

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
⌈GAS	EXISTING GAS METER
⌈C	EXISTING COMMUNICATIONS POINT
♀	EXISTING HOSECOCK
FH	EXISTING FIRE HYDRANT
⊕SWG	EXISTING STORMWATER GRATE
EV	ELECTRIC VEHICLE CHARGING STATION

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:

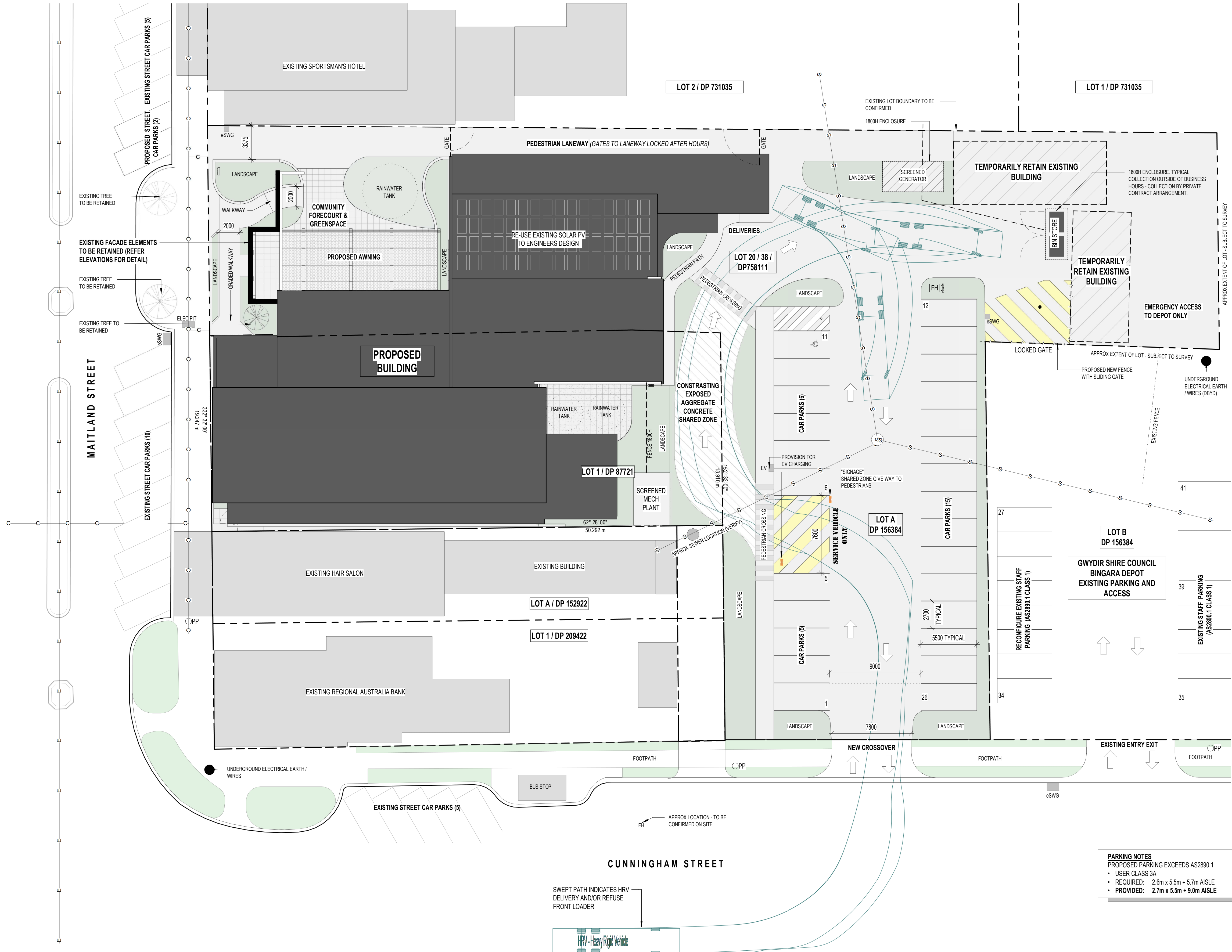
- BUILDER IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORK
- EARTHWORKS & SEDIMENT CONTROL ARE TO COMPLY WITH THE CIVIL ENGINEER'S DESIGN DOCUMENTS
- FINISHED LEVELS & SURFACES ARE TO COMPLY WITH THE ENGINEER'S STORMWATER MANAGEMENT REPORT & DESIGN DOCUMENTS & WITH NCC FP1.1, 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, SCUB, TIMBER, STUMPS, BOULDER 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 1428.1.10. 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
Lot A DP 156384
SITE AREA 3550 m² (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

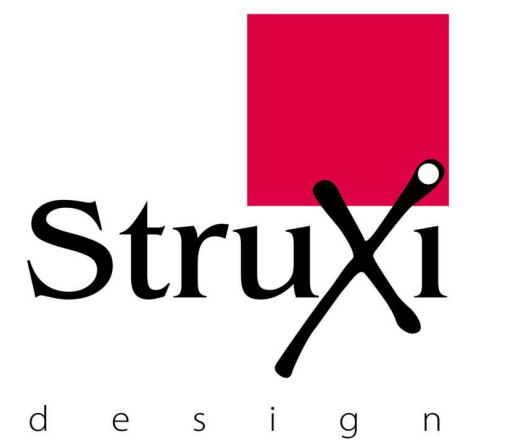
BUILDING CODE DETAILS:
BUILDING CLASS: 5/9B
CONSTRUCTION TYPE: C
TOTAL FLOOR AREA (EXISTING): 1461m²
TOTAL FLOOR AREA (PROPOSED): 1098m²
TOTAL LANDSCAPING (EXISTING): 25m² (<1%)
TOTAL LANDSCAPING (PROPOSED): 170m² (5.6%)
VOLUME: <12000 m³
FIRE COMPARTMENTS: 1
STOREYS: 1
CLIMATE ZONE: ZONE 4

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



PROPOSED SITE PLAN

1 : 200



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SHEET ISSUE HISTORY		
ISSUE	DESCRIPTION	DATE
D	DA UPDATES	01.07.2024
C	FOR REVIEW	12.06.2024
B	RFI	31.01.2024
A	FOR DEVELOPMENT APPLICATION	02.11.2023

PROJECT NAME
BINGARA ADMINISTRATION HUB

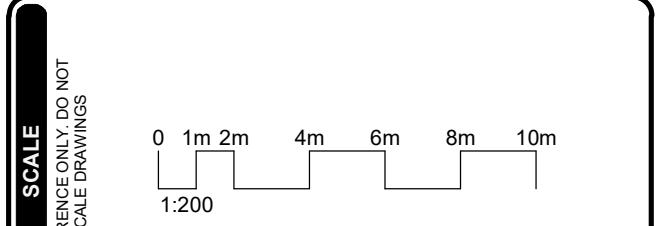
STREET ADDRESS
33-35 MAITLAND ST
BINGARA NSW 2404

REAL PROPERTY DESCRIPTION
L1 DP87721
L20 Section 38 DP758111

CLIENT
GWYDIR SHIRE COUNCIL

PROPOSED SITE PLAN

AUTHOR	DOH
DESIGNER	OCK
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	02-Jul-24 4:00:18 PM



AUTHORISATION

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NORTH

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
231967	DA	002	D

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