Annexure A

ADG Compliance Table

Objective	***Design Criteria***	***Design Guidance***	***Assessment***	***Satisfactory***
3A Site Analysis				
Objective 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*		***Design Guidance*** *Each element in the Site Analysis Checklist should be addressed (see Appendix 1)*	A site analysis plan has been submitted in support of the development	Yes
3B Orientation				
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).*	The building is orientated to front Prince Street. The building is also appropriately designed to address the secondary street frontage (Sale Street).	Yes
		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		

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
		street frontage should be orientated to the east and west (see figure 3B.2).		
3B-2 Overshadowing of neighbouring properties is minimised during midwinter.		*Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access.*	The development will not present an adverse impact in terms of overshadowing of neighbouring properties.	Yes
		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		

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
		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				
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*	Ground floor units fronting Prince Street are afforded direct secure private access via front courtyards.	Yes

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
		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)	The terraced and landscaped front setback area will provide adequate privacy whilst still providing opportunities for natural surveillance.	Yes
		Upper level balconies and windows should overlook the public domain	All upper-level balconies will either overlook a street frontage (Prince or Sale Streets), the public open space or the shared accessway.	Yes
		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	Fencing at the front of the site comprises a terrace arrangement where the lower levels either side of the stairs and access ramp will be heavily landscaped, and the terrace above incorporates open style balustrade consistent in style with the balustrade on the floor above. Front fences to ground floor units facing the street are setback into the site and include raised landscape beds to provide privacy.	Yes
		Length of solid walls should be limited along street frontages	Low solid walls are softened by extensive deep soil landscaping at the street edge. The basement carpark does not extend beyond the structural footprint of the building.	Yes

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
		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	The front of the RFB is designed to include a linear shaped communal forecourt-like area presenting numerous opportunities for social interaction.	Yes
		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*	N/A	
		Opportunities for people to be concealed should be minimised	Refer to commentary within the report in relation to CPTED principles.	Yes

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
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*	Refer to comments above, the front of the site is terraced and softened through landscaping.	Yes
		Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Mailbox are proposed in the lobby areas from Prince Street leading to the two central cores.	Yes
		The visual prominence of underground car park vents should be minimised and located at a low level where possible	No vents are proposed.	Yes
		Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	There are no utility spaces are visible from a public place.	Yes
		Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	An accessible ramp is located at the site frontage. This is required due to the ground floors relating the surface levels of the central public park to provide a level transition between the two spaces.	Yes

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
			The way the floor levels have been set within the site, which thus necessitates the provision of the ramp, is considered acceptable.	
		Durable, graffiti resistant and easily cleanable materials should be used	Face brick has been adopted at street level which is considered acceptable.	Yes
		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*	The north elevation shows solid walls interfacing with the central park at balustrade height and screened with landscaping for privacy of ground floor units where possible. This an acceptable design solution.	Yes
		On sloping sites protrusion of car parking above ground level should be	N/A	

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
		minimised by using split levels to step underground car parking		
3D Communal and Public open space				
3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	*. 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*	Communal open space provided as part of the development comprises the public open space; as well as the “pocket park” in the south-west corner of the site and the communal bbq area on level 4. The provision of communal open spaces is appropriate and provides for broad range of user grounps and a range of passive and active recreation activities.	Yes
	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		

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
		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	*Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and*		Refer to comments above regarding the variety of communal open space offerings.	Yes

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
to site conditions and be attractive and inviting	*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*			
	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*		Refer to comments in the report in relation to CPTED principles. The proposal is considered satisfactory with regard to safety and security.	

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
	• *corner windows* • *balconies*			
	Communal open space should be well lit		Refer to conditions of consent relating to external lighting	Yes
	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*		The central public open space area is considered a positive public benefit. The amended design whereby the North / South accessway is provided improves the accessibility to the open space.	Yes
	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			

ADG Compliance Table

<table>
<tr><th>Objective</th><th>Design Criteria</th><th>Design Guidance</th><th>Assessment</th><th>Satisfactory</th></tr>
<tr><td></td><td>Opportunities for a range of recreational activities should be provided for people of all ages</td><td></td><td></td><td></td></tr>
<tr><td></td><td>A positive address and active frontages should be provided adjacent to public open space</td><td></td><td></td><td></td></tr>
<tr><td></td><td>Boundaries should be clearly defined between public open space and private areas</td><td></td><td></td><td></td></tr>
<tr><td colspan="4">3E – Deep Soil Zones</td><td></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>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="4">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</td><td>Extensive areas of deep soil landscaping are provided in compliance with this objective.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems,</td><td></td><td></td></tr>
</table>

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
		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*		

ADG Compliance Table

<table>
<tr><th>Objective</th><th>Design Criteria</th><th>Design Guidance</th><th>Assessment</th><th>Satisfactory</th></tr>
<tr><td></td><td></td><td>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></td><td></td></tr>
<tr><td colspan="4">3F – Visual Privacy</td><td></td></tr>
<tr><td>3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</td><td>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></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>The proposed RFB is appropriately separated from other buildings.
Notably, the RFB is setback in excess of 9m from the eastern boundary where it adjoins the DPIE building.
It’s also noted that the adjoining building to the east is setback a similar distance from the common boundary.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>For residential buildings next to commercial buildings, separation</td><td></td><td></td></tr>
</table>

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
		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*		
		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)*		
		Apartment buildings should have an increased separation distance of 3m (in addition to the		

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
		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)		
		Direct lines of sight should be avoided for windows and balconies across corners		
		No separation is required between blank walls		
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	*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*		The design reduces possible conflicts between common areas and private spaces.	Yes

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
	• fencing and/or trees and vegetation to 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 louvres or screen panels to windows and/or balconies*			
	Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open			

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
	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 and Entries				
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*		Multiple access points are provided to the building – access is provided to the RFB at ground level from all four sides.	Yes
	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			

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
	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*		Primary access points are accentuated through the use of Pergola structures.	Yes
	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	*Pedestrian links through sites facilitate direct connections to*		The design has been amended to include the north / south shared accessway.	Yes

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
links for access to streets and connection to destinations	*open space, main streets, centres and public transport*			
	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				
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*		The design has been amended to accord with the DCP in terms of vehicle access points. Detailed commentary is provided in the body of the report in relation to the shared accessway in terms of functionality and safety.	Yes

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
	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			
	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			

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
	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 and car parking				
3J-1 Car parking is provided based on proximity to public transport in	*For development in the following locations:* *• on sites that are within 800 metres of a railway station or*	*Where a car share scheme operates locally, provide car share parking spaces within the development.*	A car park assessment has been provided in the body of the report.	Yes

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
metropolitan Sydney and centres in regional areas	*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 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*	*Car share spaces, when provided, should be on site*		
		Where less car parking is provided in a development, council should not provide on street resident parking permits		
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*		Separate provision for the parking of motorbikes and scooters has not been incorporated into the design. However, sufficient parking has been provided and residents with a scooter or motorbike	Yes

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
			would simply park in their allocated car space. Should the Panel be minded to require such parking facilities, it would be necessary to include a relevant condition of consent.	
	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-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*	Refer to commentary within the report.	Yes
		Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas		
		Conveniently located charging stations are	No EV charging stations have been nominated. A condition of consent would	

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
		provided for electric vehicles, where desirable	be required if the panel consider an EV charge station to be required.	
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*	The basement car parking is considered satisfactory with regard to the location and access arrangements. The design of the basement includes provision for waste storage, pump room and services.	Yes
		Direct, clearly visible and well lit access should be provided into common circulation areas		Yes
		A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	The lobbies within the basement are clearly identifiable and easily accessed.	Yes
		For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards	N/A	
3J-4 Visual and environmental impacts of underground car parking are minimised		*Excavation should be minimised through efficient car park layouts and ramp design*	The location and arrangement of the basement car park is considered acceptable and achieves the objective.	Yes

ADG Compliance Table

Objective	*Design Criteria*	*Design Guidance*	*Assessment*	*Satisfactory*
		Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	Refer to commentary in the report in relation to the use of stacked/tandem parking.	
		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	The adopted floor levels have been determined more to do with providing at grade transition between the ground floor level and the public park, as opposed to the levels of the basement.	Yes
		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*	N/A	

ADG Compliance Table

Objective	***Design Criteria***	***Design Guidance***	***Assessment***	***Satisfactory***
3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		*Exposed parking should not be located along primary street frontages*	N/A	

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
Solar and Daylight Access				
4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	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 3 pm at mid winter	The design maximises north aspect and the number of single aspect south facing apartments is minimised	Refer to commentary within the body of the report in relation to access to direct sunlight.	Yes
		Single aspect, single storey apartments should have a northerly or easterly aspect		
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	Living areas are best located to the north and service areas to the south and west of apartments		**Design criteria not met. Refer to commentary within the report.**
		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		
		To maximise the benefit to residents of direct sunlight		

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		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		
		Where courtyards are used :		

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		• 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		
		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		

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
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)	The arrangement of balconies is sufficient to provide summer shading in most instances. The west facing bedroom windows are recommended to have awnings or window hoods installed.	Yes, subject to conditions of consent.
4B – Natural Ventilation				
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	All habitable rooms comprise openable windows to allow for natural ventilation. The objective is achieved.	Yes
		Depths of habitable rooms support natural ventilation		

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		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)	Single aspect units have reduced depths to ensure air movement is able to be maximised.	Yes
		Natural ventilation to single aspect apartments is achieved with the following design		

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		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	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	68% (41 of 60) of units achieve natural cross ventilation. Dual aspect apartments, cross through apartments and corner apartments have been included in the design as far as practicable.	Yes
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the	The depth of cross-over apartments measures slightly under 18m.	Yes

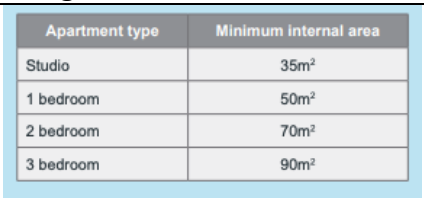
ADG Compliance Table

<table>
<tr><th>Objective</th><th>Design Criteria</th><th>Design Guidance</th><th>Assessment</th><th>Satisfactory</th></tr>
<tr><td></td><td></td><td>external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)</td><td></td><td></td></tr>
<tr><td></td><td></td><td>Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow</td><td></td><td></td></tr>
<tr><td></td><td></td><td>Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow</td><td></td><td></td></tr>
<tr><td colspan="4">4C Ceiling heights</td><td></td></tr>
<tr><td>4C-1 Ceiling height achieves sufficient natural ventilation and daylight access</td><td>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:<table><tr><th colspan="2">Minimum ceiling height
for apartment and mixed use buildings</th></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></td><td>Ceiling height can accommodate use of ceiling fans for cooling and heat distribution</td><td>All units meet the minimum ceiling heights. The objective is achieved.</td><td>Yes.</td></tr>
<tr><td>4C-2 Ceiling height increases the sense of space in apartments and</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</td><td></td><td></td></tr>
</table>

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
provides for well proportioned rooms		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 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		
4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		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).		
4D-1 The layout of rooms within an apartment is functional, well organised and	Apartments are required to have the following minimum internal areas:	Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	All apartments exceed minimum areas and layouts achieve minimum standards in terms of depth to height and maximum depths of living areas.	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
provides a high standard of amenity				
	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	A window should be visible from any point in a habitable room	All habitable rooms are provided with at least one window.	Yes
		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		
4D-2 Environmental performance of the apartment is maximised	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths		

Apartment type	Minimum internal area
Studio	35m²
1 bedroom	50m²
2 bedroom	70m²
3 bedroom	90m²

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	All living areas and bedrooms should be located on the external face of the building		
4D Apartment size and Layout				
4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	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	A sample of bedrooms have been tested in terms of area and dimension using a scale plan in Archicad. The majority of bedrooms either meet or exceed the minimum requirements, a number are slightly under sized (~100mm). Notwithstanding this, they present a negligible non-compliance and will still provide a usable and functional bedroom space. Appropriately sized wardrobes are provided to all bedrooms.	Yes
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms allow a minimum length of 1.5m for robes		
	Living rooms or combined living/dining rooms have a minimum width of:	The main bedroom of an apartment or a studio apartment should be provided		

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
	• 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high		
	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		

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		rooms to maximise the amount of usable floor space in rooms		
4E Private open space and balconies				
4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	All apartments are required to have primary balconies as follows:  The minimum balcony depth to be counted as contributing to the balcony area is 1m	Increased communal open space should be provided where the number or size of balconies are reduced	Above ground floor balconies comply with the minimum dimensions. Ground floor units G02, G08 and G10 are slight under the minimum depth of 3m, notwithstanding, they present a negligible non-compliance and will still provide a usable area and provide an appropriate level of residential amenity.	Yes
	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	Storage areas on balconies is additional to the minimum balcony size		
		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		

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		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	The arrangement of balconies with the overall design of the RFB is acceptable. All balconies link directly with living spaces, in some instances access to a balcony is also provided from a bedroom.	Yes
		Private open spaces and balconies predominantly face north, east or west	Compliance generally achieved, except as noted above under the solar access provisions.	Yes
		Primary open space and balconies should be orientated with the longer side facing	The orientation of balconies is generally acceptable.	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		outwards or be open to the sky to optimise daylight access into adjacent rooms		
4E Private open space and Balconies				
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	Balcony design was a critical issue arising from the previous panel hearing. The amended design is considered satisfactory with regards to balcony design. The development complies with the objective.	Yes
		Full width full height glass balustrades alone are generally not desirable		
		Projecting balconies should be integrated into the building design and the design of soffits considered		
		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		

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		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		
		Design and detailing of balconies avoids opportunities for climbing and falls	This will be addressed under BCA considerations.	Yes
4F Common circulation and spaces				

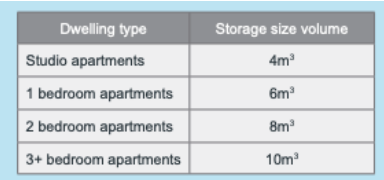
ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	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	The design criterion is achieved. Two central cores are provided, the maximum number of units served by one elevator is eight on level 1, all other levels are seven or less. Length of circulation corroders are appropriately designed, will be well lit during daylight hours and able to be naturally ventilated, lengths of corridors are not considered excessive.	Yes
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Daylight and natural ventilation should be provided to all common circulation spaces that are above ground		
		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		

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		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		
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	The common circulation within each level is considered acceptable.	Yes
		Tight corners and spaces are avoided	There are no tight corners that would present an issue for moving large items of furniture or white goods.	Yes
		Circulation spaces should be well lit at night	Conditions are attached in relation to the use of sensor lighting with timers.	Yes
		Legible signage should be provided for apartment numbers, common areas and general wayfinding	Compliance readily achievable.	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		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		
4G Storage				
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:  <table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table>		Adequate storage is provided to each apartment via separate built-ins, floor to ceiling cupboards and in some cases, additional storage is provided in the laundry.	Yes.
4G-2 Additional storage is conveniently		Storage not located in apartments is secure and clearly allocated to specific apartments	Storage within the basement is easily accessible.	

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
located, accessible and nominated for individual apartments				
		Storage is provided for larger and less frequently accessed items	Compliance achieved. Additional storage is provided in the basement.	
		Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	Compliance achieved.	Yes
		If communal storage rooms are provided they should be accessible from common circulation areas of the building	Additional storage areas are provided on the ground level. These are appropriately designed and are not visible from a public place.	Yes
		Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	Additional storage areas are provided on the ground level. This are appropriately design and are not visible from a public place.	Yes
4H Acoustic Privacy				
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 requirements exceed.	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		Building separation and section 3F Visual privacy)		
		Window and door openings are generally orientated away from noise sources		Yes
		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	Unit G09 is located adjacent to a common circulation corridor. However, the subject corridor/covered pedestrian access is not expected to be heavily used.	Yes
		Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources		Yes
		The number of party walls (walls shared with other apartments) are limited and are appropriately insulated	Party walls will be appropriately insulated.	Yes
		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	Unit G09 is located adjacent to a common circulation corridor. However, the subject corridor/covered pedestrian access is not expected to be heavily used.	Yes
4H-2 Noise impacts are mitigated within		Internal apartment layout separates noisy spaces from	Compliance generally achieved.	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
apartments through layout and acoustic treatments		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		
		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	Compliance generally achieved.	Yes
4J Noise and Pollution				
4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through			N/A	

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
the careful siting and layout of buildings				
4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission			N/A	
4K Apartment Mix				
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	Refer to detailed commentary on apartment mix within the body of the report.	Yes
		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		

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		• the demand for social and affordable housing • different cultural and socioeconomic groups		
		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 facade composition and to optimise solar access (see figure 4K.3)	This is provision is achieved.	Yes
		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	The penthouse units are large ,three-bedroom units with generous private open space. Ground floor units are a mix of two and three bedrooms.	Yes
4L Ground Floor Apartments				
4L-1 Street frontage activity is maximised where ground floor apartments are located		Direct street access should be provided to ground floor apartments	This is achieved for the majority of ground floor apartments. (not achieved for G03 and G04).	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		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	A number of ground floor apartments have private open space to the front of the building in compliance with this provision.	Yes
		Retail or home office spaces should be located along street frontages	N/A	
		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	N/A	
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:	Privacy within ground floor units will be satisfactory.	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		• 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		
		Solar access should be maximised through: • high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer	Deciduous trees are nominated in the Landscape masterplan.	Yes
4M Façades				
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	Refer to detailed commentary in the body of the report.	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		Building services should be integrated within the overall facade	Building services are not visible from the front elevation.	
		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	Refer to detailed commentary in the body of the report.	Yes
		Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	Refer to commentary in report relating to height of buildings.	Yes
		Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	This is achieved.	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
4M-2 Building functions are expressed by the facade		Building entries should be clearly defined	The entries to the building, particularly in Prince Street, are well defined through the use of pergola structures over entrance stairs.	Yes
		Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	Advice from Council's Heritage Advisor has consistently emphasised the important Prince / Sale Street corner. The amended design, including the most recent amendments to include the last set of recommendations from Council's heritage adviser, ensure the identified corner of the building is treated appropriately for the context and setting.	Yes
		The apartment layout should be expressed externally through facade features such as party walls and floor slabs	The amended design includes extensive use of face brick and other materials. The façade is expressed both vertically (base, middle and top) and horizontally through the use of two complimentary brick colours and detailed corbel banding.	Yes
4N Roof				

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
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	The applicant has amended the roof form in accordance with advice from Council's Heritage Advisor. The roof form comprises tradition hip roof with integrated pergola / colonnade structures. The roof above level 4 is a parapet arrangement and considered acceptable.	Yes
		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	Roof treatments are appropriate.	Yes.
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	Two penthouse apartments are included as part of the development.	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		• openable skylights		
		Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations		
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	The roof over level 5 comprises a pergola structure and eave overhangs to provide shade in Summer.	Yes
		Skylights and ventilation systems should be integrated into the roof design	N/A	
40 Landscape Design				
4O-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	A landscape masterplan has been submitted in support of the development; the plan provides sufficient detail at a conceptual level. Accordingly, a condition is attached requiring a detailed landscape plan to be prepared. This addressed in detail in the body of the report.	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		• areas for residents to plant vegetables and herbs • composting • green roofs or walls		
		Ongoing maintenance plans should be prepared	A maintenance plan is required. A condition of consent is recommended.	Yes
		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	A landscape masterplan has been submitted in support of the development; the plan provides sufficient detail at a conceptual level. Accordingly, a condition is attached requiring a detailed landscape plan. This addressed in detail in the body of the report.	Yes
		Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)	Noted. The table is referenced in the condition where relevant.	Yes
4O-2 Landscape design contributes to the streetscape and amenity		Landscape design responds to the existing site conditions including: • changes of levels • views	A landscape masterplan has been submitted in support of the development; the plan provides sufficient detail at a conceptual level. Accordingly, a condition is attached requiring a detailed landscape	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		• significant landscape features including trees and rock outcrops	plan. This addressed in detail in the body of the report.	
		Significant landscape features should be protected by: • tree protection zones (see figure 4O.5) • appropriate signage and fencing during construction	Conditions relating to TPZs are attached.	Yes
		Plants selected should be endemic to the region and reflect the local ecology	This provision is reflected in the condition requiring a landscape plan.	Yes
4P Planting on Structures				
4P-1 Appropriate soil profiles are provided			N/A	
4P-2 Plant growth is optimised with appropriate selection and maintenance			N/A	
4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces			N/A	
4Q Universal Design				

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
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 Livable Housing Guideline's silver level universal design features	13% of units are specified as silver level. A further 4 units would need to be included to achieve this provision. A condition is attached requiring a minimum of 12 units to comply with the silver level design features.	Yes, subject to conditions of consent.
4Q-2 A variety of apartments with adaptable designs are provided		Adaptable housing should be provided in accordance with the relevant council policy	Council does not have a specific 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	A number of units would be able to achieve these provisions.	Yes
4Q-3 Apartment layouts are flexible and accommodate a		Apartment design incorporates flexible design solutions which may include: • rooms with multiple functions	Whilst the general layout of each apartment is more or less fixed though the position of internal walls, location of	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
range of lifestyle needs		• 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	services for kitchens / bathrooms, etc. The size and shape of living rooms will allow a degree of flexibility in terms of furniture choice and arrangement/placement.	
4R Adaptive reuse				
4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place			N/A	
4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse			N/A	
4S Mixed Uses				
4S-1 Mixed use developments are provided in appropriate locations and provide active street			N/A	

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
frontages that encourage pedestrian movement				
4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents			N/A	
4T Awnings and Signage				
4T-1 Awnings are well located and complement and integrate with the building design			N/A	
4T-2 Signage responds to the context and desired streetscape character			N/A	
4U Energy Efficiency				
4U-1 Development incorporates passive environmental design		Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	Habitable rooms are located with external walls where natural light can be achieved.	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
			All habitable rooms are provided with at least one window.	
		Well located, screened outdoor areas should be provided for clothes drying	There are no clothes drying areas specified on the plans. A screened area could be provided on the western side of the building on the northern side of the pedestrian path to Sale Street. A relevant condition is recommended.	Yes, subject to a condition of consent.
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	The development meets BASIX requirements in regard to Thermal comfort.	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	Each unit will have a split system with the condenser units located discretely on balconies. Conditions of consent require a commissioning report post consent to ensure noise criteria are achieved and the development is consistent with relevant noise policy.	Yes
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	The design of the individual apartments are sufficient to allow for adequate ventilation / air flow. All habitable rooms comprise openable windows / doors.	Yes
4V Water Management and conservation				
4V-1 Potable water use is minimised		Water efficient fittings, appliances and wastewater reuse should be incorporated	Refer BASIX certificate.	Yes
		Apartments should be individually metered	Not specified. A condition of consent can be attached if the Panel is minded doing so.	Yes, subject to a condition of consent.

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		Rainwater should be collected, stored and reused on site	BASIX requires 5000L rainwater tank used for irrigation purposes of communal open space.	Yes
		Drought tolerant, low water use plants should be used within landscaped areas	A detailed landscape plan is required as a condition of consent in which consideration is to be given to the use of low water use plants.	Yes
4V-2 Urban stormwater is treated on site before being discharged to receiving waters			The stormwater management for the development is addressed in detailed in the body of the report	Yes
4V-3 Flood management systems are integrated into site design			N/A	
4W Waste Management				
4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents			The ongoing waste management arrangements are addressed in detailed in the body of the report.	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
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	All kitchens will include sufficient area to accommodate waste receptacles.	Yes
		Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	Waste is discussed in the body of the report.	Yes
		For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	N/A	
		Alternative waste disposal methods such as composting should be provided	N/A	
4X Building Maintenance				
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	The development is generally consistent with this objective. Applicant submits: *Drained balconies are used provide (sic) protection of doorways,* *Finishes include robust materials with integral surface colours to minimise*	Yes

ADG Compliance Table

Objective	Design Criteria	Design Guidance	Assessment	Satisfactory
		• appropriate design and material selection for hostile locations	*maintenance and protect against weathering.*	
4X-2 Systems and access enable ease of maintenance				Yes
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	The development is generally consistent with this objective. The materials selected to meet the streetscape and heritage considerations are also hard wearing and will weather well (i.e. face brick). Conditions are attached in relation to sensor lighting in the common circulation areas internally within the building.	Yes

End.

Annexure B

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 has amended the design to provide a north / south accessway which has resulted in a significantly improved design. As detailed in the report, the development is now considered satisfactory and is recommended for approval.	Yes
	• 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 links. The central open space will provide for a broad range of users with active and passive recreation options. 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.	Yes

	• 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 considered acceptable. The applicant has undertaken a suite of design amendments to the RFB building in terms of materiality, composition and form. The changes result is a building that is suitable in the context and setting. The changes have resulted in support from Council's Heritage Advisor. The other matter design principles listed are addressed as part of considerations relating the ADGs.	Yes

	• 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 arranged and orientated to maximum solar access where possible. However, refer to detailed commentary in the body of the report in relation to solar access for the RFB. The orientation of the buildings does not contribute to the removal of significant 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. Refer to ADGs compliance table for further discussion on these issues.	Yes

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 by 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

West End Precinct DCP – Compliance Table

		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	Appropriate access points for parking have been adopted for the MDH.	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.	Significant trees are now retained as part of the amended design.	Yes
		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.	Yes
		If fill is to be transported on site and used the fill must be virgin excavated natural material (VENM).	Noted- relevant conditions are attached.	Yes

West End Precinct DCP – Compliance Table

		Fill must be managed on site, where possible, limiting fill moving off site.	Noted- relevant conditions are recommended.	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 all be it at separate levels within the building. As noted in the body of the report, the eastern townhouses are more elevated at ground level due to the slope and the levels associated with the basement car park. Notwithstanding this, the extra bulk at the street level is not considered to present a detrimental impact. The RFB has adopted its finished ground levels to achieve a level transition between the rear of the ground level units and the public open 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. Additionally, Council's Environmental Health and Building surveyor has recommended conditions	Yes

			requiring dilapidation reports to be prepared.	
		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.	Relevant conditions are attached in relation to the Planning Agreement. Council's Technical Services have recommended footpath upgrades within the respective frontages of the development.	Yes
		Land identified for the RE1 Public Recreation Zone is to be dedicated to Council as public open space upon subdivision of the parent lot and embellishment.	This is covered off in the VPA and relevant conditions are recommended.	Yes
		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*	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.	The amended design which includes the North/South link between Dalton and Prince Streets alleviates the previous safety concerns arising in the absence of the north/south shared accessway.	Yes

	the application of CPTED principles.		A revised lighting plan has been submitted in support of the development. The development is considered satisfactory with regards to CPTED.	
		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 master 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, save for requiring external lighting within the open space in the south west corner of the site referred to on the Landscape plans as "pocket park" 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	As above.	Yes
Residential buildings				
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Built form, scale and articulation	• *Achieve diversity ensuring appropriate building scale and articulation.*	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

	• *Ensure new development is sympathetic to adjacent built scale and density.* • *Ensure buildings are designed for accessibility and aging in place.*	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 60 units and 16 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 was previously amended to include a pocket park in the southwest corner of the site as a means of retaining additional trees. The pocket park is to remain as part of the RFB land. Further commentary on this issue is contained within the report.	Yes

		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. Refer to commentary in the report in relation to solar access.	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.	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 DPIE site is not proposed. It is understood DPIE as tenants of the adjoining building did not wish for the development to include direct and unimpeded access into their site from	No

			the public open space for security reasons. Given the amended design now includes the access along the eastern boundary with positive covenants allowing public access, in theory, a through site access (i.e. a gate) could be provided in the future is desired.	
		North facing apartments should maximum solar access.	(Primary) 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

West End Precinct DCP – Compliance Table

		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. It is noted that the amended design provides an apartment mix that, whilst not strictly compliant with the DCP control, is considered satisfactory.	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.	Yes
		All apartments are to be designed to meet or above the requirements specified in the Apartment Design Guide (ADG)	Refer to ADG compliance table.	Yes
		Ensure the living/dining are designed to the standards outlined in the ADG.	Refer to ADG compliance table.	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 allows 19.4 dwellings on the northern lot. The proposal seeks consent for 16 dwellings.	Yes
		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

West End Precinct DCP – Compliance Table

		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 and with the amended design and reduction in the number of dwelling the easternmost dwelling is also afforded a larger area of open space.	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.	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 strong trees lined median strip along Dalton Street to the north and new landscape planting.</td></tr><tr><td>Prince Street</td><td>6.5</td><td>Setback will provide for landscaping on Prince Street to support new building form and any proposed ground floor commercial uses.</td></tr><tr><td>Sale Street</td><td>21.4</td><td>Create an open space buffer between proposed development and Sale Street.</td></tr><tr><td>DPI building and existing carpark.</td><td>3</td><td>Provide a buffer between existing business development and proposed residential development.
A 10.5 metre width from this 3 metre buffer is required to be allocated to create a link through road through the site from Dalton Street to Prince Street.</td></tr><tr><td>Setback above 4 storeys</td><td>5</td><td>This setback is to be measure from the building line and ensures the bulk of the building is minimised.</td></tr></table></td><td>Refer to detailed commentary in the body of the report in relation to setbacks.
The development does not achieve strict compliance, however, as detailed in the body of the report, the proposed setbacks are considered acceptable.</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 for the rear of the dwellings. Relevant conditions of consent are recommended to address the design and height of fencing at the rear of the MDHs.</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>

West End Precinct DCP – Compliance Table

		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. Where overlooking may arise the applicant is proposing privacy screens.	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. Privacy screens are shown on the plans for the RFB. Further detail is required prior to CC and the screens need to be installed prior to OC.	Yes
		If private open space is located on a corner, details of fencing should be provided.	Details of fencing along the Dalton Street frontage have been provided and are acceptable.	No
		Balconies for private open space should meet the requirements of the ADG	Refer to ADG compliance table.	Yes
		Private open space should be designed so as not to overlook into habitable rooms, outdoor entertainment spaces or courtyards.	The design of the RFB is appropriate. Solid ends to the balconies achieve an appropriate level of visual privacy and prevent direct overlooking.	Yes
		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. Relevant conditions are attached which require a commissioning report to be furnished to Council prior to occupation	Yes

			for both the MDH and RFB developments.	
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 arrangement of buildings within the site whereby the larger building is to the south of the open space results in an acceptable level of sunlight to the public open space lot.	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 ADG compliance table.	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: “habitable” refers to rooms capable of occupation and does not include laundry, bathroom or garages.	Shadow diagrams have been prepared in support of the application and demonstrate there will be no adverse impacts to adjoining residential properties.	Yes
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**

West End Precinct DCP – Compliance Table

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. Garbage rooms are provided in the basement with collection now able to occur wholly within the site via the shared accessway. The fire hydrant booster assembly is not shown on the plan, however, there would be opportunity to locate the assembly in the south-eastern corner of the site without adversely impacting the streetscape.	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 is addressed via condition of consent.	No
		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.	Yes
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. The amended design which includes waste collection	Yes

	efficient service by collection contractors.		via the internal accessway is considered acceptable.	
		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.	Written advice was provided relating to the previous arrangements. No further advice was provided in relation to the amended design. Notwithstanding, the proposed arrangements are considered satisfactory.	Yes
		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 (save for the level 5 which has just the one). The author had previously requested that the submitted floor plans demonstrate that 2x240L recycle bins can be accommodated within close proximity to each garbage chute. This has not occurred as part of the amended plans, a condition is recommended that requires the plans at CC stage to clearly show provision of a min. of 2 x 240L recycling 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.	Yes

West End Precinct DCP – Compliance Table

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. • Public Playground for new and surrounding residents. • Barbeque and entertainment spaces.	Refer to above.	Yes- subject to conditions.
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	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.	The amended design ensures	No
		Street trees are to be provided along Dalton and Prince to provide a landscape buffer, with appropriate landscaping, as per Council requirements.	A street tree planting scheme has been submitted in support of the development. Relevant conditions are recommended in relation to street trees.	Yes- subject to conditions.

	and/or planting of vegetation. • Assist with site hydrological management and water quality.	Landscape design is to be integrated with water and stormwater management.	The landscape plan and stormwater management plan has been submitted which 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. • Water Sensitive Urban Design to minimise use of potable water.	Refer to detailed commentary in the body of the report.	Yes- subject to conditions.
		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	Establish a new north-south pedestrian and bike-friendly lane connecting Dalton and Prince Streets.	The amended design now provides the shared zone accessway.	Yes

	via street networks while ensuring safe pedestrian and cycle connections. • Create strong pedestrian linkages between Sale Street and Anson Street 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.	Footpaths along Dalton, Prince and Sale Streets are to encourage walking and cycling activities.	Council's Technical Services have recommended conditions of consent in relation to footpath upgrades as detailed above.	Yes- subject to conditions.
		Create new pedestrian link from RE1 Public Recreation zone to neighbouring DPI site.	Refer to above. Could be provided at a later stage following consultation with future owners of the RFB (i.e. body corporate).	No
		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.	The amended design to include the north / south shared accessway significantly improves the permeability of the site and provides the north / south connections to the large park from the east. This also improve the safety and security of the whole precinct.	Yes
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.	This control is now achieved, save for the DPIE connection which the adjoining tenants/owners indicated was not desirable for them.	Yes

		• Dalton Street via the shared zone laneway.		
		Vehicular access		
		Vehicular access is gained from Prince Street.	The amended design now achieves this control. Its noted that vehicle access is gained from both Prince and Dalton Streets as part of the two-way shared zone access along the eastern boundary.	Yes.
		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	The amended design now achieves this control.	Yes

		accessed from the new shared zone laneway off Prince Street.		
		Townhouse parking in the northern section of the site is to be accessed via the new shared zone laneway off Prince Street.	The amended design now achieves this control.	Yes
		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.	The amended design now achieves this control.	Yes
		Townhouses are to be provided with individual access off Dalton Street and may include secondary pedestrian access to the public open space area.	Pedestrian access arrangements comply with this control.	Yes
		The western townhouses may be accessed off Sale Street, provided the established trees are retained.	Vehicular access for all of the townhouses is provided via the shared accessway. Consolidation of vehicle access to a singular point of access presents a better outcome compared to having two access points.	Yes
		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 pavement treatments, traffic calming and signage within the shared zone.	Yes
		Traffic calming treatments are to be incorporated into the onsite shared zone roadway to slow vehicles movements and ensure sufficient safe crossing points.	Refer above.	Yes.
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**

West End Precinct DCP – Compliance Table

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 in combination with landscaping will mitigate any adverse visual privacy impacts.	Yes
		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 respective dwelling's 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.	Yes
		Bollard lighting is to be incorporated into the entrance of walkways and spaced along walkways to reduce antisocial use and remove potential concealment opportunities.	A revised external light plan has been submitted in support of the development and is considered satisfactory.	Yes
		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 1.2m.	Refer to comments above in relation to fencing. Fencing along Dalton Street is depicted on the plans to be higher than	No

West End Precinct DCP – Compliance Table

			1.2m. Notwithstanding, there are no objections to the higher fence as the style of fencing and materials used is considered acceptable in the context and setting. Also, the fence height proposed is more proportionate to the scale of the dwellings.	
		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, Dalton 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.	No
		Commercial premises located in the apartment building should have an active frontage to Prince Street to manage patron security.	No commercial uses are proposed.	N/A
		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 as further addressed in the body of the report.	Yes- subject to conditions.
Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Car parking	• Provide adequate and convenient onsite parking for residents and visitors vehicles to maintain the	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.	No
		Ensure that carpark entrances are appropriately located in accordance with the street network and slope of the site.	The amended design to include the shared accessway along the eastern boundary provides a better outcome	Yes

	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.		then the previous design with access via Sale Street. The proposed access points are considered acceptable. Council's Technical Services have not raised any objections to the proposed access points.	
		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.	Yes
		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 is provided from the basement level to the floors above via two central cores. In compliance with the ADGs, the central cores service 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 revised design ensures the area of the basement car park for the RFB does not exceed the structural footprint of the building above, in particular this will ensure opportunities for deep soil landscaping are provided.	
		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
		Where the topography of the land or constraints of the groundwater table	N/A	N/A

		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.		
		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 the heritage value and character of the area.	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.	Yes
		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.	Yes
		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.	Yes
		Interpretive design to new apartment structures is to ensure it is respectful to the historical character of Heritage	Refer to detailed commentary in the body of the report in relation to the	Yes

		Conservation Area located on the northern fringe of Prince Street.	compatibility of the RFB within the setting.	
		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.	Yes
		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
		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.	Yes

Section	***Objectives***	**Controls**	**Commentary**	**Compliance**
Water and energy efficiency	• Protect and maintain the hydrological functions of the key groundwater systems. • Apply Integrated Water Cycle Management (IWCM) principles for the	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
		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.	Refer to relevant LEP considerations in the body of the report. 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 sensors for lighting and timing systems to automatically control the use of internal lighting throughout the building.	Yes- subject to conditions.

END

Annexure C



ORANGE MULTI RESIDENTIAL

REVISED DA ISSUE

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:

APARTMENTS	
Total Site Area	4330m²
FSR at 1.8 : 1	7794m²
Proposed FSR	7607m²

TOWNHOUSES	
Total Site Area	3966m²
FSR at 1.8 : 1	7138.8m²
Proposed FSR	3234m²

BASIX

April 2023	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
Brick Veneer & 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	Wallaby (SA0.64)	Foil + R1.0 blanket
Concrete	Conc Default (SA0.70)	None
Floor Construction	*Covering*	*Added Insulation*
Concrete	As drawn (if not noted default values used)	R2.0 to carparks below
Concrete	As drawn (if not noted default values used)	R2.0 to Unit 109 Open 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 & U16 (terrace)
Performance glazing Type A	*4.80*	*0.46 - 0.56*	G08. 109, 209, 309, 408, 501 (unit)
Performance glazing Type B	*4.80*	*0.53 - 0.65*	G08. 109, 209, 309, 408, 501 (unit)

Glass and frame type		*U value*	*SHGC Range*	
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	

0007109990 18 Apr 2023
Assessor Gavin Chambers
Accreditation No. DMN/13/1491
Address 103 Prince Street , Orange , NSW , 2800
hstar.com.au

ARCHITECTURAL DRAWING LIST

NO.	TITLE	REV
A-000	COVERSHEET	1
A-010	EXISTING SITE PLAN	0
A-011	SITE ANAYLSIS	0
A-012	SITE PLAN	1
A-020	BASEMENT PLAN	1
A-021	GROUND FLOOR PLAN	1
A-022	LEVEL 1 PLAN	1
A-023	LEVEL 2 PLAN	1
A-024	LEVEL 3 PLAN	1
A-025	LEVEL 4 PLAN	1
A-026	LEVEL 5 PLAN	1
A-030	ELEVATIONS - SHEET 1	1
A-031	ELEVATIONS - SHEET 2	1
A-035	PRINCE ST. ELEVATION	1
A-036	DALTON ST. ELEVATION	0
A-040	SECTIONS - SHEET 1	0
A-041	SECTIONS - SHEET 2	0
A-027	LEVEL 6 PLAN	0
A-051	SITE PLAN 3D - SHEET 1	0
A-052	SITE PLAN 3D - SHEET 2	1
A-060	SHADOW DIAGRAMS	0
A-061	SHADOW DIAGRAMS	0
A-070	STAGING PLAN	1

ARCHITECTURAL DRAWING LIST

NO.	TITLE	REV
A-080	GROUND FLOOR AREA PLAN	1
A-081	LEVEL 1 AREA PLAN	1
A-082	LEVEL 2 AREA PLAN	1
A-083	LEVEL 3 AREA PLAN	1
A-084	LEVEL 4 AREA PLAN	1
A-085	LEVEL 5 AREA PLAN	1
A-090	SOLAR ACCESS & CROSS FLOW - GROUND FLOOR	1
A-091	SOLAR ACCESS & CROSS FLOW - LEVEL 1	1
A-092	SOLAR ACCESS & CROSS FLOW - LEVEL 2	1
A-093	SOLAR ACCESS & CROSS FLOW - LEVEL 3	1
A-094	SOLAR ACCESS & CROSS FLOW - LEVEL 4 & 5	1
A-100	LIFT OPTION PLANS	0
A-102	SILVER LEVEL UNIT	0
A-110	PERSPECTIVES - SHEET 1	1
A-111	PERSPECTIVES - SHEET 2	1
A-112	PERSPECTIVES - SHEET 3	0
A-113	PERSPECTIVES - SHEET 4	0
A-114	PERSPECTIVES - SHEET 5	0
A-115	PERSPECTIVES - SHEET 6	0
A-116	PERSPECTIVES - SHEET 7	0
A-117	PHOTO MONTAGE	0
A-120	MATERIAL IMAGES	1
A-130	NOTIFICATION PLAN	0

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REV	DATE	COMMENTS
0	24/01/2023	REVISED DA ISSUE
1	17/04/2023	REVISED DA ISSUE

DRN	CHKD	VRFD
NJH	JS	
NJH	JS	

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	1 : 5000 @ A1 @ A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-000	1

0 25mm 100mm 200mm ON ORIGINAL A1



EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
Nominated Architect - Bernard Collins | NSW Architects Registration No: 4438
P +61 2 4929 2353 | **E** mail@eje.com.au | **W** www.eje.com.au
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	

200mm ON ORIGINAL A1
100mm
50mm
0

Wqa 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 : **EXISTING 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.

DRAWN :	DATE :	SCALES :
MAI	JAN 2023	1 : 500 @A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-010	0

EJE architecture

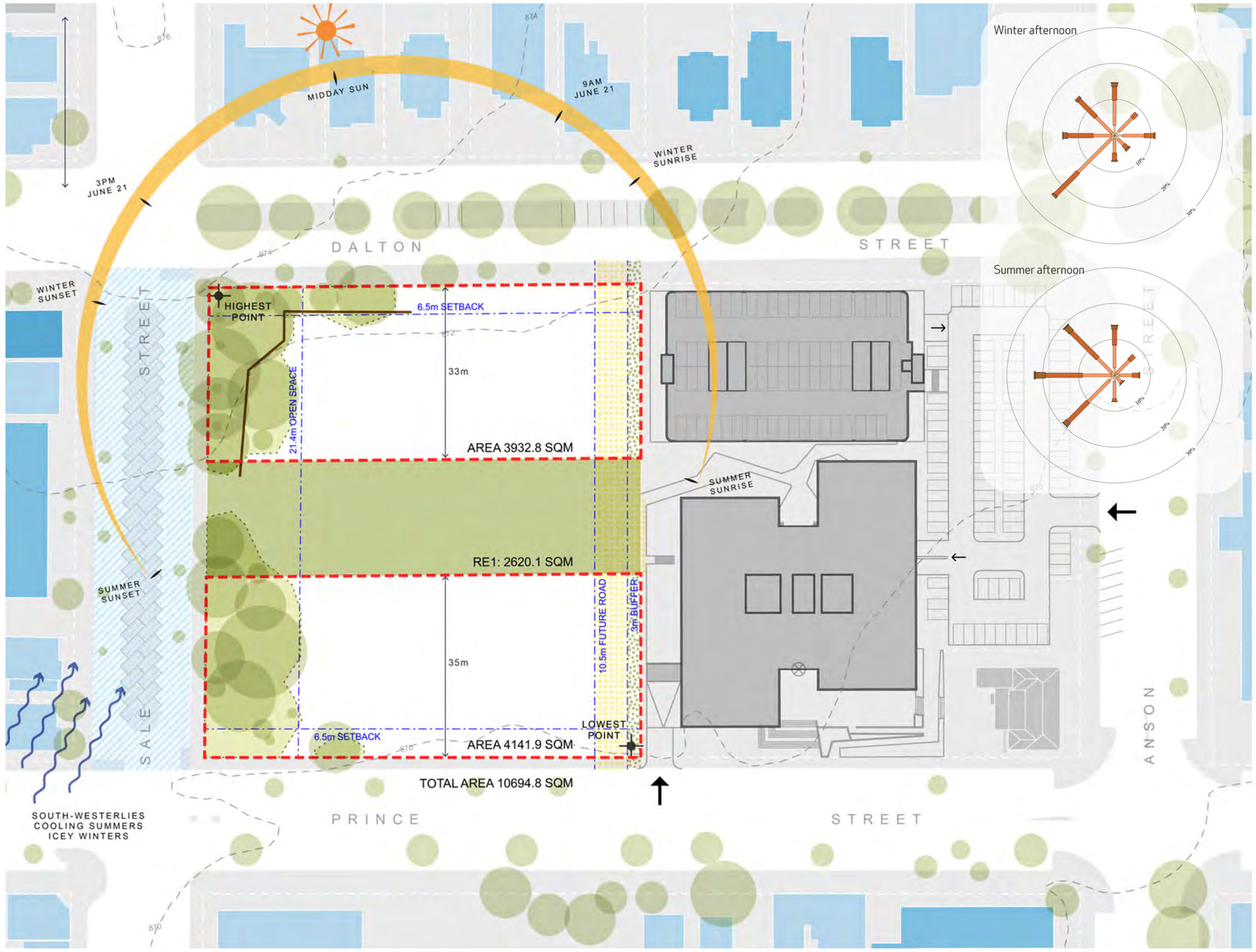
2.7 SITE ANALYSIS

The site and surrounds display the following characteristics:

1. The site is surrounded by low-rise residential typologies, many used by commercial tenancies
2. The site is orientated 10.9° off north
3. A 26.5m wide RE1 zone bisects the site, resulting in a 40m wide northern site and 42m wide southern site
4. There is significant existing vegetation including mature trees to the west
5. A 4-storey commercial building and 2-storey carpark resides to the east with vehicular entrances on Anson and Prince streets as well as a main pedestrian entrance on Prince. There are plans for a through-site link to the RE1 park from the neighbouring site.
6. There is a strong tree-lined median strip on Dalton street to the north, with street parking available between trees
7. Sale Street is a 10km/h shared street with angled parking within the median. There is also street parking available on Prince and Dalton Streets
8. There are a number of heritage listed sites to the west of the site. These include the Nurses' Quarters building and 2 single storey dwellings
9. The TAFE Orange campus is directly south of the site across Prince St.

KEY

- Site boundary
- Existing trees
- Tree line within site
- RE1 zone
- Retaining wall
- Existing street parking
- 10km/h shared zone
- 2M contours
- Height point
- Future through-site road or path
- 3M landscape buffer
- Contextual built form: single storey
- Contextual built form: 2-storeys
- Contextual built form: 3-storeys



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REV	DATE	COMMENTS
0	24/01/2023	REVISED DA ISSUE

DRN | NJH | CHKD | JS | VRFD |

200mm ON ORIGINAL A1

0 50mm 100mm 150mm 200mm

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

DRAWING : **SITE ANAYLSIS**

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 :
MAL	MAR 2022	@A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-011	0

EJE architecture

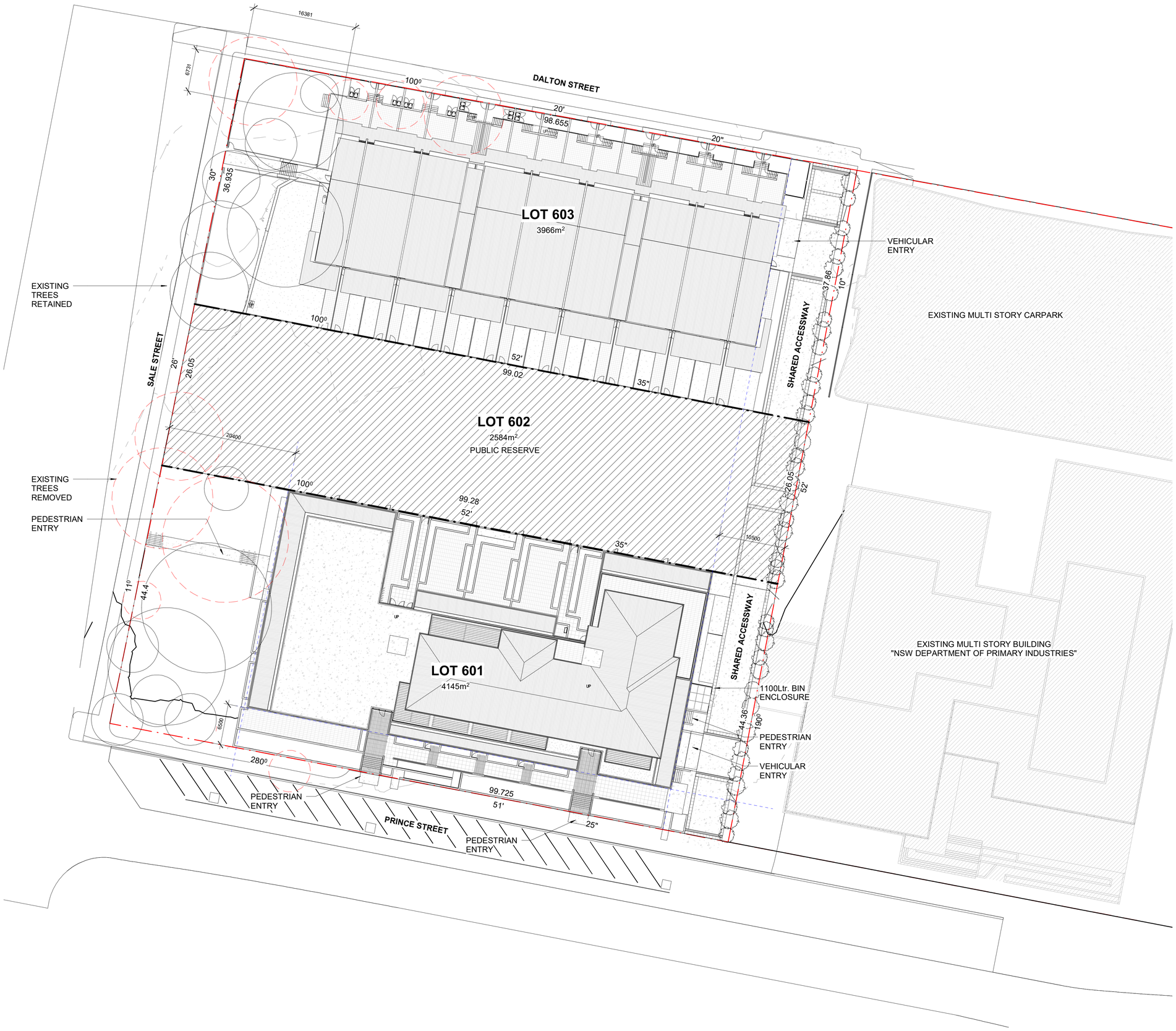
EJE ARCHITECTURE
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0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH	JS	JS

200mm ON ORIGINAL A1
100mm
50mm
0



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.

DRAWN :	DATE :	SCALES :
NJH	DEC 2021	1 : 300 @A1 1 : 800 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-012	1

EJE architecture

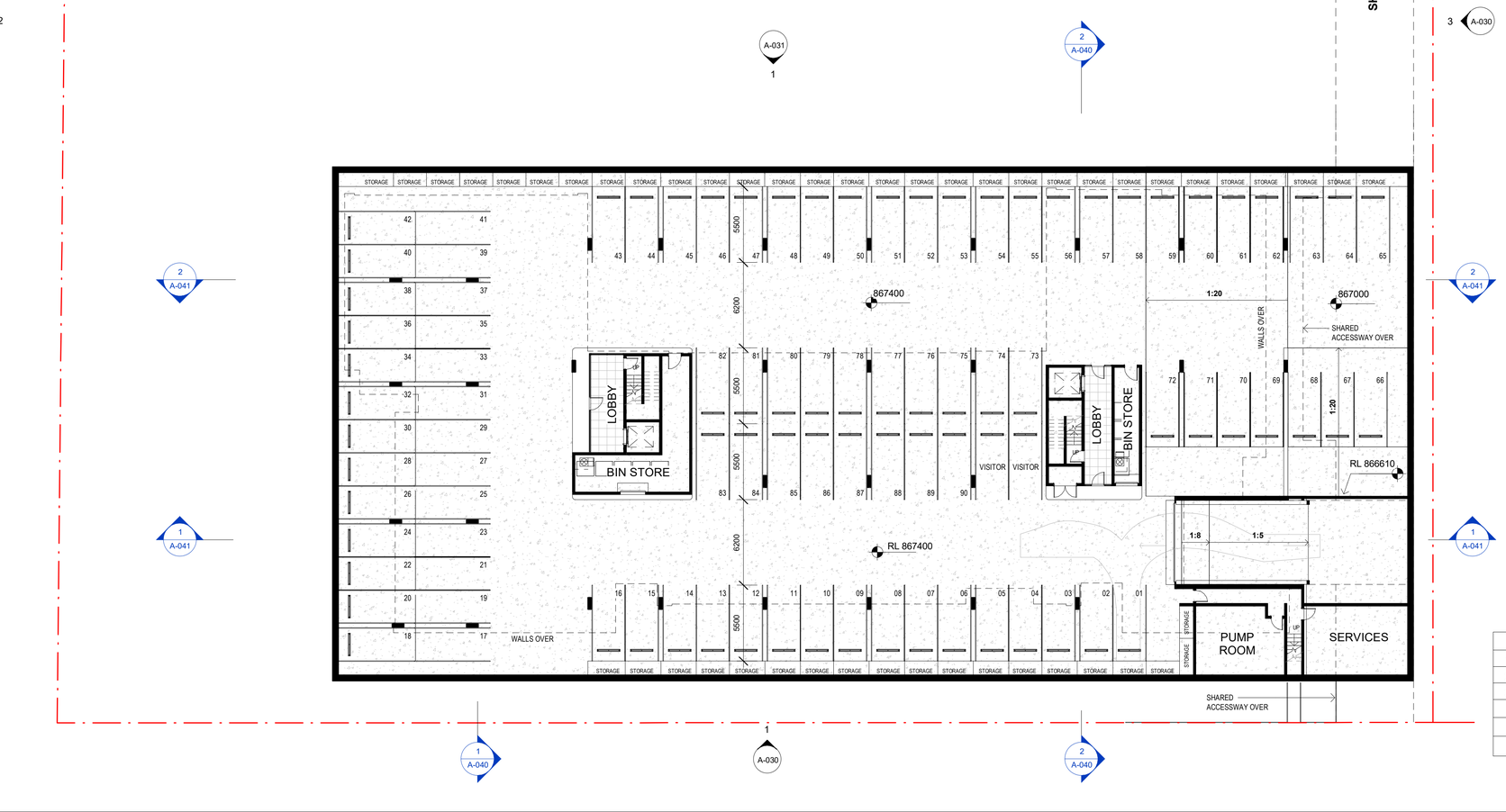
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0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH	JS	

200mm ON ORIGINAL A1
100mm
25mm
0



PARKING TABLE			PROVIDED
1 BEDROOM	6 x 1.0	6	6
2 BEDROOM	27 x 1.2	32.4	33
3 BEDROOM	27 x 1.5	40.5	51
VISITOR	60 x 0.2	12	3
		PARKING REQUIRED	92
		PARKING PROVIDED	93

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

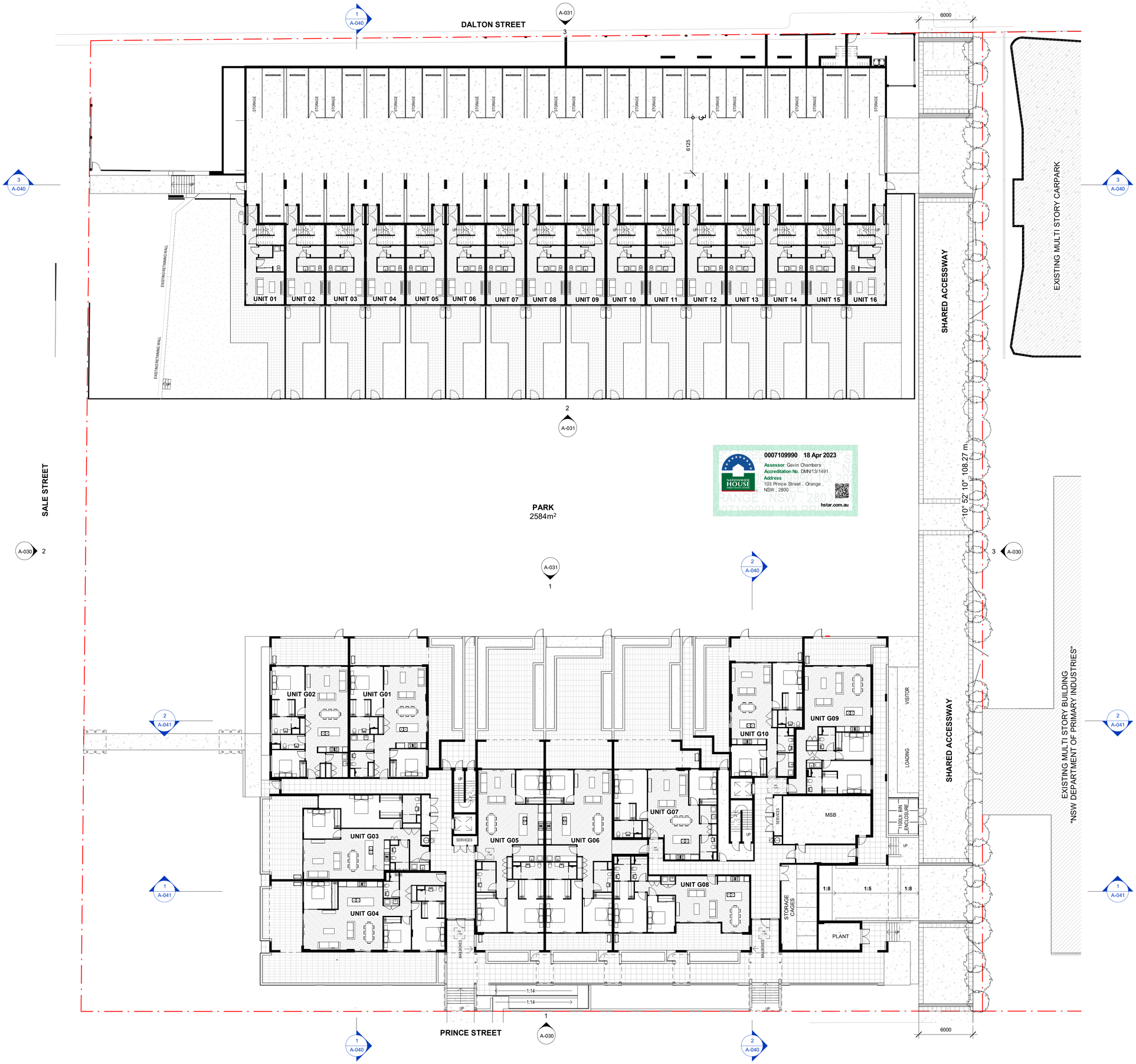
DRAWING : **BASEMENT PLAN**

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-020	1

EJE architecture



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0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

200mm ON ORIGINAL A1
100mm
50mm
0

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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-021	1

EJE architecture



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1	10/03/2023	REVISED DA ISSUE	NJH		

200mm ON ORIGINAL A1
100mm
50mm
0

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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 :
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EJE architecture

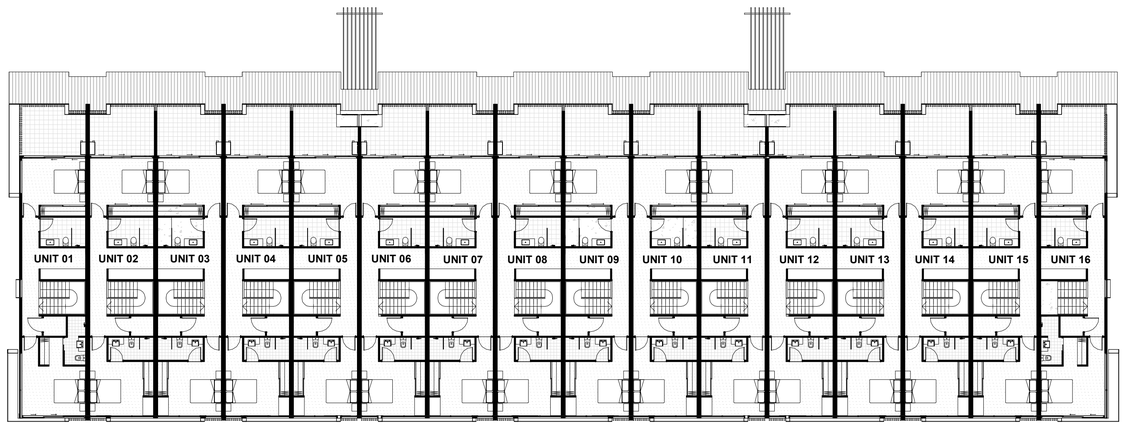
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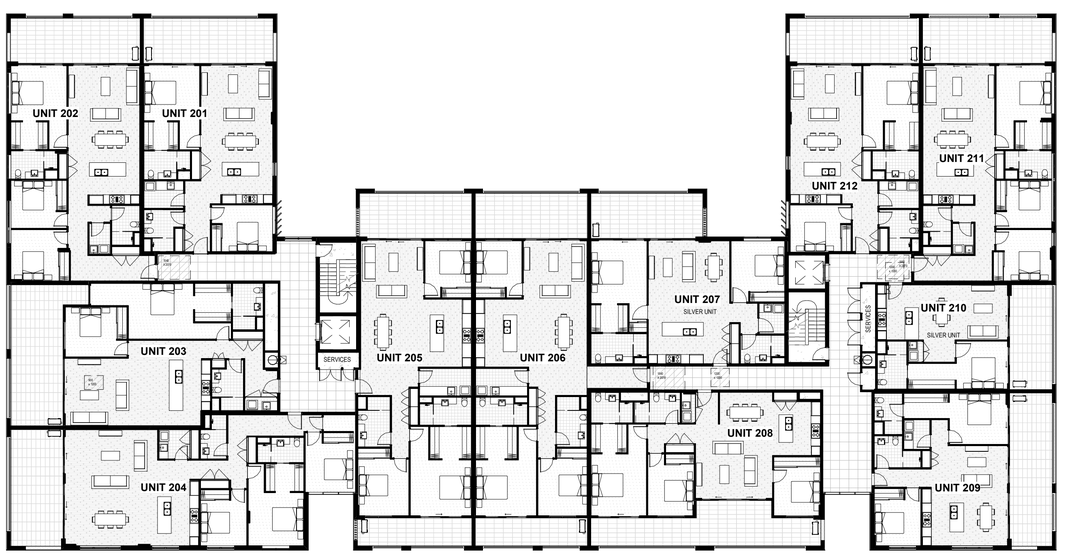
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0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

200mm ON ORIGINAL A1







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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

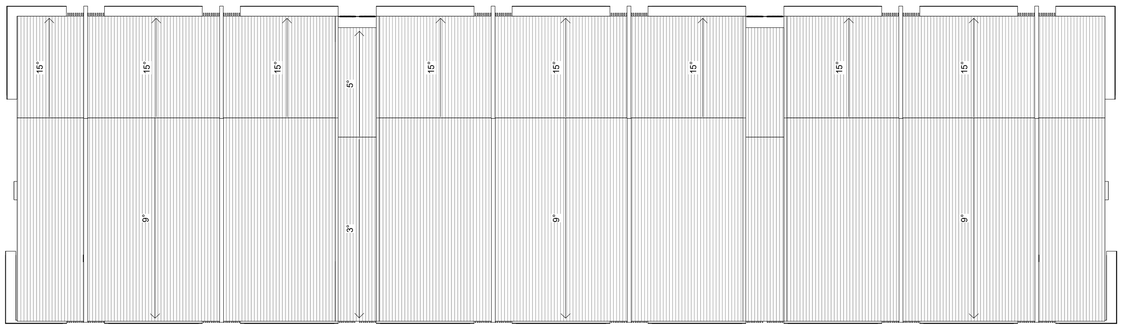
DRAWING : **LEVEL 2 PLAN**

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.

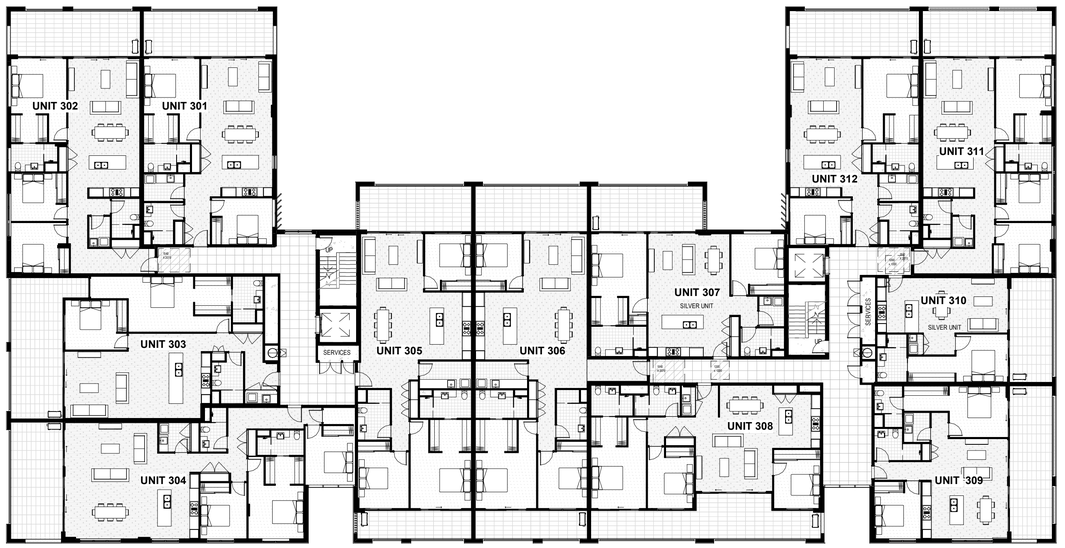
DRAWN :	DATE :	SCALES :
NJH	DEC 2021	1 : 200 @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-023	1

EJE architecture







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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

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

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-024	1

EJE architecture

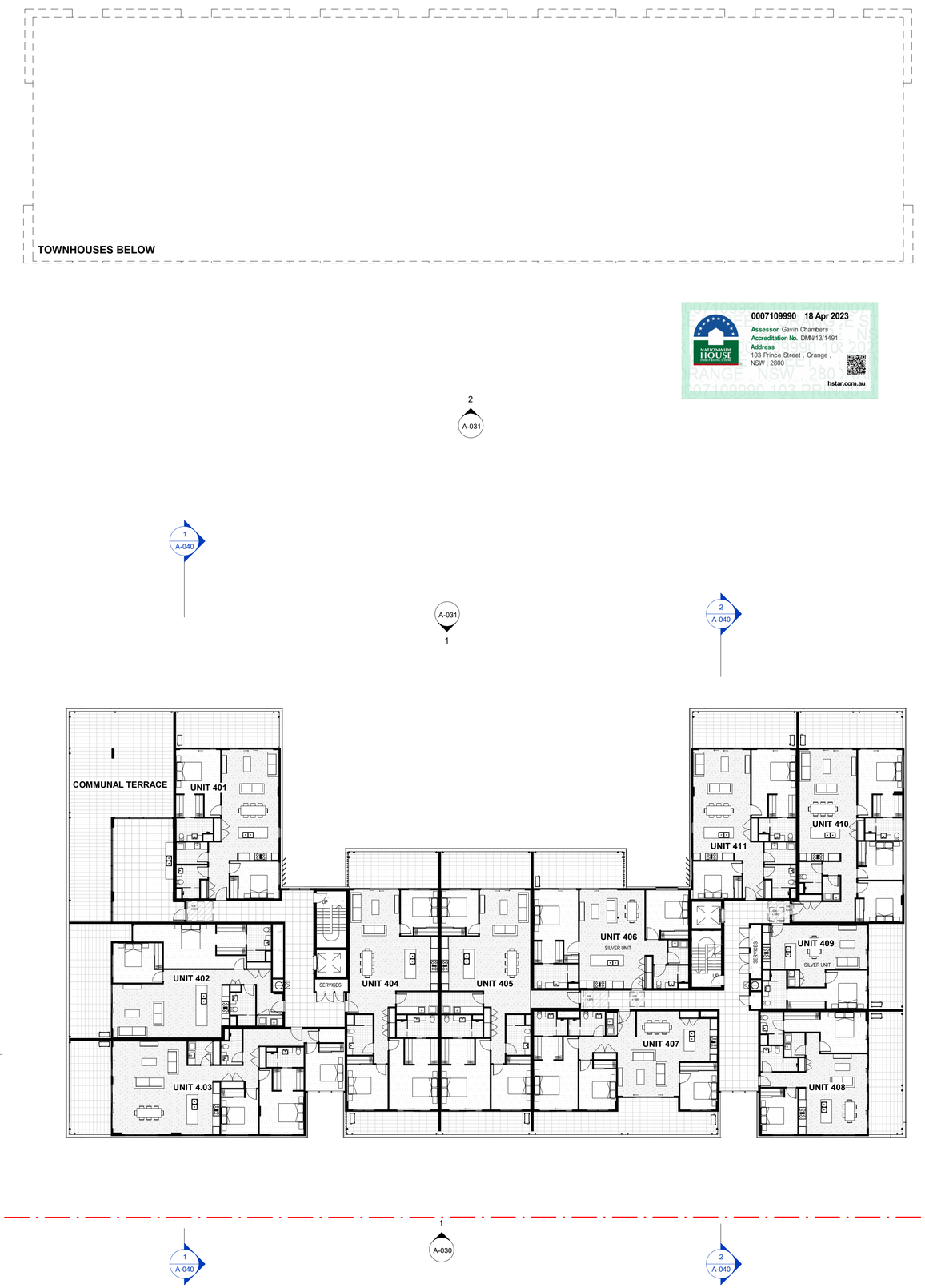
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH	JS	

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 : **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.

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

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-025	1

EJE architecture

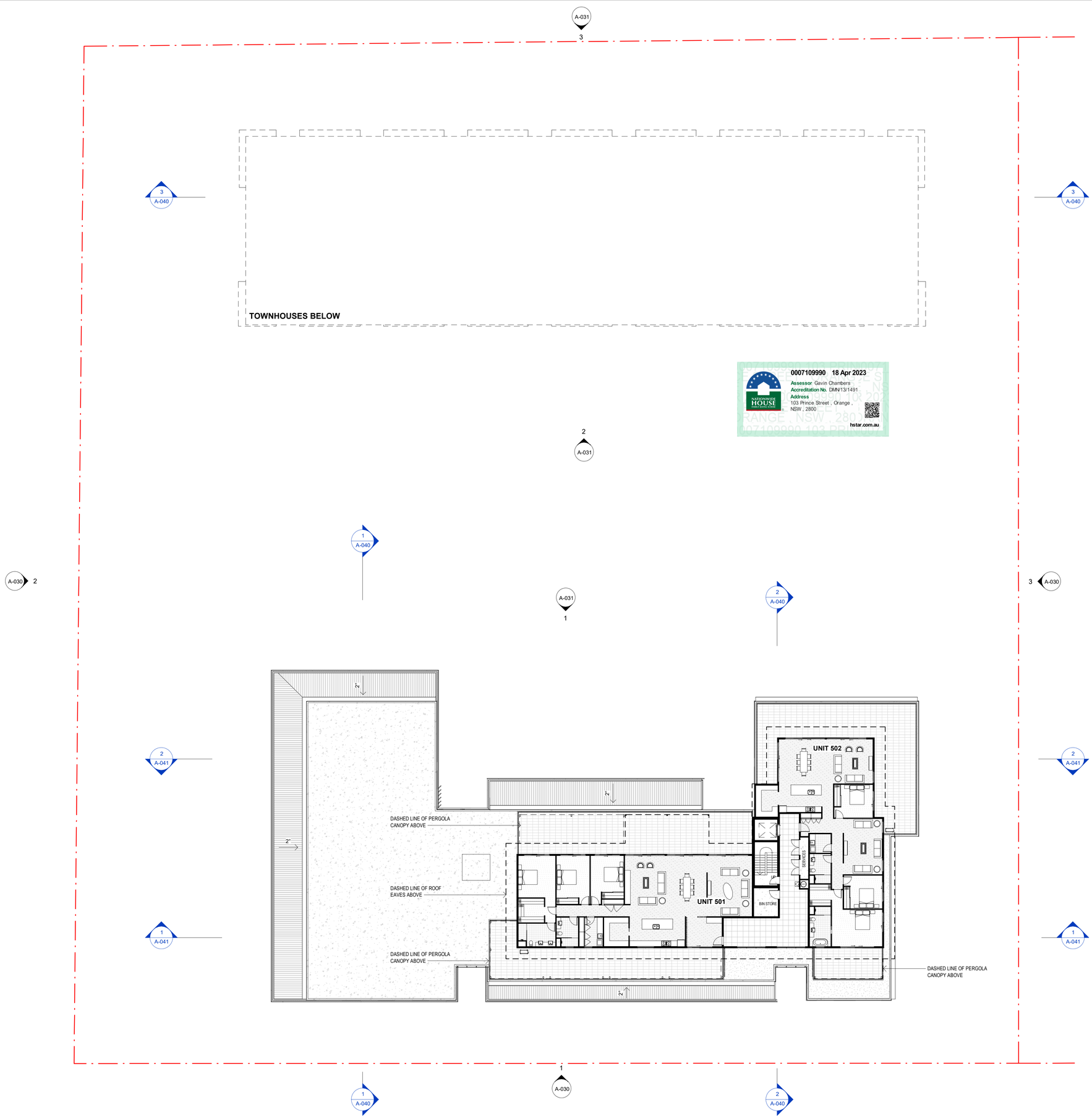
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

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 : **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-026	1

EJE architecture

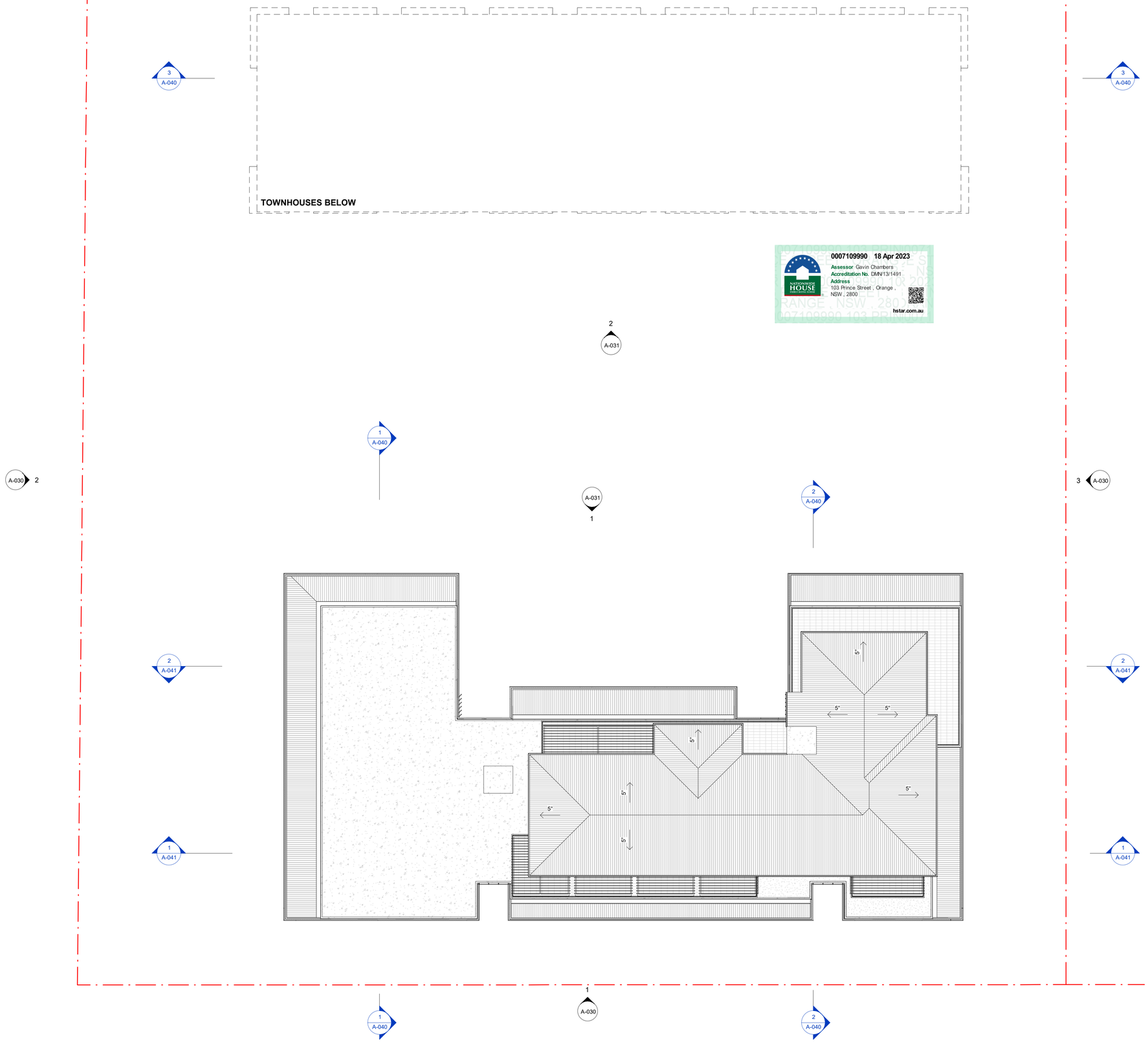
EJE ARCHITECTURE
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	

200mm ON ORIGINAL A1
100mm
125mm
0



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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-027	0

EJE architecture



1 SOUTH ELEVATION - (PRINCE ST)

1 : 200



2 WEST ELEVATION - (SALE ST)

1 : 200



3 EAST ELEVATION

1 : 200

0007109990 18 Apr 2023
Assessor Gavin Chambers
Accreditation No. DMN13/1491
Address 103 Prince Street , Orange , NSW , 2800
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

200mm DIN (ORIGINAL A1)
100mm
50mm
0

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-030	1

EJE architecture



1 NORTH ELEVATION

1 : 200

0007109990 18 Apr 2023
Assessor Gavin Chambers
Accreditation No. DMN/13/1491
Address
103 Prince Street , Orange , NSW , 2800
hstar.com.au



2 SOUTH ELEVATION

1 : 200



3 NORTH ELEVATION - (DALTON ST)

1 : 200

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ACN 002 912 843 | **ABN** 82 644 649 849
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	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

200mm ON ORIGINAL A1

100mm

50mm

0

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

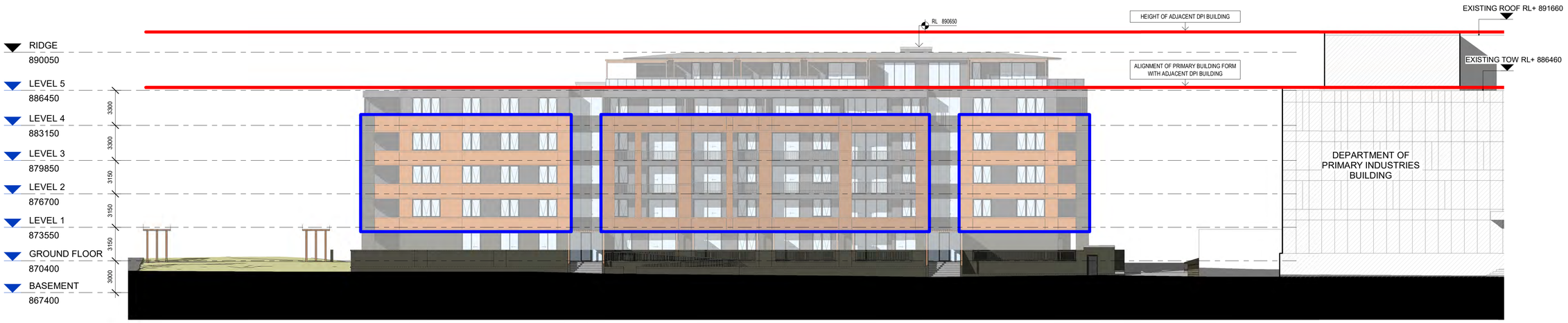
DRAWING : **ELEVATIONS - SHEET 2**

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-031	1

EJE architecture



1 PRINCE ST. BUILDING ELEVATION 01

1 : 200



2 PRINCE ST. BUILDING ELEVATION 02

1 : 200

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REV	DATE	COMMENTS
0	24/01/2023	REVISED DA ISSUE
1	10/03/2023	REVISED DA ISSUE

DRN	CHKD	VRFD
NJH	JS	
NJH	JS	

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.

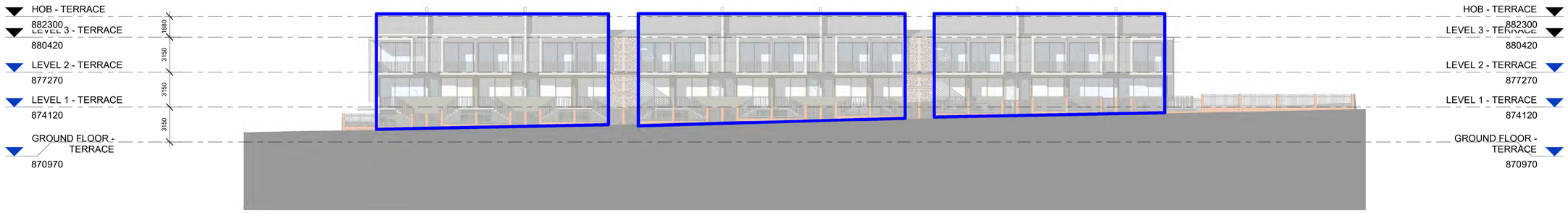
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DRAWN :	DATE :	SCALES :
JE	JULY 2022	1 : 200 @ A1 @ A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-035	1

EJE architecture

0 25mm 100mm 200mm ON ORIGINAL A1



1 DALTON ST. BUILDING ELEVATION - 01

1 : 200



2 DALTON ST. BUILDING ELEVATION 02

1 : 200

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

REV	DATE	COMMENTS
0	24/01/2023	REVISED DA ISSUE

DRN	CHKD	VRFD
NJH	JS	

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

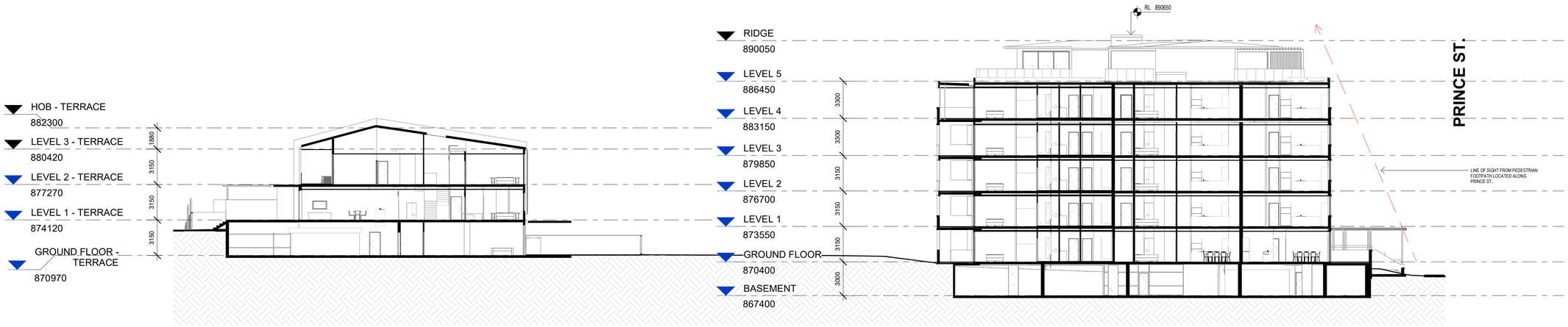
DRAWING : **DALTON ST. ELEVATION**

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.
C:\Users\mlewis\Documents\13956 - Orange Multi Residential - RZ1_mlewisSW9B2.rvt

DRAWN :	DATE :	SCALES :
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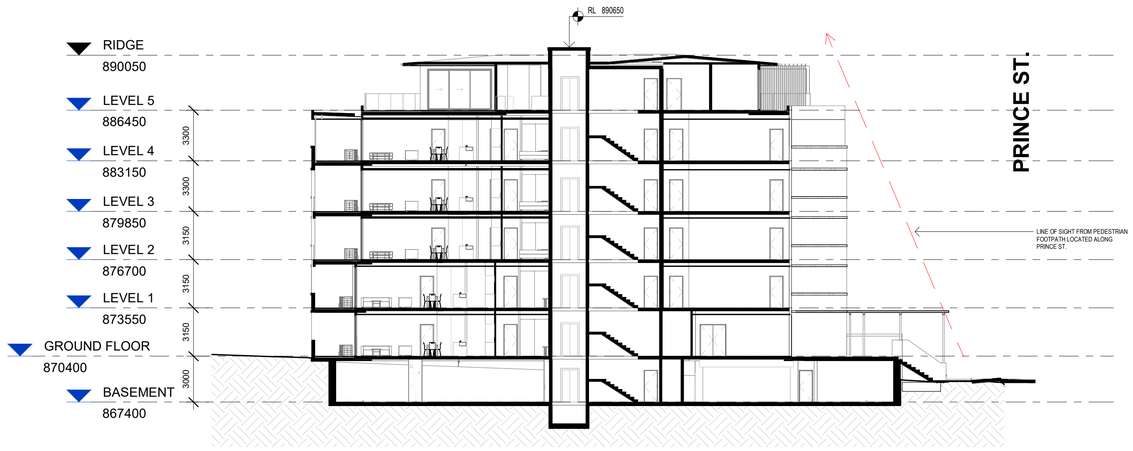
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13956	DA	A-036	0

EJE architecture



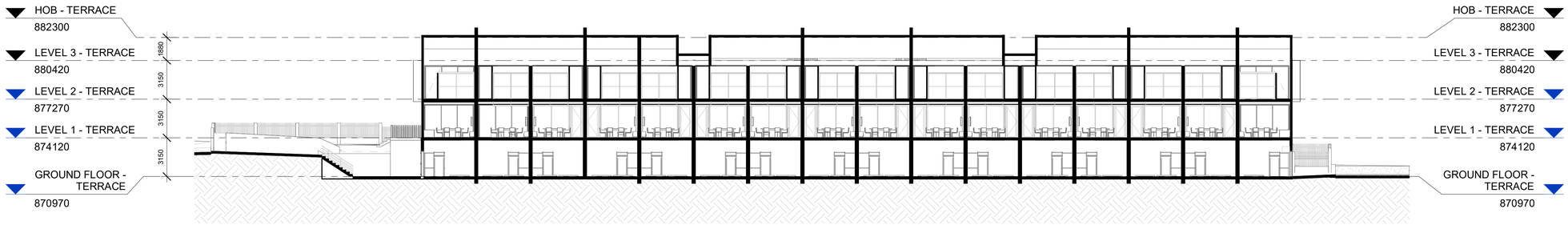
1 BUILDING SECTION 01

1 : 200



2 BUILDING SECTION 02

1 : 200



3 BUILDING SECTION 03

1 : 200

EJE ARCHITECTURE
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	

200mm DIN (ORIGINAL A1)
100mm
50mm
0

0007109990 18 Apr 2023
Assessor Gavin Chambers
Accreditation No. DMN/13/1491
Address
103 Prince Street , Orange , NSW , 2800
hstar.com.au

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

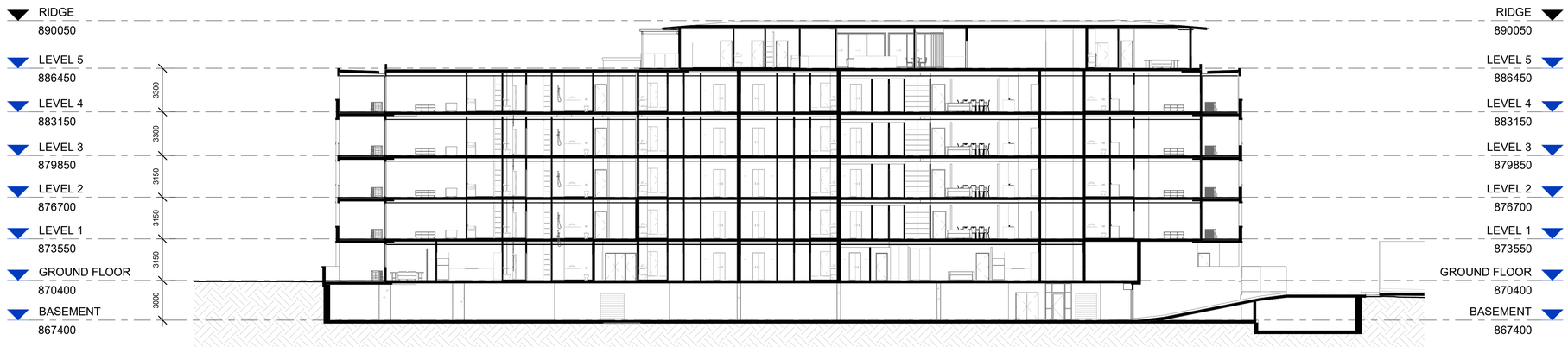
DRAWING : **SECTIONS - SHEET 1**

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.

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

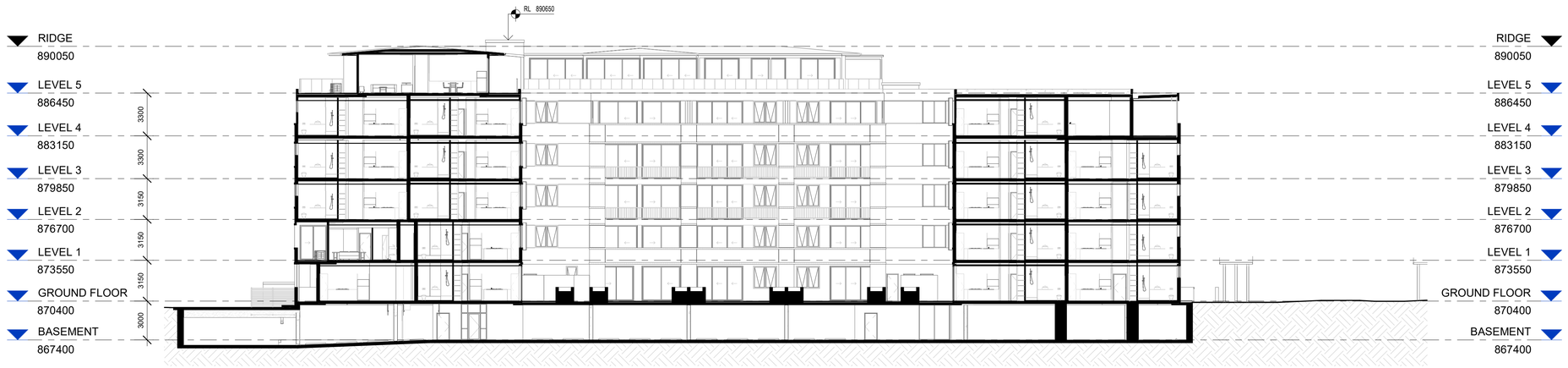
PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-040	0

EJE architecture



1 BUILDING SECTION 04

1 : 200



2 BUILDING SECTION 05

1 : 200

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	

200mm DIN ORIGINAL A1

0 50mm 100mm 150mm

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Environmental Management ISO 14001 Global-Mark.com.au

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

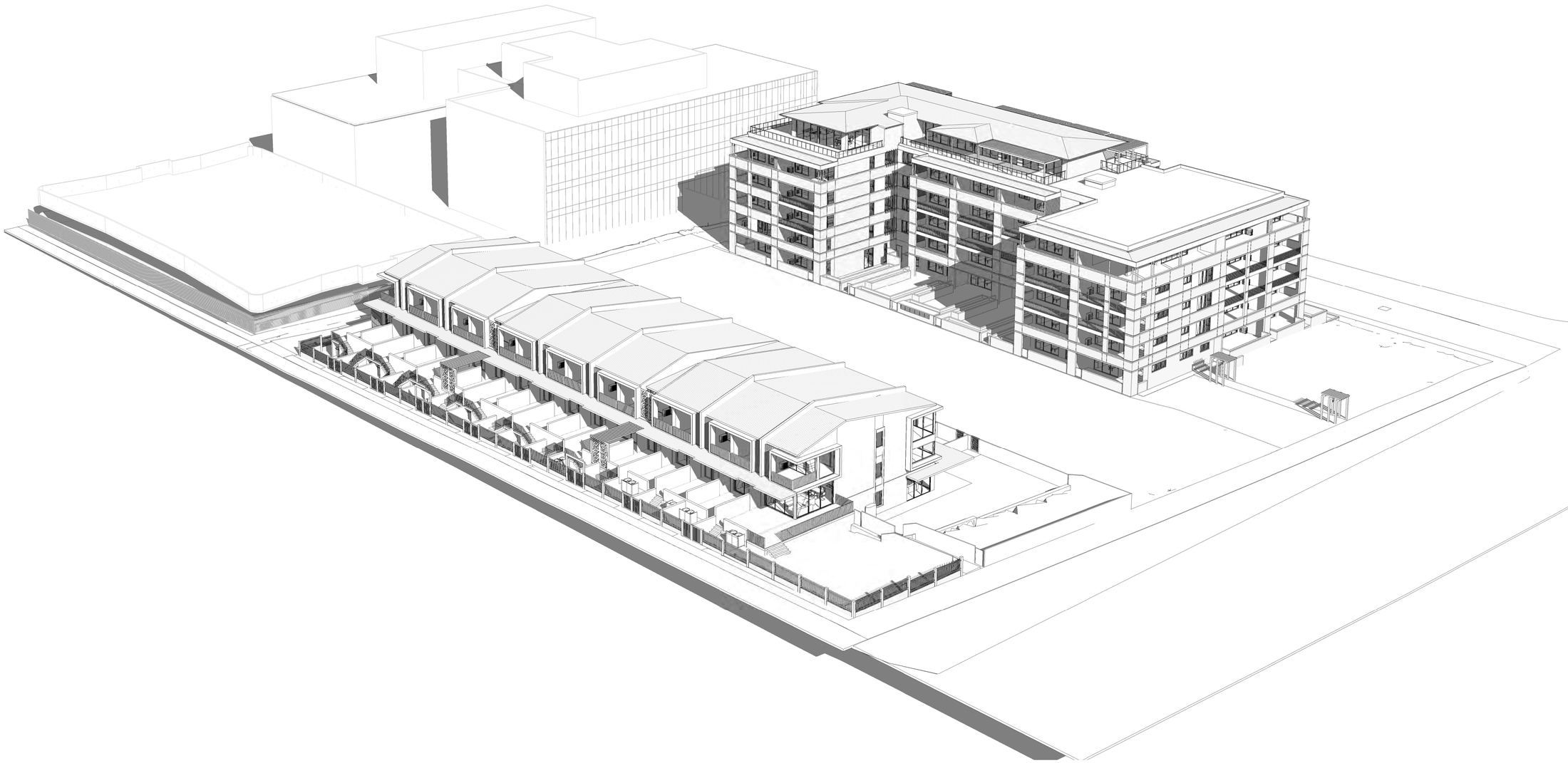
DRAWING : **SECTIONS - SHEET 2**

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	1 : 200 @A1 1 : 400 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-041	0

EJE architecture



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REV	DATE	COMMENTS
0	24/01/2023	REVISED DA ISSUE

DRN | NJH
CHKD | JS
VRFD |

200mm DA DRAWING A1

0 50mm 250mm

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

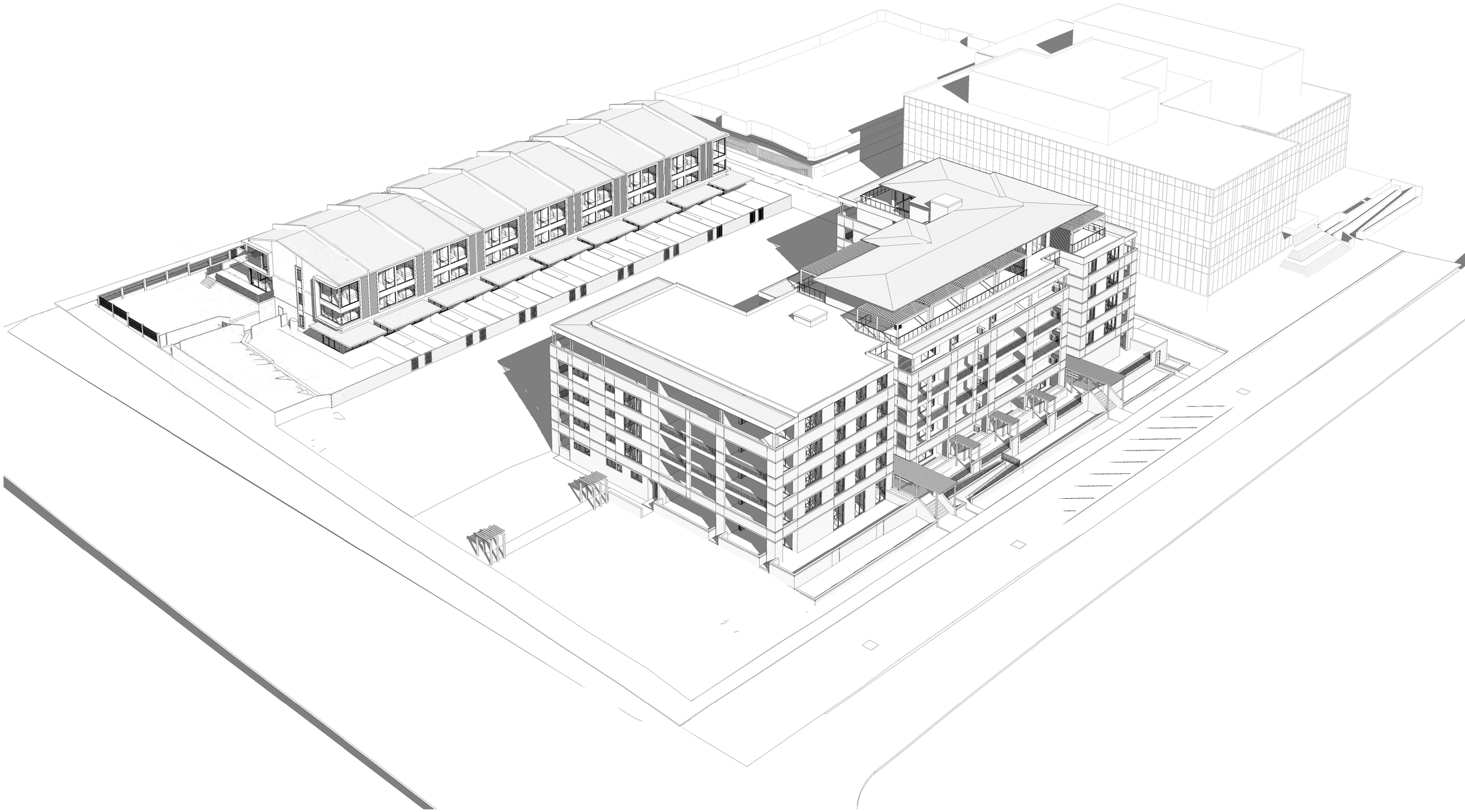
DRAWING : **SITE PLAN 3D - SHEET 1**

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.

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

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-051	0

EJE architecture



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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH	JS	

0 25mm 50mm 200mm DIN ORIGINAL A1

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

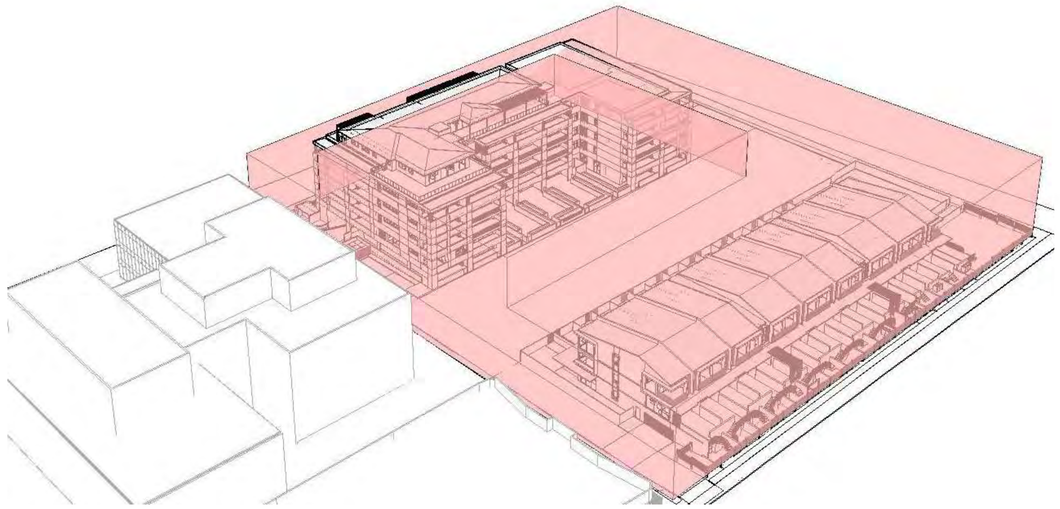
DRAWING : **SITE PLAN 3D - SHEET 2**

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.

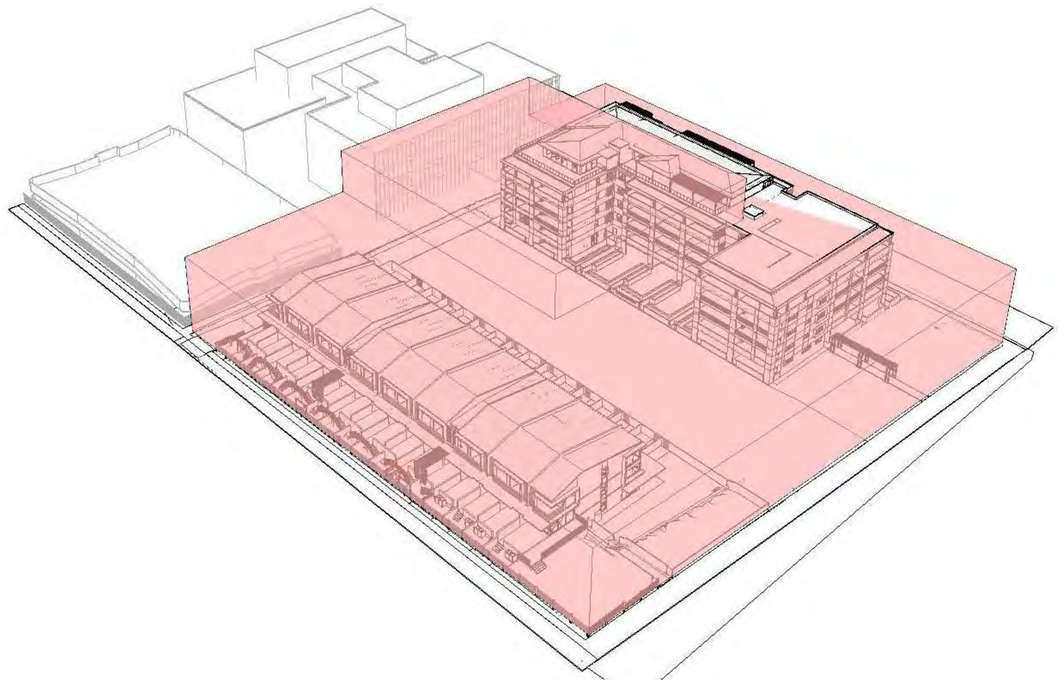
DRAWN :	DATE :	SCALES :
NJH	DEC 2021	@A1 NTS @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-052	1

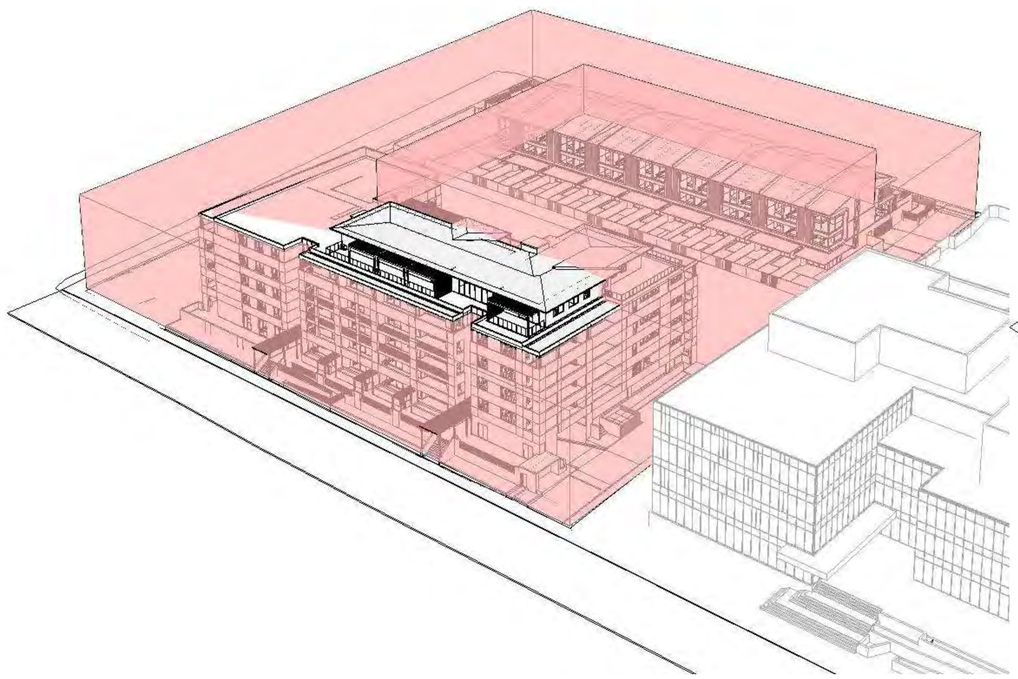
EJE architecture



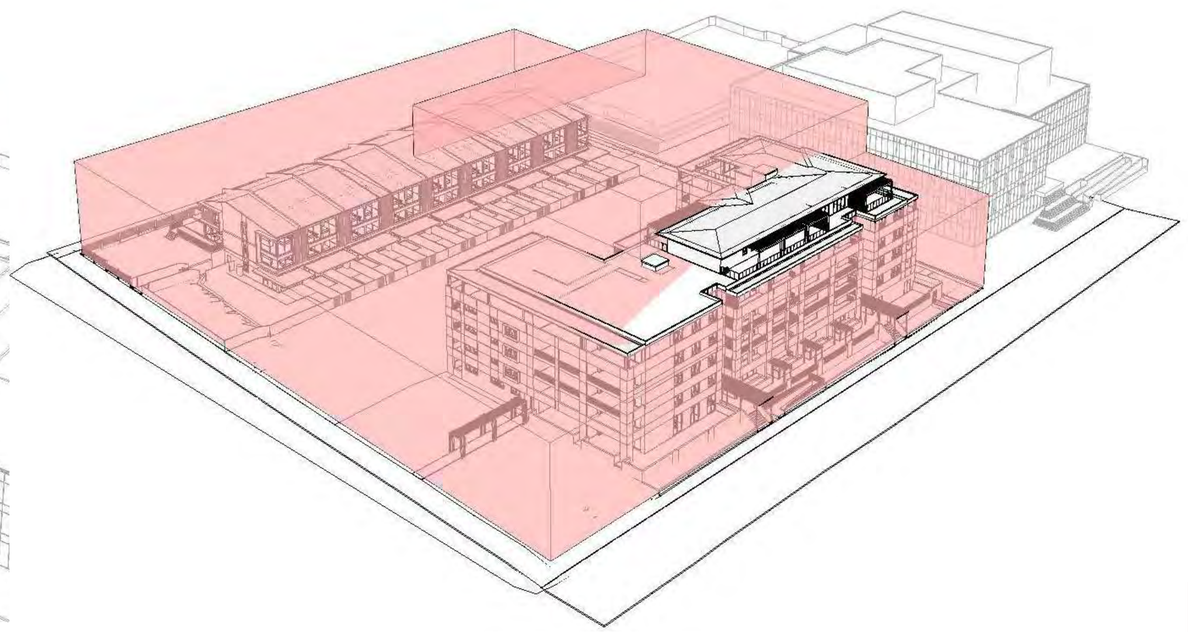
BUILDING ENVELOPE DIAGRAM -NORTH EAST



BUILDING ENVELOPE DIAGRAM -NORTH WEST



BUILDING ENVELOPE DIAGRAM -SOUTH EAST



BUILDING ENVELOPE DIAGRAM -SOUTH WEST

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

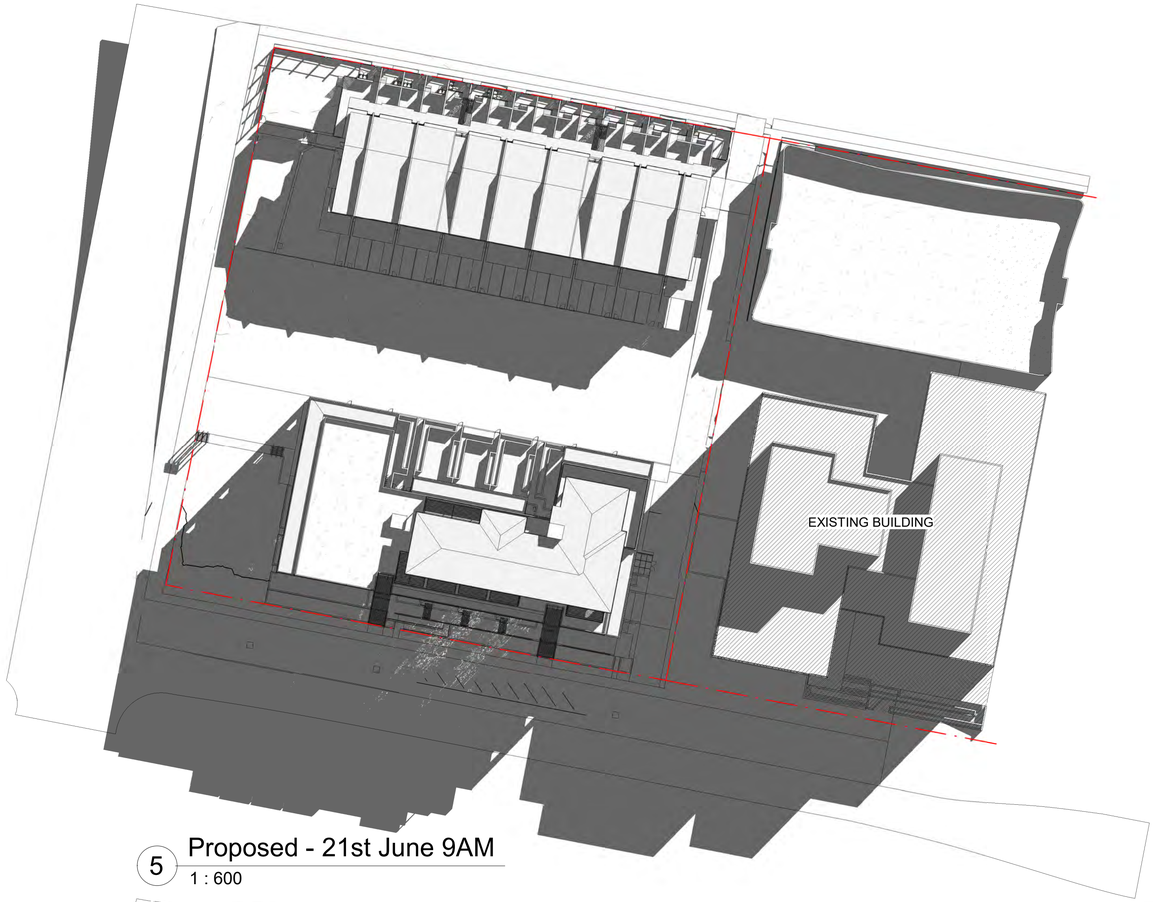
DRAWING : **BUILDING ENVELOPE DIAGRAMS**

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.

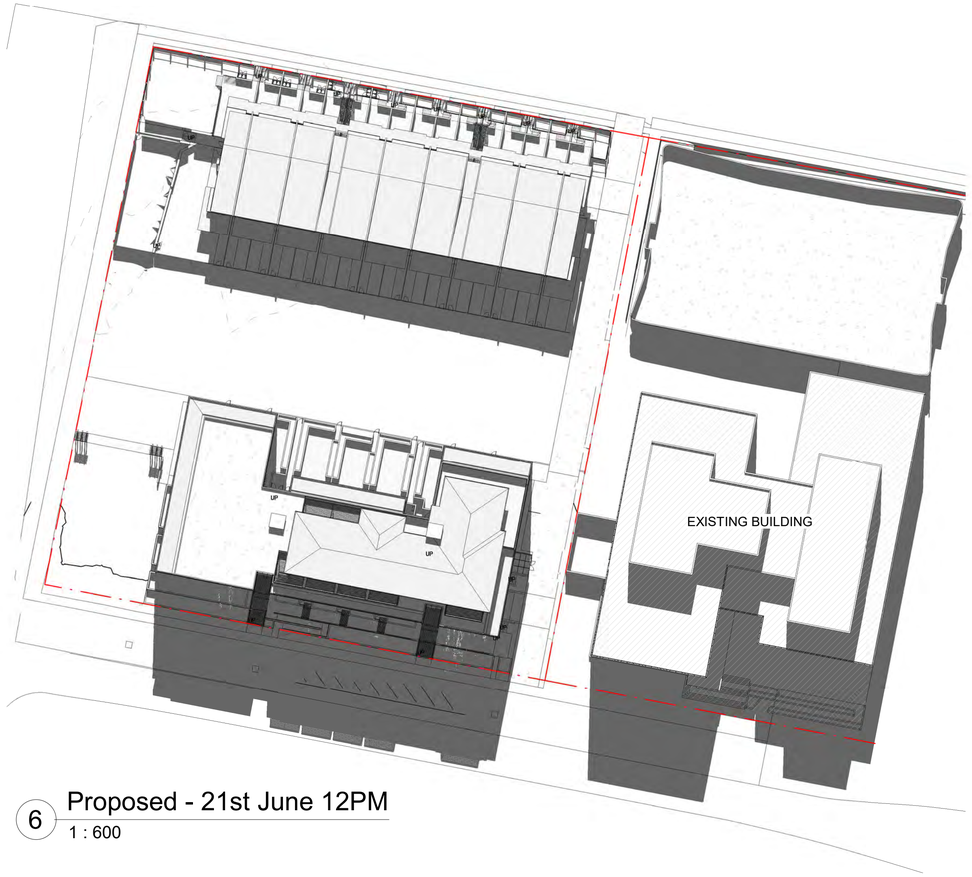
DRAWN :	DATE :	SCALES :
NJH	**DEC 2021**	**@A1 @A3**

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	**DA**	**A-053**	**0**

EJE architecture



5 Proposed - 21st June 9AM
1 : 600



6 Proposed - 21st June 12PM
1 : 600



4 Proposed - 21st June 3PM
1 : 600

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	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	

0 25mm 50mm 200mm ON ORIGINAL A1

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

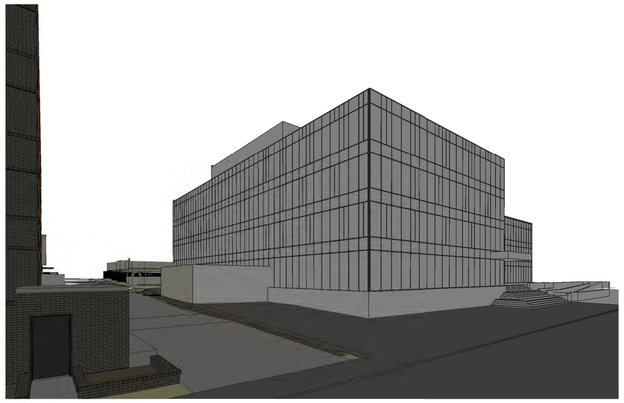
DRAWING : **SHADOW DIAGRAMS**

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.

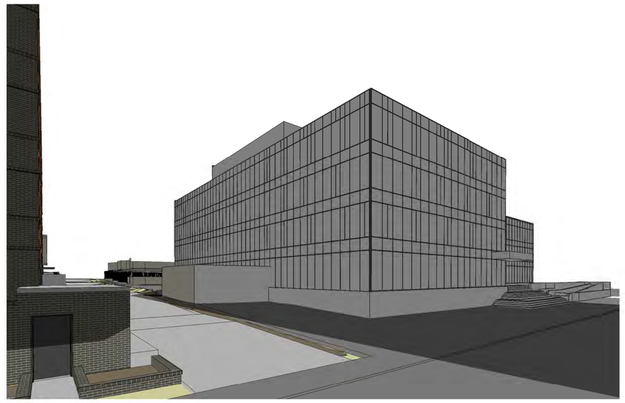
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	DEC 2021	1 : 600 @A1 1 : 600 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-060	0

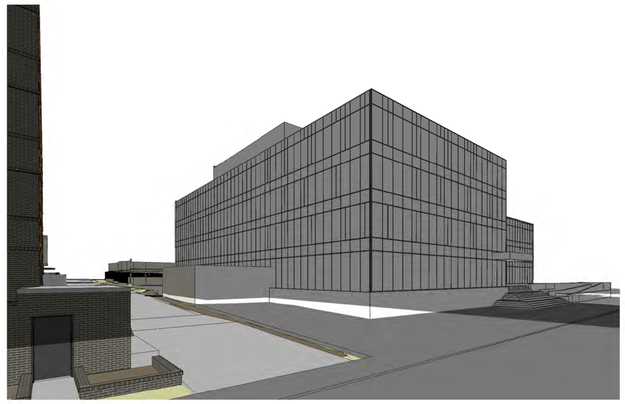
EJE architecture



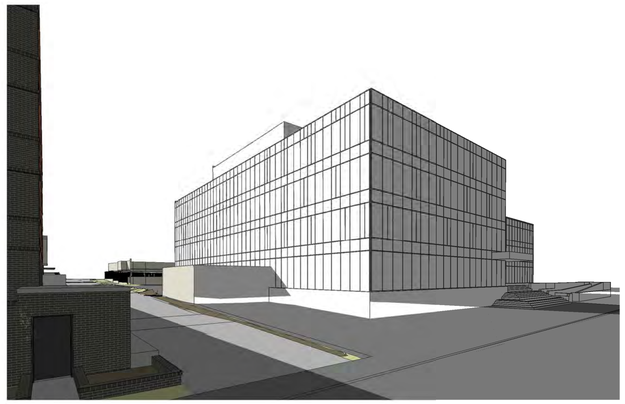
1 Winter Solstice - 21st June 9AM



2 Winter Solstice - 21st June 10AM



3 Winter Solstice - 21st June 11AM



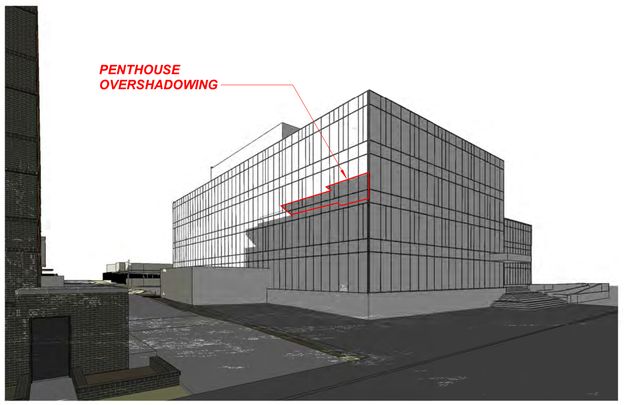
4 Winter Solstice - 21st June 12PM



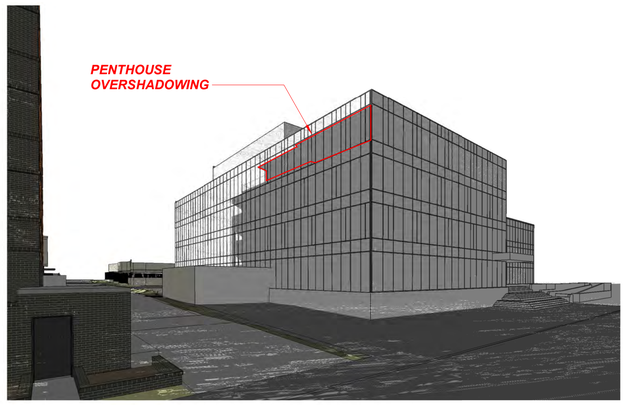
5 Winter Solstice - 21st June 1PM



6 Winter Solstice - 21st June 2PM



7 Winter Solstice - 21st June 3PM



8 Winter Solstice - 21st June 4PM



9 Winter Solstice - 21st June 5PM

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	

200mm DA DRAWING A1

100mm

25mm

0

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

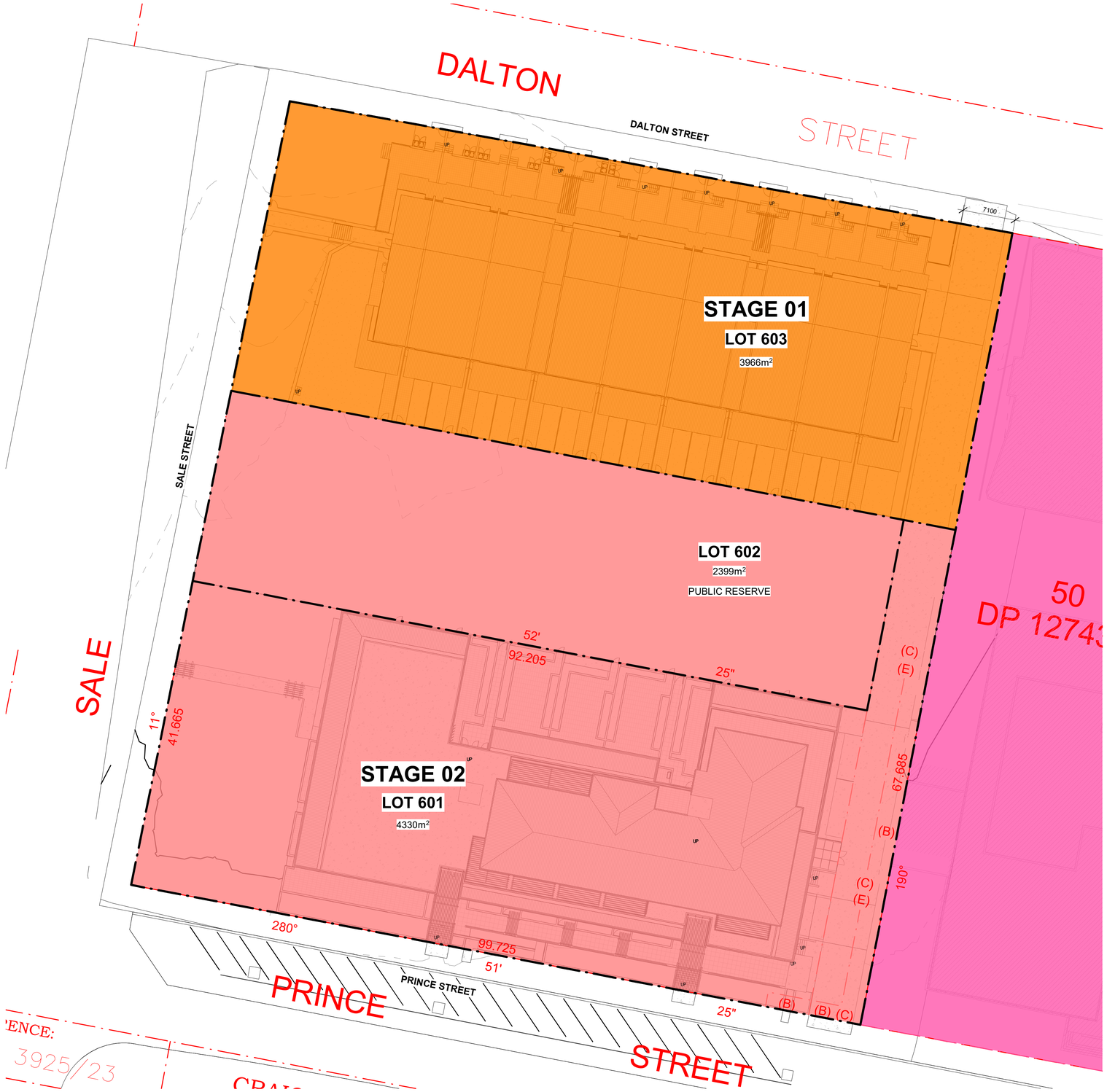
DRAWING : **SHADOW DIAGRAMS**

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 :
JE	**NOV 2022**	**@A1 @A3**

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	**DA**	**A-061**	**0**

EJE architecture



STAGE 01:
3 LOT SUBDIVISION AND TOWNHOUSES

STAGE 02:
RFB AND PUBLIC PARK

MIXED USE ZONE

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REV	DATE	COMMENTS
0	24/01/2023	REVISED DA ISSUE
1	10/03/2023	REVISED DA ISSUE

DRN	CHKD	VRFD
NJH	JS	
NJH	JS	

PROJECT : **ORANGE MULTI RESIDENTIAL**

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

CLIENT : **MAAS GROUP**

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.

C:\Users\mlewis\Documents\13956 - Orange Multi Residential - R21_mlewis5W9B2.rvt

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

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-070	1

0 25mm 100mm 200mm ON ORIGINAL A1

EJE architecture



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Nominated Architect - Bernard Collins | NSW Architects Registration No: 4438
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

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

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	**DA**	**A-080**	**1**

EJE architecture



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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

200mm ON ORIGINAL A1
100mm
50mm
0

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

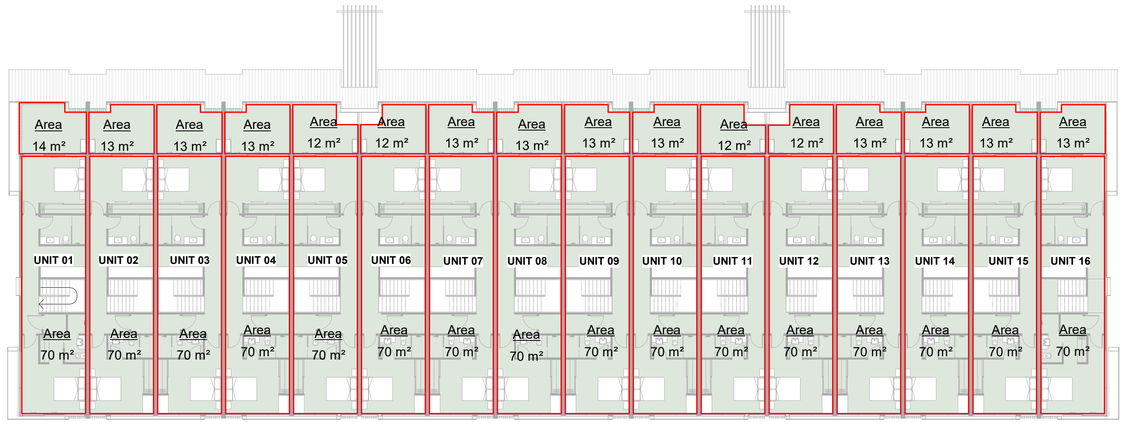
PROJECT No : **13956** | PHASE : **DA** | DRAWING No : **A-081** | REV : **1**

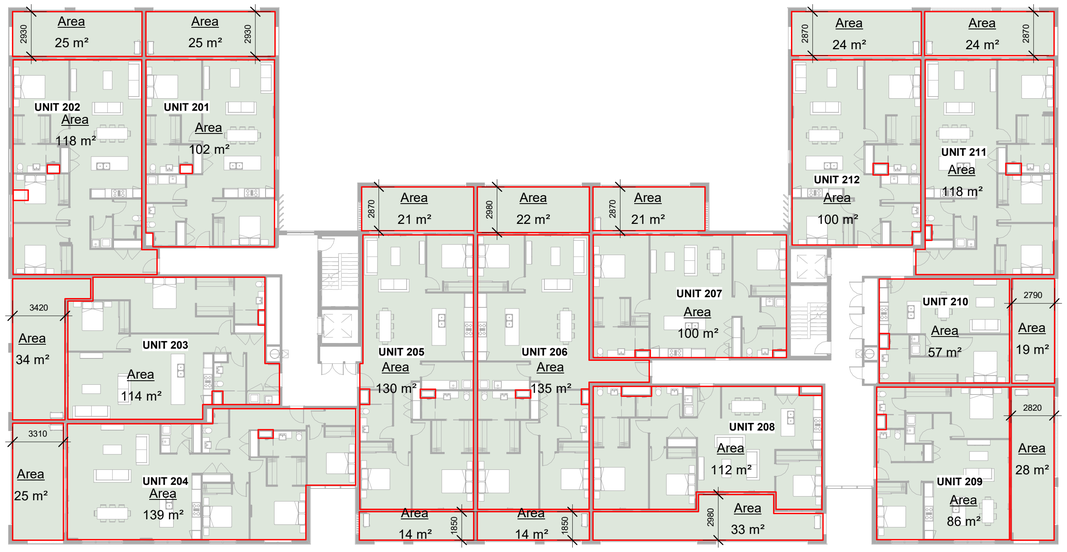
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

200mm DIN ORIGINAL A1
100mm
25mm
0

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-082**	**1**

EJE architecture

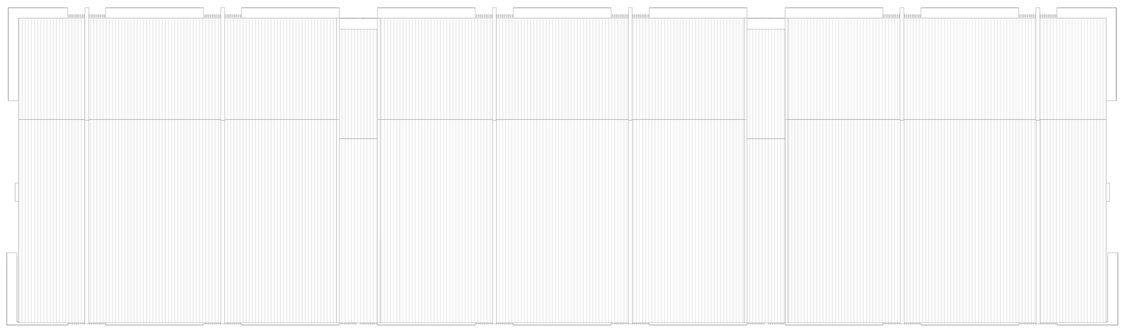
EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
Nominated Architect - Bernard Collins | NSW Architects Registration No: 4438
P +61 2 4929 2353 | **E** mail@eje.com.au | **W** www.eje.com.au
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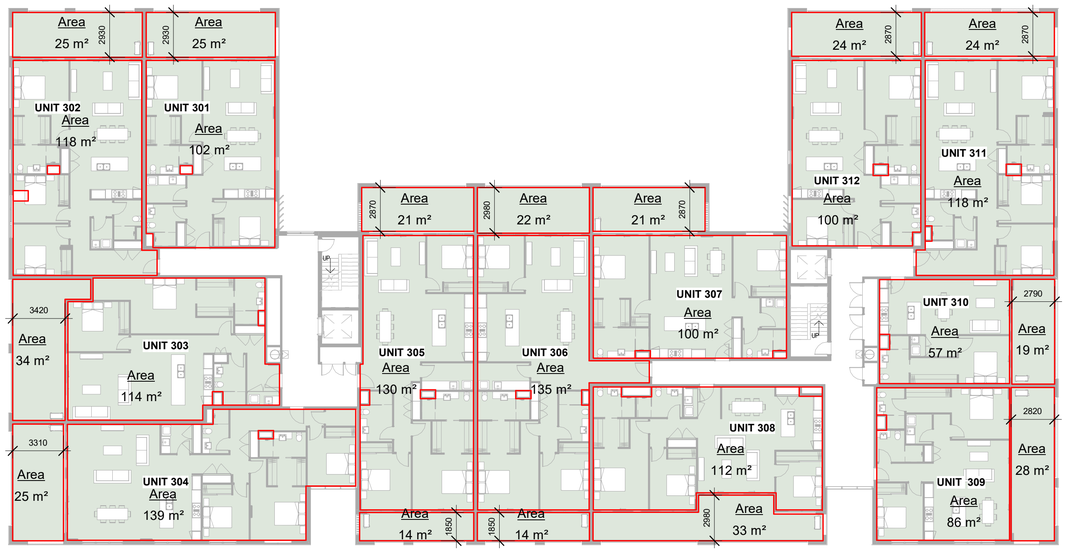
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	
1	10/03/2023	REVISED DA ISSUE	NJH	JS	

200mm DA ORIGINAL A1
100mm
25mm
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 : **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-083**	**1**

EJE architecture

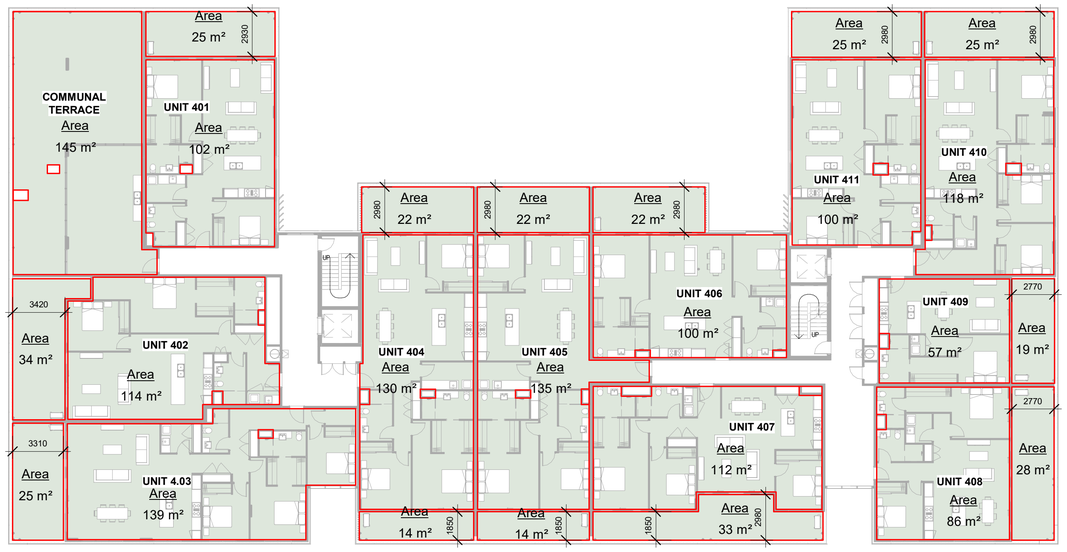
EJE ARCHITECTURE
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0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

0 25mm 100mm 200mm ON ORIGINAL A1



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

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	**DA**	**A-084**	**1**

EJE architecture

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ACN 002 912 843 | **ABN** 82 644 649 849
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A 412 KING STREET, NEWCASTLE, NSW 2300

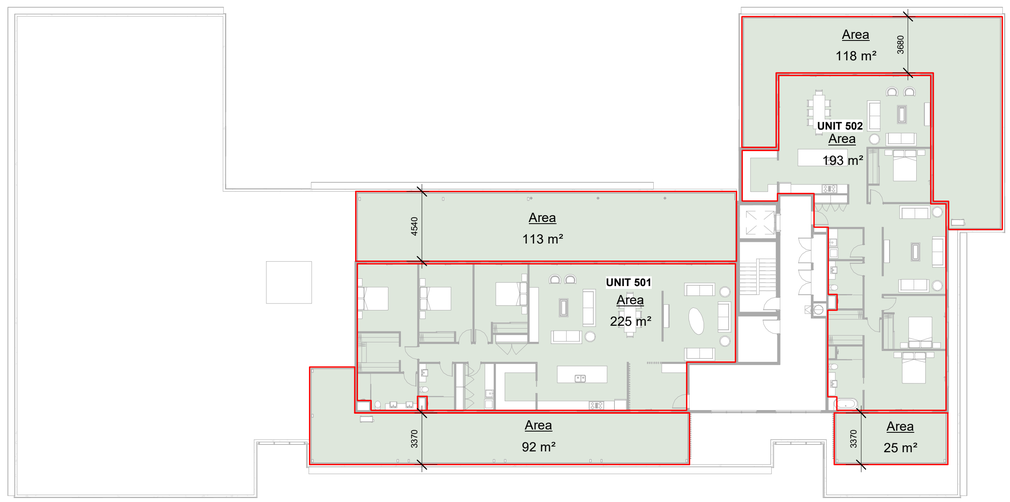
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

200mm DIN ORIGINAL A1
100mm
25mm
0





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

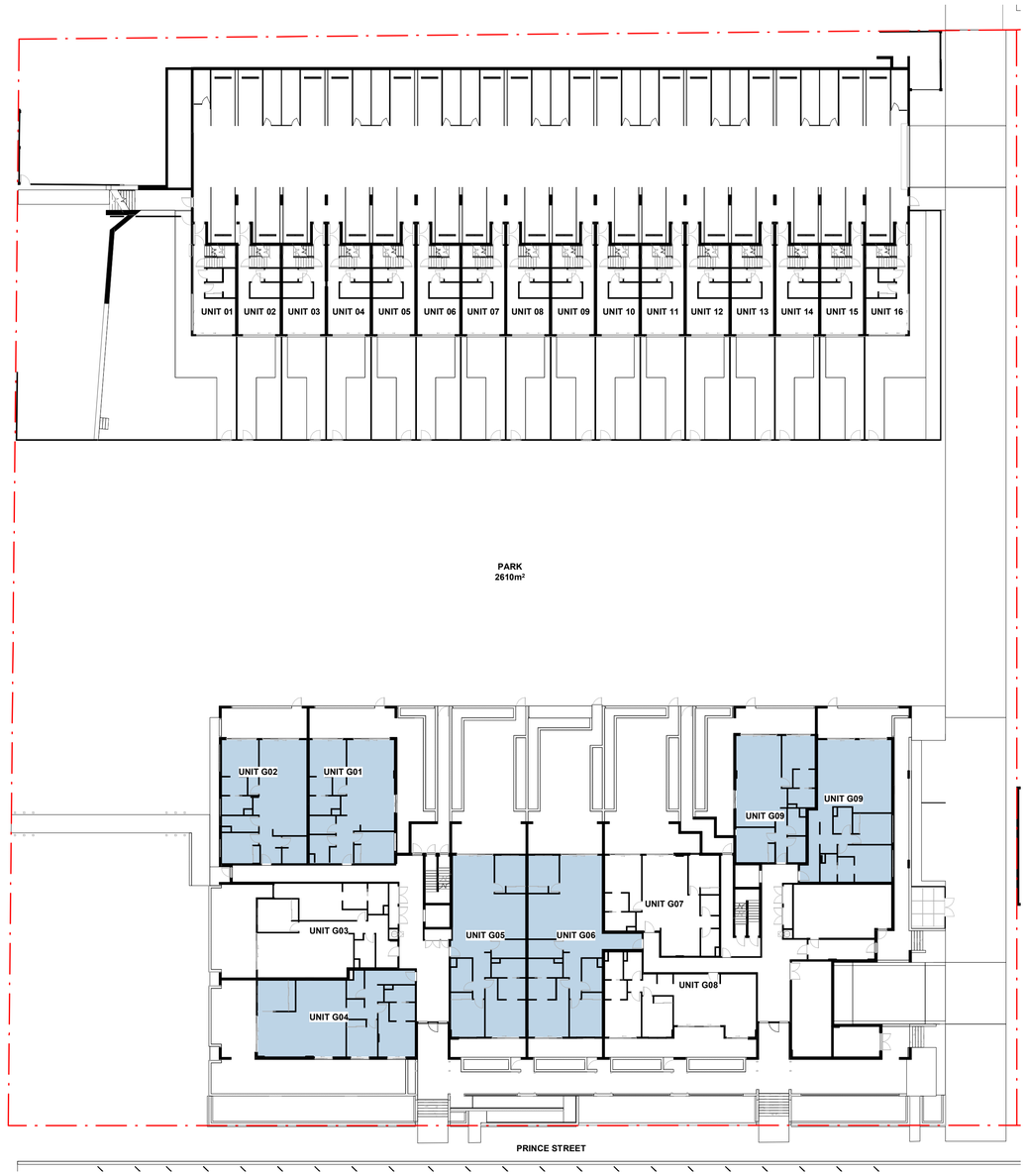
PROJECT No :	PHASE :	DRAWING No :	REV :
13956	**DA**	**A-085**	**1**

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

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

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-090	1

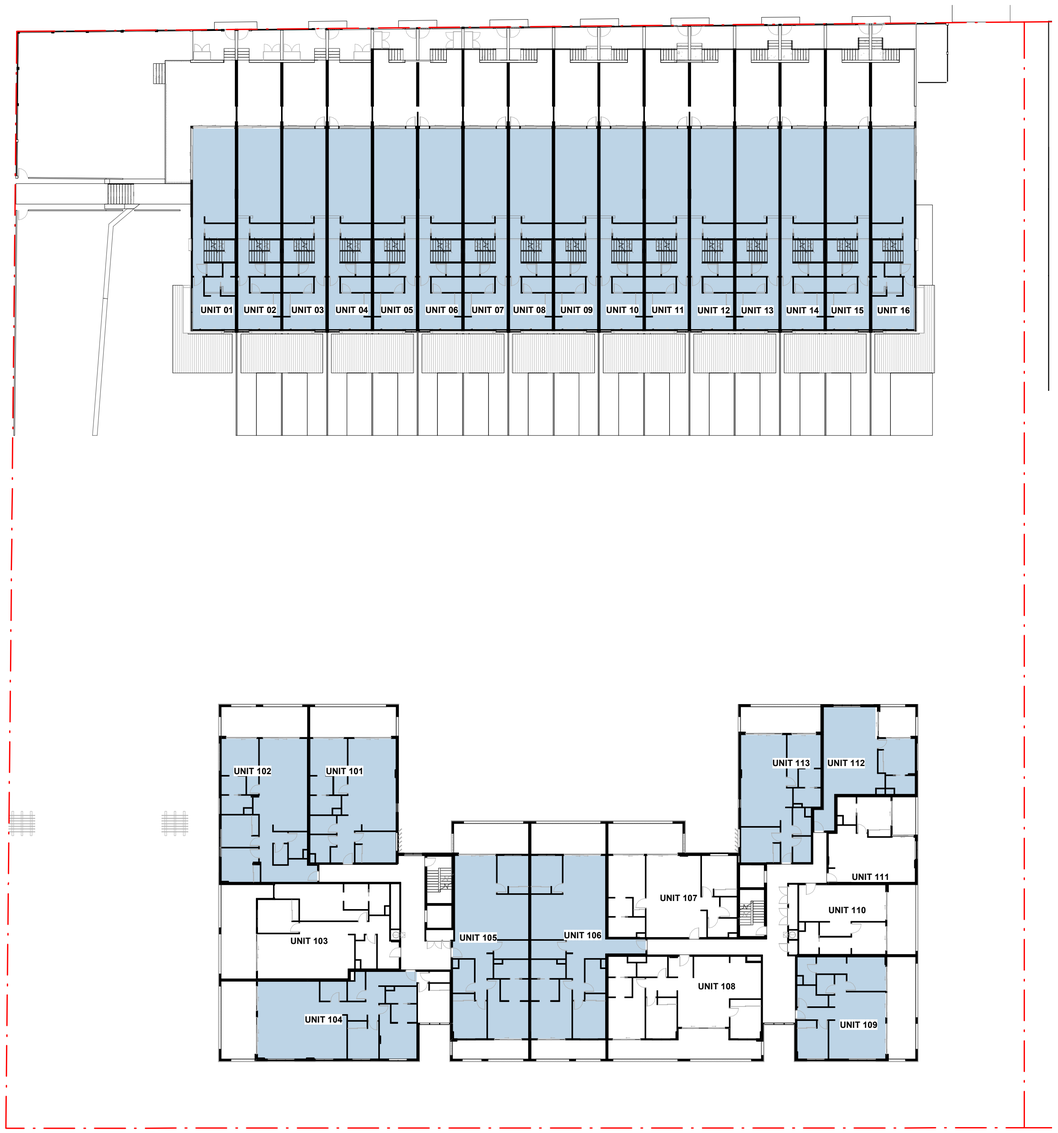
EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
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1 SOLAR ACCESS - LEVEL 1
1 : 300



2 CROSS FLOW - LEVEL 1
1 : 300

UNITS WHICH ACHEIVE SOLAR ACCESS

UNITS WHICH ACHEIVE CROSS FLOW VENTILATION

REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

200mm DIN DRAWING A1

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-091	1

EJE architecture

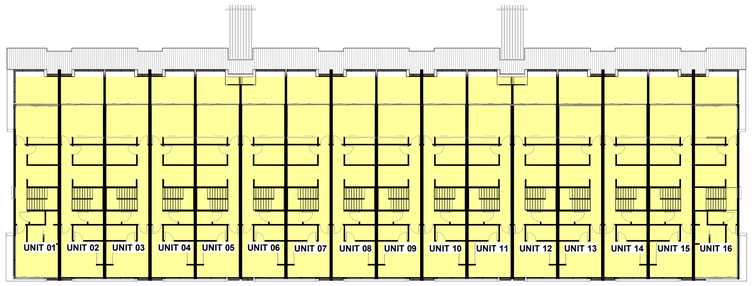
EJE ARCHITECTURE
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P +61 2 4929 2353 | **E** mail@eje.com.au | **W** www.eje.com.au
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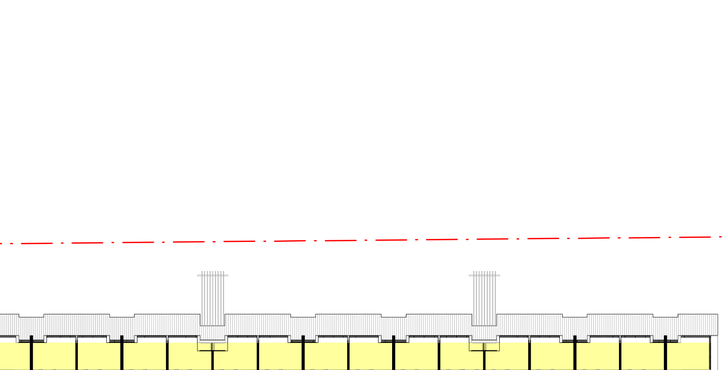
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0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

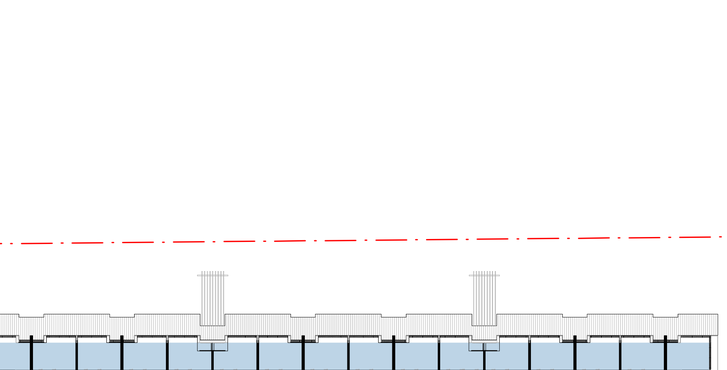
200mm ON ORIGINAL A1





1 SOLAR ACCESS - LEVEL 2
1 : 300





2 CROSS FLOW - LEVEL 2
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 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.

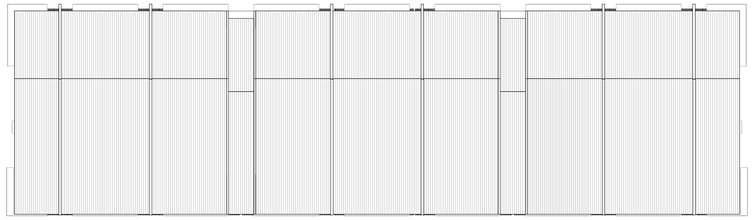
DRAWN :	DATE :	SCALES :
JE	FEB 2022	As indicated @A1 @A3

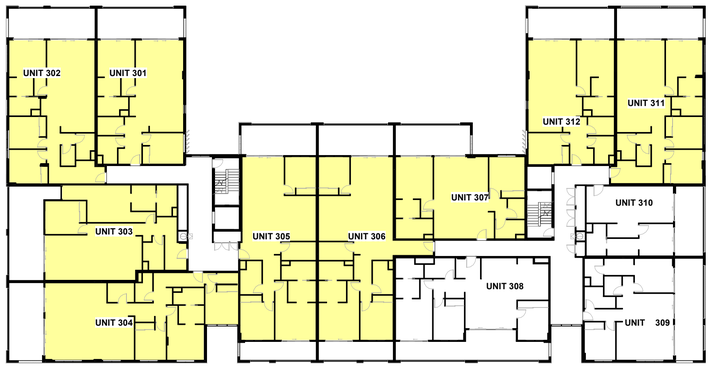
PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-092	1

EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
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A 412 KING STREET, NEWCASTLE, NSW 2300

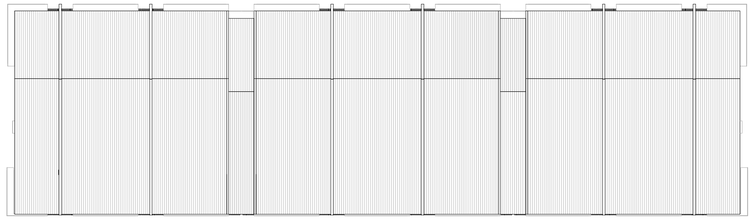
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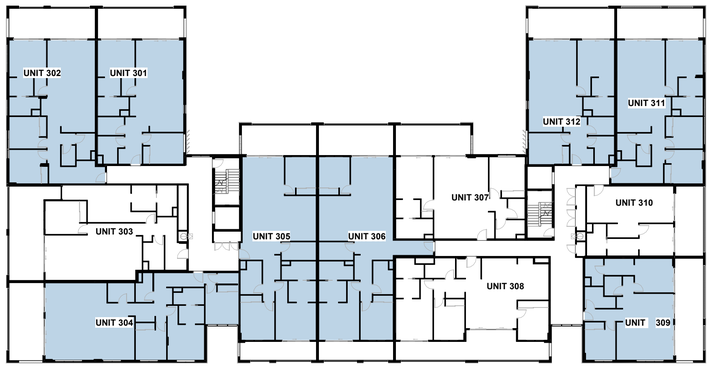
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1 SOLAR ACCESS - LEVEL 3
1 : 300





2 CROSS FLOW - LEVEL 3
1 : 300

UNITS WHICH ACHEIVE SOLAR ACCESS

UNITS WHICH ACHEIVE CROSS FLOW VENTILATION

REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH	JS	

200mm ON ORIGINAL A1
100mm
25mm
0

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

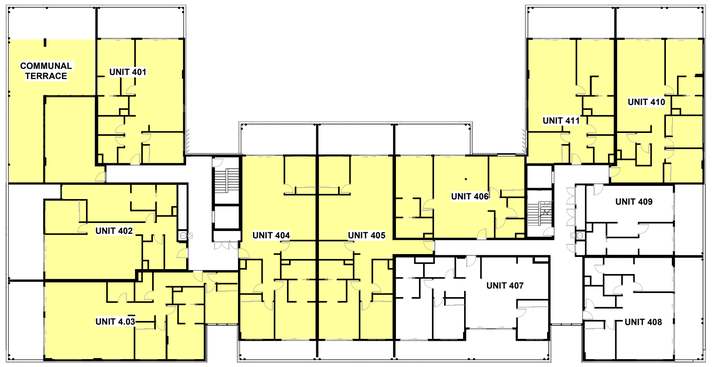
DRAWING : **SOLAR ACCESS & CROSS FLOW - LEVEL 3**

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.

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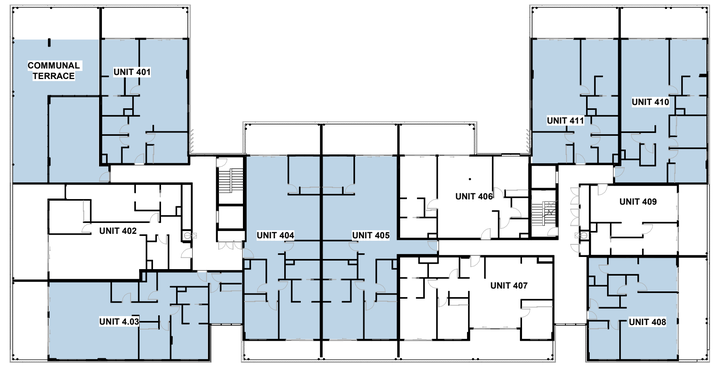
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13956	DA	A-093	1

EJE architecture



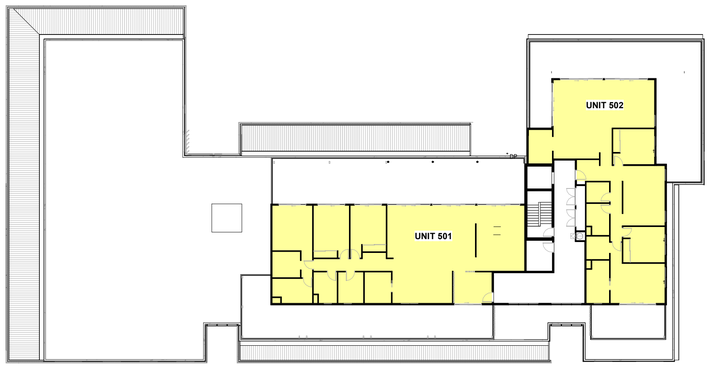
1 SOLAR ACCESS - LEVEL 4

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
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0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

200mm ON ORIGINAL A1
100mm
50mm
0

PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

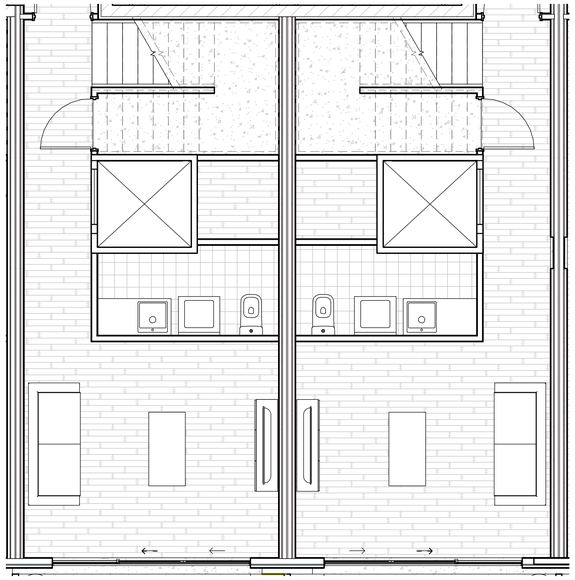
DRAWING : **SOLAR ACCESS & CROSS FLOW - LEVEL 4 & 5**

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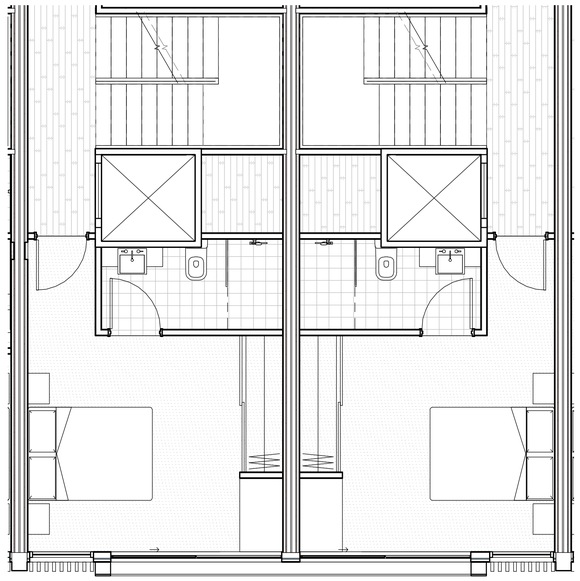
DRAWN :	DATE :	SCALES :
JE	FEB 2022	As indicated @A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-094	1

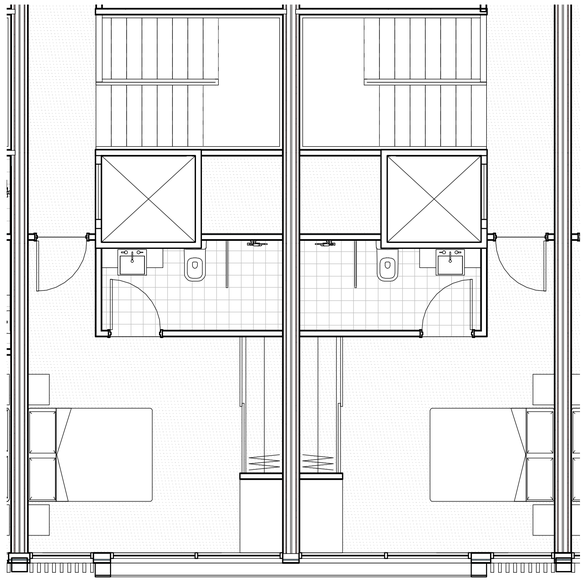
EJE architecture



1 GROUND FLOOR - LIFT OPTION
1 : 50



2 LEVEL 1 - LIFT OPTION
1 : 50



3 LEVEL 2 - LIFT OPTION
1 : 50

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P +61 2 4929 2353 | **E** mail@eje.com.au | **W** www.eje.com.au
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DRN	CHKD	VRFD
NJH	JS	

PROJECT : **ORANGE MULTI RESIDENTIAL**

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

CLIENT : **MAAS GROUP**

DRAWING : **LIFT OPTION PLANS**

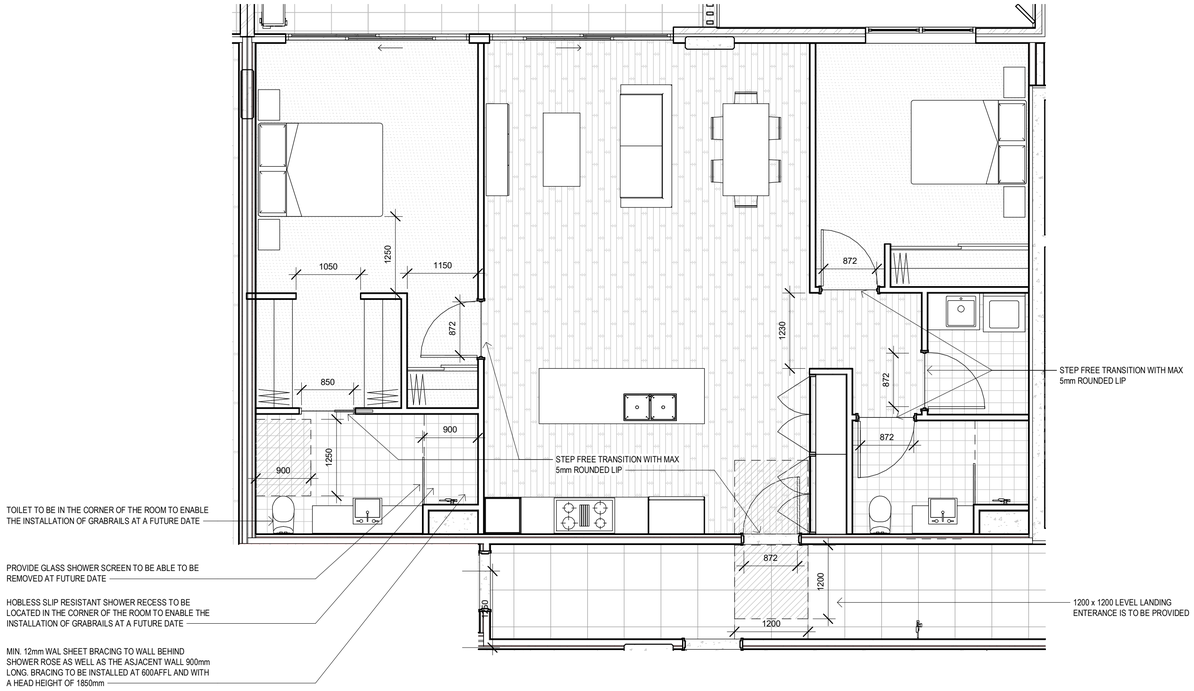
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C:\Users\mlewis\Documents\13956 - Orange Multi Residential - R21_mlewis5W9B2.rvt

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

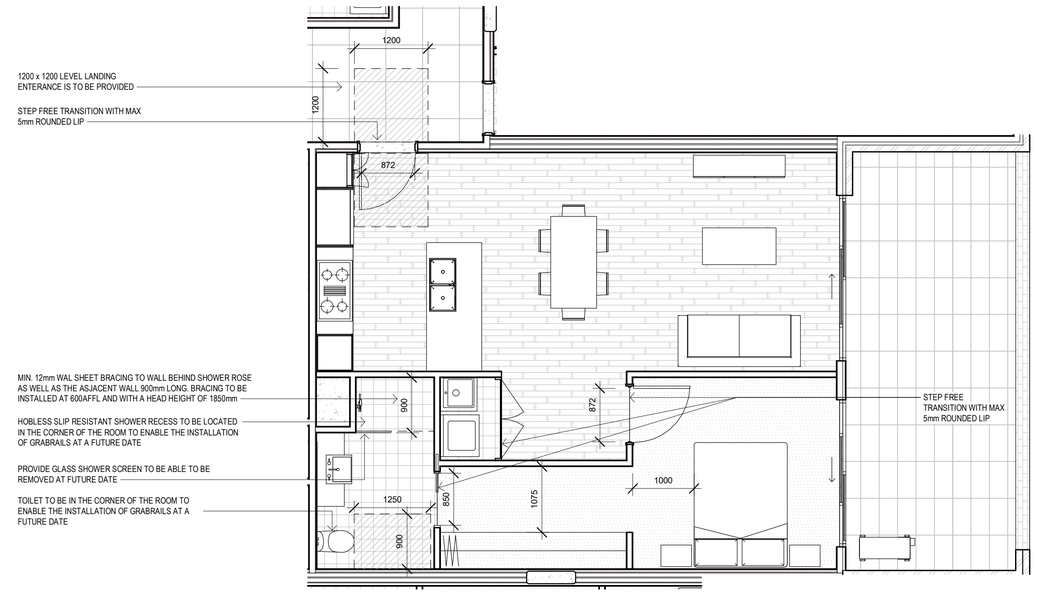
PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-100	0

0 25mm 100mm 200mm ON ORIGINAL A1



1 UNITS 107, 207, 307, 406

1 : 50



2 UNITS 110, 210, 310, 409

1 : 50

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REV	DATE	COMMENTS
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DRN	CHKD	VRFD
NJH	JS	

PROJECT : **ORANGE MULTI RESIDENTIAL**

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

CLIENT : **MAAS GROUP**

DRAWING : **SILVER LEVEL UNIT**

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DRAWN : **Author**

DATE : **FEB 2022**

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

PROJECT No : **13956**

PHASE : **DA**

DRAWING No : **A-102**

REV : **0**

0 25mm 100mm 200mm ON ORIGINAL A1



PRINCE ST. & SALE ST. PERSPECTIVE

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

200mm ON ORIGINAL A1
100mm
25mm
0

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Environmental Management - ISO 14001 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-110	1

EJE architecture



PRINCE ST. PERSPECTIVE

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0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

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 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-111	1

EJE architecture



PRINCE ST. PERSPECTIVE

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	10/03/2023	REVISED DA ISSUE	NJH	JS	

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.

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JE	FEB 2022	@A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-112	0

EJE architecture



SALE ST. PERSPECTIVE



SOUTHERN PERSPECTIVE

EJE ARCHITECTURE
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
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200mm ON ORIGINAL A1

0 50mm 125mm

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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-113**	**0**

EJE architecture



DALTON ST. PERSPECTIVE



DALTON ST. PERSPECTIVE

EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
Nominated Architect - Bernard Collins | NSW Architects Registration No: 4438
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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-114	0

EJE architecture



PRINCE ST.PERSPECTIVE

EJE ARCHITECTURE
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
0	10/03/2023	REVISED DA ISSUE	NJH	JS	

200mm DA ORIGINAL A1
100mm
50mm
0

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

DRAWING : **PERSPECTIVES - SHEET 6**

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	03/02/23	@A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-115	0

EJE architecture



PRINCE ST. PERSPECTIVE

EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
Nominated Architect - Bernard Collins | NSW Architects Registration No: 4438
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0	10/03/2023	REVISED DA ISSUE	NJH	JS	

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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

DRAWING : **PERSPECTIVES - SHEET 7**

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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JE	03/02/23	@A1 @A3

PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-116	0

EJE architecture

200mm ON ORIGINAL A1
100mm
50mm
0





PROPOSED EXTERNAL MATERIAL & FINISHES

1 **FACE BRICKWORK**
AUSTRAL 'BOWRAL BLUE'
OR SIMILAR

2 **FACE BRICKWORK**
AUSTRAL 'GERTRUDIS BROWN'
OR SIMILAR

3 **WALL CLADDING**
LYSAGHT LONGLINE 305 'GULLY'
OR SIMILAR

4 **ROOF SHEETING**
LYSAGHT KLIP-LOK 'WALLABY'
OR SIMILAR

5 **POWDERCOATING**
DULUX 'WOODLAND GREY'
OR SIMILAR

6 **PAINT FINISH**
DULUX 'NARROW NECK'
OR SIMILAR

7 **PAINT FINISH**
DULUX 'MAVORA'
OR SIMILAR

8 **PAINT FINISH**
DULUX 'TERRIBLE BILLY'
OR SIMILAR

9 **BALUSTRADE**
VERTICAL METAL BALUSTRADE

10 **BALUSTRADE**
METAL BALUSTRADE WITH
GLAZED INFIL PANELS

11 **FACE BRICKWORK**
AUSTRAL 'HEREFORD BRONZE'
OR SIMILAR

EJE ARCHITECTURE
ACN 002 912 843 | **ABN** 82 644 649 849
Nominated Architect - Bernard Collins | NSW Architects Registration No: 4438
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0	24/01/2023	REVISED DA ISSUE	NJH	JS	JS
1	10/03/2023	REVISED DA ISSUE	NJH		

200mm ON ORIGINAL A1
100mm
50mm
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PROJECT : **ORANGE MULTI RESIDENTIAL**

CLIENT : **MAAS GROUP**

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

DRAWING : **MATERIAL IMAGES**

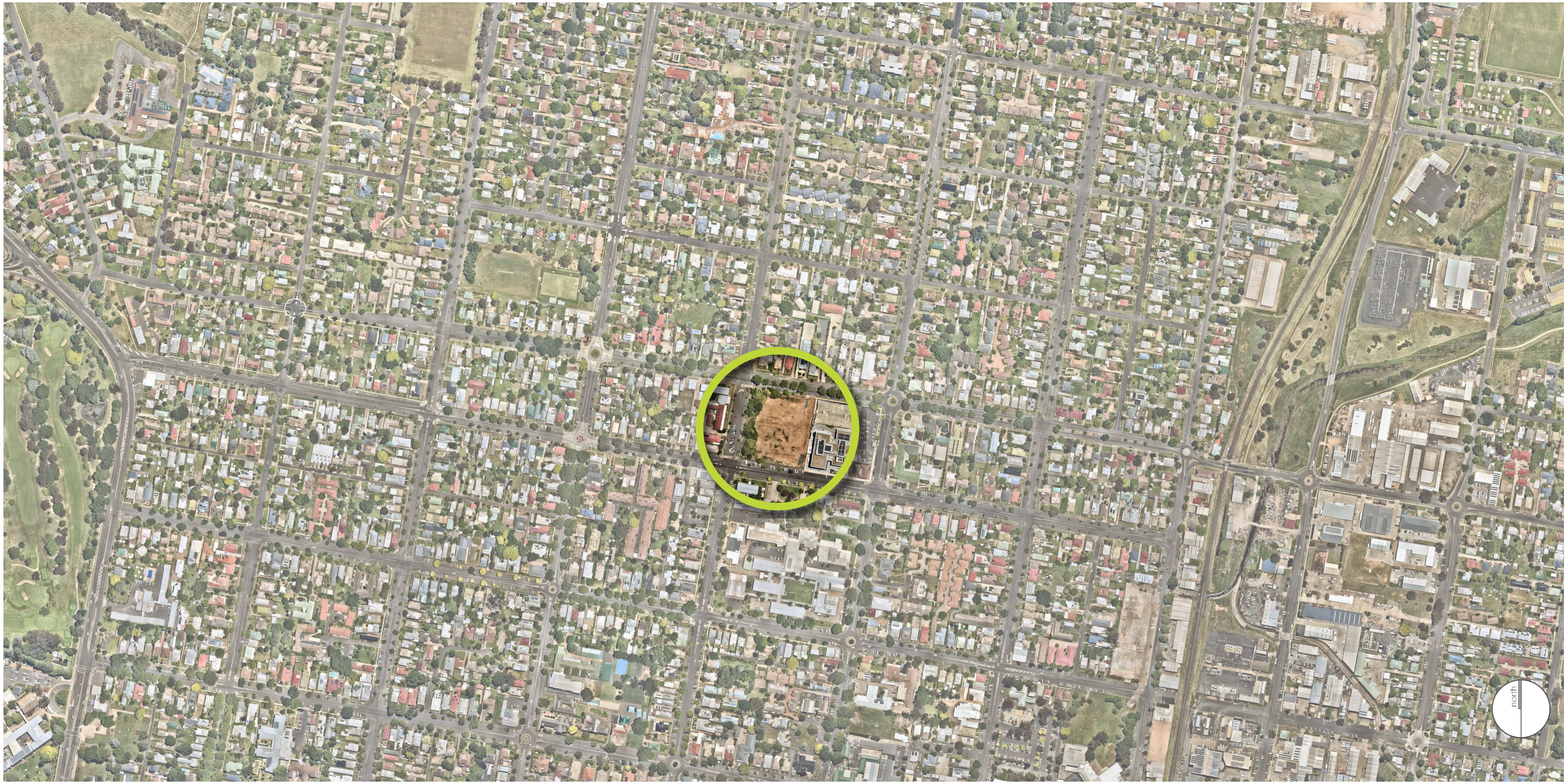
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PROJECT No :	PHASE :	DRAWING No :	REV :
13956	DA	A-120	1

EJE architecture

Annexure D



landscape documentation

Orange Multi- Residential

Maas Properties

103 Prince Street, Orange NSW

terras
landscape architects

1

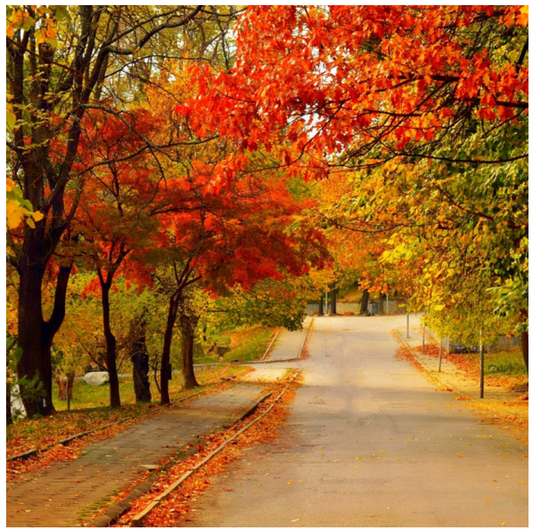


LANDSCAPE MASTERPLAN

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

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

masterplan - landscape approach | L100

Orange Multi- Residential

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
K	23/1/23	tree plan

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DA1.vwx 10/1/23

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

JOB NUMBER:	PHASE:	DWG No:	REV:
13956.5	DA	L100	K

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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
- Coloured concrete path
- Pavement banding
- Stamped coloured concrete
- Traffic calming
- Vehicle access
- Planting
- Turf
- Deco granite
- Existing trees retained
- Proposed trees

REV	DATE	COMMENTS
M	9/3/23	Shareway paving

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DA1.vwx 10/3/23

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

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

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street tree augmentation | L201

Orange Multi- Residential

TREES



Fraxinus excelsior 'Aurea'
Golden Ash



Liquidambar styraciflua
American sweetgum



Pistacia chinensis
Chinese Pistachio

NOTES

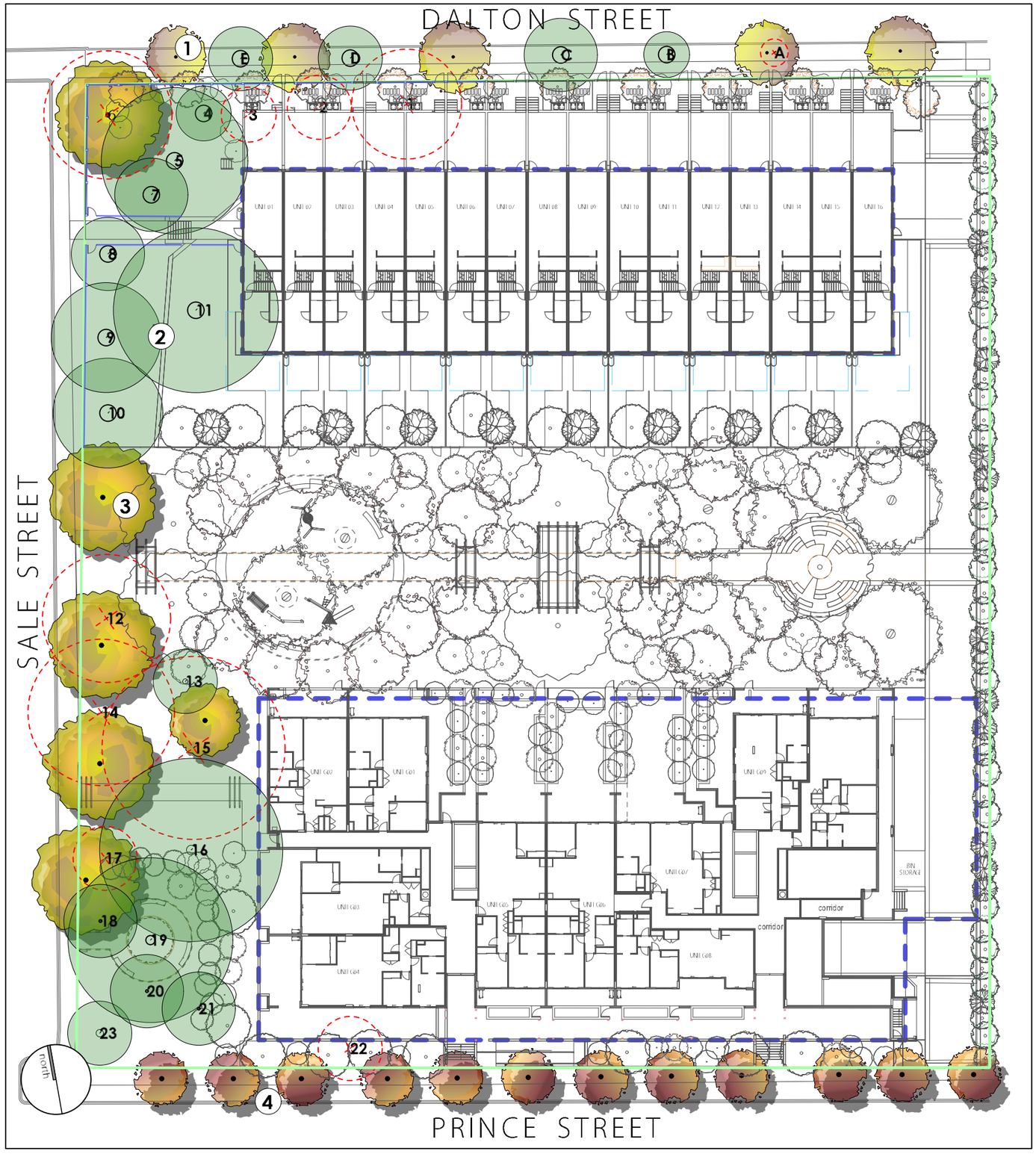
1 Fraxinus excelsa 'Aurea' to supplement existing street trees to Dalton Street.

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
I	06/03/20	ENTRY PATH MOVED

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DA1.wx 10/3/23

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

JOB NUMBER: 13956.5
PHASE: DA
DWG No: L201
REV: L

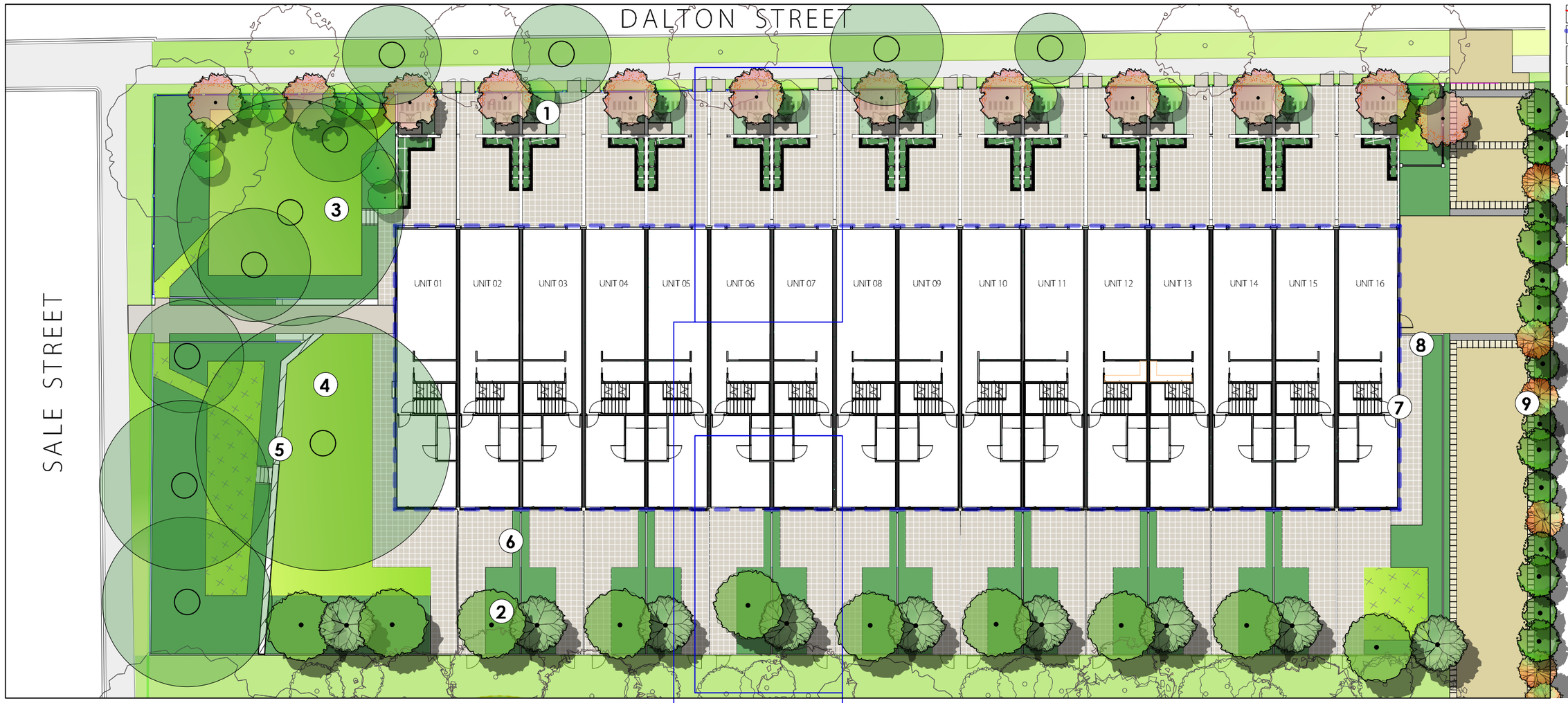
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NO
RIGHT
TURN

townhouses - landscape design | L301

Orange Multi- Residential

TOWNHOUSES LANDSCAPE PLAN / scale 1:300



LEGEND

- Site boundary
- Basement under
- Existing path
- New path
- Coloured concrete path
- Pavement banding
- Vehicle access
- Paving
- Paving
- Planting
- Turf
- Synthetic 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.

REV	DATE	COMMENTS
I	9/3/23	Shareway paving

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DA1.vwx 10/3/23

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

JOB NUMBER: 13956.5
PHASE: DA
DWG No: L301
REV: L

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townhouses - detail plans | L302

Orange Multi- Residential

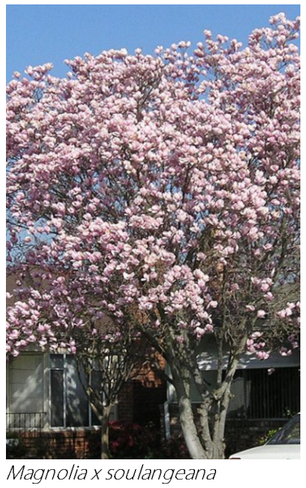
TREES



Betula pendula
Birch

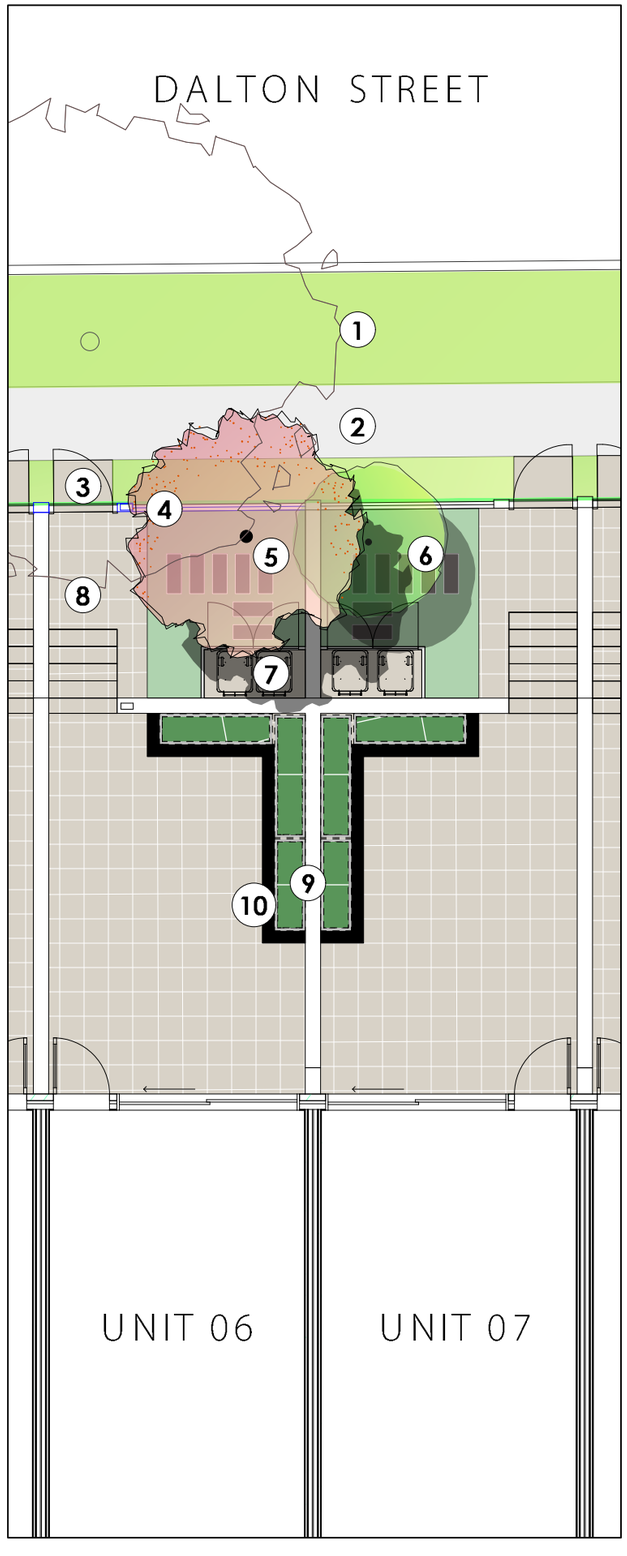


Lagerstroemia indica
Crepe Myrtle



Magnolia x soulangeana
Magnolia

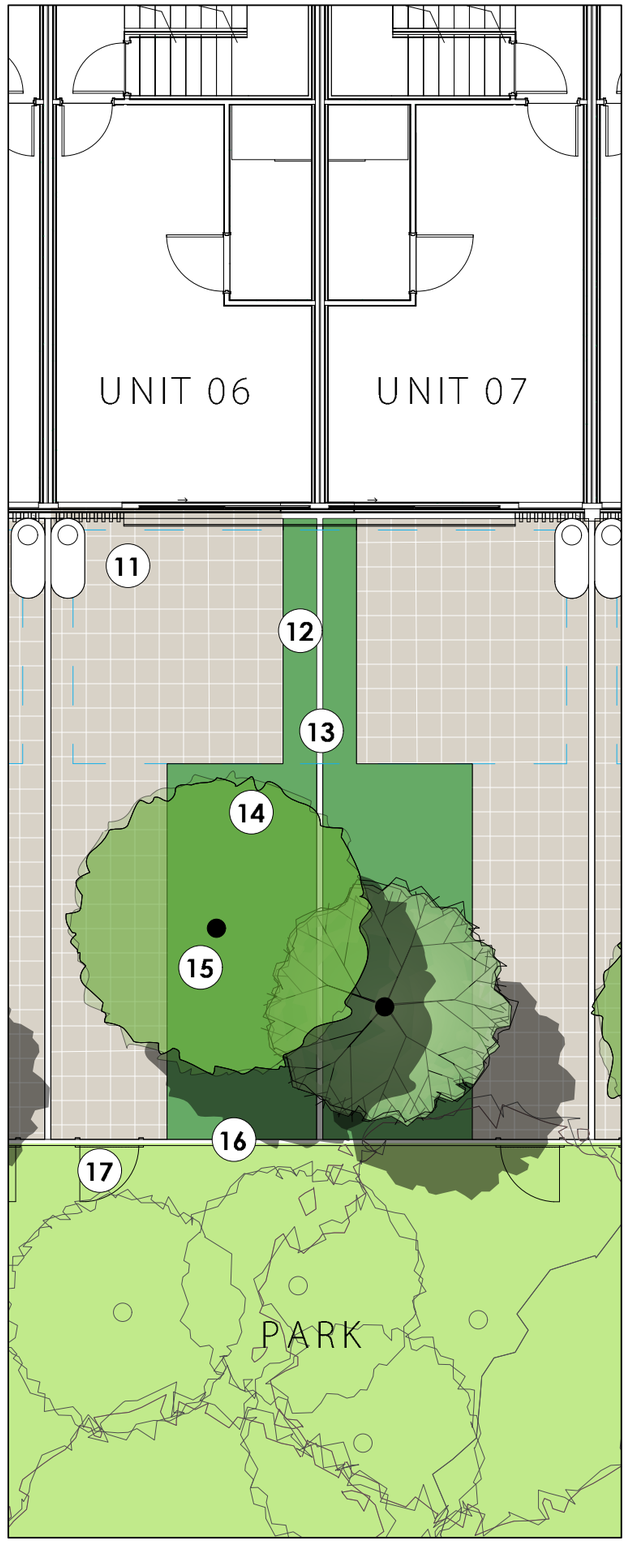
NORTHERN COURTYARDS TYPICAL / scale 1:100



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
K	23/1/23	tree plan

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DA1.vwx 10/1/23

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

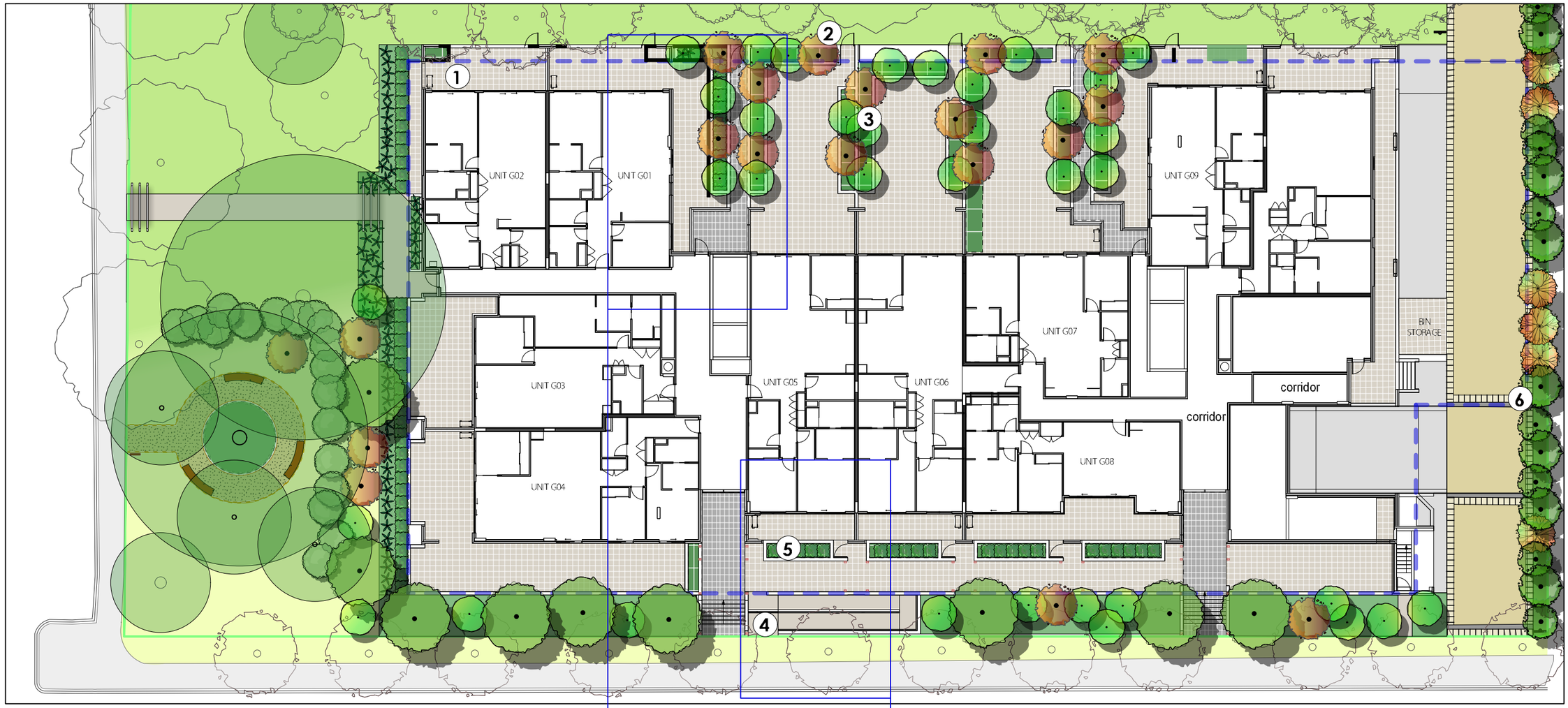
JOB NUMBER: 13956.5
PHASE: DA
DWG No: L302
REV: K

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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
- Coloured concrete path
- Pavement banding
- Vehicle access
- Paving
- Paving
- Planting
- Turf
- Synthetic 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 screening shrubs, mass planting, access path and paved area.

6 Small trees, screening shrubs and mass planting in deep soil to provide screening of adjoining development.

REV	DATE	COMMENTS
M	9/3/23	Shareway paving

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

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

JOB NUMBER: 13956.5
PHASE: DA
DWG No: L303
REV: M

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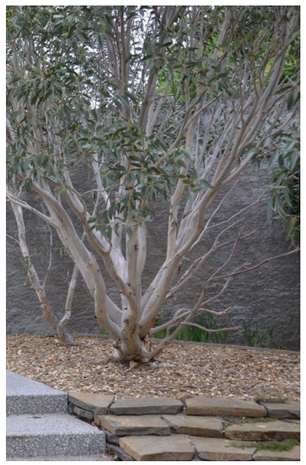
apartments - detail plans | L304

Orange Multi- Residential

TREES



Acer palmatum
Japanese Maple

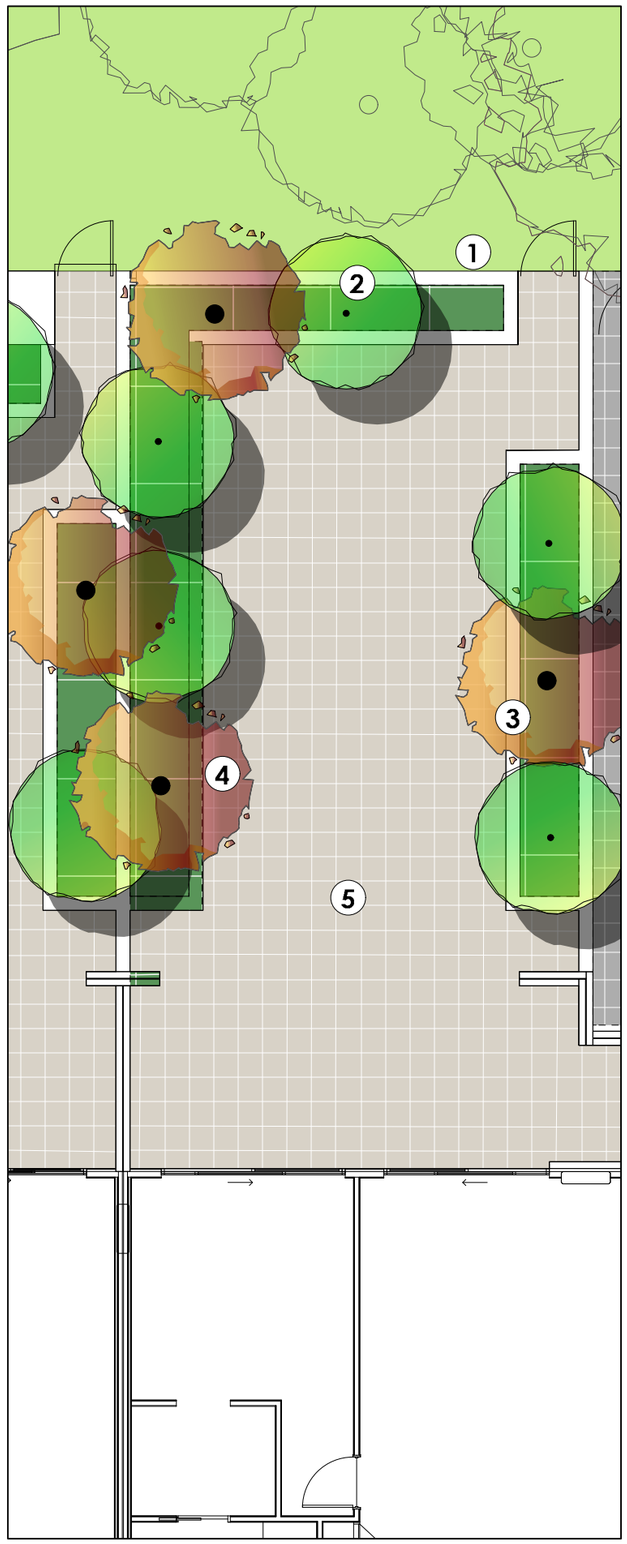


Eucalyptus pauciflora
Eucalyptus 'Little Snowman'



Pyrus calleryana 'Chanticleer'
Ornamental Pear

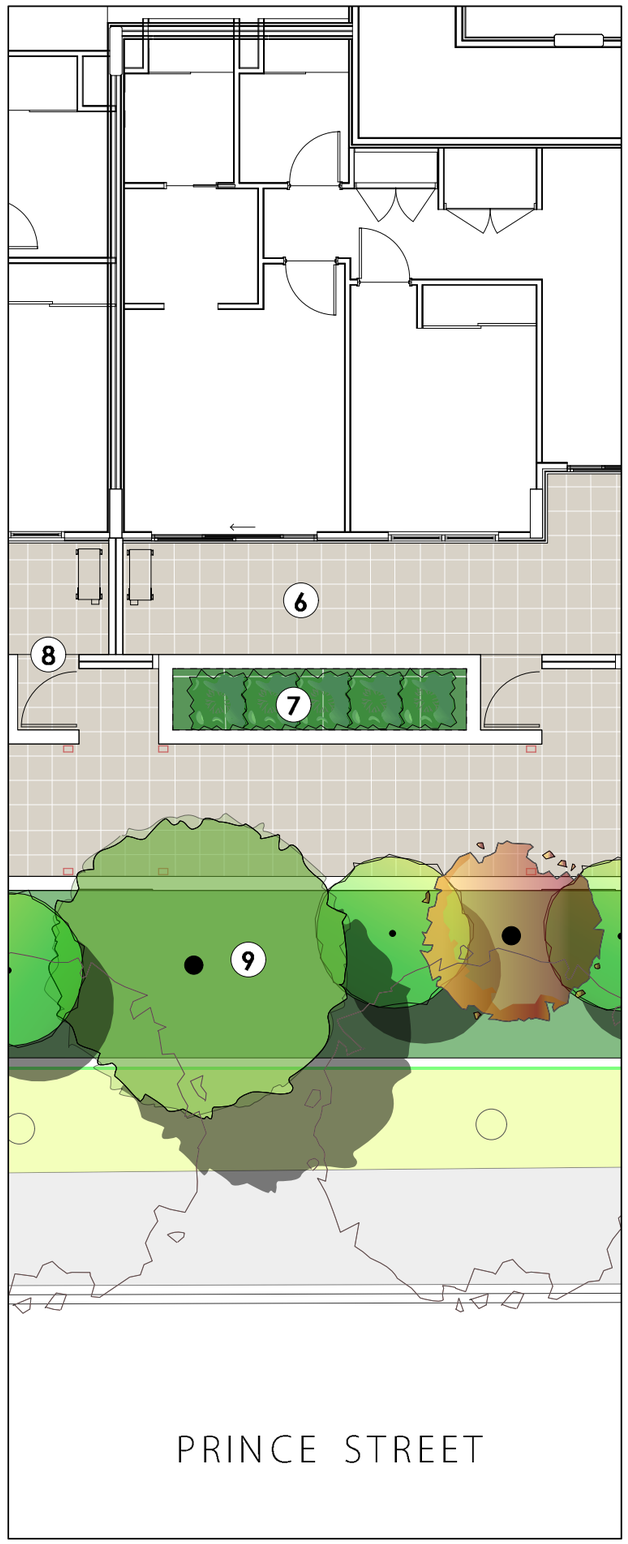
NORTHERN COURTYARDS TYPICAL / scale 1:100



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. Paving to Architectural documentation,
6. Paved area to apartment yard.
7. Raised planters with screening shrubs and groundcover planting.
8. Access to private courtyards.
9. Small feature trees with mass planting under to lower level to provide privacy and green outlook.

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
K	23/1/23	tree plan

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DA1.vwx 10/3/23

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

JOB NUMBER:	PHASE:	DWG No:	REV:
13956.5	DA	L304	K

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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
F	23/1/23	tree plan

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DA1.vwx 10/1/23

DRAWN:	DATE:	SCALE:
AL / PW	22/2/22	1:500@A3

JOB NUMBER:	PHASE:	DWG No:	REV:
13956.5	DA	L400	F

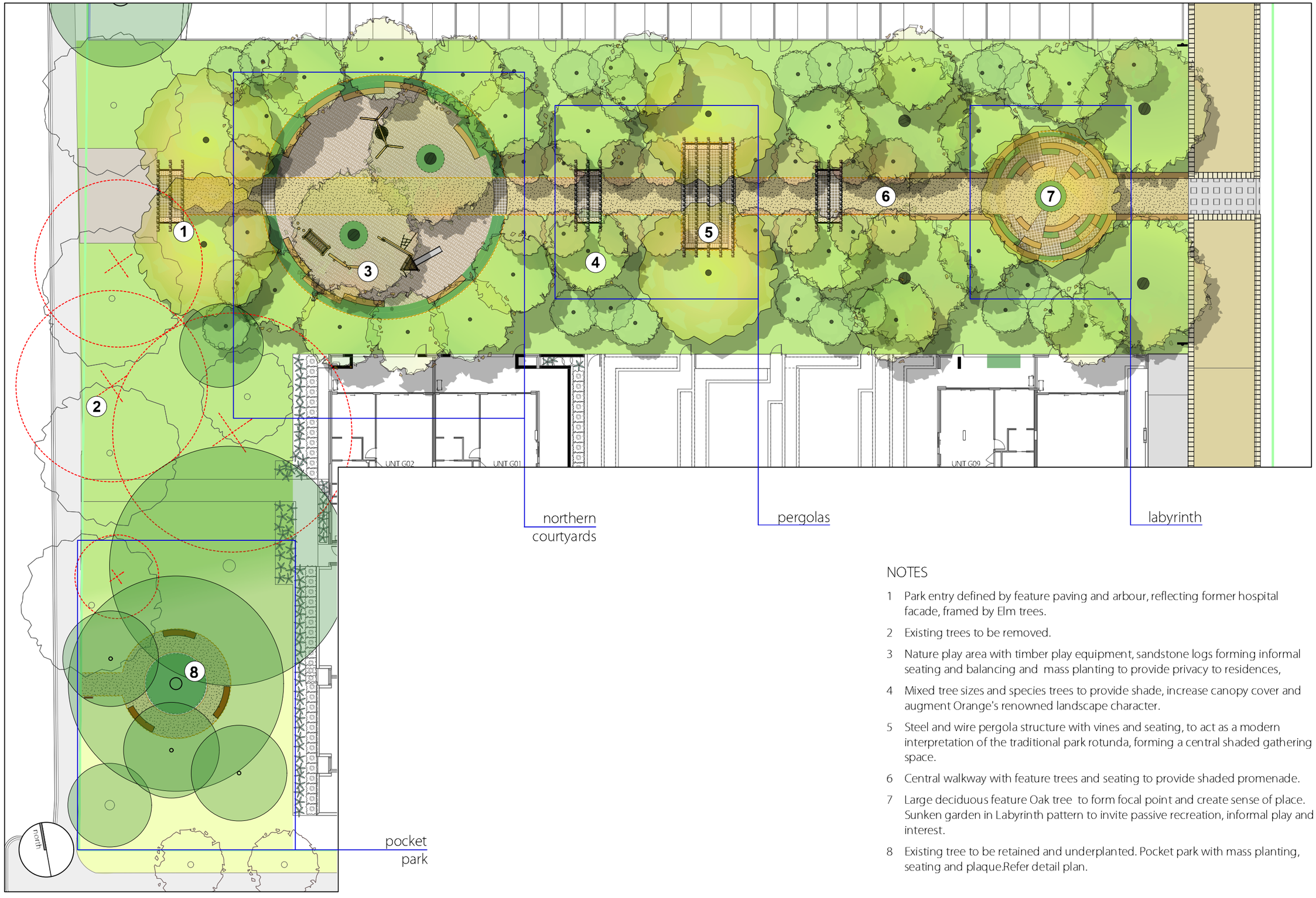
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TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069


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
- Coloured concrete path
- Pavement banding
- Stamped coloured concrete
- Traffic calming
- Vehicle access

NOTES

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

2 Existing trees to be removed.

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.

REV	DATE	COMMENTS
M	9/3/23	Shareway paving

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DAT.vwx 10/3/23

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

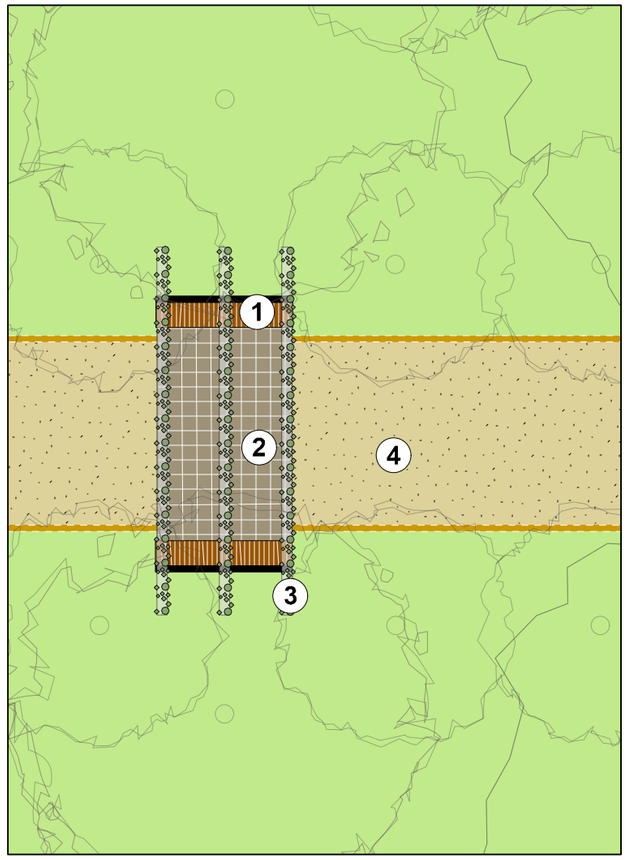
JOB NUMBER: 13956.5
PHASE: DA
DWG No: L401
REV: M

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public domain - pergolas | L402

Orange Multi- Residential

INTERMEDIATE PERGOLA / scale 1:100



NOTES

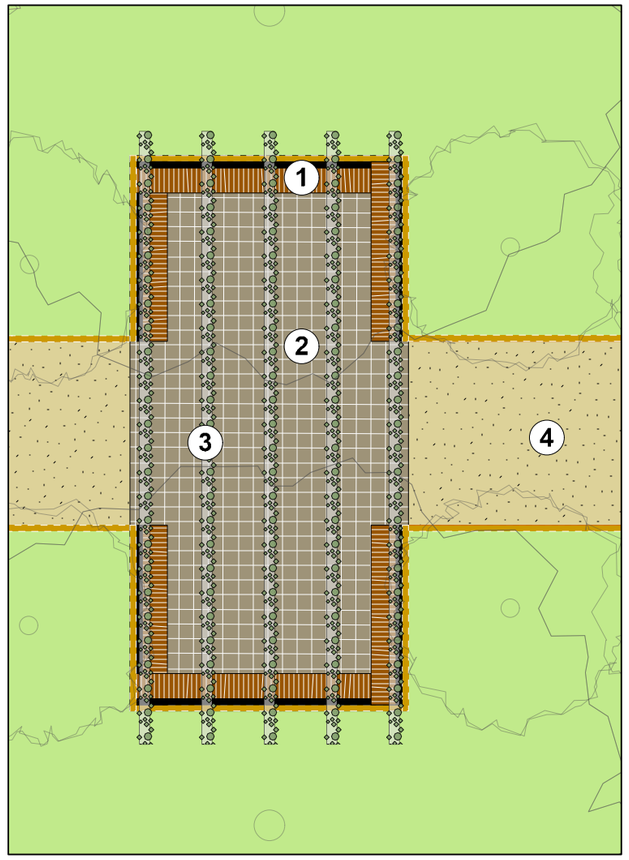
1 Bench seats.

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.

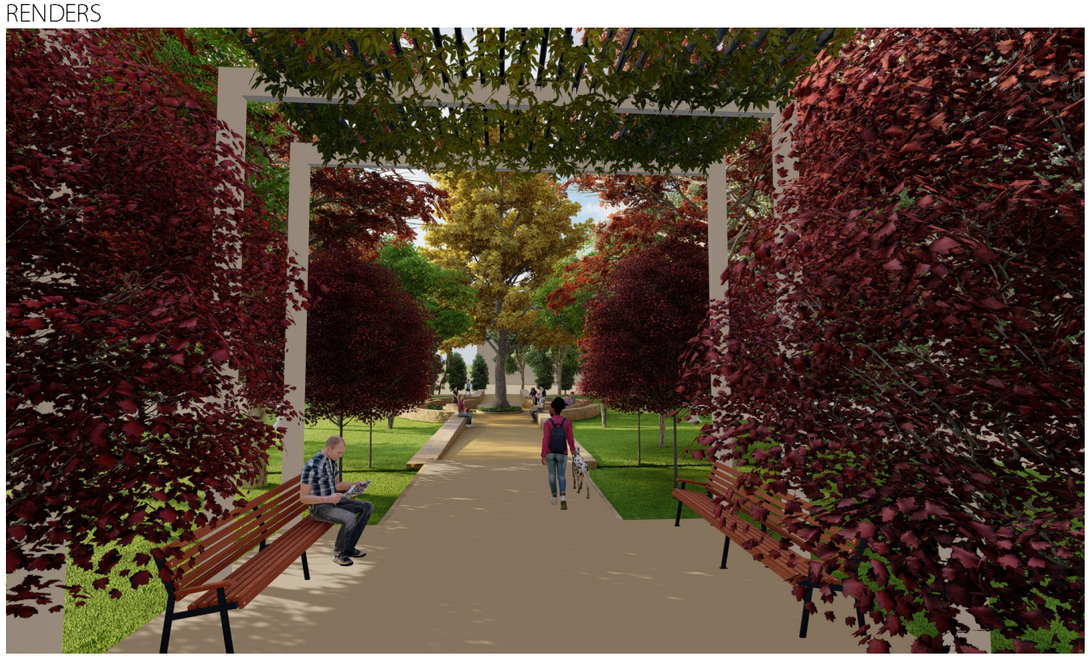
CENTRAL PERGOLA / scale 1:100

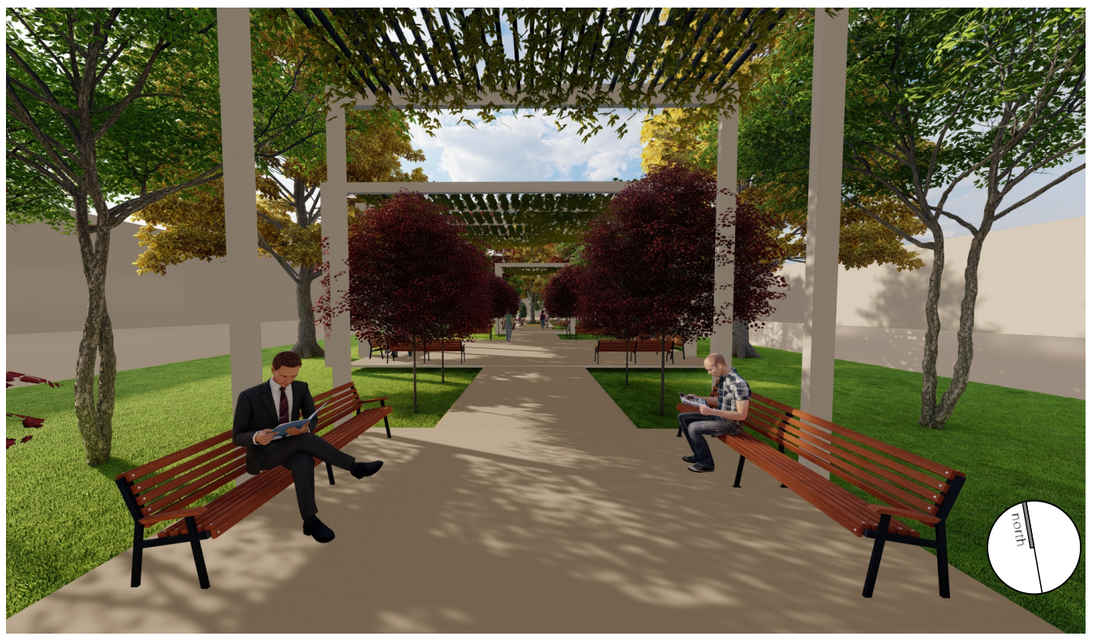


LEGEND

- Site boundary
- Playground mulch
- Decomposed granite
- Cobblestone paving
- Sandstone logs
- Mass planting
- Timber bench seat
- Turf
- Feature arbour
- Coloured concrete path
- Pavement banding
- Stamped coloured concrete
- Traffic calming
- Vehicle access

RENDERS





REV	DATE	COMMENTS
K	23/1/23	tree plan

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DA1.vwx 10/1/23

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

JOB NUMBER	PHASE	DWG No:	REV:
13956.5	DA	L402	K

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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.

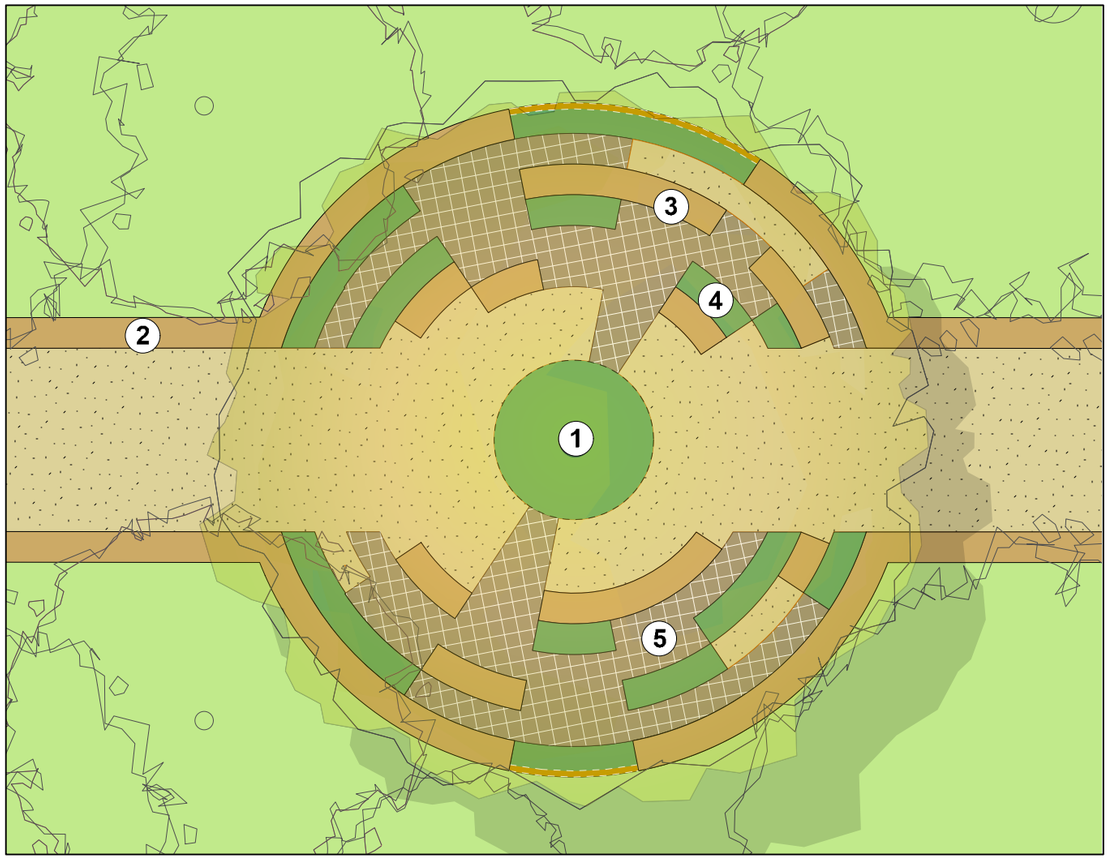
2 Sandstone log retaining walls to accomodate slope down into sunken garden.

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
- Coloured concrete path
- Pavement banding
- Stamped coloured concrete
- Traffic calming
- Vehicle access

RENDERS





REV	DATE	COMMENTS
K	23/1/23	tree plan

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DA1.vwx 10/3/23

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

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

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public domain - playground plan | L404

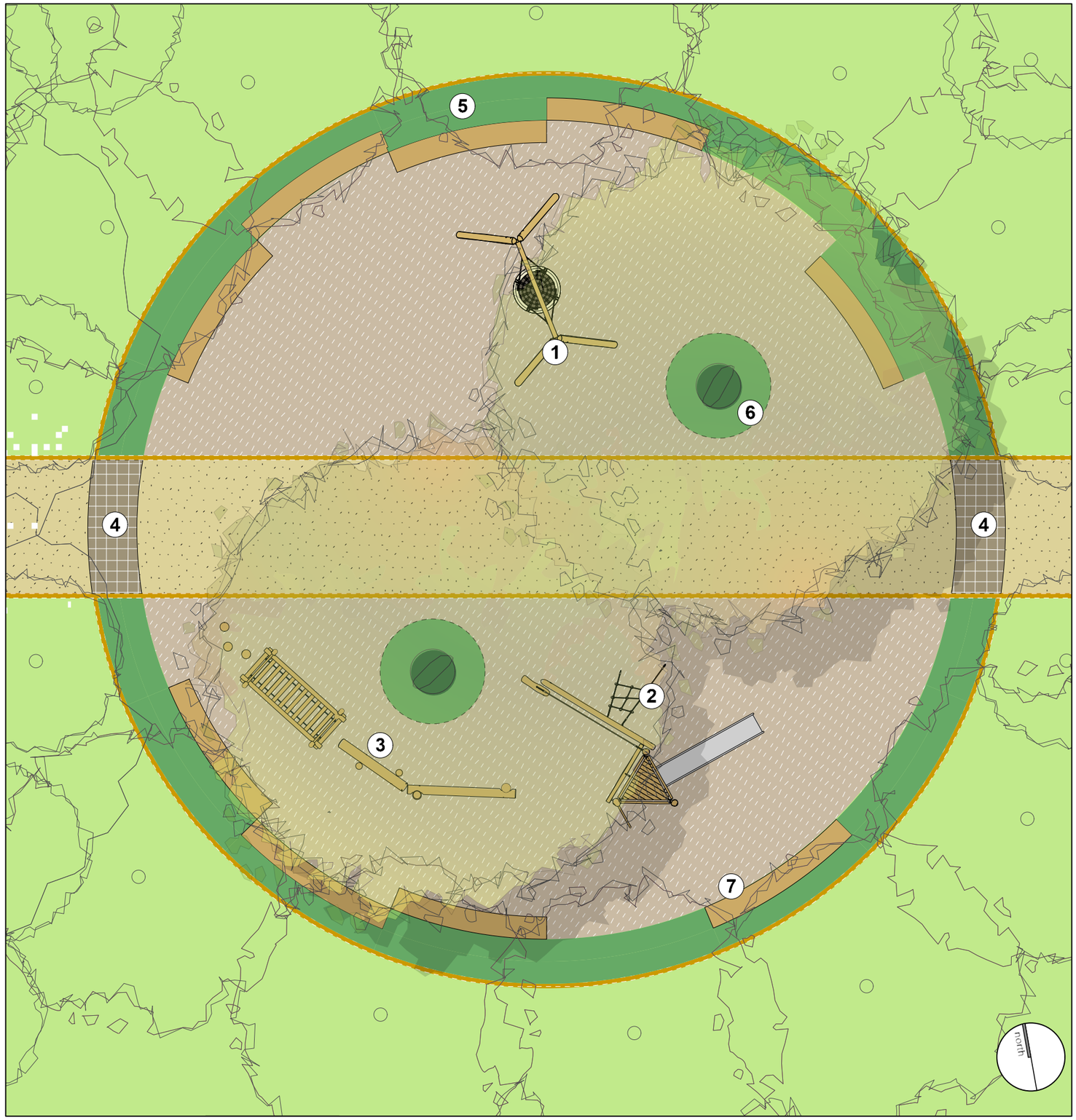
Orange Multi- Residential

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
- Coloured concrete path
- Pavement banding
- Stamped coloured concrete
- Traffic calming
- Vehicle access

REV	DATE	COMMENTS
K	23/1/23	tree plan

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DA1.wx 10/3/23

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

JOB NUMBER: 13956.5
PHASE: DA
DWG No: L404
REV: K

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public domain - playground images | L405

Orange Multi- Residential

RENDERS









K 23/1/23 tree plan
REV DATE COMMENTS

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DA1.vwx 10/1/23

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

JOB NUMBER: 13956.5
PHASE: DA
DWG No: L405
REV: K

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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.

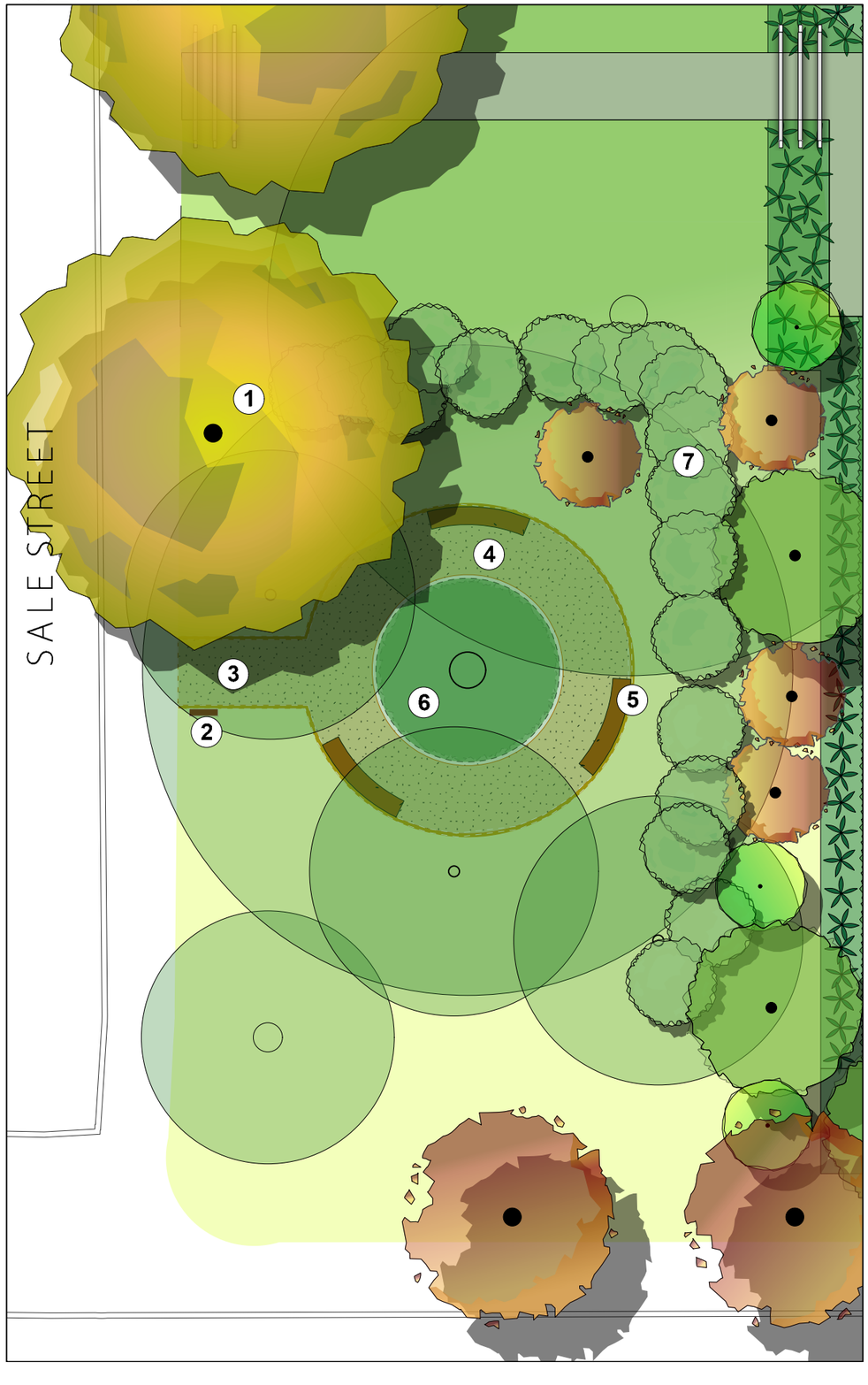
7 Mass planting to provide screening of adjoining units.

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

REV	DATE	COMMENTS
I	06/03/20	ENTRY PATH MOVED

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DAT.vwx 10/3/23

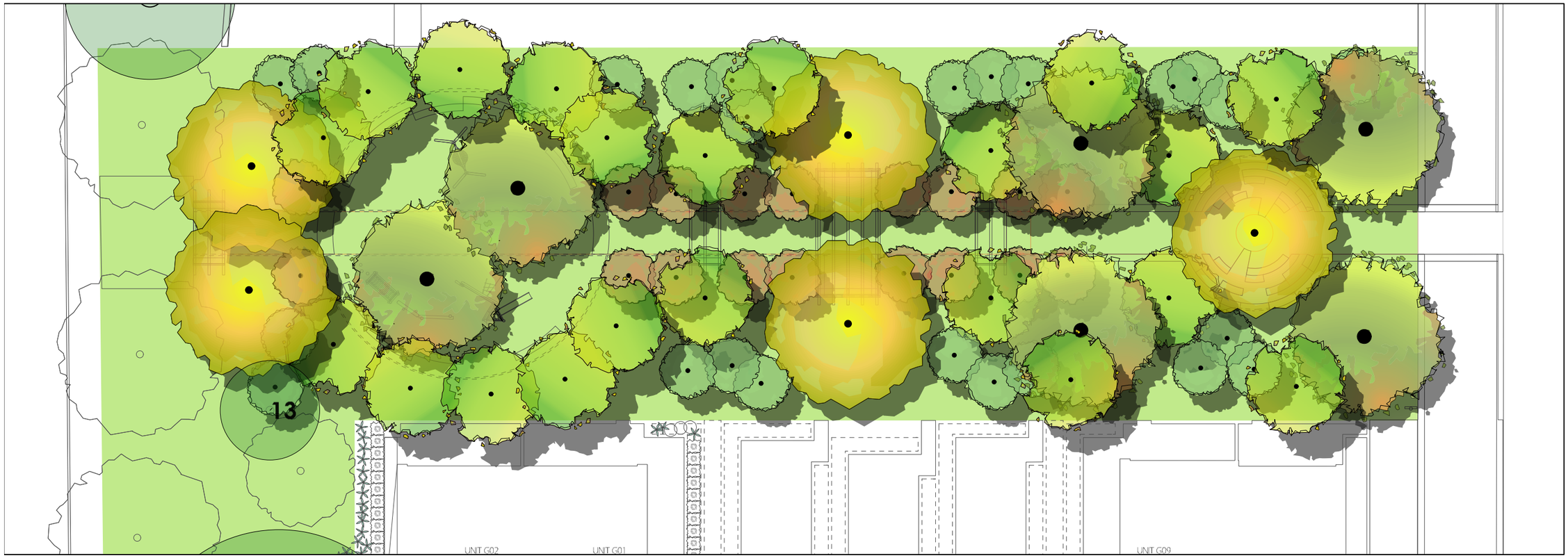
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DATE: 22/2/22
SCALE: 1:300@A3

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

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public domain - tree strategy | L407

Orange Multi- Residential



LEGEND

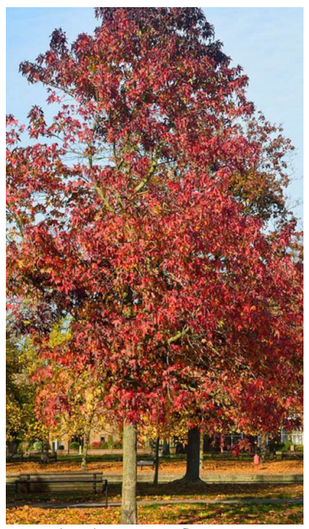
- Existing trees retained
- *Large feature trees*
- *Medium feature trees*
- *Small feature trees*



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

REV	DATE	COMMENTS
K	23/1/23	tree plan

PROJECT:
Orange Multi- Residential

SITE:
103 Prince Street, Orange NSW

CLIENT:
Maas Properties

13956.5 DAT.vwx 10/1/23

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

JOB NUMBER:	PHASE:	DWG No:	REV:
13956.5	DA	L407	K

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