

6.2.2 DA 0226/2014 – Proposed Multi Dwelling Housing Development (4 units) Lot 3 DP 1171264, 1 Wilbetree Street Gulgong

REPORT BY THE SENIOR PLANNER TO 5 MARCH 2014 COUNCIL MEETING

140305 Council

GOV400038, DA0226/2014

RECOMMENDATION

That:

1. the report by the Senior Town Planner on Development Application 0226/2014 Proposed four (4) Multi Dwelling Housing and Subdivision development, Lot 3 DP 1171264, Wilbetree Street Gulgong be received;
2. the variation of the minimum lot size for proposed Lots 31, 32, 33 and 34 be supported in the proposed plan of subdivision of Lot 3 DP 1171264, Wilbetree Street Gulgong;
3. Council approve Development Application 0226/2014 Proposed four (4) Multi Dwelling Housing and Subdivision development, Lot 3 DP 1171264, Wilbetree Street Gulgong subject to the following conditions:

APPROVED DEVELOPMENT

1. Development is to be carried out generally in accordance with stamped plans (Project No. 1.1, dated 30/09/2013, drawing No.s 01 – 08) prepared by Newall Homes except as varied by the conditions listed herein. Any minor modification to the approved plans will require the lodgement and consideration by Council of amended plans. Major modifications will require the lodgement of a new development application.

AMENDMENT

2. A front fence is to be provided to the development. The fence is to be no higher than 1.2 metres and is to be generally of an open construction composed of timber and wire construction. Details are to be provided with the Construction Certificate.

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

3. The developer shall obtain a *Certificate of Compliance* under the Water Management Act. This will require:
 - (a) Payment of a contribution for water and sewerage headworks at the following rate:

Water Headworks	\$12,049.00
Sewerage Headworks	\$ 7,154.00
Total Payable	\$19,203.00
 - (b) The adjustment of existing services or installation of new services and meters, as required, in compliance with Australian Standard 3500: National Plumbing and Drainage Code. All costs associated with this work shall be borne by the developer.

BUILDING CONSTRUCTION

4. All plumbing and drainage work must be carried out by a licensed plumber and drainer and must comply with the requirements of AS 3500 (National Plumbing & Drainage Code) and the NSW Code of Practice - Plumbing & Drainage.
5. The selected plumber/drainer must provide Council with a drainage diagram detailing the location of the drainage system and the relevant connections.
6. All plumbing and drainage inspections must be carried out by Council prior to the covering of any trenches or wall/ceiling linings.
7. All building work must comply with the requirements of the National Construction Code 2013, together with the relevant Australian Standards and also the Environmental Planning and Assessment Act, 1979, as amended, and Regulations.
8. All mandatory inspections required by the Environmental Planning and Assessment Act and any other inspections deemed necessary by the Principal Certifying Authority being carried out during the relevant stages of construction.
9. Construction work noise that is audible at other premises is to be restricted to the following times.
 - Monday to Friday -- 7.00am to 6.00pm
 - Saturday -- 8.00am to 1.00pm
 - No construction work is permitted on Sundays and Public Holidays.
10. The site must be provided with a waste enclosure (minimum 1800mm x 1800mm x 1200mm high) that has a lid or secure covering for the duration of the construction works to ensure that all wastes are contained on site. The enclosure is to be emptied periodically to reduce the potential for rubbish to be blown from the site.

The Council encourages the separation and recycling of suitable materials.
11. During construction temporary toilet facilities are to be provided at or in the vicinity of the nominated work site and for this purpose provide either a standard flushing toilet or an approved sewage management facility.
12. A sign must be erected in a prominent position on any work site on which the erection of a building is being carried out;
 - stating that unauthorised entry to the work site is prohibited, and
 - showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
13. The strength of the concrete used for the reinforced concrete floor slab must be 25MPa (N25)
14. With the exception of work where there is in force an exemption under clause 187 or 188 of the Environmental Planning & Assessment Act 1979 all building work that involves residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force.

No work is to commence until a copy of a Home Owners Warranty or Owner/Builders Permit have been submitted to Council.

15. All stormwater is to discharge to the street water table by the use of non-flexible kerb adapters. Alternatively, stormwater can connect to the inter allotment drainage system if it is available.
16. Erosion and sediment control measures being implemented prior to the commencement of works and must be maintained during the period of construction to prevent sediment and other debris escaping from the site. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.
17. Prior to the commencement of any construction works, Council is to given at least 2 days notice of the date intended for commencement of building works, in accordance with Section 81A(2)(c) of the EP&A Act.
18. Adequate yard drainage together with appropriately sized sumps must be provided for the collection and disposal of ground surface waters to prevent a nuisance from these waters being caused to the property and/or adjoining properties. The disposal of ground surface waters must discharge to the street gutter or interallotment drainage easement. The ground water drainage system must be separate to the roof water drainage system. Full details must be submitted with the Construction Certificate application.
19. A Registered Surveyors Certificate showing the boundaries of the site and the proposed buildings plotted there on being submitted to the Principal Certifying Authority prior to the commencement of construction.
20. The requirements of the submitted BASIX Certificates must be installed and/or completed in accordance with the commitments contained in that Certificate. Any alteration to those commitments will require the submission of an amended BASIX Certificate to the Council prior to the commencement of the alteration/s.

PRIOR TO OCCUPATION

21. Prior to the occupation of a new building, an Occupation Certificate is to be obtained from the Principal Certifying Authority appointed for the erection of the building.
22. Prior to the occupation of the building a written statement must be submitted to the Council confirming the installation/completion of those commitments.

ENGINEERING CONSTRUCTION

23. An Erosion and Sediment Control Plan for the development is to be prepared and implemented in accordance with the LANDCOM guidelines and requirements as outlined in the latest edition of "Soils and Construction – Managing Urban Stormwater". Points to be considered include, but are not limited to:
 - Saving available topsoil for reuse in the revegetation phase of the subdivision;
 - Using erosion control measures to prevent on-site damage;
 - Rehabilitating disturbed areas quickly;
 - Maintenance of erosion and sediment control structures;

24. All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) so that at no time will any ponding of stormwater occur on adjoining land as a result of this development.
25. The subdivision works are to be inspected by the Council (or an Accredited Certifier on behalf of Council) to monitor compliance with the consent and the relevant standards of construction, encompassing the following stages of construction:
- Installation of sediment and erosion control measures
 - Practical Completion
26. The developer is to upgrade the Short Street for the full frontage of the proposed development, such that it has the following characteristics:

Item	Requirement
Half Road Pavement Width	4 m
Footpath Width	N/A
Concrete Footpaths	N/A
Seal	Two-coat flush seal -14/7 mm (Double/Double) as required
Kerb & Gutter	Roll back concrete kerb & gutter
Subsoil Drainage	Behind kerb if required
Underground Drainage	Where gutter flow exceeds 2.5m during minor events or adjacent to intersections.

PRIOR TO THE ISSUE OF THE SUBDIVISION CERTIFICATE

27. A linen plan and two (2) copies are to be submitted to Council for approval and endorsement by the General Manager.
28. Following completion of the subdivision works, one full set of work-as-executed plans, on transparent film suitable for reproduction, and an "Autocad compatible" work-as-executed Plan, (in dwg format including pen-map), is to be submitted to Council. All work-as-executed plans shall bear the Consulting Engineer's or Consulting Surveyor's certification stating that all information shown on the plans is accurate.
29. Under the Environmental Planning & Assessment Act, 1979, a *Subdivision Certificate* is required before the linen plan of subdivision can be registered with the Land Titles Office.
- (Note: The fee to issue a *Subdivision Certificate* is set out in Council's Fees and Charges)
30. Under the Environmental Planning & Assessment Act, 1979, a *Subdivision Certificate* is required before the linen plan of subdivision can be registered with the Land Titles Office.

NOTE: Council's fee to issue a *Subdivision Certificate* is set out in Council's fees and charges.

31. Prior to issue of the *Subdivision Certificate*, Council is to be supplied with:
- a) A certificate from the appropriate power authority indicating that satisfactory arrangements have been made for provision of electricity supply to the subdivision.
 - b) A certificate from the appropriate telecommunications authorities indicating that satisfactory arrangements have been made for provision of telephone services to the subdivision.
32. The adjustment of existing services or installation of new services and metres, as required, in compliance with Australian Standard 3500: National Plumbing and Drainage Code. All costs associated with this work shall be borne by the developer.
33. Three metre wide easements, including associated Section 88B Instruments, are to be created in favour of Council over any existing or newly constructed inter-allotment drainage, water, or sewerage reticulation components located within the subject property, or extended through adjoining private properties as a result of this subdivision.
34. Vehicular entrances comprising kerb laybacks (where roll kerb and gutter does not exist) and concrete footway crossings are to be provided to each lot at a suitable location. These should be constructed in accordance with Aus-Spec #1 and the appropriate Council standard drawings including M524-Urban Access, M525-Rural Access, M526-Industrial Access, M594-Kerb & Gutter Layback, as outlined in Councils "Access to Properties Policy".
- Which states;-
Inspections - Concrete must not be poured until the excavation, formwork and reinforcing has been inspected by Council. The contractor/owner must arrange an inspection by contacting Council's Technical Services Department between 8.00am and 4.30pm Monday to Friday, giving at least twenty four (24) hours notice. Failure to have the work inspected may result in the access being removed and reconstructed at the contractors/owners expense.
35. The applicant is to provide separate water and sewer reticulation services to each lot.
36. The developer is to extend and meet the full cost of water and sewerage reticulations to service the new lot plus the cost of connecting to existing services. All water and sewerage work is required to be carried out in accordance with the requirements of Mid-Western Regional Council (as the Water Supply Authority under the Local Government Act, 1993) and in accordance with the National Specification – Water & Sewerage Codes of Australia.
37. The developer is to provide a water service and meter for each lot in the subdivision. This can be achieved by making a payment to Council of \$1,650.00 per lot to cover the cost of installing both the service and a 20mm meter on the water main.

Note: Council does not permit other bodies to insert new junctions into 'live' water mains.

38. The developer is to provide a sewer junction for each lot in the subdivision. This can be achieved by making a payment to Council of \$1,425.00 per new junction to cover the cost of Council installing a junction in an existing main.

Note: Council does not permit other bodies to insert new junctions into “live” sewer mains.

39. In accordance with the provisions of section 94(1)(b) of the *Environmental Planning and Assessment Act 1979* and the Mid-Western Regional Council Section 94 Development Contributions Plan, a contribution shall be paid to Council in accordance with this condition for the purpose of:

Catchment 3 – No. Additional Lot/s - 3

Program	Total \$
<i>Transport Management</i>	
Traffic Management	\$1,881.00
<i>Open Space</i>	
Local Open Space	\$5,358.00
District Open Space	\$7,271.00
<i>Community Facilities</i>	
Library Buildings	\$ 702.00
Library Resources	\$ 841.00
<i>Administration</i>	
Plan Administration	\$1,635.00
TOTAL PAYABLE	\$17,688.00

GENERAL CONDITIONS RELATING TO THE DEVELOPMENT

40. A 1.8 metre high timber fence is to be provided to all side and rear boundaries prior to occupation of the development. All fencing is to be provided at full cost to the developer.
41. A 1.8 metre high timber fence or landscaping screen is to be provided between the private open space areas of the units, prior to occupation of the development.
42. Outdoor drying facilities and letterboxes are to be provided for each unit prior to occupation.
43. Switchboards for gas, electricity, etc., must not be attached to the front or street facing elevations of the buildings.
44. Private open space areas for both unit 1 and unit 2 are to be provided with a level surface to at least 50% of the open space area.

Executive summary

Applicant:	Newall Homes Pty Ltd.
Estimated Cost of Development:	Multi Dwelling housing (4 units)
Reason for reporting to Council:	Variation to development standard
Public Submissions:	0

The proposed development relates to the construction of multi-dwelling housing containing four three bedroom units and subsequent subdivision.

The proposed development will present as two attached dual occupancies.

The proposed development has been assessed in accordance with 4.1 Multi Dwelling Housing of the Development Control Plan (DCP) and complies.

The application was advertised in local media and notified to adjoining land owners in accordance with part 1.10 of the DCP and no submissions were received.

Clause 4.1A(2)(b)(ii) of the Mid-Western Regional Local Environmental Plan (LEP) allows for subdivision of multi dwelling housing. The Clause stipulates a minimum area of 400m² per unit. The four lots will fail to meet this requirement, two of the lots propose a variation of greater than 10 percent, and accordingly the application exceeds staff delegation and is therefore being reported to Council for determination.

This variation is considered acceptable as the applicant could lodge two applications for attached dual occupancy and achieve the same built outcome without variation to the LEP.

Detailed report

1. REQUIREMENTS OF REGULATIONS AND POLICIES:

MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012 (LEP)

The land is zoned R1 General Residential pursuant to the Mid-Western Regional Local Environmental Plan 2012. Multi dwelling housing is permissible with the consent of Council on land that has an area of 1200m² or greater. The proposed development is consistent with the definition of multi dwelling housing, as defined below:

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

The proposed development will provide for the housing needs of the community with a housing density not always provided. Therefore the proposed development is consistent with the following two Zone Objectives.

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*

The relevant Clauses of the LEP have been considered below:

Clause 4.1B Exceptions to minimum lot sizes for certain residential development

Clause 4.1A(2)(b)(ii) allows for subdivision of multi dwelling housing. The Clause stipulates a minimum area of 400m² per unit. The proposed resulting lots sizes are:

- Lot 1 – 377m²
- Lot 2 – 335m²
- Lot 3 – 334m²
- Lot 4 – 375m²

Clause 4.6 Exceptions to Development Standards

All four lots will fail to meet the minimum lot size requirement; therefore the applicant has provided justification for the variation in accordance with this clause. The key to the argument is the same building outcome and subdivision could occur without variation if the development were lodged as three applications; subdivision of the land and lodge two dual occupancy and subdivision applications. Accordingly, support of this variation is considered reasonable as the same built outcome can be achieved through two additional applications.

Clause 4.3 Height of Buildings

The maximum building height prescribed by the LEP is 8.5m. The proposed dwellings are all of single storey construction and are well below the prescribed development standard.

Clause 5.10 Heritage conservation

The subject site is located within the Gulgong Heritage Conservation Area and adjoins the site (not the item directly) of an Item of Environmental Heritage. The subject site is located on the periphery of the Heritage Conservation Area and is orientated away from the Item of Environmental Heritage.

The proposed buildings are single storey and of no distinct architectural theme. It is considered that they would not pose any significant impact on the Conservation area by virtue of the simple architecture.

The key impact of the proposed will be any future fencing; therefore an appropriate condition is included within the recommendation regarding the placement and type of fencing. In addition to the normal boundary fencing, it is proposed to require a front fence to add some traditional proportions and feel to the development. It is therefore considered the proposed development with conditions included within the recommendation is consistent with the Heritage Objectives.

Clause 6.1 Salinity

Before determining a development application for development that, in the opinion of the consent authority, may affect the process of salinisation or is proposed to be carried out on land affected by groundwater salinity, the consent authority must consider the following:

- a) whether the development is likely to have an adverse impact of salinity processes on the land;
- b) whether salinity is likely to have an impact on the development;
- c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The site is not mapped as being subject to salinity; however the Mid-Western Local Government Area is generally prone to dryland salinity. Compliance with Council's policies and conditions of consent regarding subdivision construction methods and site management should be sufficient to ensure this clause is satisfied.

Clause 6.9 Essential Services

Development consent must not be granted unless the consent authority is satisfied that essential services for the proposed development are available or that adequate arrangements have been made to make them available when required. Due to the sites urban location and suitable conditions included within the recommendation this Clause can be satisfied.

MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2012 (DCP)

Part 4.1 Multi Dwelling Housing has been considered and satisfied by the proposed development.

Clause	Requirement	Compliance/Comment
Built Form	<ul style="list-style-type: none"> - Verandahs, steps in the roof line or other architectural features should be incorporated in the design to provide visual relief and to minimise the bulk and scale of development. - Building scale, height and bulk 	<p>The applicant has incorporated an acceptable degree of architectural features into the design.</p> <p>The single storey design is compatible with the established locality.</p>
Setbacks	<ul style="list-style-type: none"> (a) 4.5 metres to street frontage (b) 3 metres to side and rear boundaries (c) 3 metres to secondary frontages. 	The proposal complies with all setbacks
Development Density	<ul style="list-style-type: none"> - Density 3 bedroom - 1 dwelling per 310m² of site - Minimum floor area 85m² 	<p>Each dwelling has in excess of 310m² of site area.</p> <p>Each dwelling is in excess of the 85m².</p>
Landscaping	<ul style="list-style-type: none"> - Site landscaping must not be less than 40% 	The proposed development achieves this standard.
Site Coverage and Private Open Space	<ul style="list-style-type: none"> - Site coverage shall not exceed 40% - principal private open space 40m² (rainwater tanks are not to be located in this area) 	Each dwelling will have sufficient private open space, including a principal open space. Rainwater tanks are located within the private open space, but do not encroach on the principal open space.
Vehicular Access and Parking	<ul style="list-style-type: none"> - 2 spaces per 3 bedrooms. 	Single garages with area available for car parking directly in front of the garages have been provided.
Privacy and Amenity	<ul style="list-style-type: none"> - 6 metres separation or offset provided. - minimise overlooking - 1.8 metre high fence 	There is sufficient separation of 12 units between units. A specific, suitable condition is included within the recommendation.
Acoustic Privacy	<ul style="list-style-type: none"> - Separation of active recreational areas, parking areas, vehicle access ways and service equipment areas from bedrooms. 	Bedrooms are located away from active spaces.

Clause	Requirement	Compliance/Comment
Waste Disposal	<ul style="list-style-type: none">- Appropriate means of waste disposal.- Garbage bin access	<p>A suitable condition is included within the recommendation regarding provision of waste disposal.</p> <p>Garbage bin access has been provided through the garage to the private open space.</p>

Section 94 Development Contributions Plan

The development will benefit from one credit for the site and the generation of four debits. This equates to \$5,896.00 x 4 minus \$5,896.00 which is \$17,688.00.

Water and Sewage Development Servicing Plan

The development will benefit from a credit of one large lot and debit four new small lots. This equates to;

- Water - \$24,099 - \$12,050.00 = \$12,049.00
- Sewer - \$11,006 - \$3852.00 = \$7,154.00

2. IMPACT OF DEVELOPMENT

(a) Context and Setting

The proposed development consists of 4 units to be constructed on an allotment of land with frontages to two roads and a lane. The development site is located on the fringe of the Conservation Area and is surrounded by 1960's architecture.

The development site is less than 500 metres from the main business centre of Gulgong and is considered to be appropriately located.

(b) Access, transport and traffic

Access to the site is from Wilbetree Street, although the development has frontage to the public road system on all but one side of the development.

The proposed development would not significantly impact on the road network and the local road network is considered to be capable of accepting traffic from the development.

(c) Public domain

No negative impacts on the public domain have been identified with this proposal.

(d) Utilities

Reticulated water and sewer are available to the site.

Electricity and telecommunication services can be connected to the subject site.

(e) Heritage

There is one item of European heritage listed in MWRLEP 2012 in the locality and the development site is within the Conservation Area. European Heritage as been discussed above in this report. It has been recommended that the boundary fences be constructed of timber and that the development incorporate a front fence. This will facilitate a relationship between the development and the streetscape.

An AHIMs search has been undertaken for the site which did not identify any registered sites. Council's Cultural Heritage mapping does not identify the land has having a high potential for Aboriginal relics. A standard condition requiring appropriate action to be taken should relics be found is required on any determination

(f) Other land resources

There are no other land resources associated with the Development Application.

(g) Water

Stormwater will be harvested to provide water to the dwelling. All lots will be capable of draining to the road.

(h) Soils

The previous uses of the site were assessed with the subdivision application. It is considered that the land is suitable for the proposed use.

(i) Air and Microclimate

The development will not adversely affect air quality nor will the micro climate be adversely affected.

(j) Flora & fauna

The subject land has been cleared and is located in an urban area. There is no significant flora or fauna on the site.

(l) Energy

There are no energy concerns with this application. The proposed development can be serviced with underground electricity

(m) Noise & vibration

The development of four (4) residential units is unlikely to significantly increase the noise impacts in the locality.

(n) Natural Hazards

The site is not affected by any natural hazards such as flooding and being outside the mapped Bushfire area.

(p) Safety, security and crime prevention

All units are designed to front the public roads and have an outlook to a public place providing security to both the houses and the public space

(q) Economic and Social impact in the locality

The provision of new residential units will provide housing choice in the Gulgong area and potentially increase the population of the area.

(s) Site design and internal design

The development is designed to comply with Council's DCP 2013 including the provision of services and utilities.

3. SUITABILITY OF SITE FOR DEVELOPMENT

(a) Does the proposal fit in the locality?

The immediate locality is characterised by one Item of Environmental Heritage and more generally modern dwellings that do not have a particular architectural theme. The proposed development is therefore considered consistent with the locality.

(b) Are the site attributes conducive to development?

The subject site has three road frontages making the site conducive to the development.

4. SUBMISSIONS MADE IN ACCORDANCE WITH ACT OR REGULATIONS

(a) Public Submissions

No submissions were received.

(b) Submissions from public authorities

No submissions from public authorities.

5. THE PUBLIC INTEREST

(a) Federal, State and local government interests and community interests

N/A

6. CONSULTATIONS

(a) Health & Building.

No objection subject to conditions included within the recommendation.

(b) Development Engineer.

No objection subject to conditions included within the recommendation.

Financial and Operational Plan implications

Not applicable.

Community Plan implications

The assessment of the development application sits under theme 1 Looking after our Community, Goal 1.1 – A safe and Healthy Community.



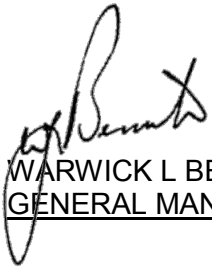
CATHERINE VAN LAEREN
DIRECTOR, DEVELOPMENT & COMMUNITY
SERVICES

SARAH ARMSTRONG
SENIOR TOWN PLANNER

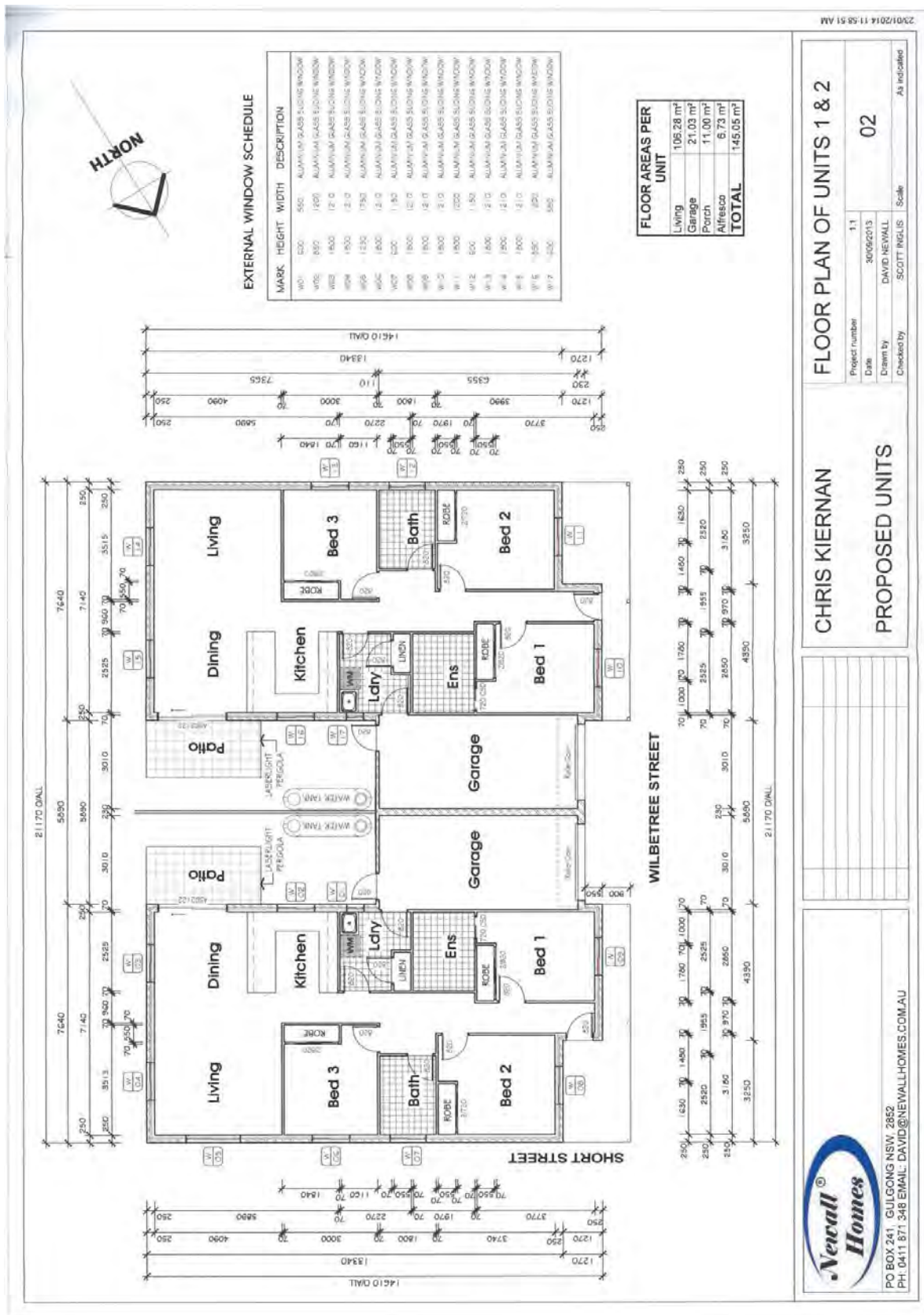
21 February 2014

Attachments: 1. Locality plan
2. Architectural Plans

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER



FLOOR PLAN OF UNITS 1 & 2

Project number: 11
 Date: 30/09/2013
 Drawn by: DAVID NEWALL
 Checked by: SCOTT INGLIS
 Scale: As indicated

CHRIS KIERNAN

PROPOSED UNITS

NEWALL HOMES

PO BOX 241, GULGOING NSW, 2852
 PH: 0411 871 548 EMAIL: DAVID@NEWALLHOMES.COM.AU

1

ELEVATION 1

SCALE: 1 : 100

GRAPHIC SCALE

2

ELEVATION 2

SCALE: 1 : 100

PO BOX 241, GULGONG NSW, 2852
PH: 0411 871 346 EMAIL: DAVID@NEWALLHOMES.COM.AU

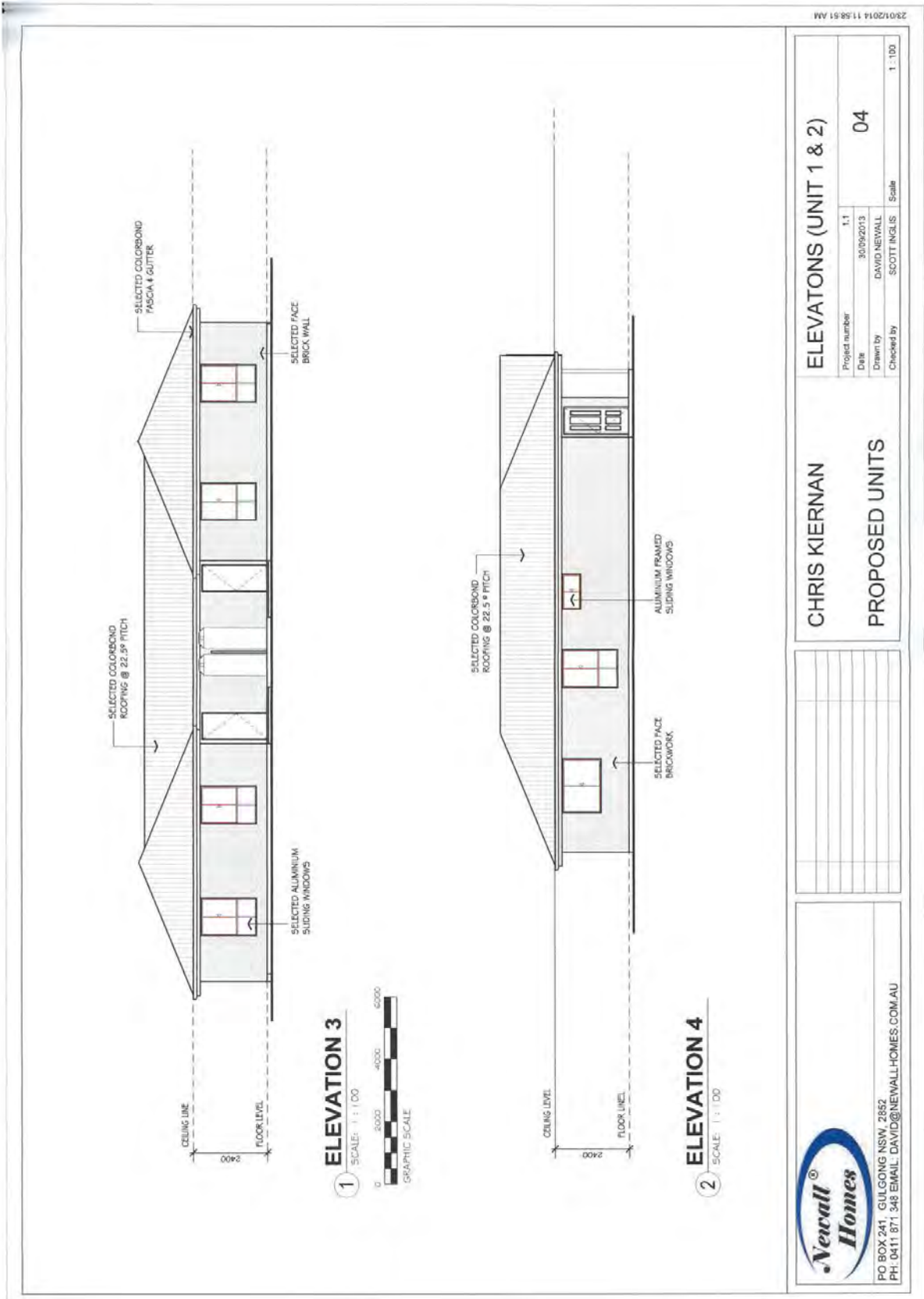
CHRIS KIERNAN

PROPOSED UNITS

ELEVATIONS (UNITS 1 & 2)

Project number	1.1
Date	30/09/2013
Drawn by	DAVID NEWALL
Checked by	SCOTT INGLIS
Scale	1 : 100

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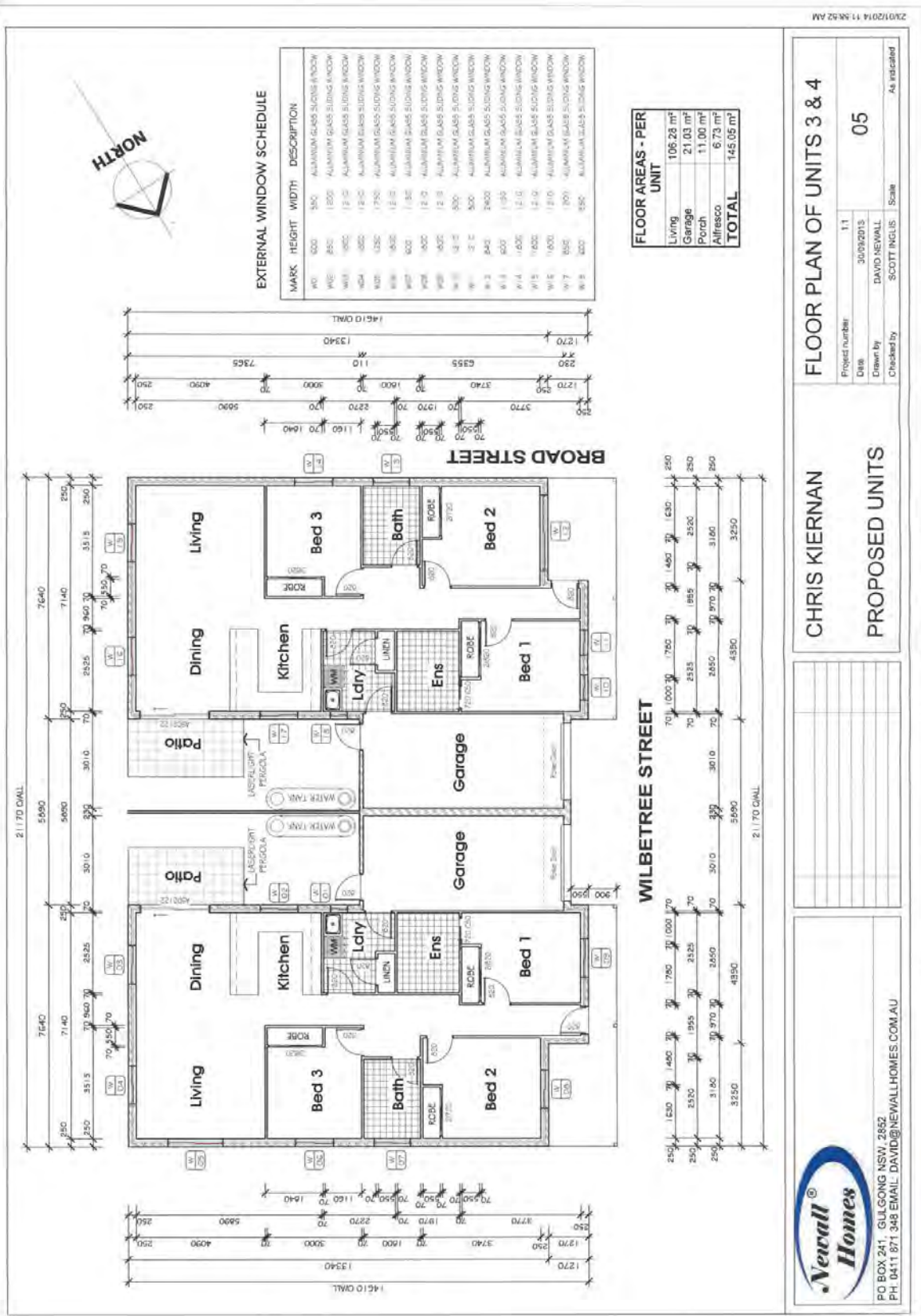


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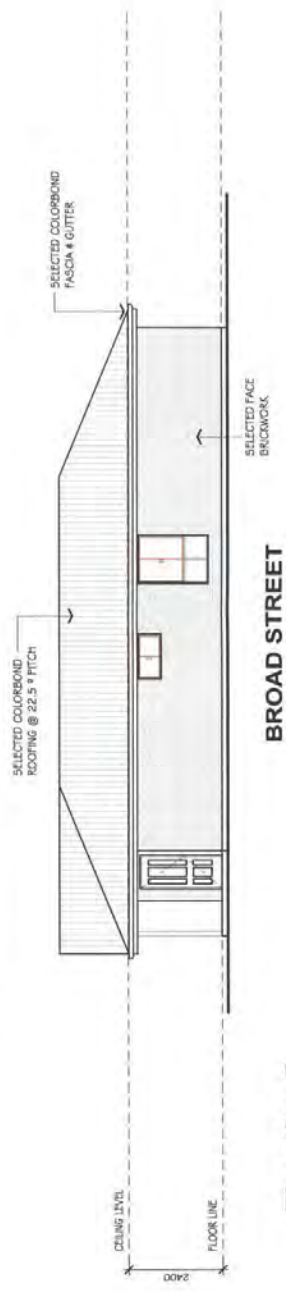
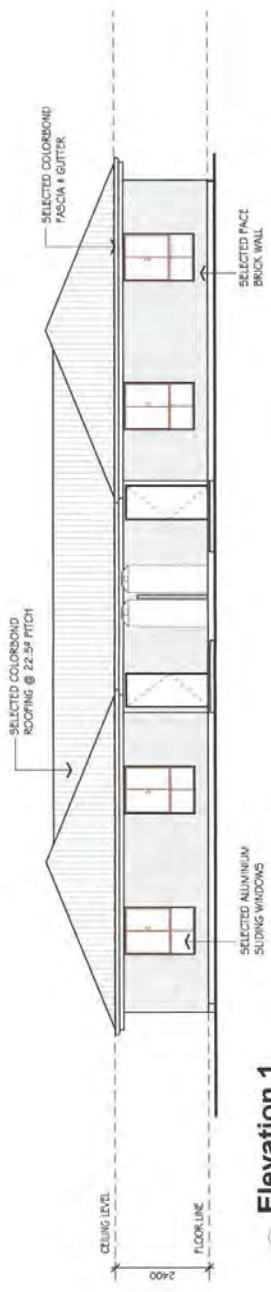
ELEVATIONS (UNIT 1 & 2)	
Project number	1:1
Date	30/09/2013
Drawn by	DAVID HEWALL
Checked by	SCOTT INGLIS
Scale	1:100

CHRIS KIERNAN
PROPOSED UNITS

PO BOX 241, GULGONG NSW, 2852
 PH: 0411 871 348 EMAIL: DAVID@NEWALL-HOMES.COM.AU



22/03/2014 11:06:52 AM



BROAD STREET

Chris Kiernan		ELEVATIONS (UNIT 3 & 4)	
PROPOSED UNITS		Project number	1:1
		Date	30/09/2013
		Drawn by	DAVID NEWALL
		Checked by	SCOTT INGLIS
		Scale	1:100

PO BOX 241, GULGONG NSW, 2852
 PH: 0411 871 348 EMAIL: DAVID@NEWALLHOMES.COM.AU

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WILBETREE STREET

Elevation 3
SCALE: 1:100

Elevation 4
SCALE: 1:100

Chris Kiernan
PROPOSED UNITS

ELEVATIONS (UNITS 3 & 4)

Project number:	1.1	Date:	30/09/2013
Drawn by:	DAVID NEWALL	Checked by:	SCOTT INGLE
			Scale: 1:100

PO BOX 241, GULGONG NSW, 2852
PH: 0411 871 348 EMAIL: DAVID@NEWALLHOMES.COM.AU

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