

NOTIFICATION PLANS

RESIDENTIAL FLAT BUILDING

1-3 Walker Street, 2-4 Caldwell Avenue, EAST LISMORE, NSW



STREET PERSPECTIVE - CORNER OF WALKER STREET AND DIBBS STREET



LEVEL 4, 4 PARRAMATTA SQUARE
12 DARCY STREET
PARRAMATTA NSW 2150
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ARCHITECT:



NOTIFICATION - COVER SHEET
RESIDENTIAL HOUSING
1-3 WALKER STREET, 2-4 CALDWELL AVENUE, EAST LISMORE

REV:

A

DATE:

26/04/23

PROJECT NO:

BGYD

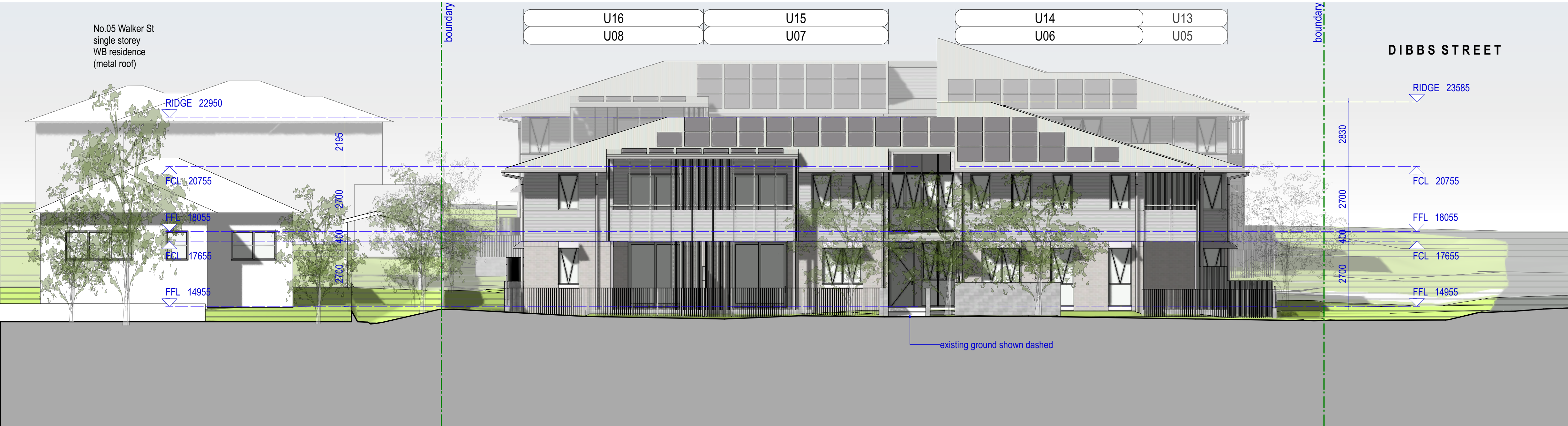
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N01

PLANTING SCHEDULE: 995						PLANTING SCHEDULE: 995						PLANTING SCHEDULE: 995						PLANTING SCHEDULE: 995						
Abbr.	Species	Common Name	No.	Size	Stake	Abbr.	Species	Common Name	No.	Size	Stake	Abbr.	Species	Common Name	No.	Size	Stake	Abbr.	Species	Common Name	No.	Size	Stake	
	Trees						Shrubs						Groundcovers											
BAC.cit.	Backhousia citriodora	Lemon Scented Myrtle	3	45L	✓	ACM.sml.AM	Acmenia smithii ¹ 'Ally's Magic'	Narrow Leaved Lily Pilly (cv)	42	300mm		AUS.dul.	Austromyrtus dulcis	Mdyilm		13	140mm		FIC.nod.	Ficinia nodosa	Knobby Club Rush	101	VT	
BAC.aee.	Brachychiton acerifolius	Illawarra Flame Tree	2	45L	✓	ACM.sml.M	Acmenia smithii minor	Narrow Leaved Lily Pilly	41	300mm		DIA.cae.LJ.	Dianella caerulea 'Little Jes'	Flax Lily (cv)		343	140mm		JUN.usd.	Juncus ustulatus	Common Rush	276	VI	
DIP.cam.	Diplazites campbellii	Small Leaved Tamarind	4	25L	✓	ALP.cae.	Alpinia caerulea	Native Ginger	15	200mm		LIR.mus.A.	Liriope muscarum 'Amethyst'	Turf Lily (cv)		88	140mm							
ELE.arf.	Elaeocarpus reticulatus	Blue Berry Ash	7	25L	✓	BAC.myt.	Backhousia myrtillofolia	Grey Myrtle	16	200mm		LIR.mus.SL	Liriope muscarum 'Silverlark'	Turf Lily- variegated (cv)		180	140mm							
LEP.mod.	Leptospermum modium	Weeping Tea Tree	6	25L	✓	COR.pet.	Cordylone petiolaris	Broad-Leaved Palm Lilly	2	200mm		LOM.flu.S.	Lomandra fluviatilis 'Shara'	Mat Rush (cv)		173	140mm							
MEL.elc.	Melicope eleryana	Butterfly Tree	2	25L	✓	NAN.dom.GS.	Nandina domestica 'Gulf Stream'	Dwarf Sacred Japanese Bamboo (cv)	58	200mm		LOM.hys.	Lomandra hystrix	Mat Rush		25	140mm							
	Plams+ Foliage Plants					WES.fru.GB.	Westringera fruticosa 'Grey Box'	Coastal Rosemary (cv)	40	200mm		LOM.lon.T.	Lomandra longifolia 'Tanika'	Mat Rush (cv)		51	140mm							
ARC.cun.	Archontophoenix cunninghamiana	Piccabean Palm	21	25L	✓						LOM.lon.V.	Lomandra longifolia 'Verday'	Mat rush (cv)		149	140mm								
CYA.coo.	Cyathea cooperi	Rough Tree Fern	5	300mm							MYO.ell.	Myoporum ellipticum	Coastal Myoporum		18	140mm								

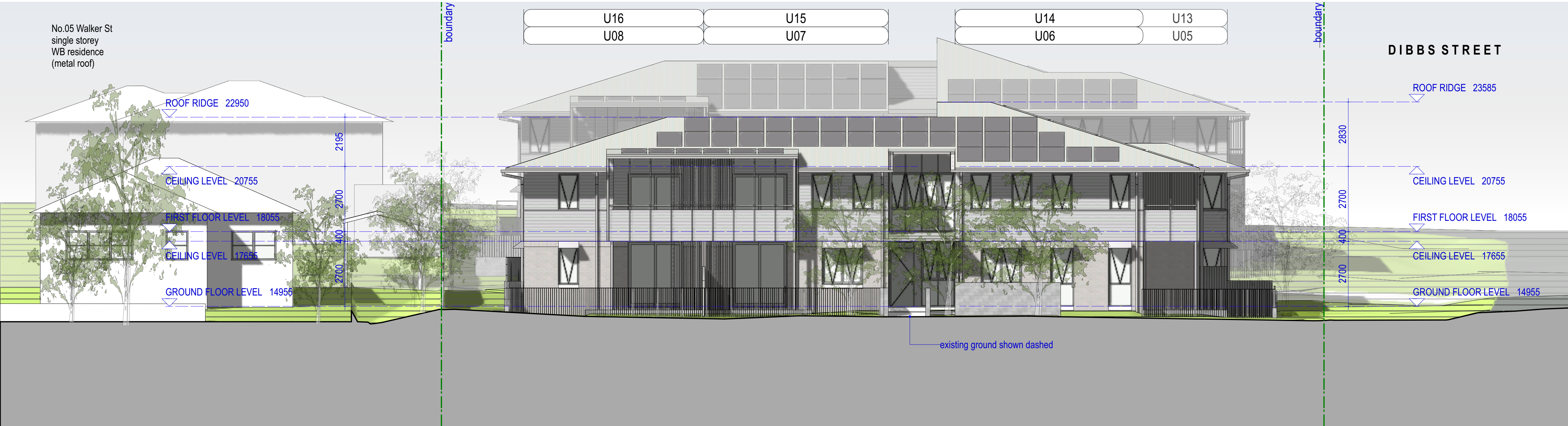
 Site boundary
 1 bed unit
 2 bed unit
 Ground Cover
 PPOS Principal Private Open Space

	GRASSED AREA SELECT SPECIES TURF.
	GARDEN BED ORGANIC MULCHED.
	BARK MULCHED AREA NO FLAMING.
	DETENTION BASIN AFTER CIVIL WORKER DETAILS.
	UNIT PAVING 600x600mm PRE-CAST CONCRETE UNITS.
	HARD SURFACE P.O.L. AS PER ARCHITECTURAL SCHEME.
	CONCRETE SURFACE DRIVE, PARKING ACCESS
	EXISTING TREE TO BE RETAINED.
	EXISTING TREE TO BE REMOVED

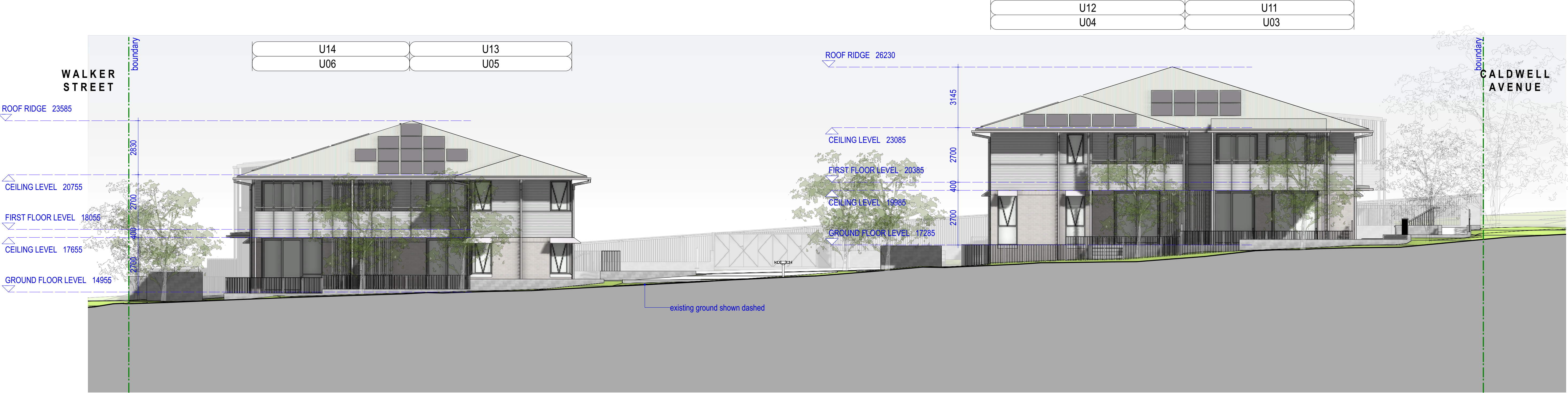


STREET ELEVATION NORTH (WALKER STREET)

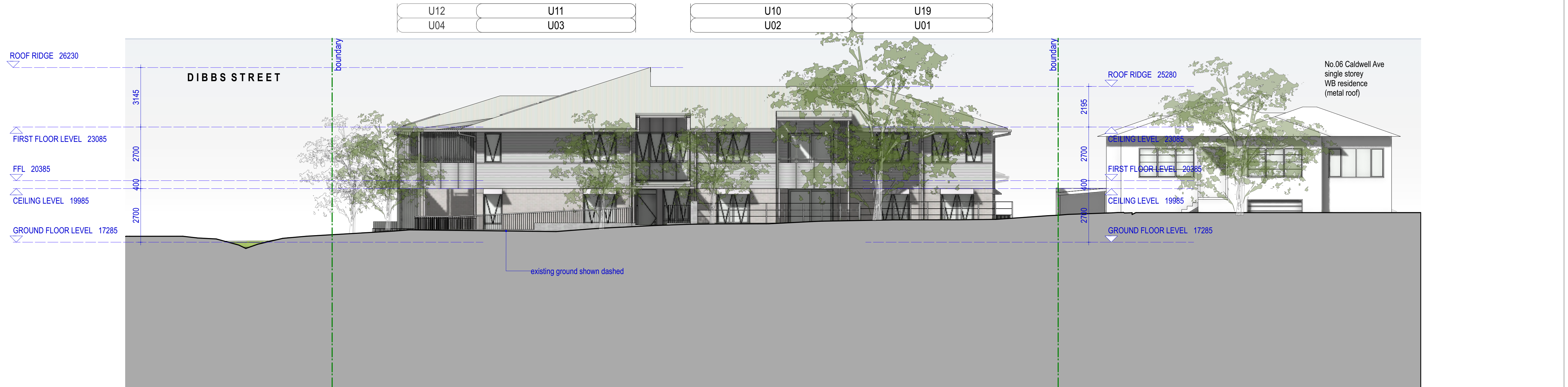
PROPOSED DEVELOPMENT DATA - RESIDENTIAL FLAT BUILDING		
SITE AREA	2425.8 sq m	
Title Description	LOT 1, LOT 2 in DP 121500, and LOT 2, LOT 25 in DP 38118	
Proposed Dwelling Numbers	16 dwellings. 8 x 2 bed & 8 x 1 Bed units	
	Requirement	Proposed
Setbacks		
Primary Road Setback (Walker St)	6.0 m	6.0 m
Primary Road Setback (Caldwell Ave)	6.0 m	6.3 m
Secondary Road Setback (Dibbs St)	4.0 m	4.0 m
Side Setback	3.0 m	3.3 m
Height - Housing SEPP	9 m	8.8 m
Height - Lismore LEP 2012	8.5 m	8.8 m
Floor Space Ratio	NA	0.52:1
Parking	3 accessible spaces	3 accessible spaces
	12 total parking spaces	12 total parking spaces



STREET ELEVATION NORTH (WALKER STREET)



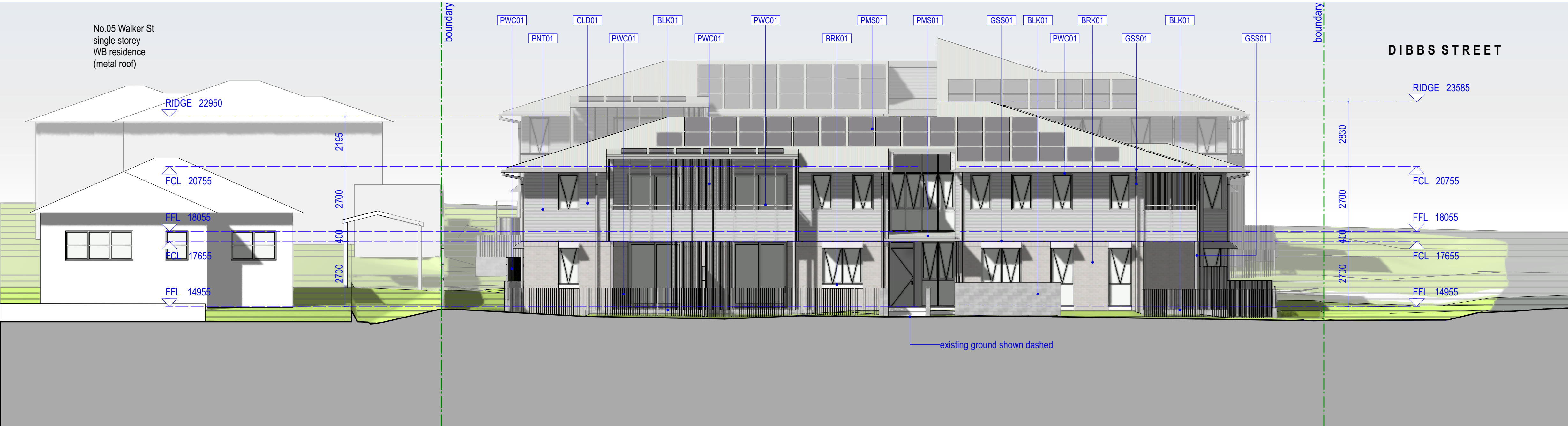
STREET ELEVATION WEST (DIBBS STREET)



STREET ELEVATION SOUTH (CALDWELL AVENUE)



ELEVATION EAST

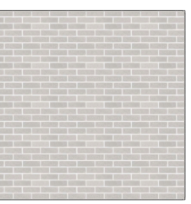
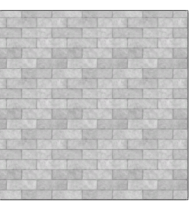
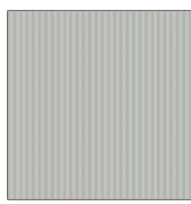
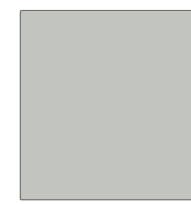


STREET ELEVATION NORTH (WALKER STREET)

FENCE AND SCREEN TYPES

										
PWC01	PWC01	PWC01	PWC01	PWC01	PWC01	PWC01	PWC01	PWC01	PWC01	PWC01
Fence 01 - aluminium vertical slat fence - up to 1.2m from ground level - PWC01	Fence 02 - 1m high aluminium vertical slat fence - closely spaced for privacy - PWC01	Fence 03 - 1.5m high aluminium vertical slat fence - closely spaced for privacy - PWC01	Fence 04 - 1m high rail fence - PWC01	Fence 05 - 1.5m high aluminium dividing fence - solid panels, batten-faced - PWC01	Fence 06 - 1.8m high aluminium dividing fence - solid panels, batten-faced - PWC01	Fence 07 - 1.2m high colourbond boundary fence - PWC01	Fence 08 - 1.8m high colourbond boundary fence - PWC01	Fence 09 - 0.9m high aluminium slat fence - allow adequate ventilation for equipment - PWC01	SCR01 - full height aluminium privacy screen - vertical slats - PWC01	SCR02 - full height aluminium dividing screen - solid panels, batten-faced - PWC01

SCHEDULE OF FINISHES

						
BWK01	BLK01	CLD01	PMS01	PWC01	GSS01	PNT01
Adfri Coloured Face Brick Ivory - Smooth face	Adfri 20.01 Concrete Block Ivory - Smooth face	Prefinished weatherboard cladding	Lysaght Custom Orb Shale Grey	Colorbond Shale Grey	Galvanised Steel	Dulux Shale Grey



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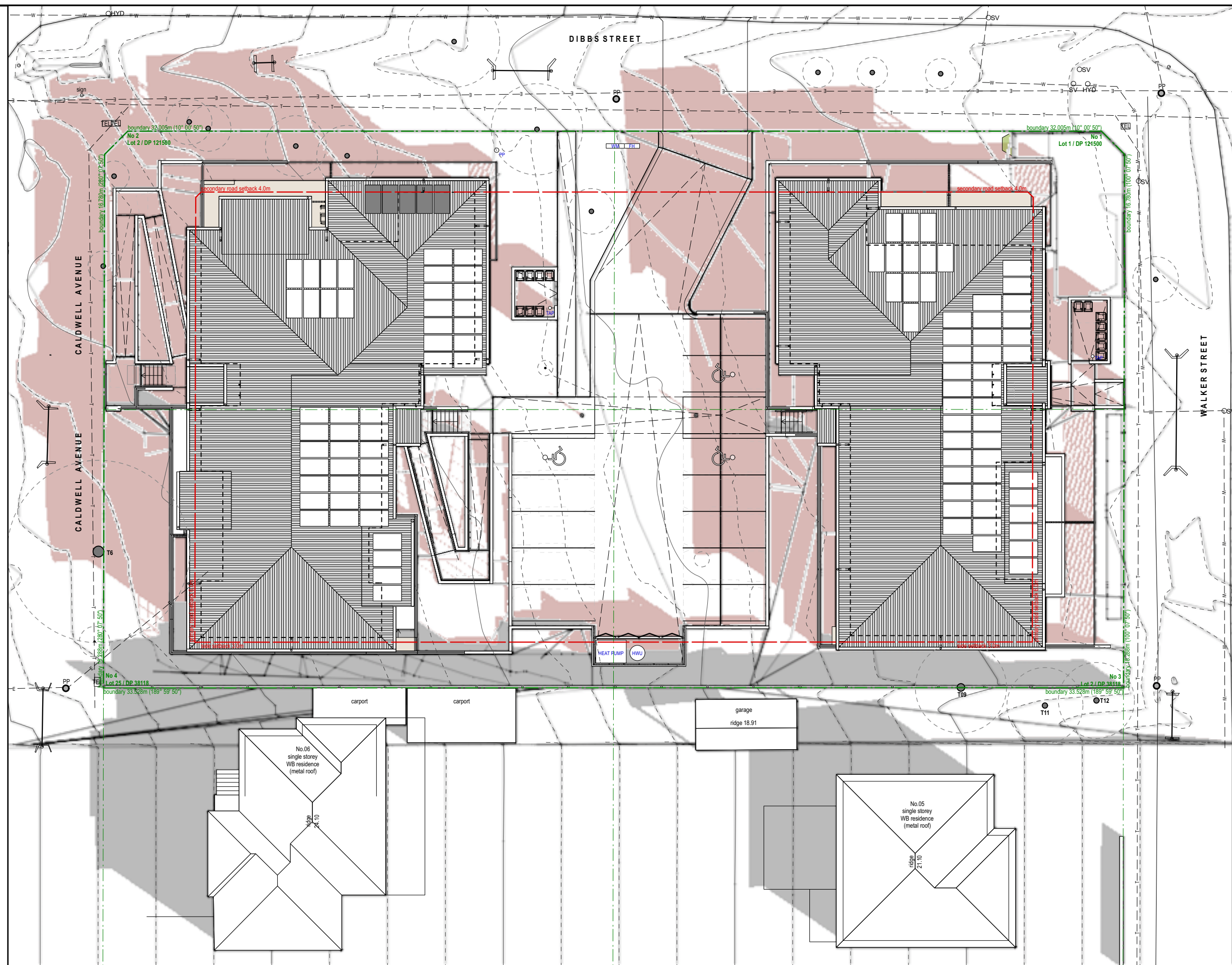
SCHEDULE OF FINISHES
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1-3 WALKER STREET, 2-4 CALDWELL AVENUE, EAST LISMORE

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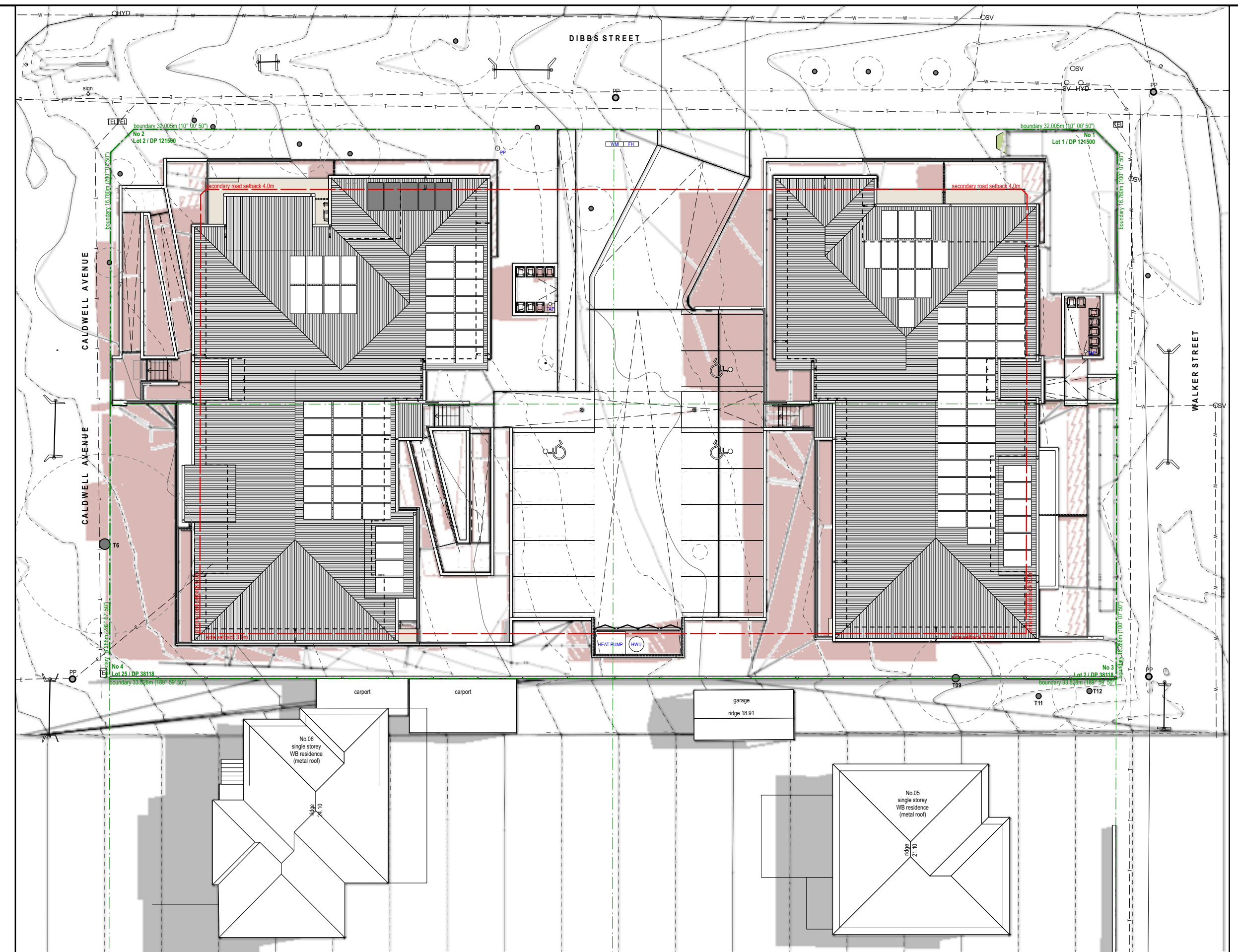
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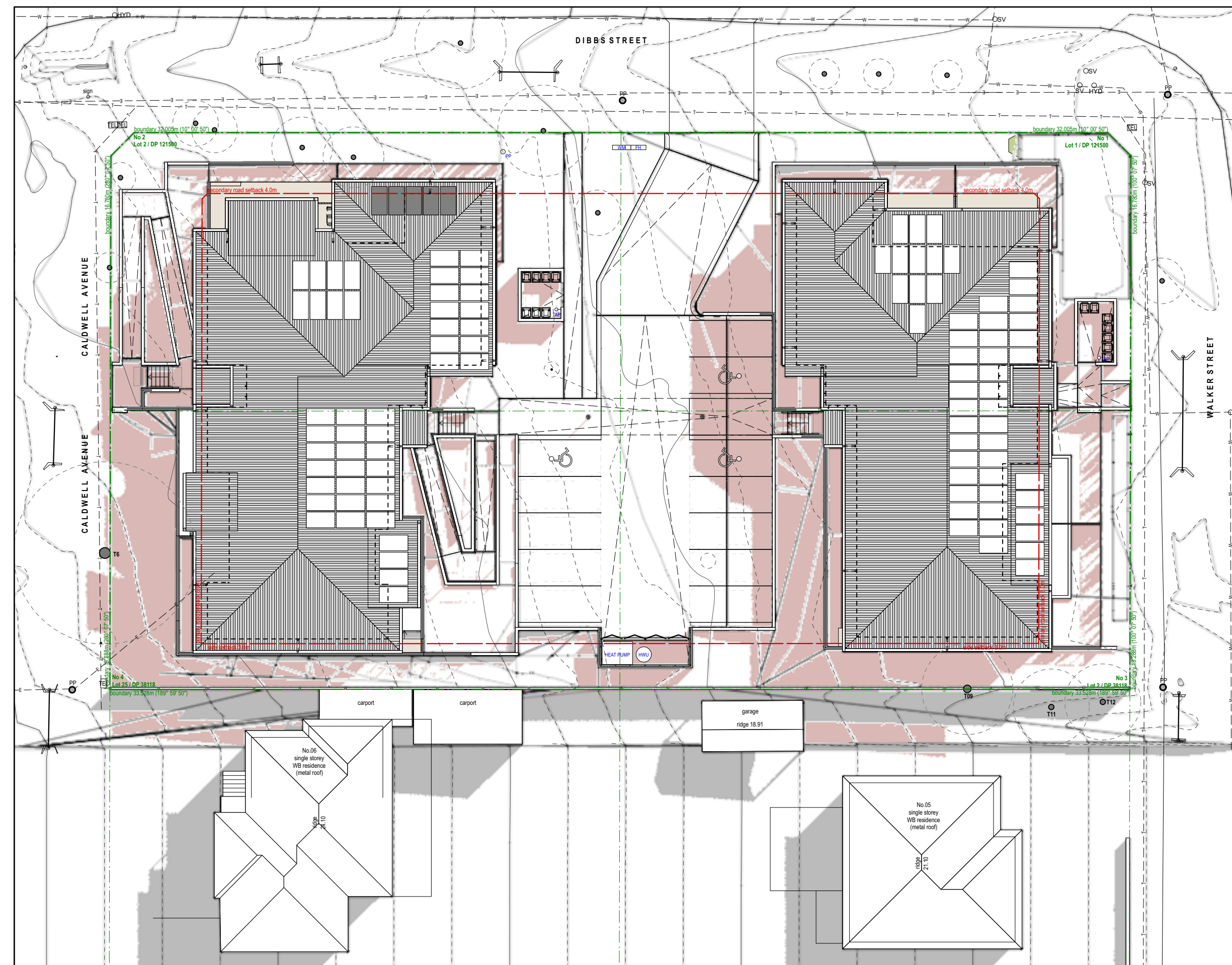
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21 JUNE 9:00 AM SHADOW DIAGRAM



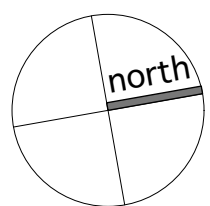
21 JUNE 12:00 PM SHADOW DIAGRAM



21 JUNE 3:00 PM SHADOW DIAGRAM

LEGEND

- existing shadows cast by neighbouring properties
- shadows cast by proposed development



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RESIDENTIAL HOUSING
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N07