

NOTIFICATION PLANS

SENIORS HOUSING DEVELOPMENT

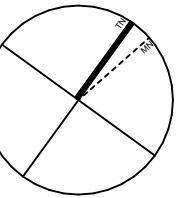
3 Cooke Ave & 1, 3 & 5 Deegan Dr. Alstonville NSW 2477



CORNER COOKE AVENUE & BROWN AVENUE



DEEGAN DRIVE



Legend - Site	
	Extent of site boundary
	Proposed 1 bed dwelling
	Proposed 2 bed dwelling
	Footpath, Driveway and Car Park area
	turf
	existing trees to be retained
	new trees
	stepping stones
	Precast concrete stepping stones in decorative gravel mulch
	planting areas
	Mass planting areas . Install of selected mulch.

PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)
Trees	
B	Banksia serrata (Old man banksia - 8m)
I	Tibouchina 'Alstonville' (Tibouchina - 3m)
L	Lagerstroemia indica 'Natchez' (Crepe myrtle - 5m)
P	Pyrus calleryana 'Chanticleer' (Callery Pear - 10m)
T	Tristania laurina 'Luscious' (Water Gum - 10m)
Shrubs	
Aa	Asplenium australasicum (Birds nest fern - 1m)
Bsl	Blechnum 'Silver lady' (Water fern - 0.7m)
Cbj	Callistemon 'Better John' (Dwarf Bottlebrush - 1m)
Cci	Casuarina 'Cousin it' (Prostrate casuarina - 0.3m)
Cwa	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)
Cma	Callistemon 'Macarthur' (Bottlebrush - 1.8m)
Cs	Camellia sasanqua (Sasanqua - 3m)
De	Doryanthus excelsa (Gymea lilly - 1m)
Hyl	Hymenosporum flavum 'Lushious' (Native frangipani - 0.5m)
Lc	Leptospermum 'Cardwell' (Dwarf Tea Tree - 2m)
Mp	Murraya paniculata (Cosmetic bark tree - 3m)
Mt	Melaleuca thymifolia (Rock Myrtle - 1m)
Mct	Melaleuca 'Claret Tops' (Paperbark - 1.2m)
Px	Philodendron xanadu (Dwarf philodendron - 0.5m)
Rsm	Raphiolepis 'Snow maidens' (Indian hawthorne - 0.75m)
Sre	Syzygium australe 'Resilience' (Lilly Pilly - 3m)
Sp	Syzygium australe 'Pinnacle' (Lilly Pilly - 3m)
Wmu	Westringia fruticosa 'Mundi' (Westringia - 0.6m)
Groundcovers	
Cm	Clivea miniata (Kaffir lilly - 0.5m)
Lrg	Liriope 'Evergreen Giant' (Giant liriope - 0.5m)
Man	Mandevilla sp. 'Pink' (Mandevilla - climber)

N01

SITE & LANDSCAPE PLAN
1:200



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TITLE:

NOTIFICATION - SITE & LANDSCAPE PLAN
at
3 Cooke Ave & 1, 3 & 5 Deegan Dr. Alstonville NSW 2477
Lots 150, 151, 152 & 153 in DP 243997

REV:

A

DATE:

01/08/2023

PROJECT NO.:

BGZF9

SHEET:

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N01

DEEGAN DRIVE ELEVATION

1:100



N02

COOKE AVENUE ELEVATION

1:100

DEVELOPMENT DATA				
Site Area	2687.37m ²			
Title Description	Lots 150, 151, 152 & 153 in DP 243997			
Number of dwellings	16 units - 8 x 2bed + 8 x 1bed (50:50 ratio)			
	Control		Requirement	Provided
Setbacks	BALLINA DCP	Front	Primary - 6m Secondary - 4m	Primary - 6m Secondary (Brown St) - 4.63m
		Side	45° plane from the boundary at 1.8m	5.015m
		Rear	45° plane from the boundary at 1.8m	7.605m
		Art. Zone	4.5m (structures <25% of art zone)	7.605m
Building Height	BALLINA LEP	8.5		8.2m
	HOUSING SEPP	9.5m		8.2m
Proposed FSR	HOUSING SEPP	0.5:1		1322.59m ² 0.49:1
	BALLINA LEP	n/a		1252.35m ² 0.46:1
Car parking	LAHC	12(0.5/1bed ,1/2bed)		12
	HOUSING SEPP	4 (1/5 accessible)		
Landscaping	HOUSING SEPP	35m ² / unit (560m ²)		930.45m ²
Deep Soil	HOUSING SEPP	15% of site = 403.1m ²		621m ²
		preferably 65% deep soil to rear = 262m ²		122.15m ²
Solar Access	HOUSING SEPP	70% of dwellings to receive 2 hours of sunlight between 9am and 3pm mid winter		Living - 90% (15 units) POS - 90% (15 units)



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N01

NORTH ELEVATION

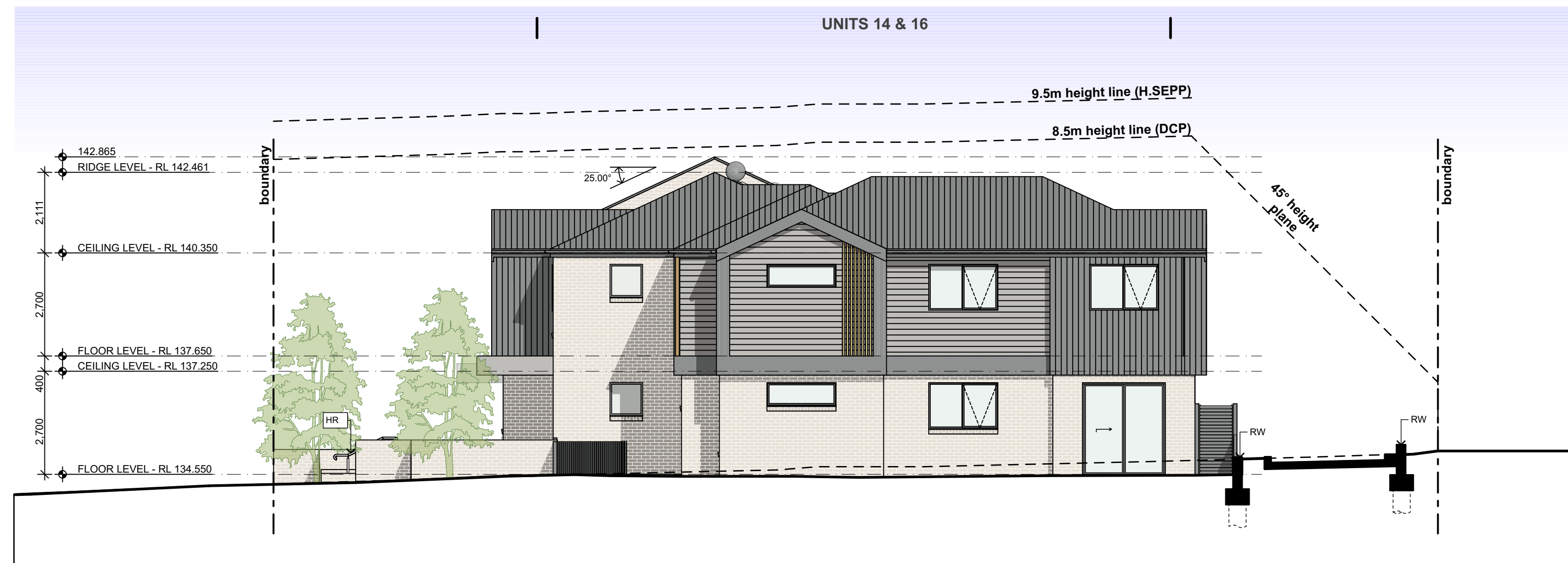
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N02

WEST ELEVATION

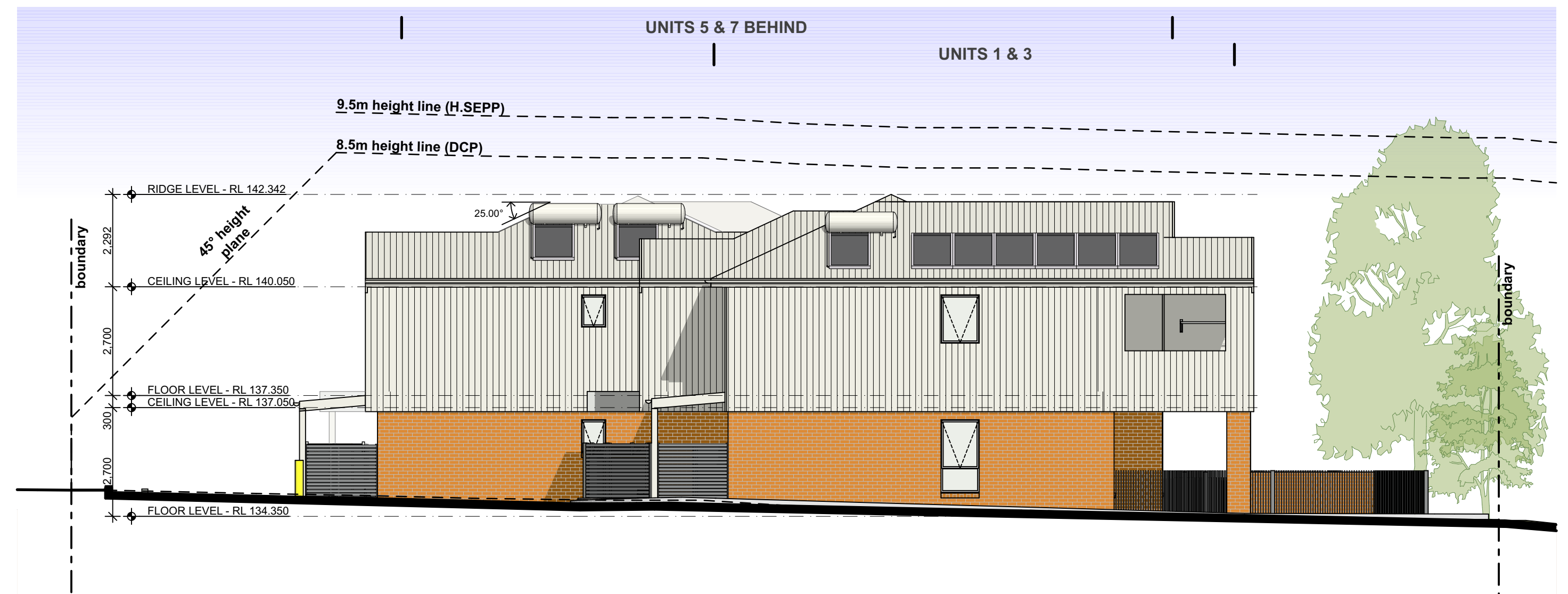
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N03

SOUTH ELEVATION

1:100



N04

EAST ELEVATION

1:100



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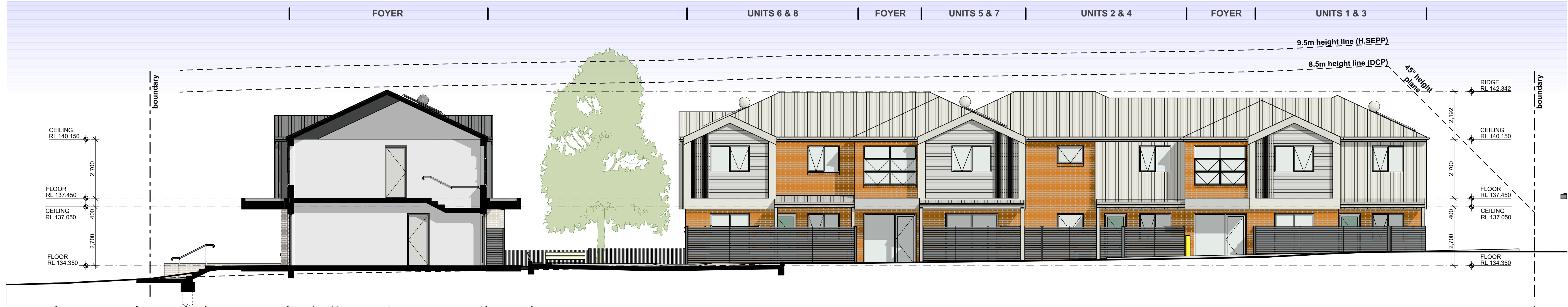
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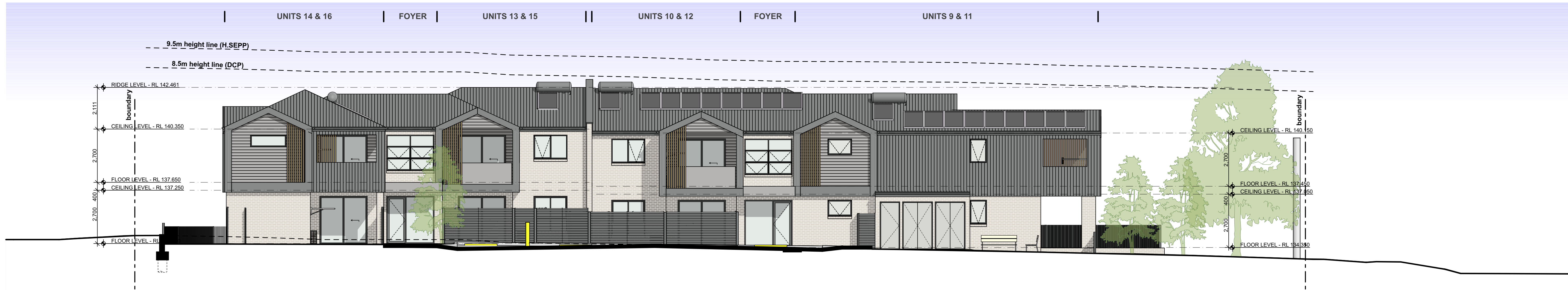
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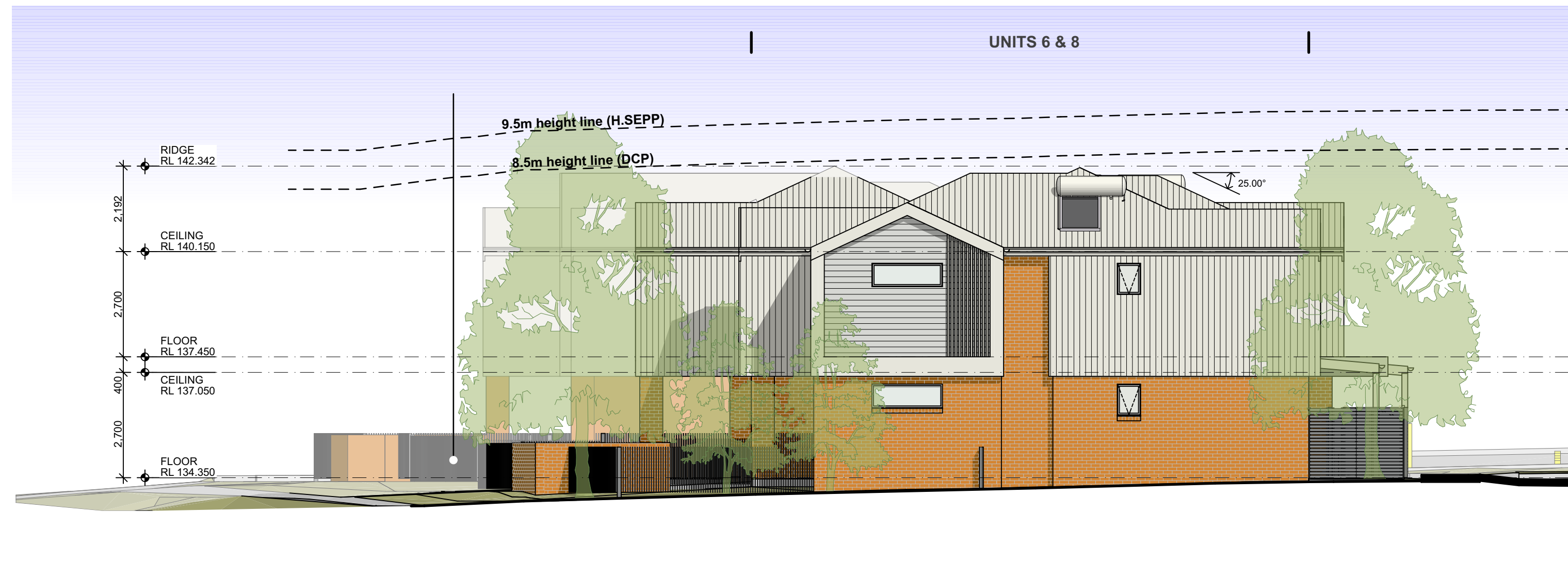
N01
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SOUTH INTERNAL ELEVATION
1:100



N02
-

EAST INTERNAL ELEVATION
1:100



N03
-

WEST INTERNAL ELEVATION
1:100



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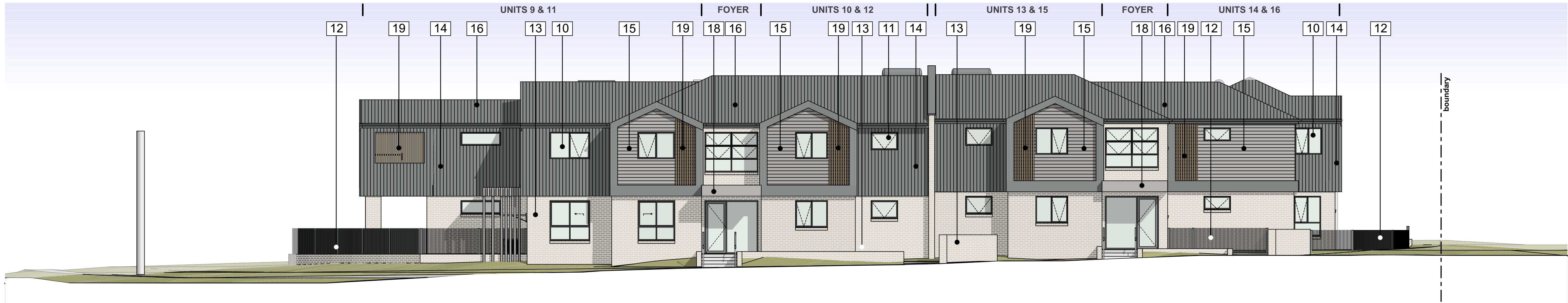
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N01

DEEGAN DRIVE ELEVATION

1:100



COOKE AVENUE ELEVATION

1:100

EXTERNAL FINISHES SCHEDULE

1	WALL (FBK1) - Face Brick Type 1 PGH: Range -Foundations, Name - Pilbara	8	EXTERNAL DOOR Colour - Dulux Shale Grey	15	WALL CLADDING (MC4) - Metal Wall Cladding Ultraclad, Shadoline, Colour - Stone Grey
2	WALL CLADDING (MC1) - Metal Wall Cladding Longline, Colour - Surfmist Matt	9	SOFFIT Eaves, Balcony & Awnings Paint Finish. Colour: Dulux Vivid White	16	ROOF CLADDING (SMR2) - Metal Roof Cladding Longline, Colour - Basalt Matt
3	WALL CLADDING (MC2) - Metal Wall Cladding Ultraclad, Shadoline, Colour - Shale Grey	10	GLASS Type - Clear	17	WINDOW / DOOR FRAMES Aluminium Powdercoat - Basalt
4	PAINT FINISH CONCRETE Balcony & Awning concrete edges, all exposed concrete edges. Paint Finish. Colour: Dulux Shale Grey	11	GLASS Type - Obscure	18	PAINT FINISH CONCRETE Balcony & Awning concrete edges, all exposed concrete edges. Paint Finish. Colour: Dulux Stepney
5	ROOF CLADDING (SMR1) - Metal Roof Cladding Longline, Colour - Surfmist Matt	12	COLORBOND BOUNDARY FENCE (CF - 1.8m HIGH) COURTYARD FENCE (SF - 1.8m HIGH) FRONT METAL FENCE (MF - 1.2m HIGH) Aluminium Powdercoat - Basalt	19	BATTEN PRIVACY SCREEN (PS2) Decobatten - Aluminium Colour - Timber Finish
6	WINDOW / DOOR FRAMES Aluminium Powdercoat - Surfmist	13	WALL (FBK2) - Face Brick Type 2 PGH: Range -Velvet, Name - Crushed Grey		
7	BATTEN PRIVACY SCREEN (PS1) Decobatten - Aluminium Colour - Colorbond Surfmist 'Matt'	14	WALL CLADDING (MC6) - Metal Wall Cladding Longline, Colour - Basalt Matt		



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NOTIFICATION - SCHEDULE OF FINISHES

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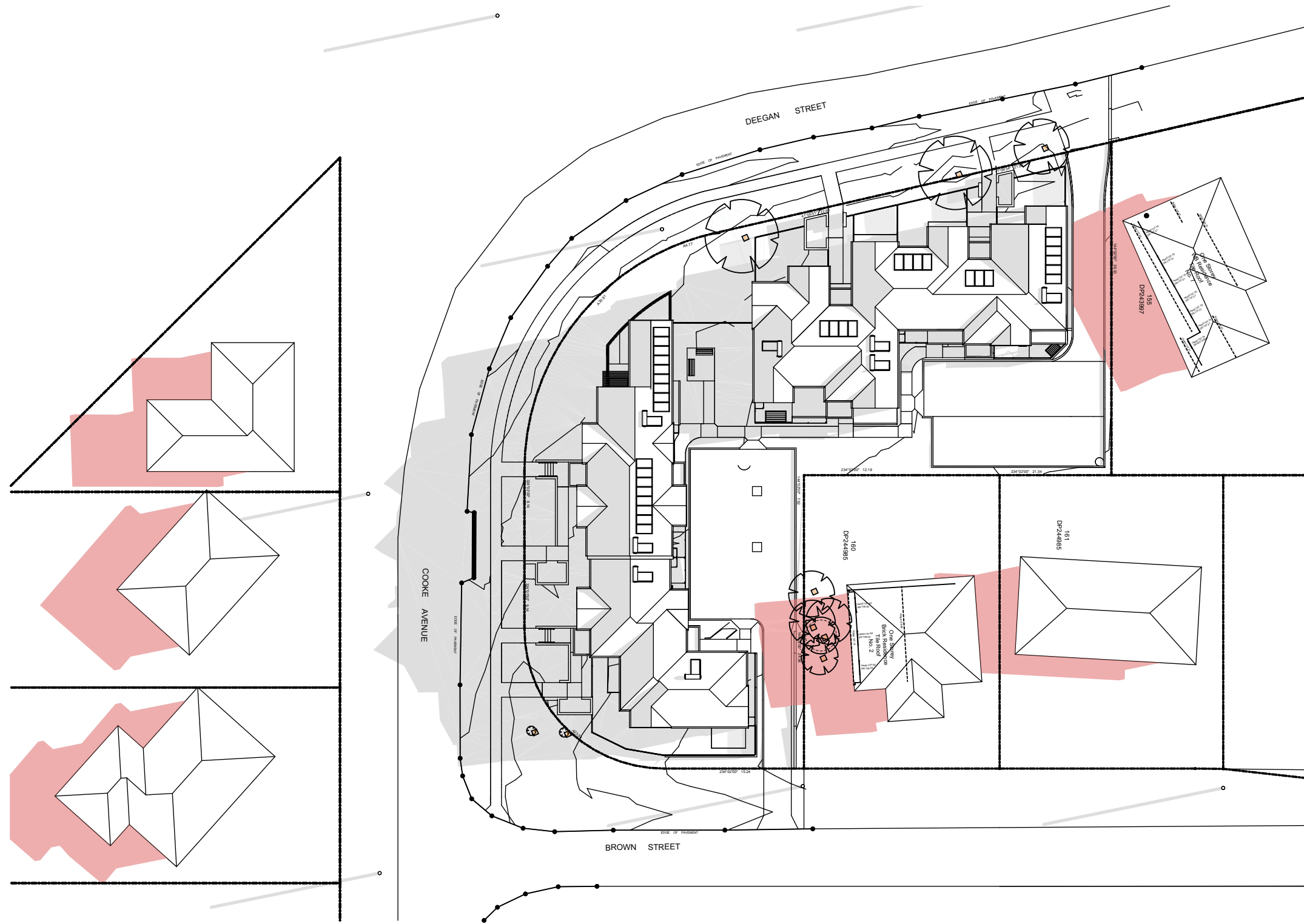
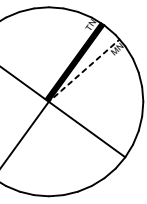
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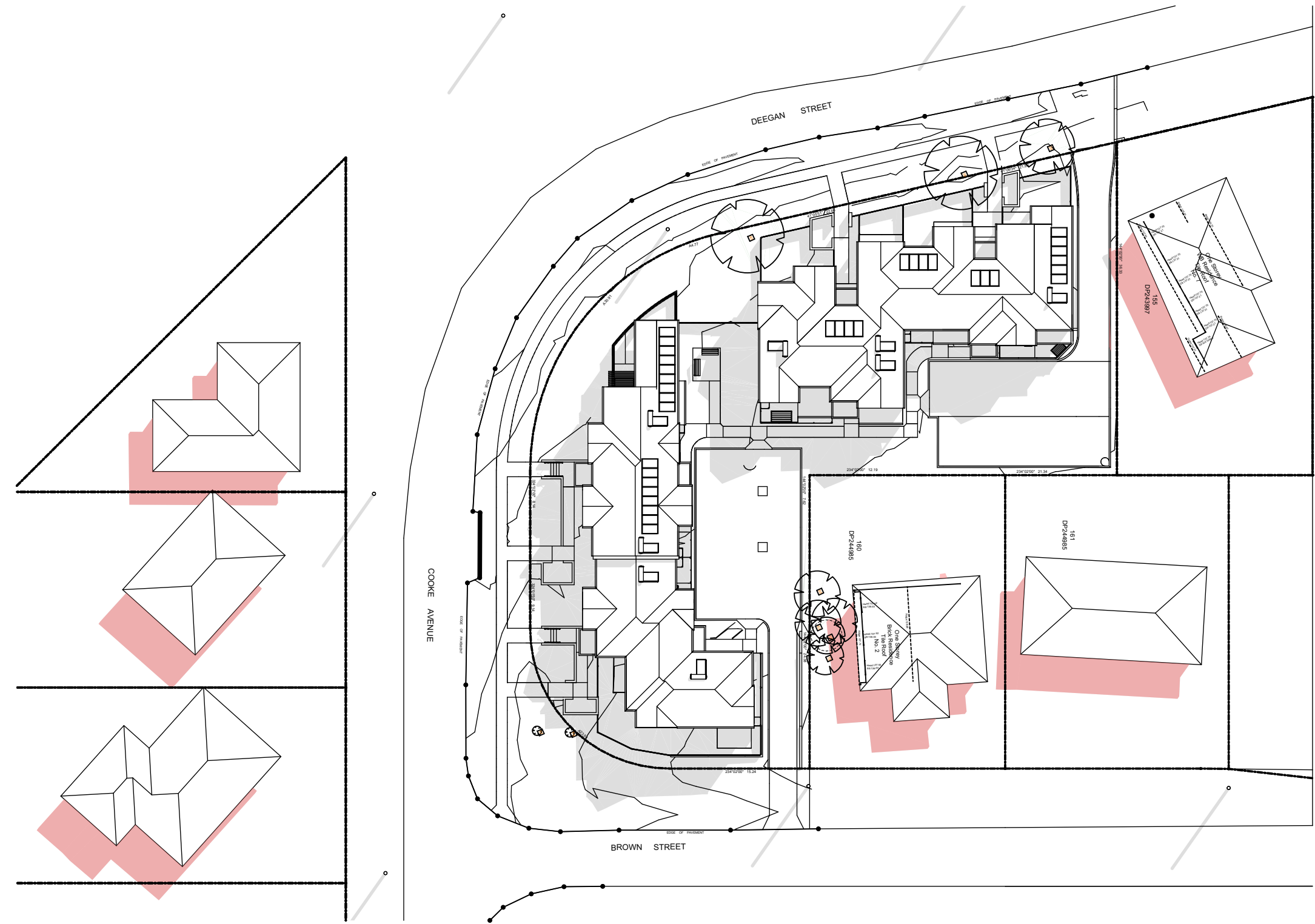
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N01
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SHADOW DIAGRAM - 21st JUNE 9am
1:500

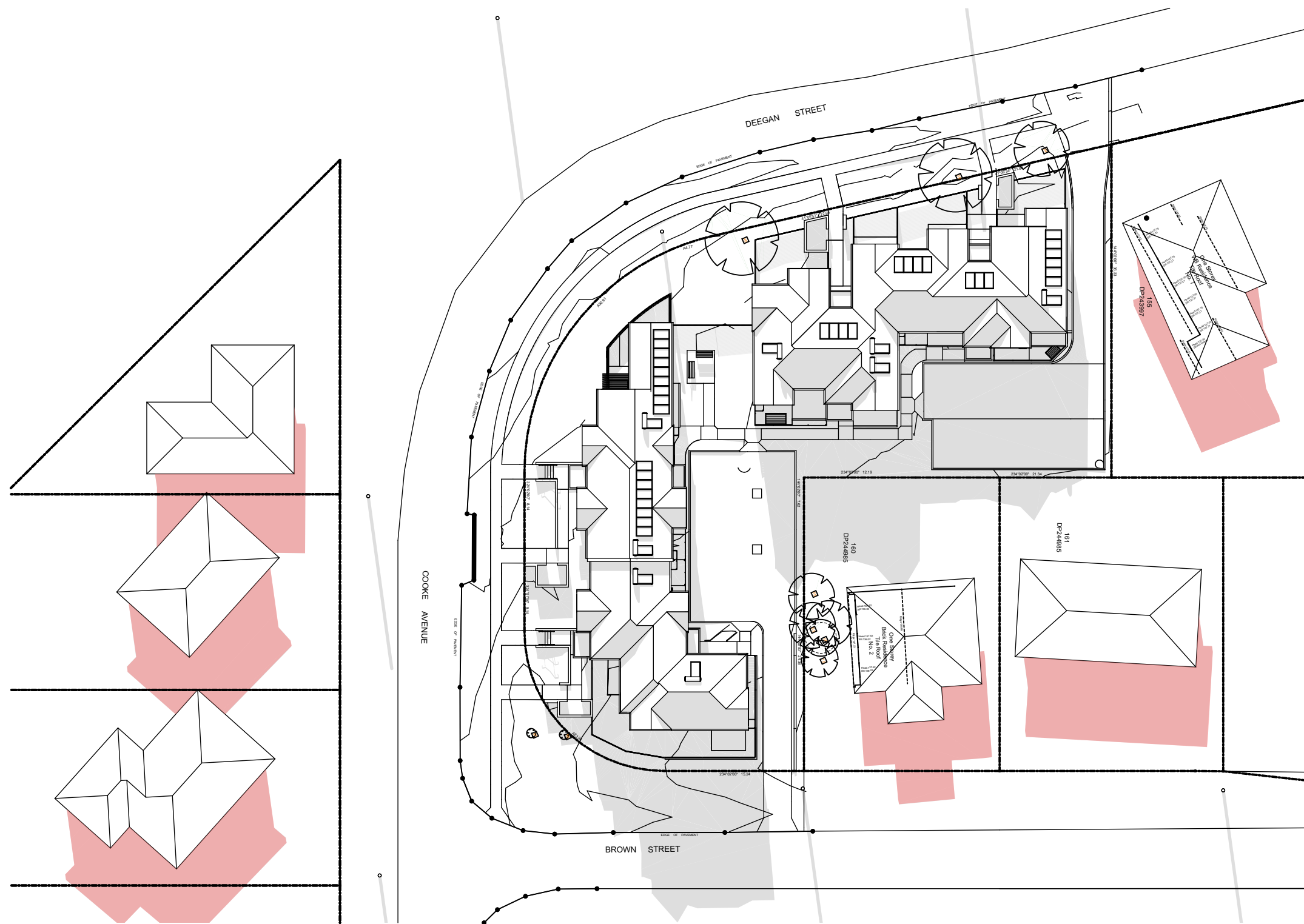


N02
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SHADOW DIAGRAM - 21st JUNE 12pm
1:500

LEGEND

-  Grey area indicates shadows cast by proposed development
-  Red area indicates existing shadows cast by neighbouring properties



N03
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SHADOW DIAGRAM - 21st JUNE 3pm
1:500



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NOTIFICATION - SHADOW DIAGRAMS

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