Richmond Valley Council

Development / Construction Certificate / Subdivision Application

10 Graham Place, CASINO
19-25 Woodburn Street, EVANS HEAD
Locked Bag 10, CASINO, NSW, 2470
Phone: 02 6660 0300 Fax: 02 6660 1300 council@richmondvalley.nsw.gov.au

9 AUG 2019

DA No: 2020/0036	Date: 28/8/19	Records Use: SCANNED 29 AUG 2019
CC No:	Amount $ 3462-	
CDC No:	Receipt No: 2070268	
Land No: 4032	Property No: 119450	Doc. No. .....

Applications submitted on this form (Environmental Planning and Assessment Act 1979)

- [$] Development Application
- [ ] Modify a Development Consent (Section 4.55)
- [ ] Complying Development Certificate
- [ ] Subdivision Civil Works Certificate (Section 6.4)
- [ ] Construction Certificate (Building)
- [ ] Amend Construction Certificate (Building)
- [ ] Occupation Certificate

1. Applicant Details (all correspondence will be forwarded to this name and address)

It is important that you can be contacted should further information be required. Please provide as much detail as possible.

Title: Mr First Name: Mark Surname: Lynch

Company/Organisation: Casino Liquor Property Group Pty Ltd

Postal Address: P.O. Box 6279 South Lismore

State: NSW Postcode: 2480

Telephone – Business ..... Mobile: 0428480233 Private .....

Email Address: mglynch@outlook.com Fax .....

Name (Print): Mark Lynch Signature .....

Date 27/08/19

2. Site of Proposed Development

These details identify the land where the development is to be located.

Unit/Street No: 101 Street/Road: WALKER STREET

Suburb/Town/Locality: CASINO

Lot No: M Sec ..... Deposited / Strata / Plan: 159838

Richmond Valley Council

Development Application Checklist

Please tick all relevant boxes and attach information

- [ ] True Market Value of work
- [$] Consent of all owners – see Note 3 *
- [ ] 6 Copies of plans for Integrated / Designated Development
- [$] 3 Copies of plans for all other developments including detailed site plan – see Note 4 & 5 * Enlarged
- [ ] 2 Copies of Specifications – see Note 6
- [$] 2 Copies of Statement of Environmental Effects – see Fact Sheet & Note 11
- [ ] 3 Copies of Engineer's details (required prior to issue of Construction Certificate)
- [ ] 2 Copies of Rural Fire Service Bushfire Assessment – available at **www.rfs.nsw.gov.au**
- [ ] 3 Copies of BASIX Certificate – available at **www.basix.nsw.gov.au** – see Note 10
  (Required for new dwellings, change of use to a dwelling, additions over $50k & swimming pools over 40k litres)
- [ ] 3 Copies of Relevant BASIX Commitments shown on plans – see BASIX Certificate
- [ ] Building Line Variation and/or DCP Variation – see separate form
- [ ] Water Sensitive Urban Design details – see Development Control Plan
- [ ] Floor and Ground Levels in Flood Prone Land
- [ ] Biodiversity Development Assessment Report or 'Test of Significance' for Native Vegetation clearing – available at **http://www.environment.nsw.gov.au/biodiversity/entryrequirements.htm**
- [ ] 2 Copies of Soil Classification Report, filter and pump specifications for Swimming Pool
- [ ] Copy of Home Warranty Insurance for residential work valued over $20,000 (if builder undertaking work) – see Note 9
- [ ] On Site Sewage Management Application – 3 copies of Consultant's Report
- [ ] Integrated Development cheque(s)
- [ ] Disclosure of Political Donations and Gifts – see question 20
- [ ] Yes ☐ No – Please send all correspondence / approvals by email only

NOTE:

- **Failure to supply all the information will result in delay of your application for which Council cannot accept responsibility and may result in a refusal of the application.**
- **An Owner Builder Permit is required for works over $10,000. A Development Application number from Council is required to apply for permit with Department of Fair Trading.**
- **Machinery/Farm Sheds do not need insurance.**

The assessment may identify other issues that may require clarification or further submissions.

DEVELOPMENT APPLICATIONS MUST BE LODGED WITH COUNCIL PRIOR TO 3.30PM MONDAY TO FRIDAY

Applicant to complete:

I have read all the information attached to this development application and have completed the checklist above. I acknowledge that failure to supply all of the information requested by Council will result in the processing of this application being delayed.

Mark Lynch
Print Name

Signature

27/08/2019
Date

3. Owner(s) of the Land and Owners Consent

All owner(s) of the land to be developed must sign this form, attach separate sheet if required, provide the name of every owner. For companies, body corporate or Crown land refer to Notes for Completion on this form. Without the owner's consent, Council will not accept this application.

As the owner/s of the land to which this application relates, I consent to this application. I also consent for authorised Council staff to enter the land to carry out inspections relating to this application. I accept that all communications regarding this application will be through the nominated applicant and I understand that information will be made publicly available and published to the DAs online section of Council's website.

Family Name(s) or Company Casino Liquor Property Group Pty Ltd ABN 58 774 154 227

Given name(s) .....

Full Postal Address P.O. Box 6279 South Lismore NSW

.....Postcode 2480

Telephone – Business.....Mobile 0412941097.....Private.....

Email Address mglynch@outlook.com..... Fax.....

**** If signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg, power of attorney, executor, trustee or company director).**

Name (Print) Mark Neilson - Company Director Signature.....

Name (Print)..... Signature.....

Name (Print)..... Signature.....

Date 27/08/19

4. Development Description

Accurately describe all components of your proposal, including signs, use of the land/building, subdivision, demolition etc. (eg Dwelling, Residential Flat Building, Change of Use, Subdivision, Extractive Industry, Animal Establishment etc)

BUILDING ALTERATIONS AND ADDITIONS TO COMMONWEALTH HOTEL

5. Cost of Development

Part 15 Division 1 of the Environmental Planning and Assessment (EP&A) Regulation 2000 sets out how to calculate the fees for development applications. For development that involves a building or other works, the fee for your application is based on the estimated cost of the development.

The cost of the development is the genuine estimate of:

(a) The costs associated with the construction of the building; and
(b) The costs associated with the preparation of the building for the purpose for which it is to be used (such as costs of installing plant, fittings, fixtures and equipment)

Note: Owner builders will need to include the full cost of labour.

Estimated cost of the development $850,000

(Please note that the cost must be a true market cost for the work, including all materials and labour costs – Estimate will be checked against current construction cost indices)

6. Development Type

- [x] Local
- [ ] State
- [ ] Integrated
- [ ] Concurrence (SEPP1)
- [ ] Designated

7. Integrated Development

Integrated developments may require licences or approvals from a NSW Government agency. Council will refer the application to necessary agencies so that there is an integrated assessment of the proposal. All Integrated Development Applications require a cheque(s) for $320.00 for each referral plus an extra copy of the complete DA for each authority.

Is your application for Integrated Development? ☐ Yes ☒ No **(Please tick referrals required)**

Fisheries Management Act 1994	☐ s144 ☐ s201 ☐ s205 ☐ s219
National Parks and Wildlife Act 1974	☐ s90
Protection of the Environment Operations Act 1997	☐ ss43(a),47,55 ☐ ss43(b),48,55 ☐ ss43(d),55,122
Water Management Act 2000	☐ ss89, 90, 91
Heritage Act 1977	☐ s58
Mining Act 1992	☐ ss63, 64
Roads Act 1993	☐ s138
Rural Fires Act 1997	☐ s100B
Other.....	☐

8. Complying Development only

Nominate the Planning Instrument you seek approval under:

- ☐ SEPP 4
- ☐ SEPP60
- ☐ SEPP (Infrastructure) 2007
- ☐ SEPP (Exempt & Complying Development Codes) 2008
- ☐ SEPP (Temporary Structures and Place of Public Entertainment)
- ☐ SEPP (Affordable Rental Housing) 2009

Relevant Part of SEPP

.....

.....

.....

9. Construction Certificate Amendments only

Accurately describe all components of proposed amendments to Construction Certificate

.....

.....

.....

.....

.....

10. Development Applications requiring Modification only

Clause 258 of the Environmental Planning and Assessment Regulation 2000 and the table attached to the clause set out how to calculate the fee for an application for modification of a consent.

If your development needs to be advertised to the public you may also need to include an advertising fee. Clause 258 of the Regulations includes details on these fees.

Note: Advertising fees attract GST, all other fees do not. Contact us if you need help to calculate the fee for your application

Estimated Cost of the Development $.....

What was the original estimated cost of the development (including GST) $.....

What is the Development Application Number.....

What is the date of the consent.....

Describe what the original consent allows .....

.....

.....

.....

Please indicate the type of modification you propose to make by placing a tick in the appropriate box. **Tick the appropriate box.**

Please Note: This application was formerly known as a Section 96 Modification.

- ☐ Section 4.55(1) Modification involving minor error, miss description or miscalculation
- ☐ Section 4.55(1a) Modification involving minimal environmental impact
- ☐ Section 4.55(2) Other modifications

Tick Condition(s) to be modified

- ☐ Modify Condition No 1
- ☐ Modify and insert any other relevant conditions
- ☐ Other modification as specified below

.....

.....

On a separate page please provide the reasons for modification.

Will the modified development be substantially the same as the development that was originally approved?

No ☐

Yes ☐➢ Please provide evidence that the development will remain substantially the same. (If you need to attach additional pages, please list the material attached).

.....

.....

11. Principal Certifier (PCA)

Appointment of Principal Certifying Authority

☐ Richmond Valley Council ☐ Private Certifier (*please complete details*)

Name .....

Full Postal Address.....

..... Postcode.....

Telephone – Business.....Mobile..... Private.....

Accreditation Authority .....

Accreditation No..... Expiry Date ...../...../.....

Company Issuing Indemnity Certificate .....

Expiry Date ...../...../.....

12. Builder Details

Name.....

Full Postal Address.....

.....Postcode.....

Telephone – Business.....Mobile.....Private.....

Builders Licence No ..... Expiry Date ...../...../.....

Company Issuing Indemnity Certificate .....

Expiry Date ...../...../.....

(Note: Please supply a copy of owner/builder permit when obtained)

13. Building Materials

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings (please complete the following):

Number of storeys (including underground floors): .....

Gross floor area of new building ($m^{2)}$: ..... Gross site area ($m^{2)}$: .....

Residential buildings only (please complete the following details on residential structures):

Number of dwellings to be constructed: ..... Number of dwellings to be demolished: .....

Number of pre-existing dwellings on site: .....

Materials – residential buildings (please indicate the materials to be used in the construction)

Walls		**Roof**		**Floor**		**Frame**	
Brick (double)	☐	Tiles	☐	Concrete or slate	☐	Timber	☐
Brick (veneer)	☐	Concrete or slate	☐	Timber	☐	Steel	☐
Concrete or stone	☐	Fibre cement	☐	Not specified	☐	Aluminium	☐
Fibre cement	☐	Steel	☐	Other	☐	Not specified	☐
Timber	☐	Aluminium	☐			Other	☐
Metal	☐	Other	☐				
Other	☐	Not specified	☐				
Not specified	☐						

14. Environmental Effects of Your Development

In order for Council to assess your proposal, you will need to inform Council of the potential impacts it will have. Depending upon the nature and scale of your proposal, you may need to provide one or more of the statements listed below to explain its environmental effects as well as the way in which the development will operate. If you do not fully describe the impacts and the way the development will operate, this may result in processing delays.

ALL Development Applications must be accompanied by a Statement of Environmental Effects this is a legal requirement -- Refer to the attached Fact Sheet for what information to include.

Is your proposal designated development?

☒ No Please attach a **Statement of Environmental Effects (SEE)** Note: A SEE report will be required to be submitted for all development applications that are not classified as designated development.

☐ Yes Please attach an **Environmental Impact Statement (EIS)**.

Does your proposal require clearing of Native Vegetation?

☒ No

☐ Yes If yes please continue with below questions.

If yes, does your proposal exceed the clearing thresholds under Section 7.2 of the Biodiversity Conservation Regulation 2017 or is your proposal located on the Biodiversity Values Map (BV Map)?

☐ No Please attach a **'Test of Significance'**.

☐ Yes Proposal exceeds threshold, BAM Assessment required please attach a **Biodiversity Development Assessment Report**.

☐ Yes Proposal is below the threshold, but is on the BV Map, BAM Assessment required please attach a **Biodiversity Development Assessment Report**.

Does your 'Test of Significance' indicate there will be a significant impact?

☐ No Continue with assessment under Section 79C of the EP&A Act.

☐ Yes BAM Assessment required, please attach a **Biodiversity Development Assessment Report** or a **Species Impact Statement (SIS)**.

Further information in relation to clearing Native Vegetation can be found at the following address http://www.environment.nsw.gov.au/biodiversity/entryrequirements.htm

Does your proposal require works to a heritage item?

☒ No

☐ Yes Please attach a **Heritage Impact Statement**.

Does your proposal involve a variation to a development standard(s) (as contained within the Richmond Valley Council LEP 2012) or a variation to a development control(s) (as contained within the Richmond Valley Council DCP 2015)?

☒ No

☐ Yes, variation to development standard. Please attach an application to **vary the standard**.

☐ Yes, variation to development control. Please attach a request to **vary the development control**.

15. Section 68 Approvals

Approvals under Section 68 of the Local Government Act, 1993

- ☐ Not applicable
- ☐ Carry out water supply work
- ☐ Carry out stormwater drainage work
- ☐ Carry out sewerage work
- ☐ Connect a private sewer with a public sewer
- ☐ Use a building as a place of public entertainment
- ☐ Connect a private drain with a public drain
- ☐ Install a sewage management facility & ancillary drainage
- ☐ Alter a sewage management facility & ancillary drainage
- ☐ Place a waste storage container in a public place
- ☐ Other .....

16. Approval under Section 138 of the Roads Act 1993

Does this proposed development involve roadworks on an existing public road, the opening of a public road or footpath area for public utility services, driveway access or stormwater drainage?
Note: The public road is not a classified road and approval is to be issued by Council.

- ☐ No
- ☒ Yes Please attach an **Application for Approval under Section 138 Roads Act 1993** prior to issue of Construction Certificate.
- ☐ Unsure

17. BASIX

A development application for any BASIX affected development must also be accompanied by a BASIX certificate (or certificates), being a BASIX certificate that has been issued no earlier than three months from the date of application. Any new dwellings, change of category class to a BASIX classification, alterations and additions over $50k and swimming pools with capacity of 40k litres or more are all required to have a BASIX certificate submitted. The BASIX commitments listed on the certificate are to be listed on the plans or under separate cover.

Note: To find out if your development requires a BASIX certificate, please contact the BASIX Help Line on 1300 650 908.

Does your development require a BASIX certificate?

- ☒ No
- ☐ Yes Please attach a **BASIX certificate** and any other documents that are required by the BASIX certificate.

18. Rural Road Numbering

All properties are required to have a road/street number, which assists the Emergency Services locate properties.

Does the proposed development have a Council generated Rural Road / Street Number?

☒ No Please attach a **Rural Road Number application**.

☐ Yes

19. Concurrence

Some applications require the agreement of another Government Authority before an approval can be granted. A copy of your application will be sent to the relevant authorities to seek their agreement.

Does the proposed development require **Concurrence**? ☐ Yes ☒ No

If yes, please indicate from which whom Concurrence is required

☐ NSW Government Planning and Environment

☐ NSW Government Roads and Maritime Services

☐ NSW Government Environment and Heritage

☐ Other .....

20. Disclosure Statement

Disclosure of Political Donations and Gifts

A person who submits a development application to Council is required to disclose the following reportable political donations and gifts (if any) made by any person with a financial interest in the application within the period commencing two years before the application is made and ending when the application is determined:

- All reportable political donations made to any local Councillor of the Council; and
- All gifts made to any local Councillor or employee of the Council.

A reference to a reportable political donation made to a "local Councillor" includes reference to a donation made at the time the person was a candidate for election to the Council.

Significant penalties apply for non-disclosure. For more information and to obtain a political donations and gifts disclosure statement, go to the NSW Government Planning and Environment website **www.planning.nsw.gov.au/donations**

Is a disclosure statement required to accompany your application

☒ No in signing this application, I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of determination.

☐ Yes Please complete the **Political donations and gifts disclosure statement** at www.planning.nsw.gov.au/donations.

21. Privacy and Copyright Notice

The completed development application form and any documents submitted with the application contains personal information that is being collected in order to assess, process and determine the application under the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The information will be processed by the Development and Environmental Health Department of Richmond Valley Council and will be made available to public enquiries under the Government Information (Public Access) Act 2009 (GIPA). The information will be stored in Council's electronic document management system.

The information supplied is required under the EP&A Act. The supply of the information is voluntary, however if it is not supplied Richmond Valley Council may be unable to process the application.

Council has collected this personal information from you in order to assist it in its determination of this matter. You may make application for access or amendment to information held by Council.
You may also make a request that Council suppress your personal information from a public register. Council will consider any such application in accordance with the PPIPA.

Development Application and documents will be made publicly available
This development application form (including any personal information and other information supplied on the form) and any document submitted with the development application will be made publicly available on Council's online DA tracker, and in other ways that the Council considers appropriate in accordance with sections 6 and 18 of the GIPA, and Schedule 1 of the GIPA Regulation.

Copyright Notice
You are advised that Council will make copies (including electronic copies) of the development application and accompanying plans and documents for the purpose of complying with its obligations under the EP&A Act and the Local Government Act 1993. In addition the Council may make such further copies as are necessary to facilitate a thorough consideration of the development application. This includes the application form, plans and supporting documentation and the publishing of the same to Council's online DA tracker. The applicant is responsible for obtaining all copyright licences necessary from the copyright owners for this purpose.

22. Contact With Council Prior to Lodgement

Have you spoken with Council staff prior to lodging your application? ☒ Yes ☐ No

Was it a: ☐ Pre-lodgement Meeting ☐ Development Concierge ☐ Counter/Phone Enquiry

If Yes, what was your experience like.....

Richmond Valley Council
Quote

Quote No: Quote20/0079

Date Issued: 27/08/2019

Expiry Date: 30/06/2020

Applicant:

Property: Lot M DP 159838

Stage/Decision: Issued

Details:

Status: Current

Group: Development Application

Category: DA Other (Not specifically categorised)

Estimated Cost of Development: $850,000.00

Lodged*: 27/08/2019

Description	Quantity	Amount	GST	Total
Advertised Dev - Publ/Written/Sign - Refundalble	1.00	$1,105.00		$1,105.00
Development Application Fee	850,000.00	$2,319.00		$2,319.00
Development Archiving Fees - All Dev Applications	850,000.00	$34.55	$3.45	$38.00
	Sub Total:	$3,458.55	$3.45	$3,462.00
	Total:	**$3,458.55**	**$3.45**	**$3,462.00**

This is a Quote only and the Fees and Charges may differ at the time of submitting the application. Further levies, fees or charges can only be determined during assessment of an application and may apply to any consent issued, eg; water services installations, infrastructure works, S64 water / sewer contributions, S94A levy, S94 heavy haulage charges etc
NOTE: Any fees listed above that have been determined at the direction of any current Act may differ at the time of payment, if the relevant Act changes prior to payment.

EQUIFAX

Company File (Current) for CASINO LIQUOR PROPERTY GROUP PTY LTD

Request ID:	190828-AN0EV-002IW	Report Created:	28-Aug-2019 9:15 AM
Charge back no:		ASIC Extract Date:	28-Aug-2019 9:15 AM
Subject:	CASINO LIQUOR PROPERTY GROUP PTY LTD	File Number:	887091113

This Company File (Current) report contains all data received in a Company Extract Current obtained at 28 Aug 2019 9:15 AM, sourced from the Australian Securities and Investment Commission's database under section 1274A of the Corporations Act 2001. 1) As at the Report Created date and time: this report is deemed up-to-date; 2) has been enhanced with a Australian Business Register summary; 3) has been enhanced with an indication of any adverse information held on the Equifax database. To report any errors or omissions regarding this report please contact Equifax.

Summary

Status:

✘ ABR: not registered

✔ ASIC: Registered

Adverse information:

✔ No adverse information present on Equifax file.

Adverse information recorded on the Equifax file includes defaults, mercantile enquiries, judgements, writs, external administration and petitions.

Identity

ASIC organisation details

Name:	CASINO LIQUOR PROPERTY GROUP PTY LTD
Name start date:	24-May-2018
ACN :	626377348
Registration date:	24-May-2018
Next review date:	24-May-2020
Status:	Registered
Company Type:	Australian Proprietary Company
Class:	Limited By Shares
Subclass:	Proprietary Company
Registered in:	ACT
Disclosing Entity:	No

Registered Office

Current Address: GENFOCUS UNIT 1, 137
CANBERRA AVENUE
FYSHWICK ACT
2609
from:24-May-2018
Doc No: 0EAG99938

Principal Place of Business

Current Address: 16 CAVENDISH ROAD
GOONELLABAH NSW
2480
from:24-May-2018

Contact Address for ASIC use only

Current Address: PO BOX 1266
FYSHWICK ACT
2609
from:08-Jun-2018

Section 146A of the Corporations Act 2001 states: 'A contact address is the address to which communications and notices are sent from ASIC to the company'.
This address is recorded for ASIC use only.

Org Structure

Director (1)

	Name	Appointed	Ceased	DOB	File Number	ASIC Document
Current	NEILSON, MARK JOHN 16 CAVENDISH ROAD GOONELLABAH NSW 2480	24-May-2018		07-May-1969 in MELBOURNE, VIC	190361565	0EAG99938

Secretary (1)

	Name	Appointed	Ceased	DOB	File Number	ASIC Document
Current	NEILSON, MARK JOHN 16 CAVENDISH ROAD GOONELLABAH NSW 2480	24-May-2018		07-May-1969 in MELBOURNE, VIC	190361565	0EAG99938

Share structure

Class:	ORD
Class Code:	ORD
Shares issued:	120
Paid on shares issued:	$ 120.00 total
Unpaid on shares issued:	$ 0.00 total
ASIC document:	0EAG99938

Members(1)

Name	Class	Shares	Beneficially Held	Paid	ASIC Document
MARKLEE PTY LTD '1 WARABROOK BOULEVARD', 1 WARABROOK BOULEVARD WARABROOK NSW 2304 ABN:51626141777 ACN :626141777	ORD	120	No	Yes	0EAG99938

For each class of shares issued by a proprietary company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database.
Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

ASIC Documents

Document(s)

ASIC Doc No	Form	Description	Pages	Received	Processed	Effective
0EAG99938	201	(C) Application For Registration as a Proprietary Company	3	24-May-2018	24-May-2018	24-May-2018

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END OF REPORT

Statement of Environmental Effects

Building Alterations and Refurbishment
Commonwealth Hotel
101 Walker Street, Casino

Prepared for: MARK LYNCH
Date: AUGUST 2019

Keiley Hunter
TOWN PLANNING

TEL: 0458 515963
PO BOX 4481
COFFS HARBOUR 2450
keiley@keileyhunter.com.au

Executive Summary

This Development Application seeks consent for building alterations to the Commonwealth Hotel located at 101 Walker Street, Casino. The main elements of the new work associated with this development application are:

a. Upgrade and modernise the bar, kitchen and dining area.
b. Rebuild the bottle shop and new drive through area similar to the approved plans 2017/0077, however with car parking located to one side of the drive through area and a new awning covering the area.
c. Construct an elevated deck area for café dining in the Canterbury Street footpath area.
d. Renovate the upper level hotel rooms. Decrease the number of hotel rooms from 11 serviced rooms to 6 self-contained 'boutique' rooms.
e. Remove the rear function room as approved DA 2017/0077.
f. Demolition of the shop fronts to Canterbury Street as approved DA 2017/0077.
g. Demolition of ancillary structures as approved DA 2017/0077.
h. Raise part of the internal floor level above the 1% AEP flood level as approved DA 2017/0077.
i. Raise the level of the footpath to improve accessibility as approved DA 2017/0077.
j. Signage.

DA 2017/0077 granted consent for a change of use to commercial premises, building alterations and a digital pylon sign. The approval for the change of use to commercial premises and the digital pylon sign will be surrendered under this new proposal. The proposed bottle shop remains generally as approved. DA Consent 2017/0077 has commenced with a Construction Certificate issued for site works including internal demolition and site preparation.

The hotel owners have investigated a range of options for the hotel premises and concluded that:

- There is little demand for the approved commercial floor area;
- There is a demand for short term self-contained accommodation in the area;
- The existing hotel rooms are past their economic life and need to be upgraded to meet customer expectations;
- The hotel is potentially viable provided it can increase its range of food and beverage to include café style dining, barista coffee as well as a contemporary range of craft beers and wine.
- The bottle shop is viable provided a functional drive through facility is provided.

The Commonwealth Hotel has sold its gaming entitlements and is no longer considered viable in its present format. The proposal is justified for the following reasons:

- The Commonwealth Hotel will continue to operate in the Casino town centre.
- The hotel will be upgraded to meet all relevant building requirements, thus improving accessibility and fire safety.
- The hotel's bar and kitchen area will be upgraded to increase it range of food and beverage offerings.
- New contemporary fixtures, fittings and floor coverings will meet food safety standards and improve the functionality of the hotel.
- The hotel accommodation will be upgraded to meet customer expectations and will be suitable for family groups (no shared bathrooms).
- The drive through bottle shop will provide for safe vehicle access and egress with improved security for staff and customers.
- All of the important art deco features of the hotel have been retained, with external finished complementing the heritage elements of the building.
- The hotel will appeal to a wider range of customers, including families.
- Alfresco dining and footpath upgrading will activate the street frontage.
- There will be no financial burden on Council or the community as a result of this proposal as all costs relating to the development will be met by the applicants.
- The 'do nothing' option does not contribute to the social or economic vitality of Casino and will ultimately result in the loss of an important building in the town centre.

The proposal is permissible with consent under the Richmond Valley Local Environmental Plan 2012. The proposal can be approved on merit without the need for any variation to development standards or controls.

The proposal is consistent with state and local policy to adaptively re-use important buildings within town centre locations and to address accessibility in building re-development. Key benefits of the proposal are the thoughtful re-use of a highly visible building, improved accessibility, additional car parking spaces and re-invigorating an important corner site in the Casino CBD area.

This proposal represents a considerable leap of faith by the owner and his family and demonstrates a well-considered project that has the capacity to retain and conserve the hotel, increase employment opportunities and deliver a contemporary establishment to the town centre of Casino.

The following Statement of Environmental Effects clearly sets out the nature of the proposal, the activities for which consent is required, the statutory framework, the environmental interactions involved and the reasons and justification for the proposal.

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Appendices

A CONCEPT PLANS
B EXTERNAL CONCEPTS

1 Introduction

1.1 Background

Keiley Hunter has been engaged by Mr Mark Lynch to act as a Planning Consultant for the preparation of a Statement of Environmental Effects (SoEE) for building alterations to the Commonwealth Hotel to modernise the bar, bottle shop and accommodation area to meet current standards and customer expectations.

Development Consent for a ***Change of Use to Commercial Premises and Signage including Digital Sign*** was granted on 12 January 2017 (DA 2017/0077). Since then, internal site works including demolition of internal structures and re-servicing have commenced in accordance with the approved plans. Construction Certificate 190099 has been issued for this work.

The approval for the change of use will be surrendered and the hotel will be re-opened. This application seeks consent to fully upgrade the hotel and modernise the kitchen and dining area by incorporating a contemporary café/bar into the ground floor of the hotel. The upper level hotel accommodation will be refurbished so that the existing 11 serviced hotel rooms become 6 self-contained apartments for short term accommodation.

1.2 Consent Authority

The Richmond Valley Council is the Consent Authority for the proposed development. An outdoor dining deck is proposed within the Canterbury Street road reserve, therefore a section 138 approval under the *Roads Act 1993* is required.

1.3 Further Information

Should Council require any additional information, or wish to clarify any matter raised by this proposal, please contact Keiley Hunter on 0458 515963 or email keiley@keileyhunter.com.au.

1.4 The Site

The subject land is described as Lot M DP 159838. **Illustration 1.1** shows the locality of the subject site. An aerial photo is provided at **Illustration 1.2.**

The site is within the Casino Central Business District Heritage Conservation Area. The Commonwealth Hotel is not a heritage listed building. The site is located within the main commercial area of Casino and is zoned B3 – Commercial Core.

The Commonwealth Hotel is located at No. 101 Walker street on a corner lot with frontage to both Walker Street and Canterbury Street. The red brick hotel features a wrap-around

awning. Unsympathetic renovations and commercial additions (shops) have been added to the hotel premises over the years.

Illustration 1.1 Site Locality

SIXMaps, 2019

Illustration 1.2 **Aerial Photo**

SIXMaps, 2016

SITE PHOTOS

CORNER OF WALKER AND CANTERBURY STREET

WESTERN STREETSCAPE–
WALKER STREET

NORTHERN ELEVATION
CANTERBURY STREET

WESTERN ELEVATION
WALKER STREET

2

The Proposed Development

2.1 Description of the Proposal

This Development Application seeks consent for building alterations to the Commonwealth Hotel located at 101 Walker Street, Casino. The main elements of the new work associated with this development application are:

- Upgrade and modernise the bar, kitchen and dining area.
- Rebuild the bottle shop and new drive through area similar to the approved plans 2017/0077, however with car parking located to one side of the drive through area and a new awning covering the area.
- Construct an elevated deck area for café dining in the Canterbury Street footpath area.
- Bifold windows to open out to the Walker Street footpath and verge area.
- Renovate the upper level hotel rooms. Decrease the number of hotel rooms from 11 serviced rooms to 6 self-contained 'boutique' rooms.
- Remove the rear function room as approved DA 2017/0077.
- Demolition of the shop fronts to Canterbury Street as approved DA 2017/0077.
- Demolition of ancillary structures as approved DA 2017/0077.
- Raise part of the internal floor level above the 1% AEP flood level as approved DA 2017/0077.
- Raise the level of the footpath to improve accessibility as approved DA 2017/0077.
- Signage.

DA 2017/0077 granted consent for a change of use to commercial premises, building alterations and a digital pylon sign. The approval for the change of use to commercial premises and the digital pylon sign will be surrendered under this new proposal. The proposed bottle shop remains generally as approved. DA Consent 2017/0077 has commenced with site works including internal demolition and servicing carried out.

Whilst it may be possible to amend some elements of the approved bottle shop and signage under a Modification to DA 2017/0077, a new DA was considered to be the most efficient and transparent method for Council to assess the DA and issue a determination.

The hotel owners have investigated a range of options for the hotel premises and have concluded that:

- There is little demand for the approved commercial floor area;
- There is a demand for short term self-contained accommodation in the area;

- The existing hotel rooms are past their economic life and need to be upgraded to meet customer expectations;
- The hotel is potentially viable provided it can increase its range of food and beverage to include café style dining, barista coffee as well as a contemporary range of craft beers and wine.
- The bottle shop is viable provided a functional drive through facility is provided.

Concept drawings of the proposal are found at **Appendix A.** A site plan showing the main elements of the proposal is shown at **Illustration 2.1.**

Hotel alterations and additions
The main aim of the proposal is to convert an existing older style hotel to create a contemporary bar/café area, a modern, functional drive through bottle shop and boutique hotel accommodation.

The premises will be restored as a 'family-run' bar and will stock a contemporary range of wines, spirits, coffee, non-alcoholic products and a modern bistro style menu. The operators of the hotel intend to showcase local produce and re-activate the premises as a modern venue for families. Alfresco dining will be available via an elevated outdoor deck accessible from the footpath to be constructed at the Canterbury Street frontage.

The Commonwealth Hotel has sold its poker machine entitlements and is no longer considered viable as a traditional 'public bar' hotel in its present format. The approved commercial proposal has proved to be economical unviable and will be relinquished under this proposal.

The existing use as a hotel will be retained pending approval of this proposal. The art deco elements that contribute to the period style of the building will be retained and celebrated in the proposed fit out.

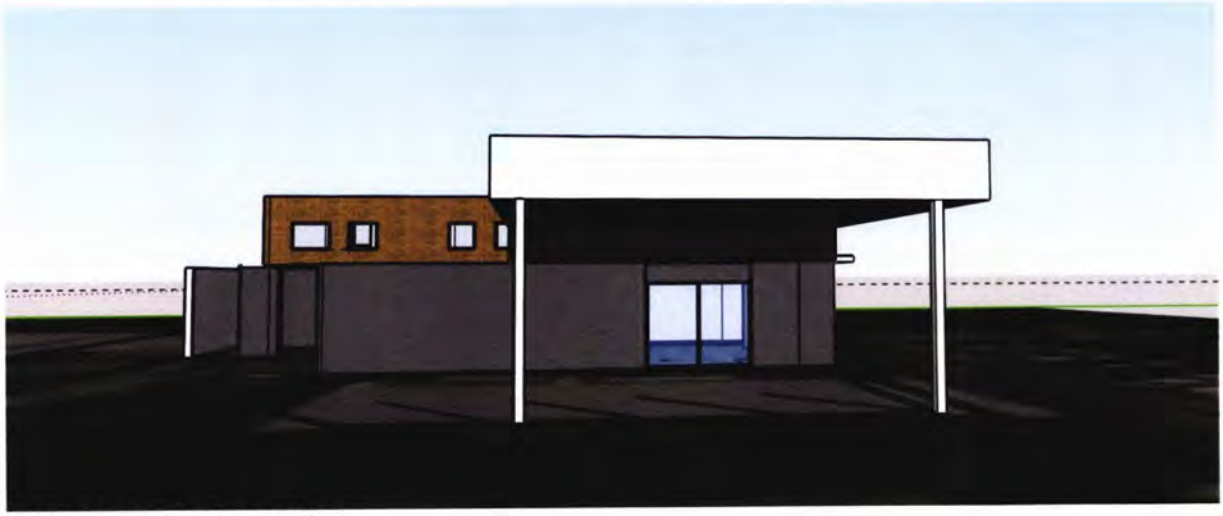
The external building alterations and finishes have been designed to complement the art deco styling and character of other buildings in the heritage conservation area. The art deco elements of the exterior of the Commonwealth Hotel will be retained and enhanced.

The internal fitout will involve new furniture, new floor coverings, lighting and decorative elements for which consent is not required.

A significant benefit of the development will be the re-activation of the street frontage at a busy corner location in a key location in the business centre of Casino and sustainable continued use of a building that contributes to the heritage streetscape in the conservation area.

Bottle Shop
The proposed bottle shop remains generally as approved, however the floor area has reduced by 30 m^2 and the internal storage area has altered slightly. The liquor license (Office of Liquor Gaming & Racing) will be amended to cater for the proposal.

Dedicated bottle shop car parking will be provided within the drive through area. The approved digital pylon sign will **not** be constructed. The northern wall of the proposed bottle shop will be finished in Scyon cladding (Matrix™) horizontal sheet panelling in a contemporary assemblage of terracotta/white/charcoal colours to complement the heritage palate of the hotel whilst 'reading' as a new element of the building. This will create a uniform finish where previous hotel additions have resulted in random and unsympathetic placement of doors and windows as shown in Image 2 below.



Bottle Shop – east elevation

First floor accommodation

Proposed accommodation comprises five (5) x one (1) bedroom units and a studio apartment. All units will have bathroom, wardrobe and kitchenette facilities. A guest laundry is located on the adjoining terrace area which will be upgraded and partially covered to provide outdoor recreational and BBQ facilities for guests. The accommodation units do not involve shared bathrooms and will therefore suit a wider range of guests, including family groups. Access will be available from the foyer area of the bar/café using the existing staircase with a new fire exit constructed at the rear of the building leading to Walker Street.

Commenced Site Works

The eastern end of the existing premises, comprising the unsympathetic shop additions, have been demolished and the site prepared for the proposed (approved) bottle shop. The 'original' building has been retained and is 'prepped' for the proposed alterations.

Image 1: North eastern corner adjoining the laneway.

Ground Floor – Old shops and bottle shop demolished.

Image 2: Northern wall of bottle shop to be reclad

The northern wall of the proposed bottle shop will be finished in Scyon cladding (MatrixTM horizontal sheet panelling in a modern assemblage of terracotta/white/charcoal colours to complement the heritage palate of the hotel whilst 'reading' as a new element of the building.

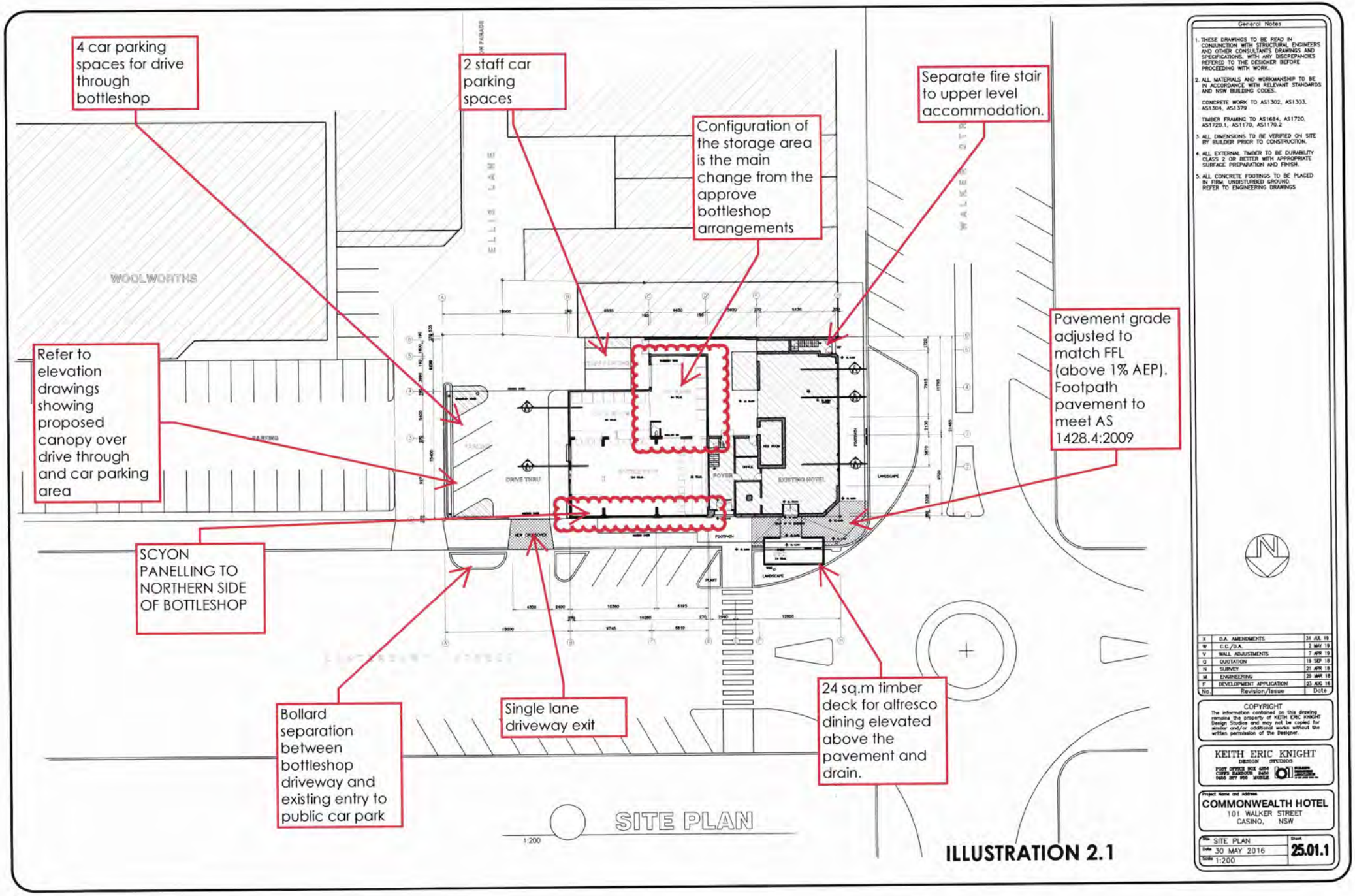
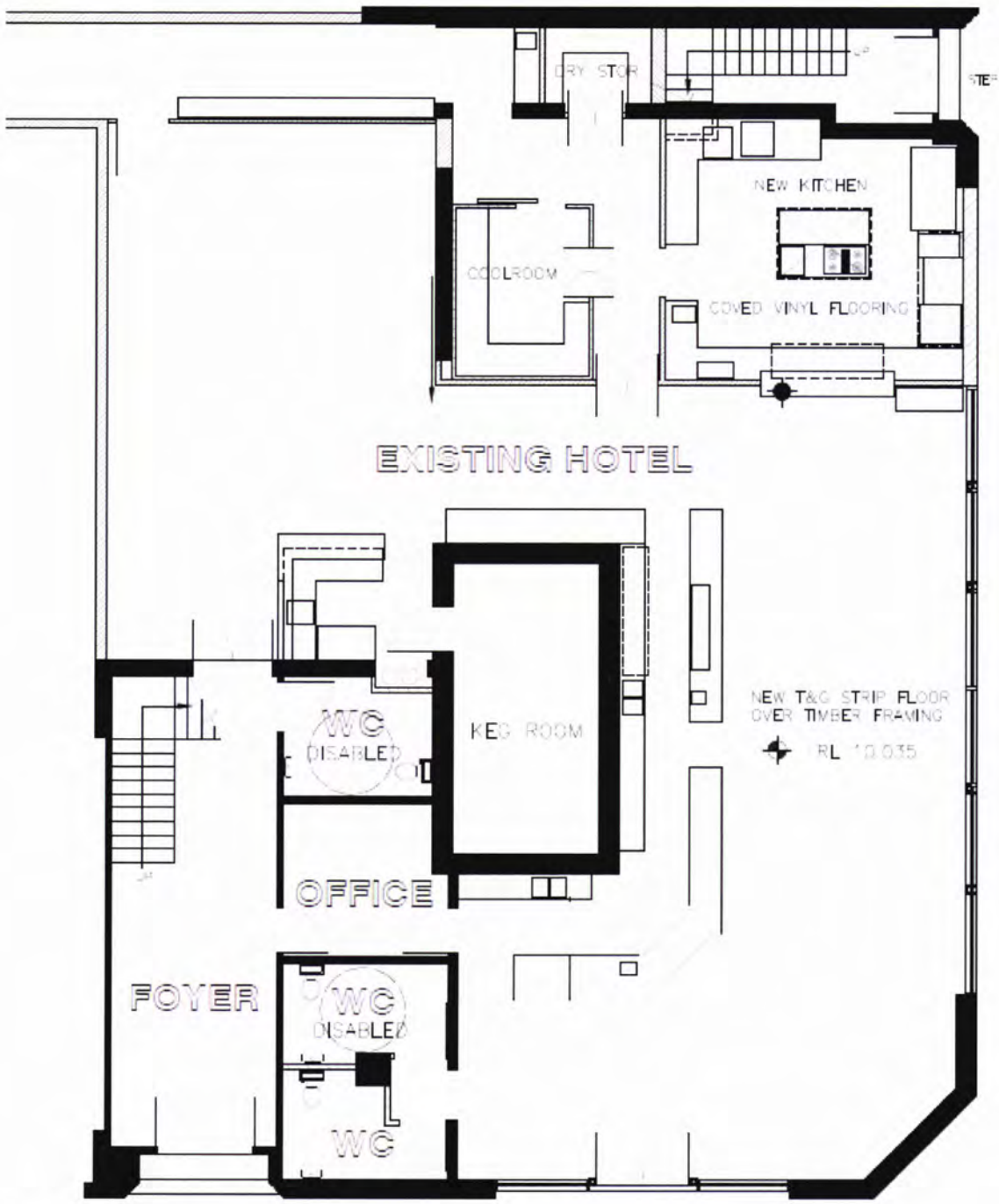


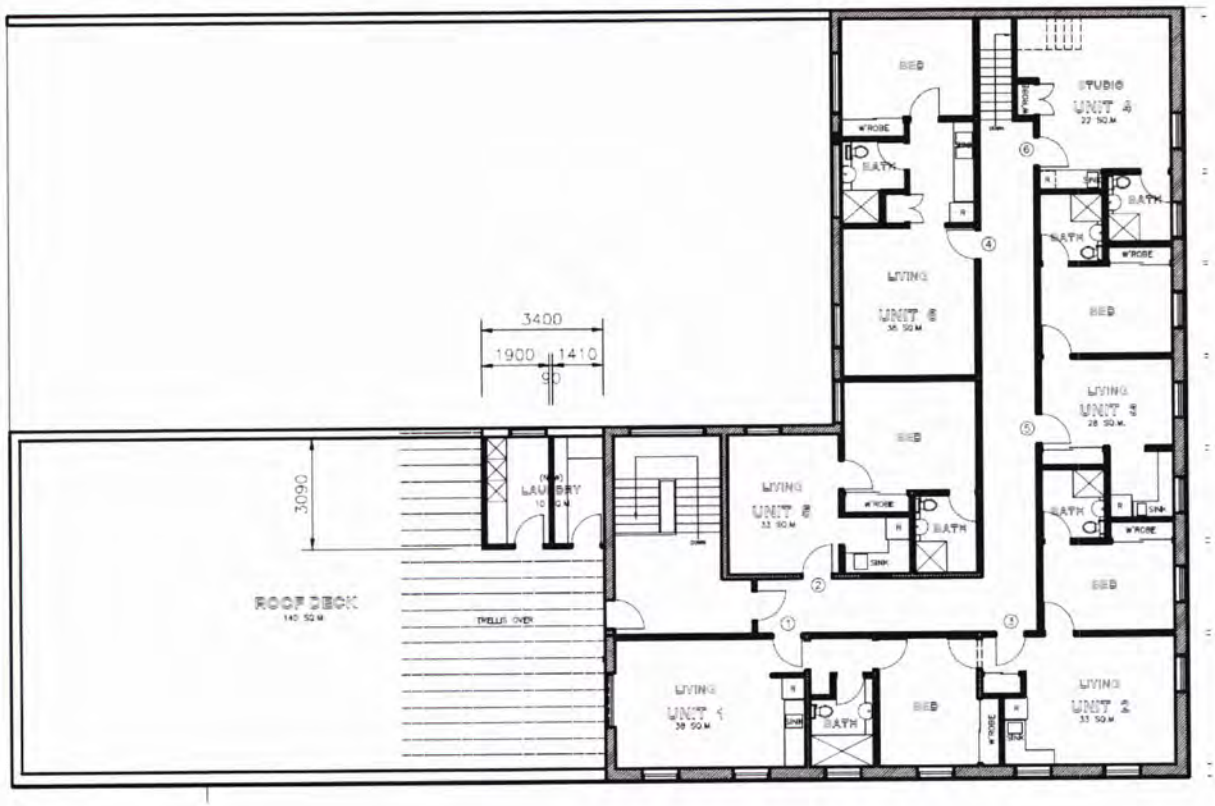
ILLUSTRATION 2.1

Illustration 2.2 Proposed Alterations to Hotel Bar



Proposed Ground Floor Layout

Illustration 2.3 Proposed Alterations to Upper Level Accommodation



2.2 Heritage

The Commonwealth Hotel is not a local or state heritage listed building.

The Commonwealth Hotel is located within the Central Business District in a precinct containing a high proportion of buildings which are identified as having cultural heritage significance and is within the statutory Casino Central Business District Heritage Conservation Area listed in the Richmond Valley LEP 2012; (SHI 2850237). This classification extends to building facades ten metres into the subject lots. The hotel is identified in the DCP as a contributory building in the Conservation Area.

DA 2017/0077 was referred to Council's heritage advisor, Deborah Wray, who prepared a brief report on the previous proposal. As a result of the advice provided, the DA was approved, however, Consent Condition (2) required alternative treatments to the façade of the building to those shown on the approved elevation drawings. As stated earlier, DA 2017/0077 has commenced, however there has been no work to the façade of the hotel building.

As shown in the design report at **Appendix B**, the external façade will be retained, with areas affected by building alterations, essentially the ground floor western elevation where new windows and doors will be installed, will be rendered in a terracotta cement finish to

match the brickwork. The specialty bricks, curved and plinth bricks, will not be affected by the proposal. A power coated metal screen will be installed to the upper windows.

The internal stairwell in the foyer of the hotel will not be altered. Relevant extracts from the Wray report are addressed below:

Section 8.0 Review of the Proposed Development in relation to Heritage Significance

7.1(i) Demolition.

The replacement of non-original windows to the ground floor of the hotel with new glazing is acceptable in principle as it does not impact on any original fabric. The proposed floor to ceiling glazing will however involve a degree of demolition of brick work to create wider opening to the ground floor.....Some adaption of the lower floor area is acceptable in line with adaptive re-use, however demolition of original brickwork should be minimised and there should be no demolition of the decorative curved brick entry doors custom brick bullnose and single bullnose stops.

We agree with the above comments and have minimised impact to original brickwork. There will be no demolition or rendering of the decorative brickwork described above. As illustrated in the External Concept plan at Appendix B, the decorative brickwork will be accentuated by conservation and the use of complementary palette of terracotta, white and charcoal.

7.1 (iv) Removal of original raised lettering hotel signage.

The historic signage should be maintained.

Agreed. The historic signage is retained as indicated in the External Concept plan at Appendix B.

7.2(i) Rendering of original brickwork and application of banding over façade.

As a contributory building in the Conservation Area the brickwork is considered to be an integral part of the original design for this building and should be conserved.

Agreed. The brickwork will be conserved, however, terracotta coloured rendering to match the original bricks is unavoidable in areas where windows and doors will be replaced. The façade treatments have been designed to complement the art deco elements of the building. This is a justifiable outcome of the proposed adaptive re-use of the hotel. As illustrated in the drawings and the External Concept plan, the art deco elements of the building have been conserved and are celebrated in the proposed alterations. Similarly to the alterations to the Clare Hotel in Chippendale, external changes to buildings are unavoidable and should be supported where the outcome is re-use rather than demolition.

7.2(iii) Addition of external window screens to upper levels.

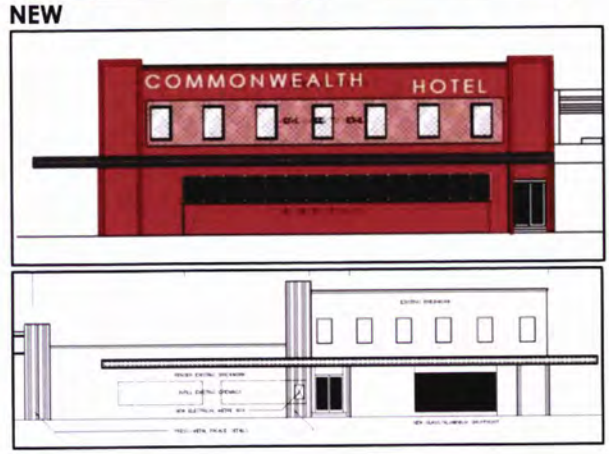
The proposed external screens will visually obscure the glazing to the upper floor and disrupt the pattern and rhythm of the layout. There is no established character for the use of external screens within the Conservation Area context. Internal blinds are suggested as an alterative to maintain the exterior to its original appearance.

The proposed external screens are linear in form, typical of deco architecture. The visual character and context of the Conservation Area is highly varied and the use of external screening to the upper level of the building is not out of character in the context of the streetscape. The screens are necessary for passive climate control to the western façade of the building and will reduce or eliminate the need for mechanical ventilation to the upper floor of the building. The screens will be fixed to the external façade of the building and are reversible.

Illustration 2.4 Heritage Elements

OLD

NEW



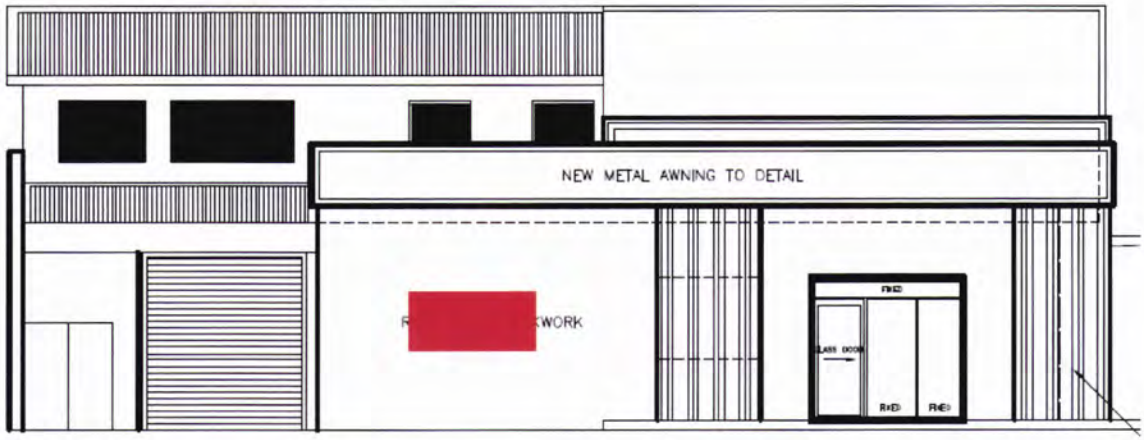
EXISTING **PROPOSED**

CHARACTER AND CONTEXT OF THE CONSERVATION ZONE

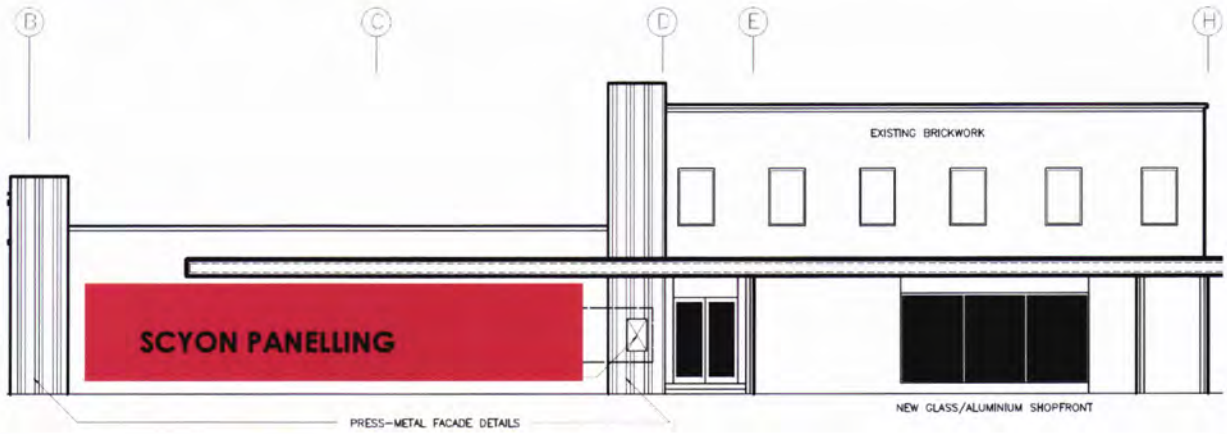
2.3 Signage

Wall signage for the bottle shop will be generally the same as approved (DA2017/0077) involving flush wall signage (lifestyle advertising) and Business Identification Signage. A separate Development Application will be submitted to Council for Business Identification Signage for the new bar.

A Business Identification Sign (2.5 m W x 1.5 m H) will be located on the eastern elevation of the building adjacent to the entrance to the bottle shop.



Flush Wall Signs ('AO' 841mm x 1189 mm) will be located on the northern elevation of the building within an aluminium powder coated composite panel over the refinished wall in Scyon panelling. This will house "lifestyle" images @ AO sizing.



Examples of "lifestyle" advertising. These images will be updated seasonally.

Table of Consistency with Schedule 1 of SEPP 64

1	**Character of the area**	
	Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	**The proposed signs are suitable within the commercial area of Casino.**
	Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	**The proposed signage is consistent with signage routinely used for commercial premises. There is no particular theme for outdoor advertising in the area. The signage is consistent with a contemporary hotel and bottle shop.**
2	**Special areas**	
	Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	**The proposed signage will not detract from the visual quality of any 'special' areas.**
3	**Views and vistas**	
	Does the proposal obscure or compromise important views?	**No**
	Does the proposal dominate the skyline and reduce the quality of vistas?	**No**
	Does the proposal respect the viewing rights of other advertisers?	**Yes. The signage will not detract from the visibility of other signage.**
4	**Streetscape, setting or landscape**	
	Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	**Yes. The signage is suitable within the commercial location.**

	Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	**The purpose of the signage is to advertise the premises and various products.**
	Does the proposal reduce clutter by rationalising and simplifying existing advertising?	**No.**
	Does the proposal screen unsightliness?	**No.**
	Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	**No. All signage is flush wall mounted.**
	Does the proposal require ongoing vegetation management?	**No.**
5	**Site and building**	
	Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	**Yes.**
	Does the proposal respect important features of the site or building, or both?	**Yes. The signage will not dominate the streetscape.**
	Does the proposal show innovation and imagination in its relationship to the site or building, or both?	**Yes. The signage is modern.**
6	**Associated devices and logos with advertisements and advertising structures**	
	Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	**The signage will include Business Identification branding/logo.**
7	**Illumination**	**N/A**
8	**Safety**	
	Would the proposal reduce the safety for any public road?	**No.**
	Would the proposal reduce the safety for pedestrians or bicyclists?	**No.**
	Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	**No.**

2.4 Access and Car Parking

Access

Vehicle access arrangements for the bottle shop are generally as shown on the approved plan (DA 2017/0077). Vehicles will enter via Ellis Lane and exist in a forward direction to Canterbury Street. The footprint of the existing hotel occupies all of the site with no provision for internal access or manoeuvring. The bottle shop driveway has been designed in consideration of Council's recommendations provided in their assessment of DA 2017/0077, listed below.

- *Raising of the footpath areas in accordance with Northern Rivers Development, Design, and Construction Manuals and Australian Standards generally as shown on the submitted layout plan. The raised footpath shall match the new driveway apron and crossing to maintain the pedestrian standards.*

- *The new driveway exit shall be clearly signposted as "Exit Only" visible from the street, and "Left Turn Only" visible for traffic in the bottle shop area, using standard RMS signage.*

- *The new driveway exit shall reduce to a maximum of 5 metres wide. The shoulder area between the exit and the Ellis Lane extension into Canterbury Street shall be infilled with raised islands that are shaped to promote a left turn only into Canterbury Street. A "Left Turn Only" sign shall be erected on the raised island. The islands and exit width shall be designed to maximise the on street parking.*

- *Car parking areas within the development and on street from Ellis Lane to the pedestrian crossing shall be clearly marked as nose in parking.*

Car Parking

Reducing the number of hotel accommodation rooms from 11 motel style rooms to 6 self-contained rooms will reduce the demand for car parking spaces.

Four (4) onsite car parking spaces are provided for the bottle shop and two (2) spaces are provided at the rear of the hotel for staff. This results in an increase of six (6) on site car parking spaces compared to present arrangements.

2.5 Social Impact Assessment

The proposed hotel alterations will alter the character and target clientele of the hotel. Social and economic outcomes are summarised as follows:

- **Employment Impacts**
  Presently the Commonwealth Hotel is run down and dated, both in its image and offering to the public. Under the proposed upgrade, employment opportunities will expand into bottle shop sales, barista style coffee and café dining, contemporary alcoholic and non-alcoholic beverages including selected wines, craft beer and cocktails.

  The hotel units will be serviced and will rely on local employment for cleaning and day to day management.

  These changes will have a positive impact on the image of the hotel and expand employment options and capabilities within Casino.

- **Access and Mobility**
  The ground floor hotel and the footpath will be re-finished and levelled to provide a level path of travel, improving accessibility. Accessible amenities will be provided

in the ground floor of the hotel. The bottle shop will be accessed via Ellis Lane in a forward in / forward out safe vehicle movement.

- **Accommodation and Housing Impacts**
  No adverse impact to housing. The existing hotel rooms are dated and need to be upgraded. The proposed self-contained hotel units will suit a range of clientele, including families. There will be no shared bathrooms. The proposed hotel accommodation will suit a wider range of people.

- **Crime and Public Safety Impacts**
  Refer to section 2.6 below for an analysis of CPTED principles and their application to the development.

- **Adjoining Land Uses and Compatibility of the Proposal**
  The Commonwealth Hotel is within the B3 Commercial Core zone, and as such, is well aligned with surrounding commercial land uses. The proposed bottle-shop is located at the eastern end of the development adjoining Ellis Lane and a public car park where there if a high volume of vehicle and pedestrian activity

2.6 Safer by Design Guidelines

The proposed development meets the principles of *Crime Prevention Through Environmental Design (CPTED)* guidelines in the following ways:

- **Natural Surveillance**
  "See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it.

  The proposed bottle shop will be fitted with CCTV cameras for monitoring and the protection of business assets. These cameras will play a dual role in that they will capture any anti-social or criminal activity in the vicinity and will also deter potential crimes from occurring. Increased activity about the bottle shop and the rear of the hotel will increase natural surveillance.

- **Natural Access Control**
  The drive through area of the bottle shop will be fitted with gates/shutters which will be closed and locked during non-operational hours. This will prevent unauthorised after-hours access to the bottle shop and create a visible line between public and business space.

- **Territorial Reinforcement**
  Security in and around the hotel and bottle shop will improve significantly as a result of the proposal through updated territorial reinforcement in the form of shutters to the bottle shop and new, secure doors and windows to the hotel.

- **Maintenance**
  The "broken window theory" suggests that an area that may be neglected is more open to criminal activity.

  The building alterations will significantly improve the appearance of the building, including the rear area of the hotel which will be less cluttered and subject to increased staff movement in and out of the hotel and bottle shop.

  The premises will present as a well maintained contemporary building to the streetscape. This will adhere to the broken window theory in that well maintained, and well-lit areas are less receiving of criminal activity.

2.7 Waste Management Plan

This section of the report has been made in reference to the NSW Environmental Protection Agency's *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities.*

Bottle Shop

The proposed bottle shop will utilise the proposed storage area located at the rear of the site to store waste and recycling. Waste generation for the bottle shop is as follows:

Average Waste Generation	
Daily Waste: 80L	Weekly Waste: 560L
Daily Recycling: 35L	Weekly Recycling: 245L**

**As there was the no specific waste generation rate for a bottle shop within the *Better Practice Guidelines*, the rate for *'Hotels, bars, pubs'* was adopted.

It is noted that these rates of waste generation have been adopted from waste rate guidelines for 'Hotels, bars, pubs'. However, it is considered likely that a bottle shop will generate more recycling and considerably less waste. Therefore, it is proposed that the development will use one (1) 1,700 L bulk bin for recycling storage to be collected on demand by a private contractor.

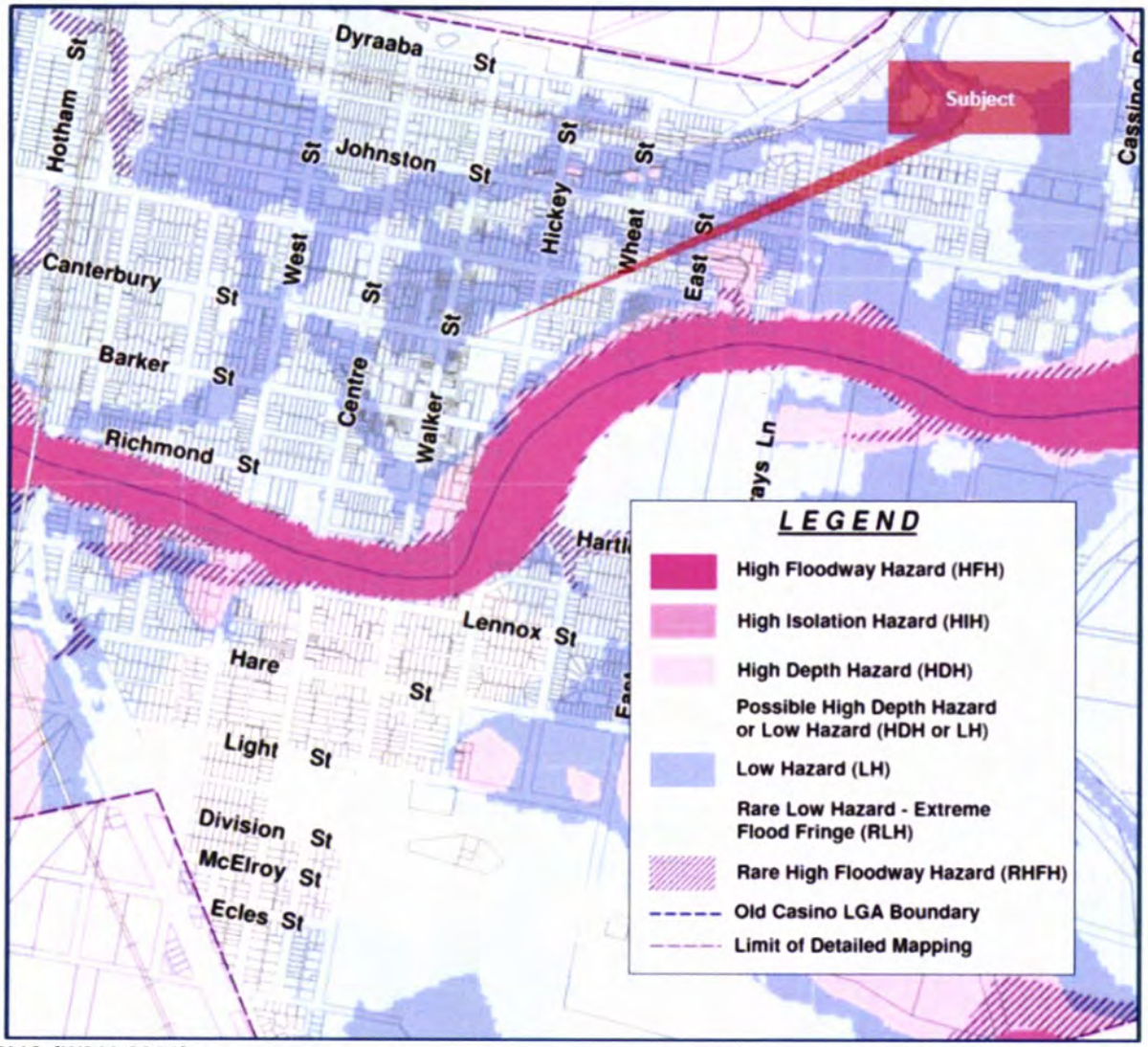
Hotel

Waste generation for the hotel and accommodation will be commensurate with existing rates. Waste storage areas for the premises are internal. Waste will be removed by a private contractor. There will be no waste stored externally.

2.8 Flooding

The subject land is mapped by Richmond Valley Council as within a 'Low Hazard' flood area. The floor level of the existing building is already above the 1% AEP. The proposed development seeks to partially raise the internal floor level and external footpath to improve accessibility to the building. The proposed finished floor level is RL10.035 AHD.

Illustration 2.5 Casino Floodplain Hazard Categories



RVC (WBM 2011)

3

Statutory and Policy Assessment

3.1 Richmond Valley Local Environmental Plan 2012

The subject land is zoned B3 Commercial Core (refer to **Illustration 3.1**). Permissibility: **Hotel or motel accommodation** and **retail premises (bottle shop)** are permissible with consent within the zone.

The objectives of the B3 Commercial Core zone are:

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*

Consistent. The proposed building alterations will update an existing hotel to meet current standards and customer expectations. The ground level hotel area has a dual frontage to Walker and Canterbury Street. Proposed bifold windows will address the Walker Street frontage and an alfresco deck will be located in the Canterbury Street frontage. The proposal will reinvigorate and reactivate the street areas in an important town centre location.

- *To encourage appropriate employment opportunities in accessible locations.*

Consistent. The ground floor area of the hotel will be level with the footpath and will improve accessibility of the hotel area. Re-opening the hotel and increasing the range of food and beverage offering will generate employment in the town centre. The proposed serviced, self-contained apartments will provide employment in the tourism sector.

- *To maximise public transport patronage and encourage walking and cycling.*

Consistent. The hotel is located in the town centre within walking distance to urban facilities and services.

Special Provisions Applicable: The following provisions of the LEP are applicable to Council's consideration of the subject development application:

Clause 5.10 Heritage conservation

The objectives of this clause are as follows:

(a) to conserve the environmental heritage of Richmond Valley,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

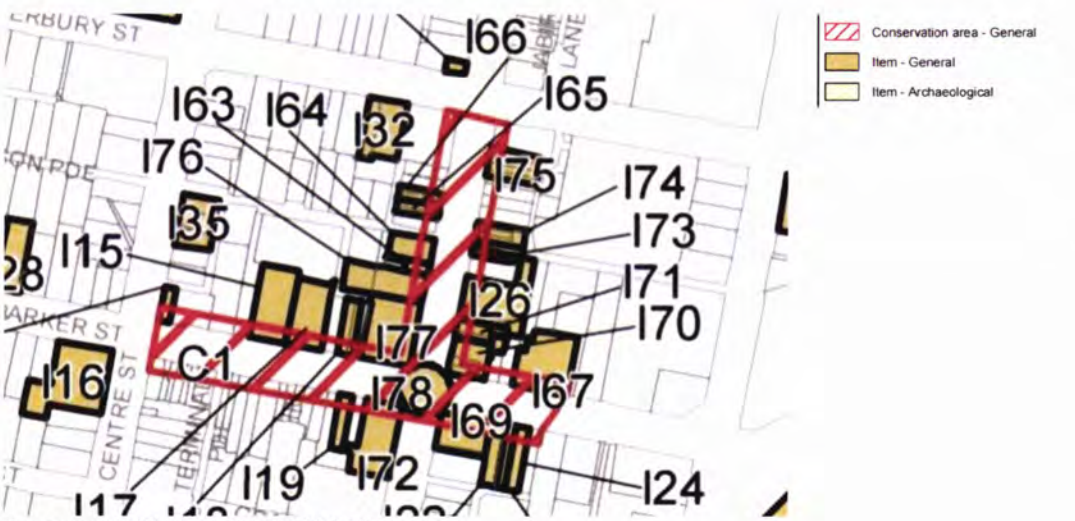
The Walker Street frontage is mapped as within the Heritage Conservation area of Casino's city core. Overall the proposal retains the significant elements of the building and will support the buildings continued use as a hotel. Heritage is further discussed in Section 2.2.

Clause 6.2 Essential Services

All urban services are connected to the premises.

Illustration 3.1 LEP Maps

Illustration 3.2 Heritage Conservation Area



Source: NSW LEGISLATION 2016

Clause 6.5 Flood Planning

(3) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development:
(a) is compatible with the flood hazard of the land, and
(b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
(c) incorporates appropriate measures to manage risk to life from flood, and
(d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

The ground floor level of the hotel and the surrounding footpath will be elevated to above the 100 year flood level to improve flood performance and accessibility. These measures will not adversely impact adjoining properties nor increase risk of flooding.

3.2 Draft Environmental Planning Instruments

There are no known draft Environmental Planning Instruments applicable to the site.

3.3 Richmond Valley Development Control Plan 2013

The following sections of the Richmond Valley DCP are relevant to the subject proposal.

DCP Control	**Consistency**
PART B COMMERCIAL DEVELOPMENT	
B1 – General Objectives	
The general objectives of this Part are to: *(1) provide increased opportunity for commercial and business activity within the Casino and Evans Head Central Business Districts as well as Neighbourhood and Local Centres within the Richmond Valley Local Government Area (LGA)*	**Complies** **Currently the hotel is closed and does not contribute to commercial activity in Casino. The proposal will upgrade and the hotel and bottle shop to support its continued viability.**
(2) have high regard for existing streetscape components, particularly features important to heritage and the built environment	**Complies** **The external design retains and complements the art deco elements of the existing building.**

DCP Control	Consistency
PART B COMMERCIAL DEVELOPMENT	
(3) provide for improved design considerations for all forms of Commercial Development	**Complies** **The proposal will improve the existing building by meeting compliance standards of the NCC including fire protection standards, increasing on site car parking, improving accessibility through raising the FFL and footpath level, providing accessible amenities and modernising all areas of the hotel.**
(4) maintain an urban form throughout the main streets and business districts replicating existing characteristics where appropriate, and encouraging newer built form in the periphery for future expansion of existing commercial areas.	**Complies** **The proposal will maintain the character of the commercial area.**
(5) provide for commercial development which compliments or accentuates street beautification programmes	**Complies** **The proposal will complement Council's landscaping efforts to the streetscape in a key corner location of the town centre.**
B2 – Visual Impact	
(1) Any proposed Commercial Development should integrate effectively and give particular consideration for the following: ▪ *Heritage Significance – if the land on which development is proposed has any item of heritage significance.* ▪ *Heritage Items – adjoining and adjacent listed items* ▪ *Heritage Area - if the development is proposed within an identified area* ▪ *Adjoining or adjacent to a Significant Streetscape Element*	**Complies** **Refer Section 2.2 of this SoEE.**
(2) Bulk and Form *Commercial Development should be consistent with the bulk and form of existing elements within the streetscape, particularly immediately adjoining and adjacent Commercial Development. Consistency with existing streetscape elements include:*	**Complies** **The proposal will not alter the height or roof of the existing hotel building.**

DCP Control	Consistency
PART B COMMERCIAL DEVELOPMENT	
▪ *Overall Scale and Height* ▪ *Roof Forms and Pitch (particularly awnings and associated structures).* ▪ *Materials of External Front Walls, awnings and embellishments* ▪ *Scale and position of windows and other architectural features.*	
Character and Amenity *The proposed Commercial Development should be consistent with the prevailing character of the street and neighbourhood, particularly immediately adjoining and adjacent commercial development (or residential where proposed within Village or Local Centre).* *Proposed Commercial Development adjacent to a heritage item or proposed within a heritage conservation area should have high regard Chapter I-1 of this DCP within this DCP. Some possible sympathetic design suggestions are:* ▪ *More closely aligning the scale, height, roof form & pitch, etc with the* ▪ *predominating and/or nearby building styles within the neighbourhood.* ▪ *Decorative detail on gable ends, expanses of walling and awnings.* ▪ *Use of traditional colour schemes to better reflect the street character.* ▪ *Use of traditional styling and other detail.*	**Complies** **As stated in the External Concept Plan, the design intent has been to** - **Keep the beautiful red brick façade** - **Accentuate master masonry featuring bullnose stepped brick** - **Work with Art Deco references** - **Keep palette of terracotta, white and charcoal** - **Keep 'Commonwealth Hotel' signage**
Design ▪ *New Commercial Development is required to respect the scale and qualities of important community buildings and landmarks within the precinct.* ▪ *New development shall incorporate active retail or office uses and provide direct and inviting access from the street level.* ▪ *Alterations and additions shall be of similar in design and style to any existing development, and shall be consistent with*	**Complies** **The proposed development is wholly located within the existing building footprint and height envelope.** **Proposed alterations and additions will complement the art deco features of the building.**

DCP Control	**Consistency**
PART B COMMERCIAL DEVELOPMENT	
any favourable existing elements described above. In all instances, Council reserves final judgement as to the appropriateness of commercial additions or alterations, and the proponent will be required to provide justification for dissimilarity to existing style and design.	
B3 – Building Footprint	
The building footprint may extend to the boundary of the allotment in zones B2 – Local Centre and B3 – Commercial Core. The bulk and form of any existing adjacent development is the defining measure, and this extends to a degree within zone B1 – Neighbourhood Centre as well. Any proposed development within an area for which there is little or no guiding development to compare will be largely limited by car parking requirements.	**Complies** **The proposal has decreased the building footprint, rationalised the old rear ancillary structures and provided additional on site car parking.**
B4 – Building Height	
	No change to building height.
B5 – Building Line, Side & Rear Boundary Setbacks	
	No change to front or side setbacks.
B6 – Access and Loading	
Vehicular access must be to Australian Standards and will require approval for works within a road reserve, as set within section 138 of the Roads Act 1993. *All works to procure or maintain vehicular access to private property must be conducted in accordance with Council's Vehicular Accessway Policy. It is the responsibility of the applicant to ensure that any contractor engaged to carry out work within the road reserve is conversant with this policy to ensure any part of any road reserve is maintained in a satisfactory state of repair.* *Australian Standard AS2890 is relevant for all access, parking and loading/unloading specifications. AS2890 or any subsequent*	**Complies.** **Car parking spaces and entry / manoeuvring geometry comply with AS 2890.**

DCP Control	Consistency
PART B COMMERCIAL DEVELOPMENT	
standard for this purpose must be complied with for all works.	
B7 – Car Parking Provision	
Car parking is required to be provided onsite in order to protect the street and amenity of the area from unnecessary congestion. The number of car parking spaces required on a property is dependent upon the Commercial Development proposed and any past credit for car parking which may be assumed from historic uses conducted on the site.	**Complies** **The proposed building alterations will decrease existing floor space (demolition of shops fronting Canterbury Street). Therefore, no additional parking spaces are required. Six (6) onsite car parking spaces will be provided comprising 4 spaces servicing the bottle shop and 2 staff car parking spaces.**
B8 – Signage – refer to Part F.	
B9 – Natural Hazards	
Flooding *Commercial development is required to be designed to endure flooding events of a 1 in 100 year ARI frequency, or as otherwise assessed within an updated Risk Management Plan.*	**Complies** **The site is within a 'low hazard' flood area as defined by Casino Floodplain Hazard Maps. The proposal will raise the footpath and floor level of the hotel to above the 100 year flood level.**
B10 Development over roads	
Commercial Development often incorporates some form of development over public roads. This development may be in the form of Footway Activities (kerbside dining, footpath trading, erection of signage), erection of awnings and verandahs, flagpoles etc.	**A 24 m² kerbside dining deck is proposed to be constructed in the Canterbury Street road reserve. Approval under S138 of the Roads Act is required.**
B12 – Stormwater and Sewage	
Stormwater *All urban lots are required to connect or maintain adequate connection to town infrastructure where provided and have consideration for Water Sensitive Urban Design principles. All stormwater is to be directed to the street drainage system, or to an interallotment drainage easement where available.*	**Complies** **The site is already connected to Council's stormwater system.**
Sewage	**Complies** **The site is connected to sewer infrastructure.**

DCP Control	Consistency
PART B COMMERCIAL DEVELOPMENT	
All greywater and toilets are required to be connected to sewer infrastructure, where provided.	
Erosion and Sediment Control *Erosion and sediment controls are to be incorporated into the construction phase of the development as to prevent sediment and pollution leaving the construction site.*	**Complies** **Erosion and sediment controls will be implemented throughout construction.**
B15 – Safety and Security	
Security considerations and principles are particularly important for commercial design to provide for the safety of all intended users of the development. The provisions for safety and security considerations within the DCP standards vary dependent on the type of commercial development. More information concerning Crime Prevention Through Environmental Design (CPTED) is outlined within Chapter I-10 of this DCP. *The design and orientation of important elements of any proposed Commercial Development shall have regard to the basic strategies outlined for CPTED. Most commercial developments will be referred for comment to the NSW Police Force as part of the assessment process. Council may require alterations to the design if it is of the opinion the proposed commercial development demonstrates an undue propensity for providing crime opportunity. Unsafe design features include:* ▪ *Poor lighting/shadowing* ▪ *Isolation* ▪ *Lack of sightlines* ▪ *Hiding and entrapment areas* ▪ *Inadequate security*	**Complies** **The proposed building alterations with improve safety, security and increase activity in and around the hotel building.** **Old, unsafe rear ancillary structures within the poorly lit and isolated rear area of the site have been removed. The proposed drive through bottle shop will provide clear sightlines throughout the area and improve security within the whole of the site.**

DCP Control	Consistency
PART F - SIGNAGE	
F.4 Development Controls Relating to Signage	
(1) All signage types must-	**Complies**

DCP Control	Consistency
PART F - SIGNAGE	
(a) relate to the use of the land, be visually interesting and be of high quality design and materials.	**Business identification signs and flush wall mounted advertising signs will be modern and relevant to the premises.** **Lifestyle themed advertising for the bottle shop will change regularly.**
(b) not detract from the amenity or visual qualities of an area. The sign must have a scale, proportion and form appropriate for the streetscape.	**Complies** **As stated above.**
(c) be compatible with the building design in its colour, materials and finishes. Solid block painting of walls particularly in bright colours is to be avoided.	**Complies**
(d) not be constructed over or obscure architectural elements of the building.	**Complies**
(e) not exceed, for total signage per street frontage, one top hamper, one fascia sign, one wall sign or projecting wall sign, and one under awning sign.	**Able to comply**
(f) not be attached to a vehicle, include flashing or animated displays, be located above rooftops or project beyond the building elevation.	**Complies**
(g) if illuminated, have concealed cables, not cause unacceptable glare, *and may be required to have intensity dimmers and restricted hours of* *operation.*	**No illuminated signage.**
(h) not cause a traffic distraction, obscure or interfere with road traffic sign or signals. If visible from a busy road the sign must be consistent with The Transport Corridor Outdoor Advertising and Signage Guidelines published by the Department of Planning.	**Complies**
Flush Wall Signs	
(5) Flush Wall Signage requirements are- *(a) Either attached to or painted onto a wall that does not include a projecting wall sign or an above awning sign.*	**Able to comply.** **Lifestyle themed signage will be installed in compliance with these controls and changed/updated regularly.**

DCP Control	Consistency
PART F - SIGNAGE	
(b) Maximum of one per building elevation. *(c) Maximum of 25% of the wall area.* *(d) Must be at least 500mm below the wall height including any parapet.* *(e) Not project more than 300mm from the wall.* *(f) Be wholly located within the property boundary or have the consent of the adjoining landowner.*	**All new signage will be wholly located within the property boundary.**

DCP Control	Consistency
PART H – FLOOD PLANNING	
H-1.3 Flood Planning Level	
(1) Council's Floodplain Risk Management Plans have adopted the 1 in 100 year ARI flood event to be most appropriate for flood planning. *(2) The Richmond Valley LEP 2012 (clause 6.5) adopts the 1 in 100 year ARI flood event from the Risk Plans, plus a 500mm freeboard, as the Flood Planning Level (FPL).* *(3) All development at or below the FPL must take into account flood hazards in the area, thereby reducing the risk to life and lowering the health, social, and psychological trauma associated with flooding, and greatly reducing property damage.*	**Complies** **The hotel floor level will be raised to RL 10.035 AHD.** **The footpath will be raised to allow a level path of between the ground floor of the building and the footpath.**

PART I OTHER CONSIDERATIONS	
I-1 – Environmental Heritage	
I-1.6 – Alterations and Additions to Heritage Items	
Objectives *(1) Protect heritage significance by minimising impacts on the significant elements of heritage items.* *(2) Encourage alterations and additions which are sympathetic to the item's significant features and which will not compromise heritage significance.*	**Complies** **The proposal meets the objectives and controls of this part of the DCP.**

PART I OTHER CONSIDERATIONS	
(3) Ensure that alterations and additions respect the scale, form and massing of the existing item.	
Controls *(1) Avoid changes to elevations which are visible to public streetscapes and locate new work to the rear or, behind the original built section.*	**The proposed changes to the exterior of the hotel have been designed to complement the art deco elements of the building. The changes will visually improve the building when viewed from the public domain.**
(2) Design new work to respect the scale, form, massing and style of the existing building, and not visually dominate or overwhelm the scale of the original building.	**As stated above.**
(3) Ensure the original roof line or characteristic roof elements are to remain identifiable and not be dwarfed by the new works.	**No changes to roofline.**
(4) Retain chimneys and significant roof elements such as gables and finials where present.	**N/A**
(5) Ensure that the new work is complementary but can be subtlety distinguished without direct copying.	**Complies. New work will be 'readable' and complements the art deco elements of the hotel.**
(6) Complement the details and materials of the original roof including ridge height and slopes without compromising the ability to interpret the original form.	**N/A**
(7) New materials are to be compatible with the existing finishes. Materials can differentiate new work from original building sections where appropriate, for example by the use of weatherboards where the original building is brick or by the use of "transitional" materials between old and new.	**Complies.** **Only small areas of the brickwork will need to be rendered where window and door openings need to be rectified. All decorative brick will be retained as it is.**
(8) Retain front verandahs. Reinstating verandahs, and removing intrusive changes is encouraged, particularly where there is physical and/ or historic evidence.	**N/A**

PART I OTHER CONSIDERATIONS	
(9) *Avoid cumulative additions and alterations which overwhelm the scale and integrity of the original building.*	**Complies.** **The scale and form of the original hotel building will remain unchanged.**
I-1.11 - Development in the Casino CBD Conservation Area	
Objectives *(1) Retain original intact shop fronts, and any remaining evidence of original shopfronts.* *(2) Encourage reinstatement of traditional features and sympathetic new work.* *(3) Encourage use of traditional colour schemes based on the period of the building.* *(4) Encourage signs that complement, rather than dominate, the architectural characteristics of the building.* *(5) Prevent proliferation of signs on buildings.* *(6) Encourage infill development and the replacement of non-contributory buildings, see Figure F9.1, to reflect the historic character of the precinct and capturing nearby characteristics of contributory buildings.* *(7) Do not locate service elements (solar panels, solar heating, antennas, satellite dishes, air conditioning units and the like) where they are visible from the street.* ***Controls*** *(1) The Casino Central Business District Conservation Area extends along Barker and Walker Streets Casino, see Figure I-1.1. This commercial precinct comprises buildings from the Victorian, Edwardian and Inter War periods. While most shopfronts at ground level have been altered, the above awning period detail has in the main been retained.* *Important considerations for future proposals are sympathetic façade treatments, signage and colour schemes. Council has detailed guidelines for alterations and additions, and colour schemes for buildings from a Main Street*	**Complies** **The Commonwealth Hotel is within the defined Conservation area and is identified as contributory to the conservation area.** **No structural building alterations or additions are proposed above the hotel awning.** **A metal screen will be fixed to the western facing windows. This screen is linear in form and will not impact the contributory heritage elements of the building. The screen is reversible.**

PART I OTHER CONSIDERATIONS	
Study conducted by the former Casino Council in 1992.	
Facade treatment *(2) Retain original elements and features, especially facades above awning level, of contributory buildings and heritage listed items (see Figure I-1.1).* *(3) Encourage reinstatement of front verandahs and awnings based on historic information.* *(4) Where original shopfronts, verandahs or awnings have been altered, their replacement should be based on historic information and/or the interpretation of period details.* *(5) .....* *(6) Service elements (solar panels, solar heating, antennas, satellite dishes, air conditioning units and the like) are to be placed to the rear of the properties or on rear outbuildings, preferably so they are not visible from Barker or Walker Streets.* *(7) Rendering or painting face brick is not supported.*	**The external areas of the building will be finished in a palette of terracotta, white and charcoal to complement the existing red brickwork.** **Small areas of rendering are necessary where windows and doors have been replaced.** **The awning will remain unchanged.** **Minimal change to service elements at the building frontage.**
Part I-2. Development In, On, Over or Under a Public Road	
I-2.4 Footway activities, Kerbside dining, and other trading	
Kerbside Dining *(5) Kerbside dining will require approval under section 125 of the Roads Act 1993, Development consent under the EP&A Act, and where permanent structures are proposed, a section 138 approval under the Roads Act 1993.* *The following matter will be considered by Council when determining any* *consent or approval for kerbside dining:* *(a) Kerbside dining to be located adjacent to primary food premises* *A kerbside dining area shall only be permitted where there is an existing* *or proposed food premises within the building located immediately*	**A 24 m² timber deck (permanent structure) is proposed to be constructed within the Canterbury Street road reserve, therefore a S138 approval is required.**

PART I OTHER CONSIDERATIONS	
adjacent to the proposed kerbside dining area.	
I-4 Car Parking Provisions	
I-4.2 – Onsite Parking ***Objective*** *(1) to provide for an appropriate level of on-site car parking to cater for the demand of development types.* ***Controls*** *(1) On-site car parking is required to be provided at the rates established in the Section I-4.4 General Car Parking Rates for:* *(a) new development,* *(b) additional gross floor area—within an existing development, and* *(c) a change of use—where the new use has a higher demand for car parking.*	**Complies** **The proposed building alterations will decrease existing hotel floor space.** **Hotel accommodation units will decrease from 11 to 6.** **No additional parking spaces are required, however, 6 onsite car parking spaces will be provided for the development.**
I-10 Crime Prevention through Environmental Design - CPTED	
CPTED generally tries to minimise crime opportunities by: *(1) Maximising risks to offenders (increasing the likelihood of detection, challenge and apprehension);* *(2) Maximising the efforts required to commit crime (increasing the time, energy and resources required to commit crime);* *(3) Minimising the actual and perceived benefits of crime (removing, minimizing or concealing crime attractors and rewards); and* *(4) Minimising excuse making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).*	**Complies** **The proposal is compliant with the principles of CPTED. See Section 2.5 -**

3.4 Impacts of the Development

Environmental Impacts

The proposed development will have no impact on the natural environment. The site is within a managed, highly urbanised area with no natural attributes or vegetation. The proposal will not adversely impact the heritage elements of the hotel building that contribute to the streetscape within the heritage conservation zone.

Minor construction impacts to the immediate area will occur during construction, however these will be short term impacts and managed by standard erosion and sediment controls, traffic control and restricted hours of construction work.

Social Impacts
The proposal will have a significant positive social impact. Updating the hotel will contribute to the range of contemporary food and beverage choices in Casino. Upgrades will result in compliance with the building code, premises code and fire codes significantly improving building accessibility and safety.

Economic Impacts
The proposal will have a significant positive economic impact to the area, through modernising the Hotel in a prominent town centre location. This will increase employment opportunities in the area and stimulate the local economy. Short term economic benefits to the construction industry will result from the proposal. All costs associated with the development will be met by the proponents.

3.5 Suitability of the Site

The site is appropriately zoned for the development and is of a suitable size and configuration to accommodate the approved bottle shop and drive through area. There are no site constraints to impede the continues operation of the hotel and bottle shop. The continued use of the hotel is suitable within the site.

3.6 Justification of the Proposal

The proposal is justified for the following reasons:

- The Commonwealth Hotel will continue to operate in the Casino town centre.
- The hotel will be upgraded to meet all relevant building requirements, thus improving accessibility and fire safety.
- The hotel's bar and kitchen area will be upgraded to increase it range of food and beverage offerings.
- New contemporary fixtures, fittings and floor coverings will meet food safety standards and improve the functionality of the hotel.
- The hotel accommodation will be upgraded to meet customer expectations and will be suitable for family groups (no shared bathrooms).
- The drive through bottle shop will provide for safe vehicle access and egress with improved security for staff and customers.
- All of the important art deco features of the hotel have been retained, with external finished complementing the heritage elements of the building.
- The hotel will appeal to a wider range of customers, including families.
- Alfresco dining and footpath upgrading will activate the street frontage.
- There will be no financial burden on Council or the community as a result of this proposal as all costs relating to the development will be met by the applicants.

- The 'do nothing' option does not contribute to the social or economic vitality of Casino and will ultimately result in the loss of an important building in the town centre.

3.7 The Public Interest

There are no relevant policy statements from Federal or State Government agencies.

4
Conclusion

4.1 Conclusion

The proposal is permissible with consent under the Richmond Valley Local Environmental Plan 2012. The subject proposal complies with the development standards applicable within the Richmond Valley Local Government Area and meets the objectives and controls of the B3 Commercial Core Zone and the Richmond Valley Development Control Plan.

This proposal builds upon the already approved change of use, however, will result in the relinquishment of the commercial floor space in favour of retaining the hotel within a significantly upgraded format. Alterations to the Commonwealth Hotel can be completed without detracting from the building's contribution to the heritage character of the streetscape. The proposal, as approved and as proposed, will result in the removal of previous unsympathetic additions to the building.

The proposal will significantly improve building accessibility, fire safety and the functionality of the hotel bar and kitchen. Once the building alterations are complete, the hotel will become a destination venue for Casino. The operators of the hotel will introduce contemporary café style dining, barista coffee, craft beers, selected wine, gins and non-alcoholic, modern and traditional cocktails to improve drinking and dining options and to appeal to a wider client base. The hotel accommodation will be upgraded to suit short term visitor and tourism needs including family groups.

The proposal will increase onsite car parking and will improve vehicle manoeuvring within the drive through bottle shop area.

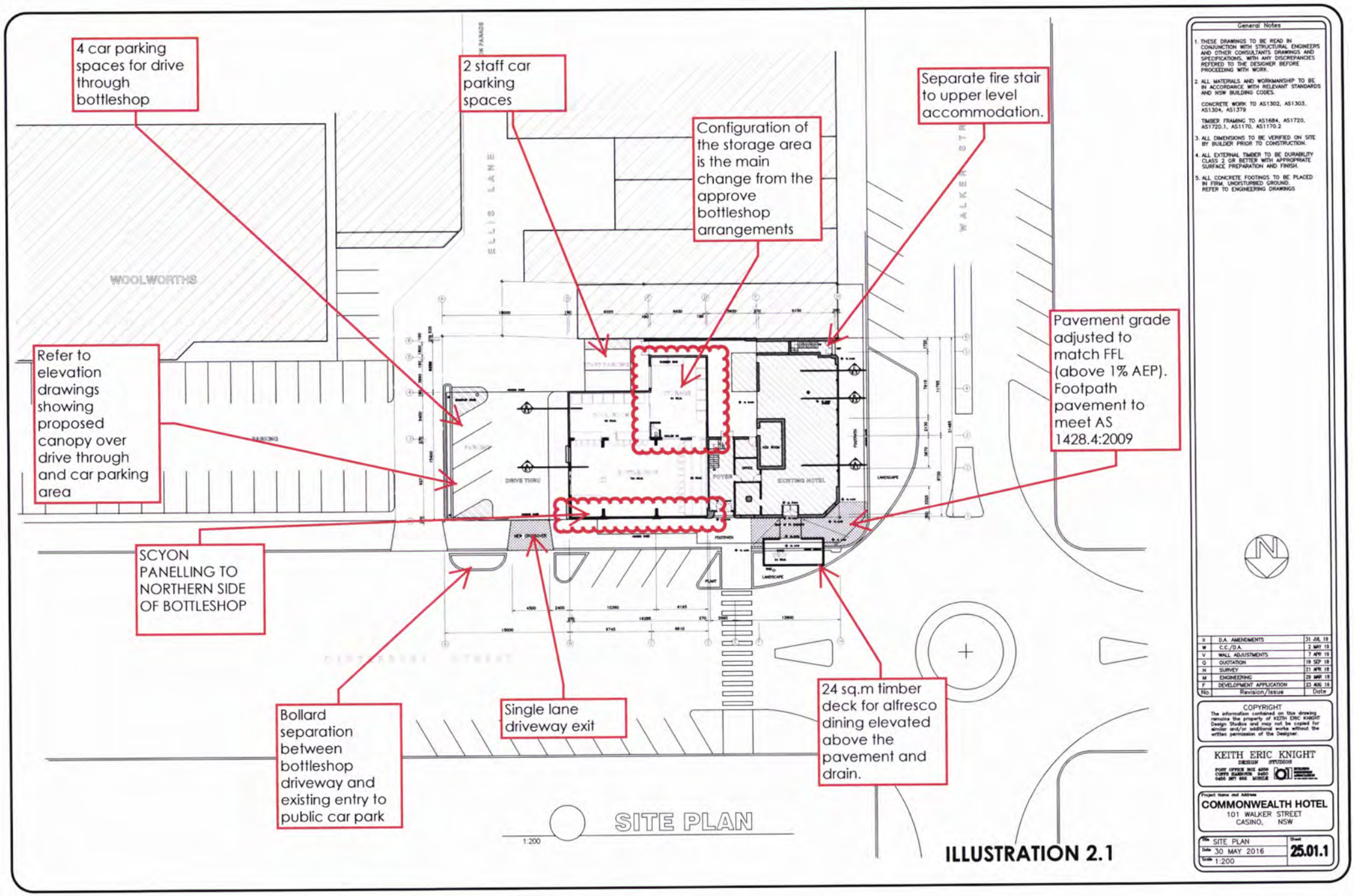
Approval of this proposed has merit in terms of the continued operation of the hotel, compliance with today's building, safety and access standards and the social and economic benefit of a "new" venue to serve the needs of Casino.

It is recommended that this proposal be approved based on the justification provided within this report and the provisions of the Richmond Valley Local Environmental Plan 2012.

Keiley Hunter
Planner
23 August 2019

A

CONCEPT PLANS


4 car parking spaces for drive through bottleshop
2 staff car parking spaces
Configuration of the storage area is the main change from the approve bottleshop arrangements
Separate fire stair to upper level accommodation.
Refer to elevation drawings showing proposed canopy over drive through and car parking area
Pavement grade adjusted to match FFL (above 1% AEP). Footpath pavement to meet AS 1428.4:2009
SCYON PANELLING TO NORTHERN SIDE OF BOTTLESHOP
Bollard separation between bottleshop driveway and existing entry to public car park
Single lane driveway exit
24 sq.m timber deck for alfresco dining elevated above the pavement and drain.
WOOLWORTHS
ELLIS LANE
WALKER ST
DRIVE THRU
EXISTING HOTEL
SITE PLAN
1:200
ILLUSTRATION 2.1
General Notes
1. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS, WITH ANY DISCREPANCIES REFERED TO THE DESIGNER BEFORE PROCEEDING WITH WORK.
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CONCRETE WORK TO AS1302, AS1303, AS1304, AS1379
TIMBER FRAMING TO AS1684, AS1720, AS1720.1, AS1170, AS1170.2
3. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION.
4. ALL EXTERNAL TIMBER TO BE DURABILITY CLASS 2 OR BETTER WITH APPROPRIATE SURFACE PREPARATION AND FINISH.
5. ALL CONCRETE FOOTINGS TO BE PLACED IN FIRM, UNDISTURBED GROUND. REFER TO ENGINEERING DRAWINGS
X D.A. AMENDMENTS 31 JUL 19
W C.C./D.A. 2 MAY 19
V WALL ADJUSTMENTS 7 APR 19
Q QUOTATION 19 SEP 18
N SURVEY 21 APR 18
M ENGINEERING 29 MAR 18
F DEVELOPMENT APPLICATION 23 AUG 16
No. Revision/Issue Date
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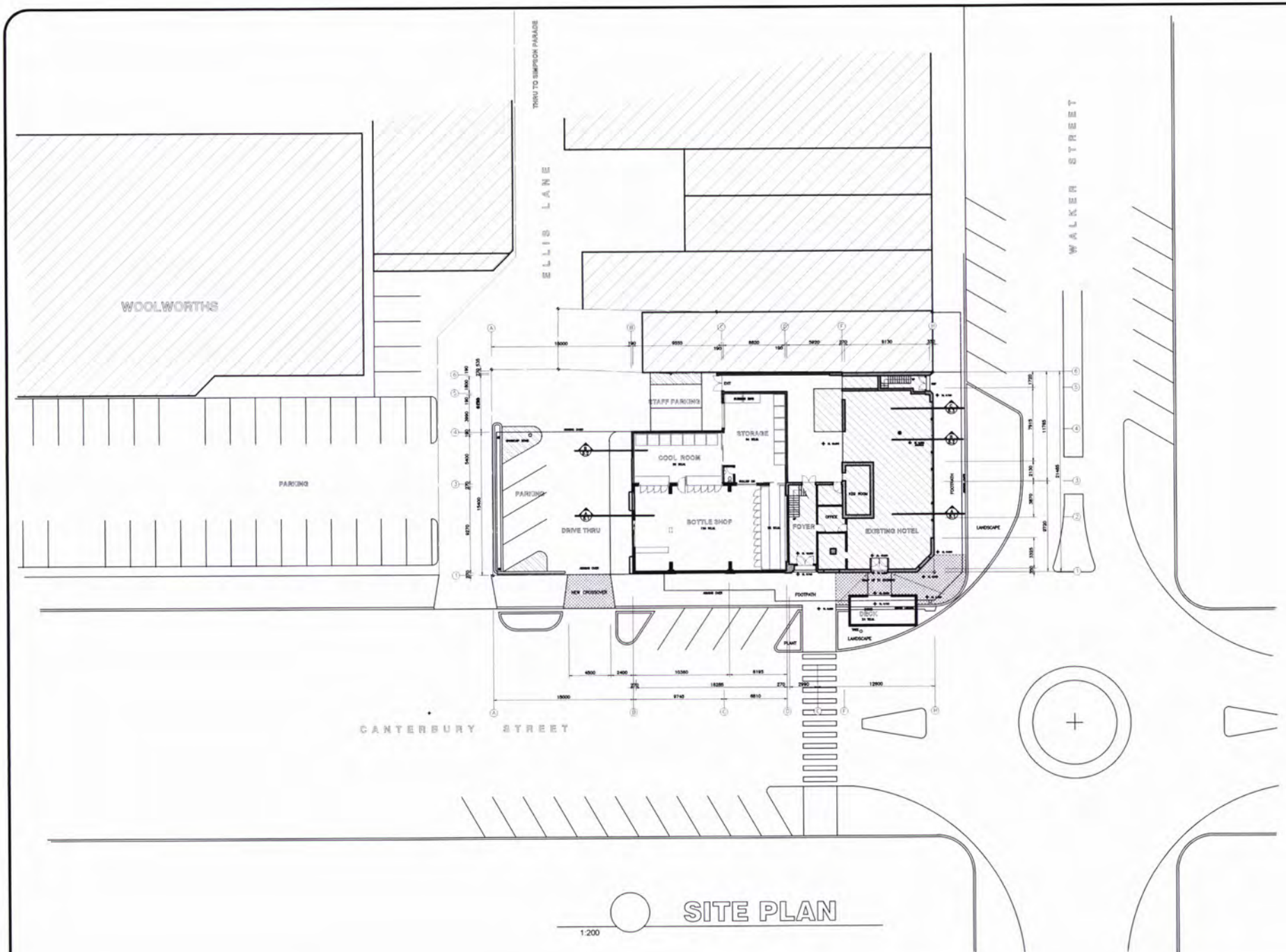
Project Name and Address
COMMONWEALTH HOTEL
101 WALKER STREET
CASINO, NSW
Title SITE PLAN
Date 30 MAY 2016
Scale 1:200
Sheet 25.01.1



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No.	Revision/Issue	Date
X	D.A. AMENDMENTS	31 JUL 19
W	C.C./D.A.	2 MAY 19
V	WALL ADJUSTMENTS	7 APR 19
Q	QUOTATION	19 SEP 18
N	SURVEY	21 APR 18
M	ENGINEERING	29 MAY 18
F	DEVELOPMENT APPLICATION	23 AUG 16

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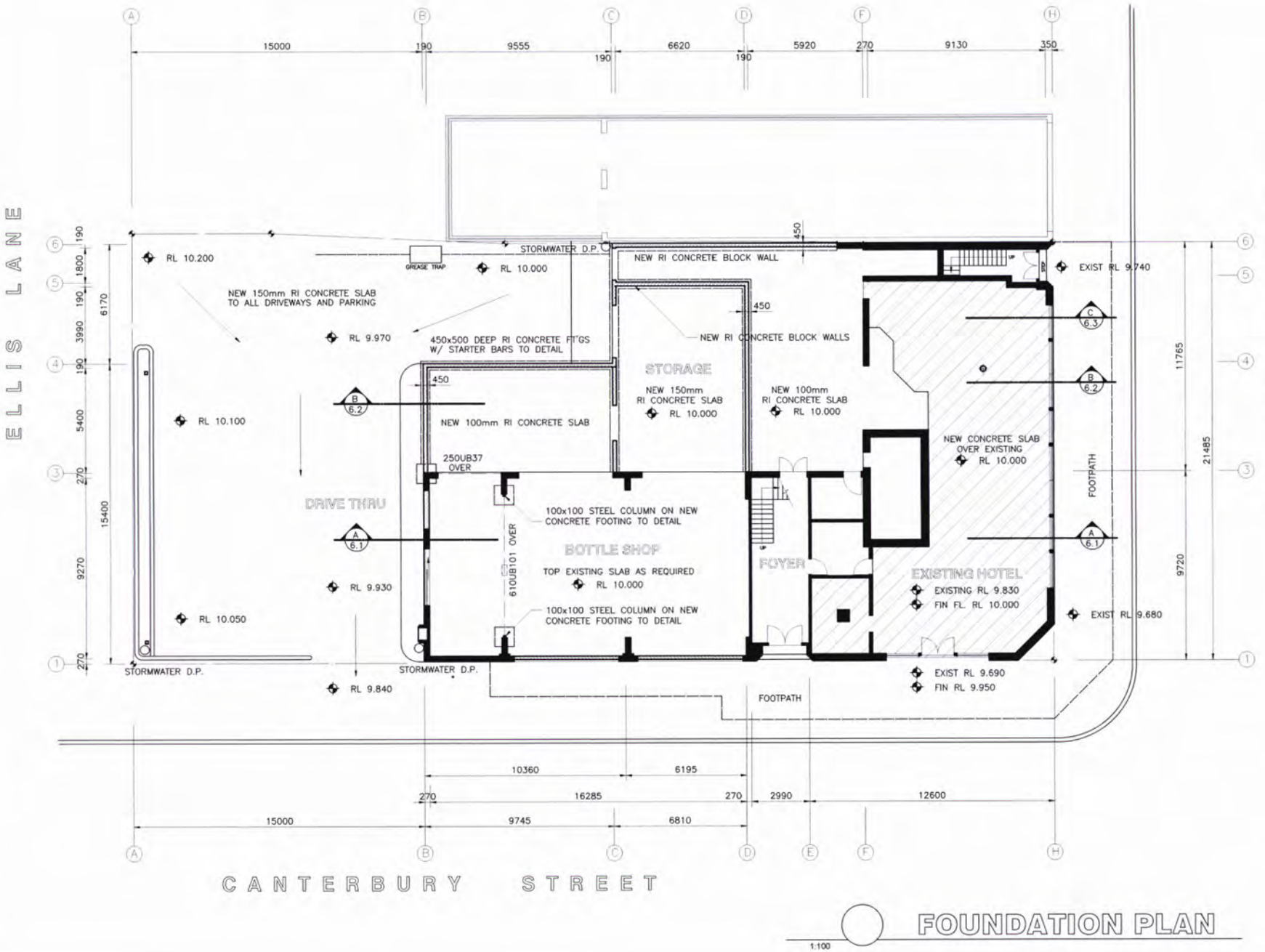
Project Name and Address
COMMONWEALTH HOTEL
101 WALKER STREET
CASINO, NSW

Title	SITE PLAN
Date	30 MAY 2016
Scale	1:200
Sheet	**25.01.1**



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FOUNDATION PLAN

General Notes

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No.	Revision/Issue	Date
W	C.C./D.A.	1 MAY 19
V	WALL ADJUSTMENTS	7 APR 19
S	RELOCATE COOLROOM	5 MAR 19
R	FOUNDATION ENGINEERING	23 NOV 18
Q	QUOTATION	19 SEP 18
N	SURVEY	21 APR 18
M	COSTINGS/ENGINEERING	3 MAR 18
J	TENANCY LAYOUT	6 OCT 16
A	INITIAL SURVEY	27 APR 16

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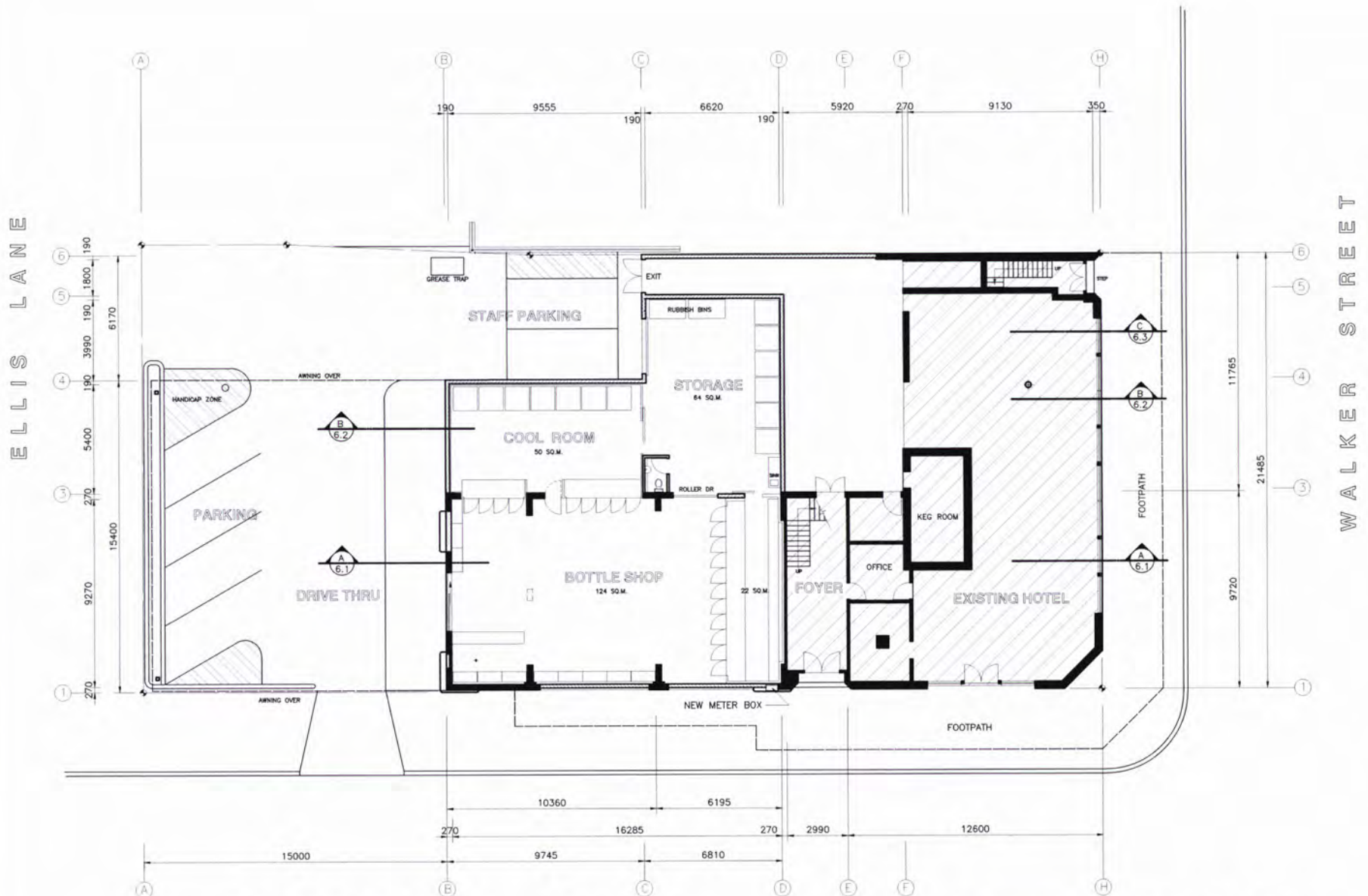
Project Name and Address
COMMONWEALTH HOTEL
101 WALKER STREET
CASINO NSW

Title: FOUNDATION PLAN
Date: 26 APRIL 2016
Scale: 1:100
Sheet: 25.03.1



5 LOWER FLOOR PLAN

1:100

General Notes

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No.	Revision/Issue	Date
X	D.A. AMENDMENTS	31 JUL 19
V	PARKING	7 APR 19
U	PARKING/STORAGE 99 WALKER	31 MAR 19
S	RELOCATE COOLROOM	5 MAR 19
Q	QUOTATION	19 SEP 18
N	SURVEY	21 APR 18
M	COSTINGS/ENGINEERING	3 MAR 18
J	TENANCY LAYOUT	6 OCT 16
A	INITIAL SURVEY	27 APR 16

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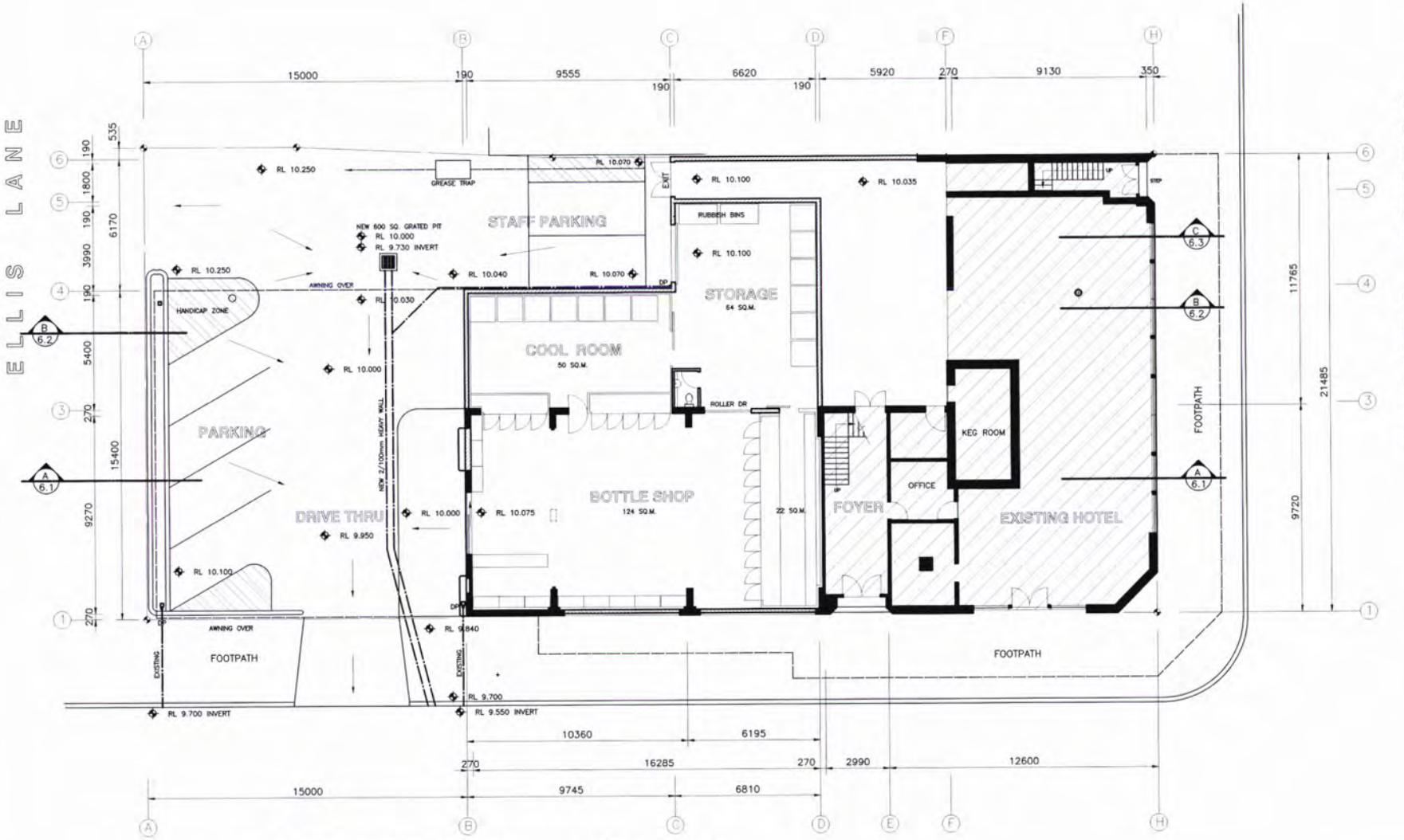
Project Name and Address
COMMONWEALTH HOTEL
101 WALKER STREET
CASINO NSW

Title: LOWER FLOOR PLAN
Date: 26 APRIL 2016
Scale: 1:100
Sheet: **25.02.1**



HYDRAULIC PLAN

STORMWATER

1:100

General Notes

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No.	Revision/Issue	Date
V	PARKING	7 APR 19
U	PARKING/STORAGE 99 WALKER	31 MAR 19
S	RELOCATE COOLROOM	5 MAR 19
Q	QUOTATION	19 SEP 18
N	SURVEY	21 APR 18
M	COSTINGS/ENGINEERING	3 MAR 18
J	TENANCY LAYOUT	6 OCT 16
A	INITIAL SURVEY	27 APR 16

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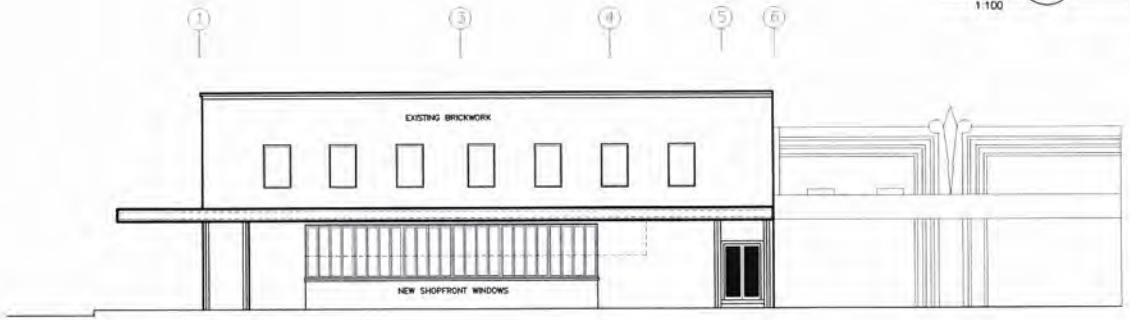
CASINO NSW

Title	HYDRAULIC PLAN
Date	26 JULY 2019
Scale	1:100
Sheet	25.03.3

EAST ELEVATION

1:100



WEST ELEVATION

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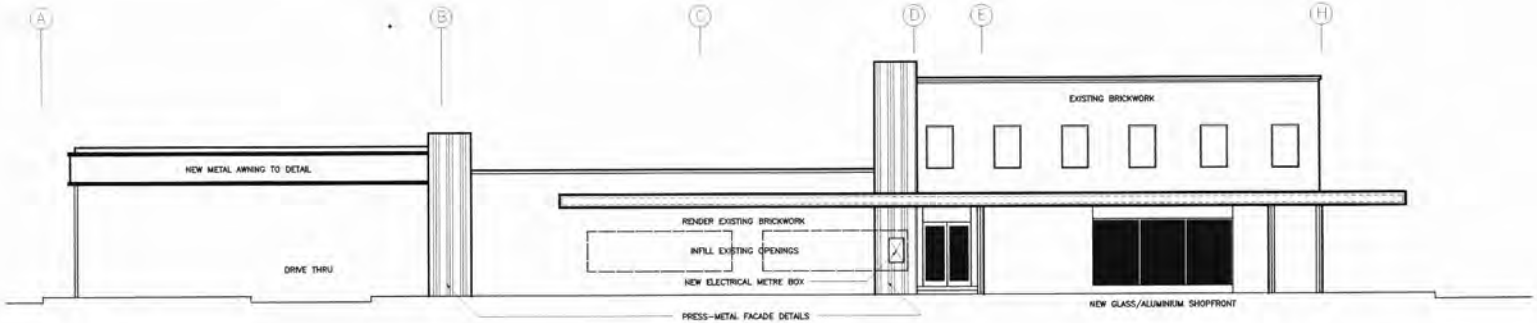

NORTH ELEVATION

1:100

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No.	Revision/Issue	Date
X	D.A. AMENDMENTS	31 JUL 19
W	C.C./D.A.	1 MAY 19
V	FACADE	7 APR 19
U	ENTRY DETAILS	31 MAR 19
Q	QUOTATION	19 SEP 18
N	SURVEY	21 APR 18
M	COSTINGS/ENGINEERING	3 MAR 18
J	TENANCY LAYOUT	8 OCT 16
A	INITIAL SURVEY	27 APR 16

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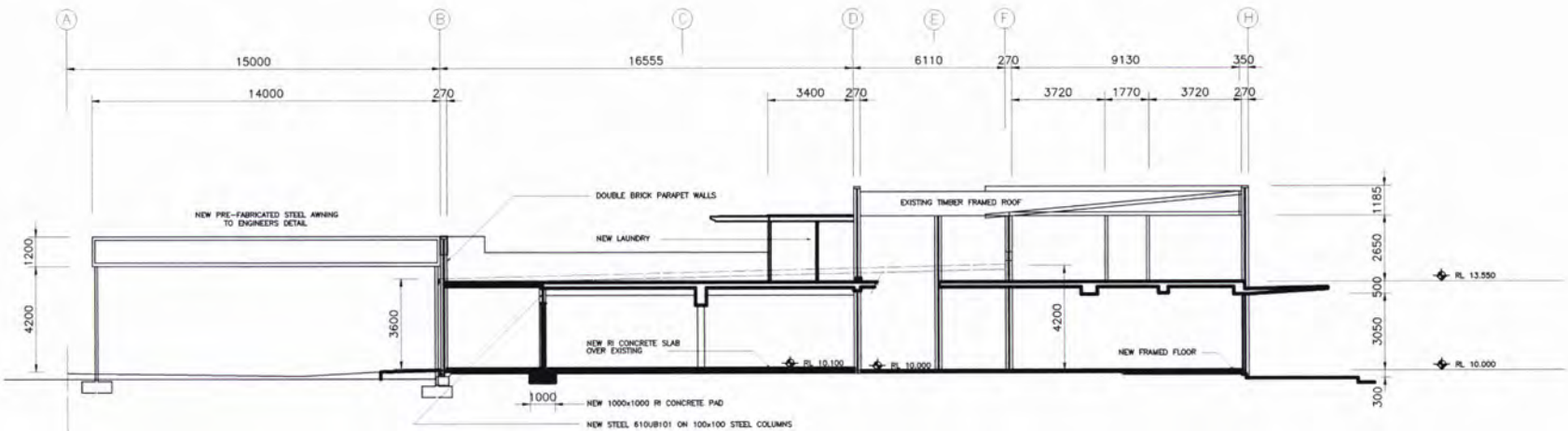
CASINO NSW

Title ELEVATIONS	Sheet 25.07.1
Date 26 APRIL 2016	
Scale 1:100	



A SECTION

1:100

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X	D.A. AMENDMENTS	31 JUL 19
W	C.C./D.A.	1 MAY 19
V	WALL ADJUSTMENTS	7 APR 19
R	ENGINEERING	23 NOV 18
Q	QUOTATION	19 SEP 18
F	DEVELOPMENT APPLICATION	23 AUG 16

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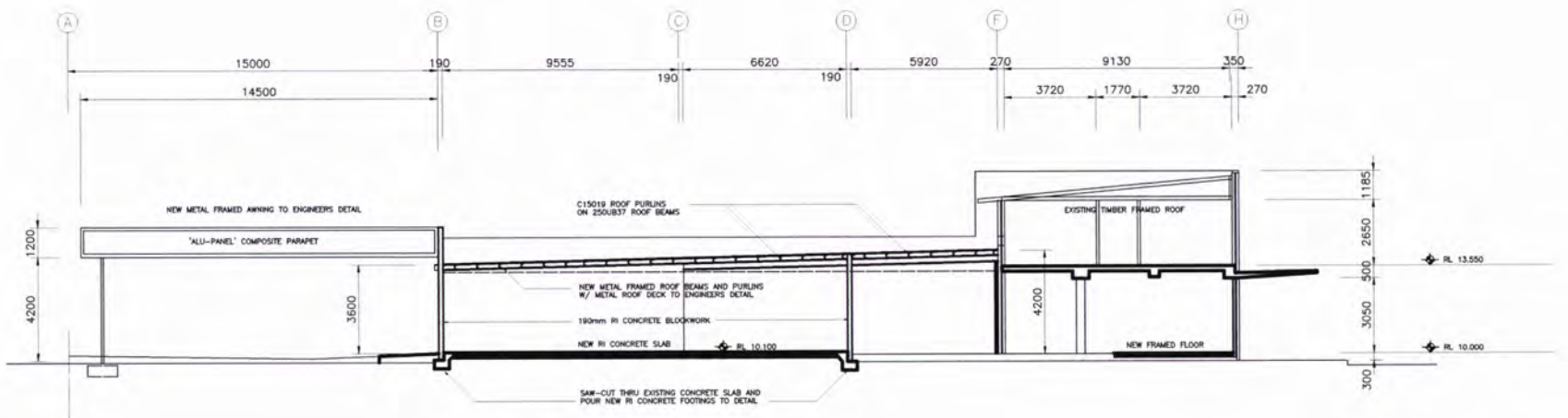
101 WALKER STREET
CASINO NSW

Title: SECTION
Date: 28 MAY 2016
Scale: 1:100
Sheet: **25.06.1**



B SECTION

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No.	Revision/Issue	Date
X	D.A. AMENDMENTS	31 JUL 19
W	C.C./D.A.	1 MAY 19
V	WALL ADJUSTMENT	7 APR 19
S	RELOCATE COOLROOM	5 MAR 19
R	ENGINEERING	23 NOV 18
P	QUOTATION	12 SEP 18
F	DEVELOPMENT APPLICATION	23 AUG 16

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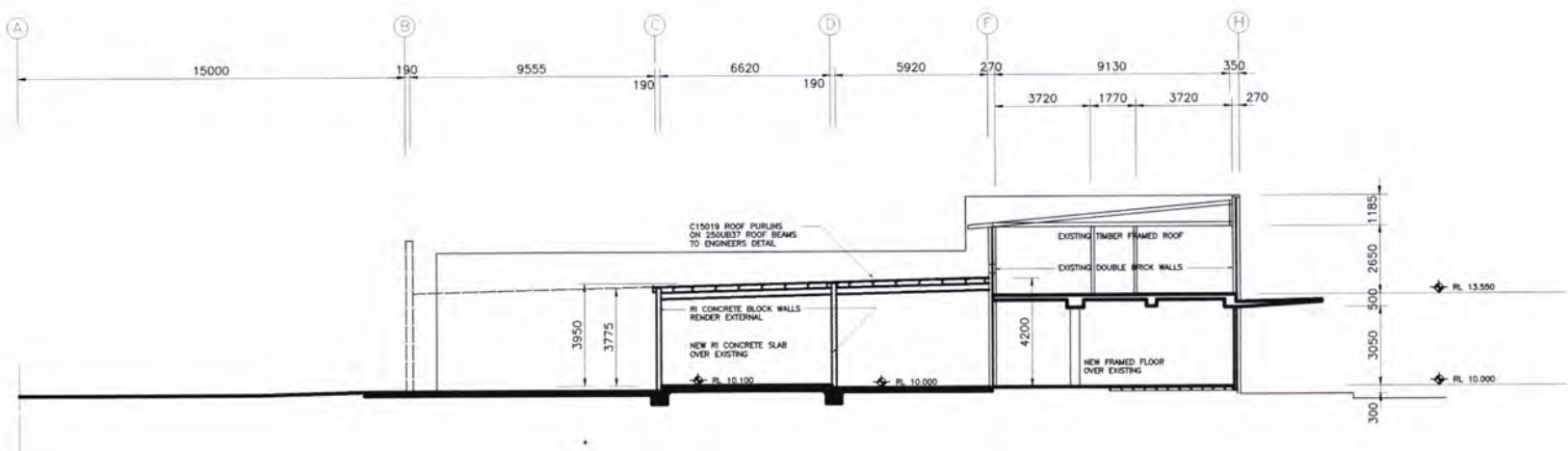
CASINO NSW

Title SECTION
Date 28 MAY 2016
Scale 1:100
Sheet **25.06.2**



C SECTION

1:100

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X	D.A. AMENDMENTS	31 JUL 19
W	C.C./D.A.	1 MAY 19
V	WALL ADJUSTMENTS	7 APR 19
S	RELOCATE COOLROOM	5 MAR 19
R	ENGINEERING	23 NOV 18
Q	QUOTATION	19 SEP 18
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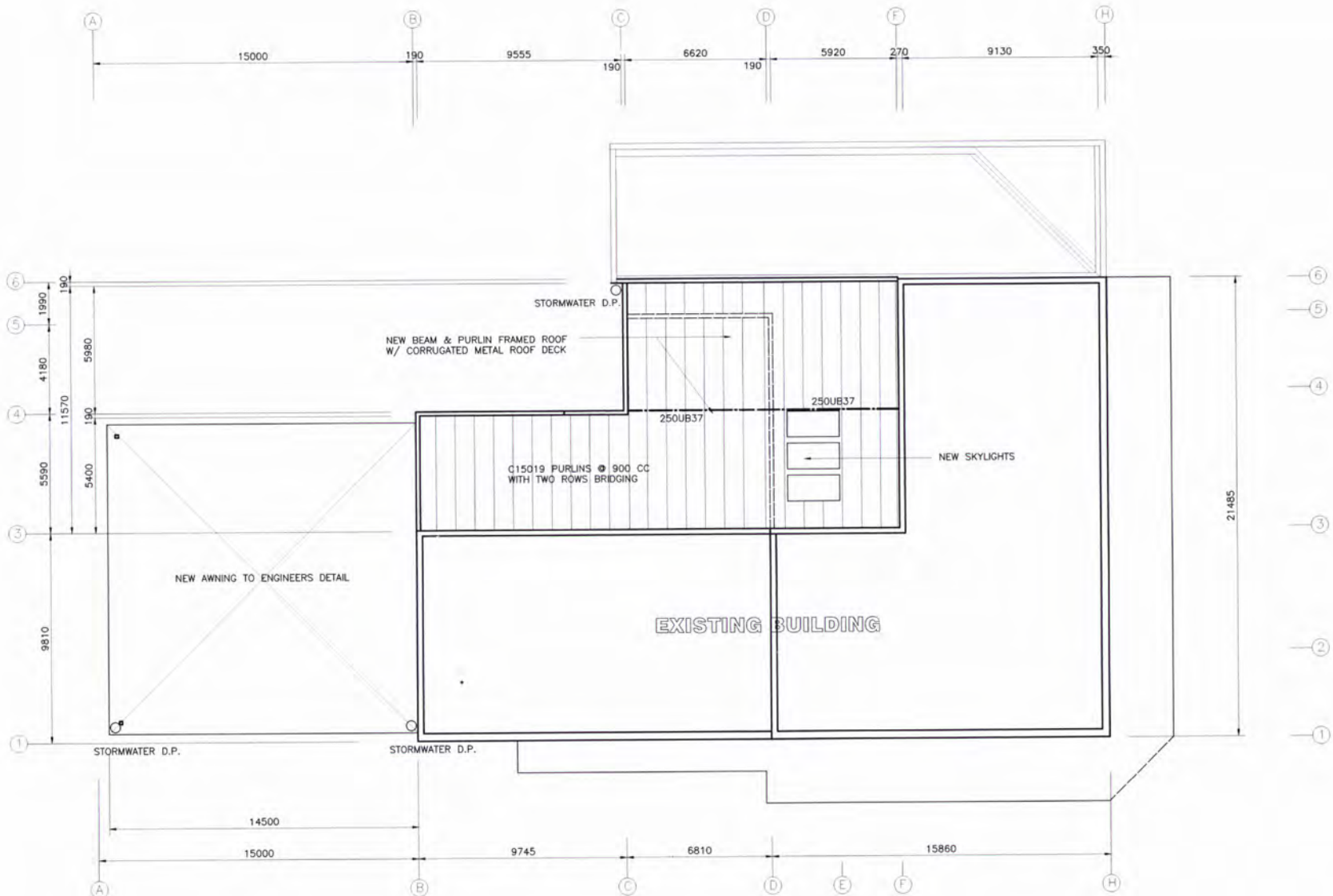
CASINO NSW

Title SECTION
Date 28 MAY 2016
Scale 1:100
Sheet **25.06.3**



LOWER ROOF PLAN

1:100

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No.	Revision/Issue	Date
W	C.C./D.A.	1 MAY 19
V	WALL ADJUSTMENT	7 APR 19
R	ENGINEERING	23 NOV 18
Q	QUOTATION	19 SEP 18
O	LAYOUT	9 AUG 16

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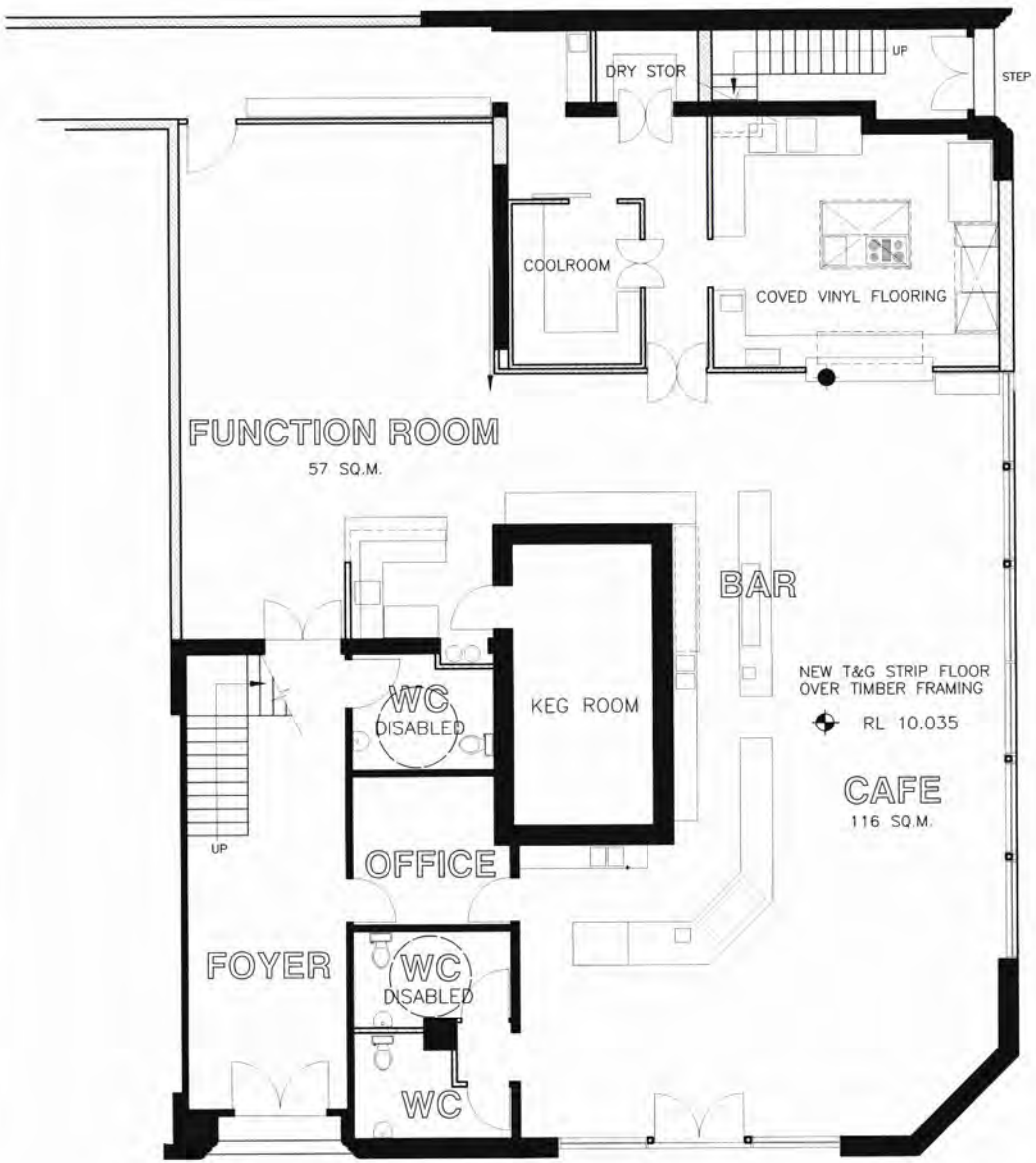
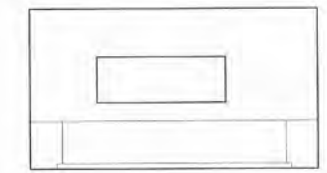
101 WALKER STREET
CASINO NSW

Title	ROOF PLAN
Date	20 JULY 2016
Scale	1:100
Sheet	25.04.1





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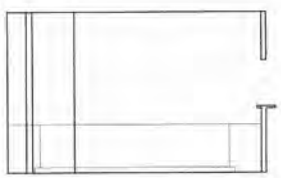

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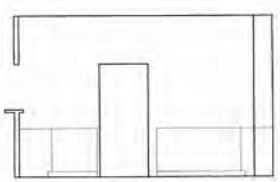

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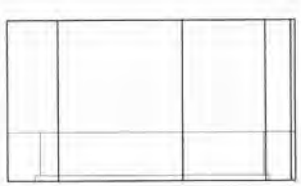

SOUTH

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No.	Revision/Issue	Date
X	D.A. AMENDMENTS	31 JUL 19
W	C.C./D.A.	1 MAY 19
U	CAFE/KITCHEN LAYOUT	31 MAR 19
T	CAFE/KITCHEN LAYOUT	11 MAR 19
S	RELOCATE COOLROOM	5 MAR 19
Q	QUOTATION	19 SEP 18
N	SURVEY	21 APR 18
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J	TENANCY LAYOUT	6 OCT 18
A	INITIAL SURVEY	27 APR 16

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Project Name and Address
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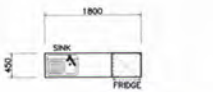
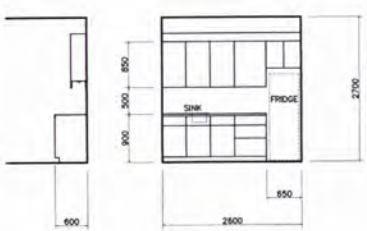
101 WALKER STREET
CASINO NSW

Title: LOWER FLOOR PLAN
Date: 26 APRIL 2016
Scale: 1:50
Sheet: **25.02.5**



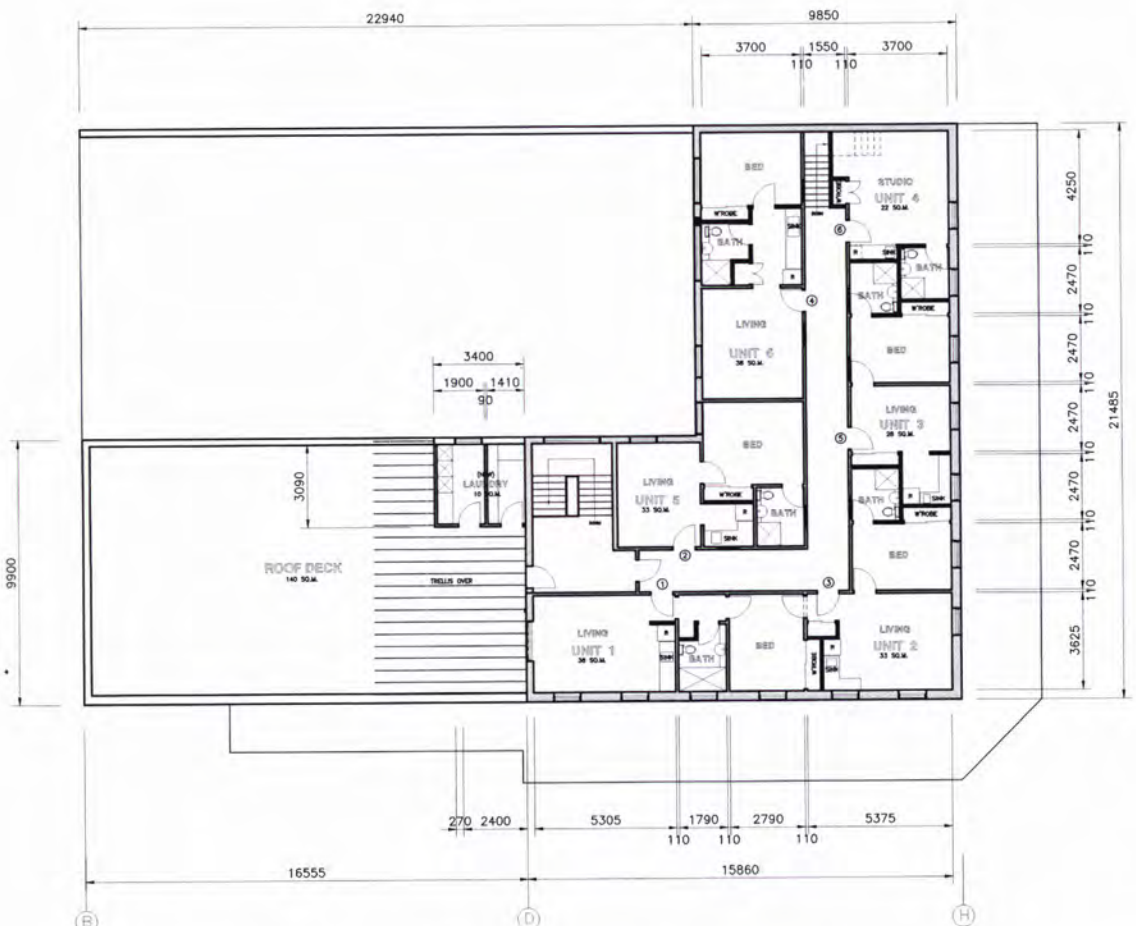
1 KITCHEN

1:50



2 KITCHEN

1:50



UPPER FLOOR PLAN

1:100

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No.	Revision/Issue	Date
W	C.C./D.A.	1 MAY 19
S	PLUMBING	20 MAR 19
R	ENGINEERING	23 NOV 18
Q	QUOTATION	19 SEP 18
F	DEVELOPMENT APPLICATION	23 AUG 16
D	LAYOUT	9 AUG 16

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101 WALKER STREET
CASINO NSW

Title	FLOOR PLAN
Date	20 JULY 2016
Scale	1:100
Sheet	25.02.2

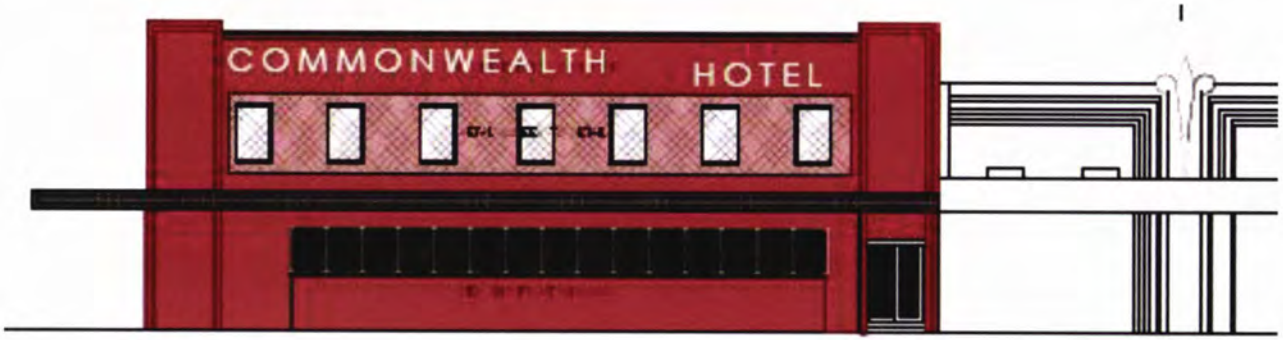
B

EXTERNAL CONCEPTS

COMMONWEALTH HOTEL C1957

Design comments supporting
Heritage assessment

- Keep beautiful red brick façade
- Accentuate master masonry featuring bullnose stepped brick
- Work with Art Deco references
- Keep palette of terracotta, white and charcoal – refer to slide
- Keep signage
- Screening options to address security issue to level 1 windows and harsh western sun – see slide 2



WEST ELEVATION

1:100

COMMONWEALTH HOTEL
99-101 WALKER ST
CASINO

EXTERNAL CONCEPT

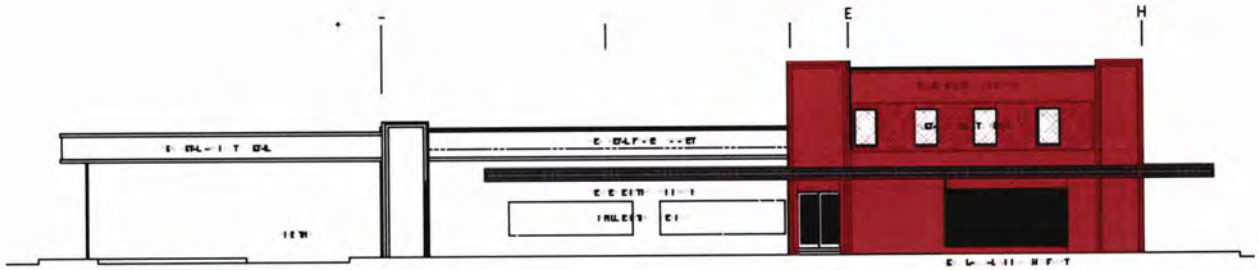
NATURAL HABITAT
INTERIORS AND DESIGN

Screen Suggestions

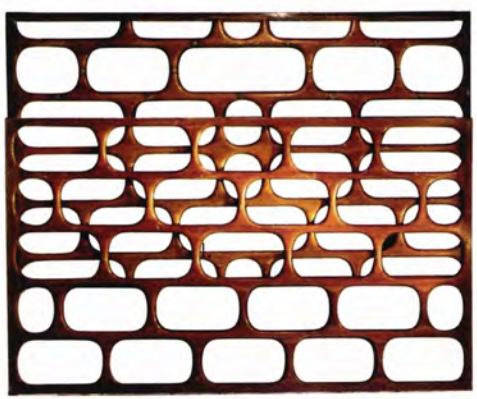
Deco architecture is renowned for its linear horizontal lines. The awning immediately accentuates this so screening to the windows could further complement the architectural theme.

Option 1 – randomly sized horizontal battens In a white powdercoat finish

Option 2 – White powdercoated pill shaped or round cutout screens



NORTH ELEVATION

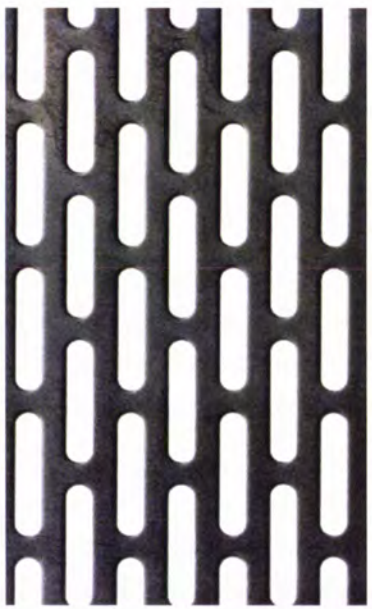


COMMONWEALTH HOTEL
99-101 WALKER ST
CASINO

EXTERNAL CONCEPT

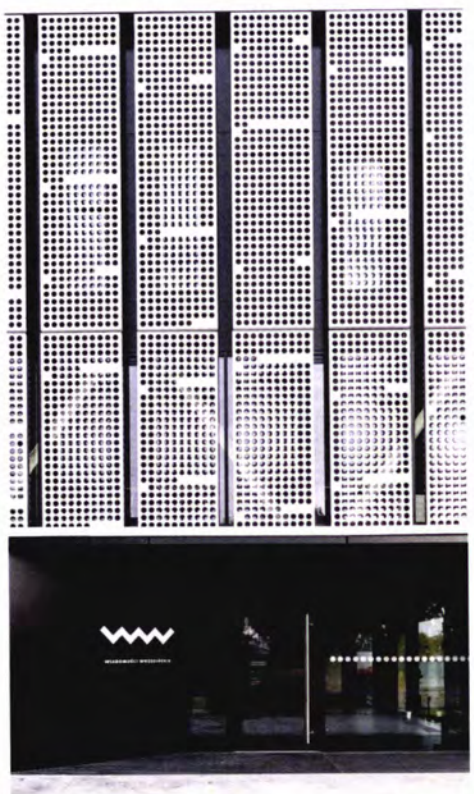
NATURAL HABITAT
INTERIORS AND DESIGN

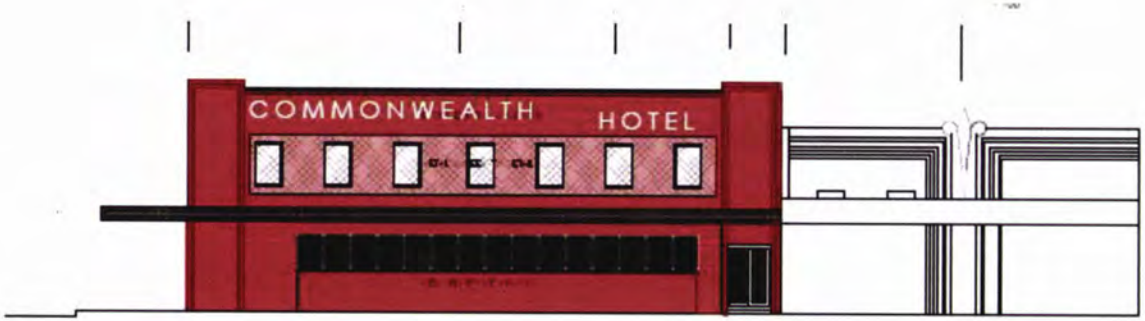
1. Alternative vertical folded screen option in suggested cut out styles



2. Bifold bar bench Window image

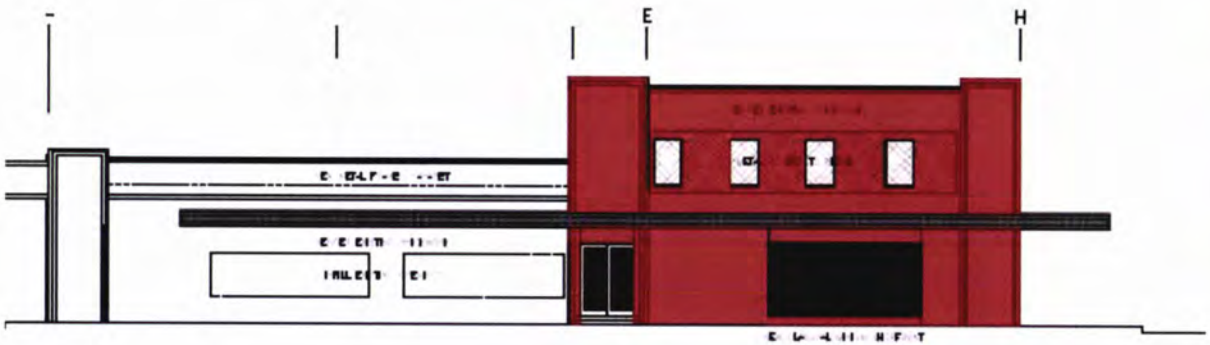
3. Alternative Window Screen concepts...





WEST ELEVATION

1:100



NORTH ELEVATION

COLOUR PALETTE

Dulux: Monument
Façade capping + Awning façade
External Doors, New building walls

Dulux:
Signage, Screen, Soffit, Window frames

COMMONWEALTH HOTEL
99-101 WALKER ST
CASINOI

EXTERNAL CONCEPT

NATURAL HABITAT
INTERIORS AND DESIGN

4 car parking spaces for drive through bottleshop

2 staff car parking spaces

Configuration of the storage area is the main change from the approve bottleshop arrangements

Separate fire stair to upper level accommodation.

Refer to elevation drawings showing proposed canopy over drive through and car parking area

Pavement grade adjusted to match FFL (above 1% AEP). Footpath pavement to meet AS 1428.4:2009

SCYON PANELLING TO NORTHERN SIDE OF BOTTLESHOP

Bollard separation between bottleshop driveway and existing entry to public car park

Single lane driveway exit

24 sq.m timber deck for alfresco dining elevated above the pavement and drain.

WOOLWORTHS

ELLIS LANE

WALKER STREET

CANTERBURY STREET

PARKING

DRIVE THRU

FOYER

EXISTING HOTEL

LANDSCAPE

FOOTPATH

NEW CROSSOVER

PLANT

SITE PLAN

1:200

ILLUSTRATION 2.1

General Notes

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No.	Revision/Issue	Date
X	D.A. AMENDMENTS	31 JUL 19
W	C.C./D.A.	2 MAY 19
V	WALL ADJUSTMENTS	7 APR 19
Q	QUOTATION	19 SEP 18
N	SURVEY	21 APR 18
M	ENGINEERING	29 MAR 18
F	DEVELOPMENT APPLICATION	23 AUG 16

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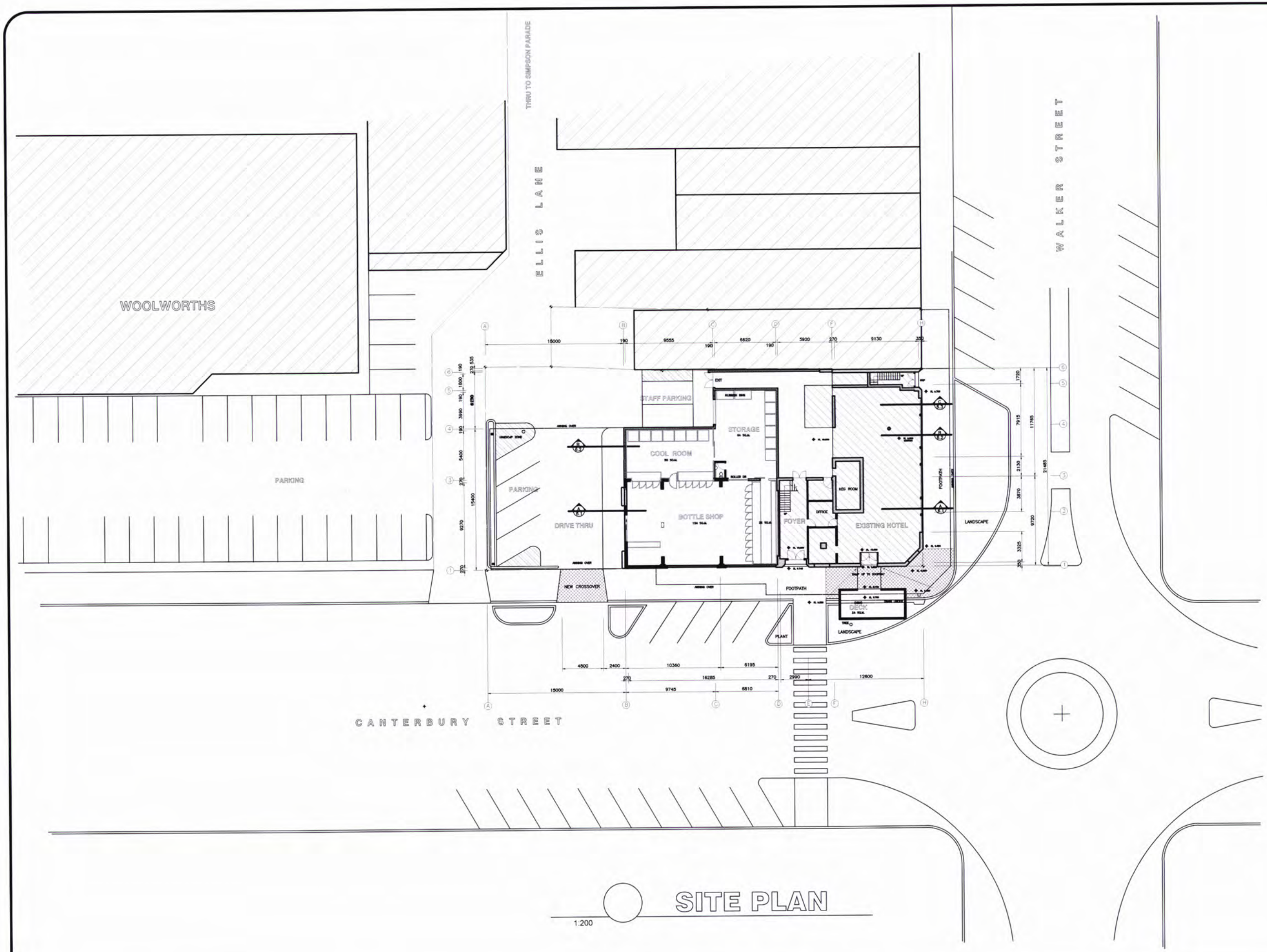
Project Name and Address
COMMONWEALTH HOTEL
101 WALKER STREET
CASINO, NSW

Title	SITE PLAN
Date	30 MAY 2016
Scale	1:200
Sheet	25.01.1



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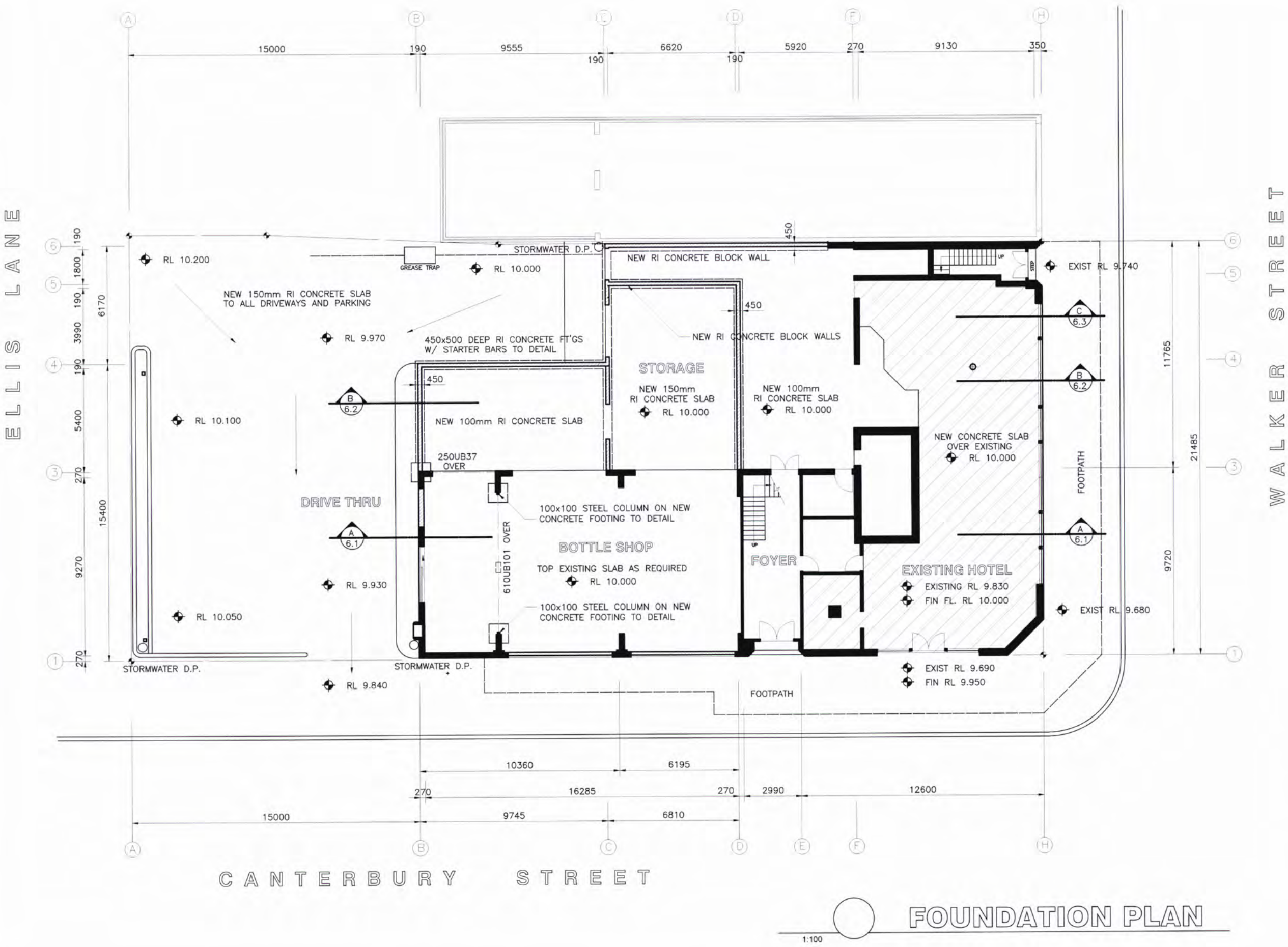
CASINO, NSW

Title	SITE PLAN
Date	30 MAY 2016
Scale	1:200
Sheet	**25.01.1**



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FOUNDATION PLAN

General Notes

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No.	Revision/Issue	Date
W	C.C./D.A.	1 MAY 19
V	WALL ADJUSTMENTS	7 APR 19
S	RELOCATE COOLROOM	5 MAR 19
R	FOUNDATION ENGINEERING	23 NOV 18
Q	QUOTATION	19 SEP 18
N	SURVEY	21 APR 18
M	COSTINGS/ENGINEERING	3 MAR 18
J	TENANCY LAYOUT	6 OCT 16
A	INITIAL SURVEY	27 APR 16

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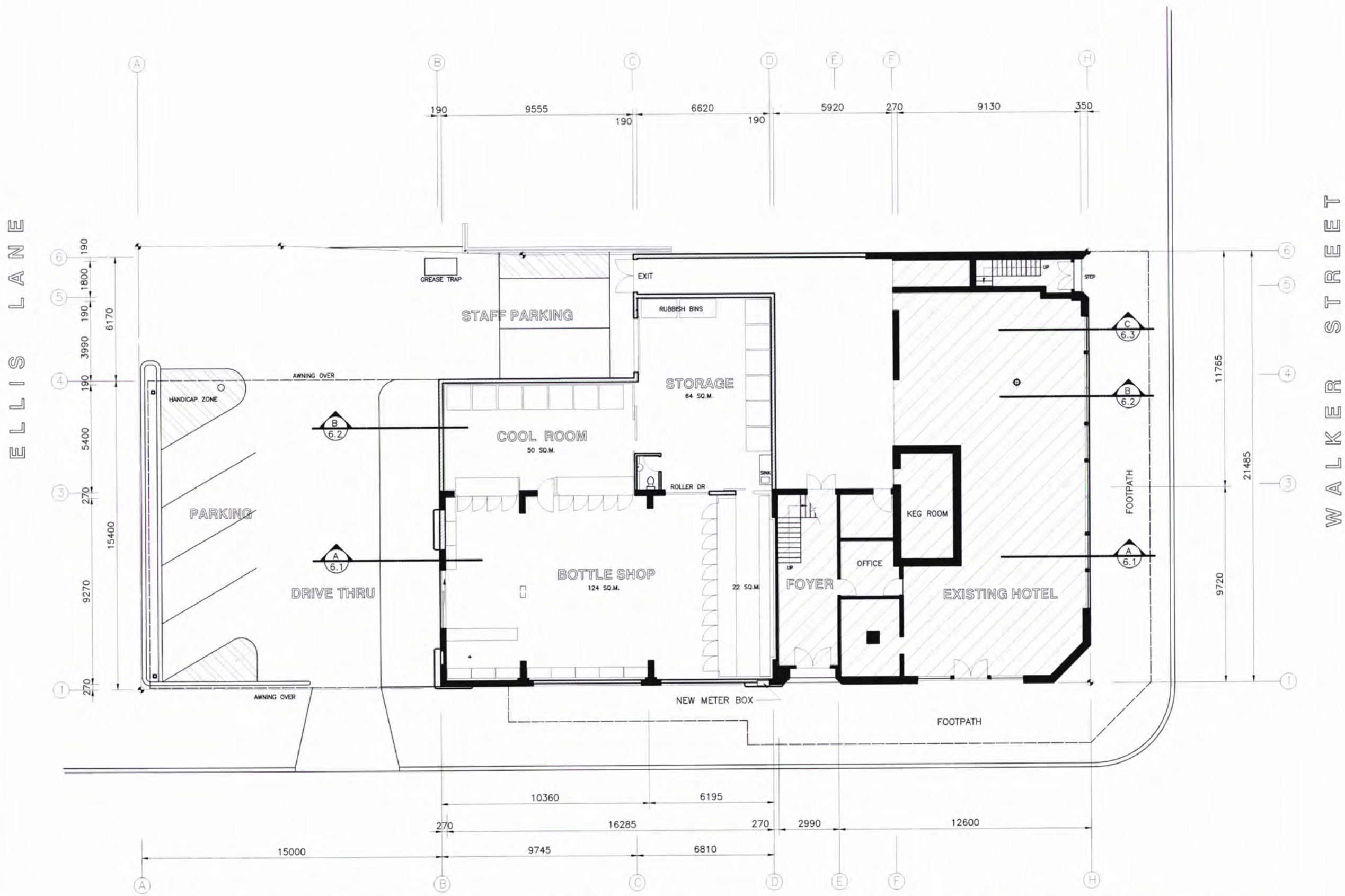
Project Name and Address
COMMONWEALTH HOTEL
101 WALKER STREET
CASINO NSW

Title	FOUNDATION PLAN
Date	26 APRIL 2016
Scale	1:100
Sheet	25.03.1



5 LOWER FLOOR PLAN

1:100

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No.	Revision/Issue	Date
X	D.A. AMENDMENTS	31 JUL 19
V	PARKING	7 APR 19
U	PARKING/STORAGE 99 WALKER	31 MAR 19
S	RELOCATE COOLROOM	5 MAR 19
Q	QUOTATION	19 SEP 18
N	SURVEY	21 APR 18
M	COSTINGS/ENGINEERING	3 MAR 18
J	TENANCY LAYOUT	6 OCT 16
A	INITIAL SURVEY	27 APR 16

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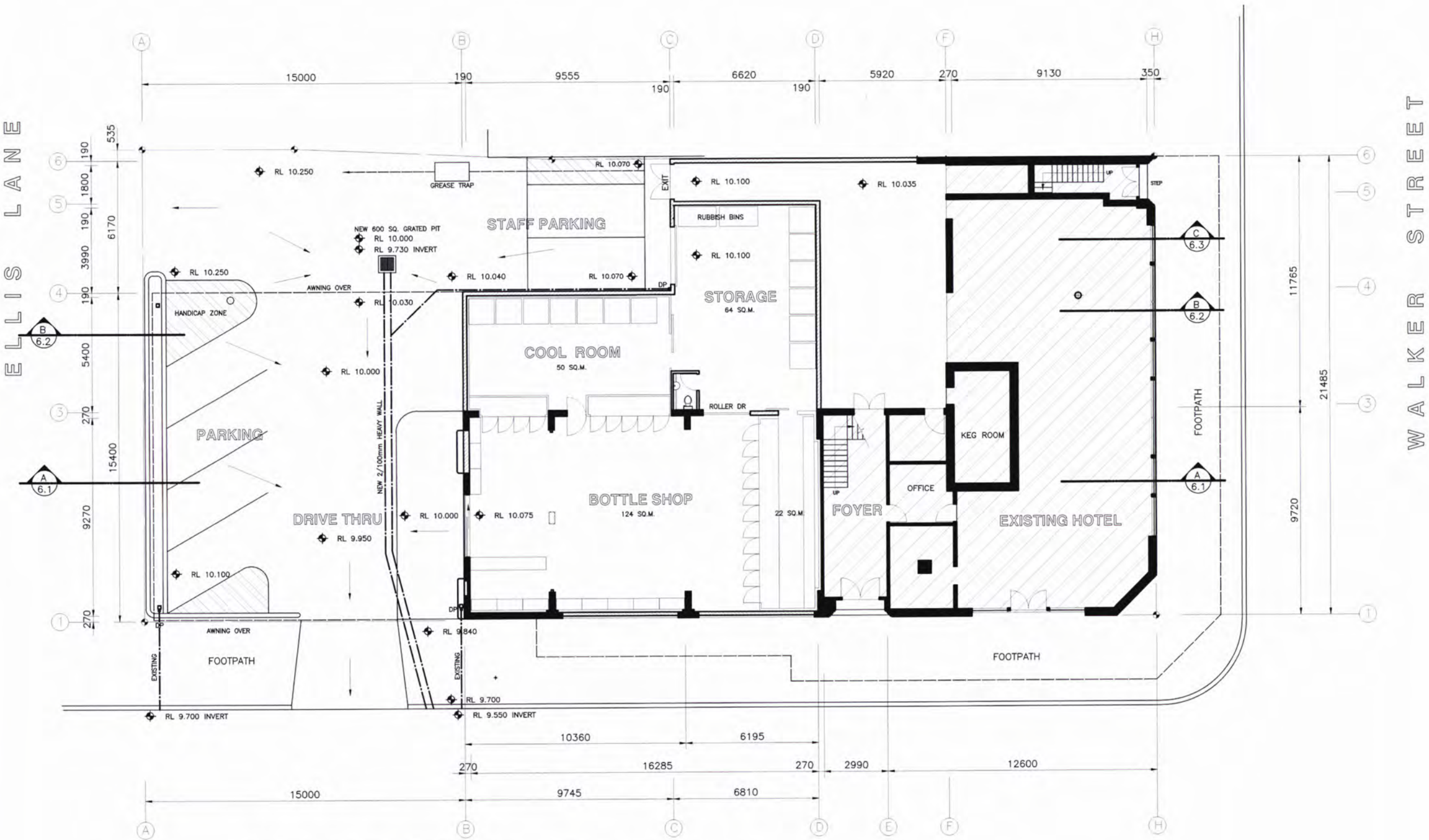
Project Name and Address
COMMONWEALTH HOTEL
101 WALKER STREET
CASINO NSW

Title	LOWER FLOOR PLAN
Date	26 APRIL 2016
Scale	1:100
Sheet	25.02.1



1:100

HYDRAULIC PLAN

STORMWATER

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No.	Revision/Issue	Date
V	PARKING	7 APR 19
U	PARKING/STORAGE 99 WALKER	31 MAR 19
S	RELOCATE COOLROOM	5 MAR 19
Q	QUOTATION	19 SEP 18
N	SURVEY	21 APR 18
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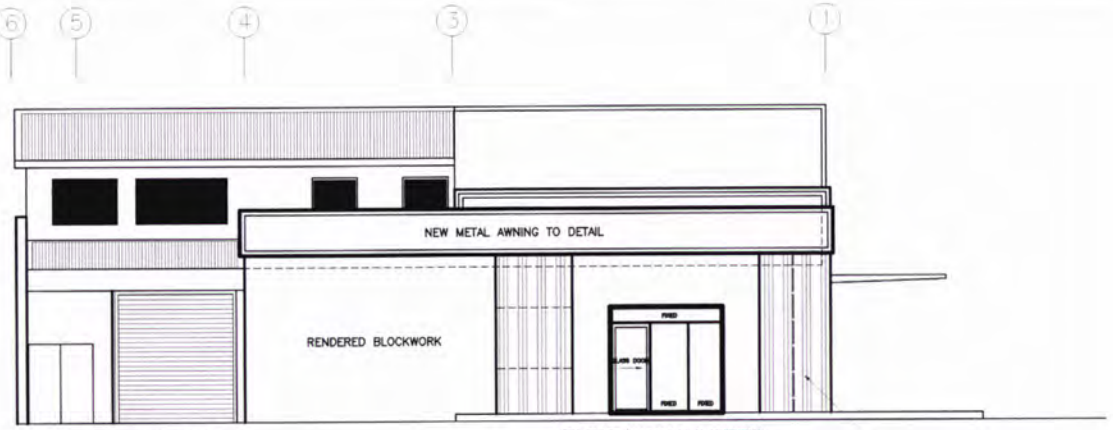
Project Name and Address
COMMONWEALTH HOTEL
101 WALKER STREET
CASINO NSW

Title	HYDRAULIC PLAN
Date	26 JULY 2019
Scale	1:100
Sheet	25.03.3



EAST ELEVATION

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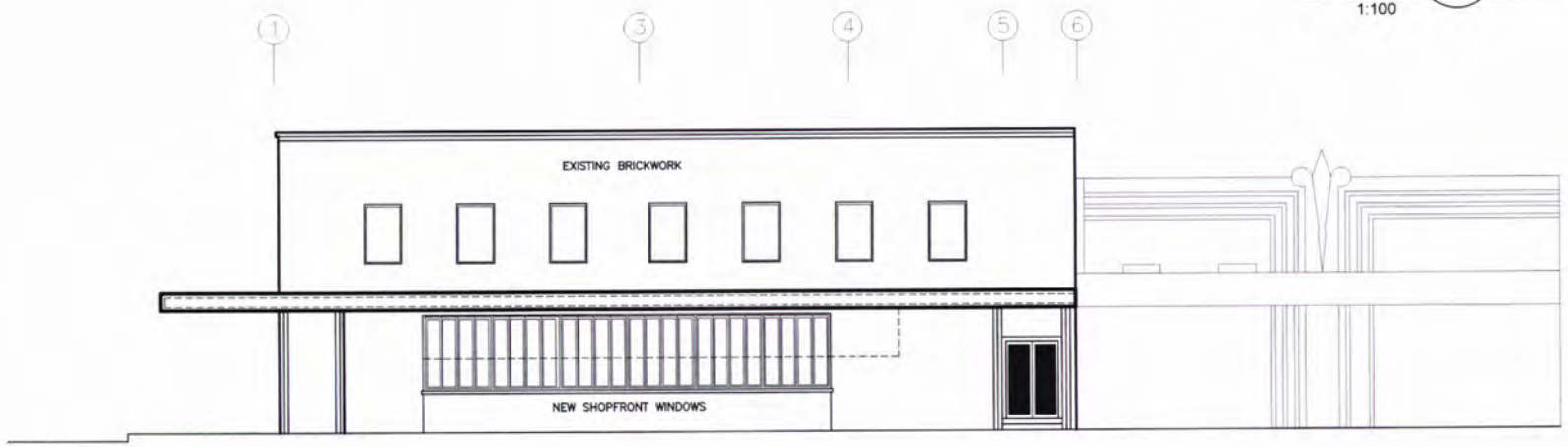

WEST ELEVATION

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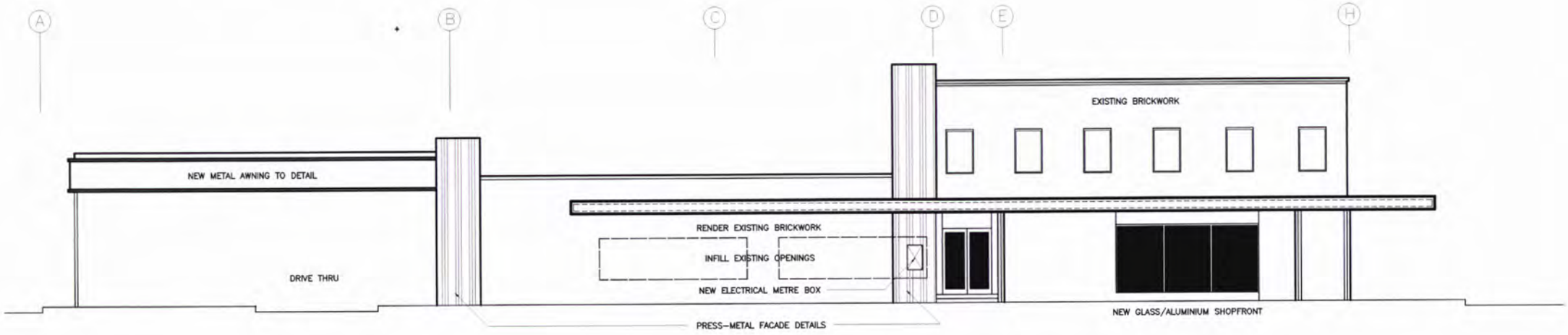

NORTH ELEVATION

1:100

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No.	Revision/Issue	Date
X	D.A. AMENDMENTS	31 JUL 19
W	C.C./D.A.	1 MAY 19
V	FACADE	7 APR 19
U	ENTRY DETAILS	31 MAR 19
Q	QUOTATION	19 SEP 18
N	SURVEY	21 APR 18
M	COSTINGS/ENGINEERING	3 MAR 18
J	TENANCY LAYOUT	6 OCT 16
A	INITIAL SURVEY	27 APR 18

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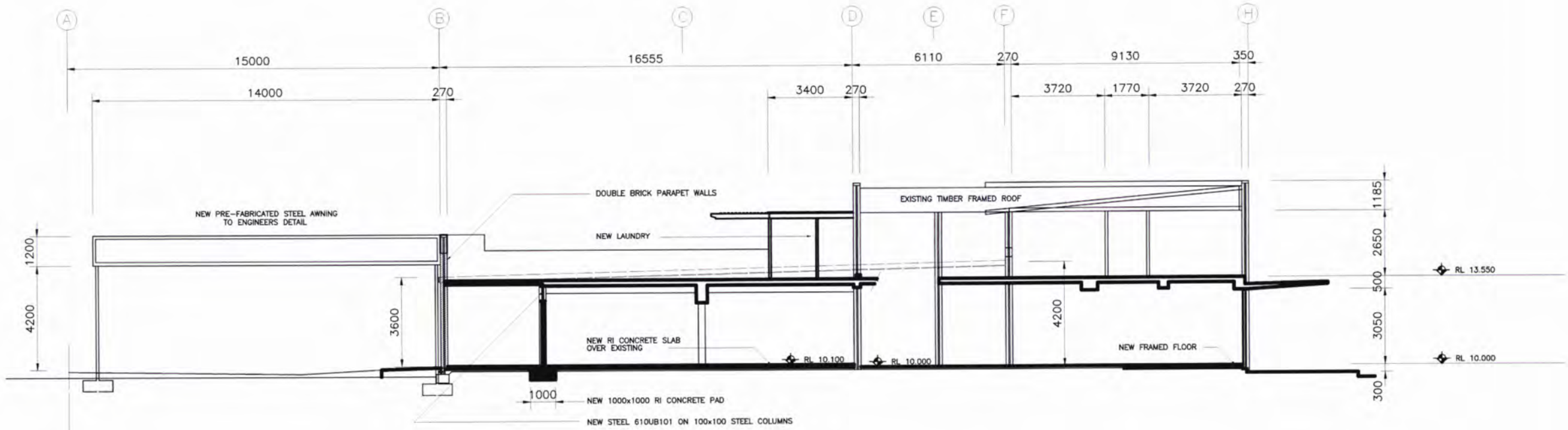
101 WALKER STREET
CASINO NSW

Title	ELEVATIONS
Date	26 APRIL 2016
Scale	1:100
Sheet	**25.07.1**



A SECTION

1:100

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No.	Revision/Issue	Date
X	D.A. AMENDMENTS	31 JUL 19
W	C.C./D.A.	1 MAY 19
V	WALL ADJUSTMENTS	7 APR 19
R	ENGINEERING	23 NOV 18
Q	QUOTATION	19 SEP 18
F	DEVELOPMENT APPLICATION	23 AUG 16

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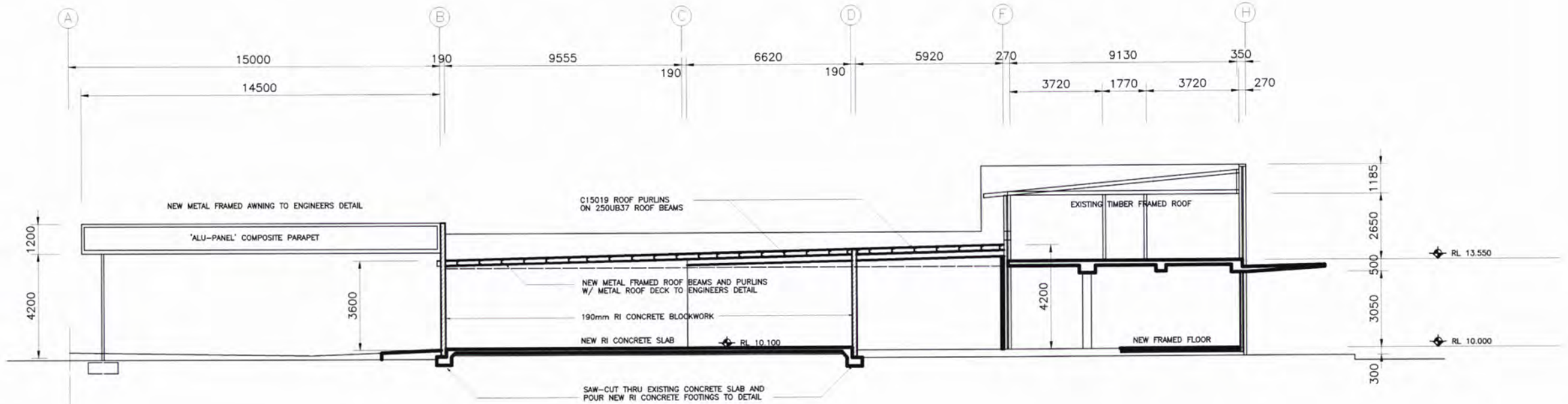
Project Name and Address

COMMONWEALTH HOTEL
101 WALKER STREET
CASINO NSW

Title	SECTION
Date	28 MAY 2016
Scale	1:100
Sheet	25.06.1



B SECTION

1:100

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X	D.A. AMENDMENTS	31 JUL 19
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S	RELOCATE COOLROOM	5 MAR 19
R	ENGINEERING	23 NOV 18
P	QUOTATION	12 SEP 18
F	DEVELOPMENT APPLICATION	23 AUG 16

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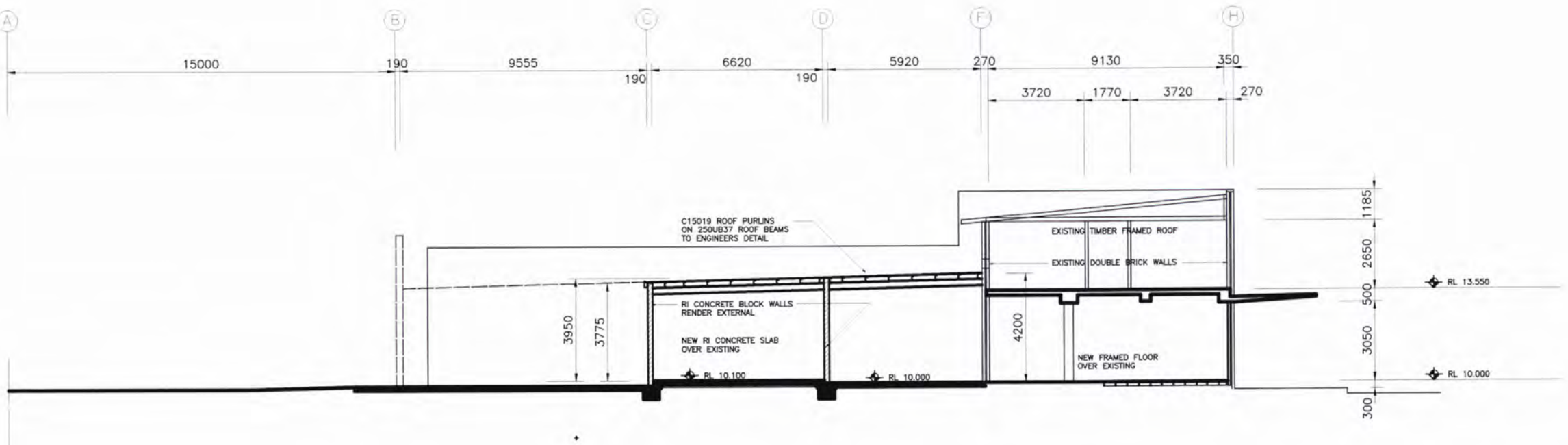
CASINO NSW

Title	SECTION
Date	28 MAY 2016
Scale	1:100
Sheet	25.06.2



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Q	QUOTATION	19 SEP 18
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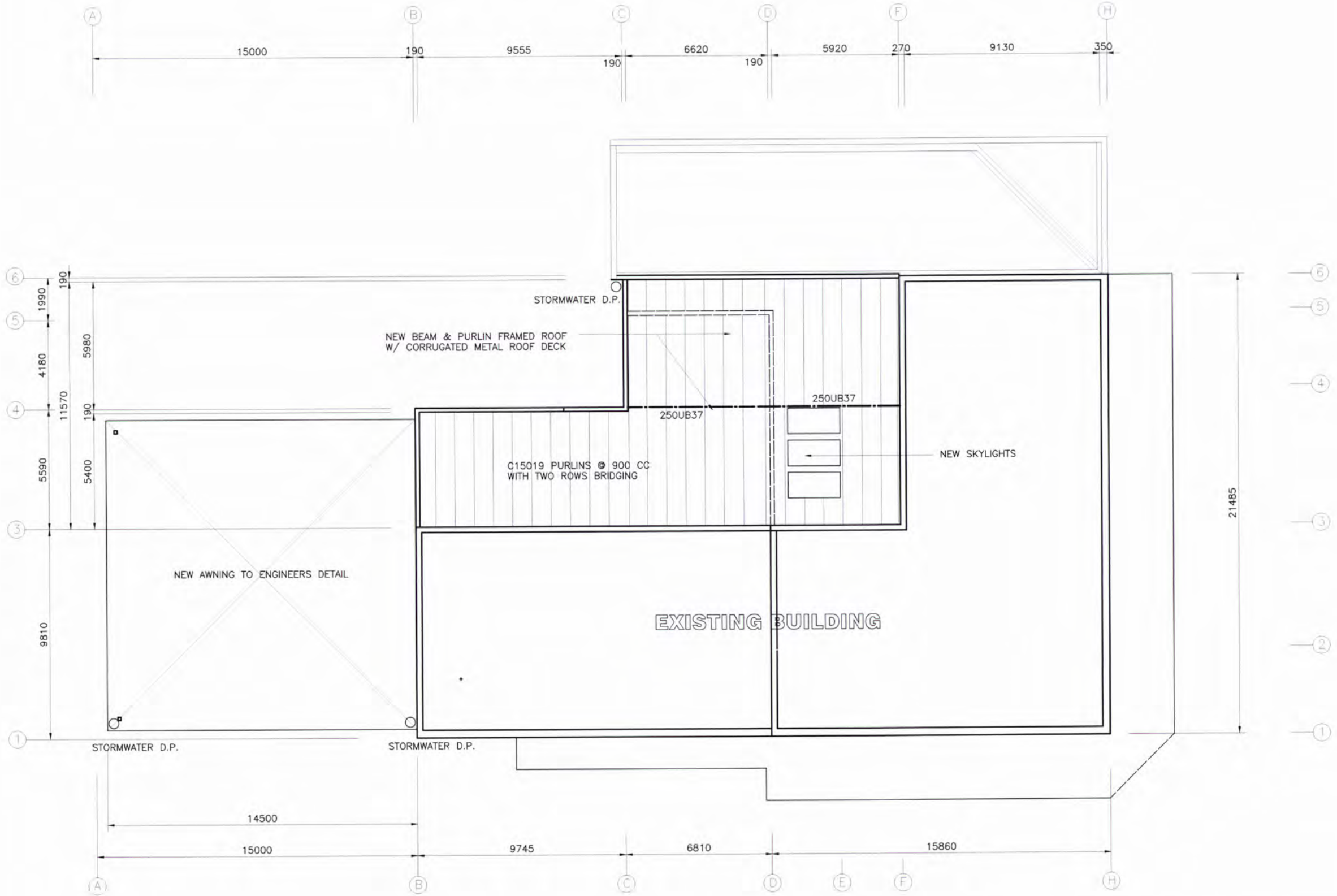
101 WALKER STREET
CASINO NSW

Title: SECTION	Sheet: **25.06.3**
Date: 28 MAY 2016	
Scale: 1:100	



LOWER ROOF PLAN

1:100

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No.	Revision/Issue	Date
W	C.C./D.A.	1 MAY 19
V	WALL ADJUSTMENT	7 APR 19
R	ENGINEERING	23 NOV 18
Q	QUOTATION	19 SEP 18
D	LAYOUT	9 AUG 16

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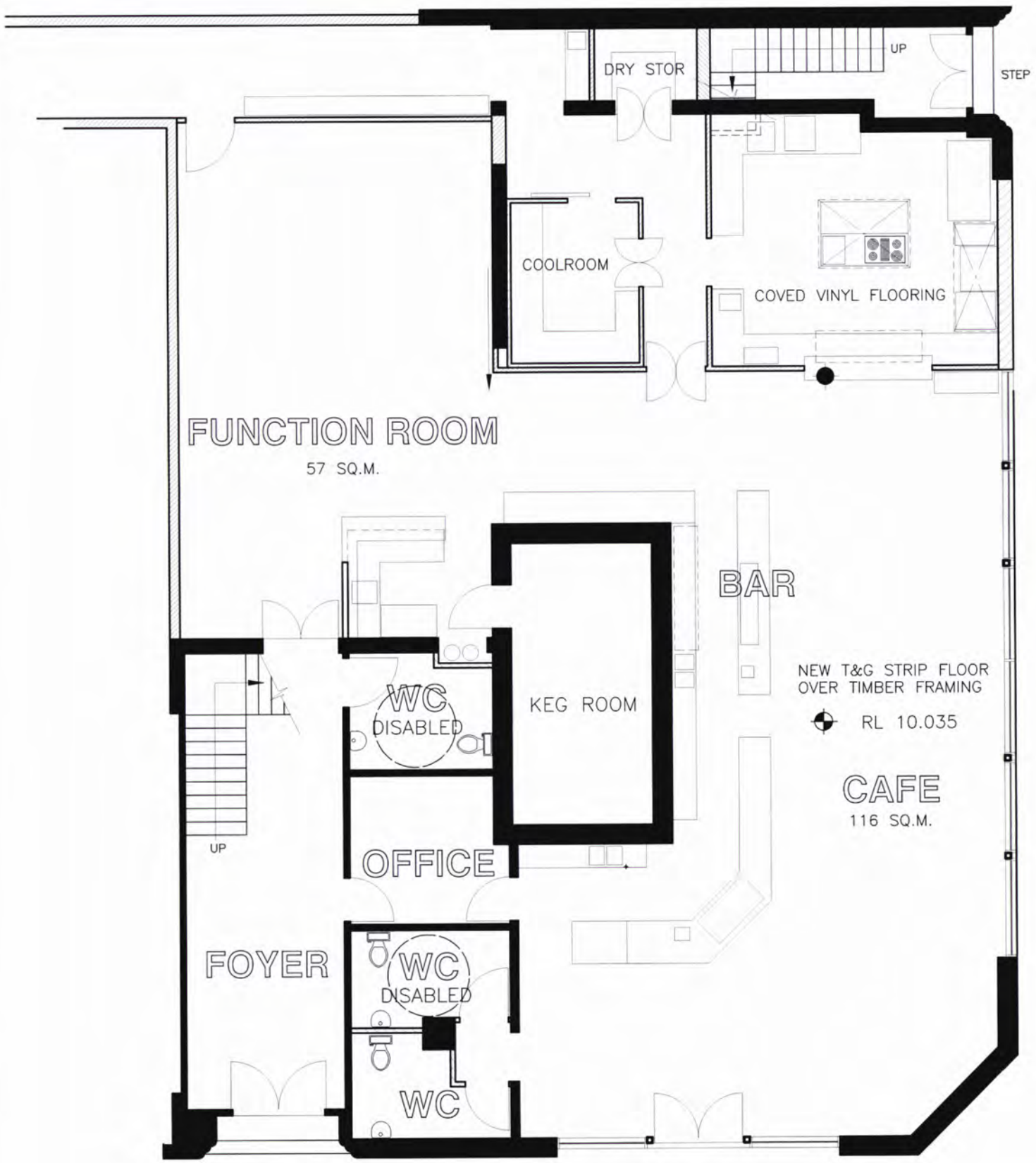
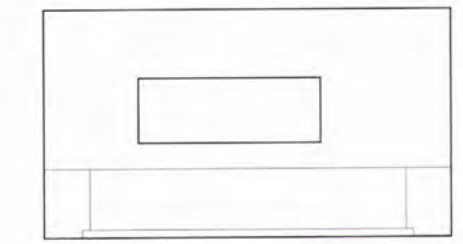
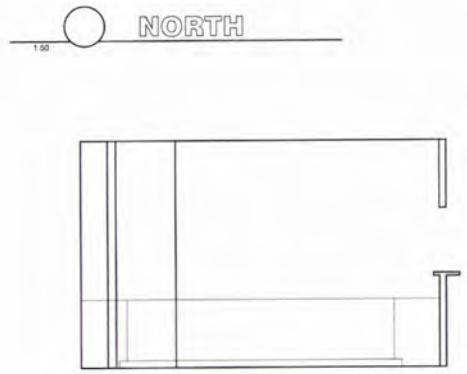
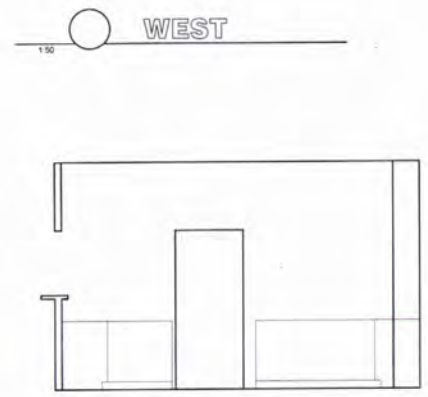
101 WALKER STREET
CASINO NSW

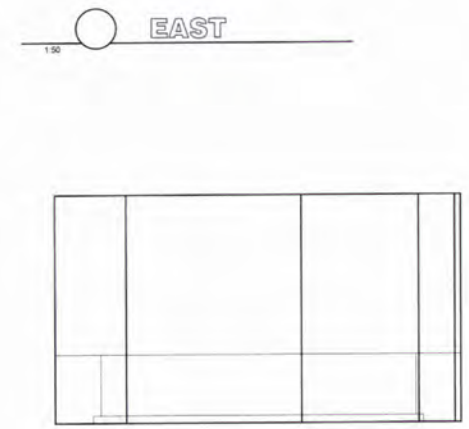
Title	ROOF PLAN
Date	20 JULY 2016
Scale	1:100
Sheet	25.04.1











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   TIMBER FRAMING TO AS1684, AS1720, AS1720.1, AS1170, AS1170.2
3. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION.
4. ALL EXTERNAL TIMBER TO BE DURABILITY CLASS 2 OR BETTER WITH APPROPRIATE SURFACE PREPARATION AND FINISH.
5. ALL CONCRETE FOOTINGS TO BE PLACED IN FIRM, UNDISTURBED GROUND. REFER TO ENGINEERING DRAWINGS

No.	Revision/Issue	Date
X	D.A. AMENDMENTS	31 JUL 19
W	C.C./D.A.	1 MAY 19
U	CAFE/KITCHEN LAYOUT	31 MAR 19
T	CAFE/KITCHEN LAYOUT	11 MAR 19
S	RELOCATE COOLROOM	5 MAR 19
Q	QUOTATION	19 SEP 18
N	SURVEY	21 APR 18
M	COSTINGS/ENGINEERING	3 MAR 18
J	TENANCY LAYOUT	6 OCT 16
A	INITIAL SURVEY	27 APR 16

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COMMONWEALTH HOTEL
101 WALKER STREET
CASINO NSW

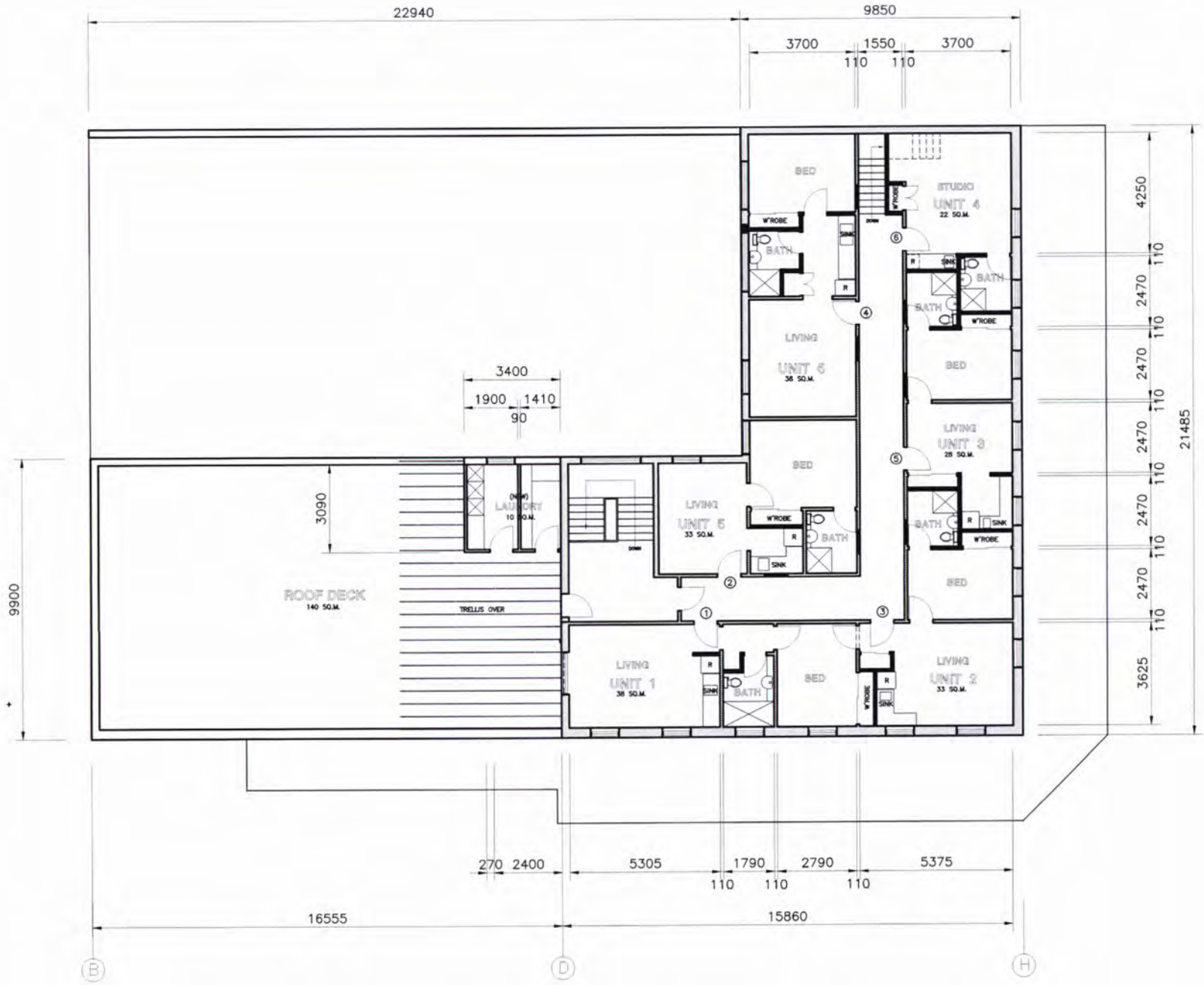
Title	LOWER FLOOR PLAN
Date	26 APRIL 2016
Scale	1:50
Sheet	25.02.5

1 KITCHEN

1:50

2 KITCHEN

1:50



UPPER FLOOR PLAN

1:100

General Notes

1. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS, WITH ANY DISCREPANCIES REFERED TO THE DESIGNER BEFORE PROCEEDING WITH WORK.
2. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH RELEVANT STANDARDS AND NSW BUILDING CODES.

   CONCRETE WORK TO AS1302, AS1303, AS1304, AS1379

   TIMBER FRAMING TO AS1684, AS1720, AS1720.1, AS1170, AS1170.2
3. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION.
4. ALL EXTERNAL TIMBER TO BE DURABILITY CLASS 2 OR BETTER WITH APPROPRIATE SURFACE PREPARATION AND FINISH.
5. ALL CONCRETE FOOTINGS TO BE PLACED IN FIRM, UNDISTURBED GROUND. REFER TO ENGINEERING DRAWINGS

No.	Revision/Issue	Date
W	C.C./D.A.	1 MAY 19
S	PLUMBING	20 MAR 19
R	ENGINEERING	23 NOV 18
Q	QUOTATION	19 SEP 18
F	DEVELOPMENT APPLICATION	23 AUG 16
D	LAYOUT	9 AUG 16

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Title	FLOOR PLAN
Date	20 JULY 2016
Scale	1:100
Sheet	25.02.2

GENERAL NOTES

G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT OR ENGINEER FOR DECISION BEFORE PROCEEDING WITH THE WORK.

G2 DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.

G3 ANY SETTING–OUT DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE BUILDER.

G4 DURING CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS & EXCAVATION STABLE AT ALL TIMES

G5 THE STRUCTURAL WORK ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:
COMMERCIAL 5kPa

G6 UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES & ALL DIMENSIONS ARE IN MILLIMETRES

G7 ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH CURRENT EDITIONS OF THE RELEVANT SAA STANDARDS AND LOCAL GOVERNMENT ORDINANCES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION

CONCRETE

C1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS.3600 CURRENT ADDITION WITH AMENDMENTS EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS

C2 EXPOSURE CLASSIFICATION
THE EXPOSURE CLASSIFICATION IN ACCORDANCE WITH AS.3600 IS AS FOLLOWS:
INTERIOR – EXPOSURE CLASSIFICATION A1
EXTERIOR – EXPOSURE CLASSIFICATION ....A1 ON GROUND

C3 CONCRETE QUALITY AND COVER

STANDARD AS. 3600–CURRENT EDITION WITH AMENDMENT					
ELEMENT	CONC GRADE	MAX SLUMP mm	AGG. SIZE mm	COVER WHERE	
				STANDARD FORMWORK & COMPACTION USED	CAST AGAINST GROUND & STANDARD COMPACTION USED
PIERS	15	80	20	–	–
FOOTINGS	N20	80	20	40	40
EDGE BEAMS	N20	80	20	40	40
SLAB	N20	80	20	25	25 TOP

THE CONCRETE GRADE IS DENOTED BY AN "N" OR "S" FOR "NORMAL OR "SPECIAL" GRADE FOLLOWED BY A NUMBER SPECIFYING THE REQUIRED 28 DAY COMPRESSIVE STRENGTH IN MPa. REQUIREMENTS FOR THE SPECIAL GRADE CONCRETE ARE AS FOLLOWS: (NOT APPLICABLE)

C4 IF REINFORCEMENT INSPECTION IS REQUIRED THE ENGINEER SHALL BE GIVEN 24 HOURS NOTICE & CONCRETE SHALL NOT BE DELIVERED UNTIL FINAL APPROVAL OBTAINED

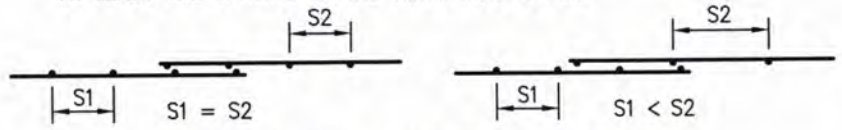
C5 NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.

C6 THE FINISHED CONCRETE SHALL BE DENSE HOMOGENEOUS MASS, COMPLETELY FILLING THE FORMWORK THOROUGHLY BEDDING THE REINFORCING AND FREE OF STONE POCKETS. ALL CONCRETE INCLUDING SLABS ON GROUND AND FOOTINGS SHALL BE COMPACTED WITH MECHANICAL VIBRATORS.

C7 REINFORCEMENT IS REPRESENTED DIAGRAMATICALLY AND IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.

C8 REINFORCEMENT SYMBOLS:
S – GRADE 230 S HOT ROLLED DEFORMED BAR TO AS.1302
N – GRADE 500 N BARS TO ASW.1302 GRADE N
R – GRADE 230 R HOT ROLLED PLAIN BARS TO AS.1302
SL – HARD DRAWN WIRE REINFORCING FABRIC TO AS.1302
W – HARD DRAWN PLAIN WIRE TO AS.1302
THE NUMBER FOLLOWING THE SYMBOL FOR A BAR IS THE DIAMETER OF THE BAR IN MILLIMETRES.

C9 SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. AT LAPS IN FABRIC REINFORCEMENT, THE OUTER WIRES OF EACH SHEET OVERLAP BY AT LEAST THE SPACING OF THE WIRES PLUS 50mm.



THE TWO OUTERMOST TRANSVERSE WIRES OF ONE SHEET OF MESH MUST OVERLAP THE TWO OUTERMOST TRANSVERSE WIRES OF THE SHEET TO BE LAPPED

C10 REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON MILD STEEL PLASTIC TIPPED CHAIRS, PLASTIC CHAIRS OR CONC CHAIRS AT NOT GREATER THAN 1 METRE CENTRES BOTH WAYS. BARS SHALL BE TIED AT ALTERNATE INTERSECTIONS

C11 CURING OF ALL CONC IS TO BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY WET FOR A PERIOD OF 3 DAYS AND PREVENTION FOR LOSS OF MOISTURE FOR A TOTAL OF 7 DAYS. FOLLOWED BY GRADUAL DRYING OUT. APPROVED SPRAYED ON CURING COMPOUNDS MAY BE USED WHERE NO FLOOR FINISHES ARE TO BE PROPOSED. POLYTHENE SHEETING OR WET HESSIAN MAY BE USED IF PROTECTED FROM WIND AND TRAFFIC.

C12 FORMWORK TO SUSPENDED CONCRETE SHALL BE LEFT IN PLACE UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED STRENGTH UNLESS OTHERWISE DIRECTED BY THE ENGINEER. NO WALLS OR OTHER PERMANENT LOADING SHALL BE ERECTED ON SUSPENDED SECTIONS OF THE STRUCTURE UNTIL ALL FORMWORK AND PROPS HAVE BEEN REMOVED FROM THOSE SECTIONS.

C13 PROVIDE UPWARD CAMBER TO FORMWORK OF CANTILEVERS OF L/120 WHERE L IS THE SHORTEST PROJECTION BEYOND COLUMN OR WALL FACE AND TO FORMWORK OF SLABS WHERE NOTED ON PLAN. MAINTAIN THE SLAB & BEAM DEPTHS SHOWN

FOUNDATIONS

F1 ALL FOOTINGS SHALL BEAR ON SIMILAR UNDISTURBED SOLID MATERIAL HAVING AN ALLOWABLE BEARING CAPACITY OF ...100 kPa. FOUNDATION MATERIAL SHALL BE APPROVED BY THE ENGINEER FOR THIS PRESSURE BEFORE PLACING CONCRETE.

F2 EXCAVATION SHALL NOT BE MADE BELOW THE LEVEL OF ANY EXISTING ADJACENT FOOTINGS WITHOUT THE APPROVAL OF THE ENGINEER.

F3 FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS & COLUMNS UNLESS NOTED OTHERWISE

F4 DO NOT EXCEED A RISE OF 1 IN A RUN OF 2 FOR THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS.

LOAD BEARING BRICKWORK

BW1 ALL BRICKS SHALL HAVE A MINIMUM CRUSHING STRENGTH OF 20MPa WHEN TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF AS.3700 SAA MASONRY CODE.

BW2 MORTAR TO BE MIXED IN THE PROPORTION OF 1 : 1 : 6 CEMENT: HYDRATED LIME: SAND, OR EQUIVALENT SAND–CEMENT MORTAR WITH PLASTICISER.

BW3 PLACE A DOUBLE LAYER OF CONTINUOUS 1.00mm THICK GALVANISED STEEL STRIP WITH MOLYBDENUM SULPHIDE GREASE BETWEEN FOR THE FULL WIDTH OF LOAD–BEARING BRICK OR CONCRETE BLOCK WALLS AT SLAB AND BEAM BEARING SURFACES. SEAL THE EDGES OF THE STRIPS WITH MASKING TAPE.

BW4 LOADBEARING BRICK WALLS SHALL NOT BE USED TO SUPPORT FORMWORK FOR SLABS SUPPORTED THEREON. WITHIN 1km OF THE SEA ALL MASONRY ACCESSORIES TO COMPLY WITH BCA96

BW5 HOUSING PROVISIONS TABLE 3.3.3.1 FOR EXPOSURE CATEGORY LESS THAN 1 km FROM BREAKING SURF i.e. STAINLESS STEEL OR ENGINEERED POLYMER

TERMITE TREATMENT

TT1. TERMITE TREATMENT SHALL BE TO THE REQUIREMENTS OF AS.3660.1–2000 AND THE LOCAL COUNCIL.

TT2. THE SLAB HAS BEEN DESIGNED TO BE PART OF A PHYSICAL BARRIER TO TERMITES, AS A MONOLITHIC SLAB DESIGNED TO AS2870.

TT3. THE SLAB SHALL BE CONSTRUCTED IN ONE OPERATION WITH NO CONSTRUCTION JOINTS, OTHERWISE JOINTS MUST BE INDIVIDUALLY TREATED TO REQUIREMENTS OF AS3660.1–2000

TT4. PENETRATIONS THROUGH THE SLAB, SUCH AS SERVICE PIPES ETC, MUST BE TREATED IN ACCORDANCE WITH AS.3660.1–2000

TT5. ALL CONCRETE SHALL BE THOROUGHLY VIBRATED DURING PLACING

TT6. CONCRETE SHALL BE CURED BY ONE OF THE FOLLOWING METHODS
(i) WET CURING BY PONDING WITH CLEAN WATER
(ii) COMPLETELY COVERING THE SURFACE WITH AN IMPERMEABLE MEMBRANE SUCH AS BUILDERS PLASTIC OR VAPOUR BARRIER, SUCH MEMBRANE BEING WEIGHTED DOWN TO STAY IN CONTACT WITH THE SLAB, AND BEING PLACED IMMEDIATELY AFTER COMPLETION OF SLAB CONSTRUCTION.
(iii) APPLICATION OF AN APPROVED CURING COMPOUND, PLACED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS. SELECT CURING COMPOUNDS THAT ARE COMPATIBLE WITH APPLIED FLOOR SURFACE FINISHES.

SITE NOTES

SN1. THE SITE IS CLASSIFIED CLASS "P" IN ACCORDANCE WITH AS.2870. RESIDENTIAL SLABS & FOOTINGS CODE.

SN2. THE SLAB HAS BEEN DESIGNED FOR A LEVEL BUILDING PLATFORM & FOR FULLY TRUSSED ROOF CONSTRUCTION.

SN3. ALL VEGETATION & TOPSOIL IS TO BE REMOVED FROM THE SITE PRIOR TO THE PLACEMENT OF THE UNDERSLAB FILL.

ALL DESIGN IS SUBJECT TO GEOTECHNICAL INVESTIGATION PRIOR TO CONSTRUCTION

WIND CLASSIFICATION TO AS.1170.2		
REGION B		
DIRECTION		0.95
TERRAIN		2.3
SHEILDING		0.95
Mz,cat	=	0.85
V_{500}	=	57m/s
Vsit,B	=	43.3m/s
Qsit,B	=	1.13kPa

I E Aust
Anthony Greenland
MIE Aust CPEng
Chartered Professional Engineer
Membership No. 686073
The Institution of Engineers, Australia

THE STRUCTURAL DESIGN SHOWN ON DRAWINGS 18166 SHEETS 1 TO 8 HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA 2019 VOLUME 2 PERFORMANCE REQUIREMENT 2.1 AND THE RELEVANT AUSTRALIAN STANDARDS.

Project
ALTERATION & ADDDITION
101 WALKER STREET
CASINO, NSW

For
MR. K KNIGHT

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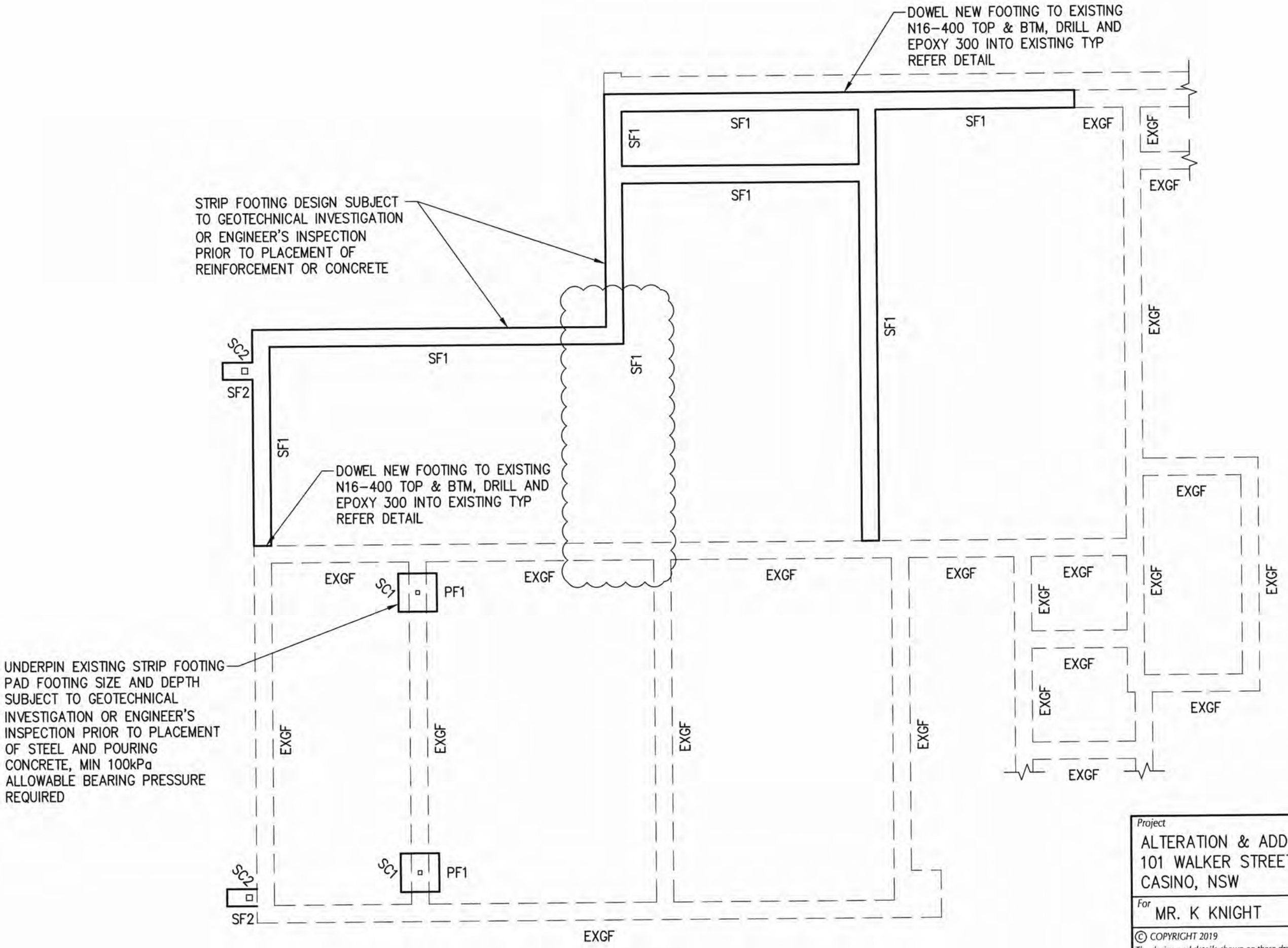
Scale	Cad Disk No. DVD7	Sheet 1 of 8	Amendment No.
Drawn JLS	Design AG	Drawing No. 18166 –S01	
Checked AG	Date JAN. 2019		



FOOTING PLAN

PF1 – 1000 x 1000 PAD FOOTING
SF1 – 450 WIDE x 500 DEEP STRIP FOOTING
SF2 – 450 WIDE x 300 DEEP STRIP FOOTING
EXGF – EXISTING FOOTING BEAM

Project: ALTERATION & ADDDITION 101 WALKER STREET CASINO, NSW	Title: FOOTING PLAN
For: MR. K KNIGHT	de Groot & Benson Pty Ltd Consulting Engineers & Planners
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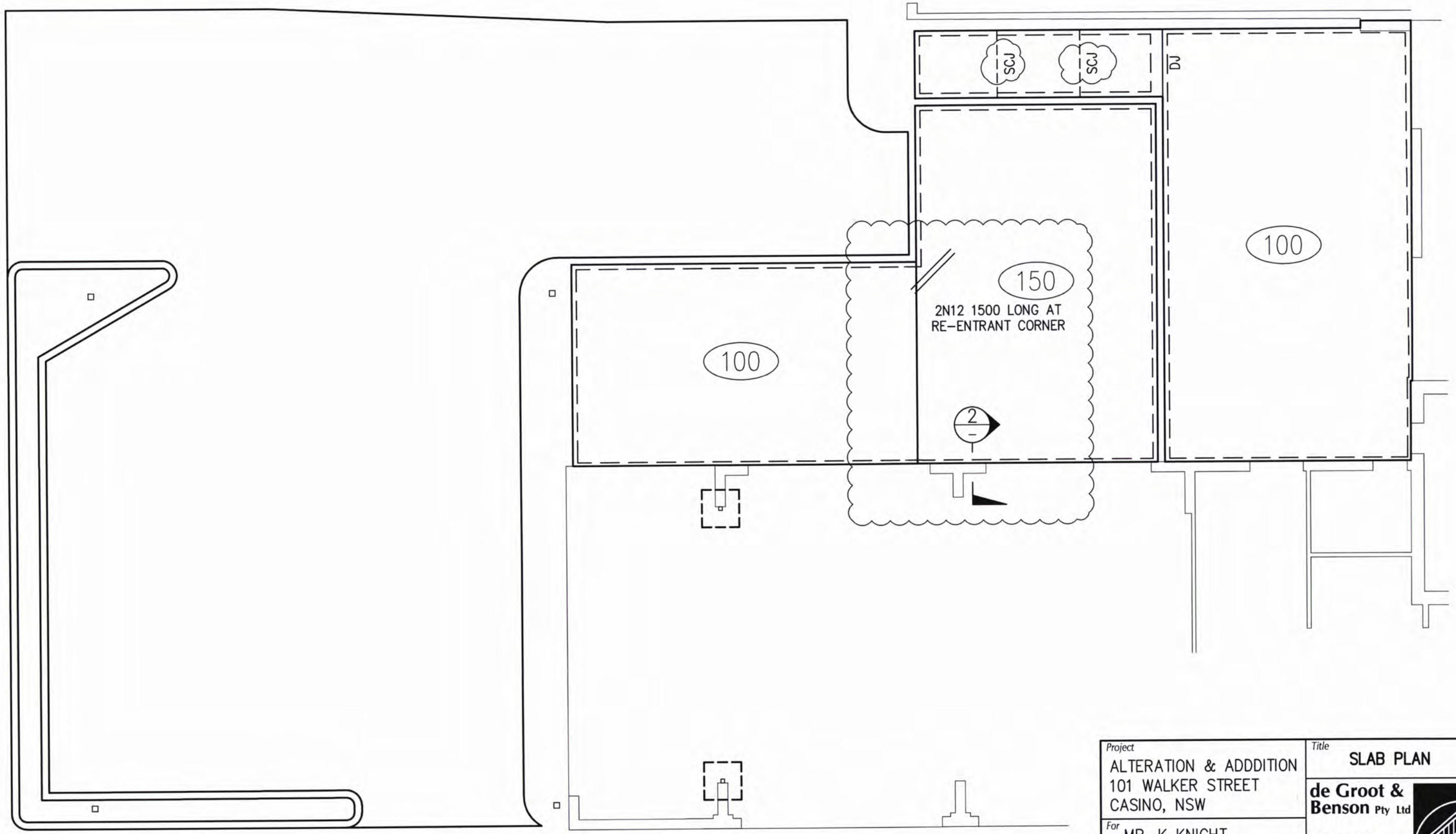

SLAB PLAN

100 & ~~150 THICK SLAB AS NOTED~~
SL82 MESH TOP

Project	ALTERATION & ADDDITION 101 WALKER STREET CASINO, NSW
For	MR. K KNIGHT

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Title: SLAB PLAN

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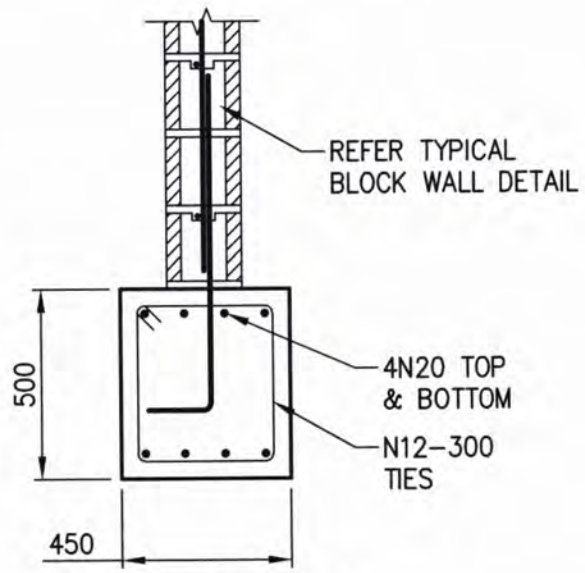
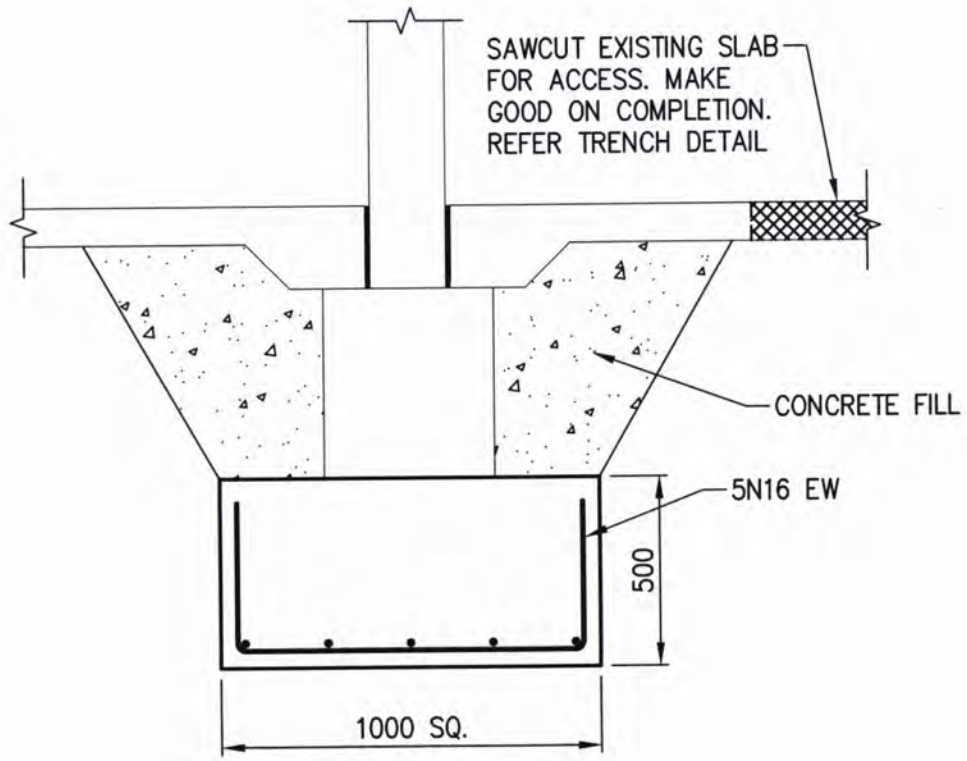
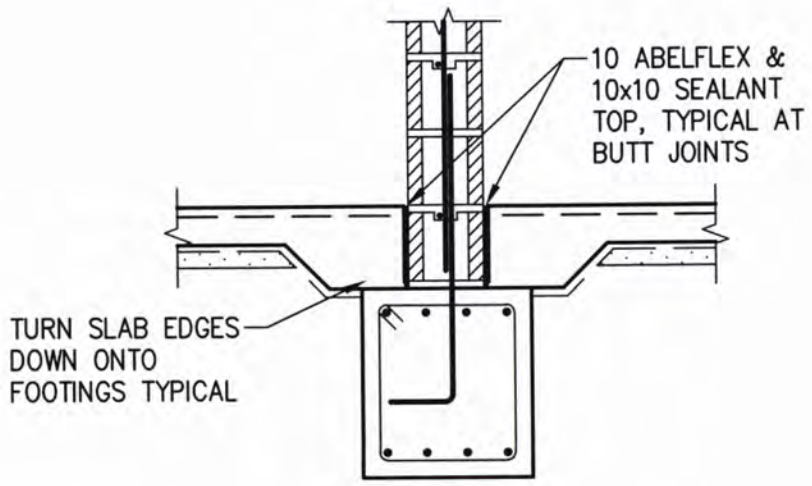


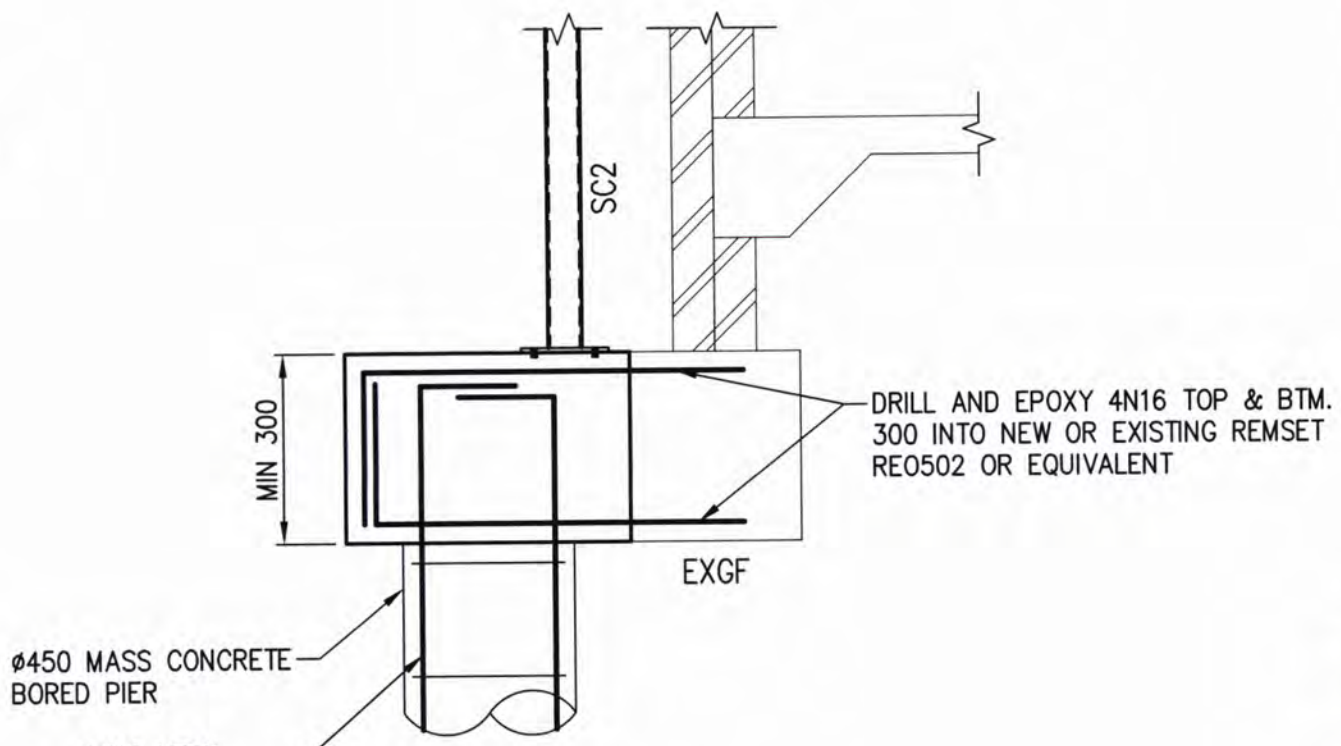
SF1 DETAIL 1



PF1 DETAIL



SF1 DETAIL 2



SF2 DETAIL

REINFORCED CONCRETE BLOCKWORK

B1 ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH AS3700 SAA MASONRY CODE.

B2 UNITS SHALL BE CLASS A HAVING A MINIMUM COMPRESSIVE STRENGTH, f'uc, OF 15 MPa AND SHALL CONFORM TO AS 3700.

B3 UNITS SHALL NOT BE WETTED PRIOR TO LAYING.

B4 MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED IN THE RATIO OF ONE PART CEMENT, ONE–FIFTH PART HYDRATED LIME AND THREE PARTS SAND, AND SHALL CONFORM TO AS 3700.

B5 ALL JOINTS INCLUDING PERPENDS SHALL BE COMPLETELY FILLED WITH MORTAR.

B6 CLEAN–OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF ALL CORES WHICH ARE TO BE FILLED WITH GROUT.

B7 GROUT FOR FILLING CORES SHALL BE COMPOSED OF ONE PART CEMENT, ONE–TENTH HYDRATED LIME, THREE PARTS SAND, TWO PARTS 10mm NOMINAL SIZE AGGREGATE AND SHALL CONFORM TO AS3600. THE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH F'c, OF 20 MPa AND A SLUMP OF 230mm + – 30mm.

B8 BEFORE GROUTING, ALL PROJECTING FINS OF MORTAR SHALL BE REMOVED FROM THE CORES BY RODDING AND/OR BRUSHING AND REMOVED THROUGH THE CLEAN–OUT OPENINGS.

B9 VERTICAL REINFORCEMENT SHALL BE TIED IN ITS CORRECT POSITION TO THE BOTTOM STARTER BARS VIA THE CLEAN–OUT OPENINGS AND HELD IN POSITION AT THE TOP.

B10 GROUT SHALL BE RODDED OR VIBRATED TO ENSURE THAT THE CORES ARE COMPLETLY FILLED.

B11 GROUT POUR HEIGHT SHALL NOT EXCEED 1.8 METRES.

B12 FOR HALTS IN PLACING GROUT, THE LEVEL OF GROUT SHALL BE LOCATED AT LEAST 50mm FROM ANY HORIZONTAL JOINT IN THE BLOCKWORK.

B13 UNLESS OTHERWISE SHOWN, ALL CORES SHALL BE FILLED WITH GROUT.

B14 NO BACKFILL SHALL BE PLACED BEHIND REINFORCED CONCRETE BLOCKWORK WALLS UNTIL THE GROUT HAS ATTAINED A STRENGTH OF 15 MPa, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

Project
ALTERATION & ADDDITION
101 WALKER STREET
CASINO, NSW

For
MR. K KNIGHT

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Title
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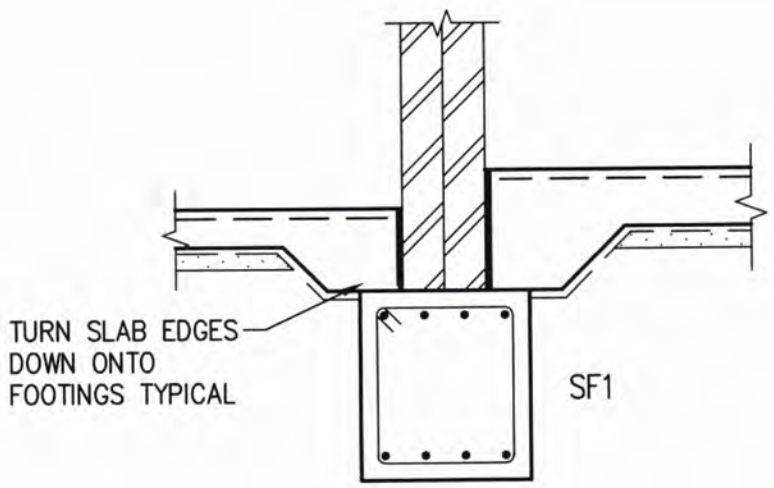
Checked AG	Date JAN. 2019		



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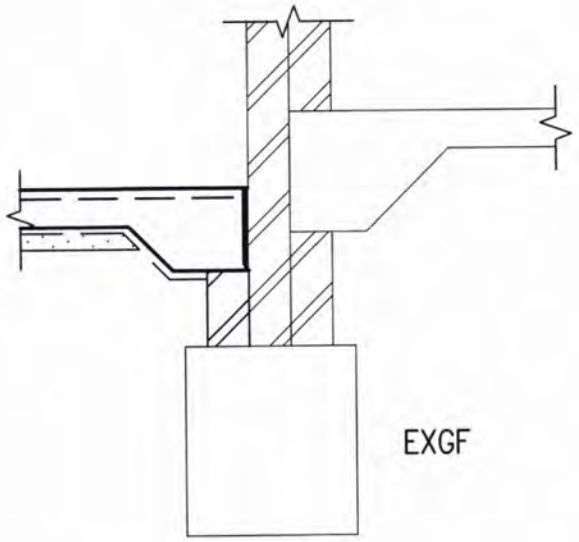
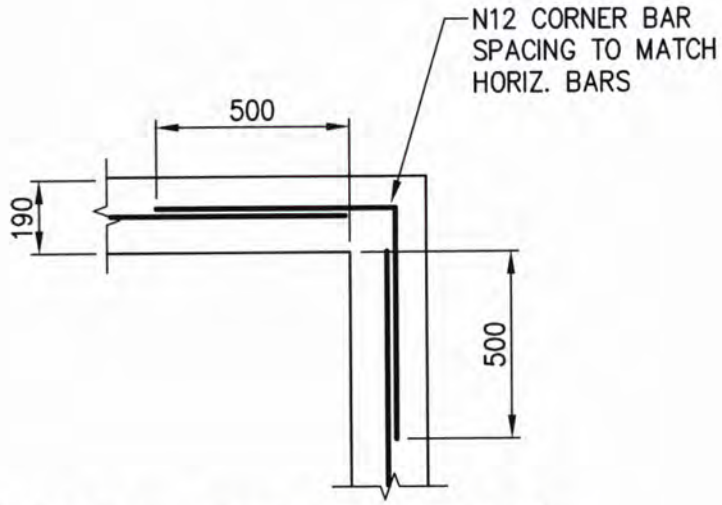
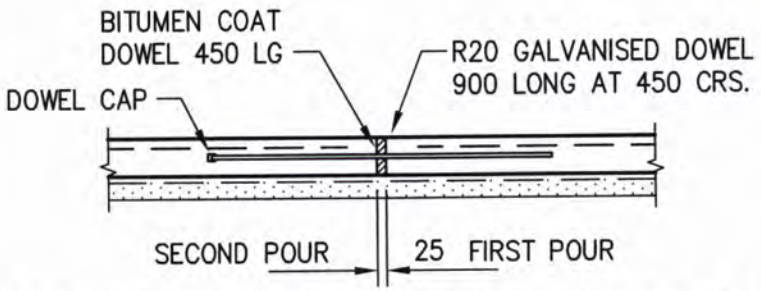


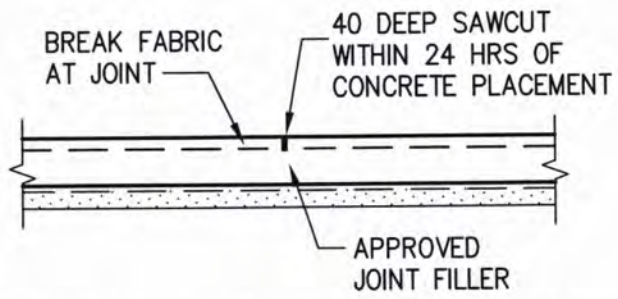
SECTION 2



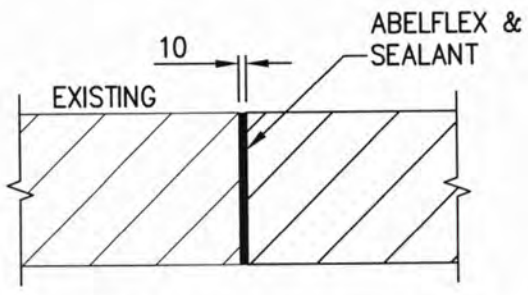
TYPICAL CORNER DETAIL



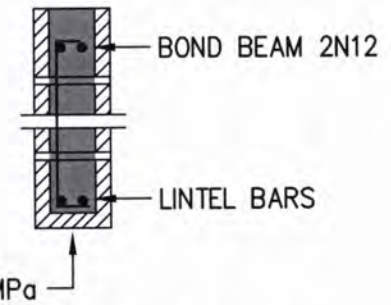
DOWELLED EXPANSION JOINT (DJ)



TYPICAL SAWCUT (SCJ)

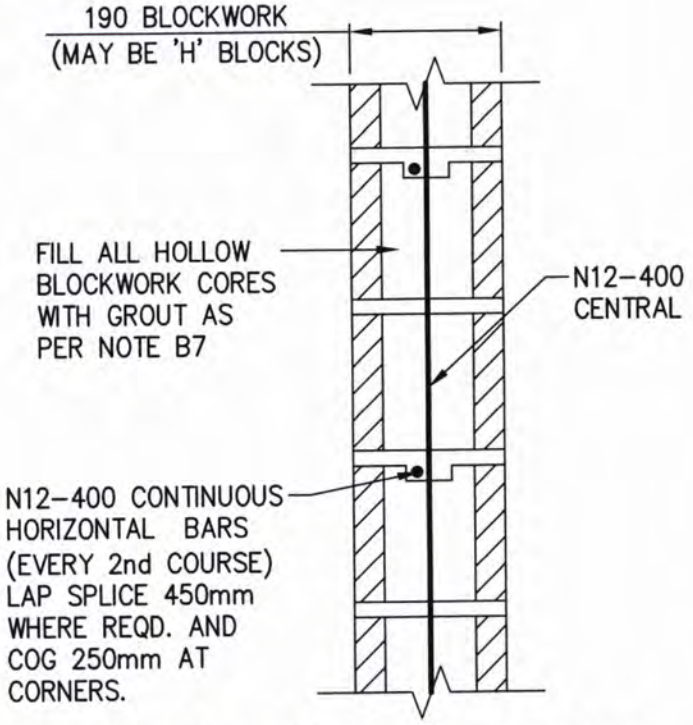


BLOCK CONTROL JOINT (BCJ)



BLOCK WALL SECTION
AT LINTELS

LINTEL BARS	
OPENING WIDTH	BAR DIA.
1200	2N12
1800	2N12
2400	2N16



TYPICAL BLOCK WALL DETAIL

Project
ALTERATION & ADDDITION
101 WALKER STREET
CASINO, NSW

For
MR. K KNIGHT

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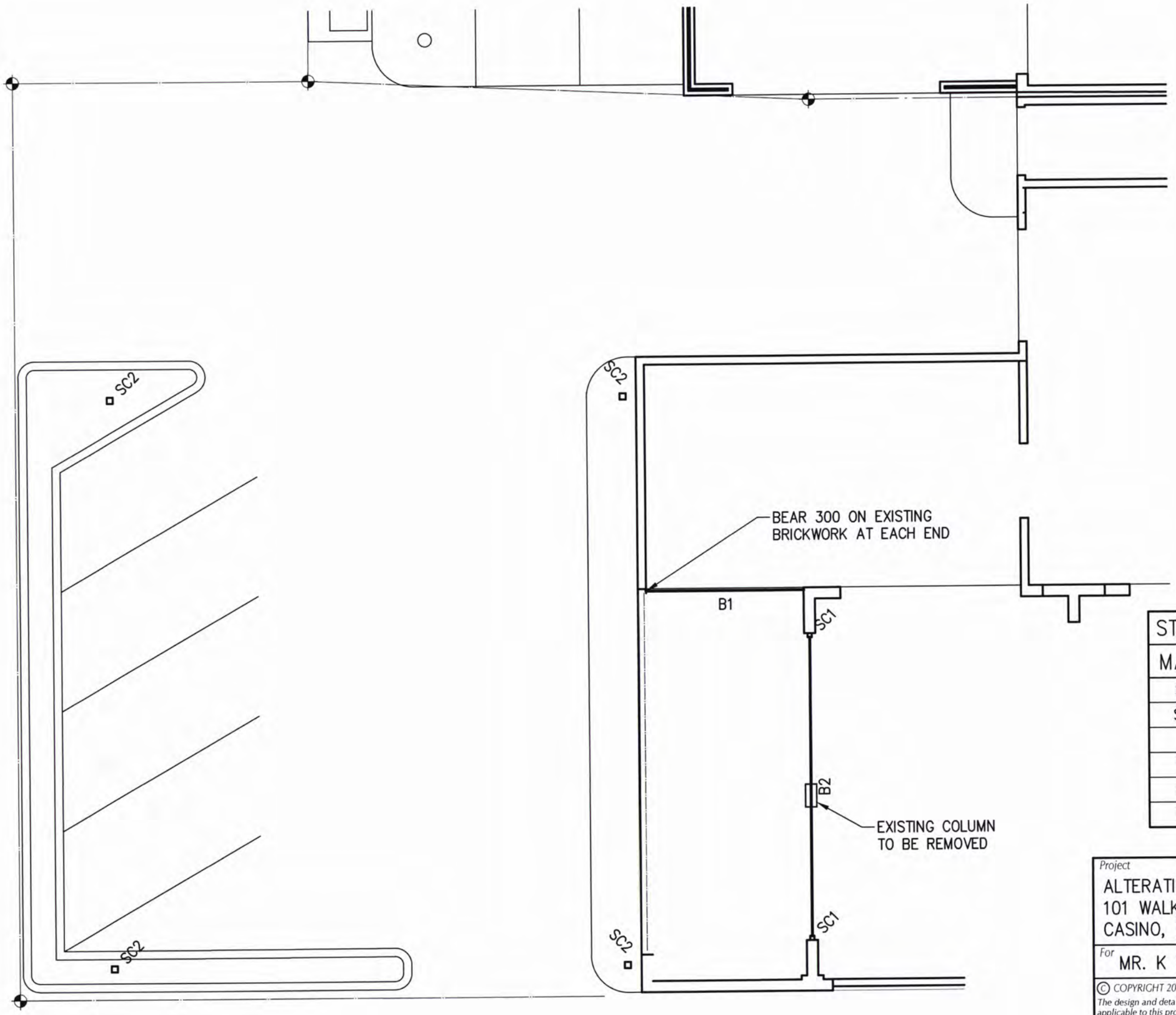
Scale	Cad Disk No.	Sheet	Amendment No.
1:100 @ A3	DVD7	5 of 8	
Drawn JLS	Design AG	Drawing No.	18166 –S05
Checked AG	Date JAN. 2019		



STEELWORK SCHEDULE	
MARK	MEMBER SIZE
SC1	100x6 SHS
SC2	TO FUTURE DETAIL
B1	250UB37
B2	610UB101
B3	C15019 @ 900 2 ROWS BRIDGING
RA	150x100x10 UA

Project
ALTERATION & ADDDITION
101 WALKER STREET
CASINO, NSW

For
MR. K KNIGHT

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Title
STEELWORK PLAN

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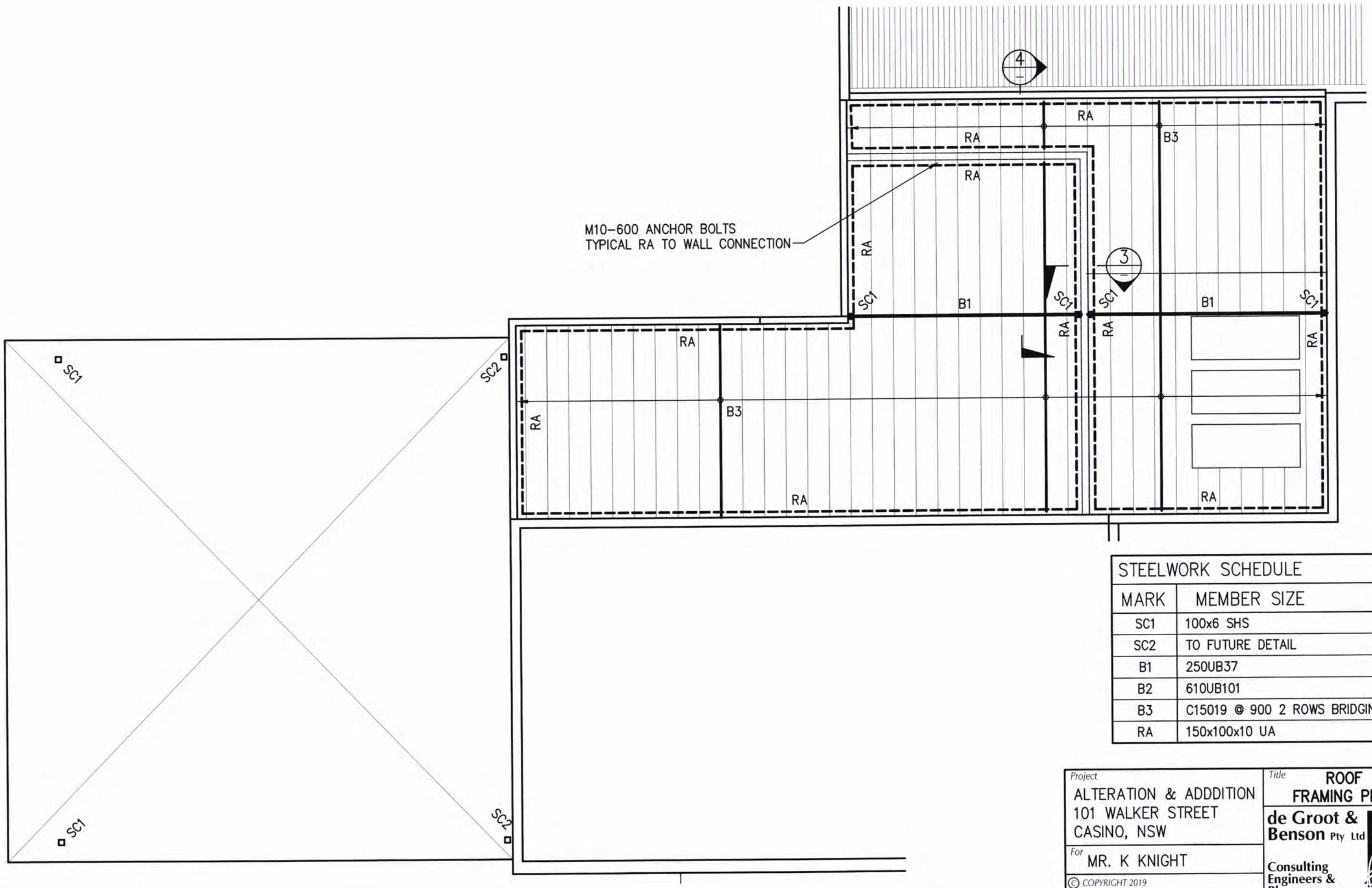
Scale 1:100 @ A3	Cad Disk No. DVD7	Sheet 6 of 8	Amendment No.
Drawn JLS	Design AG	Drawing No. 18166 –S06	
Checked AG	Date JAN. 2019		



STEELWORK SCHEDULE	
MARK	MEMBER SIZE
SC1	100x6 SHS
SC2	TO FUTURE DETAIL
B1	250UB37
B2	610UB101
B3	C15019 @ 900 2 ROWS BRIDGING
RA	150x100x10 UA

Project
ALTERATION & ADDDITION
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Title
ROOF
FRAMING PLAN

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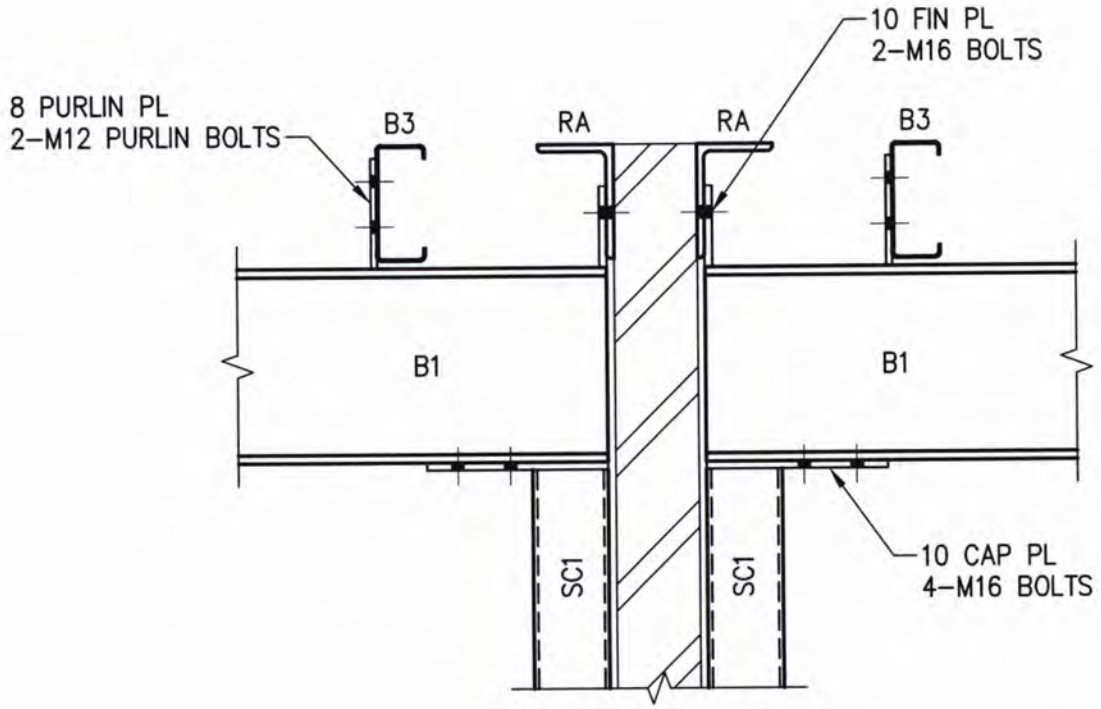
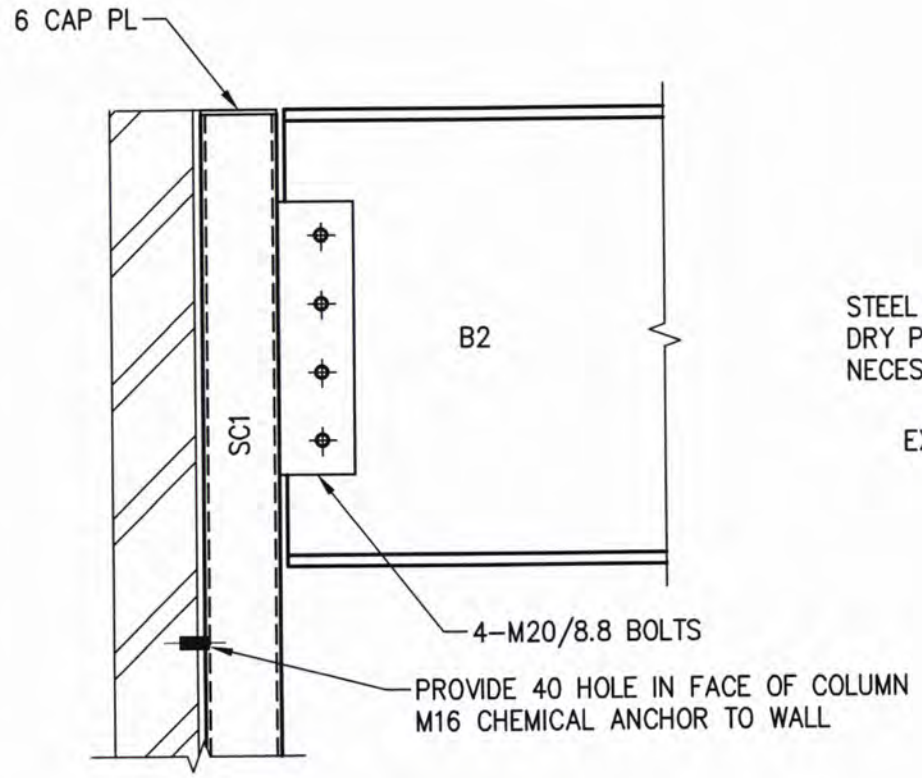
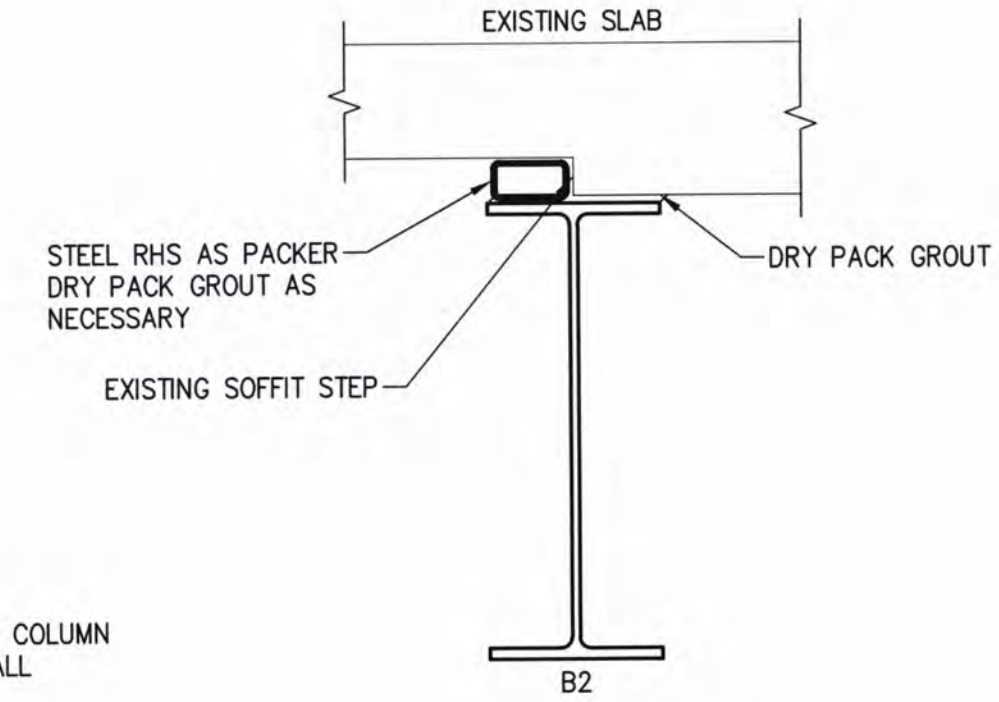
Scale	Cad Disk No.	Sheet	Amendment No.
1:20 @ A3	DVD7	7 of 8	
Drawn JLS	Design AG	Drawing No. 18166 –S07	
Checked AG	Date JAN. 2019		



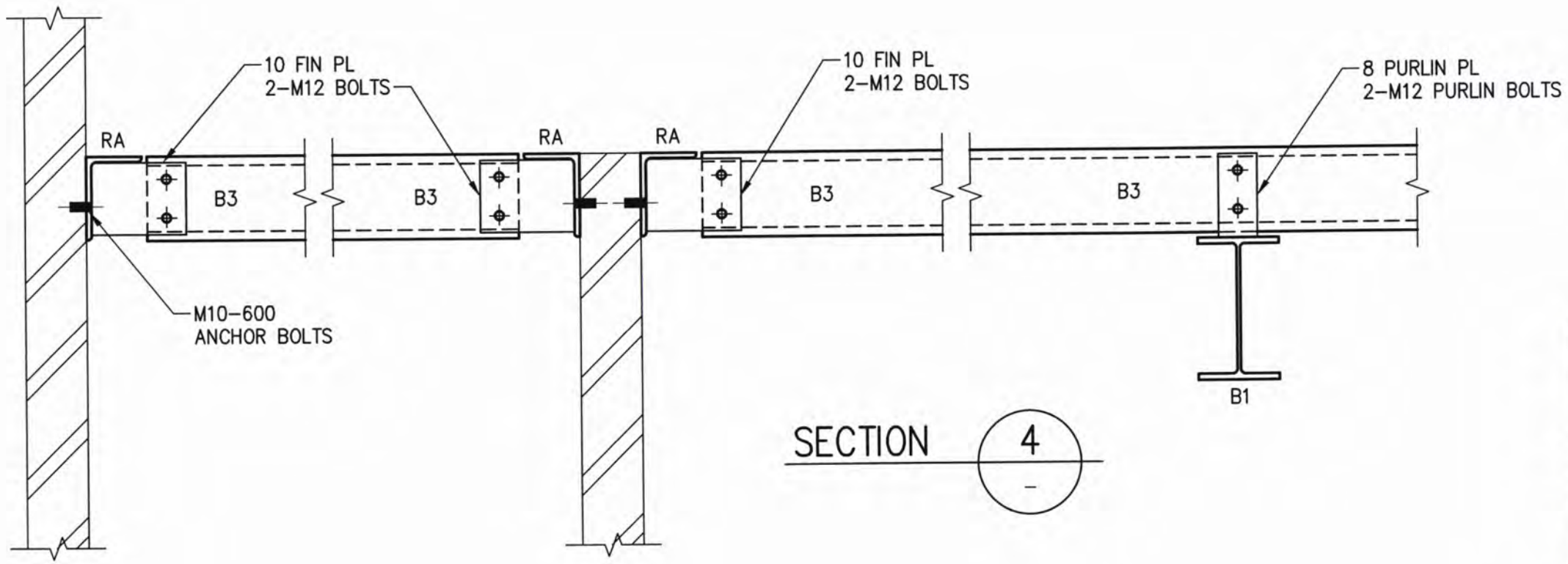
SECTION 3



B2 DETAIL 1



B2 DETAIL 2



SECTION 4

Project
ALTERATION & ADDDITION
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Title
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Scale 1:100 @ A3	Cad Disk No. DVD7	Sheet 8 of 8	Amendment No.
Drawn JLS	Design AG	Drawing No. 18166 –S08	
Checked AG	Date JAN. 2019		