

ANNEXURE 1

Architectural Drawing Set

**prepared by
ADM Architects**

**Akuna Street, Terralong Street
and Shoalhaven Street, Kiama**

Part 1 - Drawings A-000, A-001, A-002

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL APARTMENTS ABOVE RETAIL SHOPS, COMMERCIAL TENANCIES AND ASSOCIATED CARPARKING AREAS

AT

LOT 1, DP50193, LOT 3, DPI I04857, PT.1, DP506764, LOTS 100 & 200, DPI017091
AKUNA & TERRALONG STREET,
KIAMA



PHOTOMONTAGE - FACING SOUTHWEST TOWARDS SUBJECT SITE FROM CORNER OF TERRALONG AND SHOALHAVEN STREET

ARCHITECTURAL DRAWING SCHEDULE

No.	DESCRIPTION	SCALE @ A3
A-000	TITLE SHEET	NTS
A-001	SITE/DEVELOPMENT SUMMARY	NTS
A-002	SITE ANALYSIS	1:4000
A-100	SITE PLAN	1:700
A-101	BASEMENT FLOOR PLAN	1:500
A-102	GROUND (RETAIL) FLOOR PLAN	1:500
A-103	RESIDENTIAL CARPARK	1:500
A-104	AKUNA STREET COMMERCIAL & LEVEL 1 FLOOR PLAN	1:500
A-105	RESIDENTIAL LEVEL 2 PLAN	1:500
A-106	RESIDENTIAL LEVEL 3 PLAN	1:500
A-107	RESIDENTIAL LEVEL 4 PLAN	1:500
A-108	ROOF PLAN	1:500
A-109	PART TYPICAL PLANS	1:200
A-201	ELEVATIONS - NORTH & TERRALONG STREETScape	1:500
A-202	ELEVATIONS/SECTION AA - EAST	1:500
A-203	ELEVATIONS/ SECTION BB - SOUTH	1:500
A-204	ELEVATIONS/SECTION CC - WEST	1:500
A-205	SECTIONS - DD & EE	1:500
A-206	SECTIONS - FF & GG	1:500
A-207	AKUNA STREET FORECOURT PLAN/SECTION	1:500
A-208	BLOCK D & E PLAN/SECTION	1:500
A-301	PRE & POST ADAPTATION PLAN 1 of 3	1:100
A-302	PRE & POST ADAPTATION PLAN 2 of 3	1:100
A-303	PRE & POST ADAPTATION PLAN 3 of 3	1:100
A-401	SHADOW ANALYSIS	NTS
A-402	SOLAR ACCESS STUDY 1 of 3	NTS
A-403	SOLAR ACCESS STUDY 2 of 3	NTS
A-404	SOLAR ACCESS STUDY 3 of 3	NTS
A-405	SOLAR ACCESS DIAGRAM 1 of 2	NTS
A-406	SOLAR ACCESS DIAGRAM 2 of 2	NTS
A-407	SOLAR ACCESS DIAGRAM - A307	NTS
A-408	SOLAR ACCESS DIAGRAM - B203 & B303	NTS
A-409	SOLAR ACCESS DIAGRAM - B204	NTS
A-410	SOLAR ACCESS DIAGRAM - B305	NTS
A-411	SOLAR ACCESS DIAGRAM - C103	NTS
A-412	SOLAR ACCESS DIAGRAM - C202 & C302	NTS
A-413	SOLAR ACCESS DIAGRAM - C305	NTS
A-414	SOLAR ACCESS DIAGRAM - E101, E201 & E301	NTS
A-501	COLOUR AND MATERIALS SCHEDULE 1 of 2	NTS
A-502	COLOUR AND MATERIALS SCHEDULE 2 of 2	NTS
A-503	PHOTO MONTAGE - TERRALONG STREET ASPECT	NTS
A-601	DEMOLITION AND SITE MANAGEMENT PLAN	1:800
A-701	BUILDING HEIGHT PLANE DIAGRAM 1 OF 2	NTS
A-702	BUILDING HEIGHT PLANE DIAGRAM 2 OF 2	NTS

NOT FOR CONSTRUCTION

G	27.10.17	RE-ISSUED FOR DEVELOPMENT APPLICATION	SP	ADM
F	20.10.17	RE-ISSUED FOR DEVELOPMENT APPLICATION	SP	ADM
E	29.09.17	RE-ISSUED FOR DEVELOPMENT APPLICATION	SP	ADM
D	19.07.17	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
C	15.03.17	RE-ISSUED FOR DEVELOPMENT APPLICATION	SP	ADM
B	25.11.16	RE-ISSUED FOR DEVELOPMENT APPLICATION	SP	ADM
A	14.11.16	ISSUED FOR DEVELOPMENT APPLICATION	SP	ADM
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sign			date	
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NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/as ADM Architects is Angelo Di Martino AIB No.7608

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scale	NTS			
date	OCTOBER 2017			
drawn	djm	SJ	chkd	ADM
drawing	DEVELOPMENT APPLICATION			
TITLESHEET				
Project No.	Drawing No.			issue
2016-19(a)	A-000			G

DEVELOPMENT SUMMARY

Project : 19 Akuna & Terralong Street, KIAMA			
Project No:		2016 -19(a)	
Date:		September 2017	
Site Area			
Western Block A (m²)		2739.6m²	
Eastern Block B (m²)		4961.0m²	
Lane (m²)		304m² (182.5m² used)	
Total Site Area		7883.1m²	
Floor Space Ratio			
Western Block A		1.5:1	4109.4m²
Eastern Block B		2.0:1	9922.0m²
Lane		2.0:1	365.0m²
Total Permissible FSR		14 396.4m²	
Total Proposed FSR		13 510.3m²	

Western Block A		Western Block B
Retail + Arcade (Ground)	2039.0m²	1333.0m² + 182.5m²
Terralong Retail	245.0m²	
Terralong + Akuna / Shoalhaven Retail	215.0m²	662m²
Subtotals		2499.0m²
Combined Commercial GFA		4676.5m²

Building A	RESIDENTIAL GFA	1 bdrm + S	2 bdrm	3 bdrm	Unit Totals
Level 1	243.5m²	1	-	1	2
Level 2	616.6m²	3	4	-	7
Level 3	616.6m²	3	4	-	7
Total GFA	1476.7m²	7	8	1	16
Unit Mix		44%	50%	6%	100%

Building B	RESIDENTIAL GFA	1 bdrm + S	2 bdrm	3 bdrm	Unit Totals
Level 1	491.6m²	4	2	-	6
Level 2	628.2m²	3	4	-	7
Level 3	628.2m²	3	4	-	7
Level 4	416.7m²	1	2	1	4
Total GFA	2164.7m²	11	12	1	24
Unit Mix		50%	50%	4%	100%

Building C	RESIDENTIAL GFA	1 bdrm + S	2 bdrm	3 bdrm	Unit Totals
Level 1	461.5m²	3	2	-	5
Level 2	628.2m²	3	4	-	7
Level 3	628.2m²	3	4	-	7
Level 4	381.3m²	1	2	1	4
Total GFA	2099.2m²	11	12	1	23
Unit Mix		46%	50%	4%	100%

Building D & E	RESIDENTIAL GFA	1 bdrm + S	2 bdrm	3 bdrm	Unit Totals
Level 1	855.2m²	4	6	-	10
Level 2	855.2m²	4	6	-	10
Level 3	855.2m²	4	6	-	10
Level 4	531.6m²	-	2	2	4
Total GFA	3093.2m²	12	20	2	34
Unit Mix		35%	59%	6%	100%

Combined Overall	1 bdrm + S	2 bdrm	3 bdrm	Unit Totals
	41	52	5	97
Unit Mix	42%	53%	5%	100%
Total GFA	8833.8m²			

Figure A: Land Zoning Map

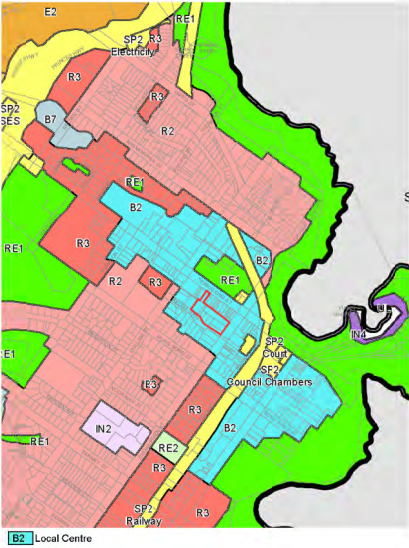


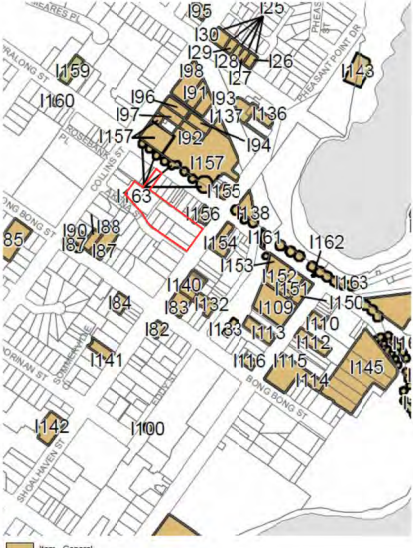
Figure B: Floor Space Ratio Map



Figure D: Height of Building Map



Figure C: Heritage Map



NatHERS Thermal Performance Specification			
External Walls			
Wall Type	Insulation	Colour	Comments
Hebel Panel + Plast Lining	R1.5	Med - SA 0.475 - 0.7	Throughout
SA - Solar Absorptance			
Internal Walls			
Wall Type	Insulation	Comments	
Plaster board on Stud	None	Internally in units	
Hebel Panel + Plast Lining	None	Party walls	
Hebel Panel + Plast Lining	None	Shared walls with lobby/stairs/lift/plant	
Floors			
Floor Type	Insulation	Comments	
Concrete	R1.4	All units with suspended slab over carpark or outside air	
Concrete	None	All units with adjoining unit below	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	None	Throughout	
Insulation loss due to downlights has not been modelled in this assessment. One sealed exhaust fan has been included per bathroom, laundry and ensuite. The kitchen has not allowed for any ceiling penetrations as a recirculating hood is to be installed.			
Roof			
Roof Type	Insulation	Colour	Comments
Concrete	R2.5	Light - SA < 0.475	Throughout
SA - Solar Absorptance			
Glazing			
Glazing and Frame Type	U-Value	SHGC	Comments
Single Clear Aluminium	6.7	0.57	All awning windows except in the units below
Single Low E Clear Aluminium	5.6	0.36	Units E102, E202 & E302
Single Clear Aluminium	6.7	0.7	All sliding and fixed glazing except in the units below
Single Low E Clear Aluminium	5.6	0.41	Units E102, E202 & E302
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			

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VIEW 1 - Looking South East towards subject site along Terralong Street



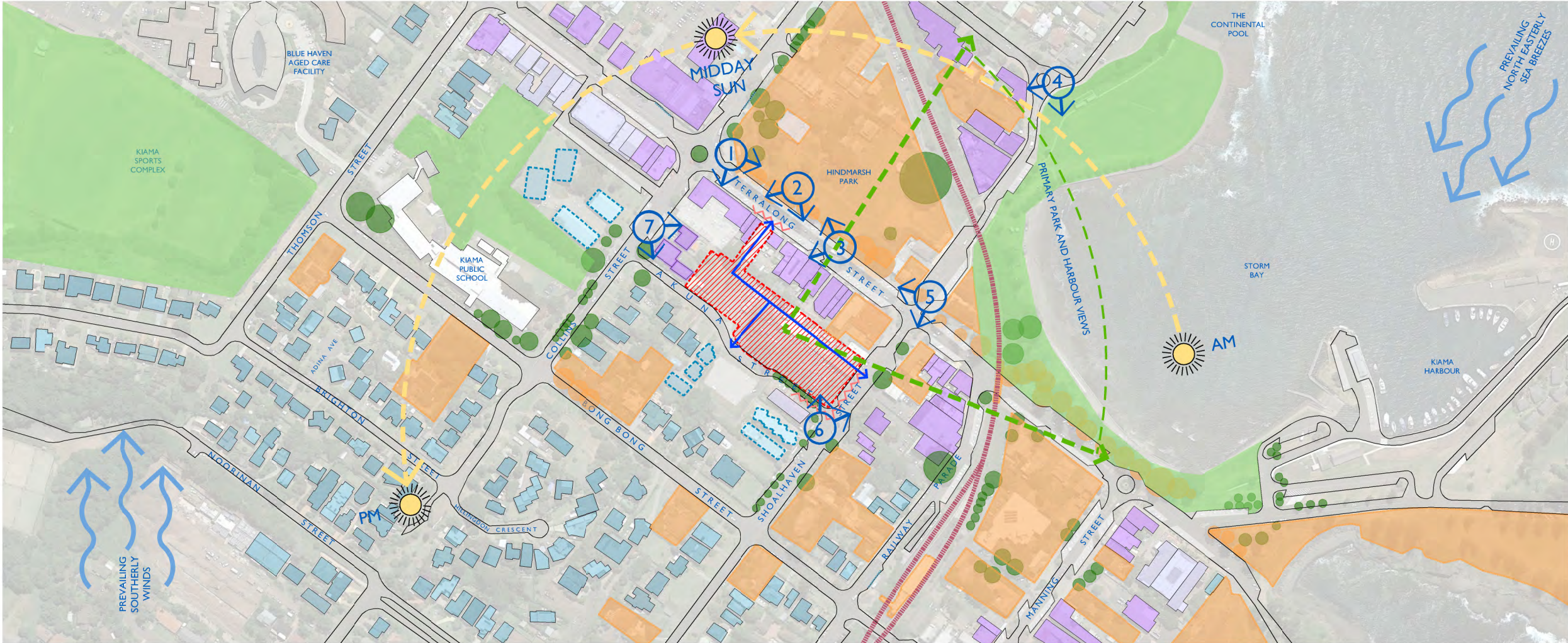
VIEW 2 - Looking South towards subject site on Terralong Street



VIEW 3 - Looking North West towards subject site along Terralong St



VIEW 4 - Looking South West towards subject site



- LEGEND
- PROPOSED DEVELOPMENT
 - HERITAGE LISTED ITEM
 - GREEN &/OR PUBLIC SPACES
 - BUS STOP
 - SOUTH COAST RAILWAY LINE
 - WIND DIRECTION
 - SOURCE OF NOISE
 - LOCATION OF PHOTO
 - SIGNIFICANT TREES IN PUBLIC DOMAIN
 - RESIDENTIAL USE
 - RESIDENTIAL USES ABOVE 3 STOREY + HEIGHT
 - BUSINESS / COMMERCIAL PREMISES
 - MIXED USE
 - PEDESTRIAN LINKS

SITE ANALYSIS



VIEW 5 - Looking South West towards subject site from the corner of Shoalhaven and Terralong Street



VIEW 6 - Looking North East towards subject site from the corner of Akuna and Shoalhaven Street



VIEW 7 - Looking East towards subject site through laneway from Collins Street

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