DEVELOPMENT APPLICATION - 25/01/2024 - REV F

NOT FOR CONSTRUCTION

1 PHILLIP ST. GOONELLABAH, NSW, 2480

PROJECT 23891

FOR

SOCIAL FUTURES LTD

RAUNIK design group ARCHITECTS

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FRANK RAUNIK

QLD 2843 **NSW** 11433 **WA** 3214 **VIC** 18521 **TAS** 1176 **NZ** 5972

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PRE-LODGEMENT MEETING ITEMS ADDRESSED

[APARTMENT DESIGN]
- REMOVAL OF SEPARATE LAUNDRY
- REMOVAL OF EXTRA BATHROOM
- VENTILATION DIAGRAMS INCLUDED
- SEPP ITEMS INCLUDED AND DIAGRAMMED

[SOLAR ACCESS AND OPEN SAPACE]
- BALCONY SIZES INCREASED WHERE POSSIBLE
- NORTHERN LANDSCAPE IS A COS WITH LAWNS FOR THE RESIDENT'S AND PUBLIC ENJOYMENT

[CRIME AND SAFETY]
- STORE FACILITIES RELOCATED
- SEE-TRHOUGH MATERIALS INCORPORATED

[ADJOINING PROPERTIES]
- SCREENING PLANTING ALONG THE BOUNDARY FENCING TH NEIGHBOURS IS PROPOSED
- SEVERAL PRIVACY SCREENS HAVE BEEN PROVIDED IN LINE WITH THE FACADE DESIGN
- SHADOW DIAGRAMS ARE INCLUDED

NOTE. RELEVANT CONSULTANTS HAVE BEEN ENGAGED AND REPORTS PRODUCED FOR DA

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@A3
DRAWING LIST

RPD

5-7 McDermott Ave & 1 Phillip Street
Goonellabah NSW 2480

Proposal

TOTAL UNITS	18		
COMMUNAL SPACE	163.1m²	|	8.95%
DEEP SOIL ZONES / COS	276.1m²	|	15.15%
LANDSCAPE / COS	81.2m²	|	4.45%
PRIVATE YARDS LANDSCAPE	245.4m²	|	13.45%
TOTAL LANDSCAPED AREA	765.8m²	|	42.00%

Development Summary

Site Area m²	1,821
Site Cover (Roof)	1,095.6 | 60.1%
Floor Space Ratio	0.62:1

RESIDENTIAL YIELD

LEVEL	1 BED	2 BED		TOTAL
Level 1 Ground	*CAR PARK*			
level 2	3	6		9
Level 3	3	6		9
Totals	**6**	**12**		**18**

Cars Parking Required	*15*
Visitors Parking Required	*3.6*
Bicycle Parking Required	*10*

[RES. 0.5 per 1Bed and 1 per 2Bed | VIS. 1 per 5 Units as per Lismore DCP]

PARKING - Ground Level

TYPE	REQUIRED	PROVIDED
CAR	18.6	19
BIKE	10	10

AREAS	GFAm²	POSm²	GBAm²
LEVEL 1 Ground			
LOBBY, CARPARK, STORAGE	0	0	**771.5**
LEVEL 2			
UNIT 1 (2 BEDROOM)	70	10.2	80.2
UNIT 2 (2 BEDROOM)	70	79.6	149.6
UNIT 3 (1 BEDROOM)	50.7	33.4	84.1
UNIT 4 (1 BEDROOM)	50.7	33	83.7
UNIT 5 (1 BEDROOM)	50.7	33.4	84.1
UNIT 6 (2 BEDROOM)	70	66.1	136.1
UNIT 7 (2 BEDROOM)	70	30.4	100.4
UNIT 8 (2 BEDROOM)	70	20.6	90.6
UNIT 9 (2 BEDROOM)	70	10.2	80.2
OTHER			481.6
LEVEL 2 TOTAL	**572.1**	**316.9**	**1370.6**
LEVEL 3			
UNIT 10 (2 BEDROOM)	70	10.2	80.2
UNIT 11 (2 BEDROOM)	70	10.2	80.2
UNIT 12 (1 BEDROOM)	50.7	8	58.7
UNIT 13 (1 BEDROOM)	50.7	8	58.7
UNIT 14 (1 BEDROOM)	50.7	8	58.7
UNIT 15 (2 BEDROOM)	70	10.2	80.2
UNIT 16 (2 BEDROOM)	70	10.2	80.2
UNIT 17 (2 BEDROOM)	70	10.2	80.2
UNIT 18 (2 BEDROOM)	70	10.2	80.2
OTHER			238.5
LEVEL 3 TOTAL	**572.1**	**85.2**	**895.8**
TOTAL	**1144.2**	**402.1**	**3037.9**

GFA (Gross Floor Area)
Means the sum of the floor area of each floor of a building measured from the **internal face of external walls**, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

POS (private open space)
Means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

GBA (Gross Building Area)
The total enclosed and unenclosed area of the building at all building floor levels measured between the normal **outside face** of any enclosing walls, balustrades and supports
GBA measurement also includes external verandahs, balconies, porches & structural columns.
Upper portions of rooms/voids/shafts etc are also included in GBA measurement.

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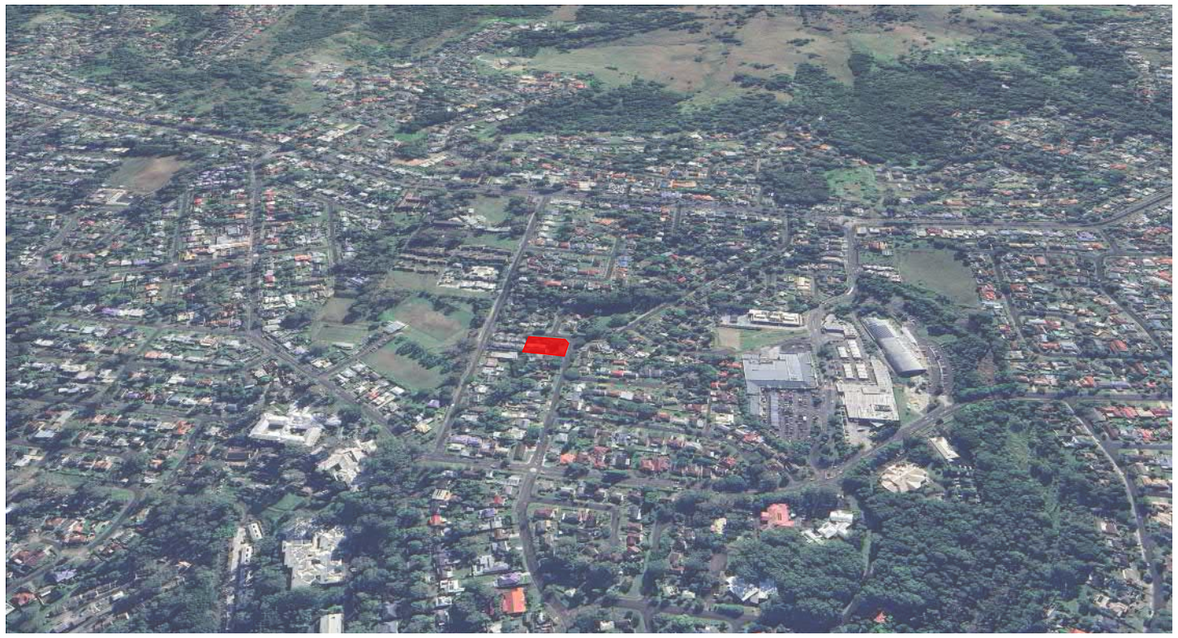
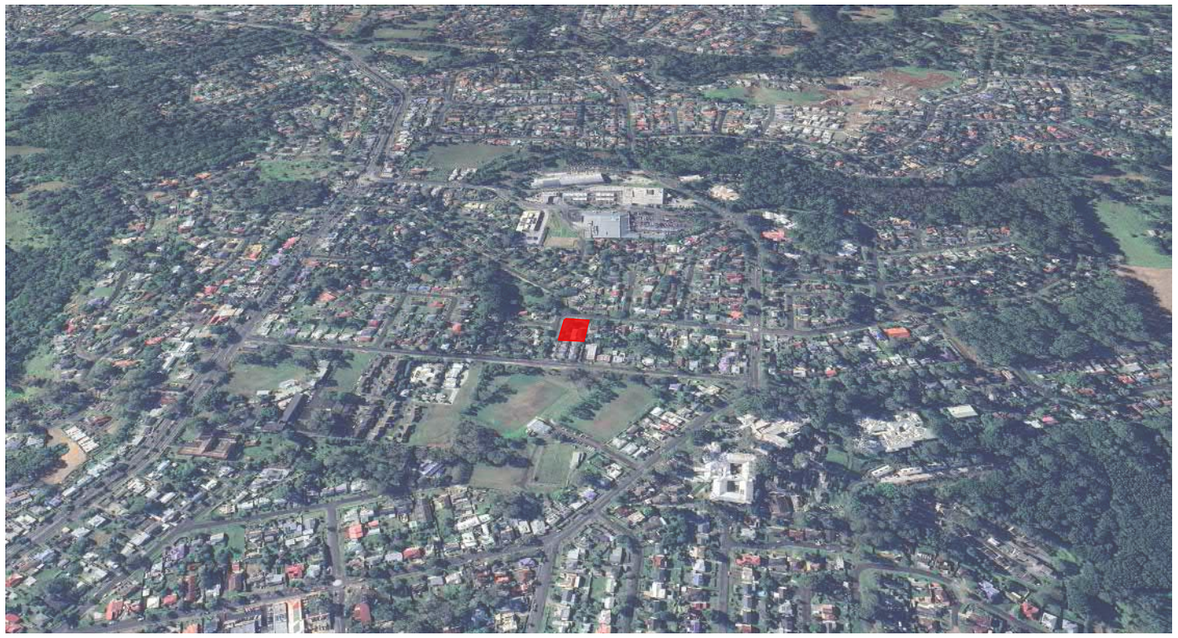
DEVELOPMENT SUMMARY

SITE

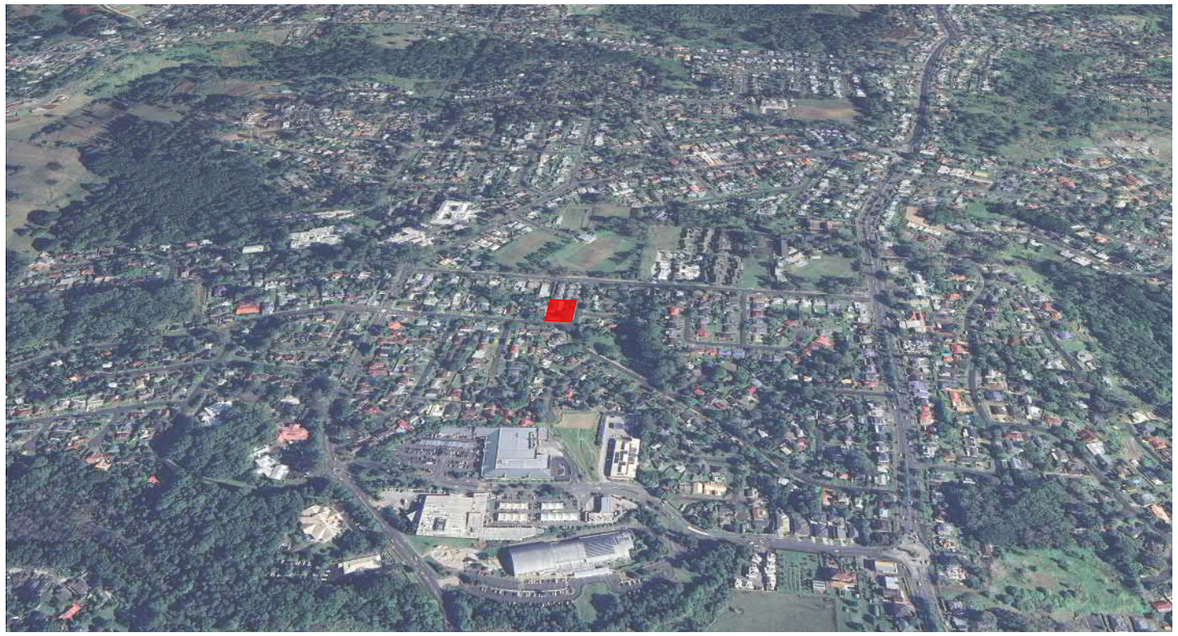
NORTH VIEW



EAST VIEW



SOUTH VIEW



WEST VIEW

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AERIAL IMAGES

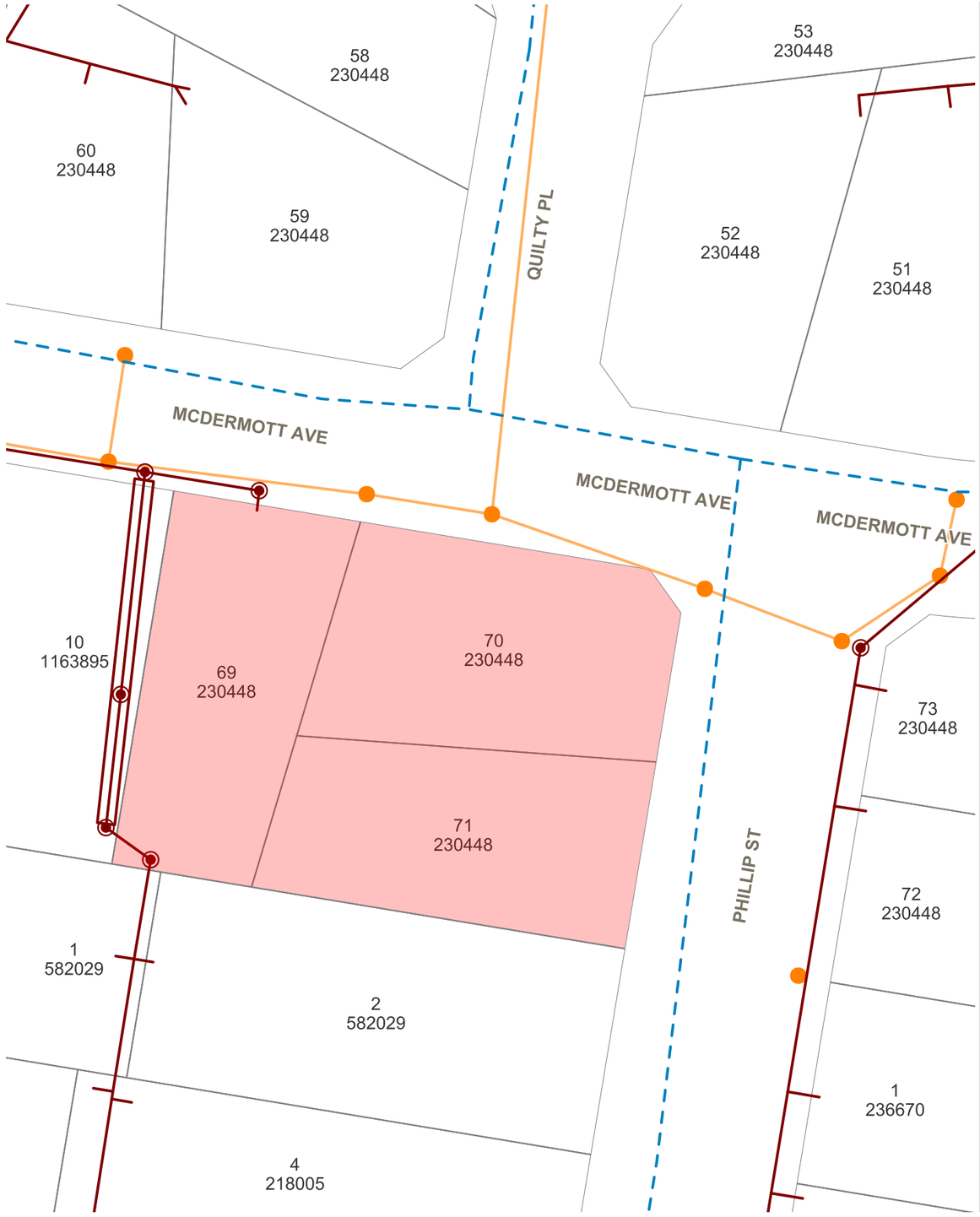
Lot: 69
5 McDermott Ave
DP230448
Parcel: 6526
R1 General Residential
Area 582m2

Lot: 70
7 McDermott Ave
DP230448
Parcel: 6527
R1 General Residential
Area 651m2

Lot: 71
1 Phillip St
DP230448
Parcel: 6526
R1 General Residential
Area 588m2

Total Area: 1,821m2

0 5 10 15 20 25



A1.2 For a corner allotment in zones R1, R2, R3 and RU5, the setback is **6m from the primary street and 3m from the secondary road**.

Lismore Local Environmental Plans & Development Control Plans
LEP2012 - RESIDENTIAL DEVELOPMENT

STORMWATER
STORMWATER PITS
SEWERAGE
MANHOLES
WATER

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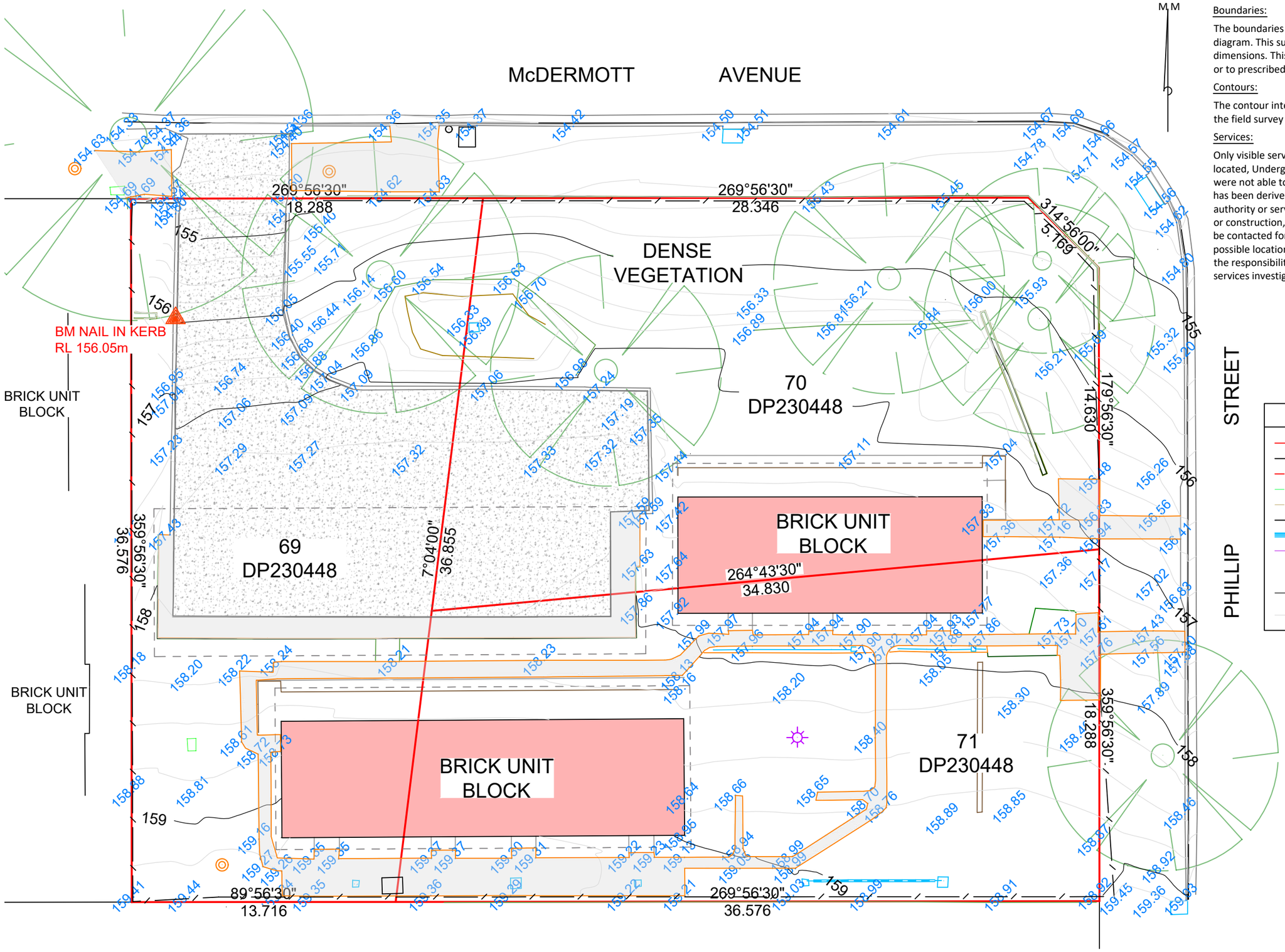
1:500 @A3

SITE INFORMATION



Boundaries:

The boundaries shown herein have been compiled from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

LINETYPES	
	Subject Boundary
	Adjoining Boundary
	Easement
	Top of bank
	Bottom of bank
	Fence
	Drainage Pipe
E — E	Power - Overhead
22.22	Reduced Level
	Major Contour
	Minor Contour

SYMBOLS & ABBREVIATIONS	
	BM - Bench Mark
	LP - Light Pole
	PP - Power Pole
	Hyd - Hydrant
	SMH - Sewer Manhole
	SIP - Surface Inlet Pit
	Tel/NBN - Comms Pit
	Tree

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE			

REVISIONS

A3 SIZE ORIGINAL DRAWING
0 2 4 6
1:200
SCALE (m) A3

SCALES

HORIZ. DATUM	GROUND	DRAWN	MC
PROJECTION	GDA2020	CHECKED	NDC
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN	SCIMS	APPROVED	
SURVEYED BY	MC	CERTIFICATION	
SURVEYED DATE	14/06/2023	DATE	

SURVEY DATA

APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Lismore and Kingscliff
Phone | 02 6622 1011
Email | office@ndc.com.au

Client
SOCIAL FUTURES

Site
LOTS 69, 70, 71 DP230448
1 PHILLIP STREET
GOONELLABAH

DETAIL SURVEY
1 PHILLIP STREET
GOONELLABAH

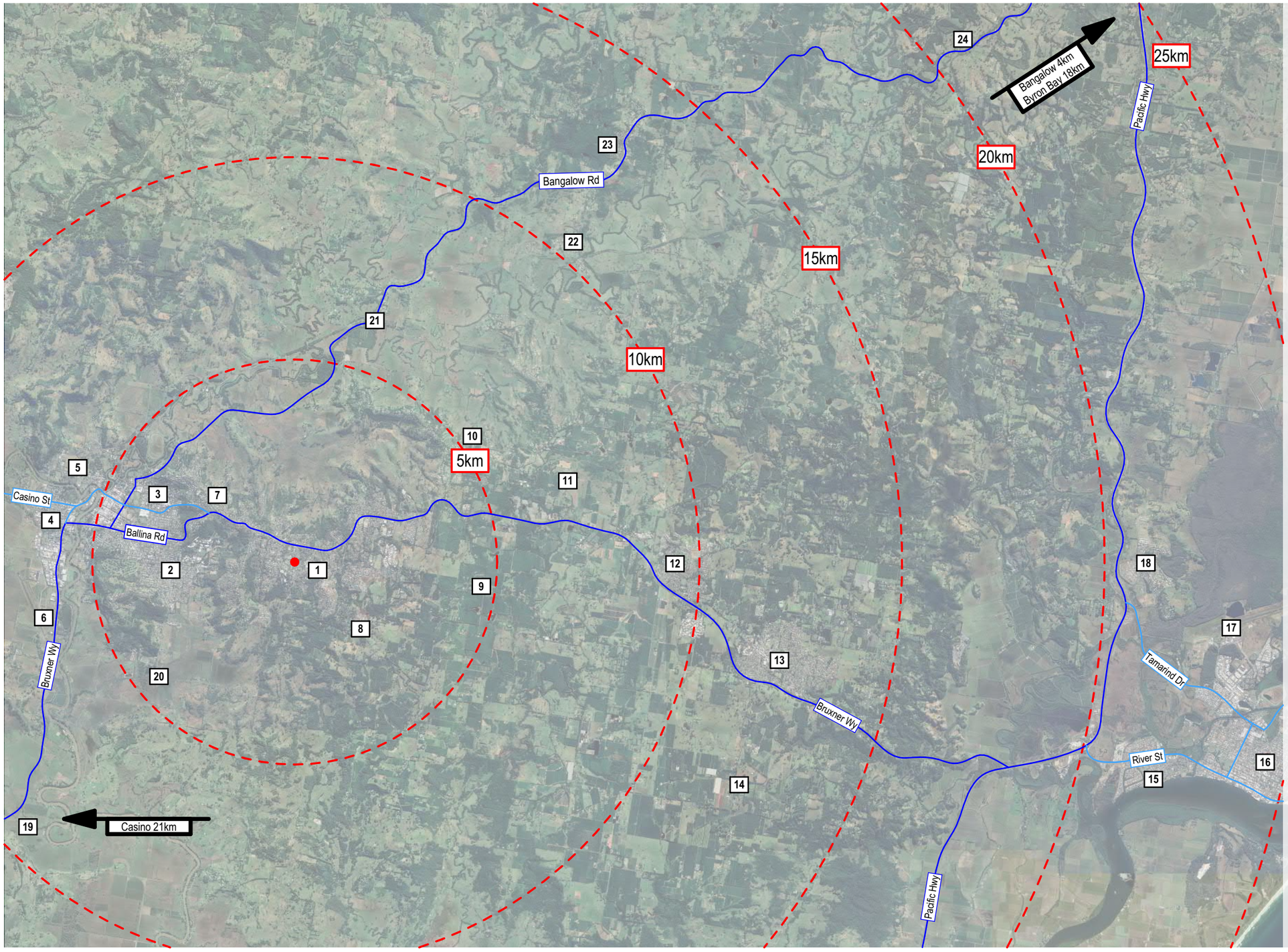
1:200

Reference No.	DRAWING No.	REVISION
230180	230180-01-SU-DS-01	A

Plot Date: 15 Jun, 2023 CAD File Name: K:\Jobs\2023\230180 - Social Futures\Surveying\AutoCAD\230180-01-SU-DS-01.dwg

NDC DFTAII I A3

© NEWTON DENNY CHAPELLE



SITE

1. Goonellabah
2. East Lismore
3. Lismore
4. South Lismore
5. North Lismore
6. Loftville
7. Lismore Heights
8. Chilcotts Grass
9. Lindendale
10. Richmond Hill
11. McLeans Ridges
12. Wollongbar
13. Alstonville
14. Lynwood
15. West Ballina
16. Ballina
17. Ballina Airport
18. Cumbalum
19. South Gundurimba
20. Monaltrie
21. Bexhill
22. Eltham
23. Clunes
24. Binna Burra

Lismore, a prosperous service town and the main commercial and administrative centre for the Northern Rivers, lies only nine metres above sea-level on the narrow and winding North Arm of the upper Richmond River known as Wilsons River. In recent times it has attracted people who come to the area to pursue creative endeavours and alternative lifestyles.
Located 738 km north of Sydney via the Pacific Highway and 197 km south of Brisbane via the Pacific Motorway. It is 9 metres above sea level.

0 1 2 4 6

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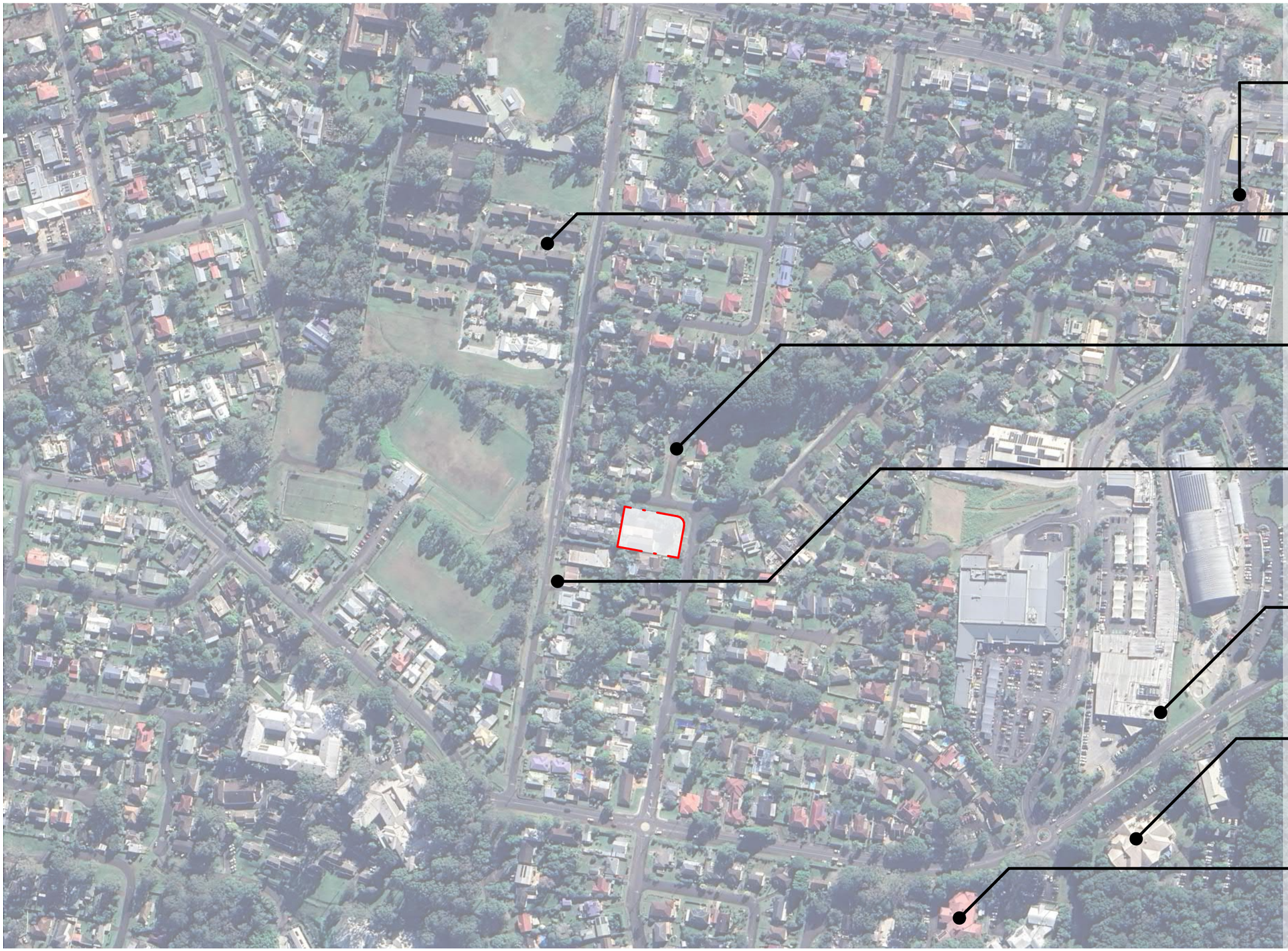
LOCALITY



0 50 100 200 400

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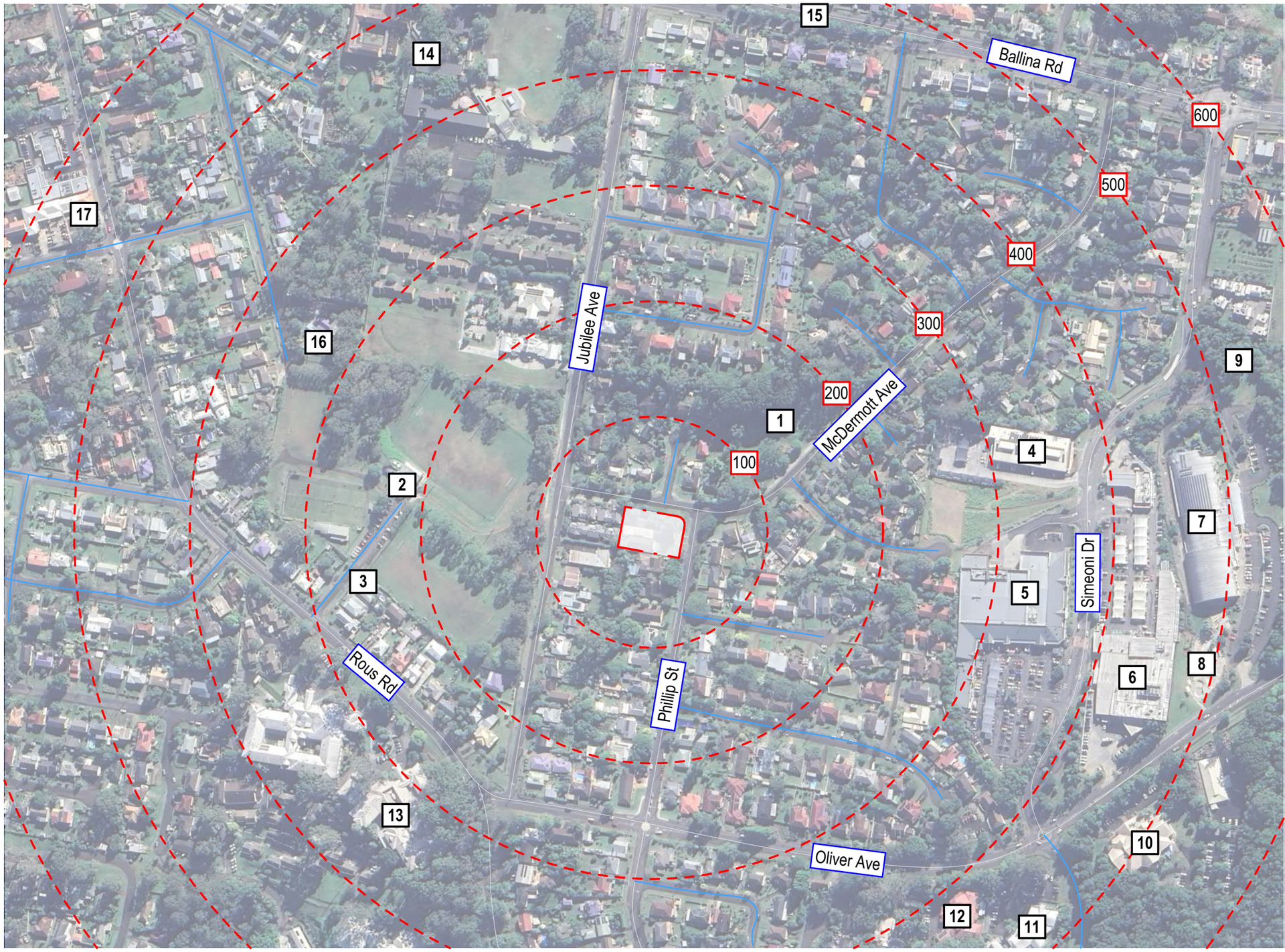
LOCAL CHARACTER

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 2.5 | REV F



SITE

1. Elders Memorial Park
2. Goonellabah Football Club
3. Goonellabah Tennis Club
4. Aldi
5. Coles
6. Woolworths
7. Sports and Aquatic Centre
8. Goonellabah Skate Park
9. Wallerawang Park
10. Lismore City Council
11. Goonellabah Library
12. Preschool and Early Learning Centre
13. Caroona Kalina Nursing Home
14. Goonellabah Public School
15. Sullivan Nicolaides Pathology
16. Goonellabah Preschool
17. Sullivan Nicolaides Pathology

Prior to the arrival of Europeans the district was known as "Tchukarmboli" or "Tuckurimba" to the local Bundjalung Aborigines. When Scotsman William Wilson settled in the area in 1845 he named his property "Lismore" after the island of Lismore in Loch Linnhe, Scotland which he had visited on his honeymoon. Wilson remained in the district for a decade and when a townsite was surveyed it was located on what had been Wilsons' home paddock.

The district is known for its rich soils and high quality produce. There is an organic food market once a week. The town's primary appeal to the traveller lies in its centrality to a region rather than its specific attractions.

0 50 100 200 400

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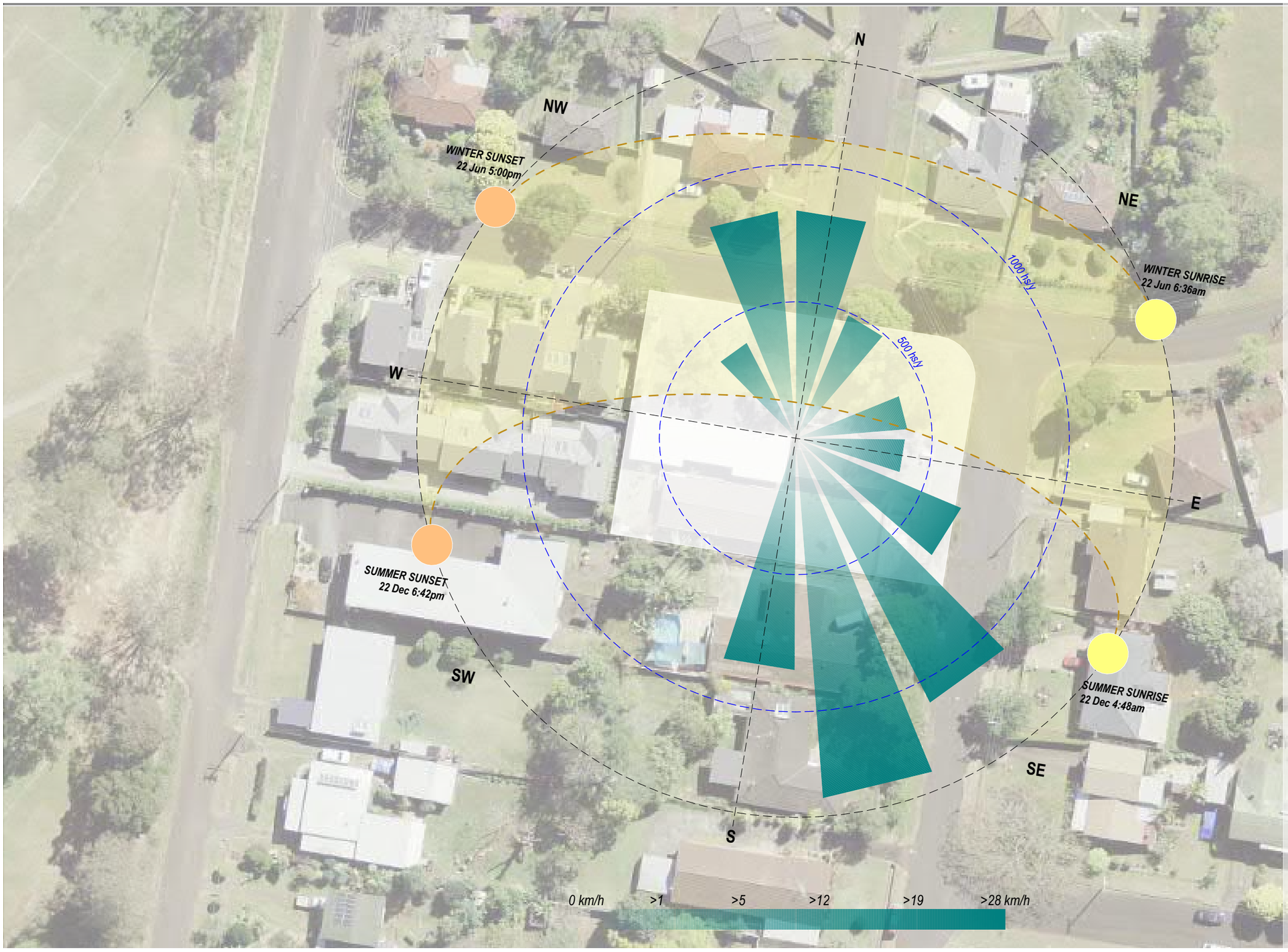
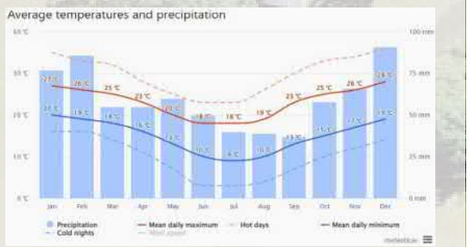
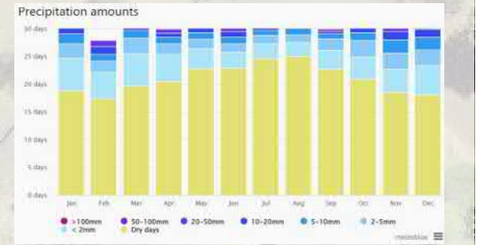
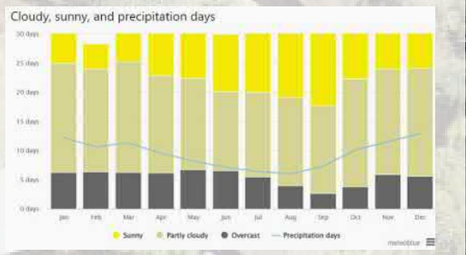
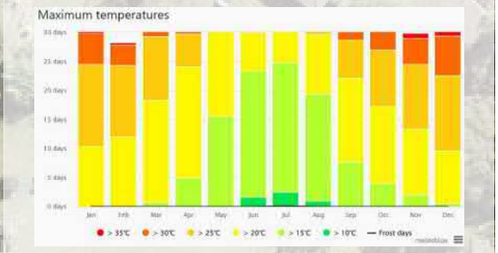
SUBJECT SITE

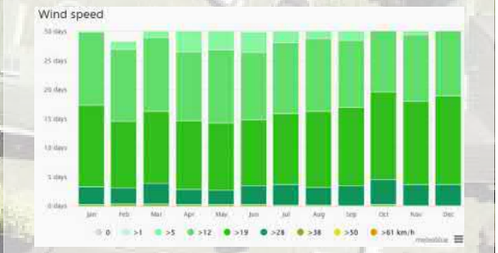












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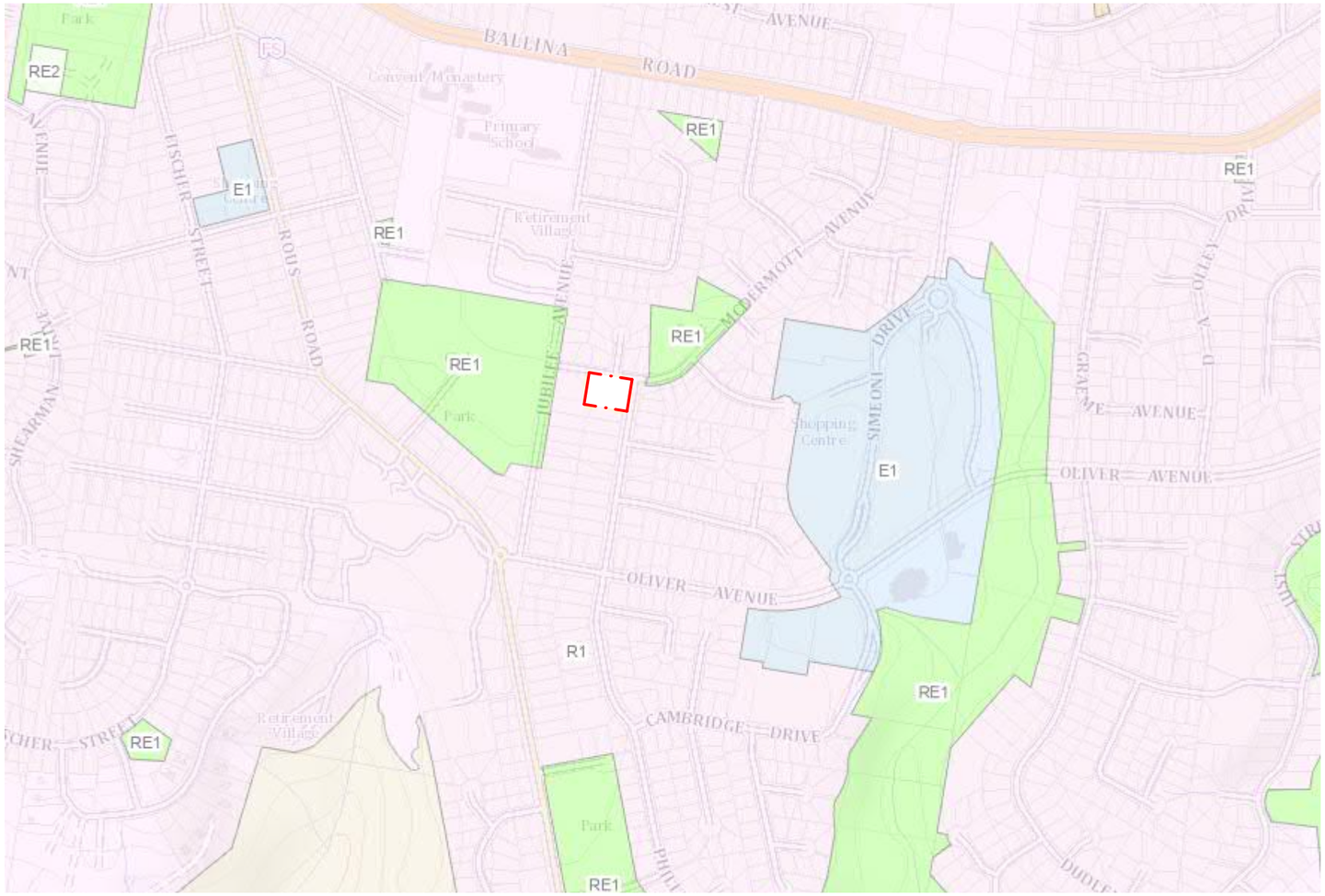
SITE ANALYSIS

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 2.7 | REV F



Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that new development is compatible with the character, and preserves the amenity, of each residential area.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Restaurants or cafes; Semi-detached dwellings; Seniors housing; Shop top housing; Roads; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Cemeteries; Charter boating and tourism facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Passenger transport facilities; Public administration buildings; Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recycling facilities; Water storage facilities; Water treatment facilities; Wholesale supplies

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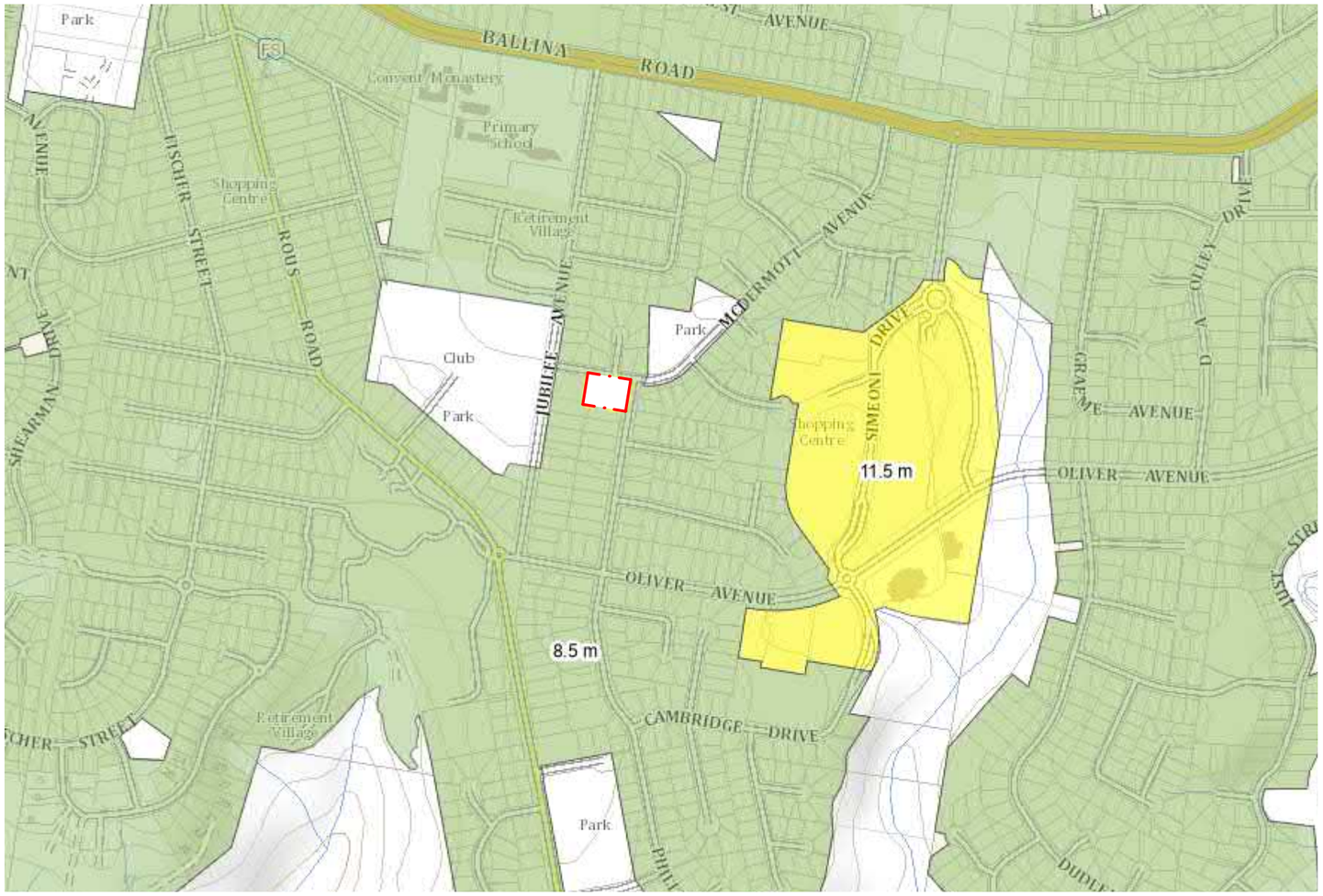
AREA ZONING



8.5m

11.5m

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BUILDING HEIGHTS

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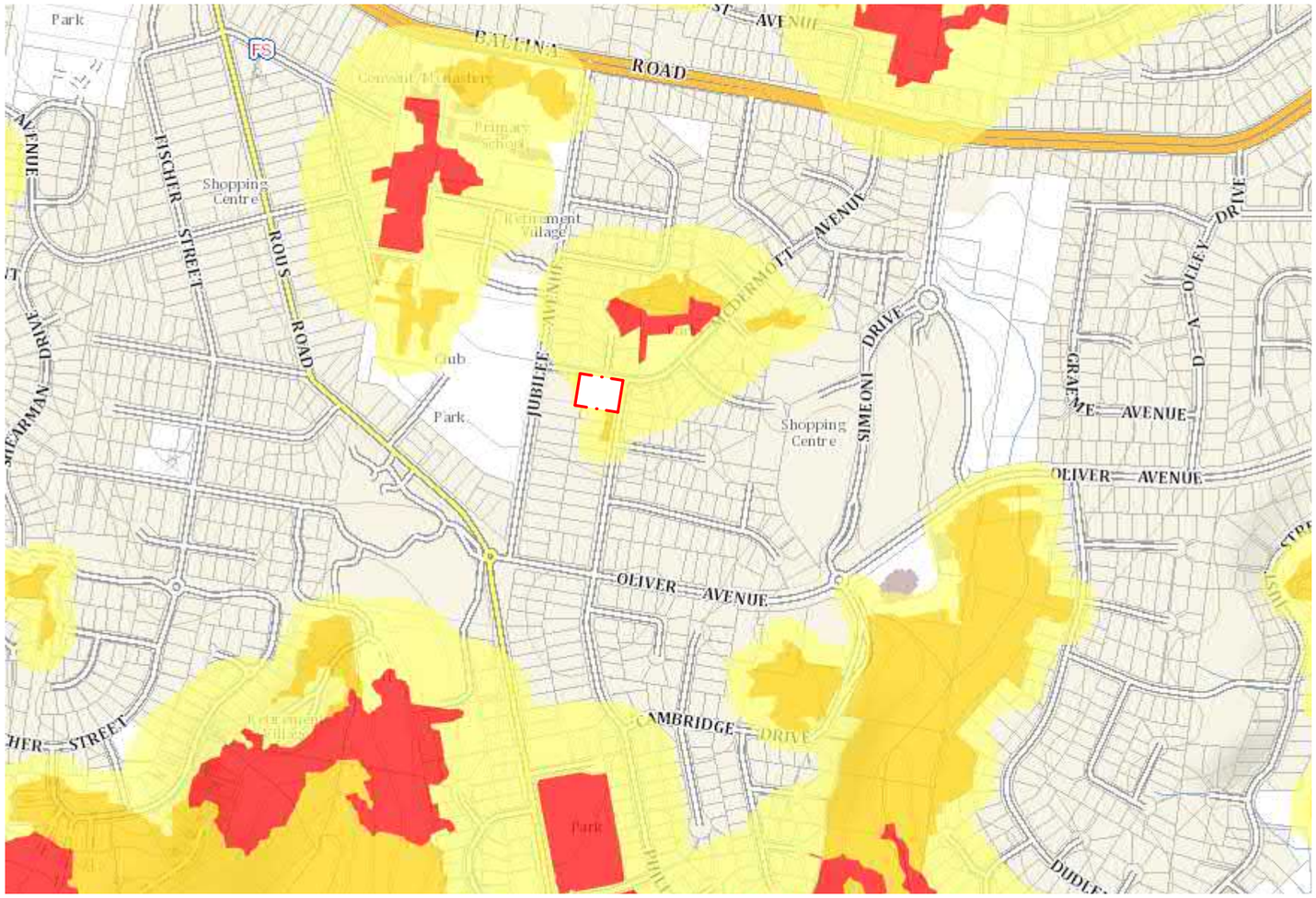

VEGETATION CATEGORY 1

VEGETATION CATEGORY 2

VEGETATION BUFFER

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HAZARDS

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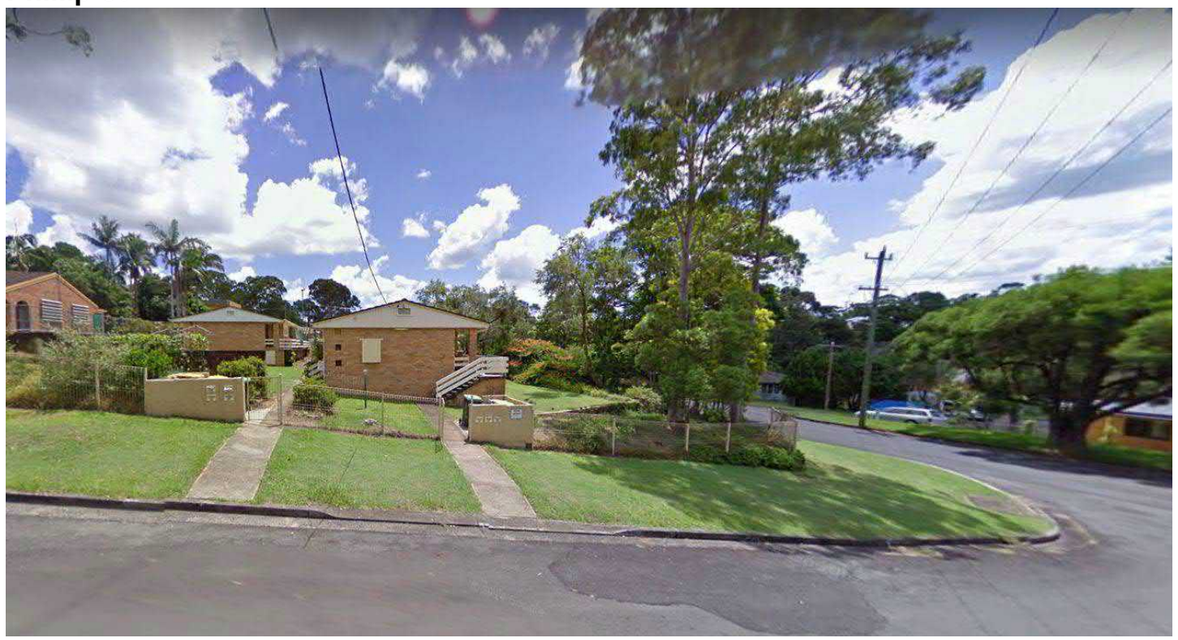
Phillip St



Quilty Pl

McDermott Ave

McDermott Ave & Phillip St

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EXTERNAL SITE VIEWS

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DESIGN

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans Lismore Local Environmental Plan 2012 (pub. 17-12-2021)

Land Zoning R1 - General Residential: (pub. 10-11-2023)

Height Of Building 8.5 m

Floor Space Ratio NA

Minimum Lot Size 400 m²

Heritage NA

Land Reservation Acquisition NA

Foreshore Building Line NA

Detailed planning information

State Environmental Planning Policies which apply to this property.
State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

· State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
· State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
· State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
· State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
· State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
· State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
· State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
· State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
· State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
· State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
· State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
· State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
· State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Bushfire Prone Land Vegetation Buffer

Land near Electrical Infrastructure This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45.

Local Aboriginal Land Council NGULINGAH

Regional Plan Boundary North Coast

DESIGN INTENT.

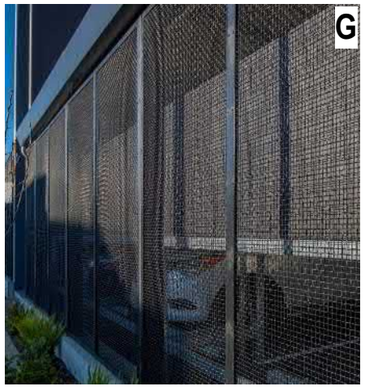
- 18 UNITS OVER 2 STOREYS
- BUDGET CONSCIOUS
- CONTEMPORARY DESIGN
- SUBTLE, NATURE INSPIRED MATERIALS & COLOURS
- DESIGN FOR MODULAR CONSTRUCTION

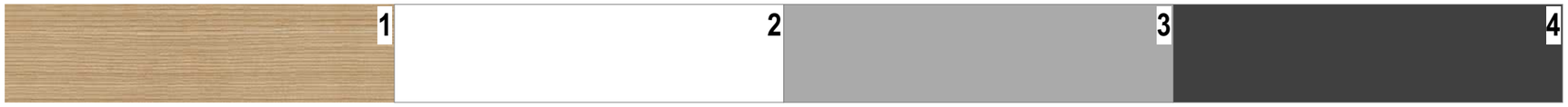
RAUNIK
design group
ARCHITECTS

FOR APPROVAL
NOT FOR CONSTRUCTION

@A3

DESIGN INTENT





WALL CLADDING

A. LYSAGHT ENSEAM POWDERCOATED AS PER ELEVATIONS *[OR SIM. TO COMPLY WITH AS1530.1]*
B. WEATHERTEX SELFLOK ECOGROOVE SMOOTH 150mm PAINTED AS PER ELEVATIONS *[OR SIM. TO COMPLY WITH AS1530.1]*
C. WEATHERTEX WEATHERGROOVE SMOOTH 300mm PAINTED AS PER ELEVATIONS *[OR SIM. TO COMPLY WITH AS1530.1]*
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E. WEATHERTEX SELFLOK ECOGROOVE NATURAL 150mm *[OR SIM. TO COMPLY WITH AS1530.1]*

BLOCKWORK

F. AUSTRAL ARCHITECT SMOOTH ALABASTER BLOCK 200 SERIES 20-01 FULL AND 300 SERIES 20-71 HALF HEIGHT

FACADE SCREENS

G. LOCKER WOVEN WIRE CARPARK FACADE PROFILE BOSTON 311 POWDERCOATED MONUMENT
H. KNOTWOOD ALUMINIUM BATTENED PRIVACY SCREEN 50x50
J. KNOTWOOD ALUMINIUM SLATS ANGLED PRIVACY SCREEN 100x16

SUN HOODS

K. ALUMINIUM SUN HOODS POWDERCOATED MONUMENT

COLOUR

1. KNOTWOOD WOODGRAIN NORWEGIAN BEECH. STAIN WEATHERTEX NATURAL TO MATCH.
2. COLORBOND SURFMIST OR DULUX LEXICON QUARTER
3. COLORBOND WINDSPRAY OR DULUX TIMELESS GRAY
4. COLORBOND MONUMENT OR DULUX WALHALLA

RAUNIK design group ARCHITECTS

@A3

MATERIALITY / FINISHES

NOTE.
ARTIST'S IMPRESSION.
LANDSCAPE PLANTING SPECIES IS INDICATIVE.
FOR EXACT PLANTING REFER LANDSCAPE ARCHITECT'S DRAWINGS.

RAUNIK design group ARCHITECTS

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NOT FOR CONSTRUCTION

@A3

PERSPECTIVE 1

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 3.4 | REV F

NOTE.
ARTIST'S IMPRESSION.
LANDSCAPE PLANTING SPECIES IS INDICATIVE.
FOR EXACT PLANTING REFER LANDSCAPE ARCHITECT'S DRAWINGS.

RAUNIK design group ARCHITECTS

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NOT FOR CONSTRUCTION

@A3

PERSPECTIVE 2

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 3.5 | REV F

NOTE.
ARTIST'S IMPRESSION.
LANDSCAPE PLANTING SPECIES IS INDICATIVE.
FOR EXACT PLANTING REFER LANDSCAPE ARCHITECT'S DRAWINGS.

RAUNIK design group ARCHITECTS

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@A3

PERSPECTIVE 3

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 3.6 | REV F

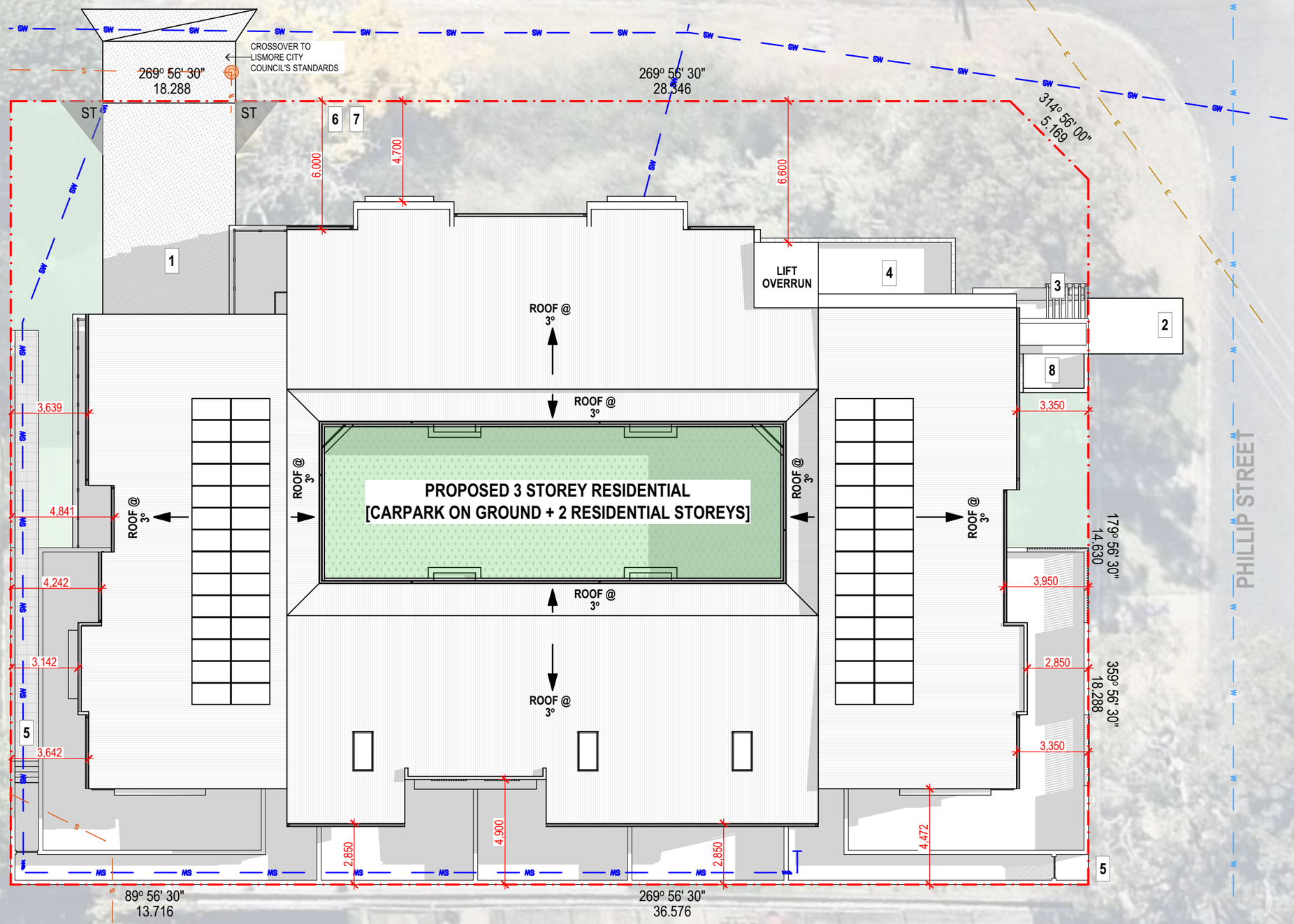
ARCHITECTURE

5-7 McDERMOTT AVE +
1 PHILLIP STREET,
GOONELLABAH NSW 2480

SITE AREA. 1,821m²
FSR. 0.62:1

SITE PLAN LEGEND

1 VEHICULAR ENTRY
2 PEDESTRIAN ENTRY
3 MAILBOXES
4 BIKE PARKING
5 FIRE EGRESS
6 WATER METER
7 BOOSTER
8 TEMP. BIN STORE



RAUNIK design group ARCHITECTS

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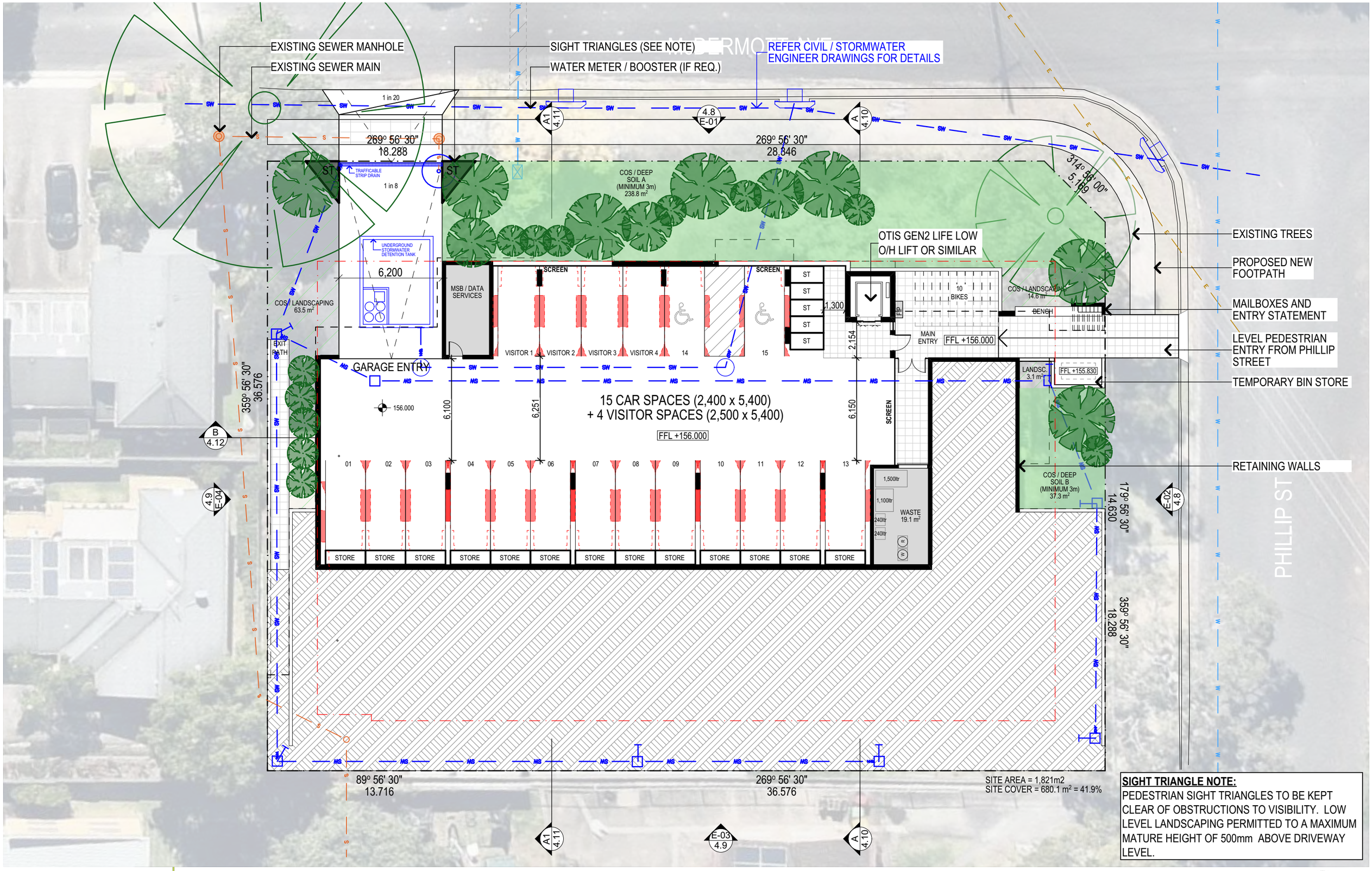
1:200@A3

SITE PLAN

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 4.1 | REV F



SIGHT TRIANGLE NOTE:
PEDESTRIAN SIGHT TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS TO VISIBILITY. LOW LEVEL LANDSCAPING PERMITTED TO A MAXIMUM MATURE HEIGHT OF 500mm ABOVE DRIVEWAY LEVEL.

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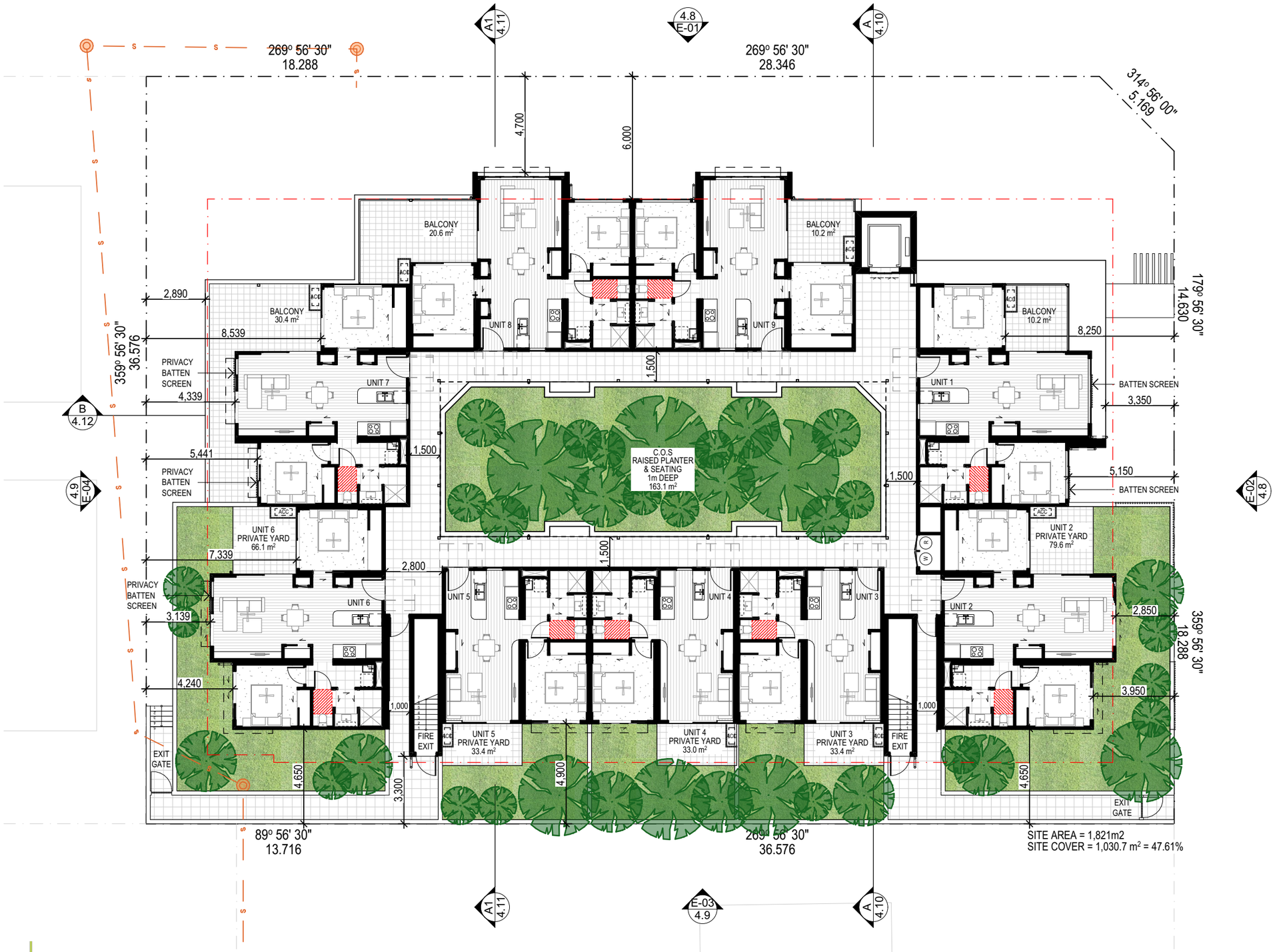
NOT FOR CONSTRUCTION

1:200@A3

LEVEL 1 GROUND

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 4.2 | REV F



RAUNIK
design group
ARCHITECTS

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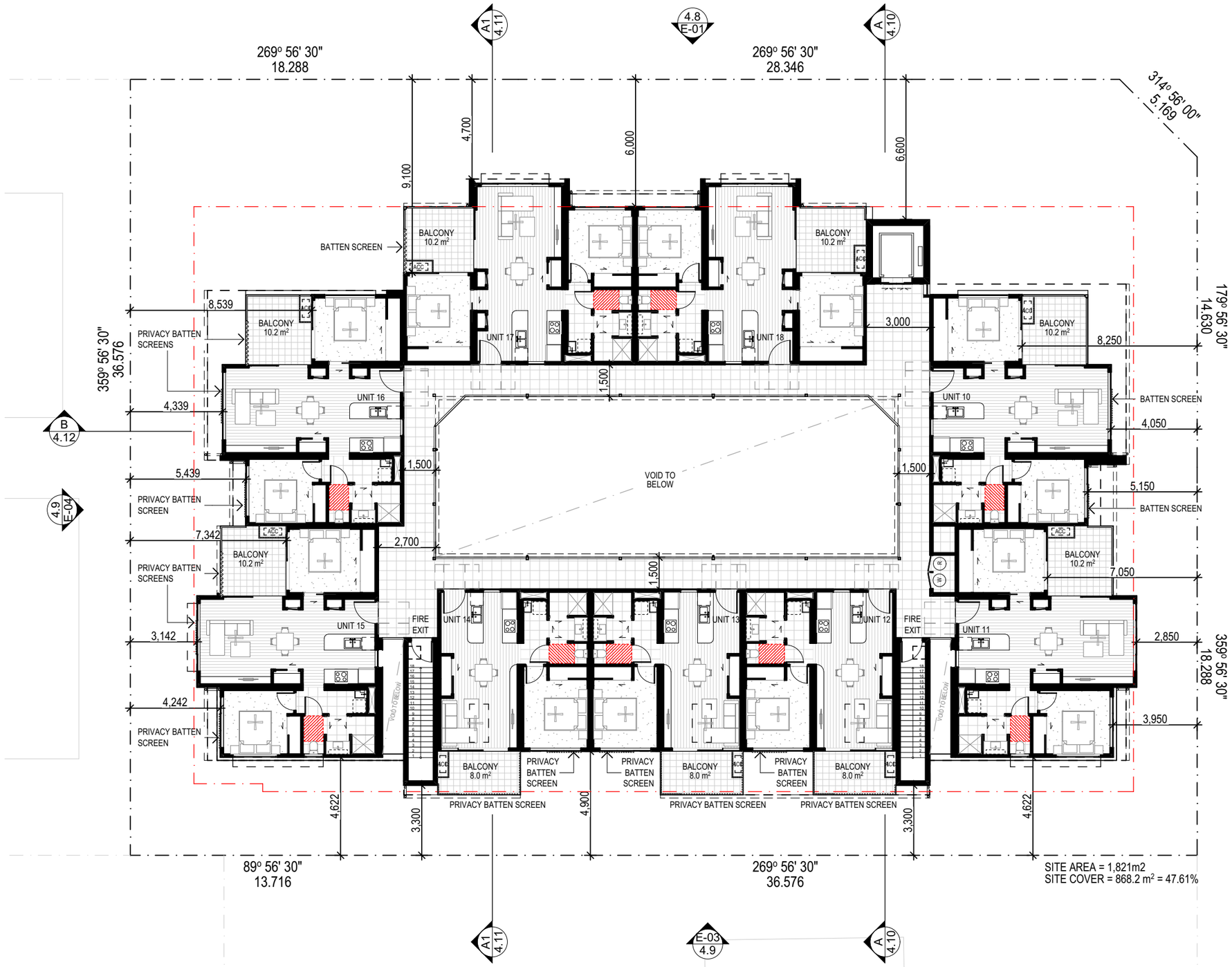
NOT FOR CONSTRUCTION

1:200@A3

LEVEL 2

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 4.3 | REV F



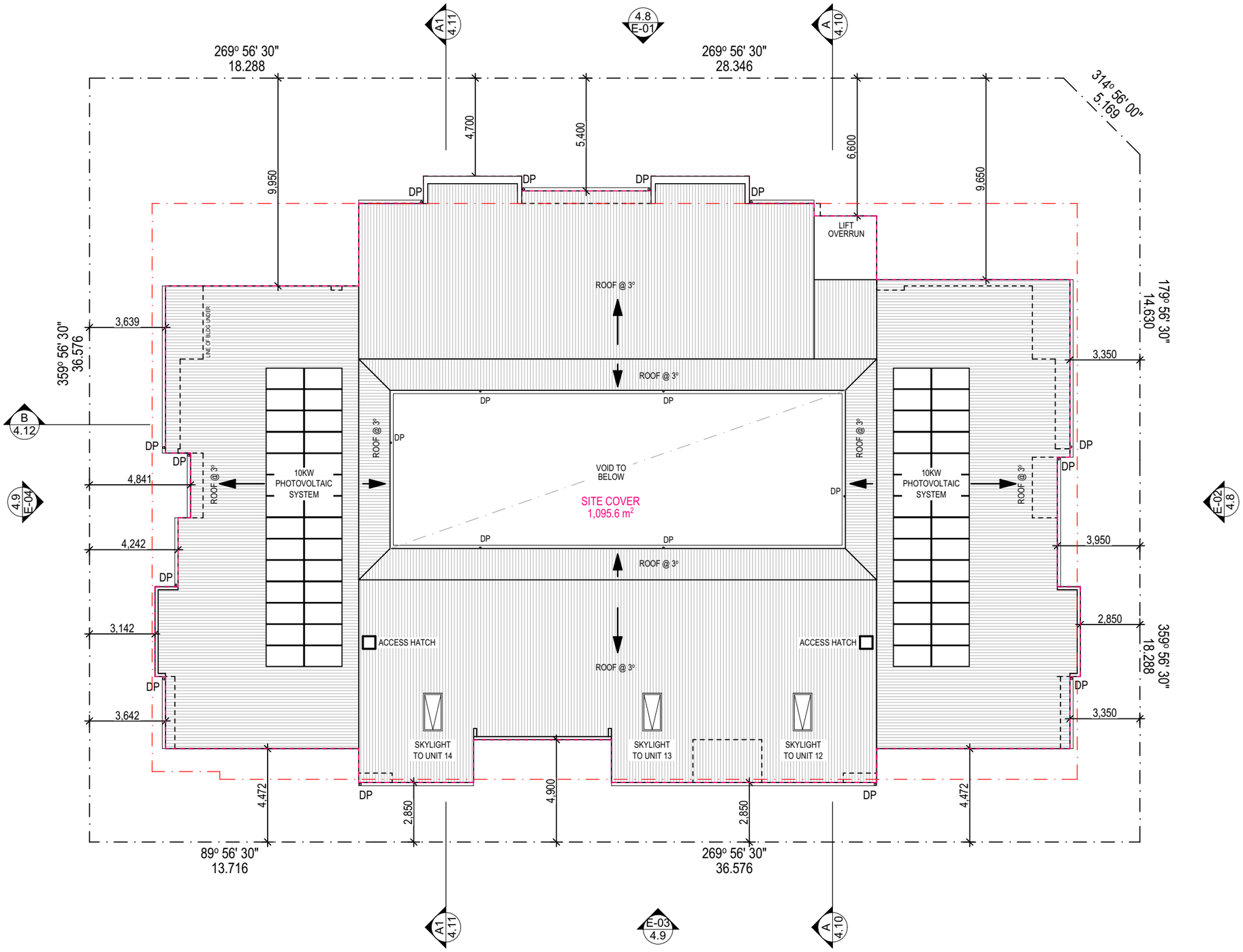
RAUNIK design group ARCHITECTS

FOR APPROVAL
NOT FOR CONSTRUCTION

1:200@A3

LEVEL 3

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 4.4 | REV F



RAUNIK design group ARCHITECTS

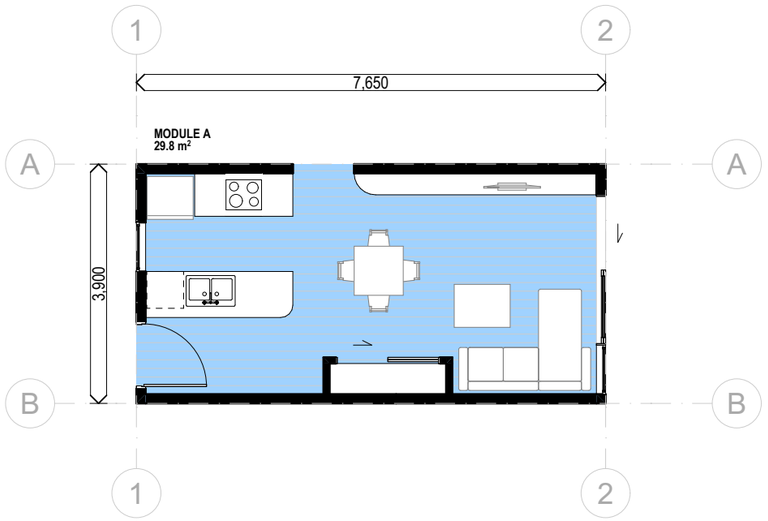
FOR APPROVAL
NOT FOR CONSTRUCTION

1:200@A3

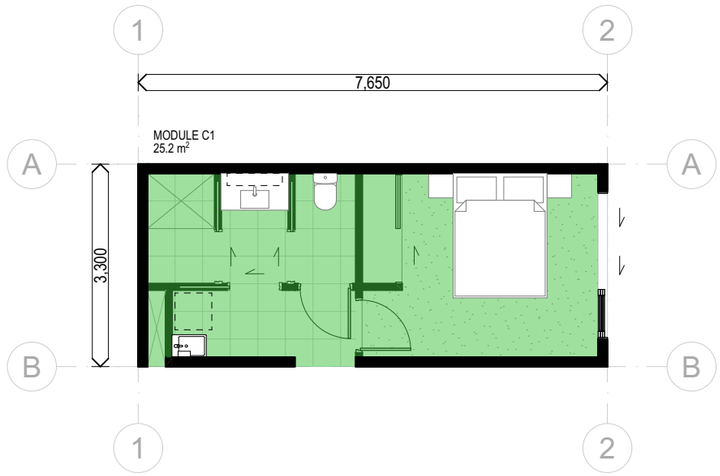
ROOF

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 4.5 | REV F

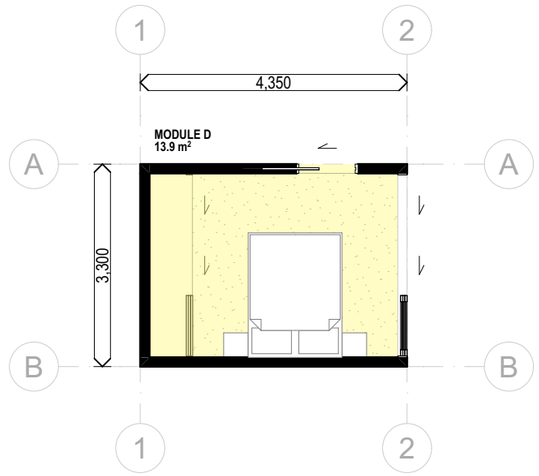
TYPE A



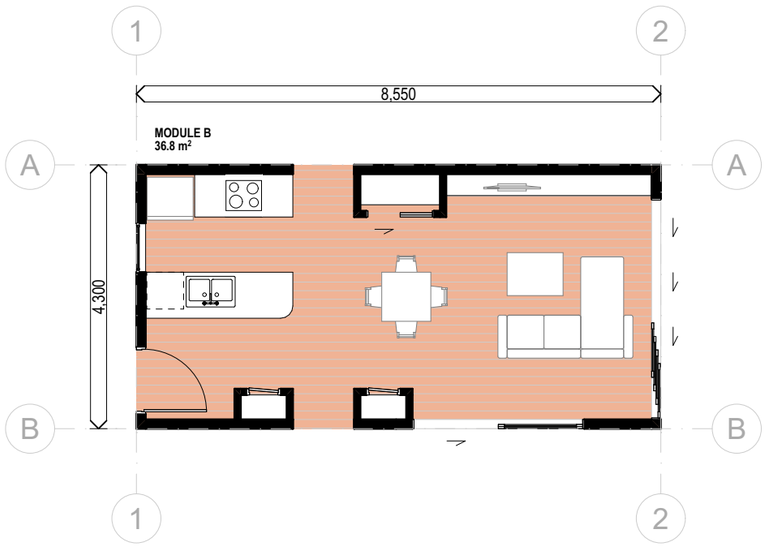
TYPE C1



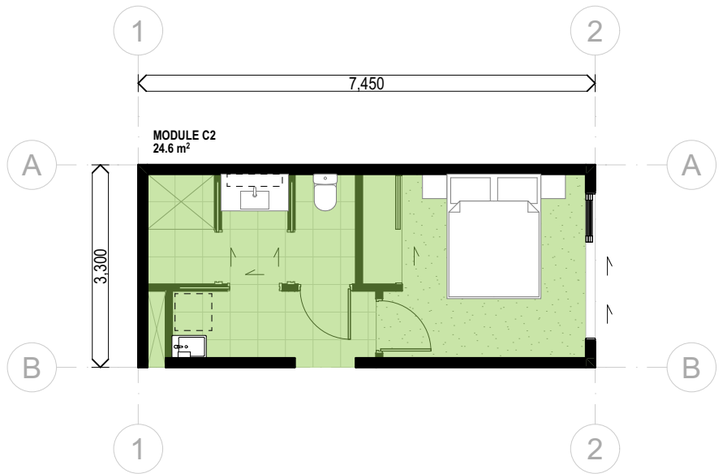
TYPE D



TYPE B



TYPE C2



RAUNIK design group ARCHITECTS

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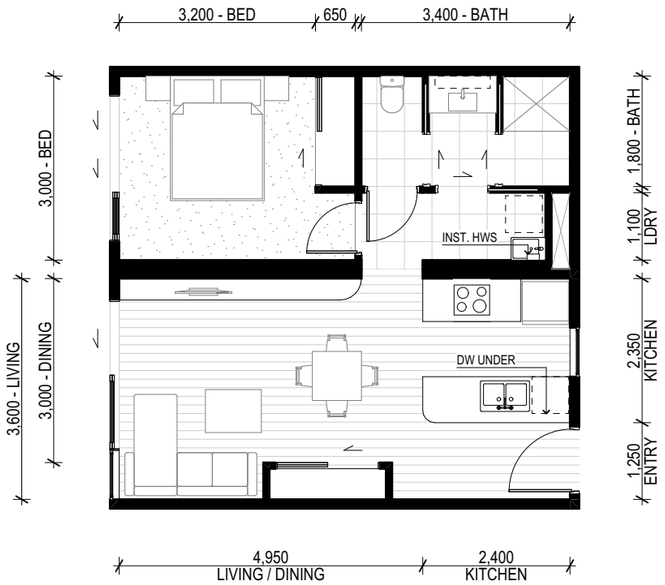
1:100@A3

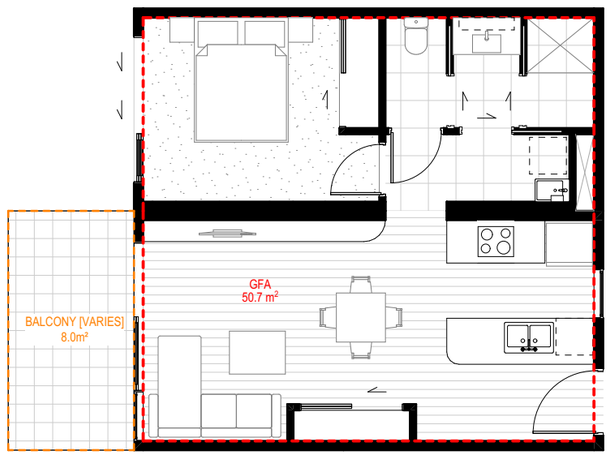
MODULE TYPES

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 4.6 | REV F

UNIT TYPE 1

MODULE TYPES C1 + A



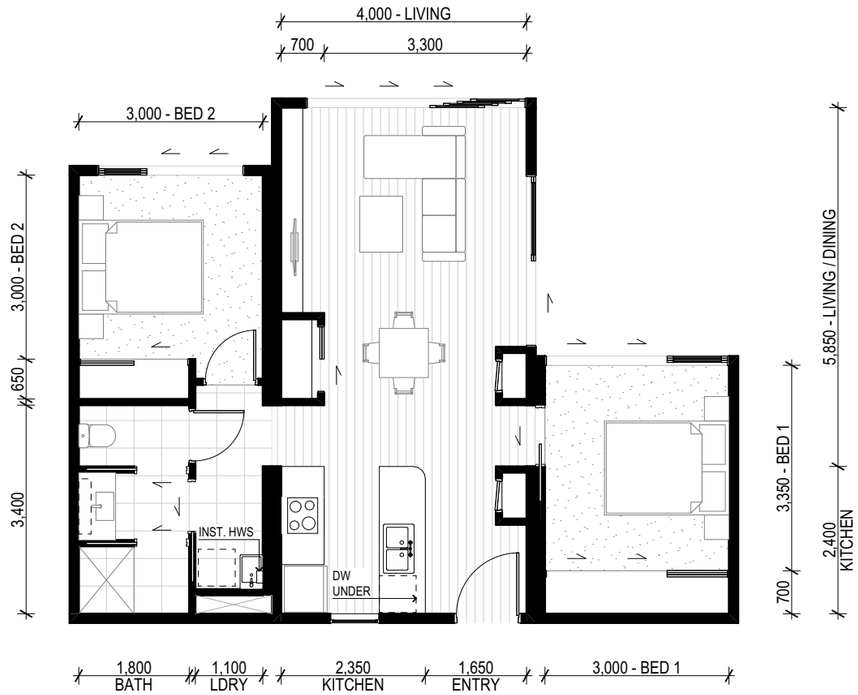


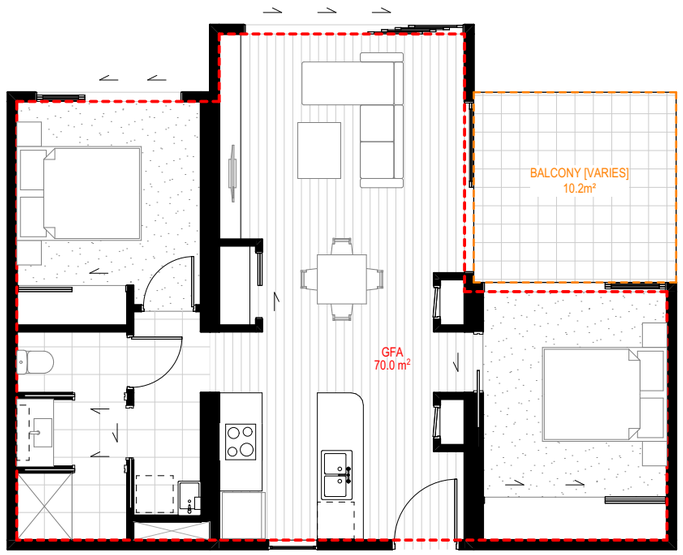
TYPE 1 - 1 BED UNIT GFA

UNIT	50.7m²
BALCONY	8m²
TOTAL	**58.7m²**

UNIT TYPE 2

MODULE TYPES C2 + B + D





TYPE 2 - 2 BED UNIT GFA

UNIT	70.0m²
BALCONY	10.2m²
TOTAL	**80.2m²**

RAUNIK design group ARCHITECTS

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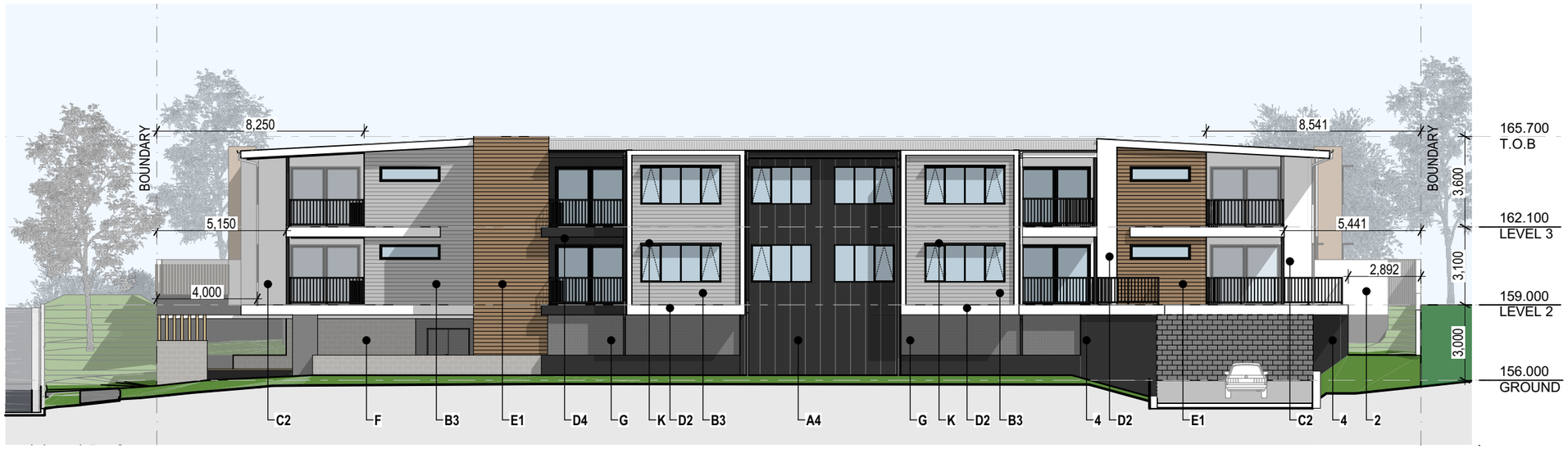
1:100@A3

UNIT TYPES

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 4.7 | REV F



E-01 **NORTH ELEVATION**
1:200

E-02 **EAST ELEVATION**
1:200

WALL CLADDING

A. LYSAGHT ENSEAM POWDERCOATED AS PER ELEVATIONS *[OR SIM. TO COMPLY WITH AS1530.1]*
B. WEATHERTEX SELFLOK ECOGROOVE SMOOTH 150mm PAINTED AS PER ELEVATIONS *[OR SIM. TO COMPLY WITH AS1530.1]*
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BLOCKWORK

F. AUSTRAL ARCHITECT SMOOTH ALABASTER BLOCK 200 SERIES 20-01 FULL AND 300 SERIES 20-71 HALF HEIGHT

FACADE SCREENS

G. LOCKER WOVEN WIRE CARPARK FACADE PROFILE BOSTON 311 POWDERCOATED MONUMENT
H. KNOTWOOD ALUMINIUM BATTENED PRIVACY SCREEN 50x50
J. KNOTWOOD ALUMINIUM SLATS ANGLED PRIVACY SCREEN 100x16

SUN HOODS

K. ALUMINIUM SUN HOODS POWDERCOATED MONUMENT

COLOUR

1. KNOTWOOD WOODGRAIN NORWEGIAN BEECH. STAIN WEATHERTEX NATURAL TO MATCH.
2. COLORBOND SURFMIST OR DULUX LEXICON QUARTER
3. COLORBOND WINDSPRAY OR DULUX TIMELESS GRAY
4. COLORBOND MONUMENT OR DULUX WALHALLA

RAUNIK design group ARCHITECTS

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NOT FOR CONSTRUCTION

1:200@A3
ELEVATIONS N+E

E-03 **SOUTH ELEVATION**
1:200

E-04 **WEST ELEVATION**
1:200

WALL CLADDING

A. LYSAGHT ENSEAM POWDERCOATED AS PER ELEVATIONS *[OR SIM. TO COMPLY WITH AS1530.1]*
B. WEATHERTEX SELFLOK ECOGROOVE SMOOTH 150mm PAINTED AS PER ELEVATIONS *[OR SIM. TO COMPLY WITH AS1530.1]*
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BLOCKWORK

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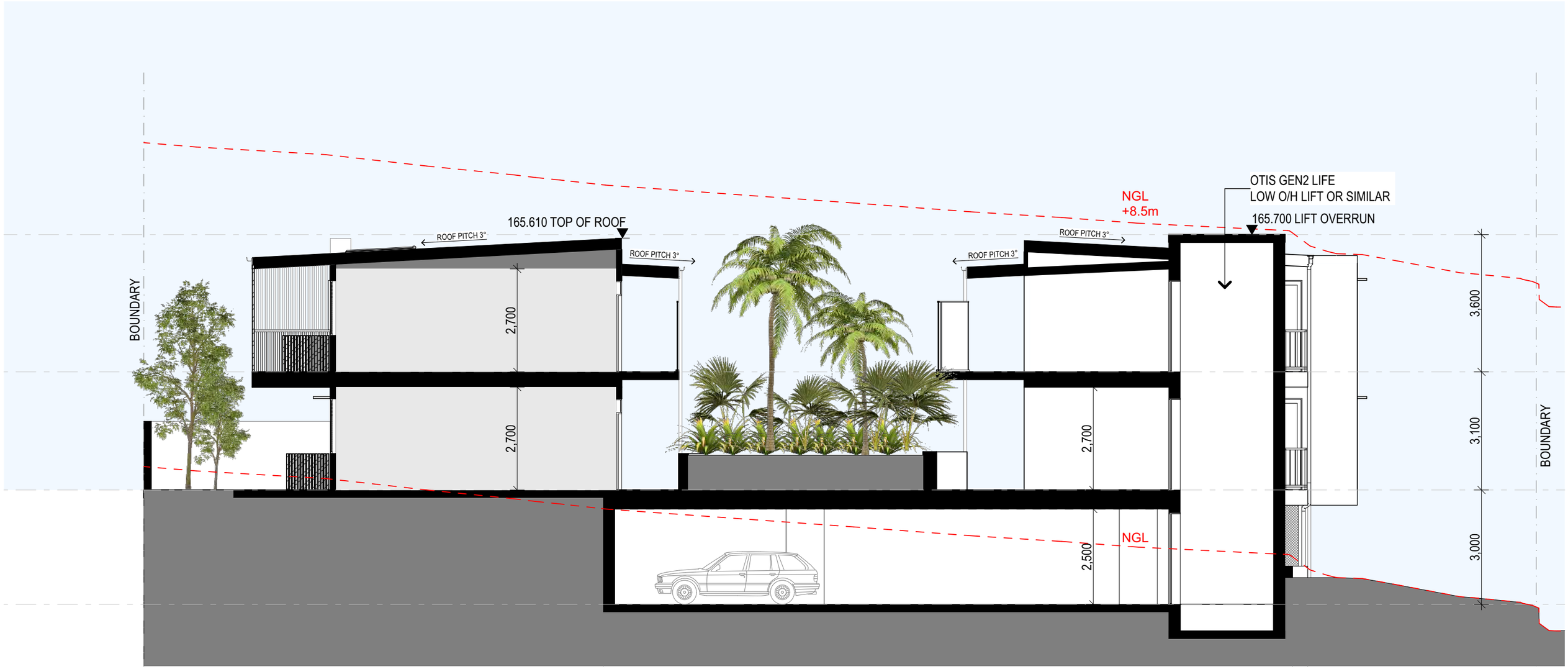
4. COLORBOND MONUMENT OR DULUX WALHALLA

RAUNIK design group ARCHITECTS

FOR APPROVAL
NOT FOR CONSTRUCTION

1:200@A3
ELEVATIONS S+W



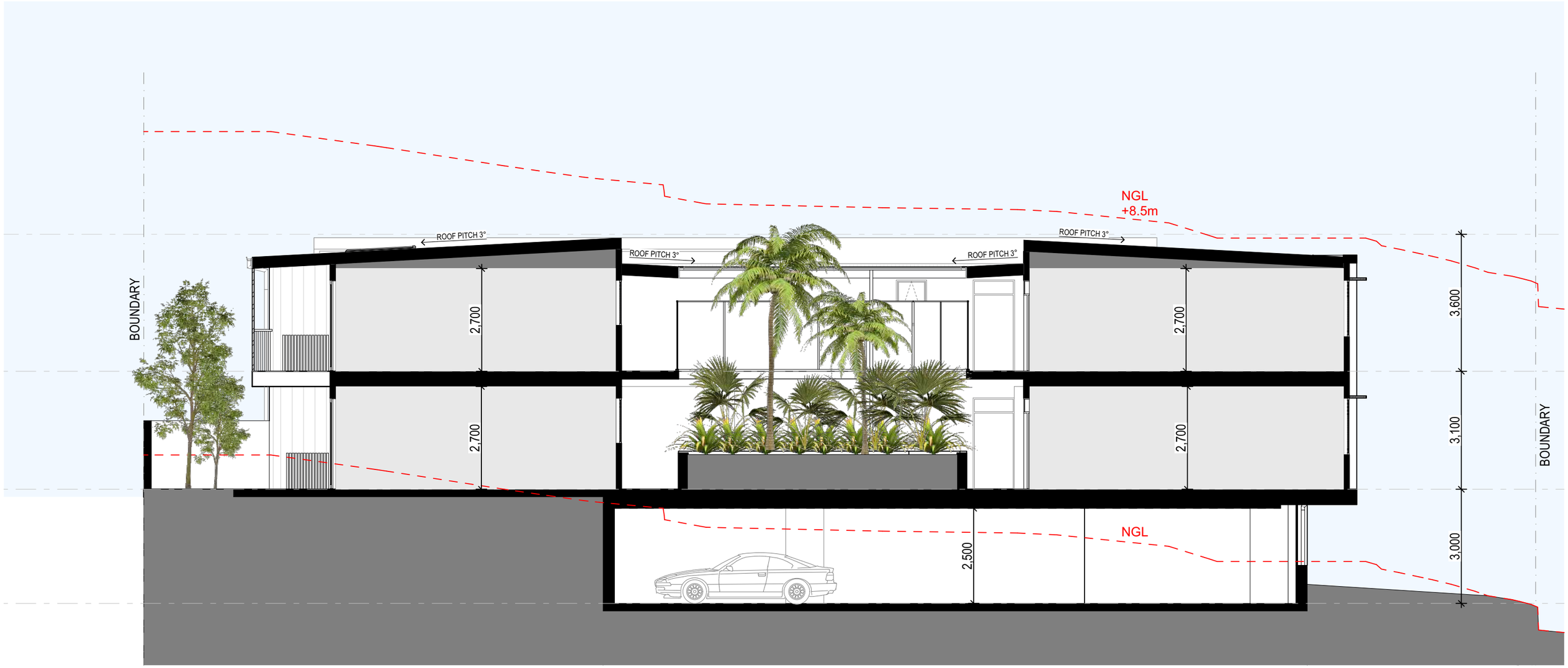
RAUNIK design group ARCHITECTS

FOR APPROVAL
NOT FOR CONSTRUCTION

1:100@A3

SECTION A

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 4.10 | REV F



RAUNIK design group ARCHITECTS

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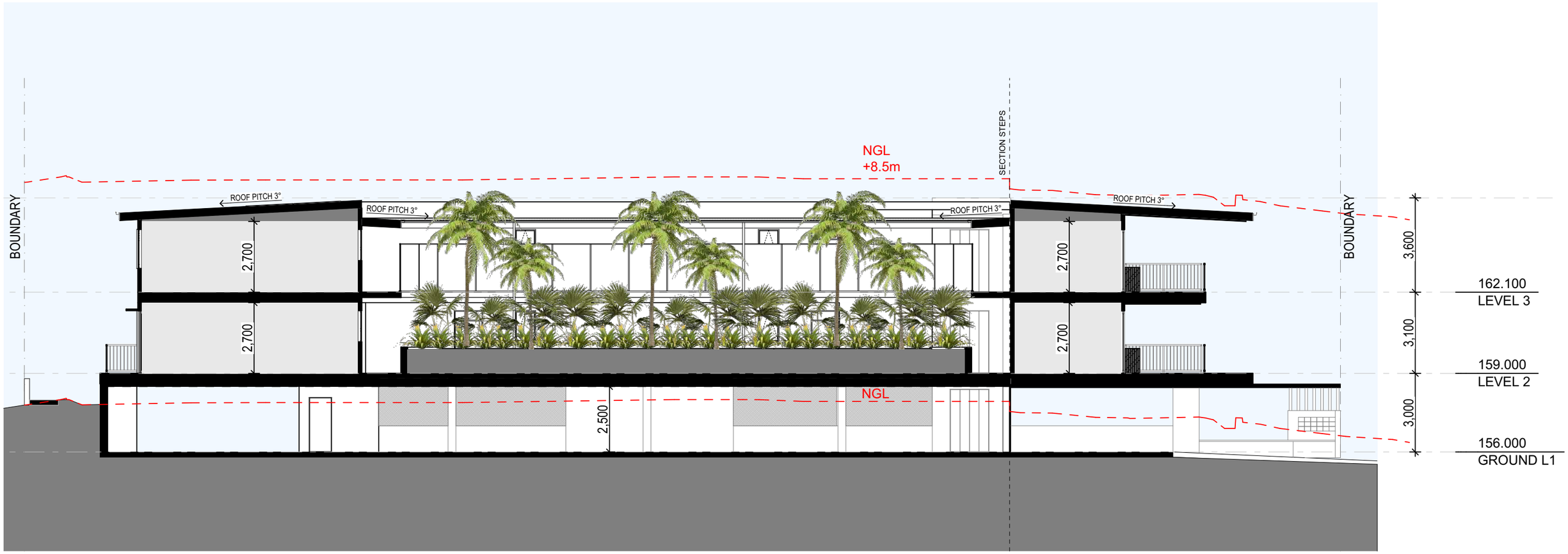
NOT FOR CONSTRUCTION

1:100@A3

SECTION A1

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 4.11 | REV F



RAUNIK design group ARCHITECTS

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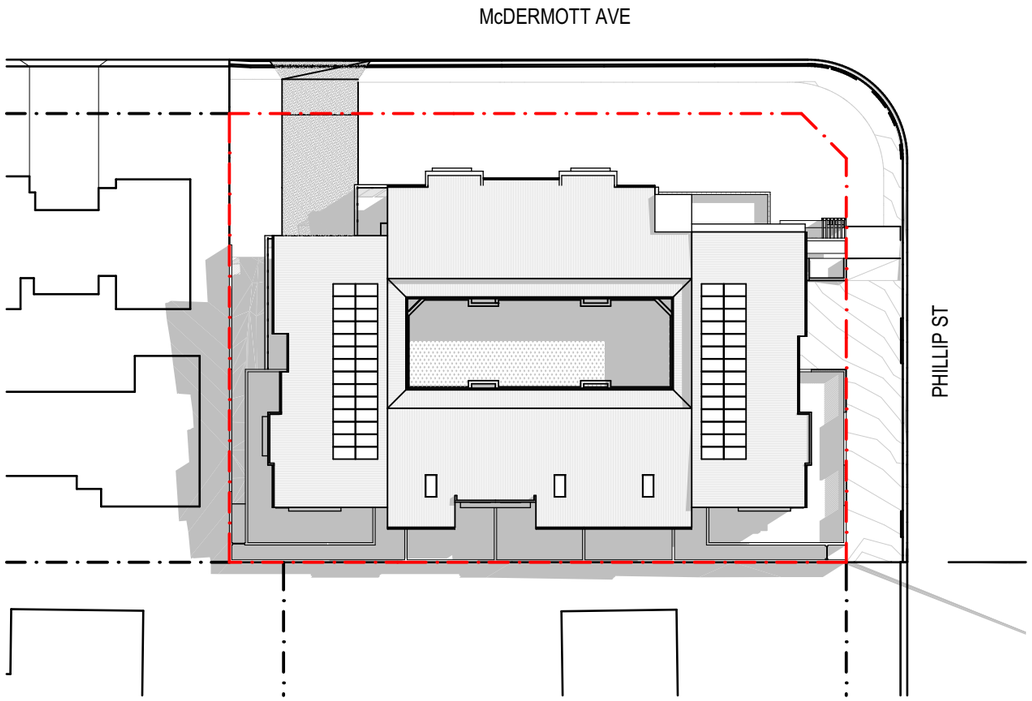
NOT FOR CONSTRUCTION

1:150@A3

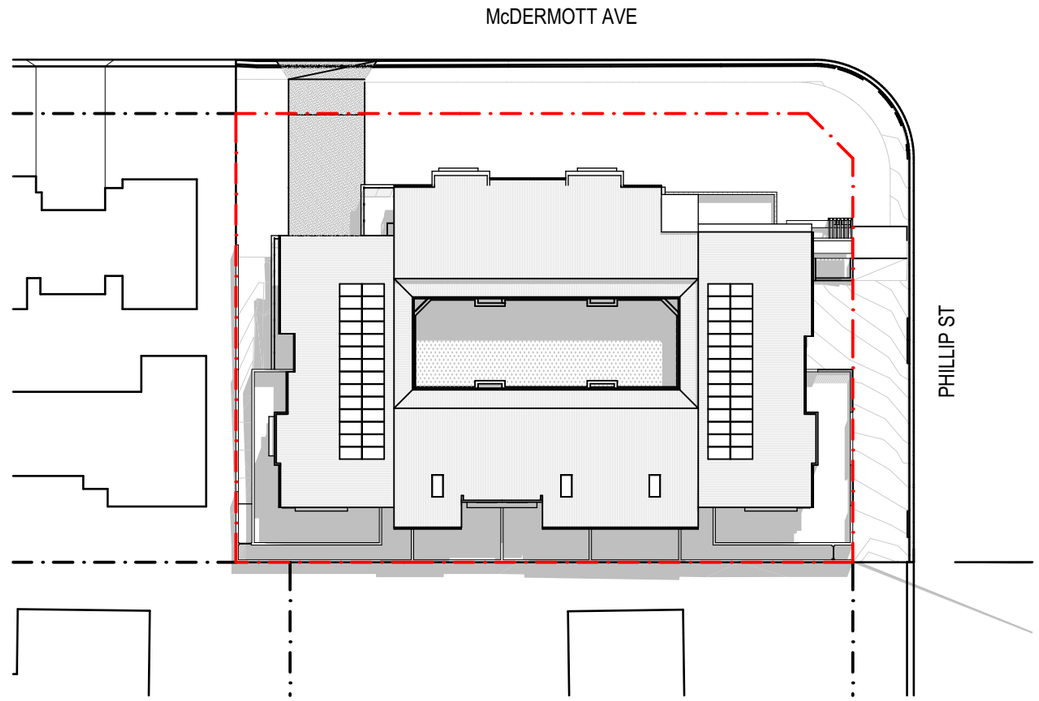
SECTION B

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 4.12 | REV F

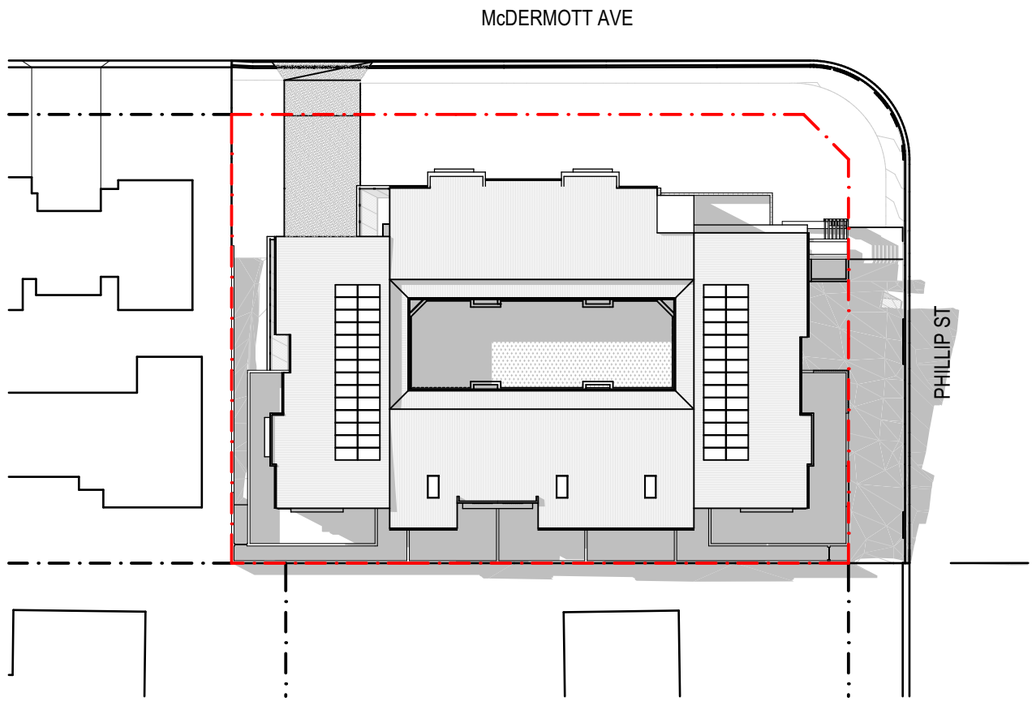
MISCELLANEOUS



MARCH / SEPTEMBER 21ST AT 9:00



MARCH / SEPTEMBER 21ST AT 12:00



MARCH / SEPTEMBER 21ST AT 15:00

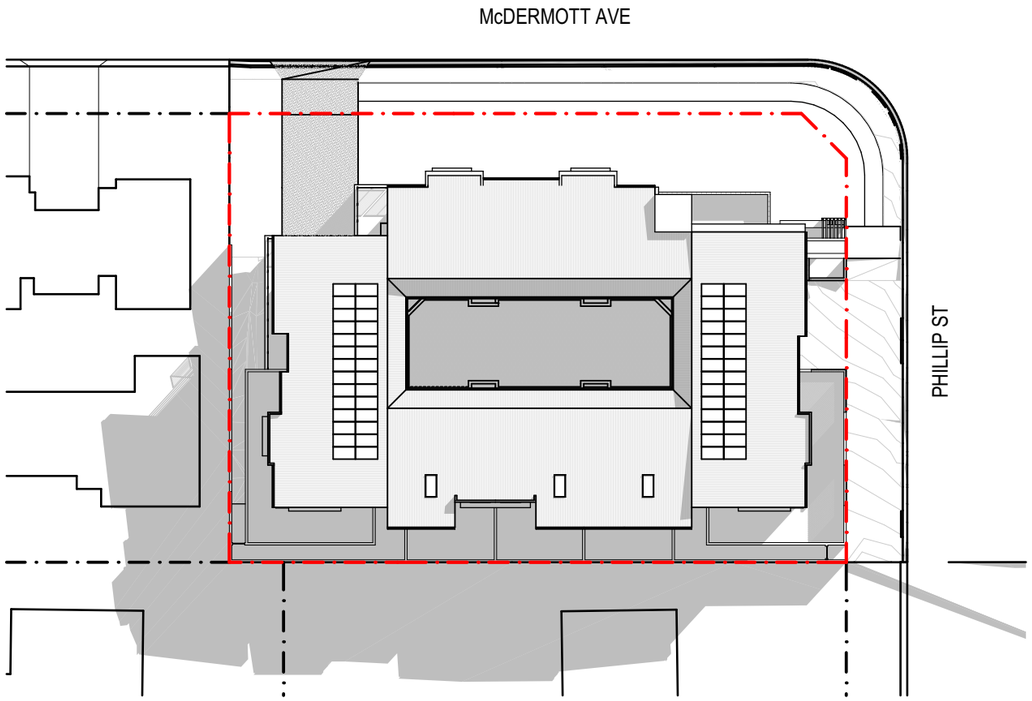
RAUNIK design group ARCHITECTS

FOR APPROVAL
NOT FOR CONSTRUCTION

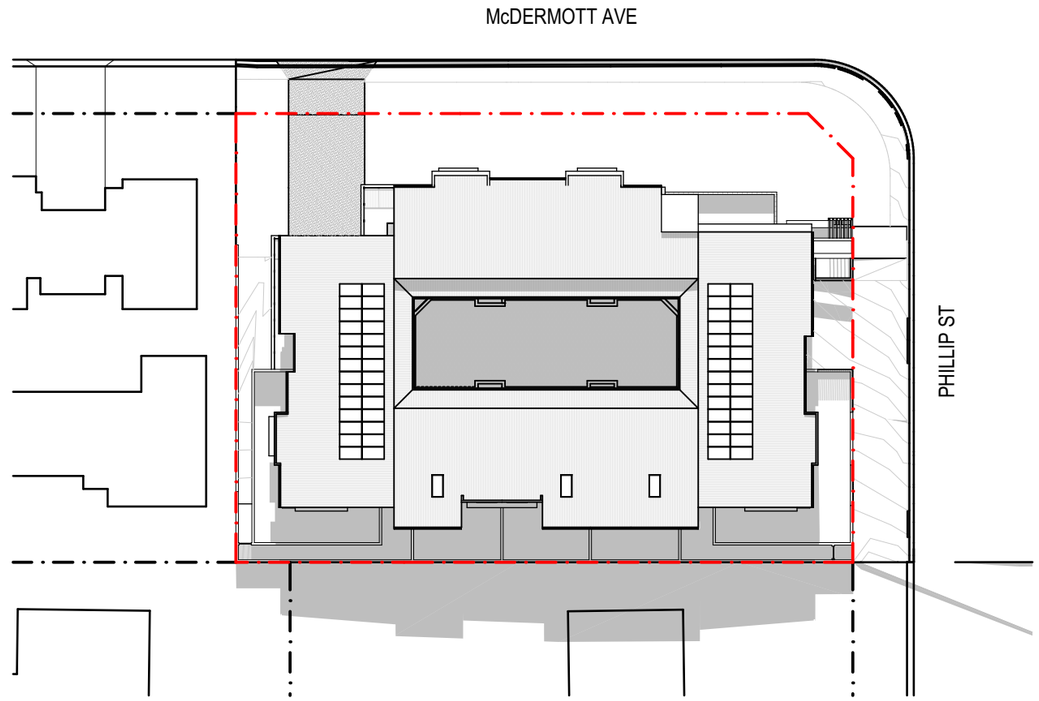
1:500@A3

SHADOW DIAGRAMS - MARCH/SEPTEMBER [EQUINOX]

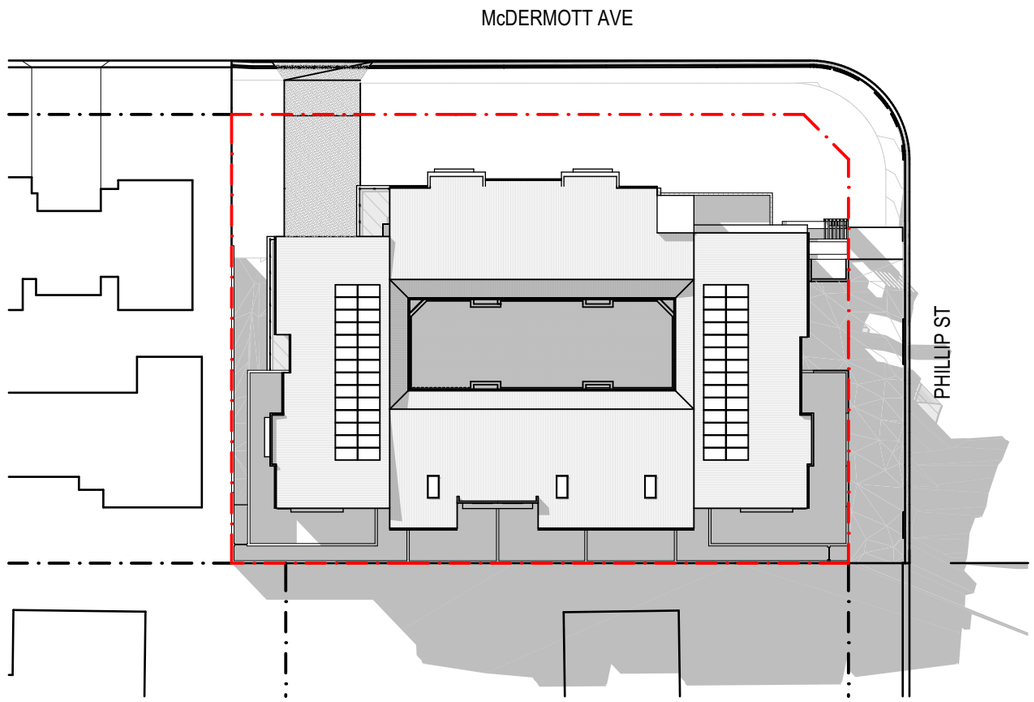
23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 5.1 | REV F



JUNE 21ST AT 9:00



JUNE 21ST AT 12:00



JUNE 21ST AT 15:00

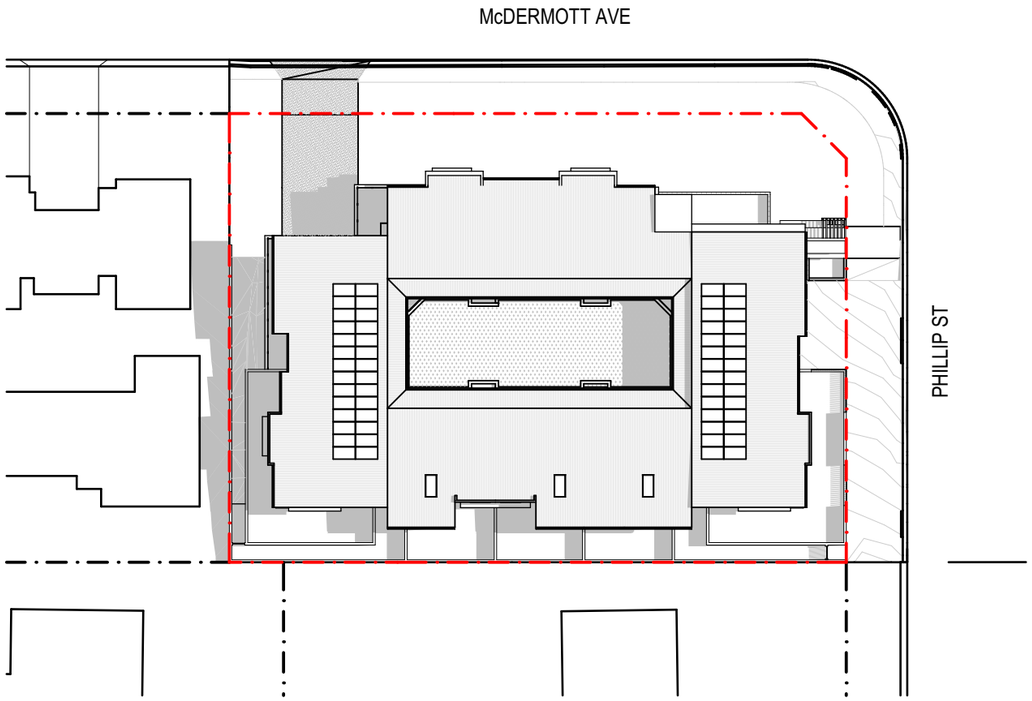
RAUNIK design group ARCHITECTS

FOR APPROVAL
NOT FOR CONSTRUCTION

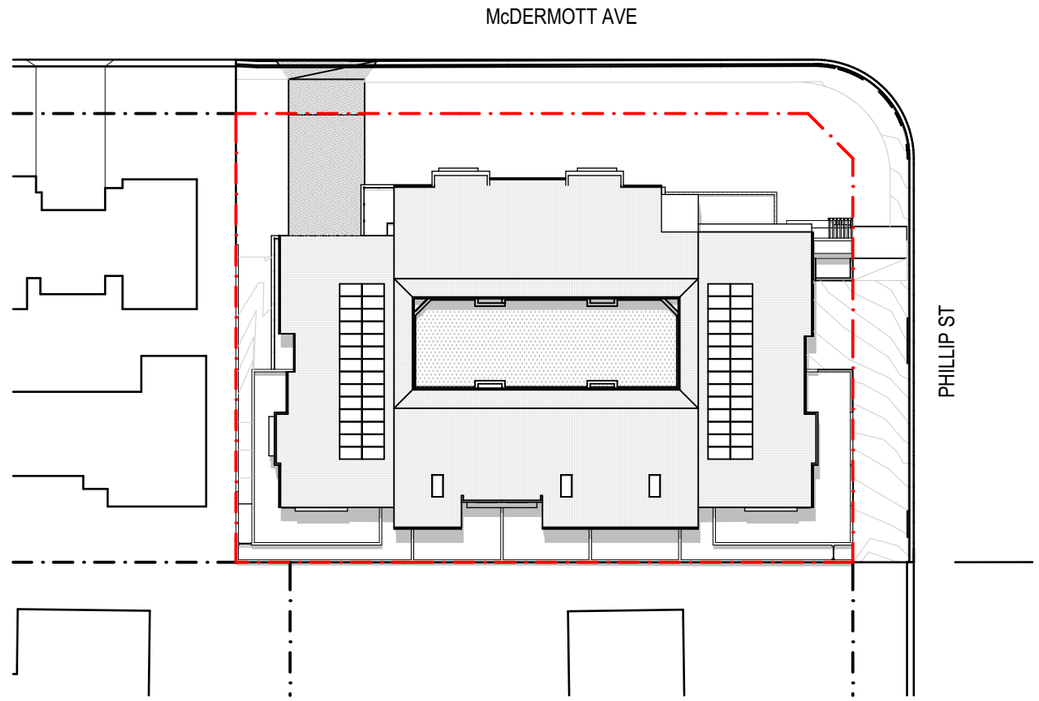
1:500@A3

SHADOW DIAGRAMS - JUNE [WINTER SOLSTICE]

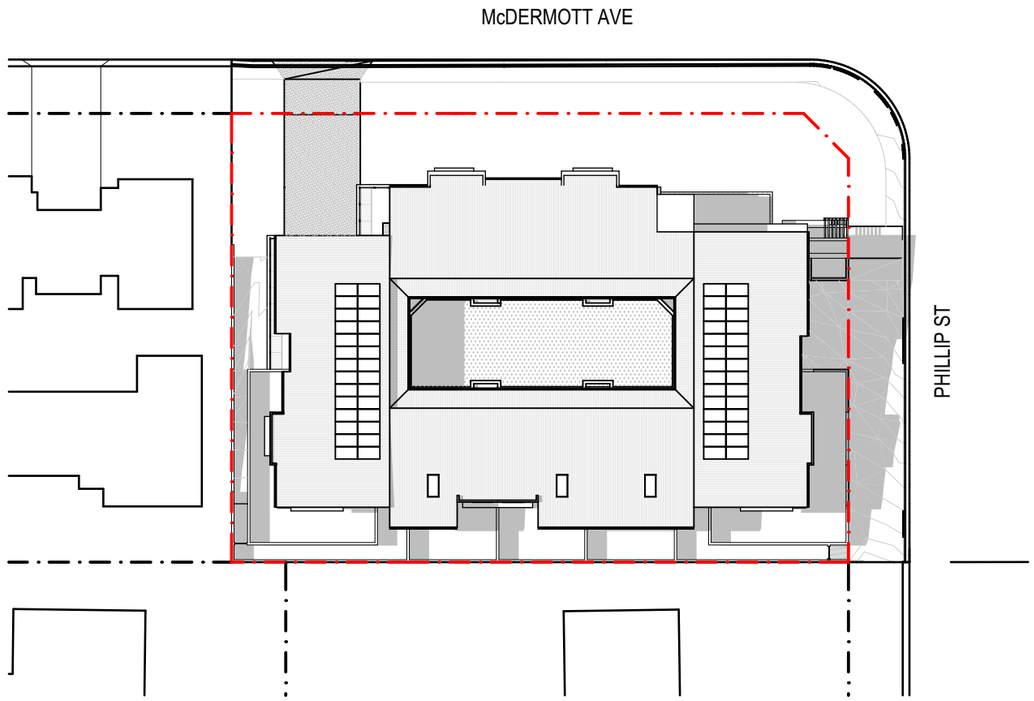
23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 5.2 | REV F



DECEMBER 21ST AT 9:00



DECEMBER 21ST AT 12:00



DECEMBER 21ST AT 15:00

RAUNIK design group ARCHITECTS

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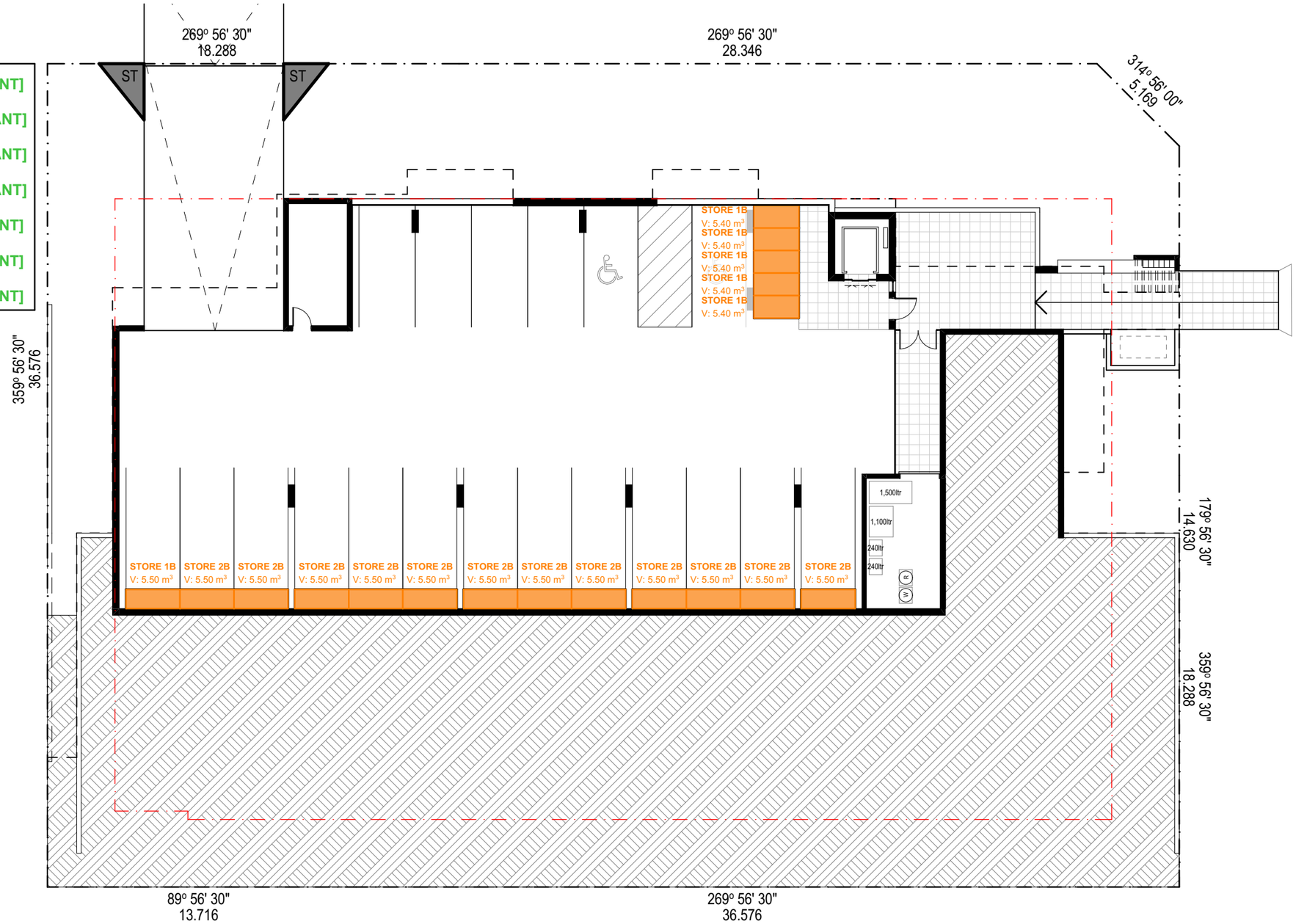
SHADOW DIAGRAMS - DECEMBER [SUMMER SOLSTICE]

23891 | 1 PHILLIP ST. GOONELLABAH, NSW, 2480 | DEVELOPMENT APPLICATION | 25/01/2024 | 5.3 | REV F

SEPP LEGEND

	SOLAR ACCESS 83%	[100% COMPLIANT]
	CROSS VENTILATION	[100% COMPLIANT]
	POS (AREA & DEPTH)	[100% COMPLIANT]
	LIVING WIDTH	[100% COMPLIANT]
	BEDROOMS	[100% COMPLIANT]
	STORAGE	[100% COMPLIANT]
##m2	APARTMENT SIZE	[100% COMPLIANT]



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SEPP CONTROLS [GROUND - L1]

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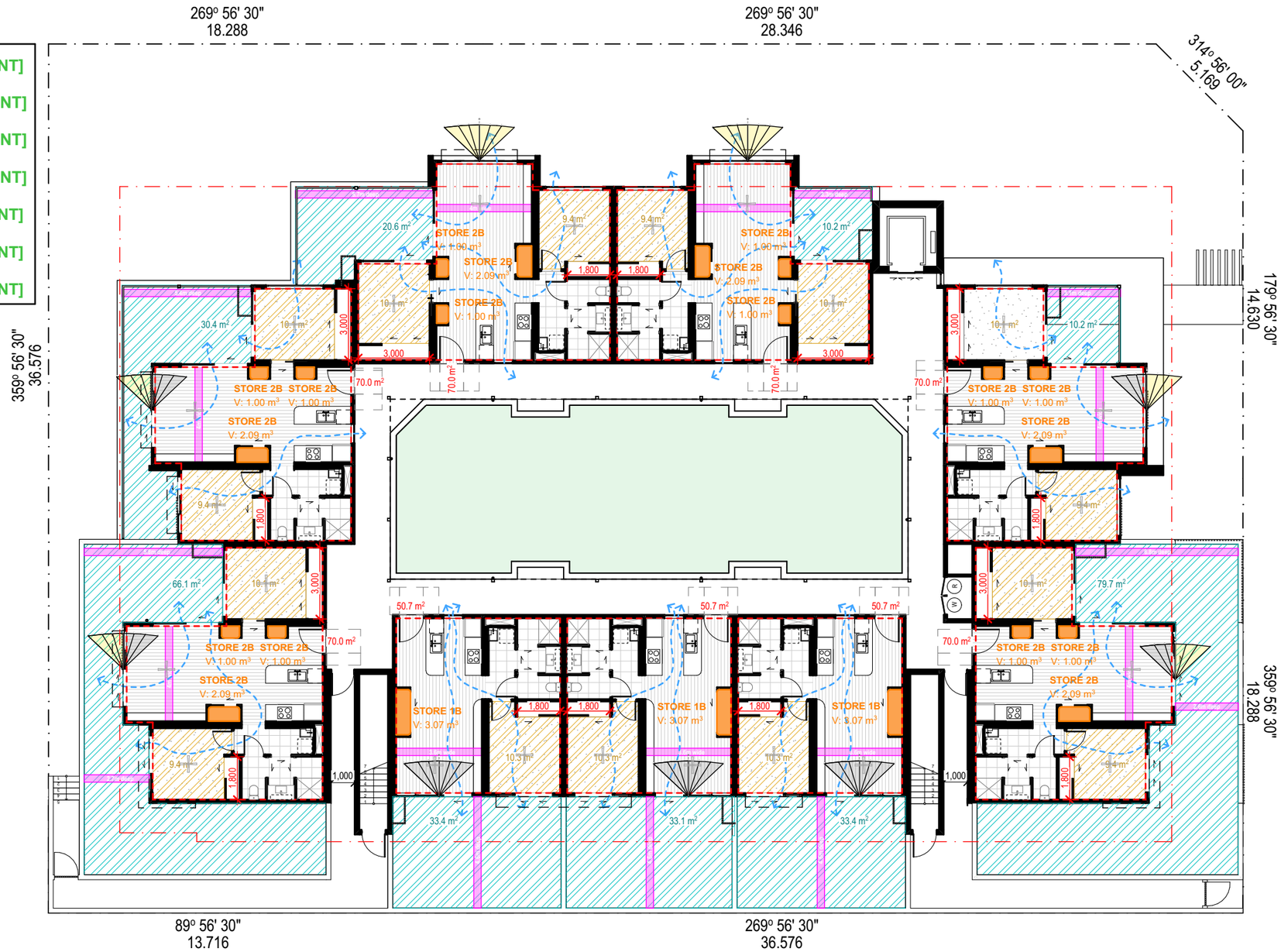
SEPP LEGEND

	SOLAR ACCESS 83%	[100% COMPLIANT]
	CROSS VENTILATION	[100% COMPLIANT]
	POS (AREA & DEPTH)	[100% COMPLIANT]
	LIVING WIDTH	[100% COMPLIANT]
	BEDROOMS	[100% COMPLIANT]
	STORAGE	[100% COMPLIANT]
##m2	APARTMENT SIZE	[100% COMPLIANT]



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SEPP CONTROLS [L2]

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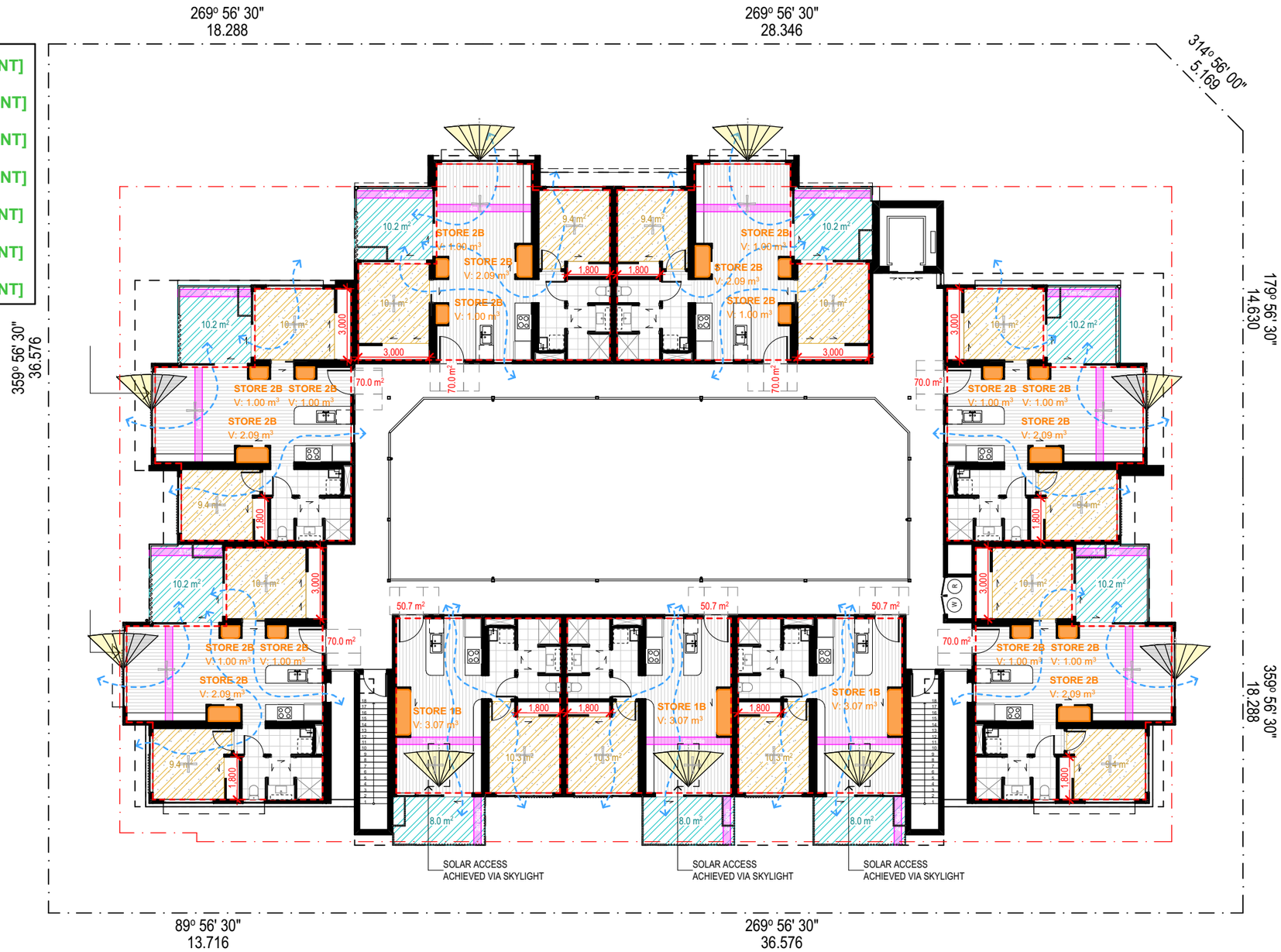
SEPP LEGEND

	SOLAR ACCESS 83%	[100% COMPLIANT]
	CROSS VENTILATION	[100% COMPLIANT]
	POS (AREA & DEPTH)	[100% COMPLIANT]
	LIVING WIDTH	[100% COMPLIANT]
	BEDROOMS	[100% COMPLIANT]
	STORAGE	[100% COMPLIANT]
##m2	APARTMENT SIZE	[100% COMPLIANT]



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SEPP CONTROLS [L3]

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Objective 4F-1

Common circulation spaces achieve good amenity and properly service the number of apartments

Design criteria

1. The maximum number of apartments off a circulation core on a single level is eight
2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40

Design guidance

Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors

Daylight and natural ventilation should be provided to all common circulation spaces that are above ground

Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors

Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include:

- a series of foyer areas with windows and spaces for seating
- wider areas at apartment entry doors and varied ceiling heights

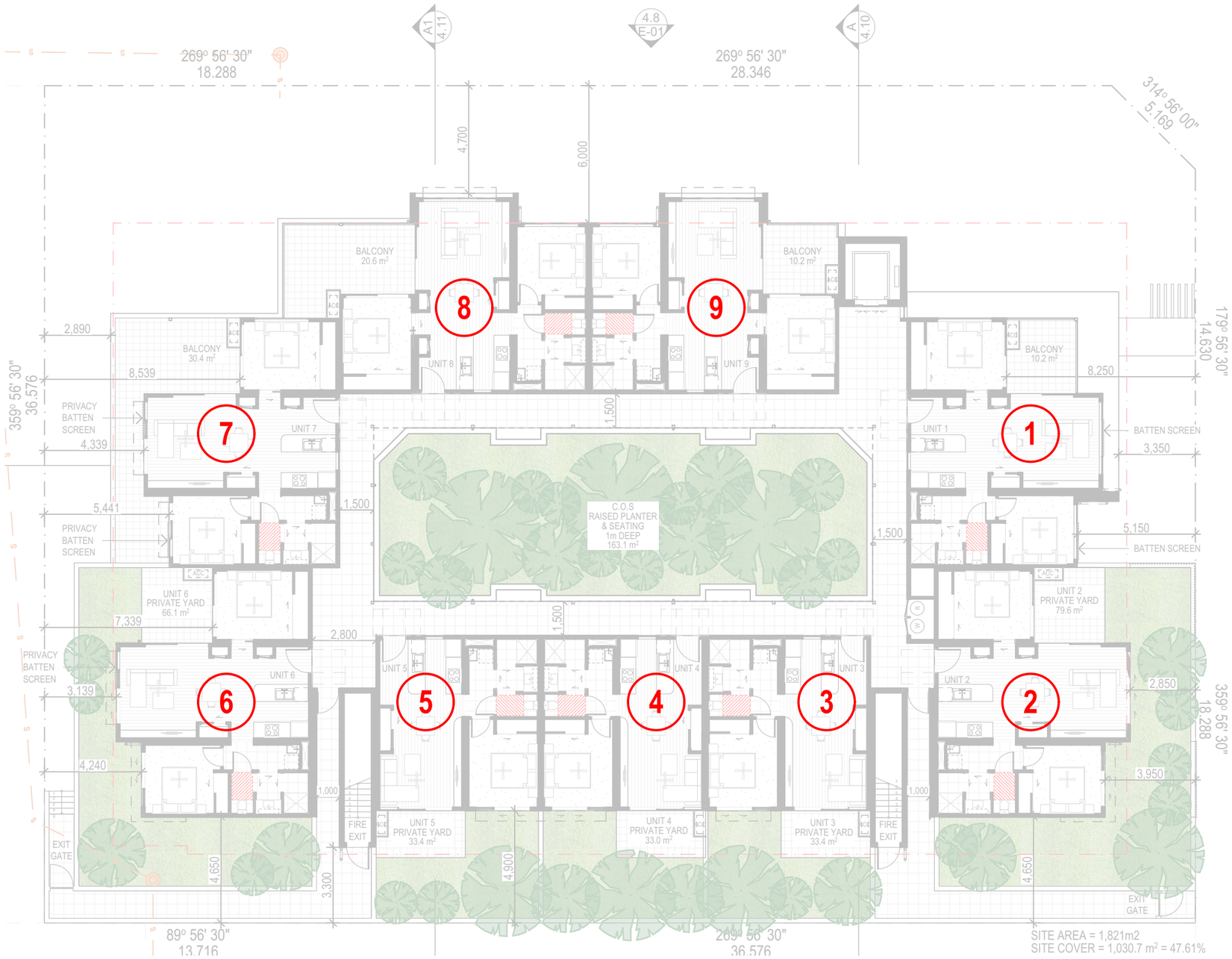
Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments

Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including:

- sunlight and natural cross ventilation in apartments
- access to ample daylight and natural ventilation in common circulation spaces
- common areas for seating and gathering
- generous corridors with greater than minimum ceiling heights
- other innovative design solutions that provide high levels of amenity

Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level

Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled



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SEPP CONTROLS [CIRCULATION CORE]

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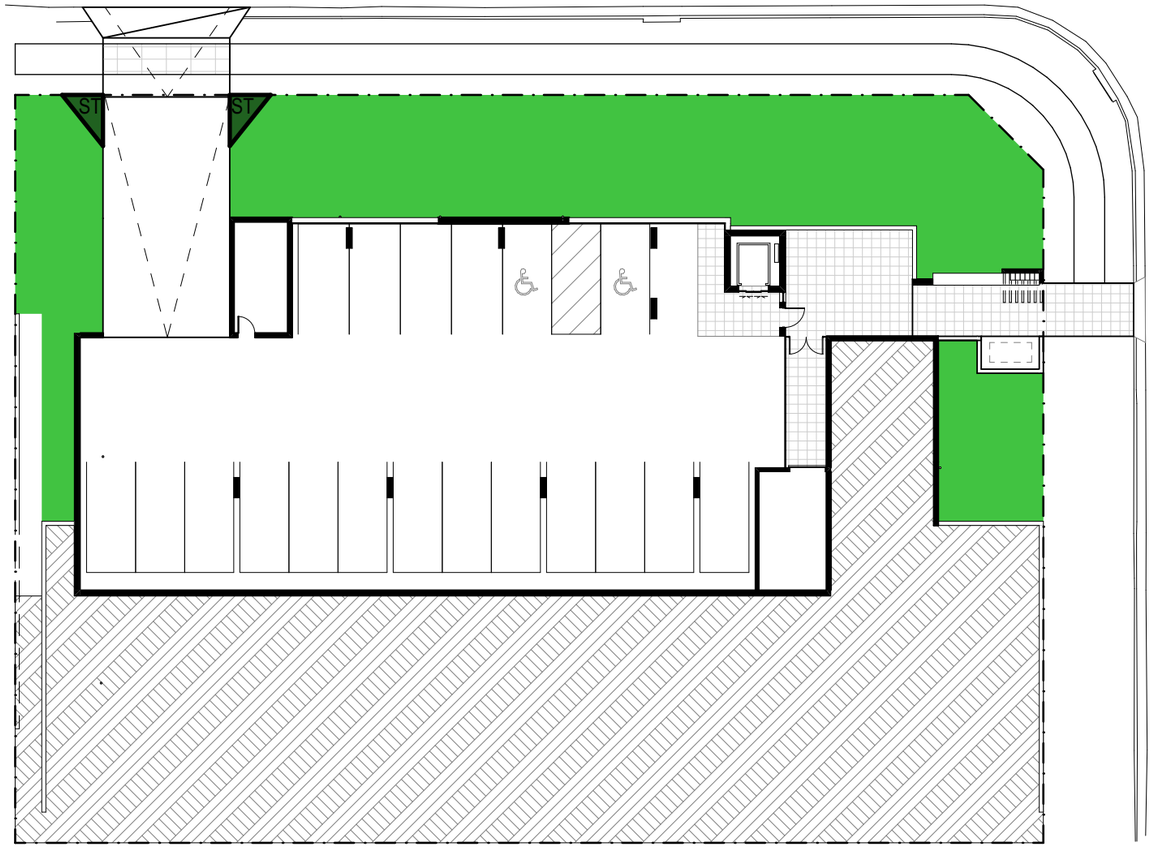
COS, LANDSCAPE + DEEP PLANTING [GROUND/L1] | **TOTAL 357.3m²**

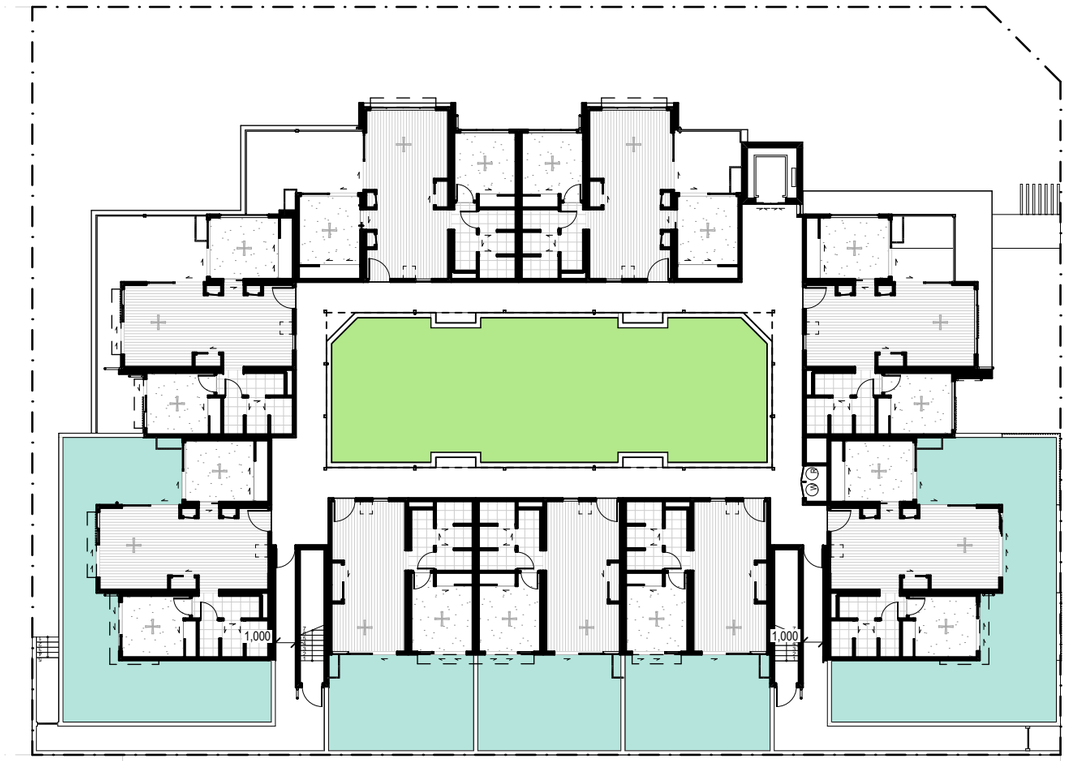
PRIVATE YARDS LANDSCAPING AND DEEP PLANTING [L2] | **TOTAL 245.4m²**

COMMUNAL SPACE LANDSCAPING [L2] | **TOTAL 163.1m²**

TOTAL LANDSCAPED AREA 765.8m² | 42.0%



GROUND [L1] LANDSCAPE PLAN



LEVEL 2 LANDSCAPE PLAN

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LANDSCAPE PLAN

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RAUNIK
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