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PRD Architects Pty Ltd
NOT FOR CONSTRUCTION

FOR APPROVAL

REVISIONS		
No	Revision Description	Date
A	DESIGNATION APPLICATION	03/07/10 AC



ARTISTS IMPRESSION
VIEW FROM NORTH EAST

PROPOSED RESEDENTIAL / COMMERCIAL DEVELOPMENT
LOT B IN D.P. 154804, LOT 100 IN D.P. 1036149
AND LOTS 2 AND 3 IN D.P. 152369

CNR BURELLI & HARBOUR STREETS, WOLLONGONG
FOR
KOLCO HOLDINGS P/L

HARBOUR
APARTMENTS

Kolco Holdings 10-002

DA00-A



PRD ARCHITECTS

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ARTISTS IMPRESSION
VIEW FROM SOUTH EAST

HARBOUR APARTMENTS - PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT

LOT B IN D.P. 154804, LOT 100 IN D.P. 1036149 AND LOTS 2 AND 3 IN D.P. 152369
CNR BURELLI & HARBOUR STREETS, WOLLONGONG.

TITLE SHEET & DRAWING SCHEDULE

RECEIVED

2 NOV 2010

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AMENDMENTS

1b. Review Description

A. DEVELOPMENT APPLICATION

08/07/10

AC

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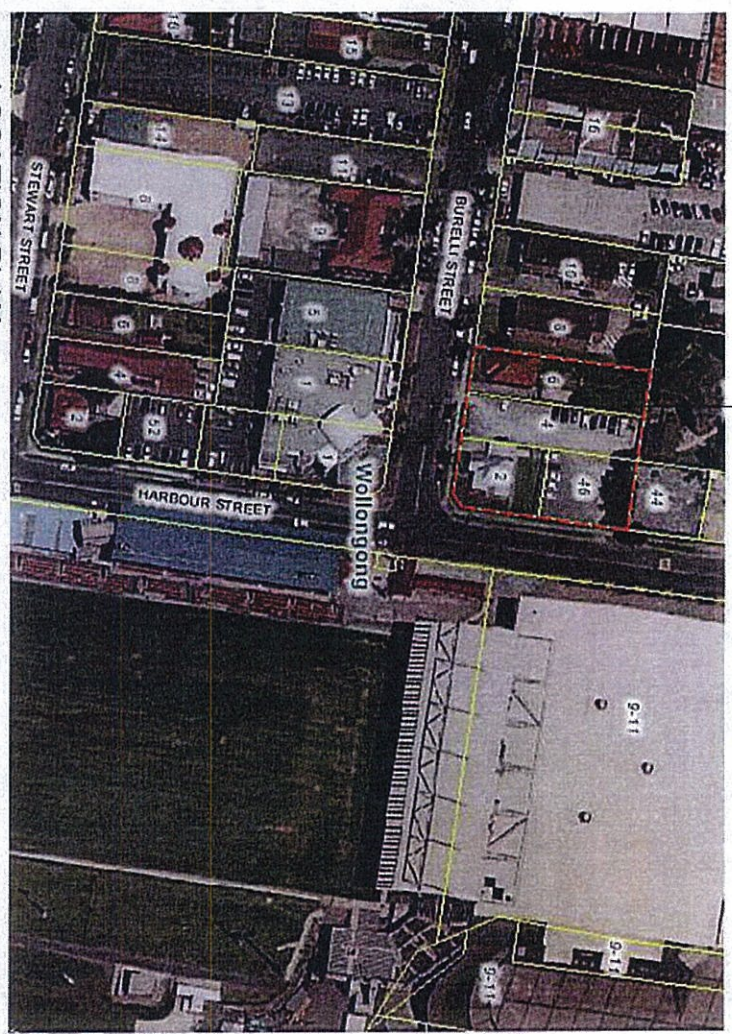
PROJ. ARCHITECTS PTY LTD

1b. Review Description

A. DEVELOPMENT APPLICATION

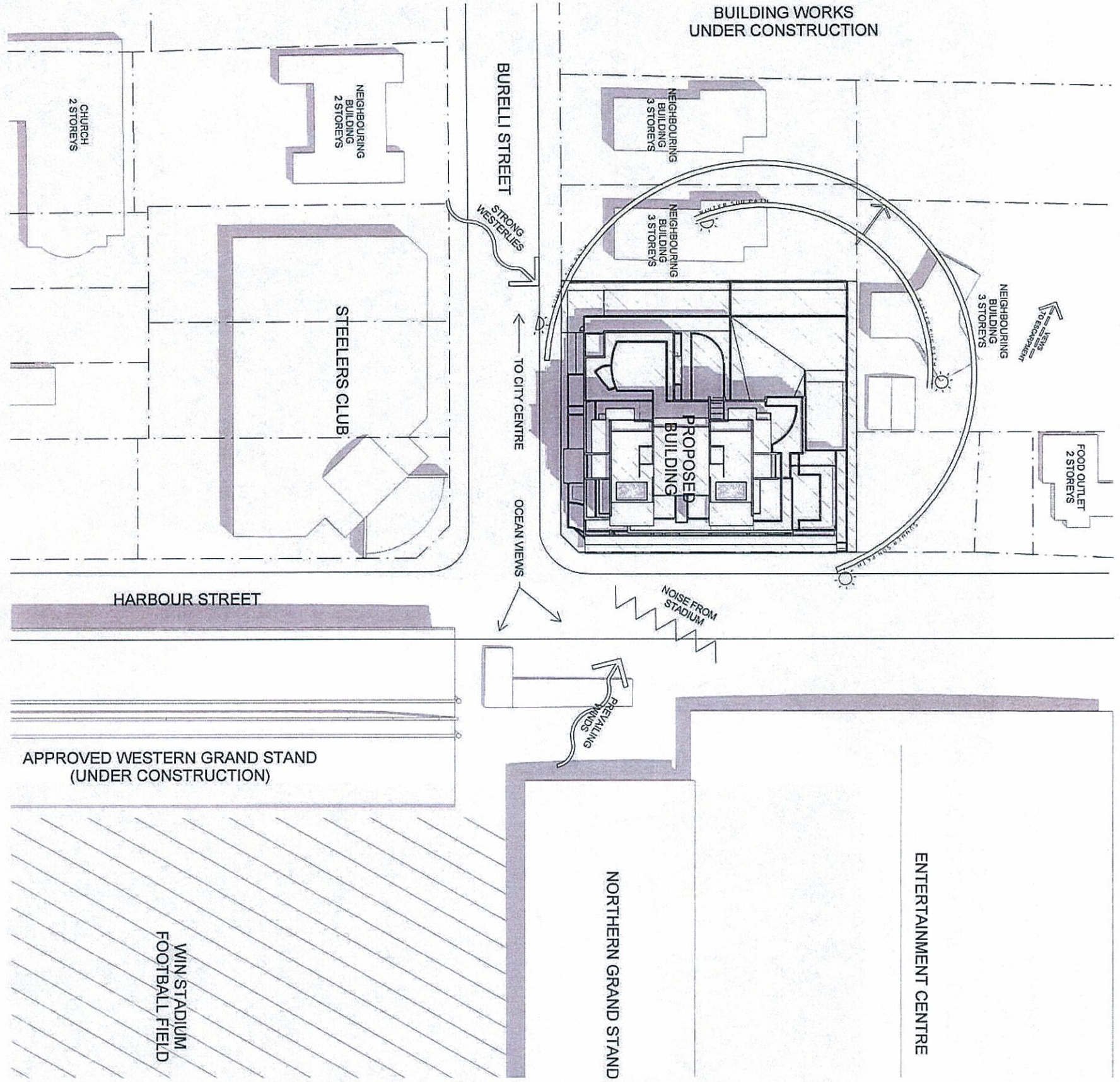
08/07/10

AC



2 LOCATION PLAN
N.T.S.

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DA01 B		SITE ANALYSIS & LOCATION PLAN & DRAWING SCHEDULE	08/07/10 AC/MAM PR
DA02 A		SITE PLAN	08/07/10 Author PR
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1 SITE ANALYSIS
1 : 400



2



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1
1:200

LOT B IN D.P. 154804, LOT 100 IN D.P. 1036149 AND LOTS 2 AND 3 IN D.P. 1523699

Kollco Holdings 10-002

DA03-A



1) THIS PLAN SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.

- 2) THE CONTRACTOR SHALL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INDICATED ON THIS DRAWING.
- 3) ALL SUB CONTRACTORS SHALL BE MADE AWARE OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWN-SLOPE LANDS AND WATER WAYS.
- 4) WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE SHALL BE KEPT AS LOW AS POSSIBLE TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
 - A) INSTALL ANY NECESSARY SECURITY/BOUNDARY FENCES FOR THIS SITE.
 - B) CONSTRUCT SILT FENCING AS DETAILED ALONG BOUNDARIES + CONTOURS.
- 5) DURING WINDY WEATHER, LARGE UNPROTECTED AREAS SHALL BE KEPT MOST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
- 6) FINAL SITE LANDSCAPING SHALL BE UNDERTAKEN AS SOON AS POSSIBLE, AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.
- 7) ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) SHALL BE REMOVED AS SOON AS POSSIBLE, AND WITHIN TEN WORKING DAYS FROM PLACEMENT.
- 8) WATER SHALL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM, UNLESS IT IS SEDIMENT FREE, IN THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR AN LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
- 9) TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES SHALL BE REMOVED ONLY AFTER THE LANDS THEY PROTECTED ARE REHABILITATED.
- 10) THE CONTRACTOR SHALL PROVIDE ACCEPTABLE RECEPTORS FOR CONCRETE & MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.

1) BUILDER SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO BE INSTALLED INSIDE SITE FENCING ON LOW SLOPES OF SITE TO CONTAIN ALL SITE WATER RUN OFF & PREVENT EROSION. THE SEDIMENT FENCING MATERIAL TO SECURITY FENCE SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (E.G. HILDES PROPEL-SL) STOP STRANDING 500 MM. ABOVE GROUND & EXTENDING 150 BELTOW GROUND.

- 2) SILT BARRIERS, SILT TRAPS, SILT/FATION SCREENS AND THE LIKE SHALL BE CONSTRUCTED WITH GEOTEXTILE SEDIMENT FABRIC ATTACHED TO STEEL STAR PICKETS OR SECURITY FENCING OR WITH HESSIAN BAGS. ALL TO CONFORM WITH THE REQUIREMENTS OF THE LOCAL COUNCIL, AND RTA.
- 3) EXISTING DRAINS LOCATED WITHIN THE SITE SHALL BE ISOLATED BY SEDIMENT CONTROL.
- 4) NO PARKING OR STOCK PILING OF MATERIAL IS PERMITTED IN THE PUBLIC DOMAIN UNLESS STATED.
- 5) GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
- 6) CONSTRUCTION ENTRY/EXITS SHALL BE LOCATED AS PER DWG. REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. BULDOZER SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION AS MUCH AS POSSIBLE.
- 7) SITE SECURITY FENCING TO CONSIST OF 1800mm HIGH GALVANIZED CHAIN MESH PANELS FIXED TO GALVANIZED PIPE FRAME & SUPPORTED ON CONCRETE FEET.

1) RECEIORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER, ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

- 12) AT LEAST WEEKLY THE CONTRACTOR SHALL INSPECT THE SITE, PROVIDING PARTICULAR ATTENTION TO THE FOLLOWING MATTERS:
 - A) ENSURE DRAINS OPERATE EFFECTIVELY, AND INITIATE REPAIR OR MAINTENANCE AS REQUIRED.
 - B) REMOVE SPILLED SAND (OR OTHER MATERIALS) FROM HAZARD AREA, INCLUDING LANDS CLOSER THAN 2 METRES FROM LIKELY AREAS OF CONCENTRATED OR HIGH-VELOCITY FLOWS SUCH AS WATERWAYS, GULLERS, PAVED AREAS AND DRIVEWAYS.
 - C) CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT WORKS AS NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS, ie, MAKE ONGOING CHANGES TO THE PLAN.
 - D) MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE REHABILITATED
 - E) REMOVE TEMPORARY SOIL CONSERVATION STRUCTURES AS A LAST ACTIVITY IN THE REHABILITATION PROGRAMME.
 - 13) THE CONTRACTOR SHALL KEEP A LOG BOOK, MAKING ENTRIES AT LEAST WEEKLY, AND AFTER RAINFALL AND/OR SITE CLOSURE RECORDED, AT THE VOLUME OF ANY RAINFALL EVENTS (CHECK WATER BUREAU) B) THE CONDITION OF ANY SOIL, AND WATER MANAGEMENT WORKS, C) REMEDIAL WORK
- THE BOOK SHALL BE KEPT ON SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON ON REQUEST.

1. TRADE WASTE TO BE SEPARATED TO RECYCLE PRODUCTS, TIMBER, GLASS AND PAPER.

2. BUILDER TO RELOCATE SITE SHED, AMENITIES, STORAGE FACILITIES, ETC. AS REQUIRED DURING THE CONSTRUCTION PROCESS.
3. ADDITIONAL CARPARKING TO BE PROVIDED ON SITE FOLLOWING CONSTRUCTION OF BASEMENT CARPARKING AREA.
4. ALL VEHICLES TO LEAVE THE SITE IN A FORWARD DIRECTION.
5. NO VEHICLES TO BE PARKED ON FOOTPATH RESERVE

1) NOTE THAT THE PROPOSED WORKS WILL BE UNDERTAKEN WHILST THE BUILDING & SITE IS VACANT.

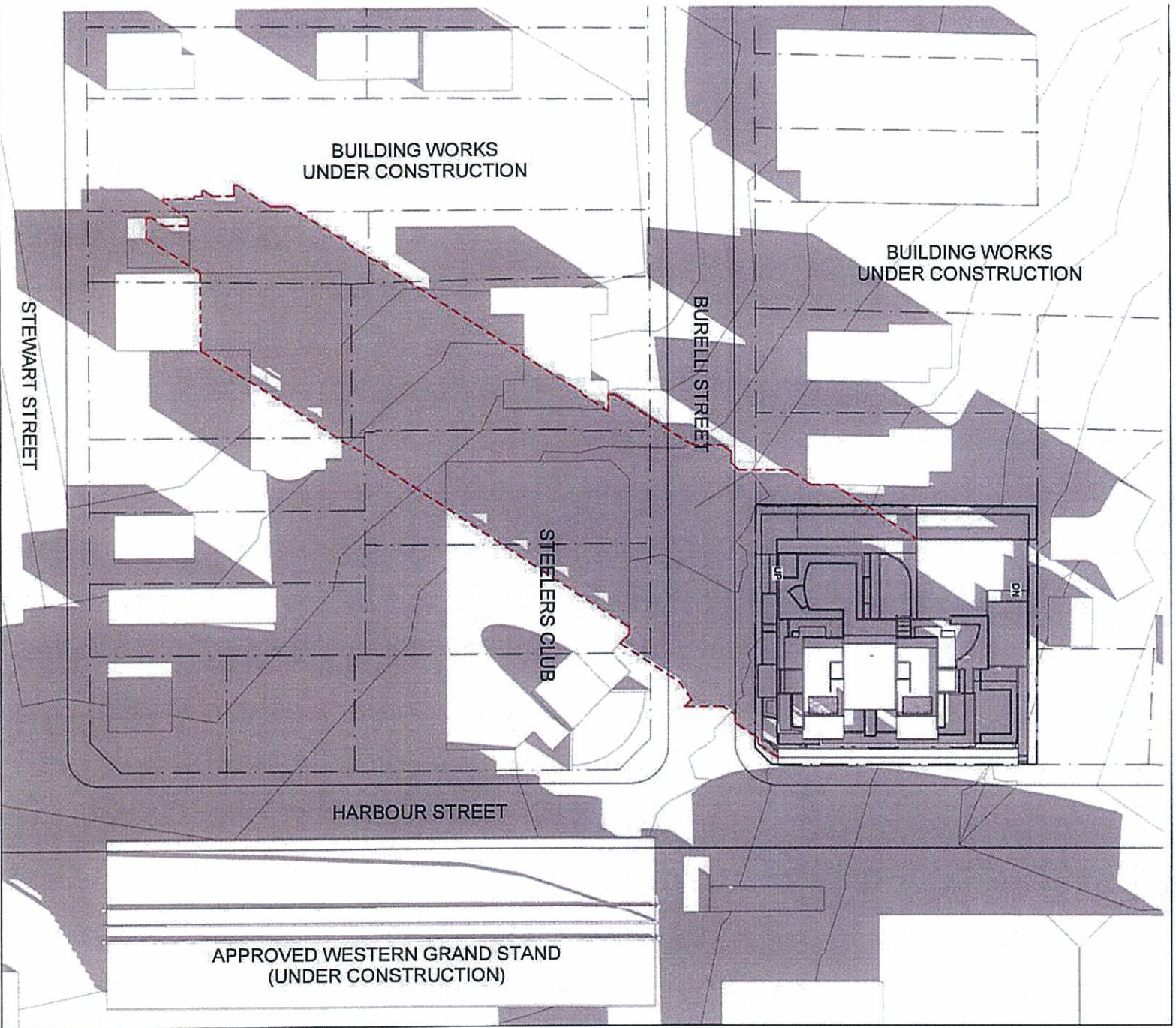
- 2) ALL SITE FENCING AND SEDIMENT CONTROL, USED DURING DEMOLITION PHASE SHALL BE RETAINED FOR THE CONSTRUCTION PHASE + SHALL EXTENDED AS DETAILED ON DWGS.
- 3) A NEW HARD STAND AREA + SHAKER GRID SHALL BE CONSTRUCTED CORRODED CIRCUIT FOOTING DURING ALL PHASES OF THE PROJECT, ALL TO CONFORM WITH THE REQUIREMENTS OF THE LOCAL COUNCIL R17A.

- 4) DURING CONSTRUCTION PHASE AN AREA IS SET ASIDE ON SITE FOR OF MOBILE CRANE OR CONCRETE PUMP.
- 5) ALL CONSTRUCTION MATERIALS ARE TO BE STORED ON SITE. A DESIGNATED AREA HAS BEEN ALLOWED.
- 6) ALL SITE ACCOMMODATION + AMENITIES AS REQUIRED WILL BE LOC. WITHIN THE SITE. SOME SITE SHEDS MAYBE RELOCATED ON THE POSSIBLE LEVEL IN THE FINAL PHASE OF CONSTRUCTION.
- 7) A DILAPIDATION SURVEY WILL BE CARRIED OUT BY THE CONTRACTOR BEFORE THE COMMENCEMENT OF ANY WORK ON SITE.

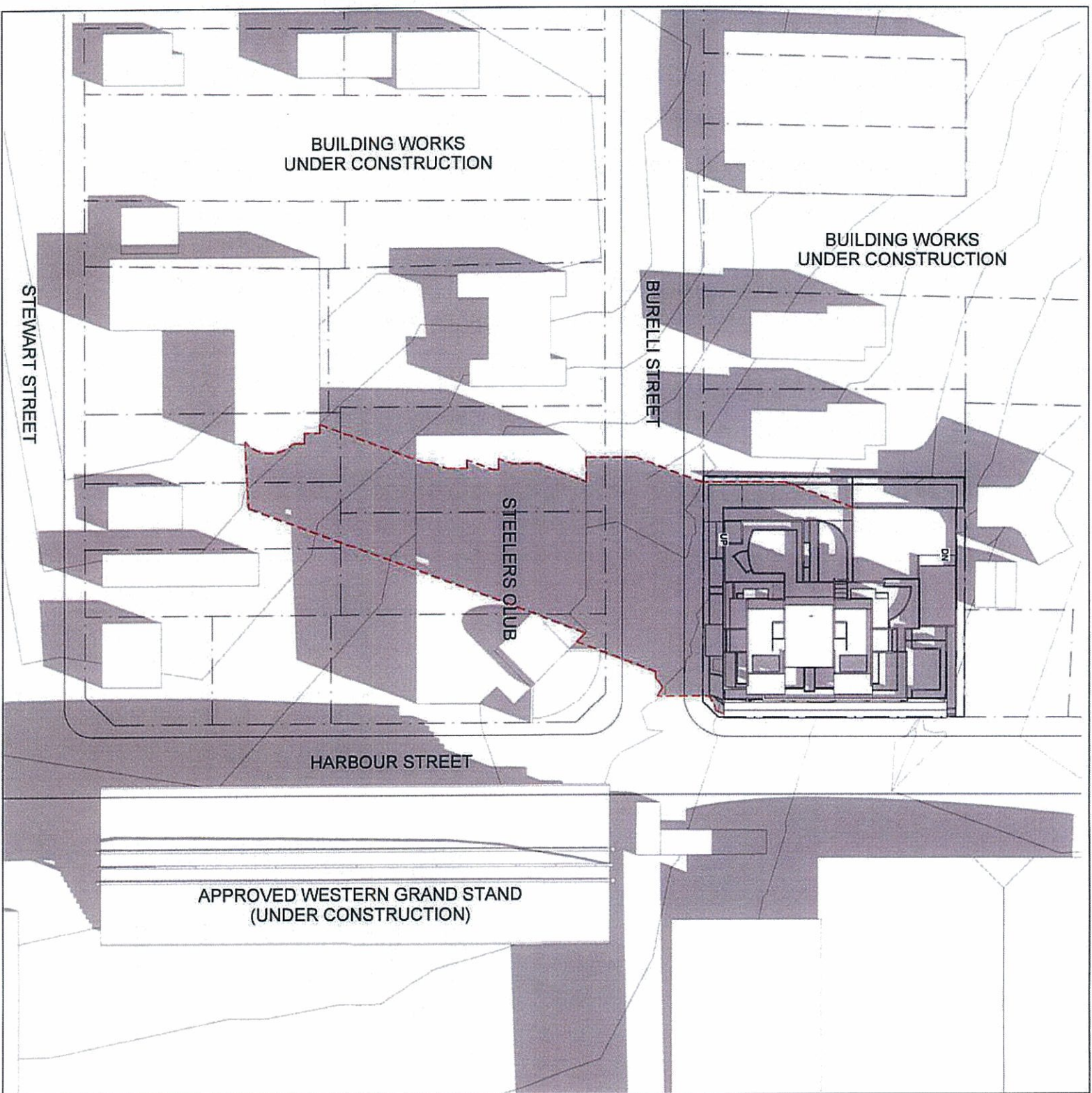
AS2601 Demolition of structures
AS2436 Guide to noise control.... demolition sites
AS3798 Guide on earthworks.... residential developments
AS1289 Methods of testing soils for engineering purposes
AS1725 Galvanised railless chainwire security fencing



KEY:  DENOTES EXTENT OF SHADOW CAST BY THIS PROPOSAL



1 SHADOWS 21ST JUNE 0900
1 : 500



2 SHADOWS 21ST JUNE 1000
1 : 500

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FOR APPROVAL
REVISIONS
No. Revision Description Date By
A DEVELOPMENT APPLICATION 06/07/10 AC



HARBOUR APARTMENTS - PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT

LOT B IN D.P. 154804, LOT 100 IN D.P. 1036149 AND LOTS 2 AND 3 IN D.P. 152369
CNR BURELL & HARBOUR STREETS, WOLLONGONG.

SHADOW DIAGRAMS

Kelico Holdings 10-002

DA25-A



A DEVELOPMENT APPLICATION 001712 AC

SITE CALCULATION SUMMARY

Site Area	2247.6m ²
Max F.S.R. @ 2.5:1	5660m ²
Proposed F.S.R.	5827.5m ²

For detailed calculations refer to
Statement of Environmental Effects as prepared by
JBA Planning Consultants

[illegible][illegible]

Level	Room Schedule			Room Type
	Name	Area		
Level 22	LIBR	451 m ²	WET	
Level 5	DRING	1470 m ²	LV	
Level 5	BARNU	168 m ²	WET	
Level 5	ENTR	935 m ²	LV	
Level 5	ENTR	1256 m ²	WET	
Level 5	ENTR	1564 m ²	WET	
Level 5	ENTR	2202 m ²	LV	
Level 5	ENTR	1152 m ²	BD	
Level 5	ENTR	124 m ²	STORE	
Level 5	ENTR	181 m ²	STORE	
Level 5	ENTR	1846 m ²	BLCOIN	
Level 6				
Level 6	LIBR	293 m ²	LOBB	
Level 6	LARGO/PAV	7105 m ²	LARGO	
Level 6	LARGO/PAV	1630 m ²	LARGO	
Level 6	LARGO/PAV	1330 m ²	LARGO	
Level 6	LARGO/PAV	726 m ²	LARGO	
Level 6				
Level 6	BLCOIN	3780 m ²	COL	
Level 6				
Level 6	BARNU	731 m ²	WET	
Level 6	ENTR	1508 m ²	WET	
Level 6	ENTR	1327 m ²	BD	
Level 6	ENTR	135 m ²	WET	
Level 6	ENTR	1634 m ²	LV	
Level 6	ENTR	1822 m ²	LV	
Level 6	ENTR	1846 m ²	BD	
Level 6	ENTR	1589 m ²	LV	
Level 6	ENTR	122 m ²	BD	
Level 6	ENTR	481 m ²	WET	
Level 6	ENTR	257 m ²	STORE	
Level 6	ENTR	231 m ²	STORE	
Level 6	ENTR	18 m ²	STORE	
Level 6	ENTR	3120 m ²	BLCOIN	
Level 6				
Level 6	BARNU	731 m ²	WET	
Level 6	ENTR	1508 m ²	WET	
Level 6	ENTR	1327 m ²	BD	
Level 6	ENTR	135 m ²	WET	
Level 6	ENTR	1608 m ²	LV	
Level 6	ENTR	1822 m ²	LV	
Level 6	ENTR	1846 m ²	BD	
Level 6	ENTR	1589 m ²	LV	
Level 6	ENTR	122 m ²	BD	
Level 6	ENTR	481 m ²	WET	
Level 6	ENTR	257 m ²	STORE	
Level 6	ENTR	231 m ²	STORE	
Level 6	ENTR	18 m ²	STORE	
Level 6	ENTR	3120 m ²	BLCOIN	
Level 6				
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Level 6	ENTR	1508 m ²	WET	
Level 6	ENTR	1327 m ²	BD	
Level 6	ENTR	135 m ²	WET	
Level 6	ENTR	1608 m ²	LV	
Level 6	ENTR	1822 m ²	LV	
Level 6	ENTR	1846 m ²	BD	
Level 6	ENTR	1589 m ²	LV	
Level 6	ENTR	122 m ²	BD	
Level 6	ENTR	481 m ²	WET	
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Level 6	ENTR	231 m ²	STORE	
Level 6	ENTR	18 m ²	STORE	
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Level 6	ENTR	1822 m ²	LV	
Level 6	ENTR	1846 m ²	BD	
Level 6	ENTR	1589 m ²	LV	

Room Details				Room Type			
Level	Name	Area		Room Type			
UNIT 15	BEDROOM 1	14.27 m ²	BED	BEO	BEO	BEO	BEO
	BEDROOM 2	11.04 m ²	BED				
	LIVING	11.04 m ²	LV				
	KITCHEN	15.65 m ²	LV				
	BATH	8.59 m ²	LV				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
UNIT 16	BEDROOM 1	14.27 m ²	BED	BEO	BEO	BEO	BEO
	BEDROOM 2	11.04 m ²	BED				
	LIVING	11.04 m ²	LV				
	KITCHEN	15.65 m ²	LV				
	BATH	8.59 m ²	LV				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
	W.C.	1.69 m ²	WC				
UNIT 17	BEDROOM 1	14.27 m ²	BED	BEO	BEO	BEO	BEO
	BEDROOM 2	11.04 m ²	BED				
	LIVING	11.04 m ²	LV				
	KITCHEN	15.65 m ²	LV				
	BATH	8.59 m ²	LV				
	W.C.	1.69 m ²	WC				

Room Schedule			
Level	Name	Area	Room Type
Level 3	BALCONY	10.61 m ²	BALCONY
Level 3	LOBBY	451 m ²	NET
Level 3	DRIVING	41.00 m ²	LV
Level 3	BATH-EN1	5.89 m ²	LV
Level 3	ENTRY	9.95 m ²	LV
Level 3	KITCHEN	12.31 m ²	NET
Level 3	BEHROOM1	25.69 m ²	BED
Level 3	BEHROOM2	22.67 m ²	LV
Level 3	BEHROOM3	11.52 m ²	BED
Level 3	POBE	13.91 m ²	STORE
Level 3	POBE	15.91 m ²	STORE
Level 3	BALCONY	15.40 m ²	BALCONY
Level 3	LOBBY	451 m ²	NET
Level 3	DRIVING	41.00 m ²	LV
Level 3	BATH-EN1	5.89 m ²	LV
Level 3	ENTRY	9.95 m ²	LV
Level 3	KITCHEN	12.31 m ²	NET
Level 3	BEHROOM1	25.69 m ²	BED
Level 3	BEHROOM2	22.67 m ²	LV
Level 3	BEHROOM3	11.52 m ²	BED
Level 3	POBE	13.91 m ²	STORE
Level 3	POBE	15.91 m ²	STORE
Level 3	BALCONY	15.40 m ²	BALCONY
Level 3	LOBBY	451 m ²	NET
Level 3	DRIVING	41.00 m ²	LV
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Level 3	BALCONY	15.40 m ²	BALCONY
Level 3	LOBBY	451 m ²	NET
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Level 3	BATH-EN1	5.89 m ²	LV
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Level 3	KITCHEN	12.31 m ²	NET
Level 3	BEHROOM1	25.69 m ²	BED
Level 3	BEHROOM2	22.67 m ²	LV
Level 3	BEHROOM3	11.52 m ²	BED
Level 3	POBE	13.91 m ²	STORE
Level 3	POBE	15.91 m ²	STORE
Level 3	BALCONY	15.40 m ²	BALCONY
Level 3	LOBBY	451 m ²	NET
Level 3	DRIVING	41.00 m ²	LV
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Level 3	DRIVING	41.00 m ²	LV
Level 3	BATH-EN1		

[illegible]

MILITARY SCHEDULE		
Name	Area	Level
COMMERCIAL 1	334.65 m ²	Ground
COMMERCIAL 2	51.58 m ²	Ground
Unit 1	102.88 m ²	Level 2
Unit 2	101.06 m ²	Level 2
Unit 3	92.55 m ²	Level 2
Unit 4	101.83 m ²	Level 2
Unit 5	105.84 m ²	Level 2
Unit 6	120.83 m ²	Level 2
Unit 7	122.66 m ²	Level 2
Unit 8	151.55 m ²	Level 3
Unit 9	92.55 m ²	Level 3
Unit 10	101.83 m ²	Level 3
Unit 11	105.84 m ²	Level 3
Unit 12	120.83 m ²	Level 3
Unit 13	102.88 m ²	Level 4
Unit 14	101.56 m ²	Level 4
Unit 15	52.58 m ²	Level 4
Unit 16	101.83 m ²	Level 4
Unit 17	105.84 m ²	Level 4
Unit 18	120.83 m ²	Level 4
Unit 19	102.69 m ²	Level 5
Unit 20	101.56 m ²	Level 5
Unit 21	92.55 m ²	Level 5
Unit 22	101.83 m ²	Level 5
Unit 23	105.84 m ²	Level 5
Unit 24	141.14 m ²	Level 6
Unit 25	133.97 m ²	Level 6
Unit 26	141.14 m ²	Level 7
Unit 27	133.97 m ²	Level 7
Unit 28	141.14 m ²	Level 8
Unit 29	133.97 m ²	Level 8
Unit 30	141.14 m ²	Level 9
Unit 31	133.97 m ²	Level 9
Unit 32	141.14 m ²	Level 10
Unit 33	133.97 m ²	Level 10
Unit 34	141.14 m ²	Level 11
Unit 35	133.97 m ²	Level 11
Unit 36	141.14 m ²	Level 12
Unit 37	133.97 m ²	Level 12
Unit 38	141.14 m ²	Level 13
Unit 39	133.97 m ²	Level 13
Unit 40	141.14 m ²	Level 13

HARBOUR APARTMENTS - PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT

LOT RINDP 154804 LOT 100 IN D.P. 1036149 AND LOTS 2 AND 3 IN D.P. 1523369

UNIT & ROOM SCHEDULES

Kollico Holdings 10-002

DA24-A

PRO ARCHITECTS

1. The first part of the document is a letter from the President of the United States to the Secretary of the Navy, dated 18th March 1899. The letter is signed by William McKinley and is addressed to John D. Long. The letter is a copy of a letter that was sent to the Secretary of the Navy by the President's private secretary, Mr. C. D. Nease. The letter is a copy of a letter that was sent to the Secretary of the Navy by the President's private secretary, Mr. C. D. Nease.

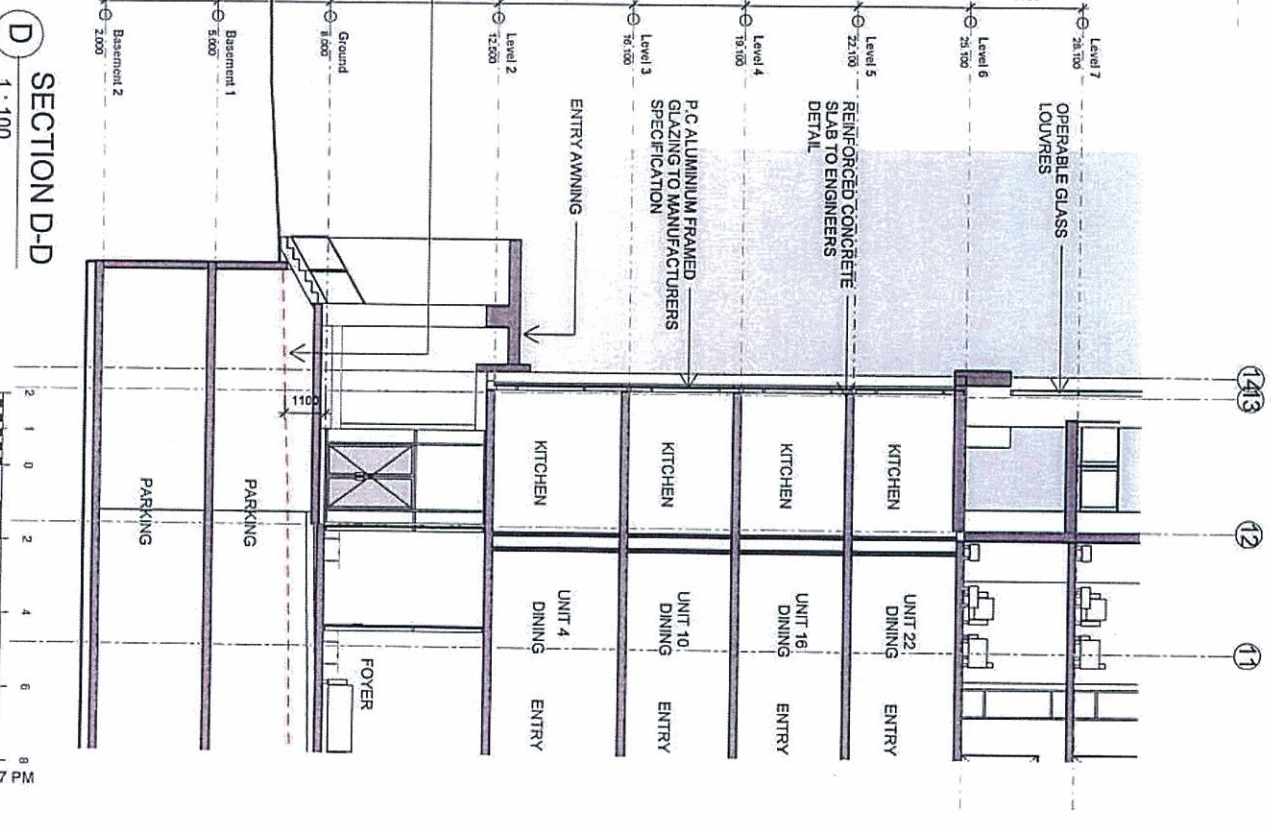
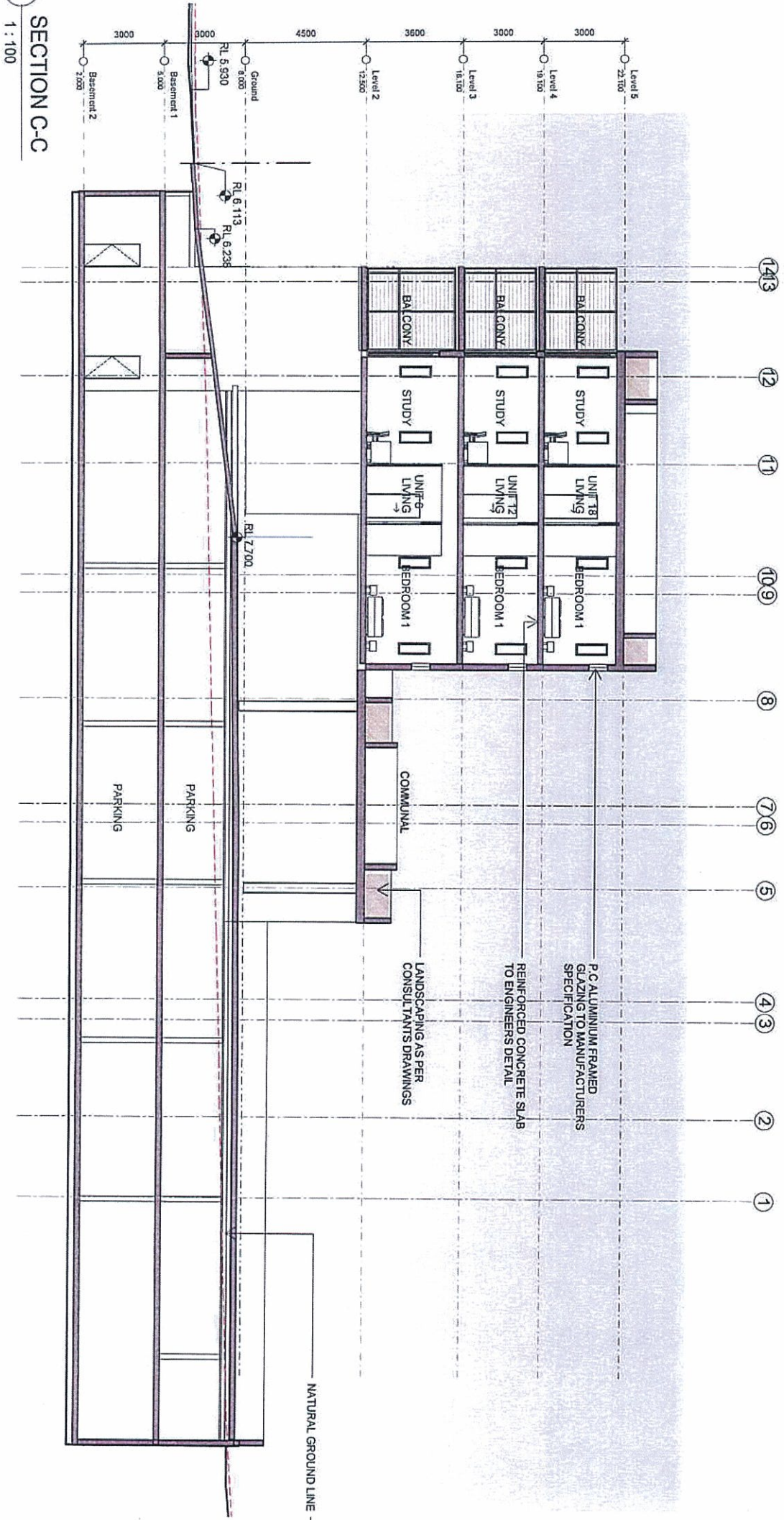
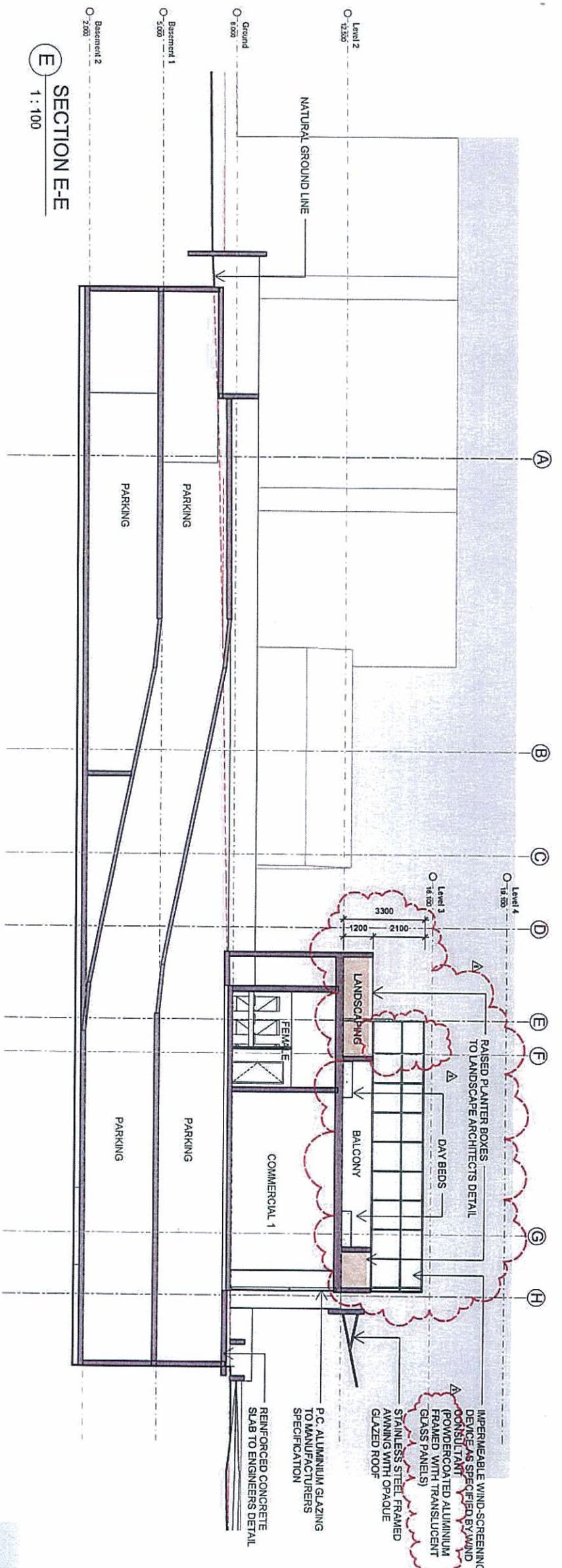
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PDD ARCHITECTS PTY LTD.
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FOR APPROVAL

AMENDMENTS

No	Revision Description	Date	By
A	DEVELOPMENT APPLICATION	04.07.19	JAC
B	ADDITIONAL INFORMATION	28.10.19	JAC
	REQUESTED BY COUNCIL		

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HARBOUR APARTMENTS - PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT
LOT B IN D.P. 154804, LOT 100 IN D.P. 1036149 AND LOTS 2 AND 3 IN D.P. 152369
CNR BURELL & HARBOUR STREETS, WOLLONGONG.

Kollico Holdings 10-002
DA23-B
PDD ARCHITECTS
29/10/2010 4:09:27 PM