

REV	DATE	AMENDMENT	INITIALS	CHECK
P05	2024-10-02	FOR INFORMATION		VC
P06	2024-10-11	FOR INFORMATION		VC
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC



CIVITAS LIVING

STAGE 3 DEVELOPMENT APPLICATION

PREPARED BY

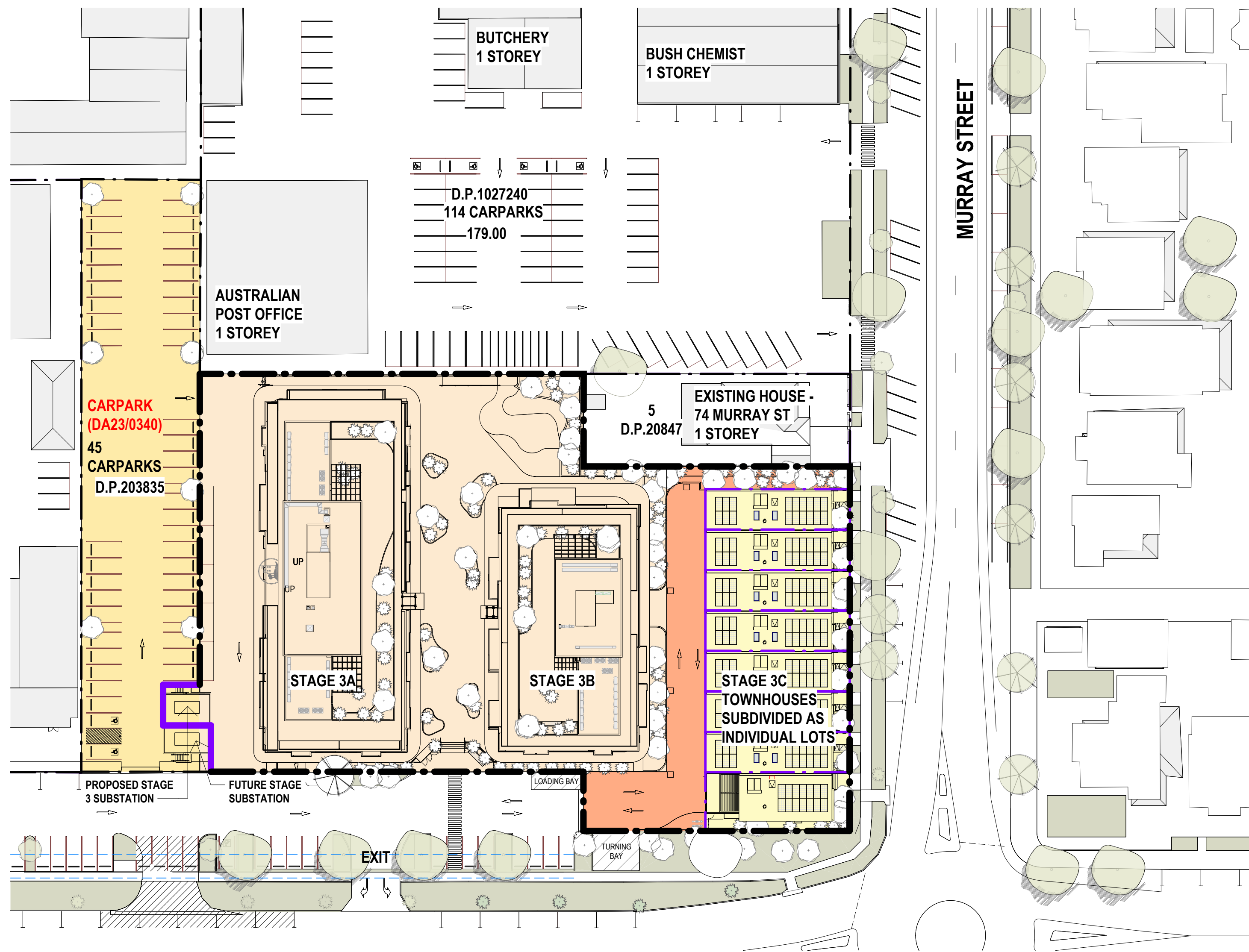
 mdp
 architecture

FOR
 **Damasa** Pty Ltd

CIVITAS STAGE 3A & 3B

Morgan, Murray & Forsyth St, Wagga Wagga

DEVELOPMENT APPLICATION



1 SUBDIVISION PLAN
Scale: 1 : 500

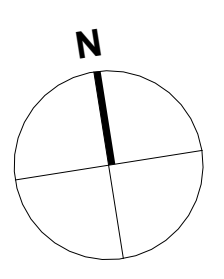
DRAWING REGISTER - DEVELOPMENT APPLICATION STAGE 3

DRAWING NO.	REVISION	DRAWING TITLE
DA000	DA2	COVER SHEET
DA001	DA3	DRAWING REGISTER AND SUBDIVISION PLAN
DA010	DA2	LOCATION PLAN
DA020	DA2	EXISTING URBAN CONTEXT ANALYSIS PLAN
DA030	DA2	PROPOSED URBAN CONTEXT ANALYSIS PLAN
DA040	DA2	EXISTING/DEMOLITION PLAN
DA050	DA2	PROPOSED SITE PLAN
DA060	DA2	PROPOSED SITE GROUND PLAN
DA070	DA2	3D CIVITAS DEVELOPMENT STAGING
DA071	DA1	STAGE 3 CONSTRUCTION STAGING
DA080	DA2	3D RENDERED VIEWS
DA101	DA2	BASEMENT 02 FLOOR PLAN
DA102	DA2	BASEMENT 01 FLOOR PLAN
DA103	DA2	GROUND FLOOR PLAN
DA104	DA2	LEVEL 01 FLOOR PLAN
DA105	DA2	LEVEL 02 FLOOR PLAN
DA106	DA2	LEVEL 03 FLOOR PLAN - ROOF PLAN TOWNHOUSES
DA107	DA2	LEVEL 04 FLOOR PLAN
DA108	DA2	LEVEL 05 FLOOR PLAN
DA109	DA2	LEVEL 06 FLOOR PLAN
DA110	DA2	LEVEL 07 FLOOR PLAN - ROOF FLOOR PLAN 3A
DA111	DA2	LEVEL 08 FLOOR PLAN - ROOF PLAN 3B
DA112	DA2	ROOF FLOOR PLAN 3A
DA113	DA2	ROOF PLAN 3A
DA201	DA3	EAST AND WEST SITE ELEVATIONS
DA202	DA3	NORTH AND SOUTH SITE ELEVATIONS
DA203	DA3	STAGE 3A ELEVATIONS
DA204	DA3	STAGE 3B ELEVATIONS
DA205	DA3	STAGE 3C ELEVATIONS
DA301	DA3	EAST WEST SITE SECTION
DA302	DA3	STAGE 3A SECTIONS
DA303	DA3	STAGE 3B SECTIONS
DA304	DA3	STAGE 3C SECTIONS
DA401	DA3	AREA PLANS AND ADG COMPLIANCE - 3A
DA402	DA3	AREA PLANS AND ADG COMPLIANCE - 3B
DA403	DA2	AREA PLANS - 3C
DA404	DA3	3A/3B APARTMENT DESIGN GUIDE COMPLIANCE AND 3C GFA
DA601	DA2	SHADOW DIAGRAM - 9AM EXISTING/PROPOSED - 22 JUNE
DA602	DA2	SHADOW DIAGRAM - 12PM EXISTING/PROPOSED - 22 JUNE
DA603	DA2	SHADOW DIAGRAM - 3PM EXISTING/PROPOSED - 22 JUNE
DA604	DA2	SOLAR ACCESS 22 JUNE

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REV	DATE	AMENDMENT	INITIALS	CHECK	CLIENT
POS	2024-02-09	PRELIMINARY	SC	GO	
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	
P06	2024-09-24	PRELIMINARY	DT	VC	
P07	2024-10-02	FOR INFORMATION		VC	
P08	2024-10-11	FOR INFORMATION		VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	
DA3	2026-04-13	DEVELOPMENT APPLICATION	DT	GO	

Damasa Pty Ltd

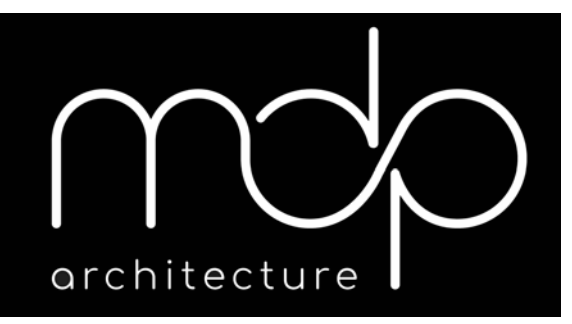


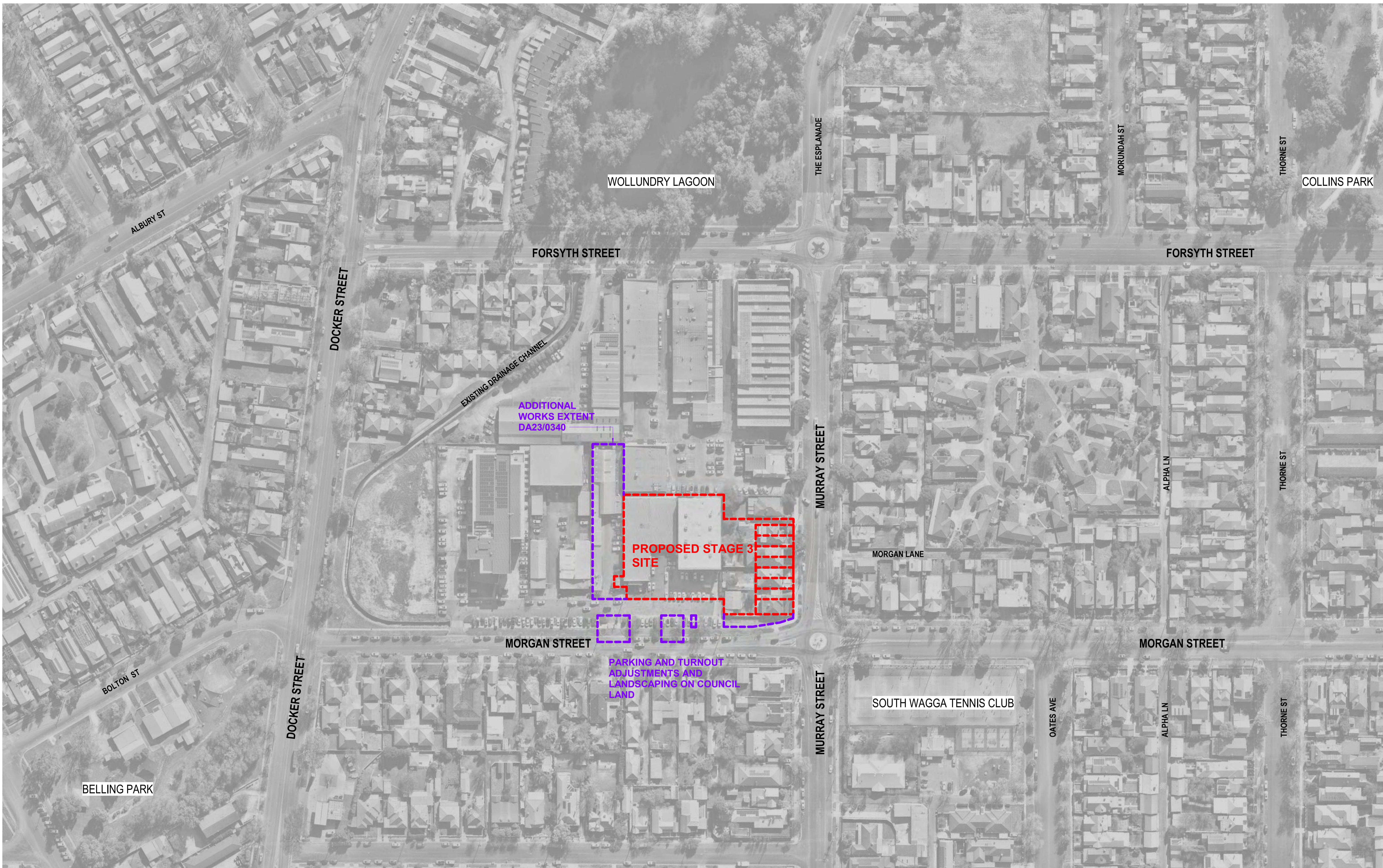
PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga Wagga

DRAWING TITLE
DRAWING REGISTER AND SUBDIVISION PLAN

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA001	DA3
SCALE : 1 : 500 @ A1	DRAWN : DT	DATE : 2026-04-13
www.mdp.com.au	NSW Nom Architect: Glen Orlerton #7621.	



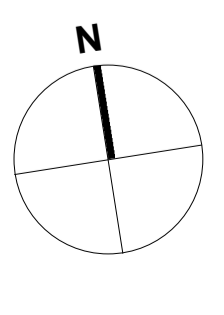


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REV	DATE	AMENDMENT	INITIALS	CHECK
PR4	2024-01-19	FOR REVIEW	SC	GO
P05	2024-02-08	PRELIMINARY DEVELOPMENT APPLICATION	SC	GO
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO
P06	2024-09-24	PRELIMINARY	DT	VC
P07	2024-10-02	FOR INFORMATION		
P08	2024-10-11	FOR INFORMATION		
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC

CLIENT

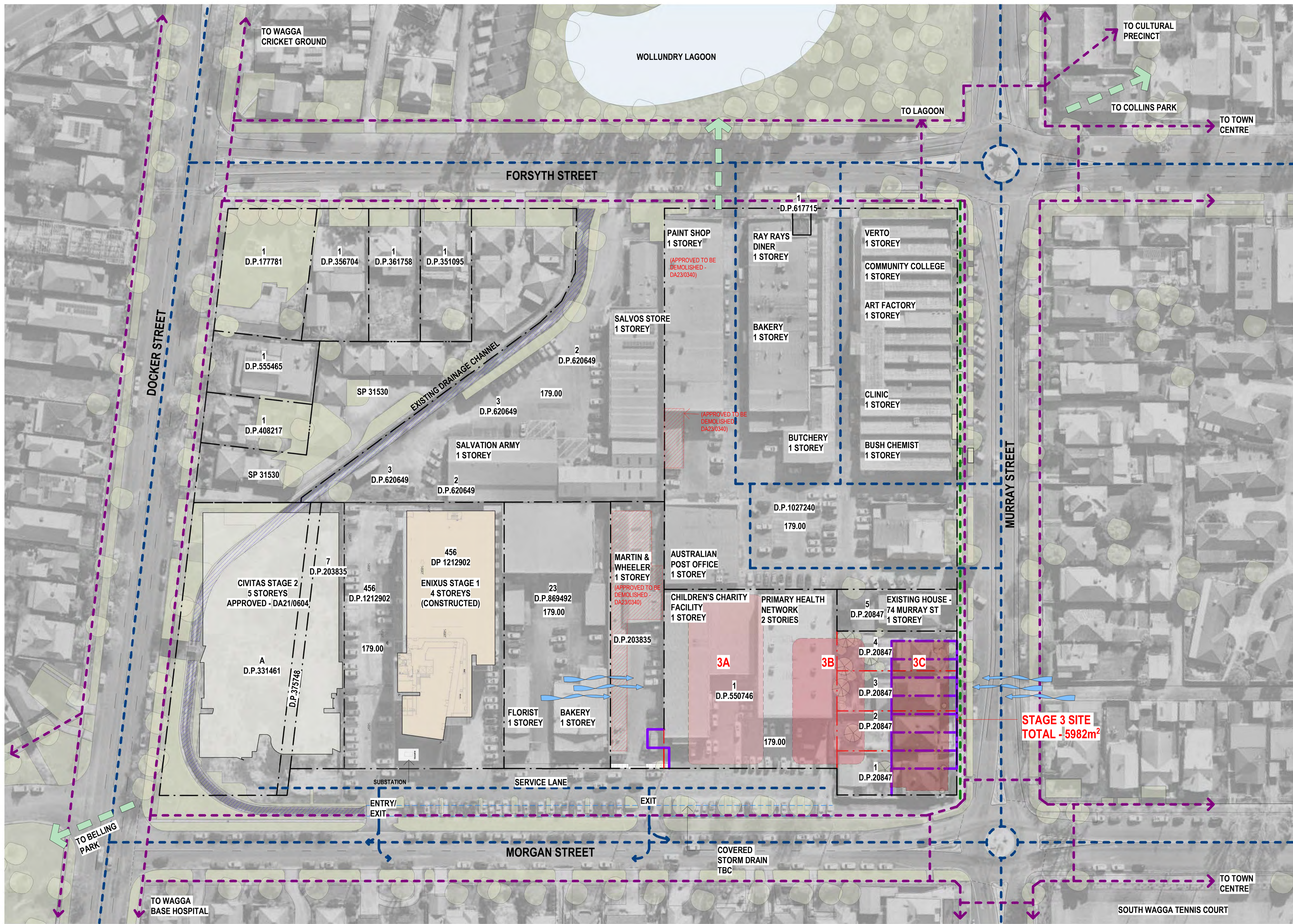
PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga Wagga

DRAWING TITLE
LOCATION PLAN

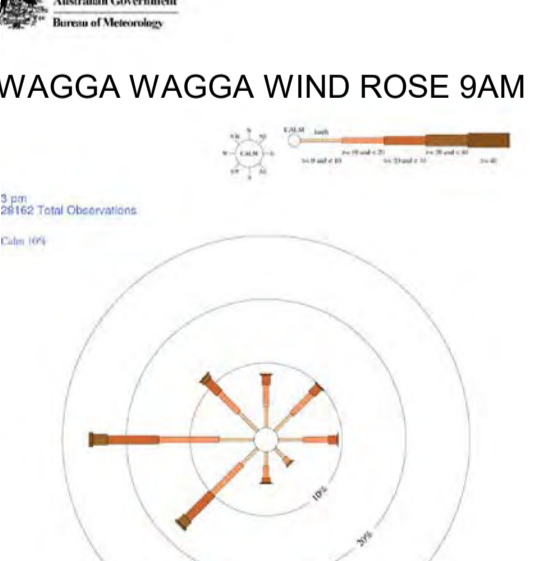
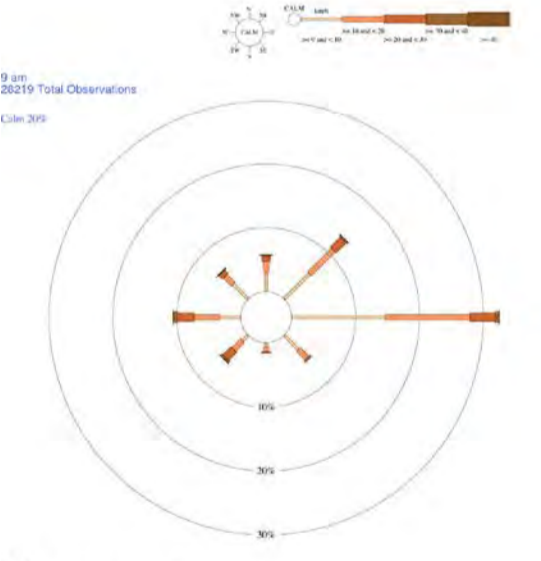
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA010	DA2
SCALE : 1 : 1000 @ A1	DRAWN : SC	DATE : 2024-10-16
www.mdp.com.au		NSW Nom Architect: Glen Orlerton #7621.





- LEGEND**
- PROPERTY BOUNDARY (EXISTING)
 - - - STAGE 3 - PROPOSED PROPERTY BOUNDARY
 - - - STAGE 3 - REMOVED EX PROPERTY BOUNDARY
 - Existing Planting
 - Proposed Planting "REFER TO LANDSCAPE DRAWINGS"
 - DEEPSOIL LANDSCAPE
 - STAGE 1
 - STAGE 2
 - STAGE 3A
 - STAGE 3B
 - STAGE 3C
 - COMPLETE STAGE 3 WORKS
 - CYCLE WAY
 - PEDESTRIAN MOVEMENT
 - VEHICULAR MOVEMENT
 - STORM DRAIN BELOW GROUND
 - LOCAL VIEWS
 - DISTRICT VIEWS
 - GREEN OPEN SPACE
 - WIND DIRECTIONS
 - OVERLOOKING PRIVATE PROPERTY



STAGE 3 SITE TOTAL - 5982m²

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REV	DATE	AMENDMENT	INITIALS	CHECK
P04	2024-01-19	FOR REVIEW	SC	GO
P05	2024-02-08	PRELIMINARY	SC	GO
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO
P06	2024-09-24	PRELIMINARY	DT	VC
P07	2024-10-02	FOR INFORMATION	VC	VC
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DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC

CLIENT

Damasa Pty Ltd

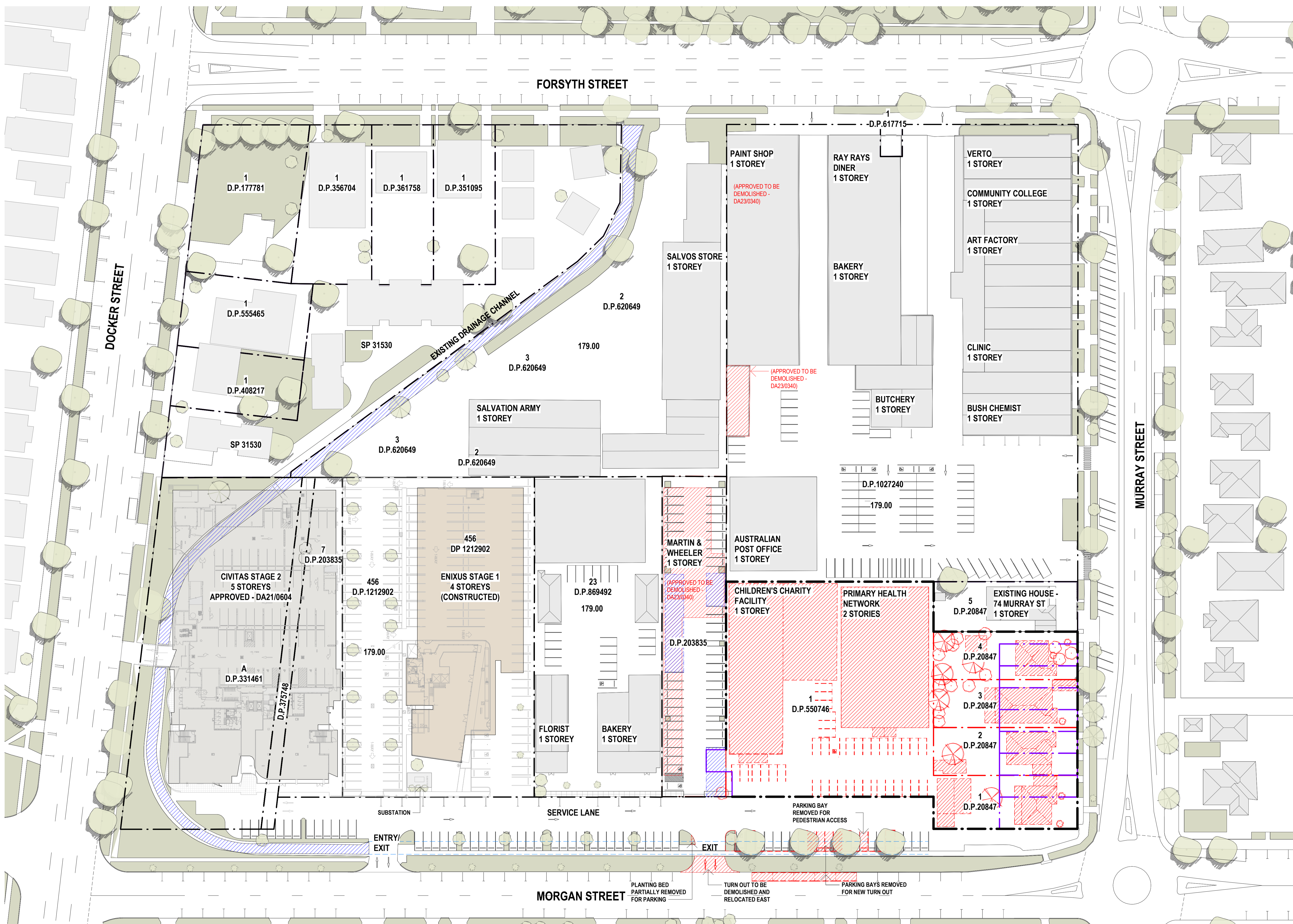
PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga Wagga

DRAWING TITLE
EXISTING URBAN CONTEXT ANALYSIS PLAN

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA020	DA2
SCALE : 1:600 @ A1	DRAWN : SC	
DATE : 2024-10-16		
www.mdpa.com.au	NSW Nom Architect: Glen Orlerton #7621.	





- LEGEND :**
- PROPERTY BOUNDARY (EXISTING)
 - STAGE 3 - PROPOSED PROPERTY BOUNDARY
 - STAGE 3 - REMOVED EX PROPERTY BOUNDARY
 - EXISTING PLANTING TO BE REMAIN REFER TO ARBORIST REPORT
 - PLANTING TO BE DEMOLISHED
 - DEEPSOIL LANDSCAPE
 - EXISTING BUILDINGS
 - BUILDINGS TO BE DEMOLISHED
 - CARPARKS OF DA23/0340 NOT BEING BUILT TO ACCOMMODATE VEHICLE MOVEMENT AND SUBSTATION PLINTH AS PART OF STAGE 3 WORKS

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PR4	2024-01-19	FOR REVIEW	SC	GO	
P05	2024-02-08	PRELIMINARY DEVELOPMENT APPLICATION	SC	GO	
DA1	2024-02-19	PRELIMINARY DEVELOPMENT APPLICATION	SC	GO	
P06	2024-09-24	PRELIMINARY DEVELOPMENT APPLICATION	DT	VC	
P07	2024-10-02	FOR INFORMATION	VC	VC	
P08	2024-10-11	FOR INFORMATION	VC	VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	

Damasa Pty Ltd

PROJECT
 CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

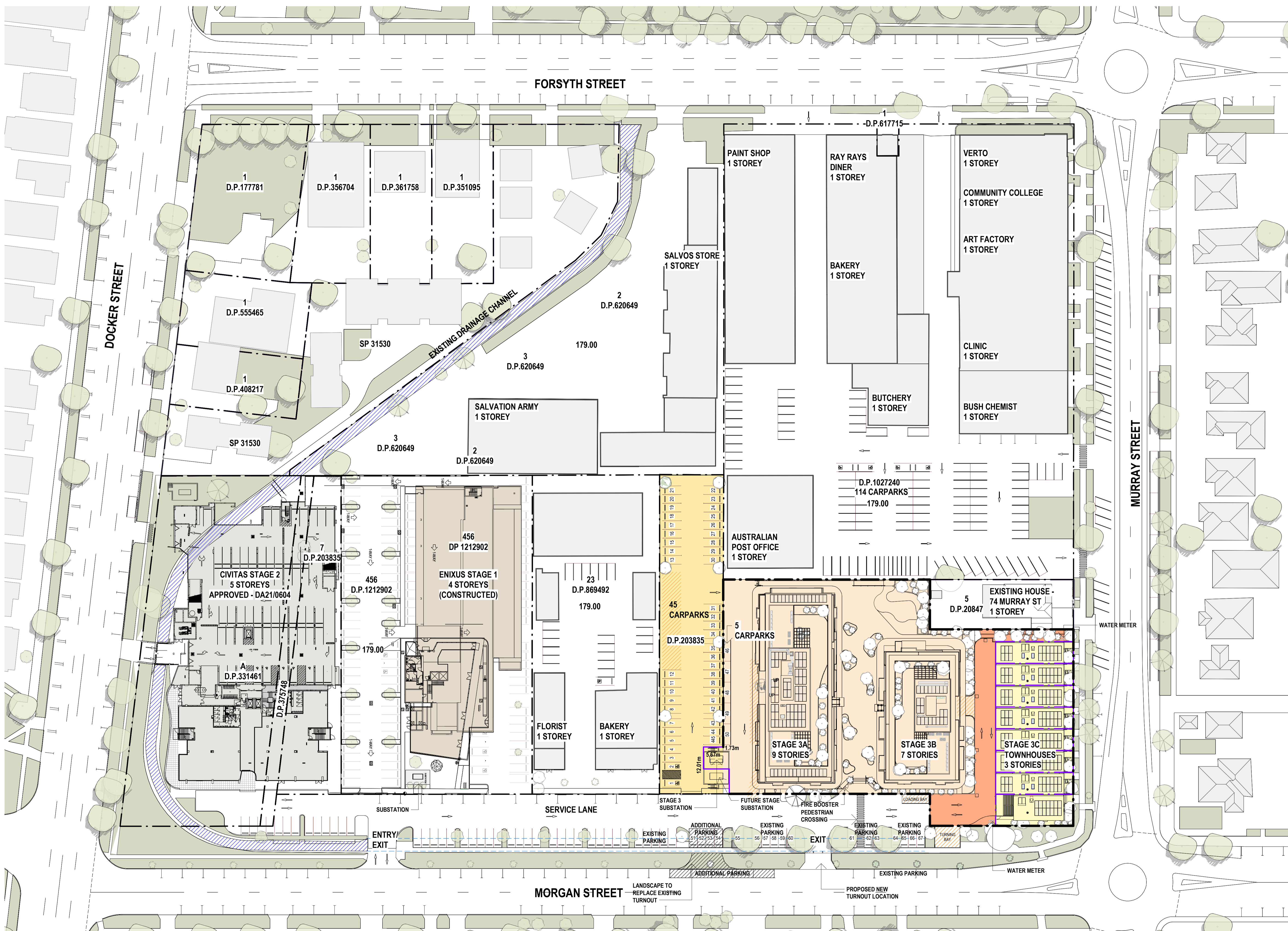
DRAWING TITLE
 EXISTING/DEMOLITION PLAN

DEVELOPMENT APPLICATION

PROJECT NO. 3175
DRAWING NO. DA040
REVISION DA2

SCALE : 1 : 500 @ A1
 DRAWN : SC
 DATE : 2024-10-16
 www.mdpa.com.au NSW Nom Architect: Glen Orlerton #7621.





LEGEND

- PROPERTY BOUNDARY (EXISTING)
- STAGE 3 - PROPOSED PROPERTY BOUNDARY
- EXISTING PLANTING
- PROPOSED PLANTING *REFER TO LANDSCAPE DRAWINGS
- DEEPSOIL LANDSCAPE
- STAGE 1
- STAGE 2
- SITE - APARTMENTS
- SITE - TOWNHOUSES
- RIGHT OF WAY
- CARPARK AND SUBSTATION EASEMENT
- TURN OUT RELOCATION WORKS
- EXISTING BUILDINGS

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PR4	2024-01-19	FOR REVIEW	SC	GO	
P05	2024-02-08	PRELIMINARY DEVELOPMENT APPLICATION	SC	GO	
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P06	2024-09-24	PRELIMINARY FOR INFORMATION	DT	VC	
P07	2024-10-02	FOR INFORMATION	VC	VC	
P08	2024-10-11	FOR INFORMATION	VC	VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	

REV	DATE	AMENDMENT	INITIALS	CHECK	CLIENT
PR4	2024-01-19	FOR REVIEW	SC	GO	
P05	2024-02-08	PRELIMINARY DEVELOPMENT APPLICATION	SC	GO	
DA1	2024-02-19	PRELIMINARY DEVELOPMENT APPLICATION	SC	GO	
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P07	2024-10-02	FOR INFORMATION	VC	VC	
P08	2024-10-11	FOR INFORMATION	VC	VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	

Damasa Pty Ltd

PROJECT: **CIVITAS STAGE 3A & 3B**
 Morgan, Murray & Forsyth St, Wagga Wagga

DRAWING TITLE: **PROPOSED SITE PLAN**

PROPOSED NEW TURNOUT LOCATION

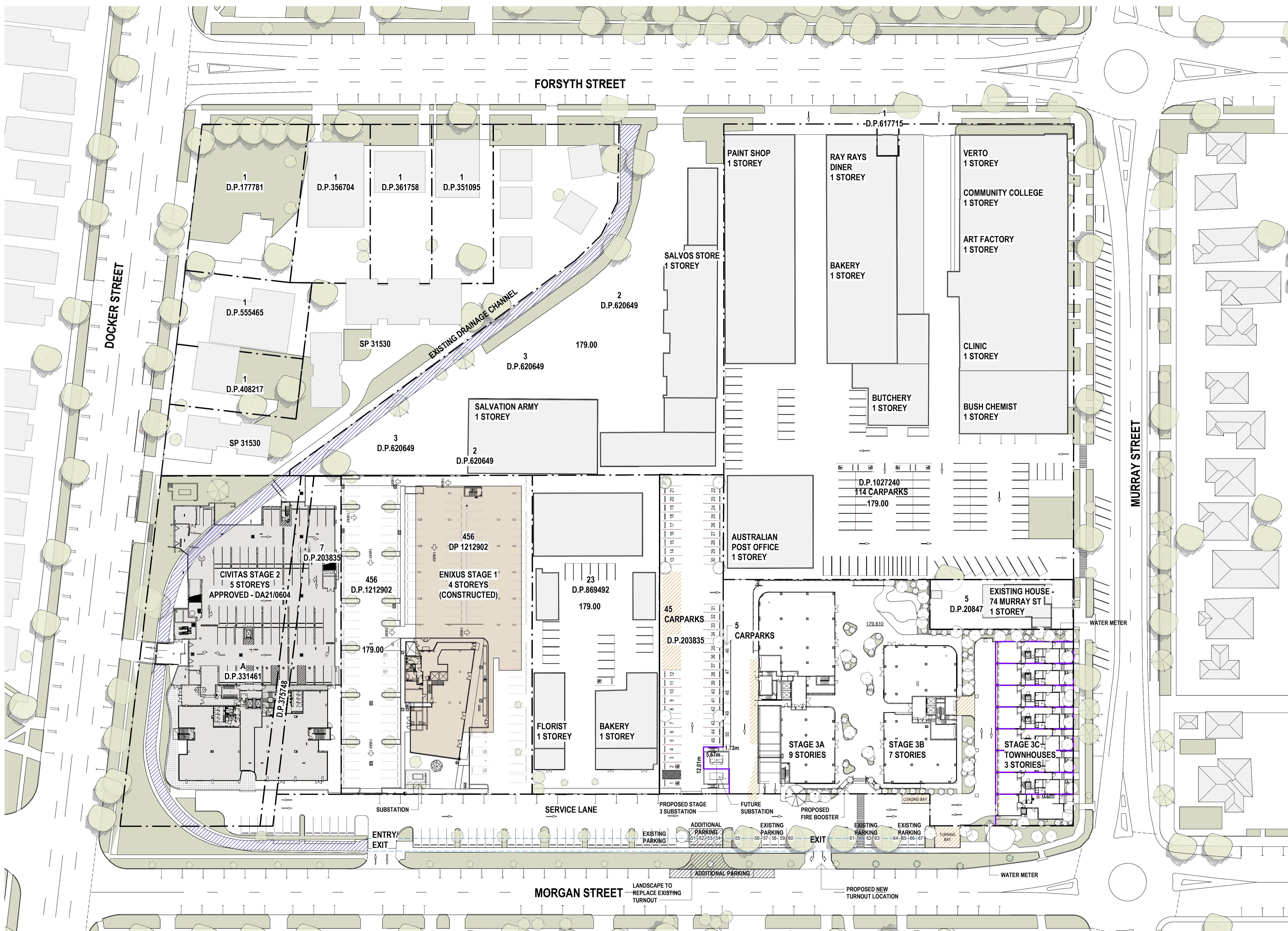
PROJECT NO: **3175** DRAWING NO: **DA050** REVISION: **DA2**

SCALE: 1:500 @ A1
 DRAWN: SC
 DATE: 2024-10-16

www.mdpa.com.au NSW Nom Architect: Glen Orlerton #7621

DEVELOPMENT APPLICATION





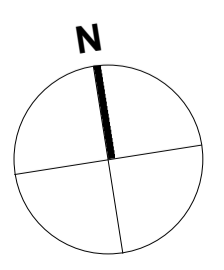
LEGEND

- PROPERTY BOUNDARY (EXISTING)
- STAGE 3 - PROPOSED PROPERTY BOUNDARY
- EXISTING PLANTING
- PROPOSED PLANTING *REFER TO LANDSCAPE DRAWINGS
- DEEPSOIL LANDSCAPE
- STAGE 1
- STAGE 2
- SIGNAGE AND GROUND MARKINGS AS REQUIRED
- TURN OUT RELOCATION WORKS
- EXISTING BUILDINGS

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REV	DATE	AMENDMENT	INITIALS	CHECK	CLIENT
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P09	2024-10-11	FOR INFORMATION	VC	VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	



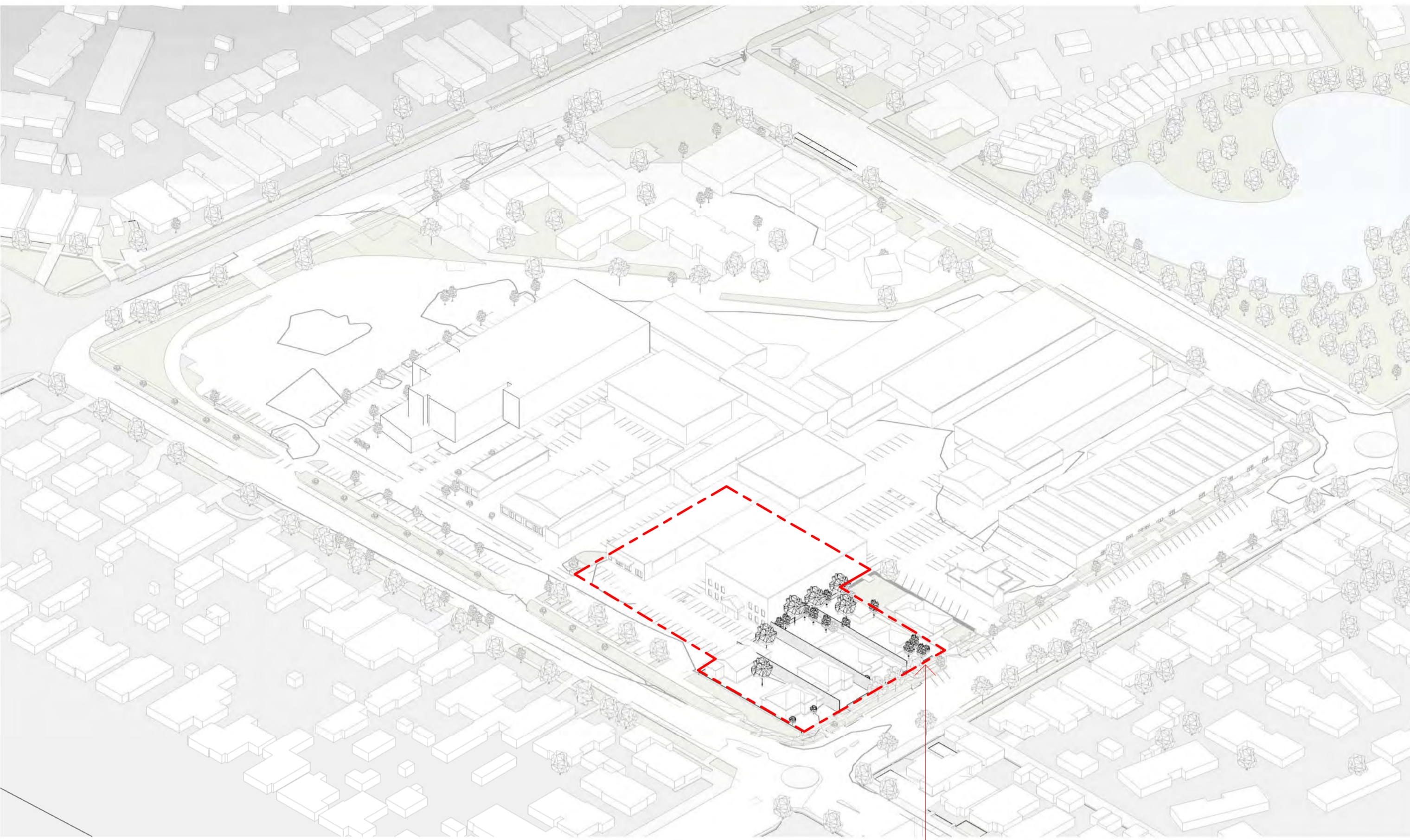
PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
PROPOSED SITE GROUND PLAN

DEVELOPMENT APPLICATION

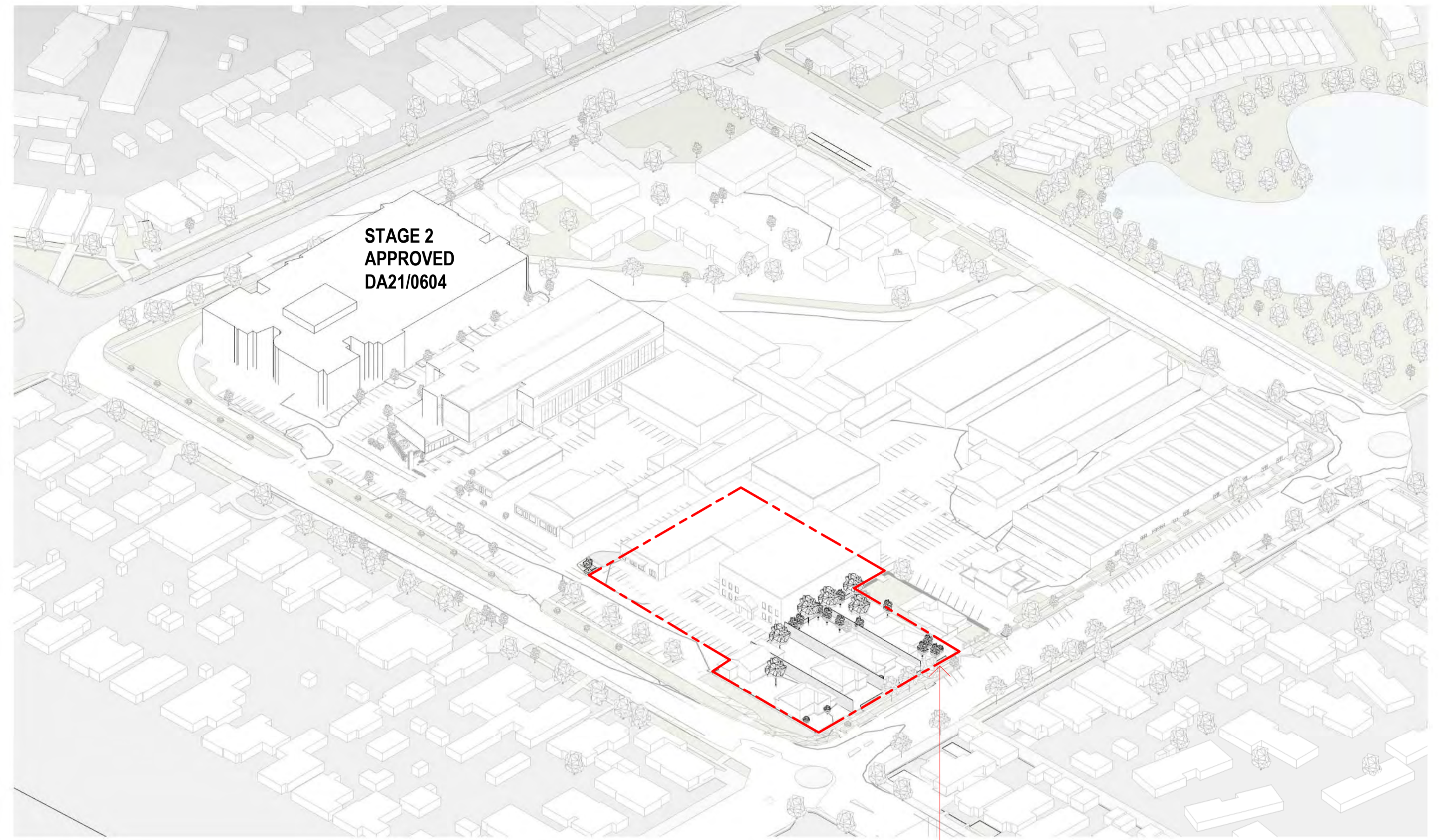
PROJECT NO. **3175**
 DRAWING NO. **DA060**
 REVISION **DA2**
 SCALE : 1 : 500 @ A1
 DRAWN : SC
 DATE : 2024-10-16
 www.mdpa.com.au NSW Nom Architect: Glen Orlerton #7621.





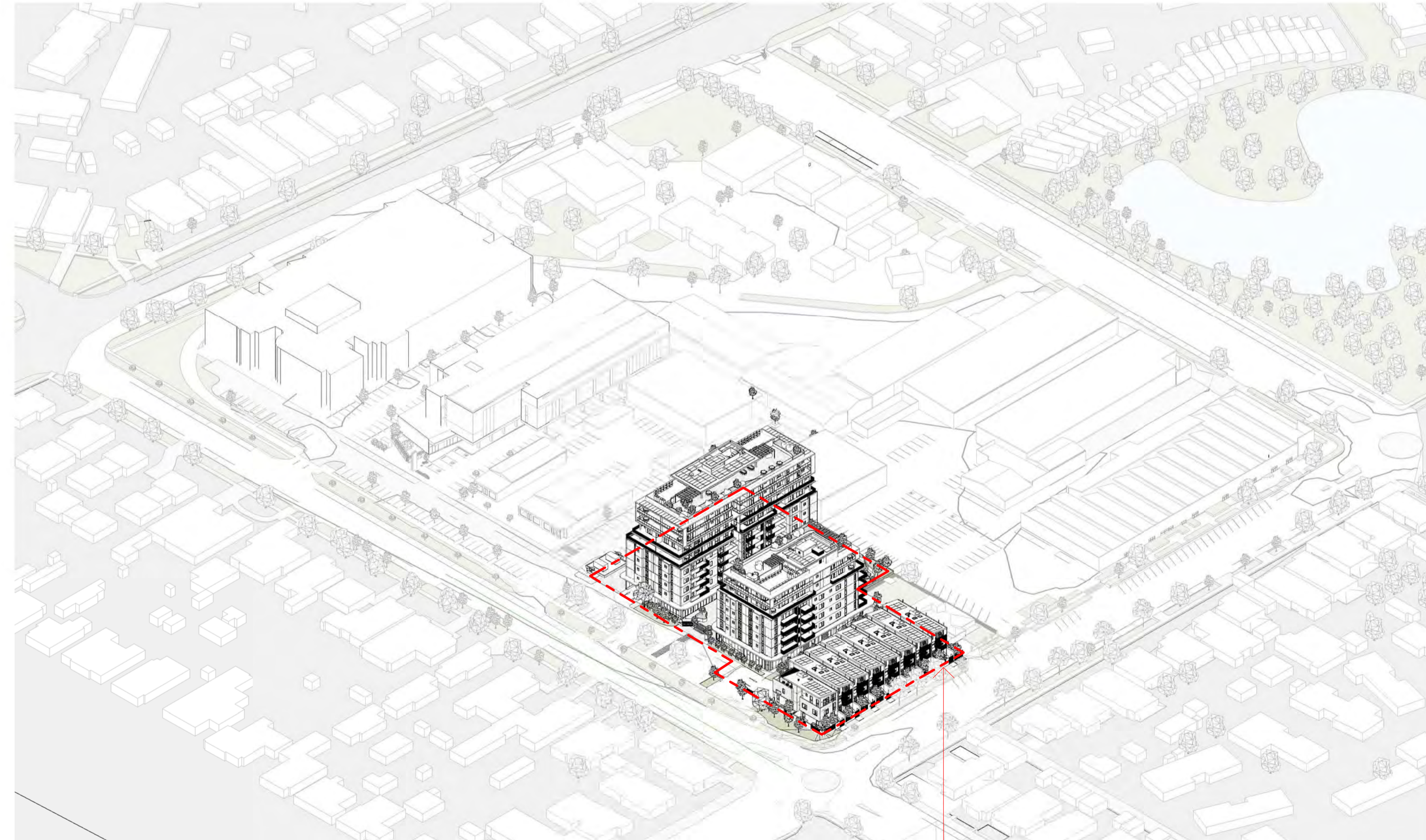
1 EXISTING - STAGE 1 COMPLETE

STAGE 3 PROPOSED SITE



2 STAGE 2

STAGE 3 PROPOSED SITE



3 STAGE 3

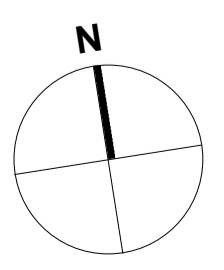
STAGE 3 PROPOSED SITE

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P04	2024-01-19	FOR REVIEW	SC	GO	
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P07	2024-10-11	FOR INFORMATION			
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	

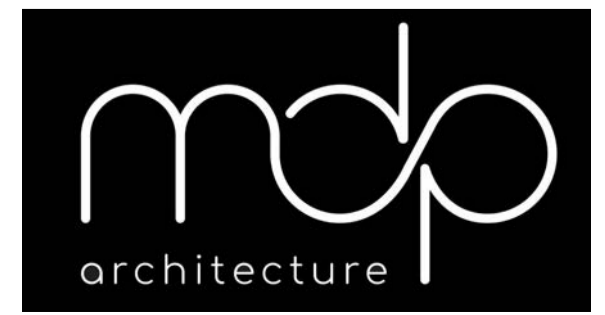


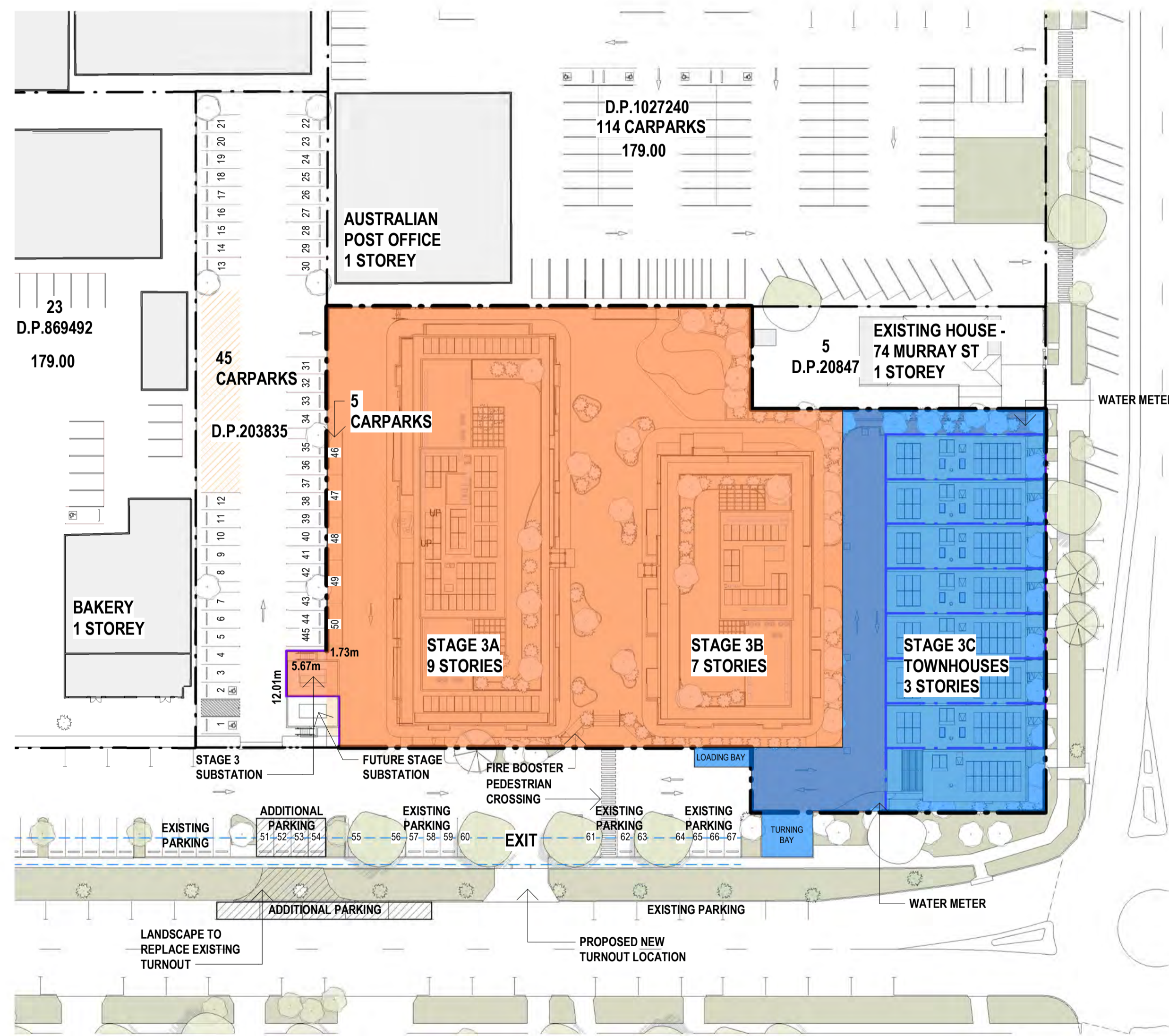
PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
3D CIVITAS DEVELOPMENT STAGING

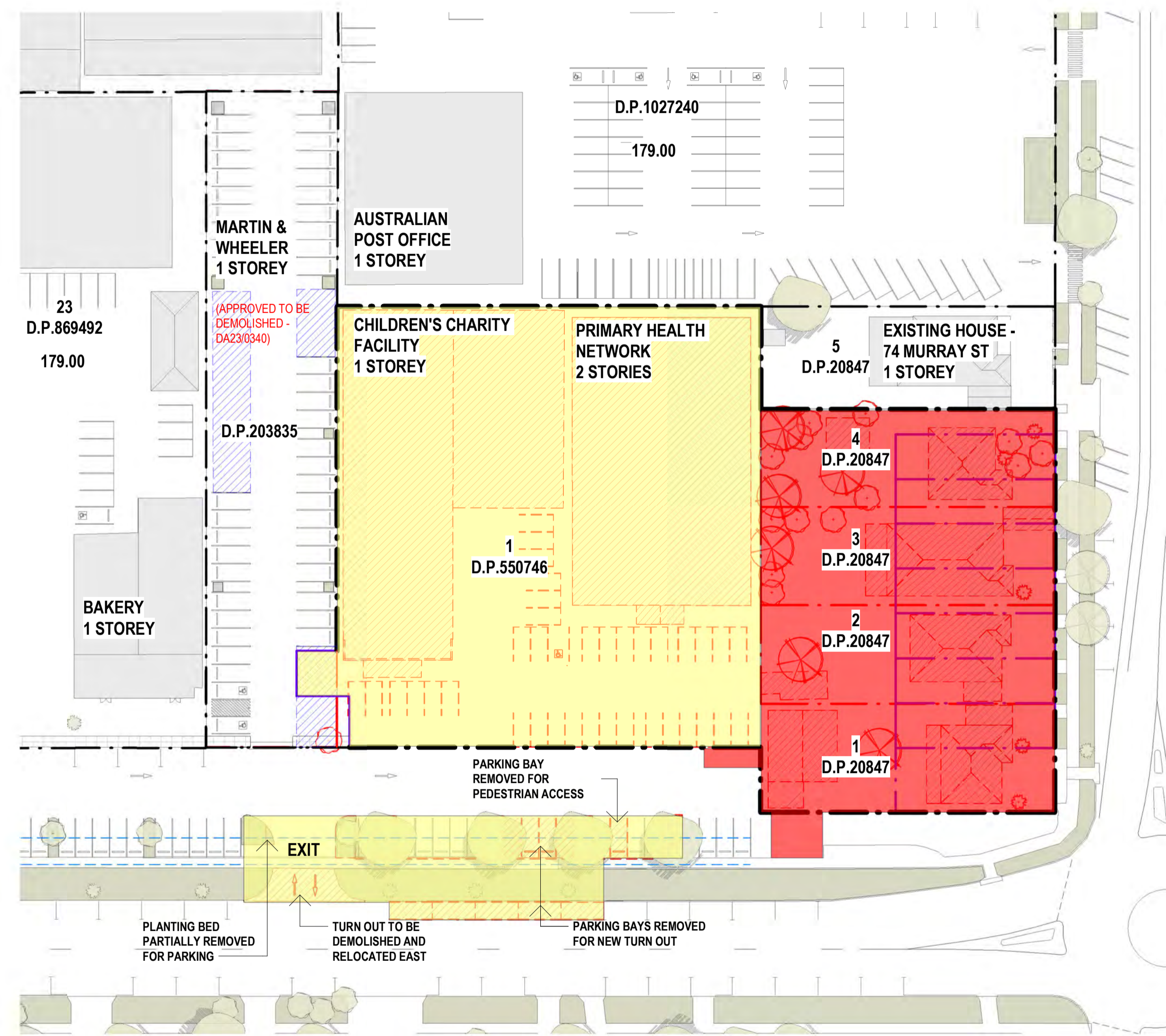
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA070	DA2
SCALE : @A1	DRAWN : SC	DATE : 2024-10-16
www.mdpa.com.au		NSW Nom Architect: Glen Orlerton #7621.

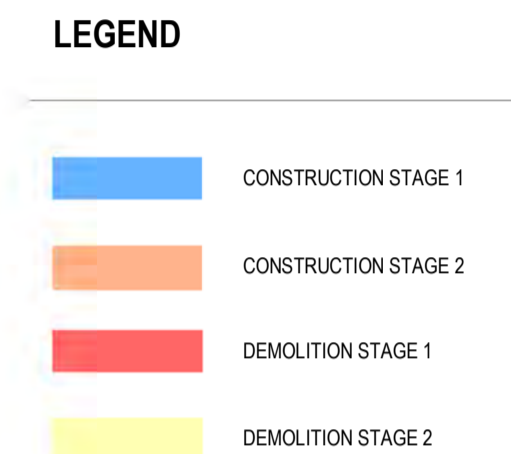




1 CONSTRUCTION STAGING PLAN
SCALE 1 : 500



2 DEMOLITION STAGING PLAN
SCALE 1 : 500



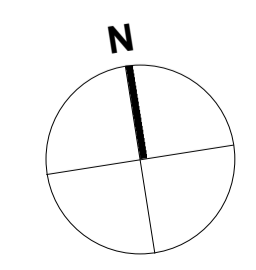
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REV	DATE	AMENDMENT	INITIALS	CHECK	CLIENT
PN1	2026-04-01	PRELIMINARY	LW	GO	
DA1	2026-04-02	DEVELOPMENT APPLICATION	RS	RS	



PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga
Wagga

DRAWING TITLE
STAGE 3 CONSTRUCTION STAGING

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA071	DA1
SCALE : 1 : 500 @ A1	DRAWN : SC	
DATE : 2026-04-02		
www.mdp.com.au	NSW Nom Architect: Glen Orlerton #7621.	



KEY - RENDER LOCATION

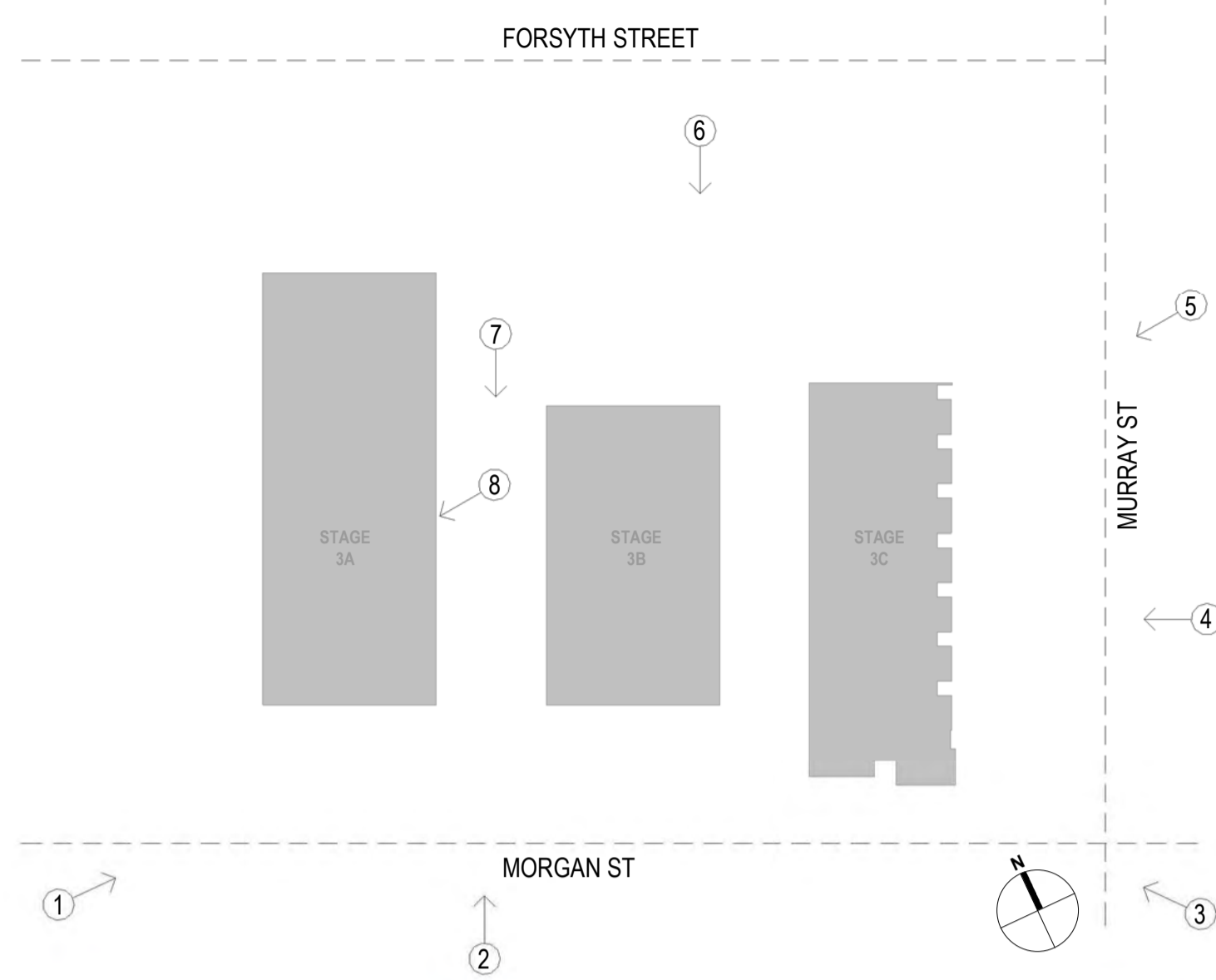


FIGURE 1



FIGURE 2



FIGURE 3



FIGURE 4



FIGURE 5



FIGURE 6



FIGURE 7



FIGURE 8

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P06	2024-10-02	FOR INFORMATION		
P07	2024-10-11	FOR INFORMATION		
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC

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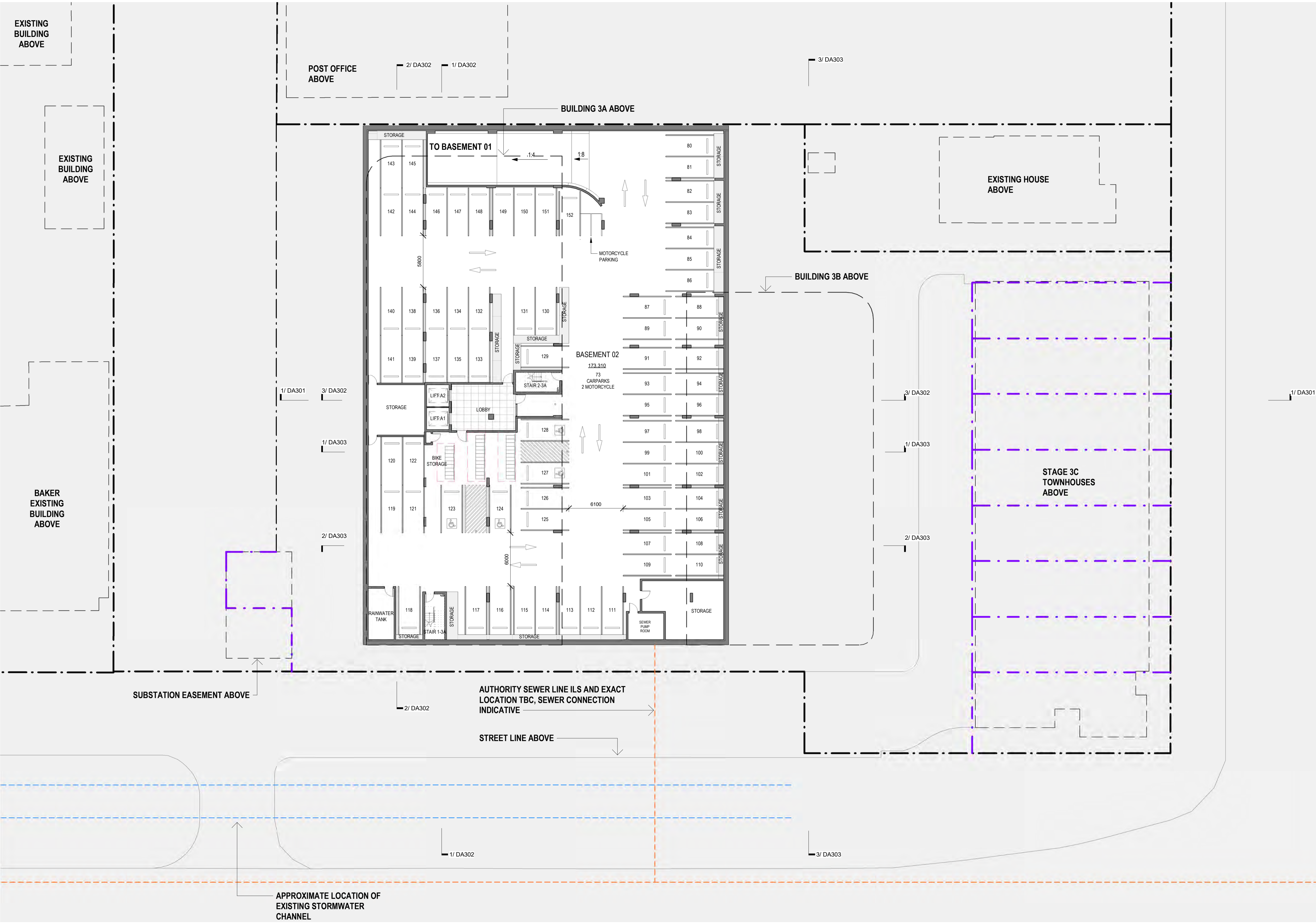
PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga
Wagga

DRAWING TITLE
3D RENDERED VIEWS

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA080	DA2
SCALE : 1:800 @ A1	DRAWN : SC	
DATE : 2024-10-16		
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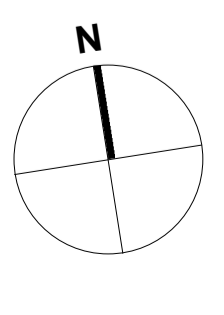
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P07	2024-10-02	FOR INFORMATION	LS	VC
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DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC

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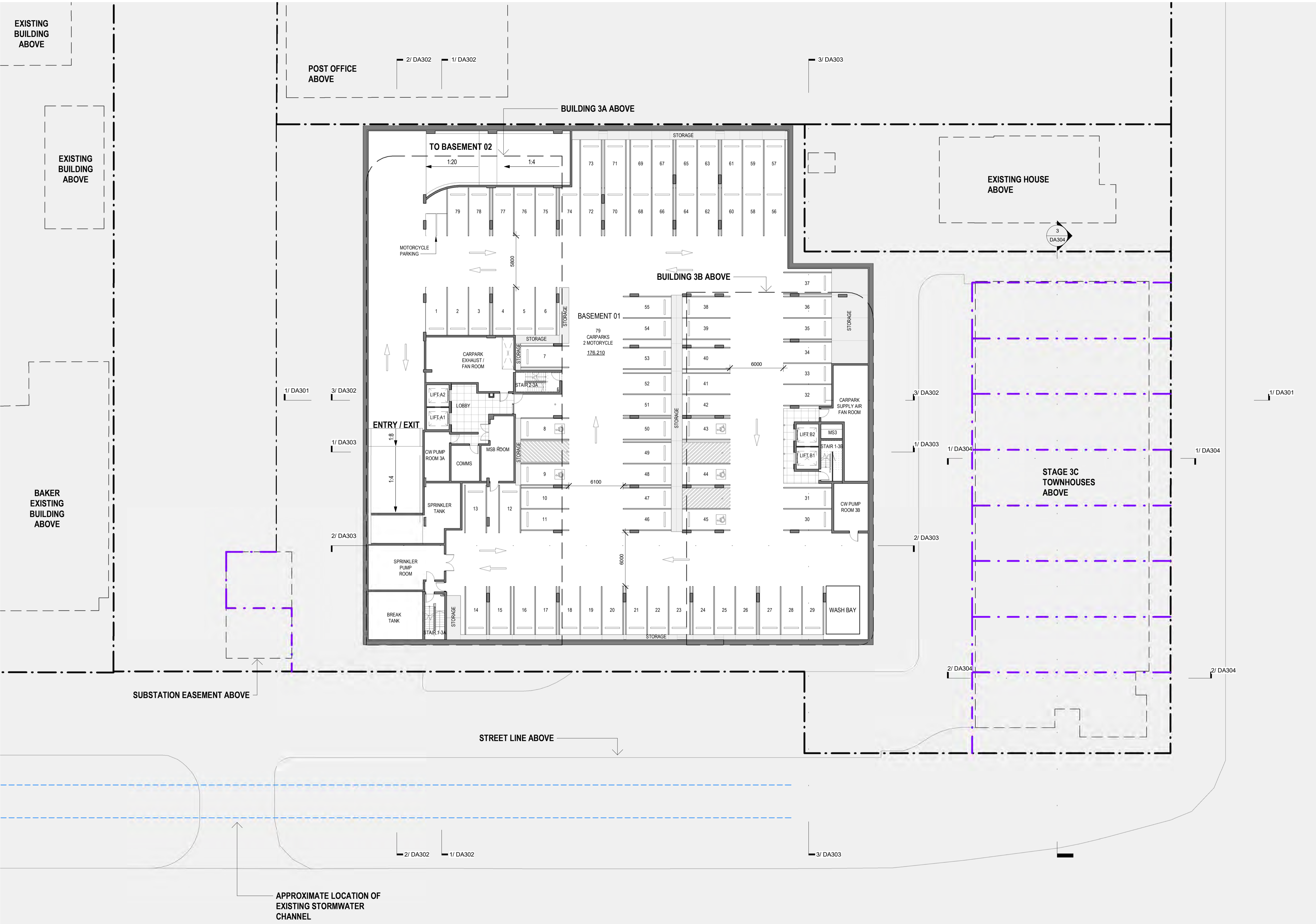


PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
BASEMENT 02 FLOOR PLAN
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA101	DA2
SCALE : 1:200 @ A1	DRAWN : SC	
DATE : 2024-10-16		
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P08	2024-10-02	FOR INFORMATION	LS	VC	
P09	2024-10-11	FOR INFORMATION	LS	VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	

PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
BASEMENT 01 FLOOR PLAN

PROJECT NO. : **3175**
 DRAWING NO. : **DA102**
 REVISION : **DA2**

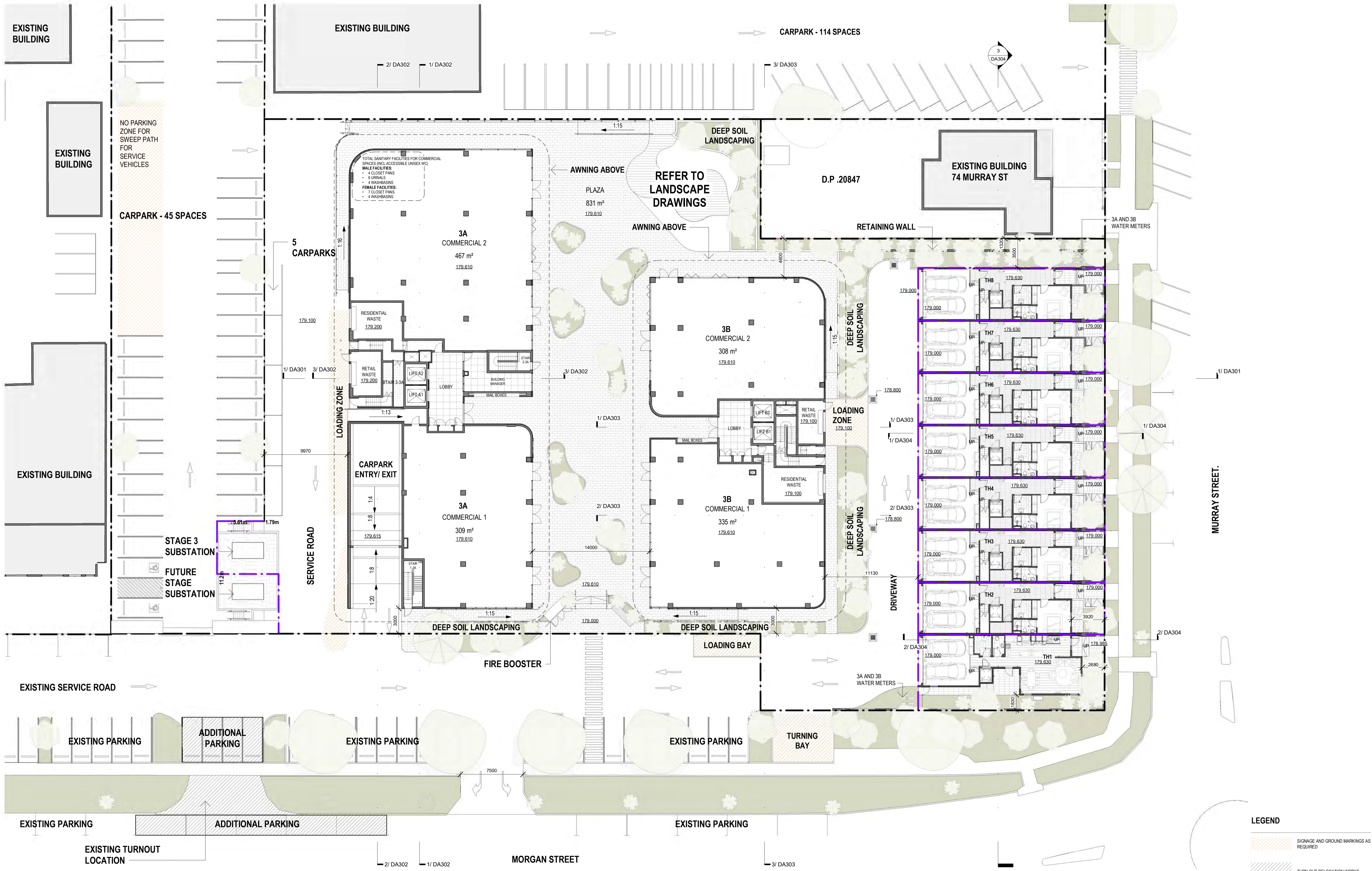
SCALE : 1:200 @ A1
 DRAWN : SC
 DATE : 2024-10-16
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Version: 1, Version Date: 14/04/2026

DEVELOPMENT APPLICATION

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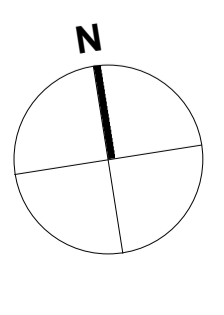
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P09	2024-10-11	FOR INFORMATION	VC	VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	

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PROJECT: CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga Wagga

DRAWING TITLE: GROUND FLOOR PLAN

DEVELOPMENT APPLICATION



PROJECT: CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga Wagga

DRAWING TITLE: GROUND FLOOR PLAN

DEVELOPMENT APPLICATION

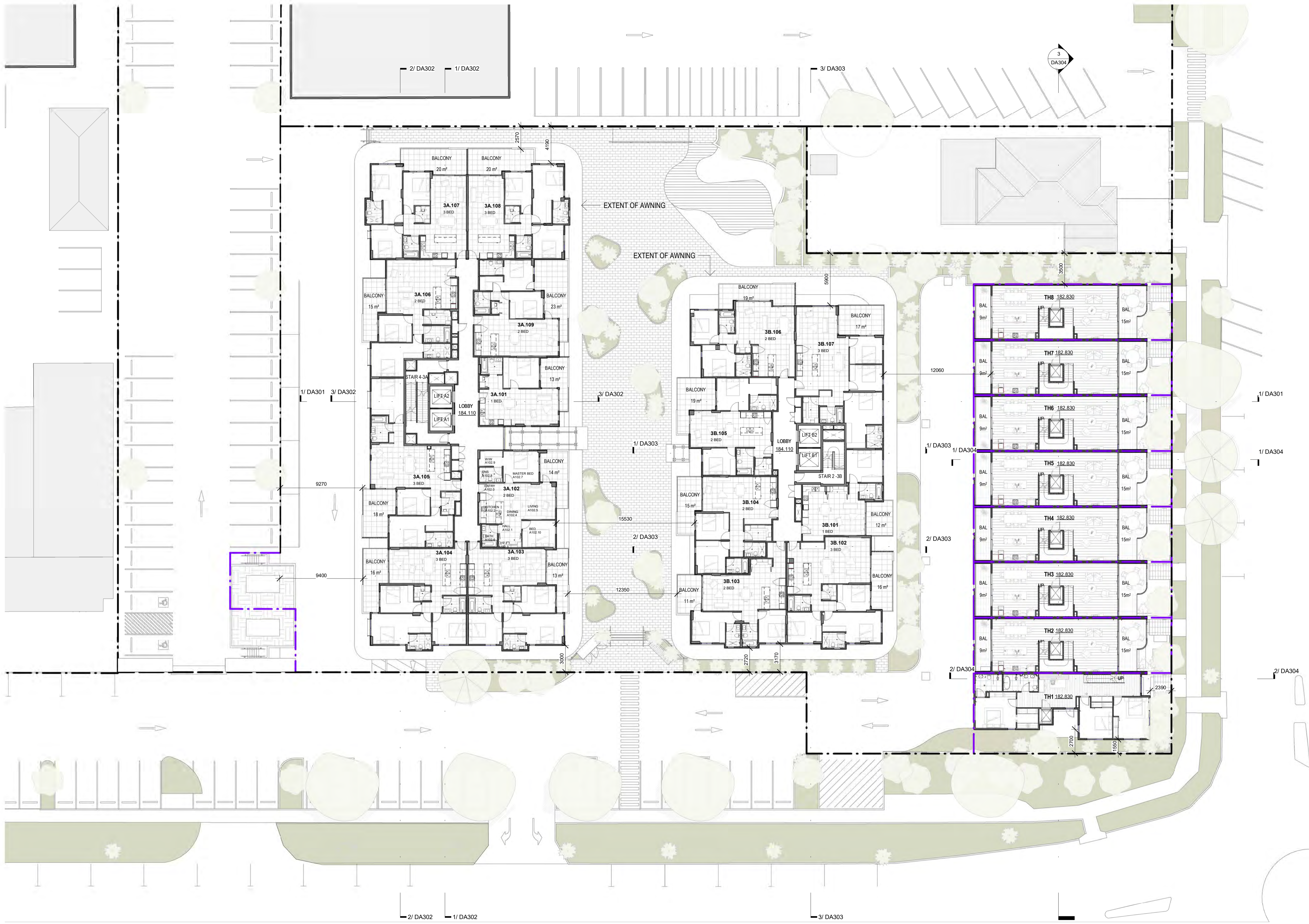
PROJECT NO: 3175
 DRAWING NO: DA103
 REVISION: DA2

SCALE: 1:200 @ A1
 DRAWN: SC
 DATE: 2024-10-16
 www.mdpa.com.au NSW Nom Architect: Glen Orlerton #7621

LEGEND

- SIGNAGE AND GROUND MARKINGS AS REQUIRED
- TURN OUT RELOCATION WORKS

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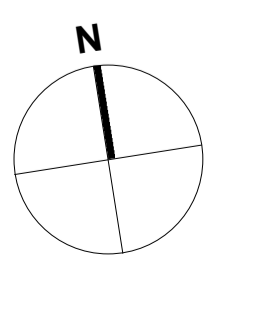
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P09	2024-10-11	FOR INFORMATION			
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	

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PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
LEVEL 01 FLOOR PLAN
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA104	DA2
SCALE : 1:200 @ A1	DRAWN : SC	DATE : 2024-10-16
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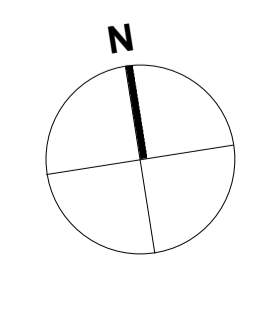
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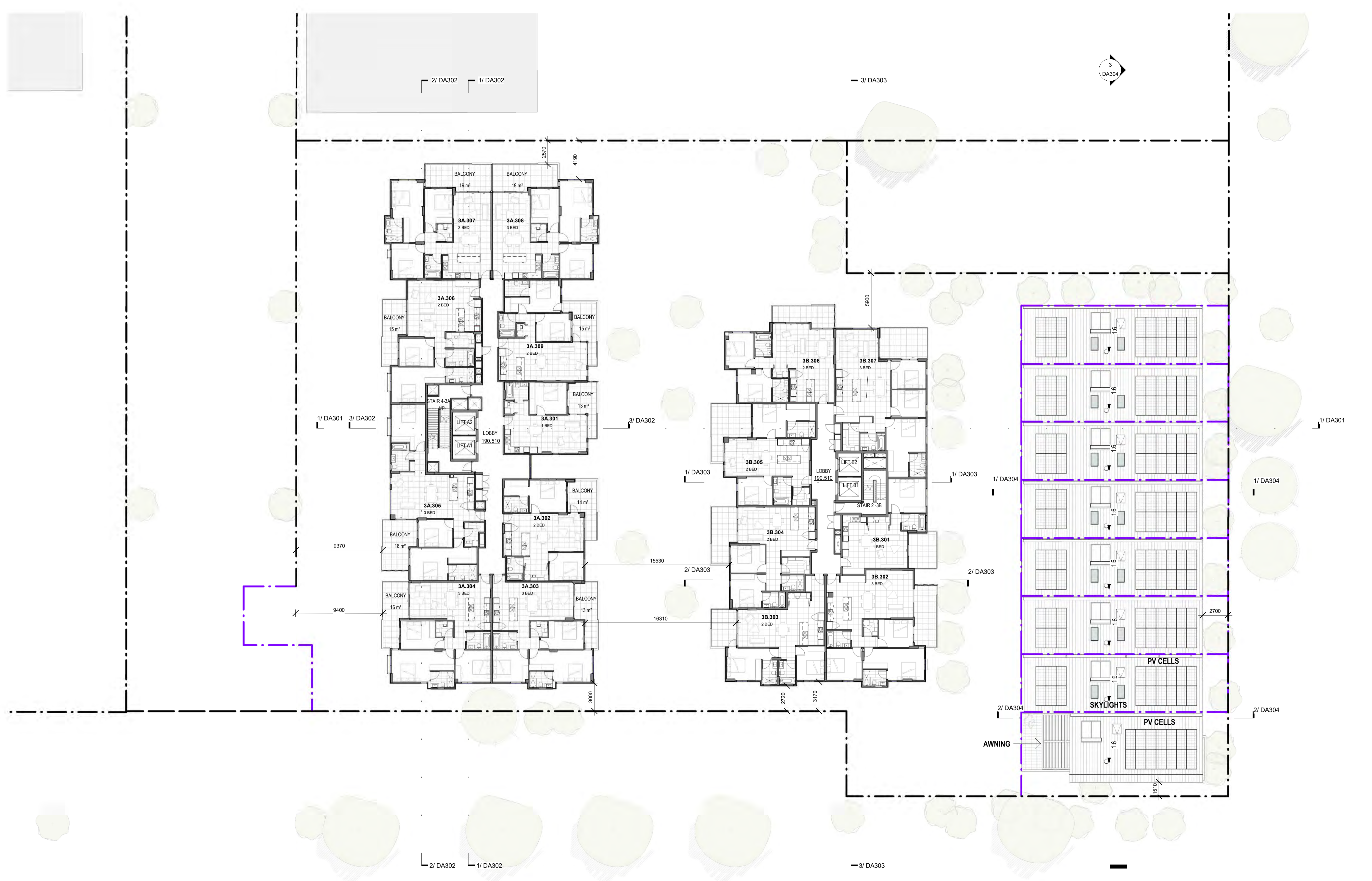
PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
LEVEL 02 FLOOR PLAN

DEVELOPMENT APPLICATION

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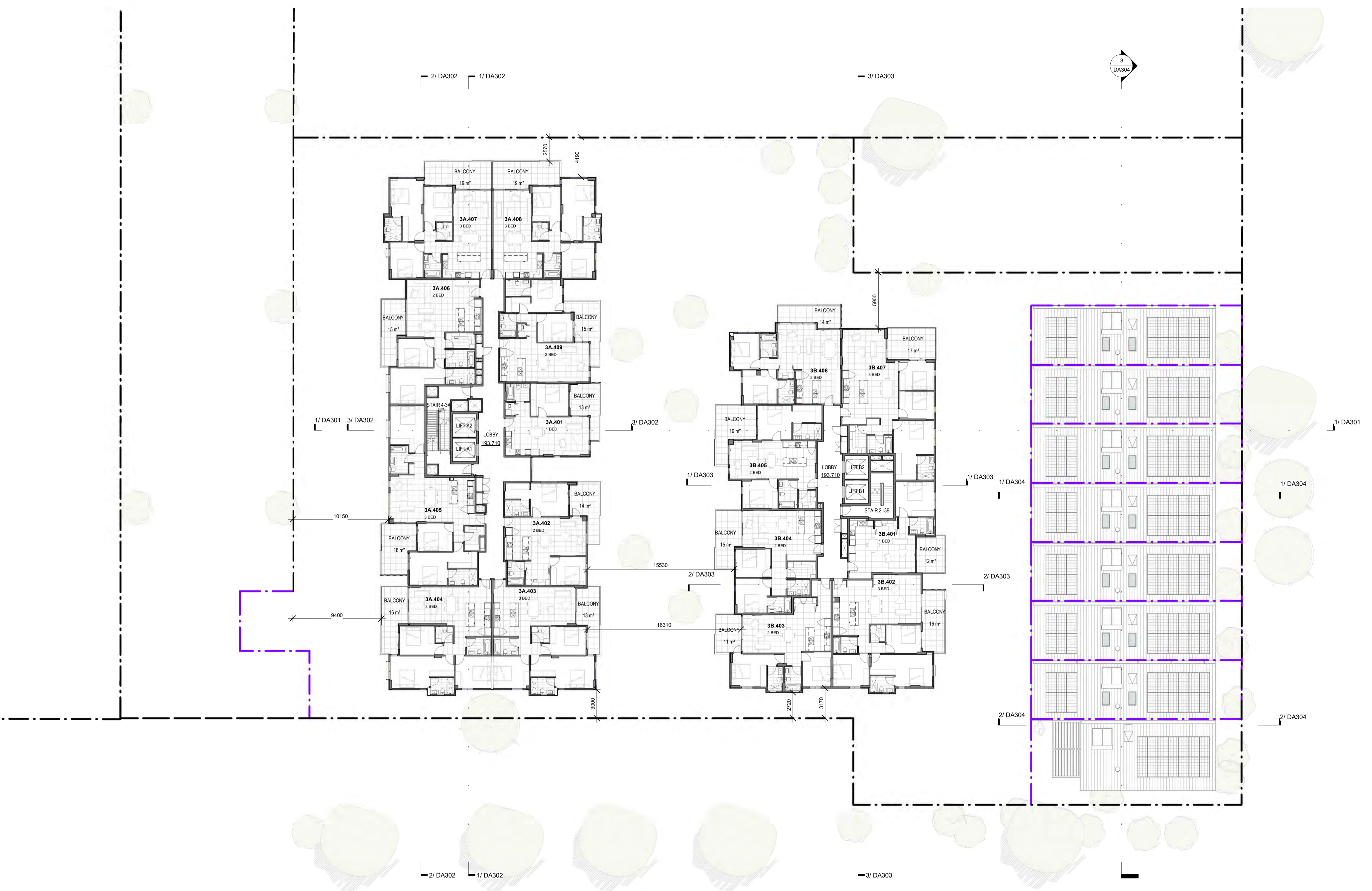
PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
LEVEL 03 FLOOR PLAN - ROOF PLAN
TOWNHOUSES

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA106	DA2
SCALE : 1:200 @ A1	DRAWN : SC	
DATE : 2024-10-16		
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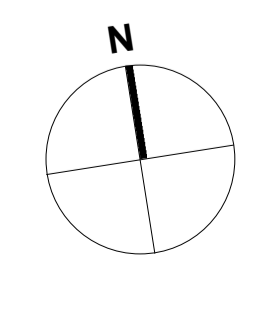
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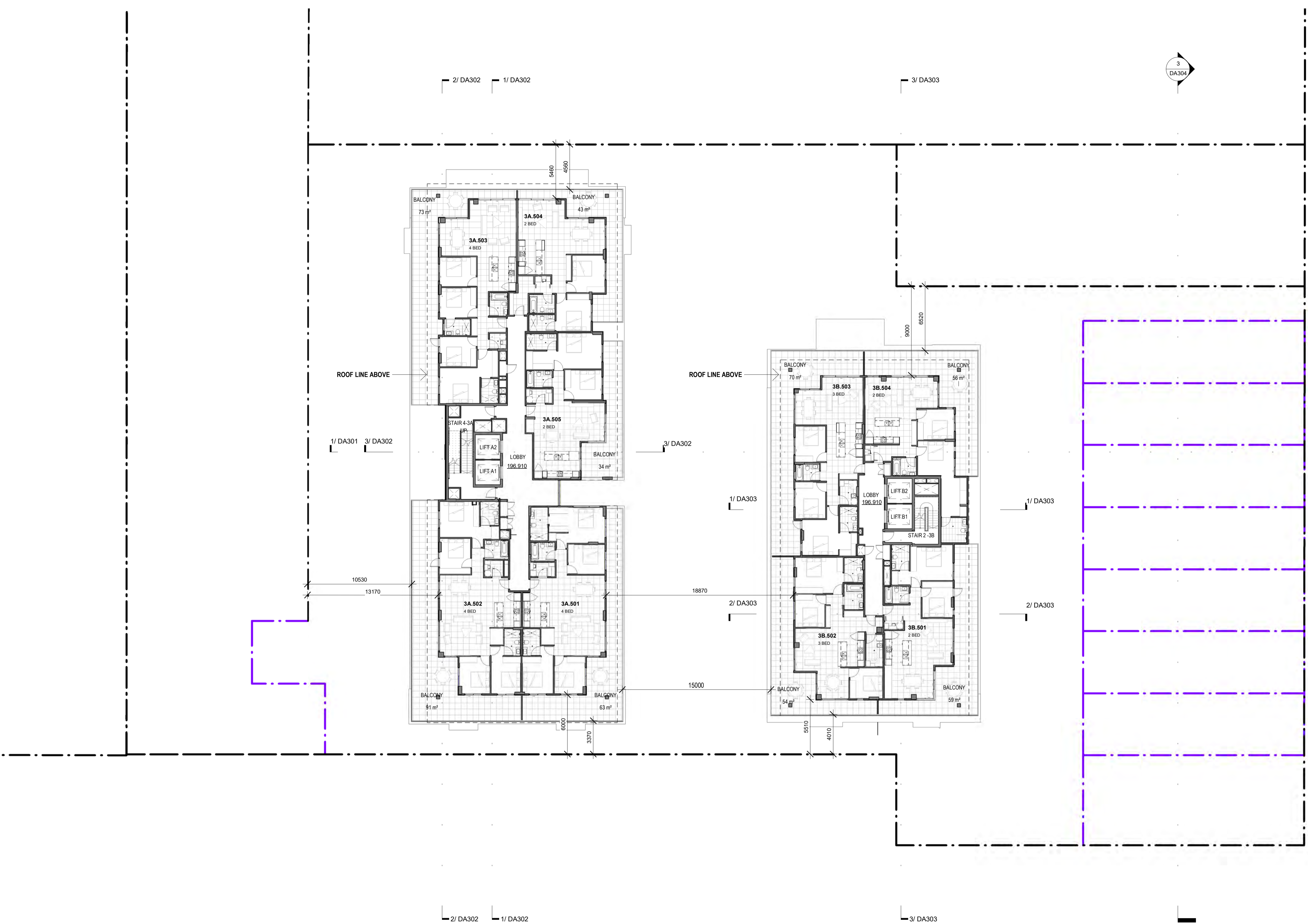


PROJECT
CIVITAS STAGE 3A & 3B
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 Wagga

DRAWING TITLE
LEVEL 04 FLOOR PLAN
DEVELOPMENT APPLICATION

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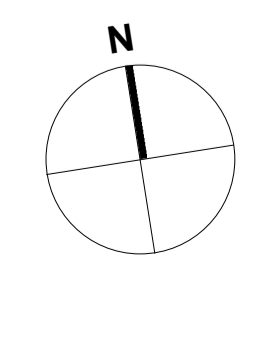




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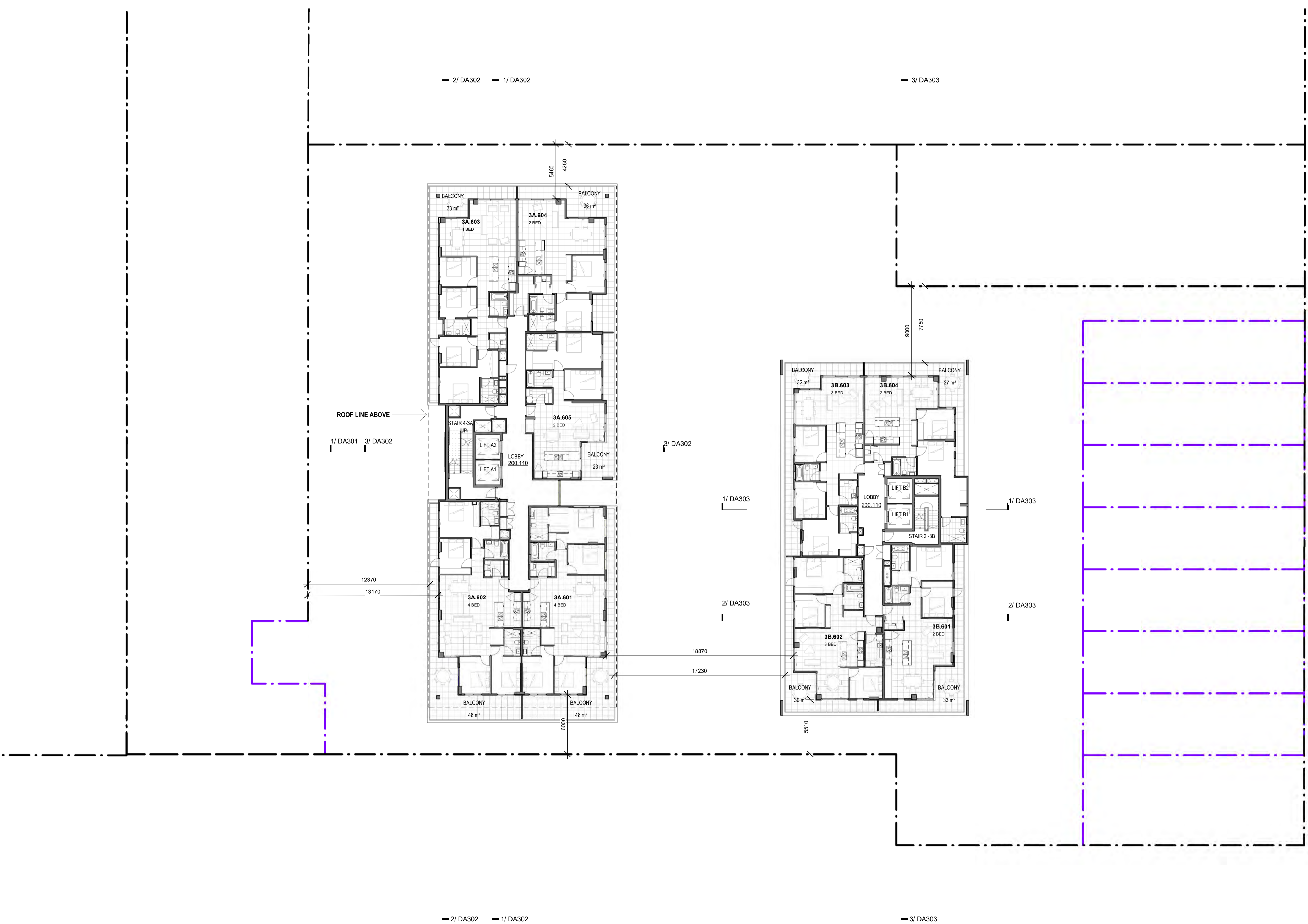


PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
LEVEL 05 FLOOR PLAN
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
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SCALE : 1:200 @ A1	DRAWN : SC	DATE : 2024-10-16
www.mdp.com.au		NSW Nom Architect: Glen Orlerton #7621.

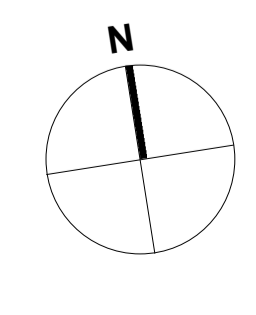




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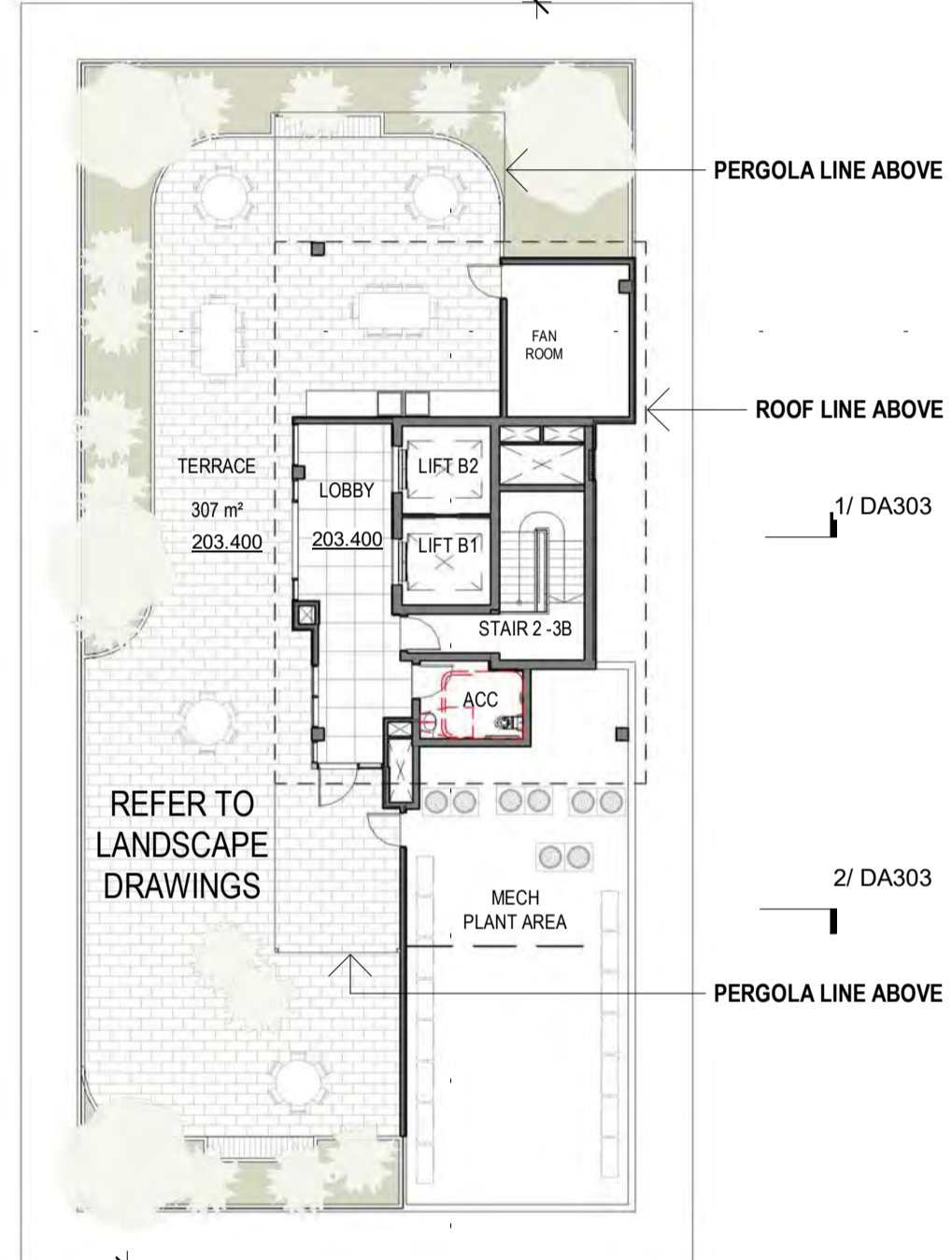
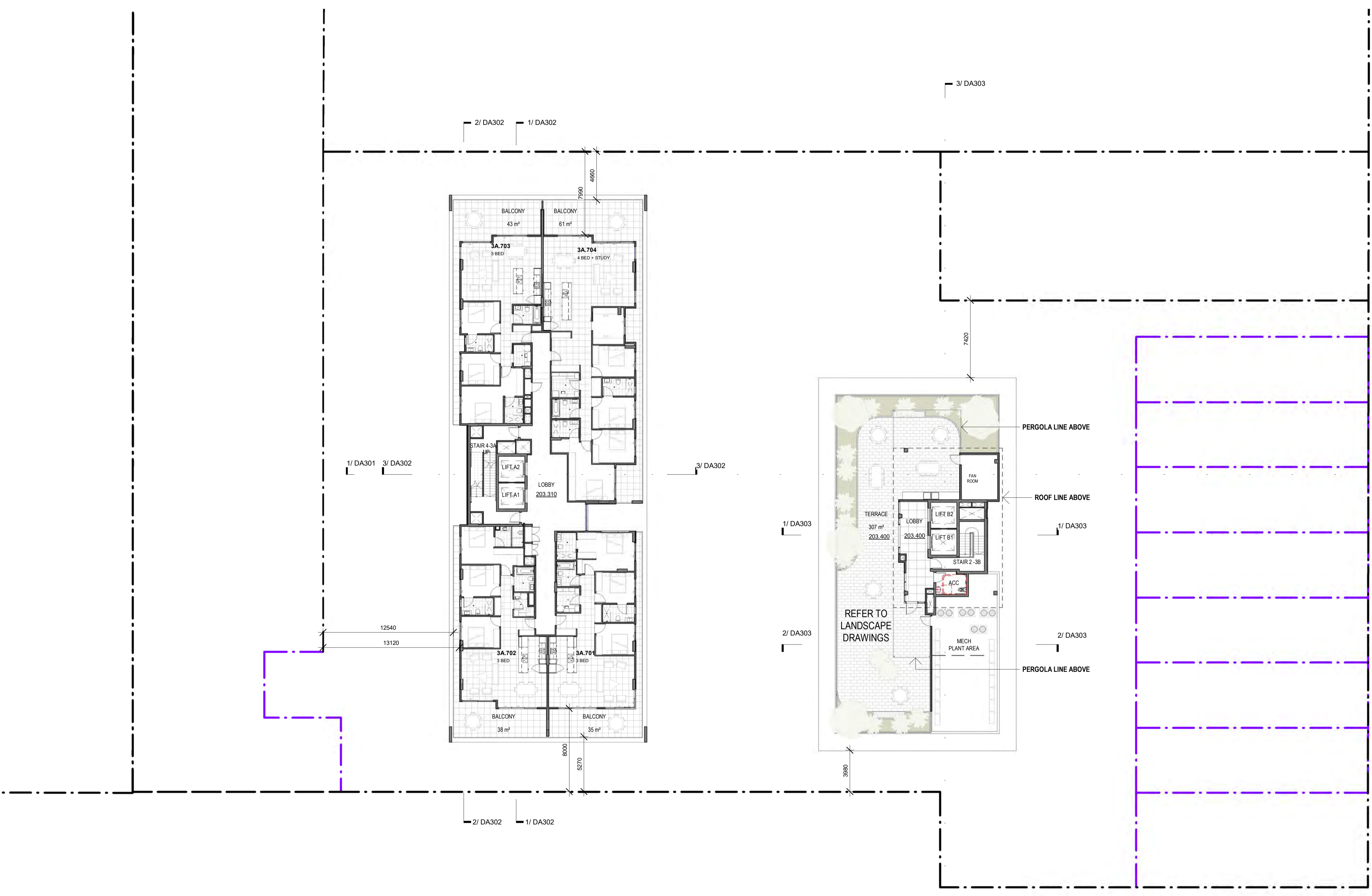


PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
LEVEL 06 FLOOR PLAN
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
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SCALE : 1:200 @ A1	DRAWN : SC	DATE : 2024-10-16
www.mdp.com.au		NSW Nom Architect: Glen Orlerton #7621.





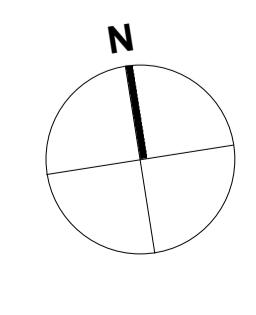
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P07	2024-10-02	FOR INFORMATION		VC
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DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC

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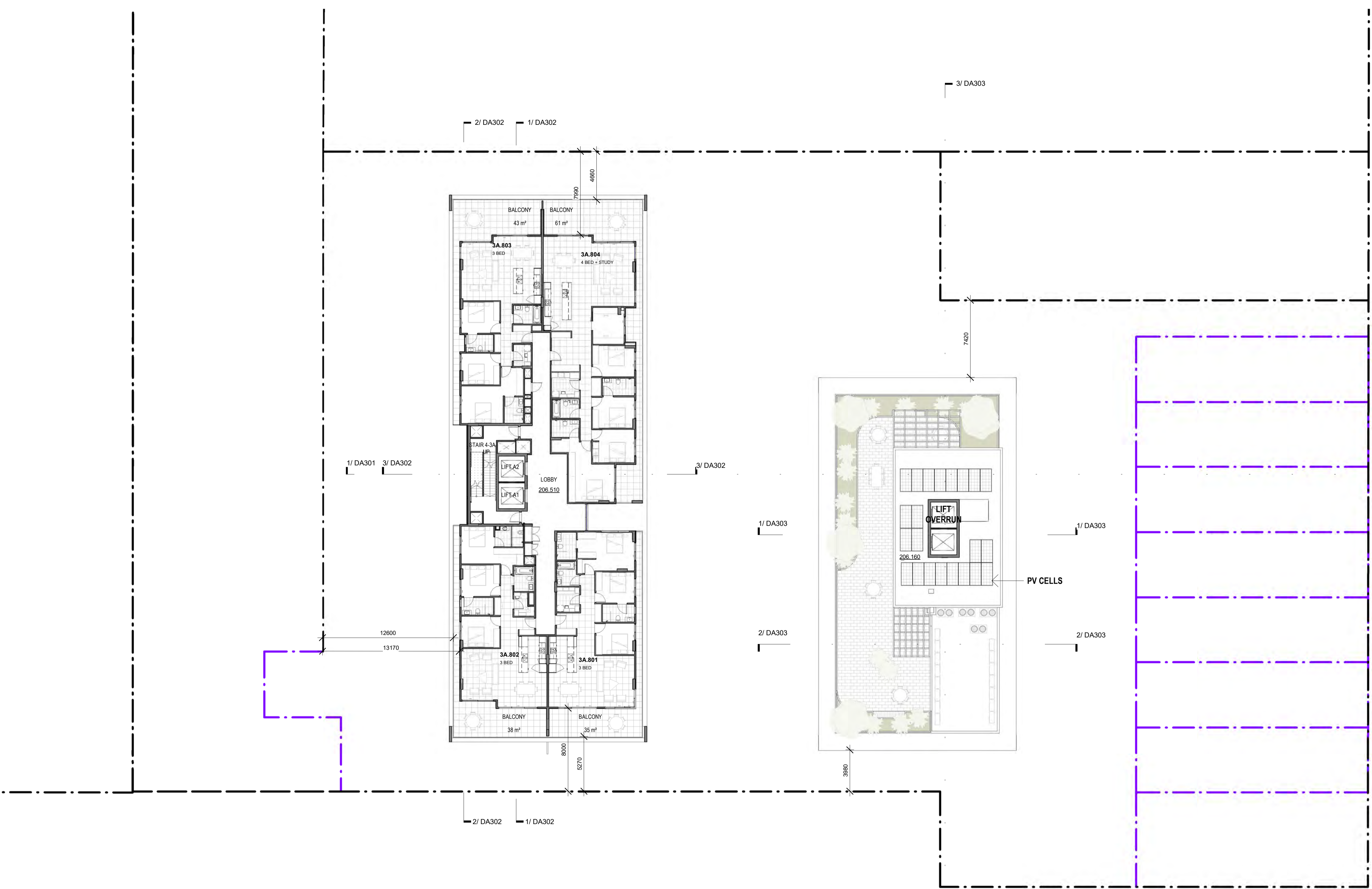


PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
LEVEL 07 FLOOR PLAN - ROOF FLOOR PLAN 3B
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA110	DA2
SCALE : 1:200 @ A1	DRAWN : SC	
DATE : 2024-10-16		
www.mdp.com.au	NSW Nom Architect: Glen Orlerton #7621.	





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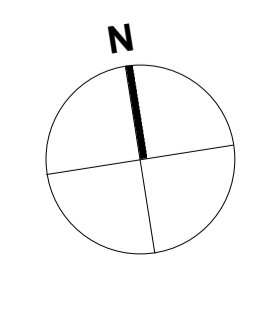
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REV	DATE	AMENDMENT	INITIALS	CHECK	CLIENT
P04	2024-01-19	FOR REVIEW	SC	GO	
P05	2024-02-08	PRELIMINARY	SC	GO	
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	
P06	2024-09-24	PRELIMINARY	DT	VC	
P07	2024-10-02	FOR INFORMATION		VC	
P08	2024-10-11	FOR INFORMATION		VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	

Damasa Pty Ltd

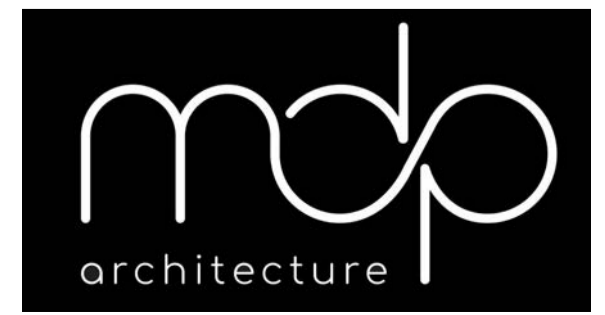


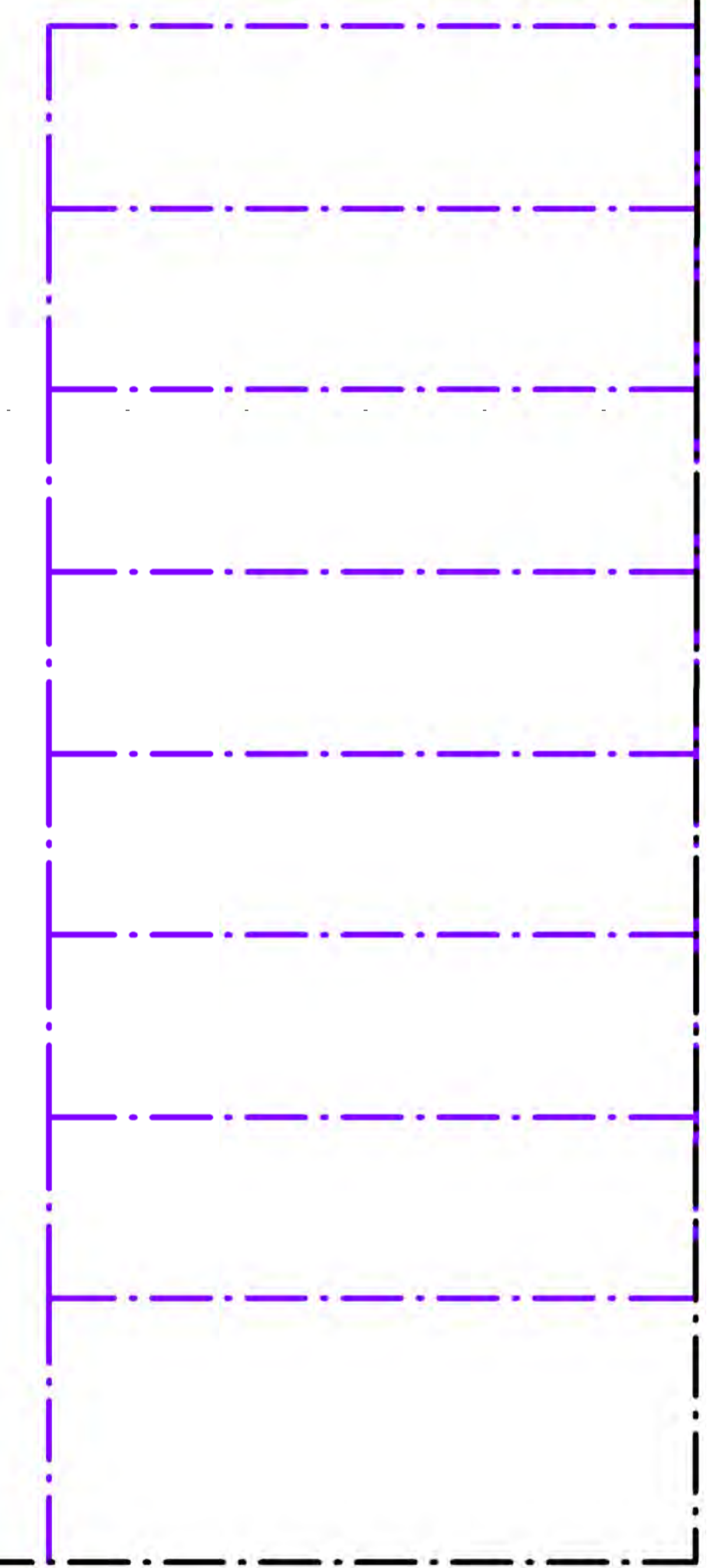
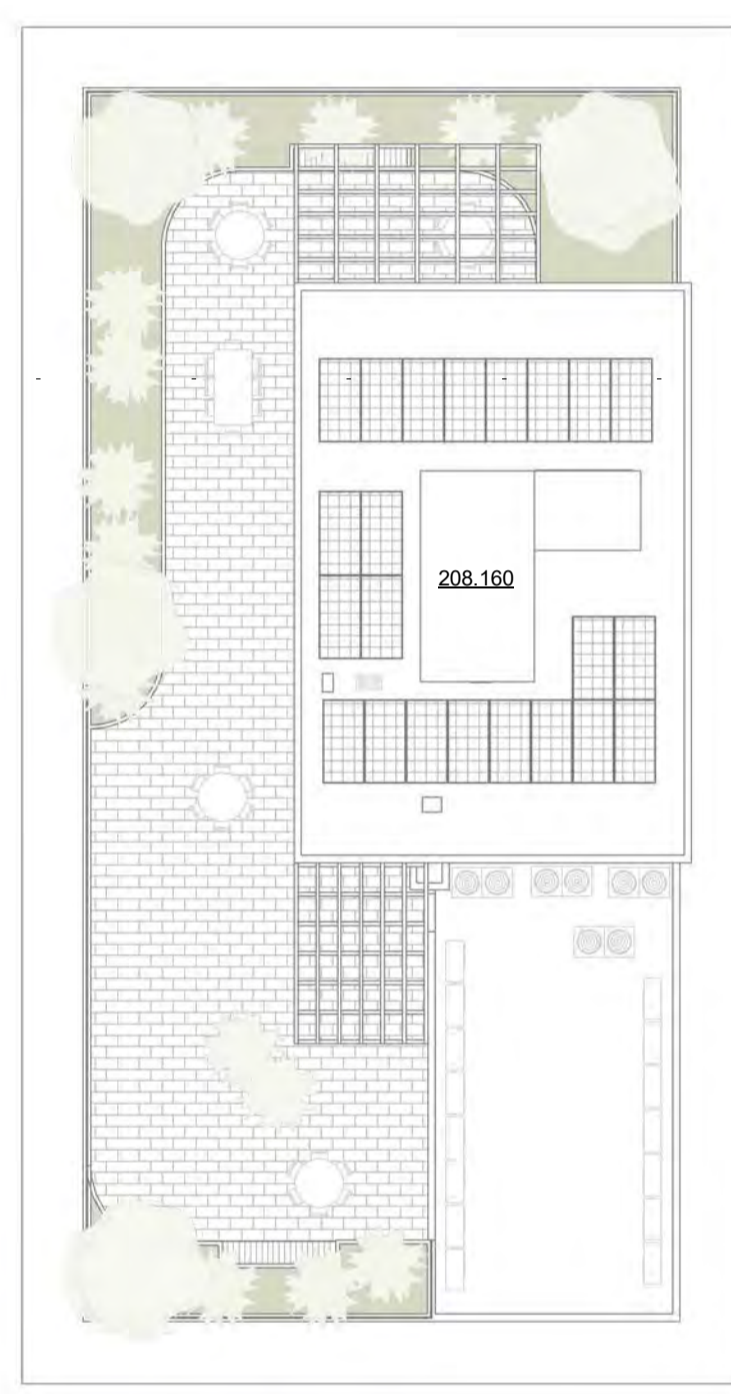
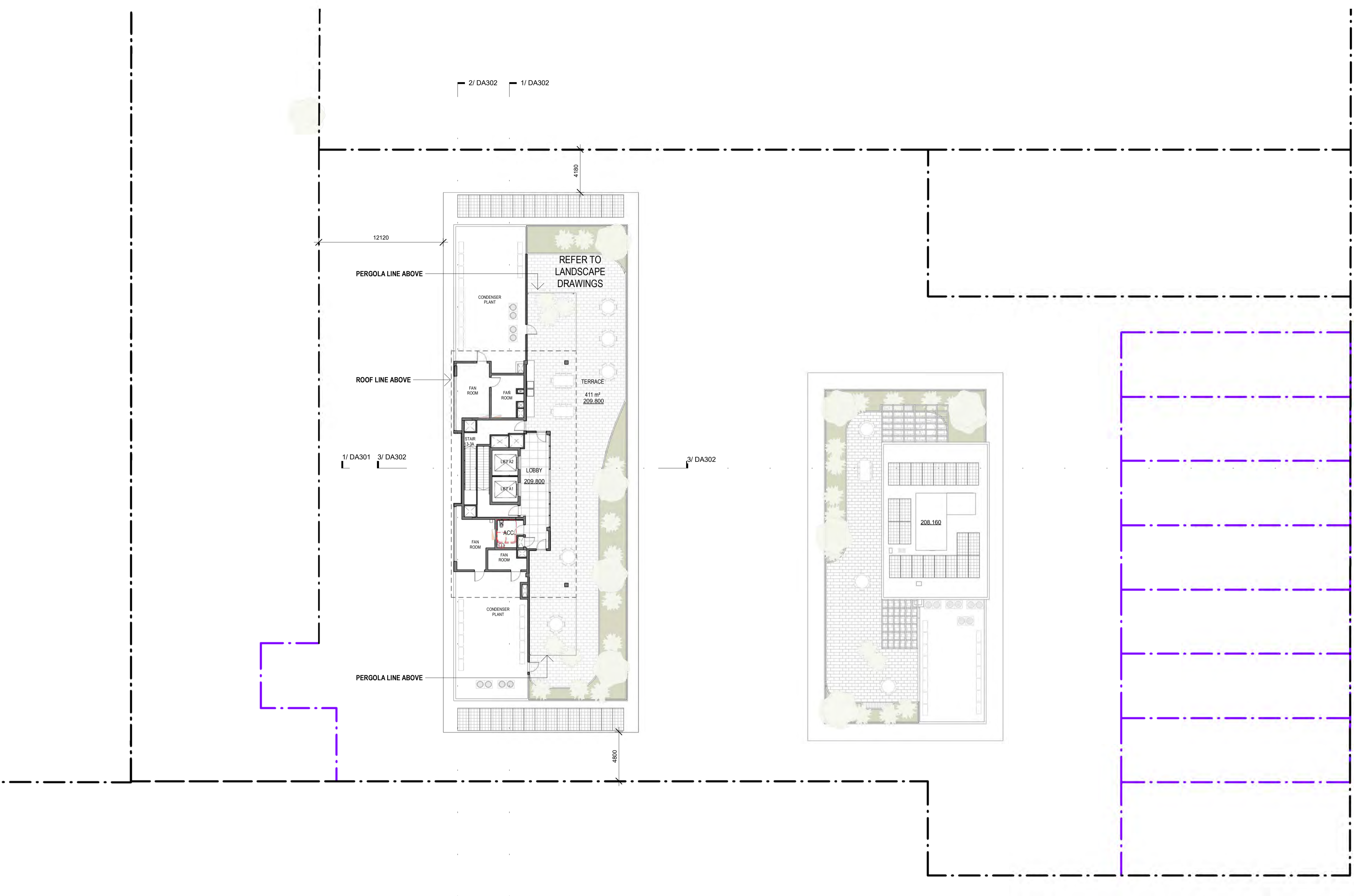
PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
LEVEL 08 FLOOR PLAN - ROOF PLAN 3B

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA111	DA2
SCALE : 1:200 @ A1	DRAWN : SC	
DATE : 2024-10-16		
www.mdp.com.au	NSW Nom Architect: Glen Orlerton #7621.	





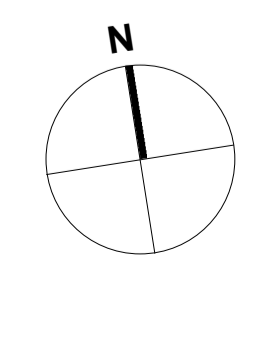
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REV	DATE	AMENDMENT	INITIALS	CHECK	CLIENT
P04	2024-01-19	FOR REVIEW	SC	GO	
P05	2024-02-08	PRELIMINARY	SC	GO	
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	
P06	2024-09-24	PRELIMINARY	DT	VC	
P07	2024-10-02	FOR INFORMATION		VC	
P08	2024-10-11	FOR INFORMATION		VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	



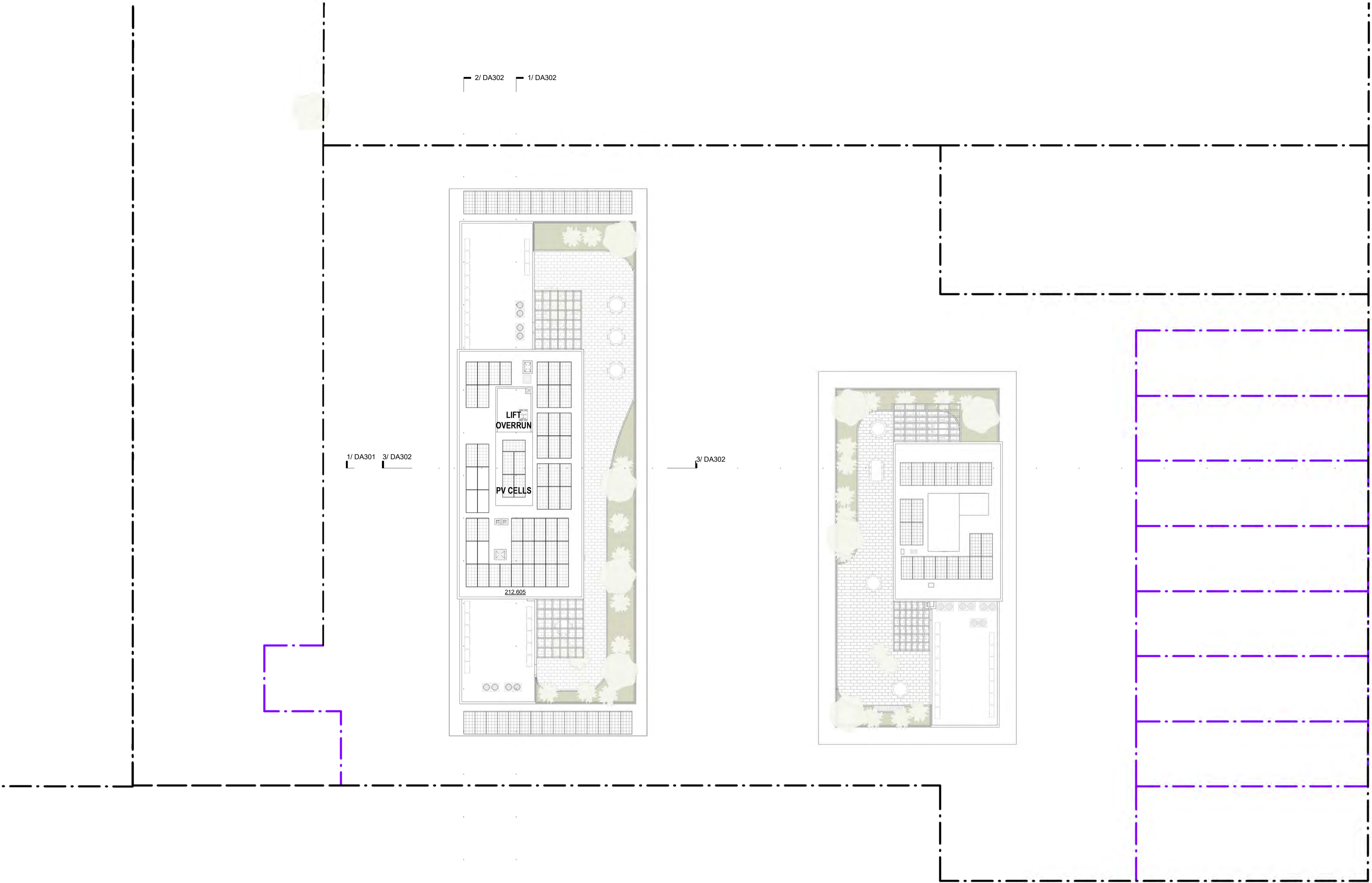
PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
ROOF FLOOR PLAN 3A

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA112	DA2
SCALE : 1 : 200 @ A1	DRAWN : SC	
DATE : 2024-10-16		
www.mdp.com.au	NSW Nom Architect: Glen Orlerton #7621.	





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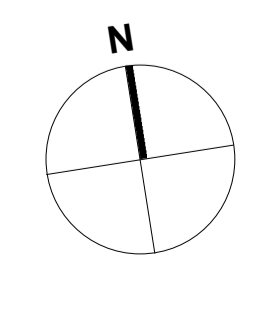
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REV	DATE	AMENDMENT	INITIALS	CHECK
P04	2024-01-19	FOR REVIEW	SC	GO
P05	2024-02-08	PRELIMINARY	SC	GO
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO
P06	2024-09-24	PRELIMINARY	DT	VC
P07	2024-10-02	FOR INFORMATION		VC
P08	2024-10-11	FOR INFORMATION		VC
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC

CLIENT



Damasa Pty Ltd



PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
ROOF PLAN 3A

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA113	DA2
SCALE : 1 : 200 @ A1		
DRAWN : SC		
DATE : 2024-10-16		
www.mdp.com.au	NSW Nom Architect: Glen Orlerton #7621.	





1 Overall Site - East Master Elevation
 Scale: 1 : 200



2 Overall Site - West Master Elevation
 Scale: 1 : 200

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DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	
P07	2024-09-24	PRELIMINARY	DT	VC	
P08	2024-10-02	FOR INFORMATION	LS	VC	
P09	2024-10-11	FOR INFORMATION	LS	VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	DT	GO	
DA3	2026-04-13	DEVELOPMENT APPLICATION	DT	GO	



PROJECT
CIVITAS STAGE 3A & 3B
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
EAST AND WEST SITE ELEVATIONS

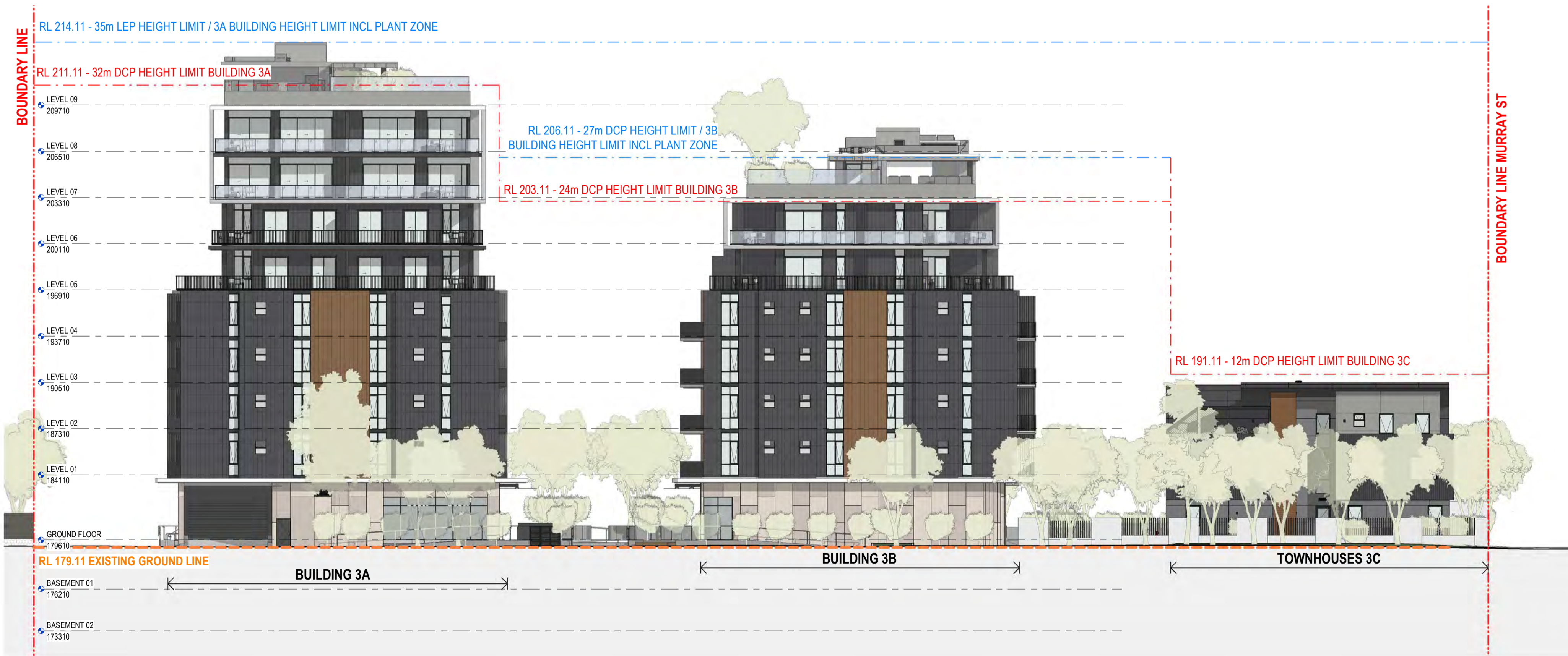
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA201	DA3
SCALE : 1 : 200 @ A1	DRAWN : DT	DATE : 2026-04-13
www.mdpa.com.au	NSW Nom Architect: Glen Orlerton #7621.	





1 Overall Site - North Master Elevation
Scale: 1 : 200



2 Overall Site - South Master Elevation
Scale: 1 : 200

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REV	DATE	AMENDMENT	INITIALS	CHECK	CLIENT
P06	2024-02-08	PRELIMINARY	SC	GO	
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	
P07	2024-09-24	PRELIMINARY	DT	VC	
P08	2024-10-02	FOR INFORMATION	LS	VC	
P09	2024-10-11	FOR INFORMATION	LS	VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	DT	GO	
DA3	2026-04-13	DEVELOPMENT APPLICATION	DT	GO	



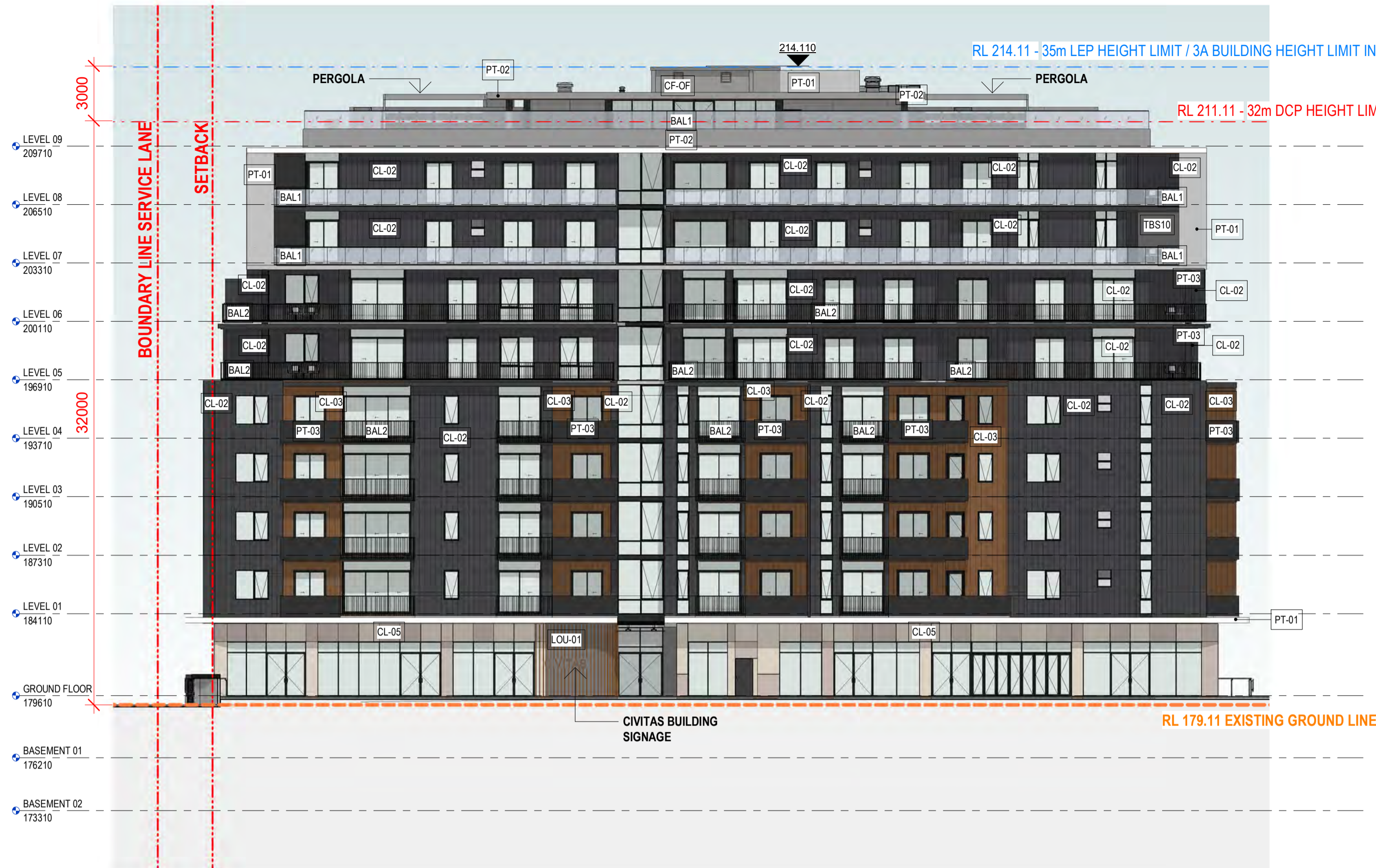
PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga
Wagga

DRAWING TITLE
NORTH AND SOUTH SITE ELEVATIONS

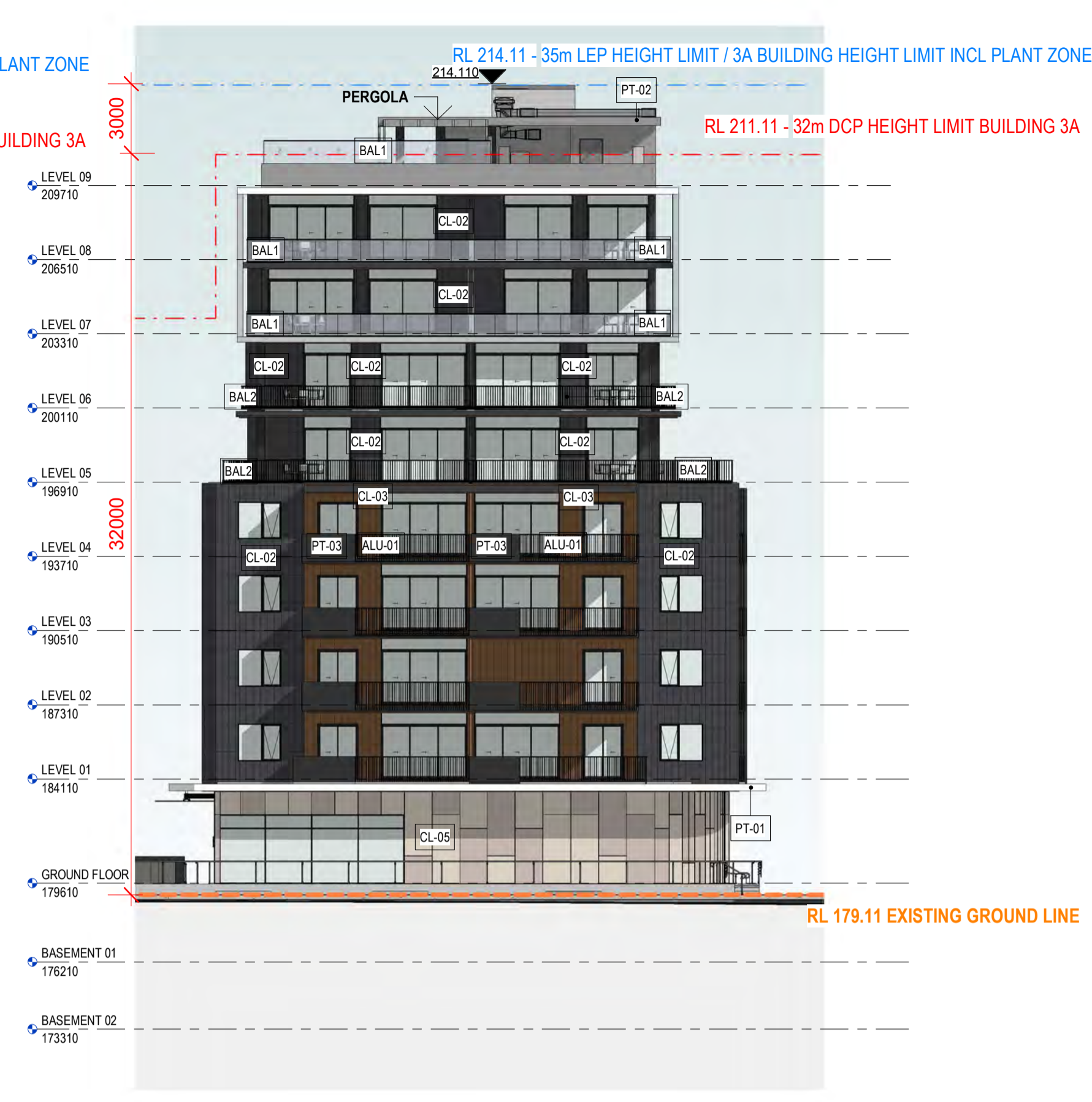
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
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SCALE : 1 : 200 @ A1	DRAWN : DT	DATE : 2026-04-13
www.mdp.com.au	NSW Nom Architect: Glen Orlerton #7621.	

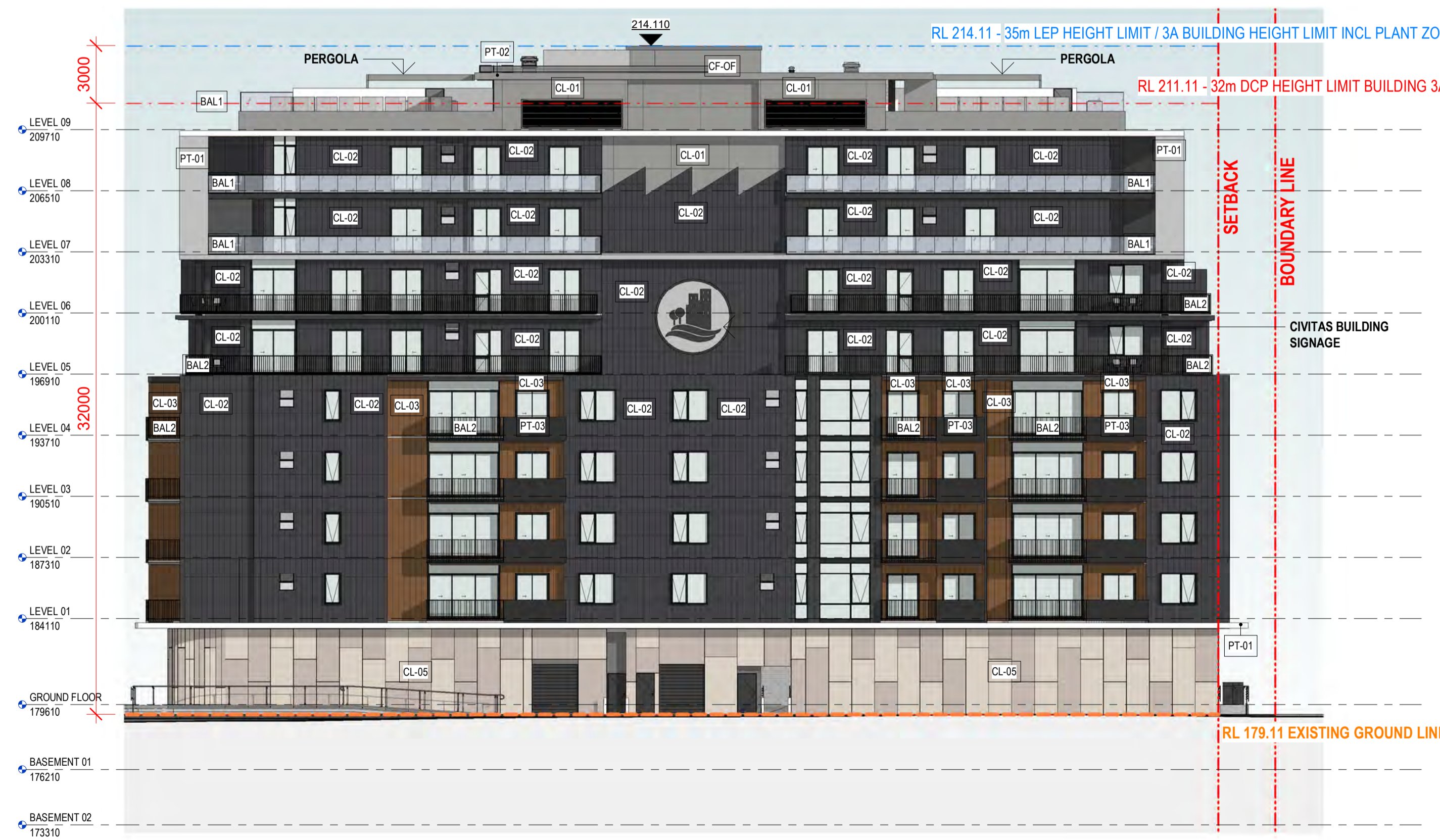




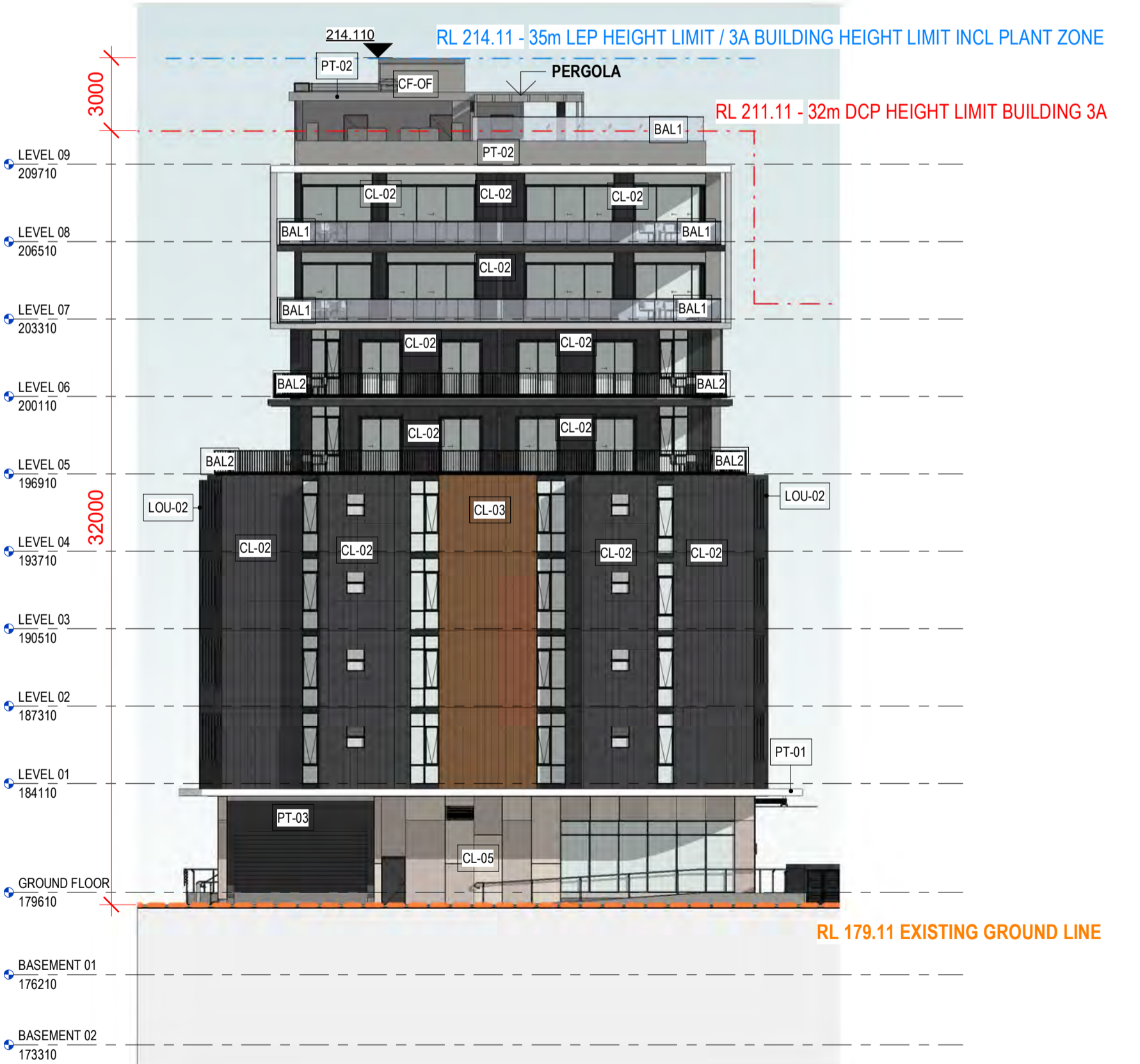
1 **3A EAST ELEVATION**
Scale: 1 : 200



2 **3A NORTH ELEVATION**
Scale: 1 : 200



3 **3A WEST ELEVATION**
Scale: 1 : 200



4 **3A SOUTH ELEVATION**
Scale: 1 : 200

	CL-01	LIGHT WEIGHT CLADDING - LIGHT GREY
	CL-02	LIGHT WEIGHT CLADDING - DARK
	CL-03	LIGHT WEIGHT CLADDING - WARM TIMBER LOOK
	CL-04	LIGHT WEIGHT CLADDING - DARK GREY
	CL-05	LIGHT WEIGHT CLADDING - IRREGULAR ARRANGEMENT, LIGHT WARM COLOURS
	CON-01	CONCRETE
	BAL-1	GLASS BALUSTRADE
	BAL-2	METAL BALUSTRADE - DARK
	PT-01	LIGHT COLOURED PAINT
	PT-02	GREY PAINT
	PT-03	DARK MATTE PAINT
	LOU-01	LOUVRE SCREEN - WARM TIMBER LOOK
	LOU-02	LOUVRE SCREEN - DARK COLOUR FINISH
	RF-01	CORRUGATED ROOF - LIGHT COLOUR FINISH

MATERIAL LEGEND

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DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	
P06	2024-09-24	PRELIMINARY	DT	VC	
P07	2024-10-02	FOR INFORMATION	LS	VC	
P08	2024-10-11	FOR INFORMATION	LS	VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	DT	GO	
DA3	2026-04-13	DEVELOPMENT APPLICATION	DT	GO	



PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga
Wagga

DRAWING TITLE
STAGE 3A ELEVATIONS

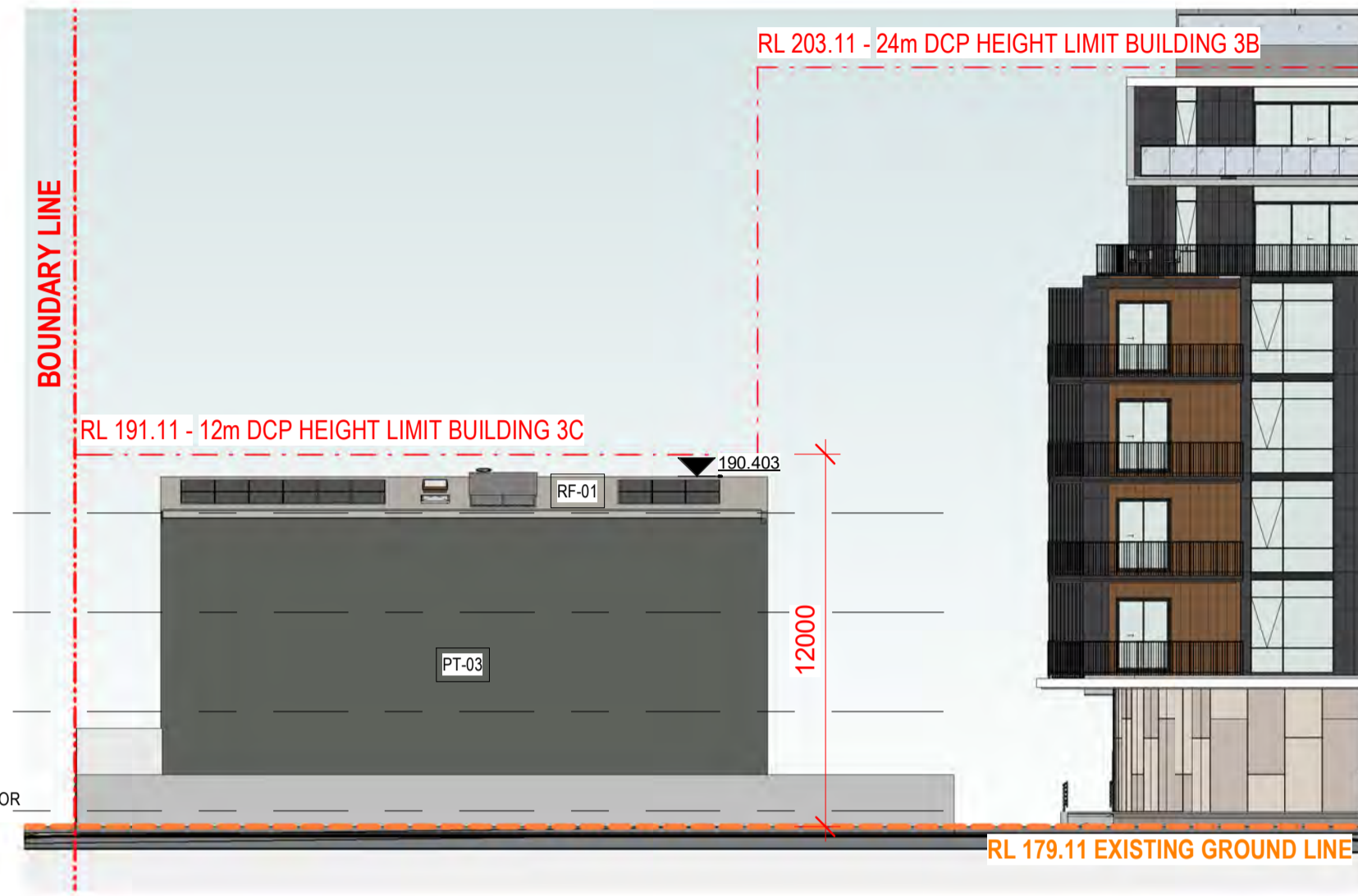
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA203	DA3
SCALE : 1 : 200 @ A1	DRAWN : DT	DATE : 2026-04-13
www.mdpa.com.au		NSW Norm Architect: Glen Orlerton #7621.





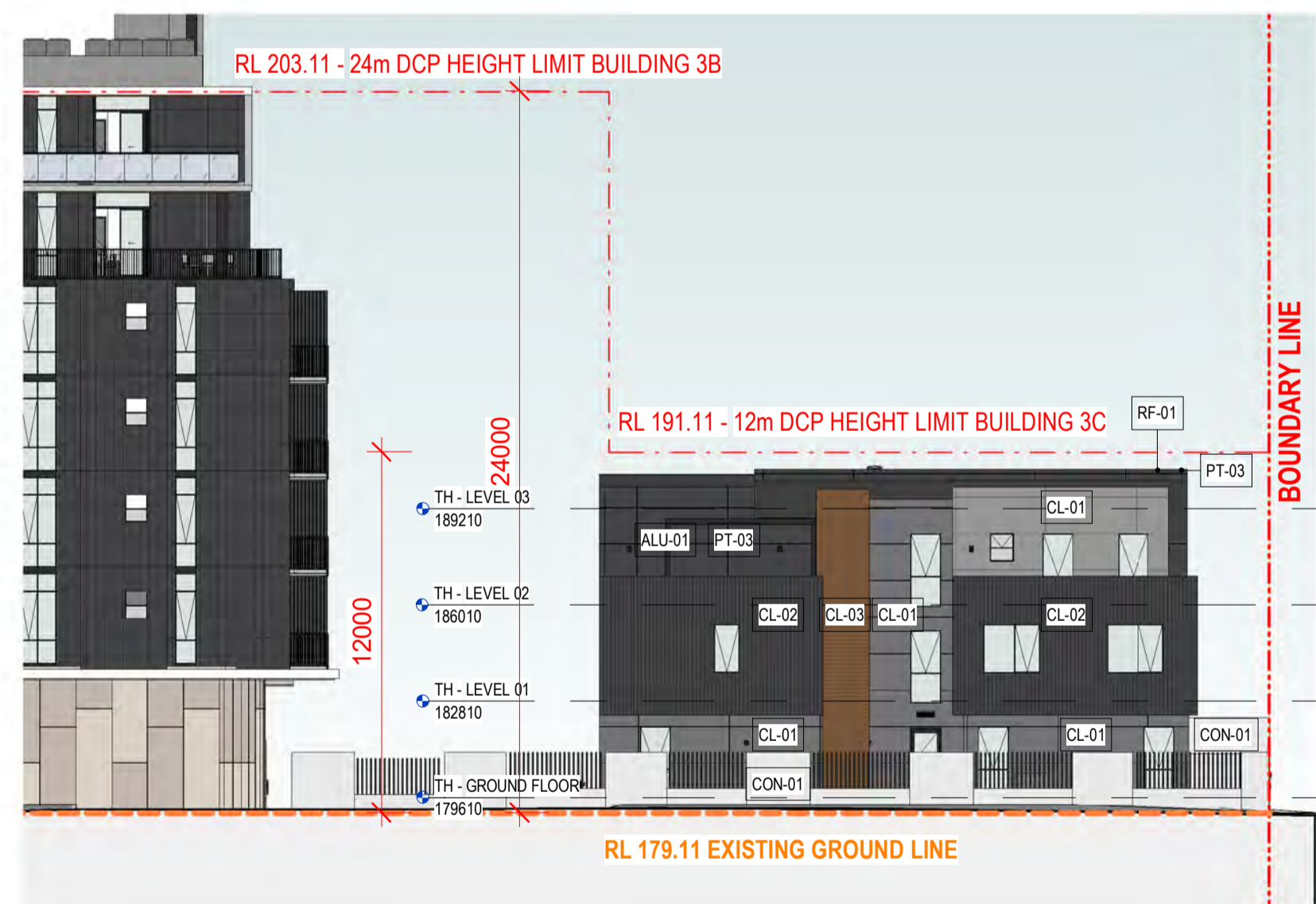
1 **3C - EAST - COLOURED**
Scale: 1 : 200



2 **3C - NORTH - COLOURED**
Scale: 1 : 200



3 **3C - WEST - COLOURED**
Scale: 1 : 200



4 **3C - SOUTH - COLOURED**
Scale: 1 : 200

NOTE:
35m LEP HEIGHT LIMIT NOT SHOWN

	CL-01	LIGHT WEIGHT CLADDING - LIGHT GREY
	CL-02	LIGHT WEIGHT CLADDING - DARK
	CL-03	LIGHT WEIGHT CLADDING - WARM TIMBER LOOK
	CL-04	LIGHT WEIGHT CLADDING - DARK GREY
	CL-05	LIGHT WEIGHT CLADDING - IRREGULAR ARRANGEMENT, LIGHT WARM COLOURS
	CON-01	CONCRETE
	BAL1	GLASS BALUSTRADE
	BAL2	METAL BALUSTRADE - DARK
	PT-01	LIGHT COLOURED PAINT
	PT-02	GREY PAINT
	PT-03	DARK MATTE PAINT
	LOU-01	LOUVRE SCREEN - WARM TIMBER LOOK
	LOU-02	LOUVRE SCREEN - DARK COLOUR FINISH
	RF-01	CORRUGATED ROOF - LIGHT COLOUR FINISH

MATERIAL LEGEND

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P07	2024-02-08	PRELIMINARY	SC	GO	
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	
P08	2024-09-24	PRELIMINARY	DT	VC	
P09	2024-10-02	FOR INFORMATION		VC	
P10	2024-10-11	FOR INFORMATION	LS	VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION		VC	
DA3	2026-04-13	DEVELOPMENT APPLICATION	DT	GO	



PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga
Wagga

DRAWING TITLE
STAGE 3C ELEVATIONS

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA205	DA3
SCALE : 1 : 200 @ A1	DRAWN : DT	DATE : 2026-04-13
www.mdp.com.au	NSW Nom Architect: Glen Orlerton #7621.	



RL 214.11 - 35m LEP HEIGHT LIMIT / 3A BUILDING HEIGHT LIMIT INCL PLANT ZONE

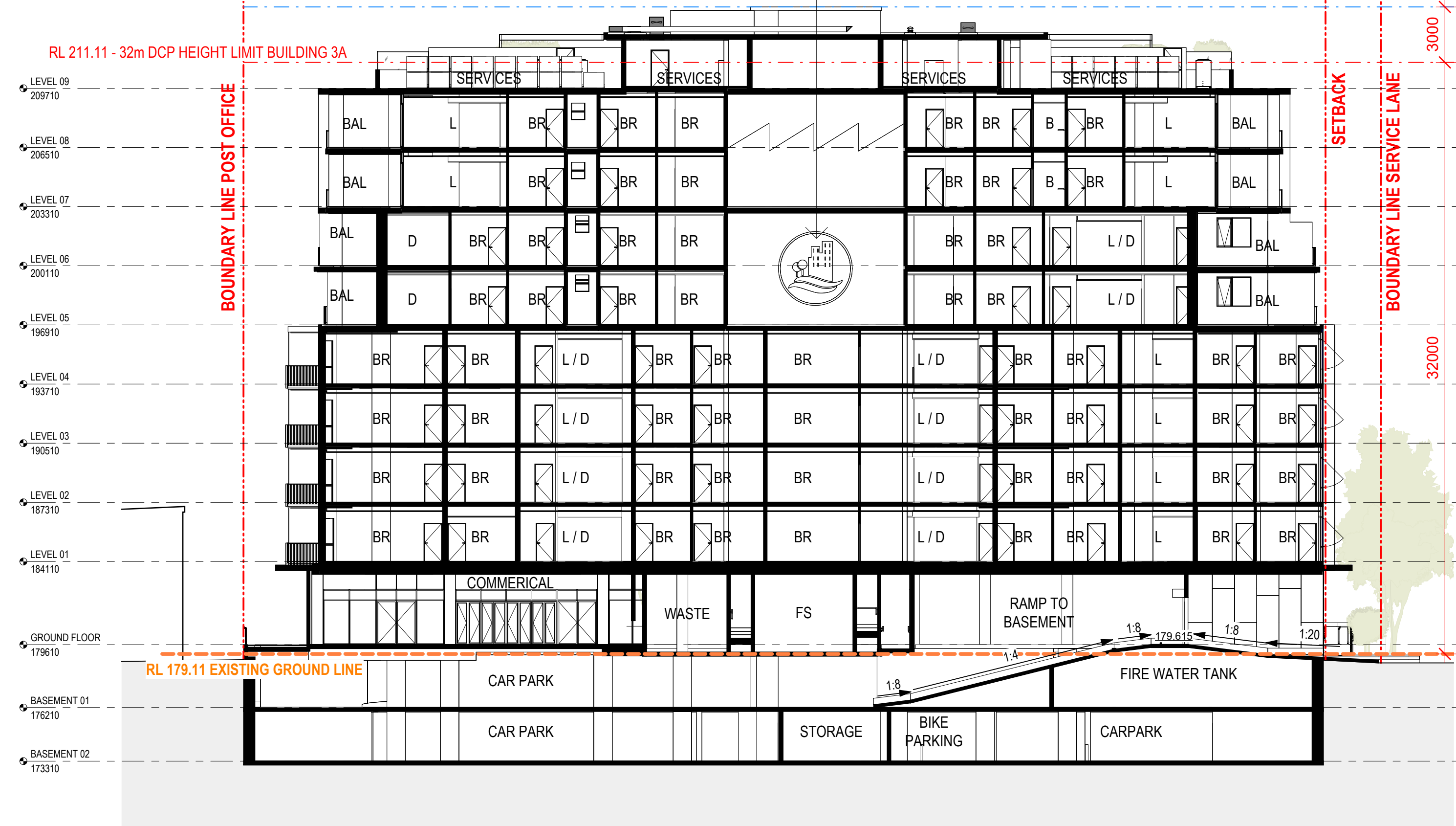
RL 211.11 - 32m DCP HEIGHT LIMIT BUILDING 3A



1 **STAGE 3A NORTH SOUTH SECTION 1**
Scale: 1 : 200

RL 214.11 - 35m LEP HEIGHT LIMIT / 3A BUILDING HEIGHT LIMIT INCL PLANT ZONE

RL 211.11 - 32m DCP HEIGHT LIMIT BUILDING 3A



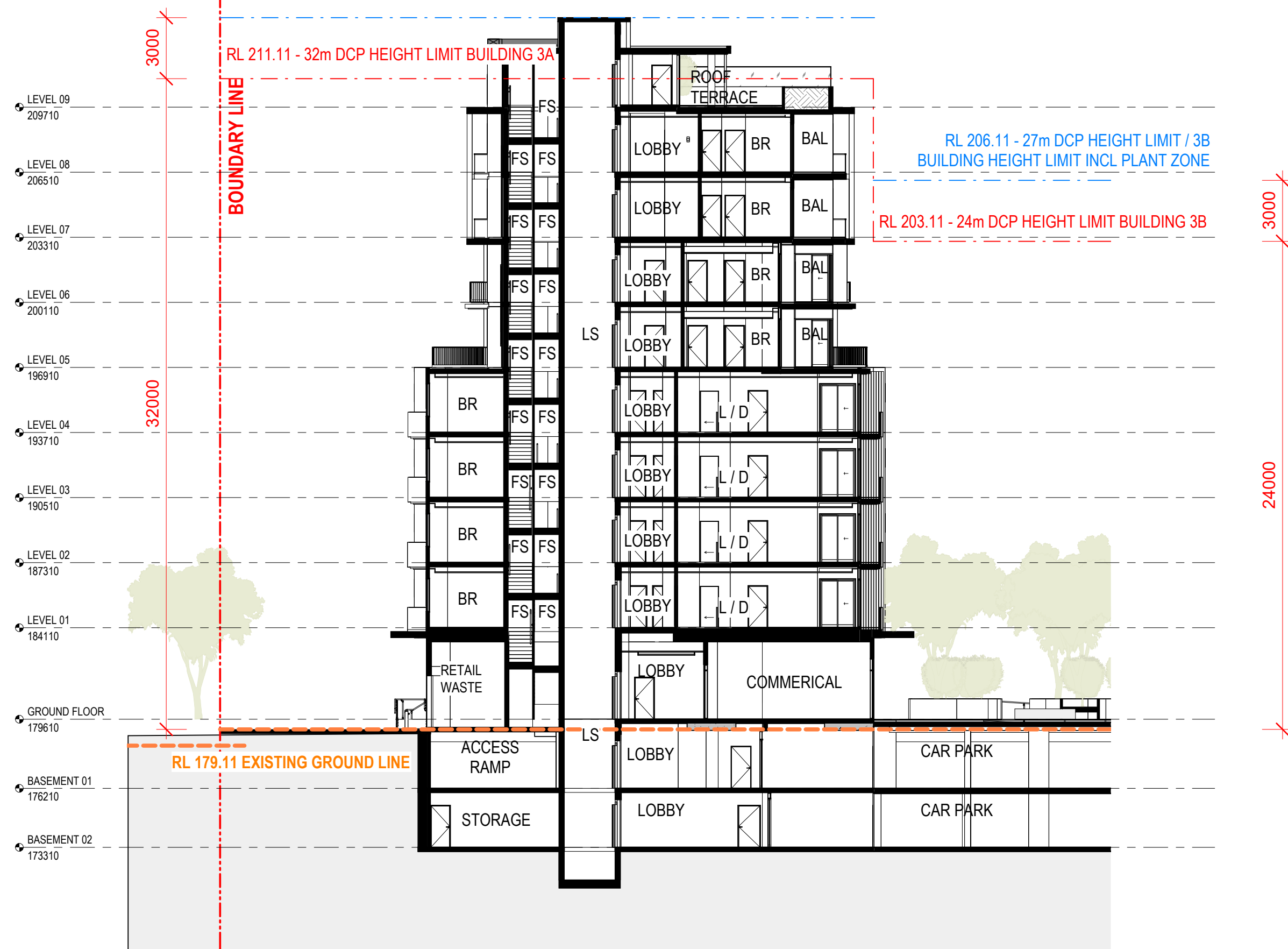
2 **STAGE 3A NORTH SOUTH SECTION 2**
Scale: 1 : 200

RL 214.11 - 35m LEP HEIGHT LIMIT / 3A BUILDING HEIGHT LIMIT INCL PLANT ZONE

RL 211.11 - 32m DCP HEIGHT LIMIT BUILDING 3A

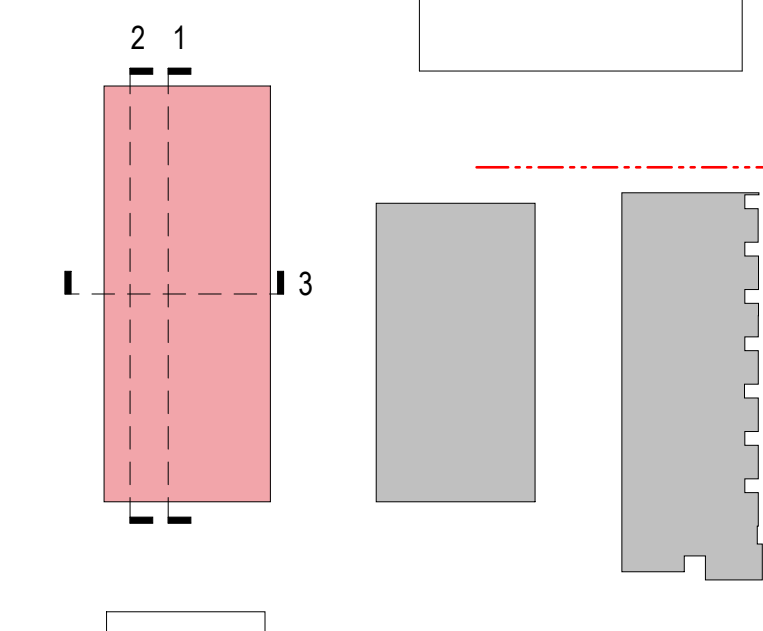
RL 206.11 - 27m DCP HEIGHT LIMIT / 3B BUILDING HEIGHT LIMIT INCL PLANT ZONE

RL 203.11 - 24m DCP HEIGHT LIMIT BUILDING 3B



3 **STAGE 3A EAST WEST SECTION 1**
Scale: 1 : 200

- LEGEND**
- K - KITCHEN
 - L - LIVING
 - D - DINING
 - LD - LAUNDRY
 - BR - BEDROOM
 - B - BATH
 - S - STUDY
 - BAL - BALCONY
 - H - HALL
 - SR - SITTING ROOM
 - FS - FIRE STAIRS
 - LS - LIFT SHAFT
 - ACC - ACCESSIBLE



4 **KEY PLAN- SECTIONS 3A**
Scale: 1 : 1000

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P07	2024-09-24	PRELIMINARY	DT	VC	
DA2	2024-10-02	FOR INFORMATION	LS	VC	
P08	2024-10-11	FOR INFORMATION	DT	GO	
DA3	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	
DA3	2026-04-13	DEVELOPMENT APPLICATION	DT	GO	



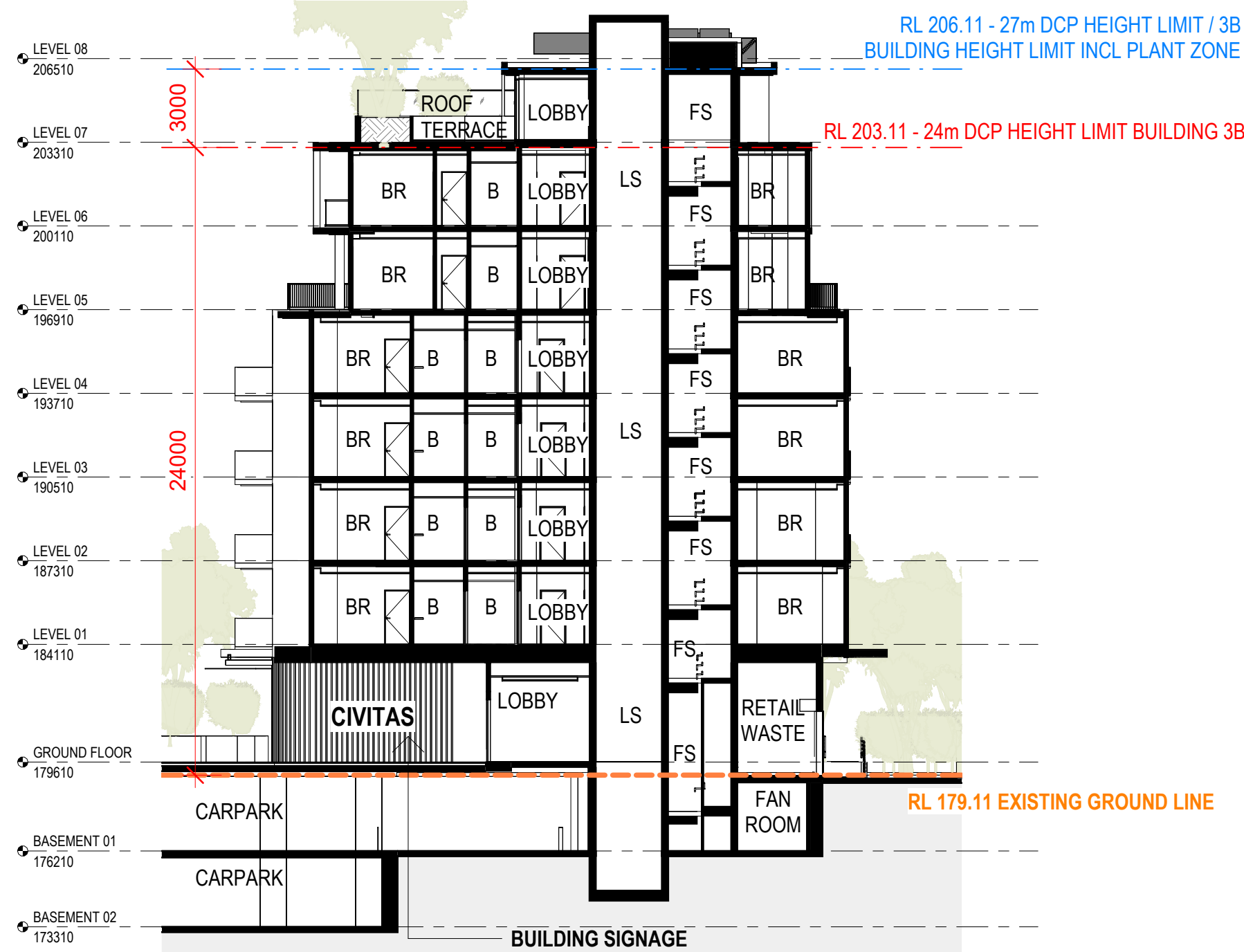
PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga Wagga

DRAWING TITLE
STAGE 3A SECTIONS

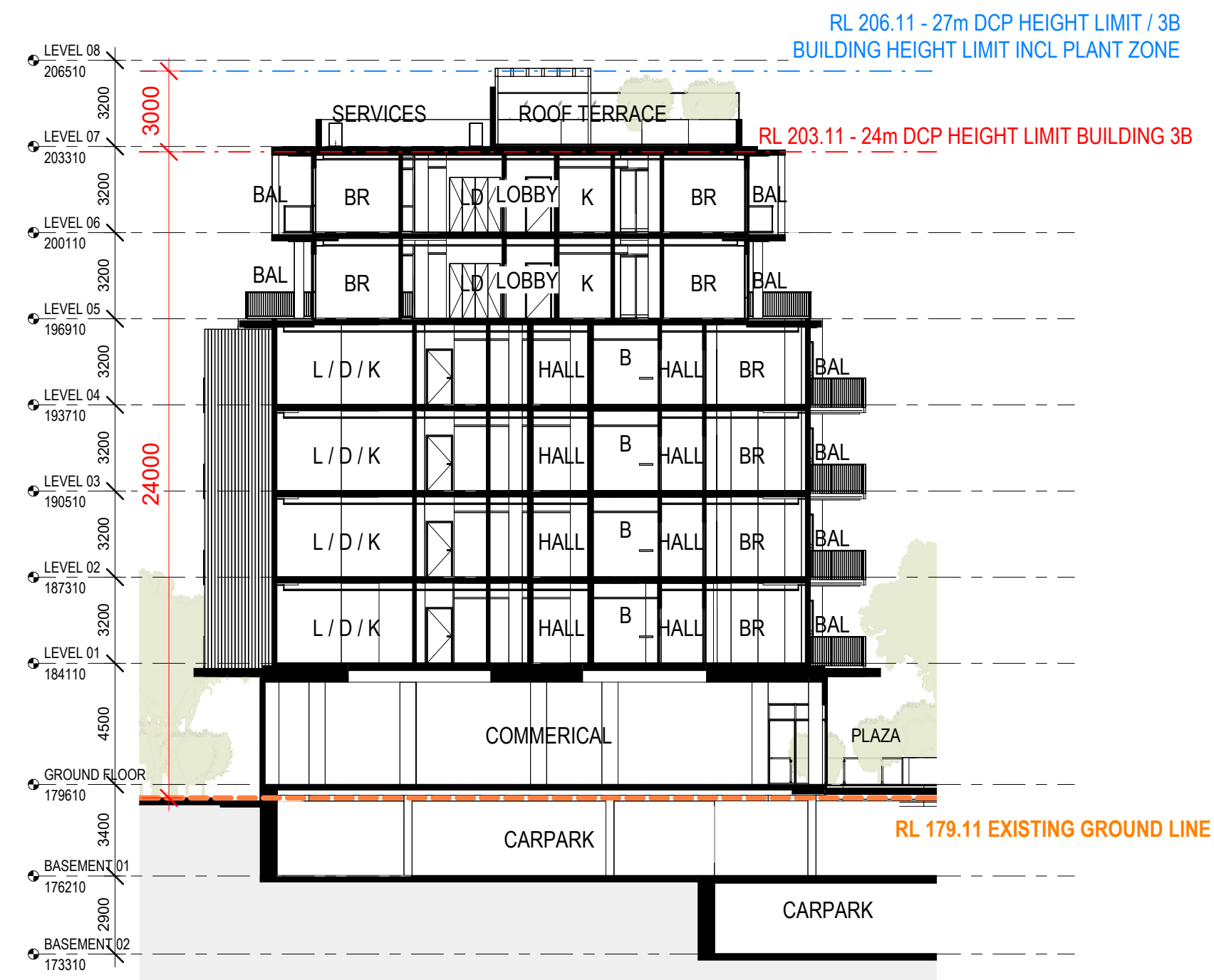
DEVELOPMENT APPLICATION

PROJECT NO. **3175**
DRAWING NO. **DA302**
REVISION **DA3**
SCALE : As indicated @ A1
DRAWN : DT
DATE : 2026-04-13
www.mdp.com.au NSW Nom Architect: Glen Ollerton #7621.

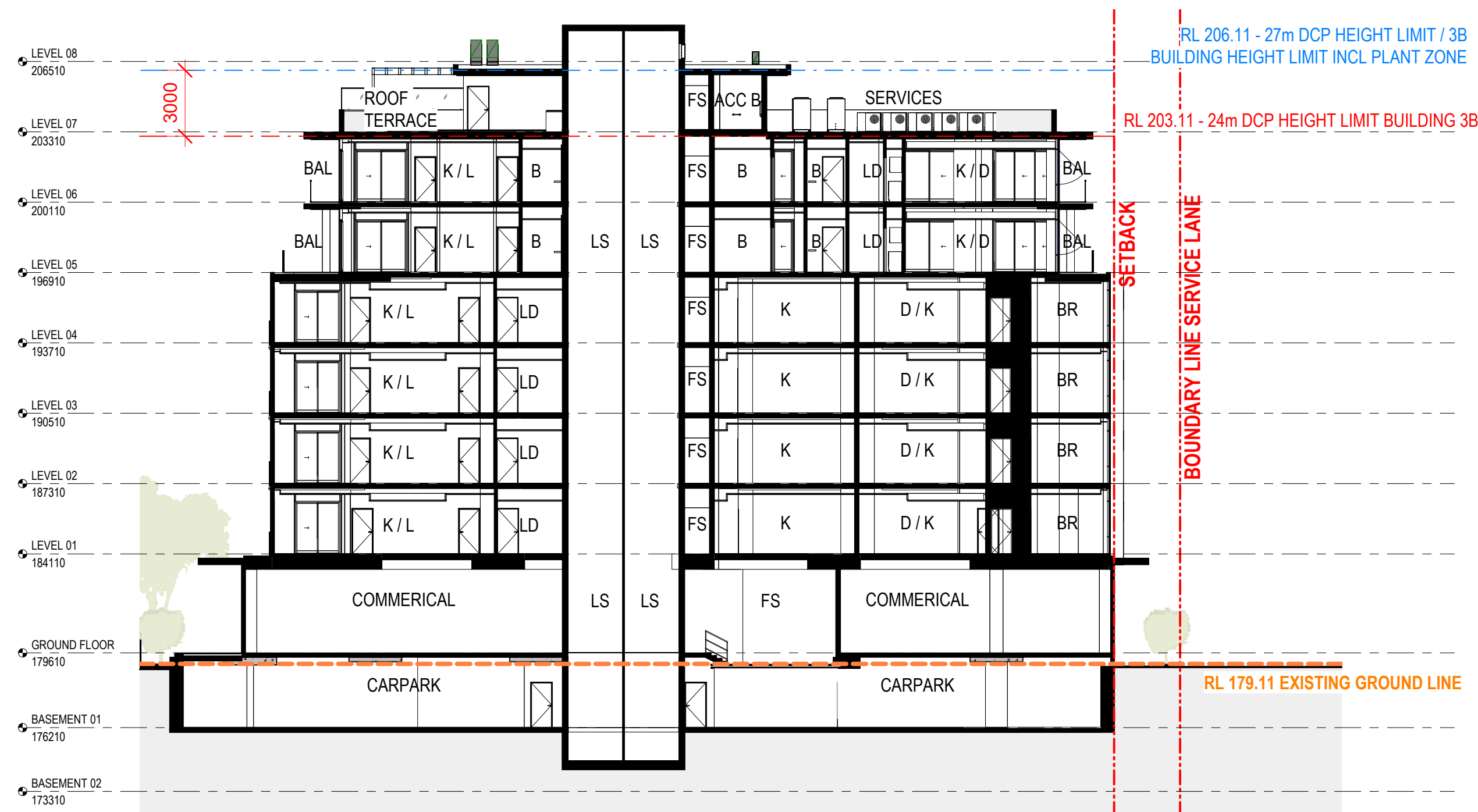




1 STAGE 3B EAST WEST SECTION 1
Scale: 1 : 200



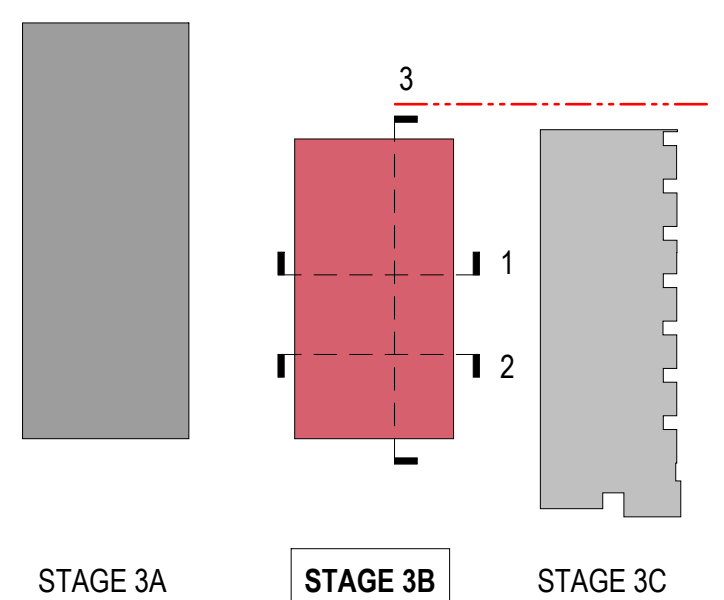
2 STAGE 3B EAST WEST SECTION 2
Scale: 1 : 200



3 STAGE 3B NORTH SOUTH SECTION
Scale: 1 : 200

LEGEND

- K - KITCHEN
- L - LIVING
- D - DINING
- LD - LAUNDRY
- BR - BEDROOM
- B - BATH
- S - STUDY
- BAL - BALCONY
- H - HALL
- SR - SITTING ROOM
- FS - FIRE STAIRS
- LS - LIFT SHAFT
- ACC - ACCESSIBLE



4 KEY PLAN- SECTIONS 3B
Scale: 1 : 1000

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REV	DATE	AMENDMENT	INITIALS	CHECK	CLIENT
POS	2024-02-09	PRELIMINARY	SC	GO	
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	
P06	2024-09-24	PRELIMINARY	DT	VC	
P07	2024-10-02	FOR INFORMATION		VC	
P08	2024-10-11	FOR INFORMATION		VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	
DA3	2026-04-13	DEVELOPMENT APPLICATION	DT	GO	



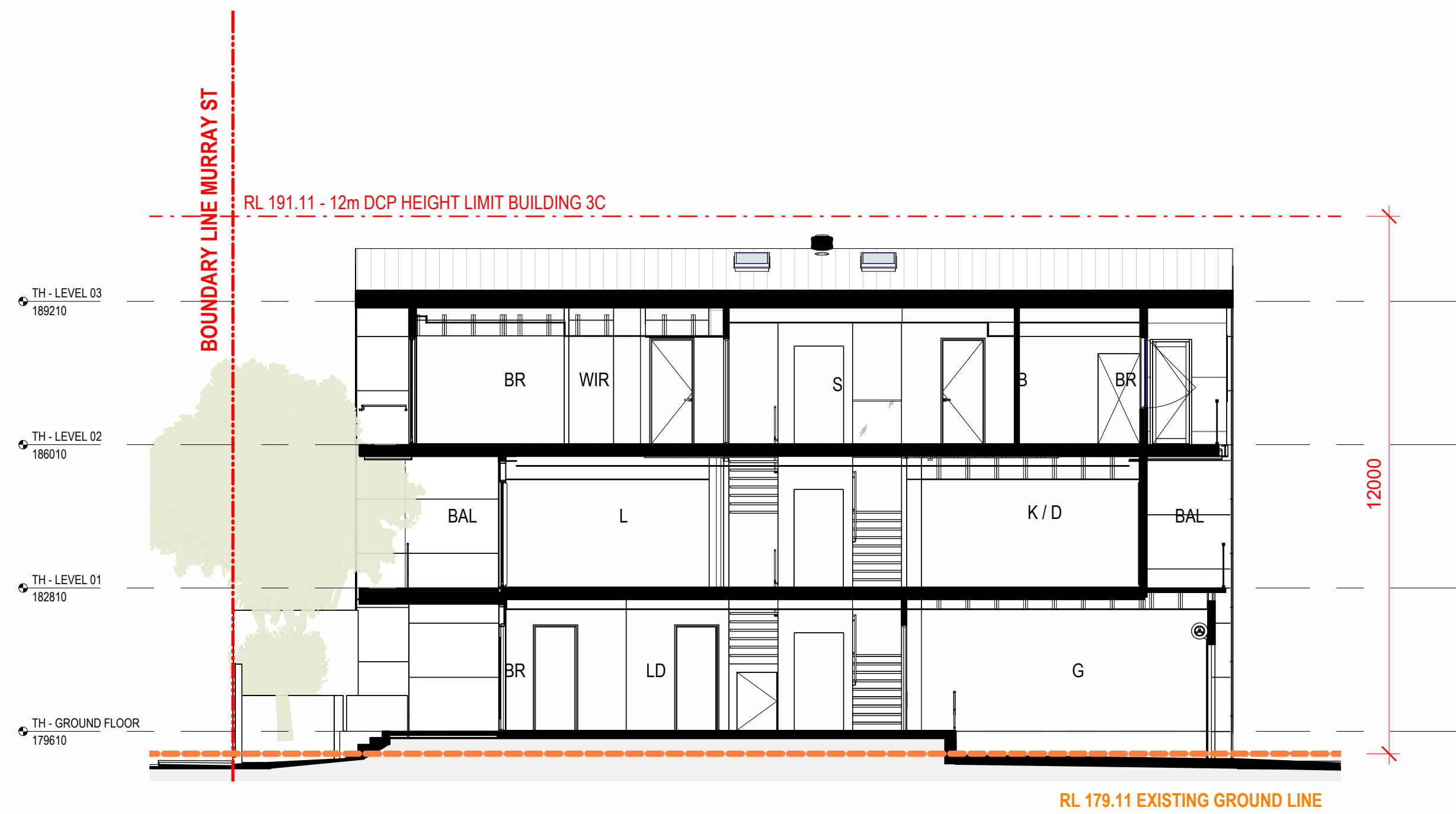
PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga
Wagga

DRAWING TITLE
STAGE 3B SECTIONS

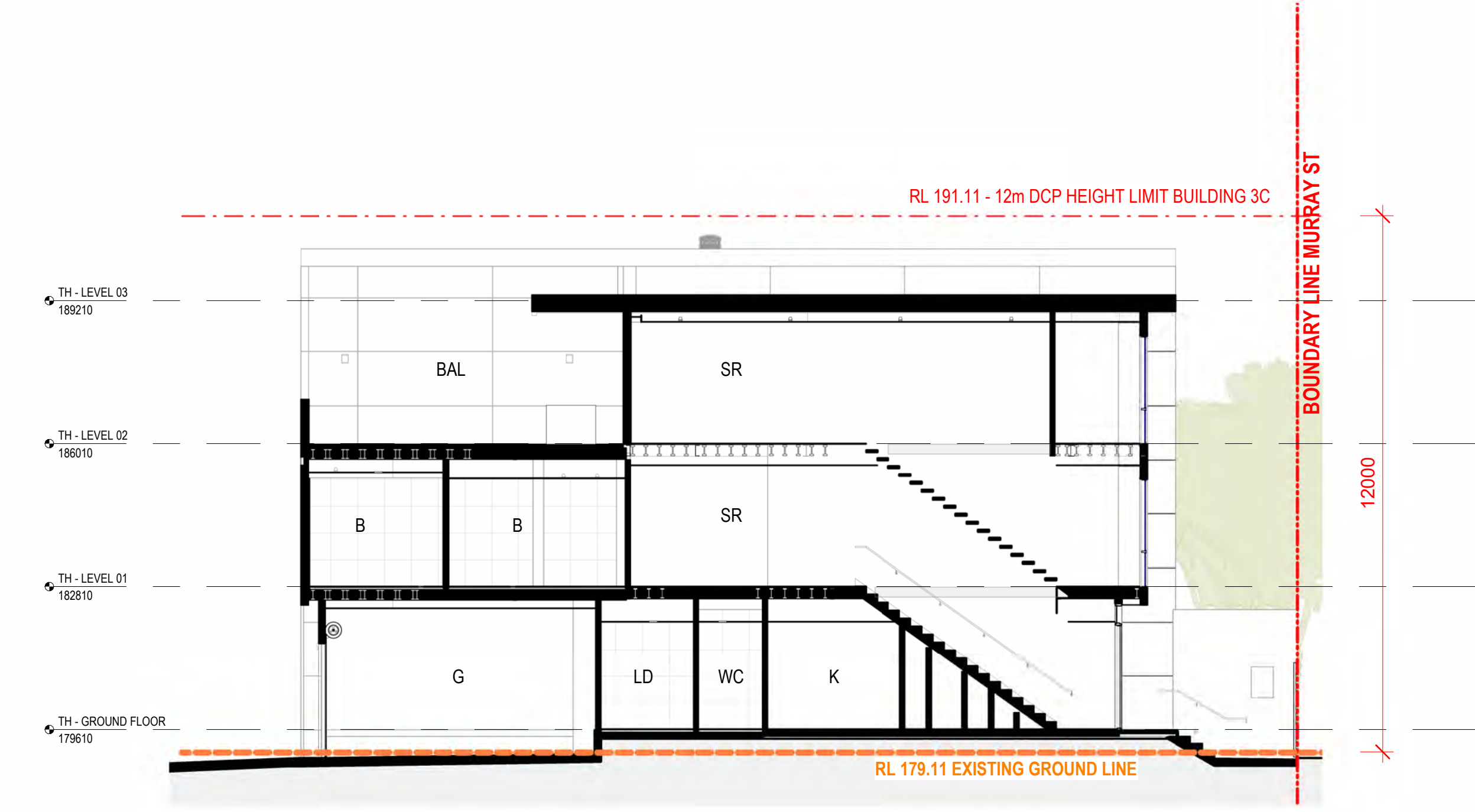
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA303	DA3
SCALE : As indicated @ A1	DRAWN : DT	DATE : 2026-04-13
www.mdp.com.au	NSW Nom Architect: Glen Olferton #7621.	

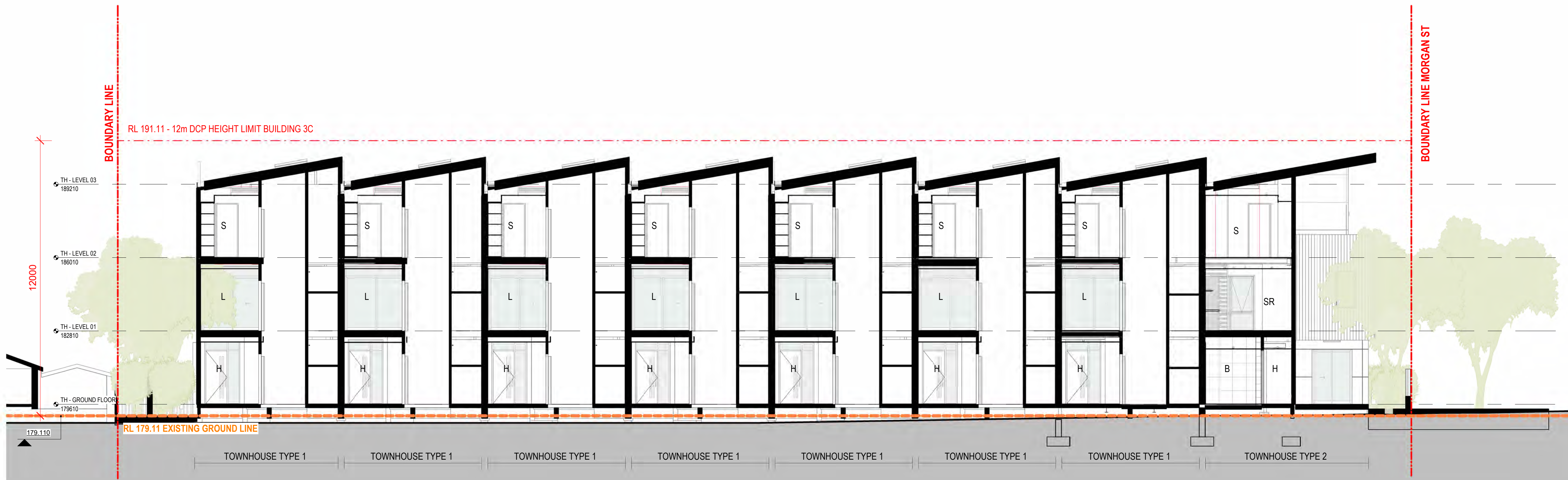




1 TOWNHOUSE TYPE 1 SECTION 1
Scale: 1 : 100

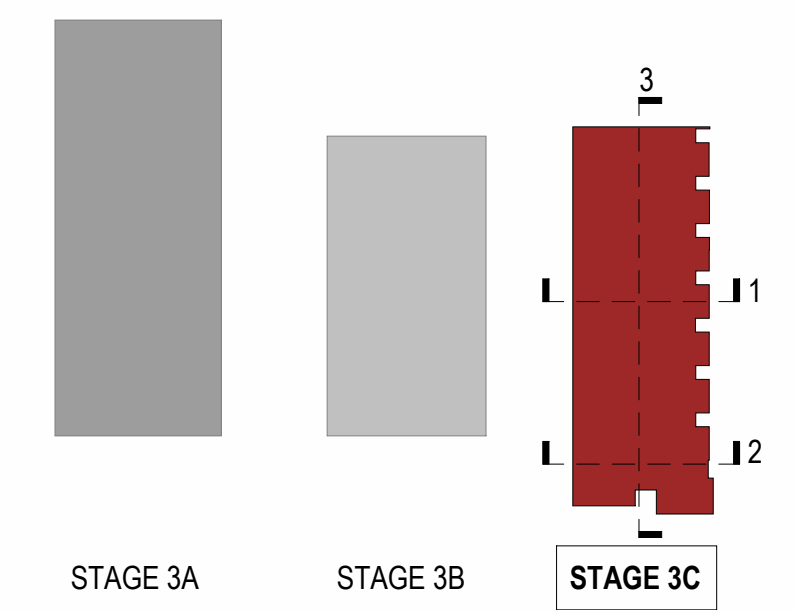


2 TOWNHOUSE TYPE 2 SECTION 1
Scale: 1 : 100



3 TOWNHOUSES NORTH SOUTH SECTION
Scale: 1 : 100

- LEGEND**
- K - KITCHEN
 - L - LIVING
 - D - DINING
 - LD - LAUNDRY
 - BR - BEDROOM
 - B - BATH
 - S - STUDY
 - BAL - BALCONY
 - H - HALL
 - SR - SITTING ROOM
 - FS - FIRE STAIRS
 - LS - LIFT SHAFT
 - ACC - ACCESSIBLE



4 KEY PLAN- SECTIONS 3C
Scale: 1 : 1000

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POS	2024-02-09	PRELIMINARY	SC	GO	
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	
P06	2024-09-24	PRELIMINARY	DT	VC	
P07	2024-10-02	FOR INFORMATION	LS	VC	
P08	2024-10-11	FOR INFORMATION	DT	GO	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	
DA3	2026-04-13	DEVELOPMENT APPLICATION	DT	GO	



PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga
Wagga

DRAWING TITLE
STAGE 3C SECTIONS

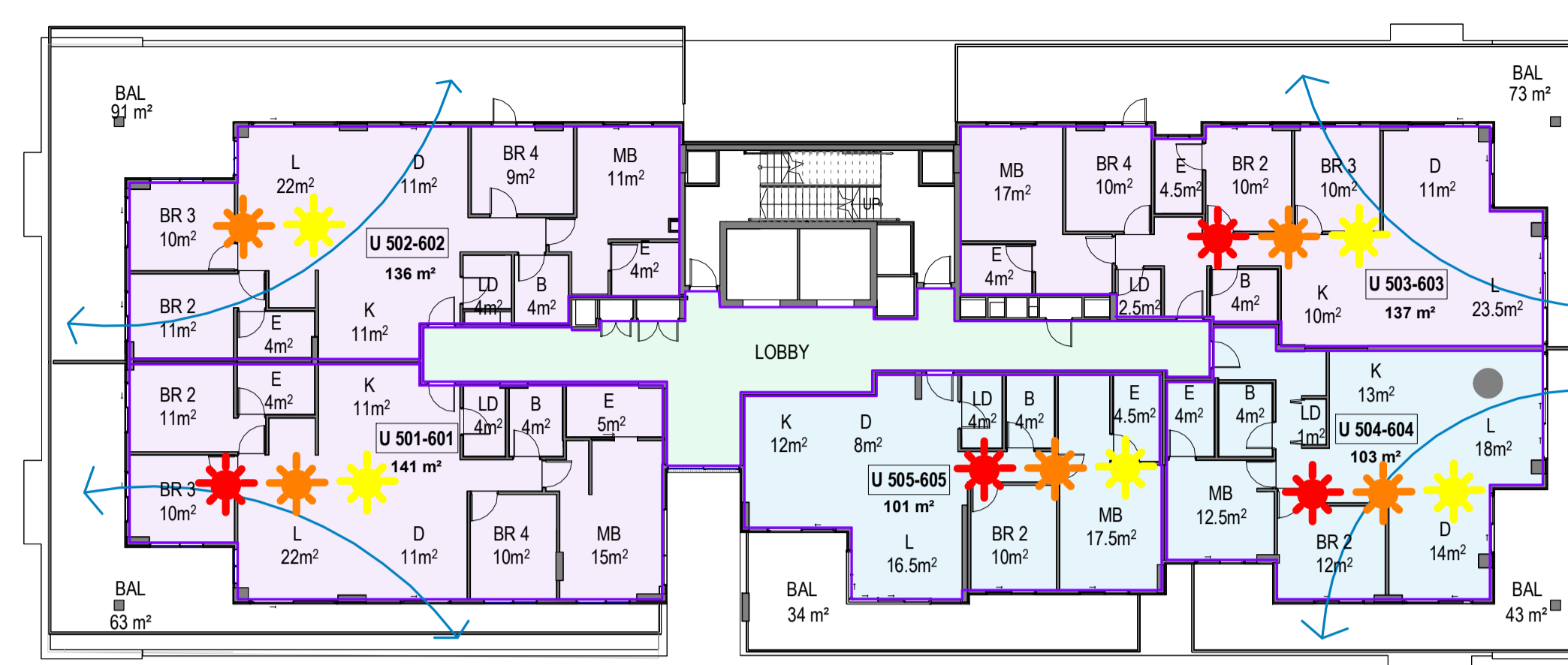
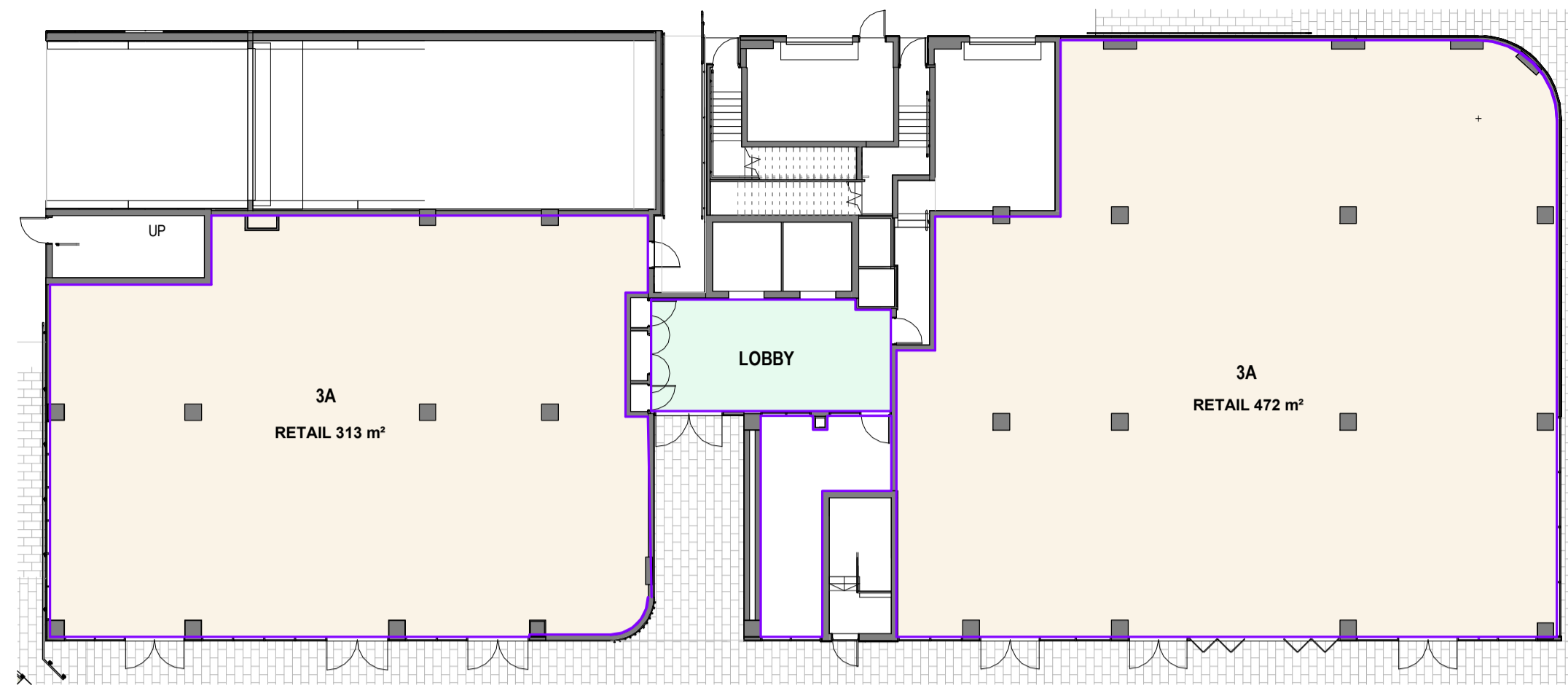
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA304	DA3
SCALE : As indicated @ A1	DRAWN : DT	DATE : 2026-04-13
www.mdp.com.au	NSW Nom Architect: Glen Orlerton #7621.	

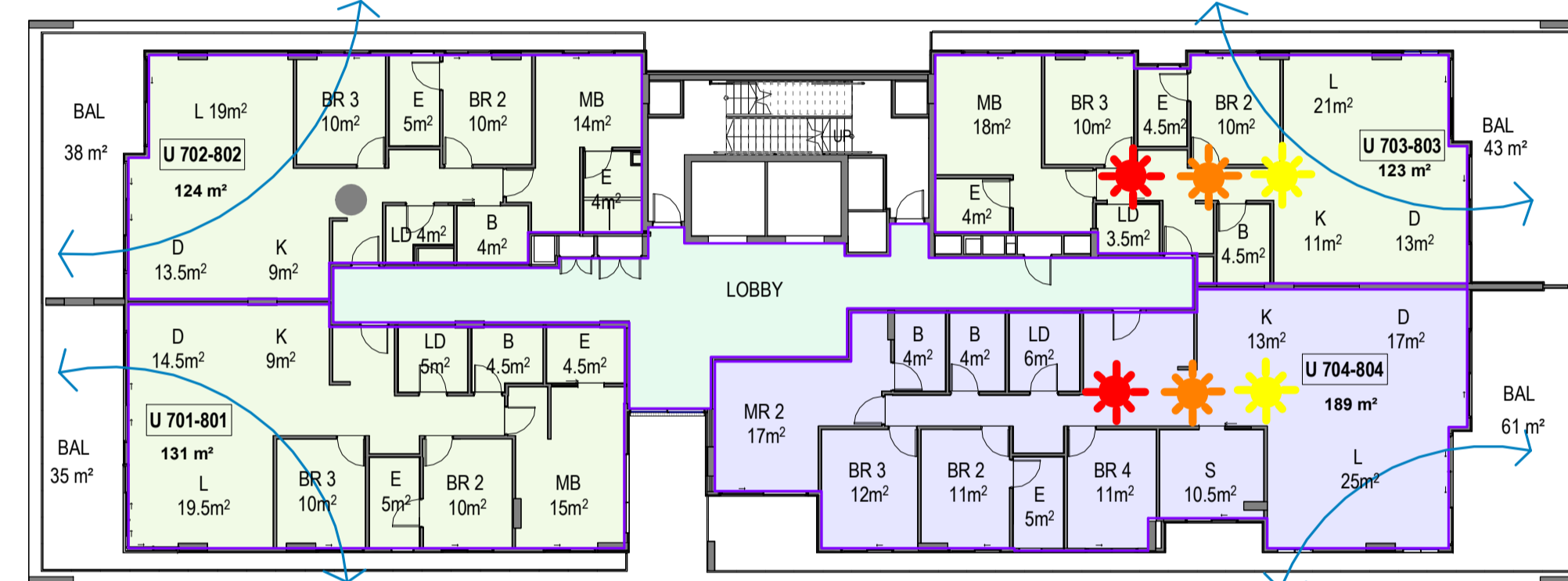
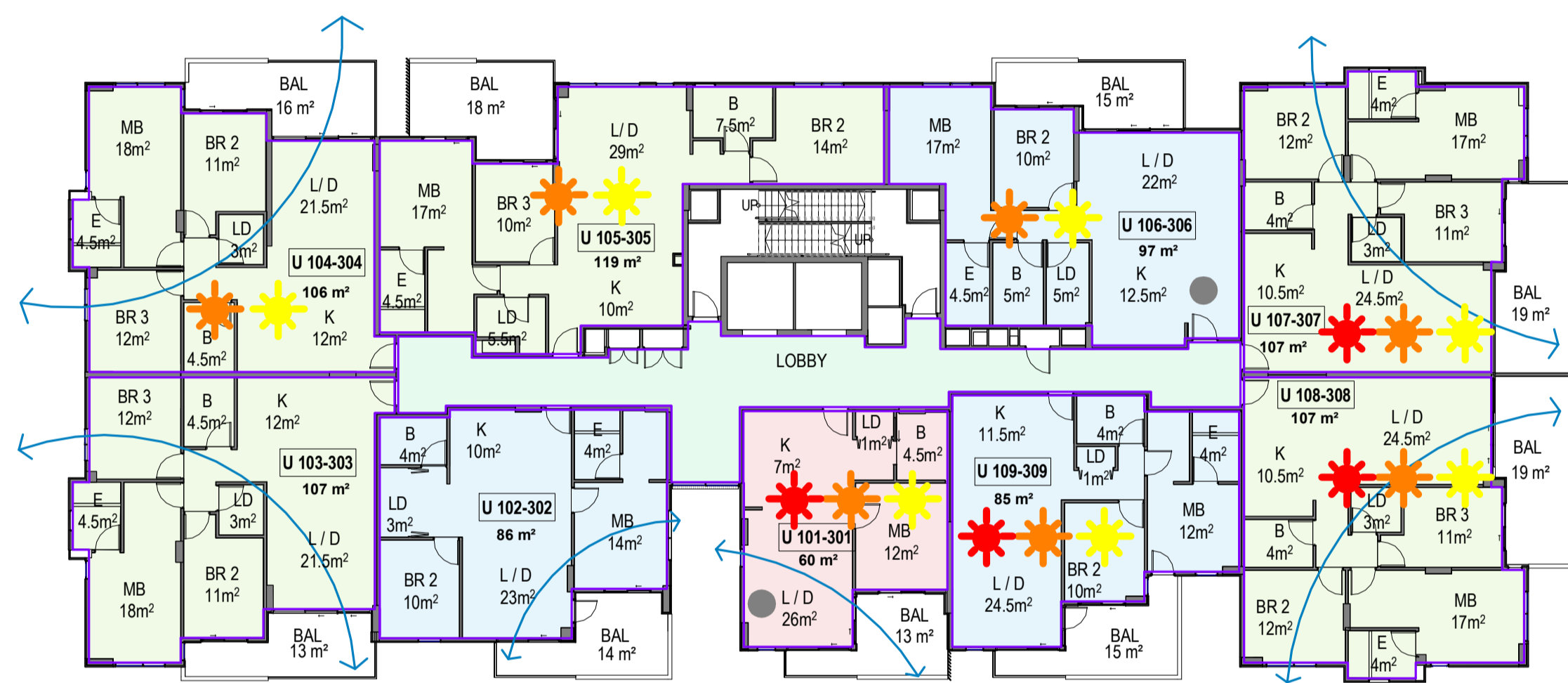


Area Schedule (3A UNIT AREAS)

Unit Type	Name	GFA
U101 - U401	1 BED	60 m ²
U102 - U402	2 BED	86 m ²
U103 - U403	3 BED	107 m ²
U104 - U404	3 BED	106 m ²
U105 - U405	3 BED	119 m ²
U106 - U406	2 BED	97 m ²
U107 - U407	3 BED	107 m ²
U108 - U408	3 BED	107 m ²
U109 - U409	2 BED	85 m ²
U501 - U601	4 BED	141 m ²
U502 - U602	4 BED	136 m ²
U503 - U603	4 BED	137 m ²
U504 - U604	2 BED	103 m ²
U505 - U605	2 BED	101 m ²
U701 - U801	3 BED	131 m ²
U702 - U802	3 BED	124 m ²
U703 - U803	3 BED	123 m ²
U704 - U804	4 BED + STUDY	189 m ²
Grand total:		54

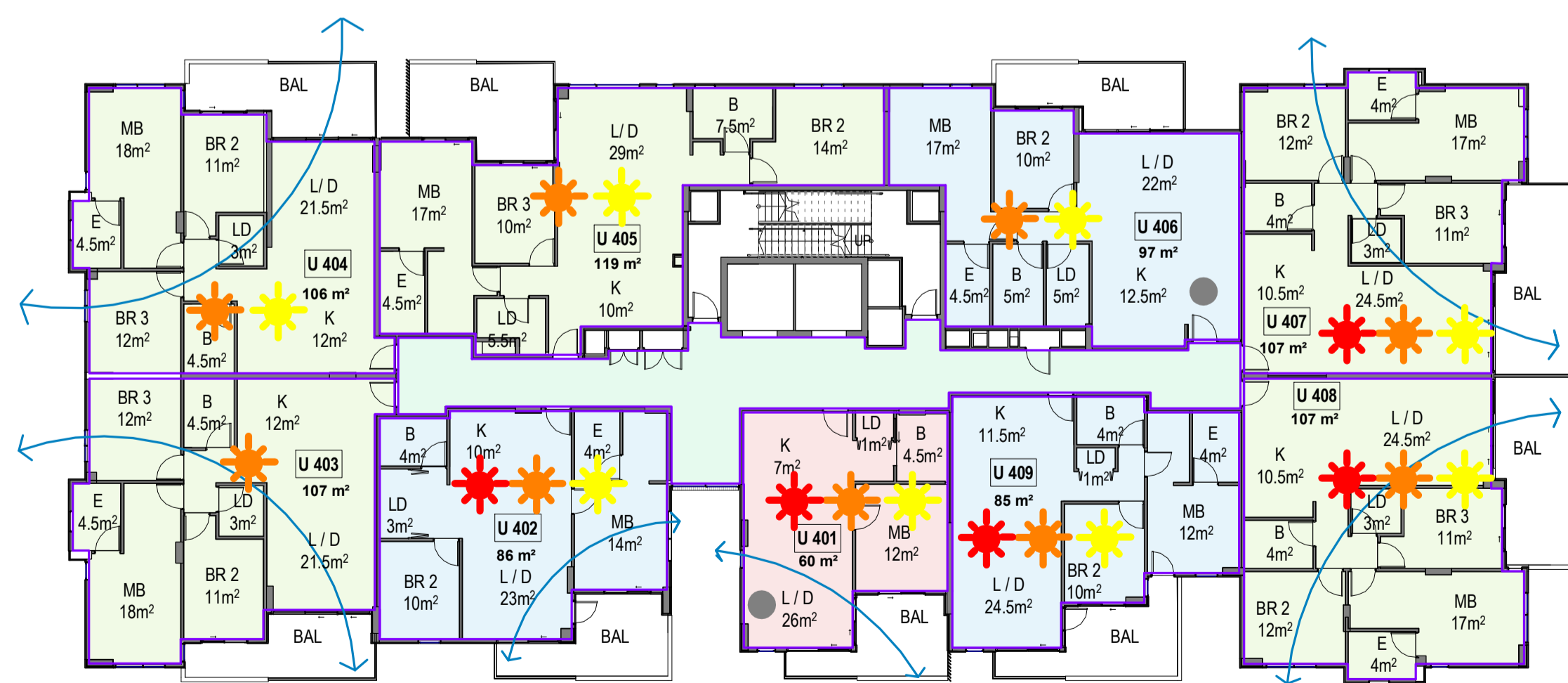


4 3A - TYPICAL LEVEL 05-06 PLAN
Scale: 1:200

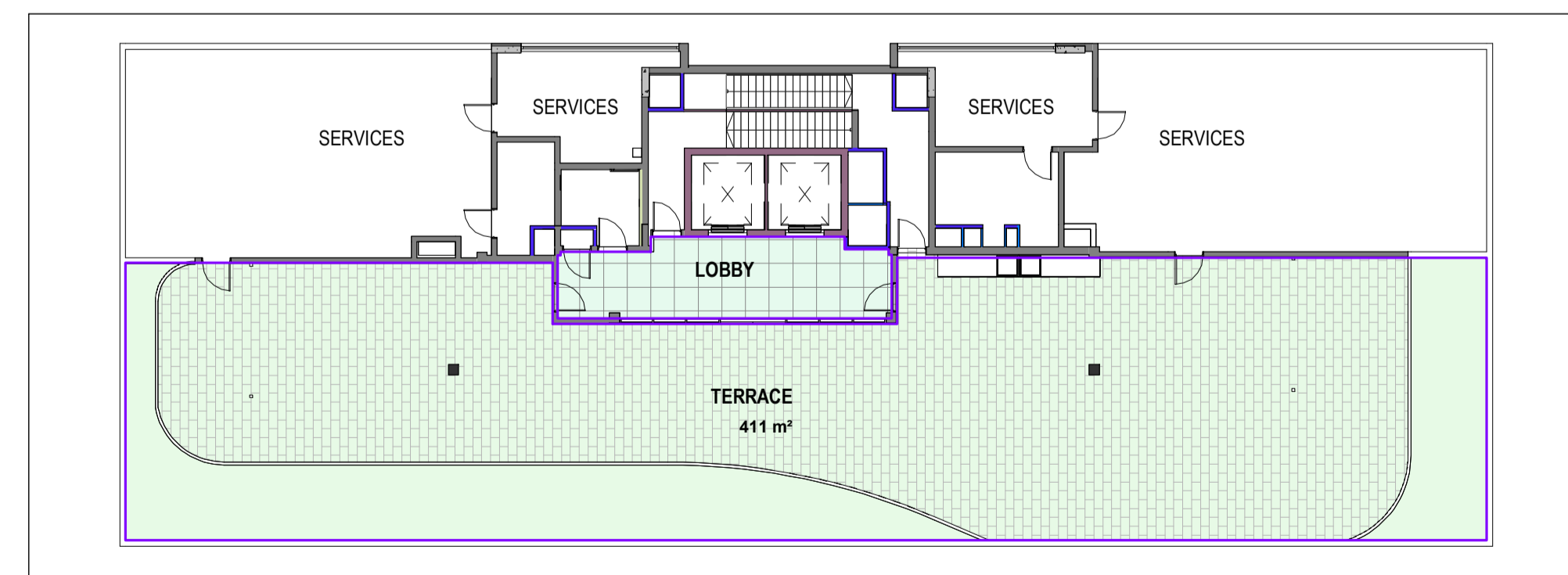


5 3A - TYPICAL LEVEL 07-08 PLAN
Scale: 1:200

2 3A - TYPICAL LEVEL 01-03 PLAN
Scale: 1:200



3 3A - TYPICAL LEVEL 04 PLAN
Scale: 1:200



6 3A - ROOF PLAN
Scale: 1:200

OCCUPANCY

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- 4 BED + STUDY
- COMMUNAL AREAS
- LOBBY
- RETAIL

LEGEND

- K - KITCHEN
- L - LIVING
- D - DINING
- LD - LAUNDRY
- MB - MASTER BEDROOM
- BR - BEDROOM
- E - ENSUITE
- B - BATH
- S - STUDY
- BAL - BALCONY
- G - GARAGE
- ST - STAIR
- SG - STORAGE
- SR - SITTING ROOM
- H - HALL
- WIR - WALK IN ROBE
- ACC - ACCESSIBLE
- 3hr SOLAR ACCESS : 9 - 3
- 2hr SOLAR ACCESS : 9 - 3
- 3hr SOLAR ACCESS : 8:30 - 4:30
- ADG NATURALLY CROSS VENTILATED APARTMENT
- LIVABLE HOUSING DESIGN - SILVER

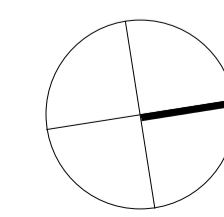
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P04	2024-01-19	FOR REVIEW	SC	GO	
P05	2024-02-08	PRELIMINARY	SC	GO	
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	
P06	2024-10-02	FOR INFORMATION	VC	VC	
P07	2024-10-11	FOR INFORMATION	VC	VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	
DA3	2026-04-13	DEVELOPMENT APPLICATION	DT	GO	



PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga

DRAWING TITLE
AREA PLANS AND ADG COMPLIANCE - 3A

DEVELOPMENT APPLICATION

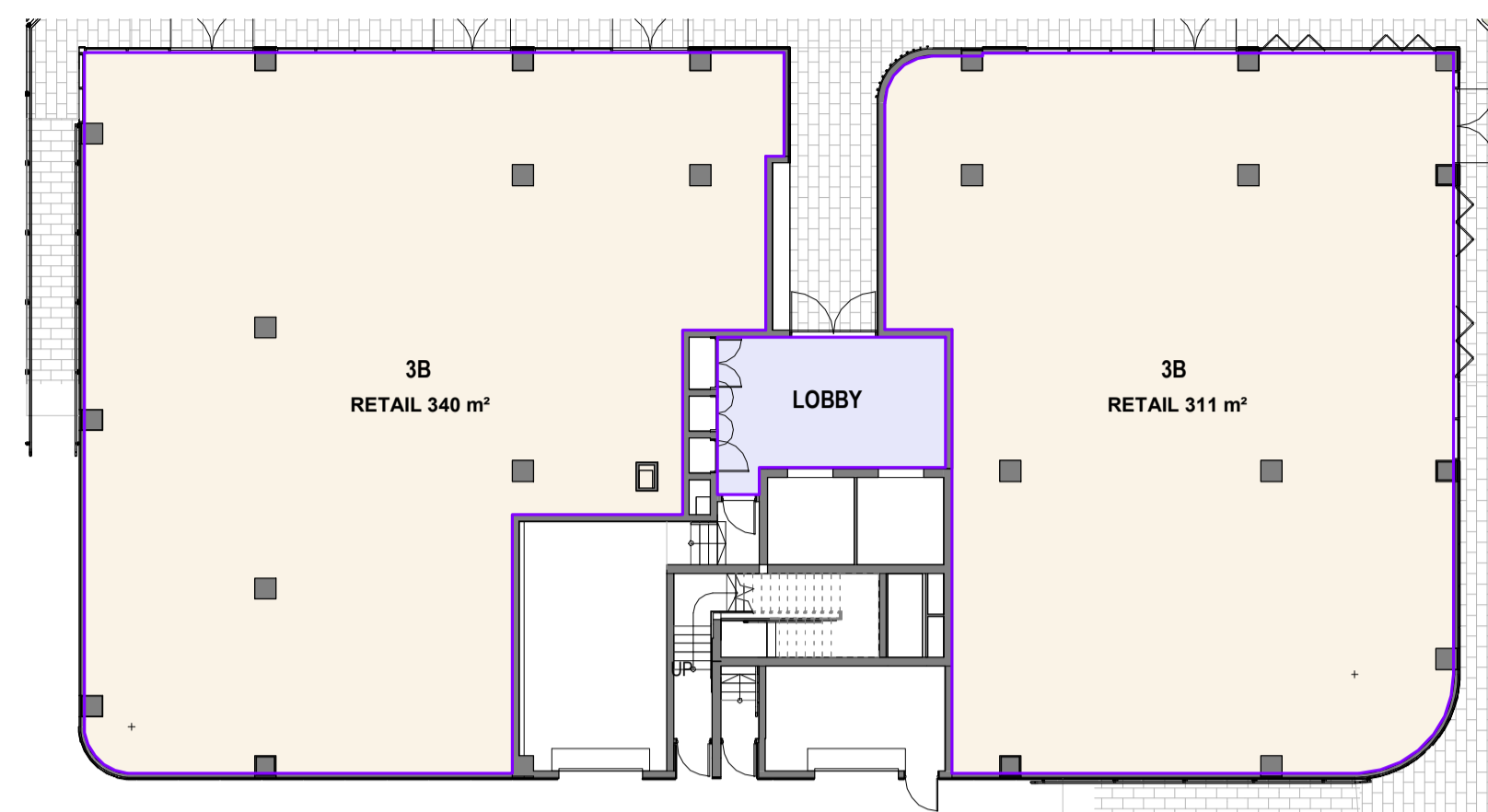
PROJECT NO. 3175
DRAWING NO. DA401
REVISION DA3

SCALE : As indicated @ A1
DRAWN : DT
DATE : 2026-04-13
www.mdpa.com.au NSW Norm Architect: Glen Orlerton #7621.

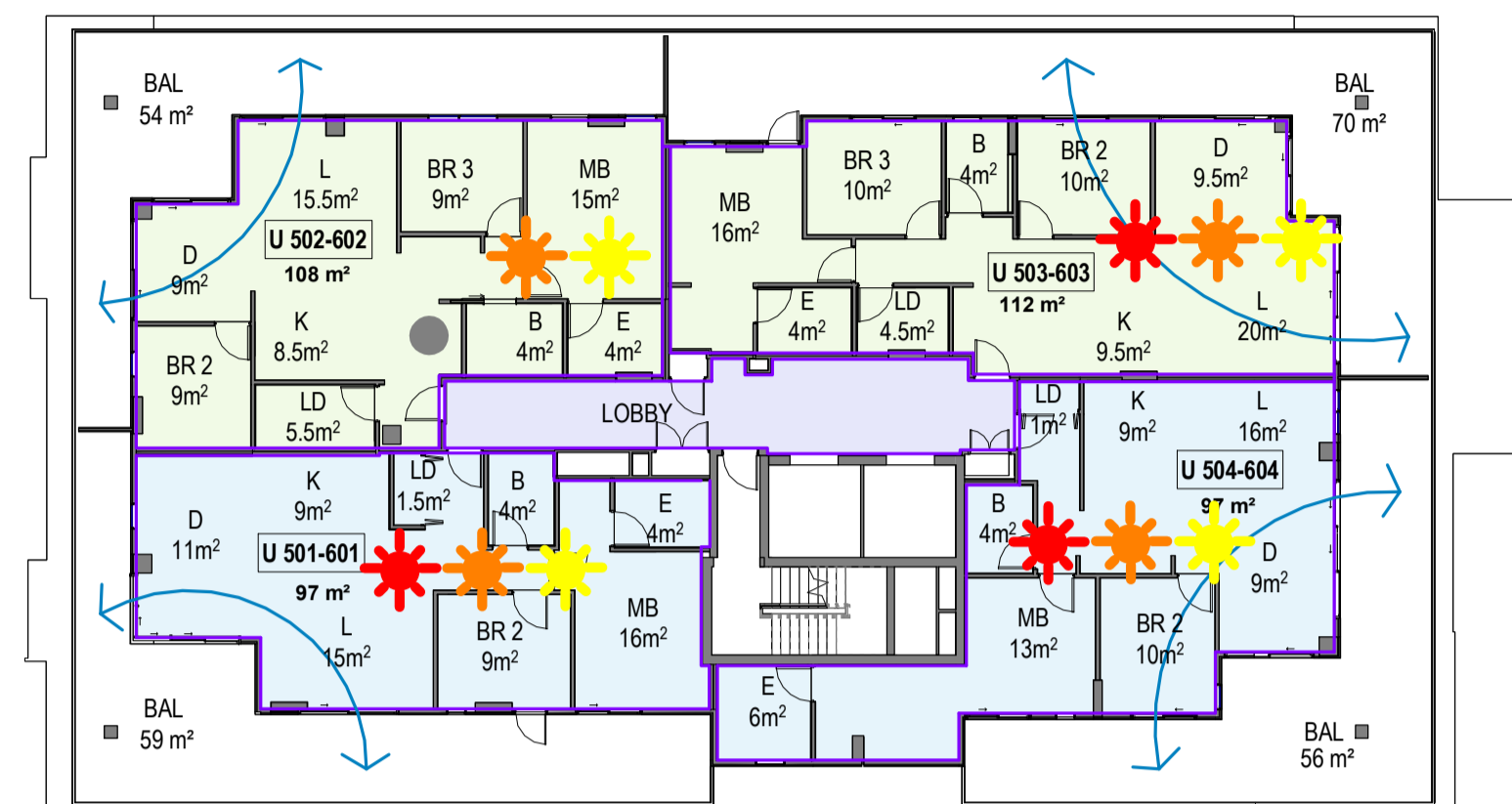


Area Schedule (3B UNIT AREAS)		
Unit	Unit Type	GFA

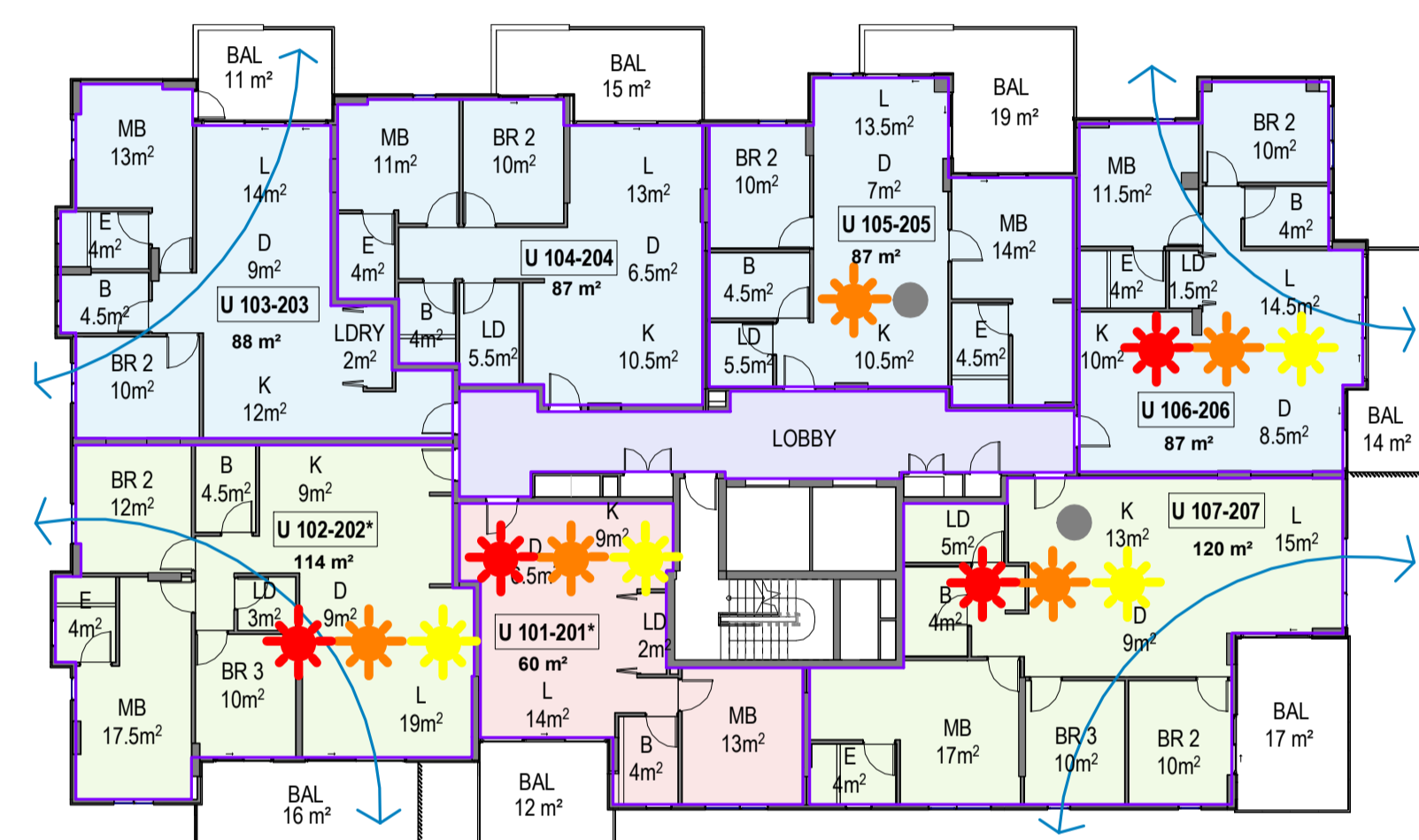
U101 - U401	1 BED	60 m ²
U102 - U402	3 BED	114 m ²
U103 - U403	2 BED	88 m ²
U104 - U404	2 BED	87 m ²
U105 - U405	2 BED	87 m ²
U106 - U406	2 BED	87 m ²
U107 - U407	3 BED	120 m ²
U501 - U601	2 BED	97 m ²
U502 - U602	3 BED	108 m ²
U503 - U603	3 BED	112 m ²
U504 - U604	2 BED	97 m ²
Grand total:		36



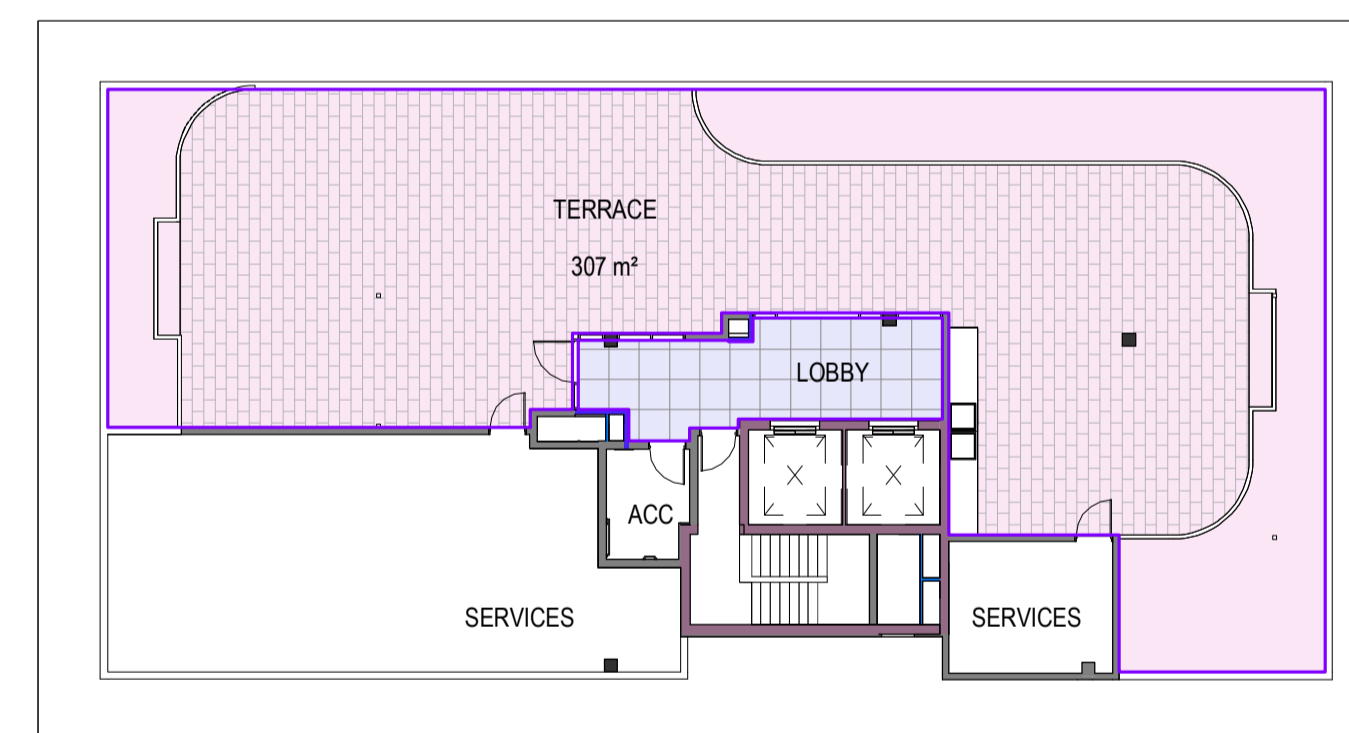
1 **3B - GROUND FLOOR PLAN**
Scale: 1 : 200



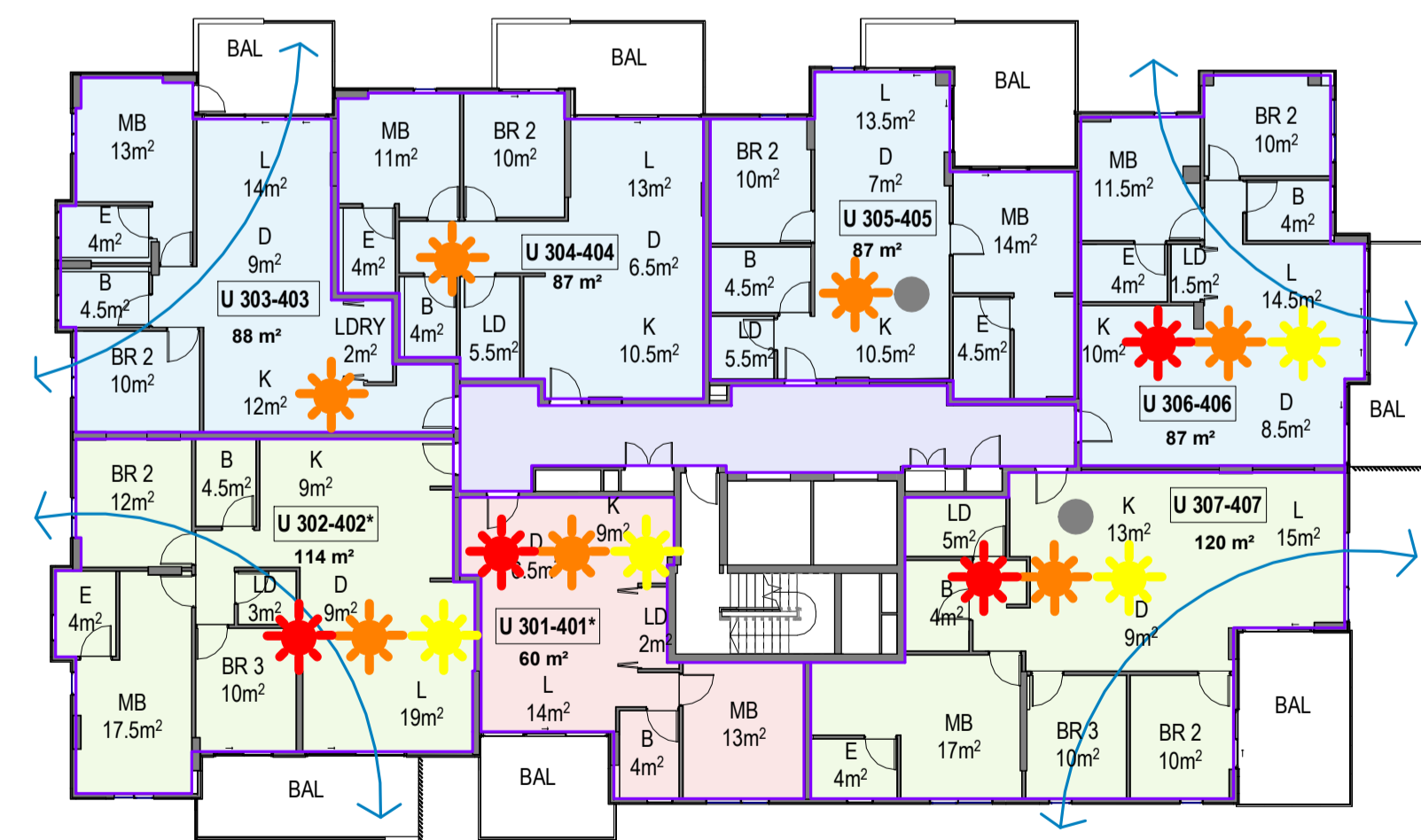
4 **3B - TYPICAL LEVEL 05-06 PLAN**
Scale: 1 : 200



2 **3B - TYPICAL LEVEL 01-02 PLAN**
Scale: 1 : 200



5 **3B - ROOF PLAN**
Scale: 1 : 200



3 **3B - TYPICAL LEVEL 03-04 PLAN**
Scale: 1 : 200

OCCUPANCY

- 1 BED
- 2 BED
- 3 BED
- COMMUNAL AREAS
- LOBBY
- RETAIL

LEGEND

- K - KITCHEN
- L - LIVING
- D - DINING
- LD - LAUNDRY
- MB - MASTER BEDROOM
- BR - BEDROOM
- E - ENSUITE
- B - BATH
- S - STUDY
- BAL - BALCONY
- G - GARAGE
- ST - STAIR
- SG - STORAGE
- SR - SITTING ROOM
- H - HALL
- WIR - WALK IN ROBE
- ACC - ACCESSIBLE
- ★ 3hr SOLAR ACCESS : 9 - 3
- ★ 2hr SOLAR ACCESS : 9 - 3
- ★ 3hr SOLAR ACCESS : 8:30 - 4:30
- ↻ ADG NATURALLY CROSS VENTILATED APARTMENT
- LIVABLE HOUSING DESIGN - SILVER

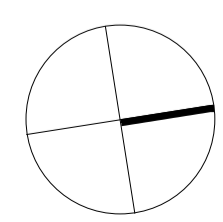
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REV	DATE	AMENDMENT	INITIALS	CHECK
P04	2024-01-19	FOR REVIEW	SC	GO
P05	2024-02-08	PRELIMINARY DEVELOPMENT APPLICATION	SC	GO
D01	2024-02-19	DEVELOPMENT APPLICATION	SC	GO
P06	2024-10-02	FOR INFORMATION	VC	VC
P07	2024-10-11	FOR INFORMATION	VC	VC
D02	2024-10-16	DEVELOPMENT APPLICATION	LS	VC
D03	2026-04-13	DEVELOPMENT APPLICATION	DT	GO



PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga

DRAWING TITLE
AREA PLANS AND ADG COMPLIANCE - 3B

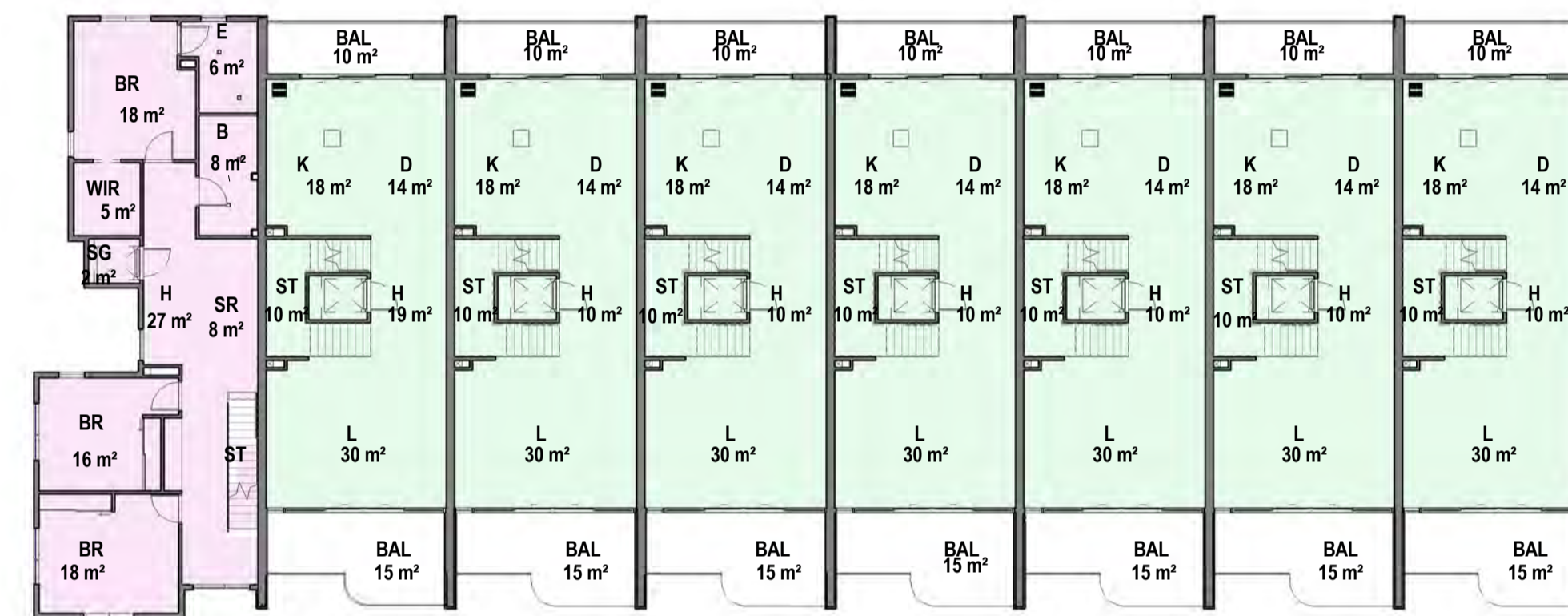
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA402	DA3
SCALE : As indicated @ A1	DRAWN : DT	DATE : 2026-04-13
www.mdpa.com.au	NSW Norm Architect: Glen Orlerton #7621.	

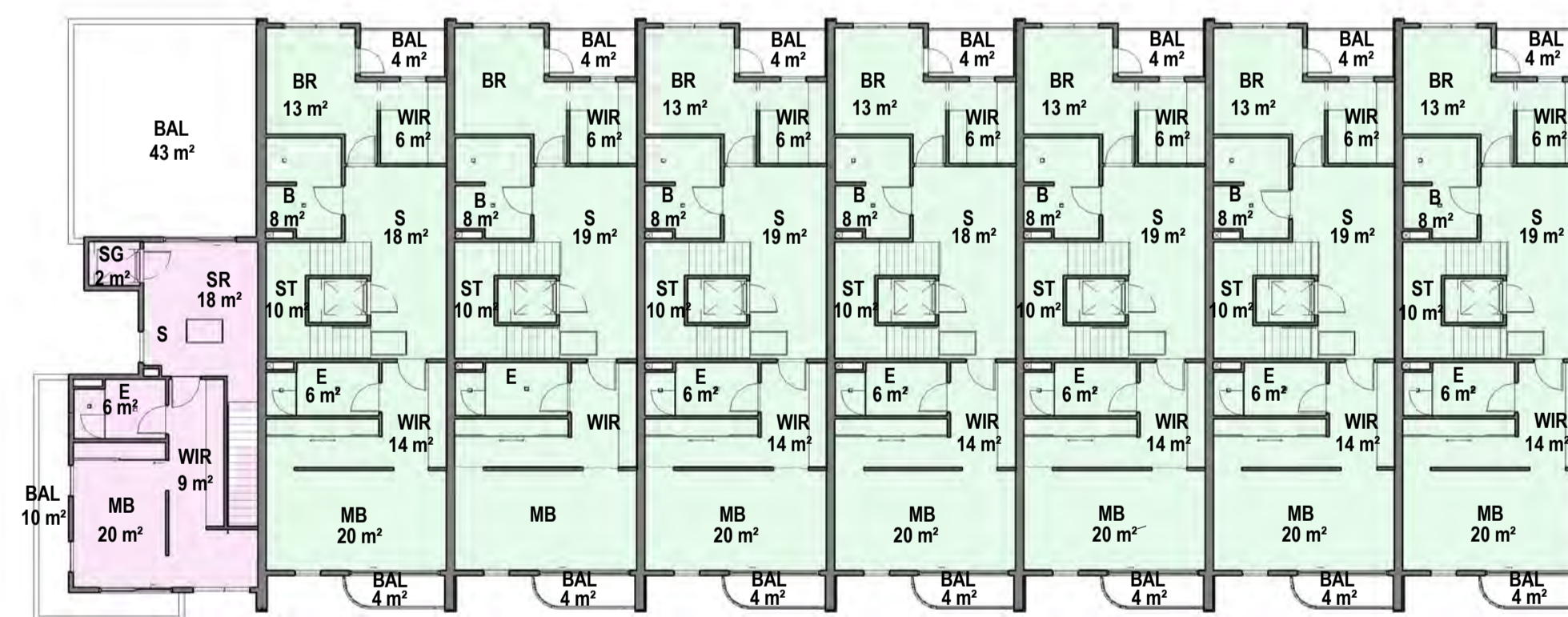




1 **3C - GROUND FLOOR PLAN**
Scale: 1 : 200



2 **3C - LEVEL 01 PLAN**
Scale: 1 : 200



3 **3C - LEVEL 02 PLAN**
Scale: 1 : 200

OCCUPANCY

- 3 BED + STUDY
- 4 BED + STUDY
- COMMERCIAL
- COMMON AREAS
- COMMUNAL AREAS

LEGEND

- K - KITCHEN
- L - LIVING
- D - DINING
- LD - LAUNDRY
- MB - MASTER BEDROOM
- BR - BEDROOM
- E - ENSUITE
- B - BATH
- S - STUDY
- BAL - BALCONY
- G - GARAGE
- ST - STAIR
- SG - STORAGE
- SR - SITTING ROOM
- H - HALL
- WIR - WALK IN ROBE
- ACC - ACCESSIBLE

3C TOWNHOUSE AREAS		
Unit Number	Occupancy	GFA
TH1	4 BED + STUDY	290 m ²
TH2	3 BED + STUDY	233 m ²
TH3	3 BED + STUDY	225 m ²
TH4	3 BED + STUDY	225 m ²
TH5	3 BED + STUDY	225 m ²
TH6	3 BED + STUDY	225 m ²
TH7	3 BED + STUDY	226 m ²
TH8	3 BED + STUDY	225 m ²

PROJECT NO.	DRAWING NO.	REVISION
3175	DA403	DA2
SCALE : As Indicated @ A1		
DRAWN : SC		
DATE : 2024-10-16		
www.mdpa.com.au NSW Norm Architect: Glen Orlerton #7621.		

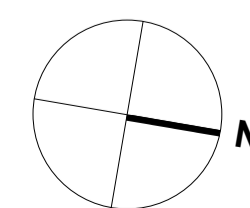
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P01	2023-11-10	FOR REVIEW	SC	GO	
P02	2023-12-14	FOR REVIEW	SC	GO	
P03	2023-12-21	FOR REVIEW	SC	GO	
P04	2024-01-19	FOR REVIEW	SC	GO	
P05	2024-02-08	PRELIMINARY	SC	GO	
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	



PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga
Wagga

DRAWING TITLE
AREA PLANS - 3C

DEVELOPMENT APPLICATION



3A APARTMENT DESIGN GUIDE (ADG) COMPLIANCE

Unit Number	Occupancy	GFA	Area Compliance	Area Compliance									Storage Req	Volume	External Volume
				Balcony Area	3hr Solar Acc. (9-3)	2hr (9-3)	3hr Solar Acc. (8:30-4:30)	No Solar Access	Cross Ventilation	Max Apt. Depth	Apt. Depth	Silver Liveable			
3a															
3A.101	1 BED	60 m²	Yes	13 m²	Yes	Yes	Yes	No	Yes	8m	8.2 m	Yes	6.00 m³	4.44 m³	Provided in Basement
3A.102	2 BED	86 m²	Yes	14 m²	No	No	No	No	Yes	8m	7.8 m	No	8.00 m³	3.95 m³	Provided in Basement
3A.103	3 BED	107 m²	Yes	13 m²	No	No	No	No	Yes	8m	8.0 m	No	10.00 m³	6.21 m³	Provided in Basement
3A.104	3 BED	106 m²	Yes	16 m²	No	Yes	Yes	No	Yes	8m	8.0 m	No	10.00 m³	6.21 m³	Provided in Basement
3A.105	3 BED	119 m²	Yes	18 m²	No	Yes	Yes	No	No	8m	8.2 m	No	10.00 m³	7.01 m³	Provided in Basement
3A.106	2 BED	97 m²	Yes	15 m²	No	Yes	Yes	No	No	8m	7.2 m	Yes	8.00 m³	8.47 m³	Provided in Basement
3A.107	3 BED	107 m²	Yes	20 m²	Yes	Yes	Yes	No	Yes	8m	8.6 m	No	10.00 m³	5.07 m³	Provided in Basement
3A.108	3 BED	107 m²	Yes	20 m²	Yes	Yes	Yes	No	Yes	8m	8.6 m	No	10.00 m³	5.07 m³	Provided in Basement
3A.109	2 BED	85 m²	Yes	23 m²	Yes	Yes	Yes	No	No	8m	8.6 m	No	8.00 m³	5.12 m³	Provided in Basement
LEVEL 01: 9															
3A.201	1 BED	60 m²	Yes	13 m²	Yes	Yes	Yes	No	Yes	8m	8.2 m	Yes	6.00 m³	4.44 m³	Provided in Basement
3A.202	2 BED	86 m²	Yes	14 m²	No	No	No	No	Yes	8m	7.8 m	No	8.00 m³	3.95 m³	Provided in Basement
3A.203	3 BED	107 m²	Yes	13 m²	No	No	No	No	Yes	8m	8.0 m	No	10.00 m³	6.21 m³	Provided in Basement
3A.204	3 BED	106 m²	Yes	16 m²	No	Yes	Yes	No	Yes	8m	8.0 m	No	10.00 m³	6.21 m³	Provided in Basement
3A.205	3 BED	119 m²	Yes	18 m²	No	Yes	Yes	No	No	8m	8.2 m	No	10.00 m³	7.01 m³	Provided in Basement
3A.206	2 BED	97 m²	Yes	15 m²	No	Yes	Yes	No	No	8m	7.2 m	Yes	8.00 m³	8.47 m³	Provided in Basement
3A.207	3 BED	107 m²	Yes	19 m²	Yes	Yes	Yes	No	Yes	8m	8.6 m	No	10.00 m³	5.07 m³	Provided in Basement
3A.208	3 BED	107 m²	Yes	19 m²	Yes	Yes	Yes	No	Yes	8m	8.6 m	No	10.00 m³	5.07 m³	Provided in Basement
3A.209	2 BED	85 m²	Yes	15 m²	Yes	Yes	Yes	No	No	8m	8.6 m	No	8.00 m³	5.12 m³	Provided in Basement
LEVEL 02: 9															
3A.301	1 BED	60 m²	Yes	13 m²	Yes	Yes	Yes	No	Yes	8m	8.2 m	Yes	6.00 m³	4.44 m³	Provided in Basement
3A.302	2 BED	86 m²	Yes	14 m²	No	No	No	No	Yes	8m	7.8 m	No	8.00 m³	3.95 m³	Provided in Basement
3A.303	3 BED	107 m²	Yes	13 m²	No	No	No	No	Yes	8m	8.0 m	No	10.00 m³	6.21 m³	Provided in Basement
3A.304	3 BED	106 m²	Yes	16 m²	No	Yes	Yes	No	Yes	8m	8.0 m	No	10.00 m³	6.21 m³	Provided in Basement
3A.305	3 BED	119 m²	Yes	18 m²	No	Yes	Yes	No	No	8m	8.2 m	No	10.00 m³	7.01 m³	Provided in Basement
3A.306	2 BED	97 m²	Yes	15 m²	No	Yes	Yes	No	No	8m	7.2 m	Yes	8.00 m³	8.47 m³	Provided in Basement
3A.307	3 BED	107 m²	Yes	19 m²	Yes	Yes	Yes	No	Yes	8m	8.6 m	No	10.00 m³	5.07 m³	Provided in Basement
3A.308	3 BED	107 m²	Yes	19 m²	Yes	Yes	Yes	No	Yes	8m	8.6 m	No	10.00 m³	5.07 m³	Provided in Basement
3A.309	2 BED	85 m²	Yes	15 m²	Yes	Yes	Yes	No	No	8m	8.6 m	No	8.00 m³	5.12 m³	Provided in Basement
LEVEL 03: 9															
3A.401	1 BED	60 m²	Yes	13 m²	Yes	Yes	Yes	No	Yes	8m	8.2 m	Yes	6.00 m³	4.44 m³	Provided in Basement
3A.402	2 BED	86 m²	Yes	14 m²	Yes	Yes	Yes	No	Yes	8m	7.8 m	No	8.00 m³	3.95 m³	Provided in Basement
3A.403	3 BED	107 m²	Yes	13 m²	No	Yes	No	No	Yes	8m	8.0 m	No	10.00 m³	6.21 m³	Provided in Basement
3A.404	3 BED	106 m²	Yes	16 m²	No	Yes	Yes	No	Yes	8m	8.0 m	No	10.00 m³	6.21 m³	Provided in Basement
3A.405	3 BED	119 m²	Yes	18 m²	No	Yes	Yes	No	No	8m	8.2 m	No	10.00 m³	7.01 m³	Provided in Basement
3A.406	2 BED	97 m²	Yes	15 m²	No	Yes	Yes	No	No	8m	7.2 m	Yes	8.00 m³	8.47 m³	Provided in Basement
3A.407	3 BED	107 m²	Yes	19 m²	Yes	Yes	Yes	No	Yes	8m	8.6 m	No	10.00 m³	5.07 m³	Provided in Basement
3A.408	3 BED	107 m²	Yes	19 m²	Yes	Yes	Yes	No	Yes	8m	8.6 m	No	10.00 m³	5.07 m³	Provided in Basement
3A.409	2 BED	85 m²	Yes	15 m²	Yes	Yes	Yes	No	No	8m	8.6 m	No	8.00 m³	5.12 m³	Provided in Basement
LEVEL 04: 9															
3A.501	4 BED	141 m²	Yes	63 m²	Yes	Yes	Yes	No	Yes	8m	7.5 m	No	10.00 m³	7.98 m³	Provided in Basement
3A.502	4 BED	136 m²	Yes	91 m²	No	Yes	Yes	No	Yes	8m	7.5 m	No	10.00 m³	6.84 m³	Provided in Basement
3A.503	4 BED	137 m²	Yes	73 m²	Yes	Yes	Yes	No	Yes	8m	7.1 m	No	10.00 m³	6.30 m³	Provided in Basement
3A.504	2 BED	103 m²	Yes	43 m²	Yes	Yes	Yes	No	Yes	8m	7.5 m	Yes	8.00 m³	11.17m³	Provided in Basement
3A.505	2 BED	101 m²	Yes	34 m²	Yes	Yes	Yes	No	No	8m	2.3 m	No	8.00 m³	5.44 m³	Provided in Basement
LEVEL 05: 5															
3A.601	4 BED	141 m²	Yes	48 m²	Yes	Yes	Yes	No	Yes	8m	7.5 m	No	10.00 m³	7.98 m³	Provided in Basement
3A.602	4 BED	136 m²	Yes	48 m²	No	Yes	Yes	No	Yes	8m	7.5 m	No	10.00 m³	6.84 m³	Provided in Basement
3A.603	4 BED	137 m²	Yes	33 m²	Yes	Yes	Yes	No	Yes	8m	7.1 m	No	10.00 m³	6.30 m³	Provided in Basement
3A.604	2 BED	103 m²	Yes	36 m²	Yes	Yes	Yes	No	Yes	8m	7.5 m	Yes	10.00 m³	11.17m³	Provided in Basement
3A.605	2 BED	101 m²	Yes	23 m²	Yes	Yes	Yes	No	No	8m	2.3 m	No	10.00 m³	5.44 m³	Provided in Basement
LEVEL 06: 5															
3A.701	3 BED	131 m²	Yes	35 m²	Yes	Yes	Yes	No	Yes	8m	7.5 m	No	10.00 m³	9.76 m³	Provided in Basement
3A.702	3 BED	124 m²	Yes	38 m²	No	No	No	Yes	Yes	8m	6.8 m	Yes	10.00 m³	7.36 m³	Provided in Basement
3A.703	3 BED	123 m²	Yes	43 m²	Yes	Yes	Yes	No	Yes	8m	7.0 m	No	10.00 m³	7.01 m³	Provided in Basement
3A.704	4 BED + STUDY	189 m²	Yes	61 m²	Yes	Yes	Yes	No	Yes	8m	8.0 m	No	10.00 m³	16.01 m³	Provided in Basement
LEVEL 07: 4															
3A.801	3 BED	131 m²	Yes	35 m²	Yes	Yes	Yes	No	Yes	8m	7.5 m	No	10.00 m³	9.76 m³	Provided in Basement
3A.802	3 BED	124 m²	Yes	38 m²	No	No	No	No	Yes	8m	6.8 m	Yes	10.00 m³	7.36 m³	Provided in Basement
3A.803	3 BED	123 m²	Yes	43 m²	Yes	Yes	Yes	No	Yes	8m	7.0 m	No	10.00 m³	7.01 m³	Provided in Basement
3A.804	4 BED + STUDY	189 m²	Yes	61 m²	Yes	Yes	Yes	No	Yes	8m	8.0 m	No	10.00 m³	16.01m³	Provided in Basement
LEVEL 08: 4															
Grand total: 54				31	46	45	2	40				12	361.94 m³		

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PK4	2024-01-19	FOR REVIEW	SC	GO	
P05	2024-02-08	PRELIMINARY	SC	GO	
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	
P07	2024-10-02	FOR INFORMATION	LS	VC	
P07	2024-10-11	FOR INFORMATION	DT	GO	
DA2	2024-10-16	DEVELOPMENT APPLICATION			
DA3	2026-04-13	DEVELOPMENT APPLICATION			



3B APARTMENT DESIGN GUIDE (ADG) COMPLIANCE

Unit Number	Occupancy	GFA	Area Compliance	Area Compliance									Storage Req	Volume	External Volume
				Balcony Area	3hr Solar Acc. (9-3)	2hr Solar Acc. (9-3)	3hr Solar Acc. (8:30-4:30)	No Solar Access	Apt. Depth	Cross Ventilation	Max Apt. Depth	Silver Liveable			
3b															
3B.101	1 BED	60 m²	Yes	12 m²	Yes	Yes	Yes	No	6.3 m	No	8m	No	6.00 m³	6.40 m³	
3B.102	3 BED	114 m²	Yes	16 m²	Yes	Yes	Yes	No	8.6 m	Yes	8m	No	10.00 m³	7.43 m³	Provided in Basement
3B.103	2 BED	88 m²	Yes	11 m²	No	No	No	Yes	8.6 m	Yes	8m	No	8.00 m³	5.31 m³	Provided in Basement
3B.104	2 BED	87 m²	Yes	15 m²	No	No	No	Yes	7.6 m	No	8m	No	8.00 m³	8.47 m³	
3B.105	2 BED	87 m²	Yes	19 m²	No	Yes	No	No	7.0 m	No	8m	Yes	8.00 m³	3.80 m³	Provided in Basement
3B.106	2 BED	87 m²	Yes	19 m²	Yes	Yes	Yes	No	7.4 m	Yes	8m	No	8.00 m³	7.73 m³	Provided in Basement
3B.107	3 BED	120 m²	Yes	17 m²	Yes	Yes	Yes	No	6.7 m	Yes	8m	Yes	10.00 m³	9.20 m³	Provided in Basement
LEVEL 01: 7															
3B.201	1 BED	60 m²	Yes	12 m²	Yes	Yes	Yes	No	6.3 m	No	8m	No	6.00 m³	6.40 m³	
3B.202	3 BED	114 m²	Yes	16 m²	Yes	Yes	Yes	No	8.6 m	Yes	8m	No	10.00 m³	7.43 m³	Provided in Basement
3B.203	2 BED	88 m²	Yes	11 m²	No	No	No	Yes	8.6 m	Yes	8m	No	8.00 m³	5.31 m³	Provided in Basement
3B.204	2 BED	87 m²	Yes	15 m²	No	No	No	Yes	7.6 m	No	8m	No	8.00 m³	8.47 m³	
3B.205	2 BED	87 m²	Yes	19 m²	No	Yes	No	No	7.0 m	No	8m	Yes	8.00 m³	3.80 m³	Provided in Basement
3B.206	2 BED	87 m²	Yes	14 m²	Yes	Yes	Yes	No	7.4 m	Yes	8m	No	8.00 m³	7.73 m³	Provided in Basement
3B.207	3 BED	120 m²	Yes	17 m²	Yes	Yes	Yes	No	6.7 m	Yes	8m	Yes	10.00 m³	9.20 m³	Provided in Basement
LEVEL 02: 7															
3B.301	1 BED	60 m²	Yes	12 m²	Yes	Yes	Yes	No	6.3 m	No	8m	No	6.00 m³	6.40 m³	
3B.302	3 BED	114 m²	Yes	16 m²	Yes	Yes	Yes	No	8.6 m	Yes	8m	No	10.00 m³	7.43 m³	Provided in Basement
3B.303	2 BED	88 m²	Yes	11 m²	No	Yes	No	No	8.6 m	Yes	8m	No	8.00 m³	5.31 m³	Provided in Basement
3B.304	2 BED	87 m²	Yes	15 m²	No	Yes	No	No	7.6 m	No	8m	No	8.00 m³	8.47 m³	
3B.305	2 BED	87 m²	Yes												



1 SHADOW DIAGRAM - 9AM EXISTING - 22 JUNE
Scale: 1 : 500



2 SHADOW DIAGRAM - 9AM PROPOSED - 22 JUNE
Scale: 1 : 500

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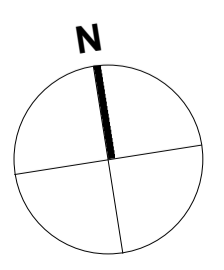
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P03	2023-12-21	FOR REVIEW	SC	GO
P04	2024-01-19	FOR REVIEW	SC	GO
P05	2024-02-08	PRELIMINARY	SC	GO
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO
P06	2024-10-02	FOR INFORMATION		
P07	2024-10-11	FOR INFORMATION		
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC

CLIENT

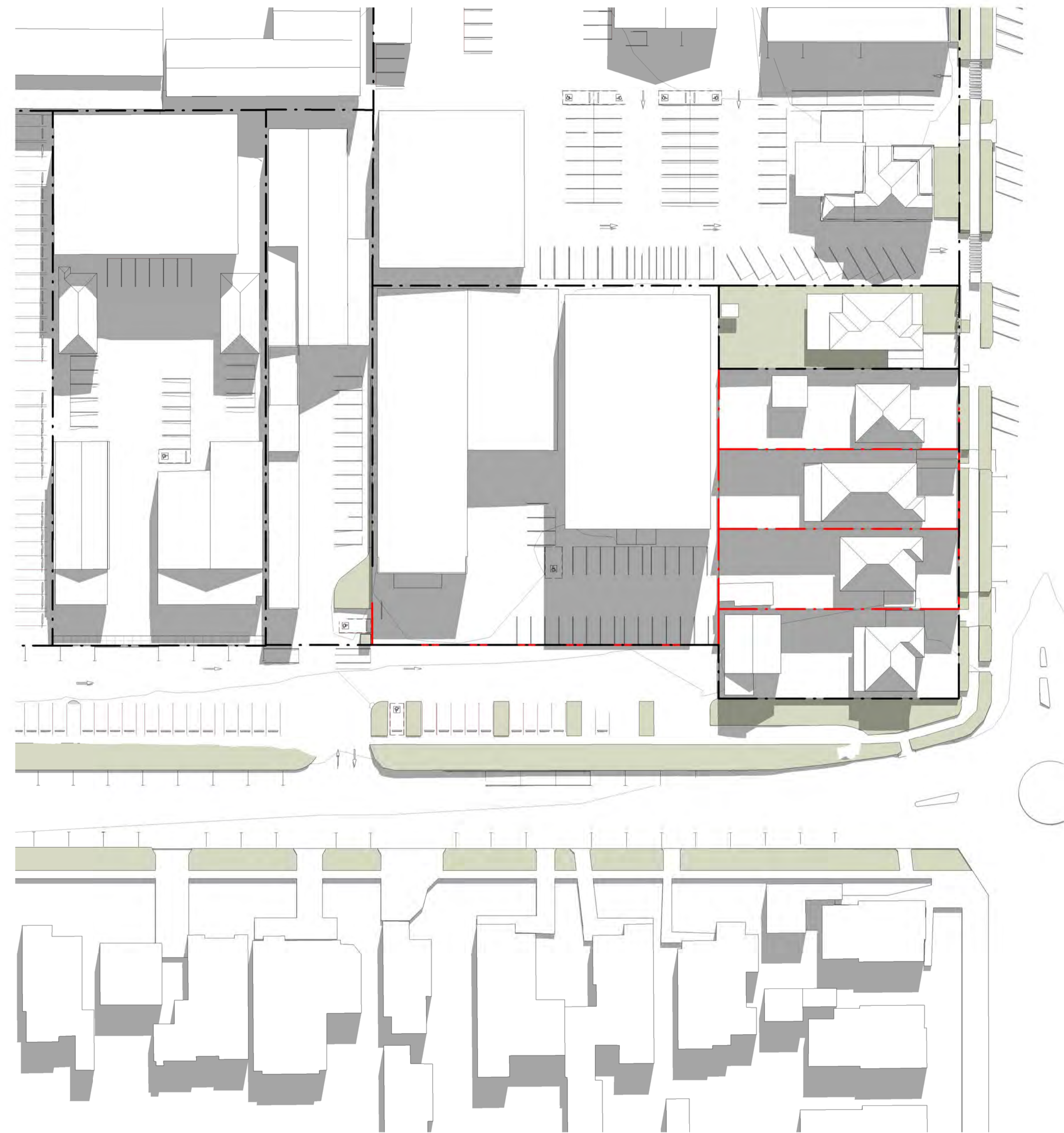
PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga
Wagga

DRAWING TITLE
**SHADOW DIAGRAM - 9AM
EXISTING/PROPOSED - 22 JUNE**

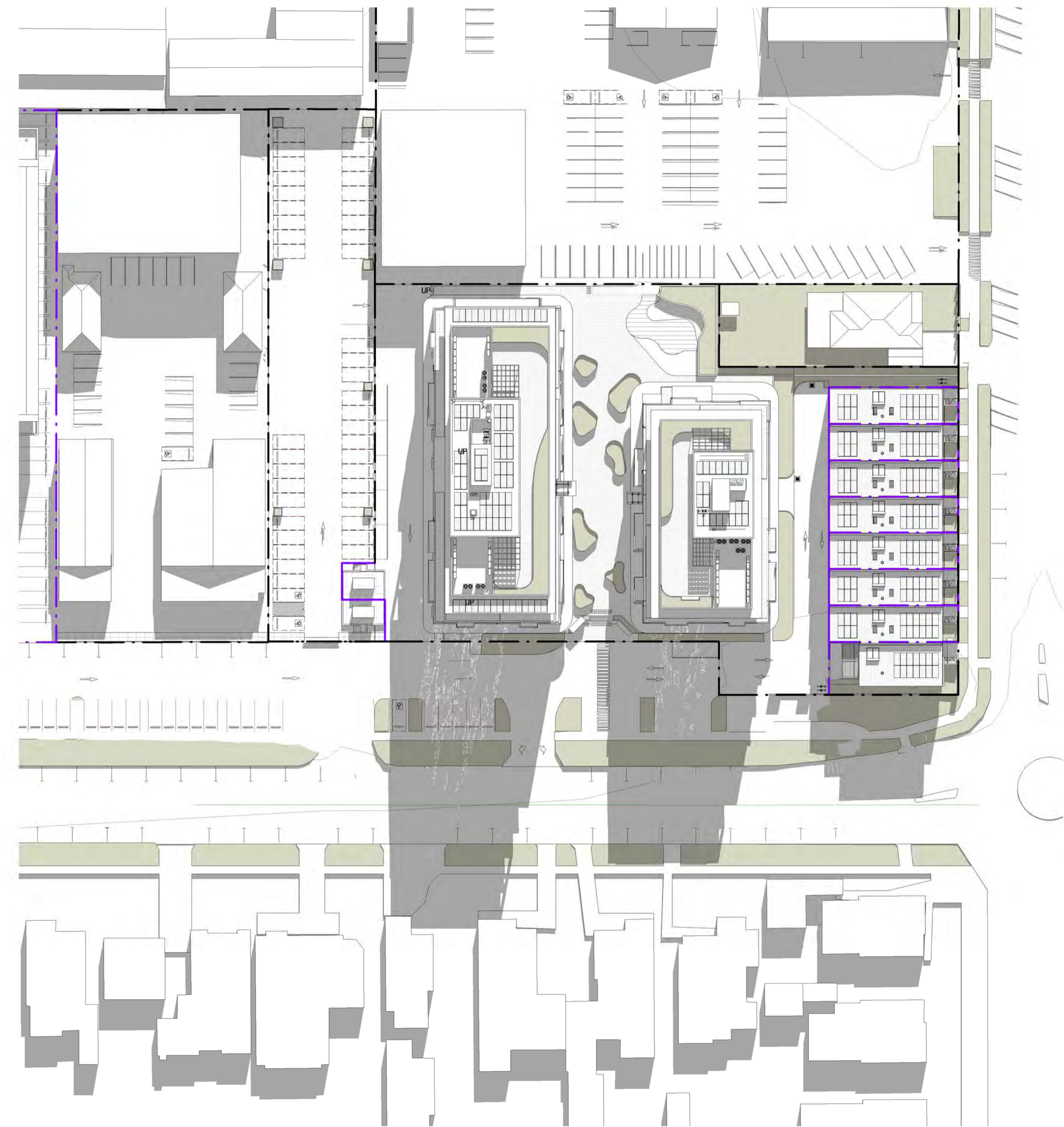
**DEVELOPMENT
APPLICATION**

PROJECT NO.	DRAWING NO.	REVISION
3175	DA601	DA2
SCALE : 1 : 500 @ A1		
DRAWN : SC		
DATE : 2024-10-16		
www.mdp.com.au NSW Nom Architect: Glen Orlerton #7621.		





1 SHADOW DIAGRAM - 12PM EXISTING - 22 JUNE
Scale: 1 : 500



2 SHADOW DIAGRAM - 12PM PROPOSED - 22 JUNE
Scale: 1 : 500

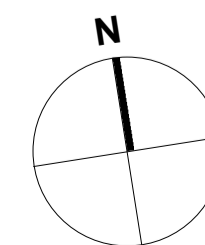
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P05	2024-02-08	PRELIMINARY	SC	GO	
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	
P06	2024-10-02	FOR INFORMATION		VC	
P07	2024-10-11	FOR INFORMATION		VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	



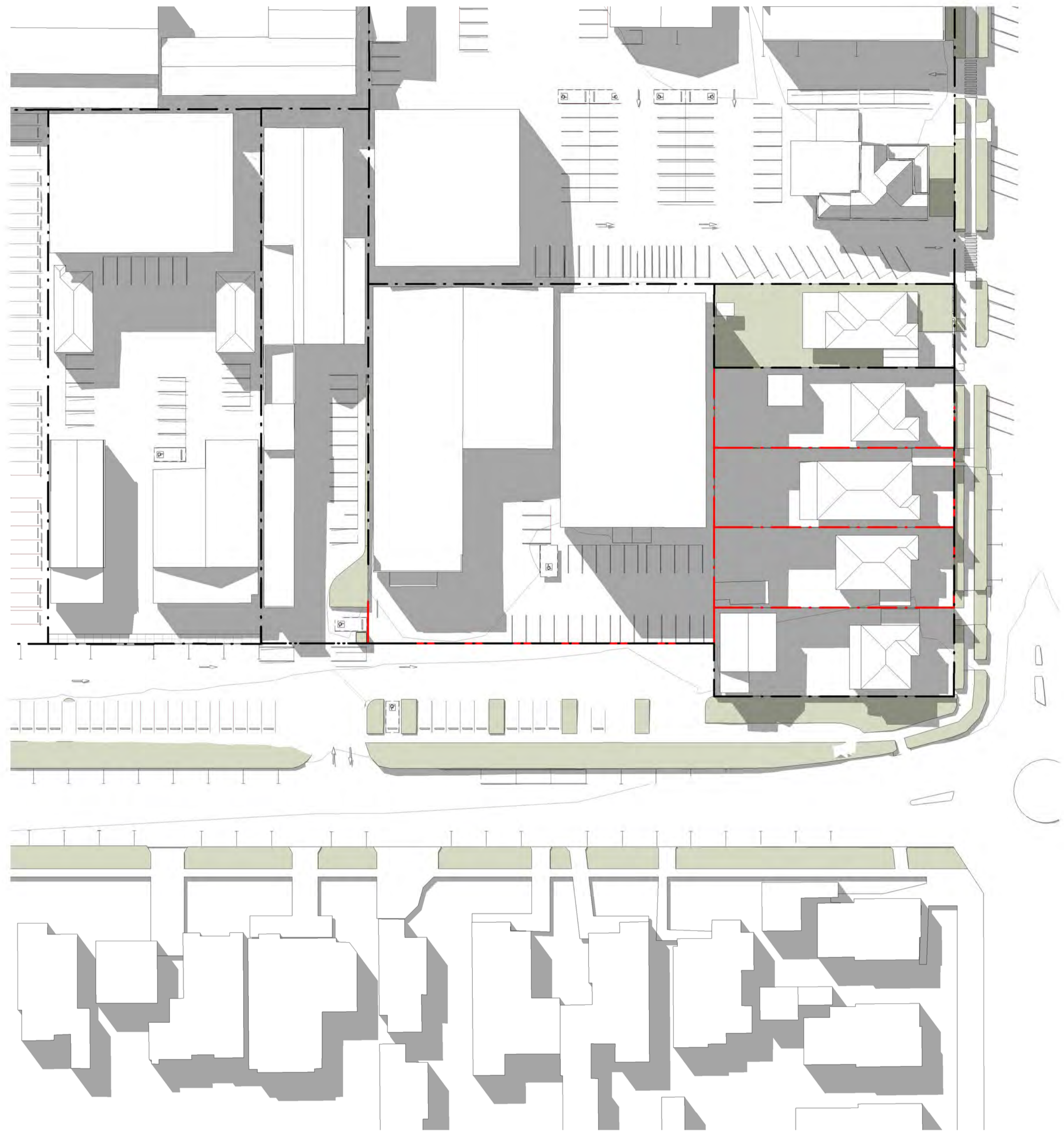
PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga
Wagga

DRAWING TITLE
SHADOW DIAGRAM - 12PM
EXISTING/PROPOSED - 22 JUNE

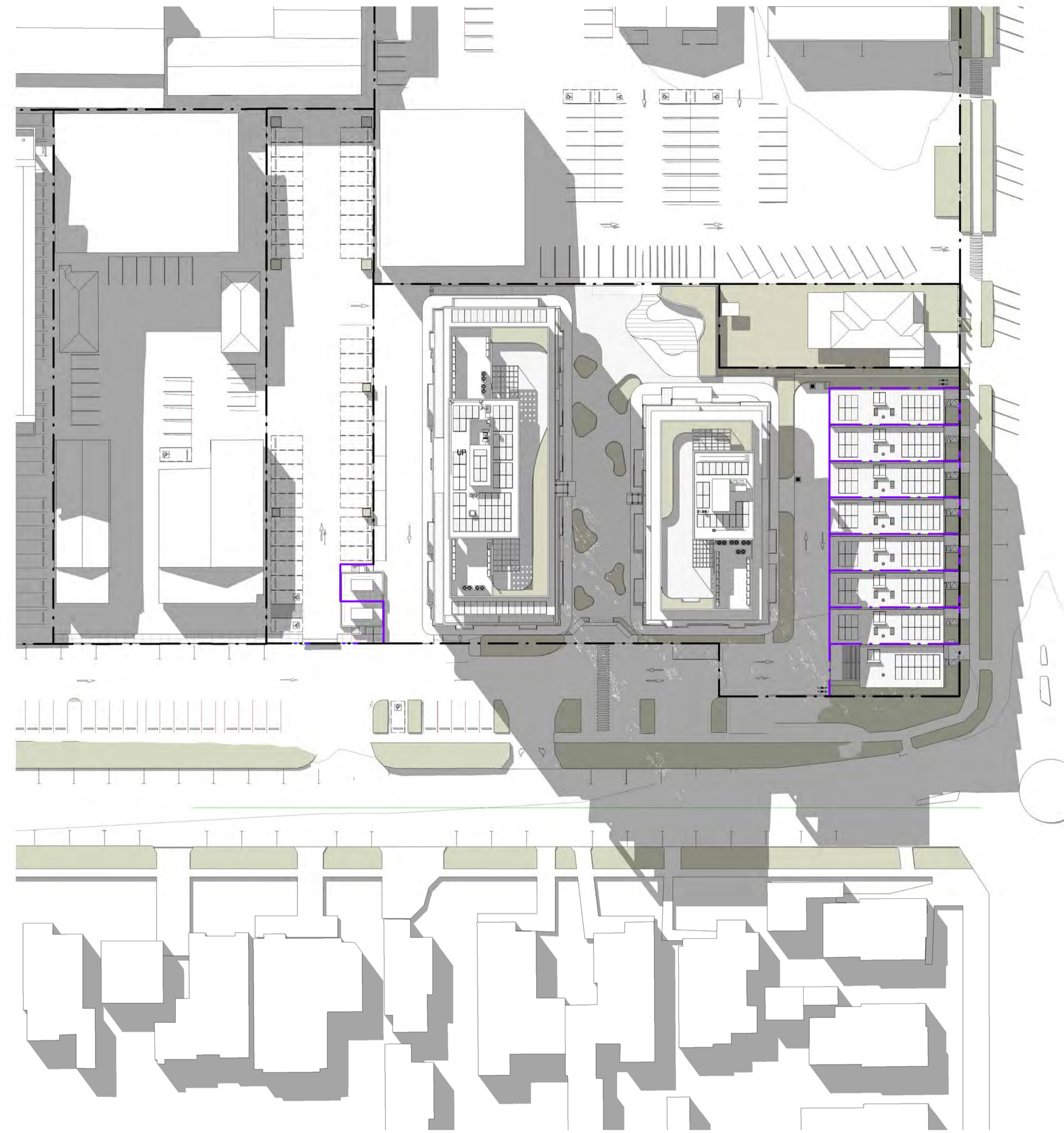
DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA602	DA2
SCALE : 1 : 500 @ A1	DRAWN : SC	DATE : 2024-10-16
www.mdp.com.au	NSW Nom Architect: Glen Orlerton #7621.	





1 SHADOW DIAGRAM - 3PM EXISTING - 22 JUNE
Scale: 1 : 500



2 SHADOW DIAGRAM - 3PM PROPOSED - 22 JUNE
Scale: 1 : 500

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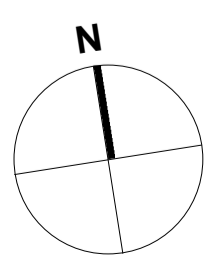
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P04	2024-01-19	FOR REVIEW	SC	GO
P05	2024-02-08	PRELIMINARY	SC	GO
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO
P06	2024-10-02	FOR INFORMATION		
P07	2024-10-11	FOR INFORMATION		
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC

CLIENT

PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga
Wagga

DRAWING TITLE
**SHADOW DIAGRAM - 3PM
EXISTING/PROPOSED - 22 JUNE**

**DEVELOPMENT
APPLICATION**

PROJECT NO.	DRAWING NO.	REVISION
3175	DA603	DA2
SCALE : 1 : 500 @ A1	DRAWN : SC	
DATE : 2024-10-16		
www.mdp.com.au	NSW Nom Architect: Glen Orlerton #7621.	

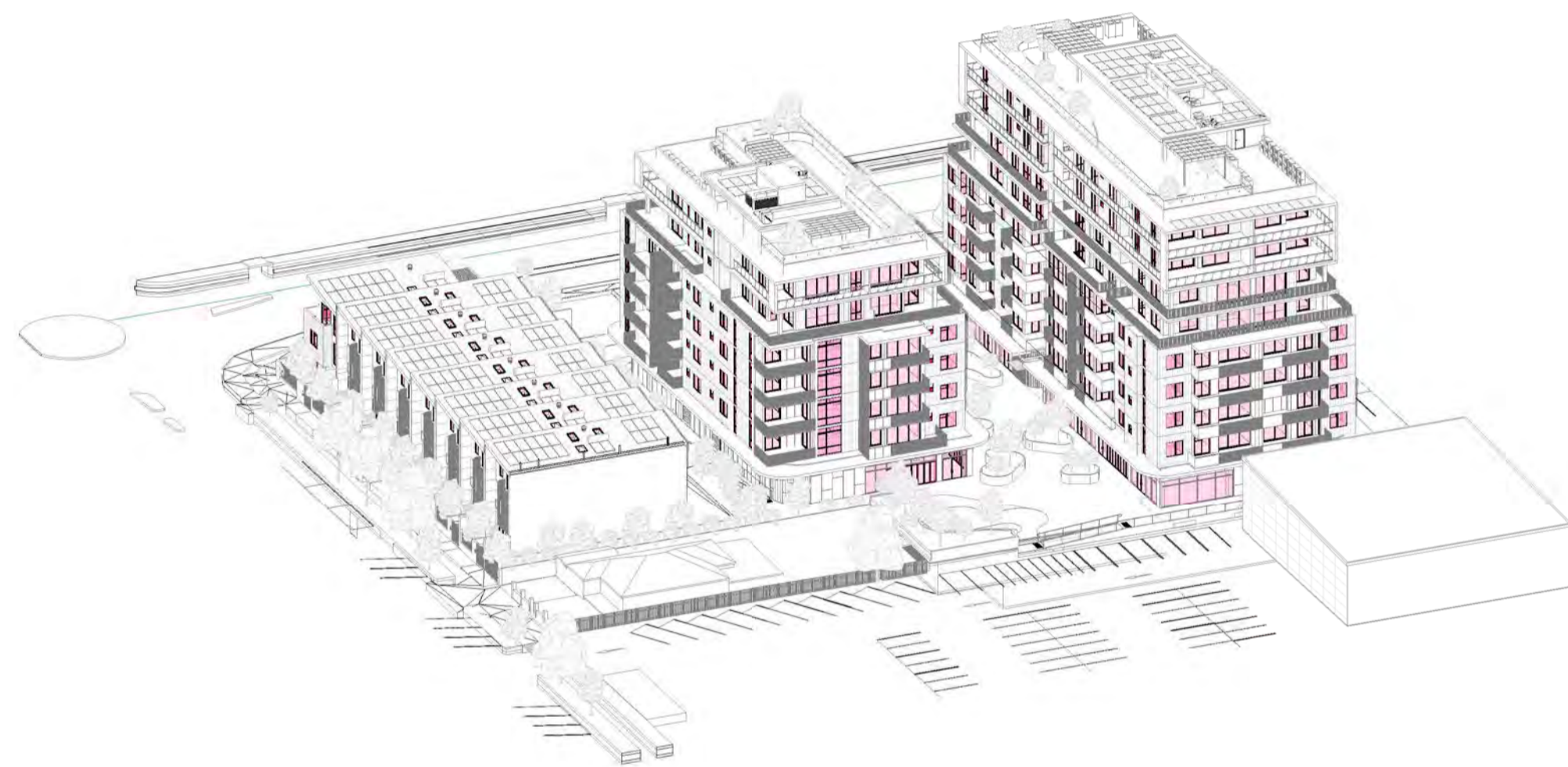




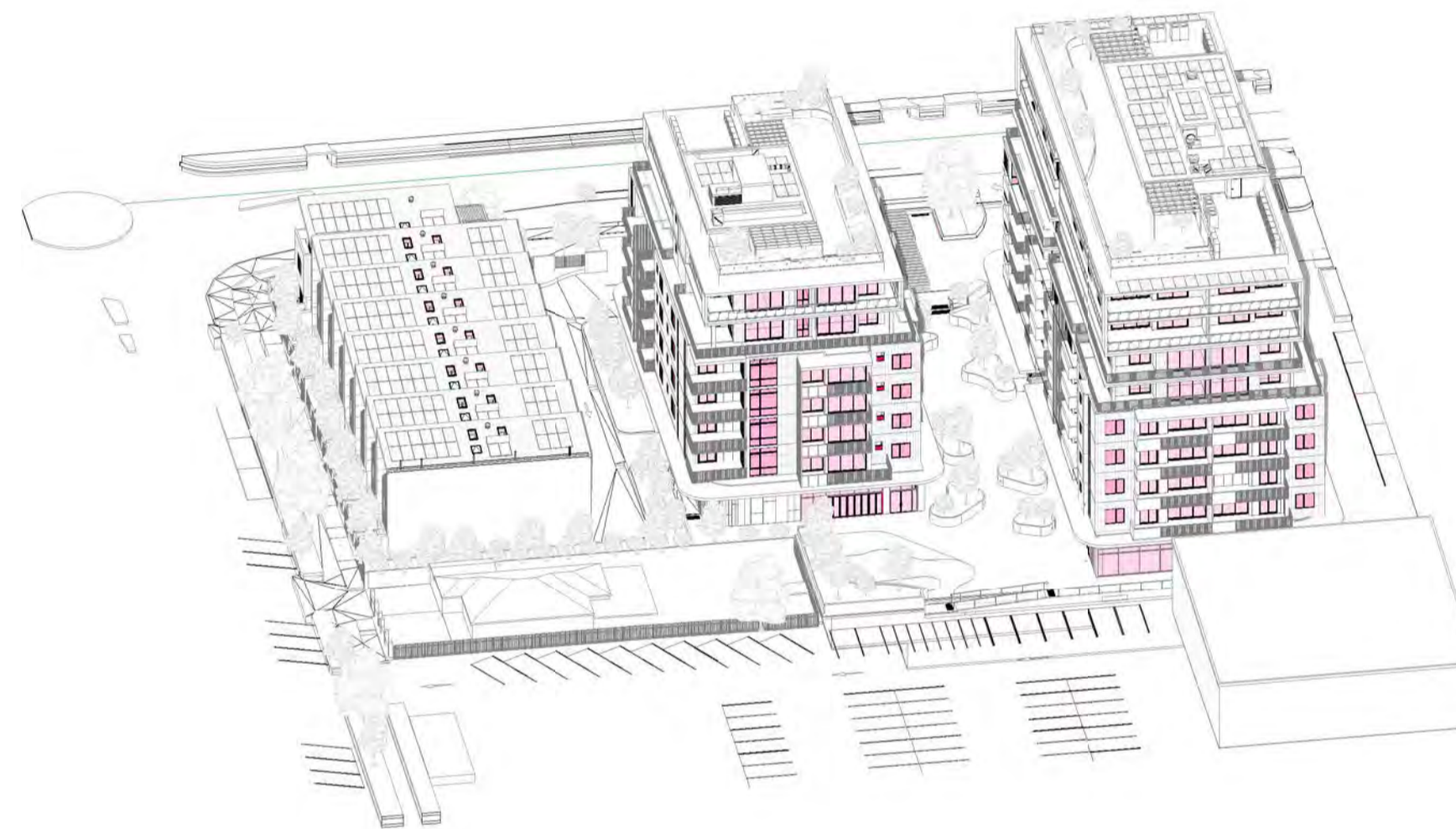
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Scale:



2 SOLAR ACCESS JUNE 22nd - 10h
Scale:



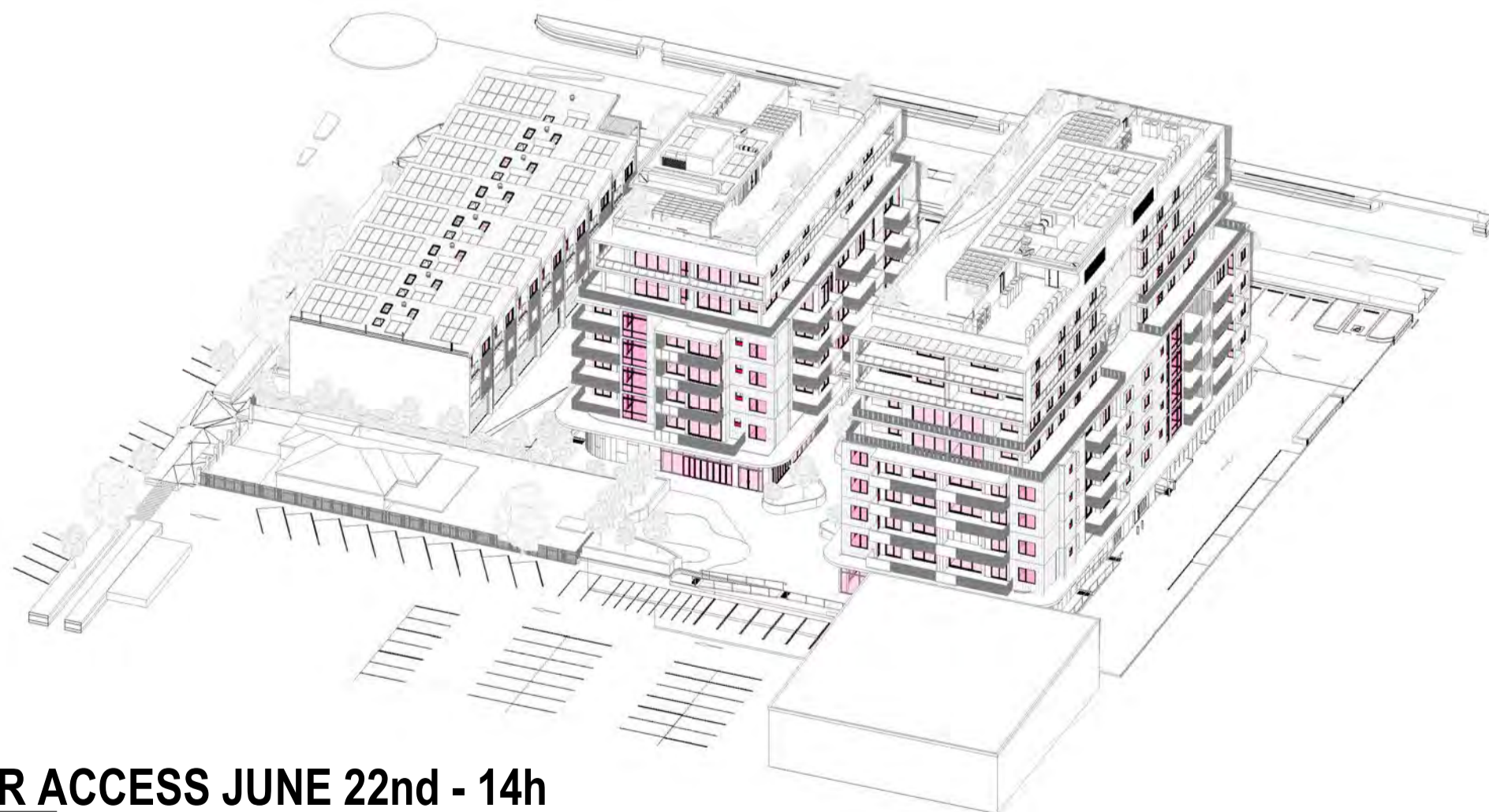
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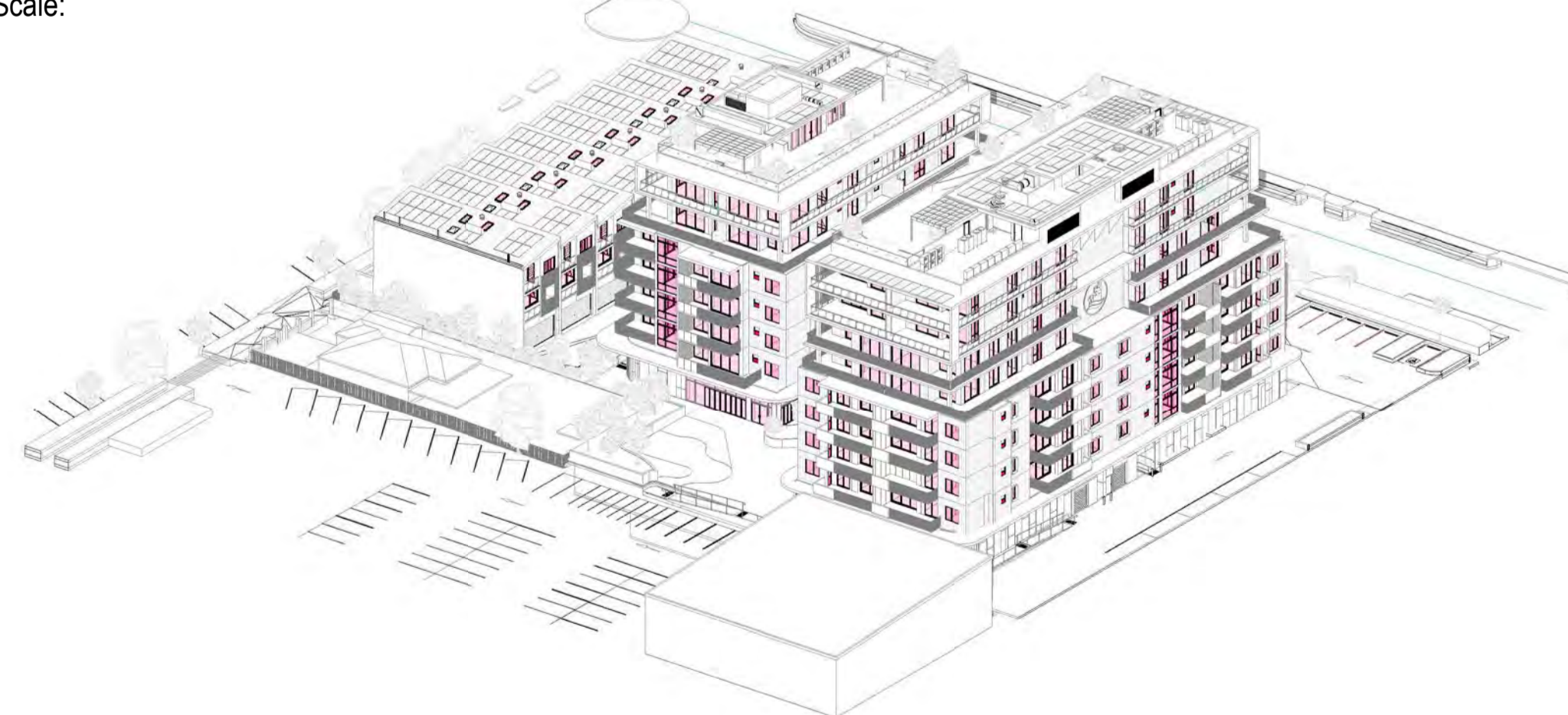
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Scale:



5 SOLAR ACCESS JUNE 22nd - 13h
Scale:



6 SOLAR ACCESS JUNE 22nd - 14h
Scale:



7 SOLAR ACCESS JUNE 22nd - 15h
Scale:

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P06	2024-10-02	FOR INFORMATION		VC	
P07	2024-10-11	FOR INFORMATION		VC	
DA2	2024-10-16	DEVELOPMENT APPLICATION	LS	VC	



PROJECT
CIVITAS STAGE 3A & 3B
Morgan, Murray & Forsyth St, Wagga
Wagga

DRAWING TITLE
SOLAR ACCESS 22 JUNE

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA604	DA2
SCALE : @A1	DRAWN : SC	DATE : 2024-10-16
www.mdp.com.au		NSW Nom Architect: Glen Orlerton #7621.

