

DA PLANS

GENERAL HOUSING DEVELOPMENT

10 - 16 ALBERT STREET, CASINO

LOTS 22, 23, 24 & 25 in DP 36270



LOCATION DIAGRAM

DRAWING SCHEDULE

ARCHITECTURAL	REFERENCE No
COVER PAGE	A01 -
SITE ANALYSIS PLAN	A02 -
SITE PLAN	A03 -
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FIRST FLOOR PLAN	A05 -
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ELEVATIONS	A07 -
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CIVIL

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DETAILS SHEET 2	SW202	P1
DETAILS SHEET 3	SW203	P1

LANDSCAPE

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

SURVEY

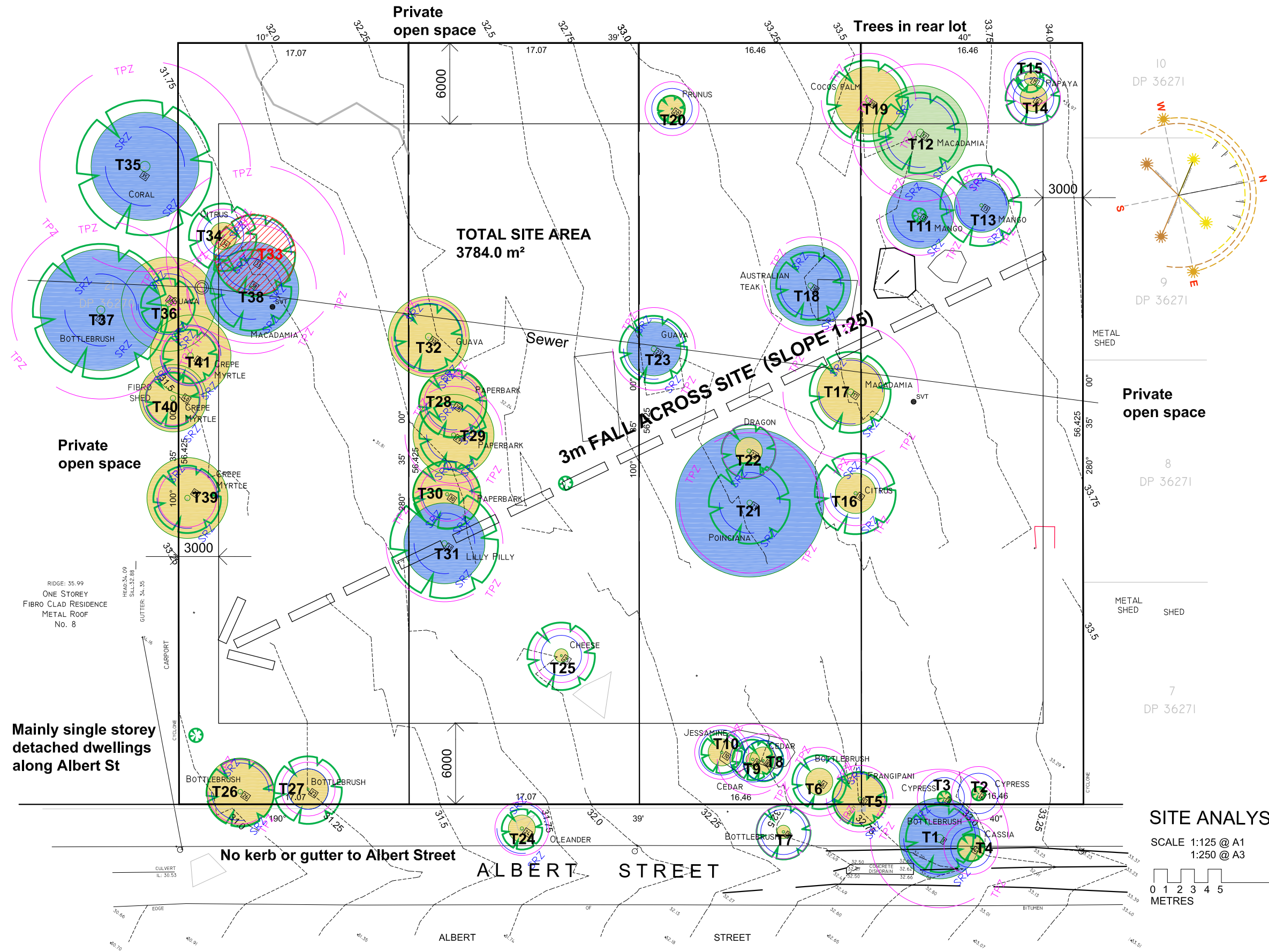
DETAIL AND LEVEL SURVEY	SHT 1 OF 3
DETAIL AND LEVEL SURVEY	SHT 2 OF 3
DETAIL AND LEVEL SURVEY	SHT 3 OF 3

BY: RPS AUSTRALIA EAST PTY LTD

SURVEY REFERENCE 151687
DATE 06/09/2022

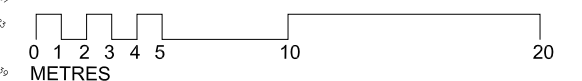


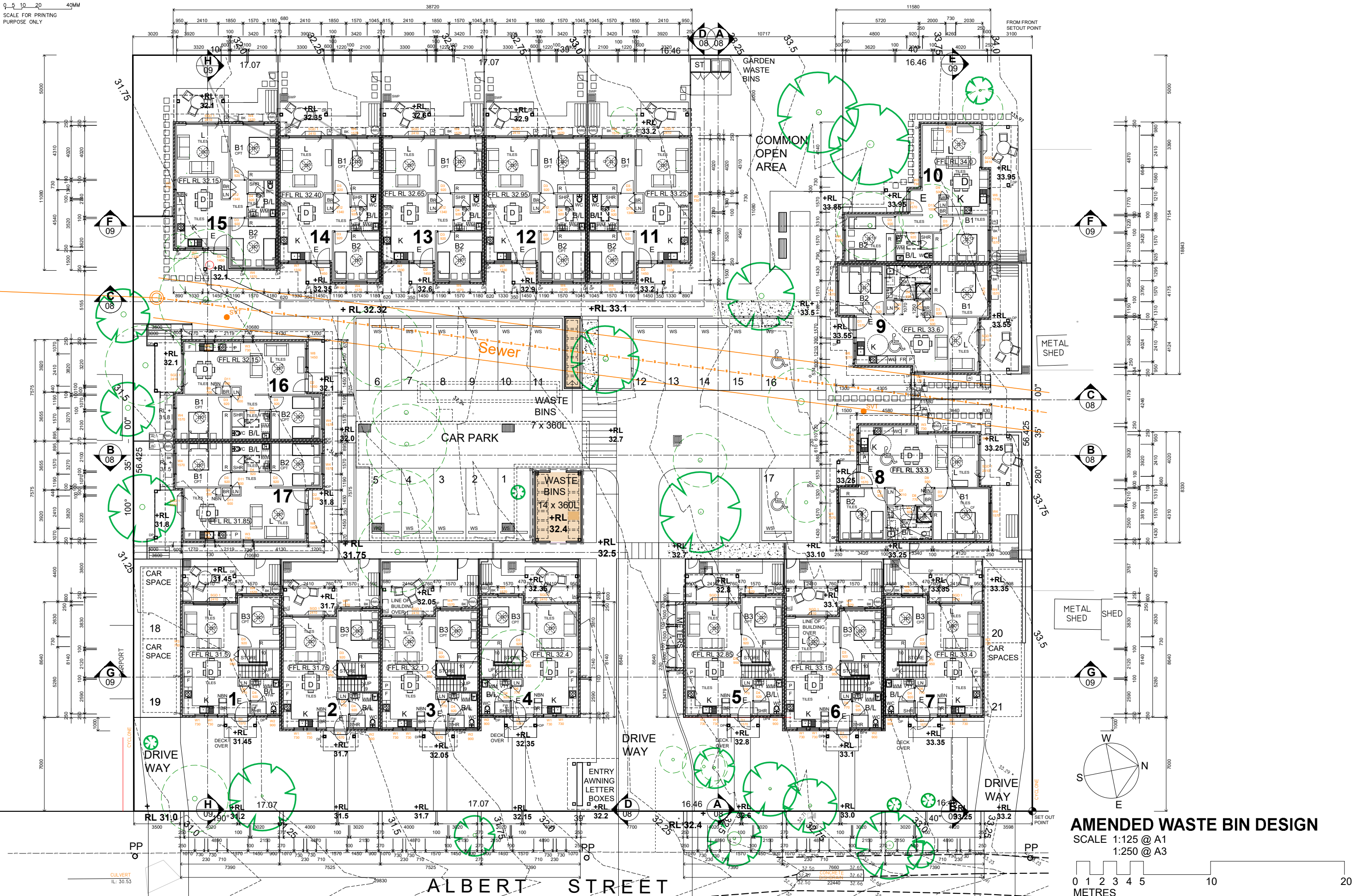
STREET PERSPECTIVE



SITE ANALYSIS PLAN

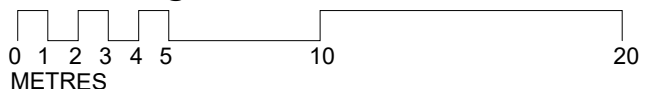
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1:250 @ A3



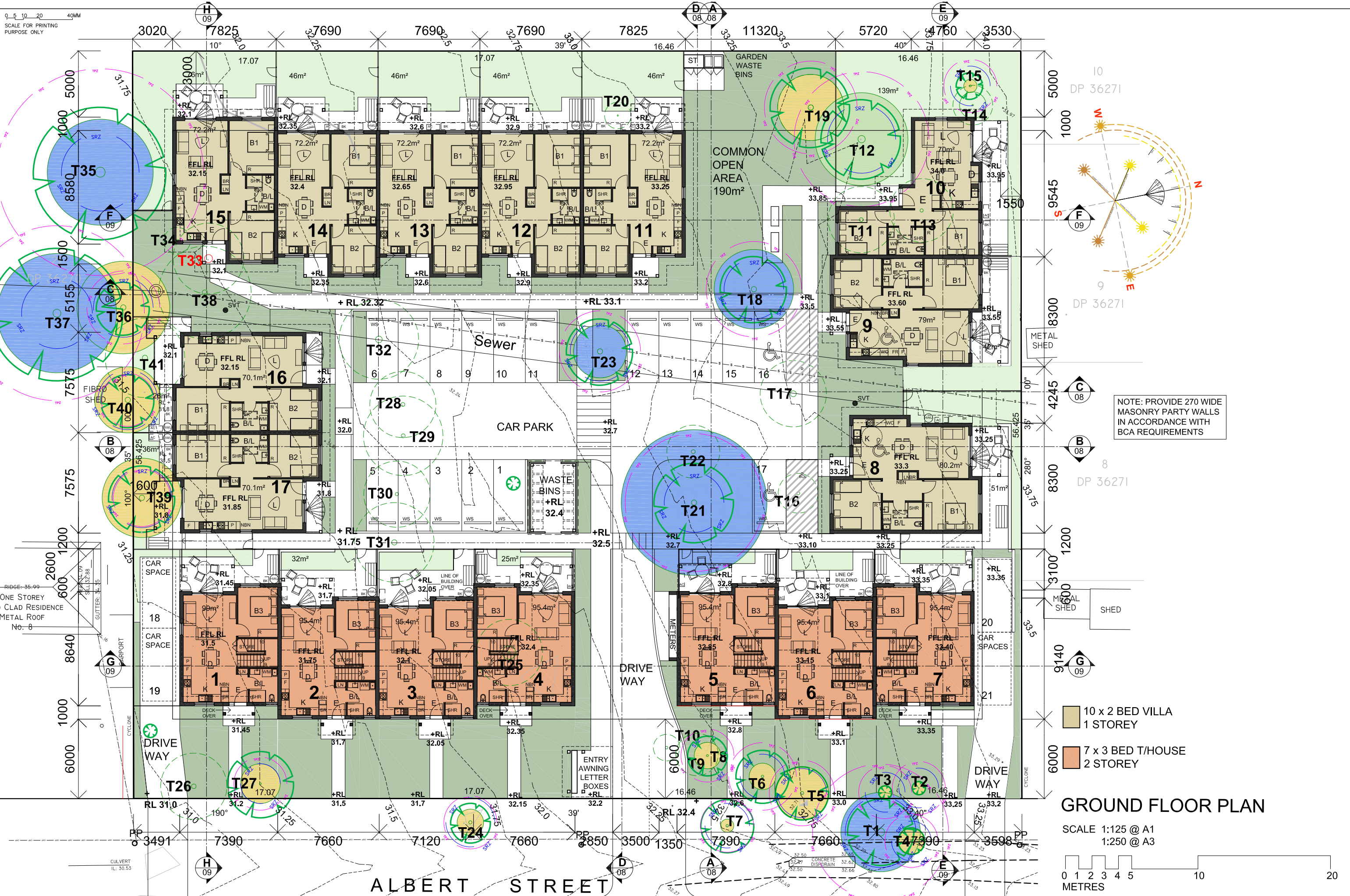


AMENDED WASTE BIN DESIGN

SCALE 1:125 @ A1
1:250 @ A3



0 5 10 20 40MM
SCALE FOR PRINTING
PURPOSE ONLY



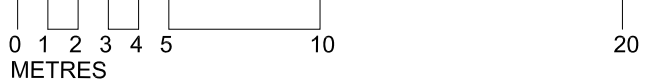
NOTE: PROVIDE 270 WIDE
MASONRY PARTY WALLS
IN ACCORDANCE WITH
BCA REQUIREMENTS

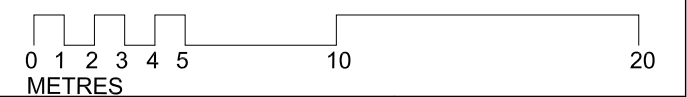
10 x 2 BED VILLA
1 STOREY

7 x 3 BED T/HOUSE
2 STOREY

GROUND FLOOR PLAN

SCALE 1:125 @ A1
1:250 @ A3

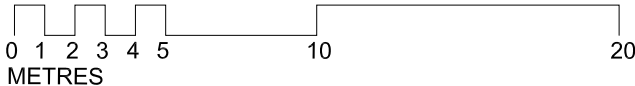


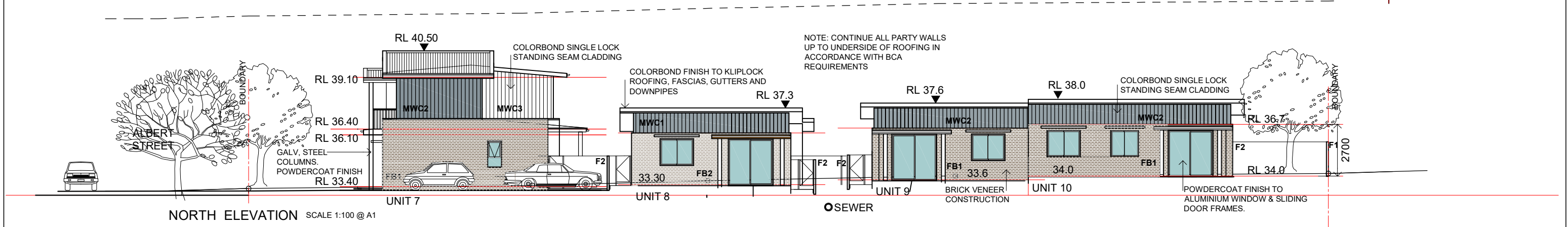
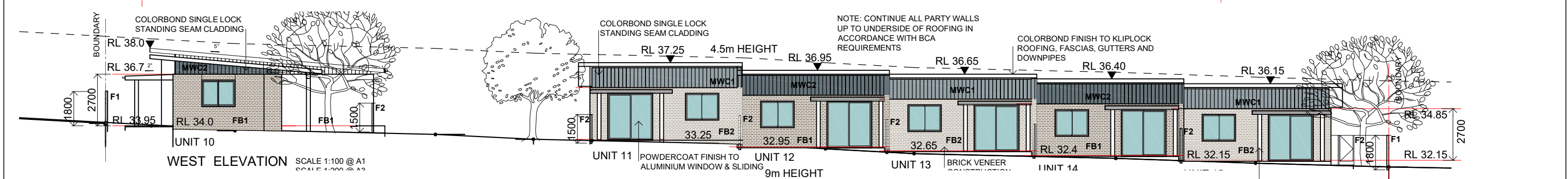
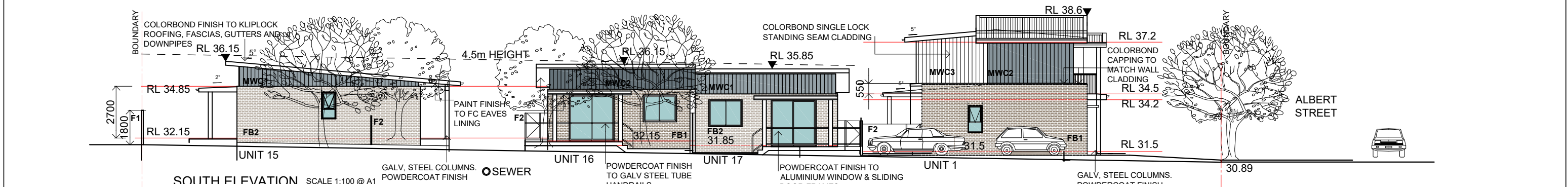
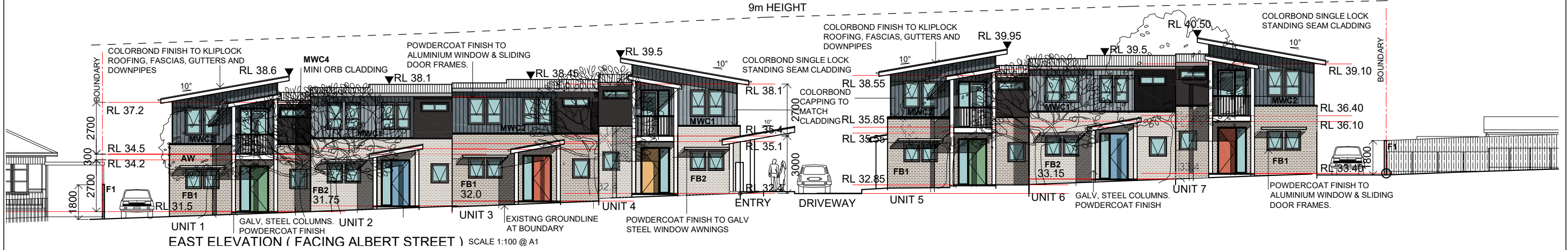
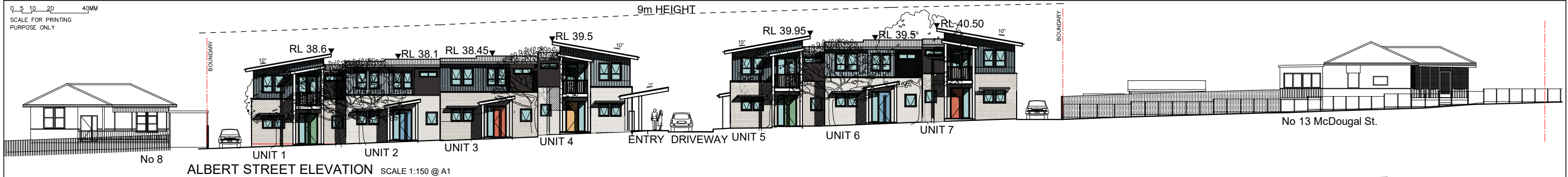




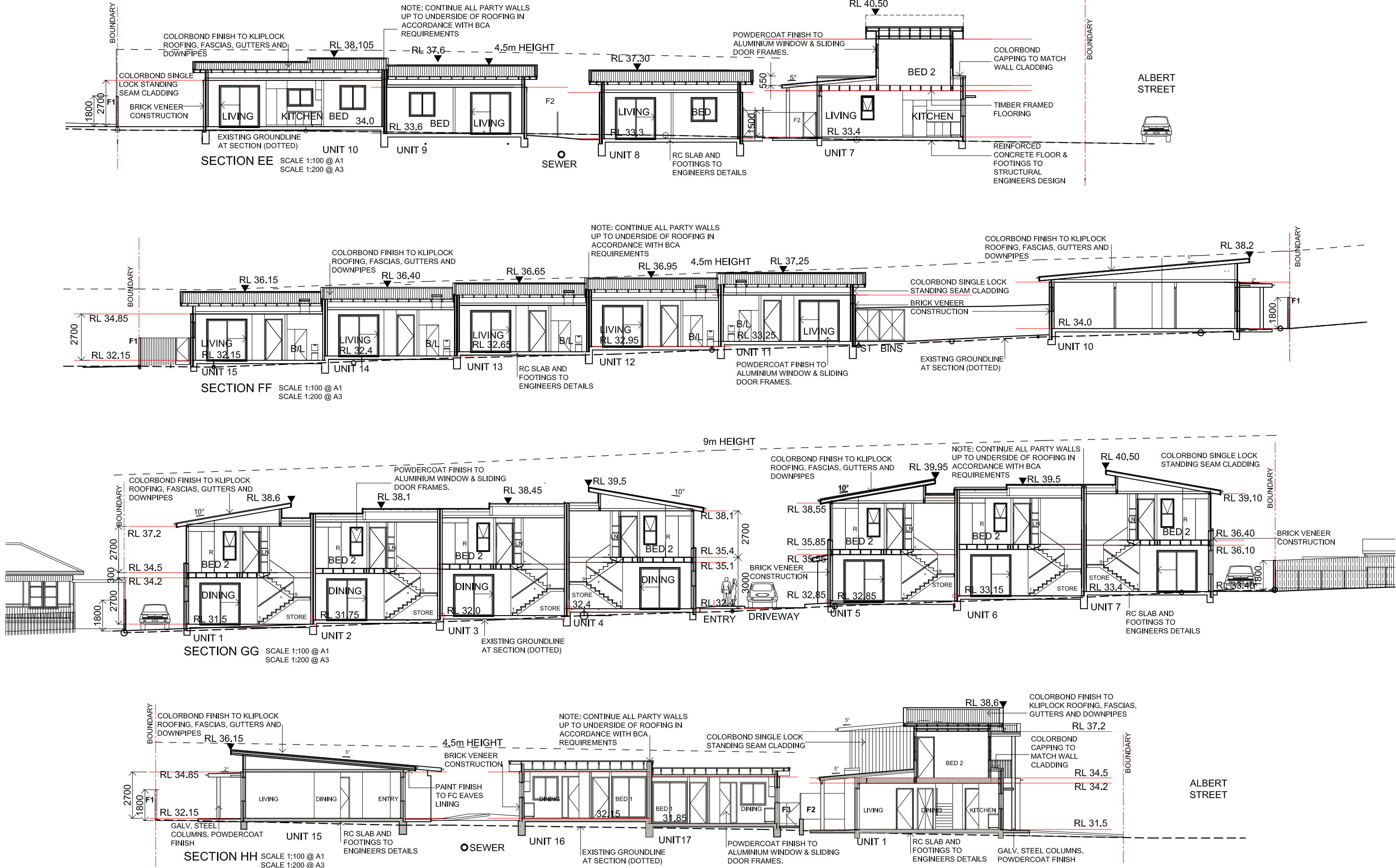
ROOF PLAN

SCALE 1:125 @ A1
1:250 @ A3









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REV	DATE	NOTATION/AMENDMENT

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FIGURED DIMENSIONS TAKE PRECEDENCE.

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BUSINESS PARTNER:

PROJECT:
**HOUSING DEVELOPMENT
10-16 ALBERT STREET
CASINO, NSW**
LOTS 22, 23, 24 & 25 in DP 36270

TITLE:
**SECTIONS
E-E, F-F, G-G & H-H**

FILE:
SK17BR Albert St Casino.dwg

PLOTTED:
27/04/2023 1:47 PM

DATE 27/04/23	SCALE 1:100 / 1:200	PROJ. -	PROJECT No. BGZDZ
DRAWN MB	CHECKED BR	NOMINATED ARCHITECT BR	REV. -
SHEET A			

Unit Number	CFA	UnCFA	Heating Load	Cooling Load	Total Load	Stars
1	89	11	15.6	35.6	51.2	7.1
2	89	11	8.2	31.1	39.3	7.9
3	89	11	5.8	30.4	36.2	8.1
4	89	11	11.2	37.3	48.5	7.2
5	89	11	15.7	35.1	50.8	7.1
6	89	11	6.8	29.9	36.7	8.1
7	89	11	11.5	36.0	47.5	7.3
8	79	0	10.8	22.2	33.0	8.4
9	76	0	4.7	16.3	21.0	9.3
10	68	0	5.9	36.5	42.4	7.7
11	72	0	3.8	26.0	29.8	8.6
12	72	0	3.1	22.1	25.2	8.9
13	72	0	3.4	22.2	25.6	8.9
14	72	0	3.5	21.7	25.2	8.9
15	72	0	9.8	27.4	37.2	8.1
16	70	0	7.8	34.9	42.7	7.7
17	70	0	10.7	24.6	35.3	8.2
AVG					8.1	

10-16 Albert Street Casino					
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT					
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au					
WATER COMMITMENTS					
Fixtures					
3 Star Shower Heads	Yes (> 4.5 but <= 6 L/min)				
5 Star Kitchen / Basin Taps	Yes	4 Star Toilet	Yes		
Common Alternative Water					
Minimum Tank Size (L)	9000	Collected from Roof Area (m2)	800		
Tank Connected To:					
One Common Outdoor Tap	Yes				
One Outdoor Tap to each unit	Yes				
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans					
ENERGY COMMITMENTS					
Hot Water	Electric Heat Pump 31 to 35 STCs				
Cooling System	Living	None			
	Bedrooms	None			
Heating System	Living	None			
	Bedrooms	None			
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off		
	Kitchen	Fan ducted to exterior	Manual on/off		
	Laundry	Fan ducted to exterior	Manual on/off		
Natural Lighting	Window/Skylight in Kitchen		As drawn		
	Window/Skylight in Bathrooms/Toilets		As drawn		
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms		All	Dedicated	Yes
	Number of Living/Dining rooms		All	Dedicated	Yes
	Kitchen		Yes	Dedicated	Yes
	All Bathrms/Toilets		Yes	Dedicated	Yes
	Laundry		Yes	Dedicated	Yes
	All Hallways		Yes	Dedicated	Yes
OTHER COMMITMENTS					
Outdoor clothes line	Yes	Ventilated refrigerator space			Yes
Stove/Oven	Induction cooktop & electric oven				
Alternative Energy	n/a				

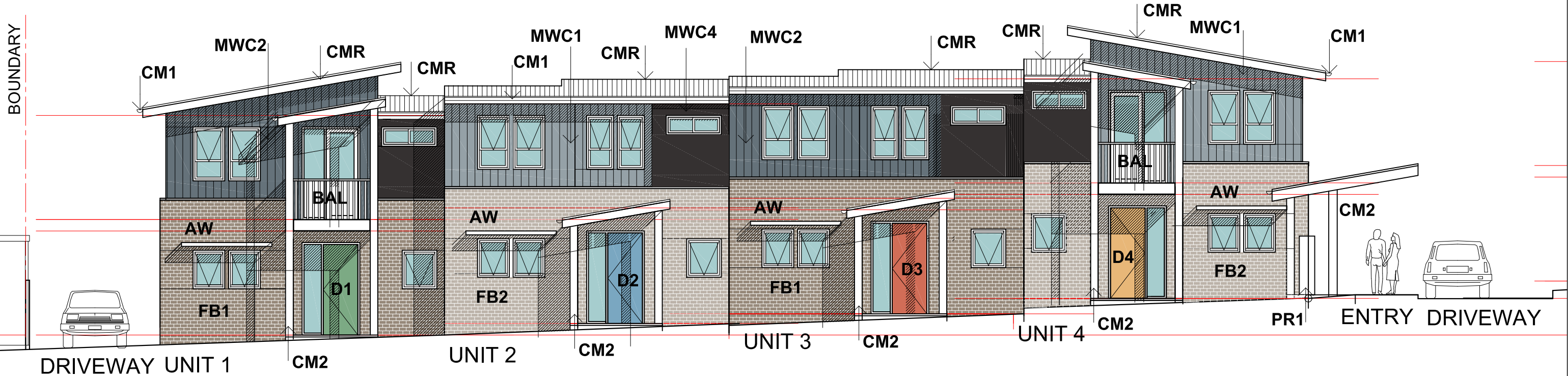
May 2023				BSA Reference: 19506			
Building Sustainability Assessments				Ph: (02) 4962 3439			
enquiries@buildingsustainability.net.au				www.buildingsustainability.net.au			
Important Note							
The following specification was used to achieve the thermal performance values indicated on the Assessor 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 3.12.1.1							
- 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) & (e) or (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				Added Insulation			
Brick Veneer & Lightweight				R2.0			
Internal Wall Construction				Added Insulation			
Plasterboard on studs				None			
Cavity Brick (Party walls)				None			
Ceiling Construction				Added Insulation			
Plasterboard				R3.5 to ceilings adjacent to roof space			
Roof Construction		Colour (Solar Absorbance)		Added Insulation			
Metal		Basalt (SA0.69)		Foil + R1.0 blanket			
Floor Construction				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-001-03 A	Aluminium Type A Single Low-e	5.40	0.44 - 0.54	Unit 1 & 5 Only			
ALM-002-03 A	Aluminium Type B Single Low-e	5.40	0.52 - 0.64	Unit 1 & 5 Only			
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	All other units			
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	All other units			
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	Glass and frame type	U	SHGC	Area	sq m Detail		
Single glazed 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				(eaves, verandahs, awnings etc)			
All shade elements modelled as drawn							
Ceiling Penetrations				(downlights, exhaust fans, flues etc)			
Modelled 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							
Ceiling fans to all bedrooms and living areas							

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

	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	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 awnings
	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%

DWELLINGS						SOLAR ACCESS	
	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



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 SEAM CLADDING 325mm WIDE	COLORBOND "BASALT"
MWC2	FIRST FLOOR METAL WALL CLADDING		COLORBOND SINGLE LOCK STANDING SEAM CLADDING 325mm WIDE	COLORBOND "MONUMENT"
MWC3	FIRST FLOOR METAL WALL CLADDING		COLORBOND SINGLE LOCK STANDING SEAM CLADDING 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"



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REV	DATE	NOTATION/AMENDMENT

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BUSINESS PARTNER:

PROJECT:
HOUSING DEVELOPMENT
10-16 ALBERT STREET
CASINO, NSW
LOTS 22, 23, 24 & 25 in DP 36270

TITLE:
**EXTERNAL COLOUR &
FINISHES SCHEDULE**

FILE:
SK17BR Albert St Casino.dwg

PLOTTED:
27/04/2023 1:47 PM

STATUS: DA

DATE: 27/04/23

SCALE: NTS

STAGE: MB

TYPE: A

PROJ: -

CHECKED: BR

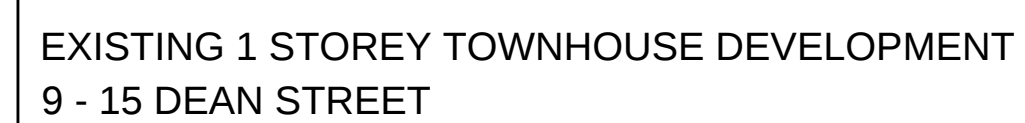
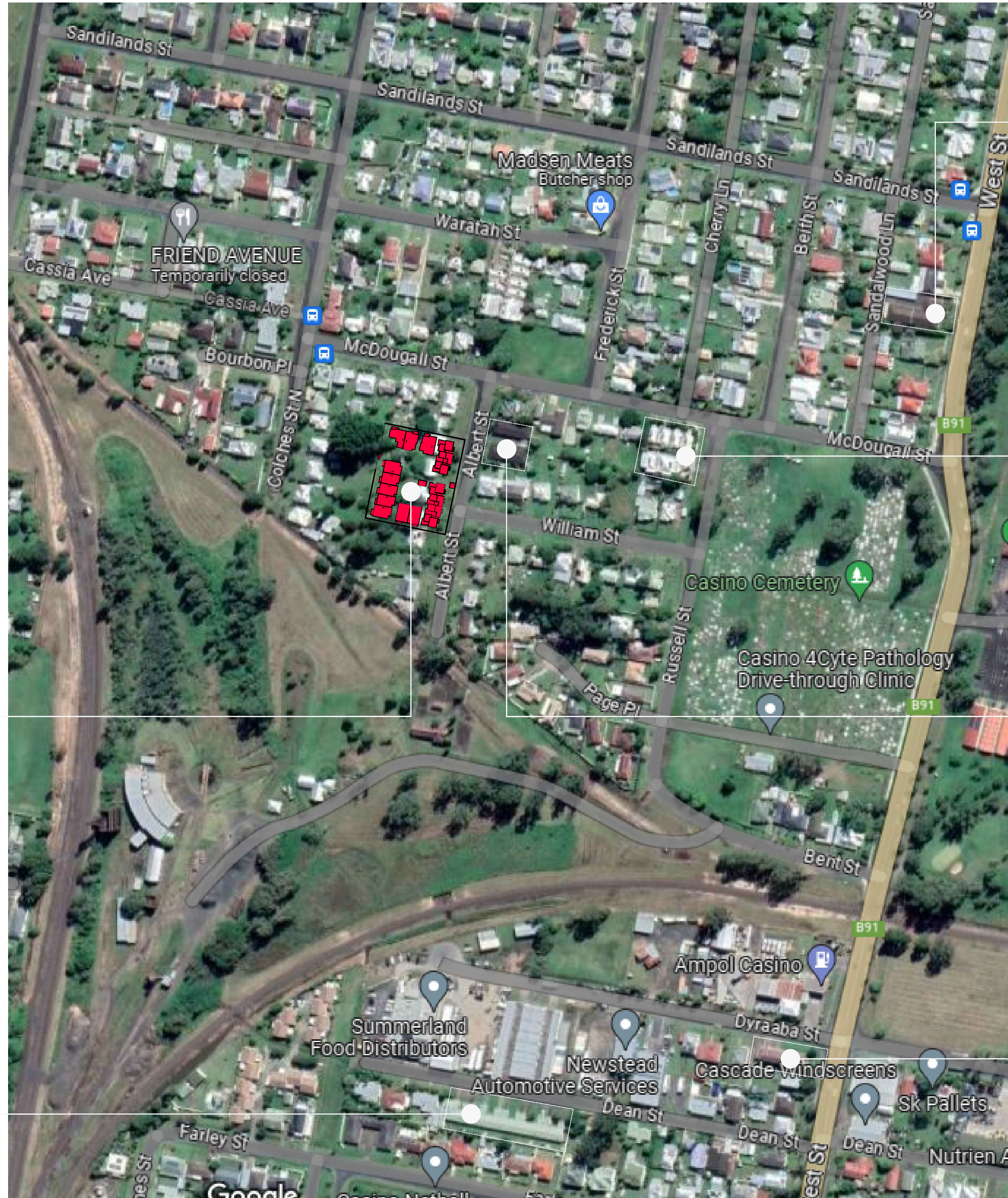
SHEET: A11

REV: -

PROJECT No: BGZDZ

DESIGNED ARCHITECT: BR

REV: -





9AM 21ST JUNE



10AM 21ST JUNE



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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BUSINESS PARTNER:

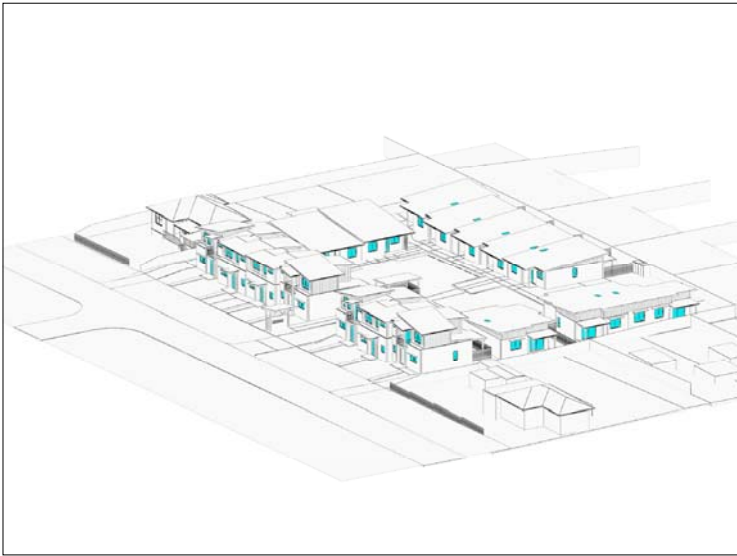
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HOUSING DEVELOPMENT
**10-16 ALBERT STREET
CASINO, NSW**
LOTS 22, 23, 24 & 25 in DP 36270

TITLE:
**SHADOW DIAGRAMS -
MID WINTER**

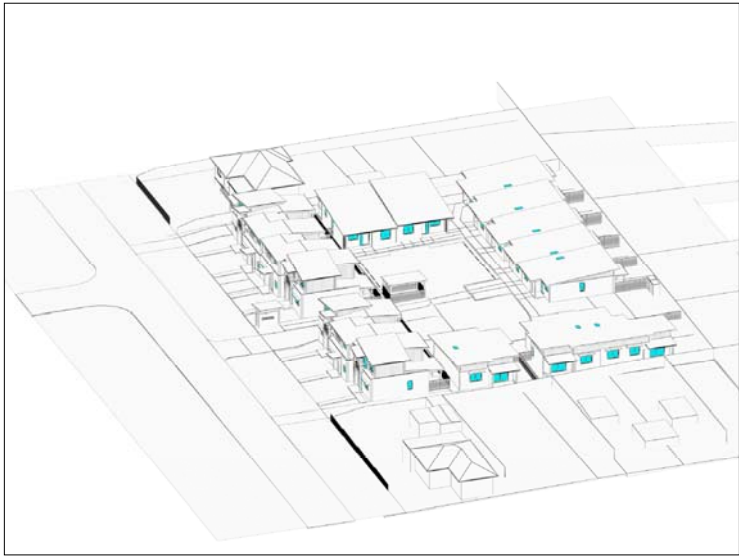
FILE:
DA11 - 16 Albert St Casino.dwg

PLOTTED:
10/05/2023 12:17 PM

STATUS: DA	PROJECT No.
DATE: 27/04/23	BGZDZ
SCALE: NTS	PROJ: -
STAGE: LP	CHECKED: BR
TYPE: A	DESIGNATED ARCHITECT: BR
SHEET: A13	REV: -



9AM 21ST JUNE



10AM 21ST JUNE



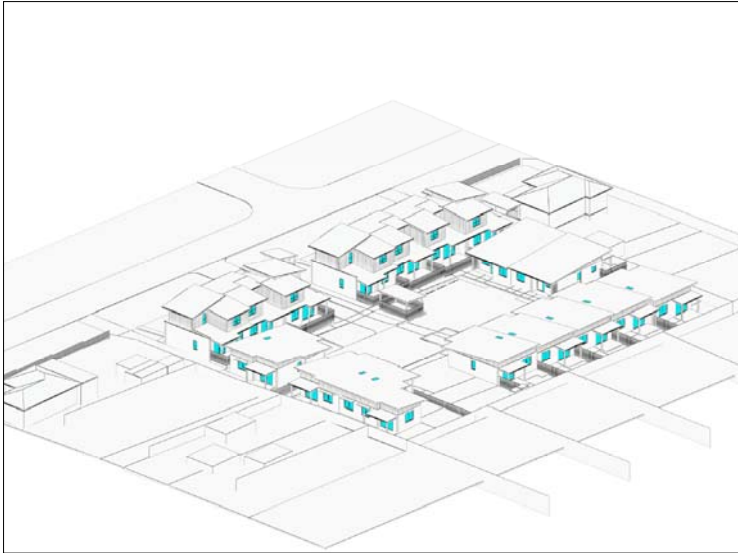
11AM 21ST JUNE



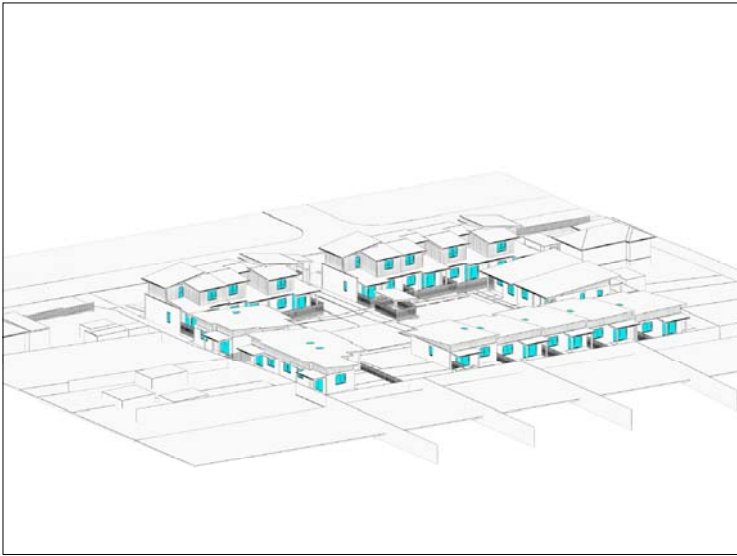
12NOON 21ST JUNE



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>



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REV	DATE	NOTATION/AMENDMENT

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

ARCHITECT BARRY RUSH & ASSOCIATES PTY LTD PH (02) 9555 8028	STRUCTURAL CONSULTANT
PROJECT MANAGER LAND & HOUSING CORPORATION PH (02) 8753 9000	CIVIL & HYDRAULIC CONSULTANT ERBAS AND ASSOCIATES PTY LTD PH (02) 9437 1022
LANDSCAPE CONSULTANT GREENLAND DESIGN PTY LTD PH (0603) 184 198	TECHNICAL CONSULTANT ERBAS AND ASSOCIATES PTY LTD PH (02) 9437 1022

BUSINESS PARTNER:	PROJECT: HOUSING DEVELOPMENT 10-16 ALBERT STREET CASINO, NSW LOTS 22, 23, 24 & 25 in DP 36270
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TITLE: VIEWS FROM SUN - MID WINTER	FILE: DA11 - 16 Albert St Casino.dwg
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DATE: 27/04/23	SCALE: NTS	PROJ: -	PROJECT No: BGZDZ
STAGE: LP	DRAWN: LP	CHECKED: BR	NOMINATED ARCHITECT: <i>BR</i>
TYPE: A	SHEET: A14	REV: -	

STATUS: DA	DATE: 27/04/23	SCALE: NTS	PROJ: -	PROJECT No: BGZDZ
STAGE: LP	DRAWN: LP	CHECKED: BR	NOMINATED ARCHITECT: <i>BR</i>	REV: -
TYPE: A	SHEET: A14	REV: -		

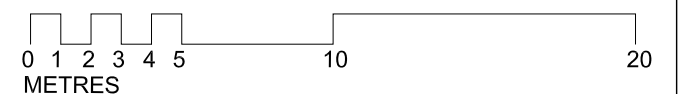
- 1. ALL DEMOLITION TO AUSTRALIAN STANDARD AS2601-2001 DEMOLITION OF STRUCTURES.**
- 2. DEMOLISH ALL EXISTING DWELLINGS, SHEDS, CARPORTS, GARAGES, STEPS, RAMPS, RETAINING WALLS, SLABS, FOOTPATHS & FOOTINGS, HARD SURFACE AREAS, FENCES, RAILINGS, PLANTER BOXES, TURF, LETTERBOXES, BBQs, CLOTHES HOISTS, AC UNITS, HOT WATER UNITS & METER BOARDS & REMOVE FROM SITE.**
- 3. SORT MATERIALS FOR POTENTIAL TO RECYCLE OR RE-USE ON-SITE.**
- 4. DISCONNECT AND REMOVE EXISTING SERVICE LINES AS REQUIRED.**
- 5. REMOVE EXISTING TREES & SHRUBS ON SITE INCLUDING STUMP GRINDING & GRUBBING (SHOWN DASHED).**
- 6. ASBESTOS IS TO BE REMOVED FROM EXISTING DWELLINGS PRIOR TO DEMOLITION COMMENCEMENT. A CERTIFICATE IS TO BE SUBMITTED BY A HYGIENIST CONFIRMING THAT ALL ASBESTOS HAS BEEN REMOVED PRIOR TO DEMOLITION. ANOTHER CERTIFICATE IS TO BE SUBMITTED ON COMPLETION OF DEMOLITION.**
- 7. REMOVE AND MAKE GOOD TO REDUNDANT DRIVEWAYS AND CROSSOVERS, REPLACE WITH KERB AND GUTTER, MAKE GOOD TO KERB AND GUTTER WHERE REQUIRED.**
- 8. REMOVAL OF ANY SURFACE BUILDING DEBRIS LEFT BEHIND BY DEMOLITION CONTRACTOR IS TO BE REMOVED, THIS INCLUDES CONCRETE, MASONRY AND ASBESTOS PARTICLES.**

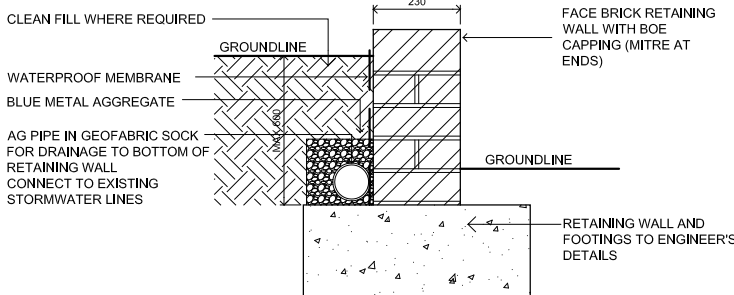
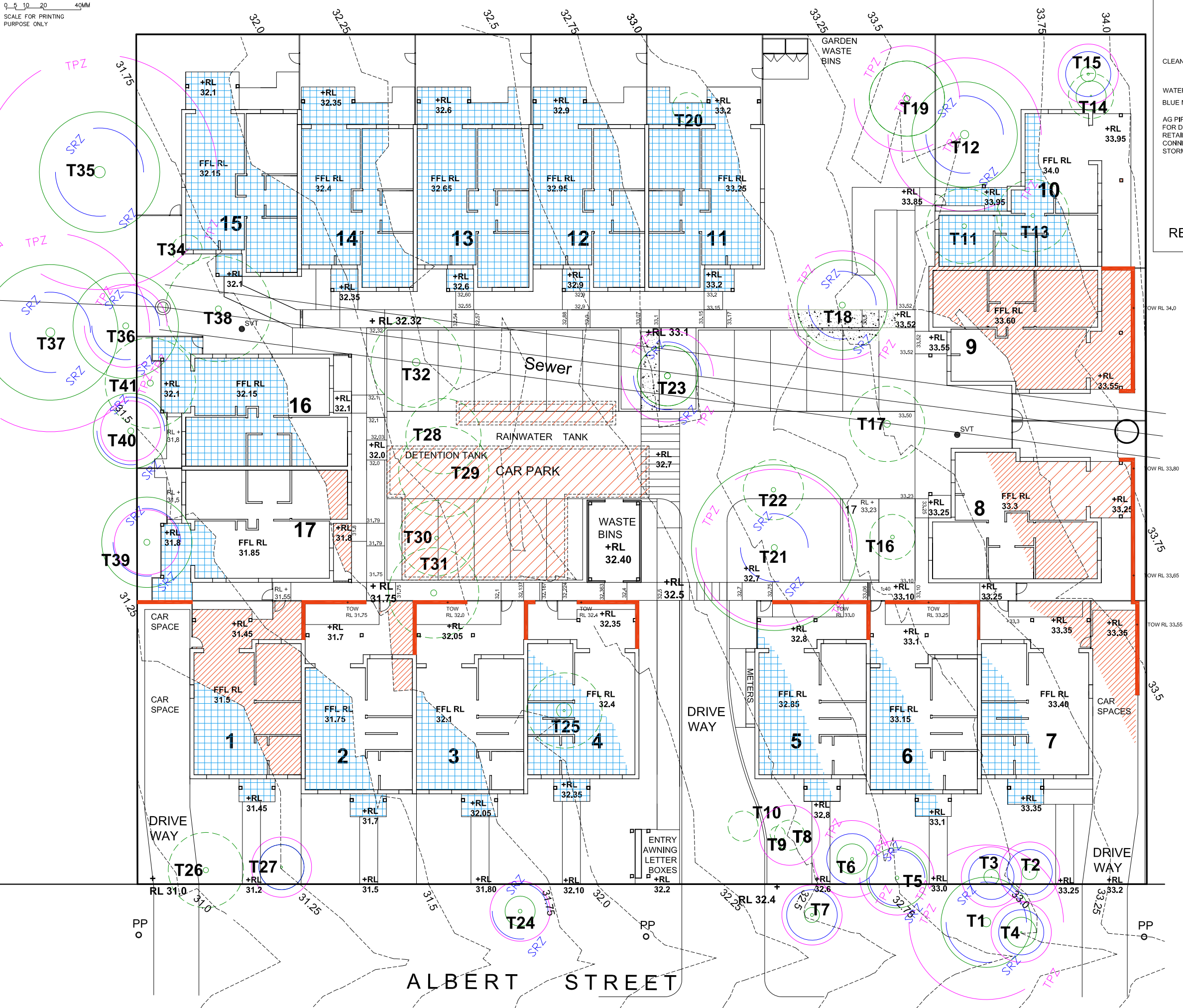
T35 TREE NUMBER. REFER TO ARBORIST REPORT

T38  TREE TO BE REMOVED

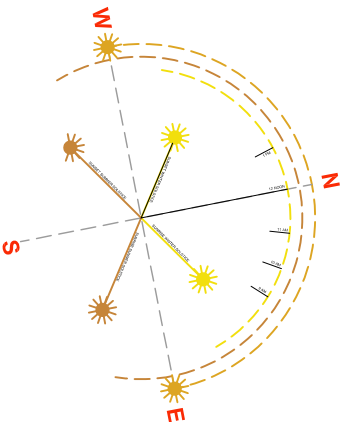
T23  TREE TO BE RETAINED AND PROTECTED
REFER ARBORIST REPORT

SCALE 1:125 @ A1
1:250 @ A3





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

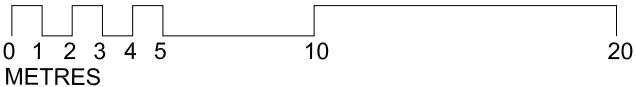


LEGEND

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

AREAS OF EXCAVATION & FILL

SCALE 1:125 @ A1
1:250 @ A3



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REV	DATE	NOTATION/AMENDMENT

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ARCHITECT
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PH (02) 9437 1022

BUSINESS PARTNER:

PROJECT:
HOUSING DEVELOPMENT
10-16 ALBERT STREET
CASINO, NSW
LOTS 22, 23, 24 & 25 in DP 36270

TITLE:
**AREAS OF EXCAVATION
AND FILL**

FILE:
DA11 - 16 Albert St Casino.dwg

STATUS: DA
DATE: 27/04/23
SCALE: 1:125 / 1:250
STAGE: LP
DRAWN: LP
CHECKED: BR
REV: -

TYPE: A
SHEET: A17

PROJECT No: BGZDZ
NOMINATED ARCHITECT: BR
REV: -