



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**

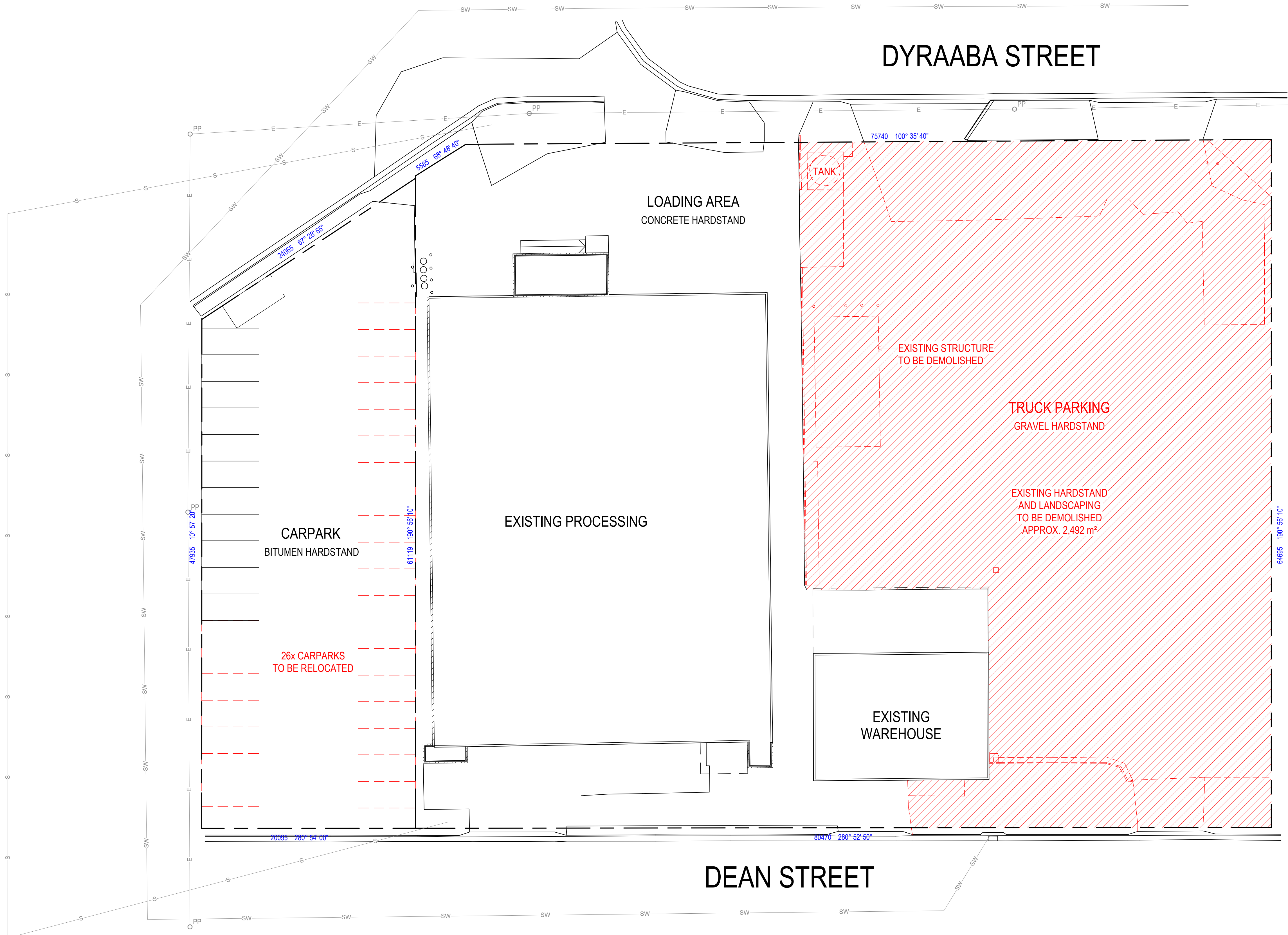
DWG No	SHEET TITLE
20	LOCATION PLAN
21	SITE PLAN_EXISTING
22	SITE PLAN_STAGE 1
23	SITE PLAN_STAGE 1
24	FLOOR PLAN_STAGE 1
25	ROOF PLAN_STAGE 1
26	ELEVATIONS_STAGE 1
27	SITE PLAN_STAGE 2
28	FLOOR PLAN_STAGE 2
29	ROOF PLAN_STAGE 2
30	ELEVATIONS_STAGE 2
31	ELEVATIONS_STAGE 2
32	SECTIONS_STAGE 2
70	LANDSCAPE CONCEPT PLAN_STAGE 2

LOCATION PLAN  
**SPRING GROVE FRESH FOOD COMPANY**  
9-11 DYRAABA STREET  
CASINO NSW 2470  
DWG N° 1157-20-5 by IM  
DATE 03/05/2024



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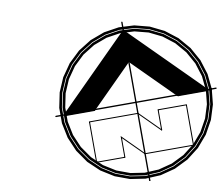
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**SITE PLAN**  
1 : 200 @ A1

**SITE INFORMATION**

SITE AREA	
L1.DP1265471 & L50 DP1269942	6,277 m <sup>2</sup>
IMPERVIOUS AREA	6,056 m <sup>2</sup>
LANDSCAPING	221 m <sup>2</sup>
FLOOR AREA	
TOTAL	1,861 m <sup>2</sup>
AMENITIES	160 m <sup>2</sup>
DRYSTORE	199 m <sup>2</sup>
PLANT	30 m <sup>2</sup>
PROCESSING	1,403 m <sup>2</sup>
WASTE / STORE	70 m <sup>2</sup>
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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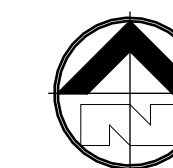


**SITE PLAN**  
1 : 200 @ A1

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**SITE INFORMATION**

<b>SITE AREA</b>	
LOT 1 on DP118459	2,673 m <sup>2</sup>
LOT 2-3 on DP111679 & LOT 92 on DP1230955	
LANDSCAPING	15% 402 m <sup>2</sup>
<b>PARKING</b>	
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

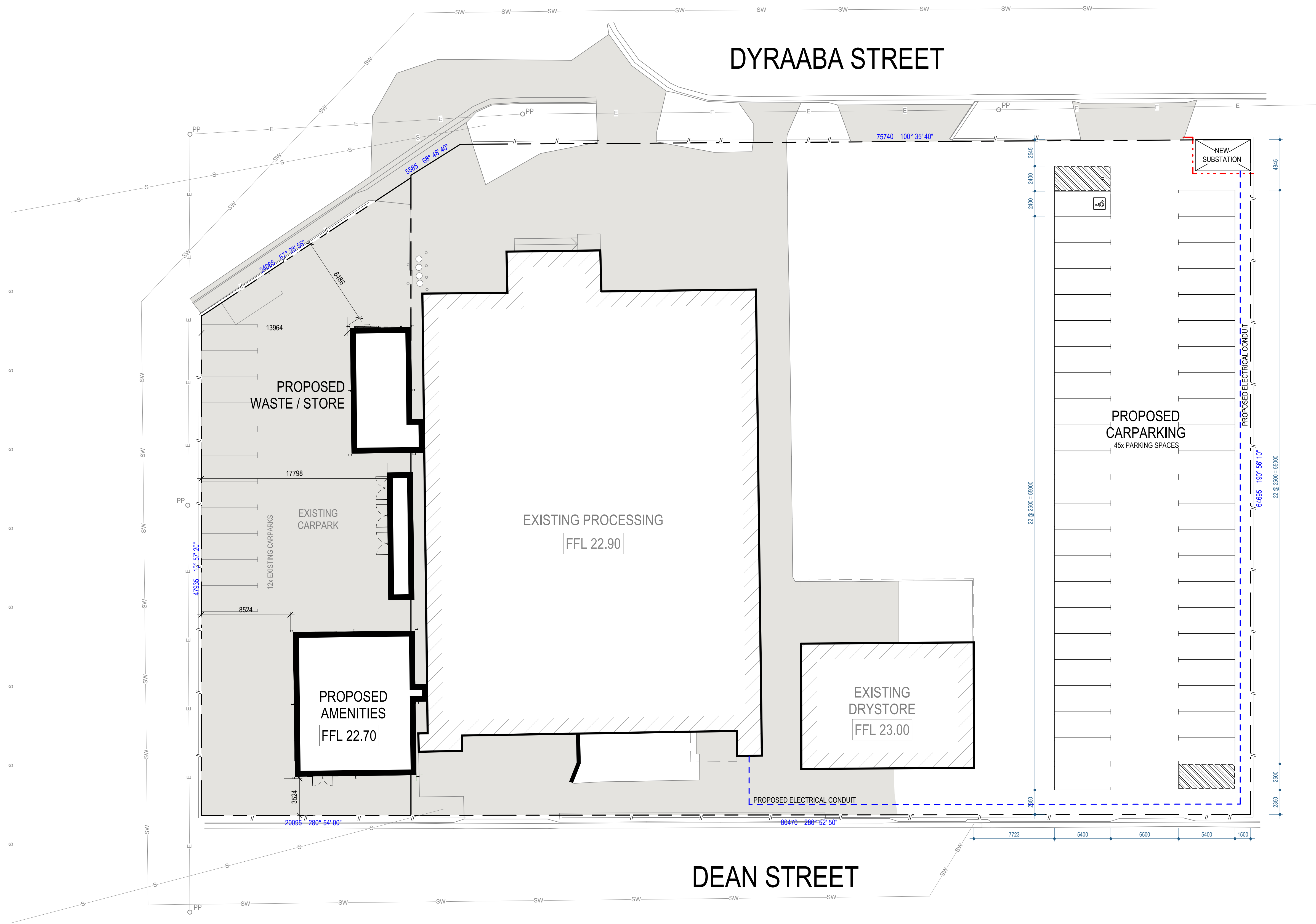


DESIGN + CONSTRUCT SOLUTIONS



DYRAABA STREET

DEAN STREET

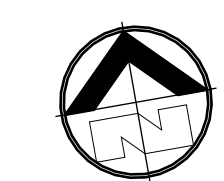


**SITE PLAN**  
1 : 200 @ A1

**SITE INFORMATION**

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

<b>PARKING</b>	
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

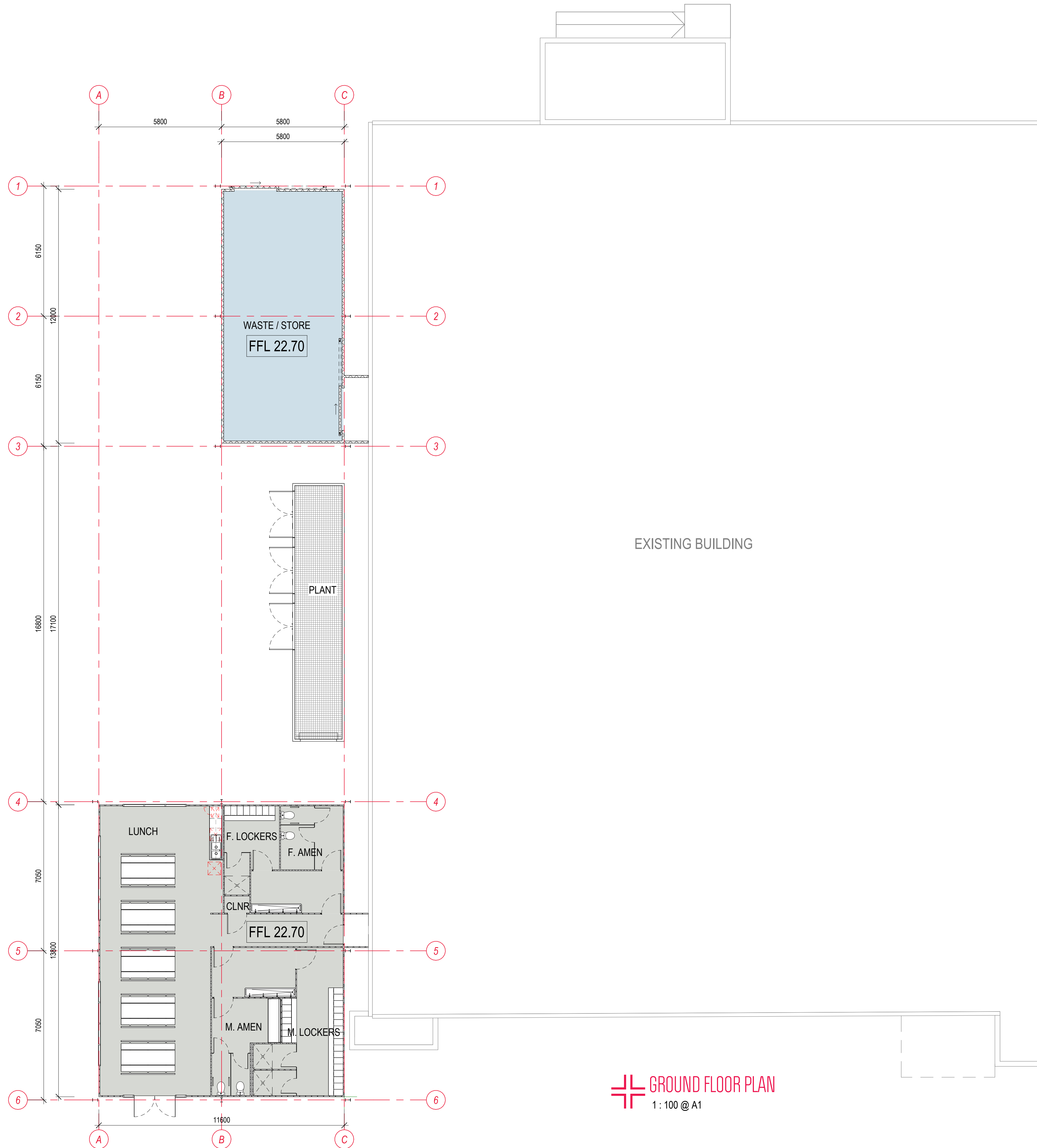


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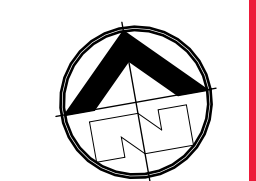


**GROUND FLOOR PLAN**  
1 : 100 @ A1

**BUILDING INFORMATION**

**FLOOR AREA**

TOTAL	1,861 m <sup>2</sup>
EXISTING	
DRYSTORE	199 m <sup>2</sup>
PROCESSING	1,403 m <sup>2</sup>
	<b>1,602 m<sup>2</sup></b>
PROPOSED STAGE 1	
AMENITIES	160 m <sup>2</sup>
PLANT	30 m <sup>2</sup>
WASTE / STORE	70 m <sup>2</sup>
	<b>260 m<sup>2</sup></b>

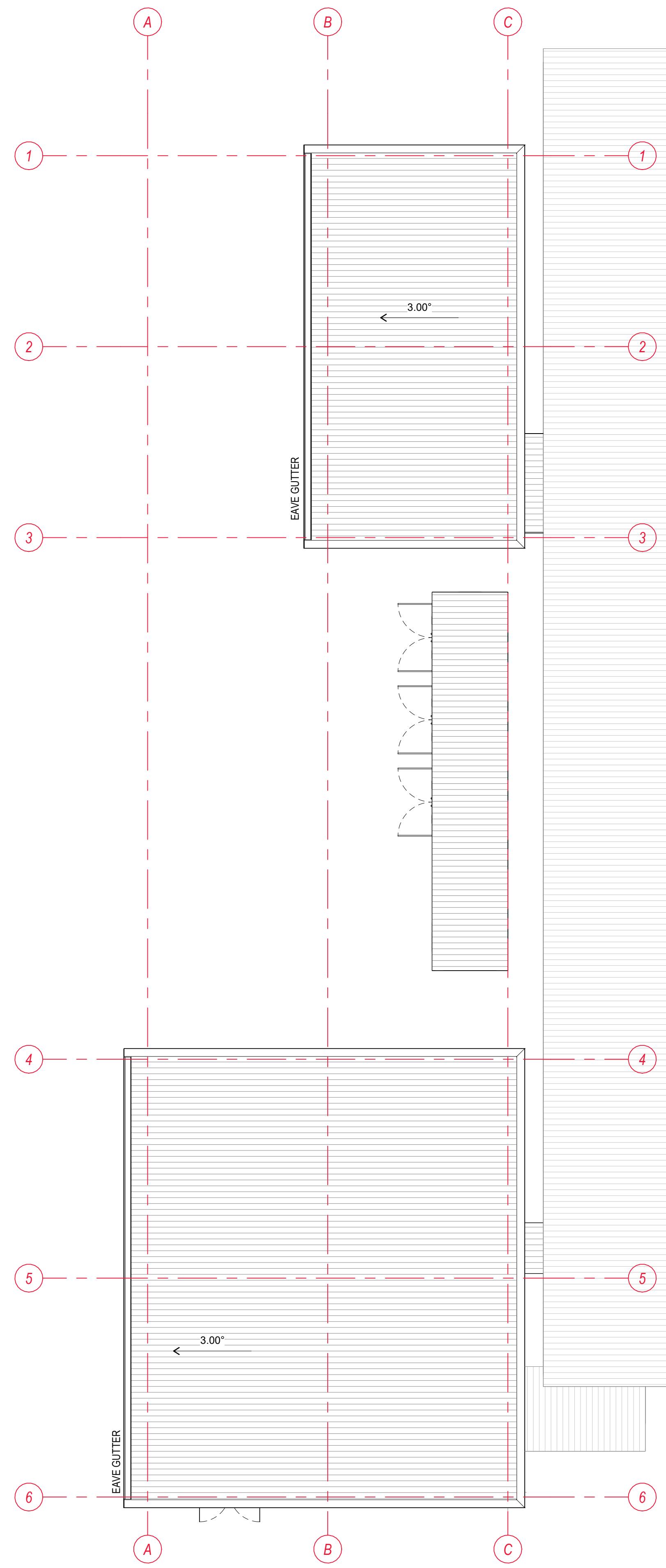


FLOOR PLAN\_STAGE 1  
**SPRING GROVE FRESH FOOD COMPANY**  
 9-11 DVYRAABA STREET  
 CASINO NSW 2470  
 DWG N° 11517-24-4 by IM  
 DATE 02/05/2024

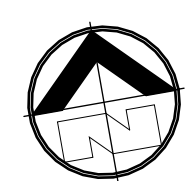



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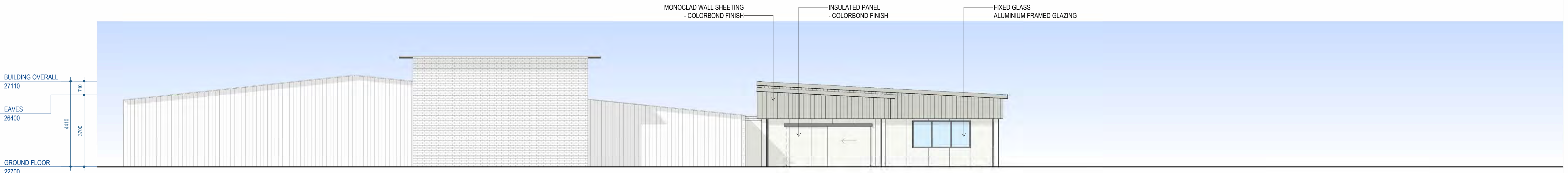


 **ROOF PLAN**  
1 : 100 @ A1

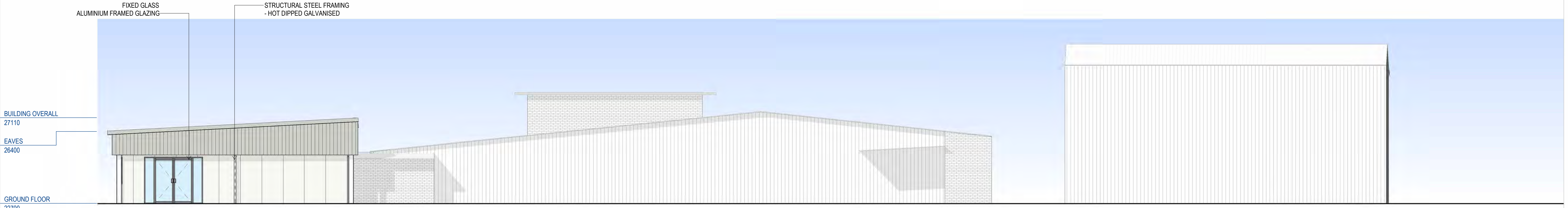
  
ROOF PLAN\_STAGE 1  
SPRING GROVE FRESH FOOD COMPANY  
9-11 DVRAABA STREET  
CASINO NSW 2470  
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**NORTH ELEVATION**  
1 : 100 @ A1



**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  
 DATE 02/05/2024



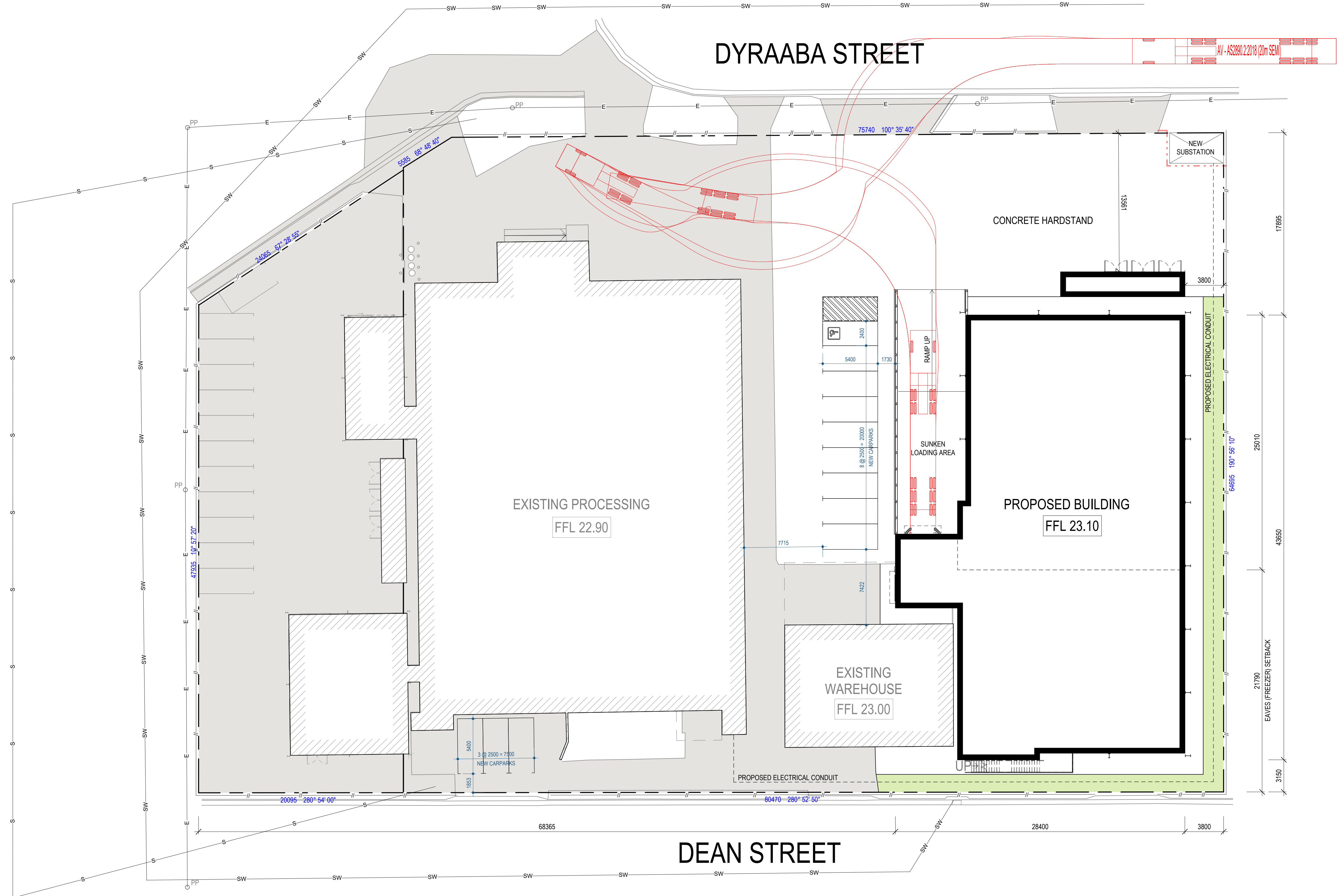
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# DYRAABA STREET

# DEAN STREET

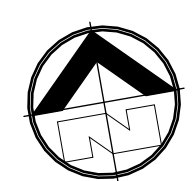


**SITE PLAN**  
1 : 200 @ A1

### SITE INFORMATION

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

**PARKING**  
CAR PARKS (INCLUDING PWD) 113



**SITE PLAN\_STAGE 2**  
**SPRING GROVE FRESH FOOD COMPANY**  
9-11 DYRAABA STREET  
CASINO NSW 2470  
DUJG N° 11517-27-5 by IM  
DATE 03/05/2024

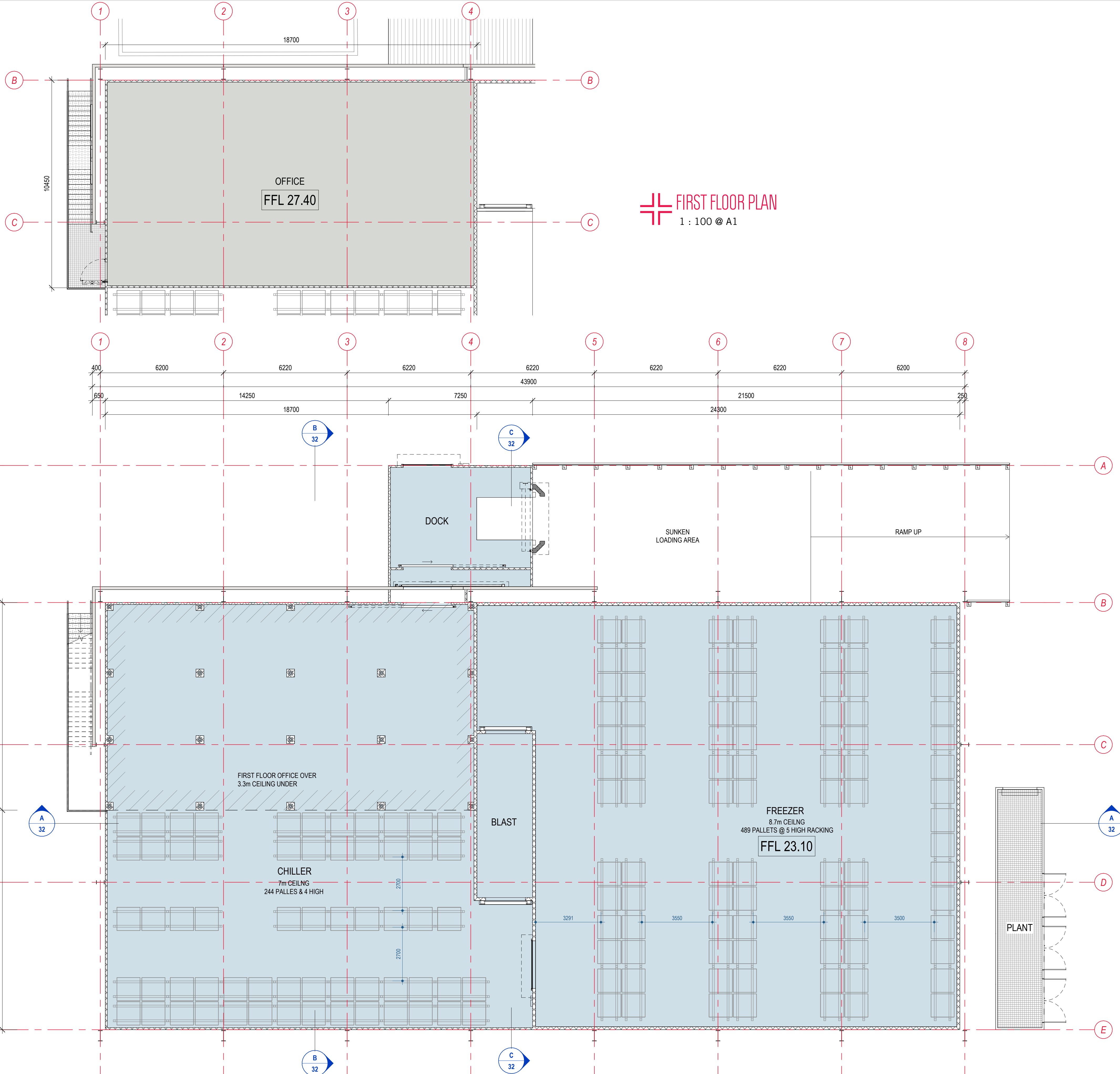


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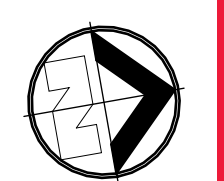


**FIRST FLOOR PLAN**  
1 : 100 @ A1

**GROUND FLOOR PLAN**  
1 : 100 @ A1

**BUILDING INFORMATION**

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

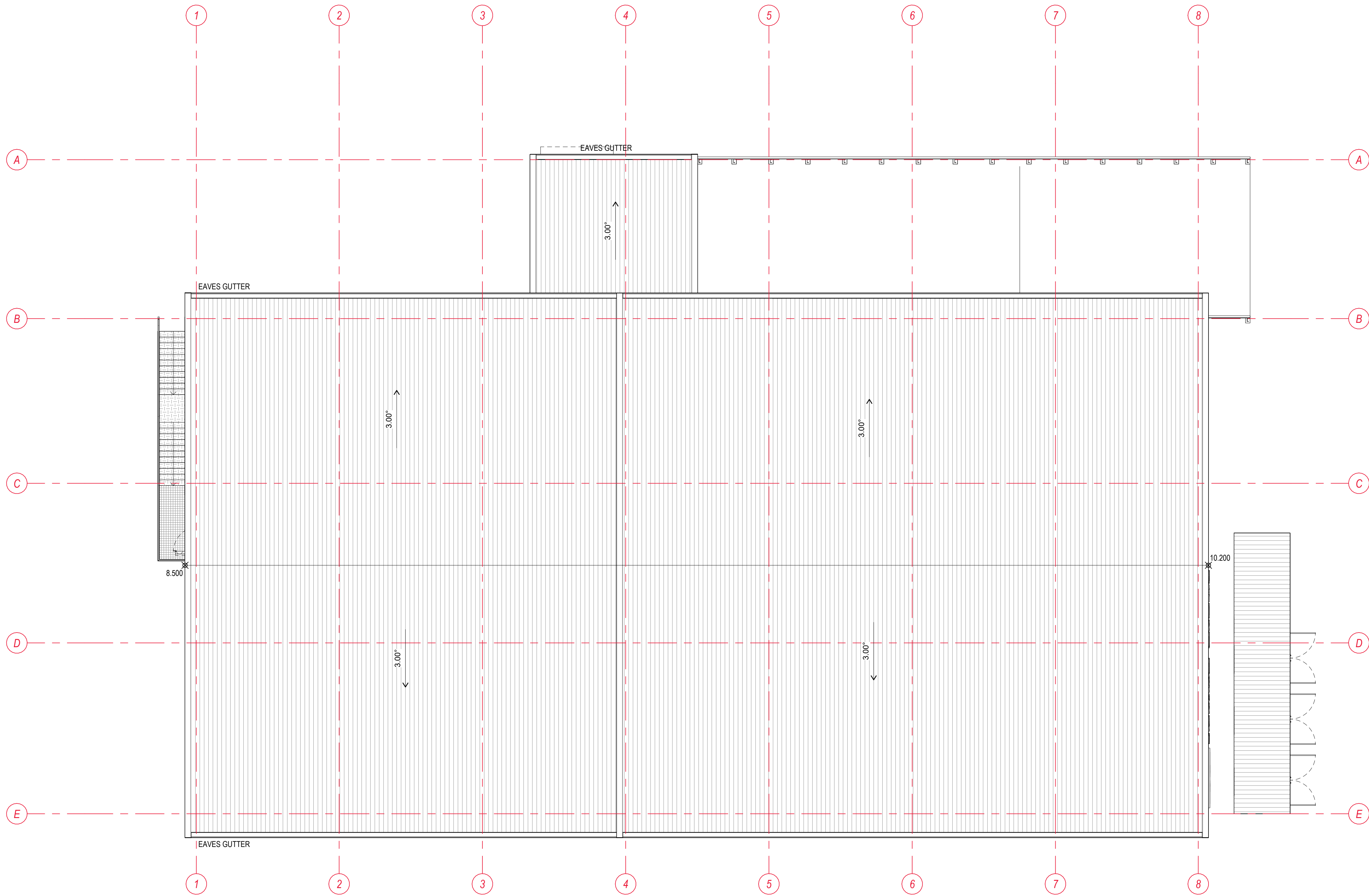


**FLOOR PLAN\_STAGE 2**  
**SPRING GROVE FRESH FOOD COMPANY**  
9-11 DVYRAABA STREET  
CASINO NSW 2470  
DWG N° 1157-28-5 by IM  
DATE 03/05/2024

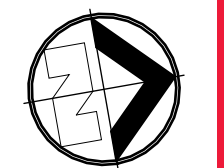


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**ROOF PLAN**  
1 : 100 @ A1



ROOF PLAN\_STAGE 2  
**SPRING GROVE FRESH FOOD COMPANY**  
 9-11 DVRAABA STREET  
 CASINO NSW 2470  
 DWG N° 1157-23-5 by IM  
 DATE 03/05/2024



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1025 10370 SIGNAGE 11785

2.57m HIGH x 10.37m WIDE  
ACRYLIC FASCIA SIGNAGE.  
26.65m<sup>2</sup> 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  
6765  
GROUND FLOOR  
23100  
DOCK  
21900



 NORTH ELEVATION  
1 : 100 @ A1

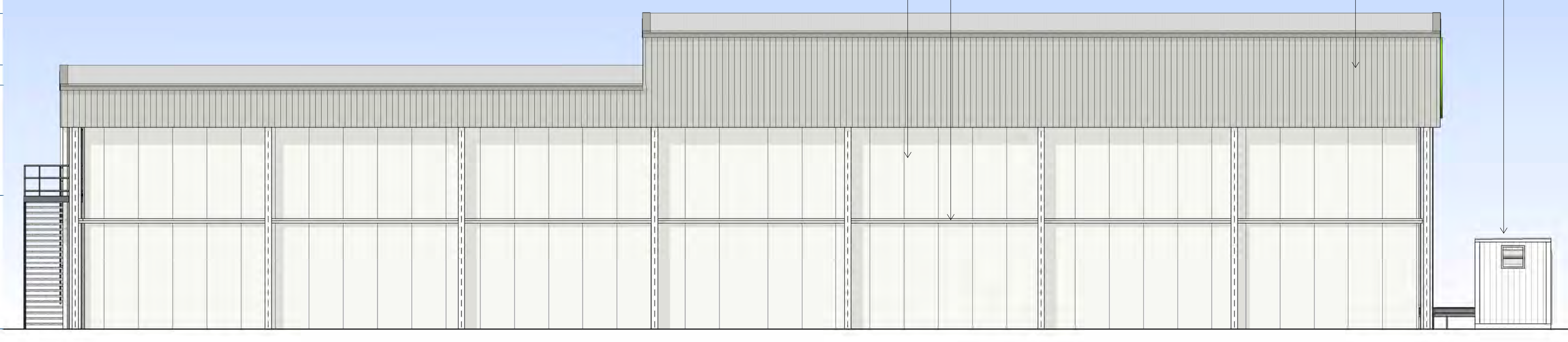
BUILDING OVERALL  
33260  
RIDGE (CHILLER)  
31600  
EAVES (CHILLER)  
30950  
3550  
FIRST FLOOR  
27400  
7850  
4300  
GROUND FLOOR  
23100

INSULATED PANEL  
- COLORBOND FINISH

STRUCTURAL STEEL FRAMING  
- HOT DIPPED GALVANISED

MONOCLAD SHEET SKIRTING  
- COLORBOND FINISH

SHIPPING CONTAINER  
PLANT ROOM

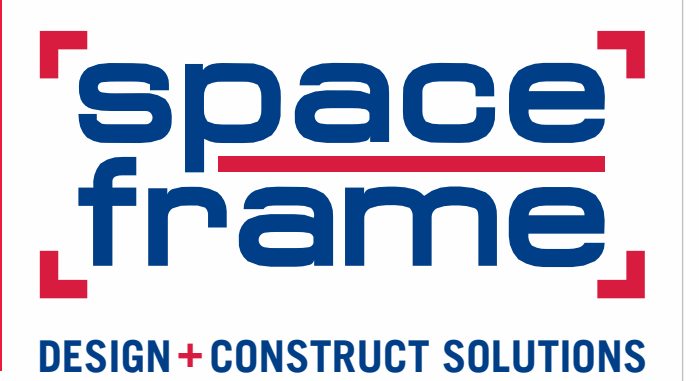


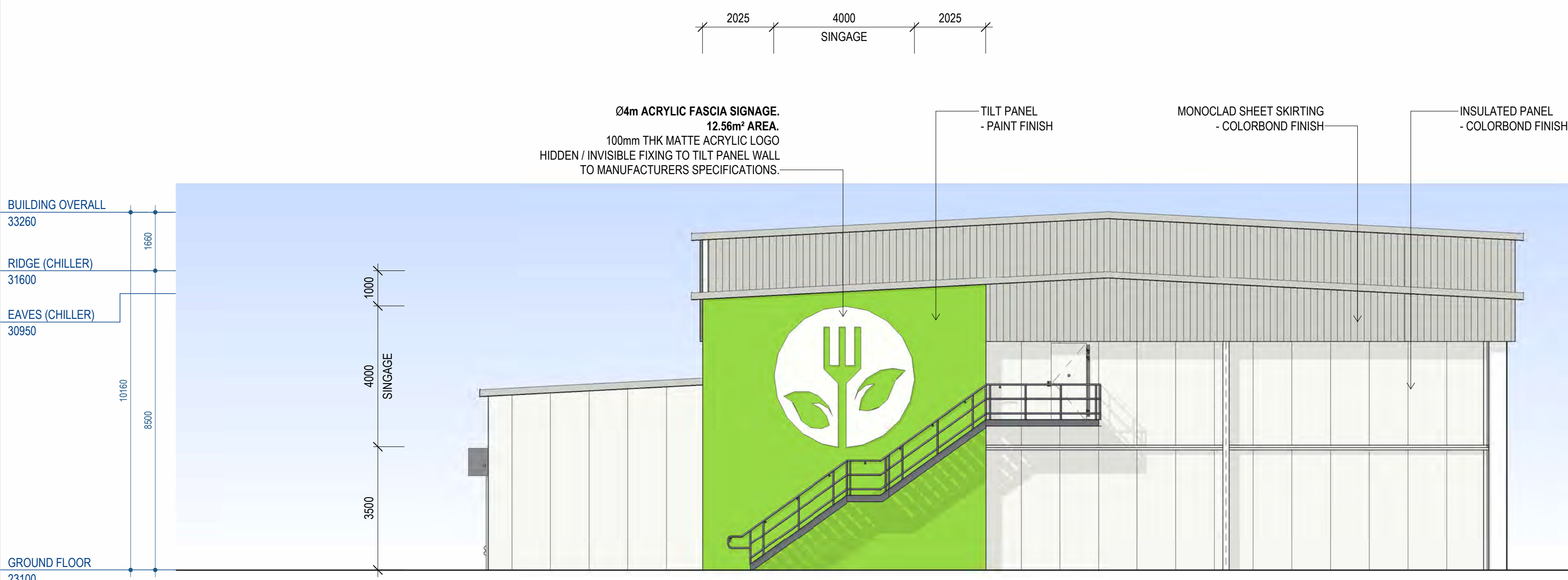
 EAST ELEVATION  
1 : 100 @ A1

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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



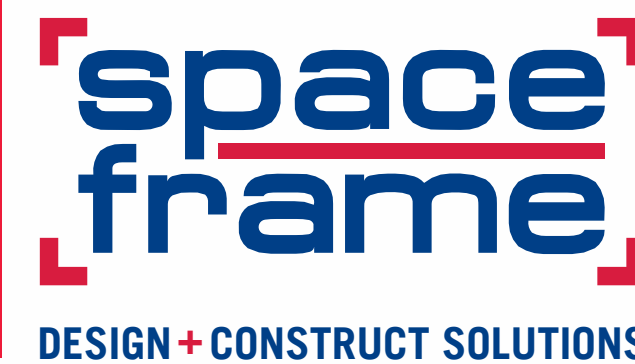
 WEST ELEVATION  
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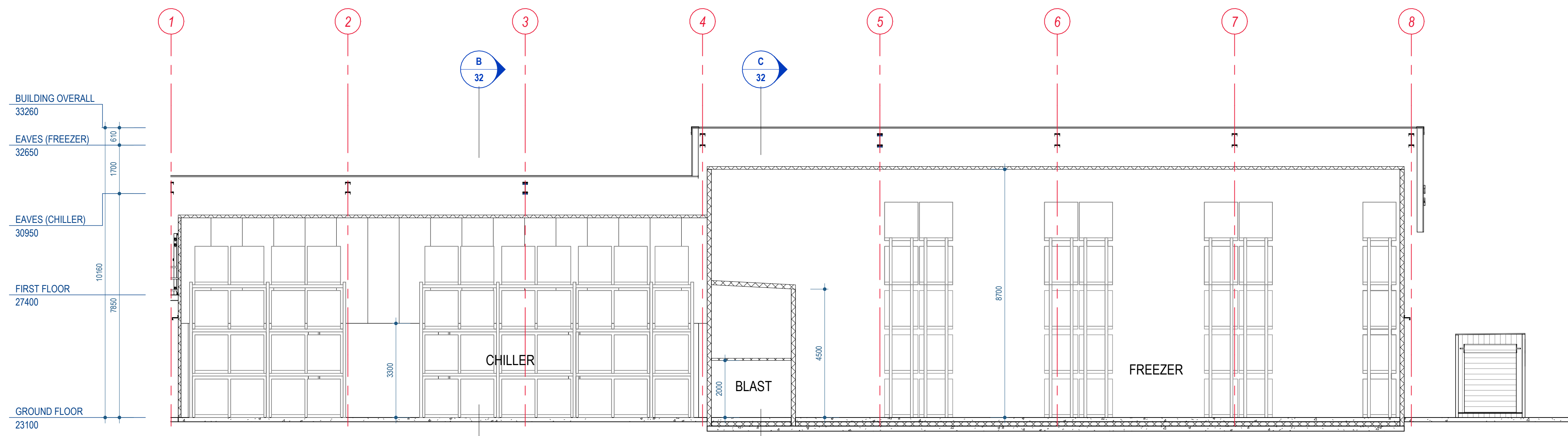
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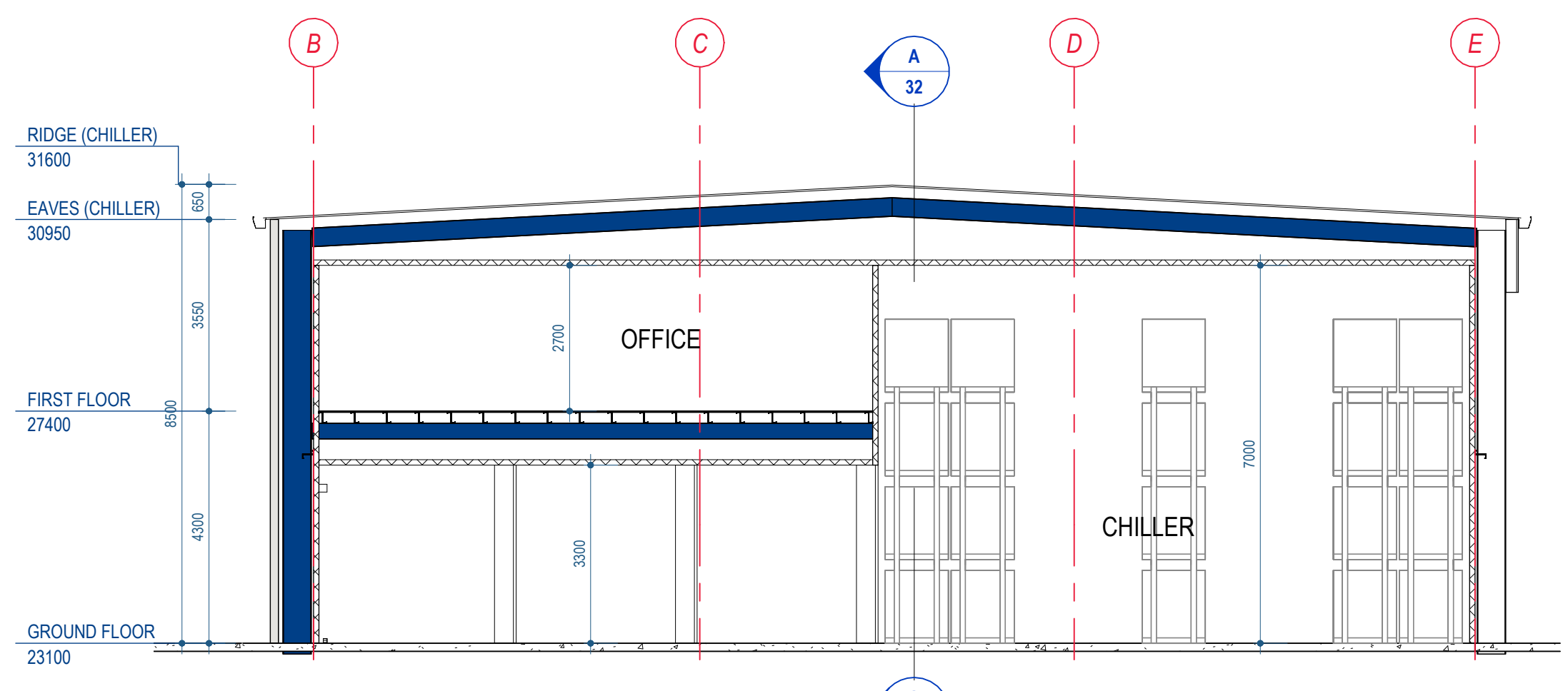
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 9-11 DVYRAABA STREET  
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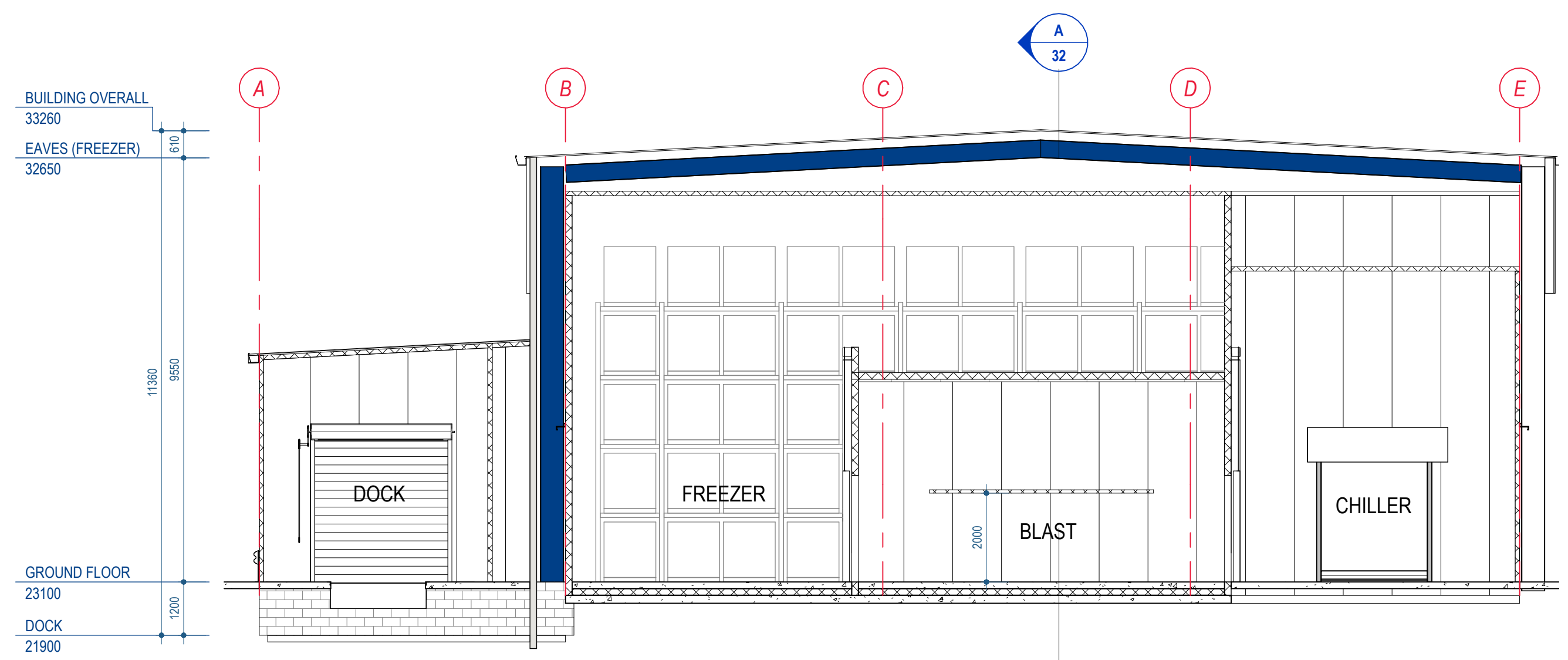




**SECTION A-A THROUGH COLDSTORE**  
1 : 100 @ A1



**SECTION B-B THROUGH COLDSTORE**  
1 : 100 @ A1

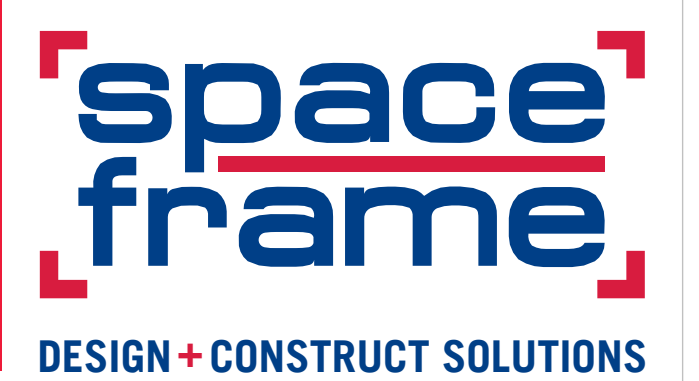


**SECTION C-C THROUGH COLDSTORE**  
1 : 100 @ A1

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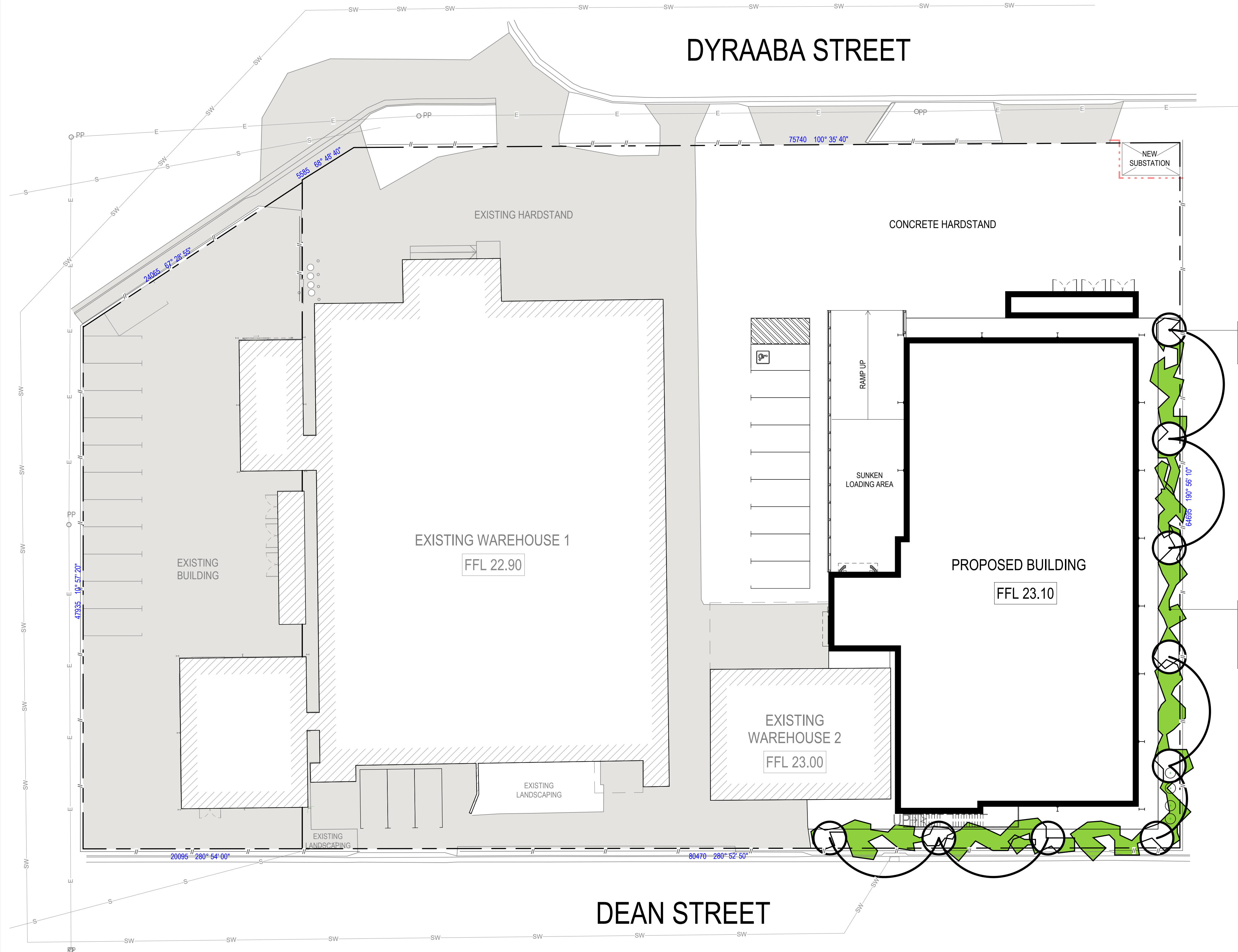
SECTIONS\_STAGE 2  
SPRING GROVE FRESH FOOD COMPANY  
9-11 DVYRAABA STREET  
CASINO NSW 2470  
DWG N° 11517-32-3 by IM  
DATE 03/05/2024





# 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 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.

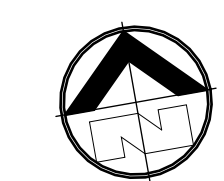
### LEGEND

- 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

PROPOSED TREES:  
- CUP ana  
- DEL reg

PROPOSED SCREENING SHRUBS:  
- ABE gra  
- HIB ros  
- LEP pet  
- MEL arm

**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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