern of built form, setbacks, landscaping and vehicle access arrangements.

OBJECTIVE (E): TO RETAIN RESIDENTIAL AMENITY THROUGH THE PROVISION OF SUITABLE LANDSCAPED AREAS AND VEHICULAR ACCESS

Deep soil landscaping can be achieved to sections of all site boundaries to offset and visually separate the built form from neighboring properties and to enhance the streetscape. Vehicle access points have been positioned to ensure the retention of one established street tree on Mudgee St. Both driveway crossings are compliant with Council's requirements and will have adequate lines of sight for the safe movement of pedestrians and vehicles in the public road reserve. For these reasons the proposal is compliant with Objective (e).

The proposed development is therefore consistent with the objectives for minimum lot size despite the numeric non-compliance with Clause 4.1.

4. Objectives for development in Zone R1 General Residential, Camden Local Environmental Plan 2010

Clause 4.6 (4) requires consideration of the relevant zone objectives. The objectives of Zone R1 General Residential are listed in CLEP 2010 as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow for educational, recreational, community and religious activities that support the wellbeing of the community.*
- *To minimize conflict between land uses within the zone and land uses within adjoining zones.*

The proposal will result in two dwellings located on the site where one dwelling would normally occupy. 2 Single Dwelling development is a low density form of infill housing in this locality and will provide additional housing opportunities compatible with the capacity of existing infrastructure and utilities. The proposal is therefore consistent with the relevant objectives for development in Zone R1.

5. Sufficient environmental planning grounds

Having regard to Clause 4.6(3)(b) and the need to demonstrate that there are sufficient environmental planning grounds to justify contravening the development standard, as discussed above it is considered that the scale and density of the proposal has been designed to accommodate for the minor variation to site area and there is an absence of significant impacts of the proposed numeric non-compliance on the amenity of future building occupants, on area character and on neighbouring properties. The numeric variation has no impact on achieving compliant built form, landscaped areas and site coverage. The lot

size has no flow-on detrimental impacts to the location or function of internal and external features of the 2 Single Dwelling development in a manner which would be detrimental to the amenity of future residents and neighbours.

On “planning grounds” and in order to satisfy that the proposal meets objective 1(b) of clause 4.6 in that allowing flexibility in the particular circumstances of this development will achieve “a better outcome for and from development”, it is considered that the proposal will fit well with the low density residential neighbourhood.

Returning to Clause 4.6(3)(a), in *Wehbe V Pittwater Council* (2007) NSW LEC 827 Preston CJ sets out ways of establishing that compliance with a development standard is unreasonable or unnecessary. It states, inter alia:

“An objection under SEPP 1 may be well founded and be consistent with the aims set out in clause 3 of the Policy in a variety of ways. The most commonly invoked way is to establish that compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard.”

The judgement goes on to state that:

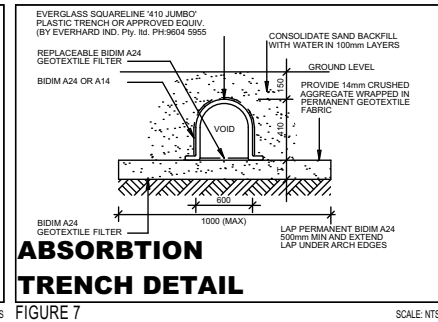
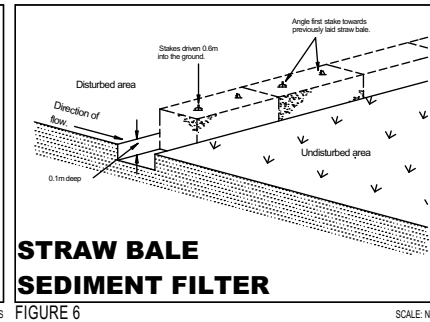
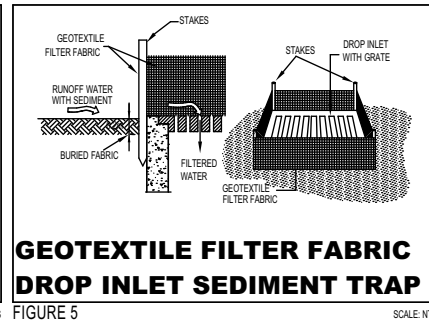
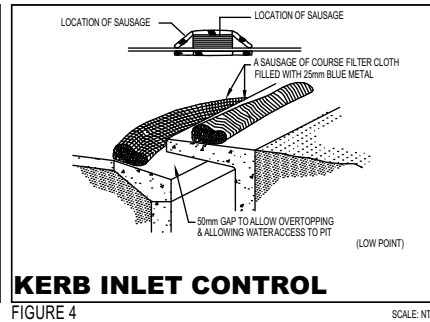
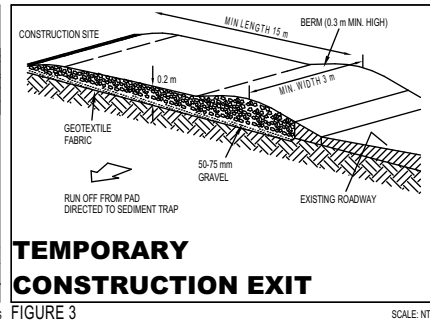
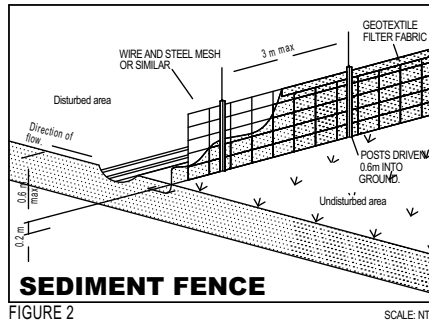
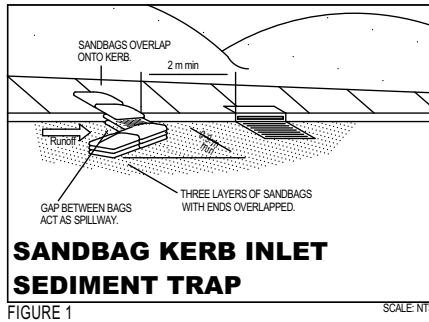
“The rationale is that development standards are not ends in themselves but means of achieving ends. The ends are environmental or planning objectives. Compliance with a development standard is fixed as the usual means by which the relevant environmental or planning objective is able to be achieved. However, if the proposed development proffers an alternative means of achieving the objective strict compliance with the standard would be unnecessary (it is achieved anyway) and unreasonable (no purpose would be served).”

Preston CJ in the judgement then expressed the view that there are 5 different ways in which an objection may be well founded and that approval of the objection may be consistent with the aims of the policy, as follows (with emphasis placed on number 1 for the purposes of this Clause 4.6 variation [our underline]):

- *The objectives of the standard are achieved notwithstanding non-compliance with the Standard;*
- *the underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary;*
- *The underlying object of purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;*
- *The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;*
- *The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard that would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone.*

Having regard to all of the above, it is our opinion that compliance with the minimum lot size development standard for this Torrens subdivision of a 2 Single Dwelling development is unnecessary in the circumstances of this case as the development meets the objectives of that standard and the zone objectives.

Therefore, insistence upon strict compliance with that standard would be unreasonable. On this basis, the requirements of clause 4.6(3) are satisfied.

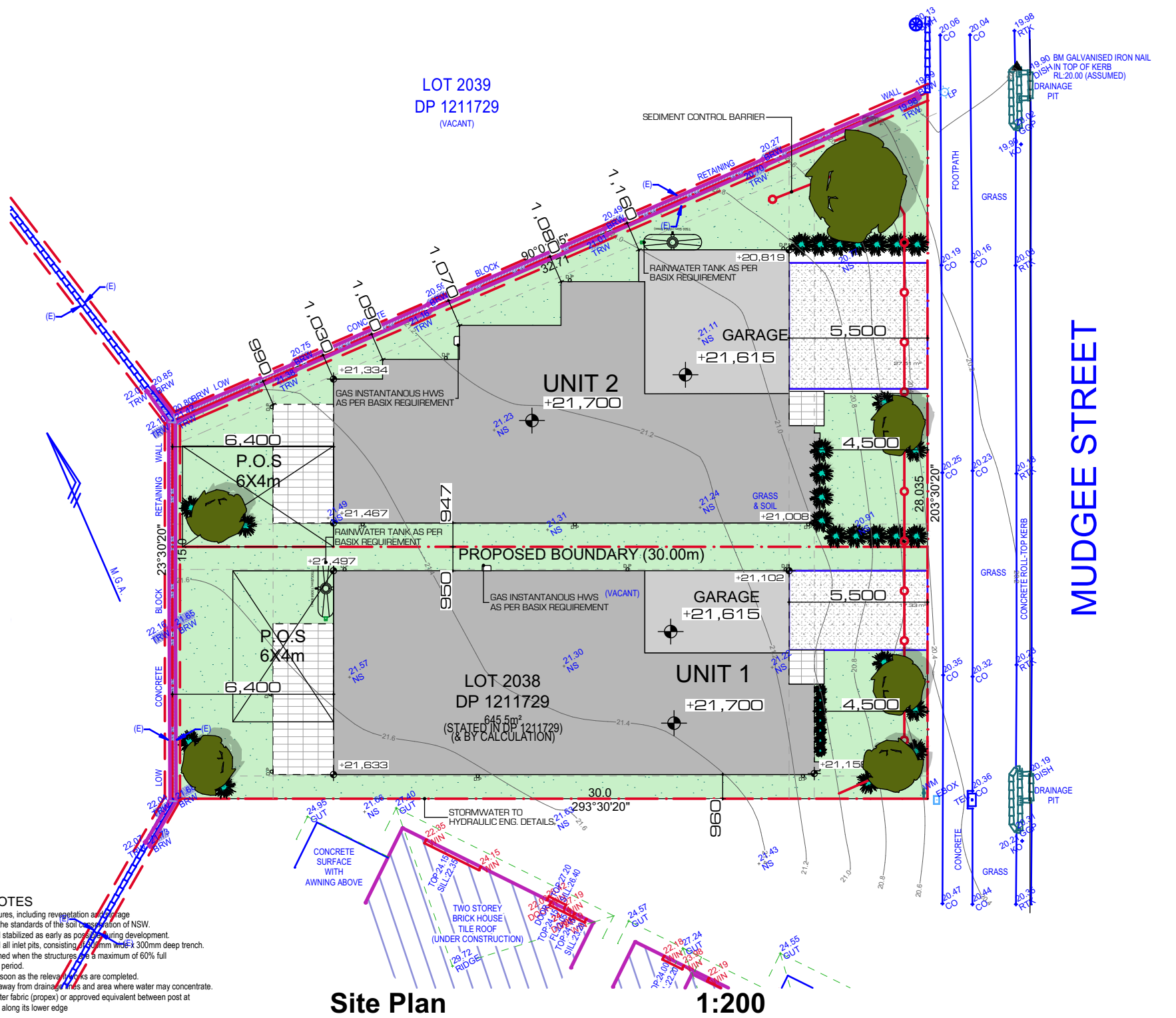


LANDSCAPED AREA IN THE SITE:
SITE AREA: 645.5m2
ALLOWED - MIN 30% or 193.65 m2
PROPOSED - 38.1% or 256.32 m2
Proposed Site coverage Calculation
TOTAL IMPERVIOUS AREA - 408.5 m2
PROPOSED BUILDING - 340.20 m2
POOL AREA- 0 m2
DRIVEWAY AREA - 44.84 m2
TOTAL PERVIOUS AREA - 256.32 m2
PRIVATE OPEN SPACE
ALLOWED - MIN 129.09 m2
PROPOSED - 131.5m2

SITE COVERAGE	
Allowed	- Max 60% or 387.3 m2
Proposed	- 59.6% or 385.04 m2
Proposed Site coverage Calculation	
Ground Living area [includes garage] - 310.79 m2	
Alfresco area - 25.65 m2	
Front Patio area - 3.76 m2	
Driveway area - 44.84 m2	
Total area - 385.04 m2	
FLOOR SPACE RATIO CALCULATION	
Allowed	- Max 50% or 322.75 m2
Proposed	- 36.7% or 237.03 m2
UNIT 1	Ground Floor FSR 119.70 m2
UNIT 2	Ground Floor FSR 117.33 m2

FLOOR SPACE RATIO CALCULATION			
Allowed	-	Max 50% or 322.75 m2	
Proposed	-	36.7% or 237.03 m2	
UNIT 1	Ground Floor FSR	119.70 m2	
UNIT 2	Ground Floor FSR	117.33 m2	

SETBACKS [mm]	
FRONT	
	ALLOWED - 4500 PROPOSED - UNIT 1 = 4500mm UNIT 2 = 4500mm
SIDE	
	ALLOWED - 900 PROPOSED - UNIT 1 = 950mm UNIT 2 = 947mm
REAR	
	ALLOWED - 6000 PROPOSED - UNIT 1 = 6400mm UNIT 2 = 6400mm



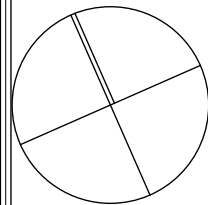
SITE PLAN NOTE

- # All Siteworks Indicated are Illustrative Only
- # Final Levels may be subject to adjustment. Such adjustments, while complying with council requirements remain at the discretion of the builder.
- # This plan has been prepared from a combination of field survey and existing records for the purpose of construction on the land and should not be used for any other purpose.
- # Prior to Demolition, Excavation or Construction on the Site, The Relevant Authority should be contacted for possible location or further underground services and detailed location of all Services.
- # Contours have been interpolated from spot heights taken are approximate only



SEDIMENT CONTROL NOTES

1. All erosion and sedimentation control measures, including revegetation and storage of soil and topsoil, shall be implemented to the standards of the soil conservation of NSW.
2. All drainage works shall be constructed and stabilized as early as possible during development.
3. Sediment basins shall be constructed around all inlet pits, consisting of 150mm width by 300mm deep trench.
4. All sediment basins and traps shall be cleaned when the structures are to a maximum of 60% full of soil materials, including the maintenance period.
5. All disturbed areas shall be revegetated as soon as the revegetation works are completed.
6. Soil and topsoil stockpiles shall be located away from drainage trunks and areas where water may concentrate.
7. Filter shall be constructed by stretching a filter fabric (proplex) or approved equivalent between post at 30m centres. fabric shall be buried 150mm along its lower edge

[illegible]

Drawing	Site Plan
Proposed	Two Lot Torrens Title Subdivision & Construction of Two x Single Storey Dwelling Houses.
	
Client	Karim Anbar
Address	20 Mudgee St Gregory Hills NSW ,
Job No	17-31-Anb
Issue	Issue C
Scale	as noted
Date	18-Jul-18

22 Kiernan Cr, Abbotsbury NSW 2176

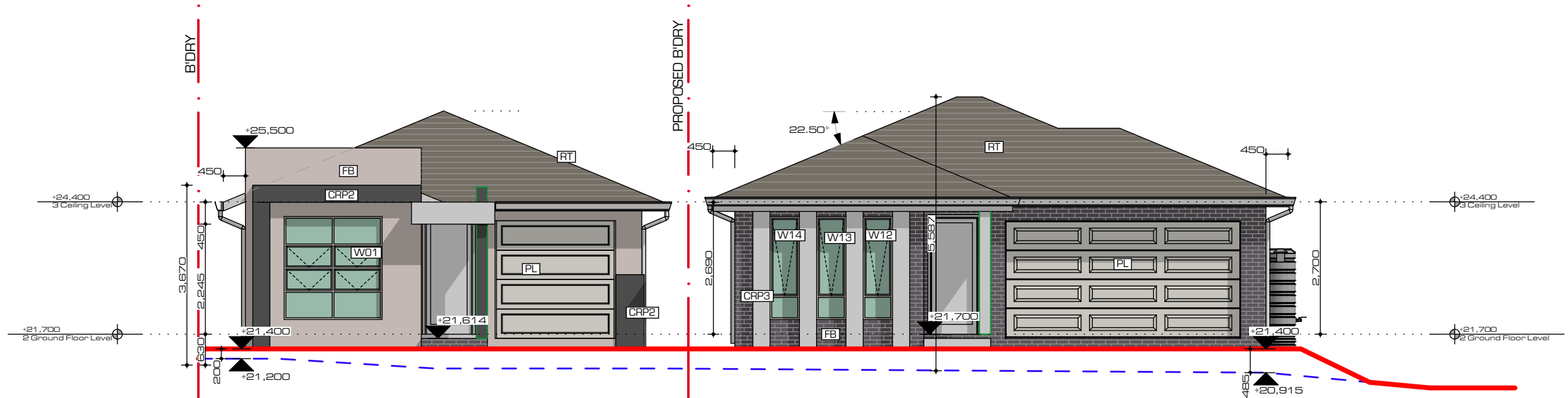
P 02 8014 3588
 F 02 8734 0430
 M 0414 32 68 78

michael@allimagearchitects.com.au
allimagearchitects.com.au

NGL	NATURAL GROUND LEVEL
PGL	PROPOSED GROUND LEVEL
AC	AIR CONDITIONING
HWS	HOT WATER SYSTEM
RWT	RAINWATER TANK
FP	FIRE PLACE
ALL	ALUMINIUM LOUVRES
TL	TIMBER LOUVRES
AES	ADJUSTABLE EXTERNAL LOUVER
RT	ROOF TILES
MRS	METAL ROOF SHEETING
CBG	COLOURBOND GUTTERING
SB	STEEL BEAM
AD	ALUMINIUM DOOR
PL	PANEL LIFT DOOR
RO	ROLLER DOOR
HG	HANDRAIL - GLASS
HM	HANDRAIL - METAL
HT	HANDRAIL - TIMBER
PSA	PRIVACY SCREEN - ALUMINIUM
PSG	PRIVACY SCREEN - FROSTED GLASS
PST	PRIVACY SCREEN - TIMBER
TP	TIMBER PERGOLA

WM	WASHING MACHINE
D	DRYER
T	LAUNDRY TUB
WC	TOILET
BI	BIDET
U	URINAL
SHR	SHOWER
B	BATH TUB
SPA	SPA BATH
V	VANITY
BA	BASIN
WO	WALL OVEN
CT	COOKTOP
UBO	UNDER BENCH OVEN
S	SINK
RH	RANGEHOOD
OHC	OVERHEAD CUPBOARDS
F	REFRIGERATOR
DW	DISHWASHER
P	PANTRY

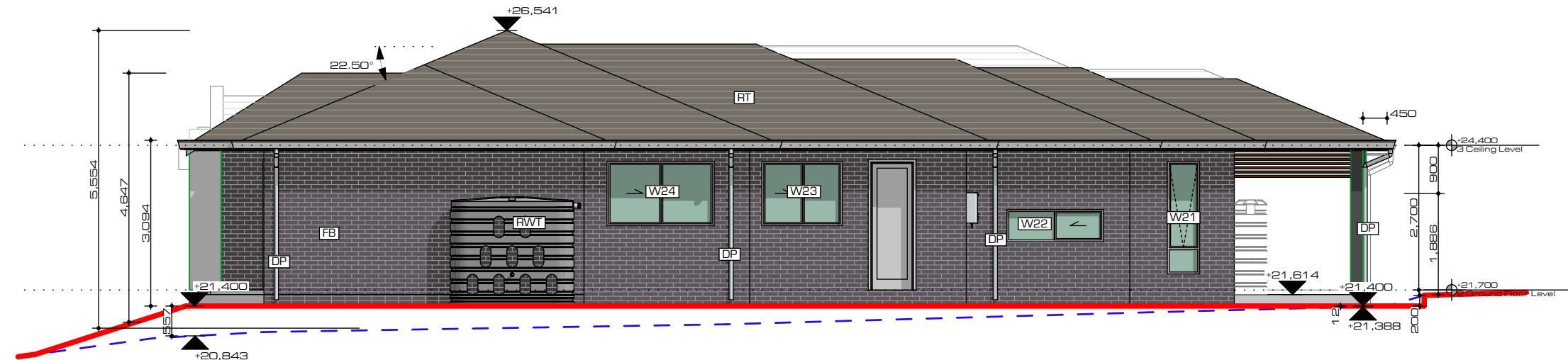
SBC	SANDSTONE CAPPING
BW	BLOCKWORK
SBW	SANDSTONE BLOCKWORK
STS	STACK STONE
CR	CEMENT RENDER
CRJ	CEMENT RENDERED RAKED JOINTS
CRP1	CEMENT RENDERED PAINT 1
CRP2	CEMENT RENDERED PAINT 2
CRP3	CEMENT RENDERED PAINT 3
CRP4	CEMENT RENDERED PAINT 4
FB	FACE BRICK
BC	BRICK CORBEL
FC	FIBRE CEMENT SHEETING
AL	ALUMINIUM SHEETING
PB	PLASTERBOARD
BB	BLUEBOARD SET JOINTS
VB	WEATHERBOARD
PM	PERFORATED METAL
MO	MINI-ORB SHEETING
CO	CUSTOM ORB SHEETING
CC	CONCRETE COLUMN
FCC	FIBRE CEMENT COLUMN
TP	TIMBER POST
FCC	FIBRE CEMENT COLUMN
RWB	RETAINING WALL - BRICK
RWCB	RETAINING WALL - CONCRETE BLOCK
SMTX	SCYON "MATRIX" CLADDING
SLC	SCYON "LINEA" CLADDING
ALU	ALUCABOND CLADDING



2 South East Elevation 1:100



1 South West Elevation 1:100

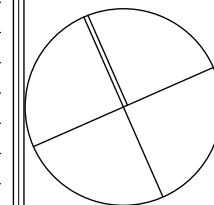


3 North East Elevation 1:100

NOTE: Do not scale off the drawings unless otherwise stated & use figured Dimensions in preference.
All dimensions to be checked & verified by the **CONTRACTOR** on site before the commencement of any work, all dimensions and levels are subject to final survey & set-out. Discrepancies to be reported to designer prior to survey & set-out. Discrepancies to be reported to designer prior to commencement. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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DATE:	ISSUE:	AMENDMENT:
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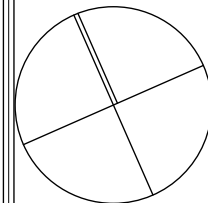
NGL	NATURAL GROUND LEVEL
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HWS	HOT WATER SYSTEM
RWT	RAINWATER TANK
FP	FIRE PLACE
ALL	ALUMINIUM LOUVRES
TL	TIMBER LOUVRES
AES	ADJUSTABLE EXTERNAL LOUVER
RT	ROOF TILES
MRS	METAL ROOF SHEETING
CBG	COLOURBOND GUTTERING
SB	STEEL BEAM
AD	ALUMINIUM DOOR
PL	PANEL LIFT DOOR
RO	ROLLER DOOR
HG	HANDRAIL - GLASS
HM	HANDRAIL - METAL
HT	HANDRAIL - TIMBER
PSA	PRIVACY SCREEN - ALUMINIUM
PSG	PRIVACY SCREEN - FROSTED GLASS
PST	PRIVACY SCREEN - TIMBER
TP	TIMBER PERGOLA

WM	WASHING MACHINE
D	DRYER
T	LAUNDRY TUB
WC	TOILET
BI	BIDET
U	URINAL
SHR	SHOWER
B	BATH TUB
SPA	SPA BATH
V	VANITY
BA	BASIN
WO	WALL OVEN
CT	COOKTOP
UBO	UNDER BENCH OVEN
S	SINK
RH	RANGEHOOD
OHC	OVERHEAD CUPBOARDS
F	REFRIGERATOR
DW	DISHWASHER
P	PANTRY

SSC	SANDSTONE CAPPING
BW	BLOCKWORK
SBW	SANDSTONE BLOCKWORK
STS	STACK STONE
CR	CEMENT RENDER
CRJ	CEMENT RENDERED RAKED JOINTS
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CRP3	CEMENT RENDERED PAINT 3
CRP4	CEMENT RENDERED PAINT 4
FB	FACE BRICK
BC	BRICK CORBEL
FC	FIBRE CEMENT SHEETING
AL	ALUMINIUM SHEETING
PB	PLASTERBOARD
BB	BLUEBOARD SET JOINTS
VWB	WEATHERBOARD
PM	PERFORATED METAL
MO	MINI-ORB SHEETING
CO	CUSTOM ORB SHEETING
CC	CONCRETE COLUMN
FCC	FIBRE CEMENT COLUMN
TP	TIMBER POST
FCC	FIBRE CEMENT COLUMN
RWB	RETAINING WALL - BRICK
RWCB	RETAINING WALL - CONCRETE BLOCK
SMTX	SCYON "MATRIX" CLADDING
SLC	SCYON "LINEA" CLADDING
ALU	ALUCABOND CLADDING



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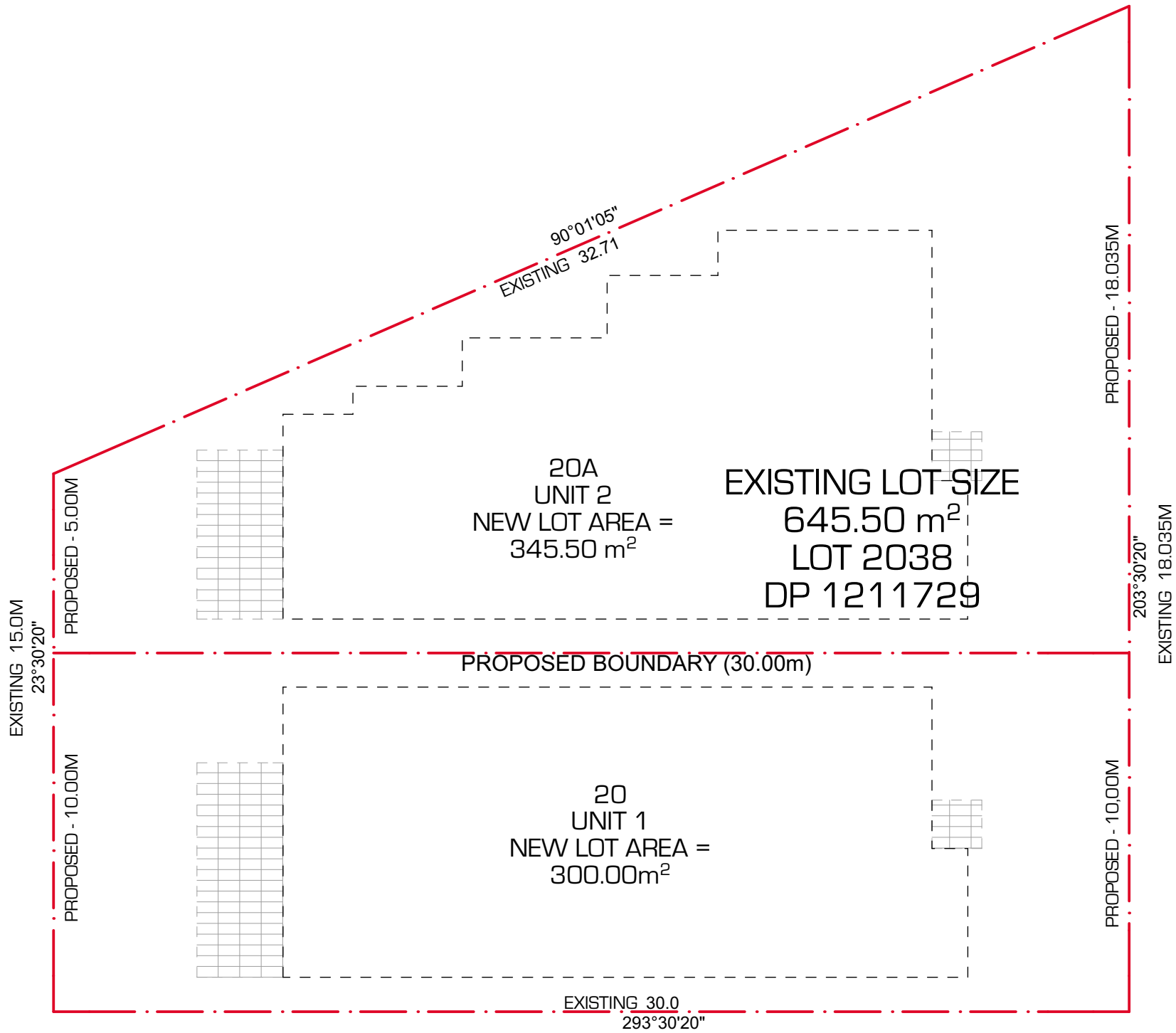
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Drawing	Elevations
Proposed	Two Lot Torrens Title Subdivision & Construction of Two x Single Storey Dwelling Houses.
<div> <div>ALL IMAGE</div> <div>ARCHITECTS</div> <div>22 Kiernan Cr, Abbotsbury NSW 2176</div> <div> P 02 8014 3588 F 02 8734 0430 M 0414 32 68 78 michael@allimagearchitects.com.au allimagearchitects.com.au </div> </div>	
Client	Karim Anbar
Address	20 Mudgee St Gregory Hills NSW ,
Job No	17-31-Anb
Issue	Issue C
Scale	as noted
Date	16-Jul-18

NGL	NATURAL GROUND LEVEL
PGL	PROPOSED GROUND LEVEL
AC	AIR CONDITIONING
HWS	HOT WATER SYSTEM
RWT	RAINWATER TANK
FP	FIRE PLACE
ALL	ALUMINIUM LOUVRES
TL	TIMBER LOUVRES
AES	ADJUSTABLE EXTERNAL LOUVRE
RT	ROOF TILES
MRS	METAL ROOF SHEETING
CBG	COLOURBOND GUTTERING
SB	STEEL BEAM
AD	ALUMINIUM DOOR
PL	PANEL LIFT DOOR
RO	ROLLER DOOR
HG	HANDRAIL - GLASS
HM	HANDRAIL - METAL
HT	HANDRAIL - TIMBER
PSA	PRIVACY SCREEN - ALUMINIUM
PSG	PRIVACY SCREEN - FROSTED GLASS
PST	PRIVACY SCREEN - TIMBER
TP	TIMBER PERGOLA

WM	WASHING MACHINE
D	DRYER
T	LAUNDRY TUB
WC	TOILET
BI	BIDET
U	URINAL
SHR	SHOWER
B	BATH TUB
SPA	SPA BATH
V	VANITY
BA	BASIN
WO	WALL OVEN
CT	COOKTOP
UBO	UNDER BENCH OVEN
S	SINK
RH	RANGEHOOD
CHC	OVERHEAD CUPBOARDS
F	REFRIDGERATOR
DW	DISHWASHER
P	PANTRY

SCS	SANDSTONE CAPPING
BW	BLOCKWORK
SBW	SANDSTONE BLOCKWORK
STS	STACK STONE
CR	CEMENT RENDER
CRJ	CEMENT RENDERED RAKED JOINTS
CRP1	CEMENT RENDERED PAINT 1
CRP2	CEMENT RENDERED PAINT 2
CRP3	CEMENT RENDERED PAINT 3
CRP4	CEMENT RENDERED PAINT 4
FB	FACE BRICK
BC	BRICK CORBEL
FC	FIBRE CEMENT SHEETING
AL	ALUMINIUM SHEETING
PB	PLASTERBOARD
BB	BLUEBOARD SET JOINTS
WB	WEATHERBOARD
PM	PERFORATED METAL
MO	MINI-ORB SHEETING
CO	CUSTOM ORB SHEETING
CC	CONCRETE COLUMN
FCC	FIBRE CEMENT COLUMN
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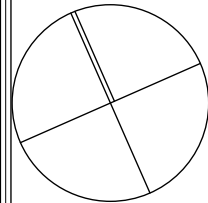


MUDGE STREET

1:150

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DATE:
ISSUE:



Drawing	Torrens Subdivision Plan
Proposed	Two Lot Torrens Title Subdivision & Construction of Two x Single Storey Dwelling Houses.
<div style="font-size: 48px; font-weight: bold; margin: 0;">ALL IMAGE</div> <div style="font-size: 24px; font-weight: bold; margin: 5px 0;">ARCHITECTS</div> <div style="font-size: 18px; margin: 0;">22 Kiernan Cr, Abbotsbury NSW 2176</div>	
Client	Karim Anbar
Address	20 Mudgee St Gregory Hills NSW ,
Job No	17-31-Anb
Issue	Issue C
Scale	as noted
Date	16-Jul-18