

NOTIFICATION PLANS

MULTI-DWELLING HOUSING

195-197 DIBBS ST EAST LISMORE, NSW 2480



STREET PERSPECTIVE: 195-197 DIBBS STREET, EAST LISMORE

LOT 18 DP20770 , LOT 1 DP850019

1 NOTIFICATION PLAN
SCALE 1 : 200



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PARRAMATTA, NSW 2124
No. 1800 738 718
Email: communityengagement@dcj.nsw.gov.au
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

webber

Phone 02 4926 1070
PO Box 907 The Junction NSW 2201
www.webberarchitects.com
Suite 3, Level 1, 428 Hunter Street Newcastle NSW 2300
newcastle@webberarchitects.com
Suite 206, 8 Clarke Street Crows Nest NSW 2065
sydney@webberarchitects.com



NOTIFICATION SITE & LANDSCAPE PLAN

MULTI-DWELLING HOUSING
195-197 DIBBS STREET, EAST LISMORE NSW
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LEGEND

- SITE BOUNDARY
- EXISTING TREE TO BE REMOVED
- EXISTING STREET TREE (RETAINED)
- PROPOSED STREET TREE
- PROPOSED TREE
- PROPOSED PLANTING
- MASS PLANTING BEDS
- LAWN
- TE TIMBER EDGE
- PAVED COURTYARD
- PEBBLE MULCH
- EASEMENT (WATER AUTHORITY)

PLANT LEGEND

Key Botanical Name

TREES

- A Acmena smithii
- E Elaeocarpus reticulatus
- H Hymenosporum flavum

SCREEN PLANTS

- Ar Acmena smithii 'Resilience'
- As Adenanthos sericeus
- Cv Callistemon viminalis 'Captain Cook'
- Mc Metrosideros collina
- Pf Photinia 'Red Robin'
- Ww Westringia 'Wynabbie Gem'

PLANTS

- Ad Alternanthera dentata 'Little Ruby'
- Ca Callistemon viminalis 'Green John'
- Cs Cordyline stricta
- Dc Dianella caerulea
- Ds Dianella ensifolia hybrid 'Silver Streak'
- Lm Liriope muscari 'evergreen giant'
- Lt Lomandra longifolia 'Tanika'
- Pt Phormium tenax 'sweet mist'
- Wm Westringia Mundi

GROUND COVER

- Bm Brachyscome multifida
- Cg Carpobrotus rossii 'Aussie Rambler'
- Ci Cissus antarctica
- Rs Rhagodia spinescens

CLIMBER

- Hs Hibbertia scandens
- Pj Pandorea jasminoides

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E	20.11.2023	2882	0112



1 SOUTH ELEVATION - WALKER PLACE
SCALE 1 : 200

DEVELOPMENT DATA - NEW HOUSING DEVELOPMENT		
SITE AREA	1165.36 SQ/M	
TITLE DESCRIPTION	Lot 20 in DP 20770 and Lot 20 in DP 121490	
PROPOSED DWELLING NUMBERS	6 UNITS: 2 X 3 BEDROOM & 4 X 2 BEDROOM	
	REQUIRED	PROPOSED
SETBACKS		
• FRONT STREET SETBACK	6m (DIBBS STREET)	6m. Excluding 1.5m Articulation Zone
• SECONDARY STREET SETBACK	3m (WALKER PLACE)	3m
• SIDE SETBACK	900mm (WESTERN BOUNDARY)	1000mm
• REAR SETBACK	900mm (NORTHERN BOUNDARY)	900mm
HEIGHT	8.5m	8.5m
FLOOR SPACE RATIO	N/A - no FSR applicable for the R1 Zoned Site	N/A - no FSR applicable for the R1 Zoned Site
PARKING	1 x 4 (NO. 2 BEDS) = 4 1.5 x 2 (NO. 3 BEDS) = 3 TOTAL = 7	1 ACCESSIBLE SPACES 7 TOTAL PARKING SPACES
LANDSCAPING		
- 40% OF SITE	466.1m ²	436.6m ²
- PERMEABLE 70%	326.3m ²	286.7m ²
- HARDSTAND 30%	139.8m ²	149.9m ²



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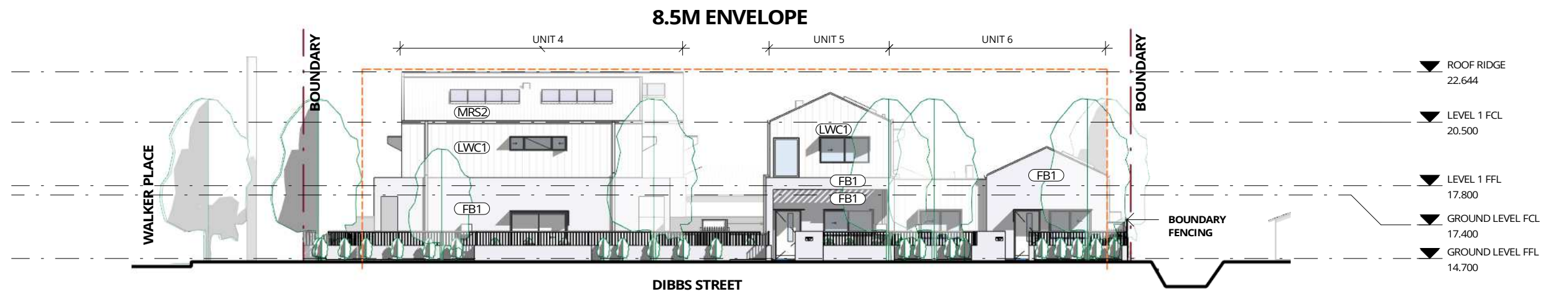
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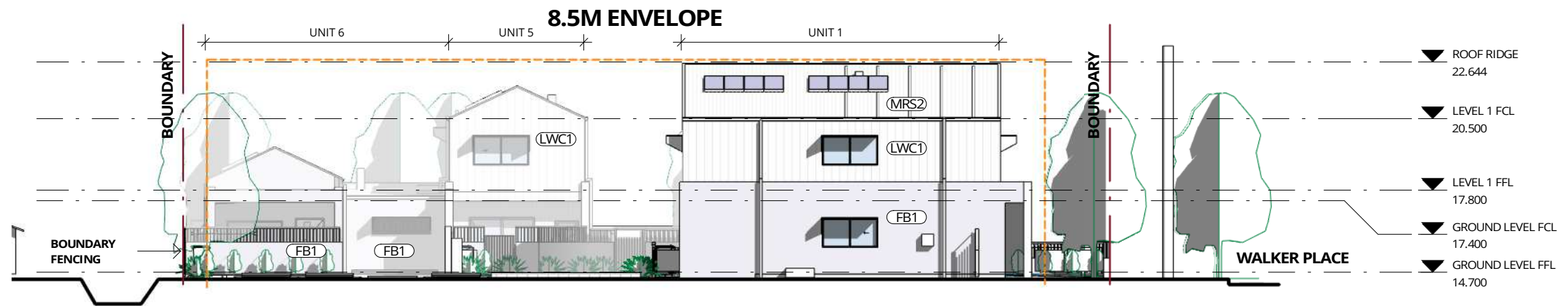


NOTIFICATION ELEVATIONS 1
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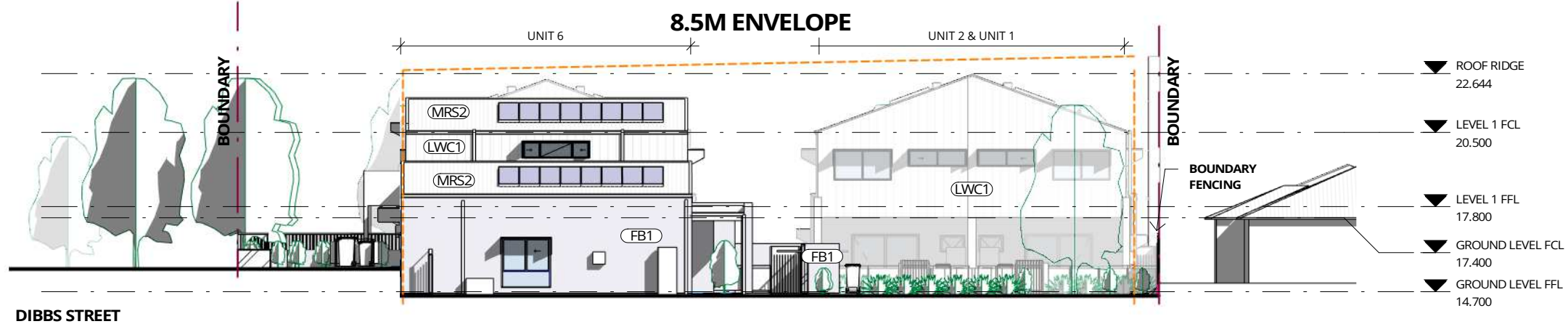
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E	20.11.2023	2882	0113



2 EAST ELEVATION - DIBBS STREET
SCALE 1 : 200



3 WEST ELEVATION
SCALE 1 : 200



4 NORTH ELEVATION
SCALE 1 : 200



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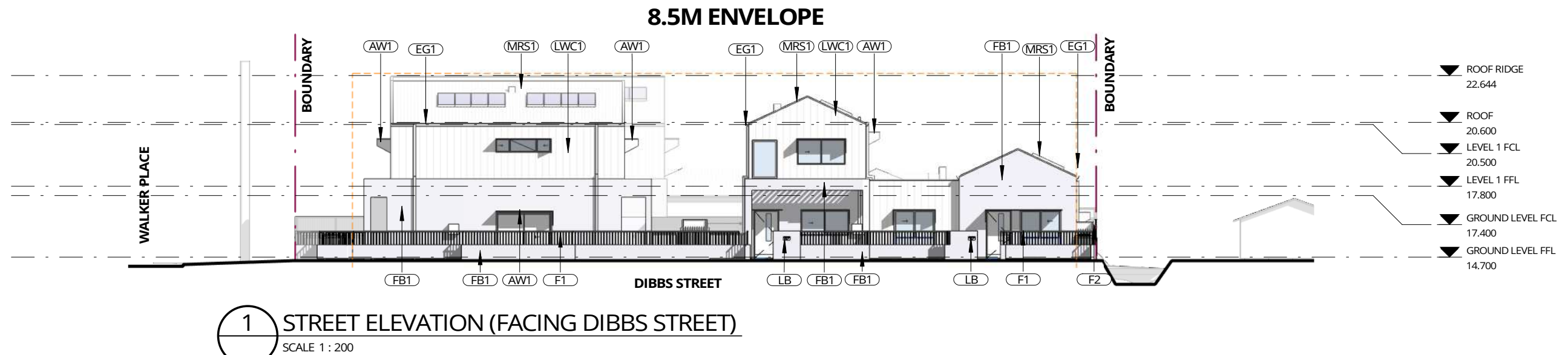
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NOTIFICATION ELEVATIONS 2

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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	



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Phone 02 4926 1078
PO Box 807 The Junction NSW 2201
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Suite 3, Level 1, 428 Hunter Street Newcastle NSW 2300
newcastle@webbersarchitects.com
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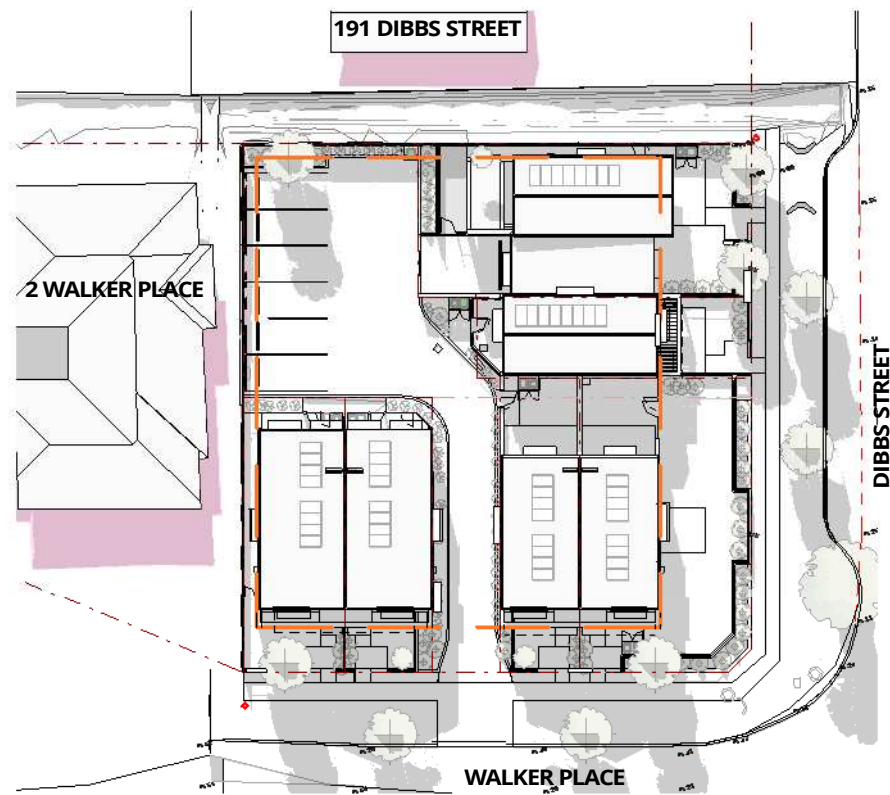
NOTIFICATION SCHEDULE OF FINISHES

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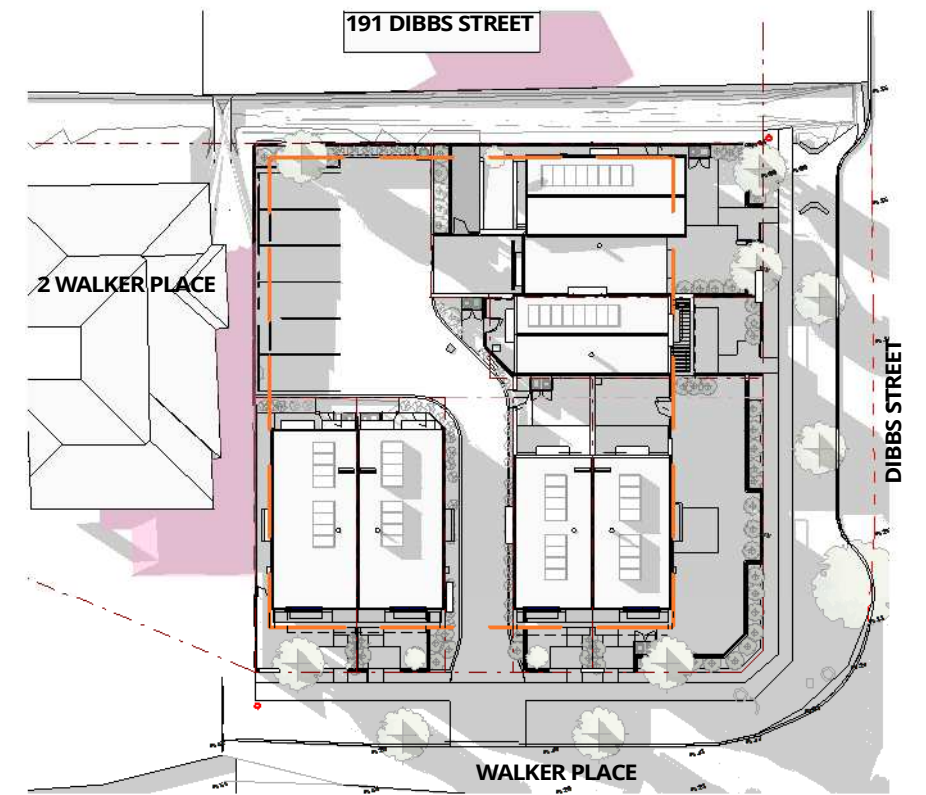
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1 SHADOW DIAGRAM JUNE 9AM
SCALE 1 : 500



2 SHADOW DIAGRAM JUNE 12PM
SCALE 1 : 500



3 SHADOW DIAGRAM JUNE 3PM
SCALE 1 : 500

LEGEND

- PINK AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
- GREY AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT



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NOTIFICATION SHADOW OF DIAGRAMS

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