



SITE AREA		1825 SQM		
X	0.854			
	NON-RESIDENTIAL		RESIDENTIAL	
GFA	4880 SQM		3607 SQM	
PERCENTAGE	57%		43%	
MAX FSR	5.64 : 1		3.29 : 1	
Clause 4.4A Permissible FSR		4.65 : 1		
PROPOSED GFA & FSR		RESIDENTIAL	HOTEL	OTHER COMMERCIAL
SUBTOTAL GFA		3607 SQM	4191 SQM	689 SQM
			4880 SQM	
PERCENTAGE		43%	49%	8%
			57%	
TOTAL GFA		8487 SQM		
TOTAL FSR		4.65 : 1		
RESIDENTIAL	1BED	2BED	3BED	GFA
LEVEL 16			1	150 SQM
LEVEL 15	-	2	1	312 SQM
LEVEL 14	2	2	-	297 SQM
LEVEL 13	2	2	-	297 SQM
LEVEL 12	2	2	-	288 SQM
LEVEL 11	4	-	2	436 SQM
LEVEL 10	4	-	2	436 SQM
LEVEL 9	2	4	-	446 SQM
LEVEL 8	2	4	-	446 SQM
LEVEL 7	2	4	-	432 SQM
GROUND FLOOR				67 SQM
SUBTOTAL	20 UNITS	20 UNITS	6 UNITS	
PERCENTAGE	43%	43%	13%	3607 SQM
TOTAL		46 UNITS		
HOTEL	DOUBLE	TRIPLE	SUITE	GFA
LEVEL 6				246 SQM
LEVEL 5	2	7	2	489 SQM
LEVEL 4	10	7	4	833 SQM
LEVEL 3	11	7	4	874 SQM
LEVEL 2	11	7	4	926 SQM
LEVEL 1	9	-	2	413 SQM
GROUND FLOOR				409 SQM
SUBTOTAL	43 UNITS	28 UNITS	16 UNITS	4191 SQM
TOTAL		87 UNITS		
COMMERCIAL				GFA
RESTAURANT				248 SQM
FOOD AND DRINK PREMISES				441 SQM
TOTAL				689 SQM
CAR PARKING REQUIREMENT		RATES		NO. SPACES
RESIDENTIAL - RMS GUIDE TO TRAFFIC GENERATING DEVELOPMENTS: METROPOLITAN SUB-REGIONAL CENTRES				
RESIDENTS PARKING	1 BEDROOM UNIT	0.600 / UNIT		12 SPACES
	2 BEDROOM UNIT	0.900 / UNIT		18 SPACES
	3 BEDROOM UNIT	1.400 / UNIT		9 SPACES
VISITORS PARKING		0.200 / UNIT		10 SPACES
TOTAL REQUIRED RESIDENTIAL PARKING				49 SPACES
COMMERCIAL				
HOTEL	ZONE B3	0.025 / SQM		105 SPACES
HOTEL RESTAURANT (AVAILABLE TO GENERAL PUBLIC)		0.150 / SQM		38 SPACES
FOOD AND DRINK PREMISES		CITY WIDE	0.040 / SQM	
TOTAL REQUIRED COMMERCIAL PARKING				161 SPACES
TOTAL REQUIRED COMMERCIAL PARKING WITH 30% REDUCTION (WLEP2009 CLAUSE 7.4)				113 SPACES
NUMBER OF REQUIRED CAR PARKING SPACES				162 SPACES
CAR PARKING PROVISION	ISLE SPACE	TANDEM SPACE	(INCL ACCESSIBLE)	TOTAL
BASEMENT 1	26 SPACES	-	(2 SPACES)	26 SPACES
BASEMENT 2	45 SPACES	-	(1 SPACES)	45 SPACES
BASEMENT 3	46 SPACES	-	(1 SPACES)	46 SPACES
BASEMENT 4	45 SPACES	-	-	45 SPACES
TOTAL	162 SPACES	0 SPACES	(4 SPACES)	162 SPACES
MOTORCYCLE PARKING REQUIREMENT		RATES		NO. SPACES
HOTEL		0.040 / CARSPACE		5 SPACES
FOOD AND DRINK PREMISES		0.040 / CAR SPACES		3 SPACES
RESIDENTS PARKING		0.067 / UNIT		4 SPACES
NUMBER OF REQUIRED MOTORCYCLE PARKING SPACES				12 SPACES
MOTORCYCLE PARKING PROVISION	ISLE SPACE			
BASEMENT 1	8 SPACES			
BASEMENT 2	-			
BASEMENT 3	4 SPACES			
BASEMENT 4	-			
TOTAL	12 SPACES			
BICYCLE PARKING		RATES		NO. SPACES
HOTEL		0.000 / SQM		0.0 SPACES
HOTEL RESTAURANT		0.005 / SQM		1.2 SPACES
FOOD AND DRINK PREMISES		0.005 / SQM		2.2 SPACES
RESIDENTS PARKING		0.330 / UNIT		15.2 SPACES
RESIDENTIAL VISITORS PARKING		0.083 / UNIT		3.8 SPACES
NUMBER OF REQUIRED BICYCLE PARKING SPACES				22 SPACES

MIXED USE DEVELOPMENT

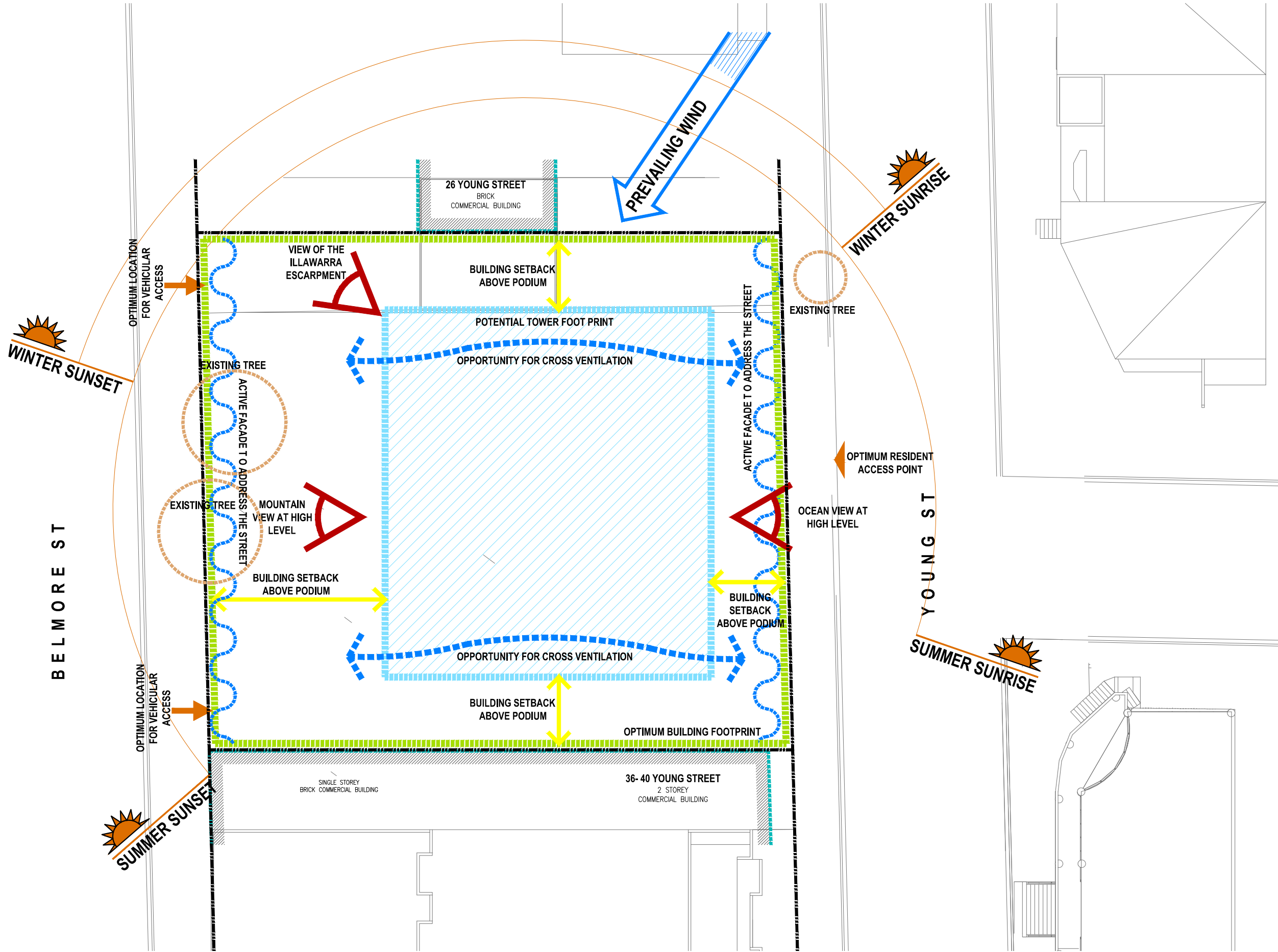
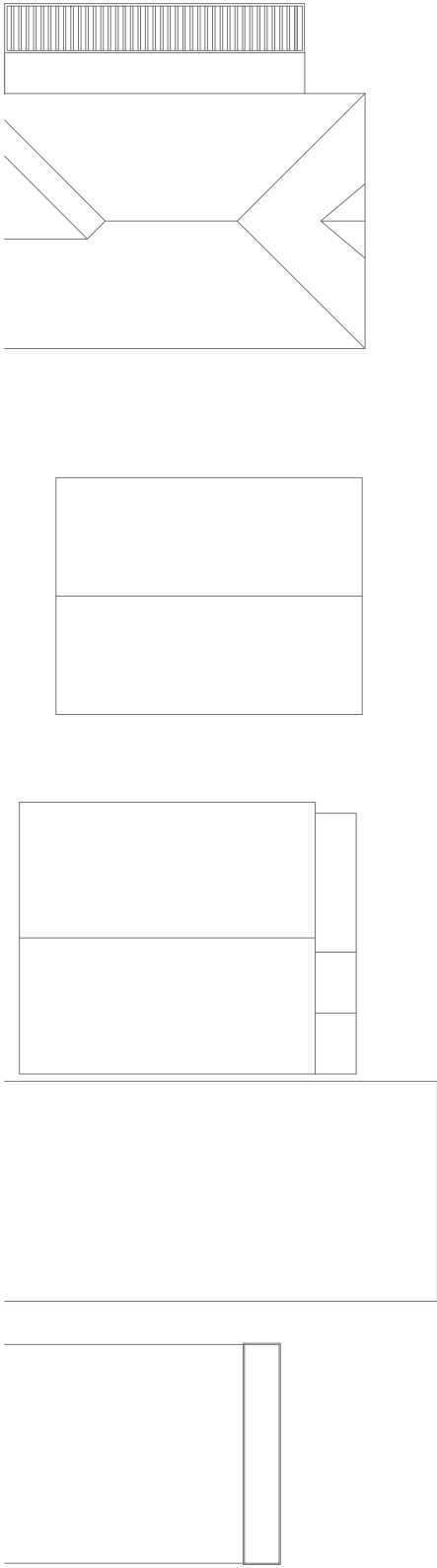
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG

DEVELOPMENT APPLICATION

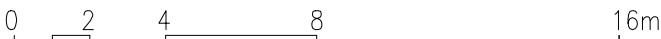
DRAWING LIST

SERIES	DWG NO.	DWG TITLE	SCALE	REVISION
PLANS	A-001	COVER SHEET	04	
	A-010	SITE ANALYSIS	-	03
	A-020	SITE PLAN	1:200@A3	04
	A-100	BASEMENT 4 PLAN	1:200@A3	02
	A-101	BASEMENT 3 PLAN	1:200@A3	02
	A-102	BASEMENT 2 PLAN	1:200@A3	04
	A-103	BASEMENT 1 PLAN	1:200@A3	04
	A-104	LOWER GROUND FLOOR PLAN	1:200@A3	05
	A-105	UPPER GROUND FLOOR PLAN	1:200@A3	04
	A-106	LEVEL 1 PLAN	1:200@A3	04
SECTIONS & ELEVATIONS	A-107	LEVEL 2 PLAN (HOTEL)	1:200@A3	04
	A-108	LEVEL 3 PLAN (HOTEL)	1:200@A3	04
	A-109	LEVEL 4 PLAN (HOTEL)	1:200@A3	04
	A-110	LEVEL 5 PLAN (HOTEL)	1:200@A3	04
	A-111	LEVEL 6 PLAN (HOTEL)	1:200@A3	04
	A-112	LEVEL 7 PLAN (APARTMENTS)	1:200@A3	04
	A-113	LEVEL 8 PLAN (APARTMENTS)	1:200@A3	04
	A-114	LEVEL 9 PLAN (APARTMENTS)	1:200@A3	04
	A-115	LEVEL 10 PLAN (APARTMENTS)	1:200@A3	04
	A-116	LEVEL 11 PLAN (APARTMENTS)	1:200@A3	04
DIAGRAMS	A-117	LEVEL 12 PLAN (APARTMENTS)	1:200@A3	04
	A-118	LEVEL 13 PLAN (APARTMENTS)	1:200@A3	04
	A-119	LEVEL 14 PLAN (APARTMENTS)	1:200@A3	04
	A-120	LEVEL 15 PLAN (APARTMENTS)	1:200@A3	04
	A-121	LEVEL 16 PLAN (APARTMENTS)	1:200@A3	04
	A-122	ROOF PLAN	1:200@A3	04
	A-130	ADAPTABLE UNITS - SHEET 1	1:100@A3	04
	A-131	ADAPTABLE UNITS - SHEET 2	1:100@A3	04
	A-200	SECTION - SHEET 1	1:200@A3	04
	A-201	SECTION - SHEET 2	1:200@A3	04
	A-202	SECTION - SHEET 3	1:200@A3	04
	A-210	ELEVATIONS - SHEET 1	1:200@A3	04
	A-211	ELEVATIONS - SHEET 2	1:200@A3	04
	A-212	ELEVATIONS - SHEET 3	1:200@A3	04
	A-213	ELEVATIONS - SHEET 4	1:200@A3	04
	A-300	GFA CALCULATION DIAGRAM - SHEET 1	1:500@A3	04
	A-301	GFA CALCULATION DIAGRAM - SHEET 2	1:500@A3	04
	A-302	GFA CALCULATION DIAGRAM - SHEET 3	1:500@A3	04
	A-310	SHADOW DIAGRAM WINTER	-	03
	A-330	ESCAPMENT VIEW CORRIDOR DIAGRAM	-	01
	A-340	DEMOLITION AND SITE MANAGEMENT PLAN	1:200@A3	01

		Thermal loads			
Building No.	Area enclosed heating load (m ² in m ²)		Area enclosed cooling load (m ² in m ²)		
1003	10.0		10.0		
1004	10.0		10.0		
1005	10.0		10.0		
1006	10.0		10.0		
1007	10.0		10.0		
1008	10.0		10.0		
1009	10.0		10.0		
1010	10.0		10.0		
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1016	10.0		10.0		
1017	10.0		10.0		
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1019	10.0		10.0		
1020	10.0		10.0		
1021	10.0		10.0		
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1023	10.0		10.0		
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1038	10.0		10.0		
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1288	10.0		10		



NOTES



- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
- INTERNAL WALLS: FRAMED
- WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
- FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
- ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

(UNITS 7-01 & 7-02) ANTICON BLANKET R1.3

(FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

LEGEND

ALUMINIUM DOOR
ALUMINIUM WINDOW
BALUSTRADE
BICYCLE RACK
COMMS CUPBOARD
CARPARK EXHAUST
CLADDING
ELECTRICAL CUPBO
FACE BRICK

FS	FIRE STAIR
GS	GARBAGE CHUTE
HM	HYDRAULIC METER
HR	HYDRAULIC RISER
IL	INVERT LEVEL
KE	KITCHEN EXHAUST
LS	LINEN SHUTE
LV	ALUMINIUM LOUVRES
MP	MOTORCYCLE PARKING

OG	SPACE
OSDT	OBSCURED GLASS ON SITE DETENTION TANK
P	PAINTED
PC	PAINTED CONCRETE
PM	PREFINISHED METAL
RB	RECYCLABLES BIN
RI	REDUCED LEVEL

RP	RENDER AND PAINT
RR	REFRIGERANT RISER
RS	ROLLER SHUTTER
RWT	RAIN WATER TANK
SC	SCREEN
SH	SHEETING
SPR	STAIR PRESSURISATION
	RELIEF SHAFT
SPS	STAIR PRESSURISATION

SSH	SHAFT	
SSL	SUNSHADE	
ST	STRUCTURE	SLAB LEVEL
TC	SANDSTONE	
TOG	TIMBER CLADDING	
TOK	TOP OF GUTTER	
TOP	TOP OF KERB	
	TOP OF PARAPET	

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35 BUCKINGHAM ST SURRY HILLS NSW 2010
T 02 9310 5300

04	17.03.17	NA ISSUE	MC
03	17.01.17	NA AMENDMENTS	MC
02	02.11.16	NA ISSUE	MC
01	07.06.16	NA ISSUE	MC
REV	DATE	DESCRIPTION	BY

DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. VERIFY ALL LEVELS & DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION. FABRICATE & ERECT TO ORDER.

PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
CLIENT
GEAR UP PROPERTIES PTY LTD



DA ISSUE

DRAWING TITLE	
SITE PLAN AND LOCATION PLAN	
SCALE • A3	JOB NUMBER
1:200	0347
DRAWN	CHECKED
TN	AT
DRAWING NO.	A-0

A-020 REV 04



- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
- INTERNAL WALLS: FRAMED
- WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
- FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
- ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PUR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
(UNITS 7-01 & 7-02) BATTS R3.5
(FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- | | | | | | | |
|----|-----------------|----|--------------------|-------|-----|----------------------|
| AD | ALUMINUM DOOR | FS | FIRE STAIR | SPACE | RP | RENDER AND PAINT |
| AW | ALUMINUM WINDOW | GS | GARBAGE CHUTE | OG | RR | REFRIGERANT RIG |
| BD | BALLUSTRADE | HM | HYDRAULIC METER | OSDT | RS | ROLLER SHUTTER |
| BN | BICYCLE RACK | HR | HYDRAULIC RISER | | RMT | RAIN WATER TANK |
| CC | COMMON CUPBOARD | IL | INVERT LEVEL | P | SC | SCREEN |
| CE | CARPARK EXHAUST | KE | KITCHEN EXHAUST | PC | SH | SHEETING |
| CL | CLADDING | LS | LINEN SHUTE | PF | SPR | STEEL PRESSURISATION |
| CU | CUPBOARD | LS | ALUMINUM LIFT | PM | SW | SWITCHABLE BIN |
| FA | FACE RACK | MP | MOTORCYCLE PARKING | RL | STS | STEEL PRESSURISATION |

- SHAFT
SUNSHADE
STRUCTURE SLAB LEVEL
SANDSTONE
TIMBER CLADDING
TOP OF GUTTER
TOP OF KERB
TOP OF PARAPET

-

- VANOVAC TUON**
ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG #171
www.vanovactuon.com.au
ABN 29 153 589 309
35 BUCKINGHAM ST SURRY HILLS NSW 2010
T 02 9310 5300

02	17.03.17	DA ISSUE	MC
01	17.01.17	DA AMENDMENTS	TN
REV	DATE	DESCRIPTION	BY

DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION. FABRICATE ALL STEELWORK TO BS 5950 PART 1. WELDS TO BS 5950 PART 5. UNLESS OTHERWISE STATED.

PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG

CLIENT
GEAR UP PROPERTIES PTY LTD

NORTH

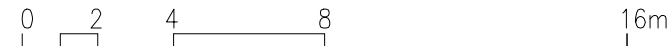
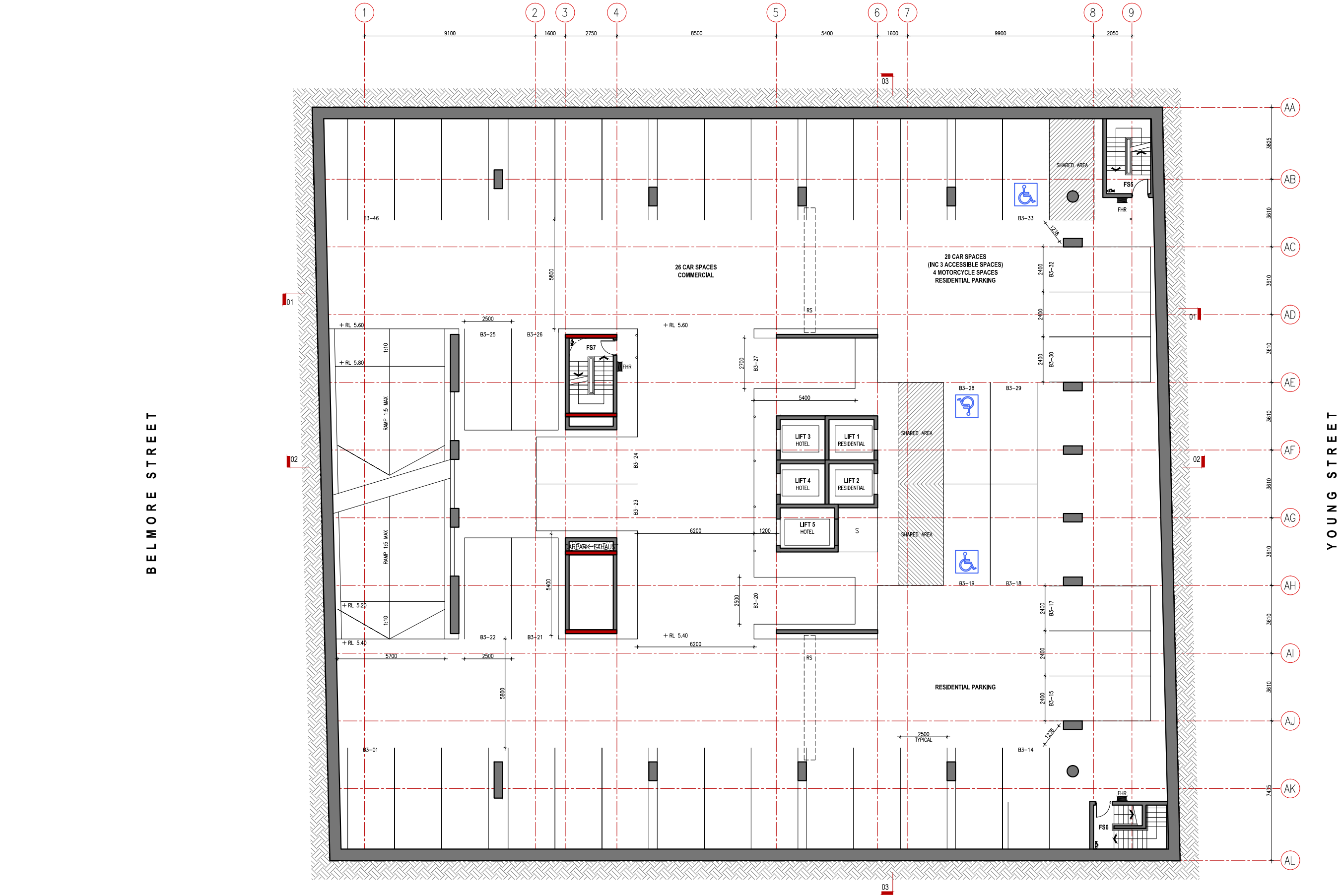

DA ISSUE

DRAWING TITLE
BASEMENT 4 PLAN

SCALE: A3 1:200	JOB NUMBER: 0347
--------------------	---------------------

DESIGNED BY	CHECKED BY
DRAWING NO.	

A-100



- NOTES**
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOORS: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION
 - ROOF: ANTICON BLANKET R1.3
 - ROOF: BATTIS R3.5
 - ROOF: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- LEGEND**
- | | | | |
|----|---------------------|----|--------------------|
| AD | ALUMINIUM DOOR | FS | FIRE STAIR |
| AW | ALUMINIUM WINDOW | GS | GARAGE CHUTE |
| BD | BALUSTRADE | HM | HYDRAULIC METER |
| BR | BRICK | HP | HYDRAULIC PIPER |
| CC | CONCRETE | IL | INVERT LEVEL |
| CC | COMMONS CUPBOARD | KE | KITCHEN EXHAUST |
| CC | CARPARK EXHAUST | LS | LINEN SHUTE |
| CC | CLADDING | LV | ALUMINIUM LOUNGE |
| CC | ELECTRICAL CUPBOARD | MP | MOTORCYCLE PARKING |
| FB | FACE BRICK | | |

- | | | | |
|------|-------------------|-----|---------------------|
| OG | SPACE | RP | RENDER AND PAINT |
| OSOT | ON SITE DETENTION | RR | REFRIGERANT RISER |
| P | PAINTED | RS | ROLLER SHUTTER |
| PC | PAINTED CONCRETE | RWT | RAIN WATER TANK |
| PM | PREFINISHED METAL | SC | SCREEN |
| RB | RECYCLED BRICK | SH | SHEDDING |
| RL | REDUCED LEVEL | SPR | STAR PRESSURISATION |
| | | SPS | STAR PRESSURISATION |

- | | | | |
|-----|----------------------|-----|----------------------|
| SSH | SHUTTER | SSH | SHUTTER |
| SSL | STRUCTURE SLAB LEVEL | SSS | STRUCTURE SLAB LEVEL |
| ST | STONE | TC | TIMBER CLADDING |
| TC | TOP OF GUTTER | TOK | TOP OF KERB |
| TOK | TOP OF KERB | TOP | TOP OF PARAPET |

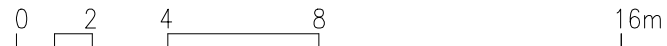
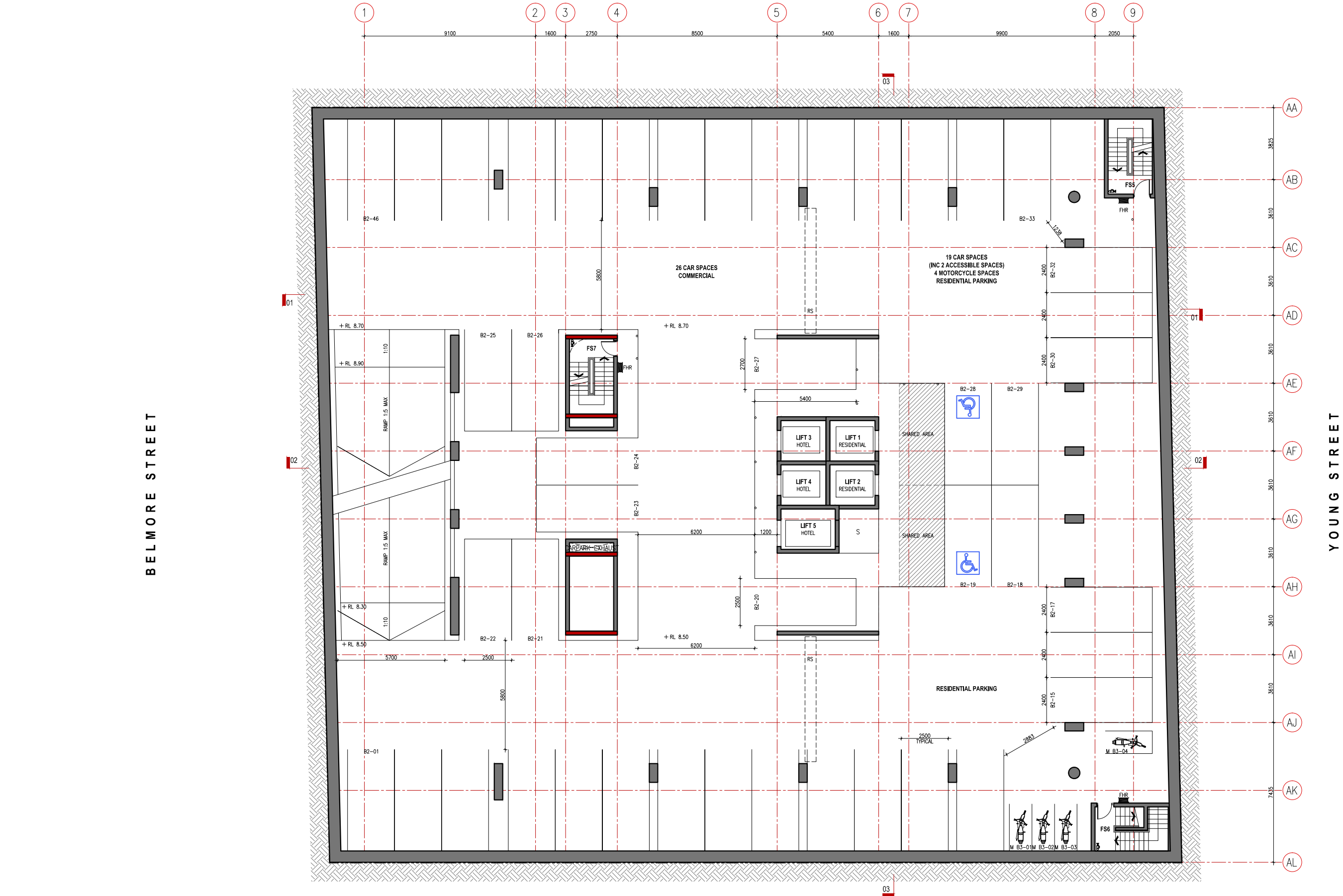
VANOVACTUON ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
38 BUCKINGHAM ST SURRY HILLS NSW 2159
02 9310 5300

NO	DATE	DESCRIPTION
01	12/01/2024	BASEMENT 3 PLAN
02	12/01/2024	BASEMENT 3 PLAN
03	12/01/2024	BASEMENT 3 PLAN
04	12/01/2024	BASEMENT 3 PLAN

PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
CLARK
SEAR UP PROPERTIES PTY LTD

DA ISSUE

SCALE: 1:100	FIGURE NUMBER: 04	APPROVED: [Signature]
DRAWN: [Signature]	CHECKED: [Signature]	DATE: 12/01/2024
DRAWING NO: A-101	REV: 04	



- NOTES**
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: ANTICON BLANKET R1.3
- CEILING: BAITS R3.5
- SOFFIT: DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

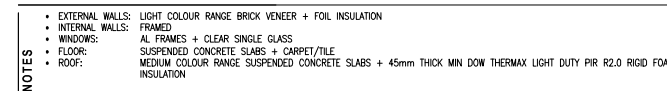
- LEGEND**
- | | | | | | | | | | |
|----|---------------------|----|--------------------|-----|----------------------|-----|----------------------|-----|----------------------|
| AD | ALUMINIUM DOOR | FS | FIRE STAIR | OC | SPACE | RP | RENDER AND PAINT | SSH | SHAFT |
| AW | ALUMINIUM WINDOW | IS | GARAGE CHUTE | OSD | OBSCURED GLASS | RR | REFRIGERANT RISER | SSL | SUNSHADE |
| BD | BAULSTRAD | HM | HYDRAULIC METER | OTD | ON SITE DETENTION | RS | ROLLER SHUTTER | ST | STRUCTURE SLAB LEVEL |
| BB | BICYCLE BACK | HR | HYDRAULIC RISER | T | TANK | RW | RAIN WATER TANK | SD | STONE |
| CC | COMMONS CUPBOARD | IL | INVERT LEVEL | P | PAINTED | SC | SCREEN | TC | TIMBER CLADDING |
| CL | CARPARK CLADDING | KE | KITCHEN EXHAUST | PC | PREFINISHED CONCRETE | SH | SHIELDING | TD | TOP OF DECK |
| CL | ELECTRICAL CUPBOARD | LS | LINEN SHUTE | PM | PREFINISHED METAL | SPR | STAR PRESSURISATION | TK | TOP OF KERB |
| FB | FACE BRICK | LV | ALUMINIUM LOUNES | RS | RECYCLED BINS | SPS | STAIR PRESSURISATION | TOP | TOP OF PARAPET |
| | | MP | MOTORCYCLE PARKING | RL | REDUCED LEVEL | | | | |

VANOVACTUON ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
36 BUCKINGHAM ST SURRY HILLS NSW 2157
T 92 9310 5300

NO.	DATE	DESCRIPTION
01	17/08/17	ISSUE FOR PERMIT
02	17/08/17	ISSUE FOR PERMIT
03	17/08/17	ISSUE FOR PERMIT
04	17/08/17	ISSUE FOR PERMIT
05	17/08/17	ISSUE FOR PERMIT
06	17/08/17	ISSUE FOR PERMIT
07	17/08/17	ISSUE FOR PERMIT
08	17/08/17	ISSUE FOR PERMIT
09	17/08/17	ISSUE FOR PERMIT
10	17/08/17	ISSUE FOR PERMIT

PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
CLIENT: CEAR UP PROPERTIES PTY LTD

DA ISSUE			
BASING 2 PLAN			
SCALE: 1:50	JOB NUMBER: 1047	APPROVED: [Signature]	DATE: 17/08/17
DRAWN BY: [Name]	CHECKED BY: [Name]	APPROVED BY: [Name]	DATE: 17/08/17
DRAWING NO: A-102	REV: 04		



• ROOF:	(UNITS 7-01 & 7-02)	ANTICON BLANKET R1.3
• CEILING:	(UNITS 7-01 & 7-02)	BATTS R3.5
• SOFFIT:	(FLOOR SLAB ABOVE CARPARK)	DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

AD	ALUMINIUM DOOR	FS	FIRE STAIR	OG	SPACE	RP	RENDER AND PAINT
AW	ALUMINIUM WINDOW	GS	GARAGE CHUTE	OSD	OSCREED GLASS	R	REFRIGERANT RISER
BR	BRASTRACK	HM	HYPRAULIC MECHANISM		DISC SILE DETENTION TANK	RW	RISER SHUTTER
CC	BICYCLE RACK	HR	HYDRAULIC RISER		PAINTED	RWT	RAIN WATER TANK
CC	CUMBUS CAMPBOARD	IL	INVERT LEVEL	PC	PAINTED CONCRETE	SC	SCREEN
CE	CARPARK EXHAUST	KE	KITCHEN EXHAUST	PM	PREFINISHED METAL	SH	SHEETING
CL	CLADDING	LS	LINEN SHUTE	PM	RECYCLABLES BIN	SFR	STAIR PRESSURISATION
EL	ELECTRICAL CUPBOARD	LP	LUMINOUS LIGHTING	RB	RECYCLED RIB	SP	SLAB PRESSURISATION
EL	ELC BOX	MS	MOTORISED PARKING				

RAFT
UNSHADE
STRUCTURE SLAB LEVEL
ANDSTONE
MBER CLADDING
OP OF GUTTER
OP OF KERB
OP OF PARAPET

VANOVAC TUON
ARCHITECTS
DOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
www.vanovactuon.com.au
ABN 29 153 589 309
35 BUCKINGHAM ST SURRY HILLS NSW 2010
T 02 9310 5300

04	17.03.17	QA ISSUE	MC
03	17.01.17	QA AMENDMENTS	TN
02	02.11.16	QA ISSUE	TN
01	07.06.16	QA ISSUE	TN
REV	DATE	DESCRIPTION	BY

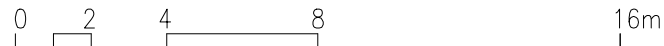
DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION, FABRICATION OR INSTALLATION.

PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG

CLIENT
GEAR UP PROPERTIES PTY LTD

NORTH


DA ISSUE	
DRAWING TITLE BASEMENT 1 PLAN	
SCALE: A3 1:200	JOB NUMBER 0347
DRAWN TN	CHECKED AJ
DRAWING NO. A-103	APPROVED TV REV 04



- | | | | | | | | |
|----|---------------------|----|-------------------|------|---------------------|-----|----------------------|
| AD | ALUMINIUM DOOR | FS | FIRE STAIR | OG | SPACE | RP | RENDER AND PAINT |
| AW | ALUMINIUM WINDOW | GS | GARAGE CHUTE | OD | DISCURED GLASS | RS | REFRIGERANT RISER |
| BR | BRASTRACK | HM | HYDRAULIC METER | OSDT | OSCT SITE DETENTION | RW | RISER SHUTTER |
| CC | BICYCLE RACK | HR | HYDRAULIC RISER | | | RWT | RAIN WATER TANK |
| CC | CUMBUS CAMPBOARD | IL | INVERT LEVEL | | PAINTED | SC | SCREEN |
| CE | CARPARK EXHAUST | KE | KITCHEN EXHAUST | PC | PAINTED CONCRETE | SH | SHEETING |
| CL | CLADDING | LS | LINEN SHUTE | PM | PREFINISHED METAL | SFR | STAIR PRESSURISATION |
| EL | ELECTRICAL CUPBOARD | LP | LUMEN LOUVER | RB | RECYCLABLE BIN | SPR | SPRINKLER |
| EL | ELC RACK | MS | MOTORISED PARKING | | RECYCLED LEVEL | | STAIR PRESSURISATION |

06	17.03.17	DA ISSUE	INC
04	30.01.17	DA AMENDMENTS	TIN
03	17.01.17	DA AMENDMENTS	TIN
02	02.11.16	DA ISSUE	TIN
01	07.06.16	DA ISSUE	TIN
REV	DATE	DESCRIPTION	BY

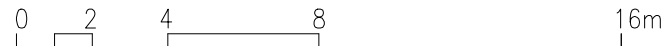
DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION. FABRICATION DIMENSIONS FOR CONCRETE AND STEELWORK ARE GIVEN IN PARENTHESIS.

PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG

CLIENT
GEAR UP PROPERTIES PTY LTD

NORTH


DA ISSUE	
DRAWING TITLE LOWER GROUND FLOOR PLAN	
SCALE • A3 1:200	JOB NUMBER 0347
DRAWN TN	CHECKED AJ
DRAWING NO. A-104	APPROVED TV REV 05

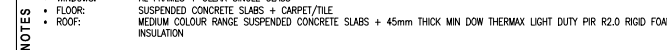


- | | | |
|------------|---|----------------------|
| • ROOF: | (UNITS 7-01 & 7-02) | ANTICON BLANKET R1.3 |
| • CEILING: | (UNITS 7-01 & 7-02) | BATTS R3.5 |
| • SOFFIT: | (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN | |

- SHAFT
SUNSHADE
STRUCTURE SLAB LEVEL
SANDSTONE
TIMBER CLADDING
TOP OF GUTTER
TOP OF KERB
TOP OF PARAPET

- | | | | |
|-----|----------|---------------|----|
| 04 | 17.03.17 | QA ISSUE | MC |
| 03 | 17.01.17 | QA AMENOMENTS | TH |
| 02 | 02.11.16 | QA ISSUE | TH |
| 01 | 07.06.16 | QA ISSUE | TH |
| REV | DATE | DESCRIPTION | BY |
- DO NOT SCALE. USE PEASURED DIMENSIONS ONLY. VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION. FABRICATION, COLOUR AND FINISH TO BE AS SHOWN.

- | | |
|---|-----------------------------|
| DA ISSUE | |
| DRAWING TITLE
UPPER GROUND FLOOR PLAN | |
| SCALE • A3
1:200 | JOB NUMBER
0347 |
| DRAWN
TN | CHECKED
AT |
| DRAWING NO.
A-105 | APPROVED
TV
04 |



- | | | |
|-------|-------------------|---|
| NOTES | • EXTERNAL WALLS: | LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION |
| | • INTERNAL WALLS: | FRAMED |
| | • WINDOWS: | AL FRAMES + CLEAR SINGLE GLASS |
| | • FLOOR: | SUSPENDED CONCRETE SLABS + CARPET/TILE |
| | • ROOF: | MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY FIR R2.0 RIGID FOAM INSULATION |

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- | | | | | |
|------------------------|----------------------|-----------------------|--------------------------|---------------------|
| LEGEND | AD ALUMINUM DOOR | FS FIRE STAIR | SPACE | RP RENDER AND PAINT |
| AW ALUMINUM WINDOW | GA GARAGE CHUTE | SG OBSURED GLASS | RR REFRACTORY RISER | |
| BB BALUSTRADE | HA HYDRAULIC RAMP | OS OSG SITE DETENTION | RS RAIN SHUTTER | |
| BR BICYCLE RACK | HR HYDRAULIC RISER | OD OSG SITE DETENTION | RW RAIN WATER TANK | |
| CC COMMS CUPBOARD | IL INVERT LEVEL | P PAINTED | SC SCREED | |
| CE CARPARK EXHAUST | KE KITCHEN EXHAUST | PC PAINTED CONCRETE | SH SHEETING | |
| CL CLADDING | LS LINEN SHUTE | PM PREFINISHED METAL | SPR SPRAY PRESSURISATION | |
| CU ELECTRICAL CUPBOARD | LM ALUMINUM LOUNGES | RB REBAR | SH SHAPES | |
| DR AIR DUCT | MP MOTORISED PARKING | RL REINFORCED LEVEL | SPS AIR PRESSURISATION | |

- SH SHADT
SH SHADT
SL SLAB LEVEL
ST SANDSTONE
TG TIMBER CLADDING
TO TOP OF GUTTER
TO TOP OF KERB
TO TOP OF PARAPET

VANOVACTUON
ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
www.vanovactuon.com.au
ABN 29 153 589 308
36 BUCKINGHAM ST SURRY HILLS NSW 2010
T 02 9310 5300

- | | | | |
|-----|----------|---------------|----|
| 04 | 17.03.17 | QA ISSUE | MC |
| 03 | 17.01.17 | QA AMENOMENTS | TH |
| 02 | 02.11.16 | QA ISSUE | TH |
| 01 | 07.06.16 | QA ISSUE | TH |
| REV | DATE | DESCRIPTION | BY |
- DO NOT SCALE. USE PEASURED DIMENSIONS ONLY. VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION. FABRICATION, COLOUR AND FINISH TO BE AS SHOWN.

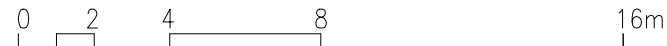
PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG

CLIENT
GEAR UP PROPERTIES PTY LTD

North

A simple north arrow pointing upwards, with the word 'North' written above it. The arrow is a vertical line with a circle at the top and a crossbar.

DA ISSUE	
DRAWING TITLE LEVEL 1 PLAN	
SCALE • A3 1:200	JOB NUMBER 0347
DRAWN TN	CHECKED AT
DRAWING NO. A-106	APPROVED TV REV 04



- NOTES**
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTIS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

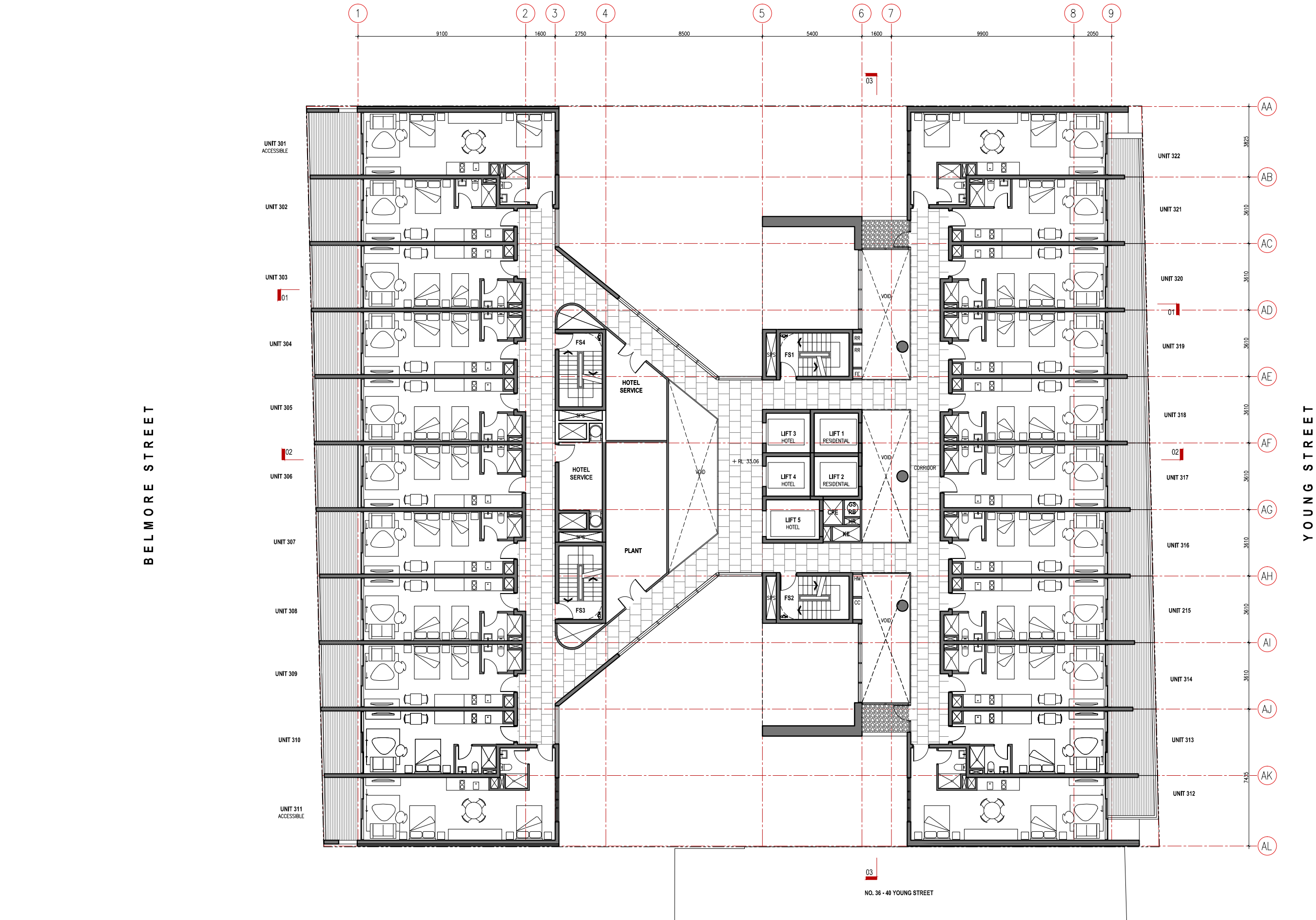
- LEGEND**
- AD ALUMINIUM DOOR
 - AW ALUMINIUM WINDOW
 - BD BALUSTRADE
 - BR BRICK
 - CC COINTEGRATED CONCRETE
 - CL CLADDING
 - CP CARPARK EXHAUST
 - CS CONCRETE SLAB
 - CT CLADDING
 - CU ELECTRICAL CUPBOARD
 - FB FACE BRICK
 - FS FIRE STAIR
 - GS GARAGE CHUTE
 - HM HYDRAULIC METER
 - HP HYDRAULIC PUMP
 - IL INVERT LEVEL
 - KE KITCHEN EXHAUST
 - LS LINEN SHUTE
 - LV ALUMINIUM LOUVER
 - MP MOTORCYCLE PARKING
 - OG OBSOLETE GLASS
 - OSD ON SITE DETENTION
 - P PAINTED
 - PC POLISHED CONCRETE
 - PM PREFINISHED METAL
 - PS POLISHED STONE
 - RL REDUCED LEVEL
 - RR RENDERS AND PAINT
 - RS REFRIGERANT RISER
 - RW RAIN WATER TANK
 - SC SCREEN
 - SH SHED
 - SPR STAR PRESSURISATION
 - SSS SHOWER SHOWER
 - SSH SHOWER SHOWER
 - SSL STRUCTURE SLAB LEVEL
 - ST SANDSTONE
 - TC TIMBER CLADDING
 - TOC TOP OF CURTAIN
 - TOK TOP OF KERB
 - TOP TOP OF PARAPET

VANOVACTUON ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
38 BUCKINGHAM ST BUNNARY HILLS NSW 2155
T 02 9310 5300

NO.	DATE	DESCRIPTION
01	12/01/2024	ISSUED FOR PERMIT
02	12/01/2024	ISSUED FOR PERMIT
03	12/01/2024	ISSUED FOR PERMIT
04	12/01/2024	ISSUED FOR PERMIT

PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
SEAR UP PROPERTIES PTY LTD

DA ISSUE	
LEVEL 2 PLAN	
SCALE: 1:100	DATE: 12/01/2024
DRAWN BY: [Signature]	CHECKED BY: [Signature]
APPROVED BY: [Signature]	DATE: 12/01/2024
DRAWING NO. A-107	



0 2 4 8 16m

NOTES

- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
- INTERNAL WALLS: FRAMED
- WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
- FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
- ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

• ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
(UNITS 7-01 & 7-02) BATTIS R3.5
• SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

LEGEND

AD	ALUMINIUM DOOR	FS	FIRE STAIR	OG	SPACE	RP	RENDER AND PAINT	SSH	SHUTTER
AW	ALUMINIUM WINDOW	GS	GARAGE CHUTE	OSOT	OBSOURED GLASS	RR	REFRIGERANT RISER	SSH	SUNSHADE
BD	BALCONY DOOR	HM	HYDRAULIC METER	ON	ON SITE DETENTION	RS	ROLLER SHUTTER	SSL	STRUCTURE SLAB LEVEL
BR	BRICK	HP	HYDRAULIC RISER	TAK	TANK	RNT	RAIN WATER TANK	ST	STAIRCASE
CC	COMMON CUPBOARD	IL	INVERT LEVEL	P	PAINTED	SC	SCREEN	TC	TIMBER CLADDING
CL	CARPARK CLADDING	KE	KITCHEN EXHAUST	PC	PRECAST CONCRETE	SH	SHED	TOC	TOP OF CURTAIN
CU	ELECTRICAL CUPBOARD	LS	LINEN SHUTE	PM	PREFINISHED METAL	SN	STAIR PRESSURISATION	TOK	TOP OF KERB
FB	FACE BRICK	LV	ALUMINIUM LOUVER	RB	RECYCLED BRICK	SPR	RELIEF SHAFT	TOP	TOP OF PARAPET
		MP	MOTORCYCLE PARKING	RL	REDUCED LEVEL	SPS	STAR PRESSURISATION		

VANOVACTUON
ARCHITECTS

NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
www.vanovactuon.com.au
38 BUCKINGHAM ST BUNNIE HILLS NSW 2513
T 02 9310 5300

PROJECT: MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG

CLIENT: SEAR UP PROPERTIES PTY LTD

DATE: 12/05/2024
DRAWN: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

DA ISSUE

LEVEL 3 PLAN

SCALE: 1:100

DATE: 12/05/2024

DRAWING NO. A-108

REV 04



- NOTES
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOORS: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTIS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- LEGEND
- AD ALUMINIUM DOOR
 - AW ALUMINIUM WINDOW
 - BD BRICK
 - CC CONCRETE
 - CL CLADDING
 - CP CARPARK
 - CS CONCRETE SLAB
 - FS FIRE STAIR
 - HM HYDRAULIC METER
 - HR HYDRAULIC RISER
 - IN INVERT LEVEL
 - KE KITCHEN EXHAUST
 - LS LINEN SHUTE
 - LV ALUMINIUM LOUVER
 - MP MOTORCYCLE PARKING
 - OG OBSOLETE GLASS
 - OSD ON SITE DETENTION
 - P PAINTED
 - PC PAINTED CONCRETE
 - PM PREFINISHED METAL
 - RB RECYCLED BRICK
 - RL REDUCED LEVEL
 - RS REFRIGERANT RISER
 - RR ROLLER SHUTTER
 - SC SCREEN
 - SH SHED
 - SPR STAR PRESSURISATION
 - SPS STAR PRESSURISATION

- SSH SHUTTER
- SSL STRUCTURE SLAB LEVEL
- ST SANDSTONE
- TC TIMBER CLADDING
- TOC TOP OF CURTAIN
- TOK TOP OF KERB
- TOP TOP OF PARAPET

VANOVACTUON
ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
38 BUCKINGHAM ST SURRY HILLS NSW 2157
T 02 9310 5300

NO.	DATE	DESCRIPTION
01	12/03/2024	ISSUED FOR PERMIT
02	12/03/2024	ISSUED FOR PERMIT
03	12/03/2024	ISSUED FOR PERMIT
04	12/03/2024	ISSUED FOR PERMIT

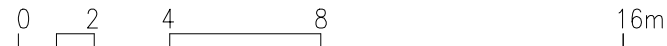
PROJECT: MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
CLIENT: SEAR UP PROPERTIES PTY LTD

DA ISSUE

LEVEL 4 PLAN
HOTEL

SCALE: 1:100
DRAWN: [NAME]
CHECKED: [NAME]
APPROVED: [NAME]

DATE: 12/03/2024
JOB NUMBER: 2347
DRAWING NO: A-109
REV: 04



- NOTES
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTIS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- LEGEND
- AD ALUMINIUM DOOR
 - AW ALUMINIUM WINDOW
 - BR BRICK
 - CC CONCRETE
 - CL CLADDING
 - CP CARPARK
 - CS CONCRETE SLAB
 - FS FIRE STAIR
 - GS GARAGE CHUTE
 - HM HYDRAULIC METER
 - HR HYDRAULIC RISER
 - IL INVERT LEVEL
 - KE KITCHEN EXHAUST
 - LS LINEN SHUTE
 - LV ALUMINIUM LOUVER
 - MP MOTORCYCLE PARKING
 - OG OBSOLETE GLASS
 - OSD ON SITE DETENTION
 - P PAINTED
 - PC PRECAST CONCRETE
 - PM PREFINISHED METAL
 - PS PRECAST
 - RL REDUCED LEVEL
 - RP RENDER AND PAINT
 - RR REFRIGERANT RISER
 - RS ROLLER SHUTTER
 - RW RAIN WATER TANK
 - SC SCREEN
 - SH SHED
 - SPR STAR PRESSURISATION
 - SPS STAR PRESSURISATION

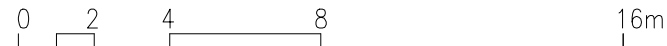
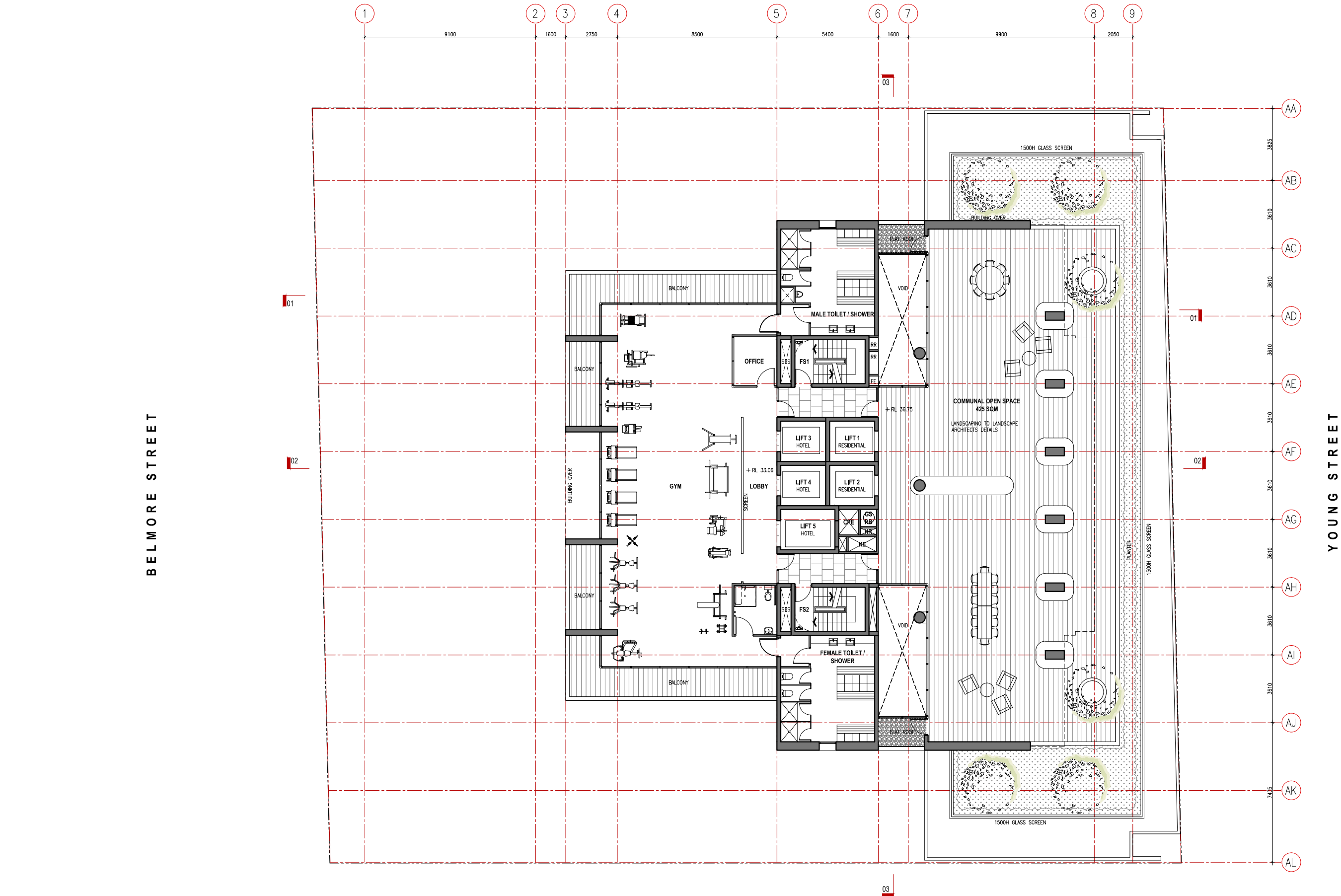
- SSH SHED
- SSL STRUCTURE SLAB LEVEL
- ST SANDSTONE
- TC TIMBER CLADDING
- TOC TOP OF CURTAIN
- TOK TOP OF KERB
- TOP TOP OF PARAPET

VANOVACTUON
ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
38 BUCKINGHAM ST SURRY HILLS NSW 2159
T 02 9310 5300

NO.	DATE	DESCRIPTION
01	12/01/2024	ISSUED FOR PERMIT
02	12/01/2024	ISSUED FOR PERMIT
03	12/01/2024	ISSUED FOR PERMIT

PROJECT: MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
CLIENT: SEAR UP PROPERTIES PTY LTD

DA ISSUE	
LEVEL 5 PLAN	
SCALE: 1:100	DATE: 12/01/2024
DRAWN BY: [Signature]	CHECKED BY: [Signature]
APPROVED BY: [Signature]	DATE: 12/01/2024



- NOTES**
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- LEGEND**
- | | | | | | | | | | |
|----|------------------|----|--------------------|------|-------------------|-----|----------------------|-----|----------------------|
| AD | ALUMINUM DOOR | FS | FIRE STAIR | OG | SPACE | RP | RENDER AND PAINT | SSH | SHIFT |
| AW | ALUMINUM WINDOW | GS | GARAGE CHUTE | OSOT | OBSCURED GLASS | RR | REFRIGERANT RISER | SSH | SUNSHADE |
| BD | BRICK DOOR | HM | HYDRAULIC METER | OSOT | ON SITE DETENTION | RS | ROLLER SHUTTER | SSL | STRUCTURE SLAB LEVEL |
| BR | BRICK BALCONY | HR | HYDRAULIC RISER | P | PAINTED | RW | RAIN WATER TANK | ST | SANDSTONE |
| CC | CONCRETE CURB | I | INVERT LEVEL | P | PAINTED | SC | SCREEN | TC | TIMBER CLADDING |
| CL | CERAMIC CLADDING | KE | KITCHEN EXHAUST | PC | PAINTED CONCRETE | SH | SHEDDING | TOP | TOP OF GUTTER |
| CP | CERAMIC PAVING | LS | LINEN SHUTE | PM | PREFINISHED METAL | SN | STAIR PRESSURISATION | TOP | TOP OF KERB |
| CU | CUPBOARD | LV | ALUMINUM LOUNGE | RB | RECYCLED BRICK | SPR | RELIEF SHIRT | TOP | TOP OF PARAPET |
| FB | FACE BRICK | MP | MOTORCYCLE PARKING | RL | REDUCED LEVEL | SPS | STAR PRESSURISATION | TOP | TOP OF PARAPET |

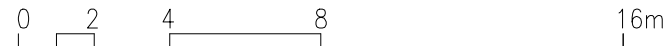
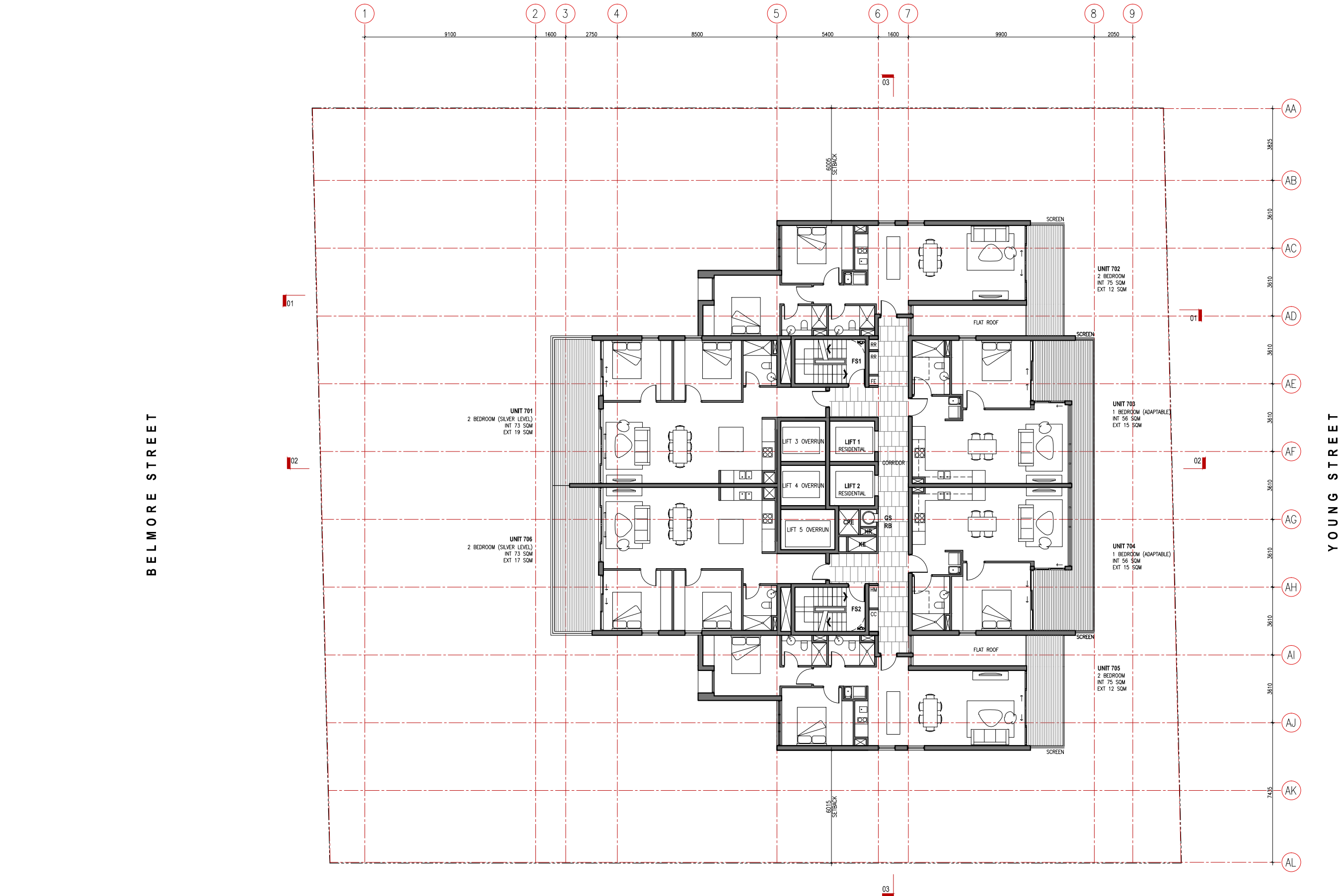
VANOVACTUON ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
30 BUCKINGHAM ST BUNNIE HILLS NSW 2015
T 02 9310 5300

NO	DATE	DESCRIPTION
01	12/01/2024	ISSUED FOR PERMIT
02	12/01/2024	ISSUED FOR PERMIT
03	12/01/2024	ISSUED FOR PERMIT
04	12/01/2024	ISSUED FOR PERMIT
05	12/01/2024	ISSUED FOR PERMIT
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08	12/01/2024	ISSUED FOR PERMIT
09	12/01/2024	ISSUED FOR PERMIT
10	12/01/2024	ISSUED FOR PERMIT

PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
SEAR UP PROPERTIES PTY LTD

DA ISSUE

SCALE: 1:100	DATE: 12/01/2024	APPROVED: [Signature]
DRAWN: [Signature]	CHECKED: [Signature]	DATE: 12/01/2024
DRAWING NO. A-111 REV 04		



- NOTES
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTIS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- LEGEND
- | | | | | | | | | | |
|----|------------------|----|--------------------|------|----------------------|-----|---------------------|-----|----------------------|
| AD | ALUMINIUM DOOR | FS | FIRE STAIR | OG | SPACE | RP | RENDER AND PAINT | SSH | SHIFTS |
| AW | ALUMINIUM WINDOW | GS | GARAGE CHUTE | OSOT | OBSCURED GLASS | RR | REFRIGERANT RISER | SSH | SUNSHADE |
| BD | BRICK DOOR | HM | HYDRAULIC METER | ON | ON SITE DETENTION | RS | ROLLER SHUTTER | SSL | STRUCTURE SLAB LEVEL |
| BR | BRICK | HR | HYDRAULIC RISER | PA | PAINTED | RNT | RAIN WATER TANK | ST | STAIR |
| CC | COMMON CUPBOARD | I | INVERT LEVEL | P | PAINTED | SC | SCREEN | TC | TIMBER CLADDING |
| CL | CARPARK CLAWST | KE | KITCHEN EXHAUST | PC | PREFINISHED CONCRETE | SH | SHEDDING | TOC | TOP OF GUTTER |
| CU | CUPBOARD | LS | LINEN SHUTE | PM | PREFINISHED METAL | SN | STAR PRESSURISATION | TOK | TOP OF KERB |
| CB | CARPARK EXHAUST | LV | ALUMINIUM LOUVER | RB | RECYCLED BIN | SPR | RELIEF SHIRT | TOP | TOP OF PARAPET |
| FB | FACE BRICK | MP | MOTORCYCLE PARKING | RL | REDUCED LEVEL | SPS | STAR PRESSURISATION | | |

VANOVACTUON
ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
38 BUCKINGHAM ST BUNNIE HILLS NSW 2015
T 02 9310 5300

NO.	DATE	DESCRIPTION
01	12/01/2024	ISSUED FOR PERMIT
02	12/01/2024	ISSUED FOR PERMIT
03	12/01/2024	ISSUED FOR PERMIT
04	12/01/2024	ISSUED FOR PERMIT

PROJECT: MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
CLIENT: SEAR UP PROPERTIES PTY LTD

DA ISSUE

SCALE: 1:100	DATE: 12/01/2024	APPROVED: [Signature]
DRAWN: [Signature]	CHECKED: [Signature]	APPROVED: [Signature]
DRAWING NO. A-112		REV 04



- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
- INTERNAL WALLS: FRAMED
- WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
- FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
- ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
(UNITS 7-01 & 7-02) BATTS R3.5
(FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- | | | | | | | | |
|----|---------------------|----|---------------------|-----|--------------------------|-----|----------------------|
| AD | ALUMINIUM DOOR | FS | FIRE STAIR | OG | SPACE | RP | RENDER AND PAINT |
| AW | ALUMINIUM WINDOW | GS | GARAGE CHUTE | OSD | OSCREED GLASS | R | REFRIGERANT RISER |
| BR | BRASTRACK | HM | HYPRAULIC MECHANISM | | DISC SILE DETENTION TANK | RW | RISER SHUTTER |
| CC | BICYCLE RACK | HR | HYDRAULIC RISER | | PAINTED | RWT | RAIN WATER TANK |
| CC | CUMMINS CUPBOARD | IL | INVERT LEVEL | PC | PAINTED CONCRETE | SC | SCREEN |
| CE | CARPARK EXHAUST | KE | KITCHEN EXHAUST | PM | PREFINISHED METAL | SH | SHEETING |
| CL | CLADDING | LS | LINEN SHUTE | PM | RECYCLABLES BIN | SFR | STAIR PRESSURISATION |
| EL | ELECTRICAL CUPBOARD | LP | LUMINOUS LIGHTING | RB | RECYCLED RIB | SP | SLAB PRESSURISATION |
| EL | ELC RACK | MS | MOTORISED PARKING | | | | |

- SHAFT
SUNSHADE
STRUCTURE SLAB LEVEL
SANDSTONE
TIMBER CLADDING
TOP OF GUTTER
TOP OF KERB
TOP OF PARAPET

- VANOVAC TUON**
ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
www.vanovactuae.com.au
AGN 29 153 589 309
35 BUCKINGHAM ST SURRY HILLS NSW 2010
T 02 9310 5300

04	17.03.17	QA ISSUE	MC
03	17.01.17	QA AMENDMENTS	TN
02	02.11.16	QA ISSUE	TN
01	07.06.16	QA ISSUE	TN
REV	DATE	DESCRIPTION	BY

DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION, FABRICATION OR INSTALLATION.

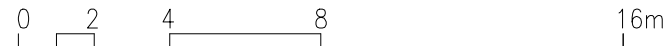
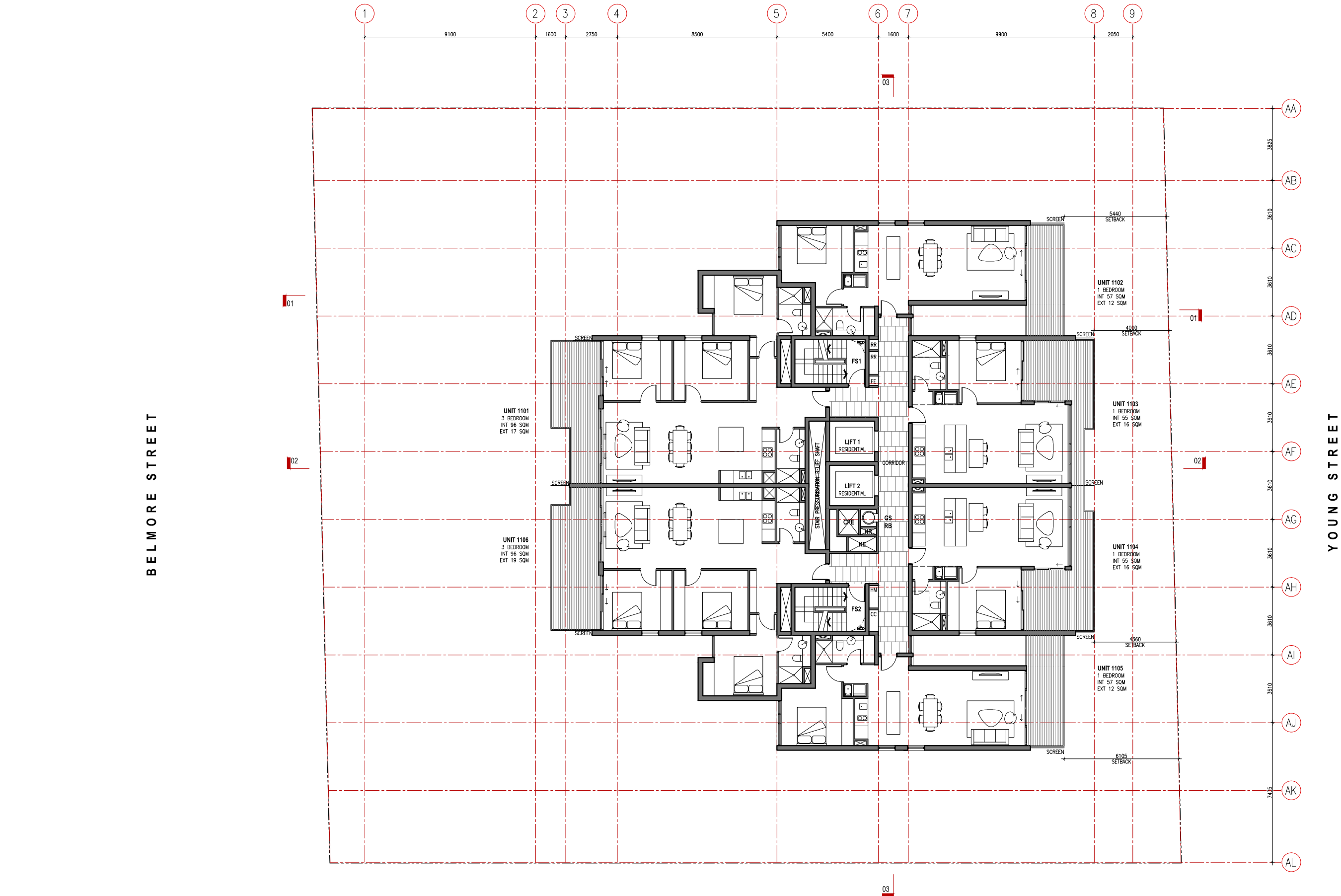
PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG

CLIENT
GEAR UP PROPERTIES PTY LTD

NORTH


DRAWING TITLE
LEVEL 8 PLAN
APARTMENTS

SCALE • A3 1:200	JOB NUMBER 0347	APPROVED TV
DRAIN TN	CHECKED AT	REV 04
DRAWING NO.	A-113	



- NOTES**
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

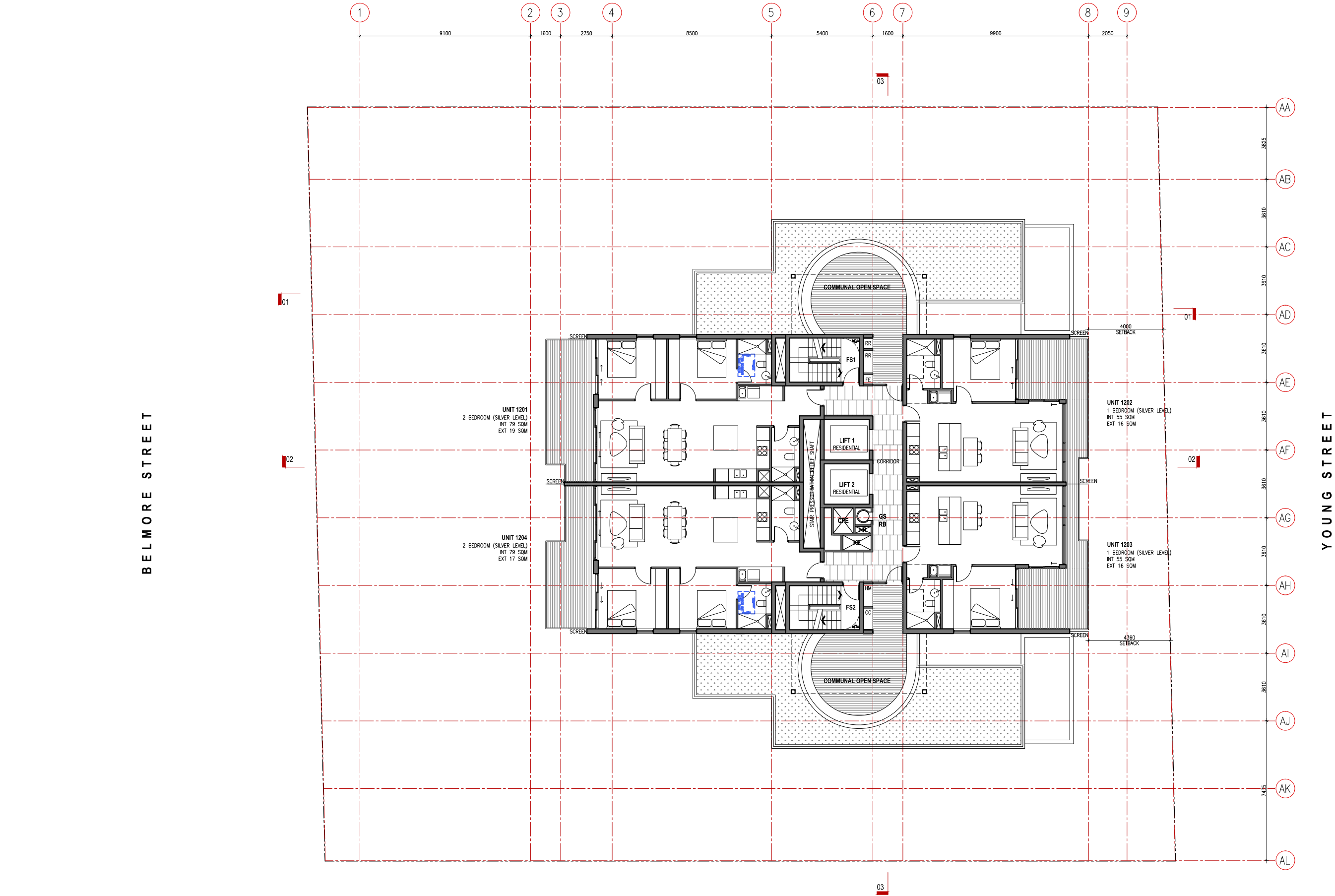
- LEGEND**
- | | | | | | | | | | |
|----|------------------|----|--------------------|-------------------|----------------------|-----|---------------------|-----|----------------------|
| AD | ALUMINIUM DOOR | FS | FIRE STAIR | OG | SPACE | RP | RENDER AND PAINT | SSH | SHAFT |
| AW | ALUMINIUM WINDOW | GS | GARAGE CHUTE | OSOT | OBSCURED GLASS | RR | REFRIGERANT RISER | SSH | SUNSHADE |
| BD | BRICK | HM | HYDRAULIC METER | ON SITE DETENTION | TANK | RS | ROLLER SHUTTER | SSL | STRUCTURE SLAB LEVEL |
| BR | BRICK | HR | HYDRAULIC RISER | PAINTED | CONCRETE | RWT | RAIN WATER TANK | ST | STAIR |
| CC | COMMON CUPBOARD | I | INVERT LEVEL | P | PAINTED | SC | SCREEN | TC | TIMBER CLADDING |
| CL | CLOSET | KE | KITCHEN EXHAUST | PC | PREFINISHED CONCRETE | SH | SHED | TOC | TOP OF CURTAIN |
| CU | CUPBOARD | LS | LINEN SHUTE | PM | PREFINISHED METAL | SPR | STAR PRESSURISATION | TOK | TOP OF KERB |
| EL | ELECTRICAL | LV | ALUMINIUM LOUVER | RB | RECYCLED BIN | SPS | STAR PRESSURISATION | TOP | TOP OF PARAPET |
| FB | FACE BRICK | MP | MOTORCYCLE PARKING | RL | REDUCED LEVEL | | | | |

VANOVACTUON ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
38 BUCKINGHAM ST BERRY HILLS NSW 2115
T 02 9310 5300

NO	DATE	DESCRIPTION
01	12/01/2024	ISSUED FOR PERMIT
02	12/01/2024	ISSUED FOR PERMIT
03	12/01/2024	ISSUED FOR PERMIT
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100	12/01/2024	ISSUED FOR PERMIT

PROJECT: MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
CLIENT: SEAR UP PROPERTIES PTY LTD

DA ISSUE	
LEVEL 11 PLAN	
APARTMENTS	
SCALE: 1:100	DATE: 12/01/2024
DRAWN: [Signature]	CHECKED: [Signature]
APPROVED: [Signature]	DATE: 12/01/2024
DRAWING NO. A-116	
REV 04	



- NOTES**
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- LEGEND**
- | | | | |
|----|---------------------|-----|----------------------|
| AD | ALUMINIUM DOOR | FS | FIRE STAIR |
| AW | ALUMINIUM WINDOW | GS | GARAGE CHUTE |
| BD | BRICK DOOR | HM | HYDRAULIC METER |
| BR | BRICK | HP | HYDRAULIC PIPER |
| CC | COMMONS CUPBOARD | I | INVERT LEVEL |
| CL | CARPARK CLADDING | KE | KITCHEN EXHAUST |
| CU | ELECTRICAL CUPBOARD | LS | LINEN SHUTE |
| FB | FACE BRICK | LV | ALUMINIUM LOUVER |
| | | MP | MOTORCYCLE PARKING |
| | | OC | ON SITE DETENTION |
| | | OG | ON SITE DETENTION |
| | | P | PAINTED |
| | | PC | PAINTED CONCRETE |
| | | PM | PREFINISHED METAL |
| | | RB | RECYCLED BIN |
| | | RL | REDUCED LEVEL |
| | | RP | RENDER AND PAINT |
| | | RR | REFRIGERANT RISER |
| | | RS | ROLLER SHUTTER |
| | | RWT | RAIN WATER TANK |
| | | SC | SCREEN |
| | | SH | SHED |
| | | SPR | STAR PRESSURISATION |
| | | SPS | STAR PRESSURISATION |
| | | SSH | SHED |
| | | SSL | STRUCTURE SLAB LEVEL |
| | | ST | SANDSTONE |
| | | TC | TIMBER CLADDING |
| | | TOC | TOP OF CURTAIN |
| | | TOK | TOP OF KERB |
| | | TOP | TOP OF PARAPET |

VANOVACTUON ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
38 BUCKINGHAM ST BUNNIE HILLS NSW 2015
T 02 9310 5300

NO	DATE	DESCRIPTION
01	12/05/2024	ISSUED FOR PERMIT
02	12/05/2024	ISSUED FOR PERMIT
03	12/05/2024	ISSUED FOR PERMIT
04	12/05/2024	ISSUED FOR PERMIT

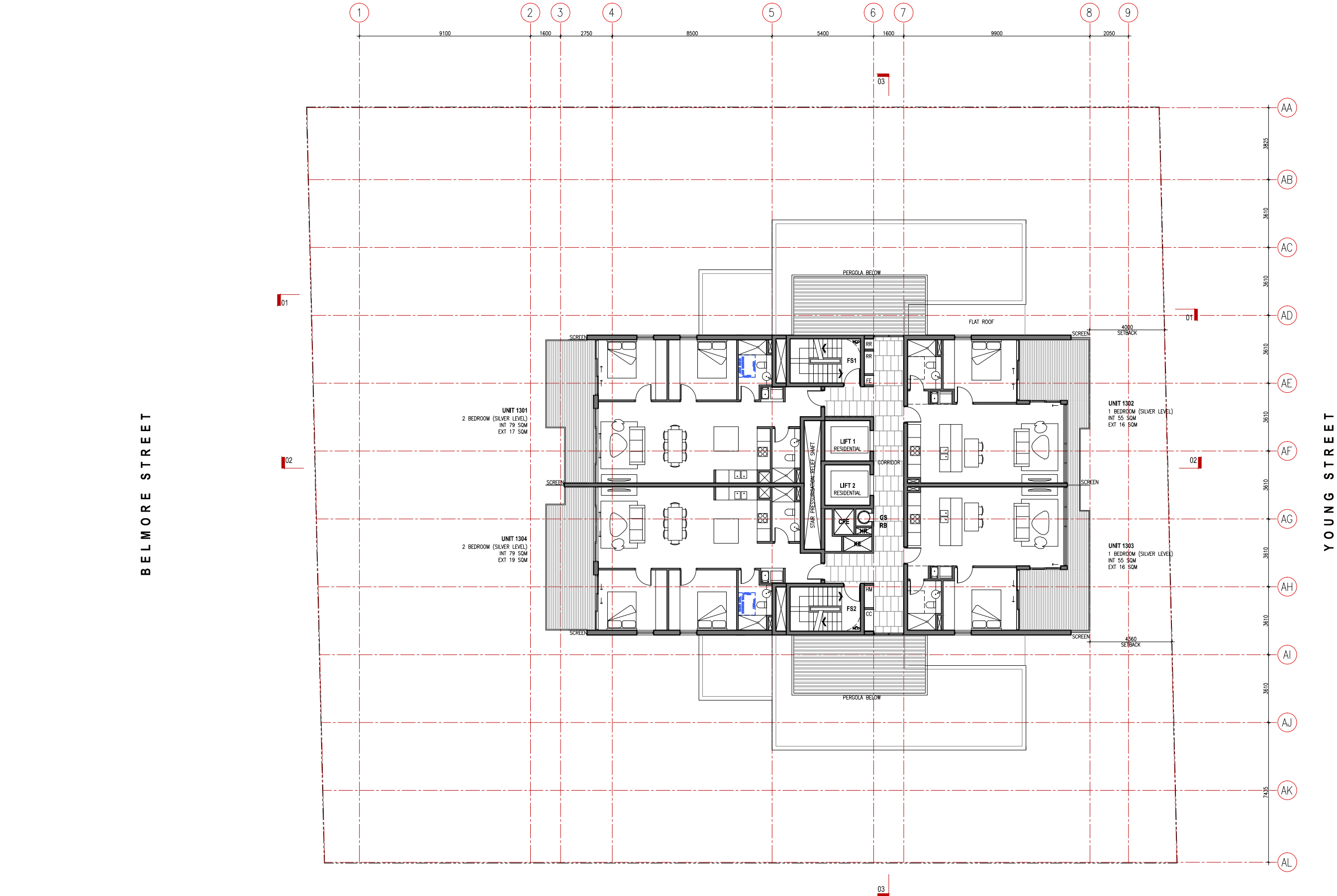
PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
SEAR UP PROPERTIES PTY LTD

DA ISSUE

LEVEL 12 PLAN
APARTMENTS

SCALE: 1:50	DATE: 12/05/2024	APPROVED: [Signature]
DRAWN: [Signature]	CHECKED: [Signature]	DATE: 12/05/2024

DRAWING NO. **A-117** REV **04**



- NOTES**
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

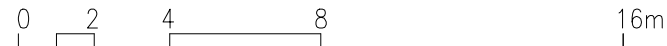
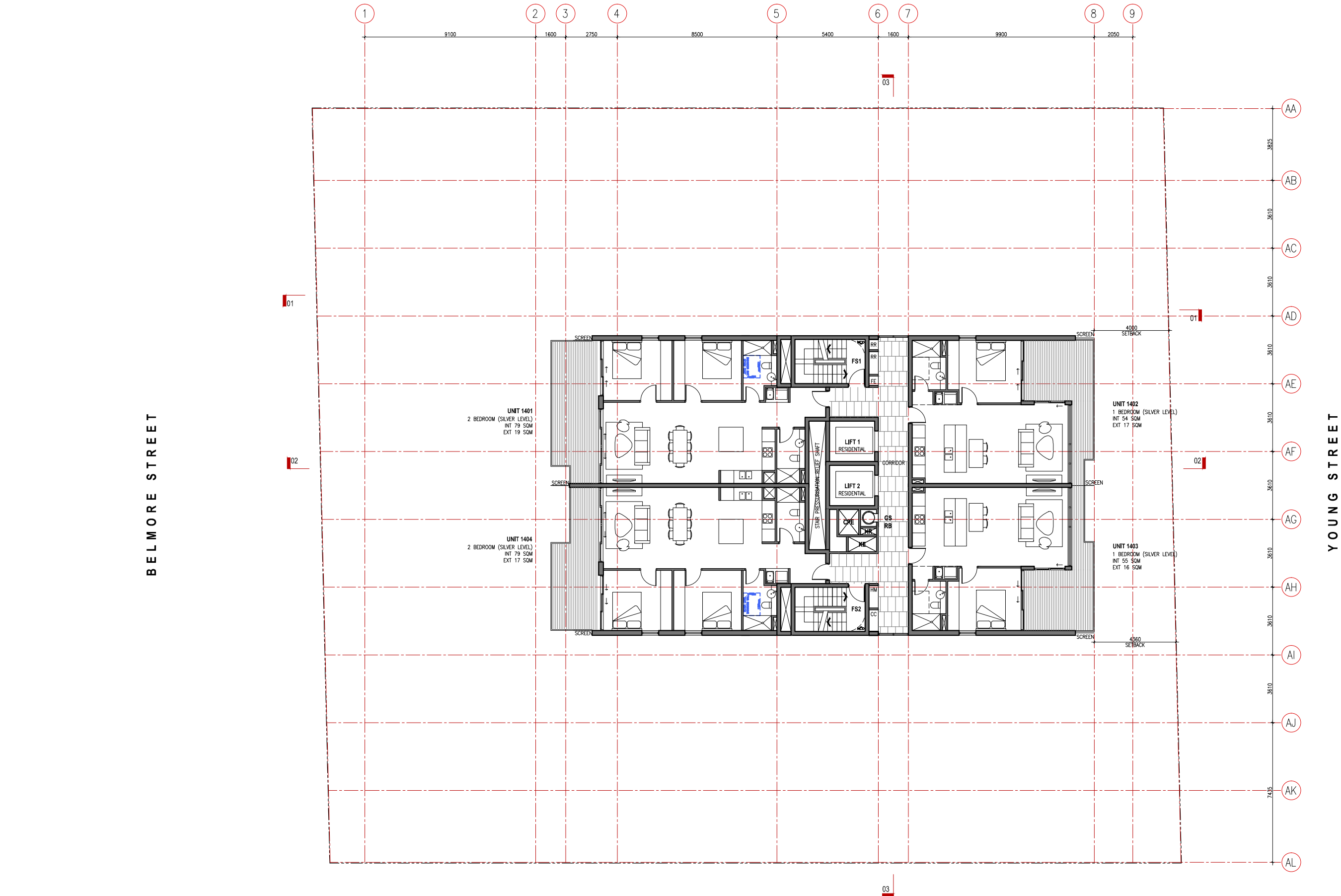
- LEGEND**
- | | | | |
|----|---------------------|------|----------------------|
| AD | ALUMINIUM DOOR | FS | FIRE STAIR |
| AW | ALUMINIUM WINDOW | GS | GARAGE CHUTE |
| BD | BICYCLE DOOR | HM | HYDRAULIC METER |
| BR | BRICK | HP | HYDRAULIC PUMP |
| CC | COMMONS CUPBOARD | I | INVERT LEVEL |
| CL | CARPARK CLAUD | KE | KITCHEN EXHAUST |
| CL | CARPARK CLAUD | LS | LINEN SHUTE |
| CC | ELECTRICAL CUPBOARD | LV | ALUMINIUM SQUARES |
| FB | FACE BRICK | MP | MOTORCYCLE PARKING |
| | | OG | ON SITE DETENTION |
| | | OSOT | ON SITE DETENTION |
| | | P | PAINTED |
| | | PC | PAINTED CONCRETE |
| | | PM | PREFINISHED METAL |
| | | RB | RECYCLED BIN |
| | | RL | REDUCED LEVEL |
| | | RP | RENDER AND PAINT |
| | | RR | REFRIGERANT RISER |
| | | RS | ROLLER SHUTTER |
| | | RWT | RAIN WATER TANK |
| | | SC | SCREEN |
| | | SH | SHED |
| | | SN | STAR PRESSURISATION |
| | | SPS | STAR PRESSURISATION |
| | | SSH | SHED |
| | | SSL | STRUCTURE SLAB LEVEL |
| | | ST | SANDSTONE |
| | | TC | TIMBER CLADDING |
| | | TOC | TOP OF CUTTER |
| | | TOP | TOP OF KERB |
| | | TOP | TOP OF PARAPET |

VANOVACTUON ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
38 BUCKINGHAM ST BERRY HILLS NSW 2115
T 02 9310 5300

DATE	17/03/2024	BY	ARCHITECT
DATE	17/03/2024	BY	ARCHITECT
DATE	17/03/2024	BY	ARCHITECT
DATE	17/03/2024	BY	ARCHITECT
DATE	17/03/2024	BY	ARCHITECT
DATE	17/03/2024	BY	ARCHITECT
DATE	17/03/2024	BY	ARCHITECT
DATE	17/03/2024	BY	ARCHITECT
DATE	17/03/2024	BY	ARCHITECT
DATE	17/03/2024	BY	ARCHITECT

PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
SEAR UP PROPERTIES PTY LTD

DA ISSUE			
PROJECT: MIXED USE DEVELOPMENT			
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG			
SEAR UP PROPERTIES PTY LTD			
SCALE: 1:100	DATE: 17/03/2024	BY: ARCHITECT	APPROVED: ARCHITECT
DRAWN: ARCHITECT	CHECKED: ARCHITECT	APPROVED: ARCHITECT	DATE: 17/03/2024
DRAWING NO. A-118			
REV 04			



- NOTES
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTIS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

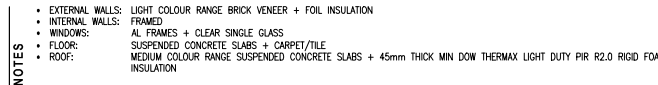
- LEGEND
- | | | | | | | | | | |
|----|---------------------|----|------------------|------|---------------------|-----|---------------------|-----|----------------------|
| AD | ALUMINIUM DOOR | FS | FIRE STAIR | OG | SPACE | RP | RENDER AND PAINT | SSH | SHAFT |
| AW | ALUMINIUM WINDOW | GS | GARAGE CHUTE | OSOT | OBSCURED GLASS | RR | REFRIGERANT RISER | SSH | SUNSHADE |
| BD | BICYCLE RACK | HM | HYDRAULIC METER | ON | ON SITE DETENTION | RS | ROLLER SHUTTER | SSL | STRUCTURE SLAB LEVEL |
| BR | BRICK | HP | HYDRAULIC RISER | P | PAINTED | RWT | RAIN WATER TANK | ST | STAIRCASE |
| CC | COMMONS CUPBOARD | I | INVERT LEVEL | PC | PAINTED CONCRETE | SC | SCREEN | TC | TIMBER CLADDING |
| CL | CARPARK CLAUDST | KE | KITCHEN EXHAUST | PM | PREFINISHED METAL | SH | SHED | TOC | TOP OF CURTIL |
| CU | ELECTRICAL CUPBOARD | LS | LINEN SHUTE | PS | STAR PRESSURISATION | SN | SHED | TOK | TOP OF KERB |
| FB | FACE BRICK | LV | ALUMINIUM LOUVER | RB | REDUCED LEVEL | SPS | STAR PRESSURISATION | TOP | TOP OF PARAPET |

VANOVACTUON
ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
38 BUCKINGHAM ST BUNNARY HILLS NSW 2155
T 02 9310 5300

NO.	DATE	DESCRIPTION
01	12/05/2024	ISSUED FOR PERMIT
02	12/05/2024	ISSUED FOR PERMIT
03	12/05/2024	ISSUED FOR PERMIT
04	12/05/2024	ISSUED FOR PERMIT

PROJECT: MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
CLIENT: SEAR UP PROPERTIES PTY LTD

DA ISSUE	
PROJECT: MIXED USE DEVELOPMENT 28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG CLIENT: SEAR UP PROPERTIES PTY LTD	
SCALE: 1:100	DATE: 12/05/2024
DRAWN BY: [Signature]	CHECKED BY: [Signature]
APPROVED BY: [Signature]	DATE: 12/05/2024
DRAWING NO. A-119	REV 04



- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

AD	ALUMINIUM DOOR	FS	FIRE STAIR	SPACE	RP	RENDER AND PAINT
AW	ALUMINIUM WINDOW	GS	GARBAGE CHUTE	OG	RR	REFRIGERANT RISER
BD	BALUSTRADE	HM	HYDRAULIC METER	OSOT	RS	ROLLER SHUTTER
BR	BICYCLE RACK	HR	HYDRAULIC RISER		RWT	RAIN WATER TANK
CC	COMMONS CUPBOARD	IL	INVERT LEVEL		SH	SCREEN
CE	CARPARK EXHAUST	KE	KITCHEN EXHAUST	PC	SH	SHEETING
CL	CLADDING	LS	LINEN SHUTTER	PC	SPR	SPRINT PRESSURISATION
CP	CUPBOARD	LS	LOUNGE LOUNGS	PC	SPR	SPRINT PRESSURISATION
EC	ELECTRIC	MP	MOTORCYCLE PARKING	RL	SPR	SPRINT PRESSURISATION
LEGEND						

SSH	SHAFT
SSL	SUNSHADE
ST	STRUCTURE SLAB LEVEL
TC	SANDSTONE
TOG	TIMBER CLADDING
TOK	TOP OF GUTTER
TOP	TOP OF KERB
	TOP OF PARAPET

VANOVAC TUON
ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
www.vanovactuon.com.au
ABN 29 153 589 309
35 BUCKINGHAM ST SURRY HILLS NSW 2010
T 02 9310 5300

04	17.03.17	GA ISSUE	MC
03	17.01.17	GA AMENDMENTS	TN
02	02.11.16	GA ISSUE	TN
01	07.06.16	GA ISSUE	TN
REV	DATE	DESCRIPTION	BY

DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. VERIFY ALL LEVELS & DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION. FABRICATE & ASSEMBLE TO CONFORM TO DIMENSIONS & TOLERANCES PROVIDED.

PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG

CLIENT
GEAR UP PROPERTIES PTY LTD

NORTH
N



DA ISSUE	
DRAWING TITLE LEVEL 15 PLAN APARTMENTS	
SCALE @ A3 1:200	JOB NUMBER 0347
DRAWN TN	CHECKED AT
DRAWING NO. A-120	APPROVED TV REV 04



- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- | | | |
|-----|-----------------|------------|
| SSH | SHAFT | |
| SSL | SUNSHADE | |
| ST | STRUCTURE | SLAB LEVEL |
| TC | SANDSTONE | |
| TG | TIMBER CLADDING | |
| TOK | TOP OF GUTTER | |
| TOP | TOP OF KERB | |
| | TOP OF PARAPET | |

- | | | | |
|-----|----------|---------------|----|
| 04 | 17.03.17 | DA ISSUE | MC |
| 03 | 17.01.17 | DA AMENDMENTS | TN |
| 02 | 02.11.16 | DA ISSUE | TN |
| 01 | 07.06.16 | DA ISSUE | TN |
| REV | DATE | DESCRIPTION | BY |
- DO NOT SCALE, USE FIGURED DIMENSIONS ONLY, WORRY ALL LEVELS ARE DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION, FABRICATOR ON SHOP DRAWINGS. © COPYRIGHT - ALL RIGHTS RESERVED

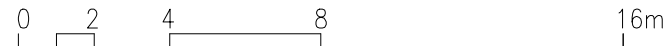
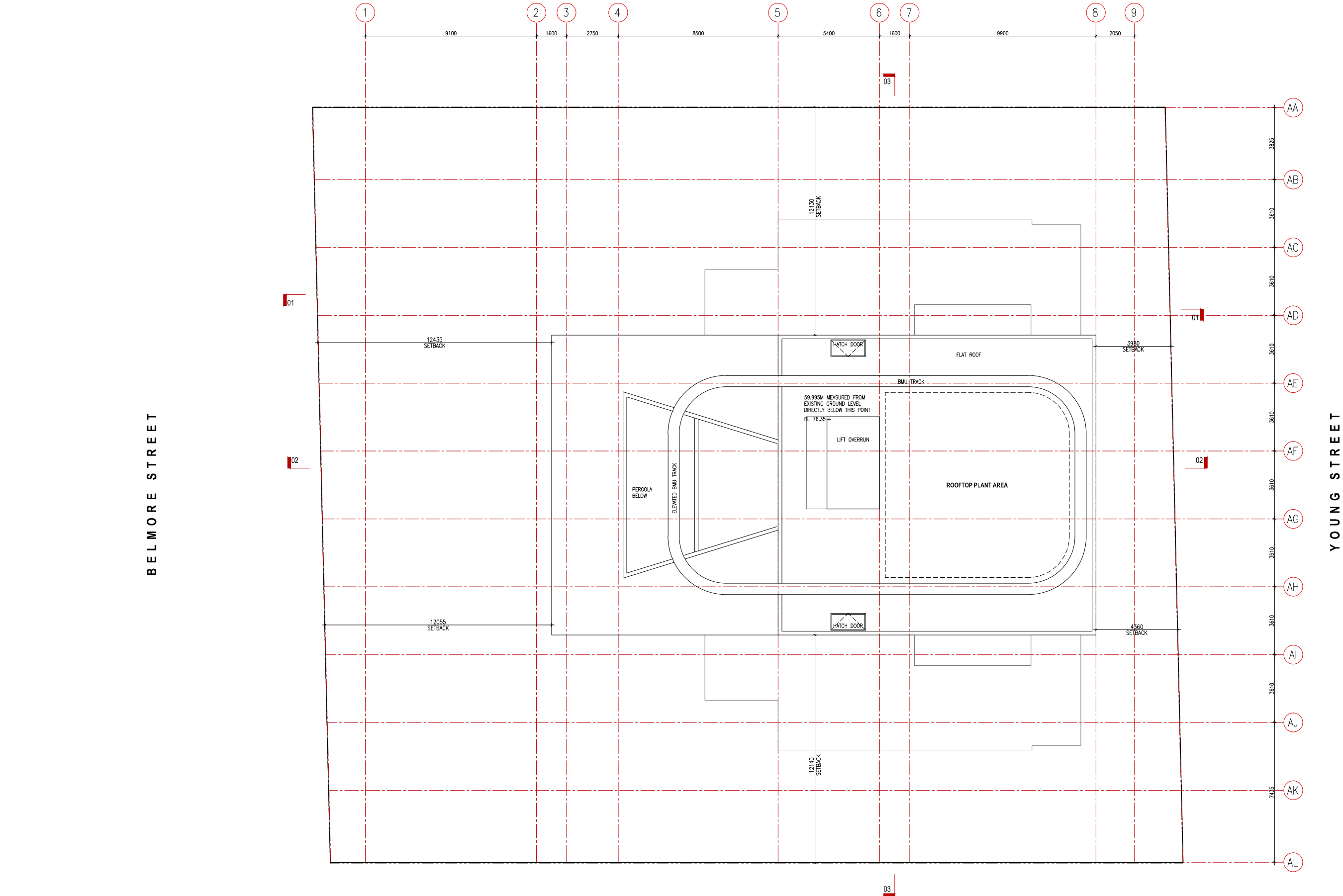
PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG

CLIENT
GEAR UP PROPERTIES PTY LTD

ORIENTATION
NORTH

A simple compass rose with a vertical line and a horizontal line intersecting at the center. The letter 'N' is placed at the top of the vertical line, indicating North.

DA ISSUE	
DRAWING TITLE LEVEL 16 PLAN APARTMENTS	
SCALE 1/4"=1'-0"	JOB NUMBER 0347
DRAWN BY TN	CHECKED BY AT
DRAWING NO. A-121	REV 04



- NOTES**
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

LEGEND	
AD	ALUMINIUM DOOR
AW	ALUMINIUM WINDOW
BD	BALUSTRADE
BR	BRICK
CC	COMMON CUPBOARD
CE	CARPARK EXHAUST
CL	CLADDING
CU	ELECTRICAL CUPBOARD
FB	FACE BRICK
FS	FIRE STAIR
GS	GARAGE CHUTE
HM	HYDRAULIC METER
HR	HYDRAULIC RISER
IL	INVERT LEVEL
KE	KITCHEN EXHAUST
LS	LINEN SHUTE
LV	ALUMINIUM LOUVER
MP	MOTORCYCLE PARKING
OG	SPACE
OSOT	ON SITE DETENTION TANK
P	PAINTED
PC	PAINTED CONCRETE
PM	PREFINISHED METAL
RB	RECYCLED BIN
RL	REDUCED LEVEL
RP	RENDER AND PAINT
RR	REFRIGERANT RISER
RS	ROLLER SHUTTER
RWT	RAIN WATER TANK
SC	SCREEN
SH	SHED
SPR	STAR PRESSURISATION
REL	RELIEF SHIRT
SPS	STAR PRESSURISATION

SSH	SHUTTER
SSL	STRUCTURE SLAB LEVEL
ST	SANDSTONE
TC	TIMBER CLADDING
TOC	TOP OF CUTTER
TOK	TOP OF KERB
TOP	TOP OF PARAPET

VANOVACTUON ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
www.vanovactuton.com.au
30 BUCKINGHAM ST SURRY HILLS NSW 2155
T 02 9310 5300

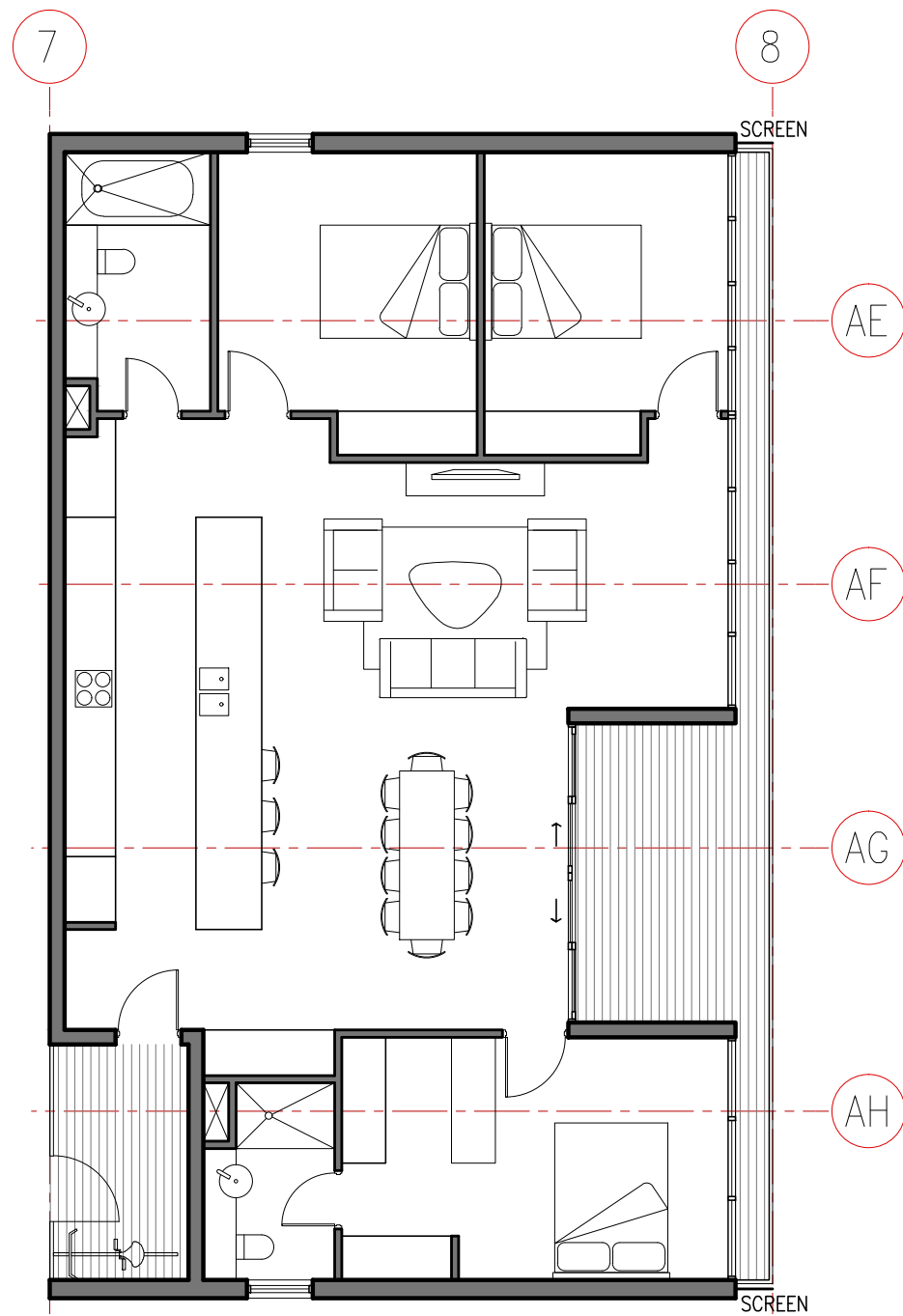
NO.	DATE	DESCRIPTION
01	12/03/2024	ISSUED FOR PERMIT
02	12/03/2024	ISSUED FOR PERMIT
03	12/03/2024	ISSUED FOR PERMIT

PROJECT: MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
CLIENT: SEAR UP PROPERTIES PTY LTD

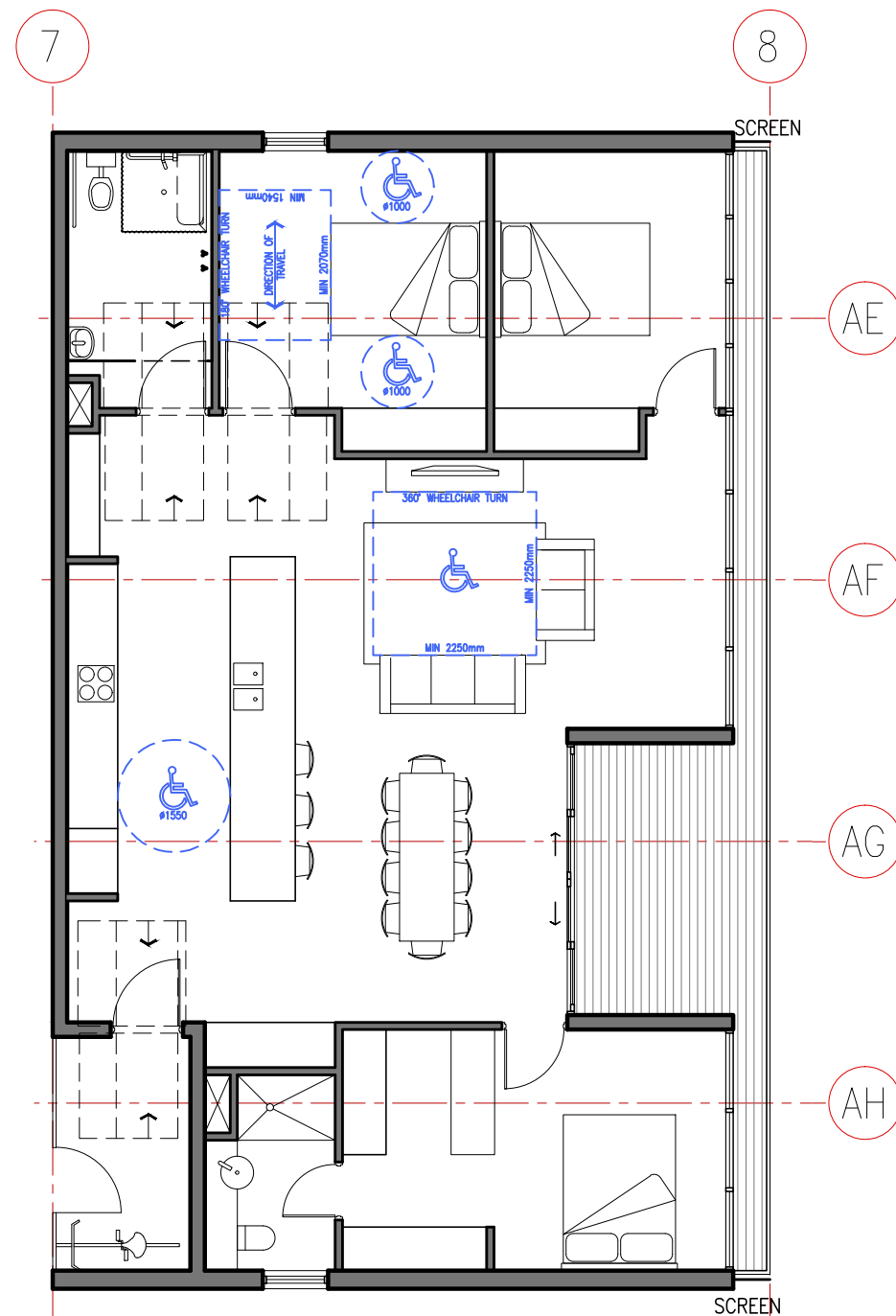
DA ISSUE

SCALE: 1:100
DRAWN: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

PROJECT NO: A-122
REV: 04



UNIT 1502 & 1601 (REVERSED)
PRE-ADAPTATION



UNIT 1502 & 1601 (REVERSED)
POST-ADAPTATION

0 1 2 4 8m

- NOTES**
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTIKON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTIS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

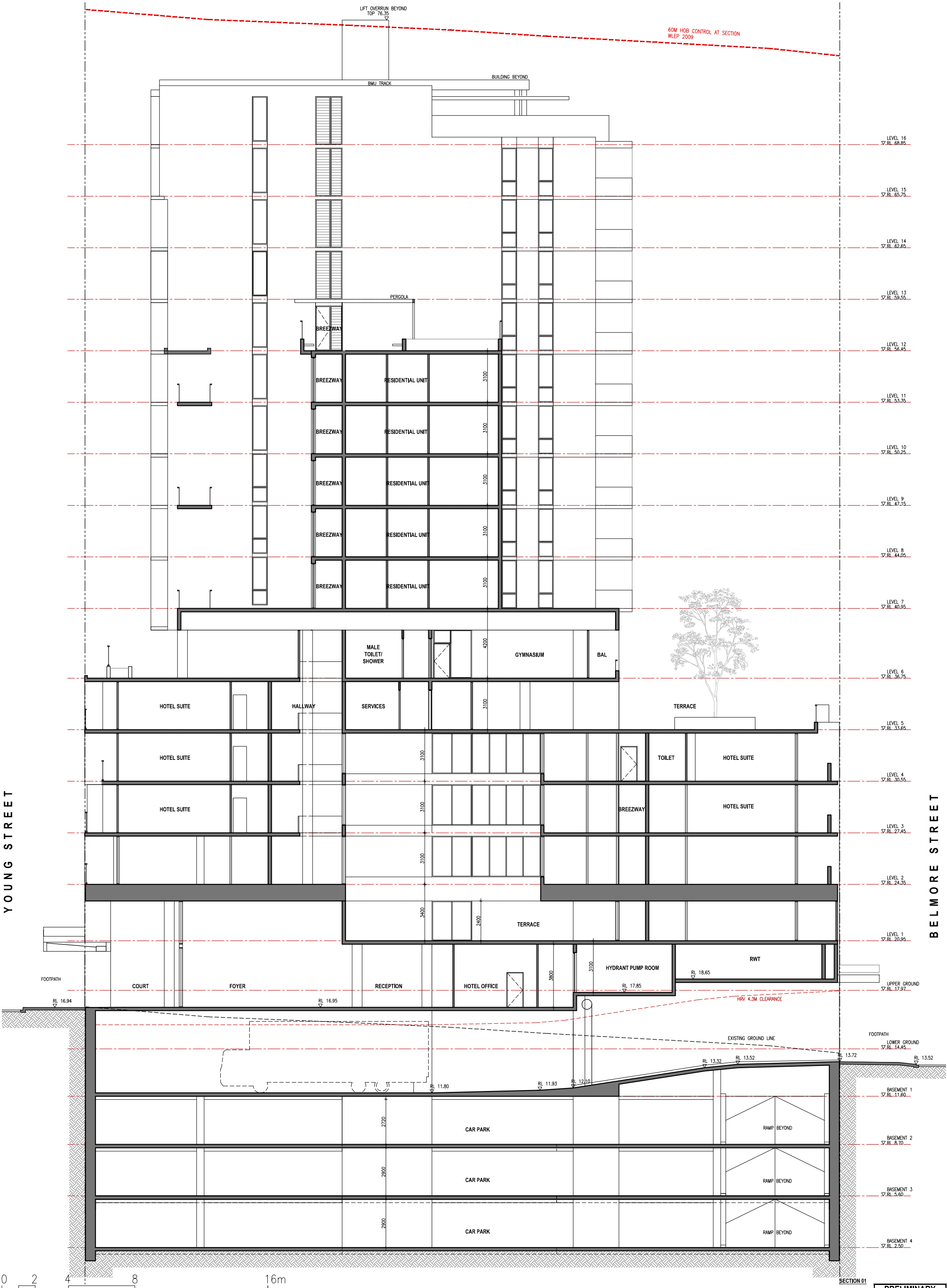
AG	ALUMINUM DOOR	FS	FIRE STAIR	OC	SPACE	BP	RENDER AND PAINT	SSH	SHAFT
AW	ALUMINUM WINDOW	IS	GARAGE CHUTE	OSD	OSD	RS	REFRIGERANT RISER	SSH	SUNSHADE
CB	CONCRETE BLOCK	LS	HYDRAULIC LIFTER	OSD	OSD	RST	ROLLER SHUTTER	SSH	STRUCTURE SLAB LEVEL
CC	CONCRETE CURB	HP	HYDRAULIC RISER	OSD	OSD	SW	RAIN WATER TANK	SSH	SANDSTONE
CD	CONCRETE DOWN	IE	INTO EXHAUST	OSD	OSD	SC	SCREEN	SSH	SCREEN
CE	CONCRETE EXHAUST	IE	INTO EXHAUST	OSD	OSD	SP	STAR PRESSURISATION	SSH	TOP OF GUTTER
CF	CONCRETE FINISH	LS	LINEN SUITE	OSD	OSD	SPR	STAR PRESSURISATION	SSH	TOP OF KERB
CG	CONCRETE GROUND	LS	LINEN SUITE	OSD	OSD	SPS	STAR PRESSURISATION	SSH	TOP OF PARAPET
CH	CONCRETE HATCH	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CI	CONCRETE INLET	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CL	CONCRETE LIFT	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CM	CONCRETE MOUND	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CP	CONCRETE PAVEMENT	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CQ	CONCRETE QUARRY	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CR	CONCRETE RAMP	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CS	CONCRETE STAIR	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CT	CONCRETE TERRACE	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CU	CONCRETE UTILITY	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CV	CONCRETE VENT	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CW	CONCRETE WALL	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CX	CONCRETE EXHAUST	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CY	CONCRETE YARD	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
CZ	CONCRETE ZONE	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DA	CONCRETE DRIVE	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DB	CONCRETE BAY	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DC	CONCRETE CURB	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DD	CONCRETE DOWN	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DE	CONCRETE EXHAUST	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DF	CONCRETE FINISH	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DG	CONCRETE GROUND	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DH	CONCRETE HATCH	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DI	CONCRETE INLET	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DJ	CONCRETE DOWN	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DK	CONCRETE EXHAUST	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DL	CONCRETE FINISH	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DM	CONCRETE GROUND	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DN	CONCRETE HATCH	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DO	CONCRETE INLET	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DP	CONCRETE DOWN	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DQ	CONCRETE EXHAUST	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DR	CONCRETE FINISH	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DS	CONCRETE GROUND	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DT	CONCRETE HATCH	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DU	CONCRETE INLET	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DV	CONCRETE DOWN	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DW	CONCRETE EXHAUST	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DX	CONCRETE FINISH	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DY	CONCRETE GROUND	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET
DZ	CONCRETE HATCH	LS	LINEN SUITE	OSD	OSD			SSH	TOP OF PARAPET

VANOVACTUON ARCHITECTS
NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
36 BUCKINGHAM ST SURRY HILLS NSW 2159
T 92 9310 5300

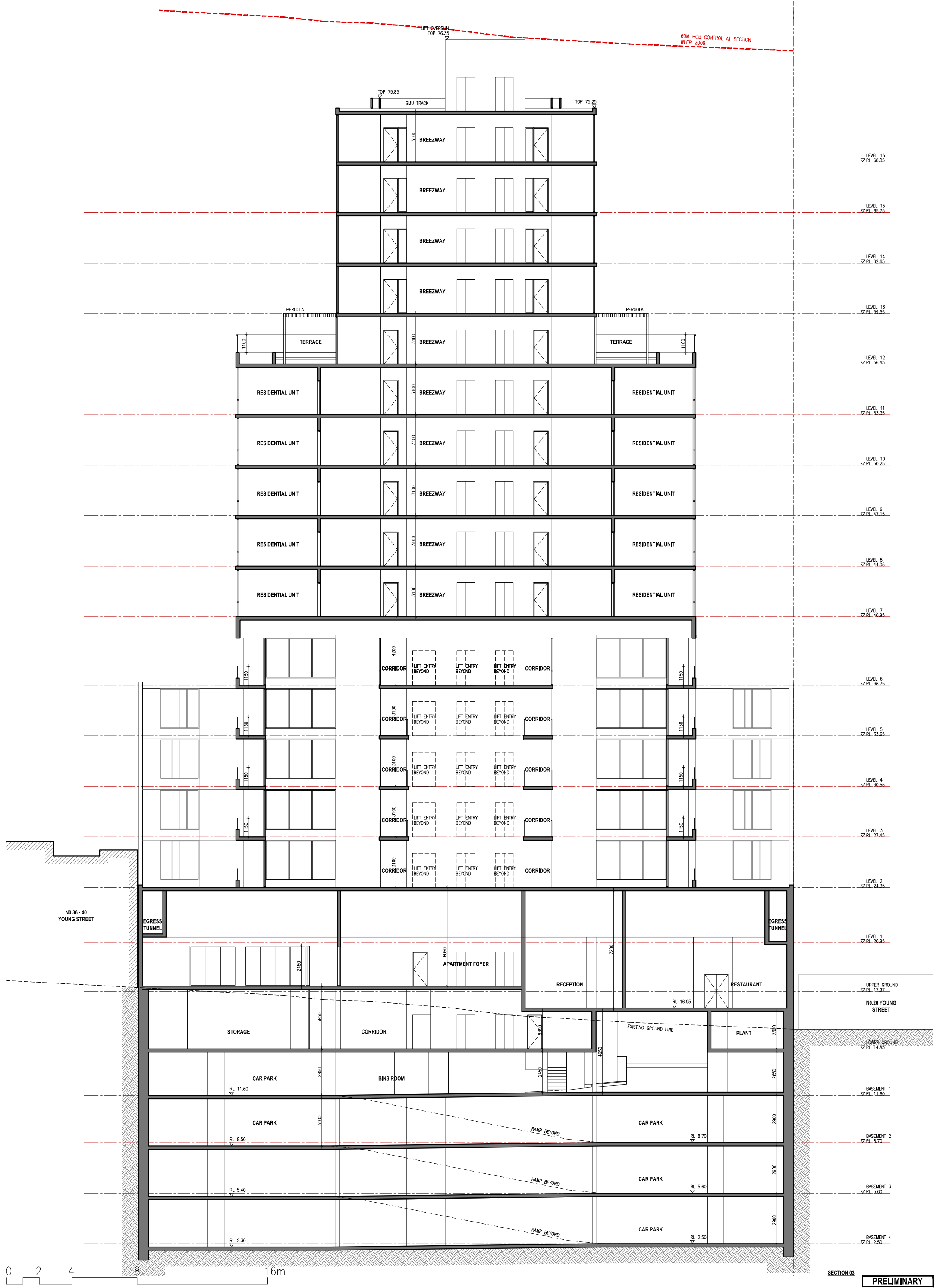
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27	17/08/23	ISSUED FOR PERMIT
28	17/08/23	ISSUED FOR PERMIT
29	17/08/23	ISSUED FOR PERMIT
30	17/08/23	ISSUED FOR PERMIT

PROJECT: MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
CLIENT: GEAR UP PROPERTIES PTY LTD

DA ISSUE			
ADAPTABLE UNITS - SHEET 2			
SCALE: A3	JOB NUMBER: 2023	DATE: 17/08/23	APPROVED: [Signature]
DRAWN: [Signature]	CHECKED: [Signature]	DATE: 17/08/23	REV: 04
DRAWING NO: A-131			









PRELIMINARY	
DRAWING TITLE ELEVATIONS - SHEET 1	
SCALE: A3 1:200	JOB NUMBER 0347
DRAWN BY TN	CHECKED BY AT
DRAWING NO. A-210	APPROVED BY TV REV 04



PRELIMINARY

PROJECT
MIXED USE DEVELOPMENT

28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG

GEAR UP PROPERTIES PTY LTD

PRELIMINARY

DRAWING TITLE
ELEVATIONS - SHEET 3

Page 10 of 10

DATE 8/20/83	JOB NUMBER 0347	
NAME	CHECKED BY	APPROVED BY

DRAWING NO. **A-212**
 REV **0**

0 2 4 8 16m

LEGEND

AD	ALUMINIUM DOOR
AW	ALUMINIUM WINDOW
BD	BALUSTRADE
BR	BICYCLE RACK
CC	COMMS CUPBOARD
CE	CARPARK EXHAUST
CL	CLADDING

EC	ELECTRICAL CUPBOARD
FB	FACE BRICK
FS	FIRE STAIR
GS	GARBAGE CHUTE
HM	HYDRAULIC METER
HR	HYDRAULIC RISER
IL	INVERT LEVEL

KE	KITCHEN EXHAUST
LS	LINEN SHUTE
LV	ALUMINIUM LOUVRES
MP	MOTORCYCLE PARKING SPACE
OG	OBSOURED GLASS
OSDT	ON SITE DETENTION TANK

P	PAINTED
PC	PAINTED CONCRETE
PM	PREFINISHED METAL
RB	RECYCLABLES BIN
RL	REDUCED LEVEL
RP	RENDER AND PAINT
RR	REFRIGERANT RISER

RS	ROLLER SHUTTER
RWT	RAIN WATER TANK
SC	SCREEN
SH	SHEETING
SPR	STAIR PRESSURISATION
	RELIEF SHAFT
SPS	STAIR PRESSURISATION

SSH	SHIFT
SSL	SUNSHADE
ST	STRUCTURE SLAB LEVEL
TC	SANDSTONE
TOG	TIMBER CLADDING
TOK	TOP OF GUTTER
	TOP OF KERB

TOP TOP OF PARAPET

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ARCHITECTS
www.vanovactuon.com.au
ABN 29 153 589 309
35 BUCKINGHAM ST SURRY HILLS NSW 2150
P 02 9310 5300 F 02 9310 5322

REV	DATE	DESCRIPTION	BY
04	17.03.17	DA ISSUE	WV
03	17.01.17	DA AMENDMENTS	TN
02	02.11.16	DA ISSUE	TN
01	07.06.16	DA ISSUE	TN

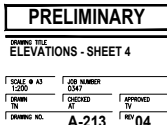
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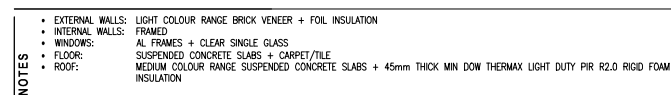
PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG

CLIENT
GEAR UP PROPERTIES PTY LTD

NORTH

DRAWING TITLE ELEVATIONS - SHEET 3	
SCALE • A3 1:200	JOB NUMBER 0347
DRAWN IN	CHECKED AT
DRAWING NO. A 313	APPROVED BY REV 0





LEGEND	AD	ALUMINUM DOOR	FS	FIRE STAIR	OG	SPACE	RP	RENDER AND PAINT
	AW	ALUMINUM WINDOW	FM	GARAGE CHUTE	OSD	OBSCURED GLASS	RS	REFRIGERATOR RISER
	BB	BALLUSTRADE	HM	HYDRAULIC METER		ON SITE DETENTION	RS	ROLLER SHUTTER
	BC	BLOCK BRICK	HM	HYDRAULIC RISER			RNT	RAMP WATER TANK
	CC	CUMES: CUPBOARD	KE	KITCHEN EXHAUST	P	PAINTED	SH	SCREEN
	CE	CARPARK EXHAUST	KE	KITCHEN EXHAUST	PC	PAINTED CONCRETE	SH	SHEETING
	CL	CLADDING	LV	LINEN SHUT	PM	PRECAST METAL	SPR	SPRINT PRESSURISATION
	EL	ELECTRICAL CUPBOARD	LV	ALUMINUM LOUVRES	RE	RECYCLABLES BIN	SPR	SPRINT PRESSURISATION
	FR	FIRE	LV	ALUMINUM LOUVRES	RL	RECYCLED LEVEL	SPR	SPRINT PRESSURISATION
	GR	GRASS	LV	ALUMINUM LOUVRES	RL	RECYCLED LEVEL	SPR	SPRINT PRESSURISATION

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35 BUCKINGHAM ST SURRY HILLS NSW 2010
T 02 9310 5300

REV	DATE	DESCRIPTION	BY
04	17.03.17	DA ISSUE	MC
03	18.01.17	DA AMENDMENTS	MC
02	02.11.16	DA ISSUE	MC
01	07.06.16	DA ISSUE	MC

DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. VERIFY ALL LEVELS AT DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION. FABRICATE

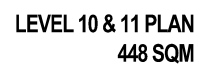
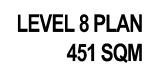
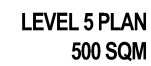
PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG

CLIENT
GEAR UP PROPERTIES PTY LTD

NORTH


DATA ISSUE

DRAWING TITLE	
GFA CALCULATION DIAGRAM	
SHEET 1	
SCALE: 1/8" = 1'-0"	JOB NUMBER: 0347
DRAWN BY: N	CHECKED BY: TV
DRAWING NO. A 300	REV: 04



- | | |
|-------------------|---|
| • EXTERNAL WALLS: | LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION |
| • INTERNAL WALLS: | FRAMED |
| • WINDOWS: | AL FRAMES + CLEAR SINGLE GLASS |
| • FLOOR: | SUSPENDED CONCRETE SLABS + CARPET/TILE |
| • ROOF: | MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION |

- ROOF: (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- (UNITS 7-01 & 7-02) ANTICON BLANKET R1.3
(UNITS 7-01 & 7-02) BATTS R3.5
(FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- | | | | | | | | | |
|--------|----|---------------------|----|--------------------|------|-------------------|-----|--------------------------|
| LEGEND | AD | ALUMINUM DOOR | FS | FIRE STAIR | OG | SPACE | RP | RENDER AND PAINT |
| | AW | ALUMINUM WINDOW | GR | GRAB BAR CHUTE | OS | OPACIFIED GLASS | RH | RESISTANT RESER |
| | BR | BALLUSTRAID | HR | HYDRAULIC RISER | OSDT | ON SITE DETENTION | RS | ROLLER SHUTTER |
| | RB | BICYCLE RACK | HM | HYDRAULIC RISER | | TANK | RWT | SC RAIN WATER TANK |
| | CC | COMMS CUPBOARD | IL | INVERT LEVEL | P | PANTED | SC | SCREENING |
| | CE | CARPARK EXHAUST | KE | KITCHEN EXHAUST | PC | PANTED CONCRETE | SC | SHEET |
| | CD | CARDING | LS | LINEN SHUTE | PM | PRECAST MASONRY | SPR | SPRINKLER PRESSURISATION |
| | EC | ELECTRICAL CUPBOARD | LV | ALUMINUM LOUVRES | PM | PRECAST MASONRY | | RELIEF SHAF |
| | FB | FACE BRICK | LP | MOTORCYCLE PARKING | RL | REDUCED LEVEL | SPS | STAR PRESSURISATION |

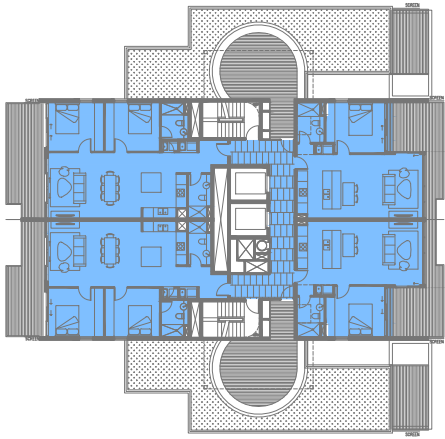
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|-----|-----------------|------|-------|
| SSH | SHAFT | | |
| SSL | SUNSHADE | | |
| ST | STRUCTURE | SLAB | LEVEL |
| TC | SANDSTONE | | |
| TOG | TIMBER CLADDING | | |
| TOK | TOP OF GUTTER | | |
| TOP | TOP OF KERB | | |
| | TOP OF PARAPET | | |

- VANOVAC TUON**
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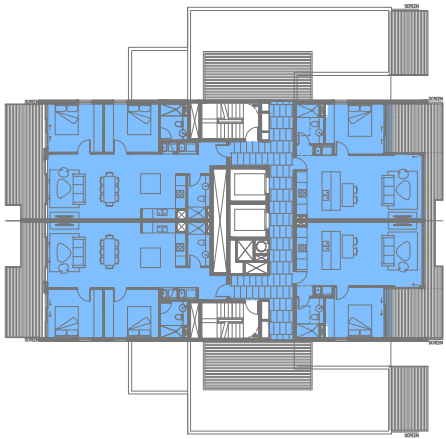
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| 04 | 17.03.17 | DA ISSUE | MC |
| 03 | 18.01.17 | DA AMENDMENTS | MC |
| 02 | 02.11.16 | DA ISSUE | MC |
| 01 | 07.06.16 | DA ISSUE | MC |
| REV | DATE | DESCRIPTION | BY |
- DO NOT SCALE, USE DIMENSIONS ON SHEET. VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION. FABRICATOR OF SHOP DRAWINGS. © COPYRIGHT - ALL RIGHTS RESERVED

- PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
- CLIENT
GEAR UP PROPERTIES PTY LTD
- NORTH

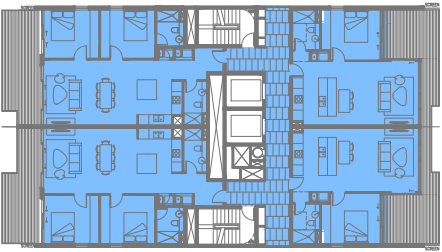

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A CALCULATION DIAGRAM | |
| SHEET 2 | |
| DESIGN NO.
A3 | JOB NUMBER
0347 |
| CHECKED
AT | APPROVED
TV |
| REV. NO.
A-301 | REV
04 |



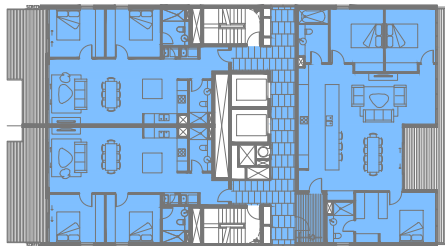
LEVEL 12 PLAN
292 SQM



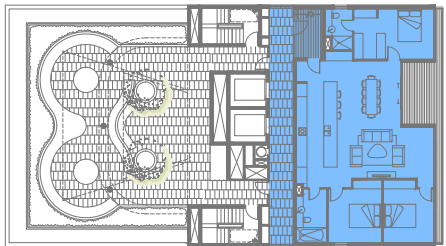
LEVEL 13 PLAN
302 SQM



LEVEL 14 PLAN
302 SQM



LEVEL 15 PLAN
317 SQM

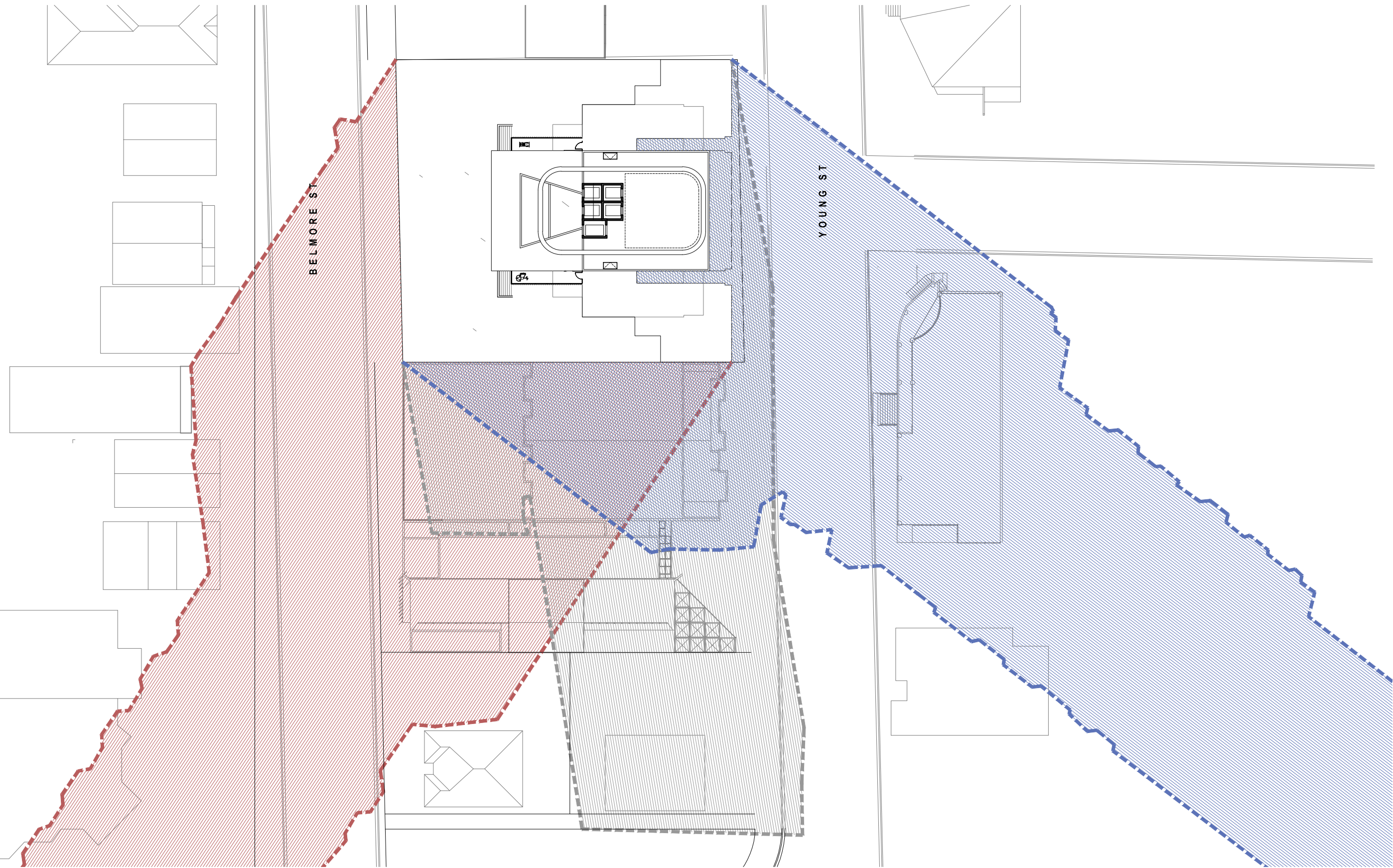


LEVEL 16 PLAN
153 SQM

SITE AREA	1825 SQM
LOWER GROUND FLOOR	283 SQM
UPPER GROUND FLOOR	860 SQM
LEVEL 1	422 SQM
LEVEL 2	953 SQM
LEVEL 3	897 SQM
LEVEL 4	855 SQM
LEVEL 5	500 SQM
LEVEL 6	248 SQM
LEVEL 7	441 SQM
LEVEL 8	451 SQM
LEVEL 9	451 SQM
LEVEL 10	448 SQM
LEVEL 11	448 SQM
LEVEL 12	292 SQM
LEVEL 13	302 SQM
LEVEL 14	302 SQM
LEVEL 15	317 SQM
LEVEL 16	153 SQM
TOTAL AREA	8623 SQM
PROPOSED GFA	4.72 : 1

GFA CALCULATION TABLE





 9.00 AM

 12.00 PM

 03.00 PM

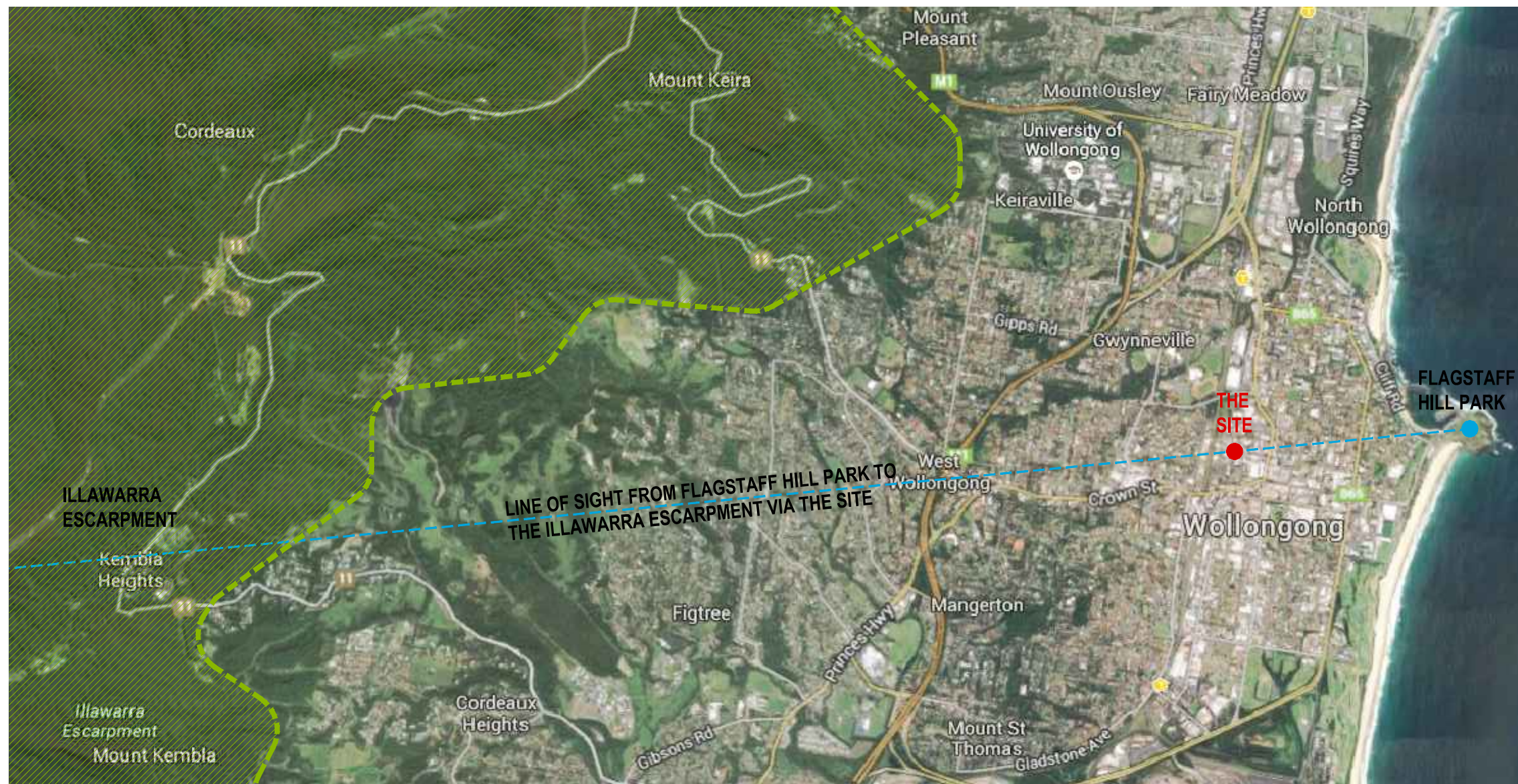
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www.vanovac.com.au
35 BUCKINGHAM ST SURRY HILLS NSW 2150
T 02 9318 2000

NO.	DATE	DESCRIPTION	BY	CHK
01	15/01/21	DA ISSUE	AT	
02	16/01/21	DA ISSUE	AT	
03	16/01/21	DA ISSUE	AT	

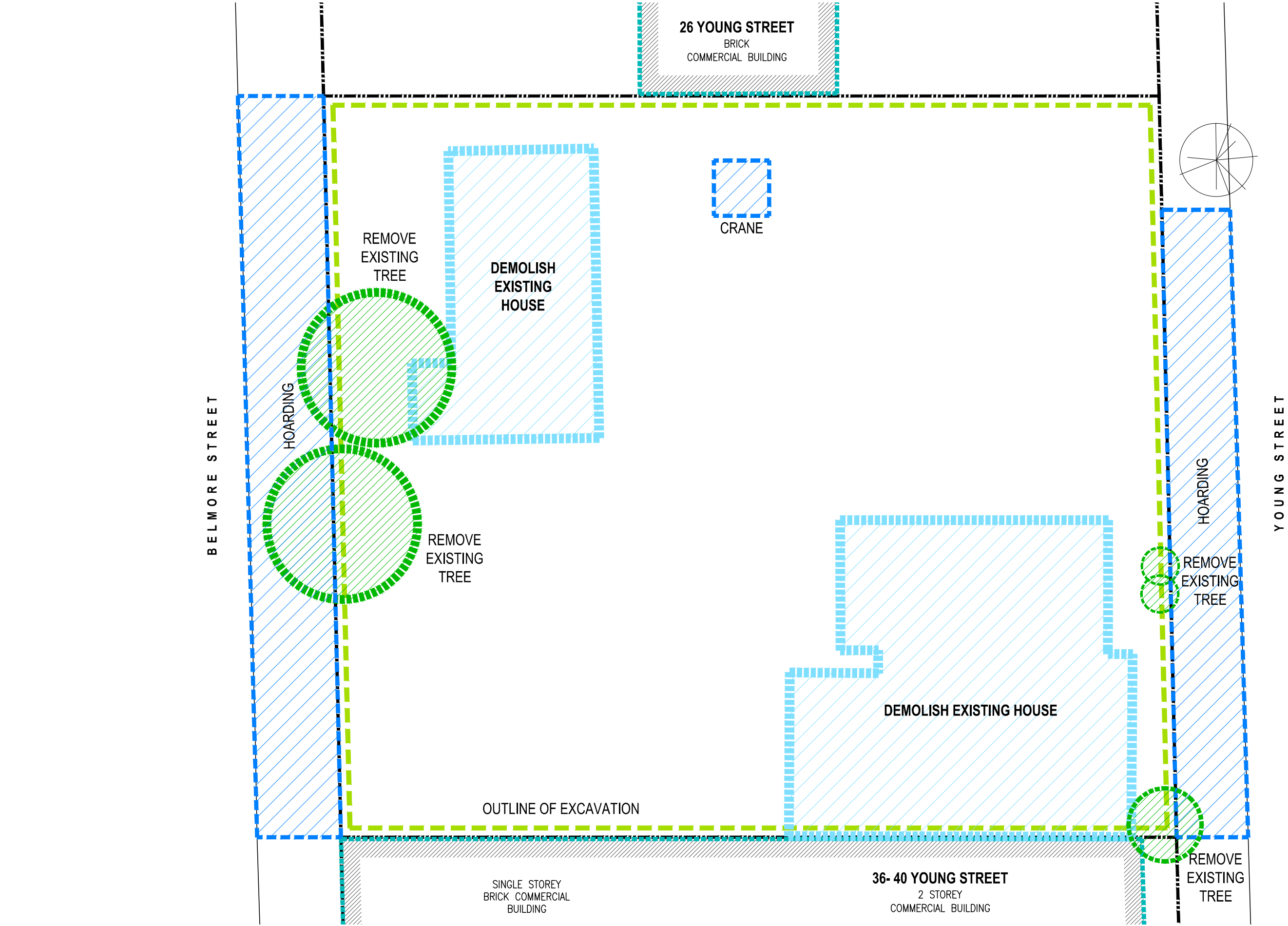
PROJECT
MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG
CLIENT
GEAR UP PROPERTIES PTY LTD



DA ISSUE
SHADOW DIAGRAM WINTER
SOLSTICE JUNE 21
SCALE 1:100
DRAWN
CHECKED
APPROVED
DATE
REV 03



NOTES	EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION	ROOF: (UNITS 7-01 & 7-02) ANTIKON BLANKET R1.3	AD ALUMINIUM DOOR	FS FIRE STOPS	SPACE	RP RENDER AND PAINT	SWIFT	PROJECT MIXED USE DEVELOPMENT 28-29 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG DIAGRAM	SHEET TITLE ESCARPMENT VIEW CORRIDOR DIAGRAM
	INTERNAL WALLS: FRAMED	ROOF: (UNITS 7-01 & 7-02) BATTES R3.5	AW ALUMINIUM WINDOW	CH WHITE CHIMNEY	CG COLOURED GLASS	BS BRICKWORK	SH SHED		
	WINDOWS: AL FRAMES + CLEAR SINGLE GLASS	COLORING: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PR R1.0 RIGID FOAM INSULATION 25mm THICK MIN	BA BALUSTRADE	HM HYDRAULIC MECHANICAL	OSD ON SITE DETENTION	RS ROLLER SHUTTER	SS SHED		
	FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE	SOFFIT:	CC CORRUGATED CONCRETE	IN INVERT LEVEL	P PAINTED	SW SHED	SS SHED		
ROOF:	MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PR R2.0 RIGID FOAM INSULATION		CH CORRUGATED CONCRETE	PC PREFINISHED CONCRETE	PC PREFINISHED CONCRETE	SP STEEL PRESSURISATION	SS SHED		
			CL CORRUGATED CONCRETE	CH CORRUGATED CONCRETE	CH CORRUGATED CONCRETE	CH CORRUGATED CONCRETE	SS SHED		
			CL CORRUGATED CONCRETE	CH CORRUGATED CONCRETE	CH CORRUGATED CONCRETE	CH CORRUGATED CONCRETE	SS SHED		
			CL CORRUGATED CONCRETE	CH CORRUGATED CONCRETE	CH CORRUGATED CONCRETE	CH CORRUGATED CONCRETE	SS SHED		



- NOTES**
- EXTERNAL WALLS: LIGHT COLOUR RANGE BRICK VENEER + FOIL INSULATION
 - INTERNAL WALLS: FRAMED
 - WINDOWS: AL FRAMES + CLEAR SINGLE GLASS
 - FLOOR: SUSPENDED CONCRETE SLABS + CARPET/TILE
 - ROOF: MEDIUM COLOUR RANGE SUSPENDED CONCRETE SLABS + 45mm THICK MIN DOW THERMAX LIGHT DUTY PIR R2.0 RIGID FOAM INSULATION

- ROOF: (UNITS 7-01 & 7-02) ANTIMON BLANKET R1.3
- CEILING: (UNITS 7-01 & 7-02) BATTIS R3.5
- SOFFIT: (FLOOR SLAB ABOVE CARPARK) DOW THERMAX LIGHT DUTY PIR R1.0 RIGID FOAM INSULATION 25mm THICK MIN

- LEGEND**
- AD ALUMINUM DOOR
 - AW ALUMINUM WINDOW
 - BA BALUSTRADE
 - BC BRICK
 - CC CONCRETE CURB
 - CD CONCRETE DRIVE
 - CE CONCRETE EDGE
 - CF CONCRETE FINISH
 - CG CONCRETE GROUND
 - CH CONCRETE HATCH
 - CI CONCRETE INLET
 - CL CONCRETE LIFT
 - CM CONCRETE MOUND
 - CP CONCRETE PAVEMENT
 - CS CONCRETE SLAB
 - CT CONCRETE TANK
 - CU CONCRETE UNDERGROUND
 - CV CONCRETE VENT
 - CA CARPARK
 - CB CARPARK BAY
 - CC CARPARK CURB
 - CD CARPARK DRIVE
 - CE CARPARK EDGE
 - CF CARPARK FINISH
 - CG CARPARK GROUND
 - CH CARPARK HATCH
 - CI CARPARK INLET
 - CL CARPARK LIFT
 - CM CARPARK MOUND
 - CP CARPARK PAVEMENT
 - CS CARPARK SLAB
 - CT CARPARK TANK
 - CU CARPARK UNDERGROUND
 - CV CARPARK VENT

VANOVACTUON ARCHITECTS

NOMINATED ARCHITECT AUSTIN TUON NSW REG 8171
36 BUCKINGHAM ST SURRY HILLS NSW 2157
T 02 9210 5300

DATE	DESCRIPTION
10/10/2023	ISSUED FOR TENDERS
10/10/2023	ISSUED FOR TENDERS
10/10/2023	ISSUED FOR TENDERS
10/10/2023	ISSUED FOR TENDERS
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10/10/2023	ISSUED FOR TENDERS
10/10/2023	ISSUED FOR TENDERS
10/10/2023	ISSUED FOR TENDERS
10/10/2023	ISSUED FOR TENDERS
10/10/2023	ISSUED FOR TENDERS

DA ISSUE

PROJECT: MIXED USE DEVELOPMENT
28-30 YOUNG ST & 29-31 BELMORE ST, WOLLONGONG

CLIENT: SEAR UP PROPERTIES PTY LTD

SCALE: A3
DATE: 10/10/2023

DESIGNER: AUSTIN TUON
DRAWN: AUSTIN TUON
CHECKED: AUSTIN TUON
APPROVED: AUSTIN TUON

DRAWING NO: A-340
REV: 01