

# NOTIFICATION PLANS

## GENERAL HOUSING

### 10 - 16 ALBERT STREET, CASINO



STREET PERSPECTIVE: 10 - 16 ALBERT STREET, CASINO





SCALE 1:250 METRES  
0 1 2 3 4 5 10



LOCKED BAG 5022  
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ARCHITECT:



Barry Rush & Associates Pty Ltd

NOTIFICATION - SITE / LANDSCAPE PLAN  
10 -16 ALBERT STREET, CASINO  
LOTS 22, 23, 24 & 25 in DP 36270

REV:

-

DATE:

19/05/23

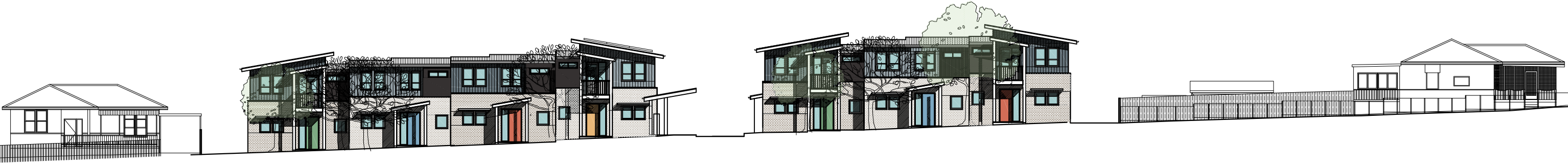
PROJECT NO:

BGZDZ

SHEET:

N02





EAST ELEVATION ( FACING ALBERT STREET )

PLANT SCHEDULE

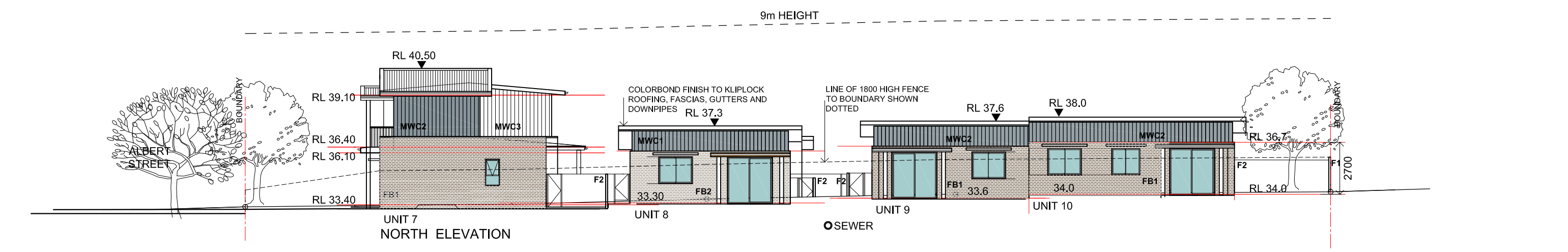
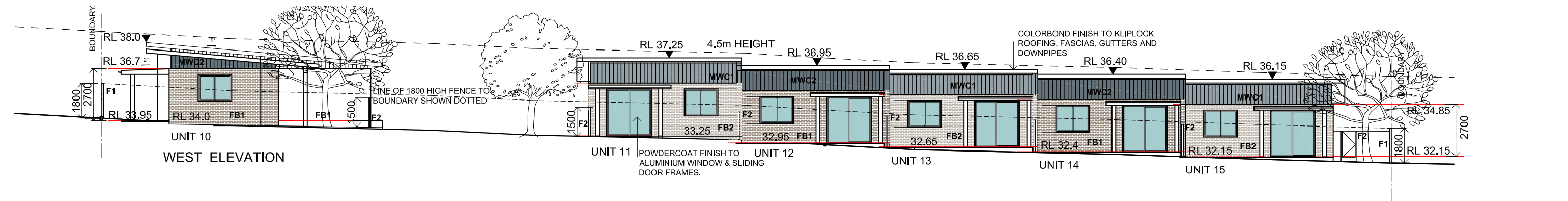
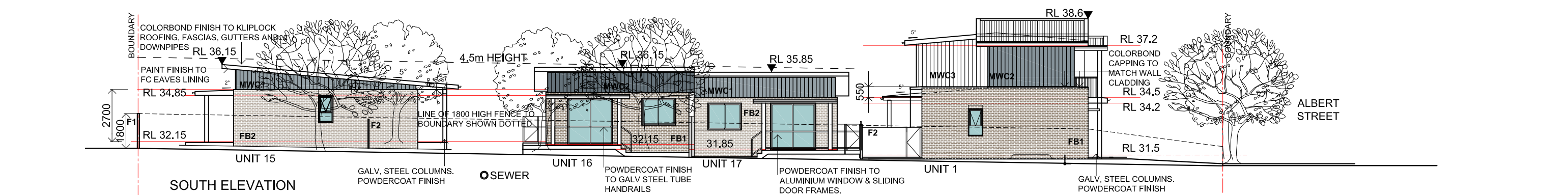
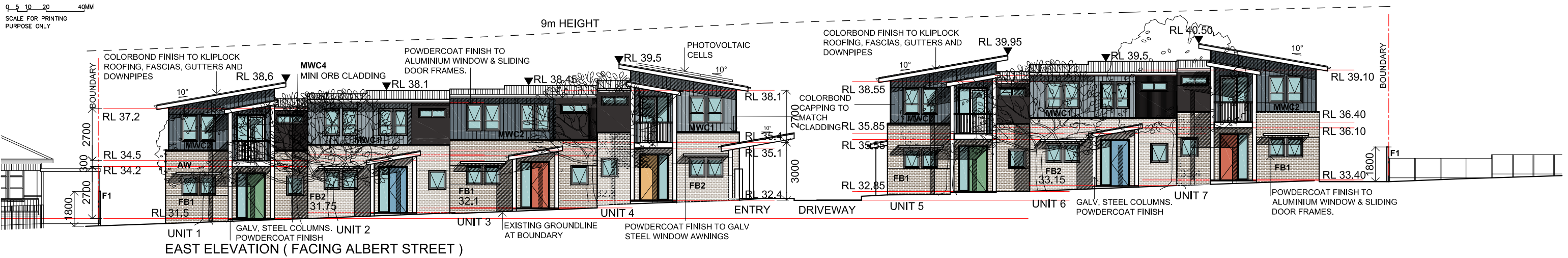
Plant Schedule							
ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees							
BacMur	10	Grey Myrtle	Backhousia myrtifolia	75Litre	5 - 10m	3.5 - 6m	N
CalSpp	5	Bottlebrush	Callistemon spp.	75Litre	3 - 5m	2.0 - 3.5m	N
CorWil	4	Red Flowering Gum	Corymbia ficifolia 'Wildfire'	75Litre	3 - 6m	2.0 - 3.5m	N
ElaRet	5	Blueberry Ash	Elaeocarpus reticulatus	75Litre	8 - 10m	3 - 4m	N
TriLus	2	Water Gum	Tristaniopsis laurina 'Luscious'	75Litre	6 - 8m	3.5 - 6m	N
Shrubs							
AcaGree	105	Green Mist	Acacia cognata 'Green Mist'	200mm	1.0 - 1.5m	0.8 - 1.0m	N
AcmChe	70	Cherry Surprise Lilly Pilly	Acmena 'Cherry Surprise'	200mm	3.0 - 5.0m	1.2 - 1.5m	N
AcmeRed	11	Red Head Lilly Pilly	Acmena smithii 'Red Head'	200mm	5 - 6m	3.0 - 4.0m	N
AcmFor	49	Forest Flame	Acmena 'Forest Flame'	200mm	1.5 - 2.0m	1.0 - 1.5m	N
AlpCae	68	Native Ginger	Alpinia caerulea	200mm	0.9 - 1.5m	0.9 - 1.2m	N
CalAnz	54	White Bottle Brush	Callistemon citrinus 'White Anzac'	200mm	0.9 - 1.1m	2.0 - 3.0m	N
CalEnd	58	Scarlet Bottlebrush	Callistemon citrinus 'Endeavour'	200mm	3 - 5m	2.0 - 3.5m	N
CalRed	67	Red Alert Bottle Brush	Callistemon 'Red Alert'	200mm	1.0 - 1.5m	2.0 - 3.0m	N
CorAlb	25	White Correa	Correa alba	200mm	0.9 - 1.5m	0.9 - 1.2m	N
CorStri	91	Narrow Palm Lily	Cordyline stricta congesta	200mm	1 - 2m	0.8 - 1.0m	N
CosEve	70	Evening Glow Mirror Plant	Coprosma 'Evening Glow'	200mm	1.2 - 1.5m	0.9 - 1.2m	N
DorExc	29	Gynea Lily	Doryanthes excelsa	200mm	1.5 - 2m	1.2 - 2.0m	N
GreHon	39	Honey Gem Grevillea	Grevillea 'Honey Gem'	200mm	3.0 - 4.0m	2.0 - 3.0m	N
GreLin	37	White Spider Flower	Grevillea linearifolia	200mm	0.9 - 1.5m	0.9 - 1.2m	N
GreSer	11	Pink Spider Flower	Grevillea sericea	200mm	0.9 - 1.5m	0.9 - 1.2m	N
LepCar	11	Tea Tree	Leptospermum "Cardwell"	200mm	2 - 3m	2.5 - 4m	N
MelCla	103	Claret Tops Honey Myrtle	Melaleuca 'Claret Tops'	200mm	0.9 - 1.1m	0.6 - 1.0m	N
MelThy	20	Thyme Honey-myrtle	Melaleuca thymifolia	200mm	0.75 - 0.9m	0.6 - 0.9m	N
SyzRes	38	Resilience Lilly Pilly	Syzygium 'Resilience'	200mm	2 - 3m	1.2 - 2.0m	N
WesFru	48	Jervis Gem	Westringia fruticosa 'Jervis Gem'	200mm	0.8 - 1.2m	0.8 - 1.2m	N
Ground Covers							
LomTan	287	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
DiaTas	129	Flax Lily	Dianella tasmanica 'Tasred'	150mm	0.4 - 0.5m	0.4 - 0.5m	N
MyoYar	106	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	150mm	0.05 - 0.1m	0.8 - 1.0m	N
DicEme	73	Emerald Falls Dichondra	Dichondra 'Emerald Falls'	150mm	0.0 - 0.3m	0.9 - 1.2m	N
HypGol	99	Gold Nugget	Hymenosporum flavum 'Gold Nugget'	150mm	0.10 - 0.15m	0.8 - 1.0m	N
DiaCass	268	Cassa Blue Native Flax	Dianella caerulea 'Cassa Blue'	140mm	0.3 - 0.4m	0.3 - 0.4m	N
GooGold	20	Gold Cover Goodenia	Goodenia ovata 'Gold Cover'	150mm	0.05 - 0.1m	0.8 - 1.0m	N
CasCou	46	Cousin It	Casuarina 'Cousin It'	150mm	0.10 - 0.15m	0.8 - 1.0m	N
TheAus	41	Kangaroo Grass	Themeda australis	150mm	0.9 - 1.5m	0.3 - 0.6m	N
VioHed	10	Native Violet	Viola hederacea	150mm	0.0 - 0.3m	1.2 - 2.0m	N
WesMun	68	Mundi	Westringia fruticosa 'Mundi'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
BanBir	92	Birthday Candle	Banksia spinulosa 'Birthday Candle'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
BraMul	7	Break O Day	Brachyscome multifida	150mm	0.2 - 0.3m	0.4 - 0.5m	N
GrePoor	37	Royal Mantle Grevillea	Grevillea 'Poorinda Royal Mantle'	150mm	0 - 0.1m	2.0 - 3.0m	N

DEVELOPMENT DATA

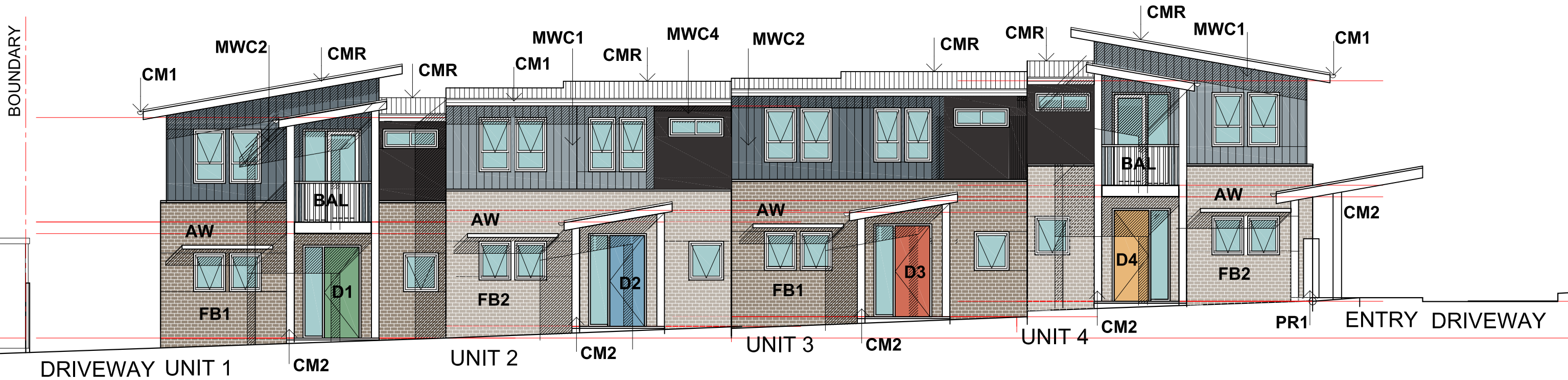
Job Reference	BGZDZ
Locality / Suburb	Casino
Street Address	10-16 Albert Sreet
Lot & DP	Lots 22-25 in DP 36270
Site Area	3784 m² by title
Existing Lots	4
Proposed GFA	1,501 m²
No. of Dwellings	10 x 2 Bed + 7 x 3 Bed = 17 Dwellings

DWELLING DATA						SOLAR ACCESS	
DWELLINGS	Number	Type*	Beds	Area* (m²)	POS*	LIVING	POS
	1	T/H	3	99.0	21	4hr	4 hr
	2	T/H	3	99.0	29	4 hr	4 hr
	3	T/H	3	99.0	20	4 hr	5 hr
	4	T/H	3	99.0	21	6 hr	6 hr
	5	T/H	3	99.0	21	4 hr	5 hr
	6	T/H	3	99.0	29	4 hr	4 hr
	7	T/H	3	99.0	21.4	6 hr	6 hr
	8	VILLA	2	80.2	51	6 hr	6 hr
	9	VILLA	2	79	42	6 hr	6 hr
	10	VILLA	2	70	139	6 hr	6 hr
	11	VILLA	2	72.2	46	4 hr	5 hr
	12	VILLA	2	72.2	46	4 hr	5 hr
	13	VILLA	2	72.2	46	4 hr	5 hr
	14	VILLA	2	72.2	46	4 hr	5 hr
	15	VILLA	2	72.2	76	4 hr	5 hr
	16	VILLA	2	70.1	26	6 hr	2 hr
	17	VILLA	2	70.1	36	6 hr	2 hr

	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 < 4.5
FSR	Richmond Valley Coast DCP	0.8:1 (3027.2m²)	0.37:1 (1,501m²)
LOT SIZE & WIDTH	Richmond Valley Coast DCP	Site 1000 m² Width 20m	Site 3,784m² Width 67m
SETBACKS	Richmond Valley Coast DCP multi - dwelling	Front Setback 6.0m	6.0m MIN
	LRHDG	Side Setback = H - 3m	3-3.4m to buildings 1.6m to side awning
	LRHDG	Rear Setback = 6m	5-6m Impacted by existing sewer & trees
PARKING	Housing SEPP non -accessible site	1 x(no. 2 Beds) = 10 1.5 x (no. 3 Beds) = 10.5	21 car spaces
BICYCLE PARKING	LRHDG	1 space per Dwelling	Bicycles to be in POS areas
POS Private open space	LAHC Dwelling Requirements	Dwellings at ground floor 15m²	All POS > 25m²
	Richmond Valley Coast DCP multi - dwelling	1+2 bed Dwelling = 16m² 3 bed Dwelling = 25m²	All POS > 25m²
LANDSCAPING	Richmond Valley Coast DCP multi - dwelling	20% of site area = 756 m²	1,193m²
SOLAR ACCESS	LAHC / ADG Solar Guidelines	3 hrs to 70% of Dwellings in Mid-Winter = 11.9	17 =100%







EAST ELEVATION ( FACING ALBERT STREET )

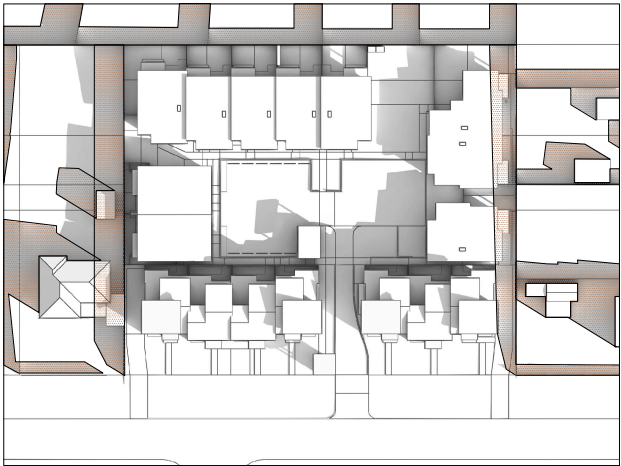
FINISHES SCHEDULE

CODE	LOCATION		DESCRIPTION	COLOUR
CMR	ROOFING/ FLASHINGS, CAPPINGS, BARGES, FASCIA		KLIP-LOK HI-STRENGTH COLORBOND STEEL	COLORBOND "BASALT"
CM1	GUTTER, DOWNPIPES		METAL COLORBOND & GALV STEEL	COLORBOND "WINDSPRAY"
CM2	METAL STRUCTURE, BEAMS, COLUMNS TO ENTRY'S & REAR AWNINGS		METAL POWDERCOAT TO GALV STEEL	COLORBOND "SURFMIST"
MWC1	FIRST FLOOR METAL WALL CLADDING		COLORBOND SINGLE LOCK STANDING SEAMCLADDING 325mm WIDE	COLORBOND "BASALT"
MWC2	FIRST FLOOR METAL WALL CLADDING		COLORBOND SINGLE LOCK STANDING SEAMCLADDING 325mm WIDE	COLORBOND "MONUMENT"
MWC3	FIRST FLOOR METAL WALL CLADDING		COLORBOND SINGLE LOCK STANDING SEAMCLADDING 325mm WIDE	COLORBOND "DUNE"
MWC4	METAL WALL CLADDING		COLORBOND STEEL "MINI ORB" VERTICAL	COLORBOND "NIGHT SKY"

CODE	LOCATION		DESCRIPTION	COLOUR
FB1	GROUND FLOOR WALLS UNITS 1,3,5,7,9,10,12,14,16		FACE BRICK PGH WIRE CUT	MINERAL VELOUR
FB2	GROUND FLOOR WALLS UNITS 2,4,6,8,11,13,15,17		FACE BRICK PGH WIRE CUT	CRUSHED GREY PURE VELVET
FB3	RETAINING WALLS		FACE BRICK PGH WIRE CUT	VOLCANIC VELOUR
PR1	LETTERBOX WALL		PAINTED RENDER TO BRICK WALL	DULUX BASALT
LB	LETTERBOXES RECESSED INTO WALL		POLISHED ALUMINIUM	NATURAL
BAL	FIRST FLOOR BALCONY BALUSTRADES		POWDERCOAT TO GALVANIZED STEEL	DULUX BASALT
AW	WINDOW AWNINGS		POWDERCOAT TO GALVANIZED STEEL	COLORBOND "BASALT"

CODE	LOCATION		DESCRIPTION	COLOUR
F1	METAL FENCES TO SITE BOUNDARIES		1800 HIGH (UNLESS NOTED OTHERWISE) COLORBOND METAL FENCE	COLORBOND WALLABY
F2	SLATTED METAL FENCES TO POS AREAS		1500 HIGH (UNLESS NOTED OTHERWISE) COLORBOND METAL FENCE	COLORBOND WINDSPRAY
F3	VERTICAL SLATTED METAL FENCES TO REAR POS FACING CENTRAL COURTYARD		1500 HIGH (UNLESS NOTED OTHERWISE) POWDERCOAT STEEL METAL FENCE TO DETAIL	DULUX WINDSPRAY
F4	METAL FENCES TO WASTE BIN AREA		1500 HIGH POWDERCOAT STEEL METAL FENCE TO DETAIL	DULUX MONUMENT
W D	WINDOWS & DOOR FRAMING		POWDERCOATED ALUMINIUM	DULUX MONUMENT
D1	FRONT DOOR UNITS 1,5,9,13,17		PAINT TO EXT. SOLID CORE DOOR	WATTYL "PEE POD"
D2	FRONT DOOR UNITS 2,6,10,14		PAINT TO EXT. SOLID CORE DOOR	WATTYL "DUCK BLUE"
D3	FRONT DOOR UNITS 3,7,11,15		PAINT TO EXT. SOLID CORE DOOR	WATTYL "ORANGE"
D4	FRONT DOOR UNITS 4,8,12,16		PAINT TO EXT. SOLID CORE DOOR	WATTYL "MANGO"





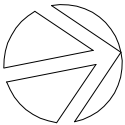
9AM 21ST JUNE



12NOON 21ST JUNE



3PM 21ST JUNE



NORTH

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

