

DEVELOPMENT APPLICATION

43-45 ATCHISON ST + 40-46 KENNY ST, WOLLONGONG
 LOTS 26 + 27 SEC 2 DP 979376, LOT 82 DP 842265, + LOTS 25+26 DP
 745523

FOR SOUTHERN LIGHTHOUSE DEVELOPMENTS
 SEPTEMBER 2017

SITE CALCULATIONS

GFA		
Type	GFA m ²	%
Residential	19,703	77.6%
First Floor Commercial	3,109	22.4%
Ground Floor Retail	2,573	
TOTAL	25,385	100.0%

FSR			
Site Area m ²	Total GFA m ²	FSR:1	Compliant FSR
6,491	25,385	3.91	4.06

SEPP65 COMPLIANCE

CONTROL	TOTAL	%	COMPLIANT
2+ HRS DAYLIGHT	145	71%	✓
0 HOURS DAYLIGHT	14	7%	✓
CROSS VENT 1st 9 STOREYS	73	60%	✓

RESIDENTIAL MIX

UNIT TYPE	TOTAL	%
STUDIO	22	10.8%
1 BED	69	34.0%
2 BED	50	24.6%
3 BED	58	28.6%
4 BED	4	2.0%
TOTAL APARTMENTS	203	100.0%

PARKING CALCULATIONS

Residential - DCP Required						
Type	Number	Rate	Total Required	Total Provided	Motorcycle	Bicycle
Studio-1 Bed	91	0.6	55	55	6	30
2 Bed	50	0.9	45	45	3	17
3-4 Bed	62	1.4	87	87	4	21
Visitor	203	0.2	41	40	0	17
TOTAL			227	227	14	85

Commercial						
Type	GFA	Rate	Total Required	Total Provided	Motorcycle	Bicycle
OFFICE	1770	1/60m ²	30	30	1	11
MEDICAL	529	1/60m ²	9	9	0	3
GYM	810	3/100m ²	24	24	1	5
SUPERMARKET	1131	1/60m ²	19	45	1	3
RETAIL	724	1/60m ²	12	12	0	2
CAFE	718	1/60m ²	12	12	0	4
TOTAL			106	132	4	24

ACCESSIBLE PARKING

Type	Rate	Required	Provided
Residential	1/adaptable	21	21
Commercial	1/100 spaces	1	3

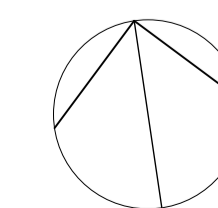


SITE LOCATION MAP

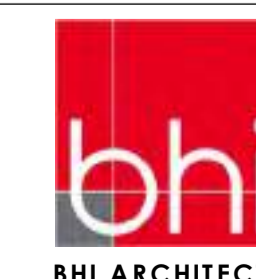
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A	26/01/2016	DESIGN REVIEW PANEL MEETING	F	27/07/2016	CONSULTANT ISSUE	K	14/10/2016	DA RFI ISSUE	P	18/08/2017	DRP ISSUE
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C	01/06/2016	PRE-DA MEETING	H	07/09/2016	CONSULTANT ISSUE	M	13/02/2017	DRP CHANGES			
D	28/04/2016	CONSULTANT ISSUE	I	15/09/2016	CONSULTANT ISSUE	N	17/02/2017	TRAFFIC/PARKING			
E	19/07/2016	CONSULTANT ISSUE	J	27/09/2016	DEVELOPMENT APPLICATION ISSUE	O	28/06/2017	STORMWATER AMENDMENTS			

PROJECT
 MIXED USE DEVELOPMENT
 SITE:
 43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500

CLIENT:
 SOUTHERN LIGHTHOUSE DEVELOPMENTS

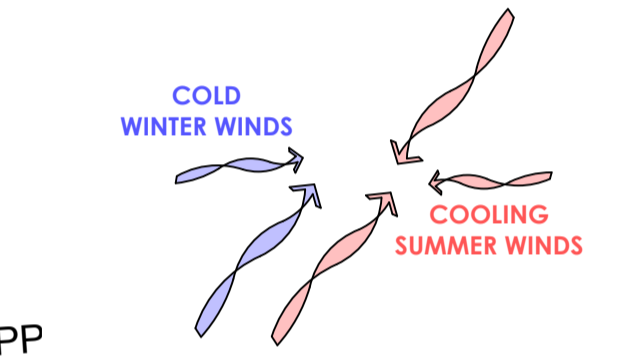
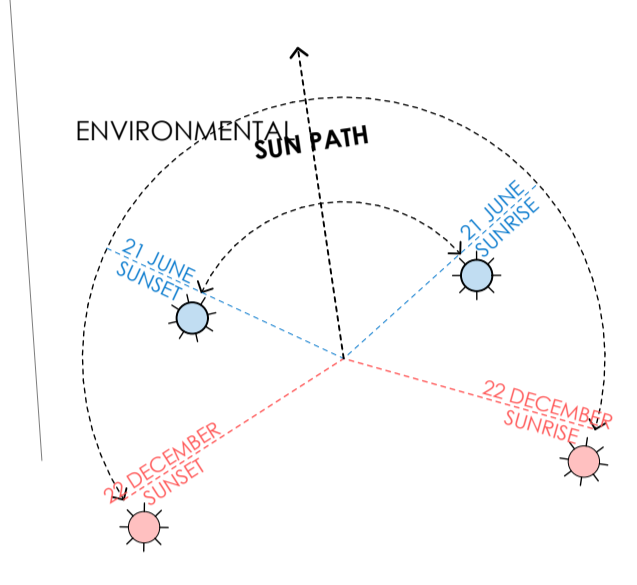
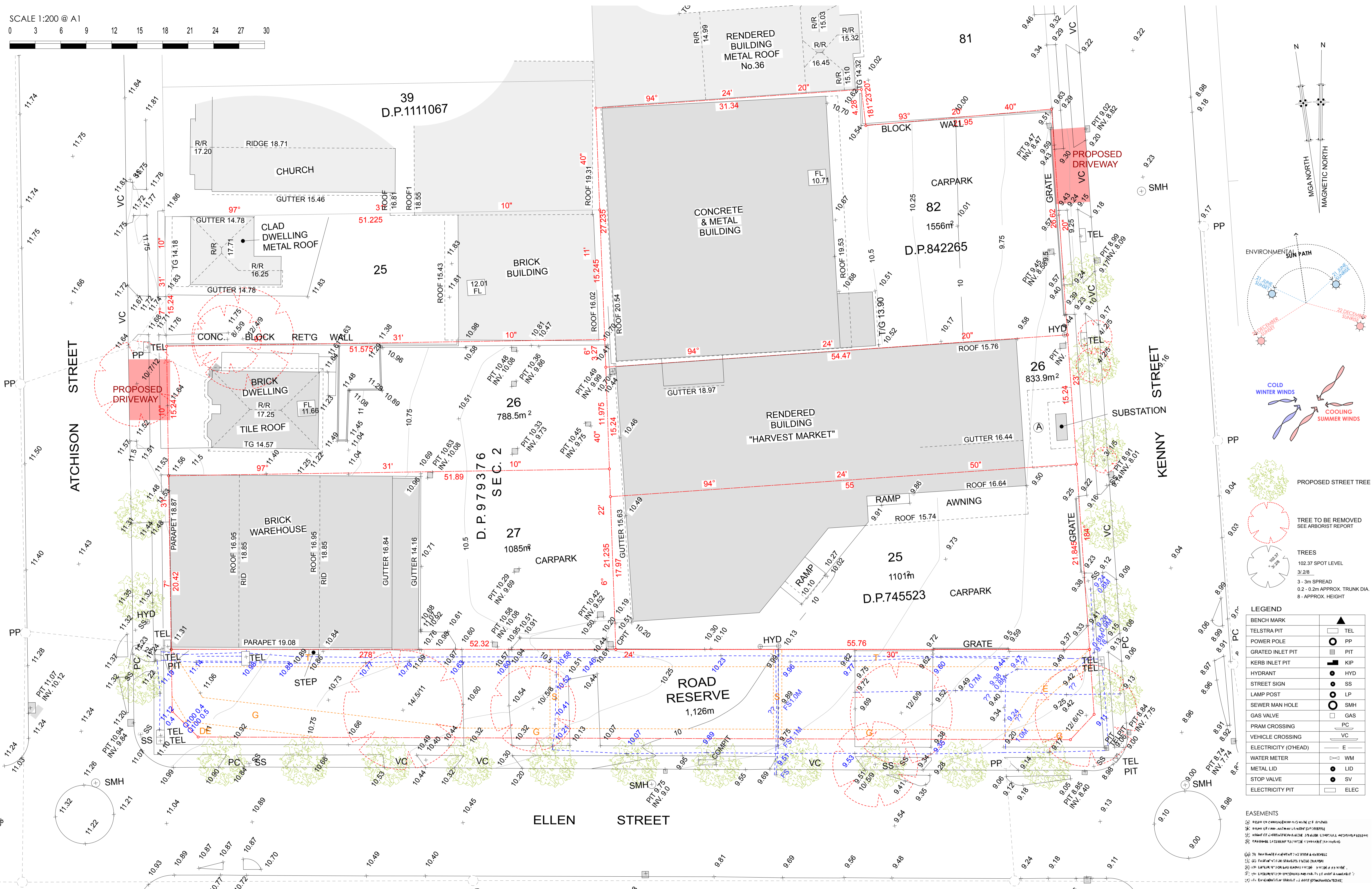
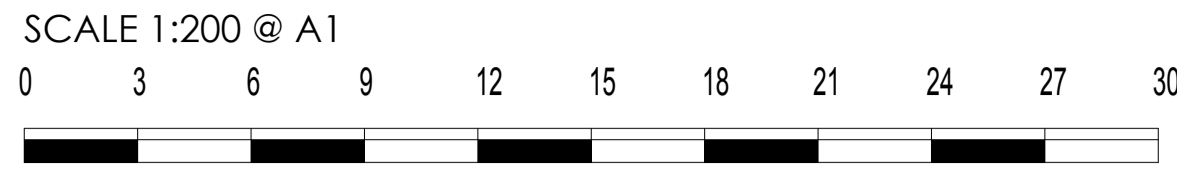


BHI ARCHITECTS PTY LTD
 SYDNEY
 3/10/77 DUNNING AVE
 ROSEBERY NSW 2018
 02 9313 7800
 KIAMA
 4/125 TERRALONG STREET
 KIAMA NSW 2533
 02 4232 2125



DRAWING TITLE:
COVER SHEET
 DRAWN: MD, CHKD: MH, DATE: 18/09/2017
 PROJECT NO.: 8467, DRAWING NO.: A.0001

STATUS:
DA
 SCALE@Area:
 1:500 @A1
 1:1000 @A3
 REVISION:
Q



LEGEND	
BENCH MARK	▲
TELSTRA PIT	TEL
POWER POLE	PP
GRATED INLET PIT	PIT
KERB INLET PIT	KIP
HYDRANT	HYD
STREET SIGN	SS
LAMP POST	LP
SEWER MAN HOLE	SMH
GAS VALVE	GAS
PRAM CROSSING	PC
VEHICLE CROSSING	VC
ELECTRICITY (OHEAD)	E
WATER METER	WM
METAL LID	LID
STOP VALVE	SV
ELECTRICITY PIT	ELEC

EASEMENTS

- (1) 2.0m EASEMENT FOR OVERHEAD POWER LINES (SEE PLAN)
- (2) 2.0m EASEMENT FOR OVERHEAD WATER LINES (SEE PLAN)
- (3) 2.0m EASEMENT FOR OVERHEAD GAS LINES (SEE PLAN)
- (4) 2.0m EASEMENT FOR OVERHEAD TELEPHONE LINES (SEE PLAN)
- (5) 2.0m EASEMENT FOR OVERHEAD CABLES (SEE PLAN)
- (6) 2.0m EASEMENT FOR OVERHEAD FIBRE OPTIC CABLES (SEE PLAN)
- (7) 2.0m EASEMENT FOR OVERHEAD RAINWATER PIPES (SEE PLAN)
- (8) 2.0m EASEMENT FOR OVERHEAD DRAINAGE PIPES (SEE PLAN)
- (9) 2.0m EASEMENT FOR OVERHEAD SEWER PIPES (SEE PLAN)
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- (100) 2.0m EASEMENT FOR OVERHEAD TELEPHONE MAINS (SEE PLAN)

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D	28/04/2016	CONSULTANT ISSUE	I	15/09/2016	CONSULTANT ISSUE	N	17/02/2017	TRAFFIC/PARKING			
E	19/07/2016	CONSULTANT ISSUE	J	27/09/2016	DEVELOPMENT APPLICATION ISSUE	O	28/06/2017	STORMWATER AMENDMENTS			

PROJECT
MIXED USE DEVELOPMENT
SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
WOLLONGONG NSW 2500

CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

DRAWING TITLE:
SITE PLAN

DRAWN: B.S. **CHKD:** B.S. **DATE:** 12/06/2016

PROJECT NO.: 8467 **DRAWING NO.:** A.1001

STATUS: DA

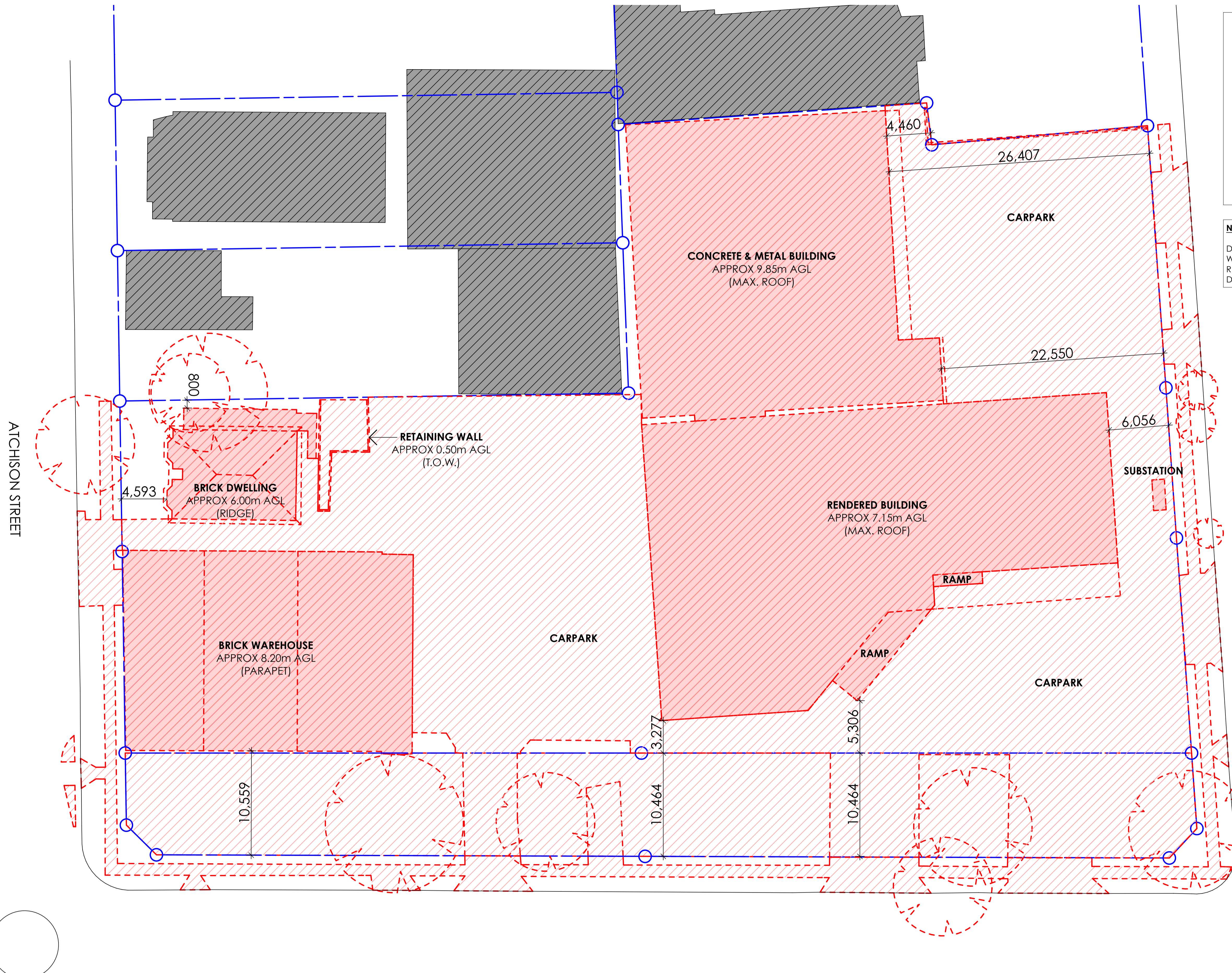
SCALE: 1:200 @ A1
1:400 @ A3

REVISION: Q

LOGO: jrk SURVEYS, bhi ARCHITECTS

NOTE:

- TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL. AMENDED TO SUIT WIND TERRAIN CATEGORY.
- PROVIDE CERTIFIED TERRACE BARRIER SYSTEM TO AS 3660.
- SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
- ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
- DO NOT SCALE THE DRAWINGS. USE FIGURED DIMENSIONS.
- CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.
- DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.



LEGEND

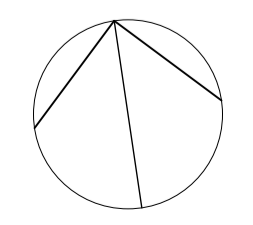
- EXISTING BUILDING & STRUCTURE TO BE REMOVED
- EXISTING LANDSCAPING & HARDSCAPING TO BE REMOVED
- EXISTING VEGETATION TO BE REMOVED (AS PER ARBORIST REPORT)

NOTE:
DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601 - DEMOLITION OF STRUCTURES AND REQUIREMENTS OF THE WOLLONGONG DEVELOPMENT CONTROL PLAN.

NOTE:
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2. PROVIDE CERTIFIED TERRACE BARRIER SYSTEM TO AS 3660.
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
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PROJECT
MIXED USE DEVELOPMENT
SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
WOLLONGONG NSW 2500
CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS



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ROSEBERY NSW 2018
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KIAMA
4/125 TERRALONG STREET
KIAMA NSW 2533
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DRAWING TITLE:
DEMOLITION PLAN
DRAWN: MD **CHKD:** MH **DATE:** 18/09/2017
PROJECT NO.: 8467 **DRAWING NO.:** A.1201

STATUS: DA
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REVISION: Q

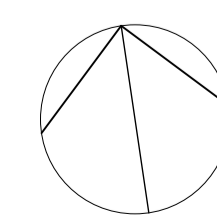


NOTE:

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2. PROVIDE CERTIFIED TERRACE BARRIER SYSTEM TO AS 3640.
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
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D	28/06/2016	CONSULTANT ISSUE	I	15/09/2016	CONSULTANT ISSUE	N	17/02/2017	TRAFFIC/PARKING			
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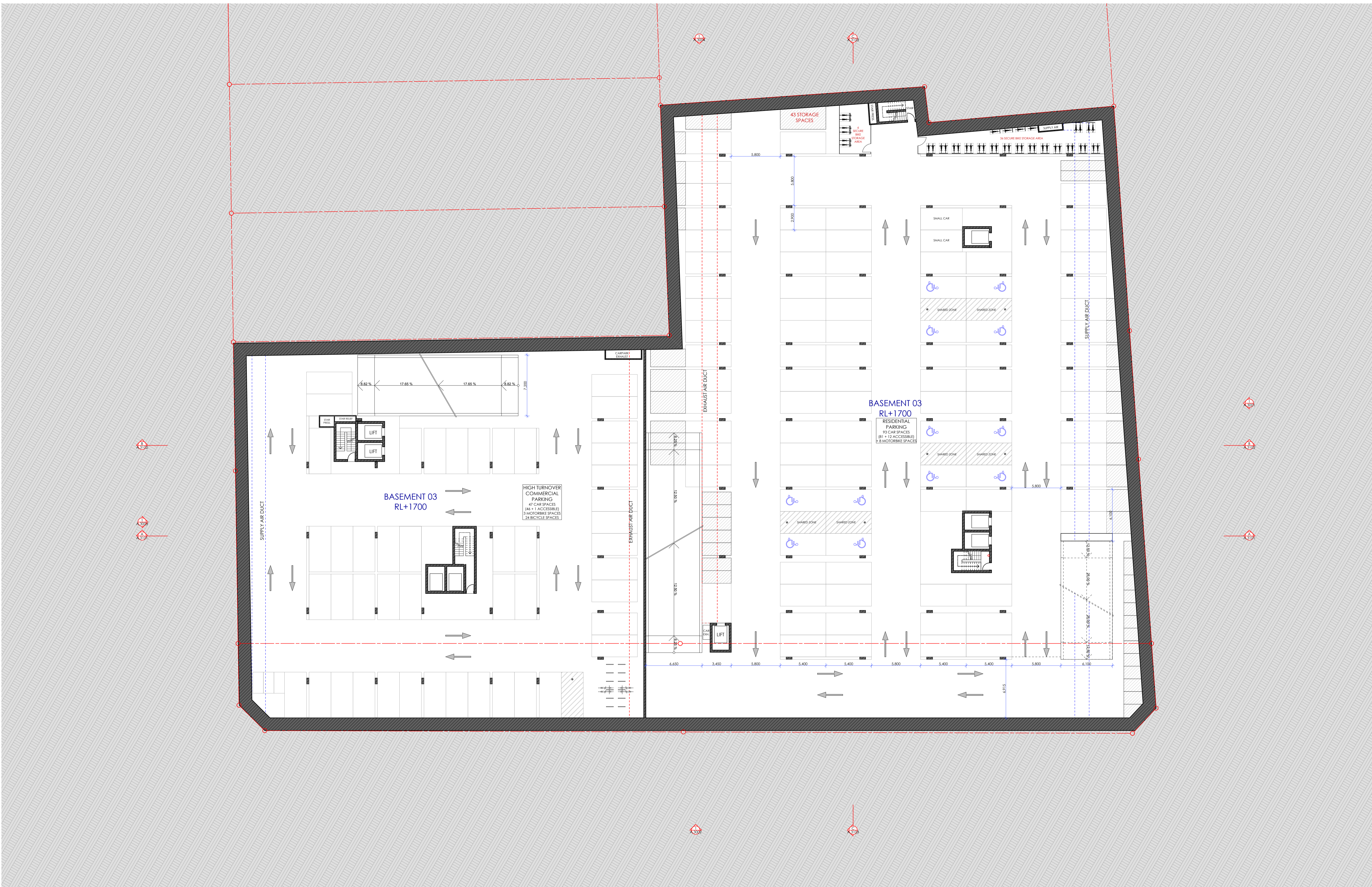


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 02 9313 7800
 KIAMA
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 KIAMA NSW 2533
 02 4232 2125



DRAWING TITLE:
BASEMENT 04
 DRAWN: MD, CHKD: MH, DATE: 2/11/2017
 PROJECT NO.: 8467, DRAWING NO.: A.2001

STATUS:
DA
 SCALE@Area:
 1:200 @A1
 1:400 @A3
 REVISION:
R

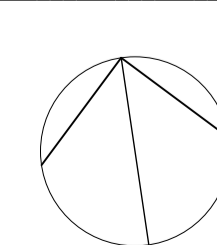


NOTE:

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2. PROVIDE CERTIFIED TERRACE BARRIER SYSTEM TO AS 3640.
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
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SOUTHERN LIGHTHOUSE DEVELOPMENTS

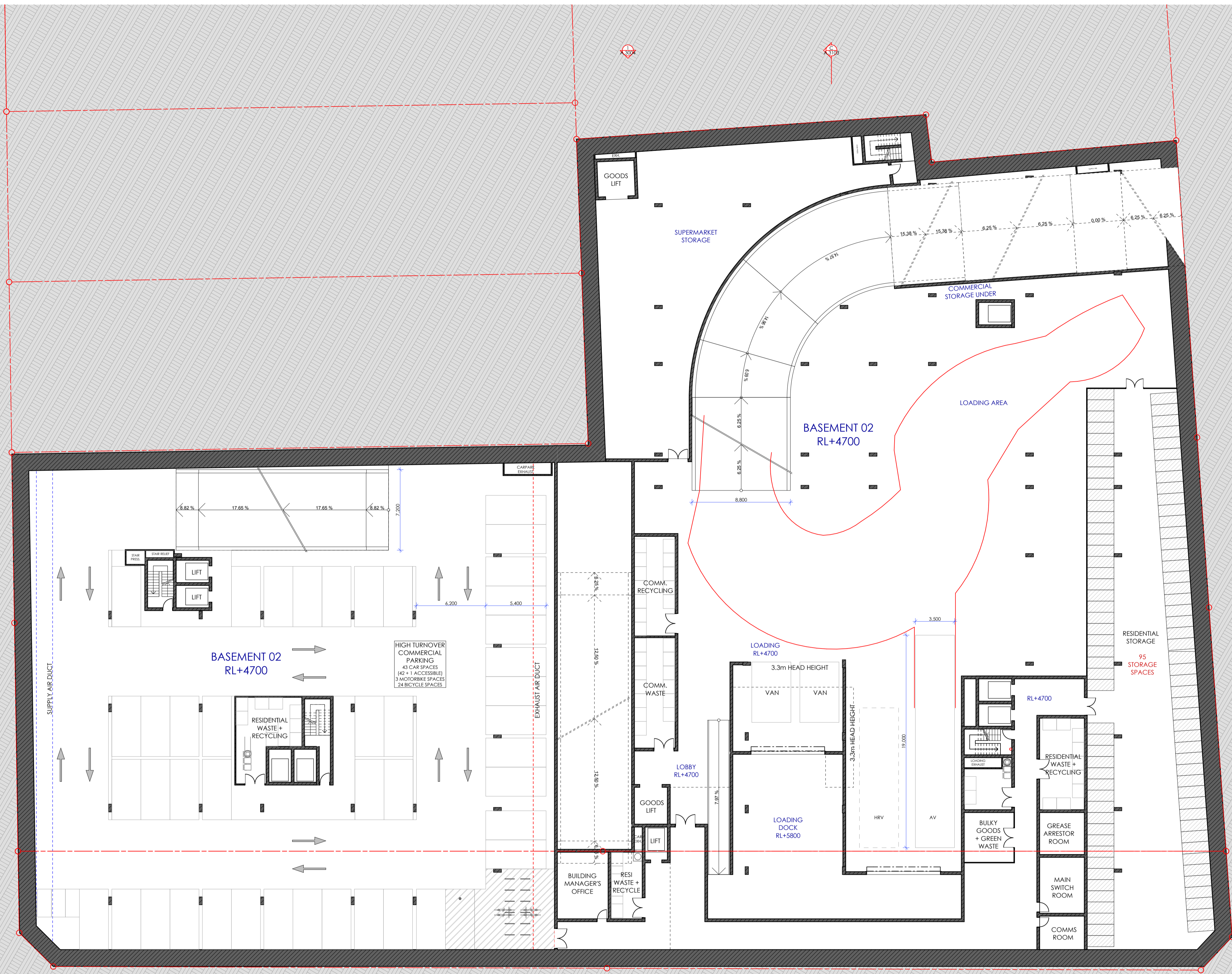


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 4/125 TERRALONG STREET
 KIAMA NSW 2533
 02 4232 2125



DRAWING TITLE:
BASEMENT 03
 DRAWN: MD, CHKD: MH, DATE: 18/09/2017
 PROJECT NO.: 8467, DRAWING NO.: A.2002

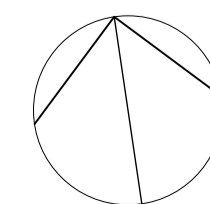
STATUS:
DA
 SCALE@Area:
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 1:400 @A3
 REVISION:
Q



NOTE:
 1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.
 2. PROVIDE CERTIFIED TERRACE BARRIER SYSTEM TO AS 3640.
 3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
 4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
 5. DO NOT SCALE THE DRAWING. USE FIGURED DIMENSIONS.
 6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.
 7. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT
A	26/01/2016	DESIGN REVIEW PANEL MEETING	F	27/07/2016	CONSULTANT ISSUE	K	14/10/2016	DA RFI ISSUE	P	18/08/2017	DRP ISSUE
B	22/04/2016	DESIGN REVIEW PANEL MEETING	G	17/08/2016	CONSULTANT ISSUE	L	01/02/2017	DRP CHANGES	Q	18/09/2017	JRPP ISSUE
C	01/06/2016	PRE-DA MEETING	H	07/09/2016	CONSULTANT ISSUE	M	13/02/2017	DRP CHANGES			
D	28/06/2016	CONSULTANT ISSUE	I	15/09/2016	CONSULTANT ISSUE	N	17/02/2017	TRAFFIC/PARKING			
E	19/07/2016	CONSULTANT ISSUE	J	27/09/2016	DEVELOPMENT APPLICATION ISSUE	O	28/06/2017	STORMWATER AMENDMENTS			

PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

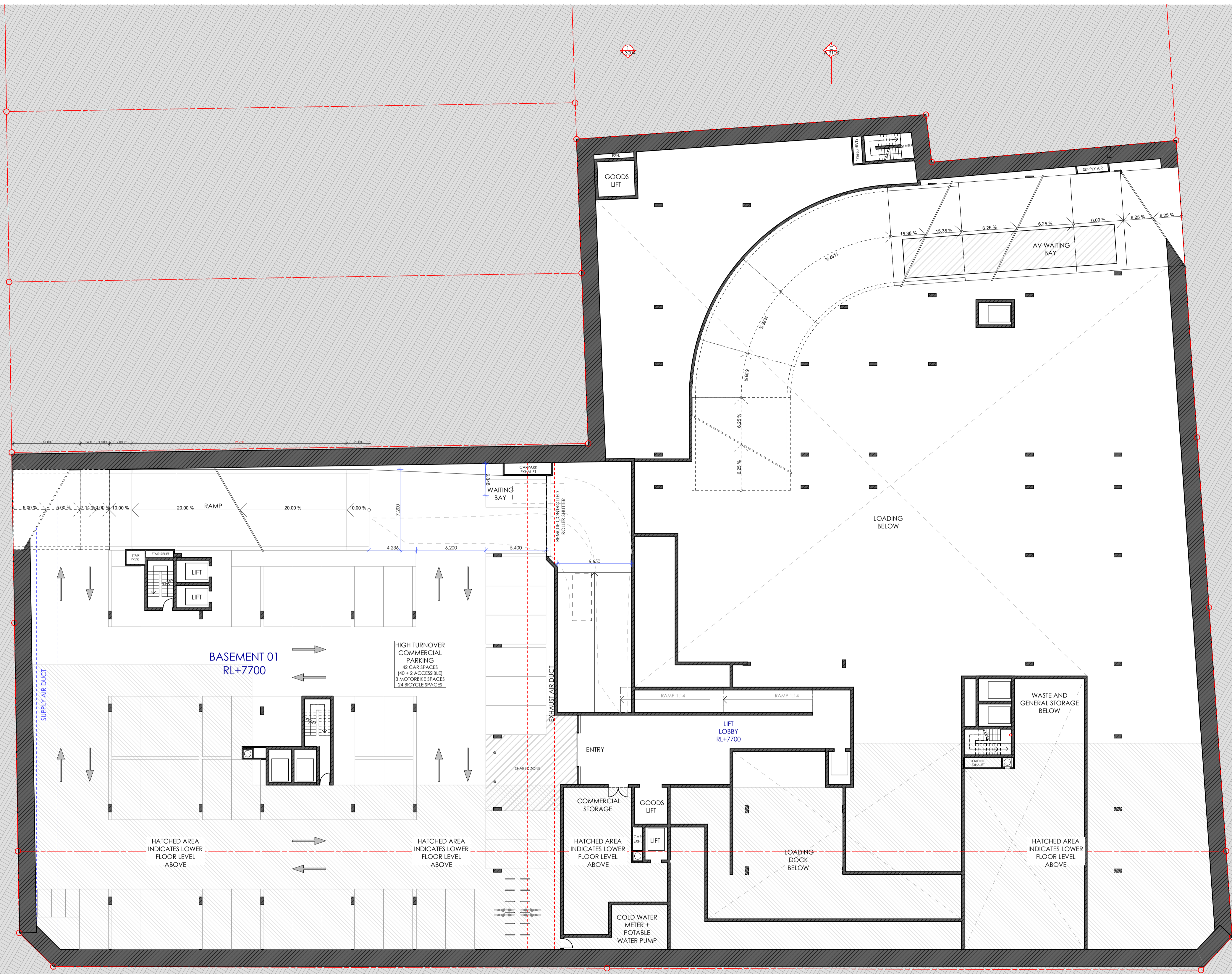


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 KIAMA NSW 2533
 02 4232 2125



DRAWING TITLE:
BASEMENT 02
 DRAWN: MD, CHKD: MH, DATE: 18/09/2017
 PROJECT NO.: 8467, DRAWING NO.: A.2003

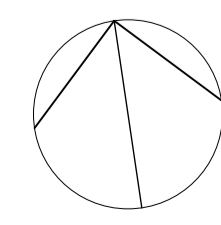
STATUS:
DA
 SCALE@Area:
 1:200 @A1
 1:400 @A3
 REVISION:
Q



NOTE:
 1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.
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B	22/04/2016	DESIGN REVIEW PANEL MEETING	G	17/08/2016	CONSULTANT ISSUE	L	01/02/2017	DRP CHANGES	Q	18/09/2017	JRPP ISSUE
C	01/06/2016	PRE-DA MEETING	H	07/09/2016	CONSULTANT ISSUE	M	13/02/2017	DRP CHANGES			
D	28/06/2016	CONSULTANT ISSUE	I	15/09/2016	CONSULTANT ISSUE	N	17/02/2017	TRAFFIC/PARKING			
E	19/07/2016	CONSULTANT ISSUE	J	27/09/2016	DEVELOPMENT APPLICATION ISSUE	O	28/06/2017	STORMWATER AMENDMENTS			

PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

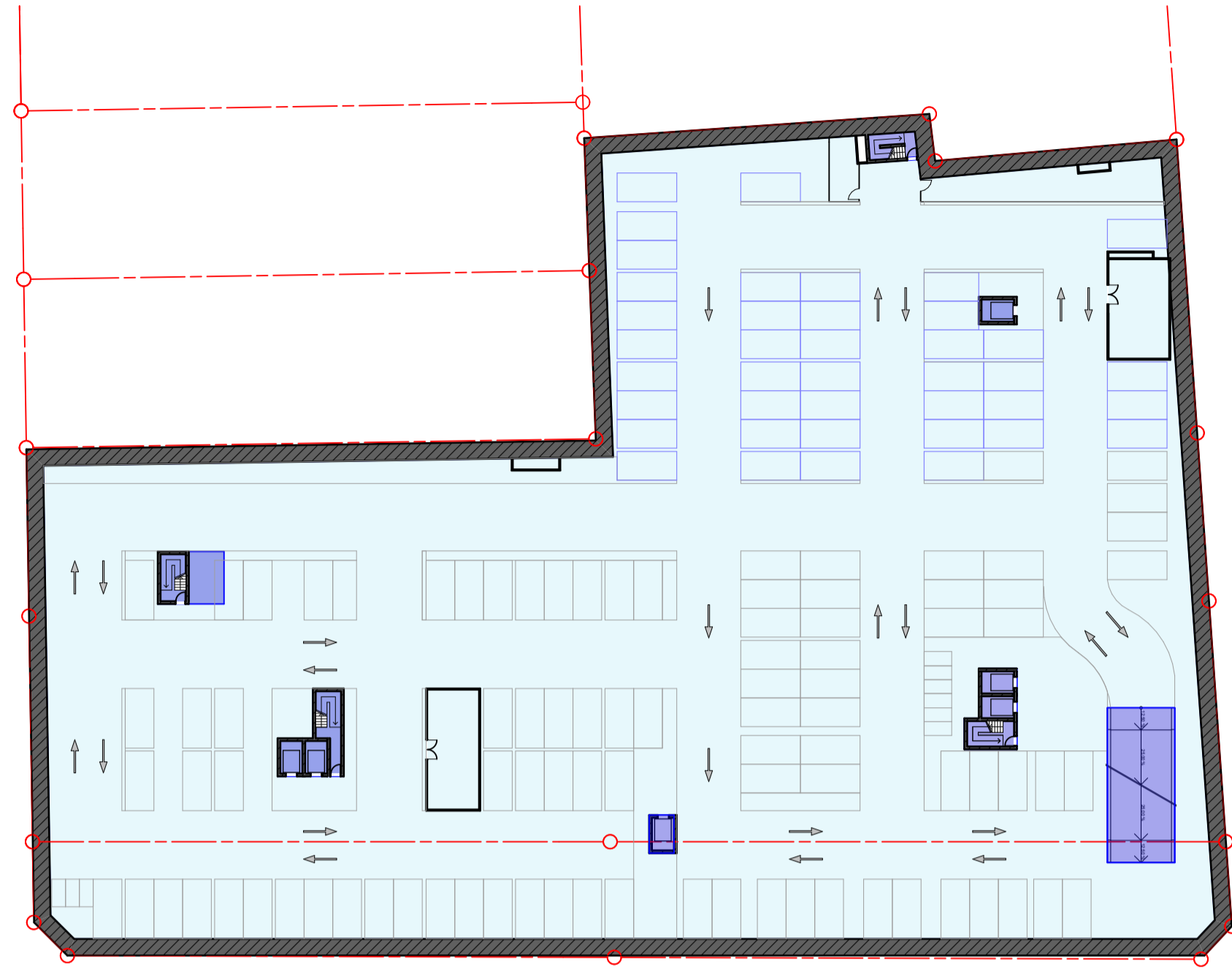


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 KIAMA NSW 2533
 02 4232 2125

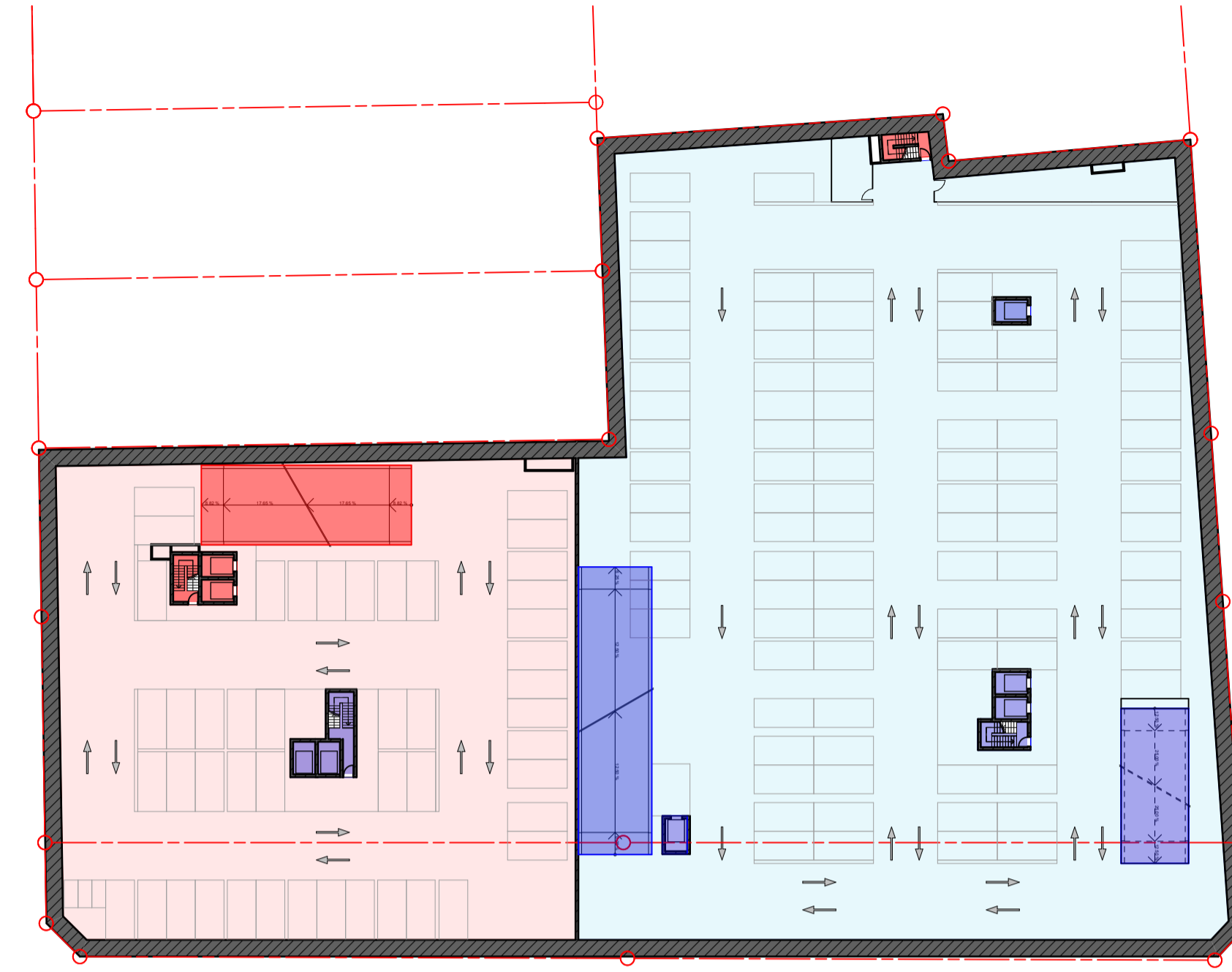


DRAWING TITLE:
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 DRAWN: MD, CHKD: MH, DATE: 18/09/2017
 PROJECT NO.: 8467, DRAWING NO.: A.2004

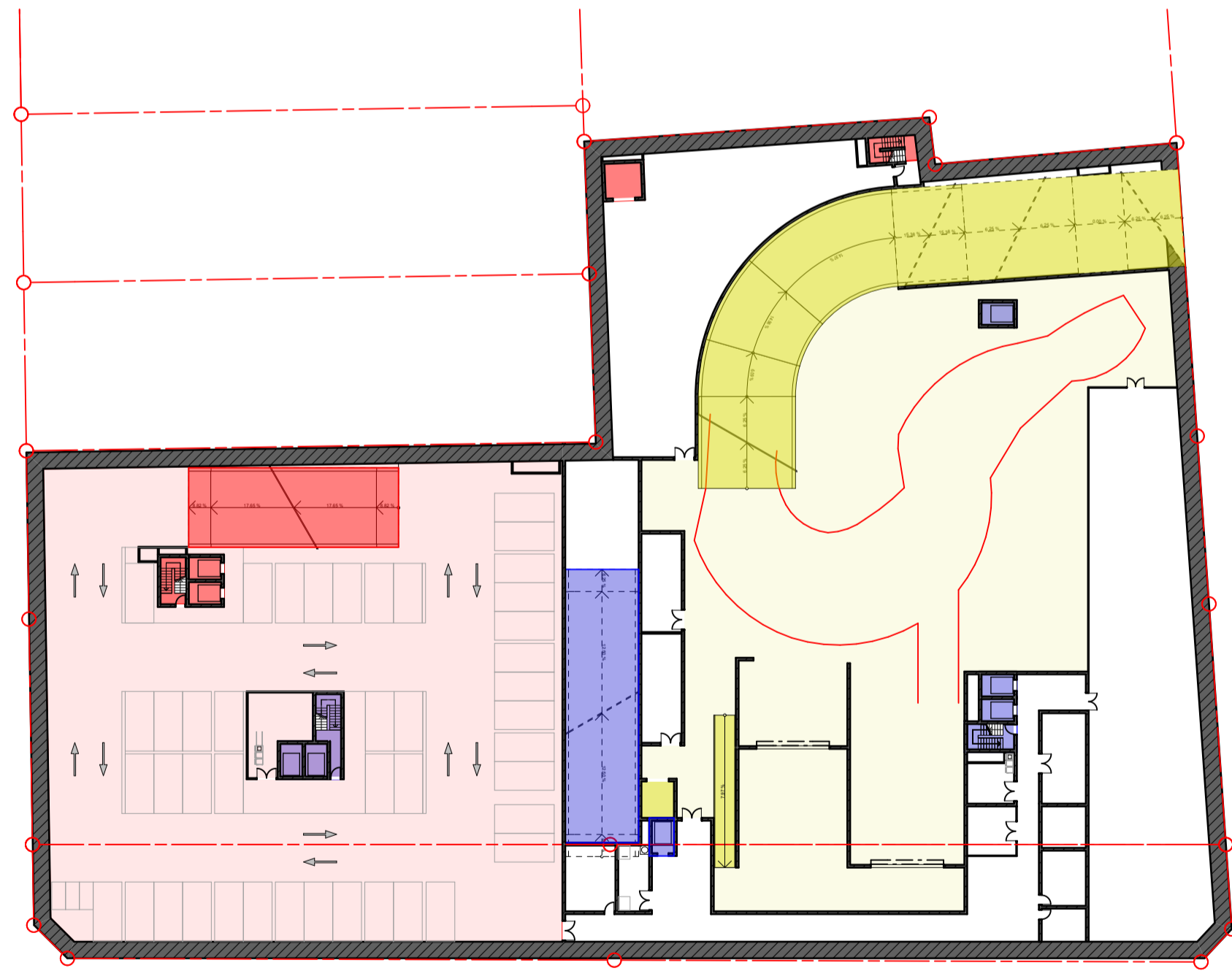
STATUS:
DA
 SCALE@Area:
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 1:400 @A3
 REVISION:
Q



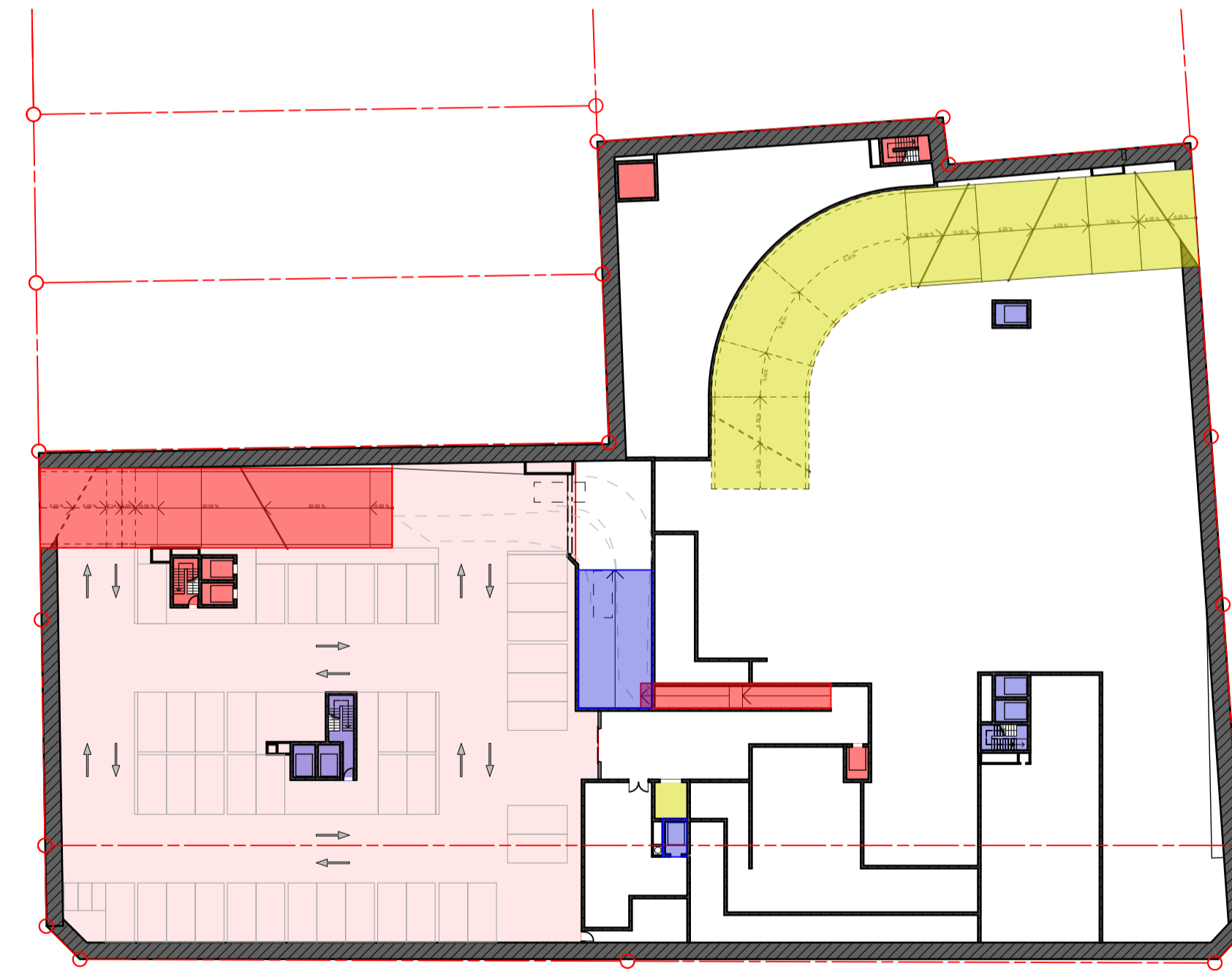
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2 BASEMENT 03 1:500



3 BASEMENT 02 1:500



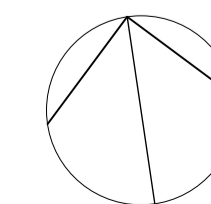
4 BASEMENT 01 1:500

LEGEND	
■	COMMERCIAL PARKING
■	RESIDENTIAL PARKING
■	COMMERCIAL GFA
■	RESIDENTIAL GFA
■	COMMERCIAL CIRCULATION
■	RESIDENTIAL CIRCULATION
■	LOADING BAY
■	2 HOURS DAYLIGHT ACCESS
■	LOADING BAY CIRCULATION

NOTE:
 1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.
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PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

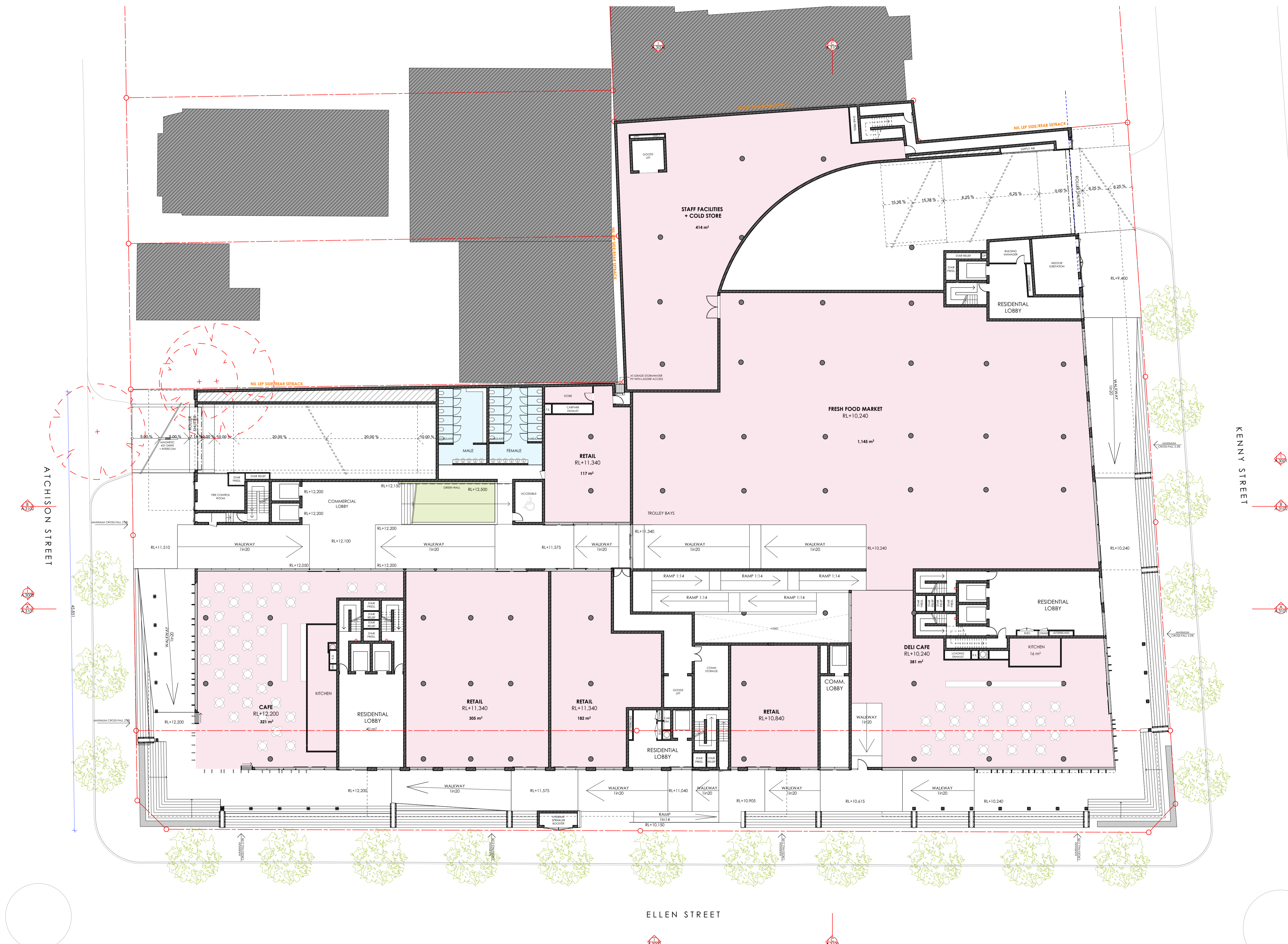


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DRAWING TITLE:
COMPLIANCE BASEMENT 04-01
 DRAWN: MD, CHKD: MH, DATE: 18/09/2017
 PROJECT NO.: 8467, DRAWING NO.: A.3301

STATUS:
DA
 SCALE@Area:
 1:500
 REVISION
Q



LEGEND

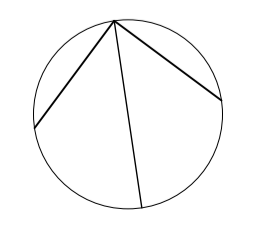
STUDIO UNIT	COMMERCIAL
1 BED UNIT	VEGETATION
2 BED UNIT	EXISTING TREE
3 BED UNIT	REMOVED TREE
4 BED UNIT	PROPOSED TREE

NOTE:

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PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

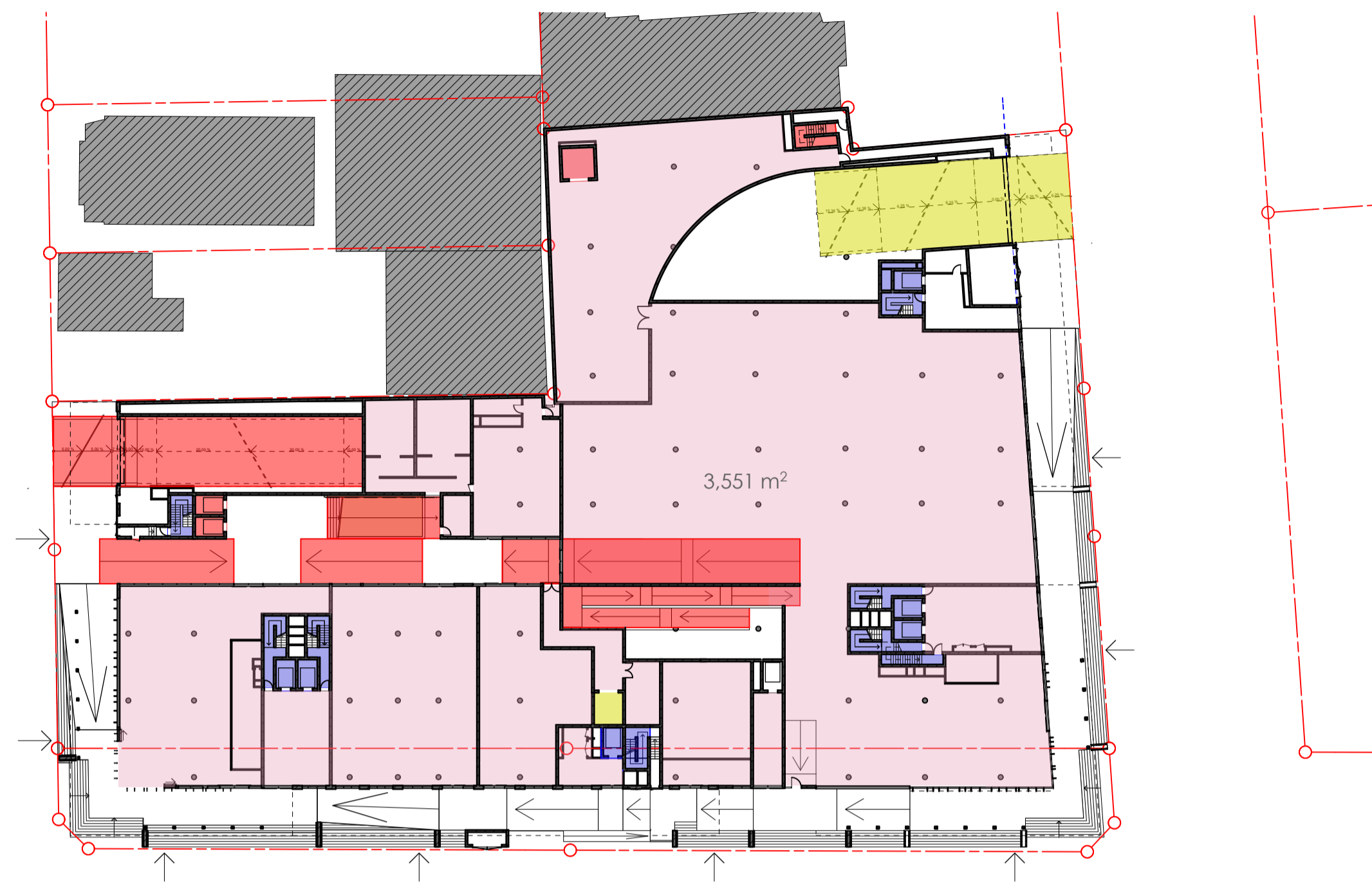


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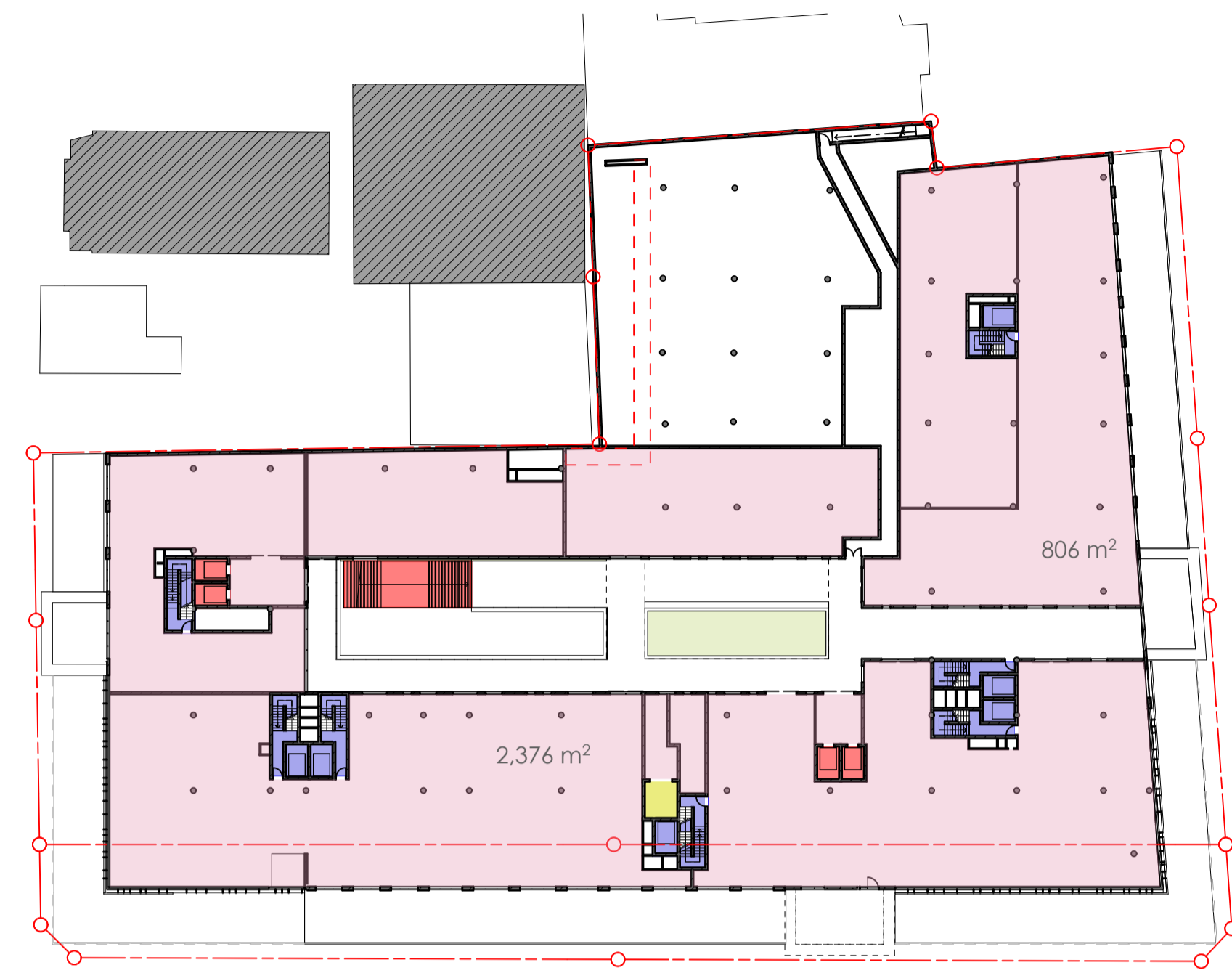


DRAWING TITLE:
GROUND FLOOR
 DRAWN: MD, CHKD: MH, DATE: 28/09/2017
 PROJECT NO.: 8467, DRAWING NO.: A.2005

STATUS:
DA
 SCALE@Area:
 1:200 @A1
 1:400 @A3
 REVISION:
Q



1 GROUND 1:500



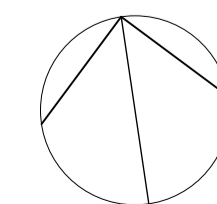
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LEGEND	
■	COMMERCIAL PARKING
■	RESIDENTIAL PARKING
■	COMMERCIAL GFA
■	RESIDENTIAL GFA
■	COMMERCIAL CIRCULATION
■	RESIDENTIAL CIRCULATION
■	LOADING BAY
■	LOADING BAY CIRCULATION

NOTE:
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PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

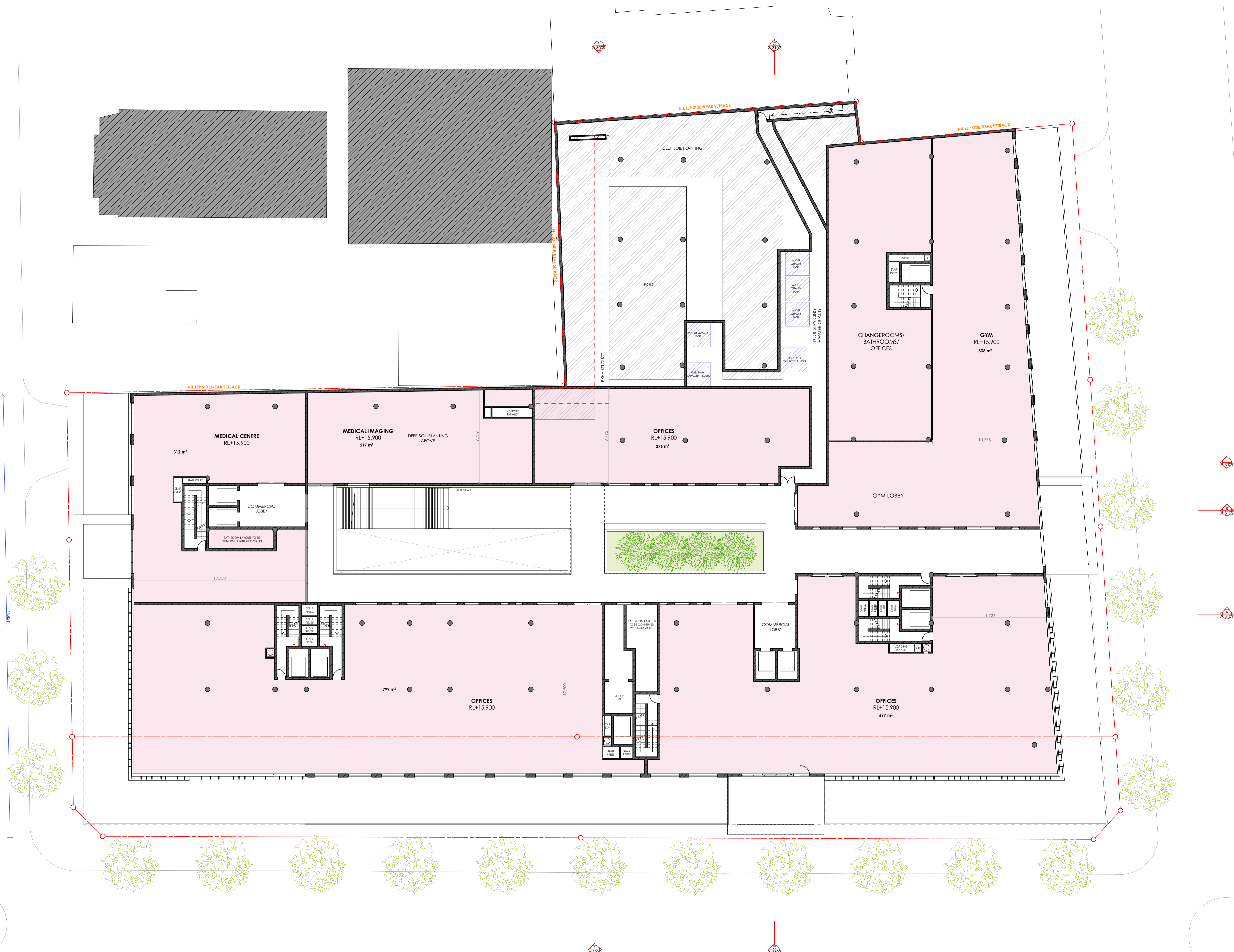


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DRAWING TITLE:
COMPLIANCE GROUND - LEVEL 01 DA
 DRAWN: MD, CHKD: MH, DATE: 18/09/2017, SCALE/Area: 1:500
 PROJECT NO.: 8467, DRAWING NO.: A.3302, REVISION: Q

STATUS:
DA

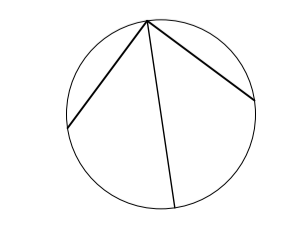


LEGEND	
[Light Blue Box]	STUDIO UNIT
[Light Purple Box]	1 BED UNIT
[Light Green Box]	2 BED UNIT
[Light Yellow Box]	3 BED UNIT
[Light Orange Box]	4 BED UNIT
[Pink Box]	COMMERCIAL
[Green Box]	VEGETATION
[Green Circle]	EXISTING TREE
[Red Circle]	REMOVED TREE
[Green Circle]	PROPOSED TREE

- NOTE:
1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.
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PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS



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DRAWING TITLE:
LEVEL 1
 DRAWN: MD, CHKD: MH, DATE: 28/09/2017
 PROJECT NO.: 8467, DRAWING NO.: A.2006

STATUS:
DA
 SCALE@Area:
 1:200 @A1
 1:400 @A3
 REVISION:
Q



LEGEND

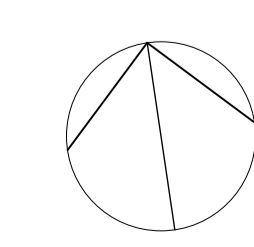
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	1 BED UNIT		VEGETATION
	2 BED UNIT		EXISTING TREE
	3 BED UNIT		REMOVED TREE
	4 BED UNIT		PROPOSED TREE

- NOTE:**
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PROJECT
MIXED USE DEVELOPMENT
 43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500

CLIENT:
 SOUTHERN LIGHTHOUSE DEVELOPMENTS



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 ROSEBERY NSW 2018
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 02 4232 2125



DRAWING TITLE:
LEVEL 2

DRAWN: MD **CHKD:** MH **DATE:** 28/09/2017

PROJECT NO.: 8467 **DRAWING NO.:** A.2007

STATUS:
DA

SCALE@Area:
 1:200 @ A1
 1:400 @ A3

REVISION:
Q

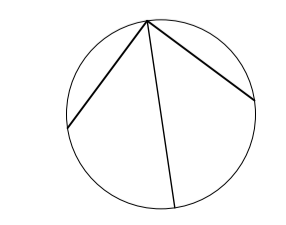


LEGEND	
	STUDIO UNIT
	1 BED UNIT
	2 BED UNIT
	3 BED UNIT
	4 BED UNIT
	COMMERCIAL
	VEGETATION
	EXISTING TREE
	REMOVED TREE
	PROPOSED TREE

- NOTE:
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PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS



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 ROSEBERY NSW 2018
 02 9313 7800
 KIAMA
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 02 4232 2125



DRAWING TITLE:
LEVEL 4
 DRAWN: MD, CHKD: MH, DATE: 18/09/2017
 PROJECT NO.: 8467, DRAWING NO.: A.2009

STATUS:
DA
 SCALE@Area:
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 1:400 @A3
 REVISION:
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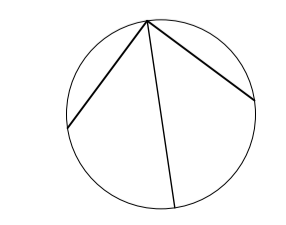


LEGEND	
	STUDIO UNIT
	1 BED UNIT
	2 BED UNIT
	3 BED UNIT
	4 BED UNIT
	COMMERCIAL
	VEGETATION
	EXISTING TREE
	PROPOSED TREE
	REMOVED TREE

NOTE:
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D	28/06/2016	CONSULTANT ISSUE	I	15/09/2016	CONSULTANT ISSUE	N	17/02/2017	TRAFFIC/PARKING			
E	19/07/2016	CONSULTANT ISSUE	J	27/09/2016	DEVELOPMENT APPLICATION ISSUE	O	28/06/2017	STORMWATER AMENDMENTS			

PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
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SOUTHERN LIGHTHOUSE DEVELOPMENTS



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DRAWING TITLE:
LEVEL 4
 DRAWN: MD
 CHKD: MH
 DATE: 18/09/2017
 PROJECT NO.: 8467
 DRAWING NO.: A.2009

STATUS:
DA
 SCALE@Area:
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 1:400 @ A3
 REVISION:
Q



LEGEND

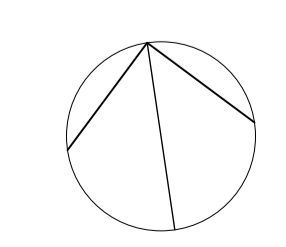
STUDIO UNIT	COMMERCIAL
1 BED UNIT	VEGETATION
2 BED UNIT	EXISTING TREE
3 BED UNIT	REMOVED TREE
4 BED UNIT	PROPOSED TREE

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PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500

CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS



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DRAWING TITLE:
LEVEL 5

DRAWN: MD **CHKD:** MH **DATE:** 18/09/2017

PROJECT NO.: 8467 **DRAWING NO.:** A.2010

STATUS:
DA

SCALE@Area:
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REVISION:
Q

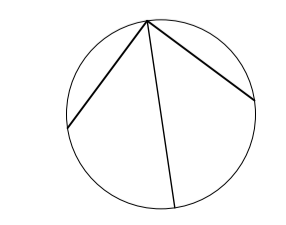


LEGEND	
	STUDIO UNIT
	1 BED UNIT
	2 BED UNIT
	3 BED UNIT
	4 BED UNIT
	COMMERCIAL
	VEGETATION
	EXISTING TREE
	REMOVED TREE
	PROPOSED TREE

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E	19/07/2016	CONSULTANT ISSUE	J	27/09/2016	DEVELOPMENT APPLICATION ISSUE	O	28/06/2017	STORMWATER AMENDMENTS			

PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS



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 KIAMA NSW 2533
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DRAWING TITLE:
LEVEL 6
 DRAWN: MD
 CHKD: MH
 DATE: 18/09/2017
 PROJECT NO.: 8467
 DRAWING NO.: A.2011

STATUS:
DA
 SCALE@Area:
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 REVISION:
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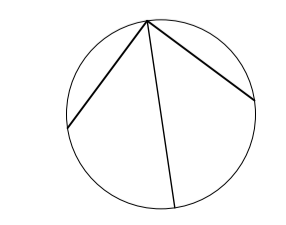


LEGEND	
	STUDIO UNIT
	1 BED UNIT
	2 BED UNIT
	3 BED UNIT
	4 BED UNIT
	COMMERCIAL
	VEGETATION
	EXISTING TREE
	REMOVED TREE
	PROPOSED TREE

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PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

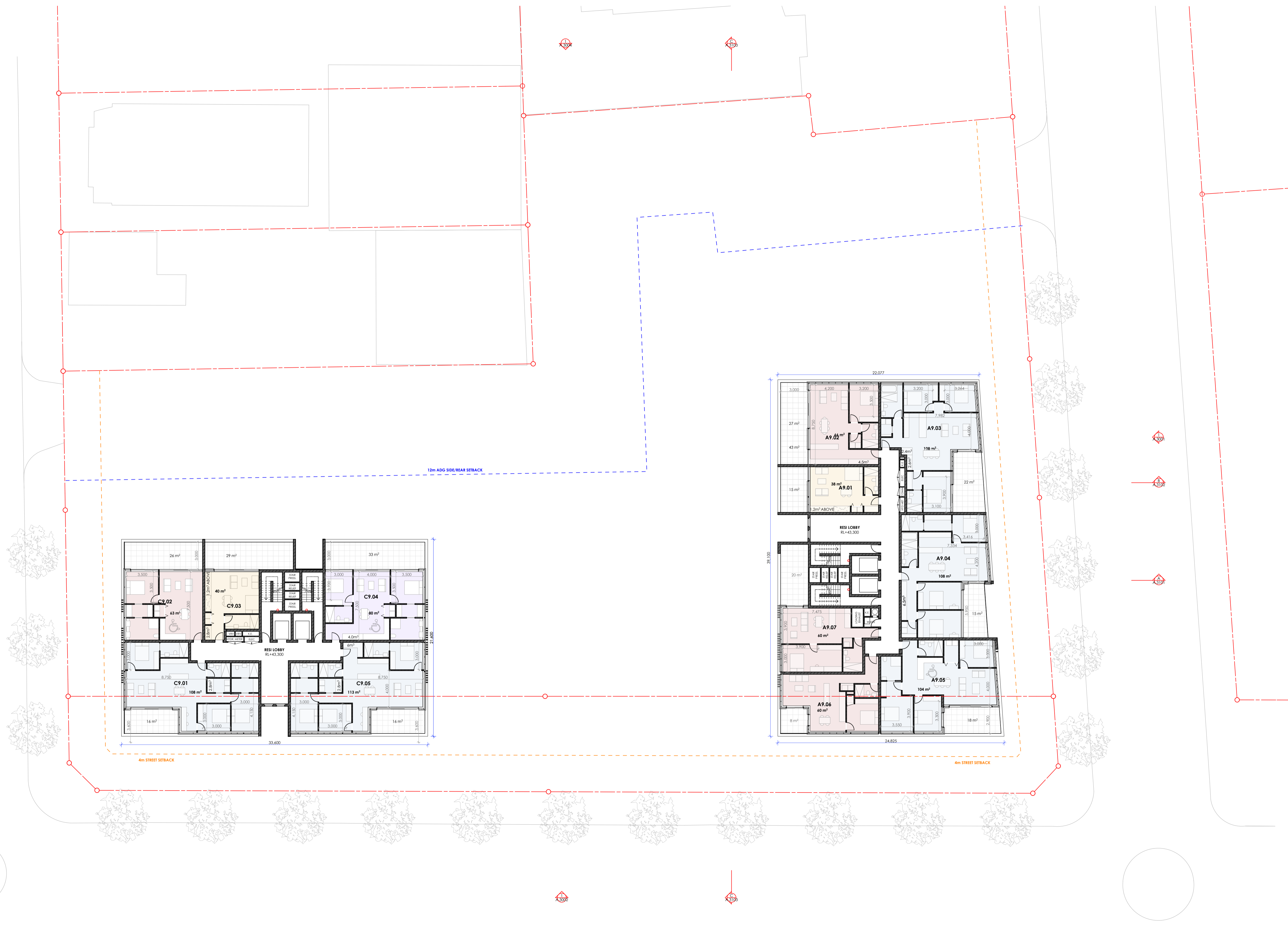


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DRAWING TITLE:
LEVEL 7-8
 DRAWN: MD
 CHKD: MH
 DATE: 18/09/2017
 PROJECT NO.: 8467
 DRAWING NO.: A.2012

STATUS:
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 SCALE@Area:
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 REVISION:
Q



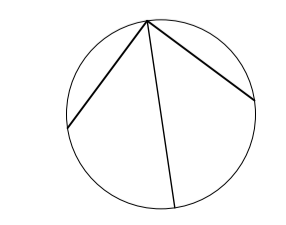
LEGEND	
	STUDIO UNIT
	1 BED UNIT
	2 BED UNIT
	3 BED UNIT
	4 BED UNIT
	COMMERCIAL
	VEGETATION
	EXISTING TREE
	REMOVED TREE
	PROPOSED TREE

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PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500

CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS



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DRAWING TITLE:
LEVEL 9-13

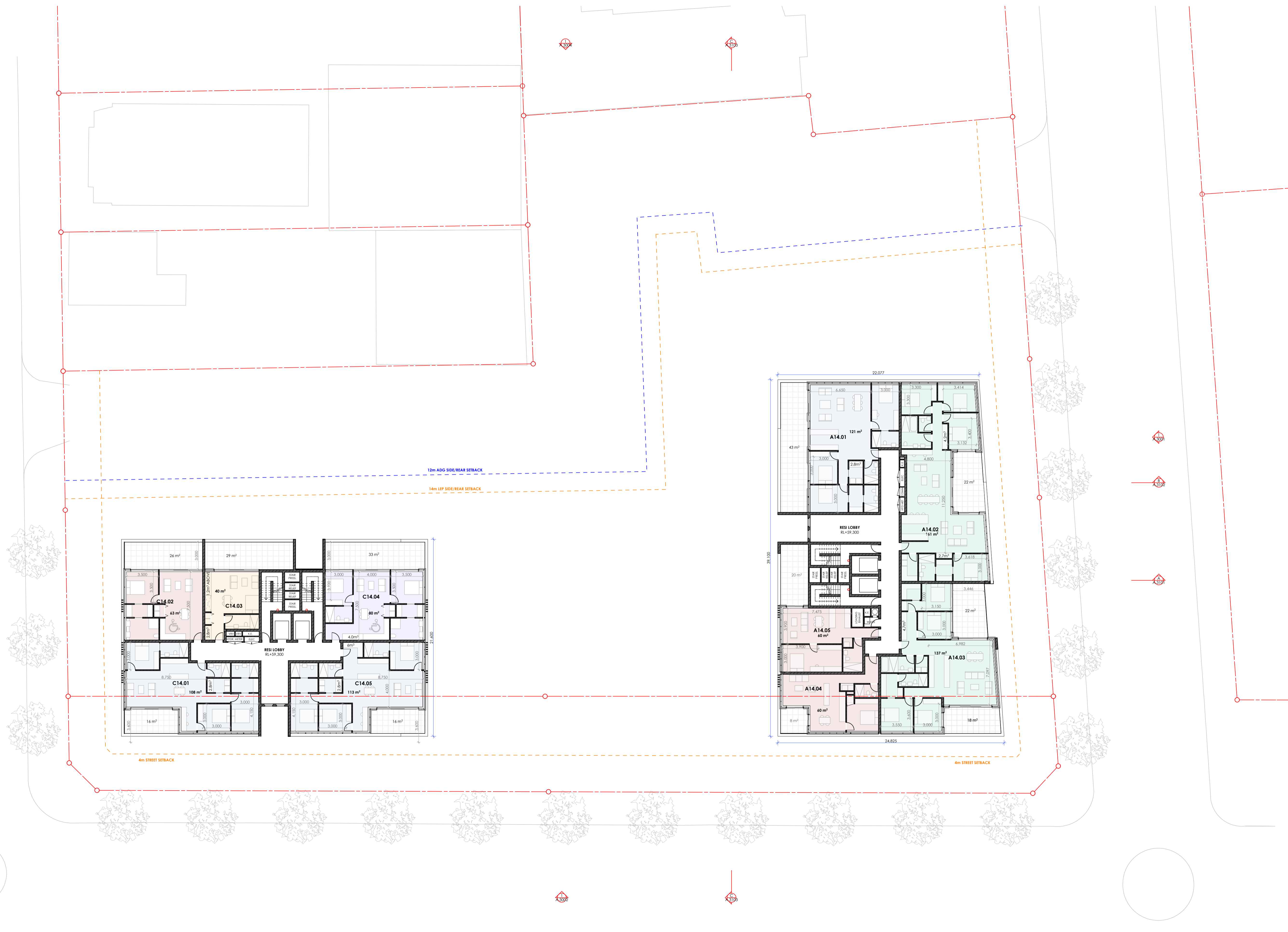
DRAWN: MD
 CHKD: MH
 DATE: 18/09/2017

PROJECT NO.: 8467
 DRAWING NO.: A.2013

STATUS:
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REVISION:
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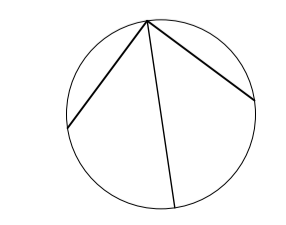


LEGEND	
	STUDIO UNIT
	1 BED UNIT
	2 BED UNIT
	3 BED UNIT
	4 BED UNIT
	COMMERCIAL
	VEGETATION
	EXISTING TREE
	REMOVED TREE
	PROPOSED TREE

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PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS



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DRAWING TITLE:
LEVEL 14-15
 DRAWN: MD
 CHKD: MH
 DATE: 18/09/2017
 PROJECT NO.: 8467
 DRAWING NO.: A.2014

STATUS:
DA
 SCALE@Area:
 1:200 @A1
 1:400 @A3
 REVISION:
Q



1

ATCHISON STREET ELEVATION

1:200

NOTE:

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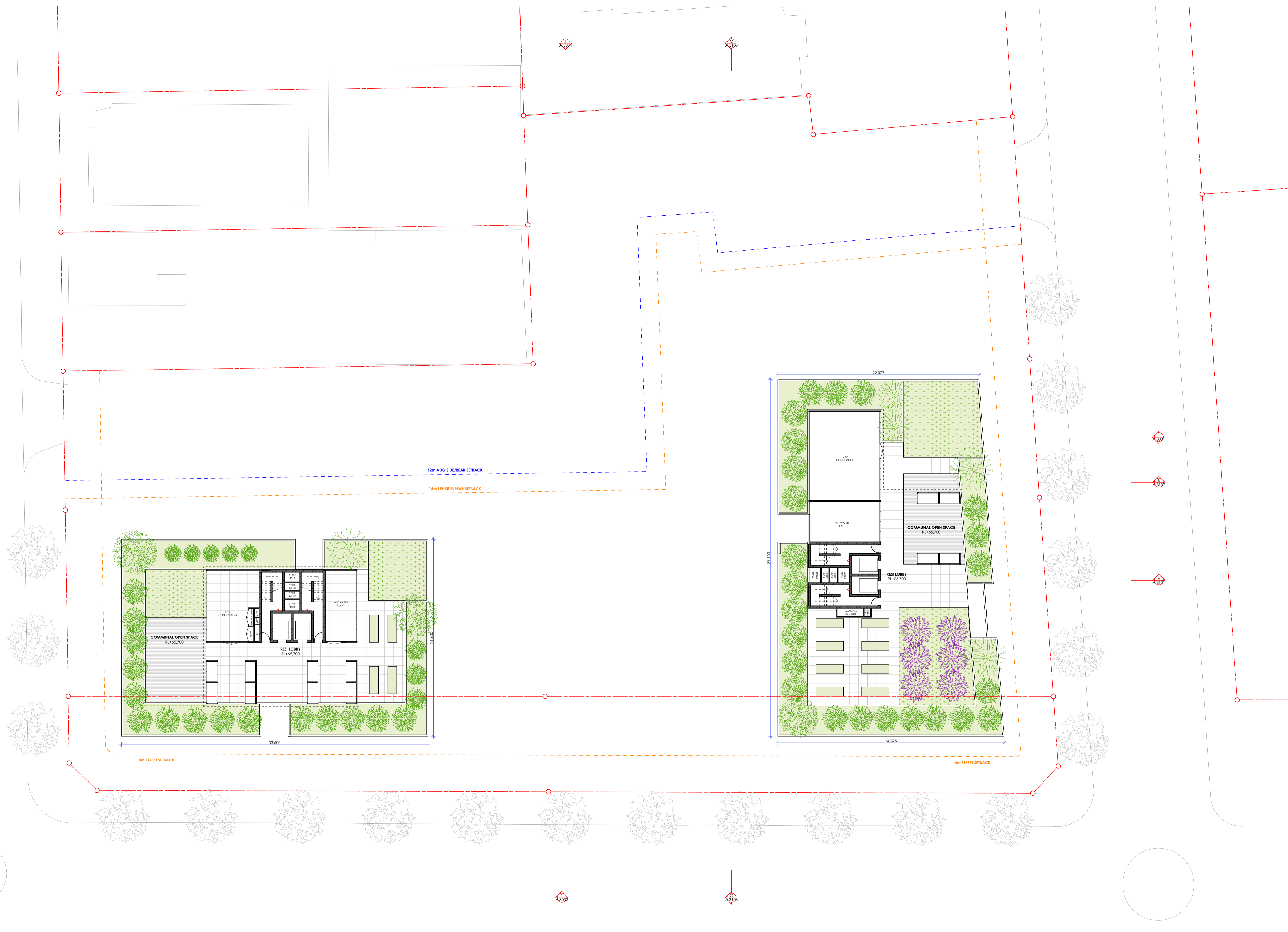
PROJECT
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DRAWING TITLE:
ATCHISON STREET ELEVATION
 DRAWN CHD DATE
 MD MH 18/09/2017
 PROJECT NO. DRAWING NO.
 8467 A.3003

STATUS:
DA
 SCALE@Area:
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 1:400 @A3
 REVISION
Q



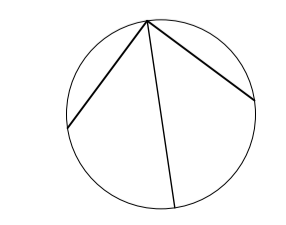
LEGEND

STUDIO UNIT	COMMERCIAL
1 BED UNIT	VEGETATION
2 BED UNIT	EXISTING TREE
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4 BED UNIT	PROPOSED TREE

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PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
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 CLIENT:
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DRAWING TITLE:
LEVEL 16
 DRAWN: MD
 CHKD: MH
 DATE: 18/09/2017
 PROJECT NO.: 8467
 DRAWING NO.: A.2015

STATUS:
DA
 SCALE@Area:
 1:200 @A1
 1:400 @A3
 REVISION:
Q



ELLEN STREET ELEVATION

1:200

NOTE:

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E	19/07/2016	CONSULTANT ISSUE	J	27/09/2016	DEVELOPMENT APPLICATION ISSUE	O	28/06/2017	STORMWATER AMENDMENTS			

PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

B H I ARCHITECTS PTY LTD
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 ROSEBERY NSW 2018
 02 9313 7800
 KIAMA
 4/125 TERRALONG STREET
 KIAMA NSW 2533
 02 4232 2125



DRAWING TITLE:
ELLEN STREET ELEVATION
 DRAWN: MD, CHKD: MH, DATE: 18/09/2017
 PROJECT NO.: 8467, DRAWING NO.: A.3002

STATUS:
DA
 SCALE@Area:
 1:200 @ A1
 1:400 @ A3
 REVISION
Q



1

KENNY STREET ELEVATION

1:200

NOTE:

1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL AMENDED TO SUIT WIND TERRAIN CATEGORY.
2. PROVIDE CERTIFIED TERRACE BARRIER SYSTEM TO AS 3660.
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
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PROJECT

MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
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DRAWING TITLE:

KENNY STREET ELEVATION
 DRAWN CHD DATE
 MD MH 18/09/2017
 PROJECT NO. DRAWING NO.
 8467 A.3001

STATUS:

DA
 SCALE@Area:
 1:200 @A1
 1:400 @A3
 REVISION
Q



NORTHERN ELEVATION

1:200

NOTE:

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PROJECT

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 WOLLONGONG NSW 2500
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SOUTHERN LIGHTHOUSE DEVELOPMENTS

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DRAWING TITLE:

NORTHERN ELEVATION

DRAWN: MD, CHKD: MH, DATE: 18/09/2017

PROJECT NO. 8467, DRAWING NO. A.3004

STATUS:

DA

SCALE@Area:
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 1:400 @ A3

REVISION
Q



LEGEND	
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[Purple Box]	2 BED UNIT
[Blue Box]	3 BED UNIT
[Green Box]	4 BED UNIT
[Light Green Box]	COMMERCIAL
[Light Green Box]	VERTICAL CIRCULATION

NOTE:
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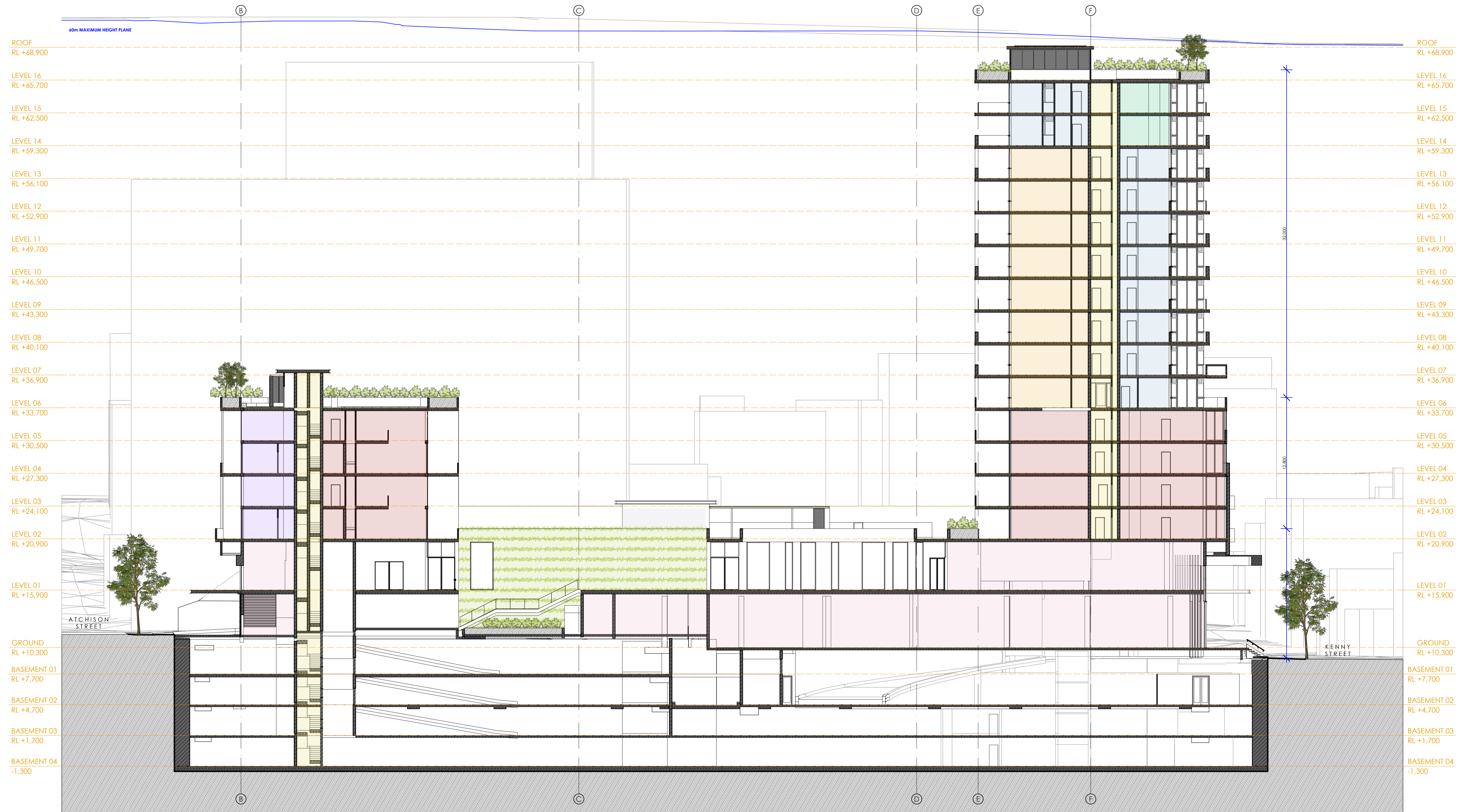
PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

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DRAWING TITLE:
SECTION A-A
 DRAWN: MD, CHKD: MH, DATE: 18/09/2017
 PROJECT NO.: 8467, DRAWING NO.: A.3101

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 REVISION:
Q



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[Light Purple Box]	2 BED UNIT
[Blue Box]	3 BED UNIT
[Green Box]	4 BED UNIT
[Pink Box]	COMMERCIAL
[Light Green Box]	VERTICAL CIRCULATION

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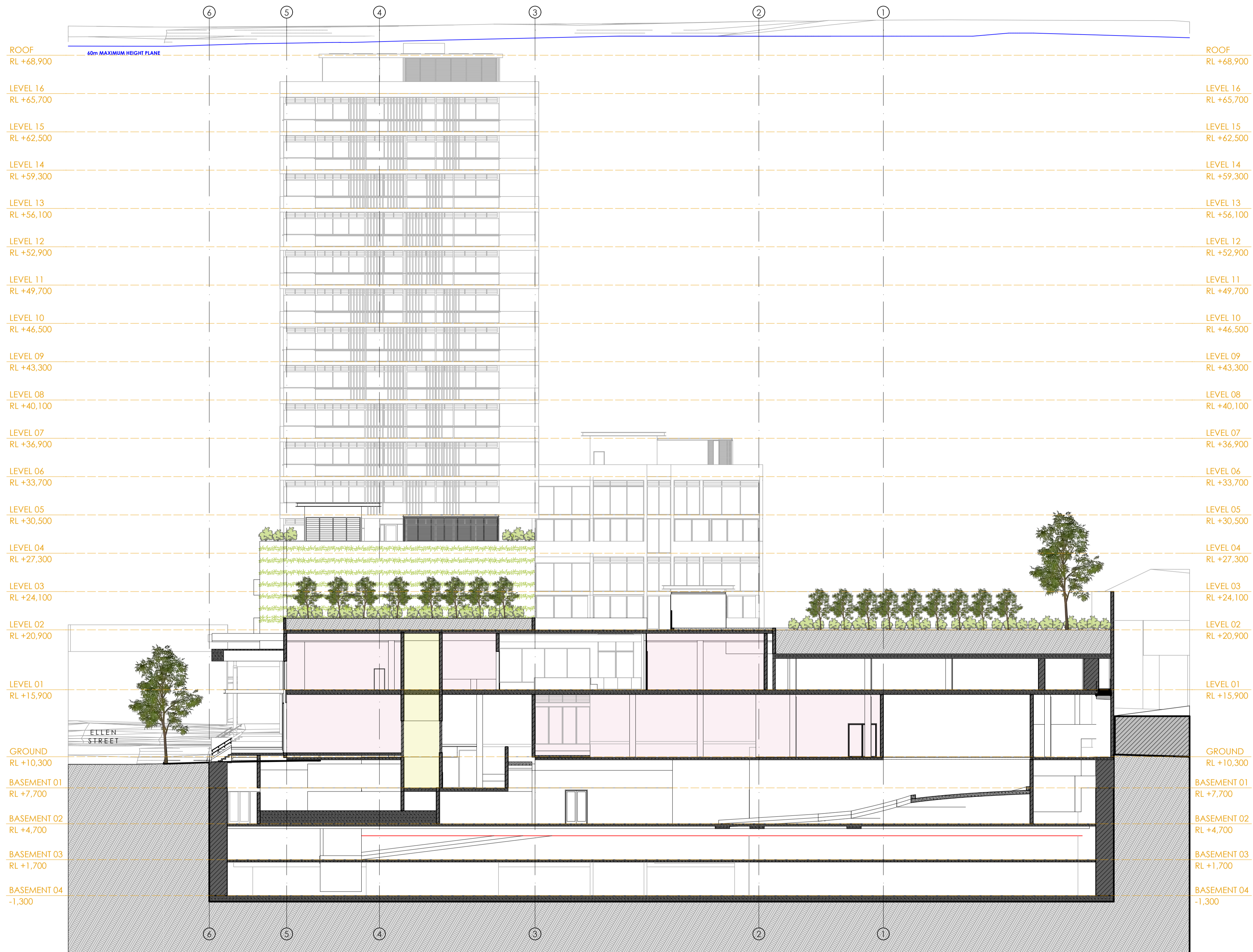
PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

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 02 9313 7800
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DRAWING TITLE:
SECTION B-B
 DRAWN: MD, CHKD: MH, DATE: 18/09/2017
 PROJECT NO.: 8467, DRAWING NO.: A.3102

STATUS:
DA
 SCALE@Area:
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 1:400 @A3
 REVISION:
Q



1

SECTION C-C

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1 BED UNIT	VERTICAL CIRCULATION
2 BED UNIT	
3 BED UNIT	
4 BED UNIT	

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PROJECT
MIXED USE DEVELOPMENT
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43-45 ATCHISON STREET AND 40-46 KENNY STREET
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 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

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DRAWING TITLE:
SECTION C-C
 DRAWN: MD
 CHKD: MH
 DATE: 18/09/2017
 PROJECT NO.: 8467
 DRAWING NO.: A.3103

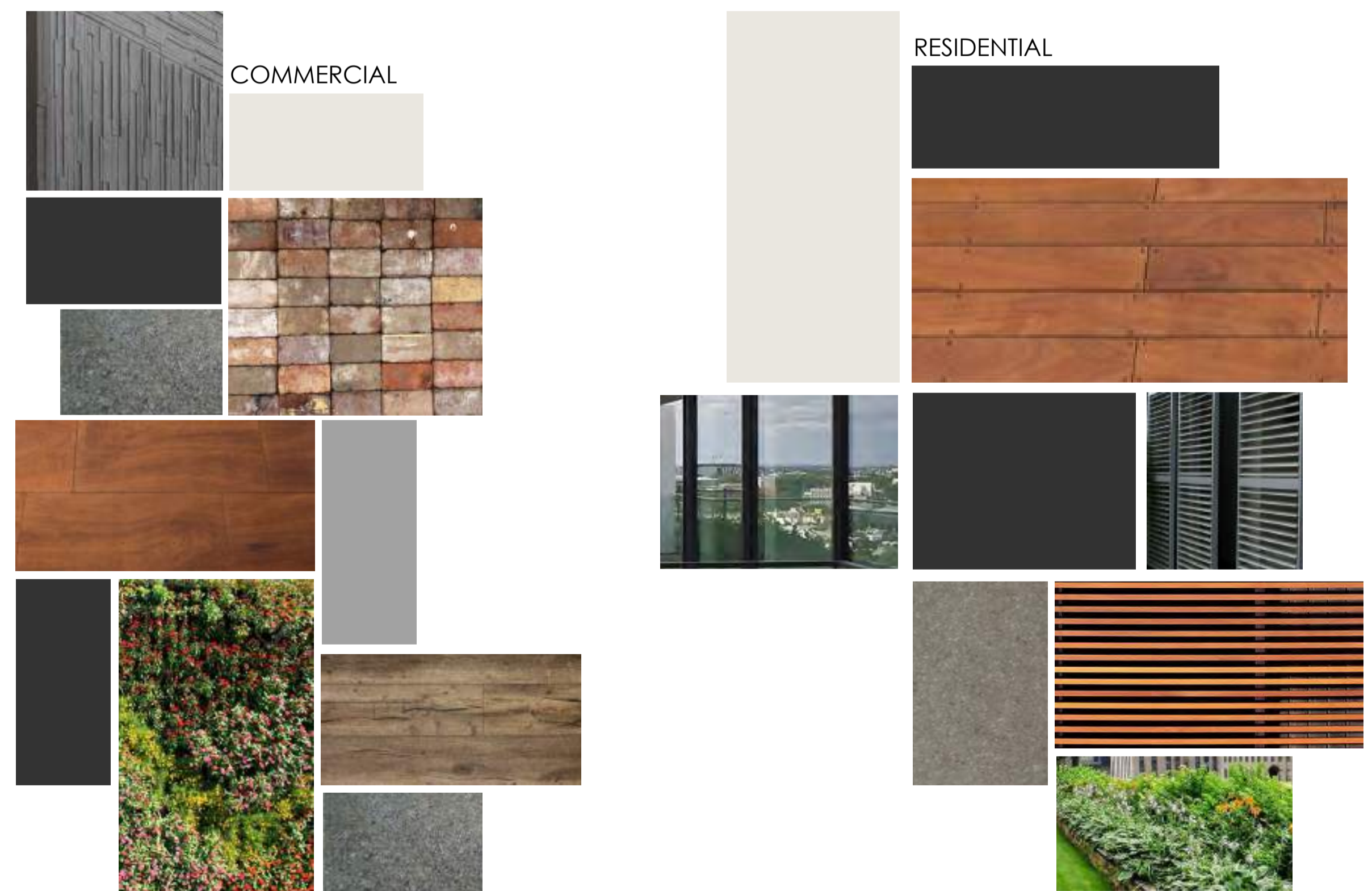
STATUS:
DA
 SCALE@Area:
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 1:400 @A3
 REVISION:
Q

EXTERNAL FINISHES SCHEDULE

MATERIAL	LOCATION	SUPPLIER	DESCRIPTION	COLOUR	IMAGE
CONCRETE STAIR	Joining public sidewalk to ground level commercial area	Boral	"Silver" coloured concrete range or similar		
EXTERNAL PAVING	External area paving	Adabi Masonry PTY LTD	Santa Fe. Ilwad. Dark Grey honed finish. (300mm x 300mm x 50mm). 3mm maximum grout filled joints or similar		
BRICK WORK	Commercial area facade and columns	PHG Bricks and pavers	Recycled dry pressed brick arrangement or similar		
ALUMINIUM DOORS	All doors	AWS	Aluminium sliding/ double hinged doors with glass leaf. Powder coated in "Monument Matt" or similar		
ALUMINIUM WINDOWS	All windows	AWS	Aluminium stronghold louver/ fixer lite windows with glass leaf for commercial areas. Louvre Master fixed glazing for residential. Powdercoated in "Monument Matt" or similar		
TIMBER CEILINGS- COMMERCIAL AREAS	Commercial areas external ceilings	Prodema	Rustic colour range panels or similar		
GREEN WALL	Commercial courtyard and residential podium	Green Roofs Australia			
HARDWOOD TIMBER STAIR TREADS	Commercial area (courtyard) stair treads	Vicash	Alpine Oak hardwood joinery, oil stained or similar		
STEEL STAIR STRINGER	Commercial courtyard stairs x	TBA	2-3 Steel stringers with a heavy industrial look distributed along width of stair evenly, powder coated in "Monument Matt" or similar		
COMMERCIAL AWNINGS	Commercial area facade	TBA	Painted Steel section, Powder coated in "Monument Matt" or similar		
UNDERSIDE ROOF SHEETING	Underside of commercial awnings	Colorbond	Steel flat lock panel by Colorbond; Finished in "Monument Matt" or similar		
HARDWOOD TIMBER BENCH SEATING	Commercial courtyard stairs	TBA	Alpine Oak hardwood lining, oil stained, (120mm x 12mm) slats or similar		
CONCRETE WALL TEXTURE	North facing walls to empty lot	Concrete formwork: Reckli	Reckli off form concrete mould Pelworm 1/10 or similar		
EXTERIOR PAINT	Residential podium exterior and stairs of high rise	Dulux	Natural White paint finish Matt or similar		
HANDRAILS AND BALUSTRADES	Level 4-15 Residential balconies. Mounted onto glass panel of residential balustrades	TBA	Floating rectangular handrail (stainless steel) mounted onto frameless glass or similar		

MATERIAL	LOCATION	SUPPLIER	DESCRIPTION	COLOUR	IMAGE
RESIDENTIAL BALCONIES FLOORING	Level 4-15 Residential balconies	Colour tile	Basaltina Grey Stone tile range (300mm x 300mm x 10mm). Matt finish, or similar		
RESIDENTIAL BALCONY TIMBER SOFFITS	Residential balconies levels 02-05	TBA	Floating rectangular handrail (stainless steel) mounted onto frameless glass or similar		
COLOUR BACK GLASS	Retail area windows Level 4-14 Residential apartment windows	Colour tile	Basaltina Grey Stone tile range (300mm x 300mm x 10mm). Matt finish, or similar		
TIMBER PAVILLION BATTENS	Residential outdoor leisure pavilions	Prodema	Rustic colour range panels or similar		
PAVILLION ROOF STRUCTURE	Residential outdoor leisure pavilions	TBA	Colour back glass with "Monument Matt" paint finish or similar		
PAVILLION ROOFING	Residential outdoor leisure pavilions	TBA	Timber battens, oil stained or similar		
EXTERNAL BALCONY SCREENS- RETRACTABLE LOUVERS TO COURTYARD	Podium courtyard apartments facing towards communal spaces	TBA	Painted Steel section, Powder coated in "Monument Matt" or similar or similar		
EXTERNAL BALCONY SCREENS- SLIDING LOUVERS TO COURTYARD	Podium courtyard apartments facing towards communal spaces	Designer panel systems	Colour bond Standing seam roof sheeting. Finished in "Monument Matt" or similar		

MATERIALS BOARD



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DRAWING TITLE:
EXTERNAL FINISHES SCHEDULE
 DRAWN: AM/MD
 CHKD: MH
 DATE: 14/10/2016
 PROJECT NO.: 8467
 DRAWING NO.: A.6301

STATUS:
DA
 SCALE@Area:
 REVISION
K



ELLEN ST

WILLALANCE





ELLENST







MAGUIRE & MURPHY
LAWYERS

LEGEND

	SITE BOUNDARY
	EXISTING TREES TO BE REMOVED
	TOP OF WALL LEVEL
	STREETSCAPE PAVING AS PER COUNCIL SPECIFICATION
	BLUESTONE STACKBOND PAVING
	PROPOSED TREES

INSPIRATION



DIALOGUE

- 1 Street trees establish the landscape along Atchison street, Ellen street and Kenny street based on Council guidelines - effectively an outdoor room. Deciduous tree species is proposed on Kenny Street to provide summer shade and winter sun whereas evergreen tree species are proposed on Atchison street to provide protection to the west facing façade.
- 2 Street paving will be grey 300 x 300 paver to council D.C.P.
- 3 Bluestone paving used for the pedestrian understorey walkway provides a quality finish and colour tying into streetscape.
- 7 Trellis along the staircase wall is intended to transcend the landscape to the vertical surface of the building and provide a backdrop to courtyard.

INDICATIVE PLANTING LIST

Symbol	Botanical Name	Common Name
--------	----------------	-------------

STREET TREES		
	Cupaniopsis anacardioides	Tuckeroo
	Elaeocarpus reticulatus	Blueberry Ash
	Lophostemon confertus	Brush box



Elaeocarpus reticulatus



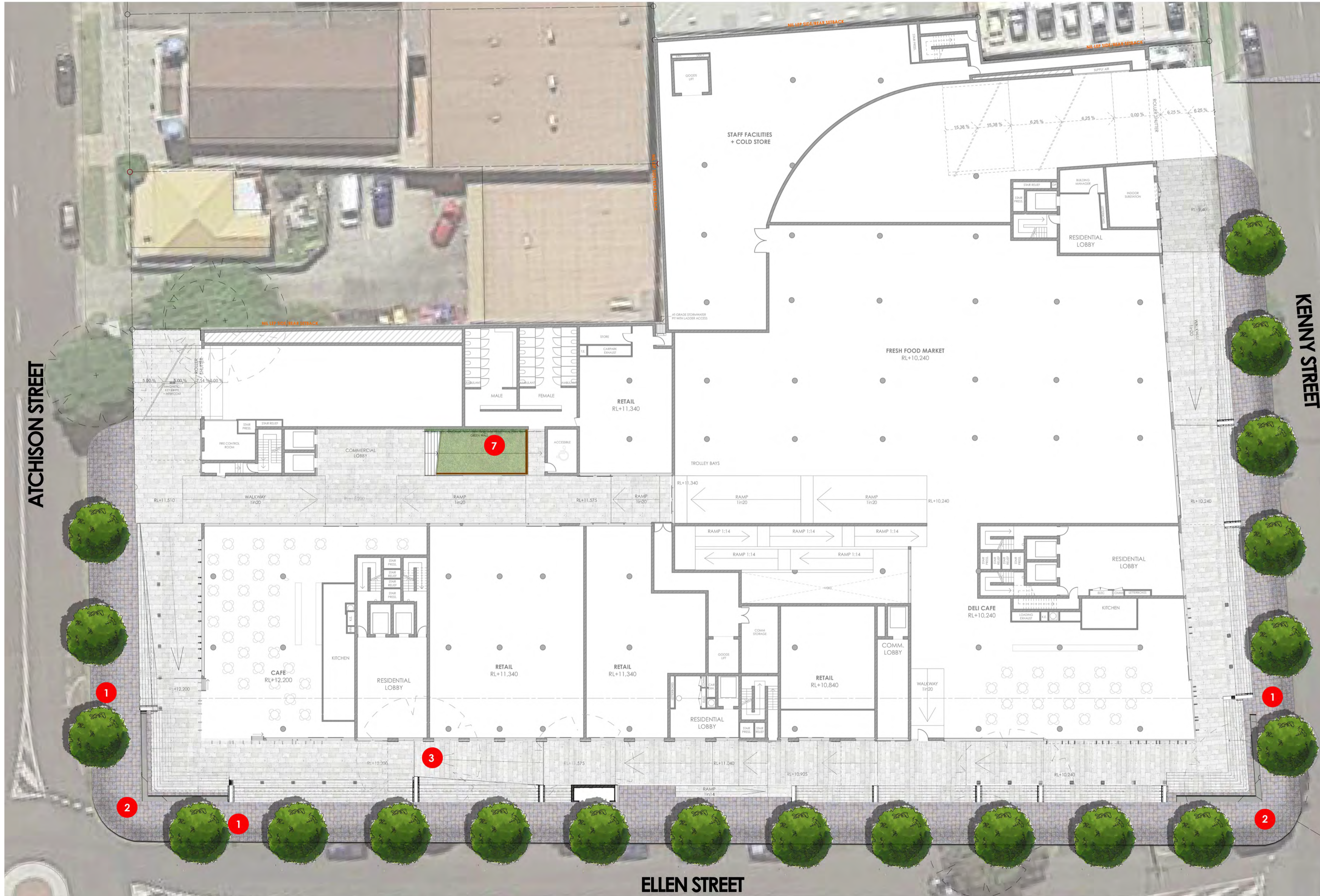
Cupaniopsis anacardioides



Lophostemon confertus

GROUNDCOVERS

	Clivia miniata	Clivia
	Liriope muscari 'Evergreen Giant'	Turf lily
	Myoporum parvifolium	Creeping boobialla
	Sedum mexicanum 'Gold Mound'	Stonecrop Gold mound
	Rhoeo Spathacea	Rhoeo
	Trachelospermum jasminoides	Jasmine star



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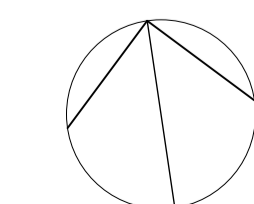
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 KIAMA NSW 2533
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DRAWING TITLE:
GF LANDSCAPE

STATUS:
DA

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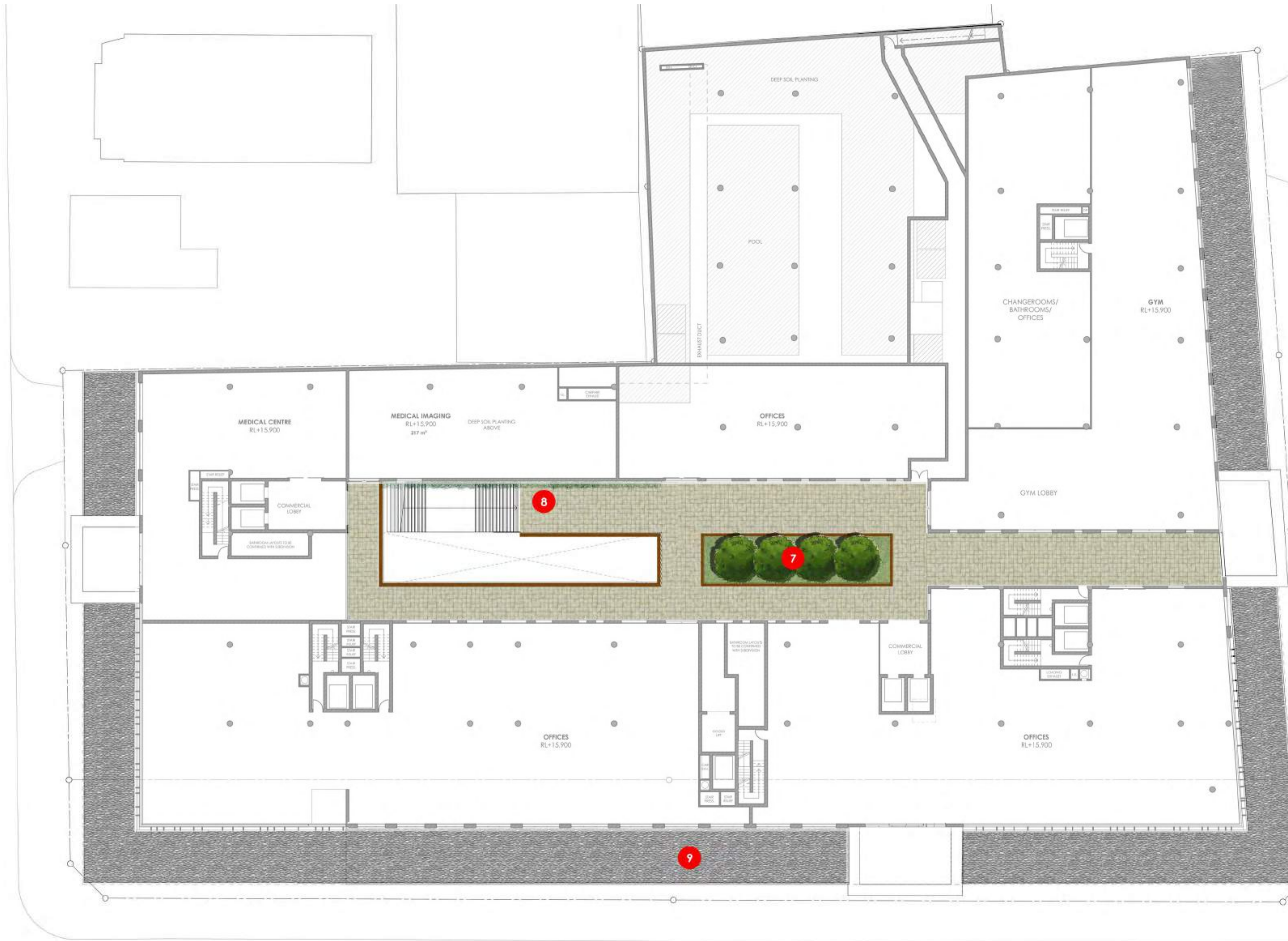
REVISION
Q



BHI ARCHITECTS
 8467
 A.0001

TaylorBrammer

Sections, Legend and Landscape Strategy by Taylor Brammer



LEGEND



DIALOGUE

- 7 Resident buffer garden (raised planter) of groundcovers, shrubs and small trees provide separation between public and private domain.
- 8 Stainless steel trellis to the wall is intended to transcend the landscape to the vertical surface of the building and provide a lush green backdrop for residents on their balconies.
- 9 Black River stones to first floor awning

INDICATIVE PLANTING LIST

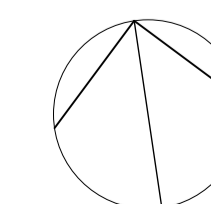
Symbol	Botanical Name	Common Name
TREES LEVEL 1		
SHRUBS		
	<i>Alpinia caerulea</i> 'Red Back'	Native Ginger
	<i>Cordyline fruiticosa</i>	Cabbage palm
	<i>Cordyline</i> 'Red t'	Red Cordyline
	<i>Codiaeum variegatum</i>	Croton
	<i>Philodendron</i> 'Showboat'	Showboat
	<i>Xanadu</i>	Xanadu
	<i>Pittosporum tobira</i> 'Miss Muffet'	Pittosporum
	<i>Viburnum odoratissima</i>	Viburnum
CLIMBERS		
	<i>Pyrostegia vertusta</i>	Orange trumpet creeper
	<i>Pandorea pandorana</i>	Wonga Wonga vine
	<i>Pandorea jasminoides</i>	Pandorea
GROUNDCOVERS		
	<i>Carpobrotus glaucescens</i>	Pigface
	<i>Clivia miniata</i>	Clivia
	<i>Liriope muscari</i> 'Evergreen Giant'	Turf lily
	<i>Sedum mexicanum</i> 'Gold Mound'	Stoncrop Gold mound
	<i>Rhoeo spathacea</i>	Rhoeo
	<i>Plectranthus ciliatus</i> 'Mona Lavender'	Mona lavender

NOTE:

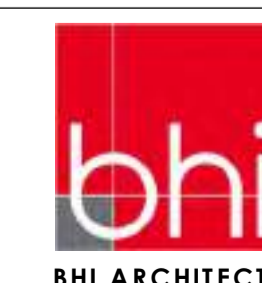
1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.
2. PROVIDE CERTIFIED TERRACE BARRIER SYSTEMS TO AS 5640.
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
5. DO NOT SCALE THE DRAWING, USE FIGURED DIMENSIONS.
6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.
7. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTICING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT
A	26/01/2016	DESIGN REVIEW PANEL MEETING	F	27/07/2016	CONSULTANT ISSUE	K	14/10/2016	DA RFI ISSUE	P	18/08/2017	DRP ISSUE
B	22/04/2016	DESIGN REVIEW PANEL MEETING	G	17/08/2016	CONSULTANT ISSUE	L	01/02/2017	DRP CHANGES	Q	18/09/2017	JRPP ISSUE
C	01/06/2016	PRE-DA MEETING	H	07/09/2016	CONSULTANT ISSUE	M	13/02/2017	DRP CHANGES			
D	28/06/2016	CONSULTANT ISSUE	I	15/09/2016	CONSULTANT ISSUE	N	17/02/2017	TRAFFIC/PARKING			
E	19/07/2016	CONSULTANT ISSUE	J	27/09/2016	DEVELOPMENT APPLICATION ISSUE	O	28/06/2017	STORMWATER AMENDMENTS			

PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS



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 SYDNEY
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 ROSEBERY NSW 2018
 02 9313 7800
 KIAMA
 4/125 TERRALONG STREET
 KIAMA NSW 2533
 02 4232 2125



DRAWING TITLE:
LEVEL 1 LANDSCAPE
 DRAWN: MD, CHKD: MH, DATE: 28/09/2017
 PROJECT NO.: 8467, DRAWING NO.: A.0002

STATUS:
DA
 SCALE@Area:
 1:200 @A1
 1:400 @A3
 REVISION:
Q

RL +24,100
LEVEL 03

RL +20,900
LEVEL 02



SECTION AA
1:100

LEGEND

	PROPOSED LEVEL		BARBEQUES
	TOP OF WALL LEVEL		PROPOSED TREES
	SANDSTONE STACKBOND PAVING		RAISED PLANTING BEDS
	TIMBER DECKING		LAWN AREA
	PERGOLA		GREEN WALL

INSPIRATION



Intimacy

Comfort



Connect to nature

Relaxation

DIALOGUE

- Pool side pergola with timber deck is developed for people to having a pool side gathering while food can be prepared from the outdoor kitchen. Pergola is also an ideal place for residents to rest in a shaded area.
- Swimming pool provides opportunity to exercise and relax.
- Sun Lawn is proposed to allow people the chance to enjoy the space.
- Palm grove and trees are proposed alongside the pool area to provide enclosure, privacy and a lush green backdrop to the pool.
- Resident buffer garden (raised planter) of groundcovers, shrubs and small trees provide separation between public and private domain.
- Stainless steel trellis to the wall is intended to transcend the landscape to the vertical surface of the building and provide a lush green backdrop for residents on their balconies.

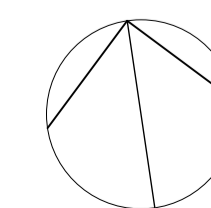
INDICATIVE PLANTING LIST

Symbol	Botanical Name	Common Name
TREES LEVEL 2 POOL GARDEN		
	Bauhinia variegata	Orchid tree
	Magnolia grandiflora	Southern Magnolia
	Plumeria rubra	Frangipani
	Waterhousea floribunda	Weeping Lilly Pilly
PALMS AND ACCENT		
	Archontophoenix cunninghamiana	Bangalow Palm
	Bambusa 'Slender weavers'	Slender weavers
	Strelitzia reginae	Bird of paradise
SHRUBS		
	Alpinia caerulea 'Red Back'	Native Ginger
	Cordyline frutescens	Cabbage palm
	Codiaeum variegatum	Red Cordyline
	Phlaidendron 'Showboat'	Croton
	Phlaidendron 'Xanadu'	Showboat
	Pittosporum tobira 'Miss Muffet'	Xanadu
	Viburnum odoratissima	Pittosporum
	Viburnum	Viburnum
CLIMBERS		
	Pyrostegia venusta	Orange trumpet creeper
	Pandorea pandorana	Wonga Wonga vine
	Pandorea Jasminoides	Pandorea
GROUNDCOVERS		
	Carpobrotus glaucescens	Pigface
	Clivia miniata	Clivia
	Liriope muscari 'Evergreen Giant'	Turf lily
	Sedum mexicanum 'Gold Mound'	Stoncrop Gold mound
	Rhoeo spathacea	Rhoeo
	Plectranthus ciliatus 'Mona Lavender'	Mona lavender

NOTE:
1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.
2. PROVIDE CERTIFIED TERRACE BARRIER SYSTEM TO AS 3640.
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
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C	01/06/2016	PRE-DA MEETING	H	07/09/2016	CONSULTANT ISSUE	M	13/02/2017	DRP CHANGES			
D	28/06/2016	CONSULTANT ISSUE	I	15/09/2016	CONSULTANT ISSUE	N	17/02/2017	TRAFFIC/PARKING			
E	19/07/2016	CONSULTANT ISSUE	J	27/09/2016	DEVELOPMENT APPLICATION ISSUE	O	28/06/2017	STORMWATER AMENDMENTS			

PROJECT
MIXED USE DEVELOPMENT
SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
WOLLONGONG NSW 2500
CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS



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ROSEBERY NSW 2018
02 9313 7800
KIAMA
4/125 TERRALONG STREET
KIAMA NSW 2533
02 4232 2125



DRAWING TITLE:
LEVEL 2 LANDSCAPE
DRAWN: MD
CHKD: MH
DATE: 28/09/2017
PROJECT NO.: 8467
DRAWING NO.: A.0003

STATUS:
DA
SCALE@Area:
1:200 @A1
1:400 @A3
REVISION:
Q



LEGEND

20.90 +	PROPOSED LEVEL		PROPOSED TREES
← TOW 21.40	TOP OF WALL LEVEL		RAISED PLANTING BEDS
	SANDSTONE STACKBOND PAVING		LAWN AREA
	TIMBER DECKING		
	PERGOLA		

DIALOGUE

- 5 Screen Planting to southern edge to ameliorate winds from the south.
- 6 'Entertainment pergola' with a large timber deck provides sufficient space to have a big party while outdoor kitchen is to provide food. It is a great place to meet your neighbours and new people.
- 7 'Family Pergola' with lawn area creates a family retreat. The lawn is proposed for children's play easily supervised by parents from the pergola or timber deck.
- 8 Planting is proposed to create a natural barrier which provides sufficient privacy to the terraces located to the east.

SECTION BB 1:100

INSPIRATION



INDICATIVE PLANTING LIST

Symbol	Botanical Name	Common Name
TREES - LEVEL 6 ROOFTOP GARDENS		
	<i>Bauhinia variegata</i>	Orchid tree
	<i>Cupaniopsis anacardioides</i>	Tuckeroo
	<i>Hibiscus tiliaceus rubra</i>	Bronze Cottonwood
	<i>Magnolia liliifera</i>	Southern Magnolia
	<i>Metrosideros thomasi</i>	New Zealand Christmas Bush
	<i>Plumeria rubra</i>	Frangipani
PALMS AND ACCENT		
	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm
	<i>Strelitzia reginae</i>	Bird of paradise
SHRUBS		
	<i>Alpinia caerulea</i> 'Red Back'	Native Ginger
	<i>Cordyline fruticosa</i>	Cabbage palm
	<i>Cordyline</i> 'Rosebud'	Cordyline
	<i>Cordyline stricta</i>	Cordyline
	<i>Codiaeum variegatum</i>	Croton
	<i>Euphorbia splendens</i>	Crown of Thorns
	<i>Hibiscus rosa sinensis</i>	Chinese hibiscus
	<i>Philodendron</i> 'Showboat'	Showboat
	<i>Philodendron</i> 'Xanadu'	Xanadu
	<i>Pittosporum tobira</i> 'Miss Muffet'	Pittosporum
	<i>Viburnum odoratissima</i>	Viburnum
	<i>Westringia glabra</i>	Coastal Rosemary
GROUNDCOVERS		
	<i>Carpobrotus glaucescens</i>	Pigface
	<i>Clivia miniata</i>	Clivia
	<i>Linopse muscari</i> 'Evergreen Giant'	Turf lily
	<i>Sedum mexicanum</i> 'Gold Mound'	Stoncrop Gold mound
	<i>Rhoeo spathacea</i>	Rhoeo
	<i>Plectranthus ciliatus</i> 'Mona Lavender'	Mona lavender

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B	22/04/2016	DESIGN REVIEW PANEL MEETING	G	17/08/2016	CONSULTANT ISSUE	L	01/02/2017	DRP CHANGES	Q	18/09/2017	JRPP ISSUE
C	01/06/2016	PRE-DA MEETING	H	07/09/2016	CONSULTANT ISSUE	I	13/02/2017	DRP CHANGES			
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E	19/07/2016	CONSULTANT ISSUE	J	27/09/2016	DEVELOPMENT APPLICATION ISSUE	O	28/06/2017	STORMWATER AMENDMENTS			

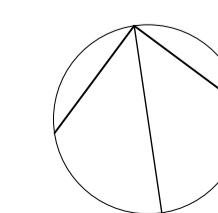
PROJECT
MIXED USE DEVELOPMENT
SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
WOLLONGONG NSW 2500
CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

BHI ARCHITECTS PTY LTD
SYDNEY
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ROSEBERY NSW 2018
02 9313 7800
KIAMA
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KIAMA NSW 2533
02 4232 2125



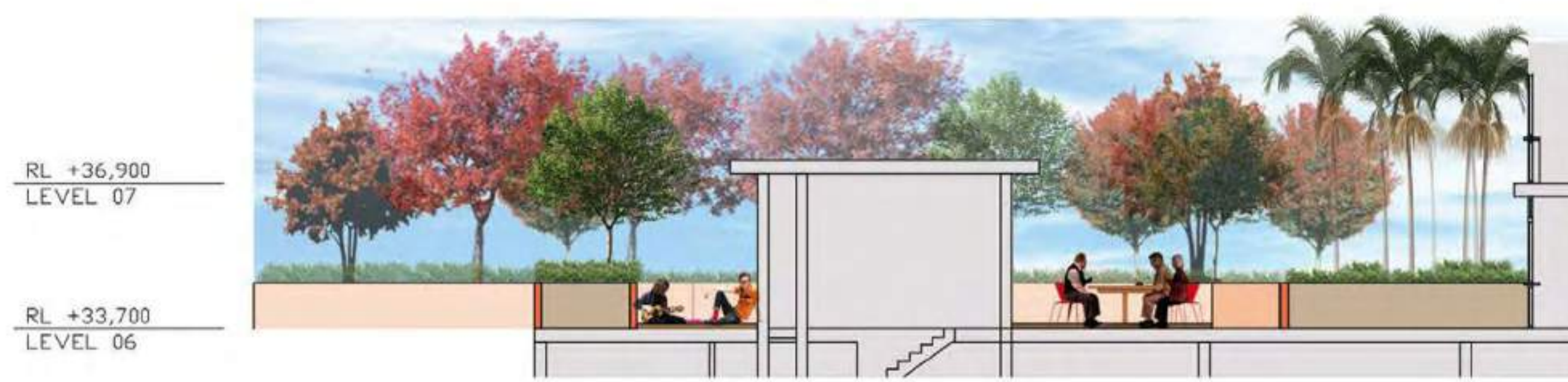
DRAWING TITLE:
LEVEL 4 LANDSCAPE
DRAWN: MD
CHKD: MH
DATE: 28/09/2017
PROJECT NO.: 8467
DRAWING NO.: A.0004

STATUS:
DA
SCALE@Area:
1:200 @A1
1:400 @A3
REVISION
Q





SECTION AA
1:100



SECTION CC
1:100

LEGEND

20.90 +	PROPOSED LEVEL	BBQ	BARBEQUES
TOW 21.40	TOP OF WALL LEVEL	SL	SUN LOUNGE
[Sandstone texture]	SANDSTONE STACKBOND PAVING	[Tree icon]	PROPOSED TREES
[Timber texture]	TIMBER DECKING	[Raised bed icon]	RAISED PLANTING BEDS
[Pergola icon]	PERGOLA	[Lawn icon]	LAWN AREA
[Seat icon]	SEAT		

INSPIRATION



DIALOGUE

- 1 Western garden bed planting includes evergreen trees and shrubs to provide sufficient protection from the western sun but also provide a lush green backdrop to the timber deck and seating.
- 2 'Escarpment Pergola' is developed with a timber deck and seating is provided along the garden edge. Outdoor kitchen is provided for gathering while people can meet, talk, relax and build a sense of community.
- 3 Lawn area is provided for people to enjoy a relaxing moment in the sun.
- 4 A raised garden bed provides a natural balustrade as a rooftop edge while planting will soften the rooftop and edge.
- 9 Garden bed planting includes evergreen trees and shrubs to provide shade to protect from western sun.
- 10 'Ocean View Pergola' is designed with a timber deck which will provide an opportunity to enjoy the view to the coast.
- 11 Sun lounge.
- 12 Open lawn is to encourage people to meet and also for children to play, run around and make new friends.
- 13 Screen Planting together with Palm grove to provide a backdrop to the building wall.



INDICATIVE PLANTING LIST

Symbol	Botanical Name	Common Name
TREES - LEVEL 6 ROOFTOP GARDENS		
[Tree icon]	Bauhinia variegata	Orchid tree
[Tree icon]	Cupaniopsis anacardioides	Tuckeroo
[Tree icon]	Hibiscus tiliaceus rubra	Bronze Cottonwood
[Tree icon]	Magnolia little gem	Southern Magnolia
[Tree icon]	Metrosideros thomasi	New Zealand Christmas Bush
[Tree icon]	Plumeria rubra	Frangipani
PALMS AND ACCENT		
[Palm icon]	Archontophoenix cunninghamiana	Bangalow Palm
[Palm icon]	Strelitzia nicholii	Bird of paradise
SHRUBS		
[Shrub icon]	Alpinia caerulea 'Red Back'	Native Ginger
[Shrub icon]	Cordyline fruticosa	Cabbage palm
[Shrub icon]	Cordyline 'Rosebud'	Cordyline
[Shrub icon]	Cordyline stricta	Cordyline
[Shrub icon]	Codiaeum variegatum	Croton
[Shrub icon]	Euphorbia splendens	Crown of Thorns
[Shrub icon]	Hibiscus rosa sinensis	Chinese hibiscus
[Shrub icon]	Philodendron 'Showboat'	Showboat
[Shrub icon]	Philodendron 'Xanadu'	Xanadu
[Shrub icon]	Pittosporum tobira 'Miss Muffet'	Pittosporum
[Shrub icon]	Viburnum odoratissima	Viburnum
[Shrub icon]	Westringia glabra	Coastal Rosemary
GROUNDCOVERS		
[Groundcover icon]	Carpobrotus glaucescens	Pigface
[Groundcover icon]	Clivia miniata	Clivia
[Groundcover icon]	Liriope muscari 'Evergreen Giant'	Turf lily
[Groundcover icon]	Sedum mexicanum 'Gold Mound'	Stonecrop Gold mound
[Groundcover icon]	Rhoeo spathacea	Rhoeo
[Groundcover icon]	Plectranthus ciliatus 'Mona Lavender'	Mona lavender



Sections, Legend and Landscape Strategy by Taylor Brammer

NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT
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E	19/07/2016	CONSULTANT ISSUE	J	27/09/2016	DEVELOPMENT APPLICATION ISSUE	O	28/06/2017	STORMWATER AMENDMENTS			

PROJECT
MIXED USE DEVELOPMENT
SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
WOLLONGONG NSW 2500
CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

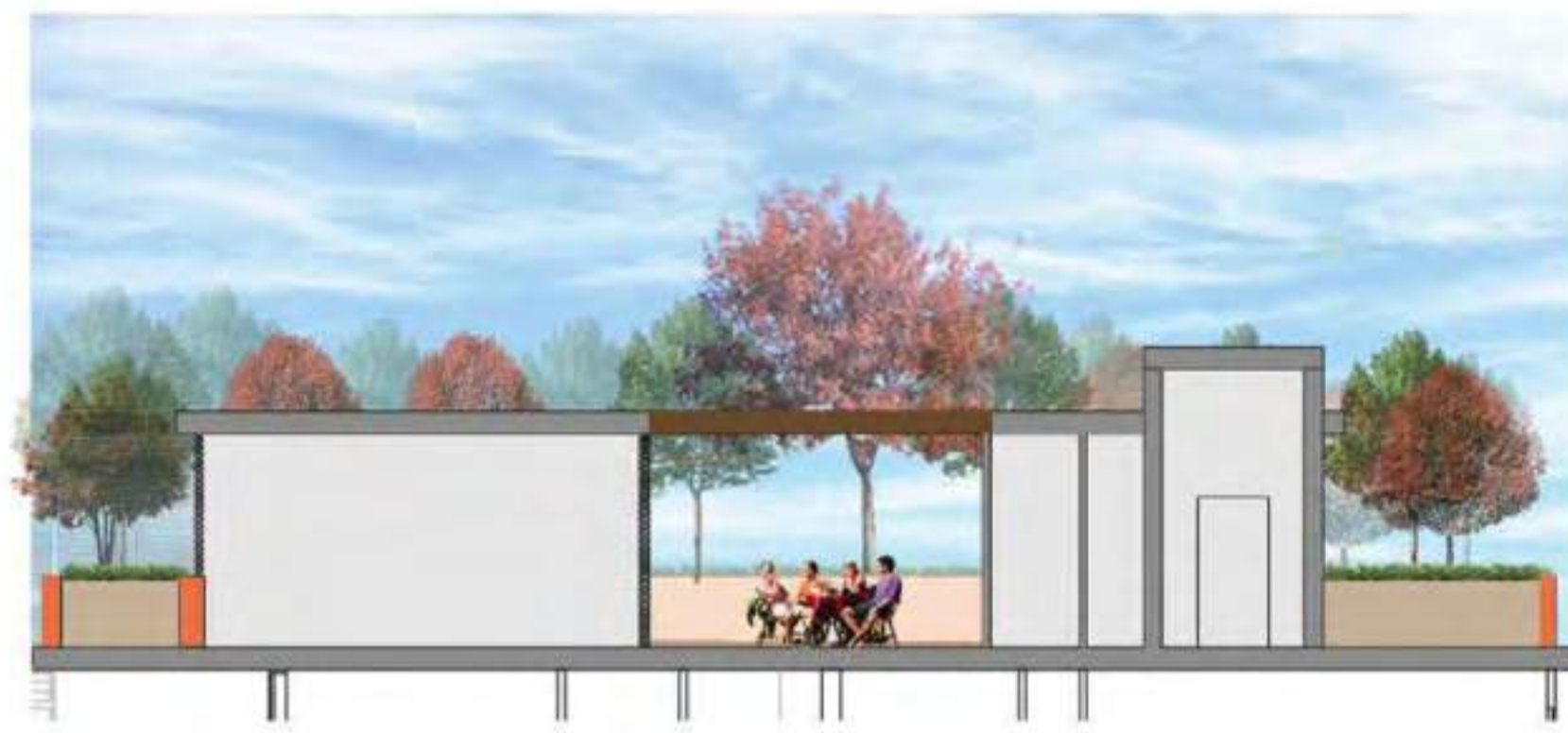
BHI ARCHITECTS PTY LTD
SYDNEY
3/19/77 DUNNING AVE
ROSEBERY NSW 2018
02 9313 7800
KIAMA
4/125 TERRALONG STREET
KIAMA NSW 2533
02 4232 2125

DRAWING TITLE:
LEVEL 6 LANDSCAPE

DRAWN: MD, CHKD: MH, DATE: 28/09/2017
PROJECT NO.: 8467, DRAWING NO.: A.0005

STATUS: DA
SCALE@Area: 1:200 @A1, 1:400 @A3
REVISION: Q

NOTE:
1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.
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RL +65,700
ROOF

SECTION AA
1:100

DIALOGUE

- 1 Western edge screen planting provides protection from the western sun and a lush green backdrop to the timber deck and seating.
- 2 'Family Pergola' with lawn area is designed to create a family retreat on the rooftop. Raised timber deck adds texture and defines space. Outdoor kitchen will encourage people for interaction and socialisation. Residents and friends can enjoy the view of Escarpment.
- 3 Paved surfaces act as a transition from finished floor to the raised deck and lawn area. Tables and seats below pergola.
- 4 Lawn areas are proposed to provide open space for residents so that they can meet neighbours and opportunity for children play.
- 5 The community garden is proposed and designed to encourage active interaction and participation of residents of all age groups.
- 6 Screen planting has been provided a lush green backdrop while allowing sufficient sun access for the community garden.
- 7 The large community garden is proposed to encourage residents to grow their own vegetables and interact with residents.
- 8 Orchard is accessed from the community garden. It draws a connection with the community garden and provide another layer to community garden.
- 9 'Garden Pergola' is designed with a timber deck which will provide an opportunity to enjoy the view of ocean. Outdoor kitchen is proposed while residents can cook their produce from community garden and orchard.
- 10 Ocean lawn is designed at the best position of the rooftop to maximise the ocean view and north eastern aspect.
- 11 Screen planting along eastern and southern edge of rooftop is to provide wind protection to orchard and community garden.



RL +65,700
ROOF

SECTION BB
1:100

LEGEND

20.90 +	PROPOSED LEVEL		PROPOSED TREES
← TOW 21.40	TOP OF WALL LEVEL		RAISED PLANTING BEDS
	BLUESTONE STACKBOND PAVING		PLANTING POTS FOR FRUIT TREES
	TIMBER DECKING		COMMUNITY GARDEN
	PERGOLA		LAWN AREA
	BARBEQUES		SYNTHETIC TURF

INSPIRATION



INDICATIVE PLANTING LIST

Symbol	Botanical Name	Common Name
TREES - LEVEL 6 ROOFTOP GARDENS		
	Bauhinia variegata	Orchid tree
	Cupaniopsis anacardioides	Tuckeroo
	Hibiscus tiliaceus rubra	Bronze Cottonwood
	Magnolia lillie gem	Southern Magnolia
	Metrosideros thomasi	New Zealand Christmas Bush
	Plumeria rubra	Frangipani
PALMS AND ACCENT		
	Archontophoenix cunninghamiana	Bangalow Palm
	Strelitzia nicholii	Bird of paradise
SHRUBS		
	Alpinia caerulea 'Red Back'	Native Ginger
	Cordyline fruticosa	Cabbage palm
	Cordyline 'Rosebud'	Cordyline
	Cordyline stricta	Cordyline
	Codiaeum variegatum	Croton
	Euphorbia splendens	Crown of Thorns
	Hibiscus rosa sinensis	Chinese hibiscus
	Philodendron 'Showboat'	Showboat
	Philodendron 'Xanadu'	Xanadu
	Pittosporum tobira 'Miss Muffet'	Pittosporum
	Viburnum odoratissima	Viburnum
	Westringia glabra	Coastal Rosemary
GROUNDCOVERS		
	Carpobrotus glaucescens	Pigface
	Clivia miniata	Clivia
	Liriope muscari 'Evergreen Giant'	Turf lily
	Sedum mexicanum 'Gold Mound'	Stoncrop Gold mound
	Rhoeo Spathacea	Rhoeo
	Plectranthus ciliatus 'Mona Lavender'	Mona lavender

TaylorBrammer

Sections, Legend and Landscape Strategy by Taylor Brammer

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E	19/07/2016	CONSULTANT ISSUE	J	27/09/2016	DEVELOPMENT APPLICATION ISSUE	O	28/06/2017	STORMWATER AMENDMENTS			

PROJECT
MIXED USE DEVELOPMENT
SITE:
43-45 ATCHISON STREET AND 40-46 KENNY STREET
WOLLONGONG NSW 2500
CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS

BHI ARCHITECTS PTY LTD
SYDNEY
3/10/77 DUNNING AVE
ROSEBERY NSW 2018
02 9313 7800
KIAMA
4/125 TERRALONG STREET
KIAMA NSW 2533
02 4232 2125

DRAWING TITLE:
LEVEL 16 LANDSCAPE
DRAWN: MD, CHKD: MH, DATE: 28/09/2017
PROJECT NO.: 8467, DRAWING NO.: A.0006
STATUS: DA, SCALE@Area: 1:200 @A1, 1:400 @A3, REVISION: Q

NOTE:
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2. PROVIDE CERTIFIED TERRACE BARRIER SYSTEMS TO AS 5640.
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
5. DO NOT SCALE THE DRAWING, USE FIGURED DIMENSIONS.
6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.
7. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.



SHADOW DIAGRAM 9AM JUN 21



SHADOW DIAGRAM 10AM JUN 21



SHADOW DIAGRAM 11AM JUN 21

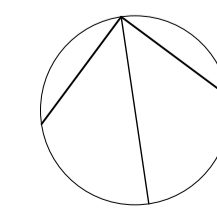


SHADOW DIAGRAM 12PM JUN 21

NOTE:
 1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.
 2. PROVIDE CERTIFIED TERRACE BARRIER SYSTEM TO AS 1660.
 3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
 4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
 5. DO NOT SCALE THE DRAWING, USE FIGURED DIMENSIONS.
 6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.
 7. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTICING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

NO.	DATE	AMENDMENT
A	05/02/2014	DESIGN QUALITY REPORT
B	24/05/2016	PRE-DA MEETING
C	23/09/2016	DEVELOPMENT APPLICATION
D	28/09/2017	JRPP

PROJECT
 MIXED USE DEVELOPMENT
 SITE:
 43-45 ATCHINSON STREET AND 40-46 KENNY STREET
 WOLLONGONG NSW 2500
 CLIENT:
 SOUTHERN LIGHTHOUSE DEVELOPMENTS



B H I ARCHITECTS PTY LTD
 SYDNEY
 3/10/77 DUNNING AVE
 ROSEBERY NSW 2018
 02 9313 7800
 KIAMA
 4/125 TERRALONG STREET
 KIAMA NSW 2533
 02 4232 2125

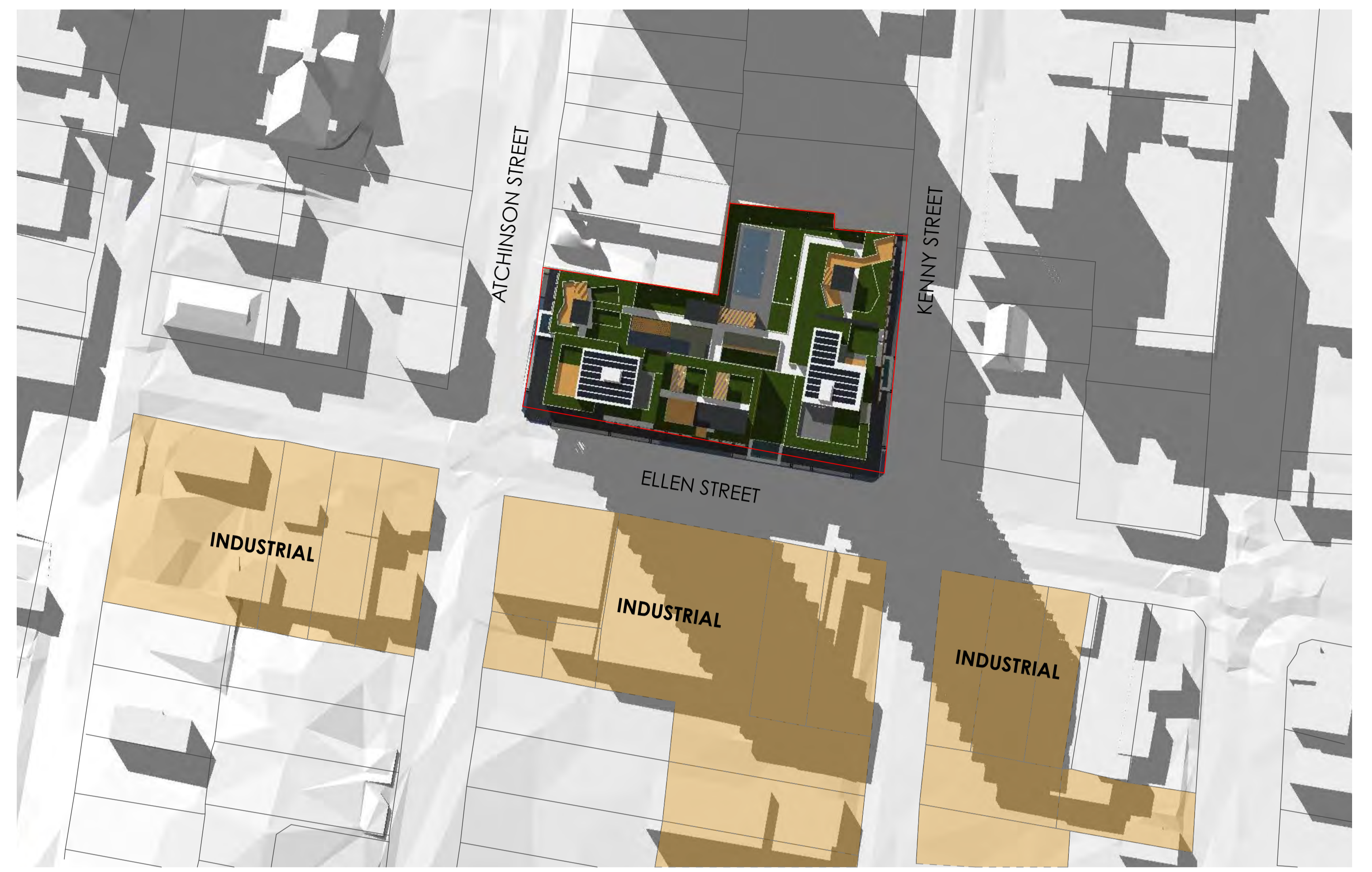


DRAWING TITLE:
SHADOW DIAGRAMS-1
 DRAWN: AM
 CHKD: MH
 DATE: 24/05/2016
 PROJECT NO.: 8467
 DRAWING NO.: A.6001

STATUS:
FINAL DA SUBMIS
 SCALE/Area:
 1:1, 1:178.17
 REVISION:
C



SHADOW DIAGRAM 1PM JUN 21



SHADOW DIAGRAM 2PM JUN 21



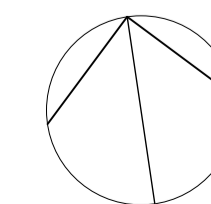
SHADOW DIAGRAM 3PM JUN 21

NOTE:

1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.
2. PROVIDE CERTIFIED TENSILE BARRIER SYSTEM TO AS 3660.
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
5. DO NOT SCALE THE DRAWING, USE FIGURED DIMENSIONS.
6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.
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8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

NO.	DATE	AMENDMENT
A	05/02/2014	DESIGN QUALITY REPORT
B	24/05/2016	PRE-DA MEETING
C	23/09/2016	DEVELOPMENT APPLICATION
D	28/09/2017	JRPP

PROJECT
MIXED USE DEVELOPMENT
 SITE:
43-45 ATCHINSON STREET AND 40-46 KENNY STREET
WOLLONGONG NSW 2500
 CLIENT:
SOUTHERN LIGHTHOUSE DEVELOPMENTS



B H I ARCHITECTS PTY LTD
 SYDNEY
 3/10/77 DUNNING AVE
 ROSEBERY NSW 2018
 02 9313 7800
 KIAMA
 4/125 TERRALONG STREET
 KIAMA NSW 2533
 02 4232 2125



DRAWING TITLE:
SHADOW DIAGRAMS-2
 DRAWN: AM
 CHKD: MH
 DATE: 24/05/2016
 PROJECT NO.: 8467
 DRAWING NO.: **A.6002**

STATUS:
FINAL DA SUBMIS
 SCALE@Area:
 1:178.17
 REVISION
C