

INDICATIVE COLOUR AND MATERIAL PALETTE

2015-056 Orange City Centre

Anson St, Orange NSW 2800

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ORANGE, NSW

- Key Context Notes**
- Orange is very much a functioning country town;
 - There is a distinctly cosmopolitan feel to Orange, a 'hipster' scene is growing, carrying many urban trends with it;
 - Orange has four distinct seasons;
 - The two universities campuses add to the vibrancy of the town;
 - The town is very GREEN with many parks, gardens and trees which is a particular point of pride for pedestrians;
 - The city has several fine dining options with at least two 'hatted' restaurants and some fantastic cellar doors;
- Heritage is of great importance with the Heritage Trail being a feature of the town;
- Orange is presented with pride with many well preserved heritage buildings, extensive parks and beautiful gardens in homes;
 - The city is one of the highest income levels for regional towns in Australia. Industries of particular interest are Health, Mining, Tourism and Agriculture;
 - Visceral sense of history and pride in the heritage buildings of Orange;
 - Tourism is becoming an industry in its own right in Orange, underpinned by the food industry and being within four hour drive of Sydney;
 - The food, wine and produce is strong and growing. A point of difference for Orange with many related festivals and farmers market;
 - There is a glamour associated with the Department Store in country towns from 1900's, the Western Stores in particular in this region.

LEGEND

- subject site
- residential area
- public use area: train station
- mixed use zone
- commercial core zone
- public park + recreation
- enterprise corridor zone

Heritage Activation FoodCulture GreenVibrancy VisualConnections

no.	date	ISSUE	revision	by
1	15/05/2015	ISSUE	1	RB/TB

Client: CPRAM
 Project - address: Orange City Centre, Anson St, Orange NSW 2800
 Drawing title: CONTEXT ANALYSIS

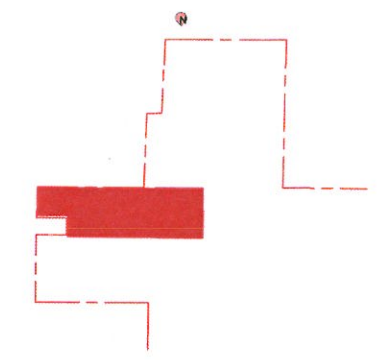
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2015-056
 A01
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 As indicated
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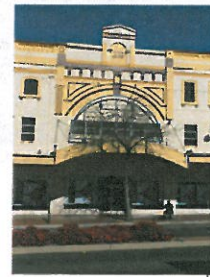
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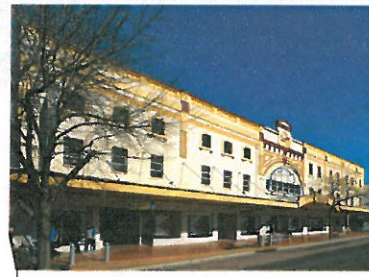
KEY PLAN



VIEW OF POST OFFICE



ENTRANCE TO EXISTING SHOPPING CENTRE



FRONT FACADE OF EXISTING SHOPPING CENTRE



FRONT FACADE OF EXISTING SHOPPING CENTRE AND ADJOINING ANZ



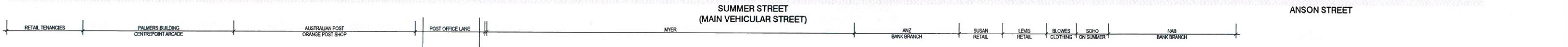
VIEW OF SOHO ON SUMMER



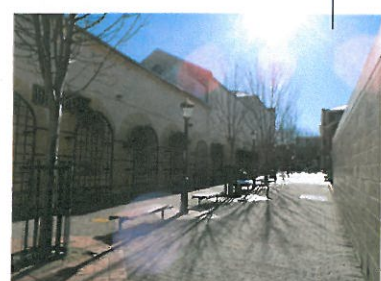
VIEW OF NAB



STREET VIEW OF ANSON STREET TOWARDS KITE STREET



NORTH ELEVATION 1:250



VIEW OF POST OFFICE LANE TOWARDS SUMMER STREET

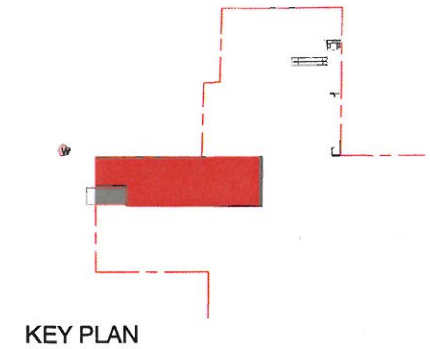


VIEW OF POST OFFICE LANE AWNING AND SIGNAGE

no.	date	issue / revision	by
1		PLANNING PROPOSAL SUBMISSION	RB/TB

client	project address	drawing title	job no.	following no.	issue
CPRAM	Orange City Centre Anson St, Orange NSW 2800	INDICATIVE CONTEXTUAL STREETSCAPE ELEVATIONS (SHEET 1 OF 2)	2015-056	A02	A
			scale @ A1	drawn	
			As indicated	RB/TB	

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STREET VIEW OF ANSON STREET TOWARDS SUMMER STREET



VIEW OF ADJACENT BUILDINGS TO NEW APARTMENT HOTEL



VIEW OF BUILDINGS TO BE DEMOLISHED



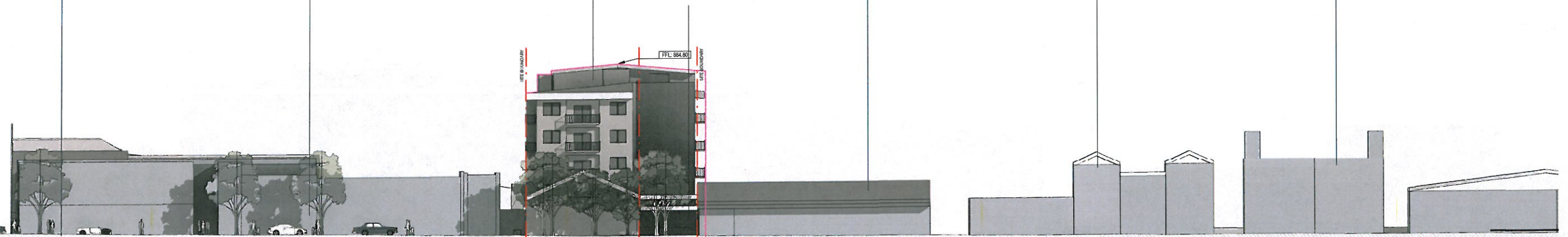
VIEW OF ADJACENT BUILDINGS TO NEW APARTMENT HOTEL



VIEW OF ADJACENT BUILDINGS TO NEW APARTMENT HOTEL



VIEW OF FINANCIAL SERVICES AND ADJOINING OFFICE BLOCK



SUMMER STREET

ANSON STREET
(MAIN ACCESS STREET)

NBS
BANK BRANCH

RETAIL TENANCIES

JANEWAY

PROPOSED APARTMENT DEVELOPMENT

ORANGE CITY CENTRE

MAGGIE T
RETAIL

547

AUSTRALIAN RED CROSS

KENDAL

COMVEYANING

FSW SHOE WAREHOUSE

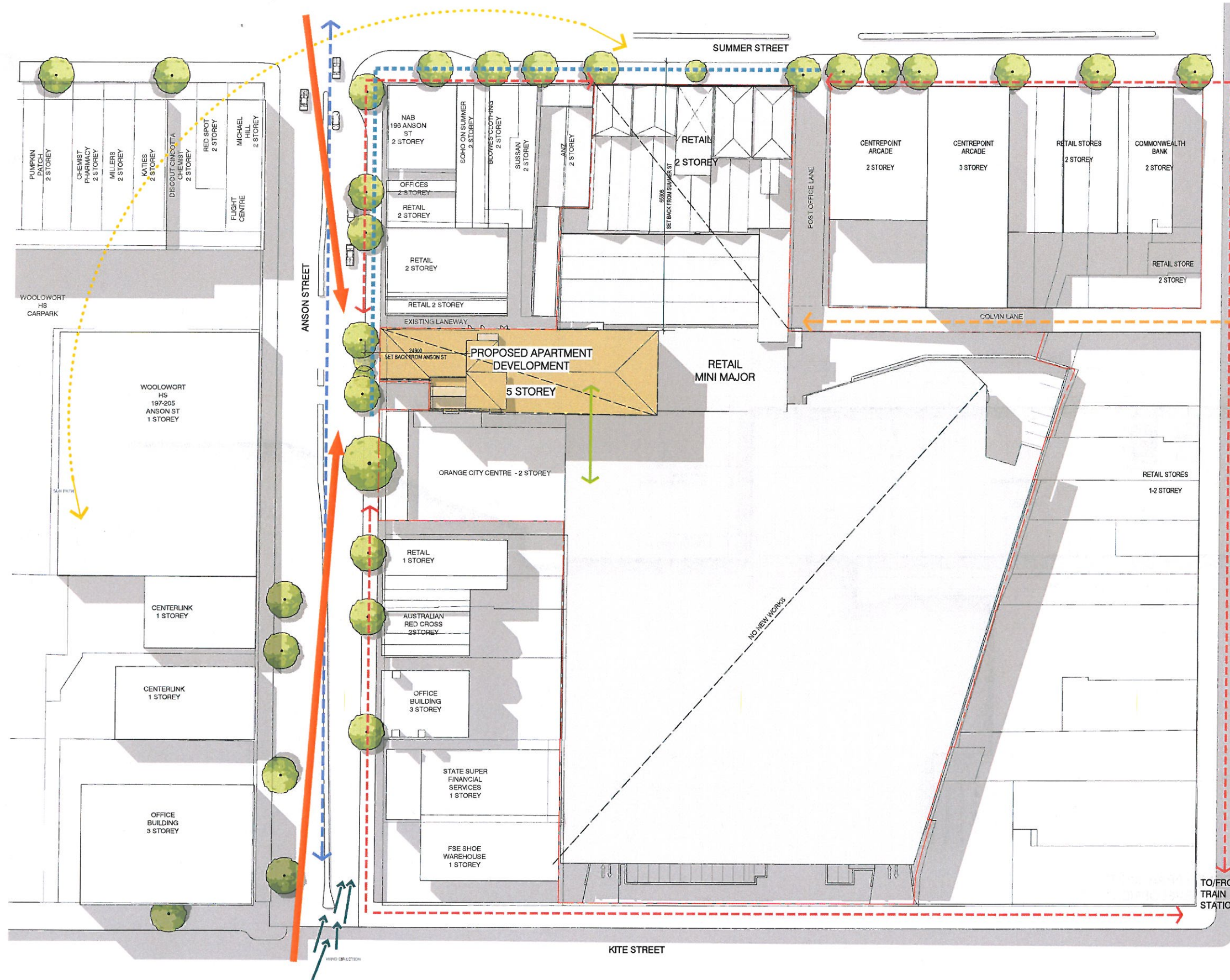
WEST ELEVATION 1:250

PLANNING PROPOSAL ISSUE

no.	date	ISSUE	revision	by
1	15/05/2016	ISSUE	1	RB/TB
2	15/05/2016	PLANNING PROPOSAL SUBMISSION	1	RB/TB

client CPRAM	project address Orange City Centre Anson St, Orange NSW 2800	drawing title INDICATIVE CONTEXTUAL STREETSCAPE ELEVATIONS (SHEET 2 OF 2)	job no. 2015-056	drawing no. A03	issue B	MELBOURNE SYDNEY PERTH	i2c i2c.com.au
			scale As indicated	drawn RB/TB		1800 422 513	23/05/2016 4:22:14 PM

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SITE ANALYSIS 1:500

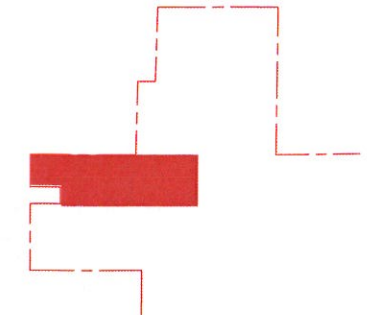
NO.	DATE	DESCRIPTION	BY
1	15/05/2015	PLANNING PROPOSAL SUBMISSION	PLM
2	15/05/2015	PLANNING PROPOSAL SUBMISSION - SET BACK/IMPROVING ROAD	PLM

Client: CPRAM
 Project - address: Orange City Centre, Anson St, Orange NSW 2800
 Drawing title: SITE ANALYSIS PLAN
 Date: 2015-05-06
 Drawing no: A04
 Scale: As indicated
 Drawing by: RB/TB
 Check by: RB/TB

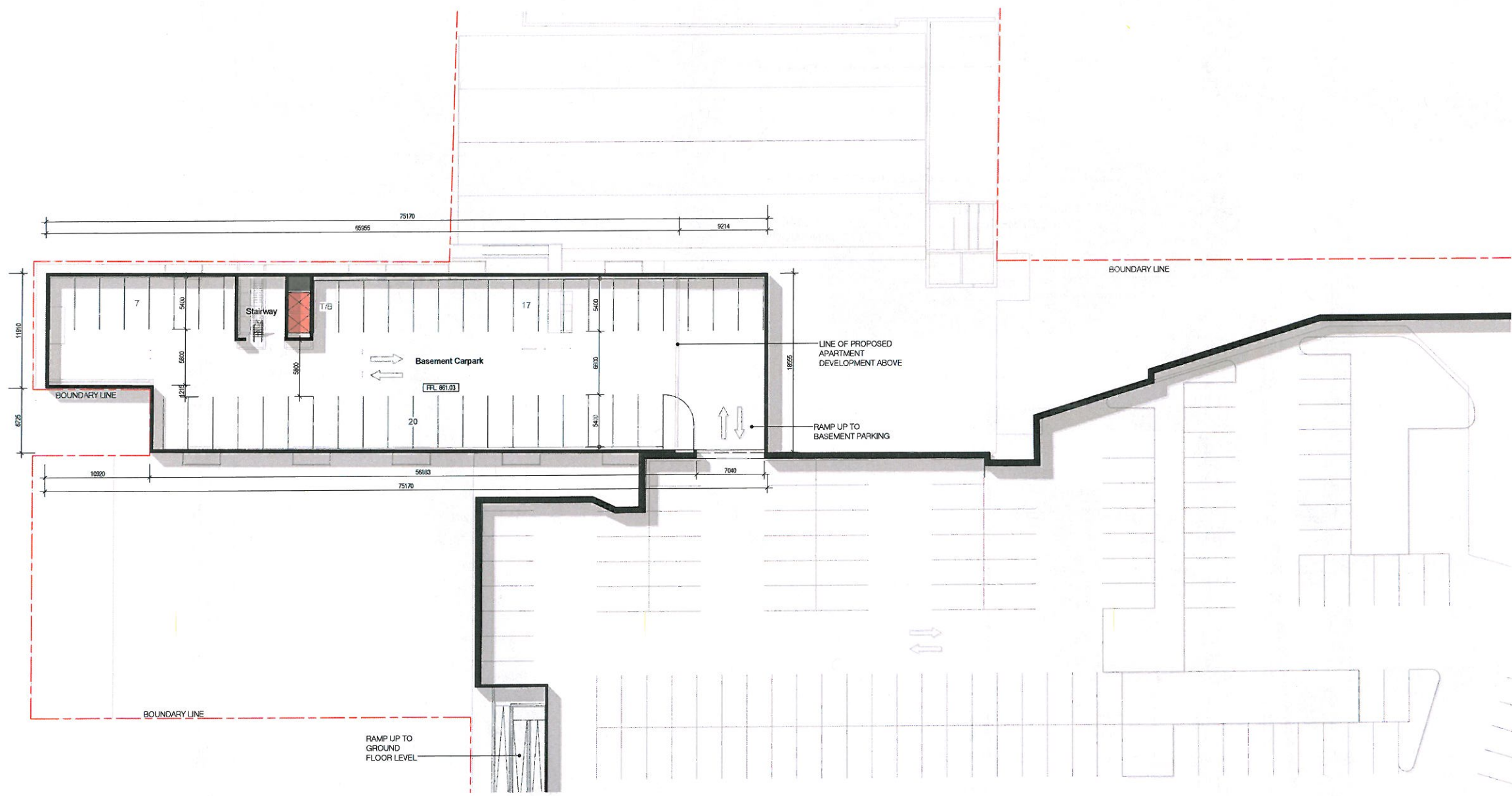
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KEY PLAN



BASEMENT FLOOR PLAN - PROPOSED APARTMENT DEVELOPMENT 1:250

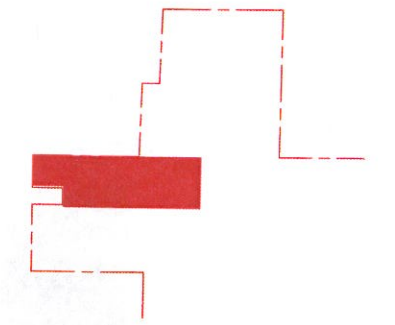
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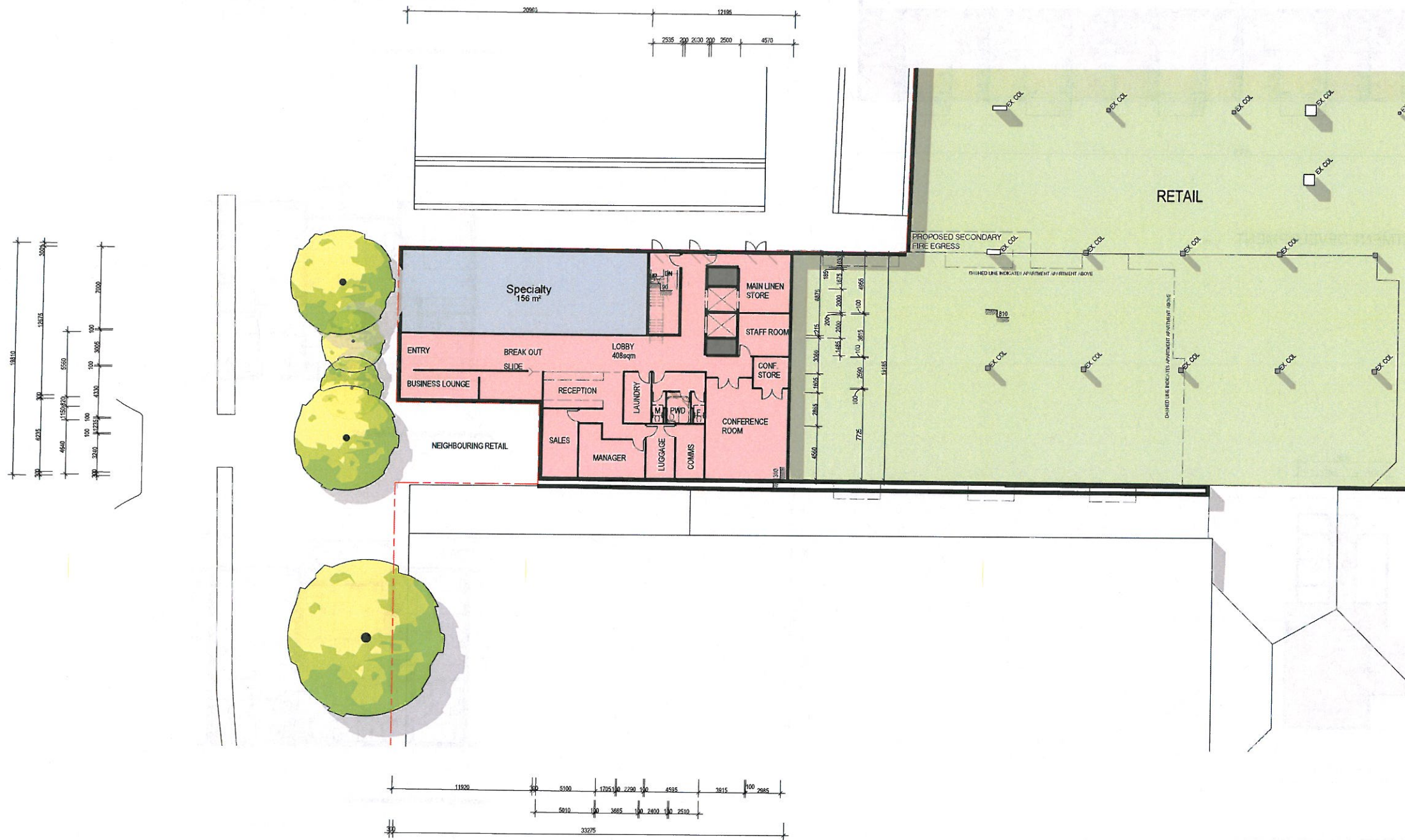
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KEY PLAN



LEGEND

- 1 Bed
- Mini Major A
- Specialty / Retail
- Storage / Services
- Studio

AREA SCHEDULE - ENTIRE SITE	
TOTAL SITE AREA	20 290m ²
EXISTING	
EXISTING GFA	20 121m ²
EXISTING FSR	0.992:1
PROPOSED (INCL. APARTMENT DEVELOPMENT)	
PROPOSED GFA	24 268m ²
PROPOSED FSR	1.20:1

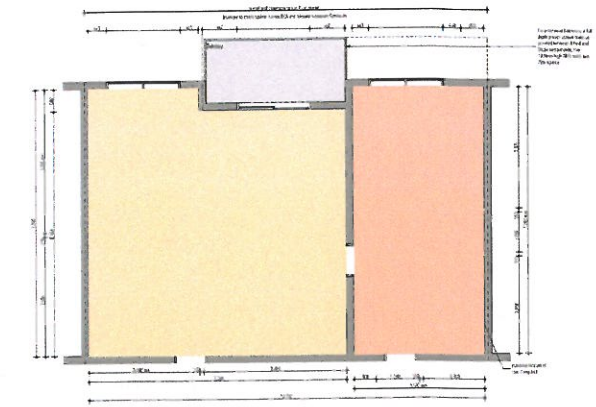
TYPICAL AREA SCHEDULE - PROPOSED APARTMENT DEVELOPMENT		
TYPICAL LEVEL	AREA	NO. OF
1 BEDROOM UNIT	45m ²	10
STUDIO UNIT	28m ²	10

GROUND FLOOR PLAN - PROPOSED APARTMENT DEVELOPMENT 1:200

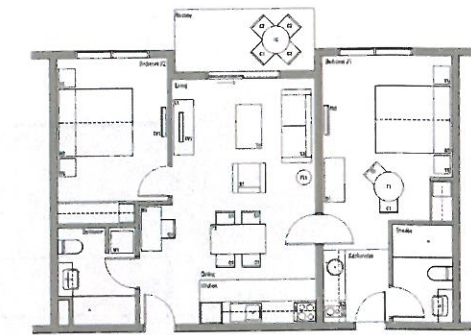


- LEGEND**
- 1 Bed
 - Mini Major A
 - Specialty / Retail
 - Storage / Services
 - Studio

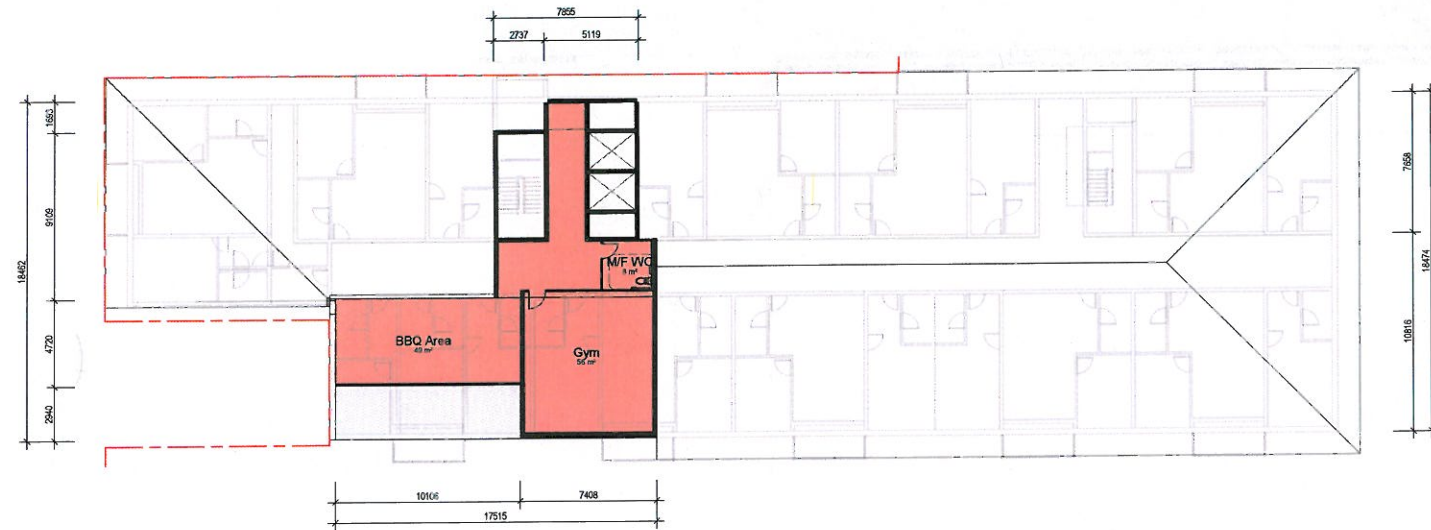
TYPICAL FLOOR PLAN - PROPOSED APARTMENT DEVELOPMENT 1:200



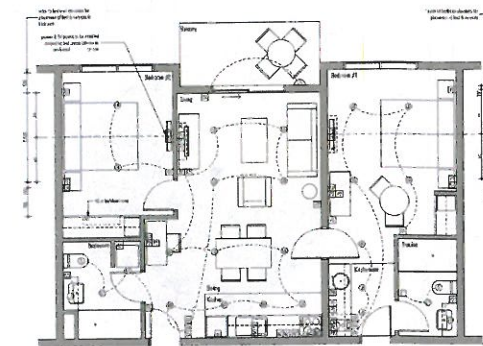
Apartment Type A 2 Bed TK | Floor Plan @ 1:50



Apartment Type A 2 Bed TK | Furniture Plan @ 1:50



ROOFTOP PLAN - PROPOSED APARTMENT DEVELOPMENT 1:200



Apartment Type A 2 Bed TK | Electrical Plan @ 1:50

NOTE:
REFER TO SERVICED APARTMENTS
DETAILED TYPICAL FLOOR PLANS
(QA30_D - QA33_D) ATTACHED.

PLANNING PROPOSAL ISSUE