9am		**1pm**	
10am		**2pm**	
11am		**3pm**	
12pm			

Shadow Diagram - 21st June

ISSUE	DATE	REVISION
A	8/6/13	Issue for DA

NOTE DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

WHERE
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

DRAWING
Shadow Diagrams

Baker Kavanagh architects

north

PROJECT # **12040** DWG # REV

DATE 09 January 2013

SCALE @ A1 **NTS**

DRAWN AB CHKD JK

DA 800 A

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.b ka.com.au E: bka@bka.com.au

9AM- 21 JUNE

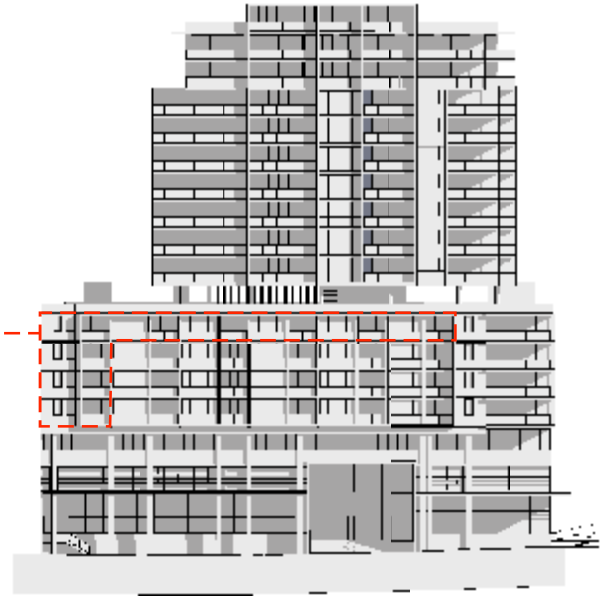
Sun From 9am-10.30am
For Units

6.01 6.03 6.05 6.07 6.08 6.09

5.01

4.01

3.01



10AM- 21 JUNE

Sun From 9am-11am
For Units

16.01 16.02

15.01 15.02

14.02 14.03 14.04

13.02 13.03 13.04

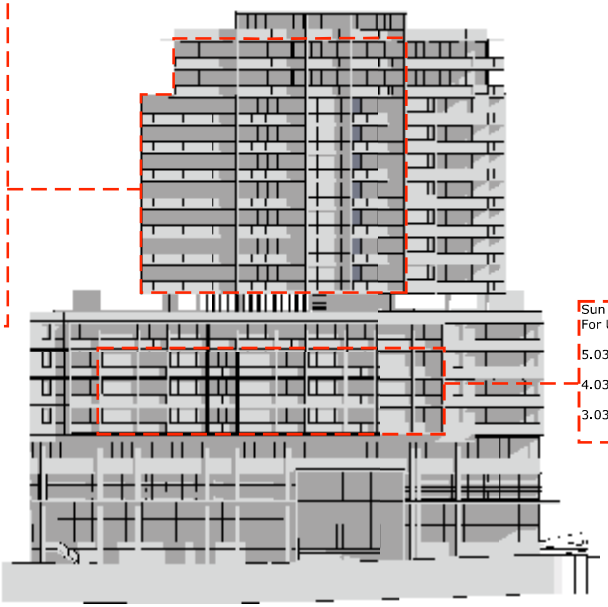
12.02 12.03 12.04

11.02 11.03 11.04

10.02 10.03 10.04

9.02 9.03 9.04

8.02 8.03 8.04



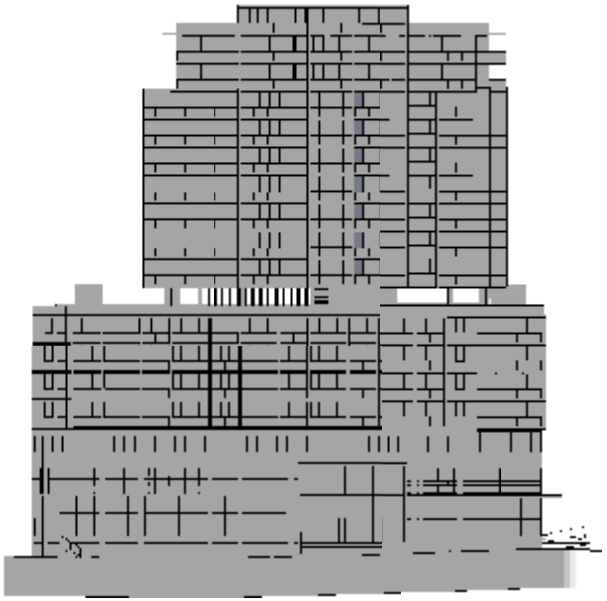
11AM- 21 JUNE

Sun From 9am-11am
For Units

5.03 5.05 5.07 5.08 5.09

4.03 4.05 4.07 4.08 4.09

3.03 3.05 3.07 3.08 3.09



12PM- 21 JUNE

SOLAR ANALYSIS

12040_14-18 Auburn Street, Wollongong

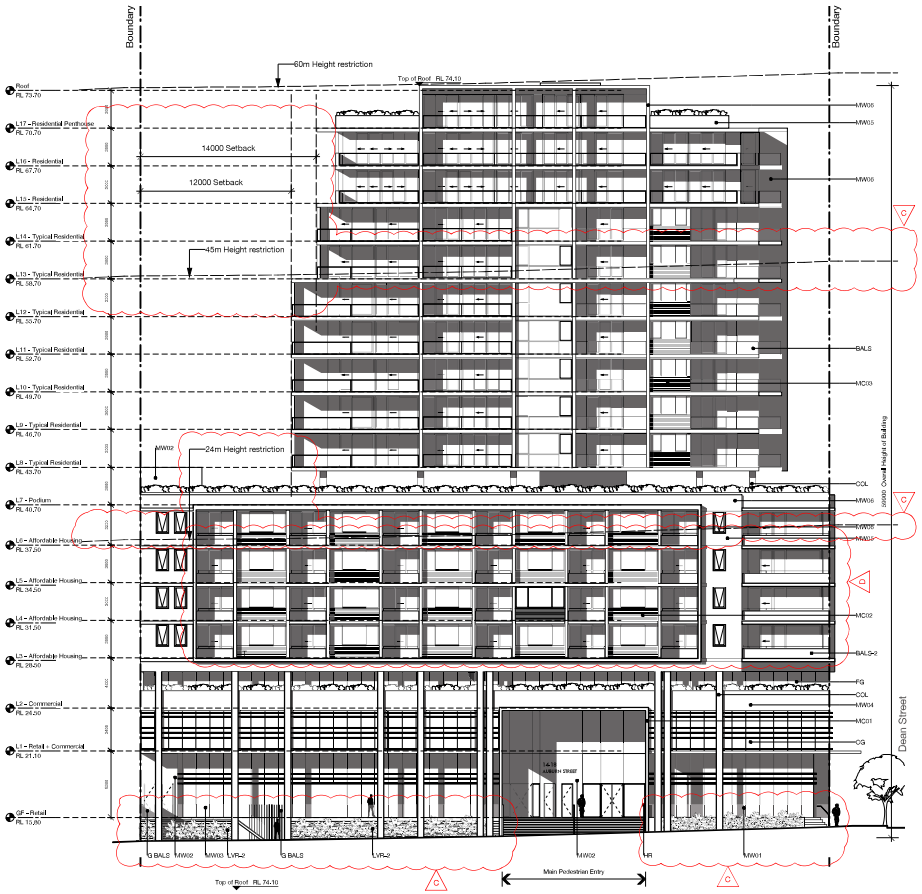
EAST ELEVATION
DETAIL FACADE ANALYSIS SOLAR ACCESS

DECEMBER 2013
ISSUE: A
DWG: SK 801

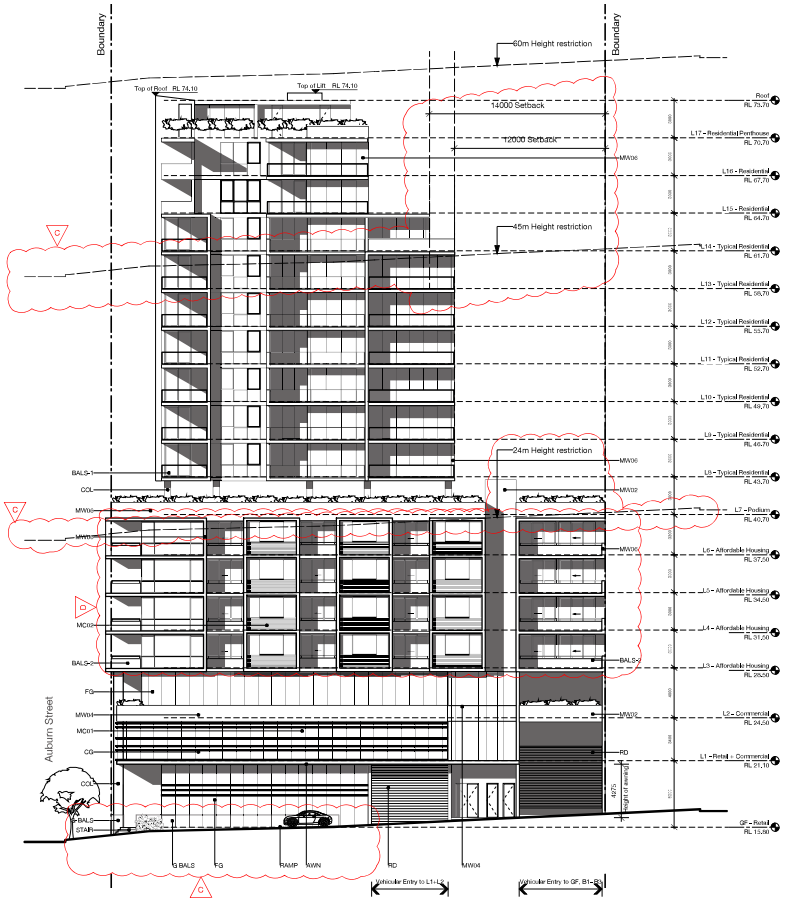
Suite 1.04 77 Dunning Ave
T: 612 9318 9200
W:www.bka.com.au

Roseberry NSW2018
F:612 9318 9222
E:bka@bka.com.au

Baker Kavanagh architects



01 DA200 East Elevation | Auburn Street
Scale: 1:200



02 DA200 North Elevation | Dean Street
Scale: 1:200

Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FG	Fixed Glass
FL	Floor Level
G	Glass
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

ISSUE	DATE	DESCRIPTION
D	12/12/13	Issue to consultants
C	28/11/13	Issue to Consultants
B	5/8/13	Issue to DA

NOTE: DO NOT SCALE FROM DRAWING, USE NOTED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

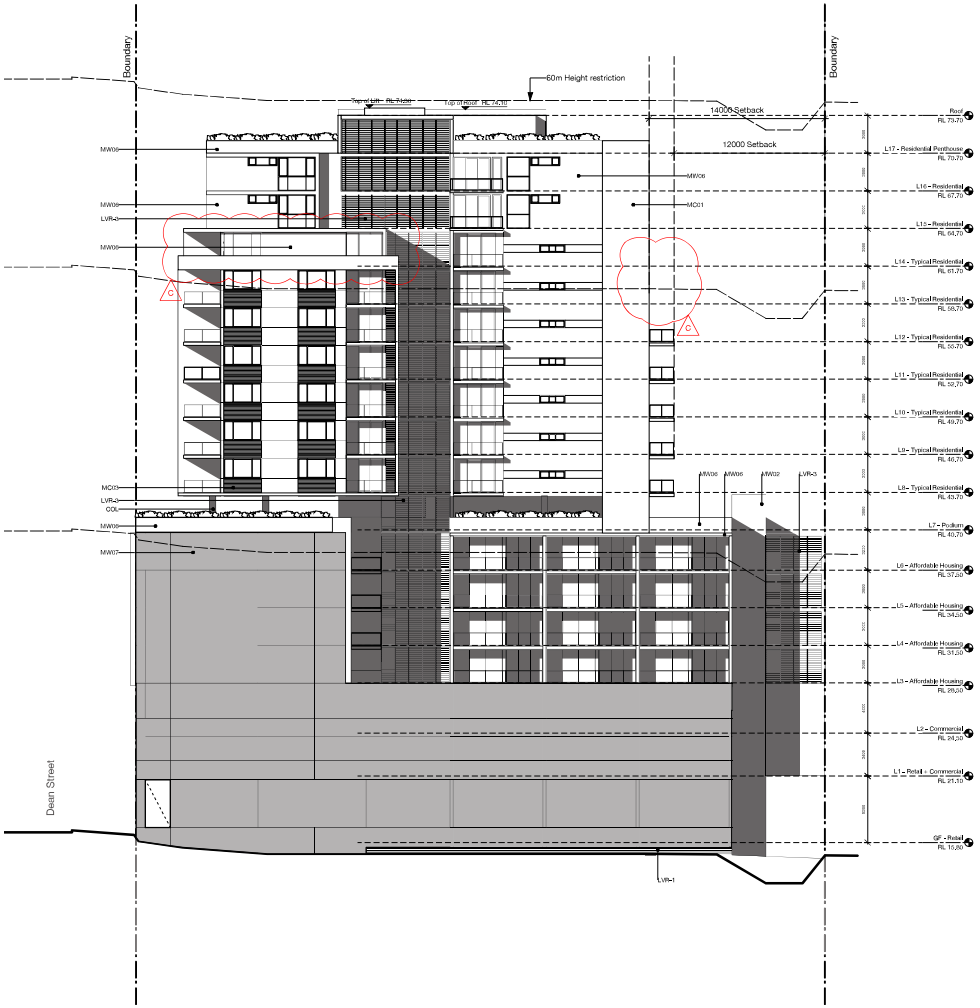
CLIENT
ESH Holdings P/L & EB Property P/L

DRAWING
Elevations 01

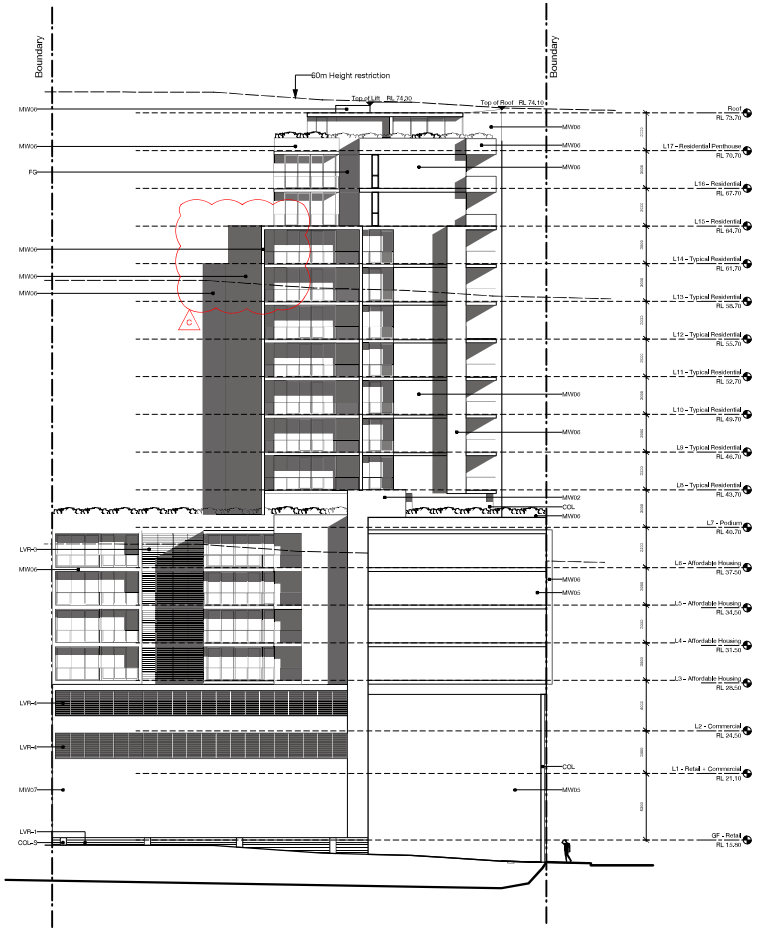
Baker Kavanagh architects

PROJECT # **12040**
DATE 09 February 2013
SCALE @ A1 **1:200 @ A1**
DRAWN NC CHKD JK
DWG # DA 200 REV D

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.b ka.com.au E: bka@bka.com.au



01 DA201 West Elevation
Scale: 1:200



02 DA201 South Elevation
Scale: 1:200

Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FG	Fixed Glass
FL	Floor Level
G	Glass
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

ISSUE	DATE	REMARK
C	29/11/13	Issue to Consultants
B	3/6/13	Issue to DA
A	19/3/13	Preliminary Issue to Consultants

NOTE DO NOT SCALE FROM DRAWING, USE REQUIRED DIMENSION ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

DRAWING
Elevations-02

Baker Kavanagh architects

PROJECT # **12040** DWG # REV
DATE 09 February 2013
SCALE @ A1 **1:200 @ A1**
DRAWN NC CHKD JK

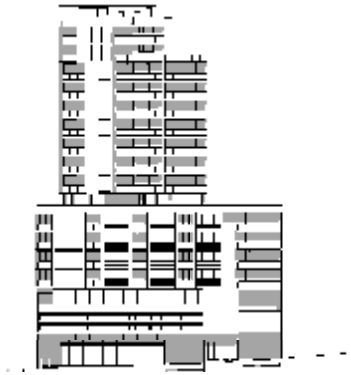
DA 201 C

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.bka.com.au E: bka@bka.com.au

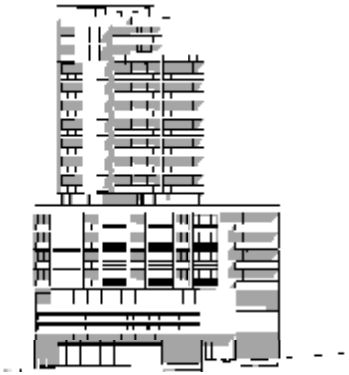
9AM- 21 JUNE

10AM- 21 JUNE

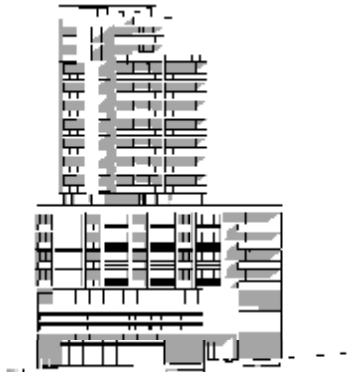
11AM- 21 JUNE



12PM- 21 JUNE



1PM- 21 JUNE



2PM- 21 JUNE

3PM- 21 JUNE

Sun From 9am-3pm
For Units

6.10	6.11	6.12	6.14	6.15
5.10	5.11	5.12	5.14	5.15
4.10	4.11	4.12	4.14	4.15
3.10	3.11	3.12	3.14	3.15

Sun From 9am-3pm
For Units

17.01		
16.03		
15.03		
14.05	14.06	14.07
13.05	13.06	13.07
12.05	12.06	12.07
11.05	11.06	11.07
10.05	10.06	10.07
9.05	9.06	9.07
8.05	8.06	8.07

NOTE:
This document is to be read in conjunction with RFB Calculation Rev E spreadsheet and letter by Mersonn.

SOLAR ANALYSIS
12040_14-18 Auburn Street, Wollongong

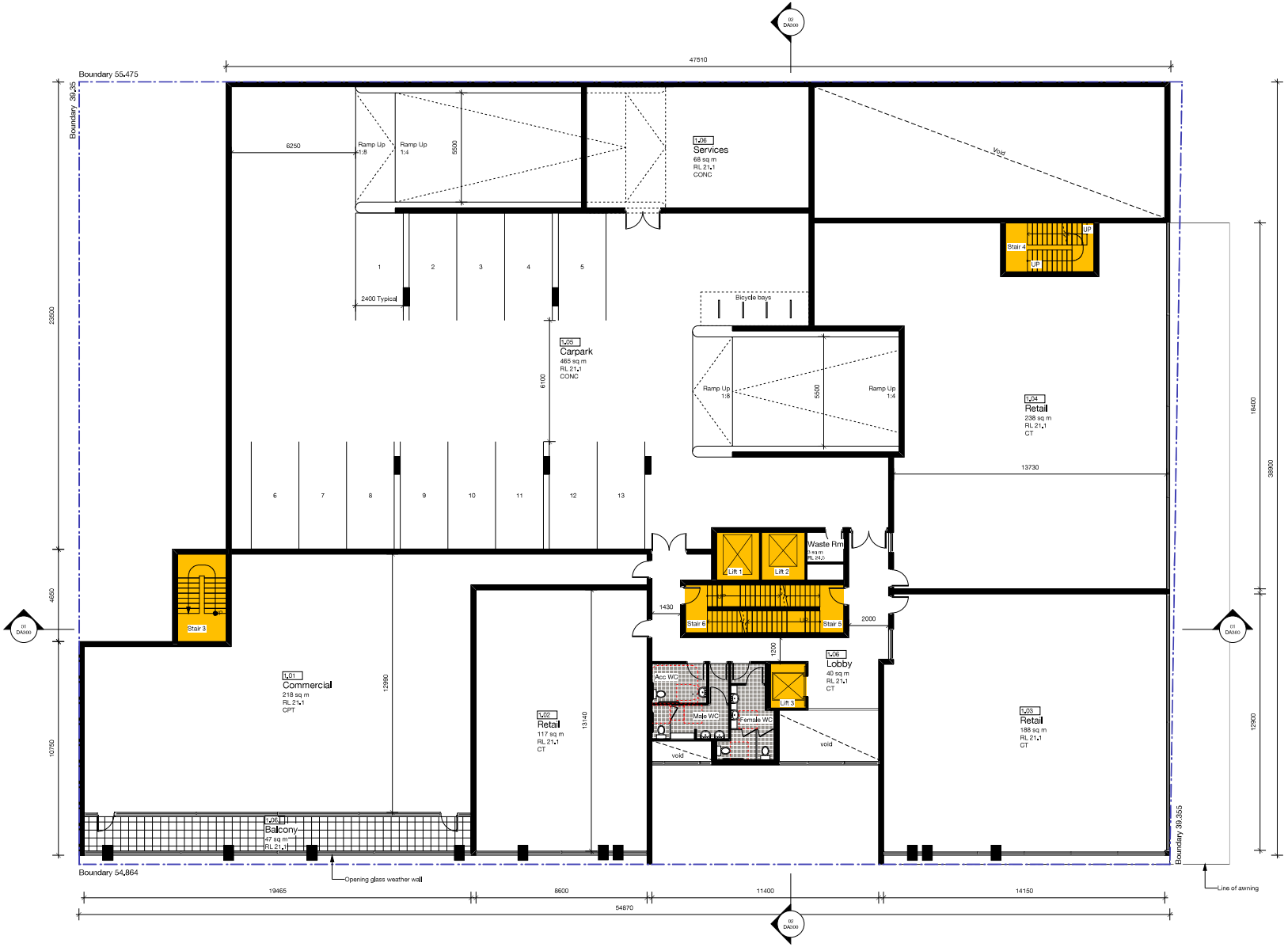
NORTH ELEVATION
DETAIL FACADE ANALYSIS SOLAR ACCESS

DECEMBER 2013
ISSUE: A
DWG: SK 800

Suite 1.04 77 Dunning Ave
T: 612 9318 9200
W:www.bka.com.au

Roseberry NSW2018
F:612 9318 9222
E:bka@bka.com.au

Baker Kavanagh architects



01	Level 1 Floor Plan
DA104	Scale: 1:100

Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FL	Floor Level
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

0 5 10 M

D	7/6/13	Issue to DA
C	3/6/13	Revised Issue to Consultants
B	19/4/13	Issue to Consultants
A	5/3/13	Preliminary Issue to Consultants

ISSUE	DATE	REVISION

NOTE DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

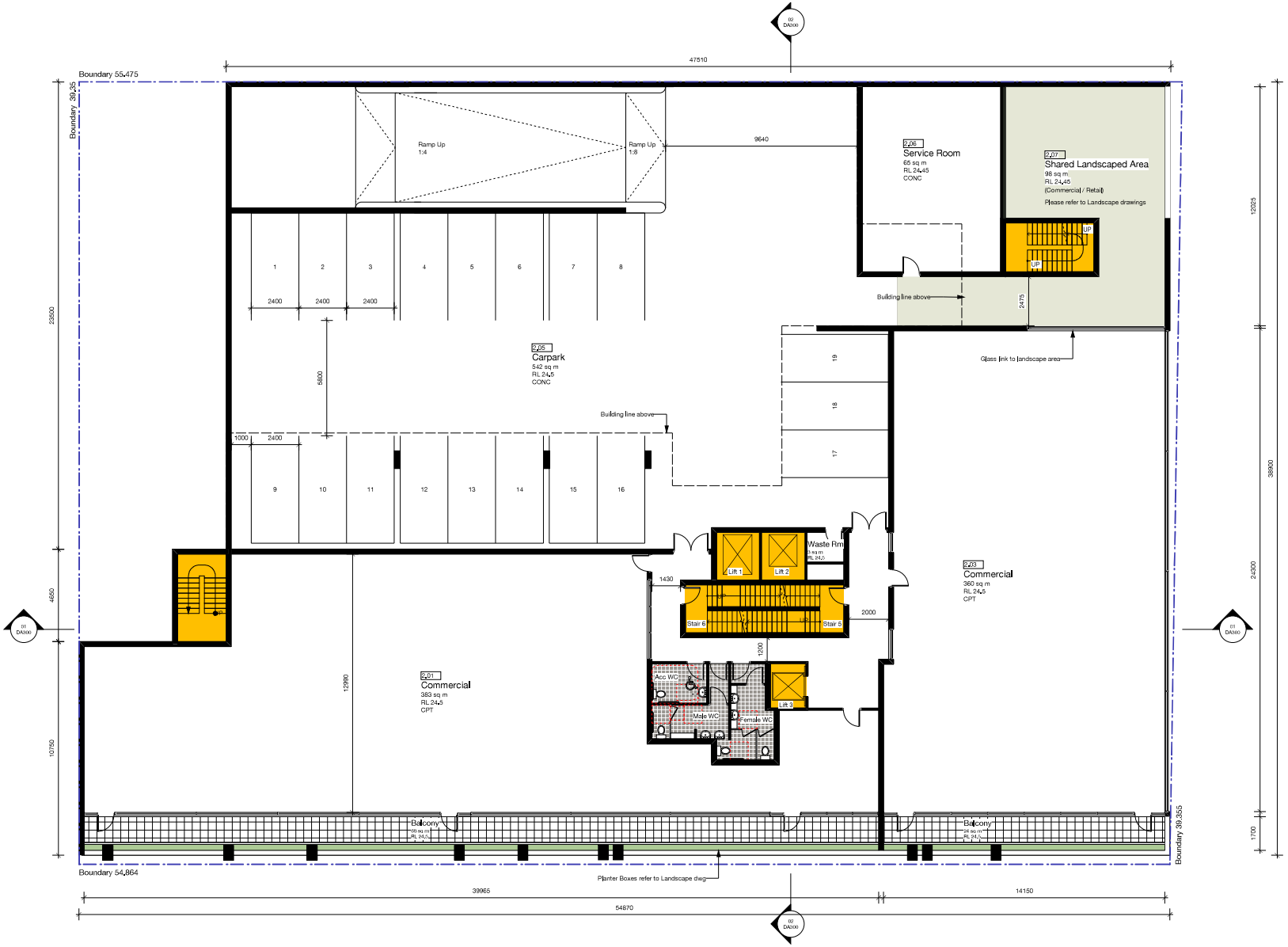
DRAWING
L1 | Commerical

Baker Kavanagh architects

north

PROJECT #	12040	DWG #	REV
DATE	09 January 2013		DA 104 D
SCALE @ A1	1:100 @ A1		
DRAWN	NC	CHKD	JK

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.b ka.com.au E: bka@bka.com.au



01 Level 2 Floor Plan
DA105 Scale: 1:100

Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FL	Floor Level
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

0 5 10 M

D	7/6/13	Issue to DA
C	3/6/13	Revised Issue to Consultants
B	19/4/13	Issue to Consultants
A	8/3/13	Preliminary Issue to Consultants
ISSUE	DATE	REMARKS

NOTE DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

DRAWING
L2 | Commerical

Baker Kavanagh architects

north

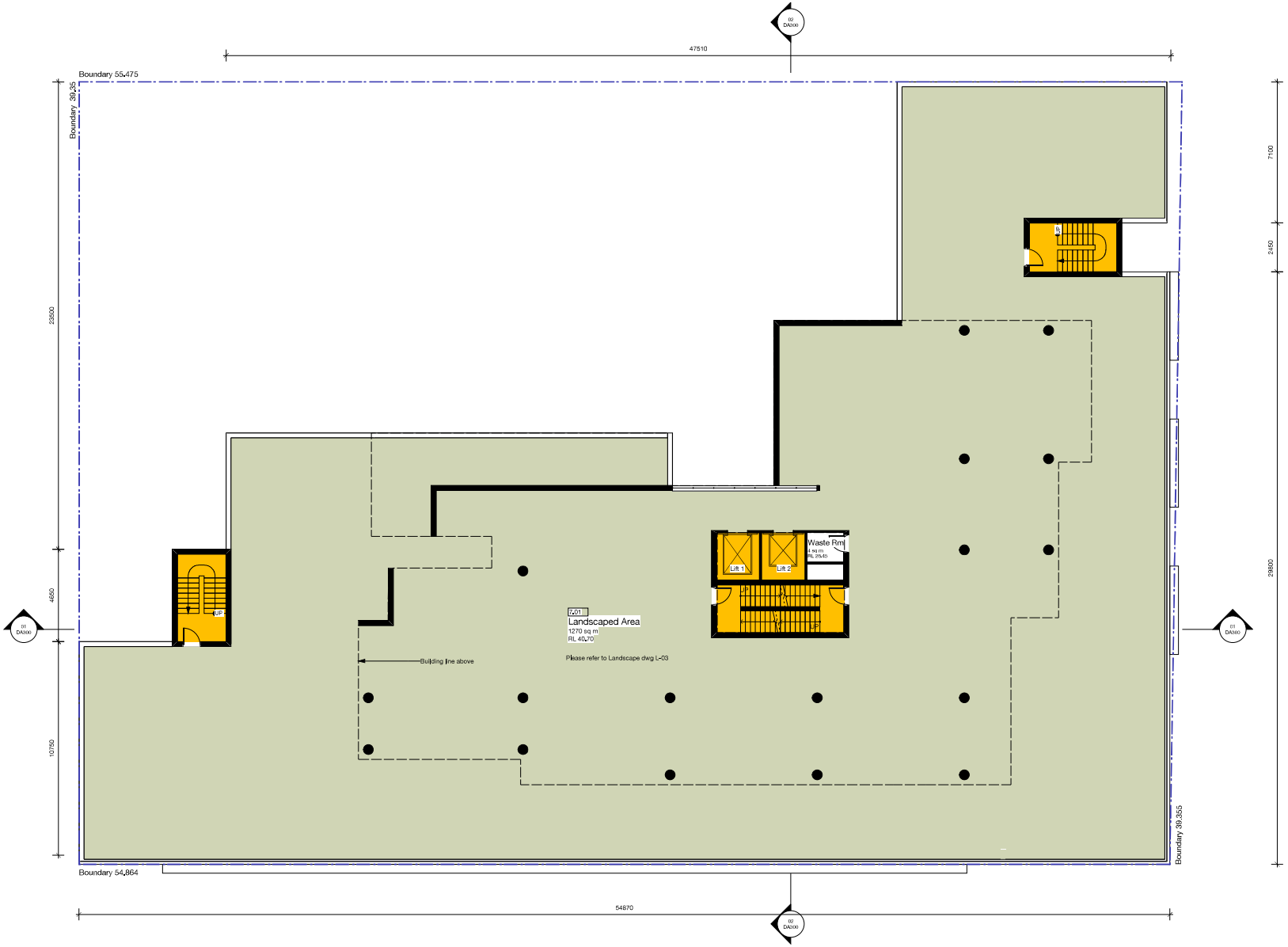
PROJECT # **12040** DWG # REV

DATE 09 January 2013

SCALE @ A1 **1:100 @ A1** DA 105 D

DRAWN NC CHKD JK

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.b ka.com.au E: bka@bka.com.au



01	Podium Level Floor Plan
DA107	Scale: 1:100

Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FL	Floor Level
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

0 5 10 M

ISSUE	DATE	DESCRIPTION
B	3/8/13	Issue to DA
A	8/2/13	Preliminary Issue to Consultants

NOTE: DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

DRAWING
L7 | Podium

Baker Kavanagh architects

north

PROJECT #	12040	DWG #	REV
DATE	09 January 2013	DA 107 B	
SCALE @ A1	1:100 @ A1		
DRAWN NC	CHKD JK		

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.bka.com.au E: bka@bka.com.au

01 DA106 Level 3 - Level 6 Typical Floor Plan
Scale: 1:100

02 DA106 Typical Unit Section
Scale: 1:100

Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FG	Fixed Glass
FL	Floor Level
G	Glass
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

0 5 10 M

D	27/11/13	Issue to Consultant
C	7/6/13	Issue to DA
B	5/6/13	Revised Issue to Consultants
ISSUE	DATE	REVISION

NOTE: DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

DRAWING
L3 - L6 | Affordable Housing

Baker Kavanagh architects

north

PROJECT # **12040** DWG # REV

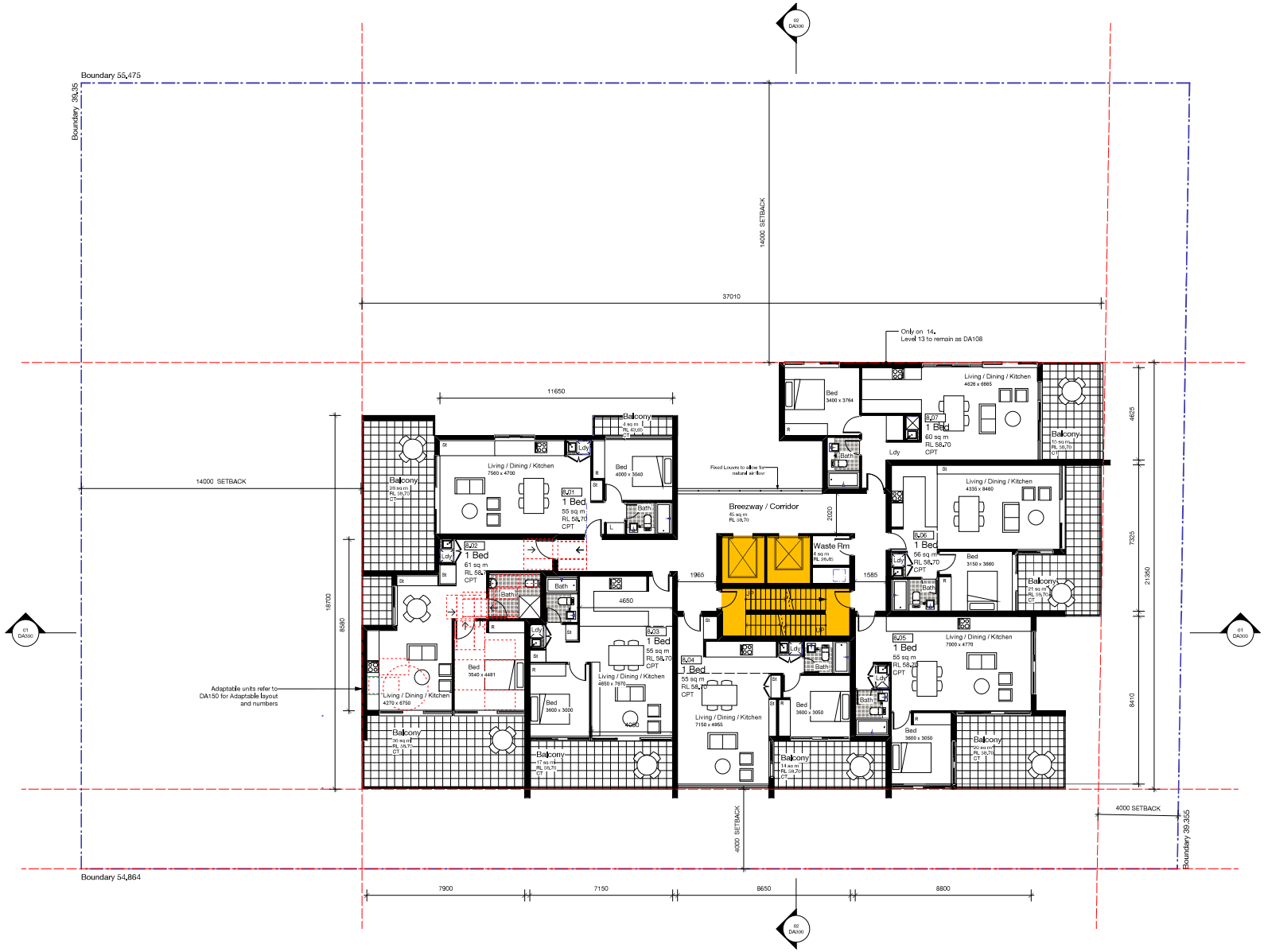
DATE 09 January 2013

SCALE @ A1 **1:100 @ A1**

DA 106 D

DRAWN NC CHKD JK

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.b ka.com.au E: bka@bka.com.au



Legend	
CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FG	Fixed Glass
FL	Floor Level
G	Glass
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% Blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

0 5 10 M

ISSUE	DATE	ISSUE DETAILS
A	28/11/13	Issue to Consultants

NOTE: DO NOT SCALE FROM DRAWINGS - USE FIGURED DIMENSIONS ONLY - CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

DRAWING
L13 - L14 | Residential Tower

Baker Kavanagh architects

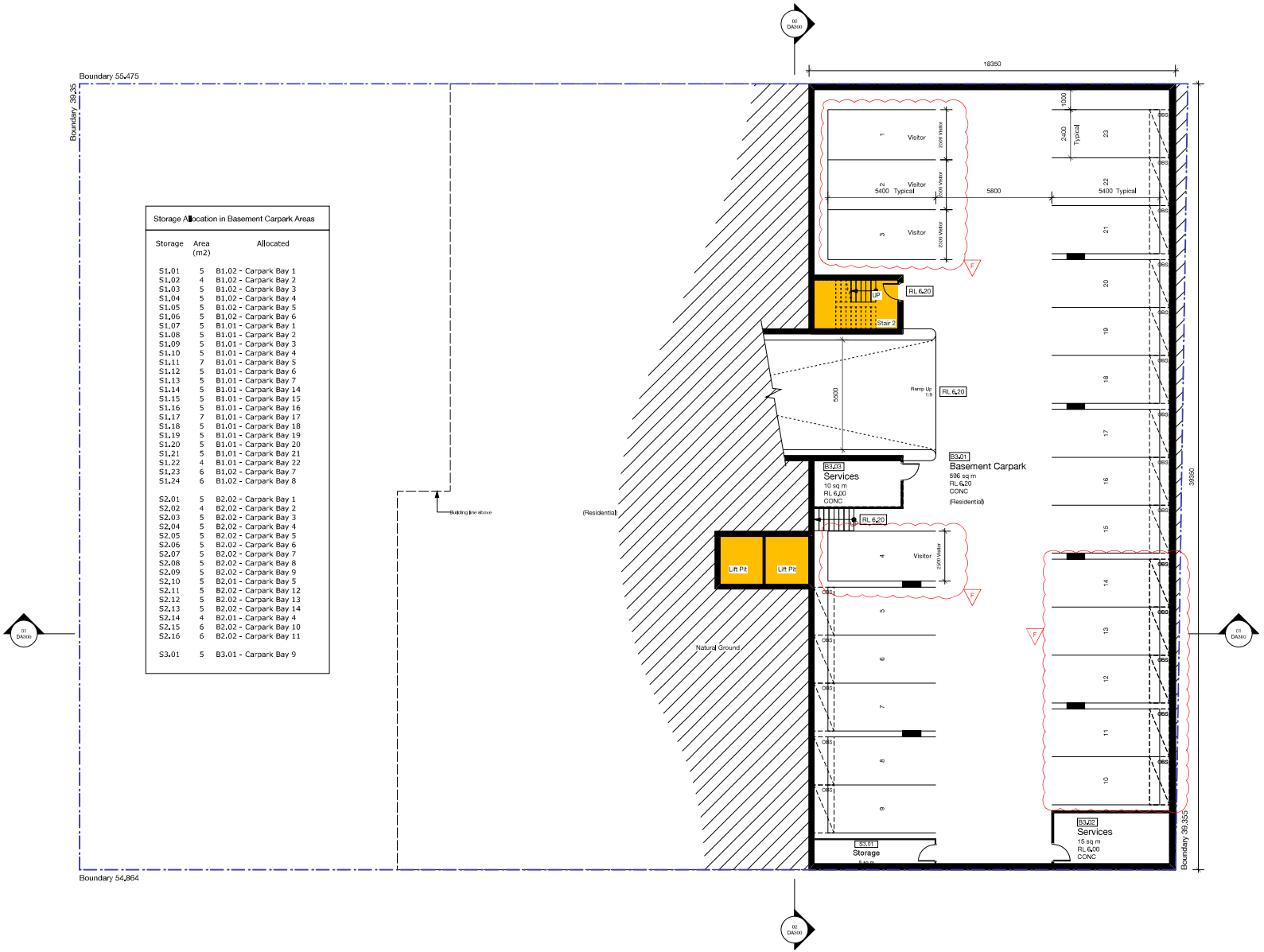
north

PROJECT #	12040	DWG #	REV
DATE	09 January 2013		
SCALE @ A1	1:100 @ A1		
DRAWN	NC	CHKD	JK

DA 108/2 A

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.b-ka.com.au E: bka@bka.com.au

01 DA108_2 Level 13 - Level 14 Typical Floor Plan
Scale: 1:100



Storage Allocation in Basement Carpark Areas		
Storage	Area (m2)	Allocated
S1.01	5	B1.02 - Carpark Bay 1
S1.02	4	B1.02 - Carpark Bay 2
S1.03	5	B1.02 - Carpark Bay 3
S1.04	5	B1.02 - Carpark Bay 4
S1.05	5	B1.02 - Carpark Bay 5
S1.06	5	B1.02 - Carpark Bay 6
S1.07	5	B1.01 - Carpark Bay 1
S1.08	5	B1.01 - Carpark Bay 2
S1.09	5	B1.01 - Carpark Bay 3
S1.10	5	B1.01 - Carpark Bay 4
S1.11	7	B1.01 - Carpark Bay 5
S1.12	5	B1.01 - Carpark Bay 6
S1.13	5	B1.01 - Carpark Bay 7
S1.14	5	B1.01 - Carpark Bay 14
S1.15	5	B1.01 - Carpark Bay 15
S1.16	5	B1.01 - Carpark Bay 16
S1.17	7	B1.01 - Carpark Bay 17
S1.18	5	B1.01 - Carpark Bay 18
S1.19	5	B1.01 - Carpark Bay 19
S1.20	5	B1.01 - Carpark Bay 20
S1.21	5	B1.01 - Carpark Bay 21
S1.22	4	B1.01 - Carpark Bay 22
S1.23	6	B1.02 - Carpark Bay 7
S1.24	6	B1.02 - Carpark Bay 8
S2.01	5	B2.02 - Carpark Bay 1
S2.02	4	B2.02 - Carpark Bay 2
S2.03	5	B2.02 - Carpark Bay 3
S2.04	5	B2.02 - Carpark Bay 4
S2.05	5	B2.02 - Carpark Bay 5
S2.06	5	B2.02 - Carpark Bay 6
S2.07	5	B2.02 - Carpark Bay 7
S2.08	5	B2.02 - Carpark Bay 8
S2.09	5	B2.02 - Carpark Bay 9
S2.10	5	B2.01 - Carpark Bay 5
S2.11	5	B2.02 - Carpark Bay 12
S2.12	5	B2.02 - Carpark Bay 13
S2.13	5	B2.02 - Carpark Bay 14
S2.14	4	B2.01 - Carpark Bay 4
S2.15	6	B2.02 - Carpark Bay 10
S2.16	6	B2.02 - Carpark Bay 11
S3.01	5	B3.01 - Carpark Bay 9

Legend	
CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FG	Fixed Glass
FL	Floor Level
G	Glass
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

0 5 10 M

F	15/1/14	Revised as per Council's requests
E	11/12/13	Revised Issue to Council
D	1/8/13	Issue to DA
ISSUE	DATE	REVISION

NOTE: DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

DRAWING
B3 | Basement Carpark

Baker Kavanagh architects

north

PROJECT #	12040
DWG #	DA 100 F
REV	
DATE	09 January 2013
SCALE @ A1	1:100 @ A1
DRAWN	NC
CHKD	JK

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.bka.com.au E: bka@bka.com.au

01	B3 - Basement Carpark Level 3 Plan
DA100	Scale: 1:100

01	B2 - Basement Carpark Level 2 Plan
DA101	Scale: 1:100

Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FG	Fixed Glass
FL	Floor Level
G	Glass
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

0 5 10 M

G	15/1/14	Revised as per Council's requests
F	11/12/13	Revised Issue to Council
E	28/11/13	Issue to Consultants

ISSUE	DATE	REVISION

NOTE DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

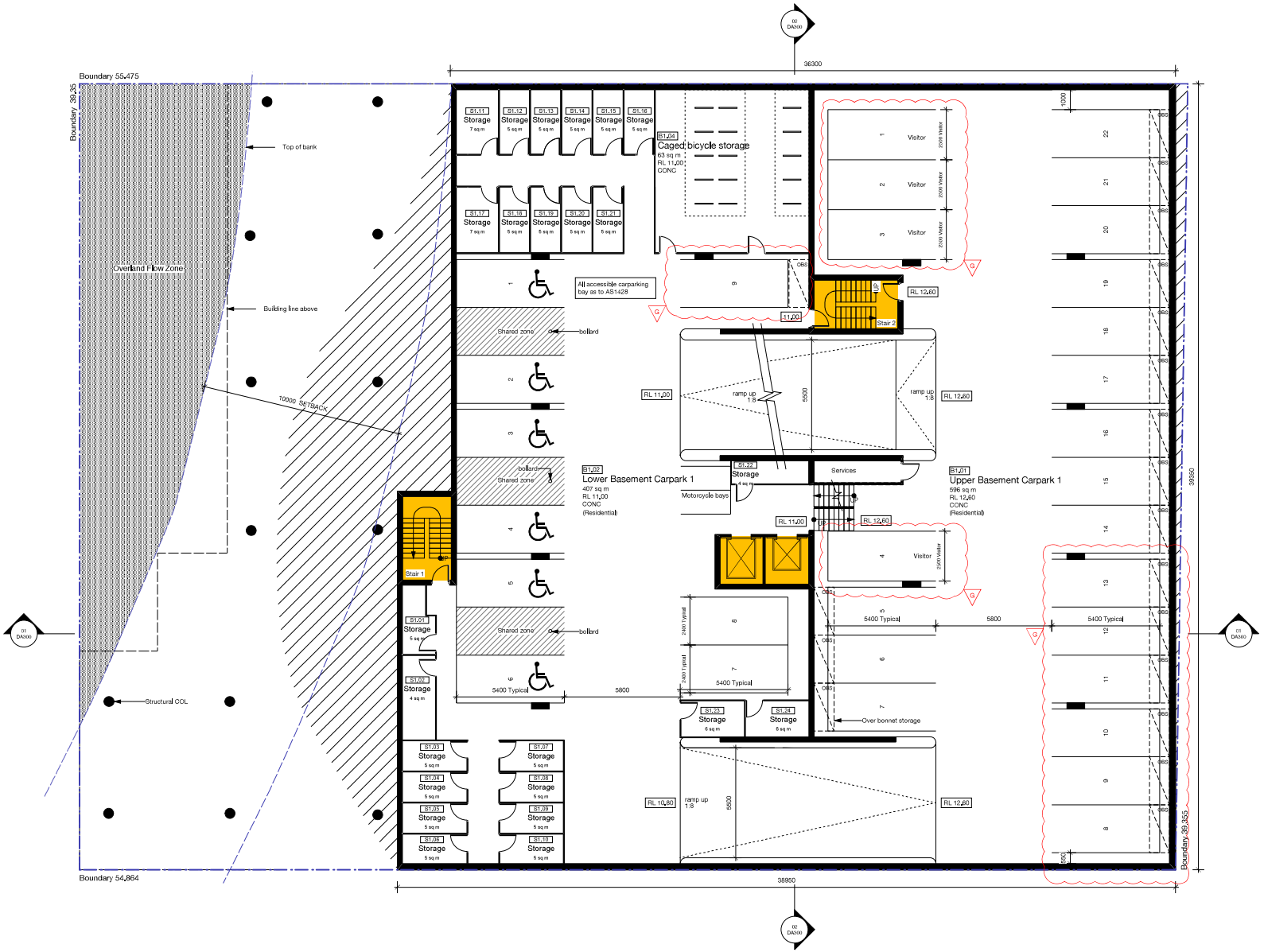
DRAWING
B2 | Basement Carpark

Baker Kavanagh architects

north

PROJECT #	12040	DWG #	REV
DATE	09 January 2013		
SCALE @ A1	1:100 @ A1	DA 101	G
DRAWN	NC	CHKD	JK

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.b-ka.com.au E: bka@bka.com.au



01 Basement Carpark Level 1 Plan
DA102 Scale: 1:100

Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FG	Fixed Glass
FL	Floor Level
G	Glass
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

0 5 10 M

G	15/1/14	Revised as per Council's requests
F	11/12/13	Revised Issue to Council
E	28/11/13	Issue to Consultants

ISSUE	DATE	REMARKS

NOTE DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

DRAWING
B1 | Basement Carpark

Baker Kavanagh architects

north

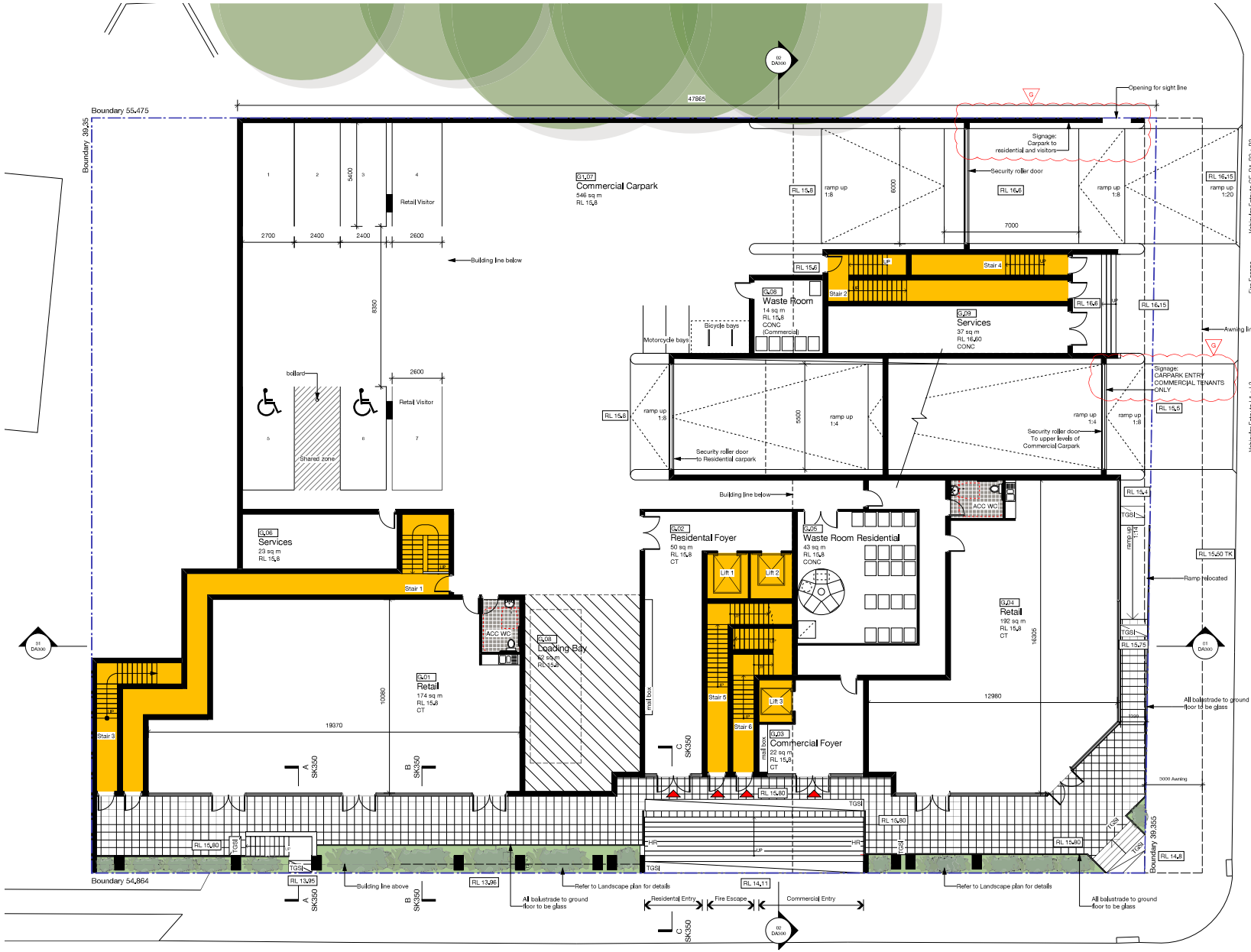
PROJECT # **12040** DWG # REV

DATE 09 January 2013

SCALE @ A1 **1:100 @ A1** DA 102 G

DRAWN NC CHKD JK

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.b-ka.com.au E: bka@bka.com.au



Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FG	Fixed Glass
FL	Floor Level
G	Glass
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

Existing trees

Trees to be removed

Over bonnet Storage Units

Auburn Street

01 Ground Floor Plan
DA103_ Scale: 1:100

0 5 10 M

G	15/1/14	Revised as per Council's requests
F	11/12/13	Revised Issue to Council
E	27/10/13	Issue to Consultant

ISSUE	DATE	REMARKS

NOTE: DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

DRAWING
GF | Retail & Carpark

Baker Kavanagh architects

north

PROJECT # 12040 DWG # REV

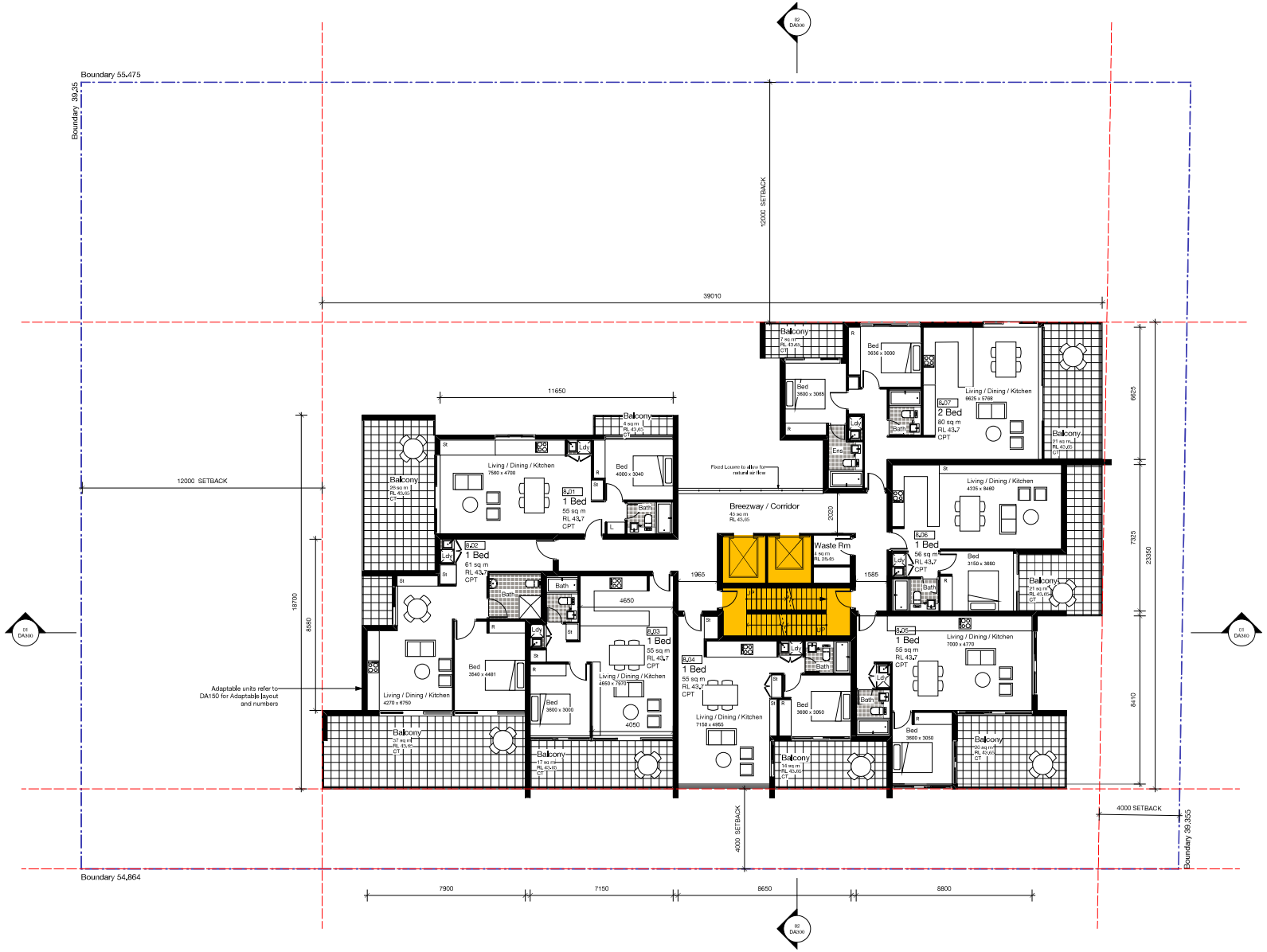
DATE 09 January 2013

SCALE @ A1 1:100 @ A1

DA 103 G

DRAWN NC CHKD JK

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.b ka.com.au E: bka@bka.com.au



01	Level 8 - Level 14 Typical Floor Plan
DA108	Scale: 1:100

Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FL	Floor Level
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

0 5 10 M

ISSUE	DATE	DESCRIPTION
B	9/8/13	Issue to DA
A	9/8/13	Preliminary Issue to Consultants

NOTE: DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

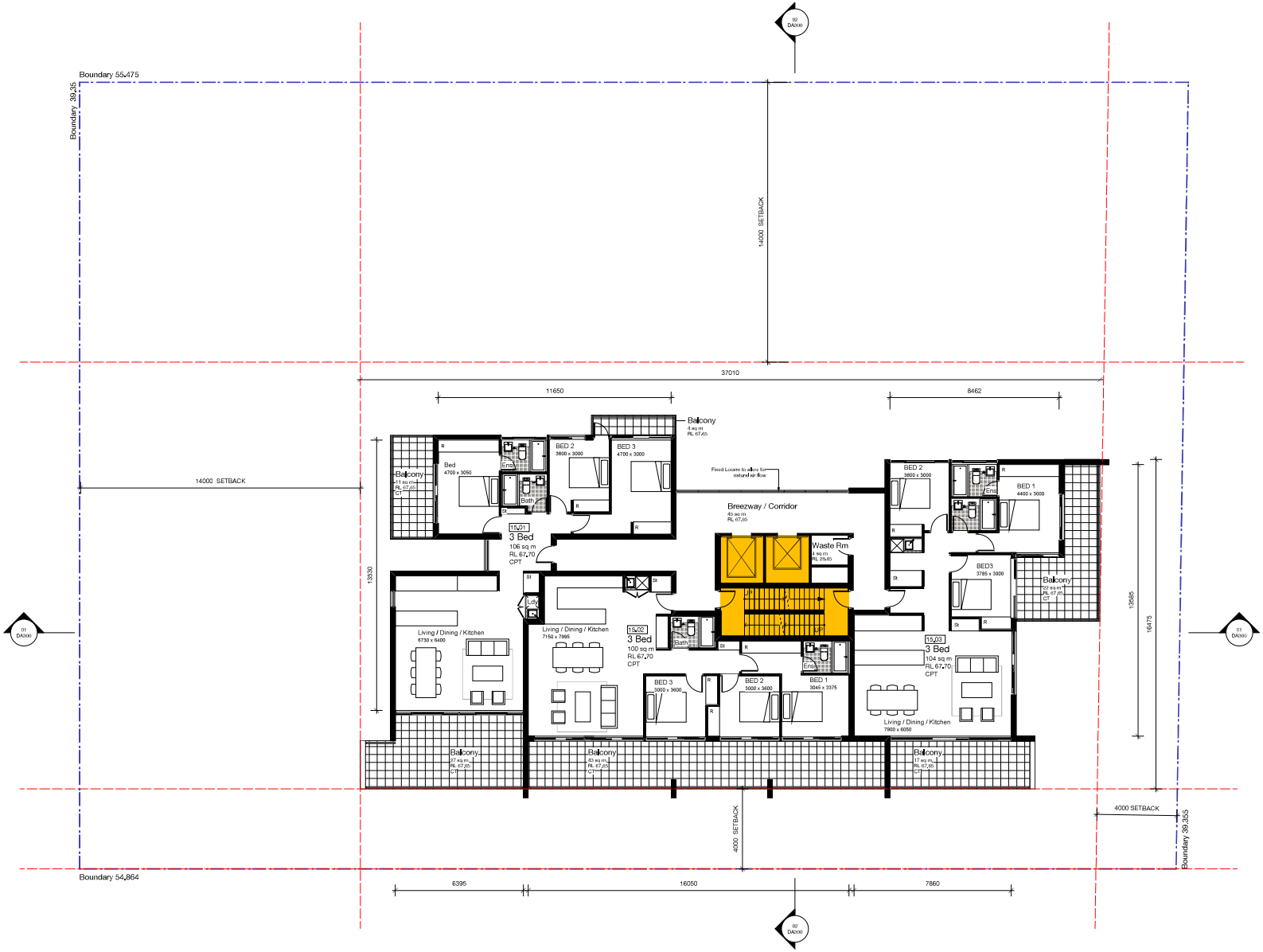
DRAWING
L8 - L14 | Residential Tower

Baker Kavanagh architects

north

PROJECT #	12040	DWG #	DA 108 B
DATE	09 January 2013	REV	
SCALE @ A1	1:100 @ A1		
DRAWN	NC	CHKD	JK

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.b ka.com.au E: bka@bka.com.au



01	Level 15 - Level 16 Typical Floor Plan
DA109	Scale: 1:100

Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FL	Floor Level
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

0 5 10 M

ISSUE	DATE	DESCRIPTION
B	9/8/13	Issue to DA
A	9/8/13	Preliminary Issue to Consultants

NOTE: DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

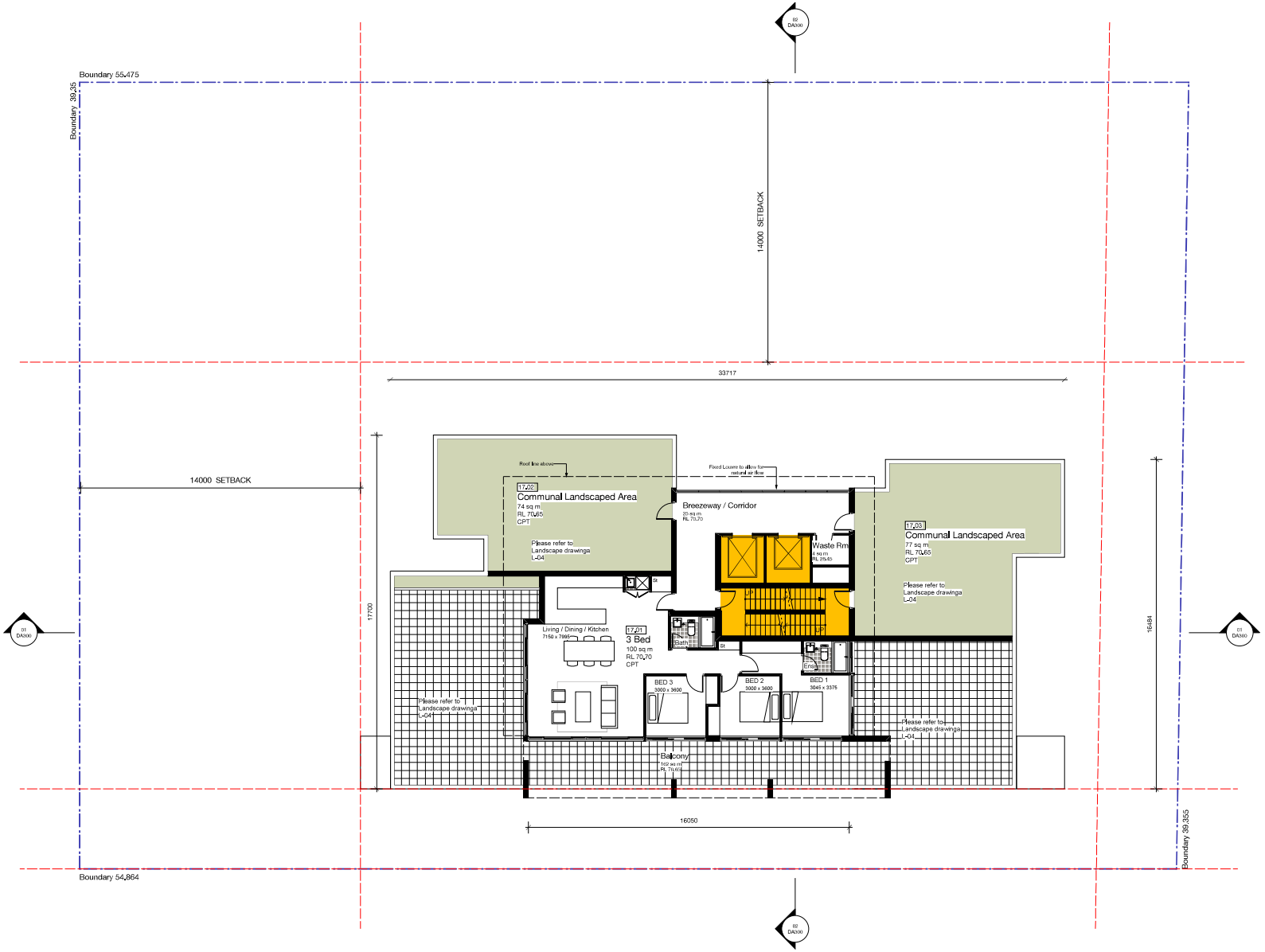
DRAWING
L15 - L16 | Residential Tower

Baker Kavanagh architects

north

PROJECT #	12040	DWG #	DA 109 B
DATE	09 January 2013	REV	
SCALE @ A1	1:100 @ A1		
DRAWN	NC	CHKD	JK

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.b ka.com.au E: bka@bka.com.au



01 Level 17 Penthouse Floor Plan
DA110 Scale: 1:100

Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FL	Floor Level
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

0 5 10 M

ISSUE	DATE	PURPOSE
B	9/8/13	Issue to DA
A	9/8/13	Preliminary Issue to Consultants

NOTE DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

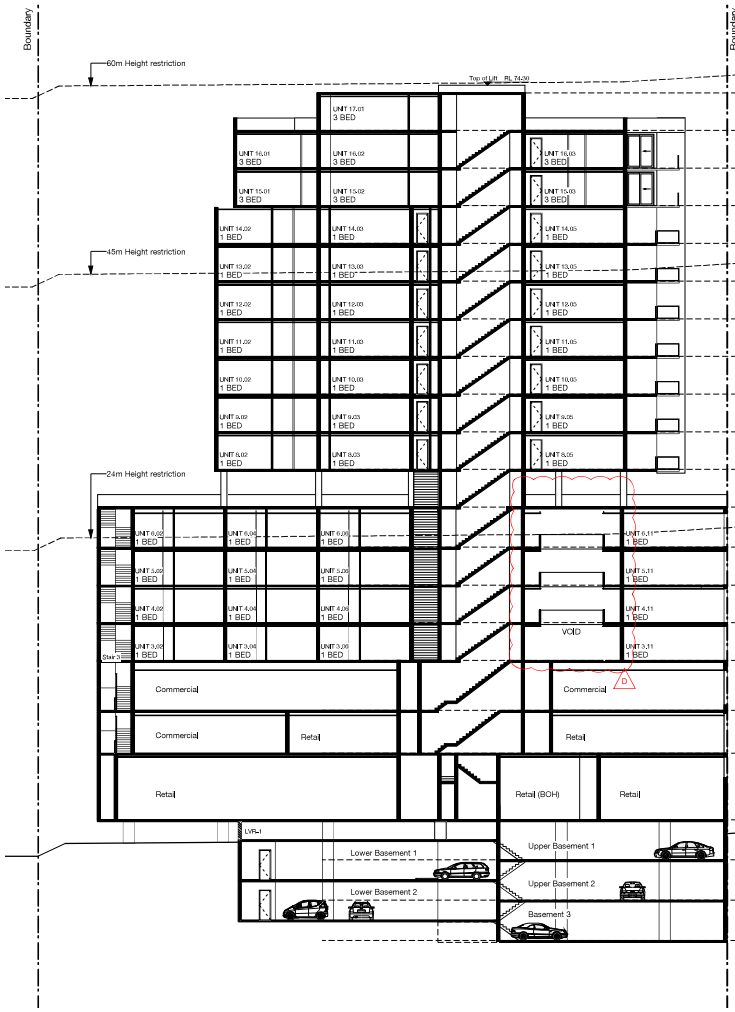
DRAWING
L17 | Residential Tower

Baker Kavanagh architects

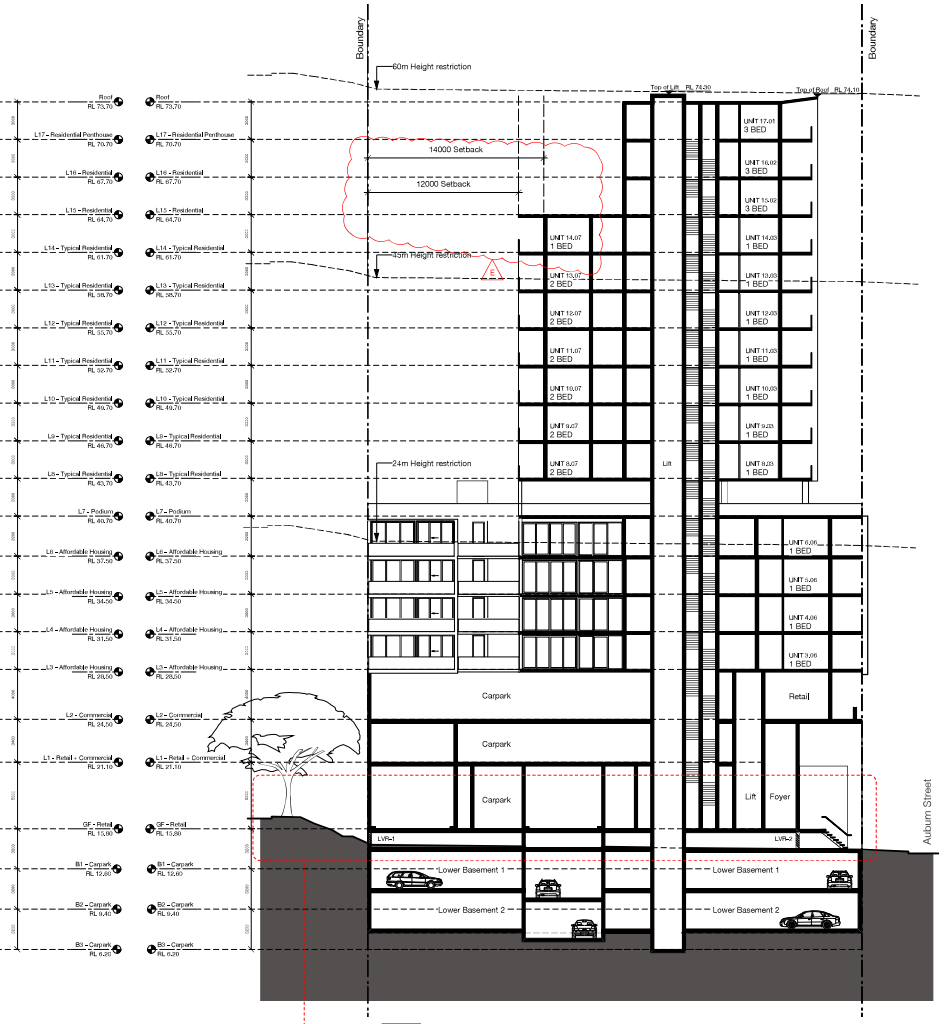
north

PROJECT # **12040**
DATE 09 January 2013
SCALE @ A1 **1:100 @ A1**
DRAWN NC CHKD JK
DWG # DA 110 B
REV

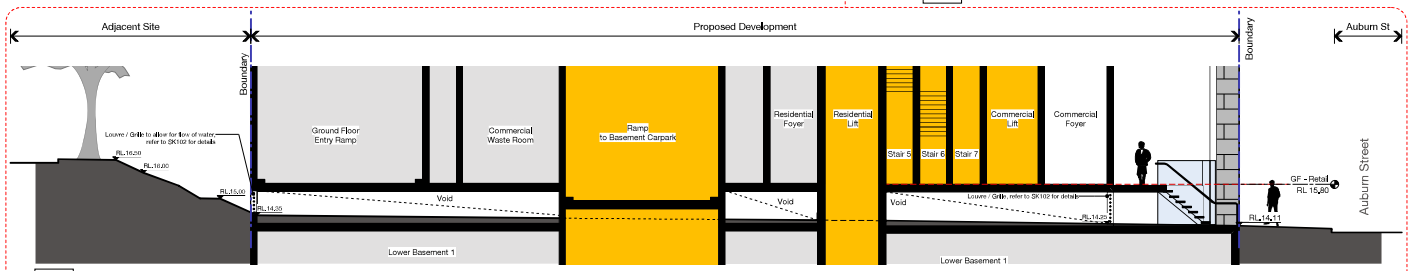
Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.b-ka.com.au E: bka@bka.com.au



01 Section 1
DA300 Scale: 1:200



02 Section 2
DA300 Scale: 1:200



3 Detail Section
DA300 Scale: 1:100

Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FG	Fixed Glass
FL	Floor Level
G	Glass
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

ISSUE	DATE	DESCRIPTION
E	12/12/13	Issue to Consultants
D	29/11/13	Issue to Consultants
C	7/6/13	Issue to DA

NOTE DO NOT SCALE FROM DRAWING, USE REQUIRED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

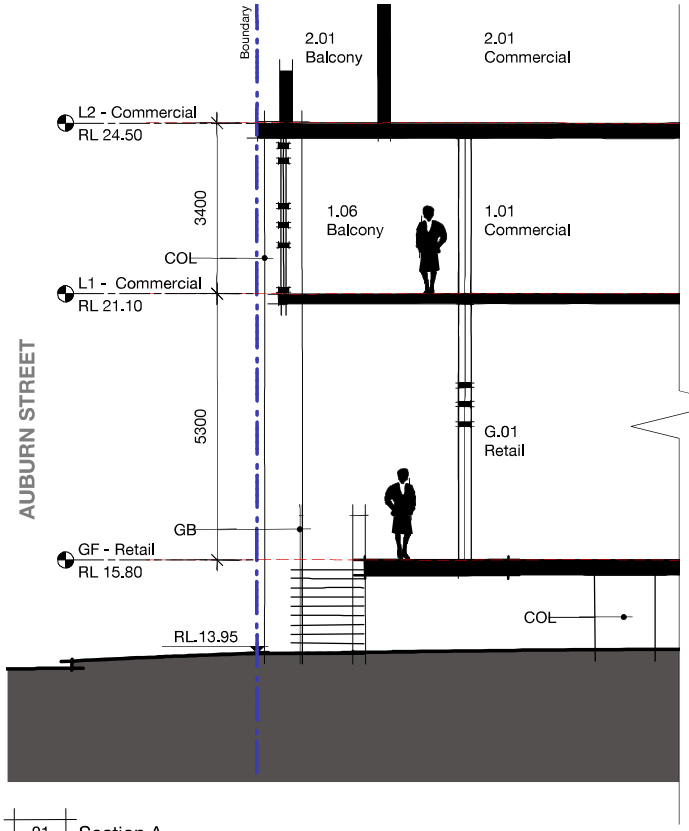
DRAWING
Sections 01

Baker Kavanagh architects

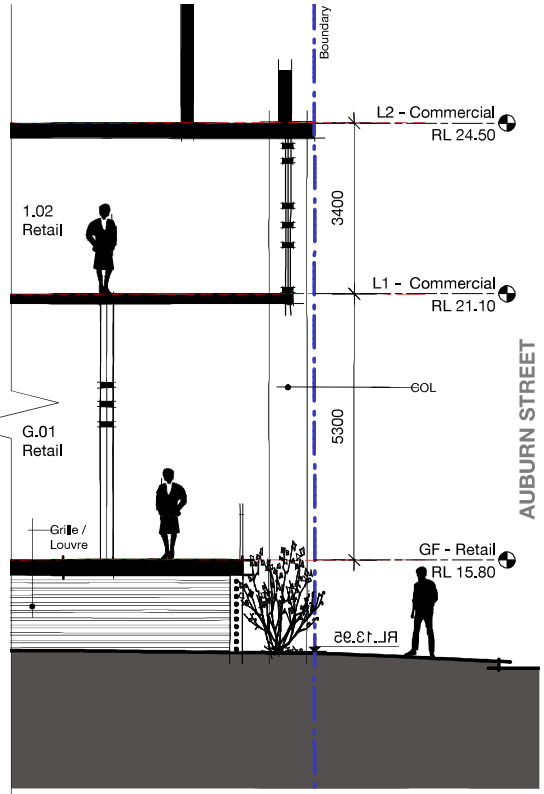
PROJECT # **12040** DWG # REV
DATE 09 February 2013
SCALE @ A1 **1:200 @ A1**
DRAWN NC CHKD JK

DA 300 E

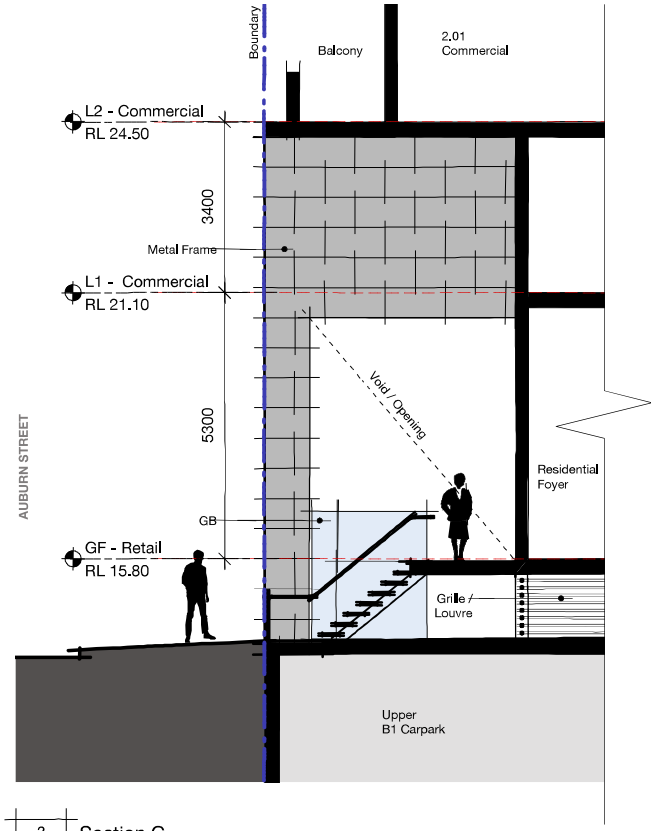
Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.bka.com.au E: bka@bka.com.au



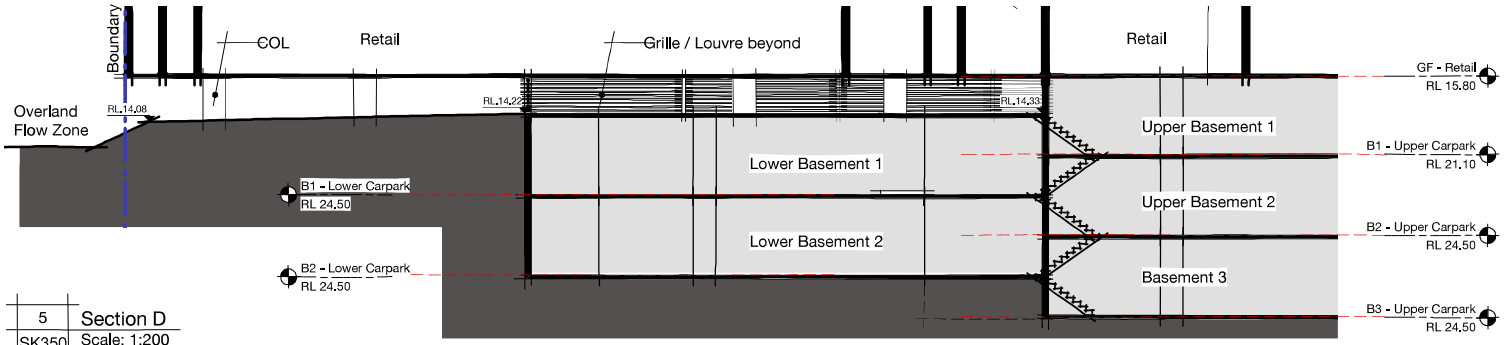
01 SK350 Section A
Scale: 1:100



2 SK350 Section B
Scale: 1:100



3 SK350 Section C
Scale: 1:100



5 SK350 Section D
Scale: 1:200

ISSUE	DATE	REVISION
A	28/11/13	Issue to Consultants

NOTE DO NOT SCALE FROM DRAWING - USE DESIGNED DIMENSIONS ONLY
CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

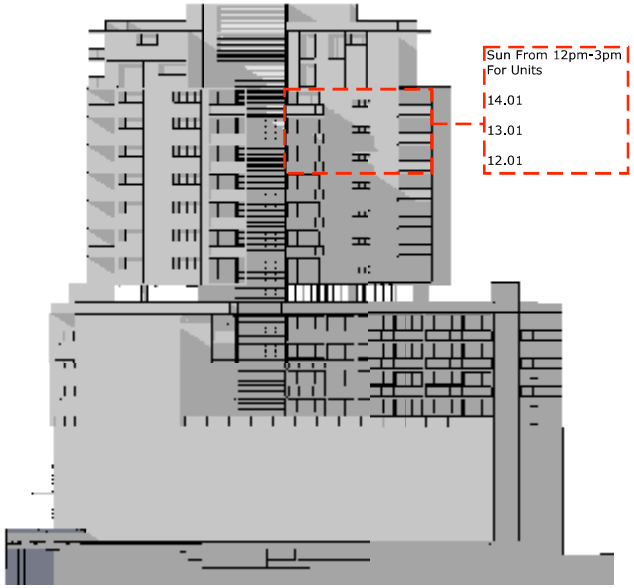
CLIENT
ESH Holdings P/L & EB Property P/L

DRAWING
Section Details

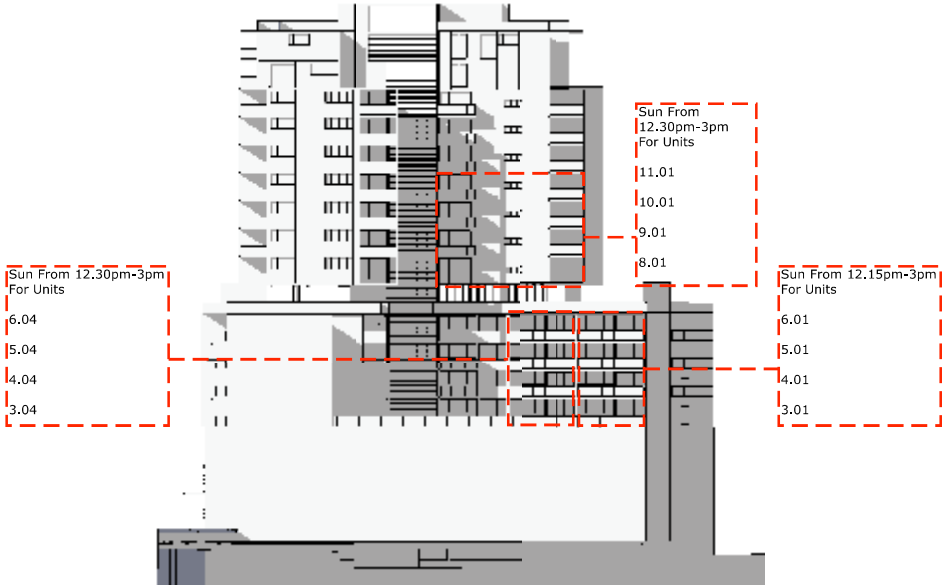
Baker Kavanagh architects

PROJECT #	12040	DWG #	SK 350 A
DATE	09 March 2013		
SCALE @ A1	1:100 @ A3		
DRAWN	NC	CHKD	JK

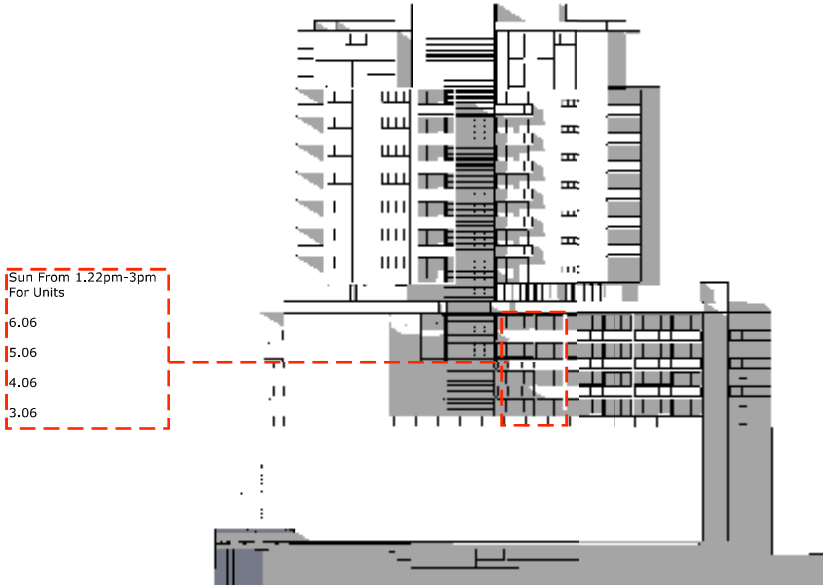
Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.bka.com.au E: bka@bka.com.au



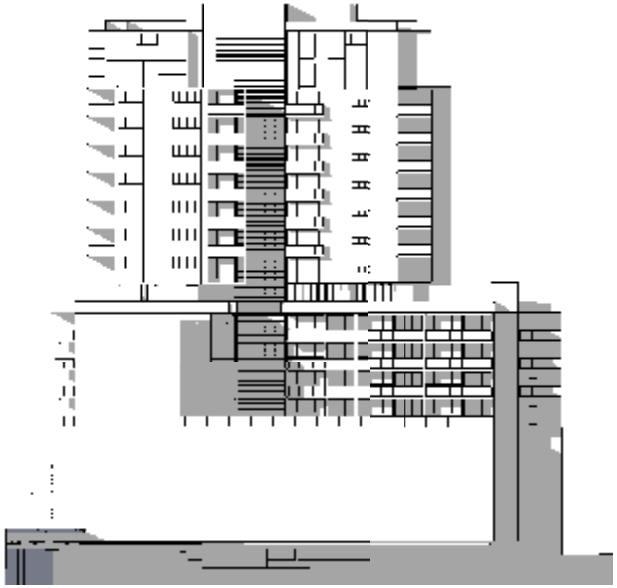
12PM- 21 JUNE



1PM- 21 JUNE



2PM- 21 JUNE



3PM- 21 JUNE

SOLAR ANALYSIS

12040_14-18 Auburn Street, Wollongong

WEST ELEVATION
DETAIL FACADE ANALYSIS SOLAR ACCESS

DECEMBER 2013
ISSUE: A
DWG: SK 802

Suite 1.04 77 Dunning Ave
T: 612 9318 9200
W:www.bka.com.au

Roseberry NSW2018
F:612 9318 9222
E:bka@bka.com.au

Baker Kavanagh architects

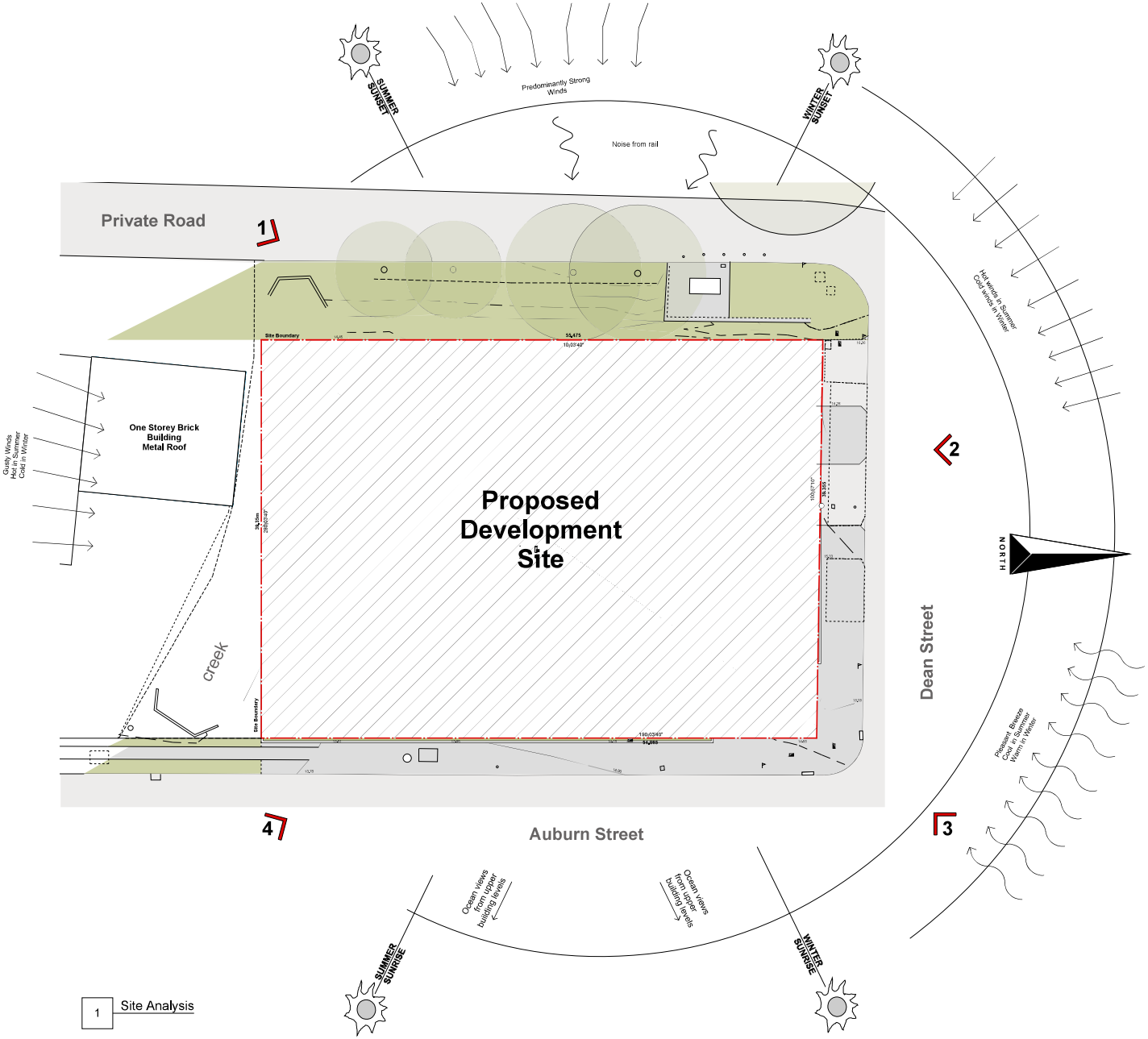
Site Image 1
NTS

Site Image 2
NTS

Site Image 3
NTS

Site Image 4
NTS

Location Plan
NTS



1 Site Analysis

NOTES:
- This proposal does not affect any endangered ecological community, significant trees, or other vegetation *(including any high conservation value native vegetation)*
- Refer to Flood Constraint Assessment by WMA water dated 4th February 2013

Legend

CL	Ceiling Line
COL	Column
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
FFL	Finished Floor Level
FL	Floor Level
LDRY	Laundry
LVR-1	Fixed Metal Louvre with 50% blockage
LVR-2	Fixed Metal Louvre with 70% Blockage
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonary Wall Type 1
MW02	Masonary Wall Type 2
MW03	Masonary Wall Type 3
MW04	Masonary Wall Type 4
MW05	Masonary Wall Type 5
MW06	Masonary Wall Type 6
MW07	Masonary Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Robe
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator

ISSUE	DATE	DESCRIPTION
A	7.6.13	Issue to DA

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.

PROJECT
Mixed Use Development

ADDRESS
14-18 Auburn Street, Wollongong

CLIENT
ESH Holdings P/L & EB Property P/L

DRAWING
Site Analysis

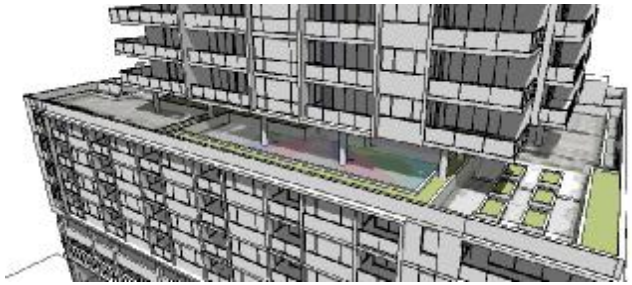
Baker Kavanagh architects

north

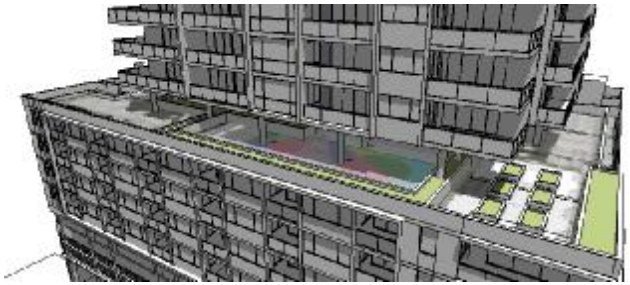
PROJECT #	12040
DATE	09 January 2013
SCALE @ A1	NTS
DRAWN	AB
CHKD	JK
DWG #	DA 001 A
REV	

Baker Kavanagh Architects
Suite 1.04 77 Dunning Ave Rosebery NSW 2018
T: 612 9318 9200 F: 612 9318 9222 W: www.bka.com.au E: bka@bka.com.au

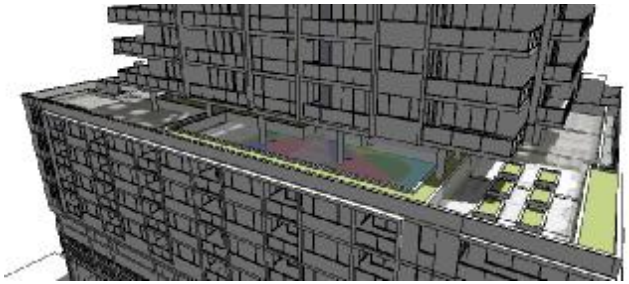
22 DECEMBER - 9 AM



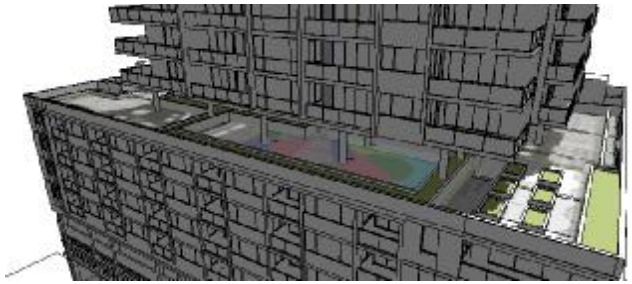
22 DECEMBER - 10 AM



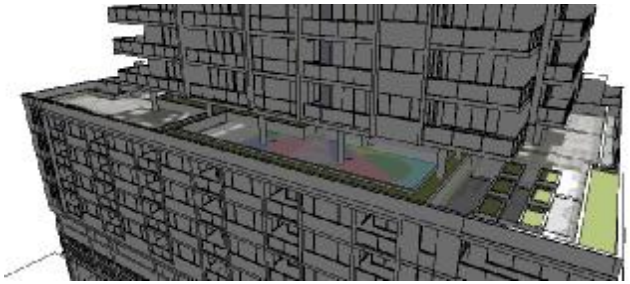
22 DECEMBER - 11 AM



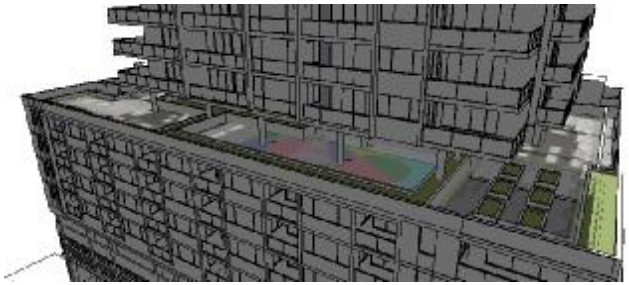
22 DECEMBER -12 PM



22 DECEMBER - 1PM



22 DECEMBER - 2 PM



22 DECEMBER - 3 PM

SOLAR ANALYSIS OF PODIUM LEVEL
12040_14-18 Auburn Street, Wollongong

1.2 VIEW 1 - SUMMER

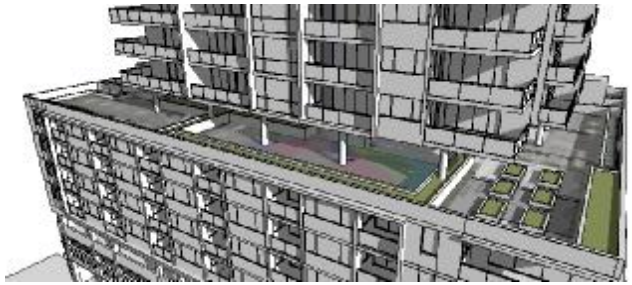
NOVEMBER 2013
ISSUE: A
DWG: SK 852

Suite 1.04 77 Dunning Ave
T: 612 9318 9200
W:www.bka.com.au

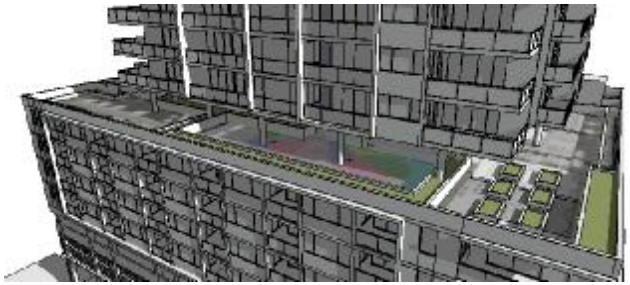
Roseberry NSW2018
F:612 9318 9222
E:bka@bka.com.au

Baker Kavanagh architects

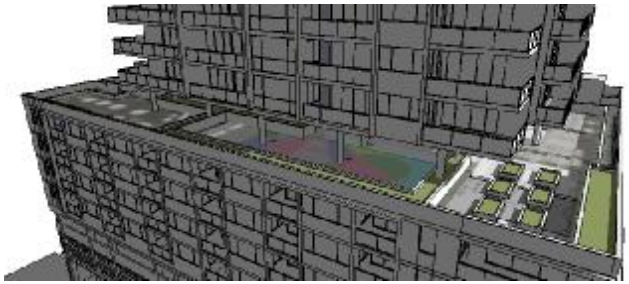
21 JUNE - 9 AM



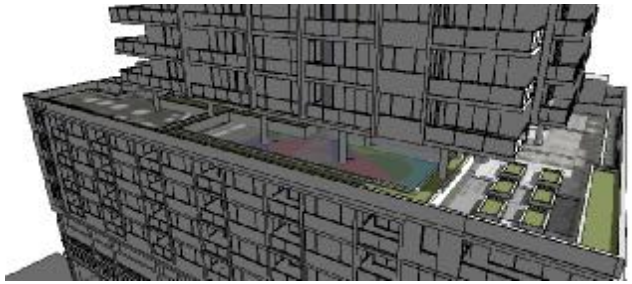
21 JUNE - 10 AM



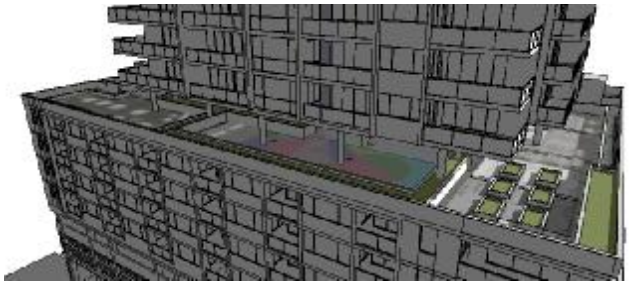
21 JUNE - 11 AM



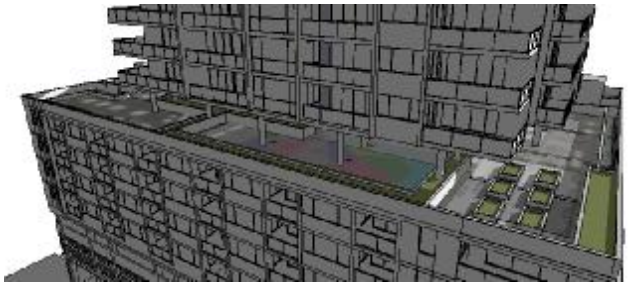
21 JUNE - 12 PM



21 JUNE - 1 PM



21 JUNE - 2 PM



21 JUNE - 3 PM

1-BBQ AREA 1: This BBQ/Entertainment area captures great morning sun during winter, allowing the residents to enjoy their breakfast or group gathering. In summer, half of the area is shades by the building, offering a cooler place for the residents to stay. This multipurpose area can be divided into smaller sections for smaller groups or can be combined for larger groups gathering.

2-CHILDREN PLAY AREA: This play area offers a safe and secure place for the children to play. The central location allow the ease of surveillance from other areas. The area captures the morning sun in winter, offering a place for the children to enjoy during those cold winter morning. On summer afternoons the area offers shade, allowing the children to do their outdoor activities away from undesirable sun.

3-EDIBLE GARDEN: This area is designed to enrich the community by providing a central place for the residents to plant vegetables, herbs, flowers and enjoy the results of their labor.This communal edible garden is specifically placed to have access to sun all day, both in winter and summer, this is to maximise the growth and maturity of the vegetations.

4-BBQ AREA 2: This second BBQ/Entertainment area is designed to offer a variety of choice of amenity. This area located directly North of the site will have sun access all day in both summer and winter. This smaller BBQ area allows smaller intimate group gathering.

SOLAR ANALYSIS OF PODIUM LEVEL
12040_14-18 Auburn Street, Wollongong

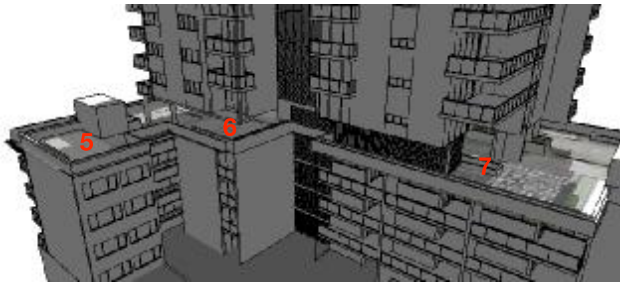
1.1 VIEW 1 - WINTER

NOVEMBER 2013
ISSUE: A
DWG: SK 851

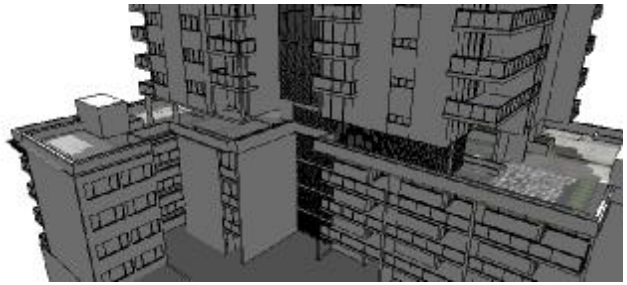
Suite 1.04 77 Dunning Ave
T: 612 9318 9200
W:www.bka.com.au

Roseberry NSW2018
F:612 9318 9222
E:bka@bka.com.au

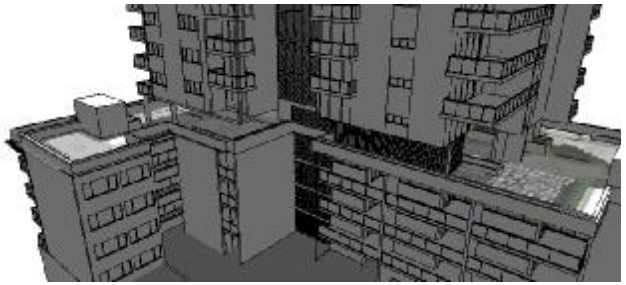
Baker Kavanagh architects



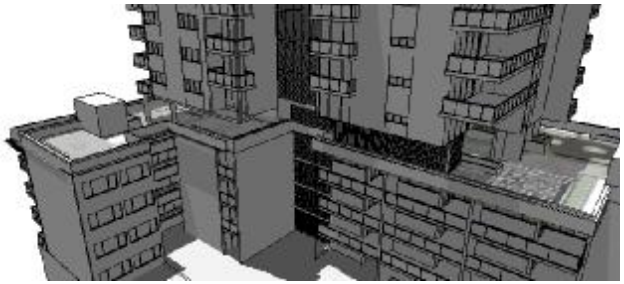
22 DECEMBER - 9 AM



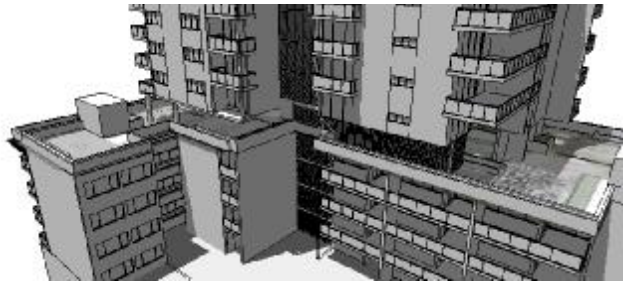
22 DECEMBER - 10 AM



22 DECEMBER - 11 AM



22 DECEMBER -12 PM



22 DECEMBER - 1PM

22 DECEMBER - 2 PM

22 DECEMBER - 3 PM

SOLAR ANALYSIS OF PODIUM LEVEL
12040_14-18 Auburn Street, Wollongong

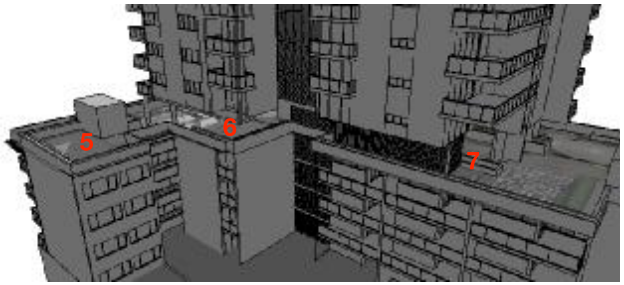
1.4 VIEW 2 - SUMMER

NOVEMBER 2013
ISSUE: A
DWG: SK 854

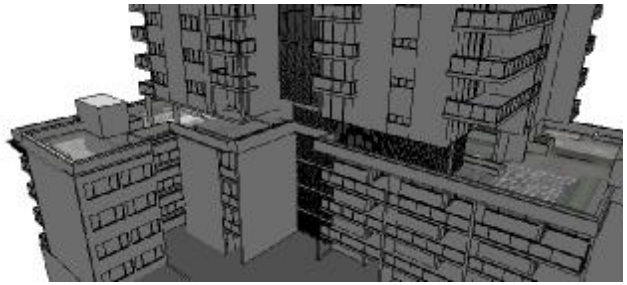
Suite 1.04 77 Dunning Ave
T: 612 9318 9200
W:www.bka.com.au

Roseberry NSW2018
F:612 9318 9222
E:bka@bka.com.au

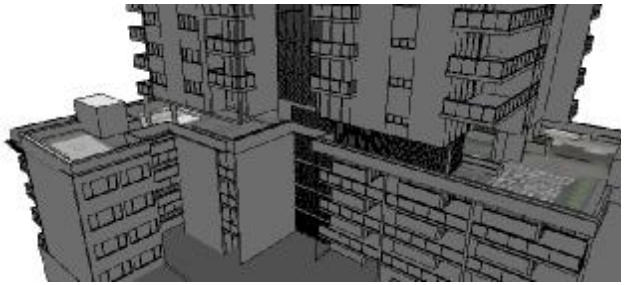
Baker Kavanagh architects



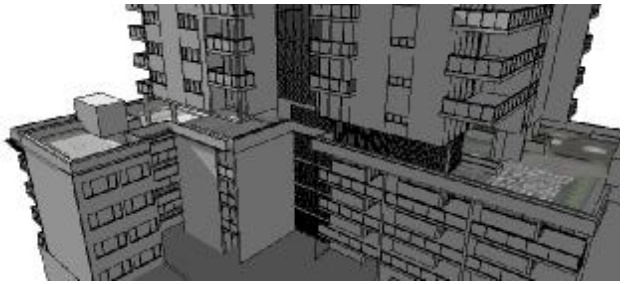
21 JUNE - 9 AM



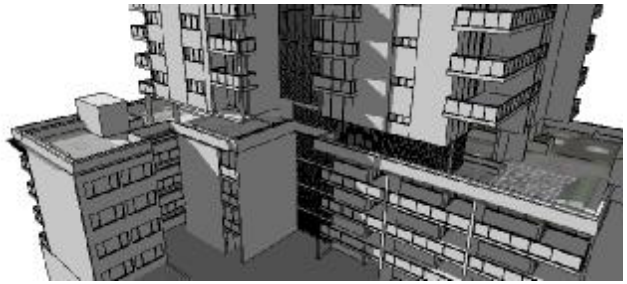
21 JUNE - 10 AM



21 JUNE - 11 AM



21 JUNE - 12 PM



21 JUNE - 1 PM

21 JUNE - 2 PM

21 JUNE - 3 PM

5-DRYING AREA: This area is strategically placed to have full sun access in both summer and winter. This screened off area serves as a communal drying area or can become a flexible communal place.

6-OUTDOOR GYM AREA: The semi indoor/outdoor area act as a community gym. The area offers a place away from the sun while being well ventilated for the residents to enjoy their exercises.

7-PASSIVE AREA: The passive area is divided into semi enclosed and fully outdoor areas. The area is designed to be a quiet place for the residents to read, study or meditate with a water feature. The semi enclosed area allows filtered afternoon sun to penetrate while the outdoor area captures the full afternoon winter sun. Once again it offers choices for the residents.

Suite 1.04 77 Dunning Ave
T: 612 9318 9200
W:www.bka.com.au

Roseberry NSW2018
F:612 9318 9222
E:bka@bka.com.au

Baker Kavanagh architects

DESIGN STATEMENT

This analysis responds to a request from the DRP for analysis of this area in terms of quality of the spaces and solar penetration.

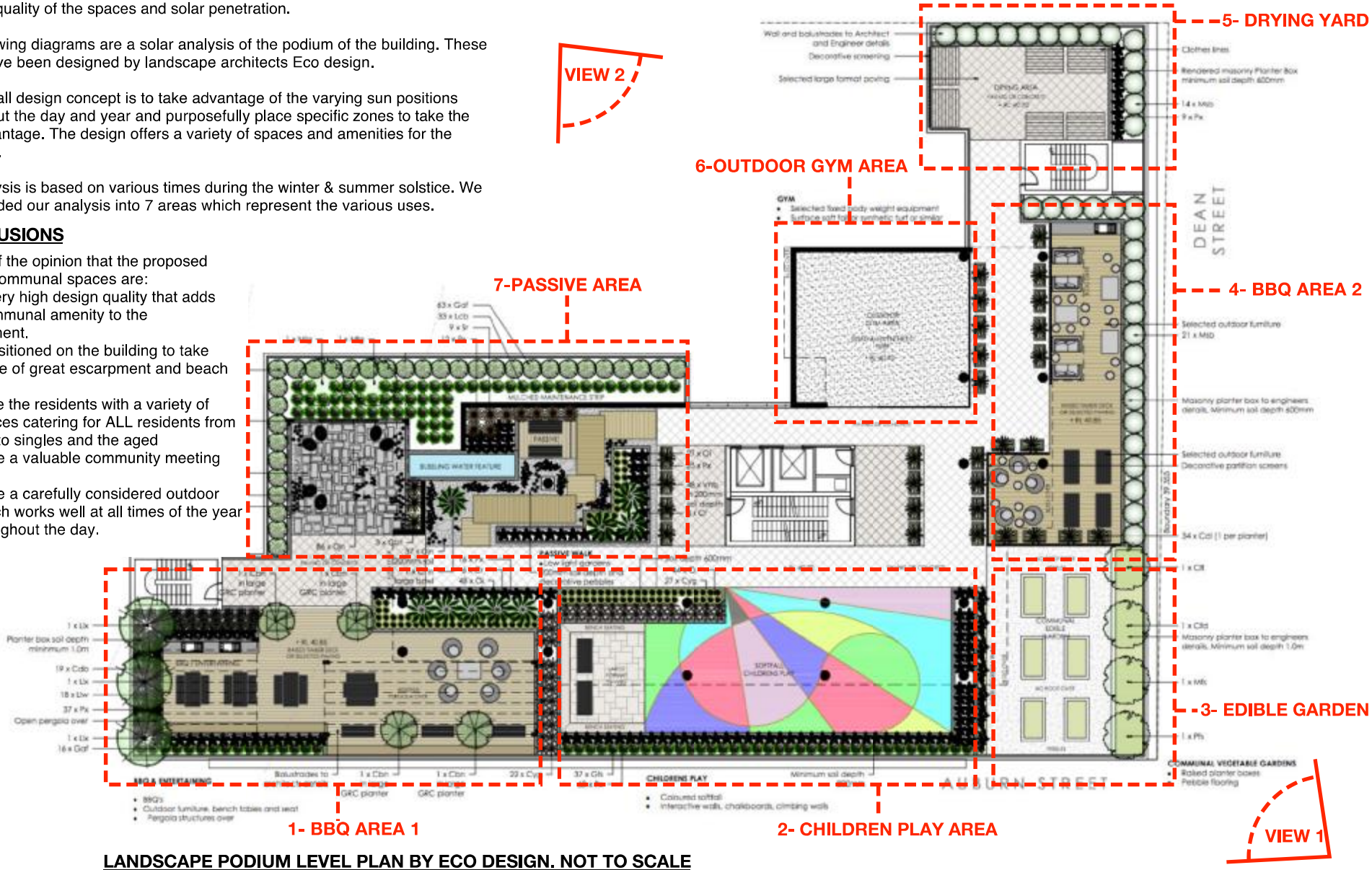
The following diagrams are a solar analysis of the podium of the building. These areas have been designed by landscape architects Eco design.

The overall design concept is to take advantage of the varying sun positions throughout the day and year and purposefully place specific zones to take the best advantage. The design offers a variety of spaces and amenities for the residents.

Our analysis is based on various times during the winter & summer solstice. We have divided our analysis into 7 areas which represent the various uses.

CONCLUSIONS

We are of the opinion that the proposed podium communal spaces are:
1. Of a very high design quality that adds great communal amenity to the development.
2. Are positioned on the building to take advantage of great escarpment and beach views.
3. Provide the residents with a variety of experiences catering for ALL residents from families, to singles and the aged
4. Provide a valuable community meeting place.
5. Provide a carefully considered outdoor area which works well at all times of the year and throughout the day.



LANDSCAPE PODIUM LEVEL PLAN BY ECO DESIGN. NOT TO SCALE

SOLAR ANALYSIS OF PODIUM LEVEL
12040_14-18 Auburn Street, Wollongong

1.0 COVER PAGE | KEY PLAN

N

NOVEMBER 2013
ISSUE: A
DWG: SK 850

Suite 1.04 77 Dunning Ave
T: 612 9318 9200
W:www.bka.com.au

Roseberry NSW2018
F:612 9318 9222
E:bka@bka.com.au

Baker Kavanagh architects