

LAND AND HOUSING CORPORATION
LAHC EAST LISMORE
MULTI-DWELLING HOUSING

195 - 197 DIBBS ST EAST LISMORE NSW 2480

JOB NO.BGYE

LOT 20 DP 20770; LOT 1 DP 121490

DRAWING LIST	
DWG	DRAWING NAME
0101	COVERSHEET
0201	SITE & BLOCK ANALYSIS
0202	DEMOLITION PLAN
0203	SITE PLAN
0204	SHADOW DIAGRAMS
0301	FLOOR PLAN - GROUND
0302	FLOOR PLAN - LEVEL 1
0303	ROOF PLAN
0401	ELEVATIONS - SHEET 1
0402	ELEVATIONS - SHEET 2
0501	SECTIONS - SHEET 1

ABBREVIATIONS LEGEND.	
AC	AIR CONDITIONING
AW1	AWNING - TYPE 1
AW2	AWNING - TYPE 2
BW1	BRICK WALL - TYPE 1
CL1	CLOTHES LINE - TYPE 1
CON1	CONCRETE - TYPE 1
CPT1	CARPET - TYPE 1
CPT2	CARPET - TYPE 2
DP1	DOWNPIPE - TYPE 1
DP5	DOWNPIPE SPREADER
EG1	EAVES GUTTER - TYPE 1
F1	FENCE - TYPE 1
F2	FENCE - TYPE 2
F3	FENCE - TYPE 3
FB1	FACE BRICK - TYPE 1
FT1	FLOOR TILES - TYPE 1
FT2	FLOOR TILES - TYPE 2
G1	GATE - TYPE 1
G2	GATE - TYPE 2
HWS	HOT WATER SYSTEM
LB	LETTER BOX
LWC1	LIGHT WEIGHT CLADDING - TYPE 1
MRC	METAL ROOF CAPPING
MRS1	METAL ROOF SHEETING - TYPE 1
MRS2	METAL ROOF SHEETING - TYPE 2
PB1	PLASTERBOARD - TYPE 1
PPB	PAINTED PLASTERBOARD
PVS	PHOTOVOLTAIC SOLAR PANELS
RW	RETAINING WALL
RWT	RAIN WATER TANK
SKY	SKYLIGHT
TV	TELEVISION
WT1	WALL TILE - TYPE 1
XF	EXISTING FENCE
XPP	EXISTING POWER POLE
XRW	EXISTING RETAINING WALL

SAFETY IN DESIGN LEGEND

	HAZARD DESCRIPTION
	INDICATES AMENITIES, FACILITIES, AND FIRST AID SERVICES
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH LIVE ELECTRICAL HAZARDS
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH EARTHWORKS / EXCAVATION
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH FIRE AND EMERGENCIES
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH MANUAL TASKS AND/OR MAINTENANCE ACCESS
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH NOISE EXPOSURE
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH PLANT EQUIPMENT
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH THE MOVEMENT OF PEOPLE AND/OR MATERIALS
	INDICATES PROJECT SPECIFIC RISKS - OUTLINED BELOW WHERE APPLICABLE
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH HAZARDOUS SUBSTANCES
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH STRUCTURAL SAFETY AND/OR DEMOLITION WORKS
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH WORKING ENVIRONMENT AND/OR CONFINED SPACES
	INDICATES HIGH RISK ACTIVITIES ASSOCIATED WITH WORKING AT HEIGHTS AND/OR FALLING OBJECTS

WALL ASSEMBLIES (DIAGRAMMATICAL ONLY FOR DESIGN INTENT)

	PROPOSED WALL
	EXISTING STRUCTURE TO BE DEMOLISHED

SAFETY IN DESIGN NOTES

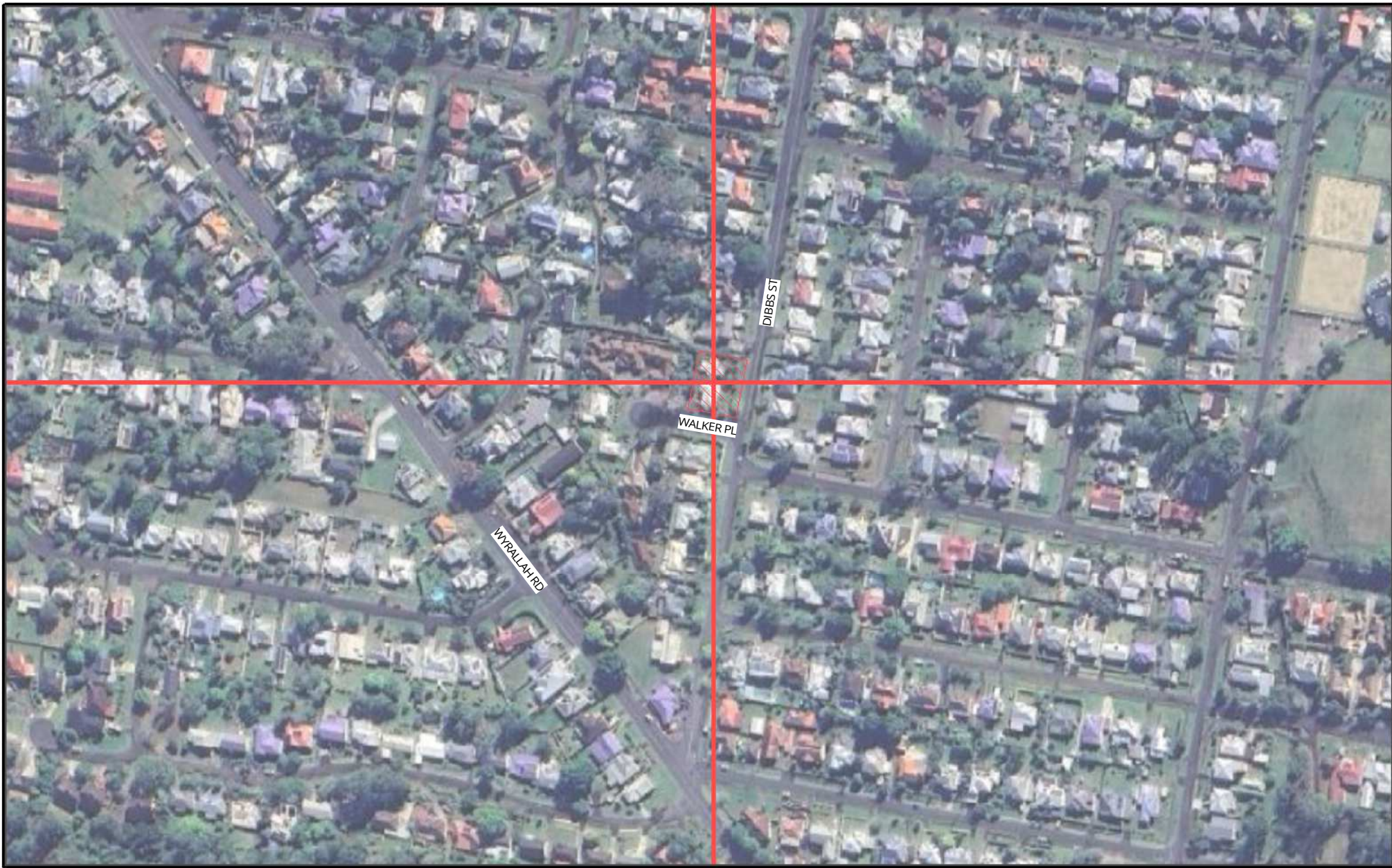
CONTRACTORS REQUIREMENTS

SD1	THE SAFETY RISK MITIGATION ITEMS BELOW ARE BASED ON WEBBER ARCHITECT'S DESIGN OFFICE EXPERIENCE AND DO NOT NECESSARILY ACCOUNT FOR ALL CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION SAFETY RISKS BASED ON INFORMATION AVAILABLE WHEN THIS DRAWING WAS MADE, IN ITS CAPACITY AS DESIGNER ONLY. WEBBER ARCHITECTS HAS ATTEMPTED TO IDENTIFY SAFETY RISKS PERTAINING TO CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION PHASES OF THE BUILDING OR ASSET. INCLUSION (OR NOT) OF ANY ITEM DOES NOT REDUCE OR LIMIT OBLIGATIONS OF THE CONSTRUCTOR, USER, MAINTAINER AND DEMOLISHER TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES TO REDUCE RISK AND IS NOT AN ADMISION BY WEBBER ARCHITECTS THAT INCLUSION OF ANY ITEM IS THE DESIGNERS RESPONSIBILITY.
SD2	ESTABLISH A SECURE CONSTRUCTION ZONE TO INCORPORATE THE ENTIRE WORKSITE BY MEANS OF TEMPORARY FENCING, HOARDING OR SIMILAR TO EXCLUDE ACCESS TO UNAUTHORISED PERSONS. MAINTAIN A CONTROLLED ENTRY & SITE INDUCTION PROCESS FOR VEHICLES AND CONTRACTORS.
SD3	ESTABLISH A SITE SHED OR OFFICE WITHIN THE CONSTRUCTION ZONE. LOCATE NEAR CONTRACTOR AMENITIES, ACCESS TO COMMUNICATIONS, FIRST AID, POTABLE WATER SUPPLY & TEMPORARY FIRE FIGHTING EQUIPMENT. DETERMINE EMERGENCY EVACUATION POINTS, ACCESS FOR EMERGENCY SERVICES & CONGREGATION AREAS. INFORM ALL PERSONS DURING THE SITE INDUCTION PROCESS. DISPLAY AFTER HOURS EMERGENCY CONTACT DETAILS IN A PROMINENT POSITION ON THE SITE.
SD4	OBTAIN ALL AVAILABLE INFORMATION OF THE EXISTING SITE OR BUILDING STRUCTURE PRIOR TO COMMENCEMENT ON SITE, INCLUDING HAZMAT REPORT, GEOTECHNICAL INVESTIGATION, DAL, BEFORE YOU DIG INFORMATION, BUILDING CONDITION REPORT OR THE LIKE. DETERMINE LOCATION OF HAZARDOUS & HAZARDOUS MATERIALS OR AREAS BY MEANS OF SUPPLIED INFORMATION AND DEMARCAE.
SD5	PRIOR TO UNDERTAKING THE FOLLOWING, NOTIFY ALL AFFECTED PARTIES, CONSULTANTS, CONTRACTORS, NEIGHBOURING PROPERTIES, BUILDING OCCUPANTS & STATUTORY AUTHORITIES OF COMMENCEMENT OF WORK, DELIVERY & HEAVY VEHICLE MOVEMENTS, SERVICE OUTAGES, DUST OR NOISE GENERATING ACTIVITIES, DEMOLITION, HAZARDOUS SUBSTANCES REMOVAL OR THE LIKE.
SD6	MAINTAIN A CLEAN AND TIDY SITE AT ALL TIMES TO REDUCE THE CHANCE OF SLIPS, TRIPS OR INJURY TO SITE OCCUPANTS. STOCKPILE MATERIALS & IMPLEMENT A DESIGNATED WASTE MANAGEMENT STRATEGY.
SD7	DETERMINE THE IMPACT OF THE WORKS ON PUBLIC ROADS, TRAFFIC OR PEDESTRIAN PATHS. IMPLEMENT MEASURES TO MITIGATE THIS IMPACT.
SD8	INSTALL TEMPORARY MEASURES OR CONSTRUCT PERMANENT BUILDING ELEMENTS THAT CONTRIBUTE TO SAFETY SUCH AS HANDRAILS AND TOE BOARDS, SCAFFOLDING, FALL ARREST SYSTEMS, FALLING OBJECT CONTROL, ACCESS STAIRS, WASTE CHUTES AND THE LIKE AS EARLY AS POSSIBLE. PROVIDE SAFETY BARRIERS AT EDGES OF OPENINGS AND ELEVATED AREAS.
SD9	REVIEW ADEQUACY OF WORKING SPACE AVAILABLE FOR CONSTRUCTION ACTIVITIES. ENSURE SEPARATION OF PLANT AND PERSONNEL ON SITE, INCLUDING MOVEMENTS OF BOTH. PROVIDE PROTECTION TO PERSONNEL FROM PLANT & EQUIPMENT IF NECESSARY.
SD10	LOCATE LIFTING SLEW AND LAYDOWN AREAS AWAY FROM REGULAR CONSTRUCTION TRAFFIC, LOAD STOCKPILES & HEAVY EQUIPMENT INCLUDING CRANES AWAY FROM BURIED SERVICES AND BUILDING BOUNDARIES. SEEK ADVICE FROM SUITABLY QUALIFIED GEOTECHNICAL OR STRUCTURAL ENGINEER PRIOR TO HEAVY SURFACE PLANT & EQUIPMENT OR STOCKPILING NEAR OPEN EXCAVATIONS OR RETAINING STRUCTURES.
SD11	ENSURE ISOLATION SAFE SYSTEMS OF WORK OR PROTECTIVE MEASURES ARE INSTALLED BEFORE WORKING NEAR LIVE ELECTRICAL OR BUILDING SERVICES INFRASTRUCTURE. PROVIDE PROTECTION OF EXISTING & NEW ELECTRICAL SYSTEMS DURING CONSTRUCTION.
SD12	OBTAIN PERMITS, GROUND SERVICES SEARCH, GEOTECHNICAL EXCAVATION & STRUCTURAL, OR CIVIL ENGINEER'S RECOMMENDATION PRIOR TO EXCAVATION GRATER THAN 1 METRE DEPTH OR ADJACENT EXISTING OR PROPOSED BUILDINGS, FOUNDATIONS, RETAINING WALLS OR STRUCTURES. MITIGATE RISK OF COLLAPSE DUE TO GROUND OR SURFACE WATER, OR UNSUITABLE SOIL CONDITIONS. WRITTEN RISK ASSESSMENTS AREA ADVISED FOR ACCESS TO OPEN EXCAVATIONS. PROVIDE ACCESS & EGRESS TO EXCAVATIONS APPROPRIATE IN CASE OF INUNDATION, COLLAPSE OR ENGULFMENT.
SD13	SEEK ADVICE FROM SUITABLY QUALIFIED STRUCTURAL ENGINEER IF PLANNING CRANE LIFTS OR HOIST INSTALLATION ON PARTIALLY ERECTED OR SUSPENDED STRUCTURES.
SD14	SEEK ADVICE FROM SUITABLY QUALIFIED STRUCTURAL ENGINEER BEFORE CORING, CHASING, CUTTING OR REMOVAL OF EXISTING OR NEW CONCRETE & REINFORCEMENT. INSTRUCT SERVICES CONTRACTORS UNDER NO CIRCUMSTANCES CAN STRUCTURAL MEMBERS BE CUT OR DRILLED TO ACCOMMODATE NEW SERVICES WITHOUT PRIOR WRITTEN APPROVAL FROM A SUITABLY QUALIFIED STRUCTURAL ENGINEER.
SD15	ESTABLISH LOCATIONS OF LIVE EMBEDMENT BEFORE CUTTING THROUGH SLABS, WALLS ETC.
SD16	DEVELOP STRUCTURAL STEELWORK, SUSPENDED CONCRETE, ROOF AND ELEVATED FRAME INSTALLATION SAFE WORK METHOD STATEMENT TO ELIMINATE & MINIMISE INSTALLATION RISKS PRIOR TO COMMENCEMENT AND HAVE A SUITABLY QUALIFIED ENGINEER REVIEW PRIOR TO ERECTION.
SD17	MINIMISE SITE BASED TREATMENTS (EG. WELDING, CUTTING, SPRAY PAINTING, GRIT BLASTING, HAZARDOUS MATERIALS AND CHEMICAL STORAGE). ENSURE ADEQUATE PROTECTION, SCREENING AND VENTILATION TO MINIMISE RISK TO PERSONNEL IF SITE TREATMENT IS UNAVOIDABLE.
SD18	AVOID WORKING IN CONFINED SPACES. IF CONFINED SPACES WORK CAN'T BE AVOIDED, PROVIDE A SAFE WORK METHOD STATEMENT ADDRESSING MITIGATION OF RISKS. PROVIDE ADEQUATE SIGNAGE TO TEMPORARY AND PERMANENT CONFINED SPACES TO AS 2865.
SD19	AVOID HOT WORKS ON SITE PARTICULARLY IN TIMBER FRAMED STRUCTURES. HOT WORKS TO COMPLY WITH REQUIRED PROCEDURES OR APPLICABLE HOT WORKS' PERMITS.
SD20	FACILITATE REGULAR SITE OCCUPATIONAL HEALTH & SAFETY INSPECTIONS BY THE CLIENT OR CLIENT'S REPRESENTATIVE TO MEET THE REQUIREMENTS OF THE CONTRACT AND CURRENT LEGISLATION. MAINTAIN A HARD COPY OF SITE OH&S RECORDS AND POLICIES ON SITE AT ALL TIMES.
SD21	OBTAIN A COPY OF THE FOLLOWING PROJECT SPECIFIC INFORMATION FROM THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK AND DISTRIBUTE TO RELEVANT PARTIES: - DAL, BEFORE YOU DIG - BUILDING CONDITION REPORT - SITE SURVEY - DESIGNER'S SAFETY AND RISK ASSESSMENT REPORT

DMN Assessor #16/1742	30 th November 2023	Reference: 437/2023
Evergreen Energy Consultants		
Email address: enquiries@evergreeneec.com.au	Ph: 1300 584 010	
Important Note for Development Applicants:		
<i>The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.</i>		
<i>Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Evergreen Energy Consultants.</i>		
<i>This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.</i>		

Thermal Performance Specifications					
External Wall Construction		Insulation	Colour (Solar Absorbance)		Detail
Fibro Cavity Panel Direct Fix		Anti-glare foil with bulk no gap R2.5	Light		
Brick Veneer		Anti-glare foil with bulk no gap R2.5	Medium		
Internal Wall Construction		Insulation	Detail		
Cavity wall, direct fix plasterboard, single gap		None			
Party Walls – Brick		None			
Ceiling Construction		Insulation	Detail		
Plasterboard with Timber		Bulk insulation R3.0	External ceilings		
Timber above Plasterboard		None	Internal ceilings		
Roof Construction		Insulation	Colour (Solar Absorbance)	Detail	
Colorbond		Bulk, reflective side down, no air gap above R1.3	Surfmist – 0.32	3°, 20° & 25° pitch	
Floor Construction		Insulation	Covering		
Concrete Slab on Ground		None	Carpet and Tiles		
Suspended Timber		Bulk insulation in contact with floor R1.0	Carpet and Tiles		
Windows	Glass and frame type	U Value	SHGC	Area m2	
GJA-001-10 A	Aluminium framed 50r Awning Windows Single Glazed	6.21	0.61		
GJA-011-12 A	Aluminium framed 60r Fixed Windows Single Glazed	5.90	0.77		
GJA-013-16 A	Aluminium framed 60r Sliding Windows Single Glazed	6.30	0.73		
GJA-070-16 A	Aluminium framed 60r Sliding Doors Single Glazed	6.21	0.70		
Tubular Skylights – Single Glazed Clear					
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.					
Fixed shading – Eaves		Width includes guttering, offset is distance above windows			
As drawn		Nominal only, refer to plan for detail			
Fixed shading – Other		Verandah to certain units only			
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences					
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:					
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1					
- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)					
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)					
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)					
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.					

195-197 Dibbs Street, East Lismore SUMMARY OF BASIX COMMITMENTS				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.				
WATER COMMITMENTS				
Fixtures				
Alternative Water – Central Water Tank 9,000L Connected To:				
All Toilets	One Outdoor Tap	Laundry W/M Cold Tap		
Fixtures				
3 Star Shower Heads	4 Star Toilet	4 Star Kitchen Taps	4 Star Basin Taps	
THERMAL COMFORT COMMITMENTS – Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	Electric heat pump – 15 to 20 STCs or better			
Cooling System	Living	None		
	Bedrooms	None		
Heating System	Living	None		
	Bedrooms	None		
Ventilation	Bathrooms	Fan ducted to roof/facade	Manual on/off	
	Kitchen	Fan ducted to roof/facade	Manual on/off	
	Laundry	Fan ducted to roof/facade	Manual on/off	
Natural Lighting	Window/Skylight in Kitchen	As Drawn		
	Window/Skylight in Bathrooms/Toilets	As Drawn		
Artificial Lighting (Primarily lit by fluoro or LED)	Number of bedrooms	All	Dedicated	Yes
	Number of Living/Dining rooms	All	Dedicated	Yes
	Kitchen	Yes	Dedicated	Yes
	All Bathrooms/Toilets	Yes	Dedicated	Yes
	Laundry	Yes	Dedicated	Yes
	All Hallways	Yes	Dedicated	Yes
OTHER COMMITMENTS				
Outdoor clothes line	Yes	Indoor or sheltered clothes drying line		No
Stove/Oven	Electric cooktop, electric oven			
Other				

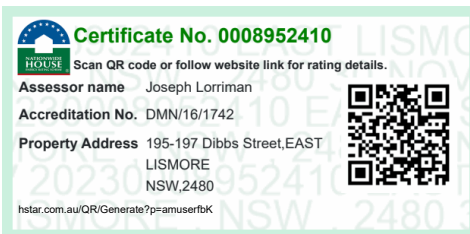


LOCATION PLAN
195 - 197 DIBBS ST, EAST LISMORE NSW 2480

MATERIAL FINISHES SCHEDULE

ABB.	ITEM	MATERIAL	FINISH	IMAGE
MRS1	ROOFING	METAL SHEETING	COLORBOND SURFMIST	
FB1	WALLS	FACE BRICK	PGH WHIRLWIND	
LWC1	WALLS	LIGHT WEIGHT CLADDING	HVG ZENTIL STANDING SEAM SURFMIST	
	WINDOW/DOORS	ALUMINIUM	WOODLAND GREY / SURFMIST	
AW1	SUNHOODS	ALUMINIUM	HEKAHOODS WOODLAND GREY / SURFMIST	

ABB.	ITEM	MATERIAL	FINISH	IMAGE
LB	FENCE	1200H FACE BRICK	FB1 / FB2	
F1	FENCE	FLAT PLATE STYLE FENCE (600H) WITH FACE BRICK BELOW	WOODLAND GREY	
F2	FENCE	1800 SOLID COLORBOND	WOODLAND GREY	
CON1	DRIVEWAY	CONCRETE	NATURAL GREY	
FC	FASCIA/EAVES	FIBRE CEMENT	WHITE	
EG1	GUTTERS	COLORBOND	SURFMIST	



ARCHITECT'S IMPRESSION ONLY FROM CORNER OF DIBBS STREET + WALLACE PLACE

REV	DATE	DESCRIPTION	BY	CHK
C	08.08.2023	FOR CONSULTANT COORDINATION	SL	DF
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H	23.10.2023	FOR DEVELOPMENT APPROVAL	SL	
I	20.11.2023	FOR DEVELOPMENT APPROVAL	LK	
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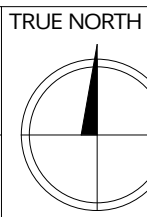
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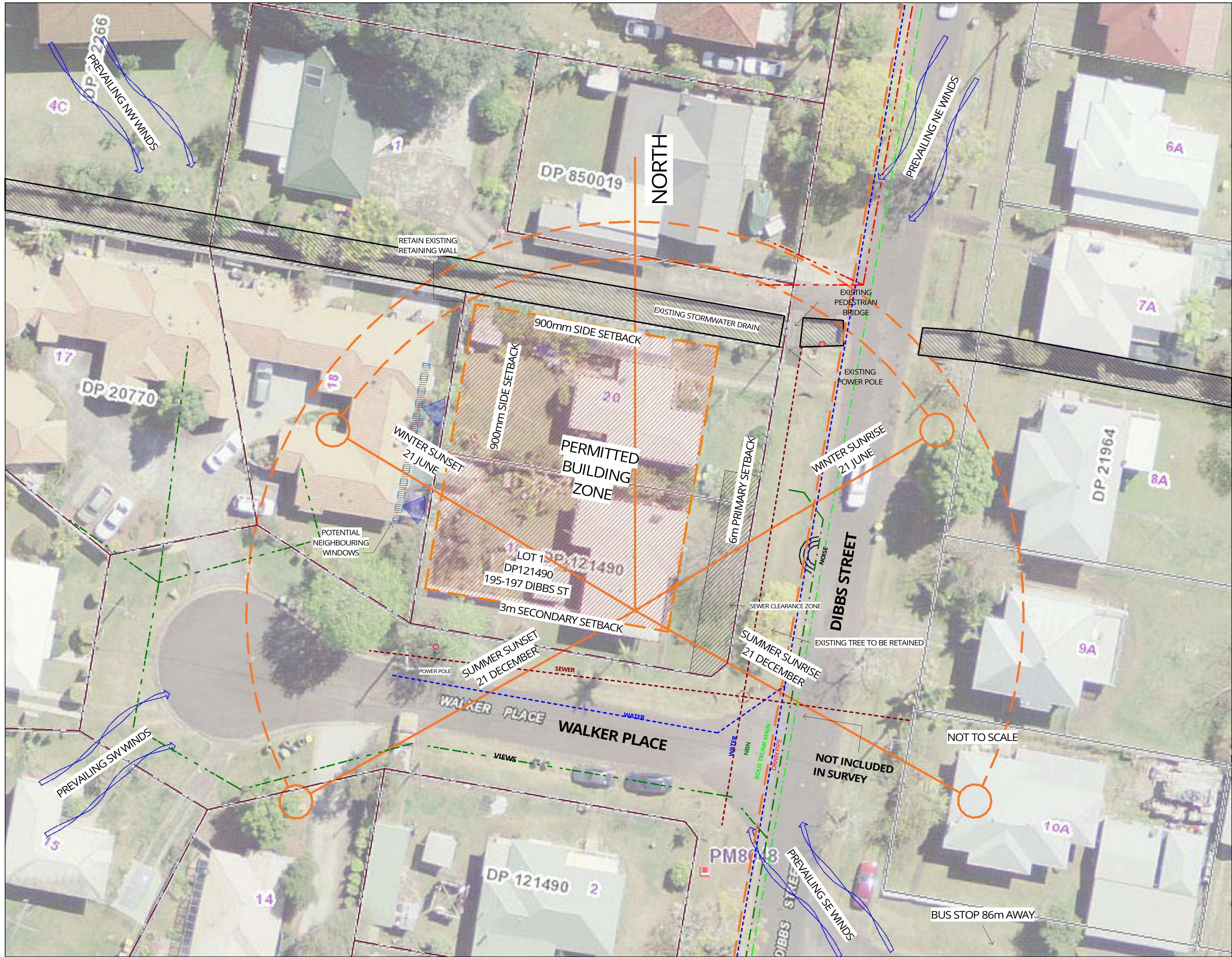
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newcastle@webberarchitects.com
Suite 206, 9 Clarke Street Crows Nest NSW 2056
sydney@webberarchitects.com

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COVERSHEET
LAND AND HOUSING CORPORATION
MULTI-DWELLING HOUSING
195 - 197 DIBBS ST EAST LISMORE NSW 2480
COMMENCEMENT DATE: 07.07.2022 SCALE

SHEET NUMBER: 2882 / 0101 / I





VIEW 1 : WEST FACING FROM DIBBS ST

VIEW 2 : NORTH FACING FROM WALKER PLACE



VIEW 3 : EAST FACING FROM DIBBS ST

VIEW 2 : SOUTH WEST FACING FROM DIBBS ST



EXISTING SITE & DWELLINGS DASHED RED. PROPOSED BUILDINGS IN GREEN.

BLOCK ANALYSIS PLAN
NOT TO SCALE

SERVICES LEGEND			
	WATER AUTHORITY CLEARANCE ZONE		SEWER MANHOLE
	SEWER		HYDRANT
	WATER		STOP VALVE
	NBN		POWER POLE
	GAS		TELSTRA PIT/ NBN
	OVERHEAD POWER		
	DRAIN PIPE		
	ROUS TRUNK MAIN		

1 SITE ANALYSIS PLAN SCALE 1:200

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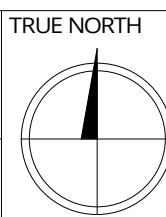
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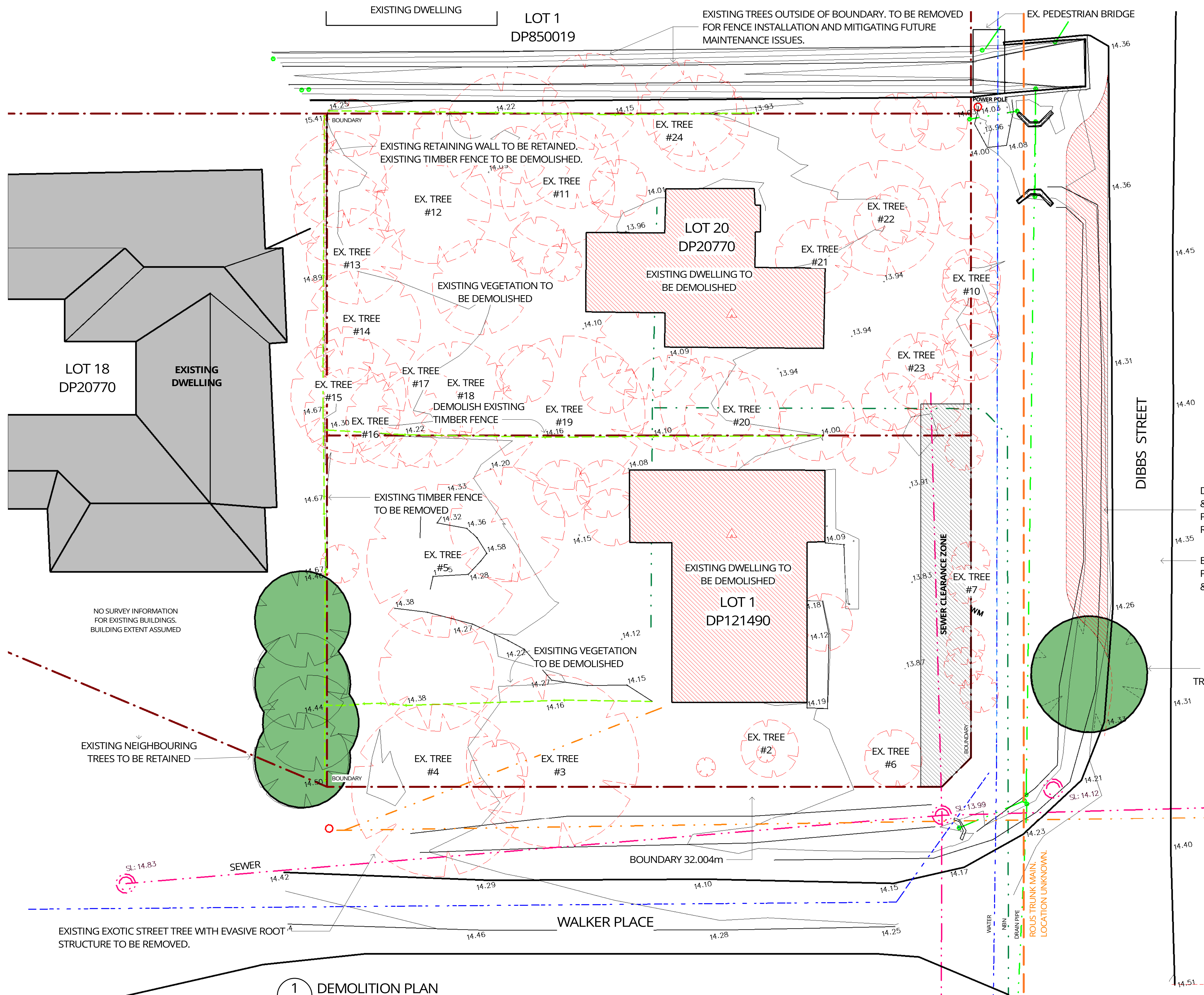
SITE & BLOCK ANALYSIS
LAND AND HOUSING CORPORATION
MULTI-DWELLING HOUSING
195 - 197 DIBBS ST EAST LISMORE NSW 2480

COMMENCEMENT DATE: 07.07.2022

SCALE 1:200 @ A1
0 2000 4000 6000 8000 10000mm



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NOTE:
1. PARTIAL SURVEY INFORMATION ONLY PROVIDED FOR NEIGHBOURING STRUCTURES
2. EXISTING SERVICES TO BE CAPPED AND DISCONNECTED BEFORE DEMOLITION
3. REFER TO DETAILED SURVEY BY RPS AUSTRALIA EAST PTY LTD DATED 08.06.2022

LEGEND

	WATER AUTHORITY CLEARANCE ZONE		SEWER MANHOLE
	SEWER		HYDRANT
	WATER		STOP VALVE
	NBN		POWER POLE
	N/A		TELSTRA PIT/ NBN
	GAS		ROUS TRUNK MAIN (LOCATION UNKNOWN)
	OVERHEAD POWER		
	DRAIN PIPE		
	ROUS TRUNK MAIN		

DEMO EXISTING KERB & GUTTER TO SUIT PROPOSED ROADWORKS
EXISTING ROAD PAVEMENT NO. KERB & GUTTER TO SIZE
EXISTING STREET TREE TO BE RETAINED

NOTE: REFER TO ARBORIST REPORT FOR TREE NUMBERS

1 DEMOLITION PLAN
SCALE 1 : 100

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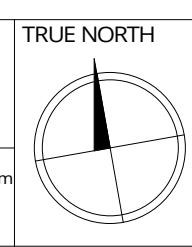
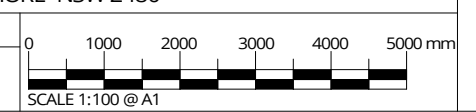
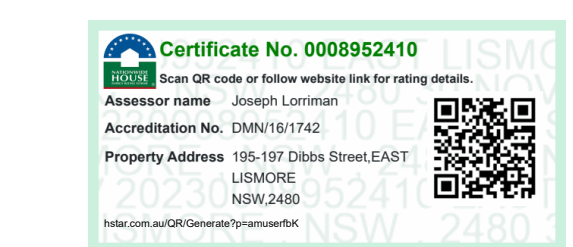
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DEMOLITION PLAN
LAND AND HOUSING CORPORATION
MULTI-DWELLING HOUSING
195 - 197 DIBBS ST EAST LISMORE NSW 2480
COMMENCEMENT DATE: 07.07.2022





Certificate No. 0008952410
Assessor name: Joseph Lomman
Accreditation No. 0008952410
Property Address: 195-197 DIBBS STREET EAST
LISMORE
NSW 2480
Refer to the RPS Australia East Pty Ltd DATED 08.06.2022



EXISTING GARAGE
191 DIBBS ST
LOT 1
DP850019

ROUS COUNTY COUNCIL 600mm DIAMETER
TRUNK MAIN. LOCATION & DEPTH UNKNOWN.
SERVICE LOCATOR REQUIRED.

PROPOSED DEVELOPMENT - STORMWATER DRAIN CHANNEL

OPENING IN KERB FOR
OVERLAND FLOW

100° 01' 40"

33.53 m

100° 00' 50"

18.29 m

14.42

14.64

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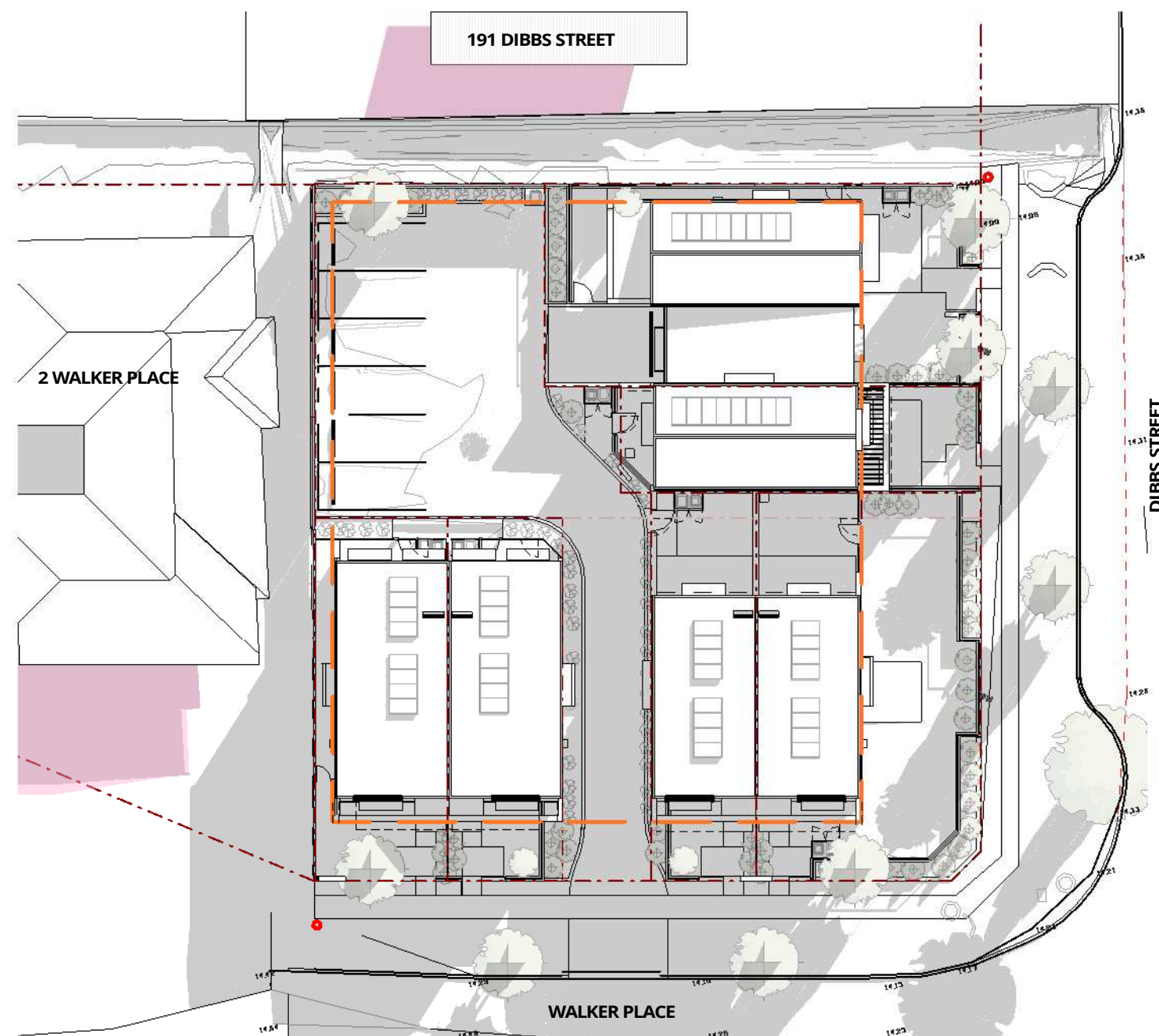
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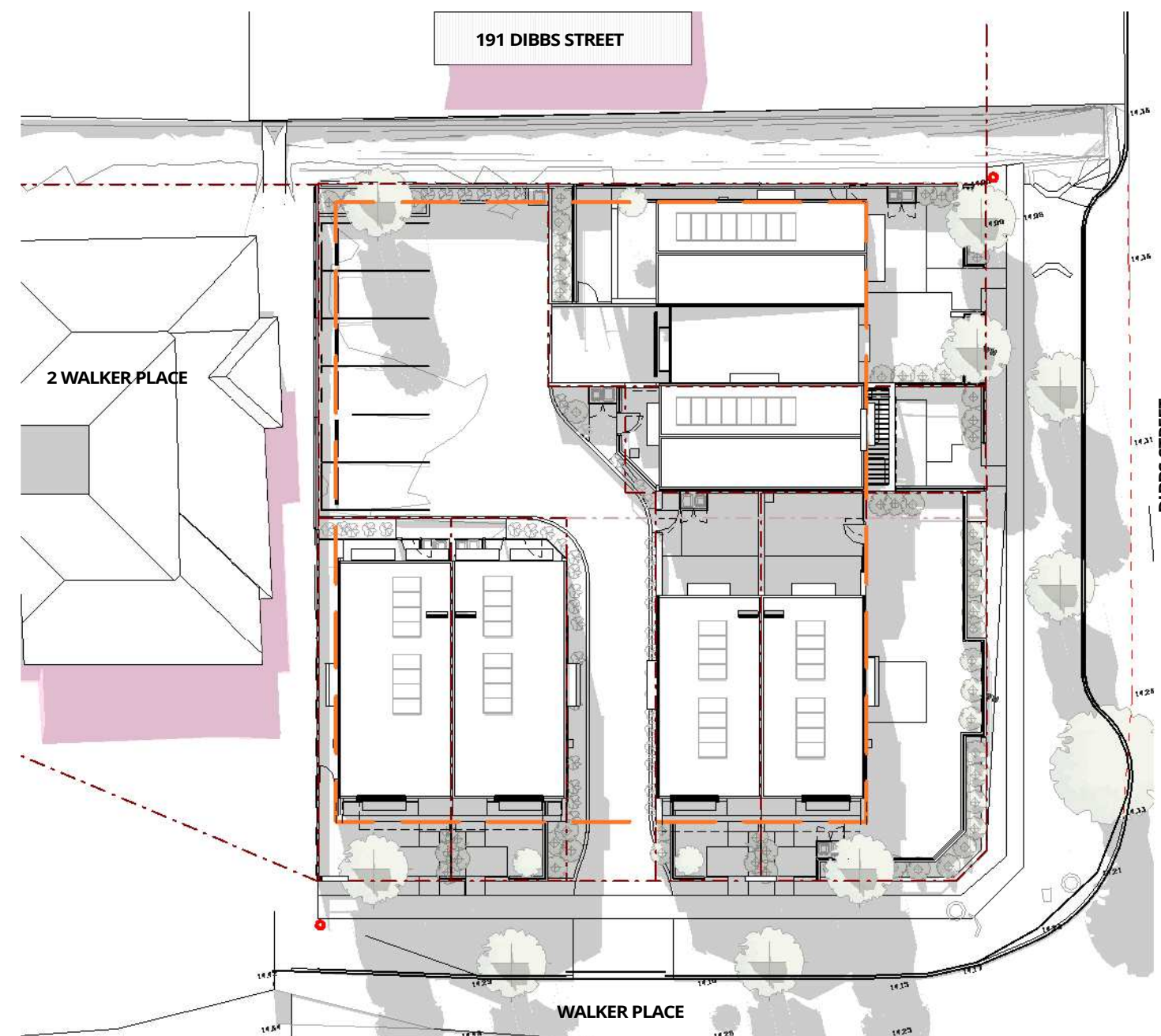
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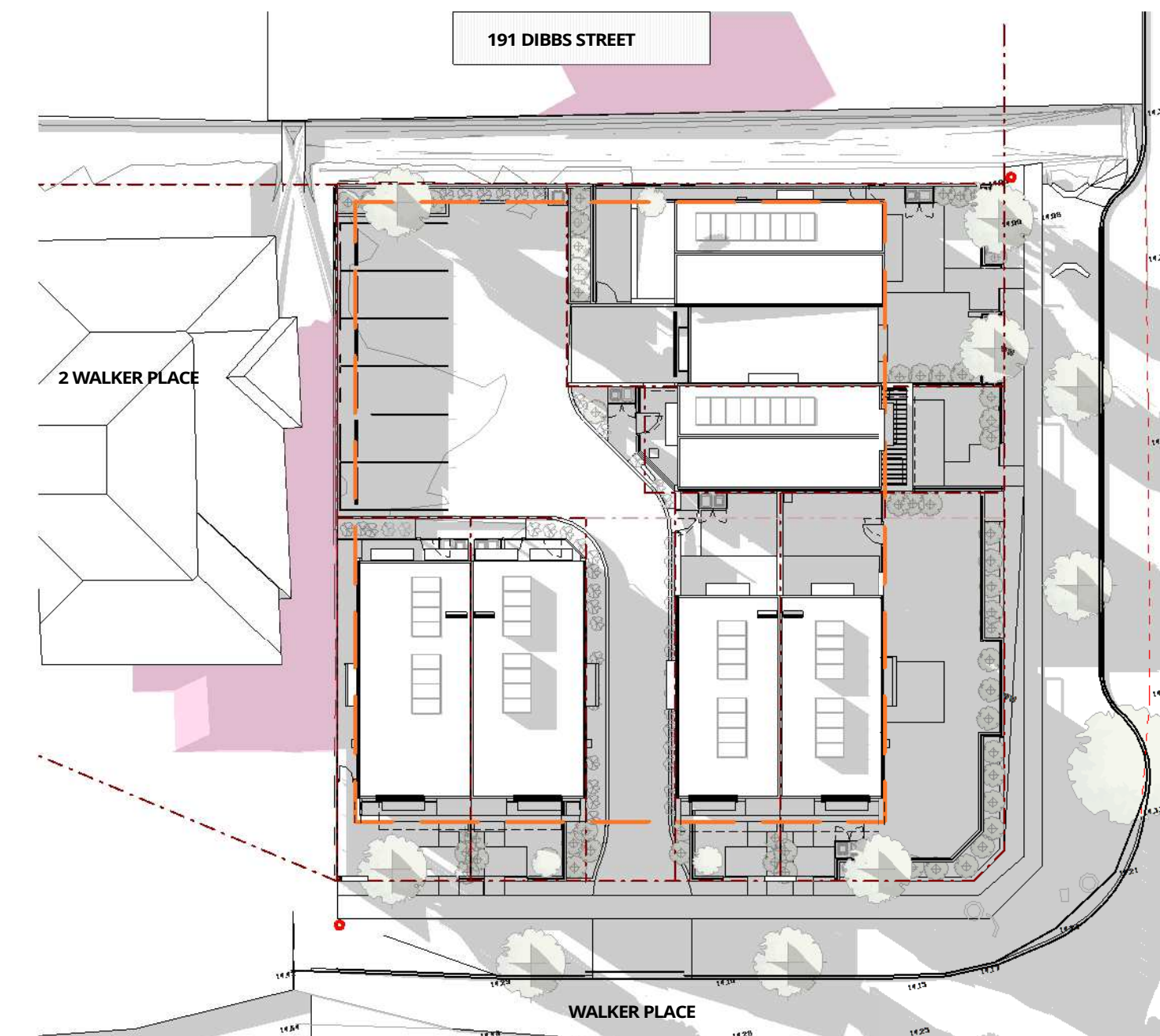
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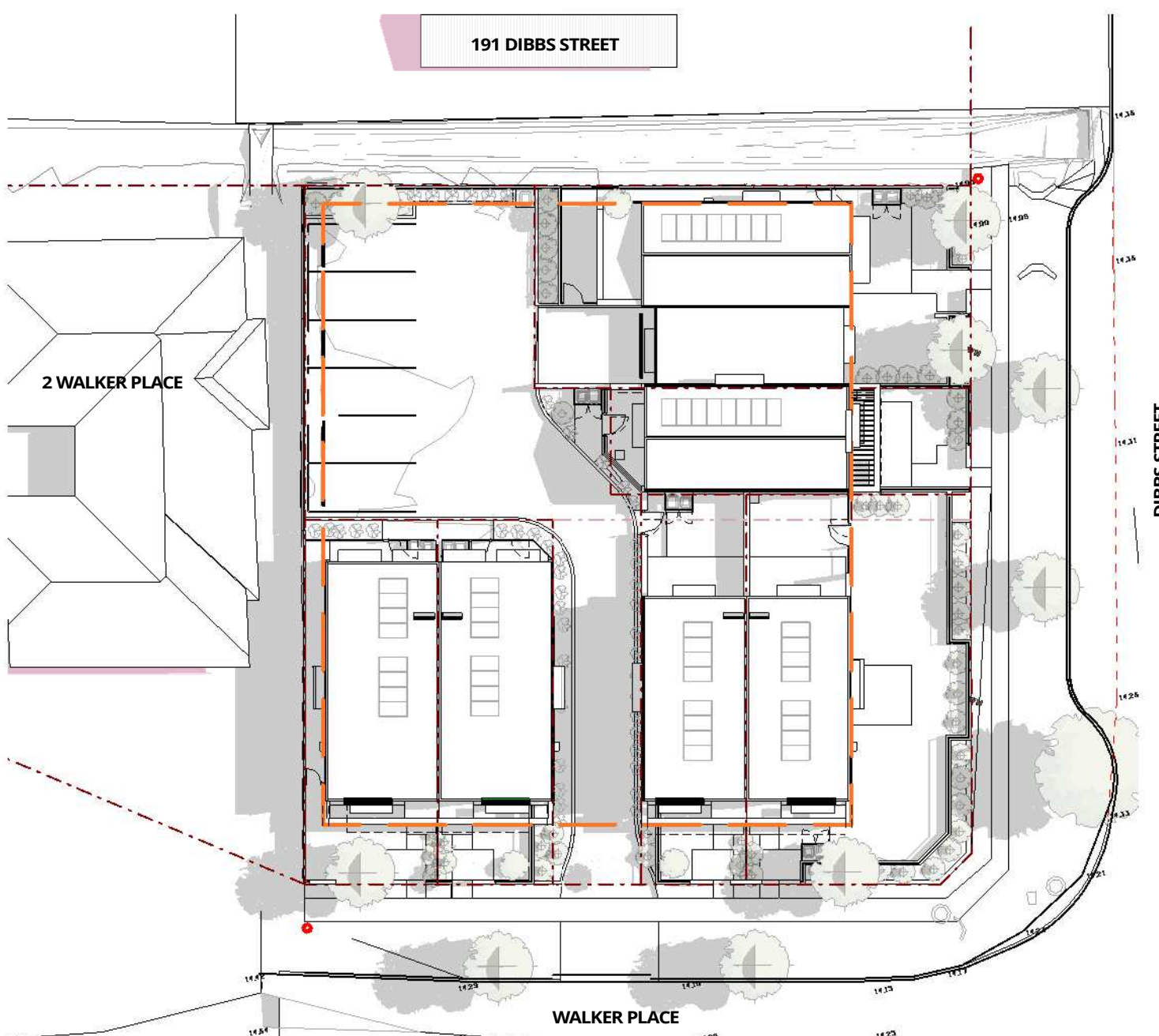
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SCALE 1 : 300



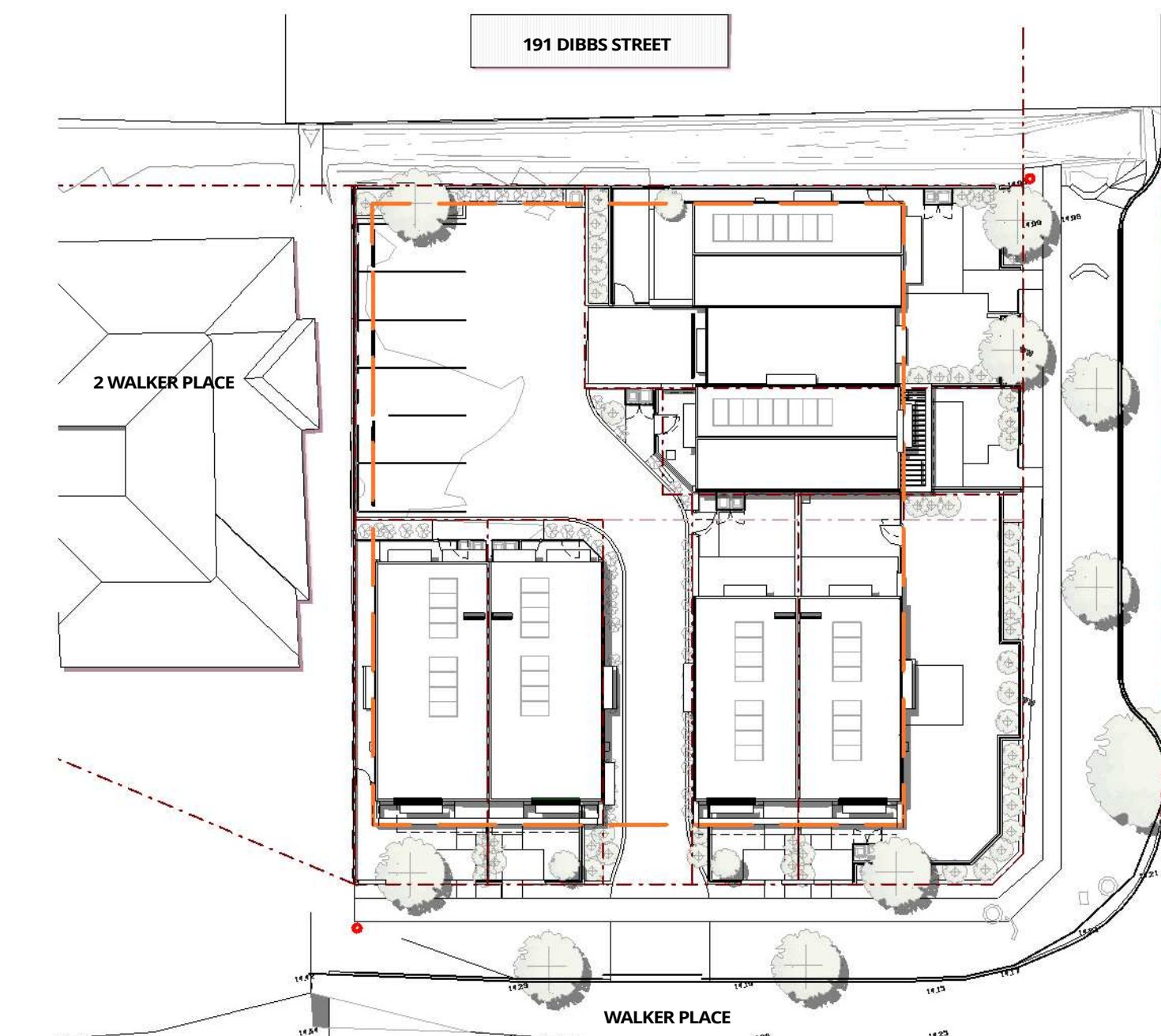
2 SHADOW DIAGRAM - JUNE 12PM
SCALE 1 : 300



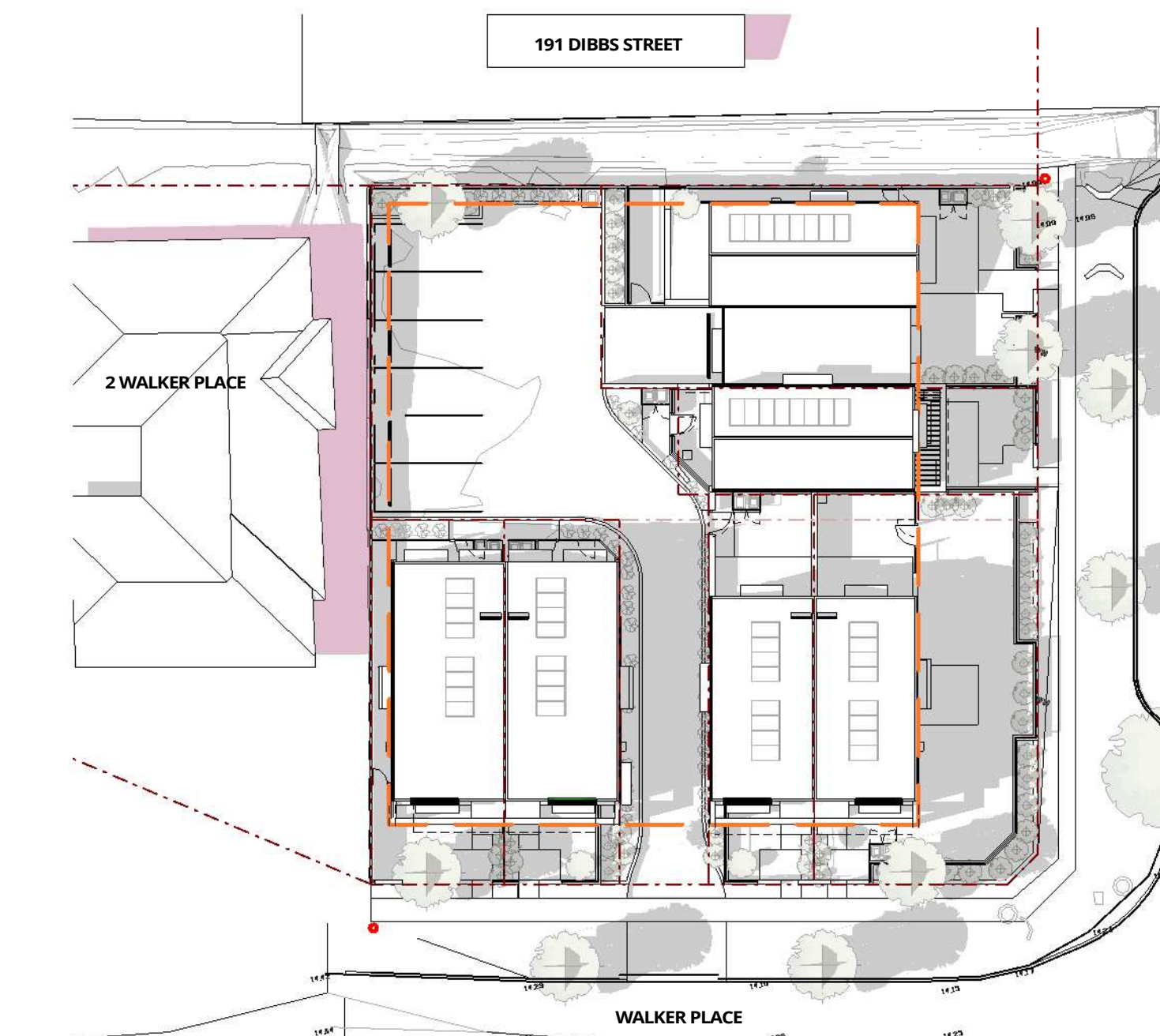
3 SHADOW DIAGRAM - JUNE 3PM
SCALE 1 : 300



6 SHADOW DIAGRAM - DEC 9AM
SCALE 1 : 300



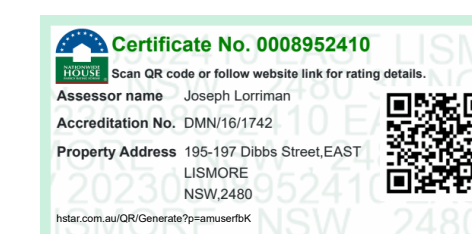
7 SHADOW DIAGRAM - DEC 12PM
SCALE 1 : 300



5 SHADOW DIAGRAM - DEC 3PM
SCALE 1 : 300

LEGEND

- GREY AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT
- PINK AREA INDICATES SHADOWS CAST BY NEIGHBOURS



REV	DATE	DESCRIPTION	BY	CHK
C	08.08.2022	FOR CONSULTANT COORDINATION	SL	DF
D	15.08.2023	FOR CONSULTANT COORDINATION	SL	
E	31.08.2023	FOR CLIENT COST ESTIMATE	LK	
F	15.09.2023	FOR DEVELOPMENT APPROVAL	LK	
G	26.09.2023	FOR DEVELOPMENT APPROVAL	LK	
H	23.10.2023	FOR DEVELOPMENT APPROVAL	SL	
I	20.11.2023	FOR DEVELOPMENT APPROVAL	LK	

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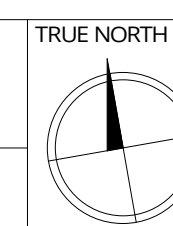
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SHADOW DIAGRAMS
LAND AND HOUSING CORPORATION
MULTI-DWELLING HOUSING
195 - 197 DIBBS ST EAST LISMORE NSW 2480
COMMENCEMENT DATE: 07.07.2022
SCALE: As indicated @ A1



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ABBREVIATIONS LEGEND

AC	AIR CONDITIONING
CL1	CLOTHES LINE - TYPE 1
CPT1	CARPET - TYPE 1
DP1	DOWNPIPE - TYPE 1
F1	FENCE - TYPE 1
FT1	FLOOR TILES - TYPE 1
FT2	FLOOR TILES - TYPE 2
HWS	HOT WATER SYSTEM
LB	LETTER BOX
RWT	RAIN WATER TANK

NOTE:

- PARTIAL SURVEY INFORMATION ONLY PROVIDED FOR NEIGHBOURING STRUCTURES
- EXISTING SERVICES TO BE CAPPED AND DISCONNECTED BEFORE DEMOLITION
- REFER TO DETAILED SURVEY BY RPS AUSTRALIA EAST PTY LTD DATED 08.06.2022
- ALL ENTRY DOORS TO INCLUDE A THRESHOLD RAMP TO MEET AS 1428.1
- REFER TO DEMOLITION PLAN FOR TREES & BUILDINGS REMOVED
- REFER TO LANDSCAPE ARCHITECTS DOCS FOR PLANTINGS DETAILS

Certificate No. 0008952410

Scan QR code or follow website link for rating details.

Assessor name: Joseph Lortman

Accreditation No.: (04/01/161742)

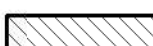
Property Address: 195-197 Dibbs Street, EAST LISMORE

NSW 2480

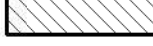
Public works and/or Construction by owner only



LEGEND



WATER AUTHORITY CLEARANCE ZONE



SEWER



WATER



NBN



GAS



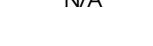
OVERHEAD POWER



DRAIN PIPE



ROUS TRUNK MAIN



N/A



SEWER MANHOLE



HYDRANT



STOP VALVE



POWER POLE



TELSTRA PIT / NBN



ROUS TRUNK MAIN (LOCATION UNKNOWN)

1 FLOOR PLAN - GROUND

SCALE 1 : 100

REV	DATE	DESCRIPTION	BY	CHK
D	15.08.2022	FOR CONSULTANT COORDINATION	SL	
E	31.08.2022	FOR CLIENT COST ESTIMATE	LK	
F	15.09.2022	FOR DEVELOPMENT APPROVAL	LK	
G	21.09.2022	FOR BASIX	LK	
H	26.09.2022	FOR DEVELOPMENT APPROVAL	LK	
I	23.10.2022	FOR DEVELOPMENT APPROVAL	SL	
J	20.11.2022	FOR DEVELOPMENT APPROVAL	LK	

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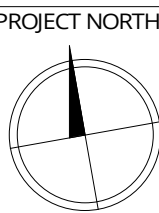
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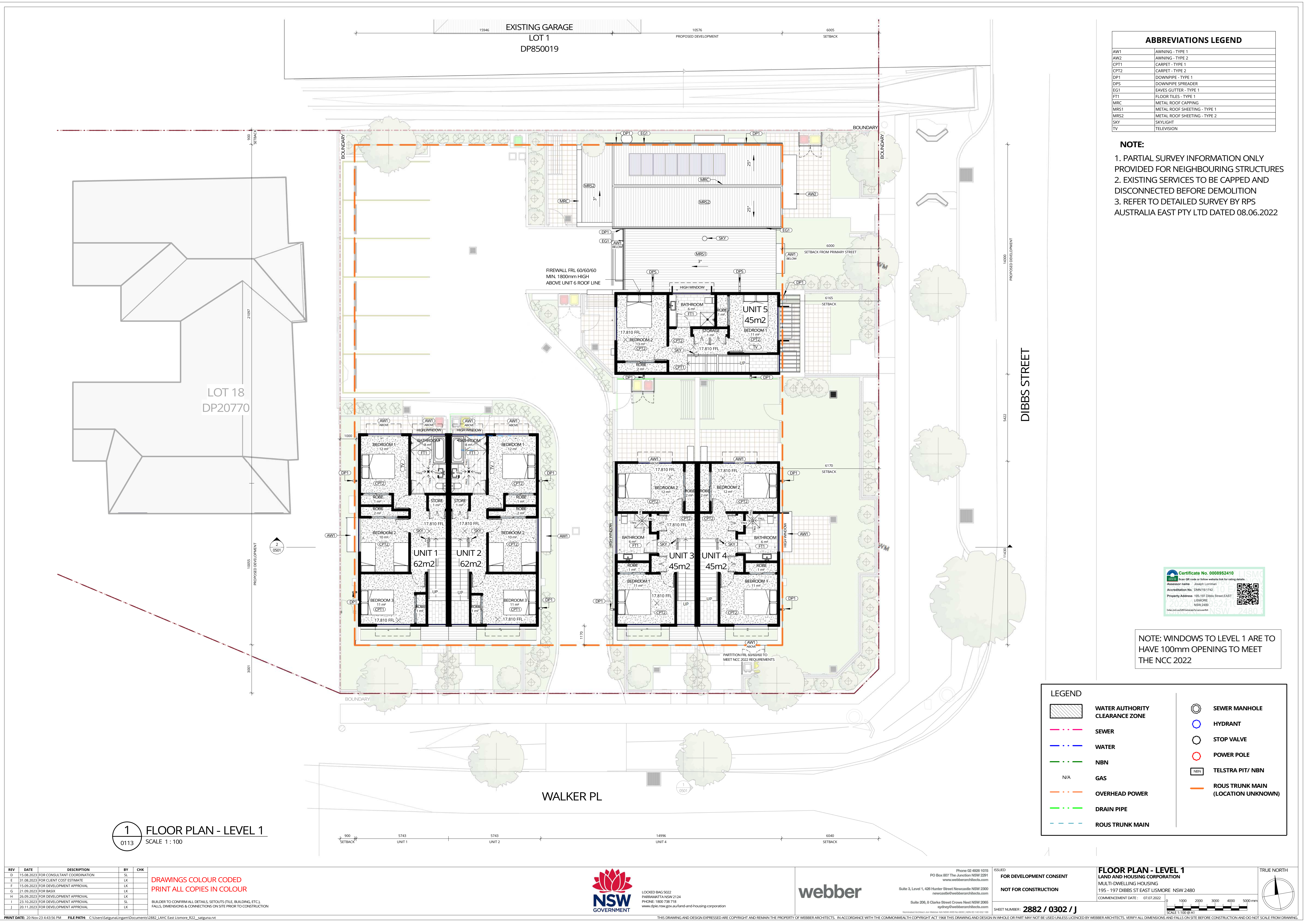
FLOOR PLAN - GROUND
LAND AND HOUSING CORPORATION
MULTI-DWELLING HOUSING
195 - 197 DIBBS ST EAST LISMORE NSW 2480

COMMENCEMENT DATE: 07.07.2022

SCALE 1:100 @ A1



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ABBREVIATIONS LEGEND	
AW1	AWNING - TYPE 1
AW2	AWNING - TYPE 2
CPT1	CARPET - TYPE 1
CPT2	CARPET - TYPE 2
DP1	DOWNPIPE - TYPE 1
DPS	DOWNPIPE SPREADER
EG1	EAVES GUTTER - TYPE 1
FT1	FLOOR TILES - TYPE 1
MRC	METAL ROOF CAPPING
MRS1	METAL ROOF SHEETING - TYPE 1
MRS2	METAL ROOF SHEETING - TYPE 2
SKY	SKYLIGHT
TV	TELEVISION

NOTE:

1. PARTIAL SURVEY INFORMATION ONLY PROVIDED FOR NEIGHBOURING STRUCTURES
2. EXISTING SERVICES TO BE CAPPED AND DISCONNECTED BEFORE DEMOLITION
3. REFER TO DETAILED SURVEY BY RPS AUSTRALIA EAST PTY LTD DATED 08.06.2022

NOTE: WINDOWS TO LEVEL 1 ARE TO HAVE 100mm OPENING TO MEET THE NCC 2022



LEGEND

	WATER AUTHORITY CLEARANCE ZONE		SEWER MANHOLE
	SEWER		HYDRANT
	WATER		STOP VALVE
	NBN		POWER POLE
	N/A		TELSTRA PIT/ NBN
	GAS		ROUS TRUNK MAIN (LOCATION UNKNOWN)
	OVERHEAD POWER		
	DRAIN PIPE		
	ROUS TRUNK MAIN		

1 FLOOR PLAN - LEVEL 1
0113 SCALE 1 : 100

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F	15.09.2022	FOR DEVELOPMENT APPROVAL	LK	
G	21.09.2022	FOR BASIX	LK	
H	26.09.2022	FOR DEVELOPMENT APPROVAL	LK	
I	23.10.2022	FOR DEVELOPMENT APPROVAL	SL	
J	20.11.2022	FOR DEVELOPMENT APPROVAL	LK	

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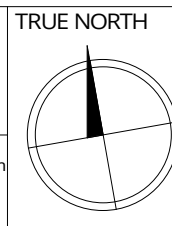
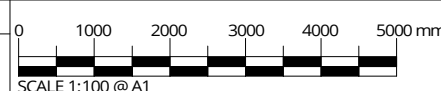
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FLOOR PLAN - LEVEL 1
LAND AND HOUSING CORPORATION
MULTI-DWELLING HOUSING
195 - 197 DIBBS ST EAST LISMORE NSW 2480
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LOT 1
DP850019

STORMWATER DRAIN CHANNEL

ABBREVIATIONS LEGEND

AW1	AWNING - TYPE 1
DP1	DOWNPIPE - TYPE 1
DPS	DOWNPIPE SPREADER
EG1	EAVES GUTTER - TYPE 1
MRC	METAL ROOF CAPPING
MRS1	METAL ROOF SHEETING - TYPE 1
MRS2	METAL ROOF SHEETING - TYPE 2
PVS	PHOTOVOLTAIC SOLAR PANELS
SKY	SKYLIGHT

NOTE:

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LOT 18
DP20770

DIBBS STREET

WALKER PLACE

1 ROOF PLAN

SCALE 1 : 100

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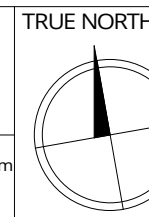
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ROOF PLAN
LAND AND HOUSING CORPORATION
MULTI-DWELLING HOUSING
195 - 197 DIBBS ST EAST LISMORE NSW 2480

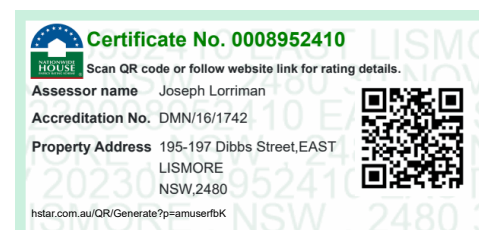
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D	15.08.2023	FOR CONSULTANT COORDINATION	SL	
E	31.08.2023	FOR CLIENT COST ESTIMATE	LK	
F	15.09.2023	FOR DEVELOPMENT APPROVAL	LK	
G	26.09.2023	FOR DEVELOPMENT APPROVAL	LK	
H	23.10.2023	FOR DEVELOPMENT APPROVAL	SL	
I	20.11.2023	FOR DEVELOPMENT APPROVAL	LK	

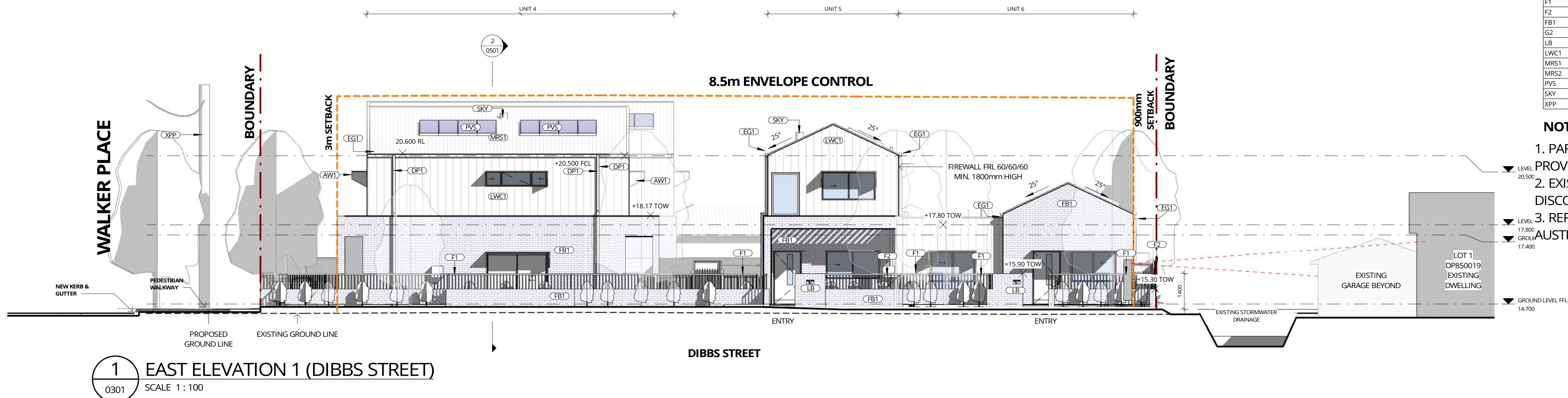
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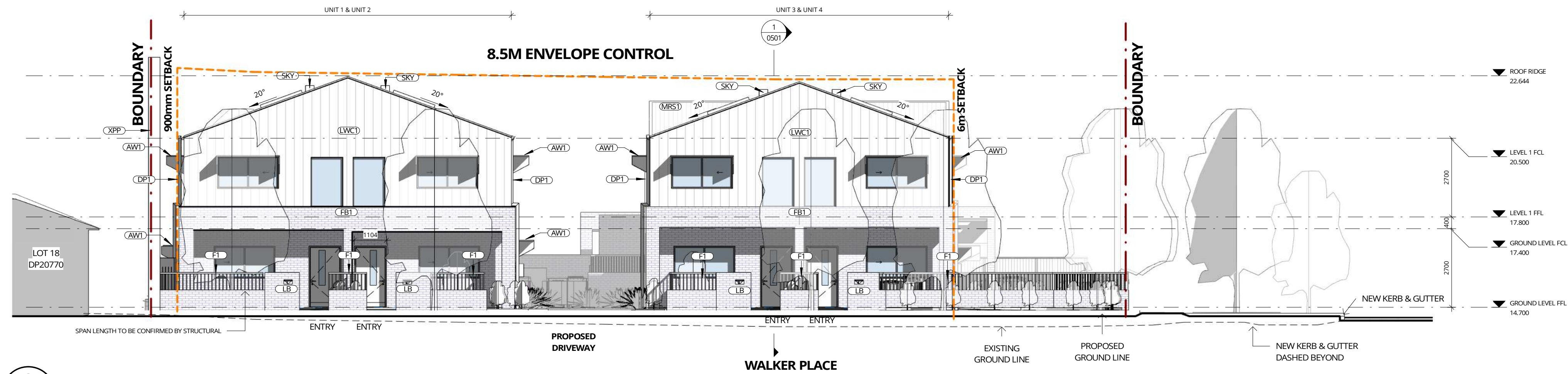
ABBREVIATIONS LEGEND	
AW1	AWNING - TYPE 1
BW1	BRICK WALL - TYPE 1
DP1	DOWNPIPE - TYPE 1
EG1	EAVES GUTTER - TYPE 1
F1	FENCE - TYPE 1
F2	FENCE - TYPE 2
FB1	FACE BRICK - TYPE 1
G2	GATE - TYPE 2
LB	LETTER BOX
LWC1	LIGHT WEIGHT CLADDING - TYPE 1
MRS1	METAL ROOF SHEETING - TYPE 1
MRS2	METAL ROOF SHEETING - TYPE 2
PVS	PHOTOVOLTAIC SOLAR PANELS
SKY	SKYLIGHT
XPP	EXISTING POWER POLE

NOTE:

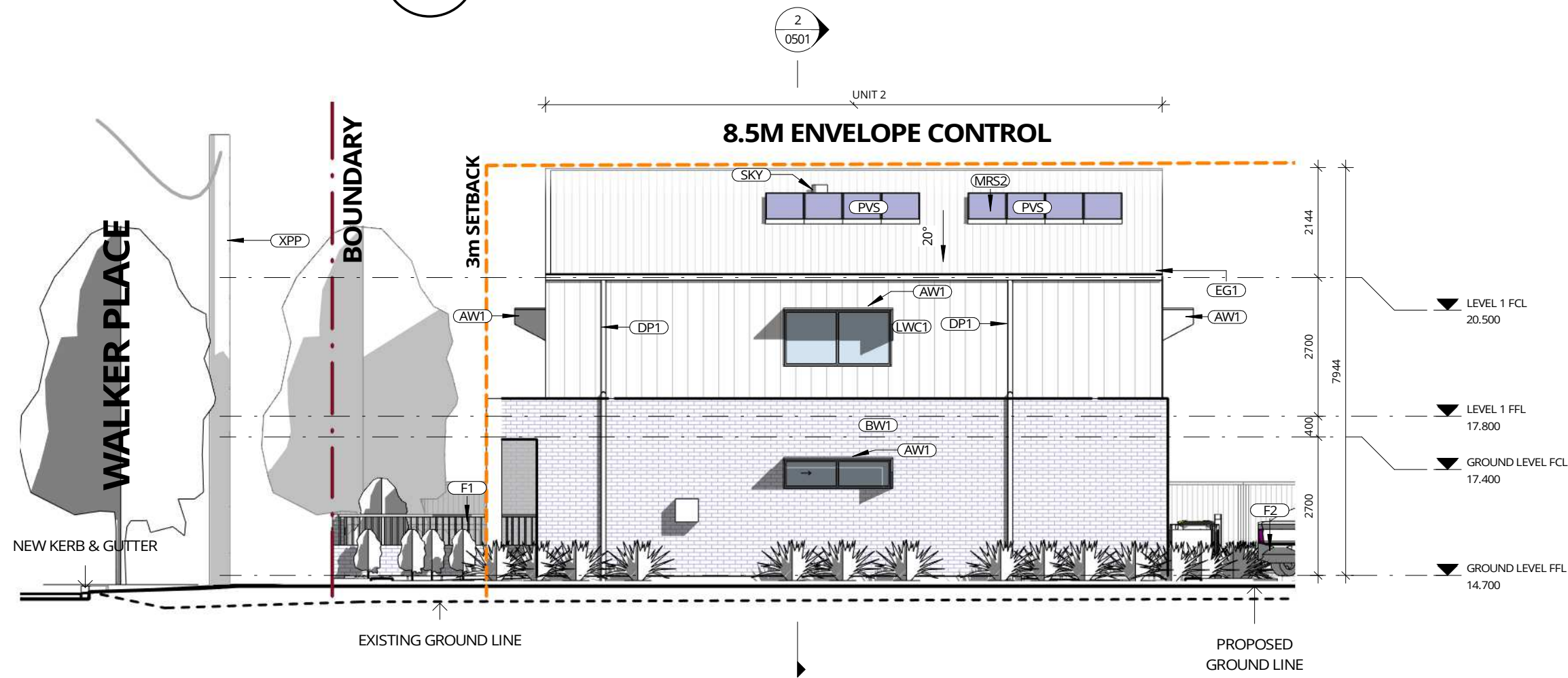
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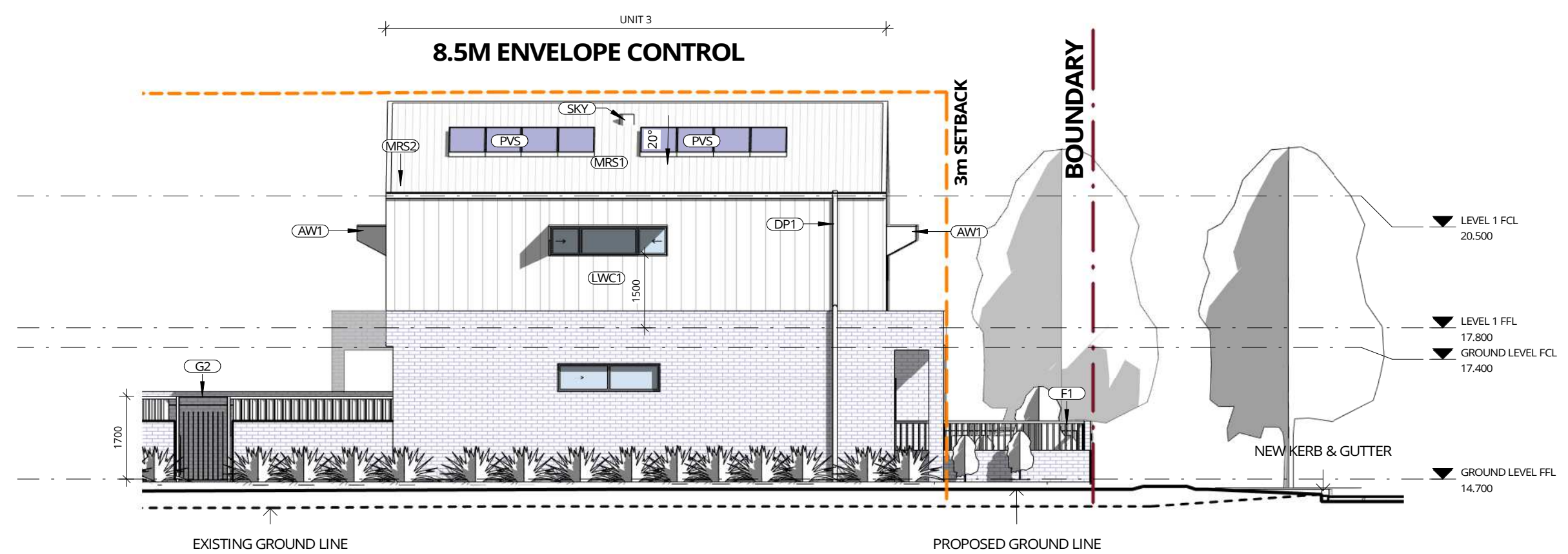
1 EAST ELEVATION 1 (DIBBS STREET)
0301 SCALE 1 : 100



2 SOUTH ELEVATION (WALKER PLACE)
0301 SCALE 1 : 100



3 EAST ELEVATION 2 - UNIT 2
0301 SCALE 1 : 100



4 WEST ELEVATION 1 - UNIT 4
SCALE 1 : 100

WALKER PLACE

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E	31.08.2023	FOR CLIENT COST ESTIMATE	LK	
F	15.09.2023	FOR DEVELOPMENT APPROVAL	LK	
G	26.09.2023	FOR DEVELOPMENT APPROVAL	LK	
H	23.10.2023	FOR DEVELOPMENT APPROVAL	SL	
I	20.11.2023	FOR DEVELOPMENT APPROVAL	LK	

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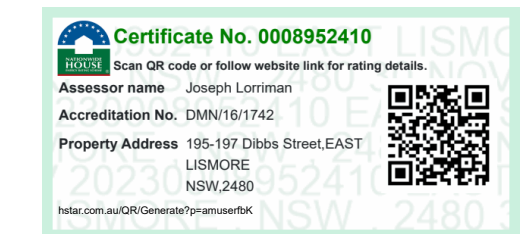
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SHEET NUMBER: 2882 / 0401 / 1

ELEVATIONS - SHEET 1
LAND AND HOUSING CORPORATION
MULTI-DWELLING HOUSING
195 - 197 DIBBS ST EAST LISMORE NSW 2480

COMMENCEMENT DATE: 07.07.2022



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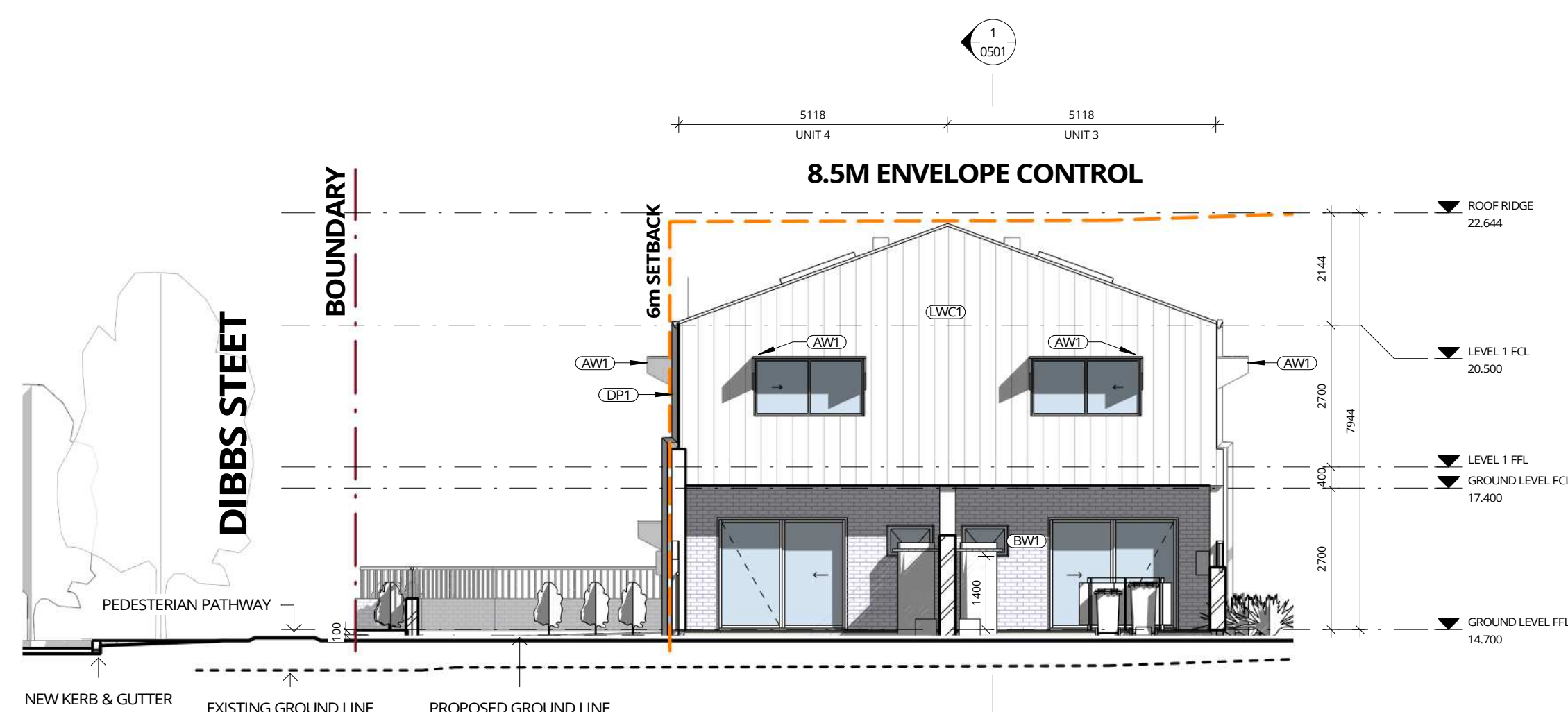
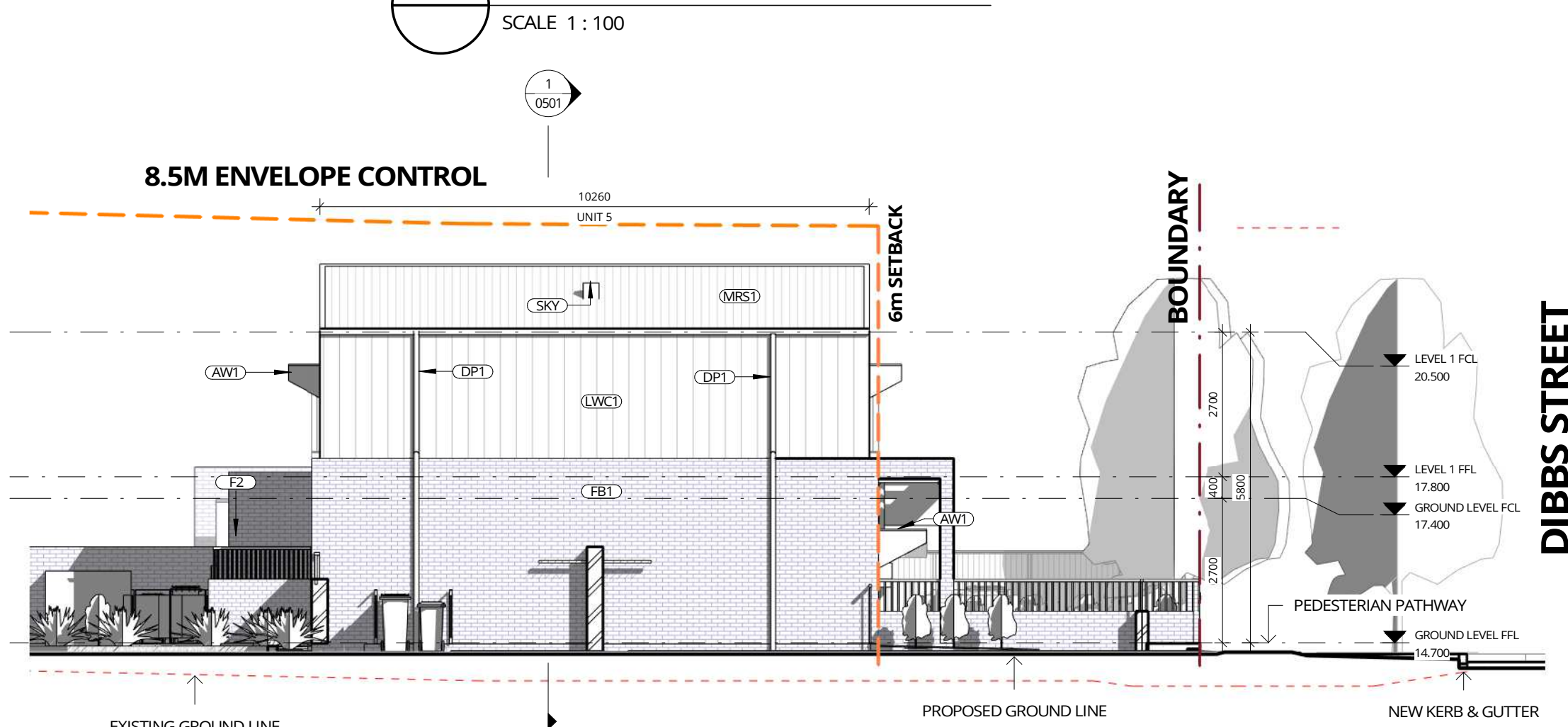
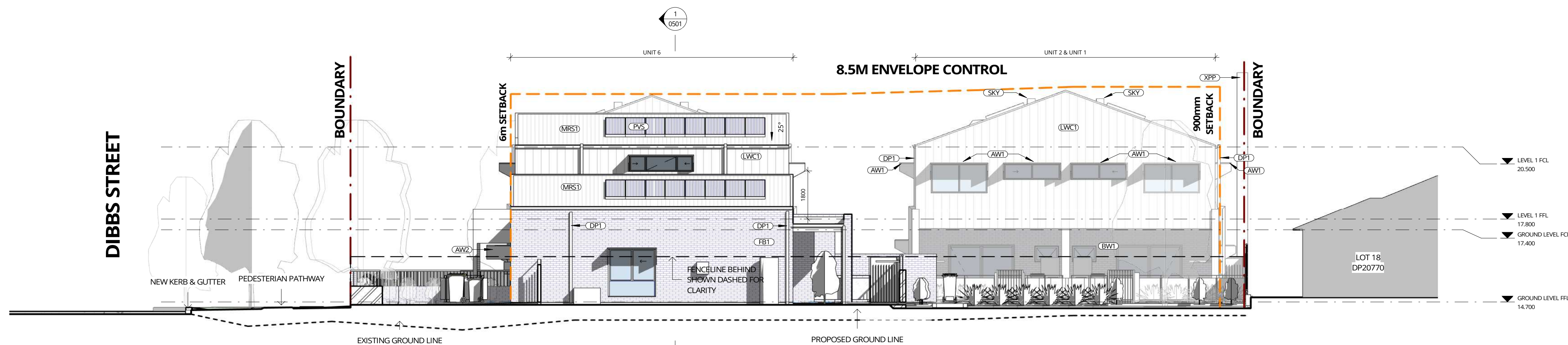
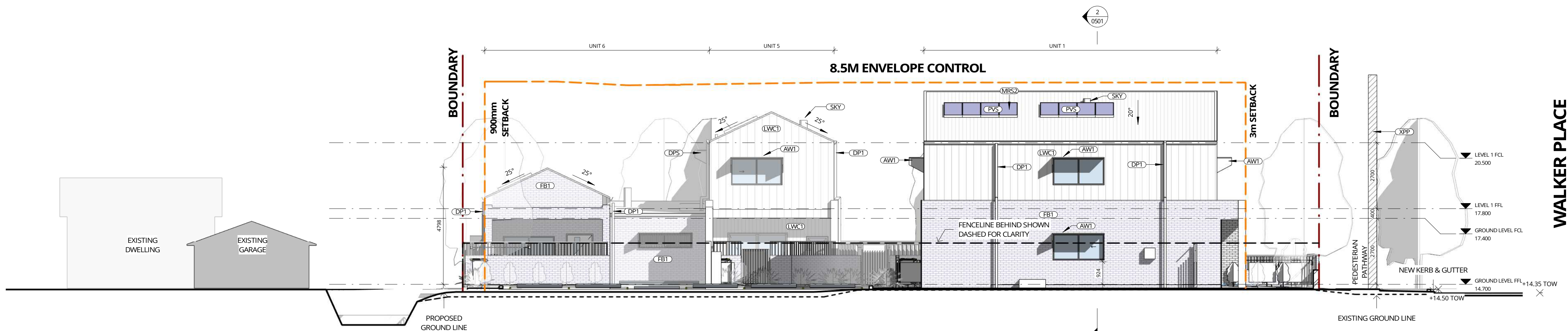
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ABBREVIATIONS LEGEND

AW1	AWNING - TYPE 1
AW2	AWNING - TYPE 2
BW1	BRICK WALL - TYPE 1
DP1	DOWNPIPE - TYPE 1
DP5	DOWNPIPE SPREADER
F2	FENCE - TYPE 2
FB1	FACE BRICK - TYPE 1
LWC1	LIGHT WEIGHT CLADDING - TYPE 1
MRS1	METAL ROOF SHEETING - TYPE 1
MRS2	METAL ROOF SHEETING - TYPE 2
PVS	PHOTOVOLTAIC SOLAR PANELS
SKY	SKYLIGHT
XPP	EXISTING POWER POLE

NOTE:

1. PARTIAL SURVEY INFORMATION ONLY PROVIDED FOR NEIGHBOURING STRUCTURES
2. EXISTING SERVICES TO BE CAPPED AND DISCONNECTED BEFORE DEMOLITION
3. REFER TO DETAILED SURVEY BY RPS AUSTRALIA EAST PTY LTD DATED 08.06.2022



REV	DATE	DESCRIPTION	BY	CHK
C	08.08.2022	FOR CONSULTANT COORDINATION	SL	DF
D	15.08.2023	FOR CONSULTANT COORDINATION	SL	DF
E	31.08.2023	FOR CLIENT COST ESTIMATE	LK	
F	15.09.2023	FOR DEVELOPMENT APPROVAL	LK	
G	26.09.2023	FOR DEVELOPMENT APPROVAL	LK	
H	23.10.2023	FOR DEVELOPMENT APPROVAL	SL	
I	20.11.2023	FOR DEVELOPMENT APPROVAL	LK	

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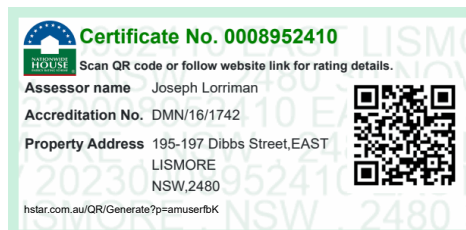
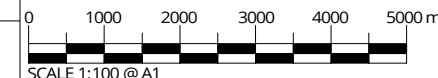
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SHEET NUMBER: **2882 / 0402 / 1**

ELEVATIONS - SHEET 2
LAND AND HOUSING CORPORATION
MULTI-DWELLING HOUSING
195 - 197 DIBBS ST EAST LISMORE NSW 2480

COMMENCEMENT DATE: 07.07.2022



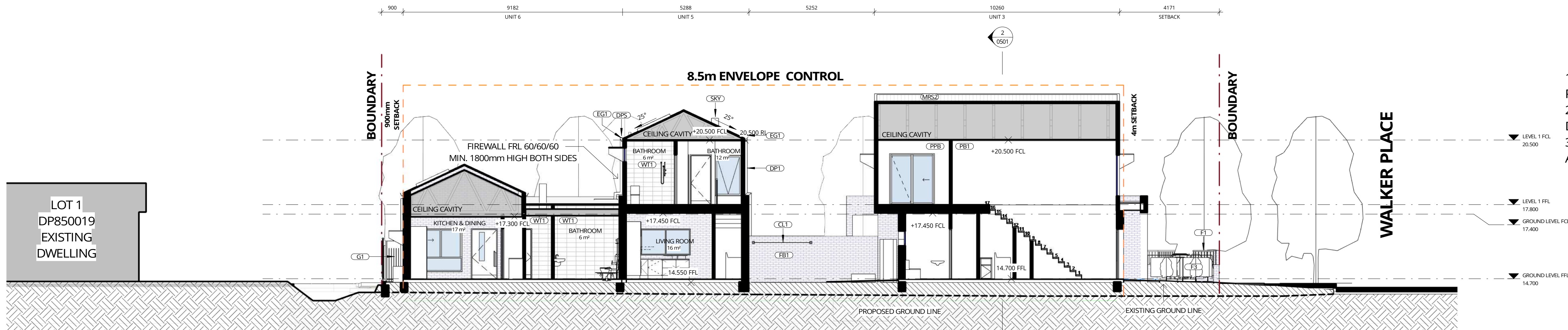
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ABBREVIATIONS LEGEND

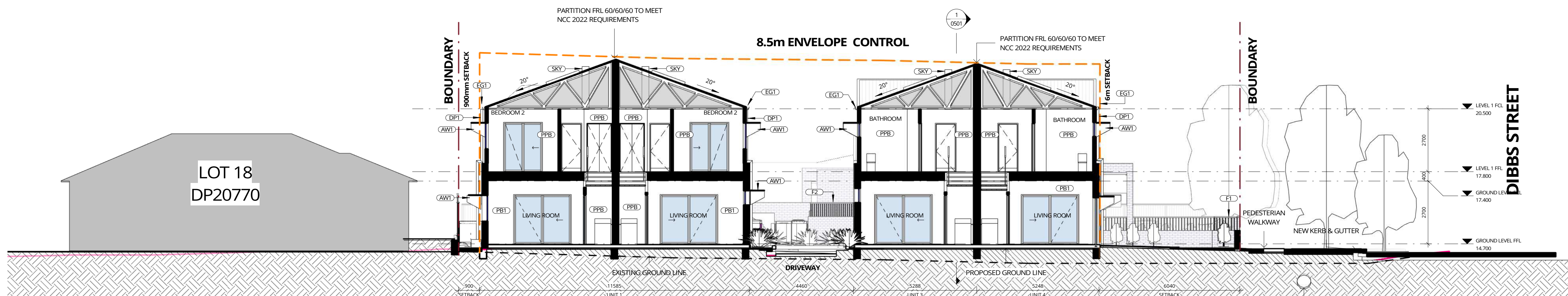
AW1	AWNING - TYPE 1
CL1	CLOTHES LINE - TYPE 1
DP1	DOWNPIPE - TYPE 1
DPS	DOWNPIPE SPREADER
EG1	EAVES GUTTER - TYPE 1
F1	FENCE - TYPE 1
F2	FENCE - TYPE 2
F3	FENCE - TYPE 3
FB1	FACE BRICK - TYPE 1
G1	GATE - TYPE 1
MRS2	METAL ROOF SHEETING - TYPE 2
PB1	PLASTERBOARD - TYPE 1
PPB	PAINTED PLASTERBOARD
SKY	SKYLIGHT
WT1	WALL TILE - TYPE 1

NOTE:

1. PARTIAL SURVEY INFORMATION ONLY PROVIDED FOR NEIGHBOURING STRUCTURES
2. EXISTING SERVICES TO BE CAPPED AND DISCONNECTED BEFORE DEMOLITION
3. REFER TO DETAILED SURVEY BY RPS AUSTRALIA EAST PTY LTD DATED 08.06.2022



1 SECTION 1
SCALE 1:100



2 SECTION 2.
0203 SCALE 1:100

REV	DATE	DESCRIPTION	BY	CHK
C	08.08.2022	FOR CONSULTANT COORDINATION	SL	DF
D	15.08.2023	FOR CONSULTANT COORDINATION	SL	DF
E	31.08.2023	FOR CLIENT COST ESTIMATE	LK	
F	15.09.2023	FOR DEVELOPMENT APPROVAL	LK	
G	26.09.2023	FOR DEVELOPMENT APPROVAL	LK	
H	23.10.2023	FOR DEVELOPMENT APPROVAL	SL	
I	20.11.2023	FOR DEVELOPMENT APPROVAL	LK	

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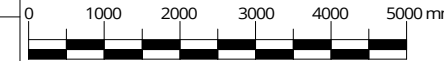
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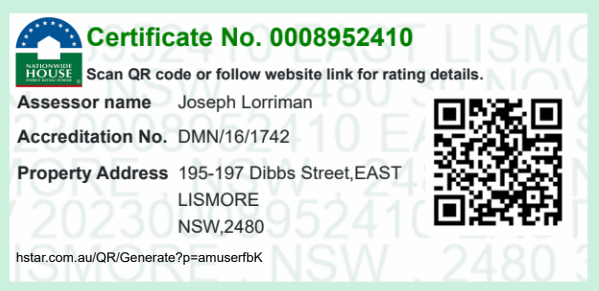
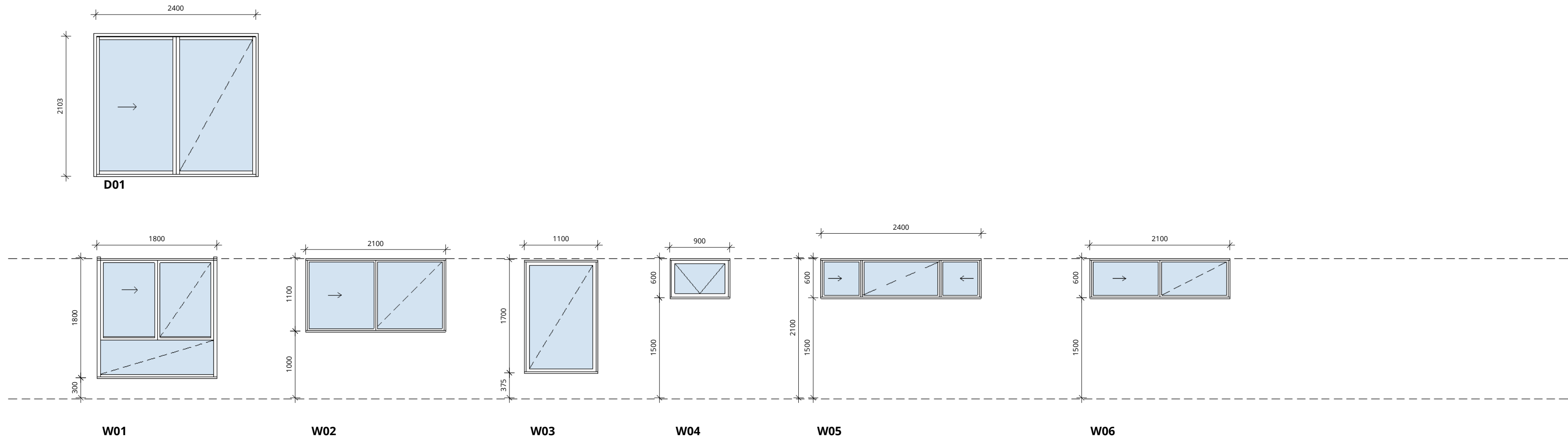
SECTIONS - SHEET 1
LAND AND HOUSING CORPORATION
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195 - 197 DIBBS ST EAST LISMORE NSW 2480

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Window Schedule			
UNIT	LEVEL	Mark	Type Mark
UNIT 1	GROUND	1-01	W02
UNIT 1	GROUND	1-02	W02
UNIT 1	GROUND	1-03	W04
UNIT 1	LEVEL 1	1-04	W03
UNIT 1	LEVEL 1	1-05	W02
UNIT 1	LEVEL 1	1-06	W02
UNIT 1	LEVEL 1	1-07	W02
UNIT 1	LEVEL 1	1-08	W06
UNIT 2	GROUND	2-01	W02
UNIT 2	GROUND	2-02	W06
UNIT 2	GROUND	2-03	W04
UNIT 2	LEVEL 1	2-04	W03
UNIT 2	LEVEL 1	2-05	W02
UNIT 2	LEVEL 1	2-06	W02
UNIT 2	LEVEL 1	2-07	W02
UNIT 2	LEVEL 1	2-08	W06
UNIT 3	GROUND	3-01	W02
UNIT 3	GROUND	3-02	W06
UNIT 3	GROUND	3-03	W04
UNIT 3	LEVEL 1	3-04	W03
UNIT 3	LEVEL 1	3-05	W02
UNIT 3	LEVEL 1	3-06	W05
UNIT 3	LEVEL 1	3-07	W02
UNIT 4	GROUND	4-01	W02
UNIT 4	GROUND	4-02	W04
UNIT 4	LEVEL 1	4-03	W03
UNIT 4	LEVEL 1	4-04	W02
UNIT 4	LEVEL 1	4-05	W05
UNIT 4	LEVEL 1	4-06	W02
UNIT 5	GROUND	5-01	W02
UNIT 5	GROUND	5-02	W04
UNIT 5	LEVEL 1	5-03	W03
UNIT 5	LEVEL 1	5-04	W02
UNIT 5	LEVEL 1	5-05	W05
UNIT 5	LEVEL 1	5-06	W02
UNIT 6	GROUND	6-01	W01
UNIT 6	GROUND	6-02	W01
UNIT 6	GROUND	6-03	W01
UNIT 6	GROUND	6-04	W02
UNIT 6	GROUND	6-05	W06



REV	DATE	DESCRIPTION	BY	CHK
A	31.08.2022	FOR CLIENT COST ESTIMATE	LK	
B	21.09.2023	FOR BAGC	LK	

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DOOR & WINDOW SCHEDULE
LAND AND HOUSING CORPORATION
195 - 197 DIBBS ST EAST LISMORE NSW 2480

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