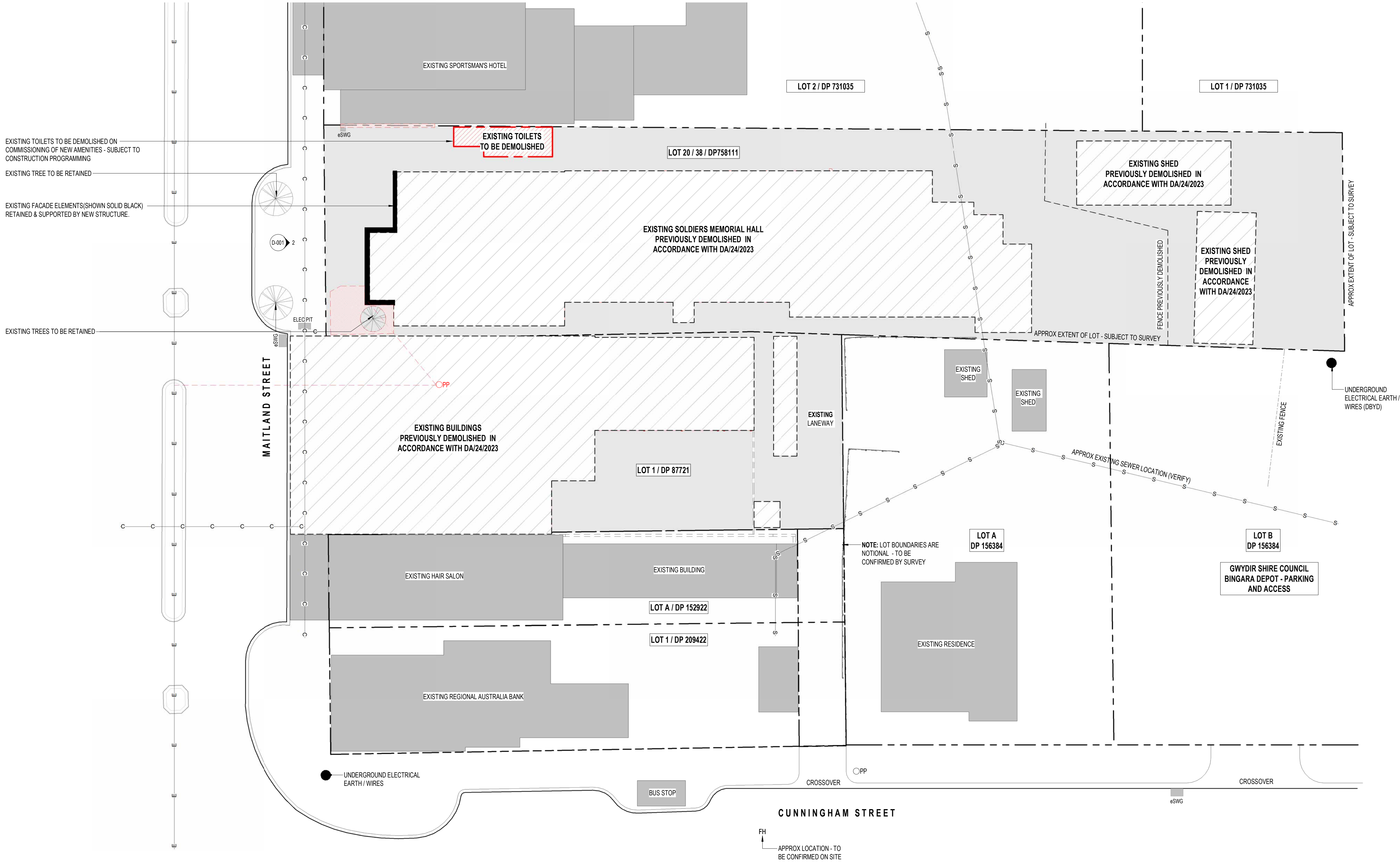


KEY	EXISTING
SYMBOL	DESCRIPTION
	PREVIOUSLY DEMOLISHED ELEMENTS
	EXISTING ELEMENTS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE RETAINED
	EXISTING HOSECOCK
	EXISTING GAS METER
	EXISTING COMMUNICATIONS POINT
	EXISTING REDUCED LEVEL



EXISTING & DEMO SITE PLAN  
1:200

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PROUD MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF QUEENSLAND SINCE 2005  
MEMBER NUMBER: 730

B RFI 31.01.2024  
A FOR DEVELOPMENT APPLICATION 02.11.2023

ISSUE	DESCRIPTION	DATE
-------	-------------	------

**PROJECT NAME**  
BINGARA ADMINISTRATION HUB

**STREET ADDRESS**  
33-35 MAITLAND ST  
BINGARA NSW 2404

**REAL PROPERTY DESCRIPTION**  
L1 DP87721  
L20 Section 38 DP758111

**CLIENT**  
GWYDIR SHIRE COUNCIL

**EXISTING & DEMO SITE PLAN**

<b>AUTHOR</b>	DOH
<b>DESIGNER</b>	OCK
<b>ORIGINAL SIZE</b>	594 x 841 - ISO A1
<b>PRINT DATE</b>	31-Jan-24 1:54:56 PM

**SCALE**  
REFERENCE ONLY, DO NOT SCALE DRAWINGS

0 1m 2m 4m 6m 8m 10m  
1:200

**AUTHORISATION**  
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NORTH

**PRELIMINARY**  
REFER TO 'USE DEFINITION' ABOVE

<b>PROJECT NO.</b>	<b>PHASE</b>	<b>SHEET NO.</b>	<b>ISSUE</b>
231967	DA	001	B

STRUXI DESIGN PTY LTD



KEY	SITE EXISTING
SYMBOL	DESCRIPTION
---	SURFACE GRADIENT LINE (APPROX)
—S—	EXISTING SEWER LINE
—SW—	EXISTING STORMWATER LINE
—W—	EXISTING WATER MAIN
—E—	EXISTING OVERHEAD POWERLINE
—G—	EXISTING GAS LINE
—C—	EXISTING TELSTRA LINES
○PP	EXISTING POWERPOLE
ⓖAS	EXISTING GAS METER
ⓈC	EXISTING COMMUNICATIONS POINT
♀	EXISTING HOSECOCK
FH	EXISTING FIRE HYDRANT
ⓈSWG	EXISTING STORMWATER GRATE

**SCOPE OF SITE WORKS:**  
NO RETAINING WALLS OR CUT/FILL EARTHWORKS BEYOND TYPICAL FOOTING & SLAB GROUND WORKS

**SOIL CONTAMINATION / REMEDIATION:**  
THE PRESENCE OF KNOWN CONTAMINANTS TO BE IDENTIFIED AND THE SITE MADE SAFE THROUGH CARRYING OUT DA/24/2023 PRIOR TO THE COMMENCEMENT OF WORKS FOR THE SUBJECT DEVELOPMENT

**COMMERCIAL SITE PLAN NOTES:**

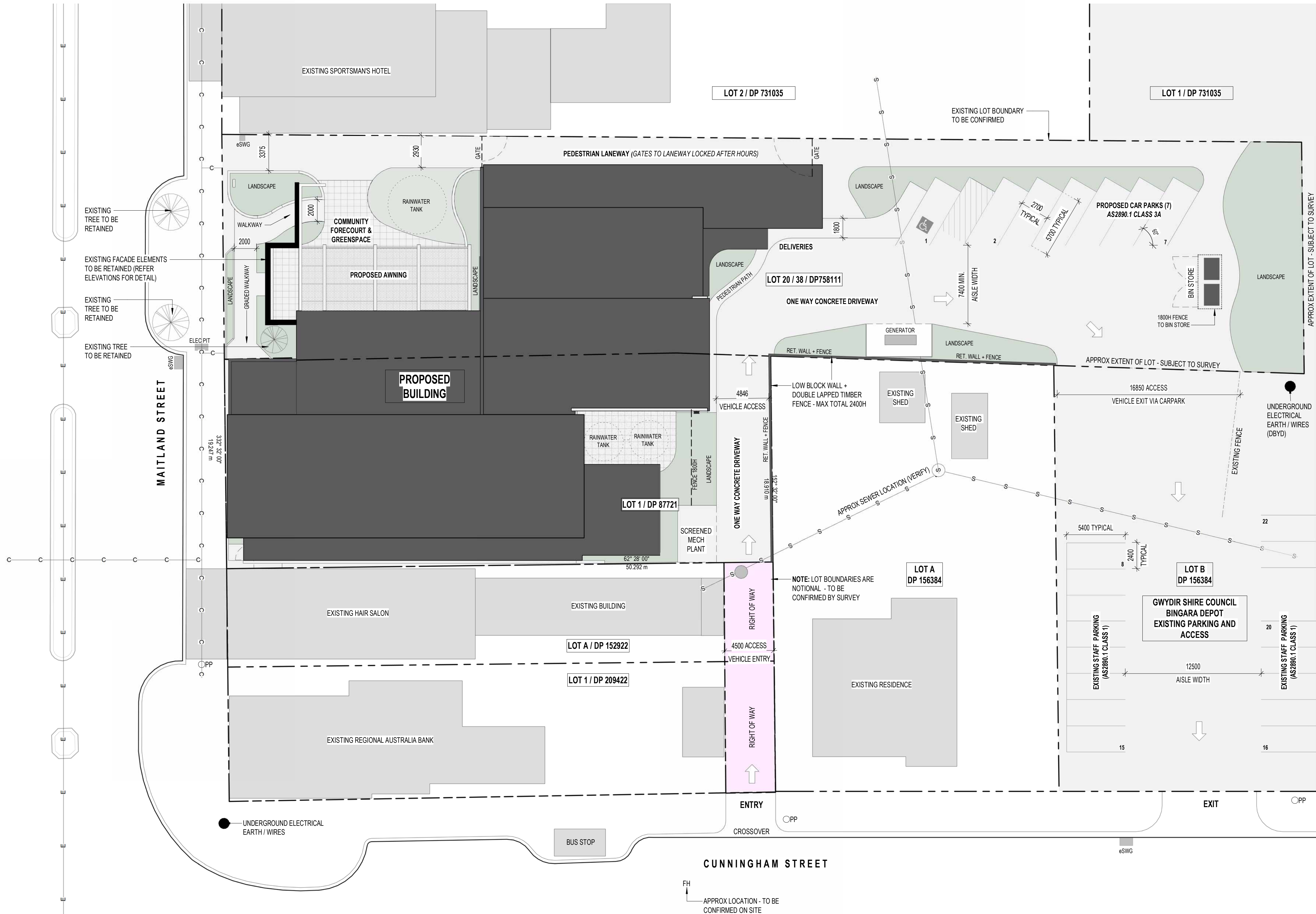
- BUILDER IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORK
- EARTHWORKS & SEDIMENT CONTROL ARE TO COMPLY WITH THE CIVIL ENGINEERS DESIGN DOCUMENTS
- FINISHED LEVELS & SURFACES ARE TO COMPLY WITH THE ENGINEERS STORMWATER MANAGEMENT REPORT & DESIGN DOCUMENTS & WITH NCC FP1.1, FP1.2 & FP1.3
- REFER TO ENGINEER'S DRAWINGS FOR LOCATION & DESIGN OF RETAINING WALLS
- ALL STORMWATER DISCHARGE FROM ROOF IS TO COMPLY WITH THE HYDRAULIC ENGINEER'S DESIGN DOCUMENTS & AS 3500.3
- ONLY THE VEGETATION WITHIN THE AREA REQUIRED TO CONSTRUCT THE PAD PLATFORM IS TO BE REMOVED
- BUILDER IS TO REMOVE FOREIGN & LEFT-OVER MATERIAL ON OR ABOVE THE SITE SURFACE, INCLUDING RUBBISH, SCRAP, GRASS, VEGETABLE MATTER AND ORGANIC DEBRIS, SCRUB, TIMBER, STUMPS, BOULDERS AND RUBBLE.
- REMOVE THE TOPSOIL LAYER OF THE NATURAL GROUND WHICH CONTAINS SUBSTANTIAL ORGANIC MATTER OVER THE AREAS TO BE OCCUPIED BY CONSTRUCTION AND PAVING
- STOCKPILE SITE TOPSOIL REQUIRED FOR RE-USE. PROTECT STOCKPILES FROM CONTAMINATION BY OTHER EXCAVATED MATERIAL, WEEDS AND BUILDING DEBRIS
- BUILDER IS TO PROVIDE APPROPRIATE TEMPORARY & PERMANENT FENCING TO THE SITE IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS
- BUILDER TO ENSURE SITE ACCESS, TRAFFIC MANAGEMENT, & WATER STORAGE AREA COMPLY WITH THE BCA, ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS
- CROSSOVER TO COMPLY WITH COUNCIL REGULATIONS
- RAMPS, WALKWAYS & FOOTPATHS ARE TO COMPLY WITH DESIGN DOCUMENTS (INCLUSIVE OF ALL PROJECT CONSULTANTS) & AS 428.1.10. DISCREPANCIES BETWEEN CONSULTANTS' DESIGNS, & BETWEEN DESIGN DOCUMENTS & THE STANDARD ARE TO BE REFERRED TO THE DESIGNER
- CAR PARKING LAYOUTS ARE TO COMPLY WITH DESIGN DOCUMENTS (INCLUSIVE OF ALL PROJECT CONSULTANTS) & AS 2890. DISCREPANCIES BETWEEN CONSULTANTS' DESIGNS, & BETWEEN DESIGN DOCUMENTS & THE STANDARD ARE TO BE REFERRED TO THE DESIGNER

**SITE DETAILS:**  
STREET ADDRESS: 33-35 MAITLAND ST BINGARA NSW 2404  
SITE DESCRIPTION: Lot 20 Section 38 DP758111  
Lot 1 DP 87721  
SITE AREA: 3000 m<sup>2</sup> (VERIFY)  
LOCAL AUTHORITY: GWYDIR SHIRE COUNCIL  
PARISH OF BINGARA  
COUNTY OF MURCHISON

**BUILDING USE DETAILS:**  
POPULATION: MAX 48 STAFF  
OPERATING HOURS: 9am - 4pm MON-FRI

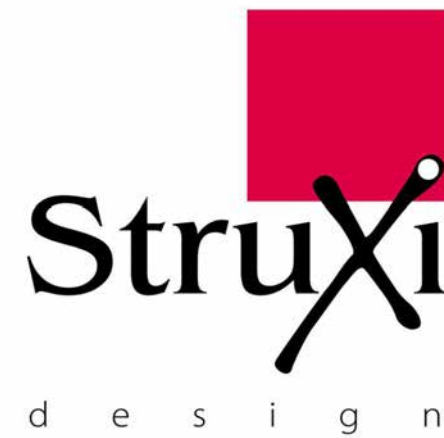
**BUILDING CODE DETAILS:**  
BUILDING CLASS: 5/9B  
CONSTRUCTION TYPE: C  
TOTAL FLOOR AREA (EXISTING): 1461m<sup>2</sup>  
TOTAL FLOOR AREA (PROPOSED): 1098m<sup>2</sup>  
TOTAL LANDSCAPING (EXISTING): 25m<sup>2</sup> (<1%)  
TOTAL LANDSCAPING (PROPOSED): 170m<sup>2</sup> (5.6%)  
VOLUME: <12000 m<sup>3</sup>  
FIRE COMPARTMENTS: 1  
STOREYS: 1  
CLIMATE ZONE: ZONE 4

AREA SCHEDULE		
NAME	AREA	
MAIN BUILDING	1065 m <sup>2</sup>	
STAFF COURTYARD	57 m <sup>2</sup>	
COLONNADE	152 m <sup>2</sup>	
PUBLIC AMENITIES	33 m <sup>2</sup>	
GRAND TOTAL	1307 m <sup>2</sup>	



PROPOSED SITE PLAN

1:200



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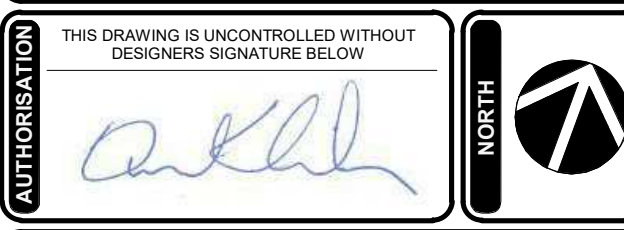
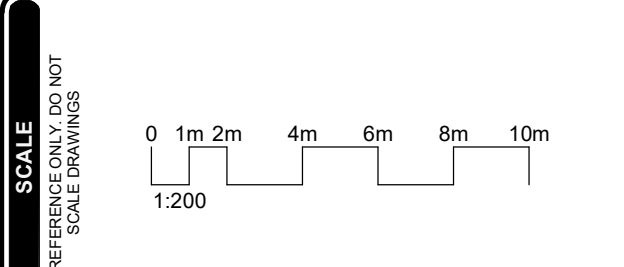


SHEET ISSUE HISTORY			
ISSUE	DESCRIPTION	DATE	
B	RFI	31.01.2024	
A	FOR DEVELOPMENT APPLICATION	02.11.2023	

PROJECT NAME	
BINGARA ADMINISTRATION HUB	
STREET ADDRESS	
33-35 MAITLAND ST BINGARA DEPOT BINGARA NSW 2404	
REAL PROPERTY DESCRIPTION	
L1 DP87721 L20 Section 38 DP758111	
CLIENT	
GWYDIR SHIRE COUNCIL	

## PROPOSED SITE PLAN

AUTHOR	DOH
DESIGNER	OCK
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	31-Jan-24 1:55:02 PM



PRELIMINARY			
REFER TO 'USE DEFINITION' ABOVE			
DWG	PROJECT NO.	PHASE	SHEET NO. / ISSUE
	231967	DA	002 / B

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CARPARK CALCULATIONS

(REFER FLOOR PLAN FOR BUILDING USE ZONING)

COMMUNITY FACILITIES (338m²)  
NO OFF STREET PARKING PROVIDED

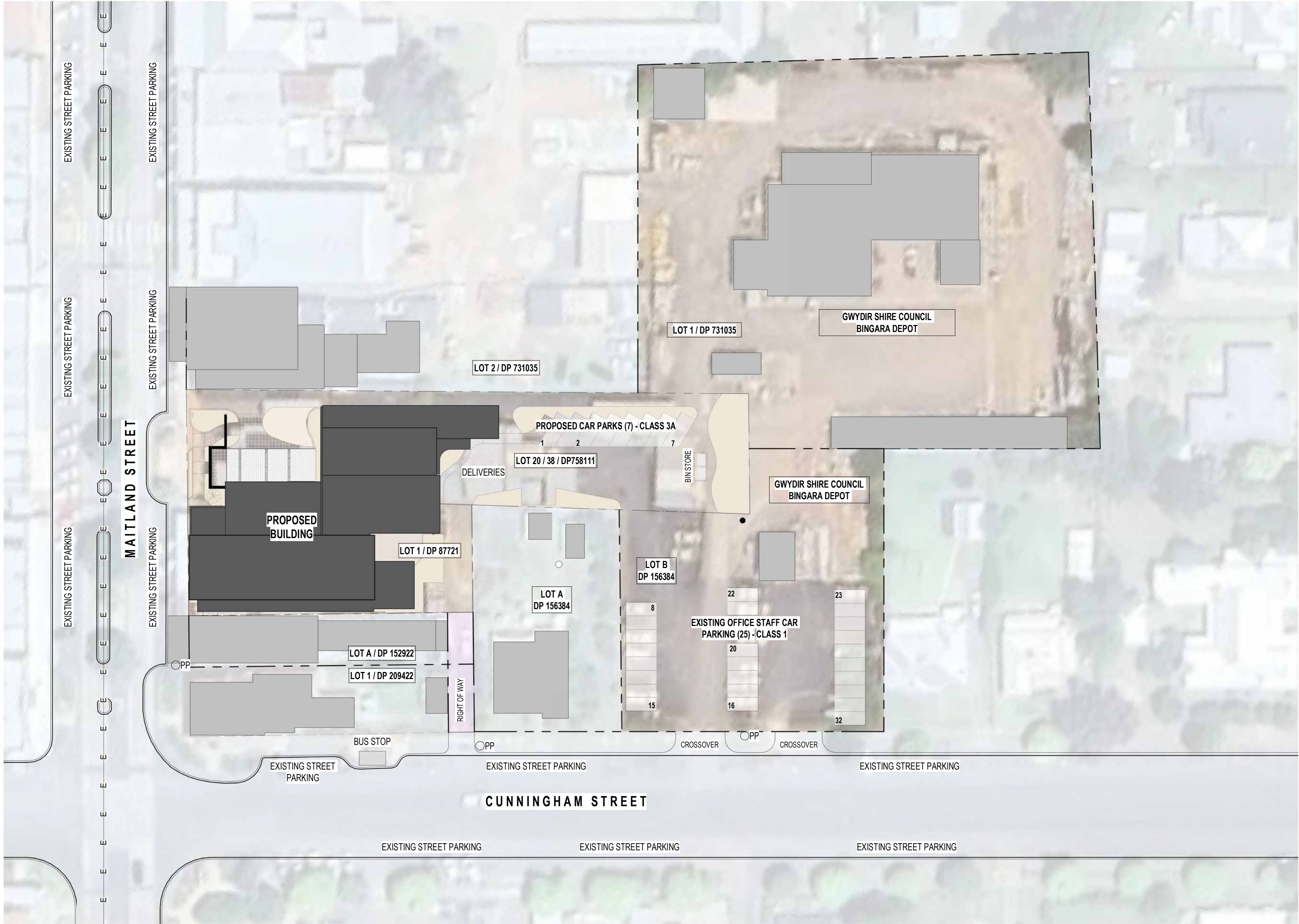
OFFICE PREMISES (766m²)  
OFF STREET PARKING PROVIDED  
@ 1 CARPARK / 30m² 25

NEW PARKING PROVIDED:  
AS2890.1 CLASS 3A  
SHORT TERM PARKING  
STANDARD SPACES 6  
PWD PARKING 1

EXISTING PARKING PROVIDED:  
AS2890.1 CLASS 1  
STAFF DAY PARKING  
(CUNNINGHAM ST ENTRY) 25

TOTAL PARKING PROVIDED 32  
(NET PARKING CHANGE) +7

REFER SITE PLAN FOR PARKING DIMENSIONS



LOCALITY & PARKING PLAN

1 : 500



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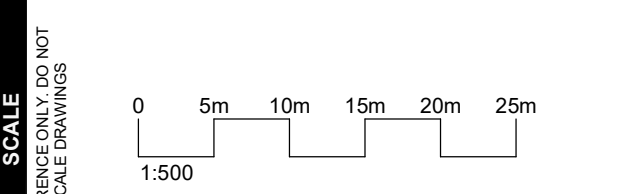


SHEET ISSUE HISTORY		
ISSUE	DESCRIPTION	DATE
B	RFI	31.01.2024
A	FOR DEVELOPMENT APPLICATION	02.11.2023

PROJECT NAME	
BINGARA ADMINISTRATION HUB	
STREET ADDRESS	
33-35 MAITLAND ST BINGARA NSW 2404	
REAL PROPERTY DESCRIPTION	
L1 DP87721 L20 Section 38 DP758111	
CLIENT	
GWYDIR SHIRE COUNCIL	

LOCALITY & PARKING PLAN

SHEET DETAILS	
AUTHOR	DOH
DESIGNER	OCK
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	31-Jan-24 1:55:08 PM



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	231967	DA	003 / B

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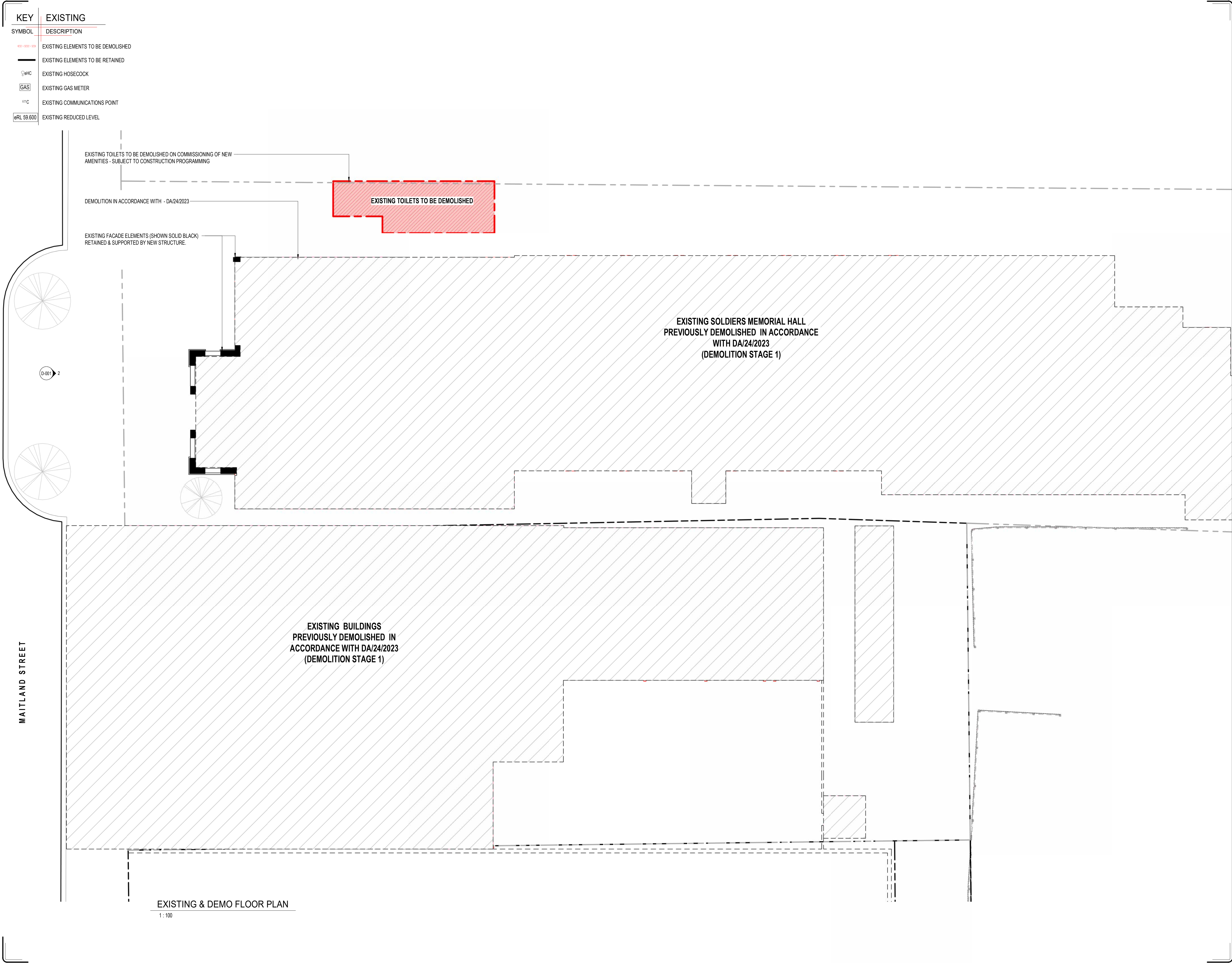
**NOTE:**

ALL ROOF WATER DIRECTED TO  
RAINWATER TANKS - OVERFLOW TO  
EXISTING STORMWATER DRAINS TO  
HYDRAULIC DESIGN.

ALL SITE RUNOFF TO BE DIRECTED TO  
EXISTING STORMWATER DRAINS TO  
CIVIL DESIGN.







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d e s i g n

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PROUD MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF QUEENSLAND SINCE 2005

MEMBER NUMBER: 730

SHEET ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	RFI	31.01.2024
A	FOR DEVELOPMENT APPLICATION	02.11.2023

PROJECT NAME

BINGARA ADMINISTRATION HUB

STREET ADDRESS

33-35 MAITLAND ST  
BINGARA NSW 2404

REAL PROPERTY DESCRIPTION

L1 DP87721  
L20 Section 38 DP758111

CLIENT

GWYDIR SHIRE COUNCIL

SHEET TITLE

EXISTING & DEMO FLOOR PLAN

SHEET DETAILS

AUTHOR	DOH
DESIGNER	OCK
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	31-Jan-24 1:55:35 PM

SCALE

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0 1m 2m 3m 4m 5m

1:100

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NORTH

USE

PRELIMINARY

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
231967	DA	101	B

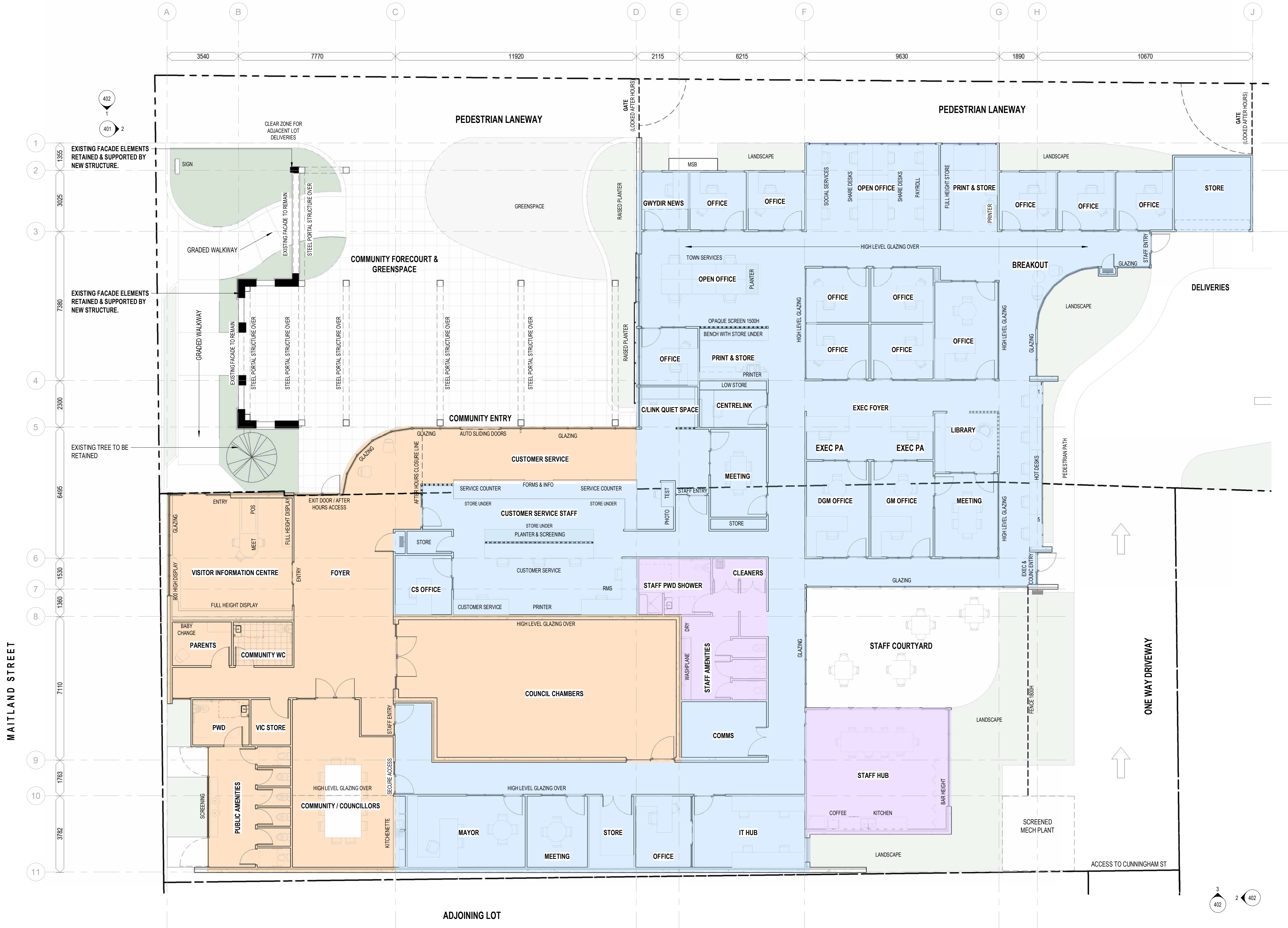
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KEY	PROPOSED
SYMBOL	DESCRIPTION
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN
	NEW WALL
	COMMUNITY FACILITIES (APPROX 338m²)
	OFFICE FACILITIES (APPROX 766m²)

AREA SCHEDULE	
NAME	AREA
MAIN BUILDING	1065 m²
STAFF COURTYARD	57 m²
COLONNADE	152 m²
PUBLIC AMENITIES	33 m²
GRAND TOTAL	1307 m²

ABBREVIATION LEGEND	
ABBREV.	TEXT
MSB	MAIN SWITCHBOARD



PROPOSED FLOOR PLAN  
1:100



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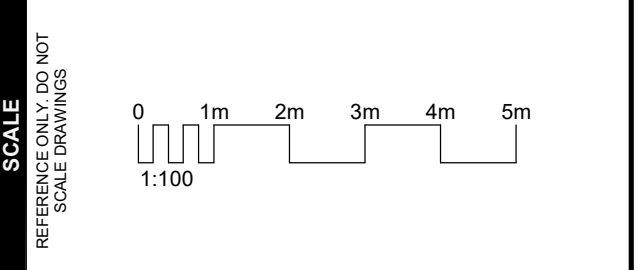
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ISSUE	DESCRIPTION	DATE
B	RFI	31.01.2024
A	FOR DEVELOPMENT APPLICATION	02.11.2023

PROJECT NAME	
BINGARA ADMINISTRATION HUB	
STREET ADDRESS	
33-35 MAITLAND ST BINGARA NSW 2404	
REAL PROPERTY DESCRIPTION	
L1 DP87721 L20 Section 38 DP758111	
CLIENT	
GWYDIR SHIRE COUNCIL	

SHEET TITLE	
PROPOSED FLOOR PLAN	
SHEET DETAILS	
AUTHOR	DOH
DESIGNER	OCK
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	31-Jan-24 1:55:45 PM



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SHEET ISSUE HISTORY		
ISSUE	DESCRIPTION	DATE
B	RFI	31.01.2024
A	FOR DEVELOPMENT APPLICATION	02.11.2023

**PROJECT NAME**

**BINGARA ADMINISTRATION HUB**

**STREET ADDRESS**

33-35 MAITLAND ST  
BINGARA NSW 2404

**REAL PROPERTY DESCRIPTION**

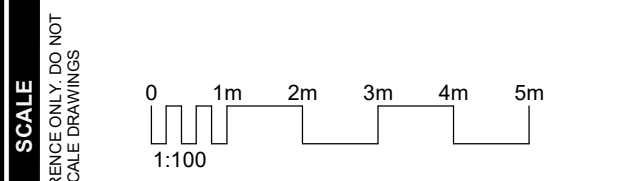
L1 DP87721  
L20 Section 38 DP758111

**CLIENT**

GWYDIR SHIRE COUNCIL

**BUILDING ELEVATIONS**

AUTHOR	DOH
DESIGNER	OCK
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	31-Jan-24 1:55:57 PM



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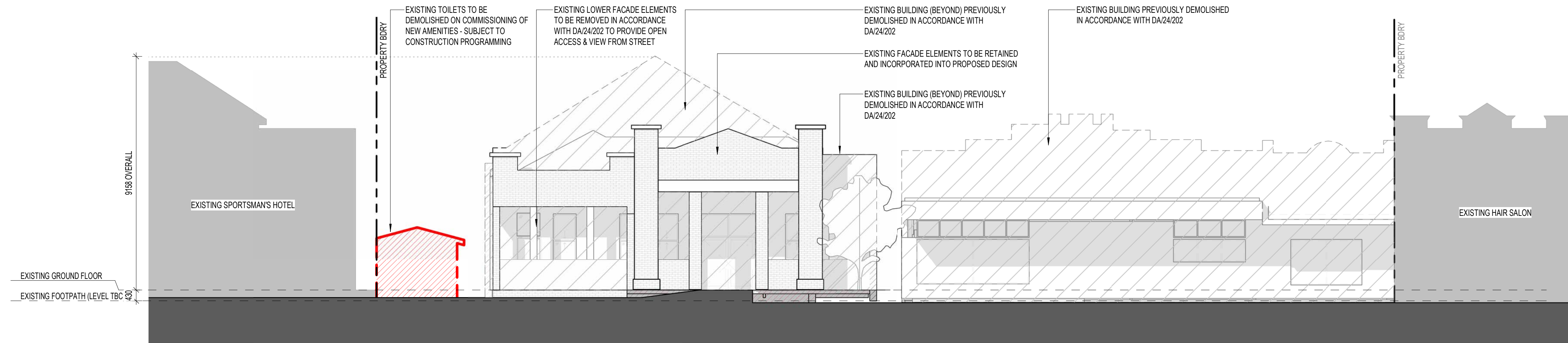
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**PRELIMINARY**

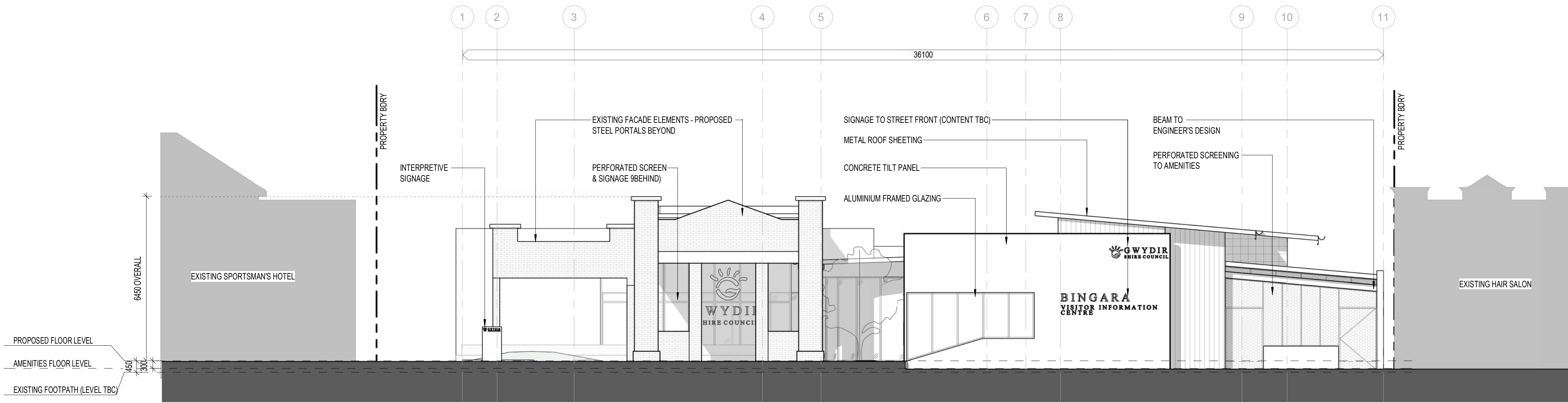
REFER TO 'USE DEFINITION' ABOVE

DWG	PROJECT NO.	PHASE	SHEET NO.	ISSUE
	231967	DA	401	B

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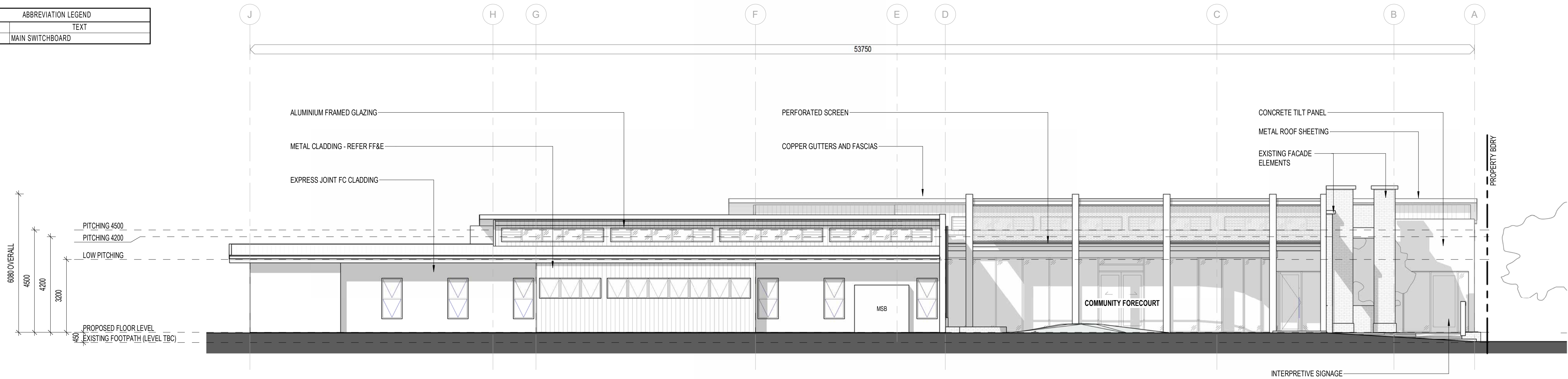
**1**  
**101** EXISTING WEST ELEVATION - STREETScape  
1: 100



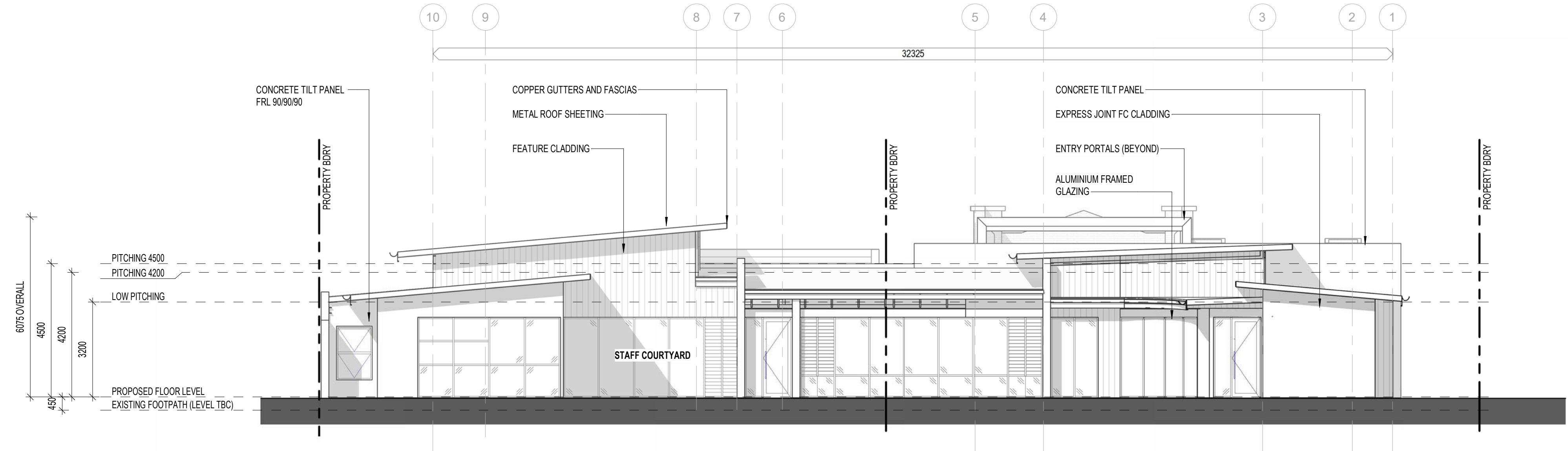
**2**  
**102** PROPOSED WEST ELEVATION - STREETScape  
1: 100



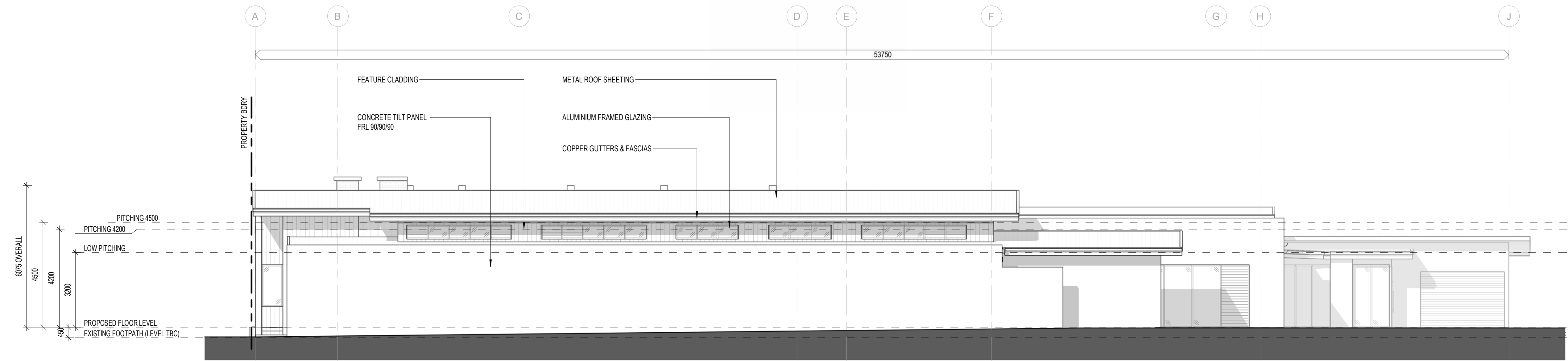
ABBREVIATION LEGEND	
ABBREV.	TEXT
MSB	MAIN SWITCHBOARD



1 NORTH ELEVATION  
1:100



2 EAST ELEVATION  
1:100



3 SOUTH ELEVATION  
1:100



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PROUD MEMBER OF THE  
BUILDING DESIGNERS  
ASSOCIATION OF  
QUEENSLAND SINCE 2005  
MEMBER NUMBER: 730

SHEET ISSUE HISTORY		
ISSUE	DESCRIPTION	DATE
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33-35 MAITLAND ST BINGARA NSW 2404	
REAL PROPERTY DESCRIPTION	
L1 DP87721 L20 Section 38 DP758111	
CLIENT	
GWYDIR SHIRE COUNCIL	

## BUILDING ELEVATIONS

SHEET TITLE	
BUILDING ELEVATIONS	
SHEET DETAILS	
AUTHOR	DOH
DESIGNER	OCK
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	31-Jan-24 1:56:08 PM

SCALE	
REFERENCE ONLY, DO NOT SCALE DRAWINGS 0 1m 2m 3m 4m 5m 1:100	

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NORTH	

PRELIMINARY			
REFER TO 'USE DEFINITION' ABOVE			
DWG	PROJECT NO.	PHASE	SHEET NO.
231967	DA	402	B

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EXISTING PORTICO & FACADE - MAIN BRICKWORK  
COLOUR: DULUX UNFORGETTABLE



EXISTING PORTICO & FACADE - ARCHITECTURAL DETAILING  
COLOUR: DULUX MOUNT BULLER



Struxi  
d e s i g n

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**PROUD MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF QUEENSLAND SINCE 2005 MEMBER NUMBER: 730**

ISSUE	DESCRIPTION	DATE
B	RFI	31.01.2024
A	FOR DEVELOPMENT APPLICATION	02.11.2023

**PROJECT NAME**  
BINGARA ADMINISTRATION HUB

**STREET ADDRESS**  
33-35 MAITLAND ST  
BINGARA NSW 2404


**REAL PROPERTY DESCRIPTION**  
L1 DP87721  
L20 Section 38 DP758111

**CLIENT**  
GWYDIR SHIRE COUNCIL

**ILLUSTRATIVE VIEWS**

AUTHOR	DOH
DESIGNER	OCK
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	31-Jan-24 1:56:15 PM

**SCALE**  
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**USE**  
PRELIMINARY  
REFER TO 'USE DEFINITION' ABOVE

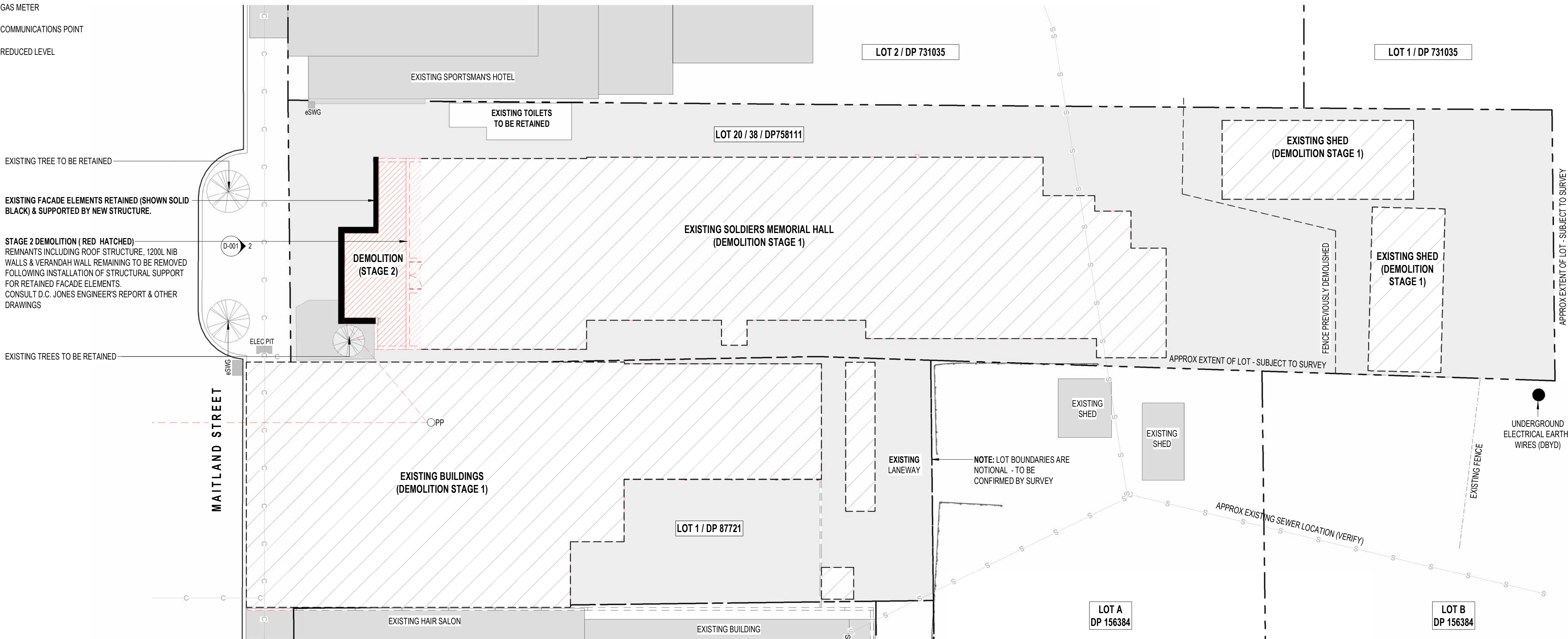
PROJECT NO.	PHASE	SHEET NO.	ISSUE
231967	DA	901	B

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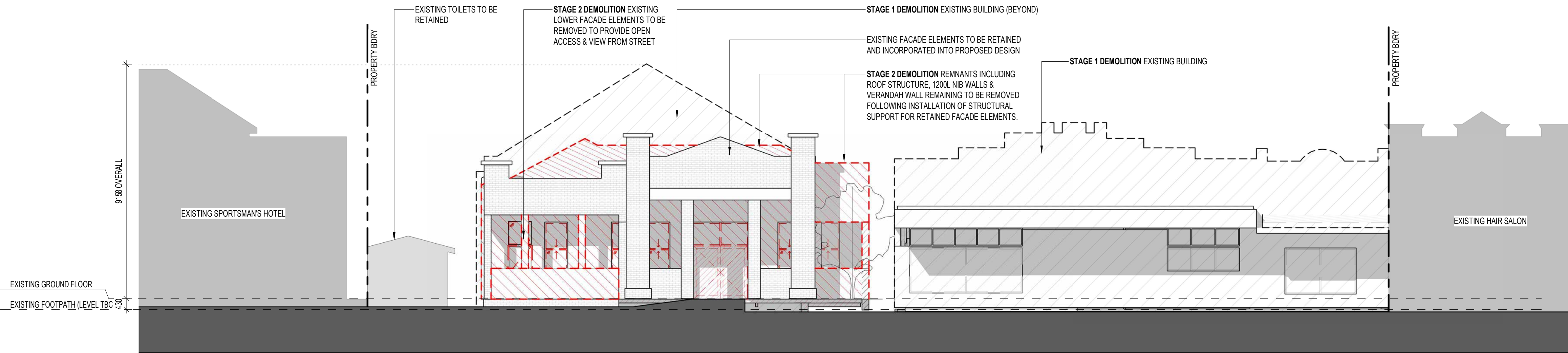
KEY EXISTING

SYMBOL	DESCRIPTION
	EXISTING ELEMENTS TO BE DEMOLISHED (STAGE 1)
	EXISTING ELEMENTS TO BE DEMOLISHED (STAGE 2)
	EXISTING ELEMENTS TO BE RETAINED
	EXISTING HOSECOCK
	EXISTING GAS METER
	EXISTING COMMUNICATIONS POINT
	EXISTING REDUCED LEVEL



EXISTING & DEMOLITION SITE PLAN

1:200



EXISTING & DEMOLITION ELEVATION

1:100



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PROUD MEMBER OF THE  
BUILDING DESIGNERS  
ASSOCIATION OF  
QUEENSLAND SINCE 2005  
MEMBER NUMBER: 730

SHEET ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	RFI	31.01.2024
A	FOR REVIEW	24.01.2024

PROJECT NAME

BINGARA ADMINISTRATION  
HUB

PROJECT DETAILS

STREET ADDRESS  
33-35 MAITLAND ST  
BINGARA NSW 2404

REAL PROPERTY DESCRIPTION  
L1 DP87721  
L20 Section 38 DP758111

CLIENT  
GWYDIR SHIRE COUNCIL

DEMOLITION STAGING  
PLANS

AUTHOR	DOH
DESIGNER	OCK
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	31-Jan-24 1:56:29 PM

SCALE	0 1m 2m 3m 4m 5m
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	0 1m 2m 4m 6m 8m 10m
	1:200

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DWG	PROJECT NO.	PHASE	SHEET NO.	ISSUE
	231967	DA	D-001	B

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# Maitland Street, Bingara NSW

Gwydir Shire Council

Landscape DA Approval



► SITE CONTEXT LOCATION NTS



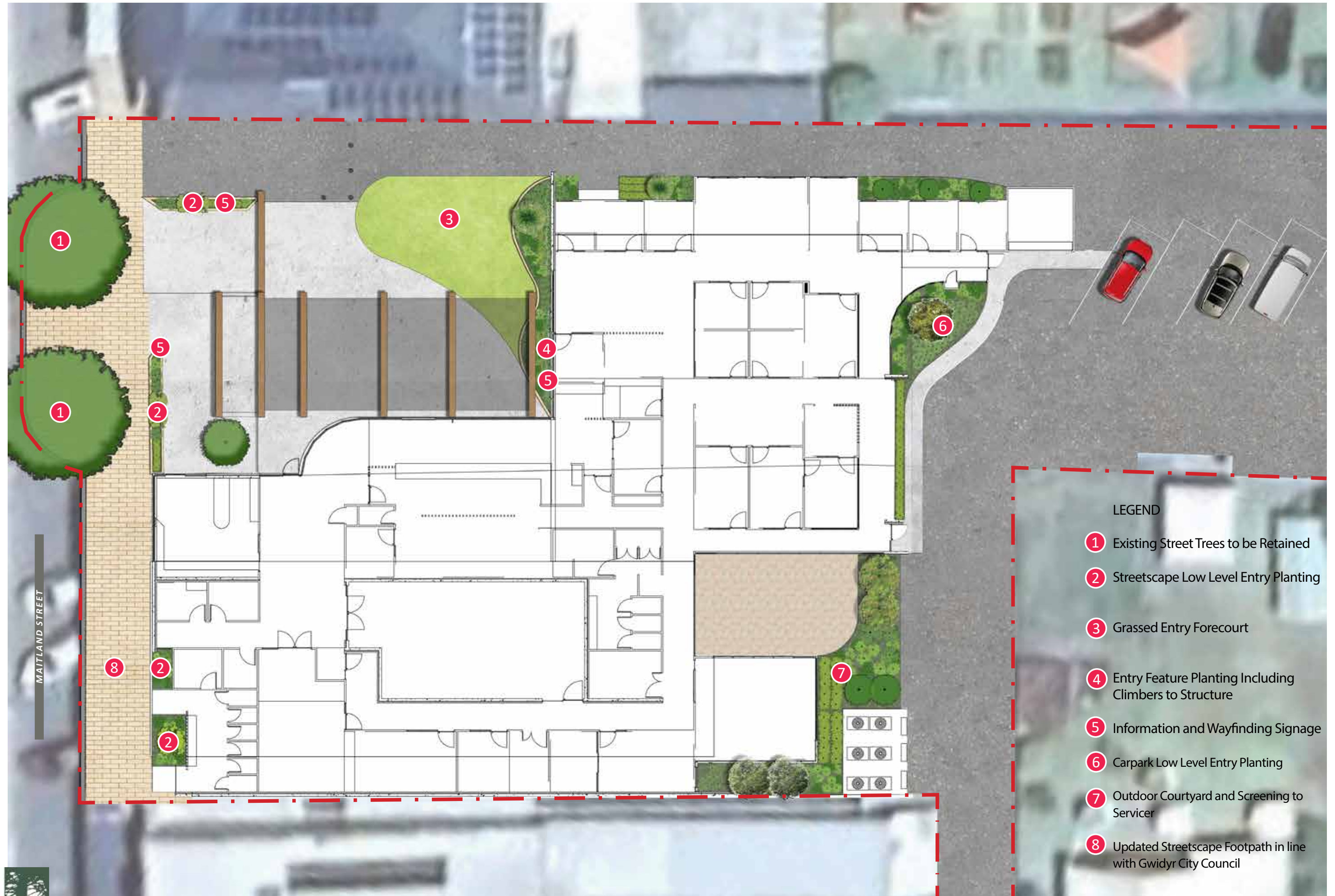
► SITE LOCATION NTS













SHADE AND AMENITY TREES



ASPIDISTRA elatior

RANDIA fitzalanii



MAGNOLIA grandiflora



BACKHOUSIA citriodora

SHRUBS



ACMENA smithii 'cherry surprise'



CALLISTEMON 'Little John'



METEROSIDEROS Fiji Fire



SYZYGIUM 'cascade'



MURRAYA Min A Min



LOMANDRA tilga



LOMANDRA Lime Tuff

FEATURE PLANTS & GROUNDCOVERS



DIANELLA caerulea 'Little Jess'



ASPIDISTRA elatior



MICHELIA figo



LIRIOPE Evergreen Giant



PANDOREA pandorana



LIRIOPE Stripty White



CASUARINA glauca



VIOLA hederacea



TRACHELOSPERNUM Tricolour



CISSUS rhombifolia ellen danica



DORYANTHES palmeri



STRELITZIA reginae



ZOYSIA tenuifolia

