

DA PLANS

GENERAL HOUSING DEVELOPMENT

75-77 SHEPPARD STREET,CASINO

LOTS 761 & 762 in DP 1155484



LOCATION DIAGRAM



PERSPECTIVE

DRAWING SCHEDULE

ARCHITECTURAL	REFERENCE No
COVER PAGE	A01 -
SITE ANALYSIS PLAN	A02 -
SITE PLAN	A03 -
GROUND FLOOR PLAN	A04 -
FIRST FLOOR PLAN	A05 -
ROOF PLAN	A06 -
ELEVATIONS	A07 -
SECTIONS	A08 -
FINISHES SCHEDULE	A09 -
BLOCK ANALYSIS PLAN	A10 -
SHADOW DIAGRAMS MID WINTER	A11 -
VIEWS FROM SUN DIAGRAM	A12 -
STREET PERSPECTIVE	A13 -
AREAS OF EXCAVATION & FILL	A14 -

CIVIL		
COVER SHEET, LEGEND & DRAWING SCHEDULE	SW000	P2
EROSION & SEDIMENT CONTROL PLAN	SW001	P2
GROUND FLOOR PLAN	SW101	P2
FIRST FLOOR PLAN	SW102	P2
ROOF PLAN	SW103	P2
DETAIL SHEET 1	SW201	P2
DETAIL SHEET 2	SW202	P2

LANDSCAPE		
LANDSCAPE PLAN	LA 1 OF 2	C
LANDSCAPE DETAILS & SPECIFICATION	LA 2 OF 2	C

SURVEY		
DETAIL SURVEY	S SHT 1 OF 1	-
BY: RPS AUSTRALIA EAST PTY LTD		

SURVEY REFERENCE 151687
DATE 01/05/2022

DEVELOPMENT DATA

Job Reference	BGZEG
Locality / Suburb	Casino
Street Address	75-77 Sheppard Sreet
Lot & DP	Lots 2761 and 762 in DP 1155484
Site Area	1354.9 m ² by title
Existing Lots	2
Proposed GFA	505.6 m ²
No. of Dwellings	4 x 2 Bed + 2 x 3 Bed = 6 Dwellings

	Control	Requirement	Proposed
HEIGHT	Richmond Valley Council LEP Housing SEPP LRHDG Rear 40% of Site	8.5m 9.0m 4.5m	6.3m to ceiling 7.8m to top of roof rear 40% of site < 4.5m
FSR	Richmond Valley Coast DCP Housing SEPP	0.5:1 (631.5m ²) 0.5:1	0.37:1 (505.6m ²) 0.37:1 (505.6m ²)
LOT SIZE & WIDTH	Richmond Valley Coast DCP	Site 1000 m ² Width 20m	Site 1354.9m ² Width 34m
SETBACKS	Richmond Valley Coast DCP multi - dwelling LRHDG	Front Setback 6.0m Side Setback = H - 3m	6.0-8.5m to Building 3.0-5.2m to Building East (front) - 5.2m to building 3.2m to awning East (rear) - 3m West - 5m
	LRHDG	Rear Setback = 6m	4m to Building 2m to awning
PARKING	Housing SEPP	1 x (no. 2 Beds) = 4 1.5 x (no. 3 Beds) = 3	7 car spaces
BICYCLE PARKING	LRHDG	1 space per Dwelling = 6	Bicycles to be stored in unit POS
POS Private open space	LAHC Dwelling Requirements Richmond Valley Coast DCP multi - dwelling	1 bed Dwelling = 8m ² 2 bed Dwelling = 10m ² 3 bed Dwelling = 12m ² 1+2 bed Dwelling = 16m ² 3 bed Dwelling = 25m ²	All POS > 25m ² All POS > 25m ²
SOLAR ACCESS	Housing SEPP	70% for 3hrs in Mid-Winter = 4.2	5 = 83%

Site Area = 1354.9 m ² by title						SOLAR ACCESS	
DWELLINGS	Number	Type*	Beds	Area* (m ²)	POS*	LIVING	POS
	1	T/H	2	80	26	6 hr	6 hr
	2	T/H	2	80	27	6 hr	6 hr
	3	T/H	3	99	47	6 hr	6 hr
	4	T/H	3	99	30	2 hr	3 hr
	5	VILLA	2	74.5	60	4 hr	3 hr
	6	VILLA	2	73	31	3 hr	2 hr



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Barry Rush & Associates Pty Ltd
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www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
C		
B		
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ARCHITECT BARRY RUSH & ASSOCIATES PTY LTD PH (02) 9555 9028	STRUCTURAL CONSULTANT
PROJECT MANAGER LAND & HOUSING CORPORATION PH (02) 8753 9000	CIVIL CONSULTANT ERBAS AND ASSOCIATES PTY LTD PH (02) 9437 1022
LANDSCAPE CONSULTANT GREENLAND DESIGN PTY LTD PH (0403) 164 198	HYDRAULIC & ELECTRICAL CONSULTANT ERBAS AND ASSOCIATES PTY LTD PH (02) 9437 1022

BUSINESS PARTNER:

PROJECT:
HOUSING DEVELOPMENT
75-77 SHEPPARD STREET
CASINO, NSW
LOTS 761 & 762 in DP 1155484

TITLE:
COVER PAGE

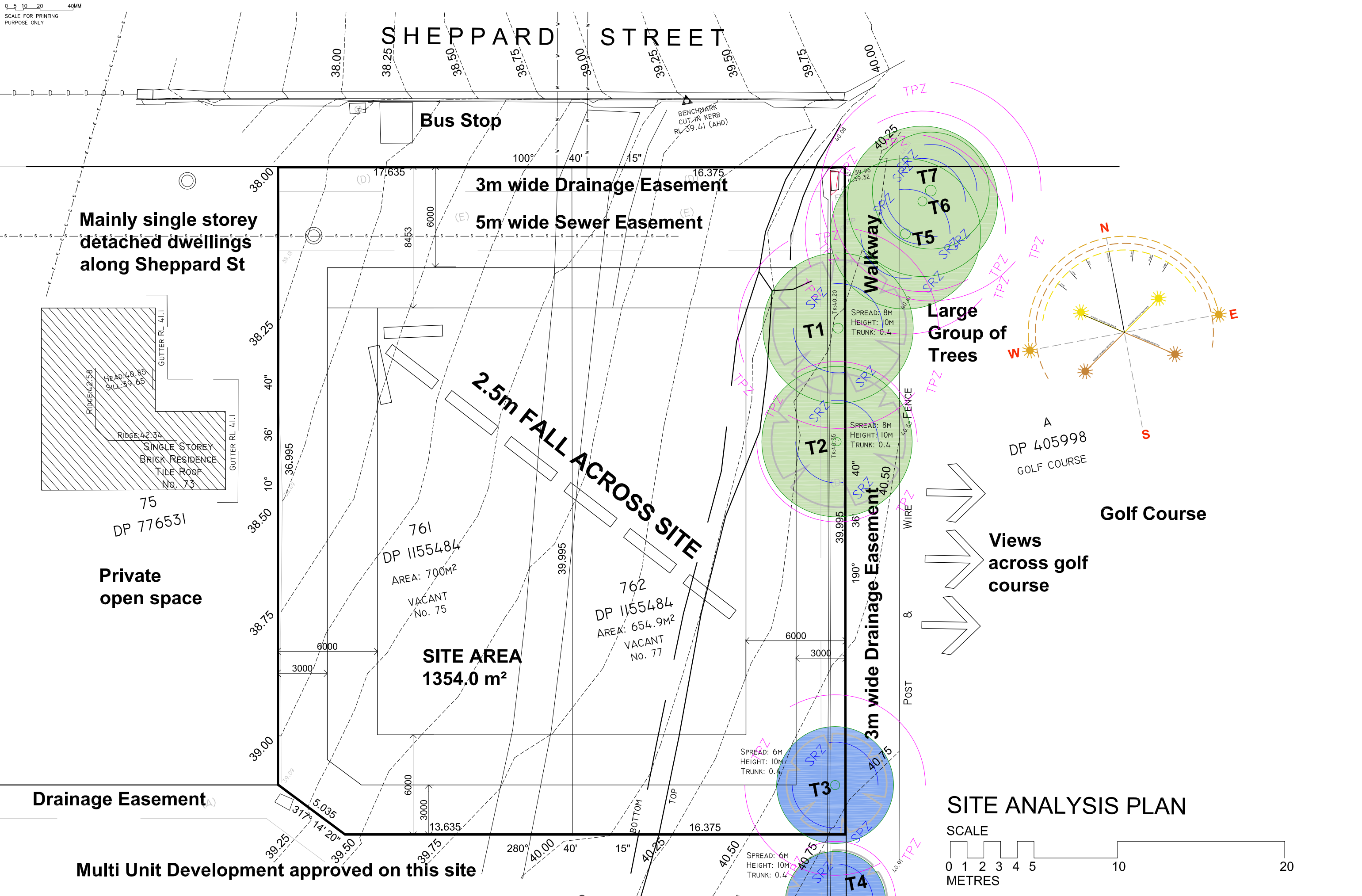
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03/05/23
SCALE:
NTS
TYPE:
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PROJ:
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DRAWN:
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SHEET:
A01

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BR
REV:
-

PROJECT No:
BGZEG
NOMINATED ARCHITECT:
BR



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SCALE FOR PRINTING
PURPOSE ONLY

SHEPPARD STREET

LEGEND

- B BROOM CUPBOARD
BSN BASIN
BCH BENCH
BOE BRICK ON EDGE
BR BROOM CUPBOARD
CL CLOTHES LINE
CMR COLORBOND METAL ROOFING
CPB CUPBOARD
CWM COLD WATER METERS
DP DOWNPIPE
F REFRIGERATOR LOCATION
F1 FENCE 1000mm HIGH METAL PICKET
F2 FENCE 1800mm HIGH LAPPED & CAPPED
F3 SLATED METAL FENCE 1500 HIGH UNLESS NOTED OTHERWISE
FB1 FACE BRICK WORK TYPE 1
FB2 FACE BRICK WORK TYPE 2
FCL FINISHED CEILING LEVEL
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
G GATE
HR HANDRAIL
HWU HOT WATER UNIT
LB LETTERBOXES - RECESSED INTO WALL
L LINEN CUPBOARD
LV LOUVER WINDOW
P PANTRY
PCC PREFORMED COLORBOND CAPPING
PWT1 PREFINISHED FC COMPOSITE PANEL
PWT2 PREFINISHED MANUFACTURED TIMBER PANEL
POS PRIVATE OPEN SPACE
PP POWER POLE
PS PRIVACY SCREEN 1500mm HIGH METAL SLATS
RL RELATIVE LEVEL
R WARDROBE
RWT RAINWATER TANK
SWP STORMWATER PIT
T LAUNDRY TUB
TOW TOP OF WALL
V VANITY
WC TOILET SUITE
WFP RWT FILTRATION AND PUMP
WM WASHING MACHINE
WO WALL OVEN

BUS STOP & SIGN TO BE
RELOCATED TO BETWEEN HOUSES
71 & 73. SIZE, CONSTRUCTION AND
FINAL LOCATION TO BE ADVISED BY
COUNCIL

EXISTING BUS
STOP & SIGN TO
BE RELOCATED

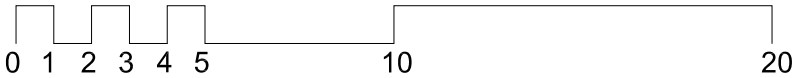
ENTRY &
LETTERBOXES

SINGLE STOREY
BRICK RESIDENCE
TILE ROOF
No. 73

SITE AREA
1354.0 m²

SITE PLAN

SCALE



1:100 @ A1
1:200 @ A3

- 1 STOREY 2 BED VILLA
2 STOREY 2 BED TOWNHOUSE
2 STOREY 3 BED TOWNHOUSE
COMMON OPEN SPACE
PRIVATE OPEN SPACE



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SITE PLAN

FILE:
DA01 - 09 Sheppard St Casino.dwg
PLOTTED:
3/05/2023 10:09 AM

STATUS: DA

DATE: 03/05/23

SCALE: 1:100 @ A1
1:200 @ A3

DRAWN: MB

CHECKED: BR

PROJECT No:

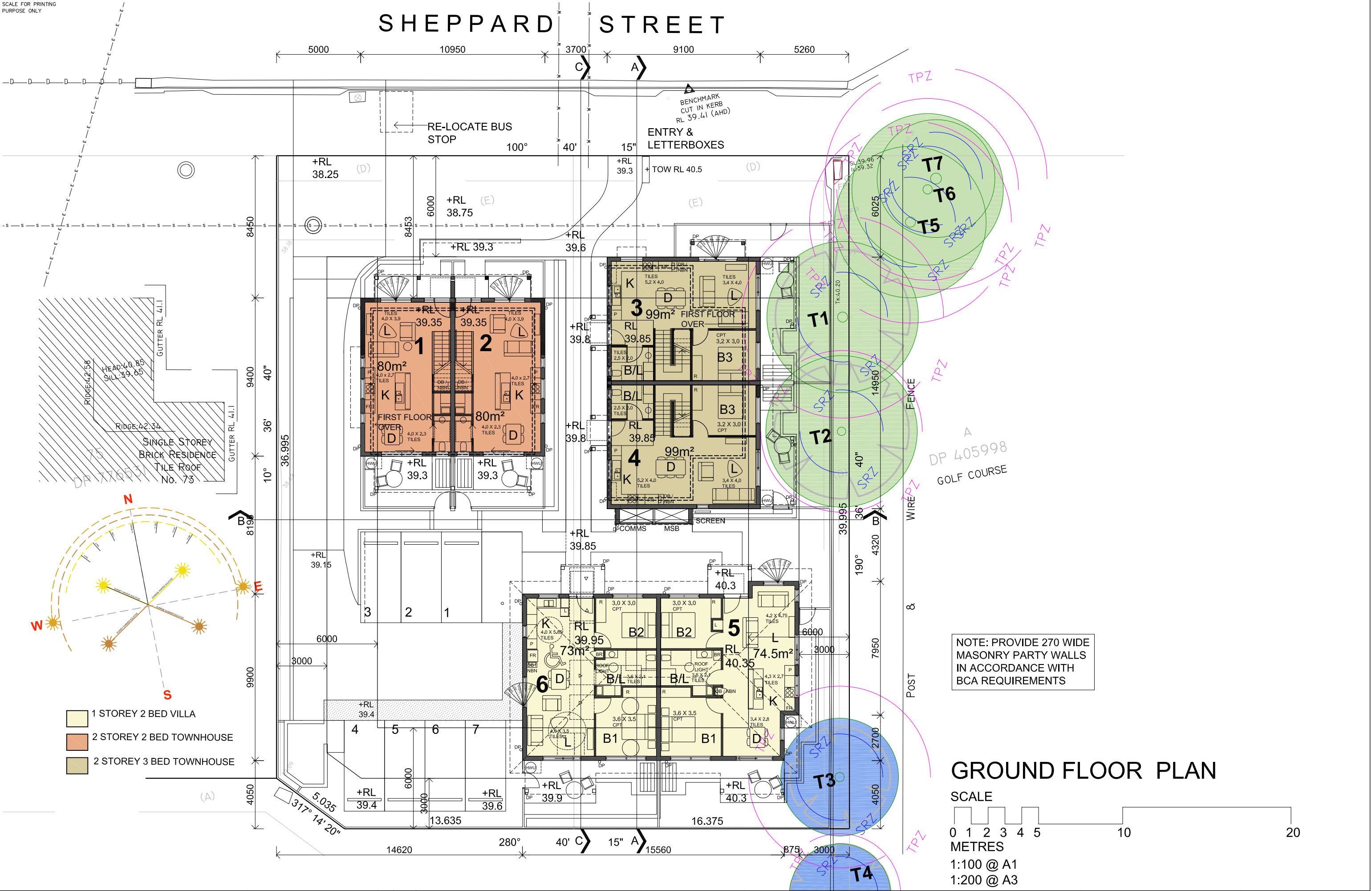
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CHECKED: BR

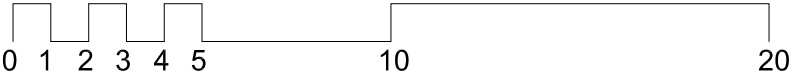
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GROUND FLOOR PLAN

SCALE



1:100 @ A1
1:200 @ A3



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TITLE:
GROUND FLOOR PLAN

FILE:
DA01 - 09 Sheppard St Casino.dwg

PLOTTED:
3/05/2023 10:09 AM

STATUS: DA
DATE: 03/05/23
SCALE: 1:100 @ A1
STAGE: 1:200 @ A3
TYPE: A

PROJ: -
DRAWN: MB
CHECKED: BR
SHEET: A04

PROJECT No: BGZEG
NOMINATED ARCHITECT: BR
REV: -

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.

In NSW both BASIX & the BCA variations must be complied with, in particular the following:

- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.2.1.1
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (c), (d) & (e)
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction	<i>Added Insulation</i>
Brick Veneer & Lightweight	R2.0

Internal Wall Construction	Added Insulation
Plasterboard on studs	R2.0 to walls adjacent to roof space
Cavity Brick (party walls)	None

Ceiling Construction		<i>Added Insulation</i>
Plasterboard	R3.5 to ceilings adjacent to roof space	
Roof Construction	<i>Colour (Solar Absorptance)</i>	<i>Added Insulation</i>
Metal	Basalt (SA 0.69)	Foil + R1.0 blanket

Floor Construction		Covering	Added Insulation
Concrete	As drawn (if not noted default values used)		None
Timber	As drawn (if not noted default values used)		None

Windows	Glass and frame type	U value	SHGC Range	Area sq m
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	As drawn
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	As drawn

Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights	<i>Glass and frame type</i>	<i>U</i>	<i>SHGC</i>	<i>Area sq m</i>	<i>Detail</i>
Single glazed in aluminium frames					As drawn

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified

Shade elements	<i>(eaves, verandahs, awnings etc)</i>
All shade elements modelled as drawn	

Ceiling Penetrations	(downlights, exhaust fans, flues etc)
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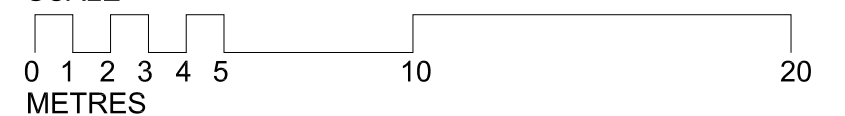
Modelling as drawn and/or to comply with the ventilation and sealing requirements of the BCA
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.

Additional Notes
1200mm diam. ceiling fans to all bedrooms + 1 to living rooms

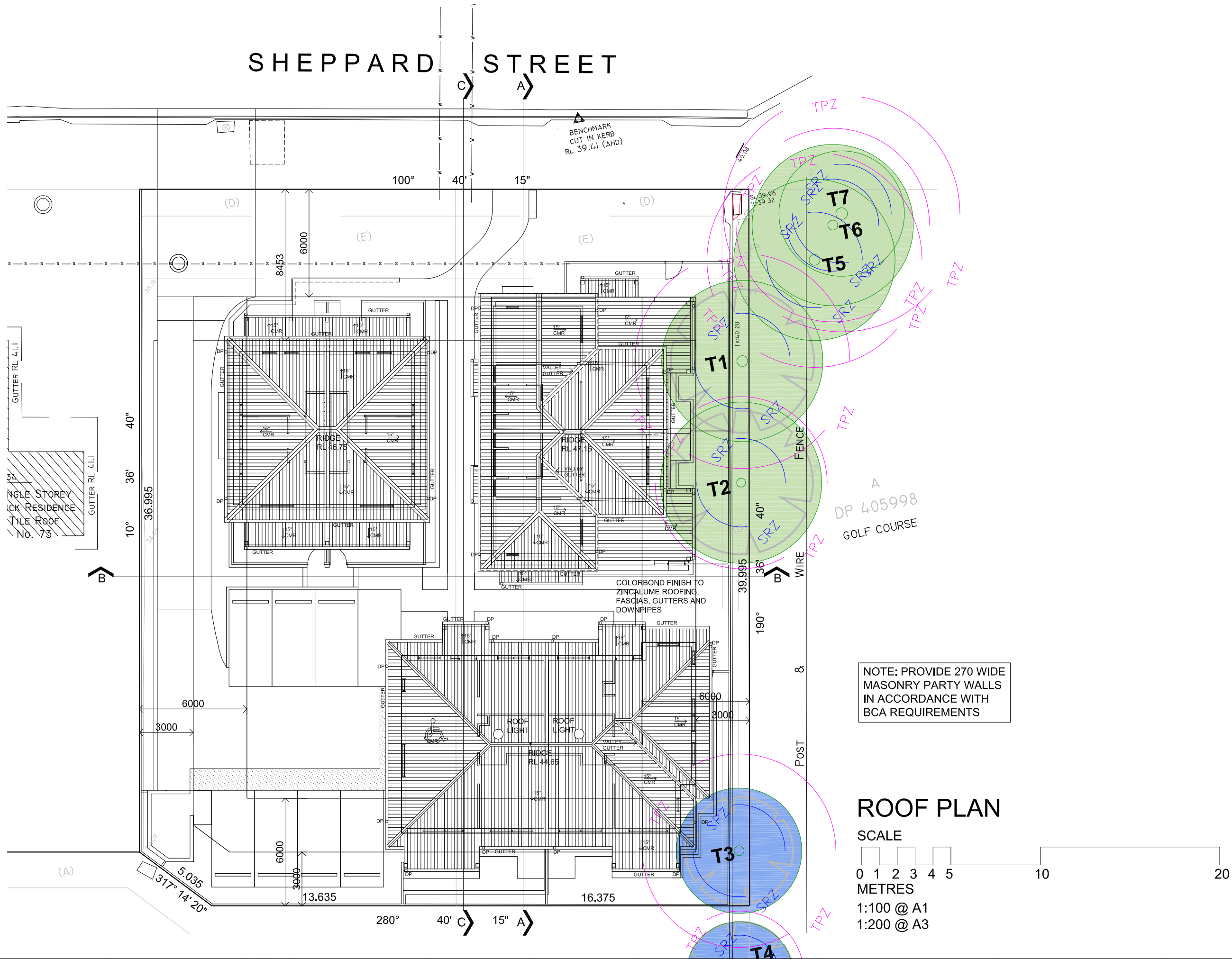
NOTE: PROVIDE 270 WIDE
MASONRY PARTY WALLS
IN ACCORDANCE WITH
BCA REQUIREMENTS

FIRST FLOOR PLAN

SCALE



1:100 @ A1
1:200 @ A3



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TITLE:
ROOF PLAN

FILE:
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SCALE:
1:100 @ A1
1:200 @ A3

TYPE:
A

PROJ:

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BR

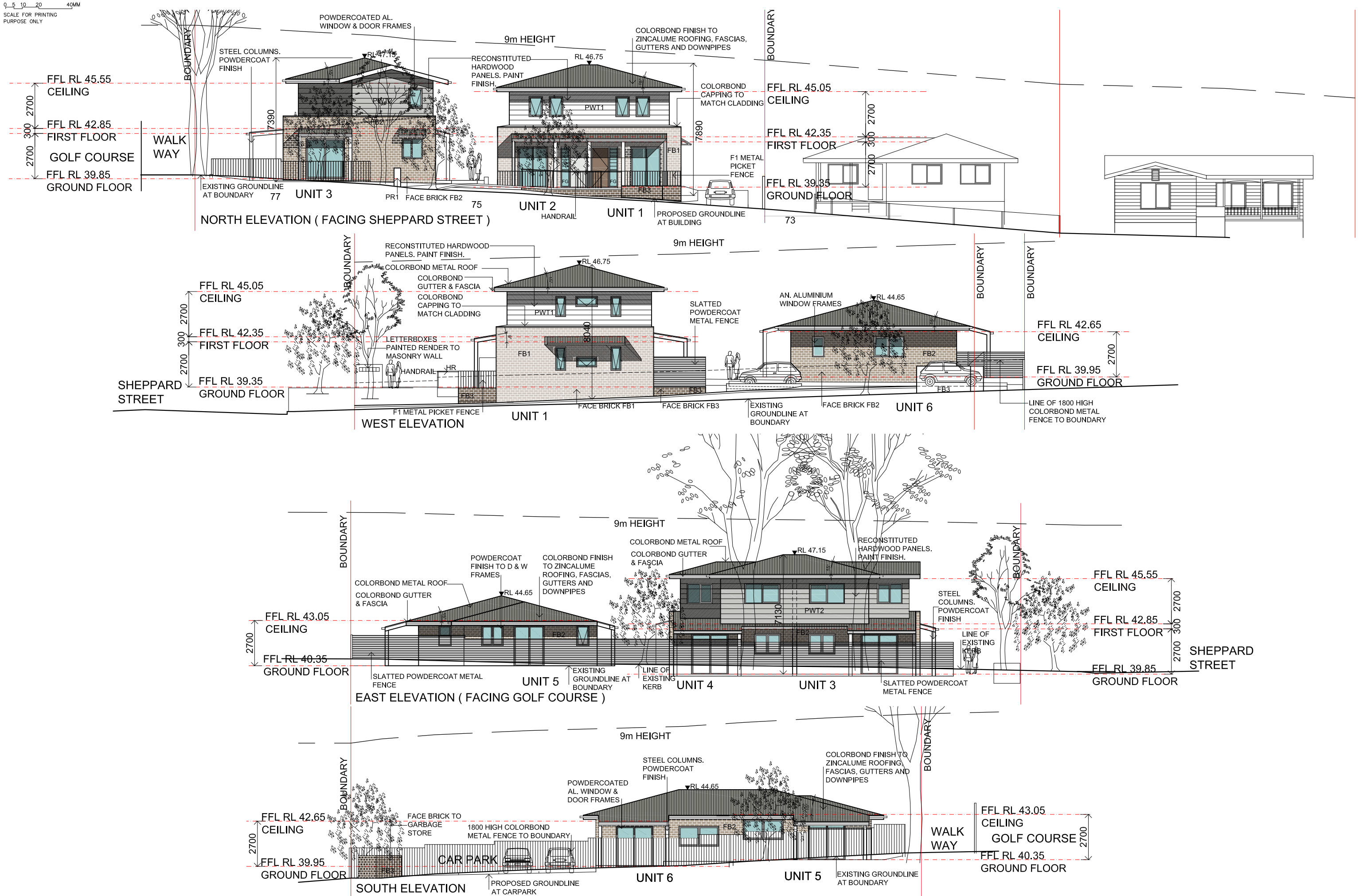
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A06

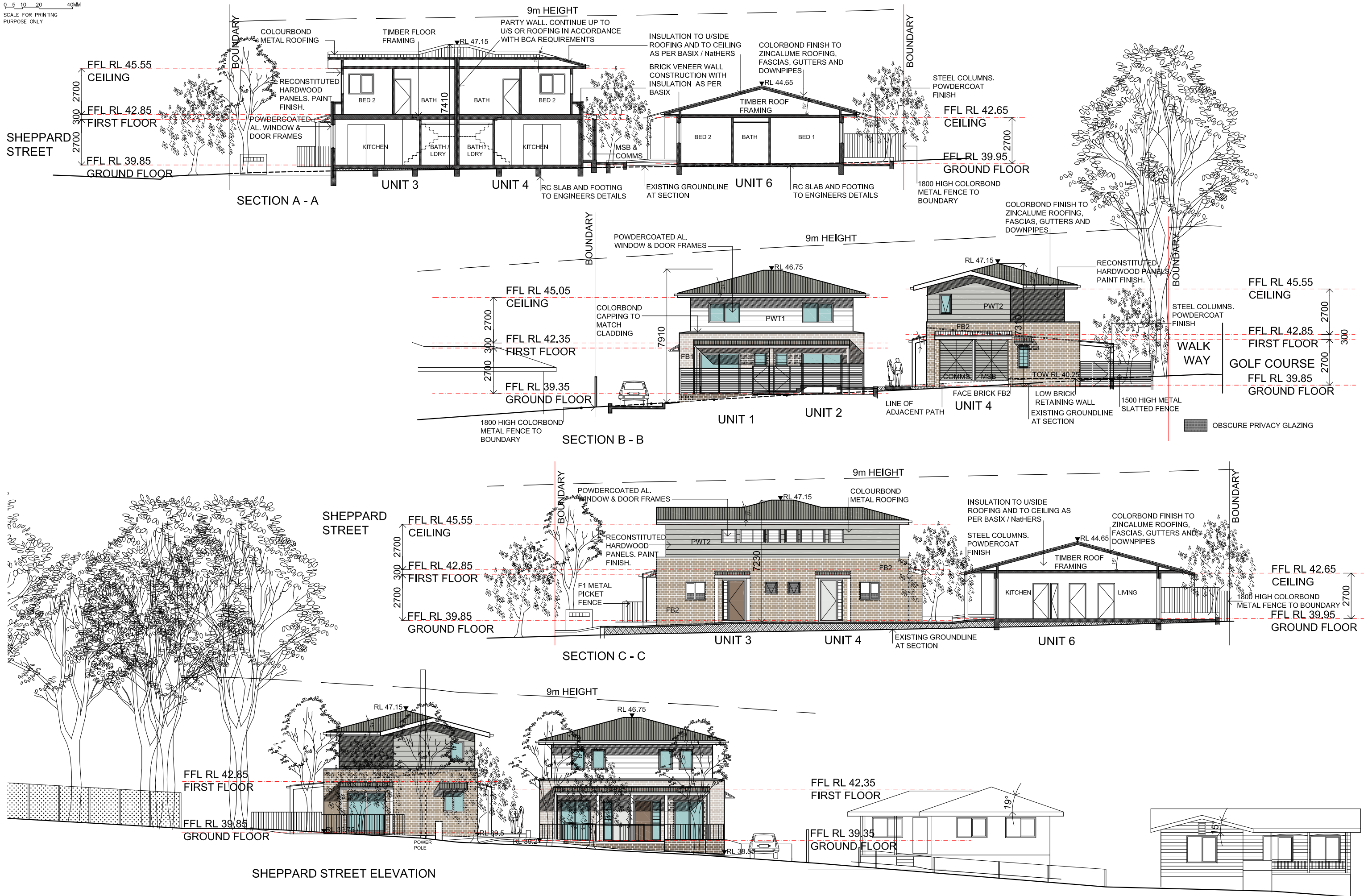
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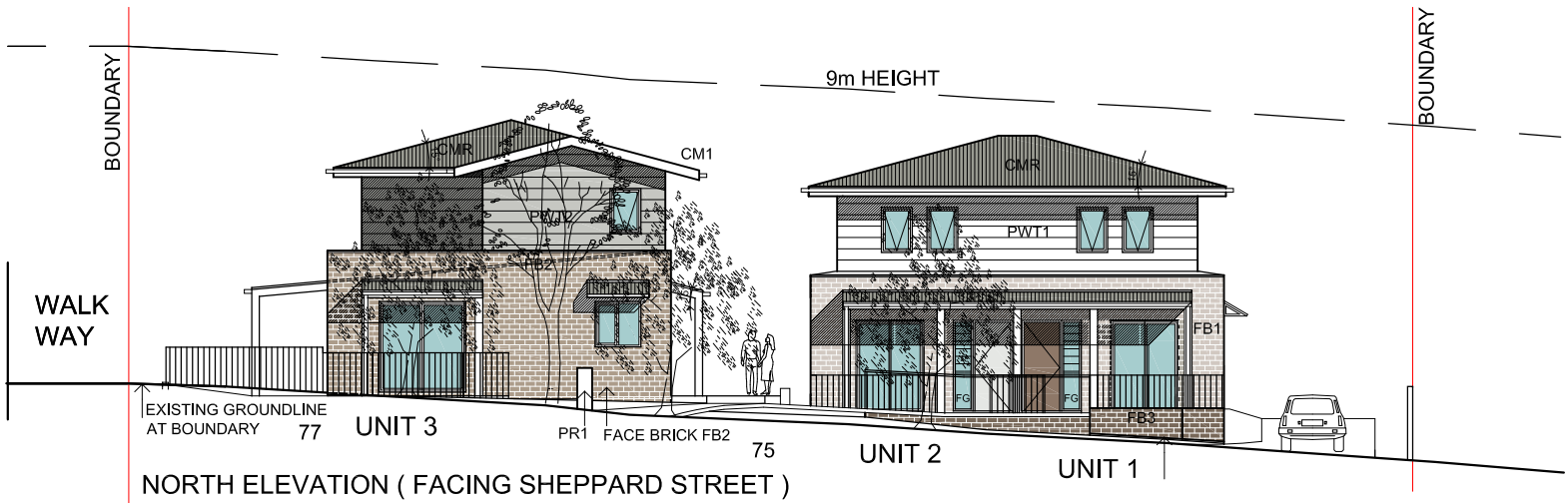
BGZEG

DESIGNED BY:

REV:







FINISHES SCHEDULE

CODE	LOCATION		DESCRIPTION	COLOUR
CMR	ROOFING/		CORRUGATED COLORBOND METAL ROOFING	BASALT
CM1	FASCIA, GUTTER, AWNING, COLUMNS & BEAMS		METAL COLORBOND & GALV STEEL	WINDSPRAY
FB1	WALLS UNITS 1 & 2		FACE BRICK light warm	PGH BRICK VELOUR "CRUSHED GREY"
FB2	WALLS UNITS 3, 4, 5 & 6		FACE BRICK light off white	PGH BRICK VELOUR "MINERAL"
FB3	SITE WALLS & BIN STORAGE		FACE BRICK medium warm	PGH BRICK OPALINE "TOURMALINE"
PR1	LETTERBOX WALL		PAINTED RENDER	DULUX LEXICON HALF
FC1	EAVES LINING & SOFFIT		PAINTED FIBER CEMENT SHEETING	DULUX LEXICON HALF

CODE	LOCATION		DESCRIPTION	COLOUR
PWT1	FIRST FLOOR WALLS UNITS 1&2		RECONSTITUTED HARDWOOD PLANKS -PRE SEALED. PAINT FINISH	WATTYL "WINTER SKY"
PWT2	FIRST FLOOR WALLS UNITS 3&4		RECONSTITUTED HARDWOOD PLANKS -PRE SEALED. PAINT FINISH	WATTYL "SEQUOIA DUSK"
W & D	WINDOWS & GLASS DOORS FRAMING		POWEDERCOATED ALUMNIUM	WHITE
PS	PRIVACY SCREEN		ALUMINIUM HORIZONTAL SLATTED BARS	SURFMIST
F1	METAL FENCES TO FRONT POS		POWDERCOATED METAL	DULUX WINDSPRAY
F2	FENCE		1800 HIGH COLORBOND METAL FENCE	DULUX WINDSPRAY
F3	SLATTED METAL FENCES TO REAR POS		1500 HIGH (UNLESS NOTED OTHERWISE) SLATTED POWDERCOATED METAL FENCE	DULUX WINDSPRAY
D1	FRONT DOOR UNITS 1, 3, 5		PAINT FINISH TO ENTRY DOOR	DULUX "TERRAIN"
D2	FRONT DOOR UNITS 2, 4, 6		PAINT FINISH TO ENTRY DOOR	DULUX "LEXICON HALF"



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EXTERNAL COLOUR SCHEDULE

FILE:
DA01 - 09 Sheppard St Casino.dwg

PLOTTED:
3/05/2023 10:09 AM

STATUS: DA

DATE:
03/05/23
SCALE:
1:100 (B/A1)
1:200 (B/A3)
TYPE:
A

PROJ:
-
DRAWN:
MB
SHEET:
A09

CHECKED:
BR
REV:
-

PROJECT No:
BGZEG
NOMINATED ARCHITECT:
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EXISTING 1 STOREY TOWNHOUSE DEVELOPMENT
46 - 60 SHEPPARD ST



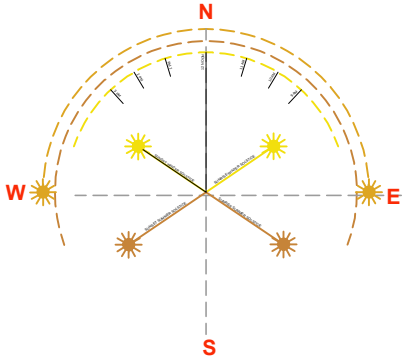
EXISTING 1 STOREY DUAL OCCUPANCY
66 SHEPPARD ST



EXISTING 1 STOREY TOWNHOUSE DEVELOPMENT
4 FAIRWAY DRV



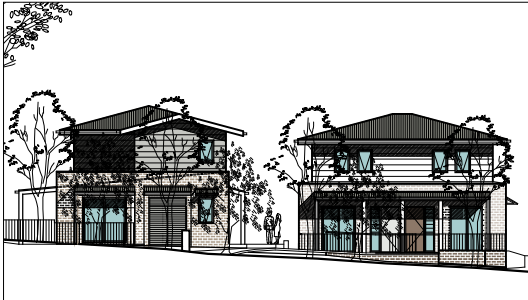
EXISTING 1 STOREY TOWNHOUSE DEVELOPMENT
9 LAUREL ST



LEGEND: BLOCK PLAN

PROPOSED DEVELOPMENT OWNED BY DEPARTMENT OF HOUSING

EXISTING DEVELOPMENT (WITH IMAGE)



PROPOSED 2 STOREY TOWNHOUSE DEVELOPMENT
75 - 77 SHEPPARD ST



EXISTING 1 STOREY TOWNHOUSE DEVELOPMENT
1 WILLOW PLACE



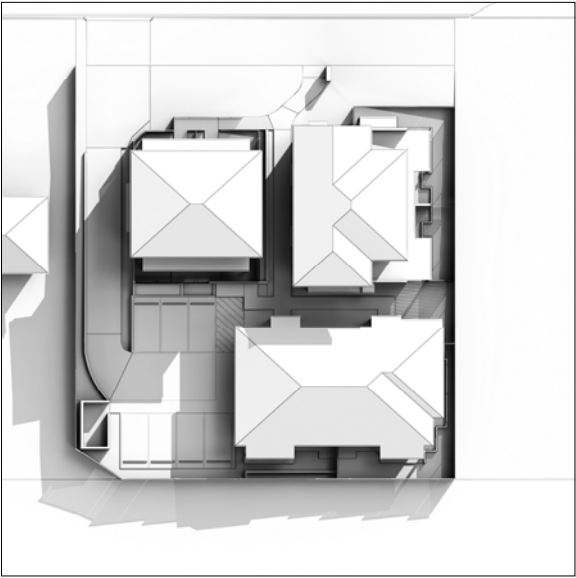
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26 TALLOWOOD AVE



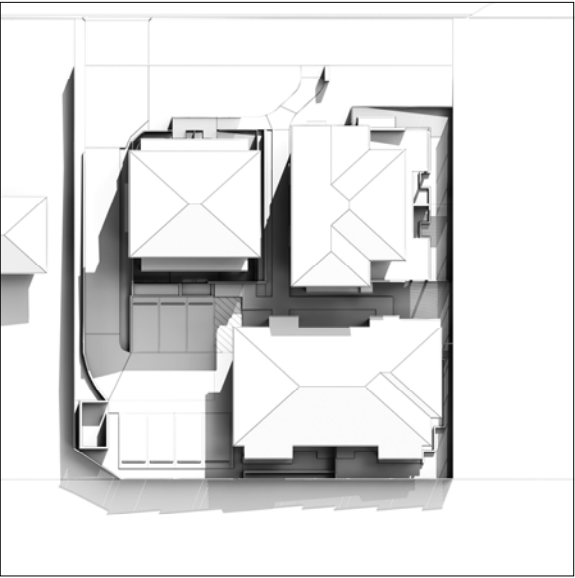
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2 FAIRWAY DRV



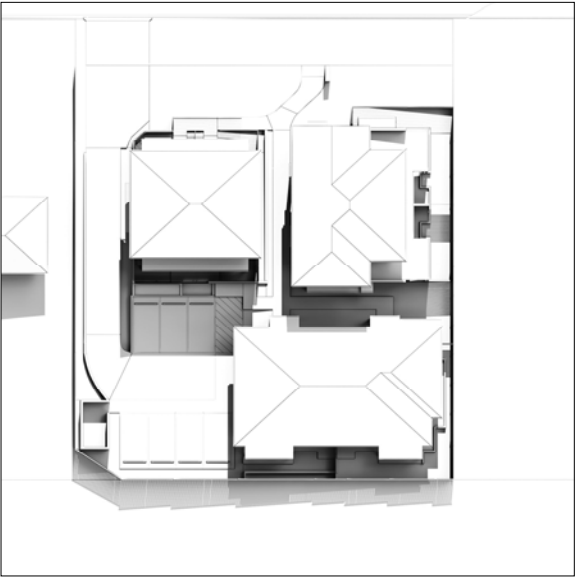
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59 SHEPPARD ST



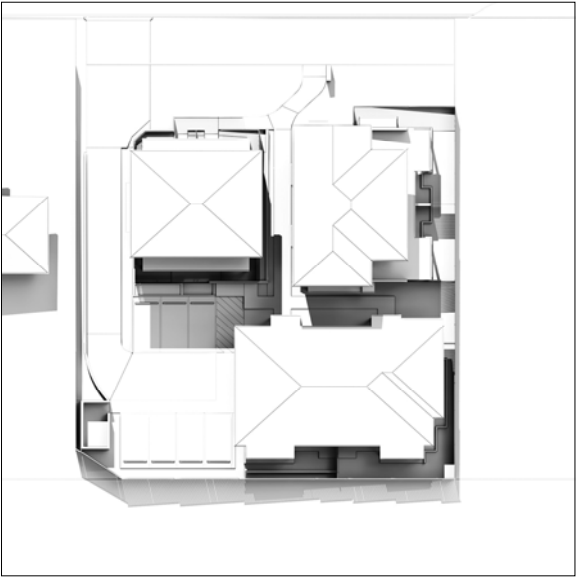
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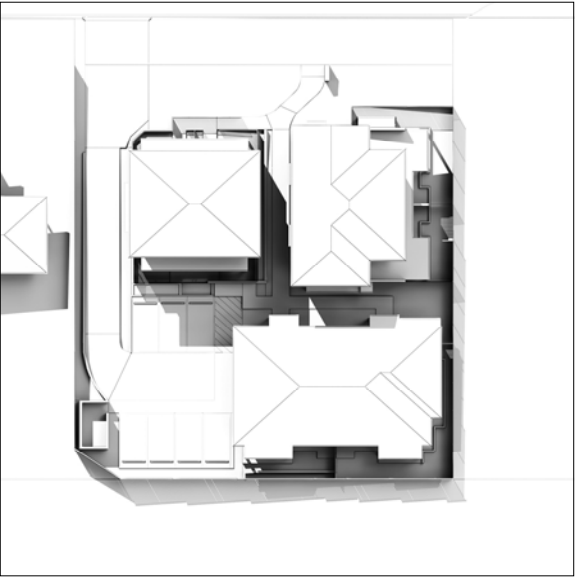
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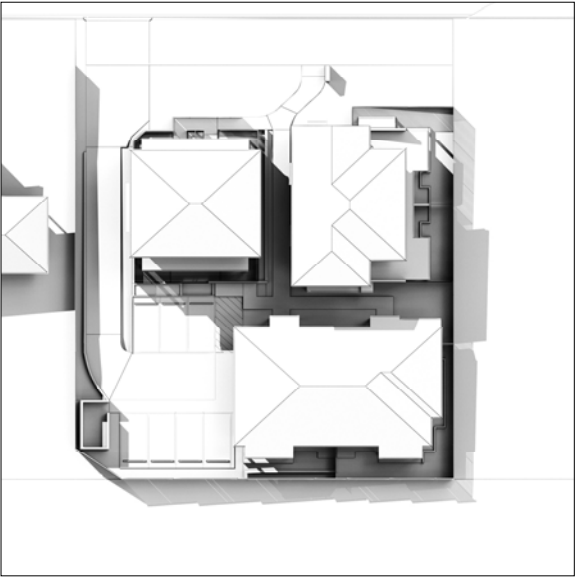
11AM 21ST JUNE



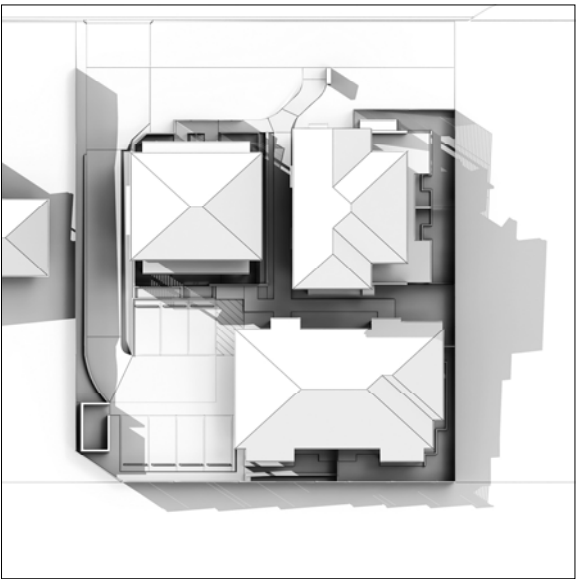
12NOON 21ST JUNE



1PM 21ST JUNE



2PM 21ST JUNE



3PM 21ST JUNE



NORTH

LEGEND:

Grey area indicates shadows cast by proposed development



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Phone: (02) 9555 9029 Email: info@barryrush.com.au
www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
C		
B		
A		

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT BARRY RUSH & ASSOCIATES PTY LTD PH (02) 9555 9029
PROJECT MANAGER LAND & HOUSING CORPORATION PH (02) 8753 9000
LANDSCAPE CONSULTANT GREENLAND DESIGN PTY LTD PH (0403) 164 198

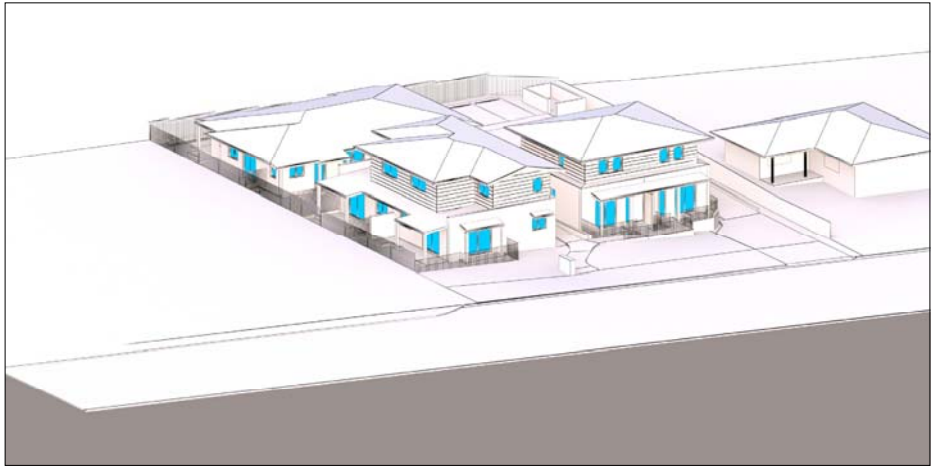
STRUCTURAL CONSULTANT
CIVIL CONSULTANT ERBAS AND ASSOCIATES PTY LTD PH (02) 9437 1022
HYDRAULIC & ELECTRICAL CONSULTANT ERBAS AND ASSOCIATES PTY LTD PH (02) 9437 1022

BUSINESS PARTNER:
PROJECT: HOUSING DEVELOPMENT 75-77 SHEPPARD STREET CASINO, NSW LOTS 761 & 762 in DP 1155484

TITLE: SHADOW DIAGRAMS - MID WINTER
FILE: DA10 - DA14 Sheppard St Casino.dwg

DATE 03/05/23	SCALE NTS	PROJ: -	PROJECT No. BGZEG
STAGE	DRAWN: LP	CHECKED: BR	DESIGNATED ARCHITECT <i>BR</i>
TYPE: A	SHEET: A11	REV: -	

STATUS: DA	DATE 03/05/23	SCALE NTS	PROJ: -	PROJECT No. BGZEG
STAGE	DRAWN: LP	CHECKED: BR	DESIGNATED ARCHITECT <i>BR</i>	
TYPE: A	SHEET: A11	REV: -		



9AM 21ST JUNE



10AM 21ST JUNE



11AM 21ST JUNE



12NOON 21ST JUNE



1PM 21ST JUNE



2PM 21ST JUNE



3PM 21ST JUNE



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No 1800 738 718
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>



Barry Rush & Associates Pty Ltd
Architects. Nominated Architect: Barry John Rush
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www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
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ARCHITECT BARRY RUSH & ASSOCIATES PTY LTD PH (02) 9555 9028	STRUCTURAL CONSULTANT
PROJECT MANAGER LAND & HOUSING CORPORATION PH (02) 8753 9000	CIVIL CONSULTANT ERBAS AND ASSOCIATES PTY LTD PH (02) 9437 1022
LANDSCAPE CONSULTANT GREENLAND DESIGN PTY LTD PH (0403) 164 198	HYDRAULIC & ELECTRICAL CONSULTANT ERBAS AND ASSOCIATES PTY LTD PH (02) 9437 1022

BUSINESS PARTNER:

PROJECT:
HOUSING DEVELOPMENT
75-77 SHEPPARD STREET
CASINO, NSW
LOTS 761 & 762 in DP 1155484

TITLE:
VIEWS FROM SUN DIAGRAM

FILE:
DA10 - DA14 Sheppard St Casino.dwg

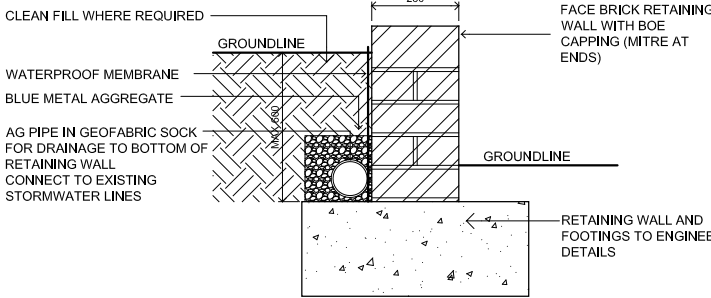
PLOTTED:
3/05/2023 10:12 AM

STATUS: DA	PROJECT No.
DATE: 03/05/23	BGZEG
SCALE: NTS	PROJ: -
STAGE: LP	CHECKED: BR
TYPE: A	DESIGNATED ARCHITECT: BR
SHEET: A12	REV: -

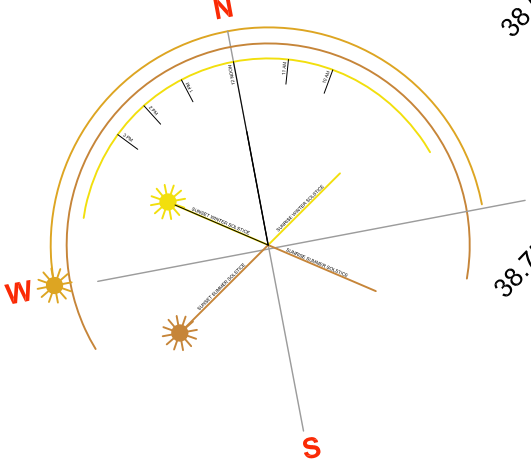
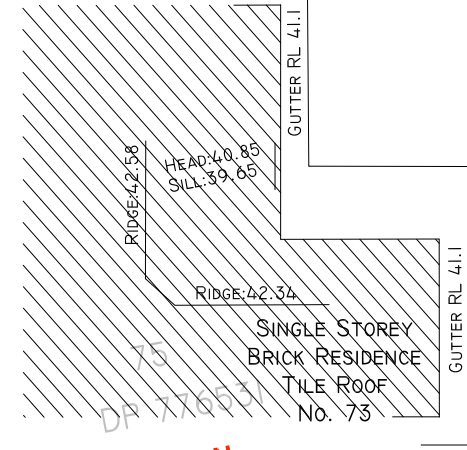


0 5 10 20 40MM
SCALE FOR PRINTING
PURPOSE ONLY

SHEPPARD STREET



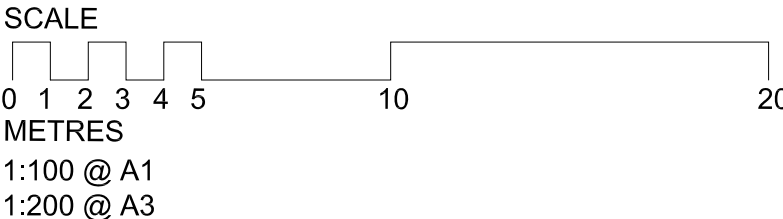
RETAINING WALL DETAIL MAX 600 HIGH (RW1) SCALE 1:10



LEGEND

- AREA OF FILL < 200mm
- AREA OF FILL = 200 - 1000mm
- AREA OF EXCAVATION < 200mm
- AREA OF EXCAVATION = 200 - 1000mm
- RETAINING WALL

AREAS OF EXCAVATION & FILL



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No 1800 738 718
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Barry Rush & Associates Pty Ltd
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FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
BARRY RUSH & ASSOCIATES PTY LTD
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STRUCTURAL CONSULTANT
CIVIL CONSULTANT
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PH (02) 9437 1022

BUSINESS PARTNER:

PROJECT:
HOUSING DEVELOPMENT
75-77 SHEPPARD STREET
CASINO, NSW
LOTS 761 & 762 in DP 1155484

TITLE:
**AREAS OF EXCAVATION
AND FILL**
FILE:
DA10 - DA14 Sheppard St Casino.dwg

DATE:
03/05/23
STAGE:
LP
TYPE:
A

SCALE:
1:100 @ A1
1:200 @ A3
SHEET:
A14

PROJECT No:
BGZEG
CHECKED:
BR
REV:
-