# Appendix 2 – Plans (not to scale)\* for A3 reproduction DA-108-2011 / JRPP 2010 NTH 013

JRPP No:	2011NTH013
DA No:	Armidale Dumaresq Council DA-108-2011
PROPOSED DEVELOPMENT:	<i>Development:</i> New Courthouse Building. <i>Address:</i> Part of property known as 96-98 Faulkner Street being Part Lots 7 & 8, Section 2 DP 758032.
APPLICANT:	NSW Department of Attorney General and Justice c/- Thinc Projects.
REPORT BY:	Stephen Gow, FPIA, Director Planning and Environmental Services, Armidale Dumaresq Council.

\* NOTE: The Applicant has requested that the internal floor plans of the new Court House are not displayed in any public forum, as they are considered sensitive from a security viewpoint.

The plans contained in this Appendix and used in connection the public notification of the Application have therefore had internal floor layouts blanked out. Layout plans provided by the DAGJ have however been consulted for assessment purposes and have been provided on a confidential basis for Panel members to consider.

## **ARMIDALE COURTHOUSE**

MOORE STREET, ARMIDALE, NSW

### DEVELOPMENT APPLICATION DRAWINGS APRIL 2011

MOORE STREET PERSPECTIVE VIEW





LOCATION PLAN



PHOTO 1 - PROPOSED COURTHOUSE SITE VIEW FROM MOORE STREET



PHOTO 2 - PROPOSED COURTHOUSE SITE VIEW FROM ADJACENT COUNCIL OWNED PUBLIC CAR PARK



PHOTO 3 - EXISTING HERITAGE POLICE STATION VIEW FROM MOORE STREET



PHOTO 4 - EXISTING POLICE STATION VIEW FROM FAULKNERSTREET

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ARCHI	TECTURAL
DA000	Cover Sheet / Location Plan

DA101	Site Analysis
DA102	Site Plan - Existing / Demolition
DA103	Site / Roof Plan
DA201	Lower Ground Floor Plan -
	Proposed Building Outline
DA202	Ground Floor Plan - Proposed
	Building Outline
DA203	First Floor Plan - Proposed
	Buiding Outline
DA301	North & South Elevations
DA302	East & West Elevations
DA303	Sections
DA401	3D Perspectives
DA402	3D Perspectives
DA601	Colour Board

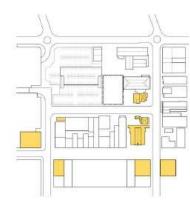
LANDSCAPE

LDSK01 Landscape Plan LDSK02 Forecourt Plan

### CIVIL

C01DA	Proposed Soil & Water
C02DA	Management Plan Proposed Stormwater
CU2DA	Management Plan
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HERITAGE CONTEXT THE SITE SITS WITHIN A CBD FULL OF HERITAGE BUILDINGS AND IS DIRECTLY ADJACENT TO ITEMS OF SIGNIFICANCE

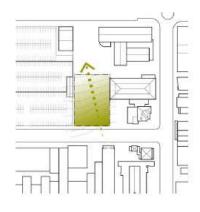


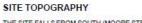
PUBLIC DOMAIN & VEHICULAR FLOWS THE SITE FRONTS A KEY ROAD WITHIN THE NETWORK OF GRIDDED CBD STREETS. THE SITE IS ONE BLOCK NORTH OF THE PUBLIC MALL



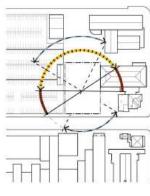
PEDESTRIANFLOWS

NUMEROUS PEDESTRIAN FLOWS EXIST AROUND THE SITE AND WITH THE STREET IMPROVEMENTS FORECAST FOR MOORE STREET AN INCREASE IN PEDESTRIAN ACTIVITY WOULD BE A LIKELY OUTCOME



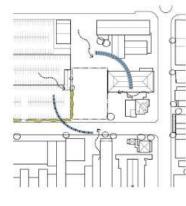


THE SITE FALLS FROM SOUTH (MOORE STREET) TO THE NORTH APPROXIMATELY 3 METERS



**ORIENTATION& VIEWS** 

THE SITE HAS SUBSTANTIAL VIEWS TOWARDS ITS NORTHERNASPECT, IS SOMEWHAT SHELTERED BY THE POLICE BUILDING TO THE EAST AND EXPOSED TO THE WEST

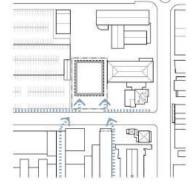


EXISTING VEGETATION & PREVAILING WINDS & BREEZES

THE WESTERN BOUNDARY IS WELL VEGETATED WHICH PROVIDES PARTIAL SEPARATIONTO THE CAR PARK

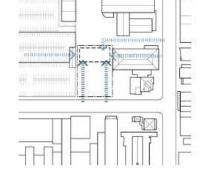


ADJOINING LAND USES THE SITE HAS LESS THAN DESIRABLE NEIGHBOURING USES WITH A CAR PARK, TELSTRA COMPOUND AND POLICE CAR PARK FLANKING THREE OF THE SIDES. AS SUCH THE 'FRINGE CONDITIONS' ARE A CRUCIAL CONSIDERATION IN THE PROJECT DESIGN.



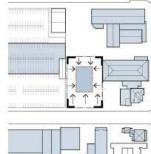
PUBLIC ACCESS & ADDRESS

THE PROJECT HAS A SINGLE STREET FRONTAGE TO
MOORE STREET WHICH WILL NEED TO PROVIDE AN
APPROPRIATE PUBLIC ADDRESS AND ACCESS TO
THE CAR PARK STAFE AND JURORS



VEHICULAR ACCESS POINTS

NUMEROUS VECHICULAR OPTIONS EXIST. HOWEVER ANY ACCESS OTHER THAN FROM MOORE STREET HAS BEEN ELIMINATED BY DJAG AND THE ASSOCIATEDNEIGHBOURS. AS SUCH VEHICULAR ACCESS MUST BE VIA MOORE STREET



INTERNAL AMENITY

GIVEN THE CONSTRAINTS OF THE SITE THE INTERNAL AMENITY BECOMES A CRUCIAL PART OF THE PROJECT



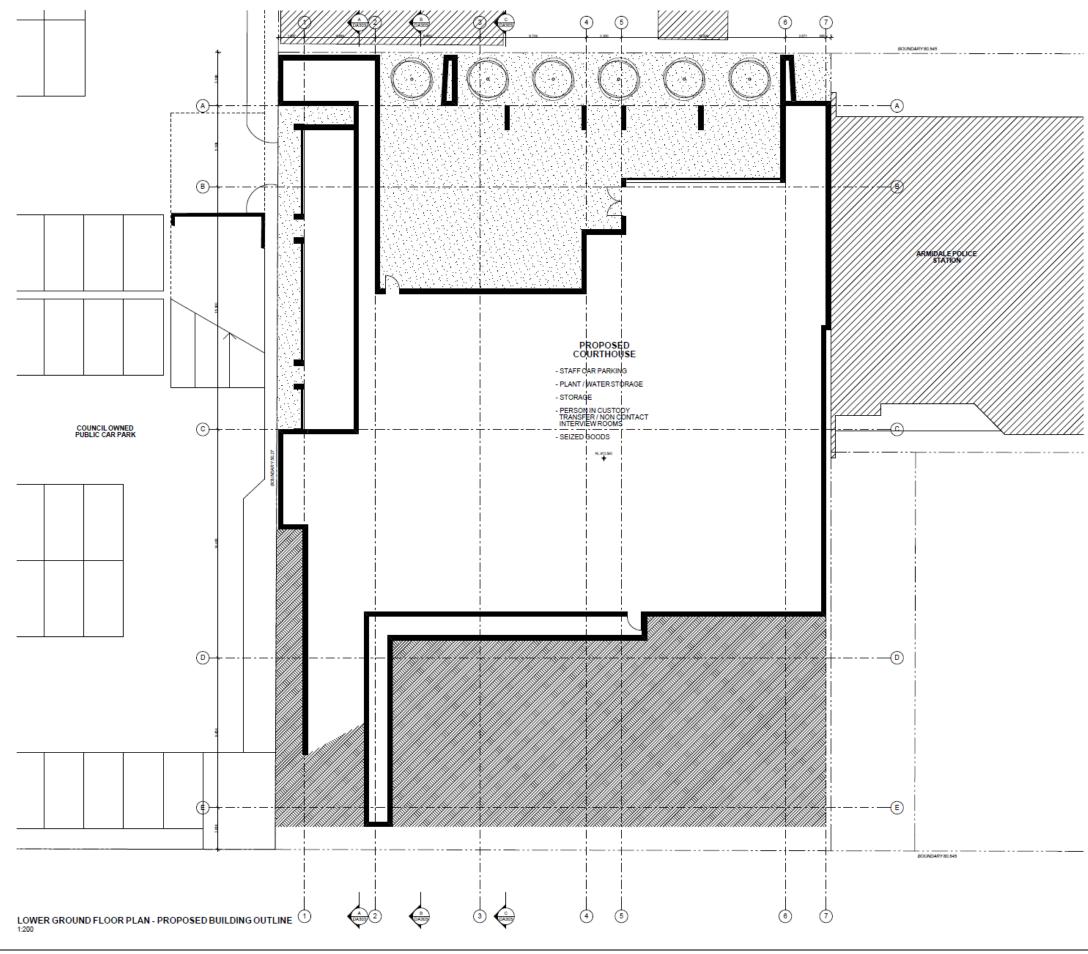




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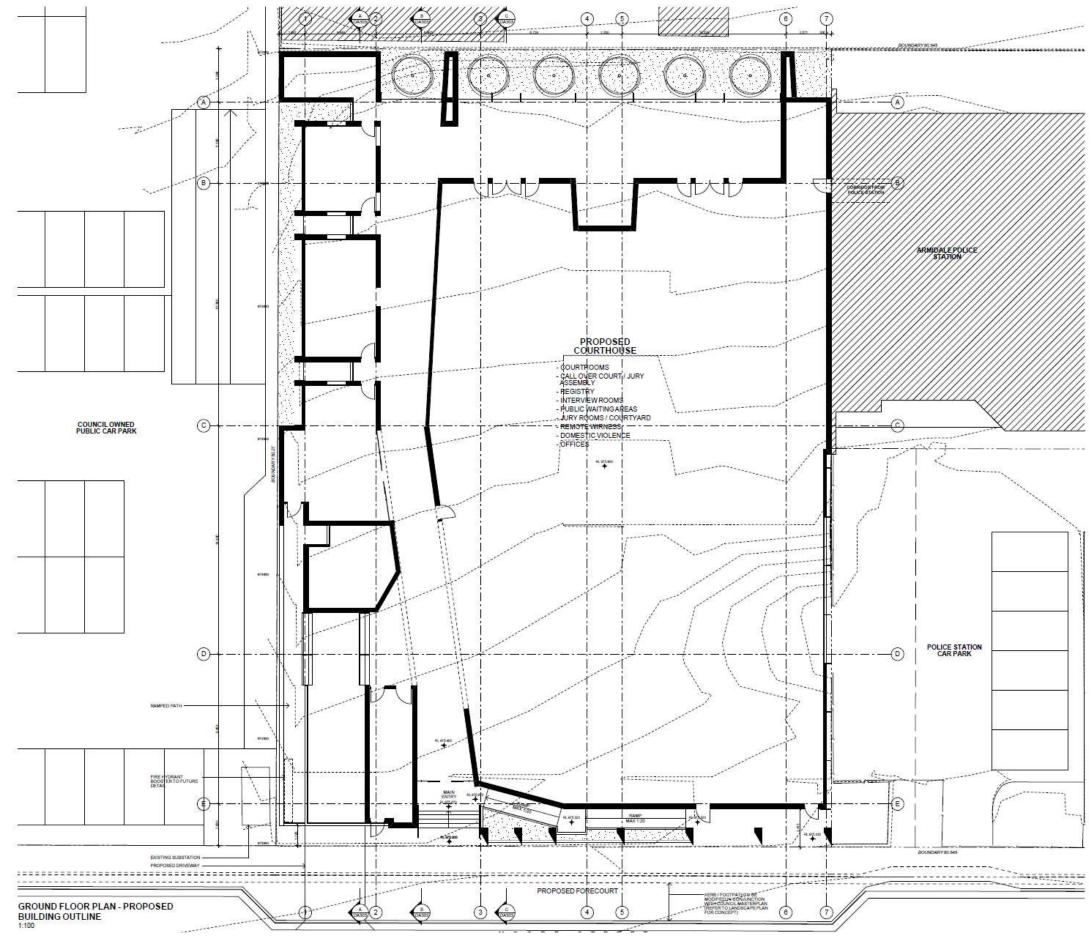
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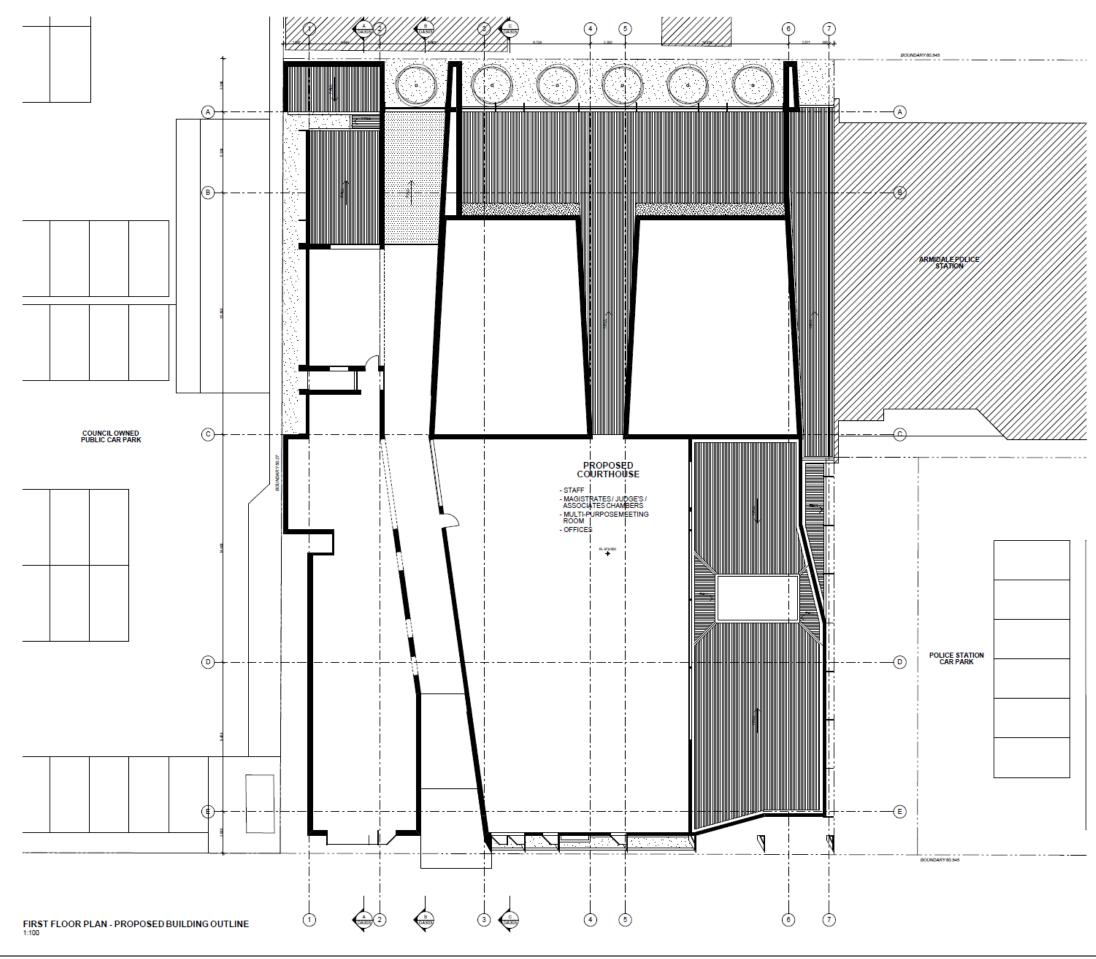


Appendix 2 Assessment Report May 2011 DA-108-2011 / JRPP ref. 2011 NTH 013 Page 5/14





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Project Armidale Courthouse



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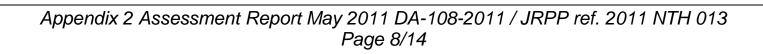


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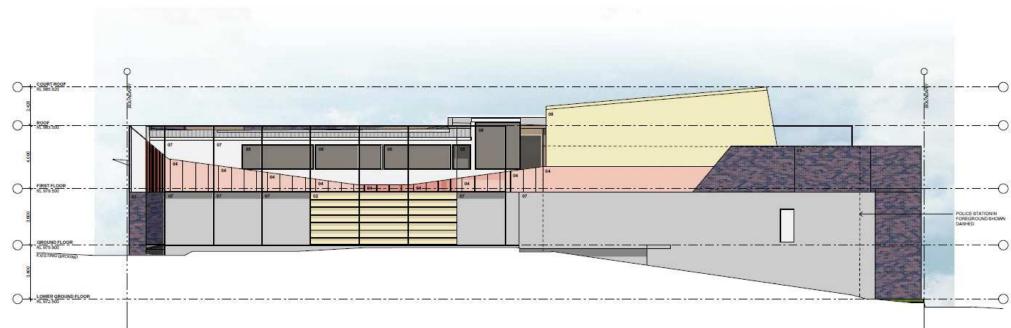
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- 08 ZINC COLOURED WALL CLADDING: DIBONE
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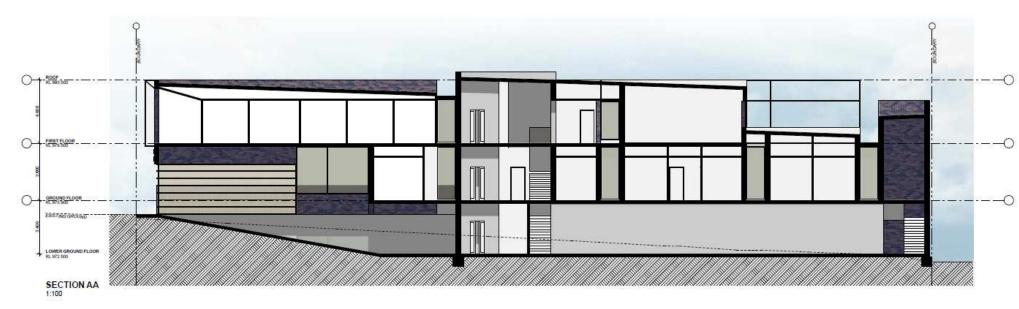
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Appendix 2 Assessment Report May 2011 DA-108-2011 / JRPP ref. 2011 NTH 013 Page 9/14

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EXTERIOR CONCEPTS ARMIDALE: BUILT & NATURAL







MATERIAL PRECEDENTS EXAMPLE OF CONCRETE & TIMBER

HIGH PERFORMANCE GLASS



PRIMARY NAMOI VALLEY BRICKS: FEDERATION BLUE

SUPPLIMENTARY CCS: COLOURED CONCRETE GHOST GUM



BRONZE COLOURED EXPANDED MESH

JAMES TAYLOR: EXPANDED MESH BRONZE ANODISED ALUMINIUM



Appendix 2 Assessment Report May 2011 DA-108-2011 / JRPP ref. 2011 NTH 013 Page 12/14









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