



PROPOSED
CARPARK

PROPOSED
MEDICAL
CENTRE

AERIAL VIEW FROM EAST

PROPOSED MEDICAL CENTRE & CARPARK



250 HOWICK ST BATHURST NSW

JUNE 2022 PROJ 4926

**DEVELOPMENT APPLICATION DRAWINGS
AND
ENVIRONMENTAL ASSESSMENT REPORT**



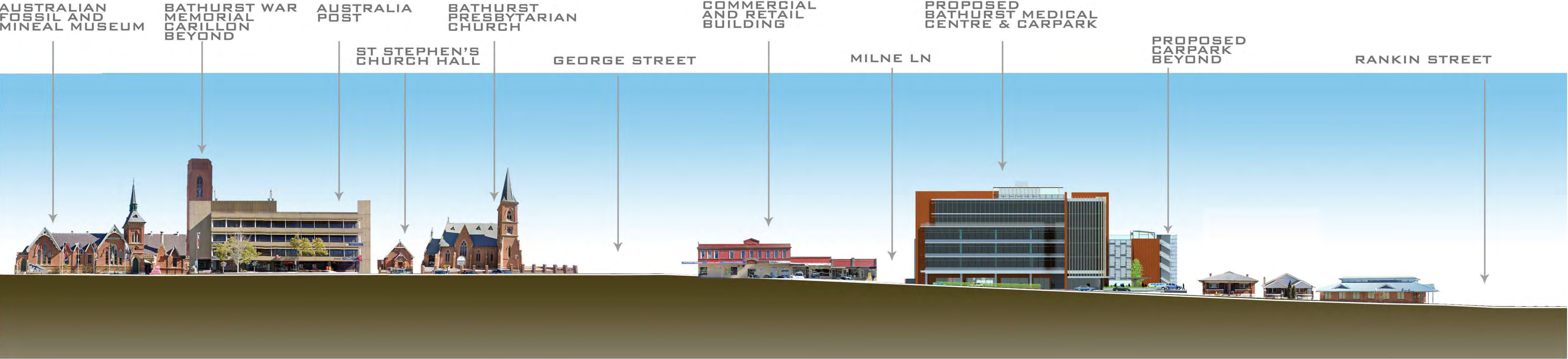
VIEW ON HOWICK ST

LEFFLER SIMES ARCHITECTS



AERIAL VIEW FROM NORTH

PROPOSED MEDICAL CENTRE
PROPOSED MULTI STOREY CARPARK



HOWICK STREET ELEVATION - NTS

CONTENTS

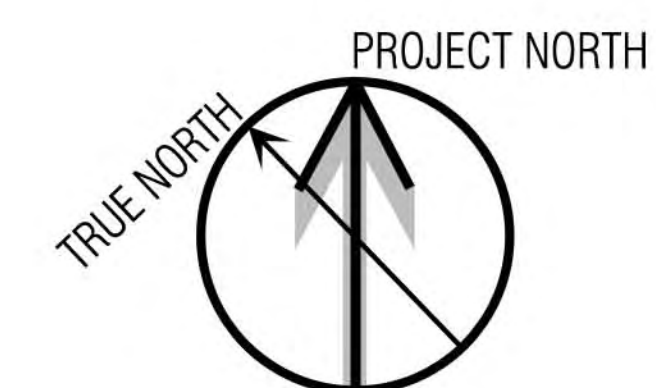
DWG. NO	TITLE	SCALE
DA 00	COVER	N/A
DA 01	PROJECT OVERVIEW	N/A
DA 02	EXISTING + DEMOLITION PLAN	500
DA 03	SITE & LOCATION PLAN	500
DA 04	VIEWS 1	N/A
DA 05	GROUND FLOOR PLAN	200
DA 06	LEVELS 1 + 2 PLAN	200
DA 07	LEVELS 3 + 4 PLAN	200
DA 08	LEVELS 4 + ROOF PLAN	200
DA 09	VIEWS 2	N/A
DA 10	CARPARK GROUND PLAN	200
DA 11	CARPARK UPPER PLAN	200
DA 12	ELEVATIONS 1	200
DA 13	ELEVATIONS 2	200
DA 14	FINISHES SCHEDULE	200
DA 15	SECTIONS AA, BB	200
DA 16	SECTIONS CC, DD	200
DA 17	VIEWS 3	N/A
DA 18	VIEWS 4	N/A
DA 19	ROOF PLAN & SHADOWS	500
DA 20	ACCESS NETWORKS	500
DA 21	SURVEY PLAN	400
DA 22	TRUCK PATHS	500

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ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	CONTENTS	02/07/21	GMR

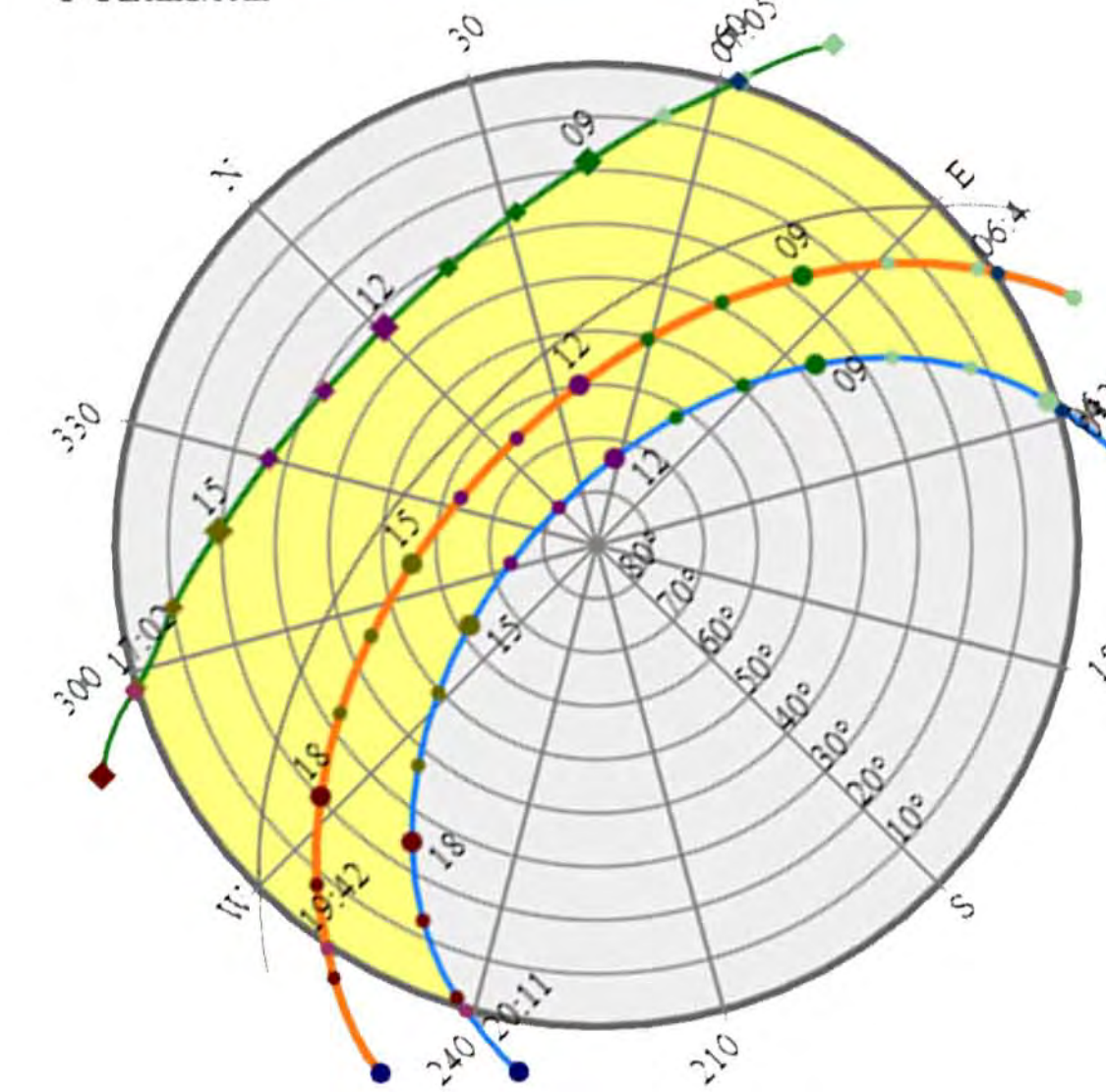


HOT SUMMER
EAST WINDS



Bathurst, Australia - Sun path diagram

© Gaisma.com

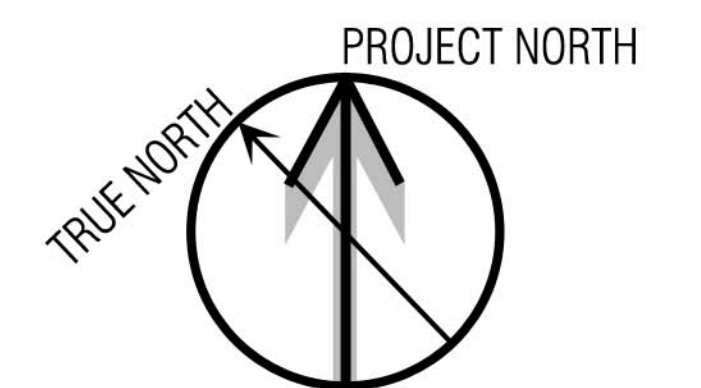


- Sun path**
- Today
 - June solstice
 - December solstice
 - Annual variation
 - Equinox (March and September)
- Sunrise/sunset**
- Sunrise
 - Sunset
- Time**
- 00-02
 - 03-05
 - 06-08
 - 09-11
 - 12-14
 - 15-17
 - 18-20
 - 21-23

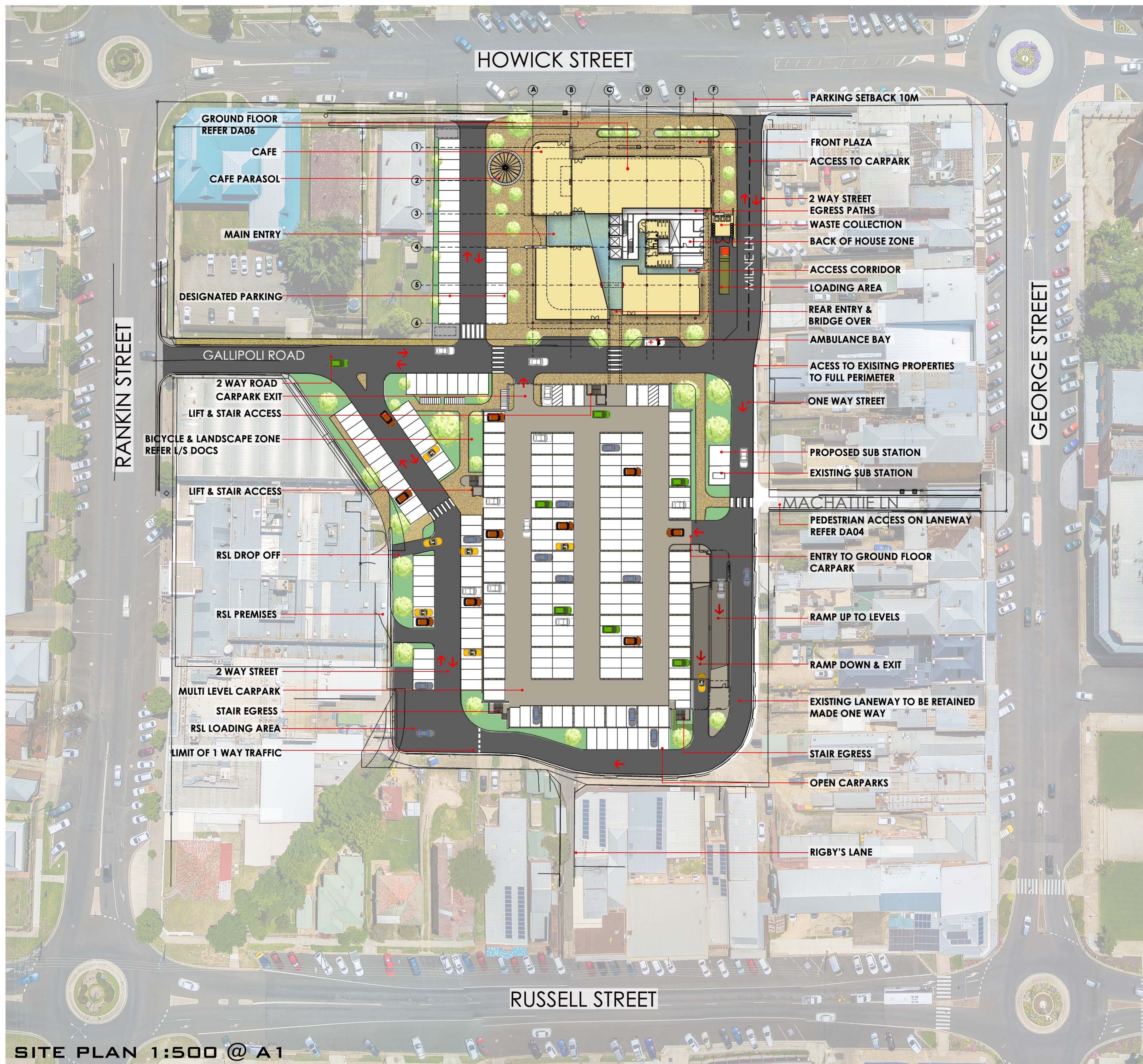
ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Notes etc	17/06/21	GMR
C	Table areas	13/07/21	GMR
D	Fire Brig., planter, steps	26/05/22	GMR

LEVEL	GFA m ²
GROUND	1499
LEVEL 1	1688
LEVEL 2	1721
LEVEL 3	1721
LEVEL 4	1476
LEVEL 5	1529
ROOF	-
TOTAL	9634

PARKING		
Ground	164	
Under cover		
RSL	63	
Howick Entry	25	
TOTAL		252
Level 1		165
Level 2		166
Level 3		166
Roof Deck		166
TOTAL CARS ON SITE		915



SITE & LOCATION PLAN



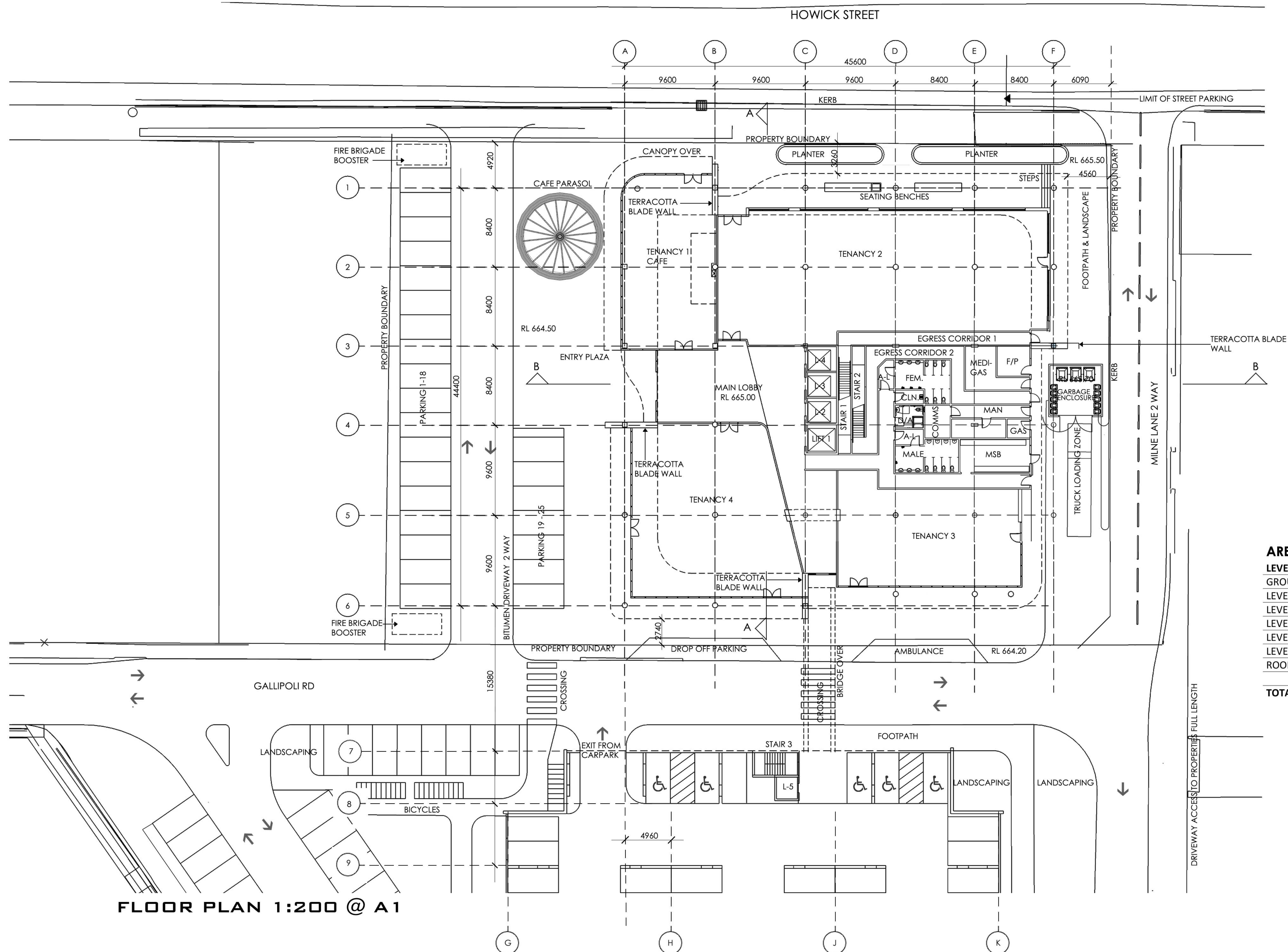
SITE PLAN 1:500 @ A1

ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Timber blades colour	17/06/21	GMR



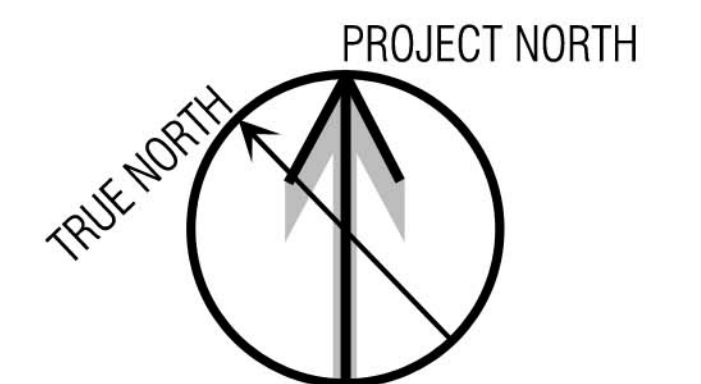
VIEW ON HOWICK STREET

ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Notes Paths etc.	17/06/21	GMR
C	Table areas & doors	13/07/21	GMR
D	Core, Stairs amended	24/03/22	GMR
E	Fire Boosters, steps removed Planter amended	25/05/22	GMR

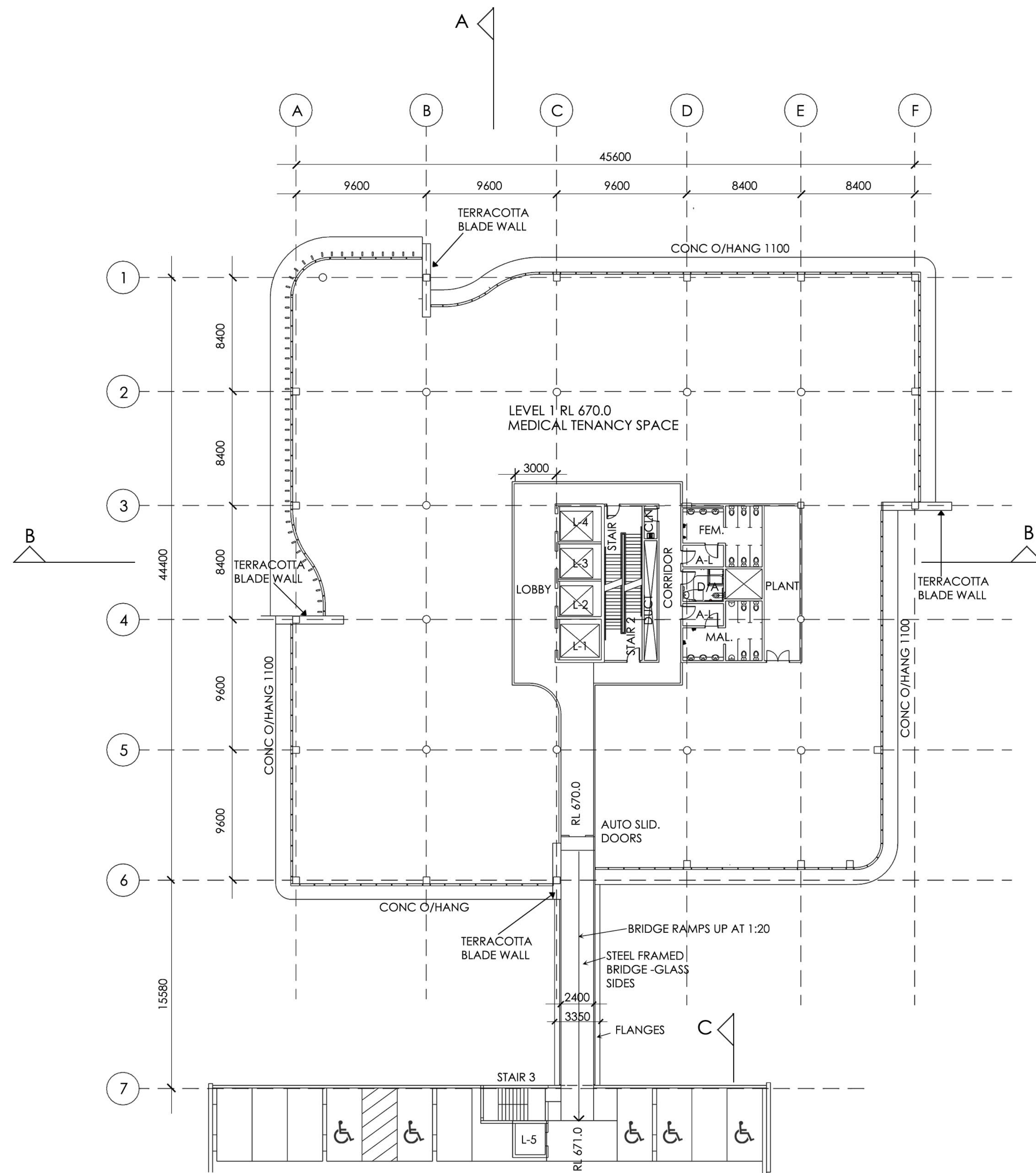


AREA TABLE

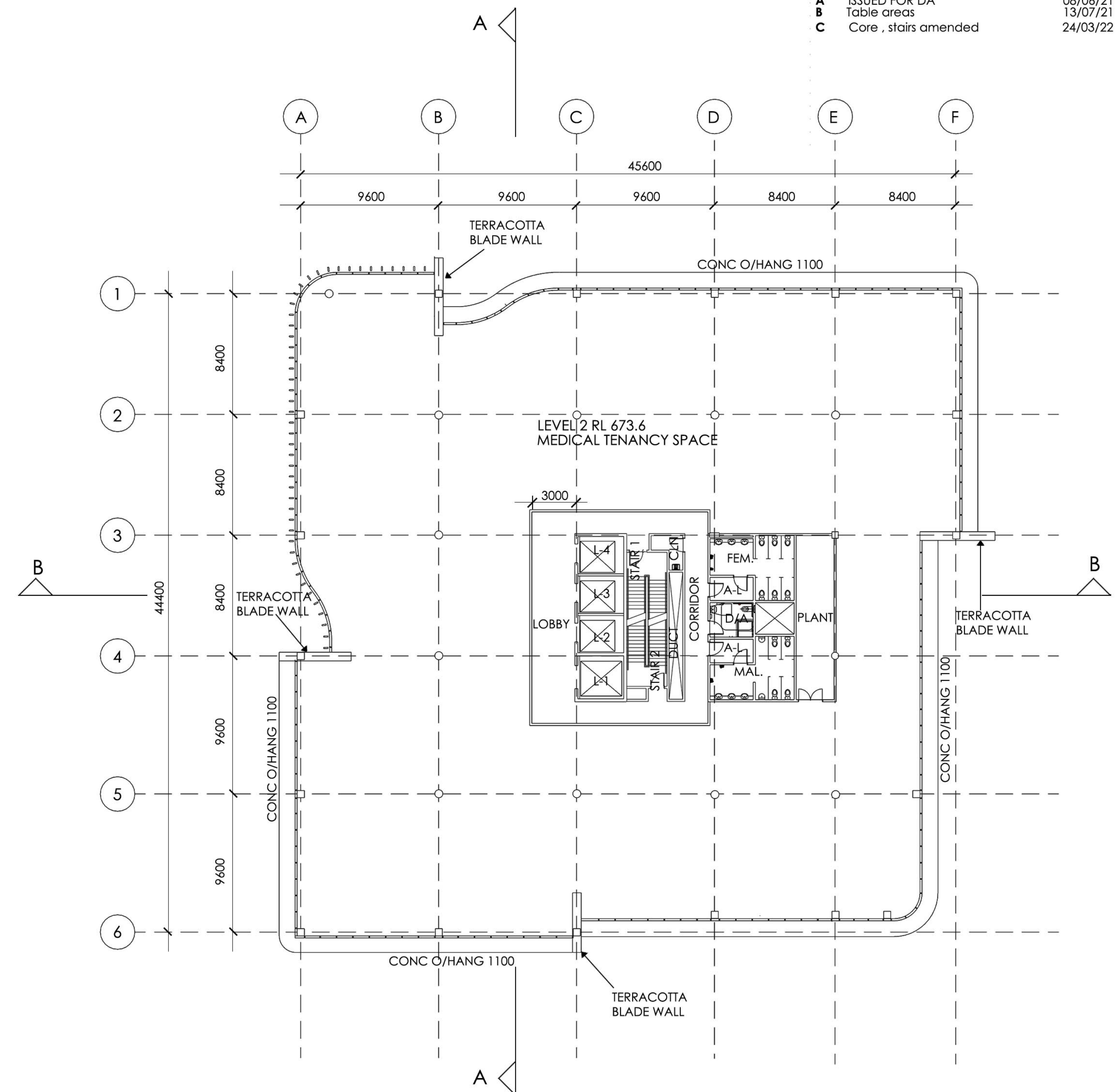
LEVEL	GFA m ²
GROUND	1499
LEVEL 1	1688
LEVEL 2	1721
LEVEL 3	1721
LEVEL 4	1476
LEVEL 5	1529
ROOF	-
TOTAL	9634



ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Table areas	13/07/21	GMR
C	Core, stairs amended	24/03/22	GMR

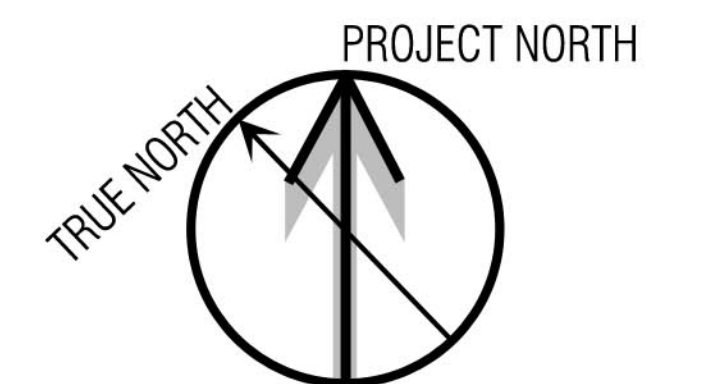


LEVEL 1 1:200 @ A1



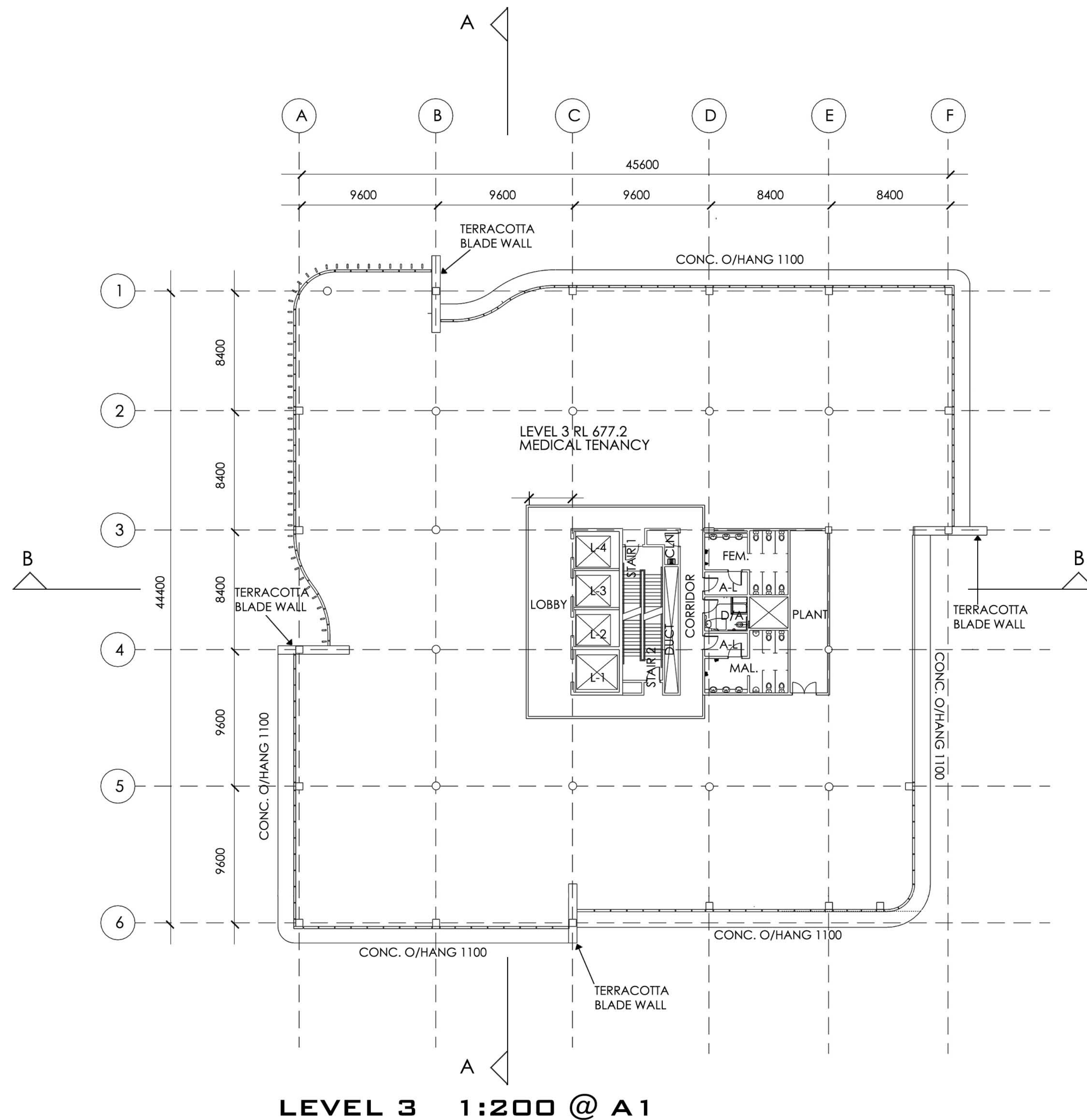
LEVEL 2 1:200 @ A1

LEVEL	GFA m ²
GROUND	1499
LEVEL 1	1688
LEVEL 2	1721
LEVEL 3	1721
LEVEL 4	1476
LEVEL 5	1529
ROOF	-
TOTAL	9634

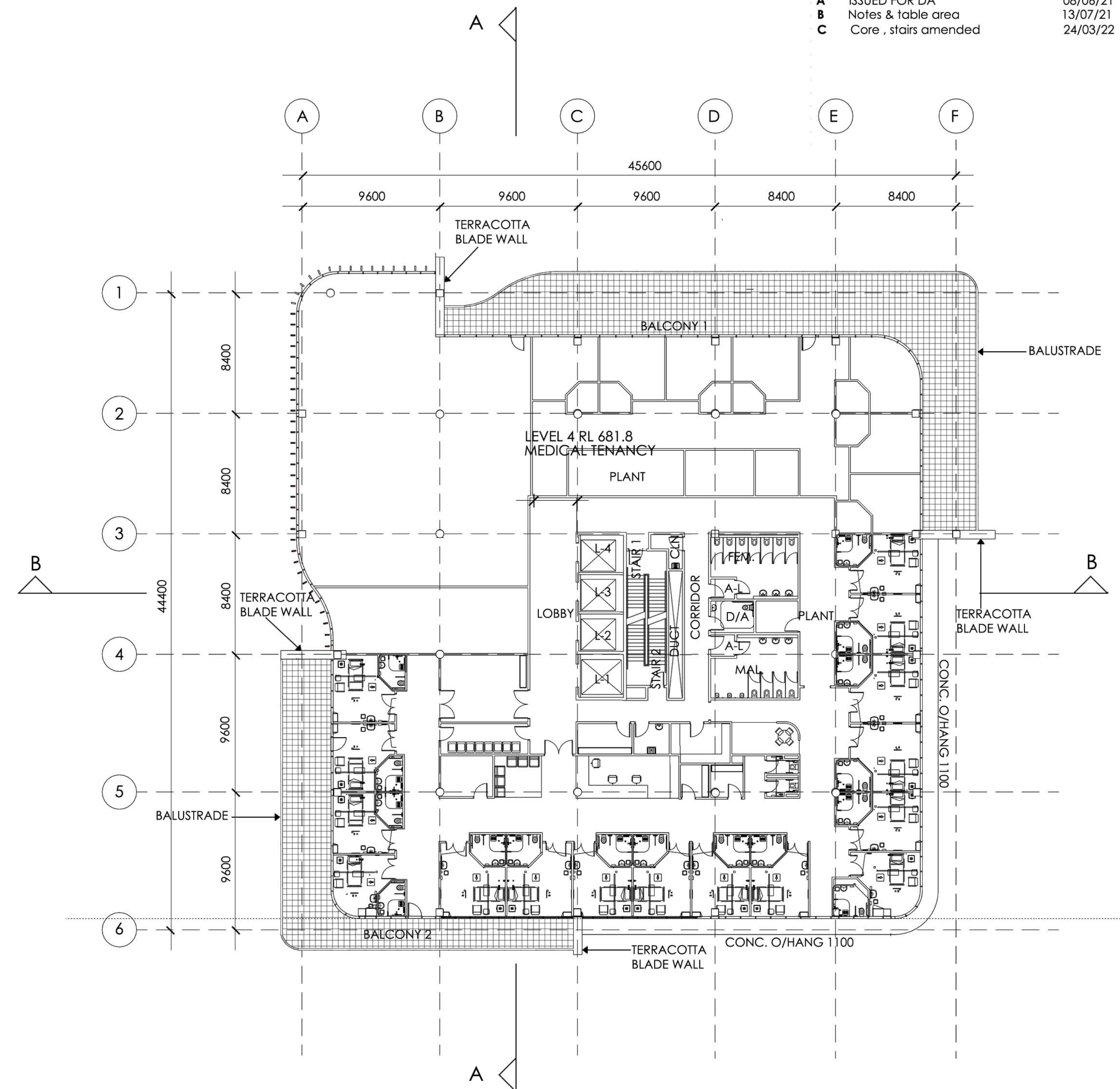


FLOOR PLANS LEVELS 1 & 2

ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Notes & table area	13/07/21	GMR
C	Core, stairs amended	24/03/22	GMR

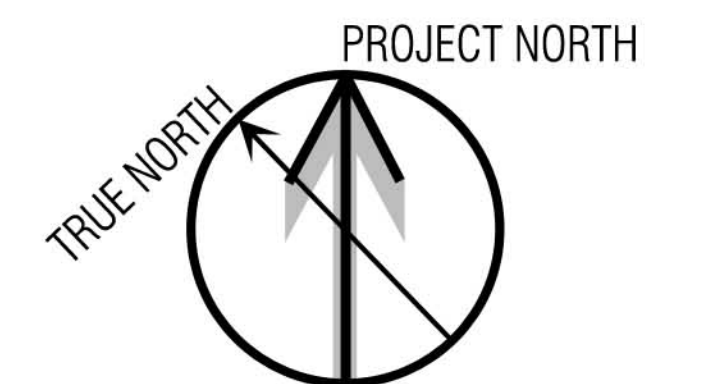


LEVEL 3 1:200 @ A1



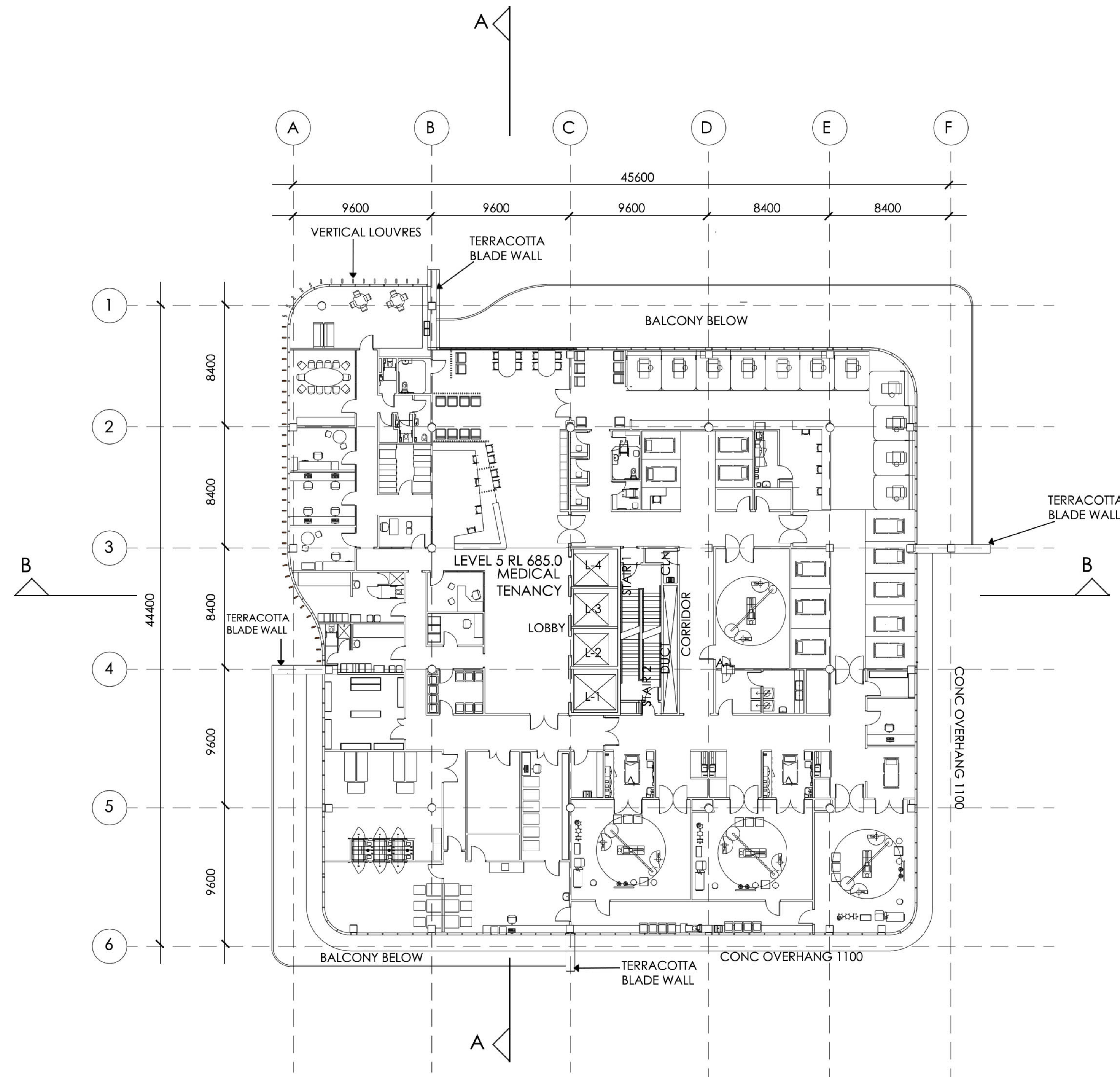
LEVEL 4 1:200 @ A1

LEVEL	GFA m ²
GROUND	1499
LEVEL 1	1688
LEVEL 2	1721
LEVEL 3	1721
LEVEL 4	1476
LEVEL 5	1529
ROOF	-
TOTAL	9634



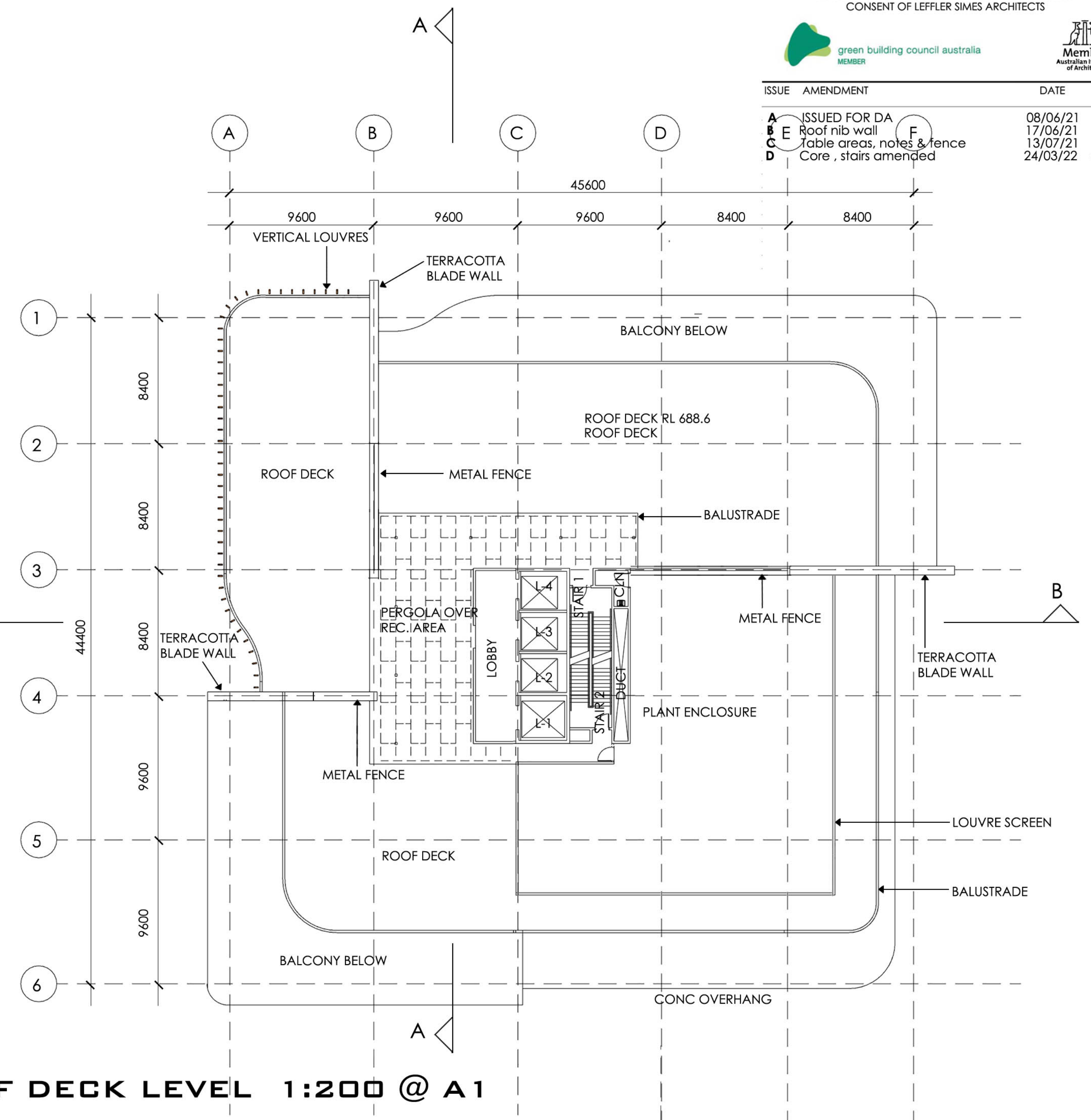
FLOOR PLANS LEVELS 3 & 4

ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Roof nib wall	17/06/21	GMR
C	Table areas, notes & fence	13/07/21	GMR
D	Core, stairs amended	24/03/22	GMR

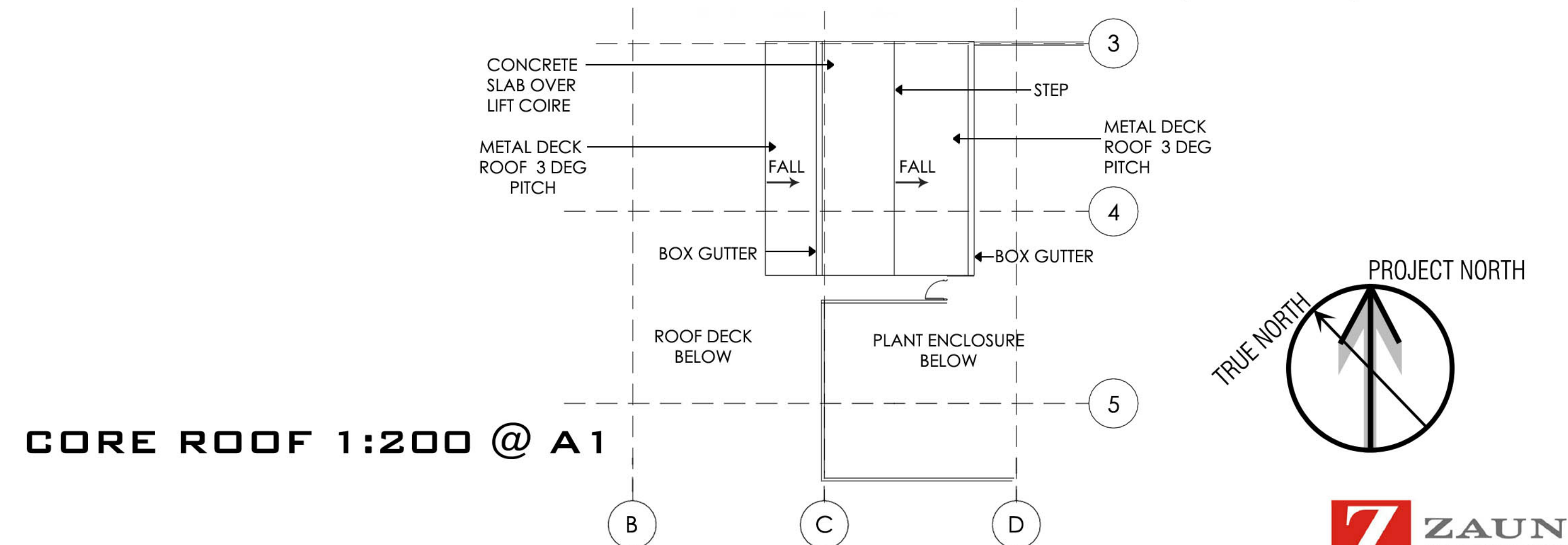


LEVEL 5 1:200 @ A1

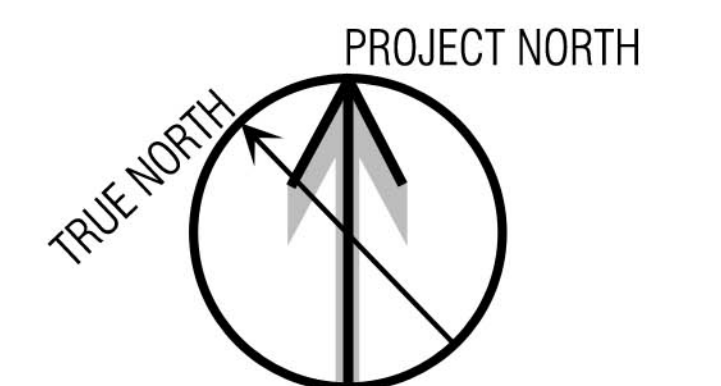
LEVEL	GFA m ²
GROUND	1499
LEVEL 1	1688
LEVEL 2	1721
LEVEL 3	1721
LEVEL 4	1476
LEVEL 5	1529
ROOF	-
TOTAL	9634



ROOF DECK LEVEL 1:200 @ A1



CORE ROOF 1:200 @ A1



ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Timber blades colour	17/06/21	GMR
C	Carpark Option B	09/07/21	GMR



VIEW ON HOWICK ST

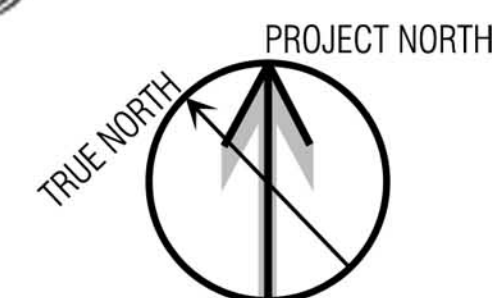
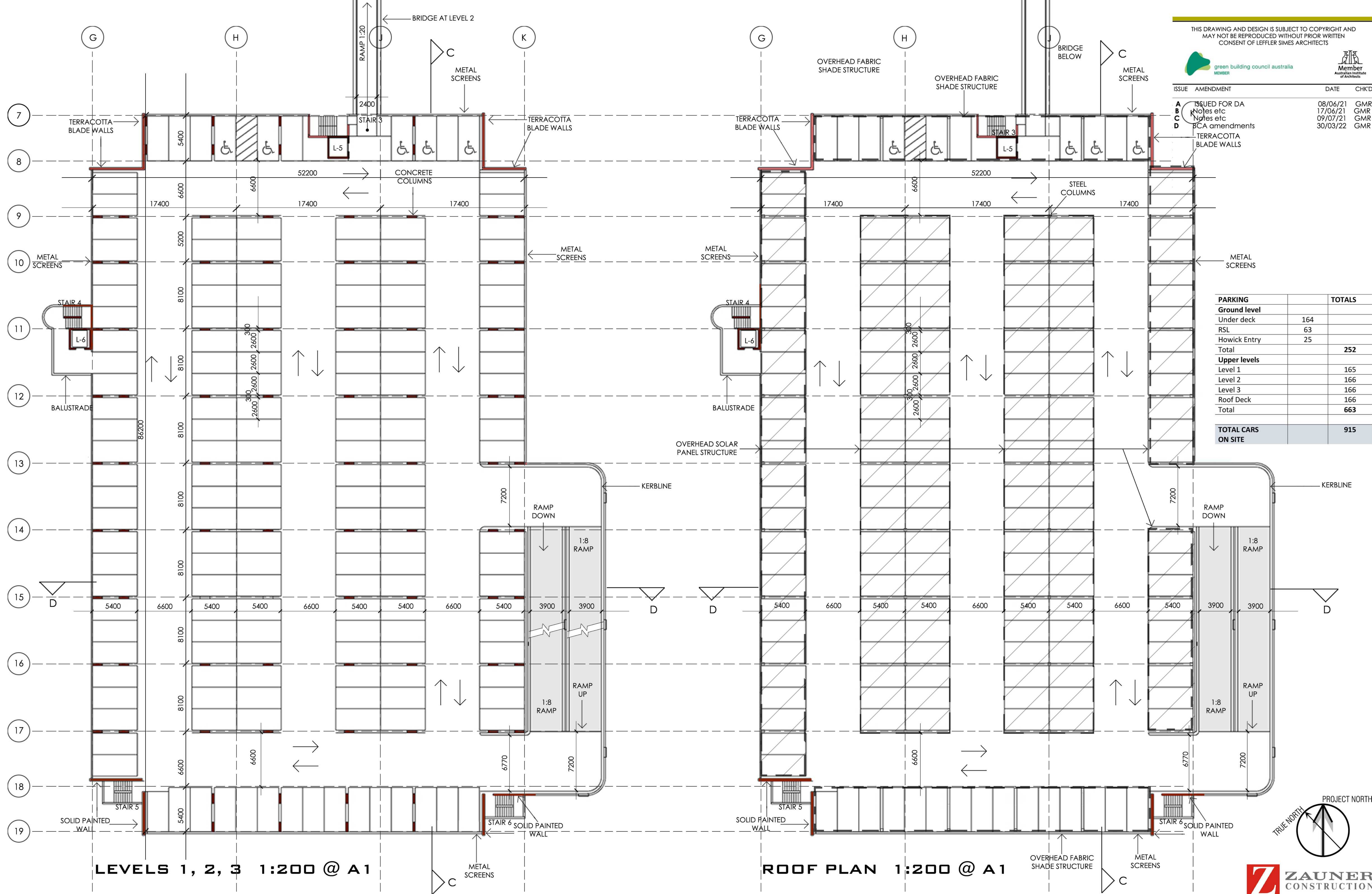
ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Notes Paths etc	17/06/21	GMR
C	BCA Amendmts	31/03/22	GMR

GROUND LEVEL PLAN 1:200 @ A1

CARPARK GROUND LEVEL

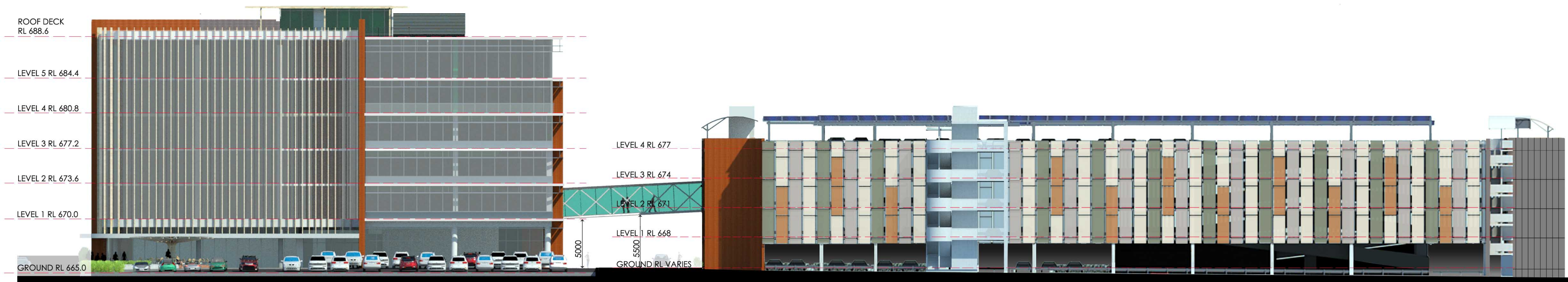
ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Notes etc	17/06/21	GMR
C	Notes etc	09/07/21	GMR
D	BCA amendments	30/03/22	GMR

PARKING		TOTALS
Ground level		
Under deck	164	
RSL	63	
Howick Entry	25	
Total		252
Upper levels		
Level 1		165
Level 2		166
Level 3		166
Roof Deck		166
Total		663
TOTAL CARS ON SITE		915



CARPARK PLANS

ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Dimension/bridge	17/06/21	GMR
C	Option B & facade	09/07/21	GMR
D	West Elevation amendt	31/03/22	GMR



WEST ELEVATION 1:200 @ A1



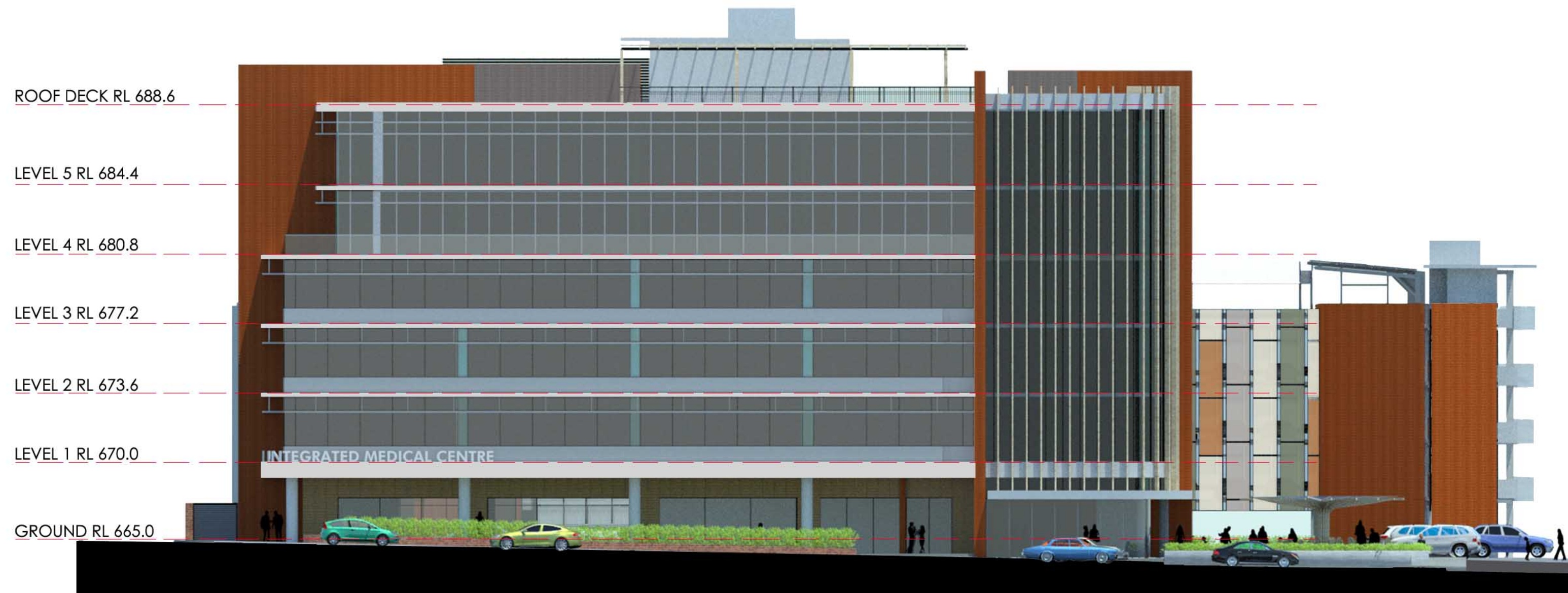
EAST ELEVATION 1:200 @ A1

REFER TO DA 14 FOR FINISHES

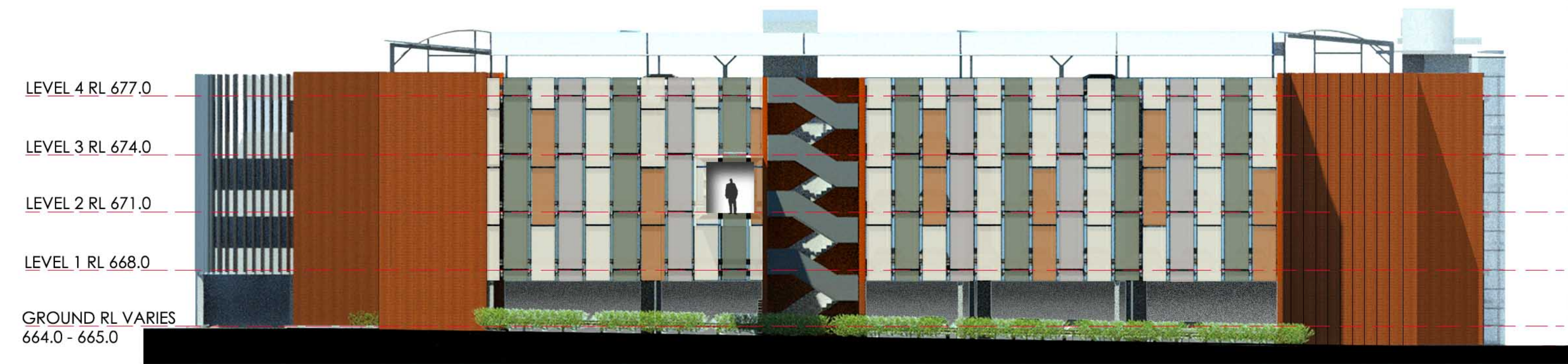


ELEVATIONS EAST & WEST

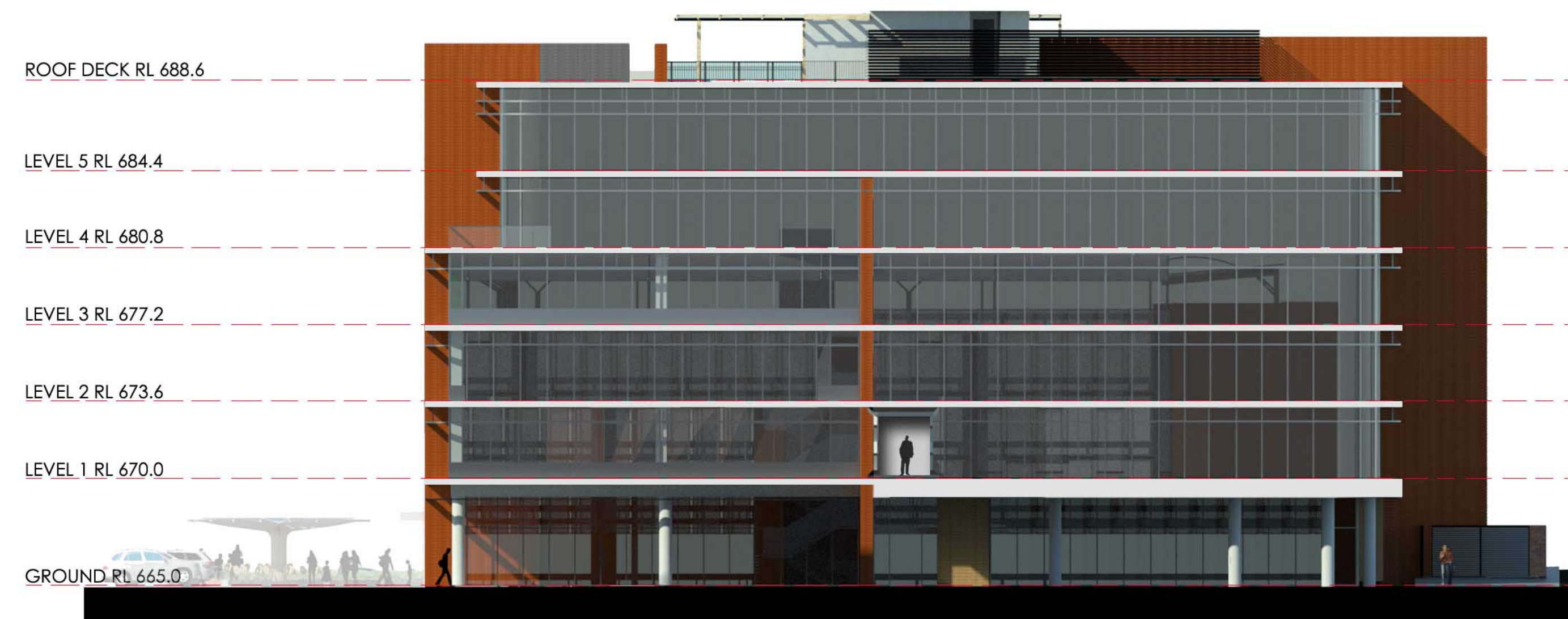
ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Option B & fence	09/07/21	GMR
C	Stair 4 side wall	31/03/22	GMR



NORTH ELEVATION 1:200



NORTH ELEVATION 1:200



SOUTH ELEVATION 1:200

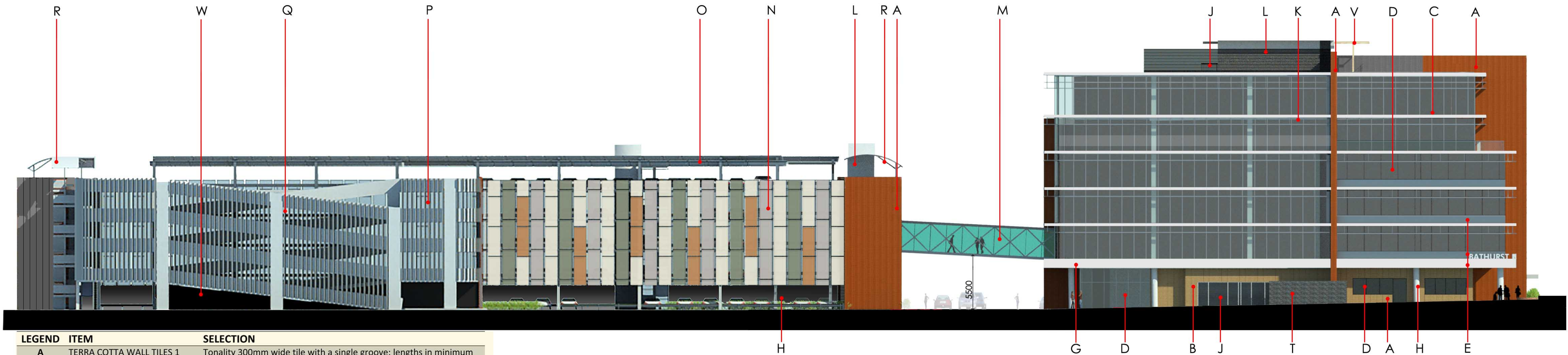


SOUTH ELEVATION 1:200

REFER TO DA 14 FOR FINISHES

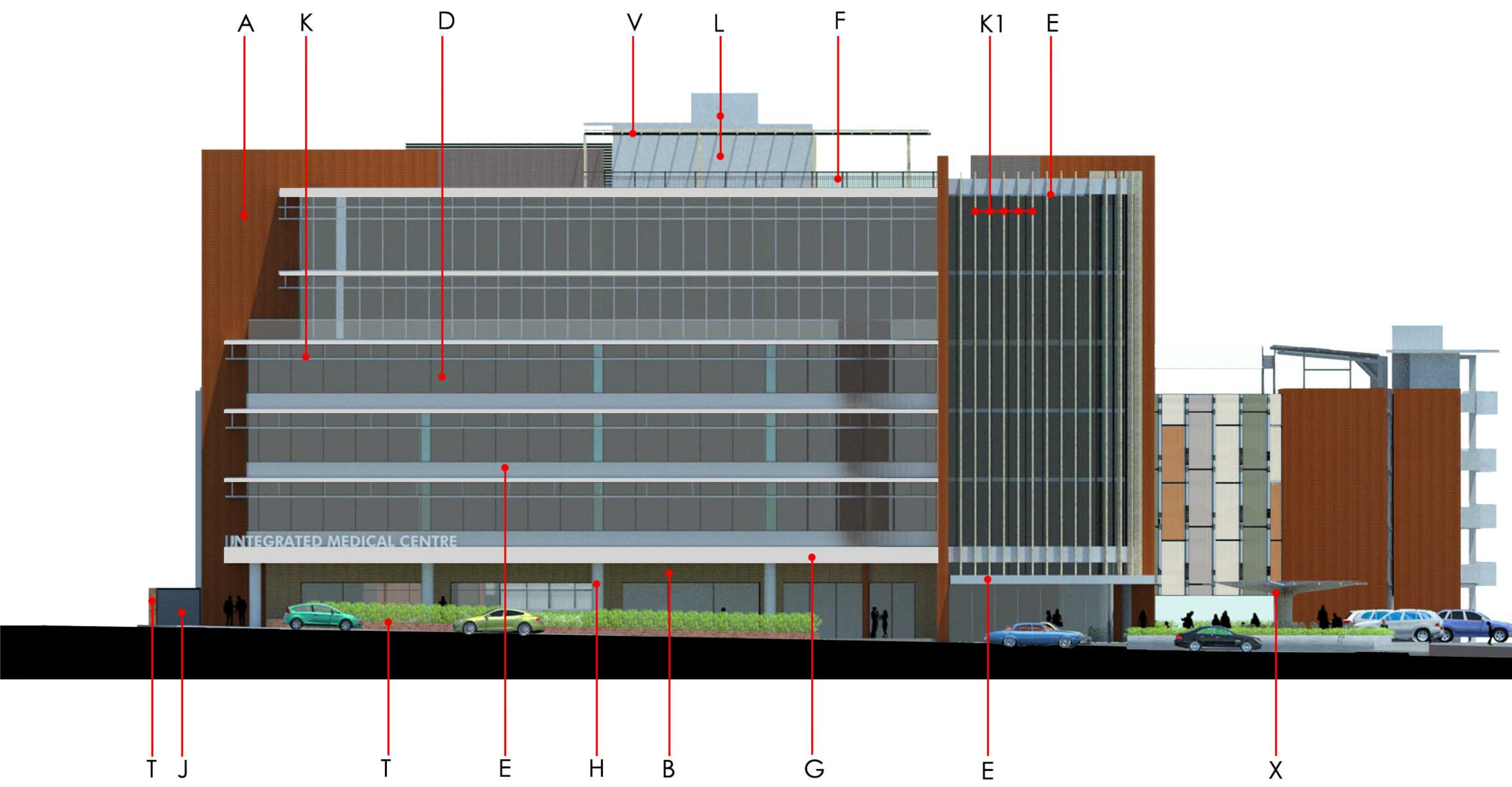


ELEVATIONS NORTH & SOUTH



EAST ELEVATION

LEGEND	ITEM	SELECTION
A	TERRA COTTA WALL TILES 1	Tonality 300mm wide tile with a single groove; lengths in minimum 1200mm units; "Brick Red" colour
B	TERRA COTTA WALL TILES 2	Tonality 300mm wide tile with a single groove; lengths in minimum 1200mm units ; "Sand" colour
C	CONCRETE SLAB EDGES	Paint KEIM white 9516
D	GLAZING	Double Glazed aluminium panels. Glass with light green tinge ; frames in powdercoat Dulux Duratec Zeus Grey Satin
E	SPANDREL PANELS	Solid 3mm aluminium panels in powdercoat Dulux Duratec Zeus Grey Satin
F	GLASS BALUSTRADES	Frameless glass panels fixed into concrete with aluminium metal capping. Glass with light blue tinge. Aluminium Powdercoat finish Dulux Duratec Eternity Nickel Pearl
G	GROUND LEVEL SPANDREL/CANOPY	Equitone fibre cement panels cut in faceted sections at curves. Colour; "Natura" N164 (white)
H	CONCRETE COLUMNS	Paint KEIM white 9516
J	LOUVRE SCREENS	Aluminium louvres 100mm deep; Powdercoat finish Dulux Duratec Eternity Nickel Pearl
K	SUN LOUVRES	Steel or aluminium horizontal sections 400mm deep in powdercoat finish Dulux Duratec Zeus Grey Satin
K1	LOUVRES VERTICAL	200 x 50 Aluminium fins offset 150mm from wall. Finish in Ever Art Wood Palette; random distribution 60% Neikiddo-Moku & 40% Oku
L	LIFT TOWER	Concrete walls paint finish KEIM 9486 Grey
M	BRIDGE	Steel trusses in paint finish KEIM 9516; steel framed floors and roof.
N	CARPARK WALL SCREENS	Metal perforated sheet metal with selected penetration of 60% open area. Powdercoat finish with 2 colours distributed 70% Dulux Eternity Linen Pearl and 30% Dulux Matt Champagne Kinetic.
O	ROOFDECK SHADE STRUCTURE WITH PV CELLS	Proprietary supplied system with steel columns and joists decked with PV cells
P	RAMP SIDE SCREENS	Vertical independent louvres 300 deep in perfmatal finish by Arcadia. Powdercoat finish Dulux Electro "Golden Touch"
Q	CONCRETE COLUMNS AND RAMP SIDES	Paint finish KEIM 9486 grey
R	SHADE STRUCTURE	Steel framed structures with fabric roof in white.
S	UNDER RAMP WALL	Masonry walls in paint finish KEIM 9541 black
T	BRICK SCREEN WALL	Face brick wall; Austral Everyday Life "Freedom".
U	SIGNAGE	Selected signage locations in designed panels and 3D letters
V	ROOFTOP PERGOLA	Aluminium beams in Aliwood finish "Snowgum"
W	CONCRETE BLOCK WALL	Face block wall in Charcoal finish
X	CAFÉ PARASOL	Timber ribs radiating; glass roof



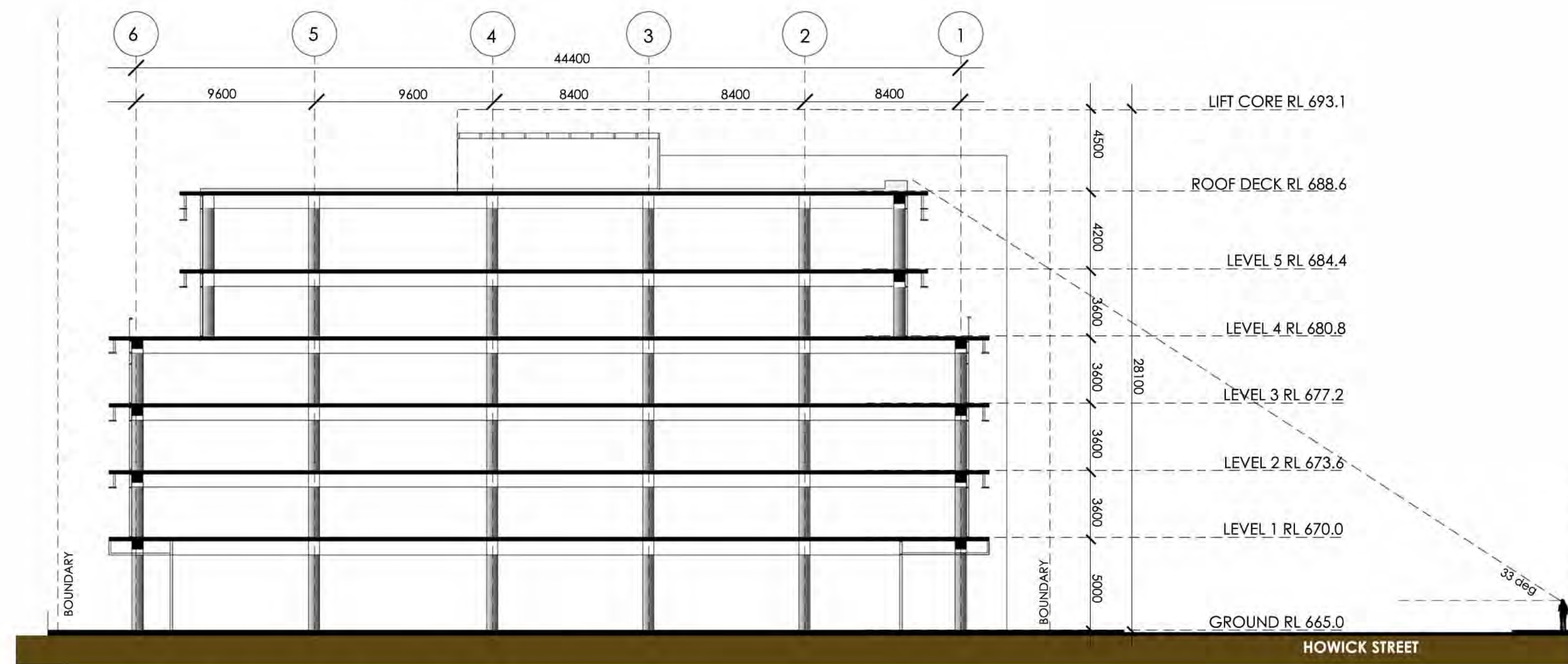
NORTH ELEVATION

D	Stair 4 wall amendt.	31/03/22	GMR
C	Table Notes	14/07/21	GMR
B	K1 added	17/06/21	GMR
A	ISSUED FOR DA	08/06/21	GMR

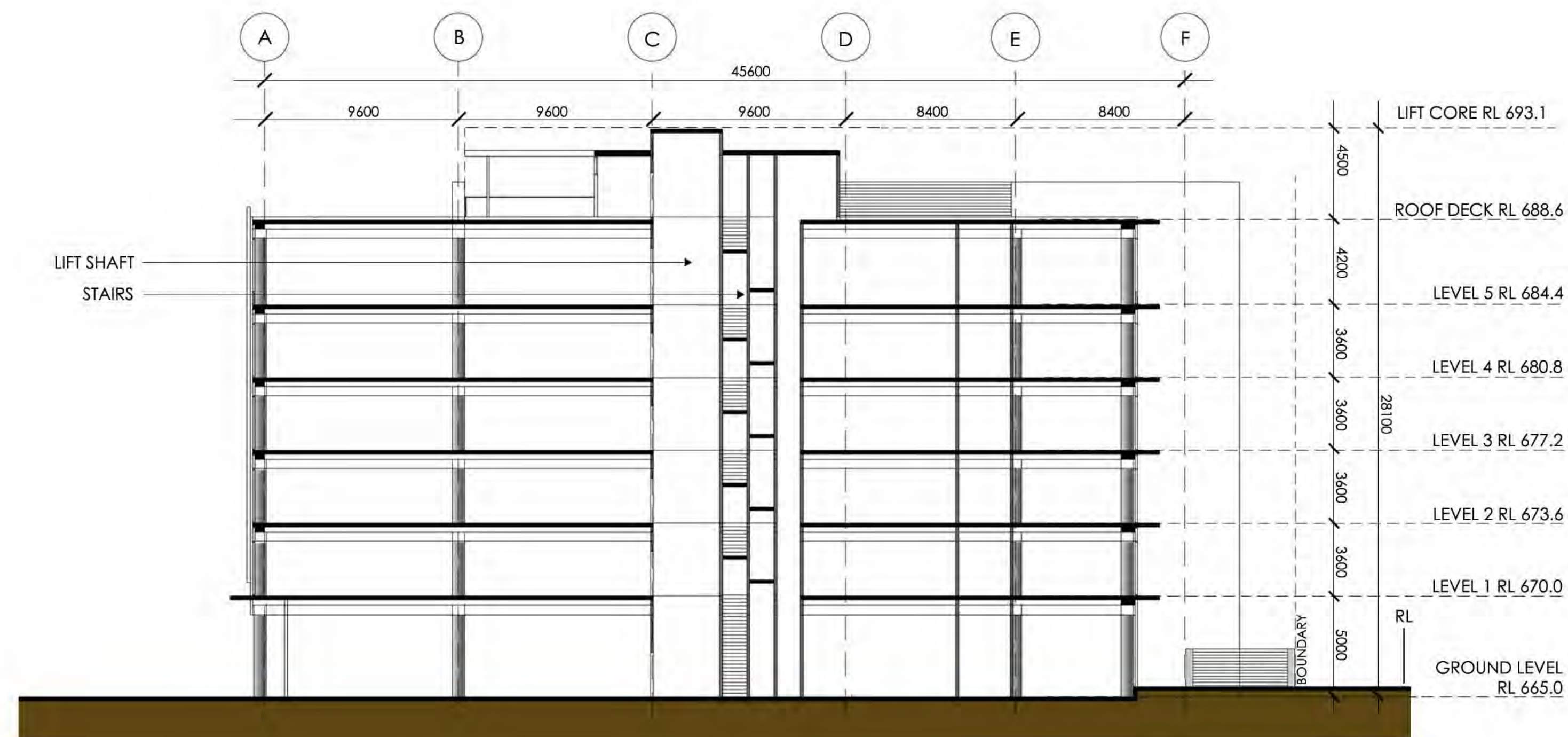


FINISHES SCHEDULE

ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Fixed lines	09/07/21	GMR
C	sight line removed	10/02/22	GMR

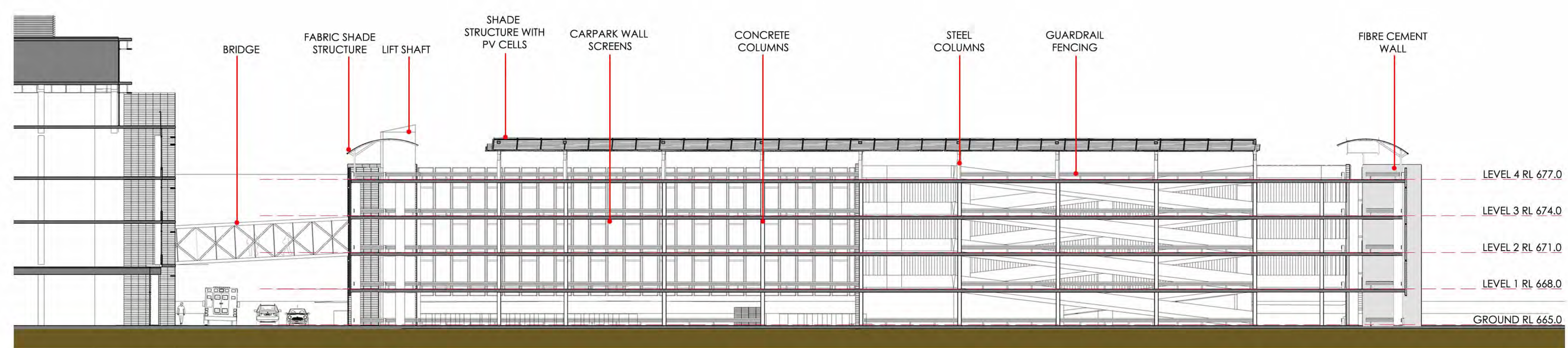


SECTION AA 1:200 @A1

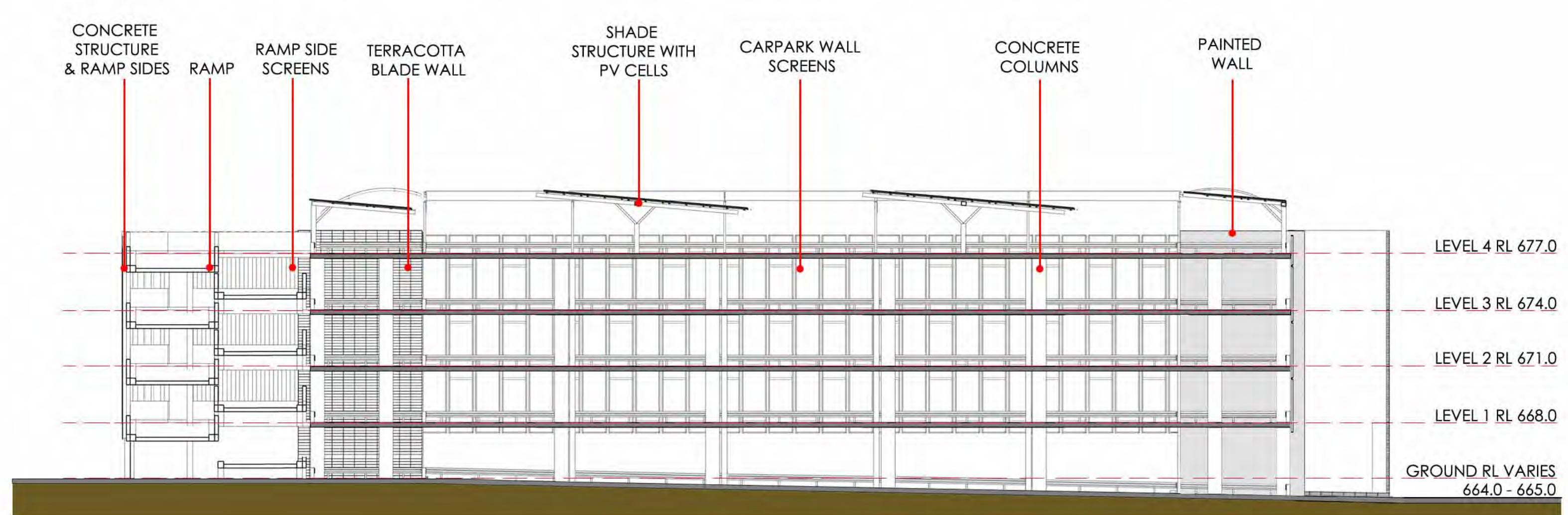


SECTION BB 1:200 @A1

ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Long section added	10/02/22	GMR



SECTION CC 1:200 @A1



SECTION DD 1:200 @A1

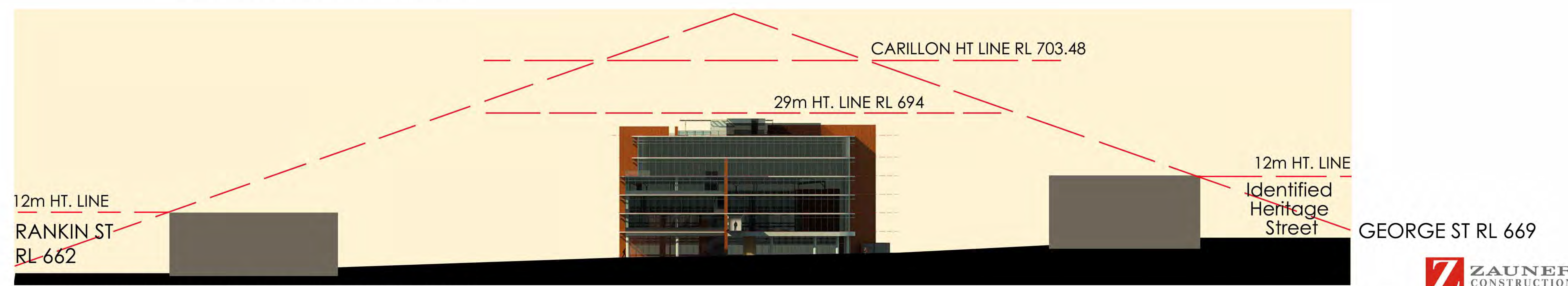


FIGURE 63 ANALYSIS EAST WEST SECTION





VIEW ON HOWICK ST
LOOKING NORTH



VIEW ON MILNE LN

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ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR



VIEW FROM CARILLON PARK
ON GEORGE STREET



VIEWS 4

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ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Carpark and BMC colour	09/07/21	GMR



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T:+61 7 31235544

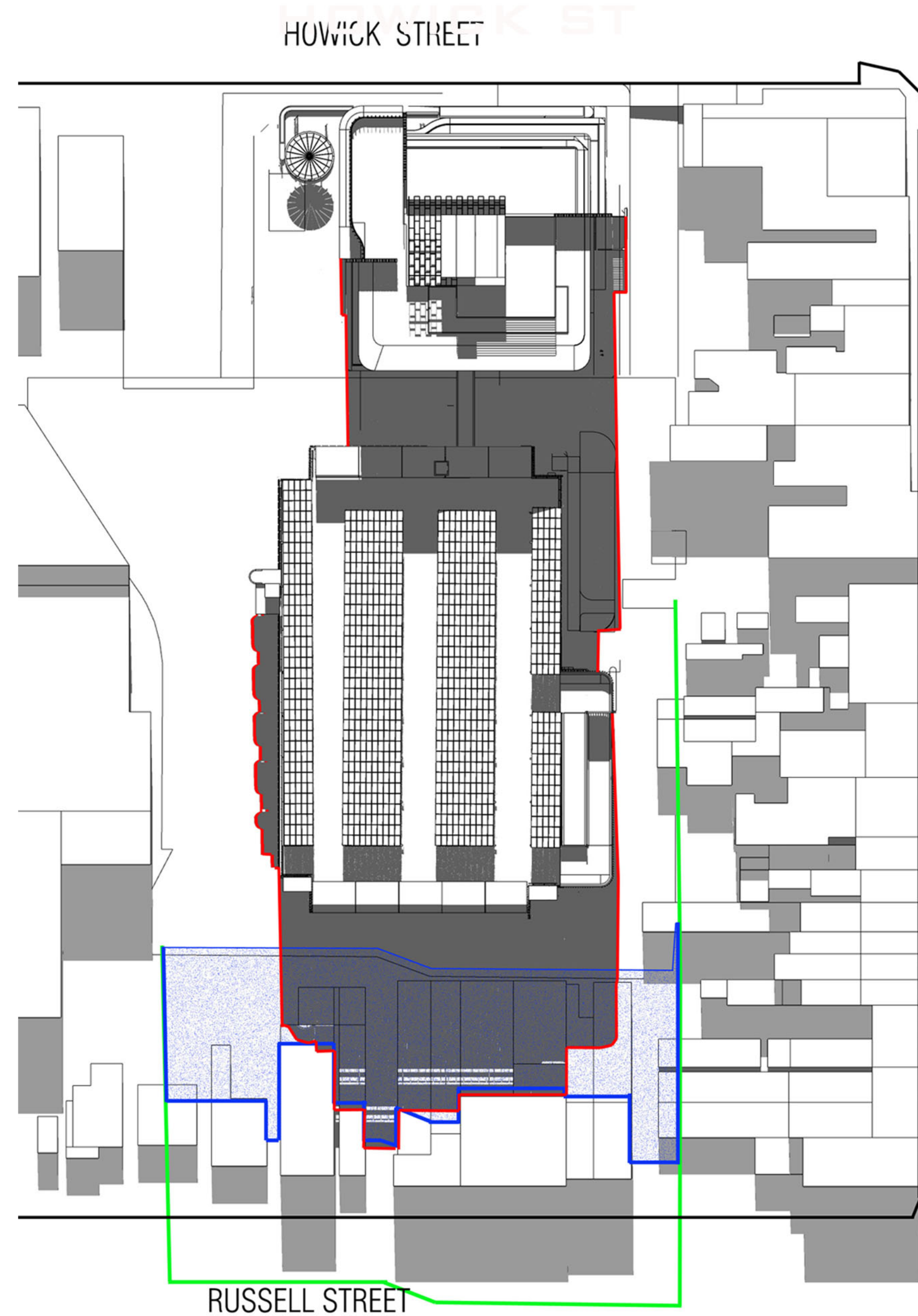
PROPOSED MEDICAL CENTRE
250 HOWICK ST BATHURST NSW

PROJ: 4926
DATE: JUN 2021
DRAWN: GMR

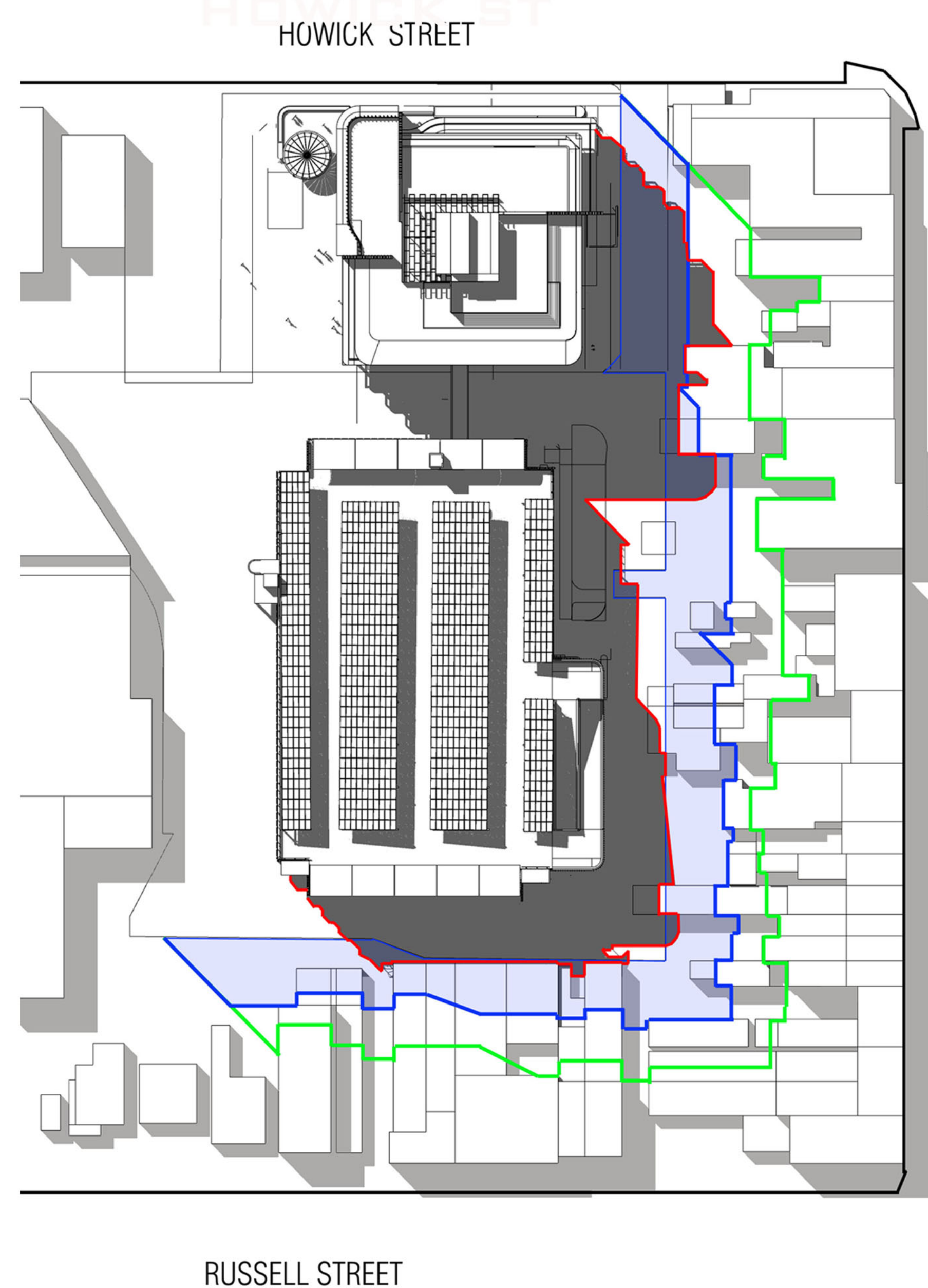
DWG NO REV
DA 18 B

LEFFLER SIMES ARCHITECTS

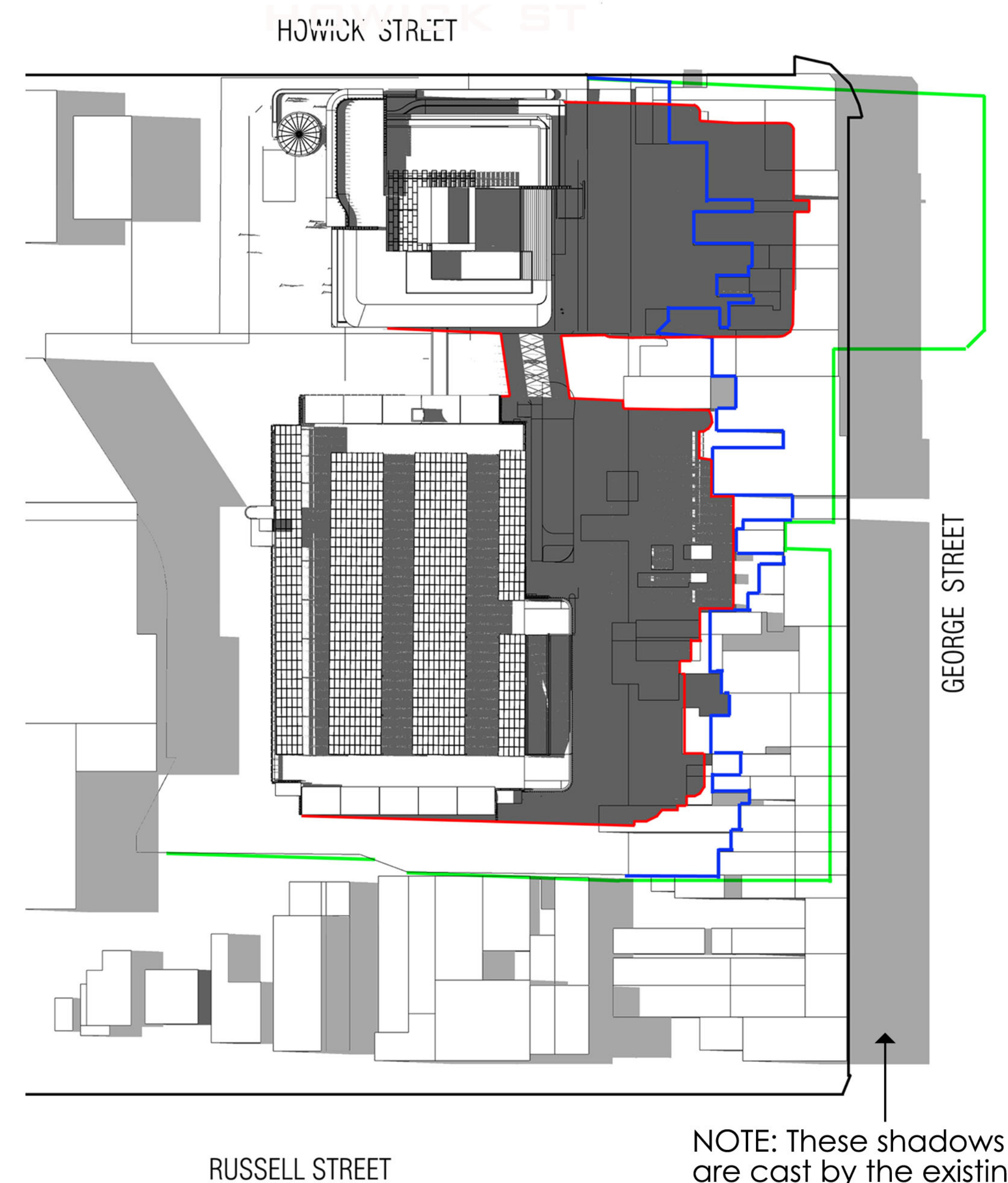
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A	ISSUED FOR DA	08/06/21	GMR
B	Shadows extended	21/06/22	GMR



9AM ON 22ND JUNE



12PM ON 22ND JUNE



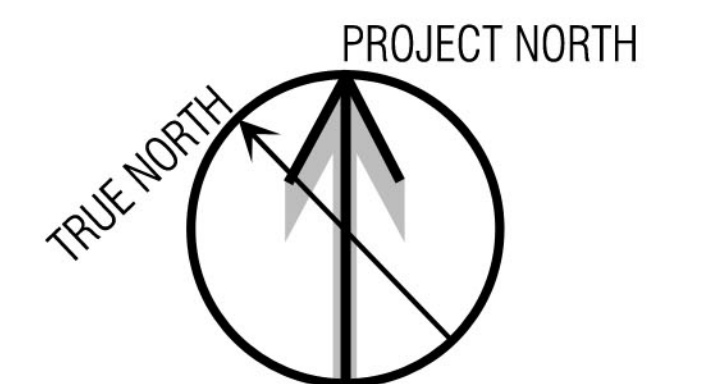
NOTE: These shadows
are cast by the existing
buildings on Georges St.

3PM ON 22ND JUNE

LEGEND
Actual Shadows cast by building

Existing allowable shadow
at boundaries at 12m height limit

Potential shadows at boundaries with
proposed 29m & 21m height limits

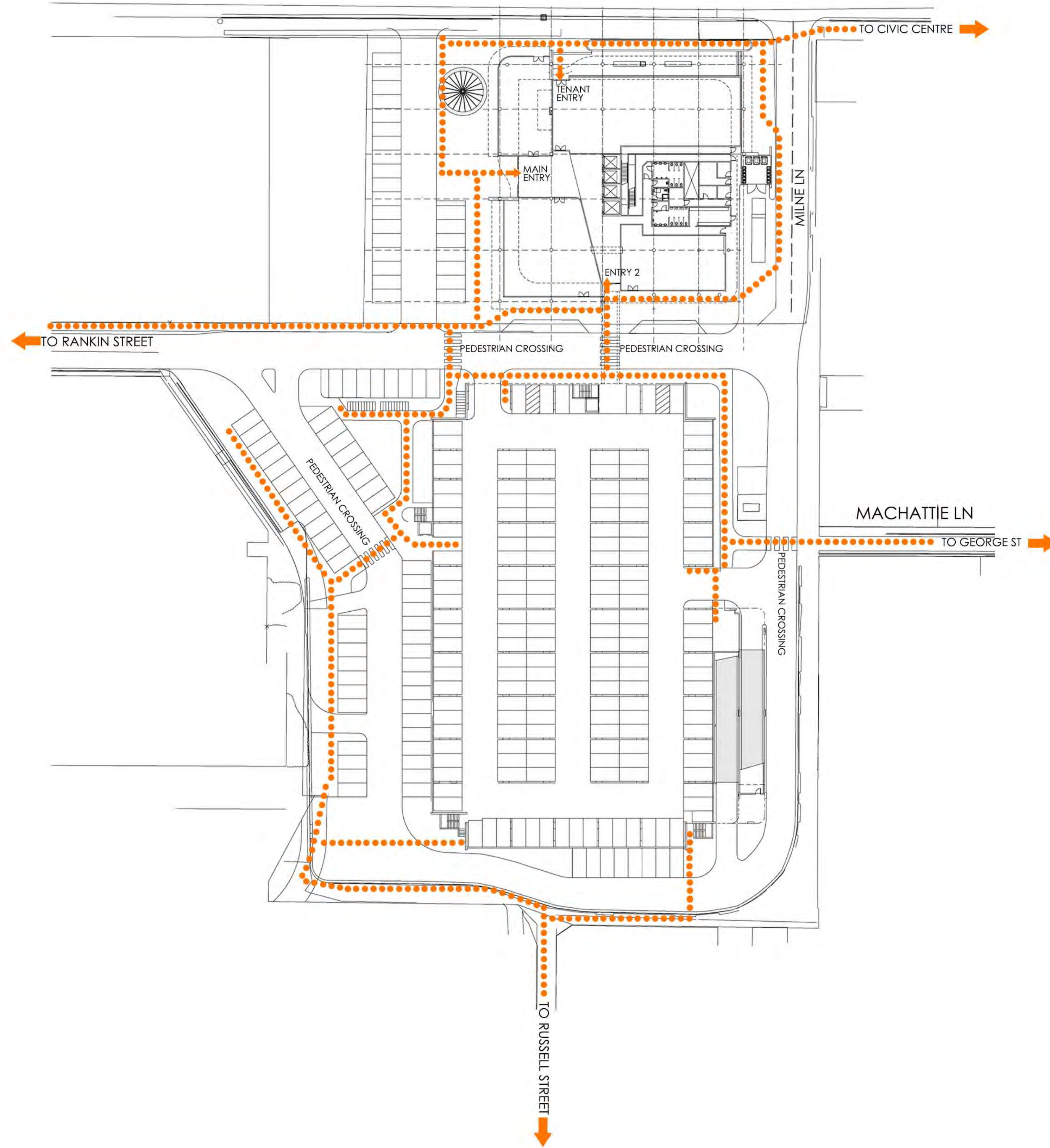


Z ZAUNER
CONSTRUCTION

ROOF PLAN & SHADOW DIAGRAMS

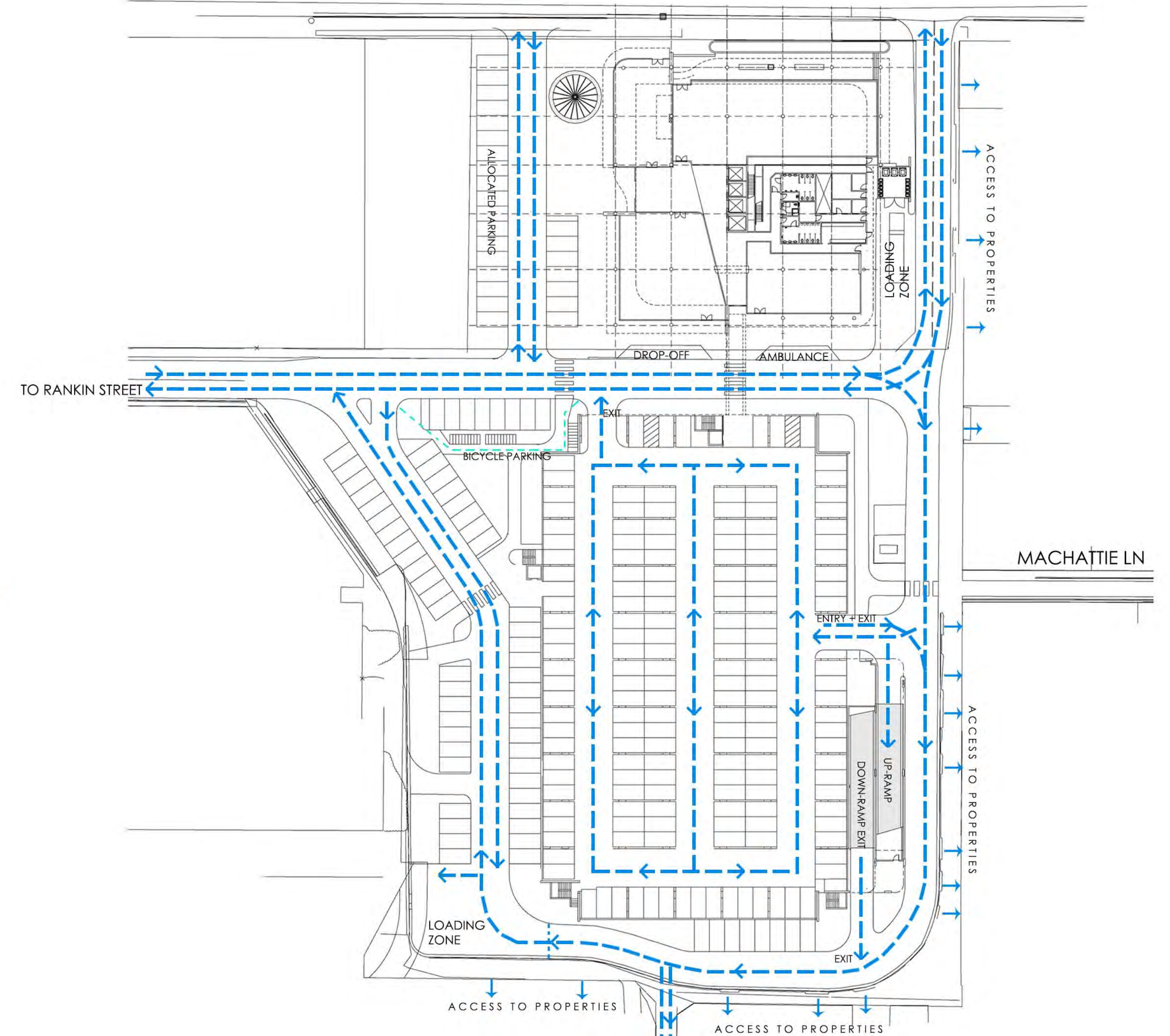
ISSUE	AMENDMENT	DATE	CHK'D
A	ISSUED FOR DA	08/06/21	GMR
B	Paths amended	17/06/21	GMR

HOWICK STREET

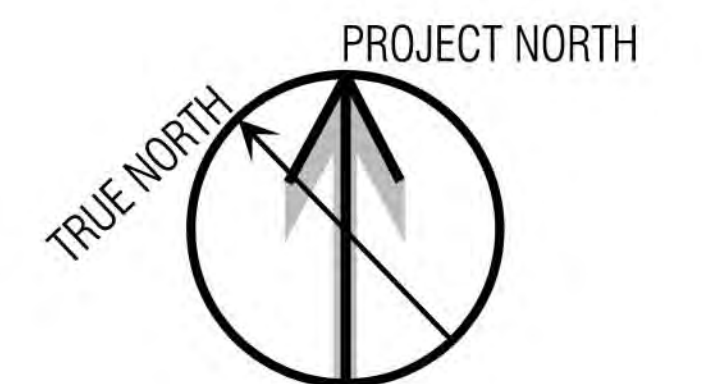


PEDESTRIAN NETWORK

HOWICK STREET

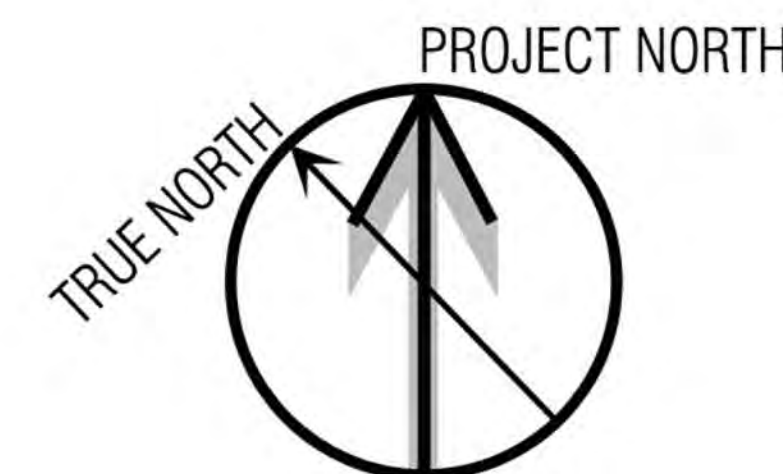
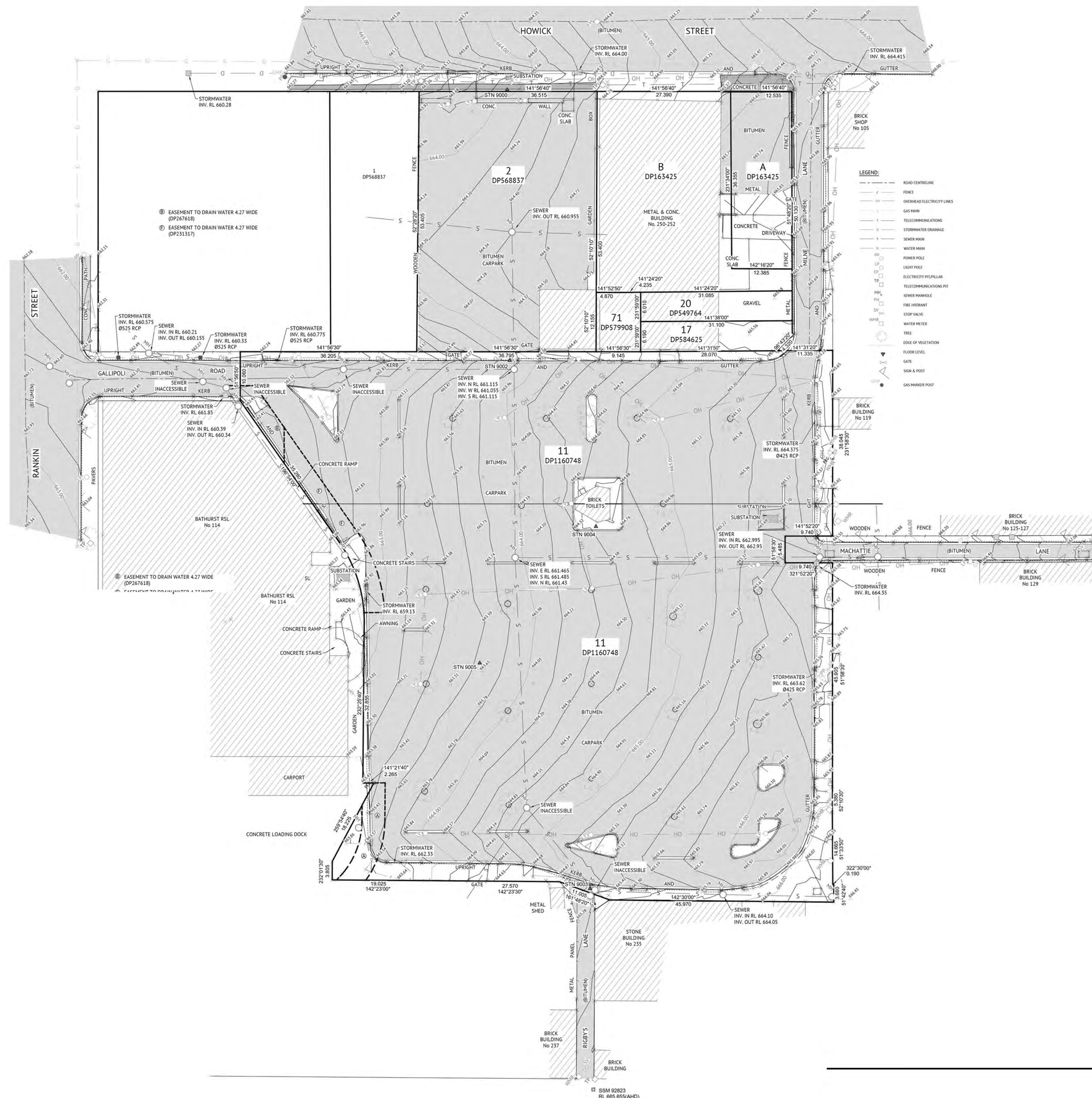


VEHICULAR NETWORK

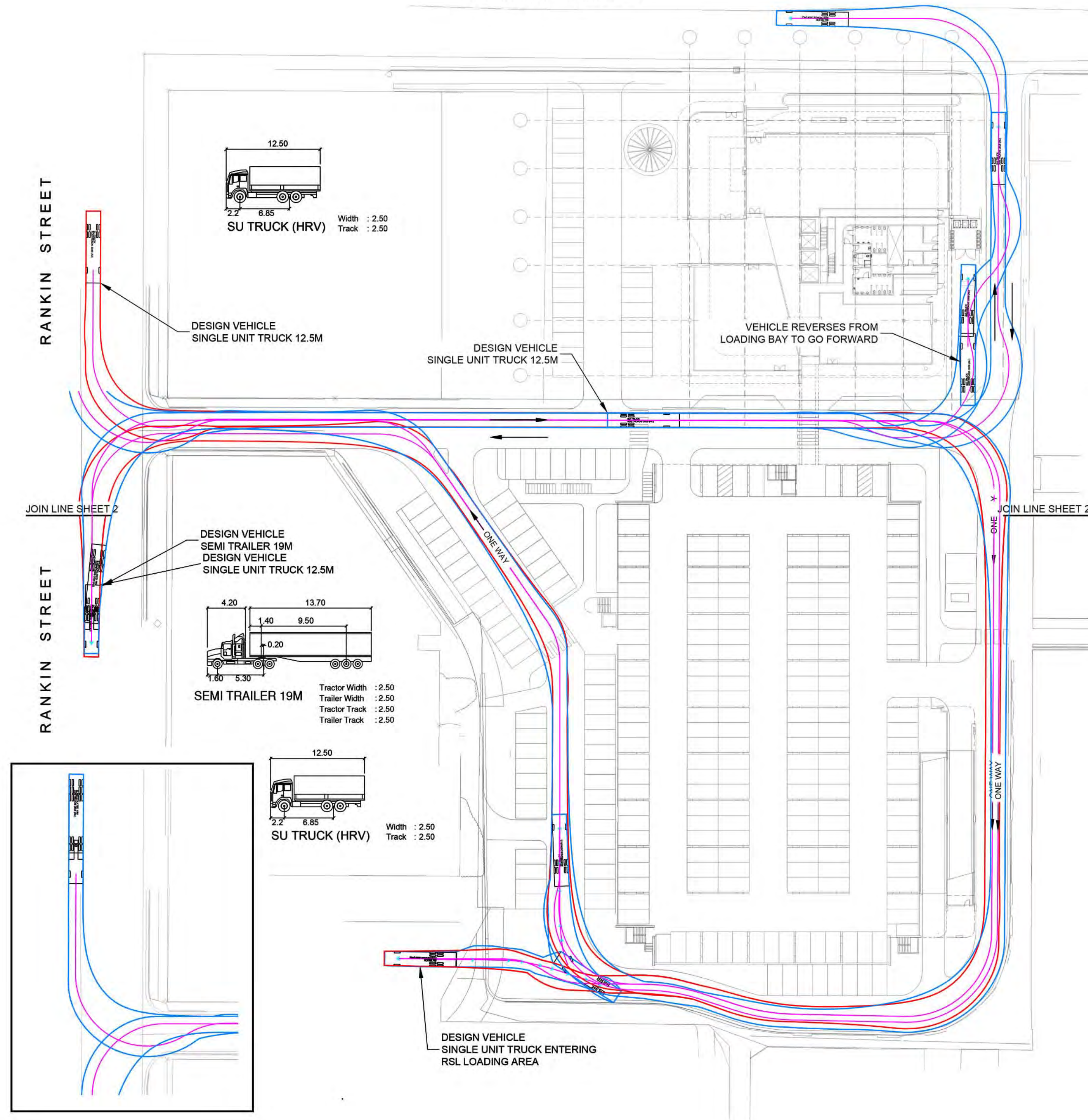


Z ZAUNER
CONSTRUCTION

ACCESS NETWORKS



HOWICK STREET



HOWICK STREET

