



COOMA KEY WORKERS ACCOMMODATION

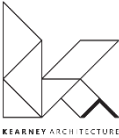
DESIGN REPORT – VOLUME 1
REV H 4 APRIL 2024

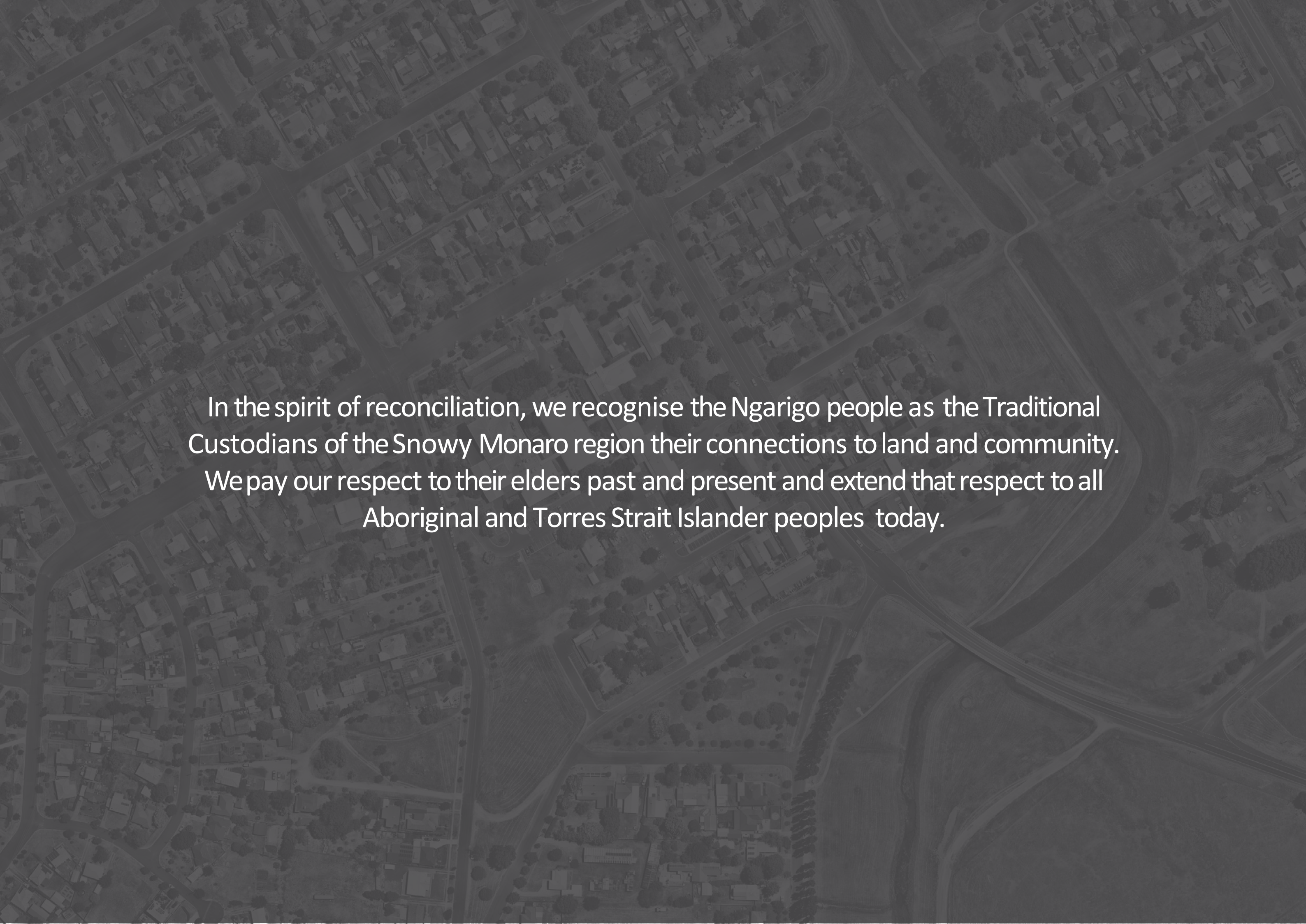
VERSION CONTROL SCHEDULE

Project: Cooma Key Workers Accommodation

Document: REF Report

Version	Date	Document Owner	Approved By
A	5/10/2022	KD	EH
B	8/12/2022	KD	EH
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E	14/02/2023	KD	EH
F	9/03/2023	KD	EH
G	26/02/2024	MF	BK
H	04/04/2024	MF	BK



An aerial photograph of a residential area, likely in the Snowy Monaro region, showing a river flowing through the landscape and a bridge crossing it. The houses and trees are visible in a grid-like pattern.

In the spirit of reconciliation, we recognise the Ngarigo people as the Traditional Custodians of the Snowy Monaro region their connections to land and community. We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

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An aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses with varying rooflines, and scattered trees. The image is in grayscale and serves as a background for the text.

1.0

EXECUTIVE SUMMARY

1.0 EXECUTIVE SUMMARY

The Cooma Hospital is heavily reliant on transient workers to provide the level of clinical staffing required. These workers are generally either, “Fly in, Fly out” (FIFO), or “Drive in, Drive out” (DIDO). Current accommodation for these workers is not reflective of contemporary requirements with regard to comfort and amenity, therefore we are proposing to develop new individual accommodation units to house these staff.

The key objective of this project is to provide 12 new individual accommodation units for transient workers. These units will be supported by a communal indoor area and communal outdoor space.



Image of proposed site – looking south



Heritage building adjacent to proposed site



Gas tank enclosure - TBC if non-operational



Gas tank enclosure - TBC if non-operational

An aerial photograph of a suburban neighborhood. The image shows a grid of streets with houses, trees, and some larger commercial or institutional buildings. A helipad is visible in the lower center. The text '2.0 SITE REVIEW' is overlaid in the top left corner.

2.0

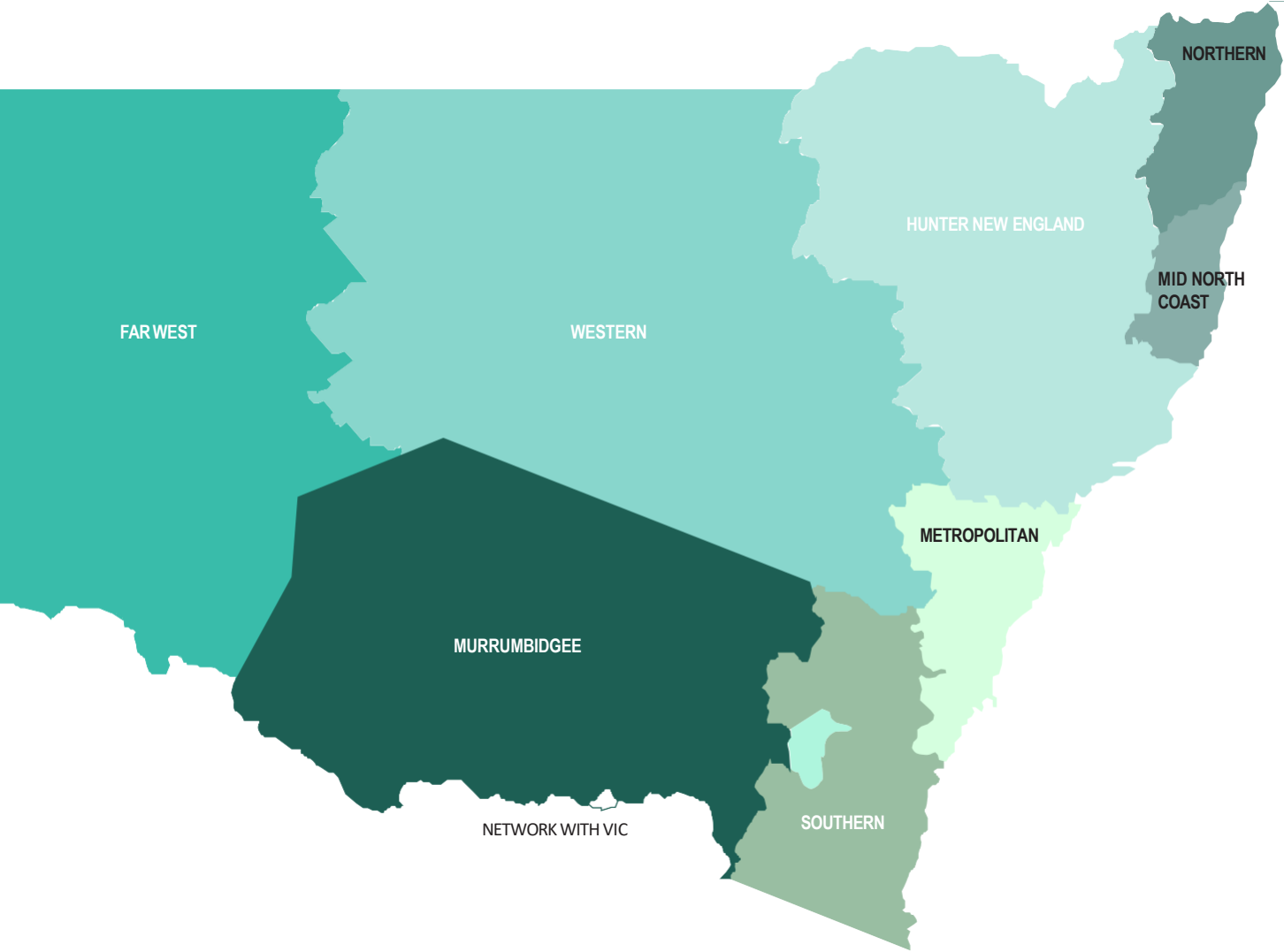
SITE REVIEW

2.0 SITE REVIEW

2.1 LOCATION

Cooma is the largest settlement in the Snowy Mountains Region, and acts as a gateway to the alpine area. Cooma is located 114 kilometres south of Canberra.

Cooma Hospital and Health Services addresses the needs of the Snowy Mountains Region of the Southern NSW Local Health District. The Cooma Hospital and Health Services provides locally based services across acute, sub-acute, mental health and community health services.



NSW Local Health Districts

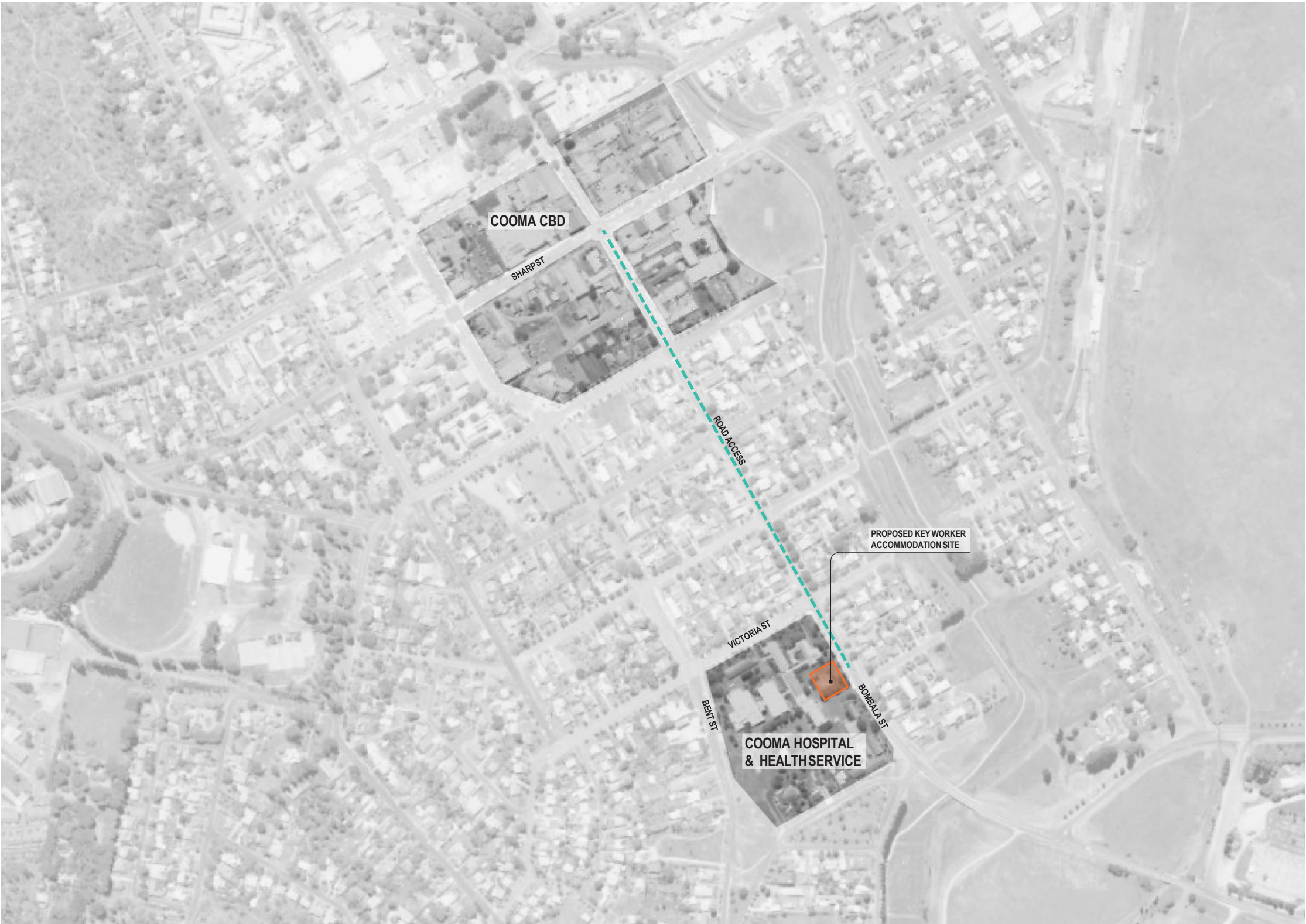


2.0 SITE REVIEW

2.2 THE SITE

Cooma Hospital and Health Services is located to the South-East of the CBD, surrounded by largely residential development. The proposed site lies on the Eastern portion of the Hospital campus, is adjacent to the Snowy Mountains Highway, which connects Bega to the Riverina agricultural region.

Despite being at altitude, Cooma experiences warm and relatively dry summers. During the winter months It is not uncommon for snow to fall, however it is generally light and melts within a 24-hour period.



Site Location

An aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses with varying rooflines, and scattered trees. The image is in grayscale and serves as a background for the text.

3.0

ARCHITECTURAL DESIGN

3.0 ARCHITECTURAL DESIGN

3.1 HOW GOOD OUTCOMES ARE ACHIEVED

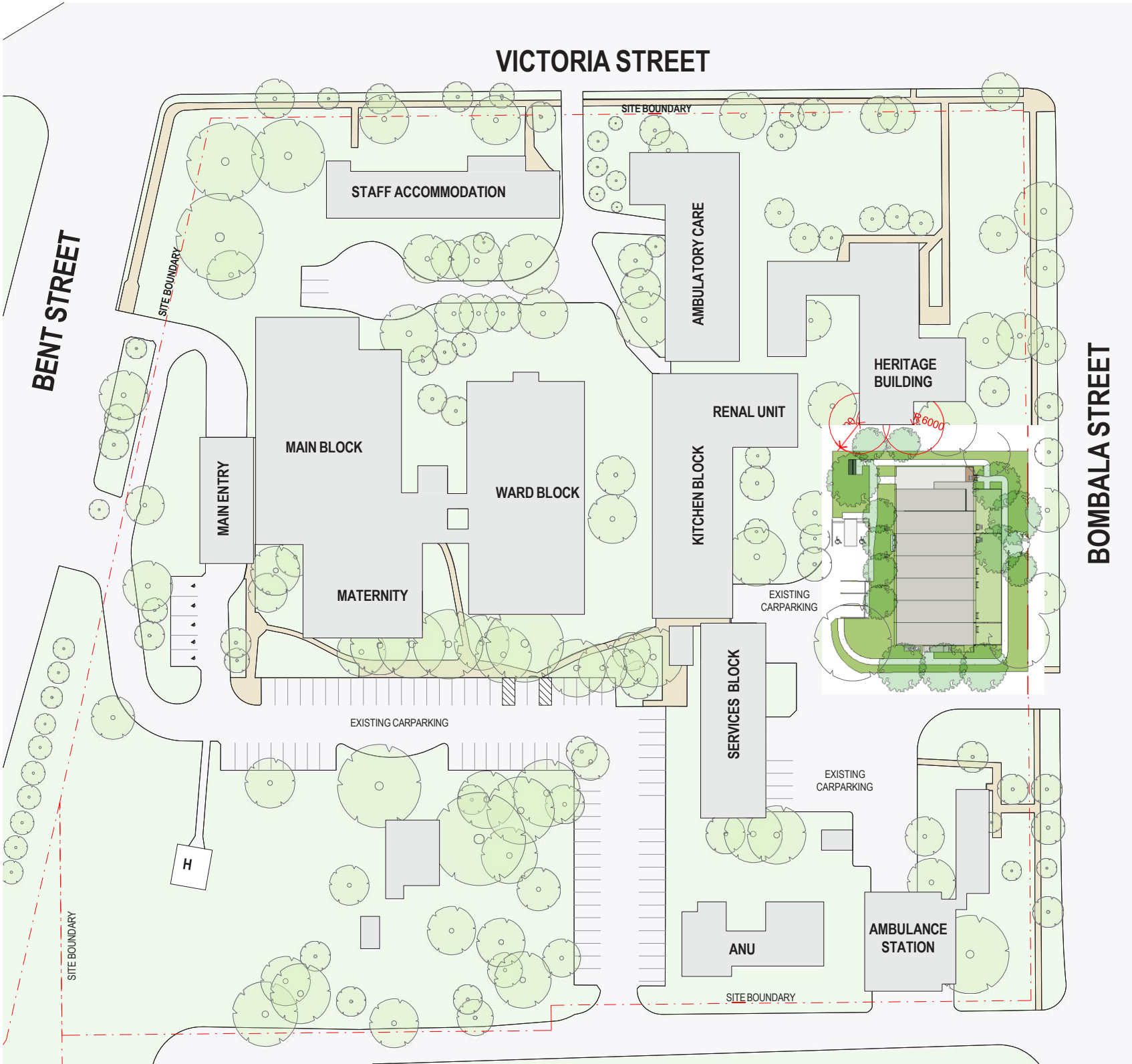
Some keys to a good design outcome are:

- Respectful to both the existing heritage-built form and landscape context of the site.
- Acknowledge the street-scape and general surrounding character.
- Complimentary in both form and general surrounding character.
- Provides contemporary accommodation model, reflecting current worker expectations.
- Resilient and easily maintained to provide a durable, low maintenance asset.

As the site is adjacent to both a heritage listed building, as well as being part of the streetscape, the units need to sit within its context and not detract its neighbours. By using a minimal colour palate and simple forms, the proposed building will not visually distract from either the heritage building or the surrounding streetscape.

Modular construction requires approximately 600mm clearance above ground level. The system will be on piers, minimizing the need for cut and fill. This is not only a manufacturer's requirement, but will reduce the potential required site works considerably. There may need to be minor site works to accommodate the entrance decking to flush with the site level to ensure the complex complies with DDA requirements.

The material selections are modern and are of high quality. This will produce a high-quality finish which will entice workers to stay for longer periods of time. The materials chosen to need minimal upkeep. They are resilient to UV damage and are all prefinished to eliminate the need to repaint.



Location Plan

3.0 ARCHITECTURAL DESIGN

3.2 OPTIONS EXPLORED

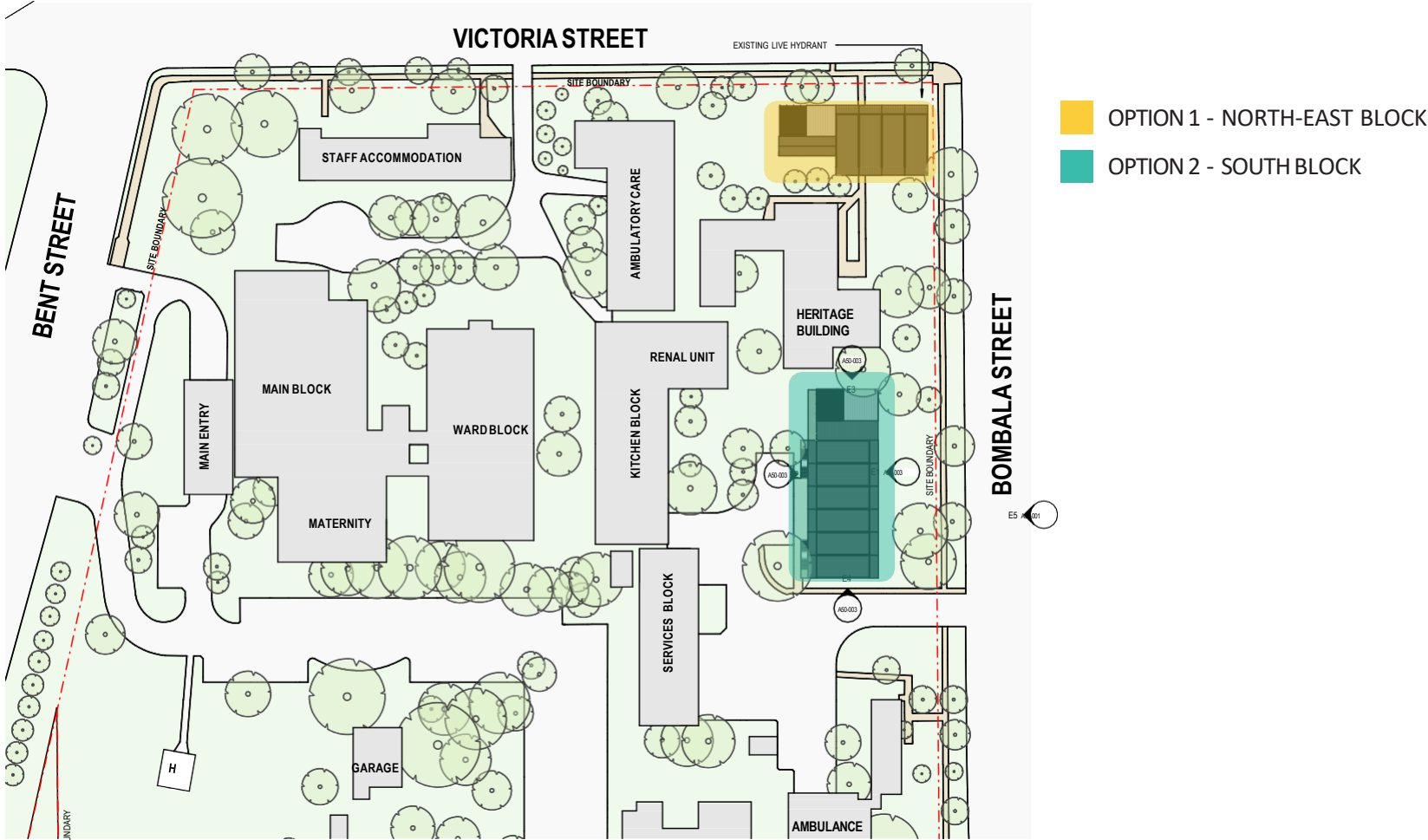
Several options were explored throughout the concept design phase (by others), with additional accommodation to be considered in the future. The proposed site for the 12 accommodation units covered in this application was selected to minimize impact on hospital operations and avoid limiting future expansion options for the clinical facilities.

Option 1 was located on the North-East corner of the site. This site rapidly slopes down to the East. The units in Option 1 step down the site in pairs, as to not visually overpower the heritage building beyond. The slope of the site restricts the height of the building and in turn restricting the number of units to 4.

To reduce the need for an additional car parking lot, the site was moved South adjacent to the existing car parking lot off Bombala Street. As the Southern site has a gentler slope, there is no need to step the units down the site, reducing on-site construction. This gentle slope allows for a double storey build with minimal visual impact on the adjacent heritage building.



Option 1 - North-East Block - 4 Units



Location Plan - Site Options

3.0 ARCHITECTURAL DESIGN

3.3 CONNECTING WITH COUNTRY

QUESTIONS TO CONSIDER	YES	NO
Will the works disturb any culturally modified trees?		✓
Are there any known items of Aboriginal heritage located in the works area or in the vicinity of the works area (e.g. previous studies or reports from related projects)?		✓
Are there any other sources of information that indicate Aboriginal objects are likely to be present in the area (e.g. previous studies or reports from related projects)?		✓
Will the works occur in the location of one or more of these landscape features and is on land not previously disturbed? • Within 200m of waters. • Located within a sand dunesystem. • Located on a ridge top, ridge line or headland. • Located within 200m below, or above a cliff face. • Within 20m of, or in a cave, rock shelter or a cave mouth		✓

There is no need for an Aboriginal Cultural Heritage Due Diligence Assessment. There is no impact to any Aboriginal Heritage objects or items.

If required, the Ngarigo community will be engaged by Health Infrastructure to provide input to the design team to incorporate local Indigenous design principles and themes into the proposal.



Perspective View – East Elevation from Bombala Street

3.0 ARCHITECTURAL DESIGN

3.4 PLACEMAKING AND DESIGN

The proposed accommodation block lies adjacent to the heritage listed portion of the hospital site. The complex comprises of 12 modular accommodation units with a shared indoor and outdoor area.

Each accommodation block shares a covered deck leading to their respective entrances. The shared outdoor entertainment decking is covered with a polycarbonate canopy to protect users from the elements whilst still allowing filtered light penetration. This element, including the step down from the two storey accommodation units to a single level, aims to offer a respectful dialogue with the adjacent heritage building.

The building makes subtle design nods to the heritage building through the light colour slatted balustrades,, which references its ornate timber balustrade but remains modern. The South and north façades are broken up with a roof fold in Surfmist, which is a subtle acknowledgment of the rendered cream brick facade of the heritage building whilst also adding visual interest to the facade.

3.5 CARPARKING

There will be no additional carparking allocated for the accommodation units on campus. There is existing carparking adjacent to the proposed site, as well as staff carparking to the West of the main hospital buildings. Parallel parking with no time limit on both sides of Bombala Street and Bent Street is available if required.



Perspective View – East from Bombala Street



Surfmist
Roof sheeting



Shale Grey
Wall sheeting



American Oak style
Batten screens



Golden Sand
Modwood Decking

3.0 ARCHITECTURAL DESIGN

3.6 SUSTAINABILITY

The proposal will satisfy the requirements of NCC Section J, as required to achieve building compliance.

To achieve these requirements, the building design has been based around a modular off-site fabrication. This method of fabrication will ensure a well-sealed building envelope, with appropriate level of insulation for the cool temperate climate of Cooma (NCC climate zone 7).

The units are orientated with living areas facing South-East and bedrooms facing North-West. Openings in both sides of the units promotes cross ventilation and allows the units to utilize the prevailing winds coming from the West and North-West directions, reducing the reliance on mechanical cooling during the warmer months.

Supporting sustainable objectives, off site fabrication results in reduced building waste through the construction process and a high level of recycling of the building waste produced. Sustainable outcomes realized through the prefabrication process include:

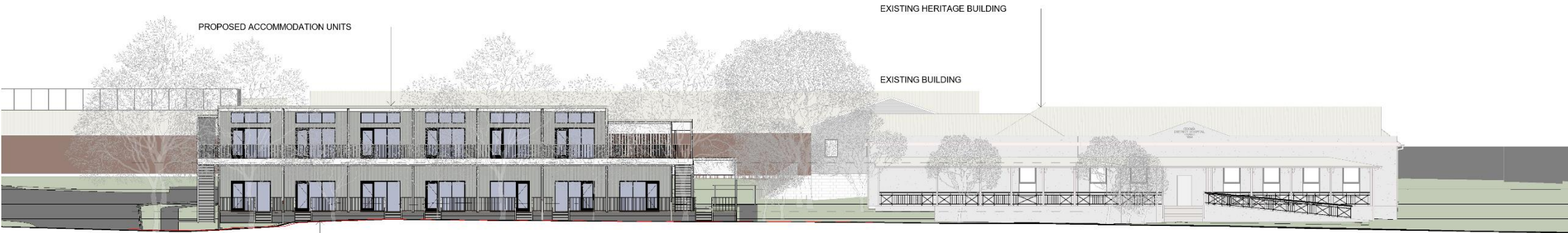
- Reduction in building waste by 80% when compared to traditional construction
- Recycling process for building waste that does occur
- Improved building sealing and insulation
- Renewable timber construction over structural steel sub-frame
- End of life recyclability

Fixtures and fittings will be selected to provide efficiency for both water and energy use, aligning with and exceeding the requirements of the NCC.

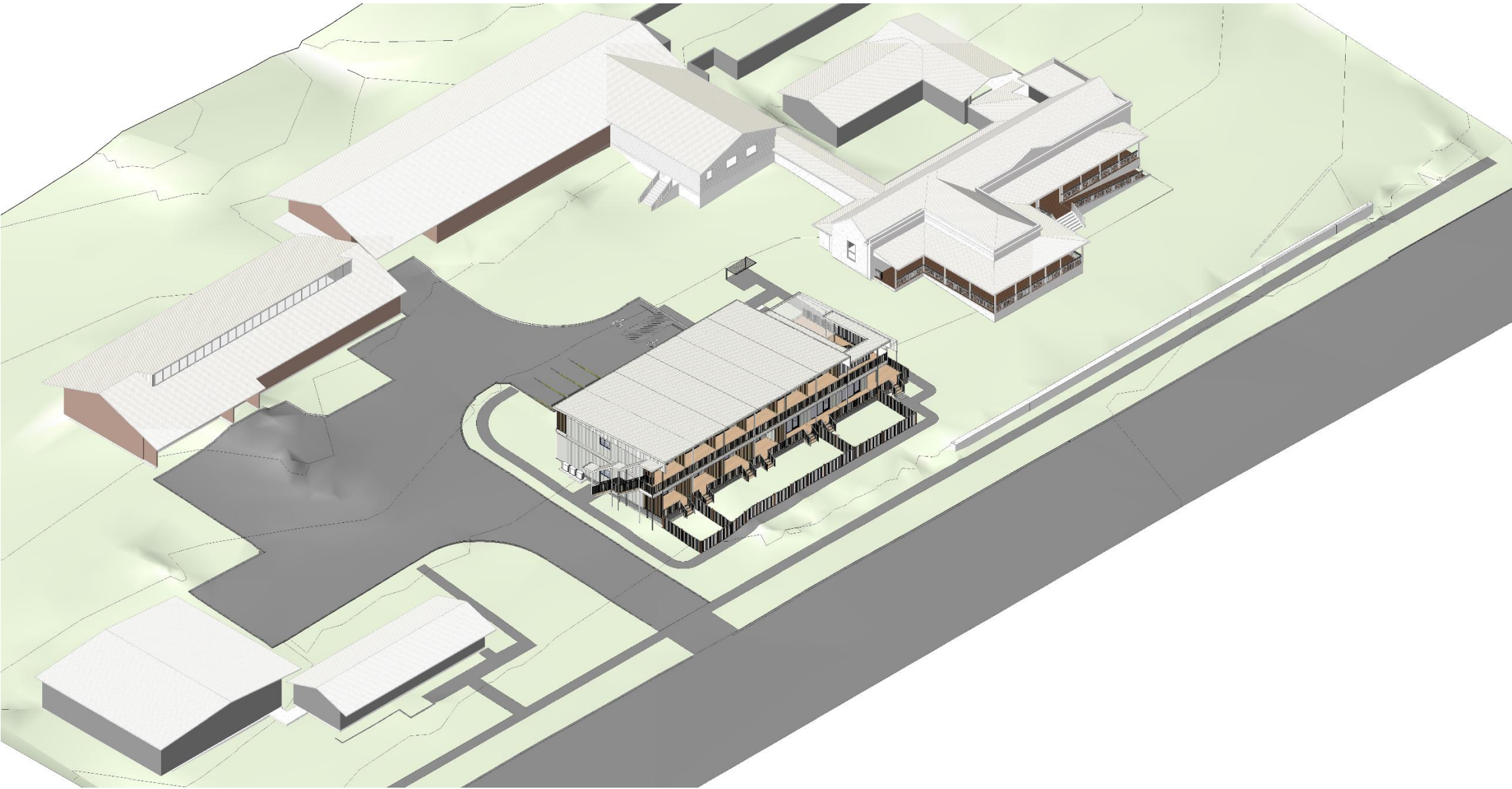
3.7 ACCESS REPORT

Two of the 12 units proposed are fully accessible. These units include all clearance requirements as per AS 1428.1. Access to these units is on grade from the existing carpark to the West of the units.

The existing carparking adjacent to the proposed site will be altered to include accessible parks.



Streetscape Elevation - Bombala Street



Contextual Massing Study - Bombala Street

3.0 ARCHITECTURAL DESIGN

3.8 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES (CPTED)

Natural Surveillance:

- The proposed Cooma Key Workers Accommodation complex is set back from Bombala Street. This creates clear sitelines from the entrances to the street.
- The slatted timber balustrade does not obstruct views, minimising opportunities for intruders to hide while providing a degree of privacy for the occupants of the units.
- The outdoor shared space is designed to encourage guests to gather. This creates a natural platform for surveillance.
- The units are orientated with living areas and balconies facing the street which promote natural surveillance.

Access Control

- Shared spaces will be secured from public via key/electronic access control. Residents of the accommodation units will have access to these areas.
- The sight-lines from the street to the complex are relatively clear, further discouraging intruders.
- Individual access to each unit is provided to the residents, allowing access to be controlled.

Territorial Reinforcement

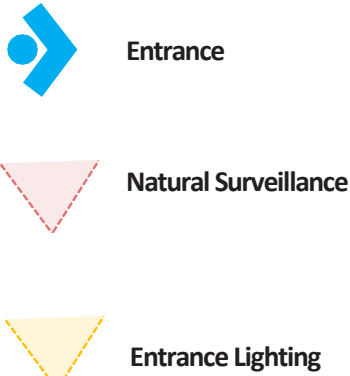
- The slatted balustrade acts as a permeable barrier to define what is public and what is private space.
- Landscape treatments will further define the boundary between public and private space, discouraging accidental thoroughfare through this area.

Space Management

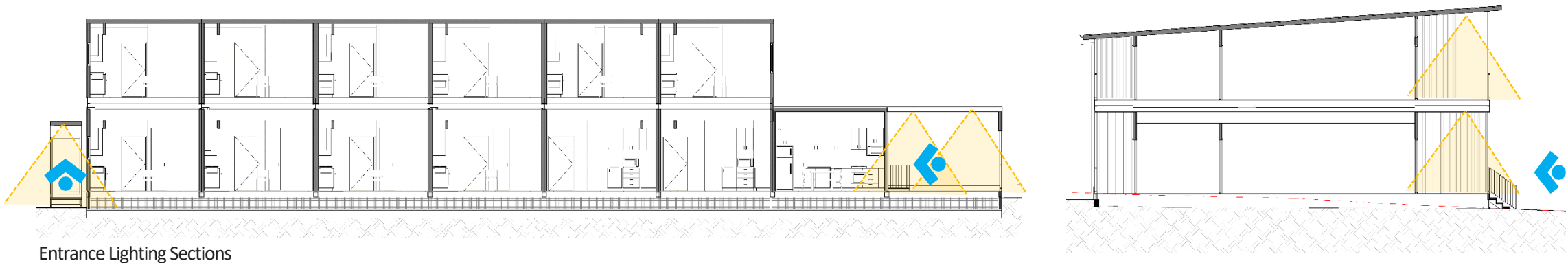
- The material choices require minimal upkeep. This will allow the units to look newer for longer, reducing the chance of vandalism.

Controls

- The pedestrian pathways to the units will be lit. The entrance gates to the units and shared space will be illuminated to deter intruders.
- The lighting will be provided by energy efficient fittings with switches to save energy



Surveillance Plan



Entrance Lighting Sections

An aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses with varying rooflines, and scattered trees. The image is in grayscale and serves as a background for the text.

APPENDIX 1

ARCHITECTURAL DOCUMENTS



1 LOCATION PLAN
1 : 800

ISSUE HISTORY			
ISSUE	DESCRIPTION	DATE	DWN
G	100% SD ISSUE REVISED	06.03.24	MF
F	100% SD ISSUE	16.02.24	MF
D	75% SD ISSUE	18.01.24	MF
C	PRELIMINARY	09.01.24	MF
B	50% SD ISSUE	21.12.23	MF
A	PRELIMINARY	13.12.23	MF
		4.12.23	MF



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PROJECT NAME
KEY WORKER ACCOMMODATION

PROJECT LOCATION
2A BENT STREET
COOMA, NSW, 2630
LOT 2 DP 1161366

CLIENT
NSW GOVERNMENT HEALTH INFRASTRUCTURE

AUTHOR CF

DESIGNER

ORIGINAL SIZE 297 x 420 - A3

PRINT DATE 6/03/2024 12:11:11 PM

SCALE 1 : 800

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LOCATION PLAN

PROJECT NO. 1079

CONSULT REF. NO.

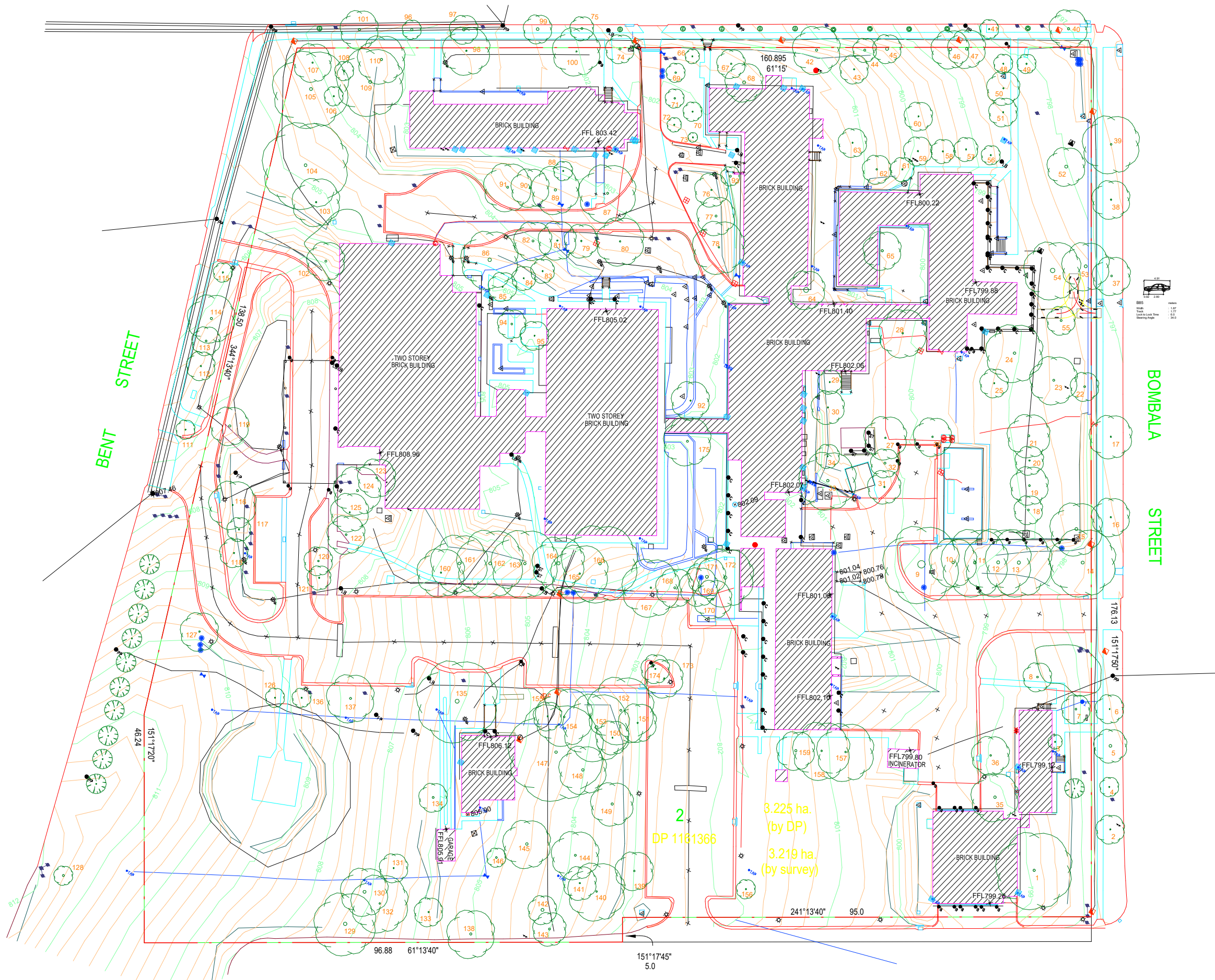
PHASE SD

BLD NO.

CONSULT

SHEET NO. A001

ISSUE G



1 SITE SURVEY
1 : 800

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ISSUE	DESCRIPTION	DATE	DWN



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PROJECT NAME
KEY WORKER ACCOMMODATION

PROJECT LOCATION
2A BENT STREET
COOMA, NSW, 2630
LOT 2 DP 1161366

CLIENT
NSW GOVERNMENT HEALTH INFRASTRUCTURE

AUTHOR CF
DESIGNER
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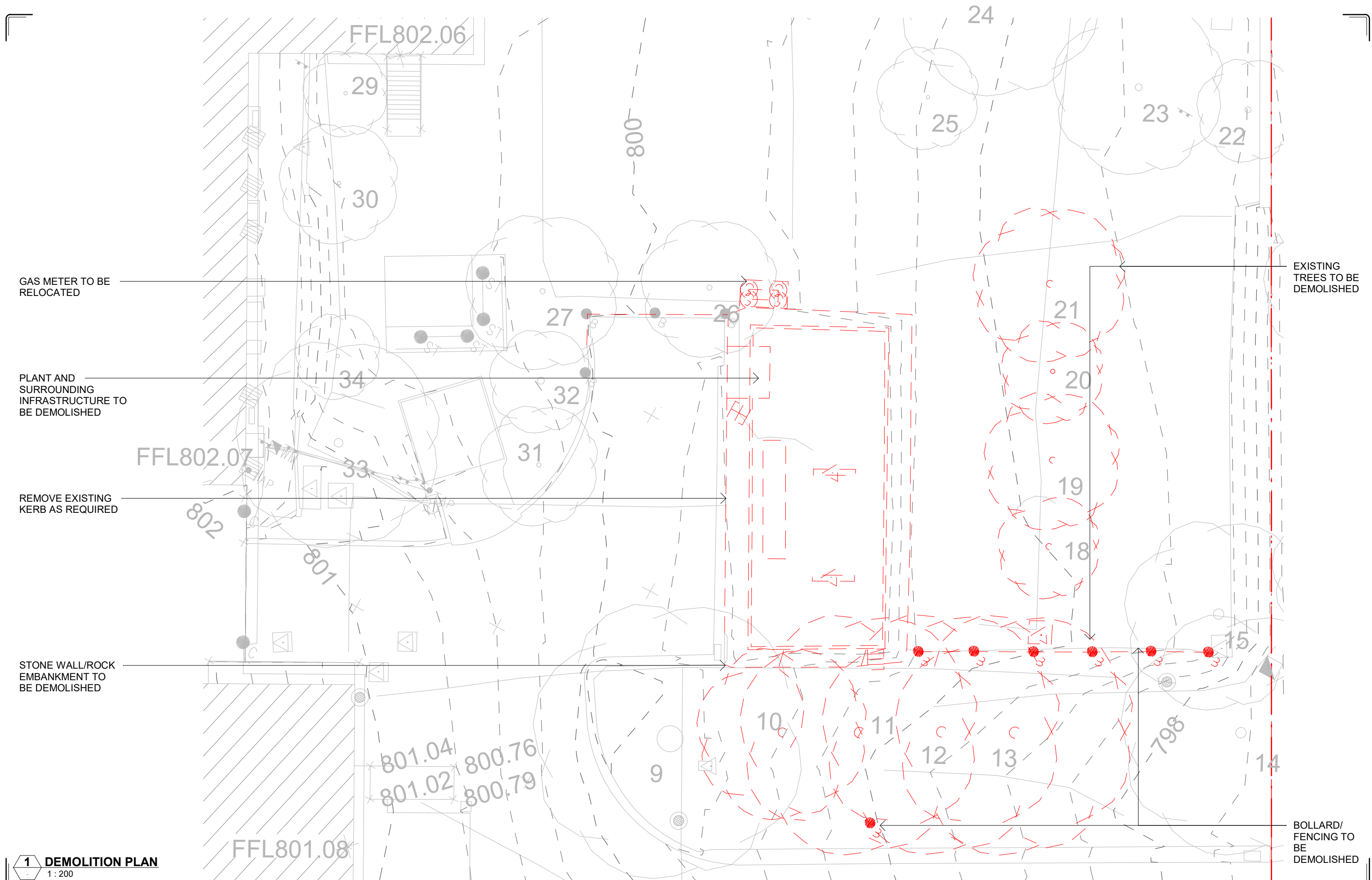
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SITE SURVEY

PROJECT NO. 1079
CONSULT REF. NO.

PHASE SD
BLD NO.
CONSULT
SHEET NO. A002
ISSUE B



1 DEMOLITION PLAN

ISSUE	DESCRIPTION	DATE	OWN
C	100% SD ISSUE	16.02.24	MF
B	75% SD ISSUE	18.01.24	MF
A	PRELIMINARY	21.12.23	MF



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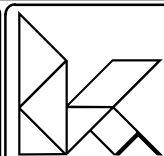
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KEARNEYARCHITECTURE
NSW NOMINATED ARCHITECT
ARCHITECT: BENJAMIN KEARNEY
REGISTRATION NO: 11990

PROJECT NAME
KEY WORKER
ACCOMMODATION

PROJECT LOCATION
2A BENT STREET
COOMA, NSW, 2630
LOT 2 DP 1161366

CLIENT
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INFRASTRUCTURE

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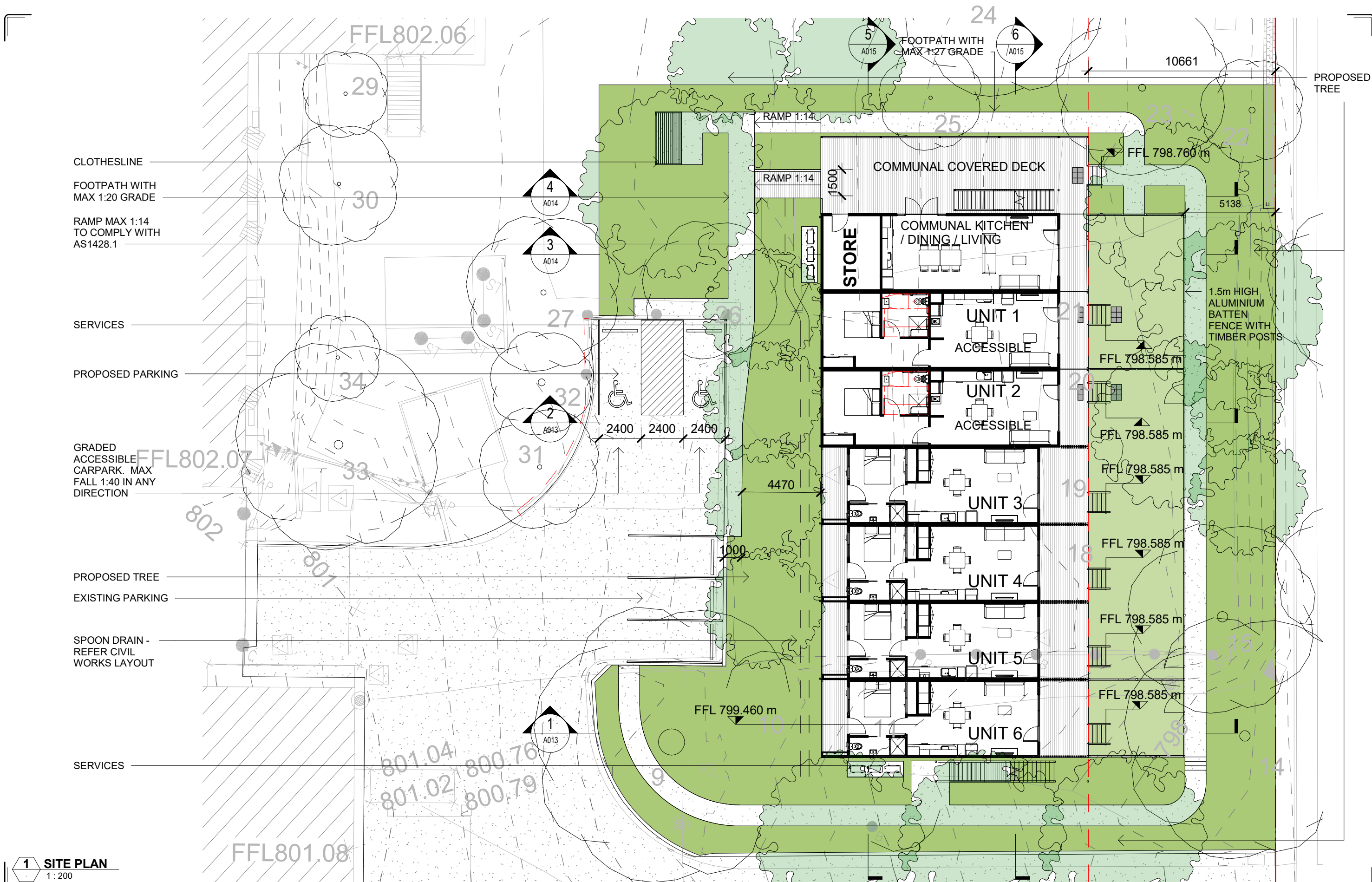
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PRELIMINARY


DEMOLITION PLAN

PROJECT NO.		CONSULT REF. NO.	
1079			
PHASE	BLD NO.	CONSULT	SHEET NO.
SD			A003
			ISSUE
			C




1 SITE PLAN
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ISSUE HISTORY	J	100% SD ISSUE REVISED	04.04.24	MF
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	G	100% SD ISSUE FOR COORDINATION	16.02.24	MF
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C	PRELIMINARY	21.12.23	MF	
B	50% SD ISSUE	13.12.23	MF	
A	PRELIMINARY	4.12.23	MF	
ISSUE	DESCRIPTION	DATE	DWN	

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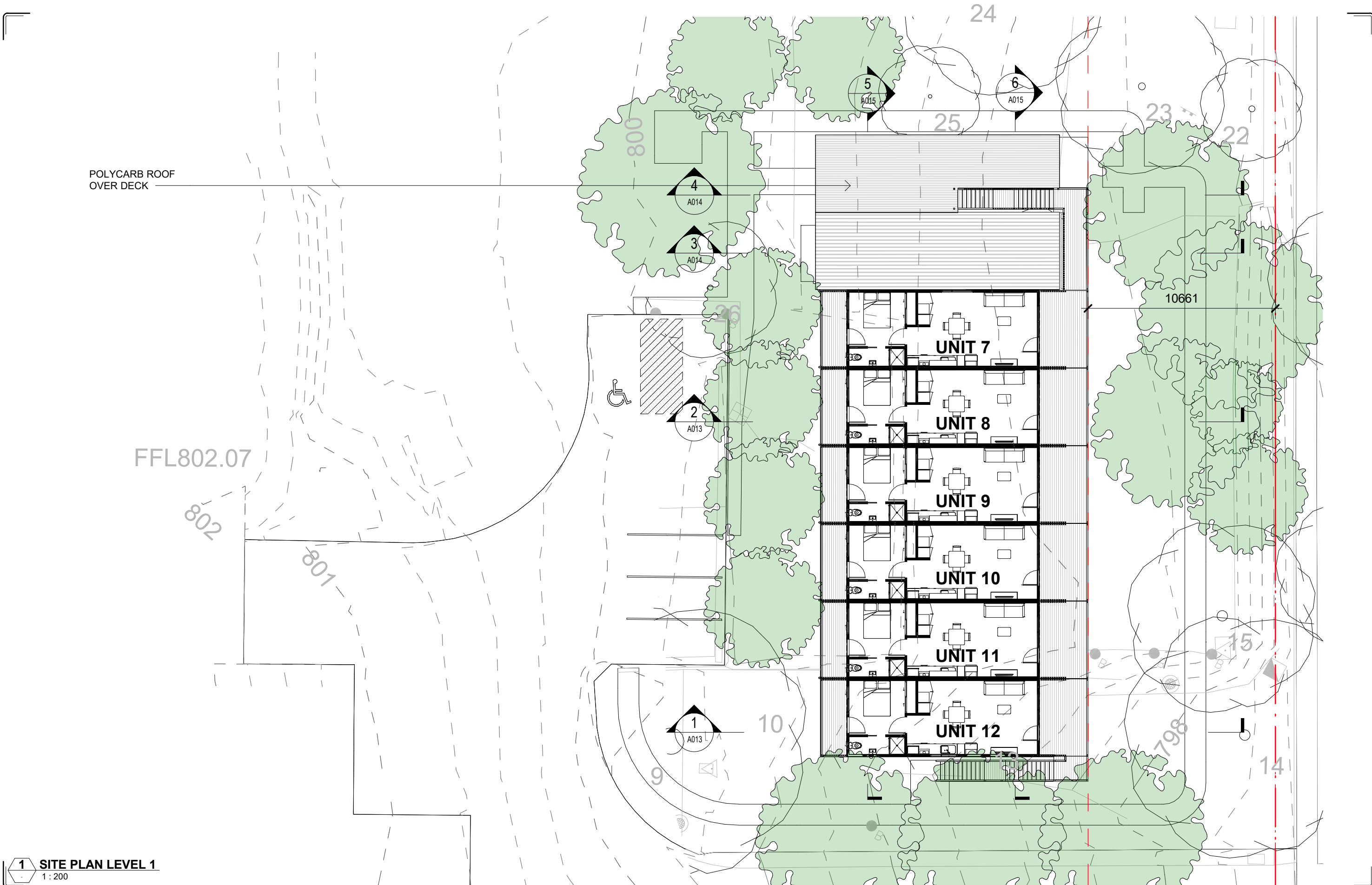
**KEARNEY ARCHITECTURE**
NSW NOMINATED ARCHITECT
ARCHITECT BENJAMIN KEARNEY
REGISTRATION NO. 11995

PROJECT NAME
KEY WORKER ACCOMMODATION
PROJECT LOCATION
2A BENT STREET
COOMA, NSW, 2630
LOT 2 DP 1161366

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PHASE DD
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SITE
SHEET NO. A004
ISSUE J

SITE PLAN
PROJECT NO. 27075
CONSULT REF. NO.
PHASE DD
CONSULT
SITE
SHEET NO. A004
ISSUE J



1 SITE PLAN LEVEL 1
1 : 200

ISSUE HISTORY			
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F	100% SD ISSUE	16.02.24	MF
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ARCHITECT BENJAMIN KEARNEY
REGISTRATION NO. 11995

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NSW GOVERNMENT HEALTH INFRASTRUCTURE

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PRELIMINARY
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SITE PLAN LEVEL 1

PROJECT NO. 27075

CONSULT REF. NO.

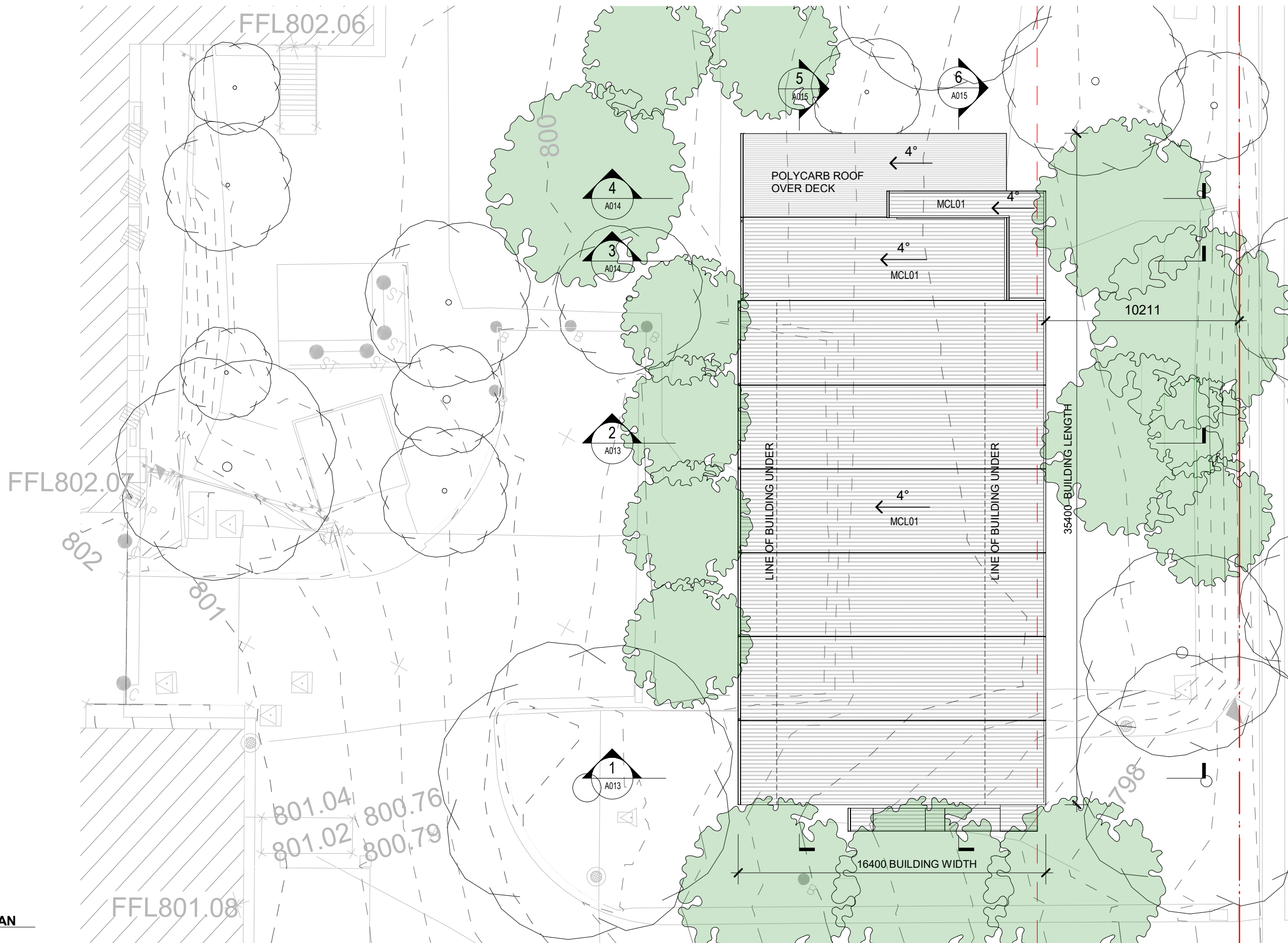
PHASE DD

CONSULT

SITE

SHEET NO. A005

ISSUE H



1 SITE ROOF PLAN
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ISSUE HISTORY			
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A	100% SD ISSUE REVISED	06.03.24	MF
ISSUE	DESCRIPTION	DATE	DWN



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LOT 2 DP 1161366

NSW NOMINATED ARCHITECT
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REGISTRATION NO. 11995

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NSW GOVERNMENT HEALTH
INFRASTRUCTURE

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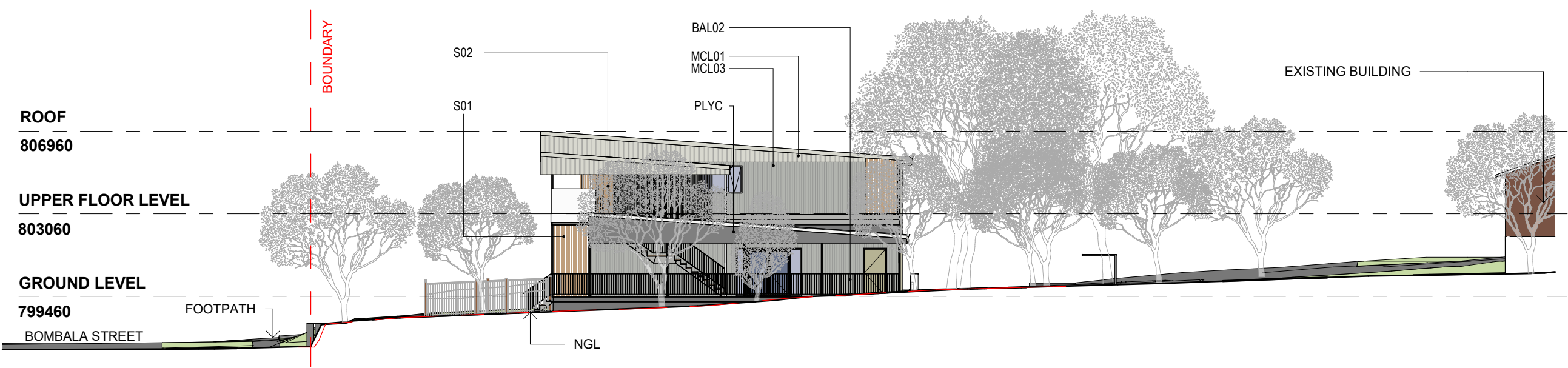
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SITE ROOF PLAN			
PROJECT NO.	27075	CONSULT REF. NO.	
PHASE	DD	SHEET NO.	A008
CONSULT		ISSUE	B



ABBREVIATION LEGEND	
ABB.	DESCRIPTION
BAL02	BALUSTRADE - TYPE 2 - COLOUR: SURFMIST
MCL01	METAL CLADDING - TYPE 1 - COLOUR: SURFMIST
MCL03	METAL CLADDING - TYPE 3 - COLOUR: SHALE GREY
PLYC	POLYCARB ROOF SHEETING
S01	SCREEN - TYPE 1 - AMERICAN OAK
S02	SCREEN - TYPE 2 - PAINTED SURFMIST

1 EAST ELEVATION (BOMBALA STREET)
1 : 200



2 NORTH ELEVATION
1 : 200

ISSUE HISTORY			
ISSUE	DESCRIPTION	DATE	DWN
F	100% SD ISSUE REVISED	04.04.24	MF
D	100% SD ISSUE REVISED	06.03.24	MF
C	75% SD ISSUE	16.02.24	MF
B	PRELIMINARY	18.01.24	MF
A	PRELIMINARY	09.01.24	MF
	PRELIMINARY	21.12.23	MF



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f | 07 4632 5461 w | www.hutchinsonbuilders.com.au



PROJECT NAME
KEY WORKER
ACCOMMODATION

PROJECT LOCATION
2A BENT STREET
COOMA, NSW, 2630
LOT 2 DP 1161366

CLIENT
NSW GOVERNMENT HEALTH
INFRASTRUCTURE

AUTHOR CF
DESIGNER
ORIGINAL SIZE 297 x 420 - A3
PRINT DATE 4/04/2024 8:09:29 AM
SCALE 1 : 200

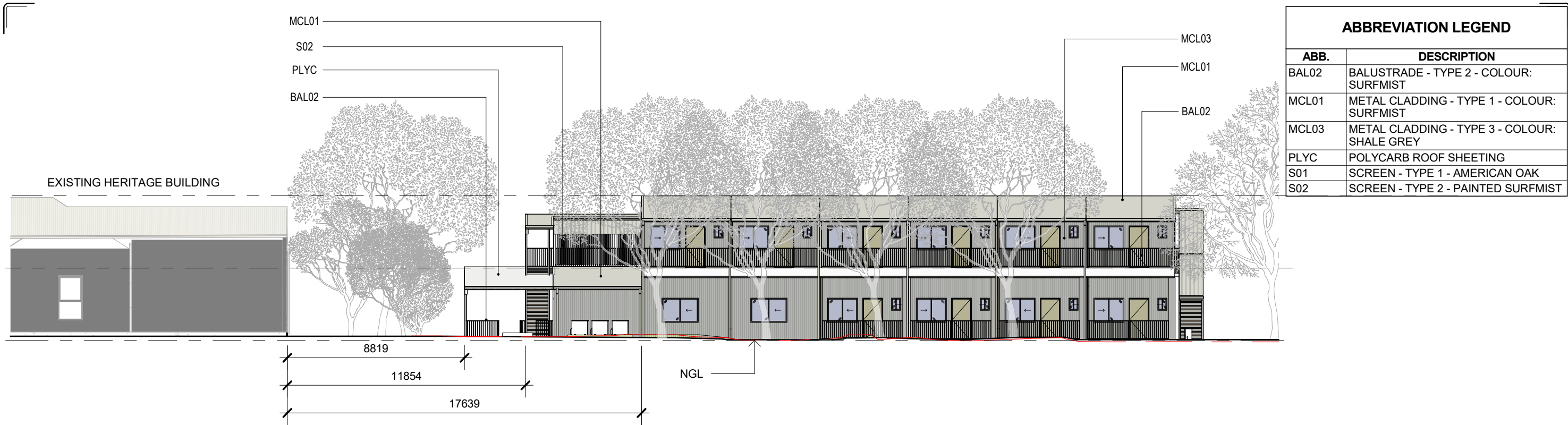
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PRELIMINARY
REFER TO 'USE DEFINITION' ADJACENT

SITE ELEVATIONS - SHEET 1

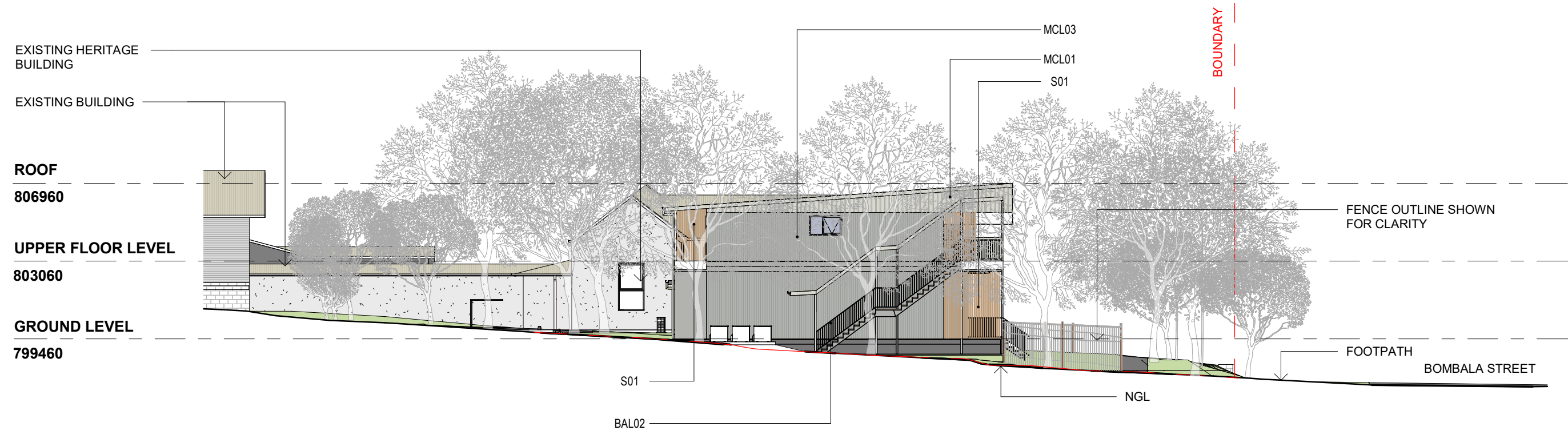
PROJECT NO. 27075
CONSULT REF. NO.

PHASE DD
SITE
SHEET NO. A011
ISSUE F



ABBREVIATION LEGEND	
ABB.	DESCRIPTION
BAL02	BALUSTRADE - TYPE 2 - COLOUR: SURFMIST
MCL01	METAL CLADDING - TYPE 1 - COLOUR: SURFMIST
MCL03	METAL CLADDING - TYPE 3 - COLOUR: SHALE GREY
PLYC	POLYCARB ROOF SHEETING
S01	SCREEN - TYPE 1 - AMERICAN OAK
S02	SCREEN - TYPE 2 - PAINTED SURFMIST

3 WEST ELEVATION
1 : 200



4 SOUTH ELEVATION
1 : 200

ISSUE HISTORY			
ISSUE	DESCRIPTION	DATE	DWN
F	100% SD ISSUE REVISED	04.04.24	MF
E	100% SD ISSUE REVISED	06.03.24	MF
D	100% SD ISSUE	16.02.24	MF
C	75% SD ISSUE	18.01.24	MF
B	PRELIMINARY	09.01.24	MF
A	PRELIMINARY	21.12.23	MF



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f | 07 4632 5461 w | www.hutchinsonbuilders.com.au



PROJECT NAME
KEY WORKER ACCOMMODATION

PROJECT LOCATION
2A BENT STREET
COOMA, NSW, 2630
LOT 2 DP 1161366

CLIENT
NSW GOVERNMENT HEALTH INFRASTRUCTURE

AUTHOR CF
DESIGNER
PRINT DATE 4/04/2024 8:09:53 AM
SCALE 1 : 200

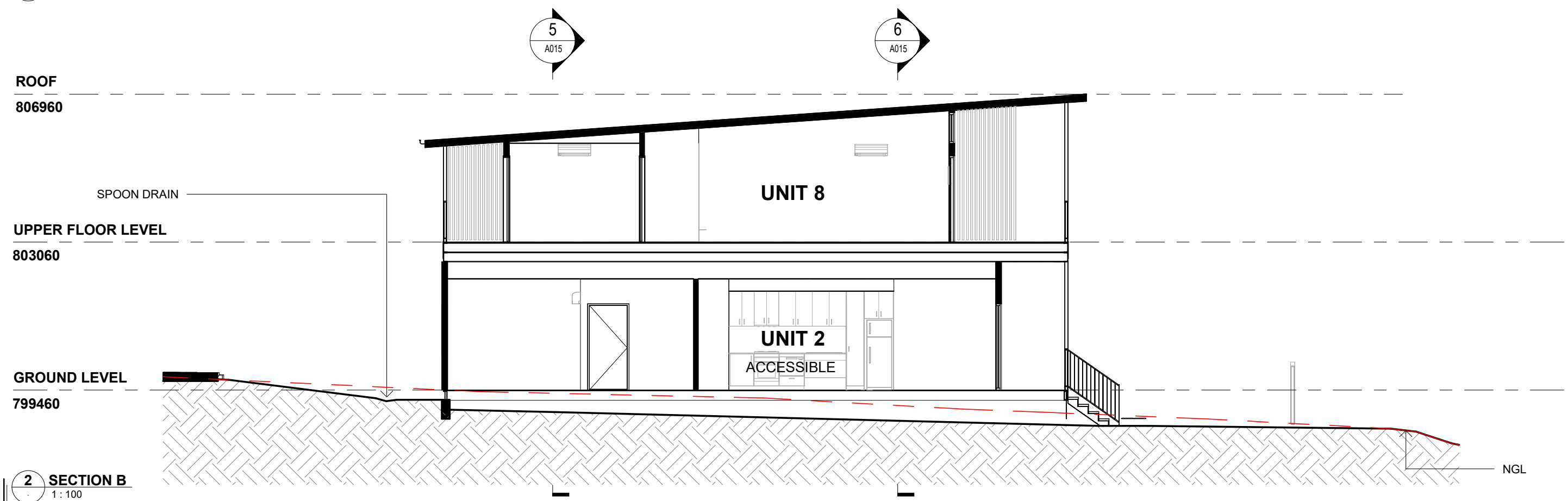
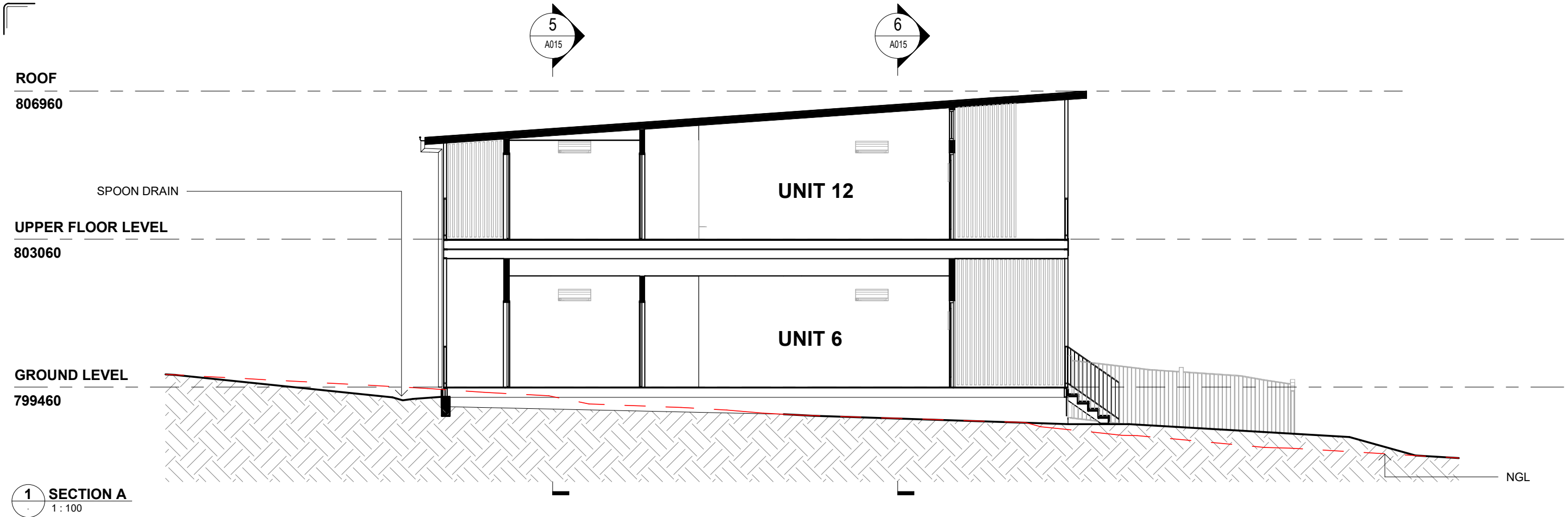
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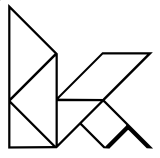
PRELIMINARY
REFER TO 'USE DEFINITION' ADJACENT

SITE ELEVATIONS - SHEET 2

PROJECT NO. 27075
CONSULT REF. NO.

PHASE DD
SHEET NO. A012
ISSUE F



<div>ISSUE HISTORY</div> <table><tr><td>C</td><td>100% SD ISSUE REVISED</td><td>04.04.24</td><td>MF</td></tr><tr><td>B</td><td>100% SD ISSUE REVISED</td><td>06.03.24</td><td>MF</td></tr><tr><td>A</td><td>100% SD ISSUE</td><td>16.02.24</td><td>MF</td></tr><tr><td>ISSUE</td><td>DESCRIPTION</td><td>DATE</td><td>DWN</td></tr></table>	C	100% SD ISSUE REVISED	04.04.24	MF	B	100% SD ISSUE REVISED	06.03.24	MF	A	100% SD ISSUE	16.02.24	MF	ISSUE	DESCRIPTION	DATE	DWN	<div><div>Health Infrastructure</div></div>	<div><div><div>HUTCHINSON BUILDERS</div><div>HUTCHINSON MODULAR</div></div><div><p>p 07 4632 5877 e toowoomba@hutchinsonbuilders.com.au a 3/1B Kitchener Street Toowoomba Q 4350</p><p>f 07 4632 5461 w www.hutchinsonbuilders.com.au</p></div></div>	<div><div>KEARNEY ARCHITECTURE</div><div>NSW NOMINATED ARCHITECT BENJAMIN KEARNEY REGISTRATION NO. 11995</div></div>	<div>PROJECT NAME</div> <div>KEY WORKER ACCOMMODATION</div> <div>PROJECT LOCATION</div> <div>2A BENT STREET COOMA, NSW, 2630 LOT 2 DP 1161366</div>	<div>CLIENT</div> <div>NSW GOVERNMENT HEALTH INFRASTRUCTURE</div> <div>AUTHOR</div> <div>CF</div> <div>DESIGNER</div> <div>ORIGINAL SIZE</div> <div>297 x 420 - A3</div> <div>PRINT DATE</div> <div>4/04/2024 8:09:54 AM</div> <div>SCALE</div> <div>1 : 100</div>	<div>THE DRAWING IS UNCONTROLLED WITHOUT DESIGNER/PPROD SIGNATURE BELOW</div> <div>AUTHORISATION</div> <div>NORTH</div> <div>PRELIMINARY</div> <div>REFER TO 'USE DEFINITION' ADJACENT</div>	<div>SECTIONS - SHEET 1</div> <div>PROJECT NO.</div> <div>27075</div> <div>CONSULT REF. NO.</div> <div>PHASE</div> <div>DD</div> <div>SITE</div> <div>SHEET NO.</div> <div>A013</div> <div>ISSUE</div> <div>C</div>
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	B	100% SD ISSUE REVISED	06.03.24	MF																			
	A	100% SD ISSUE	16.02.24	MF																			
ISSUE	DESCRIPTION	DATE	DWN																				

ROOF
806960

SPOON DRAIN

UPPER FLOOR LEVEL
803060

GROUND LEVEL
799460

STORE

COMMUNAL KITCHEN
/ DINING / LIVING

NGL

3 SECTION C
1:100

ROOF
806960

UPPER FLOOR LEVEL
803060

GROUND LEVEL
799460

COMMUNAL COVERED DECK

NGL

4 SECTION D
1:100

ISSUE HISTORY			
C	100% SD ISSUE REVISED	04.04.24	MF
B	100% SD ISSUE REVISED	06.03.24	MF
A	100% SD ISSUE	16.02.24	MF
ISSUE	DESCRIPTION	DATE	DWN



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PROJECT NAME
KEY WORKER
ACCOMMODATION

PROJECT LOCATION
2A BENT STREET
COOMA, NSW, 2630
LOT 2 DP 1161366

CLIENT
NSW GOVERNMENT HEALTH
INFRASTRUCTURE

AUTHOR CF
DESIGNER
ORIGINAL SIZE 297 x 420 - A3
PRINT DATE 4/04/2024 8:09:54 AM
SCALE 1:100

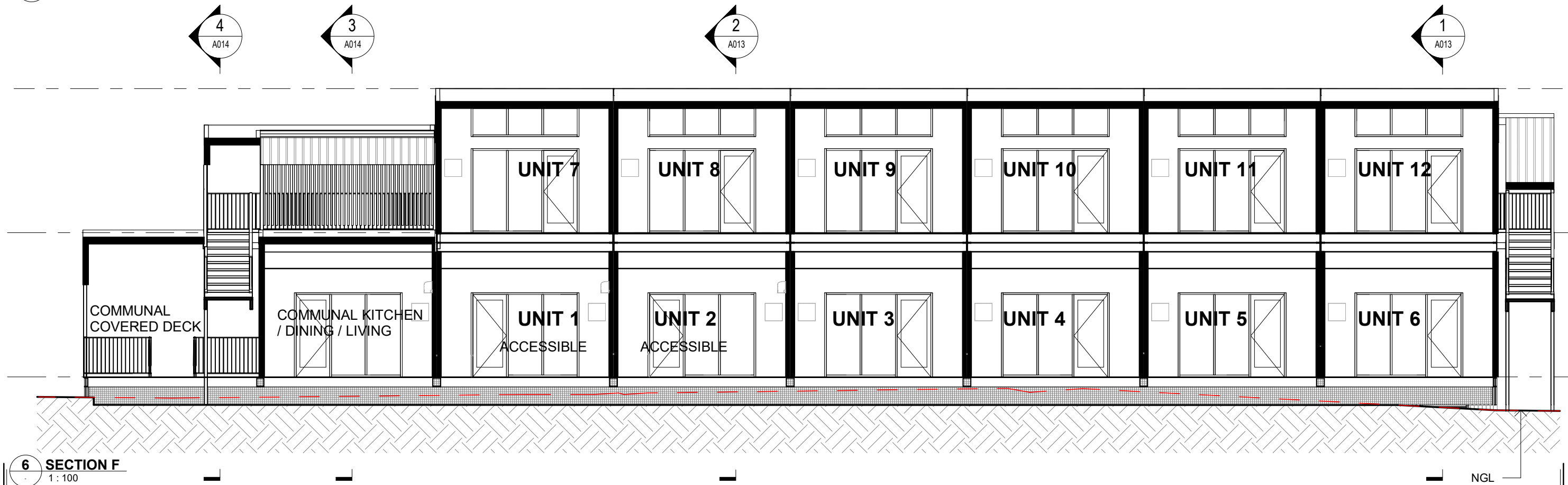
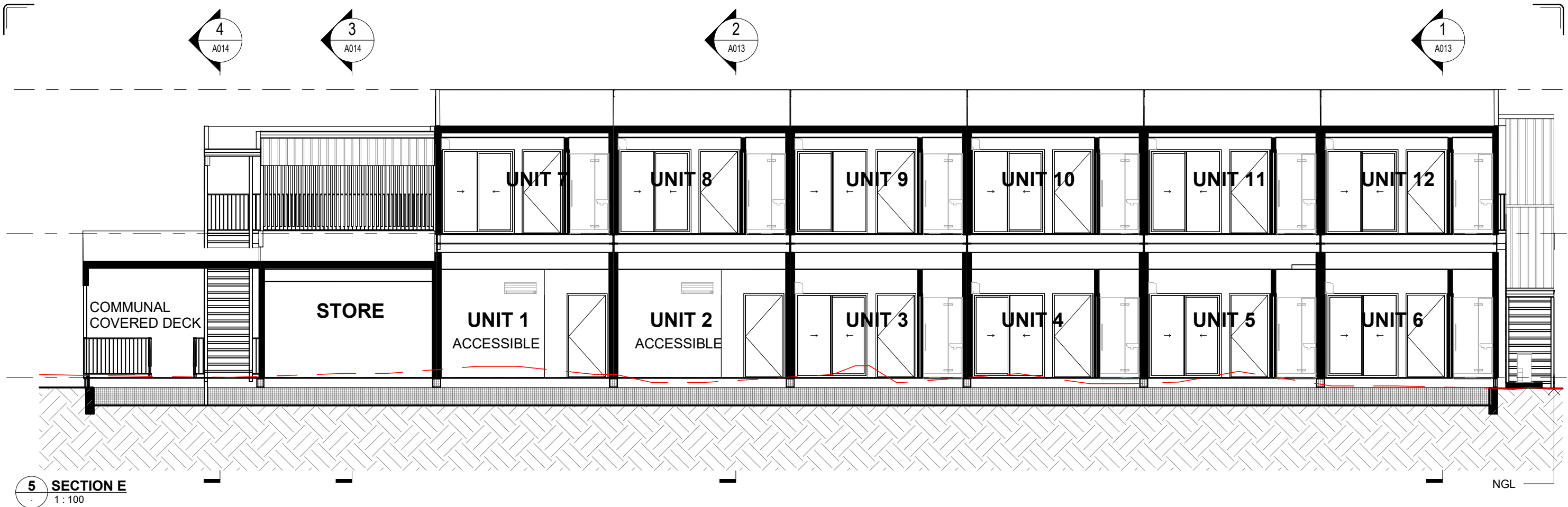
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SECTIONS - SHEET 2

PROJECT NO. 27075
CONSULT REF. NO.

PHASE DD
SITE
SHEET NO. A014
ISSUE C



ISSUE HISTORY <table><tr><td>C</td><td>100% SD ISSUE REVISED</td><td>04.04.24</td><td>MF</td></tr><tr><td>B</td><td>100% SD ISSUE REVISED</td><td>06.03.24</td><td>MF</td></tr><tr><td>A</td><td>100% SD ISSUE</td><td>16.02.24</td><td>MF</td></tr><tr><th>ISSUE</th><th>DESCRIPTION</th><th>DATE</th><th>DWN</th></tr></table>	C	100% SD ISSUE REVISED	04.04.24	MF	B	100% SD ISSUE REVISED	06.03.24	MF	A	100% SD ISSUE	16.02.24	MF	ISSUE	DESCRIPTION	DATE	DWN		HUTCHINSON BUILDERS HUTCHINSON MODULAR p 07 4632 5877 e toowoomba@hutchinsonbuilders.com.au a 3/1B Kitchener Street Toowoomba Q 4350 f 07 4632 5461 w www.hutchinsonbuilders.com.au	 KEARNEY ARCHITECTURE NSW NOMINATED ARCHITECT ARCHITECT BENJAMIN KEARNEY REGISTRATION NO. 11995	PROJECT NAME KEY WORKER ACCOMMODATION	CLIENT NSW GOVERNMENT HEALTH INFRASTRUCTURE	 NORTH	SECTIONS - SHEET 3 PROJECT NO. 27075 CONSULT REF. NO. PHASE DD CONSULT SITE SHEET NO. A015 ISSUE C
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	A	100% SD ISSUE	16.02.24	MF																			
	ISSUE	DESCRIPTION	DATE	DWN																			
PROJECT LOCATION 2A BENT STREET COOMA, NSW, 2630 LOT 2 DP 1161366	AUTHOR CF	PRINT DATE 4/04/2024 8:09:56 AM	PRELIMINARY REFER TO 'USE DEFINITION' ADJACENT																				
ORIGINAL SIZE 297 x 420 - A3	DESIGNER	SCALE 1 : 100																					
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