

NOTIFICATION PLANS

GENERAL HOUSING

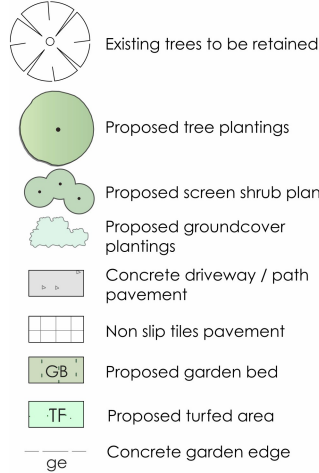
75-77 SHEPPARD STREET, CASINO



STREET PERSPECTIVE: 75 - 77 SHEPPARD STREET, CASINO

0 5 10 20 40MM
SCALE FOR PRINTING
PURPOSE ONLY

LEGEND



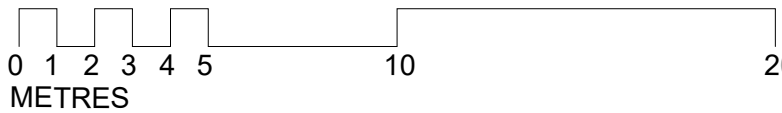
1 STOREY 2 BED VILLA

2 STOREY 2 BED TOWNHOUSE

2 STOREY 3 BED TOWNHOUSE

SITE PLAN

SCALE



Plant Schedule							
ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees							
AcmSmi	1	Lillypilly	Acmena smithii	75Litre	3 - 5m	1 - 3m	N
ElaRet	4	Blueberry Ash	Elaeocarpus reticulatus	75Litre	8 - 10m	3 - 4m	N
TriLus	4	Water Gum	Tristanopsis laurina 'Luscious'	75Litre	6 - 8m	3.5 - 6m	N
Shrubs							
AccaGree	31	Green Mist	Acacia cognata 'Green Mist'	200mm	1.0 - 1.5m	0.8 - 1.0m	N
Acm Ally	19	Allyn Magic	Acmena smithii 'Allyn Magic'	200mm	0.5 - 1m	0.8 - 1m	N
AcmChe	47	Forest Flame	Acmena 'Cherry Surprise'	200mm	3.0 - 5.0m	1.2 - 1.5m	N
AcmRed	22	Red Head Lilly Pilly	Acmena smithii 'Red Head'	200mm	5 - 6m	3.0 - 4.0m	N
AcmFor	22	Forest Flame Lilly Pilly	Acmena 'Forest Flame'	200mm	1.5 - 2.0m	1.0 - 1.5m	N
AlpCae	6	Native Ginger	Alpinia caerulea	200mm	0.9 - 1.5m	0.9 - 1.2m	N
BanSpi	18	Hairpin Banksia	Banksia spinulosa	200mm	2.0 - 3.0m	1.5 - 2.0m	N
CalAnz	23	White Bottle Brush	Callistemon citrinus 'White Anzac'	200mm	0.9 - 1.1m	2.0 - 3.0m	N
CalEnd	10	Scarlet Bottlebrush	Callistemon citrinus 'Endavour'	200mm	3 - 5m	2.0 - 3.5m	N
CorStri	9	Narrow Palm Lily	Cordylina stricta congesta	200mm	1 - 2m	0.8 - 1.0m	N
CosEve	9	Evening Glow Mirror Plant	Coprosma 'Evening Glow'	200mm	1.2 - 1.5m	0.9 - 1.2m	N
CriPed	49	Swamp Lily	Crinum pedunculatum	200mm	1.5 - 2m	1.2 - 2.0m	N
DorExc	10	Gymea Lily	Doryanthes excelsa	200mm	1.5 - 2m	1.2 - 2.0m	N
GreHon	31	Honey Gem Grevillea	Grevillea 'Honey Gem'	200mm	3.0 - 4.0m	2.0 - 3.0m	N
LepGree	43	Green Screen Leptospermum	Leptospermum 'Green Screen'	200mm	1.2 - 1.5m	1.2 - 1.5m	N
MelCla	22	Claret Tops Honey Myrtle	Melaleuca 'Claret Tops'	200mm	0.9 - 1.1m	0.6 - 1.0m	N
SyzRes	19	Resilience Lilly Pilly	Syzygium 'Resilience'	200mm	2 - 3m	1.2 - 2.0m	N
WesFru	30	Jervis Gem	Westringia fruticosa 'Jervis Gem'	200mm	0.8 - 1.2m	0.8 - 1.2m	N
Ground Covers							
DiaTas	61	Flax Lily	Dianella tasmanica 'Tasred'	150mm	0.4 - 0.5m	0.4 - 0.5m	N
DicEme	28	Emerald Falls Dichondra	Dichondra 'Emerald Falls'	150mm	0.0 - 0.3m	0.9 - 1.2m	N
LomTan	101	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
CasCou	18	Cousin It	Casuarina 'Cousin It'	150mm	0.10 - 0.15m	0.8 - 1.0m	N
DiaJess	99	Little Jess Native Flax	Dianella caerulea 'Little Jess'	140mm	0.3 - 0.4m	0.3 - 0.4m	N
CarGla	8	Pigface	Carportus glaucescens	150mm	0.2 - 0.3m	1.5 - 2.0m	N
MyoYar	13	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	150mm	0.05 - 0.1m	0.8 - 1.0m	N
DiaLit	26	Spreading Flax Lily	Dianella revoluta 'Little Rev'	150mm	0.3 - 0.45m	0.3 - 0.6m	N
BraMul	128	Break O Day	Brachyscome multifida	150mm	0.2 - 0.3m	0.4 - 0.5m	N
BanBir	91	Birthday Candle	Banksia spinulosa 'Birthday Candle'	150mm	0.45 - 0.6m	0.9 - 1.2m	N

ARCHITECT:



Barry Rush & Associates Pty Ltd

NOTIFICATION - SITE / LANDSCAPE PLAN

75-77 Sheppard Street, CASINO
LOTS 761 & 762 in DP 1155484

REV:

-

DATE:

13/06/23

PROJECT NO:

BGZEG

SHEET:

N02



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 LRHDG	Front Setback 6.0m Side Setback = H - 3m Rear Setback = 6m	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 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%



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75-77 Sheppard Street, CASINO
LOTS 761 & 762 in DP 1155484

REV:

-

DATE:

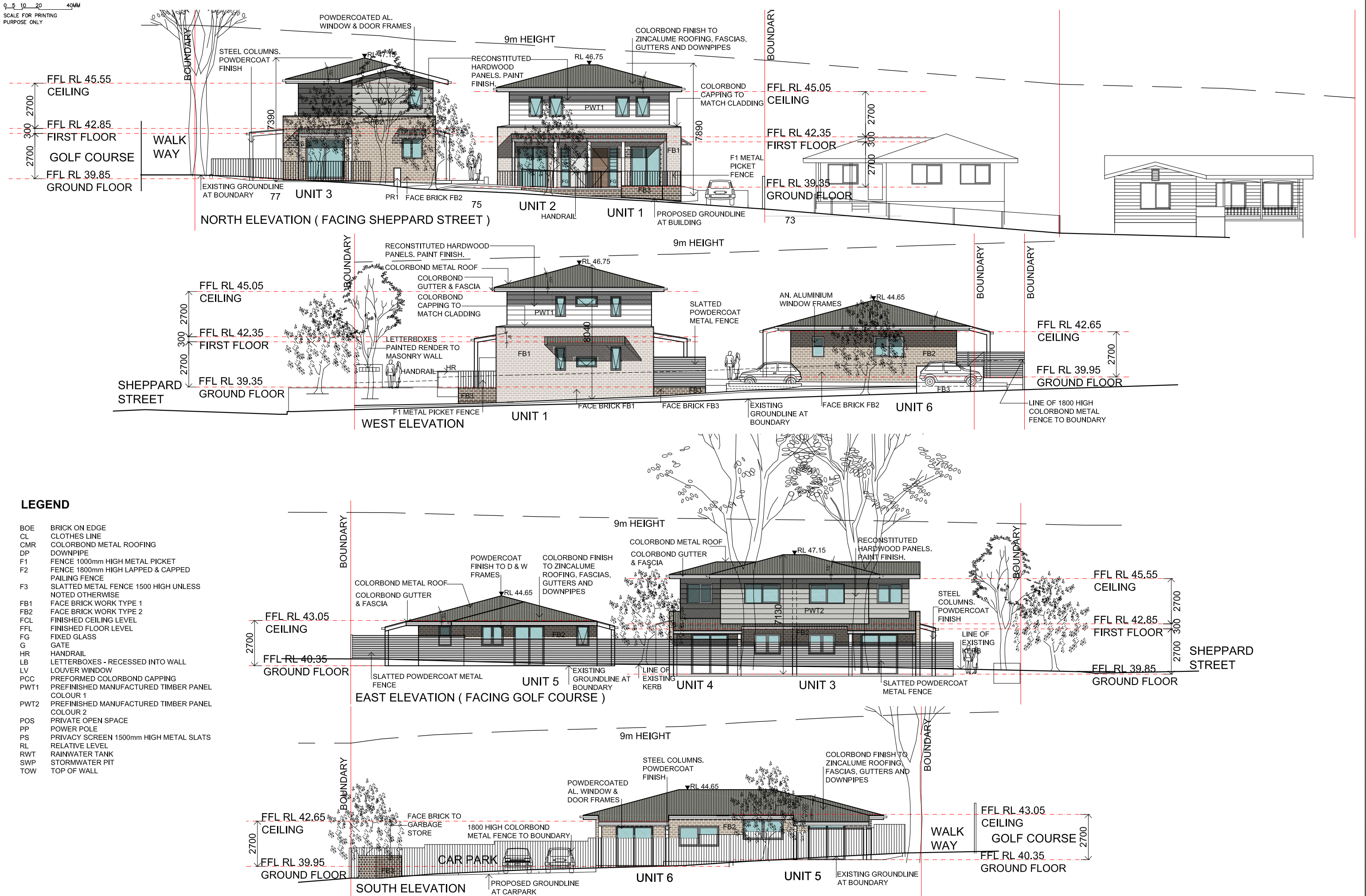
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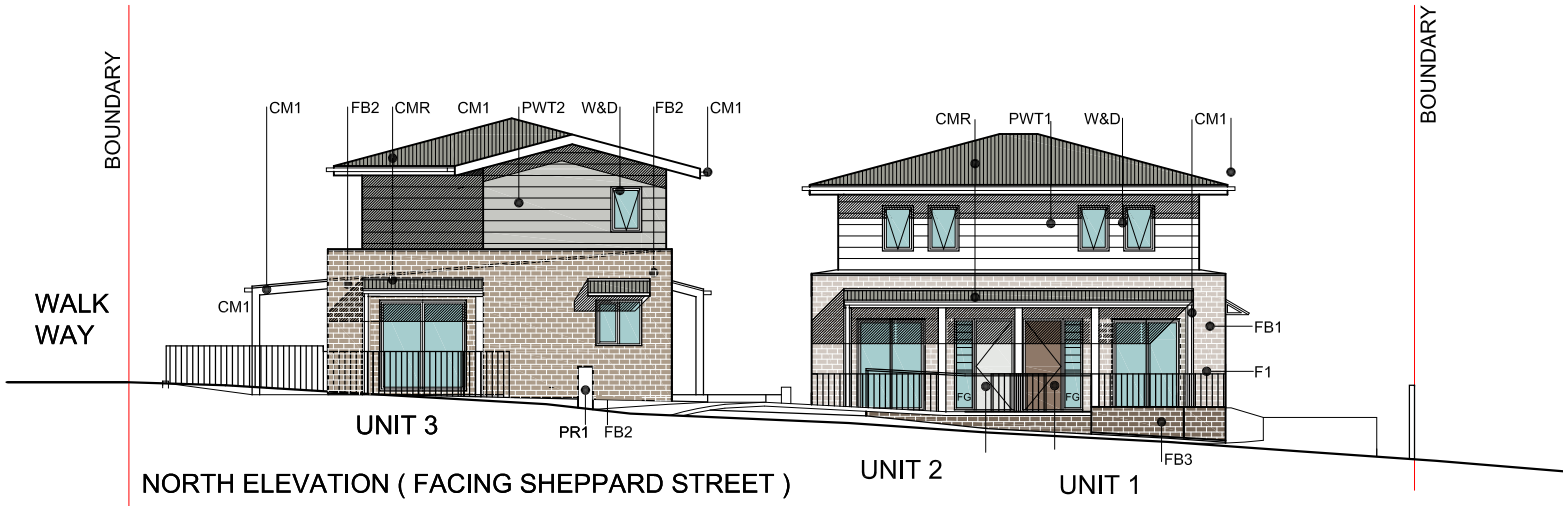
PROJECT NO:

BGZEG

SHEET:

N03

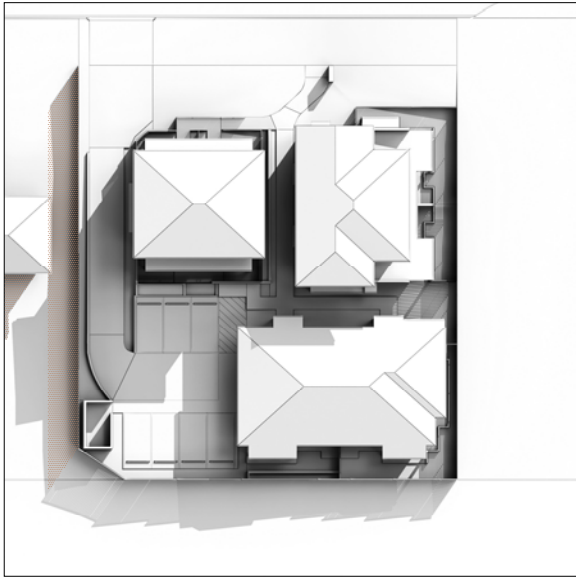




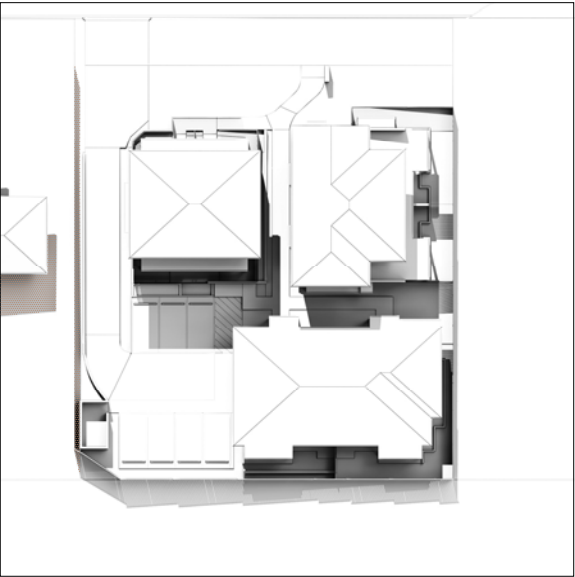
FINISHES SCHEDULE

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

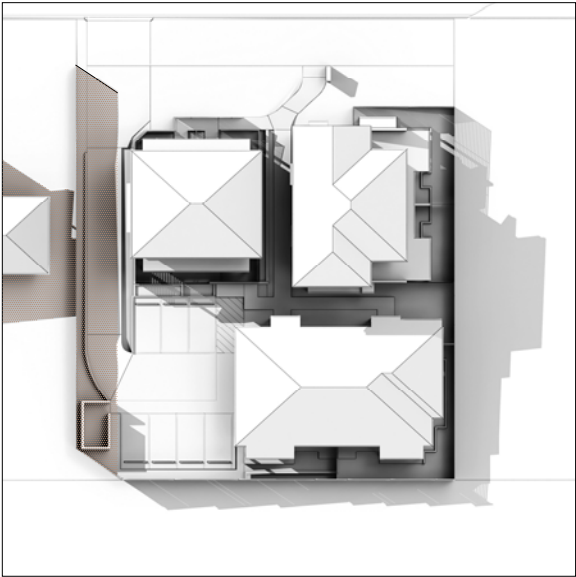
CODE	LOCATION		DESCRIPTION	COLOUR
PWT1	FIRST FLOOR WALLS UNITS 1&2		RECONSTITUTED HARDWOOD PLANKS -PRE SEALED. PAINT FINISH	WATTYL "WINTER SKY"
PWT2	FIRST FLOOR WALLS UNITS 3&4		RECONSTITUTED HARDWOOD PLANKS -PRE SEALED. PAINT FINISH	WATTYL "SEQUOIA DUSK"
W & D	WINDOWS & GLASS DOORS FRAMING		POWEDERCOATED 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"



9AM 21ST JUNE



12NOON 21ST JUNE



3PM 21ST JUNE



NORTH

LEGEND:

- SHADOWS CAST BY NEIGHBOURING DWELLING AND EXISTING FENCE
- SHADOWS CAST BY PROPOSED DEVELOPMENT

