

# DUBBO RESIDENTIAL REHABILITATION CENTRE

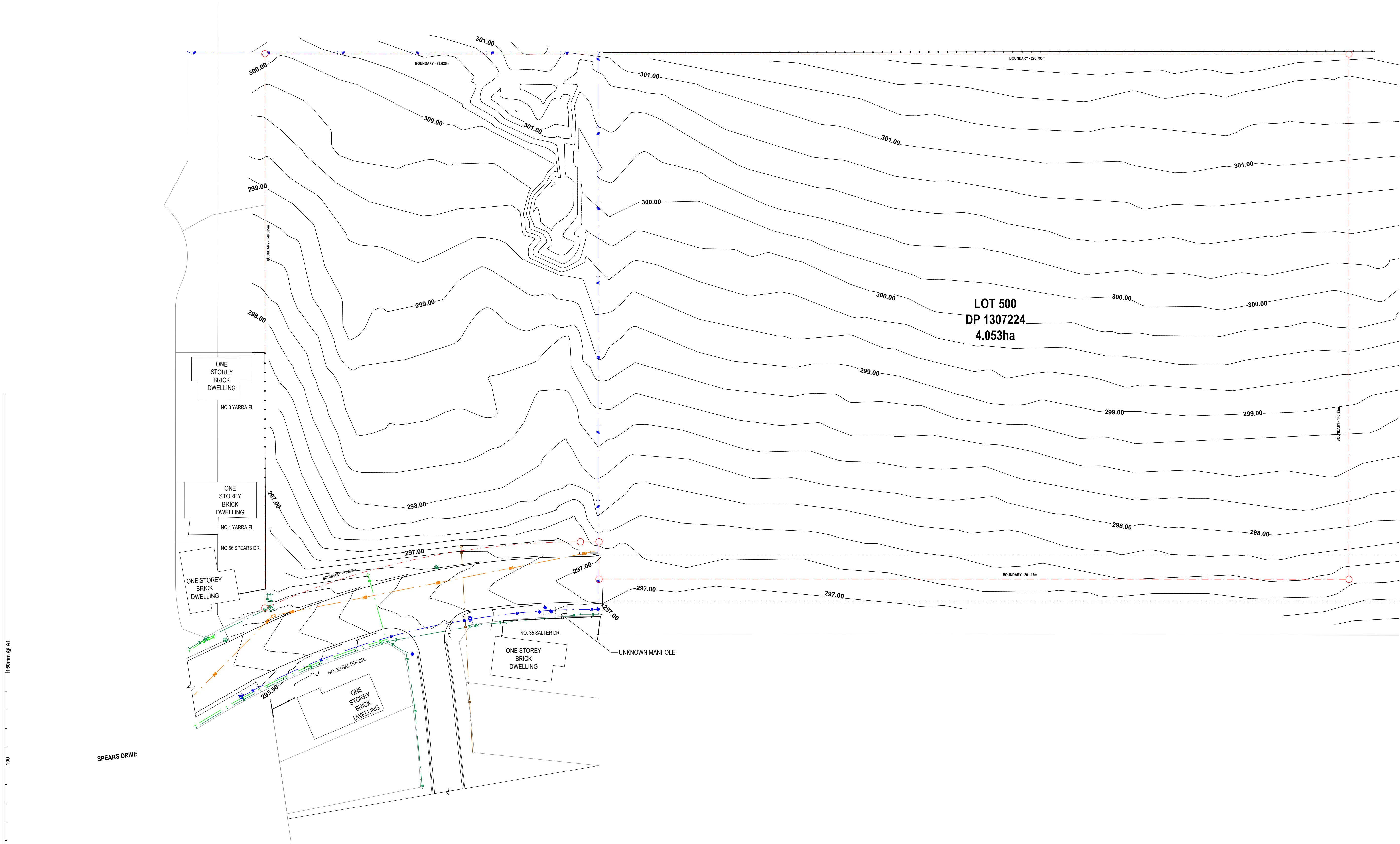
## FOR WESTERN NSW LHD

7124DU01

### STAGE ONE

| Drawing No. | Drawing Name                           | Rev |
|-------------|----------------------------------------|-----|
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| 06 | DEVELOPMENT APPLICATION | 7/08/2024  | IT |
| 05 | DRAFT DA ISSUE          | 08/07/2024 | IT |
| 04 | ISSUE FOR QS            | MA         | MA |
| 03 | PUG 04 Issue            | 25/06/2024 | IT |
| 02 | DRAFT DA                | 17/06/2024 | IT |
| 01 | ISSUE FOR COORDINATION  | 31/05/2024 | IT |

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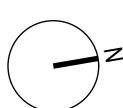
**Client**  
Western NSW LHD

**Address**  
58 Spears Drive Dubbo NSW 2830  
Australia

**Project**  
Dubbo Residential  
Rehabilitation Centre

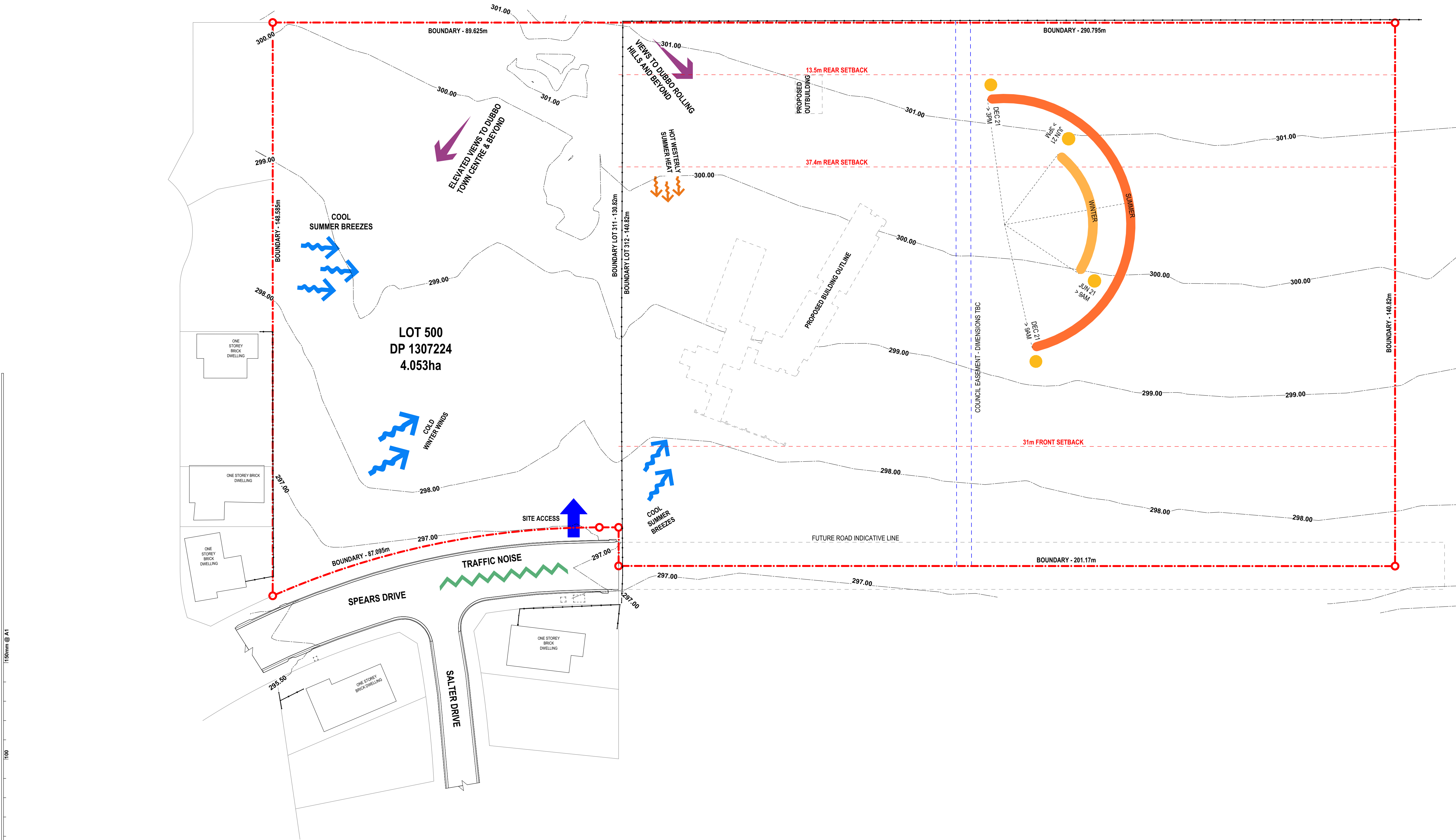
**Project** 7124DU01  
**Phase** Development  
Application

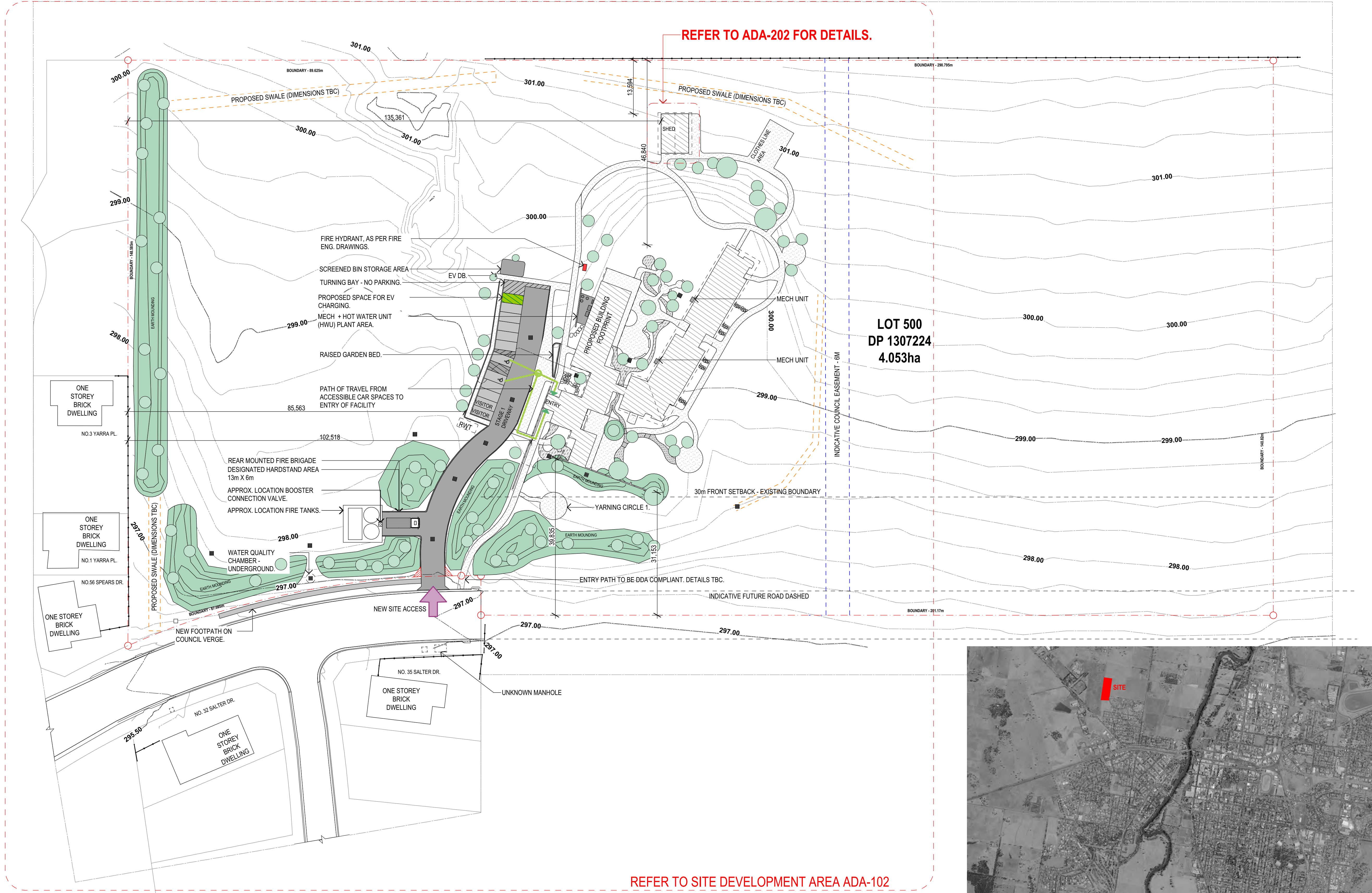
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**Drawing**  
EXISTING SITE PLAN

**Number** \_AEX-101  
**Issue** 06





| SITE PLAN LEGEND |                                          |
|------------------|------------------------------------------|
|                  | FOOTPATH / PAVING                        |
|                  | BUILDING FOOTPRINT                       |
|                  | PROPOSED DRIVEWAY                        |
|                  | ROOF OUTLINE                             |
|                  | PROPOSED EARTH MOUNDING                  |
|                  | PROPOSED SWALE                           |
|                  | PROPOSED COUNCIL EASEMENT - NEW LOCATION |
|                  | STORMWATER GRATE                         |
|                  | PROVISION FOR EV CHARGING SPACE.         |
|                  | LANDSCAPE FEATURE - DRY CREEKBED         |

DUBBO REGIONAL COUNCIL + LEP

|                                       | TOTAL                                                                                  | COMPLIANT Y/N |
|---------------------------------------|----------------------------------------------------------------------------------------|---------------|
| SITE AREA:                            | 40,546m <sup>2</sup>                                                                   | -             |
| GROSS FLOOR AREA (GFA)                | STAGE 1:<br>MAIN DWELLING: 658.70m <sup>2</sup><br>MULTIPURPOSE SHED: 70m <sup>2</sup> | Y             |
| LANDSCAPED AREA:                      | HARD SCAPE: 1853m <sup>2</sup><br>SOFT SCAPE: 10389m <sup>2</sup>                      | Y             |
| SETBACKS (MAIN DWELLING):             | -                                                                                      |               |
| FRONT:                                | 31m                                                                                    | Y             |
| SIDE (TO SOUTH BOUNDARY):             | 102.52m                                                                                |               |
| REAR:                                 | 46.84m                                                                                 |               |
| SETBACKS (MULTIPURPOSE SHED):         | -                                                                                      |               |
| FRONT:                                | 117.25m                                                                                | Y             |
| SIDE (TO SOUTH BOUNDARY):             | 117.25m                                                                                |               |
| REAR:                                 | 13.59m                                                                                 |               |
| BUILDING HEIGHT:                      | APPROX. 5.15m (MAX)                                                                    | Y             |
| MAIN DWELLING - NOT ADOPTED           |                                                                                        |               |
| MULTIPURPOSE SHED:                    | APPROX. 3.32m                                                                          |               |
| DUBBO LEP 2022:                       |                                                                                        |               |
| CLAUSE 5.14 SIDING SPRING OBSERVATORY | TO COMPLY WITH - DETAILS IN LATER STAGE                                                |               |

BASIX COMMITMENTS.

|                                                                                            |                                                                                            |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| NOTE:<br>THERMAL PERFORMANCE WAS UNDERTAKEN WITH SECTION J DEEMED TO SATISFY REQUIREMENTS. |                                                                                            |
| SECTION J SUB-SECTIONS:                                                                    | MINIMUM REQUIRED                                                                           |
| THERMAL PERFORMANCE                                                                        |                                                                                            |
| PART J4D4 ROOFS / CEILING CONSTRUCTIONS                                                    | R-VALUE: 3.7                                                                               |
| PART J4D6 WALLS GLAZING                                                                    | R-VALUE: 1.4<br>GLAZING:<br>U-VALUE: 2.44<br>SHGC: 0.33                                    |
| PART J4D7 FLOORS                                                                           | SLAB ON GROUND:<br>R-VALUE: 2.0                                                            |
| PART J9D5 SOLAR PHOTOVOLTAIC AND BATTERY SYSTEMS                                           | 20% OF ROOF AREA<br>= 228.4m <sup>2</sup>                                                  |
| BASIX SUB-SECTIONS                                                                         |                                                                                            |
| WATER                                                                                      |                                                                                            |
| RAINWATER RE-USE                                                                           | 11,500L TANK - LANDSCAPE CONNECTION ONLY                                                   |
| FIXTURES                                                                                   | TOILETS, AND TAPS: 5-STAR<br>SHOWER HEADS: 4.4.5 STAR                                      |
| THERMAL PERFORMANCE + MATERIALS                                                            |                                                                                            |
| CEILING FANS                                                                               | TO MAIN DINING AREA                                                                        |
| CONCRETE SLAB ON GROUND                                                                    | R-VALUE AS SECTION J ABOVE.                                                                |
| ENERGY                                                                                     |                                                                                            |
| NATURAL LIGHTING                                                                           | TO ALL LIVING AREAS, BEDROOMS, OFFICES, MEETING ROOMS, CLIENT BATHROOMS                    |
| HOT WATER UNIT                                                                             | ELECTRIC - HEAT PUMP                                                                       |
| VENTILATION                                                                                | DUCTED VENTILATION TO LAUNDRY AND BATHROOMS. MANUAL SWITCH. NATURAL VENTILATION TO KITCHEN |
| HEATING + COOLING                                                                          | INDOOR UNITS - SINGLE PHASE<br>OUTDOOR UNITS - 3 PHASE                                     |
| COOKTOPS + OVENS                                                                           | ELECTRIC                                                                                   |
| DISWASHER                                                                                  | 2 - NO ENERGY COMMITMENT REQUIRED.                                                         |
| CLOTHES DRYER                                                                              | 2 - NO ENERGY COMMITMENT REQUIRED.                                                         |



1 PLAN  
PROPOSED SITE PLAN - STAGE 1 - OVERALL  
SCALE: 1:500

2 PLAN  
LOCALITY MAP  
NTS

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|    |                                        |            |      |
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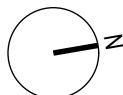
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Project  
**Dubbo Residential Rehabilitation Centre**

Project **7124DU01**  
Phase **Development Application**

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Drawing  
**PROPOSED STAGE 1 SITE PLAN - OVERALL**

Number **ADA-101**  
Issue **11**



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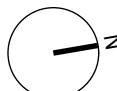
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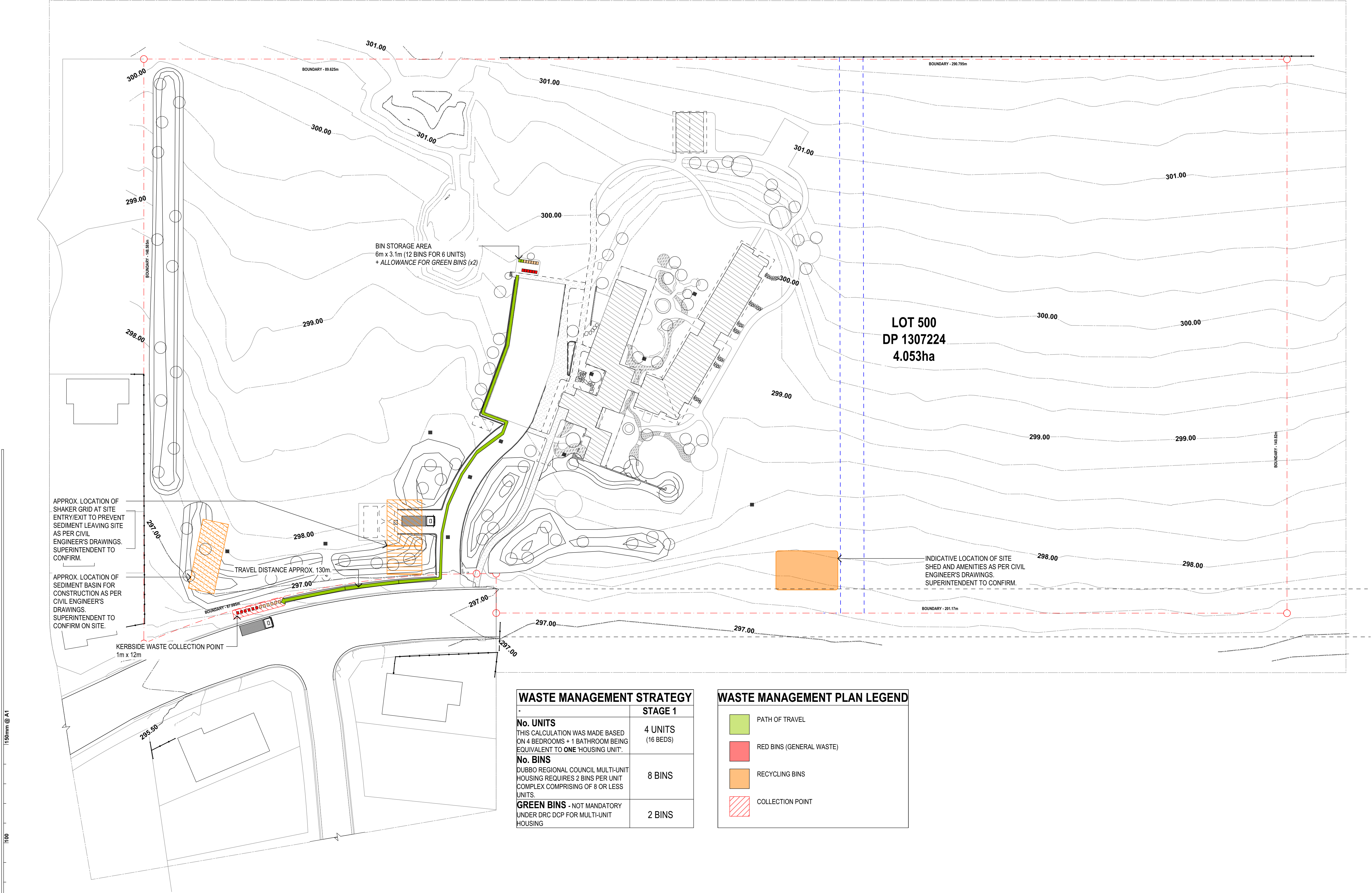
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Drawing  
**PROPOSED STAGE 1 SITE DEVELOPMENT AREA**

Number **ADA-102**  
Issue **10**



APPROX. LOCATION OF SHAKER GRID AT SITE ENTRY/EXIT TO PREVENT SEDIMENT LEAVING SITE AS PER CIVIL ENGINEER'S DRAWINGS. SUPERINTENDENT TO CONFIRM.

APPROX. LOCATION OF SEDIMENT BASIN FOR CONSTRUCTION AS PER CIVIL ENGINEER'S DRAWINGS. SUPERINTENDENT TO CONFIRM ON SITE.

KERBSIDE WASTE COLLECTION POINT  
1m x 12m

BIN STORAGE AREA  
6m x 3.1m (12 BINS FOR 6 UNITS)  
+ ALLOWANCE FOR GREEN BINS (x2)

TRAVEL DISTANCE APPROX. 130m

LOT 500  
DP 1307224  
4.053ha

INDICATIVE LOCATION OF SITE SHED AND AMENITIES AS PER CIVIL ENGINEER'S DRAWINGS. SUPERINTENDENT TO CONFIRM.

#### WASTE MANAGEMENT STRATEGY

|                                                                                                                              | STAGE 1              |
|------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>No. UNITS</b><br>THIS CALCULATION WAS MADE BASED ON 4 BEDROOMS + 1 BATHROOM BEING EQUIVALENT TO ONE 'HOUSING UNIT'.       | 4 UNITS<br>(16 BEDS) |
| <b>No. BINS</b><br>DUBBO REGIONAL COUNCIL MULTI-UNIT HOUSING REQUIRES 2 BINS PER UNIT COMPLEX COMPRISING OF 8 OR LESS UNITS. | 8 BINS               |
| <b>GREEN BINS</b> - NOT MANDATORY UNDER DRC DCP FOR MULTI-UNIT HOUSING                                                       | 2 BINS               |

#### WASTE MANAGEMENT PLAN LEGEND

|  |                          |
|--|--------------------------|
|  | PATH OF TRAVEL           |
|  | RED BINS (GENERAL WASTE) |
|  | RECYCLING BINS           |
|  | COLLECTION POINT         |

1 PLAN  
WASTE MANAGEMENT PLAN  
SCALE: 1:500

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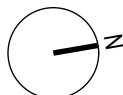
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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------|

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Project  
**Dubbo Residential Rehabilitation Centre**

Project **7124DU01**  
Phase **Development Application**

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Drawing  
**WASTE MANAGEMENT PLAN**

Number  
Issue  
**ADA-103  
08**



|    |                         |            |    |
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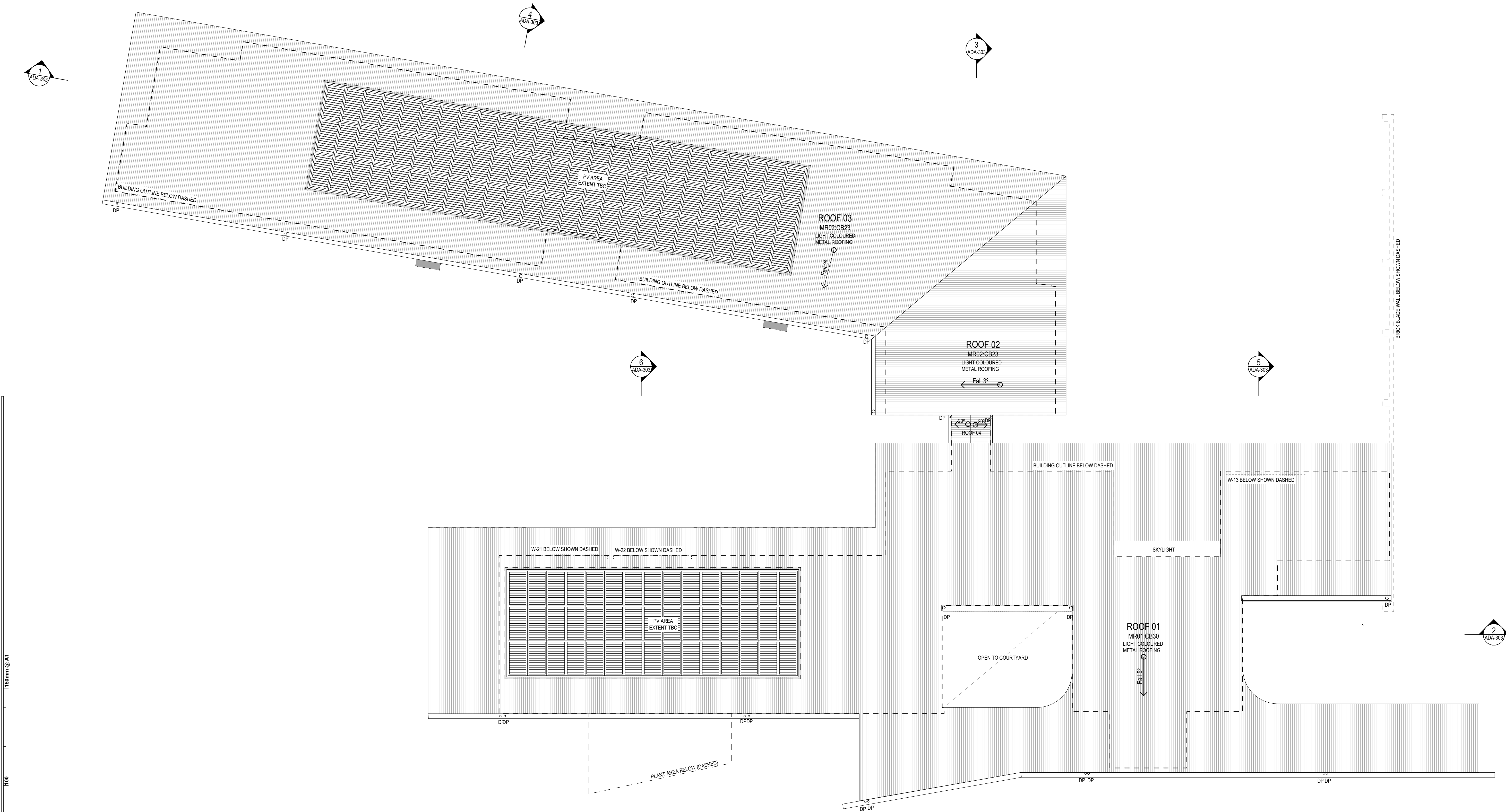
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Drawing  
**GENERAL ARRANGEMENT PLAN**  
**- STAGE 1**

Number **ADA-200**  
Issue **07**



1 PLAN  
ROOF PLAN - STAGE 1  
SCALE: 1:100

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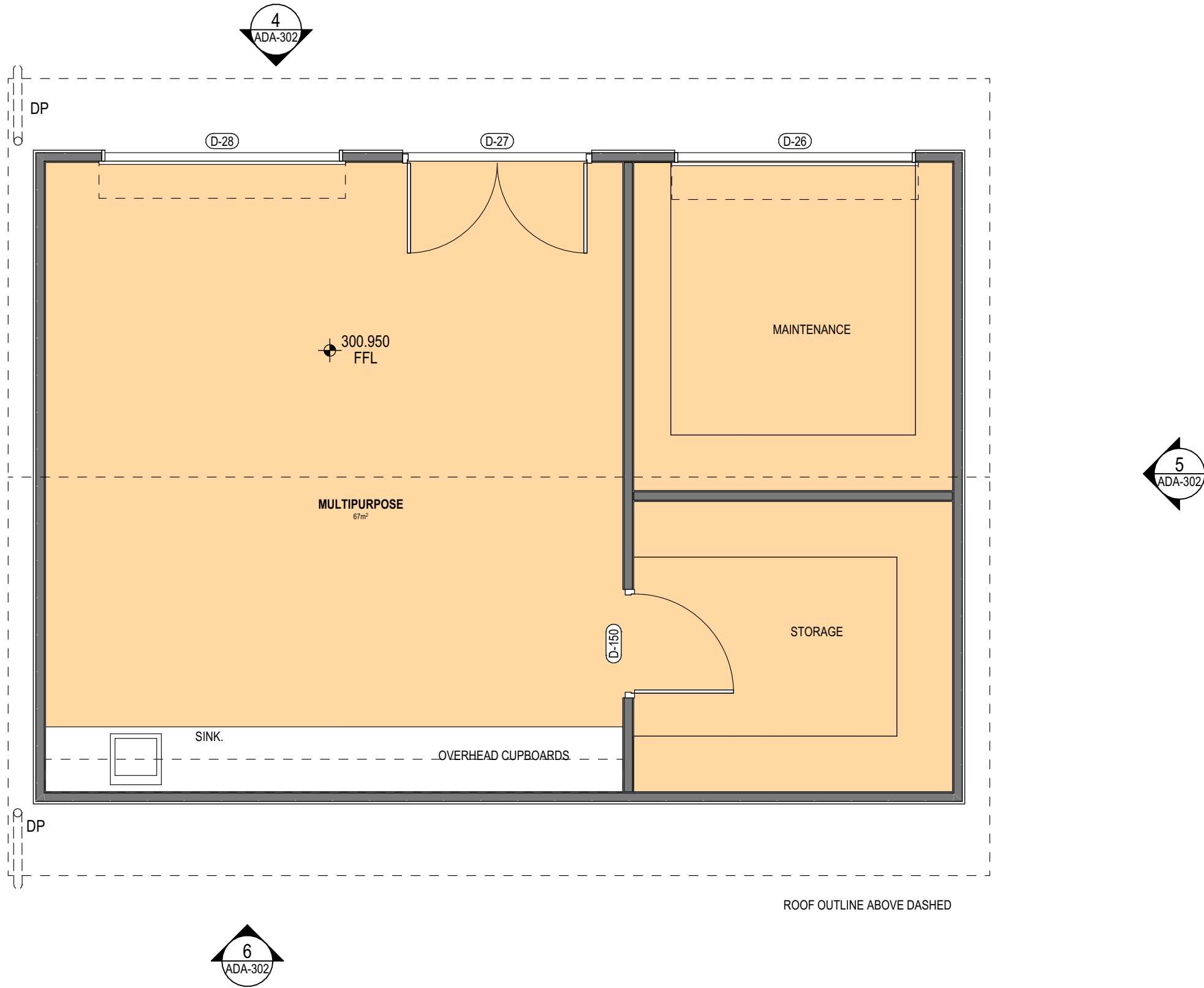


Drawing  
**ROOF PLAN - STAGE 1**

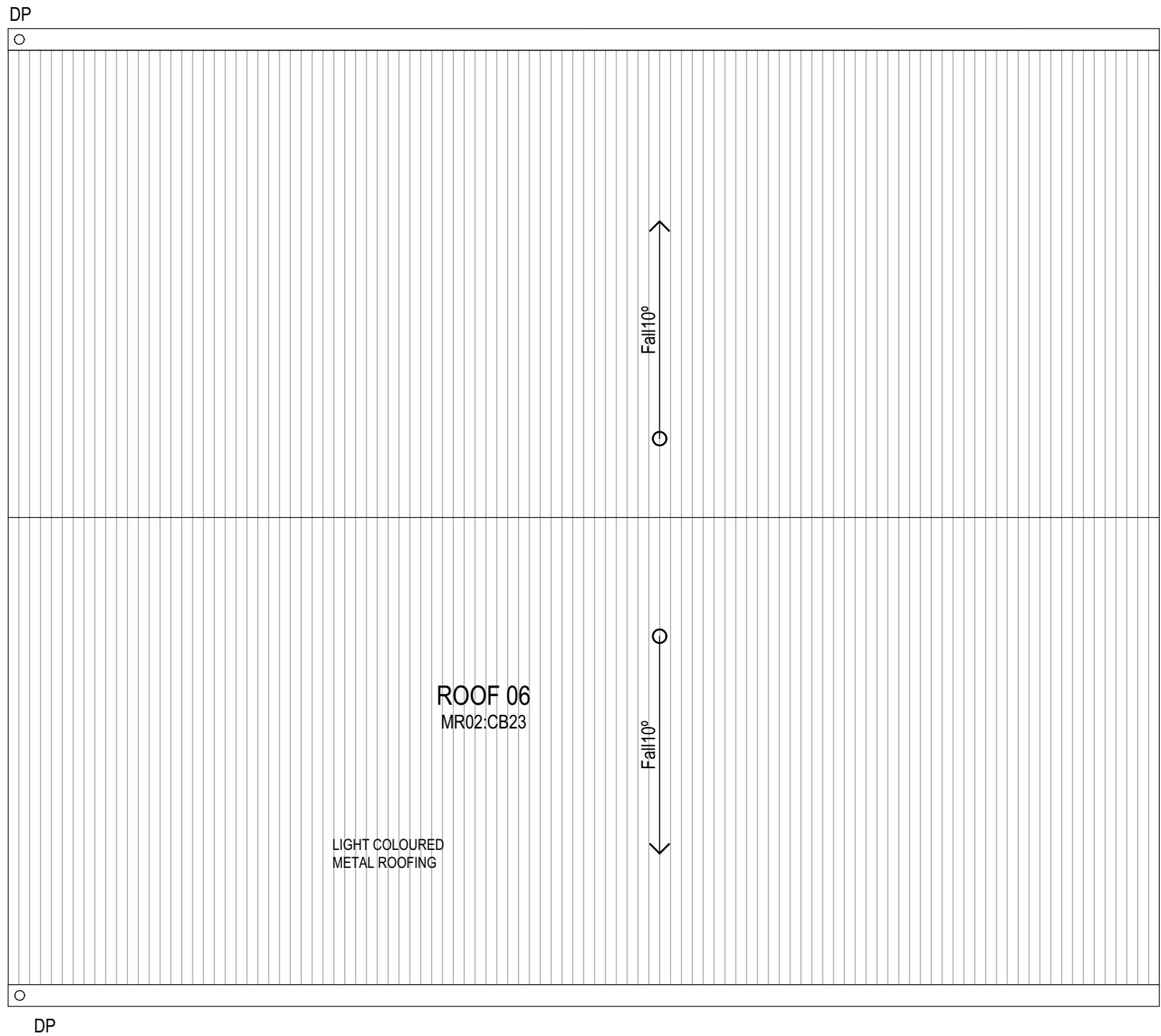
Number **ADA-201**  
Issue **07**

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1 PLAN  
MULTIPURPOSE SHED - STAGE 1  
SCALE: 1:50



1 PLAN  
ROOF PLAN - SHED - STAGE 1  
SCALE: 1:50



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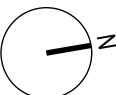
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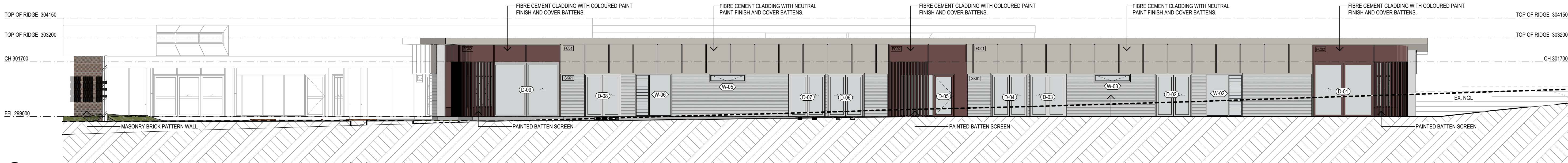
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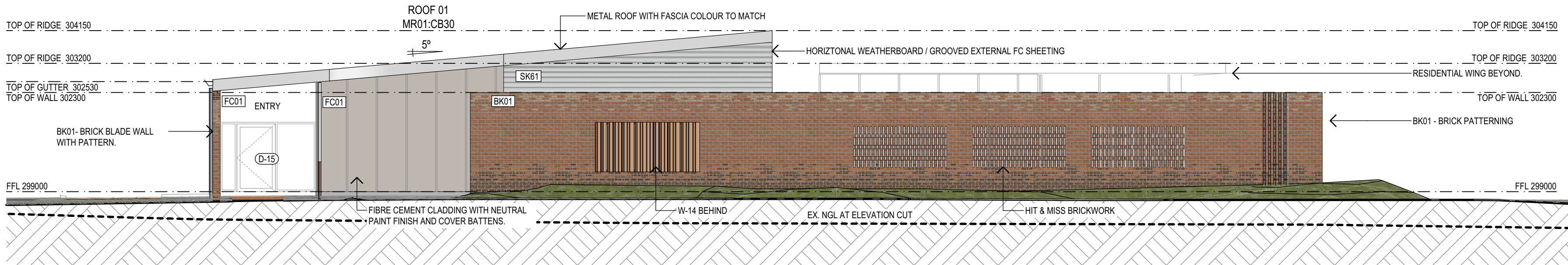


**Drawing**  
**MULTIPURPOSE SHED - STAGE 1**

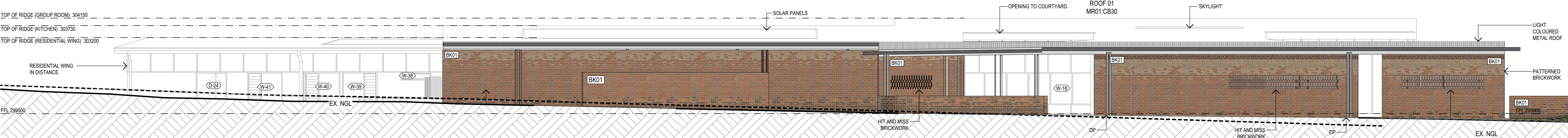
**Number** **ADA-202**  
**Issue** **02**



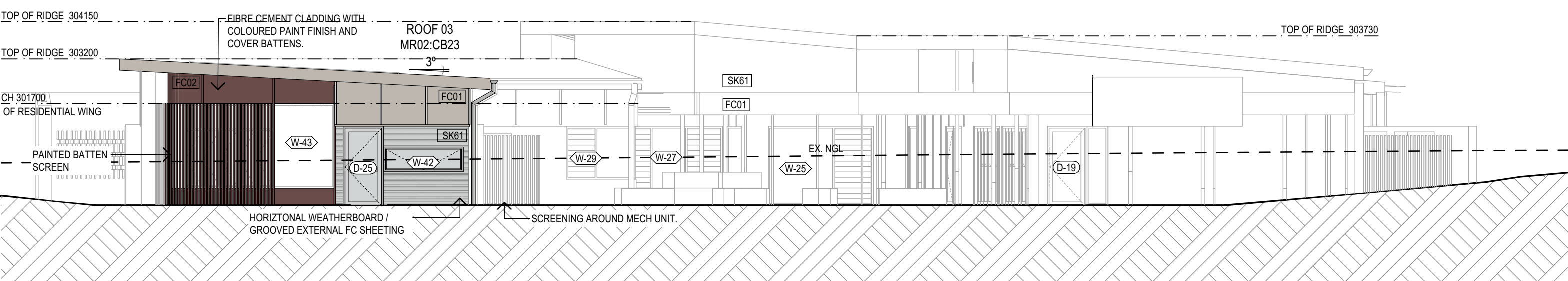
1 ELEVATION  
NORTH ELEVATION  
SCALE: 1:100



2 ELEVATION  
EAST ELEVATION  
SCALE: 1:100



3 ELEVATION  
SOUTH ELEVATION  
SCALE: 1:100



4 ELEVATION  
WEST ELEVATION  
SCALE: 1:100

#### ELEVATION LEGEND

- DOOR LABEL**  
D101
- WINDOW LABEL**  
W101
- WALL MATERIAL / FINISH LABEL**  
XX99
- FINISH CODE (REFER TO FINISHES LEGEND BELOW)**
- FC01:** FIBRE CEMENT CLADDING WITH NEUTRAL PAINT FINISH AND COVER BATTENS.
- FC02:** FIBRE CEMENT CLADDING WITH COLOURED PAINT FINISH AND COVER BATTENS.
- BK01:** PATTERNED BRICKWORK.
- SK61:** HORIZONTAL WEATHERBOARD / GROOVED EXTERNAL FC SHEETING.
- CB23:** EXTERNAL VERTICAL METAL WALL CLADDING.
- MR01:CB23:** LIGHT COLOURED METAL ROOFING.

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| 06 | DEVELOPMENT APPLICATION | 7/08/2024  | IT |
| 05 | DRAFT DA ISSUE          | 08/07/2024 | IT |
| 04 | ISSUE FOR QS            | 25/06/2024 | MA |
| 03 | PUG 04 Issue            | 17/06/2024 | IT |
| 02 | DRAFT DA                | 12/06/2024 | IT |
| 01 | ISSUE FOR COORDINATION  |            |    |

| REV. | REVISION DESCRIPTION | DATE | INT. |
|------|----------------------|------|------|
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**SYDNEY** Suite 904, Level 9, 28-36 Foveaux Street, Surry Hills, NSW 2010  
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Ryan Lovelady fraa

NSW 6855 QLD 2620  
NSW 8371 QLD 3513  
NSW 7434 QLD 3647  
NSW 7180 QLD 4509  
QLD 3108 QLD 4500

**Client**  
**Western NSW LHD**

**Address**  
**58 Spears Drive Dubbo NSW 2830 Australia**

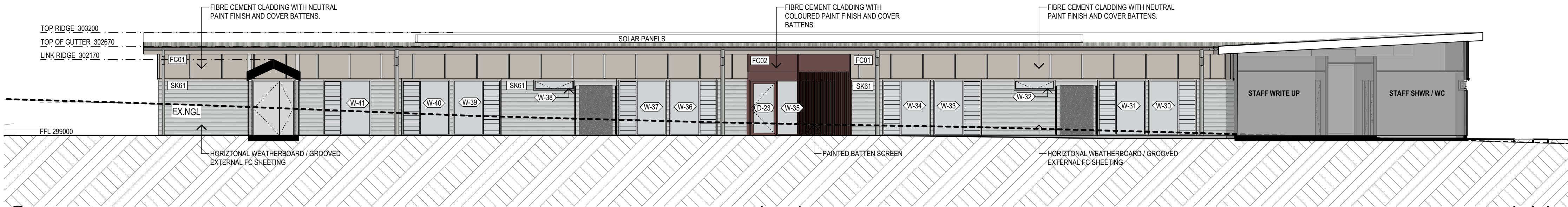
**Project**  
**Dubbo Residential Rehabilitation Centre**

**Project** 7124DU01  
**Phase** Development Application

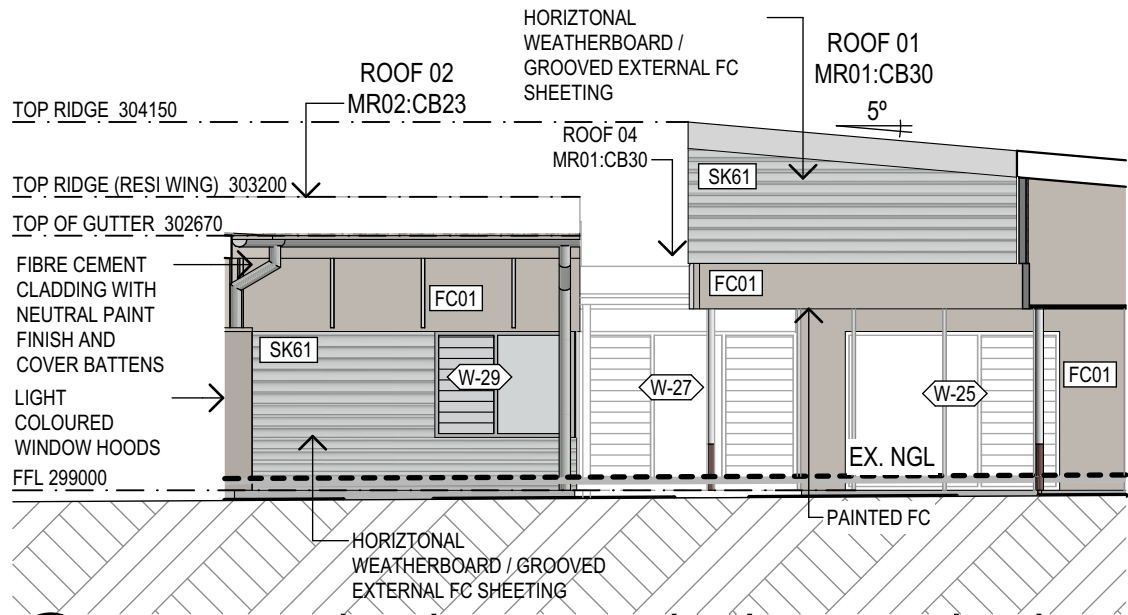
Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

**Drawing**  
**EXTERNAL ELEVATIONS**

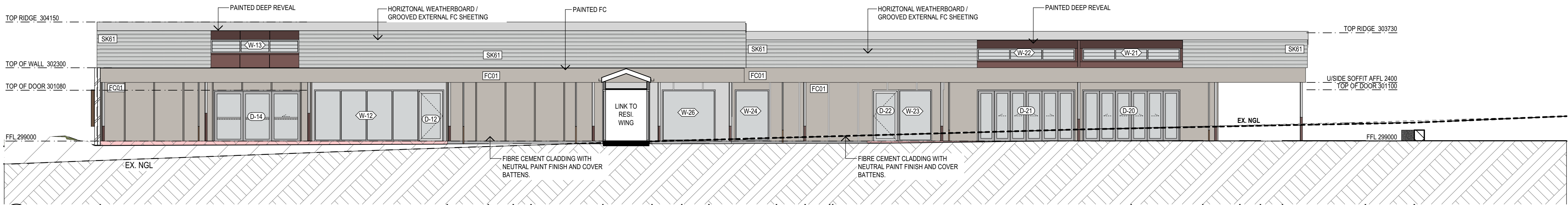
**Number** ADA-301  
**Issue** 06



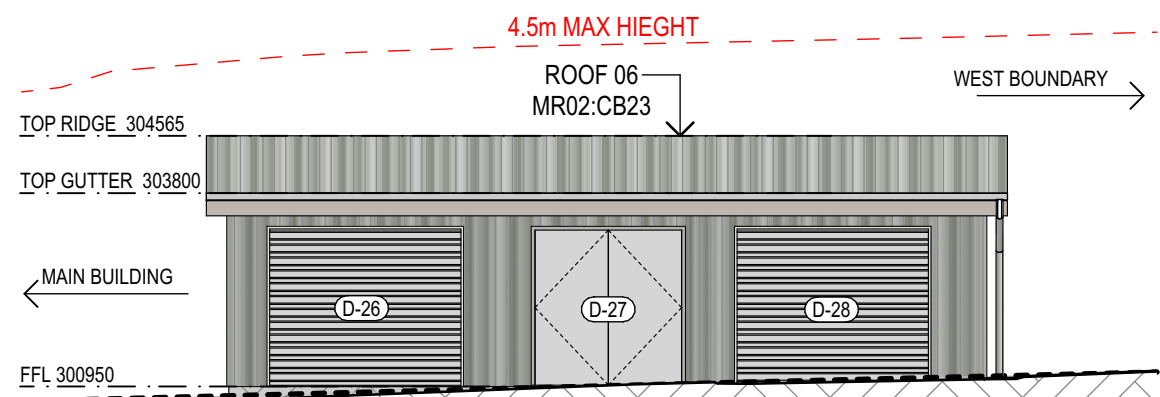
1 ELEVATION  
SOUTHERN FACING  
SCALE: 1:100



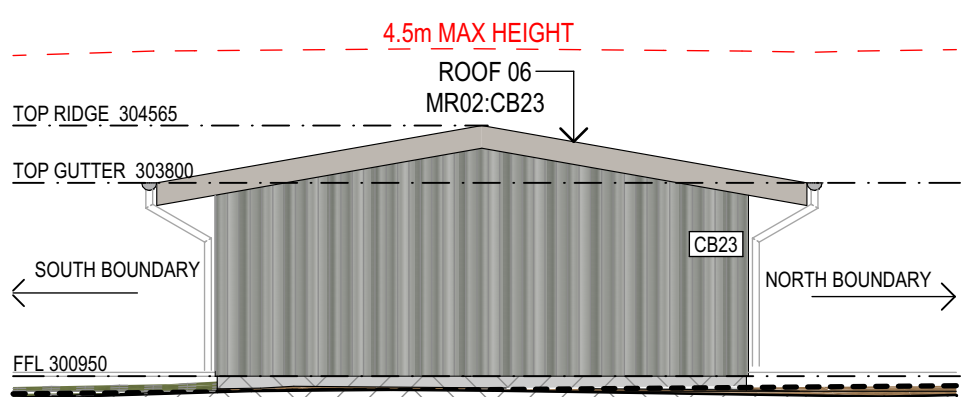
2 ELEVATION  
WEST FACING  
SCALE: 1:100



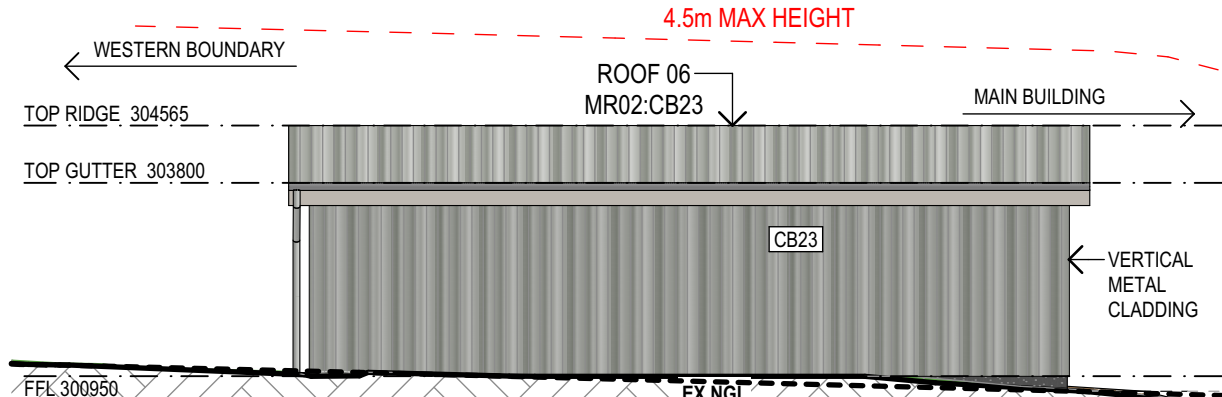
3 ELEVATION  
NORTH FACING  
SCALE: 1:100



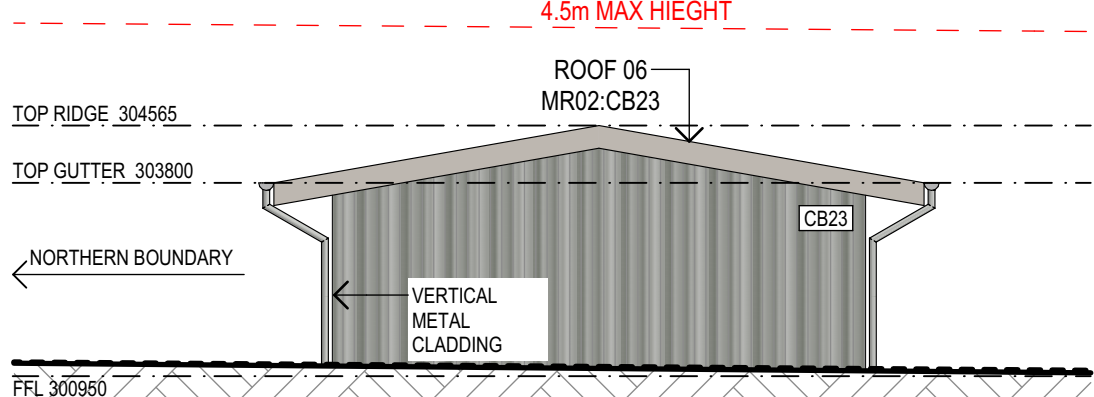
4 ELEVATION  
NORTH ELEVATION  
SCALE: 1:100



5 ELEVATION  
EAST ELEVATION  
SCALE: 1:100



6 ELEVATION  
SOUTH ELEVATION  
SCALE: 1:100



7 ELEVATION  
WEST ELEVATION  
SCALE: 1:100

| ELEVATION LEGEND |                                                                           |
|------------------|---------------------------------------------------------------------------|
|                  | DOOR LABEL                                                                |
|                  | WINDOW LABEL                                                              |
|                  | WALL MATERIAL / FINISH LABEL                                              |
|                  | FINISH CODE (REFER TO FINISHES LEGEND BELOW)                              |
|                  | FC01: FIBRE CEMENT CLADDING WITH NEUTRAL PAINT FINISH AND COVER BATTENS.  |
|                  | FC02: FIBRE CEMENT CLADDING WITH COLOURED PAINT FINISH AND COVER BATTENS. |
|                  | BK01: PATTERNED BRICKWORK                                                 |
|                  | SK61: HORIZONTAL WEATHERBOARD / GROOVED EXTERNAL FC SHEETING              |
|                  | CB23: EXTERNAL VERTICAL METAL WALL CLADDING                               |
|                  | MR01:CB23: LIGHT COLOURED METAL ROOFING                                   |

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| 03 | PUG 04 Issue            | 25/06/2024 | MA |
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NSW 6855  
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NSW 7180  
VIC 18804  
QLD 2520  
QLD 3313  
QLD 3647  
QLD 4529  
QLD 3108  
QLD 4500

Client  
**Western NSW LHD**  
Address  
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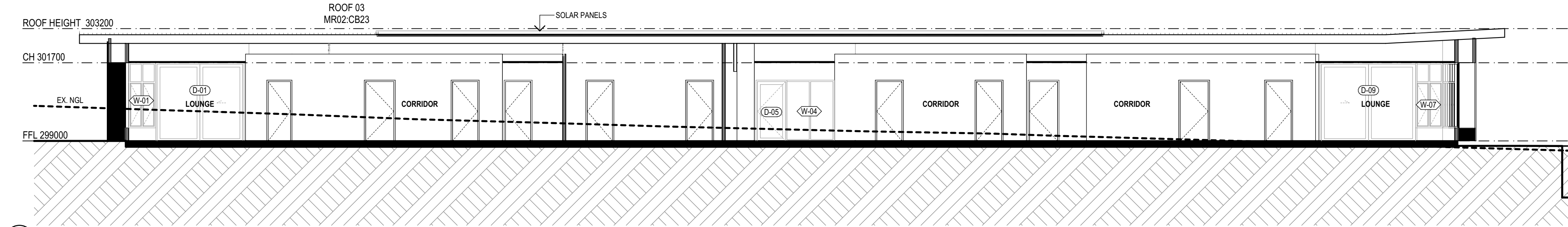
Project  
**Dubbo Residential Rehabilitation Centre**

Project **7124DU01**  
Phase **Development Application**

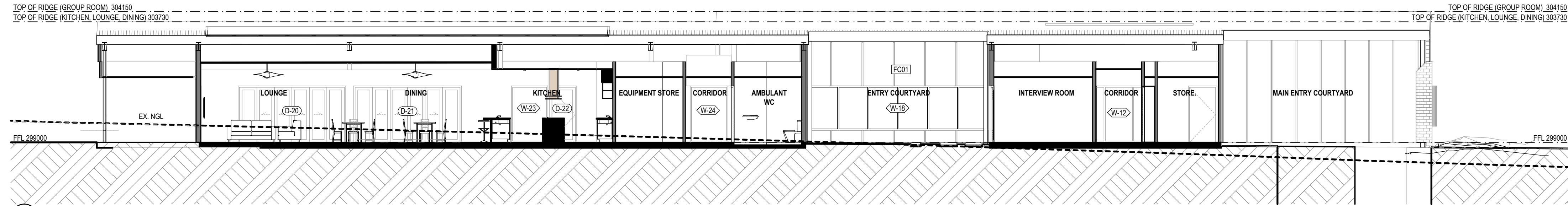
Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

Drawing  
**EXTERNAL ELEVATIONS - COURTYARD & SHED**

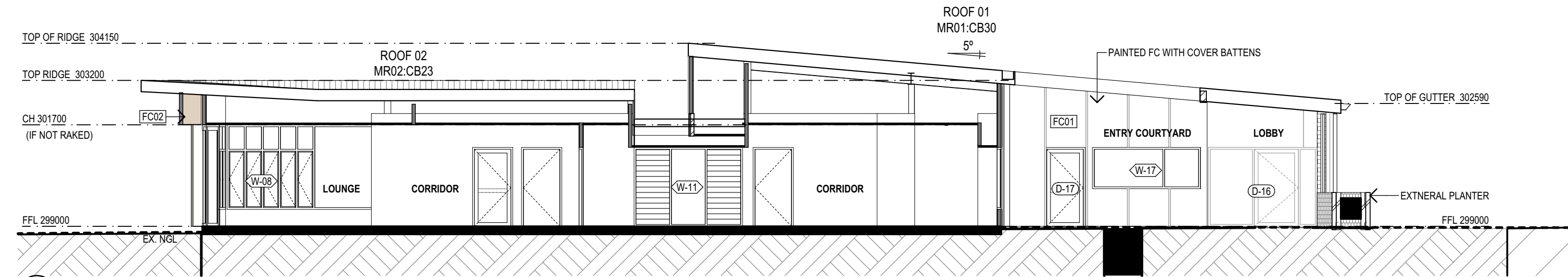
Number **ADA-302**  
Issue **06**



1 SECTION  
LONG SECTION - RESIDENTIAL WING  
SCALE: 1:100



2 SECTION  
LONG SECTION  
SCALE: 1:100



3 SECTION  
SHORT SECTION  
SCALE: 1:100

#### ELEVATION LEGEND

- DOOR LABEL**  
D101
- WINDOW LABEL**  
W101
- WALL MATERIAL / FINISH LABEL**  
XX99
- FINISH CODE (REFER TO FINISHES LEGEND BELOW)**
- FC01:** FIBRE CEMENT CLADDING WITH NEUTRAL PAINT FINISH AND COVER BATTENS.
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QLD 2920  
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QLD 3108  
QLD 4500

**Client**  
**Western NSW LHD**  
  
**Address**  
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**Australia**

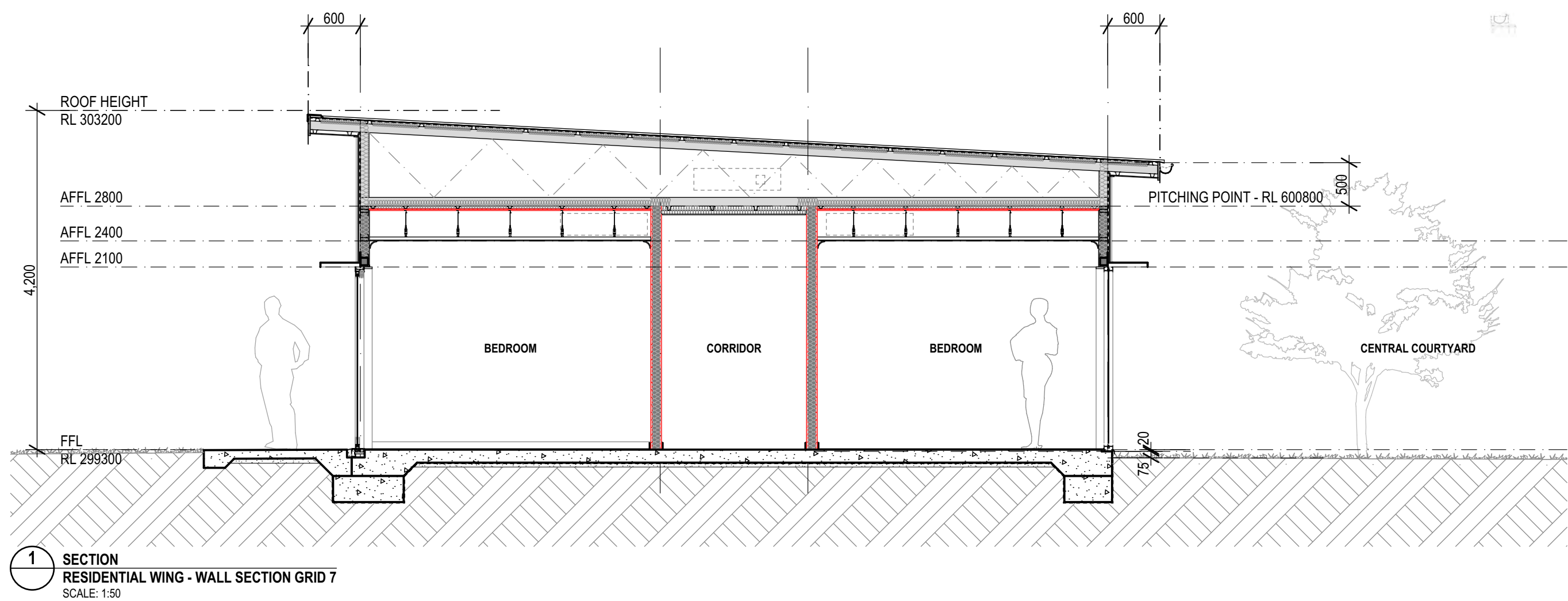
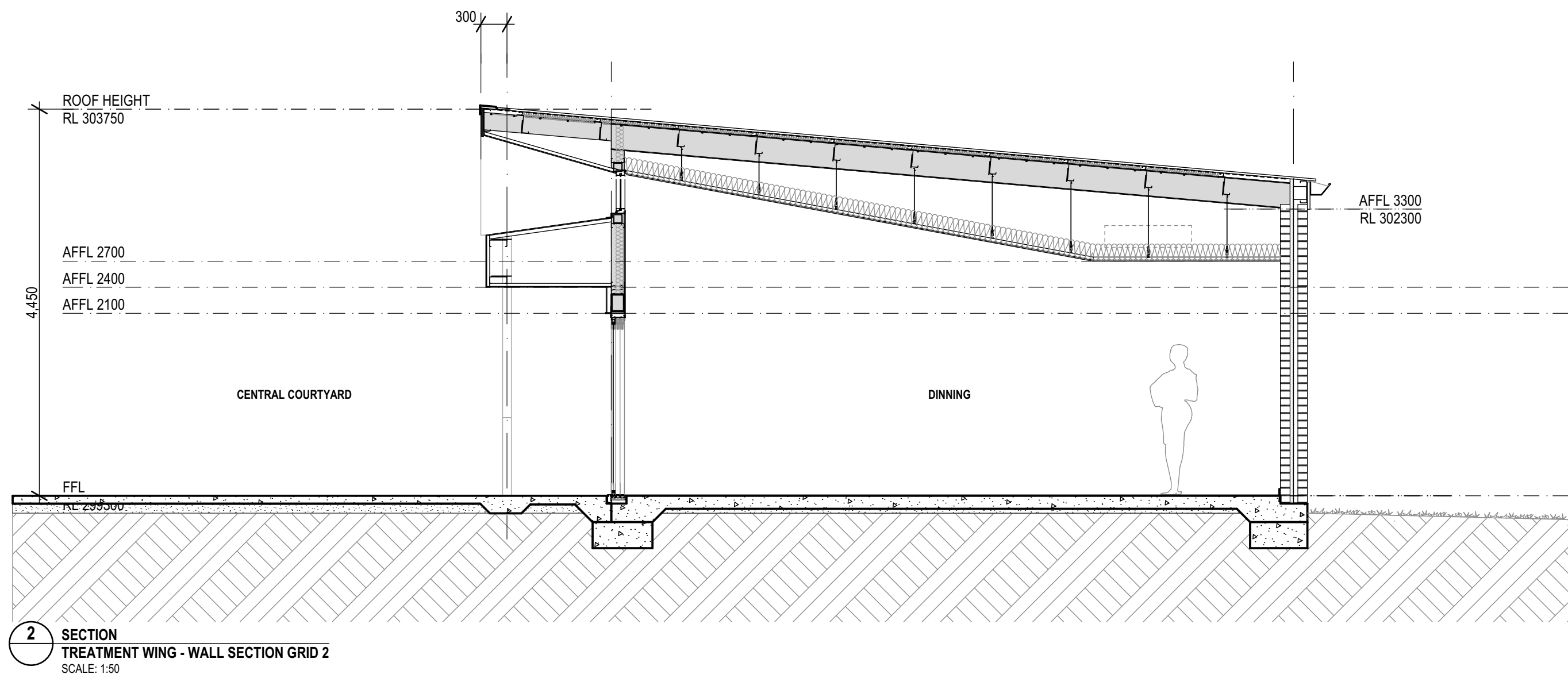
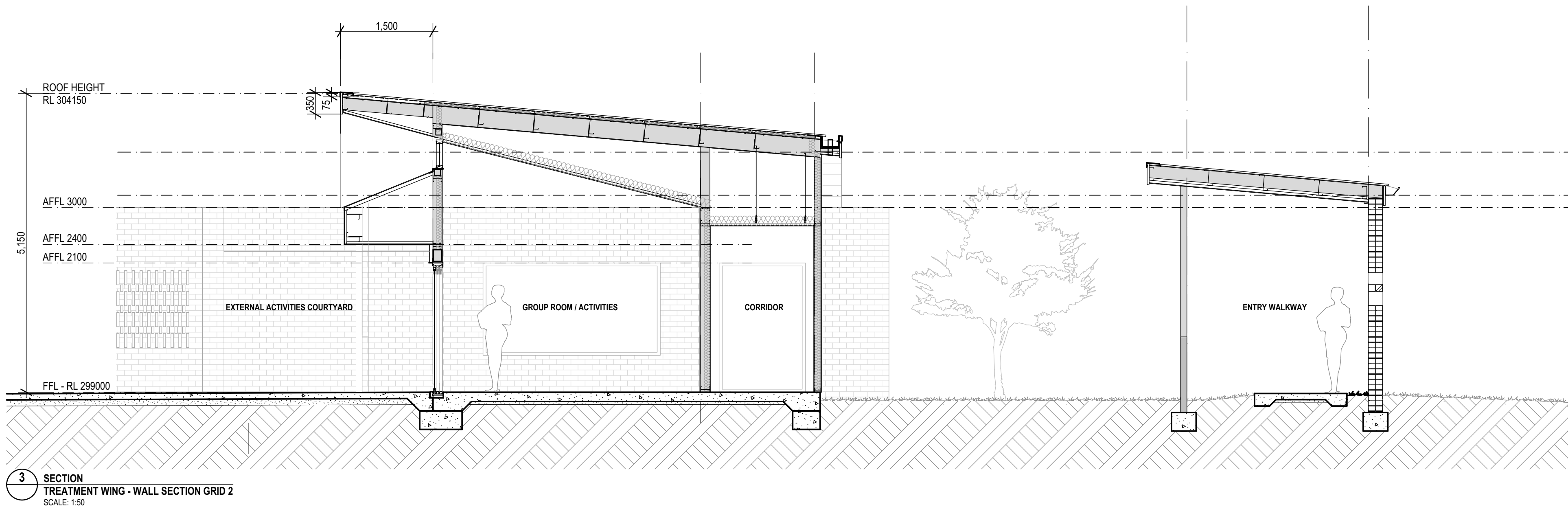
**Project**  
**Dubbo Residential**  
**Rehabilitation Centre**

**Project** **7124DU01**  
**Phase** **Development**  
**Application**

Figured dimensions take precedence over  
scale dimensions. Contractors must verify  
all dimensions on site before commencing  
any work or making shop drawings.

**Drawing**  
**SECTIONS**

**Number** **ADA-303**  
**Issue** **06**



| ELEVATION LEGEND |                                                                           |
|------------------|---------------------------------------------------------------------------|
|                  | DOOR LABEL                                                                |
|                  | WINDOW LABEL                                                              |
|                  | WALL MATERIAL / FINISH LABEL                                              |
|                  | FINISH CODE (REFER TO FINISHES LEGEND BELOW)                              |
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|                  | BK01: PATTERNED BRICKWORK.                                                |
|                  | SK61: HORIZONTAL WEATHERBOARD / GROOVED EXTERNAL FC SHEETING              |
|                  | CB23: EXTERNAL VERTICAL METAL WALL CLADDING                               |
|                  | MR01:CB23: LIGHT COLOURED METAL ROOFING                                   |

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03 DEVELOPMENT APPLICATION 7/08/2024 IT  
02 DRAFT DA ISSUE 08/07/2024 IT  
01 25/06/2024

REV. REVISION DESCRIPTION DATE INT.

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Paul Sekava fraa QLD 4500  
Ryan Lovelady fraa

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**Australia**

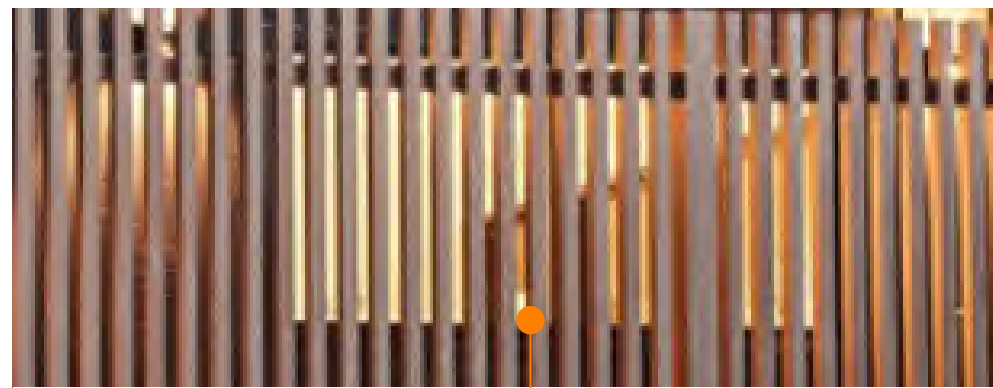
**Project**  
**Dubbo Residential**  
**Rehabilitation Centre**

**Project** **7124DU01**  
**Phase** **Development**  
**Application**

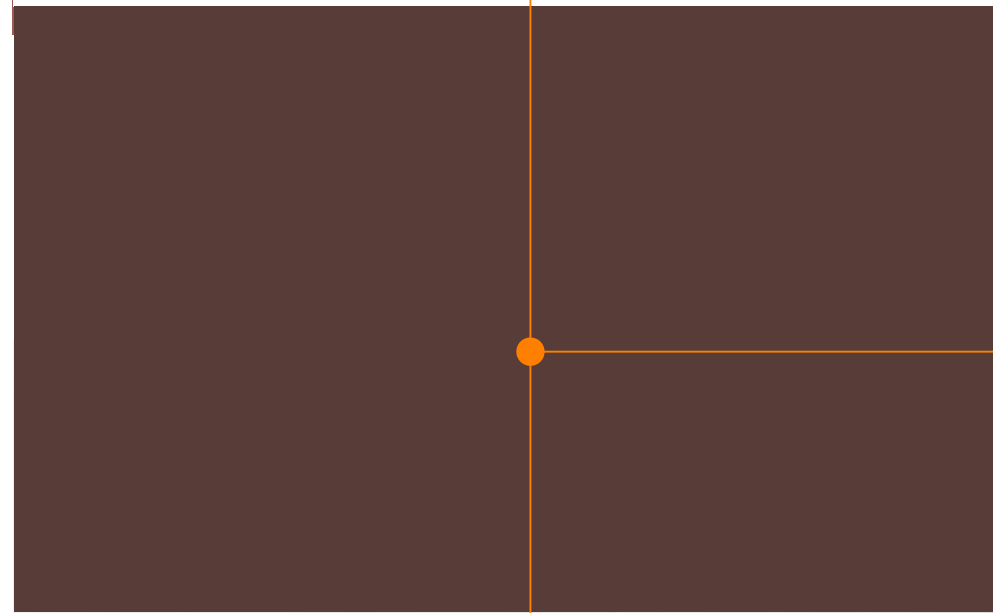
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**Drawing**  
**SECTIONS**

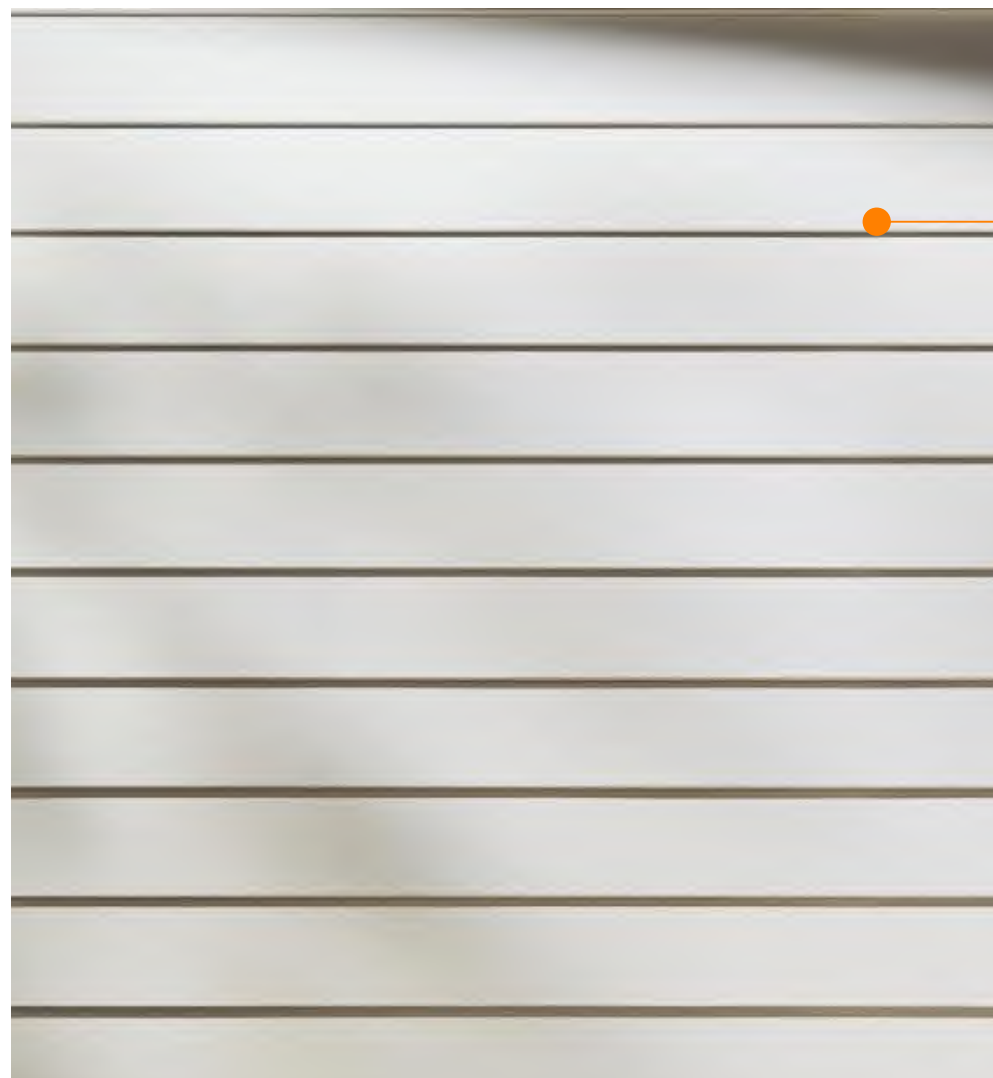
**Number** **ADA-304**  
**Issue** **03**



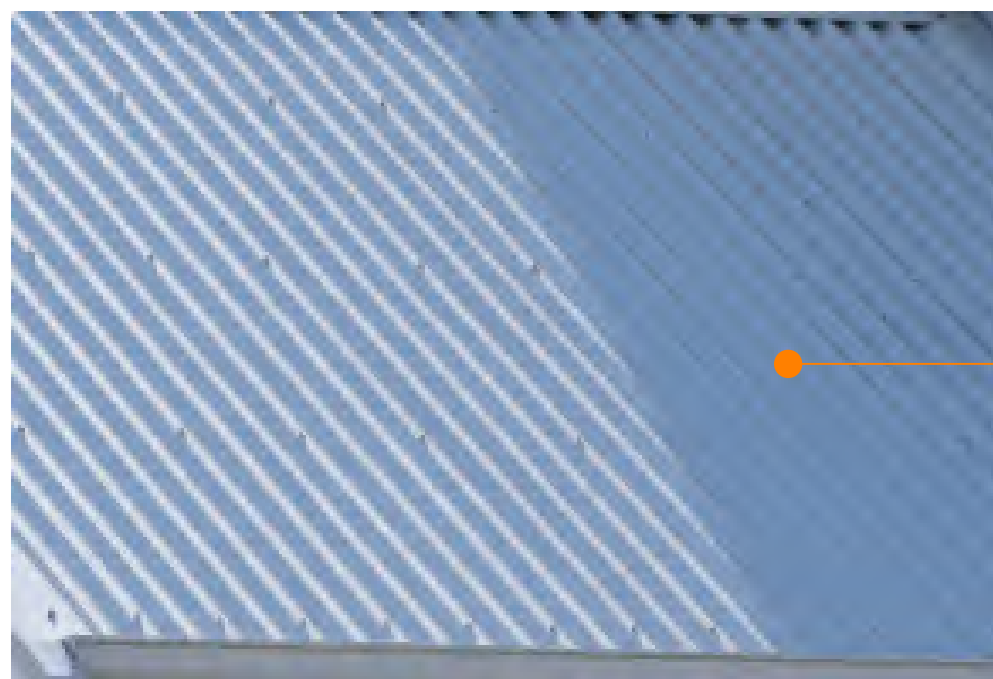
PAINTED TIMBER BATTENS



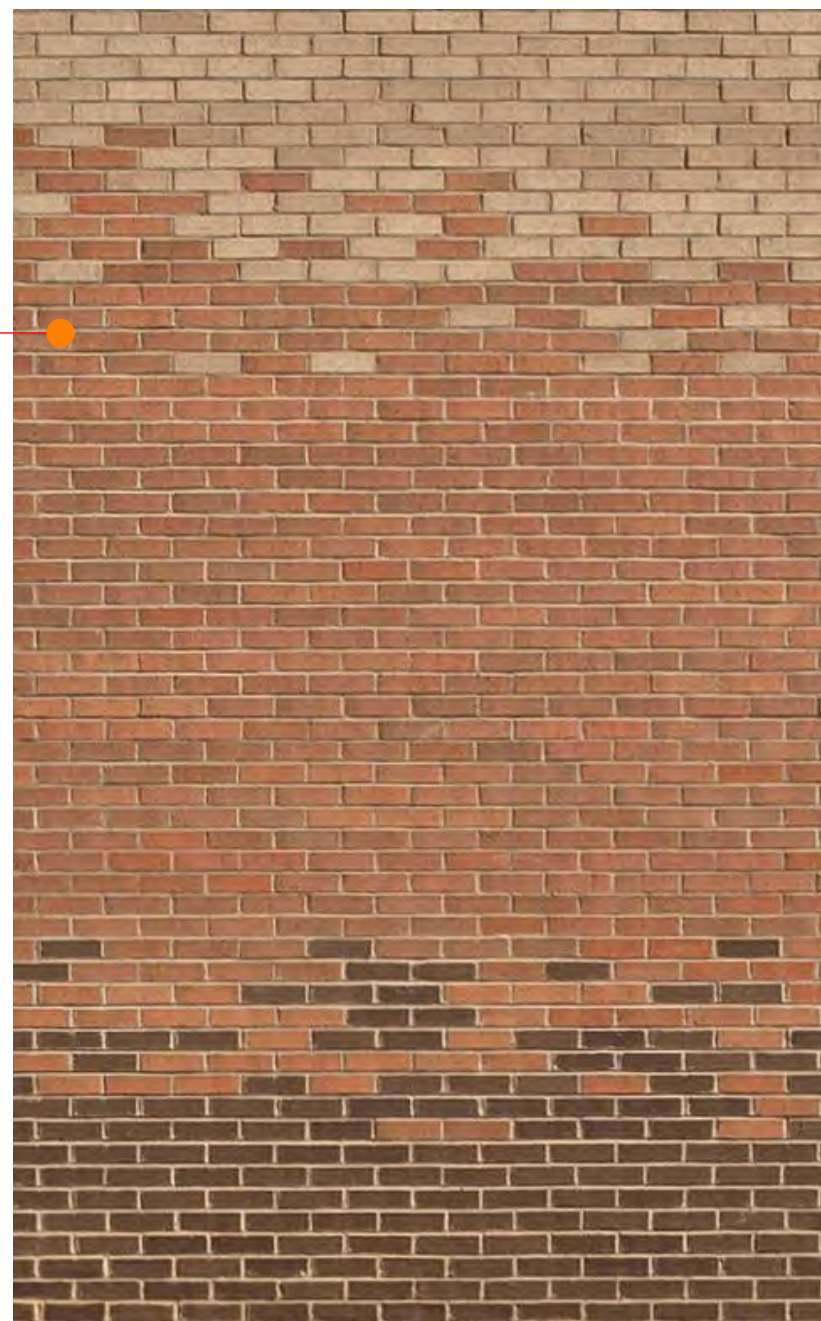
FIBRE CEMENT CLADDING WITH COLOURED  
PAINT FINISH AND COVER BATTENS (FC02)  
COLOUR DEEP NEUTRAL. NOTE: COLOUR SHOWN INDICATIVE.



SK61: HORIZTONAL WEATHERBOARD /  
GROOVED EXTERNAL FC SHEETING  
COLOUR NEUTRAL



MR01:CB23 - LIGHT COLOURED METAL  
ROOFING  
COLOUR LIGHT



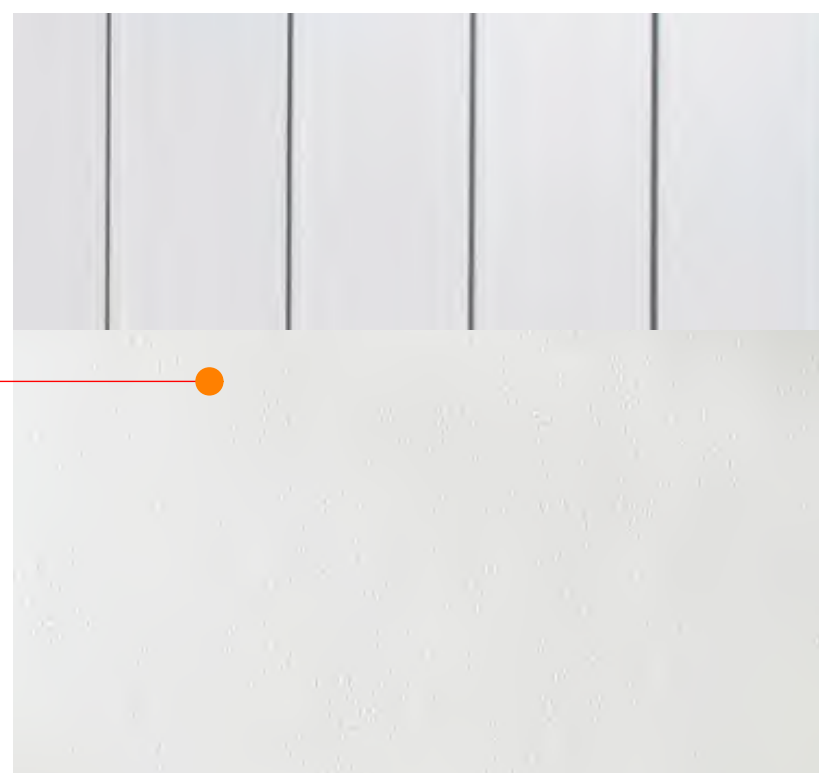
BK01: BRICKWORK  
COLOUR: EARTH TONED NEUTRALS



CB23: EXTERNAL VERTICAL METAL  
WALL CLADDING  
COLOUR: LIGHT



COLOURED WINDOW & DOOR  
HOODS  
COLOUR: LIGHT



FC01: FIBRE CEMENT CLADDING  
WITH NEUTRAL PAINT FINISH AND  
COVER BATTENS  
COLOUR NEUTRAL

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04 DRAFT DA ISSUE  
03 ISSUE FOR QS  
02 PUG 04 Issue  
01 DRAFT DA

08/07/2024  
25/06/2024  
17/06/2024

IT  
MA  
MA  
IT

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Australia**

Project

**Dubbo Residential  
Rehabilitation Centre**

Project **7124DU01**

Phase **Development  
Application**

Figured dimensions take precedence over  
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Drawing

**MATERIALS AND COLOURS  
DETAILS**

Number **ADA-906**  
Issue **04**