

GILGANDRA LOCAL ABORIGINAL MEDICAL SERVICE

72 MILLER ST, GILGANDRA
 LOT 7
 D.P. 812908

FOR CLIENT: COONAMBLE ABORIGINAL HEALTH SERVICE



AERIAL IMAGE - LOCATION PLAN
(SOURCE: SIXMAPS)



3D VIEW - FROM MILLER STREET
(INDICATIVE ONLY)

SHEET LIST	
Sheet Number	Sheet Name
DA0000 - PROJECT INFORMATION	
DA0000	COVER SHEET - DA
DA0001	FINISHES & SCHEDULES - DA
DA0000 - SITE	
DA0010	EXISTING SITE PLAN - DA
DA0011	SITE PLAN - DA
DA0012	SITE ANALYSIS PLAN - DA
DA0500 - DEMOLITION PLANS	
DA0500	DEMOLITION PLAN - DA
DA1000 - FLOOR PLANS	
DA1000	GA PLAN - WEST END - DA
DA1001	GA PLAN - EAST END - DA
DA1002	GA ROOF PLAN - DA
DA2000 - ELEVATIONS	
DA2000	NORTH + SOUTH ELEVATION - DA
DA2001	EAST + WEST ELEVATION - DA

SCHEDULE OF AREAS		
	Existing Area	Proposed Area
SITE AREA	1123 m ²	1123 m ²
BUILDING FLOOR AREA	420 m ²	420 m ²
ROOFED AREA	474.5 m ²	498 m ²
LANDSCAPED AREA	683 m ²	662.5 m ²
EXTERNAL PATIO AREA	18.5 m ²	39 m ²
GROSS FLOOR AREA (GFA)	402 m ²	375 m ²
FLOOR SPACE RATIO	35.8%	33.4%

EXTERNAL MATERIALS / ELEMENTS

NOTE: IMAGES ARE SHOWN FOR REFERENCE ONLY
AND DO NOT REFLECT THE PROPOSED DESIGN

MWC1 / MWC2
METAL WALL SHEETING (TO MATCH EXISTING)
STRAMIT 'MONOCLAD' (ASSUMED), 0.42MM, COLORBOND,
COLOUR SURFMIST (MWC1), COLOUR PALE EUCALYPT (MWC2)



TBRC
TIMBER HARDWOOD COLUMN/POST AND ROOF FRAMING,
SPOTTED GUM OR SIMILAR ON GALVANISED STIRRUPS,
NATURAL CLEAR OIL FINISH



DTSGT / DTX
TIMBER HARDWOOD EXTERNAL DOOR FRAME,
SPOTTED GUM OR SIMILAR
NATURAL CLEAR OIL FINISH



MRS2
METAL ROOF SHEETING (TO MATCH EXISTING AWNING),
STRAMIT 'CORRUGATED' (ASSUMED), 0.42MM
COLORBOND, COLOUR SURFMIST



ROOF - ACCESSORIES
RGE - EAVES GUTTER,
STRAMIT QUAD GUTTER (SIZE TBA),
COLORBOND, COLOUR SURFMIST
DP1 / DP2 - DOWNPIPE, COLORBOND
STRAMIT ROUND DOWNPIPE (SIZE TBA),
COLORBOND, COLOUR SURFMIST
RVR - ROOF VENT, ROTARY
CSR BRADFORD WINDMASTER, 300MM DIA,
COLOUR SURFMIST

CLFC
FIBRE CEMENT SOFFIT LINING FIXED TO ROOF PURLINS
BSC DURASHEET, 6MM
PAINTED, COLOUR SURFMIST



EX-BRK + RENDER
EXISTING BRICK, RENDERED FINISH
ROCKCOTE, LIME PLASTER
PAINTED, COLOUR SURFMIST



CNCB
NEW CONCRETE - PARKING, PAVEMENT, RAMP, PATIO
COLOURED, BROOM FINISH, P5 SLIP RESISTANCE
LOW CARBON CONCRETE,
CCS COLOUR PIGMENT, COLOUR PRAIRIE



CONCRETE - ACCESSORIES
KERB - 160MM HIGH KERB TYPICALLY TO
PAVED AREAS AND GARDEN BED
EDGES, PER CONCRETE SPEC, TROWEL
FINISH, CCS COLOUR TO MATCH

TGSI - CERAMIC TACTILE INDICATOR
TILES, 300x300MM
COLOUR CHARCOAL/BLACK



CRUSHED GRANITE - DRIVEWAY
CRUSHED GRANITE DRIVEWAY AND GENERAL PARKING
COLOUR, RED



DRIVEWAY - ACCESSORIES
WSV - WHEELSTOP, RECYCLED
HARDWOOD, CUT TO SUIT

BOL - RECYCLED HARDWOOD BOLLARD,
CUT TO SUIT

EXTERNAL FINISHES

COLORBOND / PAINT FINISH
SURFMIST



COLORBOND / PAINT FINISH
PALE EUCALYPT



TIMBER
SPOTTED GUM, CLEAR OIL



ALUMINIUM, ANODISED
BRONZE (TO MATCH EXISTING)



STAINLESS STEEL



HOT DIP GALVANISED



COLOURED CONCRETE PIGMENT
PRAIRIE

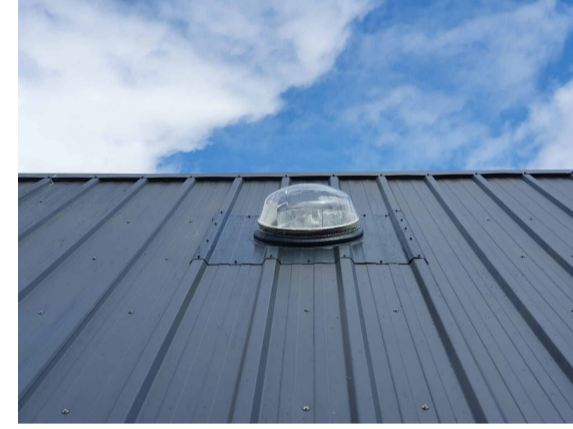


INDICATIVE ONLY

HR2
EXTERNAL HANDRAIL, 900MM HIGH,
STAINLESS STEEL & HOT DIP GALVANISED



RLT
ROOF TUBED SKYLIGHT
SOLARTUBE SKYLIGHT, NOMINAL 350MM DIA TBA WITH DIFFUSER



AFG#
GLAZING FILM, FROSTED, WHITE
#1 - SEMI-OPAQUE FILM TO SHOPFRONT - CUSTOM GRAPHIC TBA
#2 - OPAQUE FILM TO GLAZING - LUMINANCE CONTRAST BAND

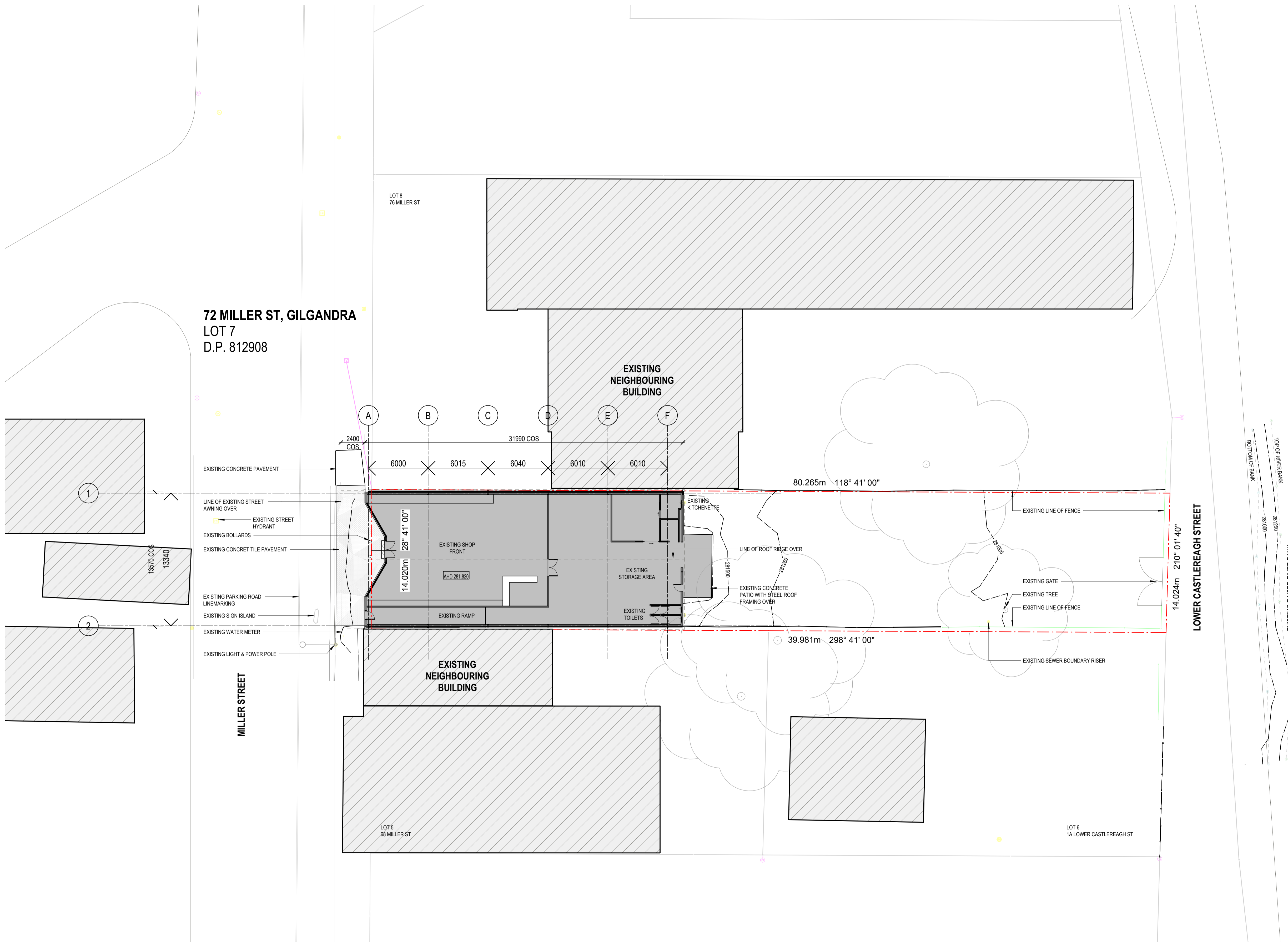


DOOR SCHEDULE DA							
Door Information		Leaf Information			Leaf Information		Type Comments
Door No	Room No	Width	Width B	Width C	Height	Leaf No	
D01	01	940	0	0	2020	1	Glazed Aluminium Framed Swing - Fire Door
D02	01	845	845	0	2050	2	Existing Glazed Aluminium Framed Swing
D01	01A	1070	0	0	2140	1	Solid Core Timber Framed Swing - Smoke Door
D01	03	920	460	0	2140	2	Glazed Timber Framed Swing
D02	03	970	0	0	2140	1	Glazed Timber Framed Swing
D01	04	970	0	0	2140	1	Solid Core Timber Framed Swing
D02	04	920	0	0	2140	1	Solid Core Timber Framed Swing
D01	05	970	0	0	2140	1	Glazed Timber Framed Swing
D01	06	970	0	0	2140	1	Solid Core Timber Framed Swing
D01	07	970	0	0	2140	1	Solid Core Timber Framed Swing
D01	08	970	0	0	2140	1	Solid Core Timber Framed Swing
D01	09	970	0	0	2140	1	Solid Core Timber Framed Swing
D01	10	970	0	0	2140	1	Solid Core Timber Framed Swing
D01	11	970	485	0	2140	2	Solid Core Timber Framed Swing
D01	12	970	0	0	2140	1	Solid Core Timber Framed Swing
D01	13	970	0	0	2140	1	Solid Core Timber Framed Swing
D01	14	970	0	0	2140	1	Solid Core Timber Framed Swing
D01	15	970	0	0	2140	1	Solid Core Timber Framed Swing
D02	15	720	0	0	1990	1	Solid Core Timber Framed Swing
D01	16	970	0	0	2140	1	Solid Core Timber Framed Swing
D01	17	870	0	0	2140	1	Solid Core Timber Framed Swing
D01	18	870	0	0	2140	1	Solid Core Timber Framed Swing
D01	19	920	0	0	2140	1	Solid Core Timber Framed Swing
D01	20	970	0	0	2140	1	Solid Core Timber Framed Swing
D01	21	1000	1000	1000	2150	3	Glazed Timber Framed Sliding
D02	21	970	0	0	2140	1	Solid Core Timber Framed Swing
D01	21A	620	620	0	2140	2	Solid Core Timber Framed - Smoke Door
D01	22	970	0	0	2140	1	Solid Core Timber Framed Swing
D02	22	1000	1000	1000	2150	3	Glazed Timber Framed Sliding

CODE	CODE DESCRIPTION
AFG1	APPLIED FILM GRAPHIC, TYPE 1
AFG2	APPLIED FILM GRAPHIC, TYPE 2
BLKR	BLOCKWORK, RENDERED
BOL	BOLLARD
CLFC	CEILING, FC, FLUSH-JOINTED
CLP	CEILING, PLASTERBOARD
CLW	CEILING, MOISTURE-RESISTANT PLASTERBOARD
CNCB	CONCRETE, COLOURED, BROOM FINISH
CPTT1	CARPET, TILE, FINISH, COLOUR, TYPE 1
DP01	DOWN PIPE, TYPE 01
DP02	DOWN PIPE, TYPE 02
DTSGT	DOORSET TYPE SLIDING GLASS, TIMBER FRAME
DTXA	DOORSET TYPE, EXTERNAL SWING, ALUMINIUM GLAZED
DTXT	DOORSET TYPE, EXTERNAL SWING, TIMBER FRAME
EX-BC	BARGE CAPPING, EXISTING
EX-BLKP	BLOCKWORK, PAINTED, EXISTING
EX-BOL	BOLLARD, EXISTING
EX-BRK	BRICKWORK, EXISTING
EX-CLFC	CEILING, FC, FLUSH-JOINTED, EXISTING
EX-DP	DOWN PIPE, EXISTING
EX-FN	FENCE, EXISTING
EX-MRS1	ROOF SHEETING, METAL, EXISTING 01
EX-MRS2	ROOF SHEETING, METAL, EXISTING 02
EX-MWC	WALL CLADDING, METAL, EXISTING
EX-PAV	PAVING, EXISTING
EX-RC	RIDGE CAPPING, EXISTING
EX-RGE1	ROOF GUTTER, EAVES, EXISTING, TYPE 01
EX-RGE2	ROOF GUTTER, EAVES, EXISTING, TYPE 02
EX-SC	STEEL COLUMN, EXISTING
HR1	HAND RAIL, TYPE 01
HR2	HAND RAIL, TYPE 02
LM	LINE MARKING ROAD & FLOOR
LVFM	LOUVRES, FIXED METAL (GRILLE)
MRS1	ROOF SHEETING, METAL, TYPE 01
MRS2	ROOF SHEETING, METAL, PAN FLASHING
MWC1	WALL CLADDING, METAL, TYPE 01
MWC2	WALL CLADDING, METAL, TYPE 02
RFL1	RESILIENT FLOORING, LINOLEUM, TYPE 01
RGE	ROOF GUTTER, EAVES
RLT	ROOF SKYLIGHT
RVR	ROOF VENTILATOR, ROTARY
RWT	RAIN WATER TANK
TBRC	COLUMN, TIMBER
TGSI	TACTILE GROUND SURFACE INDICATOR
TLF	TILES, FLOOR, SLIP RESISTANT
TWHC	TAPWARE, HOSE COCK
WSV	WHEEL STOP, VEHICLE

WINDOW SCHEDULE DA			
Mark	Width	Height	Type Comments
L01	600	600	Metal Louvre - Fixed
L02	1500	600	Metal Louvre - Fixed
W01	1200	750	Glazed Aluminium Framed Window - Fixed
W02	1200	750	Glazed Aluminium Framed Window - Fixed
W03	1200	750	Glazed Aluminium Framed Window - Fixed

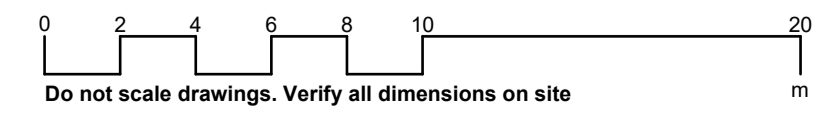
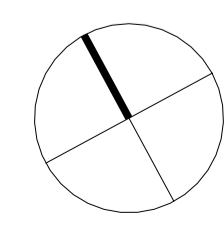
72 MILLER ST, GILGANDRA
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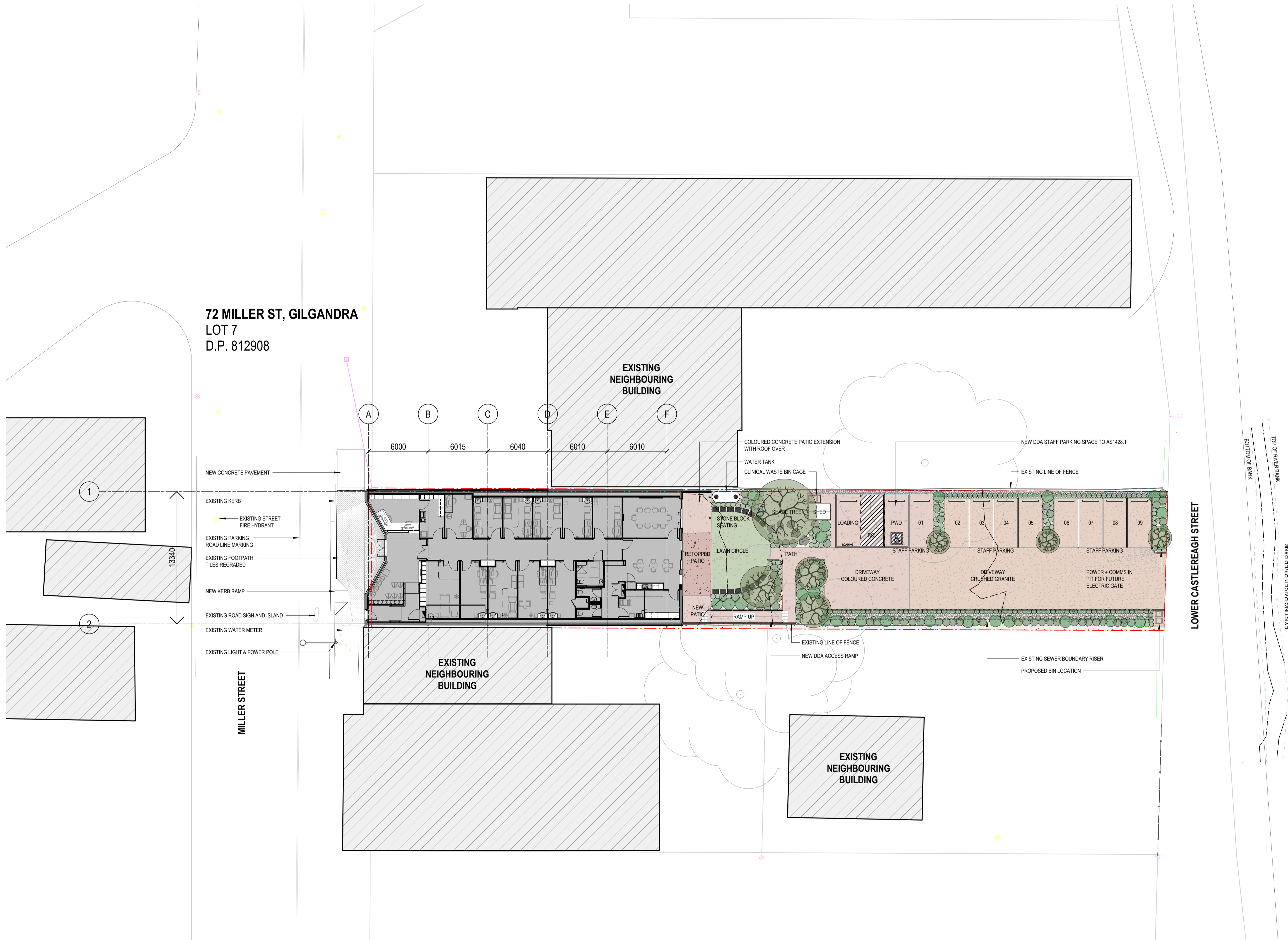
- EXISTING CONCRETE PAVEMENT
- LINE OF EXISTING STREET AWNING OVER
- EXISTING STREET HYDRANT
- EXISTING BOLLARDS
- EXISTING CONCRETE TILE PAVEMENT
- EXISTING PARKING ROAD LINE MARKING
- EXISTING SIGN ISLAND
- EXISTING WATER METER
- EXISTING LIGHT & POWER POLE

LEGEND - EXISTING BUILDING FABRIC

- EXISTING VERTICAL FABRIC
- EXISTING BUILDING FOOTPRINT
- EXISTING NEIGHBOURING BUILDING ROOF AREA

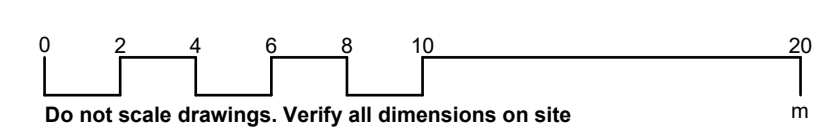
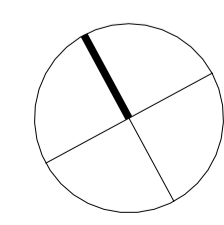


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- LEGEND - BUILDING FABRIC**
- DEMOLISHED VERTICAL FABRIC
 - DEMOLISHED HORIZONTAL FABRIC
 - EXISTING VERTICAL FABRIC
 - EXISTING BUILDING FOOTPRINT
 - EXISTING NEIGHBOURING BUILDING ROOF AREA
 - NEW VERTICAL FABRIC

Drawing: **SITE PLAN - DA**
 Drawing no: A.DA0011
 Issue: A
 Scale@A1: As indicated
 Date: 20.09.2024



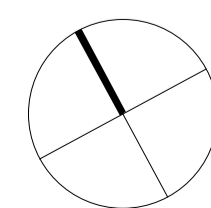
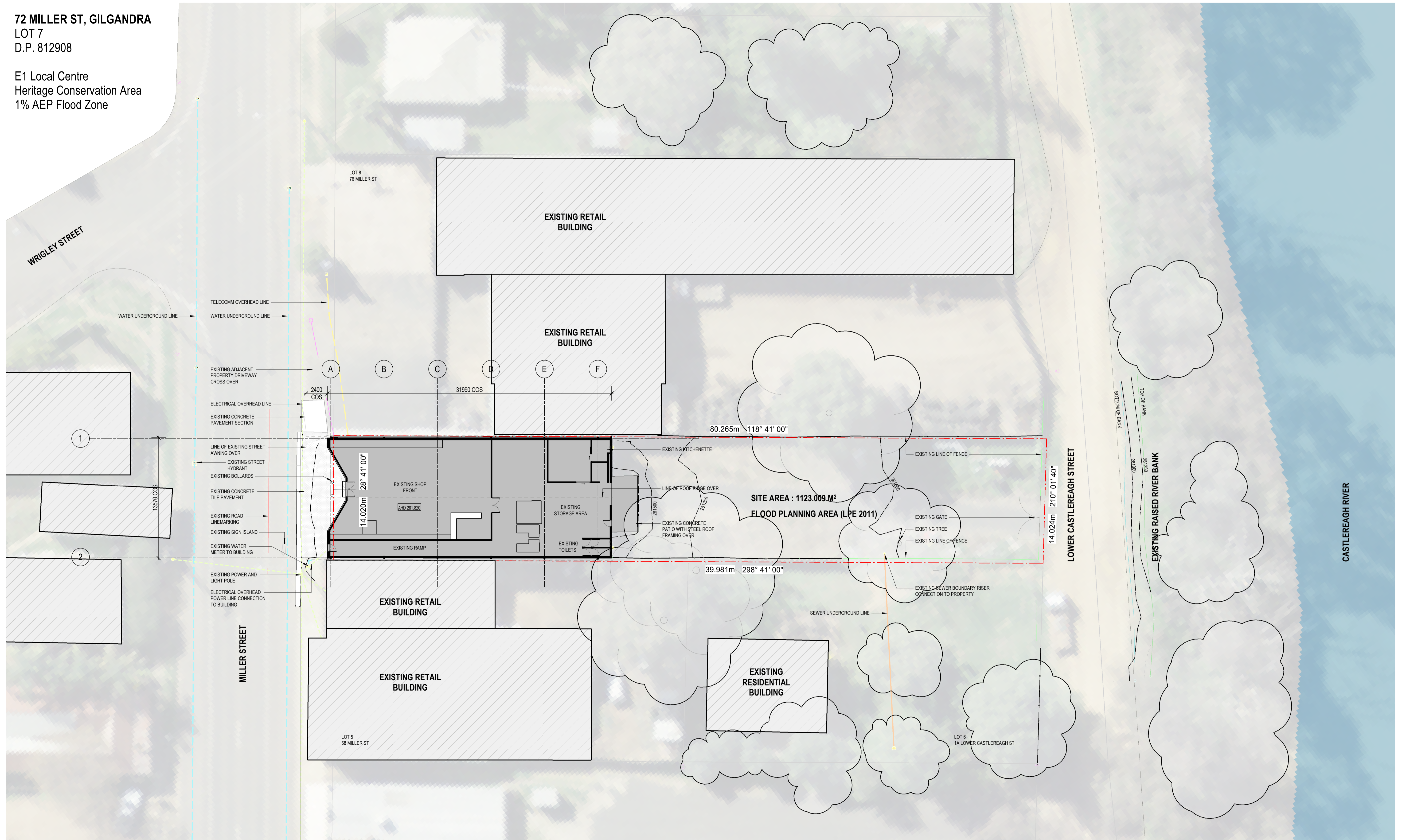
GLAMS

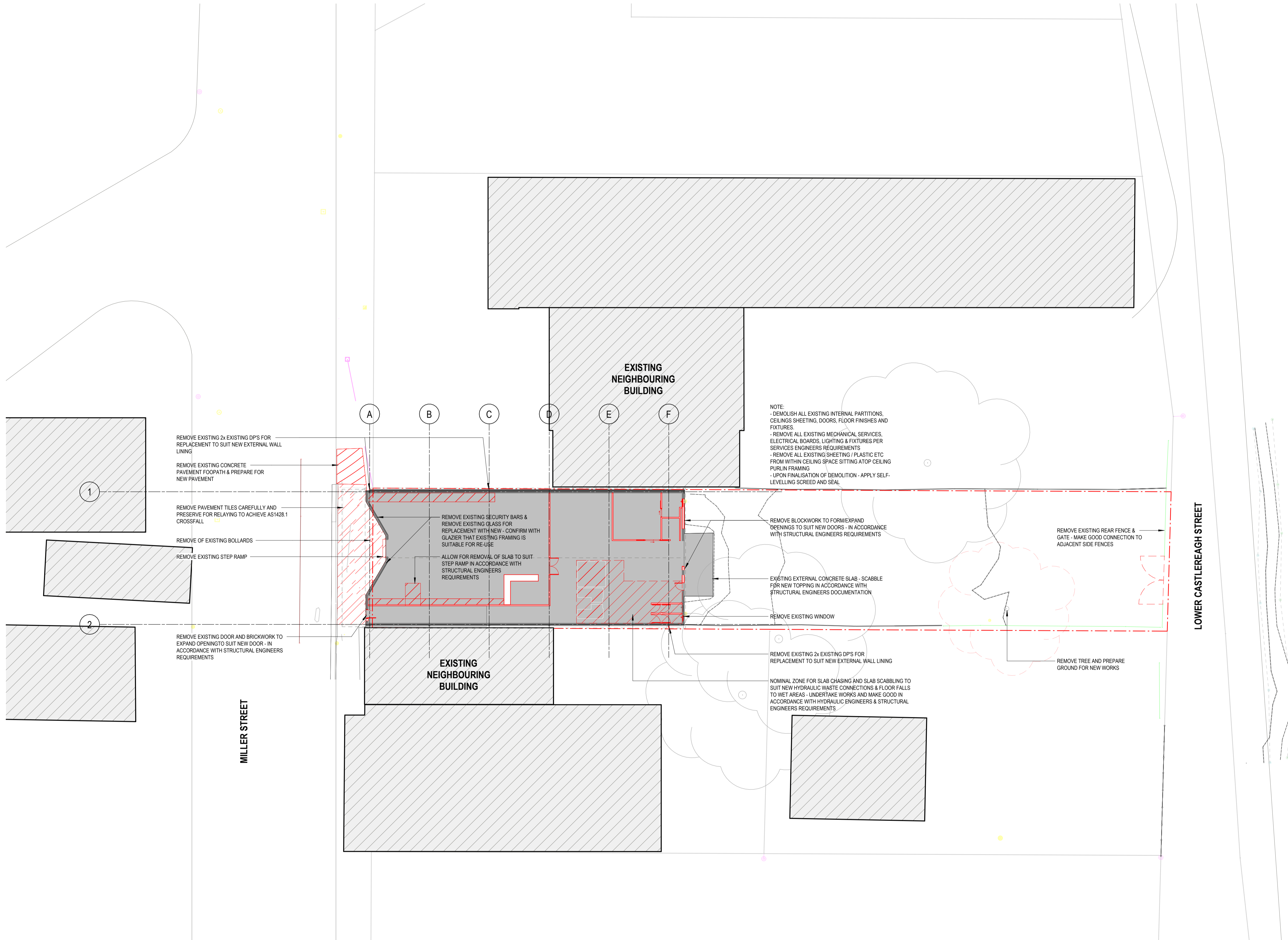
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E1 Local Centre
 Heritage Conservation Area
 1% AEP Flood Zone





REMOVE EXISTING 2x EXISTING DPS FOR REPLACEMENT TO SUIT NEW EXTERNAL WALL LINING

REMOVE EXISTING CONCRETE PAVEMENT FOOTPATH & PREPARE FOR NEW PAVEMENT

REMOVE PAVEMENT TILES CAREFULLY AND PRESERVE FOR RELAYING TO ACHIEVE AS1428.1 CROSSFALL

REMOVE OF EXISTING BOLLARDS

REMOVE EXISTING STEP RAMP

REMOVE EXISTING DOOR AND BRICKWORK TO EXPAND OPENING TO SUIT NEW DOOR - IN ACCORDANCE WITH STRUCTURAL ENGINEERS REQUIREMENTS

REMOVE EXISTING SECURITY BARS & REPLACE WITH NEW - CONFIRM WITH GLAZIER THAT EXISTING FRAMING IS SUITABLE FOR RE-USE

ALLOW FOR REMOVAL OF SLAB TO SUIT STEP RAMP IN ACCORDANCE WITH STRUCTURAL ENGINEERS REQUIREMENTS

NOTE:
 - DEMOLISH ALL EXISTING INTERNAL PARTITIONS, CEILINGS SHEETING, DOORS, FLOOR FINISHES AND FIXTURES
 - REMOVE ALL EXISTING MECHANICAL SERVICES, ELECTRICAL BOARDS, LIGHTING & FIXTURES PER SERVICES ENGINEERS REQUIREMENTS
 - REMOVE ALL EXISTING SHEETING / PLASTIC ETC FROM WITHIN CEILING SPACE SITTING ATOP CEILING PURLIN FRAMING
 - UPON FINALISATION OF DEMOLITION - APPLY SELF-LEVELLING SCREED AND SEAL

REMOVE BLOCKWORK TO FORM EXPAND OPENINGS TO SUIT NEW DOORS - IN ACCORDANCE WITH STRUCTURAL ENGINEERS REQUIREMENTS

EXISTING EXTERNAL CONCRETE SLAB - SCABBLE FOR NEW TOPPING IN ACCORDANCE WITH STRUCTURAL ENGINEERS DOCUMENTATION

REMOVE EXISTING WINDOW

REMOVE EXISTING 2x EXISTING DPS FOR REPLACEMENT TO SUIT NEW EXTERNAL WALL LINING

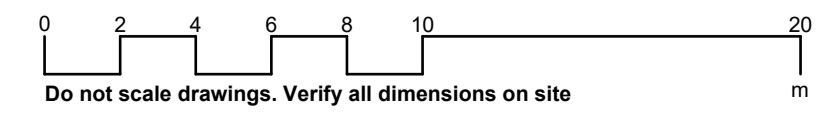
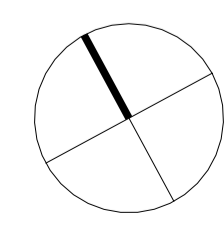
NOMINAL ZONE FOR SLAB CHASING AND SLAB SCABBING TO SUIT NEW HYDRAULIC WASTE CONNECTIONS & FLOOR FALLS TO WET AREAS - UNDERTAKE WORKS AND MAKE GOOD IN ACCORDANCE WITH HYDRAULIC ENGINEERS & STRUCTURAL ENGINEERS REQUIREMENTS

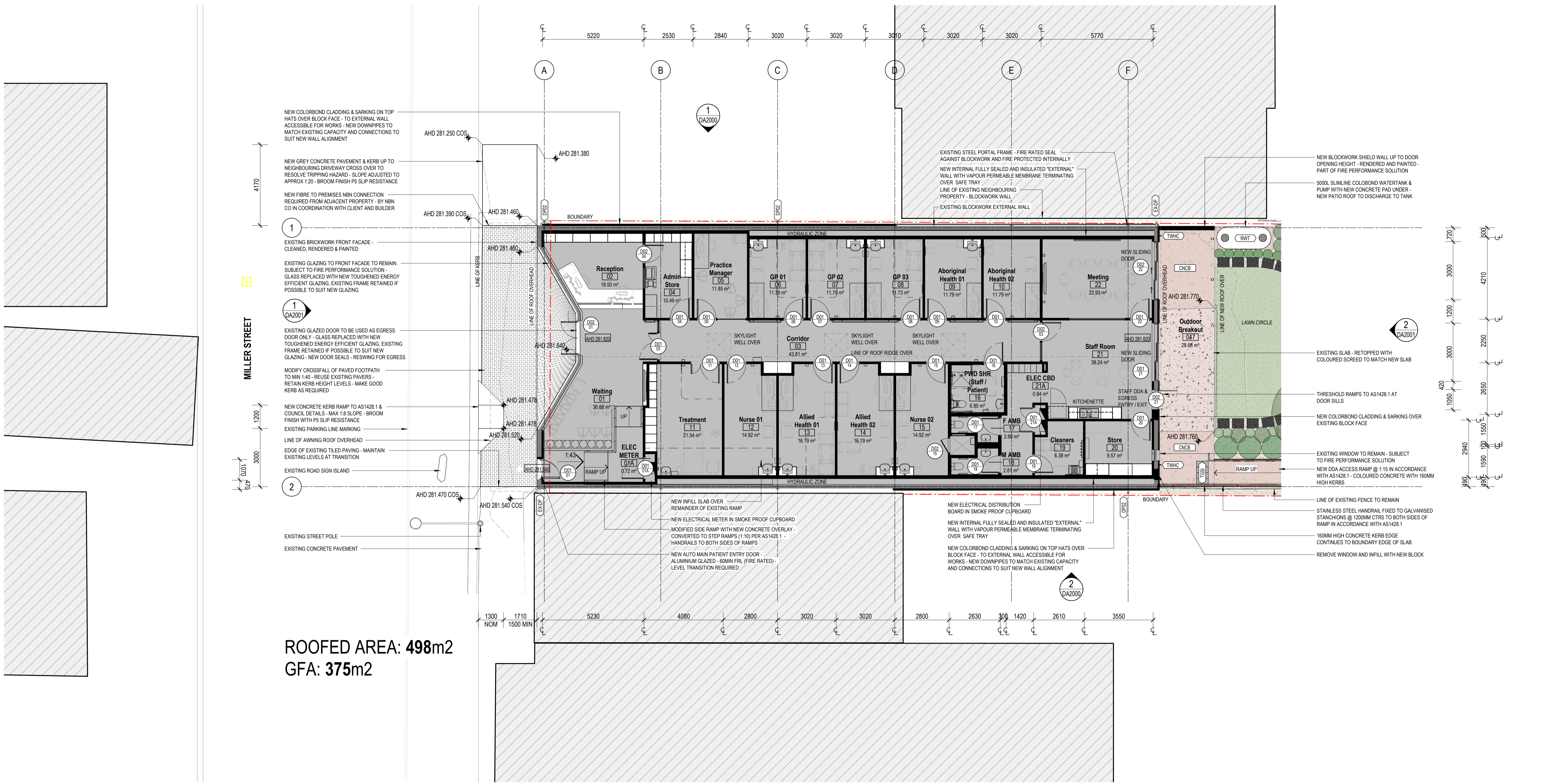
REMOVE EXISTING REAR FENCE & GATE - MAKE GOOD CONNECTION TO ADJACENT SIDE FENCES

REMOVE TREE AND PREPARE GROUND FOR NEW WORKS

- LEGEND - BUILDING FABRIC**
- DEMOLISHED VERTICAL FABRIC
 - DEMOLISHED HORIZONTAL FABRIC
 - EXISTING VERTICAL FABRIC
 - EXISTING BUILDING FOOTPRINT
 - EXISTING NEIGHBOURING BUILDING ROOF AREA
 - NEW VERTICAL FABRIC

Drawing: **DEMOLITION PLAN - DA**
 Drawing no: A.DA0500
 Issue: A
 Scale @A1: As indicated
 Date: 20.09.2024

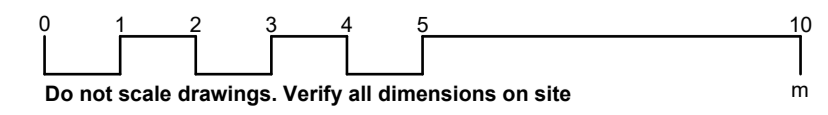
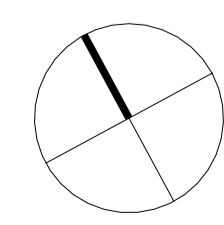




ROOFED AREA: 498m²
GFA: 375m²

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 - NEW VERTICAL FABRIC

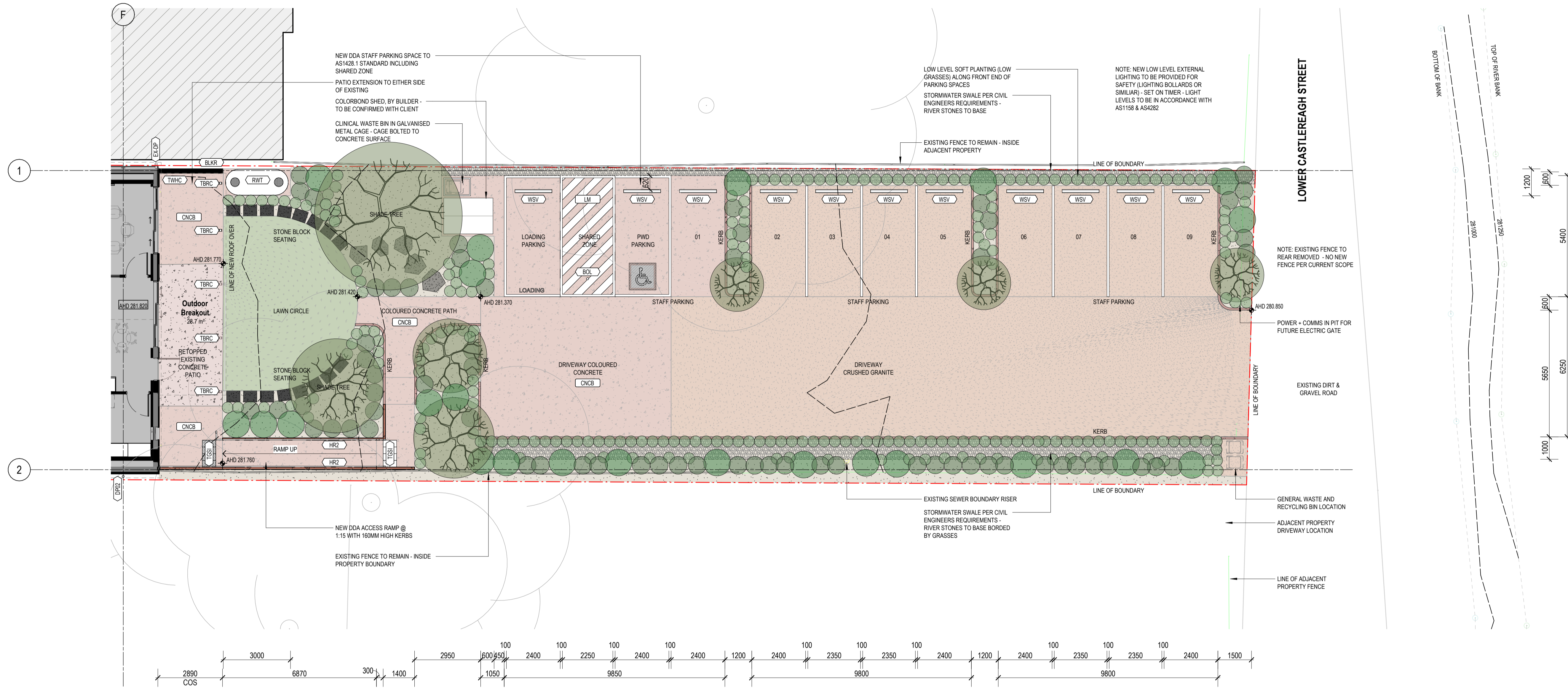
Drawing: **GA PLAN - WEST END - DA**
 Drawing no: **A.DA1000**
 Issue: **A**
 Scale@A1: **1 : 100**
 Date: **20.09.2024**



GLAMS

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LEGEND - BUILDING FABRIC

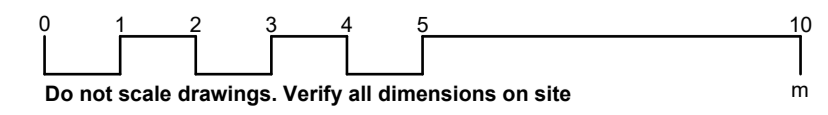
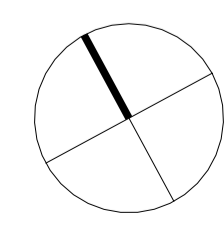
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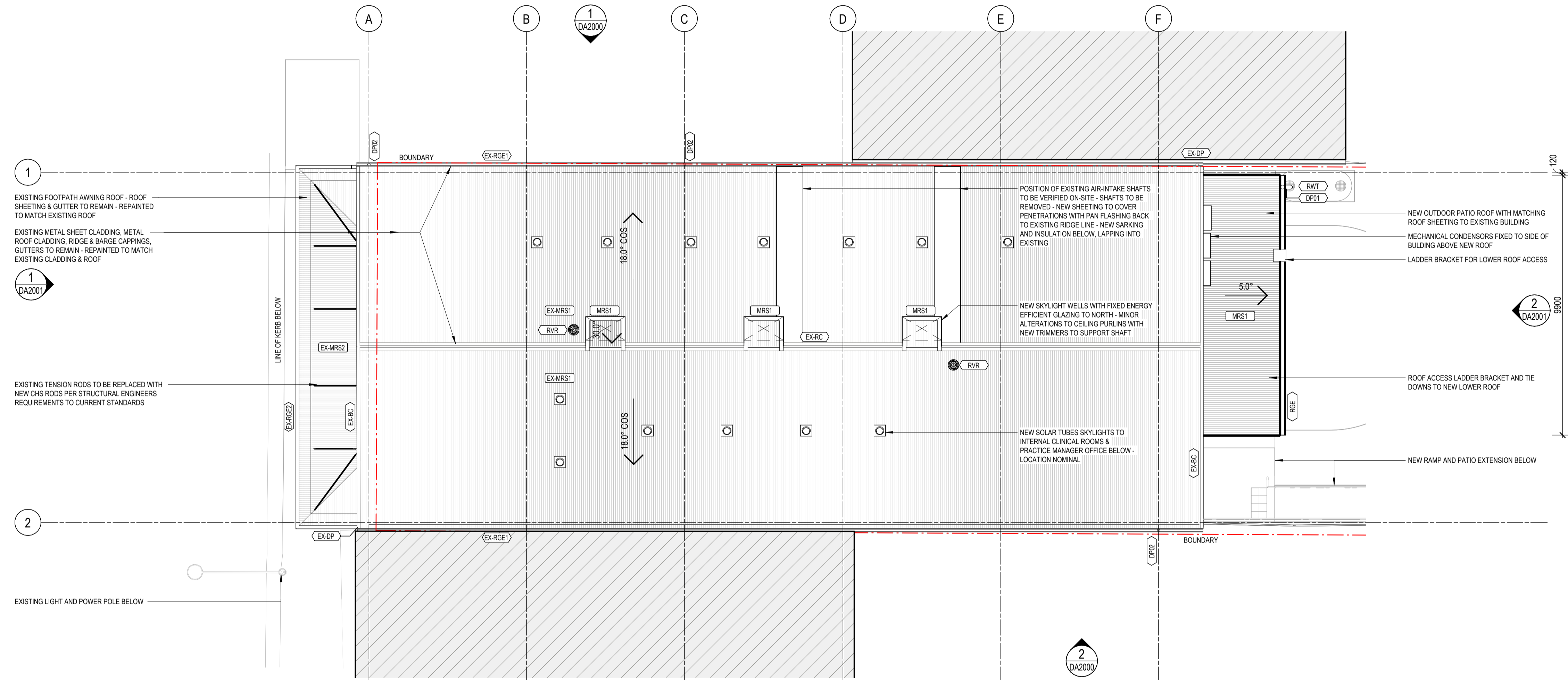
PLANTING SCHEDULE - EXAMPLES ONLY

LOCAL FLORA, ENDEMIC TO REGION - SHOWN AS EXAMPLES ONLY FOR INTENT. SOFTSCAPE FINAL PLANTING SELECTION AND PLANTING BY CLIENT OR OTHERS AS ENGAGED



Central Shade Tree: Black Box (Eucalyptus Largiflorens)
 Secondary Shade Tree: Wilga Willow (Geijera Parviflora)
 Secondary Tree: Weeping Myall (Acacia Pendula)
 Secondary Tree: River Cooba (Acacia Stenophylla)
 Large Bush: Dillon Bush (Nitraria Billardierei)
 Medium Bush: Seven Dwarfs Grevillea (Grevillea Floribunda)
 Medium Bush: Silver Cassia (Cassia Artemisioides)
 Small Bush: Parrot Pea (Dillwynia Sericea)
 Small Bush: Snowy Mint Bush (Prostanthera Nivea)
 Grass: Warrego Summer (Paspalidium Jubiflorum)
 Grass: Fox-Tail Spear (Austrostipa Densiflora)
 Grass: Wallaby Grass (Rytidosperma Caespitosum)





1
EXISTING FOOTPATH AWNING ROOF - ROOF SHEETING & GUTTER TO REMAIN - REPAINTED TO MATCH EXISTING ROOF

1
DA2001
EXISTING METAL SHEET CLADDING, METAL ROOF CLADDING, RIDGE & BARGE CAPPINGS, GUTTERS TO REMAIN - REPAINTED TO MATCH EXISTING CLADDING & ROOF

EXISTING TENSION RODS TO BE REPLACED WITH NEW CHS RODS PER STRUCTURAL ENGINEERS REQUIREMENTS TO CURRENT STANDARDS

2
EXISTING LIGHT AND POWER POLE BELOW

POSITION OF EXISTING AIR-INTAKE SHAFTS TO BE VERIFIED ON-SITE - SHAFTS TO BE REMOVED - NEW SHEETING TO COVER PENETRATIONS WITH PAN FLASHING BACK TO EXISTING RIDGE LINE - NEW SARKING AND INSULATION BELOW, LAPPING INTO EXISTING

NEW SKYLIGHT WELLS WITH FIXED ENERGY EFFICIENT GLAZING TO NORTH - MINOR ALTERATIONS TO CEILING PURLINS WITH NEW TRIMMERS TO SUPPORT SHAFT

NEW SOLAR TUBES SKYLIGHTS TO INTERNAL CLINICAL ROOMS & PRACTICE MANAGER OFFICE BELOW - LOCATION NOMINAL

NEW OUTDOOR PATIO ROOF WITH MATCHING ROOF SHEETING TO EXISTING BUILDING

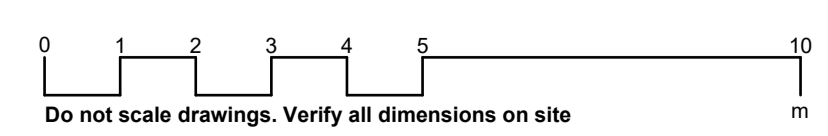
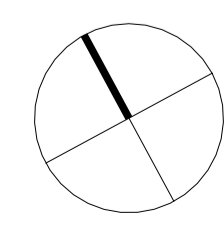
MECHANICAL CONDENSERS FIXED TO SIDE OF BUILDING ABOVE NEW ROOF

LADDER BRACKET FOR LOWER ROOF ACCESS

ROOF ACCESS LADDER BRACKET AND TIE DOWNS TO NEW LOWER ROOF

NEW RAMP AND PATIO EXTENSION BELOW

Drawing: **GA ROOF PLAN - DA**
 Drawing no: A.DA1002
 Issue: A
 Scale@A1: 1 : 100
 Date: 20.09.2024



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