



APPROX. 280m WALKING
DISTANCE FROM COLCHES STREET
CARPARK TO DYRAABA STREET FACILITY

LOCATION PLAN
1 : 700 @ A1

DEVELOPMENT SUMMARY

SITE ADDRESS
9-11 DYRAABA STREET &
90-94 COLCHES STREET
CASINO NSW 2470

PARCEL INFORMATION
AUTHORITY
RICHMOND VALLEY COUNCIL

RP DESCRIPTION
L1 on DP1265471, L50 on DP1269942,
L1 on DP118459, LOTS 2-3 on DP111679,
LOT 92 on DP1230955

DRAWING LIST

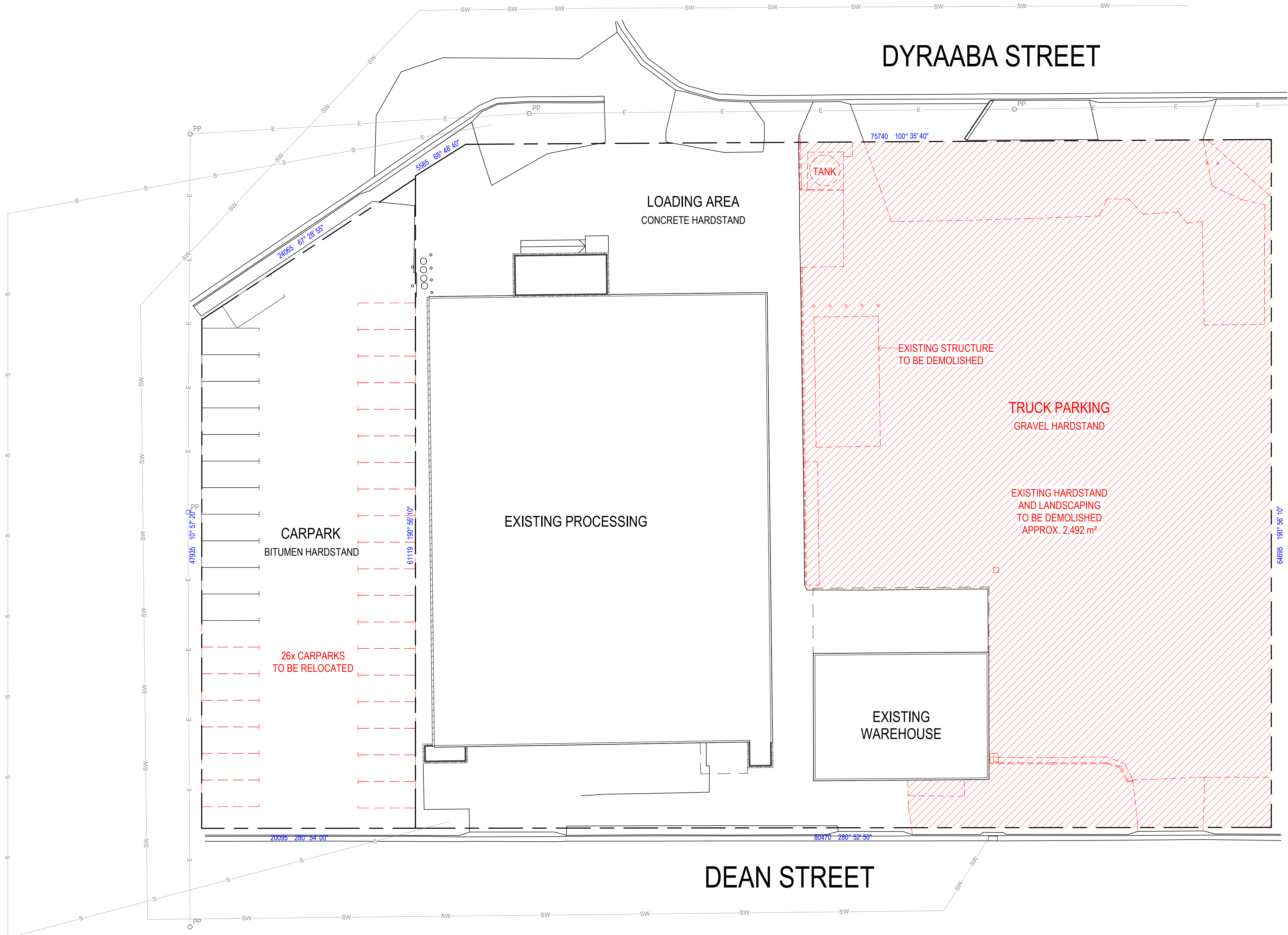
DWG No	SHEET TITLE
20	LOCATION PLAN
21	SITE PLAN_EXISTING
22	SITE PLAN_STAGE 1
23	SITE PLAN_STAGE 1
24	FLOOR PLAN_STAGE 1
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30	ELEVATIONS_STAGE 2
31	ELEVATIONS_STAGE 2
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LOCATION PLAN
SPRING GROVE FRESH FOOD COMPANY
9-11 DYRAABA STREET
CASINO NSW 2470
DWG N° 11517-20-5 by IM
DATE 03/05/2024



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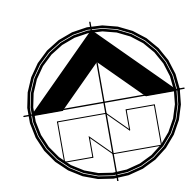
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SITE PLAN
1 : 200 @ A1

SITE INFORMATION

SITE AREA	
L1.DP1265471 & L50 DP1269942	6,277 m ²
IMPERVIOUS AREA	6,056 m ²
LANDSCAPING	221 m ²
FLOOR AREA	
TOTAL	1,861 m ²
AMENITIES	160 m ²
DRYSTORE	199 m ²
PLANT	30 m ²
PROCESSING	1,403 m ²
WASTE / STORE	70 m ²
PARKING	
CAR PARKS (INCLUDING PWD)	38



SITE PLAN_EXISTING
SPRING GROVE FRESH FOOD COMPANY
9-11 DYRAABA STREET
CASINO NSW 2470
DUJG N° 11517-21-5 by IM
DATE 03/05/2024



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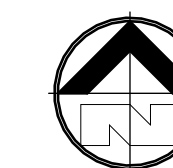


SITE PLAN
1 : 200 @ A1

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SITE INFORMATION

SITE AREA	
LOT 1 on DP118459	2,673 m ²
LOT 2-3 on DP111679 & LOT 92 on DP1230955	
LANDSCAPING	15% 402 m ²
PARKING	
CAR PARKS (INCLUDING PWD)	56



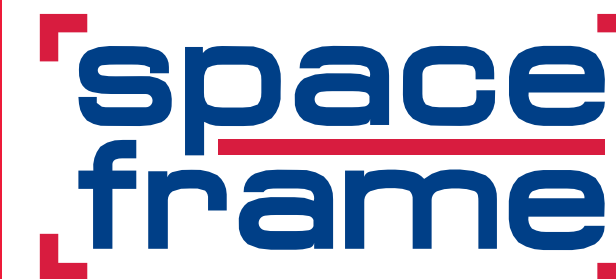
SITE PLAN, STAGE 1

SPRING GROVE FRESH FOOD COMPANY

90 - 94 COLCHES STREET
CASINO, NSW 2470

DWG N° 11517-22-5 by IM

DATE 02/05/2024

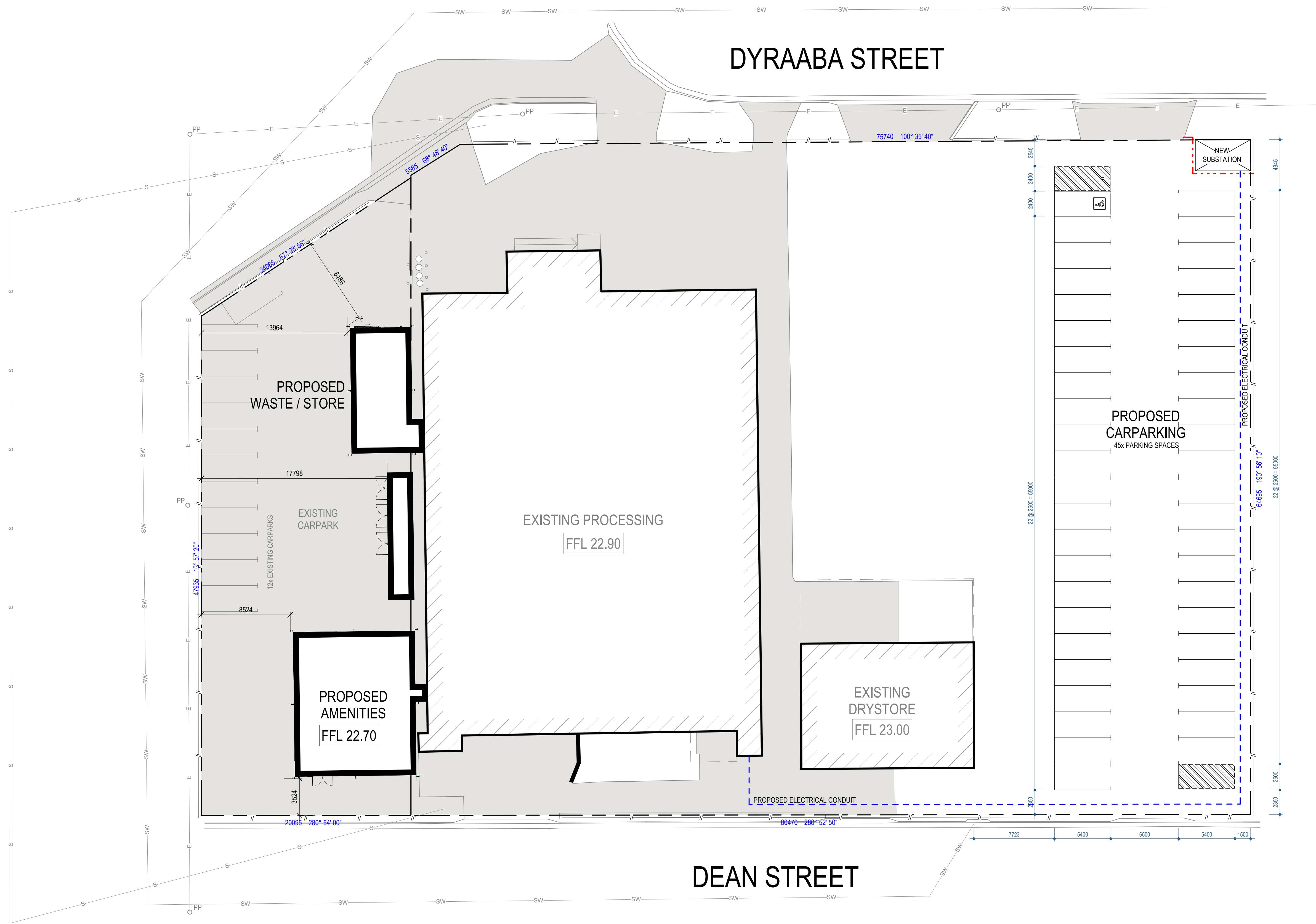


DESIGN + CONSTRUCT SOLUTIONS



DYRAABA STREET

DEAN STREET

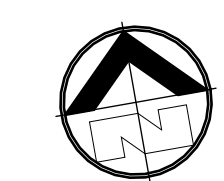


SITE PLAN
1 : 200 @ A1

SITE INFORMATION

SITE AREA	
L1.DP1265471 & L50 DP1269942	6,277 m ²
IMPERVIOUS AREA	6,019 m ²
LANDSCAPING	238 m ²
FLOOR AREA	
TOTAL	1,861 m²
EXISTING	
DRYSTORE	199 m ²
PROCESSING	1,403 m ²
	1,602 m²
PROPOSED STAGE 1	
AMENITIES	160 m ²
PLANT	30 m ²
WASTE / STORE	70 m ²
	260 m²

PARKING	
CAR PARKS (INCLUDING PWD)	113



SITE PLAN, STAGE 1
SPRING GROVE FRESH FOOD COMPANY
9-11 DYRAABA STREET
CASINO NSW 2470
DWG N° 1157-23-6 by IM
DATE 03/05/2024

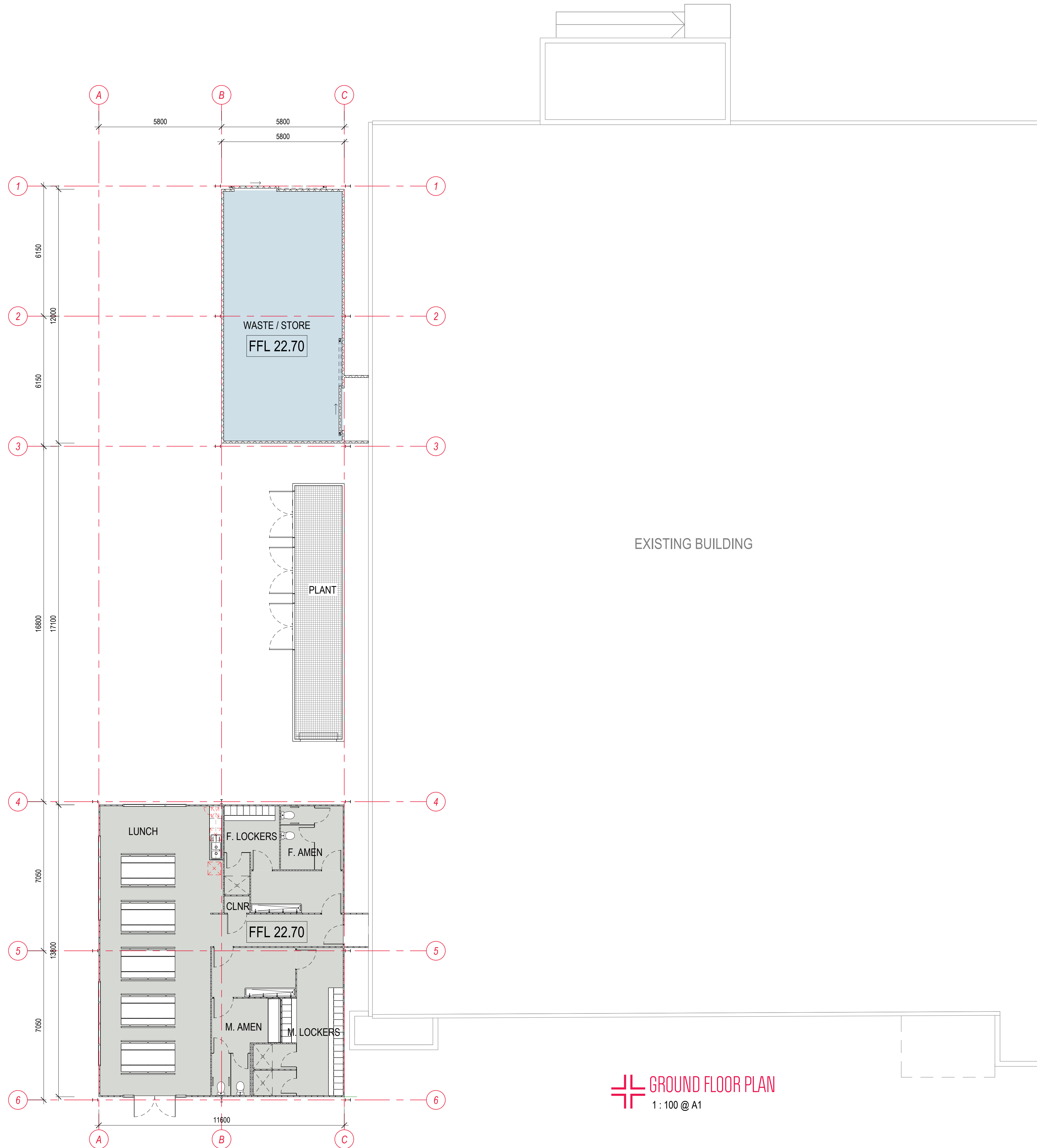


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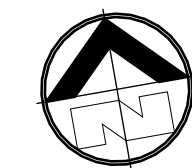
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GROUND FLOOR PLAN
1 : 100 @ A1

BUILDING INFORMATION

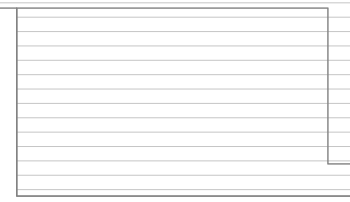
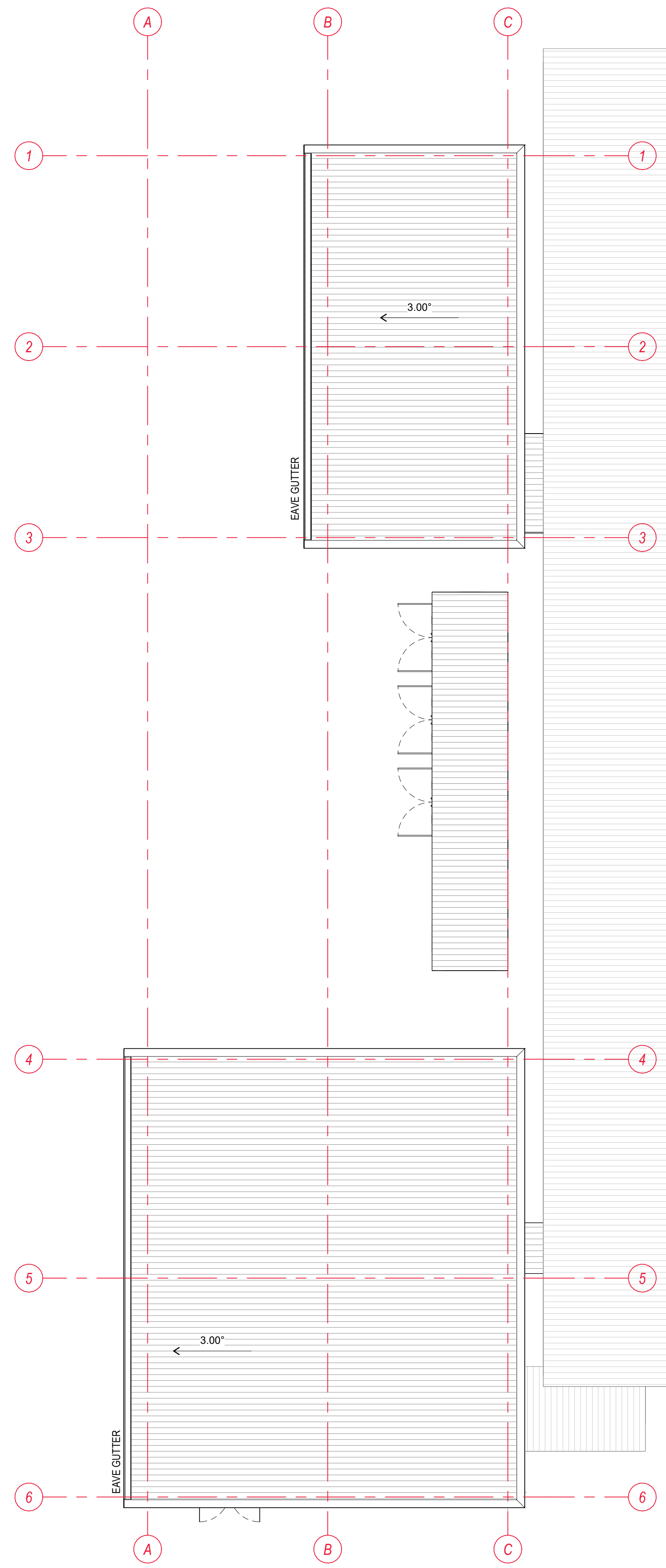
FLOOR AREA	
TOTAL	1,861 m ²
EXISTING	
DRYSTORE	199 m ²
PROCESSING	1,403 m ²
	1,602 m²
PROPOSED STAGE 1	
AMENITIES	160 m ²
PLANT	30 m ²
WASTE / STORE	70 m ²
	260 m²



FLOOR PLAN_STAGE 1
SPRING GROVE FRESH FOOD COMPANY
 9-11 DVYRAABA STREET
 CASINO NSW 2470
 DWG N° 11517-24-4 by IM
 DATE 02/05/2024



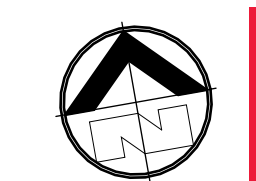
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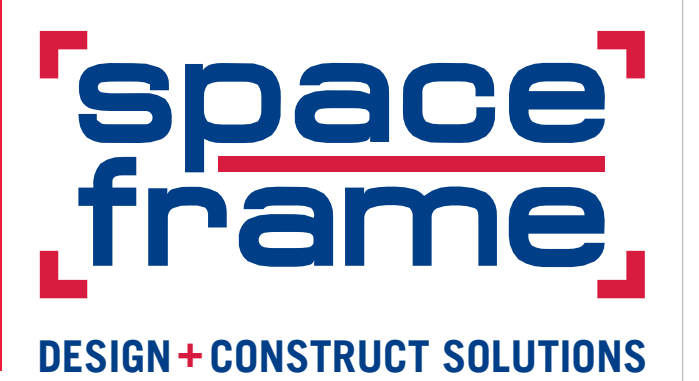
 **ROOF PLAN**
1 : 100 @ A1

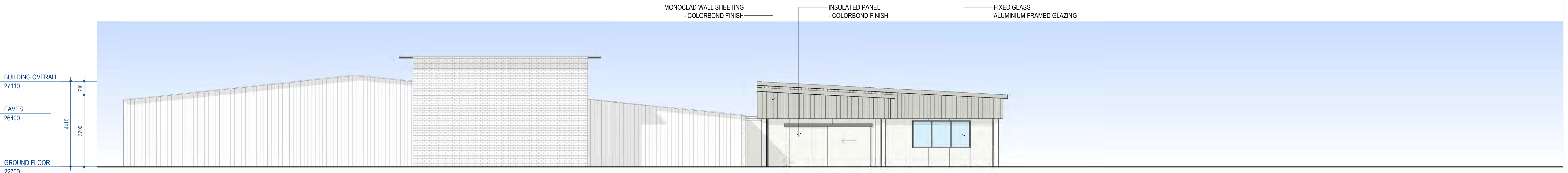
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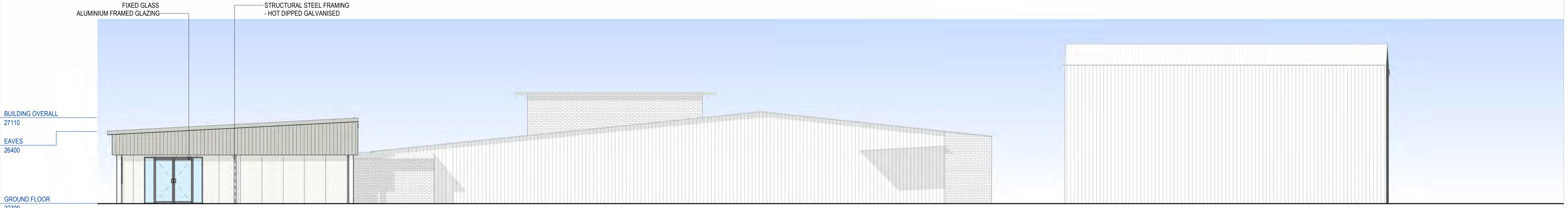


ROOF PLAN, STAGE 1
SPRING GROVE FRESH FOOD COMPANY
 9-11 DVRAABA STREET
 CASINO NSW 2470
 DWG N° 11517-25-4 by IM
 DATE 02/05/2024





NORTH ELEVATION
1 : 100 @ A1



SOUTH ELEVATION
1 : 100 @ A1



WEST ELEVATION
1 : 100 @ A1

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ELEVATIONS_STAGE I
SPRING GROVE FRESH FOOD COMPANY
 9-11 DVYRAABA STREET
 CASINO NSW 2470
 DWG N° 11517-26-4 by IM
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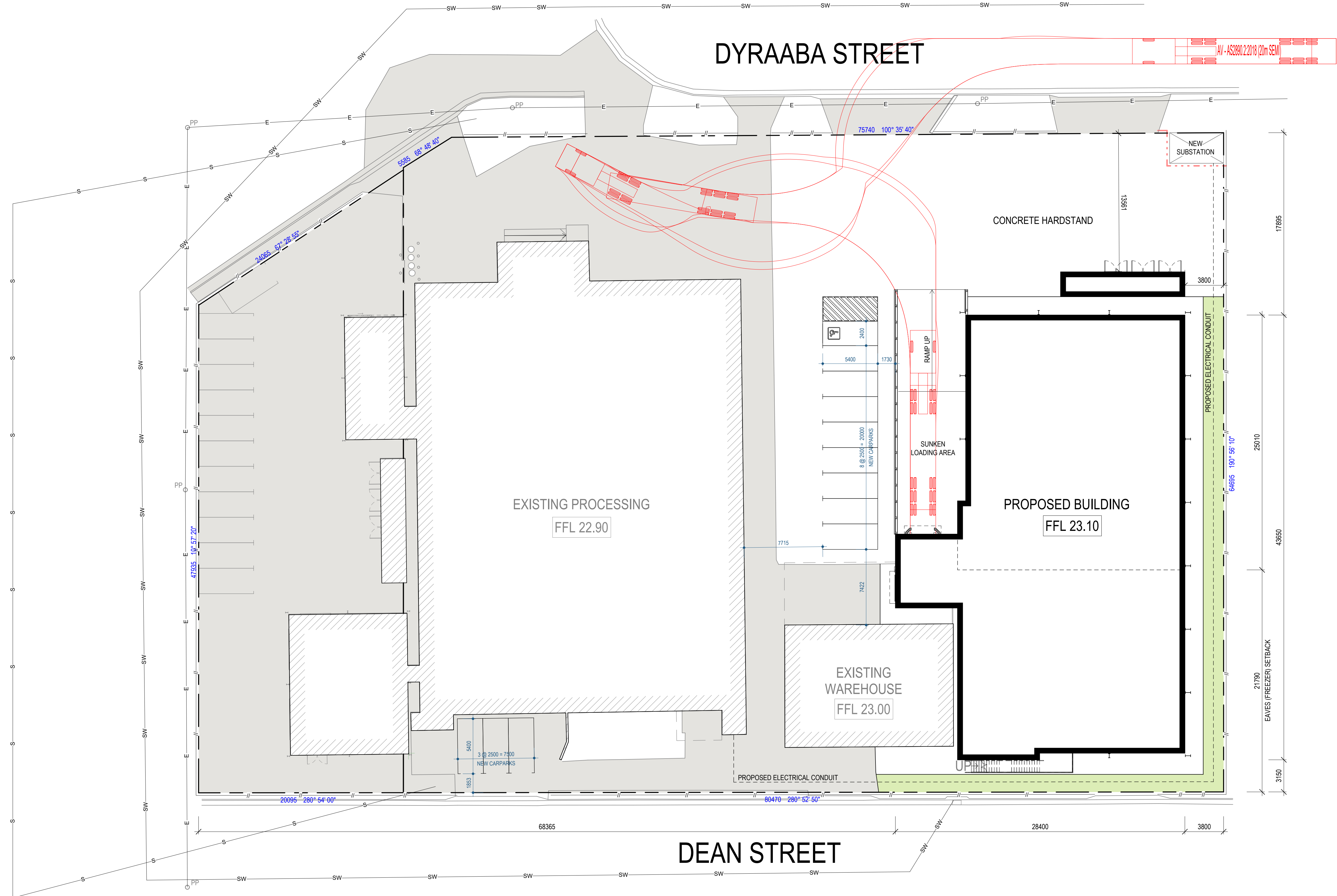
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DYRAABA STREET

DEAN STREET

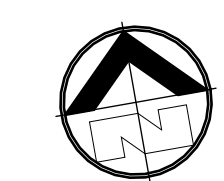


SITE PLAN
1 : 200 @ A1

SITE INFORMATION

SITE AREA	
L1.DP1265471 & L50 DP1269942	6,277 m ²
IMPERVIOUS AREA	6,019 m ²
LANDSCAPING	238 m ²
FLOOR AREA	
TOTAL	3,062 m ²
EXISTING	
AMENITIES	160 m ²
DRYSTORE	199 m ²
PLANT	30 m ²
PROCESSING	1,403 m ²
WASTE / STORE	70 m ²
	1,861 m²
PROPOSED	
BLAST	25 m ²
CHILLER	420 m ²
DOCK	50 m ²
FREEZER	480 m ²
OFFICE	195 m ²
PLANT	30 m ²
	1,200 m²

PARKING
CAR PARKS (INCLUDING PWD) 113



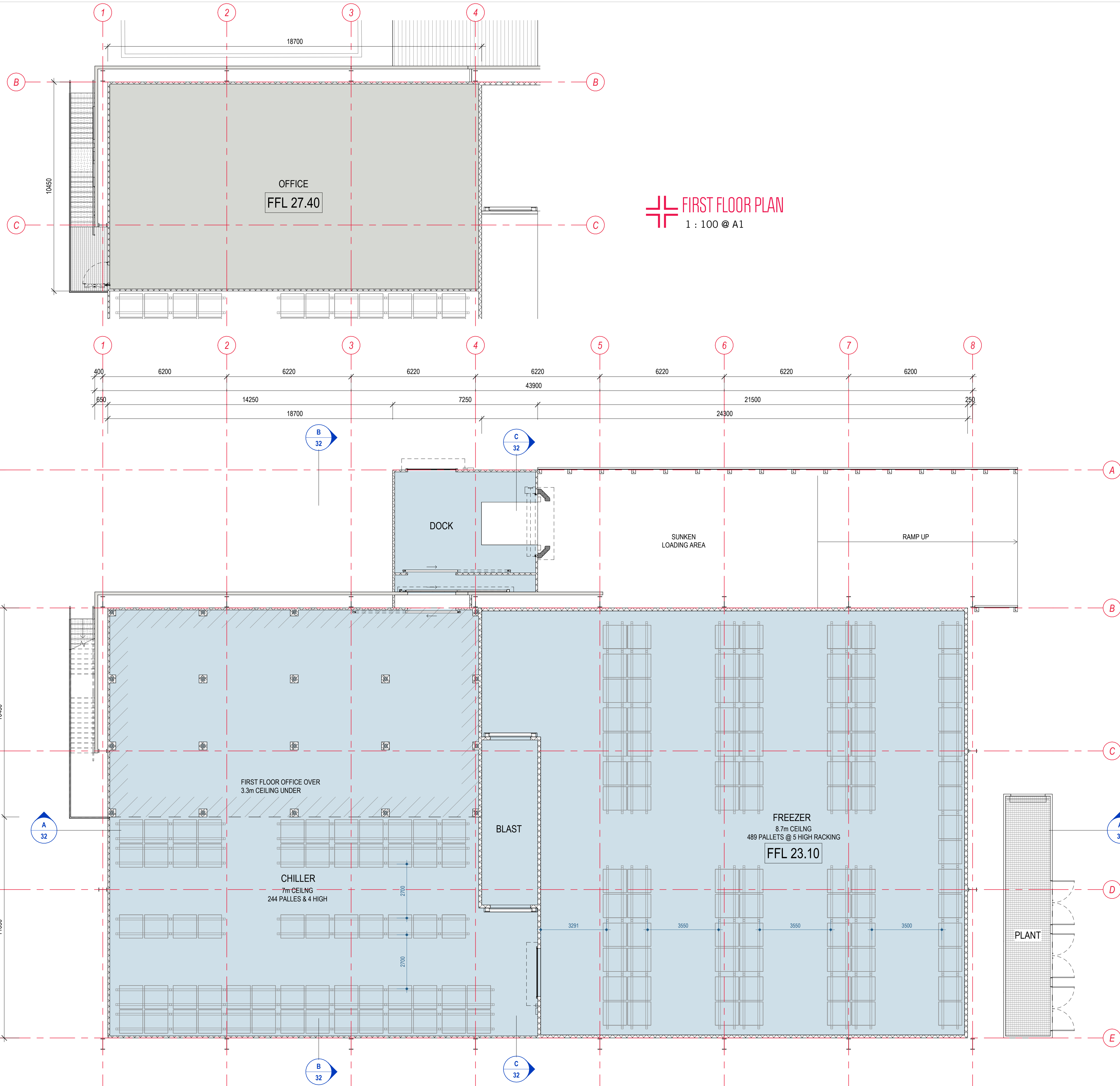
SITE PLAN_STAGE 2
SPRING GROVE FRESH FOOD COMPANY
9-11 DYRAABA STREET
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DATE 03/05/2024



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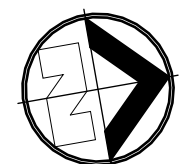


FIRST FLOOR PLAN
1 : 100 @ A1

GROUND FLOOR PLAN
1 : 100 @ A1

BUILDING INFORMATION

FLOOR AREA	
TOTAL	3,062 m²
EXISTING	
AMENITIES	160 m ²
DRYSTORE	199 m ²
PLANT	30 m ²
PROCESSING	1,403 m ²
WASTE / STORE	70 m ²
	1,861 m²
PROPOSED	
BLAST	25 m ²
CHILLER	420 m ²
DOCK	50 m ²
FREEZER	480 m ²
OFFICE	195 m ²
PLANT	30 m ²
	1,200 m²

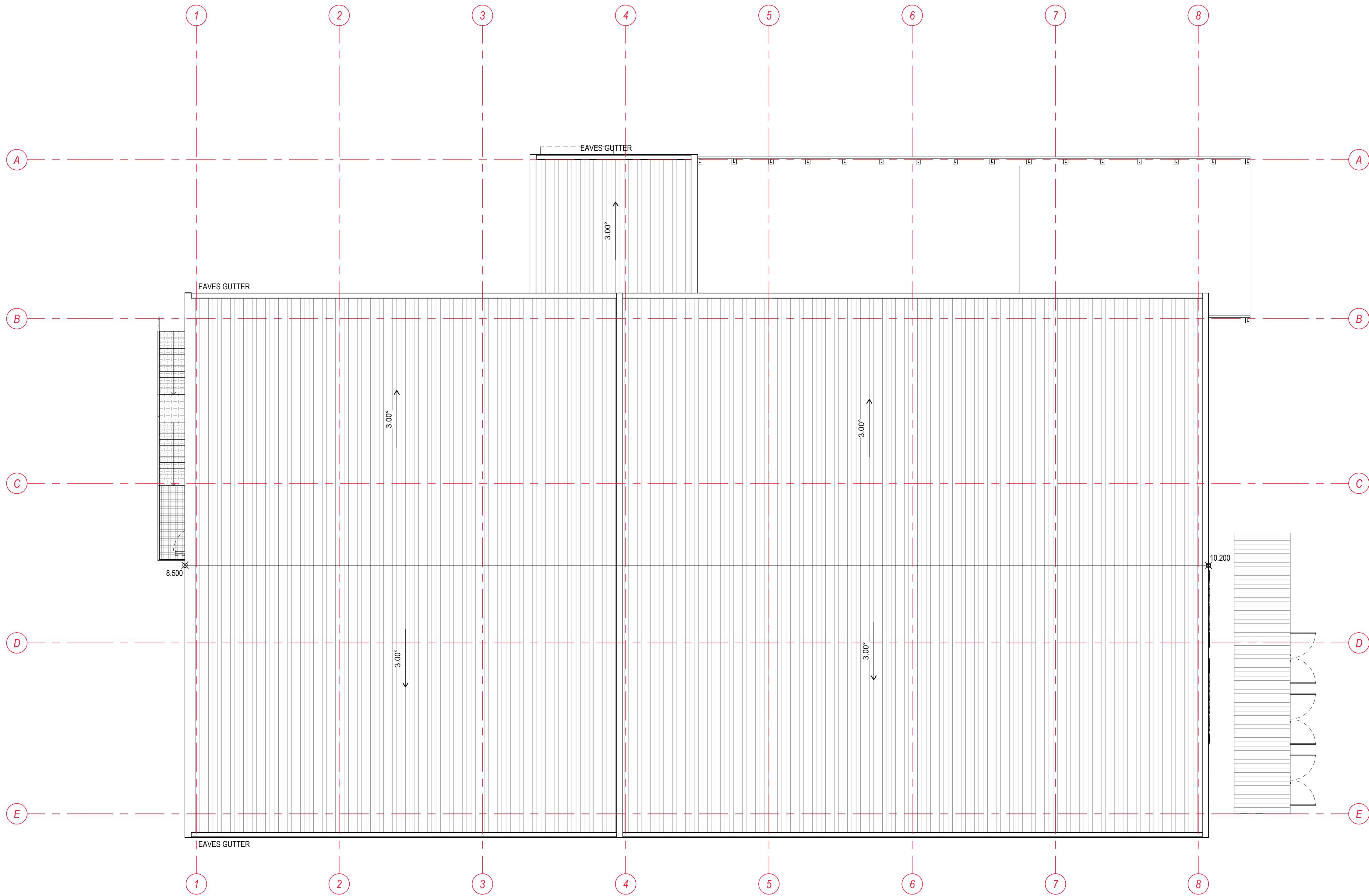


FLOOR PLAN_STAGE 2
SPRING GROVE FRESH FOOD COMPANY
 9-11 DVYRAABA STREET
 CASINO NSWJ 2470
 DWG N° 1157-28-5 by IM
 DATE 03/05/2024

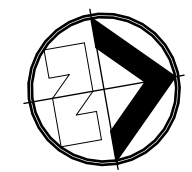


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ROOF PLAN
1 : 100 @ A1



ROOF PLAN_STAGE 2
SPRING GROVE FRESH FOOD COMPANY
 9-11 DVRAABA STREET
 CASINO NSW 2470
 DWG N° 1157-23-5 by IM
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1025 10370 SIGNAGE 11785

2.57m HIGH x 10.37m WIDE
ACRYLIC FASCIA SIGNAGE.
26.65m² AREA.
100mm THK MATTE ACRYLIC
INDIVIDUAL LETTERS AND LOGO
HIDDEN / INVISIBLE FIXING TO MONOCLAD WALL SHEETING
TO MANUFACTURERS SPECIFICATIONS.

SHIPPING CONTAINER
PLANT ROOM

BUILDING OVERALL
33260
EAVES (FREEZER)
32650
2600
SIGNAGE
10160
6785
GROUND FLOOR
23100
DOCK
21900



 NORTH ELEVATION
1 : 100 @ A1

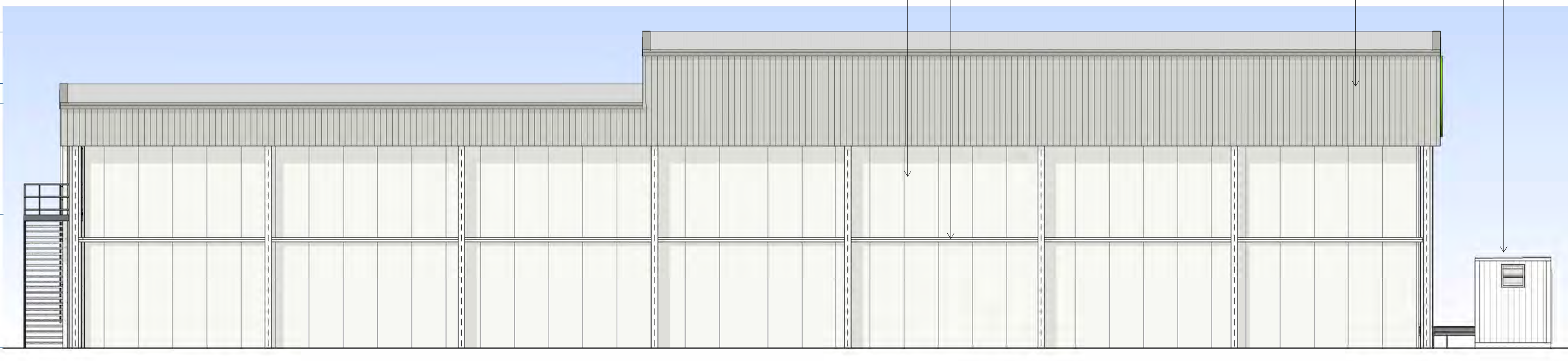
BUILDING OVERALL
33260
RIDGE (CHILLER)
31600
EAVES (CHILLER)
30950
3550
FIRST FLOOR
27400
7850
4300
GROUND FLOOR
23100

INSULATED PANEL
- COLORBOND FINISH

STRUCTURAL STEEL FRAMING
- HOT DIPPED GALVANISED

MONOCLAD SHEET SKIRTING
- COLORBOND FINISH

SHIPPING CONTAINER
PLANT ROOM

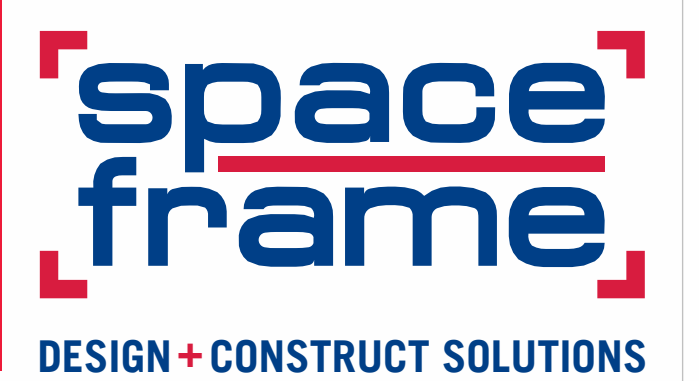


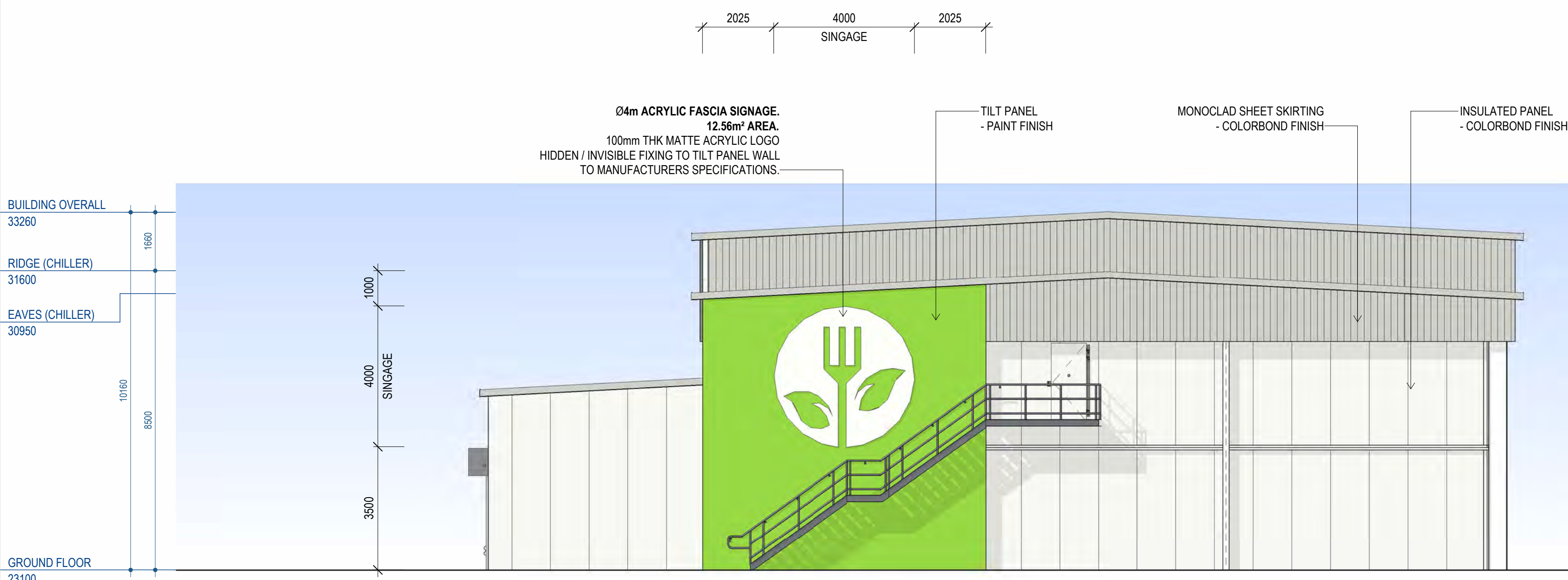
 EAST ELEVATION
1 : 100 @ A1

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ELEVATIONS_STAGE 2
SPRING GROVE FRESH FOOD COMPANY
9-11 DVRAABA STREET
CASINO NSW 2470
DWG N° 11517-30-5 by IM
DATE 03/05/2024





 SOUTH ELEVATION
1 : 100 @ A1



 WEST ELEVATION
1 : 100 @ A1

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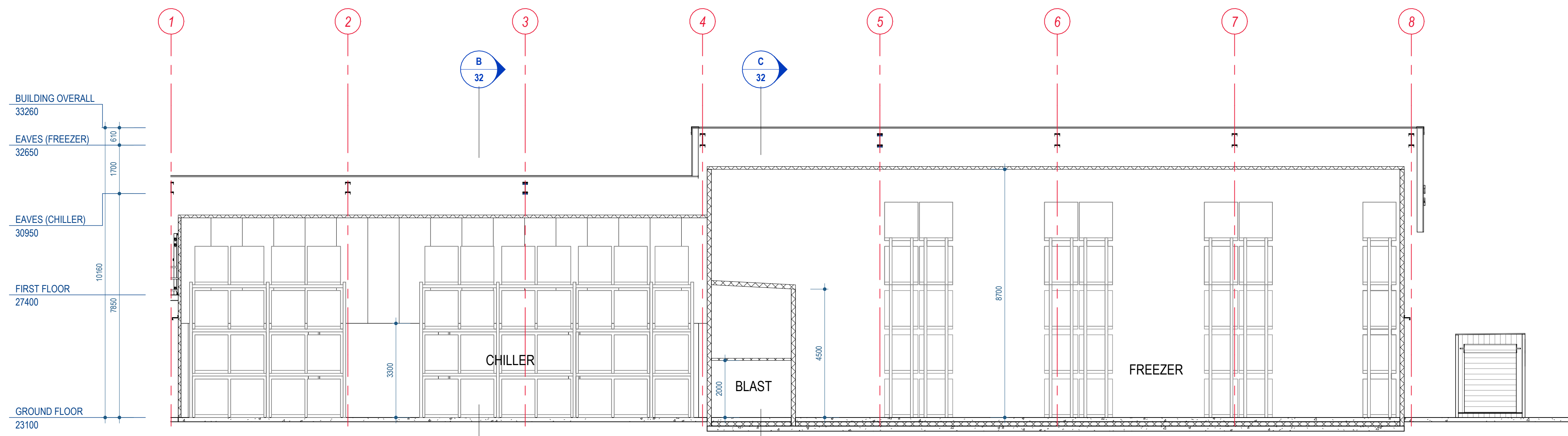
ELEVATIONS_STAGE 2
 SPRING GROVE FRESH FOOD COMPANY
 9-11 DVYRAABA STREET
 CASINO NSW 2470
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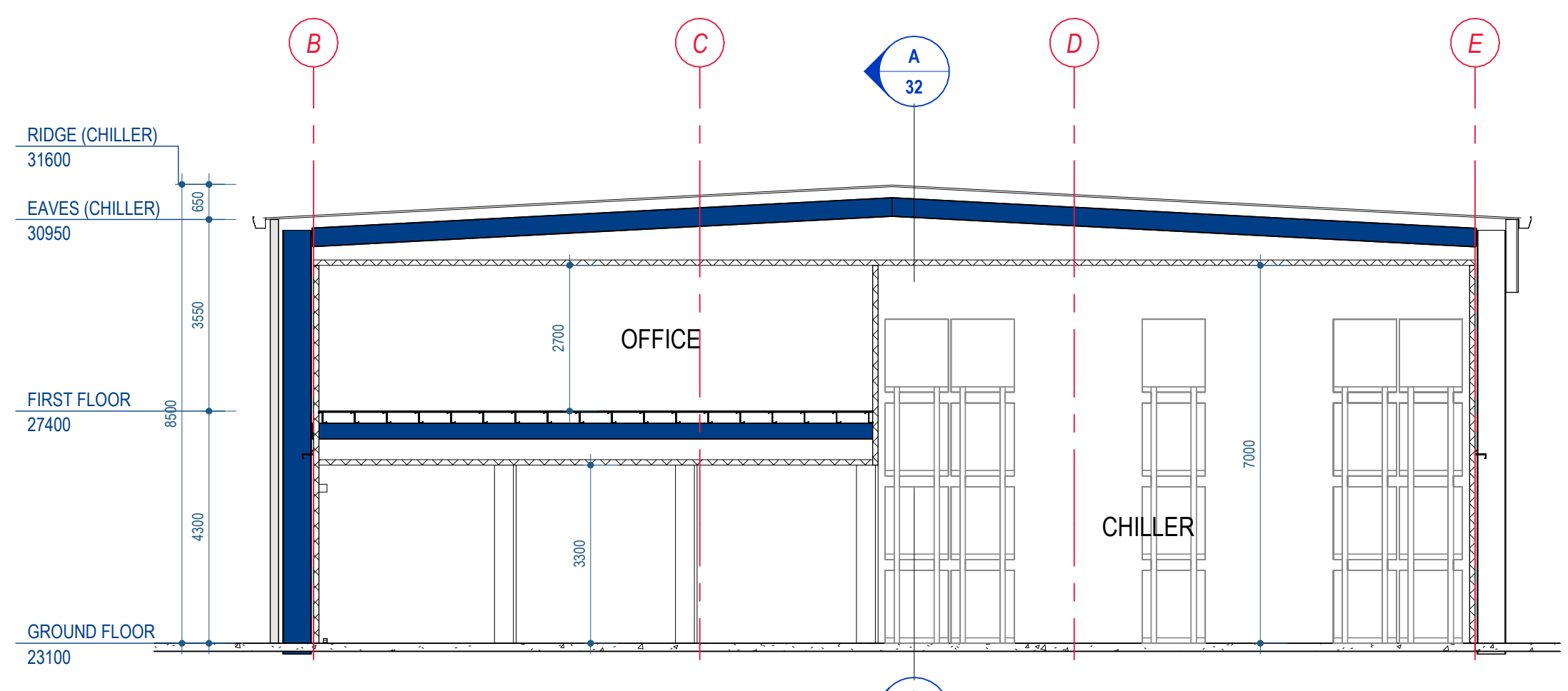
DESIGN + CONSTRUCT SOLUTIONS

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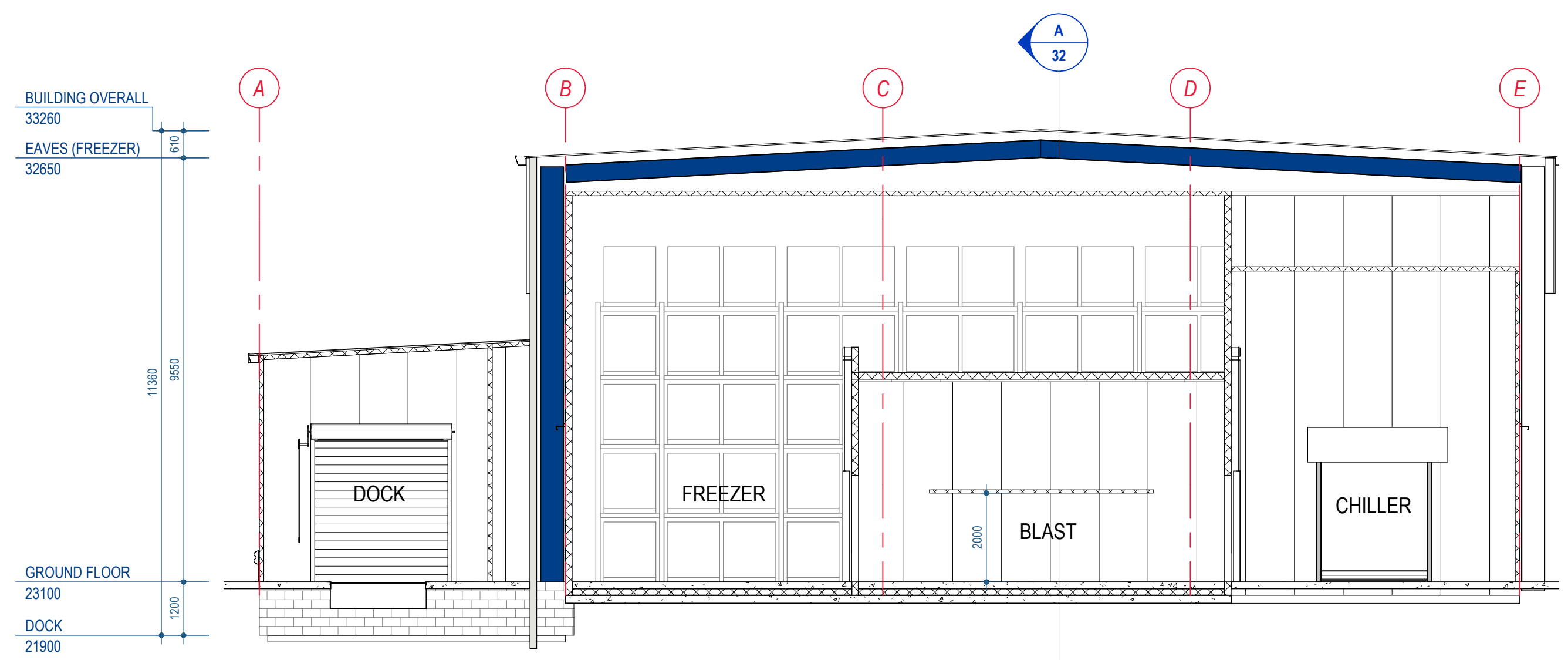




SECTION A-A THROUGH COLDSTORE
1 : 100 @ A1



SECTION B-B THROUGH COLDSTORE
1 : 100 @ A1

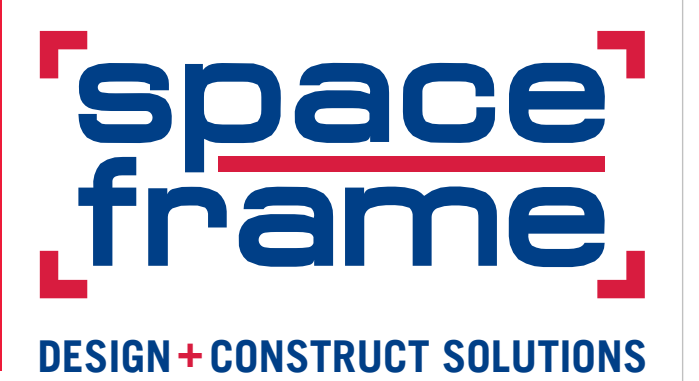


SECTION C-C THROUGH COLDSTORE
1 : 100 @ A1

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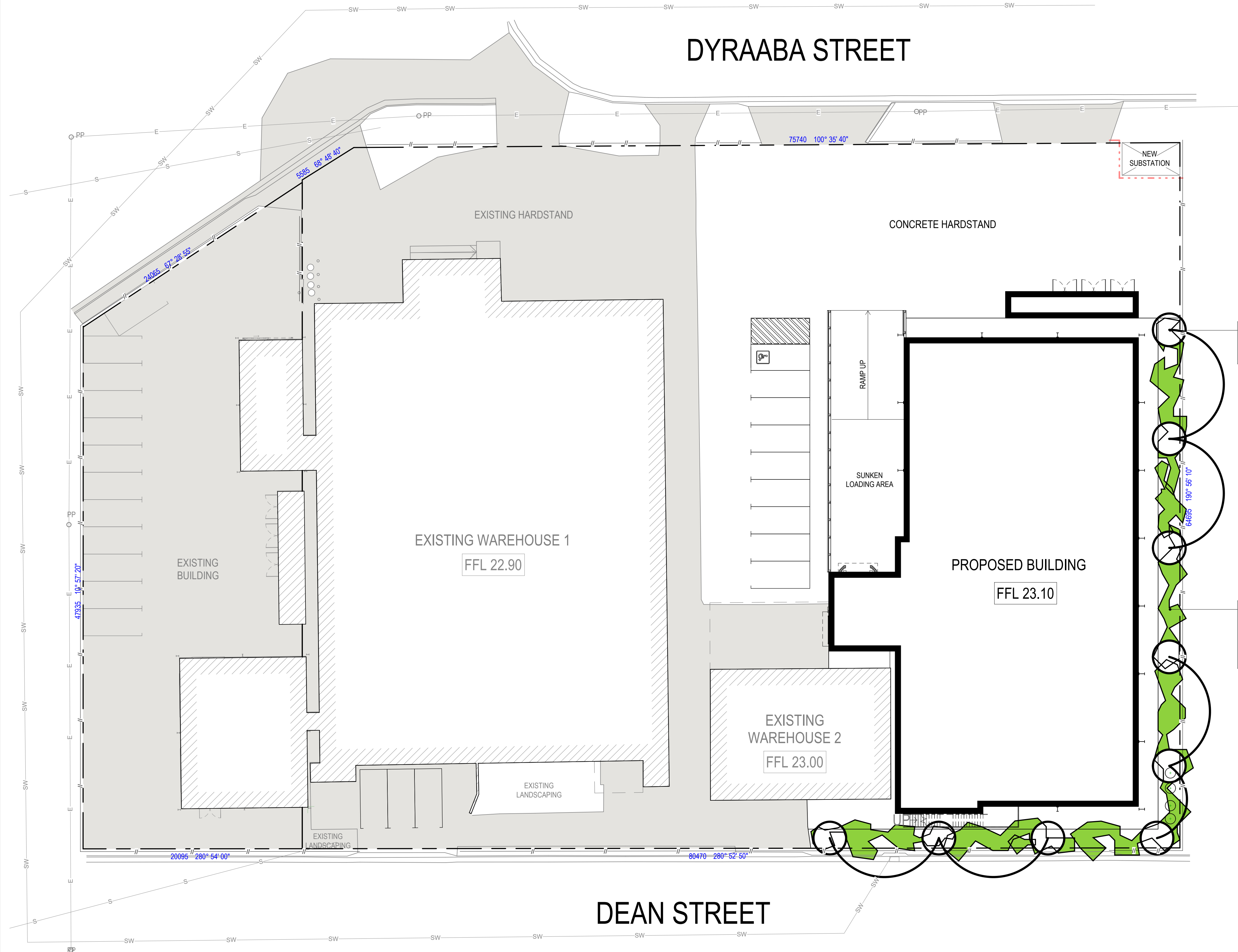
SECTIONS_STAGE 2
SPRING GROVE FRESH FOOD COMPANY
9-11 DVYRAABA STREET
CASINO NSW 2470
DWG N° 11517-32-3 by IM
DATE 03/05/2024





DYRAABA STREET

DEAN STREET



PLANTING SCHEDULE		
CODE	BOTANICAL NAME	POT SIZE
Tree		
CUP ana	Cupaniopsis anacardioides	45L
DEL reg	Delonix regia	45L
Shrub		
ABE gra	Abelia grandiflora	200
HIB ros	Hibiscus rosa-sinensis	200
LEP pet	Leptospermum petersonii	200
MEL arm	Meibomia armillaris	200

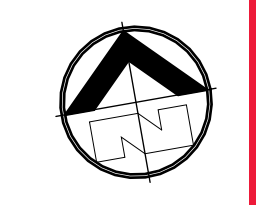
GENERAL NOTES

- SHRUBS TO BE SUPPLIED FROM Ø200mm POTS, TREES TO BE SUPPLIED FROM 25 LITRE PORTS OR BAGS U.N.O.
- ALL LEVELS TO A.H.D.
- GARDEN BED AREAS TO BE COVERED WITH MULCH TO A MINIMUM OF 75mm DEPTH, SURROUNDING PLANT STEMS TO BE 25mm.
- GARDEN EDGE - AT ANY GARDEN / GRASS INTERFACE 69 x 19 CCA PINE EDGING.
- LAWN TO BE 'B' GRADE BLUE BLUE COUCH PLACED ON A LAYER OF 25mm TOP SOIL (80% WEED FREE).
- SUPPLY AND INSTALL A MANUAL WATERING SYSTEM TO ALL GARDEN AREAS.
- PLUMBER TO PROVIDE 25mm BALL VALVE FOR LANDSCAPING IRRIGATION.
- STAKE & TIE TREES. WATER IN PLANTS THOROUGHLY.

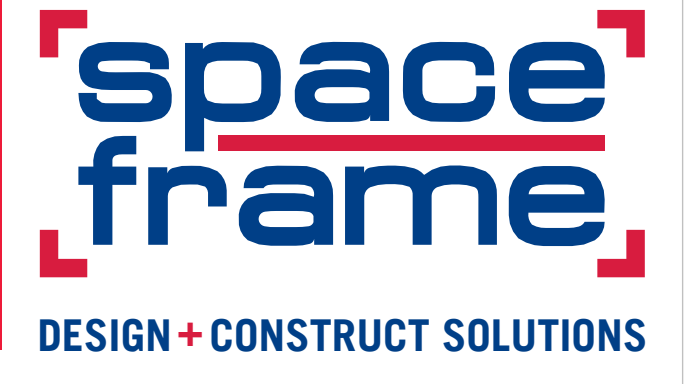
LEGEND

- EXISTING FENCING
- PROPOSED FENCING: 1.8m HIGH BLACK PVC COATED CHAINWIRE WITH 3x ROWS BARBED WIRE
- PROPOSED FENCING: 1.8m HIGH SPEARTOP, BLACK POWDERCOATED.
- BIO-FILTER
- GRAVEL
- EXISTING LANDSCAPING
- EXISTING HARDSTAND
- MULCH, REFER NOTES
- SHRUBS
- TREE

LANDSCAPE PLAN
1 : 200 @ A1



LANDSCAPE CONCEPT PLAN, STAGE 2
SPRING GROVE FRESH FOOD COMPANY
 9-11 DYRAABA STREET
 CASINO NSW 2470
 DWG N° 1157-70-4 by IM
 DATE 03/05/2024



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