

DEVELOPMENT APPLICATION

D R A W I N G T R A N S M I T T A L :											
1 = SITE/SERVICING 2 = PLANS 3 = SECTIONS 4 =ELEVATIONS 5 = 3D 6 = SCHEDULES / DETAILS 7 = INTERIORS											

Drawing No:	Description	Issue / Revision	SIZE	07.01.22	17.06.22	16.09.22	18.10.22					
0.1-D	COVER SHEET		A2	A	B	C	D					
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1.4-D	SITE PLAN		A2	A	B	C	D					
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T R A N S M I T T A L S H E E T / R E C O R D :											
STATUS:	C = CONSTRUCTION: CC = CONSTRUCTION CERTIFICATE: CDC = COMPLYING DEVELOPMENT CERTIF. DA = DEVELOPMENT APPLICATION: DD = DESIGN DEVELOPMENT: FA = FOR APPROVAL: PL=PRE-LODGEMENT: P = PRELIMINARY: S68 = S68 SUBMISSION: S96 = SECTION 96: T = TENDER										
REVISION:	STATUS:		TO:								
07.01.2022	DD		CLIENT & CONSULTANTS								
17.06.2022	DA		PORT MACQUARIE HASTINGS COUNCIL & CLIENT								
16.09.2022	DA		PORT MACQUARIE HASTINGS COUNCIL & CLIENT								
18.10.2022	DA		PORT MACQUARIE HASTINGS COUNCIL & CLIENT								





LOCATION PLAN

GENERAL NOTES:

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA UNLESS OTHERWISE SPECIFIED.

DEMOLITION OF STRUCTURES TO COMPLY WITH AS2601-1991

TIMBER FRAMING TO BE IN ACCORDANCE WITH AS1684 2010. NATIONAL TIMBER FRAMING CODE.

SUB-FLOOR VENTILATION TO COMPLY WITH PART 3.4.1 BCA VOL TWO.

WHERE ROOF TRUSSES ARE NOMINATED DESIGN & SPECIFICATION TO BE BY MANUFACTURER.

BALUSTRADES TO COMPLY WITH BCA PART 3.9.2  
COMPLY WITH AS3786 20014.

PLUMBING & DRAINAGE SYSTEMS TO COMPLY WITH AS3500.

TERMITE MANAGEMENT SYSTEMS TO COMPLY WITH AS3660.1 2014.

CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS3600 2009.

MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH AS3700 2011.

DAMP-PROOF COURSES & FLASHINGS TO BE IN ACCORDANCE WITH AS/NZS 2904 1995.

THERMAL INSULATION OF DWELLINGS TO COMPLY WITH AS4859 2002 AND BASIX CERTIFICATE.

UNPLASTICISED PVC (UPVC) DOWNPIPE AND FITTINGS FOR RAINWATER TO COMPLY WITH AS1273 1991.

INSTALLATION OF SHEET ROOF AND WALL CLADDING TO COMPLY WITH AS1562 1992.

ALL PEDESTRIAN SURFACES TO COMPLY WITH AS/NZS3661 SLIP RESISTANCE.

SKYLIGHTS TO BE INSTALLED IN ACCORDANCE WITH AS4285 1995.

BUILDING CONSTRUCTION WITHIN BUSHFIRE PRONE AREAS TO COMPLY WITH AS3959 2009.

GLASS TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS1288 2006 & AS 2047 2014.

WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740 2010.

ELECTRICAL INSTALLATIONS TO COMPLY WITH AS/NZS 3018 2001.

STAIR TREADS TO HAVE A SURFACE OR NOSING STRIP WITH A SLIP RESISTANCE CLASSIFICATION TO COMPLY WITH BCA PART 3.9.1.3

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0 10 20 30 40 50 60 70 = Full size in mm

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Rev:	Date:	Description
B	17.06.22	DEVELOPMENT APPLICATION SUBMISSION



Project Details:  
PROPOSED NEW MEDICAL CENTRE Lot 1 DP 1085815 & Lot 1 DP 1192256 PORT MACQ.

Status/Client:  
WERIN ABORIGINAL CORP  
DEVELOPMENT APPLICATION

Drawing Title:  
LOCATION PLAN AND GENERAL NOTES

Date Created: JUL 2019  
Plot Date: 18/10/22

Date Created: JUL 2019  
Project No.: 1590-DA-

Date Created: JUL 2019  
Drawing No.: 1.1-B

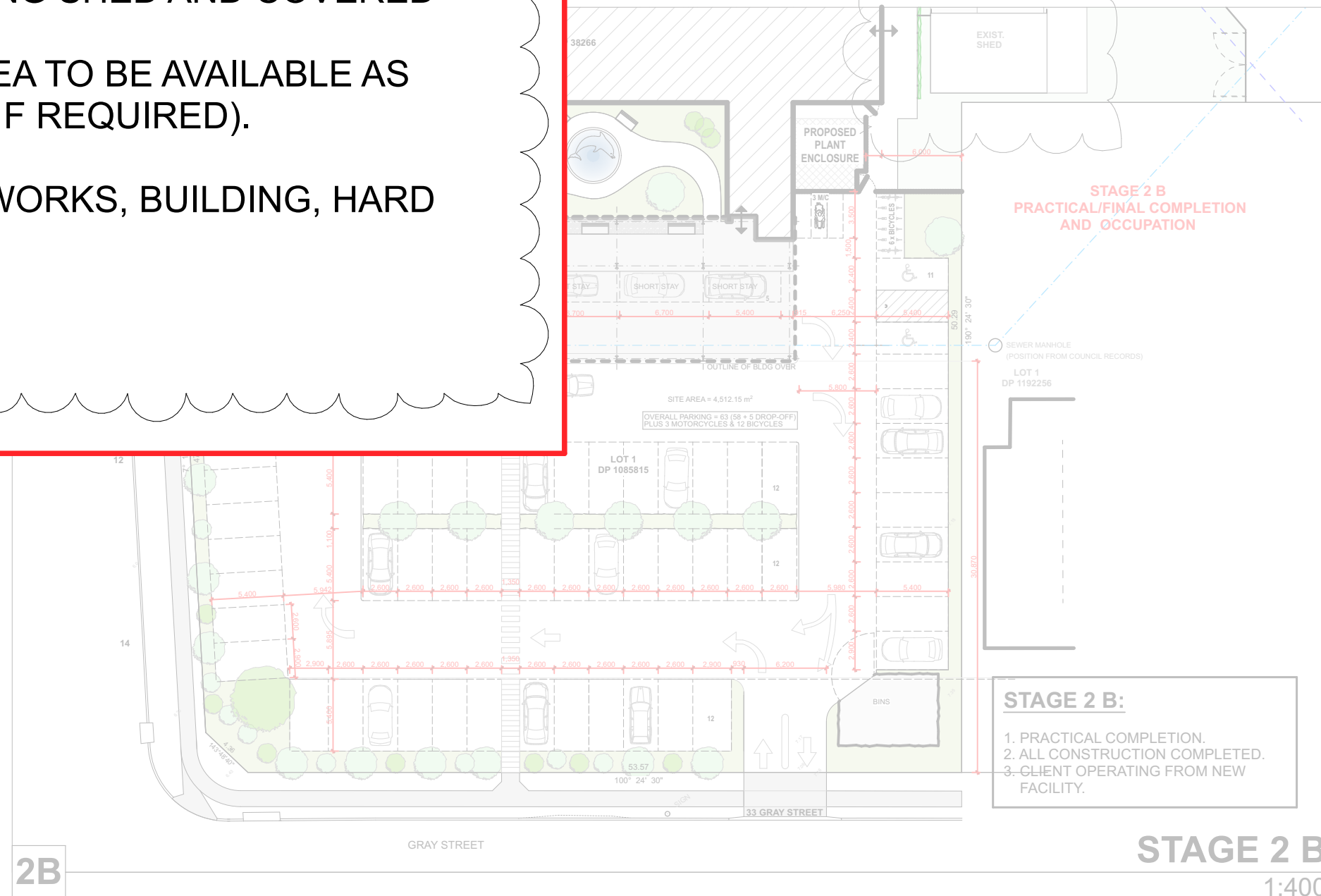
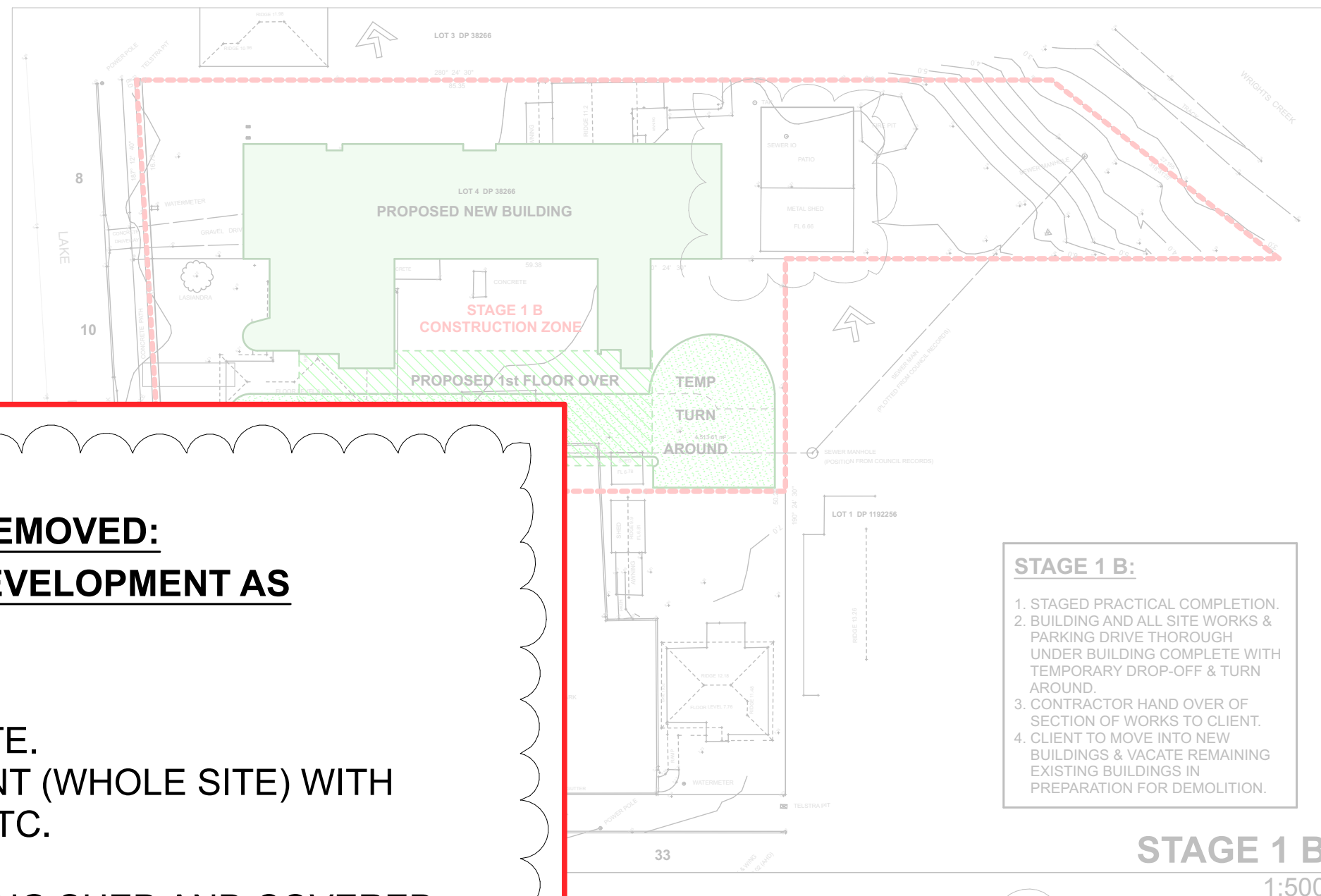
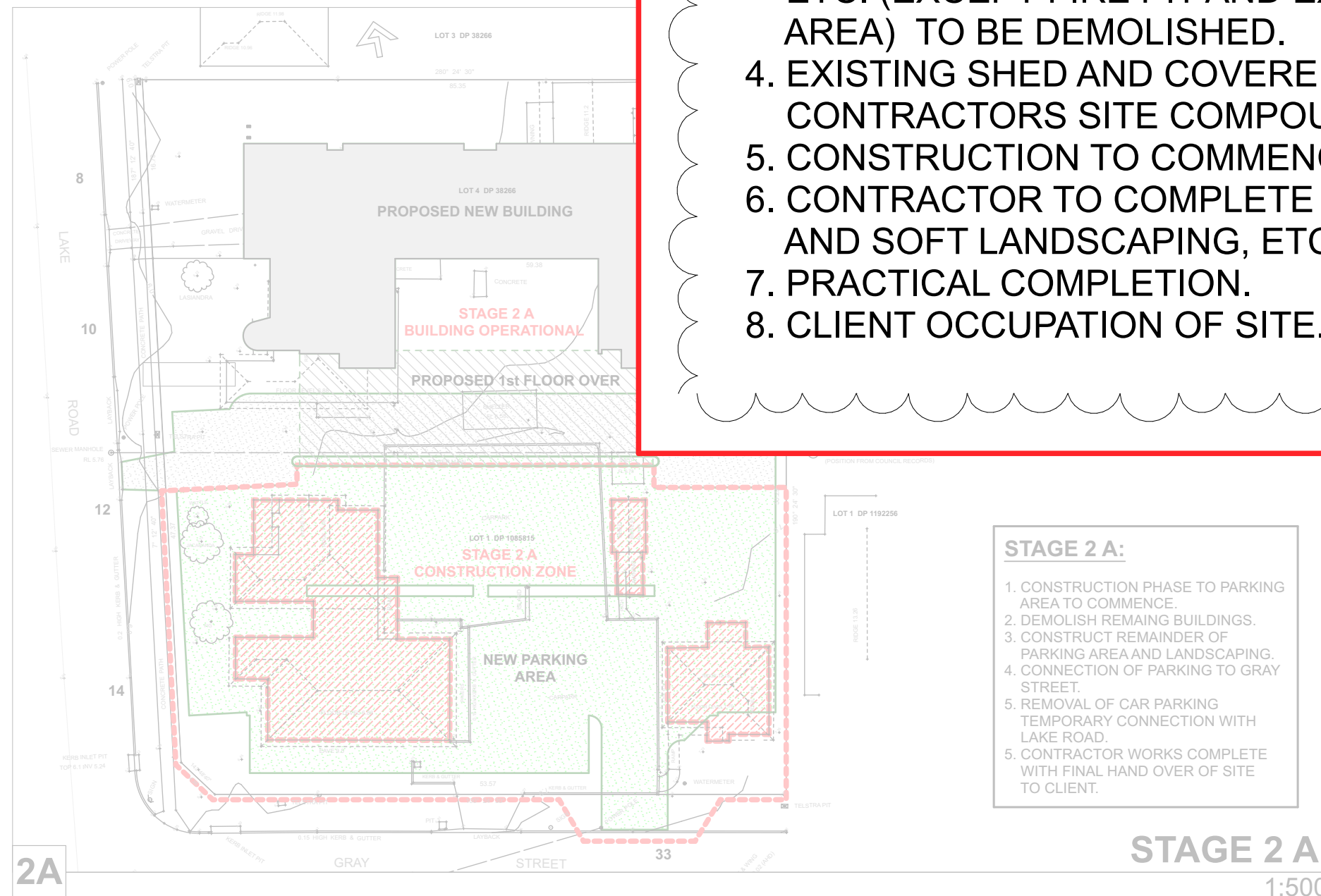
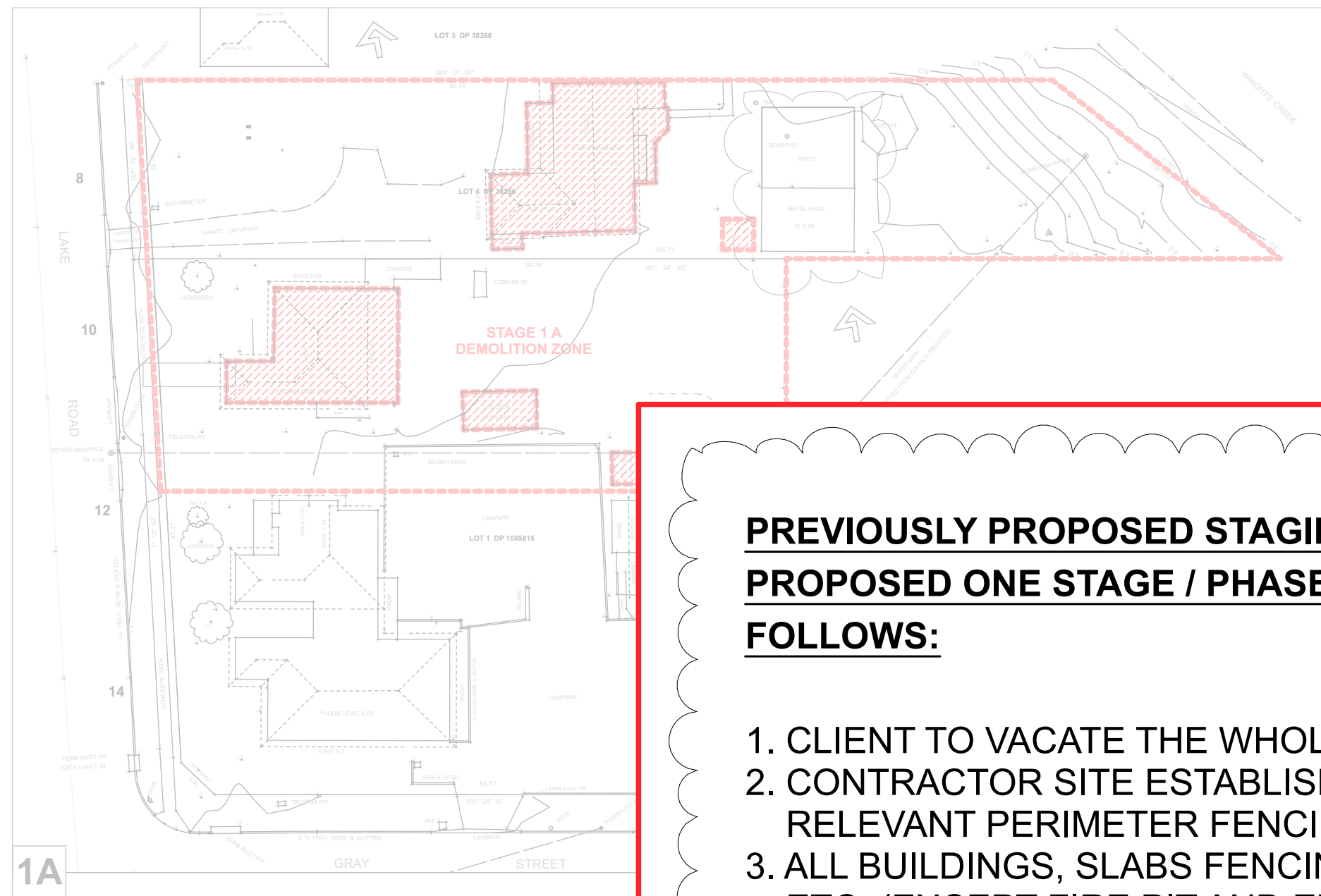
Date Created: JUL 2019  
Rev.:  
A2







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**PREVIOUSLY PROPOSED STAGING REMOVED:  
PROPOSED ONE STAGE / PHASED DEVELOPMENT AS  
FOLLOWS:**

1. CLIENT TO VACATE THE WHOLE SITE.
2. CONTRACTOR SITE ESTABLISHMENT (WHOLE SITE) WITH RELEVANT PERIMETER FENCING ETC.
3. ALL BUILDINGS, SLABS FENCINGS ETC. (EXCEPT FIRE PIT AND EXISTING SHED AND COVERED AREA) TO BE DEMOLISHED.
4. EXISTING SHED AND COVERED AREA TO BE AVAILABLE AS CONTRACTORS SITE COMPOUND (IF REQUIRED).
5. CONSTRUCTION TO COMMENCE.
6. CONTRACTOR TO COMPLETE ALL WORKS, BUILDING, HARD AND SOFT LANDSCAPING, ETC.
7. PRACTICAL COMPLETION.
8. CLIENT OCCUPATION OF SITE.

**STAGE 2 A:**

1. CONSTRUCTION PHASE TO PARKING AREA TO COMMENCE.
2. DEMOLISH REMAINING BUILDINGS.
3. CONSTRUCT REMAINDER OF PARKING AREA AND LANDSCAPING.
4. CONNECTION OF PARKING TO GRAY STREET.
5. REMOVAL OF CAR PARKING TEMPORARY CONNECTION WITH LAKE ROAD.
5. CONTRACTOR WORKS COMPLETE WITH FINAL HAND OVER OF SITE TO CLIENT.

**STAGE 2 A**

1:500

**STAGE 1 B:**

1. STAGED PRACTICAL COMPLETION.
2. BUILDING AND ALL SITE WORKS & PARKING DRIVE THOROUGH UNDER BUILDING COMPLETE WITH TEMPORARY DROP-OFF & TURN AROUND.
3. CONTRACTOR HAND OVER OF SECTION OF WORKS TO CLIENT.
4. CLIENT TO MOVE INTO NEW BUILDINGS & VACATE REMAINING EXISTING BUILDINGS IN PREPARATION FOR DEMOLITION.

**STAGE 1 B**

1:500

**STAGE 2 B  
PRACTICAL/FINAL COMPLETION  
AND OCCUPATION**

**STAGE 2 B:**

1. PRACTICAL COMPLETION.
2. ALL CONSTRUCTION COMPLETED.
3. CLIENT OPERATING FROM NEW FACILITY.

**STAGE 2 B**

1:400

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Rev:	Date:	Description
A	07.01.22	PRELIMINARY D.A. DESIGN DEVELOPMENT FOR CLIENT APPROVAL
B	17.06.22	DEVELOPMENT APPLICATION SUBMISSION
C	16.09.22	PROPOSED STAGING REMOVED.



Project Details:  
Status: Client:

**PROPOSED NEW MEDICAL  
CENTRE Lot 1 DP 1085815 &  
Lot 1 DP 1192256 PORT MACQ.**

**WERIN ABORIGINAL CORP**

**DEVELOPMENT APPLICATION**

**CONSTRUCTION STAGES  
1 & 2**

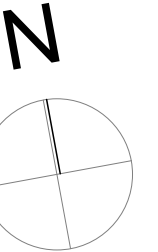
Date Created: JUL 2019 Scale @ A2: 1:500, 1:400

Plot Date: Project No. Drawing No. Rev.

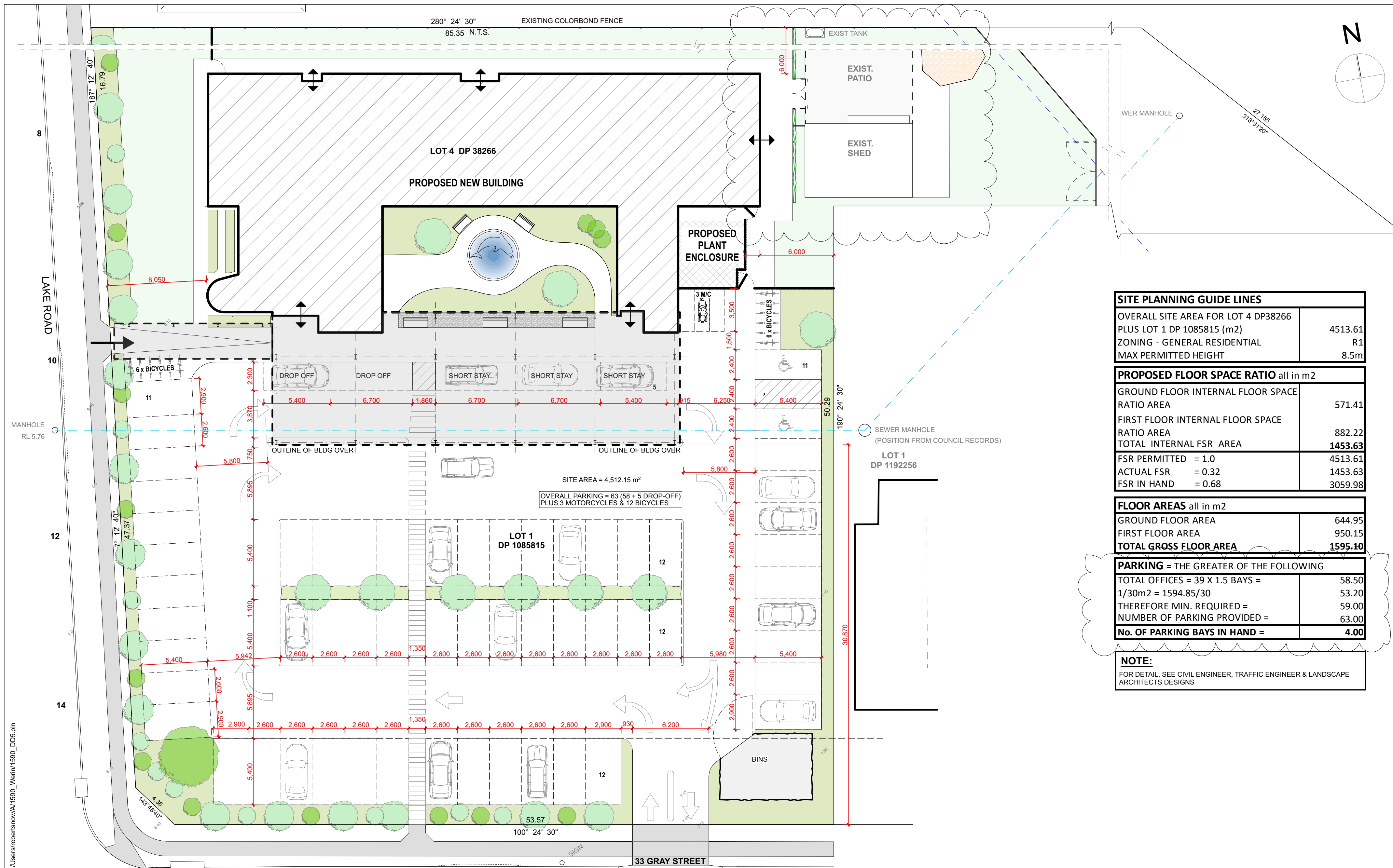
18/10/22 **1590-DA- 1.3-C**

**A2**

PLEASE NOTE: PROPOSED CONSTRUCTION SEQUENCING TO BE IN ACCORDANCE WITH CLIENTS REQUIREMENTS







SITE PLANNING GUIDE LINES	
OVERALL SITE AREA FOR LOT 4 DP38266 PLUS LOT 1 DP 1085815 (m2)	4513.61
ZONING - GENERAL RESIDENTIAL	R1
MAX PERMITTED HEIGHT	8.5m

PROPOSED FLOOR SPACE RATIO all in m2	
GROUND FLOOR INTERNAL FLOOR SPACE RATIO AREA	571.41
FIRST FLOOR INTERNAL FLOOR SPACE RATIO AREA	882.22
TOTAL INTERNAL FSR AREA	1453.63
FSR PERMITTED = 1.0	4513.61
ACTUAL FSR = 0.32	1453.63
FSR IN HAND = 0.68	3059.98

FLOOR AREAS all in m2	
GROUND FLOOR AREA	644.95
FIRST FLOOR AREA	950.15
TOTAL GROSS FLOOR AREA	1595.10

PARKING = THE GREATER OF THE FOLLOWING	
TOTAL OFFICES = 39 X 1.5 BAYS =	58.50
1/30m2 = 1594.85/30	53.20
THEREFORE MIN. REQUIRED =	59.00
NUMBER OF PARKING PROVIDED =	63.00
No. OF PARKING BAYS IN HAND =	4.00

**NOTE:**  
FOR DETAIL, SEE CIVIL ENGINEER, TRAFFIC ENGINEER & LANDSCAPE ARCHITECTS DESIGNS

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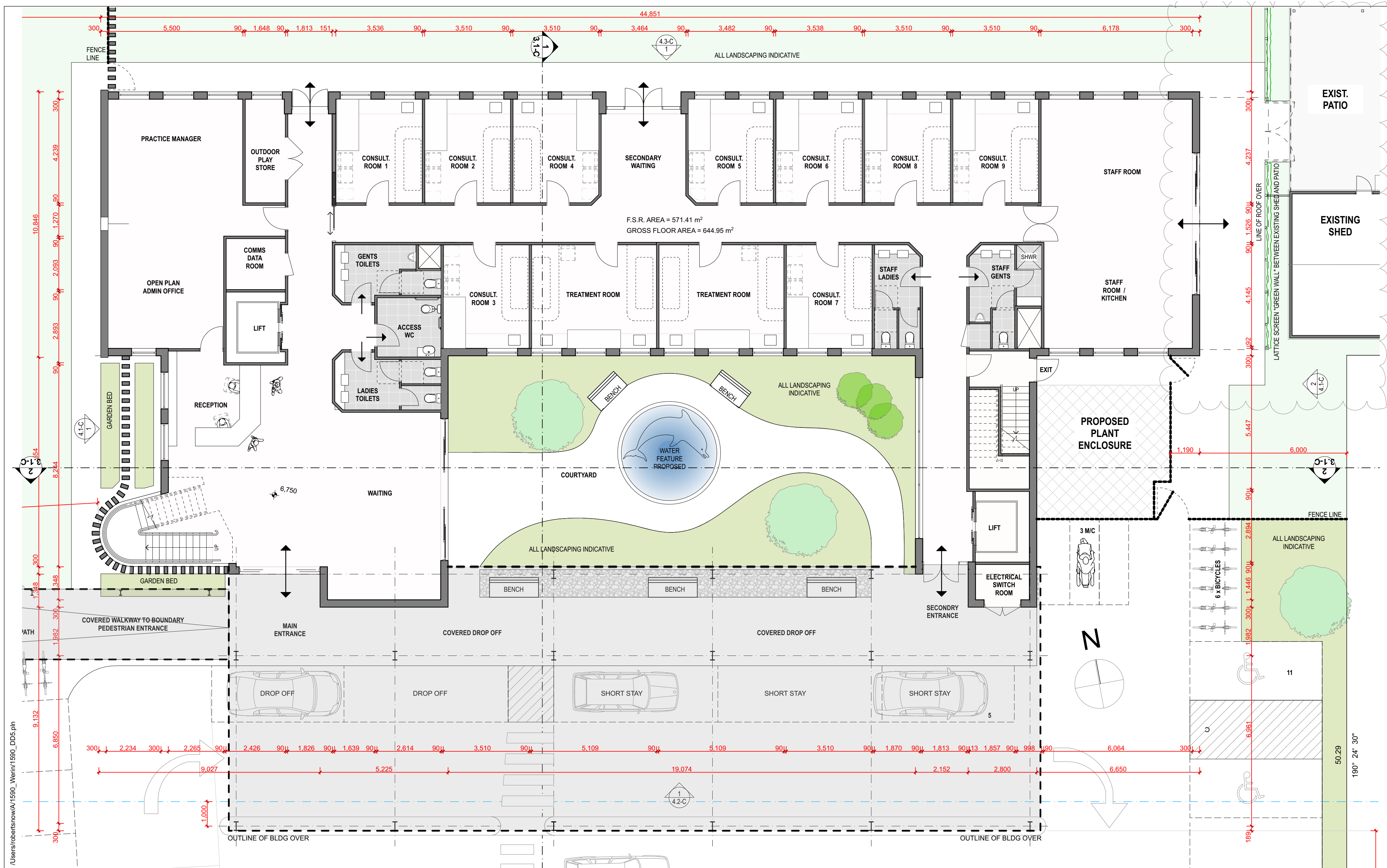
Rev:	Date:	Description
A	07.01.22	PRELIMINARY D.A. DESIGN DEVELOPMENT FOR CLIENT APPROVAL
B	17.06.22	DEVELOPMENT APPLICATION SUBMISSION
C	16.09.22	SHED & PATIO RETAINED AND VERGOLA AREA REMOVED. PARKING REV. M&E ROOF TOP PLANT TRANSFERRED TO GROUND LEVEL COMPOUND.
D	18.10.22	PARKING UPDATED



**PROPOSED NEW MEDICAL CENTRE Lot 1 DP 1085815 & Lot 1 DP 1192256 PORT MACQ.**  
**WERIN ABORIGINAL CORP**  
**DEVELOPMENT APPLICATION**

**Drawing Title: SITE PLAN**  
Date Created: JUL 2019 Scale @ A2: 1:200  
Plot Date: 18/10/22 Project No. 1590-DA-1.4-D Rev. **A2**





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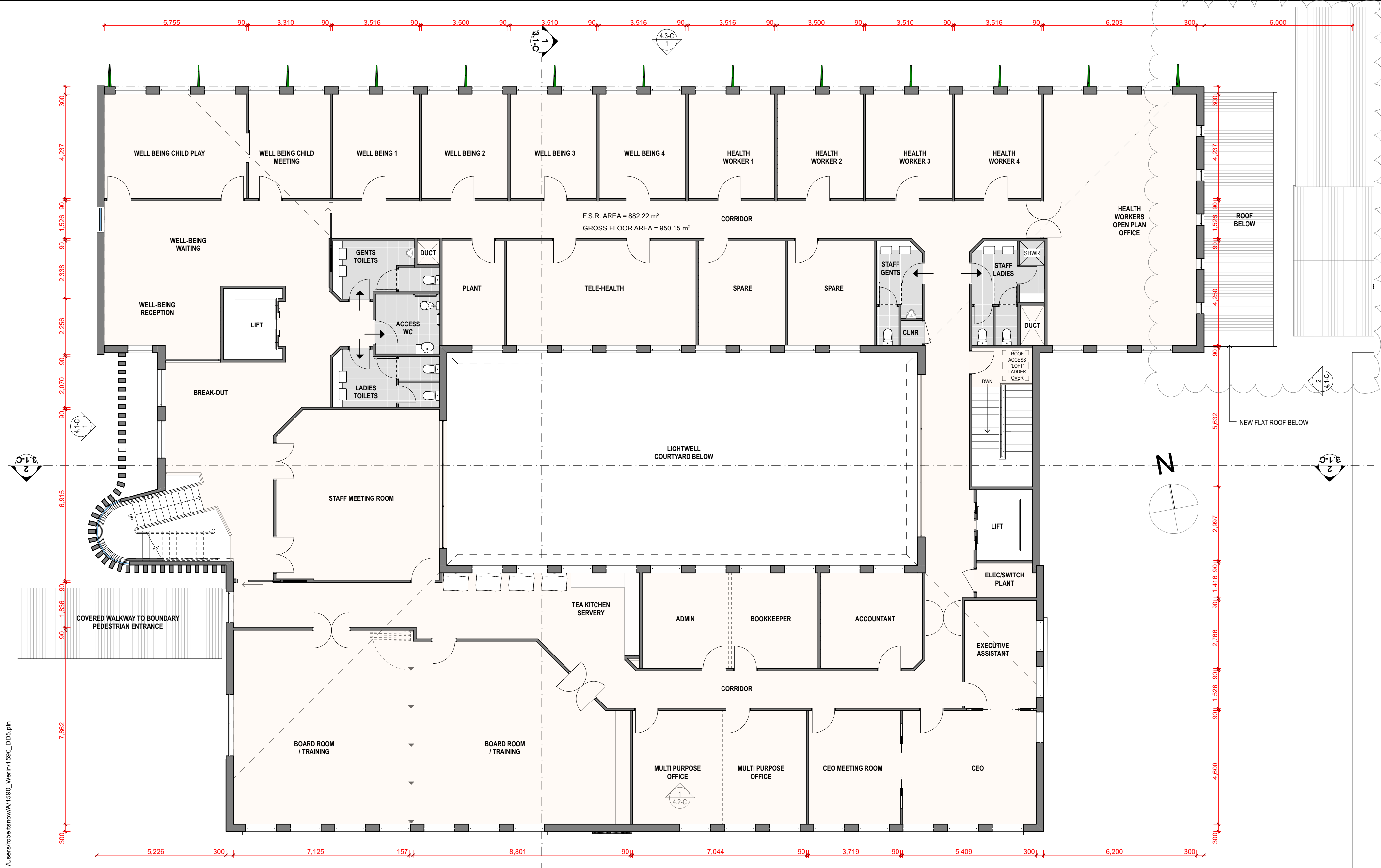
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D	18.10.22	PARKING UPDATED



**PROPOSED NEW MEDICAL CENTRE Lot 1 DP 1085815 & Lot 1 DP 1192256 PORT MACQ.**  
**WERIN ABORIGINAL CORP**  
**DEVELOPMENT APPLICATION**

**GROUND FLOOR GENERAL ARRANGEM'T**  
Date Created: JUL 2019 Scale @ A2: 1:100  
Plot Date: 18/10/22 Project No. 1590-DA- Drawing No. 2.1-D Rev. **A2**





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B	17.06.22	DEVELOPMENT APPLICATION SUBMISSION
C	16.09.22	SHED & PATIO RETAINED AND COVERED VERGOLA AREA REMOVED.



**PROPOSED NEW MEDICAL CENTRE Lot 1 DP 1085815 & Lot 1 DP 1192256 PORT MACQ.**  
**WERIN ABORIGINAL CORP**  
**DEVELOPMENT APPLICATION**

**FIRST FLOOR GENERAL ARRANGEMENT**  
Date Created: JUL 2019 Scale @ A2: 1:100  
Plot Date: 18/10/22 Project No. 1590-DA- Drawing No. 2.4-C Rev. **A2**

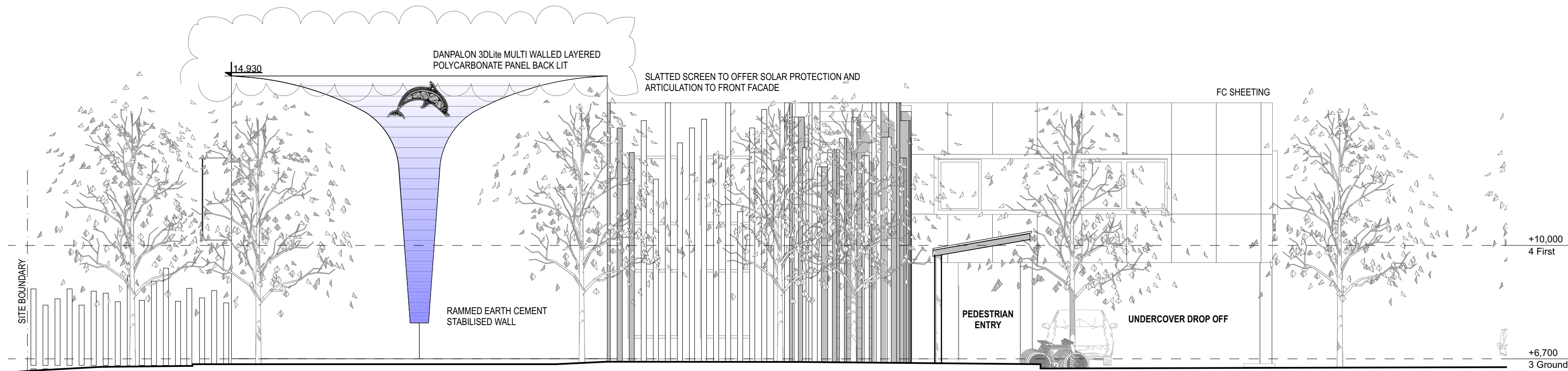




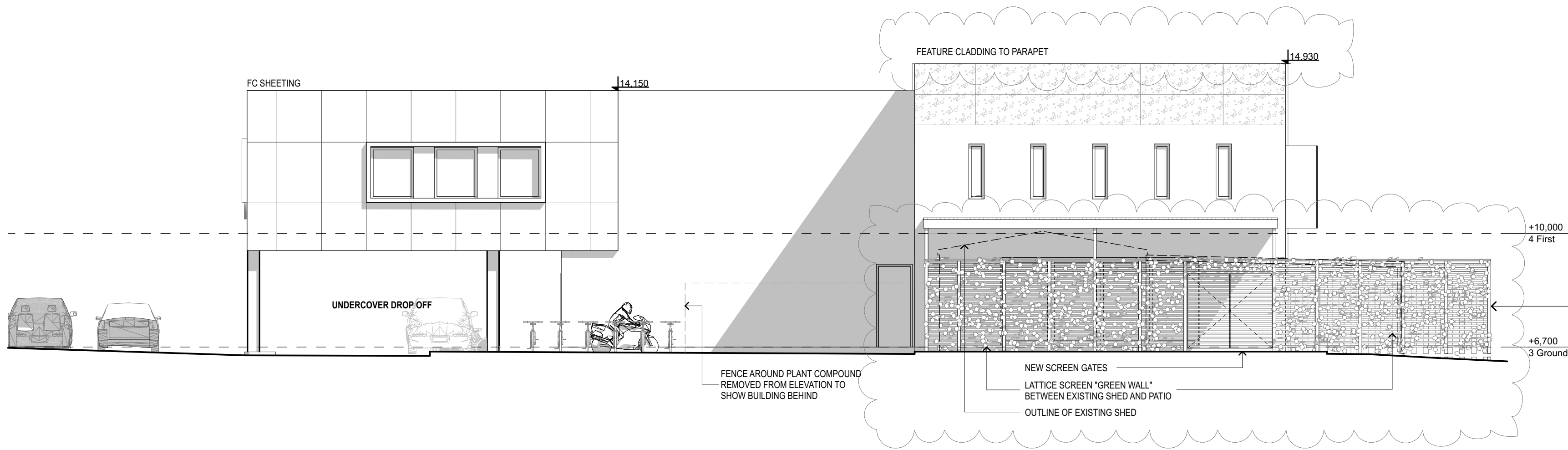




FOR MATERIALS/FINISHES, PLEASE REFER TO THE MATERIAL SELECTIONS ON DRAWING 5.2



WEST ELEVATION  
1:100



EAST ELEVATION  
1:100



INDICATIVE VIEW "GREEN WALL" ONTO LATTICED SCREEN

/Users/robertsnow/A/1590\_Werin/1590\_DB5.pln

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0 10 20 30 40 50 60 70 = Full size in mm

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B	17.06.22	DEVELOPMENT APPLICATION SUBMISSION
C	16.09.22	SHED & PATIO RETAINED & COVERED VERGOLA AREA REMOVED. M&E PLANT MOVED TO GROUND LEVEL & HEIGHT OF BUILDING REDUCED

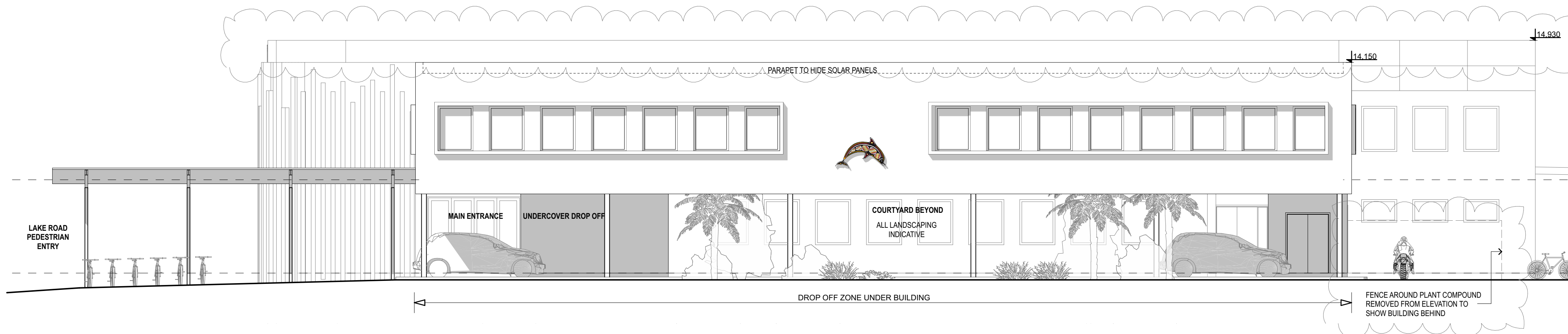


**PROPOSED NEW MEDICAL CENTRE Lot 1 DP 1085815 & Lot 1 DP 1192256 PORT MACQ.**  
**WERIN ABORIGINAL CORP**  
**DEVELOPMENT APPLICATION**

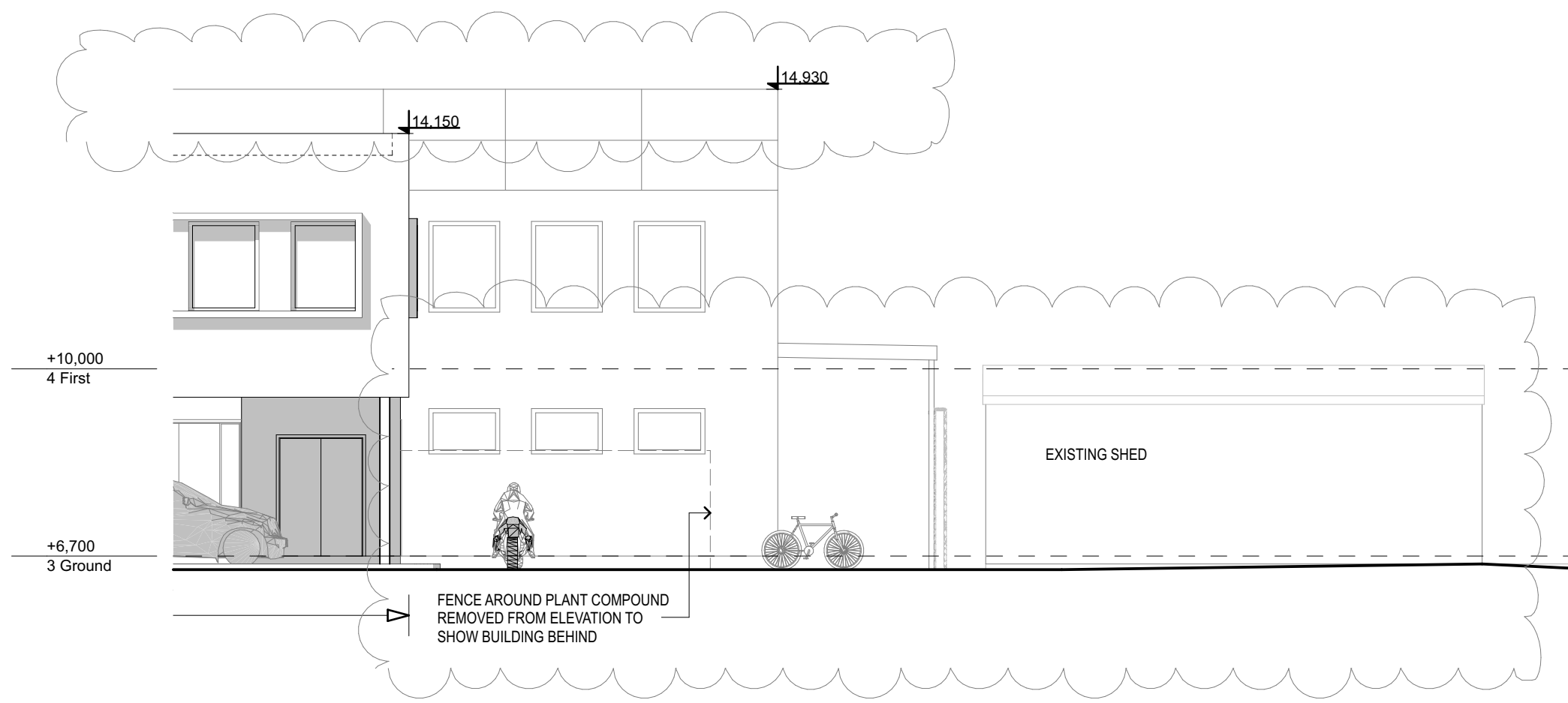
**WEST + EAST ELEVATIONS**  
Date Created: JUL 2019 Scale @ A2: 1:100, 1:1.30  
Plot Date: 18/10/22 Project No. 1590-DA- Drawing No. 4.1-C Rev. **A2**



FOR MATERIALS/FINISHES, PLEASE REFER TO THE MATERIAL SELECTIONS ON DRAWING 5.2



**SOUTH ELEVATION**  
1:100



**CONTINUED SOUTH ELEVATION (EAST END)**  
1:100

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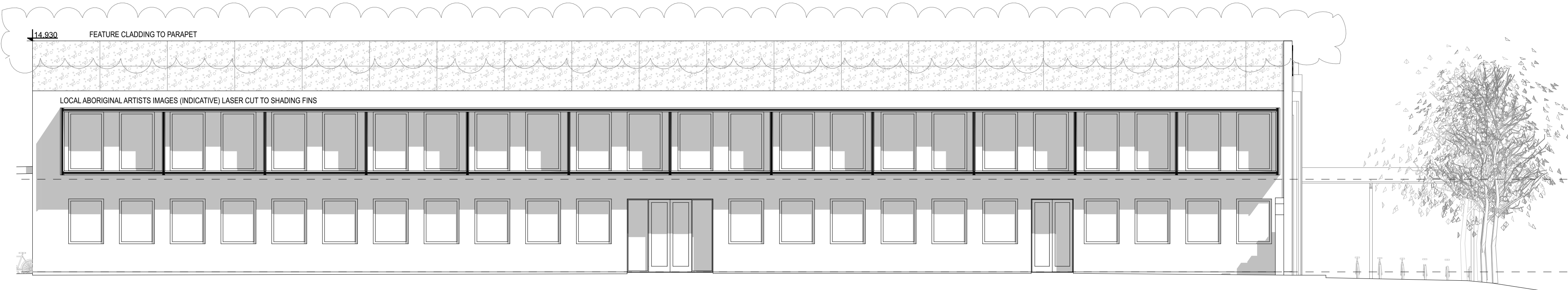
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B	17.06.22	DEVELOPMENT APPLICATION SUBMISSION
C	16.09.22	SHED & PATIO RETAINED AND COVERED VERGOLA AREA REMOVED. AND BUILDING HEIGHT REDUCED TO BELOW 8.5m OFFSET



Project Details:	<b>PROPOSED NEW MEDICAL CENTRE Lot 1 DP 1085815 &amp; Lot 1 DP 1192256 PORT MACQ.</b>
	<b>WERIN ABORIGINAL CORP</b>
Status/Client:	<b>DEVELOPMENT APPLICATION</b>

Drawing Title:	<b>SOUTH ELEVATION</b>			
Date Created:	JUL 2019	Scale @ A2:	1:100, 1:40.31	
Plot Date:	18/10/22	Project No.	1590-DA-	4.2-C
Rev.	<b>A2</b>			

FOR MATERIALS/FINISHES, PLEASE REFER TO THE MATERIAL SELECTIONS ON DRAWING 5.2



NORTH ELEVATION  
1:100



CONTINUED NORTH ELEVATION(WEST SOUTHEND)  
1:100

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Project Details:  
**PROPOSED NEW MEDICAL CENTRE Lot 1 DP 1085815 & Lot 1 DP 1192256 PORT MACQ.**  
Status: Client:  
**WERIN ABORIGINAL CORP**  
**DEVELOPMENT APPLICATION**

Drawing Title:	NORTH ELEVATIONS			
Date Created:	JUL 2019	Scale @ A2:	1:100	
Plot Date:	18/10/22	Project No.	1590-DA-	Drawing No. 4.3-C
		Rev.		<b>A2</b>



ALL 3 D IMAGES ARE INDICATIVE AND FOR COLOURS AND MATERIALS PLEASE REFER TO THE MATERIAL SELECTIONS ON DRAWING 5.2



VIEW FROM Cnr. LAKE Rd. & GRAY St.



VIEW FROM NORTH EAST

NEW SCREEN GATES  
LATTICE SCREEN "GREEN WALL"  
BETWEEN EXISTING SHED AND PATIO  
EXISTING SHED AND COVERED PATIO



VIEW FROM NORTH  
WEST CORNER

/Users/robertsnow/A/1590\_Werin/1590\_DB5.pln

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Rev:	Date:	Description
A	07.01.22	PRELIMINARY D.A. DESIGN DEVELOPMENT FOR CLIENT APPROVAL
B	17.06.22	DEVELOPMENT APPLICATION SUBMISSION
C	16.09.22	SHED & PATIO RETAINED AND COVERED VERGOLA AREA REMOVED. AND BUILDING HEIGHT REDUCED TO BELOW 8.5m OFFSET



Project Details:	<b>PROPOSED NEW MEDICAL CENTRE Lot 1 DP 1085815 &amp; Lot 1 DP 1192256 PORT MACQ.</b>
	<b>WERIN ABORIGINAL CORP</b>
Status: Client:	<b>DEVELOPMENT APPLICATION</b>

Drawing Title	3-D VIEWS		
Date Created:	JUL 2019	Scale @ A2:	N.T.S.
Plot Date:	Project No.	Drawing No.	Rev.
18/10/22	1590-DA-	5.1-C	A2



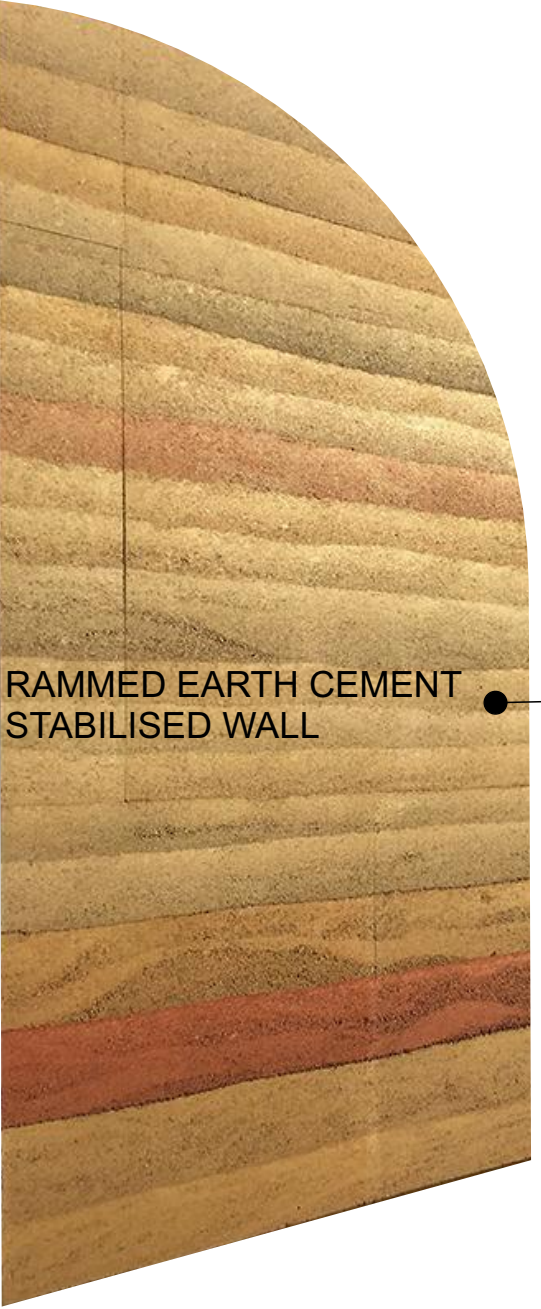
PROPOSED MATERIAL PALETTE

PARAPET CLADDING (STEEL)



LOCAL ABORIGINAL ARTISTS IMAGES (INDICATIVE) LASER CUT TO SHADING FINS

SHADING SURROUND TO WINDOWS

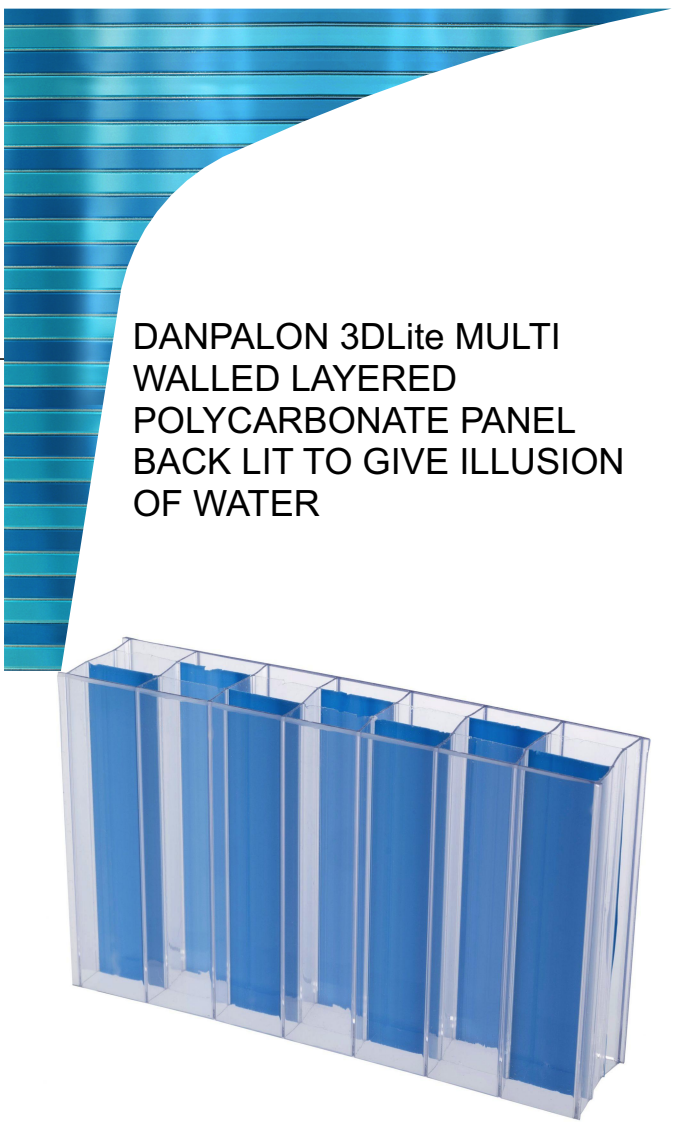


RAMMED EARTH CEMENT STABILISED WALL

WERIN DOLPHIN FROM LOGO



DANPALON 3DLite MULTI WALLED LAYERED POLYCARBONATE PANEL BACK LIT TO GIVE ILLUSION OF WATER



SLATTED SCREEN TO OFFER SOLAR PROTECTION AND ARTICULATION TO FRONT FACADE



VIEW FROM NORTH WEST N.T.S.

/Users/robertsnow/A/1590\_Werin/1590\_DB5.pln

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Project Details:	<b>PROPOSED NEW MEDICAL CENTRE Lot 1 DP 1085815 &amp; Lot 1 DP 1192256 PORT MACQ.</b>
	<b>WERIN ABORIGINAL CORP</b>
	<b>DEVELOPMENT APPLICATION</b>

Drawing Title:	<b>MATERIAL SELECTIONS</b>			
Date Created:	JUL 2019	Scale @ A2:	N.T.S.	
Plot Date:	18/10/22	Project No.	1590-DA-	5.2-C
Drawing No.		Rev.		

**A2**