

Dubbo Christian School, Primary
141 Sheraton Rd, Dubbo, NSW
Development Application

Architectural Drawings

Architectural

2556.20	DA01	Coversheet
2556.20	DA02	Masterplan
2556.20	DA03	Existing Site Plan
2556.20	DA04	Proposed Primary Site Plan
2556.20	DA05	External Works Staging Plan
2556.20	DA06	Ground Floor Plan
2556.20	DA07	First Floor Plan
2556.20	DA08	Roof Plan
2556.20	DA09	Elevations
2556.20	DA10	Sections 1
2556.20	DA11	Sections 2
2556.20	DA12	Proposed 3D Views
2556.20	DA13	Gate Schedule



01 Dubbo Christian School- Primary Location Plan
not to scale

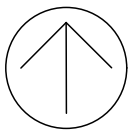


02 Primary Perspective 1
not to scale



03 Primary Perspective 2
not to scale

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Dubbo Christian
School

Dubbo Christian School Primary

141 Sheraton Rd,
Dubbo, NSW

Drawn: NS
Checked: CH
Plot date: 23/2/2024

Scale: as noted @ A1

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DA01 C

Coversheet

Rev	Issue	Date
C	Revised DA Issue	23/02/202

Amendments

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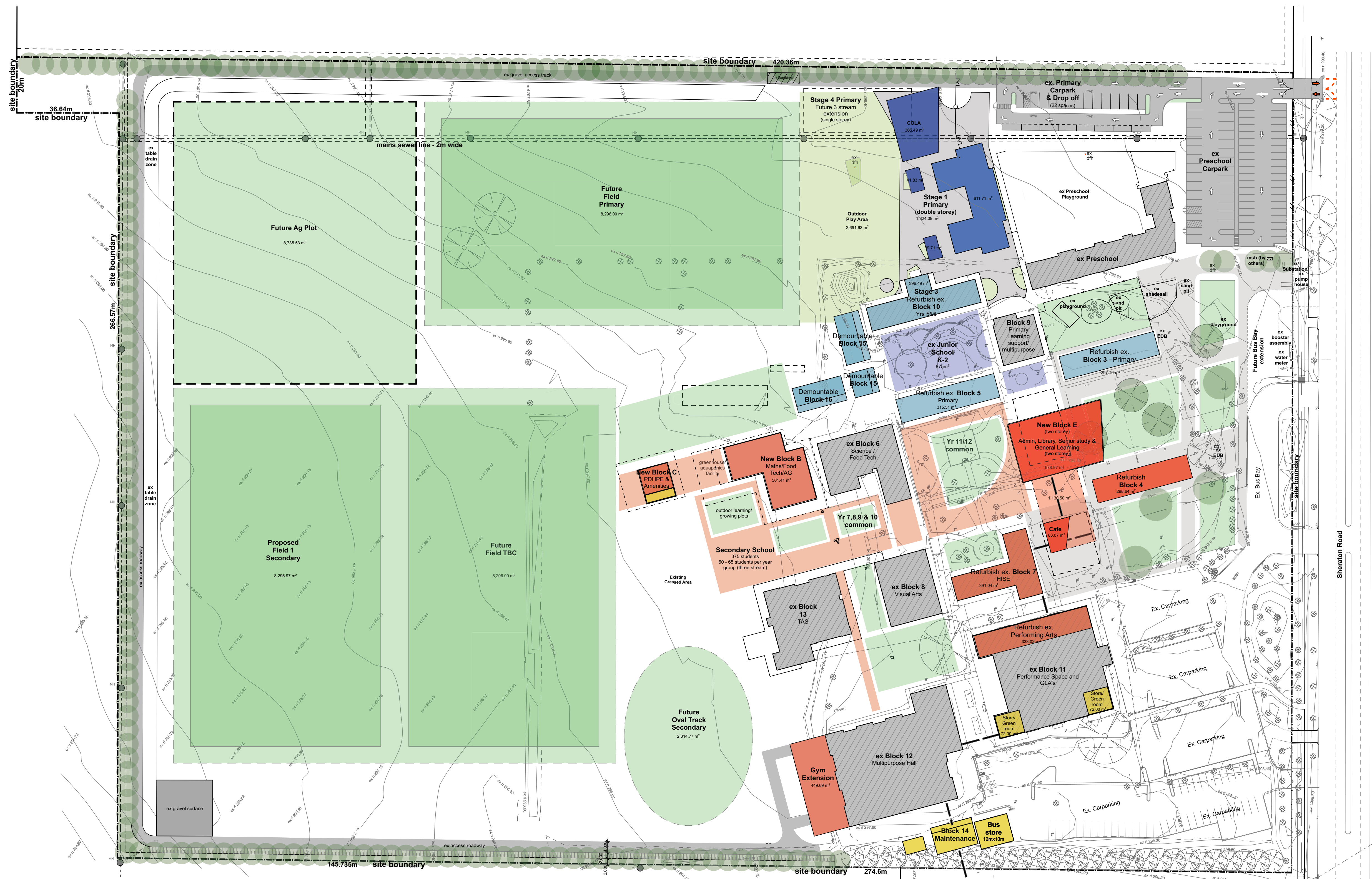
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Plot date; 23/2/2024

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2556.20

Drawing No; Revision#;
DA02 C

Masterplan



01 Proposed Masterplan
1:750

Dubbo Christian School Masterplan 2022

Pre School
60 FTE places
Prep - 4 year olds (Monday - Wednesday)
Pebbles - 3 year olds (Thursday - Friday)

Primary School

420 students

Kinder (ES1) - 3 stream - 60 students per year group

Stage 1 - 2.5 stream - 65 students per year group/130 students per stage

Stage 2 - 2.5 stream - 67.5 students per year group/135 students per stage

Stage 3 - 2.5 stream - 70 students per year group/140 students per stage

Secondary School
460 students
Yrs 7 - 12 - Four Stream - 88 max students per year group

Community Spaces

Inc Administration, Staff, Library, cafe, Multipurpose Hall and Performing Arts

Support Services
inc. Maintenance, Agriculture etc

Landscape

inc. Ovals & Play areas

All dimensions to be verified on site and any discrepancies referred to architect for determination, figured dimensions to take precedence over scaled dimensions.

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DA03

Revision#;
C

Existing Site Plan

01 Existing Site Plan 1:750

Legend

(external work / site plan)
note: drawing may not contain all items listed below

- ex.contours & banking line
- existing trees to be demolished
- existing trees to be retained
- proposed trees
- future trees

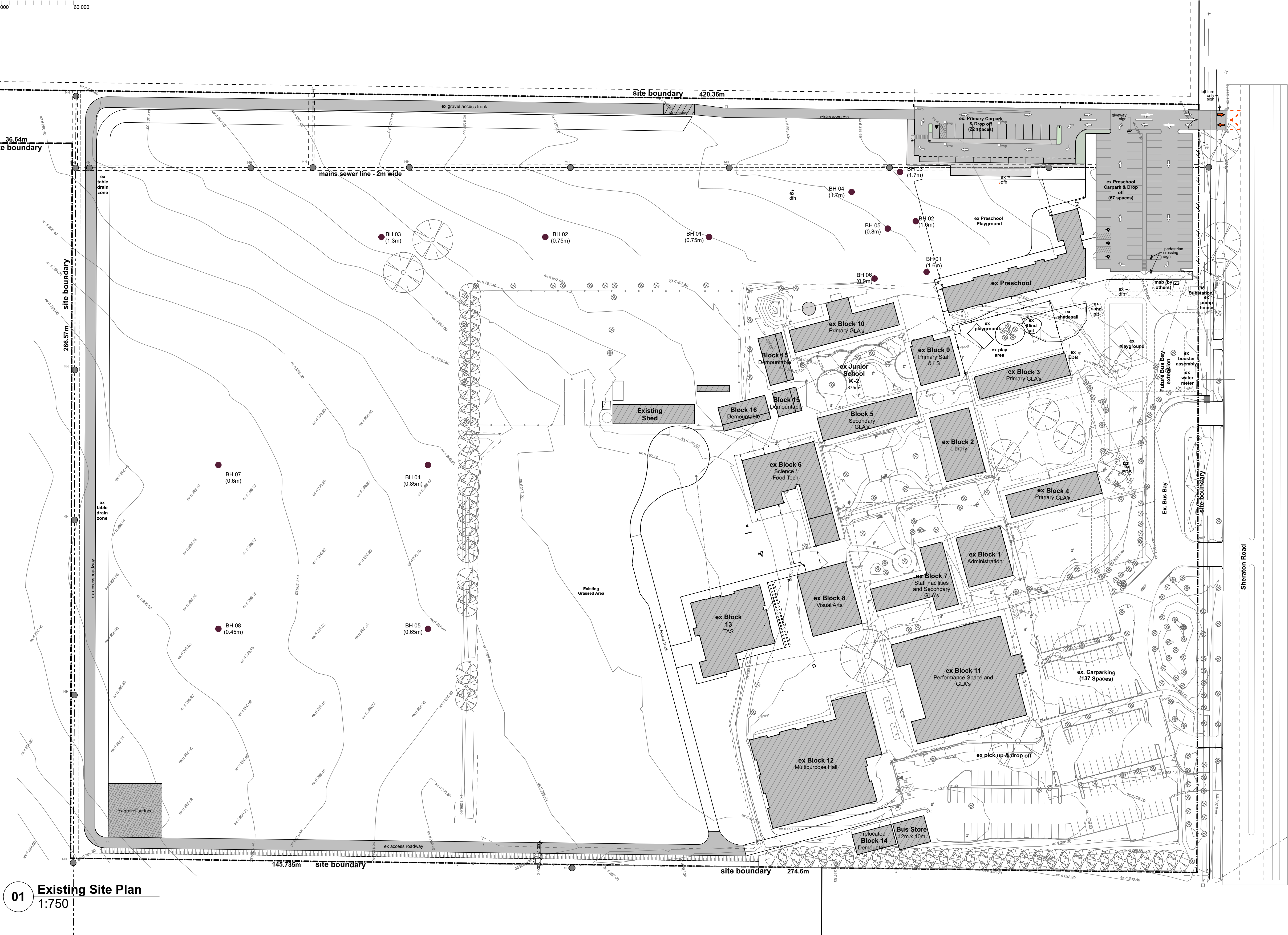
- existing buildings
- future buildings
- existing levels
- proposed levels
- existing fence to be removed
- new fence as specified
- maintenance shaft

- acc accessible
- bol bollard
- bfc broom finish concrete
- edb electrical distribution board
- ex. existing
- fb facebrick work
- fk flush kerb
- gtd grated drain
- hr handrail
- ht hose tap
- hws gas water heater

- hyd hydrant
- ko kerb only-refer civil drawings
- pp power pole
- rw retaining wall
- sc(1) 165 x 3.0 CHS steel column
- sc(2) 89 x 3.5 SHS steel column
- swp storm water pit
- tgsi tactile ground surface indicator
- tow top of wall
- ws wheel stop

note:
1. all levels for building are noted on floor plans / sections etc.
2. refer to civil engineers details for set-out levels and details for roadworks.
3. for full extent of new landscaping refer to landscape designers drawings.
4. all external concrete paving, retaining walls etc. refer to structural engineers details.
5. for full extent of sap's & dp's refer to hydraulic engineers details.

6. all 1:14 ramps to be in accordance with AS1428.1
7. all trees shown to remain shall be fully protected from damage





01 Proposed Site Plan

- Legend** (external work / site plan)
note: drawing may not contain all items listed below

-
- 64
ex. contours & banking line
- existing trees to be demolished
- existing trees to be retained
- proposed trees
- future trees

-  existing buildings
 future buildings
 ex.RL00.00 —● existing levels
 RL00.00 —● proposed levels
 existing fence to be removed
 new fence as specified
 ms
 maintenance shaft

- | | |
|-----|-------------------------------|
| acc | accessible |
| bol | bollard |
| bfc | broom finish concrete |
| edb | electrical distribution board |
| ex. | existing |
| fb | facebrick work |
| fk | flush kerb |
| gtd | grated drain |
| hr | handrail |
| ht | hose tap |
| hws | gas water heater |

- hydrant
kerb only-refer civil drawings
power pole
retaining wall
1) 165 x 3.0 CHS steel column
2) 89 x 3.5 SHS steel column
storm water pit
tactile ground surface indicator
top of wall
wheel stop

- i levels for building are noted on floor plans / sections etc.
refer to civil engineers details for set-out levels and details for roadworks.
for full extent of new landscaping refer to landscape designers drawings.
for external concrete paving, retaining walls etc. refer to structural engineers details.
for full extent of sap's & dp's refer to hydraulic engineers details.

- all 1:14 ramps to be in accordance with AS1428.1.
all trees shown to remain shall be fully protected from damage

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Nominated Architects : D.P Stanton 3642, S.M Evans 7686
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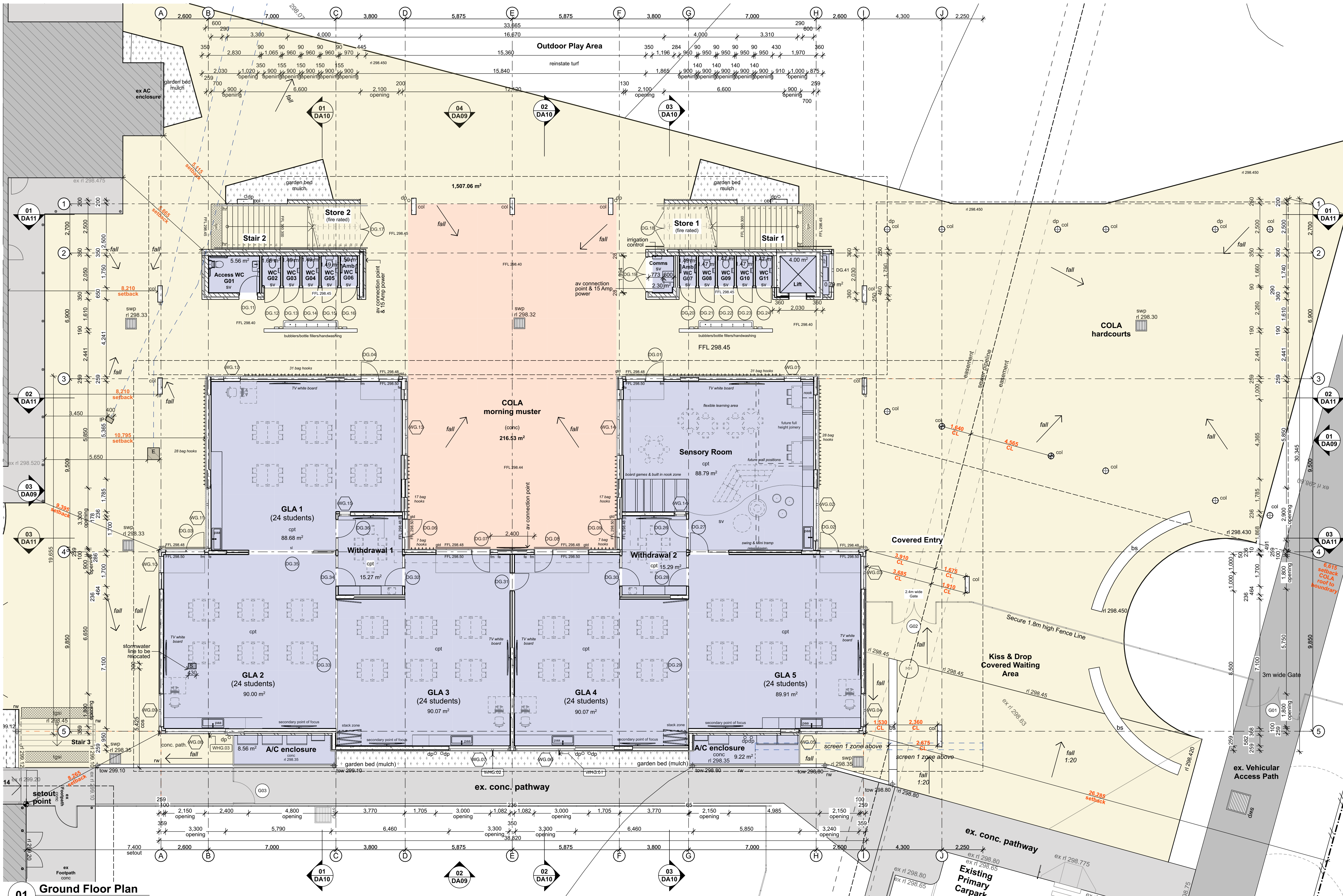
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Drawing No; DA04
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Proposed Primary Site Plan



Legend (floor plans)							
note: drawing may not contain all forms listed below							
	wall type (as scheduled)		150w x 100h concrete hob	dp	downpipe	rl	reduced level
			90w x 100h concrete hob	edb	electrical distribution box	snk	sink
	door numbers (as scheduled) (prefix ex. for existing door)	ac	air conditioner condenser	ex.	existing	sl	sliding door
		acc	accessible	flf	finished floor level	st	store
	gate numbers (as scheduled)	amb	ambulant	flp	fire indicator panel	sw	sheet vinyl
	window numbers (as scheduled) (prefix ex. for existing window)	bs	bench seat	fm	floor mat	swp	storm water pit
		col	column	gtd	grated drain	tsai	tactile ground surface indicators
	vent numbers (as scheduled)	cms	communication cabinet	hd	handrail	tw	top of wall
		conc	concrete slab	hyr	hydrant	tv	television as specified
	maintenance shaft	chs	check on site	paa	practical activity trough	wc	wash closet
		cpt	carpet	pnb	pinboard	wt	wash trough

1. refer to the architectural drawings and specification in conjunction with consultants documentation for the full scope of works.
2. for all structural elements including steel or reinforced columns, floor slabs, stairs, retaining walls and all framing refer to structural engineers drawing and details. u.n.o.
3. the site boundaries and levels have been established from the survey prepared by Premise dated 01.03.2021.
4. building setoff and boundary clearance to be verified by a registered surveyor before construction begins and any discrepancies referred to the architect.
5. all levels based on assumed datum, u.n.o.
6. all construction work to be carried out to comply with the requirements of authorities having jurisdiction over the works, including the condition of approval issued for the project by the local council and relevant statutory authorities.

7. figure dimensions to be taken in preference to scaling from drawings, drawings not to be scaled without approval of the architect.
8. dimensions or contractions on or between the drawing or with the specification shall be referred to the architect for clarifications before construction.
9. all works must be carried out in accordance with the building code of australia including relevant state based variations and additions.
10. the building is designed to be type B construction in accordance with the NCC.
11. the NCC is interpreted to require a building of class 9b with a set of two stories.
12. refer to services consultations documents for all relevant services details.
13. all works to comply with AS1428.1 & AS1428.4 - Design for access and mobility.
14. clear dimensions of required exits including stairs, fire passages and landing and paths of travel to an exit shall be minimum 1 metre wide.

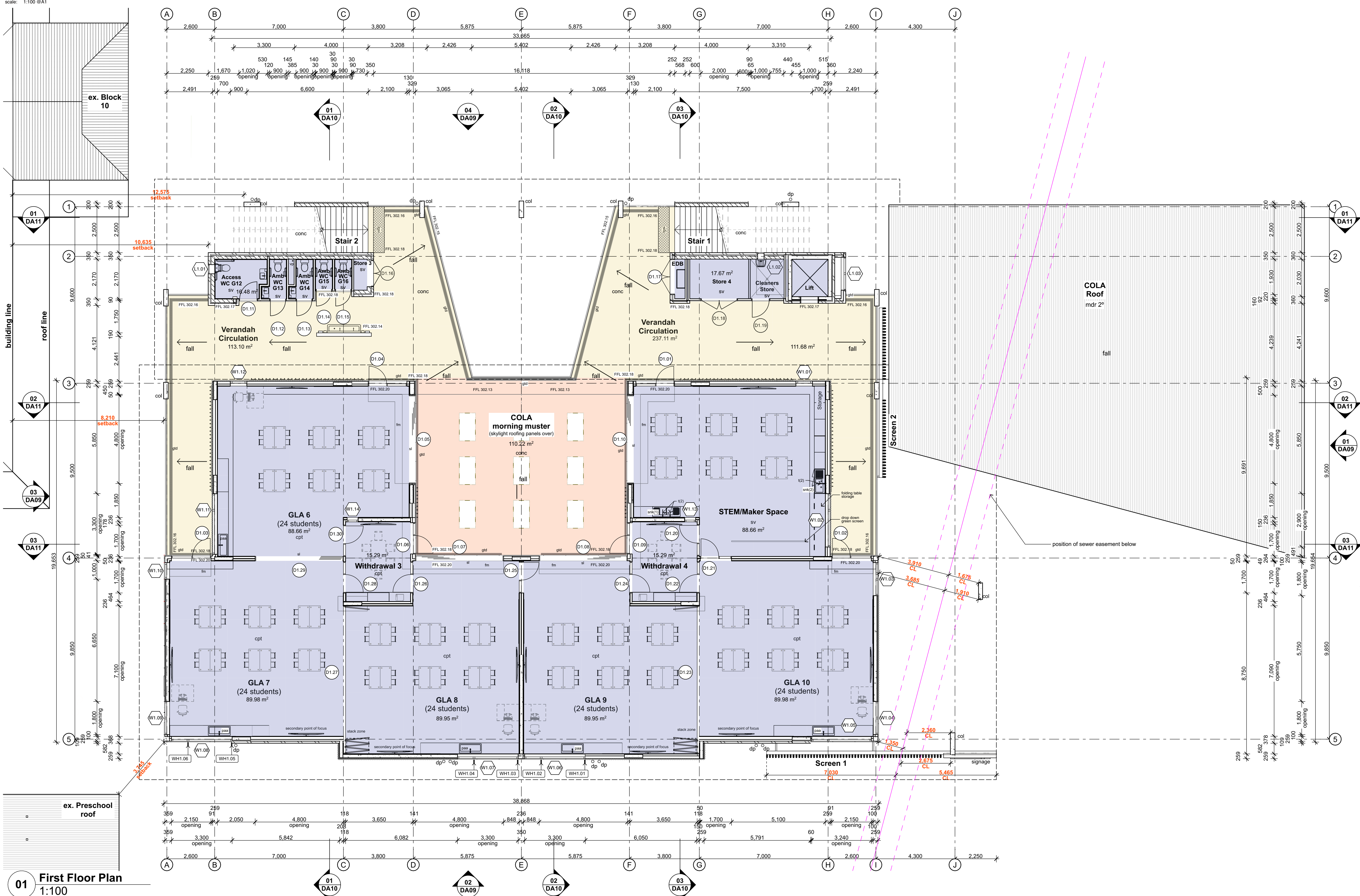
15. make good all existing surfaces where affected by new work and rectify any damage to existing surfaces caused by the construction process.
16. allow for new service in accordance with consultants drawings.
17. remove and replace any existing services that are found to be redundant and execute works as specified by the relevant services consultant. Remove redundant cabling and hydraulic piping.
18. conduct and pipe work to external and internal face of building to include, but not limited to, the following: external and internal wall, ceiling, behind joinery or floor where possible. Discuss location of exposed conduits with architect for approval prior to installation. Allow for the installation of additional conduits as required.
19. allow to addit floor either side of all door thresholds and floor tracks to raise R.F.F. to provide level substrate for door installation and ensure level transitions between rooms - note mark shown indicatively only.
20. all handrails, balustrade to be installed in accordance with R.F.F.

Refer to detail drawings for clarity.

21. furniture shown dashed on plan to be provided by client.
22. for full extent of banking & landscaping, refer to (l.b.c).
23. wall thickness based on brickwork & stud width only without internal wall linings.
24. for pinboards / whiteboards sizing & quantity refer to specification.
25. provide compliant threshold and clearances at all doors as per A.S. 1428.1- 2009.

Ground Floor Plan

0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1



01 First Floor Plan
1:100

Legend (floor plans)

note: drawing may not contain all items listed below

- wall type (as scheduled)
- door numbers (as scheduled) (prefix ex. for existing door)
- gate numbers (as scheduled)
- window numbers (as scheduled) (prefix ex. for existing window)
- vent numbers (as scheduled)
- maintenance shaft

- ac air conditioner condenser
- amb accessible
- amb ambulant
- bs bench seat
- col column
- comms communication cabinet
- conc concrete slab
- cos check on site
- cpt carpet

- dp downpipe
- edb electrical distribution box
- ex existing
- fl finished floor level
- fi fire indicator panel
- fm floor mat
- gtd grated drain
- hndr handrail
- hyd hydant
- pa practical activity trough
- pnb pinboard

- ri reduced level
- snk sink
- sl sliding door
- st store
- sv sheet vinyl
- swp storm water pit
- tgsl tactile ground surface indicators
- top top of wall
- tv television as specified
- wc wash closet
- wt wash trough

note:

- refer to the architectural drawings and specification in conjunction with consultants documentation for the full scope of works.
- for all structural elements including steel or reinforced columns, floor slabs, stairs, retaining walls, and roof framing refer to structural engineers drawing and details, u.n.o.
- the site boundaries and levels have been established from the survey prepared by Premise dated 01.03.2021.
- building setout and boundary clearance to be verified by a registered surveyor before construction begins and any discrepancies referred to the architect.
- all levels based on assumed datum, u.n.o.
- all construction work to be carried out to comply with the requirements of authorities having jurisdiction over the works, including the conditions of approval issued for the project by the local council and relevant statutory authorities.

- figured dimensions to be taken in preference to scaling from drawings. drawings not to be scaled without approval of the architect.
- any discrepancies or contradictions on or between the drawing or with the specification shall be referred to the architect for clarification before construction.
- all building works must be carried out in accordance with the building code of australia including relevant state based variations and additions.
- the building is designed to be type B construction in accordance with the NCC.
- the NCC is interpreted to require a building of class 9b with a rise of two storeys.
- refer to services consultants documents for all relevant services details.
- all works to comply with AS1428.1 & AS1428.4 - Design for access and mobility.
- clear dimensions of required exits including stairs, fire passages and landing and paths of travel to an exit shall be minimum 1 metre wide and minimum 2 metres high.

- make good all existing surfaces where affected by new work and rectify any damage to existing surfaces caused by the construction process.
- allow for new service in accordance with consultants drawings.
- cap all existing services at source where fittings are removed or made redundant and execute works as specified by the relevant services consultant. Remove redundant cabling and hydraulic pipework.
- conducts and pipework to external and internal face of building to be minimised. Conducts and pipework to be concealed in subfloor, walls, ceiling, behind joinery or fitout where possible. Discuss location of exposed conduits with architect for approval prior to installation. Allow for condensate drains to all new AC units.
- allow to arid floor either side of all door thresholds and floor tracks to raise FFL to provide level substrate for door installation and ensure level transitions between rooms - note max gradient of 1:40.
- clear dimensions of required exits including stairs, fire passages and landing and paths of travel to an exit shall be minimum 1 metre wide and minimum 2 metres high.

- furniture shown dashed on plan to be provided by client.
- 22 for full extent of banking & landscaping, refer to (l.b.c).
- 23 wall thickness based on brickwork & stud width only without internal wall linings.
- 24 for pinboards / whiteboards sizing & quantity refer to specification.
- 25 provide compliant threshold and clearances at all doors as per A.S. 1428.1 - 2009.

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Nominated Architects - DP Stanton 3642, S.M Evans 7686
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Amendments

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Dubbo Christian School

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Drawn: NS
Checked: CH
Plot date: 23/2/2024

Scale: 1:100 as noted @ A1

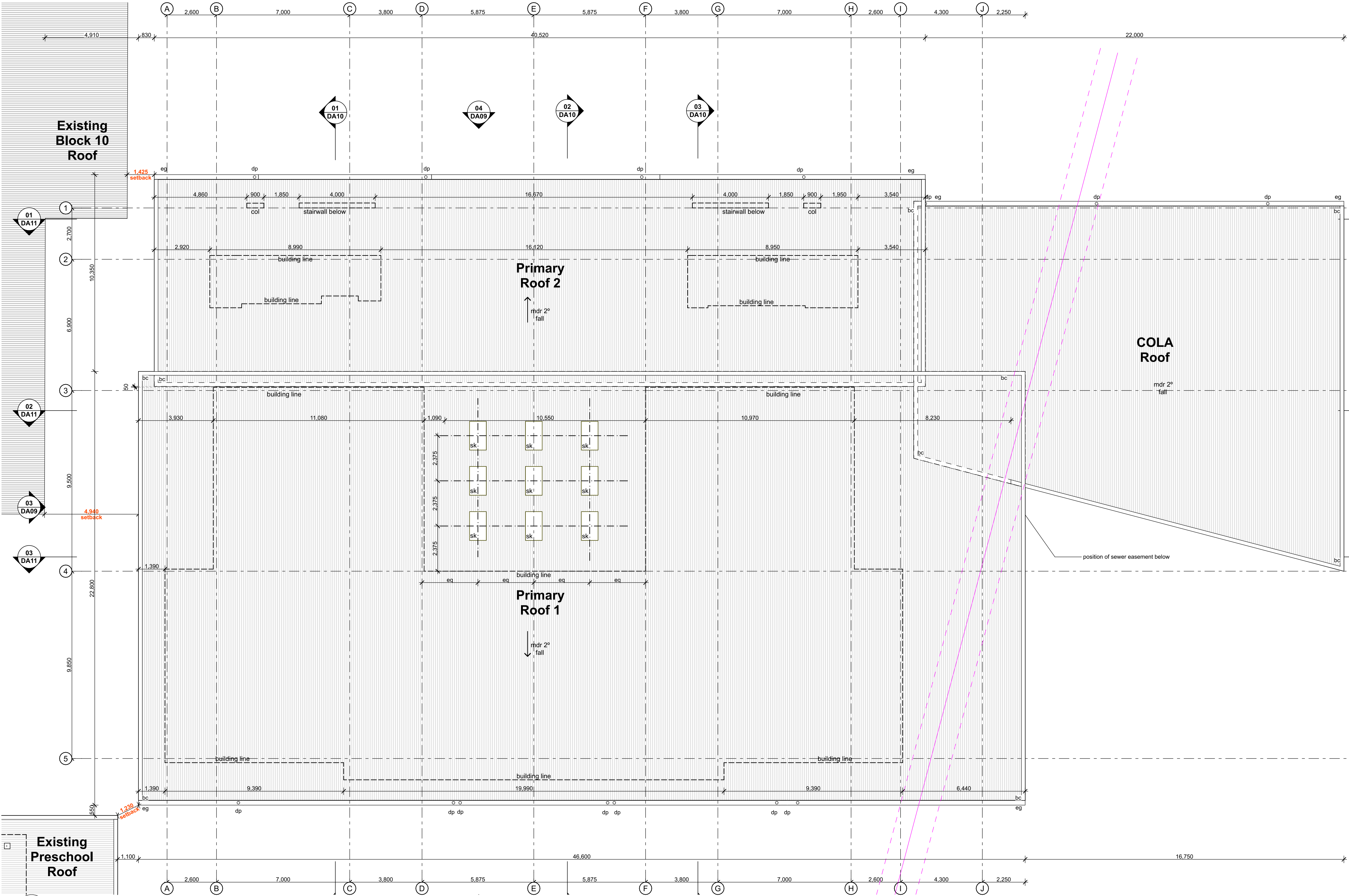
Project No:
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Drawing No:
DA07

Revision#:
C

First Floor Plan

0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1



01 Roof Plan
1:100

Legend (roof plans)
note: drawing may not contain all items listed below

bc	barge capping
dp	downpipe
eg	eaves gutter
ex	existing
mdr	metal deck roof sheeting
sk	skylight
rv	roof vent
↓	refer to mechanical spec

note:

1. provide flashings and cappings to all roof penetrations in accordance with roof manufacturers details.
2. gutter on brackets as specified.
3. roof safety system to be installed. refer to specification.
4. refer to services drawings for full extent of roof penetrations.

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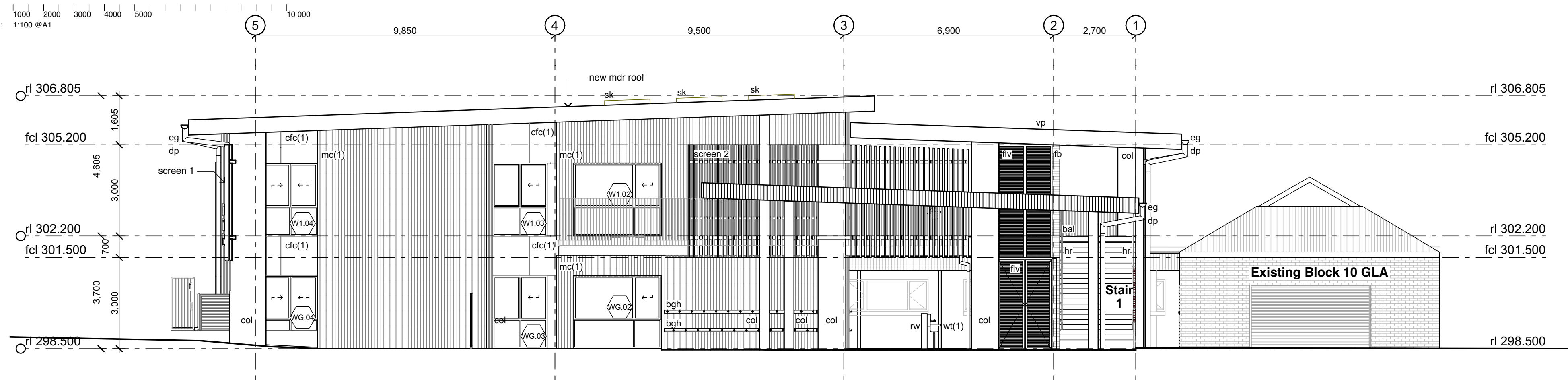
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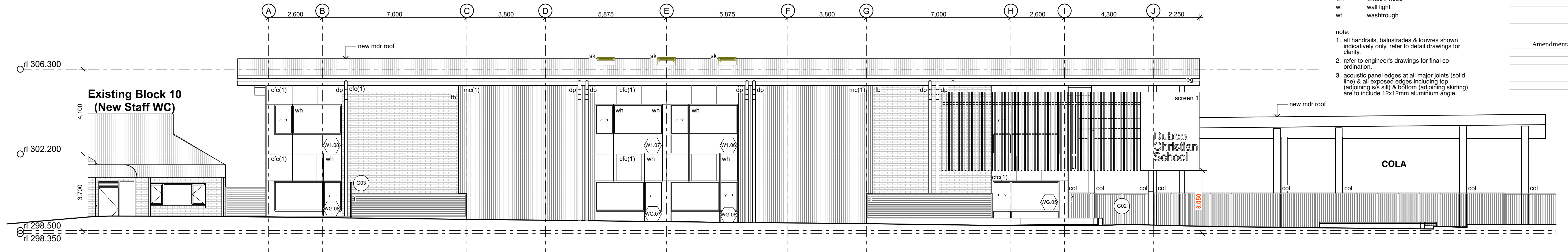
Project No:
2556.20

Drawing No: **DA08** Revision#: **C**

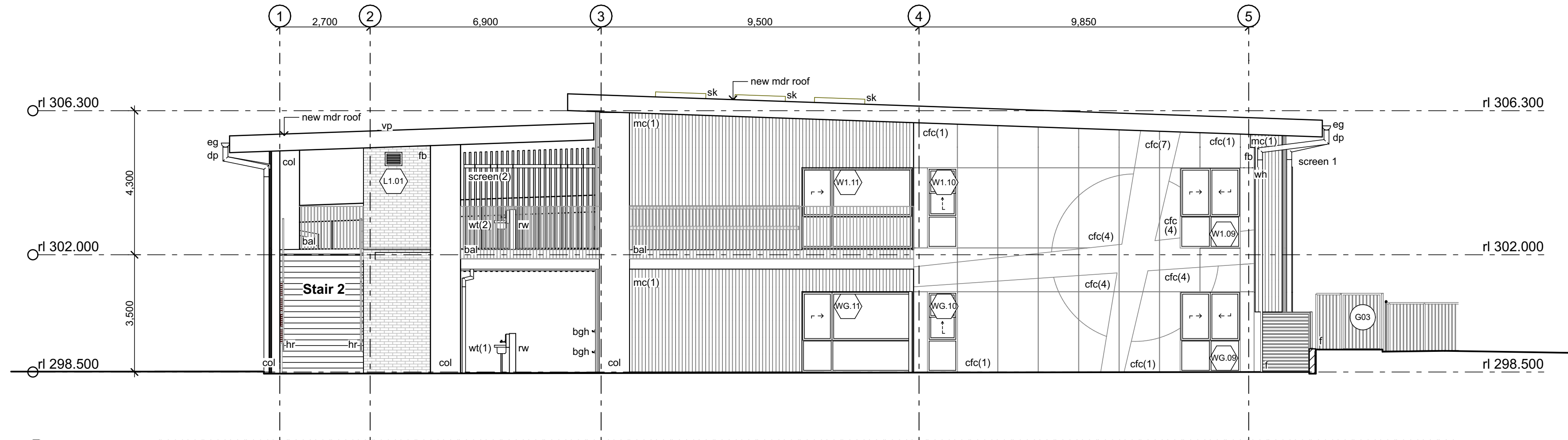
Roof Plan



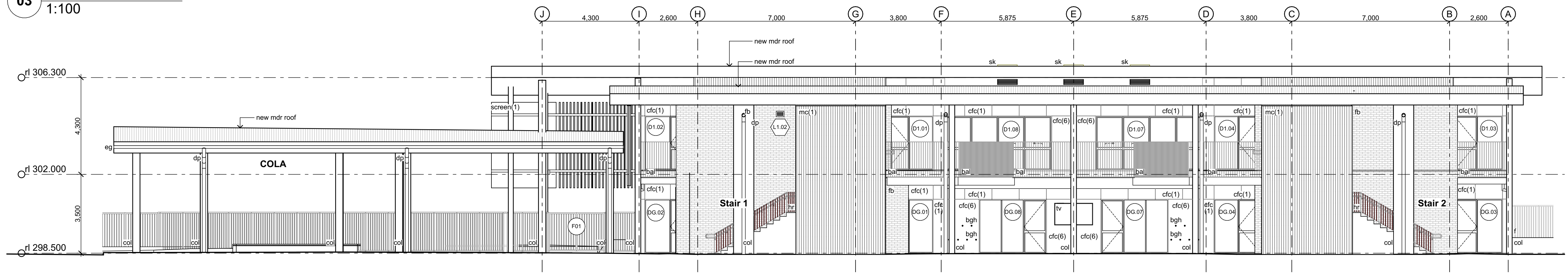
01 North Elevation
1:100



02 East Elevation
1:100



03 South Elevation
1:100



04 West Elevation
1:100

Legend (elevation & sections)

note: drawing may not contain all items listed below

aa	automatic awning
ac	air conditioner condenser
ag	ag pipe
alv	adjustable louvers
alw	aluminium framed window
at	acoustic tile
bal(1)	balustrade (type 1) as scheduled
bal(2)	balustrade (type 2) as scheduled
bc	barge capping
bg	box gutter
bhc	brick header course
boe	brick on edge
bol(1)	bollard(type)
bws	brickwork sill
cfc	compressed fibre cement
cj	control joint
col	column
conc.	concrete
cr	concrete render
cs	coved skirting
dmc	decorative metal screen
dp	downpipe
dps	downpipe spreader
dth	door head
eg	eaves gutter
egl	existing ground line
ex.	existing
f	fence
fb(1)	face brickwork (type)

fb(1)	face brickwork (type)
fcl	finished ceiling level
flv	finished floor level
flv	fixed louvers
gl	ground line
hr(1)	handrail (type)
ip	insulated panel
ma	manual awning
flv	fixed louvers
mc(1)	metal cladding (type)
mdr	metal deck roof
nc	non structural column
ofc	off form concrete
olv	operable louvers
p(1)	paint (type)
pap(1)	perforated acoustic panel (type)
pbd	plasterboard
rc	rendered concrete
rms	raked metal soffit
rp	render & paint finish
rs	roller shutter
rw	rendered wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	skylight
sl	sliding door
ss(1)	sun shade (type)
ts	timber skirting
tv	television
vp	vent pipe
wh	window hood
wl	wall light
wt	washtrough

note:

- all handrails, balustrades & louvers shown indicatively only, refer to detail drawings for clarity.
- refer to engineer's drawings for final co-ordination.
- acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.

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DA09

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Elevations

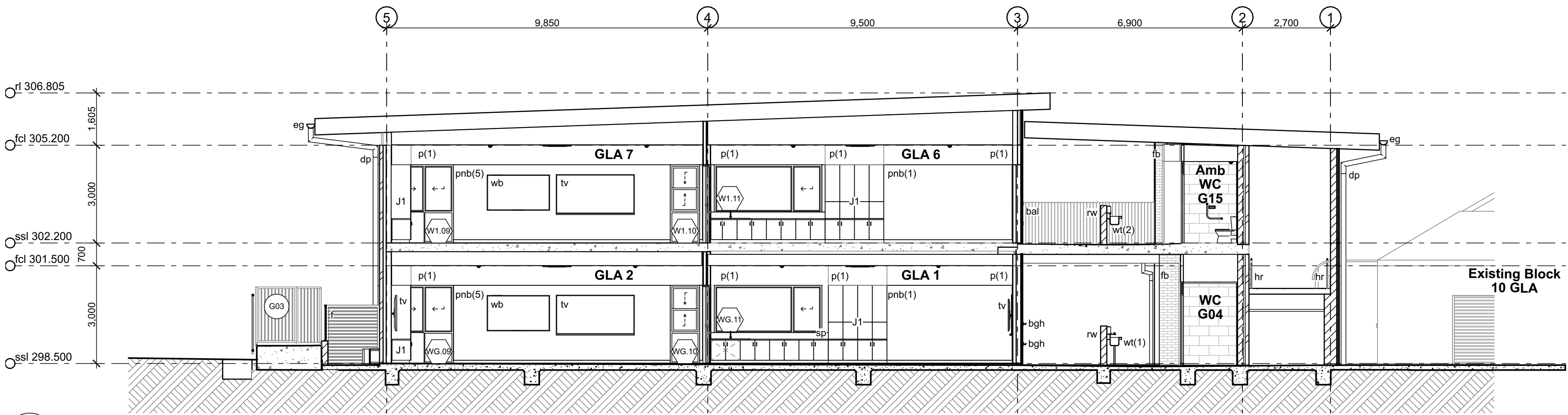
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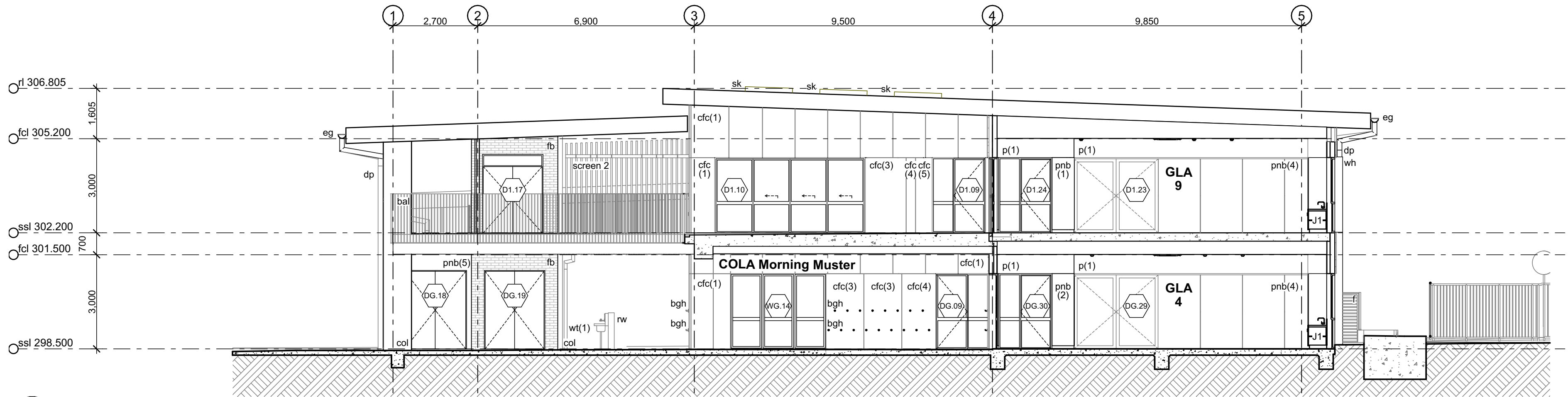
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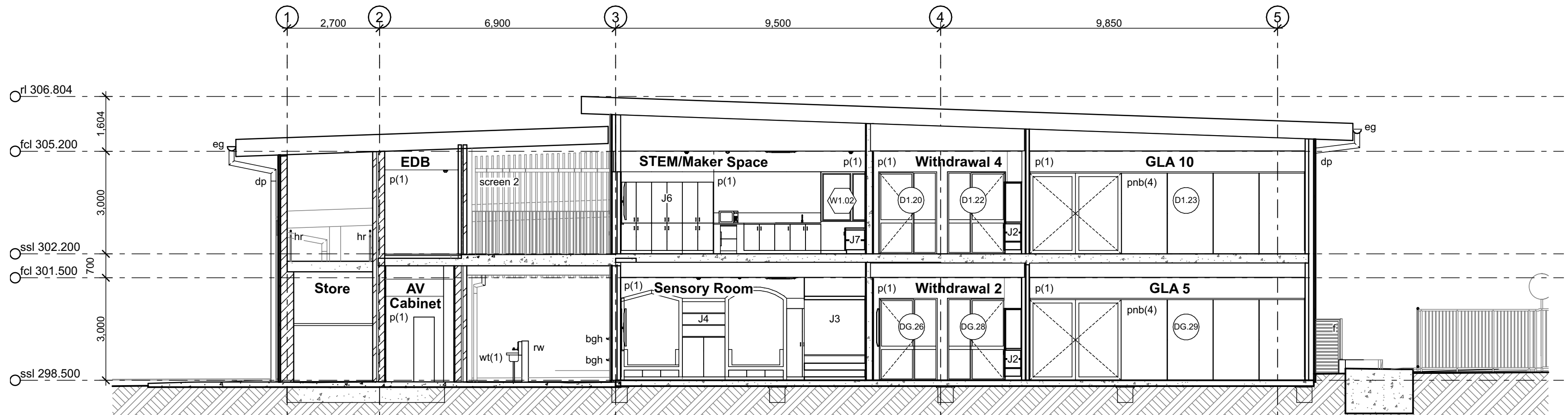
Amendments



01 Section A
1:100



02 Section B
1:100



03 Section C
1:100

Legend (elevation & sections)

note: drawing may not contain all items listed below

as	aluminium skirting
assl	above structural slab level
ac	air conditioner condenser
bal(1)	balustrade (type)
bhc	brick header course
bws	brickwork sill
cfc	compessed fibre cement
cbg	colour back glass
conc.	concrete
dp	downpipe
eg	eaves gutter

egl	existing ground line
ex.	existing
f	fixed window
fb	face brickwork
fcl	finished ceiling level
ffl	finished floor level
gl	ground line
h	aluminium hinged door
hr(1)	handrail (type)
hws	gas water heater
mdr	metal deck roof

rs	refill station
rv	roof vent
s	sliding sash window
sc	solid core door
sc(1)	165 x 3.0 CHS steel column
sc(2)	89 x 3.5 SHS steel column
sl	sliding door
vg	ventilation grill

note:

1. please read in combination with all other documentation and schedules incl. BCA section j schedule for full scope of works, plans take priority on door swings.
2. dimensions are typically to wall openings unless noted otherwise.
3. all door/window openings are to be site measured prior to any fabrication of frames and check measured against structural layout.
4. refer any discrepancies to the architect for further information.
5. locking - all windows to be key locked and keyed alike. all doors to be master keyed.
6. aluminium mesh flyscreens to all operable windows.
7. door set out, widths and circulation areas are to be installed to comply with AS1428.1-2009 with clear door width of 850mm min.

8. door sills and window subsill as specified, and detailed in sections.
9. door grilles have not been shown for clarity - refer to mechanical engineer's details.
- 10.all external windows and glazed doors, to be fitted with glazing as specified to comply with BCA section j glazing compliance schedule.
11. all internal windows and doors to be fitted with 8.38mm Viridian laminated safety glass.
12. (*) denotes lead door/active door leaf
- 13.all existing doors nominated as undercut to be coordinated with mechanical engineer's documentation.
- 14.colorbond preformed cover plate to all columns engaged to the glazing systems where necessary.

- 15.repair and ease existing windows where retained as required.

- 16.provide compliant thresholds & clearances at all doors to comply with AS1428.1-2009. Allow to arid floor either side of all door thresholds and floor tracks (to new bifold and sliding doors) to raise FFL to provide level substrate for door installation and ensure level transitions between rooms - note max gradient of 1:40.
17. provide visual indicators to all clear glazed doors and windows where there are no transoms. Top of visual indicator tape to be applied at 1000mm above finish floor level.
18. To be read in conjunction with Window Hardware & Door Hardware schedules for all locking requirements and hardware accessories.

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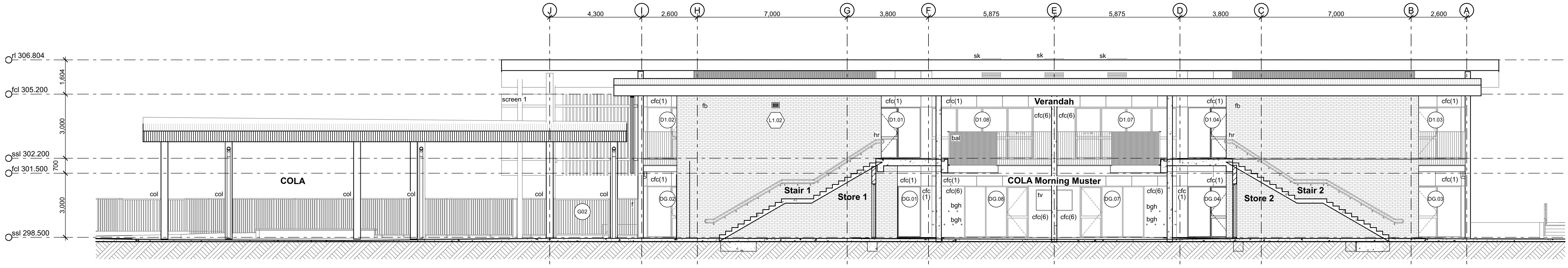
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Drawing No;
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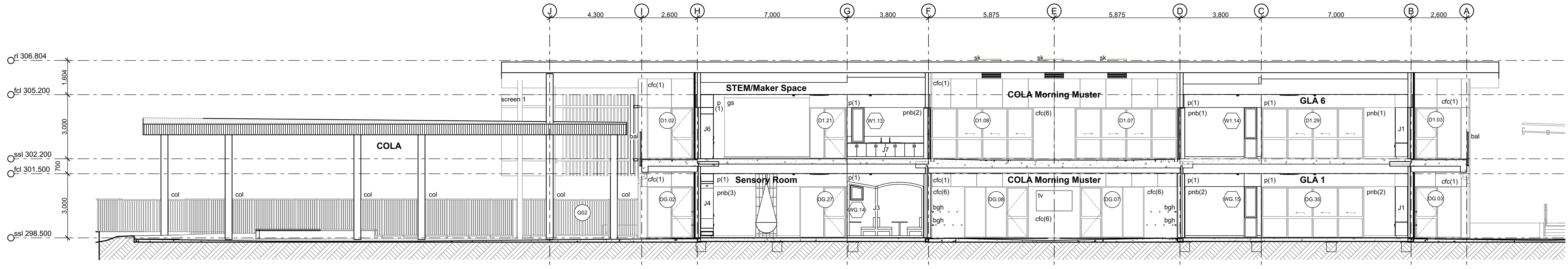
Revision#;
C

Sections 1

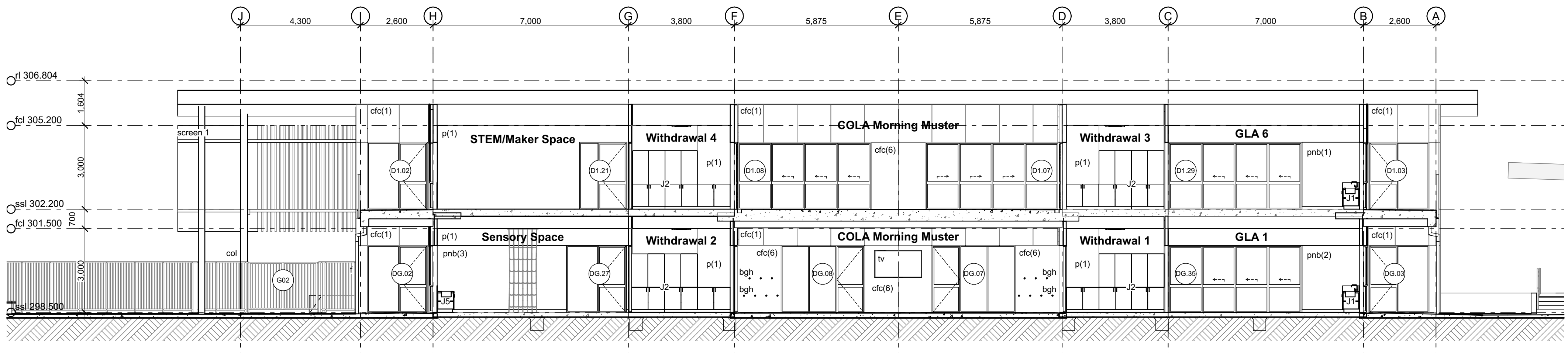
01 Section D
1:100



02 Section E
1:100



03 Section F
1:100



Legend (elevation & sections)

note: drawing may not contain all items listed below

as	aluminium skirting
ssl	above structural slab level
ac	air conditioner condenser
bal(1)	balustrade (type)
bhc	brick header course
bws	brickwork sill
cfc	compacted fibre cement
cbg	colour back glass
conc.	concrete
dp	downpipe
eg	eaves gutter

egl	existing ground line
ex.	existing
f	fixed window
fb	face brickwork
fcl	finished ceiling level
ffl	finished floor level
gl	ground line
h	aluminium hinged door
hr(1)	handrail (type)
hws	gas water heater
mdr	metal deck roof

rs	refill station
rv	roof vent
s	sliding sash window
sc	solid core door
sc(1)	165 x 3.0 CHS steel column
sc(2)	89 x 3.5 SHS steel column
sl	sliding door
vg	ventilation grill

note:

- please read in combination with all other documentation and schedules incl. BCA section j schedule for full scope of works, plans take priority on door swings.
- dimensions are typically to wall openings unless noted otherwise.
- all door/window openings are to be site measured prior to any fabrication of frames and check measured against structural layout.
- refer any discrepancies to the architect for further information.
- locking - all windows to be key locked and keyed alike. all doors to be master keyed.
- aluminium mesh flyscreens to all operable windows.
- door set out, widths and circulation areas are to be installed to comply with AS1428.1-2009 with clear door width of 850mm min.

- door sills and window subsill as specified, and detailed in sections.
- door grilles have not been shown for clarity - refer to mechanical engineer's details.
- all external windows and glazed doors, to be fitted with glazing as specified to comply with BCA section j glazing compliance schedule.
- all internal windows and doors to be fitted with 8.38mm Viridian laminated safety glass.
- (*) denotes lead door/active door leaf
- all existing doors nominated as undercut to be coordinated with mechanical engineer's documentation.
- door set out, widths and circulation areas are to be installed to the glazing systems where necessary.

- repair and ease existing windows where retained as required.
- provide compliant thresholds & clearances at all doors to comply with AS1428.1-2009. Allow to arid floor either side of all door thresholds and floor tracks (to new bifold and sliding doors) to raise FFL to provide level substrate for door installation and ensure level transitions between rooms - note max gradient of 1:40.
- provide visual indicators to all clear glazed doors and windows where there are no transoms. Top of visual indicator tape to be applied at 1000mm above finish floor level.
- To be read in conjunction with Window Hardware & Door Hardware schedules for all locking requirements and hardware accessories.



01 Perspective 1
not to scale



02 Perspective 2
not to scale



03 Perspective 3
not to scale



04 Perspective 4
not to scale



05 Perspective 5
not to scale



05 Perspective 6
not to scale

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All dimensions to be verified on site and any discrepancies referred to architect for determination, figured dimensions to take precedence over scaled dimensions.

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Rev	Issue	Date
C	Revised DA Issue	23/02/2024

Amendments

Stanton
Dahl
Architects



Dubbo Christian
School

Dubbo Christian School Primary

141 Sheraton Rd,
Dubbo, NSW

Drawn; NS
Checked; CH
Plot date; 23/2/2024

Scale; 1:153.103, 1:178.707, 1:215.377 as
noted @ AI

Project No;
2556.20

Drawing No; DA12
Revision#; C

Proposed 3D Views

Gate Schedule			
Elevation			
	ID	G01	G02
	Location	ex. Vehicular Access Path	Kiss & Drop Covered Waiting Area
	Frame Type	Powdercoated steel	Powdercoated steel
	Hardware	yes refer to schedule lock & latch to be located above 1500mm	yes refer to schedule lock & latch to be located above 1500mm
Notes	Self closers and self latching mechanisms to AS2820-1993, Flat Top.	Self closers and self latching mechanisms to AS2820-1993, Flat Top.	Self closers and self latching mechanisms to AS2820-1993, Flat Top.

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Amendments



Dubbo Christian School

Dubbo Christian School Primary

141 Sheraton Rd,
Dubbo, NSW

Drawn; NS
Checked; CH
Plot date; 23/2/2024

Scale;1:1 as noted @ A1

Project No;
2556.20

Drawing No; DA13
Revision#; C