

LOCATION PLAN
1 : 500 @ A1

DEVELOPMENT SUMMARY

SITE ADDRESS

35 CASSINO DRIVE
CASINO NSW 2470

PARCEL INFORMATION

AUTHORITY
RICHMOND VALLEY COUNCIL

RP DESCRIPTION

LOT 1 on DP1127894 &
LOT 533 on DP1047352

DRAWING LIST

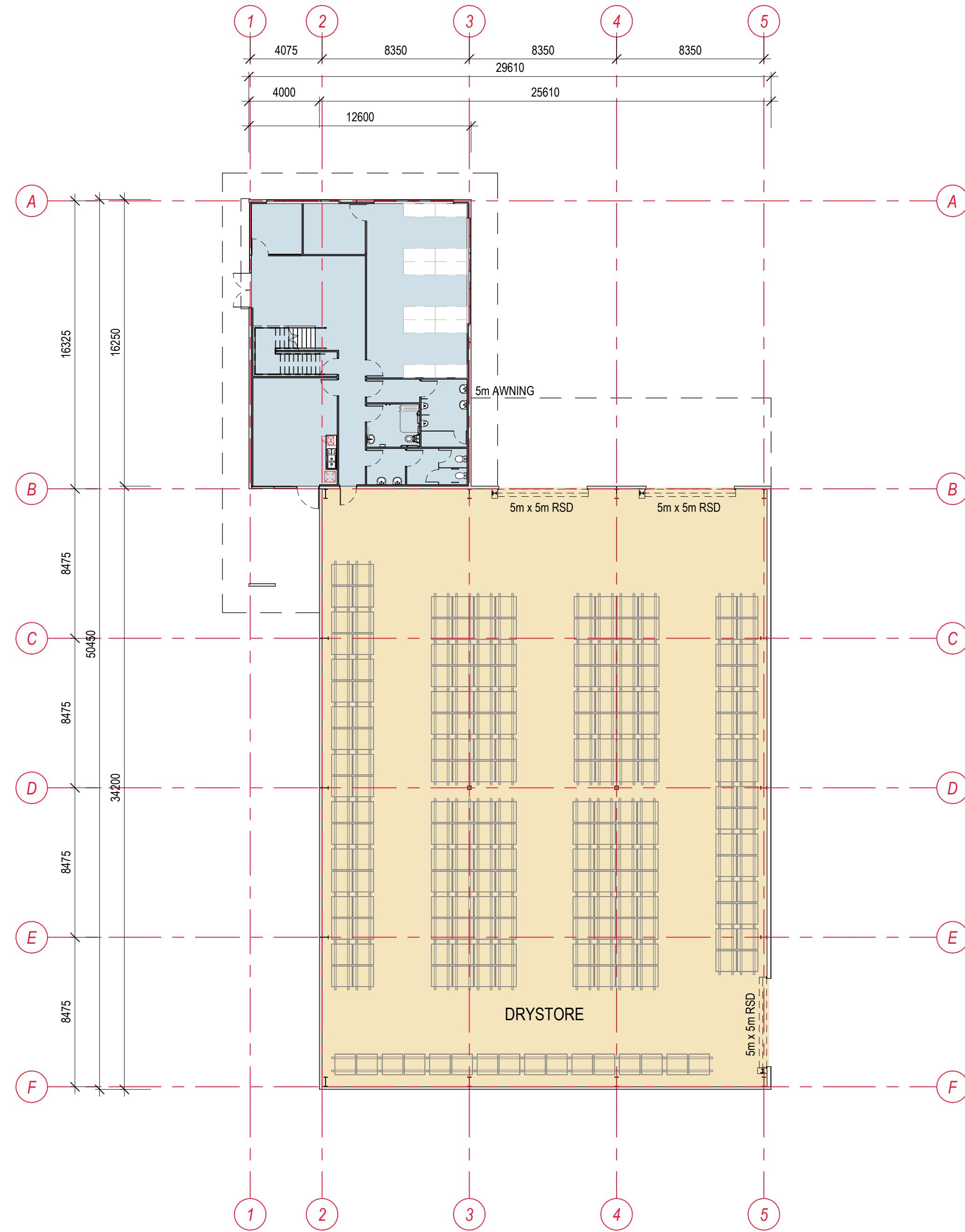
DWG No	SHEET TITLE
00	LOCATION PLAN
11	SITE PLAN_STAGE 1
12	OVERALL FLOOR PLAN_STAGE 1
13	DETAIL FLOOR PLAN_STAGE 1
13	EARTHWORKS CONCEPT PLAN_STAGE 1
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LOCATION PLAN
SPRING GROVE
35 CASSINO DRIVE
CASINO NSW 2470
DWG N° 11440-00-5 by IM
DATE 26/03/2024



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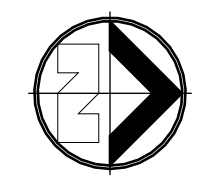
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GROUND FLOOR PLAN
1 : 200 @ A1

**BUILDING INFORMATION
FLOOR AREA**

TOTAL	1,273 m²
STAGE 1	
GROUND FLOOR	
DRYSTORE	872 m ²
OFFICE	205 m ²
FIRST FLOOR	
OFFICE	195 m ²

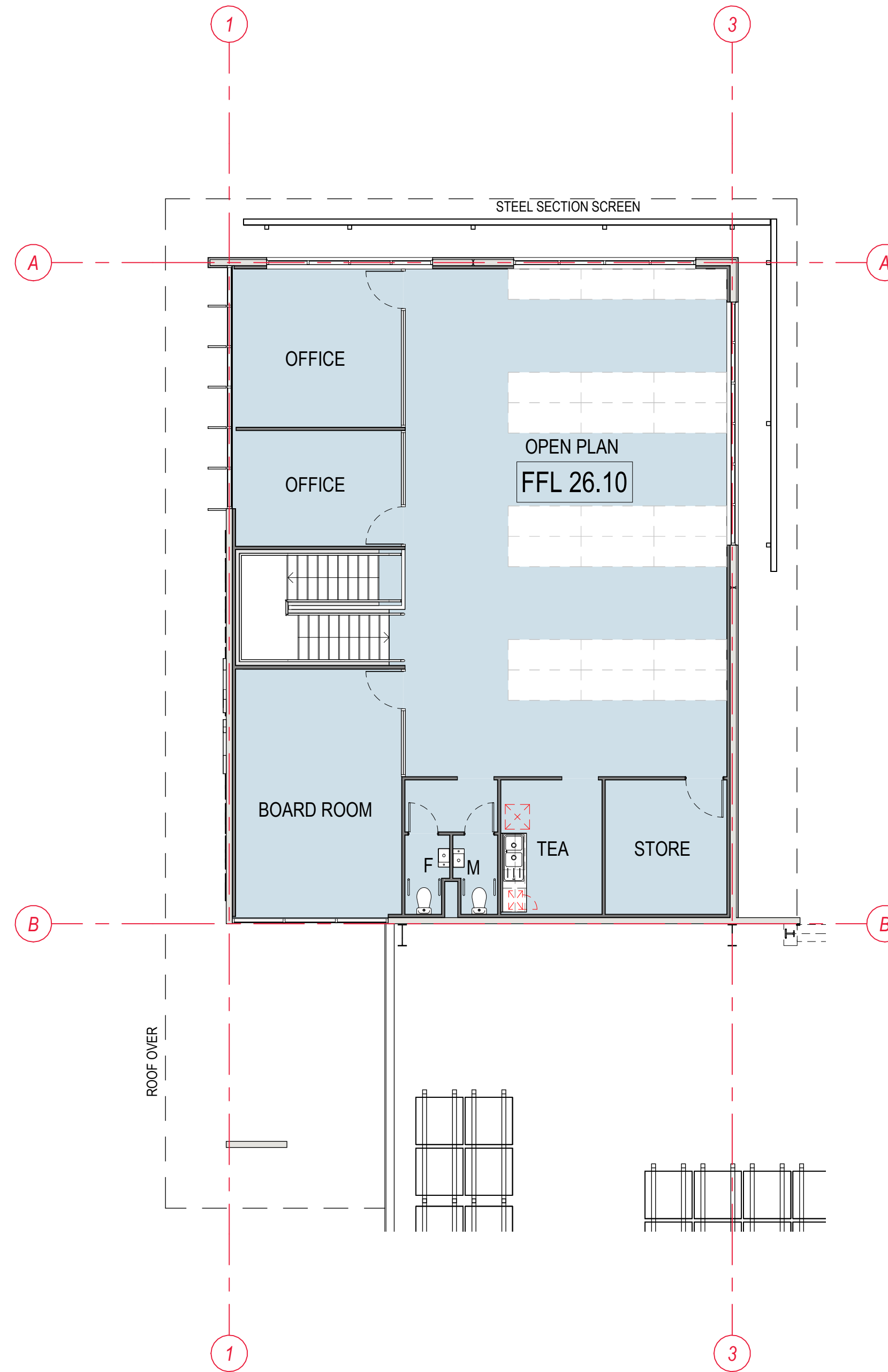


OVERALL FLOOR PLAN_STAGE 1
SPRING GROVE
35 CASSINO DRIVE
CASINO NSW 2470
DWG N° 11440-12-4 by IM
DATE 27/02/2023





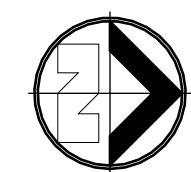
GROUND FLOOR PLAN
1 : 100 @ A1



FIRST FLOOR PLAN
1 : 100 @ A1

**BUILDING INFORMATION
FLOOR AREA**

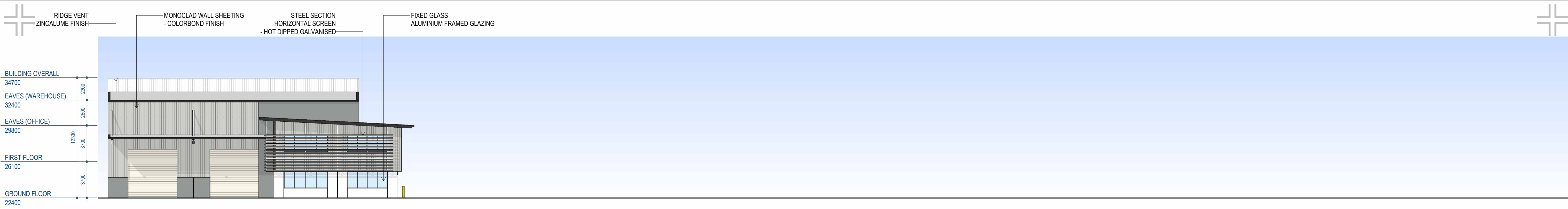
TOTAL	1,273 m ²
STAGE 1	
GROUND FLOOR	
DRYSTORE	872 m ²
OFFICE	205 m ²
FIRST FLOOR	
OFFICE	195 m ²



DETAIL FLOOR PLAN, STAGE 1
SPRING GROVE
35 CASSINO DRIVE
CASINO NSW 2470
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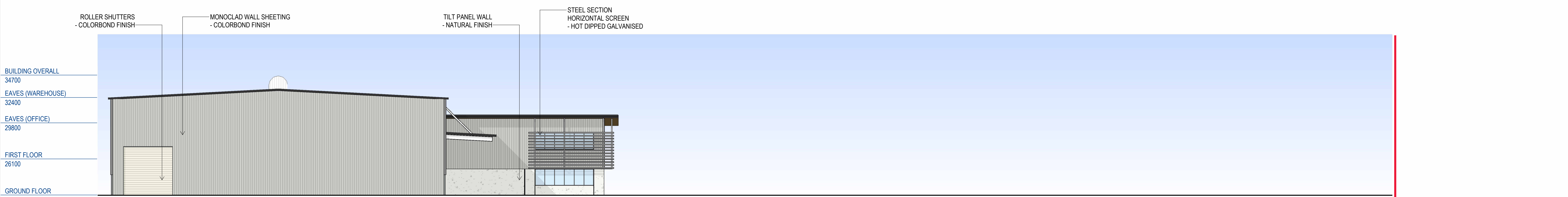
WEST ELEVATION
1 : 200 @ A1



EAST ELEVATION
1 : 200 @ A1



SOUTH ELEVATION
1 : 200 @ A1



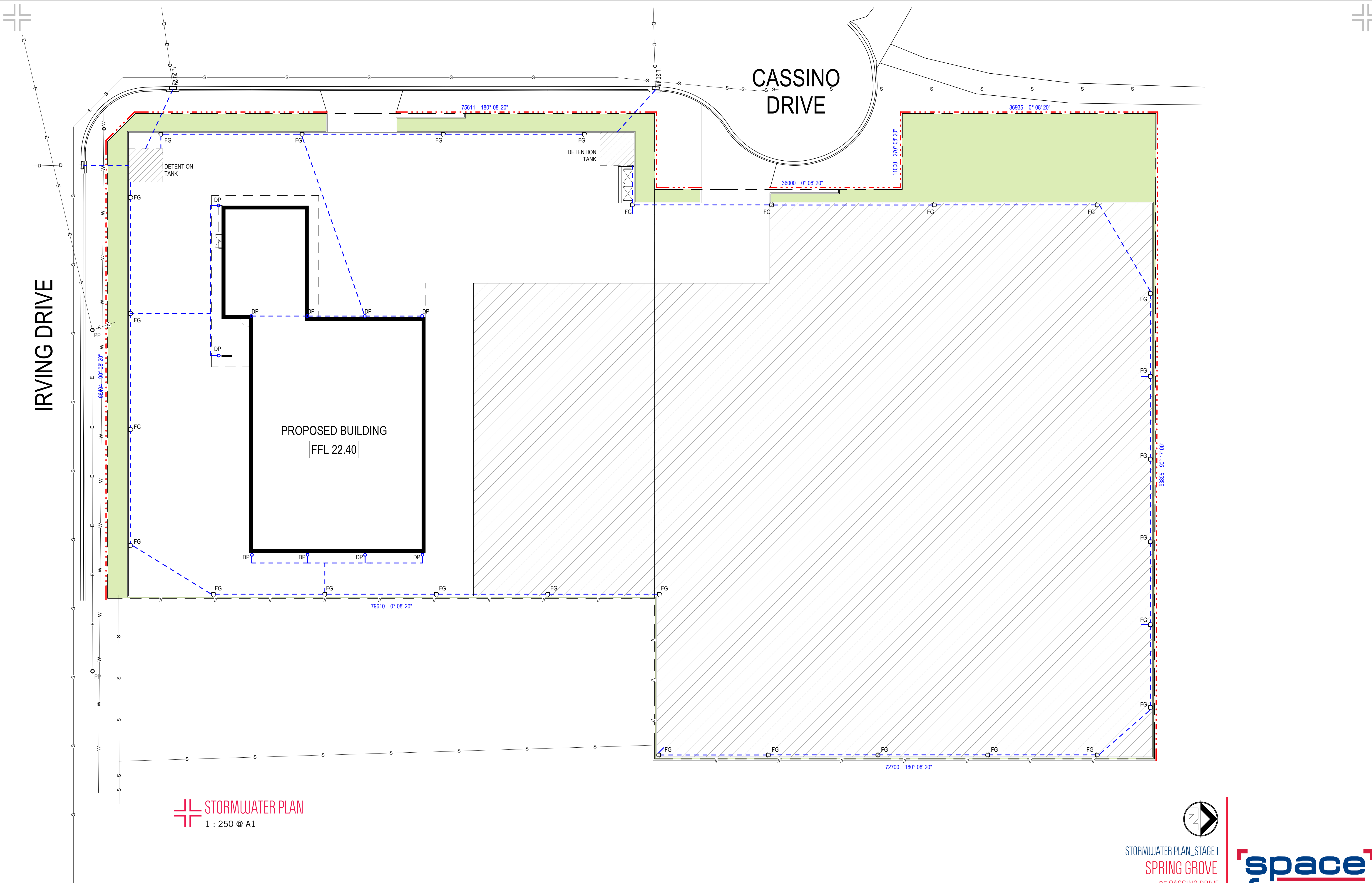
NORTH ELEVATION
1 : 200 @ A1

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ELEVATIONS_STAGE I
SPRING GROVE
35 CASSINO DRIVE
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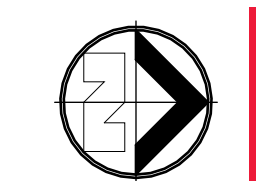


IRVING DRIVE

CASSINO DRIVE

PROPOSED BUILDING
FFL 22.40

 **STORMWATER PLAN**
1 : 250 @ A1



STORMWATER PLAN, STAGE 1
SPRING GROVE
35 CASSINO DRIVE
CASINO NSW 2470
DWG N° 11440-15-1 by IM
DATE 27/02/2023

**space
frame**
DESIGN + CONSTRUCT SOLUTIONS

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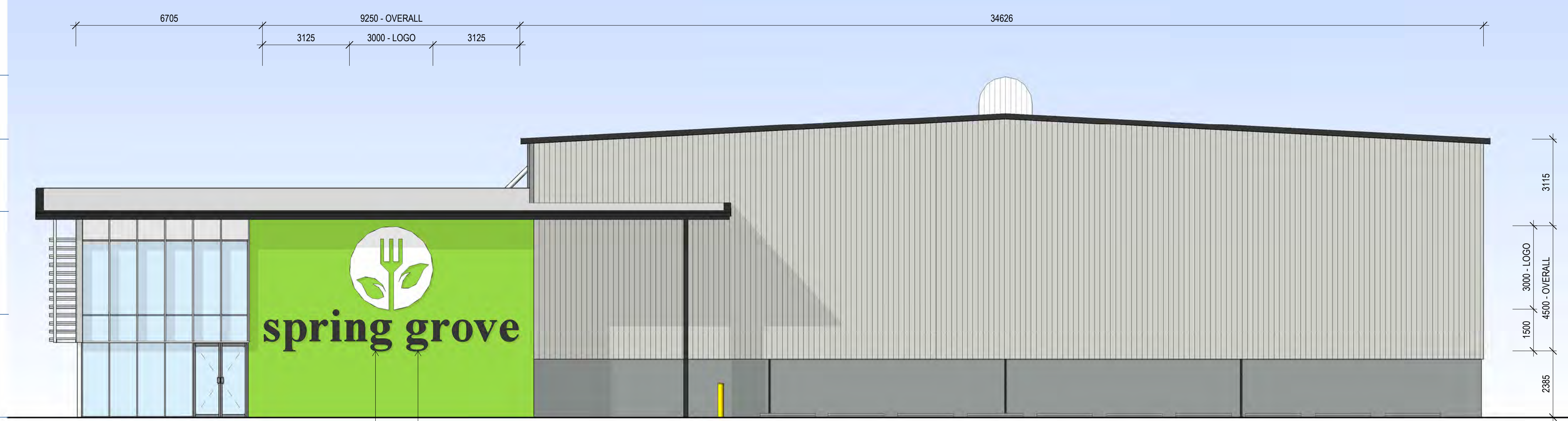
BUILDING OVERALL
34700

EAVES (WAREHOUSE)
32400

EAVES (OFFICE)
29800

FIRST FLOOR
26100

GROUND FLOOR
22400



 SOUTH ELEVATION
1 : 100 @ A1

4.5m HIGH x 9.25m WIDE
ACRYLIC FASCIA SIGNAGE.
41.625m² AREA

100mm THK MATTE ACRYLIC
INDIVIDUAL LETTERS AND LOGO
HIDDEN / INVISIBLE FIXING TO TILT PANEL WALL
TO MANUFACTURERS SPECIFICATIONS.



SIGNAGE DETAIL
SPRING GROVE
35 CASSINO DRIVE
CASINO NSW 2470
DWG N° 11440-16-1 by IM
DATE 26/03/2024



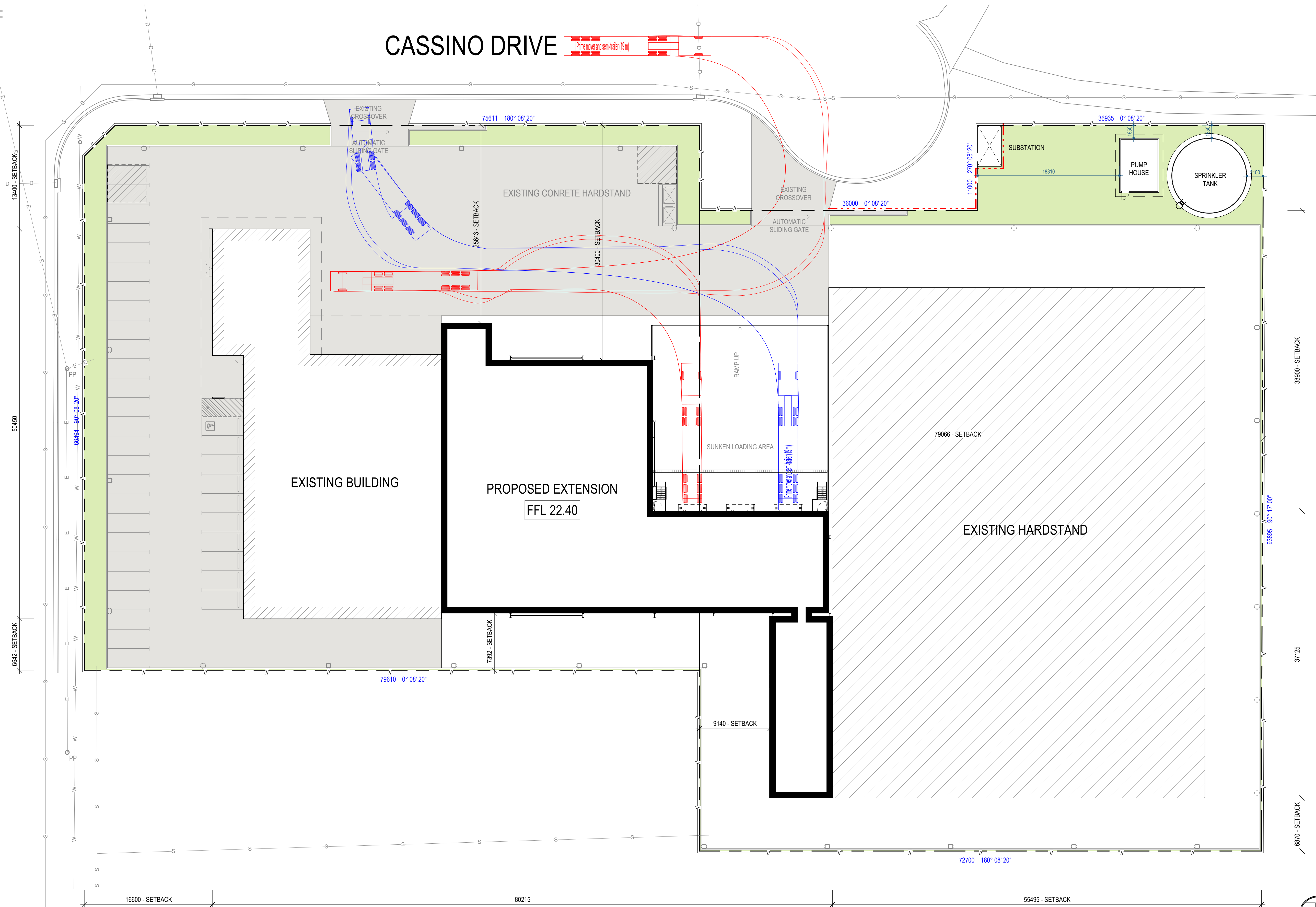
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IRVING DRIVE

CASSINO DRIVE



GENERAL NOTES

- UNLESS NOTED OTHERWISE:
- INDUSTRIAL CROSSOVERS TO BE CONSTRUCTED AS PER LOCAL AUTHORITY STANDARD DETAIL DRAWINGS.
 - 150mm WIDE CONCRETE KERBING TO CARPARK AND DRIVEWAY PERIMETER - WHERE SHOWN.
 - PROVIDE DISABLED ACCESS FROM CARPARK TO BUILDING RAMPS TO BE MAXIMUM GRADES OF 1:20 ACROSS RAMP TO BUILDING WITH MAXIMUM 3mm STEP UP FROM RAMP TO FLOOR TO COMPLY WITH AS1428.1-2001.
 - ALL RAMPS FROM CARPARK TO TENANCY ENTRY DOORS TO BE 1:14 MAXIMUM GRADIENT.

KEY

- E — E — EXISTING ELECTRICAL
- // — // — EXISTING FENCING
- G — G — EXISTING GAS
- S — S — EXISTING SEWER
- D — D — EXISTING STORMWATER
- T — T — EXISTING TELECOM
- W — W — EXISTING WATER LINE
- - - - - PROPOSED FENCING: 1.8m HIGH BLACK PVC COATED CHAINWIRE WITH 3x ROWS BARBED WIRE
- - - - - PROPOSED FENCING: 1.8m HIGH SPEARTOP, BLACK POWDERCOATED.

SITE INFORMATION

SITE AREA

LOT 1 on DP1127894 & LOT 533 on DP1047352	12,045 m ²
IMPERVIOUS AREA	92% 11,089 m ²
LANDSCAPING	8% 956 m ²

FLOOR AREA

TOTAL	2,692 m²
STAGE 1	
GROUND FLOOR	
DRYSTORE	872 m ²
OFFICE	205 m ²
FIRST FLOOR	1,273 m²
OFFICE	195 m ²
STAGE 2	
GROUND FLOOR	
ANTEROOM	300 m ²
BLAST FREEZERS	70 m ²
CHARGING	50 m ²
CHILLER	315 m ²
DOCK OFFICE	30 m ²
FREEZER 1	512 m ²
PLANT	141 m ²
	1,419 m²

PARKING
CAR PARKS (INCLUDING PWD) 37

SITE PLAN
1 : 250 @ A1

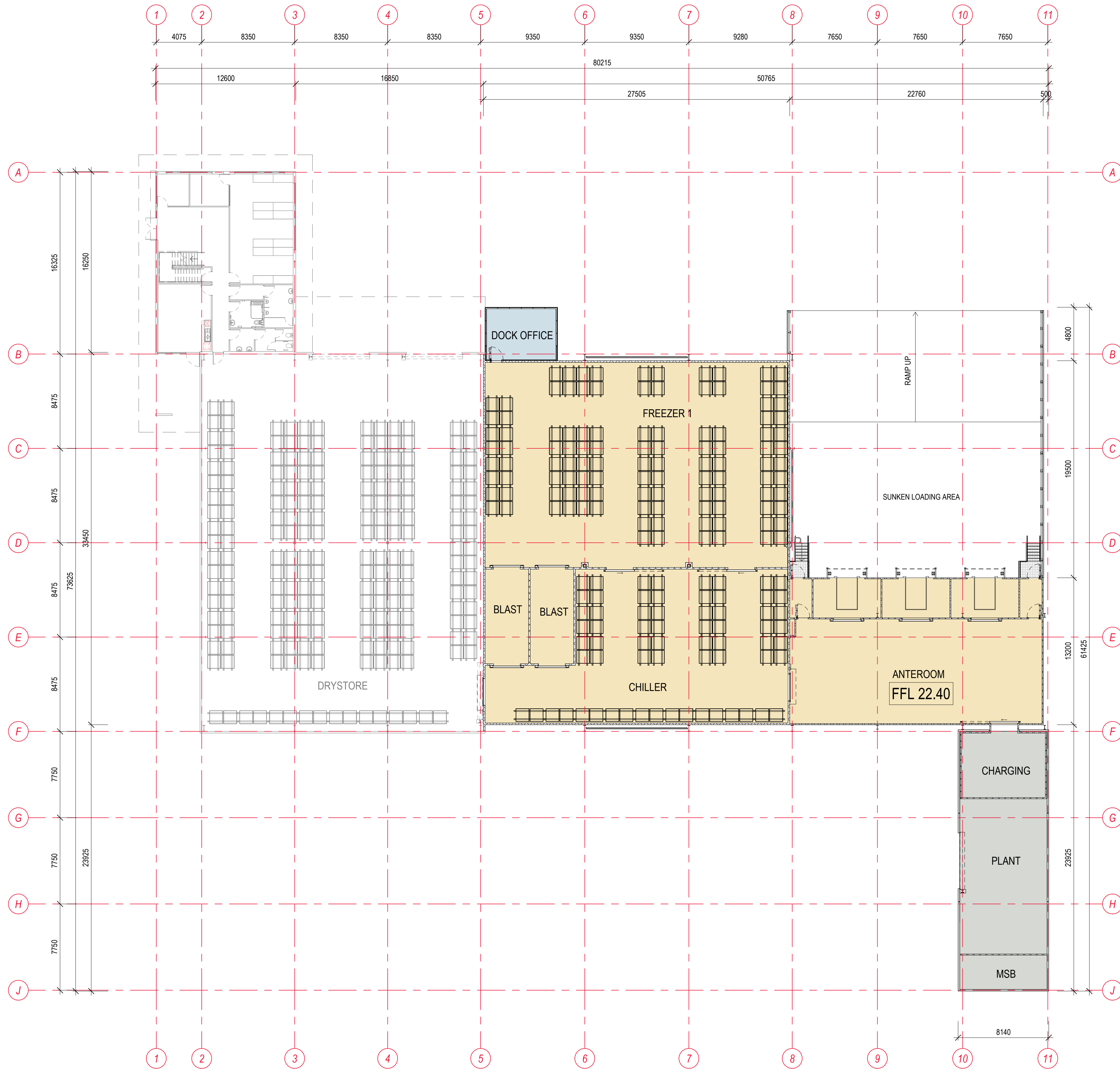
SITE PLAN_STAGE 2
SPRING GROVE
35 CASSINO DRIVE
CASINO NSW 2470
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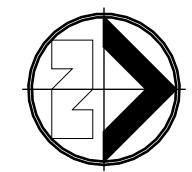


GROUND FLOOR PLAN
1 : 200 @ A1

BUILDING INFORMATION

FLOOR AREA

TOTAL	2,692 m²
STAGE 1	
GROUND FLOOR	
DRYSTORE	872 m ²
OFFICE	205 m ²
FIRST FLOOR	
OFFICE	195 m ²
STAGE 2	
GROUND FLOOR	
ANTEROOM	300 m ²
BLAST FREEZERS	70 m ²
CHARGING	50 m ²
CHILLER	315 m ²
DOCK OFFICE	30 m ²
FREEZER 1	512 m ²
PLANT	141 m ²
TOTAL	1,419 m²



OVERALL FLOOR PLAN_STAGE 2

SPRING GROVE

35 CASSINO DRIVE
CASINO NSW 2470

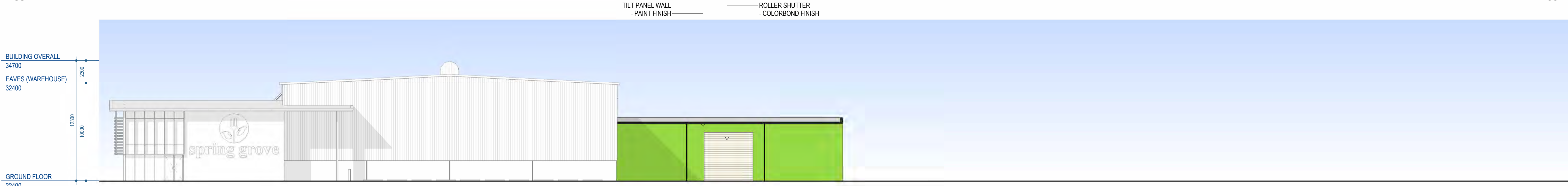
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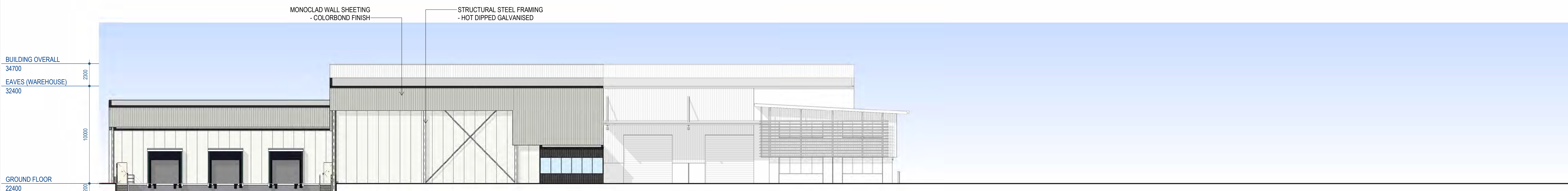


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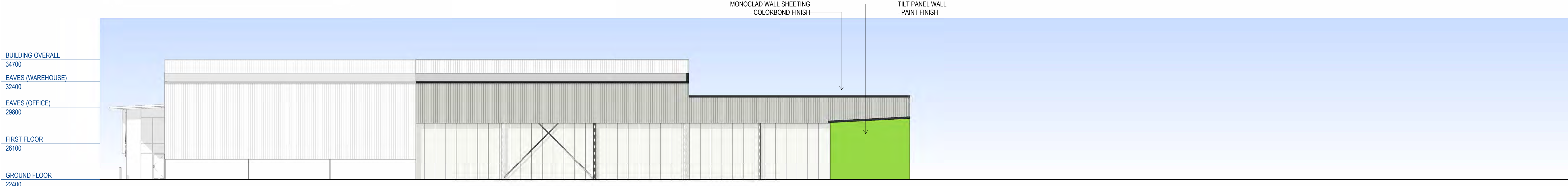
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SOUTH ELEVATION
1 : 200 @ A1



WEST ELEVATION
1 : 200 @ A1



EAST ELEVATION
1 : 200 @ A1



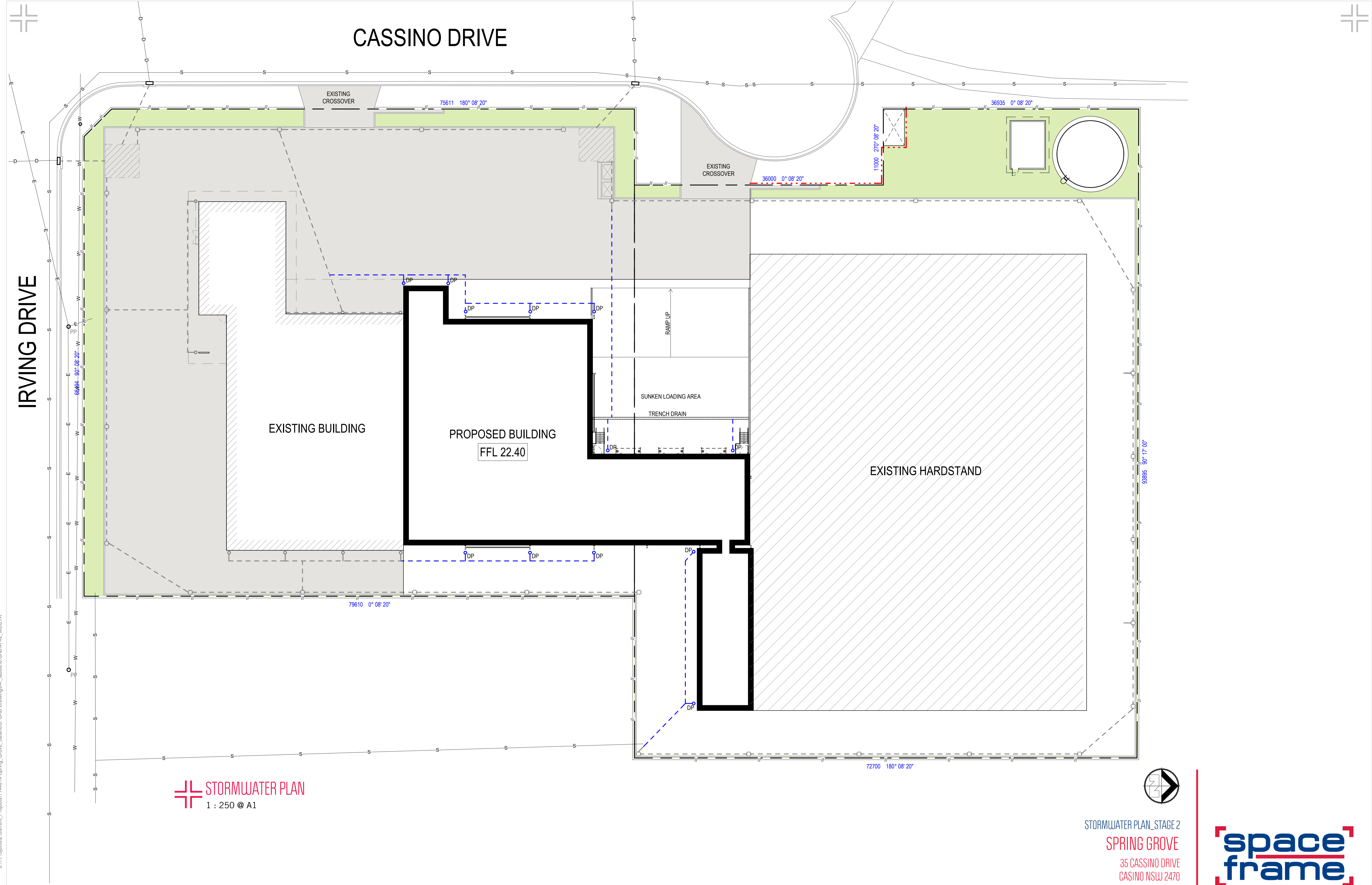
NORTH ELEVATION
1 : 200 @ A1

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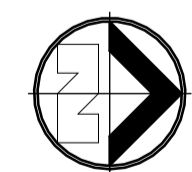
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ELEVATIONS_STAGE 2
SPRING GROVE
35 CASSINO DRIVE
CASINO NSW 2470
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STORMWATER PLAN
1 : 250 @ A1

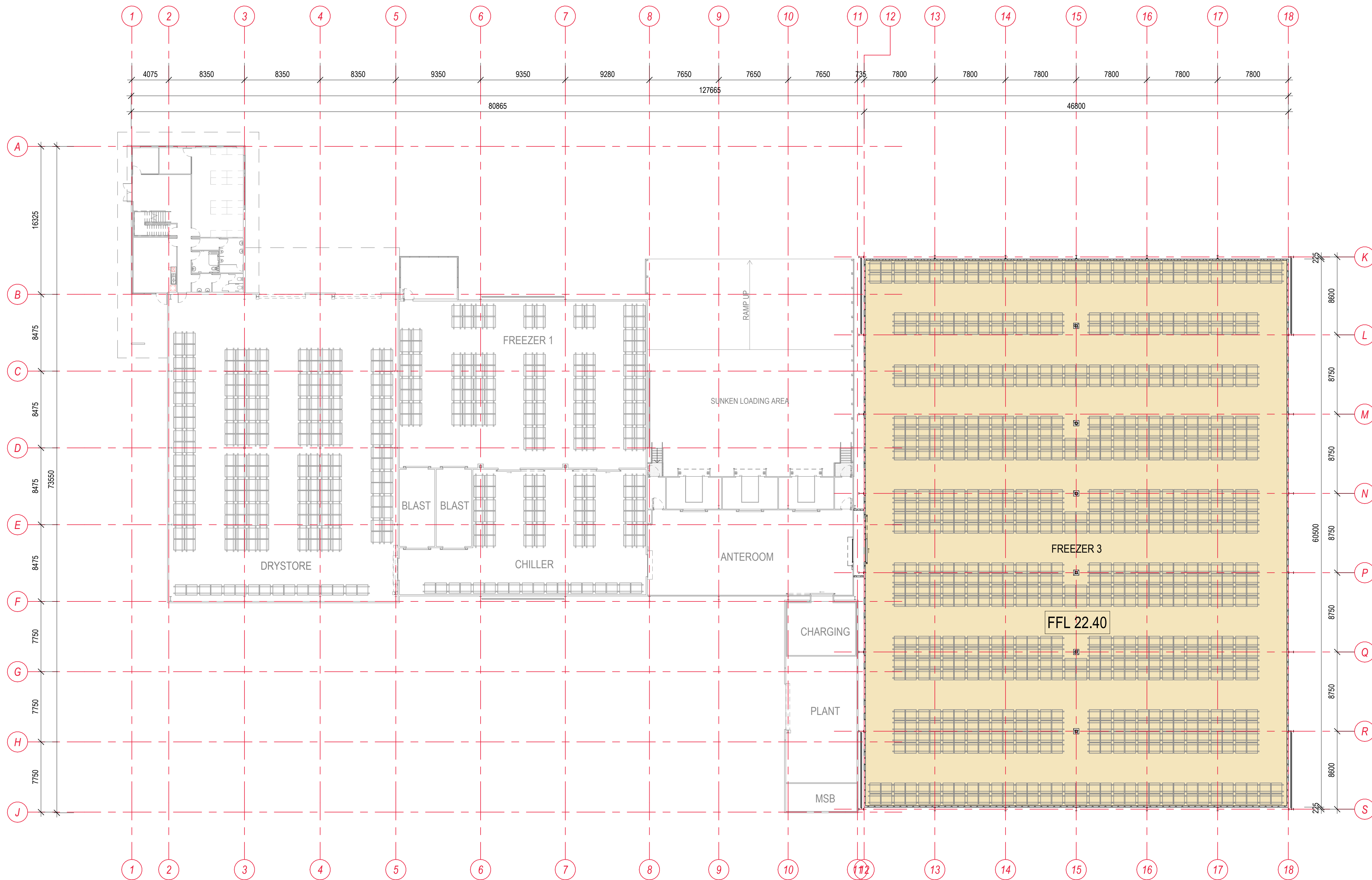


STORMWATER PLAN_STAGE 2
SPRING GROVE
 35 CASSINO DRIVE
 CASINO NSW 2470
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space frame
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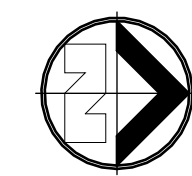


 **GROUND FLOOR PLAN**
1 : 250 @ A1

BUILDING INFORMATION

FLOOR AREA

TOTAL	5,532 m²
STAGE 1	
GROUND FLOOR	
DRYSTORE	872 m ²
OFFICE	205 m ²
FIRST FLOOR	
OFFICE	195 m ²
	1,273 m²
STAGE 2	
GROUND FLOOR	
ANTEROOM	300 m ²
BLAST FREEZERS	70 m ²
CHARGING	50 m ²
CHILLER	315 m ²
DOCK OFFICE	30 m ²
FREEZER 1	512 m ²
PLANT	141 m ²
	1,419 m²
STAGE 3	
GROUND FLOOR	
FREEZER 3	2,840 m ²
	2,840 m²



OVERALL FLOOR PLAN_STAGE 3
SPRING GROVE
35 CASSINO DRIVE
CASINO NSW 2470
DWG N° 11440-32-4 by IM
DATE 27/02/2023



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SOUTH ELEVATION
1 : 200 @ A1



WEST ELEVATION
1 : 200 @ A1



EAST ELEVATION
1 : 200 @ A1



NORTH ELEVATION
1 : 200 @ A1

ELEVATIONS_STAGE 3
SPRING GROVE
 35 CASSINO DRIVE
 CASINO NSW 2470
 DWG N° 11440-33-5 by IM
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