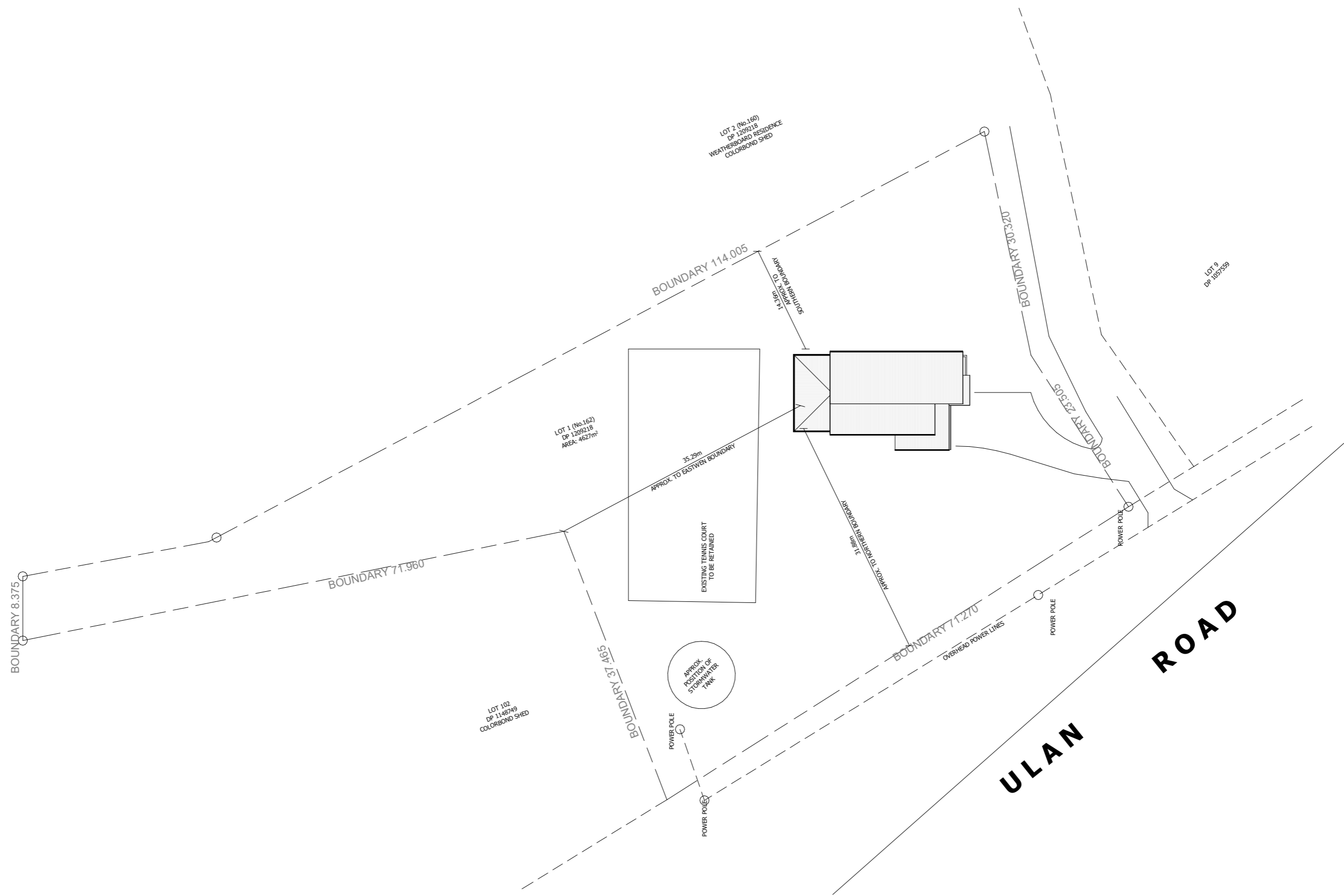


PROPOSAL PLANS

162 Ulan Road, Bombira NSW 2850

Lot 1 on DP1209218

September 2024



NOTE

ISSUE DATE PURPOSE OF ISSUE

PROJECT
 162 Ulan Road, Bombira

CLIENT
 -

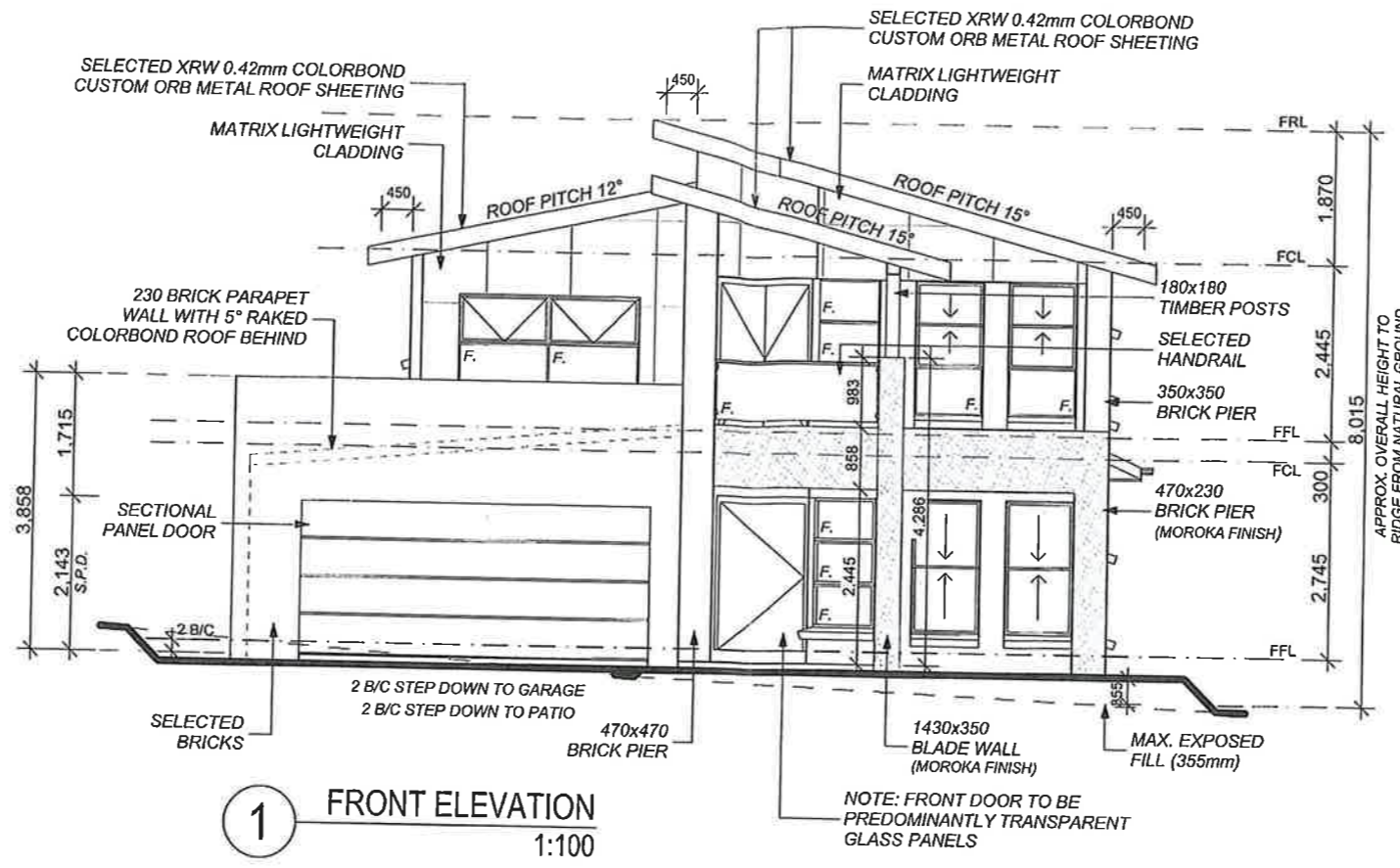


STATUS.
 DA FOR
 PROPOSED
 CHANGE OF USE
 FOR
 REHABILITATION
 CLINIC

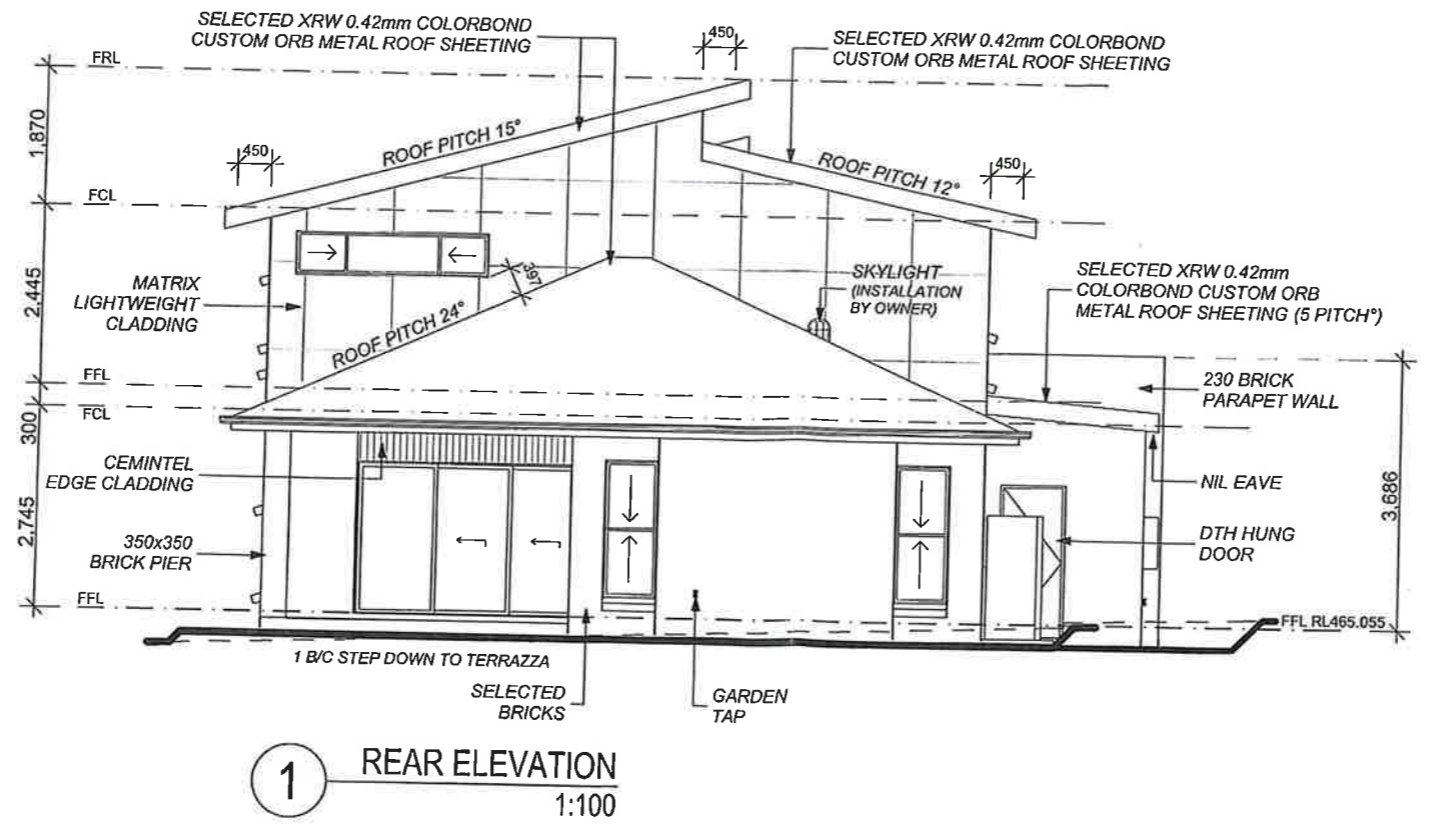
DRAWING NO.
 DA-100
 SCALE
 1 : 500
 DATE
 24/09/2024
 2:52:21 PM

ISSUE
A
 JOB NO.
 DRAWING TITLE
 SITE PLAN

DRAWN BY
NK
 CHECKED BY
RZ



MID-WESTERN REGIONAL COUNCIL
APPROVED PLAN
 APPLICATION NO. DA0154/2017
 SIGNED.....
 Authorised person
 DATE..... 6/3/17.....



4.9
NATIONWIDE HOUSE
 INTEGRATING SCHOOL
 288 M²
 www.nalhers.gov.au

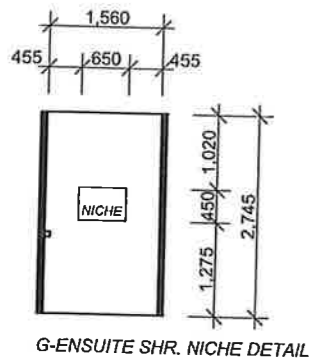
Certificate no.: 0001001064
 Assessor Name: Tracey Cools
 Accreditation no.: VIC/BDAV/12/1473
 Certificate date: 22 Nov 2016
 Dwelling Address: Ulan Road, Bombira, NSW 2850

CLIENT: MR. L. AND MRS. J. RHEINBERGER
ADDRESS: LOT 1, ULAN ROAD
SUBURB: BOMBIRA, 2850
COUNCIL: MID WESTERN REGIONAL

Beechwood
 your family home
 BEECHWOOD HOMES (NSW) TRADING AS BEECHWOOD HOMES ACN 132 370 104
 LICENCE NUMBER - 207765C
 SYDNEY NORTH COAST SOUTH COAST

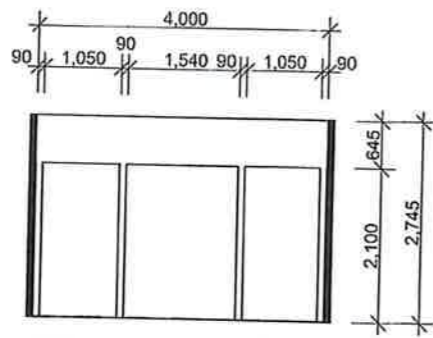
NOTE: FIGURED DIMENSIONS TO BE READ IN REFERENCE TO SCALING

HOUSE TYPE: BAYSWATER 41	DRAWN BY: A.D.
FACADE: URBAN 3 (MOROKA)	DATE DRAWN 07.09.16
PRE COUNCIL PLAN	JOB No.: OR204001
	PAGE No: 7



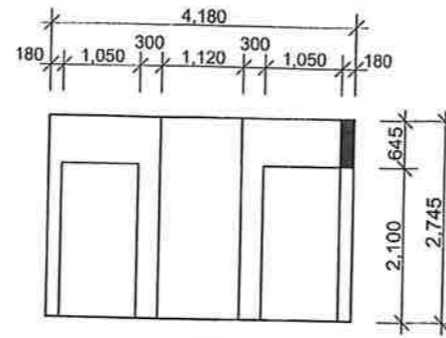
G-ENSUITE SHR. NICHE DETAIL

A DETAIL A
1:100



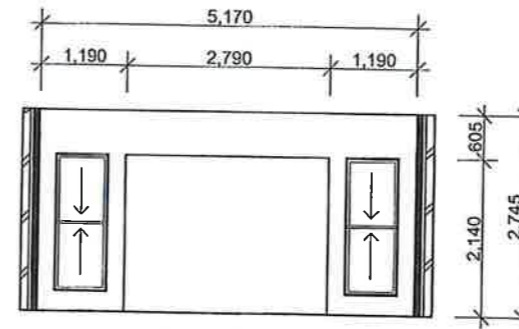
THEATRE BULKHEAD DETAIL

B DETAIL B
1:100



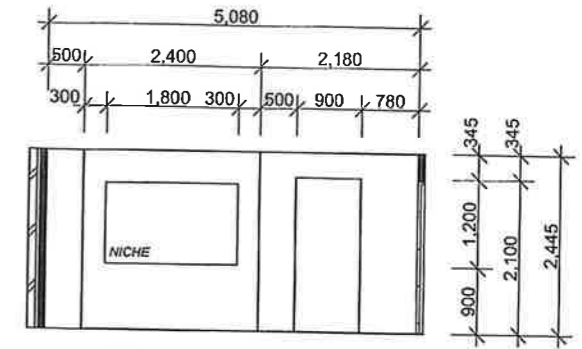
THEATRE / HALL WALL INSET DETAIL

C DETAIL C
1:100



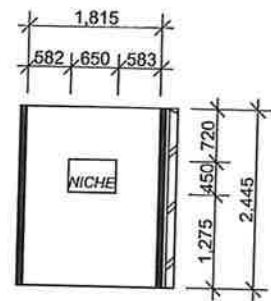
LIVING BULKHEAD DETAIL

D DETAIL D
1:100



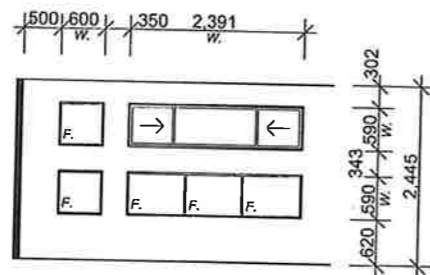
MASTER SUITE NICHE DETAIL
(FIRST FLOOR)

E DETAIL E
1:100



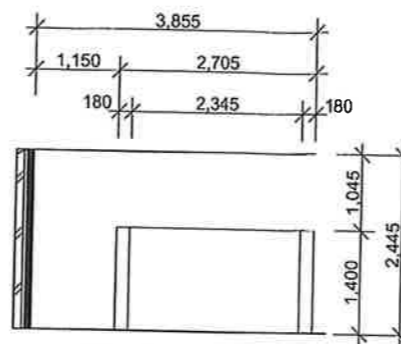
ENSUITE SHR. NICHE DETAIL
(FIRST FLOOR)

F DETAIL F
1:100



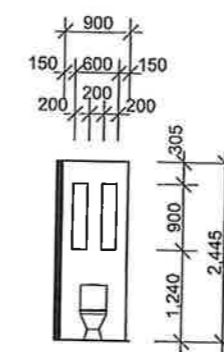
MEDIA WINDOW DETAIL
(FIRST FLOOR)

G DETAIL G
1:100



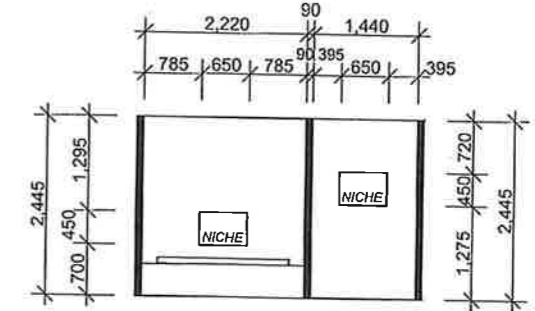
MEDIA DWARF WALL DETAIL
(FIRST FLOOR)

H DETAIL H
1:100



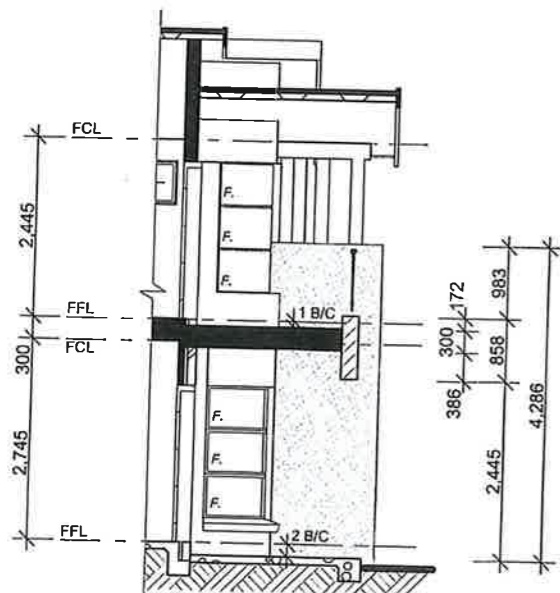
BATHROOM WALL DETAIL
(FIRST FLOOR)

I DETAIL I
1:100



BATHROOM NICHE DETAILS
(FIRST FLOOR)

J DETAIL J
1:100



BALCONY SECTION

K DETAIL K
1:100

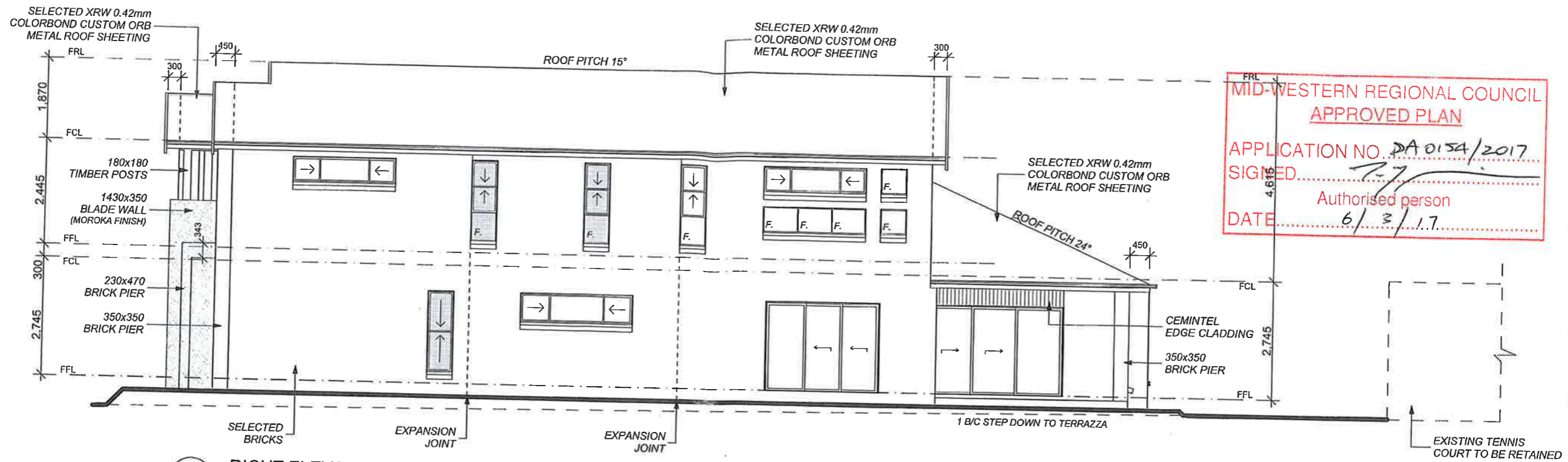
ALL TIMBER NICHE DIMENSIONS
ARE TO TIMBER FRAME ONLY
Sizing Excludes Any:
- Plasterboard Linings
- Waterproofing
- Tiled Finishes
(The Above Timber Sizes Accommodate
approx. 400 x 600 Finished Opening Size.
Owner Note this is APPROX. Only)

Certificate no.: 0001001084
 Assessor Name: Tracey Cools
 Accreditation no.: VIC/BDV/12/1473
 Certificate date: 22 Nov 2016
 Dwelling Address:
 Ulan Road
 Bombira, NSW
 2850
 www.nethors.gov.au

CLIENT: MR. L. AND MRS. J. RHEINBERGER
ADDRESS: LOT 1, ULAN ROAD
SUBURB: BOMBIRA, 2850
COUNCIL: MID WESTERN REGIONAL

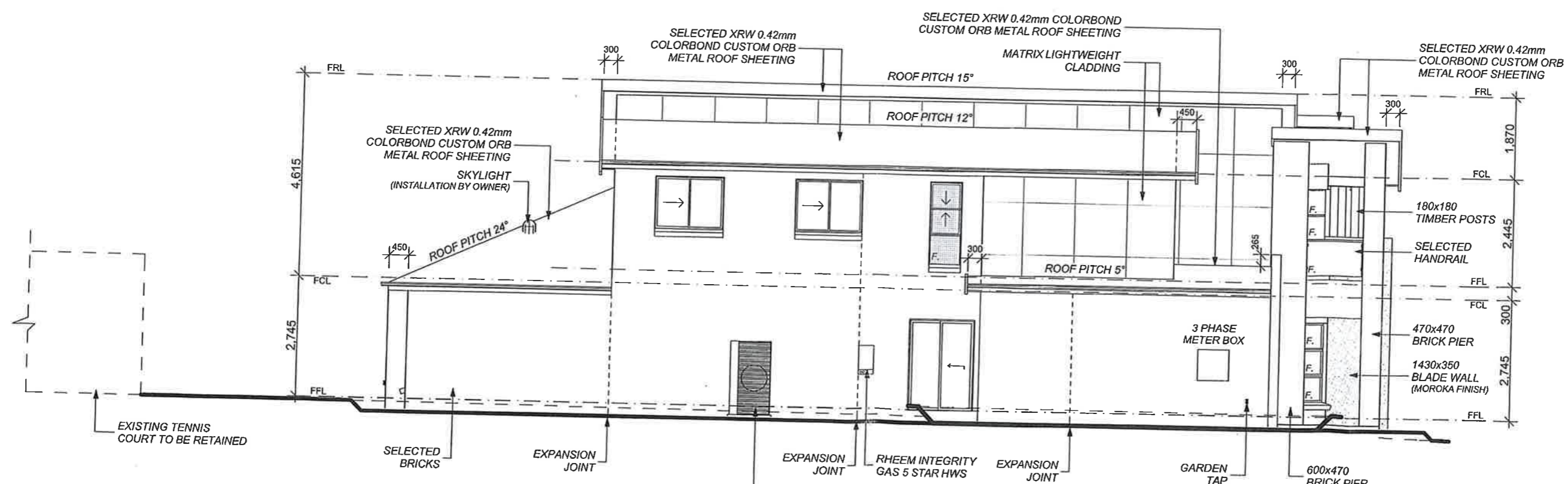
Beechwood
 your family home
 BEECHWOOD HOMES (NSW) TRADING AS BEECHWOOD HOMES ACN 132 370 114
 LICENCE NUMBER - 207765C
 SYDNEY NORTH COAST SOUTH COAST

NOTE: FIGURED DIMENSIONS TO BE READ IN REFERENCE TO SCALING
 HOUSE TYPE: BAYSWATER 41
 FACADE: URBAN 3 (MOROKA)
 DRAWN BY: A.D.
 DATE DRAWN: 07.09.16
 JOB No.: OR204001
 PAGE No.: 6



MID-WESTERN REGIONAL COUNCIL
 APPROVED PLAN
 APPLICATION NO. DA 0154/2017
 SIGNED: *[Signature]*
 Authorised person
 DATE: 6/3/17

1 RIGHT ELEVATION
1:100



2 LEFT ELEVATION
1:100

PROVIDE A DAIKIN DUCTED AIR-CON. SYSTEM (MODEL No. FDYQN200) 3 PHASE WITH UP TO 11 CEILING OUTLETS AND 2 ZONES (1.0m x 1.0m SLAB)

Certificate no.: 0001001064
 Assessor Name: Tracey Cools
 Accreditation no.: VIC/BDAV/12/1473
 Certificate date: 22 Nov 2016
 Dwelling Address: Ulan Road, Bombira, NSW 2850
 www.nathers.gov.au

CLIENT: MR. L. AND MRS. J. RHEINBERGER
ADDRESS: LOT 1, ULAN ROAD
SUBURB: BOMBIRA, 2850
COUNCIL: MID WESTERN REGIONAL

Beechwood
 your family home
 BEECHWOOD HOMES (NSW) TRADING AS BEECHWOOD HOMES ACN 132 370 104
 LICENCE NUMBER - 207765C
 SYDNEY NORTH COAST SOUTH COAST

NOTE: FIGURED DIMENSIONS TO BE READ IN REFERENCE TO SCALING	
HOUSE TYPE: BAYSWATER 41	DRAWN BY: A.D.
FACADE: URBAN 3 (MOROKA)	DATE DRAWN 07.09.16
PRE COUNCIL PLAN	JOB No.: OR204001
	PAGE No: 8

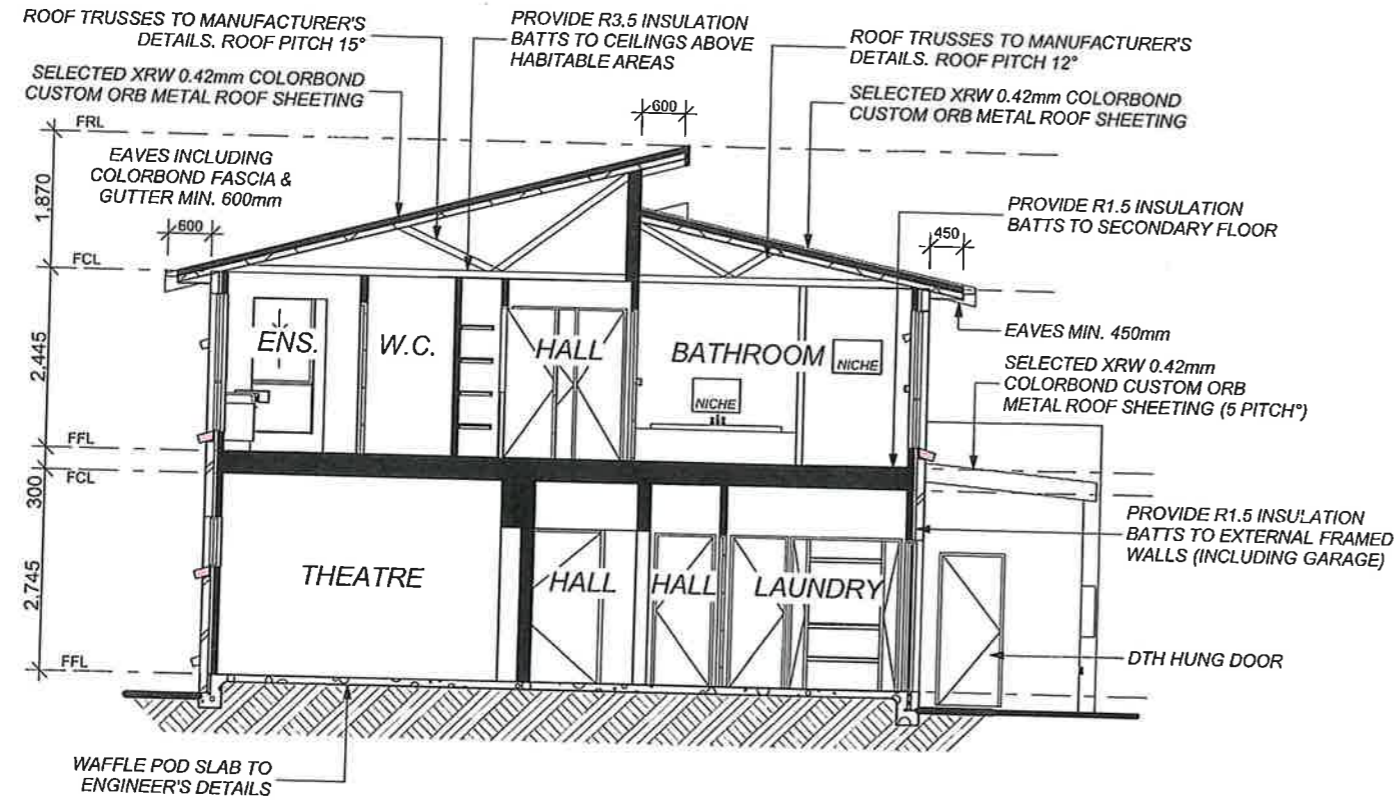
ROOFING DETAILS:

FASCIA: METAL FASCIA AND QUAD GUTTER
115mm DIA. (WITH OVERFLOW HOLES)
DOWNPIPES: 90mm UPVC MANUFACTURED IN
ACCORDANCE WITH AS 1273

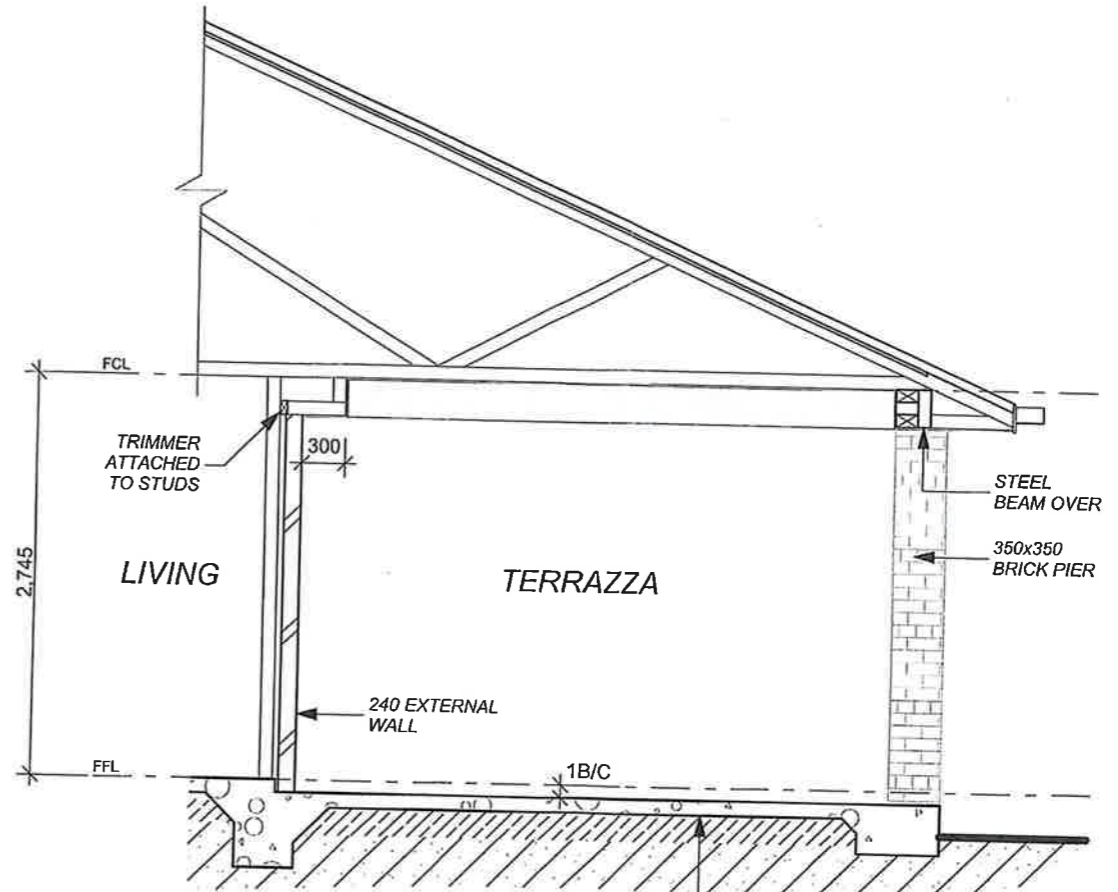
ALL PRODUCTS ARE MANUFACTURED TO COMPLY WITH AS/NZS 2179.1 AND INSTALLED IN ACCORDANCE WITH AS/NZS 3500.3 AND AS/NZS 3500.5 TANK OVERFLOW AND STORMWATER DRAINAGE TO BE DIRECTED TO EASEMENT OR STREET AS INDICATED. ROOF WATER COLLECTION CALCULATED IN COMPLIANCE WITH BCA 2008 VOL. 2 PART 3.5.2. TABLES 3.5.2.1 AND 3.5.2.2

*** H2 TREATED
FRAMES & TRUSSES**

*** PROVIDE FOIL WRAPPING
TO EXTERNAL FRAMED WALLS.**



1 SECTION A-A
1:100



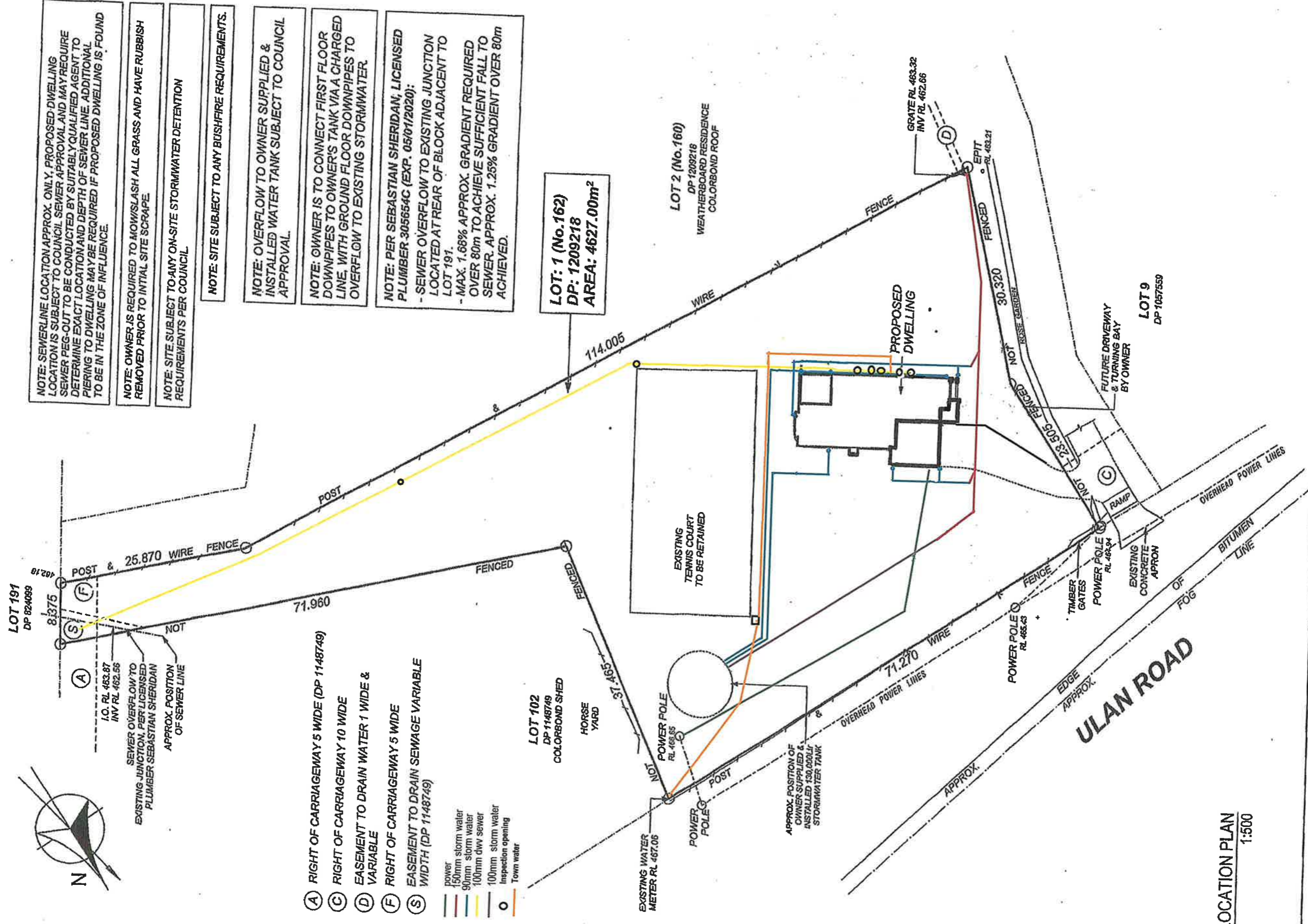
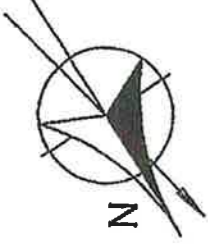
2 COFFERED CEILING
1:50

Certificate no.: 0001001064
 Assessor Name: Tracey Cools
 Accreditation no.: VIC/BDV/12/1473
 Certificate date: 22 Nov 2016
 Dwelling Address: Ulan Road, Bombira, NSW 2850
 www.nathers.gov.au

CLIENT: MR. L. AND MRS. J. RHEINBERGER
ADDRESS: LOT 1, ULAN ROAD
SUBURB: BOMBIRA, 2850
COUNCIL: MID WESTERN REGIONAL

Beechwood
 your family home
 BEECHWOOD HOMES (NSW) TRADING AS BEECHWOOD HOMES ACN 132 370 104
 LICENCE NUMBER - 207765C
 SYDNEY NORTH COAST SOUTH COAST

NOTE: FIGURED DIMENSIONS TO BE READ IN REFERENCE TO SCALING	
HOUSE TYPE: BAYSWATER 41	DRAWN BY: A.D.
FACADE: URBAN 3 (MOROKA)	DATE DRAWN 07.09.16
PRE COUNCIL PLAN	
JOB No. : OR204001	
PAGE No: 9	



- NOTE: SEWERLINE LOCATION APPROX. ONLY. PROPOSED DWELLING LOCATION IS SUBJECT TO COUNCIL SEWER APPROVAL AND MAY REQUIRE SEWER PEG-OUT TO BE CONDUCTED BY SUITABLY QUALIFIED AGENT TO DETERMINE EXACT LOCATION AND DEPTH OF SEWER LINE. ADDITIONAL PIERING TO DWELLING MAY BE REQUIRED IF PROPOSED DWELLING IS FOUND TO BE IN THE ZONE OF INFLUENCE.
- NOTE: OWNER IS REQUIRED TO MOW/SLASH ALL GRASS AND HAVE RUBBISH REMOVED PRIOR TO INITIAL SITE SCRAPE
- NOTE: SITE SUBJECT TO ANY ON-SITE STORMWATER DETENTION REQUIREMENTS PER COUNCIL
- NOTE: SITE SUBJECT TO ANY BUSHFIRE REQUIREMENTS.
- NOTE: OVERFLOW TO OWNER SUPPLIED & INSTALLED WATER TANK SUBJECT TO COUNCIL APPROVAL.
- NOTE: OWNER IS TO CONNECT FIRST FLOOR DOWNPIPES TO OWNER'S TANK VIA A CHARGED LINE, WITH GROUND FLOOR DOWNPIPES TO OVERFLOW TO EXISTING STORMWATER.
- NOTE: PER SEBASTIAN SHERIDAN, LICENSED PLUMBER 305654C (EXP. 05/01/2020):
 - SEWER OVERFLOW TO EXISTING JUNCTION LOCATED AT REAR OF BLOCK ADJACENT TO LOT 191.
 - MAX. 1.68% APPROX. GRADIENT REQUIRED OVER 80m TO ACHIEVE SUFFICIENT FALL TO SEWER. APPROX. 1.25% GRADIENT OVER 80m ACHIEVED.

- (A) RIGHT OF CARRIAGEWAY 5 WIDE (DP 1148749)
- (C) RIGHT OF CARRIAGEWAY 10 WIDE
- (D) EASEMENT TO DRAIN WATER 1 WIDE & VARIABLE
- (F) RIGHT OF CARRIAGEWAY 5 WIDE
- (S) EASEMENT TO DRAIN SEWAGE VARIABLE WIDTH (DP 1148749)

- power
- 150mm storm water
- 90mm storm water
- 100mm diw sewer
- 100mm storm water
- inspection opening
- Town water

LOT: 1 (No. 162)
DP: 1209218
AREA: 4627.00m²

1 LOCATION PLAN
 1:500

CLIENT: MR. L. AND MRS. J. RHEINBERGER
ADDRESS: LOT 1, ULAN ROAD
SUBURB: BOMBIRA, 2850
COUNCIL: MID WESTERN REGIONAL

Beechwood
 your family home
 BEECHWOOD HOMES (NSW) TRADING AS BEECHWOOD HOMES ACN 132 370 104
 LICENCE NUMBER - 200836
 SYDNEY NORTH COAST SOUTH COAST

NOTE: FIGURED DIMENSIONS TO BE READ IN REFERENCE TO SCALING
 HOUSE TYPE: BAYSWATER 41
 FACADE: URBAN 3 (MOROKA)
 DRAWN BY: A.D.
 DATE DRAWN: 07.09.16

PRE COUNCIL PLAN
JOB No. : OR204001
PAGE No: 2

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 10/20/2017, 12:14:14