

COUNCIL ASSESSMENT REPORT
DA-74/2019 - INVERELL POLICE STATION REDEVELOPMENT

ATTACHMENT 2

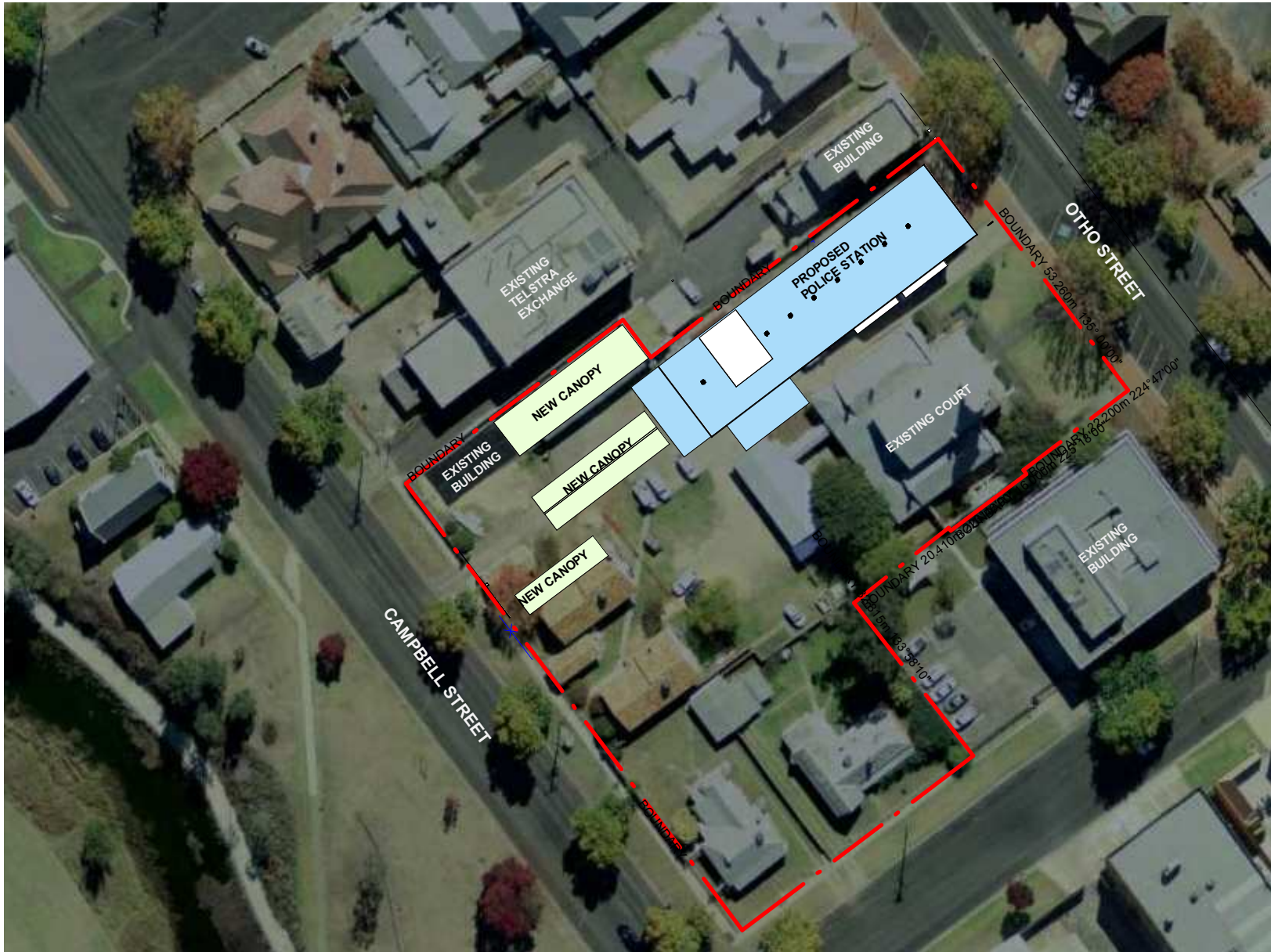
ARCHITECTURAL DRAWINGS



INVERELL POLICE STATION

CROWN DEVELOPMENT APPLICATION

109 OTHO STREET, INVERELL, NSW 2360



1 LOCALITY PLAN
1 : 1000

ARCHITECTURAL DRAWING LIST		
NUMBER	NAME	REV.
DA001	LOCALITY PLAN	C
DA002	SITE PLAN	C
DA003	SURVEY PLAN	A
DA004	SITE ANALYSIS PLAN	C
DA100	DEMOLITION PLAN	B
DA101	GROUND FLOOR PLAN	A
DA102	GROUND FLOOR CARPARK	C
DA103	LEVEL 1 FLOOR PLAN	B
DA104	ROOF PLAN-CARPARK	B
DA105	ROOF PLAN-MAIN BUILDING	A
DA106	EXTERNAL WORK PLAN	C
DA107	PROPOSED SIGNAGE PLAN	B
DA108	FENCE DETAILS	A
DA200	STREET SCAPE ELEVATIONS	B
DA201	ELEVATIONS & FACADE PALETTE	B
DA202	ELEVATIONS SHEET 2	B
DA301	SECTIONS	B
DA302	SECTIONS-CARPARK	B
DA401	WINTER SOLSTICE DAY SHADOW DIAGRAM	B
DA501	3D VIEW 01	B
DA502	3D VIEW 02	B

STORMWATER DRAWING LIST		
NUMBER	NAME	REV.
C-100	STORMWATER PLAN	C
C-101	STORMWATER PLAN	A
C-110	STORMWATER SCHEDULE AND DETAILS	A
C-120	EROSION AND SEDIMENT	C
C-121	EROSION AND SEDIMENT CONTROL DETAILS	A

Revisions		General		Drawing	
C	DA	24/07/2019	NL	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacture. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and	
B	DA	19/07/2019	NL		
A	DA	08/07/2019	NL		
Issue Description		Date	Chk Int		

North

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CROWS NEST, NSW 2065
TEL 02 9490 9600
FAX 02 9438 1224

Project

INVERELL POLICE STATION

Location

109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION

Scale

1 : 1000 @ A3

Drawing

LOCALITY PLAN

Project Number

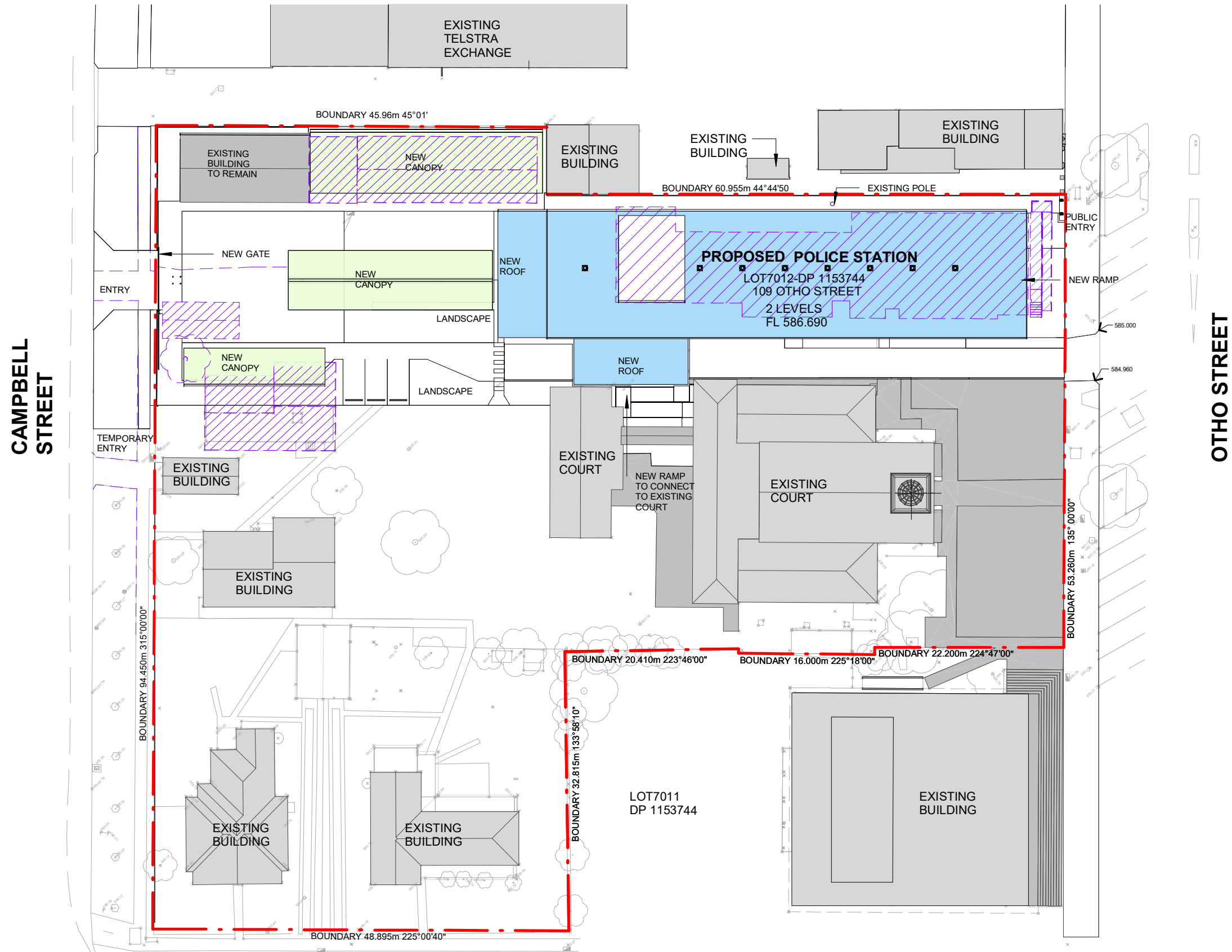
190077

Drawing Number

DA001

Issue

C



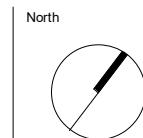
LEGEND

- EXISTING BUILDING TO BE REMAIN
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREE TO BE DEMOLISHED
- PROPOSED BUILDING
- PROPOSED AWNING
- EXISTING SITE LEVEL
- SITE BOUNDARY

1 SITE PLAN

1 : 500

Revisions		General		Drawing	
Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and					
C	DA	24/07/2019	NL		
B	DA	19/07/2019	NL		
A	DA	08/07/2019	NL		
Issue Description		Date	Chk Int		



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Project
INVERELL POLICE STATION
Location
109 OTHO STREET, INVERELL

CROWN DA NOT FOR CONSTRUCTION

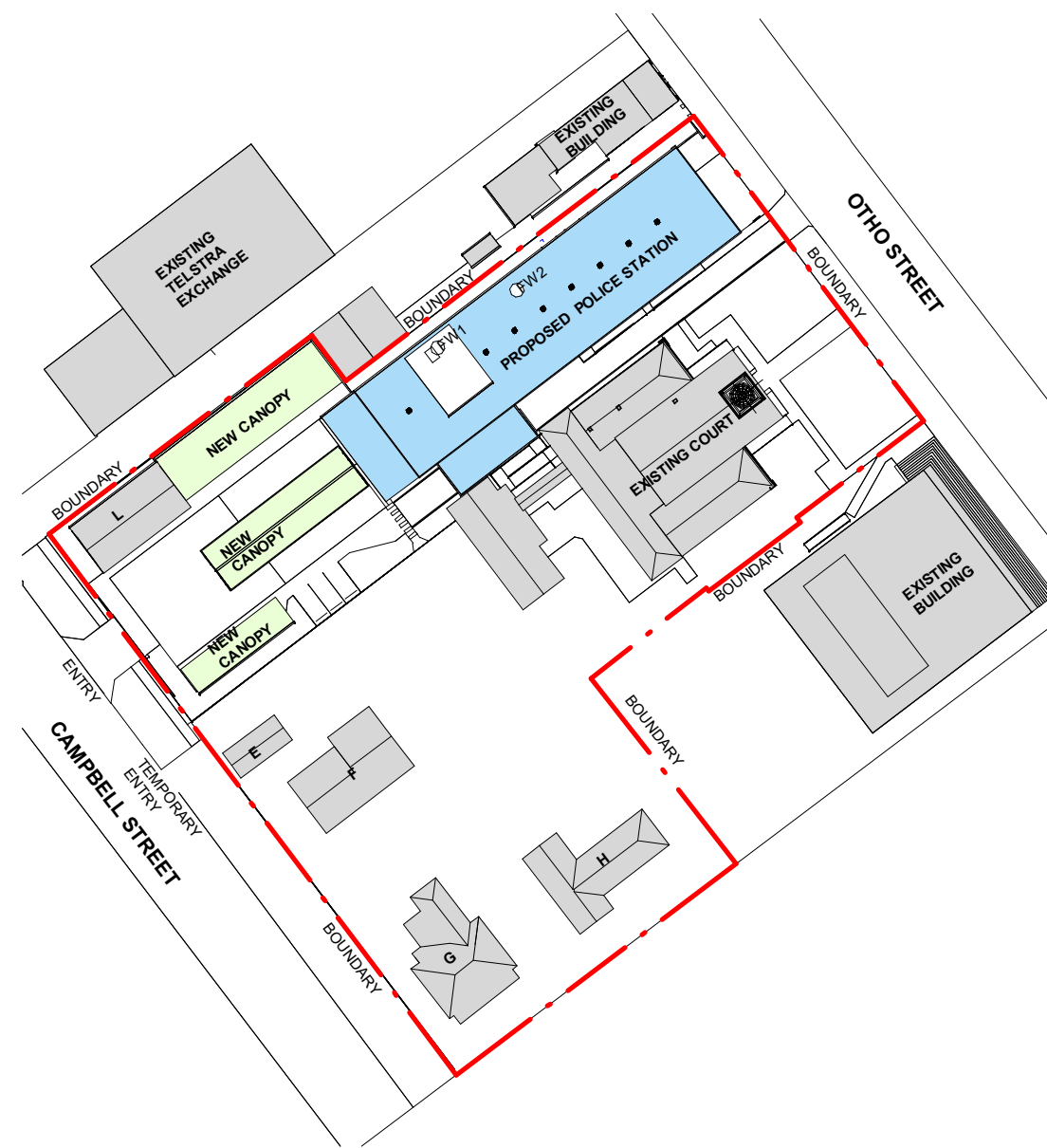
Scale
1 : 500 @ A3

Drawing
SITE PLAN

Project Number	Drawing Number	Issue
190077	DA002	C



1 SITE PLAN-EXISTING
1 : 1000



2 SITE PLAN-PROPOSED
1 : 1000

LEGEND

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING AWNING TO BE DEMOLISHED
- PROPOSED BUILDING
- PROPOSED AWNING

TITLE INFORMATION

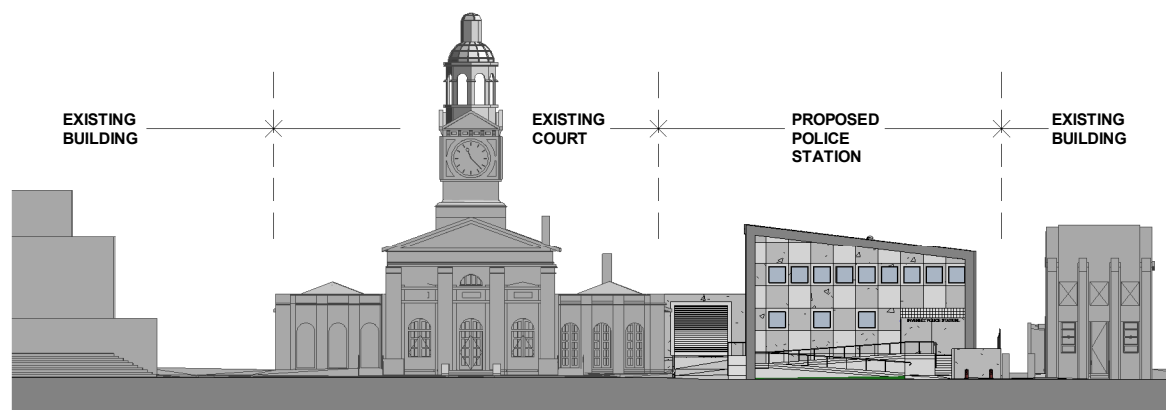
TOTAL SITE AREA: 7693m²

AREA SUBJECT TO NSWPF CONTROL: 2741m²

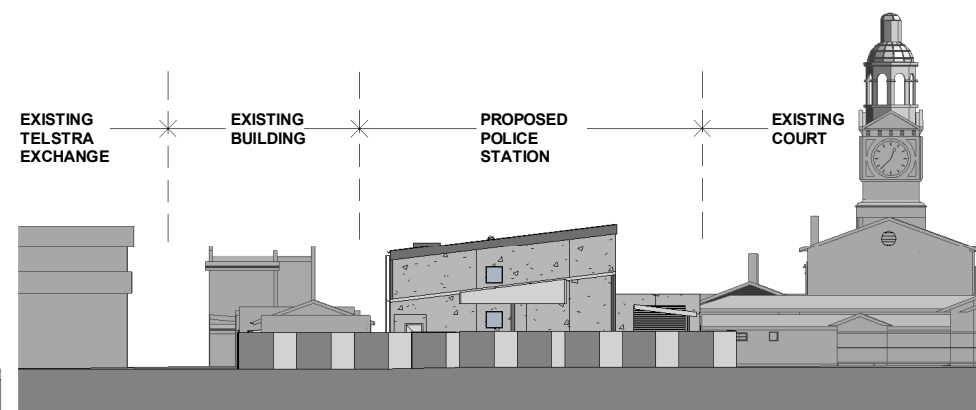
AREA SUBJECT TO DOJ CONTROL: 4952m²

GFA

EXISTING TO BE DEMOLISHED		EXISTING TO BE REMAIN	PROPOSED
A	956m ²		
B	138m ²		
C	23m ²		
D	102m ²		
TOTAL	1219m ²	1272m ²	1568m ²
EXISTING AREA		2491m ²	
EXISTING FSR		0.32	
PROPOSED AREA			2840m ²
PROPOSED FSR		0.37	

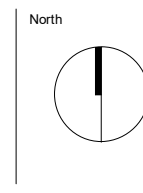


3 OTHO STREET ELEVATION
1 : 500



4 CAMPBELL STREET ELEVATION
1 : 500

Revisions		General		Drawing	
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A	DA	08/07/2019	NL		
Issue Description		Date	Chk Int		



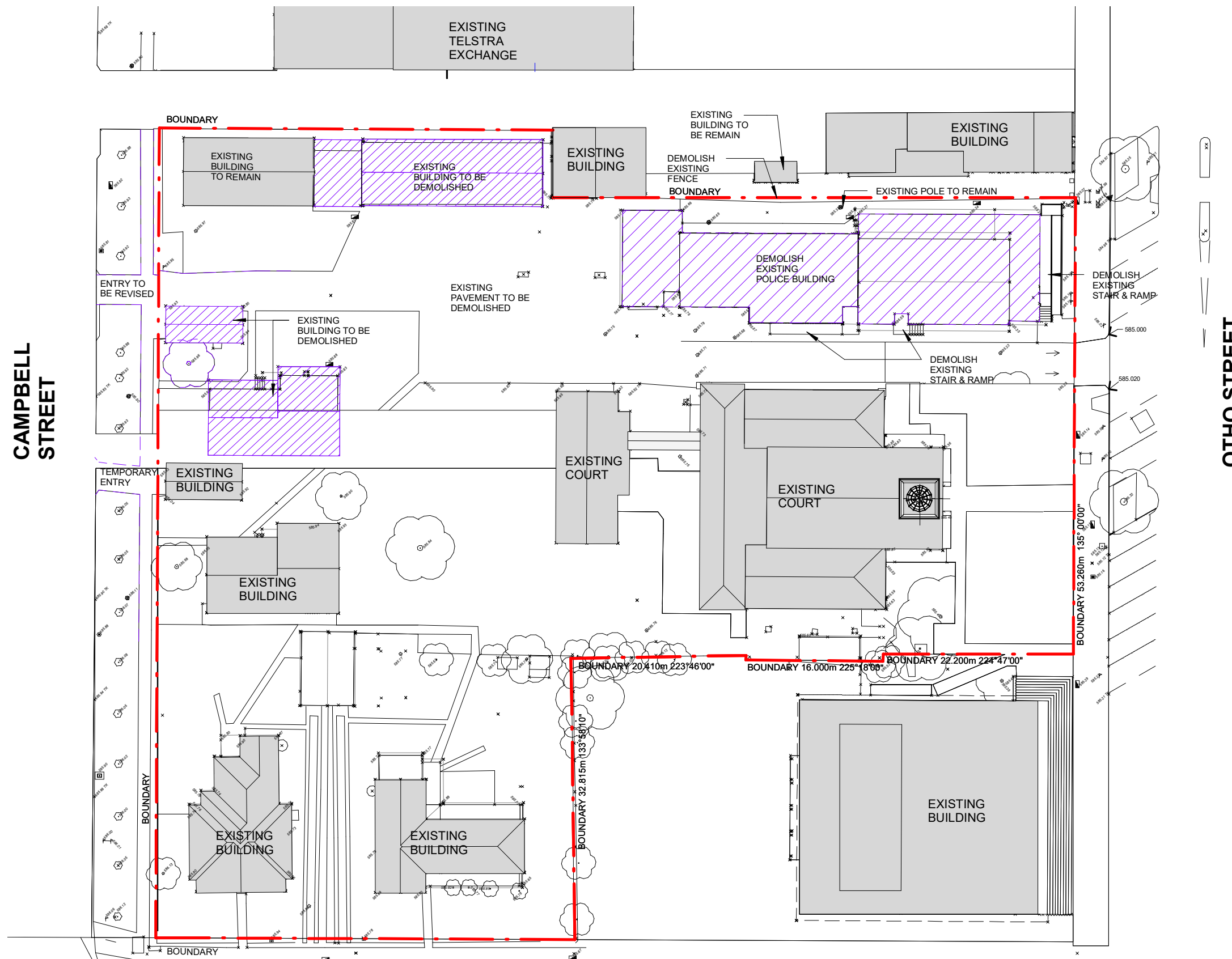
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Project
INVERELL POLICE STATION
Location
109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION

Scale
As indicated @ A3
Drawing
SITE ANALYSIS PLAN
Project Number
190077
Drawing Number
DA004
Issue
C



OTHO STREET

CAMPBELL STREET

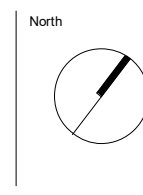
LEGEND

- EXISTING BUILDING TO BE REMAIN
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREE TO BE DEMOLISHED
- EL.XXXX
- EXISTING SITE LEVEL
- SITE BOUNDARY

1 DEMOLITION PLAN

1 : 500

Revisions		General		Drawing	
B	DA	24/07/2019	NL	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacture. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and	
A	DA	08/07/2019	NL		
Issue Description		Date	Chk Int		



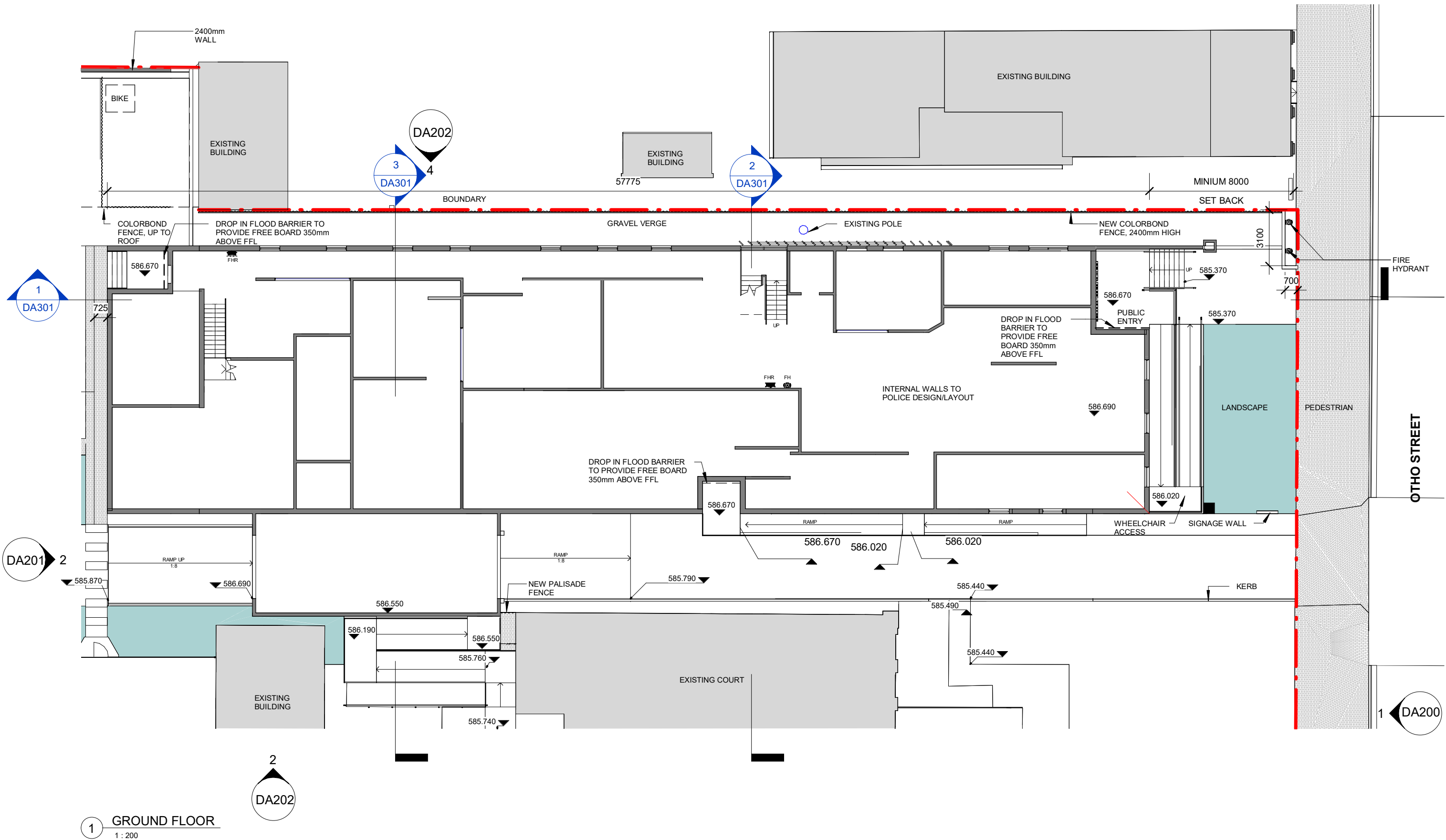
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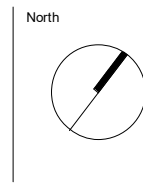
Project
INVERELL POLICE STATION
Location
109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION

Scale
1 : 500 @ A3
Drawing
DEMOLITION PLAN
Project Number
190077
Drawing Number
DA100
Issue
B



Revisions				General				Drawing			
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A	DA	08/07/2019	NL								
Issue Description				Date	Chk	Int					

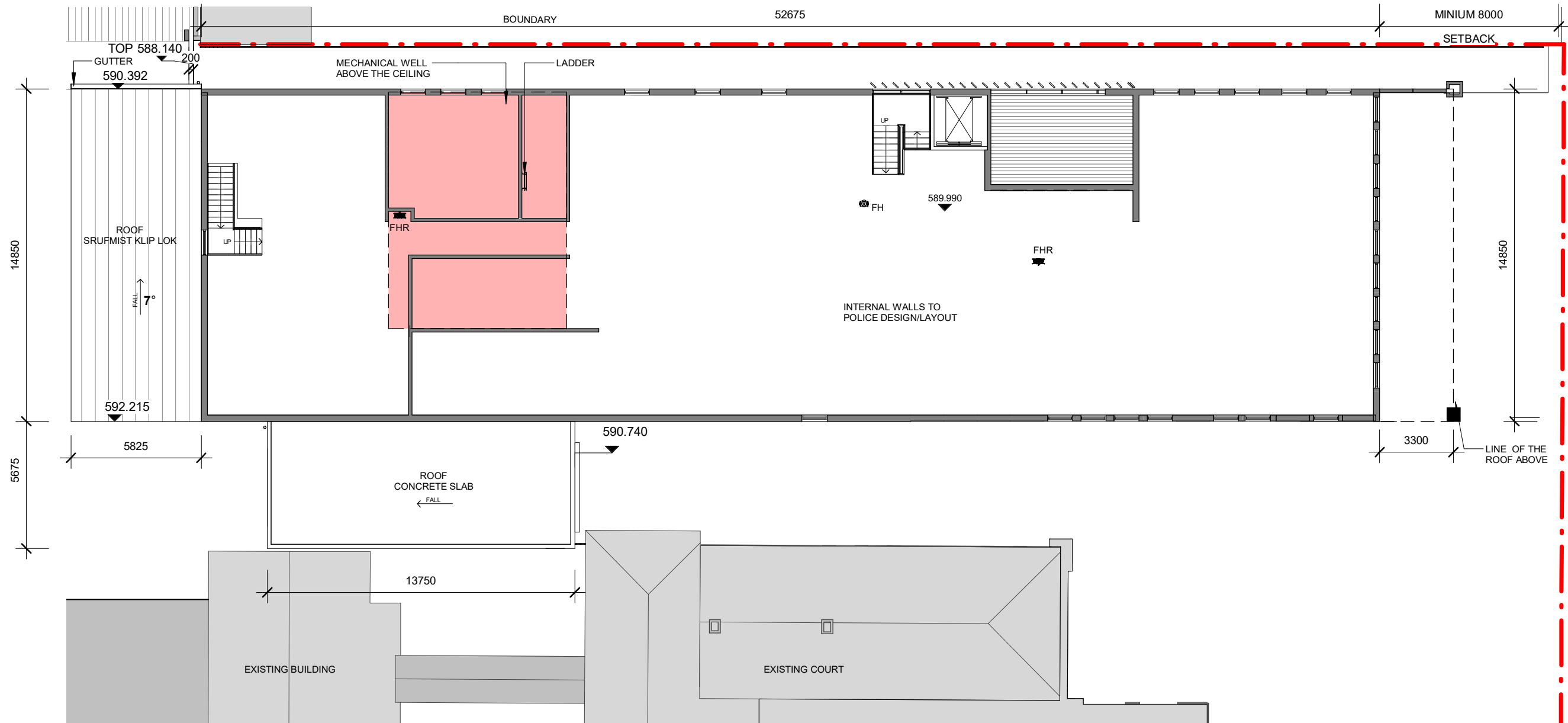


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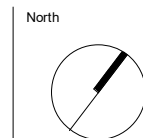
Project
INVERELL POLICE STATION
Location
109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION
Scale
1 : 200 @ A3
Drawing
GROUND FLOOR PLAN
Project Number
190077
Drawing Number
DA101
Issue
A



1 level 1 floor plan
1 : 200

Revisions		General		Drawing	
B	DA	19/07/2019	NL	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacture. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and	
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Issue Description		Date	Chk Int		



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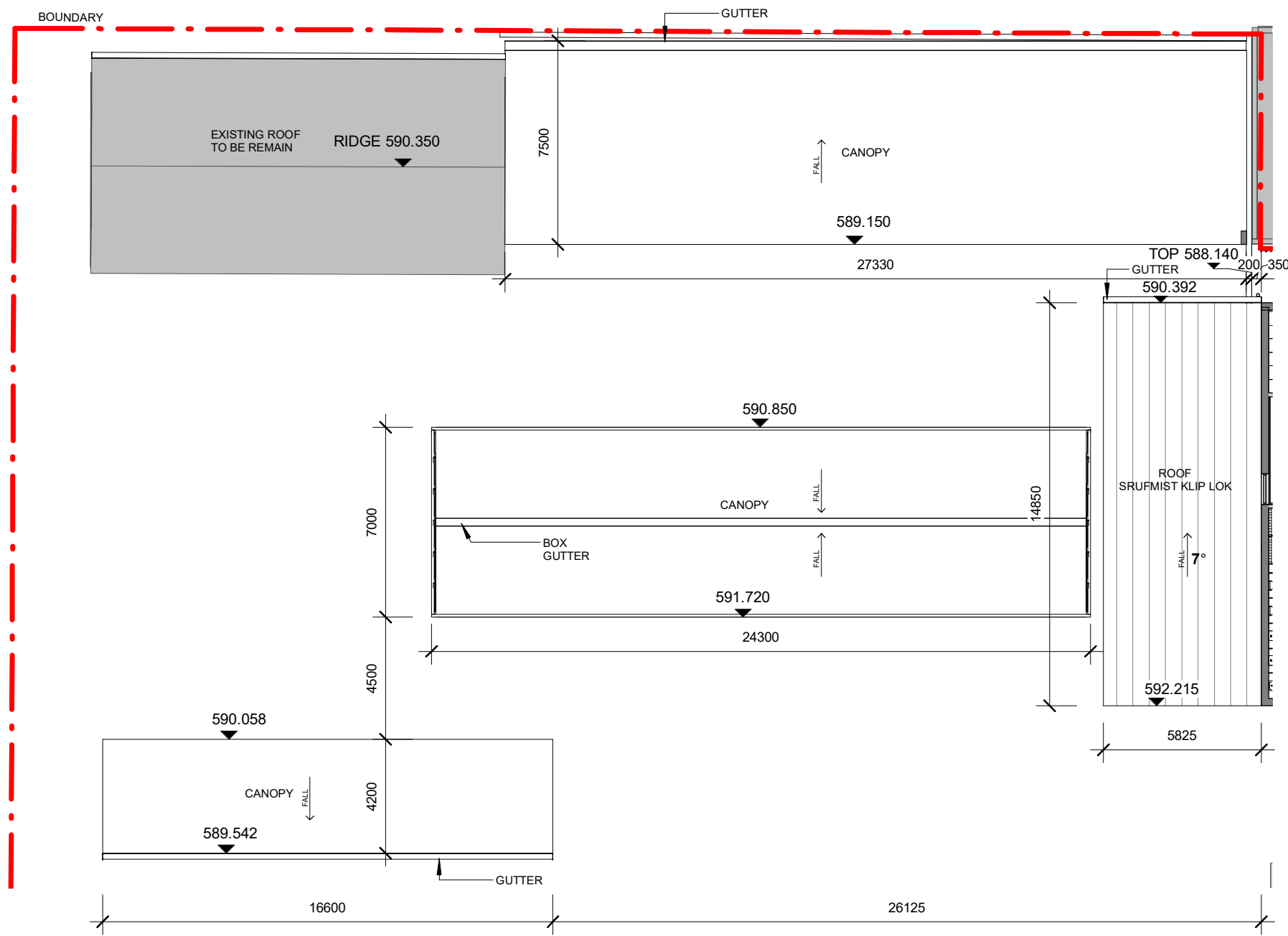
Project
INVERELL POLICE STATION
Location
109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION

Scale
1 : 200 @ A3

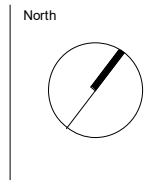
Drawing
LEVEL 1 FLOOR PLAN

Project Number	Drawing Number	Issue
190077	DA103	B



1 ROOF PLAN -CARPARK
1 : 200

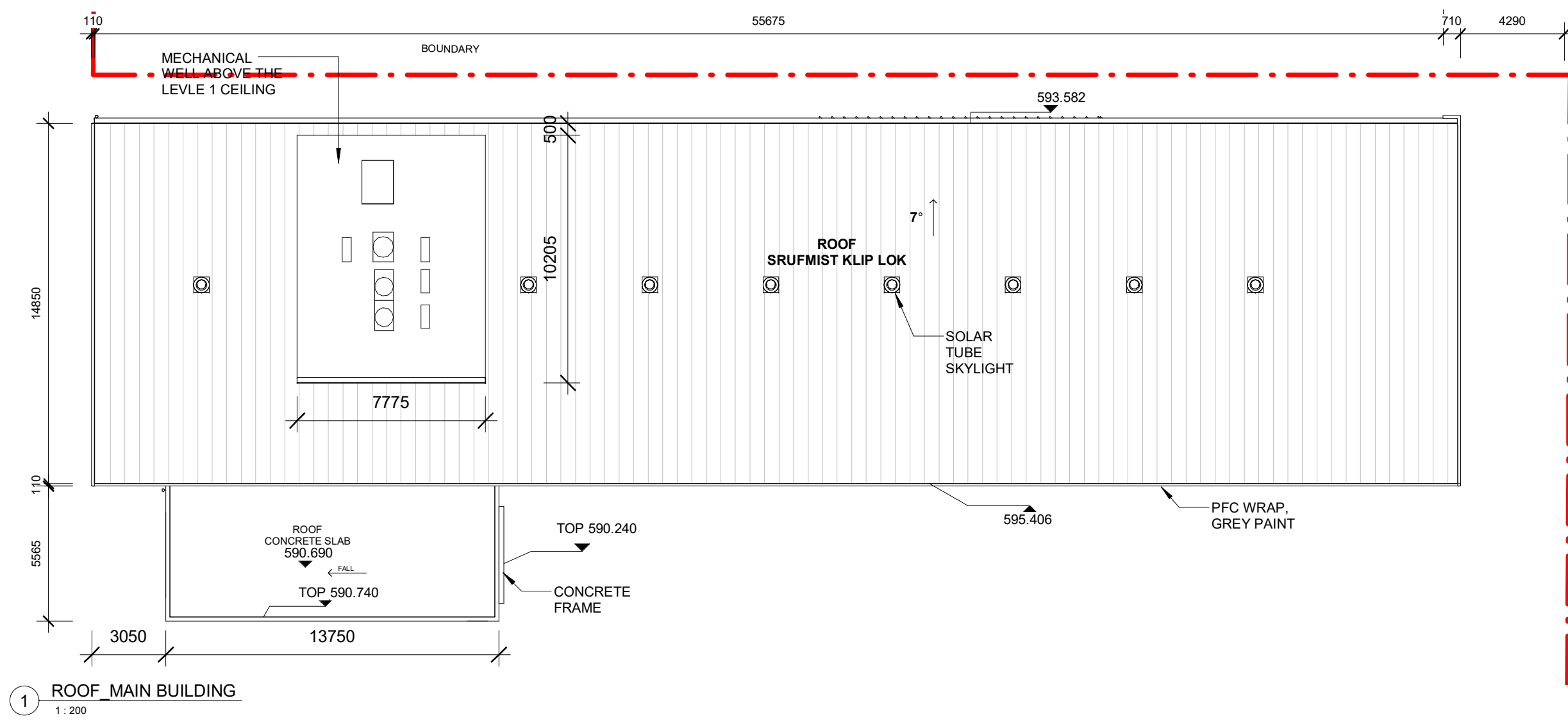
Revisions		General		Drawing	
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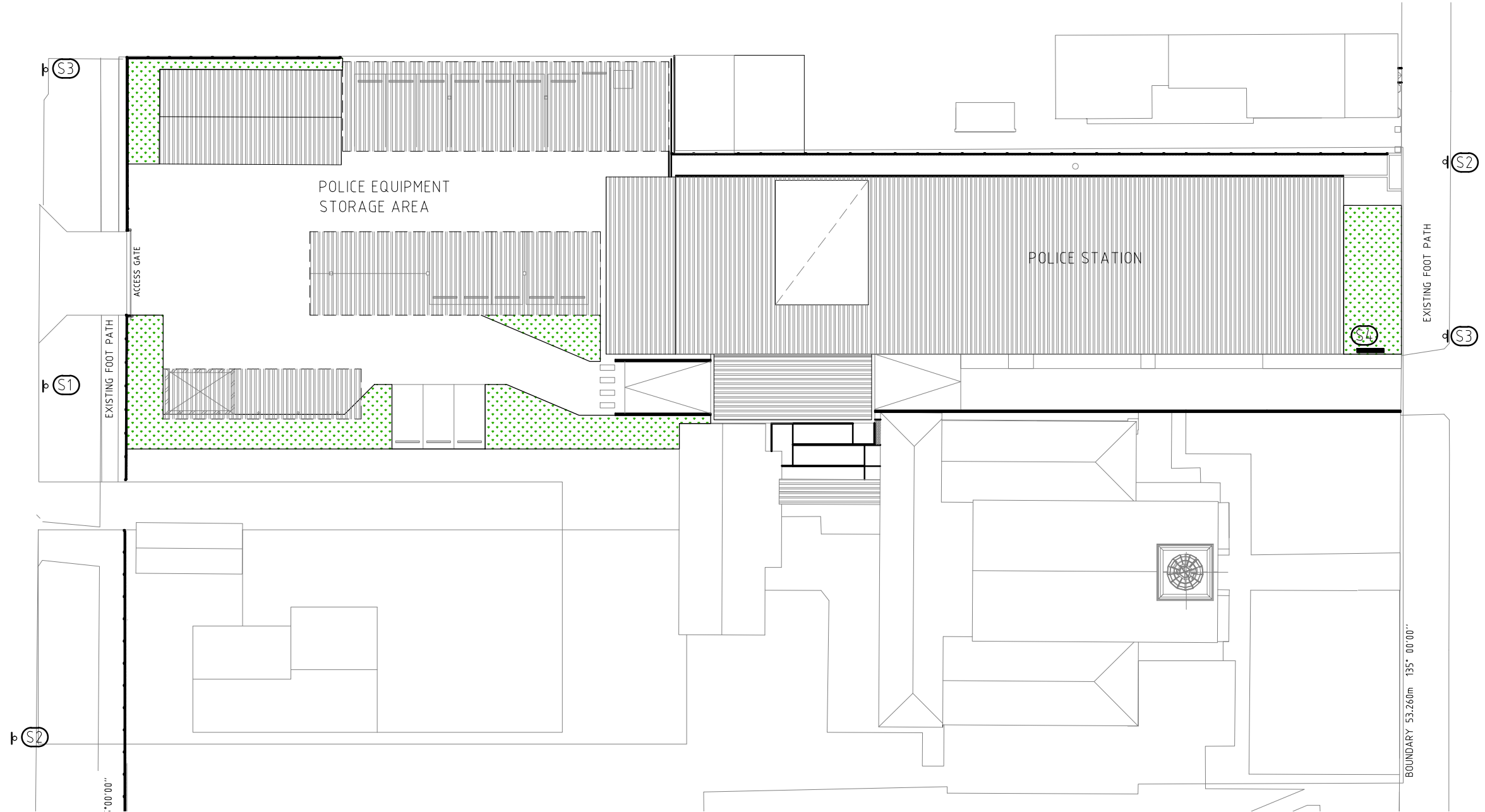
Project
INVERELL POLICE STATION
Location
109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION
Scale
1 : 200 @ A3
Drawing
ROOF PLAN-CARPARK
Project Number
190077
Drawing Number
DA104
Issue
B



1 ROOF_MAIN BUILDING
1 : 200

CAMPBELL STREET



OTHO STREET



S1 POLICE VEHICLE
PARKING ONLY



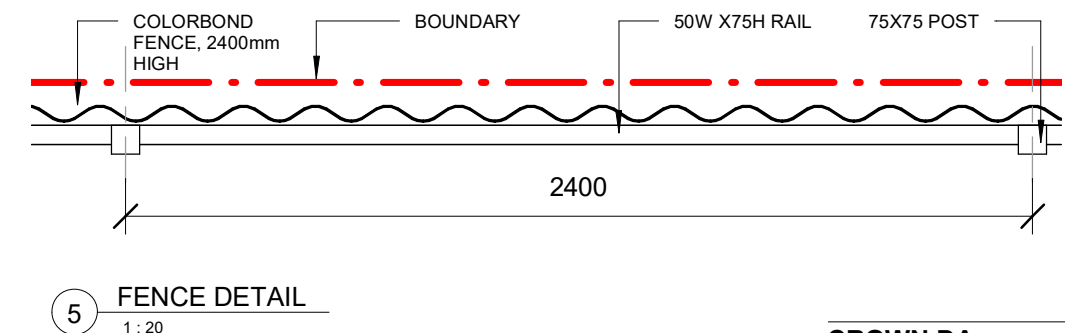
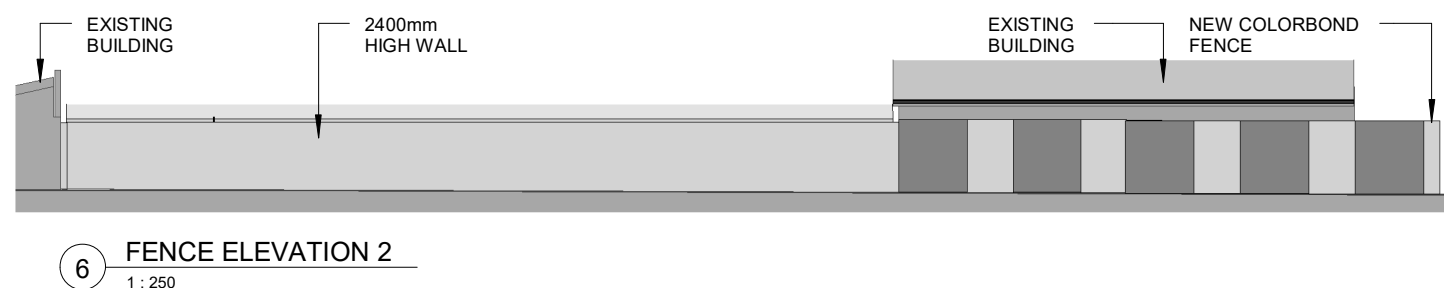
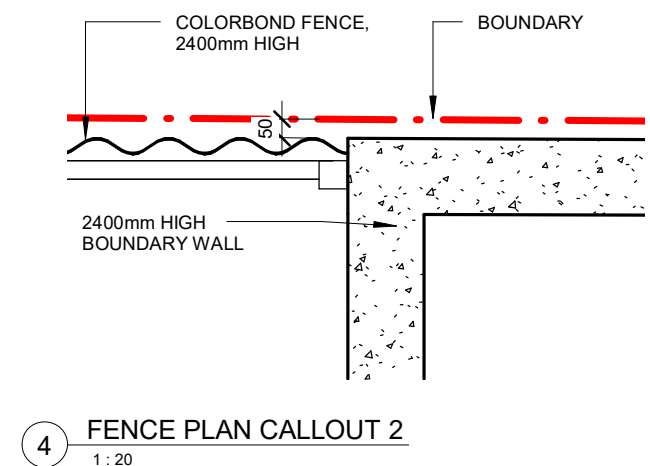
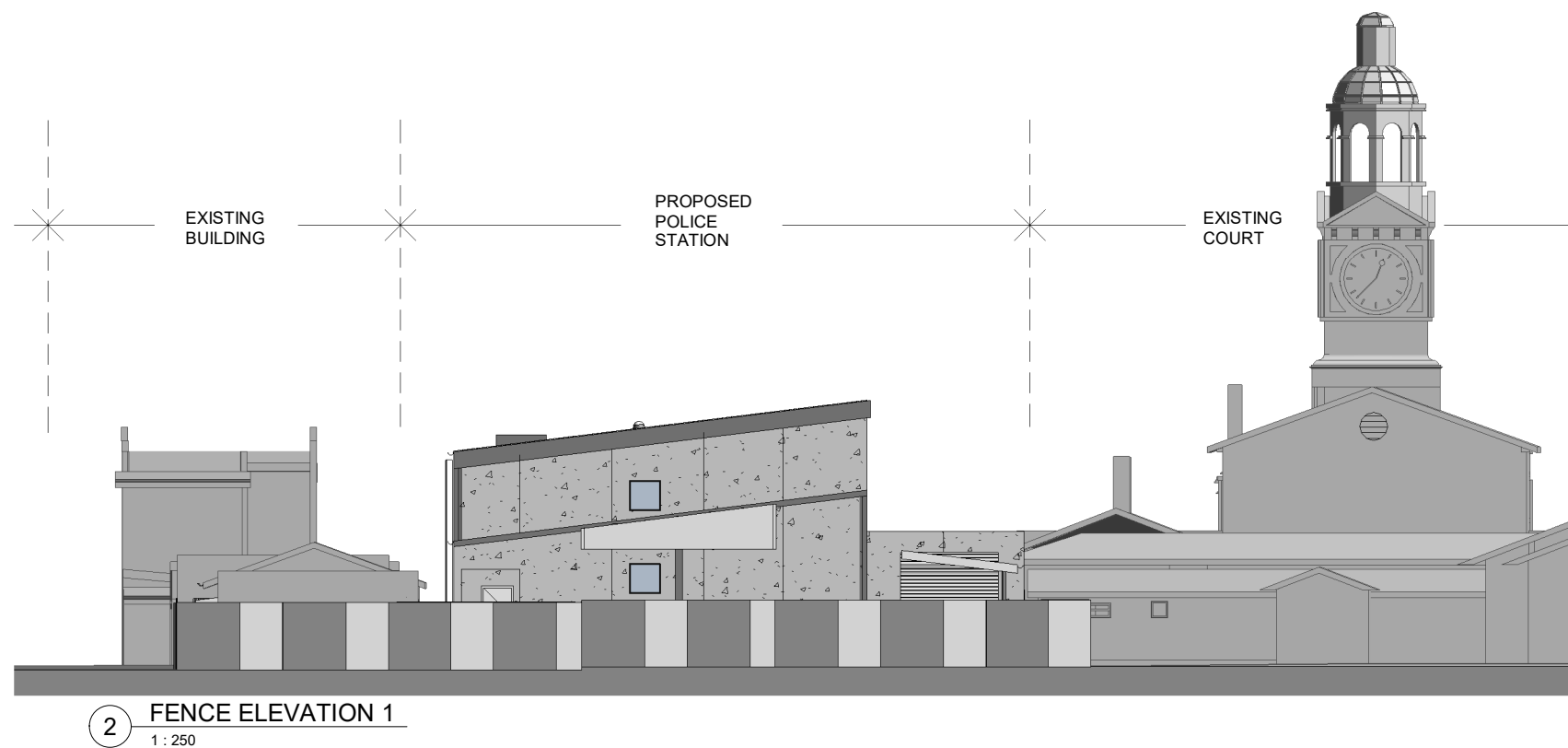
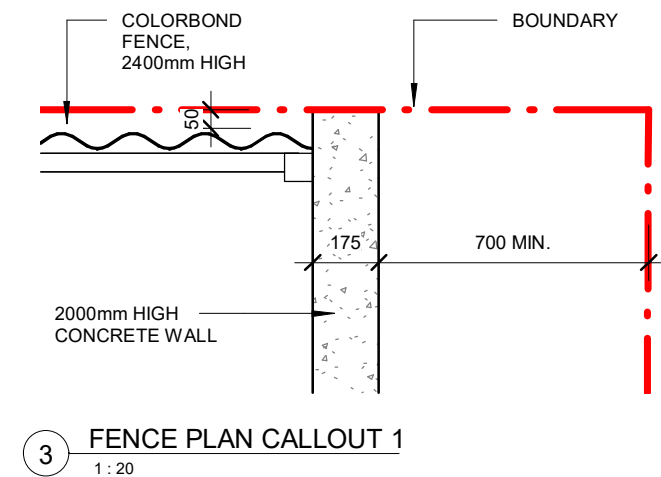
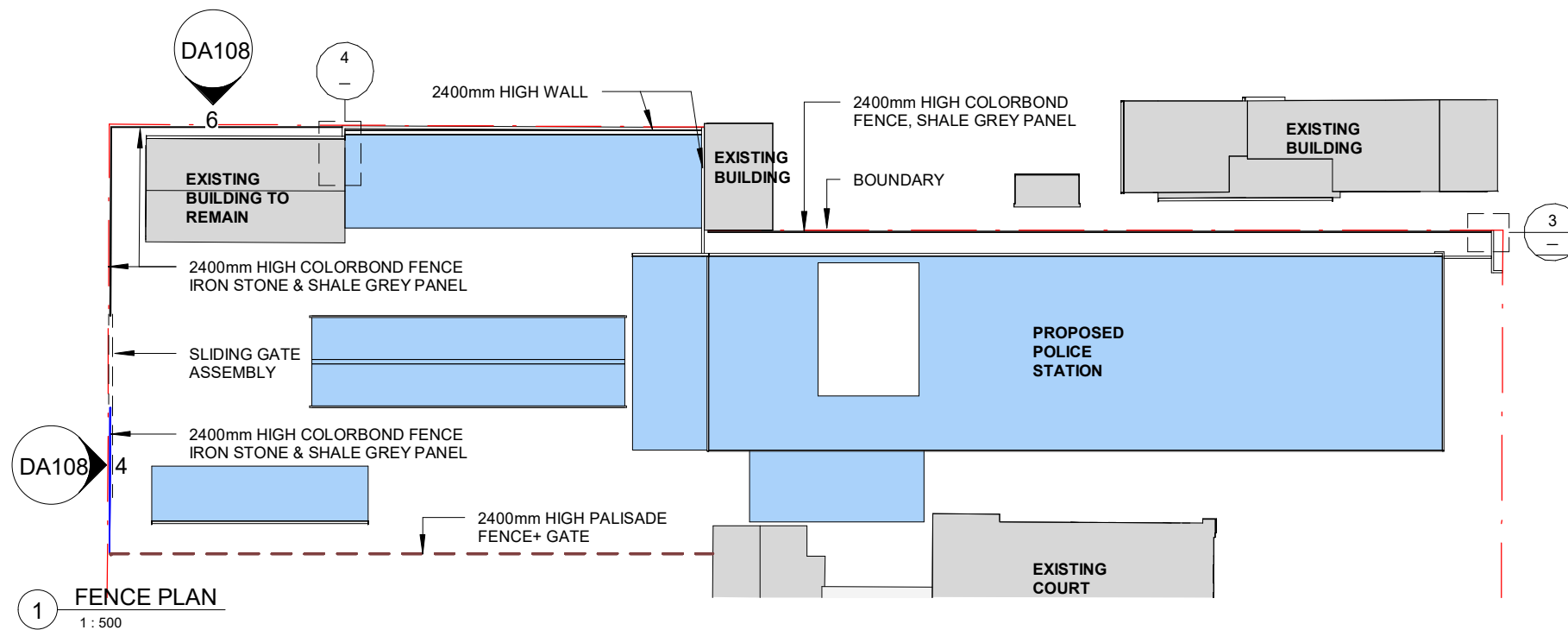
S2 POLICE VEHICLE
PARKING ONLY



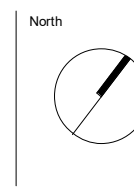
S3 POLICE VEHICLE
PARKING ONLY



S4 POLICE STATION
SIGN



Revisions		General		Drawing	
B	DA	19/07/2019	NL	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and	
A	DA	11/07/2019	NL		
Issue Description		Date	Chk Int		

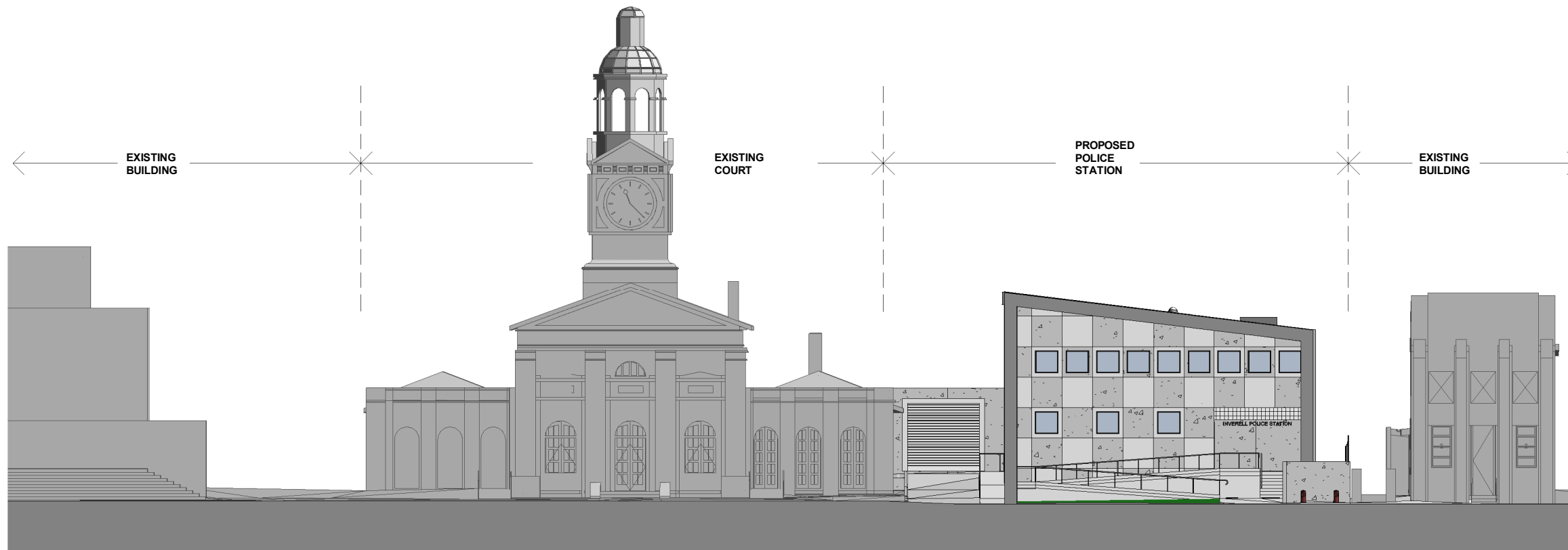


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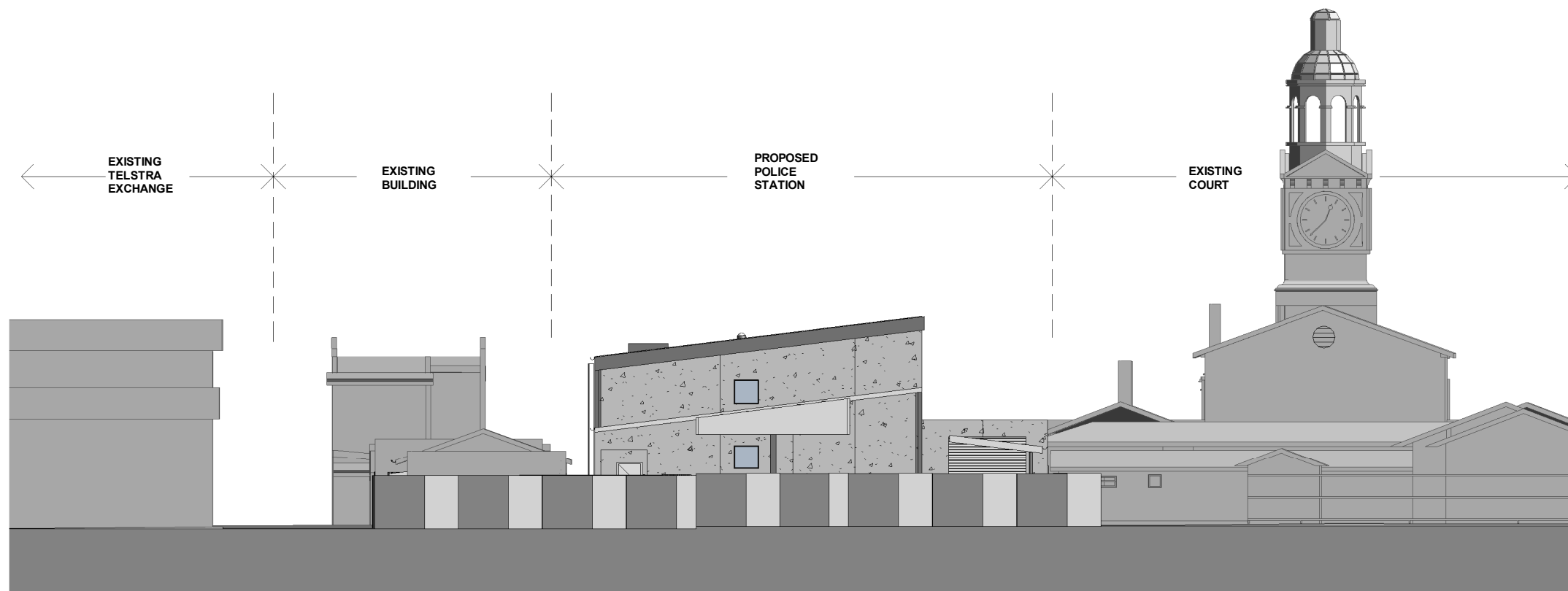
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Project
INVERELL POLICE STATION
Location
109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION
Scale
As indicated @ A3
Drawing
FENCE DETAILS
Project Number
190077
Drawing Number
DA108
Issue
B



1 OTHO STREET SCAPE ELEVATION
1 : 250



2 CAMPBELL STREET ELEVATION 1 TO 250
1 : 250

Revisions		General		Drawing	
B	DA	19/07/2019	NL	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacture. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and	
A	DA	08/07/2019	NL		
Issue Description		Date	Chk Int		



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Project
INVERELL POLICE STATION

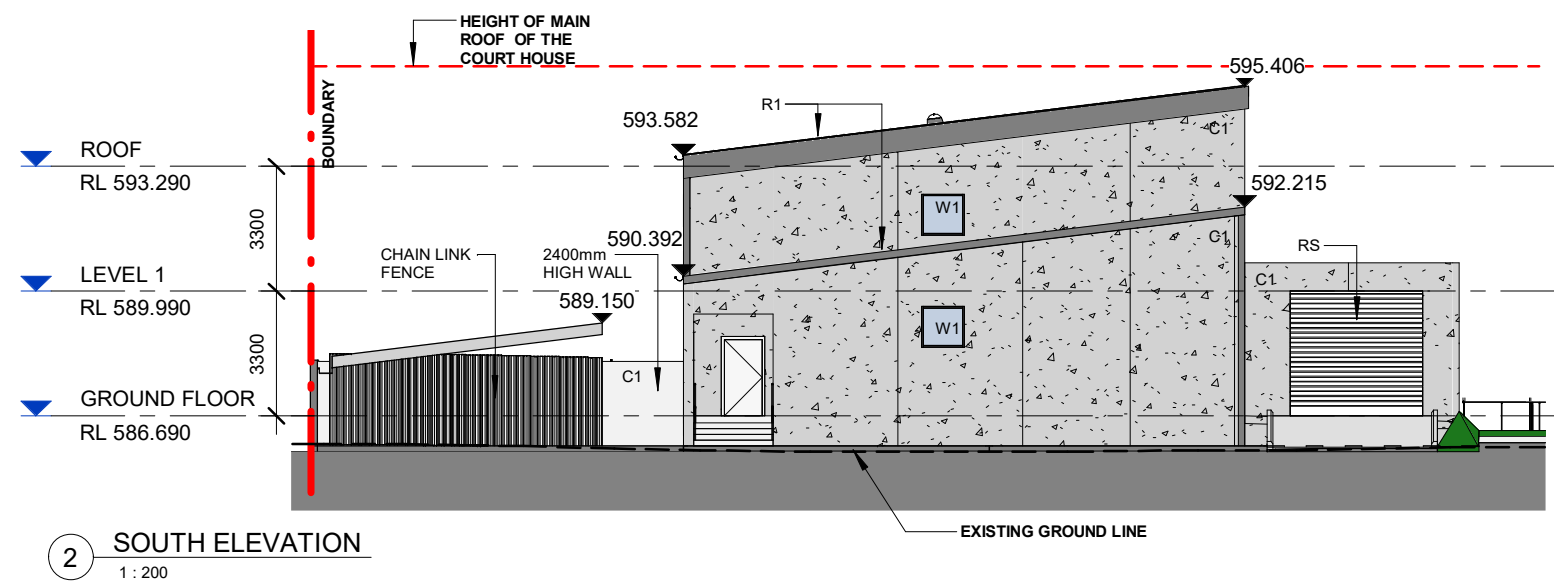
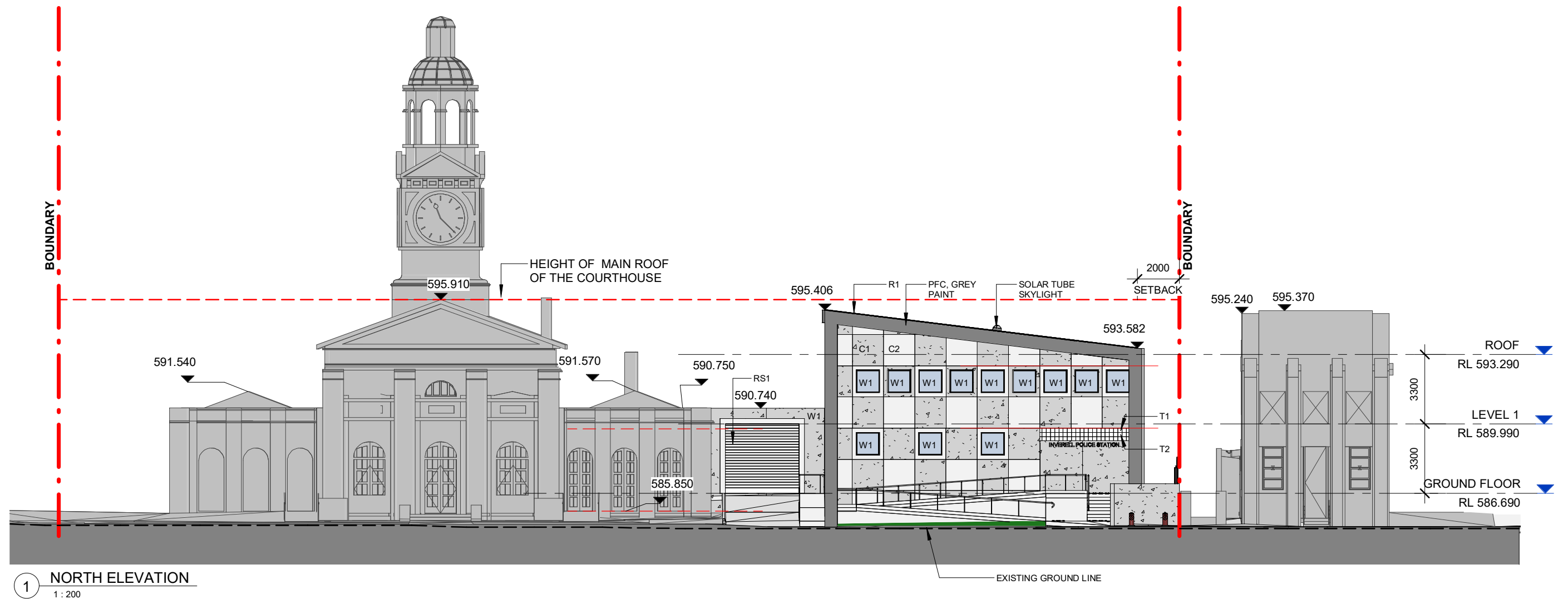
Location
109 OTHO STREET, INVERELL

CROWN DA
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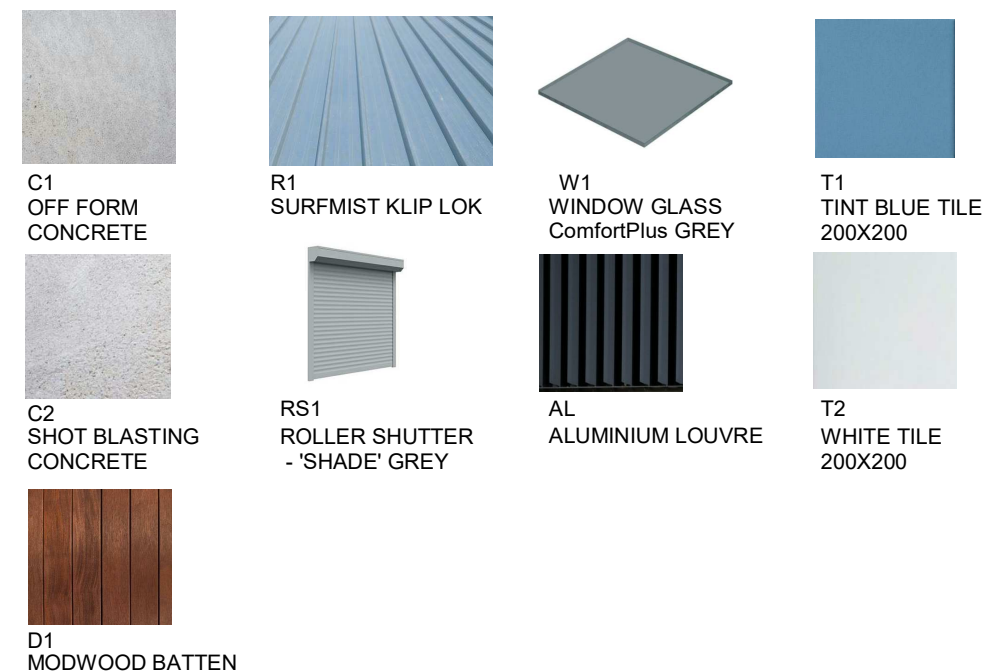
Scale
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Drawing
STREET SCAPE ELEVATIONS

Project Number	Drawing Number	Issue
190077	DA200	B



FACADE PALETTE



Revisions		General		Drawing	
B	DA	19/07/2019	NL	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacture. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and	
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Issue Description		Date	Chk Int		

Nort



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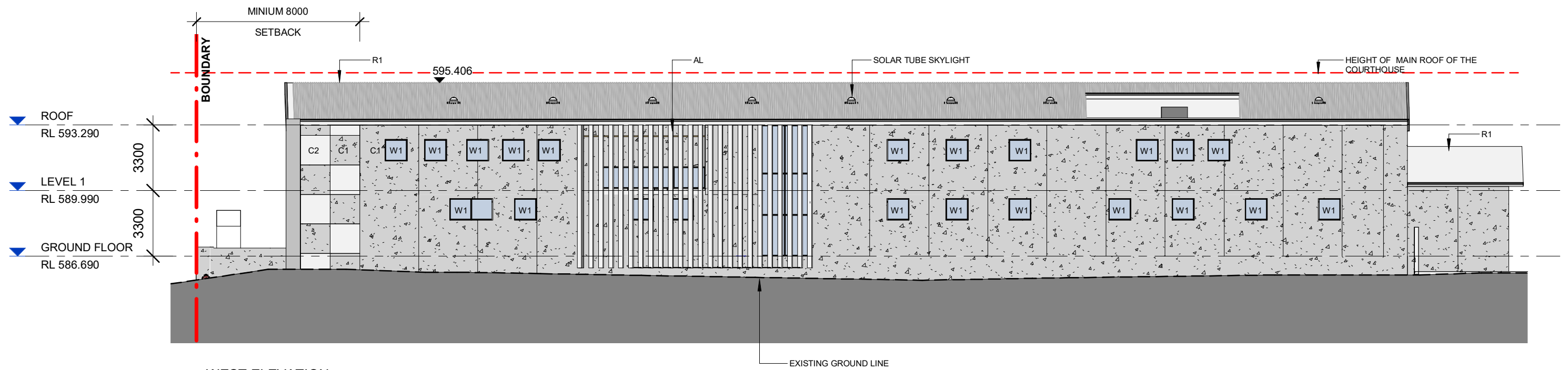
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Project
INVERELL POLICE STATION

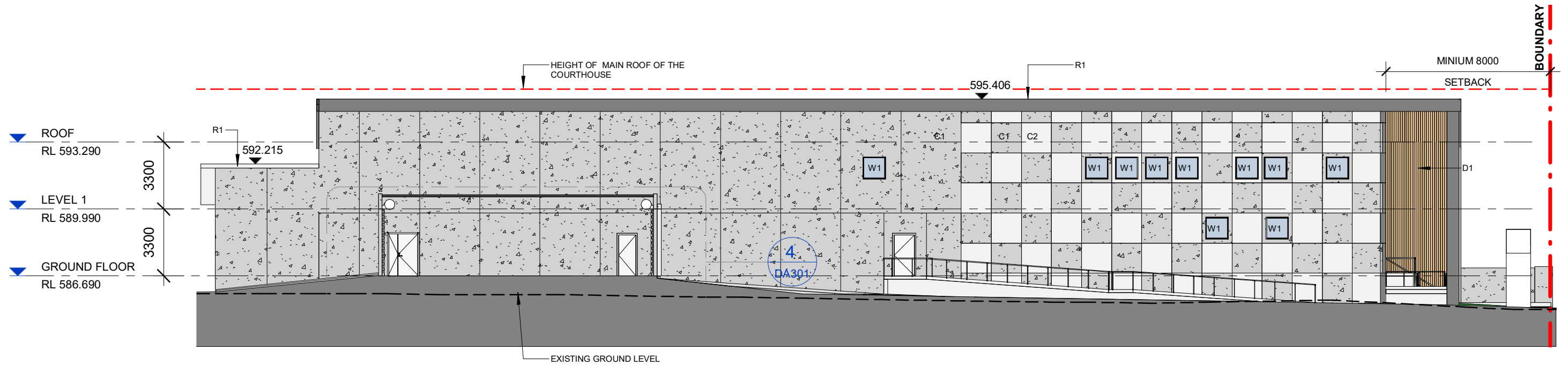
Location
109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION

Scale
1 : 200 @ A3
Drawing
ELEVATIONS & FACADE PALETTE
Project Number
190077
Drawing Number
DA201
Issue
B



1 WEST ELEVATION
1:200



2 EAST ELEVATION
1:200

Revisions	General	Drawing
B DA A DA Issue Description	19/07/2019 NL 08/07/2019 NL Date Chk Int	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacture. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and

Nort



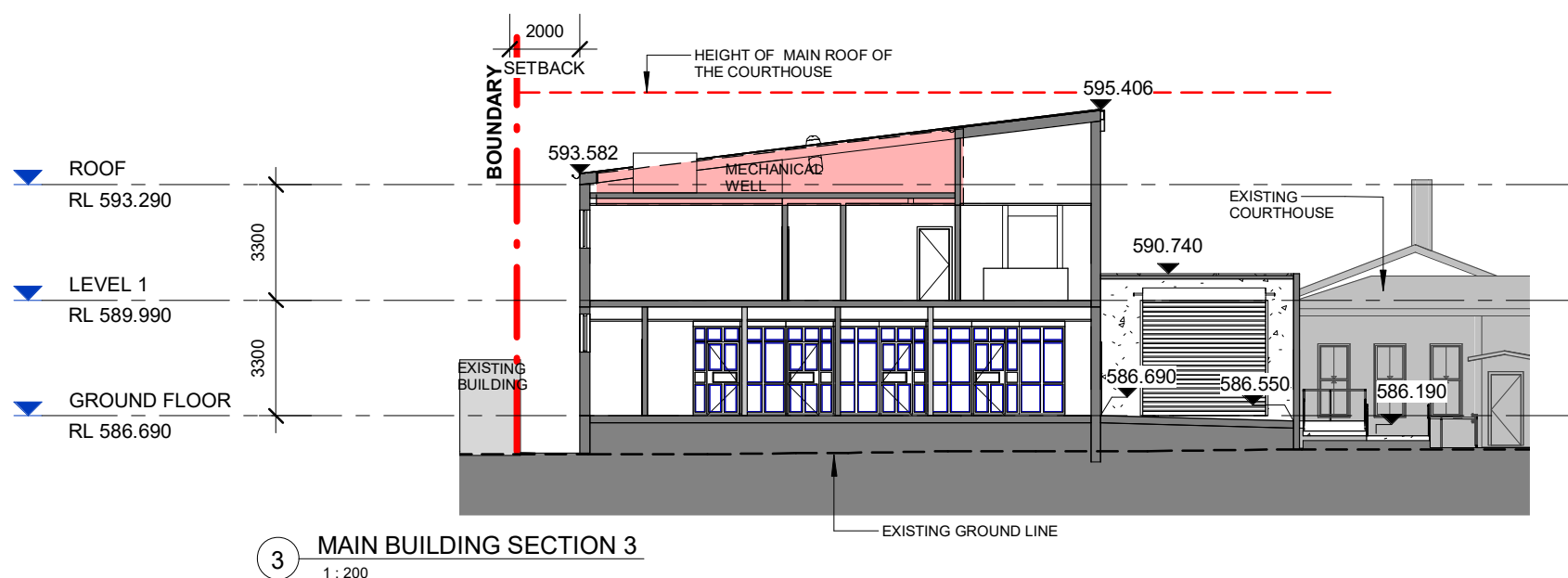
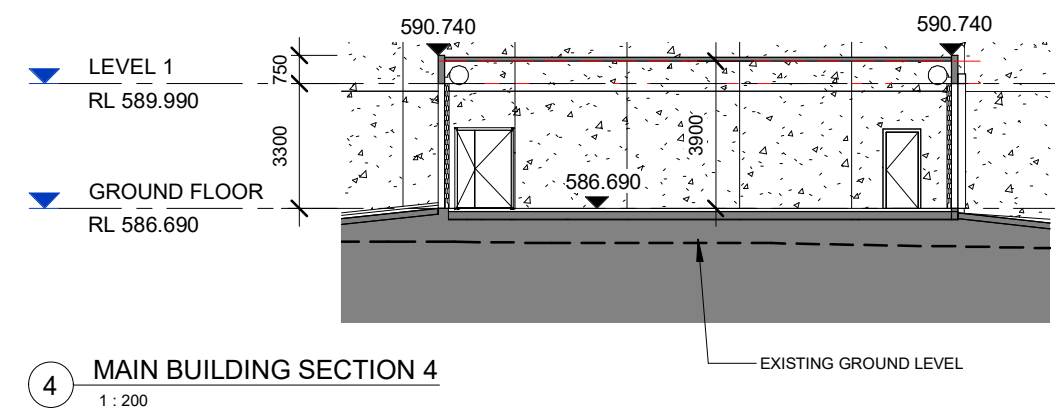
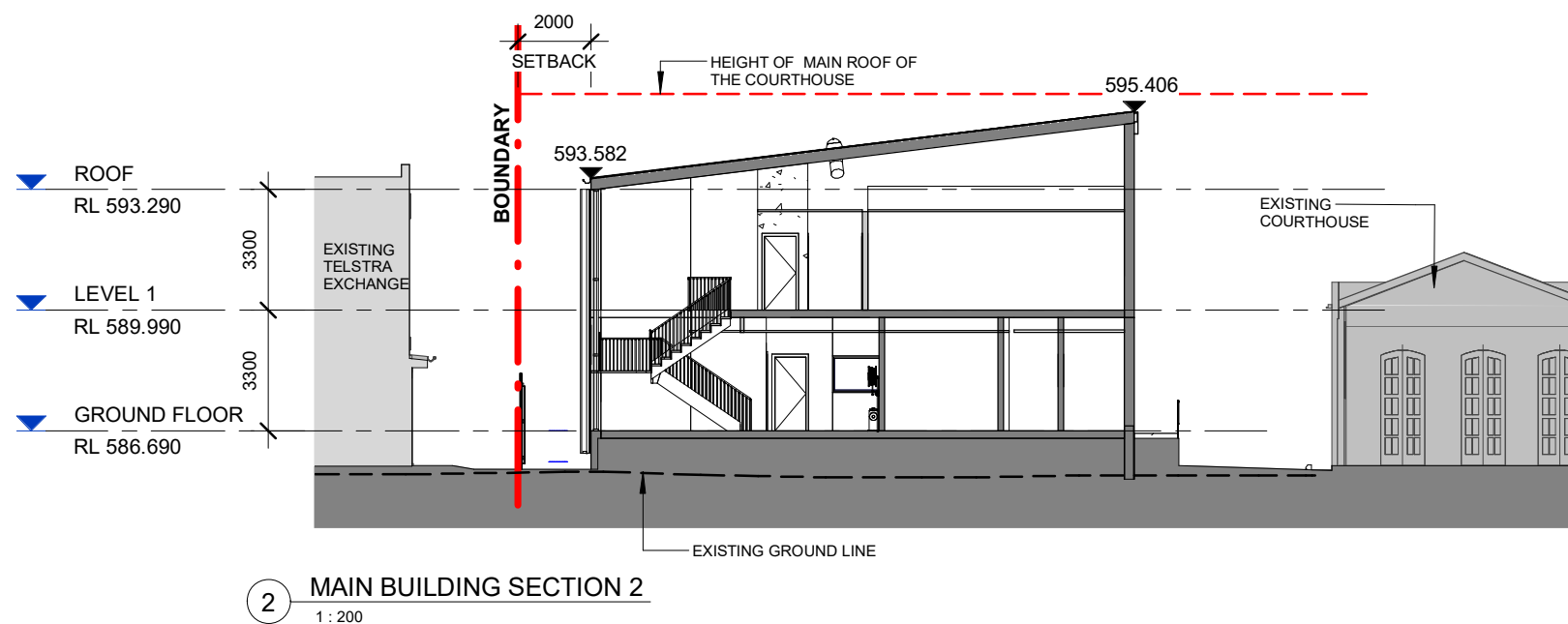
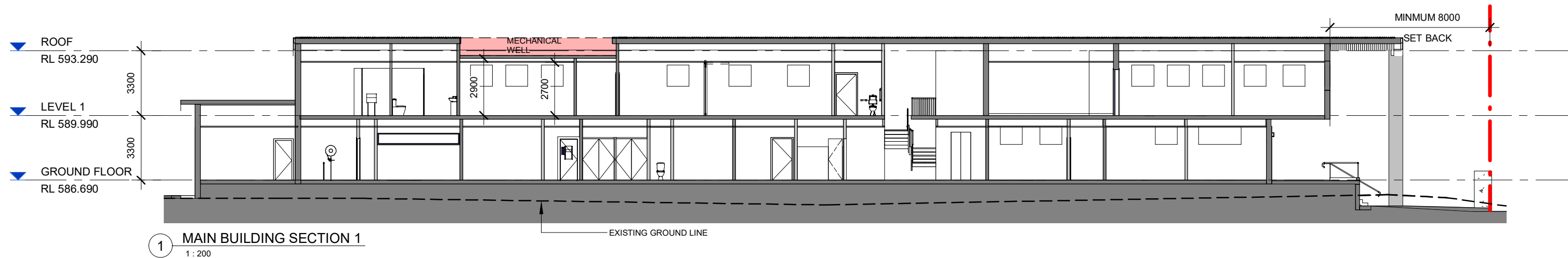
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Project
INVERELL POLICE STATION
Location
109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION

Scale
1:200 @ A3
Drawing
ELEVATIONS SHEET 2
Project Number 190077
Drawing Number DA202
Issue B



Revisions	General	Drawing
B DA A DA Issue Description	19/07/2019 NL 08/07/2019 NL Date Chk Int	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacture. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and



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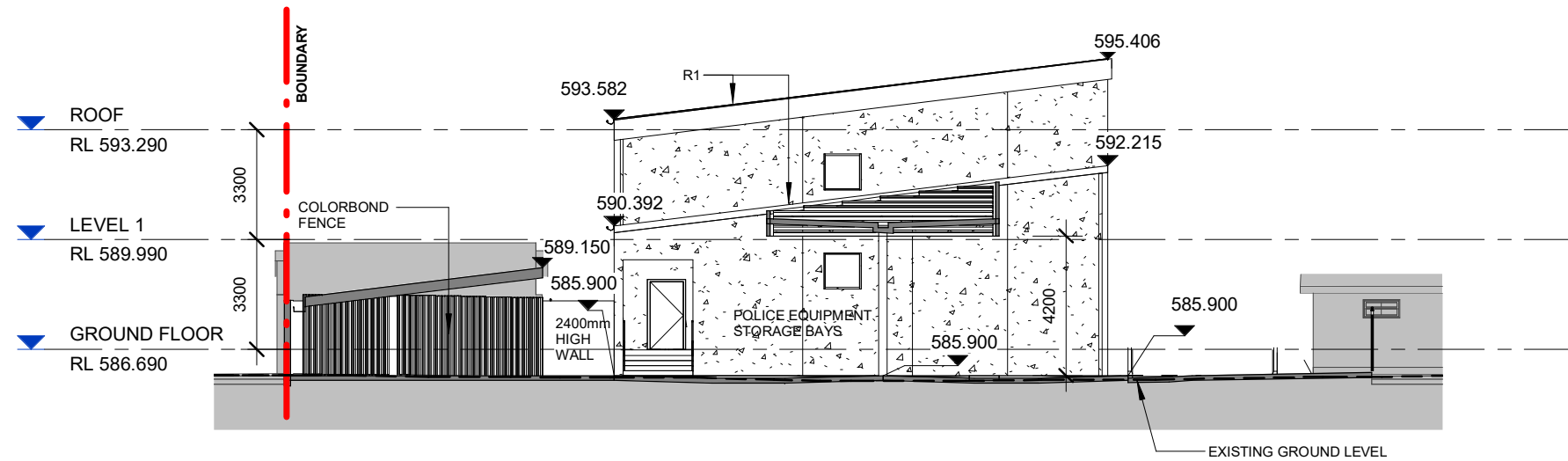
Project
INVERELL POLICE STATION
Location
109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION

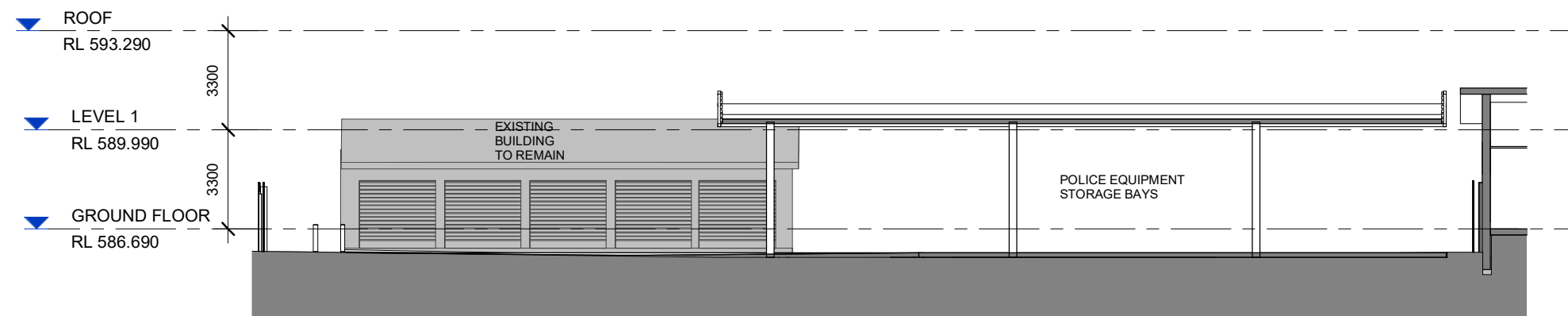
Scale
1 : 200 @ A3

Drawing
SECTIONS

Project Number Drawing Number Issue
190077 DA301 B



1 CARPARK SECTION 1
1 : 200



2 CARPPARK SECTION 2
1 : 200

Revisions		General		Drawing	
B	DA	19/07/2019	NL	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacture. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and	
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Issue Description		Date	Chk Int		

Nort



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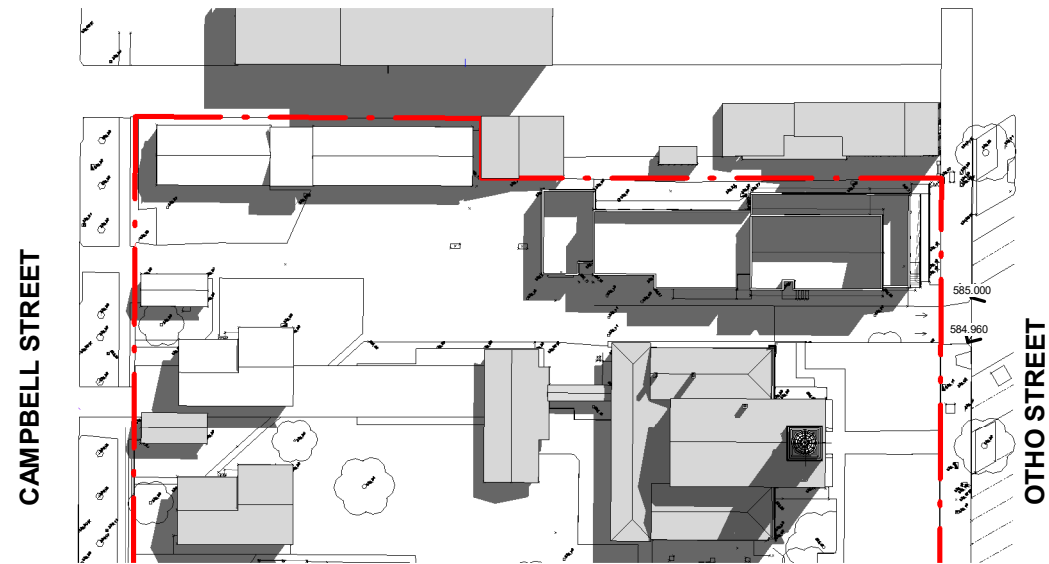
Project
INVERELL POLICE STATION
Location
109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION

Scale
1 : 200 @ A3
Drawing
SECTIONS-CARPARK
Project Number
190077
Drawing Number
DA302
Issue
B



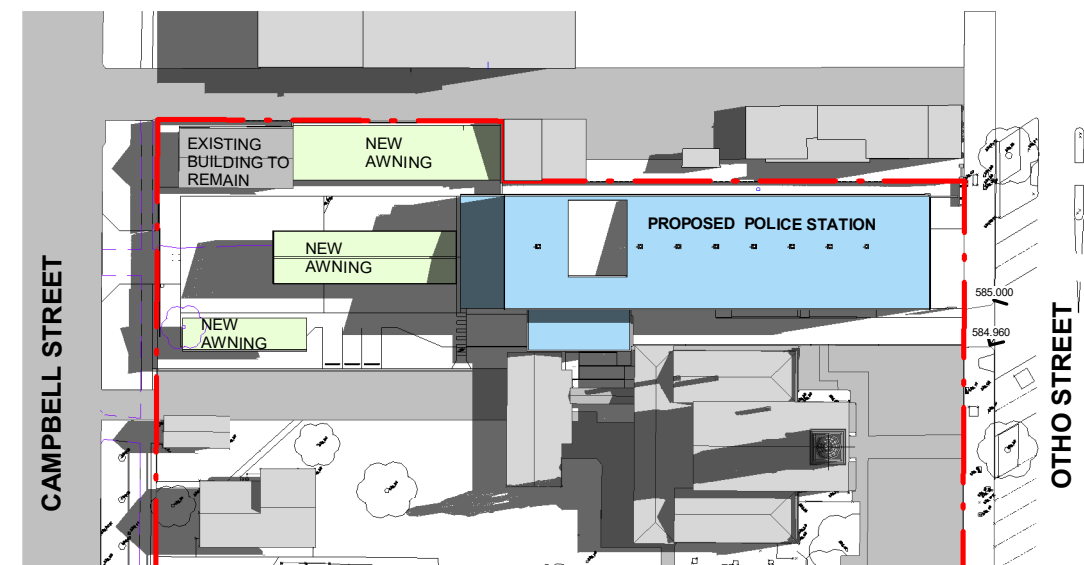
1 SHADOW EXISTING 9AM 21/06/2020
1 : 1000



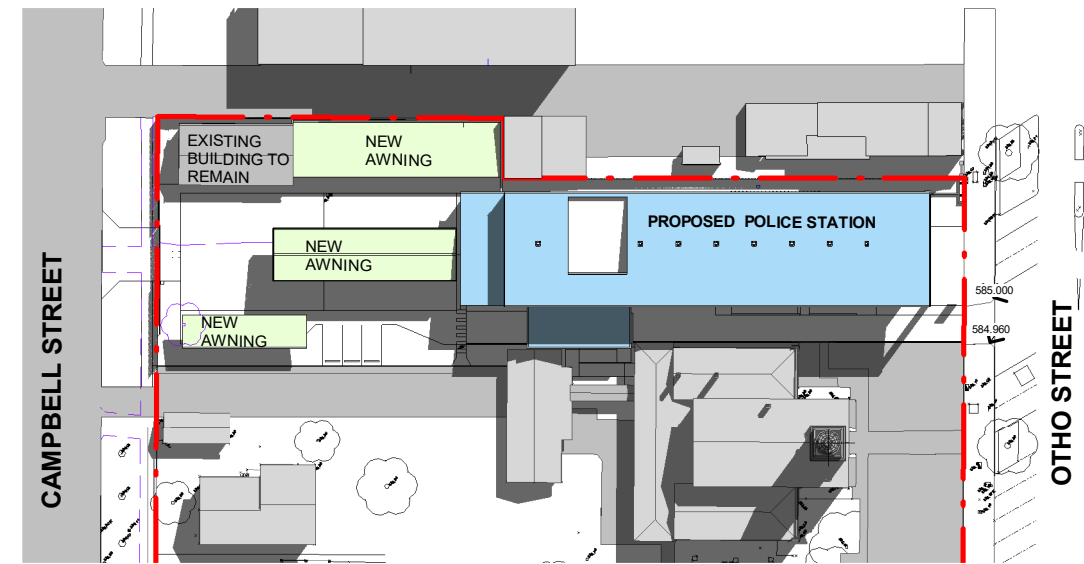
3 SHADOW EXISTING 12PM 21/06/2020
1 : 1000



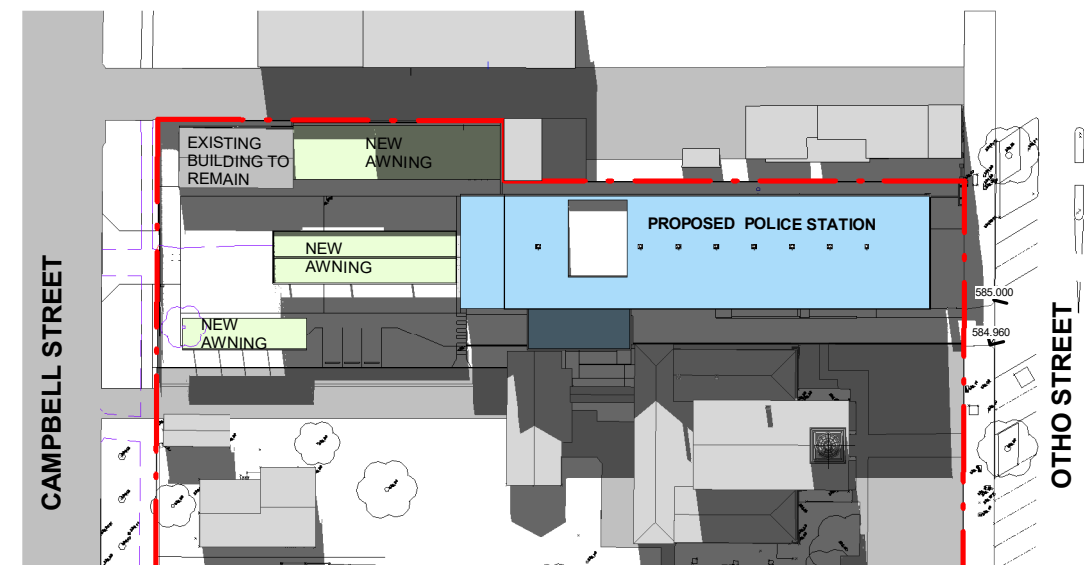
5 SHADOW EXISTING 3PM 21/06/2020
1 : 1000



2 SHADOW PROPOSED 9AM 21/06/2020
1 : 1000

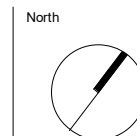


4 SHADOW PROPOSED 12PM 21/06/2020
1 : 1000



6 SHADOW PROPOSED 3PM 21/06/2020
1 : 1000

Revisions		General		Drawing	
		Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacture. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and			
B	DA	19/07/2019	NL		
A	DA	08/07/2019	NL		
Issue Description		Date	Chk Int		



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Richmond+Ross
PTY LIMITED ABN 34 001 485 435
CONSULTING ENGINEERS AND PROJECT LEADERS
38 WILLOUGHBY ROAD
CROWS NEST, NSW 2065
TEL 02 9490 9600
FAX 02 9438 1224

Project
INVERELL POLICE STATION
Location
109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION

Scale
1 : 1000 @ A3
Drawing
WINTER SOLSTICE DAY
SHADOW DIAGRAM
Project Number Drawing Number Issue
190077 DA401 B



Revisions		General		Drawing
B	DA	19/07/2019	NL	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacture. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and
A	DA	08/07/2019	NL	
Issue Description		Date	Chk Int	

Nort



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Richmond+Ross
PTY LIMITED ABN 34 001 485 435
CONSULTING ENGINEERS AND PROJECT LEADERS
38 WILLOUGHBY ROAD
CROWS NEST, NSW 2065
TEL 02 9490 9600
FAX 02 9438 1224

Project
INVERELL POLICE STATION
Location
109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION

Scale
@ A3
Drawing
3D VIEW 01
Project Number
190077
Drawing Number
DA501
Issue
B



Revisions

B DA
A DA
Issue Description

19/07/2019 NL
08/07/2019 NL
Date Chk Int

General

Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacture. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and

Drawing

North



Richmond+Ross
PTY LIMITED ABN 34 001 485 435
CONSULTING ENGINEERS AND PROJECT LEADERS
38 WILLOUGHBY ROAD
CROWS NEST, NSW 2065
TEL 02 9490 9600
FAX 02 9438 1224

Project
INVERELL POLICE STATION
Location
109 OTHO STREET, INVERELL

CROWN DA
NOT FOR CONSTRUCTION

Scale
@ A3

Drawing
3D VIEW 02

Project Number Drawing Number Issue
190077 DA502 B