

ANNEXURE 1

Architectural Drawing Set

**prepared by
ADM Architects**

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

Part 8 - Drawings A-501 - A-503, A-601



COLOUR AND MATERIALS SCHEDULE
RESIDENTIAL

1

DULUX
LEXICON

CONCRETE SLAB EDGES AND UPTURNS

2

DULUX
MILTON MOON

GENERAL WALLING

3

COLORBOND
IRONSTONE

GARAGE DOORS,
PODIUM AND FEATURE WALLS

4

BLUESTONE
CLADDING

CLADDLED BASE FEATURE WALLING

5

CLEAR GLASS

ALL GLAZING AND
GLASS BALUSTRADING

6

POWDERCOAT
SILVER PEARL

WINDOW FRAMES,
ALUMINIUM ELEMENTS,
AND LOUVRES

C	19.07.17	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
B	25.11.16	RE-ISSUED FOR DEVELOPMENT APPLICATION	SP	ADM
A	14.11.16	ISSUED FOR DEVELOPMENT APPLICATION	SP	ADM
ISSUE	DATE	DESCRIPTION	Initials	chkd
sign			date	
These drawings are not to be scaled. Figured dimensions shall be used in all cases.				

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FIGURED DIMENSIONS - These drawings are not to be scaled. Figured dimensions shall be used in all cases.
DISCREPANCIES IN DIMENSIONS/POSITIONS/LOCATIONS/FINISHES The Contractor is to verify any dimensional, location or finish discrepancy with ADM Architects prior to any physical construction or setting out so that ADM Architects is given the opportunity to resolve potential discrepancies or conflicts in sufficient time without causing abortive work. The Contractor shall be responsible for notifying ADM Architects of any such discrepancy or conflict that may arise on site.
COORDINATION OF WORKS - These drawings are to be read in conjunction with the full set of consultant's drawings, specifications, reports and DA conditions.
NOMINATED ARCHITECT - The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608



NICOLAS
DAOUD &
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Project
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, DP1104857, PT.1, DP506764, LOTS 100 & 200,
DP1017091,
AKUNA & TERRALONG STREET
KIAMA

scale	NTS		
date	JULY 2017		
drawn	djm	SJ	chkd ADM
drawing	DEVELOPMENT APPLICATION MATERIALS & COLOURS SCHEDULE 1 of 2		
Project No.	2016-19(a)	Drawing No.	A501
		Issue	C

NOT FOR CONSTRUCTION



1

PGH
MOWBRAY BLUE
FACE BRICKWORK

2

COLORBOND
IRONSTONE
PFC AWNING EDGE
WALLING

3

ZINC
CLADDING

4

CLEAR GLASS
ALL GLAZING

5

COLOUR BACK
GLASS

6

POWDERCOAT
SILVER PEARL
WINDOW FRAMES AND
ALUMINIUM ELEMENTS

COLOUR AND MATERIALS SCHEDULE
RETAIL / COMMERCIAL

C	19.07.17	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
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scale	NTS
date	JULY 2017
drawn	djm SJ chkd ADM
drawing	DEVELOPMENT APPLICATION MATERIALS & COLOURS SCHEDULE 2 of 2
Project No.	2016-19(a)
Drawing No.	A502
issue	C

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PHOTOMONTAGE
TERRALONG STREET ASPECT

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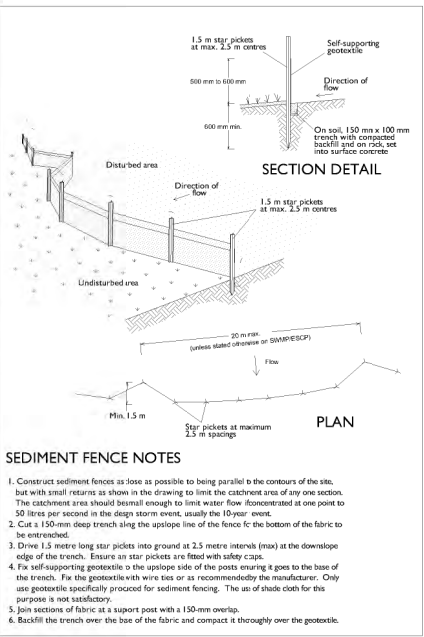


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scale	NTS			
date	JULY 2017			
drawn	djm	SJ	chkd	ADM
drawing	DEVELOPMENT APPLICATION PHOTOMONTAGE - TERRALONG STREET ASPECT			
Project No.	Drawing No.		Issue	
2016-19(a)	A503		C	

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7. Trade waste to be separated to recycle products, timber, glass and paper.
8. Builder to relocate site shed, amenities, storage facilities, etc. as required during the construction process.
9. Additional carparking to be provided on site following construction of basement carparking area.
10. All vehicles to leave the site in a forward direction.
11. No vehicles to be parked on the footpath reserve.

The Contractor is to carry out necessary demolition and on-site clearance in accordance with AS 2601 (Demolition of Structures) on the subject site. This is applicable to demolition of existing buildings, structures and services including planning and execution of the work, protection and support of adjacent structures and removal of demolished material. Demolished materials, hazardous materials (particularly if found in the renovations to the existing structures) and asbestos shall be removed from site prior to any new construction work taking place on site.

hazardous materials are encountered, appropriate and qualified personnel shall be employed to remove from site and dispose of such materials in accordance with the provisions of all applicable legislation and with any relevant recommendations published by the National Occupational Health and Safety Commission (Worksafe Australia). If hazardous materials are encountered underground, appropriate and qualified personnel shall be employed to remove from site and dispose of such materials in accordance with the provisions of all applicable legislation and with any relevant recommendations published by the National Occupational Health and Safety Commission (Worksafe Australia).

The Contractor shall be responsible for maintaining security fencing around the perimeter of the site and any additional precautionary measures taken as may be necessary to prevent unauthorised entry to the site at all times during the demolition period. Safe access to and egress from adjoining properties shall be maintained at all times for the duration of the demolition work. In the event that the site is found to be contaminated the Contractor is to follow the directions and recommendations of a site contamination consultant to ensure that the site is uncontaminated prior to any building works taking place on site.

Note that all proposed works will be undertaken whilst the building and site is vacant;

All site fencing and sediment control used during demolition phase shall be retained for the construction phase and shall be extended as detailed in drawings.

A new hard stand area and shaker grid shall be constructed or corkwood circuit frontage during all phases of the project. All to conform with the requirements of the local council and RTA;

During construction phase as area is set aside on site for use of mobile crane or concrete pump;

All construction materials are to be stored on site. A designated area has been allowed;

All site accommodation and amenities as required will be located within the site. Some site sheds maybe relocated to the podium level in the final phase of construction; and

A dilapidation survey will be carried out by the contractor before the commencement of any work on site.

AS2601 - Demolition of structures
 AS2636 - Guide to noise control ... demolition site
 AS3789 - Guide to earthworks ... residential developments
 AS1280 - Methods of testing soils for engineering purposes
 AS1725 - Galvanised railless chainwire security fencing
 AS18/Entrance - Access Point

The exit/entrance to the site will be constructed of a bed of 50-75mm aggregate, 200mm deep, for the vehicular exit/entrance width and to a length of 3.0m from the street kerb, so as to ensure soil and excavated materials are not transported off-site.

Rubbish Disposal
Trade waste will be contained on site until removal.

Silt Barrier
Sediment will be prevented from washing off-site by geotextile fabric with metal support and/or continuous straw bales, placed in 100mm deep tire tracks. All silt barriers are to be wholly within the site areas.

Existing Pavement and Vegetation
Existing pavement and vegetation will be retained as much as possible to minimise the amount of exposed soil.

Stockpiles of loose materials (gravel, sand, etc.) will be contained undercover and water courses and within a suitable barrier. Footpaths and road surfaces will not be used for material stockpiles.

Cleaning of Tools and Equipment

Tools and equipments will be cleaned away from drainage lines, road and pavement.

1. The plan shall be read in conjunction with the engineering plans, and any other plans or written instructions that may be issued relating to the drawing. All work shall be done in accordance with the plan. The contractor shall ensure that all soil and water management works are located as indicated on the drawing. The contractor shall be made aware of their responsibilities in minimising the potential for soil erosion and pollution to down-slope lands and water courses. Where practical, the soil erosion hazard on the site shall be kept as low as possible to this end. Works should be undertaken in the following sequence:

1. install any necessary security/boundary fences for this site;
2. construct silt fencing as detailed along boundaries and contours;

During windy weather, large unprotected areas shall be kept moist (not wet) by sprinkling with water to keep the dust under control. Final site revegetation shall be undertaken as soon as possible, and within 20 working days from completion of construction activities. Any sand used in the concrete curing process (spread over the surface) shall be removed as soon as possible, and within 10 working days from its placement. Water shall be prevented from entering the permanent drainage system, unless it is sediment free: i.e. - the catchment area has been permanently landscaped and/or any likely sediment has been filtered through an approved structure.

Temporary soil and water management structures shall be removed only after the lands they protected are rehabilitated. The contractors shall provide acceptable receptors for concrete and mortar slurries, paints acid washings, lightweight waste materials and litter etc. Receptors for concrete and mortar slurries, paints, acid washings, light-weight waste materials and litter are to be emptied as necessary. Disposal of waste shall be in a manner approved by the site superintendent.

At least weekly the contractor shall inspect the site, providing particular attention to the following matters:

- ensure drains operate freely, and initiate repair or maintenance as required;
- remove spilled sand (or other materials) from hazard areas, including lands closer than 2 metres from likely areas of concentrated or high-level activity such as waterways, gutters, paved areas and driveways;
- construct additional erosion and/or sediment works as necessary to ensure the desired protection is given to downslope lands and waterways; i.e. any ongoing changes to the plan;
- perform maintenance and sediment control measures in a functioning conditioning condition until all earthwork activities are completed and the site rehabilitated; and
- Remove temporary soil conservation structures as a last activity in the rehabilitation programme.

the contractor shall keep a log book, making entries at least weekly, and after rainfall and/or site closure record:
the volume of any rainfall events (check water bureau);
the conditions of any soil and water management works;
remedial work
the book shall be kept on site and made available to any authorised person on request.

The Contractor shall provide sediment fencing material during construction to be installed inside site fencing on low side of site to contain all site water run off and prevent erosion. The sediment fencing material to security fencing. Sediment control fabric shall be an approved material (e.g. geotextile silt stop) standing 500mm above ground and extending 150 below ground. Silt barriers, silt traps, siltation screens and the like shall be constructed with geotextile sediment fabric attached to steel star pickets or security fencing, or with Hessian bags. All shall conform with the requirements of the local council and RTA.

existing drains located within the site shall be isolated by sediment control. No parking or stock piling of material is permitted in the public domain unless stated. Grass verges shall be maintained as much as practical to provide a buffer zone to the construction site. Construction entry/exits shall be located as per dwg.

The Contractor shall ensure all droppable soil and sediment is removed prior to construction traffic exiting the site. Builder shall ensure all construction traffic entering and leaving the site do so in a forward direction as much as possible. Site security fencing to consist of 1800mm high galvanised chain mesh panels fixed to galvanised pipe frame and supported on concrete "tee" st.



View 4 - 51 & 57 Shoalhaven St, Kiama

A	14.11.16	ISSUED FOR DEVELOPMENT APPLICATION	SP	ADM
ISSUE	DATE	DESCRIPTION	initials	chkd

sign _____ date _____

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NOTIFYING ADM ARCHITECTS of any such discrepancy or conflict that may arise in site.

COORDINATION OF WORKS - These drawings are to be read in conjunction with the specifications, specifications addendum and any other documents.

NOMINATED ARCHITECT - The nominated architect for ADM Projects is: **Geofford** (Australia) Pty Ltd ASIA ADM Architects is Angelo Di Martino ARB No. 70808



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scale	1:800 @ A3			
date	JUNE 2017			
drawn	djm	SJ	chkd	ADM
drawing				
DEVELOPMENT APPLICATION				
DEMOLITION AND SITE MANAGEMENT PLAN				
Project No.	Drawing No.		issue	
2016-19(a)	A-601		A	

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