

ARCHITECTURAL DRAWING SET

ISSUE DATE: DEC. 2015

DRAWING NO - DRAWING TITLE

FLOOR PLANS

A100- Basement Level 2 - A3
A101 - Basement Level 1 - A3
A102 - Lower Ground Level - A3
A103 - Ground Level - A3
A104 - Level 1 - A3
A105 - Level 2 - A3
A106 - Level 3 - A3
A107 - Level 4 - A3
A108 - Typical Level 5-15 Level - A3
A109 - Level 16 - A3
A110 - Level 17 - A3
A111 - Level 18 - A3
A112 - Level 19 - A3
A113 - Level 20 - A3
A114 - Level 21 - A3
A115 - Roof Plan - A3

DRAWING NO - DRAWING TITLE

ELEVATION AND SECTIONS

A200 - Elevation (East) - A3
A201 - Elevation (West) - A3
A202 - Elevation (North) - A3
A203 - Elevation (South) - A3

A300 - Section A-A - A3

A301 - Section B-B - A3

RAMP DETAILS

A351 - Entry Ramp Details - A3

ADAPTABLE UNIT

A400 - Adaptable Unit - A3

DRAWING NO - DRAWING TITLE

WASTE MANAGEMENT

A500 - Residential on-going Waste Management Plan - A3
A501 - Retail / Childcare on-going Waste Management Plan - A3



LIST OF CHANGES	
TRAFFIC AND PARKING	
1a	ADDITIONAL RAMP SECTION ADDED (DRAWING A351)
1b	GRABBER AND TRANSITIONS OF DRIVEWAY ENTRANCE, REVISED TO COMPLY TO AS2680.1
1c	TRAFFIC LIGHT SYSTEM PROVIDED
1d	VISITOR SPACE TO LOWER GROUND REDISTRIBUTED AND SECURITY DOOR GATE ADDED
1f	PARKING RECALCULATED
1g	BICYCLE SPACES REVISED - SHOWER AND CUBICLES ADDED
1h	SECURITY ADDED TO STAFF AND RESIDENTIAL BICYCLE SPACES
CHILD CARE CENTRE	
2a	GROUND LEVEL SOUTHERN DOOR REMOVED
2c	COVER ADDED TO RAISED PATH LEADING FROM RAYMOND STREET
SUSTAINABILITY	
3a	SOLAR PANEL ADDED
3c	WESTERN SPANDREL TO BE DEEPENED TO PROVIDE SHADING TO WEST TOWER FACADE
WASTE	
4a	WASTE DIAGRAMS REVISED
4b	SEPARATION CHILD CARE WASTE ROOM WITH RETAIL/COMM
4c	WASTE ROOM

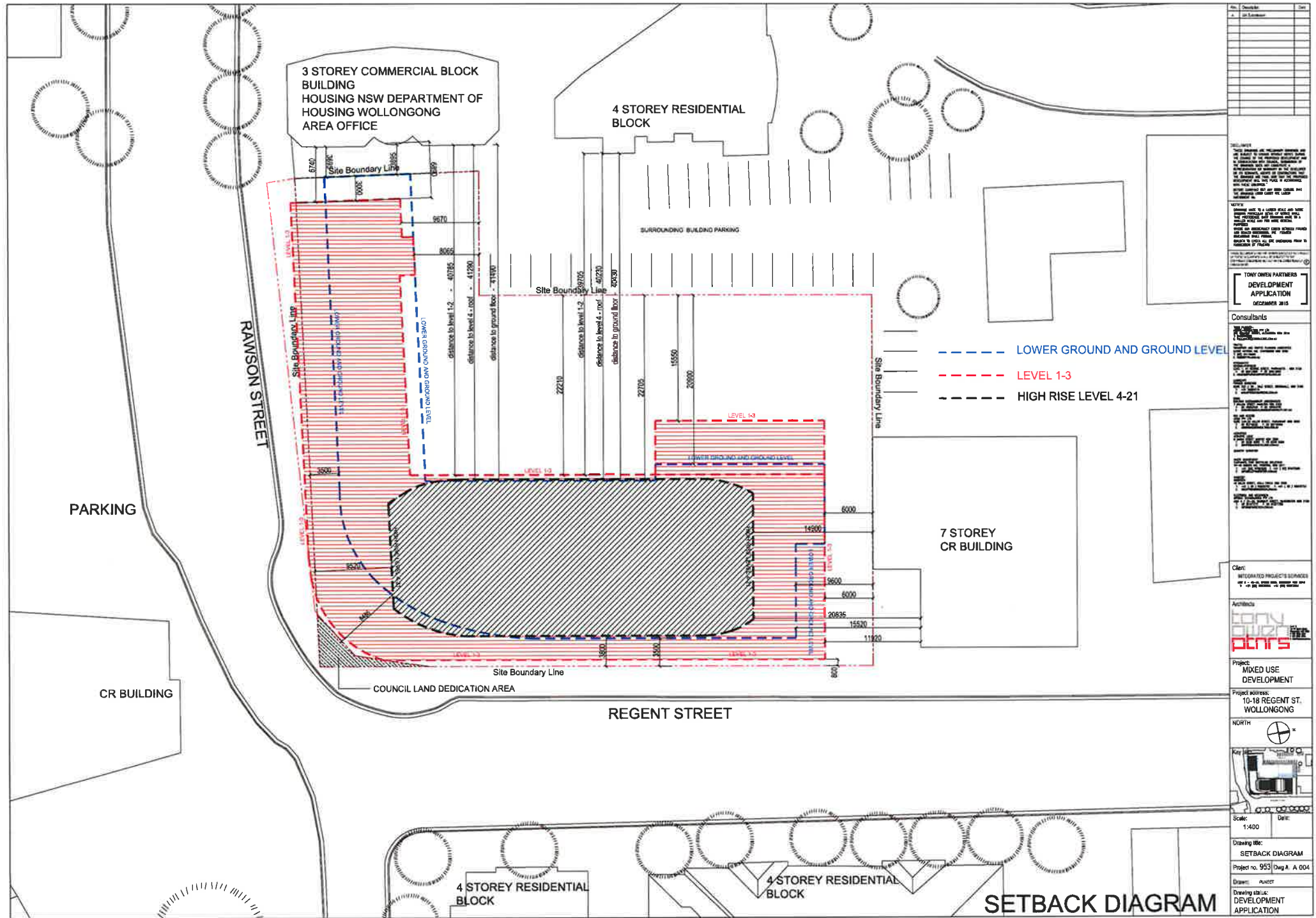
10-18 Regent Street, Wollongong
DEVELOPMENT APPLICATION

tony
owen
plnrs



THIS DRAWING IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NSW GOVERNMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CONSULTANT ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THIS DRAWING. THE CONSULTANT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR THE SERVICES PROVIDED. THE CONSULTANT'S LIABILITY IS NOT TO BE EXCEEDING THE AMOUNT OF THE FEE PAID FOR THE SERVICES PROVIDED. THE CONSULTANT'S LIABILITY IS NOT TO BE EXCEEDING THE AMOUNT OF THE FEE PAID FOR THE SERVICES PROVIDED.	DATE: 10/11/2015 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]
TOUR OWNERS PARTNERS DEVELOPMENT APPLICATION DECEMBER 2015	CONSULTANTS [Firm Name] [Address] [Phone] [Email]
CLIENT [Client Name] [Address] [Phone] [Email]	PROJECT [Project Name] [Address] [Phone] [Email]
DESCRIPTION [Description of the project and site] [Address] [Phone] [Email]	NOTES [Notes regarding the project and site] [Address] [Phone] [Email]
SCALE 1:1000 DATE: NOV 2015	DRAWING LOCATION PLAN PROJECT NO: 953/DWG A 001
DRAWING DEVELOPMENT APPLICATION	DATE NOV 2015

LOCATION PLAN



No.	Description	Date
1	Site Boundary	
2	Site Boundary	
3	Site Boundary	
4	Site Boundary	
5	Site Boundary	
6	Site Boundary	
7	Site Boundary	
8	Site Boundary	
9	Site Boundary	
10	Site Boundary	
11	Site Boundary	
12	Site Boundary	
13	Site Boundary	
14	Site Boundary	
15	Site Boundary	
16	Site Boundary	
17	Site Boundary	
18	Site Boundary	
19	Site Boundary	
20	Site Boundary	
21	Site Boundary	
22	Site Boundary	
23	Site Boundary	
24	Site Boundary	
25	Site Boundary	
26	Site Boundary	
27	Site Boundary	
28	Site Boundary	
29	Site Boundary	
30	Site Boundary	
31	Site Boundary	
32	Site Boundary	
33	Site Boundary	
34	Site Boundary	
35	Site Boundary	
36	Site Boundary	
37	Site Boundary	
38	Site Boundary	
39	Site Boundary	
40	Site Boundary	
41	Site Boundary	
42	Site Boundary	
43	Site Boundary	
44	Site Boundary	
45	Site Boundary	
46	Site Boundary	
47	Site Boundary	
48	Site Boundary	
49	Site Boundary	
50	Site Boundary	
51	Site Boundary	
52	Site Boundary	
53	Site Boundary	
54	Site Boundary	
55	Site Boundary	
56	Site Boundary	
57	Site Boundary	
58	Site Boundary	
59	Site Boundary	
60	Site Boundary	
61	Site Boundary	
62	Site Boundary	
63	Site Boundary	
64	Site Boundary	
65	Site Boundary	
66	Site Boundary	
67	Site Boundary	
68	Site Boundary	
69	Site Boundary	
70	Site Boundary	
71	Site Boundary	
72	Site Boundary	
73	Site Boundary	
74	Site Boundary	
75	Site Boundary	
76	Site Boundary	
77	Site Boundary	
78	Site Boundary	
79	Site Boundary	
80	Site Boundary	
81	Site Boundary	
82	Site Boundary	
83	Site Boundary	
84	Site Boundary	
85	Site Boundary	
86	Site Boundary	
87	Site Boundary	
88	Site Boundary	
89	Site Boundary	
90	Site Boundary	
91	Site Boundary	
92	Site Boundary	
93	Site Boundary	
94	Site Boundary	
95	Site Boundary	
96	Site Boundary	
97	Site Boundary	
98	Site Boundary	
99	Site Boundary	
100	Site Boundary	

DECLARATION

I, the undersigned, being a duly qualified person, do hereby declare that the information provided in this application is true and correct to the best of my knowledge and belief, and that I am not aware of any material omissions or misstatements.

SIGNED: _____

DATE: _____

NOTES

1. The applicant is responsible for obtaining all necessary approvals and permits from the relevant authorities.

2. The applicant is responsible for ensuring that the development complies with all applicable laws and regulations.

3. The applicant is responsible for ensuring that the development is constructed in accordance with the approved plans and specifications.

4. The applicant is responsible for ensuring that the development is maintained in accordance with the approved plans and specifications.

5. The applicant is responsible for ensuring that the development is used in accordance with the approved plans and specifications.

6. The applicant is responsible for ensuring that the development is not used for any purpose other than that for which it was approved.

7. The applicant is responsible for ensuring that the development is not used for any purpose other than that for which it was approved.

8. The applicant is responsible for ensuring that the development is not used for any purpose other than that for which it was approved.

9. The applicant is responsible for ensuring that the development is not used for any purpose other than that for which it was approved.

10. The applicant is responsible for ensuring that the development is not used for any purpose other than that for which it was approved.

TONY OWEN PARTNERS
DEVELOPMENT
APPLICATION
DECEMBER 2015

Consultants

1. TONY OWEN PARTNERS
2. TONY OWEN PARTNERS
3. TONY OWEN PARTNERS
4. TONY OWEN PARTNERS
5. TONY OWEN PARTNERS
6. TONY OWEN PARTNERS
7. TONY OWEN PARTNERS
8. TONY OWEN PARTNERS
9. TONY OWEN PARTNERS
10. TONY OWEN PARTNERS
11. TONY OWEN PARTNERS
12. TONY OWEN PARTNERS
13. TONY OWEN PARTNERS
14. TONY OWEN PARTNERS
15. TONY OWEN PARTNERS
16. TONY OWEN PARTNERS
17. TONY OWEN PARTNERS
18. TONY OWEN PARTNERS
19. TONY OWEN PARTNERS
20. TONY OWEN PARTNERS
21. TONY OWEN PARTNERS
22. TONY OWEN PARTNERS
23. TONY OWEN PARTNERS
24. TONY OWEN PARTNERS
25. TONY OWEN PARTNERS
26. TONY OWEN PARTNERS
27. TONY OWEN PARTNERS
28. TONY OWEN PARTNERS
29. TONY OWEN PARTNERS
30. TONY OWEN PARTNERS
31. TONY OWEN PARTNERS
32. TONY OWEN PARTNERS
33. TONY OWEN PARTNERS
34. TONY OWEN PARTNERS
35. TONY OWEN PARTNERS
36. TONY OWEN PARTNERS
37. TONY OWEN PARTNERS
38. TONY OWEN PARTNERS
39. TONY OWEN PARTNERS
40. TONY OWEN PARTNERS
41. TONY OWEN PARTNERS
42. TONY OWEN PARTNERS
43. TONY OWEN PARTNERS
44. TONY OWEN PARTNERS
45. TONY OWEN PARTNERS
46. TONY OWEN PARTNERS
47. TONY OWEN PARTNERS
48. TONY OWEN PARTNERS
49. TONY OWEN PARTNERS
50. TONY OWEN PARTNERS
51. TONY OWEN PARTNERS
52. TONY OWEN PARTNERS
53. TONY OWEN PARTNERS
54. TONY OWEN PARTNERS
55. TONY OWEN PARTNERS
56. TONY OWEN PARTNERS
57. TONY OWEN PARTNERS
58. TONY OWEN PARTNERS
59. TONY OWEN PARTNERS
60. TONY OWEN PARTNERS
61. TONY OWEN PARTNERS
62. TONY OWEN PARTNERS
63. TONY OWEN PARTNERS
64. TONY OWEN PARTNERS
65. TONY OWEN PARTNERS
66. TONY OWEN PARTNERS
67. TONY OWEN PARTNERS
68. TONY OWEN PARTNERS
69. TONY OWEN PARTNERS
70. TONY OWEN PARTNERS
71. TONY OWEN PARTNERS
72. TONY OWEN PARTNERS
73. TONY OWEN PARTNERS
74. TONY OWEN PARTNERS
75. TONY OWEN PARTNERS
76. TONY OWEN PARTNERS
77. TONY OWEN PARTNERS
78. TONY OWEN PARTNERS
79. TONY OWEN PARTNERS
80. TONY OWEN PARTNERS
81. TONY OWEN PARTNERS
82. TONY OWEN PARTNERS
83. TONY OWEN PARTNERS
84. TONY OWEN PARTNERS
85. TONY OWEN PARTNERS
86. TONY OWEN PARTNERS
87. TONY OWEN PARTNERS
88. TONY OWEN PARTNERS
89. TONY OWEN PARTNERS
90. TONY OWEN PARTNERS
91. TONY OWEN PARTNERS
92. TONY OWEN PARTNERS
93. TONY OWEN PARTNERS
94. TONY OWEN PARTNERS
95. TONY OWEN PARTNERS
96. TONY OWEN PARTNERS
97. TONY OWEN PARTNERS
98. TONY OWEN PARTNERS
99. TONY OWEN PARTNERS
100. TONY OWEN PARTNERS

Client:

INTEGRATED PROJECTS SERVICES

Architects

TONY OWEN PARTNERS

Project:

MIXED USE DEVELOPMENT

Project address:

10-18 REGENT ST.
WOLLONGONG

NORTH

Key

Scale:

1:400

Drawn:

PUNET

Drawing title:

SETBACK DIAGRAM

Project no. 953

Dwg #. A 004

Drawing title:

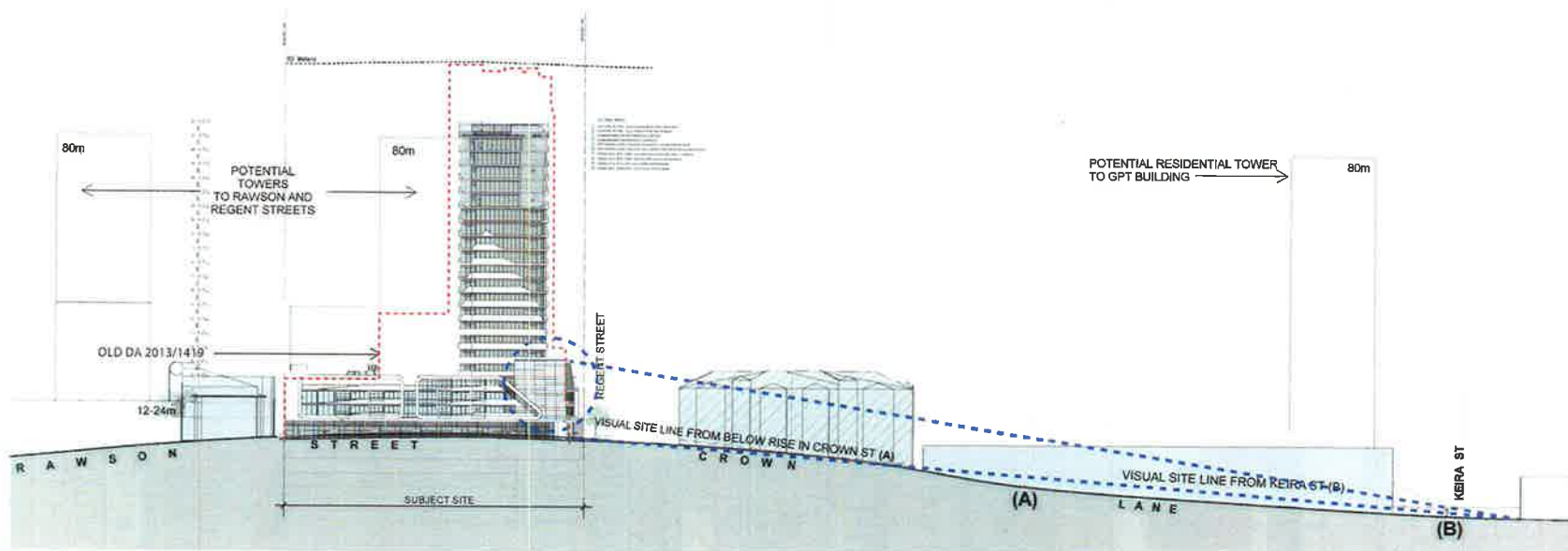
DEVELOPMENT APPLICATION

SETBACK DIAGRAM



CONTEXTUAL STREET SECTIONS 2

[illegible]



CORNER EXPRESSION

1
1 : 1000 at A3

CONTEXTUAL STREET SECTION - CORNER EXPRESSION

Rev	Description	Date
1	Issue for Approval	
2	Issue for Approval	
3	Issue for Approval	
4	Issue for Approval	
5	Issue for Approval	
6	Issue for Approval	
7	Issue for Approval	
8	Issue for Approval	
9	Issue for Approval	
10	Issue for Approval	
11	Issue for Approval	
12	Issue for Approval	
13	Issue for Approval	
14	Issue for Approval	
15	Issue for Approval	
16	Issue for Approval	
17	Issue for Approval	
18	Issue for Approval	
19	Issue for Approval	
20	Issue for Approval	
21	Issue for Approval	
22	Issue for Approval	
23	Issue for Approval	
24	Issue for Approval	
25	Issue for Approval	
26	Issue for Approval	
27	Issue for Approval	
28	Issue for Approval	
29	Issue for Approval	
30	Issue for Approval	
31	Issue for Approval	
32	Issue for Approval	
33	Issue for Approval	
34	Issue for Approval	
35	Issue for Approval	
36	Issue for Approval	
37	Issue for Approval	
38	Issue for Approval	
39	Issue for Approval	
40	Issue for Approval	
41	Issue for Approval	
42	Issue for Approval	
43	Issue for Approval	
44	Issue for Approval	
45	Issue for Approval	
46	Issue for Approval	
47	Issue for Approval	
48	Issue for Approval	
49	Issue for Approval	
50	Issue for Approval	
51	Issue for Approval	
52	Issue for Approval	
53	Issue for Approval	
54	Issue for Approval	
55	Issue for Approval	
56	Issue for Approval	
57	Issue for Approval	
58	Issue for Approval	
59	Issue for Approval	
60	Issue for Approval	
61	Issue for Approval	
62	Issue for Approval	
63	Issue for Approval	
64	Issue for Approval	
65	Issue for Approval	
66	Issue for Approval	
67	Issue for Approval	
68	Issue for Approval	
69	Issue for Approval	
70	Issue for Approval	
71	Issue for Approval	
72	Issue for Approval	
73	Issue for Approval	
74	Issue for Approval	
75	Issue for Approval	
76	Issue for Approval	
77	Issue for Approval	
78	Issue for Approval	
79	Issue for Approval	
80	Issue for Approval	
81	Issue for Approval	
82	Issue for Approval	
83	Issue for Approval	
84	Issue for Approval	
85	Issue for Approval	
86	Issue for Approval	
87	Issue for Approval	
88	Issue for Approval	
89	Issue for Approval	
90	Issue for Approval	
91	Issue for Approval	
92	Issue for Approval	
93	Issue for Approval	
94	Issue for Approval	
95	Issue for Approval	
96	Issue for Approval	
97	Issue for Approval	
98	Issue for Approval	
99	Issue for Approval	
100	Issue for Approval	

TOOK OWN PARTNERS
 DEVELOPMENT
 APPLICATION
 DECEMBER 2015

Consultants
 1. [Name]
 2. [Name]
 3. [Name]
 4. [Name]
 5. [Name]
 6. [Name]
 7. [Name]
 8. [Name]
 9. [Name]
 10. [Name]
 11. [Name]
 12. [Name]
 13. [Name]
 14. [Name]
 15. [Name]
 16. [Name]
 17. [Name]
 18. [Name]
 19. [Name]
 20. [Name]
 21. [Name]
 22. [Name]
 23. [Name]
 24. [Name]
 25. [Name]
 26. [Name]
 27. [Name]
 28. [Name]
 29. [Name]
 30. [Name]
 31. [Name]
 32. [Name]
 33. [Name]
 34. [Name]
 35. [Name]
 36. [Name]
 37. [Name]
 38. [Name]
 39. [Name]
 40. [Name]
 41. [Name]
 42. [Name]
 43. [Name]
 44. [Name]
 45. [Name]
 46. [Name]
 47. [Name]
 48. [Name]
 49. [Name]
 50. [Name]
 51. [Name]
 52. [Name]
 53. [Name]
 54. [Name]
 55. [Name]
 56. [Name]
 57. [Name]
 58. [Name]
 59. [Name]
 60. [Name]
 61. [Name]
 62. [Name]
 63. [Name]
 64. [Name]
 65. [Name]
 66. [Name]
 67. [Name]
 68. [Name]
 69. [Name]
 70. [Name]
 71. [Name]
 72. [Name]
 73. [Name]
 74. [Name]
 75. [Name]
 76. [Name]
 77. [Name]
 78. [Name]
 79. [Name]
 80. [Name]
 81. [Name]
 82. [Name]
 83. [Name]
 84. [Name]
 85. [Name]
 86. [Name]
 87. [Name]
 88. [Name]
 89. [Name]
 90. [Name]
 91. [Name]
 92. [Name]
 93. [Name]
 94. [Name]
 95. [Name]
 96. [Name]
 97. [Name]
 98. [Name]
 99. [Name]
 100. [Name]

Client
 INTEGRATED PROJECTS SERVICES
 10-18 REGENT ST
 WOLLONGONG

Architects
 TOOK OWN PARTNERS
 10-18 REGENT ST
 WOLLONGONG

Project
 MIXED USE
 DEVELOPMENT

Project address
 10-18 REGENT ST
 WOLLONGONG

NORTH

Key

Scale
 1:600

Date
 NOV 2015

Drawing title
 CORNER EXPRESSION
 CORNER EXPRESSION

Project no
 953
 Drawn
 A 012

Drawing title
 DEVELOPMENT
 APPLICATION



Site	Location
Plot	Size
Description This is a small plot of land, situated in the heart of the city, and is surrounded by other plots of land. It is a very small plot, and is not suitable for any other use than the one for which it is intended. It is a very small plot, and is not suitable for any other use than the one for which it is intended.	
Dimensions The plot is 100 feet wide and 100 feet deep. It is a very small plot, and is not suitable for any other use than the one for which it is intended. It is a very small plot, and is not suitable for any other use than the one for which it is intended.	
Notes The plot is a very small plot, and is not suitable for any other use than the one for which it is intended. It is a very small plot, and is not suitable for any other use than the one for which it is intended.	

Tony Owen Partners Development Application December 2015
--

Consultants Tony Owen Partners Development Application December 2015

Client Tony Owen Partners Development Application December 2015
--

Abstract Tony Owen Partners Development Application December 2015
--

Project Mixed Use Development 10-19 Regent St. Wollongong
--

North

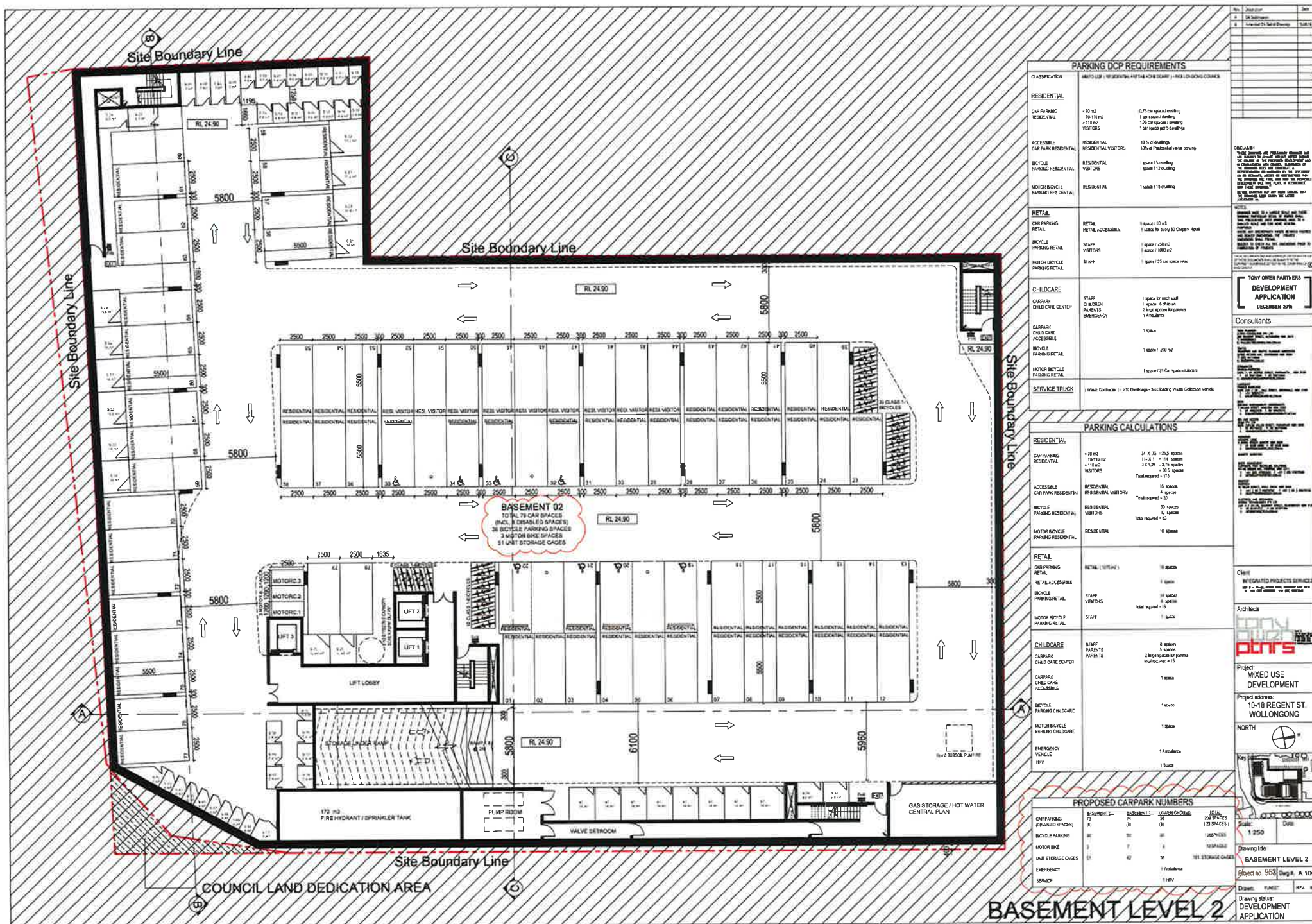
Key

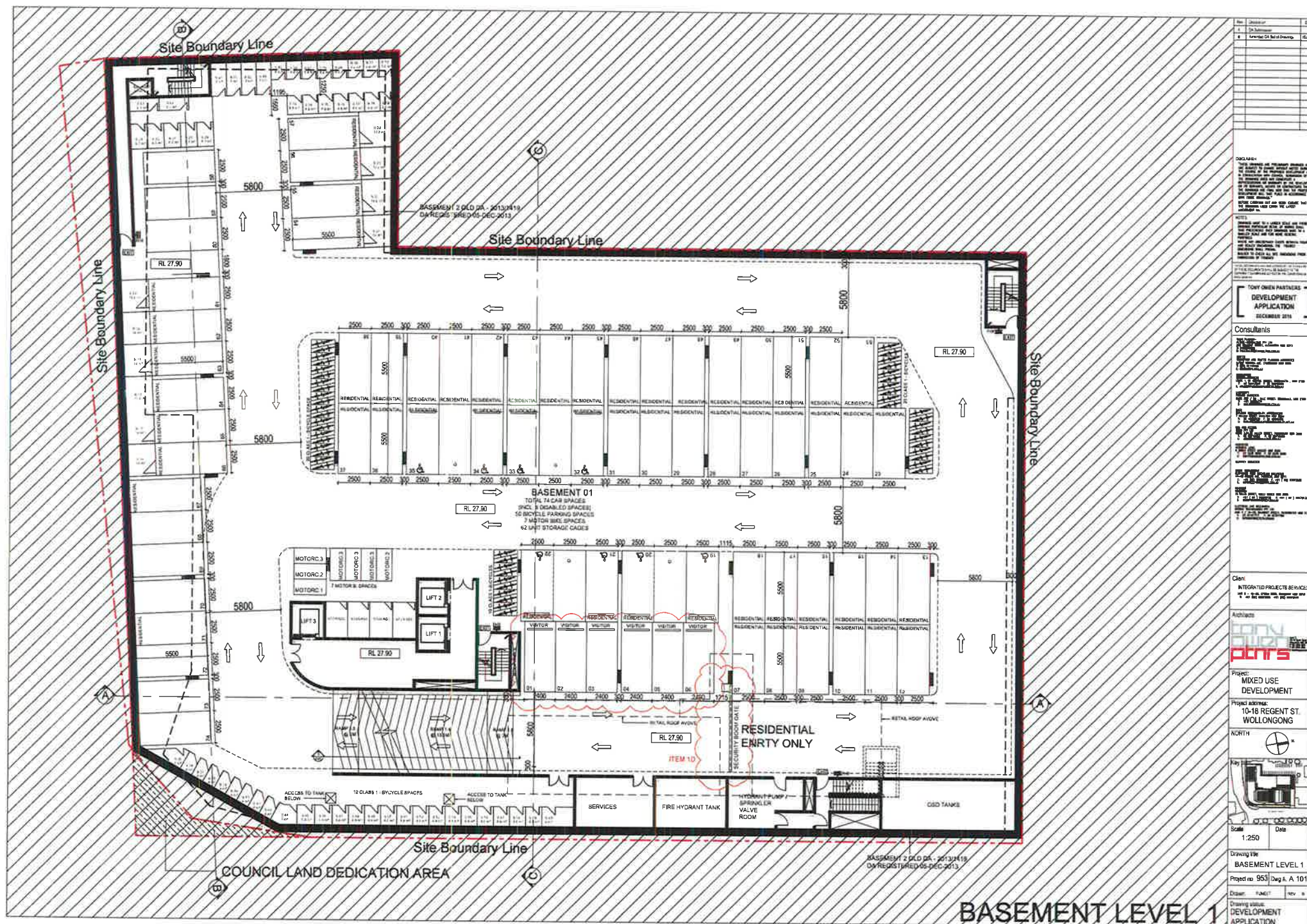
Scale 1:600	Date Nov 2015
----------------	------------------

Drawing title Development Application
--

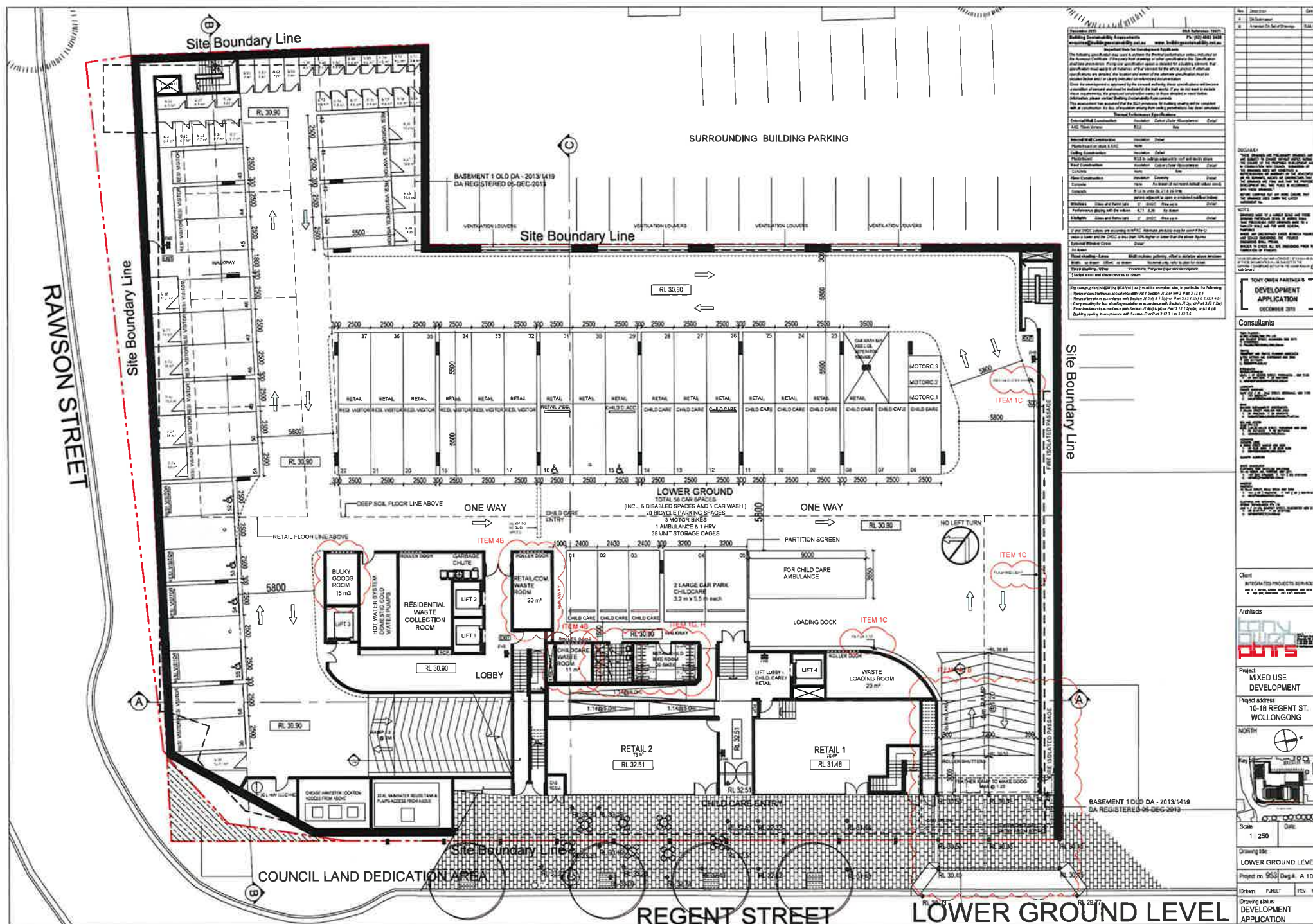
Project no 951	Drawn by A.D.C.
-------------------	--------------------

Drawing title Development Application
--





BASEMENT LEVEL 1

[illegible]

DISCUSSION

These changes and programs intended to increase the number of people entering the ranks of the professional counseling field are consistent with society's demand for the growing body of knowledge, understanding, and application of research in the development of human services interventions for the individual and the family and the professional counseling field. This field is consistent with these changes.

Future research will be needed to determine the effectiveness of these changes.

W0021

SEARCHED INDEXED BY A SINGLE AGENT AND OTHER SEARCH INFORMATION PRINTED ON SEARCH SLIP. THE PROCEEDINGS AND DEBATES WERE IN A TYPED SLIP AND FOR EACH RECORD, PARAPHRASE

W0022

W0023

W0024

W0025

W0026

W0027

W0028

W0029

W0030

W0031

W0032

W0033

W0034

W0035

W0036

W0037

W0038

W0039

W0040

W0041

W0042

W0043

W0044

W0045

W0046

W0047

W0048

W0049

W0050

W0051

W0052

W0053

W0054

W0055

W0056

W0057

W0058

W0059

W0060

W0061

W0062

W0063

W0064

W0065

W0066

W0067

W0068

W0069

W0070

W0071

W0072

W0073

W0074

W0075

W0076

W0077

W0078

W0079

W0080

W0081

W0082

W0083

W0084

W0085

W0086

W0087

W0088

W0089

W0090

W0091

W0092

W0093

W0094

W0095

W0096

W0097

W0098

W0099

W0100

W0101

W0102

W0103

W0104

W0105

W0106

W0107

W0108

W0109

W0110

W0111

W0112

W0113

W0114

W0115

W0116

W0117

W0118

W0119

W0120

W0121

W0122

W0123

W0124

W0125

W0126

W0127

W0128

W0129

W0130

W0131

W0132

W0133

W0134

W0135

W0136

W0137

W0138

W0139

W0140

W0141

W0142

W0143

W0144

W0145

W0146

W0147

W0148

W0149

W0150

W0151

W0152

W0153

W0154

W0155

W0156

W0157

W0158

W0159

W0160

W0161

W0162

W0163

W0164

W0165

W0166

W0167

W0168

W0169

W0170

W0171

W0172

W0173

W0174

W0175

W0176

W0177

W0178

W0179

W0180

W0181

W0182

W0183

W0184

W0185

W0186

W0187

W0188

W0189

W0190

W0191

W0192

W0193

W0194

W0195

W0196

W0197

W0198

W0199

W0200

W0201

W0202

W0203

W0204

W0205

W0206

W0207

W0208

W0209

W0210

W0211

W0212

W0213

W0214

W0215

W0216

W0217

W0218

W0219

W0220

W0221

W0222

W0223

W0224

W0225

W0226

W0227

W0228

W0229

W0230

W0231

W0232

W0233

W0234

W0235

W0236

W0237

W0238

W0239

W0240

W0241

W0242

W0243

W0244

W0245

W0246

W0247

W0248

W0249

W0250

W0251

W0252

W0253

W0254

W0255

W0256

W0257

W0258

W0259

W0260

W0261

W0262

W0263

W0264

W0265

W0266

W0267

W0268

W0269

W0270

W0271

W0272

W0273

W0274

W0275

W0276

W0277

W0278

W0279

W0280

W0281

W0282

W0283

W0284

W0285

W0286

W0287

W0288

W0289

W0290

W0291

W0292

W0293

W0294

W0295

W0296

W0297

W0298

W0299

W0300

W0301

W0302

W0303

W0304

W0305

W0306

W0307

W0308

W0309

W0310

W0311

W0312

W0313

W0314

W0315

W0316

W0317

W0318

W0319

W0320

W0321

W0322

W0323

W0324

W0325

W0326

W0327

W0328

W0329

W0330

W0331

W0332

W0333

W0334

W0335

W0336

W0337

W0338

W0339

W0340

W0341

W0342

W0343

W0344

W0345

W0346

W0347

W0348

W0349

W0350

W0351

W0352

W0353

W0354

W0355

W0356

W0357

W0358

W0359

W0360

W0361

W0362

W0363

W0364

W0365

W0366

W0367

W0368

W0369

W0370

W0371

W0372

W0373

W0374

W0375

W0376

W0377

W0378

W0379

W0380

W0381

W0382

W0383

W0384

W0385

W0386

W0387

W0388

W0389

W0390

W0391

W0392

W0393

W0394

W0395

W0396

W0397

W0398

W0399

W0400

W0401

W0402

W0403

W0404

W0405

W0406

W0407

W0408

W0409

W0410

W0411

W0412

W0413

W0414

W0415

W0416

W0417

W0418

W0419

W0420

W0421

W0422

W0423

W0424

W04

TONY OWEN PARTNER 5
DEVELOPMENT
APPLICATION
DECEMBER 2015

Open/Maple

1. **NAME:** John Doe
 2. **ADDRESS:** 123 Main St, Apt 456, New York, NY 10001
 3. **PHONE:** (212) 555-1234
 4. **EMAIL:** john.doe@xyz.com
 5. **DATE:** 10/26/2023
 6. **TIME:** 10:30 AM
 7. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 8. **REASON:** Meeting with Mr. Smith regarding project X.
 9. **STATUS:** Confirmed
 10. **NOTES:** Please bring the report to the meeting.
 11. **SIGNATURE:** [Signature]
 12. **DATE:** 10/26/2023
 13. **TIME:** 10:30 AM
 14. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 15. **REASON:** Meeting with Mr. Smith regarding project X.
 16. **STATUS:** Confirmed
 17. **NOTES:** Please bring the report to the meeting.
 18. **SIGNATURE:** [Signature]
 19. **DATE:** 10/26/2023
 20. **TIME:** 10:30 AM
 21. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 22. **REASON:** Meeting with Mr. Smith regarding project X.
 23. **STATUS:** Confirmed
 24. **NOTES:** Please bring the report to the meeting.
 25. **SIGNATURE:** [Signature]
 26. **DATE:** 10/26/2023
 27. **TIME:** 10:30 AM
 28. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 29. **REASON:** Meeting with Mr. Smith regarding project X.
 30. **STATUS:** Confirmed
 31. **NOTES:** Please bring the report to the meeting.
 32. **SIGNATURE:** [Signature]
 33. **DATE:** 10/26/2023
 34. **TIME:** 10:30 AM
 35. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 36. **REASON:** Meeting with Mr. Smith regarding project X.
 37. **STATUS:** Confirmed
 38. **NOTES:** Please bring the report to the meeting.
 39. **SIGNATURE:** [Signature]
 40. **DATE:** 10/26/2023
 41. **TIME:** 10:30 AM
 42. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 43. **REASON:** Meeting with Mr. Smith regarding project X.
 44. **STATUS:** Confirmed
 45. **NOTES:** Please bring the report to the meeting.
 46. **SIGNATURE:** [Signature]
 47. **DATE:** 10/26/2023
 48. **TIME:** 10:30 AM
 49. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 50. **REASON:** Meeting with Mr. Smith regarding project X.
 51. **STATUS:** Confirmed
 52. **NOTES:** Please bring the report to the meeting.
 53. **SIGNATURE:** [Signature]
 54. **DATE:** 10/26/2023
 55. **TIME:** 10:30 AM
 56. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 57. **REASON:** Meeting with Mr. Smith regarding project X.
 58. **STATUS:** Confirmed
 59. **NOTES:** Please bring the report to the meeting.
 60. **SIGNATURE:** [Signature]
 61. **DATE:** 10/26/2023
 62. **TIME:** 10:30 AM
 63. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 64. **REASON:** Meeting with Mr. Smith regarding project X.
 65. **STATUS:** Confirmed
 66. **NOTES:** Please bring the report to the meeting.
 67. **SIGNATURE:** [Signature]
 68. **DATE:** 10/26/2023
 69. **TIME:** 10:30 AM
 70. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 71. **REASON:** Meeting with Mr. Smith regarding project X.
 72. **STATUS:** Confirmed
 73. **NOTES:** Please bring the report to the meeting.
 74. **SIGNATURE:** [Signature]
 75. **DATE:** 10/26/2023
 76. **TIME:** 10:30 AM
 77. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 78. **REASON:** Meeting with Mr. Smith regarding project X.
 79. **STATUS:** Confirmed
 80. **NOTES:** Please bring the report to the meeting.
 81. **SIGNATURE:** [Signature]
 82. **DATE:** 10/26/2023
 83. **TIME:** 10:30 AM
 84. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 85. **REASON:** Meeting with Mr. Smith regarding project X.
 86. **STATUS:** Confirmed
 87. **NOTES:** Please bring the report to the meeting.
 88. **SIGNATURE:** [Signature]
 89. **DATE:** 10/26/2023
 90. **TIME:** 10:30 AM
 91. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 92. **REASON:** Meeting with Mr. Smith regarding project X.
 93. **STATUS:** Confirmed
 94. **NOTES:** Please bring the report to the meeting.
 95. **SIGNATURE:** [Signature]
 96. **DATE:** 10/26/2023
 97. **TIME:** 10:30 AM
 98. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 99. **REASON:** Meeting with Mr. Smith regarding project X.
 100. **STATUS:** Confirmed
 101. **NOTES:** Please bring the report to the meeting.
 102. **SIGNATURE:** [Signature]
 103. **DATE:** 10/26/2023
 104. **TIME:** 10:30 AM
 105. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 106. **REASON:** Meeting with Mr. Smith regarding project X.
 107. **STATUS:** Confirmed
 108. **NOTES:** Please bring the report to the meeting.
 109. **SIGNATURE:** [Signature]
 110. **DATE:** 10/26/2023
 111. **TIME:** 10:30 AM
 112. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 113. **REASON:** Meeting with Mr. Smith regarding project X.
 114. **STATUS:** Confirmed
 115. **NOTES:** Please bring the report to the meeting.
 116. **SIGNATURE:** [Signature]
 117. **DATE:** 10/26/2023
 118. **TIME:** 10:30 AM
 119. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 120. **REASON:** Meeting with Mr. Smith regarding project X.
 121. **STATUS:** Confirmed
 122. **NOTES:** Please bring the report to the meeting.
 123. **SIGNATURE:** [Signature]
 124. **DATE:** 10/26/2023
 125. **TIME:** 10:30 AM
 126. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 127. **REASON:** Meeting with Mr. Smith regarding project X.
 128. **STATUS:** Confirmed
 129. **NOTES:** Please bring the report to the meeting.
 130. **SIGNATURE:** [Signature]
 131. **DATE:** 10/26/2023
 132. **TIME:** 10:30 AM
 133. **LOCATION:** Room 101, 123 Main St, New York, NY 10001
 134. **REASON:** Meeting with Mr. Smith regarding project X.
 135. **STATUS:** Confirmed
 136. **NOTES:** Please bring the report to the meeting.
 137. **SIGNATURE:** [Signature]
 138. **DATE:** 10/26/2023
 139. **TIME**

Client
INTEGRATED PROJECTS SERVICE

Architects

Project:	MIXED USE DEVELOPMENT
Project address:	10-18 REGENT ST. WOLLONGONG

100%

19

09/05/2000

11/20/2003

100

Figure 10-10

0X=00000000

Scale	Date
-------	------

1250

Current life:

LOWER GROUND LEVEL

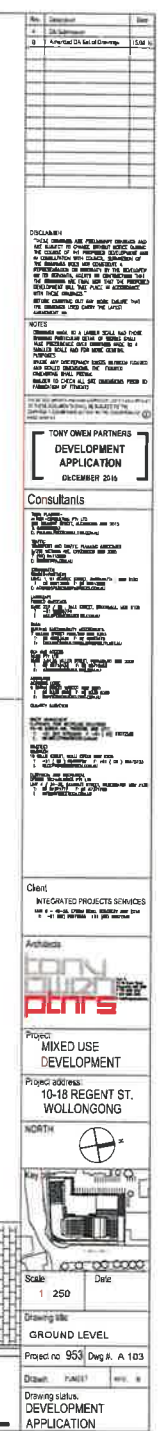
Project No. 333, July, 1961, A 1

ID	RAT	PLNET	REV
----	-----	-------	-----

Drawing status:

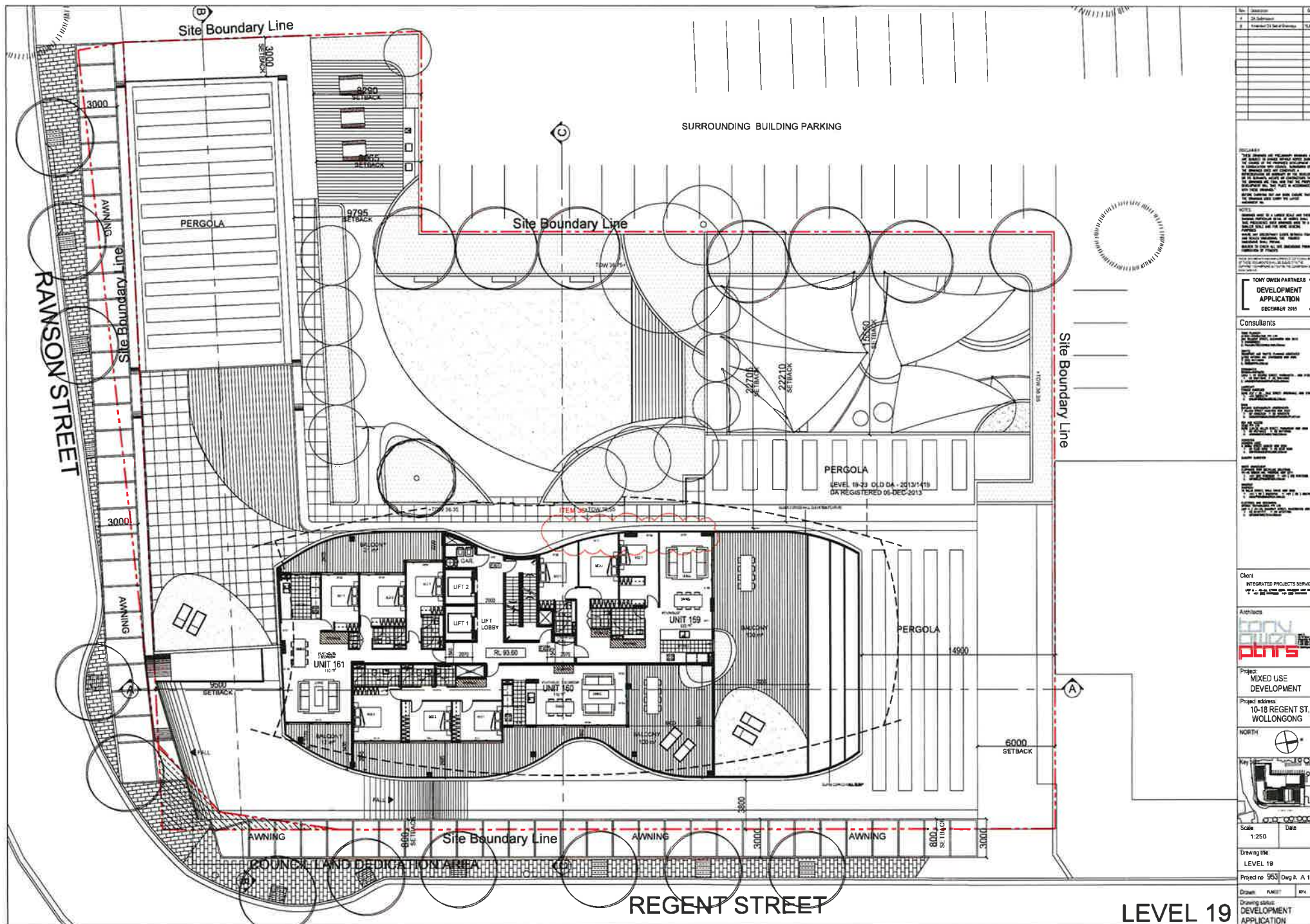
DEVELOPMENT

APPLICATION	
-------------	--









No.	Description	Date
1	2D Submission	
2	Final 2D Set of Drawings	10/01/15

REMARKS: THIS DRAWING IS A DEVELOPMENT APPLICATION FOR THE PROPOSED DEVELOPMENT OF THE SITE. IT IS NOT A FINAL DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN MUST BE APPROVED BY THE CONSULTANT AND THE LOCAL AUTHORITY. NOTES: 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. 2. ALL SETBACKS ARE TO THE EXTERIOR FACE OF THE BUILDING. 3. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES. 4. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES. 5. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES. 6. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES. 7. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES. 8. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES. 9. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES. 10. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.	TONY OWEN PARTNERS DEVELOPMENT APPLICATION DECEMBER 2015
--	---

Consultants TONY OWEN PARTNERS DEVELOPMENT APPLICATION DECEMBER 2015	Client INTEGRATED PROJECTS SERVICES 10-18 REGENT ST, WOLLONGONG
--	---

Architects TONY OWEN PARTNERS DEVELOPMENT APPLICATION DECEMBER 2015	Project MIXED USE DEVELOPMENT
---	---

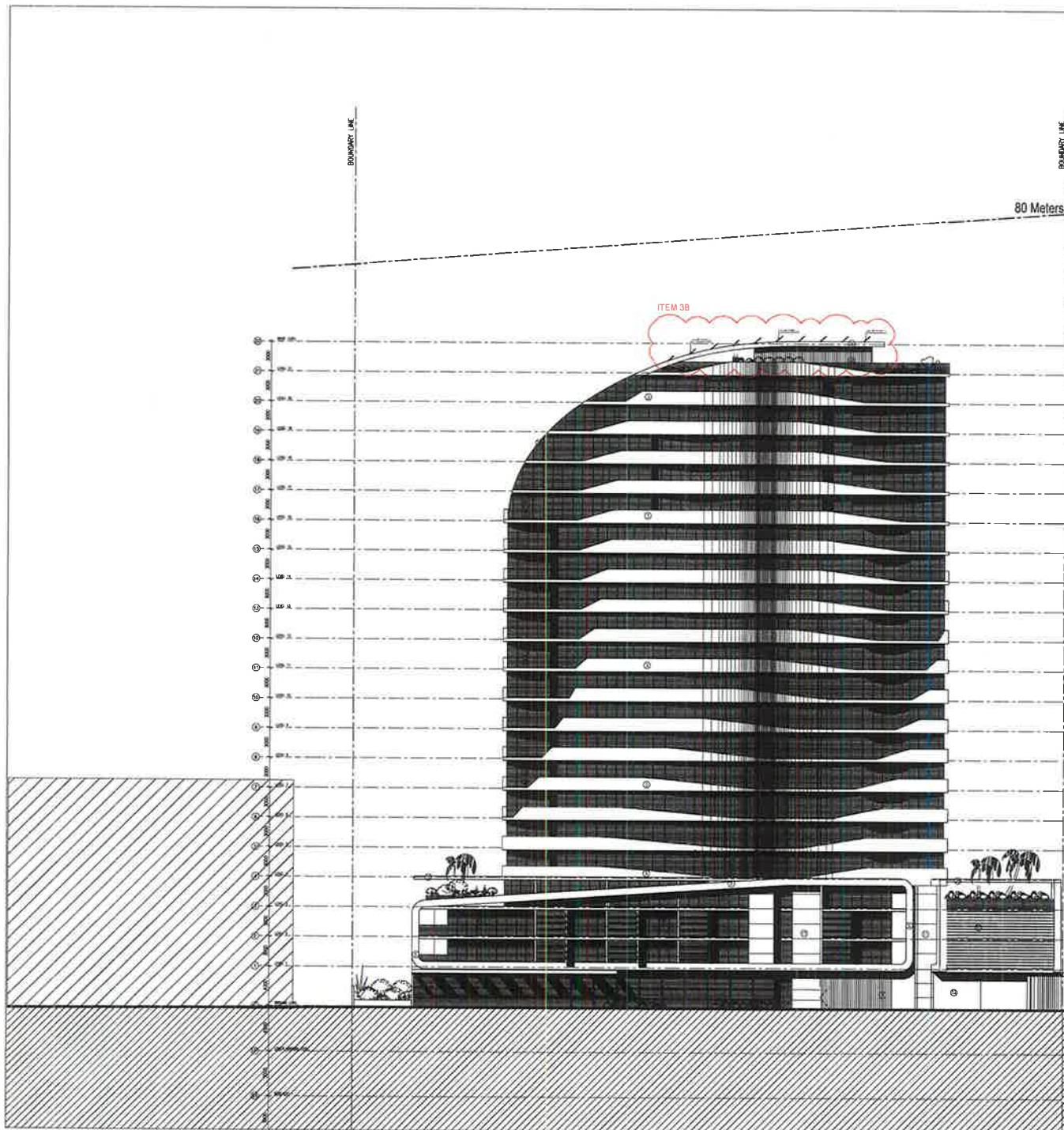
Project address 10-18 REGENT ST, WOLLONGONG	North Key
---	-------------------------

Scale 1:250	Date
---------------------------	---------------------

Drawing title LEVEL 19	Project no 9531 Dwg 2, A 112
--------------------------------------	--

Drawn PAGE	Rev 1
--------------------------	---------------------

Drawing status DEVELOPMENT APPLICATION	Level 19
--	-----------------



WEST ELEVATION

Rev	Description	Date
1	Issue for comment	
2	Revised to meet client requirements	12/01/18
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

DISCLAIMER
THIS DRAWING AND ANY INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE OF ANY KIND, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING REASONABLE AND NECESSARY ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN.

NOTES
1. GENERAL: THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE OF ANY KIND, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING REASONABLE AND NECESSARY ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN.

TONY OWEN PARTNERS
DEVELOPMENT
APPLICATION
DECEMBER 2018

Consultants
Architect: TONY OWEN PARTNERS
Structural Engineer: [Name]
Civil Engineer: [Name]
Landscape Architect: [Name]
Mechanical Engineer: [Name]
Electrical Engineer: [Name]
Plumbing Engineer: [Name]
Fire Engineer: [Name]
Traffic Engineer: [Name]
Environmental Engineer: [Name]
Health and Safety Engineer: [Name]
Acoustic Engineer: [Name]
Energy Engineer: [Name]
Biodiversity Engineer: [Name]
Heritage Engineer: [Name]
Archaeologist: [Name]
Geotechnical Engineer: [Name]
Hydrologist: [Name]
Meteorologist: [Name]
Oceanographer: [Name]
Soil Scientist: [Name]
Water Engineer: [Name]
Wildlife Ecologist: [Name]
Zoning Officer: [Name]
Building Surveyor: [Name]
Planning Officer: [Name]
Council Officer: [Name]
Other: [Name]

Client
INTEGRATED PROJECTS SERVICES
10-18 REGENT ST, WOLLONGONG NSW 2522
TEL: 02 8000 1234 FAX: 02 8000 1235

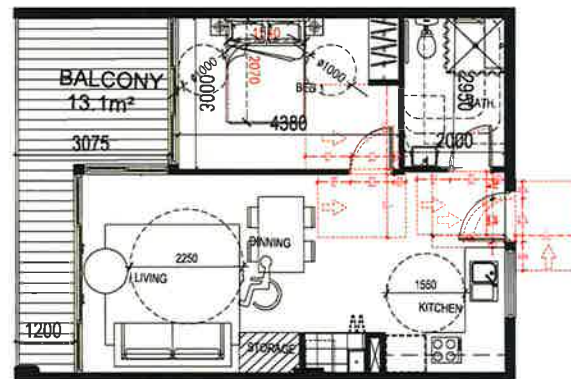
Architects
TONY OWEN PARTNERS
10-18 REGENT ST, WOLLONGONG NSW 2522
TEL: 02 8000 1234 FAX: 02 8000 1235

Project
MIXED USE
DEVELOPMENT
Project address
10-18 REGENT ST
WOLLONGONG

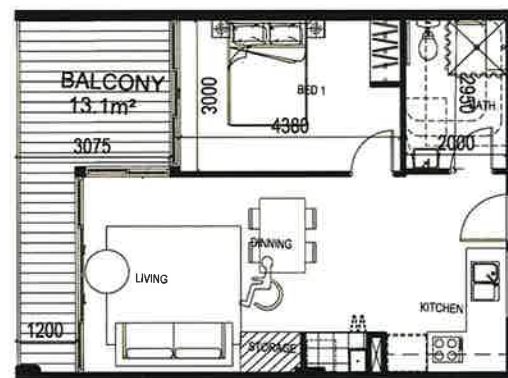


Scale: 1:400 Date: [Date]
Drawing title: WEST ELEVATION
Project no: 953 Dwg no: A 201
Drawn: [Name] Rev: 0
Drawing status: DEVELOPMENT APPLICATION

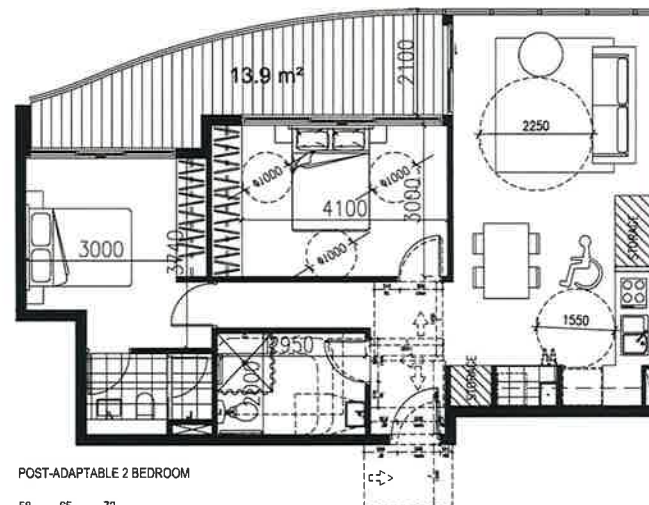
21	22	40	1 BED
58	65	72	2 BED
79	86	93	
100	107	114	
121	128	135	
142			



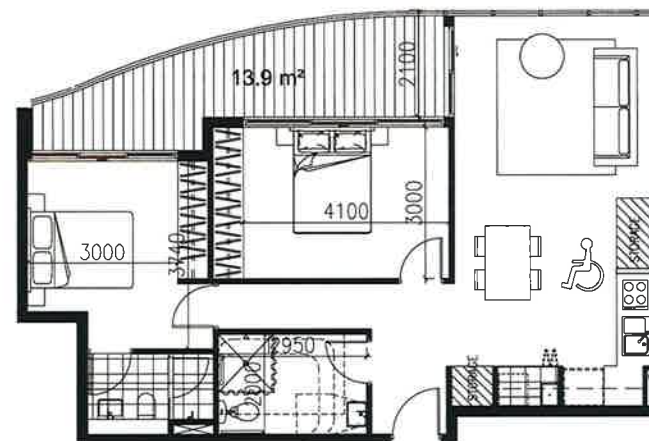
21,22, 40



21,22, 40

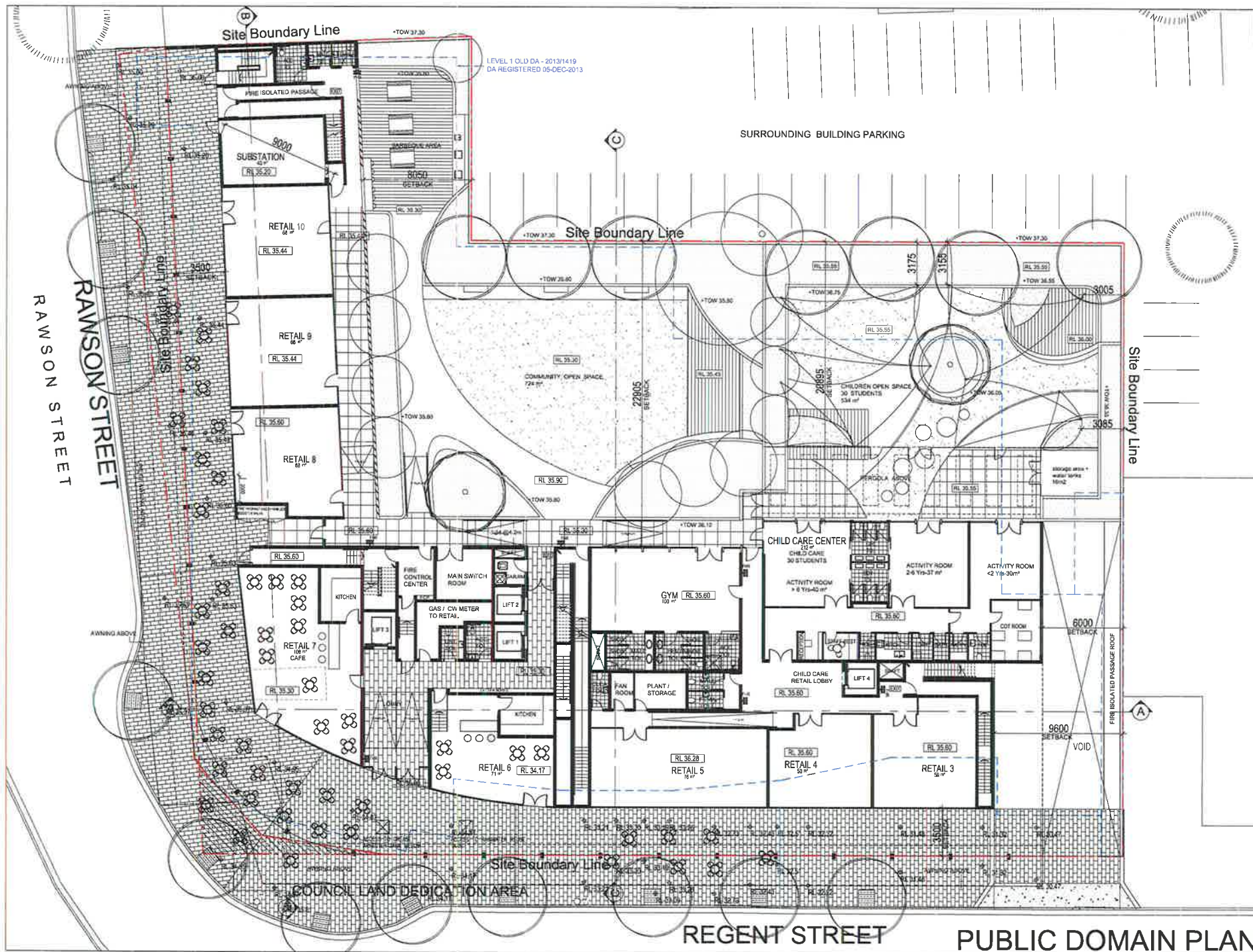


58	65	72
79	86	93
100	107	114
121	128	135
142		



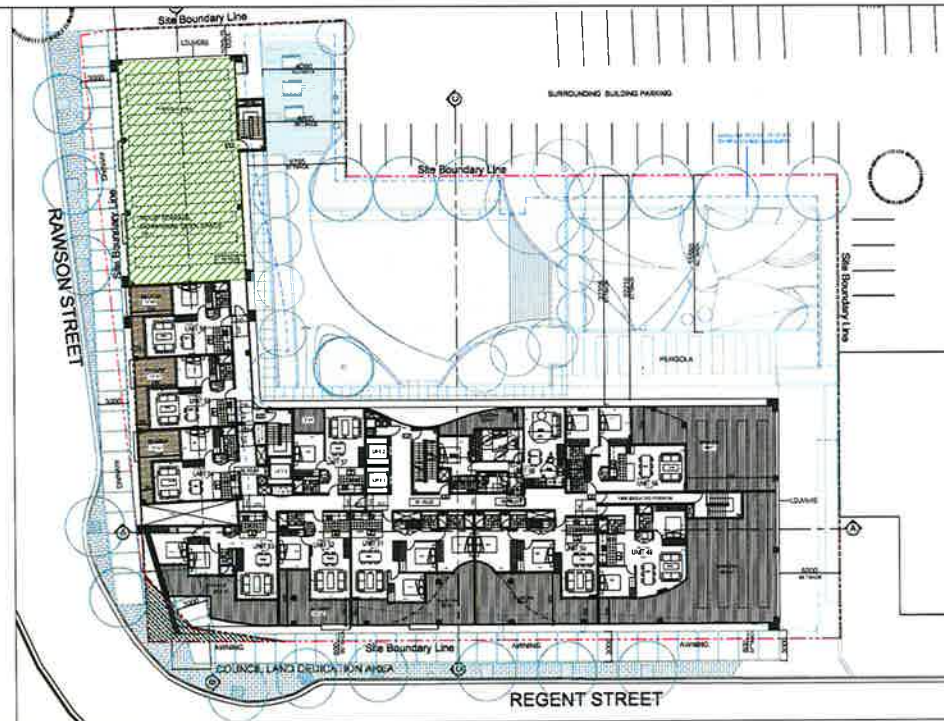
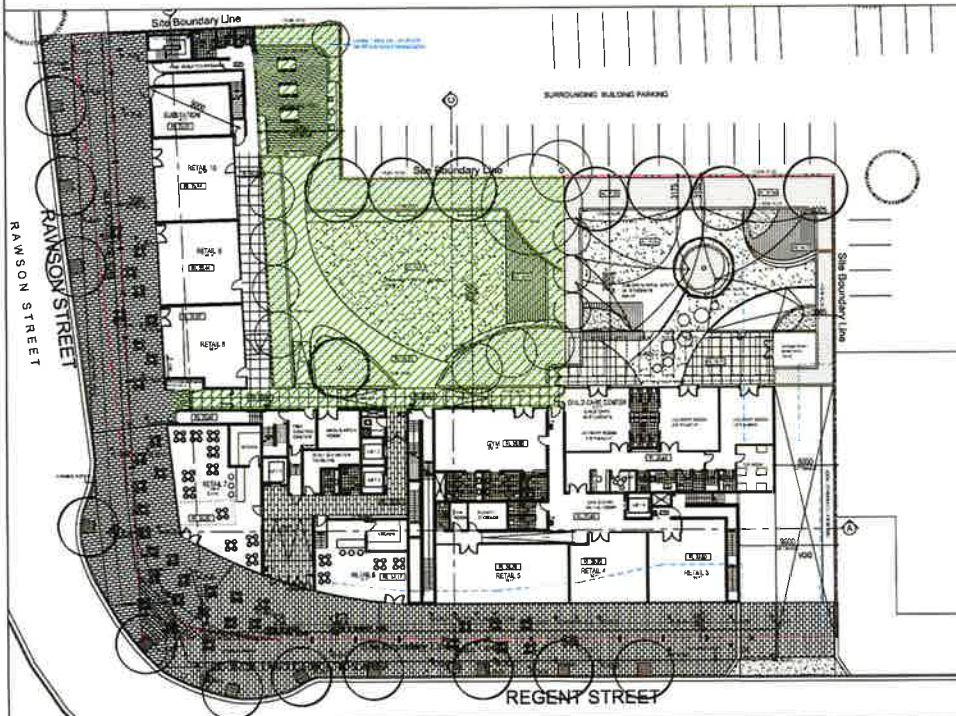
58	65	72
79	86	93
100	107	114
121	128	135
142		

ADAPTABLE UNIT



Client	INTEGRATED PROJECTS SERVICES
Architects	PTNRS
Project	MIXED USE DEVELOPMENT
Project Address	10-18 REGENT ST. WOLLONGONG
North	
Scale	1:250
Drawing Title	PUBLIC DOMAIN PLAN
Project No.	953
Dwg No.	A 405
Drawn	PUNE ET
Drawing Status	DEVELOPMENT APPLICATION

GROUND FLOOR LEVEL - 808.79sqm



LEVEL 3 PODIUM - 255.12sqm



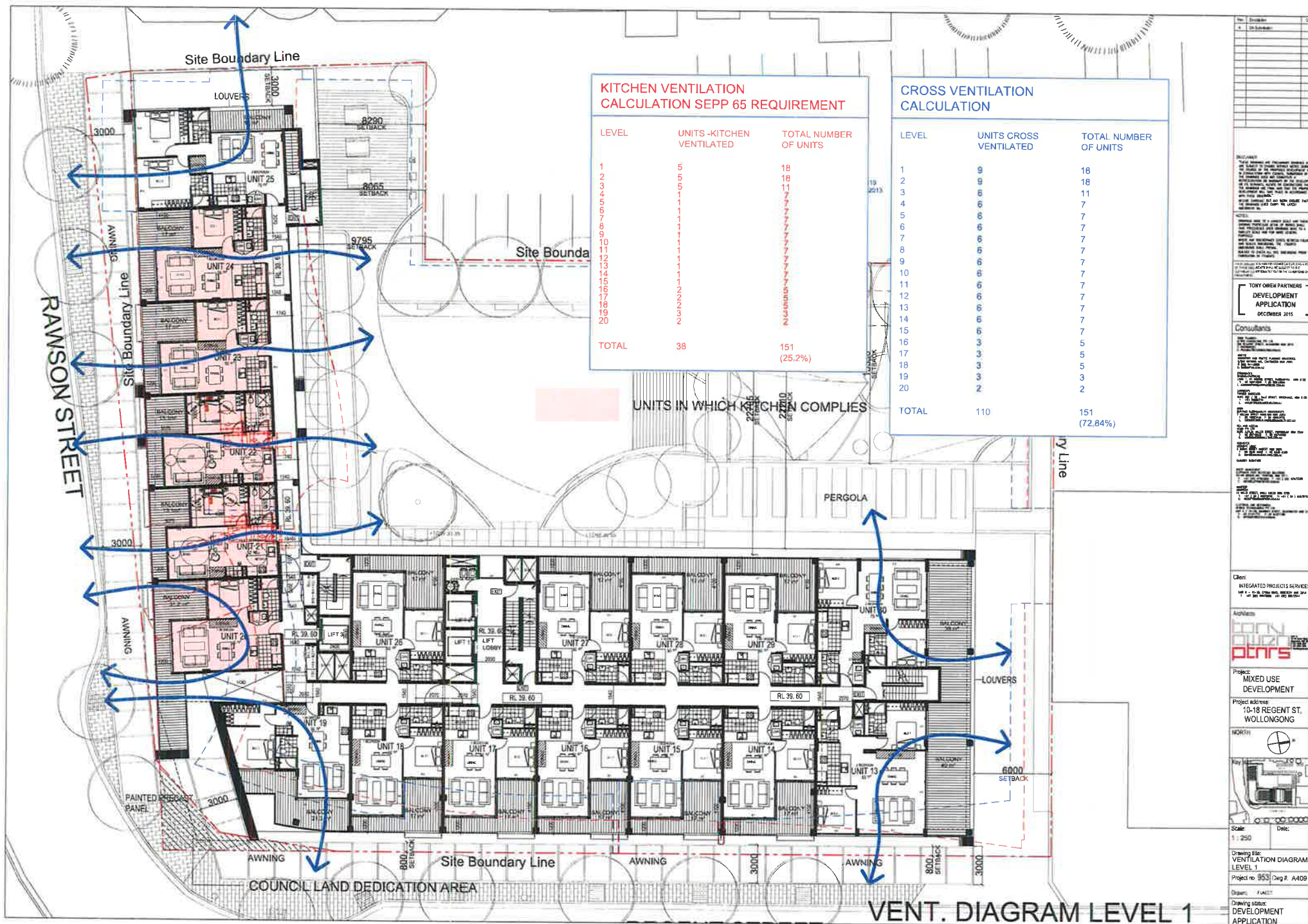
COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE CALCULATION

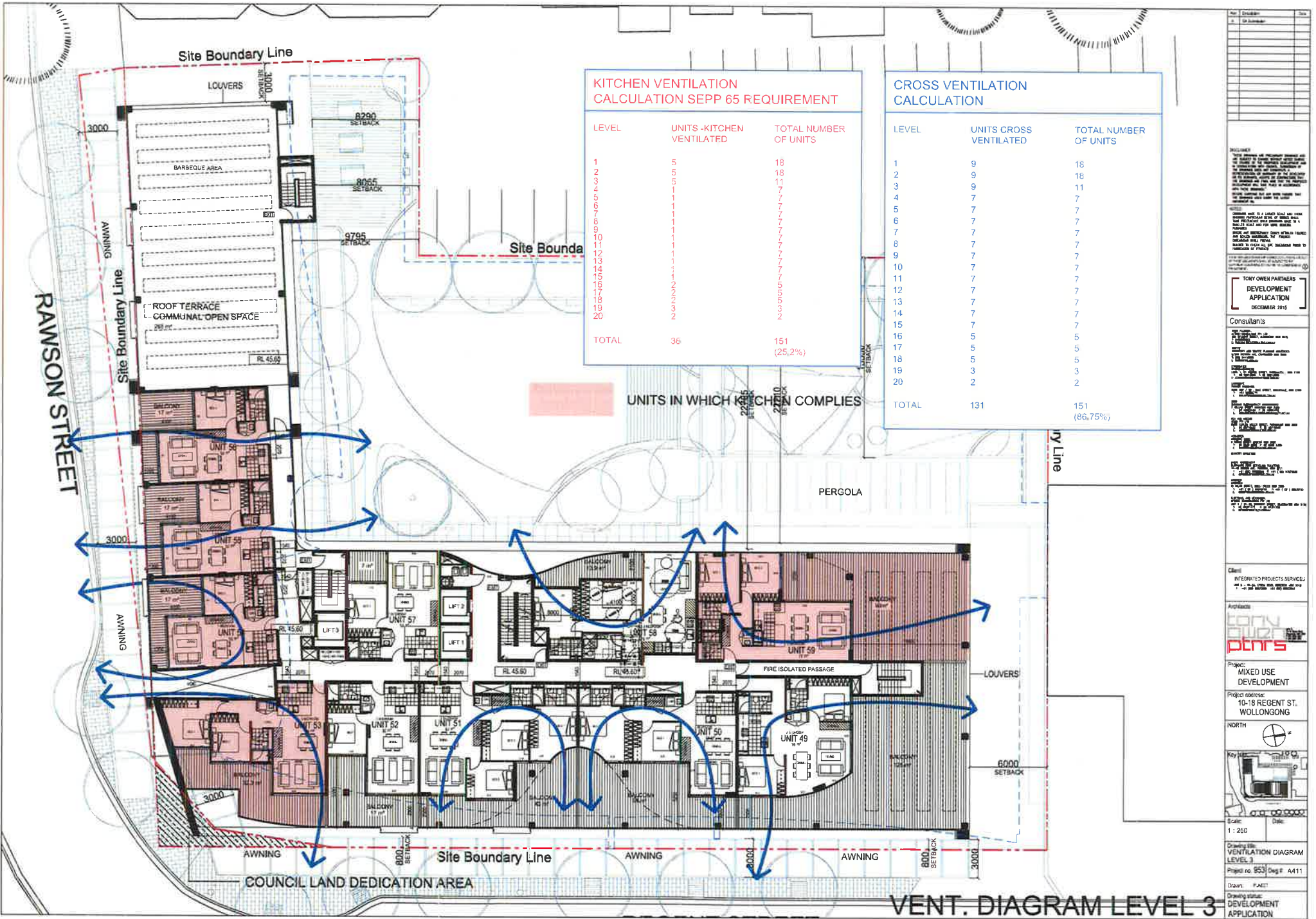
SITE AREA	=	3541.80sqm	
GROUND FLOOR	=	808.79	22.83 %
LEVEL 3 PODIUM	=	255.12	7.2 %
TOTAL	=	1063.91sqm	30.04%

COMMUNAL OPEN SPACE

Rev	Description	Date
1	As Issued	
NOTES 1. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. 2. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE CONDITIONS SINCE THE DATE OF THE SITE VISIT. 3. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE CONDITIONS SINCE THE DATE OF THE SITE VISIT. 4. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE CONDITIONS SINCE THE DATE OF THE SITE VISIT. 5. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE CONDITIONS SINCE THE DATE OF THE SITE VISIT.		
TOWN OWN PARTNERS DEVELOPMENT APPLICATION DECEMBER 2018		
Consultants ARCHITECT: TONY OWEN PARTNERS ENGINEER: TONY OWEN PARTNERS LANDSCAPE ARCHITECT: TONY OWEN PARTNERS PLANNING: TONY OWEN PARTNERS ENVIRONMENTAL: TONY OWEN PARTNERS SOILS: TONY OWEN PARTNERS WATER: TONY OWEN PARTNERS WASTE: TONY OWEN PARTNERS SAFETY: TONY OWEN PARTNERS QUALITY: TONY OWEN PARTNERS		
Client INTEGRATED PROJECTS SERVICES 10-18 REGENT ST, WOLLONGONG		
Architects TONY OWEN PARTNERS		
Project MIXED USE DEVELOPMENT		
Project address 10-18 REGENT ST, WOLLONGONG		
North NORTH		
Key plan Key plan showing the location of the development within the surrounding area.		
Scale 1 : 500		
Date		
Drawing title COMMUNAL OPEN SPACE DIAGRAM		
Project no. 953		
Drawn by PLM		
Drawing status DEVELOPMENT APPLICATION		



Rev	Description	Date
1	Initial	
2	Revised	
3	Revised	
4	Revised	
5	Revised	
6	Revised	
7	Revised	
8	Revised	
9	Revised	
10	Revised	
11	Revised	
12	Revised	
13	Revised	
14	Revised	
15	Revised	
16	Revised	
17	Revised	
18	Revised	
19	Revised	
20	Revised	
21	Revised	
22	Revised	
23	Revised	
24	Revised	
25	Revised	
26	Revised	
27	Revised	
28	Revised	
29	Revised	
30	Revised	
31	Revised	
32	Revised	
33	Revised	
34	Revised	
35	Revised	
36	Revised	
37	Revised	
38	Revised	
39	Revised	
40	Revised	
41	Revised	
42	Revised	
43	Revised	
44	Revised	
45	Revised	
46	Revised	
47	Revised	
48	Revised	
49	Revised	
50	Revised	
51	Revised	
52	Revised	
53	Revised	
54	Revised	
55	Revised	
56	Revised	
57	Revised	
58	Revised	
59	Revised	
60	Revised	
61	Revised	
62	Revised	
63	Revised	
64	Revised	
65	Revised	
66	Revised	
67	Revised	
68	Revised	
69	Revised	
70	Revised	
71	Revised	
72	Revised	
73	Revised	
74	Revised	
75	Revised	
76	Revised	
77	Revised	
78	Revised	
79	Revised	
80	Revised	
81	Revised	
82	Revised	
83	Revised	
84	Revised	
85	Revised	
86	Revised	
87	Revised	
88	Revised	
89	Revised	
90	Revised	
91	Revised	
92	Revised	
93	Revised	
94	Revised	
95	Revised	
96	Revised	
97	Revised	
98	Revised	
99	Revised	
100	Revised	



Consultants

Client: INTEGRATED PROJECTS SERVICES

Architect: TONY OWEN PARTNERS

Project: MIXED USE DEVELOPMENT

Project address: 10-18 REGENT ST. WOLLONGONG

North arrow and site location map.

Scale: 1:250

Drawing title: VENTILATION DIAGRAM LEVEL 3

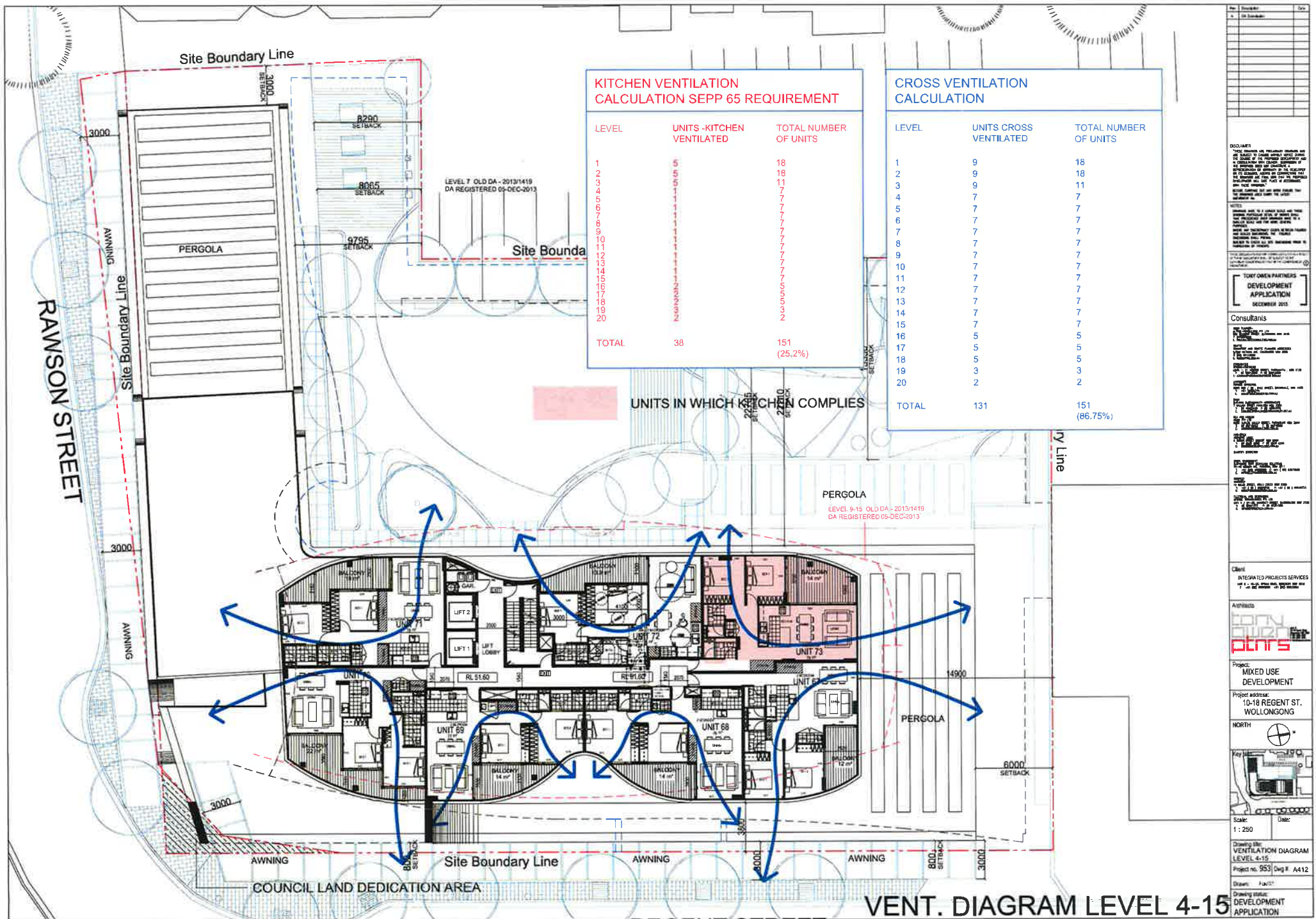
Project no: 9533 (Sug# A411)

Drawn: P.MET

Checked: P.MET

Development Application

VENT. DIAGRAM LEVEL 3



DISCLAIMER: THIS DOCUMENT IS PREPARED FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CONSULTANT ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, BUSINESS, OR REPUTATION, ARISING FROM THE USE OF THIS DOCUMENT.

CONSULTANTS

CLIENT
INTEGRATED PROJECTS SERVICES

PROJECT
MIXED USE DEVELOPMENT

PROJECT ADDRESS
10-18 REGENT ST. WOLLONGONG

NORTH

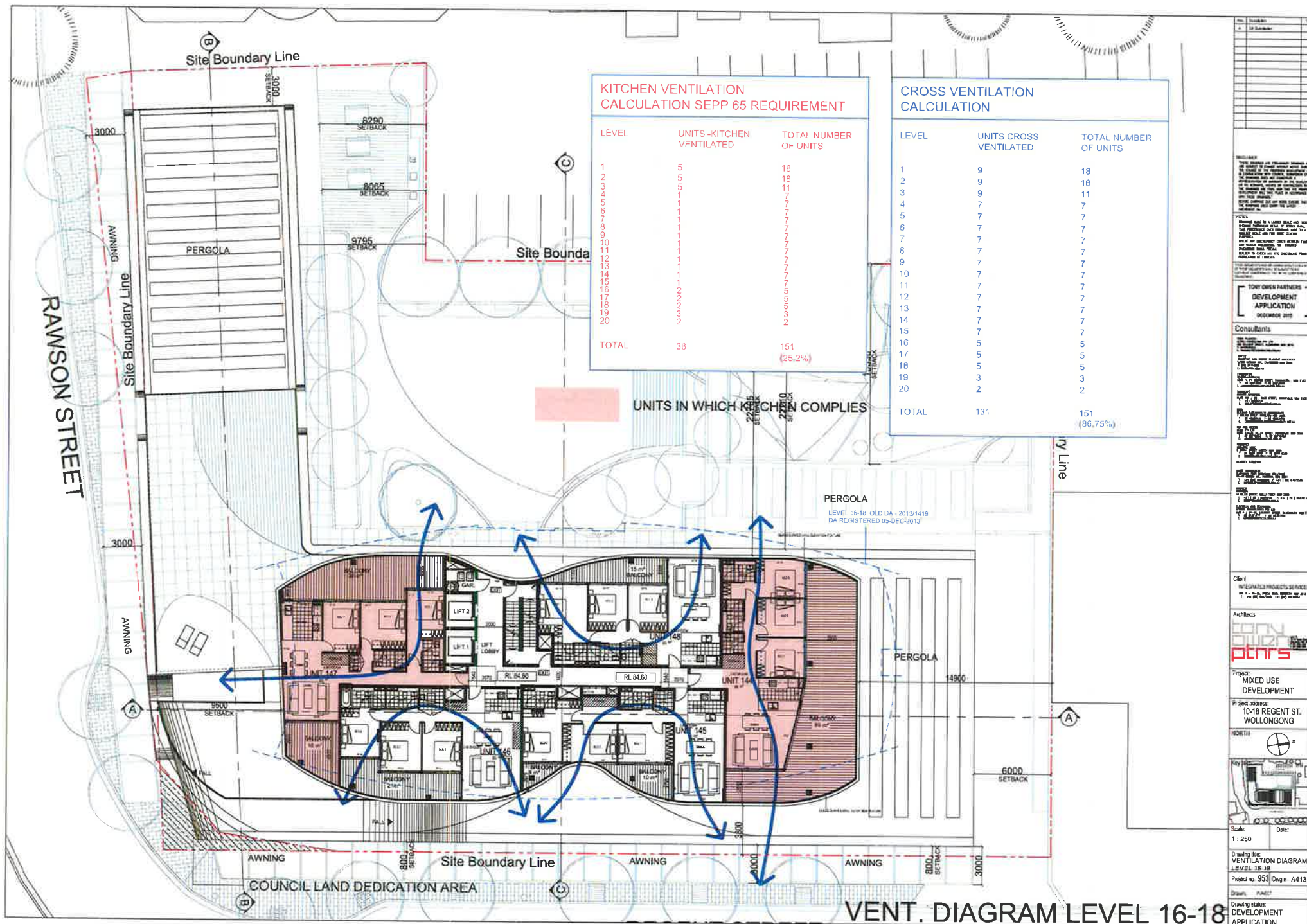
Scale
1:250

Drawing title
VENTILATION DIAGRAM LEVEL 4-15

Project no. 953 **Dwg #** A412

Drawn by [Signature]

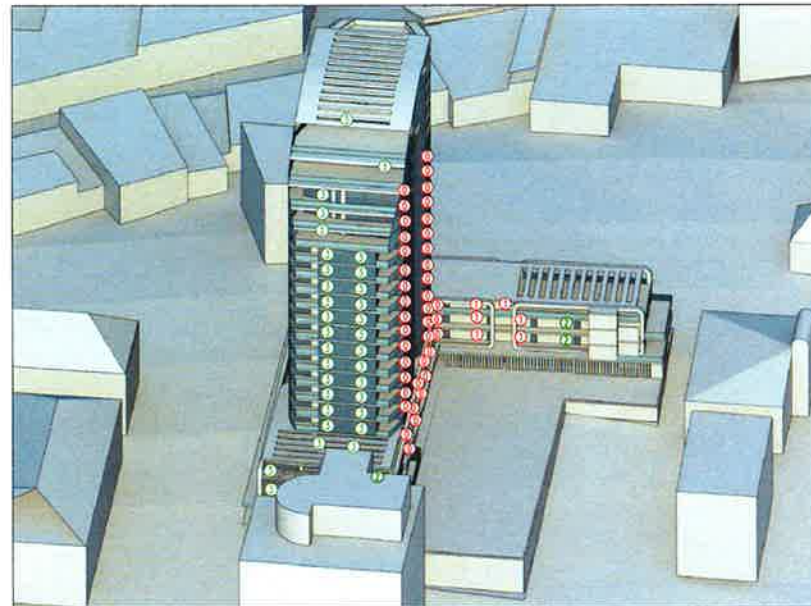
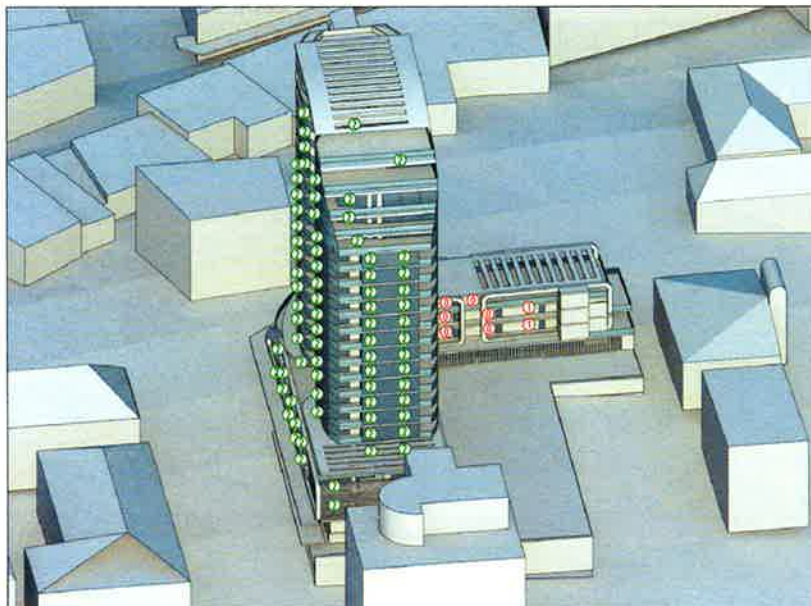
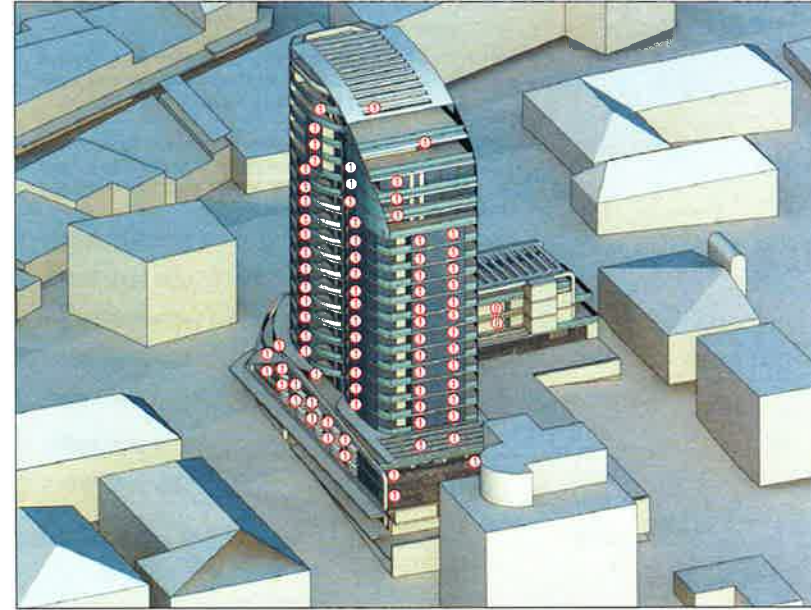
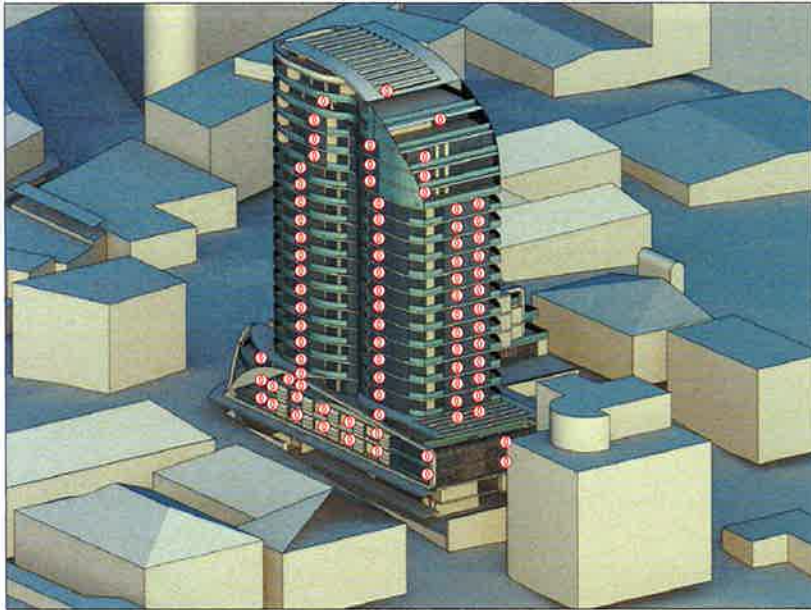
Checking status
DEVELOPMENT APPLICATION



Client: TONY OWEN PARTNERS
DEVELOPMENT APPLICATION
DECEMBER 2017

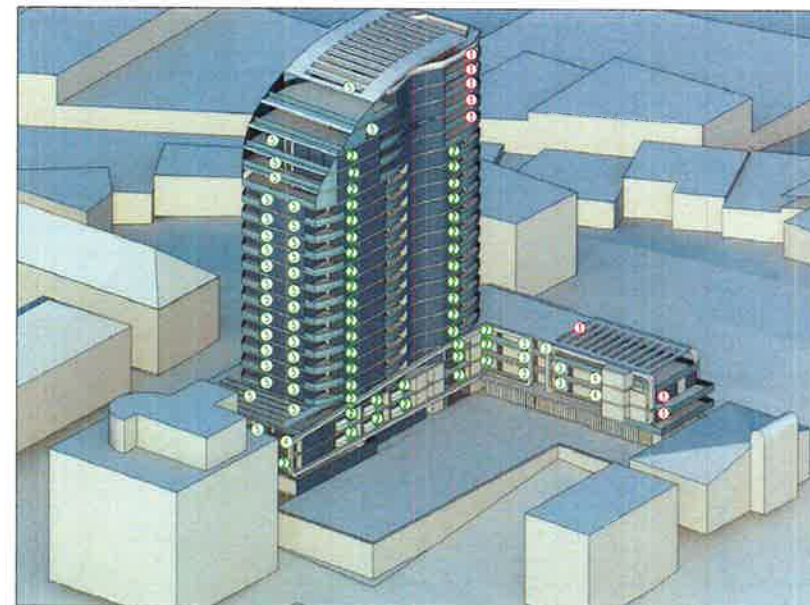
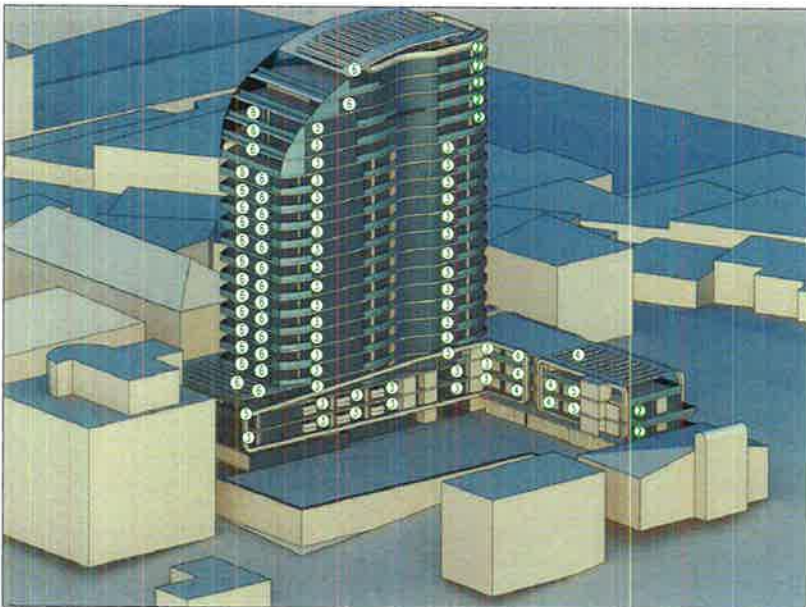
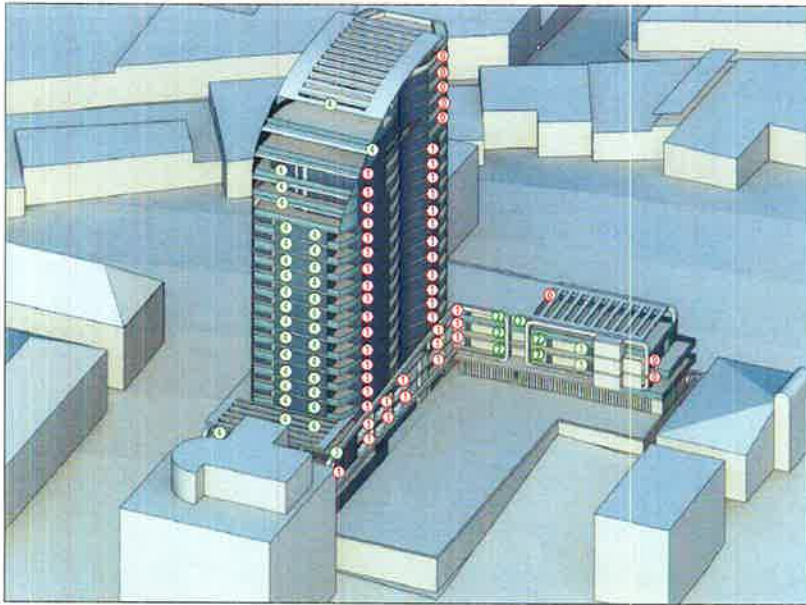
Consultants:
Architects: TONY OWEN PARTNERS
Engineers: TONY OWEN PARTNERS
Structural Engineers: TONY OWEN PARTNERS
Civil Engineers: TONY OWEN PARTNERS
Landscape Architects: TONY OWEN PARTNERS
Planning Consultants: TONY OWEN PARTNERS
Traffic Engineers: TONY OWEN PARTNERS
Environmental Engineers: TONY OWEN PARTNERS
Acoustic Engineers: TONY OWEN PARTNERS
Energy Engineers: TONY OWEN PARTNERS
Fire Engineers: TONY OWEN PARTNERS
Health and Safety Engineers: TONY OWEN PARTNERS
Water Engineers: TONY OWEN PARTNERS
Waste Engineers: TONY OWEN PARTNERS
Pollution Engineers: TONY OWEN PARTNERS
Soil Contamination Engineers: TONY OWEN PARTNERS
Groundwater Engineers: TONY OWEN PARTNERS
Seismic Engineers: TONY OWEN PARTNERS
Wind Engineers: TONY OWEN PARTNERS
Vibration Engineers: TONY OWEN PARTNERS
Lighting Engineers: TONY OWEN PARTNERS
Telecommunications Engineers: TONY OWEN PARTNERS
Other Specialists: TONY OWEN PARTNERS

Scale: 1:250
Date:
Drawing title: VENTILATION DIAGRAM
Project no: 953
Drawing no: A413
Drawing status: DEVELOPMENT APPLICATION



SOLAR ANALYSIS 1

[illegible]



PROPOSED SCHEME: 10-18 REGENT ST.

	UNITS	2 HRS SOLAR ACCESS	%
PROPOSED UNITS	151	132	87.41%

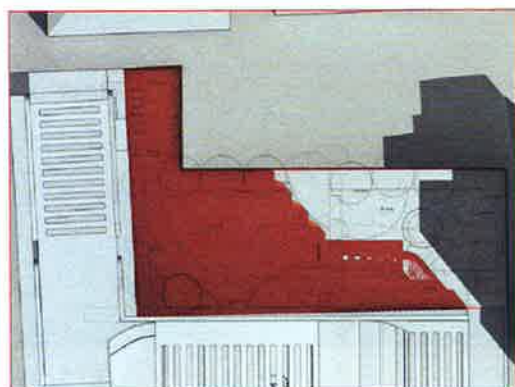
- 0 HOURS SOLAR ACCE
- 1 HOURS SOLAR ACCE
- 2 HOURS SOLAR ACCE
- 3 HOURS SOLAR ACCE
- 4 HOURS SOLAR ACCE
- 5 HOURS SOLAR ACCE
- 6 HOURS SOLAR ACCE

87.41% of the units of the proposed development achieve a minimum 2 hours of solar on 21st of June according to the following list of measures :

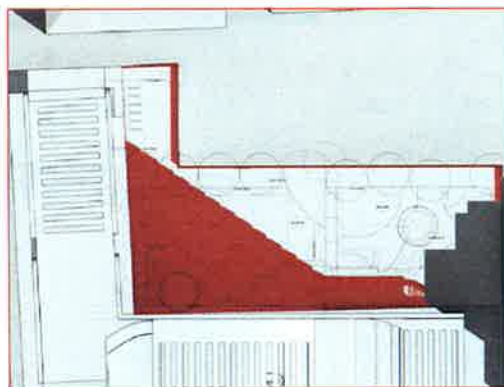
- every hour of solar is indicated on the drawing by a number which correspond to the number of hours of solar that the unit achieve, as per table on the side.

- the unit is getting solar when it reaches number being when the sun hits either the glass of the main living room and private open space.

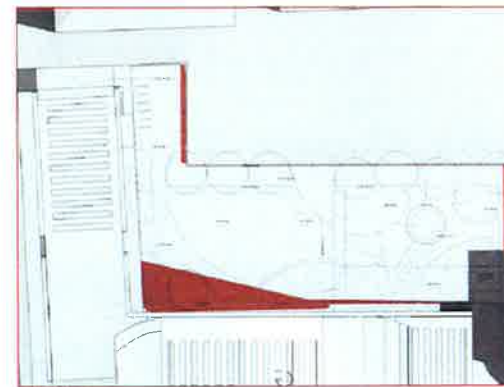
[illegible]



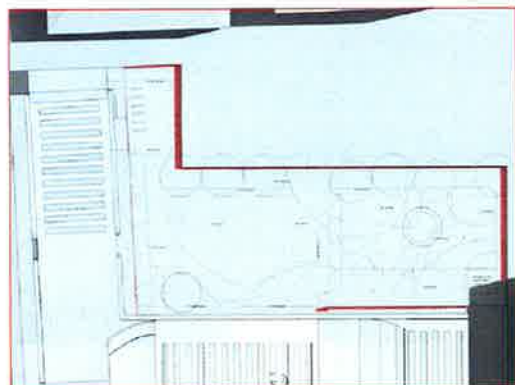
01 21 September 9am
Equinox



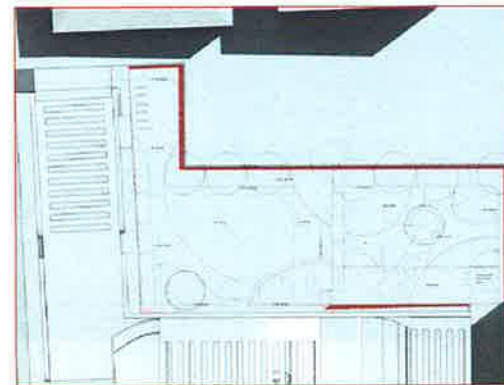
02 21 September 10am
Equinox



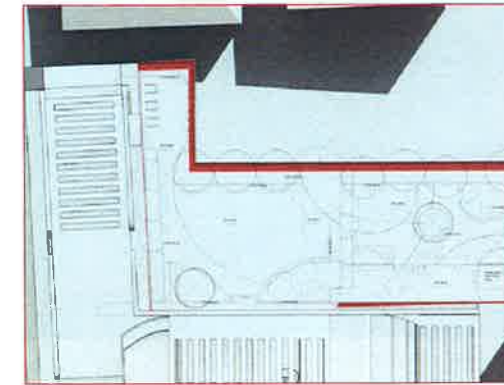
03 21 September 11am
Equinox



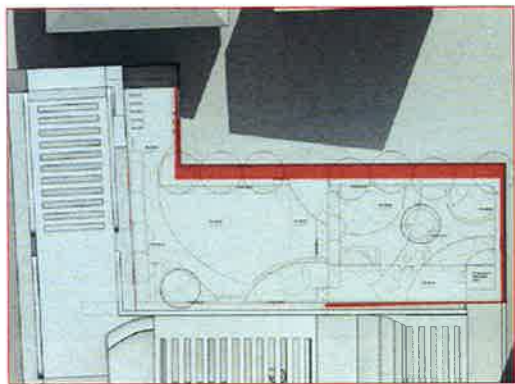
04 21 September 12pm
Equinox



05 21 September 1pm
Equinox



06 21 September 2pm
Equinox



07 21 September 3pm
Equinox

LEGEND

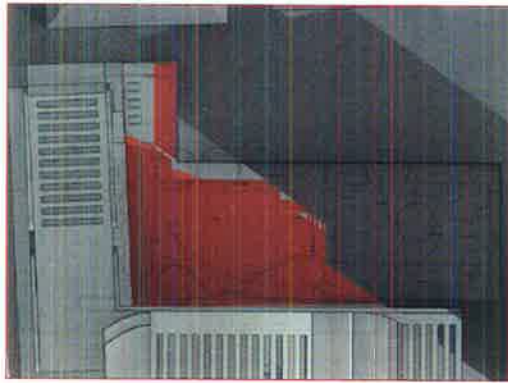


 PROPOSED BUILDING SHADOW

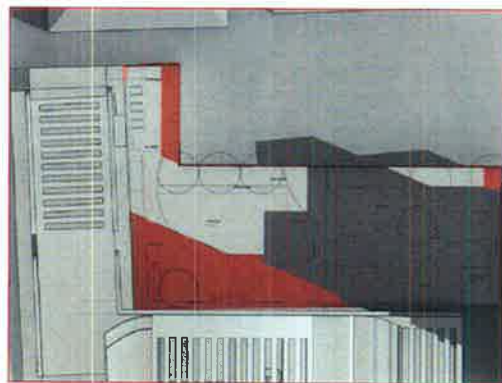
 SURROUNDING BUILDINGS SHADOW

SHADOW DIAGRAMS SEPTEMBER 21

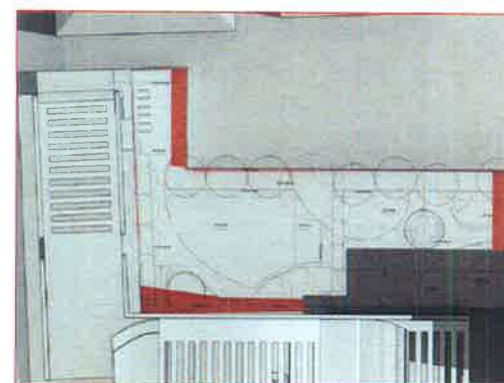
No.	Description	Q
1	3-D Scan Machine	
DECLARATION I, the undersigned, do hereby declare that the contents of this document are true and correct to the best of my knowledge and belief, and that I am not aware of any material or information which has not been disclosed herein, and that I am not aware of any material or information which has not been disclosed herein, and that I am not aware of any material or information which has not been disclosed herein.		
NOTES 1. This drawing is for the purpose of the 3-D Scan Machine. It is not to be used for any other purpose. 2. The drawing is for the purpose of the 3-D Scan Machine. It is not to be used for any other purpose. 3. The drawing is for the purpose of the 3-D Scan Machine. It is not to be used for any other purpose. 4. The drawing is for the purpose of the 3-D Scan Machine. It is not to be used for any other purpose. 5. The drawing is for the purpose of the 3-D Scan Machine. It is not to be used for any other purpose. 6. The drawing is for the purpose of the 3-D Scan Machine. It is not to be used for any other purpose. 7. The drawing is for the purpose of the 3-D Scan Machine. It is not to be used for any other purpose. 8. The drawing is for the purpose of the 3-D Scan Machine. It is not to be used for any other purpose. 9. The drawing is for the purpose of the 3-D Scan Machine. It is not to be used for any other purpose. 10. The drawing is for the purpose of the 3-D Scan Machine. It is not to be used for any other purpose.		
Tony Owen Partners DEVELOPMENT APPLICATION DECEMBER 2015		
Consultants Architects: 1. Tony Owen Partners 2. Tony Owen Partners 3. Tony Owen Partners 4. Tony Owen Partners 5. Tony Owen Partners 6. Tony Owen Partners 7. Tony Owen Partners 8. Tony Owen Partners 9. Tony Owen Partners 10. Tony Owen Partners Engineers: 1. Tony Owen Partners 2. Tony Owen Partners 3. Tony Owen Partners 4. Tony Owen Partners 5. Tony Owen Partners 6. Tony Owen Partners 7. Tony Owen Partners 8. Tony Owen Partners 9. Tony Owen Partners 10. Tony Owen Partners Surveyors: 1. Tony Owen Partners 2. Tony Owen Partners 3. Tony Owen Partners 4. Tony Owen Partners 5. Tony Owen Partners 6. Tony Owen Partners 7. Tony Owen Partners 8. Tony Owen Partners 9. Tony Owen Partners 10. Tony Owen Partners Other: 1. Tony Owen Partners 2. Tony Owen Partners 3. Tony Owen Partners 4. Tony Owen Partners 5. Tony Owen Partners 6. Tony Owen Partners 7. Tony Owen Partners 8. Tony Owen Partners 9. Tony Owen Partners 10. Tony Owen Partners		
Client INTEGRATED PROJECTS GROUP 1. Tony Owen Partners 2. Tony Owen Partners 3. Tony Owen Partners 4. Tony Owen Partners 5. Tony Owen Partners 6. Tony Owen Partners 7. Tony Owen Partners 8. Tony Owen Partners 9. Tony Owen Partners 10. Tony Owen Partners		
Architects Project: MIXED USE DEVELOPMENT Project address: 10-18 REGENT ST. WOLLONGONG NORTH Key: Scale: Date: DEC 20 Drawing: SHADOW DIAGRAM CONTRASTING OPEN SPACE Project no. 9551 Day 8 Aft. Drawn: Drawing status: DEVELOPMENT APPLICATION		



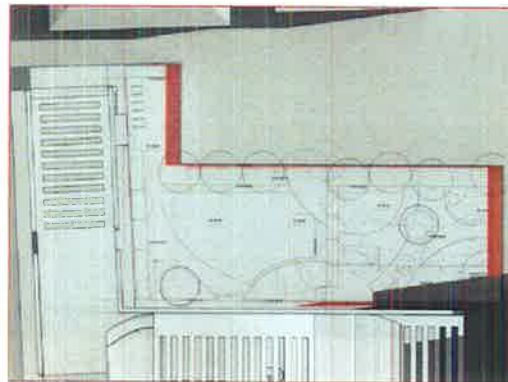
01 21 June 9am
Winter Solstice



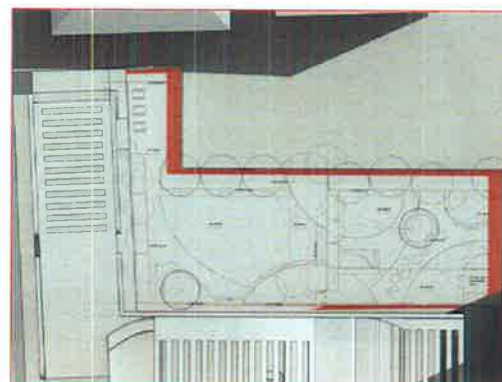
02 21 June 10am
Winter Solstice



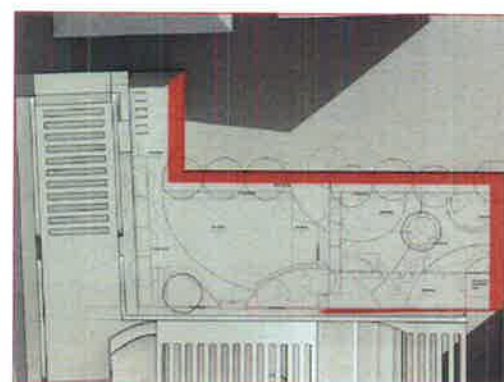
03 21 June 11am
Winter Solstice



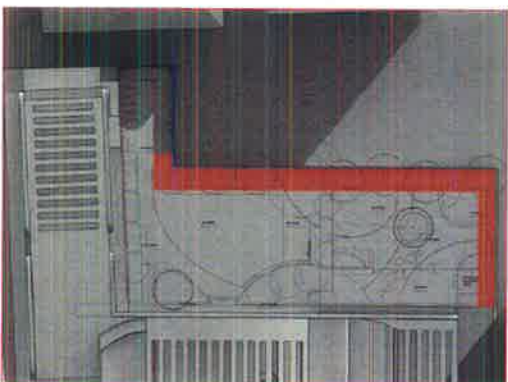
04 21 June 12pm
Winter Solstice



05 21 June 1pm
Winter Solstice



06 21 June 2pm
Winter Solstice



07 21 June 3pm
Winter Solstice

LEGEND



- PROPOSED BUILDING SHADOW
- SURROUNDING BUILDINGS SHADOW

SHADOW DIAGRAMS JUNE 21

Rev.	Description	Date
1	Rev 1	
2	Rev 2	
3	Rev 3	
4	Rev 4	
5	Rev 5	
6	Rev 6	
7	Rev 7	
8	Rev 8	
9	Rev 9	
10	Rev 10	

NOTES

1. THIS SHADOW DIAGRAM HAS BEEN PREPARED FOR THE PURPOSES OF THE SHADOW DIAGRAM ACT 2016. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SHADOWS SHOWN. THE SHADOWS SHOWN ARE BASED ON THE ASSUMPTIONS SET OUT IN THE SHADOW DIAGRAM ACT 2016. THE SHADOWS SHOWN ARE NOT A GUARANTEE OF THE ACCURACY OF THE SHADOWS SHOWN. THE SHADOWS SHOWN ARE NOT A GUARANTEE OF THE ACCURACY OF THE SHADOWS SHOWN.

CONSULTANTS

TONY OWEN PARTNERS
DEVELOPMENT APPLICATION
DECEMBER 2015

CLIENT

INTEGRATED PROJECTS SERVICES
10-18 REGENT ST. WOLLONGONG

ARCHITECTS

TONY OWEN PARTNERS
10-18 REGENT ST. WOLLONGONG

PROJECT

MIXED USE DEVELOPMENT

PROJECT ADDRESS

10-18 REGENT ST. WOLLONGONG

NORTH

KEY

Scale: 1:500
Date: DEC 2015

Drawing title: SHADOW DIAGRAM COMMUNAL OPEN SPACE 2

Project no: 953 (Weg # A426)

Drawn:

Drawing status: DEVELOPMENT APPLICATION



FACADE DETAIL

[illegible]

RESIDENTIAL GARBAGE REMOVAL

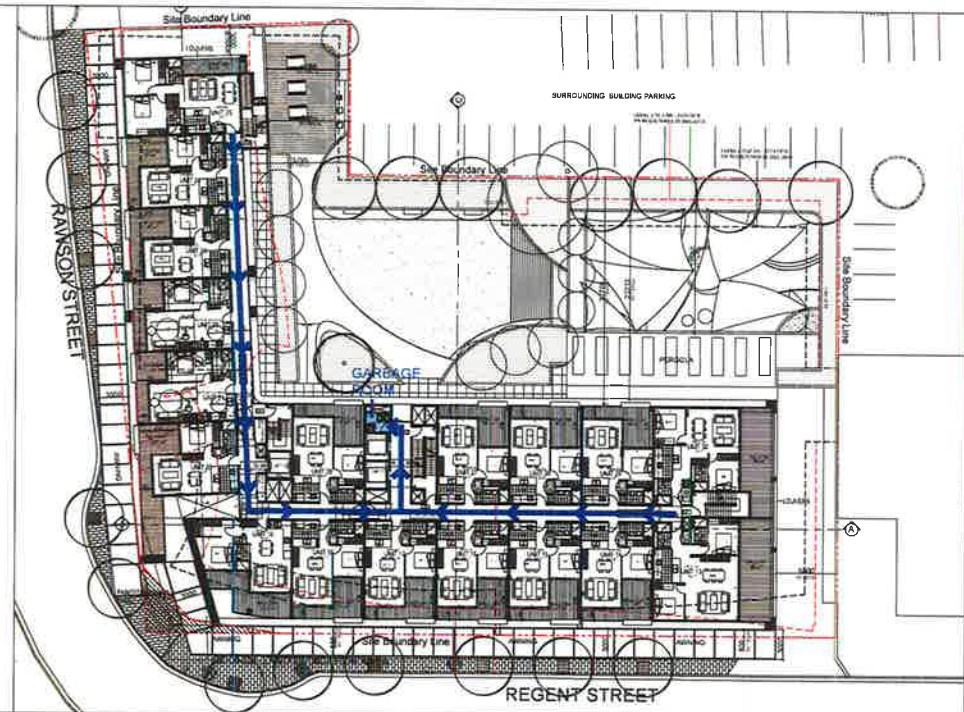
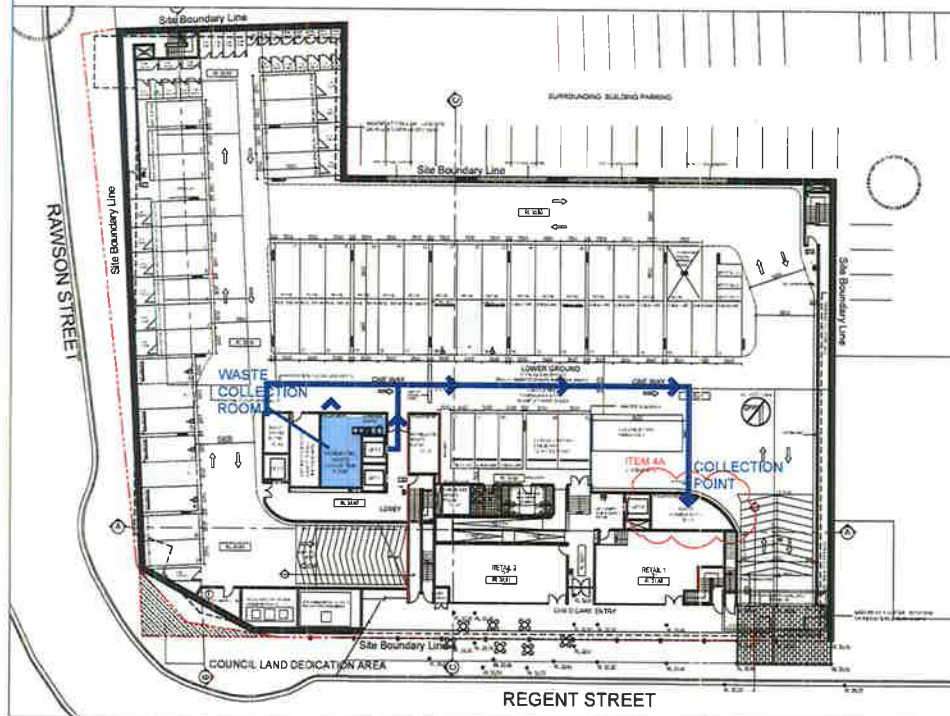
CENTRAL GARBAGE ROOM LOCATED ON ALL RESIDENTIAL FLOORS ADJACENT TO BUILDING CORE

- GENERAL WASTE: GARBAGE CHUTE LOCATED IN GARBAGE ROOM ON EACH RESIDENTIAL FLOOR, FOR ALL GENERATED RESIDENTIAL WASTE DEPOSITING DIRECTLY TO LOWER BASEMENT WASTE COLLECTION ROOM

- RECYCLING: RECYCLING BINS FOR ALL GENERATED RECYCLING IN GARBAGE ROOM ON EACH RESIDENTIAL FLOOR

* REFER TO CONSULTANT WASTE MANAGEMENT PLAN FOR BIN CALCULATION

LOWER GROUND FLOOR LEVEL - WASTE COLLECTION



LEVEL 1 - TYPICAL GARBAGE FLOW

RESIDENTIAL GARBAGE COLLECTION

GENERAL WASTE TO BE COLLECTED FOUR TIMES WEEKLY BY COUNCIL, RECYCLING TO BE COLLECTED ONCE WEEKLY ON ALTERNATE DAY

- GENERAL WASTE: GENERAL WASTE BINS MOVED BY BUILDING CARETAKER FROM WASTE COLLECTION ROOM TO COLLECTION POINT (RECENT ST KERBSIDE) PRIOR TO COUNCIL COLLECTION VIA LOWER BASEMENT LEVEL AS SHOWN

- RECYCLING: RECYCLING BINS MOVED BY BUILDING CARETAKER DIRECTLY TO COLLECTION POINT (RECENT ST KERBSIDE) PRIOR TO COUNCIL COLLECTION VIA LIFT AND LOWER BASEMENT LEVEL AS SHOWN

RESIDENTIAL WASTE MGMT PLAN

No.	Description	Date
1	Issue for Approval	10/12/15
2	Revised for Council Approval	10/12/15
3	Final for Council Approval	10/12/15

NOTES: 1. GENERAL WASTE: GENERAL WASTE BINS MOVED BY BUILDING CARETAKER FROM WASTE COLLECTION ROOM TO COLLECTION POINT (RECENT ST KERBSIDE) PRIOR TO COUNCIL COLLECTION VIA LOWER BASEMENT LEVEL AS SHOWN 2. RECYCLING: RECYCLING BINS MOVED BY BUILDING CARETAKER DIRECTLY TO COLLECTION POINT (RECENT ST KERBSIDE) PRIOR TO COUNCIL COLLECTION VIA LIFT AND LOWER BASEMENT LEVEL AS SHOWN 3. REFER TO CONSULTANT WASTE MANAGEMENT PLAN FOR BIN CALCULATION	FOR OWNER PARTNERS DEVELOPMENT APPLICATION DECEMBER 2015
--	---

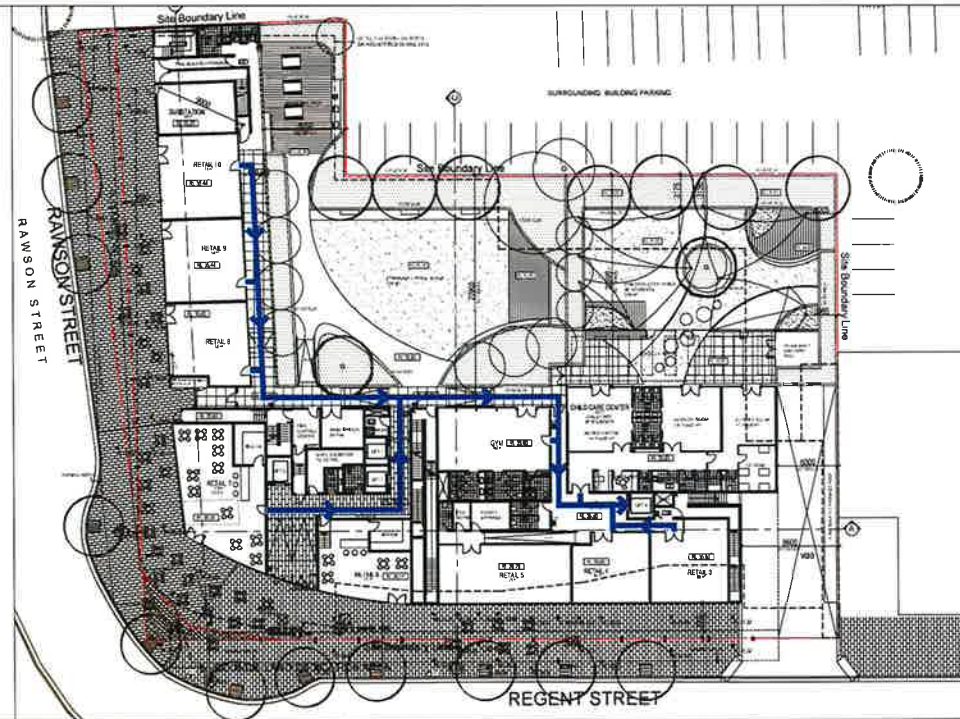
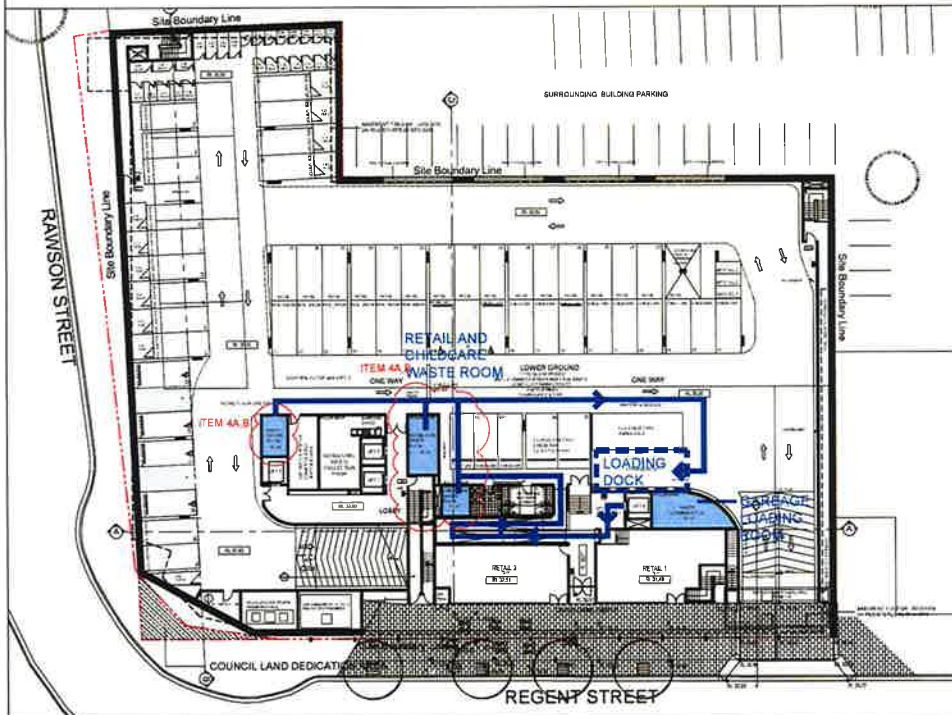
Consultants: Architect: [Firm Name] Engineer: [Firm Name] Plumber: [Firm Name] Electrician: [Firm Name] Painter: [Firm Name] Landscaper: [Firm Name] Security: [Firm Name] Fire: [Firm Name] Acoustic: [Firm Name] Energy: [Firm Name] Environmental: [Firm Name] Health & Safety: [Firm Name] Legal: [Firm Name] Financial: [Firm Name] Marketing: [Firm Name] Operations: [Firm Name] Procurement: [Firm Name] Quality: [Firm Name] Research & Development: [Firm Name] Training: [Firm Name] Waste Management: [Firm Name]	Client: INTEGRATED PROJECTS SERVICES Architects: PLINTS Project: MIXED USE DEVELOPMENT Project Address: 10-18 REGENT ST, WOLLONGONG North Arrow: Scale: 1:500 Date: 10/12/15 Drawing Title: RESIDENTIAL WASTE MANAGEMENT PLAN Project no: 953 Drawn by: A500 Drawn: J. J. J. Check: J. J. J. Drawn status: DEVELOPMENT APPLICATION
---	---

COMMERCIAL GARBAGE REMOVAL

ALL GENERAL WASTE AND RECYCLING FOR RETAIL, CHILDCARE AND GYM TO BE TRANSFERRED TO LOWER GROUND WASTE ROOM AND/OR GARBAGE LOADING ROOM VIA LIFT 4 PRIOR TO COLLECTION BY PRIVATE CONTRACTOR.

* REFER TO CONSULTANT WASTE MANAGEMENT PLAN FOR BIN CALCULATION

LOWER GROUND FLOOR LEVEL - WASTE COLLECTION



GROUND FLOOR LEVEL - WASTE FLOW

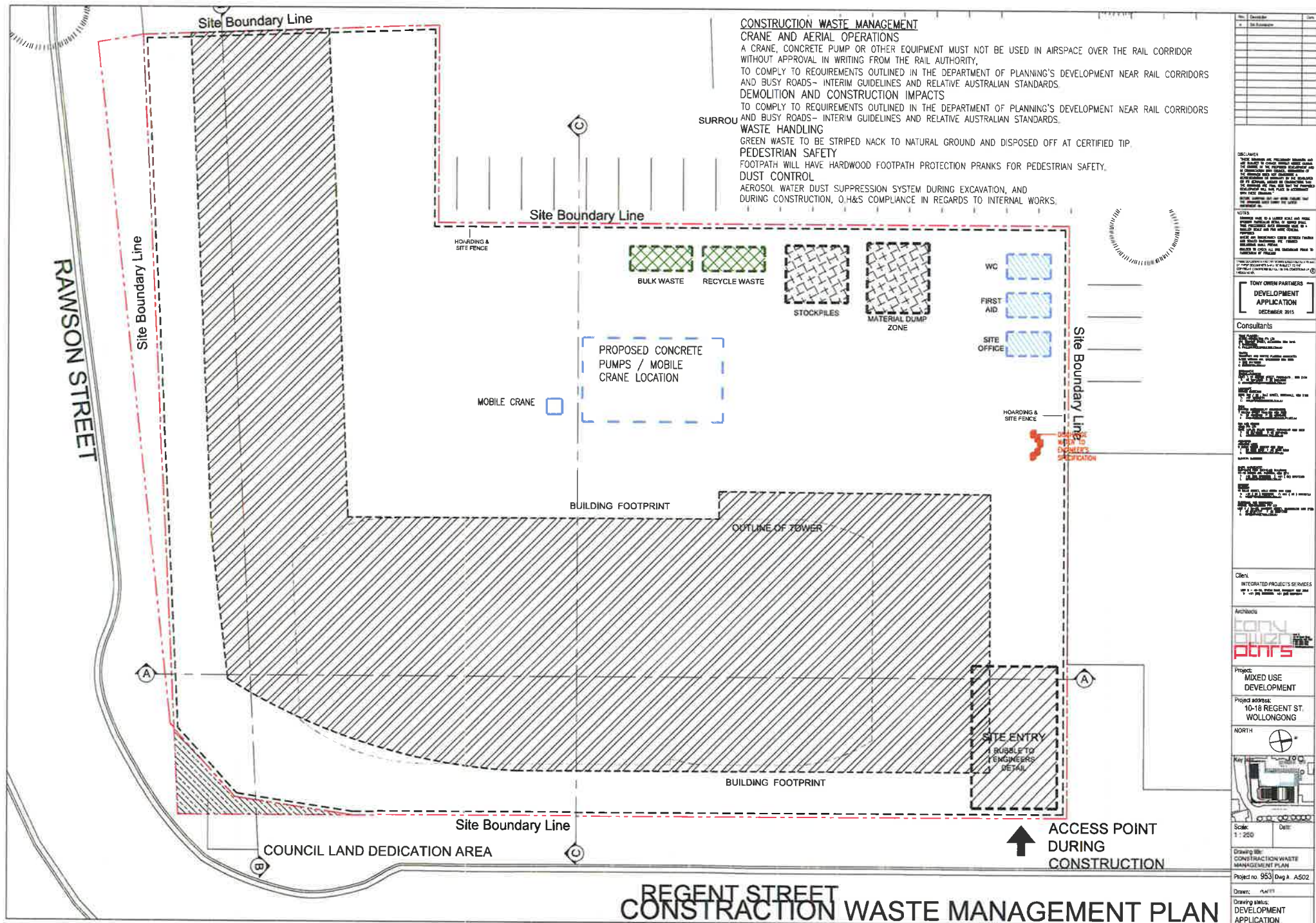
COMMERCIAL GARBAGE COLLECTION

ALL COMMERCIAL GENERAL WASTE AND RECYCLING TO BE COLLECTED BY PRIVATE CONTRACTOR

- LOADING DOCK ALLOCATED WITHIN LOWER BASEMENT LEVEL COMPLIANT FOR SIDE LOADING HRV WASTE TRUCK.

RETAIL AND CHILDCARE WASTE MGMT PLAN

Rev	Description	Date
1	Site Submission	
2	Amendment 01: Final of Planning	03/05/17
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		



Rev	Description	Date
1	Initial Issue	10/12/2015
2	Revised	10/12/2015
3	Revised	10/12/2015
4	Revised	10/12/2015
5	Revised	10/12/2015
6	Revised	10/12/2015
7	Revised	10/12/2015
8	Revised	10/12/2015
9	Revised	10/12/2015
10	Revised	10/12/2015
11	Revised	10/12/2015
12	Revised	10/12/2015
13	Revised	10/12/2015
14	Revised	10/12/2015
15	Revised	10/12/2015
16	Revised	10/12/2015
17	Revised	10/12/2015
18	Revised	10/12/2015
19	Revised	10/12/2015
20	Revised	10/12/2015
21	Revised	10/12/2015
22	Revised	10/12/2015
23	Revised	10/12/2015
24	Revised	10/12/2015
25	Revised	10/12/2015
26	Revised	10/12/2015
27	Revised	10/12/2015
28	Revised	10/12/2015
29	Revised	10/12/2015
30	Revised	10/12/2015
31	Revised	10/12/2015
32	Revised	10/12/2015
33	Revised	10/12/2015
34	Revised	10/12/2015
35	Revised	10/12/2015
36	Revised	10/12/2015
37	Revised	10/12/2015
38	Revised	10/12/2015
39	Revised	10/12/2015
40	Revised	10/12/2015
41	Revised	10/12/2015
42	Revised	10/12/2015
43	Revised	10/12/2015
44	Revised	10/12/2015
45	Revised	10/12/2015
46	Revised	10/12/2015
47	Revised	10/12/2015
48	Revised	10/12/2015
49	Revised	10/12/2015
50	Revised	10/12/2015
51	Revised	10/12/2015
52	Revised	10/12/2015
53	Revised	10/12/2015
54	Revised	10/12/2015
55	Revised	10/12/2015
56	Revised	10/12/2015
57	Revised	10/12/2015
58	Revised	10/12/2015
59	Revised	10/12/2015
60	Revised	10/12/2015
61	Revised	10/12/2015
62	Revised	10/12/2015
63	Revised	10/12/2015
64	Revised	10/12/2015
65	Revised	10/12/2015
66	Revised	10/12/2015
67	Revised	10/12/2015
68	Revised	10/12/2015
69	Revised	10/12/2015
70	Revised	10/12/2015
71	Revised	10/12/2015
72	Revised	10/12/2015
73	Revised	10/12/2015
74	Revised	10/12/2015
75	Revised	10/12/2015
76	Revised	10/12/2015
77	Revised	10/12/2015
78	Revised	10/12/2015
79	Revised	10/12/2015
80	Revised	10/12/2015
81	Revised	10/12/2015
82	Revised	10/12/2015
83	Revised	10/12/2015
84	Revised	10/12/2015
85	Revised	10/12/2015
86	Revised	10/12/2015
87	Revised	10/12/2015
88	Revised	10/12/2015
89	Revised	10/12/2015
90	Revised	10/12/2015
91	Revised	10/12/2015
92	Revised	10/12/2015
93	Revised	10/12/2015
94	Revised	10/12/2015
95	Revised	10/12/2015
96	Revised	10/12/2015
97	Revised	10/12/2015
98	Revised	10/12/2015
99	Revised	10/12/2015
100	Revised	10/12/2015



Rev	Description	Date
1	10-18 Regent St	
2	10-18 Regent St	
3	10-18 Regent St	
4	10-18 Regent St	
5	10-18 Regent St	
6	10-18 Regent St	
7	10-18 Regent St	
8	10-18 Regent St	
9	10-18 Regent St	
10	10-18 Regent St	
11	10-18 Regent St	
12	10-18 Regent St	
13	10-18 Regent St	
14	10-18 Regent St	
15	10-18 Regent St	
16	10-18 Regent St	
17	10-18 Regent St	
18	10-18 Regent St	
19	10-18 Regent St	
20	10-18 Regent St	
21	10-18 Regent St	
22	10-18 Regent St	
23	10-18 Regent St	
24	10-18 Regent St	
25	10-18 Regent St	
26	10-18 Regent St	
27	10-18 Regent St	
28	10-18 Regent St	
29	10-18 Regent St	
30	10-18 Regent St	
31	10-18 Regent St	
32	10-18 Regent St	
33	10-18 Regent St	
34	10-18 Regent St	
35	10-18 Regent St	
36	10-18 Regent St	
37	10-18 Regent St	
38	10-18 Regent St	
39	10-18 Regent St	
40	10-18 Regent St	
41	10-18 Regent St	
42	10-18 Regent St	
43	10-18 Regent St	
44	10-18 Regent St	
45	10-18 Regent St	
46	10-18 Regent St	
47	10-18 Regent St	
48	10-18 Regent St	
49	10-18 Regent St	
50	10-18 Regent St	
51	10-18 Regent St	
52	10-18 Regent St	
53	10-18 Regent St	
54	10-18 Regent St	
55	10-18 Regent St	
56	10-18 Regent St	
57	10-18 Regent St	
58	10-18 Regent St	
59	10-18 Regent St	
60	10-18 Regent St	
61	10-18 Regent St	
62	10-18 Regent St	
63	10-18 Regent St	
64	10-18 Regent St	
65	10-18 Regent St	
66	10-18 Regent St	
67	10-18 Regent St	
68	10-18 Regent St	
69	10-18 Regent St	
70	10-18 Regent St	
71	10-18 Regent St	
72	10-18 Regent St	
73	10-18 Regent St	
74	10-18 Regent St	
75	10-18 Regent St	
76	10-18 Regent St	
77	10-18 Regent St	
78	10-18 Regent St	
79	10-18 Regent St	
80	10-18 Regent St	
81	10-18 Regent St	
82	10-18 Regent St	
83	10-18 Regent St	
84	10-18 Regent St	
85	10-18 Regent St	
86	10-18 Regent St	
87	10-18 Regent St	
88	10-18 Regent St	
89	10-18 Regent St	
90	10-18 Regent St	
91	10-18 Regent St	
92	10-18 Regent St	
93	10-18 Regent St	
94	10-18 Regent St	
95	10-18 Regent St	
96	10-18 Regent St	
97	10-18 Regent St	
98	10-18 Regent St	
99	10-18 Regent St	
100	10-18 Regent St	

TONY OWEN PARTNERS
 DEVELOPMENT
 APPLICATION
 DECEMBER 2015

Consultants
 TONY OWEN PARTNERS
 10-18 REGENT ST, WOLLONGONG NSW 2520
 T. 02 4222 1000 F. 02 4222 1001
 E. info@tonyowen.com.au
 W. www.tonyowen.com.au
 TONY OWEN PARTNERS
 10-18 REGENT ST, WOLLONGONG NSW 2520
 T. 02 4222 1000 F. 02 4222 1001
 E. info@tonyowen.com.au
 W. www.tonyowen.com.au

Client
 INTEGRATED PROJECTS SERVICES
 10-18 REGENT ST, WOLLONGONG NSW 2520
 T. 02 4222 1000 F. 02 4222 1001
 E. info@tonyowen.com.au
 W. www.tonyowen.com.au

Architects
 TONY OWEN PARTNERS
 10-18 REGENT ST, WOLLONGONG NSW 2520
 T. 02 4222 1000 F. 02 4222 1001
 E. info@tonyowen.com.au
 W. www.tonyowen.com.au

Project
 MIXED USE
 DEVELOPMENT

Project address
 10-18 REGENT ST,
 WOLLONGONG

NORTH

Key

Scale
 NTS

Date

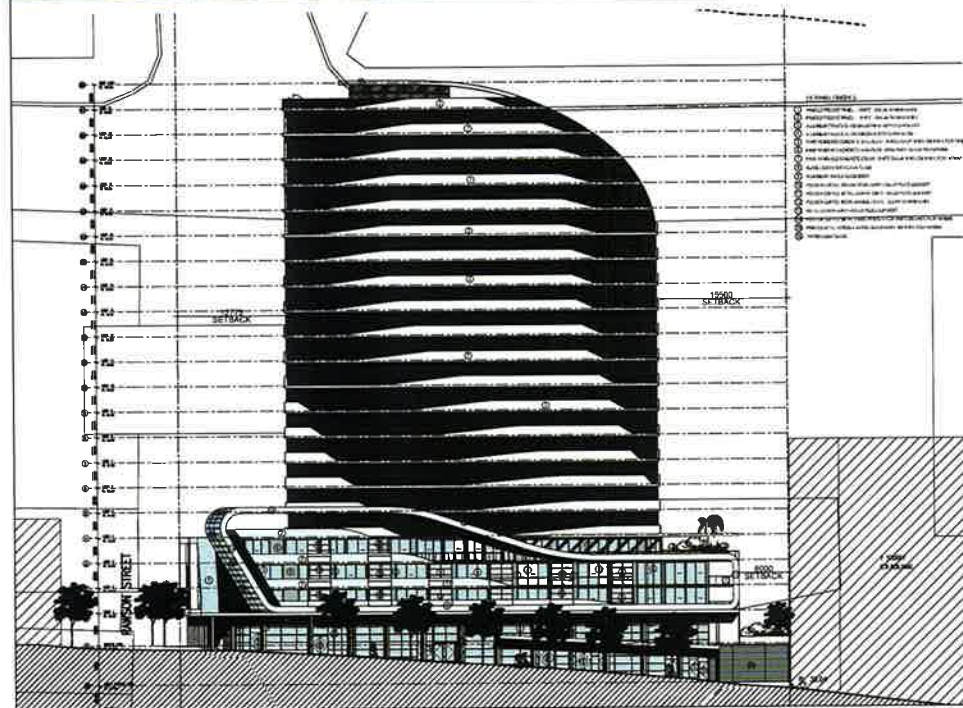
Drawing title
 CONCEPTUAL
 PERSPECTIVE 1

Project no. 953 Day 4, A 610

Drawing status
 DEVELOPMENT
 APPLICATION

CONCEPTUAL PERSPECTIVES 1

[illegible]



EXTERNAL FINISHES

- ① PAINTED PRECAST PANEL - WHITE - DULUX 1W VIVID WHITE - OR SIMILAR
- ② PAINTED PRECAST PANEL - WHITE - DULUX 1W VIVID WHITE - OR SIMILAR
- ③ ALUMINIUM FRAMED GLASS BALUSTRADE WITH CLEAR GLASS
- ④ ALUMINIUM FRAMED GLASS WINDOWS WITH CLEAR GLASS
- ⑤ PAINT RENDERED CONCRETE WALL/SLAB - WHITE- DULUX WHITE ON WHITE PCW F8/78065 - OR SIMILAR
- ⑥ PAINT RENDERED CONCRETE WALL/SLAB - DARK GREY - DULUX PG1A5/PN2H8 - OR SIMILAR
- ⑦ PAINT RENDERED CONCRETE COLUM - WHITE- DULUX WHITE ON WHITE PCW F8/78065 - OR SIMILAR
- ⑧ GLASS LOUVER WITH CLEAR GLASS
- ⑨ ALUMINIUM FRAMED GLASS DOOR
- ⑩ POWDER COATED ROLLER DOOR - GREY - DULUX PG2C2 SLIKWORT - OR SIMILAR
- ⑪ POWDER COATED METAL LOUVER - GREY - DULUX PG2C2 SLIKWORT - OR SIMILAR
- ⑫ POWDER COATED METAL AWNING - WHITE - DULUX 1W VIVID WHITE - OR SIMILAR
- ⑬ METAL LOUVER - GREY - DULUX PG2C2 SLIKWORT - OR SIMILAR
- ⑭ POWDER COATED METAL PANEL-WHITE- DULUX WHITE ON WHITE PCW F8/78065 - OR SIMILAR
- ⑮ PRINTED METAL PERGOLA -WHITE- DULUX WHITE ON WHITE PCW F8/78065 - OR SIMILAR
- ⑯ TRANSLUCENT GLASS

EXTERNAL MATERIAL FINISHES

[illegible]

LANDSCAPE SITE PLAN



SITE PLAN - PUBLIC DOMAIN WORKS

KEY:

1. Proposed street tree planting (ulmi, Native Palms - *Livistona australis* at approx 8m centres)
2. Proposed structural paving (interlock)
3. Street furniture: Benches, bollards, bike racks and bins. Refer notes below
4. Streetscape paving (1073m²) - New Mono paved (interlock) to Regent and Rawson Street
5. Streetscape paving (1073m²) - New Mono paved (interlock) to Regent and Rawson Street
6. New kerb - gutter (as required). Refer to Civil/Architect
7. New paved vehicle crossover to entry to basement levels and parking
8. Communal open space for residents. Refer to Drawing L_03
9. Childcare landscape area and play space. Refer to Drawing L_04

LANDSCAPE NOTES

STREETSCAPE & PUBLIC DOMAIN WORKS

The subject site falls under the 'Civic Streets' hierarchy within Wollongong City Council's 'City Centre Public Domain Technical Manual'. The proposed works are suitable for materials, street trees and furniture guidelines outlined within this category as summarised below.

Street tree planting

Native Palms - *Livistona australis*. As per 'Civic Streets' from WCC PDTM requirements.

Tree Pit Requirements

Tree Grid: Durable Pavement by ArboGreen: 1200mm x 1200mm with integrated watering inlet (model no. RPPREG-AU) or approved equivalent.
Tree Guard: Corrosion by ArboGreen: 1800mm high x 600mm diameter or approved equivalent.

Streetscape paving

Basalt Dark by Wilmid Pty Ltd (or approved equivalent) dark grey basalt with an excavated finish 600 x 300 x 40mm.

Vehicle Crossing

Main body of pavement to be 'Basalt Dark' by Wilmid Pty Ltd (or approved equivalent) dark grey basalt with an excavated finish 300 x 600 x 60mm.

Street furniture

Benches: Town and Park City Seat Model SSG/T/SS/AR2/E/G2

Bollards: Town and Park City Narrow Bench Model NESE/T/SS/WEU

Bins: CBD Litterbin (Grade 516 stainless steel) with two guck epoxy painted aluminium hood and perforated and loaded infill sheets. Size to be 120 litre or 240 litre as directed by WCC.

Bollards: Local Security Products Royal Palace

Grids: 316 stainless steel bollard model no. SBR150/A

Bike racks: LEDA SRR85P (or approved equivalent) installed at 1.2m centres.

PROPOSED PLANT SCHEDULE				
Botanical Name	Common Name	Approx. mature Height x Width (m)	Plant spacing	Installation
Street Trees/Plants				
Native Palms	Cabbage tree palm	20 x 5	As per	100%



10-18 REGENT STREET
WOLLONGONG NSW 2500

CLIENT: INTEGRATED PROJECT SERVICES
ARCHITECTS: TONY OWEN PARTNERS

ISSUE: ISSUE FOR DA (B)
DATE: 16.12.2015

PROJECT NO: FG 15 395
DRAWING NO: L_01

DRAWN: BL
CHECKED: LB

SCALE: 1:200
@ A1



formedgardens

COMMUNAL OPEN SPACE

KEY:

COMMUNAL OPEN SPACE

- 1 Covered dining/booking facilities
- 2 Raised planter to form backdrop to Southern orientals or open space. Tall palm plantings for scale against building form
- 3 Deep soil buffer planting along site boundary (1m soil depth) Medium canopy trees to 8-10m high with mass shrubs/grasses/flowering plantings beneath. Refer to schedules
- 4 Perimeter seating to open lawn space
- 5 Village green - 500m² Allow for min 400mm soil depth over slab
- 6 Evergreen specimen tree in raised planter. mass native plantings beneath
- 7 Raised deck viewing platform. Casual seating/dining/playing place
- 8 Seating edged planterbox with flowering specimen tree (1m deep soil planter)
- 9 Accessible ramp provided down into communal open space
- 10 Raised planter with buffer planting native trees and mass plantings beneath. Refer to schedules

LANDSCAPE NOTES

RESIDENTIAL COMMUNAL OPEN SPACE

The proposed communal open space scheme for the development offers a range of amenity for residents and their visitors. Providing a mix of active and passive recreation opportunities, the landscape offers generous and inviting areas with a mix of open sunny and shaded zones. The design of the common spaces are intended to be inclusive and serve as a platform for interaction and community to develop amongst residents. At over 780m² the allocated communal space will satisfy DCP controls and provide residents with ample outdoor recreation opportunity.

Key Landscape Concepts

Common Green

Accessed from the ground floor, a large open lawn allocation of over 200m² is proposed to create a park-like feel to the common grounds. Trees in raised planters frame the entry and create a sense of arrival to the gardens. The proposal provides residents with a communal 'backyard' not typically offered to apartment style living, giving access to a range of activities for all ages. Located North of the lower, the common green will have an ideal aspect ensuring good solar access and conditions to sustain the turf. A timber platform meets the lawn area to the North and forms an additional relaxation, children's play and meeting place. It desired the area can also cater more local or moveable table settings as an overflow from the dining facilities.

The layout of the area offers visual appeal from the residences above, reinforcing the fluid forms proposed in the architecture of the building form. The green space is proposed as an on site recreation asset for residents to enjoy the outdoors while staying close to home.

Communal cooking and dining facilities

To the Eastern setback an overhead pergola structure will enclose the dining/entertaining space. This zone will offer a Outdoor kitchen paired with picnic dining settings, and raised bar will give residents a communal space to gather and entertain.

Deep Soil planting

Due to the extent of basement for the site, deep soil provisions will be provided within a sidewalk on the ground floor podium level. Utilising the wind-downs and available space between the ramp and ground floor slab (ramp sections and details). Much of the plantings will be lush with surrounding in low planters, creating a more natural environment than most podium style landscapes while still providing full 1m deep soil profiles. All planted areas to be provided with drip irrigation systems to sustain plantings. Irrigation is to be fed from harvested rainwater and reviewed 12 months after plant establishment.

Deep soil Calculations - Ground floor

Communal Open Space 251.2m² of deep soil planting (1m depth)

Childcare outdoor space 145.8m²

Softscape and plantings

Scale of plantings and a hierarchy of species from canopy trees down to groundcovers has been considered to maintain the space and bolster the atmosphere of a park. A mix of raised and recessed planters will provide the required soil depths and volumes to sustain a select palette of native and exotic plantings suited to the aspect and environment. Refer to indicative planting schedules below for proposed species lists.

Materials and furnishings

Hard wearing masonry treatments and native hardwoods will be utilised in flooring and walking. Selected stone units and concrete finishes create universal access paths and paved spaces to service the usage requirements. Within this, a mix of stone and built-in seating will service requirements to the park space. A mix of masonry, timber and seating edge planterboxes will provide opportunity for casual and formal gathering around the perimeter and invite the use into niches around the grounds.

Botanical Name	Common Name	Approx. mature height x width (m)	Plant pattern	Installation
Trees & Palms				
<i>Albizia leonensis</i>	Two colour Mimosa	8 x 6	As plan	300mm
<i>Acrocomia fraxinifolia</i>	Brazilian Palm	10 x 3	As plan	40L
<i>Senecio integerrimus</i>	Coast Scaevola	6 x 3	As plan	100L
<i>Ipomoea pes-caprae</i>	Old Man Banksia	4 x 3	As plan	300mm
<i>Cycas microparva</i>	Tuckeroo	8 x 5	As plan	100L
<i>Cyrtosperma macleodii</i>	Brush Tree Fern	8 x 3	As plan	40L
<i>Chorizanthe micrantha</i>	Blueberry Ash	9 x 5	As plan	45L
<i>Eurychorda lanuginosa</i>	Scrubby Gum	12 x 8	As plan	100L
<i>Agave americana</i>	Century Plant	8 x 4	As plan	300L
<i>Chorizanthe micrantha</i>	Brew in Summer	8 x 5	As plan	40L
<i>Leucophaea laevis</i>	Water Gum	10 x 5	As plan	100L
Shrubs & Groundcovers				
<i>Albizia leonensis</i>	Two colour Mimosa	8 x 6	As plan	300mm
<i>Acrocomia fraxinifolia</i>	Brazilian Palm	10 x 3	As plan	40L
<i>Senecio integerrimus</i>	Coast Scaevola	6 x 3	As plan	100L
<i>Ipomoea pes-caprae</i>	Old Man Banksia	4 x 3	As plan	300mm
<i>Cycas microparva</i>	Tuckeroo	8 x 5	As plan	100L
<i>Cyrtosperma macleodii</i>	Brush Tree Fern	8 x 3	As plan	40L
<i>Chorizanthe micrantha</i>	Blueberry Ash	9 x 5	As plan	45L
<i>Eurychorda lanuginosa</i>	Scrubby Gum	12 x 8	As plan	100L
<i>Agave americana</i>	Century Plant	8 x 4	As plan	300L
<i>Chorizanthe micrantha</i>	Brew in Summer	8 x 5	As plan	40L
<i>Leucophaea laevis</i>	Water Gum	10 x 5	As plan	100L
Groundcover and Climbers				
<i>Albizia leonensis</i>	Two colour Mimosa	8 x 6	As plan	300mm
<i>Acrocomia fraxinifolia</i>	Brazilian Palm	10 x 3	As plan	40L
<i>Senecio integerrimus</i>	Coast Scaevola	6 x 3	As plan	100L
<i>Ipomoea pes-caprae</i>	Old Man Banksia	4 x 3	As plan	300mm
<i>Cycas microparva</i>	Tuckeroo	8 x 5	As plan	100L
<i>Cyrtosperma macleodii</i>	Brush Tree Fern	8 x 3	As plan	40L
<i>Chorizanthe micrantha</i>	Blueberry Ash	9 x 5	As plan	45L
<i>Eurychorda lanuginosa</i>	Scrubby Gum	12 x 8	As plan	100L
<i>Agave americana</i>	Century Plant	8 x 4	As plan	300L
<i>Chorizanthe micrantha</i>	Brew in Summer	8 x 5	As plan	40L
<i>Leucophaea laevis</i>	Water Gum	10 x 5	As plan	100L

10-18 REGENT STREET
WOLLONGONG NSW, 2500

CLIENT: INTEGRATED PROJECT SERVICES
ARCHITECTS: TONY OWEN PARTNERS

ISSUE: ISSUE FOR DA (B)
DATE: 16.12.2015

PROJECT NO: FG 15 395
DRAWING NO: L 03

DRAWN: BL
CHECKED: LB

SCALE: 1:100
@ A1



formedgardens

CHILD CARE OUTDOOR PLAYSPACE

KEY
CHILD CARE OPEN SPACE

- 3 in wide deep soil buffer plantings to rear boundary
- 1.5 m wide deep soil buffer plantings to side setbacks
- Zone 1:** (1 to 3.5 year old) Designed *play space* to include five playground equipment, max of polished *outdoor rubber* 6 synthetic turf buffer ground covers, large *open* perimeter fencing
- Zone 2:** (3.5 year old) Mixed *use* Resilient deck platform as external teaching *area* raised *wooden* synthetic *lawn* surface with *soilfall* stepping stones
- Zone 3:** (3.5 year old) *Artificial* rubber ground *planning* with *waterplay* *area*, raised *wooden* 1 perimeter fencing
- NOTE:** All outdoor *play* *spaces* *access* *areas* *with* *shade* *and* *water* *to* *meet* *all* *requirements*
- Outdoor learning area:** Raised *lawn*, flat *platform* with *shade* *and* *water* *to* *meet* *all* *requirements*
- Waterplay area:** *Waterplay* *area* *with* *watering* *equipment* *to* *meet* *all* *requirements*
- Storage area:** *Storage* *area* *with* *watering* *equipment* *to* *meet* *all* *requirements*
- 1.8 m *High* *boundary* *fencing* *to* *all* *play* *spaces*
- 10 *Covered* *outdoor* *area* *for* *all* *weather* *use* *and* *outdoor* *learning* *space* (10m²)
- Maintenance* *shed* *or* *storage* *area* *for* *all* *weather* *use* *and* *outdoor* *learning* *space* (10m²)

FE- Fencing to 1 m high SF- Softfall rubber ground surface SH- Shadesails overhead SL- Synthetic lawn surface
SP- Sandpit- 600mm depth PA- Paved area TW- Top/cold water points TD- Timber decking surface

LANDSCAPE NOTES
CHILDCARE OUTDOOR PLAYSPACE

Special designs, amenities and provisions for the proposed childcare outdoor spaces have been produced in response to Chapter C5, Child Care Centres from Wollongong City Council's specific land use controls section of the DCP. This proposal splits the outdoor playspaces into 0-2 years, 2-3 years & mixed use, and 3-6 years. Each area has allowances to be fenced and gated as required.

Ratios for the m2 allocated to each age group are scaled to meet the amount of running and playpace required for children as they develop, to less space for 0-2 years, additional space for 3-6 years.

The outdoor play area will offer children a wide range of stimulating play provisions, changes in surface treatment (softfall rubber in vibrant colours), tactile, synthetic sand areas, twisted timber platforms and a landscape scale bridge will include indirect play opportunities. Fixed play environments will also allow for open space and play incorporating traditional elements such as rocks and sample plant species. For the 10-15 year age group, a square timber deck platform to be used as an outdoor teaching area, providing for a mix of seating provisions.

Fixed play equipment will be allocated to outdoor play spaces and all play areas and play equipment are to comply with the Playground Safety Standard AS4685:2004 (Part 1&2).

The landscape design is based around a capacity of 30 students and satisfies the specific controls within Chapter 7 relating to outdoor areas as summarised below:

Playspace calculations

281m² allocated for outdoor playspace
(Exceeds min. requirement of 7m² per licensed space)

Covered areas

108m² covered terrace area provided for inclement weather and an transition space
(Exceeds min. requirement of 2.5m² per licensed space)

Shade provisions

All outdoor play spaces will be provided with shade sails to be in accordance with Shade for Child Care Services published by the NSW Cancer Council, guidelines provided by the NSW Health Department and Australian Standards in relation to the provision of shade structures in play areas. 50% of all outdoor areas will be shaded during the hours of 10.00am to 3.00pm Eastern Summer Time.

Outdoor storage

Storage provisions of 10m² for equipment and water tanks
(Exceeds min 12m² required for storage)

Boundary screen planting

1.5m wide along side boundaries and 3m wide along rear boundary is provided for screen planting.

Sandoz

2 x random groups: All windows to be covered and provided with year round shade and a depth of 600mm

Fencing

All areas are proposed with 1m fences (with childproof gates). Fencing is to be tubular aluminium pool style fencing or equivalent allowing for visibility and surveillance. Fencing will provide separation of the age groups and give carers the ability to separate and reduce groups as required.

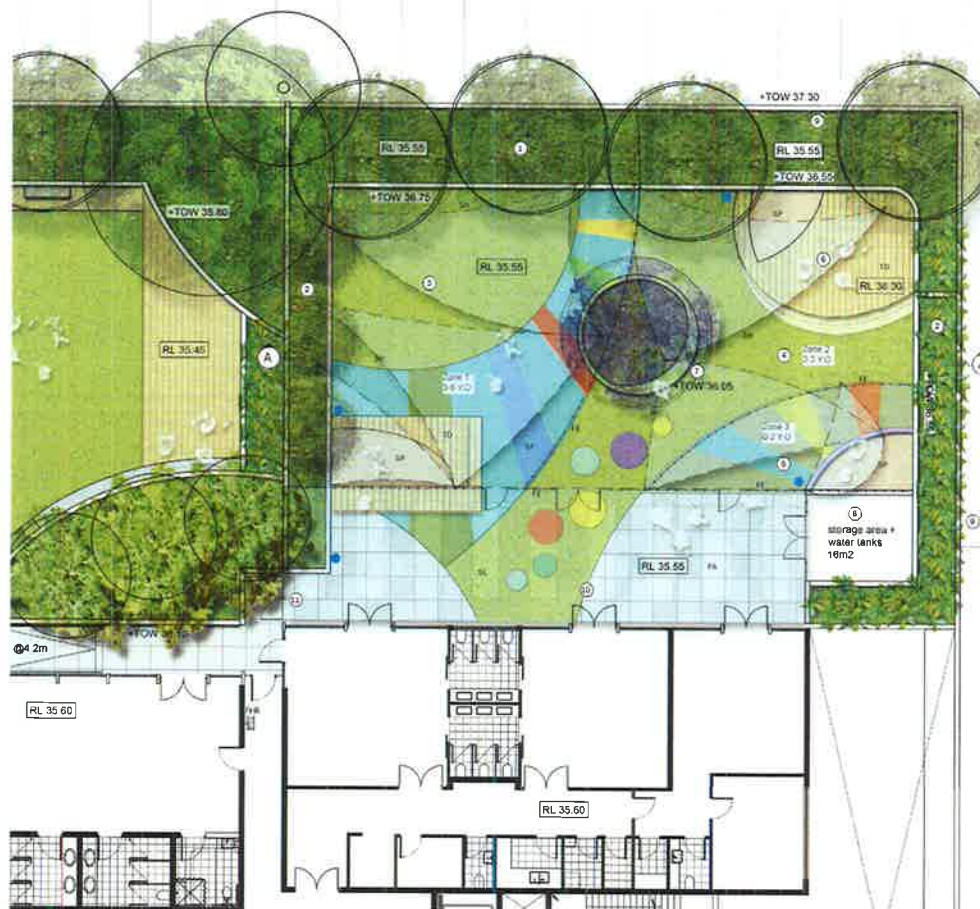
All boundary fencing to be to 1.8m high with acoustic properties satisfactory to Council

Fixed Play Equipment

Zone 1 and Zone 2 to go to have fixed playground equipment equal to the below from Forpark Australia
 SS3 990 SS3 983 or SS3 984

Irrigation

All planted areas to be provided with drip irrigation systems to sustain plantings. Irrigation to be fed from harvested rainwater and reviewed 12 months after plant establishment.

[illegible]

L3 COMMUNAL OPEN SPACE + LEVEL 4 PRIVATE



LEVEL 3 COMMUNAL TERRACE PLAN
SCALE 1:100@A1

KEY: LEVEL 3 COMMUNAL TERRACE

- 1 Raised bar with seating (as layout). Fixed or moveable stools.
- 2 1m high raised planter to form backdrop. Mix of hardy shrubs and accents. Refer to schedule.
- 3 Built-in cooking facilities. Allow for 2 x cooktops - 1 x sink.
- 4 Seating edged planters with small specimen accents.
- 5 Paved area with table settings for outdoor dining.
- 6 Paved area (symmetrical) for possible recreation + Children's play.
- 7 1m high raised planter as buffer to residential. Mix of hardy shrubs and accents. Refer to schedule.
- 8 More residential entry to communal layout.

LANDSCAPE NOTES LEVEL 3 COMMUNAL TERRACE

Located to the eastern extent of the Rawson St podium, the Level 3 communal terrace offers a generous secondary entertaining and dining space for residents of the development. The elevated location will provide water glimpses and lovely views from the raised bar/lookout area and views over the common green to the North.

Providing a mix of recreation space, the terrace offers an inviting alternative option to the ground floor communal space, offering a further 240m² of landscape for on-site entertainment and recreation.

Key Landscape Concepts:

Communal cooking and dining facilities

Outdoor kitchen/patio with a raised bar/lookout will give residents a communal space to gather and entertain. An architectural roof structure will partially enclose the dining space providing shade.

Planting and softscape

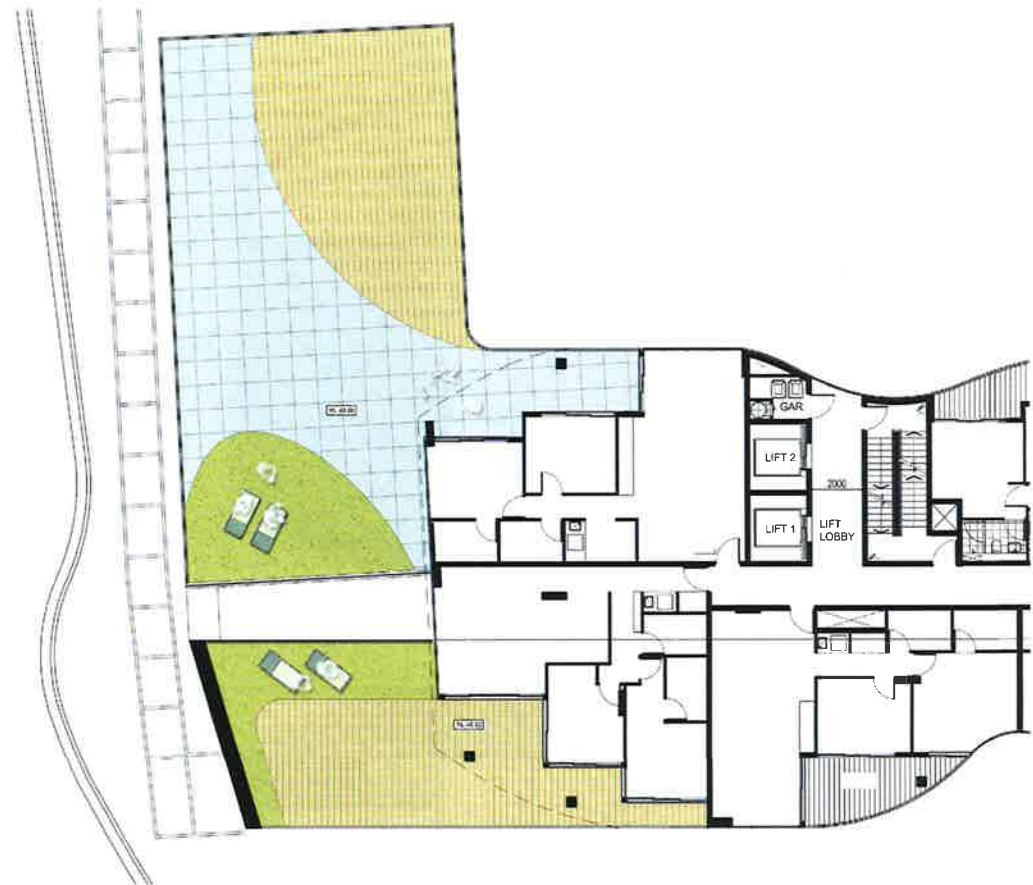
A mix of raised planters/benches will provide the planted buffers around the terrace where needed to give softening and privacy. A hardy palette of native and exotic plantings that will tolerate the raised and exposed conditions will soften the space and create interest. Refer to indicative planting schedule for proposed species lists.

Materials and furnishings

Timber decking, paved finishes and synthetic lawn brick up the floor plane and set up different zones within the terrace. A mix of solid stone and built-in seating will service requirements to the terrace space. A mix of masonry timber and seating edge planter boxes will provide opportunity for casual and formal gathering around the perimeter and inside the unit into niches around the grounds.



LEVEL 4 PRIVATE TERRACES
SCALE 1:100@A1



LANDSCAPE NOTES LEVEL 4 PRIVATE TERRACES

To level 4 Units 03 & 04 are afforded generous outdoor terraces. The proposal is for a mix of ground plane finishes to break up the spaces. Terrace spaces will be free of fixed landscape items to allow future residents to detail as they prefer.

Materials and furnishings

Timber decking, paved finishes and synthetic lawn have been selected to service requirements to the terrace space. Refer to architectural recommendations for balustrade details.



LEVEL 19-21 PRIVATE TERRACES



LEVEL 19 TERRACE PLAN
SCALE 1:100@A1



LEVEL 20 TERRACE PLAN
SCALE 1:100@A1



LEVEL 21 ROOF TERRACE PLAN
SCALE 1:100@A1

KEY

LEVEL 19, 20 & 21 PRIVATE TERRACES

1. 1.2m high balustrade to furniture surrounds
2. Railing edged planter box 800mm high with handy supports & groundcovers
3. Entertainment area: Timber decked terrace
4. Lush: space (synthetic) for passive recreation & children's play
5. Spiral staircase links to upper recreation terrace (Level 21)
6. Railing: 300mm (to the knee post) to level terrace
7. Plunge pool: 3.5m dia. to 1.2m depth. Step access and decked platform to perimeter
8. Plunge: plunge: 1.2m x 1.2m x 1.2m to 1.2m

LANDSCAPE NOTES

Private terraces to the penthouse level are proposed with generous outdoor amenity. Main terrace consists of terraced materials, pathways and provide views for dining, entertaining and relaxing. Approximately 100 to 150 sqm of open recreation space. Accessed via spiral staircase to second recreation terrace, a recreation featuring curved plunge pools and open lawn (synthetic) areas to escape and unwind in privacy.

Key 1: Landscape Concepts

Planting and softscape

Due to the elevated position and maintenance challenges, planters are kept to a minimum on the penthouse terrace. Railing planters will contain hardy shrubs and groundcovers to provide screening to the space.

Materials and furnishings

To live large terrace, generous elements of timber decking provide a blank canvas for furnishings by future owners. On the terrace upper recreation terrace, a similar palette is proposed with plunge pools as a discrete. Residents can enjoy views of the ocean and locally while lounging in private. Equipment covers will be provided to protect the pool coping with pool water forcing purposes at the entry to the upper terrace, removing the need for a separate perimeter fencing to the pool.

Proposed Plant Schedule					
Botanical Name	Common Name	Approx. Mature Height x Width (m)	Plant Spacing	Plant Size	Plant on Site
Shrubland					
Arctostaphylos	Small shrub	1.5 x 1.5	1.2m	200mm	
Phoradendron	Flax	1.5 x 1.5	1.2m	200mm	
Leucophaea	Cardinal Plant	1.5 x 1.5	1.2m	200mm	
Groundcover and Climbers					
Leucophaea	Flax	0.5 x 0.5	200mm	150mm	
Delonix regia	Flax	0.5 x 0.5	200mm	150mm	
Myrsine	Flax	0.5 x 0.5	200mm	150mm	
Leucophaea	Flax	0.5 x 0.5	200mm	150mm	

10-18 REGENT STREET
WOLLONGONG NSW 2500

CLIENT: INTEGRATED PROJECT SERVICES
ARCHITECTS: TONY OWEN PARTNERS

ISSUE: ISSUE FOR QA/QC
DATE: 16/12/2019

PROJECT NO: P15-595
DRAWING NO: L_06

DRAWN: RL
CHECKED: LB

SCALE: 1:100
@ A1



formedgardens

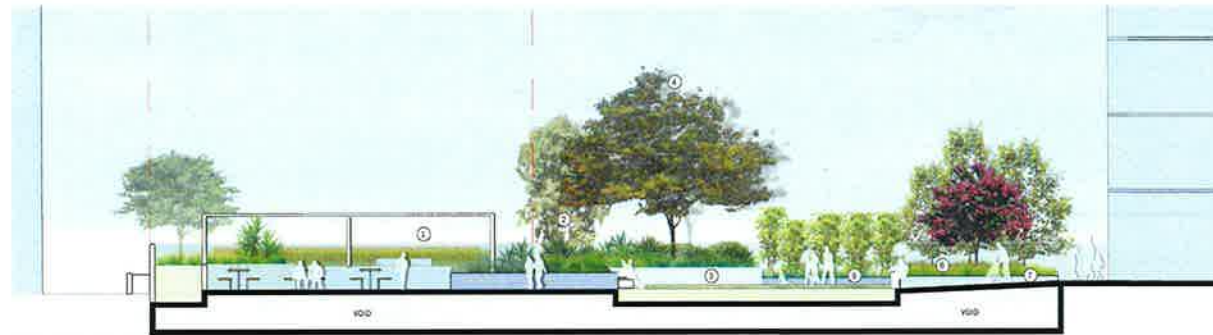
LANDSCAPE SECTIONS/DETAILS



SECTION AA - COMMUNAL LANDSCAPE/CHILDCARE SPACE
SCALE 1:100 @ A1

KEY: SECTION AA - COMMUNAL LANDSCAPE/CHILDCARE SPACE

- 1 Covered dining/cooking facilities
- 2 Deep soil (1m depth) buffer planting along site boundary. Small canopy trees + mass plantings
- 3 Village green: Perimeter seating to open lawn space
- 4 Evergreen specimen tree in raised planter (1m depth)
- 5 Raised deck viewing platform
- 6 3m wide, deep soil (1m depth) buffer plantings to rear boundary
- 7 1.5m wide deep soil (1m depth) buffer plantings to side setbacks
- 8 Raised decking platform as external seating area with raised skidpad
- 9 Central raised planter with seating edge. Flowering specimen tree overhead
- 10 Designated play spaces to include fixed playground equipment and free play running space
- 11 Shade sails over outdoor play/learning spaces



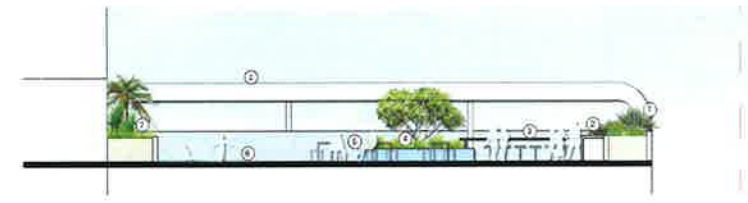
SECTION BB - COMMUNAL LANDSCAPE
SCALE 1:100 @ A1

KEY: SECTION BB - COMMUNAL OPEN SPACE

- 1 Covered dining/cooking facilities
- 2 Deep soil (1m depth) buffer planting along site boundary. Small canopy trees + mass plantings
- 3 Village green: Perimeter seating to open lawn space
- 4 Evergreen specimen tree in raised planter
- 5 Raised deck viewing platform
- 6 Raised planter (1m depth) with seating edge. Flowering specimen tree overhead
- 7 Universal access ramp to communal space

KEY: SECTION CC - LEVEL 3 COMMUNAL OPEN SPACE

- 1 Architectural roof structure detail
- 2 Covered cooking facilities
- 3 Raised bar/lookout area
- 4 500mm high planter with seating edge. Flowering specimen tree as focal point
- 5 Table seating for dining
- 6 Synthetic lawn space for children's play
- 7 Raised planter to enclose the terrace



SECTION CC - COMMUNAL LANDSCAPE
SCALE 1:100 @ A1

LANDSCAPE NOTES

GENERAL

All landscape works are to be carried out by a qualified Landscape tradesperson with the appropriate skill set and accreditation. Any changes to the required works are to be approved by the Project Landscape Architect.

PLANTING ON SLAB

Supply and install drainage provisions to all on slab planting areas and planter boxes. The Landscape Contractor shall check the waterproofing is installed as per manufacturers recommendations, and notify of any breaks or inadequacies prior to installation.

Supply and install polypropylene cellular drainage coil complete with continuous geotextile filter fabric liner to all planting areas on slab, in accordance with manufacturer's instructions and details.

- Planter Walls: *VeraDrain* 8 Geo dimpled plastic drain sheet by Elmich
- Planter Base: *VeraSelf* sub-surface drainage module by Elmich

Drainage coil and filter fabric shall extend across the base of planters on slab and up planter side walls to the underside of the mulch layer.

Geotextile filter fabric is to be installed over all drainage coil material. Allow to tape the fabric over the top of the planter walls to ensure soil mix does not escape into drainage outlets/holes.

Install a minimum 50mm double washed coarse river sand over all geotextile lining prior to installation of soil mix.

Install a 75mm dia. slotted PVC pipe with geotextile sleeve and matching cap in a vertical configuration to provide visual access and flushing capability directly over drainage outlets provided from the planters. Ensure that the pipe runs directly from a level below the mulch down directly to the drainage coil, with the geotextile turned up and secured around the base of the pipe.

Supply and install the following imported soil mixes to the following depths:

- Top Soil: improved site soil or *Benedicta Smartmix* # 4 - lightweight planter box mix, top 300-400mm of soil profile
- Subsoil: *Benedicta Smartmix* # 5 - lightweight planter box subsoil mix, below top 300mm of soil profile (depth varies)

MULCHING

All planting areas, unless otherwise specified, to be mulched with ANL (or equivalent) 'Forest Blend' to 50mm depth with catchment dish to be left around base of all plants.

PLANTS

Supply plants in accordance with the landscape schedules, which have the following characteristics:

- large healthy root systems, with no evidence of root cut, restriction or damage
- vigorous, well established, free from disease and pests, of good form consistent with the species or variety
- hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site
- grown in their final containers for not less than twelve weeks
- trees, unless required to be multi-stemmed, shall have a single leading shoot
- containers shall be free from weeds and of appropriate size in relation to their container

IRRIGATION

Automatic watering system to be selected and installed to extend to all landscape areas, including individual tree plantings, mass garden beds, planting on slab, and lawn areas. The system is to draw from harvested rainwater tanks on site and be reviewed and adjusted as plants mature.

The irrigation scope will include:

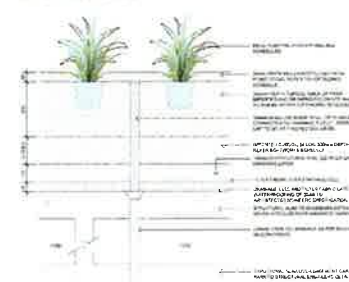
- Specialist irrigation contractor to design, supply, install, balance and commission multiple permanent irrigation systems
- Prepare and submit irrigation design documents and plans for relevant authority and project approval that fully describe the system to be installed
- Conform to Water Board and other relevant authorities' approvals, rules and regulations
- Supply and install all necessary pipes, fittings and pumps for providing a separate automatic system for irrigating all garden and turf areas in the public domain areas, and
- Supply and install all necessary pipes, fittings and pumps for providing separate individual automatic systems for irrigating all garden and turf areas to private courtyards in each of the units/houses on the site.

The final irrigation design and installed system shall take into account:

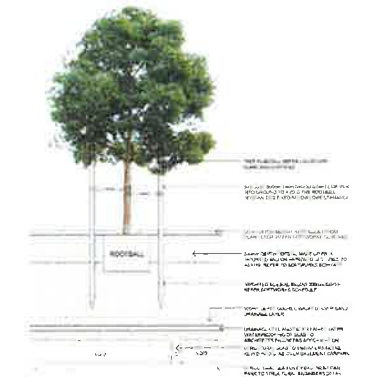
- The requirements to comply with water use restrictions dictated by authorities
- Water saving and conservation components
- Using a drip system rather than the use of sprinklers
- Using the on-site irrigation storage tanks for irrigation reticulation where possible and connection to the existing potable water supply throughout the site
- Controlling water flow to deliver only the necessary volume to sustain plant vigour, and
- Reducing water delivery rates, volumes and frequencies as plants mature



01 PLANTING PROFILE
TIER PLANTINGS OVER SLAB



02 PLANTING PROFILE
SHRUB PLANTINGS OVER SLAB



03 PLANTING PROFILE
TREES PLANTING OVER SLAB

10-18 REGENT STREET
WOLLONGONG NSW, 2500

CLIENT: INTEGRATED PROJECT SERVICES
ARCHITECTS: TONY OWEN PARTNERS

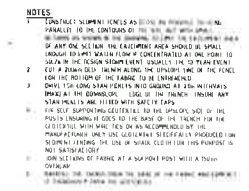
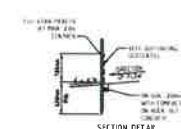
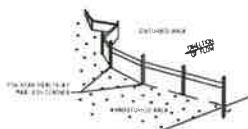
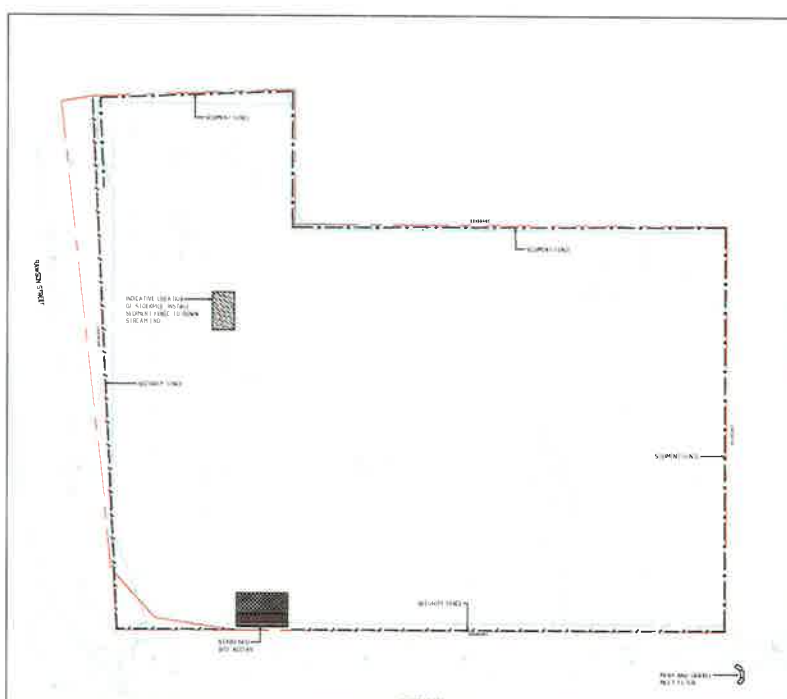
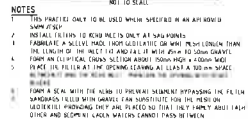
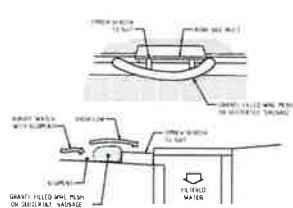
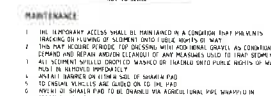
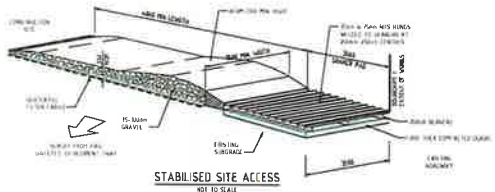
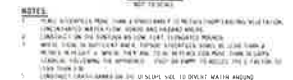
ISSUE: ISSUE FOR DA (B)
DATE: 16-12-2015

PROJECT NO: FG 15 395
DRAWING NO: L 07

DRAWN: BL
CHECKED: LB



formedgardens

[illegible][illegible]

12-18 RESIST ST FOLLOWING

CONCEPT STORMWATER MANAGEMENT
EROSION & SEDIMENT CONTROL PLAN
& DETAILS

SPARKS+PARTNERS
10000 BEL CALLEWAY
HOUSTON, TX 77036

NOV 2011	60		
1200	QC		
15218	0A2 01		2



K.F. Williams & Associates Pty Ltd (02) 4228 7044
28 Auburn Street (02) 4225 2004
Wollongong NSW 2500 email@kfw.net.au
A.C.N 008 664 417 www.kfw.net.au
Project Management, Surveying,
Civil, Structural, Water & Sewer

DETAIL & CONTOUR SURVEY PLAN
LOT 1 - 4 D.P.13990 & LOT 91 D.P.1118346
10-18 REGENT STREET,
WOLLOINGONG

KF112205	
SV01	

25 November 2015

Design Verification Statement

Mixed Use Residential Development, 10-18 Regent Street, Wollongong

Introduction

This statement is provided pursuant to the requirements of Clause 50 of the Environmental Planning and Assessment Regulation 2000. It verifies that I, Tony Owen an architect registered under the Architects Act 1921, designed the building subject to this statement (referred to as **10-18 Regent Street, Wollongong**) and that I am of the opinion that this building achieves the design quality principles of Part 2 of the State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development (SEPP 65) as discussed below.

The Design Principles of Part 2 of SEPP 65

Principle 1: Context and Neighbourhood Character

Project description

The proposed mixed use development is located on a prominent 3648sqm corner site within Wollongong City centre. The proposal consists of a 17 storey residential tower located on a 4 storey base / podium. The ground floor level contains retail spaces fronting Regent Street and Rawson Street and a child care centre is located on the northern corner of the site. The development is serviced by a basement level carpark.

Context

The site is located on the corner of Regent Street and Rawson Street in the Wollongong CBD. The site area is approx. 3648m2 and currently contains a large excavation for a future basement. The site is located on a ridge, giving it great prominence in the local and broader context. While the Rawson Street frontage is fairly level, Regent Street falls dramatically to its north. To the north is located a seven storey commercial building with a zero setback. To the west is a commercial building of three / four storeys with a three metre setback. Three to four storey hipped roof walk up apartment blocks line the opposite side of Regent Street.

This locality adjoins the busy commercial hub of Princes Highway. It via Crown Lane connects the site to this area and forms a visual connection and the view corridor. Because of its location, the site is suited to active retail uses at ground level.

The site's immediate context is in a state of transition. Several sites have development consent for buildings up to 80m in height and some remaining sites have the capacity and potential to accommodate buildings of a similar height.

Principle 2: Bulk and Scale

The site is covered under Wollongong LEP 2013/DCP 2009. The site is zoned B3; commercial core. This allows for residential apartments above ground floor retail/commercial. There is an 80m height control which allows up to 26 floors. Due to floor space limitations the proposal is for a 21 storey tower which is well below the height limit.

The 17 storey tower sits above a 4-5 level podium. There is a 2 level basement car park to achieve parking requirements. Whilst the existing excavation is sufficient for 3 basement levels, the parking needs to not require this, resulting in larger than usual basement ceiling heights.

The podium has a zero setback to Regent and Rawson Streets. The 4 storey height was a requirement of council and it reinforces the existing streetscape formed by the adjoining 4 and 7 storey buildings. Previous podium schemes which were presented at council DRP meetings did not extend as far toward the adjoining sites. At the DRP meeting it was determined that it was preferable to extend the 4 storey scale of the podium its full length to its neighbours to reinforce the streetscape. There is a 6m setback to the north and a 3m setback to the west to maintain building separation. Both podium facades are fitted with full height louvre screening for privacy.

The tower is setback according to LEP/DCP controls. There is a 15m setback to the northern boundary and adjoining building. There is a 23m-37.5m setback to the western boundary and 40m-42m setback to the western adjoining buildings.

We are conscious that this building, by virtue of its prominent location and height, will be a significant element in the Wollongong skyline (at least until other developments follow). As such we sought to design a building which would not present as excessive massing and which would be a positive addition to the city in terms of its design quality. The 17 storey tower form has been split into 2 parts by the introduction of a curved recessed zone in the centre on both sides, as suggested by the DRP. This forms a ventilation shaft which provides for natural ventilation to the units and reduces the bulk of the tower. The ends of the tower also has a curved taper and the northern silhouette of the tower also has a curved vertical taper to further reduce the bulk and scale. The tower has been articulated with a 'wave' patterning on the façade to break up the bulk and scale.

The result is a sinuous and sculptural form which is iconic and contextual which will form a suitable identity for the city.

Principle 3 : Built form

The building sits above a 2-3 level basement car park to achieve parking requirements. The 4-5 storey podium consists of retail and commercial space on the ground floor as well as a mezzanine void on L1. There is a continuous retail street activation along Rawson Street and Regent Street. Due to the fall of the site on Regent Street this creates an additional commercial level on L1 (Rawson Street ground floor). A café is located on the corner. Following discussion with council, the retail frontages have been significantly set back to allow for on street dining for cafes etc. particularly at the corner. A colonnade on the ground floor further activates the ground plane for the public. The building massing provides for a dramatic void here to add to the dynamic spatial qualities. This corner is significant as it forms the termination of the view corridor from the CBD along Crown Lane. Accordingly, we have sought to create a sculptural expression on corner to respond to this significant location.

Basement access is located off Regent Street at the northern end which is lowest. The basement contains parking, loading and servicing facilities as well as a special safe parking and access zone for the child care. Due to the fall of the land, the basement provides a flat ground plane on the ground floor. This large platform provides for a large flat area of north facing communal open green space in the middle of the site. The levels allow for large areas of 1.5m soil to support expansive soft landscaping. The child care centre is located on Ground level and addresses a large contained children's play area. The Communal open space is activated and addressed to the east by a communal multi-purpose room which will contain gym or communal meeting facilities as well as a hard paved BBQ area to the south west. These areas are accessed from the basement, lobbies and from the street via a circulation axis which also provides for easy servicing of the retail spaces.

The podium contains a number of 1 bed and 2 bed units with deep and wide balconies for maximum outdoor private space. The podium units further activate the streetscape. An

additional communal open space is located on podium L3 to the south to provide additional north facing amenity facilities for the residents whilst maintain suitable bulk and scale to the street. The tower contains generous 2 bed units with large areas of private balconies. The units are designed to maximise views and northern aspect. The provision of the ventilation shafts provides for natural ventilation to all levels well in excess of ADG requirements. The upper floors contain 3 bed units and penthouses. The upper portion of the building tapers at the north. This creates terraced areas which provide for expansive private outdoor spaces. There are large areas of private roof terraces on L21 with a pergola structure for the penthouses. The result is a building of high resident amenity and quality and a suitably iconic design for Wollongong.

Principle 4: Density

The new LEP allows for an FSA of 3.703:1(based on formula). The proposal complies with this control.

Principle 5: Sustainability

The design of the apartments has been influenced by the principles of passive solar design to maximise natural ventilation. The core design ensures a high proportion of corner units resulting in a high proportion of north facing units and natural ventilation to minimise energy use. Additional ventilation slots are used to ensure the building meets ADG guidelines for natural ventilation.

The proposal contains water collection and recycling initiatives for the garden areas.

Principle 6: Landscape

This site allows for significant amounts of north facing communal open space.

Due to the fall of the land, the basement provides a flat ground plane on the ground floor. This large platform provides for a large flat area of north facing communal open green space in the middle of the site. The levels allow for large areas of 1.5m soil to support expansive soft landscaping. The child care centre is located on Ground level and addresses a large contained children's play area. The Communal open space is activated and addressed to the east by a communal multi-purpose room which will contain gym or communal meeting facilities as well as a hard paved BBQ area to the south west. These areas are accessed from the basement, lobbies and from the street via a circulation axis. See landscape design.

An additional communal open space is located on podium L3 to the south to provide additional north facing amenity facilities for the residents whilst maintain suitable bulk and scale to the street. Following discussion with council, the retail frontages have been significantly set back to allow for on street dining for cafes etc. particularly at the corner. These areas are landscaped to provide paved public domain areas and street trees.

Principle 7: Amenity

The proposal will result in high standards of amenity for the future occupants of the building. All apartments have lift access from the basement parking areas and lobbies ensuring all units are fully accessible. The apartments have been designed according to SEPP 65 design guidelines as follows:

1) Solar and Daylight Access

Performance Criteria: 70% of apartments in a building to receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter.

Performance: The building is compliant as 85% of apartment living rooms or (128 of 151 units) would receive direct sun penetration for a minimum 2 hours per day between 9 am and 3pm.

Performance Criteria: A maximum of 15% of apartments in a building receive no sunlight between 9am and 3pm at mid-winter.

Performance: The building is compliant as 2% of the units or (3 of 64 units) will not receive direct sunlight in winter.

Performance Criteria: A window should be visible from all habitable rooms.

Performance: The building is compliant as a window is visible from all habitable rooms.

2) Natural Ventilation

Performance Criteria: 60% of units should be naturally cross ventilated. The rear of single aspect unit kitchens/open plan layouts to be maximum of 8m from glazing.

Performance: The building is compliant as 73% or (110 of 151) units are naturally cross ventilated.

Performance Criteria: The area of window openings should be at least 5% of floor area served.

Performance: The building is compliant as area of window openings is greater than 5% of floor area served.

3) Ceiling heights

Performance Criteria: The minimum ceiling height for habitable areas is 2700mm.

Performance: The building is compliant as all units have 2700mm ceilings in habitable areas

Performance Criteria: The minimum ceiling height for ground floor retail areas is areas is 3300mm.

Performance: The building is compliant as the minimum ceiling height for ground floor retail areas is areas exceeds 3300mm as per DCP.

4) Apartment Size and Layout

Performance Criteria: Apartments are required to have the following minimum internal areas: Studio 35sqm/1 Bedroom 50sqm/ 2 Bedroom 70sqm / 3 Bedrooms 90sqm.

Performance: The building is compliant as all units have the minimum required internal areas according to SEPP 65.

5) Building Depth

Performance Criteria: The maximum building depth should be 18m.

Performance: The project is generally compliant as the vast majority of the buildings are far less than 18m. A very minor portion of the tower is 19m wide and some areas of the podium are 18.5-19m wide.

6) Apartment Depth

Performance Criteria: Habitable room depths are limited to a maximum of 2.5 X the ceiling height. In open plan layout (where the living, dinning and kitchen are combined) the maximum habitable room depth is 8m from a window.

Performance: The building is generally compliant as the maximum unit depth is approx. 8m.

7) Private Open Space and Balconies

Performance Criteria: All apartments are required to have primary balconies as follows: Studios 4sqm; 1 Bedroom 8sqm; 2Bedroom 10sqm; 3 Bedroom 12sqm.

Performance: The building is compliant as all apartment balconies have the minimum required size.

Performance Criteria: The minimum depth of balconies is 2m for studios, 1 bed, 2 bed and 2.4m for 3 bed.

Performance: The building is compliant as all apartment balconies have the minimum required depth.

8) Common Circulation and Spaces

Performance Criteria: The maximum number of apartments off a circulation core on a single level is eight.

Performance: The tower is compliant as the maximum number of apartments off a circulation core on a single level is seven. The podium is close to compliant as the maximum number of apartments off a circulation core on a single level is 9.

9) Storage

Performance Criteria: The minimum requirements for storage are as following: Studio 4sqm/ 1 Bedroom 6sqm/ 2 Bedroom 8sqm/ 3 Bedroom 10sqm. And at least 50% of the required storage is to be located within the apartment.

Performance: All units have a minimum storage size and are compliant as they have the capability of providing the storage requirement with at least 50% of storage within the unit and 50% within the basement.

10) Ground Floor and Lobbies

Performance Criteria: Direct Access should be provided for ground floor apartments.

Performance: Not applicable.

Performance Criteria: Retail or home office should be located along ground floor frontages.

Performance: The building is compliant as retail/commercial uses are located along ground floor frontages.

Principle 8: Safety

A variety of security measures have been incorporated into the design of the apartment building. The main entry space is overlooked by the units above. The basement carpark is secure providing security for residents and visitors arriving by car. There is also good passive surveillance provided by the street front units and for the approach to main apartment entry lobby areas.

Principle 9: Social Dimensions

The proposal will provide an increase in the residential housing available in Wollongong, consistent with the redevelopment of the area during its transition from low rise uses to a high quality medium density residential area. The building will contain 151 high quality apartments that are generous in size with generous open private and public spaces that will enrich the quality of the dwelling product currently available in the area.

All apartments are generous in size and include 1, 2 & 3 bedroom apartments. These will serve to provide accommodation for a wide mix of occupants including large families and retirees.

All units have generous storage provisions both inside and outside of the apartment with a dedicated storage space located at basement level.

The site is located close to public transport near the Wollongong CBD and close to the Station and a range of community facilities and services.

Principle 10: Aesthetics

The massing of the building has influenced the character of the building.

This results in a slender elegant tower on top of a streetscape defining podium. We have sought to design a building of high design quality which will be a new style bench mark for the city.

The 17 storey tower form has been split into 2 parts by the introduction of a curved recessed zone in the centre on both sides, as suggested by the DRP. This forms a ventilation shaft which provides for natural ventilation to the units and reduces the bulk of the tower. The ends of the tower also has a curved taper and the northern silhouette of the tower also has a curved vertical taper to further reduce the bulk and scale.

The tower has been articulated with a 'wave' patterning on the façade to break up the bulk and scale. The tower has a predominantly horizontal expression made from the play on 2 different materials and colours to create a curvilinear pattern of solids and voids. The design uses solid white concrete spandrels to create a 'light zone'. The other layer or 'dark zone' consists of window or balcony glazing. In some areas the solid white spandrel is replaced with glazing as either widow or balcony balustrade. The interplay of these zones creates a ripple effect inspired by the draping of fabric or the waves on the beach.

The 4-5 Storey podium continues this sinuous pattern whilst creating a richly articulated streetscape. The podium is framed within a white portal. The curves of this portal echo the sinuous curves of the tower. The curved solid spandrels of the tower also occur on the podium which brings the tower expression to the ground. Within the podium frame the units are expressed as a rhythm of individual modules. The street façade is further articulated with large glass louvre blades which give a human scale to the areas near the street. Large horizontal white louvre blades are used on the ends of the podium to add articulation and privacy to the neighbours.

Large pergolas are used to further reinforce the sculptural elements of the tower. The curved roof pergola terminates the curve of the tower. A pergola on the southern podium completes the curved geometry and the pergola at the northern wing reconciles the alignment to the adjoining building whilst acknowledging the fall of the street.

The corner of Rawson Street and Regent Street is significant as it forms the termination of the view corridor from the CBD along Crown Lane. Accordingly, we have sought to create a sculptural expression on corner to respond to this significant location. The portal frame is inclined back here echoing the tower form. This forms a cascade of terraces at the corner. This sculptural element extends above the corner to create a suitable corner expression.

The result is a progressive design of a high quality which will enrich the area and provide a bench mark for the community.

Tony Owen
Director
Tony Owen Partners Architects
Reg. No 7080

Development Application

Project: MIXED USED RESIDENTIAL DEVELOPMENT Project # 953 Date 01.12.2015
 Project Address: 10-18 REGENT STREET WOLLONGONG
 Site Area: 3,648.00 sqm
 Consent Authority: WOLLONGONG COUNCIL

Unit Schedule					
	1-BED	2-BED	3-BED	PENTHOUSE 3 BED	UNITS
Level 1	15	3			18
Level 2	15	3			18
Level 3	5	5	1		11
Level 4		7			7
Level 5		7			7
Level 6		7			7
Level 7		7			7
Level 8		7			7
Level 9		7			7
Level 10		7			7
Level 11		7			7
Level 12		7			7
Level 13		7			7
Level 14		7			7
Level 15		7			7
Level 16			5		5
Level 17			5		5
Level 18			5		5
Level 19				3	3
Level 20				2	2
TOTAL	35	95	16	5	151 UNITS
Unit Mix	23.2%	62.9%	10.6%	3.3%	

Unit Breakdown			Internal Unit Area	Private Open Space	Storage (m3)	
					Internal	Basement
Level 1	Unit 13	2 bed	83.0 sqm	40.0 sqm	4.86	7.00
	Unit 14	1 bed	50.0 sqm	17.0 sqm	3.24	7.00
	Unit 15	1 bed	50.0 sqm	17.0 sqm	3.24	7.00
	Unit 16	1 bed	50.0 sqm	17.0 sqm	3.24	7.00
	Unit 17	1 bed	50.0 sqm	17.0 sqm	3.24	4.60
	Unit 18	1 bed	50.0 sqm	17.0 sqm	3.24	4.60
	Unit 19	1 bed	55.0 sqm	21.3 sqm	3.21	4.60
	Unit 20	1 bed	50.0 sqm	31.2 sqm	3.51	4.60
	Unit 21	1 bed	52.0 sqm	13.1 sqm	3.24	4.60
	Unit 22	1 bed	52.0 sqm	13.1 sqm	3.24	4.60
	Unit 23	1 bed	50.0 sqm	17.0 sqm	3.51	4.60
	Unit 24	1 bed	50.0 sqm	17.0 sqm	3.51	3.80
	Unit 25	2 bed	75.0 sqm	12.0 sqm	4.00	4.80
	Unit 26	1 bed	50.0 sqm	17.0 sqm	3.24	4.80
	Unit 27	1 bed	50.0 sqm	17.0 sqm	3.24	4.80
	Unit 28	1 bed	50.0 sqm	17.0 sqm	3.24	4.80
	Unit 29	1 bed	50.0 sqm	17.0 sqm	3.24	4.80
	Unit 30	2 bed	73.0 sqm	39.0 sqm	4.13	4.80
Level 2	Unit 31	2 bed	83.0 sqm	40.0 sqm	4.86	3.60
	Unit 32	1 bed	50.0 sqm	17.0 sqm	3.24	17.20
	Unit 33	1 bed	50.0 sqm	17.0 sqm	3.24	15.60
	Unit 34	1 bed	50.0 sqm	17.0 sqm	3.24	14.80
	Unit 35	1 bed	50.0 sqm	17.0 sqm	3.24	14.00
	Unit 36	1 bed	50.0 sqm	17.0 sqm	3.24	8.60
	Unit 37	1 bed	64.0 sqm	26.6 sqm	6.12	12.69
	Unit 38	1 bed	50.0 sqm	31.2 sqm	3.51	6.10
	Unit 39	1 bed	50.0 sqm	17.0 sqm	3.51	6.10
	Unit 40	1 bed	52.0 sqm	13.1 sqm	3.24	12.69
	Unit 41	1 bed	50.0 sqm	17.0 sqm	3.51	15.60
	Unit 42	1 bed	50.0 sqm	17.0 sqm	3.51	14.00
	Unit 43	2 bed	75.0 sqm	12.0 sqm	4.00	14.00
	Unit 44	1 bed	50.0 sqm	17.0 sqm	3.24	15.60
	Unit 45	1 bed	50.0 sqm	17.0 sqm	3.24	14.00
	Unit 46	1 bed	50.0 sqm	17.0 sqm	3.24	8.60
	Unit 47	1 bed	50.0 sqm	17.0 sqm	3.24	3.80
	Unit 48	2 bed	73.0 sqm	39.0 sqm	4.13	5.40

Project: MIXED USED RESIDENTIAL DEVELOPMENT Project # 953 Date 01.12.2015
Project Address: 10-18 REGENT STREET WOLLONGONG
Site Area: 3,648.00 sqm
Consent Authority: WOLLONGONG COUNCIL

Unit Schedule					
	1-BED	2-BED	3-BED	PENTHOUSE 3 BED	UNITS
Level 1	15	3			18
Level 2	15	3			18
Level 3	5	5	1		11
Level 4		7			7
Level 5		7			7
Level 6		7			7
Level 7		7			7
Level 8		7			7
Level 9		7			7
Level 10		7			7
Level 11		7			7
Level 12		7			7
Level 13		7			7
Level 14		7			7
Level 15		7			7
Level 16			5		5
Level 17			5		5
Level 18			5		5
Level 19				3	3
Level 20				2	2
TOTAL	35	95	16	5	151 UNITS
Unit Mix	23.2%	62.9%	10.6%	3.3%	

Unit Breakdown			Internal Unit Area	Private Open Space	Storage (m3)	
					Internal	Basement
Level 3	Unit 49	2 bed	76.0 sqm	125.0 sqm	4.37	5.40
	Unit 50	2 bed	77.0 sqm	54.0 sqm	6.15	5.40
	Unit 51	3 bed	87.0 sqm	43.0 sqm	5.94	5.40
	Unit 52	1 bed	50.0 sqm	17.0 sqm	3.24	5.40
	Unit 53	2 bed	69.0 sqm	32.3 sqm	4.13	5.40
	Unit 54	1 bed	50.0 sqm	17.0 sqm	3.51	7.00
	Unit 55	1 bed	50.0 sqm	17.0 sqm	3.51	4.00
	Unit 56	1 bed	50.0 sqm	17.0 sqm	3.51	4.00
	Unit 57	1 bed	50.0 sqm	12.0 sqm	3.24	4.00
	Unit 58	2 bed	78.0 sqm	13.9 sqm	4.72	4.00
	Unit 59	2 bed	77.0 sqm	93.0 sqm	4.19	4.00
Level 4	Unit 60	2 bed	79.0 sqm	12.0 sqm	5.67	4.00
	Unit 61	2 bed	61.0 sqm	14.0 sqm	4.75	4.00
	Unit 62	2 bed	62.0 sqm	14.0 sqm	5.94	4.00
	Unit 63	2 bed	76.0 sqm	96.0 sqm	4.96	7.00
	Unit 64	2 bed	78.0 sqm	260.0 sqm	8.47	7.00
	Unit 65	2 bed	77.0 sqm	13.9 sqm	4.72	7.00
	Unit 66	2 bed	78.0 sqm	14.0 sqm	4.07	7.00
Level 5	Unit 67	2 bed	79.0 sqm	12.0 sqm	5.67	7.00
	Unit 68	2 bed	76.0 sqm	14.0 sqm	4.75	4.60
	Unit 69	2 bed	77.0 sqm	14.0 sqm	5.94	4.60
	Unit 70	2 bed	76.0 sqm	22.0 sqm	4.96	4.60
	Unit 71	2 bed	78.0 sqm	19.0 sqm	8.47	4.60
	Unit 72	2 bed	77.0 sqm	13.9 sqm	4.72	4.60
	Unit 73	2 bed	78.0 sqm	14.0 sqm	4.07	4.60
Level 6	Unit 74	2 bed	79.0 sqm	12.0 sqm	5.67	4.60
	Unit 75	2 bed	76.0 sqm	14.0 sqm	4.75	3.80
	Unit 76	2 bed	77.0 sqm	14.0 sqm	5.94	4.80
	Unit 77	2 bed	76.0 sqm	22.0 sqm	4.96	4.80
	Unit 78	2 bed	78.0 sqm	19.0 sqm	8.47	4.80
	Unit 79	2 bed	77.0 sqm	13.9 sqm	4.72	4.80
	Unit 80	2 bed	78.0 sqm	14.0 sqm	4.07	4.80

Development Application

Project: MIXED USED RESIDENTIAL DEVELOPMENT Project # 953 Date 01.12.2015
 Project Address: 10-18 REGENT STREET WOLLONGONG
 Site Area: 3,648.00 sqm
 Consent Authority: WOLLONGONG COUNCIL

Unit Schedule

	1-BED	2-BED	3-BED	PENTHOUSE 3 BED	UNITS
Level 1	15	3			18
Level 2	15	3			18
Level 3	5	5	1		11
Level 4		7			7
Level 5		7			7
Level 6		7			7
Level 7		7			7
Level 8		7			7
Level 9		7			7
Level 10		7			7
Level 11		7			7
Level 12		7			7
Level 13		7			7
Level 14		7			7
Level 15		7			7
Level 16			5		5
Level 17			5		5
Level 18			5		5
Level 19				3	3
Level 20				2	2
TOTAL	35	95	16	5	151 UNITS
Unit Mix	23.2%	62.9%	10.6%	3.3%	

Unit Breakdown

			Internal Unit Area	Private Open Space	Storage (m3)	
					Internal	Basement
Level 7	Unit 81	2 bed	79.0 sqm	12.0 sqm	5.67	4.80
	Unit 82	2 bed	76.0 sqm	14.0 sqm	4.75	3.60
	Unit 83	2 bed	77.0 sqm	14.0 sqm	5.94	17.20
	Unit 84	2 bed	76.0 sqm	22.0 sqm	4.96	15.60
	Unit 85	2 bed	78.0 sqm	19.0 sqm	8.47	14.80
	Unit 86	2 bed	77.0 sqm	13.9 sqm	4.72	14.00
	Unit 87	2 bed	78.0 sqm	14.0 sqm	4.07	6.70
Level 8	Unit 88	2 bed	79.0 sqm	12.0 sqm	5.67	6.70
	Unit 89	2 bed	76.0 sqm	14.0 sqm	4.75	6.70
	Unit 90	2 bed	77.0 sqm	14.0 sqm	5.94	6.70
	Unit 91	2 bed	76.0 sqm	22.0 sqm	4.96	6.70
	Unit 92	2 bed	78.0 sqm	19.0 sqm	8.47	15.60
	Unit 93	2 bed	77.0 sqm	13.9 sqm	4.72	14.00
	Unit 94	2 bed	78.0 sqm	14.0 sqm	4.07	14.00
Level 9	Unit 95	2 bed	79.0 sqm	12.0 sqm	5.67	15.60
	Unit 96	2 bed	76.0 sqm	14.0 sqm	4.75	14.00
	Unit 97	2 bed	77.0 sqm	14.0 sqm	5.94	3.60
	Unit 98	2 bed	76.0 sqm	22.0 sqm	4.96	7.00
	Unit 99	2 bed	78.0 sqm	19.0 sqm	8.47	4.00
	Unit 100	2 bed	77.0 sqm	13.9 sqm	4.72	4.00
	Unit 101	2 bed	78.0 sqm	14.0 sqm	4.07	4.00
Level 10	Unit 102	2 bed	79.0 sqm	12.0 sqm	5.67	4.00
	Unit 103	2 bed	76.0 sqm	14.0 sqm	4.75	4.00
	Unit 104	2 bed	77.0 sqm	14.0 sqm	5.94	4.00
	Unit 105	2 bed	76.0 sqm	22.0 sqm	4.96	4.00
	Unit 106	2 bed	78.0 sqm	19.0 sqm	8.47	4.00
	Unit 107	2 bed	77.0 sqm	13.9 sqm	4.72	7.00
	Unit 108	2 bed	78.0 sqm	14.0 sqm	4.07	4.80

Development Application

Project: MIXED USED RESIDENTIAL DEVELOPMENT Project # 953 Date 01.12.2015
 Project Address: 10-18 REGENT STREET WOLLONGONG
 Site Area: 3,648.00 sqm
 Consent Authority: WOLLONGONG COUNCIL

Unit Schedule					
	1-BED	2-BED	3-BED	PENTHOUSE 3 BED	UNITS
Level 1	15	3			18
Level 2	15	3			18
Level 3	5	5	1		11
Level 4		7			7
Level 5		7			7
Level 6		7			7
Level 7		7			7
Level 8		7			7
Level 9		7			7
Level 10		7			7
Level 11		7			7
Level 12		7			7
Level 13		7			7
Level 14		7			7
Level 15		7			7
Level 16			5		5
Level 17			5		5
Level 18			5		5
Level 19				3	3
Level 20				2	2
TOTAL	35	95	16	5	151 UNITS
Unit Mix	23.2%	62.9%	10.6%	3.3%	

Unit Breakdown					
			Internal Unit Area	Private Open Space	Storage (m3)
					Internal Basement
Level 11	Unit 109	2 bed	79.0 sqm	12.0 sqm	5.67 4.80
	Unit 110	2 bed	76.0 sqm	14.0 sqm	4.75 4.80
	Unit 111	2 bed	77.0 sqm	14.0 sqm	5.94 4.80
	Unit 112	2 bed	76.0 sqm	22.0 sqm	4.96 4.80
	Unit 113	2 bed	78.0 sqm	19.0 sqm	8.47 4.80
	Unit 114	2 bed	77.0 sqm	13.9 sqm	4.72 4.80
Level 12	Unit 115	2 bed	78.0 sqm	14.0 sqm	4.07 4.80
	Unit 116	2 bed	79.0 sqm	12.0 sqm	5.67 4.80
	Unit 117	2 bed	76.0 sqm	14.0 sqm	4.75 4.80
	Unit 118	2 bed	77.0 sqm	14.0 sqm	5.94 4.80
	Unit 119	2 bed	76.0 sqm	22.0 sqm	4.96 4.80
	Unit 120	2 bed	78.0 sqm	19.0 sqm	8.47 4.80
Level 13	Unit 121	2 bed	77.0 sqm	13.9 sqm	4.72 4.80
	Unit 122	2 bed	78.0 sqm	14.0 sqm	4.07 4.80
	Unit 123	2 bed	79.0 sqm	12.0 sqm	5.67 4.80
	Unit 124	2 bed	76.0 sqm	14.0 sqm	4.75 6.10
	Unit 125	2 bed	77.0 sqm	14.0 sqm	5.94 6.10
	Unit 126	2 bed	76.0 sqm	22.0 sqm	4.96 7.00
Level 14	Unit 127	2 bed	78.0 sqm	19.0 sqm	8.47 7.00
	Unit 128	2 bed	77.0 sqm	13.9 sqm	4.72 7.00
	Unit 129	2 bed	78.0 sqm	14.0 sqm	4.07 7.00
	Unit 130	2 bed	79.0 sqm	12.0 sqm	5.67 4.60
	Unit 131	2 bed	76.0 sqm	14.0 sqm	4.75 4.60
	Unit 132	2 bed	77.0 sqm	14.0 sqm	5.94 4.60
	Unit 133	2 bed	76.0 sqm	22.0 sqm	4.96 4.60
	Unit 134	2 bed	78.0 sqm	19.0 sqm	8.47 4.60
	Unit 135	2 bed	77.0 sqm	13.9 sqm	4.72 4.60
	Unit 136	2 bed	78.0 sqm	14.0 sqm	4.07 4.60

Development Application

Project: MIXED USED RESIDENTIAL DEVELOPMENT Project # 953 Date 01.12.2015
 Project Address: 10-18 REGENT STREET WOLLONGONG
 Site Area: 3,648.00 sqm
 Consent Authority: WOLLONGONG COUNCIL

Unit Schedule

	1-BED	2-BED	3-BED	PENTHOUSE 3 BED	UNITS
Level 1	15	3			18
Level 2	15	3			18
Level 3	5	5	1		11
Level 4		7			7
Level 5		7			7
Level 6		7			7
Level 7		7			7
Level 8		7			7
Level 9		7			7
Level 10		7			7
Level 11		7			7
Level 12		7			7
Level 13		7			7
Level 14		7			7
Level 15		7			7
Level 16			5		5
Level 17			5		5
Level 18			5		5
Level 19				3	3
Level 20				2	2
TOTAL	35	95	16	5	151 UNITS
Unit Mix	23.2%	62.9%	10.6%	3.3%	

Unit Breakdown

			Internal Unit Area	Private Open Space	Storage (m3)	
					Internal	Basement
Level 15	Unit 137	2 bed	79.0 sqm	12.0 sqm	5.67	3.80
	Unit 138	2 bed	76.0 sqm	14.0 sqm	4.75	4.80
	Unit 139	2 bed	77.0 sqm	14.0 sqm	5.94	4.80
	Unit 140	2 bed	76.0 sqm	22.0 sqm	4.96	4.80
	Unit 141	2 bed	78.0 sqm	19.0 sqm	8.47	4.80
	Unit 142	2 bed	77.0 sqm	13.9 sqm	4.72	4.80
	Unit 143	2 bed	78.0 sqm	14.0 sqm	4.07	4.80
Level 16	Unit 144	3 bed	98.0 sqm	89.0 sqm	5.13	14.00
	Unit 145	3 bed	95.0 sqm	14.0 sqm	5.29	4.86
	Unit 146	3 bed	95.0 sqm	21.0 sqm	5.94	6.70
	Unit 147	3 bed	95.0 sqm	51.0 sqm	5.16	6.70
	Unit 148	3 bed	93.0 sqm	15.0 sqm	5.16	6.70
Level 17	Unit 149	3 bed	98.0 sqm	71.0 sqm	5.13	6.70
	Unit 150	3 bed	95.0 sqm	14.0 sqm	5.29	6.70
	Unit 151	3 bed	95.0 sqm	21.0 sqm	5.94	17.20
	Unit 152	3 bed	95.0 sqm	51.0 sqm	5.16	15.60
	Unit 153	3 bed	93.0 sqm	15.0 sqm	5.16	14.80
Level 18	Unit 154	3 bed	98.0 sqm	52.0 sqm	5.13	14.00
	Unit 155	3 bed	95.0 sqm	14.0 sqm	5.29	15.60
	Unit 156	3 bed	95.0 sqm	21.0 sqm	5.94	14.00
	Unit 157	3 bed	95.0 sqm	51.0 sqm	5.16	14.00
	Unit 158	3 bed	93.0 sqm	15.0 sqm	5.16	15.60
Level 19	Unit 159	3 bed	120.0 sqm	130.0 sqm	6.75	14.00
	Unit 160	3 bed	110.0 sqm	100.0 sqm	6.18	14.00
	Unit 161	3 bed	110.0 sqm	43.0 sqm	5.18	6.10
Level 20	Unit 162	3 bed	120.0 sqm	189.0 sqm	8.37	6.20
	Unit 163	3 bed	120.0 sqm	59.0 sqm	5.18	13.77
Level 21	Unit 162	3 bed		209.0 sqm		
	Unit 163	3 bed		100.0 sqm		