



CIVITAS

By

DAMASA



We acknowledge the Wiradjuri Nation as the Traditional Owners and Custodians of the land to which this body of work applies.

We pay our respect to all aboriginal elders, past, present and emerging





APPLICANT

Damasa Pty Ltd

DEVELOPER

Damasa Pty Ltd

PROPOSAL

Proposed Mixed-Use Residential & Commercial Complex





SPECIALIST REPORTS AND INVESTIGATIONS

FLOOD IMPACT STUDY

by NORTHROP

GEOTECHNICAL INVESTIGATION

by Aitken Rowe

ACCESS FOR PEOPLE WITH A DISABILITY

by ABS

ARBORIST REPORT

by Mark D McCrone Landscape Architect

BCA REPORT

by BM+G

ELECTRICAL SERVICE

by JHA

THERMAL PERFORMANCE NATHERS & BASIX

by InHabit

LANDSCAPE DESIGN

by Taylor Brammer Landscape Architects

TRAFFIC AND PARKING IMPACT ASSESSMENT

By McLaren

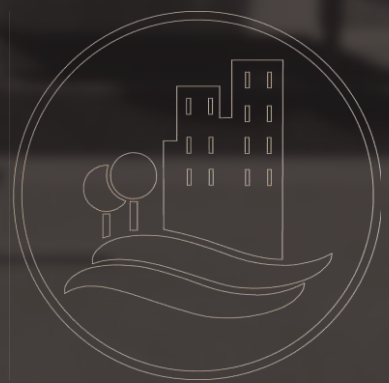




PRE-DA CONSULTATION

Meeting held with Council on the 13/11/23. The following matters were raised by Council and have been considered in the detail of this application:

- Flooding impact on site and mitigation measures
- Car parking on site for the proposed development
- Provisions of essential services
- Building setbacks





MURRUMBIDGEE
TURF CLUB

DOCKER

WOLLUNDY LAGOON

ALBURY

COLLINS
PARK

FORSYTH

CIVITAS PRECINCT



MORGAN

MURRAY

STURT HIGHWAY

WAGGA WAGGA
BASE HOSPITAL

Project Address : 185 Morgan Street & 66-74
Murray Street, Wagga Wagga NSW 2650

Site Details : Lot 1 DP550746, Lots 1-3 DP20847 &
Lot 1 DP1027240

Site Zoning : B4

Site Owner : The Trustee for The Donebus Family
Trust

Site Area (For this application) : 5890m2



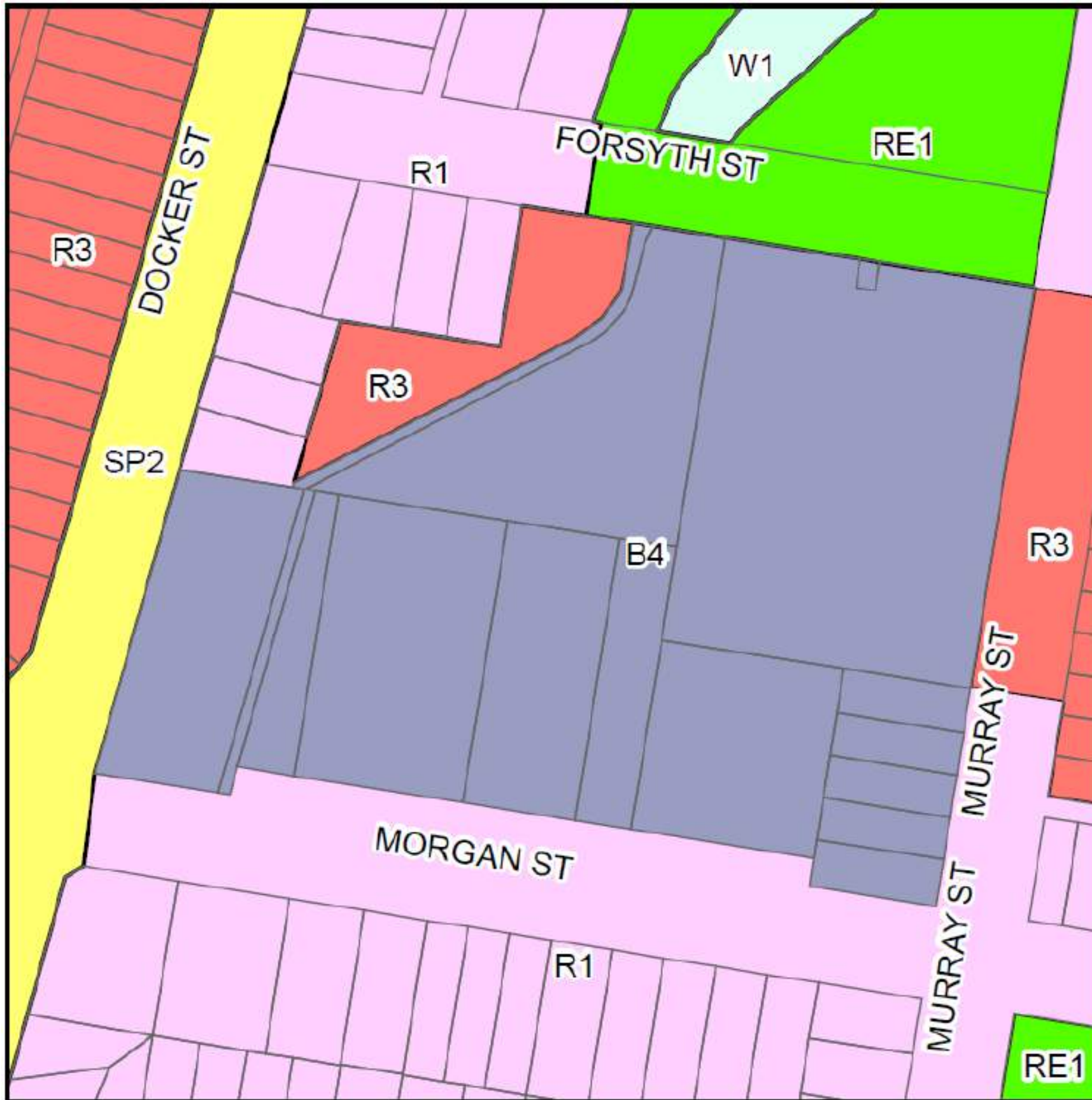
CIVITAS URBAN RENEWAL PRECINCT

Civitas is an urban renewal project and is the largest private development in the history of Wagga Wagga delivered by DAMASA. The site, bounded by Morgan, Murray, Forsyth and Docker Streets, will be developed into a regional corporate precinct with onsite residential accommodation, retail tenancies and corporate spaces to create a dynamic place to live, work and play. Civitas, a Latin name meaning “community” embodies the Donebus Family’s vision for the precinct.



PLANNING PROPOSAL AND AMENDED WAGGA WAGGA DCP





Wagga Wagga Development
Control Plan
Section 10 – Business
Development Plan 2010

10.8 Morgan, Murray and Forsyth Streets Mixed
Use Precinct

- LEGEND**
- Subject site boundary
 - 1.5m min. Street setback to boundary
 - 3m min. Street setback to boundary
 - 4.5m min. setback to boundary
 - 6m min. setback to boundary
 - 32m Maximum roof height
 - 27m Maximum roof height
 - 24m Maximum roof height
 - 21m Maximum roof height
 - 12m Maximum roof height

North

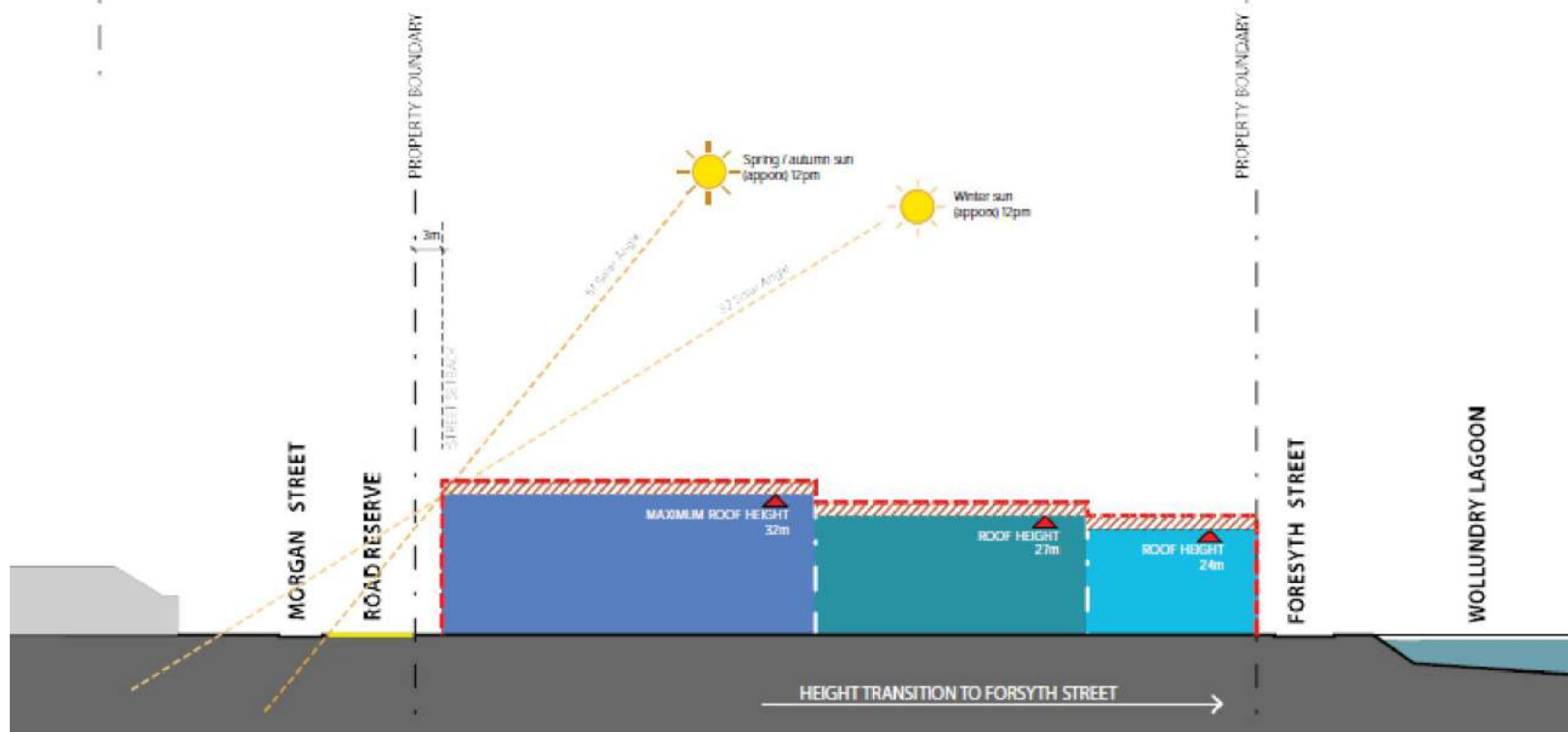
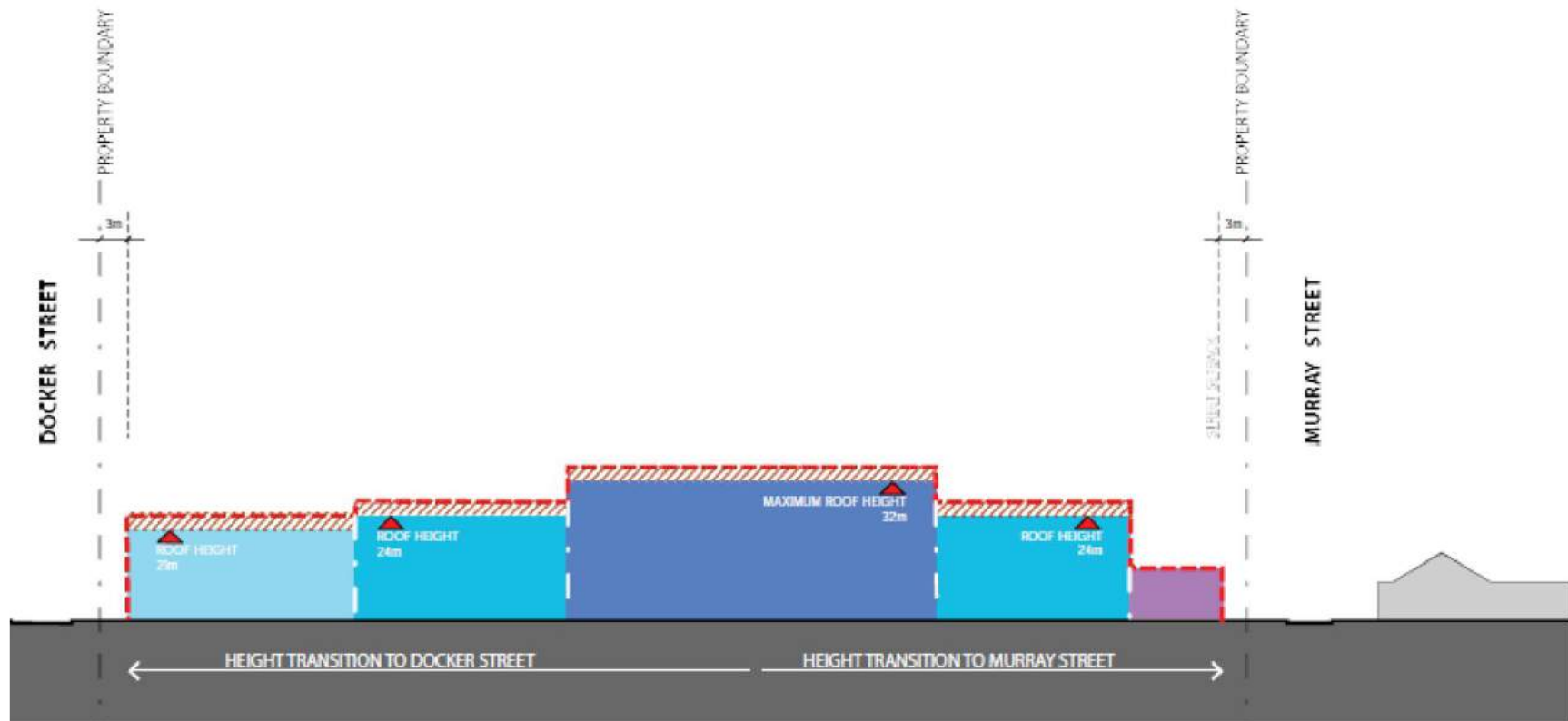
NOTE
Maximum roof height excludes rooftop plant and overrun zone



Wagga Wagga Development Control Plan

Section 10 – Business Development Plan 2010

10.8 Morgan, Murray and Forsyth Streets Mixed Use Precinct



Wagga Wagga Development Control Plan

Section 10 – Business Development Plan 2010

10.8 Morgan, Murray and Forsyth Streets Mixed Use Precinct

DCP Height Diagram

- LEGEND**
- Subject site boundary
 - 32m Maximum roof height
 - 27m Maximum roof height
 - 24m Maximum roof height
 - 21m Maximum roof height
 - 12m Maximum roof height
 - 3m Plant and overrun zone
With setback from edge of building

NOTE
Maximum roof height excludes rooftop plant and overrun zone

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CIVITAS MASTER PLAN



FOR SYTH STREET

EXISTING STORMWATER BASIN

PROPOSED CHILD CARE CENTRE + COMMUNITY CENTRE

21 UNITS RETAIL BELOW

24 UNITS RETAIL BELOW

22 UNITS RETAIL BELOW

22 UNITS RETAIL BELOW

3 STOREY TOWNHOUSES

PEDESTRIAN PLAZA

EXISTING COMMERCIAL OFFICE BUILDING OVER UNDERCROFT PARKING

4 STOREY OFFICES OVER UNDERCROFT PARKING + RETAIL

22 UNITS RETAIL BELOW

4 STOREY OFFICES + CARPARK BUILDING (15 CARSPACES PER LEVEL)

21 UNITS RETAIL BELOW

MURRAY STREET

MORGAN LANE

MORGAN STREET

EXISTING STORMWATER BASIN

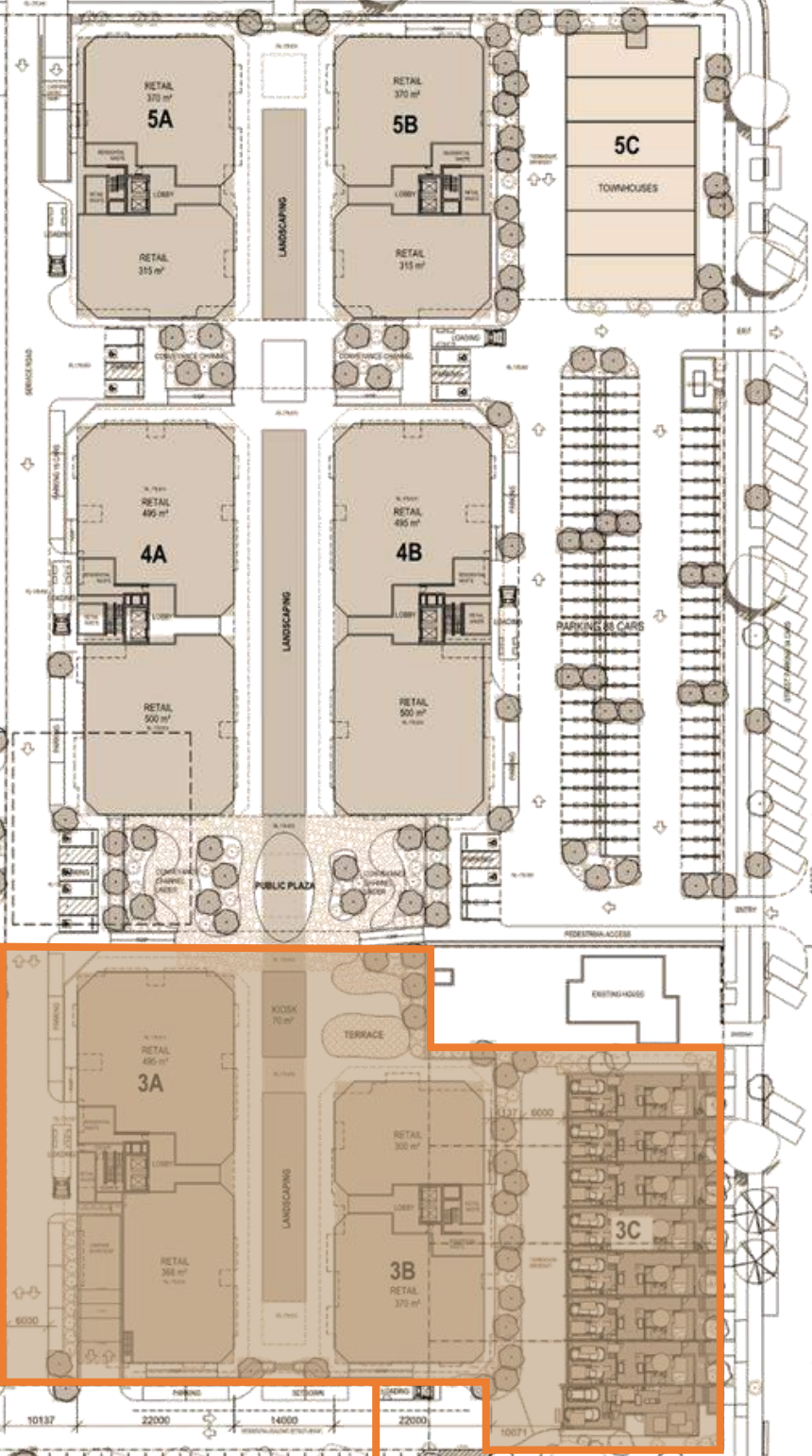
DOCKER STREET

EXISTING DRAINAGE CHANNEL

MURRAY STREET

MORGAN STREET

COMMERCIAL
RETAIL
ST 6
MIN MAJOR
1500 m²



SITE OF THIS APPLICATION



DOCKER STREET

EXISTING DRAINAGE CHANNEL

MURRAY STREET

MORGAN STREET

ANTICIPATED STAGE

5

ANTICIPATED STAGE

4

UNDER CONSTRUCTION STAGE

2

CONSTRUCTED STAGE

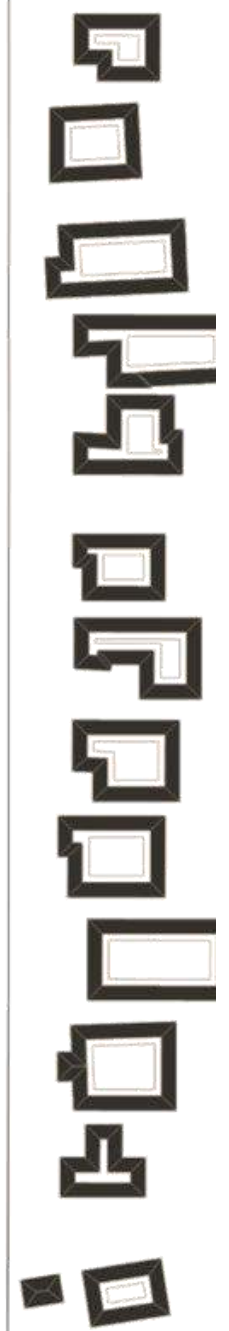
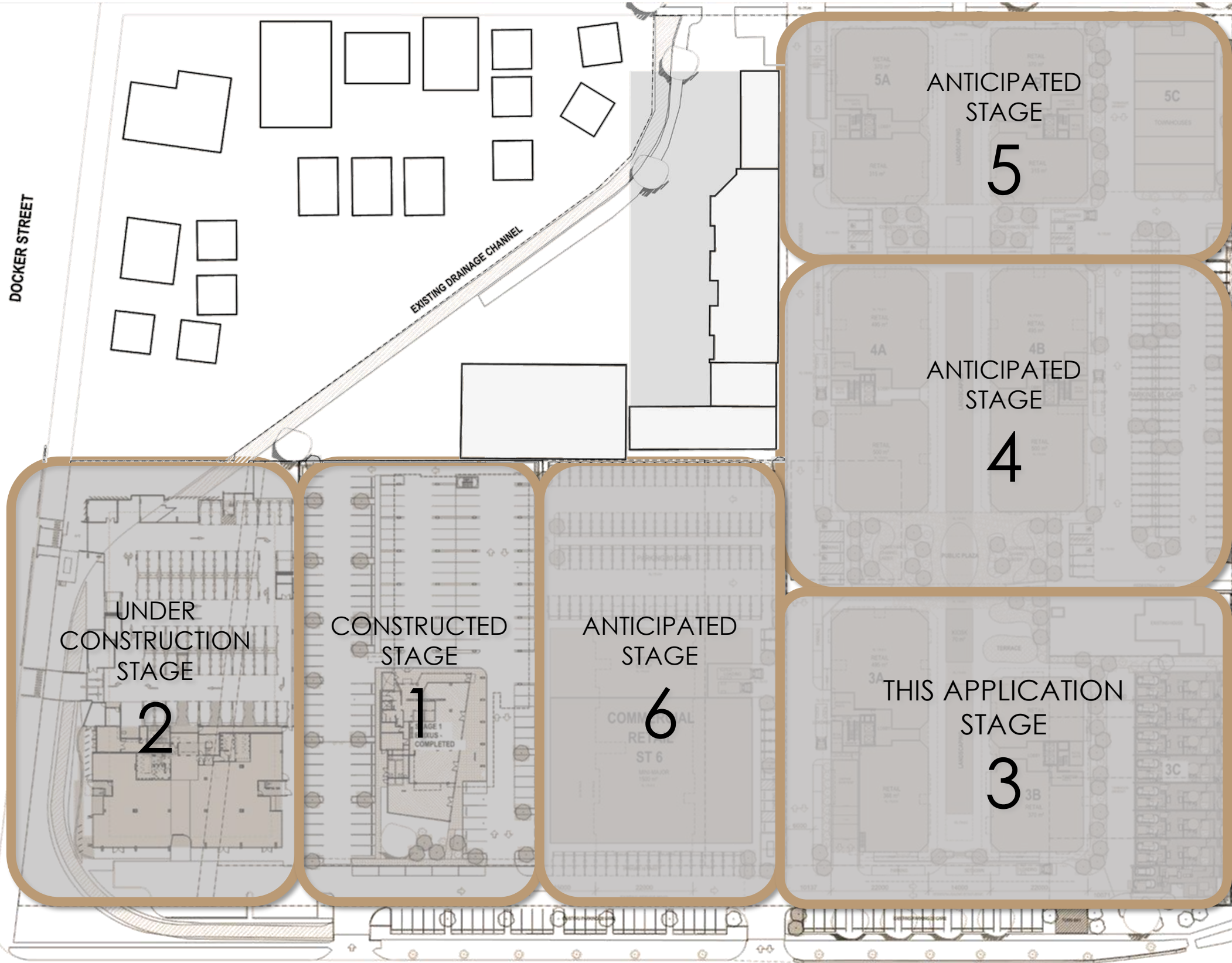
1

ANTICIPATED STAGE

6

THIS APPLICATION STAGE

3





ENIXUS

2P

ENTRY



PROPOSED STAGE 3 CIVITAS LIVING

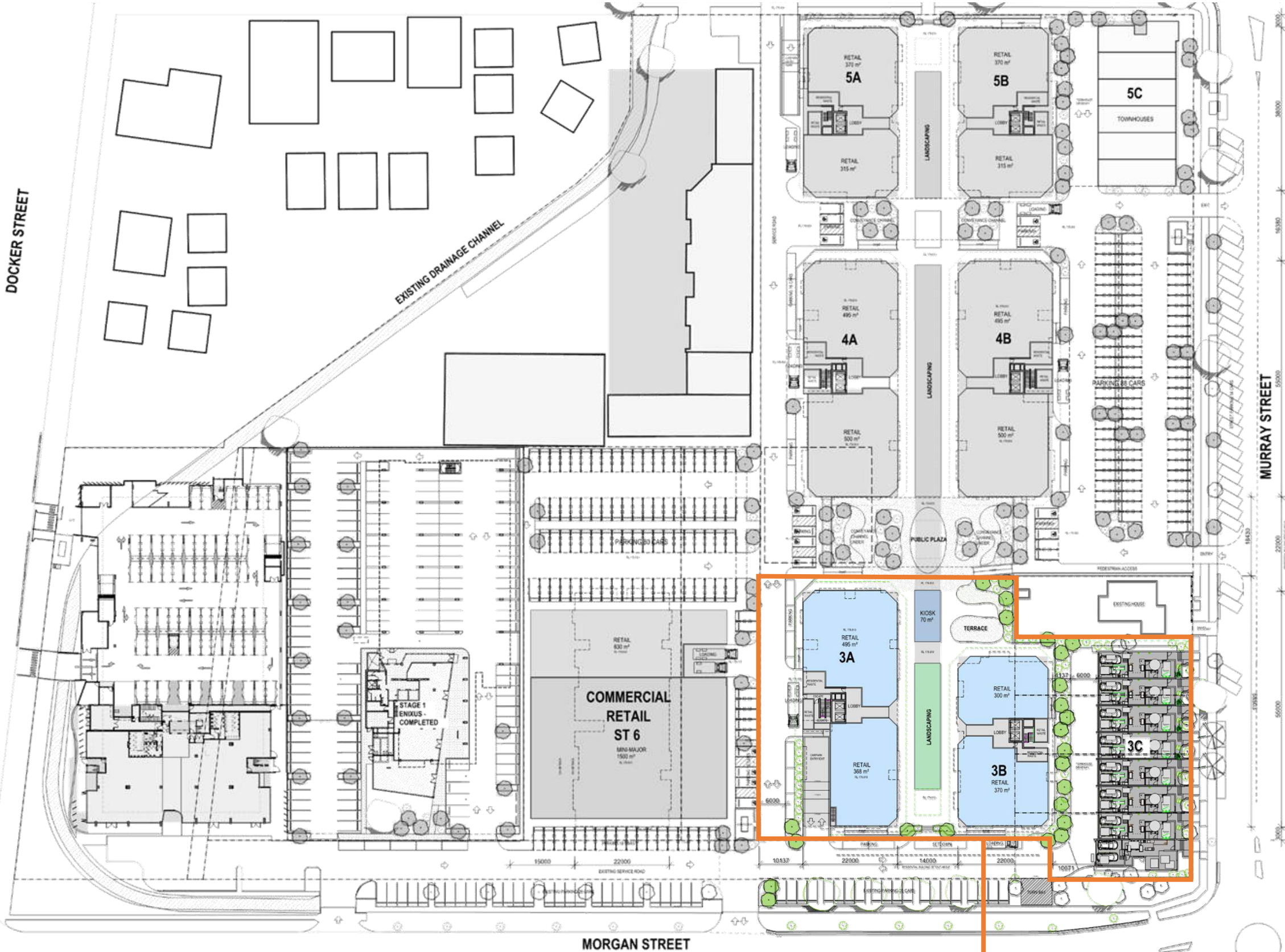


DOCKER STREET

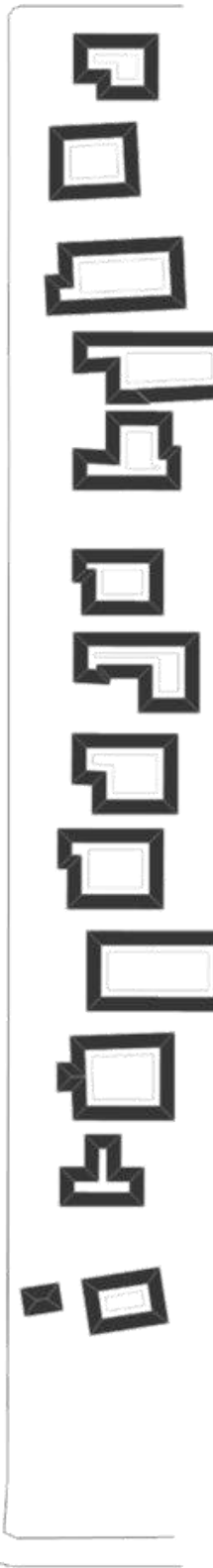
EXISTING DRAINAGE CHANNEL

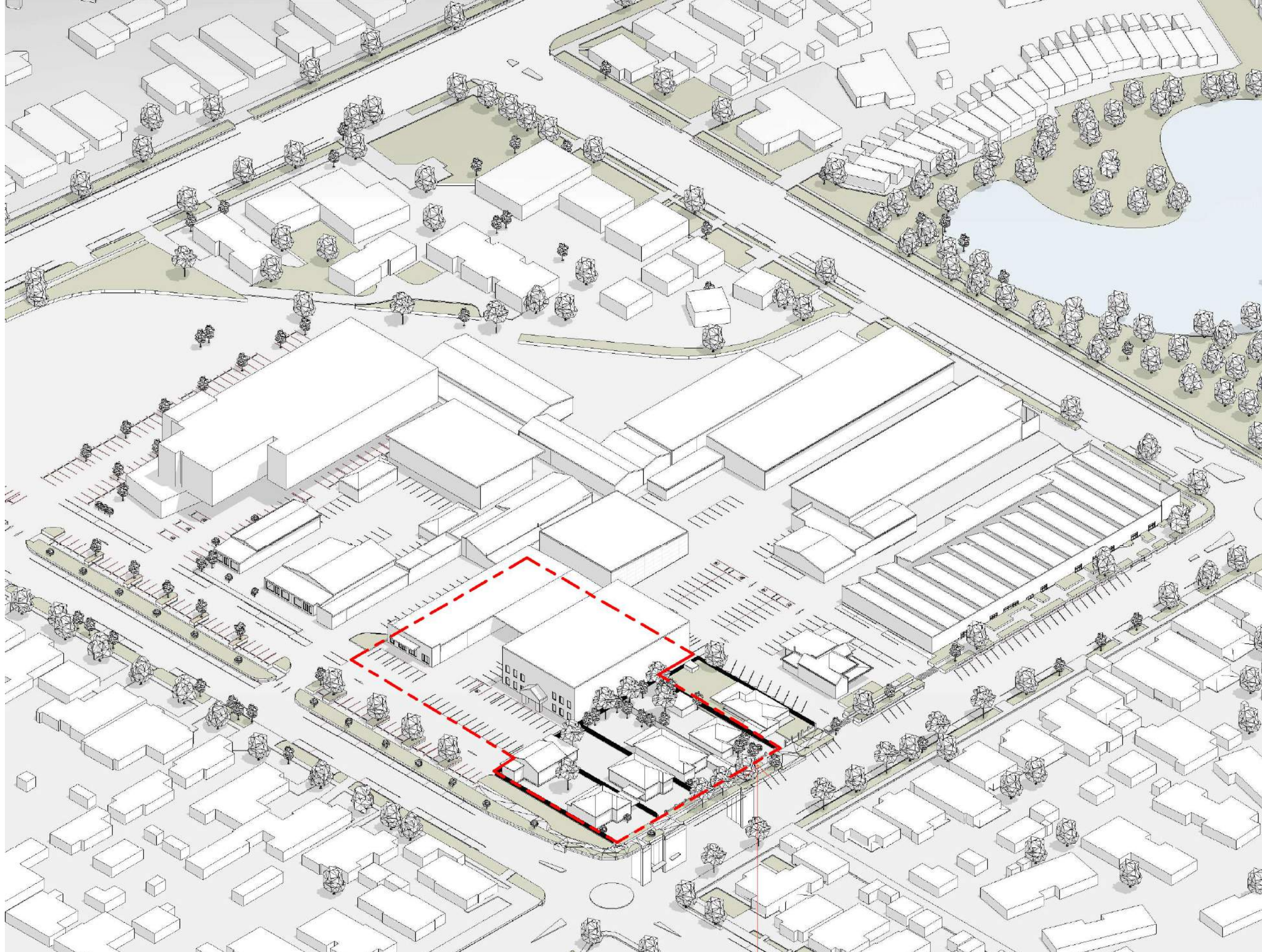
MURRAY STREET

MORGAN STREET

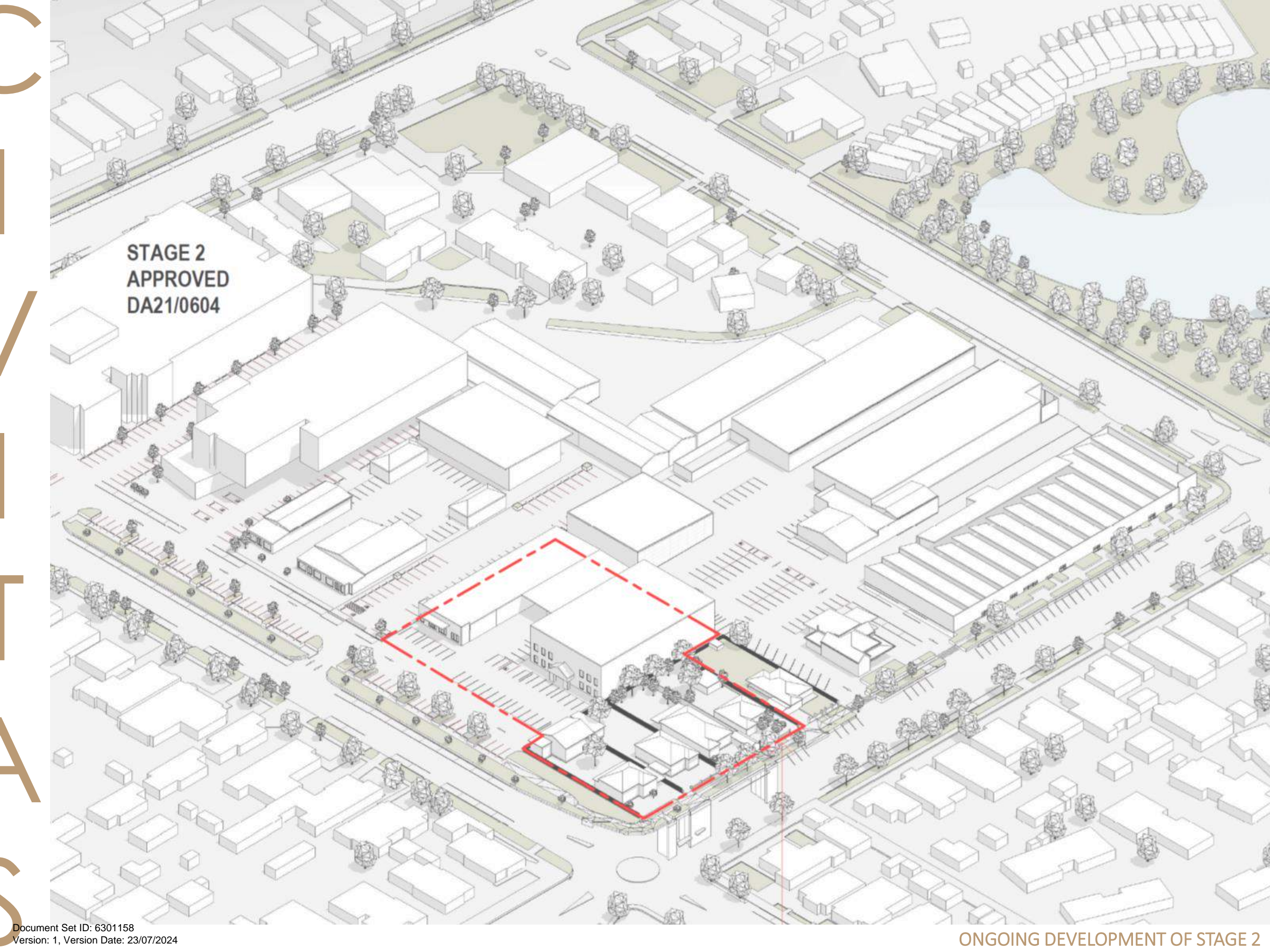


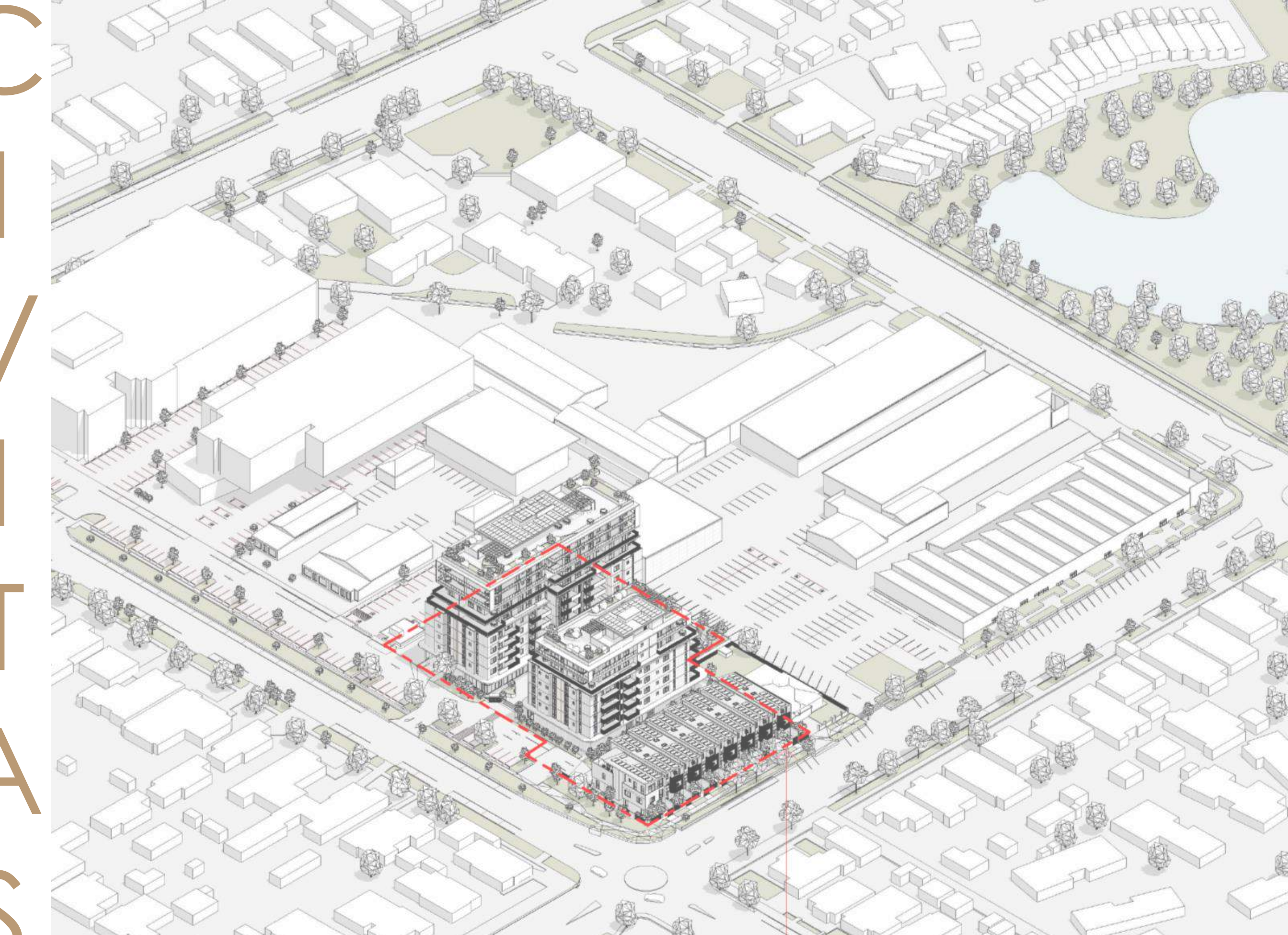
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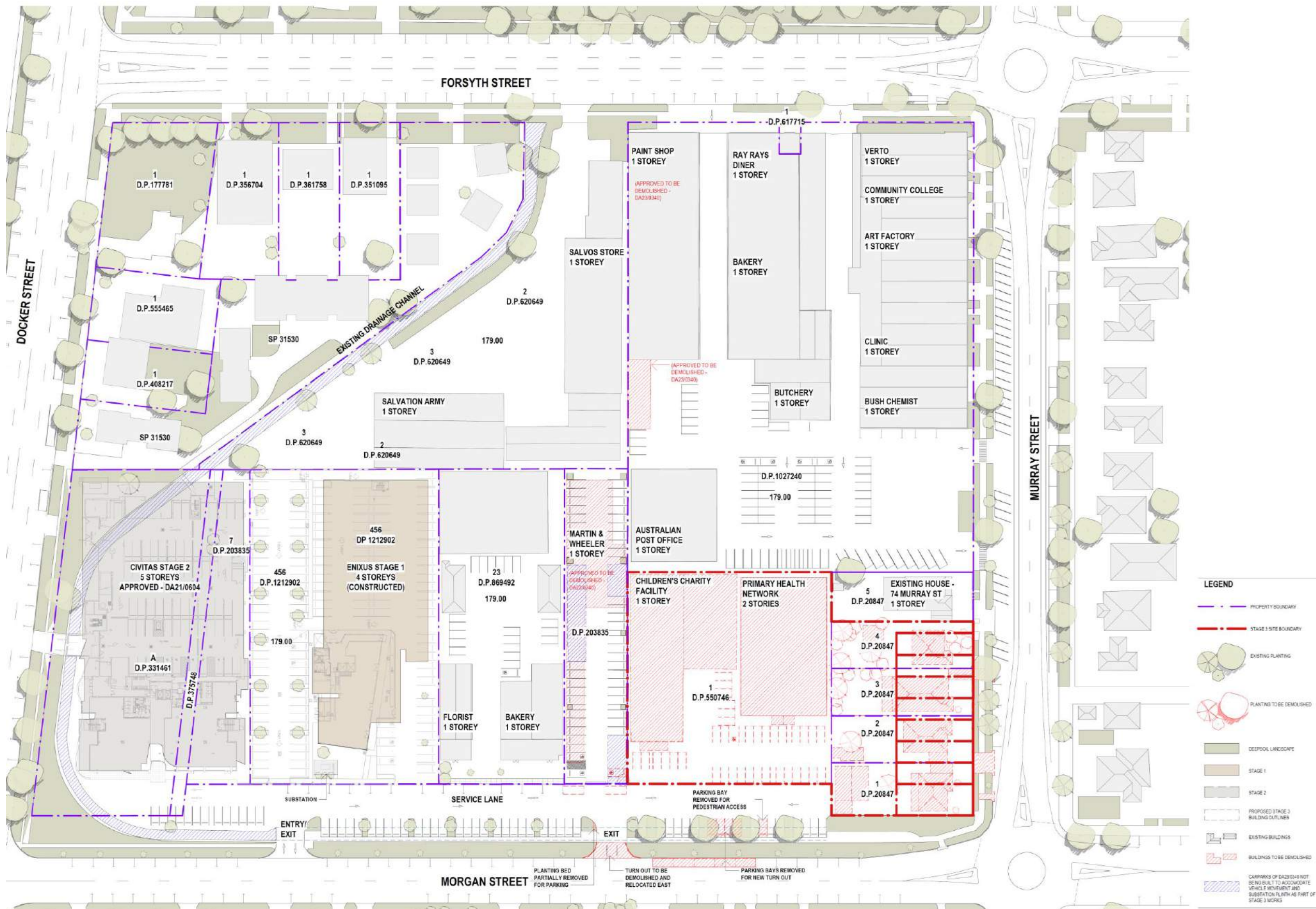


STAGE 2
APPROVED
DA21/0604







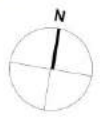


LEGEND

- PROPERTY BOUNDARY
- STAGE 3 SITE BOUNDARY
- EXISTING PLANTING
- PLANTING TO BE DEMOLISHED
- DEEPSOIL LANDSCAPE
- STAGE 1
- STAGE 2
- PROPOSED STAGE 3 BUILDING OUTLINES
- EXISTING BUILDINGS
- BUILDINGS TO BE DEMOLISHED
- CARRIAGES OF DA23/0340 NOT BEING BUILT TO ACCOMMODATE VEHICLE MOVEMENT AND SUBSTATION PLANTING AS PART OF STAGE 3 WORKS

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REV	DATE	AMENDMENT	INITIALS	CHECK	CLIENT
PO1	2023-11-10	FOR REVIEW	SC	SC	
PO2	2023-12-14	FOR REVIEW	SC	SC	
PO3	2023-12-21	FOR REVIEW	SC	SC	
PO4	2024-01-19	FOR REVIEW	SC	SC	
PO5	2024-02-08	PRELIMINARY	SC	SC	
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	SC	

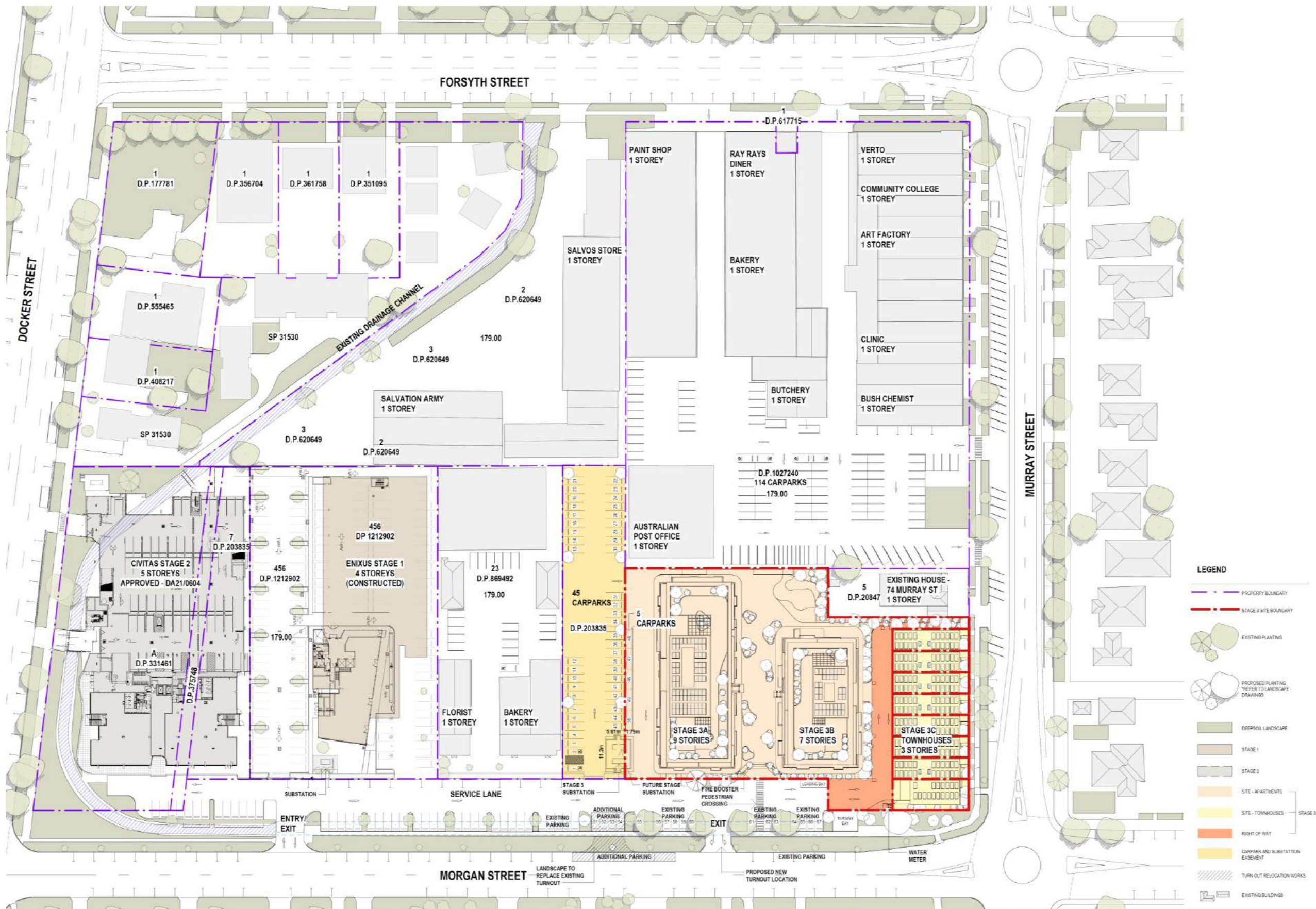


PROJECT
CIVITAS STAGE 3
 Morgan, Murray & Forsyth St, Wagga
 Wagga

DRAWING TITLE
EXISTING/DEMOLITION PLAN
 DEVELOPMENT APPLICATION

PROJECT NO. **3175**
 DRAWING NO. **DA040**
 REVISION **DA1**
 SCALE 1:500 @ A1
 DRAWN SC
 DATE 2024-02-19
 www.mdp.com.au NEW Nam Architect: Glen Clifton #7521





LEGEND

- PROPERTY BOUNDARY
- STAGE 3 SITE 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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P01	2022-11-10	FOR REVIEW	SC	GO	
P02	2023-10-14	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	



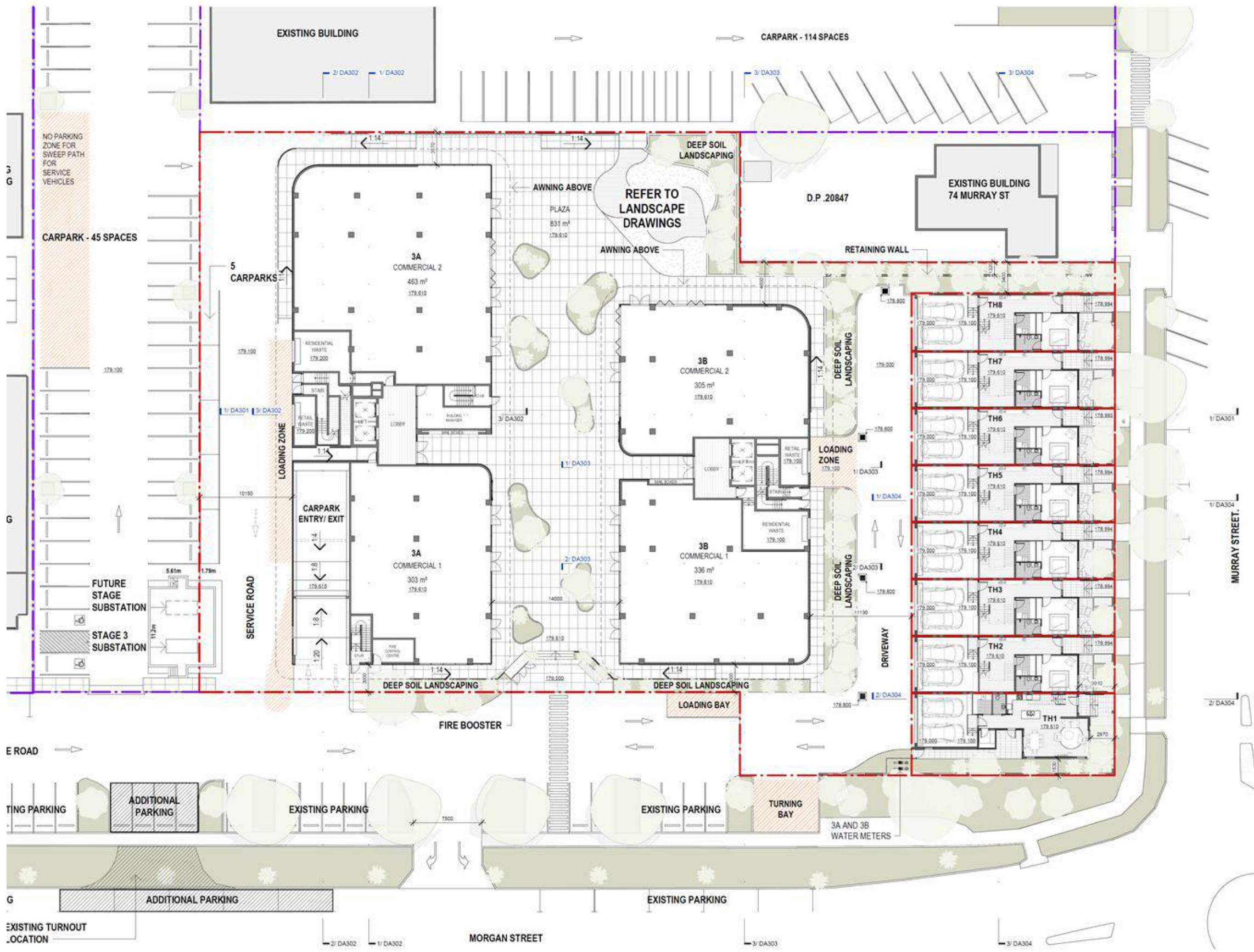
PROJECT
CIVITAS STAGE 3
 Morgan, Murray & Forsyth St, Wagga

DRAWING TITLE
PROPOSED SITE PLAN

DEVELOPMENT APPLICATION

PROJECT NO. **3175**
 DRAWING NO. **DA050**
 REVISION **DA1**
 SCALE: 1:500 @ A1
 DRAWN: SC
 DATE: 2024-02-19
 www.mdpa.com.au NSW Nam Ashurst: Glen Clarten #7821





REV	DATE	AMENDMENT	INITIALS	CHECK	CLIENT
P01	2023-11-28	FOR INFORMATION	SC	GO	
P02	2025-11-29	FOR INFORMATION	SC	GO	
P03	2025-10-14	FOR REVIEW	SC	GO	
P04	2025-02-23	FOR REVIEW	SC	GO	
P05	2024-01-19	FOR REVIEW	SC	GO	
P06	2024-02-08	PRELIMINARY	SC	GO	
P07	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	



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

DRAWING TITLE
GROUND FLOOR PLAN
DEVELOPMENT APPLICATION

PROJECT NO
3175

DRAWING NO
DA103

REVISION
DA1

SCALE
 1:200 @ A1

DRAWN
 SC

DATE
 2024-02-19

www.mdp.com.au

LEGEND

Signage and ground markings as required.

TURN OUT RELOCATION WORKS.



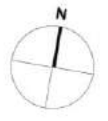


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P04	2023-12-11	FOR INFORMATION	SC	GO	
P05	2023-12-14	FOR REVIEW	SC	GO	
P06	2023-12-21	FOR REVIEW	SC	GO	
P07	2024-01-19	FOR REVIEW	SC	GO	
P08	2024-02-08	PRELIMINARY	SC	GO	
DA1	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	



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

DRAWING TITLE
LEVEL 04 FLOOR PLAN

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3175	DA107	DA1
SCALE	1:200 @ A1	
DRAWN	SC	
DATE	2024-02-19	
www.mdfpa.com.au NSW Natn Architect Class Citation #7521		





Overall Site - East Master Elevation

Scale: 1 : 200



Overall Site - West Master Elevation

Scale: 1 : 200

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P02	2023-11-29	FOR INFORMATION	SC	GO	
P03	2023-12-14	FOR REVIEW	SC	GO	
P04	2023-12-21	FOR REVIEW	SC	GO	
P05	2024-01-19	FOR REVIEW	SC	GO	
P06	2024-02-08	PRELIMINARY	SC	GO	
(A1)	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	



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

DRAWING TITLE
EAST AND WEST SITE ELEVATIONS

DEVELOPMENT APPLICATION

PROJECT NO	DRAWING NO	REVISION
3175	DA201	DA1
SCALE: 1 : 200 @ A1		
DRAWN: SC		
DATE: 2024-02-19		
www.mdp.com.au NSW Non-Architect: Cain Clifton #1721		





Overall Site - North Master Elevation

Scale: 1 : 200



Overall Site - South Master Elevation

Scale: 1 : 200

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REV	DATE	AMENDMENT	INITIALS	CHECK	CLIENT
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P02	2023-11-29	FOR INFORMATION	SC	GO	
P03	2023-12-14	FOR REVIEW	SC	GO	
P04	2023-12-21	FOR REVIEW	SC	GO	
P05	2024-01-19	FOR REVIEW	SC	GO	
P06	2024-02-08	PRELIMINARY	SC	GO	
(A1)	2024-02-19	DEVELOPMENT APPLICATION	SC	GO	



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

DRAWING TITLE:
NORTH AND SOUTH SITE ELEVATIONS

DEVELOPMENT APPLICATION

PROJECT NO. **3175** DRAWING NO. **DA202** REVISION **DA1**

SCALE: 1 : 200 @ A1
 DRAWN: SC
 DATE: 2024-02-19
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NSW Non-At Risk: Cash Callout #1521











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