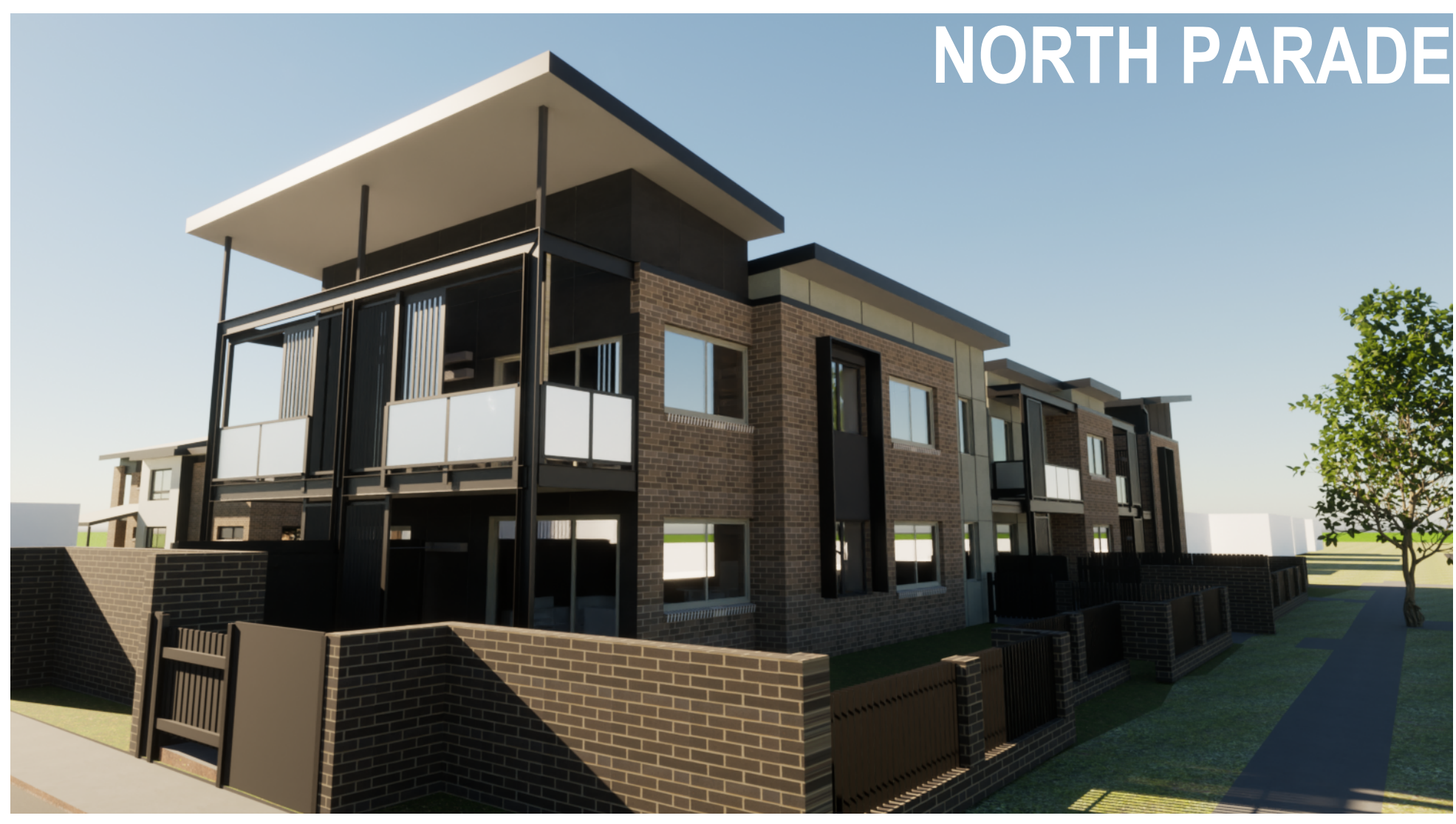
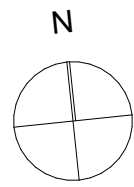




18-22 SPRING STREET DRAWING REGISTER		
Drawing No.	Title	REV
General		
SK-000	COVER PAGE	P4
SK-00A	DEVELOPMENT DATATABLES	P3
SK-001	SITE LOCATION PLAN	P5
SK-002	SITE ANALYSIS - SPRING STREET	P5
SK-003	LANDSCAPE CALCULATIONS - SPRING STREET	P1
SK-110	SPRING STREET SITE LOCATION PLAN	P4
SK-111	OVERALL SITE PLAN - SPRING STREET	P5
SK-112	GROUND FLOOR & SITE PLAN SPRING STREET - SPRING STREET	P7
SK-113	OVERALL FIRST FLOOR & SITE PLAN - SPRING STREET	P7
SK-114	OVERALL ROOF PLAN & SITE PLAN - SPRING STREET	P6
SK-115	ELEVATIONS - SPRING STREET SHEET 1	P5
SK-116	ELEVATIONS - SPRING STREET SHEET 2	P4
SK-117	STREETSCAPE - SPRING STREET	P5
SK-118	SECTIONS - SPRING STREET	P4
SK-119	SHADOW DIAGRAMS SHEET 1 - SPRING STREET	P5
SK-120	SHADOW DIAGRAMS SHEET 2 / SUN STUDIES GROUND	P5
SK-121	SUN STUDIES SHEET 1 - SPRING STREET	P5
SK-122	SUN STUDIES SHEET 2 - SPRING STREET	P5
SK-123	SUN STUDIES SHEET 3 - SPRING STREET	P5
SK-124	SUN STUDIES SHEET 4 - SPRING STREET	P4
21-25 NORTH PARADE DRAWING REGISTER		
Drawing No.	Title	REV
General		
SK-126	NORTH PARADE CONTEXT & DDT	P4
SK-126A	LANDSCAPE CALCULATIONS - NORTH PARADE	P1
SK-127	OVERALL SITE PLAN - NORTH PARADE	P4
SK-128	OVERALL GROUND FLOOR & SITE PLAN - NORTH PARADE	P7
SK-129	OVERALL FIRST FLOOR & SITE PLAN - NORTH PARADE	P7
SK-130	OVERALL ROOF PLAN & SITE PLAN - NORTH PARADE	P6
SK-131	ELEVATIONS SHEET 1 - NORTH PARADE	P5
SK-132	ELEVATIONS SHEET 2 - NORTH PARADE	P5
SK-133	STREETSCAPE - NORTH PARADE	P5
SK-134	SECTIONS - NORTH PARADE	P4
SK-135	SHADOW DIAGRAMS SHEET 1 - NORTH PARADE	P5
SK-136	SHADOW DIAGRAMS/ SUN STUDIES GROUND - NORTH PARADE	P5
SK-137	SUN STUDIES SHEET 2 - NORTH PARADE	P5
SK-138	SUN STUDIES SHEET 3 - NORTH PARADE	P5
SK-139	SUN STUDIES SHEET 4 - NORTH PARADE	P4
SK-140	SUN STUDIES SHEET 5 - NORTH PARADE	P4

DUKE OF KENT MULTI DWELLING HOUSING DEVELOPMENT PROJECT - 21-087

18, 20 & 22 SPRING STREET, WAGGA WAGGA LOT: 37, 36, 35 DP: 21115
21, 23 & 25 NORTH PARADE, WAGGA WAGGA LOT: 56, 57, 58 DP: 21115



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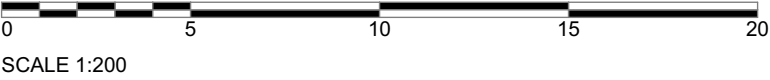
MGAC Markups
DA Draft 1/06/2022

MGAC Markups
DA Final
11/09/2022

MGAC Markups



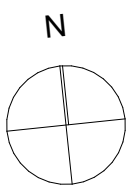
SITE PLAN LEGEND	
	SITE BOUNDARY
	EXISTING TREE
	TREE TO BE REMOVED
	NEW COURTYARD WALL TO STREETSCAPE
	NEW FENCE 1800MM 'GOOD NEIGHBOUR'
	SOFT LANDSCAPING
	COMMON / DEEP SOIL LANDSCAPING
	CARPARK / DRIVEWAY
	PAVED BALCONY / TERRACE
	HARD LANDSCAPING ELEMENT
	CONCRETE FOOTPATH TYPE 1
	CONCRETE FOOTPATH TYPE 2
	COLOURED CONCRETE
	TYPICAL RESIDENTIAL BIN
	ALLOCATED DISABLED CARPARK
	NEW WALL
	NEW DOOR
	NEW WINDOW
	NEW HIGH LEVEL WINDOW
	NEW GATE
	DDA COMPLIANT ACCESS



DUKE OF KENT RESIDENTIAL FLAT BUILDING DEVELOPMENT
18, 20 & 22 SPRING STREET, WAGGA WAGGA LOT: 37, 36, 35 DP: 21115

ISSUE **P4** 12-03-22 SCALE 1:200 @ A1

SK-110
SPRING STREET SITE LOCATION PLAN



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EER & BUILDING SECTION LEGEND:

TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS & REFER FOR DETAILS. TO BE READ IN CONJUNCTION WITH DEVELOPMENT APPROVAL SET & ENERGY EFFICIENCY REPORTS & CERTIFICATES FOR EACH DWELLING. REFER FOR DETAILS ON MATERIALS & FINISHES.

EER REPORT - WALL & ROOF INSULATION:

NAHERS THERMAL COMFORT:
STAR RATING: > 6.2 - 7.4

EXTERNAL WALLS:
CAVITY BRICK WITH 50MM KOOLTERM OR EQUIVALENT ADDED R1.8 INSULATION
CONCRETE WITH PLASTERBOARD TO BOTH SIDES INCLUDING R2.0 INSULATION.

PARTY WALLS:
PLASTERBOARD ON STUD - NO INSULATION.

INTERNAL WALLS:
CONCRETE 300MM WAFFLE POD SLAB ON GROUND - REFER ENGINEER.

FLOOR SLAB:
COLORBOND ROOF DECKING WITH 60MM ANTICON R1.3 INSULATION HARD (COLOUR LIGHT)

ROOF:
UNDER ROOF DECKING - ALUMINIUM FOIL BONDED METAL ROOF SARKING. PLASTERBOARD WITH R2.5 BULK INSULATION BATTS LAID OVER CEILING LINING.

CEILING:
ALUMINIUM SINGLE LOW-E GLAZING (U-VALUE: < 5.4; SHGC: > 0.58 +/- 10%.

GLAZING:
ALUMINIUM SINGLE CLEAR GLAZING (U-VALUE: < 5.7; SHGC: > 0.70 +/- 10%.

COMMON AREAS VENTILATION:
NO MECHANICAL VENTILATION

LIGHTING:
LED LIGHTING WITH TIME CLOCK AND MOTION SENSORS

PRIVATE DWELLINGS VENTILATION:
KITCHEN EXHAUST: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF.
MANUAL ON/OFF SWITCH BATHROOM & LAUNDRY EXHAUST: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF, INTERLOCKED TO LIGHT.

LIGHTING:
FLUORESCENT OR LED LIGHTS WITH DEDICATED FITTINGS

HOT WATER:
5.5-STAR GAS INSTANTANEOUS

OTHER:
GAS COOKTOPS AND ELECTRIC OVENS

FITTINGS:
INDOOR CLOTHES DRYING LINE
ALL TOILET FLUSHING SYSTEMS, KITCHEN TAPS AND BATHROOM TAPS TO BE 4-STAR MIN.

NO POOL OR SPA IS TO BE INSTALLED PER BASIX COMMITMENTS.

SITE PLAN LEGEND

SITE BOUNDARY

EXIST. TREE

FOR REMOVAL

TREE TO BE REMOVED

NEW COURTYARD WALL TO STREETSCAPE

NEW FENCE 1800MM "GOOD NEIGHBOUR"

SOFT LANDSCAPING

COMMON / DEEP SOIL LANDSCAPING

CARPARK / DRIVEWAY

PAVED BALCONY / TERRACE

HARD LANDSCAPING ELEMENT

CONCRETE FOOTPATH TYPE 1

CONCRETE FOOTPATH TYPE 2

COLOURED CONCRETE

TYPICAL RESIDENTIAL BIN

ALLOCATED DISABLED CARPARK

NEW WALL

NEW DOOR

NEW WINDOW

HLV

NEW HIGH LEVEL WINDOW

NEW GATE

DDA COMPLIANT ACCESS

DRIVEWAY SIGHT LINE

DTR

DOOR THRESHOLD RAMP

PS

PRIVACY SCREEN

PS - PRIVACY SCREEN AS TYPICAL IN ELEVATION

TO LENGTH OR BALCONY OR WIDTH OF CLOTHES LINE WHERE USED ADJACENT TO CLOTHES LINE

ALWAYS FULL HEIGHT.

TYPICAL FENCE TYPES

FT1 - COURTYARD WALL FENCE

FT2 - INTERNAL PRIVACY SCREENING FENCE

FT3 - LAHC STANDARD INTERNAL TIMBER PALING FENCE 15MM PALING SPACING

FT4 - TYPICAL STRATO "GOOD NEIGHBOUR FENCE" OR SIMILAR

NOTES:

1. READ IN CONJUNCTION WITH SITE SURVEY
2. REFER ARBOREST ASSESSMENT OF EXISTING TREES
3. REFER SERVICES DRAWINGS FOR IN-GROUND SERVICES RETICULATION
4. REFER HYDRAULIC AND CIVIL DRAWINGS FOR DRAINAGE
5. REFER CIVIL DRAWINGS FOR CARPARKING AND OVERLAND FLOW MANAGEMENT
6. REFER TO STRUCTURAL PLANS FOR STRUCTURAL SETOUT, CONDITIONS AND STRUCTURAL DESIGN/DOCUMENTATION
7. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN
8. REFER TO BASIX CONSULTANT/ BASIX CERTIFICATE FOR FURTHER BASIX DETAILS

PRIVATE OPEN SPACE CALCULATIONS

SPRING STREET
GROUND FLOOR = 108M²
FIRST FLOOR = 58M²
TOTAL = 166M²

LANDSCAPE AREA & DEEP SOIL PLANTING CALCULATIONS

SPRING STREET
LANDSCAPE AREA = 528.1M² (33%)
DEEP SOIL = 381.0M² (23%)

SCALE 1:100

DUKE OF KENT RESIDENTIAL FLAT BUILDING DEVELOPMENT

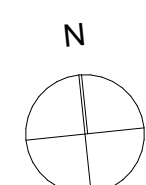
18, 20 & 22 SPRING STREET, WAGGA WAGGA LOT: 37, 36, 35 DP: 21115

ISSUE P5 12-03-22

SCALE 1:100 @ A1

OVERALL SITE PLAN - SPRING STREET

SK-111



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SPRING STREET

SITE PLAN LEGEND

- SITE BOUNDARY
- EXIST. TREE
- FOR REMOVAL
- NEW COURTYARD WALL TO STREETSCAPE
- NEW FENCE 1800MM "GOOD NEIGHBOUR"
- SOFT LANDSCAPING
- COMMON / DEEP SOIL LANDSCAPING
- CARPARK / DRIVEWAY
- PAVED BALCONY / TERRACE
- HARD LANDSCAPING ELEMENT
- CONCRETE FOOTPATH TYPE 1
- CONCRETE FOOTPATH TYPE 2
- COLOURED CONCRETE
- TYPICAL RESIDENTIAL BIN
- ALLOCATED DISABLED CARPARK
- NEW WALL
- NEW DOOR
- NEW WINDOW
- HLV
- NEW HIGH LEVEL WINDOW
- NEW GATE
- DDA COMPLIANT ACCESS
- DRIVEWAY SIGHT LINE
- DTR
- PS
- PS - PRIVACY SCREEN AS TYPICAL IN ELEVATION
- >10 LENGTH OR BALCONY OR WIDTH OF CLOTHES LINE WHERE USED ADJACENT TO CLOTHES LINE ALWAYS FULL HEIGHT.

TYPICAL FENCE TYPES

- FT1 - COURTYARD WALL FENCE
- FT2 - INTERNAL PRIVACY SCREENING FENCE
- FT3 - LAHC STANDARD INTERNAL TIMBER PALING FENCE 15MM PALING SPACING
- FT4 - TYPICAL STRATCO "GOOD NEIGHBOUR FENCE" OR SIMILAR

NOTES:

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7. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN
8. REFER TO BASIX CONSULTANT/ BASIX CERTIFICATE FOR FURTHER BASIX DETAILS

GENERAL COMMENT:
Ensure 1530mm W x 2030mm L min. queen size bed needed

Can be resolved at later design stages.
Enough space to be adjusted for compliance



DUKE OF KENT RESIDENTIAL FLAT BUILDING DEVELOPMENT

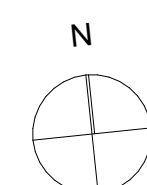
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SCALE 1:100 @ A1

GROUND FLOOR & SITE PLAN SPRING STREET - SPRING STREET

SK-112



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SCALE 1:100

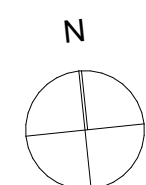
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OVERALL FIRST FLOOR & SITE PLAN - SPRING STREET

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