Annexure A – DCP compliance Table

West End Precinct DCP – Compliance Table

Section	*Design Principles*	Commentary	Compliance
		4. Desired future character	
	• *Contribute to a vibrant street network while ensuring safe pedestrian and cycle movements throughout the site..* • *Establish a new north-south pedestrian and bike-friendly link connecting Dalton and Prince Streets.* • *Ensure that carpark entrances are appropriately located in accordance with the street network and slope of the site*	As detailed throughout the body of the report, the applicant seeks consent for an alternate access arrangement whereby the required *north-south pedestrian and bike-friendly link connecting Dalton and Prince Streets* is not provided. The decision not to provide the north / south link results in numerous independent but related adverse impacts including: • Removal of significant trees within the site. • Removal of street trees. • Undesirable waste management arrangements. • Reduced pedestrian permeability through the site, particularly through the public open space. The above issues are discussed in detail within the report.	NO
	• Provide safe and accessible entries to the open space at the centre of the site and include key elements including active and passive recreational spaces, walking and cycling paths, seating opportunities in sun and shade, security and lighting for safety. • Ensure high amenity and safety to the new public open spaces for new and existing residents.	Refer above in relation to pedestrian link. In relation to the cross-boundary link with the DPE building, it is understood the tenants of the adjoining building do not wish for the formal link to be provided due to security concerns but would be open to a secured gate for employees to directly access the open space. Refer to submissions section of the report. The design and siting of the proposed buildings will ensure the public open space is not significantly overshadowed.	

	• Provide on-grade pedestrian links between the public park and the DPIE site. • Ensure any new built form will not significantly overshadow publicly accessible open space.		
	• Provide a high standard of functional multi dwelling residential development offering various densities that sympathetically relates to existing adjoining development and surrounding residential areas. • Encourage innovative design with particular emphasis on the integration of buildings, open space and landscaped areas for community recreational uses. • Ensure that the built form relates to the surrounding scale by establishing transitions in height. • Provide buildings that are diverse in scale and articulation. \	As detailed in the body of the report, the multi dwelling housing at the northern end of the site has undergone numerous design amendments with the current design now acceptable, subject to a number of consent conditions relating to external materials and finishes. The RFB presents an unacceptable bulk and scale impact within Prince Street. Refer to detailed commentary within the report. The report recommends redesign.	

	• Configure built form to ensure building entries are able to be clearly identified from public streets. • Deliver a built form that delivers high yield on site without compromising amenity.		
	• Ensure new built form is best orientated to minimise removal of existing vegetation on site. • Design apartment and townhouse layouts to maximise cross-ventilation and reduce reliance and use of air-conditioning. • Ensure windows and walls are both well-insulated to maximum heat retention in winter and well-shaded to minimise heat gain in summer. • Choose materials, colours and fixtures that are low in net carbon footprint and require minimal maintenance.	The residential development, both the RFB and the multi dwelling housing is appropriately orientated to maximum solar access. The orientation of the buildings does not contribute to the removal of trees. The multi dwelling housing has been designed to provide an appropriate level of cross ventilation. The RFB is compliant with the ADG in terms of the number of units required to achieve cross ventilation. The development meets BASIX requirements. The requirement for external materials that are contextually appropriate in the setting has taken precedence over materials that have low carbon footprint.	

West End Precinct DCP – Compliance Table

Infrastructure Provision				
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Staged Development	*Ensure existing infrastructure is adequate to meet required levels of service, without impacting on existing amenity.*	Ensure compliance with Clause 7.11 of the OLEP 2011 including all requirements necessary for the provision of essential services including water, sewer management, stormwater drainage, electricity and telecommunications.	All necessary services are available.	Yes
		Augmentation or enhancement of local infrastructure is to be at the developers cost and in accordance with the West End DCP.	Noted – relevant conditions recommended Council's Technical Services..	N/A
		Location of local infrastructure is to be as per the requirements of the relevant agency or authority.	Noted – relevant conditions recommended by Council's Technical Services.	N/A
		A Servicing Strategy is required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale of development.	A preliminary servicing plan has been submitted with the application.	Yes
		Buildings and structures are to be located clear of utility infrastructure.	Noted	N/A
		Stormwater arrangements shall be designed to a gravity system	Relevant conditions recommended by Council's Technical Services.	Yes
		Refer to Council's Engineering Guidelines Developments for design requirements.	Noted	N/A
		The proponent is responsible for consulting with Essential Energy, natural gas and telecommunications agencies and authorities regarding the provision of services.	Noted - Relevant conditions recommended by Council's Technical Services.	Yes

Any reference to a condition of consent in the above table will need to be included in a notice of approval in the event the Panel are minded to approve the development application.

		Power lines are to be located underground where possible.	Noted - Relevant conditions recommended by Council's Technical Services. Refer to comment on impacts upon existing utilities section in report.	Yes
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Excavation	• *Minimise the impact of excavation on the natural environment, neighbouring properties, and streetscape.* • *Ensure minimal site disturbance and geotechnical stability of landfill and excavation works.*	New development is to respond to the local topography and slope of the site.	The proposed townhouses are split level in response to the topography. The RFB is built up in Prince Street so as to achieve a level transition into the public open space.	Yes
		Utilise the slope at the north eastern corner of site to locate servicing and parking, minimising its visual impact	Alternate arrangements have been sought and are appropriate.	Yes
		Existing natural vegetation and trees should be retained and incorporated as landscape features on the site in order to maintain the natural character of the landscape.	Alternate access from Sale Street impacts existing vegetation. This is discussed in detail in body of report.	No
		Trees are to be protected through any earthworks to prevent soil compaction and root damage.	Relevant conditions are recommended in relation to the implementation of the TPZs.	Yes
		Fill is not to be used to raise the ground level.	Noted	Yes
		Avoid and minimise excavation where possible.	Both residential buildings have adopted basement carparks. No objections to the use of basement carparks.	
		If fill is to be transported on site and used the fill must be virgin excavated natural material (VENM).	Noted- relevant conditions would be attached.	Yes

		Fill must be managed on site, where possible, limiting fill moving off site.	Noted- relevant conditions would be attached.	Yes
		Ground levels for new development should reference the existing levels of the site, and any proposed levels that may arise from using fill or excavation.	The design of the townhouses responds appropriately to existing ground levels adopting a split-level design where both the front and rear have direct access to ground level aby at separate levels within the building. The RFB has adopted its finished ground levels to achieve a level transition between the rear of ground level units and the public space. These aspects of the design are acceptable.	Yes
		Earthworks undertaken within close proximity to the DPI building must protect the foundations.	Prescribed conditions relating to foundations on adjoining properties are recommended as conditions of consent.	Yes
		Consideration is required regarding appropriate excavation depths and potential impact on local groundwater vulnerability.	A geotechnical investigation report has been submitted in support of the application which did not identify any groundwater issues. Further geotechnical investigation will be required at the detailed design stage	Yes
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Public domain	*Ensure the public domain area and assets are designed, managed and protected for future recreational community use.*	The public domain areas including streets, roadside reserves, and public open spaces are to receive a consistent level of embellishment to enhance the character of the precinct, in consultation with Council.	A VPA has been prepared in relation to the development of the public open space. Council's Technical Services have recommended footpath upgrades in the respective frontages of the development.	Yes
		Land identified for the RE1 Public Recreation Zone is to be dedicated to	This is covered off in the VPA and relevant conditions are recommended.	Yes

		Council as public open space upon subdivision of the parent lot and embellishment.		
		Outdoor furniture and open space embellishments area to be approved by Council.	Councils Manager City Presentation has reviewed the submitted landscape plans and provided recommended conditions of consent as detailed in the body of the report.	Yes
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Security and lighting	*Enhance public open spaces with lighting to ensure the safety of new residents, pedestrians and community members utilising the public domain area through the application of CPTED principles.*	Public open space area landscaping is to be configured to minimise concealment opportunities and maximise passive surveillance to encourage active street environments that enhance the sense of safety.	As detailed in the body of the report, the omission of the internal shared accessway creates a dead-end at the eastern end of the public open space creating an elevated risk of crime. The report recommends redesign to address this issue.	No
		Landscaping should consist of low ground cover with trees where low branches are avoided to provide a clear line of sight and avoids concealment opportunities.	The landscape plan offers appropriate plant species to ensure this control is addressed.	Yes
		Public lighting is to be provided to all areas within the public domain to promote safety and provide an attractive environment at night. Such lighting is to be located and directed to minimise light spill into private areas.	A detailed external lighting plan has been submitted in support of the application which is considered acceptable. Conditions of consent are recommended to ensure the plan is implemented.	Yes
		Enhanced levels of lighting are to be installed along the shared zone, within the open space area, pedestrian/cycle pathways	N/A. The applicant has elected not to provide the shared pedestrian/ cycleway which is a critical issue as detailed in the assessment.	No

West End Precinct DCP – Compliance Table

Residential buildings				
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Built form, scale and articulation	• *Achieve diversity ensuring appropriate building scale and articulation.* • *Ensure new development is sympathetic to adjacent built scale and density.* • *Ensure buildings are designed for accessibility and aging in place.*	Consideration should be given to options for the inclusion of affordable housing and housing for seniors or people with a disability, within the precinct and building design.	The application does not involve affordable housing or seniors housing.	N/A
		Configure built form to ensure building entries are accessible from the open space area and public streets.	The development complies with this control as demonstrated in the body of the report.	Yes
		Figure 6-1 provides diagrammatic sections of the desired character including bulk and scale in context with the surrounding environment. New development will be required to reflect this concept.	The development departs from this control adopting a higher building for the RFB that exceeds the height control as detailed in the body of the report.	No
		The number of dwellings that can be comfortably located on site are indicated in Table 6-1. Development applications will be required to design new development to reflect the number of apartments and townhouses indicated below.	Based on the dwellings per hectare ratio, the southern parcel can cater for 61 units and the northern parcel can cater 19.4 dwellings. The proposal involves provision of 63 units and 17 dwellings. The development is considered acceptable.	Yes
		Apartments		
		Position high amenity doubled-loaded apartments on the southern portion of the site to respond to the transition and adjacent built form including the DPIE site and TAFE site to the south.	The development includes a RFB on the southern side of the site in compliance with this control.	Yes
		Provide sufficient communal open space along the west along Sale Street to preserve existing trees.	As detailed in the body of the report, the design has been amended to include a pocket park in the southwest	Yes

			corner of the site as a means of retaining additional trees. Further commentary on this issues is contained within the report.	
		Design apartments to address both Sale Street and Prince Street with access off both roads.	The design incorporates pedestrian access from both Prince and Sale Streets.	Yes
		Provide light and ventilation from multiple elevations to common lobbies and corridors.	The development achieves reasonable cross ventilation and solar access as demonstrated on the submitted plans.	Yes
		Ensure apartment orientation and layout is designed to maximise solar access and support cross ventilation. Provide dual aspect to apartment units where possible	The development achieves reasonable cross ventilation and solar access as demonstrated on the submitted plans.	Yes
		Provide dual aspect to apartment units where possible.	The design incorporates a number of dual aspect units.	Yes
		Townhouses		
		Develop townhouses along Dalton Street to offer a finer grain of housing choice sympathetic in scale to existing low-density dwellings to the north (many of which are heritage listed).	Refer to commentary in the body of the report in relation to the design of the townhouses fronting Dalton Street. Subject to a number of conditions relating to materiality the townhouses are considered acceptable.	Yes
		Open space supporting a public park to be located between both housing typologies with integrating features including passive and active recreation including playground and entertaining area	The public open space is proposed to include children's play equipment and other embellishments. A BBQ area or similar is not proposed. Relevant conditions of consent are recommended to address this.	Yes subject to conditions
		Ensure integration with the adjoining DPIE building and surrounding neighbourhood.	Integration of the open Space with the DPI site is not proposed. It is	No

			understood DPIE as tenants of the adjoining building did not wish for the development to include direct and unimpeded access into their site from the public open space for security reasons.	
		North facing apartments should maximum solar access.	Living areas within the townhouses are provided on level one and are orientated to the north in compliance with this control.	Yes
		Apply narrow building depths to maximise cross ventilation potential.	Townhouses have been designed to achieve a reasonable level of cross ventilation.	Yes
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Housing typology and density	The integrated design is to achieve a mix of medium density housing including town houses apartment types, sizes and orientations to increase housing choice.	Achieve a combination of lower density townhouse development on the northern portion of the precinct facing Dalton Street with higher density double loaded apartment living to be located on the southern portion of the precinct facing Prince Street.	The arrangement of the two housing typologies is consistent with this control.	Yes
		New development must be capable of converting units to adaptable housing in accordance with AS4299, Class C level.	The applicant nominates a number of dwellings as adaptable in accordance with the Australian standard.	Yes
		The density and amenity for apartments and townhouse required to be achieved are indicted in Table 6-2.	The development generally complies with the density and amenity requirements.	Yes

		Apartments		
		Design a mix of units to meet the housing needs of the community as indicated in Table 6-3. Noting that the mix of dwelling below exceeds 100% to provide flexibility dependent on market conditions.	The dwelling mix proposed within the RFB is addressed within the body of the report.	No
		Provide a range of cross-through, dual aspect and corner units to provide options and choice for higher density apartment living.	The design of the RFB includes a range of cross-through, dual aspect and corner units to provide options and choice in compliance with this control and the ADG.	
		All apartments are to be designed to meet or above the requirements specified in the Apartment Design Guide (ADG)	The project architects have prepared a design verification statement in support of the development which demonstrates compliance with SEPP 65 and the ADG. The statement is attached to the report at **annexure E**	Yes
		Ensure the living/dining are designed to the standards outlined in the ADG.	The project architects have prepared a design verification statement in support of the development which demonstrates compliance with SEPP 65 and the ADG. The statement is attached to the report at **annexure E**	Yes
		Townhouses		
		Townhouses should be designed to the density indicated in table 6-1 Indicative number of dwellings per hectare.	The dwellings per hectare ratio allow 19.4 dwellings on the northern lot. The	Yes

			proposal seeks consent for 17 dwellings.	
		Living and dining areas, located on Level 1 (street level) should have a north-facing porch and entrance from the street with bedrooms positioned above.	With reference to the submitted plans the townhouses are designed in accordance with this control.	Yes
		Private open space should be allocated as a front garden in keeping with the current character of the Dalton Street frontage.	The townhouses provide front and rear courtyards in accordance with this control.	Yes
		Generous private open space to be provided for the two end townhouses on the western edge fronting Sale Street.	The Western most townhouse is provided with a generous amount of private open space in accordance with this control in order to retain existing trees.	Yes
		Each residence should be allocated at least one dedicated car space with convenient access to the main living quarters on ground and level 1.	Carparking is addressed in the body of the report.	Yes
		Garages and car parks are sited and designed so that they do not dominate the street frontage.	The design incorporates basement carparking for the townhouses and as such, parking does not dominate the street frontage. Refer to separate commentary in relation to proposed access from Sale Street.	Yes

West End Precinct DCP – Compliance Table

<table>
<tr><th>Section</th><th>Objectives</th><th>Controls</th><th>Commentary</th><th>Compliance</th></tr>
<tr><td rowspan="2">Building setbacks</td><td rowspan="2">• Setbacks should complement the streetscape and provide sufficient area for landscaping to complement building form.
• Provide transitional spaces that enable engagement between public and private domains.
• Minimise any adverse impacts on adjoining properties such as privacy and overshadowing.</td><td>Setbacks of proposed development are to comply with Table 6-4 Building setbacks.
Table 6-4 Building setbacks<table><tr><th>Street</th><th>Setback in metres (m)</th><th>Comment</th></tr><tr><td>Dalton Street</td><td>6.5</td><td>Setback aims to support the stron median strip along Dalton Street t new landscape planting.</td></tr><tr><td>Prince Street</td><td>6.5</td><td>Setback will provide for landscapi Street to support new building for proposed ground floor commercia</td></tr><tr><td>Sale Street</td><td>21.4</td><td>Create an open space buffer betw development and Sale Street.</td></tr><tr><td>DPI building and existing carpark.</td><td>3</td><td>Provide a buffer between existing development and proposed reside development.
A 10.5 metre width from this 3 me required to be allocated to create road through the site from Dalton Street.</td></tr><tr><td>Setback above 4 storeys</td><td>5</td><td>This setback is to be measure fro line and ensures the bulk of the b minimised.</td></tr></table></td><td>Refer to detailed commentary in the body of the report in relation to setbacks.</td><td>No</td></tr>
<tr><td>Townhouses facing the Dalton Street are to have individual entries from street level.</td><td>This is achieved.</td><td>Yes</td></tr>
<tr><th>Section</th><th>Objectives</th><th>Controls</th><th>Commentary</th><th>Compliance</th></tr>
<tr><td rowspan="3">Private open space and privacy</td><td rowspan="3">Ensure privacy is provided between buildings and avoid overlooking of living spaces and private open space.</td><td>Private open space must be provided for apartments and townhouses on ground level in relation to orientation for solar access.</td><td>Appropriate private open space is afforded to both the townhouses and the RFB.</td><td>Yes</td></tr>
<tr><td>Private open space on ground level for apartments and townhouses must be fenced. Details of the height and style of fencing must accompany the development application.</td><td>The application did not provide specific details on fencing. Relevant conditions of consent can be imposed to address the design and height of fencing.</td><td>No</td></tr>
<tr><td>Should be directly accessible from a living area and include an alfresco area, balcony or similar at ground level.</td><td>The layout of the upper-level units of the RFB provide indoor/ outdoor integration direct from living areas.</td><td>Yes</td></tr>
</table>

Any reference to a condition of consent in the above table will need to be included in a notice of approval in the event the Panel are minded to approve the development application.

		Multi-storey development must locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.	The arrangement and location of windows is appropriate to avoid direct overlooking and visual privacy impacts.	Yes
		Windows of any bathroom, ensuite or WC should be treated with frosted or obscure glass.	Relevant conditions are recommended in relation to this control.	Yes
		Direct views from living rooms of dwellings into open space or the interior of other dwellings are to be screened or obscured.	The design of both the RFB and multi dwelling housing is generally compliant in terms of overlooking and visual privacy. However, the two units (across levels 1 – 3; and one eastern unit on level 4) which are orientated internally on the northern projections of the RFB (units 201 and 208 on level 2 for example) have the potential to overlook the courtyards below. Screening devices are therefore recommended on the dining / living room windows of the respective units across levels 1 – 4 (noting level 4 comprises only an eastern unit).	Yes subject to conditions.
		If private open space is located on a corner, details of fencing should be provided.	No fencing details have been provided. Relevant conditions of consent can be attached to address this.	No
		Balconies for private open space should meet the requirements of the ADG	Refer to SEPP 65 design verification statement.	Yes
		Private open space should be designed so as not to overlook into habitable rooms,	The design of the RFB is appropriate. Solid ends to the projecting balconies	Yes

		outdoor entertainment spaces or courtyards.	achieve an appropriate level of visual privacy.	
		Air conditioning units are to be located so that noise measured at the property boundary does not exceed 5dB above ambient night-time background noise.	A noise assessment has been submitted in support of the application which demonstrates compliance.	Yes
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Solar access and overshadowing	Ensure that development does not unreasonably diminish sunlight to adjoining properties including open space areas.	Ensure the configuration of buildings and structures must ensure that minimum of 50% of the area of public open space receive a minimum of 3 hours on 21 June (mid-winter).	The communal open space areas on level 4 and the ground floor open space in the southwest corner of the site are appropriately orientated and achieve the requirements of this control.	Yes
		New development including the townhouses in the north and apartment building in the south should not reduce the solar access to neighbouring apartments of townhouses.	The development does not impact neighbouring residential properties.	Yes
		Ensure compliance with the ADG in relation to overshadowing of neighbouring apartments.	Refer to SEPP 65 design verification statement.	Yes
		Position apartments and townhouses to the north for maximum solar access where possible.	Both the townhouses and apartment buildings have been appropriately sited for solar access considering the orientation of the subject land and constraints of the site.	Yes
		Shadow diagrams are required for developments ≥ 2 storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am-3pm on 21st June (winter solstice). Note:	Shadow diagrams have been prepared in support of the application and demonstrate there will be no adverse impacts to adjoining residential properties.	Yes

		"habitable" refers to rooms capable of occupation and does not include laundry, bathroom or garages.		
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Building services	• Provide and integrate site services and facilities in a sensitive manner so they integrate with the building and landscape design, enable easy access, and require minimal maintenance. • Minimise visual impact by encouraging building services to be located on the ground floor/basement of buildings, where practicable.	Ensure that building services are integrated into the design of buildings. Building service elements include garbage rooms, mailboxes, fire hydrant boosters, electrical substations, downpipes, and plant rooms and satellite/communications structures.	Building services have been appropriately designed within the RFB. Mailboxes are provided at the entrance to the apartments.	Yes
		Provide mailboxes adjacent to the main entrance and integrated into a wall of the building where possible, ensuring that they are secure and can accommodate large articles such as newspapers.	Mailboxes are provided at the entrance to the apartments.	Yes
		Provide adequate space and facilities for outdoor communal clothes drying.	External clothes drying areas have not been nominated within the application. This could be addressed via condition of consent.	
		Locate any ancillary structures such as plant rooms and satellite dishes away from the building entry, communal and private open spaces, and bedrooms.	Refer to related control above.	
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Waste Management	To provide domestic waste management systems that allow for ease of use by occupants and safe and	A waste management plan is required for any application that details the number of waste, recycling and organics bins to be provided.	Refer to detailed commentary in relation to waste management in the body of the report. Alternate arrangements are recommended.	No

	efficient service by collection contractors.	Written evidence is to be provided to Council indicating that the proponent has conversed and co-designed servicing areas that are compatible with the servicing needs of the provider.	Advice has been provided, however, alternate arrangements are recommended.	No
		Adequate storage for waste materials must be provided on site.	The design of the RFB incorporates two waste storage rooms in the basement level that are appropriately sized to meet the requirements of the residents.	Yes
		Waste storage areas and facilities are to be convenient and accessible to the occupants of all dwellings.	Each level is provided with two waste chutes and recycle bins.	Yes
		Waste is to be managed within the built form through the basement or suitably designed waste rooms so that there is no visual or odour impacts on the amenity of the shared zone or neighbouring sites.	Refer to detailed commentary in relation to waste management in the body of the report. Alternate arrangements of recommended.	No
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Public Domain	Establish a vibrant community open space precinct in the centre of the multi dwelling development to encourage passive and active recreation.	Public open spaces that are to be dedicated to Council are to be designed in consultation with Council and appropriate embellished at the developers cost.	Addressed above.	Yes
		The following types of open spaces are required to be considered and included in the design for multi dwelling development and indicated in Figure 7-: • Layered open spaces-private, communal, public and street. • Private open spaces abut the public park to enhance the perceived depth of space available.	Refer to above.	Yes- subject to conditions.

		• Public Playground for new and surrounding residents. • Barbeque and entertainment spaces.		
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Landscaping and character	• Provide a landscape design that complements the nature and scale of the development and contributes to the desired streetscape character. • Improve amenity and soften the impact of buildings through a landscaped environment including the retention and/or planting of vegetation. • Assist with site hydrological management and water quality.	Retain the existing deep soil zones to support established vegetation including mature trees and retain hydrological structure of the site.	Refer to detailed commentary in relation to tree removal.	No
		Significant trees along the western boundary of the site are to be maintained to create a new north-south park at the end of RE1 Public Recreation zone.	Refer to detailed commentary in relation to tree removal.	No
		Street trees are to be provided along Dalton and Prince to provide a landscape buffer, with appropriate landscaping, as per Council requirements.	Relevant conditions are recommended in relation to street trees.	Yes- subject to conditions.
		Landscape design is to be integrated with water and stormwater management.	The landscape plan and stormwater management plan includes the use of rain gardens in compliance with this control.	Yes
		The open space precinct is to provide for passive recreation for the surrounding residents and workers in the area, including but not limited to: • Tree planting for shade where required. • Low planting. • Hardscape areas for gathering. • An informal natural play area for children. • Seating.	Refer to above	Yes- subject to conditions.

		• Water Sensitive Urban Design to minimise use of potable water.		
		Green walls are to be provided, where suitable to offset the urban heat island effect as well as limit the perceived bulk of the built form.	No green walls are proposed.	N/A
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Street networks and site connectivity	• Facilitate convenient movement through the site via street networks while ensuring safe pedestrian and cycle connections. • Create strong pedestrian linkages between Sale Street and Anson Street	Establish a new north-south pedestrian and bike-friendly lane connecting Dalton and Prince Streets.	Refer to detailed commentary in the body of the report.	No
		Footpaths along Dalton, Prince and Sale Streets are to encourage walking and cycling activities.	Refer to above.	Yes- subject to conditions.
		Create new pedestrian link from RE1 Public Recreation zone to neighbouring DPI site.	Refer to above	No

	and shared zone between Dalton Street and Prince Street. • Provide active frontages, where appropriate, along Prince and Sale Streets and connectivity to public open space to encourage a vibrant urban environment that facilitates community activity and safety. • Provide articulated frontages along Dalton, Prince and Sale Streets.	Accessible, visible and friendly approach to large park at RE1 zone from Sale, Dalton and Prince streets, as well as via new link from neighbouring site.	Refer to detailed commentary in the body of the report in relation to pedestrian permeability resultant from the omission of the internal shared access way. Also refer to commentary above in relation to the omission of the link with adjoining DPE site.	No
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Site access, shared zones and driveways	• Ensure that vehicular access to and from the development is simple, safe and direct. • Minimise adverse on-site traffic impacts and create pedestrian safe environments	Public pedestrian access to the public park is gained from the following as indicted in Figure 8-1: • Sale Street. • Through site connection at grade from the DPI site. • Prince Street via the shared zone laneway. • Dalton Street via the shared zone laneway.	Refer to detailed commentary in the body of the report in relation to the omission of the internal shared accessway. Also, refer to commentary above in relation to the omission of the link with adjoining DPE site.	No
		Vehicular access		
		Vehicular access is gained from Prince Street.	Refer to detailed commentary in the body of the report in regard to access arrangements.	No
		Driveway design shall provide safe and efficient ingress and egress to the site.		

		The design of driveways and parking areas shall minimise the visual impact of hard paved areas.		
		The driveway design shall make provision for service vehicles where practicable.		
		All driveways and open car parking spaces and access ways should be suitably landscaped and lit to enhance the amenity of the site and provide security.		
		Car parking areas and access ways should be designed, surfaced and sloped to facilitate stormwater infiltration on the site.		
		Asphalt is required on approaches to the share way zone, consistent with existing treatment.		
			Parking Areas	
		Basement parking for the apartments in the southern section of the site are to be accessed from the new shared zone laneway off Prince Street.	Refer to detailed commentary in the body of the report in regard to access arrangements.	No
		Townhouse parking in the northern section of the site is to be accessed via the new shared zone laneway off Prince Street.	Refer to detailed commentary in the body of the report in regard to access arrangements.	No
		The apartment lobbies may be accessed by pedestrians from multiple points at Prince Street, Sale Street, the new shared zone laneway and the communal open space.	Refer to detailed commentary in the body of the report in regard to access arrangements.	Partial Compliance
		Townhouses are to be provided with individual access off Dalton Street and may	Pedestrian access arrangements comply with this control.	Yes

		include secondary pedestrian access to the public open space area.		
		The western townhouses may be accessed off Sale Street, provided the established trees are retained.	Refer to detailed commentary in the body of the report in regard to access arrangements.	No
		Vehicular access is to be designed to give priority to pedestrians and bicycles by continuing a similar type of footpath material and grade.	Refer to detailed commentary in the body of the report in regard to access arrangements.	No
		Traffic calming treatments are to be incorporated into the onsite shared zone roadway to slow vehicles movements and ensure sufficient safe crossing points.	Refer to detailed commentary in the body of the report in regard to access arrangements.	No
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Visual privacy and safety	• Ensure residential amenity is provided within and between new residential developments and open space area. • Minimise opportunities for criminal and anti-social behaviour through the implementation of CPTED principles.	Development should be designed to provide clear sightlines and lighting between public and private places.	Refer to CPTED considerations in the body of the report.	Yes
		Ground level open spaces must not directly look into rooms and private landscaped areas of adjoining properties unless screening can mitigate privacy.	Fencing arrangements will mitigate any adverse visual privacy impacts.	Yes- subject to conditions.
		Dwellings should be oriented towards the street with entrances and street numbering clearly visible.	The townhouses all orientate towards Dalton Street. House numbering can be clearly labelled on the front fence within Dalton Street.	Yes
		Multi-storey development must locate and size windows to habitable rooms to avoid facing onto windows, balconies/courtyards of adjoining dwellings.	The RFB will not overlook any adjoining dwellings.	

		Bollard lighting is to be incorporated into the entrance of walkways and spaced along walkways to reduce antisocial use and remove potential concealment opportunities.		
		Clear lighting around the approaches to doorways and windows enhance monitoring.	Refer to comments above in relation to exterior lighting.	Yes
		Landscaping should consist of low ground cover with trees where low branches are avoided to provide a clear line of sight and avoids concealment opportunities.	Refer to comments above in relation to landscaping.	Yes
		Fence heights are to be no higher than 1.2 m.	Refer to comments above in relation to fencing.	Yes
		Public entrances to buildings are to be distinct and of a scale consistent with the overall building.	Refer to comments above in relation to pedestrian access into the building. Additionally, refer to comments in the body of the report in relation to pergola treatments within the Prince and Sale Streets entrances.	Yes
		On-site parking is to be provided as per the Orange DCP 2004 – DCP 15 Car parking.	Refer to carparking section in the body of the report.	Yes
		Commercial premises located in the apartment building should have an active frontage to Prince Street to manage patron security.	Refer to commentary in relation to the provision of commercial land uses in the body of the report.	No
		New development must ensure CPTED principles have been applied and informed the design (refer to the NSW Crime Prevention through Environmental Design Guideline).	Refer to comments above in relation to CPTED principals and the referral from NSW Police.	Yes- subject to conditions.

West End Precinct DCP – Compliance Table

Section	*Objectives*	Controls	Commentary	Compliance
Car parking	• Provide adequate and convenient onsite parking for residents and visitors vehicles to maintain the amenity of the adjoining properties and the efficiency of the road network. • Provide for adequate parking for commercial uses that may locate on the site.	Car parking is to be provided as per Orange DCP 2004 – DCP 15 Car parking.	Refer to carparking section in the body of the report.	Yes
		Ensure that carpark entrances are appropriately located in accordance with the street network and slope of the site.	Refer to commentary in the report in relation to carpark entrance points.	No
		Car entry to the apartment building basement is to be accessed from inside the subject site.	These controls are achieved, noting that the townhouses adopt a basement carpark.	
		Basement parking is to be provided to apartments, with townhouses to accommodate under-croft parking utilising the existing slope to minimise excavation.		
		Basement level parking is to be provided along with access to the apartments above and sufficient area for pedestrian circulation.	Access in provided from the basement level to the floors above by two central cores. In compliance with the ADG the central cores services less than 8 units per core.	Yes
		The apartment basement should not exceed the structural footprint so as not to encroach into the deep soil zone to allow for adequate space for landscaping and tree planting.	The basement carpark is larger than the structural footprint of the floors above as it extends almost to the northern boundary. Accordingly, there is no opportunity for deep soil landscaping within the ground floor. Notwithstanding, this is appropriately off-set by the adjoining open space.	
		Townhouses to be designed to provide under-croft parking using the site slope to minimise excavation.	Refer to comments above in relation to parking for the townhouses.	Yes

Any reference to a condition of consent in the above table will need to be included in a notice of approval in the event the Panel are minded to approve the development application.

		Where the topography of the land or constraints of the groundwater table result in the basement parking level projecting above ground level, it is to be designed to: • Not project more than 1.2 m above ground. • Achieve an attractive ground level relationship between the building(s) and the public domain.	N/A	N/A
		Garages and parking structures are not to project forward of the building line.	N/A	N/A
		Commercial development		
		N/A	N/A	N/A
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Environmental management Environmental management	• Ensure new development within the vicinity of heritage listed items and in proximity to the Heritage Conservation Area reflects and promotes an understanding and appreciation of the heritage significance and setting. • Protect attributes which contribute to	Ensure consistency with the objectives of the Orange DCP 13 – 'Heritage' in relation to heritage conservation and management of new residential and commercial development.	Refer to detailed commentary in the body of the report in relation to heritage.	No
		Ensure new buildings do not compete in height and scale with existing historical character including the former Orange Abundance Station and surrounding dwellings. Consideration must be given to the relationship of the development adjoining the DPIE building.	Refer to detailed commentary in the body of the report in relation to bulk and scale considerations.	No
		Ensure new development respects the required building setback to maintain existing historical streetscape character.	Refer to detailed commentary in the body of the report in relation to setbacks.	No

	the heritage value and character of the area.	Interpretive design to new apartment structures is to ensure it is respectful to the historical character of Heritage Conservation Area located on the northern fringe of Prince Street.	Refer to detailed commentary in the body of the report in relation to the compatibility of the RFB within the setting.	No
		Built form design can mirror or interpret surrounding heritage items and pay homage to the heritage elements through building design, i.e. fenestration and materiality.	Refer to detailed commentary in the body of the report in relation to heritage.	No
		Materials for new buildings should be in context with the surrounding brick work, masonry and roofing products.	Refer to detailed commentary in the body of the report in relation to materials and detailing.	Yes- subject to conditions (townhouse). No (RFB) redesign recommended.
		Maintain space between the building line and front fence and ensure garages and carports are located away from streetscape to maintain character of residential areas.	N/A	N/A
		Maintain and enhance public views through streetscapes and to the heritage conservation area to the south of Prince Street.	Refer to detailed commentary in the body of the report in relation to heritage conservation and setbacks.	No
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Water and energy efficiency	• Protect and maintain the hydrological functions of the key groundwater systems.	Groundwater Vulnerability		
		The site is identified as having ground water vulnerability as indicated by the OLEP 2011 Groundwater Vulnerability Map.	Refer to LEP considerations.	Yes

	• Apply Integrated Water Cycle Management (IWCM) principles for the	New development should avoid or mitigate any significant adverse environmental impact on the hydrological functions of the groundwater system.	Refer to LEP considerations.	Yes
		Avoid or mitigate potential polluting on site activities to minimise risk to groundwater contamination.	The development does not involve any activities that would lead to contamination on the site.	Yes
		Integrated Water Cycle Management		
	• provision of water services to support IWCM targets. • Apply Water Sensitive Urban Design principles to mitigate water security. Protect the environment by maintaining and/or improving the quality of stormwater runoff. • Apply sustainable energy efficient design to minimise non-renewable energy usage of new buildings.	Ensure the effective and efficient delivery of water and sewer services to the site while promote sustainable water conservation practices for new residents and managing water demand.	Council's Technical Services have recommended relevant conditions in relation to provision of Council and non-council services. Additionally, BASIX certificates have been submitted in support of the development.	Yes
		Manage urban stormwater on site and encourage harvesting for reuse within the open space precinct and landscaping areas.	Irrigation in the public open space is not proposed under the application.	N/A
		Water sensitive urban design (WSUD)		
		Integrate WSUD with surrounding street network and open space area to facilitate stormwater management to manage volumes, quality and runoff velocities to predevelopment levels.	Council's Technical Services have recommended relevant conditions in relation to stormwater.	Yes- subject to conditions.
		On-site storm water detention will be required across the whole site.	Council's Technical Services have recommended relevant conditions in relation to stormwater.	Yes- subject to conditions.

		Ensure water moving off-site is of an appropriate quality.	Council's Technical Services have recommended relevant conditions in relation to stormwater.	Yes- subject to conditions.
		Off-site water is to be of good quality, any water moving offsite requires a buffer ensure appropriate water quality.	Council's Technical Services have recommended relevant conditions in relation to stormwater.	Yes- subject to conditions.
		Raingardens should be incorporated into public open spaces to manage runoff speeds and water quality.	Raingardens are proposed within the rear yards of the townhouses in compliance with this control.	Yes
		Irrigation of the open space area should be undertaken using harvested stormwater captured on site.	Irrigation is not proposed under the application for the public open space.	N/A
		A WSUD strategy is required to be prepared for the site and include best practice WSUD elements.	Council's Technical Services have recommended relevant conditions in relation to stormwater.	Yes- subject to conditions.
		Energy Efficiency		
		Apply the principles and properties of thermal mass, glazing, insulation and solar energy are to be recognised and incorporated into the design of residential development.	BASIX certificates have been submitted to support the development in relation to energy efficiency. It is recommended that the Panel consider a requirement for the provision of EV charging. Additionally, its noted that PV solar panels are not proposed as part of the application.	Yes

		Reduce reliance on artificial lighting and design lighting systems to target only those spaces which require lighting at any particular 'off-peak' time, not the whole building. Incorporate a timing system to automatically control the use of lighting throughout the building.	Relevant conditions of consent are recommended in relation to the use of timing systems to automatically control the use of lighting throughout the building.	Yes- subject to conditions.

END OF DOCUMENT

Annexure B – Architectural Plans

ORANGE MULTI RESIDENTIAL

ISSUE FOR DA

BUILDING AND SITE INFORMATION

ADDRESS
103 PRINCE STREET, ORANGE, 2800

CLIENT
MAAS GROUP

LOT	501	**DP**	1249083
SITE AREA			10694
LEP BULDING HEIGHT			16m & 25m
LEP ZONING			R3 - Medium Density Residential & RE1 - Public Recreation
WIND CLASSIFICATION			TBC
MINES SUBSIDENCE ZONE			N/a
FLOOD ZONE			N/a
BUSHFIRE ZONE			N/a
HERITAGE SITE			Yes - Bletchinton Heritage Conservation Area Significance: Local
FSR RATIO	**ALLOWED:**		1 : 1.8
	ACTUAL:		

March 2022	BSA Reference: 18041
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www. buildingsustainability.net.au

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.
In NSW both BASIX & the BCA variations must be complied with, in particular the following:
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e)
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

Thermal Performance Specifications (does not apply to garage)			
External Wall Construction			*Added Insulation*
Lightweight & Concrete Blockwork (North terraces)			R2.7
Concrete + Plasterboard & Lightweight (South unit building)			R2.0
Internal Wall Construction			*Added Insulation*
Plasterboard on studs (internal to units)			None
Plasterboard on studs (Party wall between units and adjacent to common lobbies)			R2.0
Concrete Blockwork + Plasterboard (Walls adjacent to carpark in north terraces)			R2.7
Concrete + Plasterboard (Walls adjacent to lift and stair cores in south unit building)			R2.0
Ceiling Construction			*Added Insulation*
Plasterboard			R3.5 to ceilings adjacent to roof and decks above
Roof Construction	*Colour (Solar Absorptance)*		*Added Insulation*
Metal	Any		Foil + R1.0 blanket
Concrete	Any		None
Floor Construction	*Covering*		*Added Insulation*
Concrete	As drawn (if not noted default values used)		R2.0 to carparks below
Timber	As drawn (if not noted default values used)		None to internal timber floor
Windows	*Glass and frame type*		

		U value	*SHGC Range*	*Area sq m*
Performance glazing Type B		*2.30*	*0.29 - 0.35*	U01 (terrace)
Performance glazing Type A		*4.80*	*0.46 - 0.56*	U17 (terrace)
Performance glazing Type B		*4.80*	*0.53 - 0.65*	U17 (terrace)
Performance glazing Type B		*5.10*	*0.32 - 0.40*	103, 203 (unit)
ALM-001-01 A	Aluminium Type A Single clear	*6.70*	*0.51 - 0.63*	All other units/terraces
ALM-002-01 A	Aluminium Type B Single clear	*6.70*	*0.63 - 0.77*	All other units/terraces

Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights	*Glass and frame type*	*U*	*SHGC*	*Area sq m*	*Detail*

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified

Shade elements	*(eaves, verandahs, awnings etc)*
All shade elements modelled as drawn	
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA	
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.	
Additional Notes	
Nil	

ARCHITECTURAL DRAWING LIST

NO.	TITLE	REV
A-000	COVERSHEET	M
A-001	ARCHITECTURAL NOTES	B
A-010	SITE PLAN	M
A-011	SITE PLAN 3D - SHEET 1	K
A-012	SITE PLAN 3D - SHEET 2	J
A-021	SITE ANAYLSIS	A
A-030	NOTIFICATION PLAN	D
A-040	PERSPECTIVES - SHEET 1	M
A-041	PERSPECTIVES - SHEET 2	L
A-042	PERSPECTIVES - SHEET 3	E
A-043	PERSPECTIVES - SHEET 4	G
A-044	PERSPECTIVES - SHEET 5	H
A-047	PHOTO MONTAGE	K
A-048	PRINCE ST. ELEVATION	A
A-049	DALTON ST. ELEVATION	A
A-050	SHADOW DIAGRAMS	E
A-052	LIFT OPTION PLANS	D
A-055	STAGING PLAN	D
A-056	SILVER LEVEL UNIT	G
A-060	SOLAR ACCESS & CROSS FLOW - GROUND FLOOR	E
A-061	SOLAR ACCESS & CROSS FLOW - LEVEL 1	E
A-062	SOLAR ACCESS & CROSS FLOW - LEVEL 2	E
A-063	SOLAR ACCESS & CROSS FLOW - LEVEL 3	E
A-064	SOLAR ACCESS & CROSS FLOW - LEVEL 4 & 5	E
A-100	BASEMENT PLAN	L
A-101	GROUND FLOOR PLAN	V
A-102	LEVEL 1 PLAN	V
A-103	LEVEL 2 PLAN	U
A-104	LEVEL 3 PLAN	U
A-105	LEVEL 4 PLAN	U
A-106	LEVEL 5 PLAN	R
A-107	LEVEL 6 PLAN	H
A-190	GROUND FLOOR AREA PLAN	M

ARCHITECTURAL DRAWING LIST

NO.	TITLE	REV
A-191	LEVEL 1 AREA PLAN	M
A-192	LEVEL 2 AREA PLAN	M
A-193	LEVEL 3 AREA PLAN	M
A-194	LEVEL 4 AREA PLAN	M
A-195	LEVEL 5 AREA PLAN	M
A-196	LEVEL 6 AREA PLAN	B
A-200	ELEVATIONS - SHEET 1	P
A-201	ELEVATIONS - SHEET 2	P
A-300	SECTIONS - SHEET 1	K
A-301	SECTIONS - SHEET 2	K

EJE ARCHITECTURE
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P +61 2 4929 2353 | **E** mail@eje.com.au | **W** www.eje.com.au
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0 25mm 100mm 200mm ON ORIGINAL A1

REV	DATE	COMMENTS
A	14/12/2021	ISSUE FOR REVIEW
B	09/02/2022	ISSUE FOR REVIEW
C	18/02/2022	ISSUE FOR REVIEW
D	23/02/2022	ISSUE FOR REVIEW
E	01/03/2022	ISSUE FOR DA
F	02/03/2022	ISSUE FOR DA
G	08/03/2022	ISSUE FOR DA
H	11/03/2022	ISSUE FOR DA
J	13/05/2022	ISSUE FOR DA
K	12/08/2022	ISSUE FOR DA
L	22/08/2022	ISSUE FOR DA
M	23/08/2022	ISSUE FOR DA

DRN	CHKD	VRFD
NJH	JS	
JE	JS	
JE	JS/AKF	
JE	JS/AKF	
JE	JS/AKF	
JE	JS/AKF	
JE	JS/AKF	
JE	JS/AKF	
JE	JS/AKF	
JE	JS/AKF	
SR	AKF	
SR	AKF	

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **COVERSHEET**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

P:\13956 - Orange Multi Residential (AKF)\EJE Documents\Working Files\Revit Files\13956 - Orange Multi Residential - R21.rvt

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	@ A1 @ A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-000	M

EJE architecture

GENERAL NOTES AND SPECIFICATIONS

TENDERS/CONTRACTORS.

CONSULTANTS, TENDERERS, CONTRACTORS, BUILDERS AND SUPPLIERS ARE TO VISIT THE SITE, VERIFY ALL DIMENSIONS AND EXTENTS OF WORKS AND FULLY AVAIL THEMSELVES OF ALL REQUIREMENTS TO EXECUTE AND FULLY COMPLETE THE WORKS IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS SHOWN, NOTED OR IMPLIED. DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS OR CHECK ON SITE. ALL DISCREPANCIES, ERRORS OR OMISSIONS ARE TO BE RECIVED AND THE CLIENT AND DESIGNER/PRODUCER NOTIFIED PRIOR TO ACCEPTANCE OF TENDER PRICES. ANY ADDITIONAL COSTS OR WORKS ARISING FROM SAME AFTER ACCEPTANCE OF FINAL TENDER PRICE AND CONTRACT SIGNING WILL BE BORNE BY THE BUILDER OR CONTRACTOR. A CONTRACT RETENTION SUM OF 5% OF FULL CONTRACT VALUE SHALL APPLY UNTIL PRACTICAL COMPLETION. UPON PRACTICAL COMPLETION/HANDOVER BEING REACHED AND PROGRESS CLAIM ISSUED, 2.5% (1/2 OF 5%) IS TO BE RELEASED TO THE BUILDER. THE REMAINING 2.5% IS TO BE RELEASED AT THE COMPLETION OF THE 26 WEEK DEFECTS LIABILITY PERIOD WITH ALL REMEDIATION WORK COMPLETED FULLY. THIS SHALL BE APPLIED AS 10% RETENTION OF EACH PROGRESS CLAIM UNTIL 5% OF CONTRACT VALUE IS REACHED. THIS RETENTION SUM SHALL BE PAID INTO A JOINT BUILDER/CLIENT ACCOUNT. ALTERNATIVELY 2 OFF 2.5% BANK GUARANTEES CAN BE FURNISHED TO THE CLIENT.

SCOPE OF WORKS.

THE SCOPE OF THE CONTRACTED WORKS IS DEEMED TO INCLUDE ALL ITEMS, AREAS, MATERIALS, FIXTURES AND FITTINGS, P.C. SUMS AND P.C. ITEMS AND SCHEDULES AS AGREED TO IN WRITING WITH THE CLIENT. THE CONTRACTED WORKS WILL INCLUDE ALL AREAS SHOWN AND NOTED ON PLANS, IN THE SPECIFICATION, THE SCOPE OF WORKS AND ANY APPENDICES AS AGREED WITH THE CLIENT IN WRITING AND ATTACHED TO THE CONTRACT DOCUMENTS. ALL AND ANY VARIATIONS, EXTRAS, OR ALTERATIONS TO THE CONTRACTED WORKS ARE TO BE PRICED, APPROVED AND AGREED TO IN WRITING BY THE CLIENT PRIOR TO BEING IMPLEMENTED INTO CONSTRUCTION. ANY ADDITIONAL ITEMS OR WORKS NOT SO AGREED AND INCLUDED INTO THE CONTRACT PRICE IN WRITING WILL NOT REQUIRE PAYMENT BY THE CLIENT. THE CONTRACTED WORKS WILL INCLUDE ALL ITEMS, MATERIALS, FIXTURES AND FITTINGS AS NECESSARY AND REQUIRED TO COMPLETE THE WORKS FULLY FOR OCCUPATION, WHETHER SEEN OR BUILT IN, AND WHETHER NOTED, SPECIFIED, SHOWN OR IMPLIED IN THE CONTRACT DOCUMENTS AS PART OF THE COMPLETED WORKS.

1. GENERALLY.

ALL WORKS SHALL BE PERFORMED BY AN APPROVED CURRENTLY LICENSED AND INSURED BUILDER AND/OR CONTRACTORS, AND ARE TO FULLY COMPLY WITH ALL RELEVANT AUTHORITY APPROVALS, AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITY CODES, DIRECTIVES AND APPROVALS. ALL WORKS ARE TO BE INSTALLED AND PERFORMED IN A PROFESSIONAL AND TRADESMANLIKE MANNER USING NEW OR SELECTED RECYCLED MATERIALS AS APPROPRIATE AND AGREED TO IN WRITING BY THE CLIENT. ALL MATERIALS AND FINISHES ARE TO BE TO CLIENTS SELECTION AND APPLIED AND FIXED TO MANUFACTURERS PRINTED SPECIFICATIONS. ALL WORKS AND INSTALLATIONS ARE TO BE FULLY COMPLETED IN ALL RESPECTS AND ALL DEBRIS AND WASTE REMOVED FROM THE SITE PRIOR TO COMPLETION. ALL FEES, COSTS, APPROVALS AND CERTIFICATES ARE TO BE PROVIDED BY THE BUILDER AS REQUIRED. THE BUILDER SHALL DISPLAY A SITE IDENTIFICATION SIGN PROMINENTLY STATING CLIENT, LOT No., BUILDERS NAME ADDRESS, ETC. AS REQUIRED. SAMPLES OF FINISHES AND INSTALLATIONS ARE TO BE PRESENTED TO THE CLIENT FOR APPROVAL PRIOR TO CUTTING OR FIXING IN PLACE. THE BUILDER SHALL FULLY FENCE AND MAKE SECURE THE SITE OR AREA OF WORKS AND FULLY MAKE SAFE FOR THE DURATION OF THE CONTRACT TO CODE AND AUTHORITY REQUIREMENTS. THE BUILDER SHALL TAKE RESPONSIBILITY FOR AND ENSURE THAT THE SAFE WORKING PROCEDURES FOR ALL TRADES AND CONTRACTORS ARE MAINTAINED TO AUTHORITY REQUIREMENTS. THE BUILDER SHALL MAINTAIN A 'DAY BOOK' AND RECORD ALL WORKS AND DELIVERIES ON A DAILY BASIS. THIS WILL INCLUDE ANY DELAYS, LOST DAYS AND BREAKDOWNS. THE BUILDER SHALL INSTALL AND MAINTAIN A SEDIMENTATION AND SILTRATION CONTROL SYSTEM OF BARRIERS, DETENTION BERMS AND FILTERS TO AUTHORITY APPROVALS. THE BUILDER SHALL MAINTAIN A CLEAN AND WELL-ORDERED SITE. MATERIALS AND DEBRIS ARE NOT TO BE STORED ON FOOTPATHS. CLEAR ACCESS AND FOOTWAY ARE TO BE MAINTAINED. THE BUILDER SHALL PROVIDE A FULL BUILDING PROGRAMME WITH DATED PROPORTIONAL MONTHLY PAYMENT CLAIM STAGES AND AMOUNTS. THE BUILDER SHALL SUBMIT TO THE CLIENT MONTHLY PROGRESS CLAIMS FOR PAYMENT IN ACCORDANCE WITH THE PROGRAMME FOR RATIFICATION AND PAYMENT BY THE CLIENT OR HIS REPRESENTATIVE WITHIN 14 DAYS.

2. INSURANCES.

THE BUILDER/CONTRACTOR IS TO ALLOW FOR ALL INSURANCES AGAINST FIRE, STORM, THEFT, PUBLIC LIABILITY, EARTHQUAKE AND POSSIBLE DAMAGE BY ANY CAUSES IN THE JOINT NAMES OF THE OWNER, THEMSELVES AND THE LENDING BODIES AS APPLICABLE. THE BUILDER/CONTRACTOR IS TO INSURE FULLY FOR HIS SUB-CONTRACTORS, TRADES AND STAFF UNDER WORKERS COMPENSATION AND WORKCOVER/EMPLOYERS LIABILITY ACTS. THE BUILDER/CONTRACTOR IS TO PROVIDE FOR FULL PROJECT FINANCIAL AND BANKRUPTCY INSURANCE, TAX PAYMENTS, SUPERANNUATION AND DEDUCTIONS AS REQUIRED BY STATUTORY AND REGULATORY AUTHORITY BODIES.

3. DEMOLISHER/EXCAVATOR.

DEMOLISH STRUCTURES AS NOTED AND EXCAVATE THE SITE TO THE LEVELS, EXTENTS AND CONFIGURATION SHOWN ON PLANS, SUITABLE FOR THE EXTENT OF THE WORKS AS SHOWN WITH MINIMAL DISTURBANCE TO THE SURROUNDING AREA. PROVIDE SHORING, PROPPING AND PROTECTION TO SURROUNDING AREAS AS NECESSARY. ALL AREAS AND WORKS ARE TO BE KEPT CLEAR AND SAFE. ALL EXCAVATIONS, COMPACTION, PIERING AND FOOTINGS, ETC. TO BE APPROVED BY A STRUCTURAL / CIVIL ENGINEER. ALL REDUNDANT MATERIALS TO BE REMOVED FROM SITE UNLESS INSTRUCTED OTHERWISE BY THE CLIENT. NOISE, DUST, VIBRATION AND SILTATION ARE TO BE CONTROLLED ONSITE BY THE BUILDER. EXCAVATE FOR FOOTINGS, SLABS, ETC. AS SHOWN ON PLAN AND TAKE BASE TO SOLID FOUNDATION AND STEP TO SUIT SITE FALLS. PROVIDE BLOCK-OUTS FOR SERVICE LOCATIONS AND BACKFILL ON COMPLETION. SOFT OR UNSTABLE MATERIAL IS TO BE REFERRED TO THE CONSULTANT ENGINEER AND PRINCIPAL IMMEDIATELY FOR APPRAISAL AND RESOLUTION. ALL ROCK EXCAVATIONS ARE TO BE MEASURED AND RATIFIED WITH THE CLIENT AND ENGINEER PRIOR TO REMOVAL AND ANY ADDITIONAL COSTS TO BE AGREED IN WRITING. ALL POTENTIALLY CONTAMINATED GROUND OR HAZARDOUS MATERIALS ENCOUNTERED ARE TO BE REFERRED TO THE PRINCIPAL FOR ASSESSMENT AND QUANTIFICATION. ALL SUCH IDENTIFIED GROUND OR HAZARDOUS MATERIALS ARE TO BE CAREFULLY CONTAINED AND PREPARED FOR REMOVAL FROM THE SITE TO AN APPROVED DISPOSAL FACILITY AS MAY BE DESIGNATED BY THE RELEVANT AUTHORITIES TO THE APPLICABLE CODE REQUIREMENTS.

4. MATERIALS, FIXTURES AND FITTINGS.

ALL MATERIALS SHALL, FOR RENOVATIONS, MATCH EXISTING OR BE TO CLIENTS SELECTION AND BE IN ACCORDANCE WITH THE PLANS AND DETAILS UNLESS OTHERWISE AGREED IN WRITING. ALL FINISHES AND SELECTIONS SHALL BE TO CLIENTS APPROVAL AND INSTALLED STRICTLY TO MANUFACTURERS WRITTEN SPECIFICATION. THE BUILDER SHALL ALLOW FOR ALL SUPPLEMENTARY FRAMING AND PROVISIONS AS NECESSARY. ALL MATERIALS USED ARE TO COMPLY WITH CURRENT CODES AND STANDARDS AS TO QUALITY, SUITABILITY, PERFORMANCE AND RESILIENCE IN THEIR LOCATION. ALL MATERIALS, FIXTURES, FITTINGS AND SERVICES PROVIDED AND INSTALLED ARE TO BE FIRST QUALITY WITH ALL GUARANTEES AS APPLICABLE UNLESS SPECIFICALLY NOMINATED, STATED AND AGREED AS BEING RECYCLED.

5. CONCRETE.

ALL CONCRETE TO BE 20 MPA MINIMUM AND PLACED TO ENGINEERS DIRECTIONS AND DETAILS. TEST SLUMPS TO BE TAKEN FROM EACH BATCH. ALL PLACEMENT, VIBRATION, FORMWORK, STEEL REINFORCEMENT AND CURING TO BE TO CURRENT AUSTRALIAN STANDARDS AND THE TECHNICAL NOTES OF THE CEMENT AND CONCRETE ASSOCIATION OF AUSTRALIA. ALLOW FOR ALL OPENINGS, SET DOWNS, RECESSES AND PENETRATIONS AS SHOWN AND NECESSARY. PROVIDE FALLS AS SHOWN OR NECESSARY TO EXTERNAL AREAS AWAY FROM THE BUILDING. PROTECT AND CURE ALL WORKS. KEEP MOIST FOR 7 DAYS. STRIP AND REMOVE FORMWORK UPON COMPLETION. NO ADDITIONAL WATER IS TO BE ADDED TO ANY BATCH BY SITE PERSONNEL OR THE OPERATOR AFTER LEAVING THE DISPATCH PLANT UNDER ANY CIRCUMSTANCES. SLUMP TEST RESULTS TO BE FURNISHED FOR ENGINEER APPROVAL.

6. BRICKLAYER.

ALL WORK TO COMPLY WITH AS 3700 MASONRY CODE. CARRY UP ALL WORK PLUMB AND TRUE IN FIRST GRADE BRICKS OF COLOUR AND MORTAR JOINT AS SELECTED. ALL WORK TO BE STRETCHER BOND OR AS NOTED TO CURRENT STANDARDS AND RELEVANT CODES OF PRACTICE. DO NOT EXPOSE FROGS OR EXTRUSION HOLES. FIRE RATED AREAS TO BE SOLID DRY PRESSED UNITS WITH FULL MORTAR BEDS AND PERP ENDS WITH WEEP HOLES TO SILLS AND HEADS. STAINLESS STEEL TIES AT EACH 6TH BRICK EVERY 4TH COURSE. INSTALL AND CLEAN ALL D.P.C. WEEP HOLES AND FLASHINGS AS NECESSARY. BUILD IN ALL HOLD DOWNS AND BRACKETS AS NECESSARY. ALL EXTERNAL WORK TO BE CAVITY OR BRICK-VENEER WITH A 50mm CAVITY. INSTALL ALL HOT-DIPPED GALVANISED STEEL ANGLE AND BAR LINTELS AND HEADS, ETC. AS NECESSARY AND REQUIRED TO ENGINEER APPROVED SIZES. REMOVE MORTAR SPLATTER, RAKE & BRUSH JOINTS AND CLEAN DOWN ALL WORK ON COMPLETION TO APPROVED METHODS.

7. STRUCTURAL STEEL.

ALL STEELWORK TO BE TO CURRENT AUSTRALIAN STANDARDS AND ENGINEER DESIGN AND APPROVAL. ALL LINTELS, COLUMNS, BEAMS, BRACING AND MEMBERS TO BE HOT-DIPPED GALVANISED. EXPOSED HOLLOW ENDS TO BE CAPPED AND GROUND SMOOTH. ALL WELDS TO BE GROUND SMOOTH. ALL HOLDING DOWN BOLTS TO BE 20mm DIA' MIN' OR AS PER ENGINEERS DETAILS AND FRAMING BOLTS TO BE 12mm DIA' MIN'. ANY MEMBERS PAINTED OR SITE WELDED ARE TO BE CLEANED, SANDED AND COATED WITH 'COLD' GALVANISING PAINT, PRIMER/UNDERCOAT AND TWO COATS MINIMUM FINISH. REFER TO ENGINEERS DRAWINGS FOR SPECIFIC SIZES AND DETAILS. WHERE EXPOSED TO SALT ATMOSPHERE EPOXY PAINTS OR GALVANISED FINISH TO BE USED.

8. METALWORK, WINDOWS & DOORS.

ALL HANDRAILS AND METALWORK TO BE PROPRIETARY MANUFACTURED ITEMS OR FABRICATED AS DOCUMENTED. METALWORK GENERALLY TO BE INSTALLED TO EXTENTS AND LOCATIONS NOMINATED ON PLANS. FINISHES TO BE AS SELECTED AND NOTED TO MANUFACTURERS DETAILS. ALUMINIUM WINDOW AND DOOR FRAMES TO BE FROM COMMERCIAL GRADE SYSTEMS WITH SEALS AND FINISHES SUITABLE FOR THE EXPOSURE AND WEATHER CONDITIONS APPLICABLE. ALL TRIMS, CAPPINGS, FLASHINGS AND SEALS ARE TO BE PROVIDED AND INSTALLED TO MANUFACTURER PROVIDED PRINTED SPECIFICATION, APPROVALS AND CERTIFICATION. ALL ALUMINIUM WINDOWS AND DOORS TO BE POWDERCOATED OR ANODISED FINISH AS SELECTED TO THICKNESS APPLICABLE TO SITE EXPOSURE CONDITIONS.

9. CARPENTER/TIMBER FRAMING.

ALL WORKS TO STRUCTURAL SIZES, QUALITY, AND PROCEDURES ARE TO COMPLY TO THE CURRENT TIMBER FRAMING AND BUILDING CODES AND ENGINEERS DETAILS AS APPLICABLE. ALL TIMBERS TO BE IN LONG LENGTHS FREE FROM DEFORMITIES AND FAULTS. STRUCTURAL TIMBERS ARE TO BE CLEAR F8 STRESS GRADE MIN'. EXPOSED TIMBERS INTERNALLY TO BE SELECT GRADE, AND CLEAR OF FAULTS. EXTERNAL TIMBERS AND CUT JOINTS TO BE FULLY PRIMED AT CUTTING AND INSTALLATION. DECKING AND EXTERNAL TIMBERS TO BE SELECTED CLEAR C.C.A. PRESSSURE TREATED HARDWOOD. EXTERNAL FINISHES GENERALLY TO BE 3 COATS MINIMUM "SIKKENS CETOL BLX-PRO" OR APPROVED EQUAL. ALL PAINTED TIMBERS TO BE PRIMED/UNDERCOATED WITH TWO FINISH COATS MIN'. FOIL SARKING TO BE FIXED OVER ALL EXTERNAL STUD FRAMING TO BRICK VENEER, SHEETED OR PLANKED WALLS AND GABLES. INERT MINERAL WOOL INSULATION IS TO BE INSTALLED TO WALLS AND FLOORS AS NOMINATED.

10. ROOFER/ROOF PLUMBER.

ALL MATERIALS AND INSTALLATIONS ARE TO BE TO CURRENT MATERIAL STANDARDS AND CODES FOR INSTALLATION. SUPPLY AND FIX PROFILED SHEET METAL OR SOLID TILED ROOFING AS SHOWN AND NOTED TO LOCATIONS ON PLANS. FIT HEAVY DUTY FOIL SARKING UNDER ROOF AREAS AND FOIL BACKED INERT MINERAL WOOL INSULATION R2.5 UNDER PROFILED SHEET ROOFING AREAS. FLASH AND SEAL ALL PENETRATIONS WITH PROPRIETARY PRODUCTS TO APPROVED METHODS. LIAISE WITH OTHER TRADES FOR LOCATION AND EXTENT OF OPENINGS AND PENETRATIONS. PROVIDE AND FIX ALL CAPPINGS, COVERINGS, TRIMS, ETC. AS NECESSARY. ALLOW FOR WORKS TO ROOF SKYLIGHTS AND VENTS, ETC. AS NECESSARY. PROVIDE AND INSTALL METAL FASCIAS, BARGES, VALLEYS, BOX AND EAVES GUTTERS AND DOWNPIPES WITH ALL FIXINGS AS SHOWN ON PLANS TO CO-ORDINATE WITH GROUND LEVEL GRATED DRAINAGE SUMPS AND PICK UP POINTS. ALL METALS ARE TO BE COMPATIBLE AND TO BE COLORBOND OR ZINCALUME FINISH AS SELECTED UNLESS OTHERWISE NOTED. ENSURE SUFFICIENT PHYSICAL SEPARATION BETWEEN DISSIMILAR METALS. PROVIDE, INSTALL AND COMMISSION ROOF COLLECTED WATER STORAGE TANK SYSTEM, PIPING AND FITTINGS AS SHOWN AND NOTED ON DRAWINGS AND TO COUNCIL APPROVALS FOR LANDSCAPE AND HOUSE USES AS REQUIRED.

11. PLUMBER/DRAINER.

LIAISE WITH LOCAL COUNCIL, WATER SUPPLY AND SEWER DRAINAGE AUTHORITIES FOR POINTS OF CONNECTION AND DETAIL REQUIREMENTS. ALL SEWER, WATER AND STORMWATER WORKS ARE TO BE TO CURRENT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY DIRECTIONS AND APPROVALS. LAY ALL SEWER AND STORMWATER DRAINS AND SERVICE LINES AND INSTALL ALL SELECTED FITTINGS AND FIXTURES TO POSITIONS AND CONFIGURATIONS SHOWN AND NOTED ON PLANS. CONNECT NEW AND/OR EXTENDED WORKS TO FITTINGS AS REQUIRED. INSTALL ALL REQUIRED VENTS AND FLOOR WASTES AND FULLY FLASH AND SEAL JOINTS, ETC. AS NECESSARY. ALL WATER SERVICES TO BE IN 12mm AND 20mm DIA' COPPER OR APPROVED P.V.C. LINES AND ALL SEWER DRAINS IN APPROVED P.V.C. GAS SERVICE TO BE LOCATED AS REQUIRED AND EXTENDED TO NEW LOCATIONS AS SHOWN. INSTALLATION AND CONNECTION TO BE TO CURRENT CODES. ALL WORKS TO BE INSPECTED AND CERTIFIED AS REQUIRED. ALL STORMWATER PIPES TO BE FITTED AT GROUND LEVEL POINTS UNDER DOWNPIPES WITH GRATED P.V.C. SUMPS OF APPLICABLE SIZE SET 50mm ABOVE FINISHED EXTERNAL LEVELS. DOWN PIPES TO BE FINISHED TO ALLOW 150mm CLEARANCE OVER SUMPS. EXTEND AND PROVIDE AND INSTALL RETICULATION. FILTERS AND PUMP FITTINGS AS NECESSARY FOR RE-CYCLING OF COLLECTED ROOF WATER INTO THE PROJECT WORKS FOR W.C. AND LAUNDRY USE AS SHOWN ON DRAWINGS AND INCLUDED IN COUNCIL APPROVALS.

12. ELECTRICIAN.

ALL WORKS AND MATERIALS TO BE TO CURRENT WIRING CODES AND AUTHORITY INSPECTIONS AND APPROVALS. EXISTING SUPPLY AND FITTINGS WHERE APPLICABLE ARE TO BE FULLY INSPECTED AND EVALUATED FOR SUITABILITY AND UPGRADED FOR NEW WORKS. ALLOW TO INSTALL NEW OR UPGRADED MAINS SUPPLY, METER BOARDS, SUB-BOARDS, WIRING, ETC. AS REQUIRED. INSTALL ALL NEW AND/OR REMEDIAL WIRING AND CONNECT ALL FITTINGS AND EMERGENCY INSTALLATIONS AS REQUIRED AND AS NOTED ON PLANS. ALL WORKS TO BE FULLY TESTED AND INSPECTED BY THE LOCAL AUTHORITY AS NECESSARY AND CERTIFIED AS REQUIRED. ALLOW TO INSTALL NEW OR UPGRADED "RESIDUAL CURRENT DETECTION" AND SMOKE AND THERMAL ALARMS TO ALL AREAS TO COMPLY WITH CURRENT CODE REQUIREMENTS AS PART OF THE WORKS. BUILDER TO LIAISE WITH OWNER FOR INSTALLATION AND CONNECTION OF ANY OWNER PROVIDED FITTINGS AS NOMINATED.

13. WATER PROOFER, TILER/IMPERVIOUS FINISH INSTALLER.

ALL PRACTICES, WORKS AND MATERIALS ARE TO BE TO CURRENT CODE REQUIREMENTS AND AUTHORITY STANDARDS AND INSTALLED TO MANUFACTURERS PRINTED SPECIFICATION TO WET AREAS AS SHOWN ON PLANS. THOROUGHLY CLEAN DOWN AND APPLY APPROVED EPOXY SEALER TO FLOORS AND WALLS AND LAY FINISHES AS SHOWN AND NOTED ON PLANS TO OWNERS SELECTIONS AND APPROVED COLOURS. LAY ALL TILES ON SUITABLE ADHESIVE AND MORTAR BEDS WITH FALLS TO FINISH FLUSH WITH WASTES AS NECESSARY. LAY ALL FLOOR, WALL, SPLASHBACX AND SKIRT TILES OR IMPERVIOUS 3mm VINYL SHEET AS DOCUMENTED. ALL QUARRY, SLATE, UNGLAZED OR CORK TILES TO HAVE 2 COATS CLEAR POLYURETHANE FINISH AFTER CLEANING. APPLY SELF-LEVELLING COMPOUND TO ALL VINYL FLOOR AND WALL AREAS AS NEEDED TO FULLY LEVEL SURFACES PRIOR TO APPLICATION.

14. PAINTER/DECORATOR.

ALL MATERIALS TO BE FIRST QUALITY PREMIUM PROPRIETARY PRODUCTS. PREPARE SURFACES AND FILL ALL GAPS AND DEFECTS AS NECESSARY. PAINT ALL AREAS, SURFACES AND FEATURES USUALLY PAINTED AND AS NOTED OR AS DOCUMENTED TO OWNERS SELECTED COLOURS AND FINISHES. MATERIALS ARE TO BE SUITABLE FOR THE SURFACE AND LOCATION AND EXPOSURE SITUATION. ALL AREAS ARE TO BE PREPARED AND FINISHES APPLIED IN STRICT ACCORDANCE WITH THE SPECIFICATION AND PRINTED RECOMMENDATIONS OF THE MANUFACTURER. ALL PAINTED AREAS ARE TO BE FULLY PREPARED, BE CLEANED AND DUST AND FLAKE FREE AND TO HAVE A MINIMUM OF 1 COAT PRIMER OR SEALER/UNDERCOAT AS APPLICABLE. ALL ITEMS ARE TO HAVE 2 FINISH COATS MINIMUM, WELL APPLIED. ALL STAINED OR CLEAR TIMBER FINISHED AREAS ARE TO BE PREPARED AND NAILS AND CRACKS FILLED TO MATCH TIMBER. ALL STAINED OR CLEAR FINISHED ITEMS ARE TO HAVE 3 FINISH COATS MINIMUM FINISH AS SELECTED, WELL APPLIED, WITH LIGHT SAND BETWEEN COATS.

15. VENTILATION.

ALL VENTILATION UNITS AND FITTINGS, EITHER ACTIVE/MECHANICAL OR PASSIVE, ARE TO BE INSTALLED TO CURRENT CODES OF PRACTICE AND STANDARDS OF INSTALLATION AND BE TO EXTENTS AND AREAS AS SHOWN ON PLANS. ALL FANS, MOTORS, ACTUATORS, CONDENSERS AND FAN COIL UNITS, ETC. ARE TO BE WIRED FROM THE MAIN BOARD WITH CONTROLS AND MONITOR POINTS AS REQUIRED. ALL INSTALLATIONS ARE TO BE PERFORMED BY QUALIFIED TRADESMEN SUITABLE FOR THE WORKS. LIAISE WITH ALL RELEVANT AUTHORITIES FOR INSTRUCTIONS, INSPECTIONS AND APPROVALS. ALL INTAKE AIR AND EXHAUST AIR GRILLES ARE TO HAVE 6.0m CLEARANCE FROM EACH OTHER. CONDENSATE WASTE IS TO BE DIRECTED TO PLUMBED TUNDISH OUTLETS EXTERNALLY OR IN WALL WITH ACCESS PLATES.

16. FINISH OFF/COMPLETION.

PRACTICAL COMPLETION/HANDOVER TO THE CLIENT WILL ONLY BE ALLOWED TO OCCUR WHEN ALL WORKS AND AREAS OF THE CONTRACTED UNDERTAKING AS DOCUMENTED AND AGREED TO ARE COMPLETE IN ALL RESPECTS, ALL FITTINGS, FIXTURE AND APPLIANCES ARE INSTALLED AND CONNECTED AND ALL SERVICES ARE CONNECTED THROUGHOUT AND FUNCTIONING FULLY. THE WHOLE OF THE WORKS ARE TO BE COMPLETE AND FULLY READY FOR CLIENT USE AND ALL AREAS CLEANED DOWN AND REDUNDANT MATERIALS AND WASTES ARE REMOVED FROM THE SITE. THE BUILDER IS TO FURNISH TO THE CLIENT FINAL CERTIFICATE OF SURVEY SET-OUT AND UPDATED TO COMPLETION OF WORKS. ALL CERTIFICATES FROM AUTHORITIES AND UTILITIES AS WELL AS ALL GUARANTEES AND WARRANTIES ARE TO BE FURNISHED TO THE CLIENT. FINAL COUNCIL OCCUPATION CERTIFICATION AND 317AE CERTIFICATES ARE TO BE FURNISHED TO THE CLIENT. A DEFECTS LIABILITY PERIOD OF 26 WEEKS WILL APPLY FROM PRACTICAL COMPLETION/HANDOVER DATE AND A RETENTION IN THE FORM OF A MONETARY AMOUNT OF $2,500 DOLLARS OR 2.5% OF THE TOTAL CONTRACT SUM (WHICHEVER IS THE GREATER) WILL BE HELD BY THE PRINCIPAL FOR THAT PERIOD. DURING THE DEFECTS LIABILITY PERIOD, THE BUILDER/CONTRACTOR SHALL COMPLETE RECTIFICATION OR REPLACEMENT OF ALL ITEMS NOTED ON THE DEFECTS INSPECTION LIST AND OTHER ITEMS AS NOTIFIED TO HIM DURING THIS PERIOD TO THE SATISFACTION OF THE CLIENT. AFTER SUCH COMPLETION, THE REMAINING RETENTION MONEYS WILL BE PAID TO THE BUILDER WITHIN 14 DAYS UNLESS A DISPUTE IS REGISTERED UNDER THE CONTRACT CONDITIONS. THE STATUTORY BUILDERS LIABILITY GUARANTEE WILL APPLY FROM THIS TIME AS PER CURRENT CODES AND/OR CONDITIONS OF CONTRACT MAY SPECIFY.

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A	22/06/2022	ISSUE FOR DA	SR	AKF	AKF
B	23/06/2022	ISSUE FOR DA	SR	AKF	AKF

20mm ON ORIGINAL A1 | 10 | 20mm | 100mm

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **ARCHITECTURAL NOTES**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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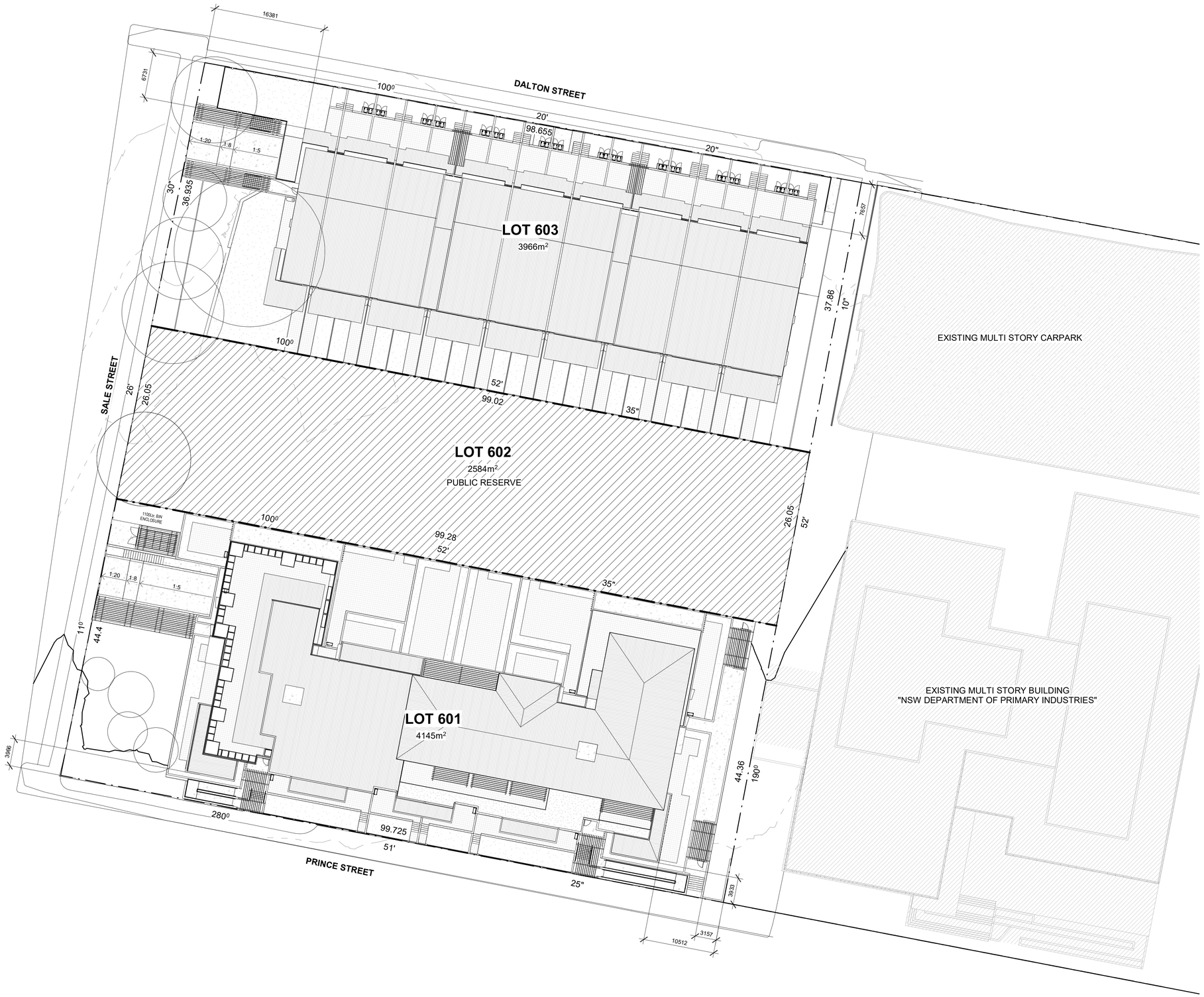
	DEC 2021	**1 : 50 @A1 @A3**

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	**DA**	**A-001**	**B**

EJE architecture



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B	20/01/2022	ISSUE FOR REVIEW	JE	JS	
C	27/01/2022	ISSUE FOR REVIEW	JE	JS	
D	09/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
E	18/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
F	23/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
G	01/03/2022	ISSUE FOR DA	JE	JS/AKF	
H	13/05/2022	ISSUE FOR DA	JE	JS/AKF	
J	09/06/2022	ISSUE FOR INFORMATION	JE	JS/AKF	
K	13/06/2022	ISSUE FOR DA	SR	AKF	
L	22/06/2022	ISSUE FOR DA	SR	AKF	
M	23/06/2022	ISSUE FOR DA	SR	AKF	

0 25mm 50mm 200mm ON ORIGINAL A1

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **SITE PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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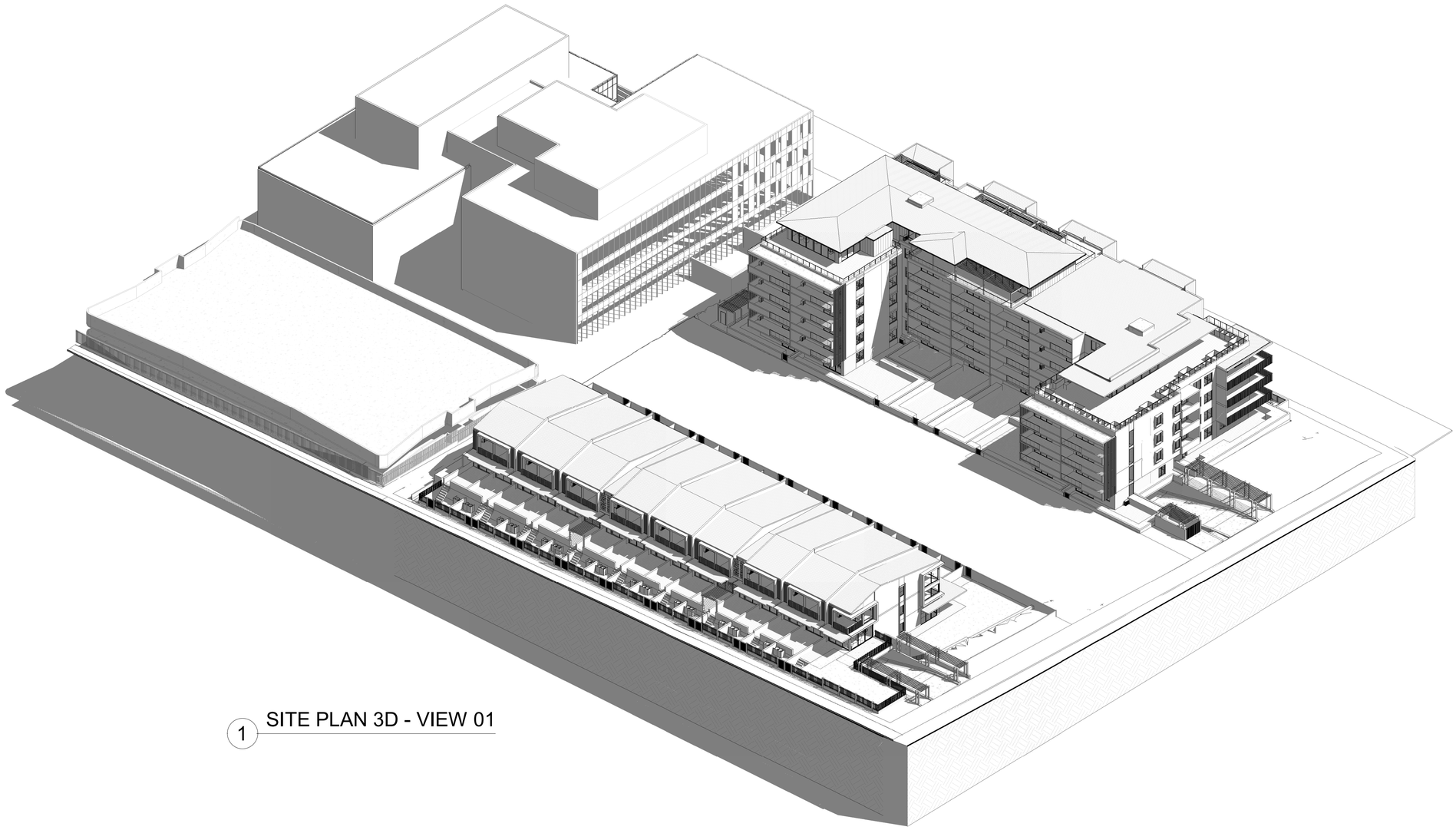
NJH	DEC 2021	1 : 300 @A1 1 : 800 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-010	M

EJE architecture



1 SITE PLAN 3D - VIEW 01

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H	12/09/2022	ISSUE FOR DA	JE	JS/AKF	
J	22/09/2022	ISSUE FOR DA	SR	AKF	
K	23/09/2022	ISSUE FOR DA	SR	AKF	

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **SITE PLAN 3D - SHEET 1**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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PROJECT No :	PHASE :	DRAWING No :	REV :
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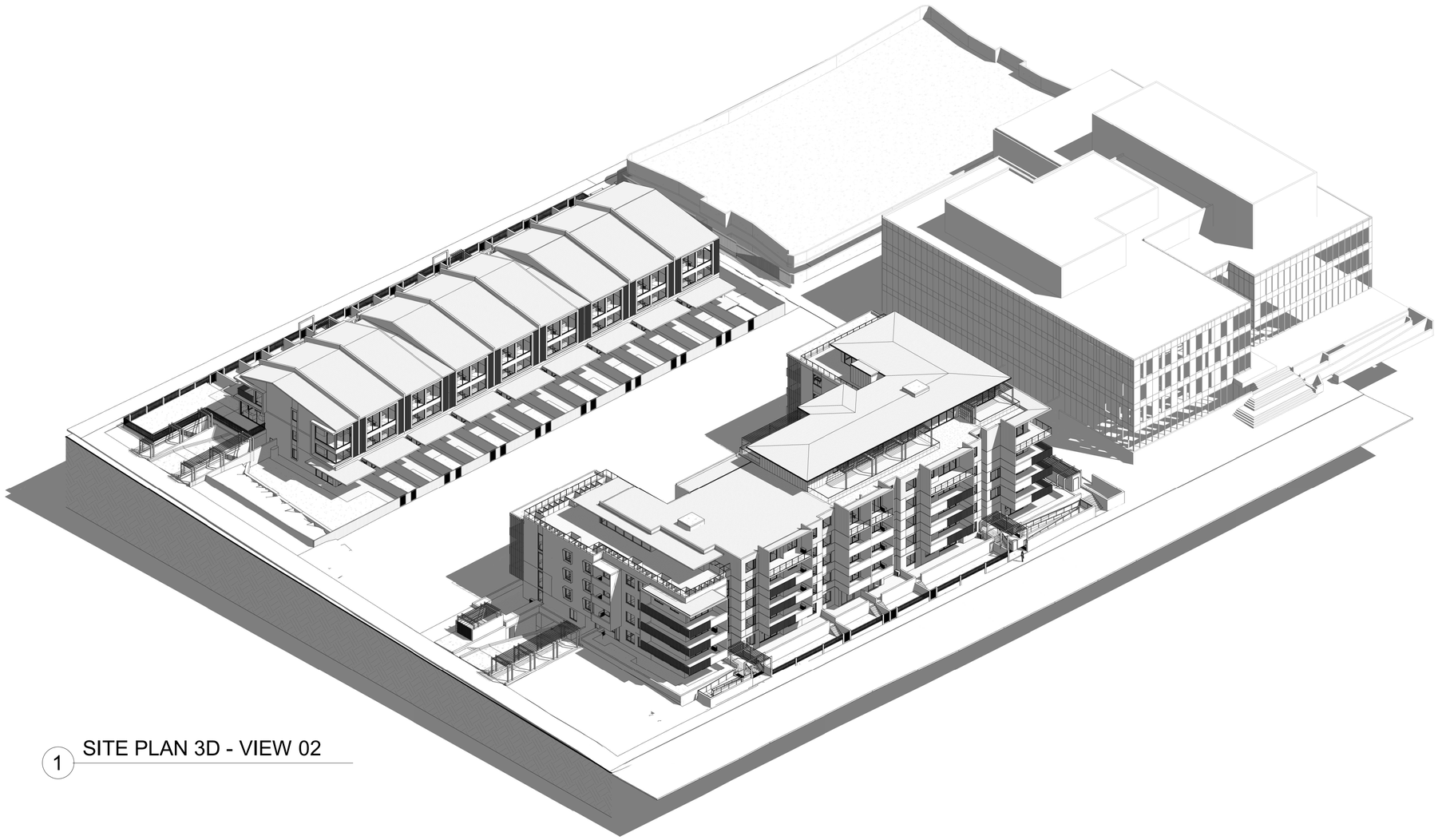
EJE architecture



1 SITE PLAN 3D - VIEW 02

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H	22/09/2022	ISSUE FOR DA	SR	AKF	
J	23/09/2022	ISSUE FOR DA	SR	AKF	

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **SITE PLAN 3D - SHEET 2**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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NJH	DEC 2021	@A1 NTS @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
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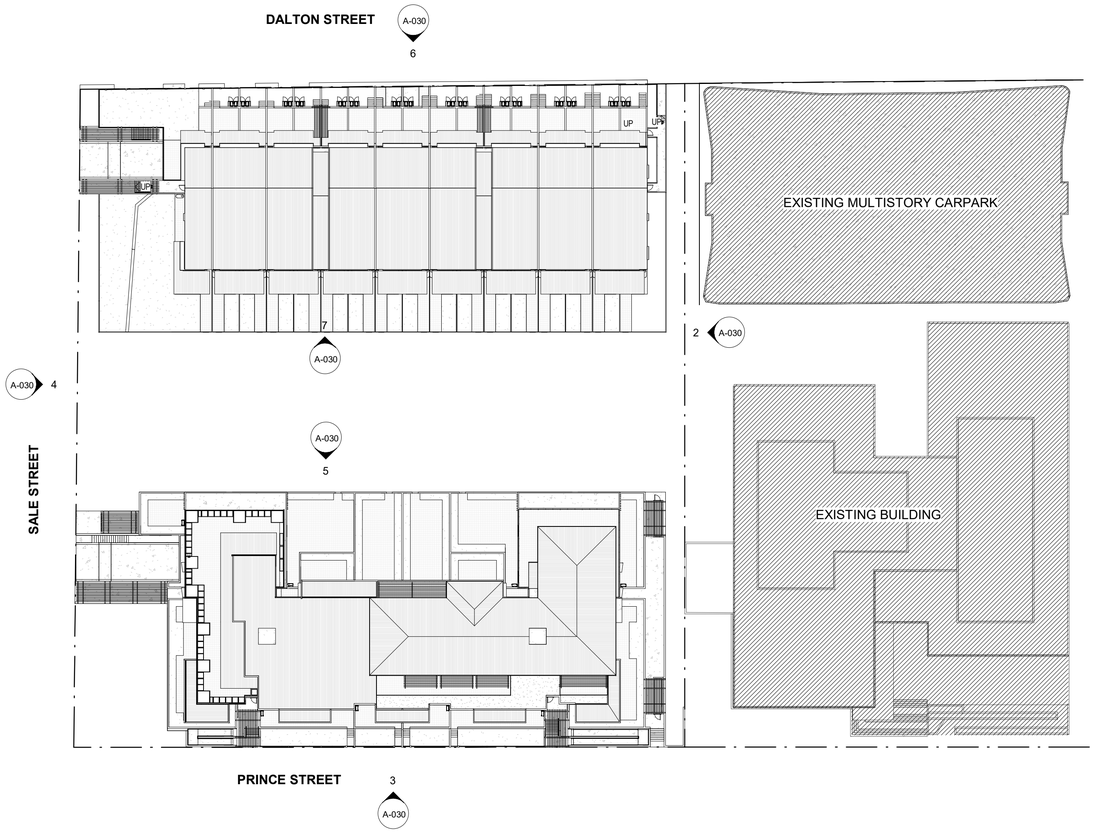
EJE architecture



5 NOTIFICATION - NORTH ELEVATION

1 : 400

3 NOTIFICATION - SOUTH ELEVATION - (PRINCE ST)

1 : 400

2 NOTIFICATION - EAST ELEVATION

1 : 400

6 NOTIFICATION - NORTH ELEVATION - (DALTON ST)

1 : 400

4 NOTIFICATION - WEST ELEVATION - (SALE ST)

1 : 400

7 NOTIFICATION - SOUTH ELEVATION

1 : 400

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A	01/03/2022	ISSUE FOR DA	JE	JS/AKF	
B	13/05/2022	ISSUE FOR DA	JE	JS/AKF	
C	23/08/2022	ISSUE FOR DA	SR	AKF	
D	23/09/2022	ISSUE FOR DA	SR	AKF	

297mm DIN ORIGINAL A1
420mm
297mm
0

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **NOTIFICATION PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
	DEC 2021	As indicated @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-030	D

EJE architecture

PRINCE ST. & SALE ST. PERSPECTIVE

PRINCE ST. PERSPECTIVE

EJE ARCHITECTURE
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	14/12/2021	ISSUE FOR REVIEW	NJH	JS	
B	20/01/2022	ISSUE FOR REVIEW	JE	JS	
C	27/01/2022	ISSUE FOR REVIEW	JE	JS	
D	09/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
E	18/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
F	23/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
G	01/03/2022	ISSUE FOR DA	JE	JS/AKF	
H	13/05/2022	ISSUE FOR DA	JE	JS/AKF	
J	23/05/2022	ISSUE FOR DA	JE	JS/AKF	
K	13/06/2022	ISSUE FOR DA	JE	AKF	
L	22/08/2022	ISSUE FOR RA	SR	AKF	
M	23/09/2022	ISSUE FOR DA	SR	AKF	

10 25mm 50mm 200mm ON ORIGINAL A1

Wild Management - AS/NZS 4801 Global-Mark.com.au®
Environmental Management - ISO14001 Global-Mark.com.au®

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **PERSPECTIVES - SHEET 1**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	@A1 NTS @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-040	M

EJE architecture

PRINCE ST. PERSPECTIVE

PRINCE ST. PERSPECTIVE

EJE ARCHITECTURE
ACN 002 912 843| **ABN** 82 644 649 849
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B	20/01/2022	ISSUE FOR REVIEW	JE	JS	
C	27/01/2022	ISSUE FOR REVIEW	JE	JS	
D	09/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
E	18/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
F	23/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
G	01/03/2022	ISSUE FOR DA	JE	JS/AKF	
H	23/05/2022	ISSUE FOR DA	JE	JS/AKF	
J	12/08/2022	ISSUE FOR DA	SR	AKF	
K	22/08/2022	ISSUE FOR DA	SR	AKF	
L	23/08/2022	ISSUE FOR DA	SR	AKF	

0 25mm 100mm 200mm ON ORIGINAL A1

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **PERSPECTIVES - SHEET 2**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	@A1 NTS @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-041	L

EJE architecture

LEVEL 4 COMMUNAL SPACE

LEVEL 4 PENTHOUSE

EJE ARCHITECTURE
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	23/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
B	01/03/2022	ISSUE FOR DA	JE	JS/AKF	
C	21/06/2022	ISSUE FOR DA	JE	AKF	
D	22/06/2022	ISSUE FOR RIA	SR	AKF	
E	23/09/2022	ISSUE FOR DA	SR	AKF	

0 25mm 50mm 200mm ON ORIGINAL A1

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **PERSPECTIVES - SHEET 3**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
JE	FEB 2022	@A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-042	E

EJE architecture

SALE ST. PERSPECTIVE

SOUTHERN PERSPECTIVE

EJE ARCHITECTURE
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A	18/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
B	23/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
C	01/03/2022	ISSUE FOR DA	JE	JS/AKF	
D	23/05/2022	ISSUE FOR DA	JE	JS/AKF	
E	12/09/2022	ISSUE FOR DA	JE	JS/AKF	
F	22/09/2022	ISSUE FOR DA	SR	AKF	
G	23/09/2022	ISSUE FOR DA	SR	AKF	

COMMENTS

10 25mm 100mm 200mm ON ORIGINAL A1

Wild Management - AS/NZS 4801 Global-Mark.com.au®

Environmental Management - ISO14001 Global-Mark.com.au®

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **PERSPECTIVES - SHEET 4**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
JE	**FEB 2022**	@A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	**DA**	**A-043**	**G**

EJE architecture

DALTON ST. PERSPECTIVE

DALTON ST. PERSPECTIVE

EJE ARCHITECTURE
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A	23/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
B	01/03/2022	ISSUE FOR DA	JE	JS/AKF	
C	13/05/2022	ISSUE FOR DA	JE	JS/AKF	
D	19/05/2022	ISSUE FOR RFI A	JE	JS/AKF	
E	23/05/2022	ISSUE FOR DA	JE	JS/AKF	
F	12/09/2022	ISSUE FOR DA	JE	JS/AKF	
G	22/09/2022	ISSUE FOR DA	SR	AKF	
H	23/09/2022	ISSUE FOR DA	SR	AKF	

COMMENTS

10mm 25mm 200mm ON ORIGINAL A1

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

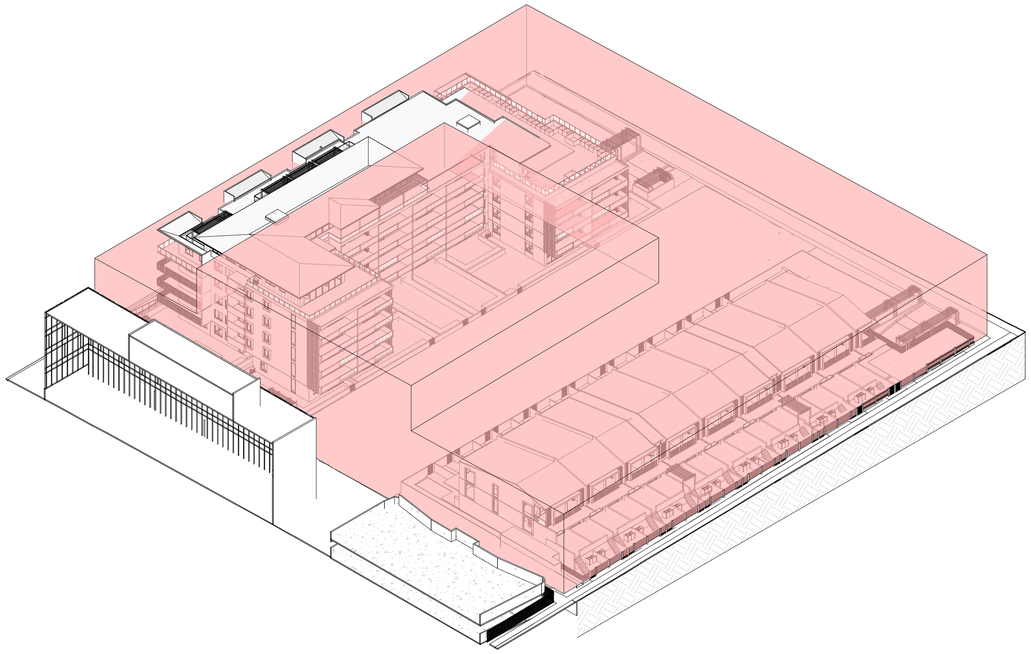
DRAWING : **PERSPECTIVES - SHEET 5**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

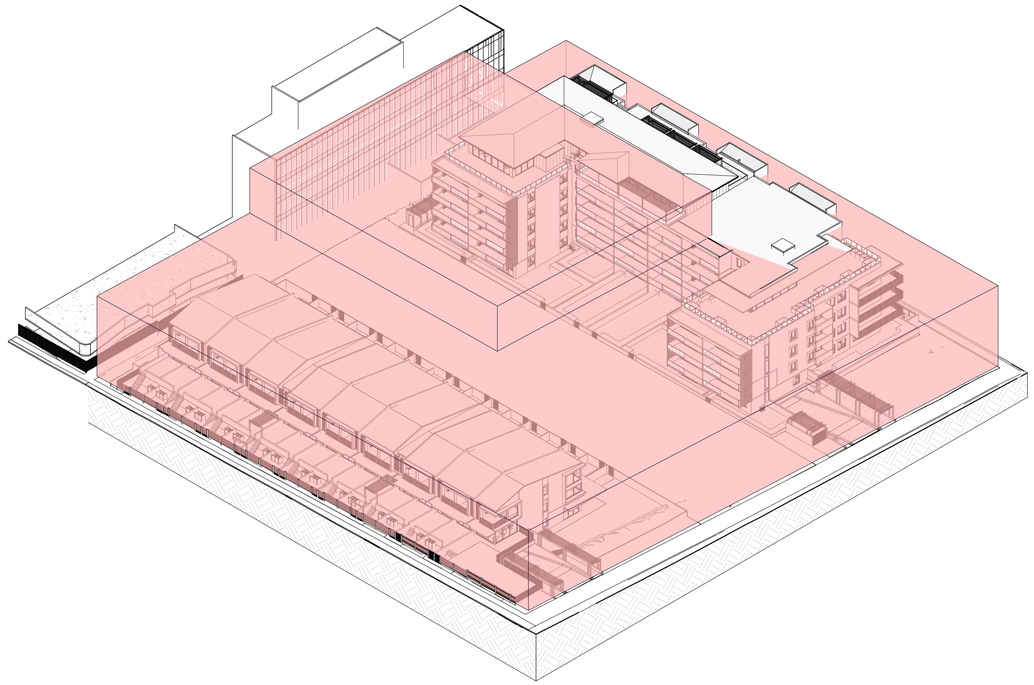
DRAWN :	DATE :	SCALES :
JE	FEB 2022	@A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-044	H

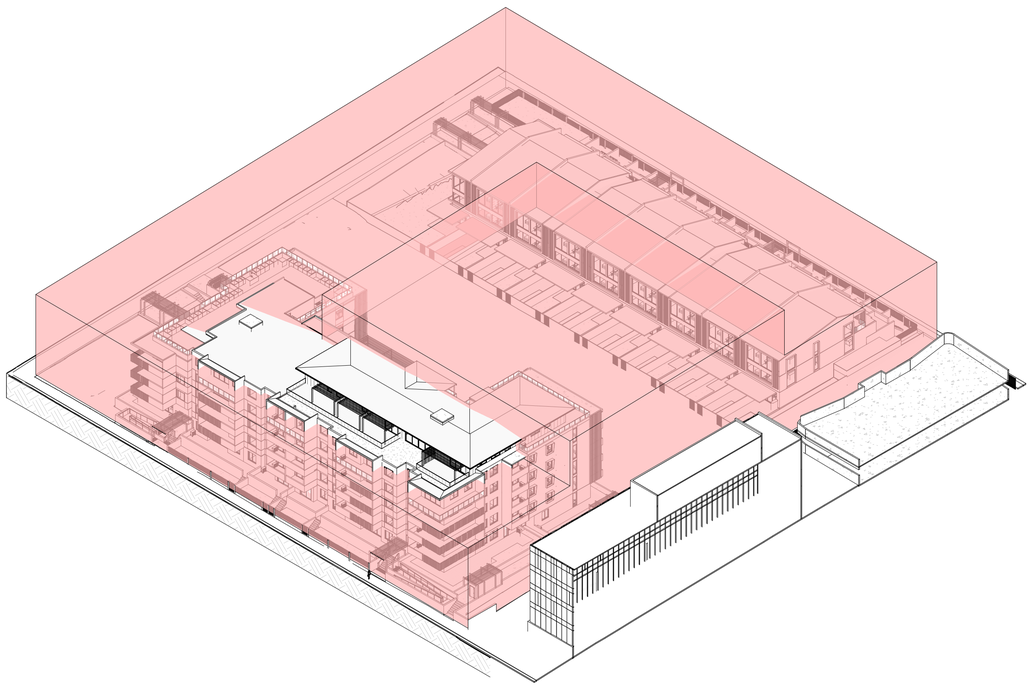
EJE architecture



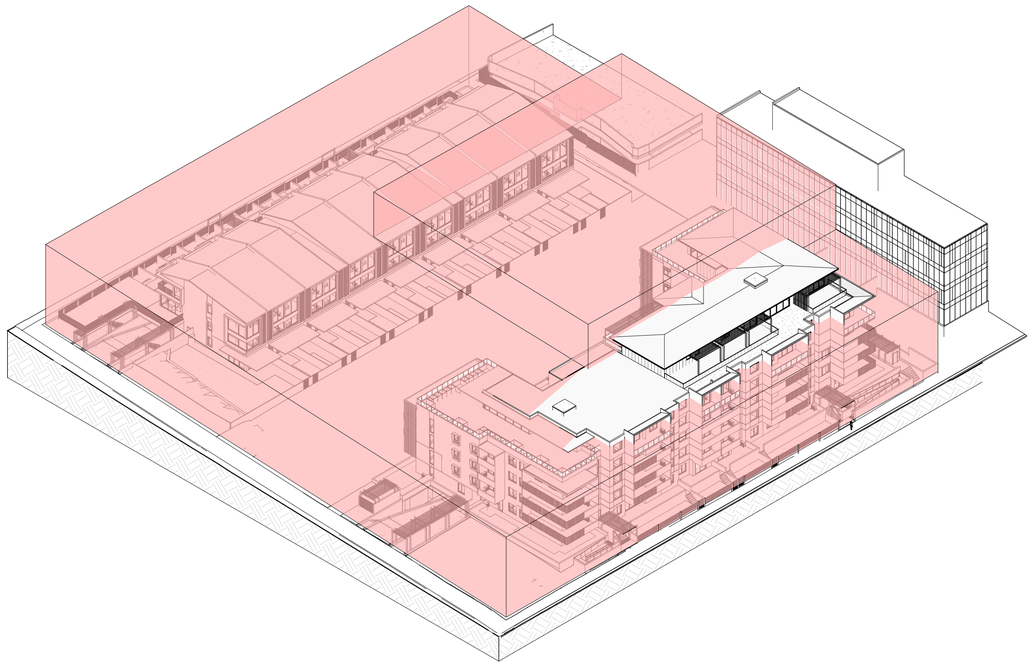
1 BUILDING ENVELOPE DIAGRAM - NORTH EAST



2 BUILDING ENVELOPE DIAGRAM - NORTH WEST



3 BUILDING ENVELOPE DIAGRAM - SOUTH EAST



4 BUILDING ENVELOPE DIAGRAM - SOUTH WEST

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A	15/12/2021	ISSUE FOR REVIEW	NJH	JS	
B	01/03/2022	ISSUE FOR DA	JE	JS/AKF	
C	21/06/2022	ISSUE FOR DA	JE	AKF	
D	22/06/2022	ISSUE FOR RA	SE	AKF	
E	23/09/2022	ISSUE FOR DA	SR	AKF	

297mm DIN ORIGINAL A1
420mm
210mm
0

Wild Management - AS/NZS 4801 Global-Mark.com.au®
Environmental Management - ISO14001 Global-Mark.com.au®

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **BUILDING ENVELOPE DIAGRAMS**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	@A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-046	E

EJE architecture

STREET PERSPECTIVE 01 - CORNER OF PRINCE AND SALE ST.

STREET PERSPECTIVE 02 - CORNER OF DALTON AND SALE ST.

EJE ARCHITECTURE
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A	09/12/2021	ISSUE FOR REVIEW	NJH	JS	
B	13/12/2021	ISSUE FOR REVIEW	NJH	JS	
C	14/12/2021	ISSUE FOR REVIEW	NJH	JS	
D	20/01/2022	ISSUE FOR REVIEW	JE	JS	
E	09/02/2022	ISSUE FOR REVIEW	JE	JS	
F	13/05/2022	ISSUE FOR DA	JE	JS/AKF	
G	23/05/2022	ISSUE FOR DA	JE	JS/AKF	
H	12/08/2022	ISSUE FOR DA	JE	JS/AKF	
J	22/08/2022	ISSUE FOR DA	SR	AKF	
K	23/08/2022	ISSUE FOR DA	SR	AKF	

0 25mm 50mm 200mm ON ORIGINAL A1

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **PHOTO MONTAGE**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	@A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-047	K

EJE architecture

1 PRINCE ST. BUILDING ELEVATION 01

1 : 200

2 PRINCE ST. BUILDING ELEVATION 02

1 : 200

EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
Nominated Architect - Bernard Collins | NSW Architects Registration No: 4438
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REV	DATE	COMMENTS
A	12/08/2022	ISSUE FOR DA
B	23/08/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	JS/AKF	
SR	AKF	

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **PRINCE ST. ELEVATION**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

P:\13956 - Orange Multi-Residential (AKF)\EJE Documents\Working Files\Revit Files\13956 - Orange Multi Residential - R21.rvt

DRAWN : **JE**

DATE : **JULY 2022**

SCALES : **1 : 200 @ A1 @ A3**

PROJECT No : **13956**

PHASE : **DA**

DRAWING No : **A-048**

REV : **B**

0 25mm 100mm 200mm ON ORIGINAL A1

1 DALTON ST. BUILDING ELEVATION - 01

1 : 200

2 DALTON ST. BUILDING ELEVATION 02

1 : 200

EJE ARCHITECTURE
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A	12/08/2022	ISSUE FOR DA
B	23/08/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	JS/AKF	
SR	AKF	

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **DALTON ST. ELEVATION**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

P:\13956 - Orange Multi-Residential (AKF)\EJE Documents\Working Files\Revit Files\13956 - Orange Multi Residential - R21.rvt

DRAWN : **JE**

DATE : **JULY 2022**

SCALES : **1 : 200 @ A1 @ A3**

PROJECT No : **13956**

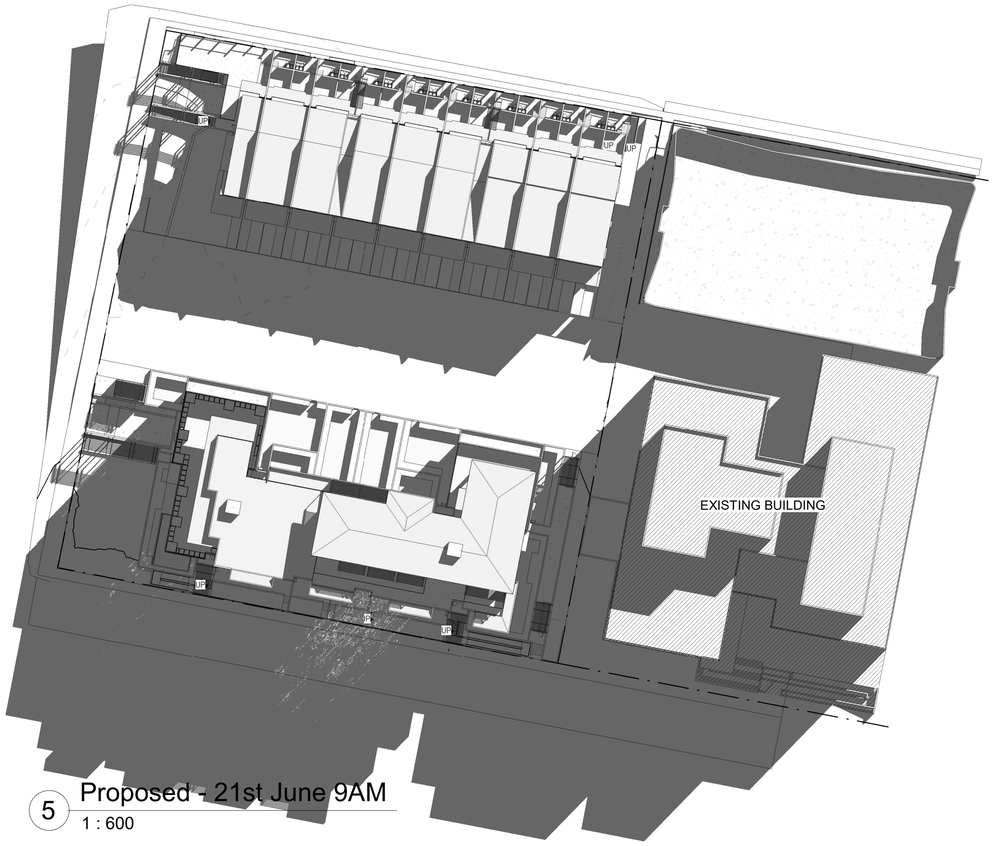
PHASE : **DA**

DRAWING No : **A-049**

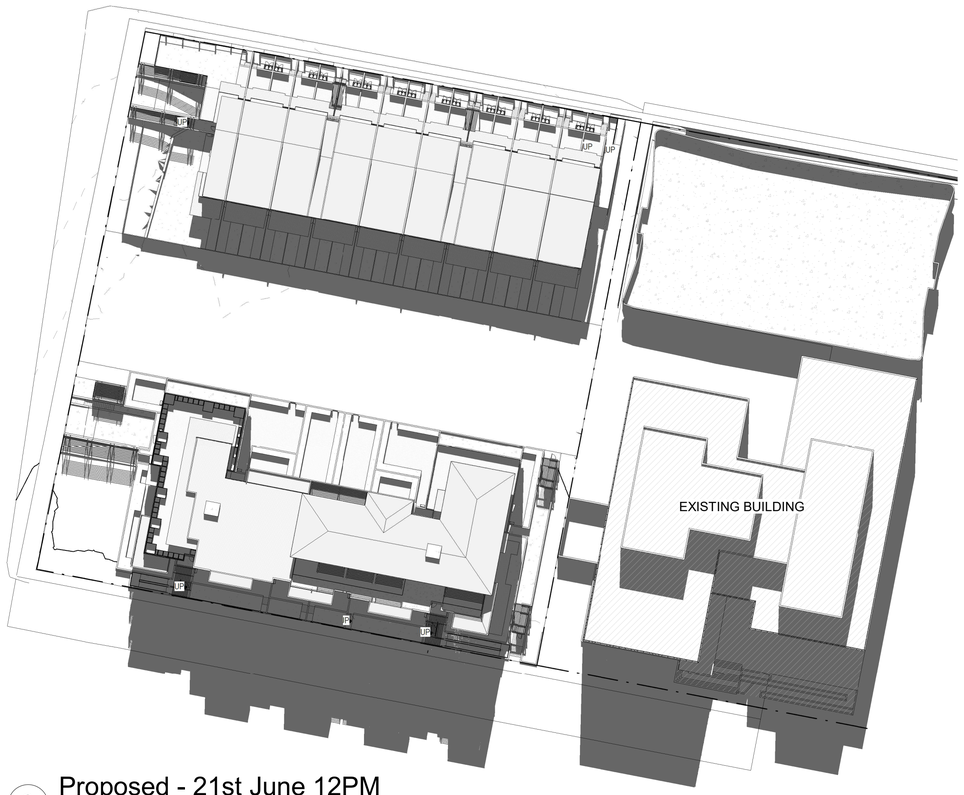
REV : **B**

EJE architecture

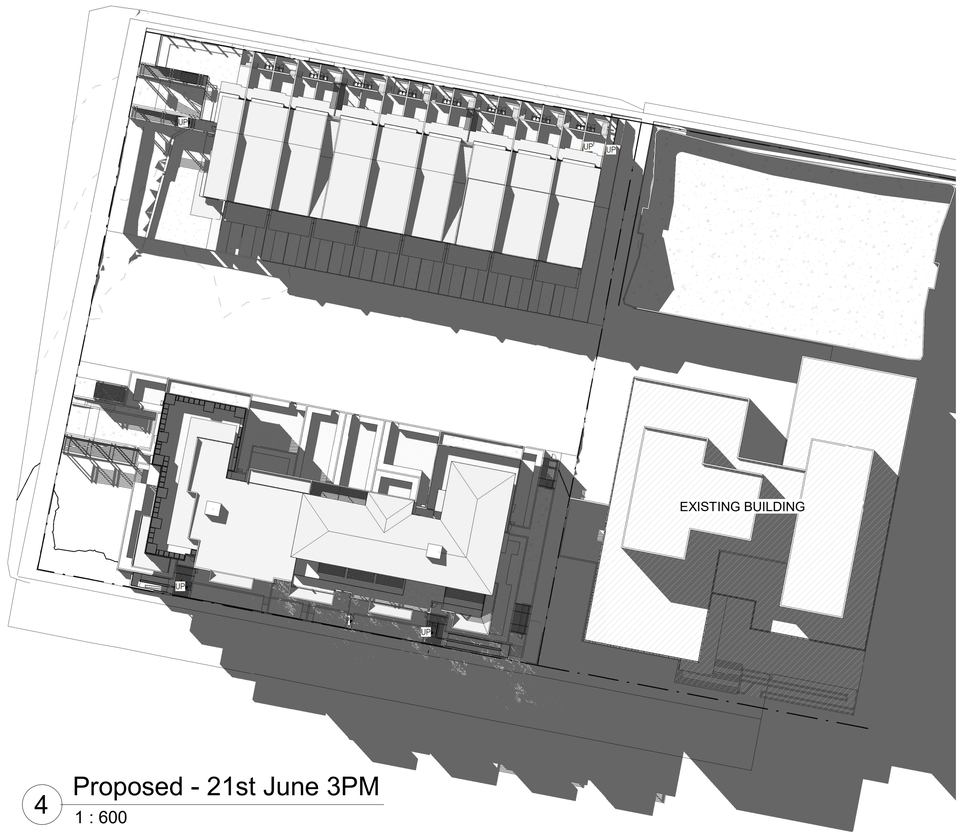
0 25mm 100mm 200mm ON ORIGINAL A1



5 Proposed - 21st June 9AM
1 : 600



6 Proposed - 21st June 12PM
1 : 600



4 Proposed - 21st June 3PM
1 : 600

EJE ARCHITECTURE
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REV	DATE		COMMENTS	DRN	CHKD	VRFD
A	01/03/2022		ISSUE FOR DA	JE	JS/AKF	
B	13/05/2022		ISSUE FOR DA	JE	JS/AKF	
C	21/06/2022		ISSUE FOR DA	JE	JS/AKF	
D	22/06/2022		ISSUE FOR RIA	SE	AKF	
E	23/09/2022		ISSUE FOR RIA	SR	AKF	

0 25mm 100mm 200mm ON ORIGINAL A1

Wild Management - AS/NZS 4801 Global-Mark.com.au®
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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

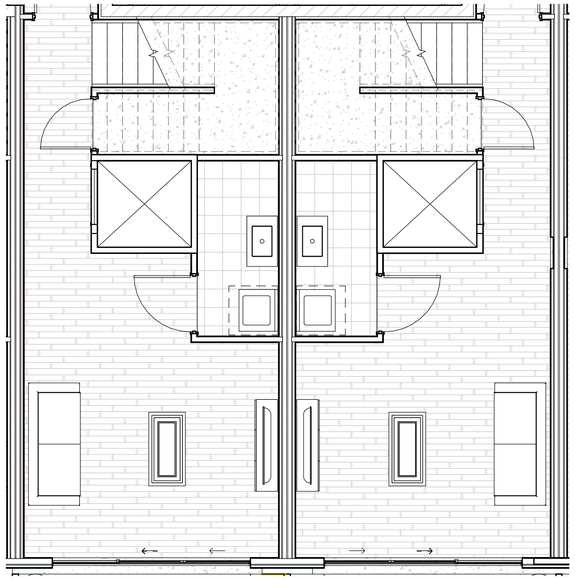
DRAWING : **SHADOW DIAGRAMS**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

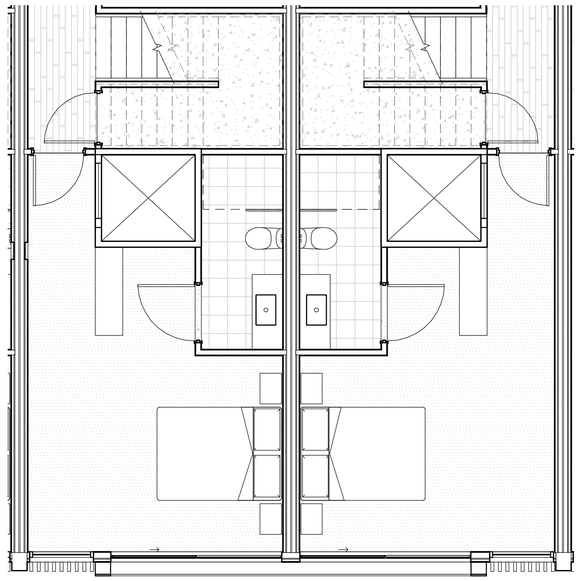
DRAWN :	DATE :	SCALES :
	DEC 2021	1 : 600 @A1 1 : 600 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-050	E

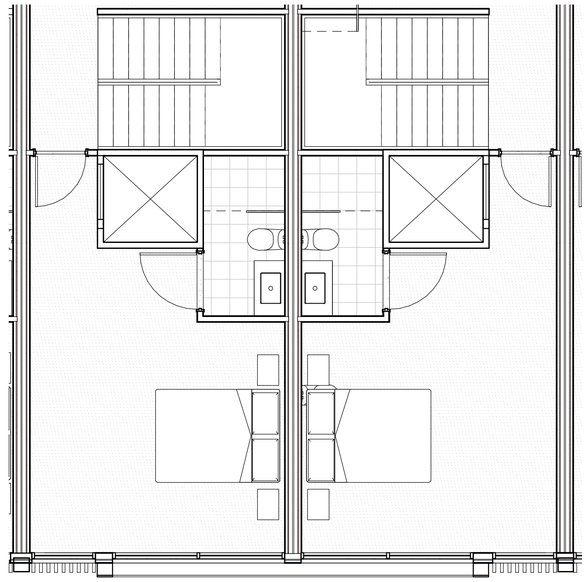
EJE architecture



1 GROUND FLOOR - LIFT OPTION
1 : 50



2 LEVEL 1 - LIFT OPTION
1 : 50



3 LEVEL 2 - LIFT OPTION
1 : 50

EJE ARCHITECTURE
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Nominated Architect - Bernard Collins | NSW Architects Registration No: 4438
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A 412 KING STREET, NEWCASTLE, NSW 2300

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REV	DATE	COMMENTS
A	01/03/2022	ISSUE FOR DA
B	12/08/2022	ISSUE FOR DA
C	22/08/2022	ISSUE FOR DA
D	23/08/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	JS/AKF	
JE	JS/AKF	
SR	AKF	
SR	AKF	

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **LIFT OPTION PLANS**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

P:\13956 - Orange Multi-Residential (AKF)\EJE Documents\Working Files\Revit Files\13956 - Orange Multi Residential - R21.rvt

DRAWN :	DATE :	SCALES :
JE	FEB 2022	1 : 50 @ A1 @ A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-052	D

EJE architecture

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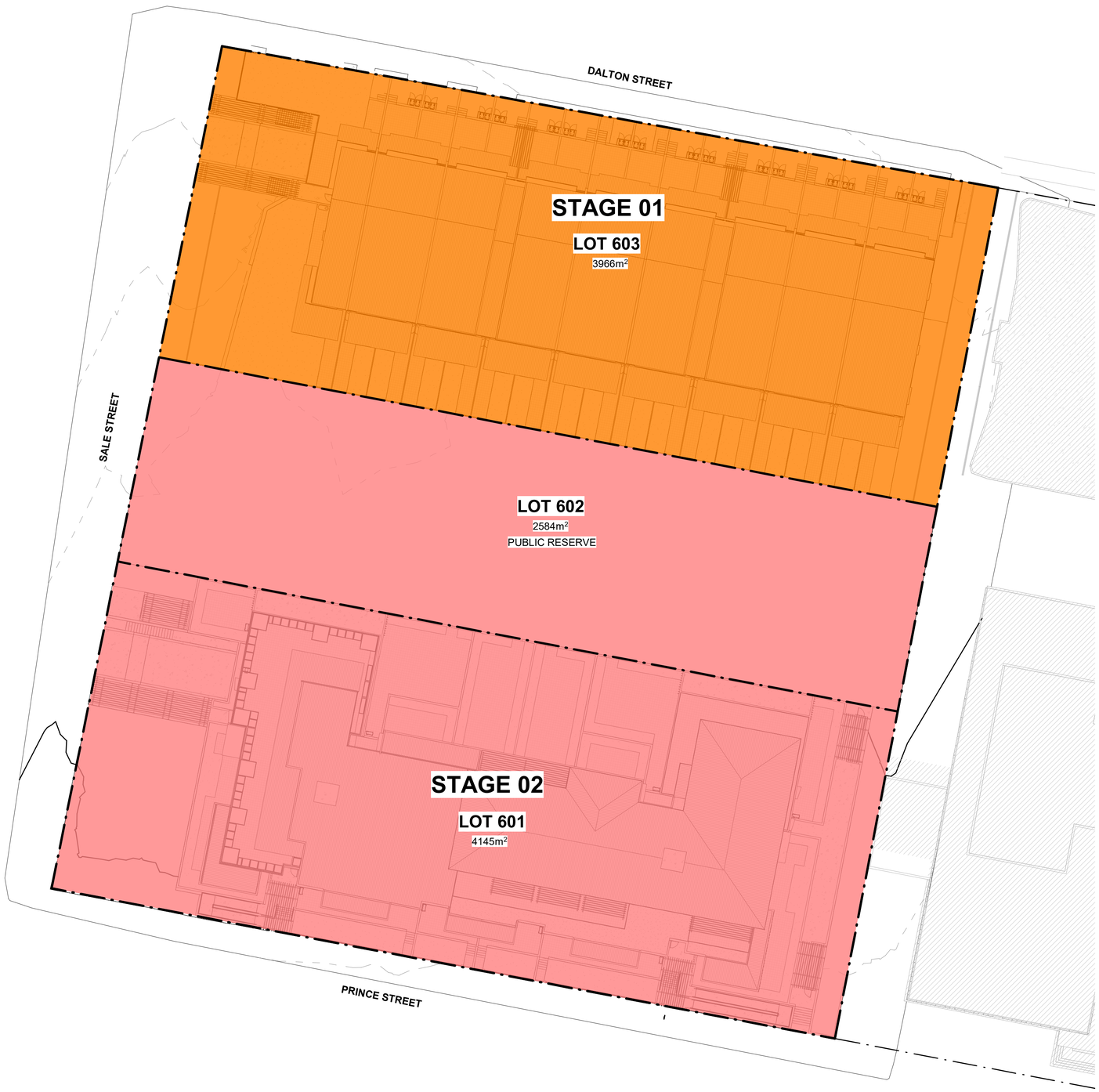

STAGE 01:
3 LOT SUBDIVISION AND TOWNHOUSES

STAGE 02:
RFB AND PUBLIC PARK

EJE ARCHITECTURE
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C	22/08/2022	ISSUE FOR DA
D	23/08/2022	ISSUE FOR DA

DRN	CHKD	VRFD
JE	JS/AKF	
JE	JS/AKF	
SR	AKF	
SR	AKF	

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **STAGING PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS

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DRAWN :	DATE :	SCALES :
JE	MAY 2022	As indicated @ A1 @ A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-055	D

EJE architecture

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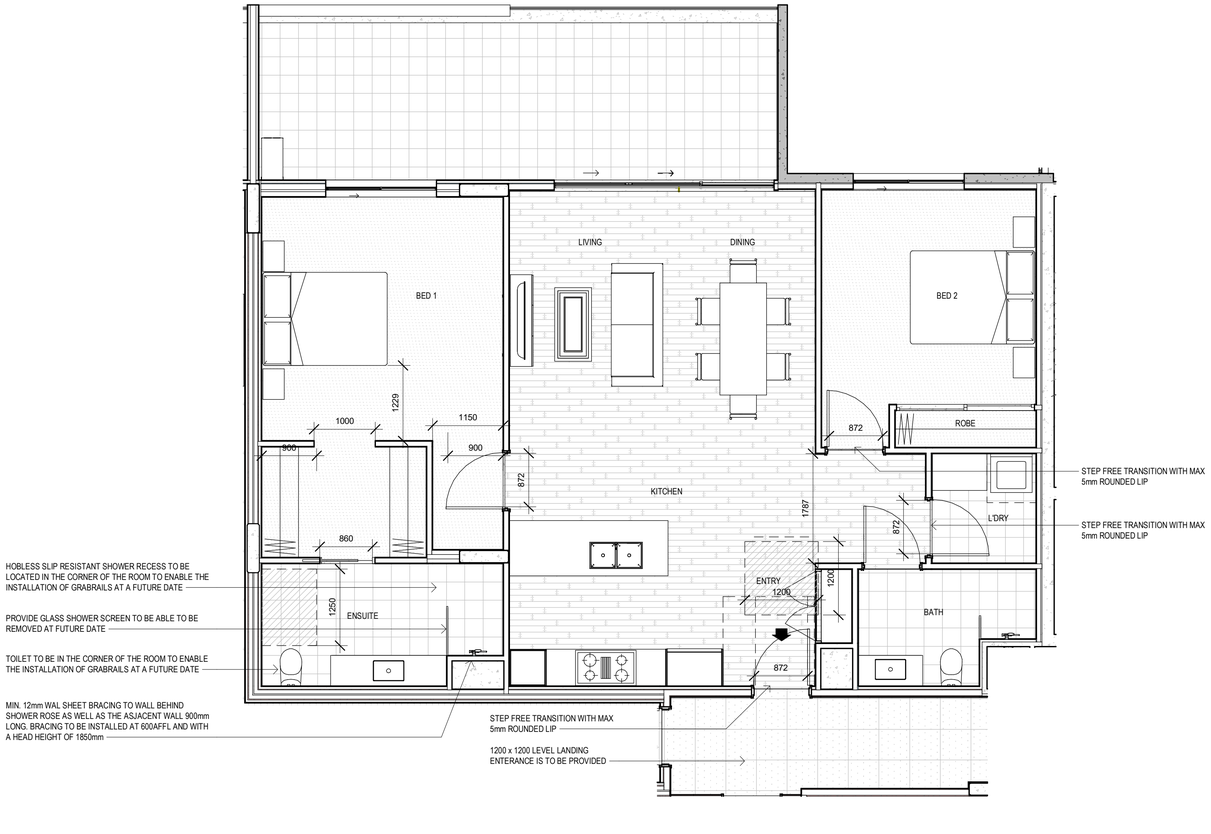

1 UNITS G06, G12, 107, 114, 207, 214, 306, 312, 401, 409

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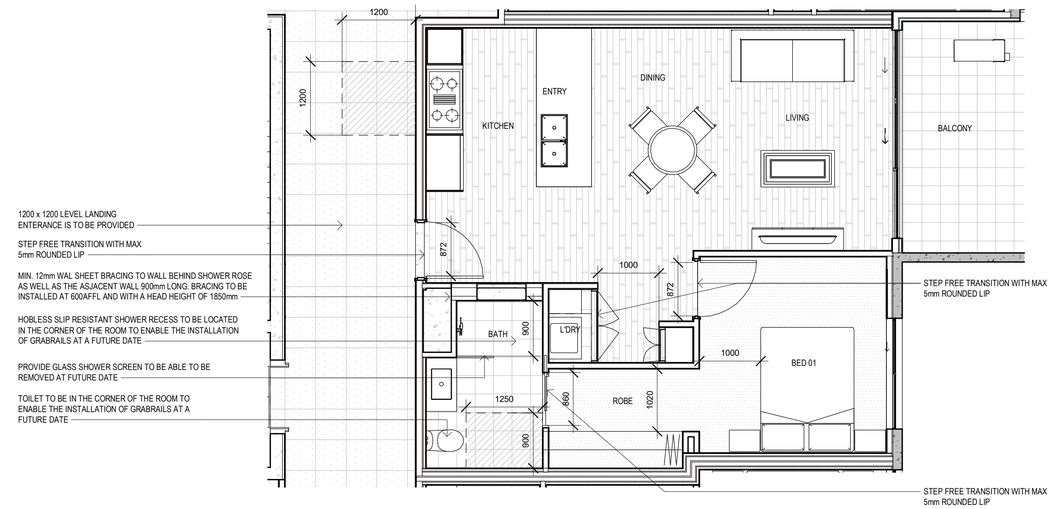

2 UNITS 103, 110, 203, 210

1 : 50

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0 25mm 100mm 200mm ON ORIGINAL A1

REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	17/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
B	18/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
C	23/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
D	01/03/2022	ISSUE FOR DA	JE	JS/AKF	
E	12/08/2022	ISSUE FOR DA	JE	JS/AKF	
F	22/08/2022	ISSUE FOR DA	SR	AKF	
G	23/08/2022	ISSUE FOR DA	SR	AKF	

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **SILVER LEVEL UNIT**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

P:\13956 - Orange Multi-Residential (AKF)\EJE Documents\Working Files\Revit Files\13956 - Orange Multi Residential - R21.rvt

DRAWN : **Author**

DATE : **FEB 2022**

SCALES : **1 : 50 @ A1 @ A3**

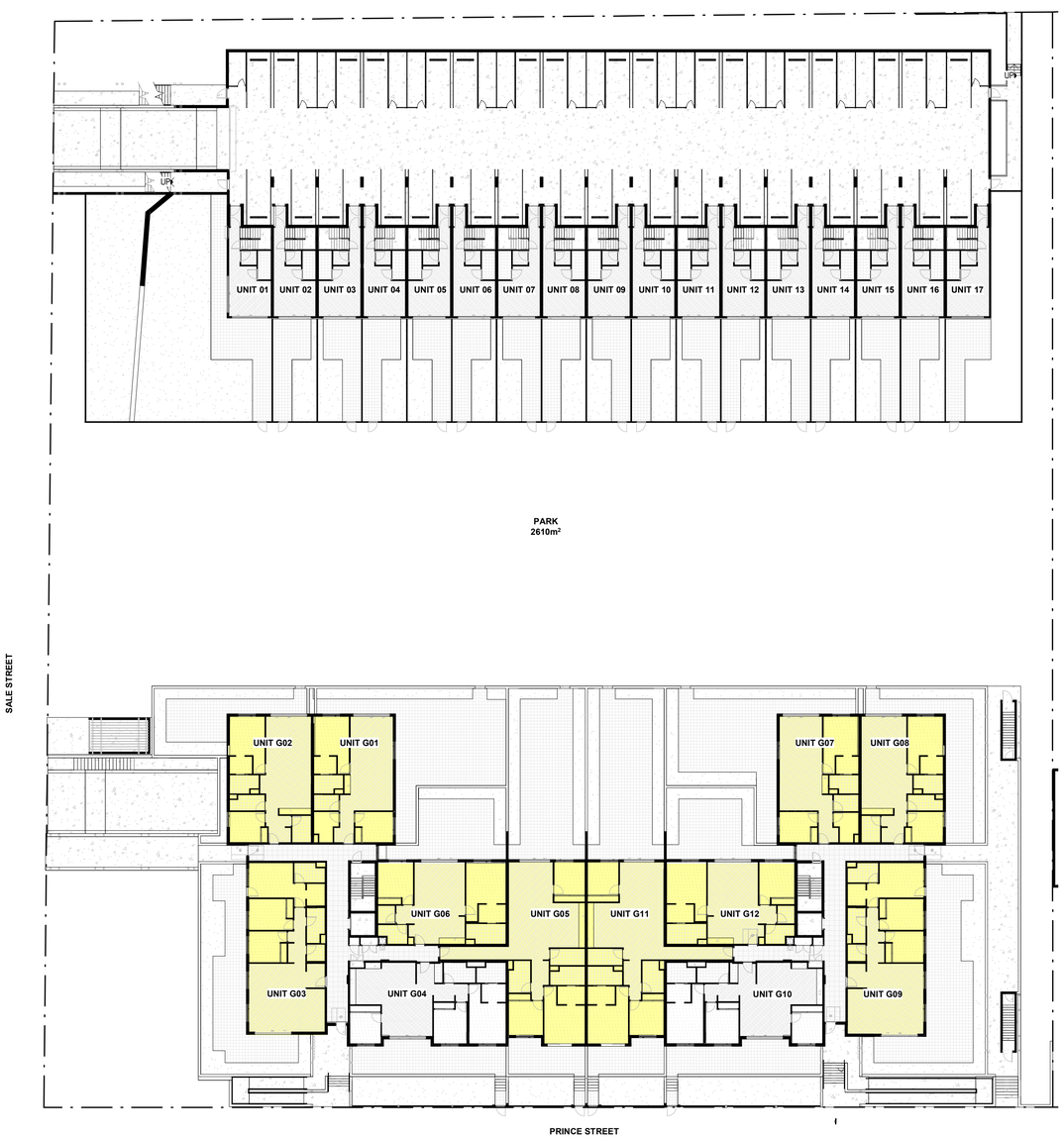
PROJECT No : **13956**

PHASE : **DA**

DRAWING No : **A-056**

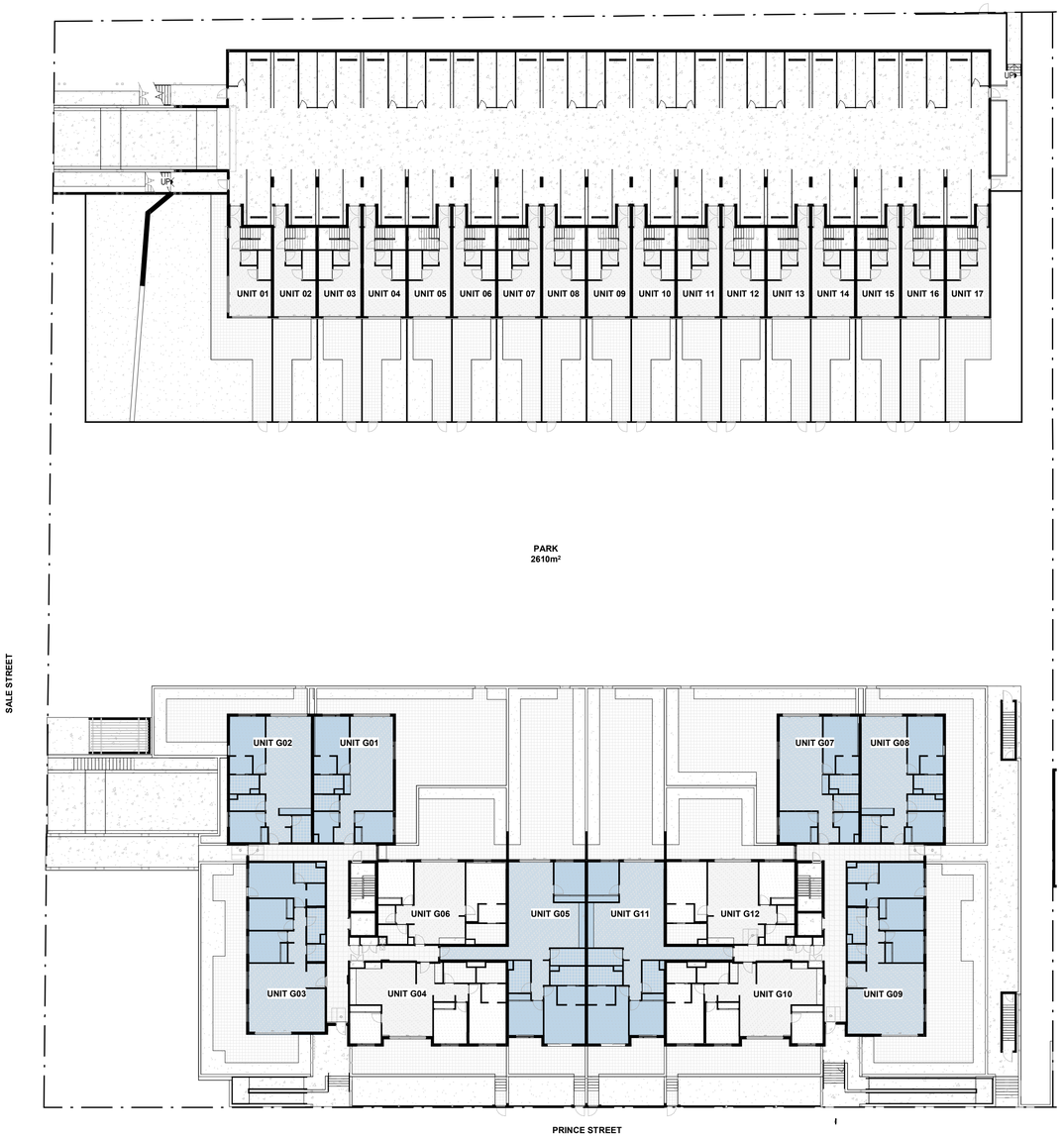
REV : **G**

EJE architecture



1 SOLAR ACCESS - GROUND FLOOR

1 : 300



2 CROSS FLOW - GROUND FLOOR

1 : 300

UNITS WHICH ACHEIVE SOLAR ACCESS

UNITS WHICH ACHEIVE CROSS FLOW VENTILATION

EJE ARCHITECTURE
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B	13/05/2022	ISSUE FOR DA	JE	JS/AKF	
C	12/08/2022	ISSUE FOR RIA	SR	AKF	
D	22/08/2022	ISSUE FOR RIA	SR	AKF	
E	23/09/2022	ISSUE FOR DA			

200mm ON ORIGINAL A1
100mm
25mm
0

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **SOLAR ACCESS & CROSS FLOW - GROUND FLOOR**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
JE	FEB 2022	As indicated @A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-060	E

EJE architecture

EJE ARCHITECTURE
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	01/03/2022	ISSUE FOR DA	JE	JS/AKF	
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C	12/08/2022	ISSUE FOR RFI	SE	AKF	
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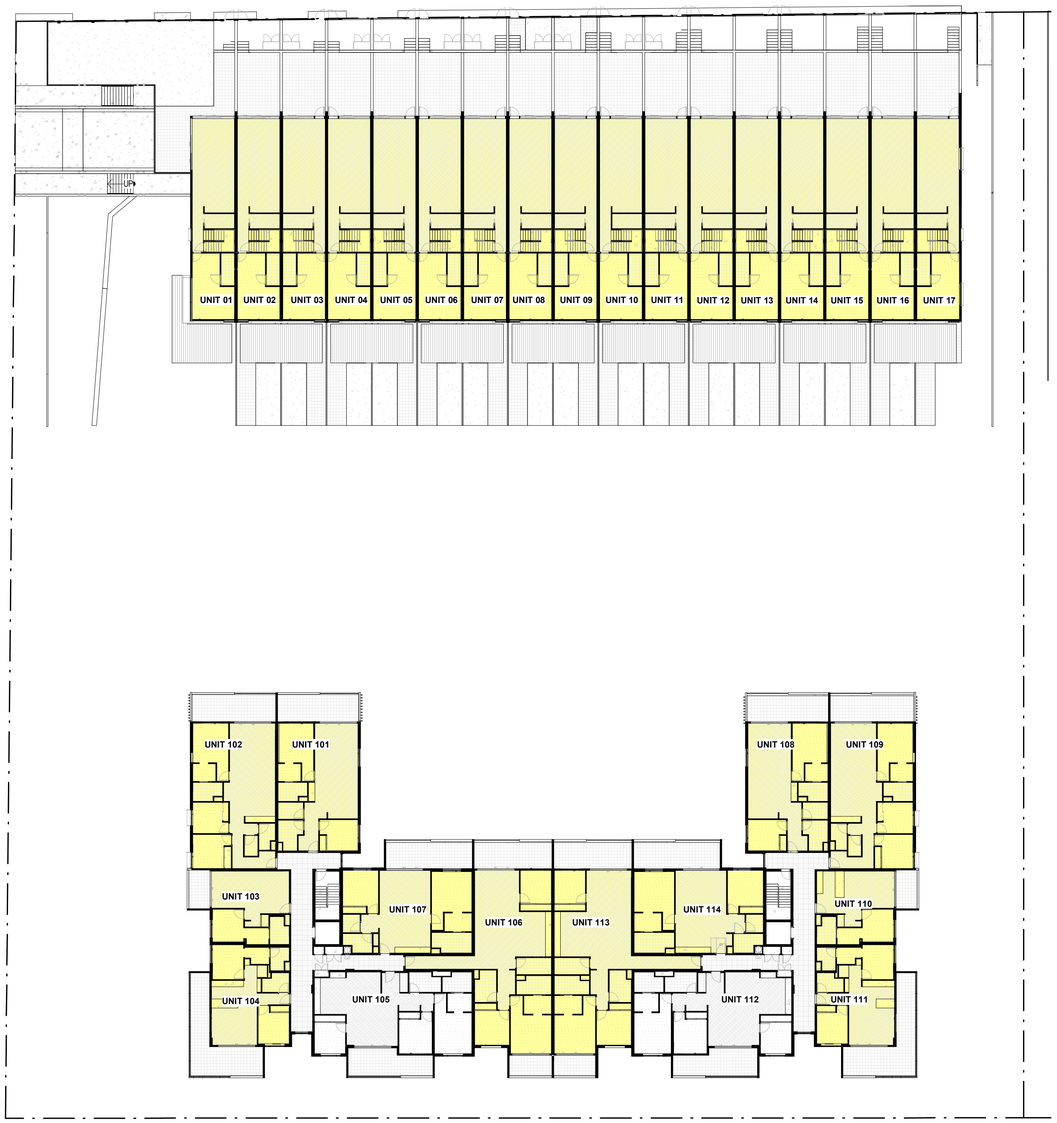
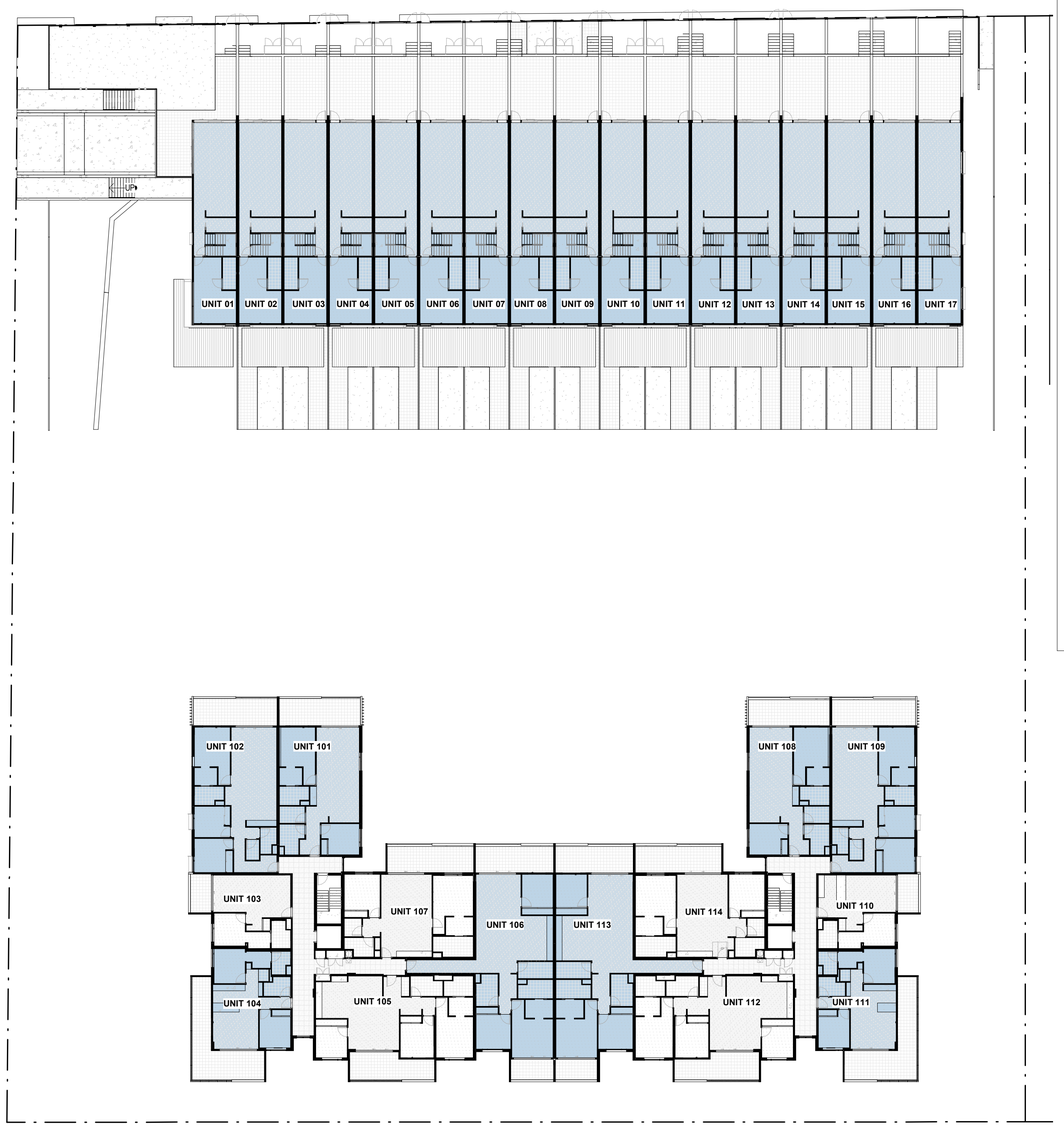


1 SOLAR ACCESS - LEVEL 1
1 : 300



2 CROSS FLOW - LEVEL 1
1 : 300

UNITS WHICH ACHEIVE SOLAR ACCESS

UNITS WHICH ACHEIVE CROSS FLOW VENTILATION

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **SOLAR ACCESS & CROSS FLOW - LEVEL 1**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
JE	FEB 2022	As indicated @A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-061	E

EJE architecture

0 25mm 100mm 200mm ON ORIGINAL A1

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ACN 002 912 843 | **ABN** 82 644 649 849
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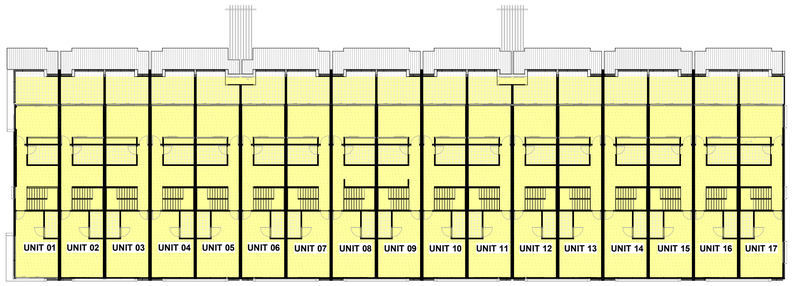
A	01/03/2022	ISSUE FOR DA	JE	JS/AKF	
B	13/05/2022	ISSUE FOR DA	JE	JS/AKF	
C	12/08/2022	ISSUE FOR RFI RA	JE	AKF	
D	22/08/2022	ISSUE FOR RFI RA	SR	AKF	
E	23/09/2022	ISSUE FOR DA	SR	AKF	

200mm ON ORIGINAL A1



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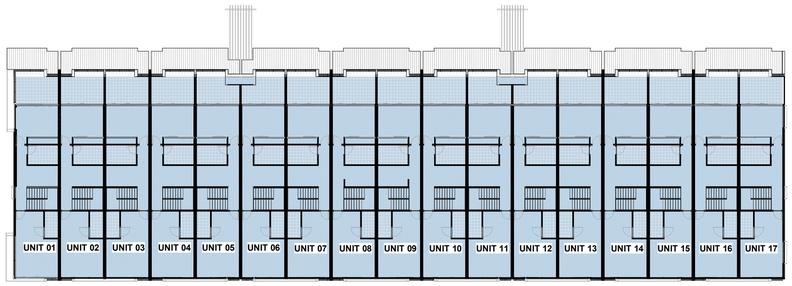

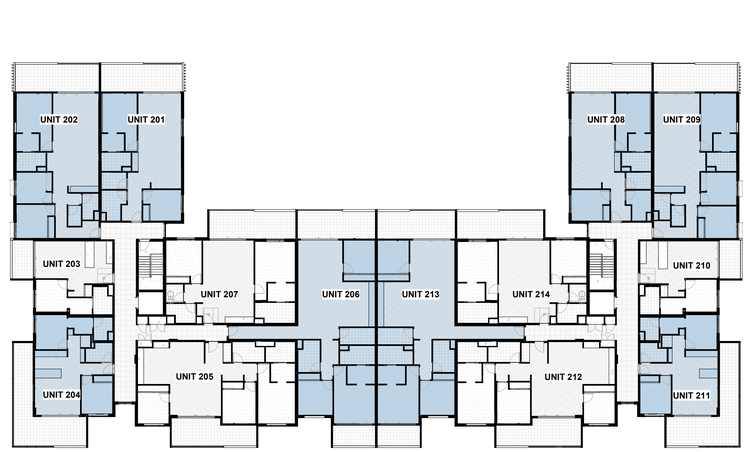

2 CROSS FLOW - LEVEL 2
1 : 300

UNITS WHICH ACHEIVE SOLAR ACCESS

UNITS WHICH ACHEIVE CROSS FLOW VENTILATION

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **SOLAR ACCESS & CROSS FLOW - LEVEL 2**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
JE	FEB 2022	As indicated @A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-062	E

EJE architecture

EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
Nominated Architect - Bernard Collins | NSW Architects Registration No: 4438
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C	12/08/2022	ISSUE FOR RFI RA	SE	AKF	
D	22/08/2022	ISSUE FOR RA	SE	AKF	
E	23/09/2022	ISSUE FOR RA	SR	AKF	

200mm ON ORIGINAL A1
100mm
25mm
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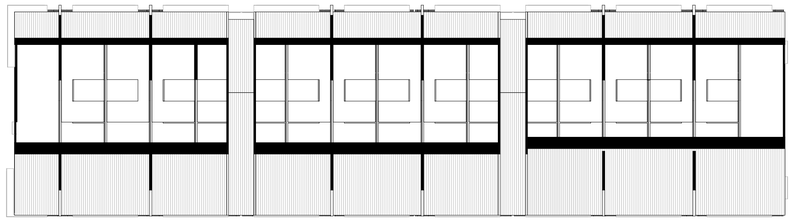

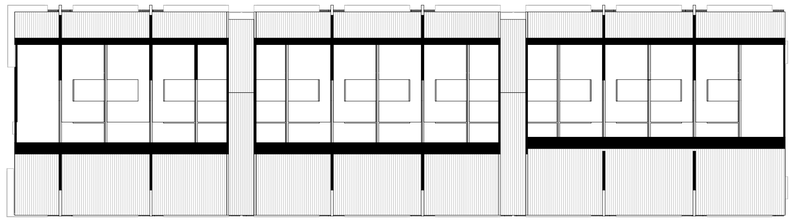

1 SOLAR ACCESS - LEVEL 3
1 : 300

2 CROSS FLOW - LEVEL 3
1 : 300

UNITS WHICH ACHEIVE SOLAR ACCESS

UNITS WHICH ACHEIVE CROSS FLOW VENTILATION

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **SOLAR ACCESS & CROSS FLOW - LEVEL 3**

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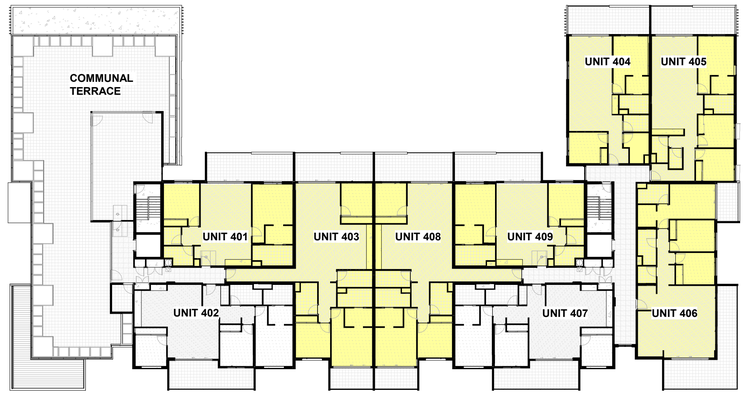
DRAWN :	DATE :	SCALES :
JE	FEB 2022	As indicated @A1 @A3

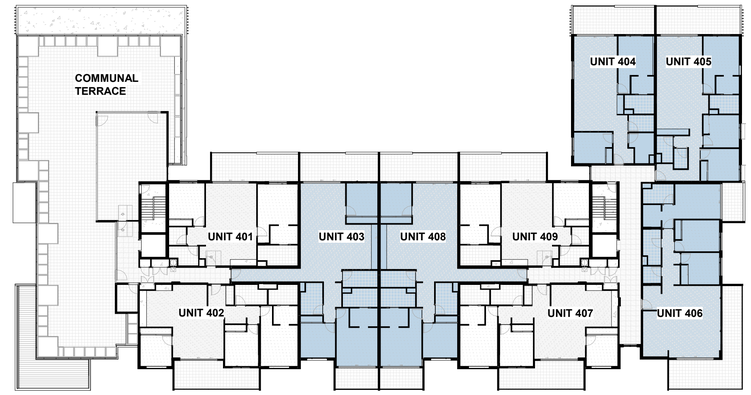
PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-063	E

EJE architecture



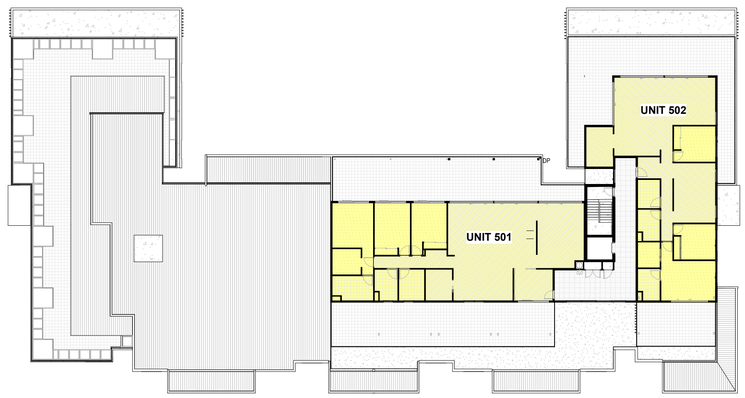
1 SOLAR ACCESS - LEVEL 4

1 : 300



2 CROSS FLOW - LEVEL 4

1 : 300



3 SOLAR ACCESS - LEVEL 5

1 : 300

4 CROSS FLOW - LEVEL 5

1 : 300

UNITS WHICH ACHEIVE SOLAR ACCESS

UNITS WHICH ACHEIVE CROSS FLOW VENTILATION

EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
Nominated Architect - Bernard Collins | NSW Architects Registration No: 4438
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REV	DATE		DRN	CHKD	VRFD
A	01/03/2022	ISSUE FOR DA	JE	JS/AKF	
B	13/05/2022	ISSUE FOR DA	JE	JS/AKF	
C	12/08/2022	ISSUE FOR RA	JE	AKF	
D	22/08/2022	ISSUE FOR RA	SR	AKF	
E	23/09/2022	ISSUE FOR RA	SR	AKF	

COMMENTS

200mm ON ORIGINAL A1
100mm
25mm
0

WHS Management - AS/NZS 4801 Global-Mark.com.au®
Environmental Management - ISO14001 Global-Mark.com.au®

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **SOLAR ACCESS & CROSS FLOW - LEVEL 4 & 5**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
JE	FEB 2022	As indicated @A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-064	E

EJE architecture

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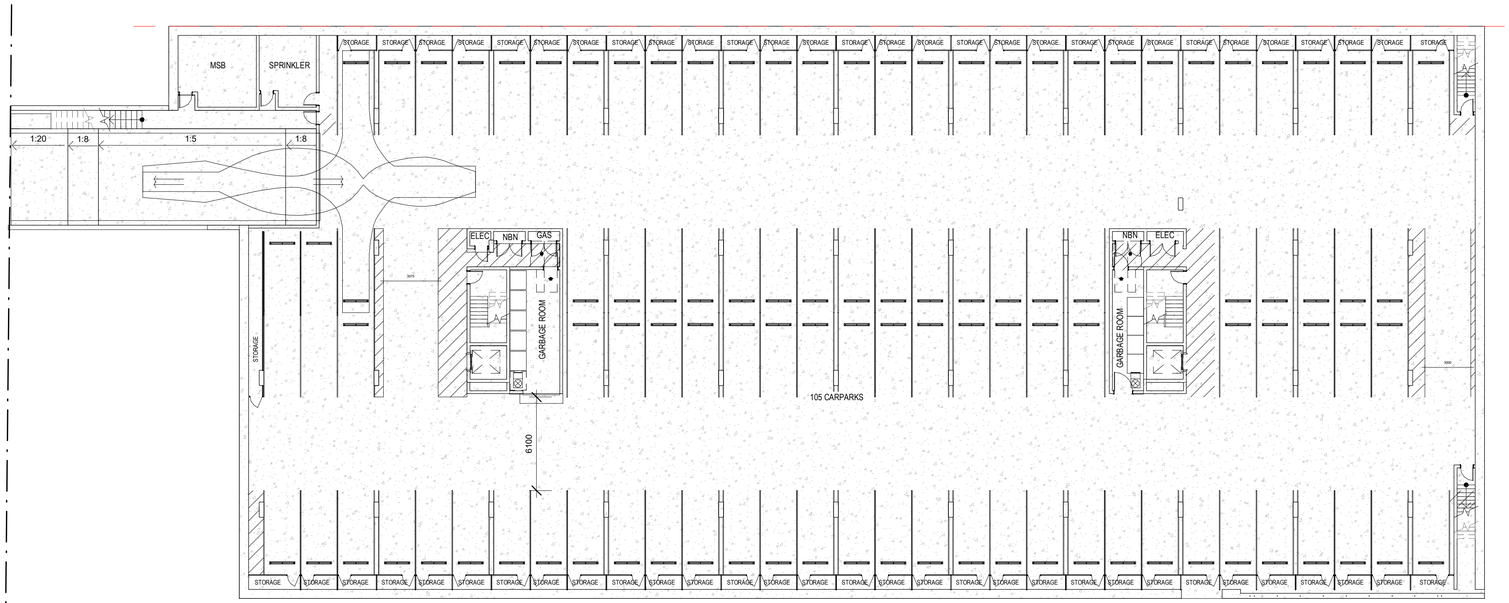
3 A-300

3 A-200



2 A-000

3 A-300

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J	12/08/2022	ISSUE FOR DA	SR	AKF	
K	22/08/2022	ISSUE FOR DA	SR	AKF	
L	23/08/2022	ISSUE FOR DA	SR	AKF	

COMMENTS

0 10mm 25mm 200mm ON ORIGINAL A1

WMS Management - AS/NZS 4801 Global-Mark.com.au®
Environmental Management - ISO14001 Global-Mark.com.au®

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **BASEMENT PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	1 : 200 @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-100	L

EJE architecture

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V	23/09/2022	ISSUE FOR DA	SR	AKF	

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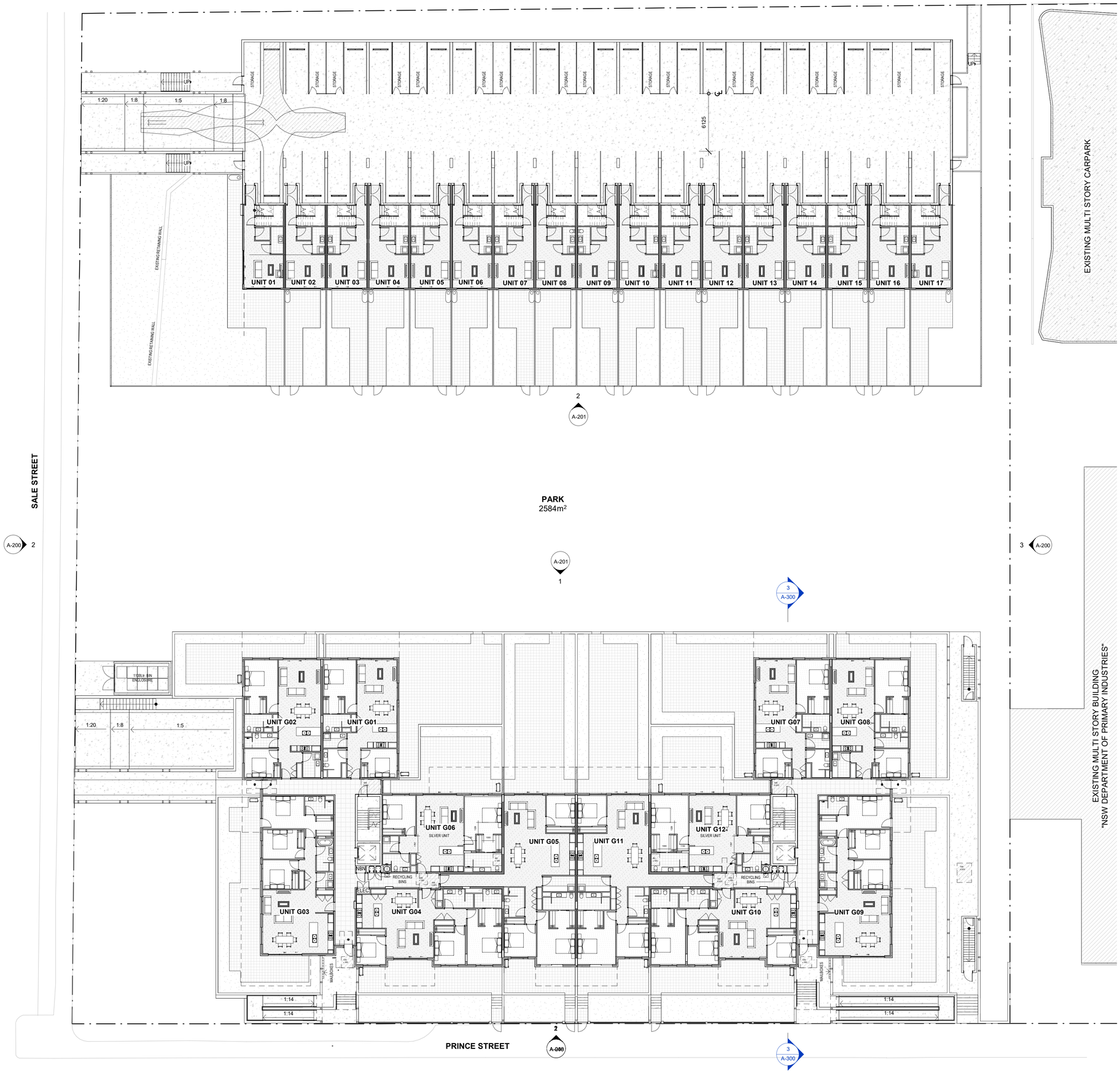

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

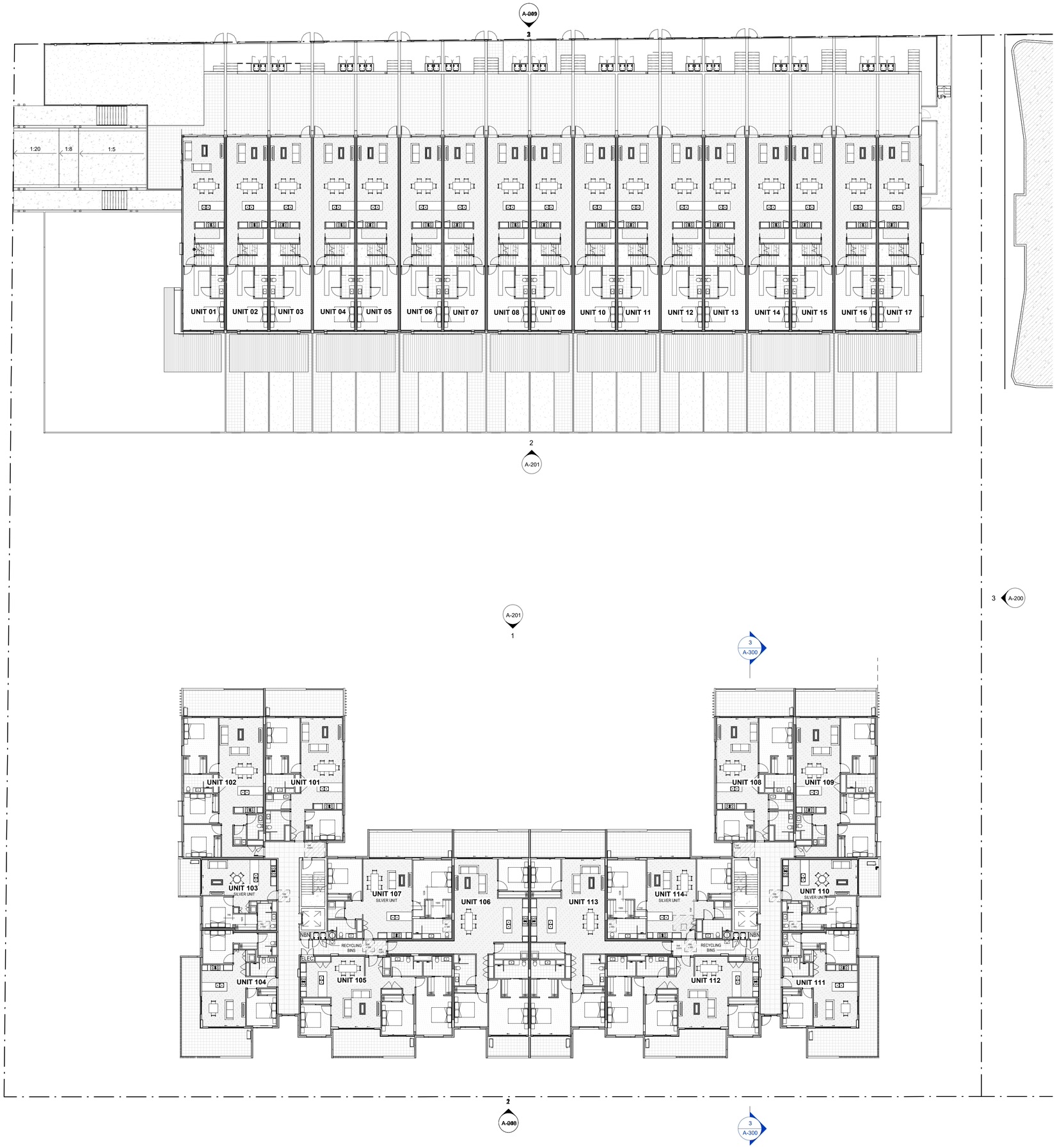
DRAWING : **GROUND FLOOR PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	1 : 200 @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-101	V

EJE architecture



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T	12/09/2022	ISSUE FOR DA	SR	AKF	
U	22/09/2022	ISSUE FOR DA	SR	AKF	
V	23/09/2022	ISSUE FOR DA	SR	AKF	

COMMENTS

0 | 25mm | 100mm | 200mm ON ORIGINAL A1

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **LEVEL 1 PLAN**

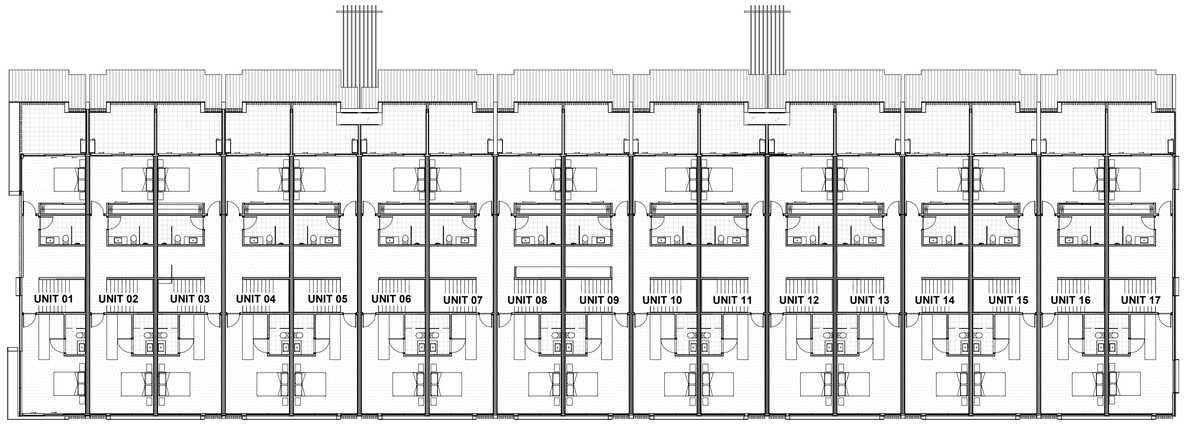
WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	1 : 200 @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-102	V

EJE architecture

A-000
2



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A-201
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3 A-200
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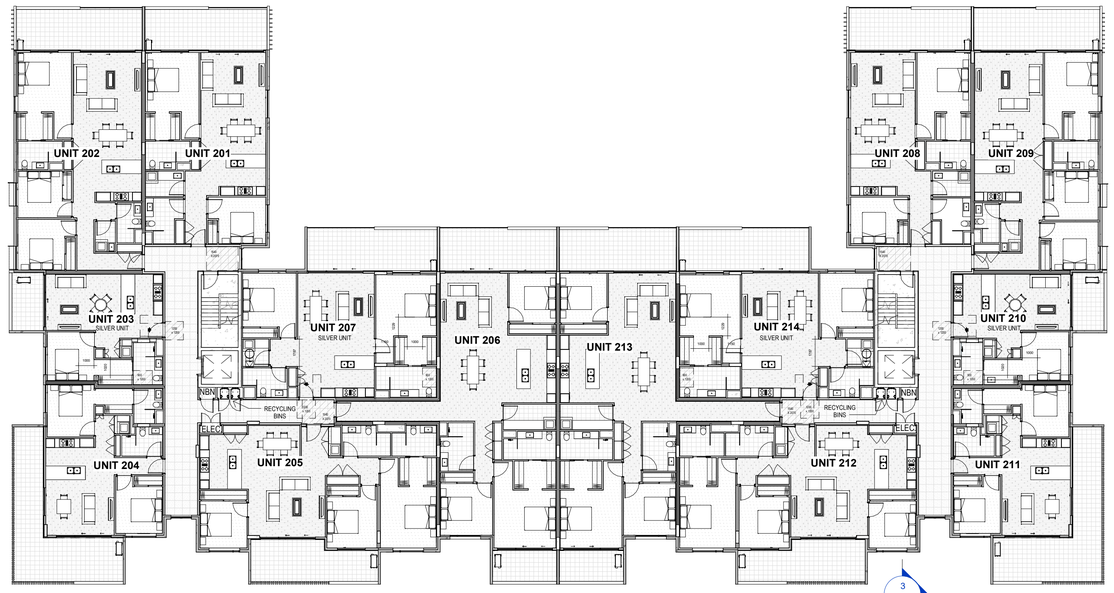

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T	22/08/2022	ISSUE FOR DA		SR	AKF	
U	23/08/2022	ISSUE FOR DA		SR	AKF	

0 25mm 100mm 200mm ON ORIGINAL A1

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

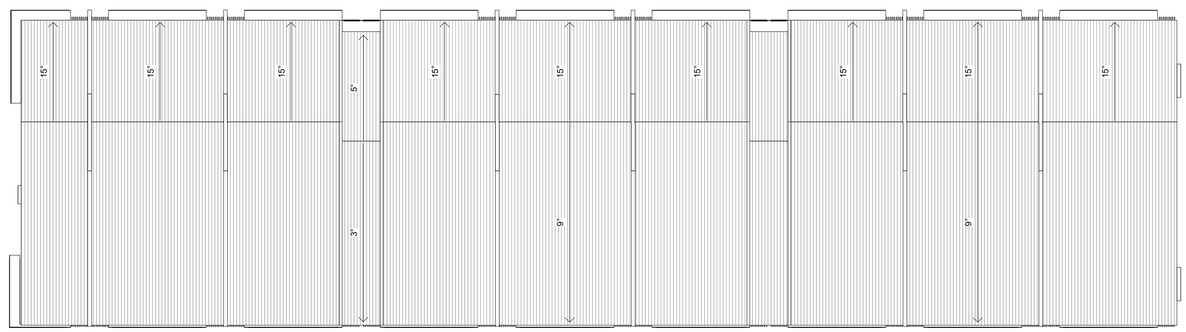
DRAWING : **LEVEL 2 PLAN**

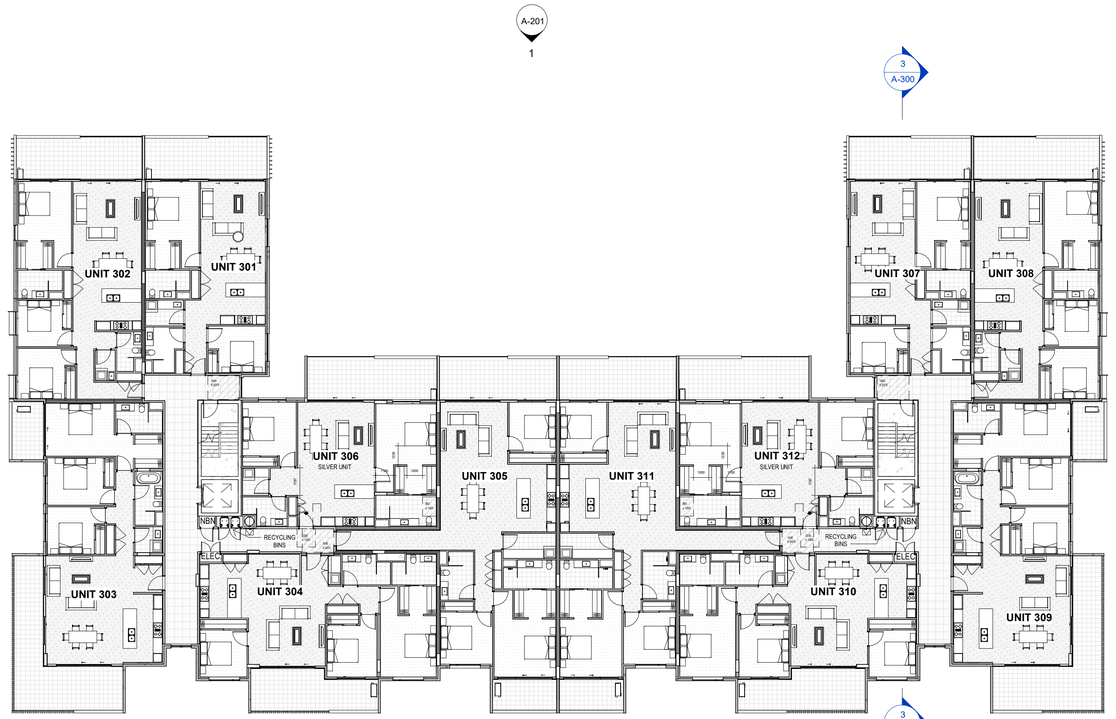
WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	1 : 200 @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-103	U

EJE architecture





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U	23/09/2022	ISSUE FOR DA			

20mm 10mm 20mm
200mm DIN ORIGINAL A1

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **LEVEL 3 PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-104	U

EJE architecture

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3 A-301
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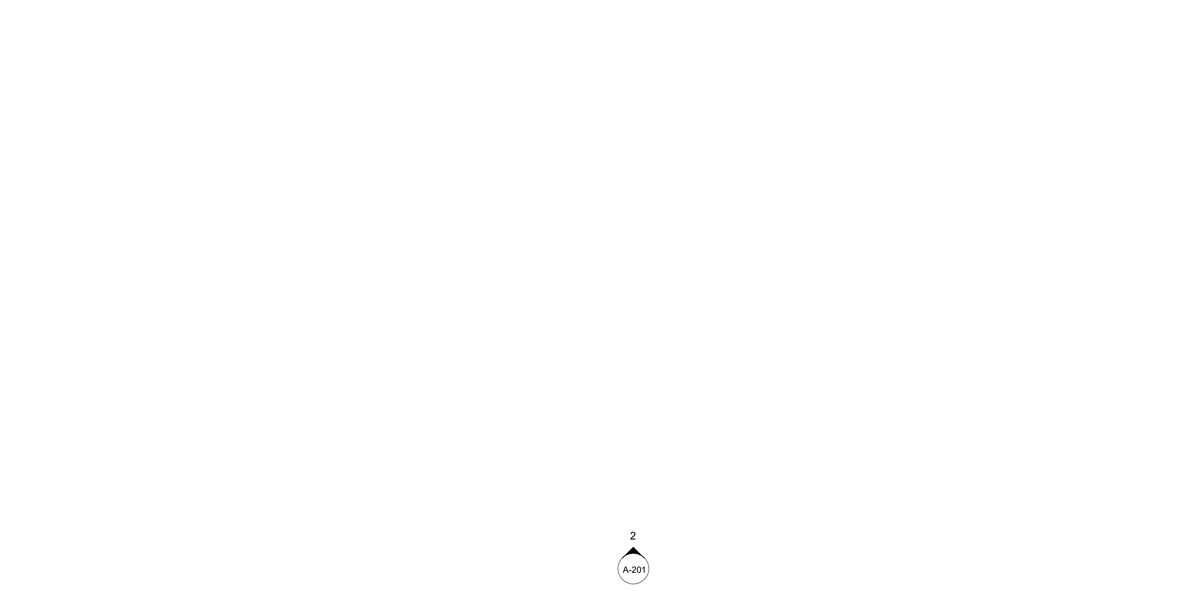
A-000



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0 25mm 100mm 200mm ON ORIGINAL A1

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Environmental Management - ISO14001 Global-Mark.com.au®

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **LEVEL 4 PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	1 : 200 @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-105	U

EJE architecture

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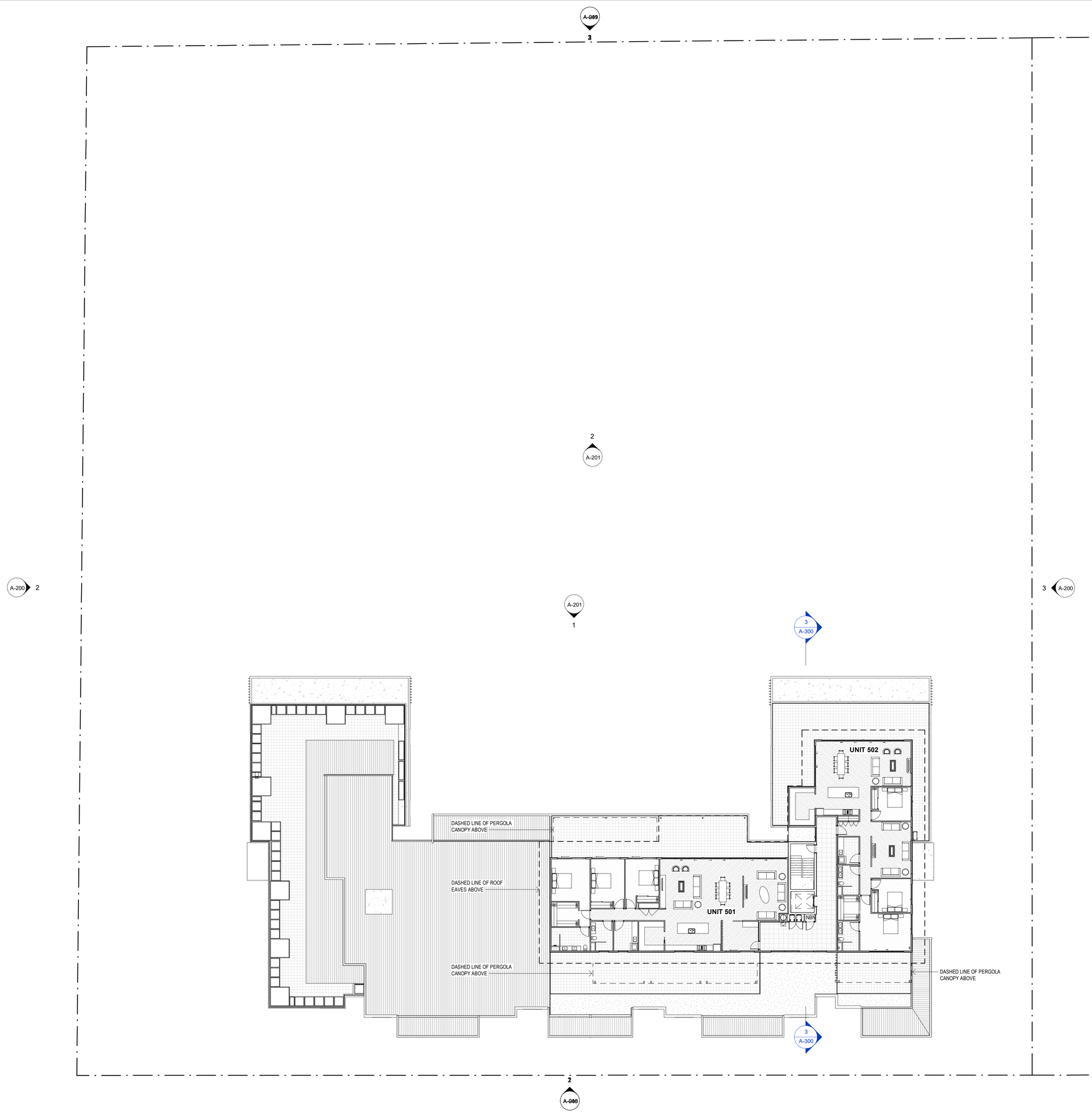
R	23/08/2022	ISSUE FOR DA	SR	AKF	

COMMENTS

10mm | 25mm | 200mm ON ORIGINAL A1



PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **LEVEL 5 PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	1 : 200 @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-106	R

EJE architecture

EJE ARCHITECTURE
ACN 002 912 843| **ABN** 82 644 649 849
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C	16/02/2022	ISSUE FOR REVIEW	JE	JS/AF	
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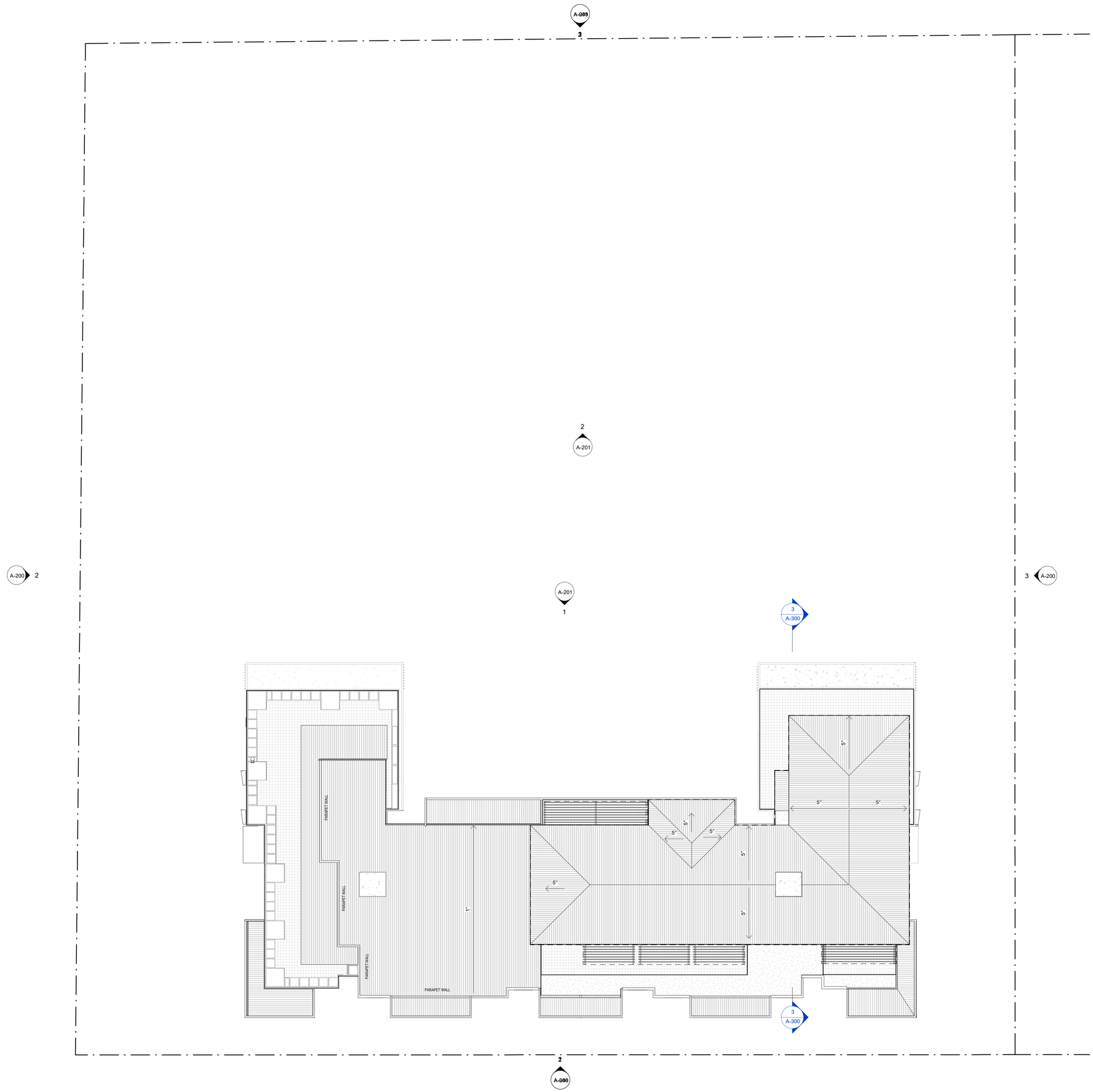
F	13/05/2022	ISSUE FOR DA	JE	JS/AF	
G	22/09/2022	ISSUE FOR DA	SR	AF	
H	23/09/2022	ISSUE FOR DA	SR	AF	

COMMENTS

0 | 25mm | 100mm | 200mm ON ORIGINAL A1



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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **LEVEL 6 PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	1 : 200 @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-107	H

EJE architecture

EJE ARCHITECTURE

ACN 002 912 843 | **ABN** 82 644 649 849
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G	13/05/2022	ISSUE FOR RFI	JE	JS/AKF	
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K	12/08/2022	ISSUE FOR DA	JE	JS/AKF	
L	22/08/2022	ISSUE FOR DA	SR	AKF	
M	23/08/2022	ISSUE FOR DA	SR	AKF	

0 25mm 50mm 100mm 200mm ON ORIGINAL A1

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **GROUND FLOOR AREA PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
	DEC 2021	1 : 200 @A1 1 : 200 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-190	M

EJE architecture

EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
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				AKF	
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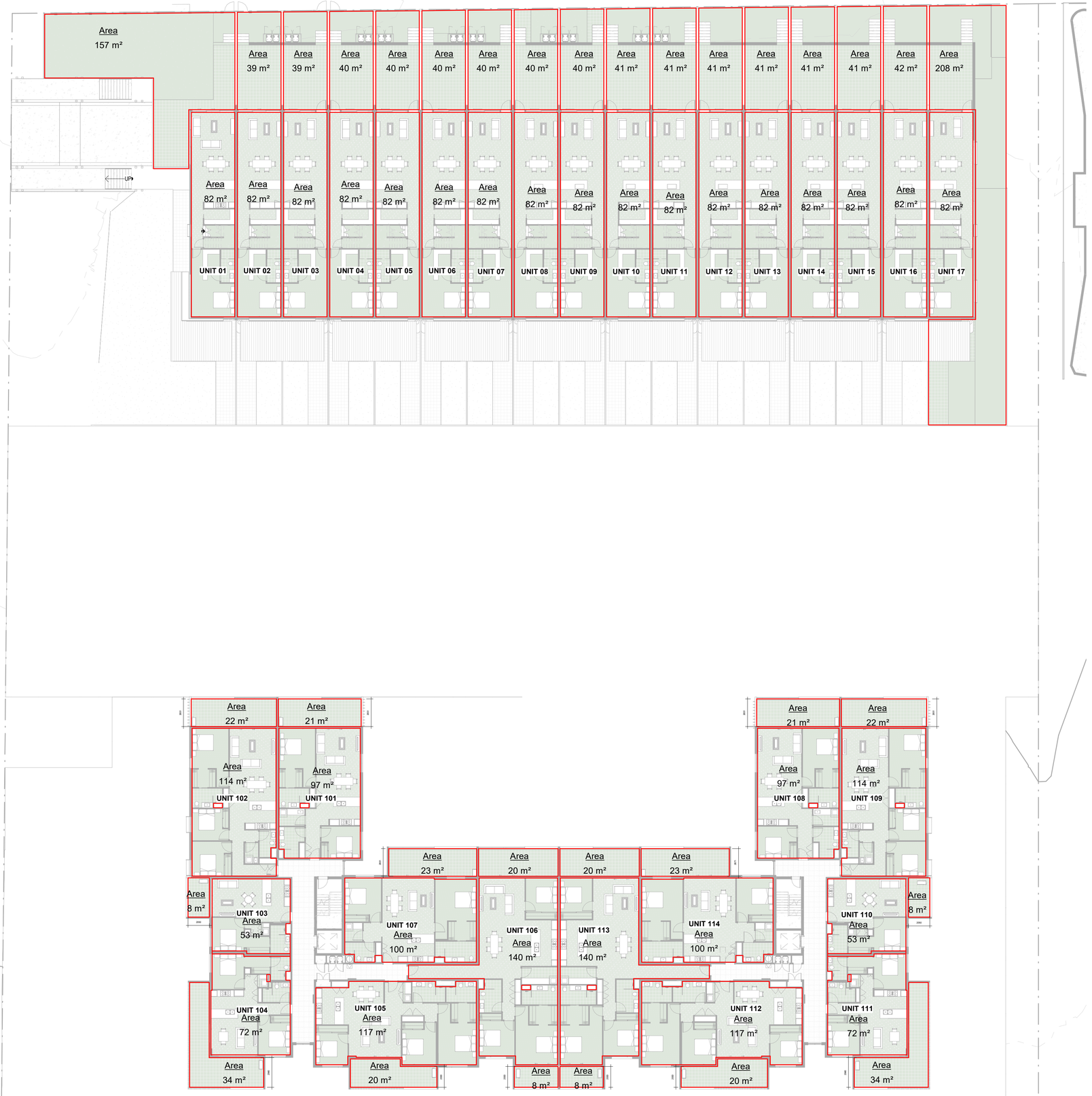
K	12/08/2022	ISSUE FOR DA	JE	JS/AKF	
L	22/08/2022	ISSUE FOR DA	SR	AKF	
M	23/08/2022	ISSUE FOR DA	SR	AKF	

200mm ON ORIGINAL A1
100mm
25mm
0



PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **LEVEL 1 AREA PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
	DEC 2021	1 : 200 @A1 1 : 200 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-191	M

EJE architecture

EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
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H	19/05/2022	ISSUE FOR DA	JE	JS/AKF	
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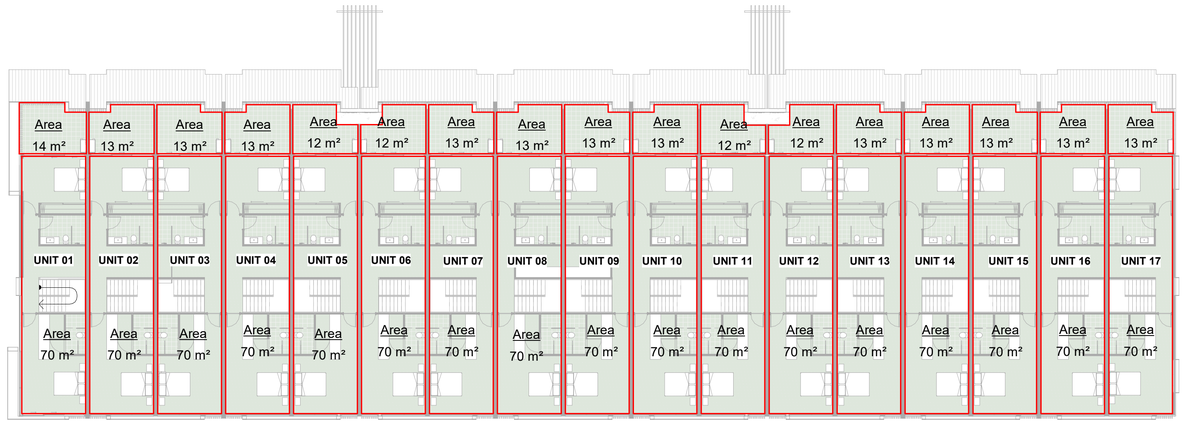
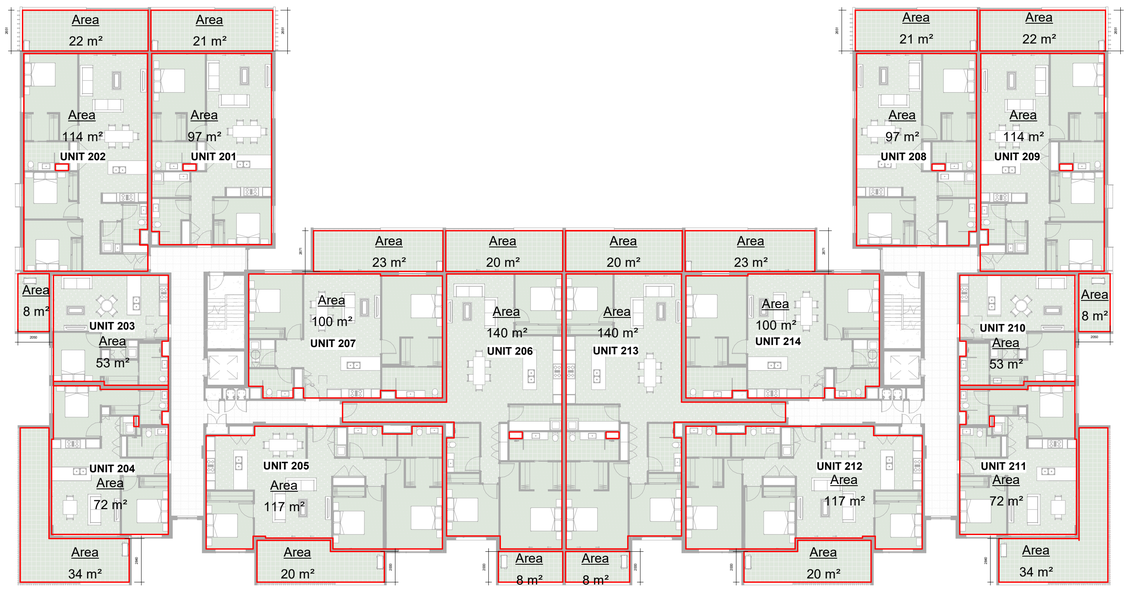
M	23/08/2022	ISSUE FOR DA	SR	AKF	





PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **LEVEL 2 AREA PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
	DEC 2021	**1 : 200 @A1** **1 : 200 @A3**

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	**DA**	**A-192**	**M**

EJE architecture

200mm DIN ORIGINAL A1
100mm
25mm
0

EJE ARCHITECTURE
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F	01/03/2022		ISSUE FOR DA	JE	JS / AKF	
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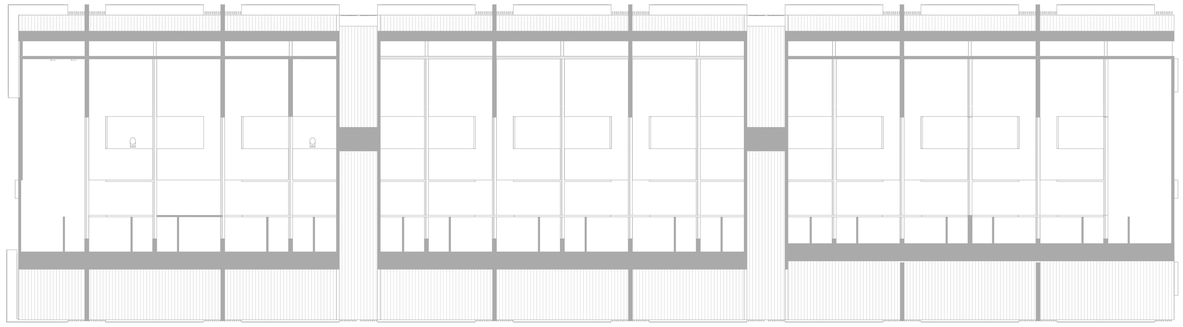
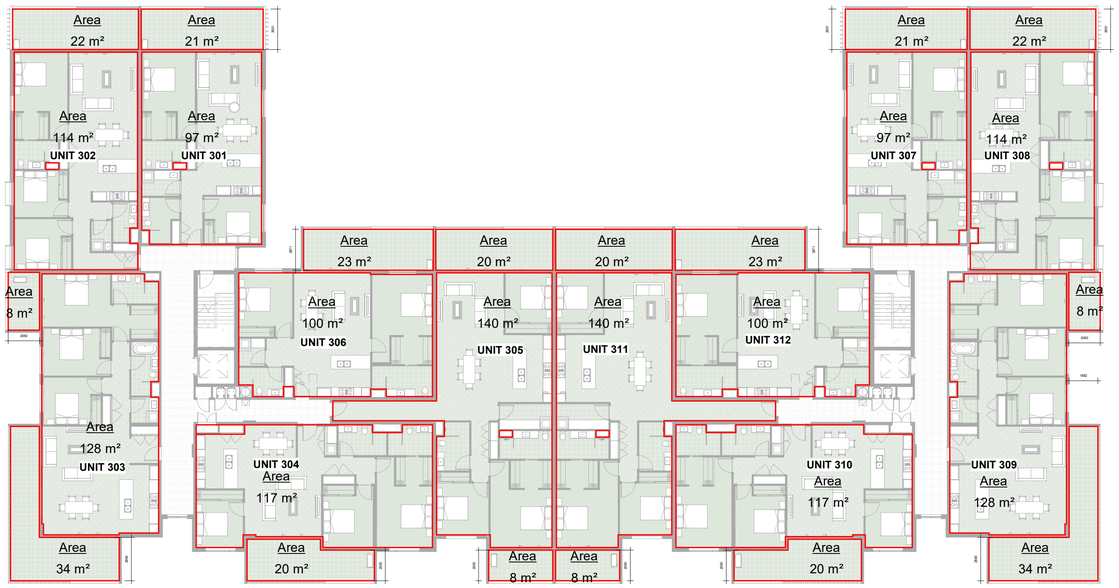
L	22/08/2022		ISSUE FOR DA	SR	AKF	
M	23/08/2022		ISSUE FOR DA	SR	AKF	





PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **LEVEL 3 AREA PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
	DEC 2021	**1 : 200 @A1 @A3**

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	**DA**	**A-193**	**M**

0 | 25mm | 100mm | 200mm ON ORIGINAL A1

EJE ARCHITECTURE
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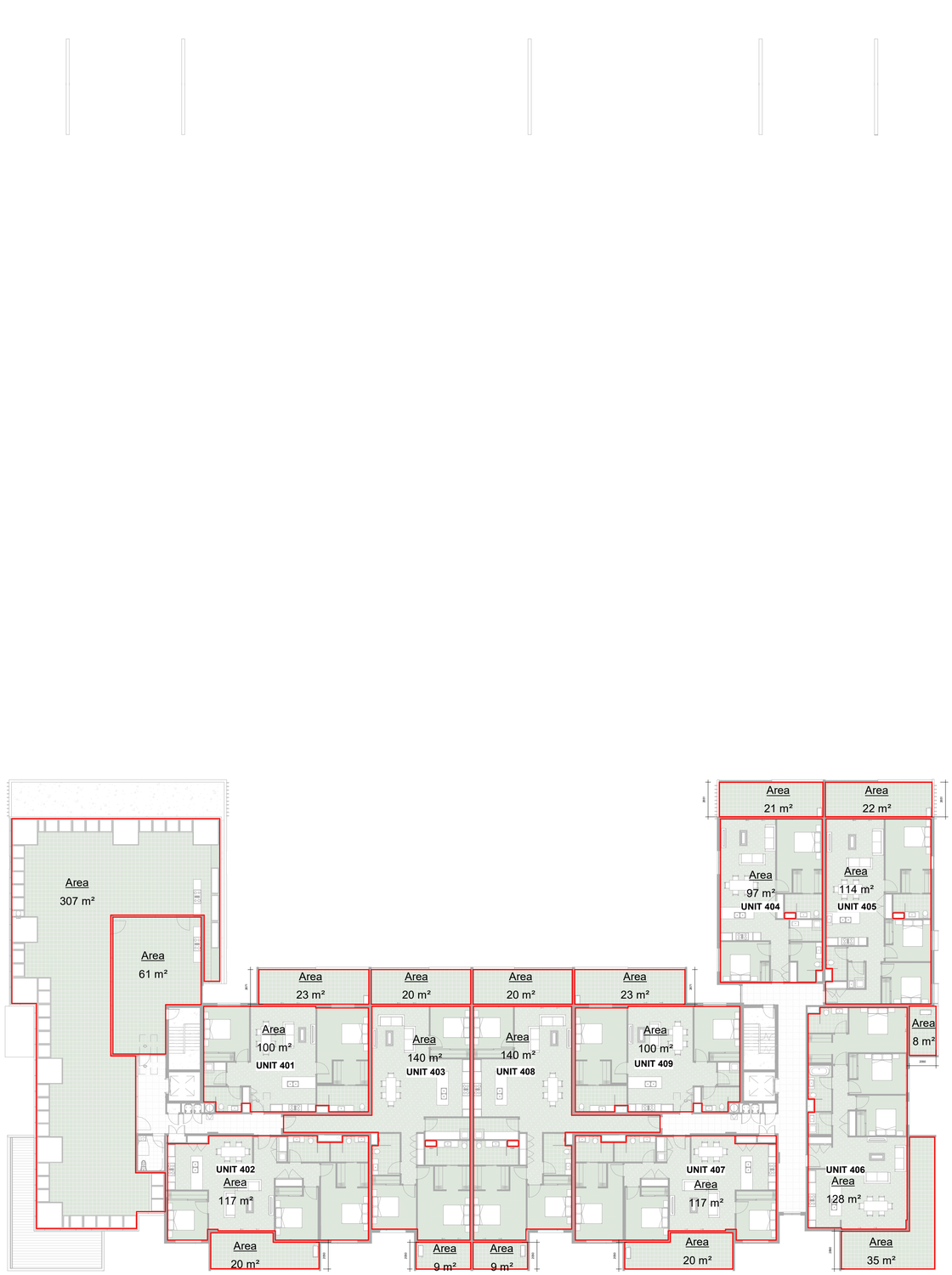
L	22/08/2022	ISSUE FOR DA	SR	AKF	
M	23/08/2022	ISSUE FOR DA	SR	AKF	

COMMENTS

0 25mm 100mm 200mm ON ORIGINAL A1



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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **LEVEL 4 AREA PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN : | DATE : **DEC 2021** | SCALES : **1 : 200 @A1 @A3**

PROJECT No : **13956** | PHASE : **DA** | DRAWING No : **A-194** | REV : **M**

EJE architecture

EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
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K	12/08/2022		ISSUE FOR DA	JE	JS/AKF	
L	22/08/2022		ISSUE FOR DA	SR	AKF	
M	23/08/2022		ISSUE FOR DA	SR	AKF	

0 | 25mm | 100mm | 200mm ON ORIGINAL A1

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **LEVEL 5 AREA PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN : | DATE : **DEC 2021** | SCALES : **1 : 200 @A1 @A3**

PROJECT No : **13956** | PHASE : **DA** | DRAWING No : **A-195** | REV : **M**

EJE architecture

EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
Nominated Architect - Bernard Collins | NSW Architects Registration No: 4438
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B	23/09/2022	ISSUE FOR DA	SR	AKF	AKF

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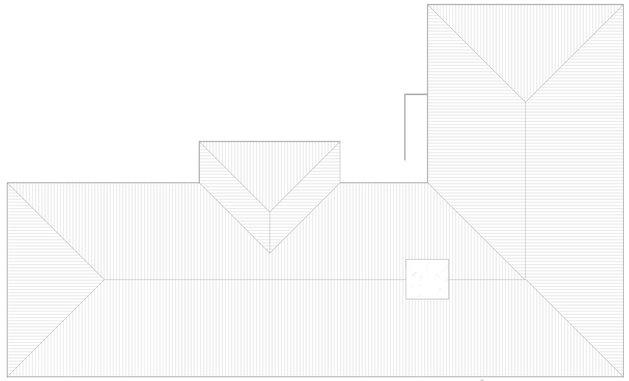


PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **LEVEL 6 AREA PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

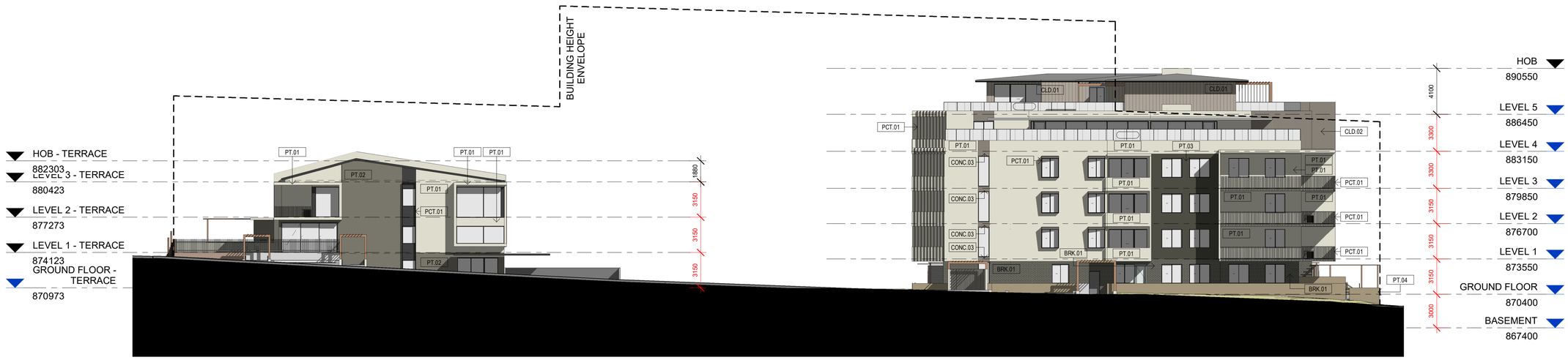
DRAWN :	DATE :	SCALES :
	DEC 2021	**1 : 200 @A1 @A3**

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	**DA**	**A-196**	**B**

EJE architecture

1 SOUTH ELEVATION - (PRINCE ST)

1 : 200



2 WEST ELEVATION - (SALE ST)

1 : 200

3 EAST ELEVATION

1 : 200

EJE ARCHITECTURE

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E	18/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
F	23/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	
G	01/03/2022	ISSUE FOR DA	JE	JS/AKF	
H	08/03/2022	ISSUE FOR DA	JE	JS/AKF	
J	13/05/2022	ISSUE FOR DA	JE	JS/AKF	
K	19/05/2022	ISSUE FOR DA	JE	JS/AKF	
L	23/05/2022	ISSUE FOR DA	JE	JS/AKF	
M	12/08/2022	ISSUE FOR DA	JE	AKF	
N	22/09/2022	ISSUE FOR DA	SR	AKF	
P	23/09/2022	ISSUE FOR DA	SR	AKF	

200mm ON ORIGINAL A1

100mm

25mm

0

Work Management - AS/NZS 4801 Global-Mark.com.au®

Environmental Management - ISO14001 Global-Mark.com.au®

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **ELEVATIONS - SHEET 1**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	1 : 200 @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-200	P

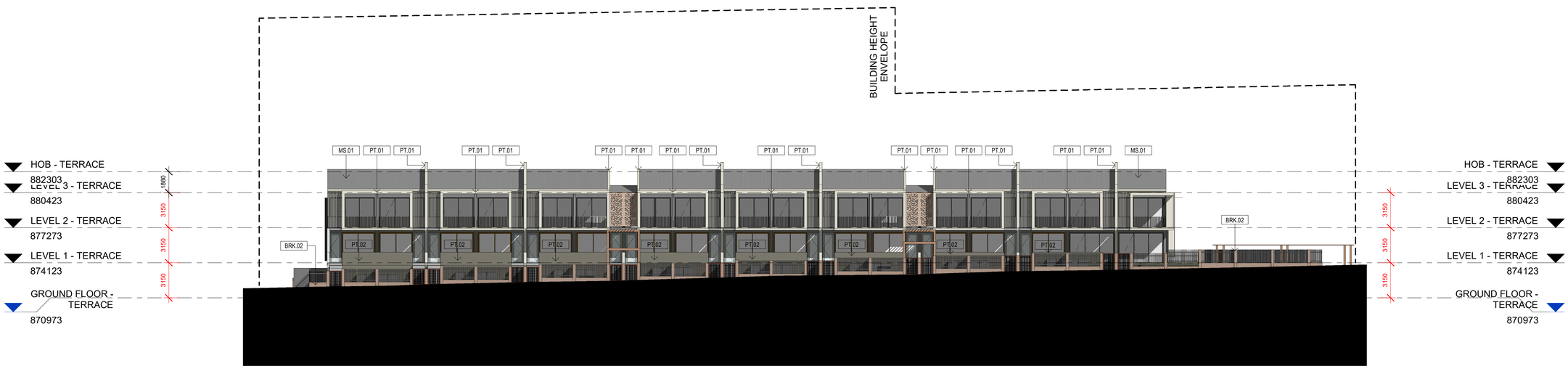
EJE architecture

1 NORTH ELEVATION

1 : 200

2 SOUTH ELEVATION

1 : 200



3 NORTH ELEVATION - (DALTON ST)

1 : 200

EJE ARCHITECTURE

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Nominated Architect - Bernard Collins | NSW Architects Registration No: 4438
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A 412 KING STREET, NEWCASTLE, NSW 2300

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A	14/12/2021	ISSUE FOR REVIEW	NJH	JS	JS
B	20/01/2022	ISSUE FOR REVIEW	JE	JS	JS
C	27/01/2022	ISSUE FOR REVIEW	JE	JS	JS
D	09/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	JS/AKF
E	18/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	JS/AKF
F	23/02/2022	ISSUE FOR REVIEW	JE	JS/AKF	JS/AKF
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M	12/08/2022	ISSUE FOR DA	SR	AKF	AKF
N	22/08/2022	ISSUE FOR DA	SR	AKF	AKF
P	23/08/2022	ISSUE FOR DA			

200mm ON ORIGINAL A1
100mm
25mm
0

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

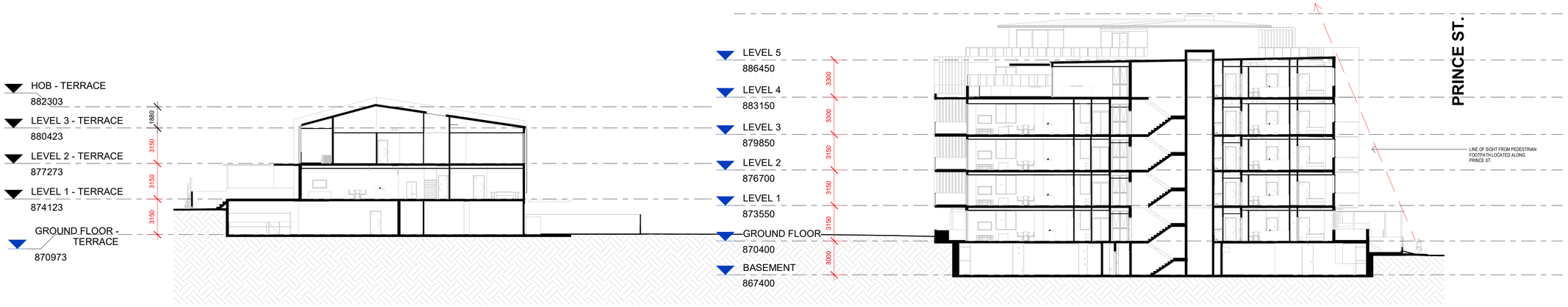
DRAWING : **ELEVATIONS - SHEET 2**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	1 : 200 @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-201	P

EJE architecture



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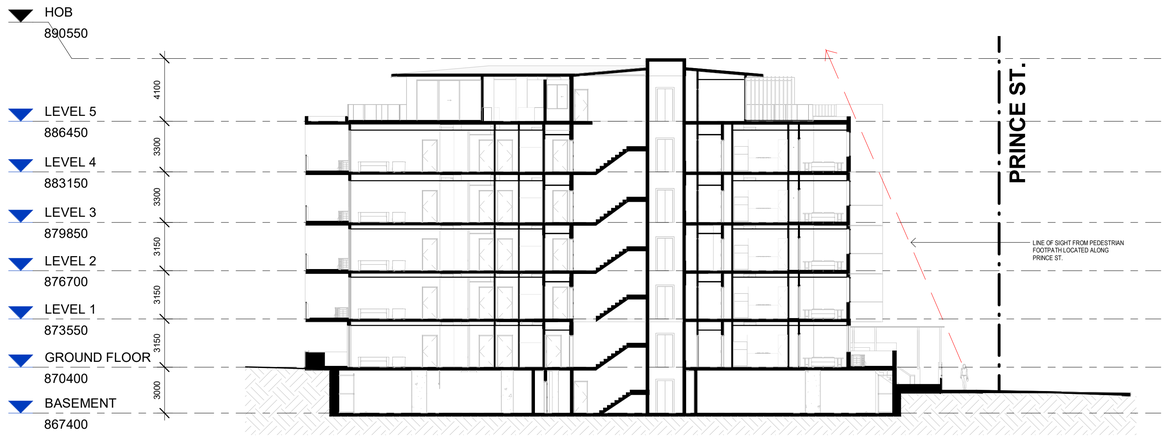
1 : 200



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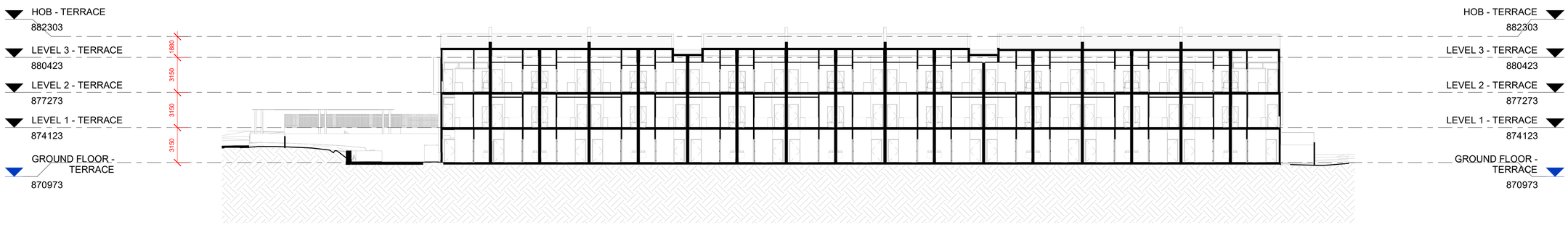
1 : 200



2 BUILDING SECTION 03

1 : 200

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J	22/09/2022	ISSUE FOR DA	JE	SR	AKF
K	23/09/2022	ISSUE FOR DA	SR	SR	AKF

297mm DIN A3/ANSI A D 420mm

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **SECTIONS - SHEET 1**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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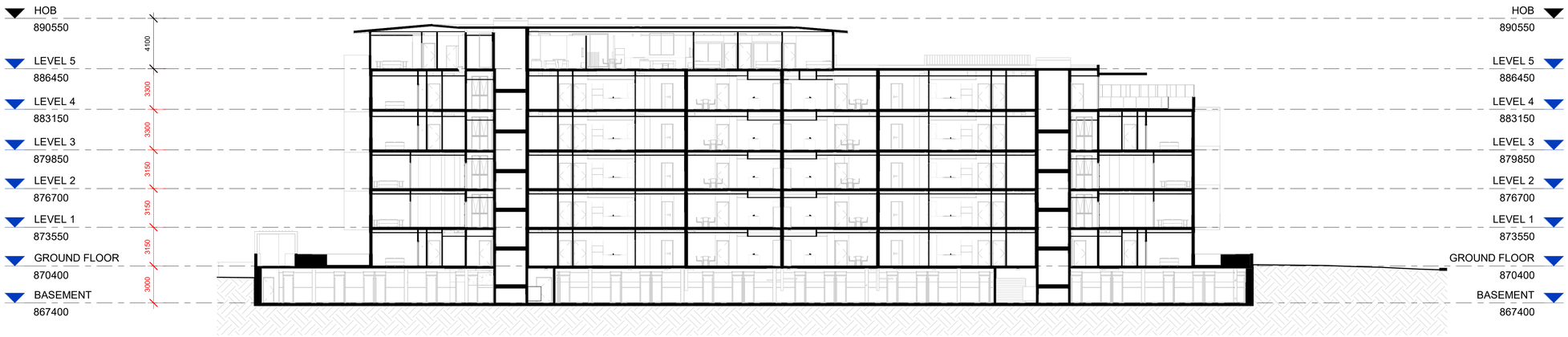
NJH	DEC 2021	1 : 200 @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-300	K

EJE architecture

1 BUILDING SECTION 04

1 : 200



2 BUILDING SECTION 05

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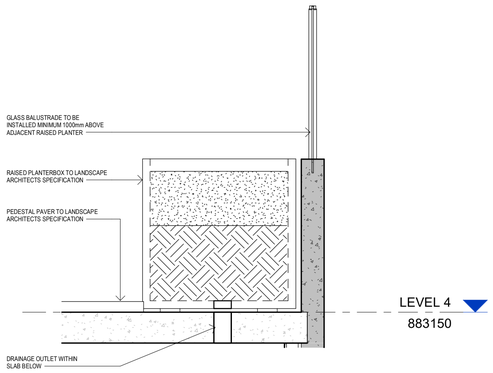

3 LEVEL 4 TERRACE PLANTER DETAIL

1 : 20

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J	22/09/2022	ISSUE FOR DA	SR	AKF	
K	23/09/2022	ISSUE FOR DA	SR	AKF	

0 10mm 20mm 200mm ON ORIGINAL A1

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

SITE : **103 PRINCE STREET, ORANGE, 2800**

DRAWING : **SECTIONS - SHEET 2**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	As indicated @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-301	K

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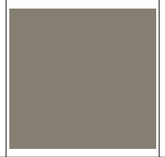
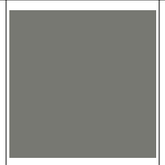
ORANGE MULTI RESIDENTIAL

DATE : **23/08/2022** | PROJECT No : **13956** | PHASE : **DA** | DRAWING No : **MT-1** | REV : **E**

MATERIAL SCHEDULE - SHEET 01

ID Code	Image	Supplier	Item/ Description	Model/ Finish	Test Results	Lead Time	Specification Notes
BRK.01		Austral Precast	Panel Brick Wall System	Finish: 'Bowral Blue'	-	-	-
BRK.02		TBC	Brick Pier Fence	Finish: 'Murray Grey'	-	-	-
CLD.01		Colorbond	Wall Cladding	Finish: 'Dune' Profile: Longline	-	-	-
CLD.02		Colorbond	Wall Cladding	Profile: Longline Finish: 'Gully'	-	-	-
CONC.01		Reckli	Reckli Formliner	Profile: TBC Finish: 'Narrow Neck'	-	-	-
CONC.03		Reckli	Reckli Formliner	Profile: TBC Finish: 'Terrible Billy'	-	-	-
MS.01		Colorbond	Colourbond Metal Roof Sheeting	Finish: 'Wallaby' Profile: Klip-Lok	-	-	-
PCT.01		Dulux	Powdercoat	Finish: 'Woodland Grey'	-	-	-

EJE ARCHITECTURE
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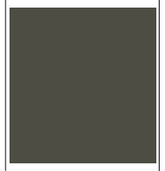
ORANGE MULTI RESIDENTIAL

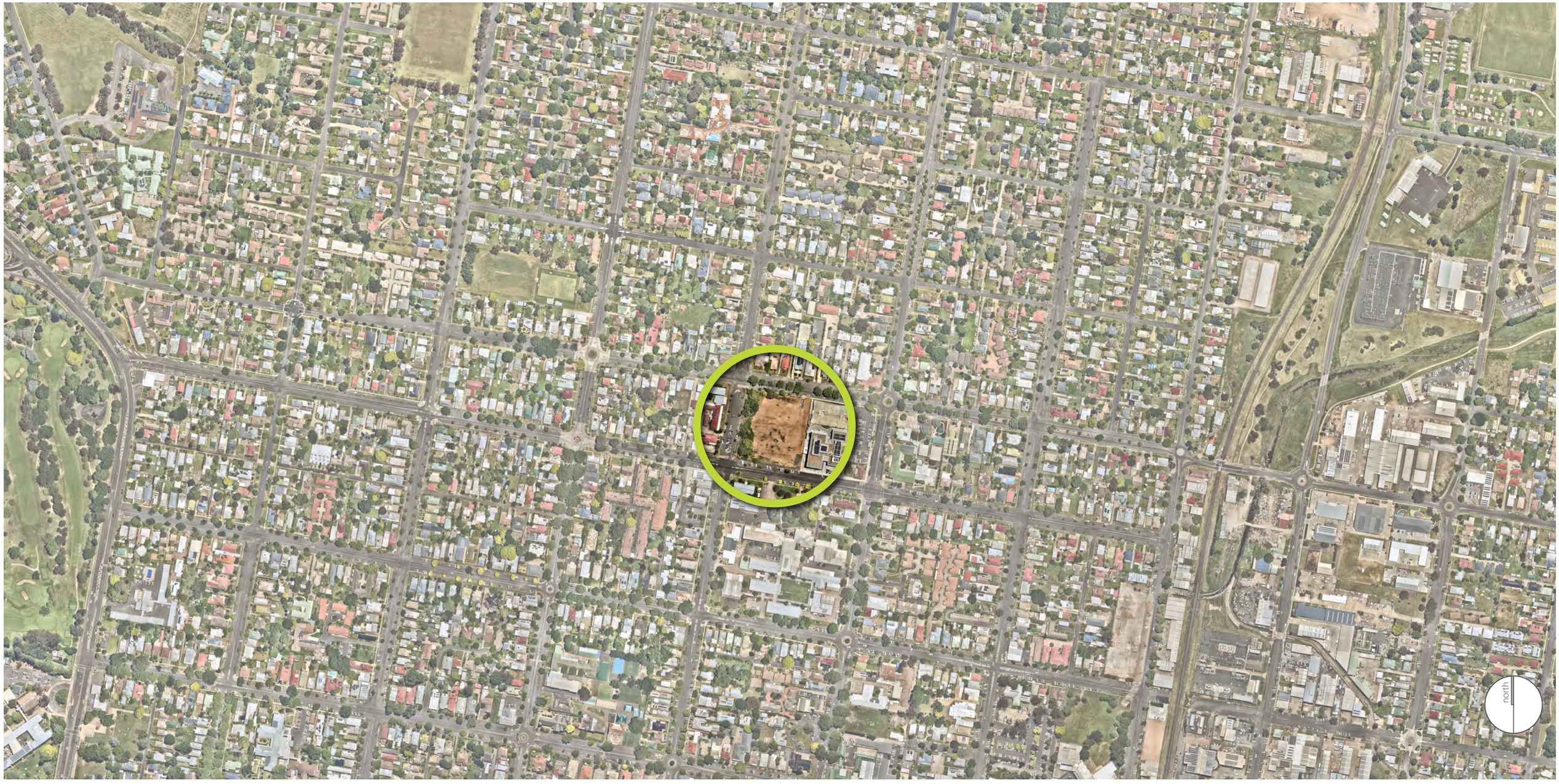
DATE : **23/08/2022** | PROJECT No : **13956** | PHASE : **DA** | DRAWING No : **MT-2** | REV : **E**

MATERIAL SCHEDULE - SHEET 02

ID Code	Image	Supplier	Item/ Description	Model/ Finish	Test Results	Lead Time	Specification Notes
PT.01		Dulux	Paint Finish Exterior	Finish: 'Narrow Neck'	-	-	-
PT.02		Dulux	Paint Finish Exterior	Finish: 'Mavora'	-	-	-
PT.03		Dulux	Paint Finish Exterior	Finish: 'Terrible Billy'	-	-	-
PT.04		Dulux	Textured Paint Finish Exterior	Finish: 'Stone Crop'	-	-	-

ID Code	Image	Supplier	Item/ Description	Model/ Finish	Test Results	Lead Time	Specification Notes
BAL.01		TBC	Fluminium framed glass balustrade system	-	-	-	-

Annexure C – Landscape Masterplan



landscape documentation

Orange Multi- Residential

Maas Properties

103 Prince Street, Orange NSW

terras
landscape architects

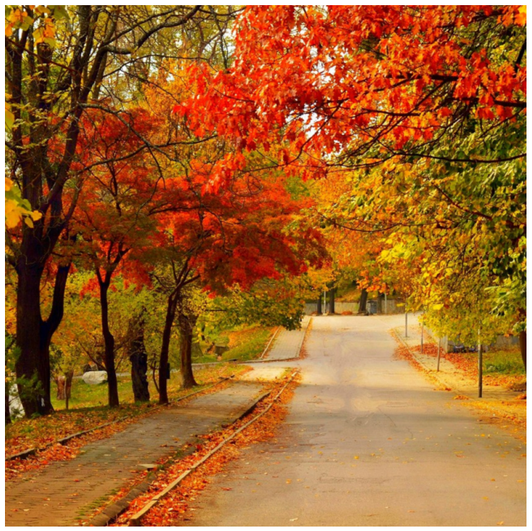
1

LANDSCAPE MASTERPLAN

L100 - MASTERPLAN - LANDSCAPE APPROACH

L101 - MASTERPLAN - LANDSCAPE DESIGN

2



LANDSCAPE DESIGN - RESIDENTIAL STREETS

L200 - STREE TREE AUGMENTATION

3

LANDSCAPE DESIGN - RESIDENTIAL AREAS

L301 - TOWNHOUSES - LANDSCAPE DESIGN
L302 - TOWNHOUSES - DETAIL PLANS

L303 - APARTMENTS - LANDSCAPE DESIGN
L304 - APARTMENTS - DETAIL PLANS

L305 - ROOF TERRACE - LANDSCAPE DESIGN

4

LANDSCAPE DESIGN - PUBLIC DOMAIN

L400 - PUBLIC DOMAIN - APPROACH

L401 - PUBLIC DOMAIN - LANDSCAPE DESIGN
L402 - PUBLIC DOMAIN - PERGOLAS
L403 - PUBLIC DOMAIN - LABYRINTH
L404 - PUBLIC DOMAIN - PLAYGROUND
L405 - PUBLIC DOMAIN - PLAYGROUND IMAGES
L406 - PUBLIC DOMAIN - POCKET PARK

L407 - PUBLIC DOMAIN - TREE STRATEGY

LANDSCAPE MASTERPLAN

Background:

> Orange is regarded as one of the states more elegant inland towns;

> It is characterised by beautiful tree-lines streets, charming late 1800s - early 1900s houses and commercial buildings and renowned public parks;

> The area is regarded by many as a substantial and sophisticated rural centre that has a valued past and bright future;

> A key feature of the town is its impressive autumn colours that precede cold and often snowy winters.

Landscape intent:

> The site is located towards the edge of central Orange, where there is a mix of old and new development;

> The landscape design adds to Orange's strong landscape character;

> The scale complements the heritage qualities of Dalton Street, and responds to the new development within the area;

> The proposal has a 21st century casual approach to living- relaxed yet sophisticated.

TREE LINED STREET

LOCAL HERITAGE BUILDINGS

COOK PARK ENTRY GATES

COMMERCIAL CENTRE

REV	DATE	COMMENTS
H	23/8/22	REVISED DA

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5_DA-H.vwx 23/8/22

DRAWN: AL / PW
DATE: 22/2/22
SCALE: 1:300@A3

JOB NUMBER: **13956.5**
PHASE: **DA**
DWG No: **L100**
REV: **H**

terras landscape architects
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TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069

L

masterplan - landscape design | L101

Orange Multi- Residential

MASTERPLAN - NOTES

1 Street trees to supplement existing, providing shade and canopy cover.

2 Deciduous trees to allow summer sun into townhouse courtyards. Patterning to pick up on building articulation.

3 Existing trees to be retained and protected during works.

4 Existing tree and retaining wall to be retained.

5 Feature trees to park entry.

6 Evergreen trees to provide protection from western sun and privacy from park to townhouse courtyards. Patterning to pick up on building articulation.

7 Screening of adjoining property with maintenance access under.

8 Existing tree to be retained. Pocket park with path, seating and mass planting.

9 Small trees to raised planters to provide protection from western sun and winds.

LANDSCAPE MASTERPLAN / scale 1:500

L200
street trees

L301-L302
townhouses

L400-L407
public open space

303-L305
apartments

LEGEND

- Site boundary
- Existing path
- New path
- Paving
- Planting
- Turf
- Deco granite
- Existing trees retair
- Proposed trees

REV	DATE	COMMENTS
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PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

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DRAWN: AL / PW
DATE: 22/2/22
SCALE: 1:300@A3

JOB NUMBER: 13956.5
PHASE: DA
DWG No: L101
REV: H

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street tree augmentation | L200

Orange Multi- Residential

TREES

Fraxinus excelsior 'Aurea'
Golden Ash

Liquidambar styraciflua
American sweetgum

Pistacia chinensis
Chinese Pistachio

NOTES

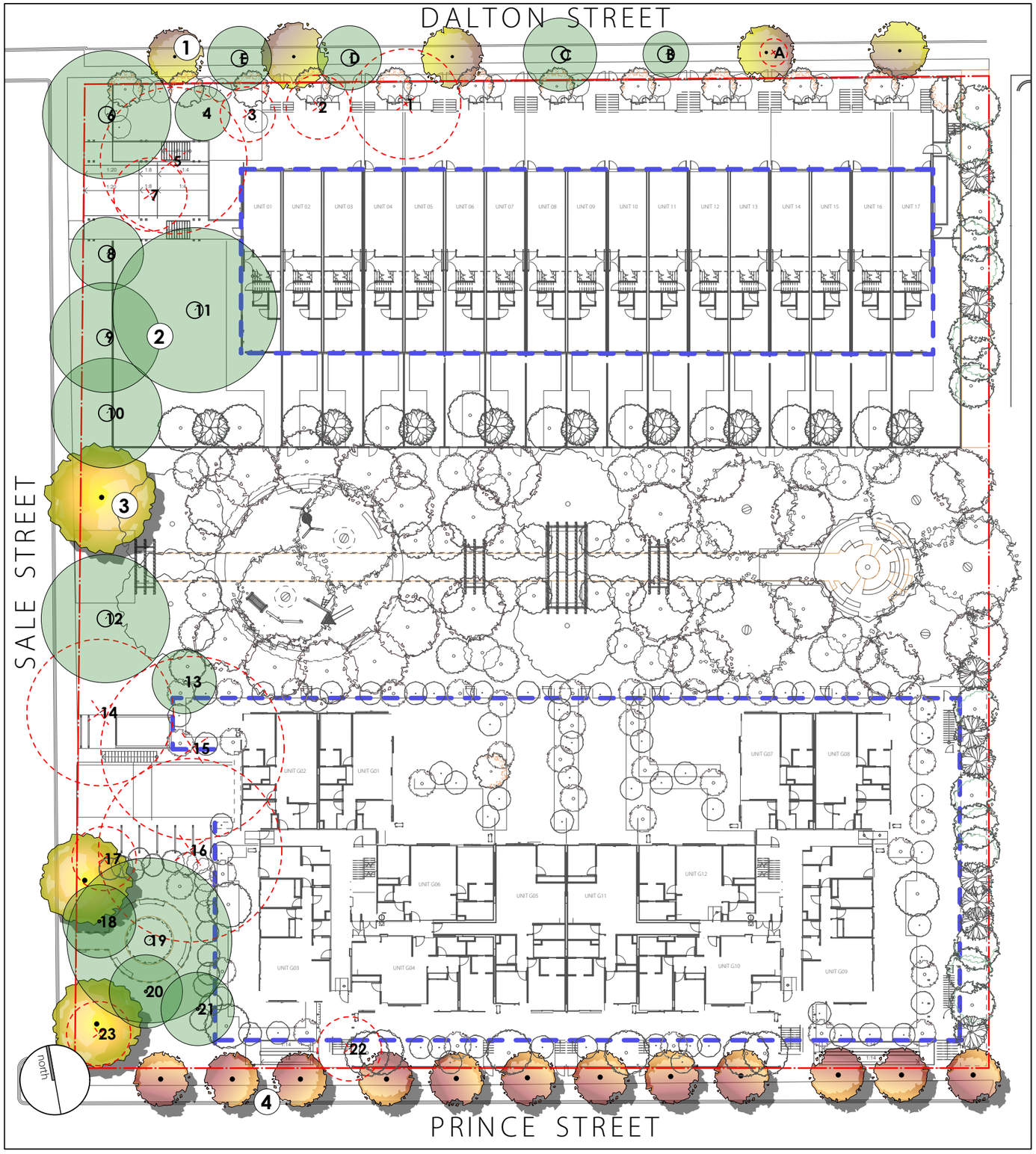
1 Fraxinus excelsa 'Aurea' to supplement existing street trees to Dalton Street.

2 Existing trees to be retained and protected. Tree numbering reflected in Arborist report- refer for more information.

3 Large 'Liriodendron tulipofera' to replace existing trees to be removed, planted at edge of devlopment to provide complementary planting to Sale Street.

4 'Pistacia chinensis' along Prince Street to provide seasonal colour and shade.

STREET TREES / scale 1:500



LEGEND

- Existing trees retained
- Existing trees removed
- *Fraxinus excelsior* 'Aurea'
- *Liriodendron tulipifera*
- *Pistacia chinensis*

REV	DATE	COMMENTS
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Maas Properties

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DATE: 22/2/22
SCALE: 1:300@A3

JOB NUMBER: **13956.5** PHASE: **DA** DWG No: **L200** REV: **H**

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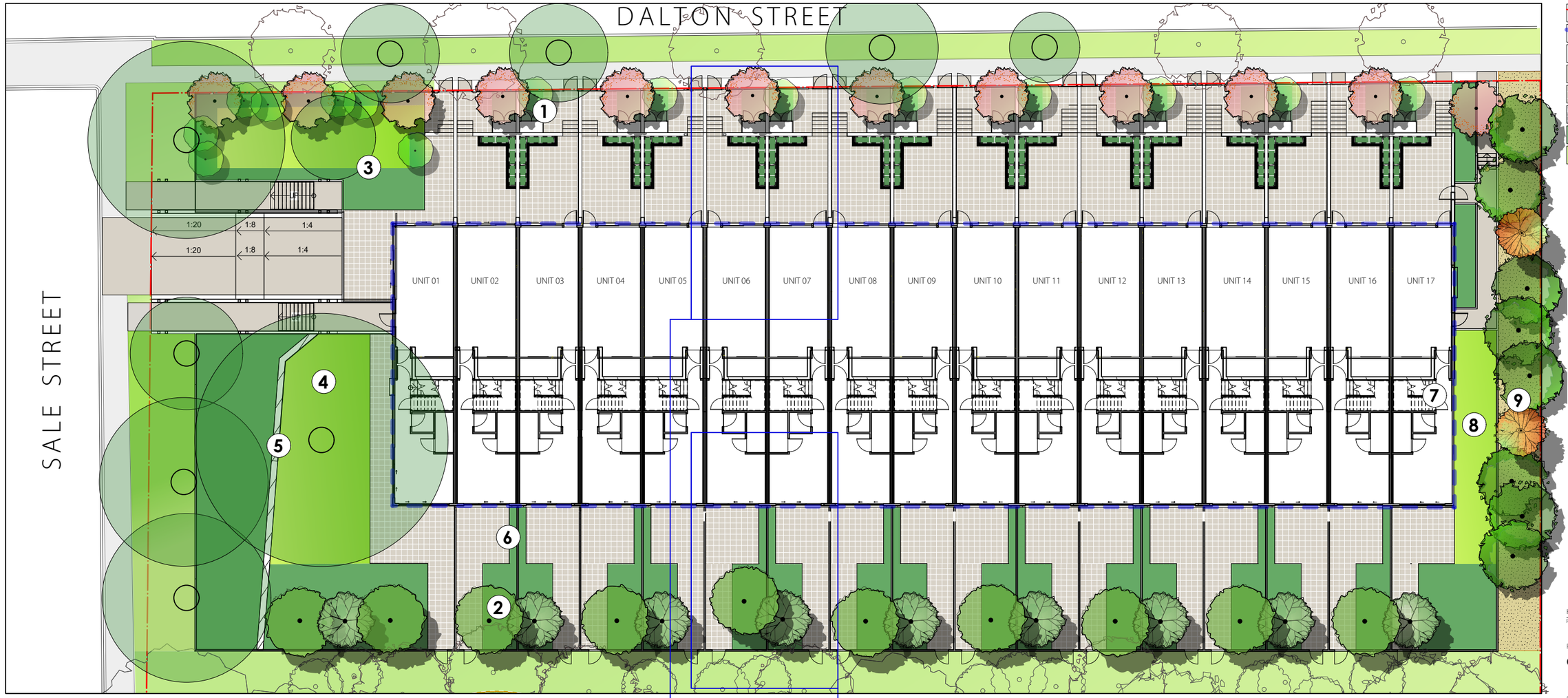
NO
RIGHT
TURN
P

townhouses - landscape design | L301

Orange Multi- Residential

TOWNHOUSES LANDSCAPE PLAN / scale 1:300



LEGEND

- Site boundary
- Basement under
- Existing path
- New path
- Paving
- Paving
- Planting
- Turf
- Existing trees retained
- Proposed trees

NOTES

1 Small trees to townhouse courtyards, providing privacy, protection and softening to Dalton Street.

2 Small trees to townhouse courtyards, providing privacy and protection. Tree patterning to reinforce building articulation. Refer L302 for species.

3 Unit 01 private courtyard with turfed area, mass planting and screening trees.

4 Unit 01 private courtyard with turfed area and existing tree to be retained and protected during works.

5 Existing wall to be retained to protect existing tree. Mass planting to soften and accomodate required batter.

6 Paved courtyards with low maintenance, hardy mass planting to soften edges.

7 Dashed line indicates basement level under.

8 Maintenance path and planting to soften adjoining development.

9 Trees and low maintenance mass planting to screen adjoining property. Refer L302 for species.

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103 Prince Street, Orange NSW

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Maas Properties

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PHASE: **DA**
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REV: **H**

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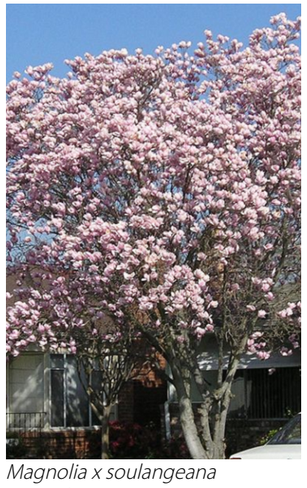
townhouses - detail plans | L302

Orange Multi- Residential

TREES

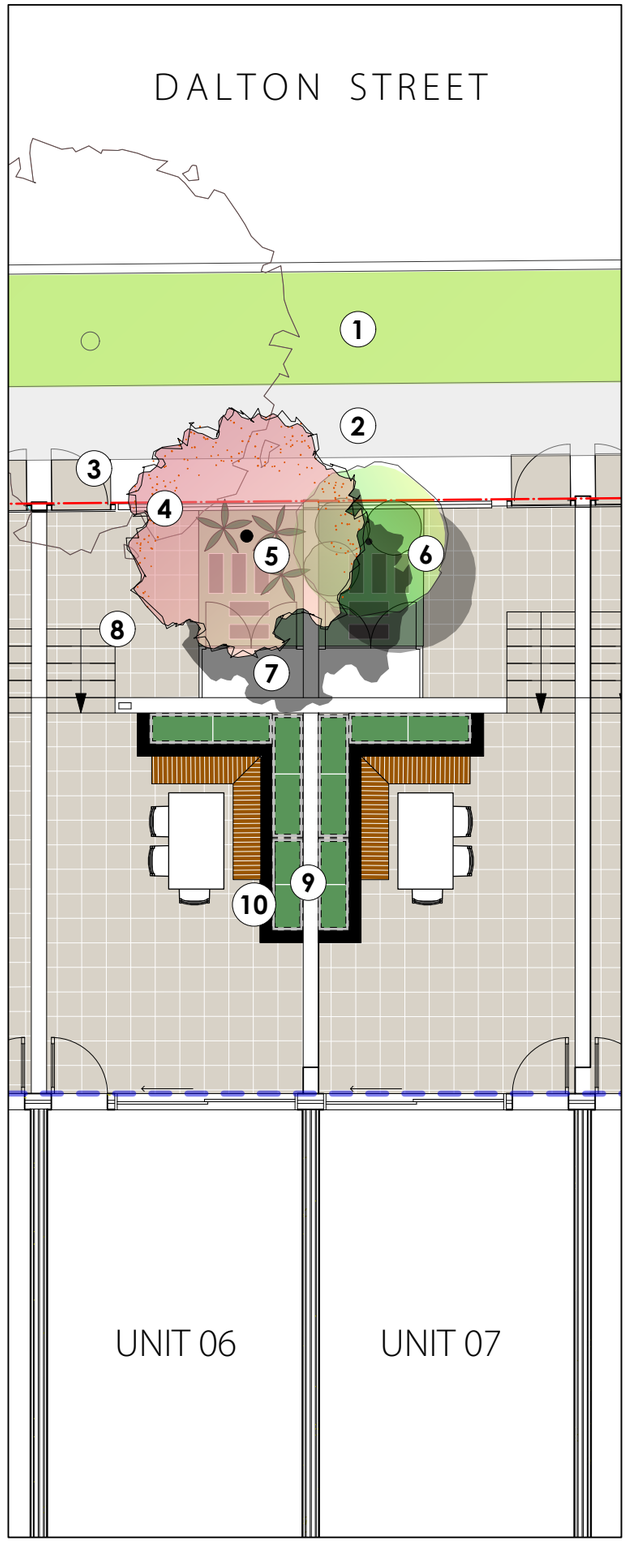
Betula pendula
Birch

Lagerstroemia indica
Crepe Myrtle



Magnolia x soulangeana
Magnolia

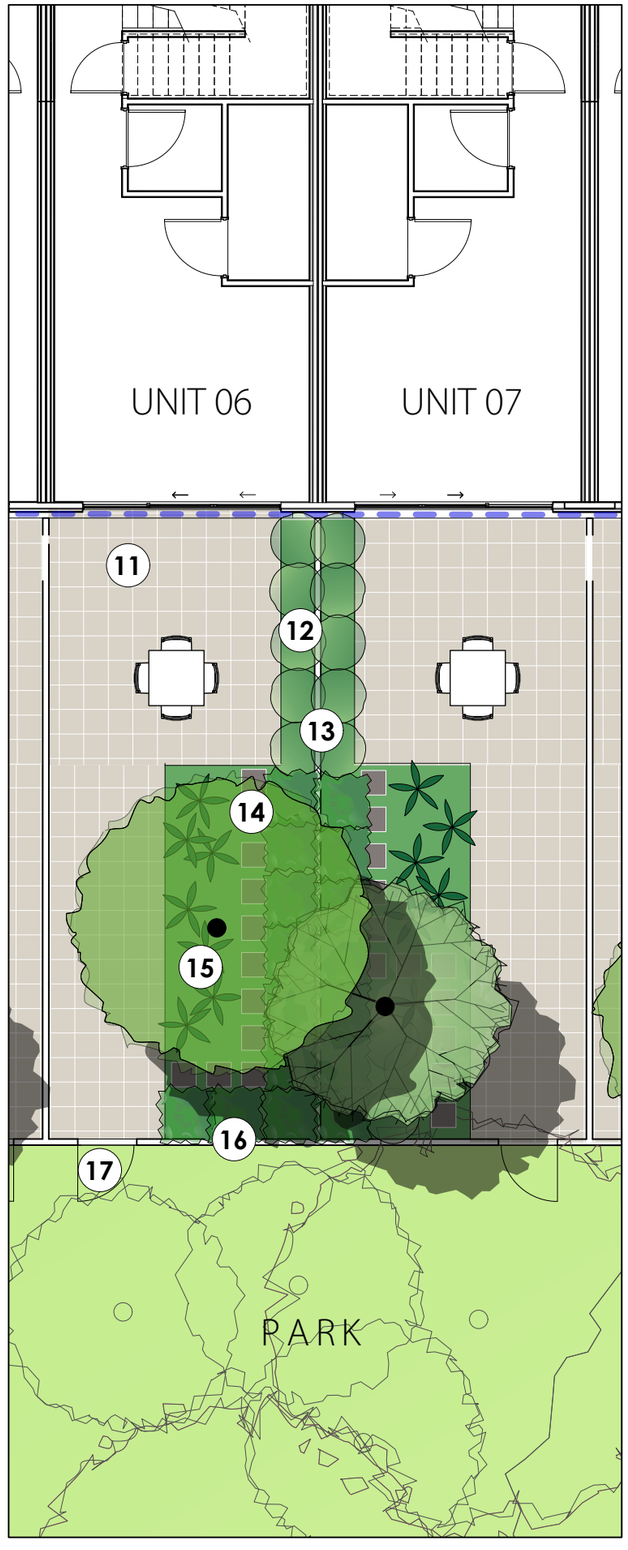
NORTHERN COURTYARDS TYPICAL / scale 1:100



NOTES

1 Turfed verge.
2 Existing footpath.
3 Private acces to Dalton Street.
4 Dalton Street fence to provide battened screening, allowing light and softening streetscape, whilst providing privacy.
5 Stepping stones to provide access and interest to planted courtyard.
6 Small trees (Magnolia, Crepe Myrtle) with mass planting below. Landscape design to reflect building articulation.
7 Screened bin storage.
8 Stairs to upper courtyard terrace.
9 Dividing wall and raised planter beds with tall planting to provide privacy and softening.
10 Rendered planter walls with built in bench seating, to future detail.
11 Paving to Architectural documentation.
12 Mass planting to soften courtyard fence.
13 Privacy fence between courtyards.
14 Stepping stones to provide interest and access to planted areas.
15 Small trees with mass planting below. Landscape design to reflect building articulation.
16 Privacy fencing to public domain, as per Architectural documentation.
17 Private acces to public domain park via privacy gate.

SOUTHERN COURTYARDS TYPICAL / scale 1:100



LEGEND

- Site boundary
- Basement under
- Existing path
- New path
- Paving
- Stepping stones
- Planting
- Raised planters
- Turf
- Proposed trees

REV	DATE	COMMENTS
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PROJECT:
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SITE:
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CLIENT:
Maas Properties

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SCALE: 1:300@A3

JOB NUMBER: **13956.5**
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apartments - landscape design | L303

Orange Multi- Residential

APARTMENTS LANDSCAPE PLAN / scale 1:300

LEGEND

- Site boundary
- Basement under
- Existing path
- New path
- Paving
- Paving
- Planting
- Turf
- Existing trees retained
- Proposed trees

NOTES

1 Raised planters with low maintenance mass planting.
2 Access gates to public open space.
3 Small trees to private courtyards in raised planters, to provide privacy, protection and softening.
4 Entry ramp and stairs to Architectural documentation.
5 Private courtyards with small feature trees, mass planting, access path and paved area.
6 Medium trees with mass planting in deep soil to provide screening of adjoining development.
7 N/A

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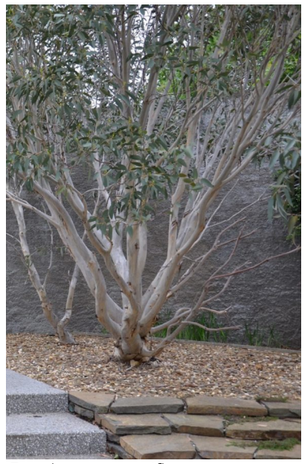
apartments - detail plans | L304

Orange Multi- Residential

TREES

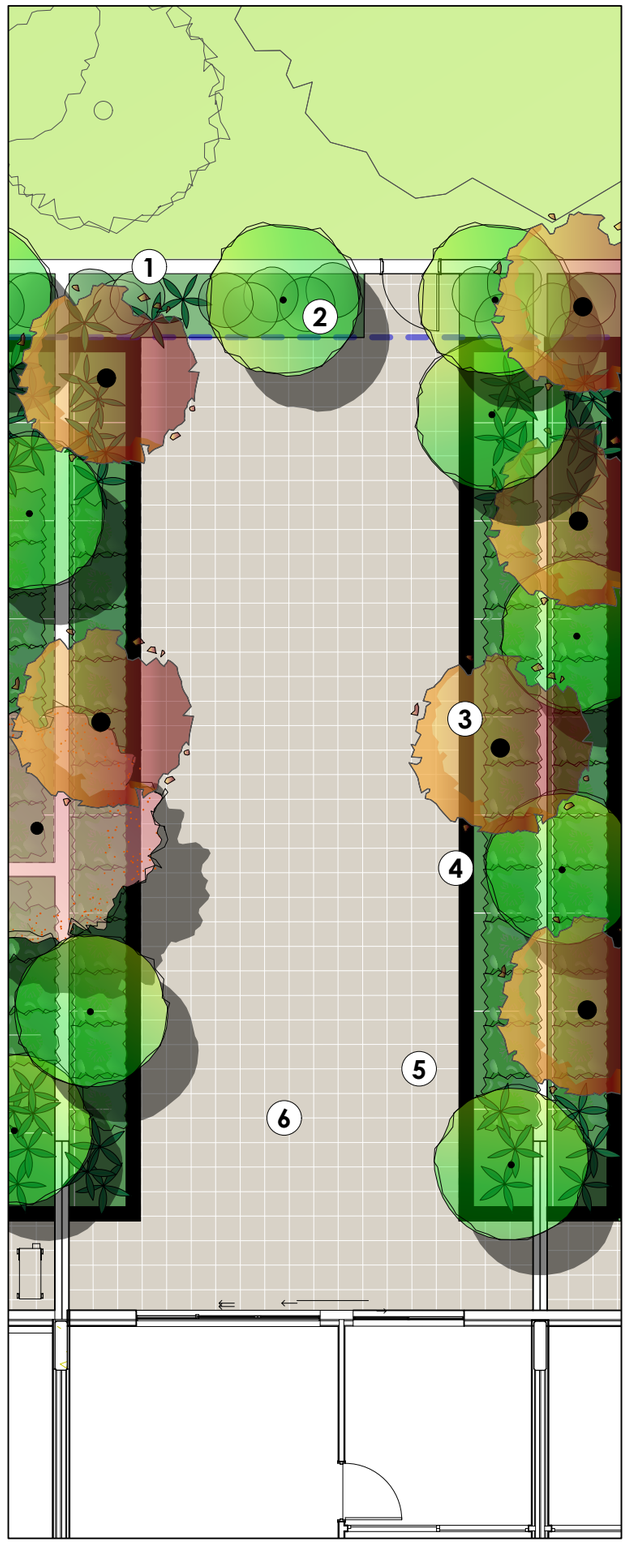
Acer palmatum
Japanese Maple



Eucalyptus pauciflora
Eucalyptus 'Little Snowman'

Pyrus calleryana 'Chanticleer'
Ornamental Pear

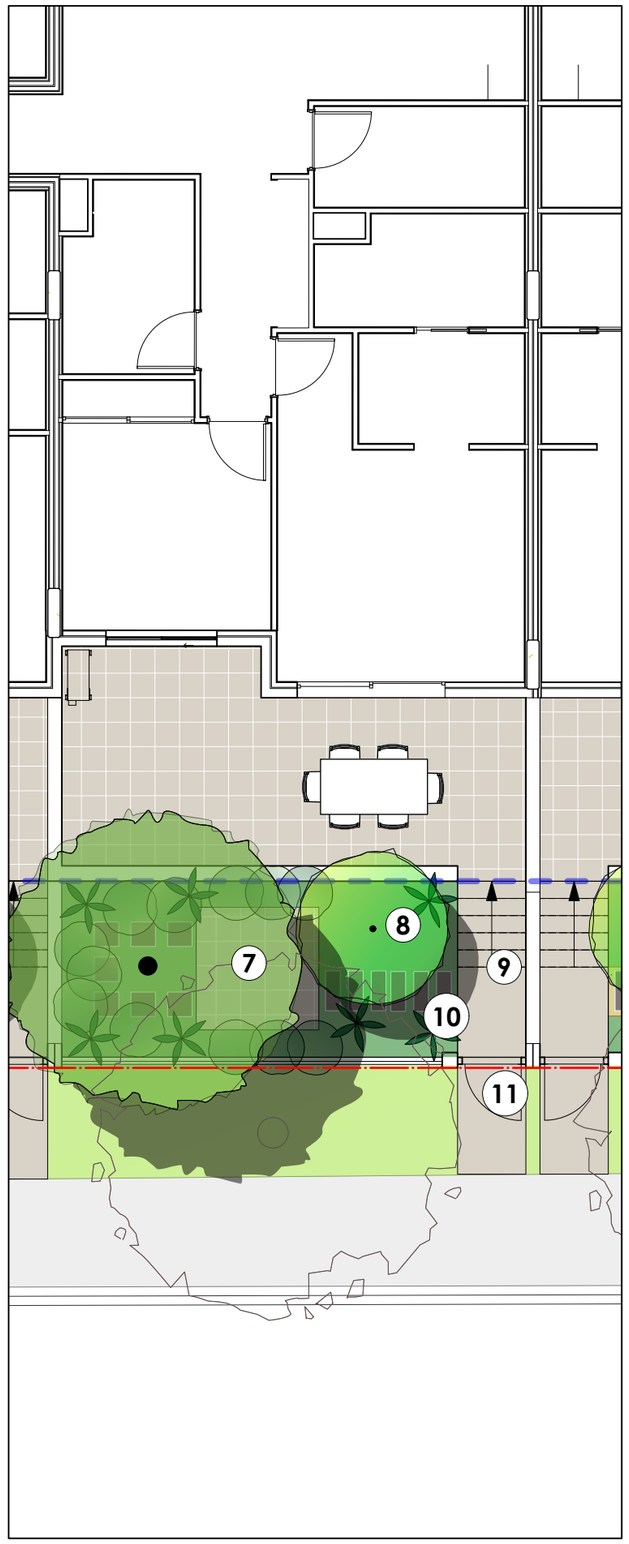
NORTHERN COURTYARDS TYPICAL / scale 1:100



NOTES

1 Private access to public domain.
2 Deep soil planting with larger feature trees.
3 'Quatro' GRC raised planters with drainage cell.
4 Small trees in raised planters, with mass planting below, to soften courtyard, create privacy and provide green outlook.
5 Planter walls to Architectural documentation.
6 Paving to Architectural documentation,
7 Paved area to apartment yard.
8 Small feature trees with mass planting under to provide privacy and green outlook.
9 Stairs to upper courtyard terrace and residence entry,
10 Path to provide maitenance access to courtyard.
11 Access gate to Prince Street.

SOUTHERN COURTYARDS TYPICAL / scale 1:100



LEGEND

- Site boundary
- Basement under
- Existing path
- New path
- Paving
- Stepping stones
- Planting
- Raised planters
- Turf
- Proposed trees

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roof terrace - landscape design | L305

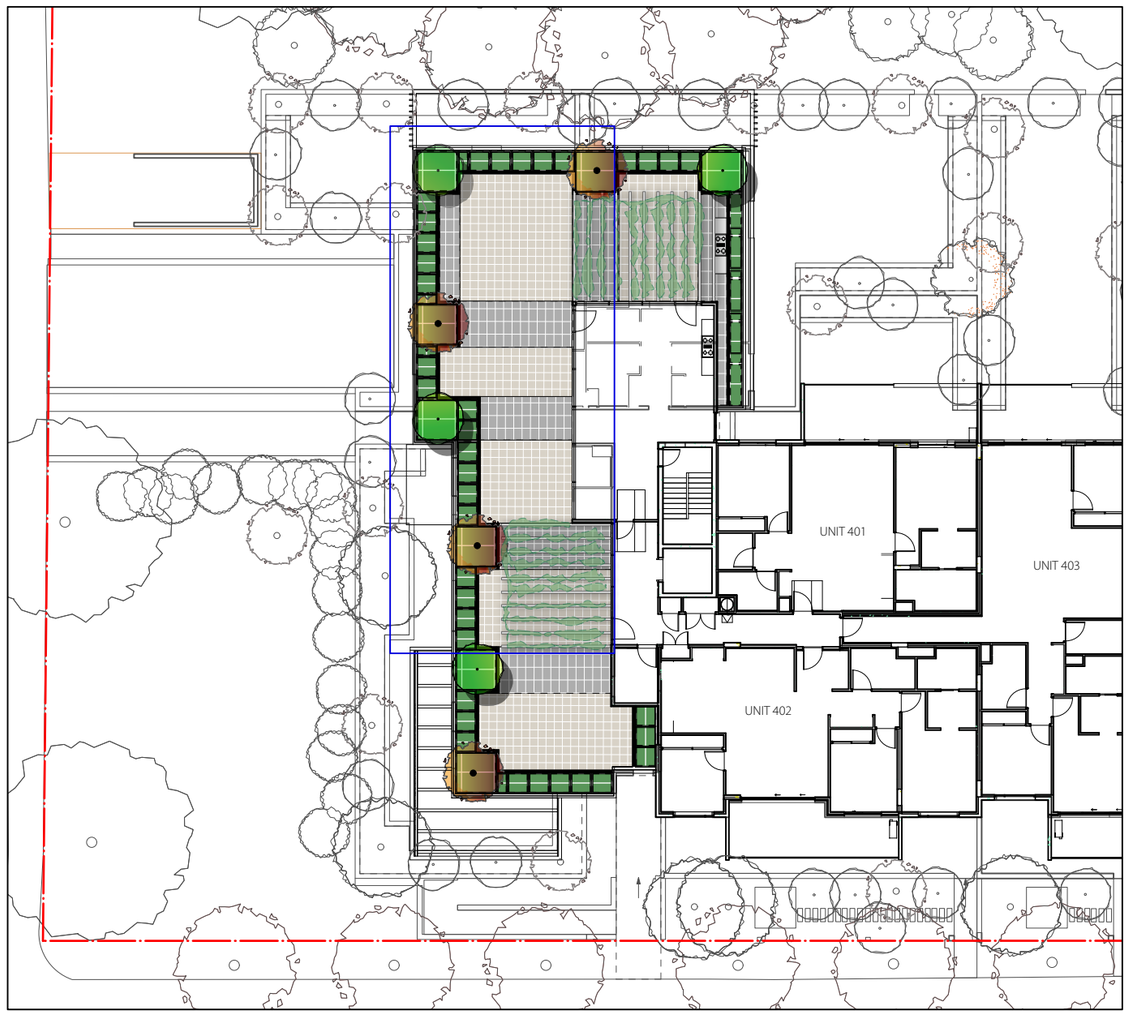
Orange Multi- Residential

PRECEDENTS

Wisteria vine to pergola

Quatro planters

TOWNHOUSES LANDSCAPE PLAN / scale 1:300



Quatro Designs GRC planter boxes

QTY	LENGTH	WIDTH	HEIGHT	AREA	TOTAL
8	2.0	2.0	1.0	3.6m^2	28.8m^2
5	2.0	0.6	1.0	0.9m^2	4.50m^2
37	1.0	1.0	1.0	0.8m^2	29.6 m^2
4	1.0	0.5	0.8*	0.4m^2	1.60m^2

TOTAL PLANTING FOR ROOF TERRACE **64.50m^2**

*on stands to increase height to 1.0

NOTES

1 Feature pergola over terrace, providing protection to BBQ area, with Westeria vine grown over to provide shade and cooling.

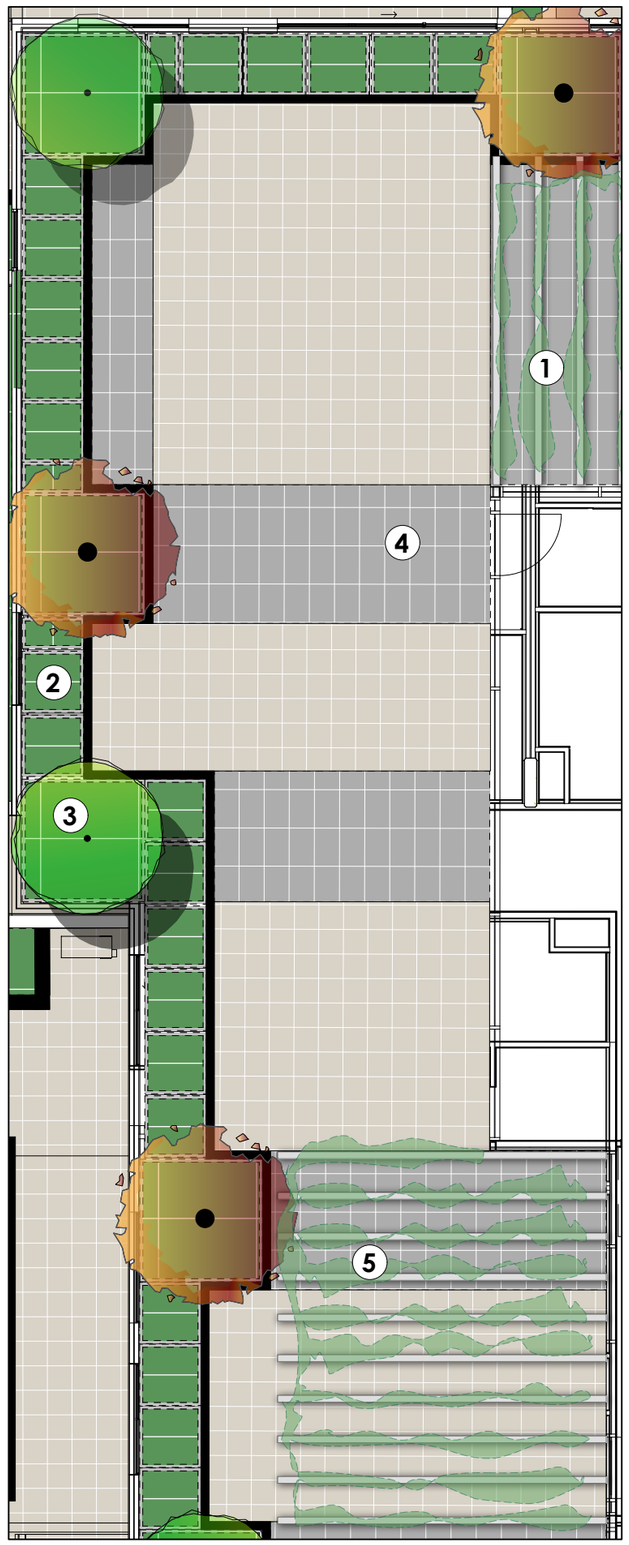
2 1m x 1m x 1m GRC planter bed with feature planting.

3 2m x 2m x 1m GRC planter bed with feature tree.

4 Feature paving in bands to define areas.

5 Feature pergola with Westeria vine grown over to provide shade and cooling.

ROOF TERRACE / scale 1:100



LEGEND

- Paving
- Paving
- Planting
- Raised planters
- Feature arbour
- Proposed trees

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public domain - approach | L400

Orange Multi- Residential

PUBLIC DOMAIN

Following a survey of parks within a 1km radius of the site, it was decided that the open space for the development was to reflect the other, more traditional parks that occur within Central Orange (i.e. Cook Park and Robertson Park).

This was done by determining what key elements are contained within these parks (refer images) and reinterpret them in a modern way.

The aim of this approach is to reflect the values of the today (e.g. a more relaxed approach to living but a desire for greater sophistication) and create a contemporary park but one that is complementary to the others.

This approach also allowed the inclusion of large, deciduous trees that will generally add to the preferred landscape character of Orange

SHADE TREES

HERITAGE ROTUNDA

SUNKEN GARDEN

CENTRAL AVENUE

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JOB NUMBER: **13956.5**
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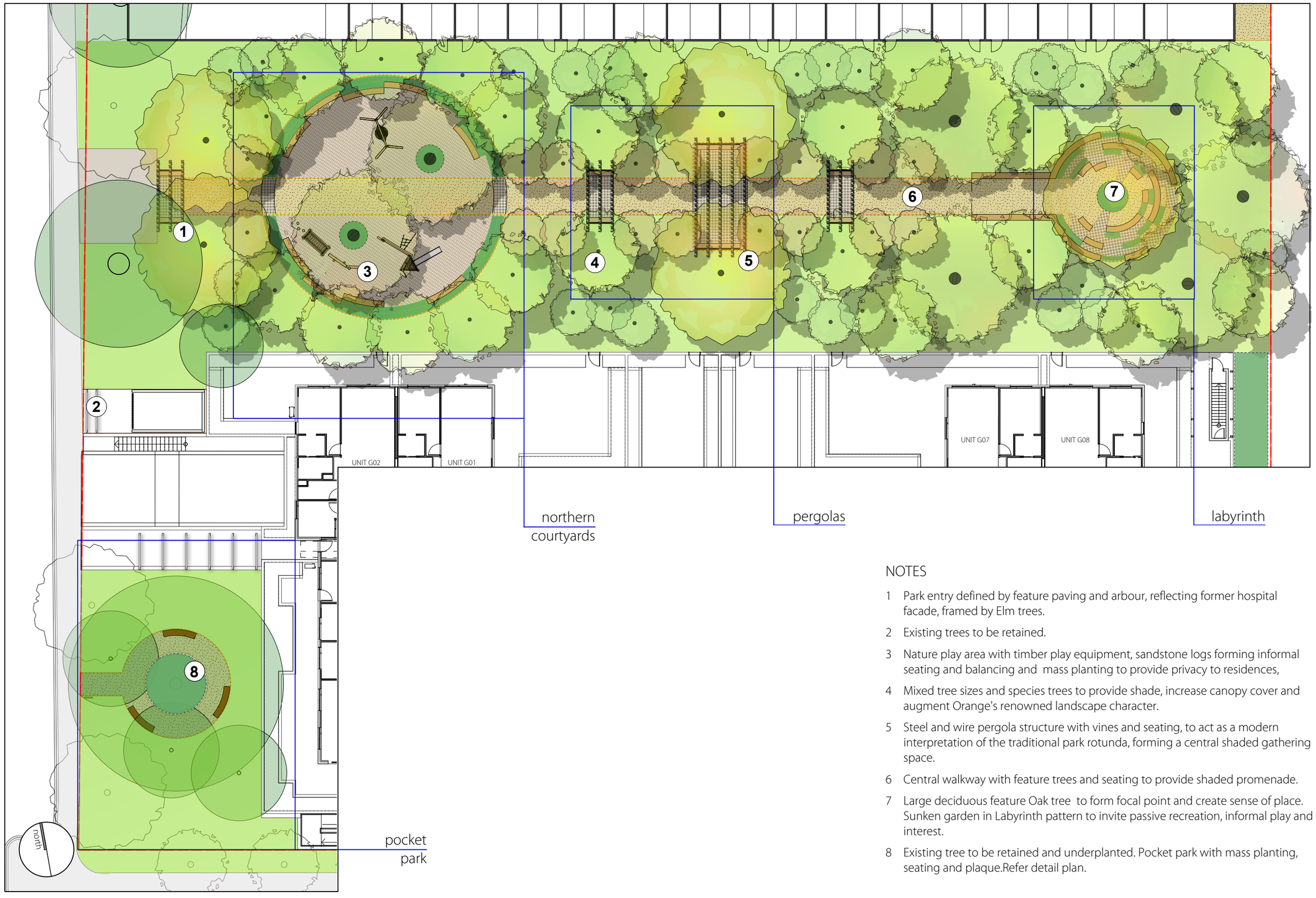
ONE
WAY

public domain - landscape design | L401

Orange Multi- Residential

PUBLIC DOMAIN / scale 1:300



LEGEND

- Site boundary
- Playground mulch
- Decomposed granite
- Cobblestone paving
- Sandstone logs
- Mass planting
- Timber bench seat
- Turf
- Feature arbour

NOTES

1 Park entry defined by feature paving and arbour, reflecting former hospital facade, framed by Elm trees.

2 Existing trees to be retained.

3 Nature play area with timber play equipment, sandstone logs forming informal seating and balancing and mass planting to provide privacy to residences,

4 Mixed tree sizes and species trees to provide shade, increase canopy cover and augment Orange's renowned landscape character.

5 Steel and wire pergola structure with vines and seating, to act as a modern interpretation of the traditional park rotunda, forming a central shaded gathering space.

6 Central walkway with feature trees and seating to provide shaded promenade.

7 Large deciduous feature Oak tree to form focal point and create sense of place. Sunken garden in Labyrinth pattern to invite passive recreation, informal play and interest.

8 Existing tree to be retained and underplanted. Pocket park with mass planting, seating and plaque.Refer detail plan.

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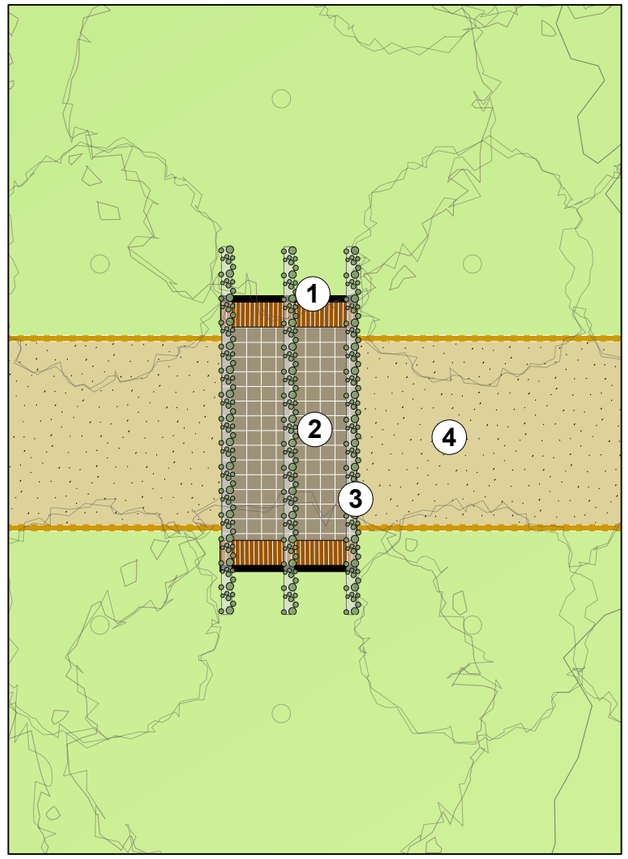
public domain - pergolas | L402

Orange Multi- Residential

INTERMEDIATE PERGOLA / scale 1:100



NOTES

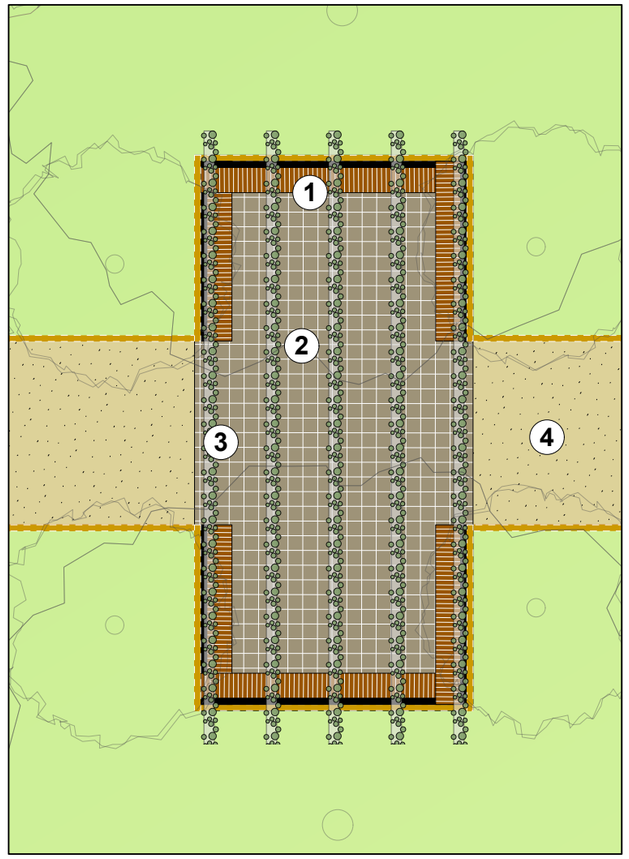
1 Bench seats.

2 Feature cobblestone paving.

3 Steel and wire mesh structure to carry vines.

4 Cement stabilised decomposed granite with sandstone kerb edging to form path.

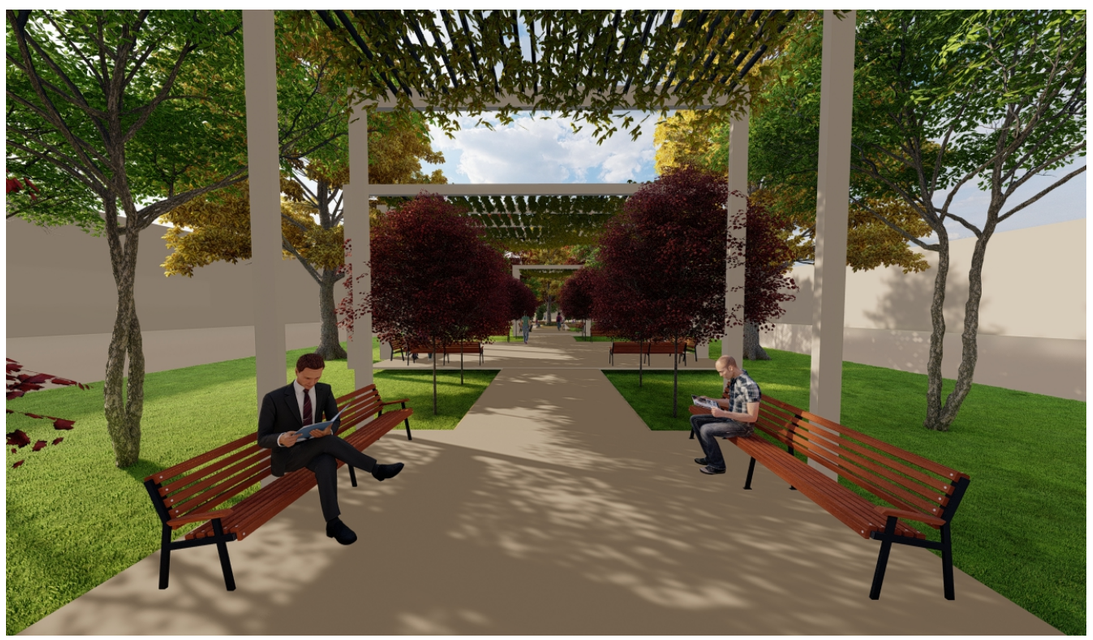
CENTRAL PERGOLA / scale 1:100



LEGEND

- Site boundary
- Playground mulch
- Decomposed granite
- Cobblestone paving
- Sandstone logs
- Mass planting
- Timber bench seat
- Turf
- Feature arbour

RENDERS



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public domain - labyrinth | L403

Orange Multi- Residential

NOTES

1 Mass planting with large feature tree as focal point and to provide summer shade.

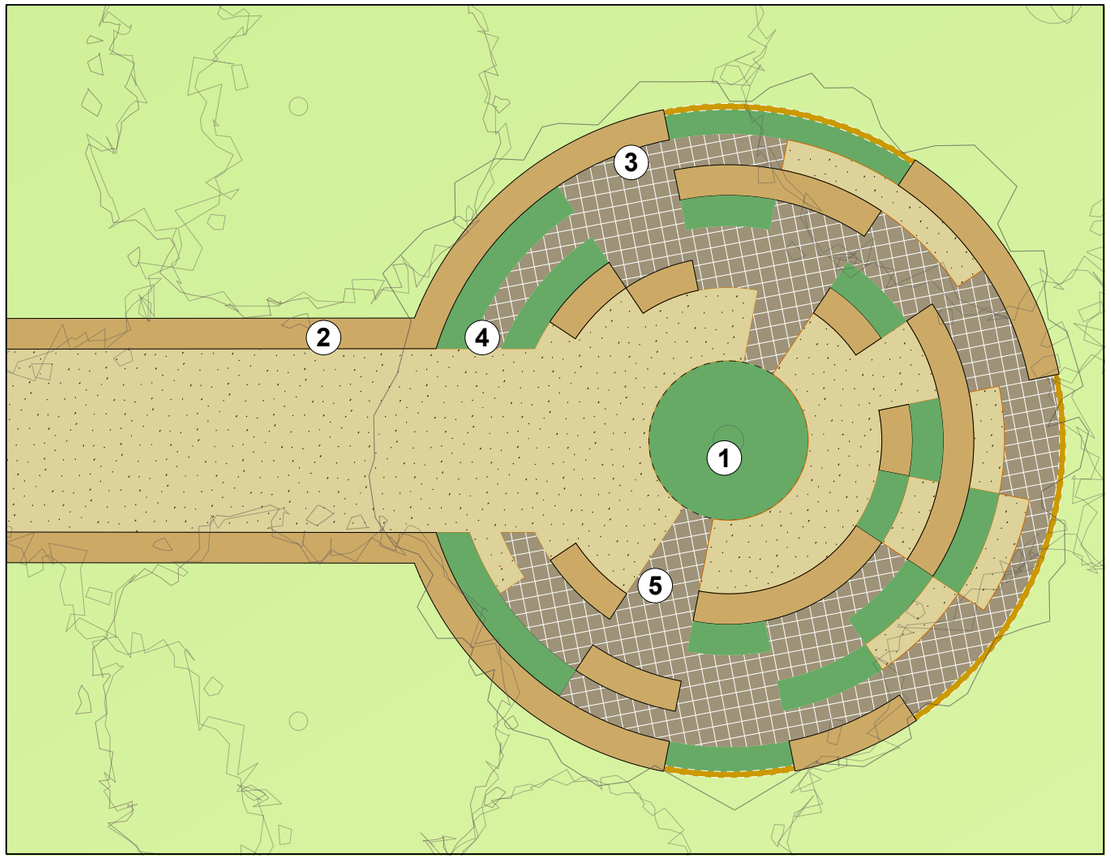
2 Sandstone log retaining walls to accomodate slope down into sunken garden.

3 Sandstone log seats to form labyrinth and provide informal seating and play opportunitites.

4 Mass planting areas to create labyrinth and soften area.

5 Feature cobblestone paving to form maze path.

LABYRINTH / scale 1:100



LEGEND

- Site boundary
- Playground mulch
- Decomposed granite
- Cobblestone paving
- Sandstone logs
- Mass planting
- Timber bench seat
- Turf
- Feature arbour

RENDERS

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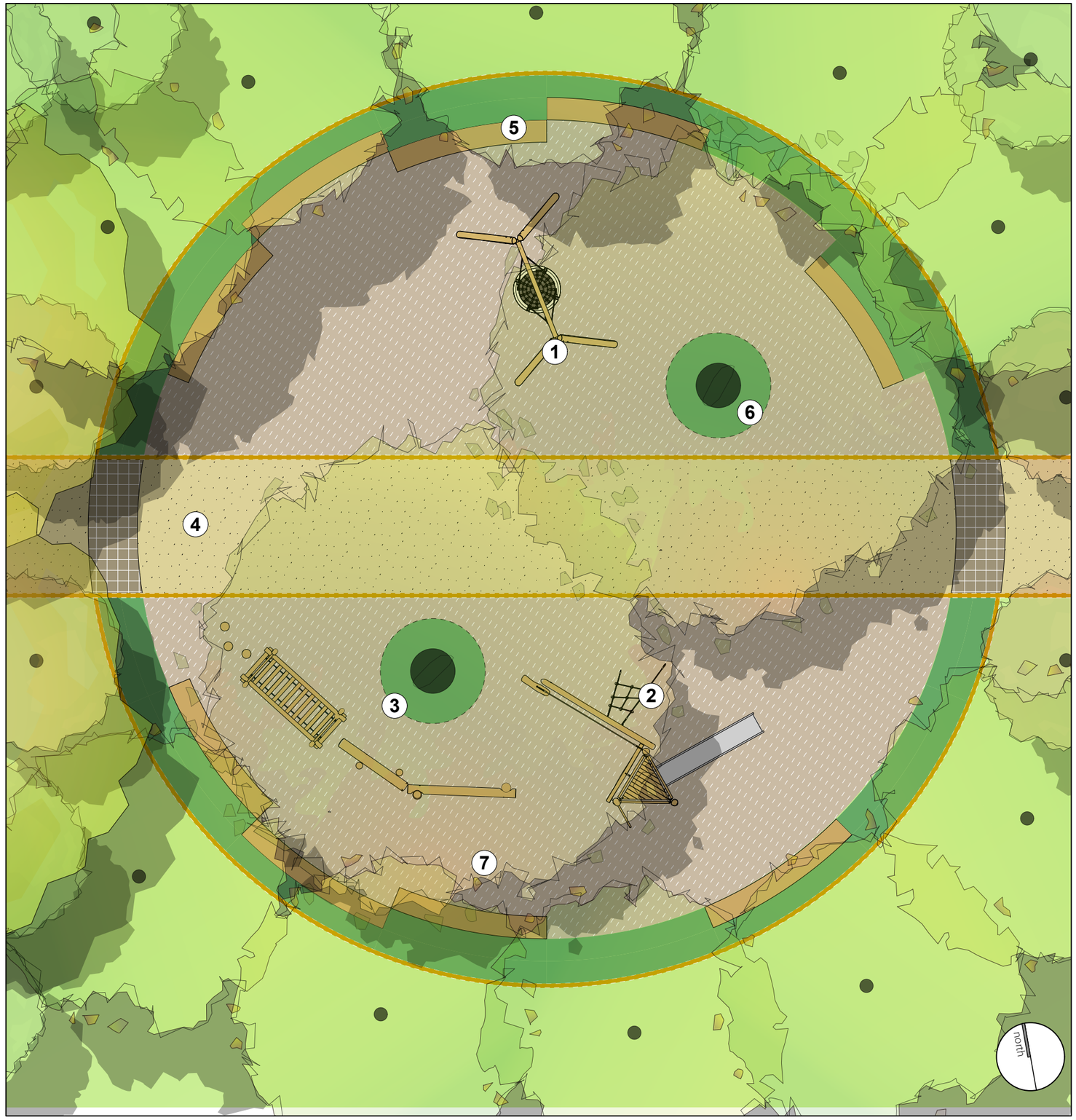
public domain - playground plan | L404

Orange Multi- Residential

NOTES

1 Timber framed basket swing.
2 Timber framed climbing tower with climbing ropes and slide.
3 Timber balance trail.
4 Feature paving thresholds to demarcate playground area.
5 Mass planting areas to provide screening of private residences.
6 Large feature trees in planting to provide shade.
7 Stepped sandstone log edging to provide informal play and seating.

PLAYGROUND / scale 1:100



LEGEND

- Site boundary
- Playground mulch
- Decomposed granite
- Cobblestone paving
- Sandstone logs
- Mass planting
- Timber bench seat
- Turf
- Feature arbour

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public domain - playground images | L405

Orange Multi- Residential

RENDERS

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public domain - pocket park | L406

Orange Multi- Residential

NOTES

1 New trees to frame park and replace existing trees to be removed.

2 Informative signage with reference to past use as private respite garden. Wording to be advised by the Heritage Consultant.

3 Decomposed granite access path with sandstone edging, creating view corridor to existing significant tree.

4 Decomposed granite circulation path.

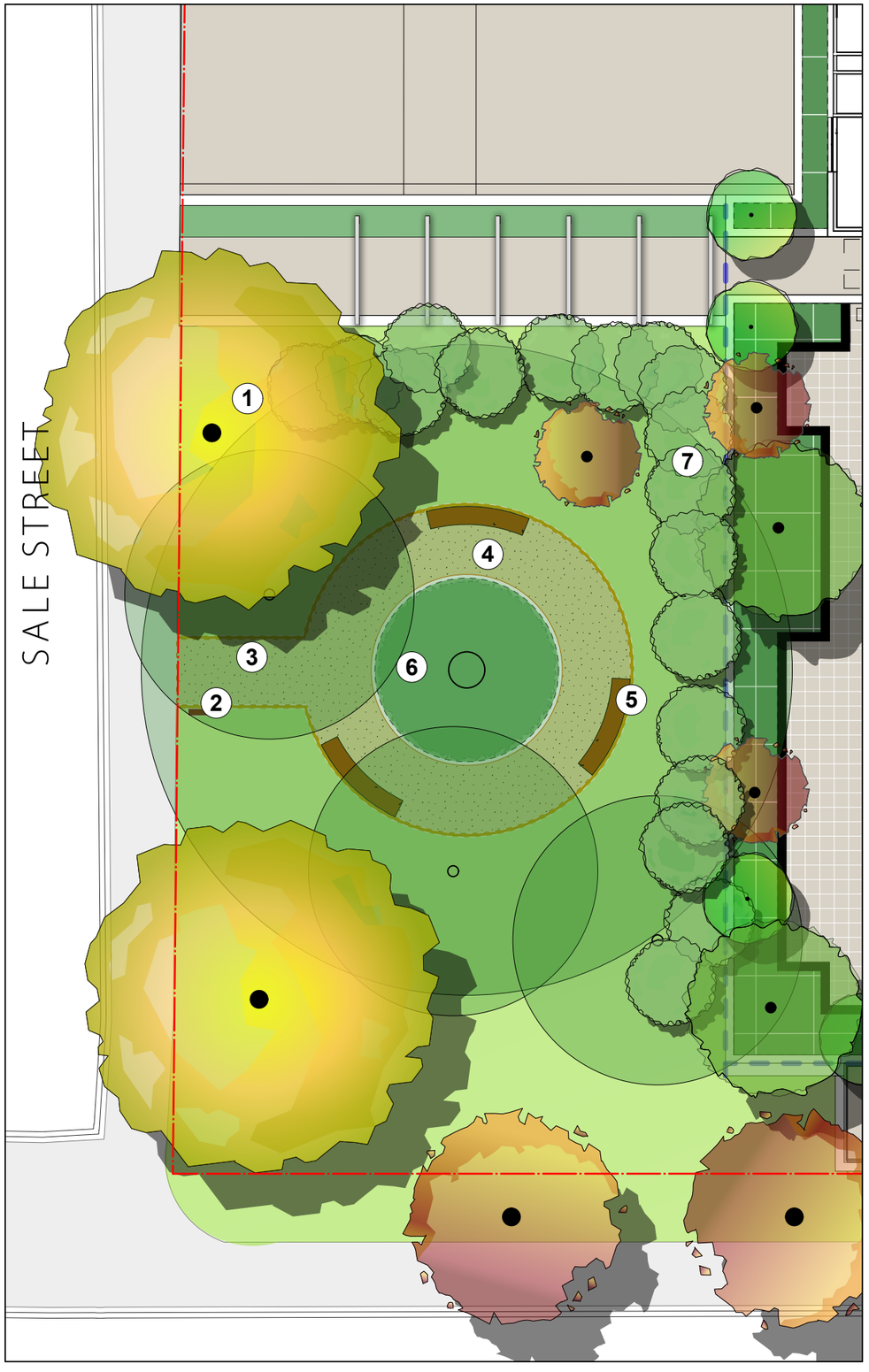
5 Timber bench seats for quiet gathering.

6 Mass planting of cottage species to reference heritage gardens of the area, protect existing tree and improve condition of soil.

7 Mass planting to provide screening of adjoining units.

RENDERS

POCKET PARK / scale 1:100



LEGEND

- Site boundary
- Basement under
- Existing path
- New path
- Paving
- Planting
- Turf
- Deco granite
- Timber bench seat
- Existing trees retained
- Proposed trees

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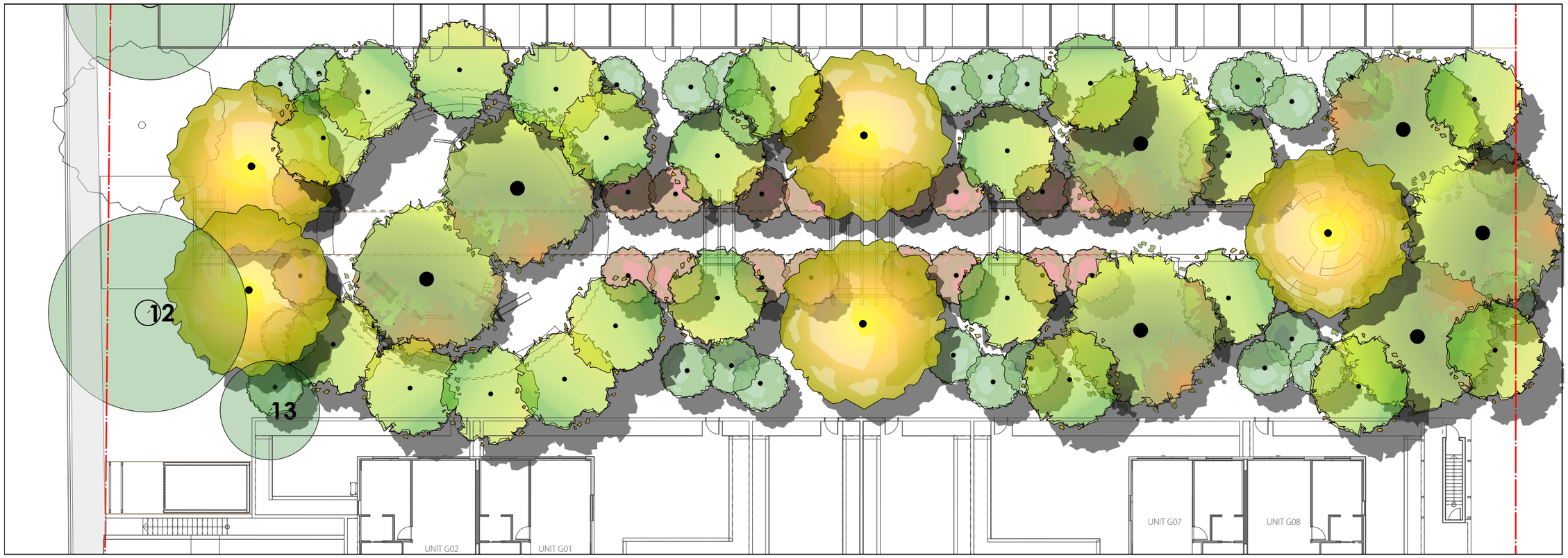
public domain - tree strategy | L407

Orange Multi- Residential

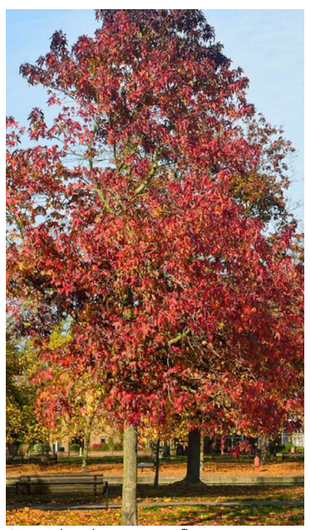


LEGEND

- Existing trees retained
- *Large feature trees*
- *Medium feature trees*
- *Small feature trees*

Betula pendula
Silver Birch

Liriodendron tulipifera
Tulip Tree



Liquidambar styraciflua
American sweetgum

Pistacia chinensis
Chinese Pistachio

Prunus cerasifera 'Nigra'
Black Cherry Plum

Quercus coccinea
Scarlet Oak

Ulmus minor variegata
Silver Elm

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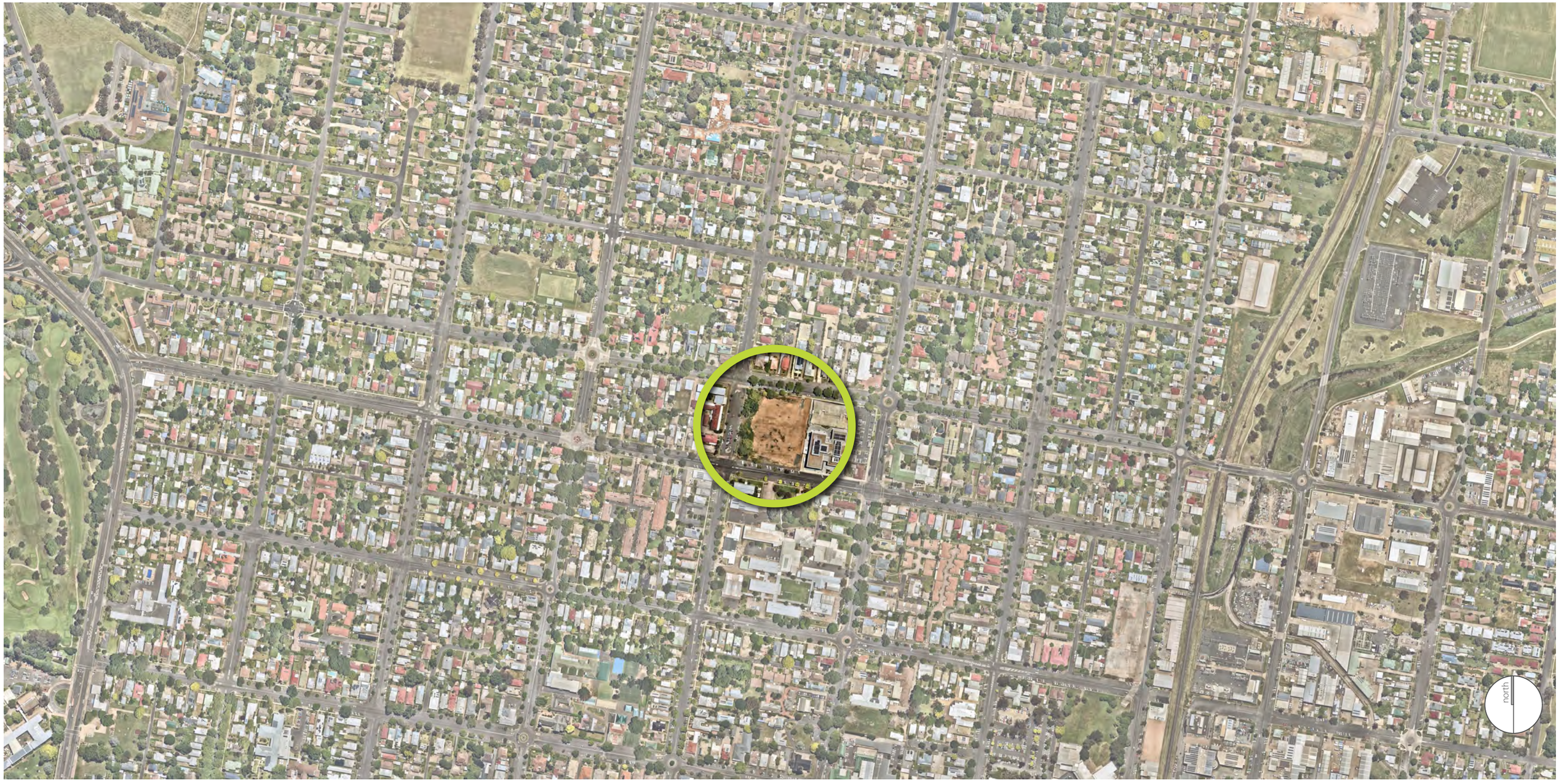


landscape documentation

Orange Multi- Residential

Maas Properties

103 Prince Street, Orange NSW

terras
landscape architects

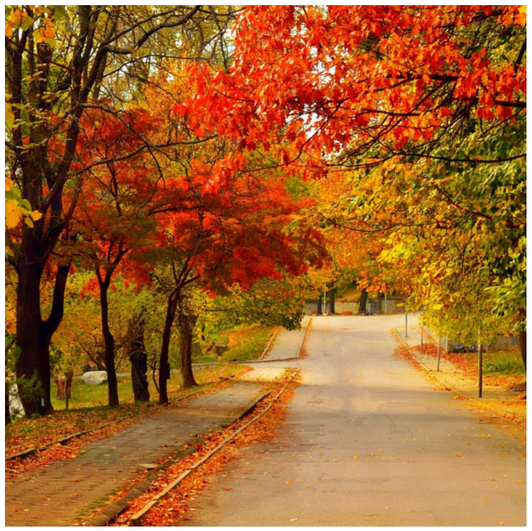
1

LANDSCAPE MASTERPLAN

L100 - MASTERPLAN - LANDSCAPE APPROACH

L101 - MASTERPLAN - LANDSCAPE DESIGN

2



LANDSCAPE DESIGN - RESIDENTIAL STREETS

L200 - STREE TREE AUGMENTATION

3

LANDSCAPE DESIGN - RESIDENTIAL AREAS

L301 - TOWNHOUSES - LANDSCAPE DESIGN
L302 - TOWNHOUSES - DETAIL PLANS

L303 - APARTMENTS - LANDSCAPE DESIGN
L304 - APARTMENTS - DETAIL PLANS

L305 - ROOF TERRACE - LANDSCAPE DESIGN

4

LANDSCAPE DESIGN - PUBLIC DOMAIN

L400 - PUBLIC DOMAIN - APPROACH

L401 - PUBLIC DOMAIN - LANDSCAPE DESIGN
L402 - PUBLIC DOMAIN - PERGOLAS
L403 - PUBLIC DOMAIN - LABYRINTH
L404 - PUBLIC DOMAIN - PLAYGROUND
L405 - PUBLIC DOMAIN - PLAYGROUND IMAGES
L406 - PUBLIC DOMAIN - POCKET PARK

L407 - PUBLIC DOMAIN - TREE STRATEGY

LANDSCAPE MASTERPLAN

Background:

> Orange is regarded as one of the states more elegant inland towns;

> It is characterised by beautiful tree-lines streets, charming late 1800s - early 1900s houses and commercial buildings and renowned public parks;

> The area is regarded by many as a substantial and sophisticated rural centre that has a valued past and bright future;

> A key feature of the town is its impressive autumn colours that precede cold and often snowy winters.

Landscape intent:

> The site is located towards the edge of central Orange, where there is a mix of old and new development;

> The landscape design adds to Orange's strong landscape character;

> The scale complements the heritage qualities of Dalton Street, and responds to the new development within the area;

> The proposal has a 21st century casual approach to living- relaxed yet sophisticated.

TREE LINED STREET

LOCAL HERITAGE BUILDINGS

COOK PARK ENTRY GATES

COMMERCIAL CENTRE

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L

masterplan - landscape design | L101

Orange Multi- Residential

MASTERPLAN - NOTES

1 Street trees to supplement existing, providing shade and canopy cover.

2 Deciduous trees to allow summer sun into townhouse courtyards. Patterning to pick up on building articulation.

3 Existing trees to be retained and protected during works.

4 Existing tree and retaining wall to be retained.

5 Feature trees to park entry.

6 Evergreen trees to provide protection from western sun and privacy from park to townhouse courtyards. Patterning to pick up on building articulation.

7 Screening of adjoining property with maintenance access under.

8 Existing tree to be retained. Pocket park with path, seating and mass planting.

9 Small trees to raised planters to provide protection from western sun and winds.

LANDSCAPE MASTERPLAN / scale 1:500

L200
street trees

L301-L302
townhouses

L400-L407
public open space

303-L305
apartments

LEGEND

- Site boundary
- Existing path
- New path
- Paving
- Planting
- Turf
- Deco granite
- Existing trees retair
- Proposed trees

REV	DATE	COMMENTS
H	23/8/22	REVISED DA

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5_DA-Hvwx 23/8/22

DRAWN: AL / PW
DATE: 22/2/22
SCALE: 1:300@A3

JOB NUMBER: 13956.5
PHASE: DA
DWG No: L101
REV: H

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street tree augmentation | L200

Orange Multi- Residential

TREES

Fraxinus excelsior 'Aurea'
Golden Ash

Liquidambar styraciflua
American sweetgum

Pistacia chinensis
Chinese Pistachio

NOTES

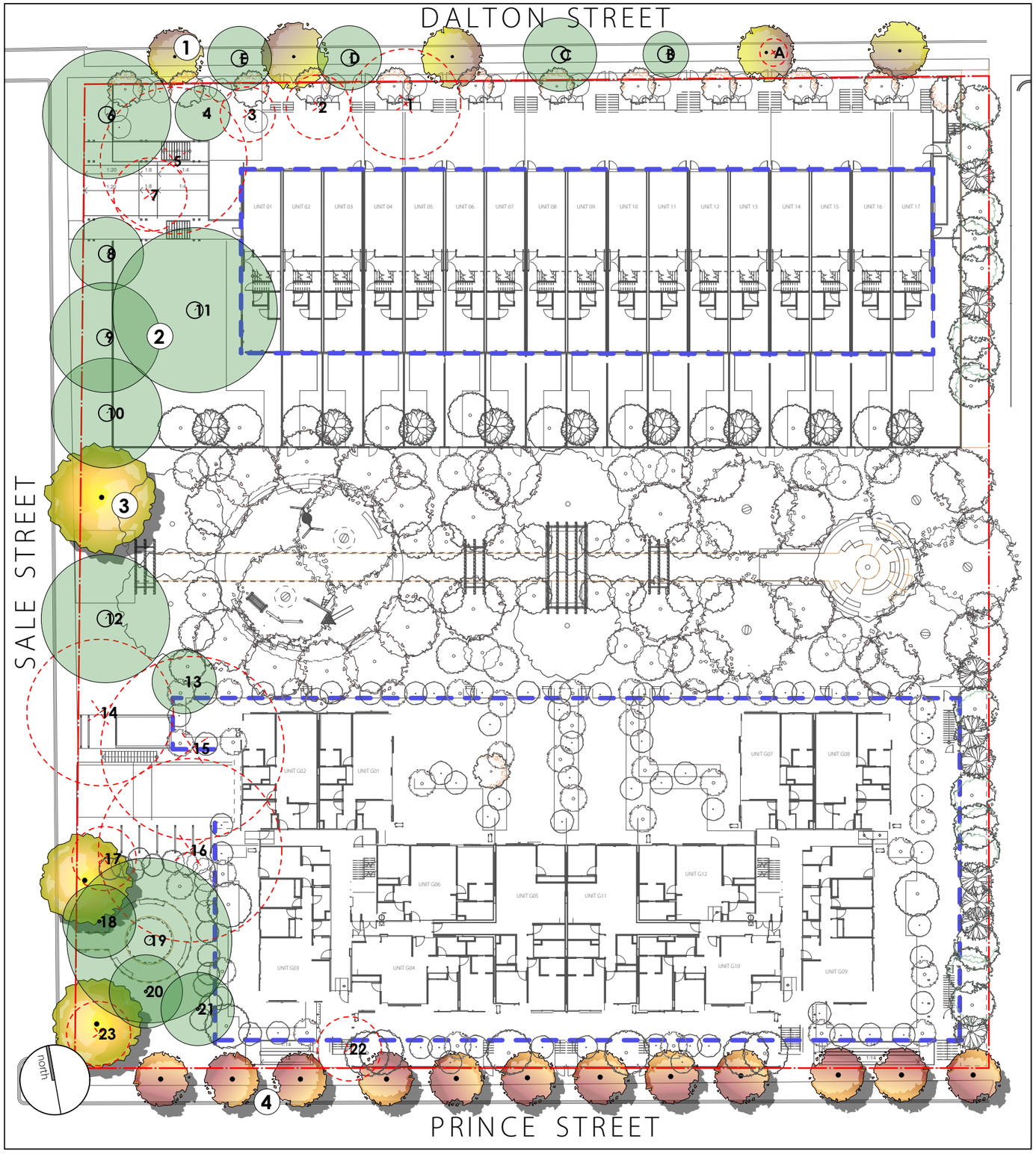
1 Fraxinus excelsa 'Aurea' to supplement existing street trees to Dalton Street.

2 Existing trees to be retained and protected. Tree numbering reflected in Arborist report- refer for more information.

3 Large 'Liriodendron tulipofera' to replace existing trees to be removed, planted at edge of devlopment to provide complementary planting to Sale Street.

4 'Pistacia chinensis' along Prince Street to provide seasonal colour and shade.

STREET TREES / scale 1:500



LEGEND

- Existing trees retained
- Existing trees removed
- *Fraxinus excelsior* 'Aurea'
- *Liriodendron tulipifera*
- *Pistacia chinensis*

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JOB NUMBER: **13956.5** PHASE: **DA** DWG No: **L200** REV: **H**

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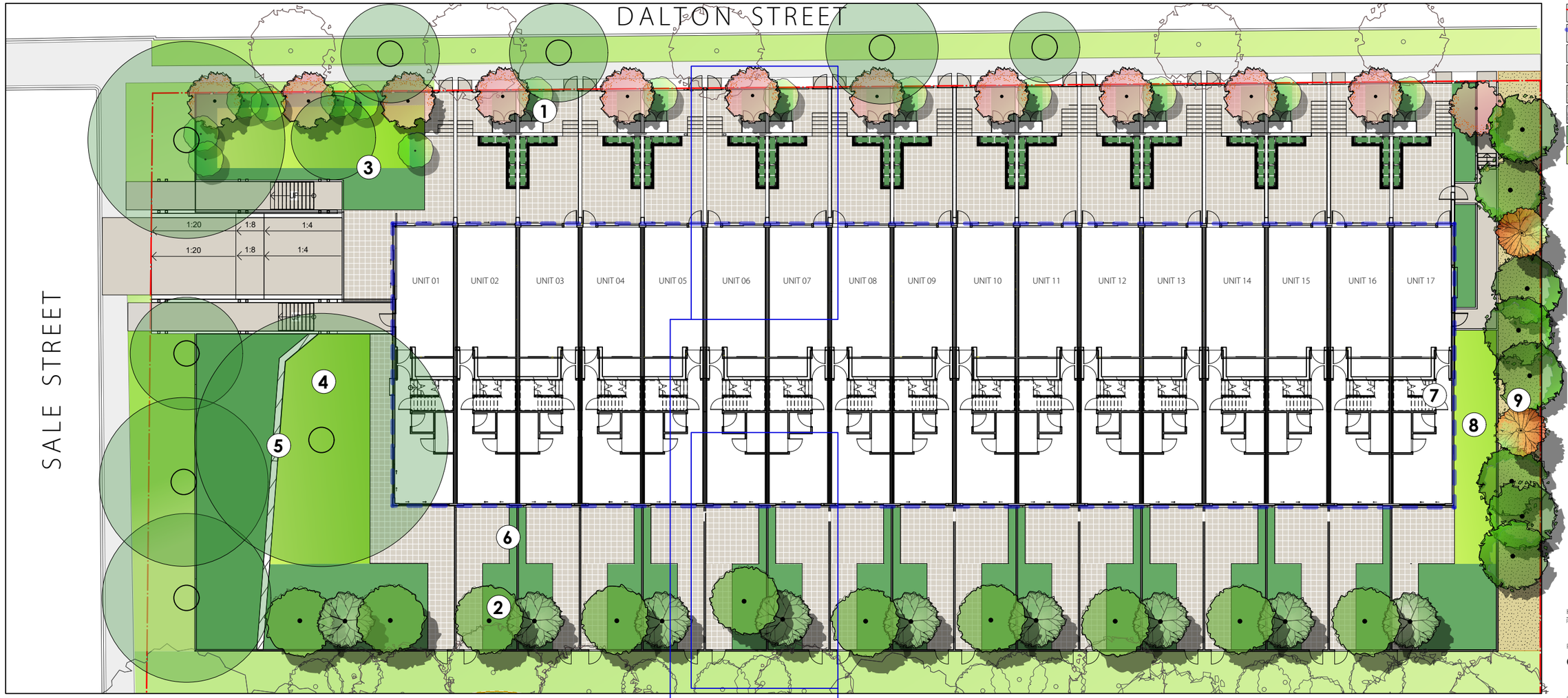
NO
RIGHT
TURN
P

townhouses - landscape design | L301

Orange Multi- Residential

TOWNHOUSES LANDSCAPE PLAN / scale 1:300



LEGEND

- Site boundary
- Basement under
- Existing path
- New path
- Paving
- Paving
- Planting
- Turf
- Existing trees retained
- Proposed trees

NOTES

1 Small trees to townhouse courtyards, providing privacy, protection and softening to Dalton Street.

2 Small trees to townhouse courtyards, providing privacy and protection. Tree patterning to reinforce building articulation. Refer L302 for species.

3 Unit 01 private courtyard with turfed area, mass planting and screening trees.

4 Unit 01 private courtyard with turfed area and existing tree to be retained and protected during works.

5 Existing wall to be retained to protect existing tree. Mass planting to soften and accomodate required batter.

6 Paved courtyards with low maintenance, hardy mass planting to soften edges.

7 Dashed line indicates basement level under.

8 Maintenance path and planting to soften adjoining development.

9 Trees and low maintenance mass planting to screen adjoining property. Refer L302 for species.

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JOB NUMBER: **13956.5** PHASE: **DA** DWG No: **L301** REV: **H**

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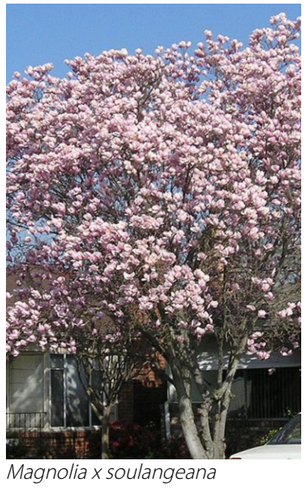
townhouses - detail plans | L302

Orange Multi- Residential

TREES

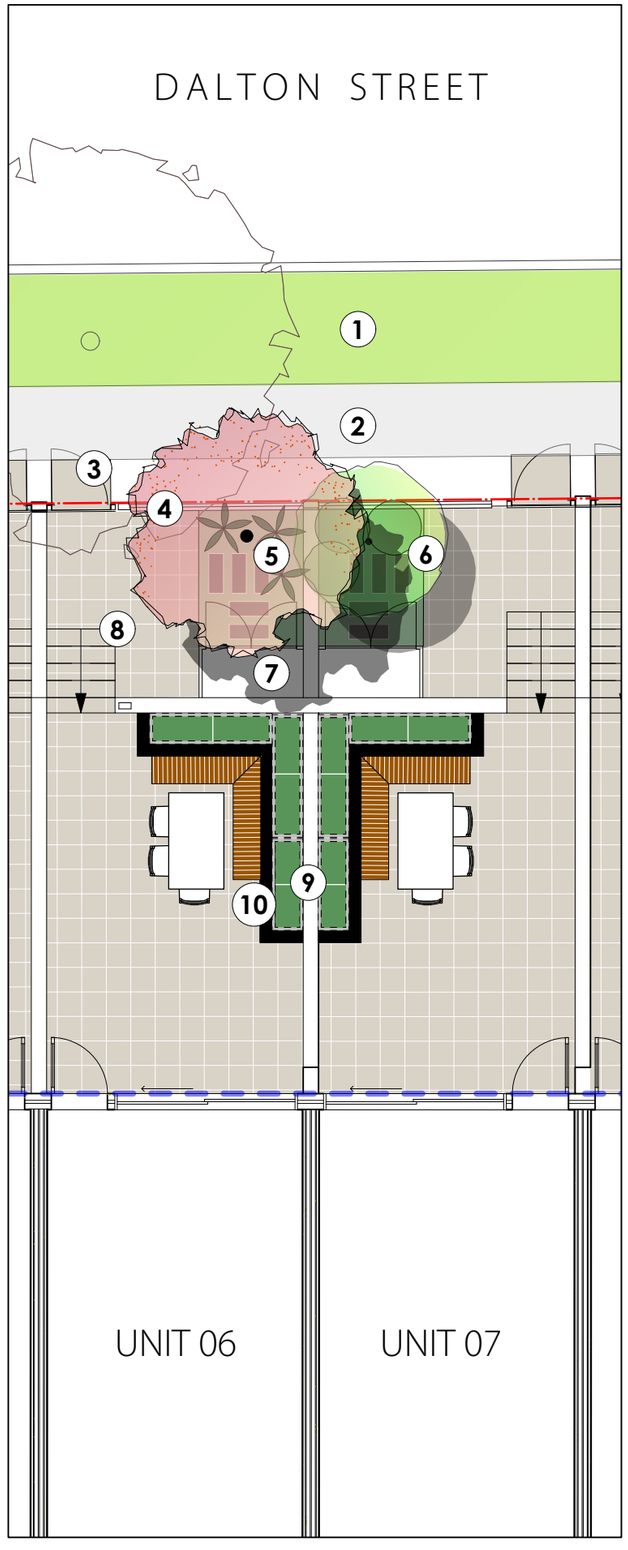
Betula pendula
Birch

Lagerstroemia indica
Crepe Myrtle



Magnolia x soulangeana
Magnolia

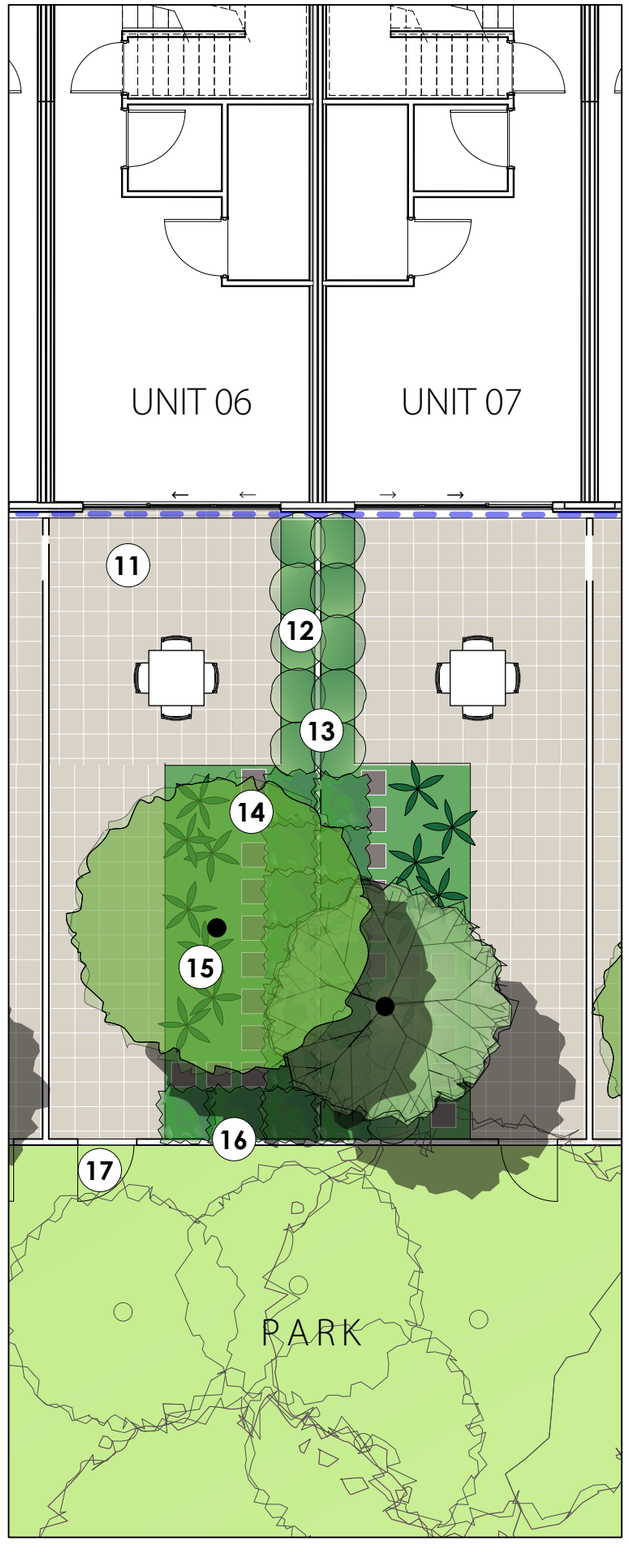
NORTHERN COURTYARDS TYPICAL / scale 1:100



NOTES

1 Turfed verge.
2 Existing footpath.
3 Private acces to Dalton Street.
4 Dalton Street fence to provide battened screening, allowing light and softening streetscape, whilst providing privacy.
5 Stepping stones to provide access and interest to planted courtyard.
6 Small trees (Magnolia, Crepe Myrtle) with mass planting below. Landscape design to reflect building articulation.
7 Screened bin storage.
8 Stairs to upper courtyard terrace.
9 Dividing wall and raised planter beds with tall planting to provide privacy and softening.
10 Rendered planter walls with built in bench seating, to future detail.
11 Paving to Architectural documentation.
12 Mass planting to soften courtyard fence.
13 Privacy fence between courtyards.
14 Stepping stones to provide interest and access to planted areas.
15 Small trees with mass planting below. Landscape design to reflect building articulation.
16 Privacy fencing to public domain, as per Architectural documentation.
17 Private acces to public domain park via privacy gate.

SOUTHERN COURTYARDS TYPICAL / scale 1:100



LEGEND

- Site boundary
- Basement under
- Existing path
- New path
- Paving
- Stepping stones
- Planting
- Raised planters
- Turf
- Proposed trees

REV	DATE	COMMENTS
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PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

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JOB NUMBER: **13956.5**
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apartments - landscape design | L303

Orange Multi- Residential

APARTMENTS LANDSCAPE PLAN / scale 1:300

LEGEND

- Site boundary
- Basement under
- Existing path
- New path
- Paving
- Paving
- Planting
- Turf
- Existing trees retained
- Proposed trees

NOTES

1 Raised planters with low maintenance mass planting.
2 Access gates to public open space.
3 Small trees to private courtyards in raised planters, to provide privacy, protection and softening.
4 Entry ramp and stairs to Architectural documentation.
5 Private courtyards with small feature trees, mass planting, access path and paved area.
6 Medium trees with mass planting in deep soil to provide screening of adjoining development.
7 N/A

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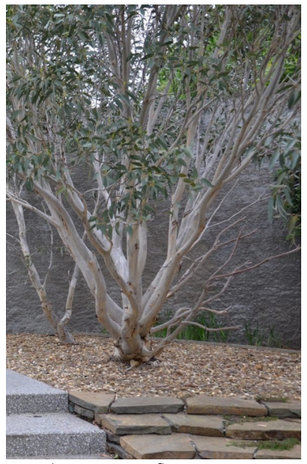
apartments - detail plans | L304

Orange Multi- Residential

TREES

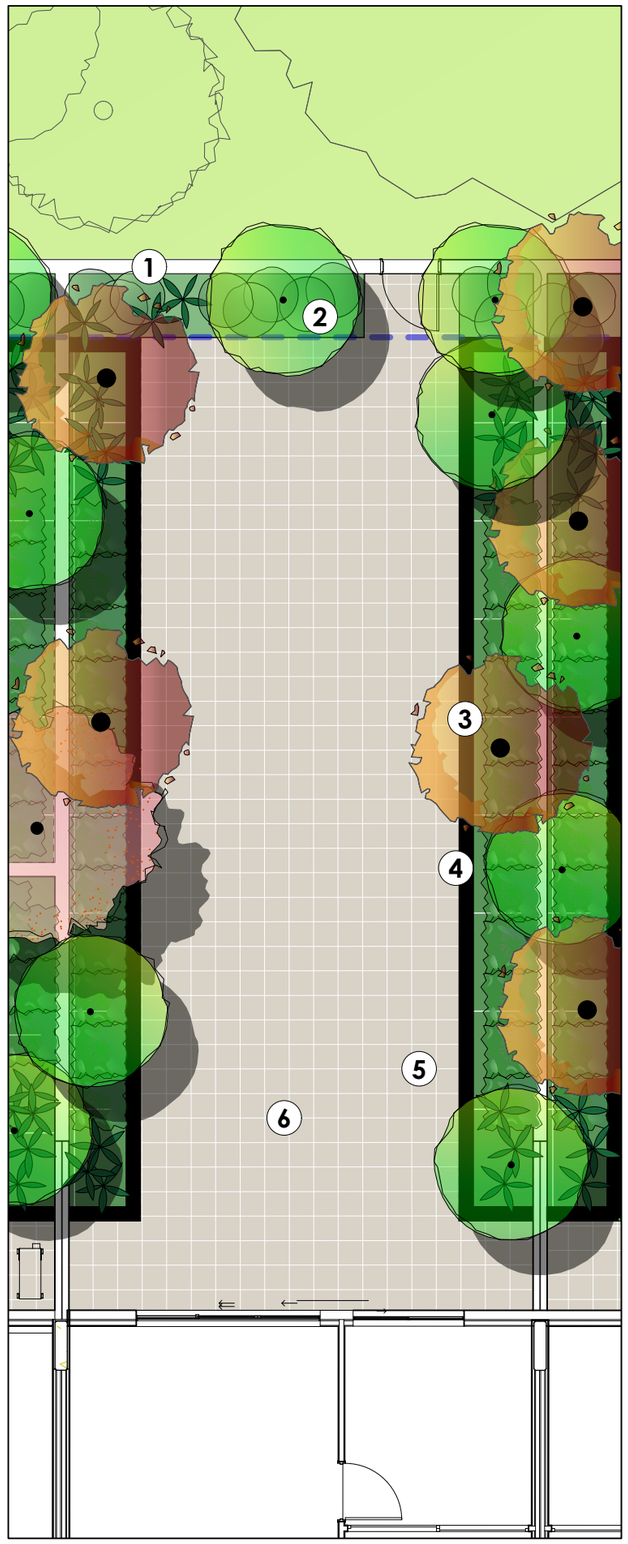
Acer palmatum
Japanese Maple



Eucalyptus pauciflora
Eucalyptus 'Little Snowman'

Pyrus calleryana 'Chanticleer'
Ornamental Pear

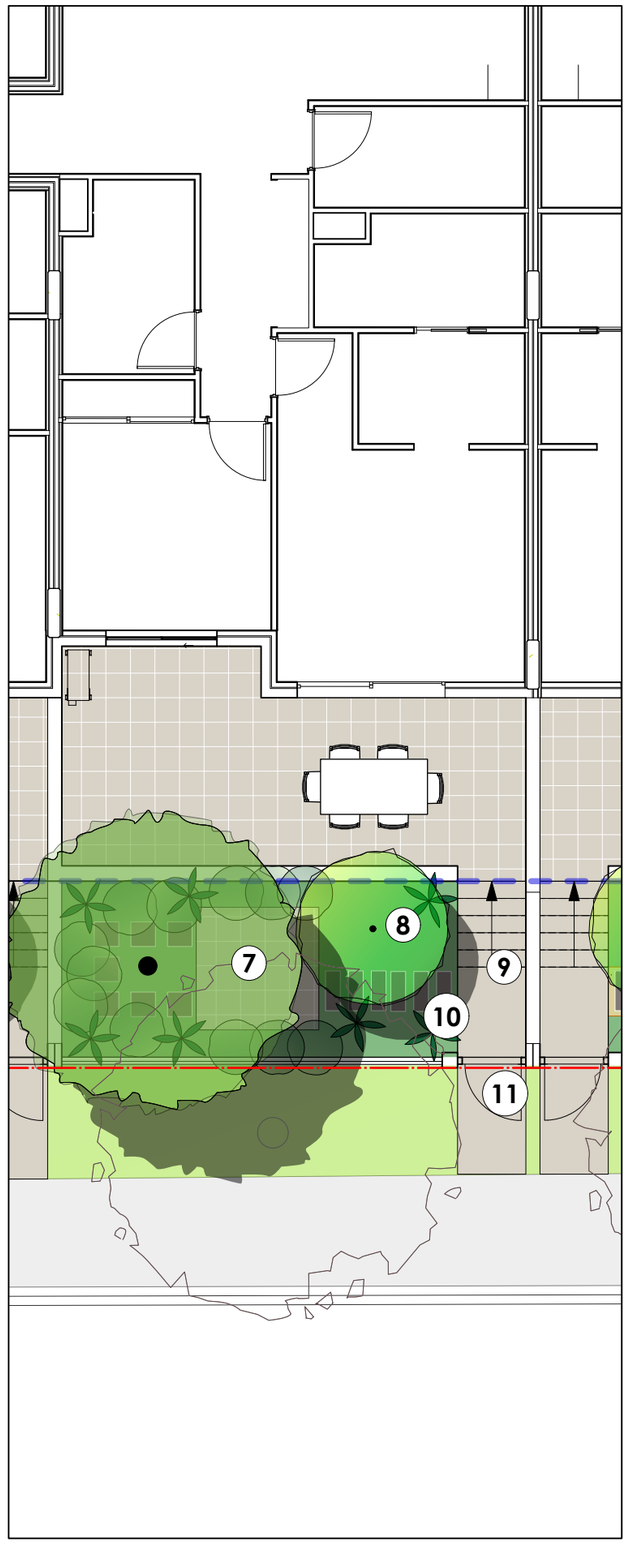
NORTHERN COURTYARDS TYPICAL / scale 1:100



NOTES

1 Private access to public domain.
2 Deep soil planting with larger feature trees.
3 'Quatro' GRC raised planters with drainage cell.
4 Small trees in raised planters, with mass planting below, to soften courtyard, create privacy and provide green outlook.
5 Planter walls to Architectural documentation.
6 Paving to Architectural documentation,
7 Paved area to apartment yard.
8 Small feature trees with mass planting under to provide privacy and green outlook.
9 Stairs to upper courtyard terrace and residence entry,
10 Path to provide maitenance access to courtyard.
11 Access gate to Prince Street.

SOUTHERN COURTYARDS TYPICAL / scale 1:100



LEGEND

- Site boundary
- Basement under
- Existing path
- New path
- Paving
- Stepping stones
- Planting
- Raised planters
- Turf
- Proposed trees

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roof terrace - landscape design | L305

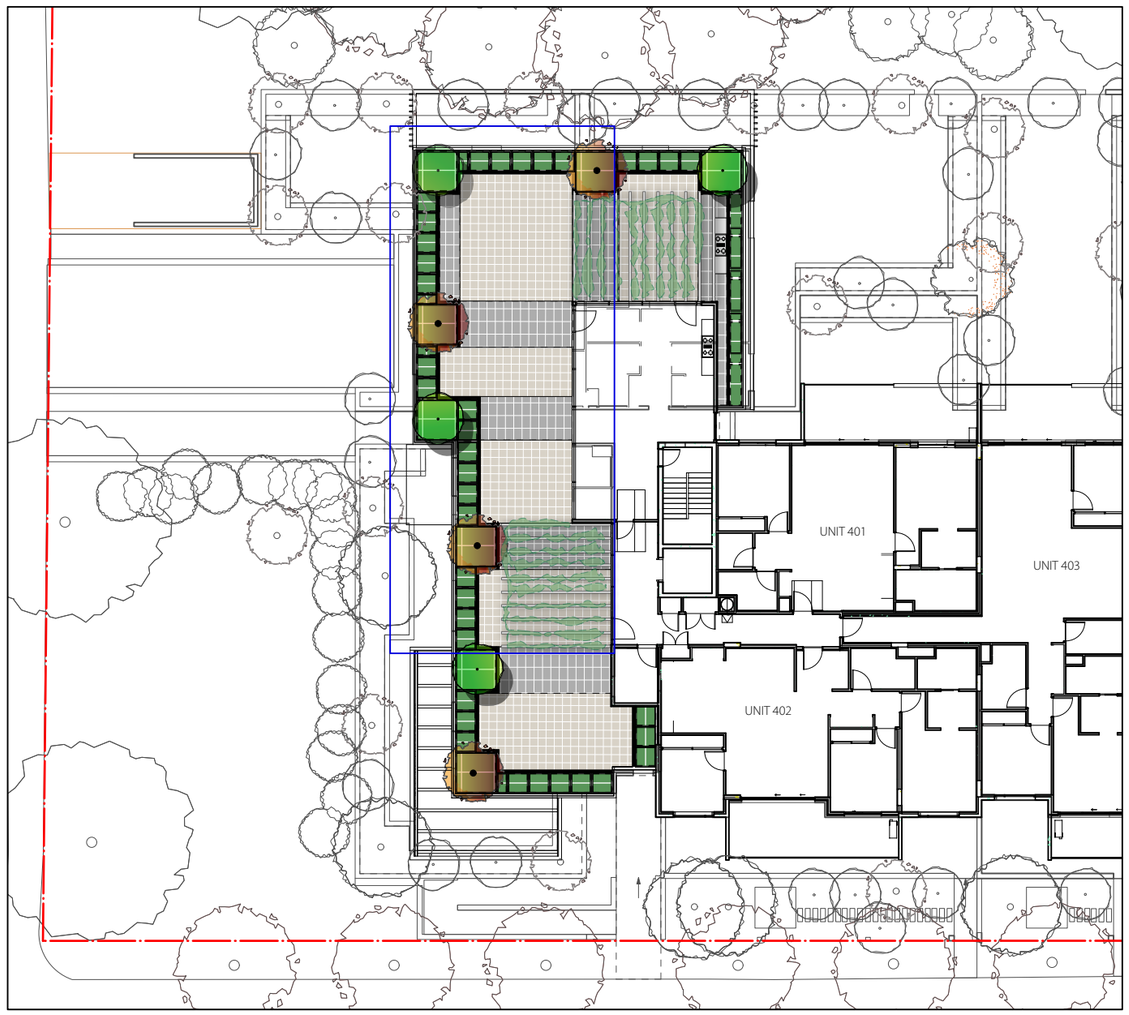
Orange Multi- Residential

PRECEDENTS

Wisteria vine to pergola

Quatro planters

TOWNHOUSES LANDSCAPE PLAN / scale 1:300



Quatro Designs GRC planter boxes

QTY	LENGTH	WIDTH	HEIGHT	AREA	TOTAL
8	2.0	2.0	1.0	3.6m^2	28.8m^2
5	2.0	0.6	1.0	0.9m^2	4.50m^2
37	1.0	1.0	1.0	0.8m^2	29.6 m^2
4	1.0	0.5	0.8*	0.4m^2	1.60m^2

TOTAL PLANTING FOR ROOF TERRACE **64.50m^2**

*on stands to increase height to 1.0

NOTES

1 Feature pergola over terrace, providing protection to BBQ area, with Westeria vine grown over to provide shade and cooling.

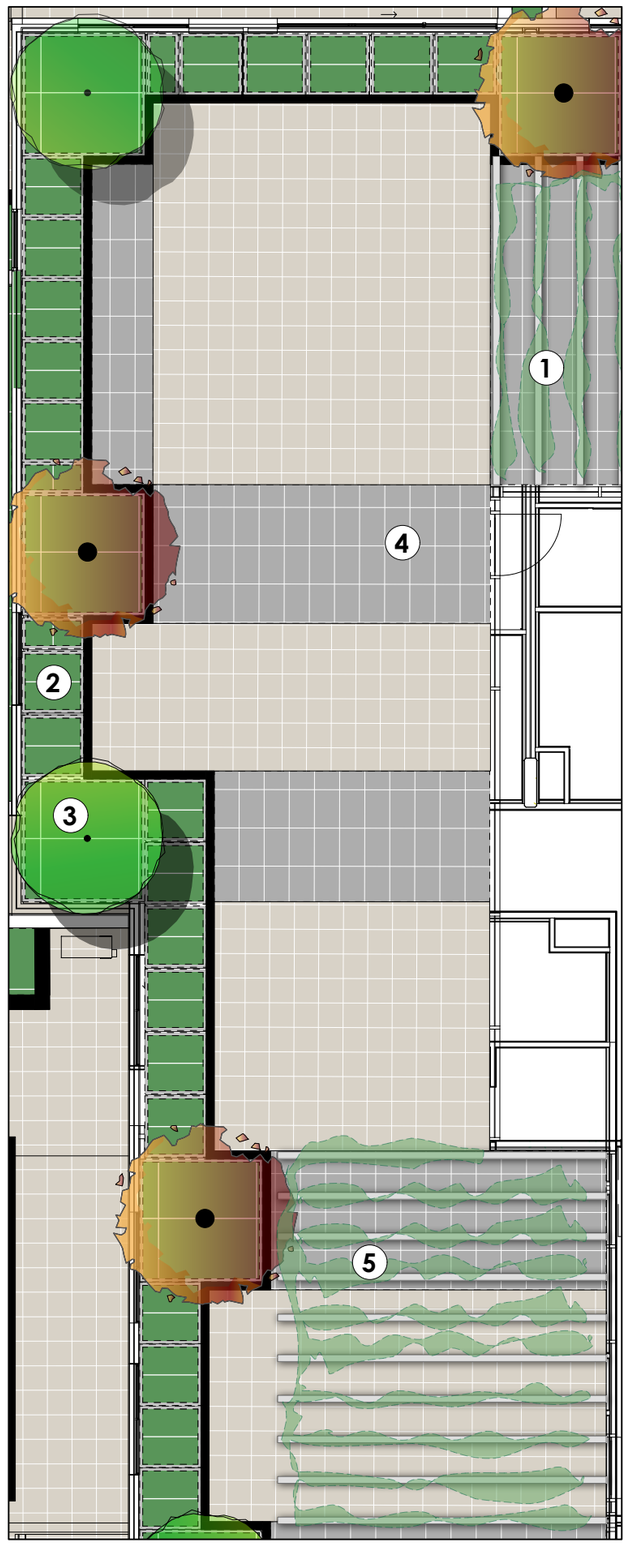
2 1m x 1m x 1m GRC planter bed with feature planting.

3 2m x 2m x 1m GRC planter bed with feature tree.

4 Feature paving in bands to define areas.

5 Feature pergola with Westeria vine grown over to provide shade and cooling.

ROOF TERRACE / scale 1:100



LEGEND

- Paving
- Paving
- Planting
- Raised planters
- Feature arbour
- Proposed trees

REV	DATE	COMMENTS
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public domain - approach | L400

Orange Multi- Residential

PUBLIC DOMAIN

Following a survey of parks within a 1km radius of the site, it was decided that the open space for the development was to reflect the other, more traditional parks that occur within Central Orange (i.e. Cook Park and Robertson Park).

This was done by determining what key elements are contained within these parks (refer images) and reinterpret them in a modern way.

The aim of this approach is to reflect the values of the today (e.g. a more relaxed approach to living but a desire for greater sophistication) and create a contemporary park but one that is complementary to the others.

This approach also allowed the inclusion of large, deciduous trees that will generally add to the preferred landscape character of Orange

SHADE TREES

HERITAGE ROTUNDA

SUNKEN GARDEN

CENTRAL AVENUE

REV	DATE	COMMENTS
C	23/8/22	REVISED DA

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Orange Multi- Residential

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103 Prince Street, Orange NSW

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Maas Properties

13956.5_DA-H.vwx 23/8/22

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SCALE: 1:500@A3

JOB NUMBER: **13956.5**
PHASE: **DA**
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REV: **C**

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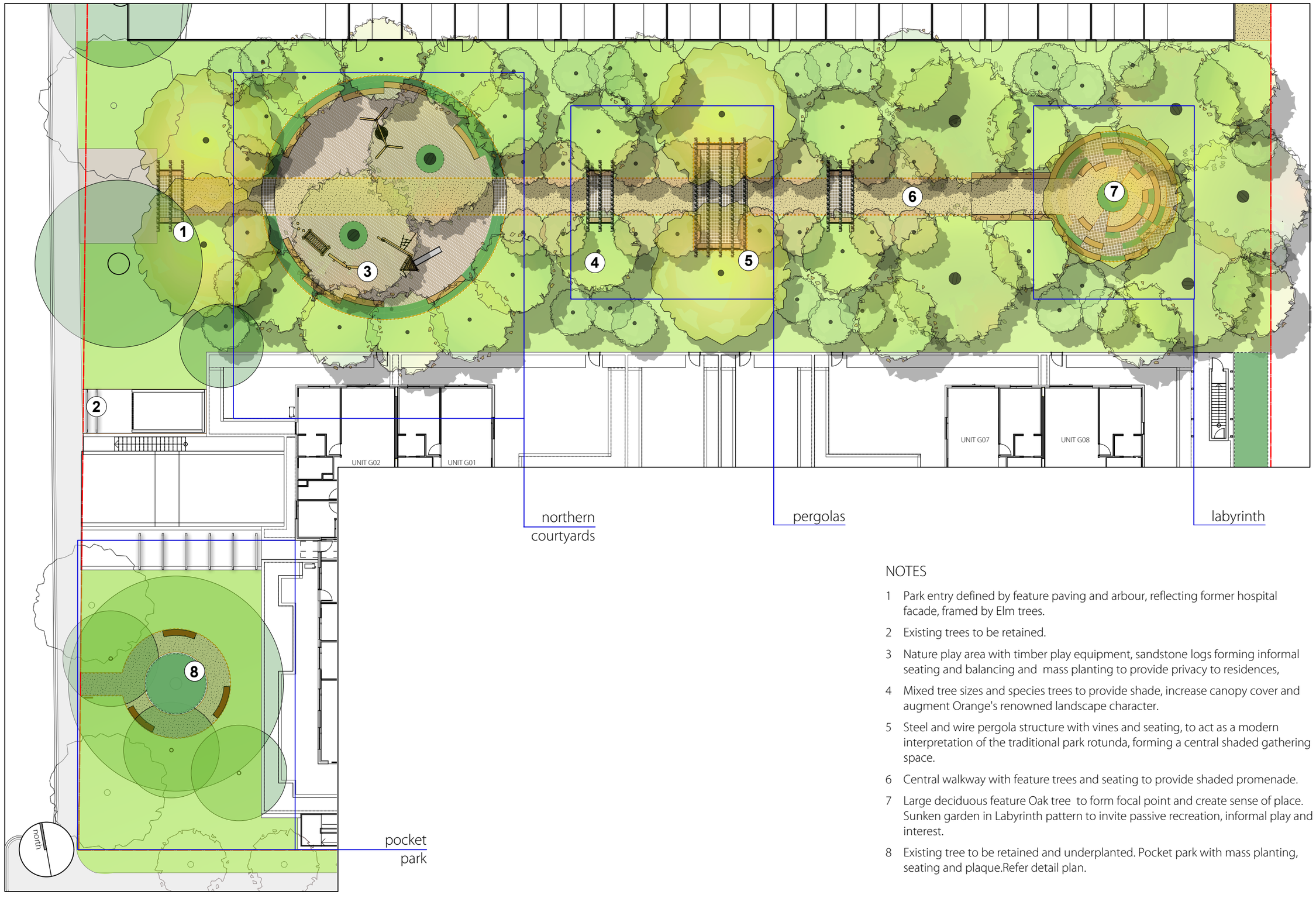
ONE
WAY

public domain - landscape design | L401

Orange Multi- Residential

PUBLIC DOMAIN / scale 1:300



LEGEND

- Site boundary
- Playground mulch
- Decomposed granite
- Cobblestone paving
- Sandstone logs
- Mass planting
- Timber bench seat
- Turf
- Feature arbour

NOTES

1 Park entry defined by feature paving and arbour, reflecting former hospital facade, framed by Elm trees.

2 Existing trees to be retained.

3 Nature play area with timber play equipment, sandstone logs forming informal seating and balancing and mass planting to provide privacy to residences,

4 Mixed tree sizes and species trees to provide shade, increase canopy cover and augment Orange's renowned landscape character.

5 Steel and wire pergola structure with vines and seating, to act as a modern interpretation of the traditional park rotunda, forming a central shaded gathering space.

6 Central walkway with feature trees and seating to provide shaded promenade.

7 Large deciduous feature Oak tree to form focal point and create sense of place. Sunken garden in Labyrinth pattern to invite passive recreation, informal play and interest.

8 Existing tree to be retained and underplanted. Pocket park with mass planting, seating and plaque.Refer detail plan.

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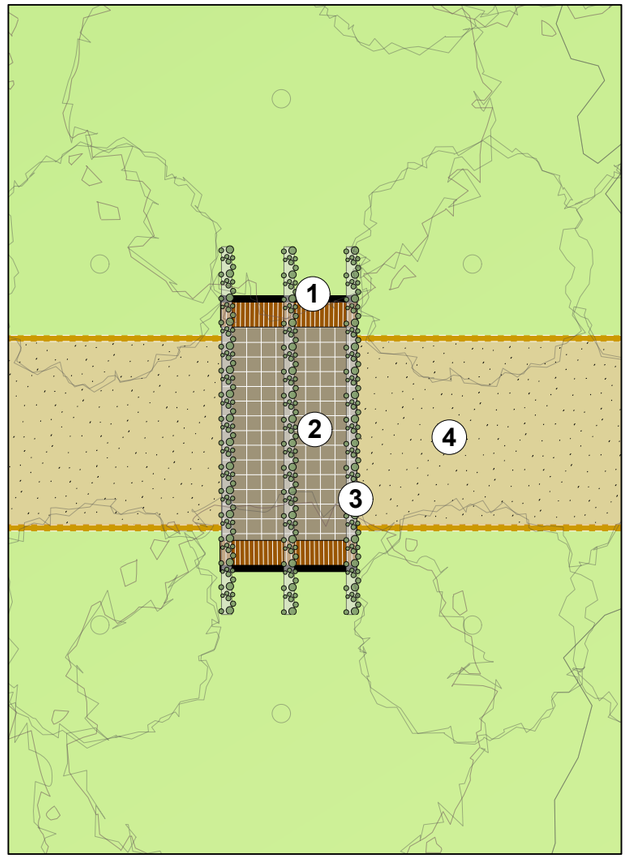
public domain - pergolas | L402

Orange Multi- Residential

INTERMEDIATE PERGOLA / scale 1:100



NOTES

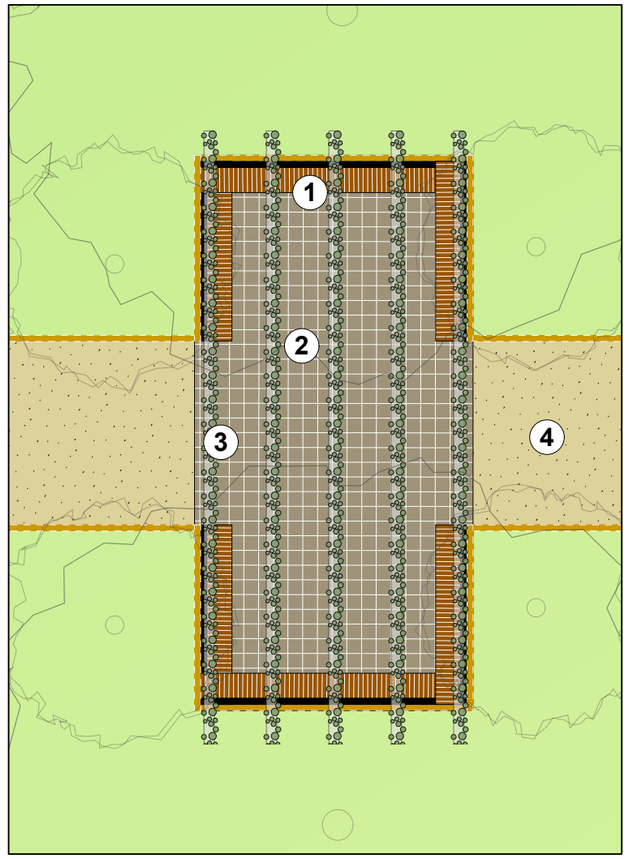
1 Bench seats.

2 Feature cobblestone paving.

3 Steel and wire mesh structure to carry vines.

4 Cement stabilised decomposed granite with sandstone kerb edging to form path.

CENTRAL PERGOLA / scale 1:100



LEGEND

- Site boundary
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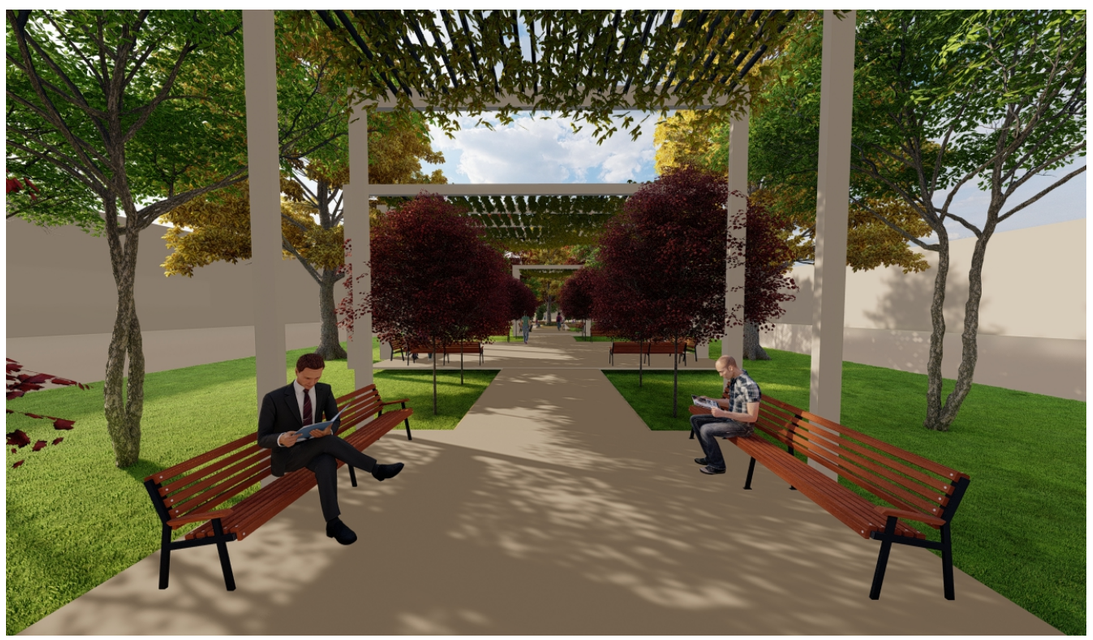
- Sandstone logs
- Mass planting
- Timber bench seat
- Turf
- Feature arbour

RENDERS



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REV: **H**

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public domain - labyrinth | L403

Orange Multi- Residential

NOTES

1 Mass planting with large feature tree as focal point and to provide summer shade.

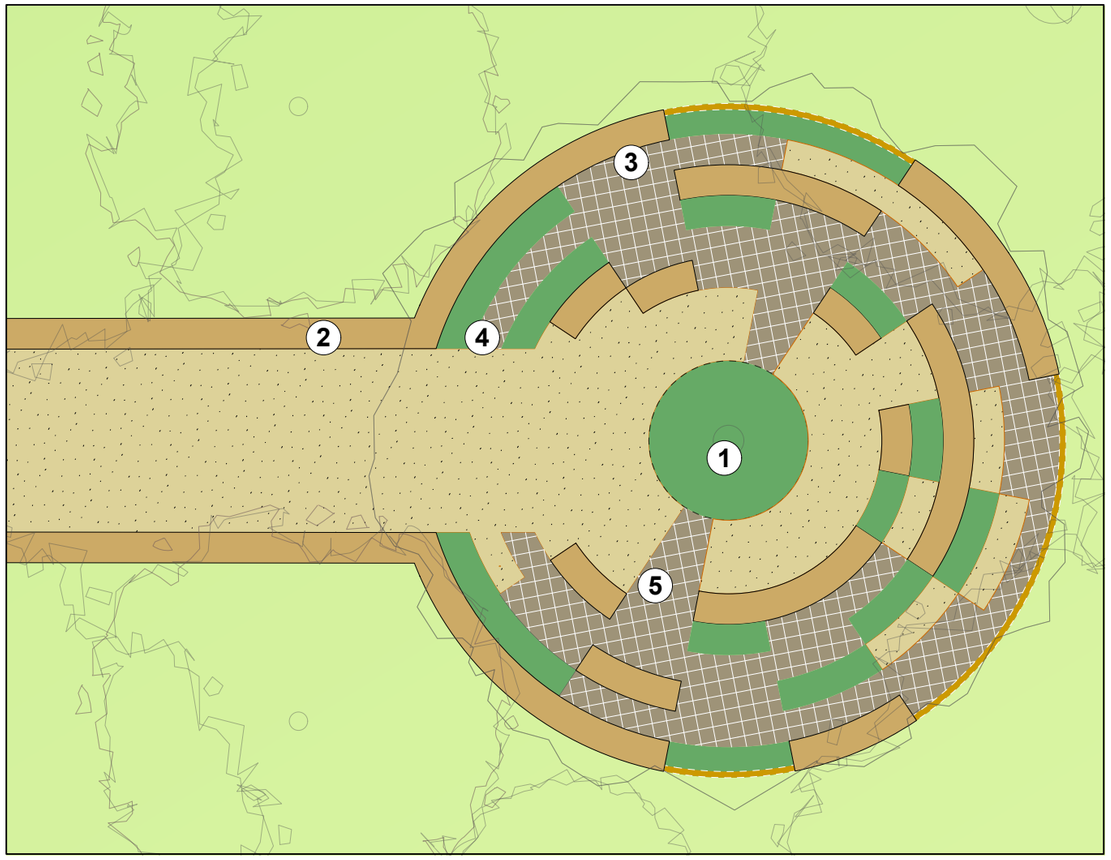
2 Sandstone log retaining walls to accomodate slope down into sunken garden.

3 Sandstone log seats to form labyrinth and provide informal seating and play opportunitites.

4 Mass planting areas to create labyrinth and soften area.

5 Feature cobblestone paving to form maze path.

LABYRINTH / scale 1:100



LEGEND

- Site boundary
- Playground mulch
- Decomposed granite
- Cobblestone paving
- Sandstone logs
- Mass planting
- Timber bench seat
- Turf
- Feature arbour

RENDERS

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Maas Properties

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SCALE: 1:300@A3

JOB NUMBER: 13956.5
PHASE: DA
DWG No: L403
REV: H

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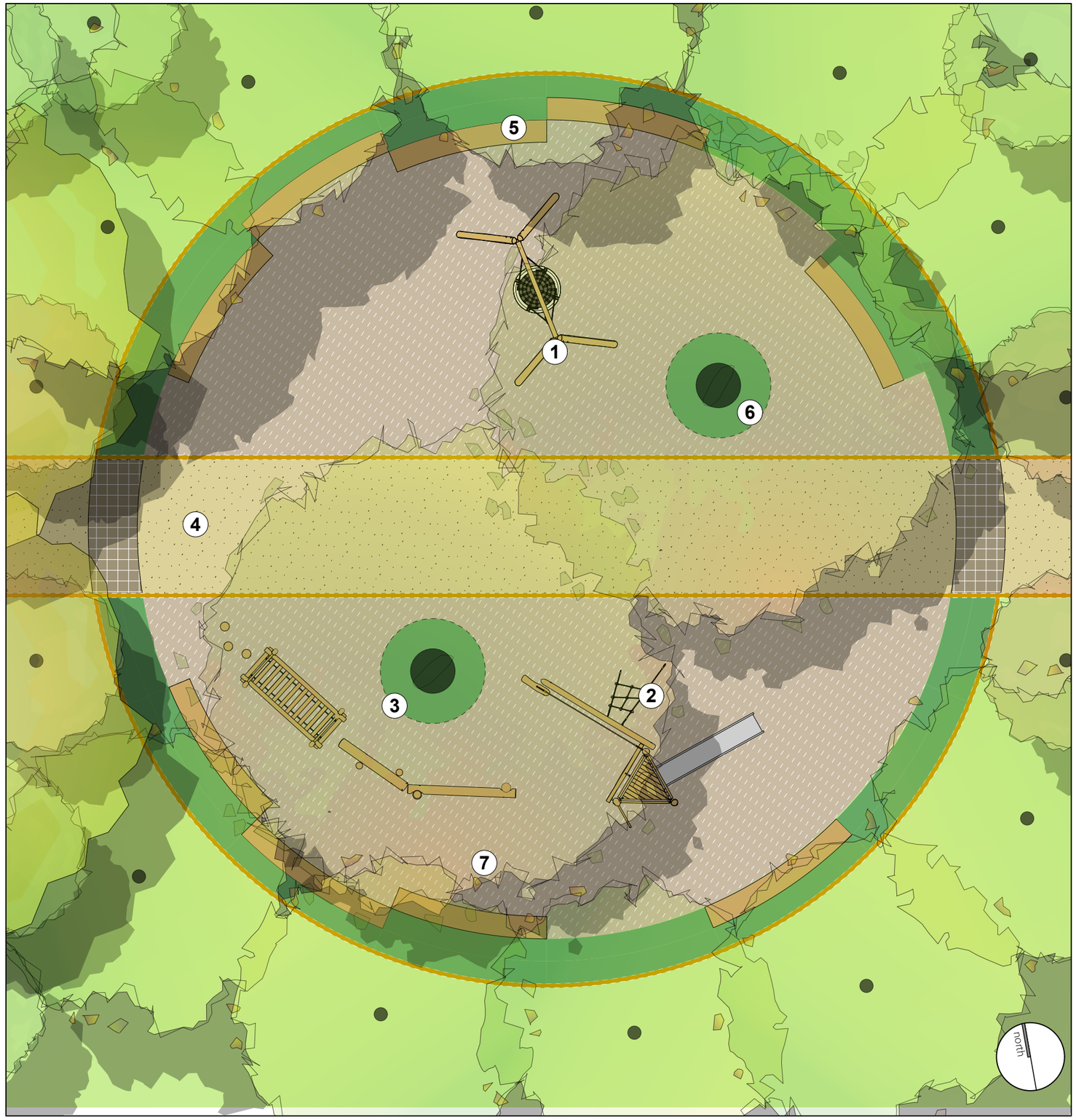
public domain - playground plan | L404

Orange Multi- Residential

NOTES

1 Timber framed basket swing.
2 Timber framed climbing tower with climbing ropes and slide.
3 Timber balance trail.
4 Feature paving thresholds to demarcate playground area.
5 Mass planting areas to provide screening of private residences.
6 Large feature trees in planting to provide shade.
7 Stepped sandstone log edging to provide informal play and seating.

PLAYGROUND / scale 1:100



LEGEND

- Site boundary
- Playground mulch
- Decomposed granite
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- Timber bench seat
- Turf
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REV: H

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public domain - playground images | L405

Orange Multi- Residential

RENDERS

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public domain - pocket park | L406

Orange Multi- Residential

NOTES

1 New trees to frame park and replace existing trees to be removed.

2 Informative signage with reference to past use as private respite garden. Wording to be advised by the Heritage Consultant.

3 Decomposed granite access path with sandstone edging, creating view corridor to existing significant tree.

4 Decomposed granite circulation path.

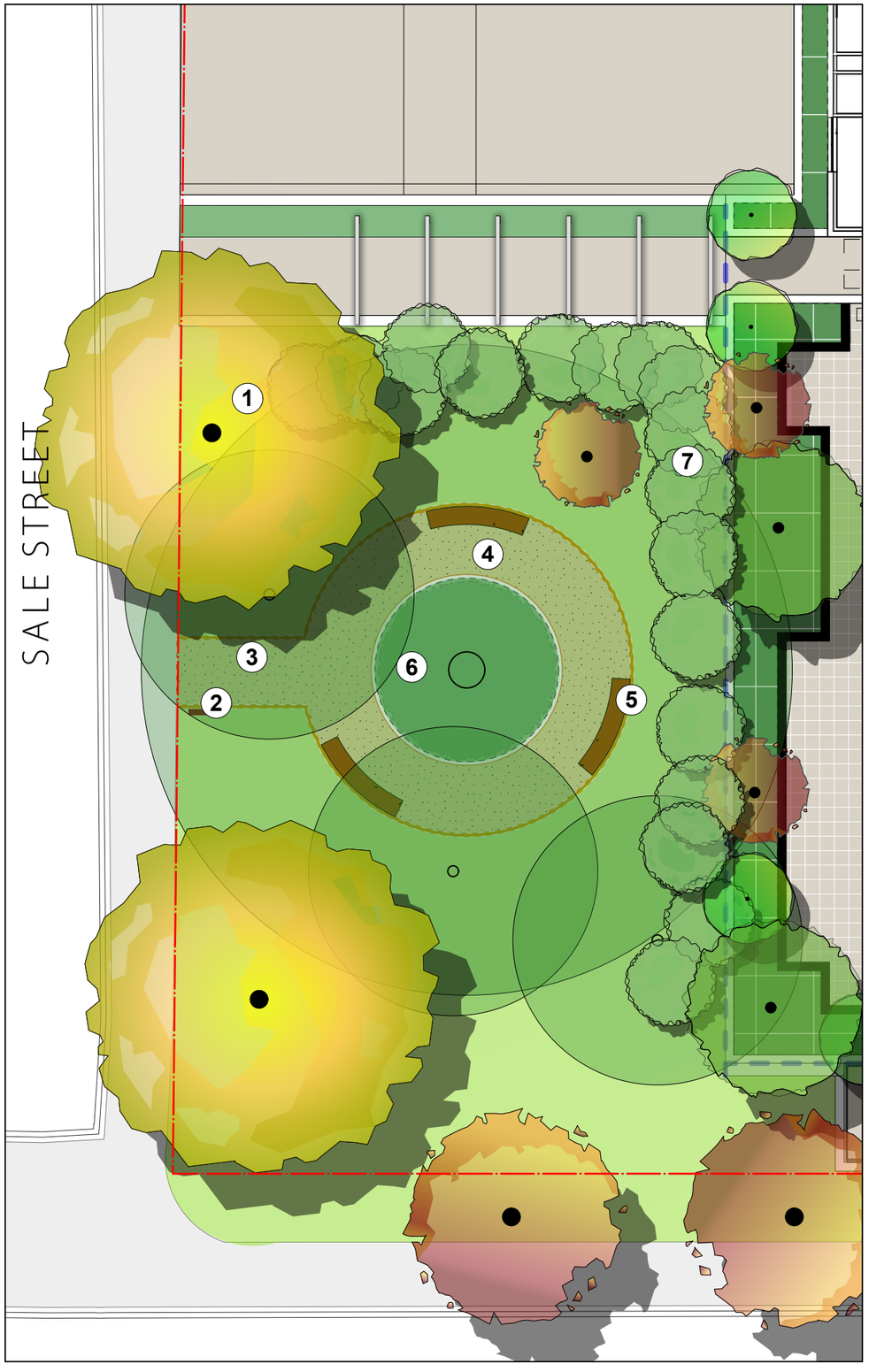
5 Timber bench seats for quiet gathering.

6 Mass planting of cottage species to reference heritage gardens of the area, protect existing tree and improve condition of soil.

7 Mass planting to provide screening of adjoining units.

RENDERS

POCKET PARK / scale 1:100



LEGEND

- Site boundary
- Basement under
- Existing path
- New path
- Paving
- Planting
- Turf
- Deco granite
- Timber bench seat
- Existing trees retained
- Proposed trees

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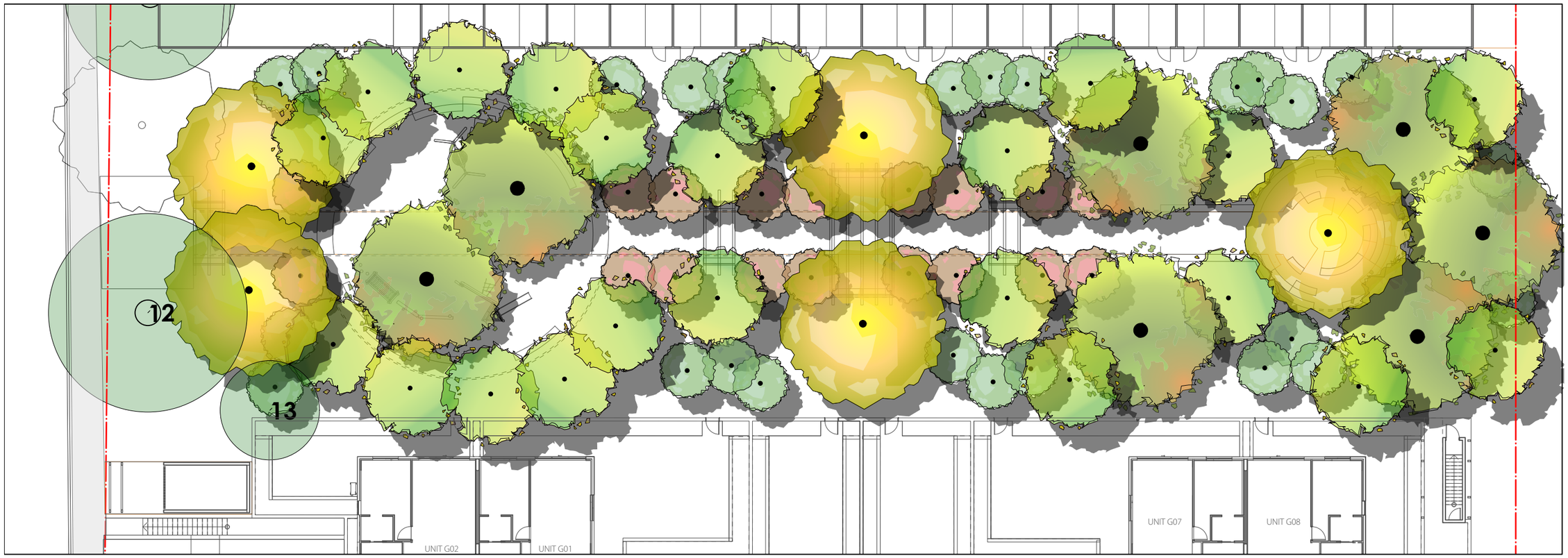
DRAWN: AL / PW
DATE: 22/2/22
SCALE: 1:300@A3

JOB NUMBER: 13956.5
PHASE: DA
DWG No: L406
REV: H

terras landscape architects
412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069

public domain - tree strategy | L407

Orange Multi- Residential

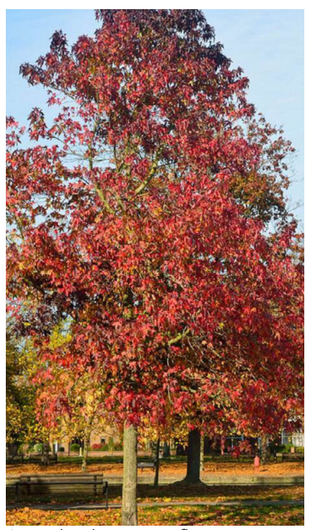


LEGEND

- Existing trees retained
- *Large feature trees*
- *Medium feature trees*
- *Small feature trees*

Betula pendula
Silver Birch

Liriodendron tulipifera
Tulip Tree



Liquidambar styraciflua
American sweetgum

Pistacia chinensis
Chinese Pistachio

Prunus cerasifera 'Nigra'
Black Cherry Plum

Quercus coccinea
Scarlet Oak

Ulmus minor variegata
Silver Elm

REV	DATE	COMMENTS
H	23/8/22	REVISED DA

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5_DA-H.vwx 23/8/22

DRAWN: AL / PW
DATE: 22/2/22
SCALE: 1:300@A3

JOB NUMBER: **13956.5**
PHASE: **DA**
DWG No: **L407**
REV: **H**

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Annexure D – Clause 4.6 Request to Vary a Development Standard

Clause 4.6 Variation Request

Residential Flat Building (63 Apartments), Multi Dwelling Housing (17 Townhouses), Recreation Area (Public Park) & Torrens Title Subdivision (3 Lot).

103 Prince Street, Orange
Lot 501 in DP 1249083

July 2022

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1.0 Introduction

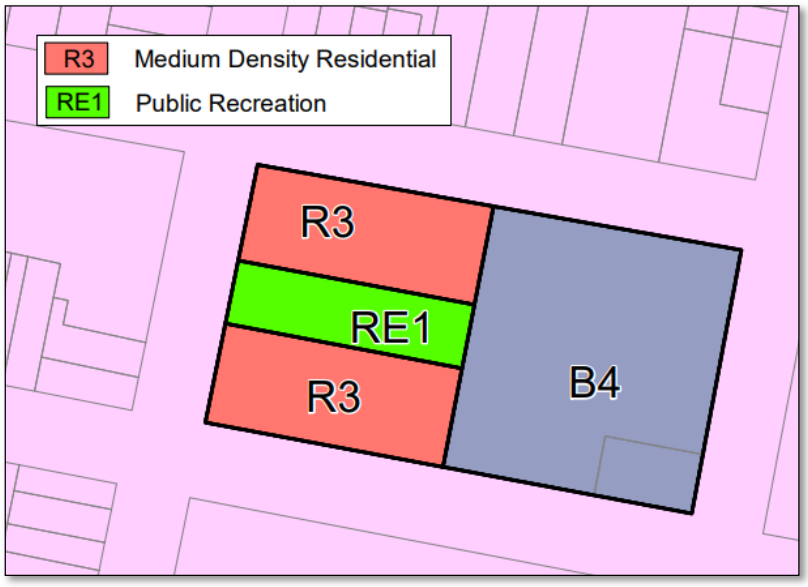
This clause 4.6 variation has been prepared having regard to the Land and Environment Court judgements in the matters of *Wehbe v Pittwater Council* [2007] NSWLEC 827 and *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118.

This application to vary a development standard relates to the proposed residential apartment building at 103 Prince St, Orange - Lot 501 in DP1249083. This application requests a variation under Clause 4.6 of the *Orange Local Environmental Plan 2011*. The application requests to vary Clause 4.3 of the *Orange Local Environmental Plan 2011* to vary the maximum building height allocated to the subject site.

2.0 Orange Local Environmental Plan 2011

Environmental planning instrument that applies to the land
Orange Local Environmental Plan 2011.

Zoning of the land
R3 Medium Density Residential and RE1 Public Recreation. The proposed variation affects the R3 Medium Density Residential zone of the site.



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Objectives of the zone
The objectives of the R3 Medium Density Residential zone are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure development is ordered in such a way as to maximise public transport patronage, and encourage walking and cycling, in close proximity to settlement.*

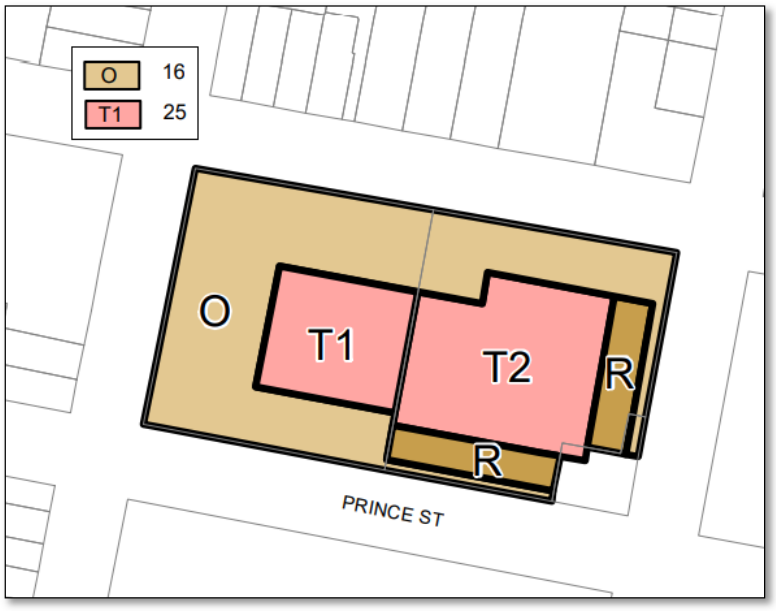
Development standard being varied
The development standard being varied is the height development standard.

Environmental planning instrument clause
The development standard is listed under *Clause 4.3 Height of Buildings* of the LEP.

Objectives of the development standard
The objectives of Clause 4.3 are:

(a) to provide for taller buildings in the City centre and to enable a transition in building height in response to varying urban character and function,
(b) to protect the amenity of neighbouring properties and public places, with particular regard to visual bulk, scale, overshadowing, privacy and views.

Numeric value of the development standard in the environmental planning instrument
The subject site has a 16m and 25m height limit under the *Height of Buildings Map* within the *Orange Local Environmental Plan 2011*. The numeric value of the development standard proposed for variation is 16m.



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Proposed numeric value of the development standard under this development application
The maximum numeric value proposed is 20.25m.

Percentage variation (between proposal and the environmental planning instrument)
The proposal requests a 4.25m encroachment at its highest point into the 16m permissible height limit. The site area of the residential flat building is 4145m² and the proposed encroachment occupies 475m² therefore representing a noncompliance of 11.5% as depicted in figures of Appendix 1.

Clause 4.3 Height of buildings
Pursuant to clause 4.3 building on the land shall have a maximum height of 16m and 25m. The area subject of the requested variation falls within the 16m height limit. There is a noncompliance with the control as the building breaches the 16m height standard by a maximum of 4.25m. The level 5 encroachment occupies 11.5% of the overall footprint of the building.

Clause 4.6 Exceptions to Development Standards
Clause 4.6 of the Orange Local Environmental Plan 2011 provides the ability for Council to vary development standards.
The objectives of Clause 4.6 are:

(a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
(b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118 provides guidance in respect to the operation of clause 4.6. At [90] of *Initial Action* the Court held that:

"In any event, cl 4.6 does not give substantive effect to the objectives of the clause in cl 4.6(1)(a) or (b). There is no provision that requires compliance with the objectives of the clause. In particular, neither cl 4.6(3) nor (4) expressly or impliedly requires that development that contravenes a development standard "achieve better outcomes for and from development". If objective (b) was the source of the Commissioner's test that non-compliant development should achieve a better environmental planning outcome for the site relative to a compliant development, the Commissioner was mistaken. Clause 4.6 does not impose that test."

The legal consequence of this decision is that clause 4.6(1) is not an operational provision.

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3.0 Request for Variation

Clause 4.6 (3)

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

The proposed development does not comply with the height of buildings provision under Clause 4.3 of Orange LEP 2011 which specifies a maximum building height of 16m however strict compliance is considered to be unreasonable or unnecessary in the circumstances of this case and there are considered to be sufficient environmental planning grounds to justify contravening the development standard.

Clause 4.6(3)(a)

In Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118 the Court summarised the legal requirements of clause 4.6. In particular the Court confirmed that the five common ways of establishing that compliance with a development standard might be unreasonable and unnecessary as identified in Wehbe v Pittwater Council [2007] NSWLEC 827 continue to apply.

The first option, which has been adopted in this case, is to establish that compliance with the development standard is unreasonable and unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard. It is also noted that in *Initial Action,* the Court clarified what items a Clause 4.6 does and does not need to satisfy. Importantly, there does not need to be a "better" planning outcome.

<u>Clause 4.3 Height of Buildings</u>

Objectives of Clause 4.3

(a) to provide for taller buildings in the City centre and to enable a transition in building height in response to varying urban character and function,

(b) to protect the amenity of neighbouring properties and public places, with particular regard to visual bulk, scale, overshadowing, privacy and views.

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An assessment as to the consistency of the proposal when assessed against the objectives of the standard is as follows:

(a) to provide for taller buildings in the City centre and to enable a transition in building height in response to varying urban character and function,

Response:
The proposal contributes positively to the desired medium residential density of the transitioning CBD and surrounding area. The medium-rise residential apartment building is positioned on the south to assist the transition from the residential neighbourhood to the north and west up to the higher density commercial and educational uses to the east and south towards the city centre. The proposal will provide a development with a primary facade building line equal to that of the adjoining development at 105 Prince Street as demonstrated in Appendix 3. The footprint of the upper level is set back from the outer walls of the level below and the height of the parapet to the levels below is consistent with the streetscape RL of 105 Prince Street. Therefore, the proposal fits contextually within the scale of adjoining development and the transition from the City centre.

(b) to protect the amenity of neighbouring properties and public places, with particular regard to visual bulk, scale, overshadowing, privacy and views.

Response:
Exceedance of the height control will not create additional building bulk that results in environmental amenity impacts in terms of overshadowing, loss of views, loss of privacy or loss of visual amenity and a reduction in the height would not create additional benefit for adjoining properties or the locality.

Visual Bulk and Scale:
• The proposed development provides an articulated building form that minimises perceived bulk and scale impacts when viewed from Sale Street, Prince Street and the surrounds of the site.
• The proposal will provide a development, which is consistent with the envisaged transitioning scale of the adjoining developments and is of an appropriate visual bulk for the locality, responding to the commercial uses to the east and south as the key transition from the residential use to the adjoining commercial uses and city centre.
• The proposal is compliant with the floor space ratio requirements set out under the Orange Local Environmental Plan 2011.
• The proposed bulk and scale of the development is in keeping with the planning ambitions for this location to support medium density residential development.
• The encroachment consists of a small portion of the buildings roof sheeting and also a section of the level 5 penthouse apartments. The penthouse apartments have been recessed from the streetscape elevations. Placing these apartments with considerable setbacks from the building line results in minimal bulk and scale impact from the proposed variation.
• I have formed the considered opinion that most observers would not find the proposed developments height encroachment, by virtue of its height unsympathetic having regard to the existing and desired future built form characteristics of adjoining development. The visual catchment effect of the development would have an equal impact with or without the proposed encroachment.

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Overshadowing:

• The proposal will not result in unreasonable overshadowing of adjoining properties. In particular, it is noted that the height breach at the penthouse level does not result in any additional loss of solar access to adjoining properties and the proposal is fully compliant with the solar access controls for adjoining properties and the development itself. The proposed development increases the provision of public open space offerings for surrounding residents through the provision of an additional open space offering. The breaching element of the development is located to the south of the additional offering and would not contribute to overshadowing of the open space area.

Privacy:

• The proposal will provide a development, which has been designed to ensure that the visual and acoustic privacy of adjoining properties is maintained.

• The breaching element has been designed to ensure visual and acoustic privacy of adjoining properties is maintained as the uppermost dwelling and its living areas are 'tucked into and centred' upon the roof level concealed by the roof and floor level of the those below.

• Given the separation distances of the penthouse level from surrounding properties, the breach will not result in the loss of privacy for adjoining properties.

• The proposed and existing landscaping proposed will further soften and screen perceived privacy impacts from adjoining dwellings. It should be noted that the majority of surrounding properties in Prince Street, Sale Street and Dalton Street have a traditional private open space arrangement upon their lots located within their rear yards.

• The proposed penthouse level has been designed to minimise impacts in terms of the acoustic or visual privacy of adjoining properties being located to ensure that sightlines are not directly available to private open space or windows to habitable spaces of adjoining properties by providing generous setbacks from the edge of the level below and in effect concealed by the parapet level below.

• The proposed penthouse level does not increase the privacy impacts visual or acoustic of the proposed development on adjoining properties or the surrounding neighbourhood. Removal of the proposed height encroachment does not reduce the visual or acoustic impact of the proposed development.

Views:

• The proposed penthouse level will not result in any increased loss of views from surrounding development due to its setback location and limited footprint.

• The encroachment will not result in loss of views from the public domain, non-compliance with the standard does not contribute to adverse environmental impacts when viewed from the public domain.

The proposed height encroachment will not have any additional impacts on the amenity of neighbouring properties or public spaces within the locality therefore a reduction in the proposed height will not result in improved amenity for adjoining properties.

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R3 Medium Density Residential Zone

Objectives of R3 zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure development is ordered in such a way as to maximise public transport patronage, and encourage walking and cycling, in close proximity to settlement.*

An assessment as to the consistency of the proposal when assessed against the objectives of the zone is as follows:

- *To provide for the housing needs of the community within a medium density residential environment.*

Response:
The proposal is consistent with this objective as the subject application proposes the construction of a 5 storey residential flat building within a medium density residential zone identified as being appropriate for increased residential densities. The annual population and economic growth Orange is experiencing has led to an increase in the diversity of demographics choosing Orange to live, work, retire and invest and therefore an increase in the need for housing diversity. There is currently limited supply of centrally located medium density housing product within Orange. The new development strongly responds to the in-demand locale for a unique medium density residential development by providing high quality apartment and townhouse living. The proposal will provide a mix of one bedroom, two bedroom and three bedrooms offering a high level of amenity within walking distance of public transport, shops and other services.

Recent market research for the development has demonstrated that the developments mix of apartment choice is supported and desired with over 250 enquiries during the EOI on the project, of which 80% were for 3 bedroom units and predominately from people looking to downsize.

Additionally, Umwelt have been commissioned to prepare a Housing Needs and Diversity Study in consideration of the social / economic residential development outcomes of the project. The study finds that whilst the proposed mix is not explicitly compliant with the prescriptive unit composition break down provided in the West End DCP the development responds to a broader survey of apartment mix policy aiming to achieve unit diversity, responsiveness to market and demographic demand, high quality design outcomes and a broad variety in housing options. While it is evident that the proposed dwelling mix is not compliant with the WEDCP recommendations, the total number of proposed dwellings is low. Consequently, the impact on housing targets and housing supply across the region associated with the proposal diverging from the WEDCP is expected to be minimal due to the small scale of the project demonstrates, 30% of units in Orange are one bedroom, higher than the WEDCP recommendation of 20%. Similarly, only 11% of units or flats in Orange are currently three bedrooms, lower than the WEDCP recommendation of 15%. Therefore, the development supports unit diversity at broader geographical scales in its current form.

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In this regard the housing needs within a medium density residential environment for Orange have been considered in the design of the proposal and are confirmed through the abovementioned market research and the Housing Needs and Diversity Study.

• *To provide a variety of housing types within a medium density residential environment.*

Response:
The proposal is consistent with this objective as it will provide a variety of unit sizes and configurations to meet the identified housing needs of the community and current market demand. The variation in the size of both the two bedroom and three bedroom apartments provides accommodation for a range of needs and budgets, whilst providing a mix of housing product.

• *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Response:
This objective is not relevant to the subject proposal and associated land use.

• *To ensure development is ordered in such a way as to maximise public transport patronage, and encourage walking and cycling, in close proximity to settlement.*

Response:
The site is a 3 minute drive or 10 minute flat walk to Orange's CBD. The site is approximately 1.2km from Orange Railway Station, which is on the Main Western railway line running from Sydney to Dubbo and provides regional connections to Parkes and Bathurst among others. There are also a number of open space and recreational areas within a nearby catchment including: Robertson Park, Northcourt Area, Blackmans Swamp Creek, Ratcliffe Park, Perry Oval, Orange Golf Club and Orange Showground. The proposal will provide one, two and three bedroom dwellings offering a high level of amenity within walking distance of public transport, shops and other services.

The non-compliant height components of the proposed development:
• achieves the objectives of the height development standard,
• achieves the objectives of the R3 zone,
• creates no additional impact of the amenity of neighbouring properties above that of a compliant version of the development.

Given the developments consistency with the objectives of the standard and the zone, strict compliance has been found to be both unreasonable and unnecessary under the circumstances. The proposed development will be in the public interest because it is consistent with the objectives of the height development standard and the objectives of the R3 zone.

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Clause 4.6(3)(b)

In Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118 the Court found that:

"As to the second matter required by cl 4.6(3)(b), the grounds relied on by the applicant in the written request under cl 4.6 must be "environmental planning grounds" by their nature: see Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90 at [26]. The adjectival phrase "environmental planning" is not defined, but would refer to grounds that relate to the subject matter, scope and purpose of the EPA Act, including the objects in s 1.3 of the EPA Act."

There are sufficient planning grounds to justify contravening the development standard as the additional height can be accomplished without adverse impacts upon its surrounds whilst also achieving the objects in Section 1.3 of the EPA Act.

The proposed development achieves the objects identified in Section 1.3 of the EP&A Act 1979, specifically:

- The proposal promotes the orderly and economic use and development of land (1.3(c)).
- The development represents good design and amenity of the build environment (1.3(g)).
- The building as designed facilitates its proper construction and will ensure the protection of the health and safety of its future occupants (1.3(h)).

The proposed development is consistent with the provisions of orderly and economic development of land, in that it proposes to provide new medium density housing with a high level of design and amenity, in a manner, which meets the objectives of those applicable controls. This new residential accommodation over its economic life is consistent with the promotion and coordination of the orderly use and development of land.

The proposed height can be achieved without adverse impacts for the following reasons:

- The proposed penthouse level will not result in any increased loss of views from surrounding development due to its setback location and limited footprint.
- Given the separation distances of the penthouse level from surrounding properties, the breach will not result in the loss of privacy for adjoining properties.
- The proposal will not result in unreasonable overshadowing of adjoining properties. In particular, it is noted that the height breach at the penthouse level does not result in any additional loss of solar access to adjoining properties and the proposal is fully compliant with the solar access controls for adjoining properties and the development itself.
- The proposal will provide a development, which has been designed to ensure that the visual and acoustic privacy of adjoining properties is maintained.
- The proposal will provide a development, which is consistent with the envisaged transitioning scale of the adjoining developments and is of an appropriate visual bulk for the locality.
- The development as proposed fits contextually with the site and streetscape as the intensity of the development is appropriate and acceptable, having regard to existing adjoining development and envisaged scale transition towards the CBD.

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• Non-compliance with the standard does not contribute to adverse environmental impacts and when viewed from the public domain, the appearance of the development will make a positive contribution to the streetscape.
• The proposed development provides an articulated building form that minimises perceived bulk and scale impacts when viewed from Sale Street, Prince Street and the surrounds of the site.
• Reduction in the proposed height will not result in improved amenity for adjoining properties.

Given the consistency of the proposal against the zone objectives and height objectives, consideration that the height can be achieved without adverse impacts on adjoining properties and that the development achieves the objects in Section 1.3 of the EP&A Act in my considered opinion there are sufficient environmental planning grounds to justify contravening the development standard.

Clause 4.6 (4)

(4) Development consent must not be granted for development that contravenes a development standard unless—
(a) the consent authority is satisfied that—
(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
(b) the concurrence of the Planning Secretary has been obtained.

In Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118 the Court found that clause 4.6(4) required the satisfaction of two preconditions.

The first precondition is found in clause 4.6(4)(a), that precondition requires the formation of two positive opinions of satisfaction by the consent authority. The first positive opinion of satisfaction (cl 4.6(4)(a)(i)) is that the applicant's written request has adequately addressed the matters required to be demonstrated by clause 4.6(3)(a)(i) and the second positive opinion of satisfaction (cl 4.6(4)(a)(ii)) is that the proposed development will be in the public interest because it is consistent with the objectives of the development standard and the objectives for development of the zone in which the development is proposed to be carried out.

The second precondition is found in clause 4.6(4)(b). The second precondition requires the consent authority to be satisfied that that the concurrence of the Secretary (of the Department of Planning and the Environment) has been obtained.

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Clause 4.6(a)(i)

This document constitutes the written request required by clause 4.6(3) in relation to the proposal's breach of the height of building development standard. This written request has demonstrated, firstly, that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case and secondly, that there are sufficient environmental planning grounds to justify contravening the development standard. I consider that the written request adequately addresses the matters referred to above by clause 4.6(3).

Clause 4.6(a)(ii)

The consent authority needs to be satisfied that the proposed development will be in the public interest if the standard is varied because it is consistent with the objectives of the standard and the objectives of the zone.
In Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118 the Court described the relevant test for this as follows:

"The matter in cl 4.6(4)(a)(ii), with which the consent authority or the Court on appeal must be satisfied, is not merely that the proposed development will be in the public interest but that it will be in the public interest because it is consistent with the objectives of the development standard and the objectives for development of the zone in which the development is proposed to be carried out. It is the proposed development's consistency with the objectives of the development standard and the objectives of the zone that make the proposed development in the public interest. If the proposed development is inconsistent with either the objectives of the development standard or the objectives of the zone or both, the consent authority, or the Court on appeal, cannot be satisfied that the development will be in the public interest for the purposes of cl 4.6(4)(a)(ii)."

As demonstrated above in this written request, the proposed development is consistent with the objectives of the development standard and the objectives of the zone in which the development is proposed to be carried out. Accordingly, the consent authority can be satisfied that the proposed development will be in the public interest if the standard is varied because it is consistent with the objectives of the standard and the objectives of the zone.

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4.0 Conclusion

As required by Clause 4.6(3)(a) and 4.6(3)(b), this document has considered that there are sufficient environmental planning grounds to justify the variation on the basis that compliance with the standard would be unreasonable and unnecessary in the circumstances of this particular case. As demonstrated above, the proposed development will be in the public interest because it is consistent with the objectives of the height of buildings standard and the objectives of the R3 zone.

Therefore, having regard to the above compliance with the building height development standard is unreasonable or unnecessary in the circumstances of the case given the developments ability to comply with the zone and height of buildings standard objectives, that approval would not be antipathetic to the public interest and the lack of impact arising from the breach of the control.

The consistency of the development with the objectives of the height standard and the lack of impact arising are sufficient grounds to support that breach and confirms the lack of necessity for the development to comply. This therefore demonstrates sufficient environmental planning grounds to justify contravening the standard. In addition, the resultant development will be in the public interest and there is no public benefit in maintaining the control.

As such, I have formed the considered opinion that there is no statutory or environmental planning impediment to the granting of a height of buildings variation in this instance.

This written request is considered to adequately address the matters required by Clause 4.6 and demonstrates that compliance with the development standard would be unreasonable and unnecessary in the circumstances of this case and that there are sufficient environmental planning grounds to justify contravening the development standard.

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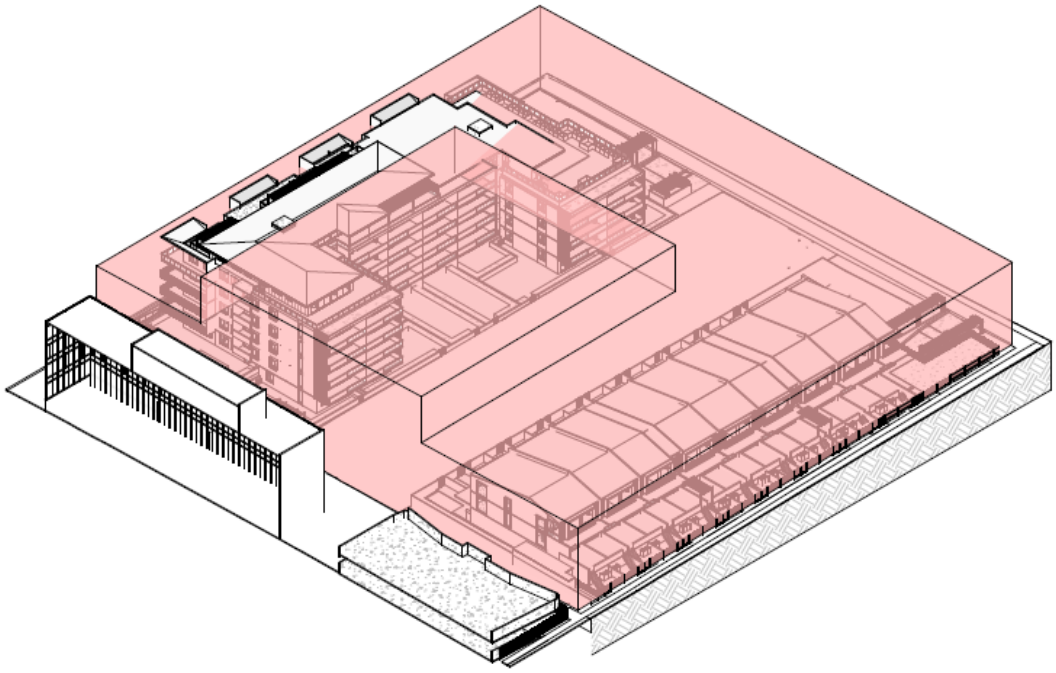
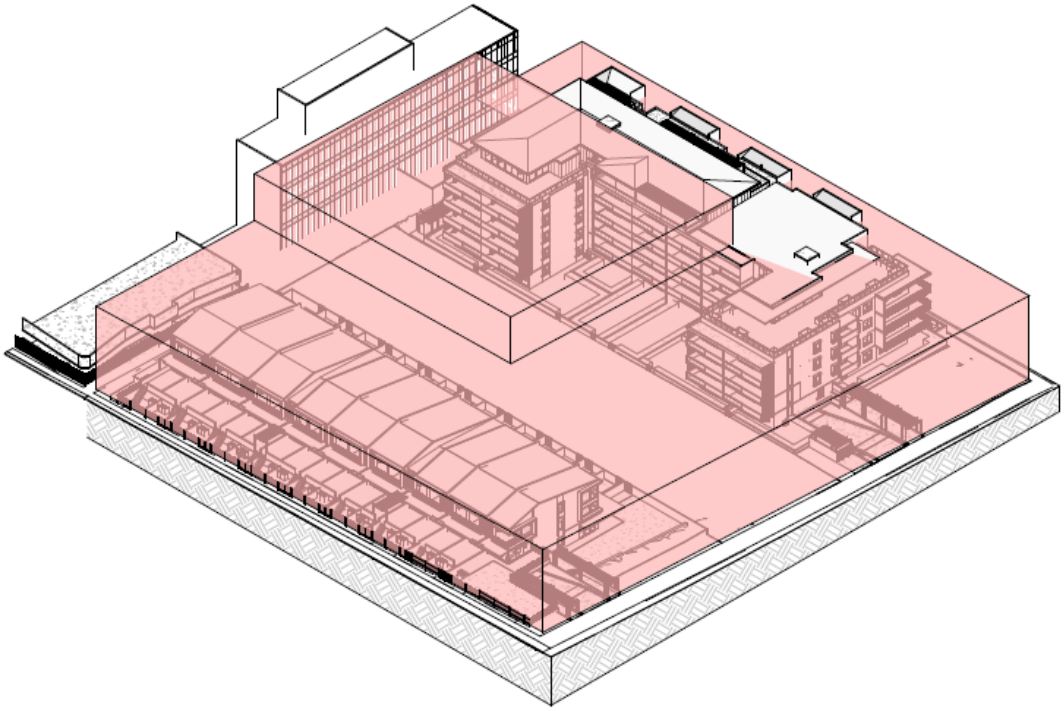
Appendix 1 – Building Envelope Diagrams



1 BUILDING ENVELOPE DIAGRAM - NORTH EAST



2 BUILDING ENVELOPE DIAGRAM - NORTH WEST

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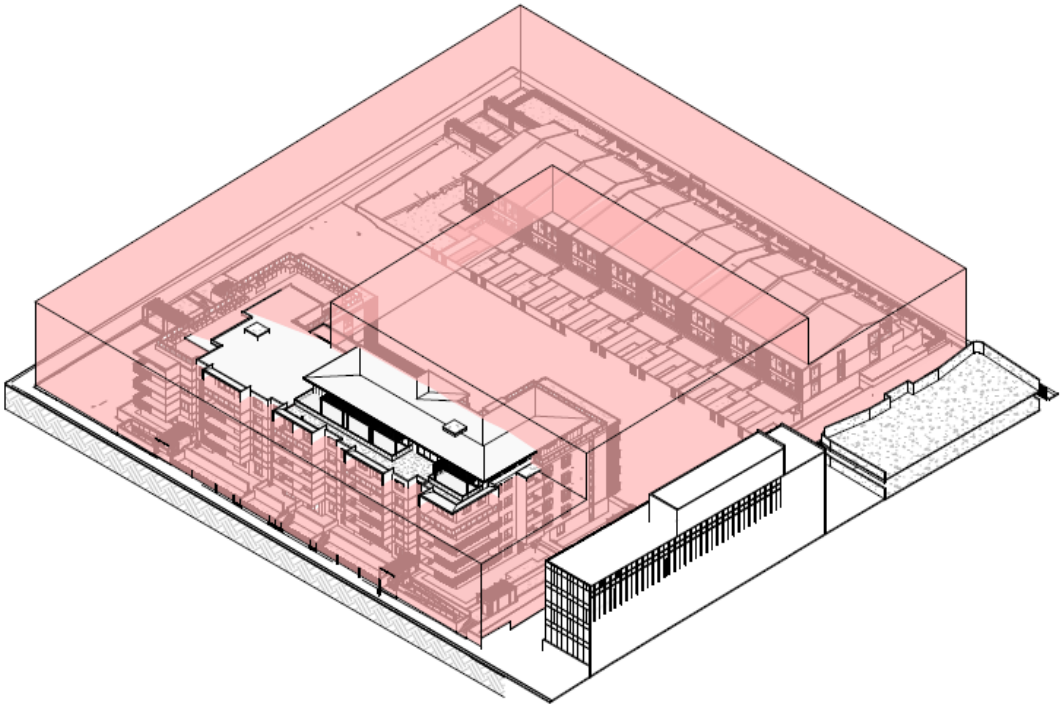
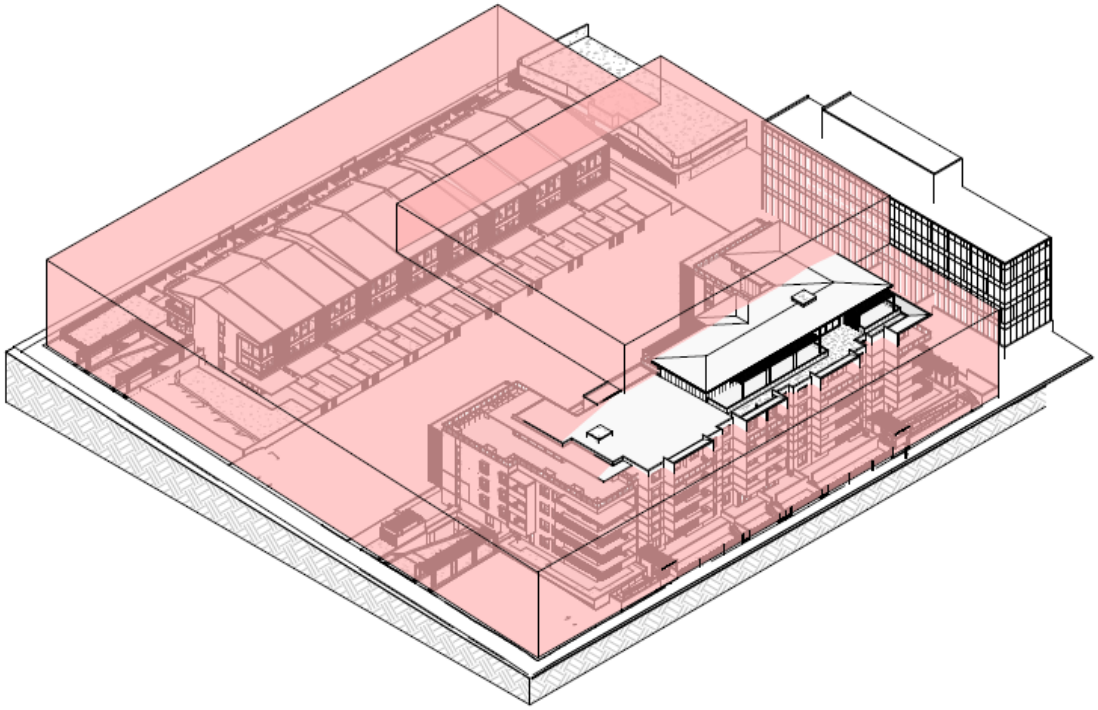


3 BUILDING ENVELOPE DIAGRAM - SOUTH EAST



4 BUILDING ENVELOPE DIAGRAM - SOUTH WEST

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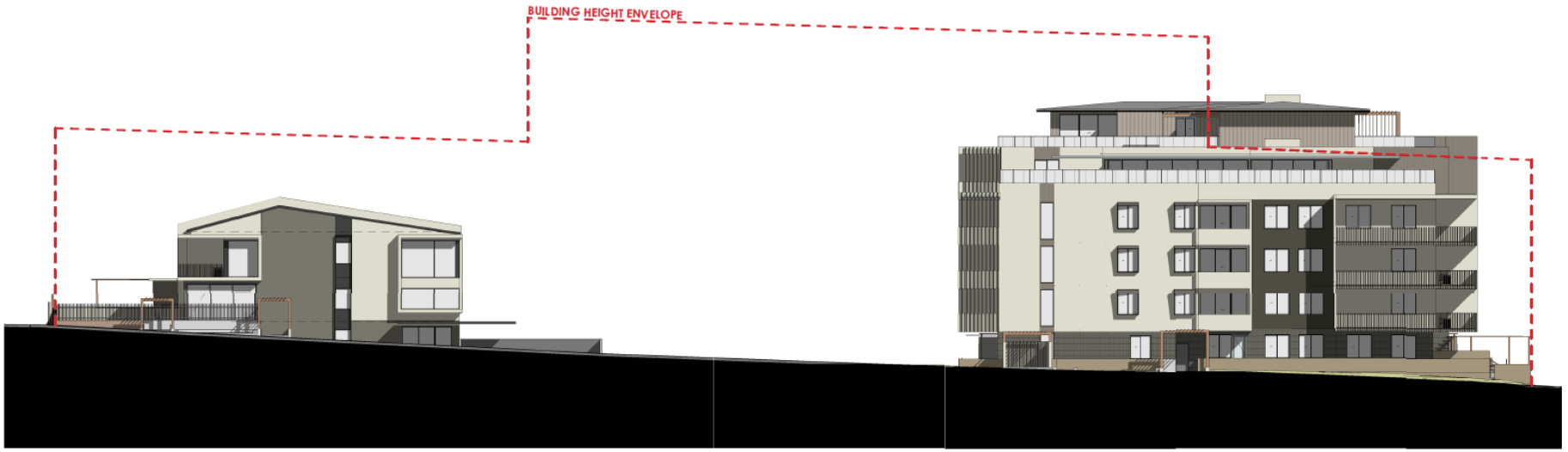
Appendix 2 – Building Envelope Elevations



2 WEST ELEVATION - (SALE ST)
1 : 200

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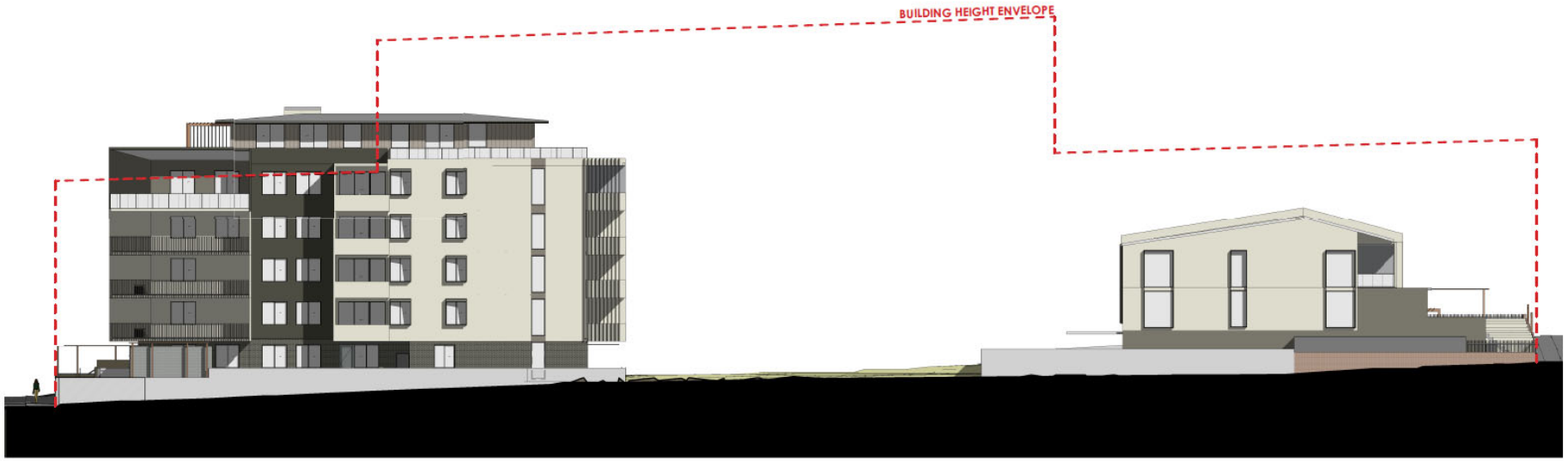

3 EAST ELEVATION
1 : 200

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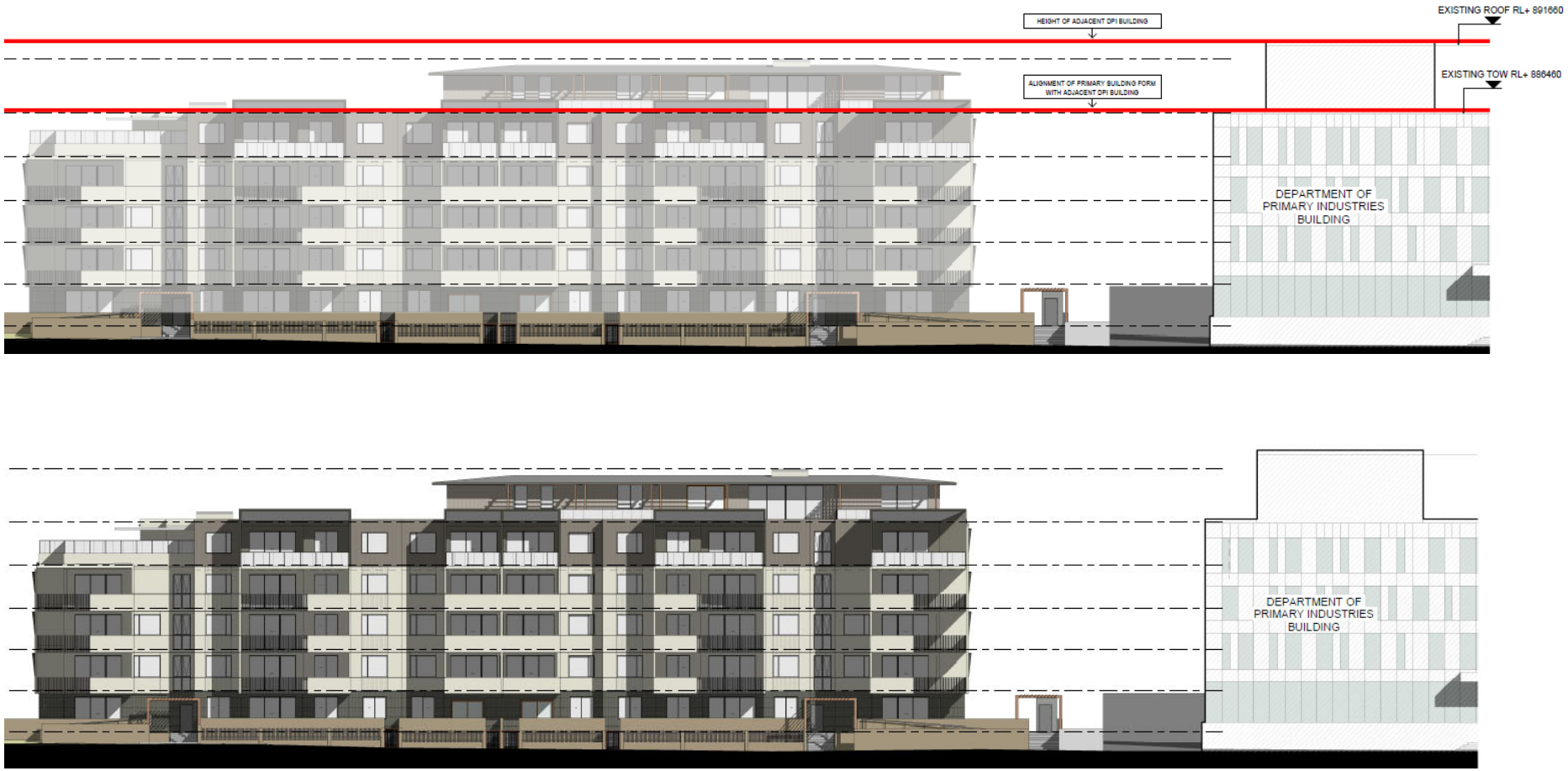
Appendix 3 – Height Comparison



Annexure E – SEPP 65 – Design Verification Statement

SEPP 65 DESIGN VERIFICATION STATEMENT

NEW RESIDENTIAL DEVELOPMENT

PRINCE ST RESIDENTIAL APARTMENTS +
DALTON ST TERRACES
PRINCE STREET,
ORANGE

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Prepared by EJE Architecture
February 2022
Ref: 13956-SEPP 65-DA_Rev A

3 – SITING the DEVELOPMENT				
3A – SITE ANALYSIS				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		Each element in the Site Analysis Checklist should be addressed (see Appendix 1)	**Yes**	Please refer to the submitted Site Analysis Plan and Checklist.
3B – ORIENTATION				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1) Where the street frontage is to the east or west, rear buildings should be orientated to the north Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	**Yes**	The proposal has been designed to address the street fronts of Prince St and Dalton St. Ground floor apartment and townhouse private open spaces with direct street access, skirt the perimeter of the development site activating the Prince and Dalton St edges, while the primary residential apartment building lobby entries coming off Prince St at either ends of the development site, further contribute to the façade articulation. A considered break-up of the residential apartment building, seeks to breakdown the scale and materiality acknowledges the adjacent building stock along Prince St. Similarly the street front fenestration including fence and courtyard design (deep soil planting adjacent the street) of the Dalton St terraces seek to emulate existing street conditions along the street. The design also engages with the newly formed central park with both ground floor apartments and terraces offered direct access to the park to encourage activation arounds its edges.
3B-2 Overshadowing of neighbouring properties is		Living areas, private open space and communal open space should receive solar access in accordance with sections 3D	**Yes**	The orientation, massing and setbacks minimise any overshadowing impacts. Please refer to the submitted Shadow Diagrams.

minimised during mid-winter		Communal and public open space and 4A Solar and daylight access		The lower scale townhouses are located on the northern side of the site to minimise overshadowing on the central park sited between the townhouses and apartment building.
		Solar access to living rooms, balconies and private open spaces of neighbours should be considered		
		Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%		
		If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy		
		Overshadowing should be minimised to the south or downhill by increased upper level setbacks		
		It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development		
		A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings		
3C – PUBLIC DOMAIN INTERFACE				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
3C-1 Transition between private and public domain is achieved without compromising safety and security		Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	**Yes**	Secured pedestrian access is provided to the apartment development from pathways along Prince Street. Recesses which allow for concealment are avoided. The proposed pedestrian paths leading from Prince St provide clear sight lines, while well considered fencing elements allow for increased casual surveillance. Ground floor courtyards as well as upper level balconies and windows on all elevations allow for casual surveillance to the public domain.
		Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)		
		Upper level balconies and windows should overlook the public domain		
		Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls		

		should be limited to 1m		
		Length of solid walls should be limited along street frontages		
		Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets		
		In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • architectural detailing • changes in materials • plant species • colours		
		Opportunities for people to be concealed should be minimised		
3C-2 Amenity of the public domain is retained and enhanced		Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	**Yes**	Landscaping is incorporated along the street front fencing on both Prince and Dalton St to soften the edges formed by the fencing. The Apartment mailboxes are integrated into lobbies perpendicular to Prince St. Basement carparking ventilation is not visible from the principle public domain, using roof cowls at roof level. Service areas are located out of view. Plant rooms are proposed in the basement and ground floor car park. Robust and resilient materials are employed at the street interface including face brickwork within the street front fencing elements. The design positively contributes to the adjoining streets and forms a new public Park between the apartment and townhouse building
		Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided		
		The visual prominence of underground car park vents should be minimised and located at a low level where possible		
		Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view		
		Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels		
		Durable, graffiti resistant and easily cleanable materials should be used		
		Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions:		

		• street access, pedestrian paths and building entries which are clearly defined • paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space • minimal use of blank walls, fences and ground level parking		forms. Within the apartment building, changes in elevation and changes in materials delineate between private/communal and public areas.
		On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking		
3D – COMMUNAL & PUBLIC OPEN SPACE				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	Communal open space should be consolidated into a well-designed, easily identified and usable area	**Yes**	The formation of a new public park provides substantial ground floor communal space for residents and the public. In addition the apartment building locates a roof top communal open space off a communal internal recreation space. The principle usable part of the communal open space on the upper levels receives in excess of the minimum direct sunlight required. The Apartment Building roof top communal space is consolidated into a well-defined space offering a number of appropriately sized areas. The central park formed by the apartment and townhouse building forms has been designed to cater for a number of individual groups and has a minimum dimension of approximately 25m. The whole of the central park footprint supports deep soil planting. DDA access is afforded to communal entries of the Apartment Building by way of AS1428 compliant access ramps and doorways. Lift access is provided to support DDA to the rooftop communal open space of the Apartment Building.
	2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions		
		Communal open space should be co-located with deep soil areas		
		Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies		
		Where communal open space cannot be provided at ground level, it should be provided on a podium or roof		
		Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: • provide communal spaces elsewhere such as a landscaped roof top terrace or a common room • provide larger balconies or increased private open space for apartments • demonstrate good proximity to public open space and facilities and/or provide contributions to public open space		

3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F - Common circulation and spaces), incorporating some of the following elements: • seating for individuals or groups • barbecue areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms	**Yes**	The central park is furnished with seating. The Apartment roof top communal space is furnished with a BBQ as well as external seating to allows for varying groupings. The central park is provided on the northern side of the Apartment Building to allow maximum solar access. The low scale townhouse building form is located on the northern edge, to minimise overshadowing. Apartment Building services are located at basement level where possible (eg. fire booster assembly needs to be located at street level), with car park ventilation located at roof level through rooftop cowls.
		The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts		
		Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks		
3D-3 Communal open space is designed to maximise safety		Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • bay windows • corner windows • balconies	**Yes**	The central park is connected to Sale Street. Additional curtilage is provided through generous built-form setbacks at Sale Street, to broaden the entry to the park.
		Communal open space should be well lit		
		Where communal open space/facilities are provided for children and young people they are safe and contained		
3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		The public open space should be well connected with public streets along at least one edge	**Yes**	All public streets and the central park, are directly overlooked via apartment and townhouse internal living spaces and private terraces or balconies.
		The public open space should be connected with nearby parks and other landscape elements		
		Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid		
		Solar access should be provided year round along with protection from strong winds		
		Opportunities for a range of recreational activities should be provided for people of all		

<table>
<tr><td></td><td></td><td>ages
A positive address and active frontages should be provided adjacent to public open space
Boundaries should be clearly defined between public open space and private areas</td><td></td><td></td></tr>
<tr><td colspan="5">3E – DEEP SOIL ZONES</td></tr>
<tr><td>OBJECTIVE</td><td>DESIGN CRITERIA</td><td>DESIGN GUIDANCE</td><td>COMPLIES?</td><td>COMMENTS</td></tr>
<tr><td>3E-1
Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality</td><td>1. Deep soil zones are to meet the following minimum requirements:
<table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m2</td><td>-</td><td rowspan="5">7%</td></tr><tr><td>650m2 - 1,500m2</td><td>3m</td></tr><tr><td>greater than 1,500m2</td><td>6m</td></tr><tr><td>Greater than 1,500m2 with significant existing tree cover</td><td>6m</td></tr></table></td><td>On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:
• 10% of the site as deep soil on sites with an area of 650m2 - 1,500m2
• 15% of the site as deep soil on sites greater than 1,500m2
Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:
• basement and sub-basement car park design that is consolidated beneath building footprints
• use of increased front and side setbacks
• adequate clearance around trees to ensure long term health
• co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil
Achieving the design criteria may not be possible on some sites including where:
• the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)
• there is 100% site coverage or non-residential uses at ground floor level
Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure</td><td>Yes</td><td>Over 25% of the site area has been allocated as Deep Soil zone through the provision of the 25m wide central park, as well as 3m wide street front zone (as basements are located directly below building footprints).

Appropriate stormwater management systems are also proposed. Please refer to the submitted Stormwater Plans.</td></tr>
</table>

<table>
<tr><th colspan="5">3F – VISUAL PRIVACY</th></tr>
<tr><th>OBJECTIVE</th><th>DESIGN CRITERIA</th><th>DESIGN GUIDANCE</th><th>COMPLIES?</th><th>COMMENTS</th></tr>
<tr>
<td rowspan="8">3F-1
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</td>
<td rowspan="8">1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:
<table>
<tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr>
<tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr>
<tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr>
<tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr>
</table>
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)
Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</td>
<td>Generally, one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance</td>
<td rowspan="8">Yes</td>
<td rowspan="8">Compliant separation exists for all habitable rooms and balconies within the 5 storey apartment building have been provided, with a minimum of 10m setback to the closest side boundary shared with a neighbouring existing commercial development.

Window location and designs have been considered to avoid direct line of sight between apartments, and where unavoidable balcony screens have been incorporated</td>
</tr>
<tr><td>For residential buildings next to commercial buildings, separation distances should be measured as follows:
• for retail, office spaces and commercial balconies use the habitable room distances
• for service and plant areas use the non-habitable room distances</td></tr>
<tr><td>New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include:
• site layout and building orientation to minimise privacy impacts (see also section 3B Orientation)
• on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)</td></tr>
<tr><td>Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for A transition in scale and increased landscaping (figure 3F.5)</td></tr>
<tr><td>Direct lines of sight should be avoided for windows and balconies across corners</td></tr>
<tr><td>No separation is required between blank walls</td></tr>
<tr>
<td>3F-2
Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</td>
<td></td>
<td>Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include:
• setbacks
• solid or partially solid balustrades to balconies at lower levels
• fencing and/or trees and vegetation to</td>
<td>Yes</td>
<td>Communal areas are separated from private open spaces with semi solid fencing and landscaped garden beds.

Landscaped raised garden beds with semi solid screens provide privacy to podium terraces from adjacent and upper floor apartments.</td>
</tr>
</table>

		separate spaces • screening devices • bay windows or pop out windows to provide privacy in one direction and outlook in another • raising apartments/private open space above the public domain or communal open space • planter boxes incorporated into walls and balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvers or screen panels to windows and/or balconies		
		Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas		
		Balconies and private terraces should be located in front of living rooms to increase internal privacy		
		Windows should be offset from the windows of adjacent buildings		
		Recessed balconies and/or vertical fins should be used between adjacent balconies		
3G – PEDESTRIAN ACCESS & ENTRIES				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
3G-1 Building entries and pedestrian access connects to and addresses the public domain		Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	**Yes**	The proposal has been designed to address the street fronts of Prince St and Dalton St. Ground floor apartment and townhouse private open spaces with direct street access, skirt the perimeter of the development site activating the Prince and Dalton Street edges. Communal entry points along the street are clearly differentiated from private entries; private entries utilise gates at the street front whilst communal entries are absent of gates, presenting more open spaces with surveillance.
		Entry locations relate to the street and subdivision pattern and the existing pedestrian network		
		Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries		
		Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries		

3G-2 Access, entries and pathways are accessible and easy to identify		Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	**Yes**	The proposed plan is simple and logical, and all building access areas are clearly visible and accessible. Electronic access is provided to all lobbies.
		The design of ground floors and underground car parks minimise level changes along pathways and entries		
		Steps and ramps should be integrated into the overall building and landscape design		
		For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)		
		For large developments electronic access and audio/video intercom should be provided to manage access		
3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport	**Yes**	The central park has been designed to facilitate ease of navigation for users accessing private open space entry points, and seating areas.
		Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate		
3H – VEHICLE ACCESS				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Car park access should be integrated with the building's overall facade. Design solutions may include: • the materials and colour palette to minimise visibility from the street • security doors or gates at entries that minimise voids in the facade • where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed	**Yes**	The proposed vehicular entries to both the Apartment and Townhouse development are discretely integrated into the podium façades with access from Sale St (secondary street). The provided car parking areas are securely located and separated from public access. Lift and stair access to the Apartment Building is located off Prince St whilst the Townhouses are individually accessed off Dalton Street, avoiding conflict with vehicular movements. Garbage rooms are located on the basement floor level of the Apartment Building and integrated into the car park entry for convenient collection.
		Car park entries should be located behind the building line		
		Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout		
		Car park entry and access should be located		

		on secondary streets or lanes where available		Townhouse garbage bins are located within basement storage cages screened from public view. Vehicular access is located off Sale Street and pedestrian access is located off Prince and Dalton Streets, to avoid conflict.
		Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided		
		Access point locations should avoid headlight glare to habitable rooms		
		Adequate separation distances should be provided between vehicle entries and street intersections		
		The width and number of vehicle access points should be limited to the minimum		
		Visual impact of long driveways should be minimised through changing alignments and screen planting		
		The need for large vehicles to enter or turn around within the site should be avoided		
		Garbage collection, loading and servicing areas are screened		
		Clear sight lines should be provided at pedestrian and vehicle crossings		
		Traffic calming devices such as changes in paving material or textures should be used where appropriate		
		Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: • changes in surface materials • level changes • the use of landscaping for separation		
3J – BICYCLE & CAR PARKING				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	1. For development in the following locations: • on sites that are within 800 metres of a railway station OR light rail stop in the Sydney Metropolitan Area; OR • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use OR equivalent in a nominated regional centre the minimum car parking requirement for	Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site	**NA**	Car share does not operate locally.
		Where less car parking is provided in a development, council should not provide on street resident parking permits		

	residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street			
3J-2 Parking and facilities are provided for other modes of transport		Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	**Yes**	Secured bicycle parking is provided in the development, through individual apartment and townhouse storage areas
		Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas		
		Conveniently located charging stations are provided for electric vehicles, where desirable		
3J-3 Car park design and access is safe and secure		Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	**Yes**	Apartment garbage access is provided in an appropriate location within the basement carpark, adjacent lift and stair areas. All spaces will be well lit with clear and simple circulation paths. Lift lobbies are clearly defined through line marking and lighting.
		Direct, clearly visible and well lit access should be provided into common circulation areas		
		A clearly defined and visible lobby or waiting area should be provided to lifts and stairs		
		For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards		
3J-4 Visual and environmental impacts of underground car parking are minimised		Excavation should be minimised through efficient car park layouts and ramp design	**Yes**	The car park layout is very efficient minimising excavation. There are no visible ventilation louvres within the basement façade; the townhouse development locates habitable spaces of the townhouses on the visible façade of the basement level. Car parking for both the Apartment and Townhouse developments are located within basement areas, concealed from public domain.
		Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles		
		Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites		
		Natural ventilation should be provided to basement and sub-basement car parking areas		
		Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design		

3J-5 Visual and environmental impacts of on-grade car parking are minimised		On-grade car parking should be avoided Where on-grade car parking is unavoidable, the following design solutions are used: • parking is located on the side or rear of the lot away from the primary street frontage • cars are screened from view of streets, buildings, communal and private open space areas • safe and direct access to building entry points is provided • parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space • stormwater run-off is managed appropriately from car parking surfaces • bio-swales, rain gardens or on site detention tanks are provided, where appropriate • light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving	**Yes**	All car parking is located with the basement level of the both the Apartment and Townhouse developments.
3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		Exposed parking should not be located along primary street frontages Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: • car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) • car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9) Positive street address and active frontages should be provided at ground level	**NA**	No exposed car parking spaces have been provided.

4 – DESIGNING the BUILDING				
4A – DAYLIGHT & SOLAR ACCESS				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	The design maximises north aspect and the number of single aspect south facing apartments is minimised	**Yes**	Over 70% of the townhouses and apartments achieve a minimum of 3 hours of sunlight. Please refer to the submitted Solar Access Plans. Under 15% receive no direct sunlight in mid-winter. Apartments that do not meet the requirement face directly south overlooking Prince Street. The overall design maximises the north aspect. The number of single aspect south facing apartments is minimised. Living spaces are located to the North where possible. Where possible apartments, living spaces are designed to be dual aspect to increase solar penetration into the apartment during winter. For south facing apartments, there are significant views to the south, overlooking Prince Street. Living spaces are oriented to capture the views for these apartments. An enclosed communal recreation room has been provided on the rooftop of the apartment building which receives adequate sunlight during the winter months. Residents can use this room at any time if they would like more access to sunlight.
		Single aspect, single storey apartments should have a northerly or easterly aspect		
		Living areas are best located to the north and service areas to the south and west of apartments		
	2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3pm at mid winter	To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments • bay windows		
	3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes		
		Achieving the design criteria may not be possible on some sites. This includes: • where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source • on south facing sloping sites • where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective		
4A-2 Daylight access is maximised where sunlight is limited		Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	**Yes**	The project has been designed to maximise sunlight and overall access to sun light is not limited. However light coloured materials are used
		Where courtyards are used: • use is restricted to kitchens, bathrooms and		

		service areas • building services are concealed with appropriate detailing and materials to visible walls • courtyards are fully open to the sky • access is provided to the light well from a communal area for cleaning and maintenance • acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved		within the central upper floor facades to bounce light into apartments.
		Opportunities for reflected light into apartments are optimised through: • reflective exterior surfaces on buildings opposite south facing windows • positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light • integrating light shelves into the design • light coloured internal finishes		
4A-3 Design incorporates shading and glare control, particularly for warmer months		A number of the following design features are used: • balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas • shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting • horizontal shading to north facing windows • vertical shading to east and particularly west facing windows • operable shading to allow adjustment and choice • high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)	**Yes**	The majority of exposed windows are provided with balconies, external screening, window hoods and external louvres to moderate summer solar penetration.
4B – NATURAL VENTILATION				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4B-1 All habitable rooms are naturally ventilated		The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	**Yes**	All habitable rooms within the Apartment Building and Townhouses, support natural ventilation.

		Depths of habitable rooms support natural ventilation		All townhouses are dual aspect and facilitate cross flow ventilation. 60% of apartments are provided with a dual aspect maximising cross ventilation opportunities. Sliding and casement windows are primarily used to increase air movement.
		The area of unobstructed window openings should be equal to at least 5% of the floor area served		
		Light wells are not the primary air source for habitable rooms		
		Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • adjustable windows with large effective openable areas • a variety of window types that provide safety and flexibility such as awnings and louvres • windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors		
4B-2 The layout and design of single aspect apartments maximises natural ventilation		Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3)	**Yes**	All single aspect Apartments are designed with an open plan living space opening onto balconies or courtyard to promote air movement within each apartment.
		Natural ventilation to single aspect apartments is achieved with the following design solutions: • primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) • stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries • courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells		
4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	**Yes**	60% of all units have dual aspect and are naturally cross ventilated. The cross over units within the Apartment building are approximately 17m deep. The majority of units within the Apartment building and all townhouse are dual aspect or cross through. In cross through units and townhouses, the opening sizes on opposing
		In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)		

<table>
<tr><td></td><td>2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</td><td>Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow

Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow</td><td></td><td>external walls are approximately equal to one another.

Where possible, internal layouts of dual aspect units minimise corners that might obstruct airflow.</td></tr>
<tr><td colspan="5">4C – CEILING HEIGHTS</td></tr>
<tr><td>OBJECTIVE</td><td>DESIGN CRITERIA</td><td>DESIGN GUIDANCE</td><td>COMPLIES?</td><td>COMMENTS</td></tr>
<tr><td>4C-1
Ceiling height achieves sufficient natural ventilation and daylight access</td><td>1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:
<table><tr><td colspan="2">Minimum ceiling height for apartment and mixed use buildings</td></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor
2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>These minimums do not preclude higher ceilings if desired</td><td>Ceiling height can accommodate use of ceiling fans for cooling and heat distribution</td><td>Yes</td><td>The proposal has 2.7m to habitable rooms and 2.4m to non-habitable rooms.

Ceiling heights have been designed to accommodate the use of ceiling fans.</td></tr>
<tr><td>4C-2
Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</td><td></td><td>A number of the following design solutions can be used:
• the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces
• well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings
• ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not</td><td>Yes</td><td>Living spaces are typically afforded the highest ceiling levels within in each unit or townhouse.</td></tr>
</table>

<table>
<tr><td></td><td></td><td>intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist</td><td></td><td></td></tr>
<tr><td>4C-3
Ceiling heights contribute to the flexibility of building use over the life of the building</td><td></td><td>Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)</td><td>N/A</td><td>N/A.</td></tr>
<tr><td colspan="5">4D – APARTMENT SIZE & LAYOUT</td></tr>
<tr><td>OBJECTIVE</td><td>DESIGN CRITERIA</td><td>DESIGN GUIDANCE</td><td>COMMENTS</td><td>COMPLIES?</td></tr>
<tr><td rowspan="4">4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</td><td rowspan="4">1. Apartments are required to have the following minimum internal areas:
<table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m2</td></tr><tr><td>1 bedroom</td><td>50m2</td></tr><tr><td>2 bedroom</td><td>70m2</td></tr><tr><td>3 bedroom</td><td>90m2</td></tr></table>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each.
A fourth bedroom and further additional bedroom increase the minimum internal area by 12m2 each

2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms</td><td>Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)</td><td rowspan="4">Yes</td><td rowspan="4">The apartment sizes are excess of the minimum criteria. Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room.

Kitchens are not located as part of a hallway or entry space. A window is visible from any point of a habitable room.</td></tr>
<tr><td>A window should be visible from any point in a habitable room</td></tr>
<tr><td>Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits</td></tr>
<tr><td></td></tr>
<tr><td rowspan="2">4D-2
Environmental performance of the apartment is maximised</td><td>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</td><td>Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths</td><td rowspan="2">Yes</td><td rowspan="2">All apartments are designed with an open plan layout.

In some units of the Apartment Building, the maximum room depth is 9m the island kitchen bench is located with 8m from the window.

All living areas and bedrooms are located on the external face of the building.</td></tr>
<tr><td>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</td><td>All living areas and bedrooms should be located on the external face of the building
Where possible:
• bathrooms and laundries should have an external openable window
• main living spaces should be oriented toward the primary outlook and aspect and away from</td></tr>
</table>

		noise sources		
4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	**Yes**	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) Bedrooms have a minimum dimension of 3m (excluding wardrobe space). Within 2 and 3 bedroom units, combined living/dining rooms have a minimum width of 4m, whilst 1 bedroom units have a minimum of 3.6m. The width of cross-over or cross-through apartments and townhouse exceed 4m internally Where possible access to bedrooms, bathrooms and laundries are located off corridors. In some cases the master bedroom door is located of living spaces. All bedrooms have a minimum 1500mm long robes. The master bedrooms are provided walk in wardrobes with overall length of wardrobes at least 1800mm long. The majority of open living spaces avoid square proportions, with the combined living/dining designs affording future flexibility for alternative furniture arrangements.
	2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms allow a minimum length of 1.5m for robes		
	3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high		
	4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Apartment layouts allow flexibility over time, design solutions may include: • dimensions that facilitate a variety of furniture arrangements and removal • spaces for a range of activities and privacy levels between different spaces within the apartment • dual master apartments • dual key apartments Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments • room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) • efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms		

4E – PRIVATE OPEN SPACE & BALCONIES

OBJECTIVE	DESIGN CRITERIA	DESIGN GUIDANCE	COMPLIES?	COMMENTS
4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:	Increased communal open space should be provided where the number or size of balconies are reduced	**Yes**	All balconies meet the minimum area. The vast majority of apartment balconies exceed the minimum dimensions. To supplement the balconies the apartment building is provided with a communal open area on the upper floor.
		Storage areas on balconies is additional to the minimum balcony size		

Dwelling type	Minimum area	Minimum depth
Studio apartments	4m2	-
1 bedroom apartments	8m2	2m

	2 bedroom apartments: 10m2, 2m 3+ bedroom apartments: 12m2, 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m		All ground floor apartments have terraces in excess of the minimum dimensions.
	2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m	Balcony use may be limited in some proposals by: • consistently high wind speeds at 10 storeys and above • close proximity to road, rail or other noise sources • exposure to significant levels of aircraft noise • heritage and adaptive reuse of existing buildings In these situations, Juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated	
4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space Private open spaces and balconies predominantly face north, east or west Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	**Yes**	Within both the Apartment and Townhouse buildings, primary open space and balconies are located adjacent to the living room, dining room or kitchen to extend the living space. Within both the Apartment and Townhouse buildings, primary open space and balconies predominantly face north, east or west. Primary open space and balconies are orientated with the longer side facing outwards.
4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred Full width full height glass balustrades alone are generally not desirable	**Yes**	Balustrades at level 01 are solid to assist with visual privacy. Upper level balconies are solid adjacent bedrooms, however open/glazed in front of living spaces. Landscape design is also used to increase privacy for ground floor terraces, and also

		Projecting balconies should be integrated into the building design and the design of soffits considered		soften the building and provide visual interest at street level.
		Operable screens, shutters, hoods and pergolas are used to control sunlight and wind		
		Balustrades are set back from the building or balcony edge where overlooking or safety is an issue		
		Downpipes and balcony drainage are integrated with the overall facade and building design		
		Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design		
		Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design		
		Ceilings of apartments below terraces should be insulated to avoid heat loss		
		Water and gas outlets should be provided for primary balconies and private open space		
4E-4 Private open space and balcony design maximises safety		Changes in ground levels or landscaping are minimised	**Yes**	Minimum ground floor private open space exceeds requirements and are located on a single level. However, a change in ground level does occur along Prince and Dalton Streets, to assist and balance surveillance of the street with privacy. The design of balcony balustrading is compliant with National Construction Codes including aspects associated with the prevention of climbing.
		Design and detailing of balconies avoid opportunities for climbing and falls		
4F – COMMON CIRCULATION & SPACES				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	Greater than minimum requirements for corridor widths and/or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	**Yes**	Two cores have been designed into the Apartment Building limiting the maximum number of units per core to 7. Corridors are approx. 1500mm wide.
	2. For buildings of 10 storeys and over, the maximum number of apartments sharing a	Daylight and natural ventilation should be provided to all common circulation spaces that		All residential lobbies have access to natural ventilation and daylight. Windows are located

	single lift is 40.	are above ground		near stairs and lift core. Access to daylight and ventilation to common circulation spaces is provided. Increased ceiling height along corridors and double height spaces at lift cores is provided. 60% of apartments are dual aspect or cross over apartments. Design criteria1 has been achieved. No unit windows open onto common circulation spaces.
		Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors		
		Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: • a series of foyer areas with windows and spaces for seating • wider areas at apartment entry doors and varied ceiling heights		
		Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments		
		Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments • access to ample daylight and natural ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights • other innovative design solutions that provide high levels of amenity		
		Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level		
		Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled		

4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines Tight corners and spaces are avoided Circulation spaces should be well lit at night Legible signage should be provided for apartment numbers, common areas and general wayfinding Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co located with communal open space Where external galleries are provided, they are more open than closed above the balustrade along their length	**Yes**	Simple linear easy to navigate lobby layouts provide a safe environment. Within the Apartment building, tight corners within the communal corridors have been avoided. The Apartment building communal circulation spaces shall be well lit at night, legible signage shall be provided for apartment numbers, common areas and general wayfinding. The Apartment building communal corridors have been designed to enable loose seating adjacent external windows, that do not adversely impact general circulation such as travel and entry to units. A communal recreation room with break out space to the adjacent park is located on the upper floor level of the apartment building.

4G – STORAGE

OBJECTIVE	DESIGN CRITERIA	DESIGN GUIDANCE	COMPLIES?	COMMENTS
4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type / Storage size volume Studio apartments – 4m3 1 bedroom apartments – 6m3 2 bedroom apartments – 8m3 3+ bedroom apartments – 10m3 At least 50% of the required storage is to be located within the apartment	Storage is accessible from either circulation or living areas Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street Left over space such as under stairs is used for storage	**Yes**	The internal apartment storage requirements of this standard are met via a combination of: • Full height built in dedicated storage cupboards • Full height built in joinery components • Storage co-located with laundry joinery • Wardrobes in excess of minimum requirements Private storage is also located in the basement. Within both the Apartment building and Townhouses, Storage is accessible from corridors or living spaces. Townhouse stairs are used where possible for additional storage.
4G-2 Additional storage is conveniently located, accessible and nominated for individual		Storage not located in apartments is secure and clearly allocated to specific apartments Storage is provided for larger and less frequently accessed items Storage space in internal or basement car	**Yes**	Storage for both the Apartment building and the Townhouses is located in the basement level in secure caged areas, adjacent allocated car spaces. Storage cages are sized to accommodate larger and less frequently

apartments		parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible		accessed items. Communal apartment storage is provided in the communal recreation room. Storage is not visible from the public domain.
		If communal storage rooms are provided they should be accessible from common circulation areas of the building		
		Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain		
4H – ACOUSTIC PRIVACY				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4H-1 Noise transfer is minimised through the siting of buildings and building layout		Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F - Visual privacy)	**Yes**	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses. Window and door openings are generally orientated away from noise sources, or where conflict occurs between surveillance of the public domain setbacks have been increased to mitigate noise impacts. Entries to the Apartment building are located adjacent living spaces and are screened where adjacent bedroom areas to minimise the impacts of noise. The number of party walls (walls shared with other apartments) are limited and are appropriately insulated. Noise sources such as garage doors, driveways, as well as active communal open spaces and circulation areas are located at least 3m away from bedrooms. Service areas are largely located on the basement level to mitigate the impacts of associated noise.
		Window and door openings are generally orientated away from noise sources		
		Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas		
		Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources		
		The number of party walls (walls shared with other apartments) are limited and are appropriately insulated		
		Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms		

4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • rooms with similar noise requirements are grouped together • doors separate different use zones • wardrobes in bedrooms are co-located to act as sound buffers	**Yes**	The design of units locates the majority of bedrooms off corridors away from living spaces. The location of wardrobes and storage cupboards have been considered to increased the level of noise separation. Where conflict occurs between surveillance of the public domain, and the location of units and townhouses, setbacks have been increased to mitigate noise impacts.
		Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: • double or acoustic glazing • acoustic seals • use of materials with low noise penetration properties • continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements		
4J – NOISE & POLLUTION				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		To minimise impacts the following design solutions may be used: • physical separation between buildings and the noise or pollution source • residential uses are located perpendicular to the noise source and where possible buffered by other uses • non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces • non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources • buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer	**Yes**	The siting, setbacks, deep soil landscape design and formation of the Apartment Building and Townhouses have been designed to minimise noise impacts from surrounding streets, and neighbouring buildings. Please refer to the Submitted Noise Assessment.

		• where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry		
		Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: • solar and daylight access • private open space and balconies • natural cross ventilation	**N/A**	N/A.
4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Design solutions to mitigate noise include: • limiting the number and size of openings facing noise sources • providing seals to prevent noise transfer through gaps • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	**Yes**	The siting, setbacks, deep soil landscape design and formation of the Apartment Building and Townhouses have been designed to minimise noise impacts from surrounding streets, and neighbouring buildings. Please refer to the Submitted Noise Assessment.
4K – APARTMENT MIX				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future		A variety of apartment types is provided The apartment mix is appropriate, taking into consideration: • the distance to public transport, employment and education centres • the current market demands and projected future demographic trends • the demand for social and affordable housing • different cultural and socioeconomic groups	**Yes**	A mixture of 1, 2 and 3 bedrooms apartments are provided, as well as townhouses to provide agility of the overall development and to meet the diversity with the local demography and diversity of house hold types.
		Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group		

		households		
4K-2 The apartment mix is distributed to suitable locations within the building		Different apartment types are located to achieve successful façade composition and to optimise solar access (see figure 4K.3)	**Yes**	A mix of single aspect, through units and corner units together with communal circulation corridors to generate interest in the façade designs. Larger 3 bedroom penthouses have been located on the roof to maximise open spaces. Similarly 3 bedroom lower level units have been located on corners.
		Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available		

4L – GROUND FLOOR APARTMENTS				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4L-1 Street frontage activity is maximised where ground floor apartments are located		Direct street access should be provided to ground floor apartments	**Yes**	All street front ground floor apartments are afforded direct access from the street to the apartment terrace. All Townhouses are afforded direct access from the street to their own private terrace. All communal apartment building lobbies are afforded entrances that are clearly visible from the street. Windows and private open spaces of ground floor apartments and townhouses are designed to provide surveillance of the street.
		Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • both street, foyer and other common internal circulation entrances to ground floor apartments • private open space is next to the street • doors and windows face the street		
		Retail or home office spaces should be located along street frontages		
		Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion		
4L-2 Design of ground floor apartments delivers amenity and safety for residents		Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design	**Yes**	The split-level design of apartment terraces and the majority of townhouses afford opportunities for slightly elevated views over the street and footpath. Deciduous trees have been integrated into the landscape design.
		Solar access should be maximised through:		

		• high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer		
4M – FACADES				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4M-1 Building facades provide visual interest along the street while respecting the character of the local area		Design solutions for front building facades may include: • a composition of varied building elements • a defined base, middle and top of buildings • revealing and concealing certain elements • changes in texture, material, detail and colour to modify the prominence of elements	**Yes**	The Prince Street apartment has been designed to have a defined based using colour and materiality. Communal lobbies have been provided a different colour to assist in the breakup of the scale of the façade. Balconies are used to provide articulation, further highlighted through differentiation in colour. The top of the apartment building is recessed and provided a darker colour to clearly differentiate the top of the building. The Dalton street Townhouses and grouped into pairs through Architectural façade treatment, to mitigate repetition along the street front. Balconies are framed in pairs, together with colouration. The verticle scale of townhouses has been reduced using change in colour and materiality, as well as framing elements used to pair townhouses. The Sale St end Townhouse has been treated separately to address Sale Street, using corner windows. All building services are concealed within facade elements. Facades have been designed with respect to minimising bulk and scale, through materiality, variable setbacks and colour, together with balconies. Balustrading has been considered to incorporate a mix of solid and transparency to minimise the perceived length of projections The podium height of the Apartment building relate to the adjacent Government office building along Prince St. A combination of variable setbacks and balconies create articulation in the façade.
		Building services should be integrated within the overall facade		
		Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: • well composed horizontal and vertical elements • variation in floor heights to enhance the human scale • elements that are proportional and arranged in patterns • public artwork or treatments to exterior blank walls • grouping of floors or elements such as balconies and windows on taller buildings		
		Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights		
		Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals		

4M-2 Building functions are expressed by the facade		Building entries should be clearly defined Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height The apartment layout should be expressed externally through facade features such as party walls and floor slabs	**Yes**	Building entries within the Apartment building are identified at distance through vertical strips of contrasting colour that link the upper level communal corridors with the ground floor entry. At ground level entries are identified through lack of street front barriers such as fences and landscape. The articulation of the building corners on both the apartment and townhouse building elements provide a strong urban design built form to the development, using corner balconies and windows. Apartment layouts are expressed on the façade, through living spaces opening onto balconies and smaller bedroom windows unobstructed by balcony balustrading.
4N – ROOF DESIGN				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4N-1 Roof treatments are integrated into the building design and positively respond to the street		Roof design relates to the street. Design solutions may include: • special roof features and strong corners • use of skillion or very low pitch hipped roofs • breaking down the massing of the roof by using smaller elements to avoid bulk • using materials or a pitched form complementary to adjacent buildings Roof treatments should be integrated with the building design. Design solutions may include: • roof design proportionate to the overall building size, scale and form • roof materials compliment the building • service elements are integrated	**Yes**	Within the apartment building design, a flat roof structure with additional roof top roof element over penthouses and communal recreation room and break out space create interest at high level. The townhouse design includes a raked skylight element and provides interest in the roof line of the development along Dalton Street.
4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		Habitable roof space should be provided with good levels of amenity. Design solutions may include: • penthouse apartments • dormer or clerestory windows • openable skylights Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	**Yes**	The rooftop of the apartment building is used as a mix of communal and private open space.

4N-3 Roof design incorporates sustainability features		Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • the roof lifts to the north • eaves and overhangs shade walls and windows from summer sun	**Yes**	The townhouse design includes a raked skylight element and provides interest in the roof line of the development along Dalton Street. Deep awnings above terraces to the north, east and west, provide shade and respite in the summer months.
		Skylights and ventilation systems should be integrated into the roof design		

4O – LANDSCAPE DESIGN				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
40-1 Landscape design is viable and sustainable		Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • diverse and appropriate planting • bio-filtration gardens • appropriately planted shading trees • areas for residents to plant vegetables and herbs • composting • green roofs or walls	**Yes**	The landscaping design responds to the site conditions and provides interest and softens the building form. The proposed landscaping will enhance the amenity of the street and central park area. The plant selection complements the buildings material finishes, as well as facilitate shade during summer months, colour during Autumn (similar to the landscape of the locale) and through dropping of leaves, provide solar access during winter. Please refer to the submitted Landscaping Plans.
		Ongoing maintenance plans should be prepared		
		Microclimate is enhanced by: • appropriately scaled trees near the eastern and western elevations for shade • a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter • shade structures such as pergolas for balconies and courtyards		
		Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)		
40-2 Landscape design contributes to the streetscape and amenity		Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features including trees and rock outcrops	**Yes**	Deep soil planting zone along both Prince and Dalton Streets provide opportunity for larger trees, complimenting the surrounding locale. Ground floor private terraces are largely split level, using a mix of garden walls, fencing and soft landscaping to provide interest within the
		Significant landscape features should be		

		protected by: • tree protection zones (see figure 4O.5) • appropriate signage and fencing during construction		streetscape. The space between the Apartment and Townhouse buildings affords substantive space for a communal public park, including soft landscape and amenity.
		Plants selected should be endemic to the region and reflect the local ecology		
4P – PLANTING ON STRUCTURES				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4P-1 Appropriate soil profiles are provided		Structures are reinforced for additional saturated soil weight	**Yes**	Appropriate plant selections have been made with regard to the site context and constraints. Please refer to the submitted Landscaping Plans.
		Soil volume is appropriate for plant growth, considerations include: • modifying depths and widths according to the planting mix and irrigation frequency • free draining and long soil life span • tree anchorage		
		Minimum soil standards for plant sizes should be provided in accordance with Table 5		
4P-2 Plant growth is optimised with appropriate selection and maintenance		Plants are suited to site conditions, considerations include: • drought and wind tolerance • seasonal changes in solar access • modified substrate depths for a diverse range of plants • plant longevity	**Yes**	Appropriate plant selections have been made with regard to the site context and constraints. Please refer to the submitted Landscaping Plans.
		A landscape maintenance plan is prepared		
		Irrigation and drainage systems respond to: • changing site conditions • soil profile and the planting regime • whether rainwater, stormwater or recycled grey water is used		

4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes *Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time	**Yes**	Green walls have been avoided due to the extreme climate variation of the subject area creating maintenance issues for such planting. Please refer to the submitted Landscaping Plans.
4Q – UNIVERSAL DESIGN				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features	**Yes**	Apartment units have been designed to allow for 20% silver level compliance. Apartments are provided with: • a 1428.1 compliant entry and path of travel from the street and car park levels, • oversized corridors and bathrooms, • Bathrooms that contain a hob less shower recess, • No internal stairways are used within Apartments, however are used in townhouses. Townhouses have been designed to allow for the inclusion of a lift now or into the future as occupant needs require.
4Q-2 A variety of apartments with adaptable designs are provided		Adaptable housing should be provided in accordance with the relevant council policy Design solutions for adaptable apartments include: • convenient access to communal and public areas • high level of solar access • minimal structural change and residential amenity loss when adapted • larger car parking spaces for accessibility • parking titled separately from apartments or shared car parking arrangements	**Yes**	Adaptable units are located on the northern side of the Apartment building and have been internally configured to avoid structural changes to be adapted.

4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Apartment design incorporates flexible design solutions which may include: • rooms with multiple functions • dual master bedroom apartments with separate bathrooms • larger apartments with various living space options • open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	**Yes**	All apartments are designed with open plan living spaces, and two and three-bedroom apartments are provided with two bathrooms for greater long-term flexibility for different lifestyles.
4R – ADAPTIVE REUSE				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		Design solutions may include: • new elements to align with the existing building • additions that complement the existing character, siting, scale, proportion, pattern, form and detailing • use of contemporary and complementary materials, finishes, textures and colours	**N/A**	N/A.
		Additions to heritage items should be clearly identifiable from the original building		
		New additions allow for the interpretation and future evolution of the building		
4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: • generously sized voids in deeper buildings • alternative apartment types when orientation is poor • using additions to expand the existing building envelope	**N/A**	N/A.
		Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: • where there are existing higher ceilings, depths of Habitable rooms could increase subject to demonstrating access to natural		

		ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) • alternatives to providing deep soil where less than the minimum requirement is currently available on the site • building and visual separation – subject to demonstrating alternative design approaches to achieving privacy • common circulation • car parking • alternative approaches to private open space and Balconies		
4S – MIXED USE				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		Mixed use development should be concentrated around public transport and centres Mixed use developments positively contribute to the public domain. Design solutions may include: • development addresses the street • active frontages are provided • diverse activities and uses • avoiding blank walls at the ground level • live/work apartments on the ground floor level, rather than commercial	**N/A**	N/A.
4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Residential circulation areas should be clearly defined. Design solutions may include: • residential entries are separated from commercial entries and directly accessible from the street • commercial service areas are separated from residential components • residential car parking and communal facilities are separated or secured • security at entries and safe pedestrian routes are provided • concealment opportunities are avoided Landscaped communal open space should be provided at podium or roof levels	**Yes**	The Apartment Building communal entries are clearly defined along Prince St. Landscaped communal open space is provided to the upper level of the tower. A ground floor central park has been designed within the substantive space between the Apartment and Townhouse buildings.

4T – AWNINGS & SIGNAGE				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4T-1 Awnings are well located and complement and integrate with the building design		Awnings should be located along streets with high pedestrian activity and active frontages A number of the following design solutions are used: • continuous awnings are maintained and provided in areas with an existing pattern • height, depth, material and form complements the existing street character • protection from the sun and rain is provided • awnings are wrapped around the secondary frontages of corner sites • awnings are retractable in areas without an established pattern Awnings should be located over building entries for building address and public domain amenity Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure Gutters and down pipes should be integrated and concealed Lighting under awnings should be provided for pedestrian safety	**N/A**	N/A.
4T-2 Signage responds to the context and desired streetscape character		Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development Legible and discrete way finding should be provided for larger developments Signage is limited to being on and below awnings and a single facade sign on the primary street frontage	**Yes**	Compliant statutory signage will be located in accordance with applicable standards.
4U – ENERGY EFFICIENCY				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4U-1 Development incorporates passive environmental design		Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) Well located, screened outdoor areas should be provided for clothes drying	**Yes**	Apartments are designed with maximum possible access to natural light and cross ventilation from habitable rooms. Please refer to the submitted Solar Access Plans. Generous private open space areas are provided to all apartments.

4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		A number of the following design solutions are used: • the use of smart glass or other technologies on north and west elevations • thermal mass in the floors and walls of north facing rooms is maximised • polished concrete floors, tiles or timber rather than carpet • insulated roofs, walls and floors and seals on window and door openings • overhangs and shading devices such as awnings, blinds and screens	**Yes**	The proposal has been designed to optimise thermal mass in order to normalise day/night temperature variations. Insulation and glazing will be selected to meet BASIX energy efficiency requirements. Please refer to the submitted BASIX Assessment.
		Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)		
4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		A number of the following design solutions are used: • rooms with similar usage are grouped together • natural cross ventilation for apartments is optimised • natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible	**Yes**	All apartments have been designed to maximise access to natural cross ventilation. Please refer to the submitted Cross Ventilation Drawings.
4V – WATER MANAGEMENT & CONSERVATION				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4V-1 Potable water use is minimised		Water efficient fittings, appliances and wastewater reuse should be incorporated	**Yes**	The proposal will meet BASIX requirements for potable water consumption. Please refer to the submitted BASIX Assessment.
		Apartments should be individually metered		
		Rainwater should be collected, stored and reused on site		
		Drought tolerant, low water use plants should be used within landscaped areas		
4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Water sensitive urban design systems are designed by a suitably qualified professional	**Yes**	Appropriate WSUD measures will be integrated into the development, please refer to the submitted Civil Drawings and Water Sensitive Urban Design Report.
		A number of the following design solutions are used: • runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation • porous and open paving materials is		

		maximised • on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits		
4V-3 Flood management systems are integrated into site design		Detention tanks should be located under paved areas, driveways or in basement car parks On large sites parks or open spaces are designed to provide temporary on-site detention basins	**Yes**	Detention tanks are located under paved area and basement car parks, please refer to the submitted Civil Drawings.
4W – WASTE MANAGEMENT				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park Waste and recycling storage areas should be well ventilated Circulation design allows bins to be easily manoeuvred between storage and collection points Temporary storage should be provided for large bulk items such as mattresses A waste management plan should be prepared	**Yes**	Apartment Waste storage is appropriately sized with safe, discreet access located within the basement floor. Townhouse bins are located in screened enclosures within townhouse private courtyards. Please refer to the submitted Waste Management Plan.
4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses Alternative waste disposal methods such as composting should be provided	**Yes**	Integrated waste and recycling storage will be provided in all apartment kitchens. Communal waste and recycling facilities are conveniently located within the basement floor.

4X – BUILDING MAINTENANCE				
OBJECTIVE	**DESIGN CRITERIA**	**DESIGN GUIDANCE**	**COMPLIES?**	**COMMENTS**
4X-1 Building design detail provides protection from weathering		A number of the following design solutions are used: • roof overhangs to protect walls • hoods over windows and doors to protect openings • detailing horizontal edges with drip lines to avoid staining of surfaces • methods to eliminate or reduce planter box leaching • appropriate design and material selection for hostile locations	**Yes**	Drained balconies are used providing protection of doorways. Finishes include robust materials with integral surface colours to minimise maintenance and protect against weathering.
4X-2 Systems and access enable ease of maintenance		Window design enables cleaning from the inside of the building Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade Design solutions do not require external scaffolding for maintenance access Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems Centralised maintenance, services and storage should be provided for communal open space areas within the building	**Yes**	The roof is accessible for maintenance only with the provision of safe access systems to comply with Australian Standards and WH&S regulations. The selected external materials are robust to reduce the need for frequent maintenance.
4X-3 Material selection reduces ongoing maintenance costs		A number of the following design solutions are used: • sensors to control artificial lighting in common circulation and spaces • natural materials that weather well and improve with time such as face brickwork • easily cleaned surfaces that are graffiti resistant • robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	**Yes**	Timers will be used to control lighting in common circulation spaces Natural, well-weathering materials with integral surface colours have been selected to reduce ongoing maintenance and associated costs. Selected materials are robust with durable finishes common to the subject development type.

Annexure F – Public Submissions
(redacted) (both exhibition period)

Submission 1

From:
Sent: Thursday, 14 July 2022 4:35 PM
To: Orange City Council
Subject: 103 Prince Street, Orange - DA 98/2022(1) on exhibition - submission

Dear Sir/Madam,

I would like to make a submission about this development.

Park trees:

I am concerned that in a document within the exhibition material titled "Site Plan for trees" that the trees proposed to line the public park area and numbered "6" on the plan are called up as an "avenue of large evergreen trees to provide shade and increase canopy cover". This would be a very dramatic mistake in Orange's cold climate that may make the public park largely unusable for most of the year. The consultant needs to be advised that very cold winter conditions last about 6 months in Orange and we only have excessive heat for about 1 month in January, which would be adequately shaded by a deciduous tree. The trees that provide shade in the public park must all be deciduous species to allow for some amenity in winter. It may also be desirable to use the species that have been traditionally used in Orange parks, but the real essential issue is to have deciduous shade trees throughout.

In my experience Elephant Park got this wrong and has large evergreen trees to the north of the children's playground, and it is bitterly cold in the winter. To make a successful public park at 103 Prince the design must let the winter sun access the park via deciduous planting.

Southern balconies:

The same ignorance of our climate is shown in the large south facing balconies along the apartment's Prince Street facade. Council should expect a series of applications to enclose these with glazing in the years following this development, as they will be very unpleasant spaces for much of the year.

Regards,

Submission re development application DA 98/2022[1]-PR28313

Submission 2

David Waddell
CEO
Orange City Council
Byng St, Orange

My submission relates to the proposed development at 103 Prince St, Orange and I thank you for the opportunity to make it.
Overall, I applaud the development. We definitely need more housing stock in Orange, and it is obvious that building higher density residential developments is one way to help resolve the shortage. I am keen for this development to be successful because it will make local people realise that people can live happily here without the historically obligatory house and land option.
However, I am concerned about the impact on the number of parking spaces available for public use in Sale St, between Prince St and Dalton St. The original design had the proposed access to the underground parking (for the northern townhouses) in Sale St and the access to the underground parking for the southern unit block in Prince St. The current design proposes both underground parking access points to be in Sale St. This is not an option that will be practical with the way that the Sale St roadway is presently used. Currently, this area has parallel parking down each side, and herringbone patterned parking spaces in the middle of the street. Access to this area is regulated by a narrower than normal entryway & speed bumps on each end.
If both car park entry points are on the eastern side of this block, not only will there be a net loss of parallel parking spaces, but every time a resident wishes to access the entry point, if they're coming from the Prince St side, they will essentially need to do a loop around the herringbone parking area in order to reach it. This will be quite irritating for them & it is therefore obvious that there will be pressure to restore this area in Sale St to a regular road, with a significant loss of parking spaces.
My community pharmacy is located diagonally opposite this development on the south western corner of Prince & Sale Streets. My staff (there are 12 of us there most of the time) use this parking area in Sale St, so that the parking outside our pharmacy is kept available for those people who may not be able to easily walk longer distances to reach us or the nearby podiatrist, opthamologist, or GP medical centre. There is also a dental practice and psychologist practice adjacent to this parking area, so they also have staff and patients using the parking spaces, as do some staff from the nearby DPIE building. My point is that these existing parking spaces are needed and well used.
The Orange DCP 2004 (page 15.2) states in relation to parking and DAs, that the goal is to 'maintain the existing levels of service and safety of the road network'.
Approving dual access points in Sale St for underground parking at this site will ultimately not achieve this goal. One access point (for the northern town houses) would probably not have too much of an impact but two would definitely cause problems. Please consider requiring the return of this second access point to Prince St - much easier for the future residents and definitely better for the existing businesses and their customers/patients.

Yours sincerely

COMMENTS SOUGHT ON MULTI-LEVEL APARTMENT PLAN FOR PRINCE STREET.

www.yoursay.orange.nsw.gov.au/103-prince-street

Another plan that will upset the Residents and Ratepayers of Prince Street .

It began when traffic was moved off the Highway (Summer Street) with lights directing traffic into a Residential area (Prince Street) Then the Northern Distributor plan came. I thought this would be good until Council opened up Hill Street.

Now Prince Street has Traffic coming off the Highway AND the Northern Distributor. Into a Residential area.

The noise and pollution all this traffic brings is not good for people or the environment "Colour City" is becoming "Grey and Dirty," .... Just like Sydney.

The above mentioned plan will make the situation for local Residents worse.

What is the MAAS Group?

If the worst happens and this plan goes ahead, please reverse the plan, so the five story building with the 104 space basement carpark comes out onto Dalton Street which is wider with trees separating the two lanes of traffic.

I was not able to attend the meeting on June 28th because night driving is difficult for me.

Question: Why do we want Multi-Level Apartments in Orange at all?

Why Prince Street when the Traffic is already so heavy?

Why not build ground level homes that people can afford?

Where are all these people coming from and what do they do?

Orange City Council

Byng Street Street

ORANGE.

To the Councillors re Comments on Multi-Level Apartments in Prince Street.

How much does the Council really care about ANY comments people have? Are you prepared to LISTEN?

I ask because: 10th July I tried your EMAIL address in the paper. No Response.

11th July I rang Council and was given Email council@Orange.nsw.gov.au No Response.

I have now written a letter and am taking it down to the Office for them to hand to you.

I am VERY concerned about the effect this plan is going to have on the TRAFFIC flow into Prince Street. It is already coming in off the HIGHWAY and NORTHERN DISTRIBUTOR. To have another 104 cars or even 34 entering the middle of Prince Street is madness

This is a RESIDENTIAL Street.

Yes, I know it has been made a CBD area. SUMMER STREET is the CBD area and Highway. You were able to move Traffic from there then. DO IT AGAIN, NOW, PLEASE.

DO NOT MENTION THE WORD PROGRESS TO ME.

I left Sydney 42 years ago to live in this beautiful place and it is being destroyed.

Attend to enclosure.

Submission 4

From:
Sent: Sunday, 17 July 2022 3:36 PM
To: Orange City Council
Subject: 98/2022(1) - 103 Prince Street, Orange

Hi,

In relation to "98/2022(1) - 103 Prince Street, Orange", what provisions are being made for electric vehicle charging?

With large expected growth in this sector in the future, ideally every apartment car-park and every townhouse car-park should have the capability to charge an electric vehicle.

Thanks,

Submission 5

From:
Sent: Monday, 18 July 2022 4:12 PM
To: Orange City Council;
Subject: submission regarding DA for 103 Prince St Orange
Attachments: To Orange council re DA 103 Prince St.pdf

The Orange City Council

Please see attached the submission concerning the Development application for the construction of multiple residential premises at
103 Prince Street Orange

Representatives of are available to discuss these concern with the Council representatives should the Council wish an in person explanation of these concerns

Yours faithfully

Orange City Council
PO Box 35
Orange NSW 2800

By email: council@orange.nsw.gov.au

Submission: Development Application- DA 98/2022(1),103 Prince Street, Orange
West End Precinct Development Control Plan (DCP)

This submission is on behalf of and in relation to the above DA submitted to Orange City Council by the applicant Maas Group Properties is the owner of and leases this premises to Property NSW, it is occupied by NSW Department of Planning and the Environment (DPE).

is largely supportive of the proposal by the applicant and believes this proposal it is an exciting potential to set the benchmark for multi-story living in Orange. There are however some elements of the DA submission that require consideration, particularly around setback and overshadowing.
These concerns are:

Request to Vary Development Standard-Height

- Applicant had requested a variation under Clause 4.6 of Orange Local Environment Plan 2011 to vary the maximum building height allocated. The objective of this clause are:
    - Protect the amenity of neighbouring properties and public space. Particularly overshadowing, visual bulk, scale, privacy and view
    - Provide taller buildings in the City centre and enable transition in response to urban character
- The proposed development request in height will clearly impact on overshadowing, views and privacy of the property located on
- The fifth level penthouse will overshadow the four levels of offices at

Bulk and Form

- Plans suggest that there is no set back from Prince Street with the proposed vertical bulk and a lack of relief in the current design.
- The requirements of the DCP, section 6.3.1 is that street set back to be consistent with other streetscape components.
- The submission is not consistent with which exhibits a minor portion of the facade at 6m from the street, however the majority is set back by 15m. This was a deliberate design decision to sympathise with the streetscape and DCP.
- The proposed apartment in its current form will dominate rather than complement and the existing streetscape.

Density

- The proposal of 103 Prince Street will exceed recommendations of the DCP by a potential 43 occupants even after considering flexibility to allow for market conditions.
- This increase will influence both parking and traffic to the local area.
- Removal of the top penthouses would reduce occupants and still allow for "flexibility in market conditions" as set out in the DCP. It would also alleviate the request to vary height, reducing the overshadowing of

Overshadowing

- was designed to achieve 5 Star NABERS and 5 Star Green Star rating underpinned by the design access to natural light. The current application has indicated shadows will be cast across 50% of on the southwest corner of the building. The showing to occurs during the heigh of an Orange winter, placing pressure on providing additional heating to the building and increasing the current carbon footprint of the tenants of
- The proximity to of 103 Prince Street to the Eastern boundary and no transition to set back and therefore not consistent with section 6.5.1 of the DCP as sunlight will be diminished by the proposed development.

Tree Assessment

- During the demolition of the Orange Base Hospital care was taken to retain several trees on Sale Street. The current application suggests removal of all the trees except 2.
- If the removal of trees on Sale Street does occur the footprint of the proposed apartments should move to the west (Sale Street). This would reduce the impact of overshadowing of and aid the setback requirement of section 6.3.1 of the DCP.

Traffic

- The application does satisfy the minimal parking requirements for development; however, these requirements are considered low for the resident demographic, vehicle ownership, visitor potential and lack of Public Transport options in Orange.
- This additional parking pressure has the potential to force visitors and or residents of 103 Prince Street to utilise the parking at on the corner of Anson and Prince Street.

look forward to the development of the vacant site at 103 Prince Street and thank the City Council for the opportunity to submit our concerns

Yours Faithfully

Our ref: OUT22/10178 Your ref: DA 98/2022(1)

Orange City Council
PO Box 35
Orange NSW 2800

By email: council@orange.nsw.gov.au

18 July 2022

Submission: Development Application – DA 98/2022(1), 103 Prince Street, Orange.

West End Precinct Development Control Plan (DCP)

I am writing on behalf of the in relation to the above DA. occupies the office building located at , which is adjacent to the proposed development and owned by Verde Property. manages the corporate office accommodation of across New South Wales.

The development proposed by the applicant (Maas Group Properties) includes the first multi-storey apartment building in Orange, providing an exciting opportunity for Orange City Council to set the benchmark for apartment-style living in the city. For this reason it is particularly important that the form and aesthetic are of a standard that the community would be happy to have replicated throughout the city in the future.

Overall is supportive of the proposal, and in particular the inclusion of public recreation space. However, we think there are some elements that require consideration and improvement including the proposed materials, form and setbacks for the apartment building. remains concerned about overshadowing of in winter given the climate conditions in Orange.

Set out below are our more detailed comments.

1. Bulk and Form – Apartment Building

principal concern relates to the vertical bulk of the proposed apartment building on Prince Street. The *Statement of Environmental Effects* and *Request to Vary Development Standard* submitted by the applicant each refer to “variable” and “generous” set backs in the design. However, the architectural plans seem to indicate that there is no relief or set back along Prince Street (other than protruding balconies), resulting in a 4-storey, 16m height form for the full length of the site on Prince Street, and in close proximity to the street boundary.

The lack of relief in the 4 stories does not appear to be consistent with the requirements of the DCP, including section 6.3.1 requiring street setback consistent with other streetscape components.

In particular, the setback and form of the apartments is in contrast to the existing office building on . Although a minor portion of the façade of is setback 6 metres from the Prince Street boundary, the majority of the building is set back by 15 metres to provide relief to the street. As Council will recall, this was a deliberate design decision which was made to sympathise with the street and scale of surrounding buildings, consistent with the DCP.

respectfully requests that further consideration be given to the setback of the apartments from Prince Street and the eastern boundary, and increased setbacks as the apartments transition in height. Although a modest setback has been applied to the proposed penthouses on level 5 (i.e. as part of the request to vary height), there is no graduation in the setback of the remainder of the apartment building. This does not appear to be consistent with design principle 4.1.3 in the DCP requiring transitions in height to ensure the built form relates to the surrounding scale. It is submitted that the apartment in its current proposed form will dominate rather than complement the existing streetscape including .

2. Composition and Density

Section 6.2.2 of the DCP recommended a particular mix of dwelling types in the apartment building as follows (see Table 6-3 of the DCP):

Dwelling type	Percentage **	Effective No. of Occupants
1 Bedroom unit	20	20
2 Bedroom unit	70	140
3 Bedroom unit	15	45
	Total	**205**

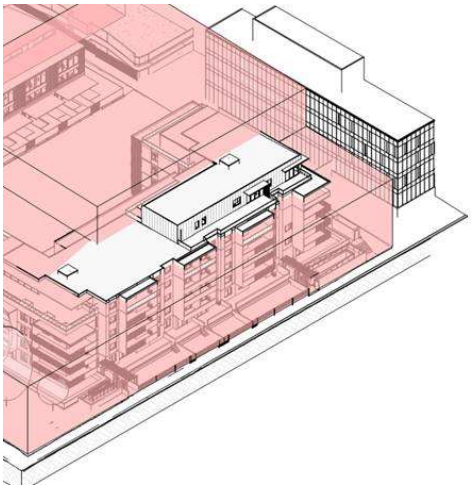
***Table 6-3. Noting that the mix of dwellings exceeds 100% to provide flexibility dependent on market conditions.*

However, the applicant has proposed the following mix:

Dwelling type	Percentage	Effective No. of Occupants
1 Bedroom unit x 4	6	6
2 Bedroom unit x 25	40	80
3 Bedroom unit x 34	54	162
	Total	**248**

It is acknowledged that Table 6-3 in the DCP exceeded 100% and there was to be some flexibility to allow for market conditions. It should be noted however that the result of the diversion from the recommendations in the DCP is effectively an additional **43 occupants** on site for the apartment complex, plus visitors. This increase will have a significant impact on traffic, parking and use of amenities including carbon footprint. Given the significant increase on the number of occupants contemplated in the DCP, it is submitted that at the very least the two penthouse apartments should be removed, in which case the request to vary height would no longer be required.

3. Request to Vary Development Standard – Height



The applicant has requested a variation under Clause 4.6 of the Orange Local Environmental Plan 2011. The application requests to vary Clause 4.3 of the Orange Local Environmental Plan 2011 to vary the maximum building height allocated to the subject site.

The objectives of this clause are to:

(a) provide for taller buildings in the City centre and to enable a transition in building height in response to varying urban character and function; and

(b) protect the amenity of neighbouring properties and public places, *with particular regard to visual bulk, scale, overshadowing, privacy and views*.

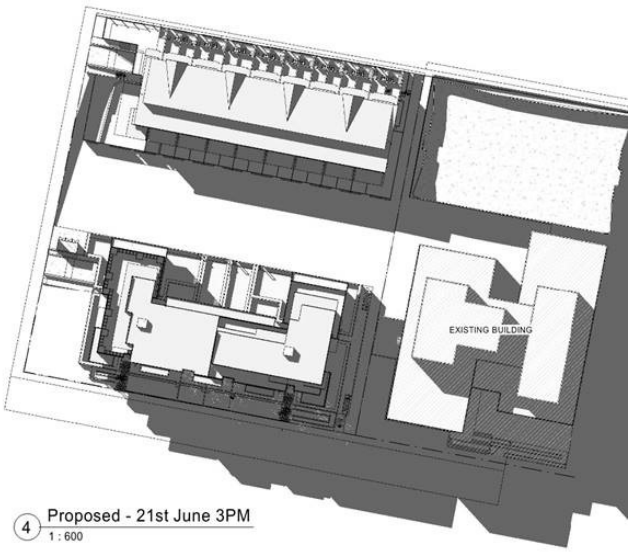
It is submitted that the requested increase in height will not satisfy the objectives of clause 4.3(b) as the addition will clearly impact on "overshadowing, privacy and views" of the neighbouring property at .

The apartment complex proposed by the applicant consists of basement carparking and five levels of apartments. The fifth level includes the penthouses, which are the subject of the requested increase in height of an additional 4.25m. The penthouses are set towards the front of the building at the eastern end of the development which is directly adjacent to As the office building consists of four levels of offices only (with plant infrastructure housed towards the rear of the roof level), the requested increase in height will clearly exacerbate existing overshadowing and negatively impact on the neighbouring property.

respectfully submits that the existing height restrictions are not unreasonable, are sympathetic to the existing streetscape, and that any increase would in fact unreasonably diminish access to sunlight at which is not consistent with the DCP (section 6.5.1 – discussed further below).

4. Overshadowing

The height and proximity of the development to its eastern boundary creates significant overshadowing of the south western corner of during a typical winter afternoon. Studies submitted by the applicant demonstrate that the development will cast shadows on up to 50% of the western façade of during the height of winter (see diagram to the right).



Given this is the side of the building with 4 floors of office accommodation and the majority of the building's work-points, this could significantly compromise the amenity of the building, noting that the most severe of the seasons in Orange is winter.

The building was designed to achieve 5 star Green Star rating and 5 star NABERS, and deliver an agile, sustainable workplace with extensive access to natural light. Positioning the apartment building in such close proximity to the western façade with minimal transition in setback looks to compromise the design of , and does not appear to be consistent with section 6.5.1 of the DCP which requires the applicant to ensure that the development does not unreasonably diminish sunlight to adjoining the properties.

5. Public Park

welcomes the inclusion of public recreation space on 103 Prince Street. Although there is no public access through (as it is a secure government site) we would certainly support our staff making use of the public recreation area.

As noted by the applicant, there is currently no public linkage through both 103 and Prince Streets for a thoroughfare to join Sale and Anson Streets. That said, is open to considering implementing a secure gate on the western boundary fence at the rear of the office building on to allow staff egress to the park.

6. Tree Assessment

Care was taken during the demolition of the Orange Base Hospital to retain a significant number of mature trees along the Sale Street boundary of the site.

The Tree Assessment report assessed 23 of those trees on site, noting that 14 were of an acceptable condition. 12 of these were assessed as being suitable for long term retention, however 8 of these will be "*directly impacted by the development where their retention is not possible*". In summary, the Tree Assessment report concludes that "*based on the current development footprint it is recommended that only Trees 11 and 18 be retained*" – i.e **2 trees** only.

If this assessment and the removal of all of the remaining trees on site (except 2) is acceptable to Council, then it is submitted that the footprint of the apartments should be moved closer to the western boundary of the site to reduce overshadowing on . If the rationale for locating the development footprint closer to the eastern boundary was based on the existence of mature trees, then that rationale is now removed based on the Tree Assessment report.

7. Traffic

The traffic report identifies high parking demands along Prince and Dalton Street.

Council will recall that the number of car parks included in the development at significantly exceeds the Council requirements. and its predecessor departments were very conscious of the needs of the local residents and businesses and did not want to negatively impact on access or parking for its local neighbours.

It is noted that the applicant has achieved the minimum parking requirements for the development, and included basement carparking for both the apartments and the to nhouses. However, it is submitted that the Council requirement for resident parking and visitor bays is very low so there would be very heavy reliance on Dalton, Sale and Prince Street parking unless the basement carparking capacity is increased.

Although Sale Street currently offers additional herringbone parking, understands that this option may not remain in the future depending on the requirement for access to the development site by larger vehicles like waste removal trucks.

That being the case, Council may want to consider additional parking requirements for this development, noting:

- the increased occupants under the variation to dwellings discussed in section 2 above;
- the lack of public transport options in Orange compared to options available to support medium density residential living in metropolitan Sydney;
- the target demographic for the apartments and associated vehicle ownership; and
- the ground level carpark on the eastern boundary of services the building and the old ambulance site on the corner of Prince and Anson, and cannot be used for visitor or resident parking overflow for the apartments or townhouses.

In other circumstances, residential parking permits could be considered as an option. However, that is not considered to be an appropriate solution for this development noting the large number of pre-existing commercial and medical businesses that require on street parking for their customers and patients. Therefore the issue of parking should be considered carefully now while there is opportunity to do so before the development is approved.

8. Public and Active Transport

Related to traffic and transport, the DA should clearly address the objective of the zone as nominated in the relevant Orange Local Environmental Plan (LEP), being 'R3 - Medium Density Residential'. The objective for R3 is identified as *'to ensure development is ordered in such a way as to maximise public transport patronage, and encourage walking and cycling, in close proximity to*

the settlement'. The way in which the development successfully addresses this objective will have a significant effect on the reliance of residents on car parking, and needs to be part of the solution to the traffic issues identified above.

9. Materials

Overall, the building materials and aesthetic lack imagination and feel like an opportunity missed to establish something great for the first multi-storey apartment building in Orange. Above the ground floor there is very little to articulate or differentiate different zones other than protruding balconies, which exacerbates the bulk of the design.

The ground floors appear to be pre-cast brick which are presumably a reference to the surrounding heritage buildings. Above Level 1 however, there are extensive large blank walls of full height concrete façade panels which do not appear sympathetic to the local residential environment. The applicant refers to the use of “intricate panel work” to provide an interesting frontage, but these are not evident in the applicant’s submissions.

The current elevations and images submitted by the applicant are lacking in the detail required to properly assess the appearance, form and impact of the development. It is submitted that the applicant be required to provide more detailed documentation including elevations and perspectives that provide an accurate representation of the proposed materiality. This would address the details lacking in the current DA submission, including material colours, joints between panels and how this is arranged, and demonstrate any exposed fixing methods. This detail will allow the appearance and aesthetics of the development to be better understood.

10. Residents Amenity

Finally, it is noted that the proposed development does not include any shops or businesses. Given the fact that this development will introduce around 248 apartment residents and 34 townhouse residents to the area, this again feels like a missed opportunity to provide local options like a convenience store and café. It is submitted that neither of these would impact negatively on the existing businesses in the Orange CBD, noting the tourism demand that is increasingly evident in Orange.

The site is nominated 'Zone R3 - Medium Density Residential' in the LEP. The LEP nominates one of the zone objectives to be to *'enable other land uses that provide facilities or services to meet the day to day needs of residents'*. Under the LEP a neighbourhood shop and kiosk are both permitted with consent on this site and would provide much needed amenity to residents.

Furthermore, the NSW Apartment Design Guide identifies the value of a mixed-use development. Provision of commercial amenities on site improves passive surveillance of the public domain and activation of the ground level and overall contributes to a vibrant neighbourhood.

We look forward to working collaboratively with the applicant as neighbour, and thank the Council for the opportunity to submit our comments.

Yours sincerely,

Submission 7

Orange City Council

Byng Street Orange.

To: Mr Mark Hodge

Director Development Services.

With regard to your letter 25th July 2022 PR8313 Item (5)

I would like to add to my submission relating to Development Application DA 98/2022(1)

103 Prince Street, Orange.

"Back in the time when traffic when traffic was moved off the Highway into Prince Street I had installed double glazed windows across the front to reduce the noise factor.

Twenty one years later they were cracking due to the vibrations of the traffic. I had to replace two of them.

Right now at this moment I have a shattered window. I invite you to come and look at it. Also I have had my home cladded by Formplex. There is a 50 year unconditional guarantee on it. All I had to do was to clean it to keep it looking good. This is becoming more difficult with the exhaust coming from the increased traffic in the Street.

Naturally I object to this new development in Prince Street. It is destroying my home and is very costly for me to maintain.

3rd August 2022

Department of Planning and Environment

Submission 1

Your ref: DA 98/2022(1) – PR28313

Chief Executive Officer
Orange City Council
PO Box 35
Orange NSW 2800

By email: council@orange.nsw.gov.au

3 October 2022

Submission: Development Application – DA 98/2022(1)

Lot 591 DP 1249083 – 103 Prince Street, Orange NSW

Thank you to Paul Johnston, Manager Development Assessments, for his letter dated 13 September 2022 advising that the applicant has submitted revised documents in relation to the above DA.

I am writing to provide comments on behalf of the NSW Department of Planning and Environment (DPE) (Corporate Services division) as a tenant of 105 Prince Street Orange, owned by Verde Property.

In summary, we remain concerned about overshadowing on our premises, and do not support the request to vary the height restriction. Our more detailed comments our set out below.

Overshadowing

Overshadowing has been exacerbated by the revised roof proposed for the penthouses on Level 5. This roofline includes additional overhang, projecting further out from the building envelope. The penthouses will be highly visible from the street and will negatively impact the design and amenity of the building occupied by DPE.

DPE strongly supports the mitigation measures detailed by Council in the context of heritage implications, including removal of the proposed Level 5, and applying more appropriate set-backs to Level 4. These mitigations would rectify both form and heritage issues, as well as overshadowing but have not been adequately incorporated into the revised proposal.

Building Setbacks

The alignment of the revised proposal no longer responds to its surroundings. The applicant has reduced the setback of the residential apartment building from Prince Street, and the apartment building now sits further forward than the existing building at 105 Prince Street.

The applicant contends that the primary façade building line aligns with the DPE building. However, the comparison fails to account for the balconies which are solid in construction and appearance and extend well

beyond the building line of the neighbouring existing building. Figure 1 of the applicant's response dated 29 August 2022 states that "*the predominant feature of the proposed building is the building line*", which ignores the predominance of these balconies. These balconies will contribute significantly to the shadows cast by the proposed building.

In Figure 4 the applicant states that "*the setback encroachment does not deliver an adverse impact to the public domain or adjoining properties and the overall result of the proposal maintains a consistent Prince Street frontage*". This is not an accurate statement, given that the dominant front facade of the apartment (ie the balconies) encroaches further on to Prince Street than the building occupied by DPE. As noted in our previous submission, the majority of the façade of our building has been set-back significantly from the boundary to reduce its impact, which is not the case with the apartment building which has essentially retained a flat fronted façade for 4 stories along Prince Street.

The encroachment of the building is exacerbated by the reduced buffer and landscaping along Prince street between the built form and public domain.

Building height and relationship to surroundings

The request to vary height in excess of the existing height limit will impact negatively on the amenity of 105 Prince Street, including overshadowing, privacy, and views.

The applicant argues that the increase beyond the existing building envelope is justified, making a comparison to the height of the plant room on the top of 105 Prince Street in a number of the drawings. However, this comparison is not appropriate.

First, it does not consider the significant set-back of the plant room at 105 Prince Street which is contained within the building envelope relevant to its site. The revised proposal is positioned considerably further forward to the street frontage, and therefore has a greater impact on the street frontage.

Second, the revised proposal exceeds the height of the primary building form of 105 Prince Street which undermines any contextual comparison. Likewise, the revised proposal does not include the generous boundary set-backs of 105 Prince Street.

The applicant claims that the height increase would not contribute to overshadowing of the open space area. That may be the case but it will directly impact overshadowing and solar access at 105 Prince Street.

Building Form

Our previous comments regarding the need for a quality development remain, given the prominent nature of the site and the fact that this will provide a benchmark for any future residential apartment developments in Orange.

The revised proposal has made only limited changes to address articulation of the façade of the apartment building. Generally the façade is very flat with limited screening and articulation.

It appears that the primary material of the building is painted concrete which is disappointing and does not appear sympathetic to the other residential buildings in the neighbourhood.

As stated above, the revised Level 5 roof canopy includes additional projection and overhang which has exacerbated the issues of built form sitting outside the building envelope.

Privacy & Security

There are various windows proposed along the eastern side of the apartment building, ie to the west of the building we occupy at 105 Prince Street. It is unclear if these are bedrooms or living rooms, but there are potential implications for privacy.

Note that our façade facing this direction is primarily glass, and there is a high density of work stations for our employees along this façade, with occupancy increasing in the building. Lighting and any after-hours maintenance or cleaning will also be visible. These factors should be taken into account when designing for the indoor and outdoor amenity of the future residents.

Trees

The revised proposal appears to retain more of the existing trees which we support. We welcome tree planting and screening across the proposed site, provided that it does not affect solar access for 105 Prince Street, particularly in winter.

On that point, the landscape plan shows various tree planting occurring along the buffer between 103 and 105 Prince Street. It would be useful to obtain advice from a qualified landscape architect or arborist regarding the species being planted in close proximity to 105 Prince Street. It is unclear what species or size these will be. Tree selections will be critical to ensure they provide screening but do not negatively impact on solar access in winter as this is a critical element for the operation of our building and energy consumption. Likewise, if they are small or immature plants when planted then, depending on variety, they may not contribute significantly to screening between the two sites for many years.

Thank you again for the opportunity to comment on the revised submission.

Yours sincerely,

NSW Department of Planning and Environment

Submission re development application DA 98/2022[1]-PR28313 Submission 2

David Waddell
CEO
Orange City Council
Byng St, Orange

My submission relates to the revised development application for the property at 103 Prince St, Orange.

As stated in my previous submission, I applaud the development overall. We do need more housing supply in Orange, and the proposal for building a higher density residential development can help resolve the shortage. I really want this development to be successful because that will enable locals to understand that people can live happily here in a higher density setting. The location is great for this type of development. I have no issues with most of the additions and changes in the revised application.

I do still have concerns about the impact on the number of public parking spaces available in Sale St, between Prince St and Dalton St. The original design had the proposed access point to the underground parking (for the northern townhouses) in Sale St and the access point to the underground parking (for the southern unit block) in Prince St. The current design proposes both underground parking access points to be in Sale St. This is not an option that will be practical with the way that the Sale St roadway is presently used. Currently, this area has parallel parking down each side, and herringbone patterned parking spaces in the middle of the street. Access to this area is regulated by a narrower than normal entry/exit on each end.

If both car park entry points are on the eastern side of this block, not only will there be a net loss of parallel parking spaces, but every time a resident wishes to access the entry point, if they're coming from the Prince St side, they will essentially need to do a loop around the herringbone parking area in order to reach it. This will be quite irritating for them & eventually there will be pressure to restore this area in Sale St to a regular road, with a significant loss of parking spaces. This probability is even promoted in the attachments to the DA, which also acknowledges that the area is currently used more as a car parking area than a street for traffic.

community pharmacy is located diagonally opposite this development on the south western corner of Prince & Sale Streets. staff (there are 15 in total use this parking area in Sale St, so that the parking outside pharmacy is kept available for those people who may not be able to easily walk longer distances to reach or the nearby podiatrist, opthamologist, or GP medical centre. There is also a dental practice and psychologist practice adjacent to this parking area, and they also have staff and patients using the parking spaces, as do some staff from the nearby DPIE building. My point is that these existing parking spaces are needed and well used. The parking report in the attachment

suggested that the space is not well utilised but they had conducted a count at 9am on one occasion only.

The Orange DCP 2004 (page 15.2) states in relation to parking and DAs, that the goal is to ‘maintain the existing levels of service and safety of the road network’.

Approving dual access points in Sale St for underground parking at this site will ultimately not achieve this goal. One access point (for the northern town houses) would probably not have too much of an impact but two would definitely cause problems. Please consider requiring the return of this second access point to Prince St - much easier for the future residents and definitely better for the existing businesses and their customers/patients.

Yours sincerely

Annexure G – Heritage Advice

Orange City Council

Attn: Paul Johnston and with Chris Brown

REPORT: Heritage Advisor Advice – October 7th 2022

RE: 103 Prince Street: DA 98/2022 – Mixed residential development – West End Precinct

Information provided to the Heritage Advisor in the form of the revised documents 01/09/2022

Background: Following a review of the initial DA proposal which was assessed in relation to heritage impacts in June, revised drawings with a range of amendments have been prepared and these have been the subject of this current review. The documents include an Interpretation Strategy in relation to the request from Council and this Strategy has also been assessed.

Prince St Housing Scheme: 14 revised documents in the submission 1/09/2022

The key drawings:

- Architectural renders
- Revised architectural drawings
- Revised external materials board
- Revised landscaping plan
- Submission responses
- Interpretation strategy

Executive Summary

The heritage assessment report provides a comprehensive review of the submitted documents for the proposed two buildings and associated landscaped park. The key finding is that the proposal does not meet key objectives for the development established in the master plan and DCP and is therefore not supported in the current form. The primary conclusion is that the bulk, scale and detailing of the major apartment building will detract from the heritage significance of the setting. The South Elevation to Prince Street and the West Elevation to Sale Street do not offer a combination of elements to address the specific context. Where the two elevations come together at the prominent junction of Sale and Prince Streets, the presentation, as illustrated in the elevations and renderings, will dominate the setting and prove to be uncharacteristic of the neighbourhood. While a range of mitigating elements have been offered, these are insufficient to model the bulk at these locations. For this reason and the detailed issues discussed in detail within the assessment, the proposal is not supported in the current form.

A summary of the main changes apparent on the amended drawings

are the following:

1. Shifting the RFB 2.5m further towards Prince Street while keeping the Level 5 penthouses in their previous location relative to the site boundaries. This places the RFB forward of the DPI building line, not in line with it as claimed in the letter of response (29 August 2022).

2. Changes to the Level 5 external details and roof profile.

3. Other materiality changes to the RFB.

4. Changes to the articulation and detailing of the townhouses.

5. Additional retention of trees within the Sale Street portion of the site. However, of the 12 trees proposed to be retained by Council and noted during the site inspection with the Planning Panel, only 6 are trees that Council recommended for retention. There are a further 5 trees requested for retention that are to be removed under the revised scheme.

6. Addition of a heritage interpretation strategy.

7. Responses in relation to key issues identified in the current proposal and following the review and site visit with the Planning Panel. The numbering which follows matches the previous recommendations and the numbering in the Statement of Heritage Impact provided by the Applicant.

1. Loss of trees and landscape to Sale Street

The revised proposal involves the loss of a substantial number of trees primarily at the north-west and south west corners of the site. These locations are visually prominent and leave the new buildings uncharacteristically exposed. The location of servicing elements and vehicle ramps within the western setback and the extent of the apartment building are the main reasons for the removal of these trees.

- The current building setback, access design provisions and landscaping – failure to retain appropriate trees do not meet the Recommendation in relation to setbacks, amenity and tree retention within the heritage context and an appropriate level of amenity.

2. Close setback to DPI Building.

An additional setback in accord with Masterplan is not proposed to provide privacy and amenity for the residents. The level of planting indicated on the Landscape Plan is conditioned by maintenance access under and the proximity of the basement car parking and related access. These elements are likely to restrict the scale and amenity of tree planting along the eastern boundary.

There are no other landscape devices offered to mitigate the extent of the exposure of the occupants on the eastern side of the two buildings.

- The current setback and landscaping do not meet the Recommendation in relation to setbacks within the heritage context and an appropriate level of amenity.

3. Interpretation

The interpretation strategy is consistent with the NSW Heritage Office guidelines and is generally acceptable. The following elements are recommended for inclusion to ensure that the objectives of reaching the community are achieved:

- Commitment to a website or on-line platform for presenting the content which has been well presented;
- Commitment to consultation with the Aboriginal community on content and

location of the proposed totem;
- Commitment to consultation with the Orange & District Historical Society on a final review of the content for the interpretation;
- Commitment to the provision of a secure internal location for significant items with heritage value which may be located during the excavation;
- Commitment to the five interpret sculptural objects from local artists nominated for the central park landscape;
- Commitment to mounting of interpretive images related to the strategy within the two lobbies/common areas of the apartment building; and
- Preparation of a detailed design for the main interpretive panel proposed for the Respite Park on the corner of Sale and Prince Streets to ensure that it is fully accessible for viewing. The current post mounted site will not meet this criterion.

Additional details as indicated in the above 7 points are capable of further development to suit the heritage context as a written condition with detailed drawings and being prepared accordingly.
- The change is suitable and meets the recommendation for Interpretation.

5. Lack of a commercial/retail activity.
The proposal lacks a commercial and community valued activity. This was proposed in the Brief and in the Masterplan and DCP. The reasons provided relate to the difficulty in leasing, potential vandalism, complexities in management, noise, market competition and surveillance. The Brief and Masterplan adopted a different view and the intent was made in conjunction with the central park and the intended value of the surveillance offered by a small commercial activity such as a coffee service. The adaptive re-use of former corner shops in Orange and other similar communities reverses a trend and meets with very positive community responses.

- A combination structure including an accessible public toilet and coffee/beverage kiosk, within the Central Park or the Apartment building remains a recommendation for the site.

6. Articulation of townhouse building.

The modified drawings illustrate the use of pitched roofs, dividing walls and recessed elements sufficient to break the North and South Elevations of the Dalton Street building into three elements.
- The change is suitable and meets the recommendation.

7. Steel balustrades

The modified drawings illustrate the use of steel balustrading.
Additional detailing related to the steel balustrading is capable of further development to suit the heritage context as a written condition with detailed drawings being prepared accordingly
- The change is suitable and meets the recommendation.

8. Prince St balconies
- The solid side panels and extended roof elements as wrap-around detail in dark grey metal to these balconies produces excessive bulk at this level and no setback has been provided in relation to the off-white enclosed balconies on the three levels below to reduce this visual impact.
- The bulk, scale and materials as illustrated in Perspective 01, Prince St. & Sale Street Perspective, Prince Street Perspective (Drawings DA A-040 & DA - 041)1present an uncharacteristic bulk on the Prince Street frontage.
- The materials sheet indicates an aluminium framed system where as a steel system was recommended and would provide a consistent approach to the building and prove sympathetic with the Heritage context

- The bulk and scale of the design floor Level 4 of the apartment building does not meet the Recommendation for the Heritage context and is not supported.

9. Changing the colour of Level 4 external walls will not prove sufficient, to express the top of a building, given that no recess or other acceptable mitigation is proposed.

- The modified design provides for the use of a metal cladding similar to that recommended for the wall cladding to Level 4 and the change is supported.

10. As above

11. Perspectives, elevations and sections supplied illustrate that Level 5 remains visible from the streetscape. No mitigation has been proposed and the shed like character detracts from the proposal and streetscape. The test should be consistent with the advice contained within *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118. The tests include the desired future character of the neighbourhood and any transitions in height to protect local amenity.

- The alternative to increasing the setback for the accommodation at Level 5 is to improve the design so that it is integrated/related to the architectural design below this level. The use of a colonnade or similar set of vertical elements which relate to the building form and design below and also to other similar colonnade elements within the scheme, are recommended

- Modified drawings indicate the use of a low-pitched roof to Level 5 and the introduction of pergola canopies. Drawing A-300 illustrates view lines from the Prince Street northern footpath to show that the Level 5 bulk would not be visible from that side of the street. It does not show view lines from the Prince Street footpath on the southern side of the street. The modified design provides for the use of a combination of roof form, materials, colours and details which would provide suitable mitigation of the scale/height in the context and the change is supported.

12. Changing the colour and cladding are insufficient mitigation for the character of the metal box presented at this level. As the form appears at the top of the building and is seen against the sky, the level of contrast when using Black will be extreme and inconsistent with the character of roofs in the setting

- An acceptable mitigation would be the introduction of an expressed 300mm colonnade with parapet connecting beam set behind the wall, to match and complement the vertical rhythm on the elevation (Noted in 11 above).

- The modified design provides for the use of a combination of roof form, materials, colours and details which would provide suitable mitigation of the scale/height in the context and the change is supported.

13. Identifiable elements to interpret the neighbourhood

The use of painted finishes to the boundary walls on the three visually exposed street elevations and the ground floor (Sale St) warrants further mitigation.

- As is generally the case in the proposal, blue brick and Murray grey brick, should be provided to all boundary walls, street edge fences, and ground floor walls. These elements are to be face brickwork and not a painted finish so as to complement and interpret the character within the setting.
- An additional matching pergola is to be introduced for the Sale St residential entry ramp which adjoins the car park entry and bin area which will also be treated similarly. Refer to Recommendation 1 above.

- Modifications include the introduction of the recommended additional pergola to Sale Street. The boundary wall to the Apartment building on Sale Street and Prince Street remains with a painted finish – DA-200. As noted above, the use of a paint finish in the location is not suitable in the Heritage context. A face brick selected from the recommended range is nominated for use to the perimeter walls to Sale and Prince Street – South and West Elevations.

- The Paint finish on the wall to the Sale Street Elevation of the terrace building at the Dalton Street corner is nominated as a paint finish: DA A-200. This wall is recommended to be constructed with a brick finish for consistency and to suit this prominent location in the Heritage context.

- The ground floor finish on the Terrace building facing Dalton Street is not nominated (DA A-201). On Drawing A-200 the wall appears to be painted PT-02. These walls are recommended to be constructed with a brick finish for consistency and to suit this prominent location in the Heritage context.

- While there is considerable reference to low maintenance to support the case for a range of issues, it is noted that the bulk of the external walls to the terrace building and the apartment building are to be painted. There is no reference in the reports to the recurrent costs and inconvenience associated with scaffolding and painting on a 10-year cycle to the properties.

14. The shading devices are acceptable

15. Expression of Levels 4 and 5

- The external walls of Level 4 and 5 have been modified and are to be long line metal cladding in a suitable grey colour and this revised proposal is accepted with the exception of the bulk and details associated with the balcony elements noted in point 8 above.

16. Excluded

17. Interpretive elements

The use of blue brick for the recessed ground floor is acceptable, but the perimeter walls to the raised podium and boundary are far more prominent, and relate directly to the streetscape and HCA.

The perimeter walls are to be selected face brick to complement the neighbourhood (Refer to Recommendation 13).

- Further modification is recommended as noted in Point 13 above.

18. Glass balustrade

Acceptable subject to the use of steel balusters and steel handrail (Refer to Recommendations 7 & 8).

- An aluminium system has been specified. Such a system would not be appropriate within the heritage context. The glass elements are acceptable provided they are framed within a steel system for consistency with the balustrades generally. This modification could be the subject of written condition and reviewed through additional design documentation.

19. Prince St

Additional versions of the steel and timber pergolas with planting are to be introduced to the streetscape to enhance the character of these residential entrances.

- Four additional versions of the steel and timber pergolas with planting are to be introduced to the streetscape at these four Prince Street entries to enhance the character of the presentation within the Heritage setting.

20. Colour
No Monument is to be specified as this colour is uncharacteristic of the setting.
Acceptable alternatives are Windspray, Woodland Grey and Basalt.
All boundary fencing, walls and ground floor walls are to be face brick with grey/non white mortar, to identify with the setting.
Surfmist is not an acceptable colour in the setting, while Shale Grey or Dune is appropriate.

- The revised materials and colours, with the exceptions noted above, are acceptable
- The vertical and horizontal fillet line grooves on the balconies and central windows referenced in the report pp.15 do not interpret the heritage context and will not articulate the 'middle of the building' or reduce the overall impression of bulk and concrete which is apparent in the Perspectives.
- The painted walls to the residential building on Levels 1, 2 and 3 are specified on the drawings DA A-200 and DA A-201 as a paint finish and any surface articulation is unclear. These walls are to be modified to be articulated with horizontal 10-15mm grooves @ nominally 200mm centres to interpret the local character of brickwork and enhance the smooth finish of the concrete/rendered walls where provided to the Apartment building. This will ensure that the character of the concrete surfaces offers a sympathetic interpretive detail to the heritage setting.

21. There is a discrepancy between the building outline and the RE1 boundary.
Relocation of the building to align the elements and avoid the discrepancy is acceptable, subject to a ground floor plan and cross section being provided to illustrate the impacts of the relocation. The impacts are considered as the loss of outdoor open space at ground level and the relationship between the building alignment and the similar alignments in the street

- There are three issues which directly affect the bulk and scale/height of the proposal in relation to the consideration of the Heritage context. The initial design transgressed into the RE1 zone dedicated for public recreation. Under this site plan, the front of the Prince Street building came no further forward than the adjoining DPI building. The front was defined as the face of the balconies. To remedy the issue, the building was simply moved towards Prince Street resulting in a loss of ground floor open space and associated planting and the projection of the five sets of balconies – 29 structures in total into the setback volume. The three issues nominated above include:
- The perspective view/architectural renders show clearly that the balconies are substantial structures with enclosed sides
- The materials are similar to those on the main building – generally concrete and
- While they cantilever above the ground and change in material at the top, the transition in bulk and scale is minimal
- The bulk and scale of the apartment building in relation to the setback from the Prince Street boundary does not meet the Recommendation for the Heritage context and is not supported.

Summary

In relation to the assessment of the project within the heritage context, the following issues as shown within the proposal are not supported but are capable of modification through design revisions ensuing from Conditions of Consent:

- The heritage interpretation strategy including structures for the web content, landscape and buildings;
- Use of face brickwork to all ground floor walls on both buildings;
- Use of face brickwork to Sale, Dalton & Prince Street boundary walls;
- Provision of four additional pergolas to the Prince Street entrances.

The following issues are not supported as documented in the proposal and require further

consideration. The existing scheme is therefore not supported in the current form in relation to these matters:

- Retention and protection of significant trees;
- Loss of landscape, amenity & safety within the Sale Street setback for the provision of servicing & access;
- Setback and landscape to the eastern boundary with the DPI premises;
- Provision of a commercial activity with community benefit including a kiosk and accessible family toilet;
- The setback of the apartment building to the southern boundary, the Prince Street frontage and the south western corner at Sale Street;
- The architectural form and detailing of the apartment building: the Prince Street balconies with particular emphasis on the Sale Street corner

David Scobie
HA to OCC

7/10/2022