

NOTIFICATION PLANS
DUAL OCCUPANCY DEVELOPMENT

44 Cadaga Road, GATESHEAD



CADAGA ROAD PERSPECTIVE



ARCHITECT:



NOTIFICATION COVER

44 CADAGA ROAD, GATESHEAD LOT 499, DP 224374

REV:

DATE:

PROJECT NO:

SHEET:

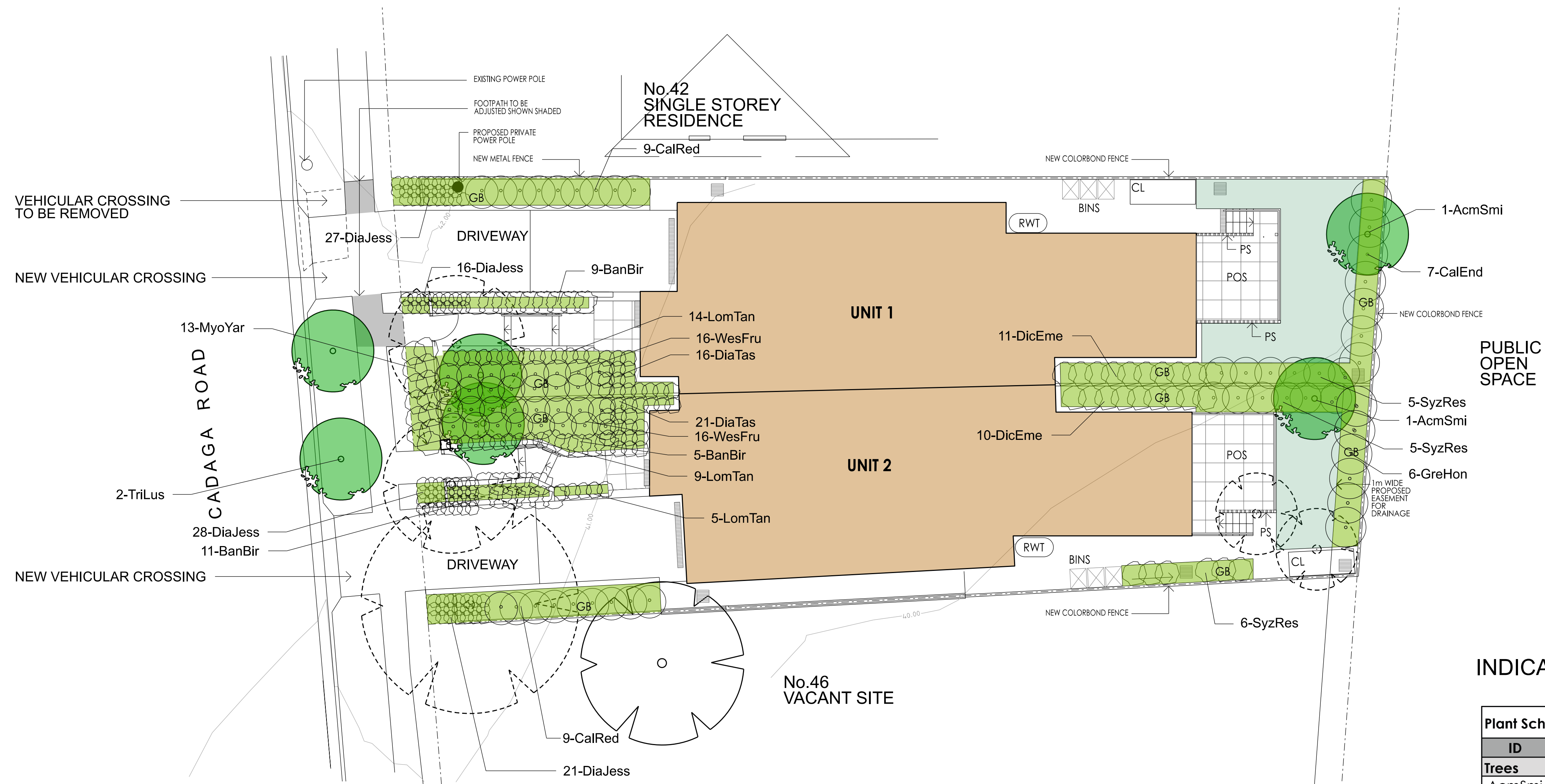
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05/04/23

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N01

	: NEW TURF
	: EXISTING TREE TO BE RETAINED
	: EXISTING TREE TO BE REMOVED
	: PROPOSED NEW TREE
	: PROPOSED NEW SHRUBS
CL	: CLOTHES LINE
GB	: GARDEN BED
PS	: PRIVACY SCREEN
POS	: PRIVATE OPEN SPACE
RWT	: RAIN WATER TANK



Plant Schedule			
ID	Qty	Common Name	Botanical Name
Trees			
AcSm	2	Lillypilly	Acmena smithii
CoRW	2	Red Flowering Gum	Corymbia ficifolia 'Wildfire'
TriLu	2	Water Gum	Tristania laurina 'Luscious'
Shrubs			
CaEn	7	Scarlet Bottlebrush	Callistemon citrinus 'Endeavour'
CaRe	18	Red Alert Bottle Brush	Callistemon 'Red Alert'
GreHo	6	Honey Gem Grevillea	Grevillea 'Honey Gem'
SyzRe	16	Resilience Lilly Pilly	Syzygium 'Resilience'
WeFr	32	Jervis Gem	Westringia fruticosa 'Jervis Gem'
Ground Covers			
LoTa	28	Spiny-headed mat rush	Lomandra longifolia 'Tanika'
DiEm	21	Emerald Falls Dichondra	Dichondra 'Emerald Falls'
DiJe	92	Little Jess Native Flax	Dianella caerulea 'Little Jess'
MyoY	13	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'
DiTa	37	Flax Lily	Dianella tasmanica 'Tasred'
BaBi	25	Birthday Candle	Banksia spinulosa 'Birthday Candle'

1 SITE / GROUND FLOOR PLAN
- SCALE 1:200 @A3



STREET ELEVATION - CADAGA ROAD

PROPOSED DEVELOPMENT DATA – DUAL OCCUPANCY DEVELOPMENT		
Site Area	543.8sqm	
Title Description	Lots 499 in DP 224374	
Proposed dwelling numbers	2 dwellings = 2x4 bedroom	
	Requirement	Proposed
Setbacks		
Front setback	8.5m	8.5m
Side setback	0.9 for ground floor & 1.5m for first floor	0.9 for ground floor & 1.5m for first floor
Rear setback	6m	6m
Height	9m	8.2m
Site coverage	299.09sqm	270.2sqm
Parking	2 per dwelling	2 per dwelling
	Total 4 parking spaces	Total 4 parking spaces



ARCHITECT:



DEVELOPMENT DATA

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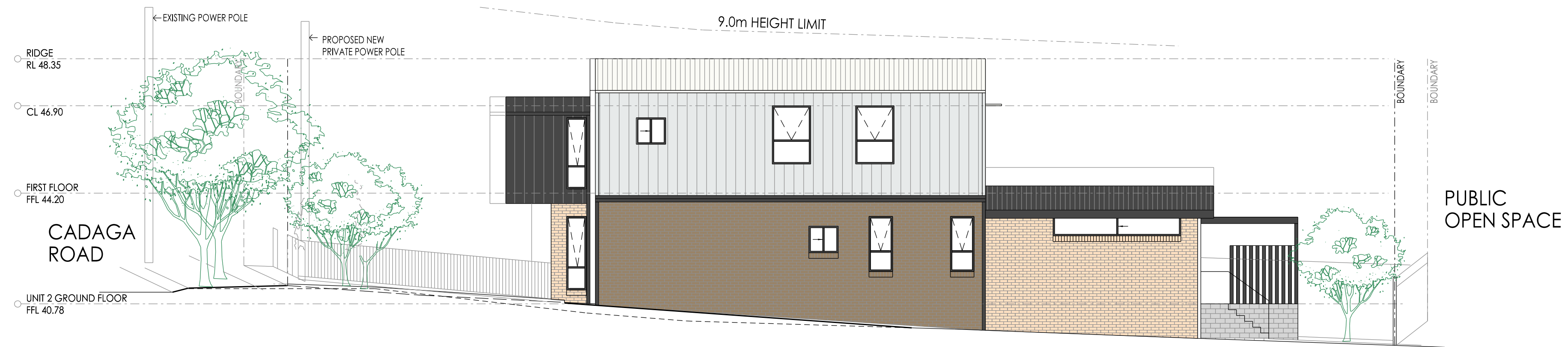
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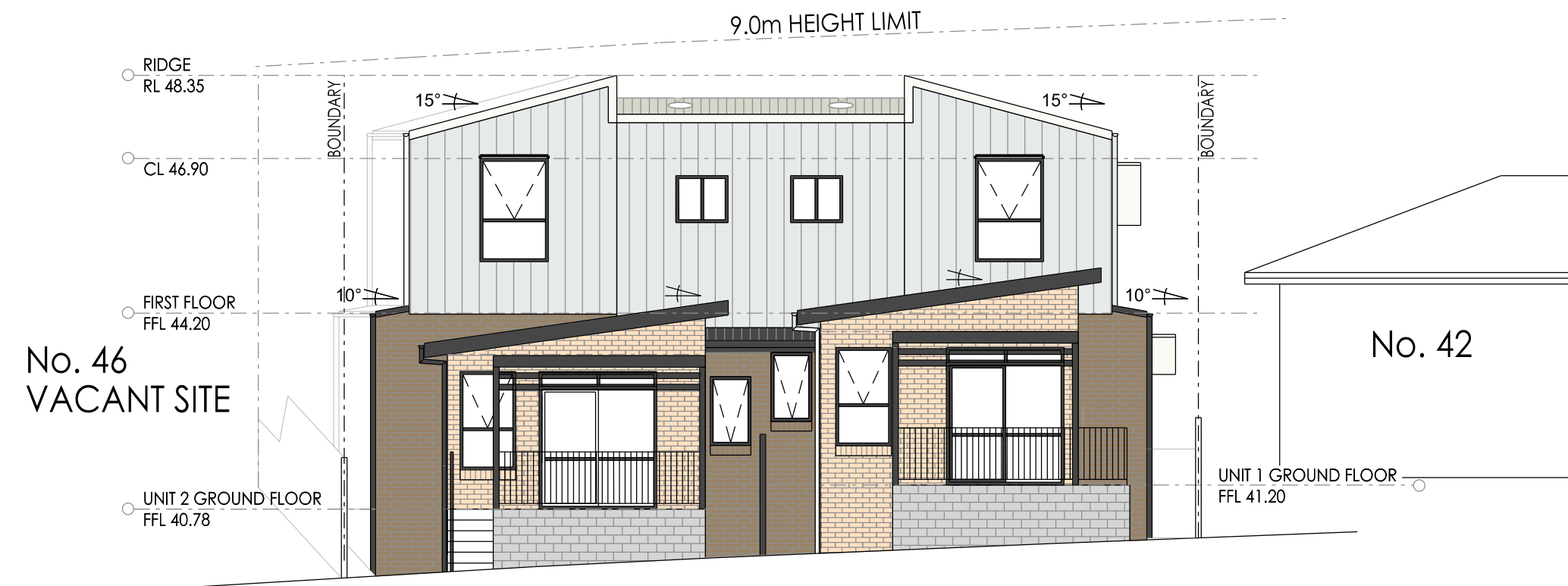
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N03



EL01 SIDE (SOUTH-WEST) ELEVATION
SCALE 1:200 @A3



EL02 REAR (SOUTH-EAST) ELEVATION
SCALE 1:200 @A3



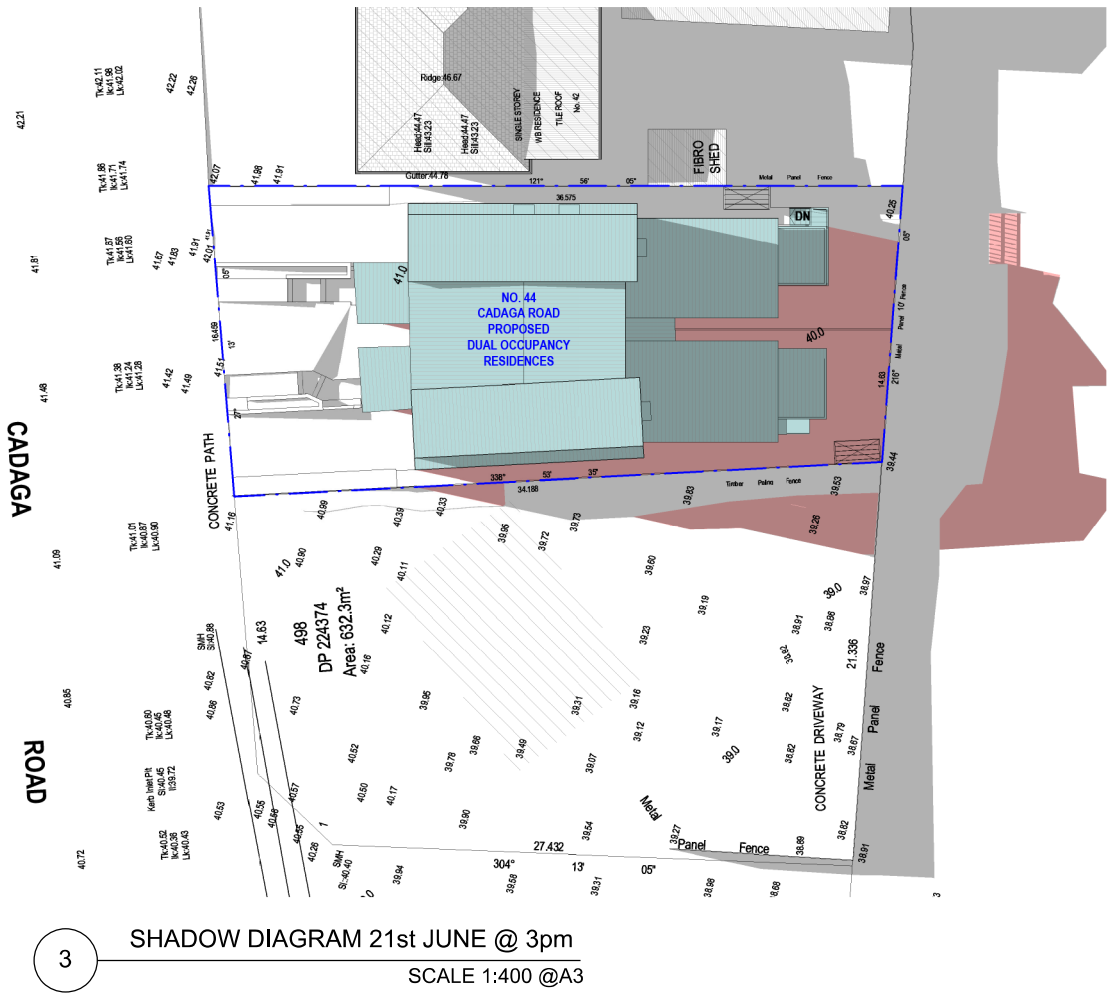
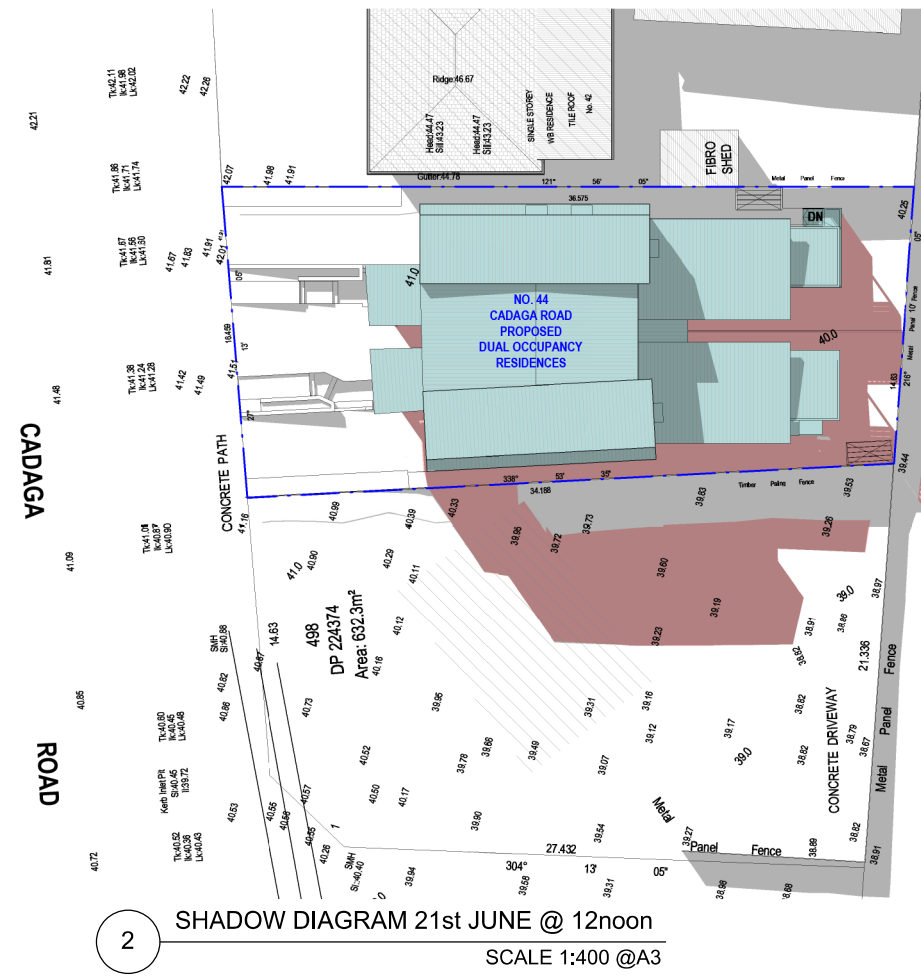
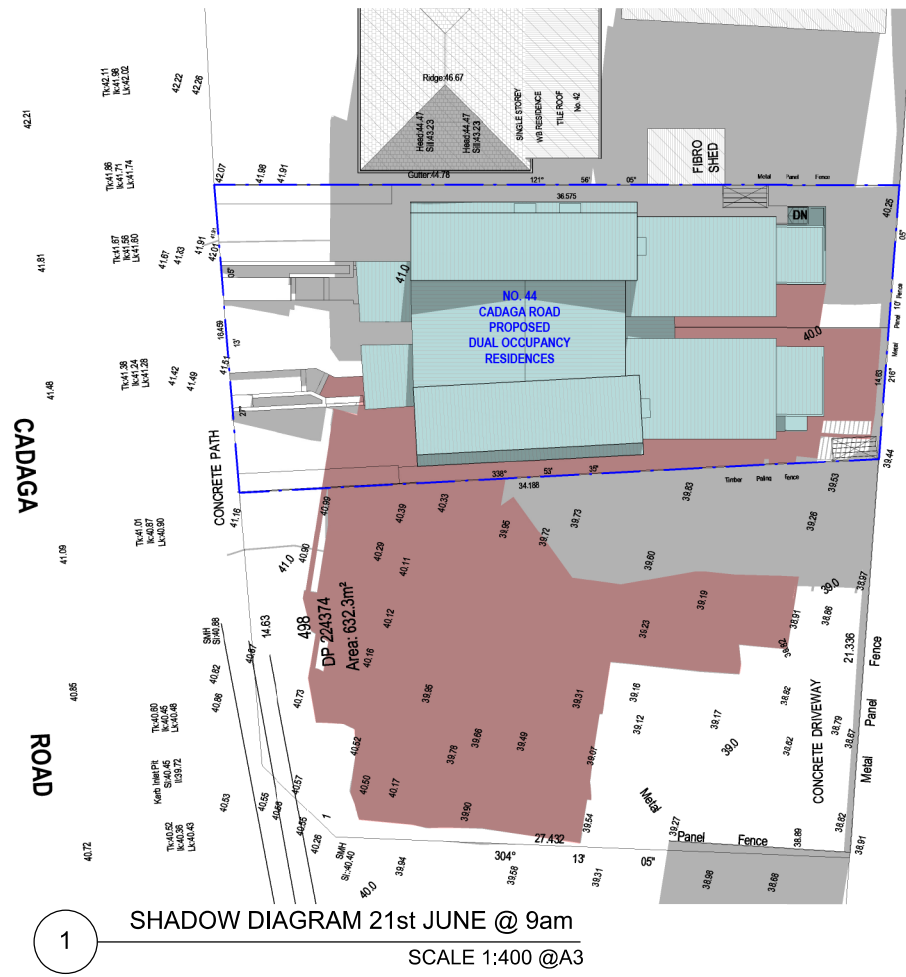
EL03 SIDE (NORTH-EAST) ELEVATION
SCALE 1:200 @A3



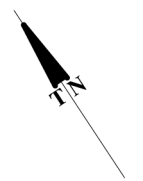
STREET ELEVATION - CADAGA ROAD

COLOUR SCHEDULE

MF	FRONT FENCE		METAL PICKET FENCE	IRONSTONE	CO1	ROOFING		CORRUGATED METAL	DOVER WHITE
CF	FENCE		COLORBOND	IRONSTONE	CO2	ROOFING		CORRUGATED METAL	SURFMIST
FB1	WALLS & LETTER BOXES		FACE BRICK	PGH SMOOTH PEARL GREY	CO3	ROOFING		CORRUGATED METAL	IRONSTONE
FB2	WALLS		FACE BRICK	PGH SMOOTH MINERAL	FC1	BALCONIES		PAINTED FIBRO CEMENT	IRONSTONE
FC	WALLS		PAINTED FIBRO CEMENT	DULUX LEXICON	PS	PRIVACY SCREENS		ALUMINIUM, POWDER COATED	IRONSTONE
P1	WALLS		PAINTED FIBRE CEMENT	DULUX LEXICON QUARTER	AL	WINDOWS, DOORS		ANODISED ALUMINIUM	IRONSTONE
P2	ENTRY DOOR - UNIT 1		PAINTED TIMBER DOOR	DULUX BELLY FIRE	WH	METAL WINDOW HOOD		COLORBOND	DOVER WHITE
P3	ENTRY DOOR - UNIT 2		PAINTED TIMBER DOOR	DULUX HIGHLAND GREEN	RD	GARAGE DOORS		METAL	IRONSTONE



- LEGEND:
- SHADOWS CAST BY EXISTING, NEIGHBOURING DEVELOPMENT & BOUNDARY FENCING
 - DENOTES AREA OF PROPOSED ADDITIONS & ALTERATIONS
 - SHADOWS CAST BY PROPOSED DEVELOPMENT



ARCHITECT:
Z M P
ARCHITECTS & HERITAGE CONSULTANTS

SHADOW DIAGRAMS
44 CADAGA ROAD, GATESHEAD LOT 499, DP 224374

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