

Bourke Integrated Primary Healthcare Centre (BIPHCC) – Development Application

88-96 Mitchell Street, Bourke NSW 2840 - Lots 6, 7, 8, 9, 10 DP35797  
Bourke Shire Council - Bourke Shire Local Environmental Plan 2012 - Joint Regional Planning Panel (JRPP)



Visualisation - NTS



Location Plan, SIX Maps - NTS

| Architectural Documentation List |                           |             |          |
|----------------------------------|---------------------------|-------------|----------|
| Drawing Number                   | Drawing Title             | Current Rev | Date     |
| DA-00                            | Cover Sheet               | 2           | 14.11.24 |
| DA-01                            | Site Plan                 | 5           | 17.02.25 |
| DA-02                            | Ground Plan               | 6           | 17.02.25 |
| DA-03                            | Elevations                | 3           | 6.02.25  |
| DA-04                            | Sections / Facade Details | 3           | 6.02.25  |
| DA-05                            | Shadow Diagrams           | 3           | 6.02.25  |
| DA-06                            | Visualisation             | 2           | 14.11.24 |
| DA-07                            | Material Palette          | 2           | 14.11.24 |

| Supporting Documentation |                                          |             |              |
|--------------------------|------------------------------------------|-------------|--------------|
| Drawing Number           | Drawing Title                            | Current Rev | Date         |
| Bourke_EDC_V0            | Statement of Environment Effects         |             |              |
| 23_096                   | Estimated Development Cost               | 0           | 30.10.24     |
| 23_096                   | Detail Survey 240731 (Western Survey)    | B           | 31.07.24     |
| 42571-GR01_A             | Geotechnical Investigation               | A           | 3.11.23      |
| 24-048a                  | Landscape Plans                          | B           | 6.02.25      |
| 42571 ER01_C             | Preliminary Site Investigation           | C           | 30.10.24     |
|                          | Arboricultural Report                    | A           | 11.10.24     |
| 0871r01v03               | Traffic and Parking Assessment           | 3           | 18.10.24     |
|                          | Waste Management Plan                    |             | October 2024 |
| HSK-01                   | Hydraulic Services Plans                 | P1          | 15.10.24     |
| ESK-01                   | Electrical Services Plans                | P5          | 30.10.24     |
| 240192-AC-DA             | Acoustic Report                          | A           | 30.10.24     |
| 240192-C-DA-SET          | Civil Plans                              | P4          | 31.01.25     |
|                          | Bourke Shire Council Flood Statement     |             | 17.09.24     |
| SYD224_319               | BCA Report                               | 2           | 1.11.24      |
| SYD224_319               | DDA Report                               | 2           | 31.10.24     |
| 240192                   | General Sustainability Provisions Report | P4          | 7.11.24      |
| 240192                   | Section J Part J4 PBD8                   | P3          | 30.10.24     |
| 240192                   | Part J4 Statement of Compliance J1V3     | P2          | 30.10.24     |
| BIHCC                    | Operational Plan                         | Final Draft | 18.09.23     |

| Area Schedule  |         |  |
|----------------|---------|--|
| Name           | Area    |  |
| Deck           | 165 m²  |  |
| GFA (by LEP)   | 786 m²  |  |
| Landscape Area | 871 m²  |  |
| Site Area      | 4605 m² |  |

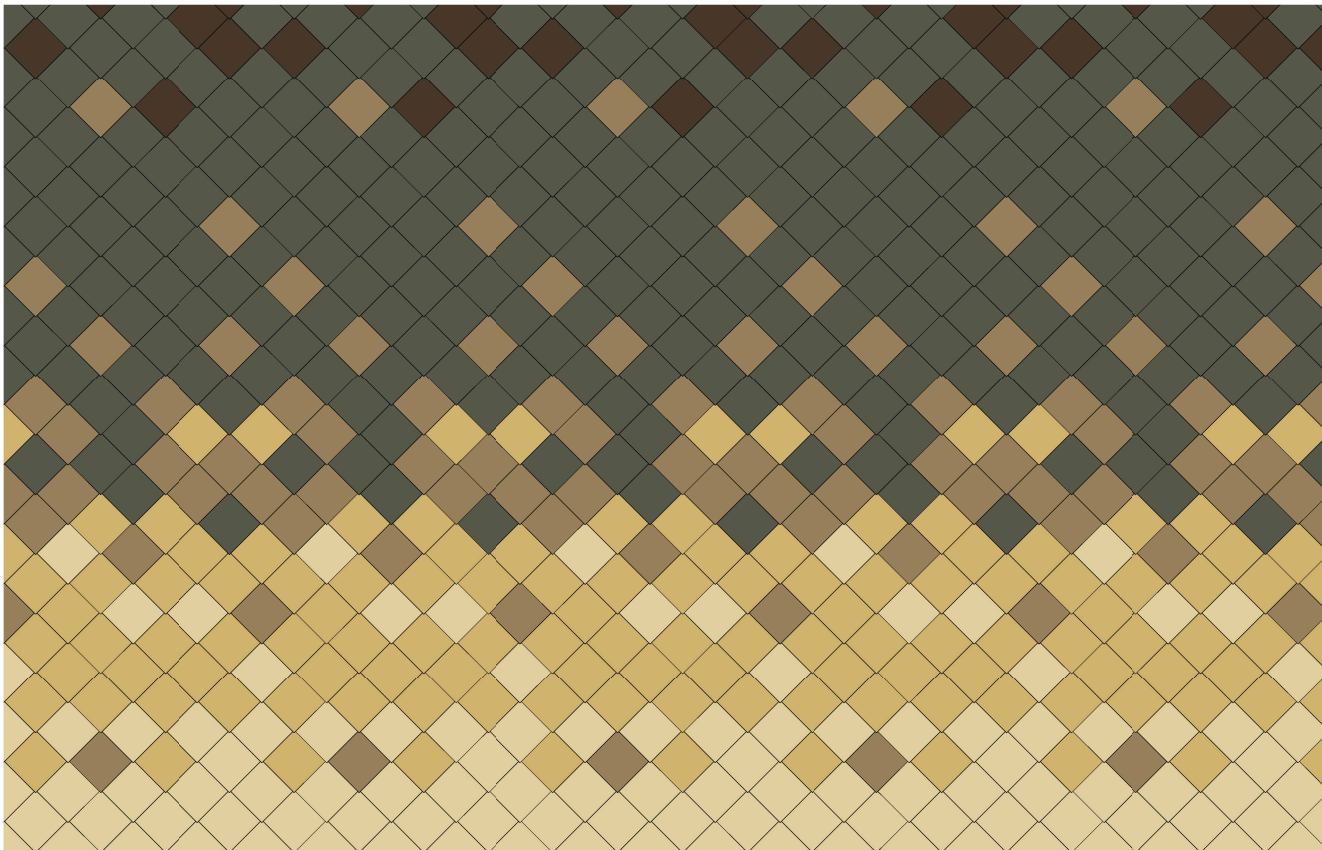
| Material Schedule |                                        |                   |           |                         |
|-------------------|----------------------------------------|-------------------|-----------|-------------------------|
| Code              | Location                               | Type              | Substrate | Colour                  |
| Ff-01             | external covered deck                  | timber decking    | -         | hardwood                |
| Ff-02             | external paths, ramps, stairs, carpark | concrete          | -         | local exposed aggregate |
| Ff-03             | carpark                                | permeable paving  | -         | local exposed aggregate |
| Rf-01             | roof, awnings                          | corrugated metal  | -         | galvanised              |
| Wf-01             | external walls                         | metal shingles    | -         | green, beige, yellow    |
| Wf-02             | external walls                         | lining boards     | -         | hardwood                |
| Wf-03             | door/window frames                     | aluminium         | -         | cream/pink              |
| Wf-04             | external plant walls                   | aluminium louvres | -         | grey                    |
| Wf-05             | external walls                         | metal mesh        | -         | grey                    |
| Wf-06             | external fences                        | metal mesh        | -         | grey                    |

| Door Schedule |                                                                   |       |        |  |
|---------------|-------------------------------------------------------------------|-------|--------|--|
| Number        | Construction Type                                                 | Width | Height |  |
| D.01          | automatic sliding door, glazed                                    | 1900  | 2200   |  |
| D.02          | metal clad solid core door, fire rated, smoke sealed              | 1900  | 2200   |  |
| D.03          | metal clad solid core door, fire rated, smoke sealed              | 1900  | 2200   |  |
| D.04          | metal clad solid core door, fire rated, smoke sealed              | 1900  | 2200   |  |
| D.05          | composite timber/aluminium door, double glazed                    | 1900  | 2200   |  |
| D.06          | composite timber/aluminium door, double glazed                    | 1900  | 2200   |  |
| D.07          | composite timber/aluminium door, double glazed                    | 1900  | 2200   |  |
| D.08          | metal clad solid core door                                        | 1000  | 2200   |  |
| D.09          | composite timber/aluminium sliding and hinged door, double glazed | 6860  | 2200   |  |
| D.10          | metal clad solid core door                                        | 1000  | 2200   |  |

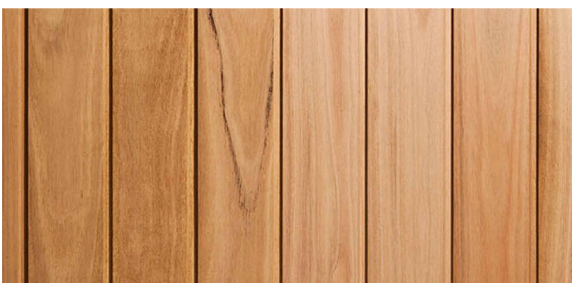
| Window Schedule |                                                           |       |        |  |
|-----------------|-----------------------------------------------------------|-------|--------|--|
| Number          | Construction Type                                         | Width | Height |  |
| W.01            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.02            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.03            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.04            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.05            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.06            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.07            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.08            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.09            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.10            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.11            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.12            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.13            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.14            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.15            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.16            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.17            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.18            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.19            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.20            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.21            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.22            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.23            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.24            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.25            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.26            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.27            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.28            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.29            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.30            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.31            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.32            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.33            | composite timber/aluminium operable window, double glazed | 2400  | 1200   |  |
| W.34            | composite timber/aluminium operable window, double glazed | 1200  | 1200   |  |
| W.35            | fixed glazed sidelight                                    | 850   | 2200   |  |
| W.36            | fixed glazed sidelight                                    | 850   | 2200   |  |
| W.37            | 1200 dia. round fixed skylight, double glazed             | 1200  | 1200   |  |
| W.38            | 1200 dia. round fixed skylight, double glazed             | 1200  | 1200   |  |
| W.39            | 1200 dia. round fixed skylight, double glazed             | 1200  | 1200   |  |
| W.40            | 1200 dia. round fixed skylight, double glazed             | 1200  | 1200   |  |
| W.41            | 1200 dia. round fixed skylight, double glazed             | 1200  | 1200   |  |
| W.42            | 1200 dia. round fixed skylight, double glazed             | 1200  | 1200   |  |
| W.43            | 1200 dia. round fixed skylight, double glazed             | 1200  | 1200   |  |
| W.44            | 1200 dia. round fixed skylight, double glazed             | 1200  | 1200   |  |
| W.45            | 1200 dia. round fixed skylight, double glazed             | 1200  | 1200   |  |



RF-01



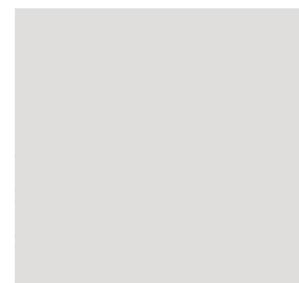
WF-01



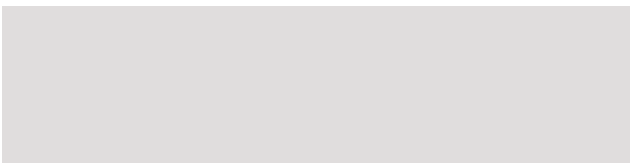
WF-02



WF-03



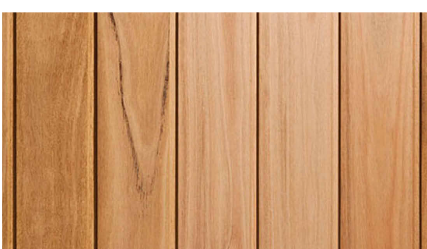
WF-04



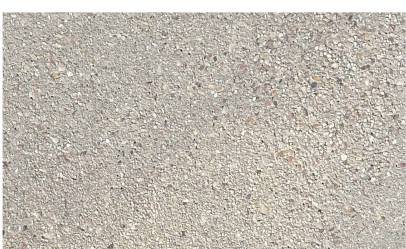
WF-05



WF-06



Ff-01



Ff-02



Ff-03

Material Palette

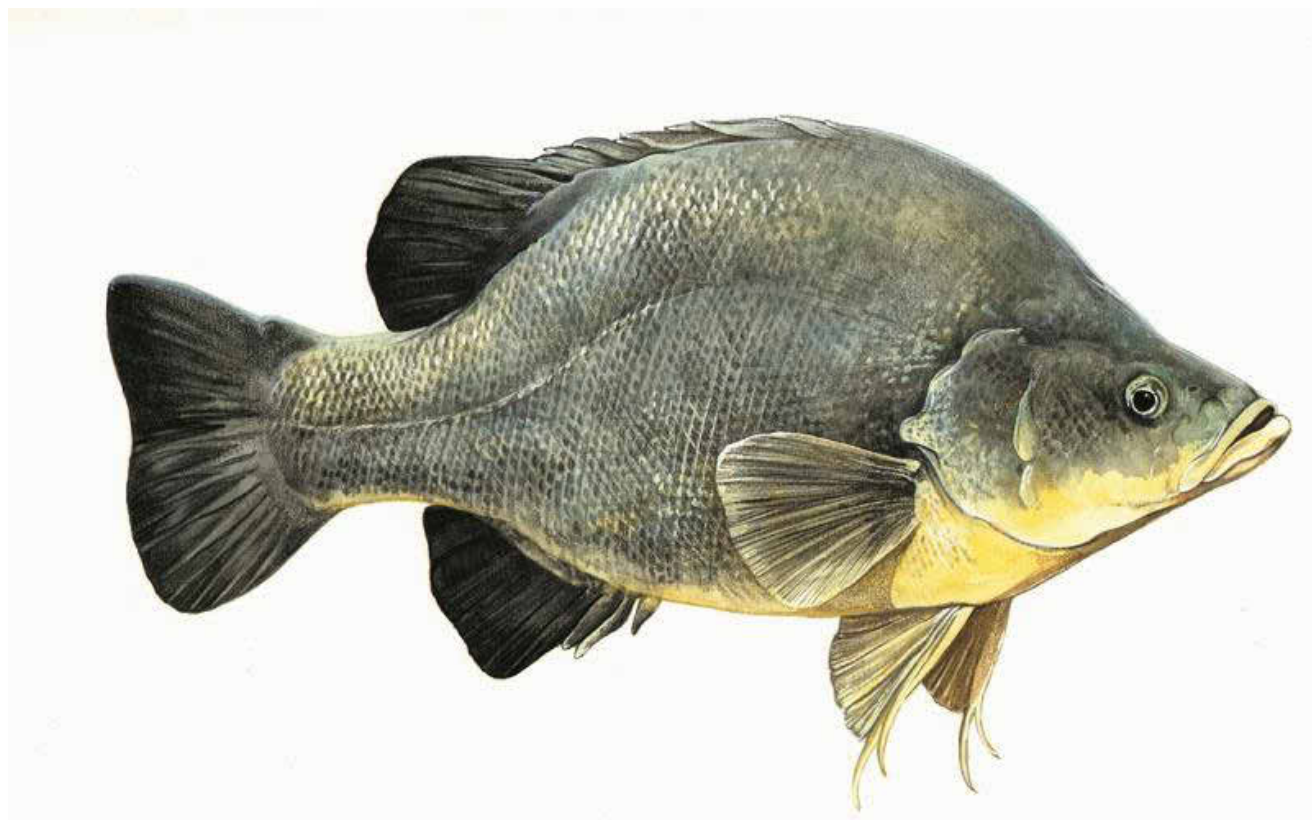


Image of Yellow Belly

| Rev | Date     | By | Notes          |
|-----|----------|----|----------------|
| 1   | 31.10.24 | RL | Preliminary DA |
| 2   | 14.11.24 | GY | Final DA       |

Notes

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- do not scale from drawing.
- this drawing has been prepared for Development Approval purposes only and is not to be used for tender or construction.
- clarification to be sought from the architect in the event of any discrepancies in the documentation or if further information is required.

Consultants

|                                |                                        |
|--------------------------------|----------------------------------------|
| Structural                     | Cantliever<br>02 9565 4292             |
| Services, Civil, Acoustic, ESD | JHA Engineers<br>02 9437 1000          |
| Landscape                      | TaylorBrammer<br>02 9387 8855          |
| BCA, Access, Fire Safety       | DC Partnership<br>02 8399 3707         |
| Quantity Surveyor              | Genus<br>0428 614 184                  |
| Arboret                        | treeIQ<br>0404 424 264                 |
| Traffic                        | PDC Consultants<br>02 7900 6514        |
| Waste                          | Tandem Solutions<br>0412 036 781       |
| Planner                        | _planning<br>0437 259 581              |
| Project Manager                | Acorn Project Advisory<br>0435 868 912 |



Workshop 1 Pty Ltd  
t/a DunnHillam Architecture & Urban Design  
ACN 098 309 196 ABN 17 098 309 196

A 301/414 Gardeners Rd, Rosebery NSW 2018  
T +61 2 9316 7715  
E admin@dunnhillam.com.au  
W dunnhillam.com.au

Nominated architects Ashley Dunn NSW ARB No. 7547 and Jonathan Temple NSW ARB No. 8526

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|         |                                                                                       |
|---------|---------------------------------------------------------------------------------------|
| Client  | Bourke Aboriginal Corporation Health Services                                         |
| Project | Bourke Integrated Primary Healthcare Centre<br>88-96 Mitchell Street, Bourke NSW 2840 |
| Issue   | Development Approval                                                                  |
| Date    | 18/02/2025 11:00:20 AM                                                                |
| Scale   | As indicated @A1                                                                      |
| Drawing | Cover Sheet                                                                           |
| Drw No. | DA-00                                                                                 |
| Rev     | 2                                                                                     |
| Job No. | 22_308                                                                                |
| Drawn   | RL                                                                                    |
| Check   | AD                                                                                    |



- Legend**
- Existing trees to be retained  
9 in total  
refer Arborist report
  - Removed trees  
6 in total  
refer Arborist report
  - Proposed trees  
40 in total  
refer Landscape documentation

| Rev | Date     | By | Notes          |
|-----|----------|----|----------------|
| 1   | 31.10.24 | RL | Preliminary DA |
| 2   | 14.11.24 | GY | Final DA       |
| 3   | 13.01.25 | GY | TfNSW + EsE    |
| 4   | 6.02.25  | GY | DA RFI         |
| 5   | 17.02.25 | GY | PDC Markup     |

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| Consultants                           |                                        |
|---------------------------------------|----------------------------------------|
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| <b>Services, Civil, Acoustic, ESD</b> | JHA Engineers<br>02 9437 1000          |
| <b>Landscape</b>                      | Taylor/Brammer<br>02 9387 8855         |
| <b>BCA, Access, Fire Safety</b>       | DC Partnership<br>02 8399 3707         |
| <b>Quantity Surveyor</b>              | Genus<br>0428 614 184                  |
| <b>Arborist</b>                       | treeIQ<br>0404 424 264                 |
| <b>Traffic</b>                        | PDC Consultants<br>02 7900 6514        |
| <b>Waste</b>                          | Tandem Solutions<br>0412 036 781       |
| <b>Planner</b>                        | _planning<br>0437 259 581              |
| <b>Project Manager</b>                | Acorn Project Advisory<br>0435 868 912 |

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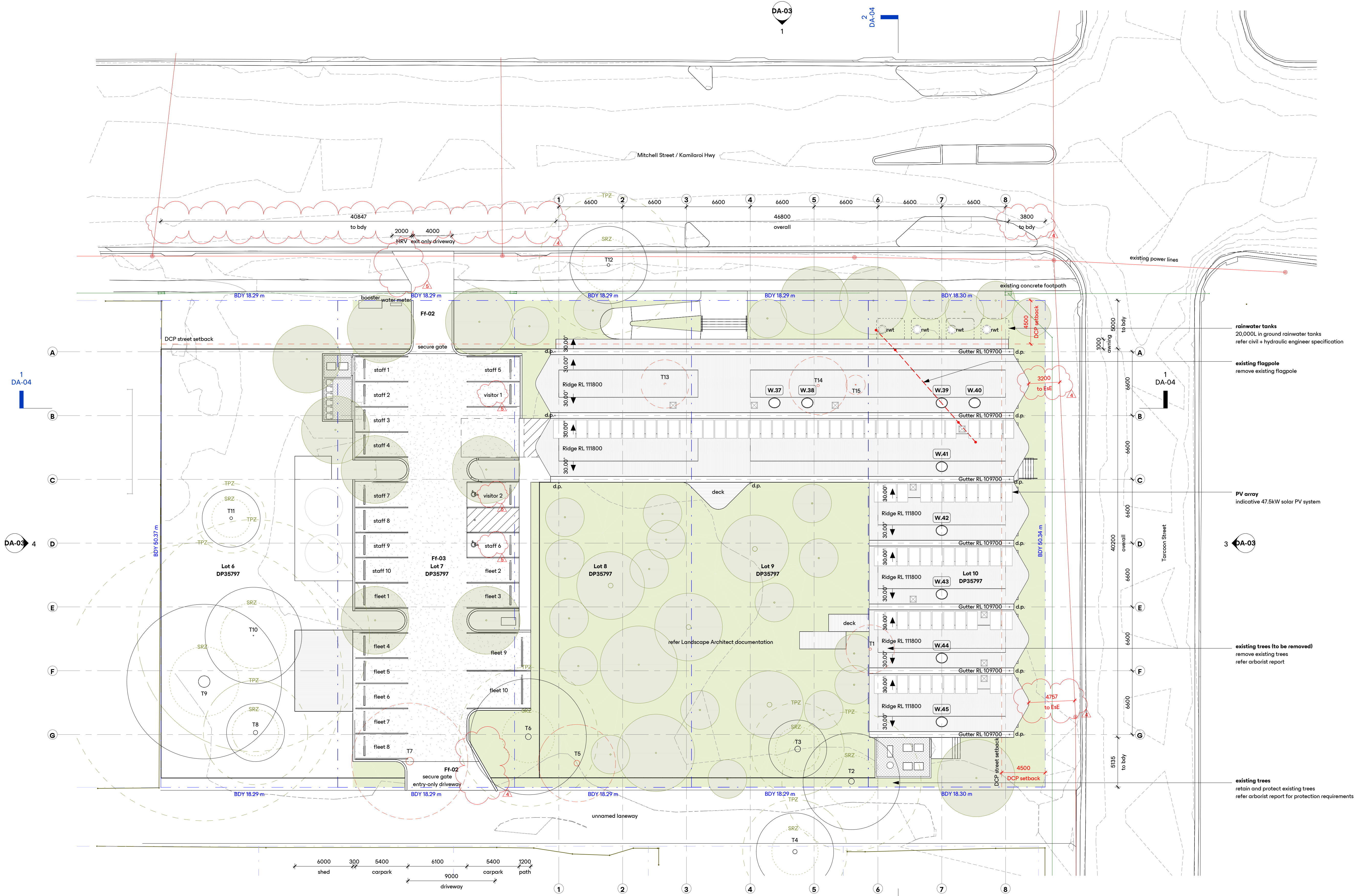
Workshop 1 Pty Ltd  
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ACN 098 309 196 ABN 17 098 309 196

A 301/414 Gardeners Rd, Rosebery NSW 2018  
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Nominated architects Ashley Dunn NSW ARB No. 7547 and Jonathan Temple NSW ARB No. 8526

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|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| <b>Client</b>  | Bourke Aboriginal Corporation Health Services                                         |
| <b>Project</b> | Bourke Integrated Primary Healthcare Centre<br>88-96 Mitchell Street, Bourke NSW 2840 |
| <b>Issue</b>   | Development Approval                                                                  |
| <b>Date</b>    | 18/02/2025 11:00:39 AM                                                                |
| <b>Scale</b>   | 1:200 @A1                                                                             |
| <b>Drawing</b> | Site Plan                                                                             |
| <b>Drw No.</b> | DA-01                                                                                 |
| <b>Rev</b>     | 5                                                                                     |
| <b>Job No.</b> | 22_308                                                                                |
| <b>Drawn</b>   | RL                                                                                    |
| <b>Check</b>   | AD                                                                                    |





- Legend**
- Existing trees to be retained  
9 in total  
refer Arborist report
  - Removed trees  
6 in total  
refer Arborist report
  - Proposed trees  
40 in total  
refer Landscape documentation

| Rev | Date     | By | Notes          |
|-----|----------|----|----------------|
| 1   | 31.10.24 | RL | Preliminary DA |
| 2   | 14.11.24 | GY | Final DA       |
| 3   | 13.01.25 | GY | TfNSW + EsE    |
| 4   | 29.01.25 | GY | TfNSW          |
| 5   | 6.02.25  | GY | DA RFI         |
| 6   | 17.02.25 | GY | PDC Markup     |

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| Consultants                           |                                        |
|---------------------------------------|----------------------------------------|
| <b>Structural</b>                     | Cantilever<br>02 9565 4292             |
| <b>Services, Civil, Acoustic, ESD</b> | JHA Engineers<br>02 9437 1000          |
| <b>Landscape</b>                      | Taylor/Brammer<br>02 9387 8855         |
| <b>BCA, Access, Fire Safety</b>       | DC Partnership<br>02 8399 3707         |
| <b>Quantity Surveyor</b>              | Genus<br>0428 614 184                  |
| <b>Arborist</b>                       | treeIQ<br>0404 424 264                 |
| <b>Traffic</b>                        | PDC Consultants<br>02 7900 6514        |
| <b>Waste</b>                          | Tandem Solutions<br>0412 036 781       |
| <b>Planner</b>                        | _planning<br>0437 259 581              |
| <b>Project Manager</b>                | Acorn Project Advisory<br>0435 868 912 |

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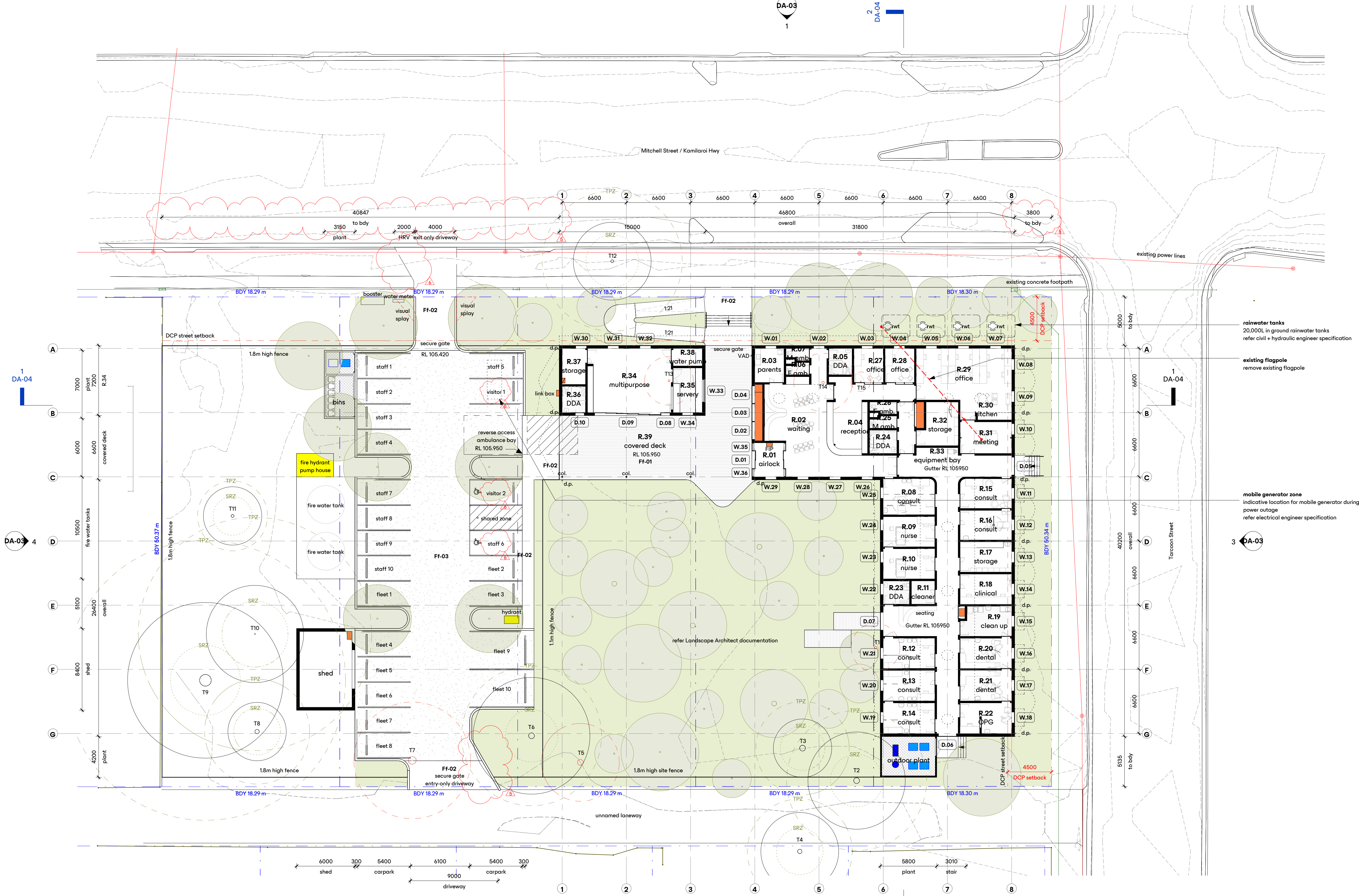
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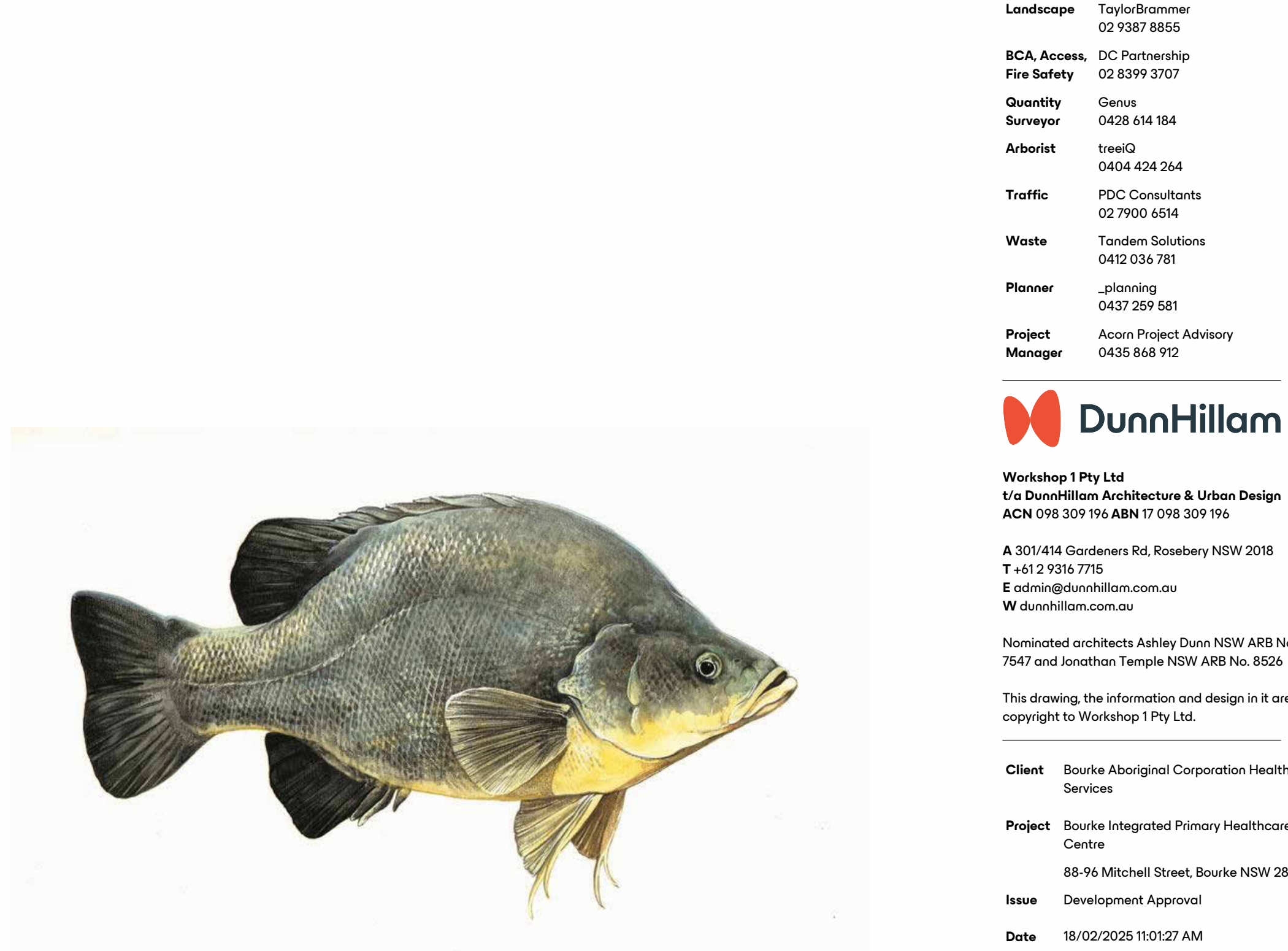
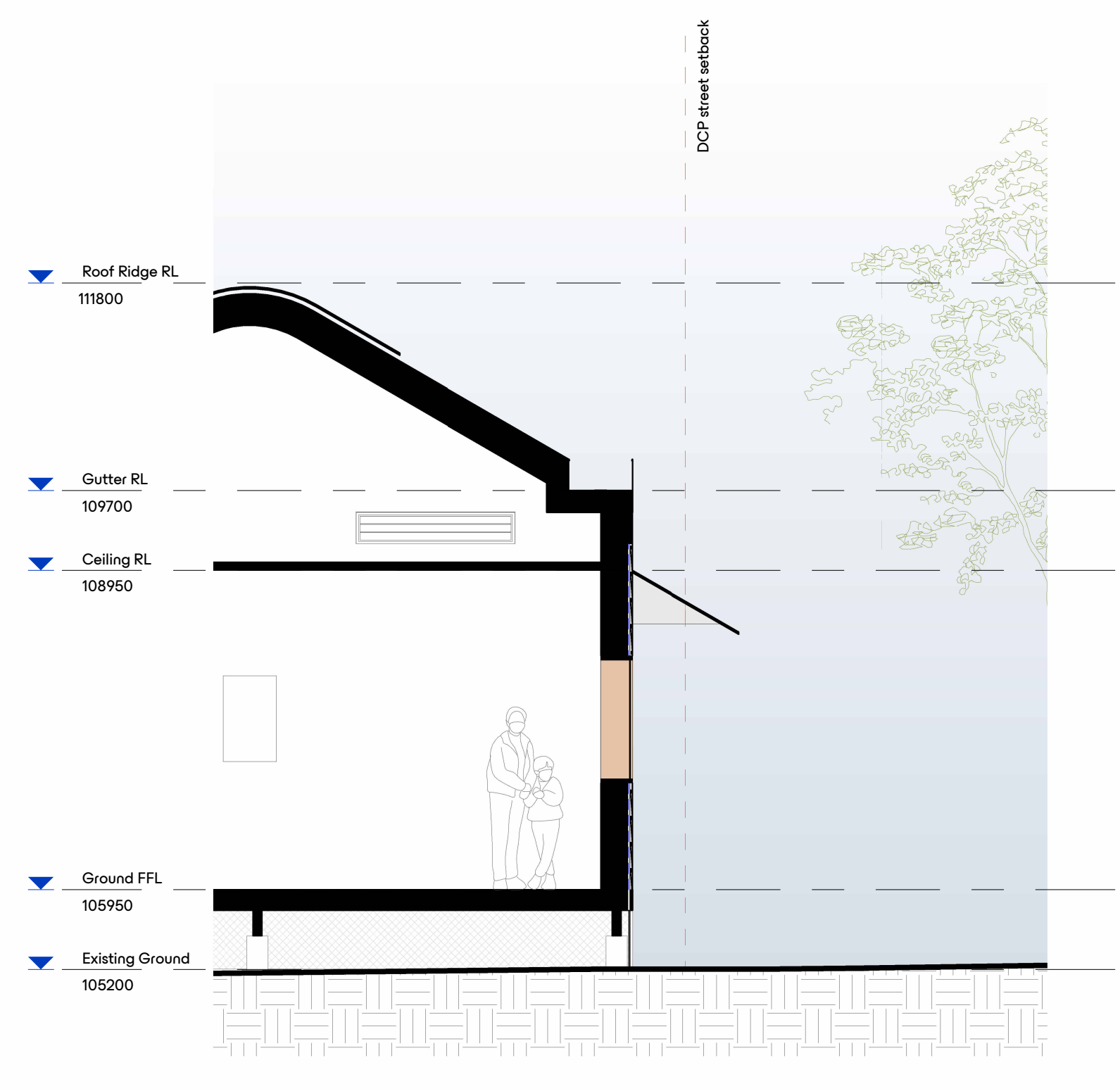
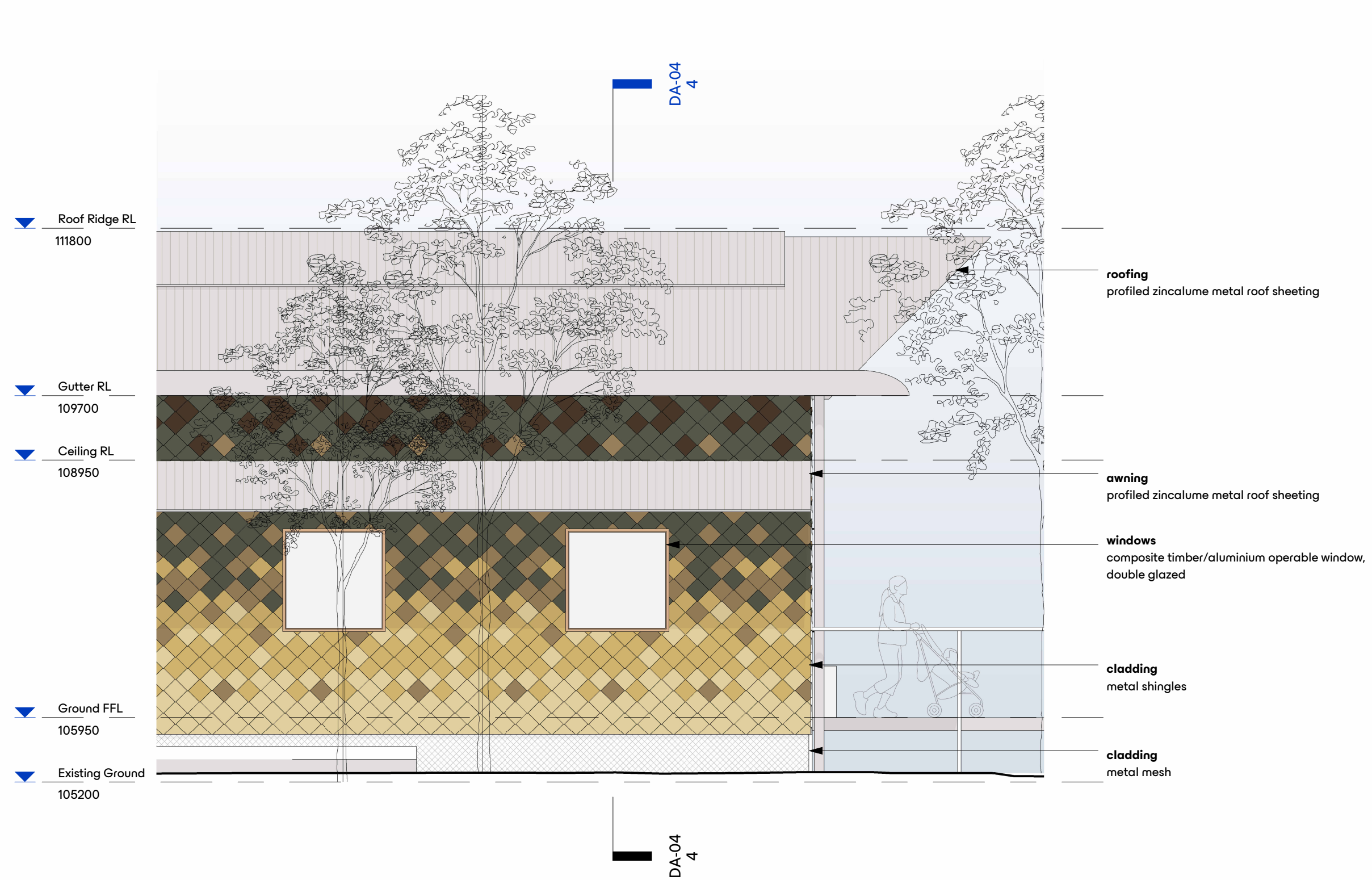
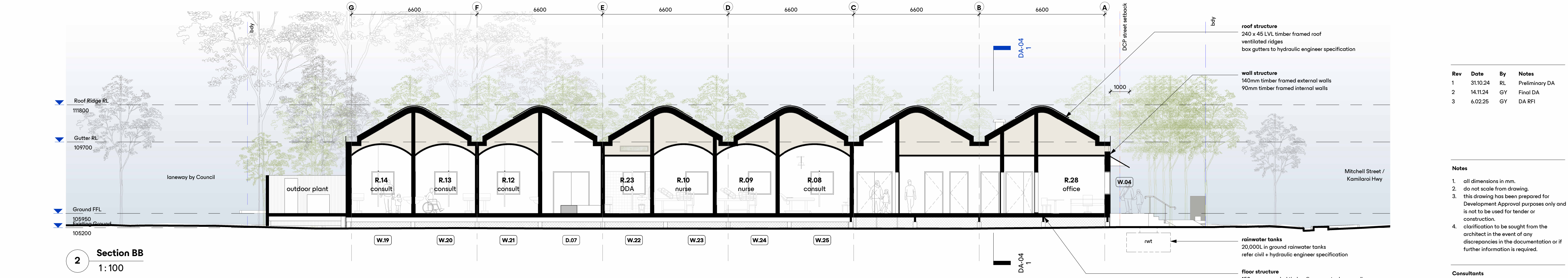
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|----------------|---------------------------------------------------------------------------------------|
| <b>Client</b>  | Bourke Aboriginal Corporation Health Services                                         |
| <b>Project</b> | Bourke Integrated Primary Healthcare Centre<br>88-96 Mitchell Street, Bourke NSW 2840 |
| <b>Issue</b>   | Development Approval                                                                  |
| <b>Date</b>    | 18/02/2025 11:00:58 AM                                                                |
| <b>Scale</b>   | 1:200 @A1                                                                             |
| <b>Drawing</b> | Ground Plan                                                                           |
| <b>Drw No.</b> | DA-02                                                                                 |
| <b>Rev</b>     | 6                                                                                     |
| <b>Job No.</b> | 22_308                                                                                |
| <b>Drawn</b>   | GY                                                                                    |
| <b>Check</b>   | AD                                                                                    |











- Legend**
- Existing trees
  - Refer Arborist report
  - Proposed trees

| Rev | Date     | By | Notes          |
|-----|----------|----|----------------|
| 1   | 31.10.24 | RL | Preliminary DA |
| 2   | 14.11.24 | GY | Final DA       |
| 3   | 6.02.25  | GY | DA RFI         |

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| <b>Arborist</b>                       | treeIQ<br>0404 424 264                 |
| <b>Traffic</b>                        | PDC Consultants<br>02 7900 6514        |
| <b>Waste</b>                          | Tandem Solutions<br>0412 036 781       |
| <b>Planner</b>                        | _planning<br>0437 259 581              |
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Workshop 1 Pty Ltd  
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ACN 098 309 196 ABN 17 098 309 196

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E admin@dunnhillam.com.au  
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**Client** Bourke Aboriginal Corporation Health Services

**Project** Bourke Integrated Primary Healthcare Centre  
88-96 Mitchell Street, Bourke NSW 2840

**Issue** Development Approval

**Date** 18/02/2025 11:01:27 AM

**Scale** As indicated @A1

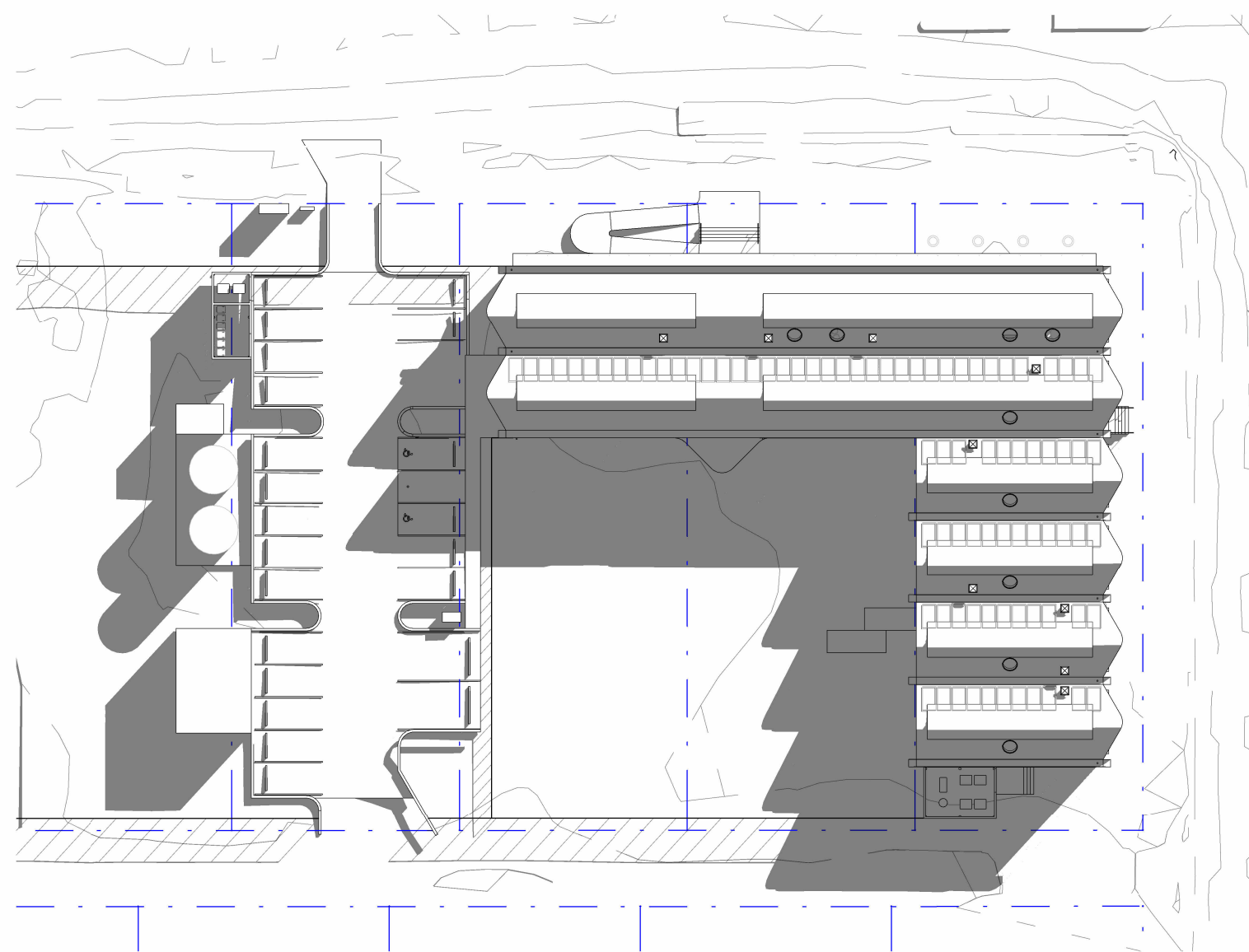
**Drawing** Sections / Facade Details

**Drw No.** DA-04 **Rev** 3

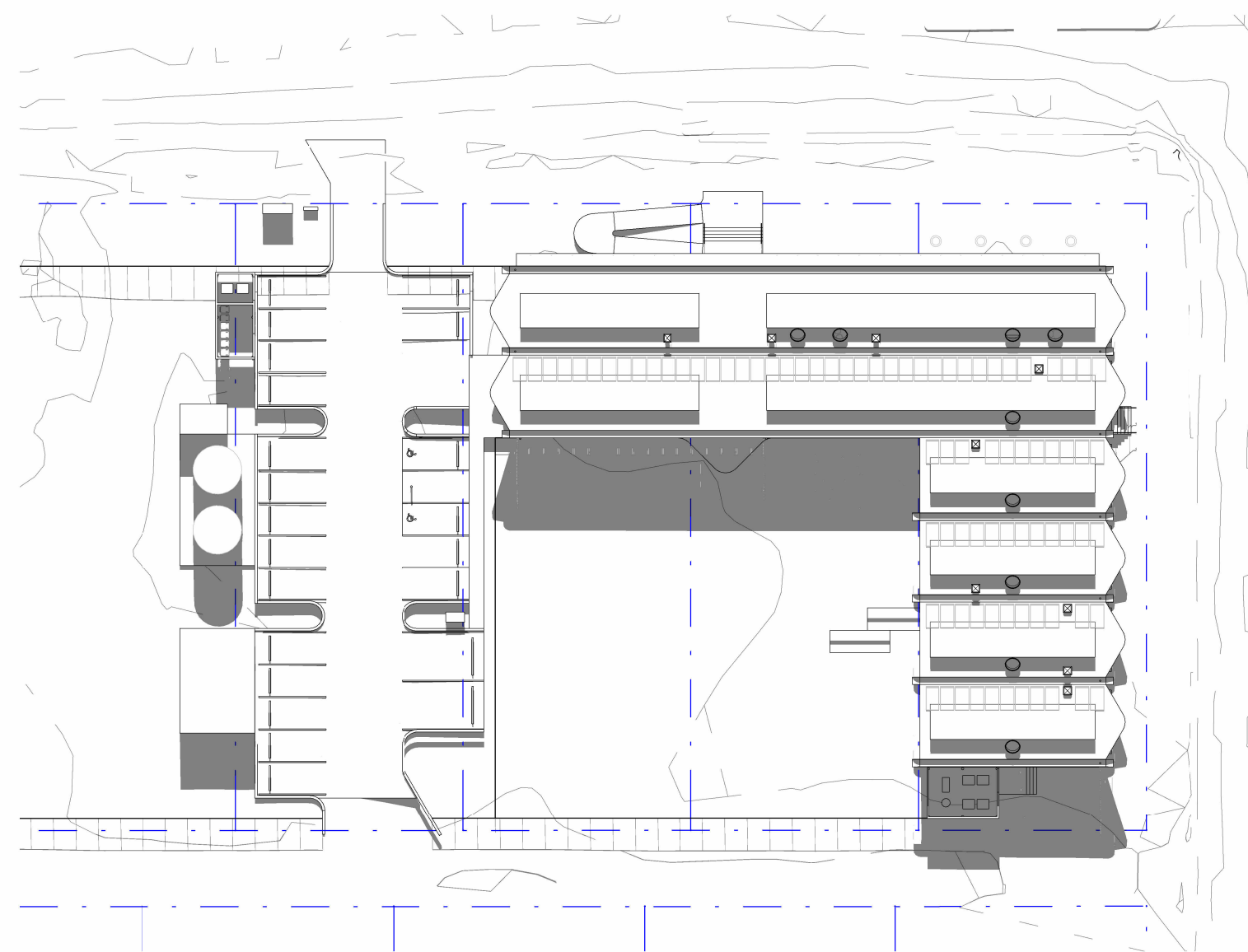
**Job No.** 22\_308

**Drawn** RL **Check** AD

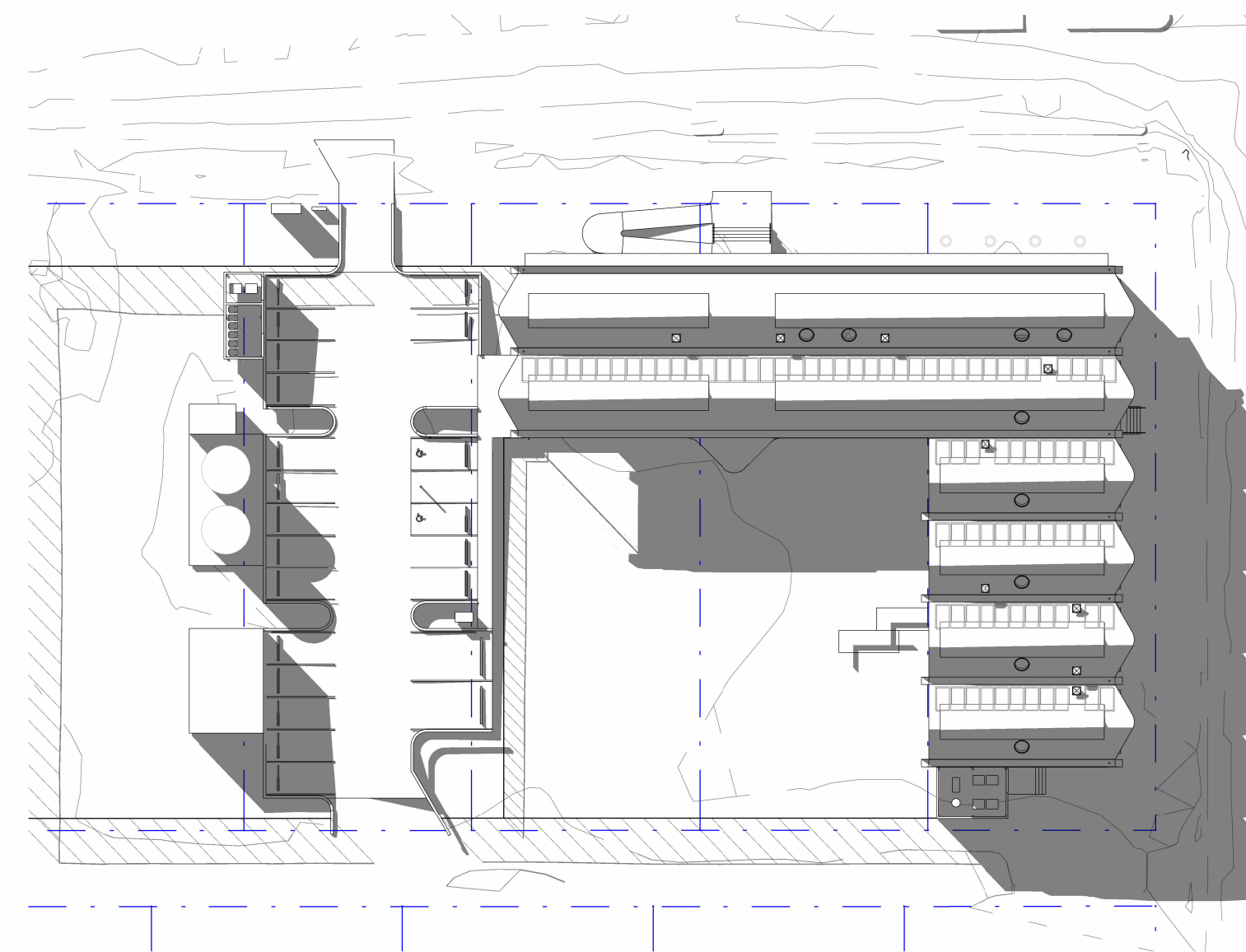




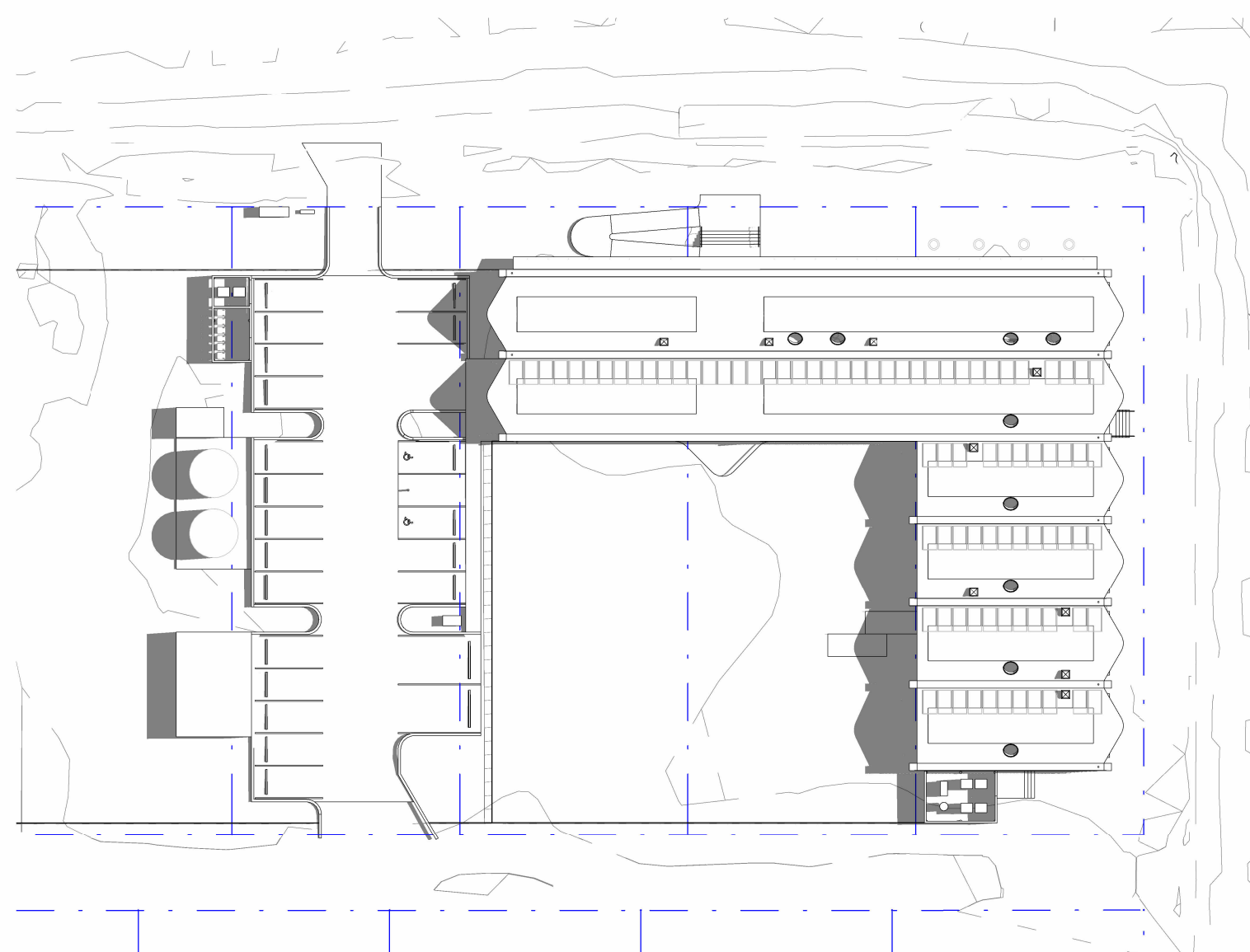
1 21 June - 9am



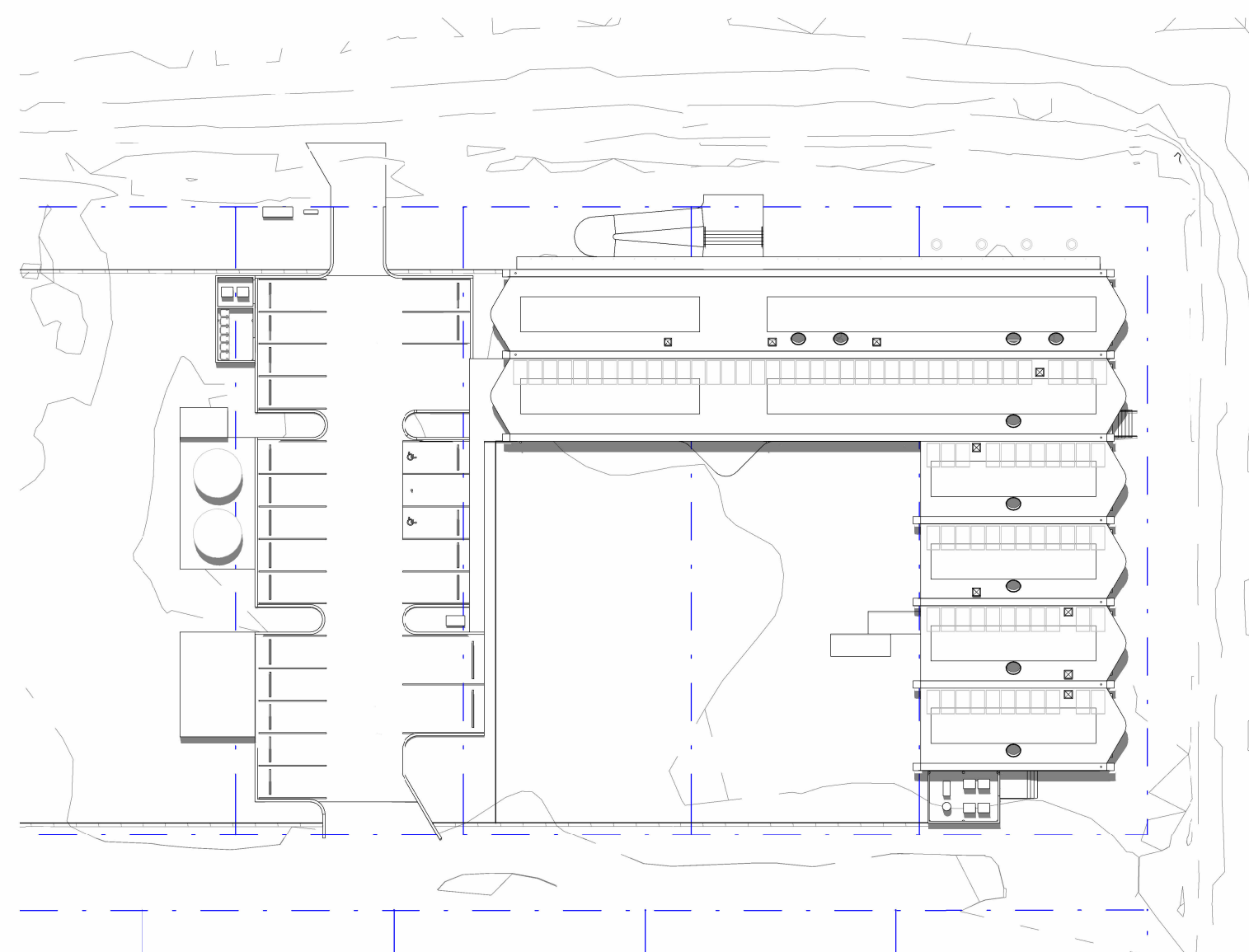
2 21 June - 12pm



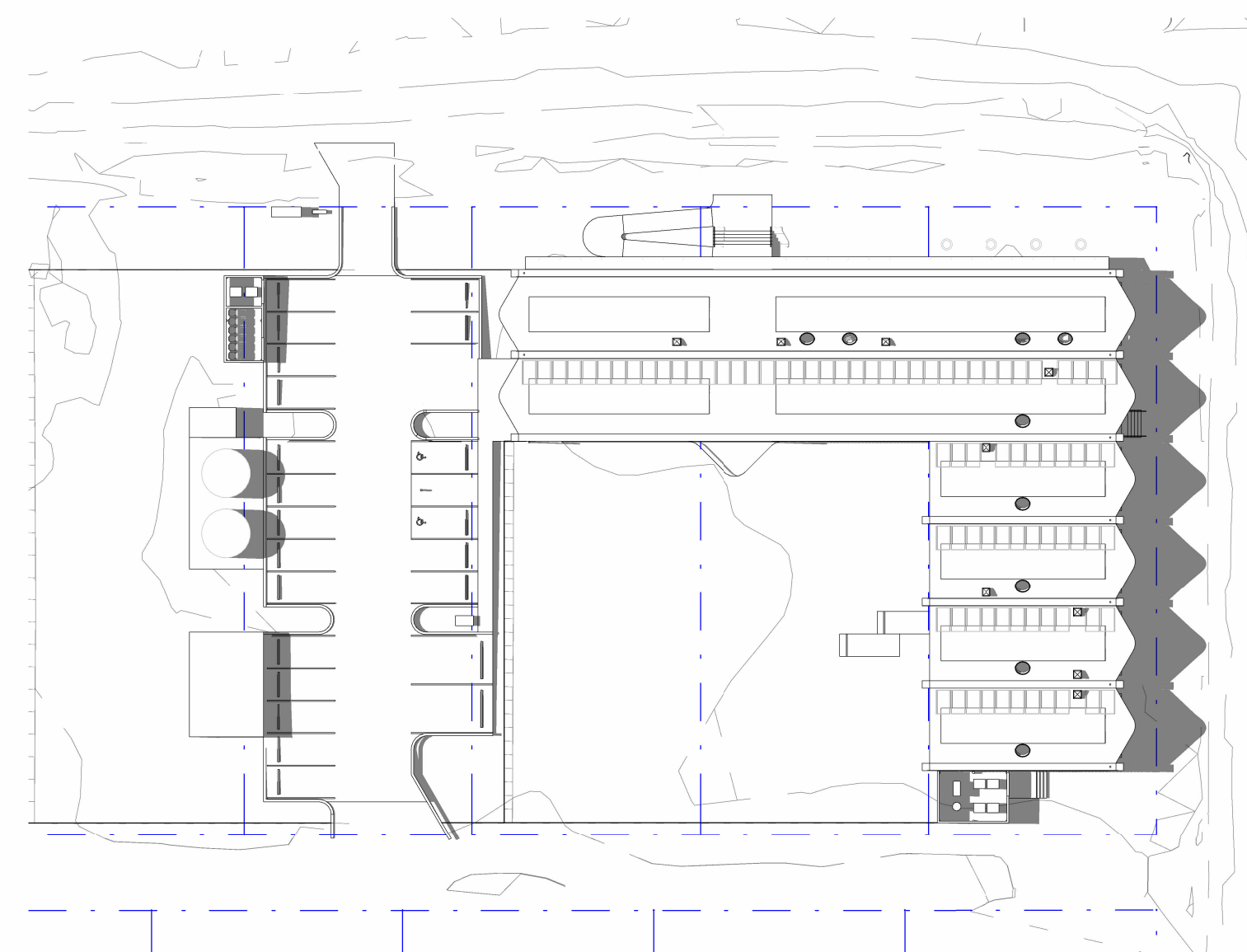
3 21 June - 3pm



4 21 December - 9am



5 21 December - 12pm



6 21 December - 3pm

| Rev | Date     | By | Notes          |
|-----|----------|----|----------------|
| 1   | 31.10.24 | RL | Preliminary DA |
| 2   | 14.11.24 | GY | Final DA       |
| 3   | 6.02.25  | GY | DA RFI         |

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| Consultants                           |                                        |
|---------------------------------------|----------------------------------------|
| <b>Structural</b>                     | Canliever<br>02 9565 4292              |
| <b>Services, Civil, JHA Engineers</b> |                                        |
| <b>Acoustic, ESD</b>                  | 02 9437 1000                           |
| <b>Landscape</b>                      | TaylorBrammer<br>02 9387 8855          |
| <b>BCA, Access, Fire Safety</b>       | DC Partnership<br>02 6399 3707         |
| <b>Quantity Surveyor</b>              | Genus<br>0428 614 184                  |
| <b>Arborist</b>                       | treeIQ<br>0404 424 264                 |
| <b>Traffic</b>                        | PDC Consultants<br>02 7900 6514        |
| <b>Waste</b>                          | Tandem Solutions<br>0412 036 781       |
| <b>Planner</b>                        | _planning<br>0437 259 581              |
| <b>Project Manager</b>                | Acorn Project Advisory<br>0435 868 912 |



Workshop 1 Pty Ltd  
t/a DunnHillam Architecture & Urban Design  
ACN 098 309 196 ABN 17 098 309 196

A 301/414 Gardeners Rd, Rosebery NSW 2018  
T +61 2 9316 7715  
E admin@dunnhillam.com.au  
W dunnhillam.com.au

Nominated architects Ashley Dunn NSW ARB No. 7547 and Jonathan Temple NSW ARB No. 8526

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|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| <b>Client</b>  | Bourke Aboriginal Corporation Health Services                                         |
| <b>Project</b> | Bourke Integrated Primary Healthcare Centre<br>88-96 Mitchell Street, Bourke NSW 2840 |
| <b>Issue</b>   | Development Approval                                                                  |
| <b>Date</b>    | 18/02/2025 11:01:51 AM                                                                |
| <b>Scale</b>   | @A1                                                                                   |
| <b>Drawing</b> | Shadow Diagrams                                                                       |
| <b>Drw No.</b> | DA-05                                                                                 |
| <b>Rev</b>     | 3                                                                                     |
| <b>Job No.</b> | 22_308                                                                                |
| <b>Drawn</b>   | RL                                                                                    |
| <b>Check</b>   | AD                                                                                    |







| Rev | Date     | By | Notes          |
|-----|----------|----|----------------|
| 1   | 31.10.24 | RL | Preliminary DA |
| 2   | 14.11.24 | GY | Final DA       |

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|--------------------------------|----------------------------------------|
| Structural                     | Cantliever<br>02 9565 4292             |
| Services, Civil, Acoustic, ESD | JHA Engineers<br>02 9437 1000          |
| Landscape                      | TaylorBrammer<br>02 9387 8855          |
| BCA, Access, Fire Safety       | DC Partnership<br>02 8399 3707         |
| Quantity Surveyor              | Genus<br>0428 614 184                  |
| Arborist                       | treeIQ<br>0404 424 264                 |
| Traffic                        | PDC Consultants<br>02 7900 6514        |
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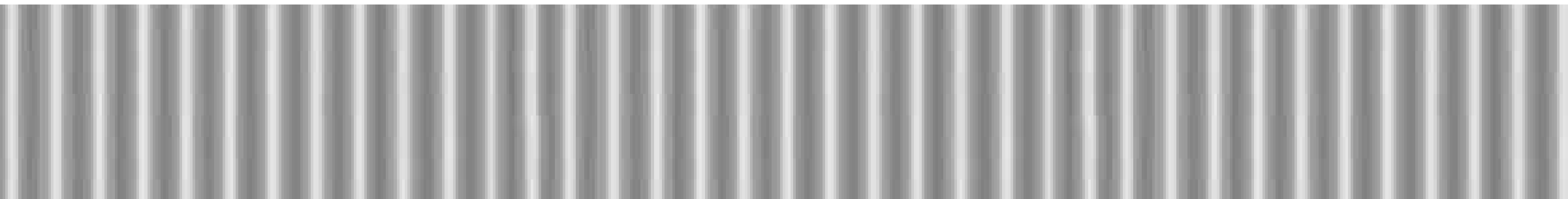
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E admin@dunnhillam.com.au  
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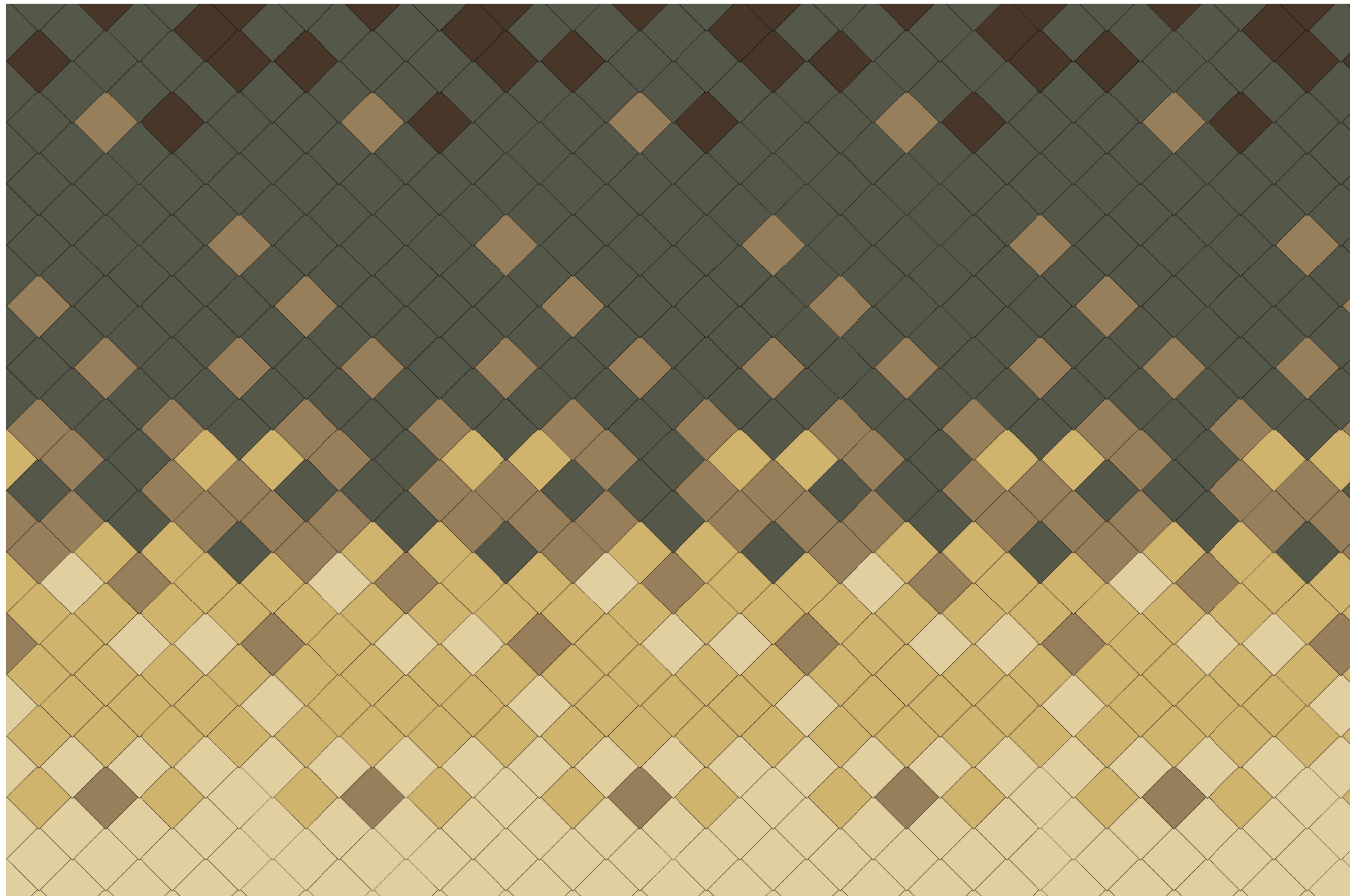
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| Client  | Bourke Aboriginal Corporation Health Services                                         |       |    |
| Project | Bourke Integrated Primary Healthcare Centre<br>88-96 Mitchell Street, Bourke NSW 2840 |       |    |
| Issue   | Development Approval                                                                  |       |    |
| Date    | 18/02/2025 11:01:51 AM                                                                |       |    |
| Scale   | @A1                                                                                   |       |    |
| Drawing | Visualisation                                                                         |       |    |
| Drw No. | DA-06                                                                                 | Rev   | 2  |
| Job No. | 22_308                                                                                |       |    |
| Drawn   | RL                                                                                    | Check | AD |

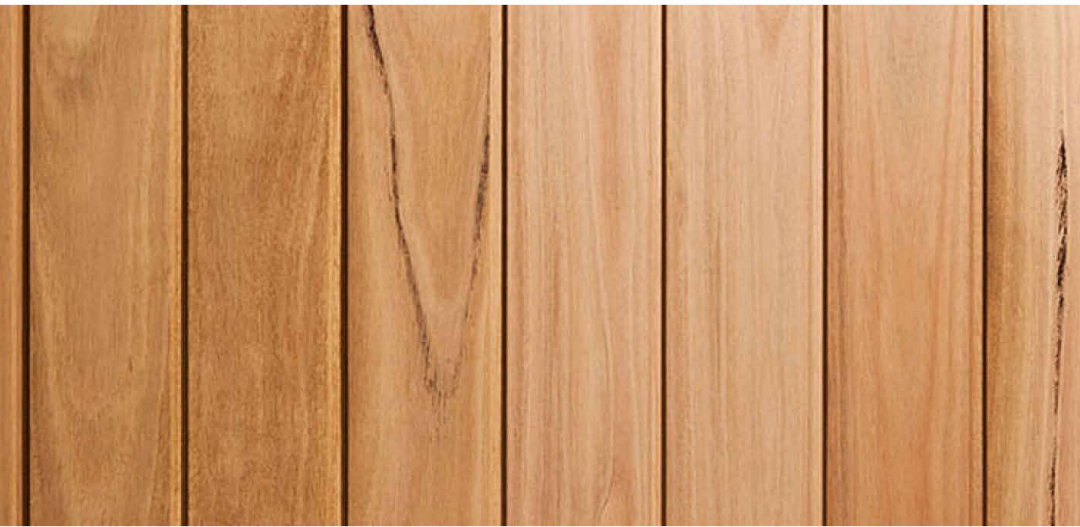




RF-01



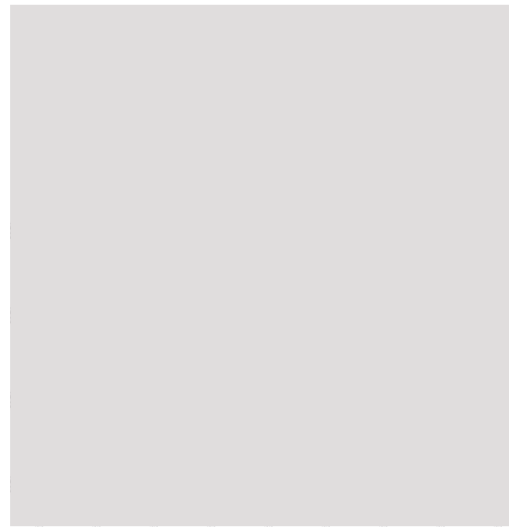
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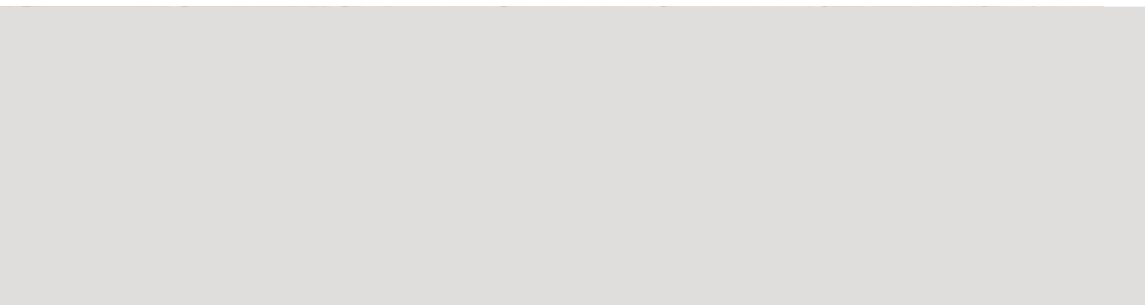
WF-02



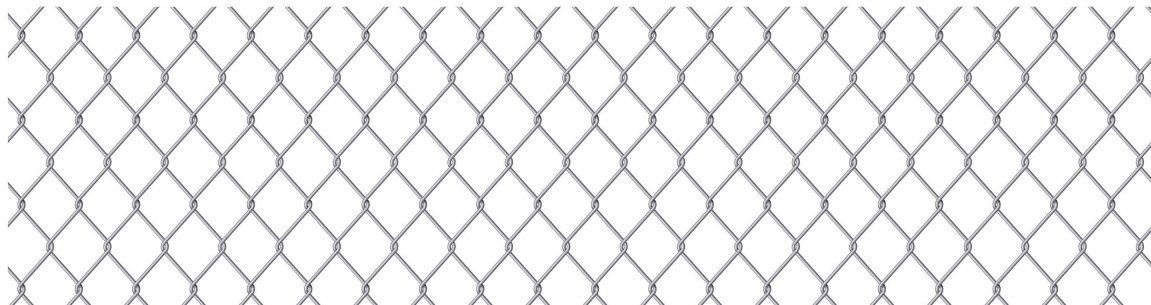
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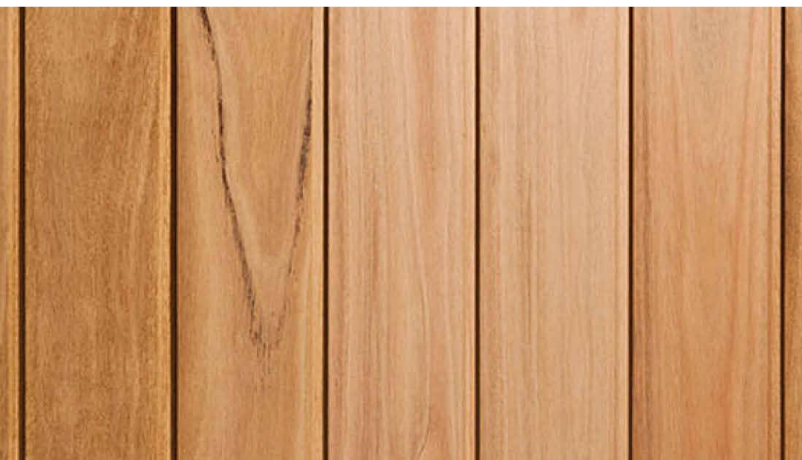
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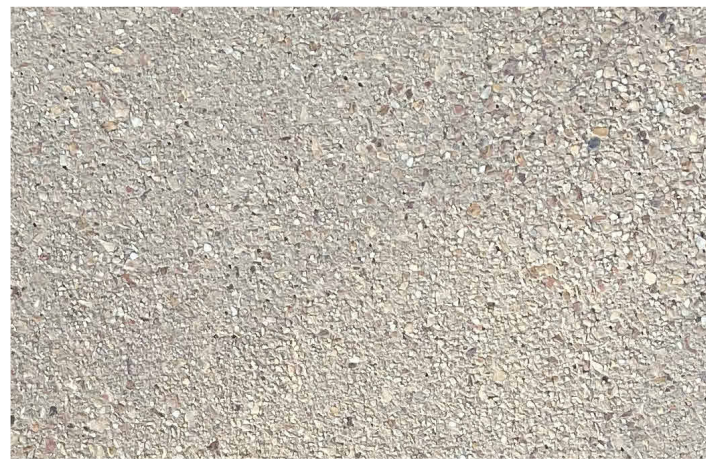
WF-05



WF-06



FF-01



FF-02



FF-03

| Material Schedule |                                        |                   |           |                         |
|-------------------|----------------------------------------|-------------------|-----------|-------------------------|
| Code              | Location                               | Type              | Substrate | Colour                  |
| FF-01             | external covered deck                  | timber decking    | -         | hardwood                |
| FF-02             | external paths, ramps, stairs, carpark | concrete          | -         | local exposed aggregate |
| FF-03             | carpark                                | permeable paving  | -         | local exposed aggregate |
| RF-01             | roof, awnings                          | corrugated metal  | -         | galvanised              |
| WF-01             | external walls                         | metal shingles    | -         | green, beige, yellow    |
| WF-02             | external walls                         | lining boards     | -         | hardwood                |
| WF-03             | door/window frames                     | aluminium         | -         | cream/pink              |
| WF-04             | external plant walls                   | aluminium louvres | -         | grey                    |
| WF-05             | external walls                         | metal mesh        | -         | grey                    |
| WF-06             | external fences                        | metal mesh        | -         | grey                    |

| Rev | Date     | By | Notes          |
|-----|----------|----|----------------|
| 1   | 31.10.24 | RL | Preliminary DA |
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| <b>Issue</b>   | Development Approval                                                                  |
| <b>Date</b>    | 18/02/2025 11:02:02 AM                                                                |
| <b>Scale</b>   | As indicated @A1                                                                      |
| <b>Drawing</b> | Material Palette                                                                      |
| <b>Drw No.</b> | DA-07                                                                                 |
| <b>Rev</b>     | 2                                                                                     |
| <b>Job No.</b> | 22_308                                                                                |
| <b>Drawn</b>   | RL                                                                                    |
| <b>Check</b>   | AD                                                                                    |