

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:	<p>Development: New Courthouse Building.</p> <p>Address: Part of property known as 96-98 Faulkner Street being Part Lots 7 & 8, Section 2 DP 758032.</p>
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 APPLICATIONDRAWINGS

APRIL 2011



LOCATIONPLAN
NTS



MOORE STREET PERSPECTIVE VIEW



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 FAULKNER STREET

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Legend		
Drawing List		
ARCHITECTURAL		
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 Building Outline	
DA301	North & South Elevations	
DA302	East & West Elevations	
DA303	Sections	
DA401	3D Perspectives	
DA402	3D Perspectives	
DA801	Colour Board	

LANDSCAPE		
LDSK01	Landscape Plan	
LDSK02	Forecourt Plan	

CIVIL		
C01DA	Proposed Soil & Water Management Plan	
C02DA	Proposed Stormwater Management Plan	

D	DA Issue	20.04.11	JC	MM
C	Final Preliminary DA Issue	19.04.11	JC	MM
S	Preliminary DA Issue	10.04.11	JC	MM
A	Information	14.04.11	JC	MM
Issue	Description	Date	Chk	Auth

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Project
Armidale Courthouse

Location
Moore Street
Armidale NSW
Client
AGD

Drawing
Cover Sheet/Location Plan

Scale	Date	Drawn
NTS	04.03.11	MM

File Name
R:\SUTERAS\ARCHITECTS\DRAWINGS\ARMIDALE_COURTHOUSE_ARMIDALE_NSW_DA_01.dwg

Project Number	Drawing Number	Issue
N22080	DA000	D

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Legend



HERITAGE CONTEXT

THE SITE SITS WITHIN A CBD FULL OF HERITAGE BUILDINGS AND IS DIRECTLY ADJACENT TO ITEMS OF SIGNIFICANCE



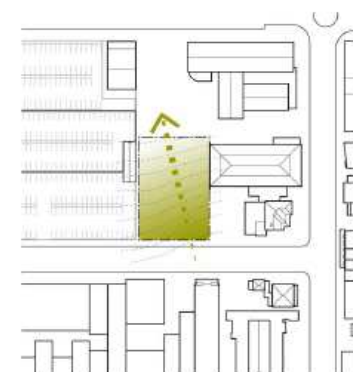
PUBLIC DOMAIN & VEHICULAR FLOWS

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



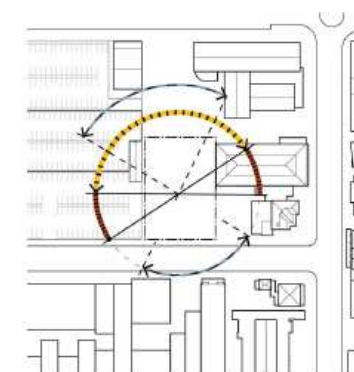
PEDESTRIAN FLOWS

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



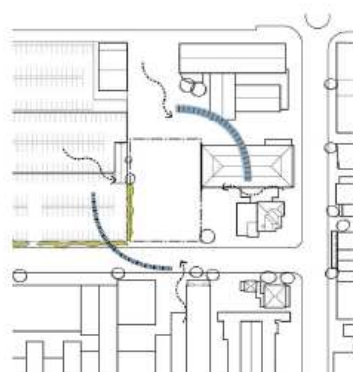
SITE TOPOGRAPHY

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



ORIENTATION & VIEWS

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



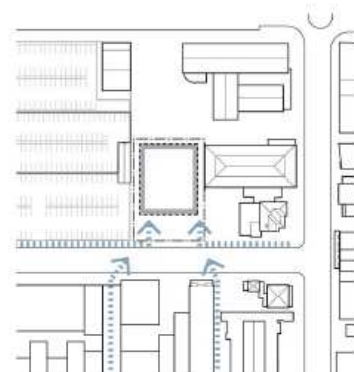
EXISTING VEGETATION & PREVAILING WINDS & BREEZES

THE WESTERN BOUNDARY IS WELL VEGETATED WHICH PROVIDES PARTIAL SEPARATION TO THE CAR PARK



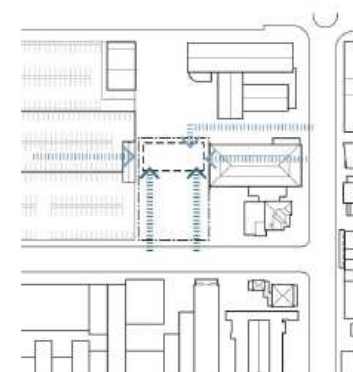
ADJOINING LAND USES

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.



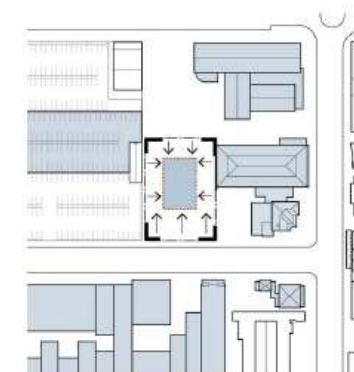
PUBLIC ACCESS & ADDRESS

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, STAFF AND JURORS.



VEHICULAR ACCESS POINTS

NUMEROUS VEHICULAR OPTIONS EXIST, HOWEVER ANY ACCESS OTHER THAN FROM MOORE STREET HAS BEEN ELIMINATED BY DJAG AND THE ASSOCIATED NEIGHBOURS. 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



O	DA issue	20.04.11	JC	MM
C	Final Preliminary DA issue	19.04.11	JC	MM
E	Preliminary DA issue	16.04.11	JC	MM
A	Information	14.04.11	JC	MM
Issue	Description	Date	Chk	Aut

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Project
Armidale Courthouse

Location
Moore Street
Armidale NSW

Client:
AGD

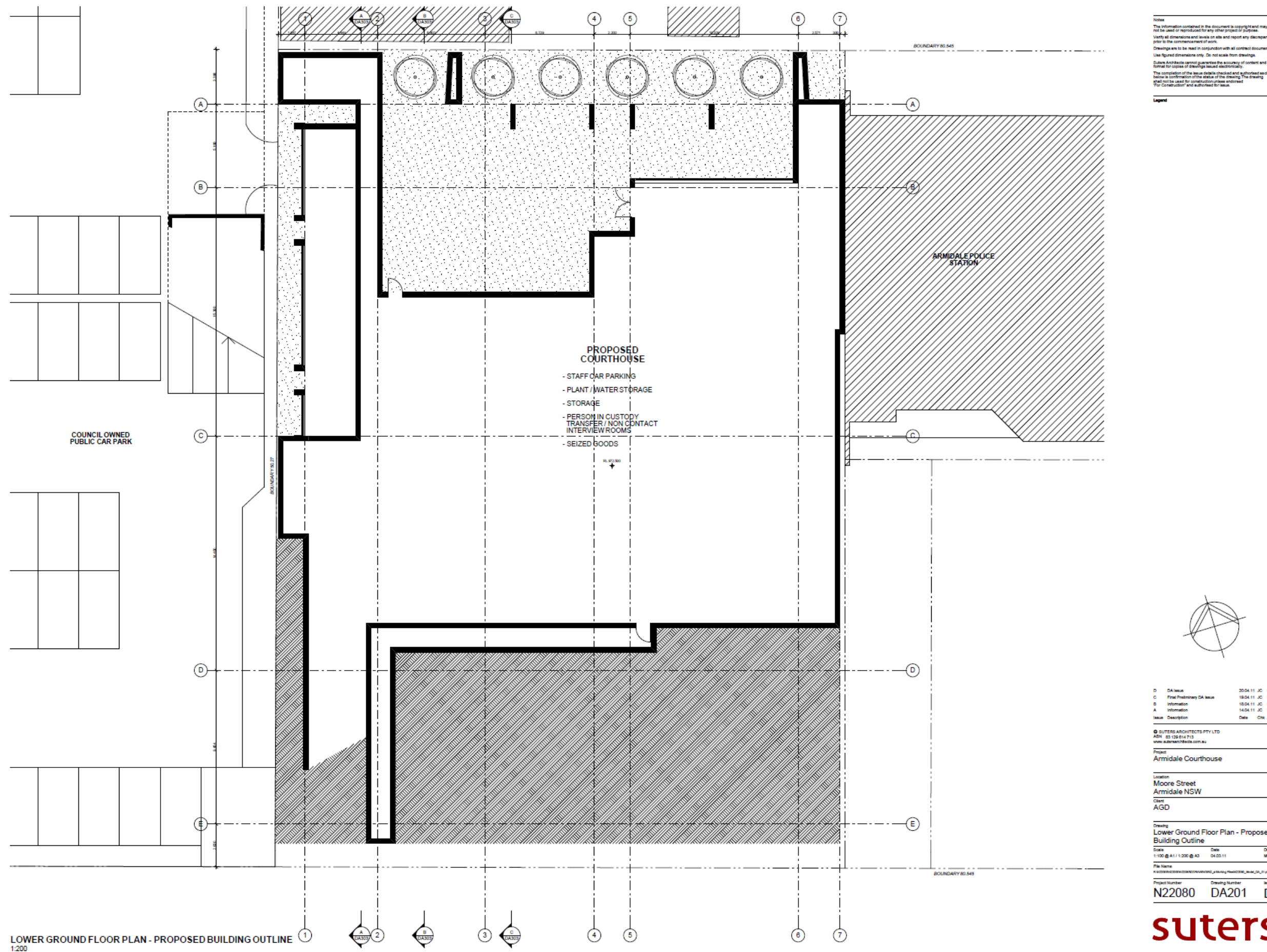
Drawing Site Analysis

Scale	Date	Drawn
NTS	04.03.11	MM

File Name

Project Number	Drawing Number	Issue
N22080	DA101	D

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- Legend
- 01 FEDERATION BLUE BRICK, NAMOI VALLEY
 - 02 EXPANDED MESH BRONZE COLOURED CLADDING, JAMES TAYLOR
 - 03 STEEL PLATE WITH POWDER COAT FINISH
 - 04 COPPER COLOURED LIGHTWEIGHT CLADDING, DBOND
 - 05 NEUTRAL PERFORMANCE GLASS
 - 06 ZINC COLOURED WALL CLADDING, DBOND
 - 07 COLOURED CONCRETE, COB GHOST GUM / OYSTER
 - 08 LIGHTWEIGHT TILE CLADDING, KERLITE CARAMEL



NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100

D	DA Issue	20.04.11	JC	MM
C	Final Preliminary DA Issue	18.04.11	JC	MM
B	Preliminary DA Issue	15.04.11	JC	MM
A	Information	14.04.11	JC	MM
Issue	Description	Date	Chk	Auth

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Project
Armidale Courthouse

Location
Moore Street
Armidale NSW

Client
AGD

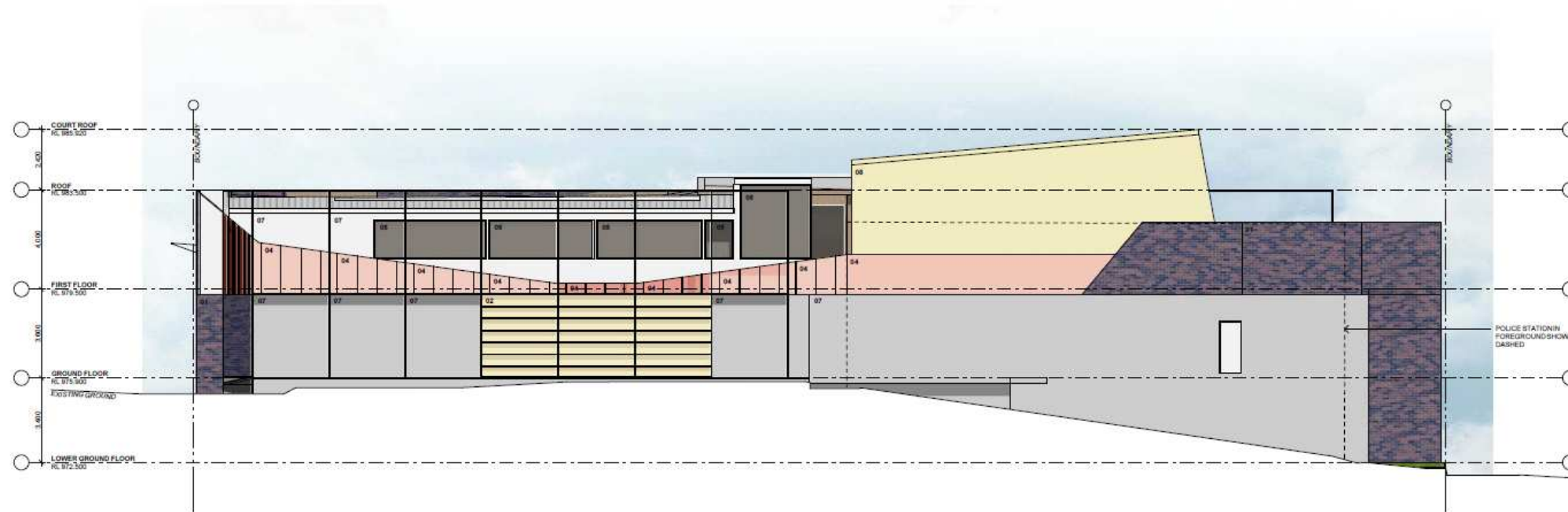
Drawing
North & South Elevations

Scale	Date	Drawn
1:100 @ A1 / 1:200 @ A2	04.03.11	MM

File Name
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Project Number	Drawing Number	Issue
N22080	DA301	D

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EAST ELEVATION
1:100



WEST ELEVATION
1:100

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- Legend**
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 - 02 EXPANDED MESH BRONZE COLOURED CLADDING, JAMES TAYLOR
 - 03 STEEL PLATE WITH POWDER COAT FINISH
 - 04 COPPER COLOURED LIGHTWEIGHT CLADDING, DIBOND
 - 05 NEUTRAL PERFORMANCE GLASS
 - 06 ZINC COLOURED WALL CLADDING, DIBOND
 - 07 COLOURED CONCRETE, CCS GHDET GUM / OYSTER
 - 08 LIGHTWEIGHT TILE CLADDING, KERLITE CARAMEL

D	DA Issue	20.04.11	JC	MM
C	Final Preliminary DA Issue	19.04.11	JC	MM
B	Preliminary DA Issue	18.04.11	JC	MM
A	Information	14.04.11	JC	MM
Issue	Description	Date	CHK	Auth

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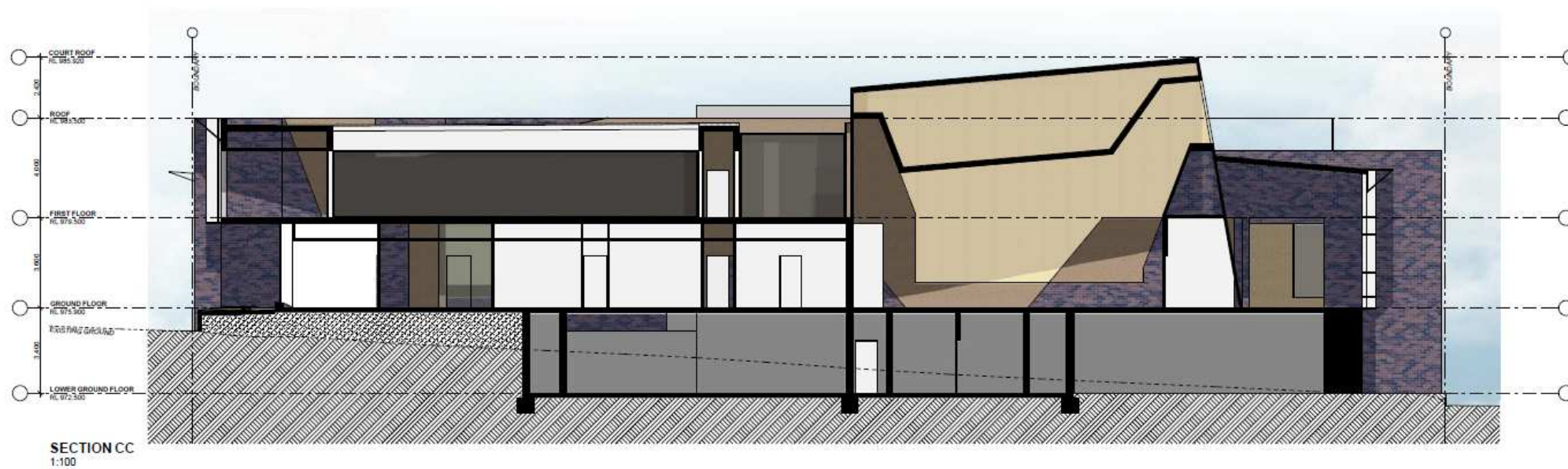
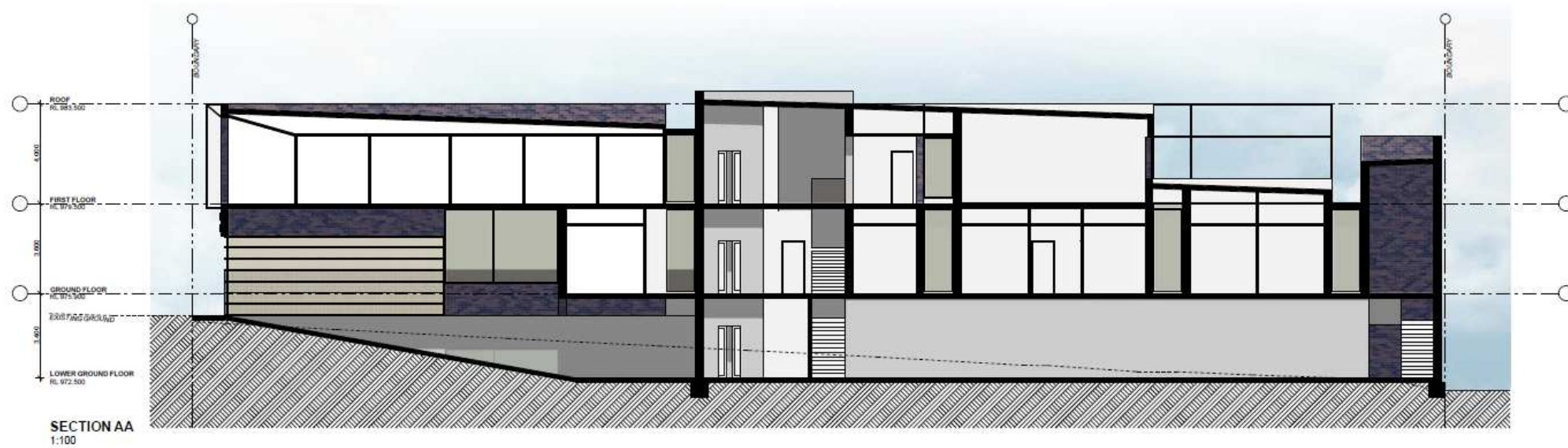
Project
Ammidale Courthouse

Location
Moore Street
Ammidale NSW
Client
AGD

Drawing
East & West Elevations

Scale	Date	Drawn
1:100 @ A1 1:200 @ A0	04.05.11	MM
File Name		
Project Number	Drawing Number	Issue
N22080	DA302	D

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D	DA Issue	20.04.11	JC	MM
C	Final Preliminary DA Issue	18.04.11	JC	MM
B	Preliminary DA Issue	18.04.11	JC	MM
A	Information	18.04.11	JC	MM
Issue	Description	Date	Chk	Auth

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Project
Armidale Courthouse

Location
Moore Street
Armidale NSW
Client
AGD

Drawing
Sections

Scale
1:100 @ A1 1:200 @ A3

Date
04.03.11

Drawn
MM

File Name
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Project Number
N22080

Drawing Number
DA303

Issue
D

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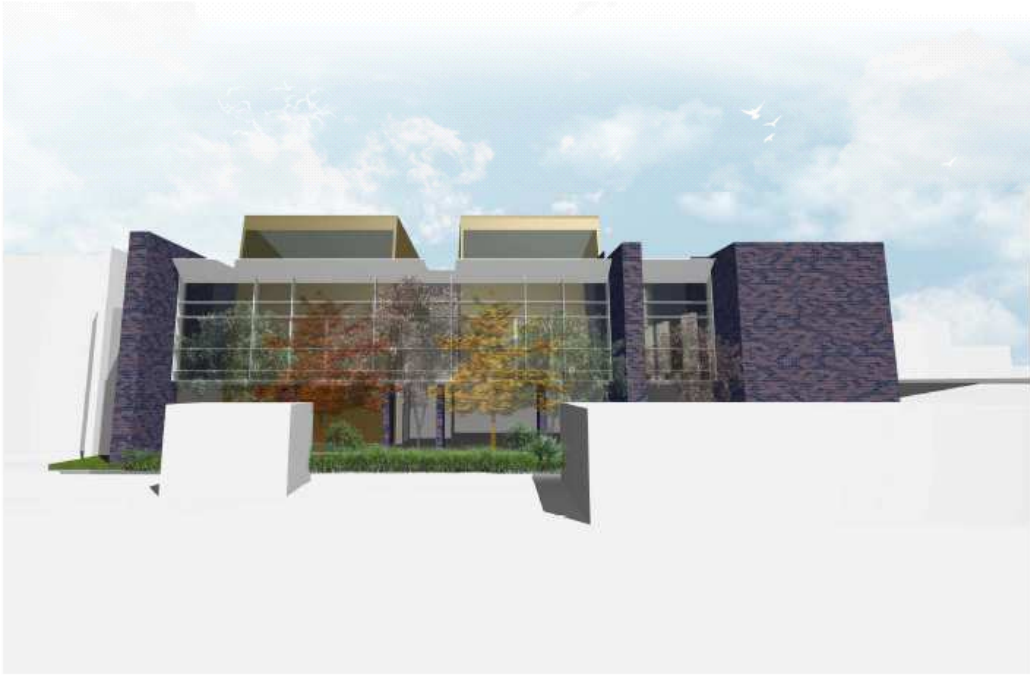
Legend



SOUTH ELEVATION PERSPECTIVE



EAST ELEVATION PERSPECTIVE



NORTH ELEVATION PERSPECTIVE



WEST ELEVATION PERSPECTIVE

D	DA Issue	20.04.11	JC	MM
C	Final Preliminary DA Issue	19.04.11	JC	MM
B	Preliminary DA Issue	18.04.11	JC	MM
A	Information	14.04.11	JC	MM
Issue	Description	Date	Chk	Auth

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Project:
Armidale Courthouse

Location:
Moore Street
Armidale NSW
Client:
AGD

Drawing:
3D Perspectives

Scale:	Date:	Drawn:
NTS	04.05.11	MM

File Name:
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Project Number:	Drawing Number:	Issue:
N22080	DA401	D

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Legend



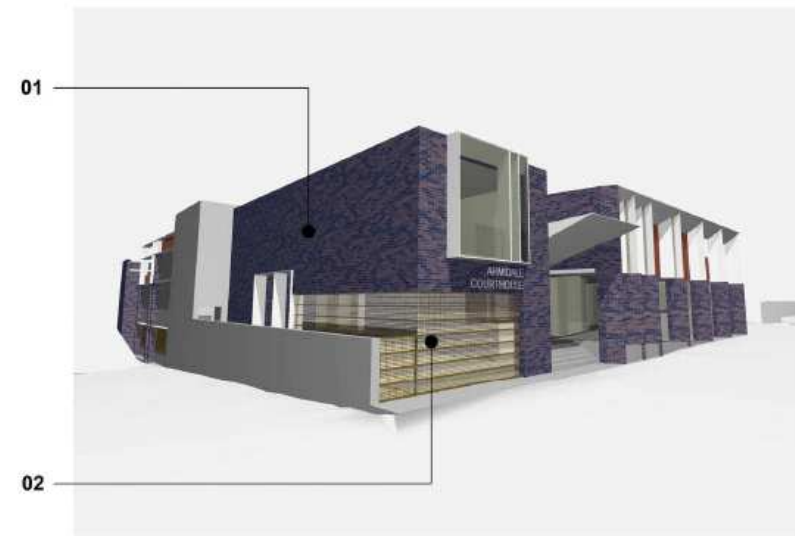
NORTH-SOUTH SECTION LOOKING EAST



NORTH-SOUTH SECTION LOOKING WEST

D	DA Issue	20.04.11	JC	MM		
C	Final Preliminary DA Issue	19.04.11	JC	MM		
B	Preliminary DA Issue	18.04.11	JC	MM		
A	Information	14.04.11	JC	MM		
Issue	Description	Date	Chk	Auth		
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Armidale NSW						
Client						
AGD						
Drawing						
3D Perspectives						
Scale	Date	Drawn				
NTS	04.05.11	MM				
File Name						
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Project Number	Drawing Number	Issue				
N22080	DA402	D				

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