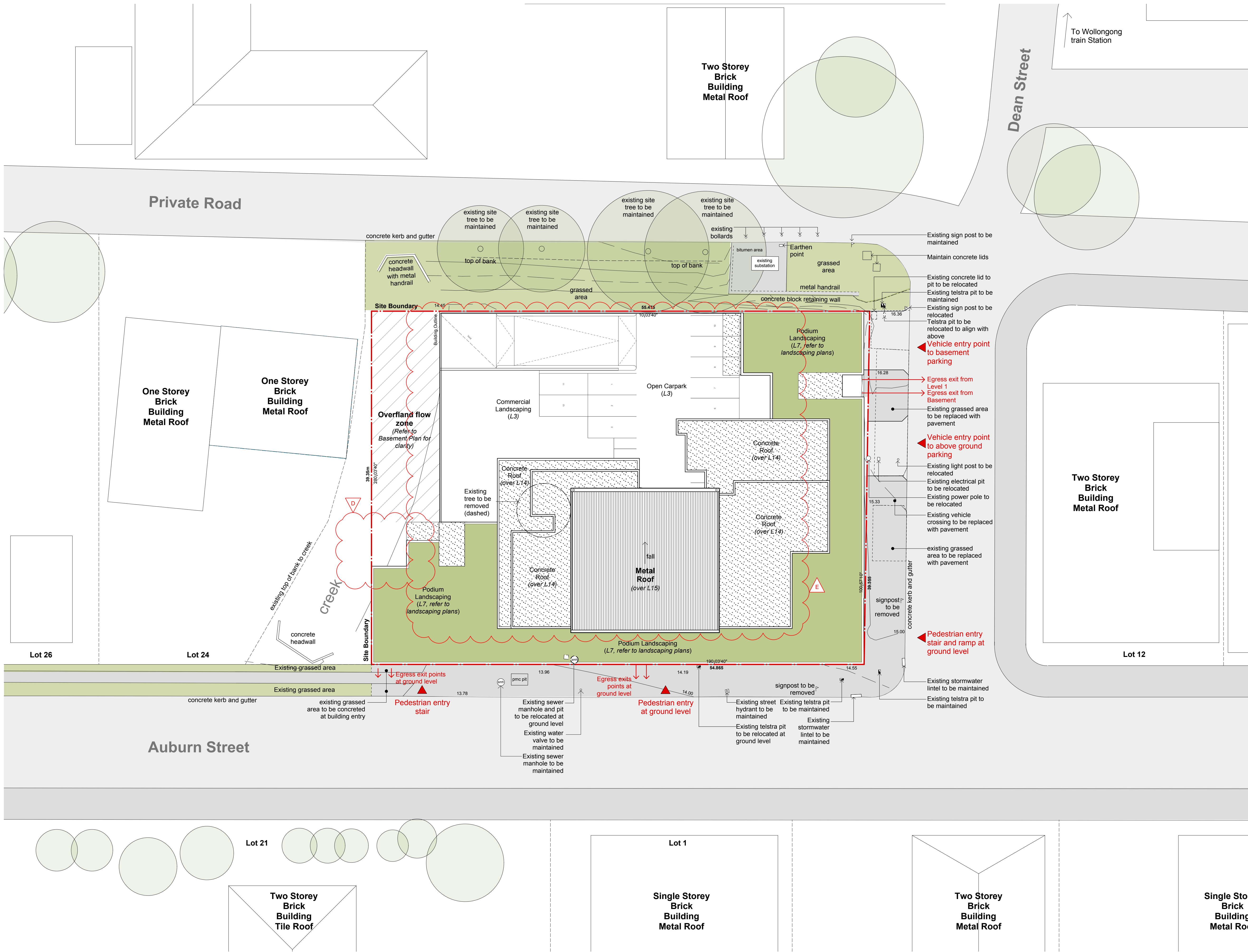




E	20/11/14	Revised issue to Council
ISSUE	DATE	REVISION

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
Site Plan / Roof Plan

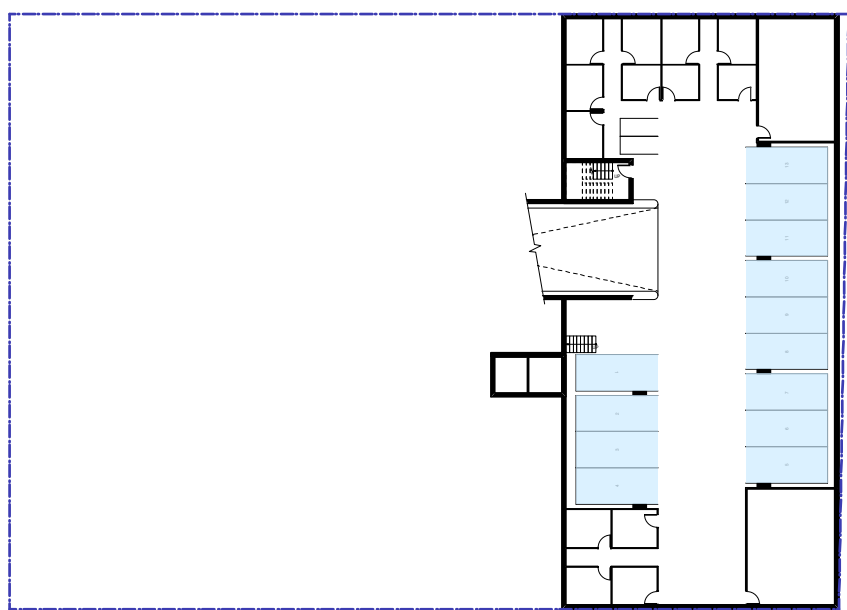


PROJECT #	12040	DWG #		REV	
DATE	May 2014				
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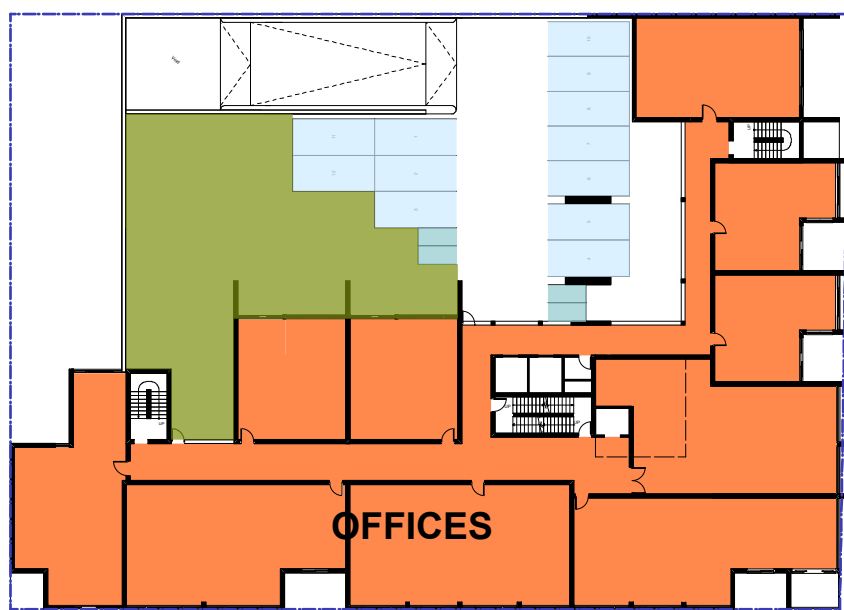
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T: 612 9318 9200 F: 612 9318 9222 W: www.bka.com.au E: bka@bka.com.au

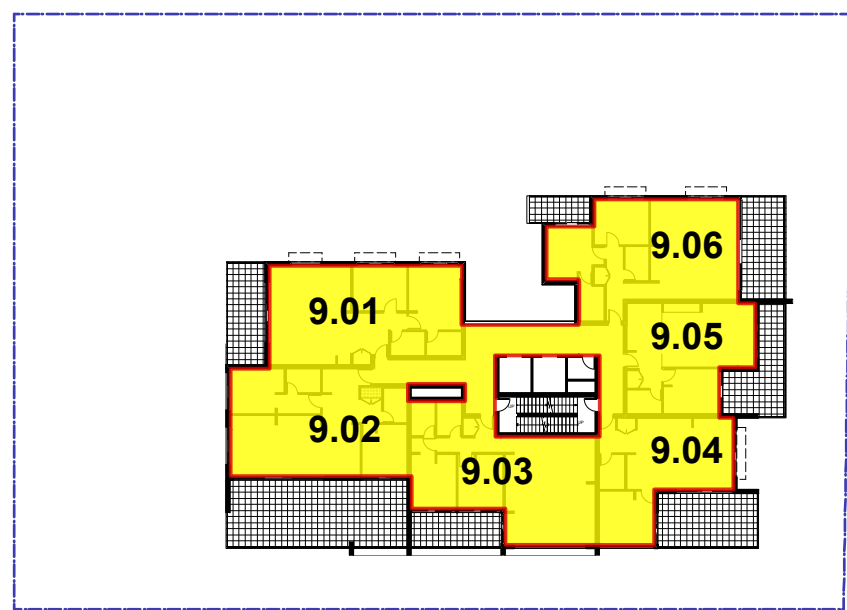
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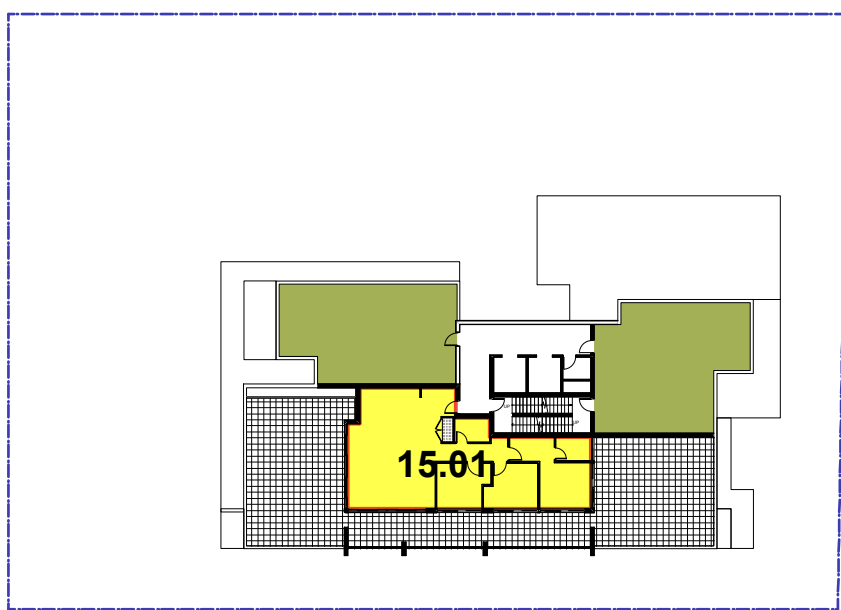
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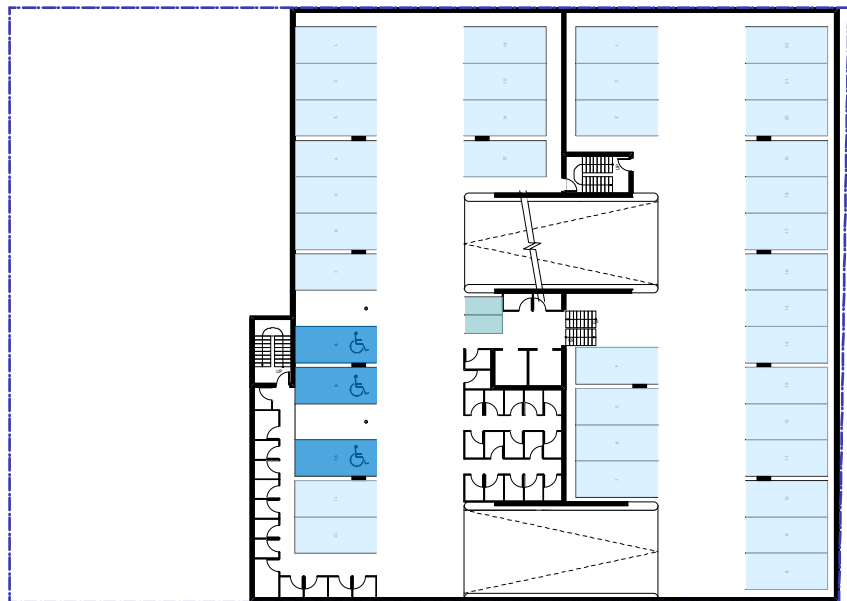
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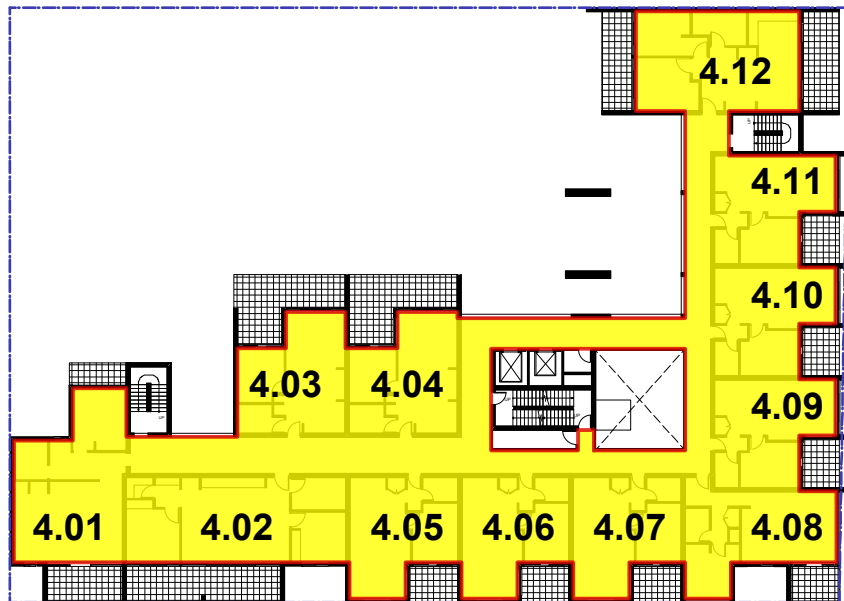
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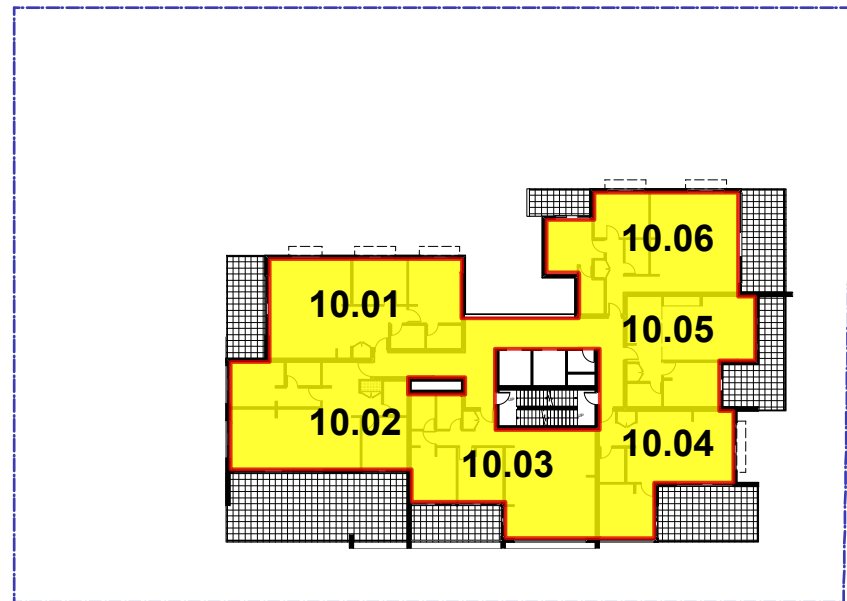
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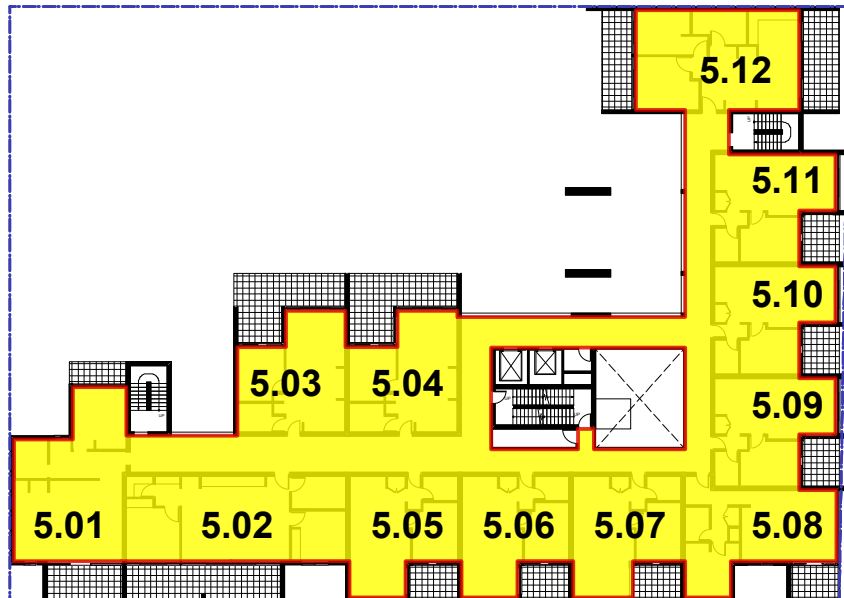
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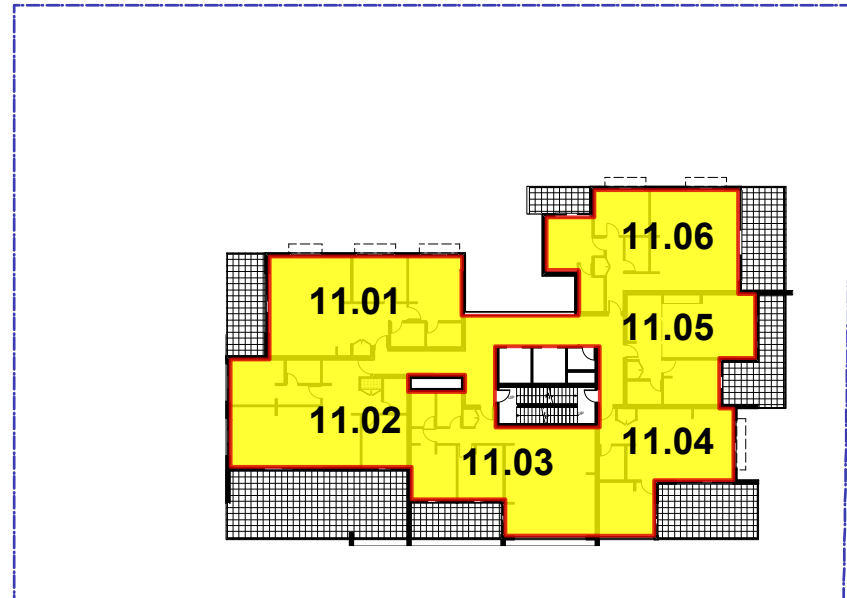
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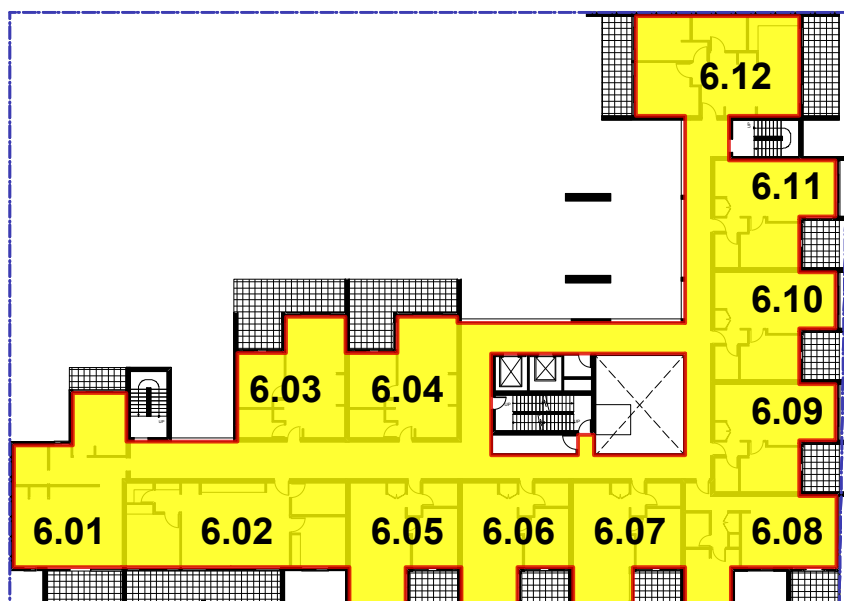
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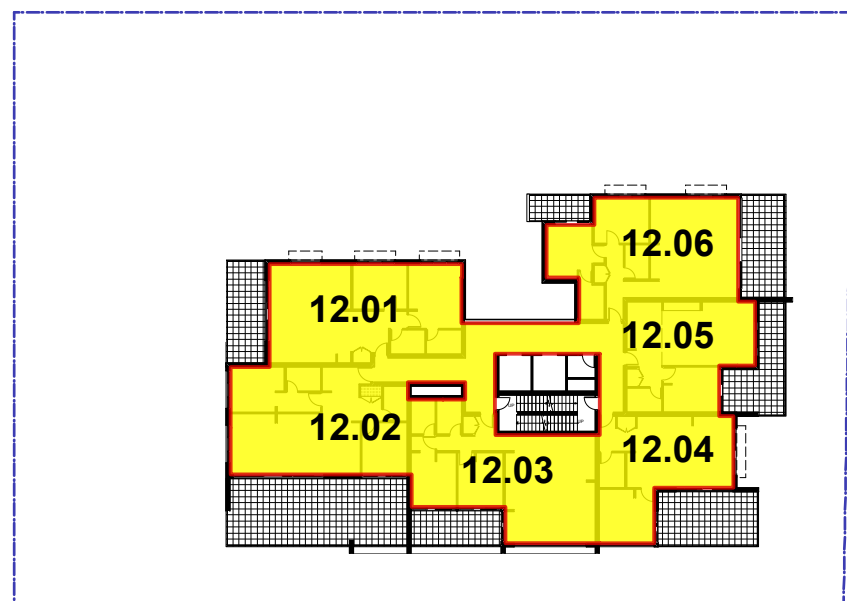
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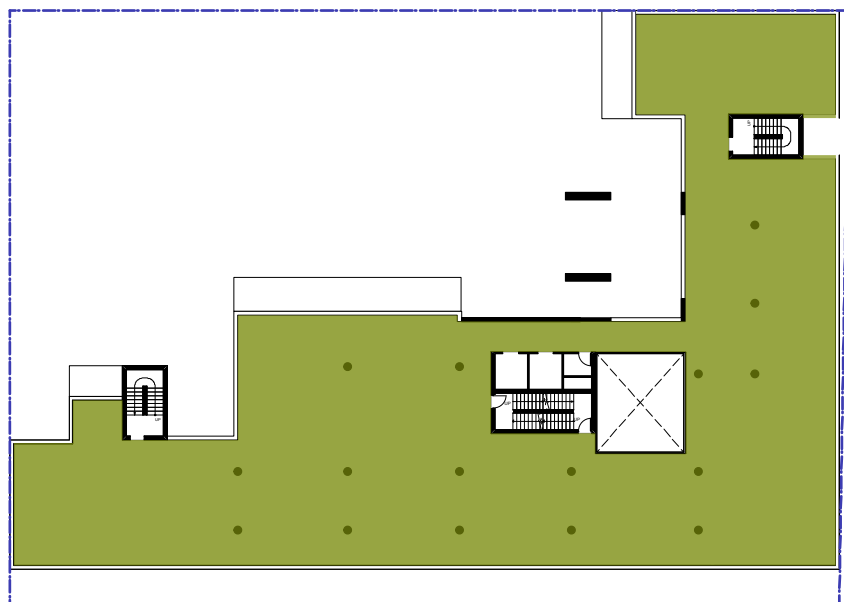
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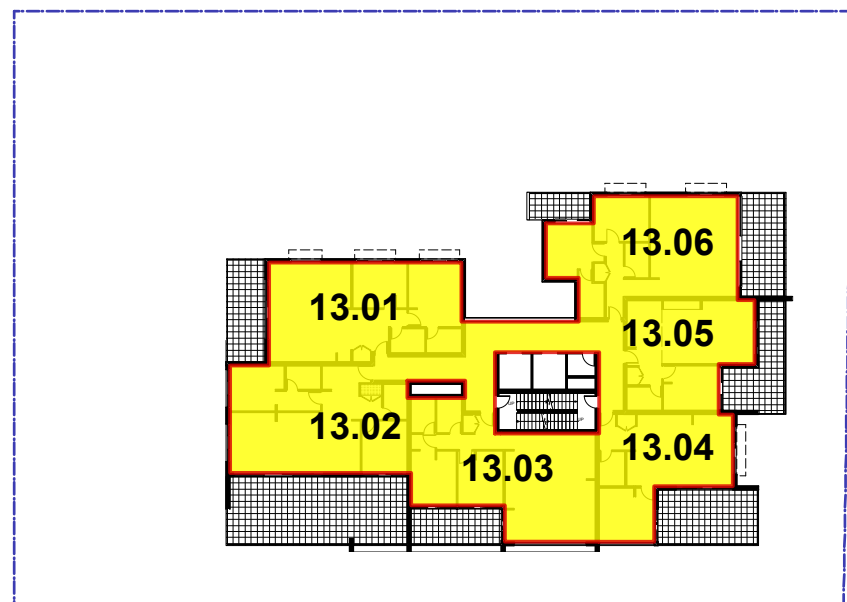
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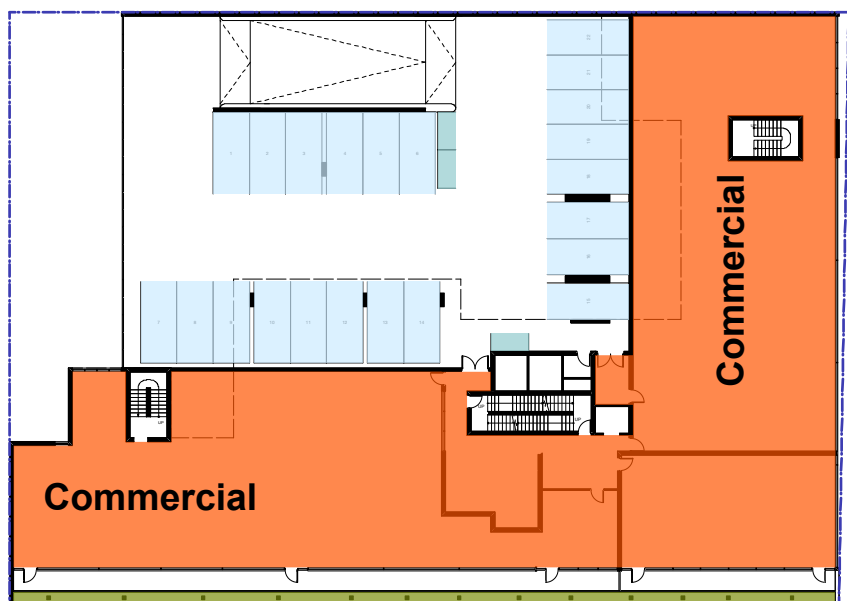
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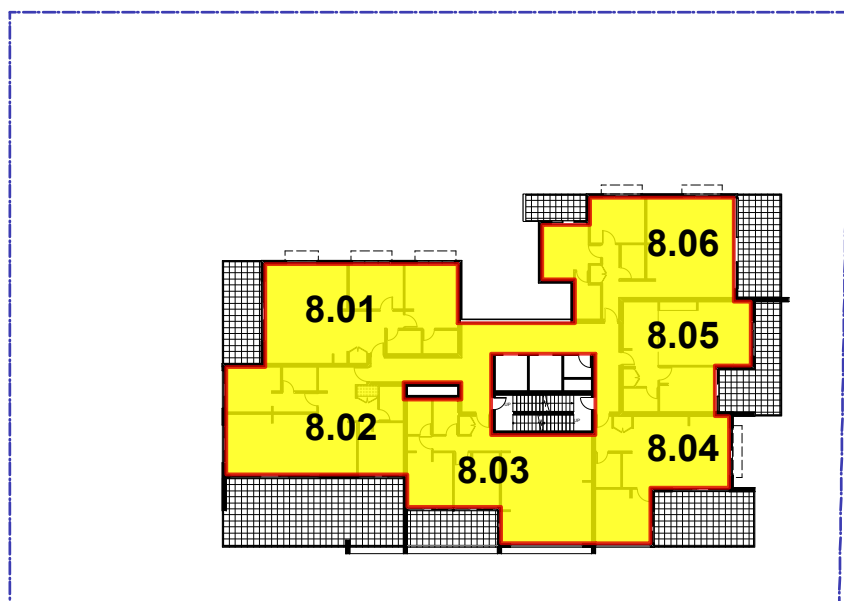
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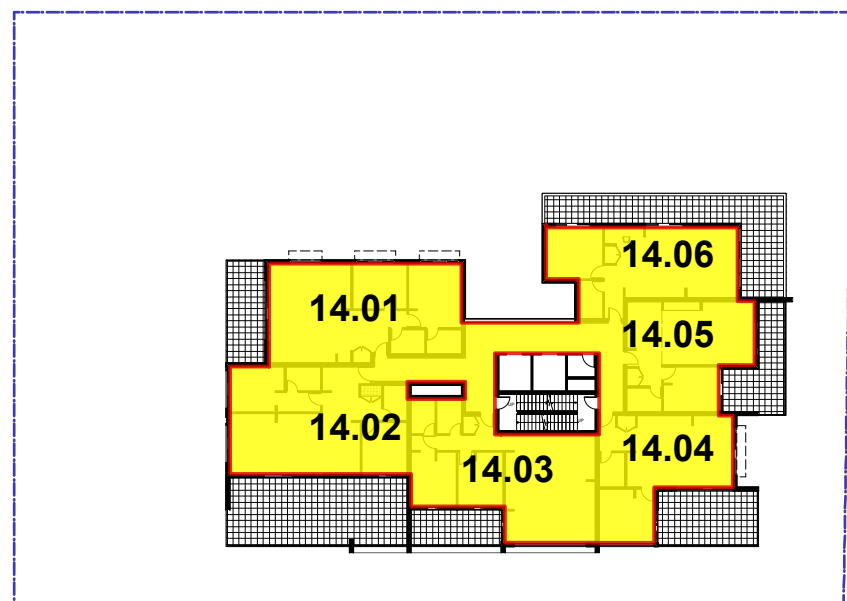
L2



L8



L14



BASIX COMMITMENTS NOTES			
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX / ABSA REPORTS*			
WATER	Dwellings		
Fixtures & Appliances (Dwellings)	All Showerheads	3 Star (> 6.0 <= 7.5L/min)	
	All Toilet Flushing Systems	4 Star	
	All Kitchen Taps	5 Star	
	All Bathroom Tops	5 Star	
	All Dishwashers	3 Star	
Planting (Common Areas)	Species Use of indigenous or low water use species of vegetation - refer to landscape drawings		
Central Systems/ Facilities	Central Water Tank (rainwater) Size 2000L to collect run off from at least 100square meters of roof area of buildings in the development to allow for irrigation of 700m2 of common landscaped area on site 0 car washing in 0 car washing bay on site		
ENERGY	Central Energy Systems: - Central Hot Water System - gas - fired boiler with piping insulation and piping internal to building; R0.6 (125mm) - Lift (No1): gearless traction with VVVF Motor - Lift (No2): gearless traction with VVVF motor		
REFER TO APPROVED BASIX	Hot Water System (dwellings): - Central hot water system see above		
Fixtures & Appliances (Dwellings)	All Kitchen cooktop & ovens	Gas cooktop & electric oven	
	All Refrigerators	2 Star (new rating)	
	All Dishwashers	3.5 Star	
	All Clothes Dryers	1.5 Star	
THERMAL COMFORT	- Roof - Metal/ concrete, insulation R1.0 medium Colour - Ceilings - plasterboard, no insulation - External Walls - Concrete 150mm + R1.5 insulation, Medium colour - Internal Walls - Plasterboard, insulation R2.0 - Floors - Concrete, insulation none		

APARTMENT CALCULATIONS				
UNIT No.	GFA	No. of BEDROOMS	BALCONY AREA m2	STORAGE *UNIT m3
UNIT 4.01	70m ²	1 BED + STUDY	18m ²	8.0m ³
UNIT 4.02	81m ²	2 BEDROOM	25m ²	6.0m ³
UNIT 4.03	50m ²	1 BEDROOM	23m ²	3.2m ³
UNIT 4.04	50m ²	1 BEDROOM	23m ²	3.2m ³
UNIT 4.05	50m ²	1 BEDROOM	8m ²	3.2m ³
UNIT 4.06	50m ²	1 BEDROOM	8m ²	3.2m ³
UNIT 4.07	50m ²	1 BEDROOM	8m ²	3.2m ³
UNIT 4.08	56m ²	1 BEDROOM	8m ²	5.0m ³
UNIT 4.09	50m ²	1 BEDROOM	8m ²	3.2m ³
UNIT 4.10	50m ²	1 BEDROOM	8m ²	3.2m ³
UNIT 4.11	50m ²	1 BEDROOM	8m ²	3.2m ³
UNIT 4.12	71m ²	2 BEDROOM	29m ²	4.0m ³
UNIT 5.01	70m ²	1 BED + STUDY	18m ²	8.0m ³
UNIT 5.02	81m ²	2 BEDROOM	25m ²	6.0m ³
UNIT 5.03	50m ²	1 BEDROOM	23m ²	3.2m ³
UNIT 5.04	50m ²	1 BEDROOM	23m ²	3.2m ³
UNIT 5.05	50m ²	1 BEDROOM	8m ²	3.2m ³
UNIT 5.06	50m ²	1 BEDROOM	8m ²	3.2m ³
UNIT 5.07	50m ²	1 BEDROOM	8m ²	3.2m ³
UNIT 5.08	56m ²	1 BEDROOM	8m ²	5.0m ³
UNIT 5.09	50m ²	1 BEDROOM	8m ²	3.2m ³
UNIT 5.10	50m ²	1 BEDROOM	8m ²	3.2m ³
UNIT 5.11	50m ²	1 BEDROOM	8m ²	3.2m ³
UNIT 5.12	71m ²	2 BEDROOM	29m ²	4.0m ³
UNIT 6.01	70m ²	1 BED + STUDY	18m ²	8.0m ³
UNIT 6.02	81m ²	2 BEDROOM	25m ²	6.0m ³
UNIT 6.03	50m ²	1 BEDROOM	23m ²	3.2m ³
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UNIT 6.12	71m ²	2 BEDROOM	29m ²	4.0m ³
UNIT 8.01	80m ²	2 BEDROOM	17m ²	7.0m ³
UNIT 8.02	80m ²	2 BEDROOM	54m ²	8.0m ³
UNIT 8.03	83m ²	2 BEDROOM	14m ²	6.0m ³
UNIT 8.04	55m ²	1 BEDROOM	24m ²	4.0m ³
UNIT 8.05	55m ²	1 BEDROOM	21m ²	4.0m ³
UNIT 8.06	80m ²	2 BEDROOM	28m ²	4.0m ³
UNIT 9.01	80m ²	2 BEDROOM	17m ²	7.0m ³
UNIT 9.02	80m ²	2 BEDROOM	54m ²	8.0m ³
UNIT 9.03	83m ²	2 BEDROOM	14m ²	6.0m ³
UNIT 9.04	55m ²	1 BEDROOM	24m ²	4.0m ³
UNIT 9.05	55m ²	1 BEDROOM	21m ²	4.0m ³
UNIT 9.06	80m ²	2 BEDROOM	28m ²	4.0m ³
UNIT 10.01	80m ²	2 BEDROOM	17m ²	7.0m ³
UNIT 10.02	80m ²	2 BEDROOM	54m ²	8.0m ³
UNIT 10.03	83m ²	2 BEDROOM	14m ²	6.0m ³
UNIT 10.04	55m ²	1 BEDROOM	24m ²	4.0m ³
UNIT 10.05	55m ²	1 BEDROOM	21m ²	4.0m ³
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UNIT 11.04	55m ²	1 BEDROOM	24m ²	4.0m ³
UNIT 11.05	55m ²	1 BEDROOM	21m ²	4.0m ³
UNIT 11.06	80m ²	2 BEDROOM	28m ²	4.0m ³
UNIT 12.01	80m ²	2 BEDROOM	17m ²	7.0m ³
UNIT 12.02	80m ²	2 BEDROOM	54m ²	8.0m ³
UNIT 12.03	83m ²	2 BEDROOM	14m ²	6.0m ³
UNIT 12.04	55m ²	1 BEDROOM	24m ²	4.0m ³
UNIT 12.05	55m ²	1 BEDROOM	21m ²	4.0m ³
UNIT 12.06	80m ²	2 BEDROOM	28m ²	4.0m ³
UNIT 13.01	80m ²	2 BEDROOM	17m ²	7.0m ³
UNIT 13.02	80m ²	2 BEDROOM	54m ²	8.0m ³
UNIT 13.03	83m ²	2 BEDROOM	14m ²	6.0m ³
UNIT 13.04	55m ²	1 BEDROOM	24m ²	4.0m ³
UNIT 13.05	55m ²	1 BEDROOM	21m ²	4.0m ³
UNIT 13.06	80m ²	2 BEDROOM	28m ²	4.0m ³
UNIT 14.01	80m ²	2 BEDROOM	17m ²	7.0m ³
UNIT 14.02	80m ²	2 BEDROOM	54m ²	8.0m ³
UNIT 14.03	83m ²	2 BEDROOM	14m ²	6.0m ³
UNIT 14.04	55m ²	1 BEDROOM	24m ²	4.0m ³
UNIT 14.05	55m ²	1 BEDROOM	21m ²	4.0m ³
UNIT 14.06	60m ²	1 BEDROOM	47m ²	6.0m ³
UNIT 15.01	100m ²	3 BEDROOM	162m ²	11m ³

* NOTE: Basement storage is provided for 65 units and range from 6 - 12 cubic metres (Refer to DA100). In addition, over bonnet storage units are provided for most of the units in parking bays, hence all units will have sufficient storage volume required under the SEPP 65.

LEGEND - Gross Floor Area

- SITE BOUNDARY
- RETAIL / COMMERCIAL GROSS FLOOR AREA
- RESIDENTIAL GROSS FLOOR AREA
- SOFT LANDSCAPE (DEEP SOIL)
- LANDSCAPE ON STRUCTURE
- ACCESSIBLE CARPARK
- RESIDENTIAL VISITOR PARKING SPACE
- RESIDENTIAL VEHICLE PARKING SPACE
- COMMERCIAL/ RETAIL VISITOR PARKING SPACE
- COMMERCIAL/ RETAIL VEHICLE PARKING SPACE
- MOTORCYCLE PARKING SPACE
- BICYCLE PARKING BAYS

UNIT MIX

STUDIO

1 BEDROOM	45 UNITS	57%
2 BEDROOM	33 UNITS	42%
3 BEDROOM	1 UNITS	1.2%

TOTAL 79 UNITS

GROSS FLOOR AREA

GF (Commercial) 387 SQM

GF (Residential) 51 SQM

LEVEL 1 974 SQM

LEVEL 2 936 SQM

LEVEL 3 1025 SQM

LEVEL 4-6 871 SQM X 3 = 2613 SQM

LEVEL 8 - 13 491 SQM X 6 = 2946 SQM

LEVEL 14 472 SQM

LEVEL 17 100 SQM

TOTAL GFA 9504 SQM

FSR CALCULATION

COMMERCIAL 3322 SQM 35%

RESIDENTIAL 6182 SQM 65%

COUNCIL FORMULA FOR FSR

(NRF_{FSR} x NR/100)+(FSR_R x R/100)

(6X35/100)+(3.5X65/100) = 1.4.38

Max GFA = 9509

CAR PARKING CALCULATIONS

UNIT	CARPARK	BICYCLE	MOTORCYCLE
RESIDENTIAL			
1 BEDROOM	34	27	6
2 BEDROOM	33		
3 BEDROOM	2		
VISITOR	18	7	
Retail			
VISITOR	38	4	6
	2	2	
COMMERCIAL			
VISITOR	17	6	6
	2	3	
TOTAL REQUIRED	143	49	18
TOTAL PROPOSED	143	50	18

SITE CALCULATIONS

SITE AREA 2171 SQM**FSR Proposed 1:4.38****FSR Control 1:4.38****TOTAL LANDSCAPED AREA 2033 SQM | 93.6%****DEEP SOIL ZONES 681 SQM | 31.4%****PLANTING ON STRUCTURE 1352 SQM | 62.2%**

I	2011/1/4	Revised issue to Council
H	17/11/14	Revised issue to Council
REVISION		

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.

CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT

Mixed Use DevelopmentAddress **14-18 Auburn Street, Wollongong**

CLIENT

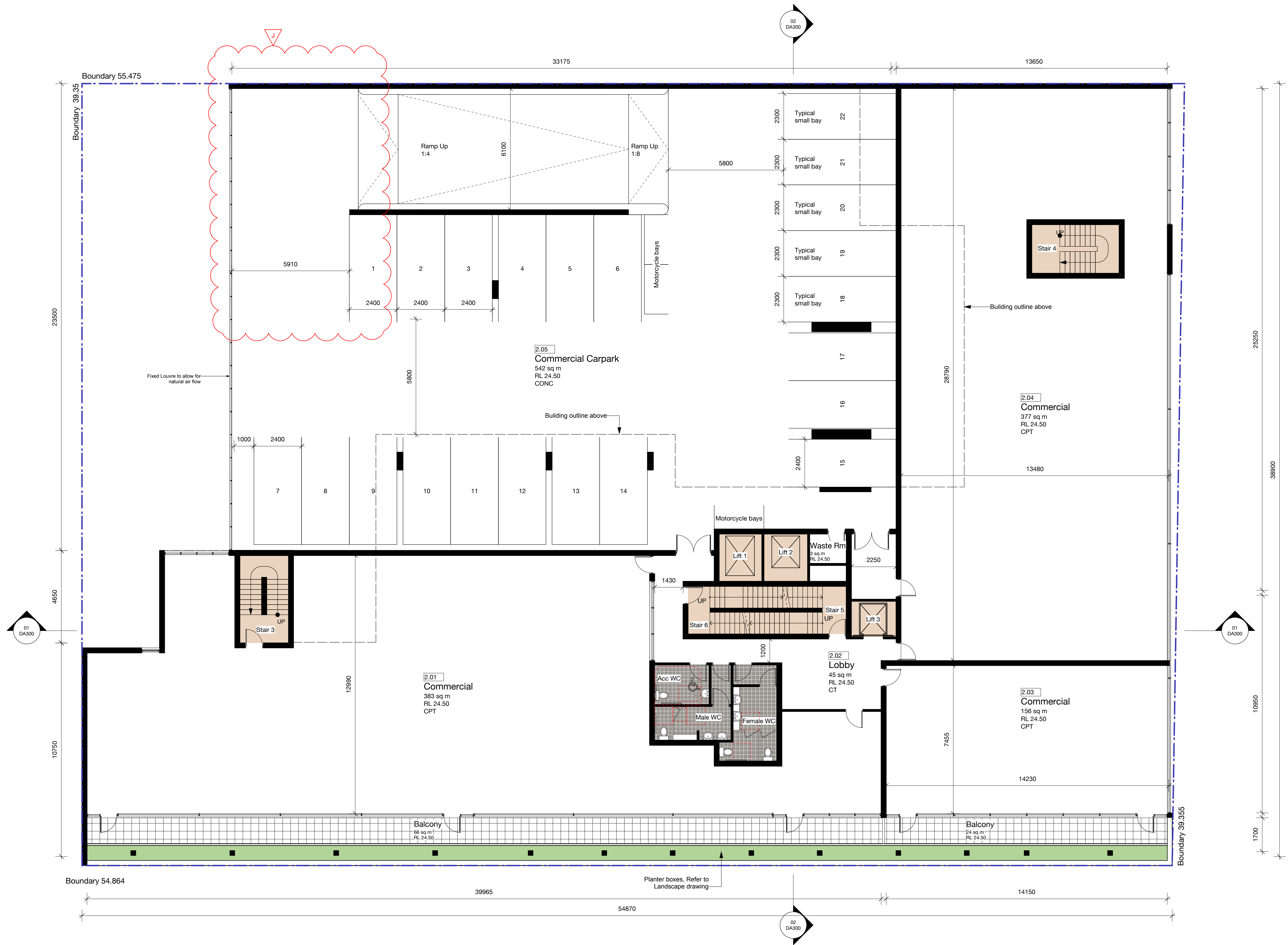
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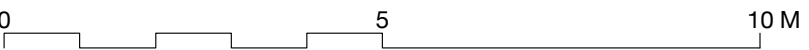
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Suite 1.04 77 Dunning Avenue, Rosebery 2018

T: 612 9318 9200 F: 612 9318 9222 W: www.bka.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 Type 1
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre Type 2
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonry Wall Type 1
MW02	Masonry Wall Type 2
MW03	Masonry Wall Type 3
MW04	Masonry Wall Type 4
MW05	Masonry Wall Type 5
MW06	Masonry Wall Type 6
MW07	Masonry Wall Type 7
MR	Metal Roof
OBS	Over Bonnet Storage
R	Roof
RL	Registered Level
St	Storage
T	Timber Cladding
TGSI	Tactile Ground Surface Indicator



J	21/11/14	Revised issue to Council
I	8/10/14	Revised issue to Council
ISSUE	DATE	REVISION

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PROJECT
Mixed Use Development

Address
14-18 Auburn Street, Wollongong

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

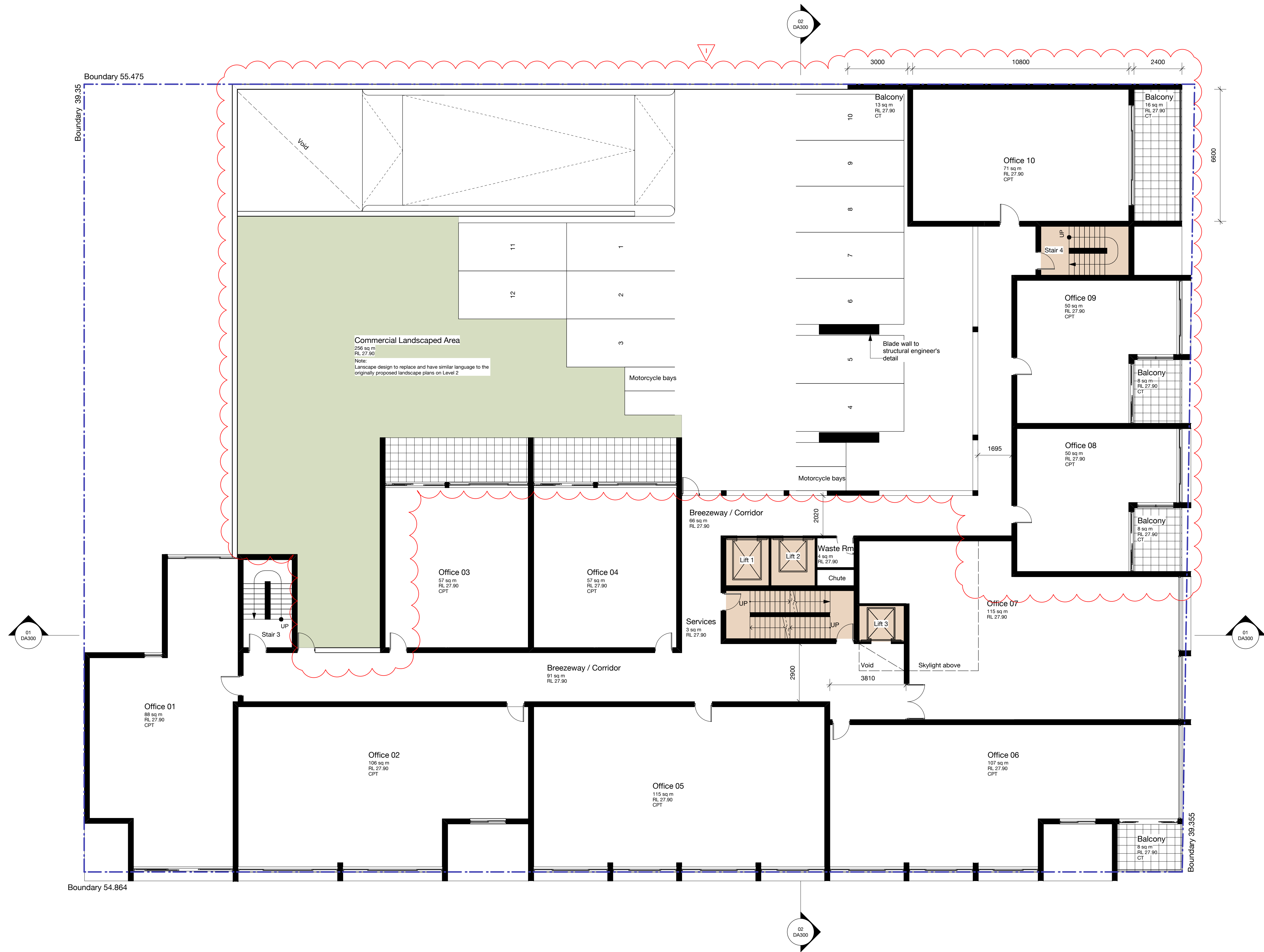
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L2 | Commerical



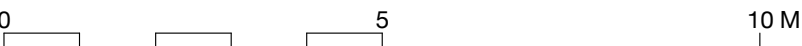
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DATE	May 2014				
SCALE @ A1	1:100 @ A1				
DRAWN	NC	CHECKED	JK		

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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
FG	Fixed Glass
FL	Floor Level
G	Glass
LDRY	Laundry
LVR-1	Fixed Metal Louvre Type 1
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre Type 2
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonry Wall Type 1
MW02	Masonry Wall Type 2
MW03	Masonry Wall Type 3
MW04	Masonry Wall Type 4
MW05	Masonry Wall Type 5
MW06	Masonry Wall Type 6
MW07	Masonry 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



I	2011/14	Revised issue to Council
H	8/10/14	Revised issue to Council
ISSUE	DATE	REVISION

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PROJECT
Mixed Use Development

Address
14-18 Auburn Street, Wollongong

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

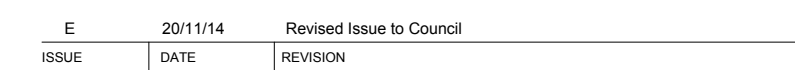
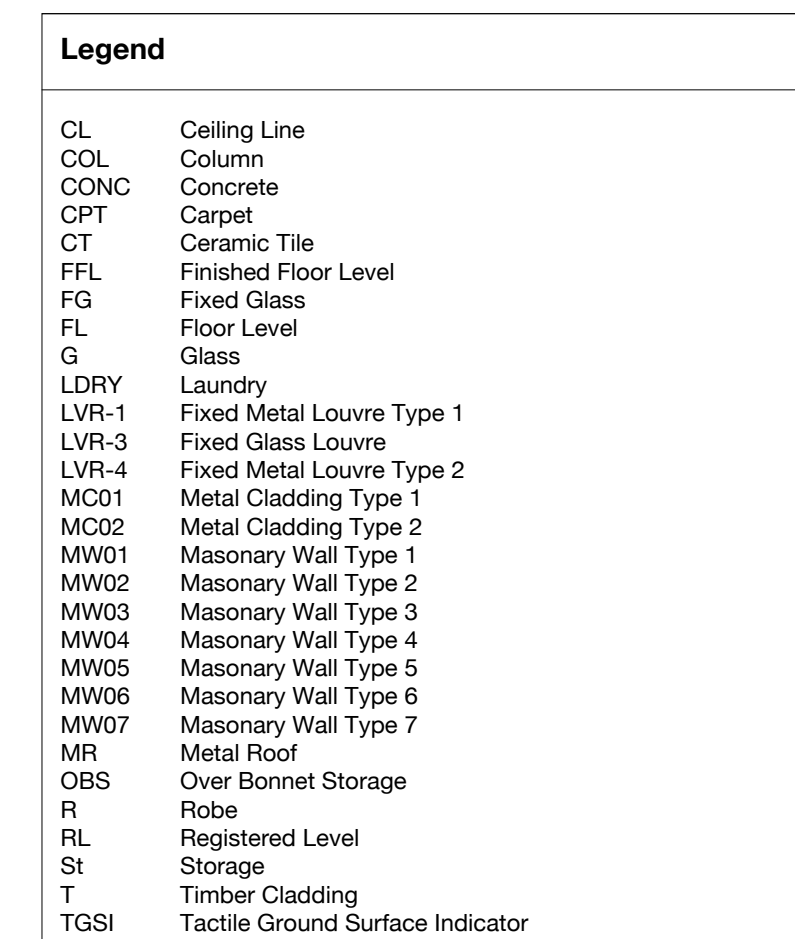
DRAWING
L3 | Commercial



PROJECT #	12040	DWG #	REV
DATE	May 2014		
SCALE @ A1	1:100 @ A1		
DRAWN	NC	CHECKED	JK

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01 Level 3 - Level 6 Typical Floor Plan
DA106a Scale: 1:100



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PROJECT

Mixed Use Development

Address
14-18 Auburn Street, Wollongong

CLIENT

ESH Holdings P/L & EB Property P/L

DRAWING

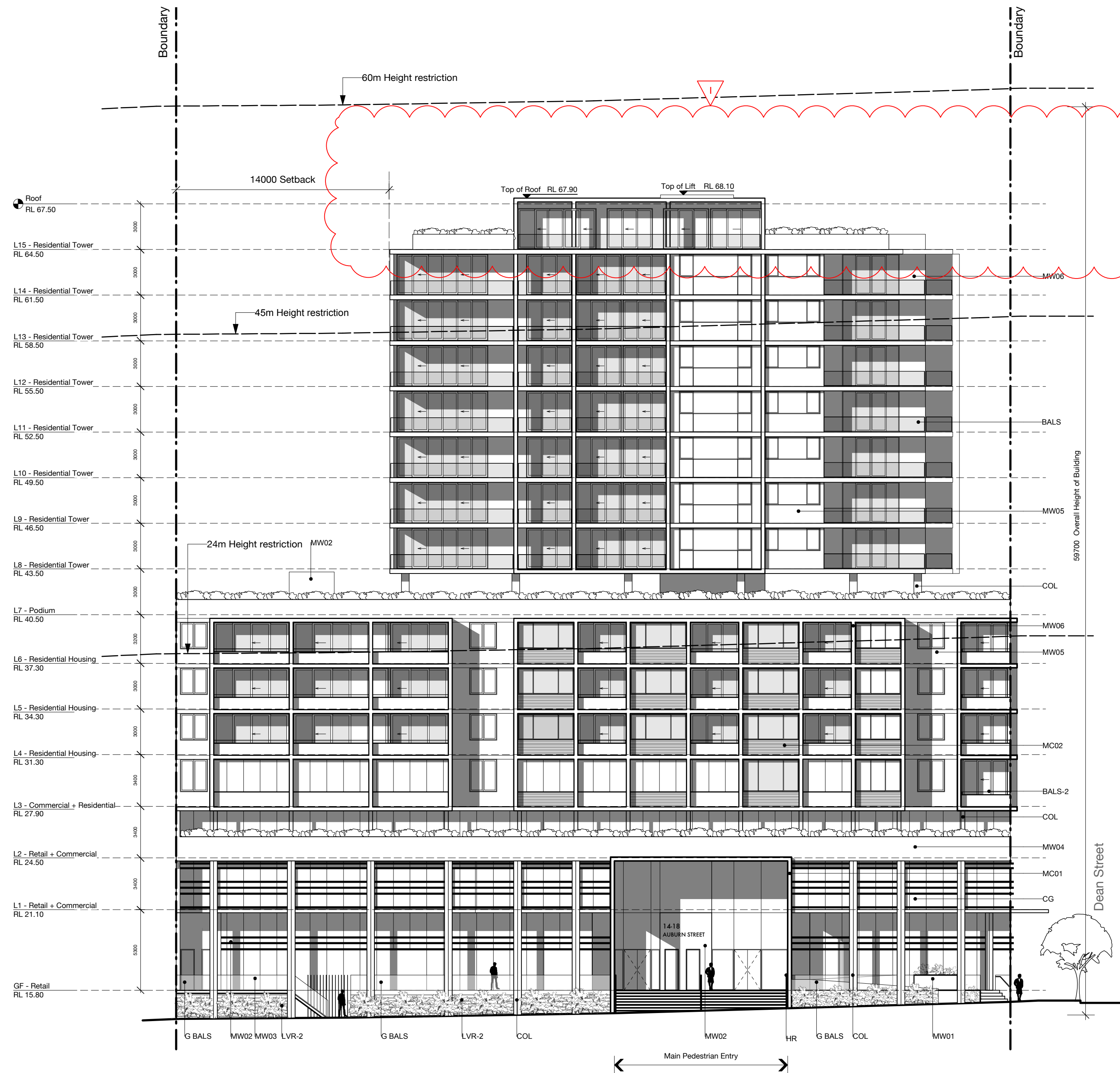
L15 | Residential Tower



PROJECT #	12040	DWG #		REV	
DATE	May 2014	DA 110 E			
SCALE @ A1	1:100 @ A1				
DRAWN	NC	CHKD	JK		

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



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



02 North Elevation | Dean Street
DA200 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 Type 1
 - LVR-3 Fixed Glass Louvre
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 - MC01 Metal Cladding Type 1
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 - 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

I	2011/14	Revised Issue to Council
H	8/10/14	Revised Issue to Council
ISSUE	DATE	REVISION

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Mixed Use Development

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

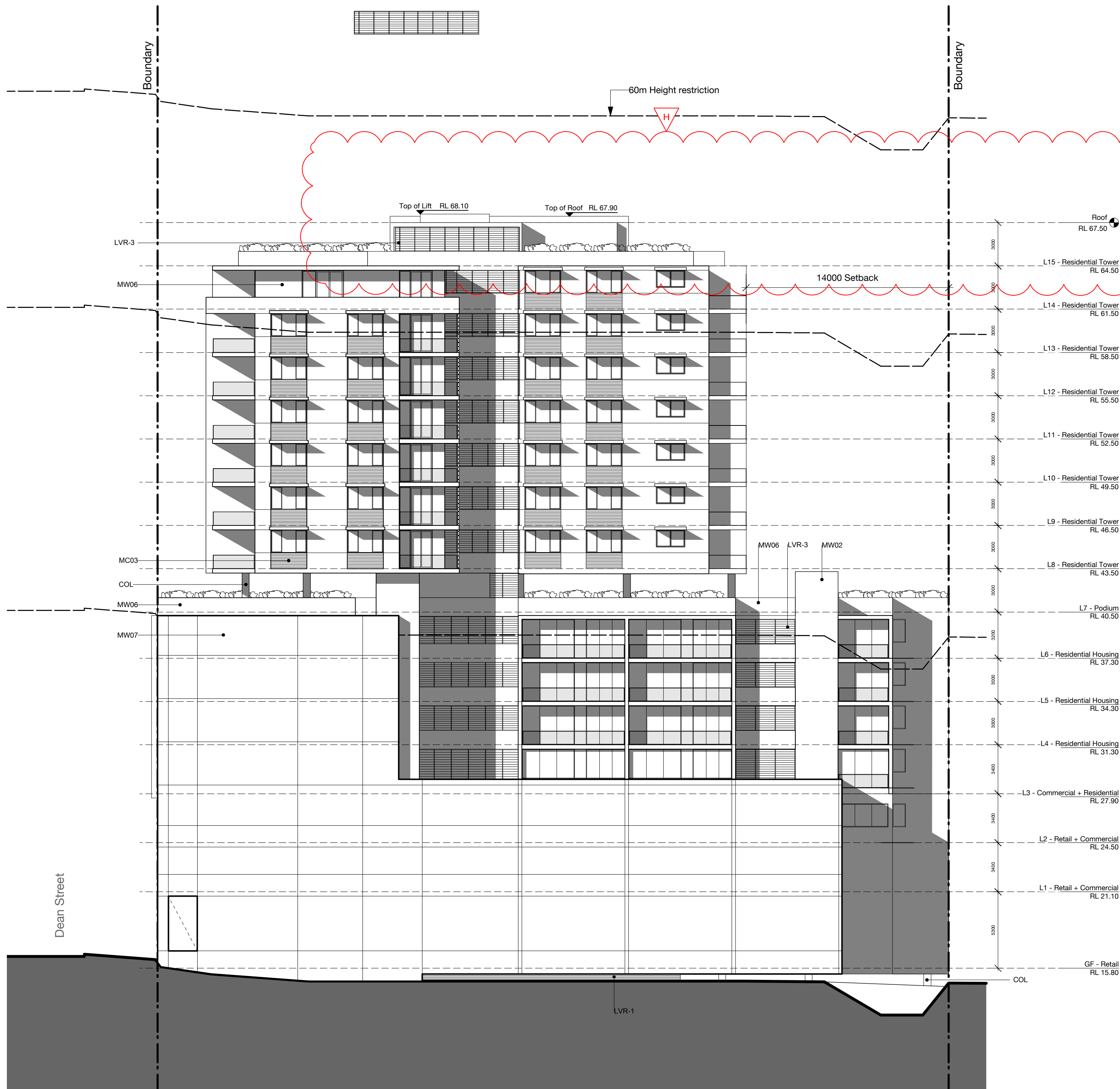
DRAWING
Elevations 01

**Baker
Kavanagh
architects**

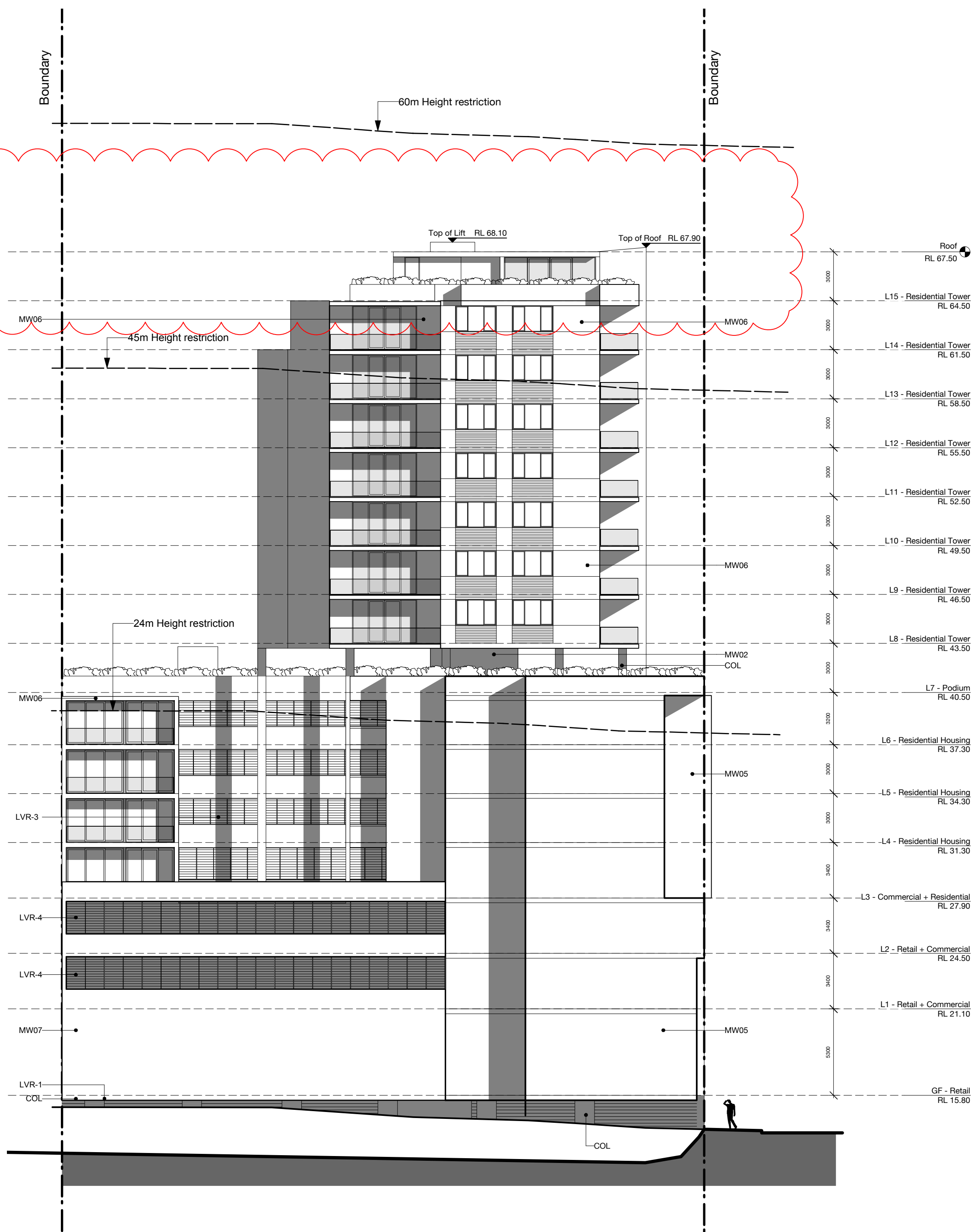
PROJECT #	12040	DWG #	REV
DATE	May 2014		
SCALE @ A1	1:200 @ A1		
DRAWN	NC	CHECKED	JK

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

DA 200 I



01 West Elevation
DA201 Scale: 1:200



02 South Elevation
DA201 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 Type 1
 - LVR-3 Fixed Glass Louvre
 - LVR-4 Fixed Metal Louvre Type 2
 - MC01 Metal Cladding Type 1
 - MC02 Metal Cladding Type 2
 - MW01 Masonry Wall Type 1
 - MW02 Masonry Wall Type 2
 - MW03 Masonry Wall Type 3
 - MW04 Masonry Wall Type 4
 - MW05 Masonry Wall Type 5
 - MW06 Masonry Wall Type 6
 - MW07 Masonry 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

H	2011/14	Revised Issue to Council
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

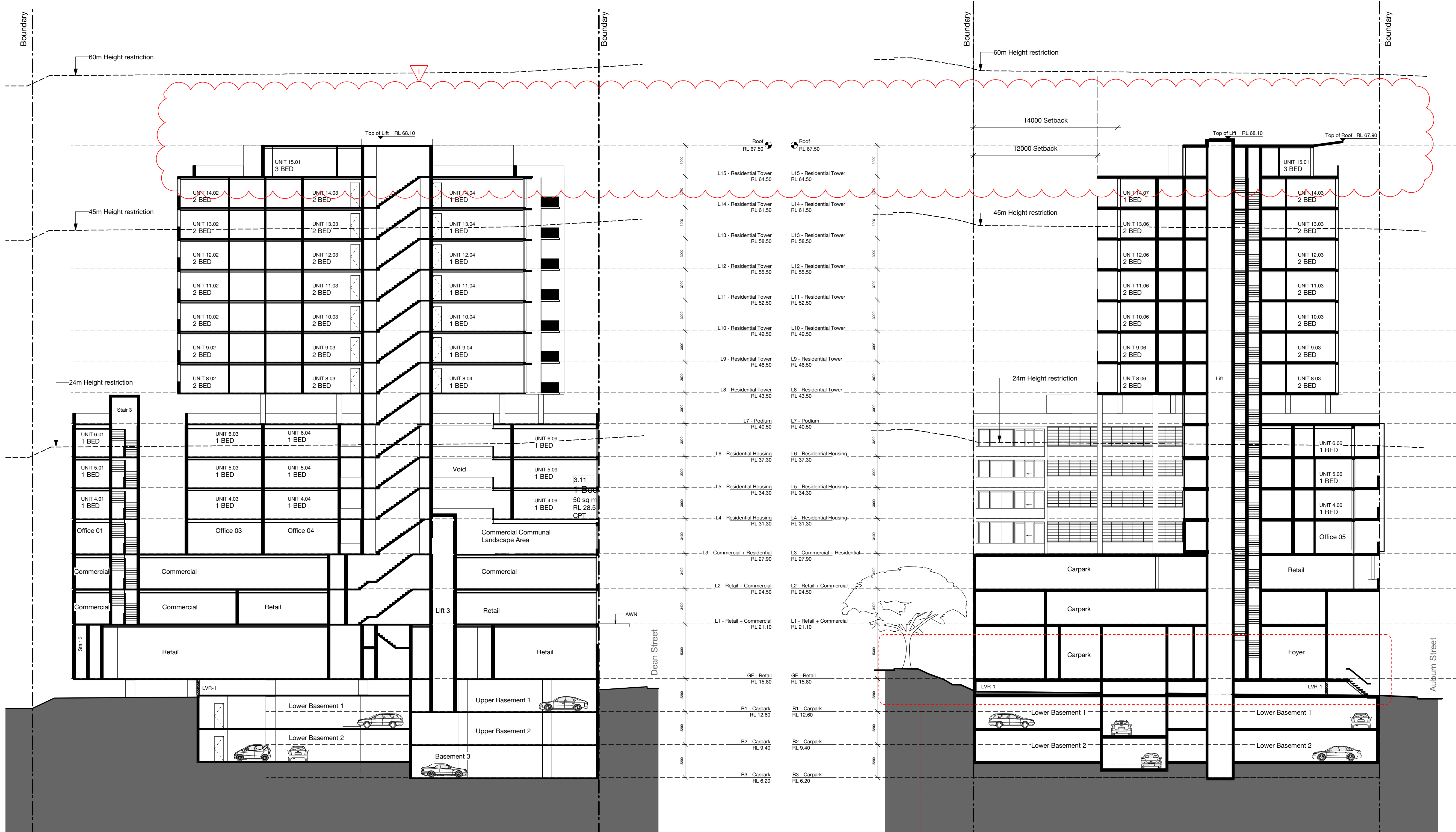
DRAWING
Elevations 02

**Baker
Kavanagh
architects**

PROJECT #	12040	DWG #	REV
DATE	May 2014		
SCALE @ A1	1:200 @ A1		
DRAWN	NC	CHECKED	JK

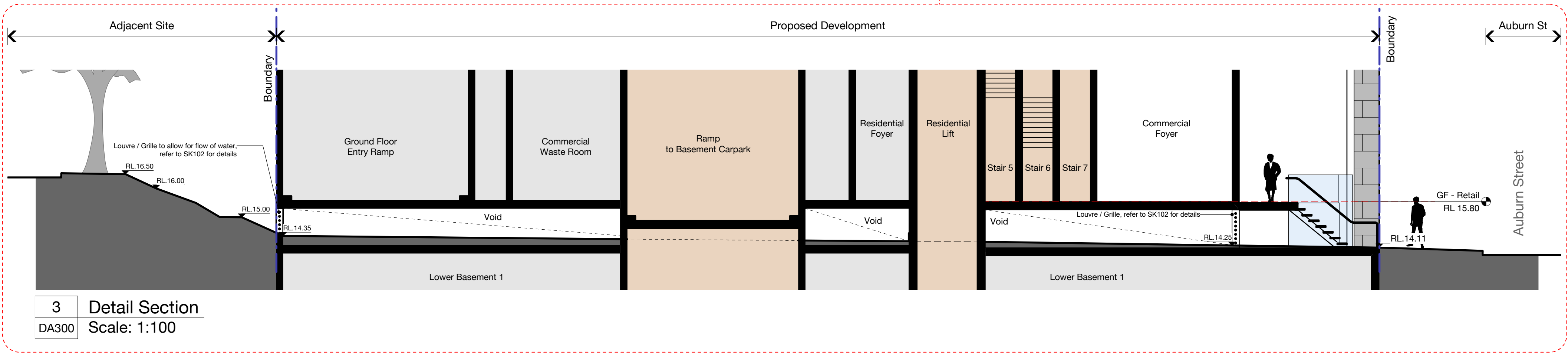
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DA 201 H



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
LDY	Laundry
LVR-1	Fixed Metal Louvre Type 1
LVR-3	Fixed Glass Louvre
LVR-4	Fixed Metal Louvre Type 2
MC01	Metal Cladding Type 1
MC02	Metal Cladding Type 2
MW01	Masonry Wall Type 1
MW02	Masonry Wall Type 2
MW03	Masonry Wall Type 3
MW04	Masonry Wall Type 4
MW05	Masonry Wall Type 5
MW06	Masonry Wall Type 6
MW07	Masonry 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



1	20/11/14	Revised Issue to Council
ISSUE	DATE	REVISION

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PROJECT
Mixed Use Development

Address
14-18 Auburn Street, Wollongong

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

DRAWING
Sections 01

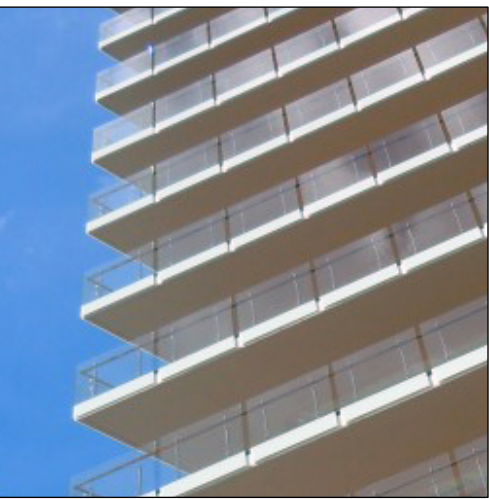
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PROJECT # **12040** DWG # **DA 300 I** REV
DATE **May 2014**
SCALE @ A1 **1:200 @ A1**
DRAWN **NC** CHECKED **JK**

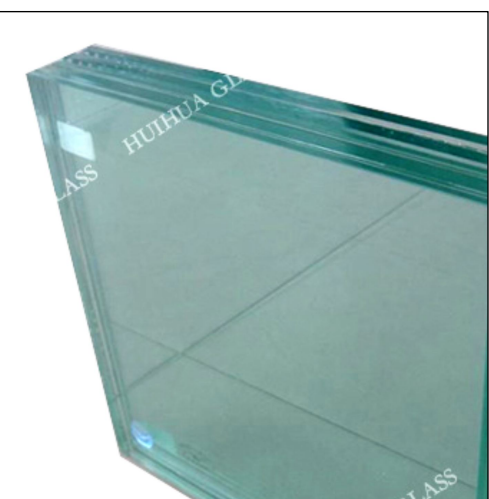
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MATERIAL 1
'White' Concrete Render



MATERIAL 2
'Clear' glass balustrade



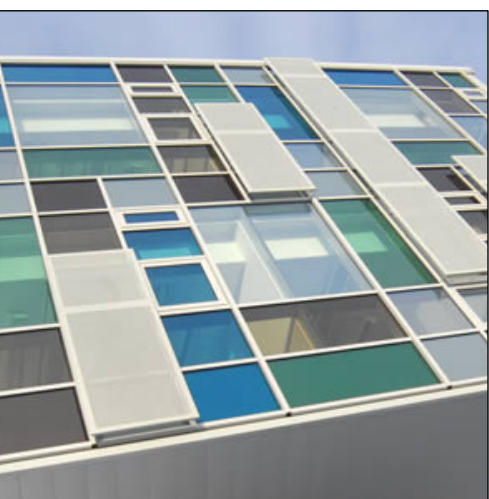
MATERIAL 3
'Clear' glass window panels



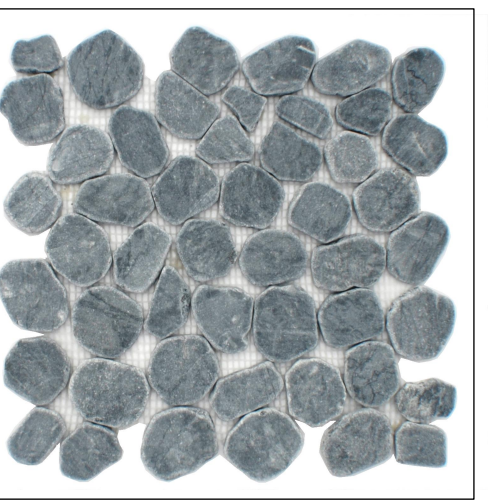
MATERIAL 5
'Facade' powdercoated window frames



MATERIAL 4
Alucobond panels, Wood design colour
'Royal Cedar'



MATERIAL 6
Coloured glass panels to L1 Commercial Areas



MATERIAL 7
'Charcoal' stone tiles to ground level landscaping
retaining walls

ISSUE	DATE	REVISION
C	2011/14	Revised Issue to Council

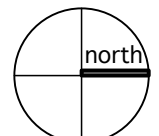
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PROJECT
Mixed Use Development

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

DRAWING
Schedule of Materials & Finishes

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PROJECT #	12040	DWG #	REV
DATE	May 2014		
SCALE @ A1	NTS		
DRAWN	PM	CHKD	JK

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DA 900 C