

**AT: 34-36 LIGHT ST & 42 WALKER ST, CASINO NSW
LOT, C, D, E IN DP 35927**

LOCATION PLAN



PHOTOMONTAGE



SHEET LIST

DA01	BLOCK ANALYSIS	F
DA02	SITE ANALYSIS	F
DA04	SITE PLAN	J
DA05	GROUND FLOOR PLAN	J
DA06	FIRST FLOOR PLAN	H
DA07	ROOF PLAN	G
DA08	ELEVATIONS 1	H
DA09	ELEVATIONS 2	H
DA10	ELEVATIONS 3	H
DA11	SECTIONS 1	H
DA12	SECTIONS 2 & RETAINING WALLS	G
DA13	CUT & FILL PLAN	H
DA14	SHADOW DIAGRAM	H
DA15	VIEW FROM SUN	H
DA16	MATERIALS & FINISHES	F
X01	GLAZING SCHEDULE	
X02	SITE PLAN - BACKGROUND	J

DEVELOPMENT DATA

RESIDENTIAL FLAT BUILDING				
JOB REFERENCE		BGZE2		
LOCALITY / SUBURB		CASINO		
STREET ADDRESS		34-36 LIGHT STREET & 42 WALKER STREET		
LOTS		LOTS C, D, E DP 35927		
SITE AREA		2110.29m ²		
NO. EXISTING LOTS		3		
PROPOSED GFA*		GROUND FIRST	532m ² \$13m ²	
		TOTAL	1045m ²	
TOTAL DWELLINGS		14 (6 x 1 BED + 8 x 2 BED)		
UNIT NO.	TYPE	NO. BEDROOMS	AREA (m ²)	P.O.S. (m ²)
01	GROUND	2	70	111
02	GROUND	1	54	35
03	GROUND	2	71	45
04	GROUND	1	52	61
05	GROUND	1	59	66
06	GROUND	2	72	103
07	GROUND	2	75	79
08	FIRST FLOOR	2	70	11
09	FIRST FLOOR	1	54	11
10	FIRST FLOOR	2	71	12
11	FIRST FLOOR	1	55	11
12	FIRST FLOOR	1	59	10
13	FIRST FLOOR	2	72	15
14	FIRST FLOOR	2	75	11

RESIDENTIAL FLAT BUILDING			
	CONTROL	REQUIREMENT	PROPOSED
BUILDING HEIGHT	H-SEPP	11.0m	8.3m
CAR PARKING	RV-DCP	1 SPACE PER DWELLING < 150m², 1.5 SPACES PER DWELLING > 150m², 1 VISITOR SPACE PER 4 DWELLINGS	0.5 x 6 + 1.0 x 8 = 11 TOTAL (INCL 2 ACCESSIBLE)
	H-SEPP	1 BEDROOM UNITS - 0.5 SPACES 2 BEDROOM UNITS - 1 SPACE 1 ACCESSIBLE SPACE PER ADAPTABLE UNIT	
BICYCLE PARKING	LRDHG	1 BICYCLE SPACE PER DWELLING	STORAGE WITHIN DWELLING OR POS
FSR	RV-DGP	NOT APPLICABLE TO RFB IN M1 ZONED AREA	
	H-SEPP	0.65:1	0.50 : 1
SETBACKS	RV-DGP (RFB)	FRONT = 6m	6.0m
		SECONDARY FRONTAGE = 3m (2 STOREY MAXIMUM BUILDING HEIGHT)	3.0m
		SIDES = 2.5m	3.0m
		REAR = 3.0m	7.2m
LANDSCAPED AREA	ADG	REQUIREMENTS ADOPTED FOR ALL RFB TARGET ~30 % OF LOT AREA = 633m²	796m²
SOLAR ACCESS	ADG	70% UNITS - "IN ALL OTHER AREAS" LIVING ROOMS AND POS TO RECEIVE 3 HOURS	10/14 = 71%
		15% UNITS MAXIMUM - NO DIRECT SUNLIGHT	0% NO SUN UNITS
	LAHC	2 HOURS TO 70% UNITS	12/14 = 86%
CROSS-VENTILATION	ADG	AT LEAST 60% TO BE NATURALLY CROSS VENTILATED	14/14 = 100%
POS	LAHC	1 BED - 10m² 2 BED - 10m²	REFER TO UNIT TABLE ABOVE
	ADG	1 BED - 8m² 2 BED - 10m²	
UNIT SIZE AND LAYOUT	LAHC	1 BED - 50m² 2 BED - 70m²	REFER TO UNIT TABLE ABOVE
	ADG	1 BED - 50m² 2 BED - 70m²	
ADAPTABLE HOUSING		10% OF UNITS	2/14 = 14%

* GROSS FLOOR AREA CALCULATION FOR HOUSING SEPP (2023) EXCLUDES EXTERIOR WALLS AND COMMON VERTICAL CIRCULATION SPACE

RV-LEP = RICHMOND VALLEY LOCAL ENVIRONMENTAL PLAN 2012
RV-DCP = RICHMOND VALLEY DEVELOPMENT CONTROL PLAN 2021
H-SEPP = HOUSING SEPP
ADG = APARTMENT DESIGN GUIDE
LAHC = LAND AND HOUSING CORPORATION DWELLING REQUIREMENTS



	NOMINATED ARCHITECT:		SIGNATURE:		H	12/01/24	FOR REVIEW	ARCHITECT	BREWSTER MURRAY PTY LTD	CONSULTING ENGINEERS	CLIENT	PROJECT	RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021			TITLE	COVER SHEET			STATUS	SKETCH DESIGN		
	MICHAEL BULLEN				G	24/11/23	FOR REVIEW						BCA CONSULTANT	LANDSCAPE CONSULTANT	PROJECT NO		SCALE		PROJ		CHECKED		
					F	7/09/23	FOR REVIEW										DATE	12/01/24	NTS			MB	
					E	23/08/23	FOR REVIEW										SHEET SIZE	A1	DESIGNER			AG	
					D	14/07/23	FOR REVIEW										REV						DA00
					DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.																		

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34-36 LIGHT STREET



36 LIGHT STREET & 42 WALKER STREET



ADJACENT PUBLIC PARK ON LIGHT STREET



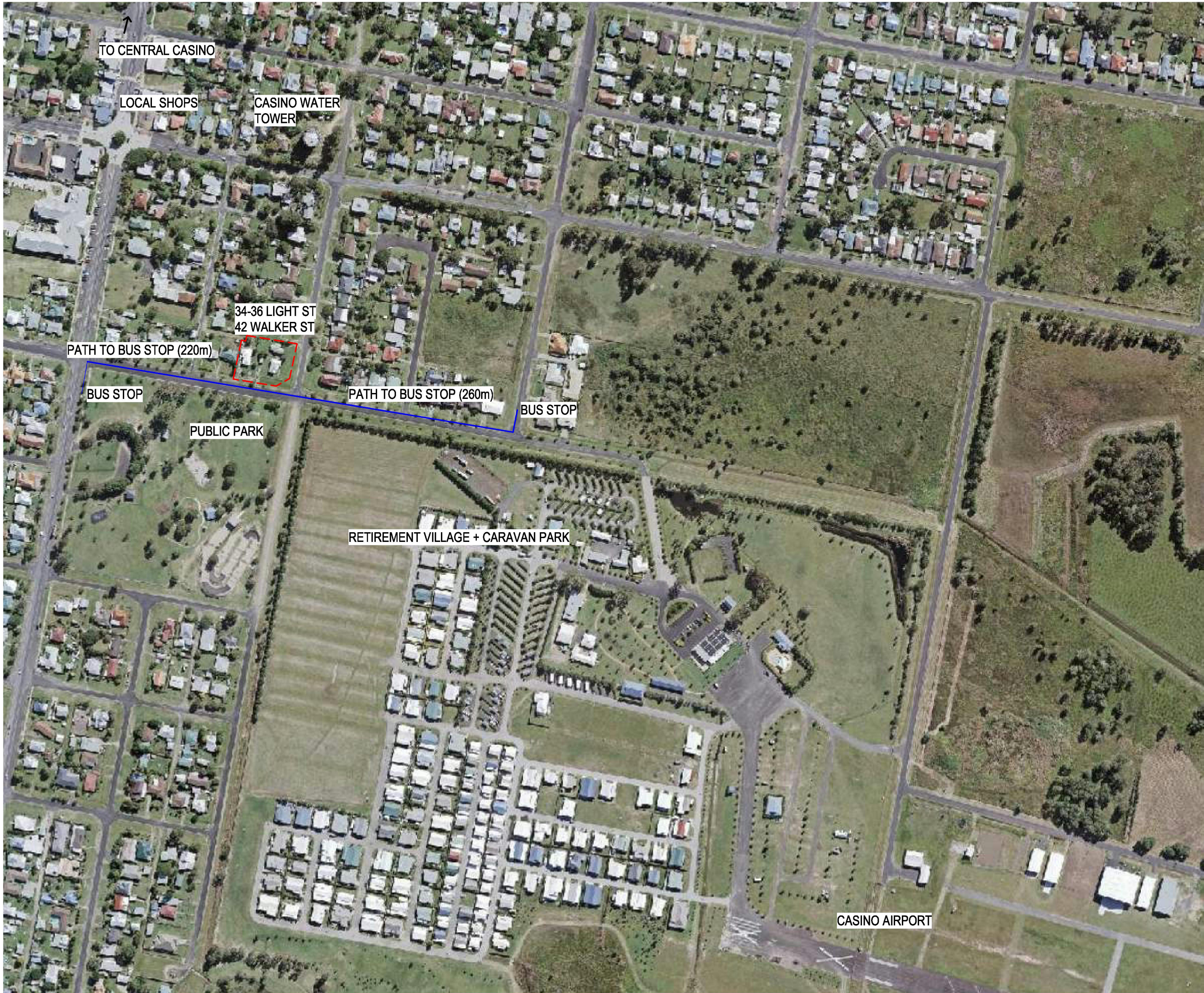
ADJACENT PUBLIC PARK ON LIGHT STREET



VIEW UP WALKER STREET TO CASINO WATER TOWER



AERIAL PHOTO SOURCE: NSW SIX MAPS



AERIAL PHOTO SOURCE: NSW SIX MAPS



NOMINATED ARCHITECT:	SIGNATURE:	F	24/11/23	FOR REVIEW
MICHAEL BULLEN		E	23/08/23	FOR REVIEW
		D	14/07/23	FOR REVIEW
		C	30/06/23	FOR REVIEW
		B	14/04/23	FOR REVIEW
		REV	DATE	NOTATION/AMENDMENT
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ARCHITECT	CONSULTING ENGINEERS
BREWSTER MURRAY PTY LTD	
BCA CONSULTANT	LANDSCAPE CONSULTANT

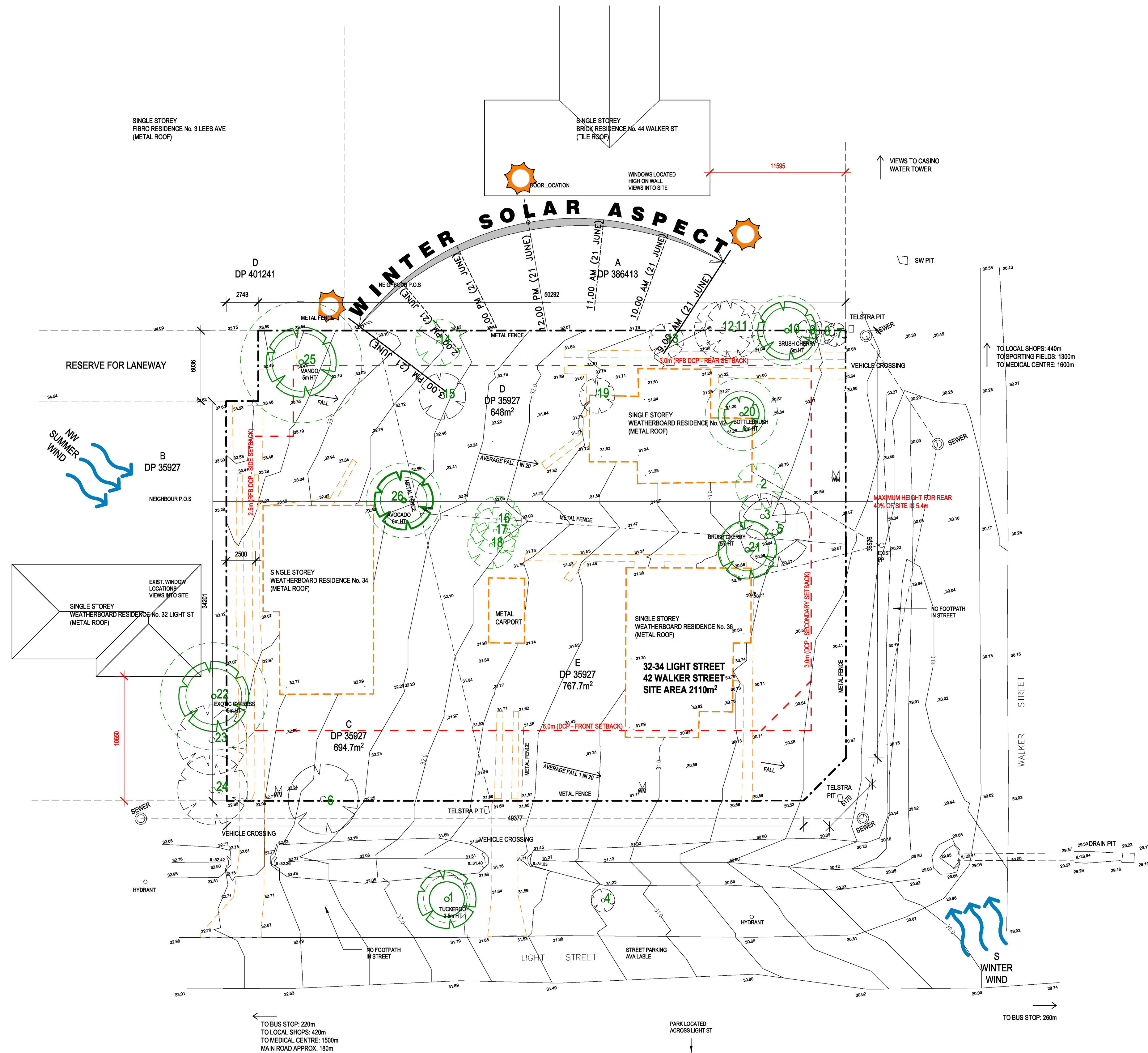
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PROJECT
RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021
34-36 LIGHT STREET & 42 WALKER STREET, CASINO, NSW LOTS C, D & E IN DP 35927

TITLE
BLOCK ANALYSIS
FILE



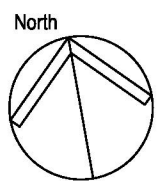
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DATE	24/11/23
SCALE	NTS
STAGE	A
TYPE	MB
PROJECT No	BGZE2
DESIGNER	AG
CHANGED	MB
REV	F
DA01	



LEGEND:		SETBACKS:	
P.O.S	PRIVATE OPEN SPACE	RESIDENTIAL FLAT BUILDINGS:	
	BUILDING TO BE DEMOLISHED	PRIMARY ROAD FRONT	6m MINIMUM
	SETBACK LINE	SECONDARY ROAD FRONT	3m (IF BUILDING HAS MAX. HEIGHT OF 2 STOREYS)
	EXISTING TREE: RECOMMENDED FOR REMOVAL	PARKING SPACES	1m BEHIND BUILDING SETBACK ON ANY STREET
	EXISTING TREE: VERY LOW RETENTION VALUE	SIDE	2.5m
	EXISTING TREE: LOW RETENTION VALUE	REAR	3m
	EXISTING TREE: MEDIUM RETENTION VALUE		
	EXISTING TREE: HIGH RETENTION VALUE		
	TREE NUMBER		
	STRUCTURAL ROOT ZONE (SRZ)		
	TREE PROTECTION ZONE (TPZ - REFER TO ARBORIST REPORT FOR DIMENSIONS)		

NOTE:	
SURVEY AREAS	
MEASURED AREA:	SURVEY NOMINATED AREA:
LOT C 648.7m²	588.1m²
LOT D 648m²	645m²
LOT E 767.7m²	765.1m²
TOTAL 2110.3m²	1998.2m²

SITE CHARACTERISTICS & POTENTIALS	
- SURROUNDING DEVELOPMENTS CONSISTS OF SINGLE STOREY DETACHED RESIDENTIAL BUILDINGS (M1 - LOW-MEDIUM DENSITY RESIDENTIAL) - LOW TRAFFIC LEVELS - LOCATED IN REASONABLE PROXIMITY TO BUS STOPS AND LOCAL SHOPS - SITE SLOPES TOWARDS STREETS - LOCATED ACROSS THE ROAD FROM LOCAL PARK	
SITE CONSTRAINTS	
- NO FOOTPATH IN STREET - CLOSE PROXIMITY OF WESTERN NEIGHBOUR, PRIVACY & OVERSHADOWING CONCERN - IRREGULAR NW AND SE CORNER BOUNDARIES - SIGNIFICANT FALL ACROSS SITE APPROX 3m - SITE IS NOT DEEMED AN ACCESSIBLE AREA - HIGHER PARKING RATE REQUIRED - IN PROXIMITY (1.8km) OF LOCAL AIRPORT - NO EFFECT ON ACOUSTICS	



	NOMINATED ARCHITECT:		SIGNATURE:	F	24/11/23	FOR REVIEW	ARCHITECT BREWSTER MURRAY PTY LTD PH (02) 9290 0888	CONSULTING ENGINEERS GREENVIEW CONSULTING	PROJECT RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021	TITLE SITE ANALYSIS	STATUS SKETCH DESIGN							
	MICHAEL BULLEN			E	23/08/23	FOR REVIEW					DATE	24/11/23	SCALE	1:200	PRJ	MB	PROJECT No	BGZE2
				D	14/07/23	FOR REVIEW					STAGE		SHEET SIZE	A1	DESIGNER	AG	CHECKED	MB
				C	30/06/23	FOR REVIEW												
				B	14/04/23	FOR REVIEW												
				REV	DATE	NOTATION/AMENDMENT					BCA CONSULTANT	LANDSCAPE CONSULTANT						
				DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.							GREENLAND DESIGN	34-36 LIGHT STREET & 42 WALKER STREET, CASINO, NSW LOTS C, D & E IN DP 35927	FILE	PLOTTED	TYPE	SHEET DA02		REV F



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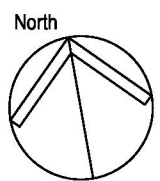
	COMMON AREA		BALCONY OVER		EXISTING TREE - CATEGORY A - TO BE RETAINED (WITH TPZ DASHED)
	1 BEDROOM UNIT		EXISTING BUILDING TO BE DEMOLISHED		EXISTING TREE - CATEGORY Z - NOT SUITABLE FOR RETENTION (WITH TPZ DASHED)
	2 BEDROOM UNIT		CIRCULATION CLEARANCE		EXISTING TREE - CATEGORY ZZ - NOT SUITABLE FOR RETENTION (WITH TPZ DASHED)
	LANDSCAPE AREA	LB	LETTERBOX		EXISTING TREE - TO BE DEMOLISHED
	DEEP SOIL AREA	G	GARBAGE AREA		PROPOSED NEW TREES - REFER TO LANDSCAPE PLAN
	CONCRETE / PATHWAY	P.O.S	PRIVATE OPEN SPACE		PROPOSED NEW PLANTING - REFER TO LANDSCAPE PLAN
	DRIVEWAY	H/L	HIGHLIGHT WINDOW		
	PAVED COURTYARD / BALCONY	DP	DOWNPIPE		
		CL	CLOTHES LINE		
		HW/H	GAS HOT WATER HEATER		
		PP	POWER POLE (EXISTING)		
		TEL	TELSTRA PIT (EXISTING)		
		LT	EXTERIOR LIGHT		
			SETBACK LINE		
			STORMWATER PIT (REFER TO CIVIL LAYOUT PLAN)		
			PROPOSED RL TO AHD		
			PROPOSED FINISHED FLOOR LEVEL TO AHD		
			EXISTING GROUND RL FROM SURVEY TO AHD		

GENERAL NOTES:

- REFER TO ENGINEERS DOCUMENTATION FOR PROPOSED STORMWATER.
- REFER SURVEY DOCUMENTATION FOR ALL EXISTING SERVICES.
- REFER TO LANDSCAPE PLAN FOR PLANTING TYPES
- ALL SLOPE ARROWS SHOW SLOPE UP UNLESS ANNOTATED 'FALL'.
- READ IN CONJUNCTION WITH CUT & FILL PLAN AND RETAINING WALL SECTIONS
- FENCE FEN-1 TYPICAL HEIGHT 1.2m (STREET FRONT FENCE), EXCEPT AS NOTED
- FENCE FEN-2 TYPICAL HEIGHT 1.8m (BOUNDARY FENCE), EXCEPT AS NOTED
- FENCE FEN-3 TYPICAL HEIGHT 1.8m (P.O.S. FENCE), EXCEPT AS NOTED



TREE 26
AVOCADO TREE

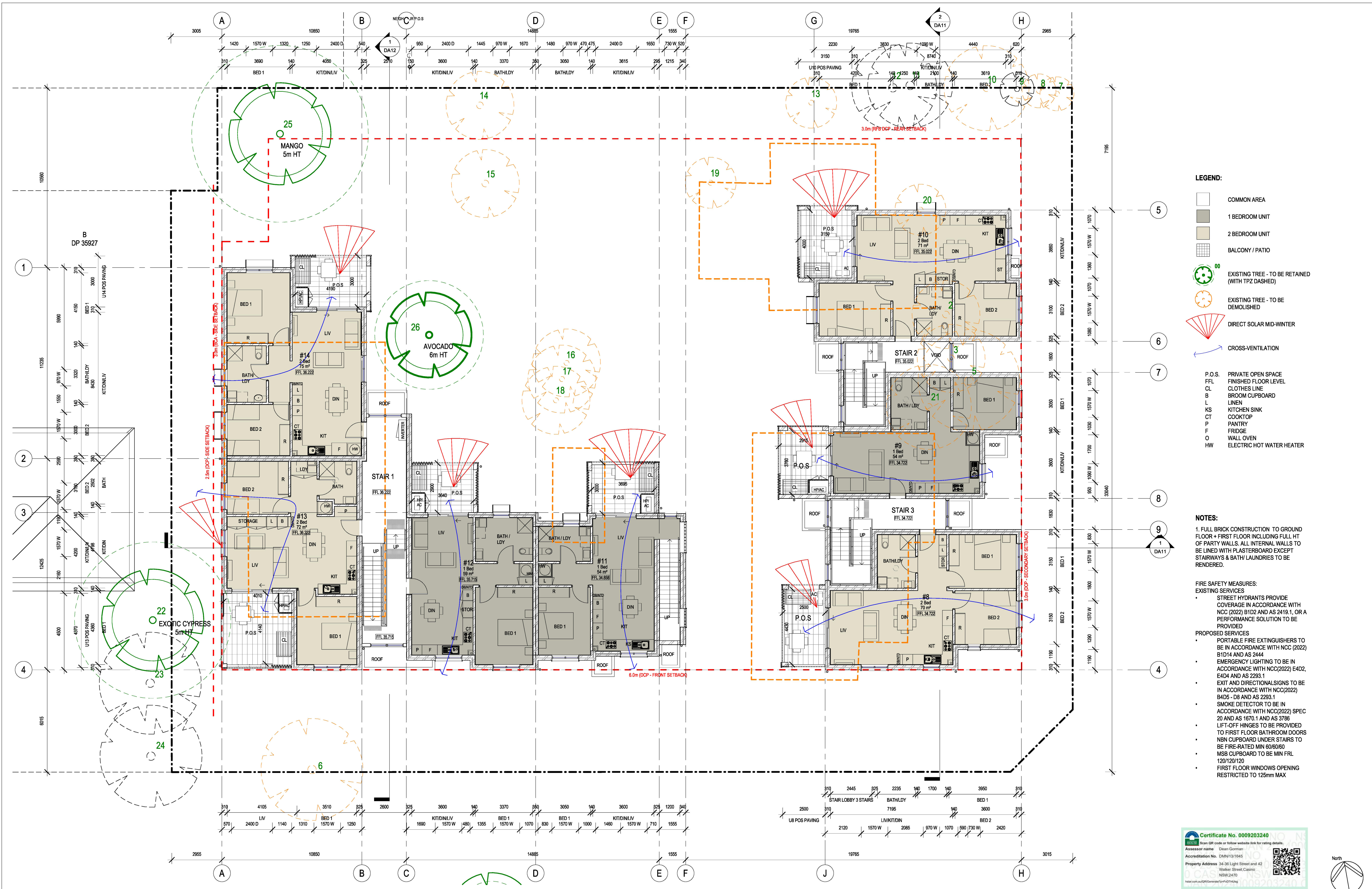


NOMINATED ARCHITECT:	SIGNATURE:	J	12/01/24	FOR REVIEW
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		G	27/10/23	FOR REVIEW
		F	7/09/23	FOR REVIEW
		E	23/08/23	FOR REVIEW
REV	DATE	NOTATION/AMENDMENT		
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BREWSTER MURRAY PTY LTD	GREENVIEW CONSULTING	
PH (02) 9294 0888		
BCA CONSULTANT	LANDSCAPE CONSULTANT	
	GREENLAND DESIGN	

PROJECT	TITLE
RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021	SITE PLAN
34-36 LIGHT STREET & 42 WALKER STREET, CASINO, NSW	
LOTS C, D & E IN DP 35927	

STATUS	SKETCH DESIGN	PROJECT No	BGZE2
DATE	12/01/24	SCALE	1:200
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TYPE	SHEET	AG	REV J
FILE	PLOTTED	DA04	

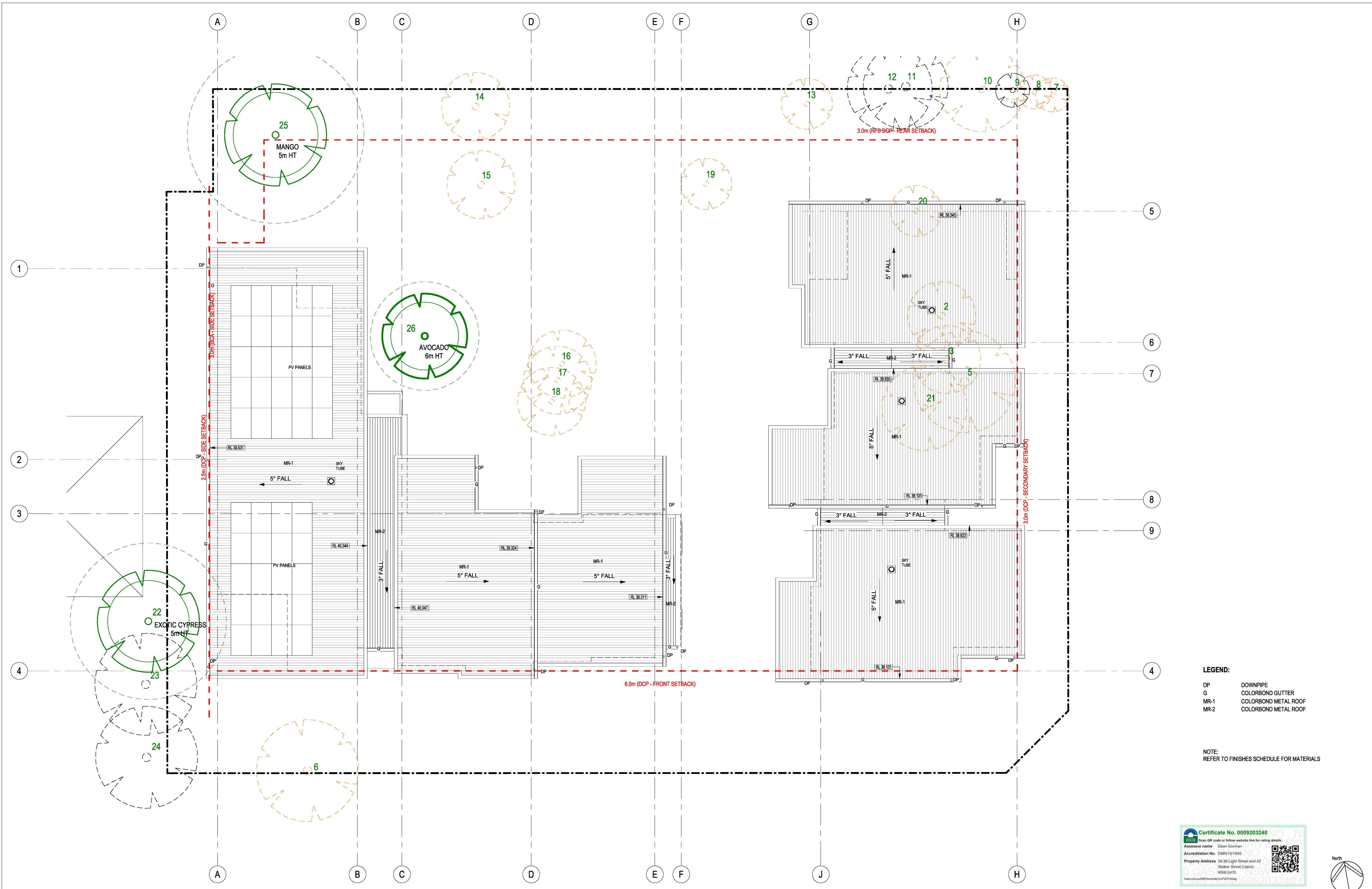


- LEGEND:**
- COMMON AREA
 - 1 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - BALCONY / PATIO
 - EXISTING TREE - TO BE RETAINED (WITH TPZ DASHED)
 - EXISTING TREE - TO BE DEMOLISHED
 - DIRECT SOLAR MID-WINTER
 - CROSS-VENTILATION
 - P.O.S. PRIVATE OPEN SPACE
 - FFL FINISHED FLOOR LEVEL
 - CL CLOTHES LINE
 - B BROOM CUPBOARD
 - L LINEN
 - KS KITCHEN SINK
 - CT COOKTOP
 - P PANTRY
 - F FRIDGE
 - O WALL OVEN
 - HW ELECTRIC HOT WATER HEATER

- NOTES:**
- FULL BRICK CONSTRUCTION TO GROUND FLOOR + FIRST FLOOR INCLUDING FULL HT OF PARTY WALLS. ALL INTERNAL WALLS TO BE LINED WITH PLASTERBOARD EXCEPT STAIRWAYS & BATH/LAUNDRIES TO BE RENDERED.
- FIRE SAFETY MEASURES:**
- EXISTING SERVICES
 - STREET HYDRANTS PROVIDE COVERAGE IN ACCORDANCE WITH NCC (2022) B1D2 AND AS 2419.1, OR A PERFORMANCE SOLUTION TO BE PROVIDED
 - PROPOSED SERVICES
 - PORTABLE FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH NCC (2022) B1D14 AND AS 2444
 - EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH NCC(2022) E4D2, E4D4 AND AS 2293.1
 - EXIT AND DIRECTIONAL SIGNS TO BE IN ACCORDANCE WITH NCC(2022) B4D5 - D8 AND AS 2293.1
 - SMOKE DETECTOR TO BE IN ACCORDANCE WITH NCC(2022) SPEC 20 AND AS 1870.1 AND AS 3786
 - LIFT-OFF HINGES TO BE PROVIDED TO FIRST FLOOR BATHROOM DOORS
 - NBN CUPBOARD UNDER STAIRS TO BE FIRE-RATED MIN 60/60/60
 - MSB CUPBOARD TO BE MIN FRL 120/120/120
 - FIRST FLOOR WINDOWS OPENING RESTRICTED TO 125mm MAX



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			F	23/08/23	FOR REVIEW									
			E	10/08/23	FOR REVIEW									
			D	14/07/23	FOR REVIEW									
			REV	DATE	NOTATION/AMENDMENT									
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					BCA CONSULTANT	LANDSCAPE CONSULTANT GREENLAND DESIGN			FILE	PLOTTED	TYPE	SHEET DA06	REV H	



LEGEND:

DP DOWNPIPE
G COLORBOND GUTTER
MR-1 COLORBOND METAL ROOF
MR-2 COLORBOND METAL ROOF

NOTE:
REFER TO FINISHES SCHEDULE FOR MATERIALS

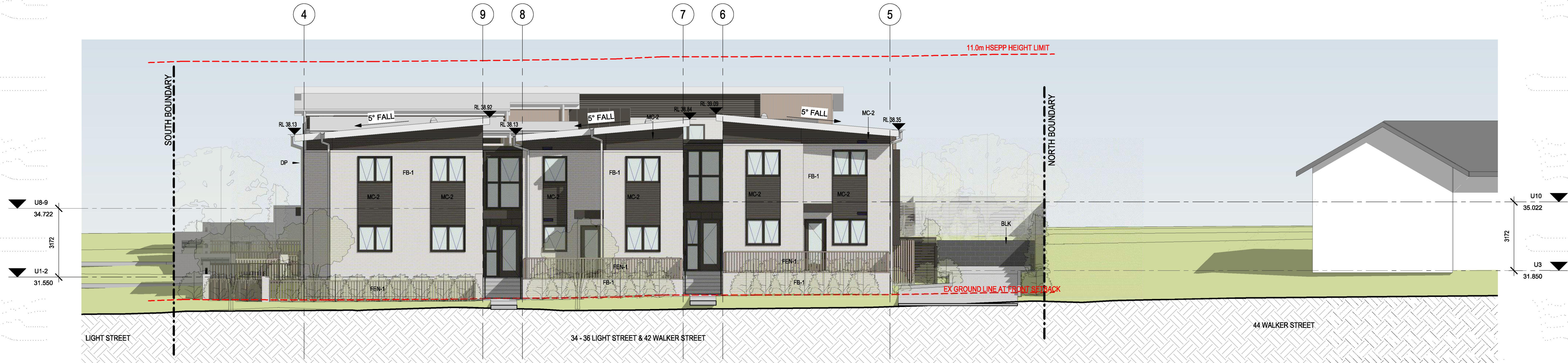


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					E 23/08/23 FOR REVIEW		PH (02) 9290 0888						34-36 LIGHT STREET & 42 WALKER STREET,				DATE	
					D 14/07/23 FOR REVIEW								CASINO, NSW				24/11/23	
					C 30/06/23 FOR REVIEW		BCA CONSULTANT		LANDSCAPE CONSULTANT				GREENLAND DESIGN				SCALE	
					REV DATE		NOTATION/AMENDMENT										SHEET SIZE	
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1 | SOUTH ELEVATION (LIGHT ST)
SCALE 1 : 100



2 | EAST ELEVATION (WALKER ST)
SCALE 1 : 100

EXTERIOR FINISHES

CODE	MATERIAL	DESCRIPTION	FINISH
FB-1	FACE BRICK		LIGHT GREY WITH NATURAL VARIATION
FEN-1	SLATTED FENCING TO FRONTAGES		WOOD LOOK ALUMINIUM
FEN-2	SLATTED PRIVACY FENCING		DARK GREY
MR-1	METAL ROOF		LIGHT GREY
MR-2	METAL ROOF		DARK GREY
BAL-1, PF1	BALUSTRADES, CONCRETE AWNINGS - PAINT FINISH		DARK GREY
MC-1	VERT METAL CLADDING		SIMILAR TO COLORBOND WOODLAND GREY
MC-2	HORIZ METAL CLADDING		SIMILAR TO COLORBOND WOODLAND GREY

CODE	MATERIAL	DESCRIPTION	FINISH
G, DP		GUTTERS, DOWNPIPES	LIGHT GREY
WF, DF, SS, LVR		ALUMINIUM WINDOW FRAMES, DOOR FRAMES, SUN SHADE, SOLAR LOUVRES	DARK GREY
CONC-1		CONCRETE PATHWAYS	LIGHT GREY CONCRETE
CONC-2		DRIVEWAYS	DARK GREY CONCRETE
LVR-1		VERT PRIVACY LOUVRES	WOOD LOOK ALUMINIUM
LVR-2		HORIZ PRIVACY LOUVRES	DARK GREY
BLK		SPLIT FACE BLOCK RETAINING WALL	DARK GREY
CT-1		CERAMIC TILES 600 x 1200mm PANELS	LIGHT GREY



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MICHAEL BULLEN		G 24/11/23 FOR REVIEW
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		D 14/07/23 FOR REVIEW
REV	DATE	NOTATION/AMENDMENT
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ARCHITECT	BREWSTER MURRAY PTY LTD
BCA CONSULTANT	

CONSULTING ENGINEERS	
LANDSCAPE CONSULTANT	

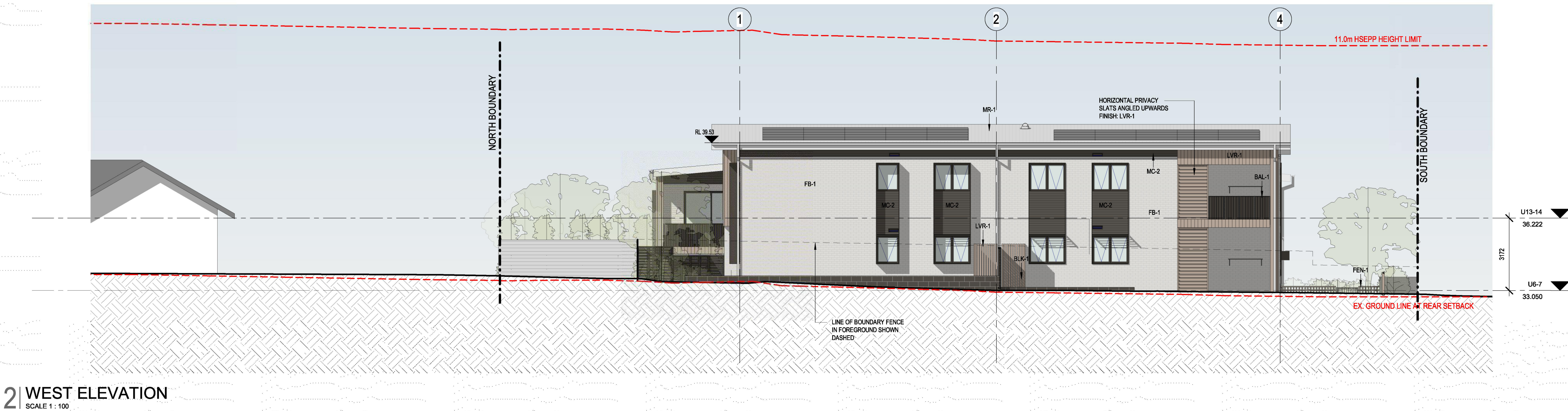
CLIENT	
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PROJECT	RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021
	34-36 LIGHT STREET & 42 WALKER STREET, CASINO, NSW LOTS C, D & E IN DP 35927

TITLE	ELEVATIONS 1
FILE	
PLOTTED	

STATUS	SKETCH DESIGN
DATE	12/01/24
SCALE	1:100
PROJ MB	BGZE2
STAGE A	DESIGNER AG
CHANGED MB	
DA08	H

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MICHAEL BULLEN		G	24/11/23	FOR REVIEW
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REV	DATE	NOTATION/AMENDMENT		
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ARCHITECT	CONSULTING ENGINEERS	C
BREWSTER MURRAY PTY LTD		
BCA CONSULTANT	LANDSCAPE CONSULTANT	

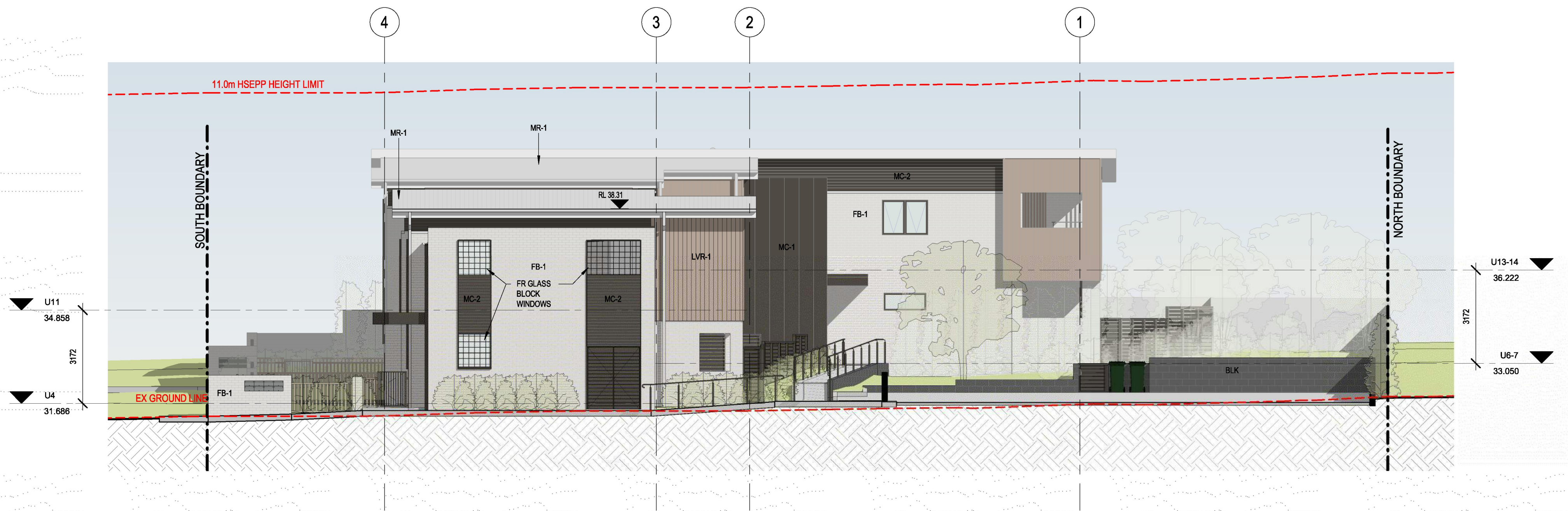
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RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021	ELEVATIONS 2
34-36 LIGHT STREET & 42 WALKER STREET, CASINO, NSW	
LOTS C, D & E IN DP 35927	

STATUS	SKETCH DESIGN	PROJECT No	BGZE2
DATE	12/01/24	SCALE	MB
STAGE	A	DESIGNER	AG
TYPE		CHECKED	MB
FILE		REVISION	H
PLOTTED		SHEET	DA09

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2 | WEST ELEVATION - BUILDING BLOCK B
SCALE 1:100



1 | EAST ELEVATION - BUILDING BLOCK A
SCALE 1:100



NOMINATED ARCHITECT:	SIGNATURE:	H	12/01/24	FOR REVIEW
MICHAEL BULLEN		G	24/11/23	FOR REVIEW
		F	7/09/23	FOR REVIEW
		E	23/08/23	FOR REVIEW
		D	14/07/23	FOR REVIEW
REV	DATE	NOTATION/AMENDMENT		
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ARCHITECT	CONSULTING ENGINEERS
BREWSTER MURRAY PTY LTD	
BCA CONSULTANT	LANDSCAPE CONSULTANT

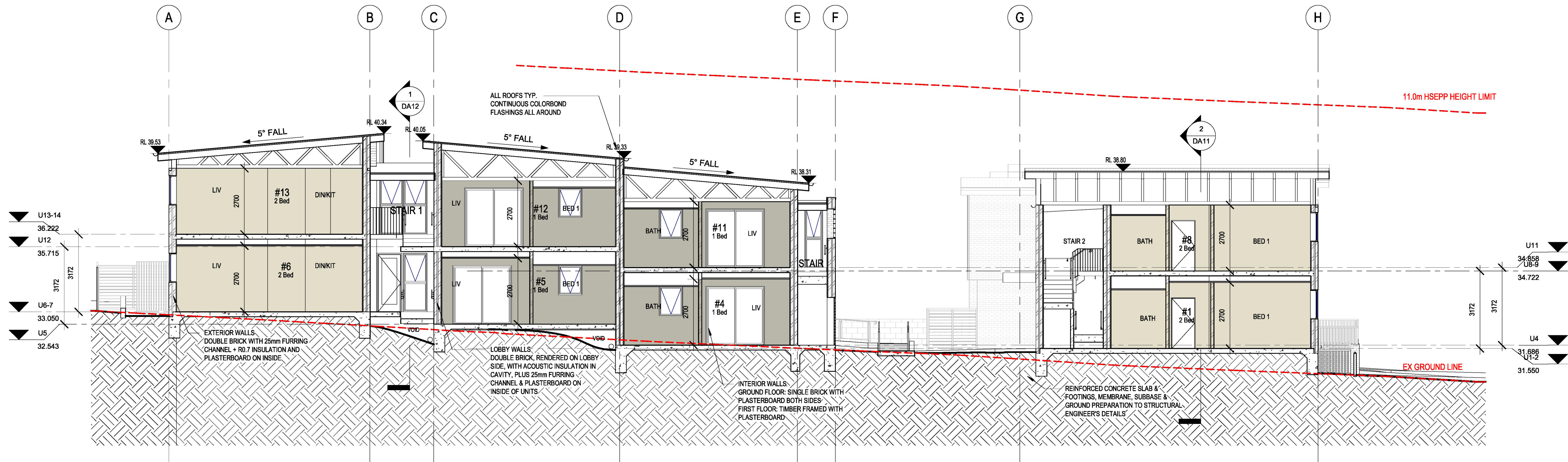
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PROJECT
RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021
34-36 LIGHT STREET & 42 WALKER STREET, CASINO, NSW LOTS C, D & E IN DP 35927

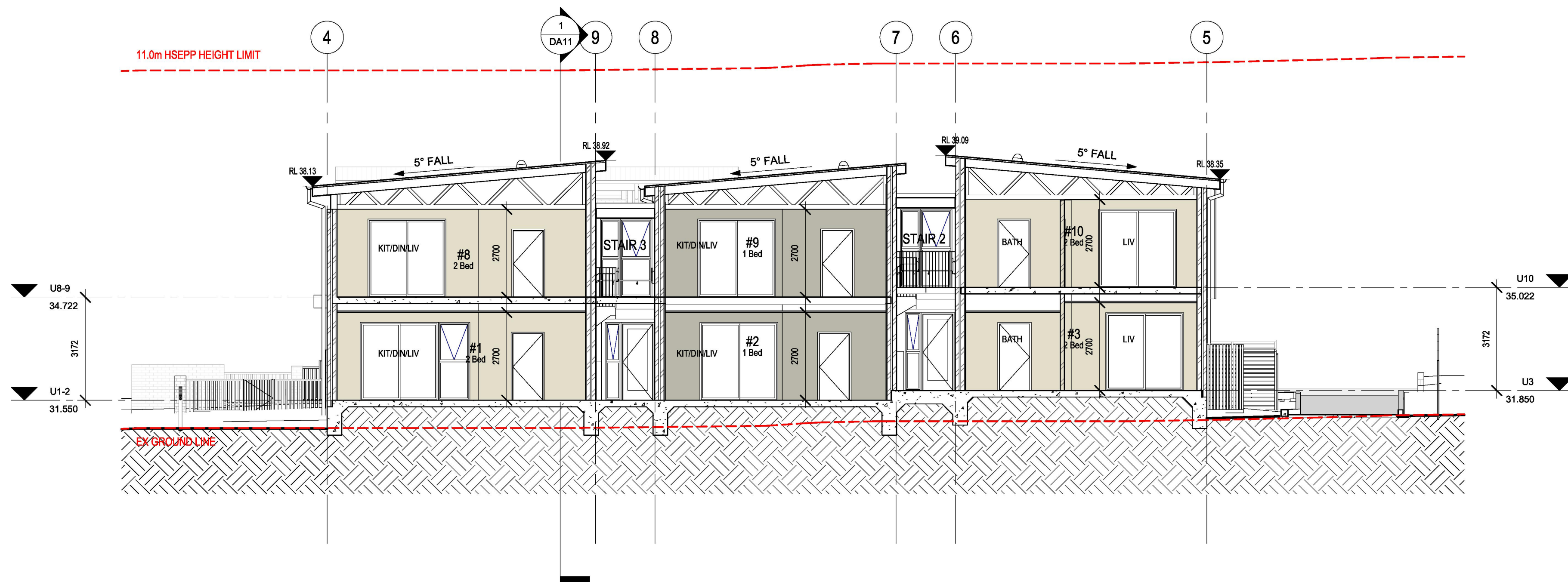
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ELEVATIONS 3
FILE
PLOTTED

STATUS	SKETCH DESIGN
DATE	12/01/24
SCALE	MB
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DESIGNER	AG
CHECKED	MB
REV	H
SHEET	DA10

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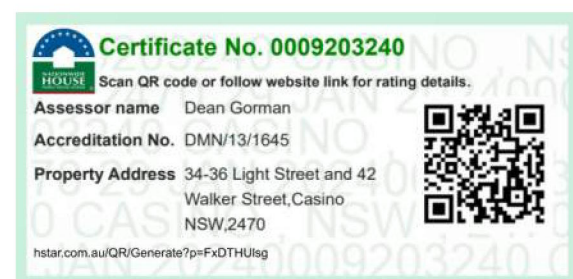
1 | SECTION 01
SCALE 1 : 100



2 | SECTION 02
SCALE 1 : 100

NCC 2022 NatHERS Thermal Performance Specification - Casino			
External Walls			
Wall Type	Insulation	Colour	Comments
Cavity Brick	R0.7	Light - SA < 0.475	Throughout (as per elevations)
Metal Cladding	R2.5	Dark - SA > 0.70	Throughout (as per elevations)
SA - Solar Absorptance			
Internal Walls			
Wall Type	Insulation	Comments	
Single skin brick	None	Internally inside units (Ground Floor)	
Plasterboard stud	None	Internally inside units (Level 1)	
Cavity Brick	None	Party walls between units/lobbies/stairs	
Floors			
Floor Type	Insulation	Comments	
Concrete slab on ground	None	Ground floor	
Concrete	None	Level 1 (Units below)	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	None	Unit above	
Plasterboard	R2.5	Roof/air above	
Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite			
Roof			
Roof Type	Insulation	Colour	Comments
Metal	R1.3 foil-faced blanket	Light - SA < 0.475	Throughout (ventilated cavity)
SA - Solar Absorptance			
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed (Throughout)	6.7	0.70	e.g. Single glazed clear Aluminium frame
Awning (Throughout)	6.7	0.57	e.g. Single glazed clear Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			
Skylights			
Skylight Type	Frame Type	Comments	
Single Glazed Clear tubular	Timber and Aluminium	Unit 8,10,13	
Ceiling fan			
Size	Location	Comments	
900mm in diameter	Living and bedrooms	Throughout	

Certificate Prepared by
 Greenview Consulting Pty Ltd
ABN: 32600067338
Email: dean@greenview.net.au Phone: 0404 649 762



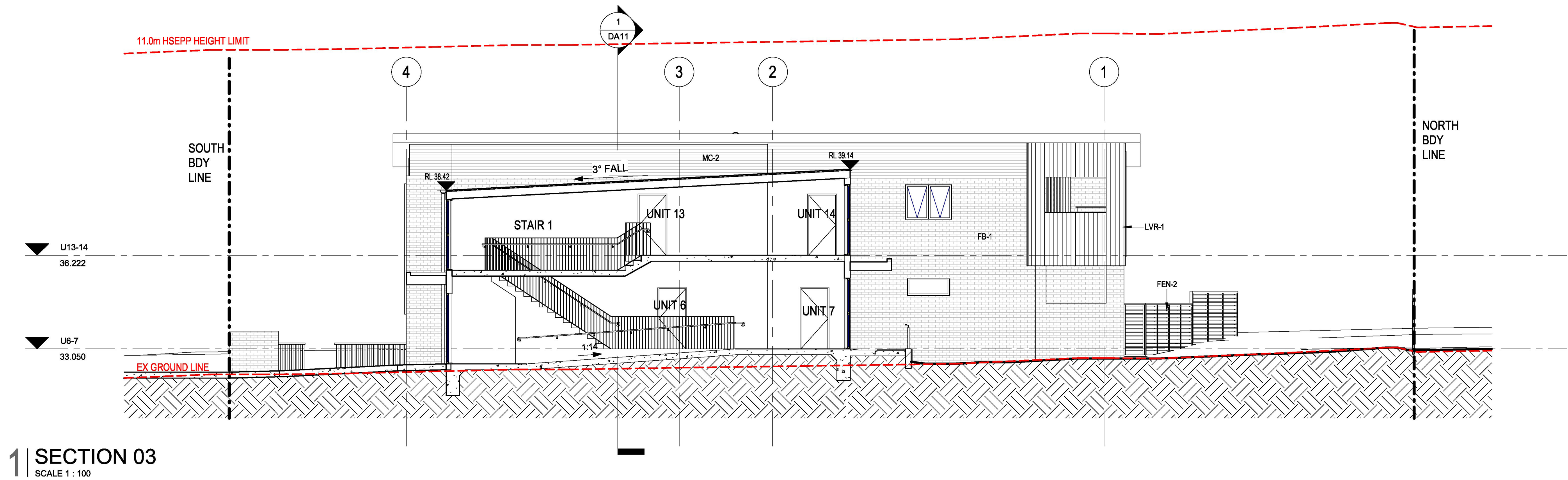
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MICHAEL BULLEN		G 24/11/23 FOR REVIEW
		F 7/09/23 FOR REVIEW
		E 23/08/23 FOR REVIEW
		D 14/07/23 FOR REVIEW
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT	CONSULTING ENGINEERS	CLIENT
BREWSTER MURRAY PTY LTD		
BCA CONSULTANT	LANDSCAPE CONSULTANT	

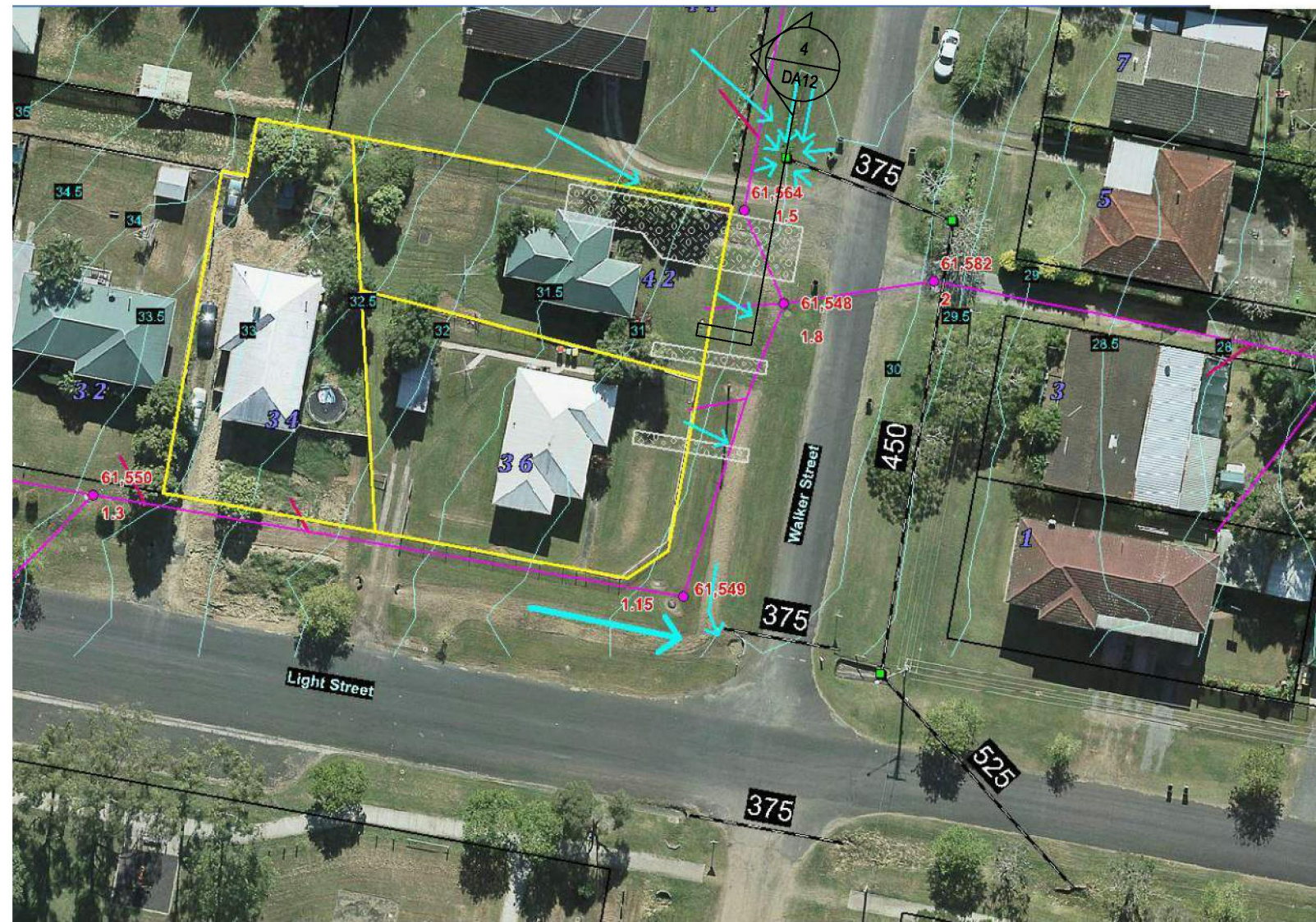
PROJECT	TITLE
RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021	SECTIONS 1
34-36 LIGHT STREET & 42 WALKER STREET, CASINO, NSW LOTS C, D & E IN DP 35927	

STATUS	SKETCH DESIGN	PROJECT No	BGZE2
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STAGE	A	DESIGNER	AG
TYPE		CHECKED	MB
SHEET	DA11	REV	H

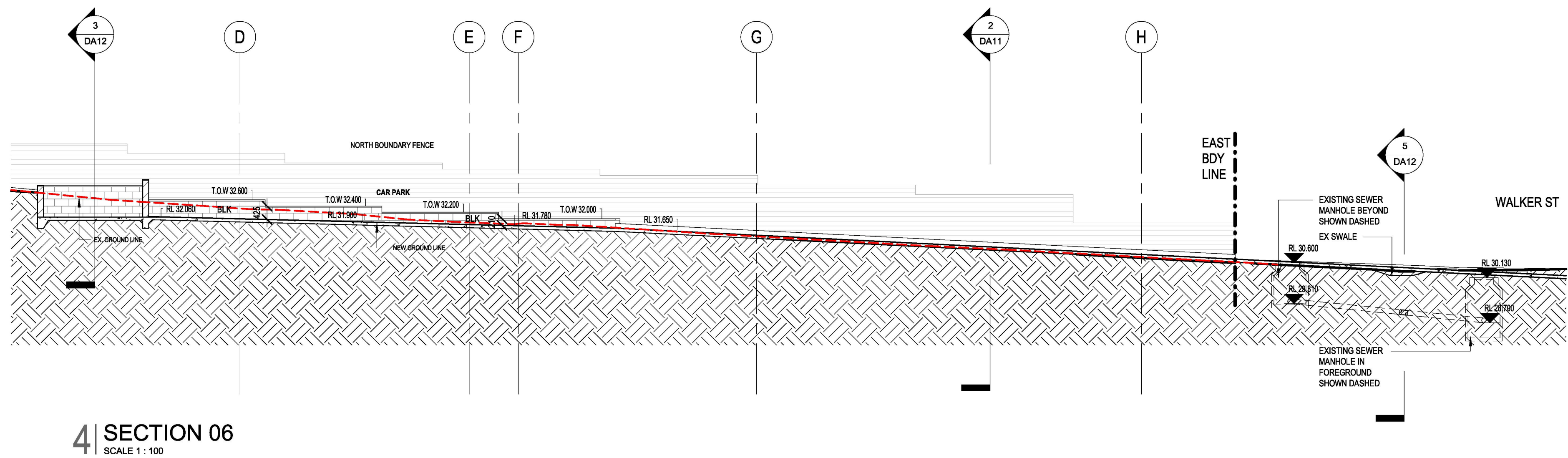
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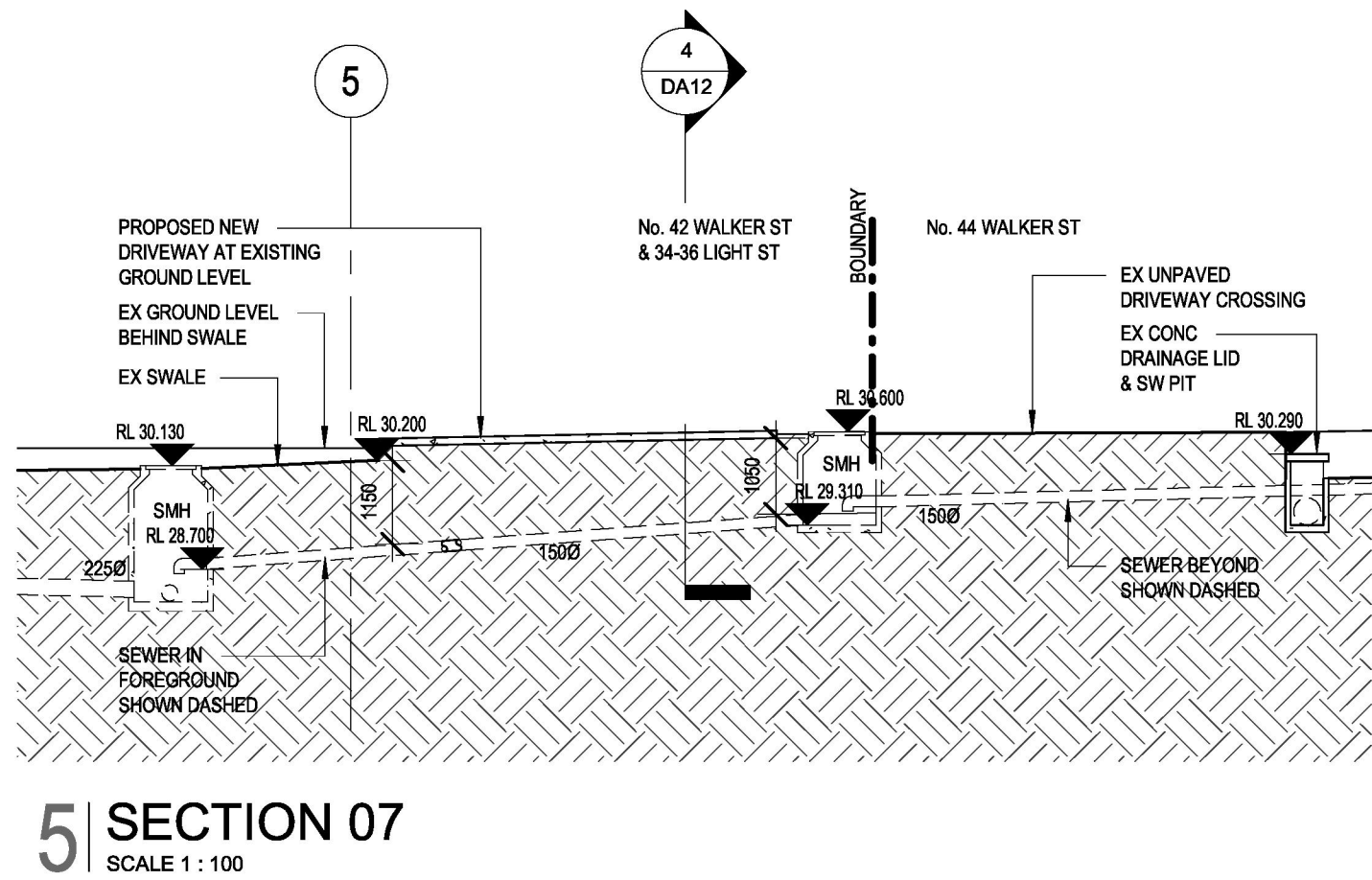
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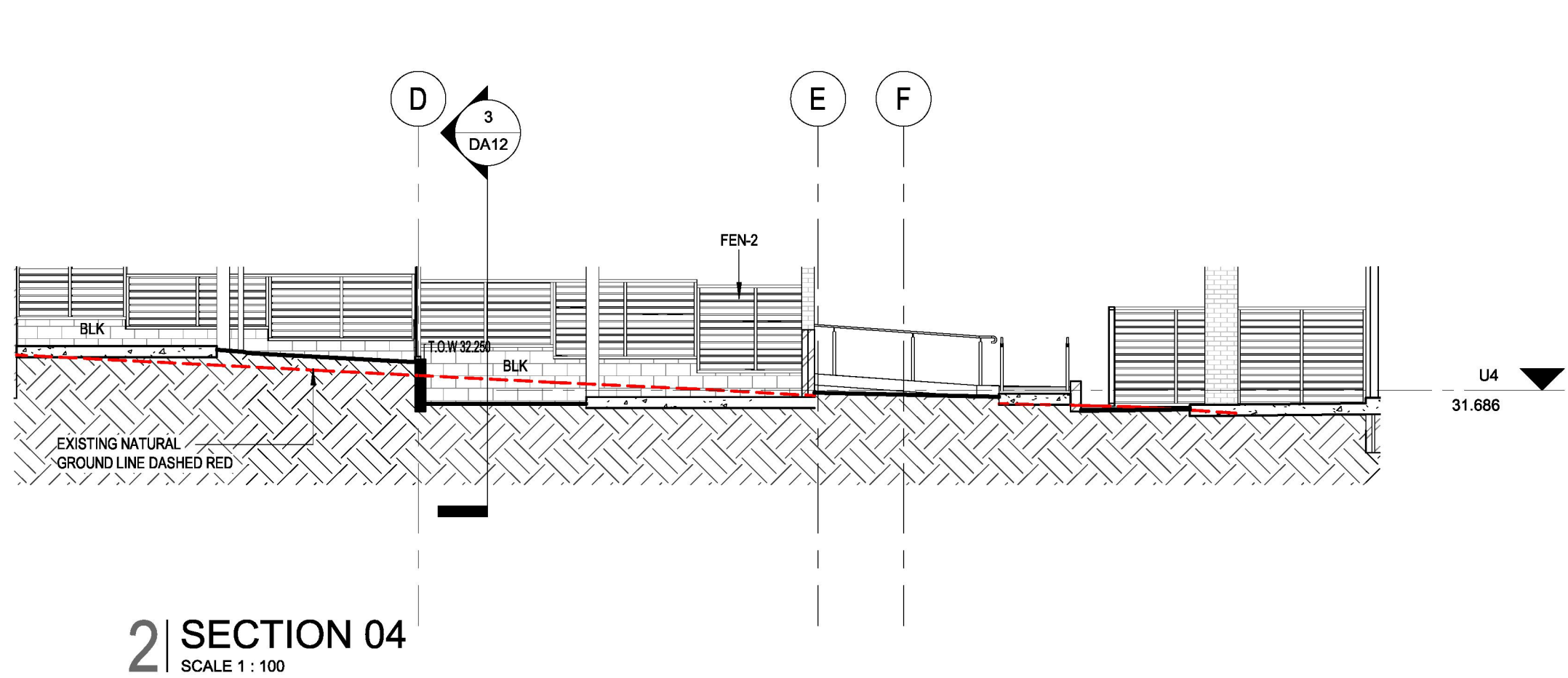
ABOVE: (IMAGE SOURCE: RICHMOND VALLEY COUNCIL)
MAP OF STORMWATER AND SEWER ASSETS



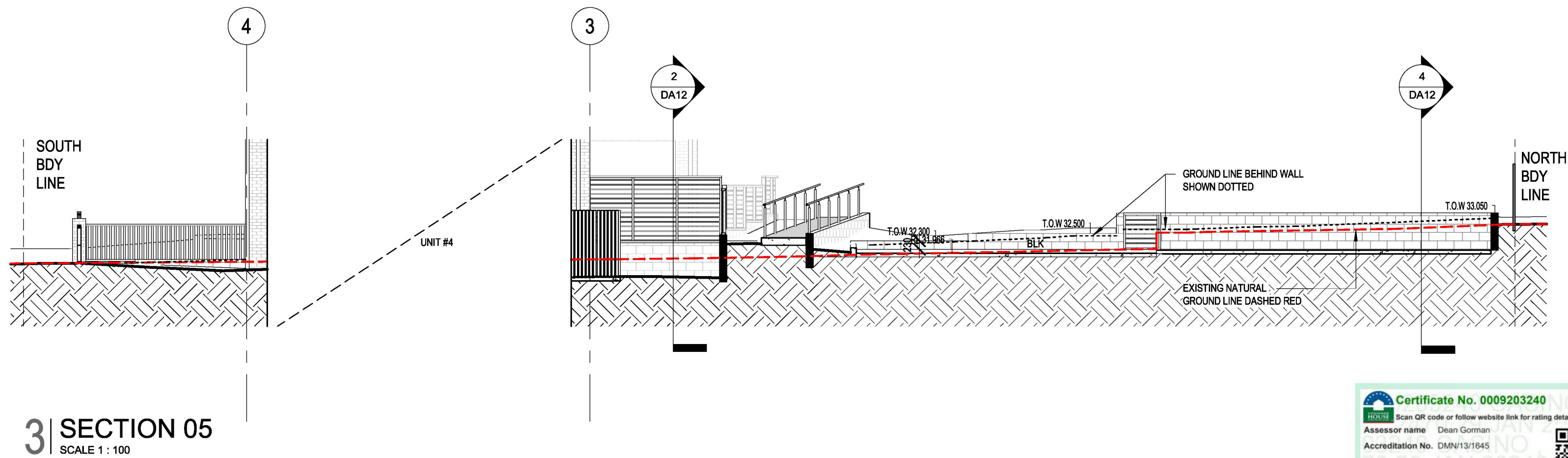
4 | SECTION 06
SCALE 1 : 100



5 | SECTION 07
SCALE 1 : 100



2 | SECTION 04
SCALE 1 : 100



3 | SECTION 05
SCALE 1 : 100

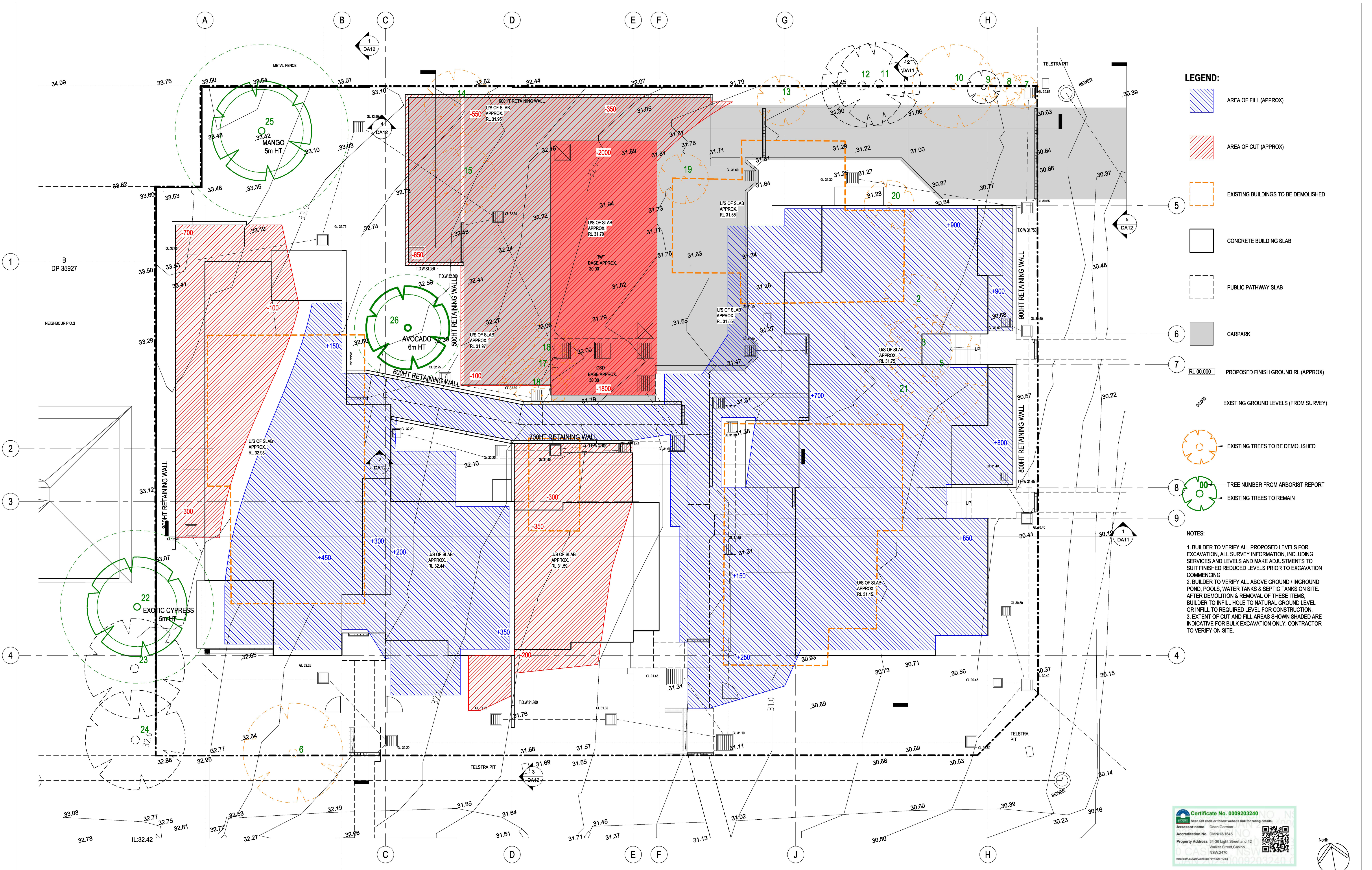


NOMINATED ARCHITECT:	SIGNATURE:	G	12/01/24	FOR REVIEW
MICHAEL BULLEN		F	24/11/23	FOR REVIEW
		E	23/08/23	FOR REVIEW
		D	14/07/23	FOR REVIEW
		C	30/06/23	FOR REVIEW
REV	DATE	NOTATION/AMENDMENT		
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ARCHITECT	CONSULTING ENGINEERS	CLIENT
BREWSTER MURRAY PTY LTD		
BCA CONSULTANT	LANDSCAPE CONSULTANT	

PROJECT	TITLE
RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021	SECTIONS 2 & RETAINING WALLS
34-36 LIGHT STREET & 42 WALKER STREET, CASINO, NSW LOTS C, D & E IN DP 35927	

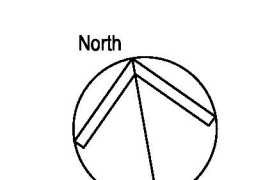
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DATE	SCALE	PROJ MB
12/01/24	MB	BGZE2
STAGE	SHEET SIZE	DESIGNER
A	A1	AG
	SHEET	MB
	TYPE	REV
		DA12
		G



- LEGEND:**
- AREA OF FILL (APPROX)
 - AREA OF CUT (APPROX)
 - EXISTING BUILDINGS TO BE DEMOLISHED
 - CONCRETE BUILDING SLAB
 - PUBLIC PATHWAY SLAB
 - CARPARK
 - PROPOSED FINISH GROUND RL (APPROX)
 - EXISTING GROUND LEVELS (FROM SURVEY)
 - EXISTING TREES TO BE DEMOLISHED
 - TREE NUMBER FROM ARBORIST REPORT
 - EXISTING TREES TO REMAIN

NOTES:

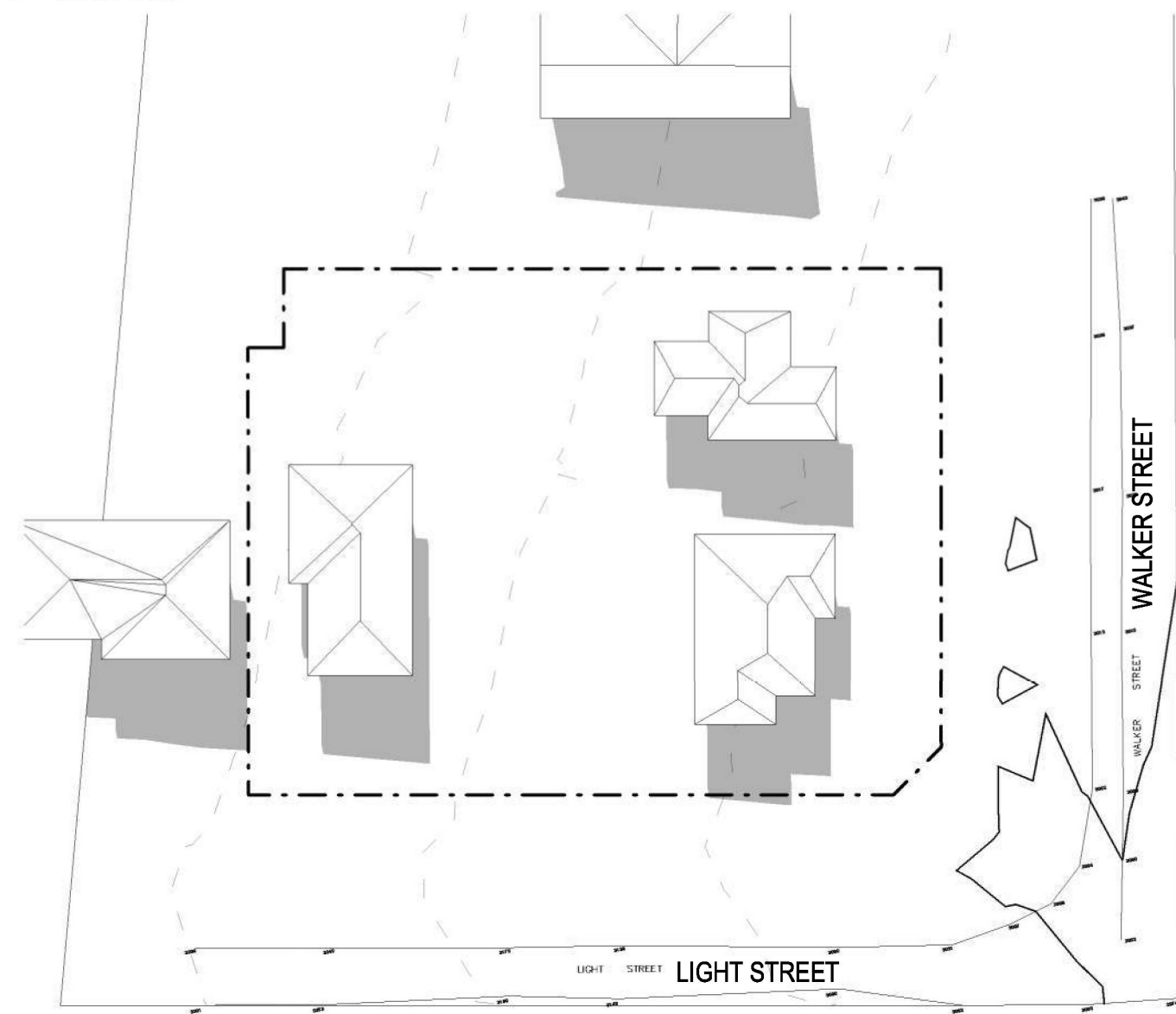
- BUILDER TO VERIFY ALL PROPOSED LEVELS FOR EXCAVATION, ALL SURVEY INFORMATION, INCLUDING SERVICES AND LEVELS AND MAKE ADJUSTMENTS TO SUIT FINISHED REDUCED LEVELS PRIOR TO EXCAVATION COMMENCING
- BUILDER TO VERIFY ALL ABOVE GROUND / INGROUND POND, POOLS, WATER TANKS & SEPTIC TANKS ON SITE. AFTER DEMOLITION & REMOVAL OF THESE ITEMS, BUILDER TO INFILL HOLE TO NATURAL GROUND LEVEL OR INFILL TO REQUIRED LEVEL FOR CONSTRUCTION.
- EXTENT OF CUT AND FILL AREAS SHOWN SHADED ARE INDICATIVE FOR BULK EXCAVATION ONLY. CONTRACTOR TO VERIFY ON SITE.



 NSW GOVERNMENT	NOMINATED ARCHITECT:		SIGNATURE:	H	12/01/24	FOR REVIEW	ARCHITECT BREWSTER MURRAY PTY LTD PH (02) 9290 0985	CONSULTING ENGINEERS GREENVIEW CONSULTING	PROJECT RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021	TITLE CUT & FILL PLAN	STATUS SKETCH DESIGN				PROJECT No BGZE2				
	MICHAEL BULLEN			G	24/11/23	FOR REVIEW					BCA CONSULTANT	LANDSCAPE CONSULTANT GREENLAND DESIGN	34-36 LIGHT STREET & 42 WALKER STREET, CASINO, NSW LOTS C, D & E IN DP 35927	FILE		PLOTTED	TYPE	SHEET DA13	REV H
				F	7/09/23	FOR REVIEW													
				E	23/08/23	FOR REVIEW													
				D	14/07/23	FOR REVIEW													
				REV	DATE	NOTATION/AMENDMENT													
				DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.															



1 | SHADOWS 9AM - EXISTING
SCALE 1 : 500



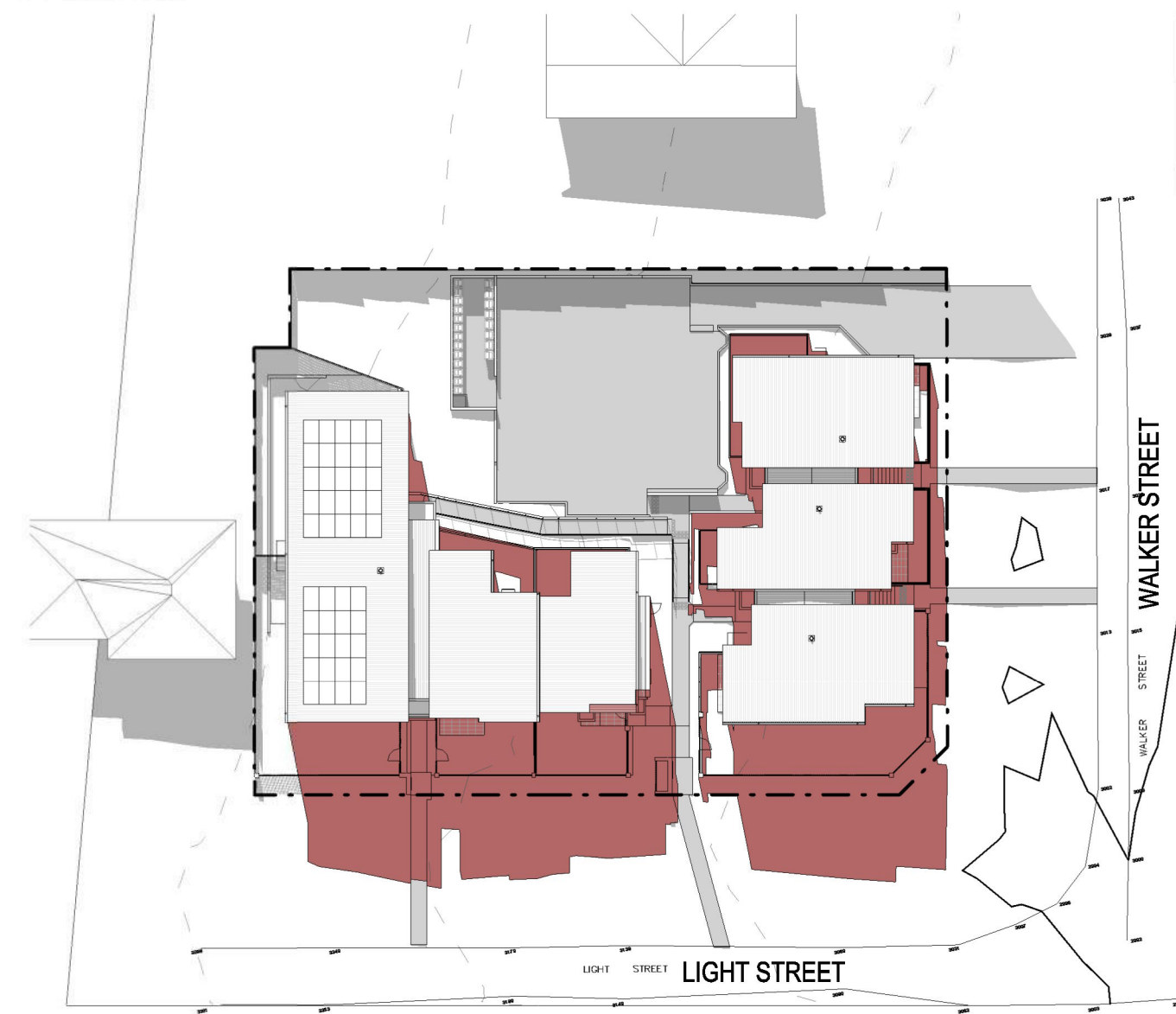
2 | SHADOWS 12PM - EXISTING
SCALE 1 : 500



3 | SHADOWS 3PM - EXISTING
SCALE 1 : 500



4 | SHADOWS 9AM - PROPOSED
SCALE 1 : 500



5 | SHADOWS 12PM - PROPOSED
SCALE 1 : 500

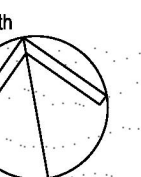


6 | SHADOWS 3PM - PROPOSED
SCALE 1 : 500

LEGEND:

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

NOTE: NEIGHBOURING PROPERTIES OUTLINES ARE SHOWN INDICATIVE ONLY



NOMINATED ARCHITECT:	SIGNATURE:	H	12/01/24	FOR REVIEW
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		D	14/07/23	FOR REVIEW
		REV	DATE	NOTATION/AMENDMENT
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ARCHITECT
BREWSTER MURRAY PTY LTD
PH (02) 9290 0885
BCA CONSULTANT

CONSULTING ENGINEERS
GREENVIEW CONSULTING
LANDSCAPE CONSULTANT
GREENLAND DESIGN

CLIENT

PROJECT
RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021
34-36 LIGHT STREET & 42 WALKER STREET, CASINO, NSW
LOTS C, D & E IN DP 35927

TITLE
SHADOW DIAGRAM
FILE
PLOTTED

STATUS
SKETCH DESIGN
DATE
12/01/24
SCALE
MB
PROJECT No
BGZE2
STAGE
A1
DESIGNER
AG
CHECKED
MB
REVISION
DA14
REV
H

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Certificate No. 0009203240

Assessor name

Dean Gorman

Accreditation No.

DMN131645

Property Address

34-36 Light Street and 42 Walker Street, Casino NSW 2470

total.com.au/QR/Generate?qr=0009203240



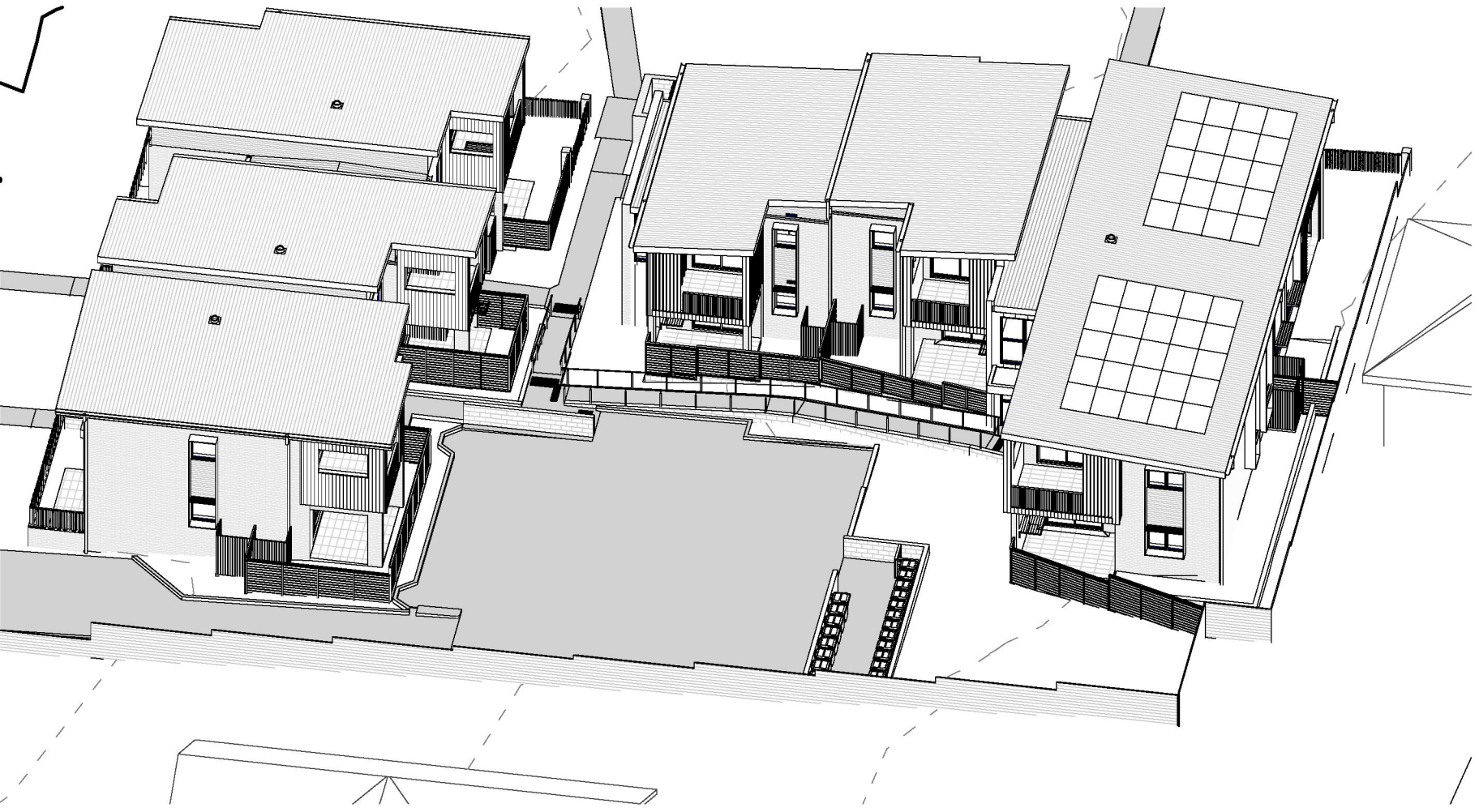
1 VFS - 9AM
SCALE MM



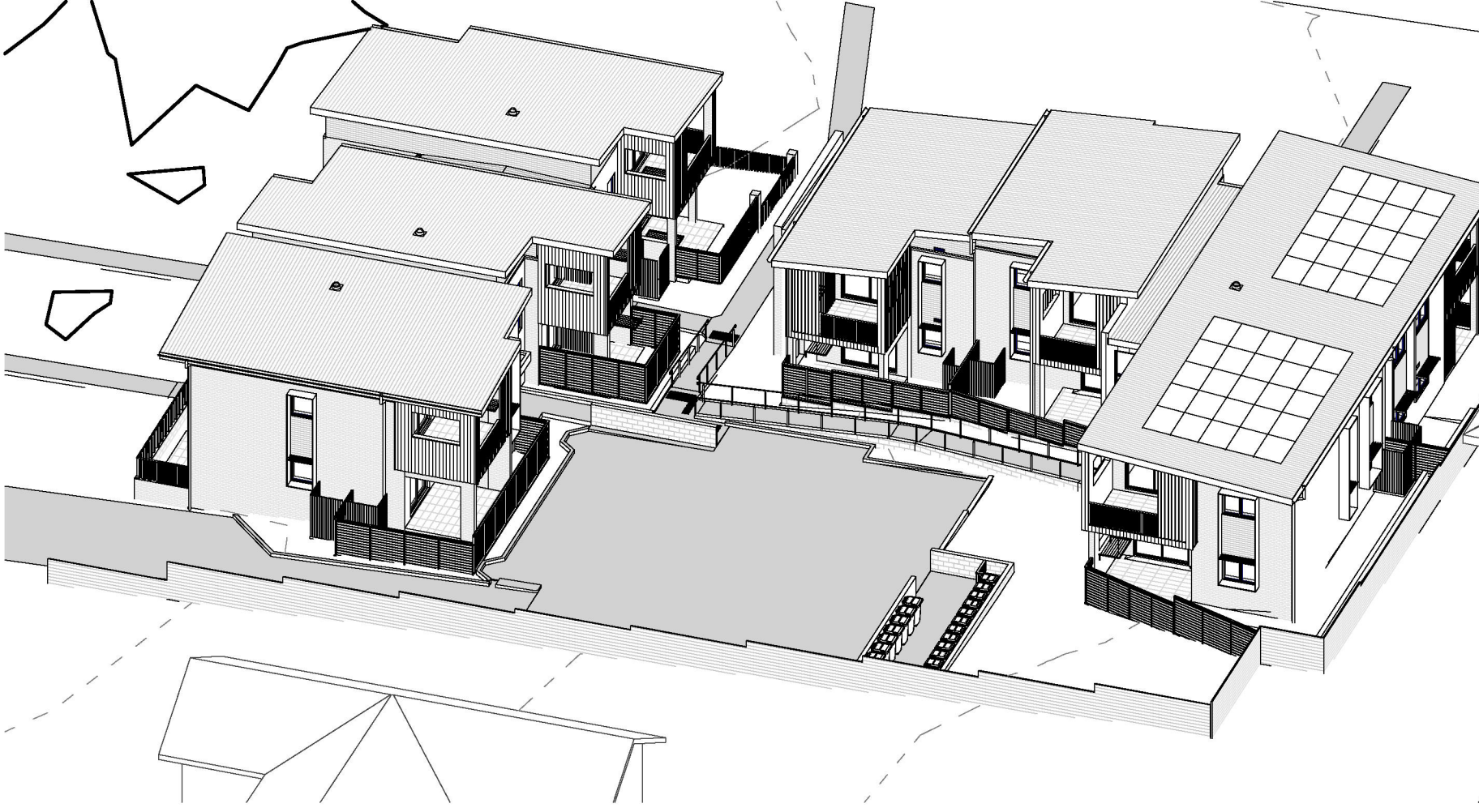
2 VFS - 10AM
SCALE MM



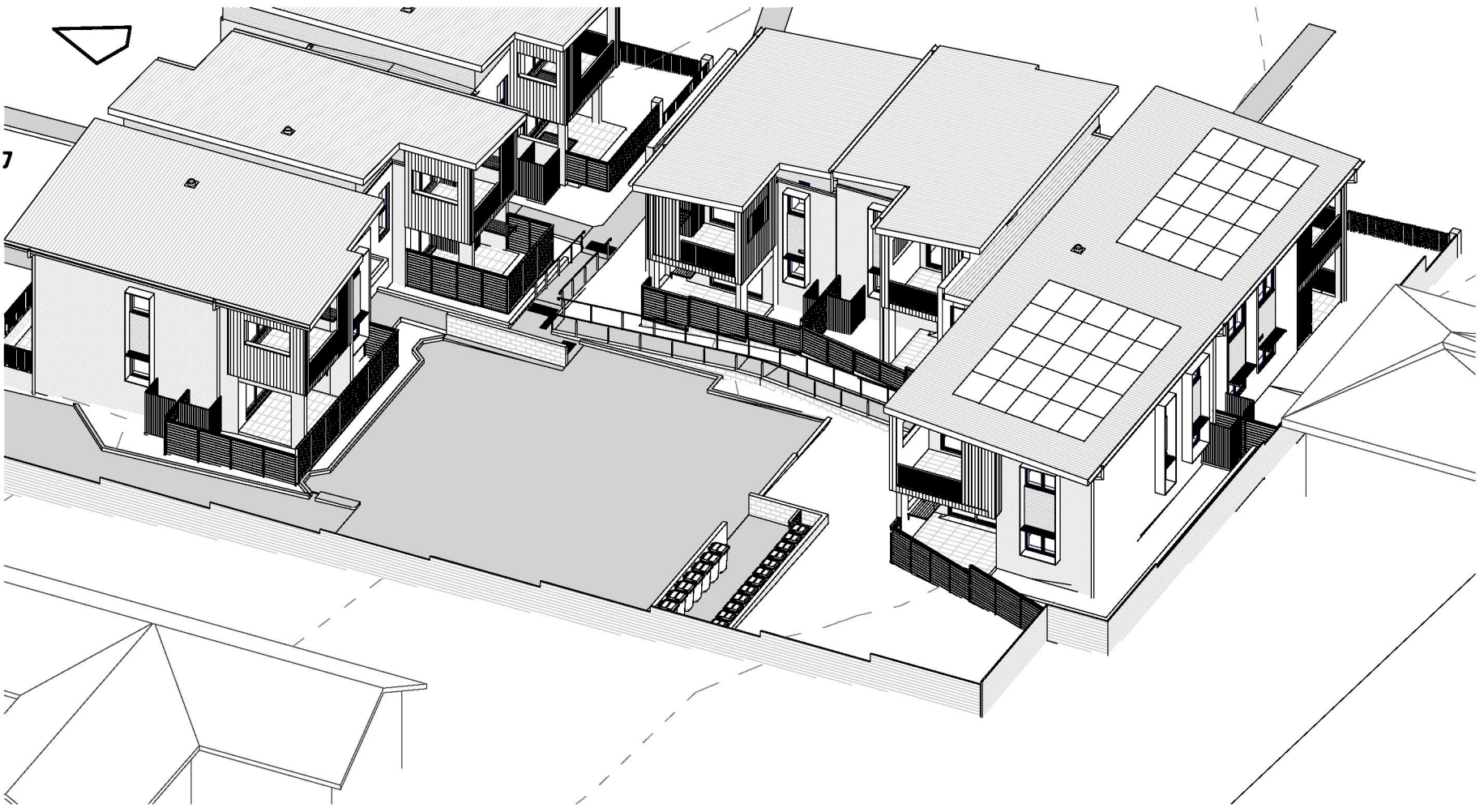
3 VFS - 11AM
SCALE MM



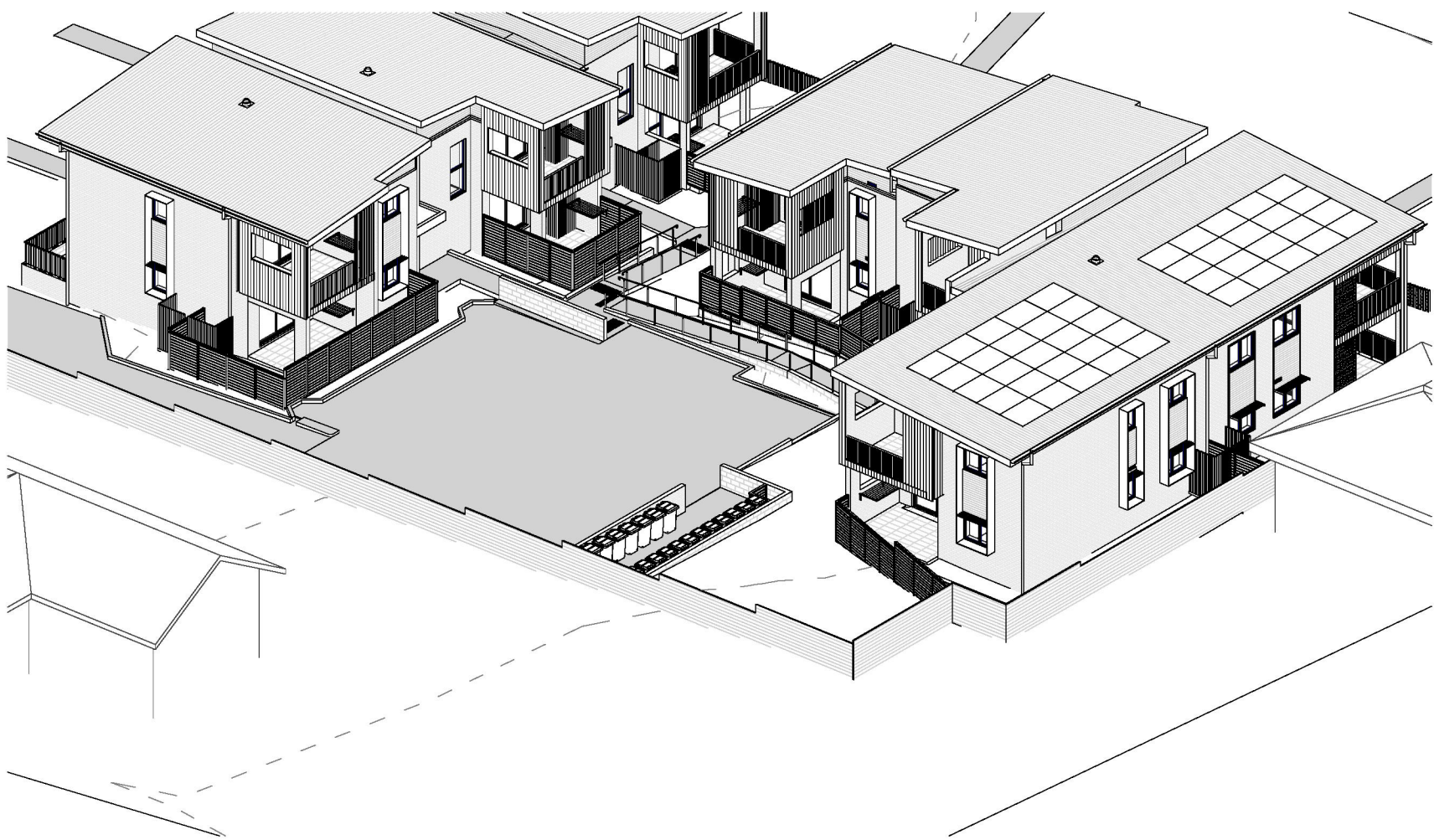
4 VFS - 12PM
SCALE MM



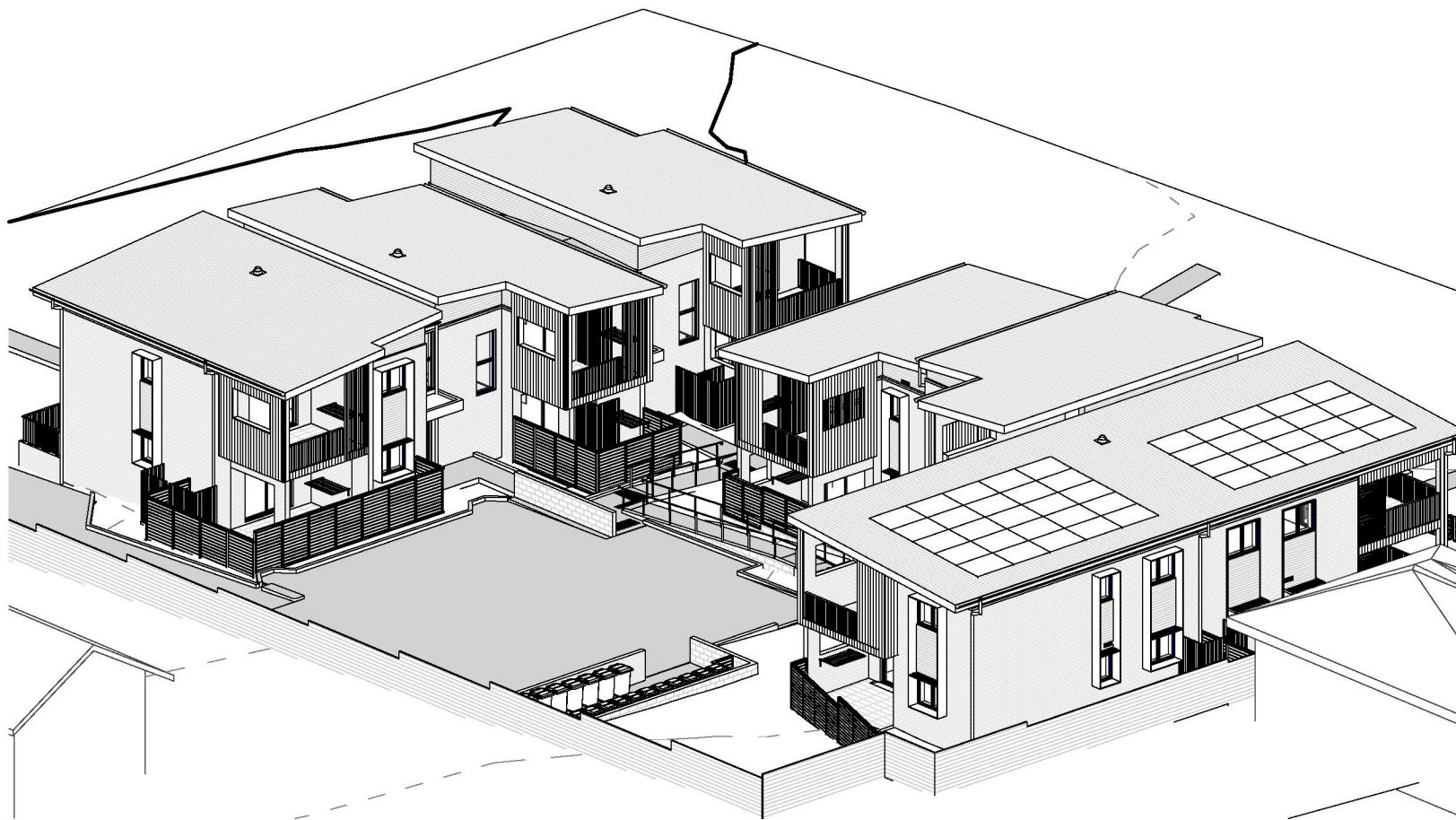
8 VFS - 12.30PM
SCALE MM



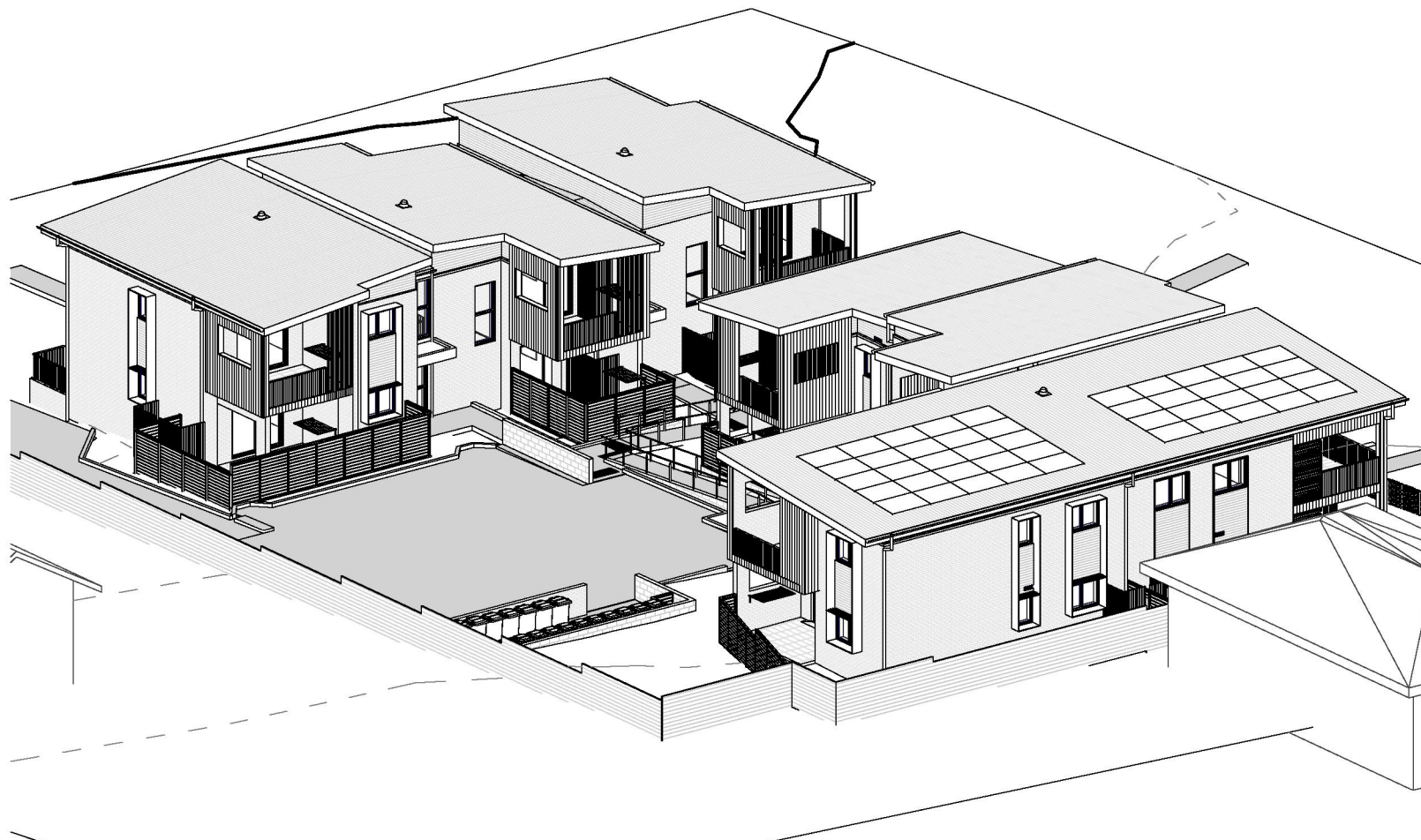
5 VFS - 1PM
SCALE MM



6 VFS - 2PM
SCALE MM



9 VFS 2.30PM
SCALE MM



7 VFS - 3PM
SCALE MM

WINTER SOLAR ACCESS SUMMARY						2 HRS	3 HRS
UNIT	LIVING AREAS	P.O.S				MIN	MIN
01	1PM-2.30PM	1.5 HRS	9AM - 2PM	5 HRS			
02	9AM - 9.30AM, 1 - 3PM	2.5 HRS	9AM - 3PM	6 HRS	✓	✓	
03	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓	
04	9AM - 3PM	5.5 HRS	9AM - 3PM	4 HRS	✓	✓	
05	9AM - 12.30PM	3.5 HRS	9AM - 1PM	4 HRS	✓	✓	
06	1PM - 2PM	1 HRS	11AM - 3PM	4 HRS			
07	9AM - 2PM	5 HRS	9AM - 3PM	6 HRS	✓	✓	
08	12.30PM - 3PM	2.5 HRS	11AM - 3PM	5 HRS	✓		
09	9AM-9.30AM, 12.30PM - 3PM	3 HRS	10AM - 3PM	5 HRS	✓	✓	
10	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓	
11	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓	
12	9AM - 1PM	4 HRS	9AM - 1PM	4 HRS	✓	✓	
13	12.30PM - 3PM	2.5 HRS	12.30PM - 3PM	2.5 HRS	✓		
14	9AM - 1PM	4 HRS	9AM - 3PM	3 HRS	✓	✓	



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NOMINATED ARCHITECT:
MICHAEL BULLEN

SIGNATURE:

H

12/01/24 FOR REVIEW

G 24/11/23 FOR REVIEW

F 7/09/23 FOR REVIEW

E 23/08/23 FOR REVIEW

D 14/07/23 FOR REVIEW

REV

DATE

NOTATION/AMENDMENT

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ARCHITECT

BREWSTER MURRAY PTY LTD

BCA CONSULTANT

CONSULTING ENGINEERS

CLIENT

I

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PROJECT

RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021

34-36 LIGHT STREET & 42 WALKER STREET, CASINO, NSW LOTS C, D & E IN DP 35927

TITLE

VIEW FROM SUN

FILE

PLOTTED

STATUS

SKETCH DESIGN

DATE

12/01/24

STAGE

A

SCALE

MB

DESIGNER

AG

SHEET

DA15

PROJECT No

BGZE2

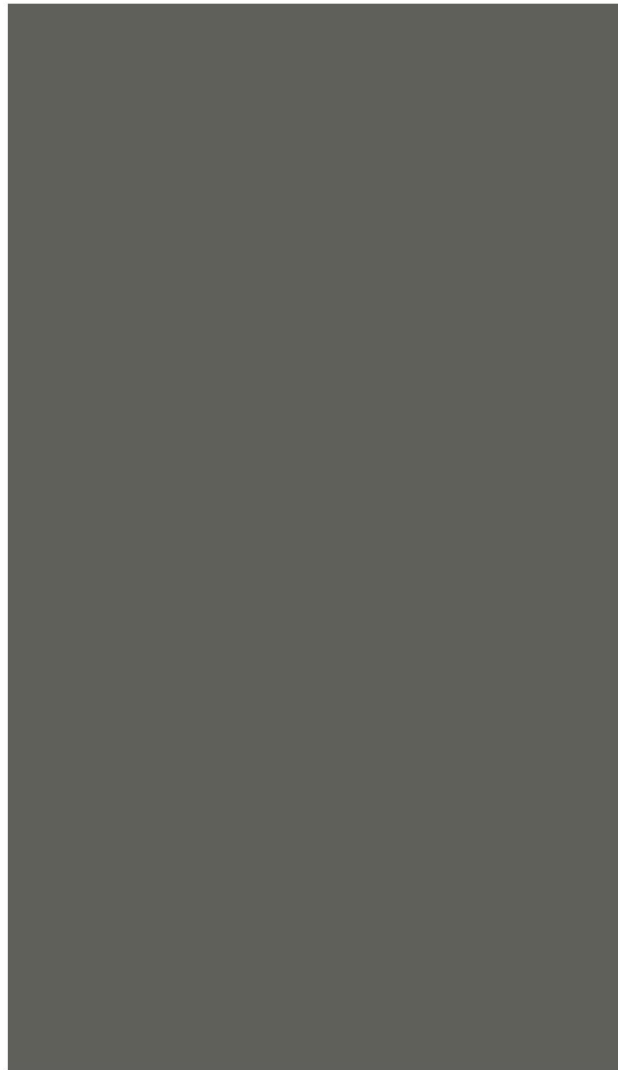
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MB

REV

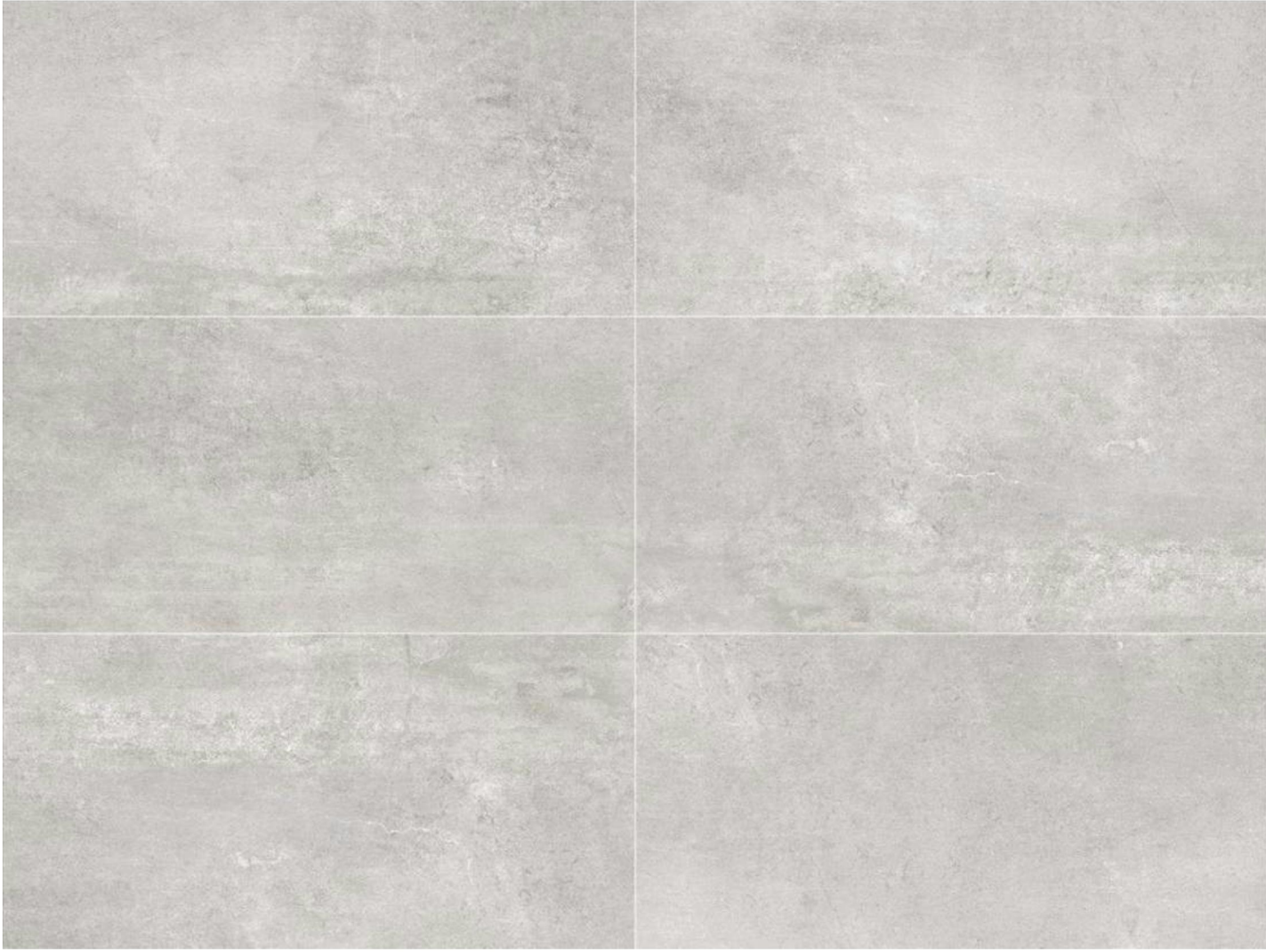
H

C:\Users\agrat\Documents\22-6494_34-36LightSt42WalkerSt_CENTRAL_DA_REV G_A_Geek@brewstermurray.com.au\rvt 23/11/2024 4:39:50 PM



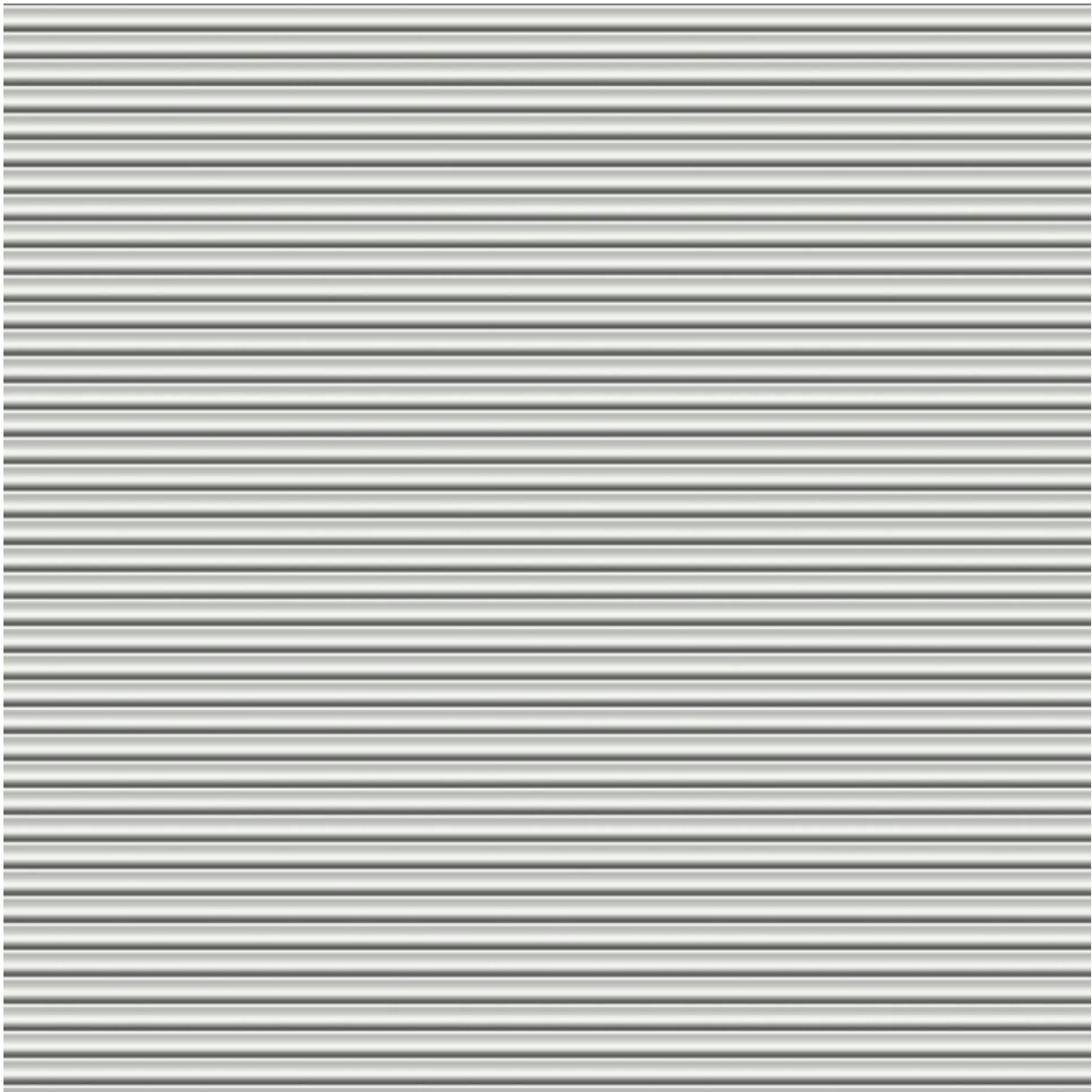
PREFINISHED STEEL - SIMILAR TO COLORBOND WOODLAND GREY
WINDOW FRAMES, DOOR FRAMES, SOLAR LOUVRES

WF DF SS



CERAMIC TILES - PRIVATE OPEN SPACE

CT-1



METAL ROOF - SIMILAR TO SURFMIST

MR-1



METAL CLADDING - SIMILAR TO WOODLAND GREY

MC-1 MC-2



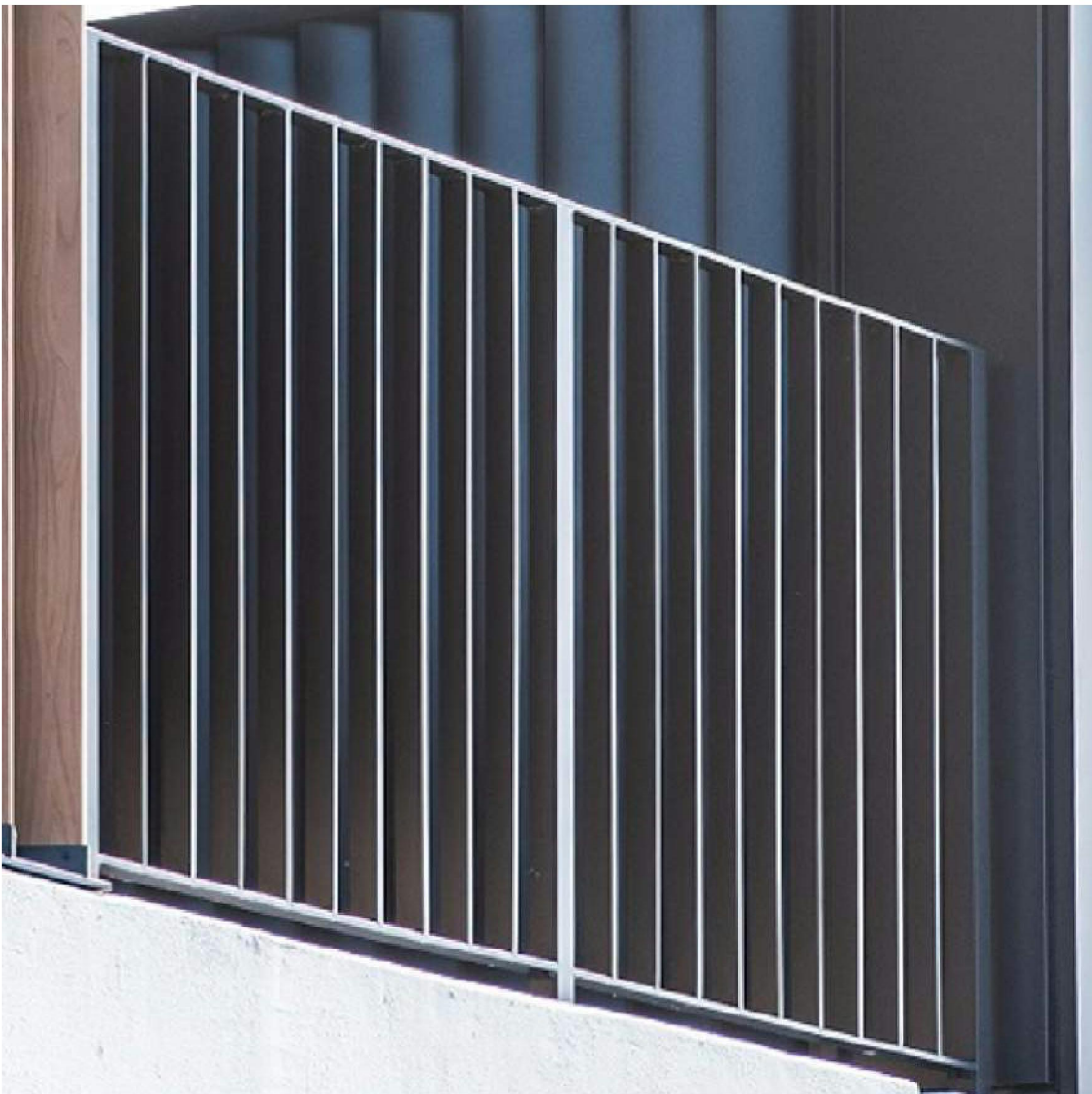
FACE BRICK - LIGHT GREY

FB-1



RETAINING WALLS SPLIT FACE BLOCK - DARK GREY

BLK



METAL BALUSTRADING - DARK GREY

BAL-1



WOOD-LOOK ALUMINIUM PRIVACY SCREENING & CLADDING

LVR-1



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		D	14/07/23	FOR REVIEW
		C	30/06/23	FOR REVIEW
		B	14/04/23	FOR REVIEW
		REV	DATE	NOTATION/AMENDMENT
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ARCHITECT	CONSULTING ENGINEERS	CL I I
BREWSTER MURRAY PTY LTD		
BCA CONSULTANT	LANDSCAPE CONSULTANT	

PROJECT
RESIDENTIAL FLAT DEVELOPMENT UNDER SEPP (HOUSING) 2021
34-36 LIGHT STREET & 42 WALKER STREET, CASINO, NSW LOTS C, D & E IN DP 35927

TITLE	
MATERIALS & FINISHES	
FILE	PLOTTED

STATUS			
SKETCH DESIGN			
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