# Key

Enter at a point approximately 200m from the intersection of Hunts Rd and Oxley Highway, at a lockable gate, welcome and orientation signage, and road saftey signage.

# B - Carpark - 800m2 approx.

45 car parking spaces with interspersed landscaping and vegetation buffer. Central road to be sealed, car parking spaces to be compacted gravel. Clearly marked path towards Main building

#### C - Hospital Drop-off & Bus setdown

Parking for site vehicles, accessible, and injured animal drop off parking. Bus drop off zone and parking on a one-way loop road. 2 accessible, 2 injured animal drop off, 1 bus drop off and 1 bus parking. All surfaces sealed

#### D - Wildlife Centre + Hospital - Class 5, 6, 9b - 873 m2 roof area Wildlife Centre - 344m2 internally, 294m2 externally, 31 lm fencing

(rehabilitation area). The main entry to ticketed areas. This building contains the, reception desk, shop, cafe and kitchen, administration offices, storage, public toilets, education deck and auditoria, large aviary/ animal enclosure, viewing deck, and wildlife hospital.

Amenities have been provided for a capacity of up to 200 people at a time in the Park, including 10 M,F, UA toilets.

Cafe; 20-30 people. Education deck and auditoria; 70 people. The building will be a large portal frame structure with a framed floor, profile metal cladding, and hardwood decking. The aviary will be

Wildlife hospital and rehabilitation facility with 4 small animal Intensive Care Units (ICU), 2 large ICU's and up to 12 small animal enclosures, a large clinic, office, and staff room.

A viewing deck accessible from the picnic area will allow views into the clinic and the two large ICU's. Specific requirements of wildlife guidelines must be met incl. gunyahs, natural light and air, the ability to isolate infectious disease.

## E - Pond & Picnic Zone - 6000m2

Large grassed area with picnic seating, an agricultural themed playground and constructed ponds. Kangaroos and emus will roam freely in this area. A koala enclosure will be built within the picnic area, around a cluster of existing trees. New trees and planting throughout.

## F - Petting Zoo - 320m2 + 1.6ha paddock

Class 10b - 377 m2 roof area Large L-shaped zincalume shed with pens for domestic animals. Insulated roof, rough sawn timber internal lining up to 1800mm. Cattle yard style pens. Compacted dirt floor. Water supply to each pen. Large

store/ work room including cool room for animal food storage.

## G - Wildlife Sanctuary walk

An accessible path through the bushland with roaming wallabies, kangaroos and emus. Smaller enclosures hold other native animals. Each enclosure has a shade shelter at the viewing point. Water supply at each enclosure.

External fence to be predator-proof. 2 metres high with 45 degree top and submerged based to prevent fox and dog entry. Smaller enclosures to have fencing appropriate to each animal.

#### H - Wildlife Sanctuary - 2.8ha, 688 lm fencing

A large area of bushland fenced with predator-proof fencing to allow animals to live 'in the wild'. External fence to be predator-proof, 2m metres high with 45 degree top and submerged based to prevent fox and dog entry but allows for wild

I- Volunteers Accommodation - 180m2 - Class 1b - 272 m2 roof area Backpackers style house accommodating up to 16 singles in 5 bed dorms, with a large common lounge room and kitchen/dining. Could be pre-fabricated house. Will require a BAL rating and Asset Protection zone for bushfire protection

J - Maintenance Shed - 57m2 - Class 10a - 83 m2 roof area zincalume shed on slab.

# K - Asset Protection Zones (APZ)

These areas will need to be maintained to provide a zone around the buildings for bushfire protection.

# L - Eucalypt Plantation - 2.8ha

koalas one-way access.

an area of degraded land that will be planted with species of trees particular to the feeding requirements of koalas. (These trees should also be interspersed through all parts of the site). Trees kept reasonably small and harvested regularly for the feeding of

12-15m high, up to 1200mm wide koala (pillar) sign to be read from both directions. Power supply for lighting at night.

# N - Caravan sites - 65m2 each

14 caravan sites with gravel connecting road. Including power, common soil waste dump pit. Will require an Asset Protection Zone. Overflow parking for minimum 30 cars, opposite directly to the north.

## **O- Eco-tourism tents + camping** - 35m2 incl. decks - Class 1b 2 couples tents with ensuites and 3 family or school group tents

accessed by pedestrian pathways. New planting in and around tents (subject to APZ requirements) At least one tent will be accessible.

# Includes a camping area for up to 10 tents.

P - Amenities Block - 103m2 internally, 80m2 externally - Class 10a + 10c - 280 m2 roof area

#### Toilets, showers and laundry to support caravans and tents. Large bbq deck with picnic tables. Laundry oversized to also act as bushfire refuge as required by eco-tourism bushfire protection

#### **Q - Mini Golf** - 1800m2 A bush-themed mini-golf course

specific design by others

# R- Indigenous Cultural Centre - 5800m2

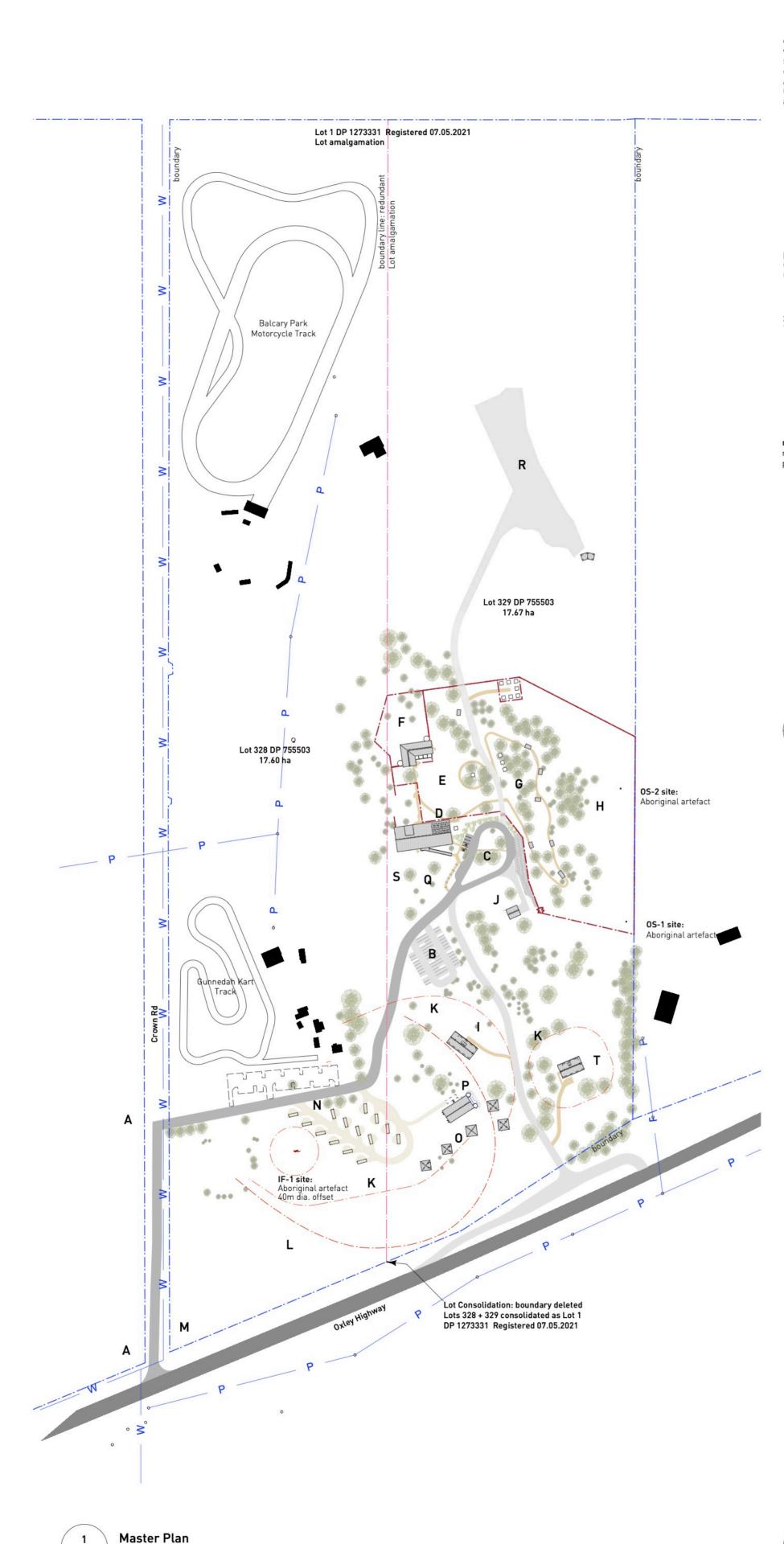
A large open area with a sheltered display area for the demonstration of cultural knowledge and skills in the repatriated quarry area. Associated with the indigenous food bush regeneration area. A bushwalking path will be marked through the sanctuary with some interpretive signage. Bush regeneration area will focus on indigenous food plants.

# S- Zip-lines, Rope Courses, and Adventure Activities -

A platform will be built near the entry to the main building to launch twin zip lines going over the mini-golf course. Rope course to be located elsewhere on site. Both mini-golf and Ropes course to be specific design by others

T - Caretakers House - 170sqm - Class 1a - 222 m2 roof area Small family sized house for permenant resident caretaker, including 3 bedrooms, kitchen, dining, living and laundry

DA01-02 Scale: 1:2500



fencing - Class 10b fencing - type 01 solid colorbond 'Wallaby' fencing fencing - type 02 steel mesh, black PVC coated fencing - type 03 typical agricultural paddock fencing koala enclosures (pre-release) 7 of 36sqm fenced enclosure crocodile pool/enclosure (exhibit) with shade structure with 6sqm roof shelter solid Colorbond 'Wallaby' fencing power + water supply enclosure to meet Australian Animal Welfare Standards + Standards + Guidelines Guidelines animal enclosures BCA Class 10a koala enclosures (exhibit) - Class 10a enclosure with 6sqm roof shelter power + water supply kangaroos concrete formed water tanks Standards + Guidelines refer to Landscape drawings for details 20kw solar photovoltaic system 70 panels at 14 deg. wildlife centre BCA Class 5, 6, 9b wildlife walking track mini golf refer to Landscape drawings prepared by Stewarts Surveys power + water supply course + animal enclosures BCA Class 10a adventure Site Plan - Wildlife Sanctuary DA01-02 Scale: 1:1000 carpark 45 spaces BCA Class 1b proposed overflow carparking outline shown boundary setback \_boundary setback 66.2m amenities building + bushfire shelter boundary setback BCA Class 10a + 10c caretaker's BCA Class 1a \_boundary setback 3 x family safari tents 14 x caravan IF-1 site: Aboriginal artefact 40m dia. offset refer Heritage Report Site Plan - Eco-tourism DA01-02 Scale: 1:1000

solid Colorbond 'Wallaby' fencing to meet Australian Animal Welfare animal enclosures BCA Class 10a

3 of 36sqm fenced enclosure solid Colorbond 'Wallaby' fencing to meet Australian Animal Welfare animal enclosures BCA Class 10a

refert to Landscape drawings for details

animal enclosures (exhibit) - Class 10a with shade structure - 15sqm typ. solid Colorbond 'Wallaby' fencing enclosures to meet Australian Animal Welfare Standards + Guidelines

> D 12/5/21 JT Campervan site adjusted C 27/11/20 SF Issue for BASIX

B 13/11/20 SF Preliminary DA issue to consultants

A 12/11/20 SF Preliminary DA drawings for client approval

1. all dimensions in mm. 2. do not scale from drawing. 3. this drawing has been prepared for Development Approval purposes only and is not to be used for tender or construction. 4. clarification to be sought from the architect in the event of any discrepancies in the documentation or

if further information is required.

# Consultants

Surveyor contact ph:

Structural Engineer contact ph:

Civil Engineer contact ph:

Quantity Surveyor contact ph:

Builder - TBA contact ph:

# ARCHITECT

Workshop 1 Pty Ltd t/a Dunn & Hillam Architects ACN 098 309 196 ABN 17 098 309 196 33 Salisbury St, Botany NSW 2019 T +61 2 9316 7715 F+61 2 9316 7725

E studio@dunnhillam.com.au

Nominated architect Ashley Dunn NSW ARB No. 7547 This drawing, the information and design in it are copyright to Workshop 1 Pty Ltd.

Gunnedah Shire Council Gunnedah Koala Sanctuary 3130 Oxley Highway, Gunnedah **Development Approval** 

Wed, 12 May Date

Drawing Site Plans

PRELIMINARY - DA Amendment

Check: LH