



PARKER SCANLON

Surveying, Town Planning, Bushfire Assessment, Project Management

Crime Risk Assessment Report

*Multi-Dwelling Residential Housing
Lot 21 in DP 841959*

*at NO.262 ABERGLASSLYN ROAD, ABERGLASSLYN
NSW 2320*

Date: 22 June 2023

Ref: B2295CRA-A

Document Control

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VERSION	DESCRIPTION	ORIGINAL by	REVIEW by	RELEASE DATE
A	Crime Risk Assessment Report	J.M	L.B	22/06/2023

PROPOSAL SUMMARY

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Property Description: Lot 21 in DP 841959
No.262 Aberglasslyn Road, Aberglasslyn NSW 2320

Zone: R1 – General Residential (Maitland LEP 2011)

Project Description: Multi-Dwelling Residential Housing

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1. INTRODUCTION

This Crime Risk Assessment Report has been prepared to support a Development Application for a proposed Multi-Dwelling Residential Housing development within the Maitland Local Government Area (LGA). The site is known as Lot 21 in DP 841959 at No.262 Aberglasslyn Road, Aberglasslyn.

This report is based on the NSW Police's Crime Prevention through Environmental Design (CPTED) principles and provides an assessment of the likelihood of crime to occur at the site and recommendations in order to lessen the incidents of crime and deter criminal behaviour from occurring at the site.

1.1 METHODOLOGY

In the preparation of this Crime Risk Assessment Report, the following tasks were undertaken;

- Review of Design Plans prepared by MHM Construction Group;
- Review of NSW Police's CPTED Safer by Design course material;
- Review of Maitland City Council's Community Safety Plan 2013 – 2016;
- Review and research of the site and surrounding area, including crime statistics; and
- Assessment of the proposal against the CPTED principles.

1.2 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Crime Prevention through Environmental Design (CPTED) provides a foundation for problem solving using the principles of environmental design to lessen the opportunity for crime. This is achieved through a variety of measures with the aim of CPTED being to:

- Increase the risk to offenders and likelihood of being caught;
- Increase the effort required to commit a crime;
- Decrease the reward and perceived benefit of a crime; and
- Remove the excuses by removing conditions that encourage/facilitate rationalism of inappropriate behaviour.

CPTED principles can be used to reduce the potential for crime through design and place management. Integrating CPTED principles into development proposals can help deliver community safety and comfort.

Under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act), a consent authority is required to take into consideration certain matters when determining a development application (DA). These include:

"the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality" and "the public interest".

The incorporation of CPTED principles into development design can lead to improved social outcomes through a reduction in crime risk.

The elements of CPTED considered within this report relate to:

- Surveillance;
- Access Control;
- Territorial Reinforcement; &
- Activity and Space Management.

2. PROPOSED DEVELOPMENT

2.1 SITE DESCRIPTION

The subject site is known as No.262 Aberglasslyn Road, Aberglasslyn, and consists of Lot 21 in DP 841959. This parent lot has an approved Development Application, DA/2022/832, for a one into two lot subdivision to create the "subject site", being proposed Lot 211, refer **Figure 1**.

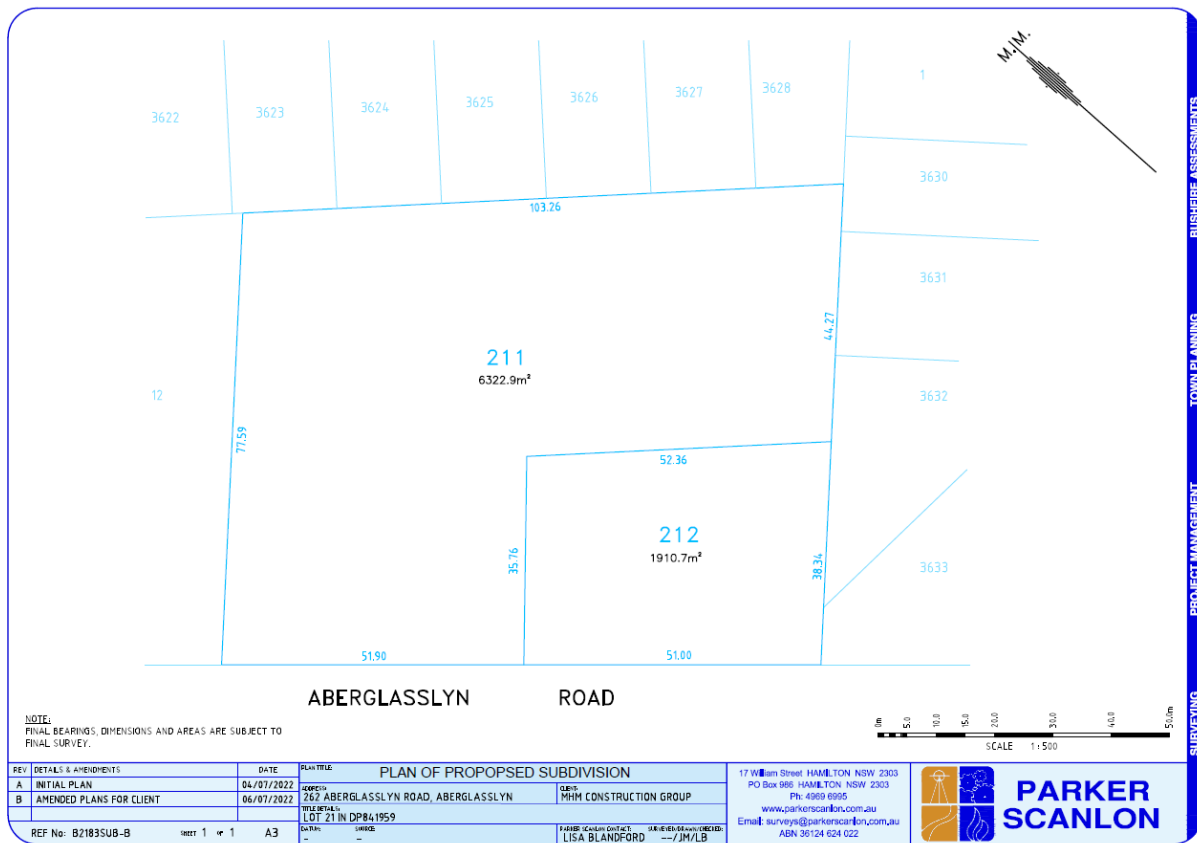


Figure 1 – Plan of Proposed Subdivision

The site is an irregular shaped allotment with an area of 6,322m². The property has a frontage of 51.9m to Aberglasslyn Road, refer **Figure 2**. The land contains a single storey weatherboard dwelling and metal shed, which are proposed for demolition under the current DA/2022/832.



Figure 2 – Subject Site (Metromap, April 2023)



Figure 3: Site Context and Location (Metromap, April, 2023)

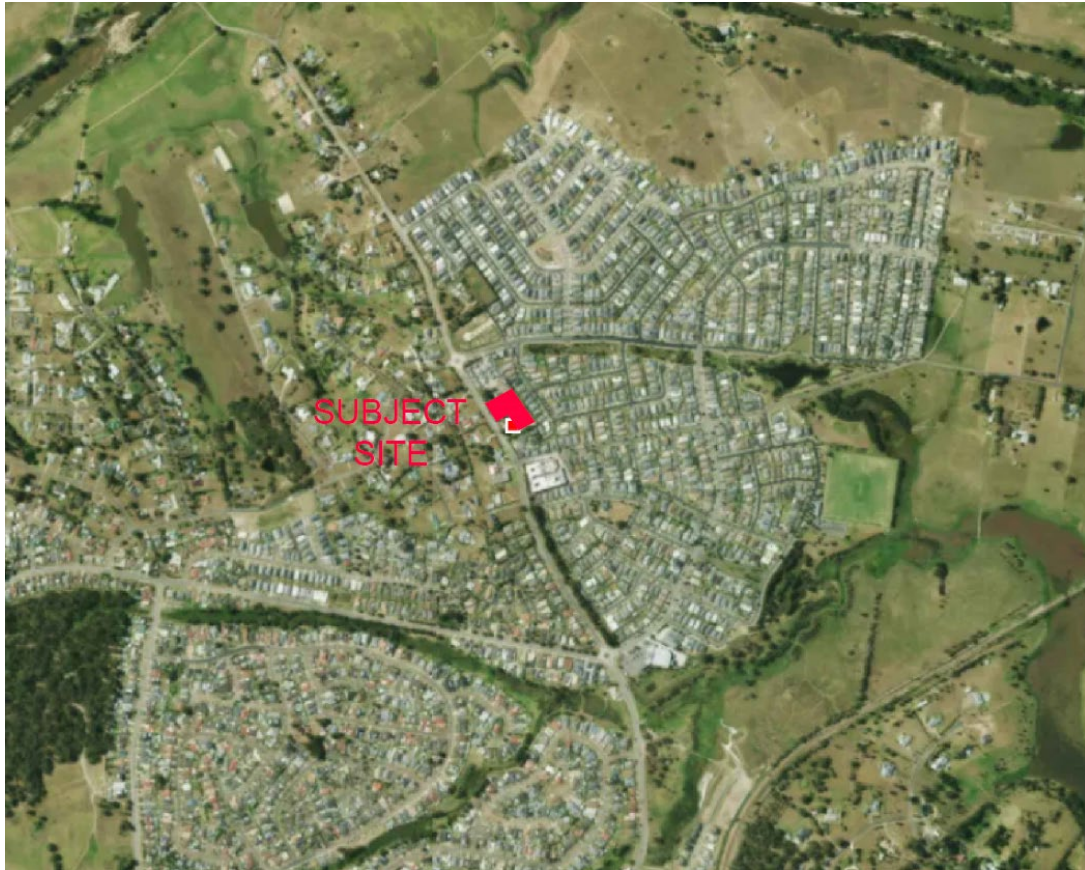


Figure 4 – Surrounding Land Use (MetroMap, April 2023)

A visual assessment of land within 500m of the site reveals the following land-uses and zones:

- To the North: A predominantly residential landscape zoned as R1 General Residential.
- To the East: Residential development within zone R1 General Residential, adjoining a section of land zoned RU2 Rural Landscape.
- To the South: The immediate adjoining neighbour's land is zoned R5 Large Lot Residential, with residential land zoned R1 General Residential further south.
- To the West: Residential development within zone R5 Large Lot Residential, adjoining a section of land zoned RU1 Primary Production and R1 General Residential.

Refer to **Figures 3, 4 & 5**.

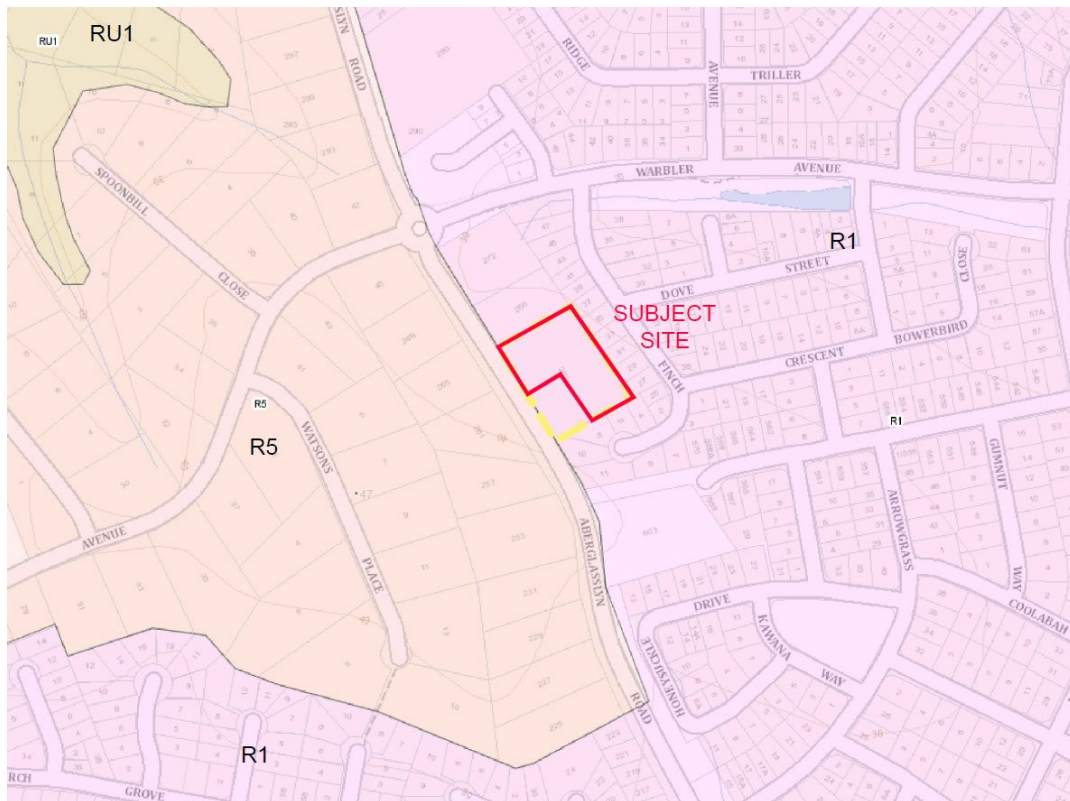


Figure 5 – Zoning Map (Extract of MLEP 2011, April 2023)

2.2 PROPOSAL DESCRIPTION

The proposed development includes the construction of the following elements;

- Twenty-four (24) residential units;
- Internal concrete driveway and carparking;
- Community private open space, including BBQ, pergola, kids play zone, landscaping and bin storage facility;
- Timber and colorbond fencing; and
- Mailboxes and entry feature.

Refer to **Attachment 1** for Design Plans.

3. CRIME RISK ASSESSMENT

3.1 CRIME STATISTICS

The NSW Bureau of Crime Statistics and Research (BOCSAR) monitors and reports on crime trends and statistics in the State of New South Wales. The most recent local crime statistics have been reviewed for the Maitland LGA and the suburb of Aberglasslyn (included in **Table 1** and **Table 2** below) and indicate that the following criminal activities are most likely to potentially occur at the proposed development site:

- Assault – domestic violence related;
- Malicious damage to property;
- Intimidation, stalking and harassment; and
- Theft – Fraud.

Offence Category	Jan - Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Ttl 2022
Transport regulatory offences	346	363	297	319	1,325
Against justice procedures	256	225	230	260	971
Intimidation, stalking and harassment	162	149	139	150	600
Domestic violence related assault	125	151	121	151	548
Malicious damage to property	114	138	125	132	509
Fraud	121	119	128	85	453
Non-domestic violence related assault	101	96	99	99	395
Drug offences	98	121	114	61	394
Steal from retail store	45	105	70	81	301
Disorderly conduct	61	47	61	32	201

Table 1: Breakdown of Top Ten Recorded Criminal Incident Offence Categories in 2022 – Maitland LGA (NSW Bureau of Crime Statistics and Research (BOCSAR), April 2023)

Further investigation into the Crime Risk Rating and possible mitigation methods for the four offences most likely to occur as a result of the development are included below.

It should be noted that the statistics included in **Table 1** above, when compared to the statistics for the State of New South Wales for the same offence category, represent a relatively low occurrence of the offences.

Crime	Aberglasslyn Suburb			NSW		
	Trend (2 year)	Count (year to December 2022)	Rate (Year to December 2022)	Trend (2 year)	Count (year to December 2022)	Rate (Year to December 2022)
Assault - domestic violence related	Stable	42	669.5	Stable	33410	409.1
Malicious Damage to property	Stable	32	510.1	Stable	48393	592.5
Intimidation, stalking and harassment	Stable	29	462.3	Stable	42685	522.6
Theft - Fraud	Stable	24	382.6	Stable	46289	566.7

Table 2: Crime Statistics January 2022 to December 2022, Suburb of Aberglasslyn and NSW (NSW Bureau of Crime Statistics and Research (BOCSAR), April 2023)

The overall comparison indicates that the suburb of Aberglasslyn has relatively low crime rates when compared to NSW as a whole, although the rates for assault – domestic violence related are higher than NSW as a whole. The two year trend was stable for all crime types outlined in Table 2.

3.2 RISK RATING

The risk rating is determined by identifying the likelihood of an incident taking place and measuring the consequence should the incident take place. The likelihood and risk are then checked against the Risk Rating Matrix based on the International Risk Management Standard AS/NZ/ISO:31000. The proposal and the four criminal activities that are most likely to potentially occur at the proposed development site have been assessed in Tables 3 to 6 below.

L1	Rarely Likely	Rarely likely to happen
L2	Unlikely	Unlikely to happen at some stage
L3	Possible	Possibly will happen at some stage
L4	Likely	Likely to happen at some stage
L5	Almost certain	Almost certain to happen at some stage

Table 3: Measurement of Likelihood

C1	Insignificant	Very minor harm or injury to people, financial loss (<\$2000) or damage to property, reputation or operation
C2	Minor	Minor harm or injury to people requiring on site medical treatment, financial loss (>\$2000) or damage to property, reputation or operation
C3	Moderate	Some harm or injury to people requiring medical treatment, financial loss or damage to property, reputation or operation
C4	Major	Serious harm or injury to people requiring hospitalisation, financial loss or damage to property, reputation or operation
C5	Catastrophic	Death, serious harm or injury to people, significant financial loss or damage to property, reputation or loss of operation

Table 4: Measurement of Consequence

Likelihood	Consequence				
	Insignificant (C1)	Minor (C2)	Moderate (C3)	Major (C4)	Catastrophic (C5)
Rare (L1)	Low	Low	Moderate	High	High
Unlikely (L2)	Low	Low	Moderate	High	Extreme
Possible (L3)	Low	Moderate	High	Extreme	Extreme
Likely (L4)	Moderate	High	High	Extreme	Extreme
Almost Certain (C5)	High	High	Extreme	Extreme	Extreme

Table 5: Risk Rating Matrix

Crime/Issue	Likelihood	Consequence	Rating
Malicious Damage to property	L3 (Possible)	C2 (Minor)	Moderate
Intimidation, stalking and harassment	L2 (Unlikely)	C2 (Minor)	Low
Theft - Fraud	L2 (Unlikely)	C2 (Minor)	Low
Assault - domestic violence related	L3 (Possible)	C3 (Moderate)	High

Table 6: Risk Rating

In conclusion, as shown in Table 6, the risk of crime is low to high, with assault – domestic violence related being the only crime category with a high risk rating and malicious damage – property having a moderate risk rating.

Maitland City Council’s Community Safety Plan, Figure 4 (refer **Figure 6** below), shows the mapped locations and hotspots of malicious damage in Maitland (2010). It is noted that Rutherford/Aberglasslyn is one of the mapped hotspots for such crimes. The data provided in this report suggests that residential property is frequently the target of random vandalism in the Maitland LGA.

The mitigation measures and design features to further reduce the crime risks are outlined in Section 4.0 of this report.



Figure 4: Locations of malicious damage in Maitland (2010)

Figure 6 – Maitland Community Safety Plan Figure 4

4. CRIME PREVENTION ASSESSMENT

An assessment has been undertaken of the development against the four CPTED principles as detailed below. The assessment has been formulated using the Proposed Design Plans prepared by MHM Construction Group, refer to **Attachment 1**.

4.1 TERRITORIAL RE-ENFORCEMENT

NSW Police's Safer by Design (NSW Police SbD) provides that, "*Community ownership of public space sends positive signals to the community. Places that feel owned and cared for are likely to be used, enjoyed and revisited. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers and criminals rarely commit crime in areas where the risk of detection and challenge are high. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it.*

Territorial Re-enforcement uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate."

Table 1: Territorial Reinforcement Recommendations

Recommendation	Assessment of Proposal
<p>Signage and Fencing</p> <p>1. The street frontage along Aberglasslyn Road is to be provided with suitable fencing and mailboxes.</p> <p>2. Signage near visitor carparking is to include reminders for users to not leave valuables in their cars.</p>	<p>The proposed 1.5m high fencing, signage and mailboxes will delineate between the public road frontage and the private carparking and dwellings.</p> <p>Signage is to be provided at the vehicular and pedestrian entrances to outline the site is a private residential area.</p> <p>Signage is to be included near the visitor carparking area with a reminder not to leave valuables in the car.</p>
<p>Landscaping</p> <p>3. Large trees shall be setback from all structures. Large trees can be used as natural ladders and should be setback from all structures to assist in preventing malicious damage to such structures.</p>	<p>The proposed development and structures are generally setback from the proposed larger trees and vegetation. Some of the Acer Maple Trees and Ulmus Inspire should be located further from the proposed dwellings (if possible) or removed from the proposed landscaping, particularly those around the front of Units 17, 18 and 19.</p>

4. Appropriate landscaping shall be used to define the spaces between the carparking, individual units and community open space within the development.

The proposed landscaping around the specific elements of the development assist in the delineation between spaces for use by motor vehicles, recreation areas and pedestrians.

This will be supported through the provision of fencing, pathways and signage.

4.2 SURVEILLANCE

NSW Police SbD provides that, *"People feel safe in public areas when they can see and interact with others, particularly people connected with that space, such as shopkeepers or adjoining residents. Criminals are often deterred from committing crime in places that are well supervised."*

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting – it is a by-product of well-planned, well-designed and well-used space.

Technical/mechanical surveillance is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels. It is commonly used as a 'patch' to supervise isolated, high risk locations.

Formal (or Organised) surveillance is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors, e.g. security guards at higher risk locations."

Table 2: Surveillance Recommendations

Recommendation	Assessment of Proposal
<p>Landscaping</p> <p>1. Trees provided within the front setback of any unit shall have a canopy height (once matured) of a minimum 1.8m.</p> <p>2. No shrubs with a mature height of over 1.2m shall be used in the front setback of the units, visitor parking areas and community open space within the development .</p>	<p>The proposed landscaping in the front setback of units should either remove the current proposed trees or offer alternative species which offer a minimum 1.8m canopy so as not to impair casual surveillance from habitable rooms of the units.</p> <p>The proposed shrubs used in landscaping in the front setback of units should either be removed or offer alternative species which provide a maximum mature height of 1.2m so as not to impair casual surveillance from habitable rooms of the units.</p>

Lighting

3. Lighting is to be provided on the front porch of each unit and within the visitor carparking areas, bin storage area, concrete path and community open space.

Suitable lighting is necessary to allow for surveillance during the early morning and night time hours.

Details of proposed lighting should be provided prior to the issue of a Construction Certificate.

Lighting within the car parking area shall be located appropriately to illuminate access.

The type and colour of lighting shall comply with all of Council's controls and Australian Standards to ensure they do not cause nuisance to those in the surrounding neighbourhood or motorists along Aberglasslyn Road.

CCTV

4. CCTV shall be provided at suitable locations within the community open space and carparking areas.

CCTV provides mechanical surveillance and can aid in deterring criminal activity in the space given the higher chance of being identified and caught.

Details of proposed CCTV shall be provided prior to the issue of a Construction Certificate.

This should include the placement of cameras around the different elements of the development, including the carparking spaces, bin storage area and communal recreational area.

4.3 ACCESS CONTROL

NSW Police SbD provides that, *"Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations. Effective access control can be achieved by using physical and symbolic barriers that channel and group pedestrians into areas, therefore increasing the time and effort required for criminals to commit crime.*

Natural access control includes the tactical use of landforms and waterways features, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens.

Technical/Mechanical access control includes the employment of security hardware. Crime, Design and Urban Planning: From theory to Practice Formal (or Organised) access control includes on-site guardians such as employed security officers.

Formal (or Organised) access control includes on-site guardians such as employed security officers."

Table 3: Access Control Recommendations

Recommendation	Assessment of Proposal
<p>Perimeter Control</p> <p>1. Bollards are to be installed to prevent cars from entering pedestrian areas.</p> <p>Bollards and landscaping assist in ensuring pedestrian only areas are used by pedestrians and those on non-motorised transportation vehicles only.</p> <p>2. Landscaping and street furniture can also be used in place of bollards to achieve the same outcome.</p>	<p>It is recommended that the proposal includes bollards installed between the visitor carparking spaces and pathways or community open space.</p> <p>This, along with the proposed landscaping, is considered sufficient to prevent vehicles from entering pedestrian only areas.</p> <p>The proposed landscaping and fencing around the common open space prevent unauthorised access and potential criminal damage to such areas.</p>
<p>Signage</p> <p>3. Signage shall be used at the front entrance to the development, including the driveway entrance and pedestrian entrance.</p> <p>This assists in clarifying to motorists and pedestrian areas of private and public property.</p>	<p>Details of signage proposed to be installed within the entrances along Aberglasslyn Road are to be provided prior to the issue of the Construction Certificate.</p> <p>This should include the provision of signage at the driveway and the pedestrian entrance.</p>

4.4 SPACE/ACTIVITY MANAGEMENT

NSW Police SbD provides that, "*Space/Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.*"

Table 4: Space/Activity Management Recommendations

Recommendation	Assessment of Proposal
<p>Ongoing Maintenance</p> <p>1. The managers of the site or Strata Managers, shall undertake regular inspections to ensure the common areas and external fencing are kept in a clean and tidy manner and to identify and remove any graffiti as soon as possible.</p>	<p>Details of a proposed maintenance schedule for the proposal shall be required prior to the issue of the Construction Certificate.</p> <p>The schedule shall include mowing of common areas and landscaping maintenance, removal of graffiti, waste management and</p>

Rapid removal of graffiti to improve the general amenity of the area allows the general community to feel safer. It also reduces the rewards that offenders associate with graffiti.

Sites that are well kept show that there is a site guardian which assists in deterring criminals. Youth events run at the site will assist in the local community taking pride in the site and deter criminal behaviour.

Signage

4. The provision of signage around the development, including the proposed visitor car parking areas and access points.

Signage provides people with an easy ability to navigate around the site and reinforces how areas are to be used.

inspection of the signage and external fencing.

Details of signage proposed to be installed are to be provided prior to the issue of the Construction Certificate.

This should include the provision of signage within the visitor carparking and along Aberglasslyn Road at vehicle or pedestrian entrance points to provide directions within the development.

5. CONCLUSION

This report has been prepared to assess the potential crime risk and consider and implement the principles of Crime Prevention through Environmental Design (CPTED) for the proposed Multi-Dwelling Residential development at No.262 Aberglasslyn Road, Aberglasslyn.

The design and layout of the site has been assessed against the requirements of the EP&A Act 1979 and the principles of CPTED and is found to provide an acceptable design outcome subject to some minor changes to landscaping features and conditions of consent imposed by Maitland City Council.

Regular inspections and maintenance of the common areas of the development, once operational, are recommended to ensure that the requirements of this report are continued to be met. A schedule should be put into place for this maintenance to occur on a regular basis and should also be reviewed in the event of any issues that may arise. This may result in some additional or revised mitigation methods to be applied to the site but will ensure that the development is responding to the surrounds and the ongoing needs of the community and the users of the residential development.

6. ATTACHMENTS

Attachment 1: Proposed Design Plans

<p>DRAWING LIST - DA</p> <p>DA000 COVER PAGE DA001 COVER PAGE - NOTES DA002 SUSTAINABILITY COMMITMENTS TYPE 1, TYPE 2 DA003 SUSTAINABILITY COMMITMENTS TYPE 3, TYPE 4 DA004 SUSTAINABILITY COMMITMENTS TYPE 5, TYPE 6 DA005 SUSTAINABILITY COMMITMENTS TYPE 7, TYPE 8</p> <p>DA100 SITE ANALYSIS PLAN DA101 SITE PLAN DA102 SITE CUT/FILL DIAGRAM DA103 LANDSCAPING PLAN DA104 SOLAR ACCESS STUDY DA105 WINDOWS AND DOORS SCHEDULE DA106 POS CALCULATION DIAGRAM DA107 COMMUNITY OPEN SPACE DETAIL DA108 FENCE DETAILS DA109 COLOURS & MATERIALS SCHEDULE DA110 DRIVEWAY & ROAD ELEVATIONS DA200 TYPE 1 FLOOR PLANS DA201 TYPE 1 ROOF PLAN & SECTION DA202 TYPE 1 ELEVATIONS DA300 TYPE 2 FLOOR PLAN & ROOF PLAN DA301 TYPE 2 ELEVATIONS & SECTION DA302 TYPE 2 NDIS BATHROOM DETAILS DA303 TYPE 2 NDIS KITCHEN & L'DRY DETAILS DA304 TYPE 2 ENSUITE DETAILS DA400 TYPE 3 FLOOR PLAN & ROOF PLAN DA401 TYPE 3 ELEVATIONS & SECTION DA500 TYPE 4 FLOOR PLAN & ROOF PLAN DA501 TYPE 4 ELEVATIONS & SECTION DA600 TYPE 5 FLOOR PLAN & ROOF PLAN DA601 TYPE 5 ELEVATIONS & SECTION DA700 TYPE 6 FLOOR PLAN & ROOF PLAN DA701 TYPE 6 ELEVATIONS & SECTION DA800 TYPE 7 FLOOR PLAN & ROOF PLAN DA801 TYPE 7 ELEVATIONS & SECTION DA900 TYPE 8 FLOOR PLAN & ROOF PLAN DA901 TYPE 8 ELEVATIONS & SECTION DA1000 BINS ROOM PLANS</p>	<p>262 Aberglasslyn Road, Aberglasslyn LOT 21 DP841959 PROPOSED 24 UNITS DEVELOPMENT</p>  	<p>BUILDING INFORMATION</p> <p>GROUND FLOOR CEILING HEIGHT : 2650mm FIRST FLOOR CEILING HEIGHT : 2650mm</p> <p>FRAMES AND TRUSSES : PINE TIMBER ROOF PITCH : 21.5° - 18° ELECTRICITY SUPPLY : SINGLE PHASE GAS SUPPLY : RETICULATED NATURAL</p> <p>ROOF MATERIAL : CONCRETE ROOF TILES; ROOF COLOUR : DARK ROOF INSULATION : R3.0 BATTS; SARKING WALL MATERIAL: LIGHTWEIGHT CLADDING WALL COLOUR : N/A WALL INSULATION : R2.0 BATTS FLOOR INSULATION : N/A</p> <p>ENGINEERING & SITE INFORMATION</p> <ul style="list-style-type: none"> SLAB TO BE 85mm THICK (I.U.N.O.) WITH REINFORCEMENT TO ENGINEERS; SPECIFICATIONS & DETAILS OVER A 200µm WATERPROOF MEMBRANE ON A BED OF FREE DRAINING COARSE SAND (WHERE SPECIFIED); PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C. & AS 3700 <p>ALL TIMBER FRAMING TO BE DESIGNED TO AS1684-2010</p> <p>DESIGN CRITERIA WIND RATING:N2</p> <p>SITE CLASSIFICATION SITE CLASSIFICATION IS:TBC</p> <p>SLAB CLASSIFICATION SLAB CLASSIFICATION IS:TBC</p>																								
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