

MidCoast Regional Organics Processing Solution (MIC ROPS)

Midge Orchid Road, Darawank

Wurundjeri Woi-wurrung Country

Urban Design Report

ratio:

Table of Contents

	Section	Page No.
	Acknowledgement of Country	3
1	Introduction	4
	Site Context	6
	Existing Conditions	8
2	The Project	10
3	Better Placed Assessment	19
4	Conclusion	28

Acknowledgement of Country

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We appreciate the rich cultures and deep spiritual connection to Country and pay our respects to Elders past, present, and emerging.

Introduction

1

Introduction

Ratio Consultants was engaged by NALG Envirotech Pty Ltd (the Client) to prepare a Built Form and Urban Design Report for the proposed Mid-Coast Regional Organics Processing Solution, to be located at Lot 5 DP1089990, Midge Orchid Road, Darawank, within the Mid-Coast Local Government Area (LGA) of New South Wales.

The facility is designed as a fully enclosed food organics and garden organics (FOGO) composting operation, with the capacity to process up to 146,000 tonnes of organic waste annually.

The project's design was developed through an iterative process aimed at identifying the optimal site layout, with a strong emphasis on the principles of 'Avoid and Minimise' to reduce impacts on ecological values.

The site is zoned RU2 – Rural Landscape under the Great Lakes Local Environmental Plan 2014 (published 3 May 2024).

This project is classified as State Significant Development (SSD-84090218) and has required a Built Form and Urban Design Assessment that analyses:

- Design options considered during the iterative design process
- Demonstrates the proposed development has been optimised to provide an integrated landscape design
- Minimises amenity impacts by having regard to the relevant evaluation criteria in Better Placed (Government Architect NSW, 2017),
- Demonstrates how the development will achieve good design in accordance with the seven objectives for good design in Better Placed,
- Demonstrates that Aboriginal culture and heritage is considered and incorporated holistically in the project, consistent with the NSW Government's Connecting with Country Framework
- Explains and illustrates the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach
- Demonstrates how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services
- Assesses how the development complies with relevant accessibility requirements.



Site Context

Location Description

The subject site is located within the locality of Darawank, approximately 3 km north of Tuncurry and 24 km south of Taree, in the MidCoast Council Local Government Area (LGA). The property is legally described as Lot 5, DP 1089990, with a street address of 48 Midge Orchid Road, Darawank NSW 2428.

The site comprises an area of approximately 5.82 hectares and is positioned adjacent to the Tuncurry Waste Management Centre, which provides waste disposal, recycling, and community education services.

Currently, the land is undeveloped. It has been historically cleared and now supports regrowth vegetation, including native shrubland and scattered mature trees.

Vehicular access to the site is via Midge Orchid Road, which also services the adjoining Tuncurry Waste Management Centre to the east. Midge Orchid Road connects directly to The Lakes Way, facilitating access to Tuncurry/Forster and the Pacific Highway.

There are no watercourses traversing the site. The Wallamba River is located approximately 600 metres to the west, while Nine Mile Beach is situated about 1.4 kilometres to the east.

The site is not identified as a heritage place and does not fall within a heritage conservation area under the provisions of the Great Lakes Local Environmental Plan.



Site Context

Zoning

The site is located within the RU2 Rural Landscape zone, as designated by the Great Lakes Local Environmental Plan 2014. This zoning supports primary production, maintenance of rural character and a range of compatible land uses.

To the east, the property borders the Tuncurry Waste Management Facility, which is classified as SP2 Infrastructure (Waste Management Facility). Directly south, the land is zoned E4 General Industrial, which supports development for a range of industrial, warehouse, logistics and related land uses. Further south, the zoning transitions to C2 Environmental Conservation, interspersed with RU2 Rural Landscape parcels, before reaching the outskirts of Tuncurry. This sequence illustrates a shift from conservation-focused areas to low-density residential and urban services.

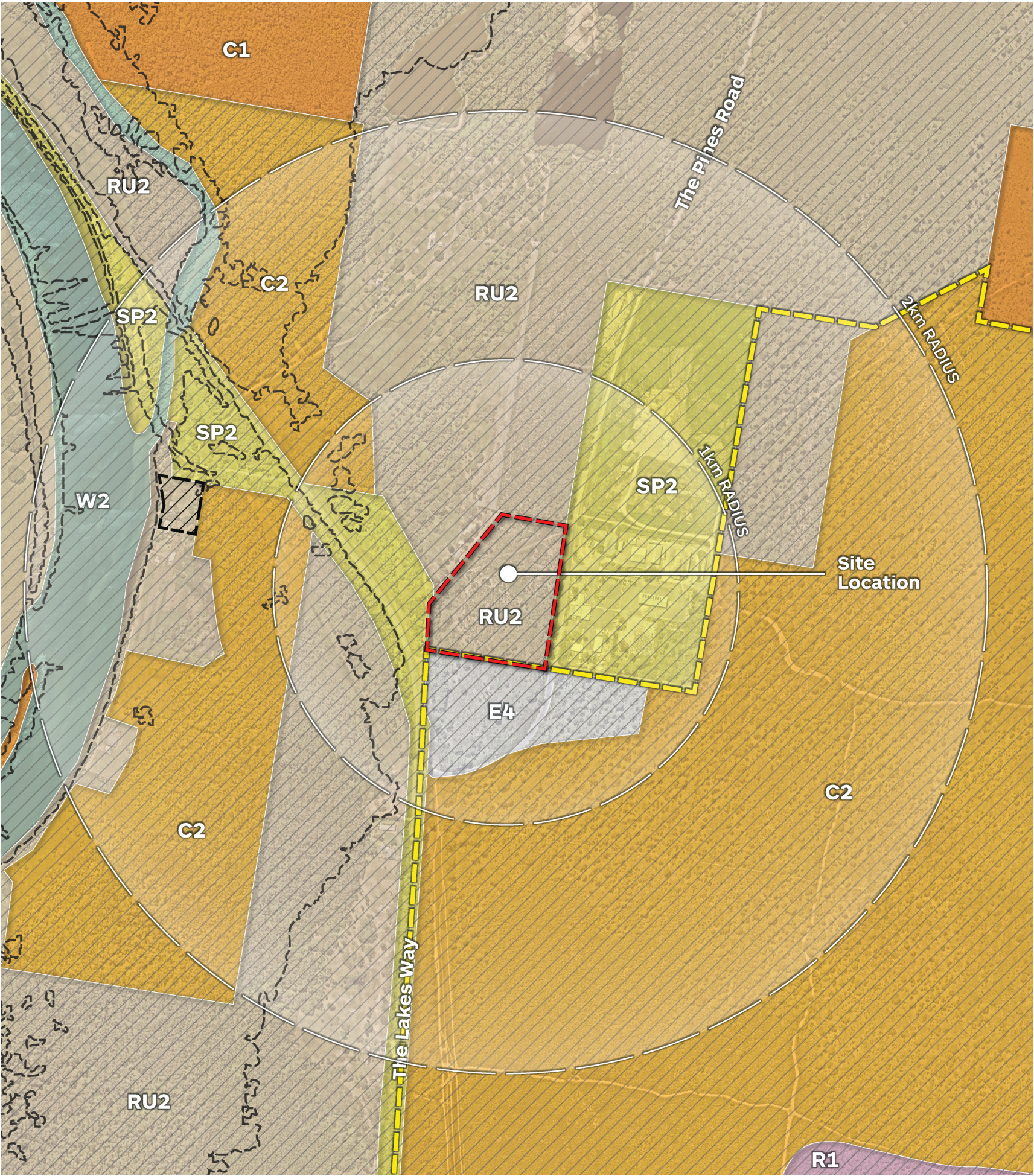
North of the site, the RU2 Rural Landscape zoning continues, maintaining the rural environment. Beyond this, the Darawank Nature Reserve is zoned C1 National Parks and Nature Reserves and C2 Environmental Conservation, extending northward and connecting to the Hallidays Point Sewage Treatment Plant. These zones underscore the environmental significance of the broader area and serve as a conservation buffer to the north.

To the west, the zoning is a mix of C2 Environmental Conservation and RU2 Rural Landscape, accommodating rural residences (R1-R4) and bushland, before the landscape opens up towards the Wallamba River's riparian corridor.

In summary, the site is situated within a rural location but adjoining an existing waste facility to the East and industrially zoned land to the South. It is well connected to the regional road network and nearby urban areas, but separated from residentially zoned land.

LEGEND

- | | |
|--|--|
|  C1 - National Parks and Nature Reserves Zone |  E4 - General Industrial Zone |
|  C2 - Environmental Conservation Zone |  W2 - Recreational Waterways Zone |
|  RU2 - Rural Landscape Zone |  Koala Management Area |
|  SP2 - Infrastructure Zone |  Heritage Overlay: Item - General |
| |  ICEYE Flood Overlay |



Existing Conditions

Site Description

Topography:

The site is generally flat to gently undulating, with elevations between 2 and 6 metres AHD. This even terrain supports efficient construction and infrastructure integration.

Vegetation:

Vegetation comprises native regrowth, exotic grass cover, and scattered mature eucalypts, with denser areas along the southern and western boundaries providing visual buffering from public view. The vegetation present on the site is mainly PCT 3544 – Coastal Sands Apple-Blackbutt Forest, with PCT 3544 (Poor Condition) adjacent to the northern powerline easement and a patch of PCT 4006 – Northern Paperbark-Swamp Mahogany Saw-sedge Forest along the western edge.

Vegetation along Midge Orchid Road provides partial screening from the public domain. Retention of existing trees will be prioritised where feasible, consistent with recommendations outlined in the AEP Arborist Report (Dated September 2025).

Visual Character:

The site’s visual character is influenced by the presence of roadside vegetation which filters views to the previously cleared areas and regrown vegetation. The character of the locality is also influenced by the presence of the existing waste management centre to the East with its collection of industrial style buildings, external hardstand and storage areas and limited screening vegetation.

Interfaces:

The site interfaces with Midge Orchid Road to the east, providing primary vehicular access and some visual exposure from the public realm (behind an existing screening of vegetation). To the west, it adjoins The Lakes Way, a major arterial route contributing to background traffic movement. The north-western boundary adjoins an unmade road, which separates the site from a rural residential property at 688 The Lakes Way. The northern and southern boundaries adjoin undeveloped parcels of land, providing flexibility for future land use integration and potential coordinated development outcomes.

Infrastructure:

A high-voltage powerline traverses the north-western corner of the site, running north-east to south-west.

LEGEND

- | | | | |
|---|--|---|--|
|  | Powerline (Services to be relocated underground) |  | PCT 3544 - Coastal Sands Apple-Blackbutt Forest - Poor |
|  | PCT 3544 - Coastal Sands Apple-Blackbutt Forest - Good |  | PCT 4006 - Northern Paperbark-Swamp-Mahogany Saw-sedge Forest - Good |
|  | PCT 3544 - Coastal Sands Apple Blackbutt Forest - Moderate | | |



Existing Conditions

Site Photos

The existing conditions of the site reveal a landscape characterised by its relatively flat topography and surrounding bushland ecology. Views across the site highlight a mix of open grassed areas and native vegetation, contributing to a distinctly natural setting that frames the broader context of the area. The existing character is defined by mature native species and a consistent low-lying canopy, providing a strong ecological identity and sense of place.

Midge Orchid Rd forms the primary frontage to the site, establishing its main point of access and visual connection to the surrounding urban fabric and opposite waste facility. Overhead power lines currently run across the site and will be routed underground as part of future works, allowing for an improved visual outlook and greater flexibility in the site’s landscape and urban design outcomes.



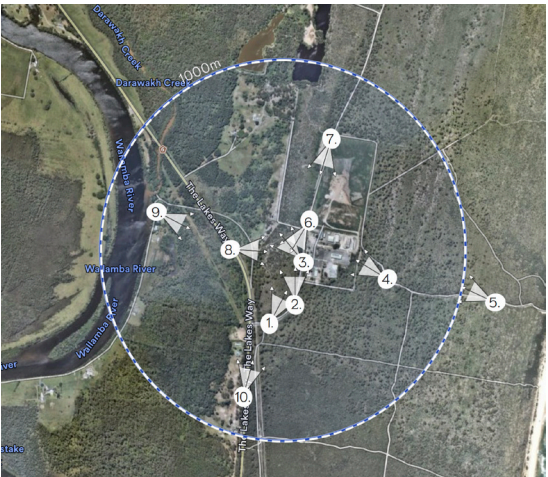
- LEGEND
- 1

Midge Orchid Rd (South) Looking North
- 2

Midge Orchid Rd (South-East) Looking North
- 3

North-West View of Site (From Midge Orchid Rd)
- 6

Midge Orchid Rd Looking South to the Site



The Project

2

The Project

General Description

The selection of this site opposite to the SP2-zoned Tuncurry Waste Management Centre represents a deliberate planning decision, aimed at centralising Council's waste, recycling, and resource recovery services within a designated precinct accessible via Midge Orchid Road and The Lakes Way

In general terms, the layout and design of the project addresses the functional needs of the facility whilst adopting a site planning approach that seeks to avoid and minimise potential impacts.

The project delivers a functional design with an industrial aesthetic that reflects its purpose, set within a site plan which provides screening to the site edges and allows for significant vegetation retention.

The general layout and vehicle entry locations have been carefully located to minimise impacts to the existing trees and a high valuable ecological area to the east of the site, consisting of several moderate and high retention value trees within a PCT 3544 (Coastal Sands Apple-Blackbutt Forest) ecological zone. Page 16 describes the existing landscape conditions in more detail, highlighting the efforts to retain existing vegetation and protect the existing ecological zones within the project.

There will be a total of 12 full time staff employed at the facility. The administration building will include two lunchroom areas, a visitors room, a laboratory, reception and offices, in addition to end-of-trip facilities with change rooms and an ablutions space. Adjoining the building will be dedicated bus parking to accommodate school excursions and educational visits.

Some educational trips will be made to the facility, including universities and schools.

The existing overhead power line will be undergrounded to allow the facility to operate. This intervention will be located only within the subject site, returning to its existing condition outside the project area.

Aboriginal cultural recognition is expressed through an artist rendered entry sign incorporated into the main pre-treatment building façade, positioned to be visible from the primary vehicle entry to the south-east portion of the site.





Project Analysis

Site Layout

The overall site planning approach has been driven by the objective to minimise impacts on existing vegetation and to limit the prominence of the facility within its surrounding context. Access and circulation has been planned to provide a sense of arrival and the safe and logical management of vehicle movements.

Entries:

For safety reasons, the project comprises two vehicular access separating heavy vehicles such as trucks from lighter traffic, such as staff and visitor cars. The small vehicle access will be mainly used by workers and visitors while the other, by trucks and buses.

Sense of Arrival:

The staff and visitor access, located to the south, includes an entry sign made out of metal as per the renders shown in previous pages.

An aboriginal art sign (approx. 12.5 x 5m) will be located on the main building (Receival building), visible from the main vehicle entry, marking the visitors car parking, and framing the administration building.

Safety:

The facility includes a Biogas area that, for safety reasons, has been located around hard surfaces and away from every day circulation.

Circulation and Parking Areas:

Swept paths analysis have informed the dimension of the internal roads and parking areas. Parking for buses and large buildings is provided alongside the administration office. DDA compliant spaces will be provided within the parking area, and pedestrian circulation between the bus car parking to the administration office will include ramps and all accessibility requirements.

Impact minimisation:

The site layout has been refined through the course of the design process to minimise impacts. For example, the layout was initially more linear with the maturation building located to the rear of the IVC tunnels. However, on consideration of the ecological values to the west, this building was relocated to the north to reduce impact to the site's natural assets.

The vehicle entries have been located in order to preserve as many existing trees as possible.

LEGEND

- Vehicle Entrance
- Pedestrian Entrance
- Vehicular Path of Travel
- Pedestrian Path of Travel



Project Analysis

Built Form

Built Form:

The project comprises the following key components:

- Receiving Building (3,375 m²): Fully enclosed under negative pressure, including automated fast-acting doors. The building includes a covered unloading area for weather protection.
- In-Vessel Composting (IVC) Tunnels: Five concrete tunnels (35m x 8m each) for enclosed composting and pasteurisation.
- Anaerobic Digesters (AD): Two PF2100 digesters for biogas generation, with gas storage, flare, and Combined Heat and Power (CHP) unit.
- Maturation Building: Enclosed building for aerobisation/drying, maturation and screening of compost.
- Odour and Particulate Control: Two-stage system including a chemical scrubber and engineered biofilter.
- Leachate and Stormwater Management: Fully contained drainage, storage tanks, and treatment ponds with reuse of water in the process.
- Ancillary Infrastructure: Administration office, weighbridges, truck holding areas, internal roads, fire suppression systems, and perimeter landscaping.

In general, the project responds to a highly functional design, with an industrial aesthetic that aligns with the neighbouring existing facility.

LEGEND

- | | |
|----------------------------------|-------------------------------|
| ① Receiving Building (45 x 76m) | ⑦ Weigh Bridge |
| ② IVC Tunnels (5 no. 35 x 8m) | ⑧ Water Tanks & Pump Room |
| ③ Anaerobic Digestors (22 x 45m) | ⑨ Heat & Power Plant Services |
| ④ Maturation Building (45 x 65m) | ⑩ Transformer Substation |
| ⑤ Biofilter Area (41 x 20m) | ⑪ Administration Building |
| ⑥ Biogas Storage (3 no. 5m R) | ⑫ Site Entrance Signage |



Project Analysis

Visual Assessment

A visual impact assessment has been prepared by October Urban in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA) and the Transport for NSW Visual Impact Assessment Guidelines.

It describes how the site is in a predominantly rural landscape, where the existing waste facility is the primary built feature and that the development is not visible from the majority of locations due to distance, vegetation, and landform. Where visible, this is generally limited to the upper parts of the built structure and seen in the context of the existing facility.

Eighteen viewpoints were assessed and the impact for most was rated as negligible or minor, with only a small number rated as minor to moderate. Overall, the development has a localised and limited visibility, resulting in a level of impact that is considered minor to moderate and acceptable within the rural context. With the application of recommended visual mitigation measures, including native vegetation screening, earth-toned materials, and low-impact lighting, the project will be further integrated into the surrounding landscape, ensuring its visual effects remain limited and consistent with the character of the area.

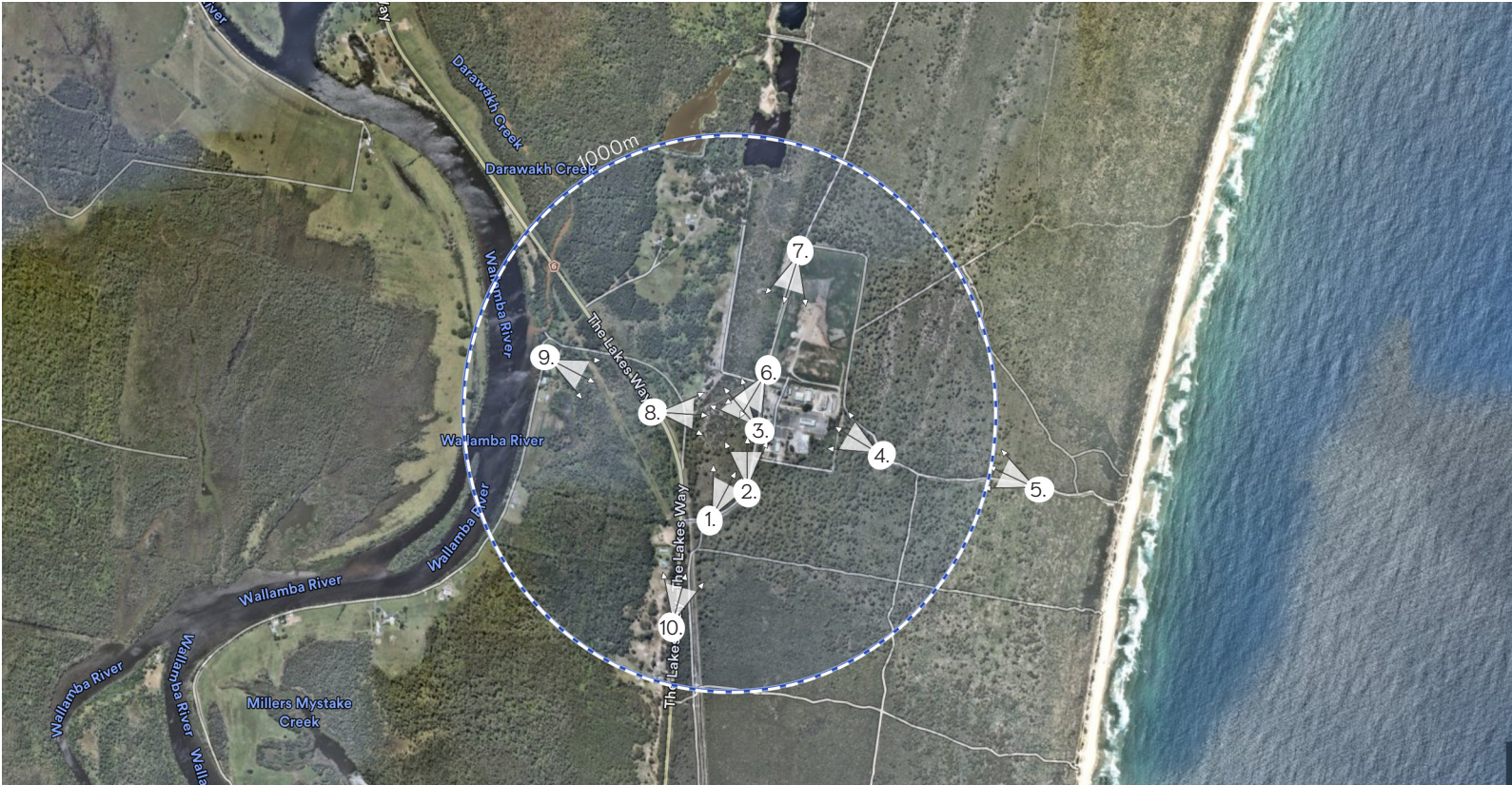


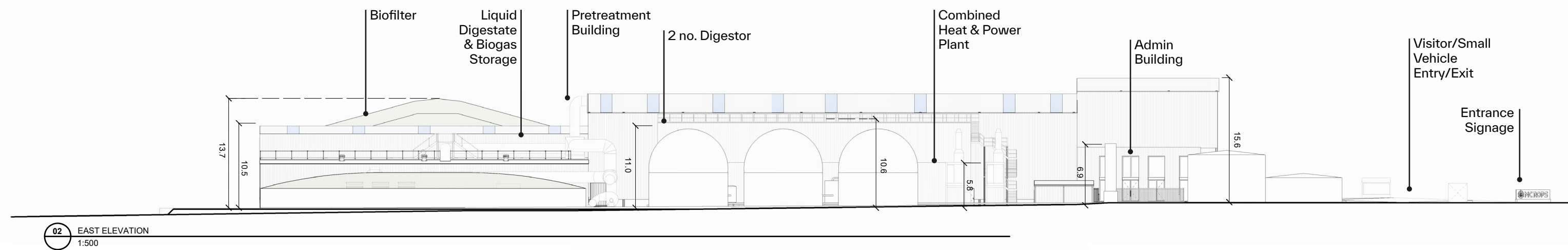
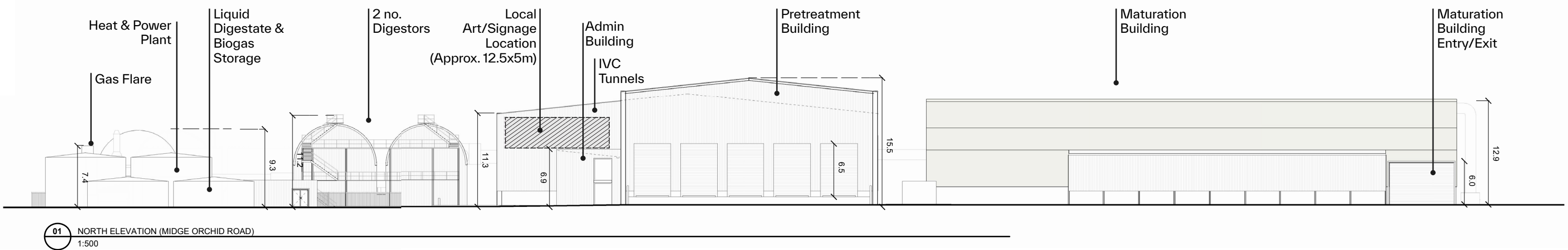
FIGURE 14: Viewpoints Map 1000m radius



FIGURE 15: Viewpoints Map 5000m radius

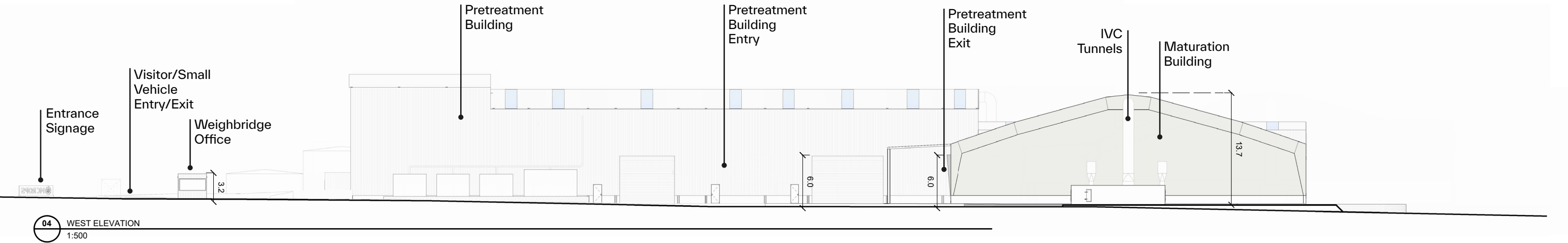
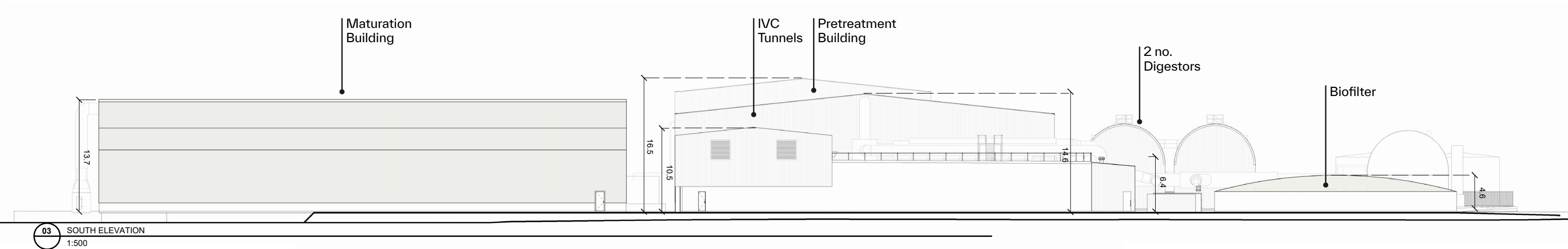
Project Analysis

Built Form



Project Analysis

Built Form



Project Analysis

Ecology and Landscape

Ecology:

The area of impact of the project is 4.39ha.

A total of approx. 1.44ha of native vegetation is proposed to be retained, with 0.22ha to be regenerated

The proposed development footprint location responds to the principles of avoidance and minimisation by avoiding disturbance to both threatened ecological communities and species habitat.

The proposed development was informed by the ecological assessment to minimise both direct and indirect biodiversity impacts. The iterative design process reduced the impact area from 4.51ha down to 4.39ha and completely avoided the entirety of the State and Federal listed EEC.

Complete retention of PCT 4006 vegetation (approx. 0.22ha) is achieved within the Study Area, including the single hollow-bearing tree (HBT).

Landscape:

The landscape design incorporates a mix of native planting, functional open spaces, and sustainable infrastructure elements, aimed at enhancing local character, biodiversity, and site usability. Key inclusions include:

- Low maintenance native planting with hedges & vegetation buffers
- Introduction of a rain garden and open turf areas
- Native tree planting and tree retention where possible
- Use of durable materials in hardscape areas, suitable to the local climate and sensitive to the existing landscape & ecology

LEGEND

- | | |
|-------------------------------------|-------------------------------------|
| Proposed APZ Bushfire Zone Boundary | Retained Native Tree Planting |
| Tree Protection Required | Native Planting & Hedge Screening |
| Moderate Retention Value | Open Turf Area |
| High Retention Value | Gravel Area |
| Proposed Trees | Concrete Hardstand Area |
| Trees to be Removed | Retained Vegetation |
| Ecology Protection Zone | Proposed Raingarden |
| 20m Ecology Protection Buffer | Spray-Sealed Subcompact Gravel Road |

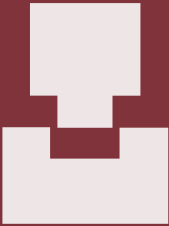
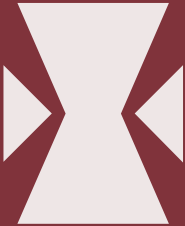
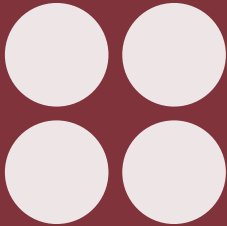


Better Placed Assessment

3

Design Pillars

'Better Placed' Design Policy

						
Objective 01	Objective 02	Objective 03	Objective 04	Objective 05	Objective 06	Objective 07
<u>Better Fit</u>	<u>Better Performance</u>	<u>Better for Community</u>	<u>Better for People</u>	<u>Better Working</u>	<u>Better Value</u>	<u>Better Look and Feel</u>
'Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.'	'Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design'.	'The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities'.	'The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people'.	'Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.'	'Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry'.	'The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings'.

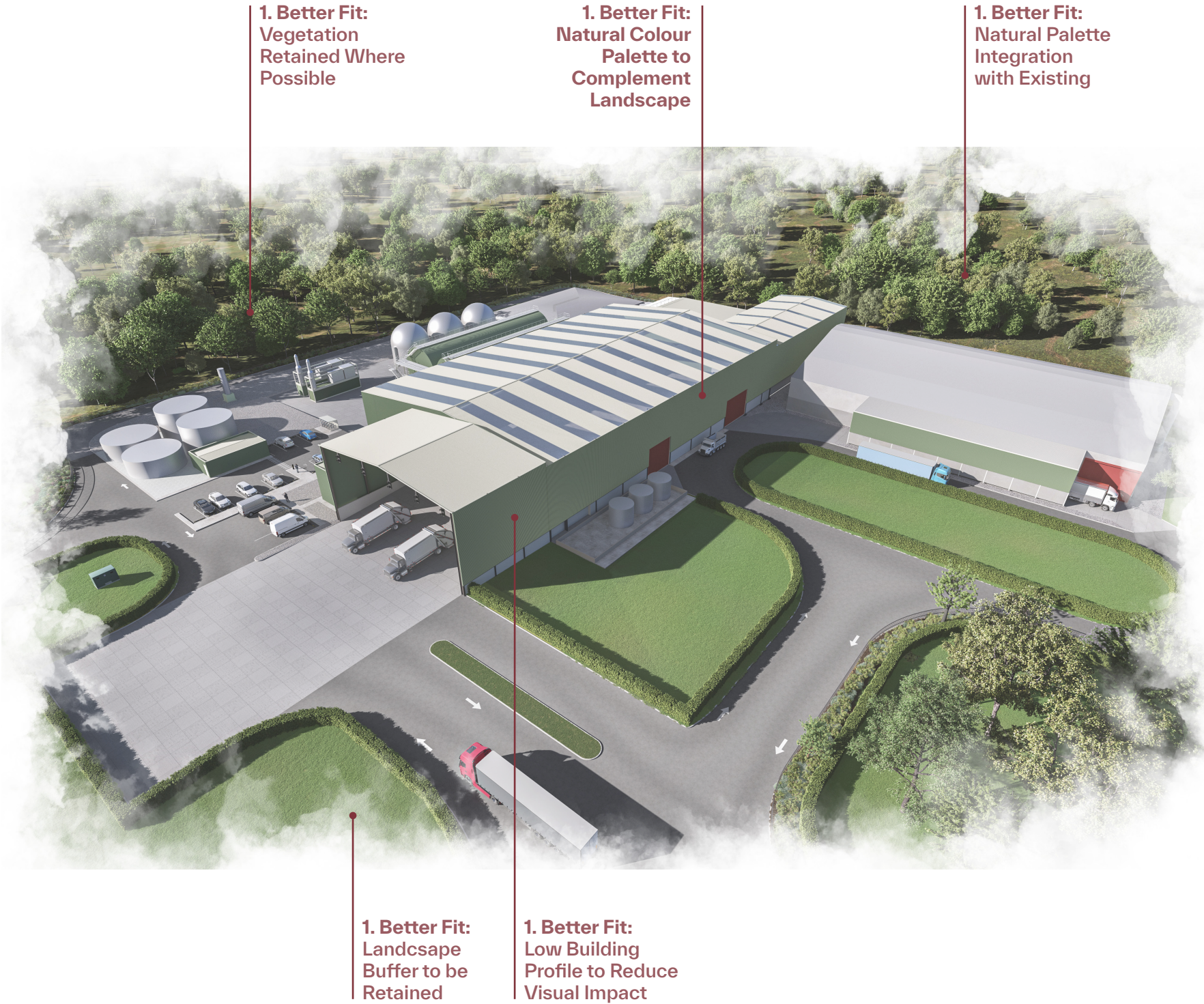
Project Analysis

Alignment with Better Placed Assessment

1. Better Fit

The facility is carefully sited amongst existing vegetation, with importance put on retaining trees and the natural topography, and planting native vegetation to compliment the existing ecological landscape, per the ecological analysis. The colour palette and material selection are drawn from the surrounding landscape, allowing the building to visually blend into its rural setting. The facility is located opposite the existing waste facility on Midge Orchid Rd to reduce the visual and environmental impact of the new infrastructure and built form. Vegetated buffers and landscape considerations reinforce biodiversity connections to the adjacent nature reserves and coastline, with planting occurring on the North, East and South boundaries of the site.

Category	Description
Objective Name	1.0 Better Fit
Design Intent (per 'Better Placed' document dated 2023)	Development should respond to and enhance the landscape, setting, and local character, contributing positively to the identity of its place.
Project Response	The facility is sensitively positioned within a rural landscape, maintaining natural vegetation where possible and following the site's existing topography. The low-profile built forms and natural colour palette ensure a cohesive visual relationship with the surrounding bushland and nearby coastal landscape.
Supporting Design Features	• Retention of existing mature trees and native understorey vegetation • Natural, muted colour palette inspired by local soil and foliage tones • Built form aligned with contour to minimise earthworks • Vegetation buffers reinforcing biodiversity corridors
Outcomes / Benefits	• Harmonious relationship between built and natural environment • Enhanced ecological connectivity • Reduced visual and environmental impact • Strengthened rural identity and sense of place



Project Analysis

Alignment with Better Placed Assessment

2. Better Performance

The project prioritises sustainability through rainwater collection and use of low embodied carbon materials, as well as renewable energy generation in a carbon negative operation. The design demonstrates resilience and adaptability to evolving environmental conditions and future waste processing technologies,

Category	Description
Objective Name	2.0 Better Performance
Design Intent (per 'Better Placed' document dated 2023)	Development should be environmentally sustainable, resilient, and efficient, supporting long-term performance and resource management.
Project Response	The facility is designed to achieve high environmental performance through sustainable systems and materials, reducing environmental impact and operational requirements. Renewable energy generation is utilised to power the facility and export power to the grid, acting as a carbon negative operation.
Supporting Design Features	- Existing vegetation retained where possible - Use of low maintenance durable materials with reduced embodied energy and carbon footprint - Layout designed for efficient waste processing and minimal vehicle conflict
Outcomes / Benefits	- Lower operational energy use - Improved water management and reduced runoff - Long-term resilience to climate conditions - Demonstrated sustainability leadership in waste infrastructure



Project Analysis

Alignment with Better Placed Assessment

3. Better for Community

Public viewing and educational considerations allow local schools and community groups to learn about recycling, circular economy principles, and sustainable living. Clear communication and transparency in waste management processes foster public trust and understanding. The project strengthens regional self sufficiency in waste services in NSW while promoting environmental awareness.

Category	Description
Objective Name	3.0 Better For Community
Design Intent (per 'Better Placed' document dated 2023)	Development should strengthen community identity, connection, and trust, contributing social value and accessibility.
Project Response	As a civic and educational facility, the project offers transparent and engaging opportunities for the public to understand sustainable waste practices. It supports the community through environmental education and promotes stewardship of natural resources.
Supporting Design Features	• Street facing administration building for visitor access and information • Integration with transport networks • Opportunities for school visits and community engagement • Landscape spaces for informal gatherings and learning
Outcomes / Benefits	• Increased environmental literacy • Greater trust in public waste infrastructure • Strengthened community connection to sustainability • A facility that provides positive civic benefit



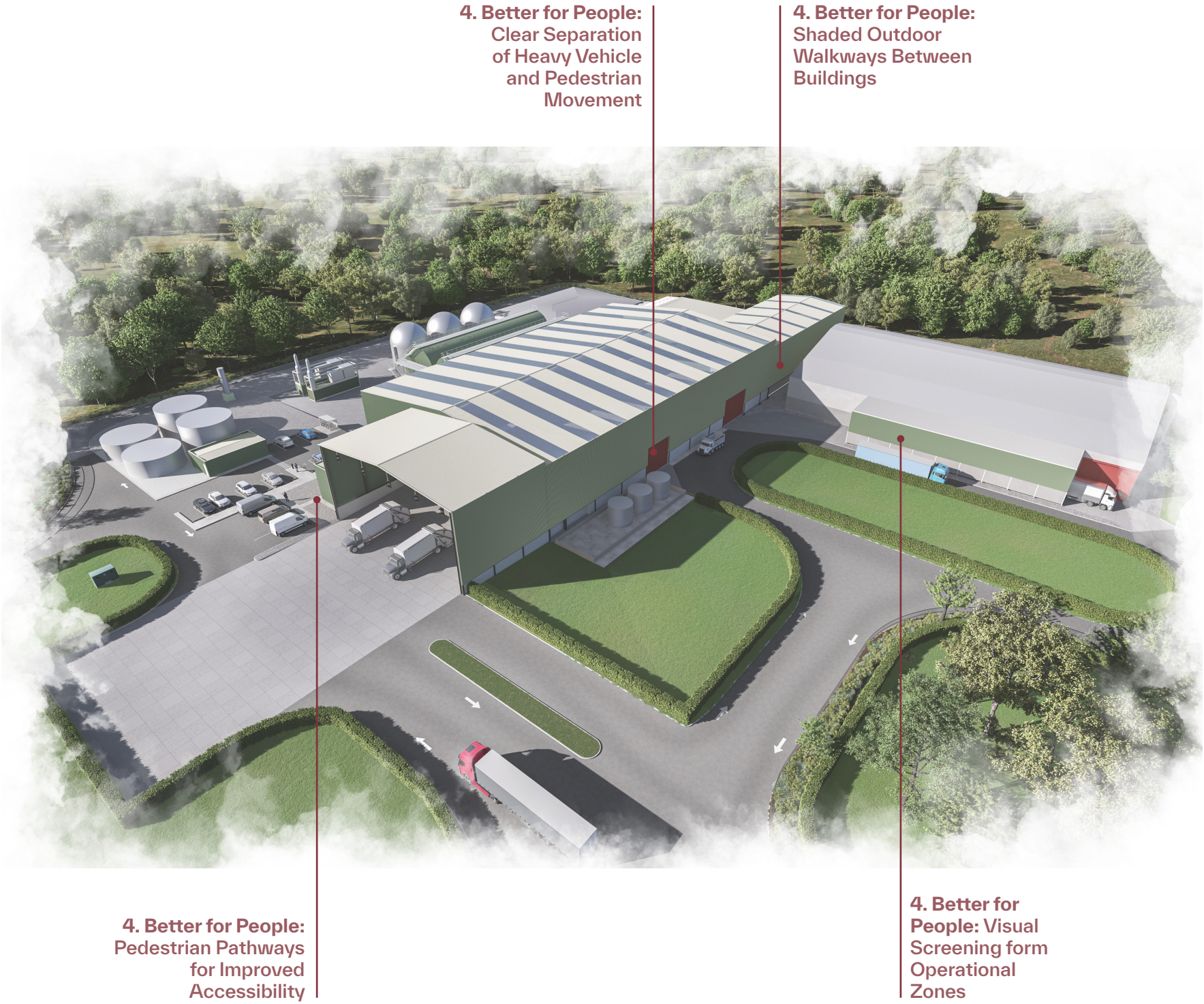
Project Analysis

Alignment with Better Placed Assessment

4. Better for People

Workspaces are designed to maximise natural light, ventilation, and views to surrounding vegetation, enhancing comfort and wellbeing for workers, in addition to an efficient layout of services and equipment for user safety. Outdoor walkways also provide safe environments for pedestrian circulation, with a clear separation of pedestrian and vehicle routes ensures safety for both staff and visitors.

Category	Description
Objective Name	4.0 Better For People
Design Intent (per 'Better Placed' document dated 2023)	Development should support health, comfort, safety, and wellbeing for all users.
Project Response	The design prioritises safe and comfortable environments for staff and visitors, with daylight, natural ventilation, and visual connections to nature. Outdoor rest areas and sheltered pathways provide comfort, while clear circulation separates pedestrian and vehicle zones.
Supporting Design Features	• Naturally ventilated and daylit workspaces • Outdoor rest and seating areas shaded by vegetation • Clear separation of heavy vehicle and pedestrian movement • Acoustic and visual screening from operational zones • Shaded outdoor walkways between buildings
Outcomes / Benefits	• Enhanced worker wellbeing and productivity • Safe, inclusive, and healthy environments • Visual connection to landscape reduces stress • Improved safety and accessibility on site



Project Analysis

Alignment with Better Placed Assessment

5. Better Working

The site layout supports efficient workflow and vehicle movement, reducing double handling and improving operational safety. Processing, storage, and staff zones are logically arranged to streamline daily operations. Durable, low maintenance materials ensure longevity and reduce ongoing maintenance demands.

Category	Description
Objective Name	5.0 Better Working
Design Intent (per 'Better Placed' document dated 2023)	Development should be functional, efficient, and well-organised to support intended operations.
Project Response	The facility's layout supports efficient waste processing and safe operations. Workflows are logically zoned, and site circulation is clear and efficient, reducing conflict between uses and optimising truck movement. Durable, low-maintenance materials extend lifespan and operational value.
Supporting Design Features	• Logical site layout for waste flow and vehicle movement • Clear zoning of processing, storage, and staff areas • Covered loading bays for all-weather operation • Durable, low-maintenance finishes • Safe, legible wayfinding throughout site
Outcomes / Benefits	• Efficient daily operations • Improved worker safety and comfort • Reduced maintenance costs • Long-term functional adaptability



5. Better Working:
Clear Delineation of
Staff Areas within
Admin Building

5. Better Working:
Provision of Staff
Areas Including
Two Breakrooms &
Ablutions / Change
rooms

**5. Better
Working:**
Separate
Vehicle Routes
for Safety &
Efficiency

**5. Better
Working:**
Covered
Loading Bays
for All Weather
Operation

Project Analysis

Alignment with Better Placed Assessment

6. Better Value

The facility acts as a long-term regional asset by providing local employment opportunities, reducing transport distances, and serving as an educational resource. Investment in durable, sustainable infrastructure lowers lifecycle costs and enhances the project’s economic and environmental performance over time.

Category	Description
Objective Name	6.0 Better Value
Design Intent (per 'Better Placed' document dated 2023)	Development should deliver enduring value through economic, environmental, and social performance.
Project Response	Investment in sustainable infrastructure ensures long-term value for the community and local economy. The facility supports employment, education, and responsible resource use, demonstrating leadership in regional sustainability.
Supporting Design Features	• Robust, durable construction reducing lifecycle costs • Use of sustainable, locally sourced materials • Energy generation and water reuse lowering operational expenses • Facilities supporting community education and employment • Adaptable design to meet future needs
Outcomes / Benefits	• Lower lifecycle and operational costs • Regional employment and training opportunities • Long-term community and environmental return on investment • Demonstrated public value through sustainability outcomes



Project Analysis

Alignment with Better Placed Assessment

7. Better Look and Feel

The architectural expression is simple, functional, and environmentally conscious. The use of natural tones and textures integrates the built form with its bushland context, while subtle articulation and proportioning contribute to a sense of visual calm. The design reflects a regional identity rooted in sustainability and respect for landscape character.

Category	Description
Objective Name	7.0 Better Look and Feel
Design Intent (per 'Better Placed' document dated 2023)	Development should be visually attractive, coherent, and contribute positively to the quality and identity of its setting.
Project Response	The design's restrained and efficient aesthetic reinforces its environmental purpose. The building's form, tone, and texture express simplicity and care for place, creating a cohesive, contemporary rural character that complements surrounding reserves and the coastal landscape without impeding on critical landscape features.
Supporting Design Features	• Earth-toned façade blending with surrounding vegetation • Textured materials echoing natural patterns • Simple, legible architectural forms • Vegetated foreground softening built edge • Minimal lighting and glare for night-time integration
Outcomes / Benefits	• Enhanced visual character and design quality • Clear architectural expression of sustainability • Strengthened sense of regional identity • Visual continuity between built and natural environments



Conclusion

Ratio has been engaged to prepare an urban design and built form assessment of the proposed FOGO facility at 48 Midge Orchard Road, Darawank.

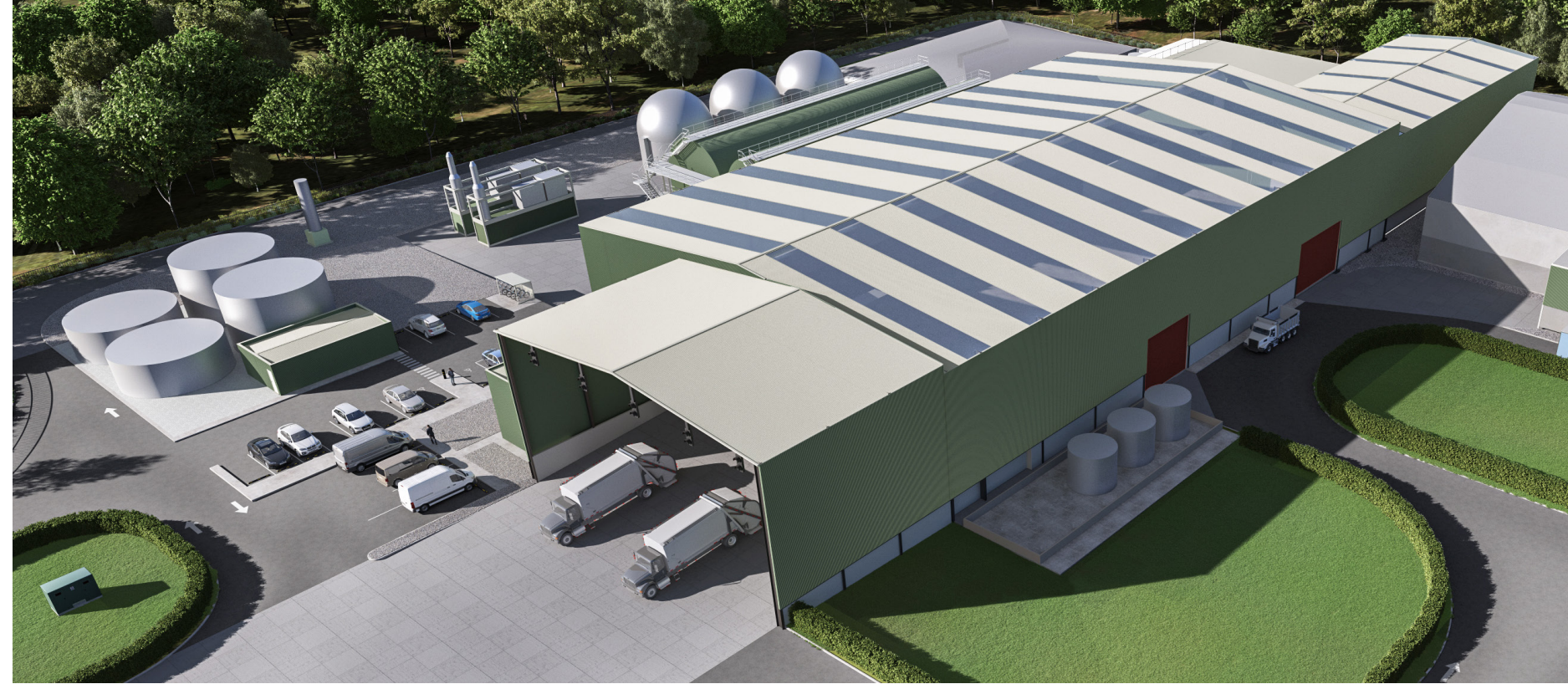
Our conclusions based on the plans prepared by A&N Design Group and review of the suite of supporting reports and assessments is that the project represents a considered urban design response to the site and its context.

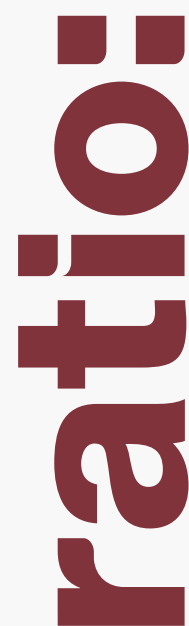
In particular the design meets the functional requirements of the facility whilst minimising on and off-site impacts.

It retains existing vegetation where possible, integrates new landscaping and minimises visual impacts from the surrounding area.

Importantly, it responds positively to the seven objectives for good design in Better Placed.

We conclude that project is worthy of support from an urban design perspective.





Melbourne

Wurundjeri Country
Level 5, 65 Dover Street
Cremorne VIC 3121
P (03) 9429 3111

Geelong

Wadawurrung Country
82 Ryrie Street,
Geelong VIC 3220
P (03) 4224 0240

Sydney

Gadigal Country
388 George Street,
Sydney NSW 2000
P (02) 9696 1225

Brisbane

Jagera Country
Level 1/144 Wickham St,
Fortitude Valley
QLD 4006
P (07) 3724 9277

Tasmania

Nipaluna Country
Level 6/111 Macquarie
St, Hobart TAS 7000
P (07) 6108 9261

mail@ratio.com.au