RAILWAY PARADE MIXED USE DEVELOPMENT

Drawing List

Sheet No.	Rev.	Sheet Name	Sheet Issue Date	Drawn By	Approved By
DA00	D	Title Sheet	10.11.15	SM & SH	PR
DA01	D	Site Analysis Plan	10.11.15	SM & SH	PR
DA02	A	Site Survey	30/09/14	SM & SH	PR
DA03	D	Site Plan	10.11.15	SM & SH	PR
DA04	A	Site Management	30/09/14	SM & SH	PR
DA05	D	Basement Level 2	10.11.15	SM & SH	PR
DA06	D	Basement Level 1	10.11.15	SM & SH	PR
DA07	D	Level 1	10.11.15	SM & SH	PR
DA08	D	Level 2	10.11.15	SM & SH	PR
DA09	D	Level 3	10.11.15	SM & SH	PR
DA10	D	Level 4- Podium	10.11.15	SM & SH	PR
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DA12	D	Level 9-23	10.11.15	SM & SH	PR
DA13	D	Level 24	10.11.15	SM & SH	PR
DA14	D	Level 25	10.11.15	SM & SH	PR
DA15	D	Roof Plan	10.11.15	SM & SH	PR
DA17	D	North Elevation	10.11.15	SM & SH	PR
DA18	D	East Elevation	10.11.15	SM & SH	PR
DA19	D	South Elevation	10.11.15	SM & SH	PR
DA20	D	West Elevation	10.11.15	SM & SH	PR
DA21	D	Section A-A	10.11.15	SM & SH	PR
DA22	D	Section B-B	10.11.15	SM & SH	PR
DA23	D	Adaptable Apartments	10.11.15	SM & SH	PR
DA25	D	Shadow Diagrams (21 June)	10.11.15	SM & SH	PR
DA26	D	Finishes Schedule	10.11.15	SM & SH	PR
DA28	A	Detail Sections	30/09/14	SM & SH	PR
DA29	D	Entrances	10.11.15	SM & SH	PR
DA30	D	Perspective Images	10.11.15	SM & SH	PR
DA31	D	Perspective Images	10.11.15	SM & SH	PR
DA32	A	Photomontages	10/09/14	SM & SH	PR
DA33	A	Photomontages	10/09/14	SM & SH	PR
DA34	A	Photomontages	10/09/14	SM & SH	PR
DA35	D	3D Perspective	10.11.15	SM & SH	PR
DA36	D	3D Perspective Entries	10.11.15	SM & SH	PR
DA41	D	CONTEXT PLAN	10.11.15	SM & SH	PR
DA42	D	CONTEXT SECTIONS	10.11.15	SM & SH	PR
DA43	D	CONTEXT PERSPECTIVE	10.11.15	SM & SH	PR
DA44	C	FUTURE CONTEXT ELEVATIONS	06/26/15	SM & SH	PR
DA52	C	FUTURE CONTEXT SHADOWS- WINTER SOLSTICE	06/26/15	SM & SH	PR
DA53	D	ELEVATIONAL SHADOWS EAST	10.11.15	SM & SH	PR
DA54	D	ELEVATIONAL SHADOWS NORTH	10.11.15	SM & SH	PR
DA55	D	ELEVATIONAL SHADOWS WEST	10.11.15	SM & SH	PR
DA56	D	VIEW IMPRESSIONS FROM TYPICAL LEVEL 15	10.11.15	SM & SH	PR
DA57	D	VIEW IMPRESSIONS FROM TYPICAL LEVEL 15	10.11.15	SM & SH	PR
DA58	D	Overshadowing from Adjacent Development	11/12/15	Author	Approver
DA59	D	Elevational Overshadowing from Adjacent Development	11/12/15	Author	Approver
DA60		Winter Solstice Solar Penetration	11/17/15	Author	Approver

SUBJECT SITE
LOTS 1
DP1134554
LOTS 2-3,
SECTION 2,
DP4201, LOT 1
DP1134542

Unit Area's

Name	Area
UNIT 1	69.0 m²
UNIT 2	93.0 m²
UNIT 3	94.0 m²
UNIT 4	94.0 m²
UNIT 5	88.0 m²
UNIT 6	88.0 m²
UNIT 7	88.0 m²
UNIT 8	88.0 m²
UNIT 9	88.0 m²
UNIT 10	88.0 m²
UNIT 11	88.0 m²
UNIT 12	89.0 m²
UNIT 13	122.0 m²
UNIT 14	119.0 m²
UNIT 15	98.5 m²
UNIT 16	122.0 m²
UNIT 17	60.5 m²
UNIT 18	53.0 m²
UNIT 19	98.5 m²
UNIT 20	122.0 m²
UNIT 21	60.5 m²
UNIT 22	53.0 m²
UNIT 23	98.5 m²
UNIT 24	122.0 m²
UNIT 25	60.5 m²
UNIT 26	53.0 m²
UNIT 27	98.5 m²
UNIT 28	122.0 m²
UNIT 29	60.5 m²
UNIT 30	53.0 m²
UNIT 31	98.5 m²
UNIT 32	122.0 m²
UNIT 33	104.5 m²
UNIT 34	98.5 m²
UNIT 35	122.0 m²
UNIT 36	104.0 m²
UNIT 37	98.5 m²
UNIT 38	122.0 m²
UNIT 39	104.5 m²
UNIT 40	98.5 m²

Unit Area's

Name	Area
UNIT 41	122.0 m²
UNIT 42	104.0 m²
UNIT 43	98.5 m²
UNIT 44	122.0 m²
UNIT 45	104.5 m²
UNIT 46	98.5 m²
UNIT 47	122.0 m²
UNIT 48	104.0 m²
UNIT 49	98.5 m²
UNIT 50	122.0 m²
UNIT 51	104.5 m²
UNIT 52	98.5 m²
UNIT 53	122.0 m²
UNIT 54	104.0 m²
UNIT 55	98.5 m²
UNIT 56	122.0 m²
UNIT 57	104.5 m²
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UNIT 66	104.0 m²
UNIT 67	98.5 m²
UNIT 68	122.0 m²
UNIT 69	104.5 m²
UNIT 70	98.5 m²
UNIT 71	122.0 m²
UNIT 72	104.0 m²
UNIT 73	98.5 m²
UNIT 74	122.0 m²
UNIT 75	104.5 m²
UNIT 76	98.5 m²
UNIT 77	109.5 m²
UNIT 78	92.5 m²
UNIT 79	126.0 m²
UNIT 80	127.0 m²

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FOR DA APPROVAL

Revision	Description	Date	By
B	DA ISSUE	10.11.15	
D	JRPP Final Revisions	2015-11-18	

FSR from the LEP
The maximum floor space ratio for a building on land within a business zone under this Plan, that is to be used for a mixture of residential purposes and other purposes, is:

(NRFSRxNR/100) +(RFSRxR/100) :1
where:
NR is the percentage of the floor space of the building used for purposes other than residential purposes. **13.79%**
NRFSR is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for purposes other than residential purposes.
2662x6 = 15972
R is the percentage of the floor space of the building used for residential purposes. **86.21%**
RFSR is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for residential purposes.
2662x3.5 = 9317

site area	2662.0m²
level 1	1235.7m²
level 2	612.4m²
level 3	437.8m²
level 4	456.2m²
level 5 - 8	370.0m²
level 9 - 23	355.70m²
level 24	243.5m²
level 25	387.4m²
Total Residential	8882.5m² or 87.9%
Total Commercial	1222.7m² or 12.1%
total area	**10105.0m²**

MAX FSR

(15972x12.1/100) +(9317x87.9/100) :1
1932.6 +8189.6 **10122.6m²**

Landscape Area **545.2m² or 20.5%**

PARKING
80 UNITS

3 BED = 23x1.25 =	29
2 BED = 49x1.00 =	49
1 BED = 8x0.75 =	6
VIS PARKING @ 0.2 PRT UNIT=	16 Visitor
COMMERCIAL=	1/60m² 21
TOTAL REQUIRED=	121
TOTAL PROVIDED=	124

ACCESSIBLE UNITS @ 10% OF TOTAL= 8

DISABLED PARKING SPACES FOR COMMERCIAL 1
DISABLED PARKING FOR VISITORS 1

BICYCLES

RESIDENTIAL	27
RESIDENTIAL VISITORS	7
COMMERCIAL	4

MOTOR BIKES

RESIDENTIAL	6
RESIDENTIAL VISITORS	1
COMMERCIAL	1

STORAGE

17 x1 Bed Units	17x 3m2
39 x2 Bed Units	39x 8m3
24 x3 Bed Units	24x 10m3

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PRD ARCHITECTS

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542
CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Title Sheet

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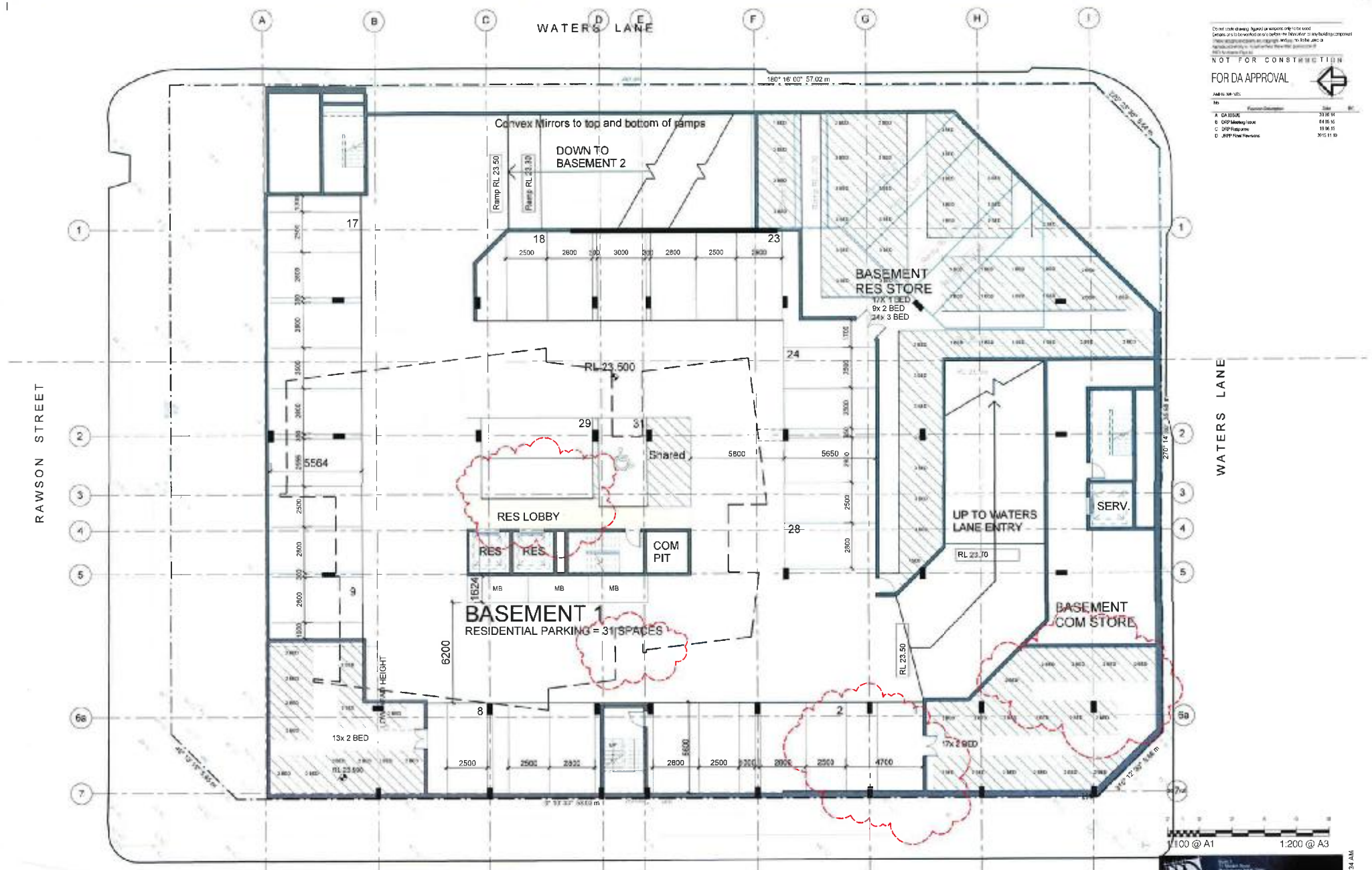
014-021

DA00 -D



NOT FOR CONSTRUCTION

FOR DA APPROVAL

No	Revision Description	Date	By
A	DA ISSUE	30.06.14	
B	DRP Meeting Issue	04.06.15	
C	DRP Response	18.06.15	
D	JRPP Final Revisions	2015.11.19	

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Basement Level 1

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014-021

DA06 -D

PRO ARCHITECTS

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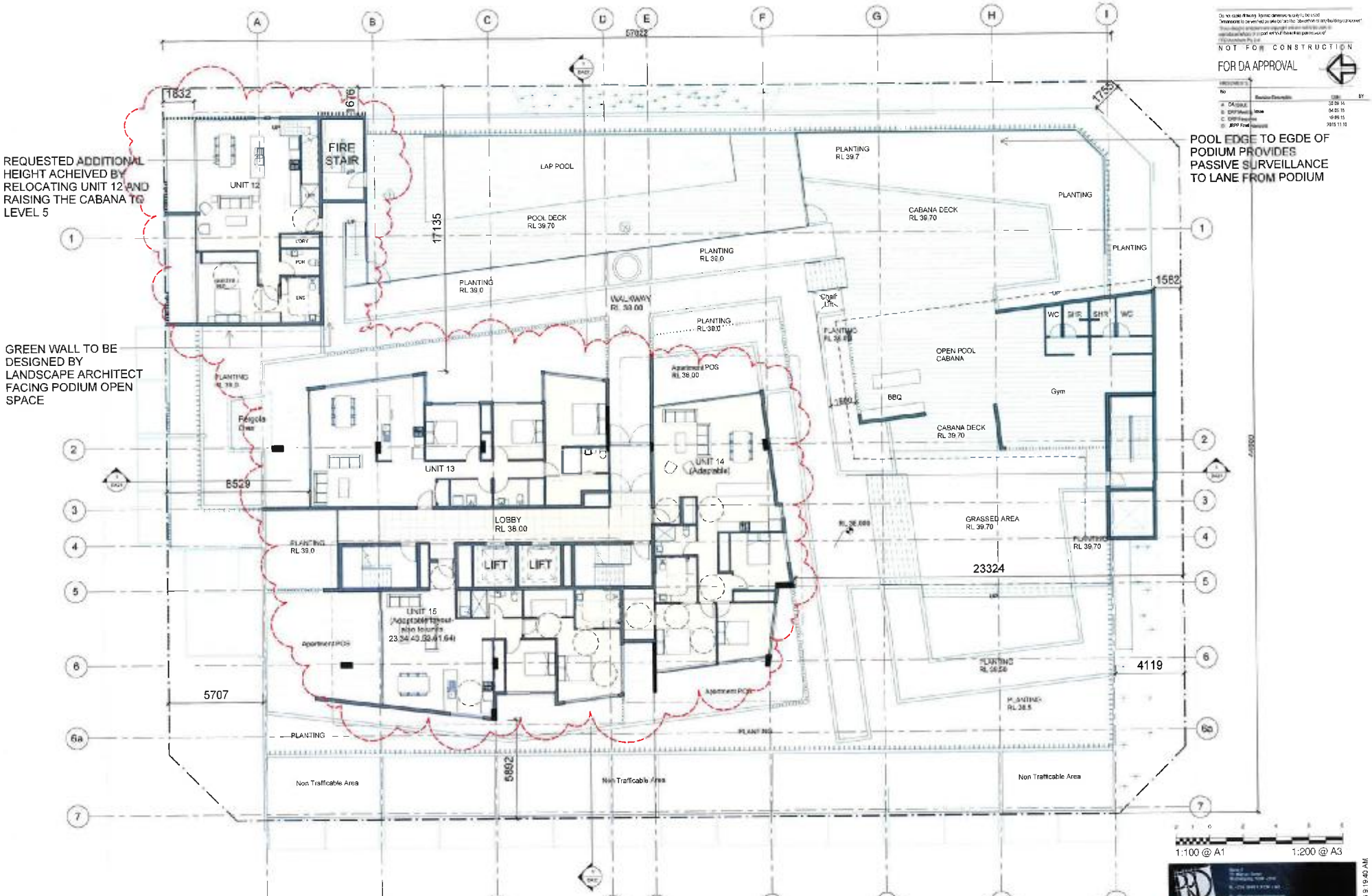

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Level 4- Podium

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DA10 -D

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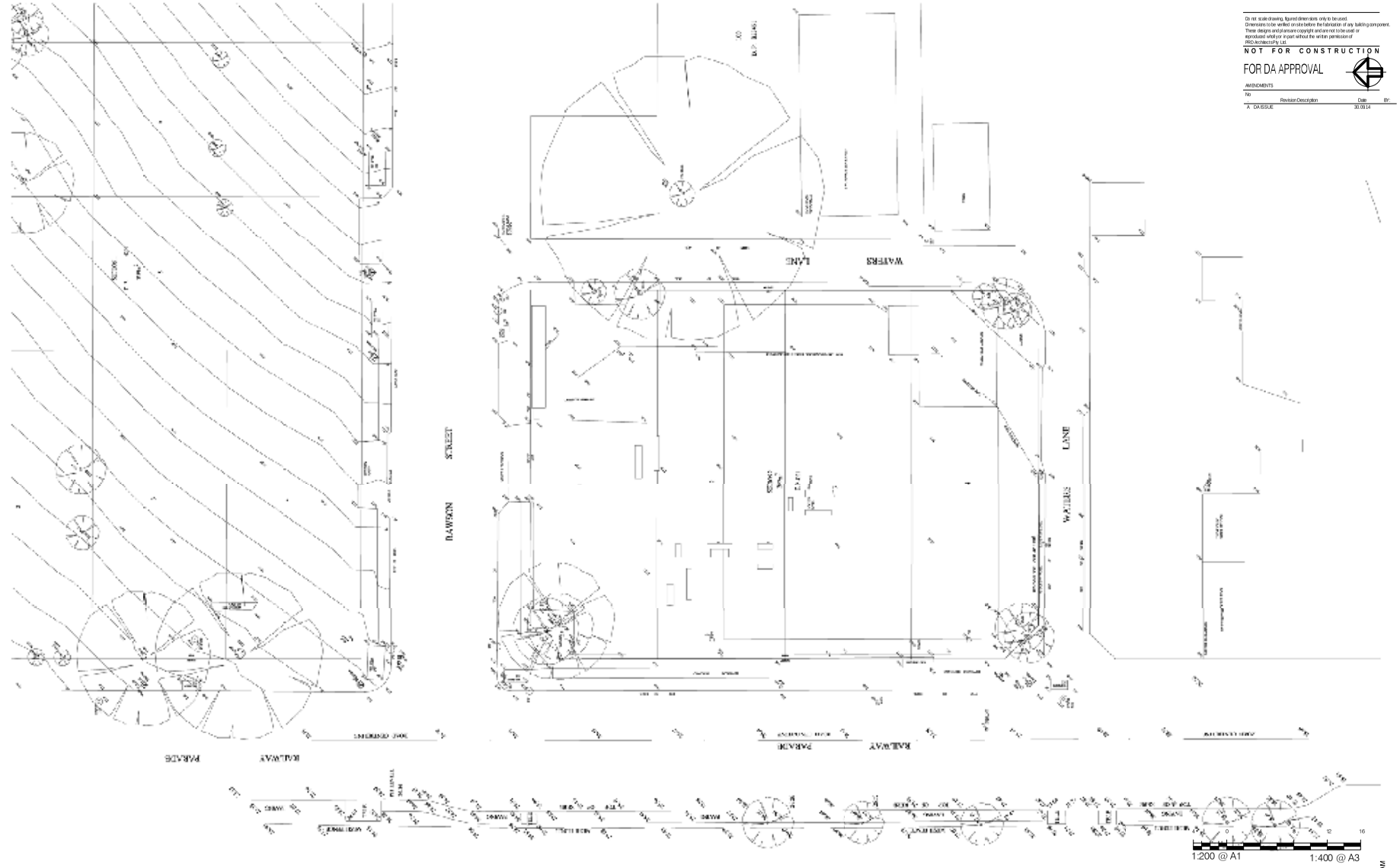
AMENDMENTS

No	Revision Description	Date	BY:
A	DA ISSUE	30.09.14	
D	JRPP Final Revisions	20.05.11.10	

1 (01) Site Plan
1 : 200



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AMENDMENTS

No	Revision Description	Date	BY:
A	DA ISSUE	30.09.14	

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LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Site Survey

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014-021

DA02 -A

PRD ARCHITECTS

BASIX COMMITTMENTS

Water Inclusions

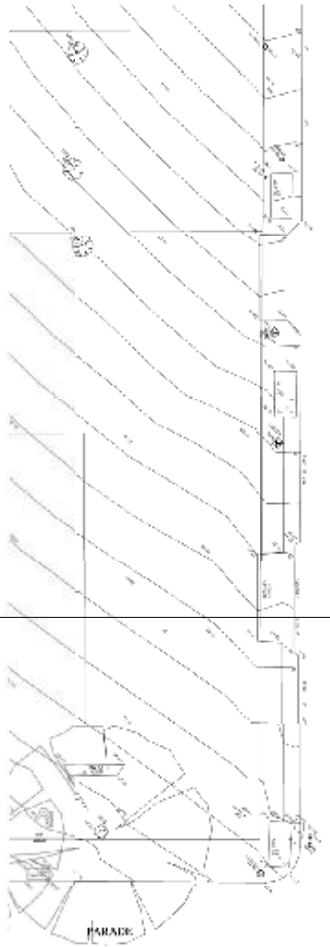
BASIX water inclusions	Score 41/40
Fixtures within units and common areas	Showerheads: Mid flow (>6L but <=7.5 L/min) Taps: 5.0 star Kitchen taps: 5.0 star Bathroom mixer taps: 4.2 star
Appliances within units	Dishwashers: 3.0 star Clothes washers: 2.5 stars
Central rainwater storage	Not required to pass BASIX assessment
Fire sprinkler systems	Residential car park - Test water contained in a closed system Commercial car park - Test water contained in a closed system Residential units - Test water to an open system

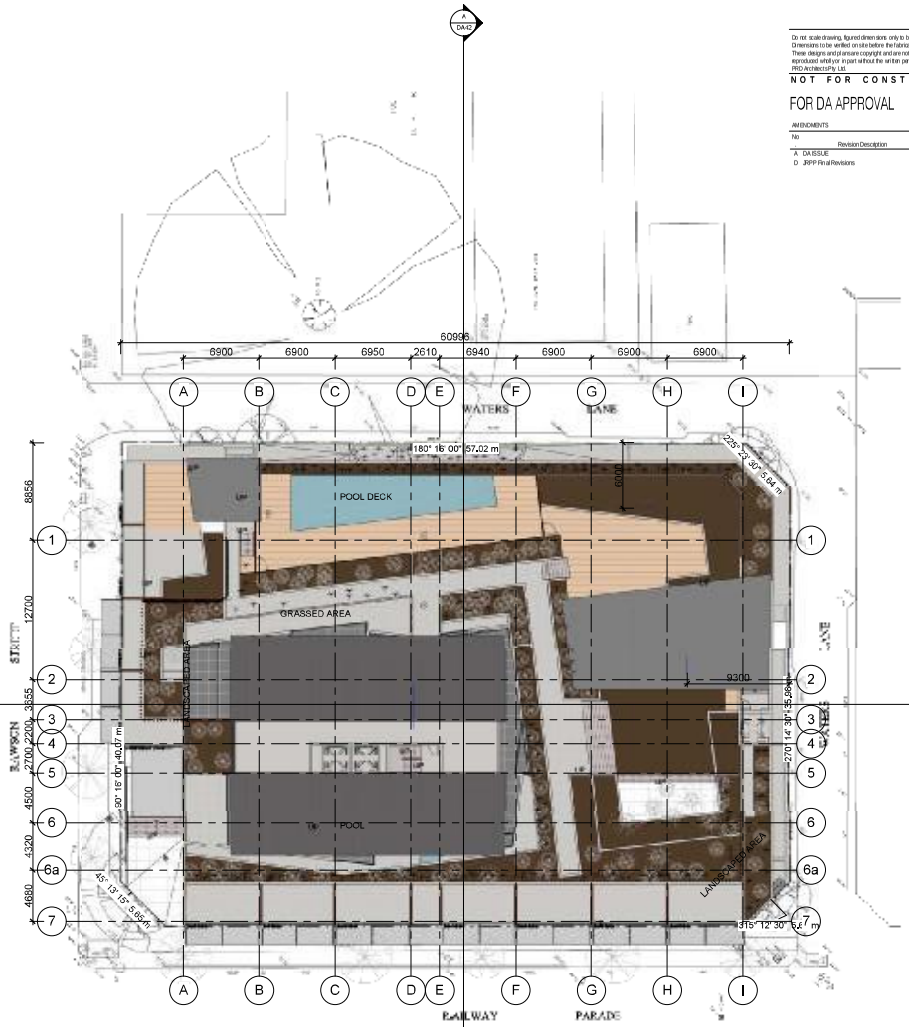
Energy Inclusions

BASIX energy inclusions	Score 20/20
Individual hot water systems	Gas instantaneous 6 star
Lift motors	All lifts to have gearless machines with VVVF motors
Appliances & other efficiency measures within units	Gas cooktop & electric oven Dishwasher: 3.5 star Clothes dryer: 2.5 star Clothes washer: 2.5 star Well ventilated fridge space
Heating & cooling within units	No heating system to be installed Ceiling fans to living area and master bedrooms
Artificial lighting internal areas	Minimum 40% of all light fittings within each room are to have fluorescent or LED globes
Ventilation within units	Bathroom - Individual fan, ducted to roof or façade - manual on / manual off switch Laundry - Individual fan, ducted to roof or façade - manual on / manual off switch Kitchen range hood - Individual fan, not ducted - manual on / manual off switch
Artificial lighting in common areas	Car park area - Fluorescent lights with zoned switching and motion sensors Lifts - LED lights connected to lift call button Toilets - Compact fluorescent: manual on / manual off switch Garbage rooms - Fluorescent lights with motion sensor Plant services - Fluorescent lights with manual on / manual off switch Bike room - fluorescent with motion sensor Ground floor lobbies and common area hallways - Compact fluorescent or LED with zoned switching and motion sensors
Ventilation in common areas	Car park area - supply & exhaust air with a carbon monoxide monitor & VSD fan Toilets - Exhaust only, interlocked to light Garbage rooms - Exhaust air, running continuously Plant rooms - Supply only, interlocked to light Bike room - No mechanical ventilation Ground floor lobbies and hallways - Naturally ventilated (Please note: All air conditioned common areas must comply with JDC Section J glazing and insulation requirements. Independent reports should be requested prior to CC if relevant)
Alternative energy	6.5 kW photovoltaic system required

Thermal Inclusions

Glazing Doors Windows	Aluminium framed single clear low e glazing where required (exceptions to units 33, 39 and 80 where required to living areas to units 33, 36, 39, 42, 45, 48, 51, 54, 57, 60, 63, 66, 69, 72 and 75 U value: 6.70 (equal to or lower than) SHGC: 0.61 (+10%) Aluminium framed single clear glazing to all other units U value: 6.67 (equal to or lower than) SHGC: 0.74 (+10%) Given values are NFRC total window values
Roof	Concrete roof no insulation 300mm thick Aquatech roofing (R1.0 insulation equivalent) Dark colour (SA > 0.7)
Ceiling	Plasterboard ceiling, no insulation where exposed roof above Plasterboard ceiling, an R1.0 insulation where below/no above Plasterboard ceiling, no insulation where neighbouring units are above Note: Lack of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA. To note at Item 7 and another for ventilation/LED down lights.
External wall	75mm Hebel power panel with an R1.1 insulation throughout 75mm Hebel power panel with an R1.0 insulation to unit 80 Dulux medium colour
Wall between units	75 mm Hebel power panel wall - acoustic insulation as required
Walls to halls and common areas	75 mm Hebel power panel wall - R1.0 insulation throughout
Walls with underdrainage	Plasterboard walls - no insulation
Floors	Concrete - no insulation required to units with garage below Concrete - suspended concrete slab floor with an R0.6 where required 33, 71 and 80 Concrete between levels no insulation
Floor coverings	Refer to floor coverings plan or specifications report elsewhere
Shading	Louvers and fixed shading as per elevations
Central rainwater storage	Not required to pass BASIX assessment
Individual hot water systems	Gas instantaneous 6 star
Alternative energy	6.5 kW photovoltaic system required





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AMENDMENTS

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A	DA ISSUE	30.09.14	
D	JRPP Final Revisions	2015.11.10	

1:200 @ A1 1:400 @ A3

7/12/2015 10:41:21 AM

PRD ARCHITECTS

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Site Plan

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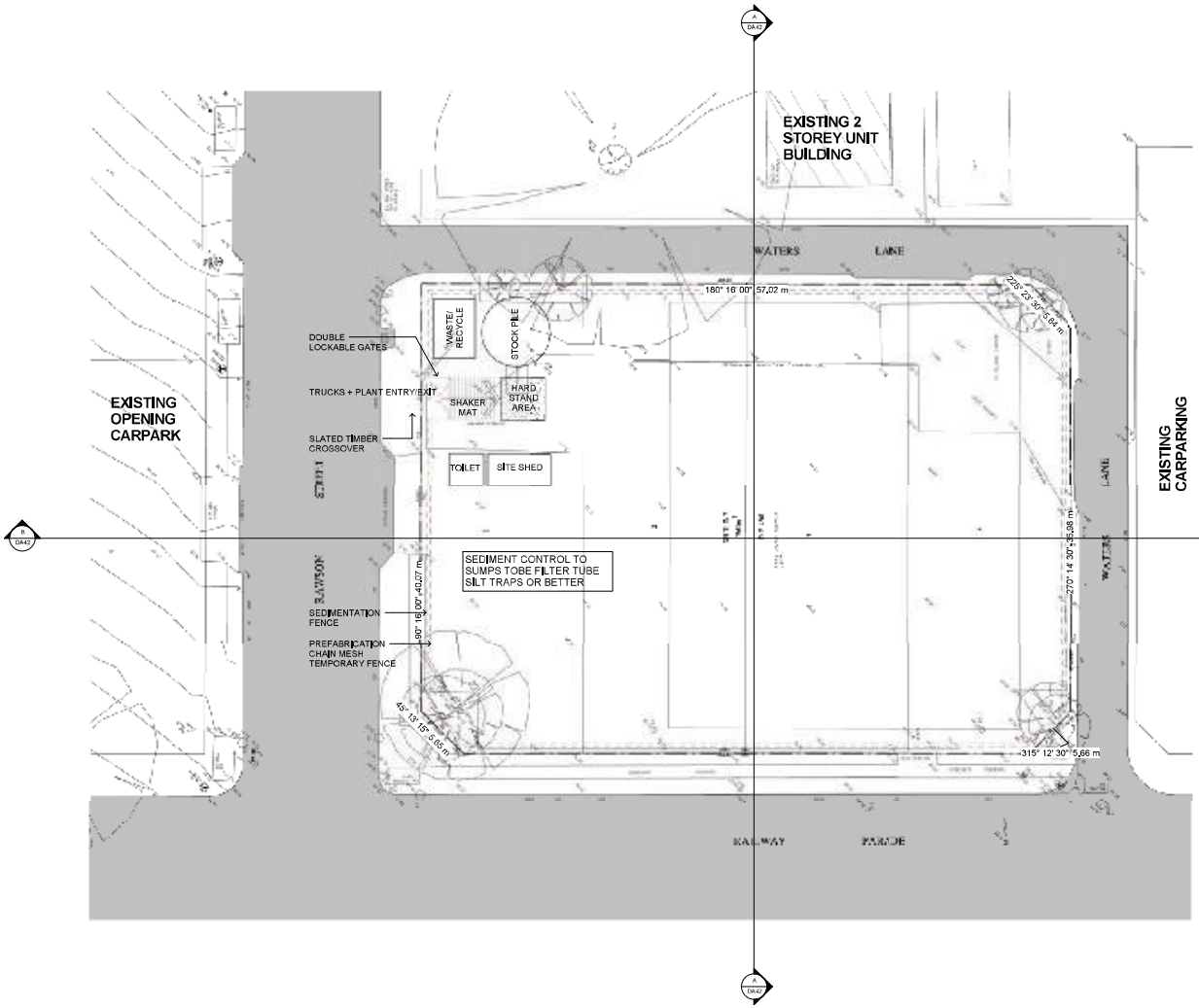
014-021

DA03 -D



SOIL & WATER MANAGEMENT

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 MOIST (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. ie, THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY 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.

CONSTRUCTION MANAGEMENT DETAILS

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 BE EXTENDED AS DETAILED ON DWGS.

3) A NEW HARD STAND AREA + SHAKER GRID SHALL BE CONSTRUCTED ON CORKWOOD CIRCUIT FRONTAGE DURING ALL PHASES OF THE PROJECT. ALL TO CONFORM WITH THE REQUIREMENTS OF THE LOCAL COUNCIL AND RTA.

4) DURING CONSTRUCTION PHASE AN AREA IS SET ASIDE ON SITE FOR USE 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 LOCATED WITHIN THE SITE, SOME SITE SHEDS MAYBE RELOCATED ON THE PODIUM 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.

AUSTRALIAN STANDARDS
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 rabless chainwire security fencing

EROSION & SEDIMENTATION CONTROL NOTES

1) BUILDER SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO BE INSTALLED INSIDE SITE FENCING ON LOW SIDES OF SITE TO CONTAIN ALL SITE WATER RUN OFF & PREVENT ERODING THE SEDIMENT FENCING MATERIAL TO SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (E.G. HUMES PROPEX SILT STOP) STANDING 500 MIN. ABOVE GROUND & EXTENDING 150 BELOW GROUND.

2) SILT BARRIERS, SILT TRAPS, SILTATION 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 MATERIALS 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, BUILDER SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE, BUILDER 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".

11) RECEPTORS 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 AREAS, INCLUDING LANDS CLOSER THAN 2 METRES FROM LIKELY AREAS OF CONCENTRATED OR HIGH-VELOCITY FLOWS SUCH AS WATERWAYS, GUTTERS, 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 RECORD:
A) 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.

GENERAL NOTES

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

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AMENDMENTS

No	Revision Description	Date	BY:
A	DA ISSUE	30.09.14	

2 1 0 2 4 6 8

1:100 @ A1 1:200 @ A3

PRD ARCHITECTS

7/12/2015 10:41:32 AM

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Site Management

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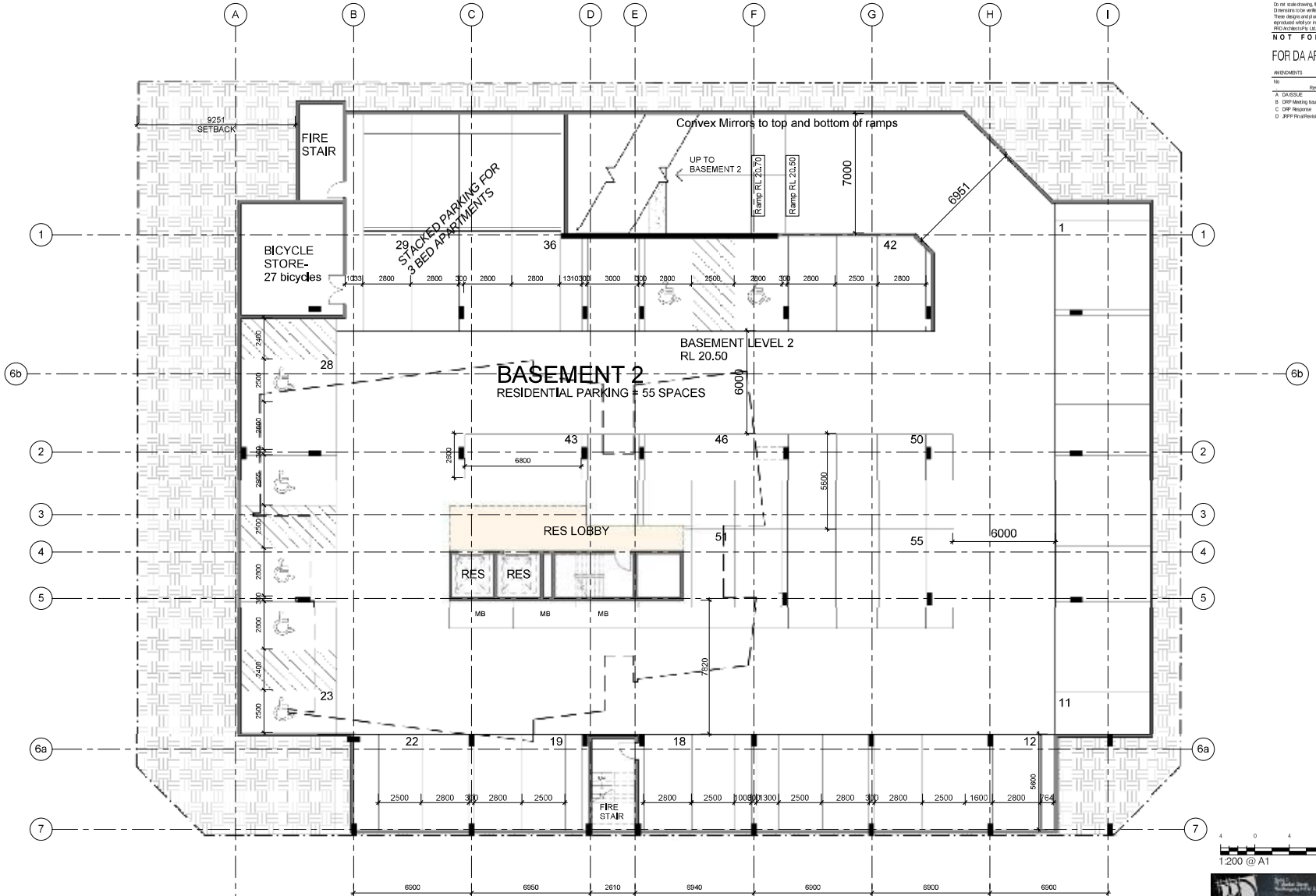
014-021

DA04 -A



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AMENDMENTS

No	Revision Description	Date	By:
A	DA ISSUE	30.09.14	
B	DRP Meeting Issue	04.05.15	
C	DRP Response	19.06.15	
D	JRPP Final Revisions	2015.11.10	

1:200 @ A1 1:400 @ A3

7/12/2015 10:41:45 AM

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542
CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

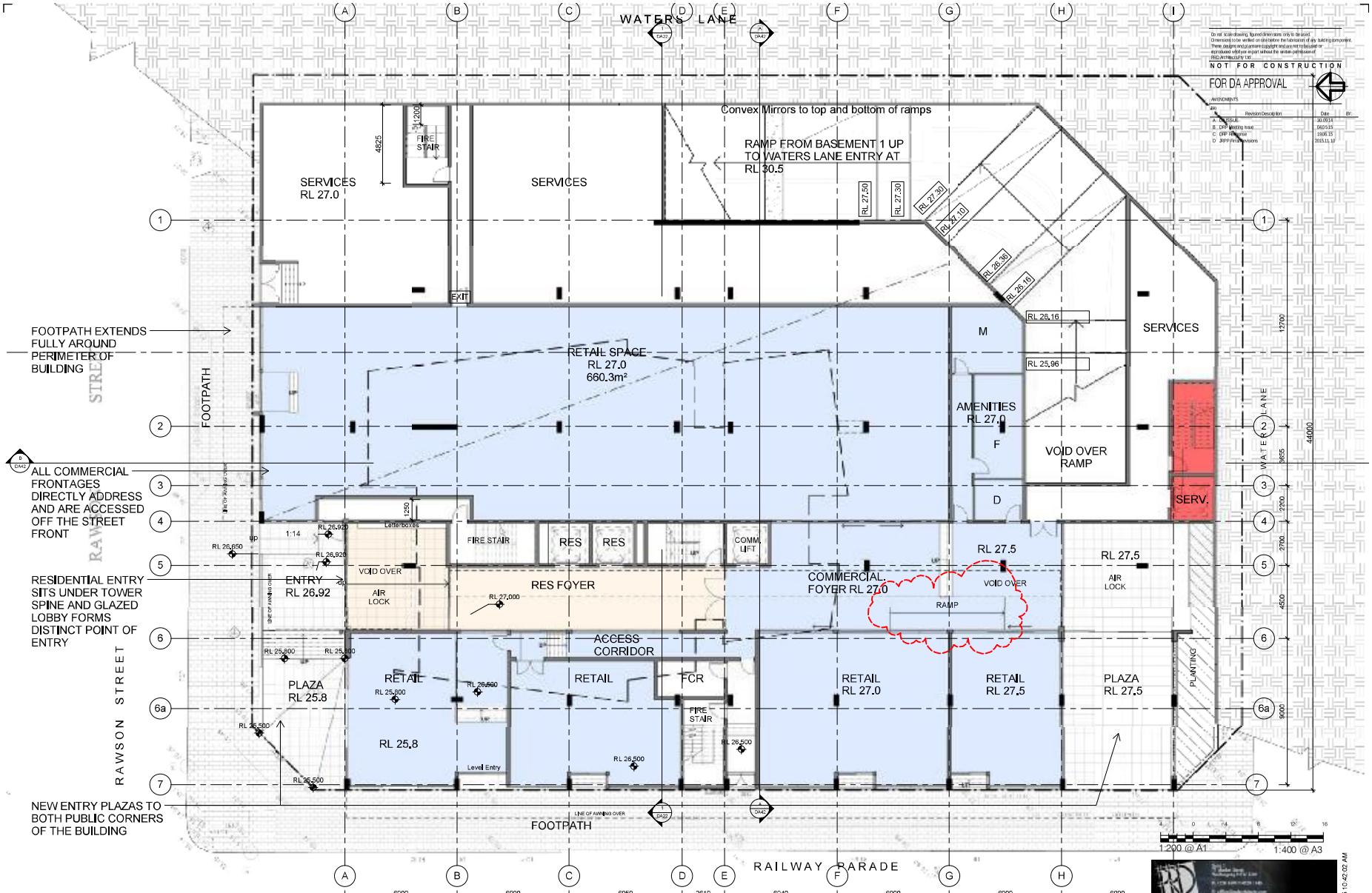
Basement Level 2

EMIBARB PROPERTY TRUST Pty Ltd

014-021

DA05 -D

PRD ARCHITECTS



LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

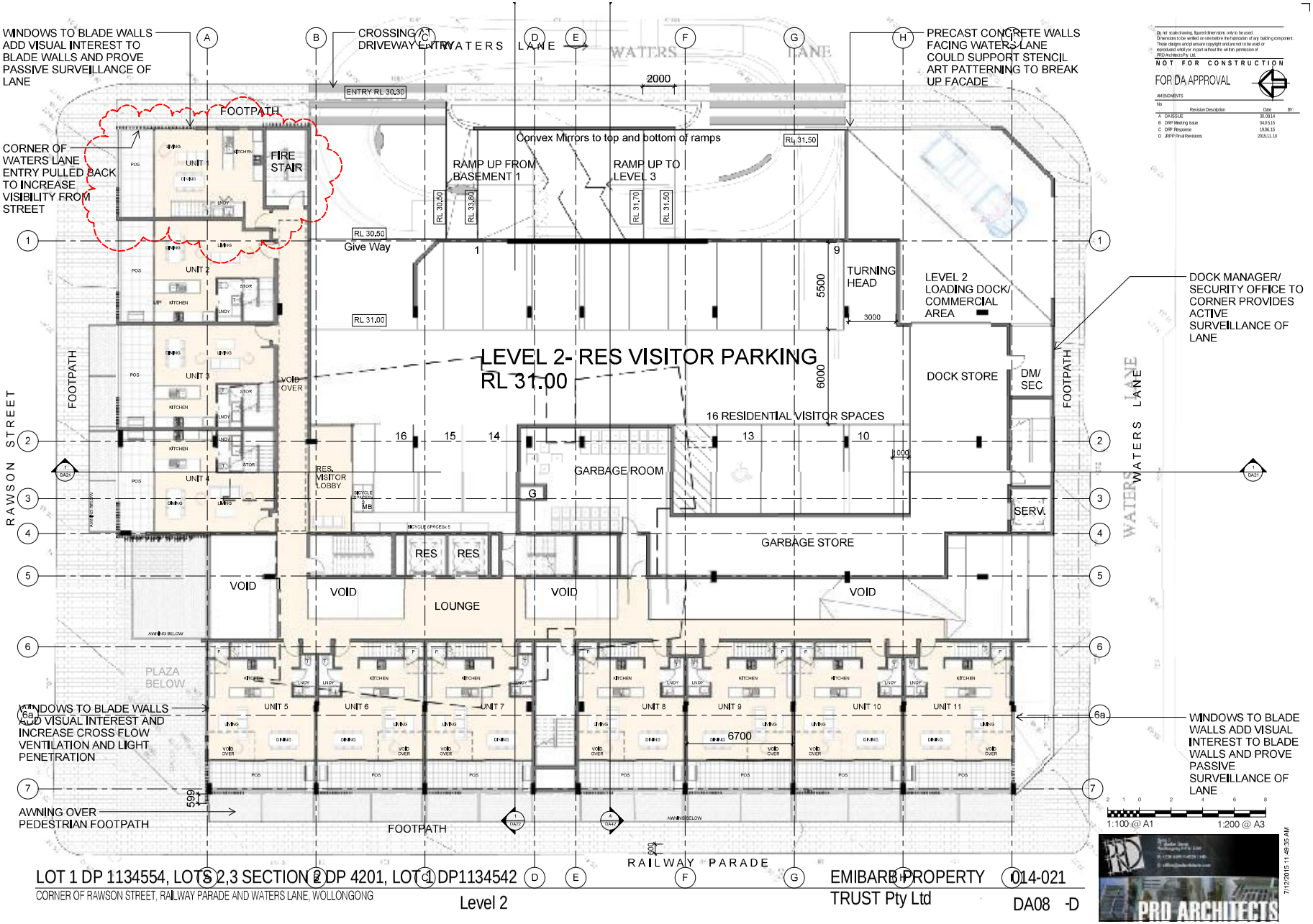
CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Level 1

EMIBARB PROPERTY TRUST Pty Ltd

014-021

DA07 -D



LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Level 2

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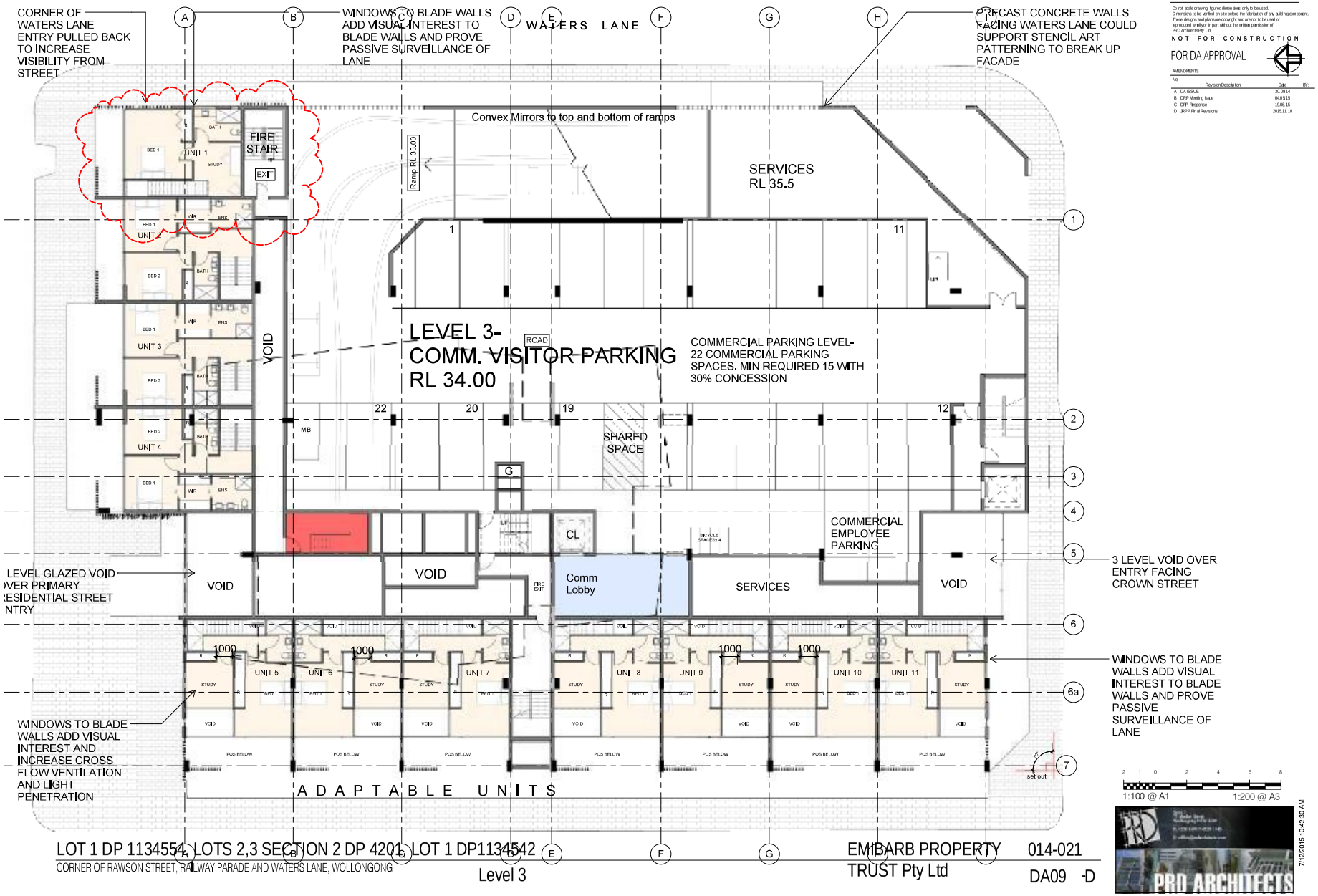
014-021

DA08 -D



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LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Level 3

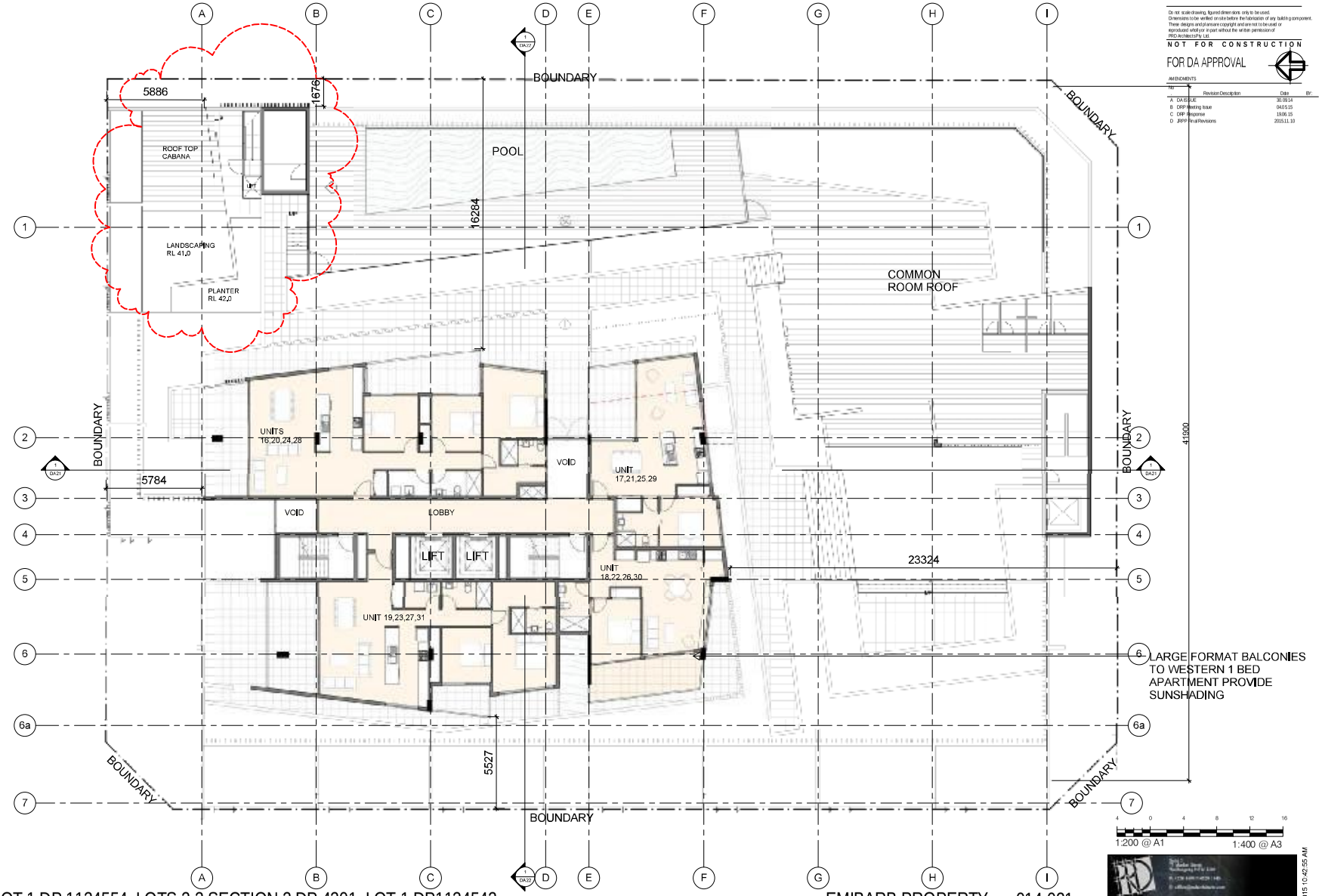
EMBARB PROPERTY TRUST Pty Ltd

014-021

DA09 -D

PRD ARCHITECTS

7/12/2015 10:42:30 AM



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1:200 @ A1 1:400 @ A3

7/12/2015 10:42:55 AM

PRD ARCHITECTS

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

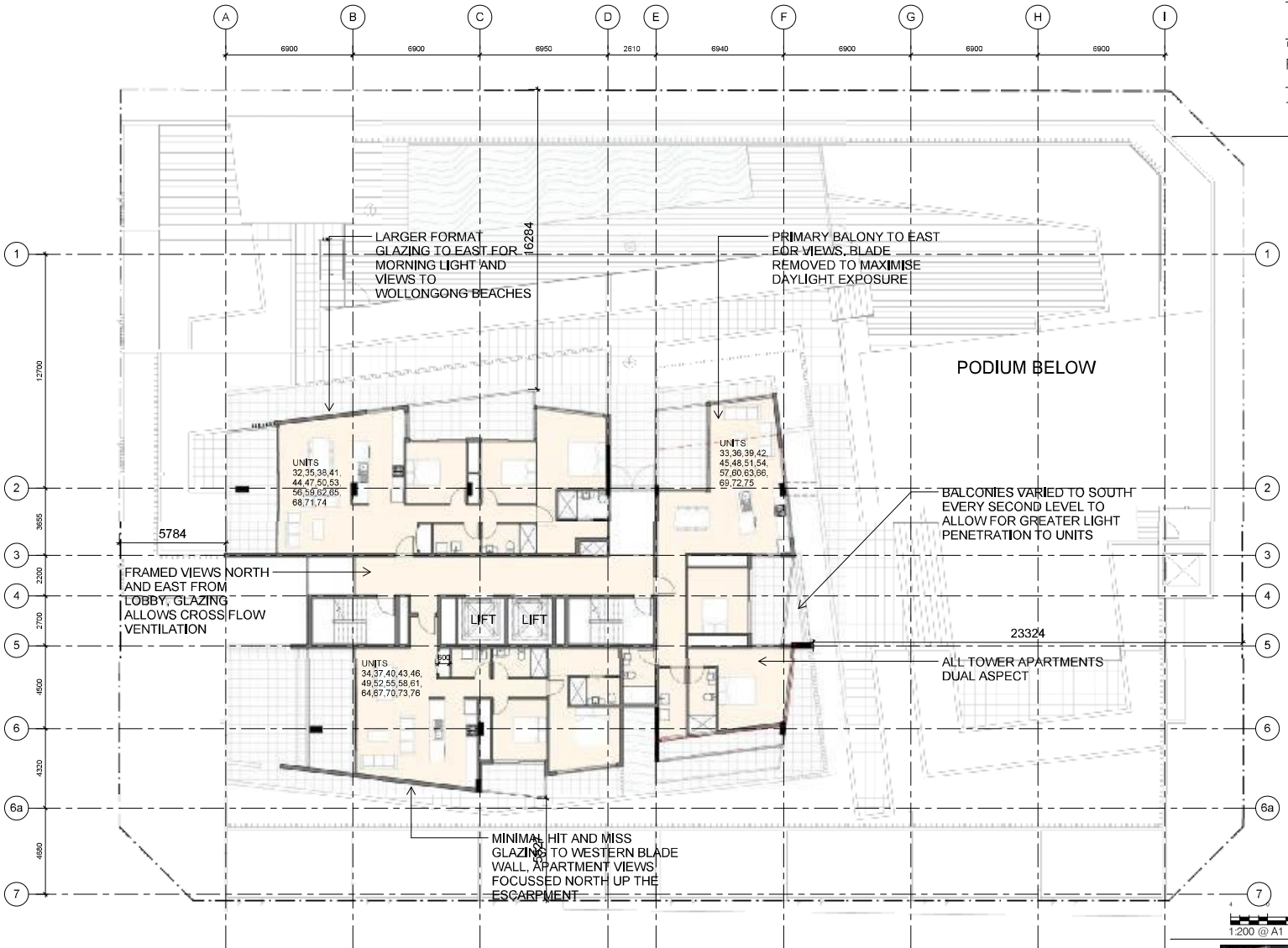
CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Level 5-8

EMIBARB PROPERTY TRUST Pty Ltd

014-021

DA11 -D



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LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Level 9-23

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014-021

DA12 -D

PRD ARCHITECTS

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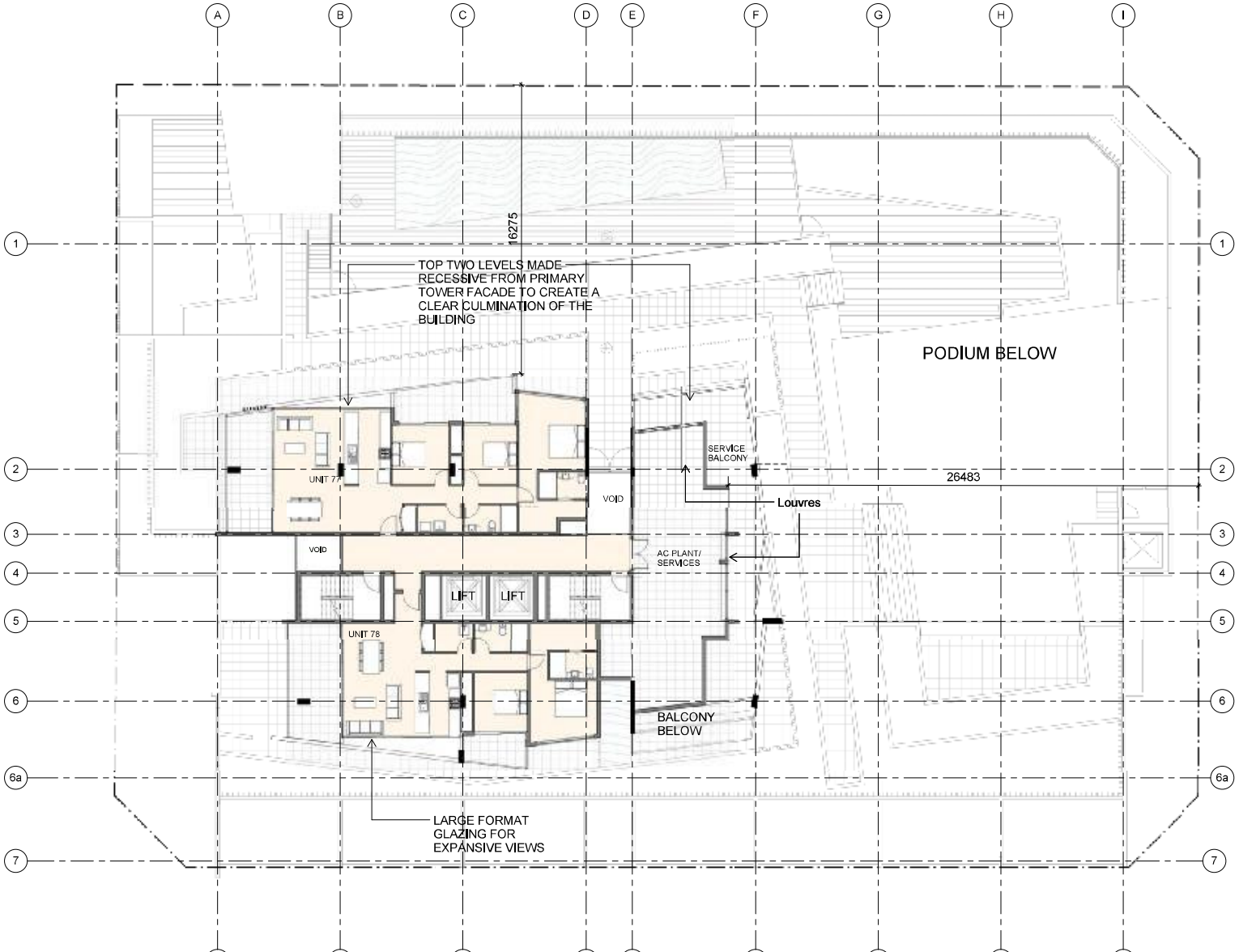

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1:200 @ A1 1:400 @ A3

7/12/2015 10:43:49 AM

PRD ARCHITECTS

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

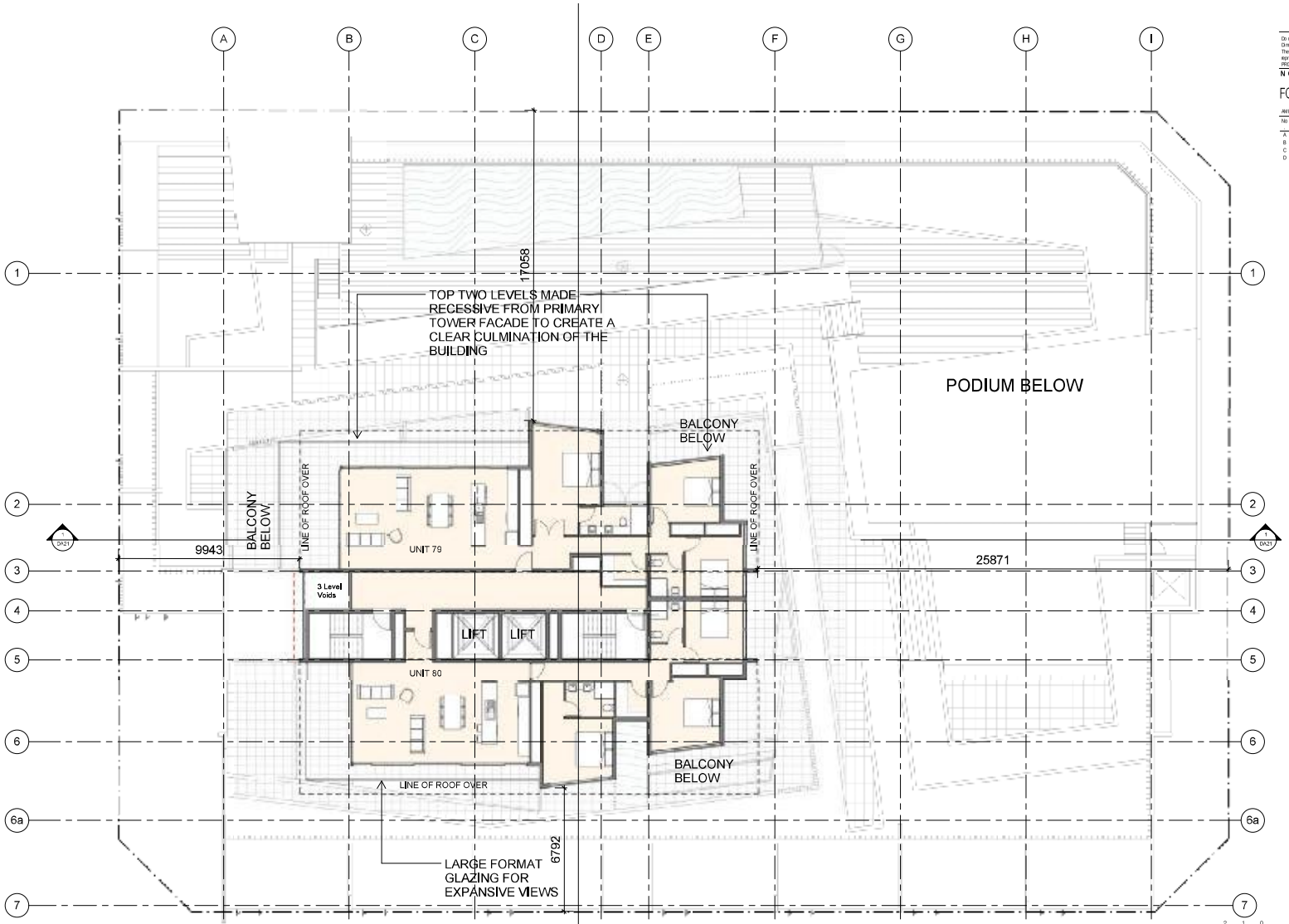
CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Level 24

EMIBARB PROPERTY TRUST Pty Ltd

014-021

DA13 -D



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1:100 @ A1 1:200 @ A3

7/12/2015 10:44:18 AM

PRD ARCHITECTS

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP 1134542

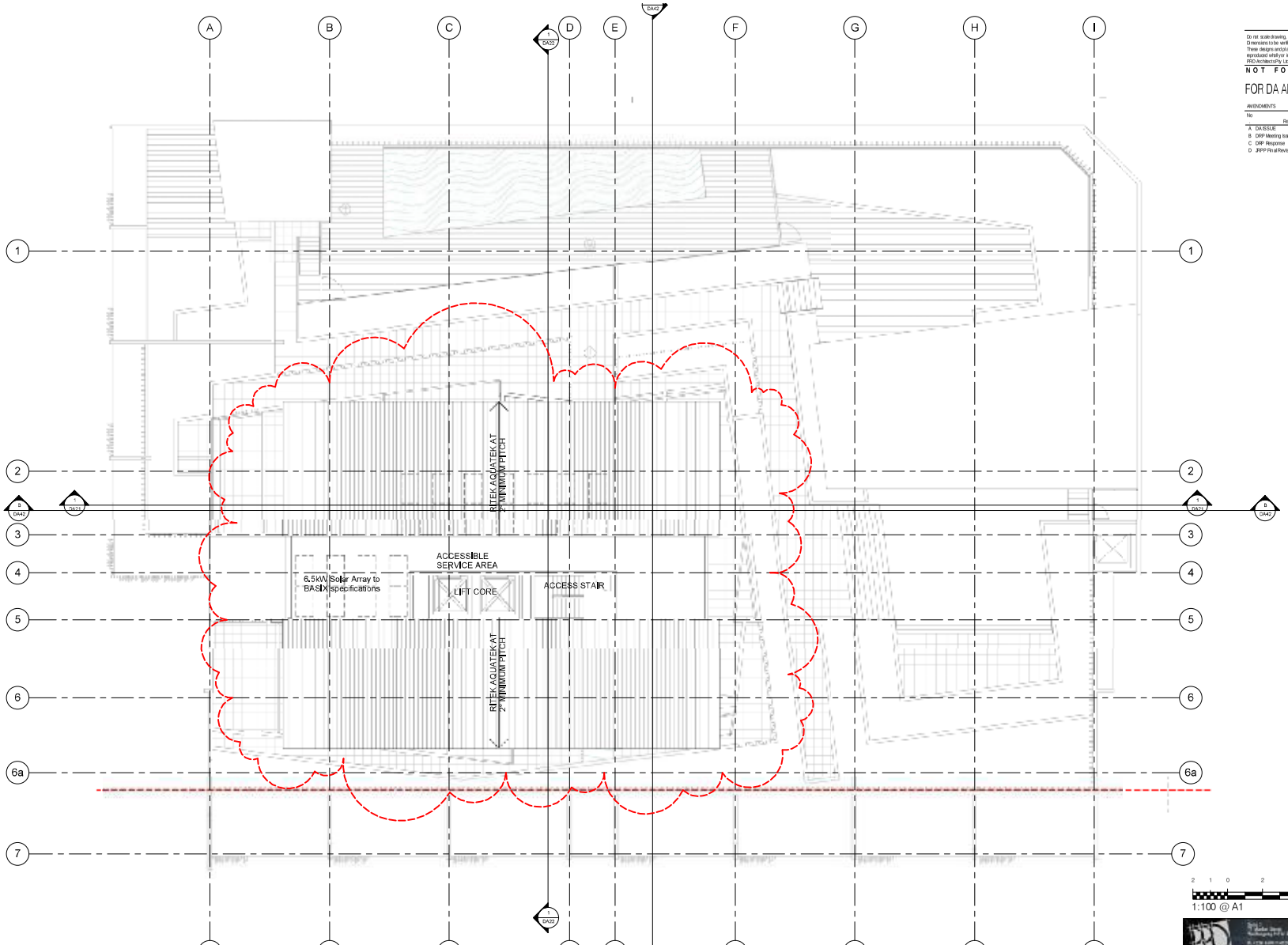
CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Level 25

EMIBARB PROPERTY TRUST Pty Ltd

014-021

DA14 -D



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1:100 @ A1 1:200 @ A3

7/12/2015 10:45:03 AM

PRD ARCHITECTS

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Roof Plan

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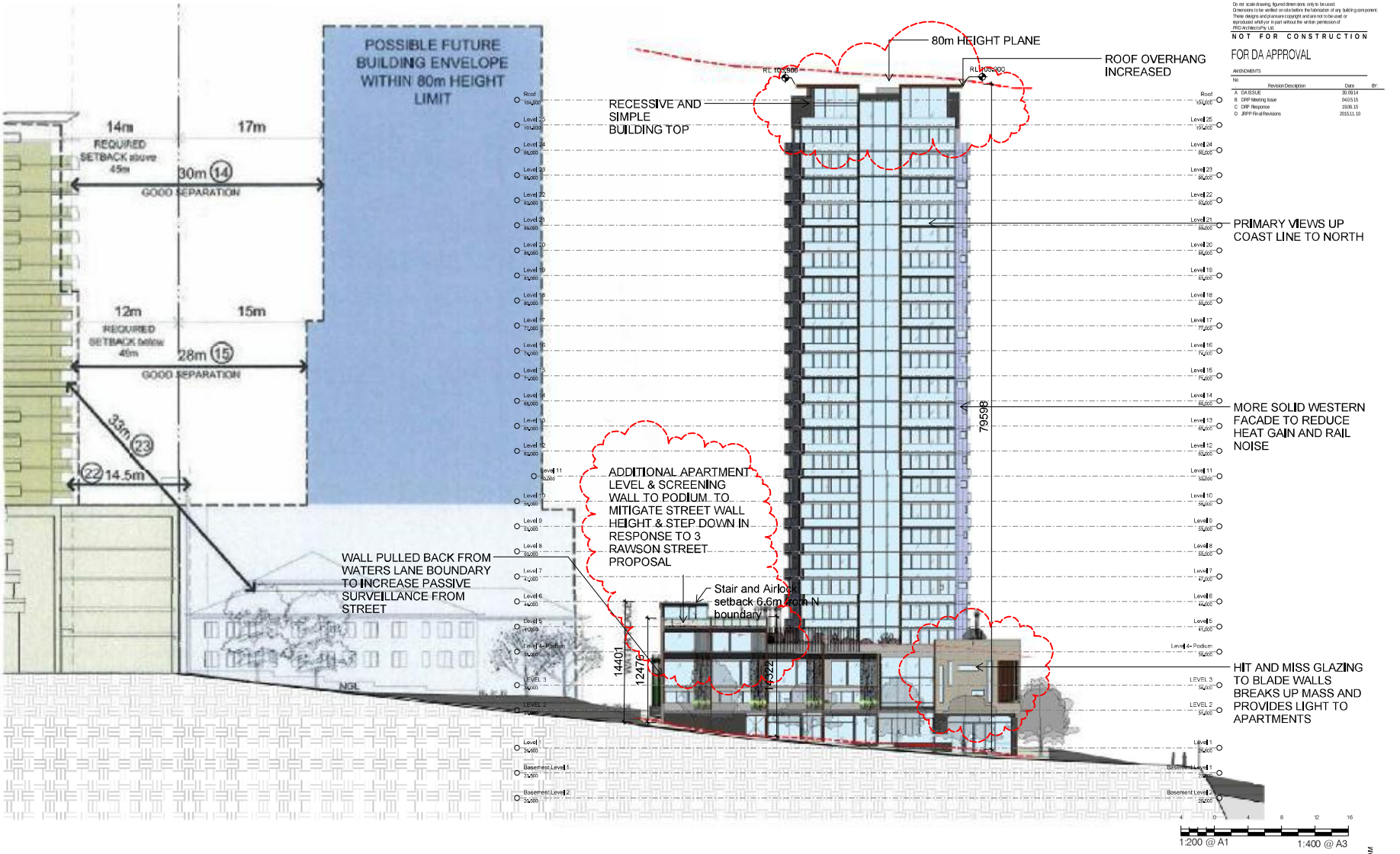
014-021

DA15 -D



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LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

North Elevation

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014-021

DA17 -D

PRD ARCHITECTS

7/12/2015 10:45:32 AM

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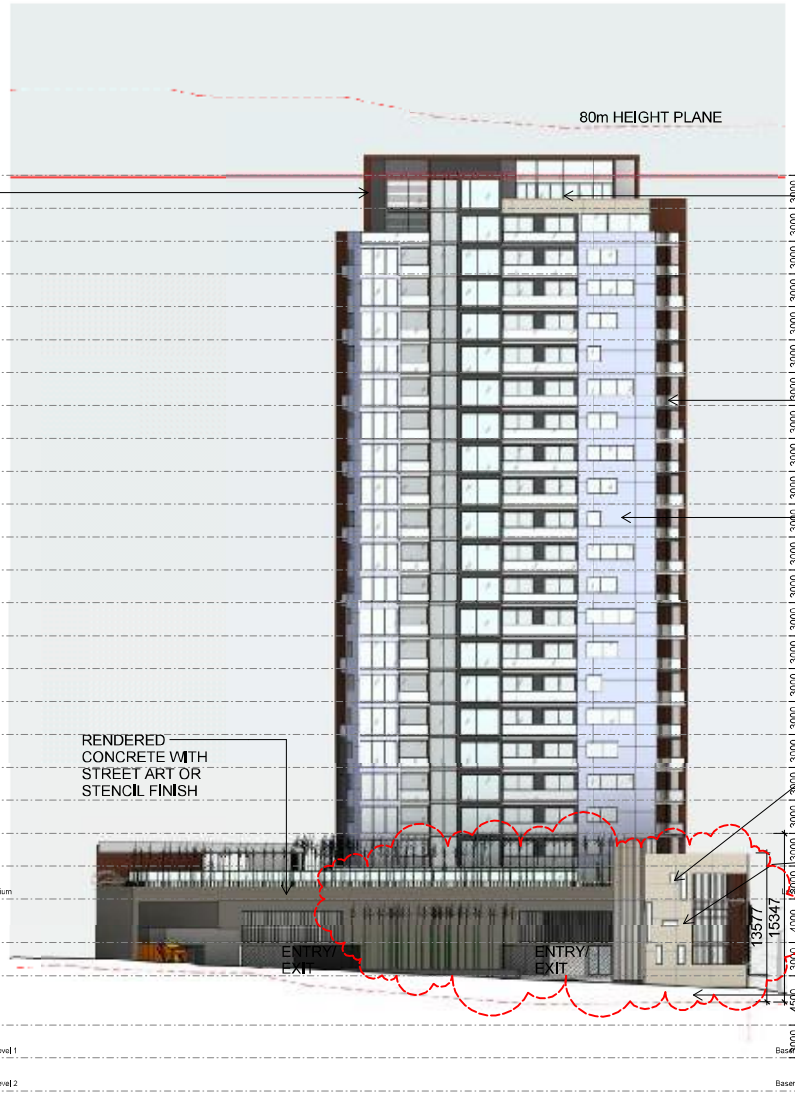

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LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

East Elevation

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014-021

DA18 -D

PRD ARCHITECTS

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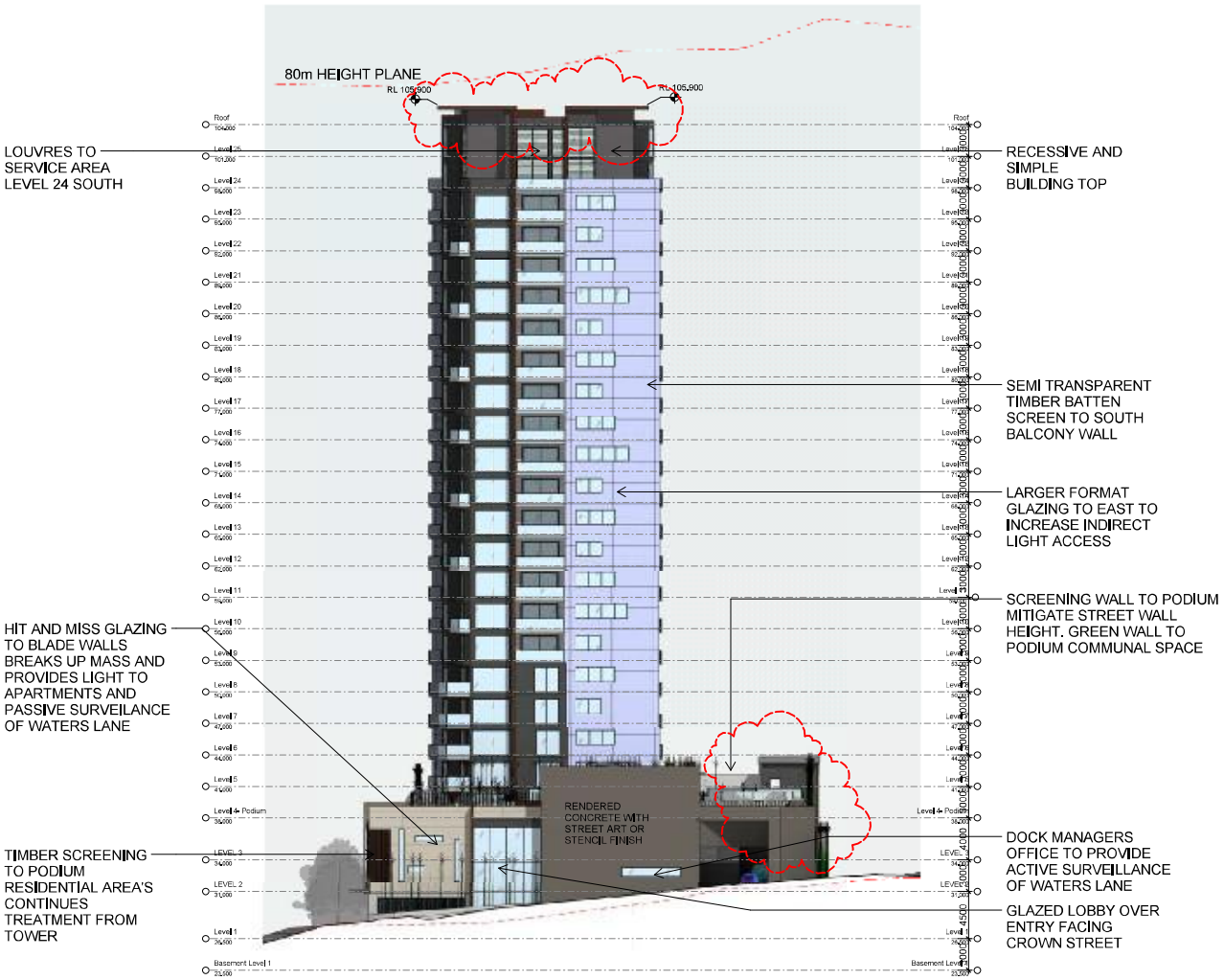

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LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

South Elevation

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014-021

DA19 -D

PRD ARCHITECTS

7/12/2015 10:52:51 AM

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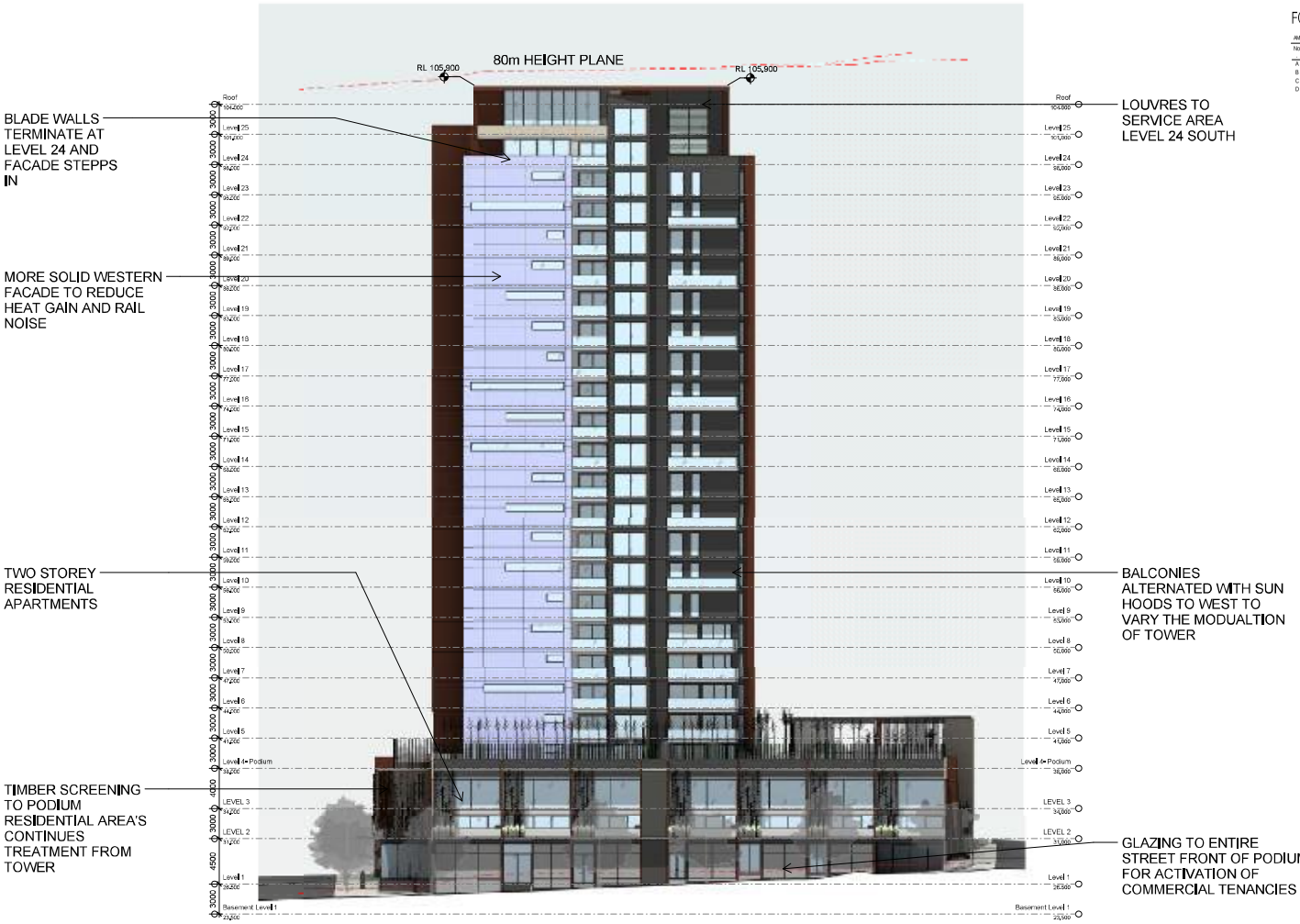

4 0 4 8 12 16

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7/12/2015 10:55:45 AM

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

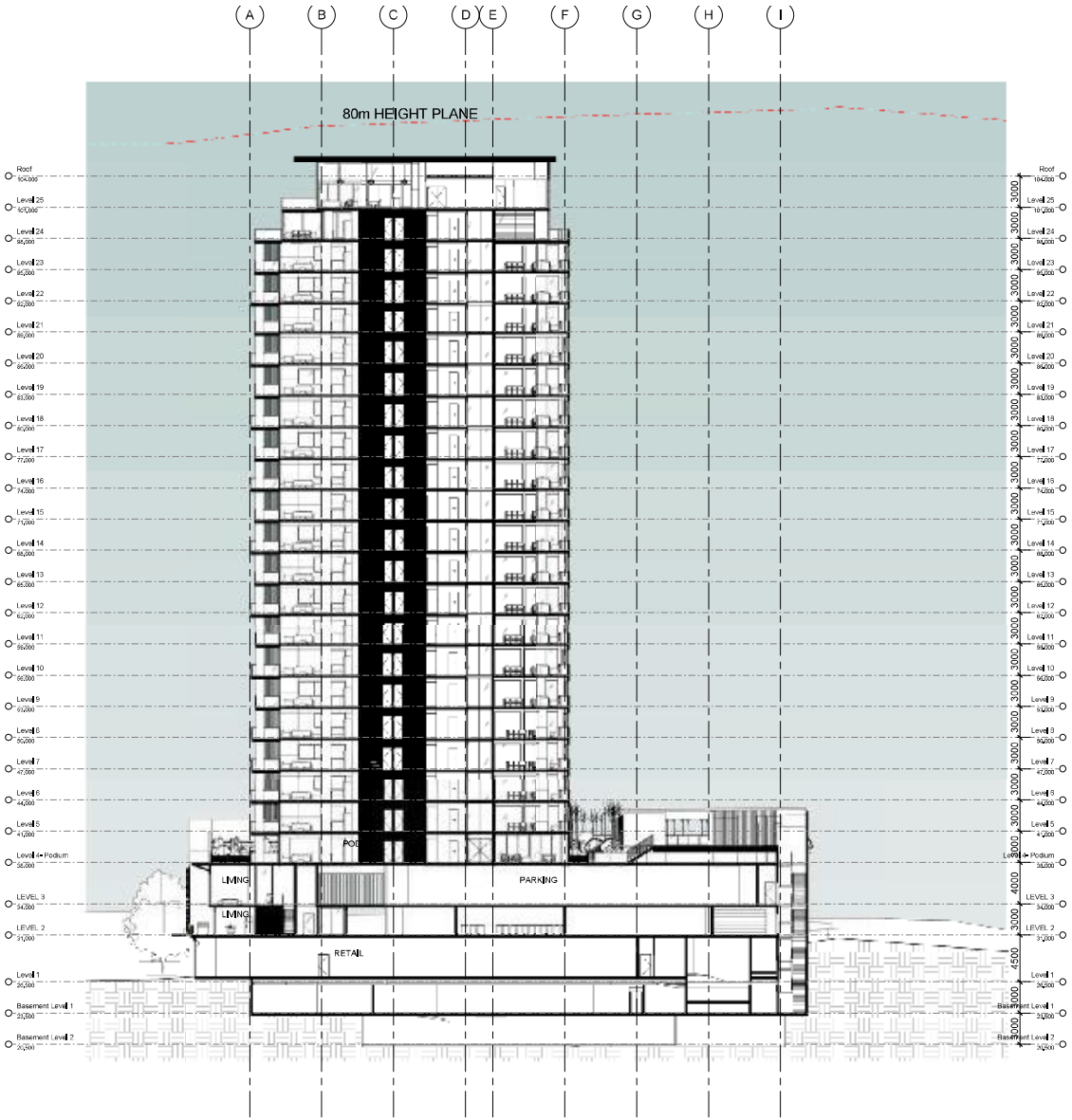
West Elevation

EMIBARB PROPERTY TRUST Pty Ltd

014-021

DA20 -D

PRD ARCHITECTS



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1:200 @ A1 1:400 @ A3

7/12/2015 10:58:49 AM

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

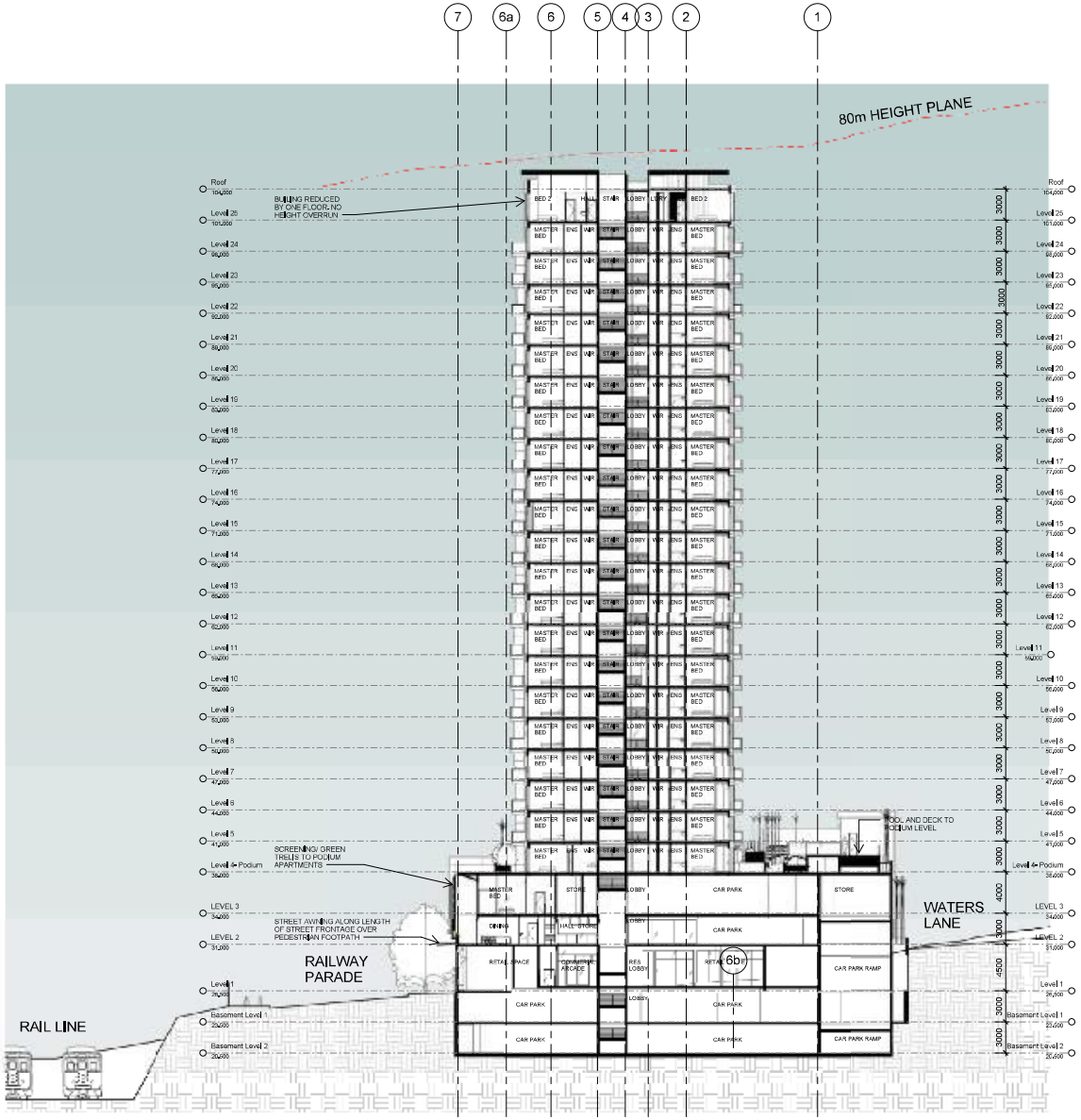
Section A-A

EMIBARB PROPERTY TRUST Pty Ltd

014-021

DA21 -D

PRD ARCHITECTS



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4 0 4 8 12 16

1:200 @ A1 1:400 @ A3

7/12/2015 11:00:01 AM

PRD ARCHITECTS

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Section B-B

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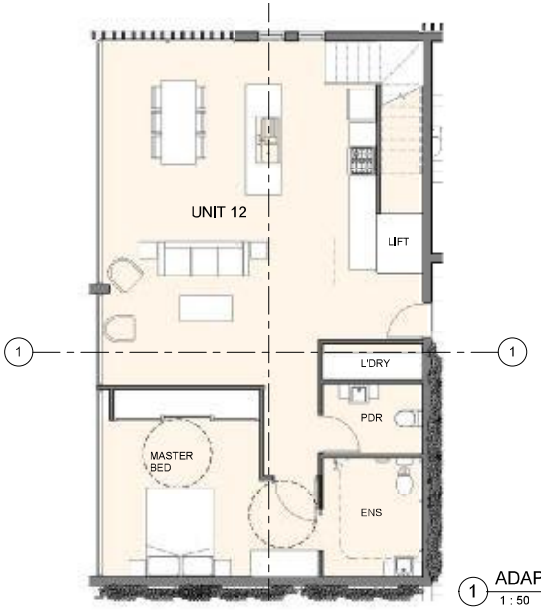
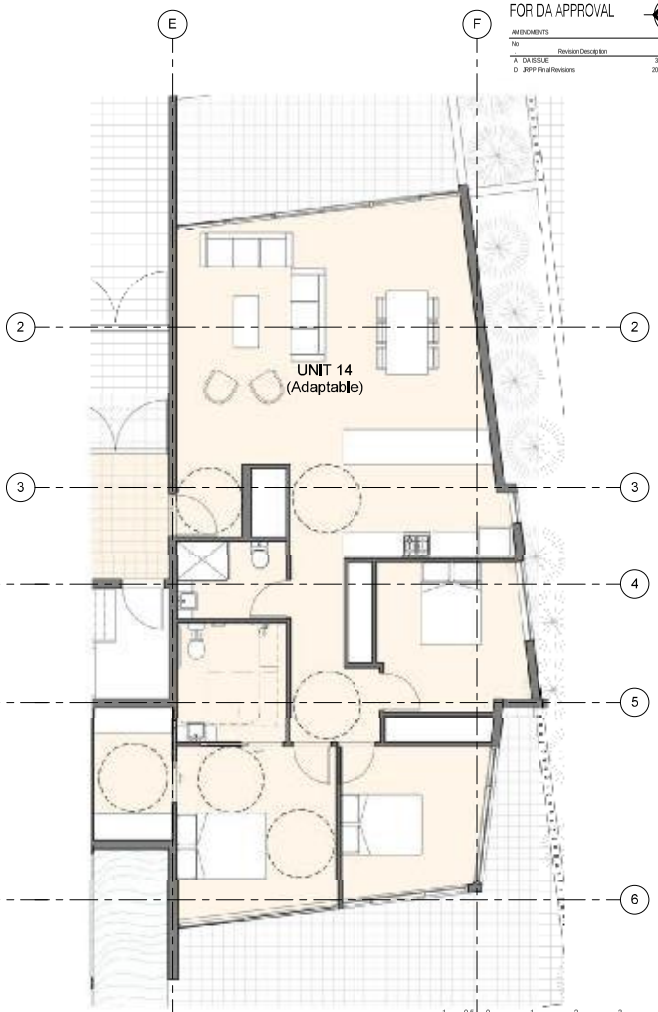
014-021

DA22 -D



1 ADAPTABLE UNIT- 1 BED
1 : 50

2 ADAPTABLE UNIT- 2 BED
1 : 50



3 ADAPTABLE UNIT- 3 BED
1 : 50

1:50 @ A1 1:100 @ A3

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LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Adaptable Apartments

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014-021

DA24 -D

PRD ARCHITECTS

7/12/2015 11:00:16 AM

1 SHADOWS 9.00am
1 : 1000

2 SHADOWS 12.00noon
1 : 1000

3 SHADOWS 3.00pm
1 : 1000

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PLEASE NOTE:
THE SHADOWS CAST IN THE AERIAL PHOTOGRAPH BENEATH THE MODELED BUILDING ARE NOT ACCURATE TO THE TIME AND DATE OF EACH VIEW.

10 0 10 20 30 40
1:500 @ A1 1:1000 @ A3

PRD ARCHITECTS

7/12/2015 11:01:47 AM

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542
CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Shadow Diagrams (21 June)

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014-021

DA25 -D

CG- Clear Glazing to BASIX Specification

BTG- Blue tint glazed screen

Conc- Cast in situ concrete

AAL- 'Alucobond Anodised Look C32' or similar

AGB- 'Alucobond Spectra, Galaxy Blue or similar

ZC- Eurocladd 'Anthra' standing seam zinc panels or similar

GL- Glazed louvers to balcony screening

GH- Glazed Handrail with powdercoat aluminium frame

MS- Mesh screening GKD 'Mira 390x20' or similar

TB- Timber batten screening

TF- Timber Decking

CR- Charcoal Render

RO- Alucobond 'Urban Design Red Oxide or similar

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LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Finishes Schedule

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014-021

DA26 -D

PRD ARCHITECTS

7/12/2015 11:01:57 AM

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RAILWAY PARADE FACADE- ACTIVATED COMMERCIAL STREET FRONT

RESIDENTIAL ENTRY & PLAZA-
CNR RAILWAY PDE & RAWSON ST

INDVIDUAL COMMERCIAL TENANCIES

COMMERCIAL PLAZA/ ENTRY-
CNR RAILWAY PDE &
WATERS LANE

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Entrances

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014-021

DA29 -D

PRD ARCHITECTS

7/12/2015 11:03:06 AM

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LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Perspective Images

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014-021

DA30 -D

PRD ARCHITECTS

7/12/2015 11:03:14 AM

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CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Perspective Images

EMIBARB PROPERTY TRUST Pty Ltd

014-021

DA31 -D

PRD ARCHITECTS

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C	DRP Response	19.06.15	

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

3D Perspective

EMIBARB PROPERTY TRUST Pty Ltd

014-021

DA35 -D

PRD ARCHITECTS

7/12/2015 11:04:15 AM

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FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	By:
A	DA ISSUE	30.09.14	
B	DRP Meeting Issue	04.05.15	
C	DRP Response	19.06.15	

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

3D Perspective Entries

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014-021

DA36 -D

PRD ARCHITECTS

7/12/2015 11:04:41 AM

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AMENDMENTS

No	Revision Description	Date	BY:
B	DRP Meeting Issue	04.05.15	
D	JRPP Final Revisions	2015.11.10	

1 LOCAL_SITE CONTEXT PLAN (future)
1 : 1000

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542
CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

CONTEXT PLAN

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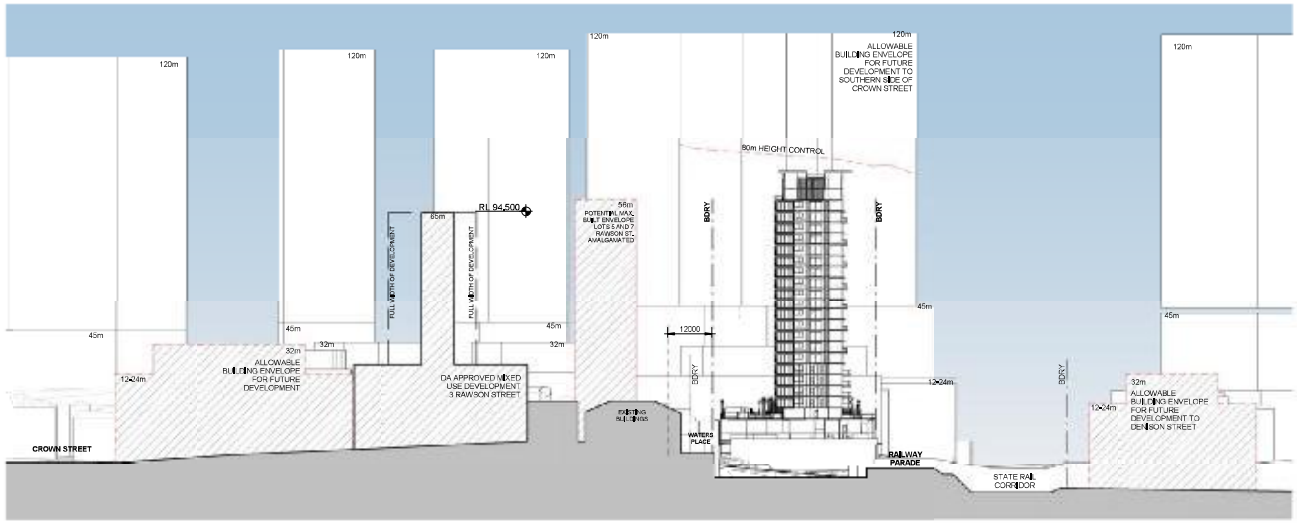
014-021

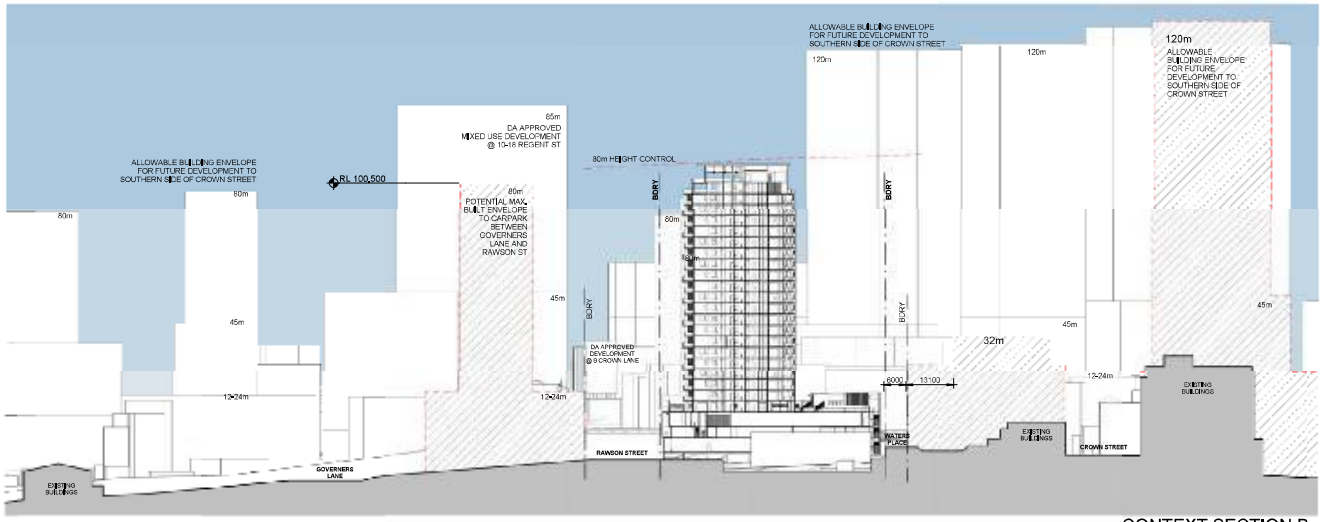
DA41 -D

PRD ARCHITECTS

7/12/2015 11:05:24 AM



A CONTEXT SECTION A
1 : 600



B CONTEXT SECTION B
1 : 600

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AMENDMENTS

No	Revision Description	Date	By:
B	DRP Meeting Issue	04.05.15	
D	JRPP Final Revisions	2015.11.10	

10 0 10 20 30 40

1:500 @ A1 1:1000 @ A3

7/12/2015 11:05:47 AM

PRD ARCHITECTS

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

CONTEXT SECTIONS

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014-021

DA42 -D

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AMENDMENTS

No	Revision Description	Date	By:

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

CONTEXT PERSPECTIVE

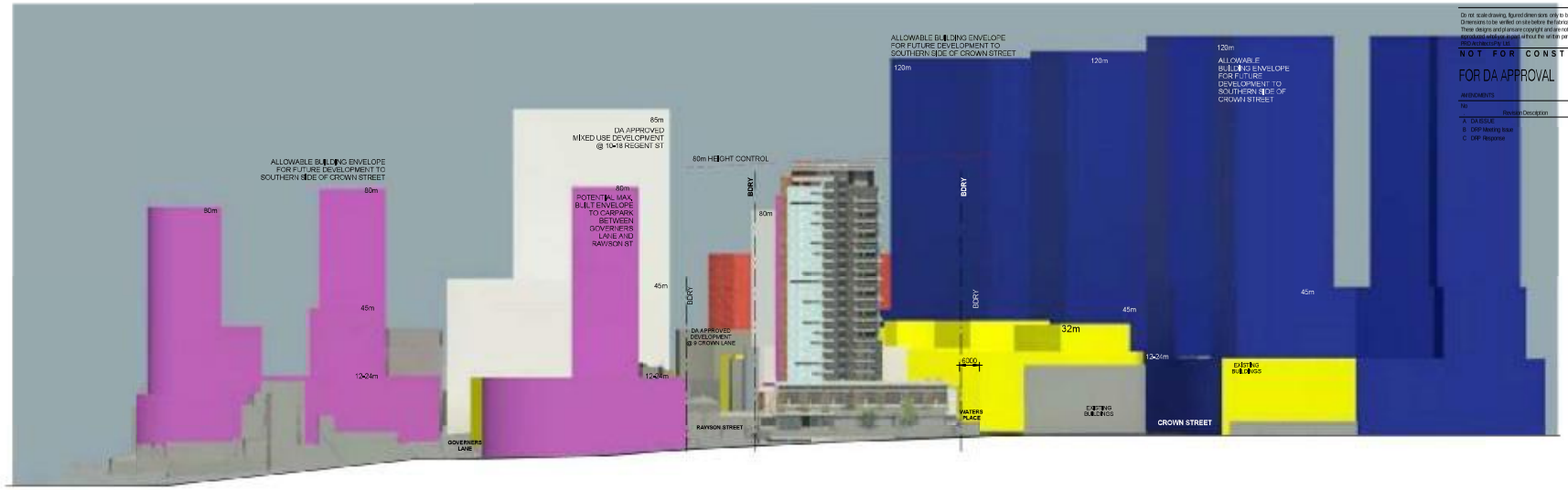
EMIBARB PROPERTY TRUST Pty Ltd

014-021

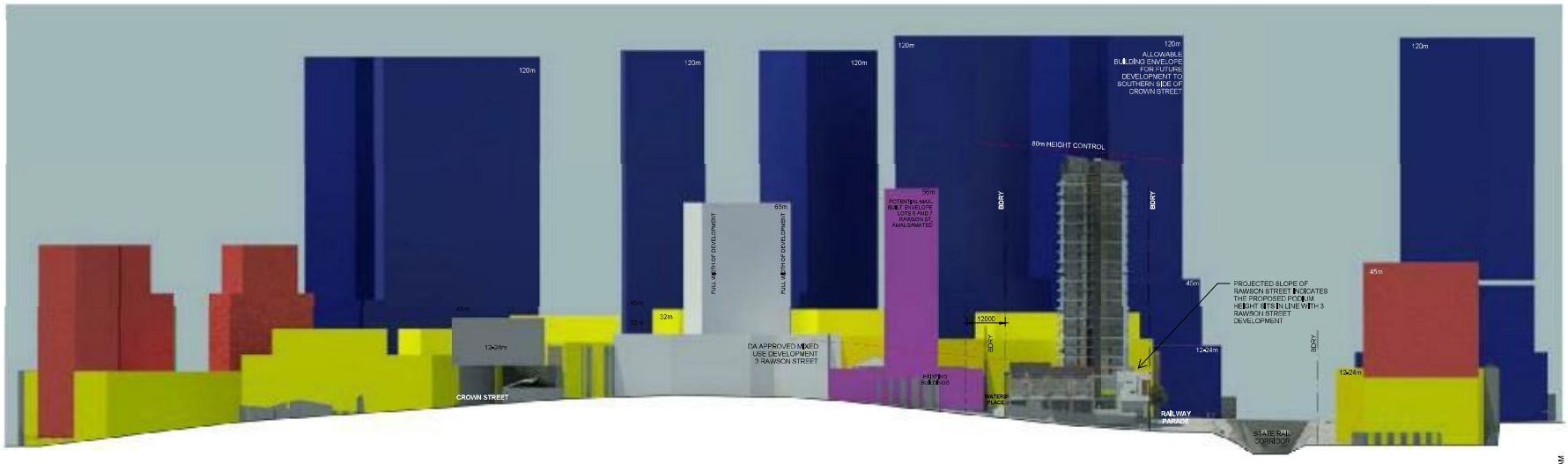
DA43 -D

PRD ARCHITECTS

7/12/2015 11:06:21 AM



2 CONTEXT RAILWAY PARADE ELEVATION
1 : 1



1 CONTEXT RAWSON STREET ELEVATION
1 : 1

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FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	By:
A	DA ISSUE	30.09.14	
B	DRP Meeting Issue	04.05.15	
C	DRP Response	19.06.15	

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

FUTURE CONTEXT ELEVATIONS

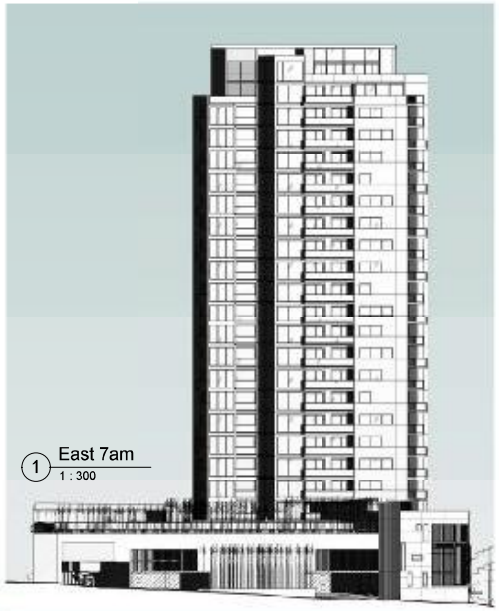
EMIBARB PROPERTY TRUST Pty Ltd

014-021

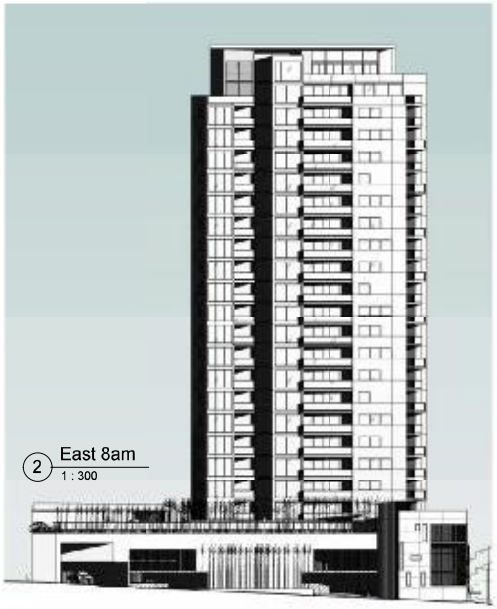
DA44 -C

PRD ARCHITECTS

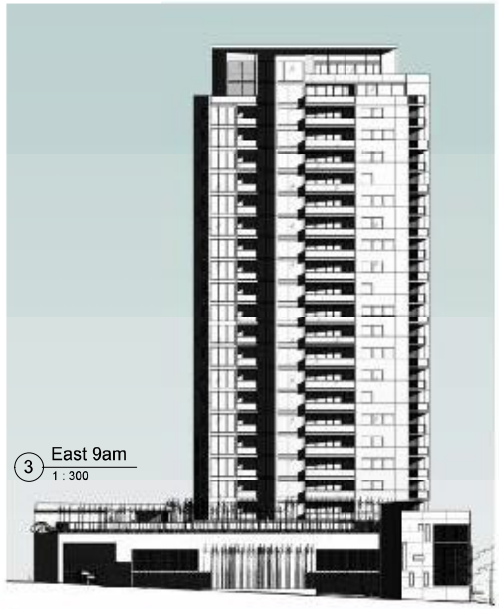
7/12/2015 11:06:45 AM



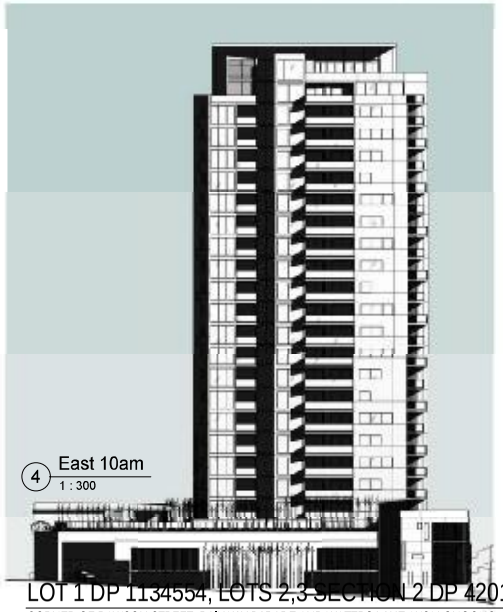
1 East 7am
1 : 300



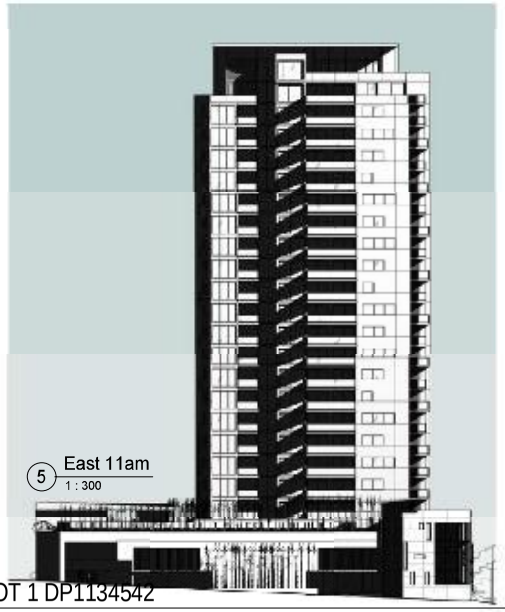
2 East 8am
1 : 300



3 East 9am
1 : 300



4 East 10am
1 : 300



5 East 11am
1 : 300

6 East 12pm
1 : 300

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N O T F O R C O N S T R U C T I O N

FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY:
C	DRP Response	19.06.15	
D	JRPP Final Revisions	2015.11.10	

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

ELEVATIONAL SHADOWS EAST

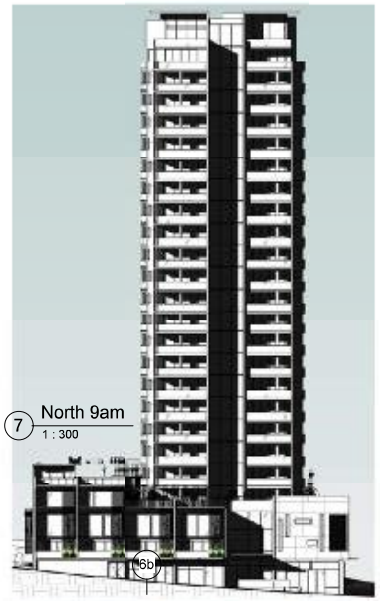
EMIBARB PROPERTY TRUST Pty Ltd

014-021

DA53 -D

PRD ARCHITECTS

7/12/2015 11:15:59 AM



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FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	BY:
C	DRP Response	19.06.15	
D	JRPP Final Revisions	2015.11.10	

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

ELEVATIONAL SHADOWS NORTH

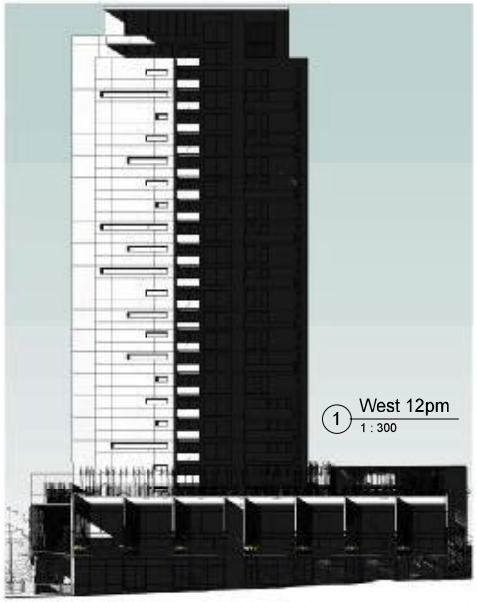
EMIBARB PROPERTY TRUST Pty Ltd

014-021

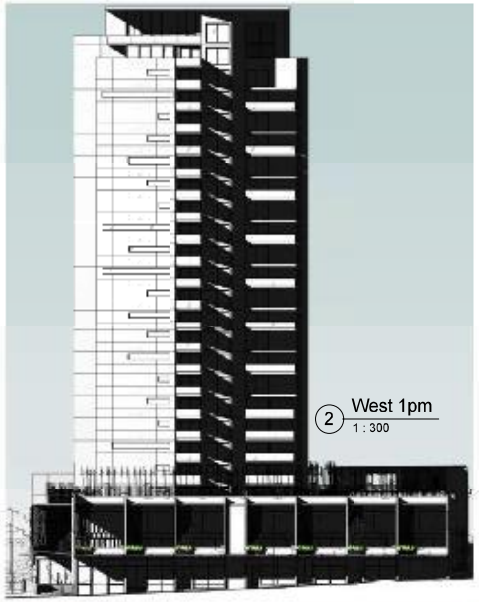
DA54 -D

PRD ARCHITECTS

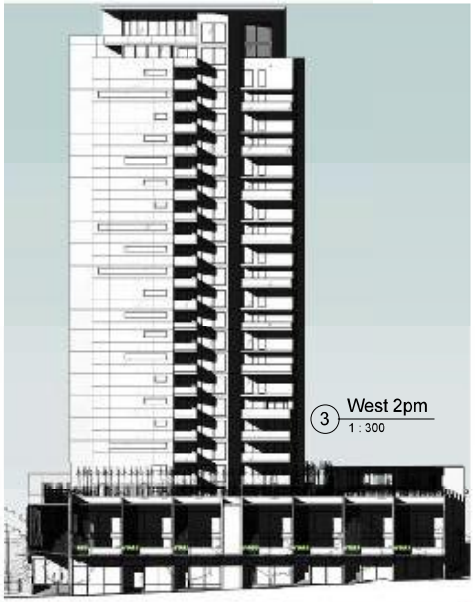
7/12/2015 11:20:35 AM



1 West 12pm
1 : 300



2 West 1pm
1 : 300



3 West 2pm
1 : 300

4 West 3pm
1 : 300

5 West 4pm
1 : 300

6 West 5pm
1 : 300

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AMENDMENTS

No	Revision Description	Date	By:
C	DRP Response	19.06.15	
D	JRPP Final Revisions	2015.11.10	

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

ELEVATIONAL SHADOWS WEST

EMIBARB PROPERTY TRUST Pty Ltd

014-021

DA55 -D

PRD ARCHITECTS

7/12/2015 11:31:19 AM

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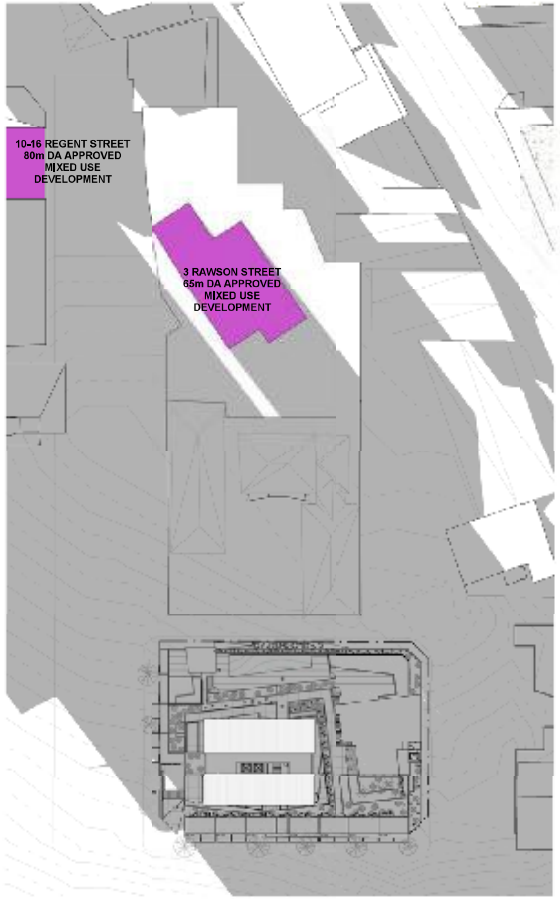
AMENDMENTS

No	Revision Description	Date	By:
D	JRPP Final Revisions	2015.11.10	

NOTE: NO SIGNIFICANT OVERSHADOWING FROM EXISTING OR APPROVED ADJACENT BUILDINGS AFTER 10AM



1 Overshadowing 8am Winter Solstice
1 : 500

2 Overshadowing 9am Winter Solstice
1 : 500

3 Overshadowing 10am Winter Solstice
1 : 500

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Overshadowing from Adjacent Development

EMIBARB PROPERTY TRUST Pty Ltd

014-021

DA58 -D

PRD ARCHITECTS

7/12/2015 11:35:19 AM

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FOR DA APPROVAL

AMENDMENTS

No	Revision Description	Date	By:
D	JRPP Final Revisions	2015.11.10	

1 Overshadowing 8am Winter Solstice

2 Overshadowing 9am Winter Solstice

3 Overshadowing 10am Winter Solstice

LOT 1 DP 1134554, LOTS 2,3 SECTION 2 DP 4201, LOT 1 DP1134542

CORNER OF RAWSON STREET, RAILWAY PARADE AND WATERS LANE, WOLLONGONG

Elevational Overshadowing from Adjacent Development

EMIBARB PROPERTY TRUST Pty Ltd

014-021

DA59 -D

PRD ARCHITECTS

7/12/2015 11:58:30 AM

RECOMMENDED PLANT SPECIES

BOTANIC NAME	COMMON NAME	HT & SPREAD
TREES		
Syzygium leuhmannii	Lilly Pilly	8 x 3m
Magnolia 'Little Gem'	Saucer Magnolia	5 x 3m
Elaeocarpus eumundi	Quandong	8 x 3m
LARGE SHRUBS		
Acmena smithii 'Minor'	Dwarf Lily Pilly	4 x 3m
Camellia japonica	Camellia	2 x 3m
Murraya paniculatus	Mexican Orange Blossom	3 x 3m
Photinia glabra 'Rubens'	Photinia	3 x 3m
Syzygium 'Cascade'	Weeping Dwarf Lily Pily	4 x 3m
Viburnum tinus	Sweet Viburnum	3 x 3m

BOTANIC NAME	COMMON NAME	HT & SPREAD
SMALL TO MEDIUM SHRUBS		
Acmena 'Allyn Magic'	Dwarf Lily Pily	1x1m
Doryanthes excelsa	Gymea Lily	1.5x1.5
Echium wildpretii	Pride of Madeira	1x1m
Gardenia augusta 'Florida'	Gardenia	1x1m
Ixora chinensis	Prince of Orange	1.5x1.5m
Melaleuca 'Fiji Fire'	Dwarf NZ Xmas Bush	3x2m
Syzygium 'Resistance'	Brush Cherry	3x2m
Westringia fruticosa	Coastal Rosemary	1.5x1.5m

BOTANIC NAME	COMMON NAME	HT & SPREAD
GROUNDCOVERS		
Allomerithera 'Little Rolly'	Allomerithera	0.3 x 0.75
Juniperus conferta	Shore Juniper	0.3 x 1.2m
Liriope muscari 'Evergreen Giant'	Turf Lily	0.5 x 0.8m
Philodendron 'Xanadu'	Philodendron	0.6 x 0.8m
Trachelospermum jasminoides	Star Jasmine	0.3 x 1.2m

0 1 2 3 4 m 6 8 10

cchre

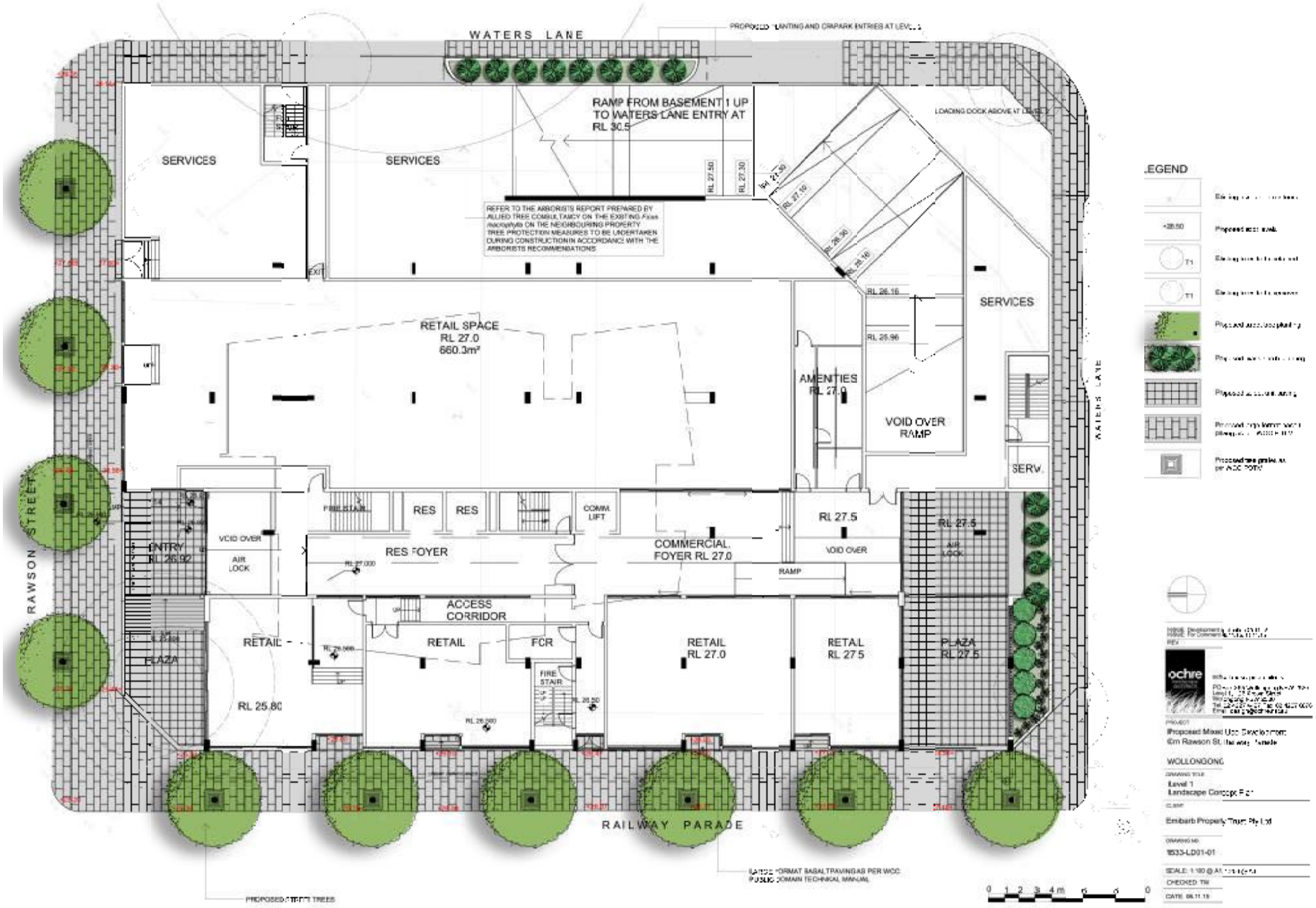
PROJECT
Proposed Mixed Use Development
Cnr Rawson St, Fairview Avenue
WOLLONGONG

DRAWING TITLE
Level 4 Podium
Landscape Concept Plan

CLIENT
Embarb Property Trust Pty Ltd

DRAWING NO.
1503-LD02-02

SCALE: 1:100 @ A1
CHECKED: TW
DATE: 06.11.15


WATERS LANE
RAWSON STREET
RAILWAY PARADE
WATERS LANE
SERVICES
SERVICES
RAMP FROM BASEMENT 1 UP TO WATERS LANE ENTRY AT RL 30.5
RL 27.50
RL 27.30
RL 27.10
RL 26.90
RL 26.70
RL 26.16
RL 25.96
LOADING DOCK ABOVE AT RL 29.5
REFER TO THE ARBORISTS REPORT PREPARED BY ALLIED TREE CONSULTANCY ON THE EXISTING Ficus macrophylla ON THE NEIGHBOURING PROPERTY. TREE PROTECTION MEASURES TO BE UNDERTAKEN DURING CONSTRUCTION IN ACCORDANCE WITH THE ARBORISTS RECOMMENDATIONS
EXIT
RETAIL SPACE
RL 27.0
660.3m²
AMENITIES
RL 27.0
VOID OVER RAMP
SERVICES
SERV.
FIRE STAIR
RES
RES
COMM. LIFT
RES FOYER
COMMERCIAL FOYER RL 27.0
RL 27.5
VOID OVER
RAMP
RL 27.5
AIR LOCK
VOID OVER
AIR LOCK
ENTRY
RL 26.92
ACCESS CORRIDOR
RETAIL
RETAIL
FCR
FIRE STAIR
RETAIL
RL 27.0
RETAIL
RL 27.5
PLAZA
RL 27.5
PLAZA
RL 25.80
RL 26.500
RL 26.200
RL 26.50
PROPOSED STREET TREES
LARGE FORMAT BASALT PAVING AS PER WCC PUBLIC DOMAIN TECHNICAL MANUAL
0 1 2 3 4 m 5 6 0
LEGEND
+26.50
T1
T1
ochre
PROJECT
Proposed Mixed Use Development
6m Rawson St, Railway Parade
WOLLONGONG
DRAWING TITLE
Level 1
Landscape Concept Plan
CLIENT
Embarb Property Trust Pty Ltd
DRAWING NO
1633-LD01-01
SCALE: 1:100 @ A1
CHECKED: TW
DATE: 06.11.19