

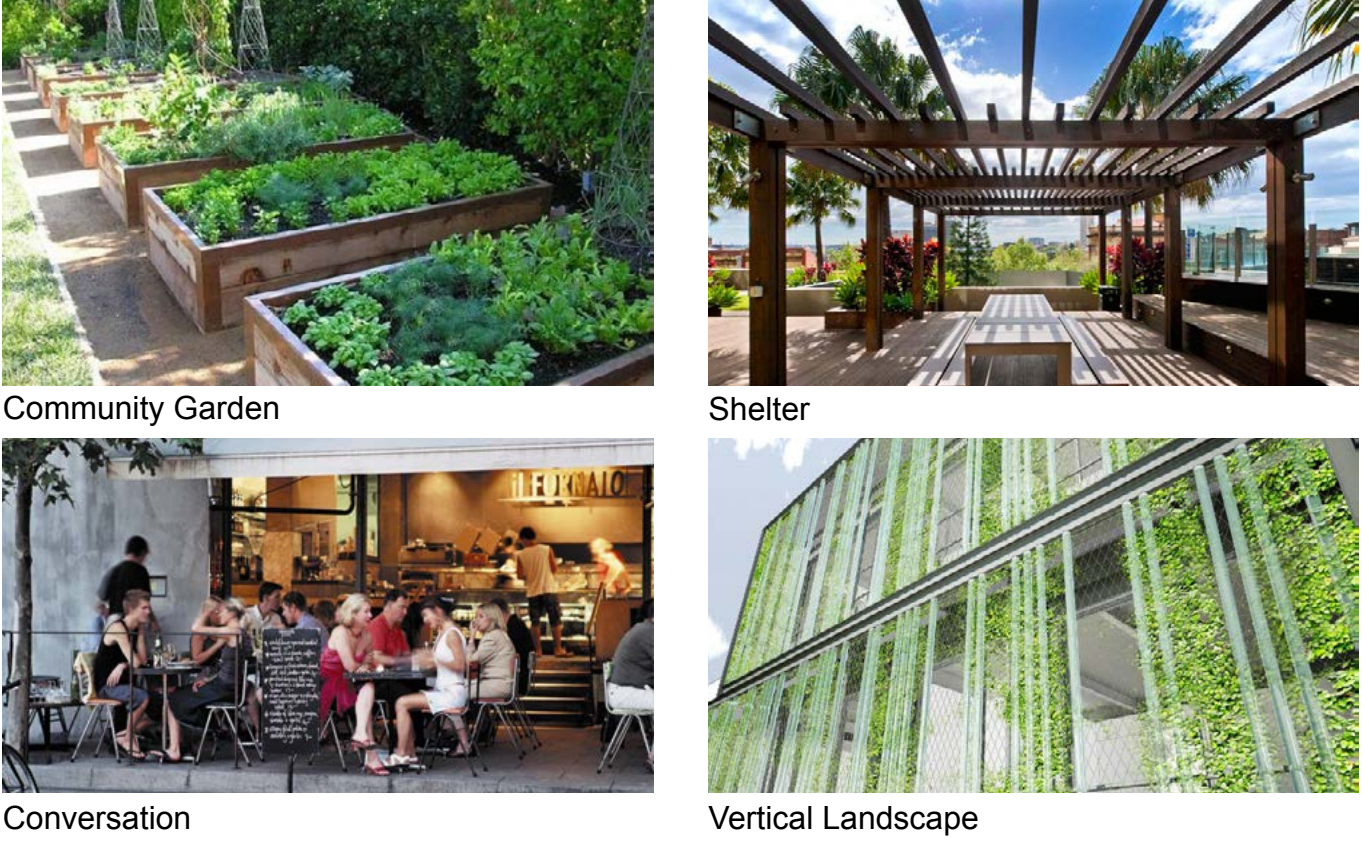
## LEGEND

	SITE BOUNDARY		TIMBER DECK		PROPOSED TREES
	EXISTING CONTOUR / SPOT LEVEL		GRAVEL BED		VENT SHAFT TO ARCHITECT'S DETAIL
	PROPOSED SPOT LEVEL		RAISED VEGETABLE GARDEN		PERGOLA
	AWNING TO ARCHITECT'S DETAIL		MASS PLANTING		SEAT
	CONCRETE PAVER AS PER COUNCIL SPECIFICATION		ARTIFICIAL TURF		CAFE SEATING
	UNIT PAVING / TILES		RAISED PLANTER OVER CONCRETE SLAB REFER TO DETAIL		WATER FEATURE
	TACTILE INDICATORS		EXISTING TREES TO BE REMOVED		GARDEN SHELTER
	REINFORCED TURF TO CAR PARK		PLANTING ON PODIUM SOIL DEPTH REFER TO SECTIONS		BBQ
					VERTICAL GARDEN

## DIALOGUE

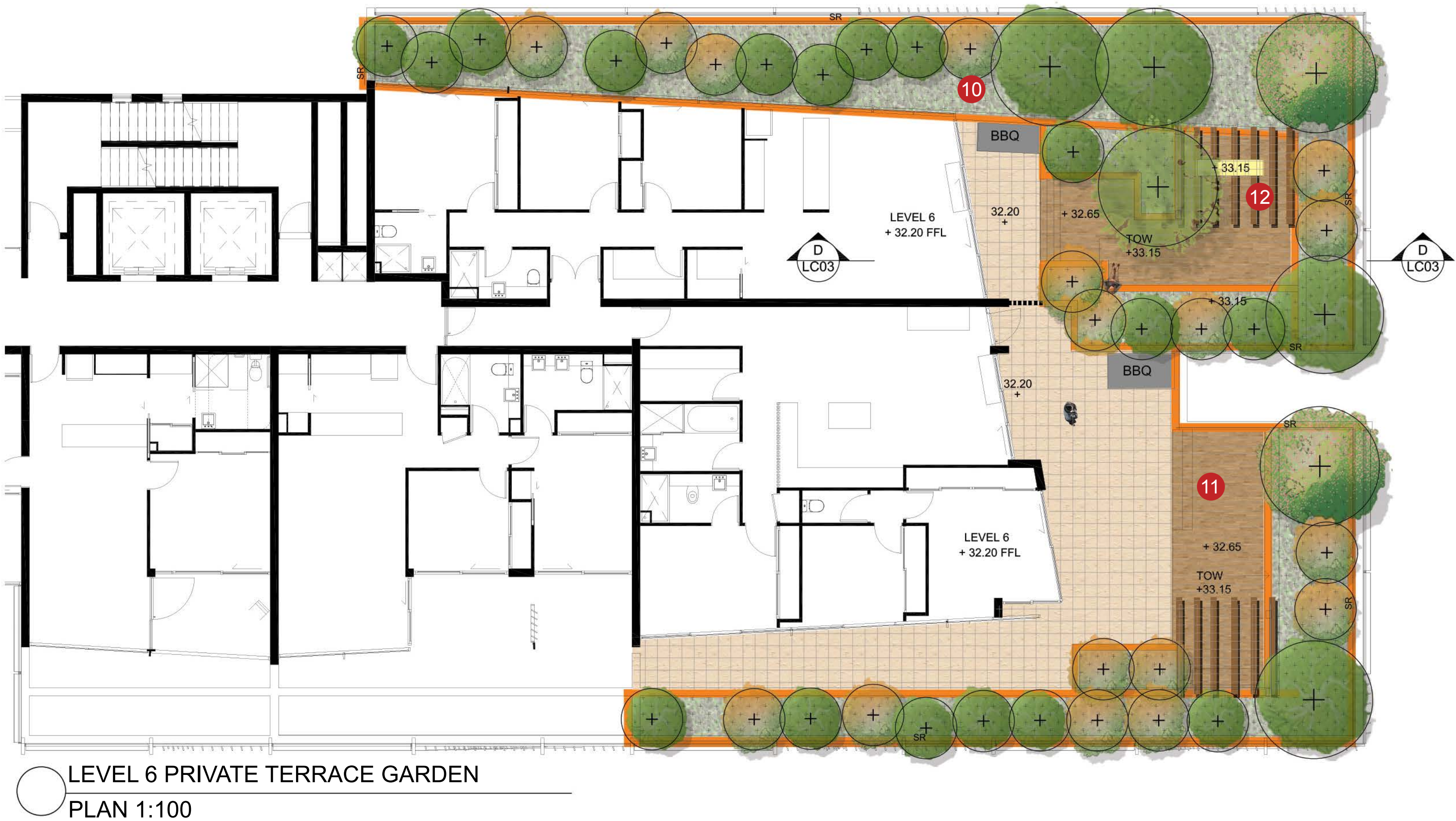
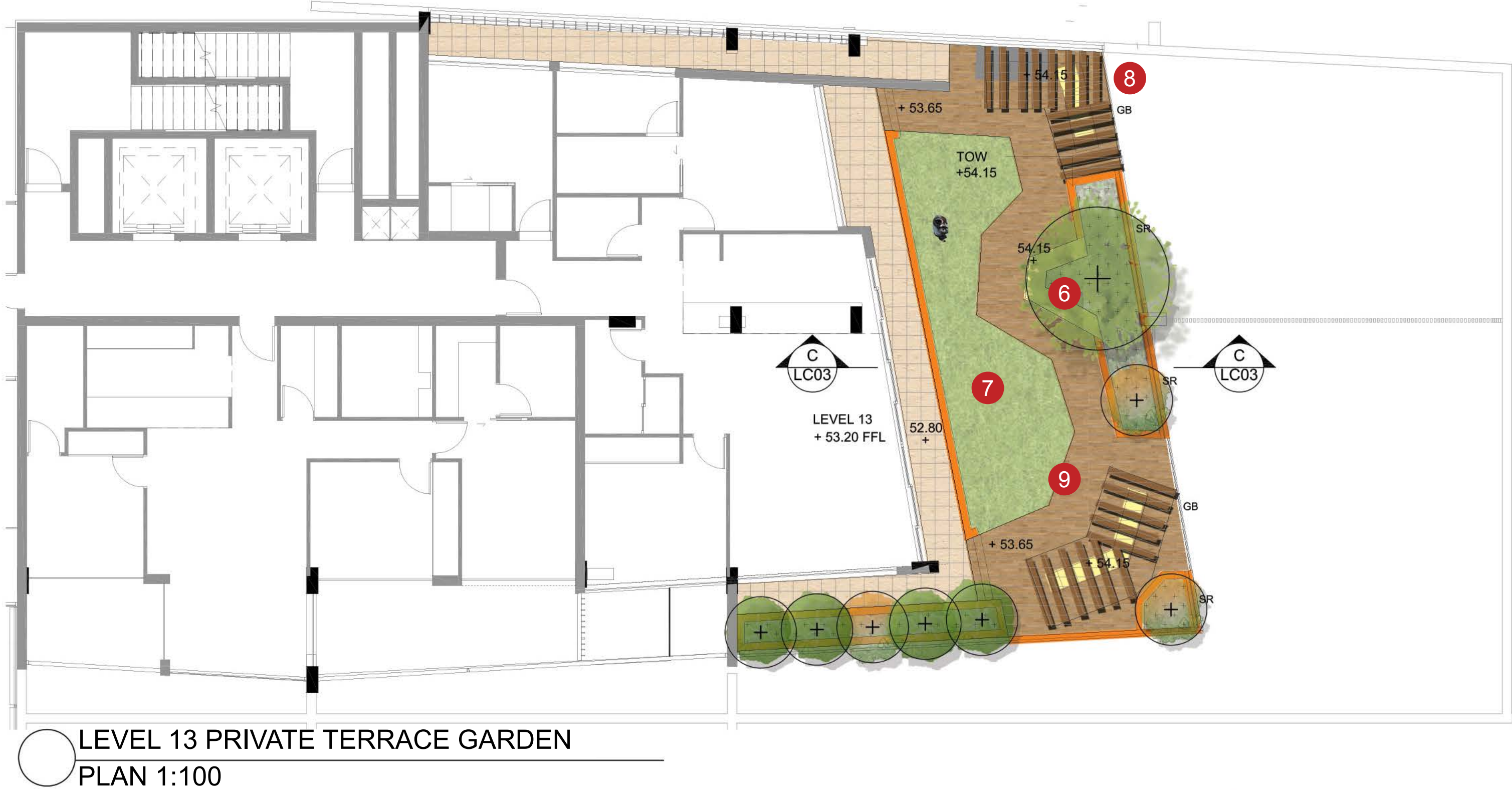
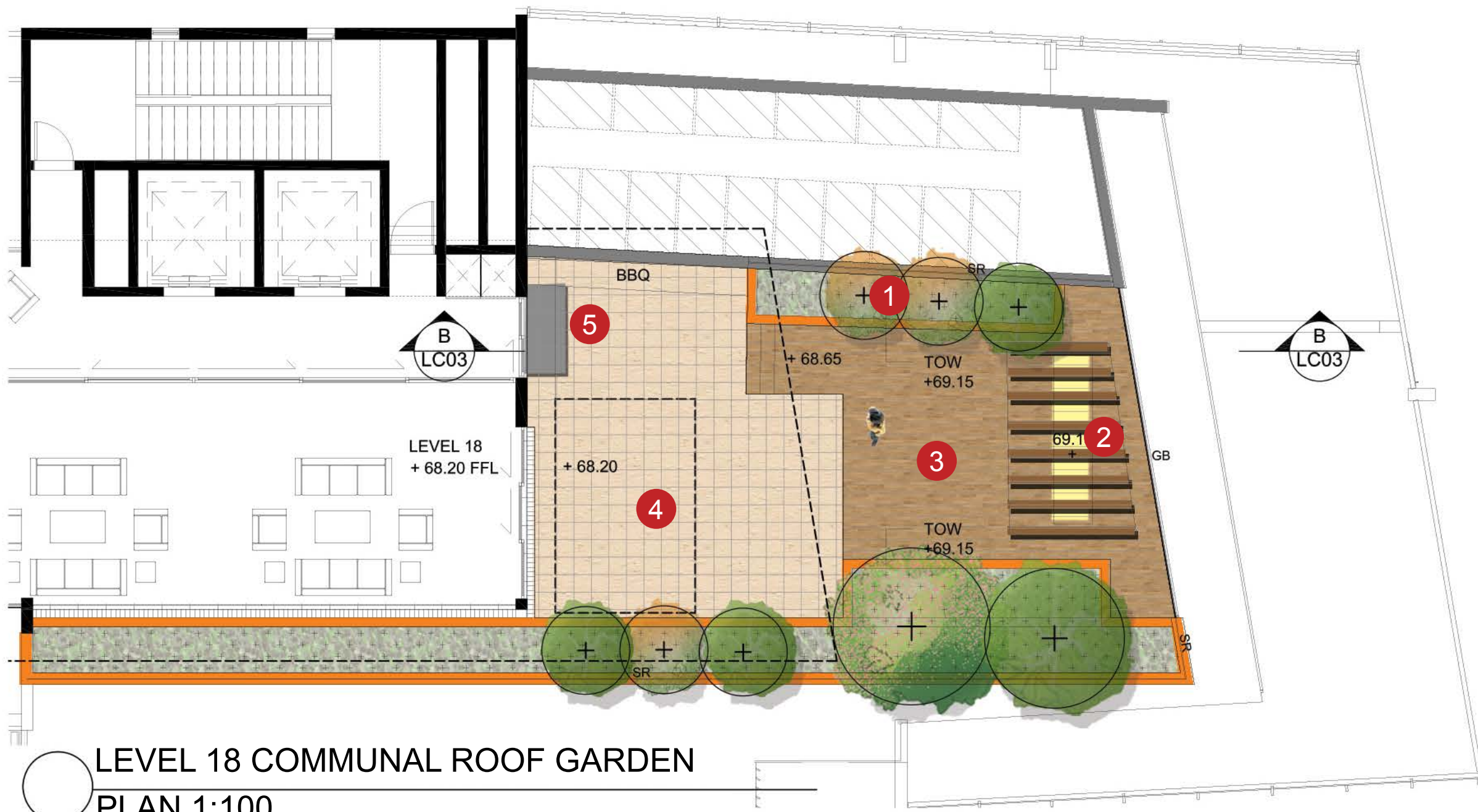
- 1 The community garden is proposed and designed to encourage active interaction and participation of residents of all age group.
- 2 Lawn to allow for children's play and lined with seating along the edge for viewing by parents and friends
- 3 Planting along this interface is intended to provide lush green backdrop to the walkways while providing sufficient privacy to the terraces located beyond
- 4 Planting along the western boundary is effectively deep soil zone planting with a depth of 1850mm. Soil depths and planting medium allows for a range of groundcovers, shrubs and trees to be planted and achieve a mature height. Planting types are predominantly native evergreen to provide protection from the western aspect.
- 5 Entrance forecourt provides a space that leads to the various resident areas such as children's play, BBQ, community garden and quiet sitting areas.
- 6 Raised timber deck with barbecue area and seating is intended as a venue area to encourage community functions and resident interaction.
- 7 Seating under pergola enhanced with a water feature separating the space for use by different family groups.
- 8 A water feature is proposed to add sound and a visual sensory focus.
- 9 Stainless steel trellis system along the staircase wall is intended to move the landscape to the vertical surface of the building.
- 10 Entry to podium landscape is reinforced with planting beds on either side, and vine laden pergola above.
- 11 Seating under the pergola in this passive recreational zone is designed to allow for conversation and contemplation and is surrounded by planting mix of shrubs and small native trees.
- 12 The winding walkway connects the children's play area, community garden and seating areas to the entry courtyard creating a garden "feel".
- 13 Streetscape forms an integral part of the Atchison street landscape. Paving and street tree selection is in accordance with the Wollongong City Council Public Domain Technical Manual. The level of the floor sits 700mm above street to allow for stormwater drainage.
- 14 Low native shrubs and groundcover planting over the stormwater easement.
- 15 Deep soil zone creates an opportunity for small tree planting against the building facade.
- 16 Car parking finished with a reinforced turf to maximise permeability into the natural ground.

## INSPIRATION



## LANDSCAPE PLAN STREETScape AND LEVEL 2 PODIUM





## INDICATIVE PLANTING LIST

Symbol	Botanical Name	Common Name
	<b>STREET TREES</b> <i>Eleocarpus reticulatus</i>	Blueberry Ash
	<b>TREES-CARPARK</b> <i>Tristanopsis laurina</i> <i>Elacarpus reticulatus</i>	Water gum Blueberry Ash
	<b>TREES-PODIUM/TERRACE GARDENS</b> <i>Backhousia myrtifolia</i> <i>Banksia ericifolia</i> <i>Banksia integrifolia</i> <i>Banksia serrata</i> <i>Brachychiton acerifolius</i> <i>Callistemon salignus</i> <i>Ceratopetalum gummiferum</i> <i>Cupaniopsis anacardioides</i>	Grey myrtle Heath banksia Coastal Banksia Old man banksia Illawarra flame tree Willow Bottlebrush New south wales Christmas bush Tuckeroo
	<b>SHRUBS</b> <i>Cordyline stricta</i> <i>Correa alba</i> <i>Dodonaea viscosa</i> <i>Eriostemon australasius</i> <i>Hakea salicifolia</i> <i>Kunzea ambigua</i> <i>Leptospermum laevigatum</i> <i>Pimelea ligustrina</i> <i>Pittosporum tobira</i> <i>Russelia equisetiformis</i>	Narrow leaved plam lilly White correa Native hop Wax Flower Willow Hakea Tick bush Coastal tea tree Tall rice flower Tobira Coral plant
	<b>FEATURE PLANTING</b> <i>Doryanthes excelsa</i> <i>Crinum pedunculatum</i>	Gymea lily Swamp Lily
	<b>CLIMBERS (VERTICAL GARDEN)</b> <i>Cissus hypoglauca</i> <i>Hibbertia scandens</i> <i>Kennerleya prostrata</i> <i>Pandorea pandorana</i>	Water vine Golden guinea flower Running Postman Wonga Wonga vine
	<b>GROUNDCOVERS/GRASSES</b> <i>Carex appressa</i> <i>Juncus usitatus</i> <i>Lomandra longifolia</i> <i>Scleranthus biflorus</i> <i>Myoporum parvifolium</i>	Tall sedge Common Rush Lomandra Cushion Bush Creeping Boobialla

### PLANT SELECTION

- Street tree planting has been selected in accordance with Wollongong City Council City Centre Public Domain Technical Manual. The selection of Blueberry Ash considers the existing electricity lines and the easterly aspect.
- General plant selection is predominantly native and relates to the coastal and Illawarra escarpment species. The Wollongong City Council DCP 2009 Chapter E6 - Landscaping has been referred to for species selection also.

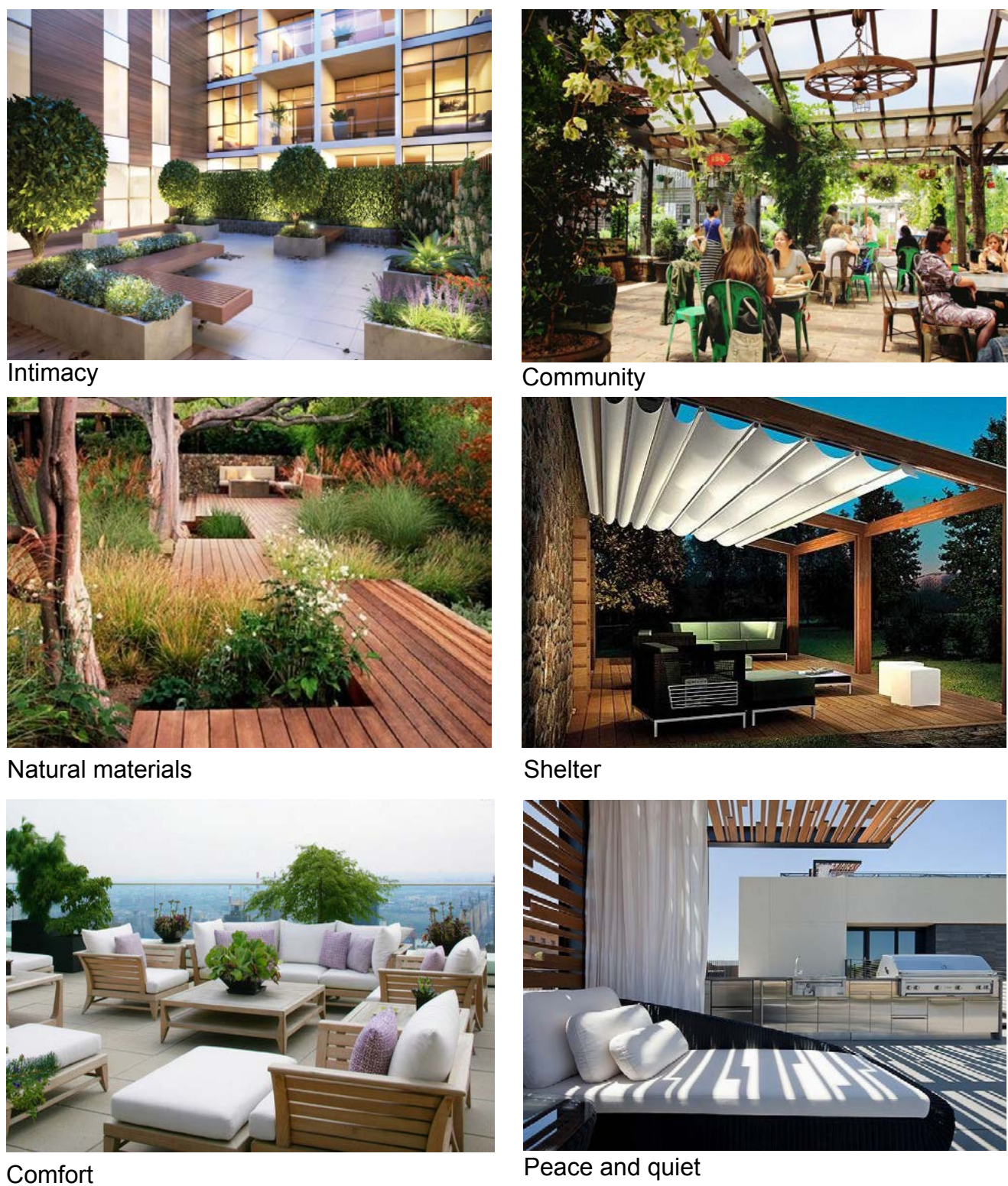
## LEGEND

	PROPOSED SPOT LEVEL		GLASS BALUSTRADE TO ARCHITECTS DETAIL
	GRANITE PAVING TILES		SAFETY RAILING TO ARCHITECTS DETAIL
	TIMBER DECK		PERGOLA
	ARTIFICIAL TURF		SEAT
	PLANTING IN RAISED PLANTER		BARBEQUE CONTER
	PROPOSED TREES		

## DIALOGUE

- Raised planters are designed to allow for sufficient planting depth, and frames the outdoor space.
- Seating below the pergola allows for socialising, relaxation and for enjoyment of the views offered by the elevation of the terraces.
- Raised timber deck adds a natural material and defines space as well as helps achieve the desired depth to the surrounding raised planters
- Paved surfaces act as a transition from finished floor to the raised deck.
- BBQ area creates an outdoor family focus.
- Seating along planter bed allows for additional seating space close to planting Lawn
- Turf at timber deck level allows for therapeutic walking, and enjoyment of the sun.
- Seating below pergola is designed to enable enjoyment of view.
- Raised timber deck is aligned in an informal pattern to access seating area and provides frame work for turf and incorporates the landscape.
- Additional planting bed area is planted with a mix of shrubs and trees to create a vegetated buffer along the western edge.
- Raised timber deck allows for a range of materials and integrates with the raised planters.
- Raised deck area with pergola provides an external resident gathering area surrounded by tree, shrub and groundcover planting creating a garden in the sky.

## INSPIRATION

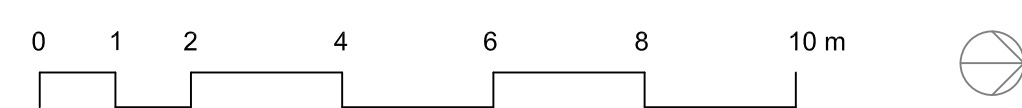


## LANDSCAPE PLAN LEVEL 6,13 AND 18

Project: 38 Atchison Street, Wollongong  
Project No: 16-037W  
Client: PRD Architects

Drawing No: LC02  
Revision: G  
Date: 31.08.2017

Scale: 1:100 @ B1

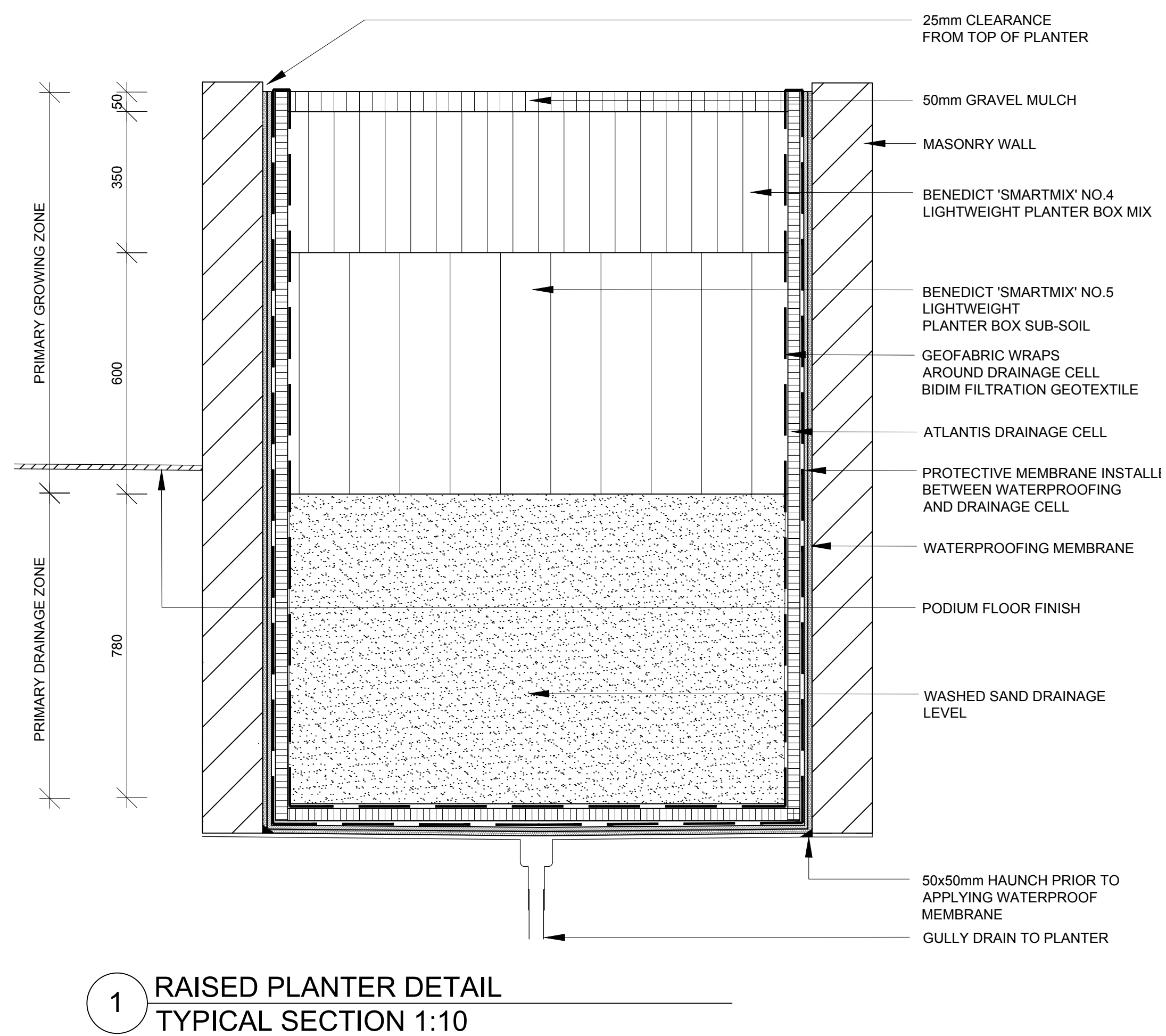
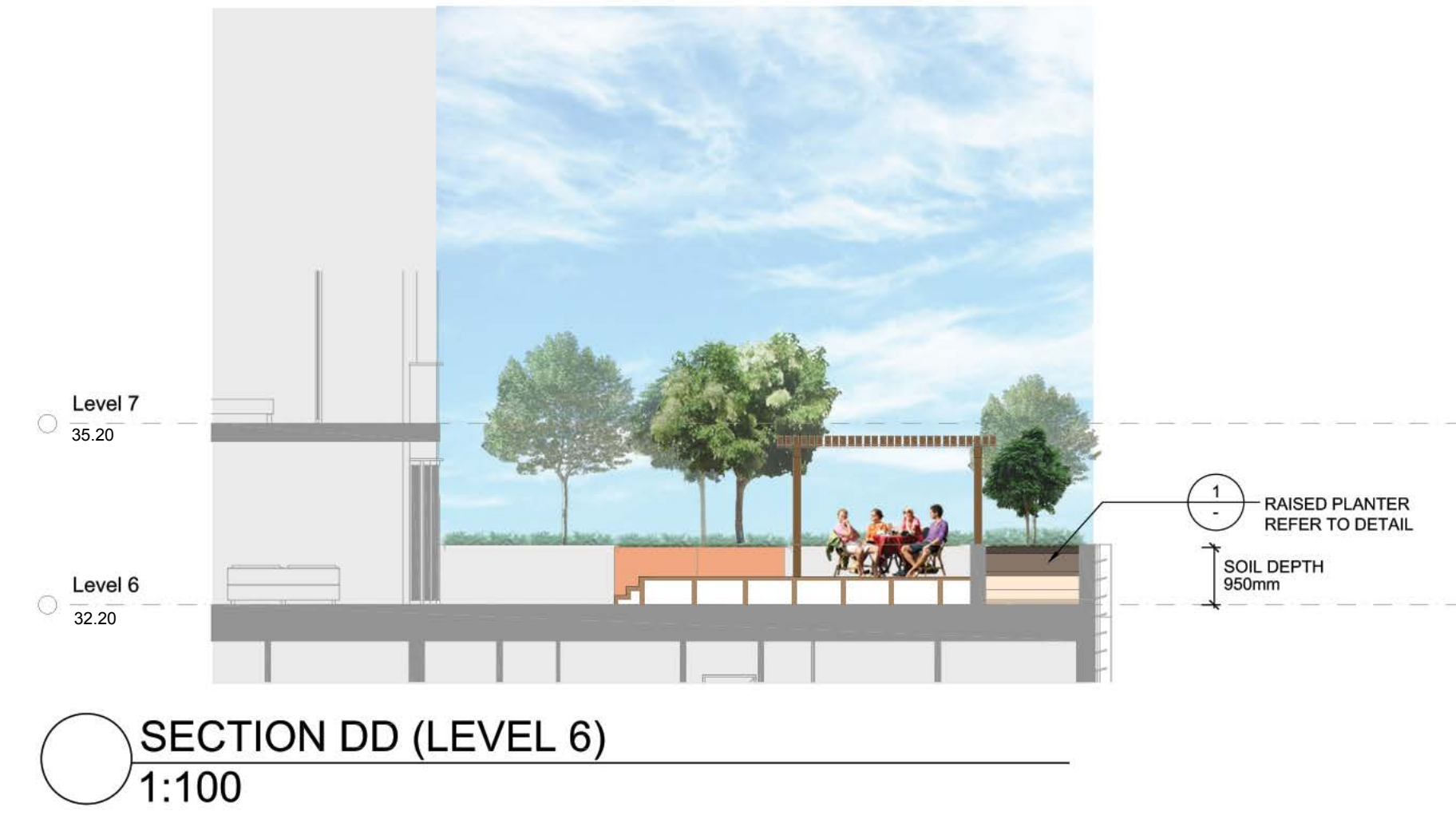
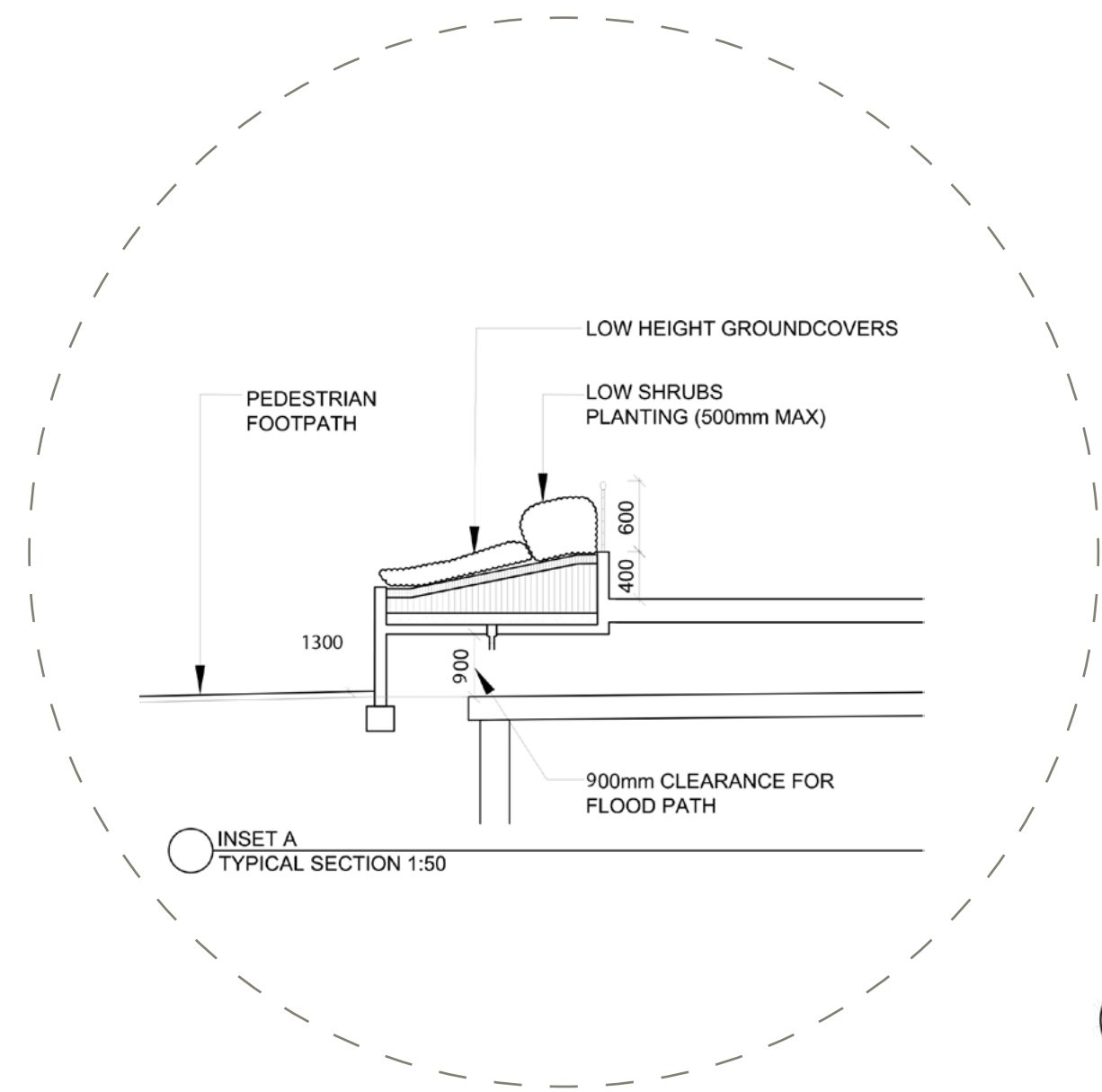


Revision F:  
1. Updated entry off Atchison Street. 400mm rise in building floor levels to accommodate flood constraints

TaylorBrammer

28 Moore Street, PO Box 394, Australia NSW 2513  
Tel: +61 2 4267 5085 Fax: +61 2 4267 4826  
Email: southcoast@taylorbrammer.com.au





# LANDSCAPE CROSS SECTIONS



AUBURN

STREET

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AMENDMENTS			
No	Revision Description	Date	BY
-	DRP WCC REQUESTED ADD INFO	2017.04.20	SH

ELLEN

CATHOLIC CARE  
2 STOREY  
RENDERED  
BUILDING

2 STOREY  
BRICK  
COMMERCIAL

NOISE FROM TRAIN LINE

APPROX. 400m  
TO  
WOLLONGONG  
TRAIN STATION  
VIA ATCHISON  
AND BURELLI ST

RIGHT OF  
WAY

LIFELINE  
2 STOREY  
WAREHOUSE

MAX EMPLOYMENT  
2 STOREY BRICK  
BUILDING

BRAKE PRO  
WORKSHOP  
2 STOREY  
WAREHOUSE

STREET

PREVAILING  
WINDS

POSSIBLE  
ESCARPMENT VIEWS

SUBJECT  
SITE

ORA BEAUTY  
1 STOREY  
CONVERTED  
RESIDENCE

WOLLONGONG  
KINDIGARTEN  
1 STOREY  
CONVERTED  
RESIDENCE

ELITE  
EMPLOYMENT  
2 STOREY  
RENDERED  
BUILDING

O'DONNELL  
GRIFFIN  
2 STOREY  
BRICK  
BUILDING

RITEK ROOF @ 2 PITCH

POSSIBLE OCEAN VIEWS

NORTH-EAST  
BREEZES

ATCHISON

STREET

MIXED USE DEVELOPMENT

LOT 1, D.P 1202226, No. 38 ATCHISON STREET, WOLLONGONG

SITE ANALYSIS

MODCO CONSTRUCTIONS 016-001

DA-03 -C

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1:200 @ A1 1:400 @ A3



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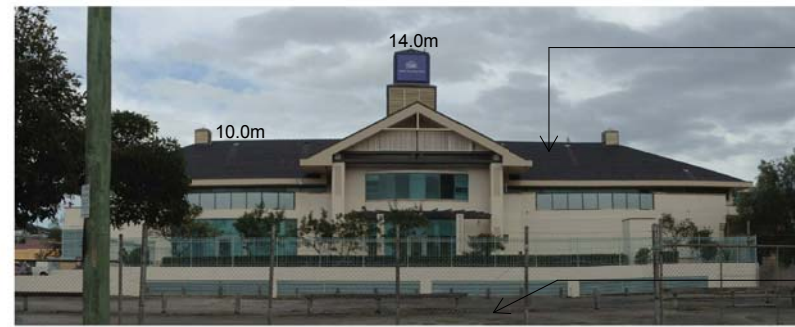
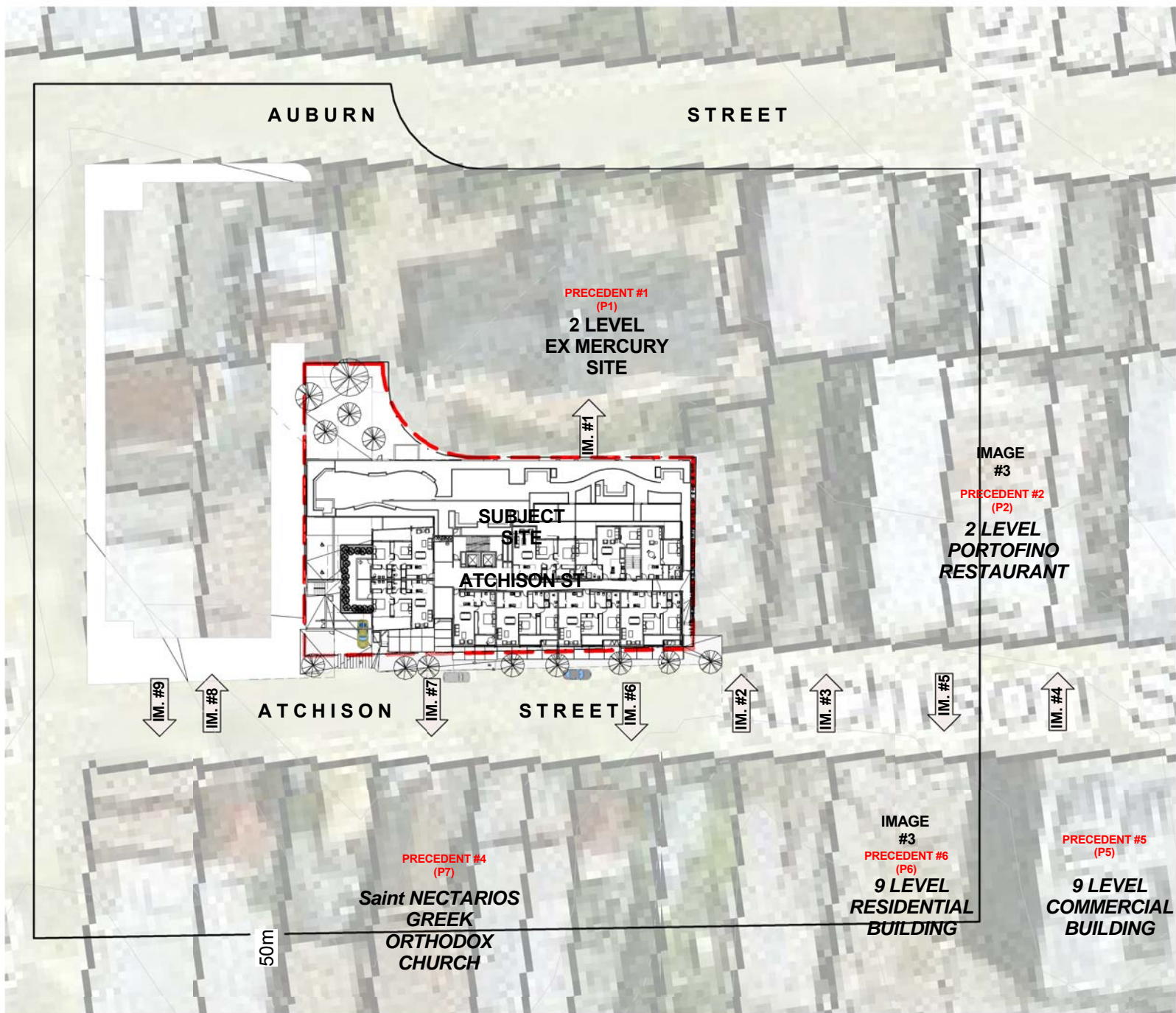


IMAGE #1 - PRECEDENT #1

MAX EMPLOYMENT BUILDING (EX. ILLAWARRA MERCURY BUILDING) ADJACENT TO SUBJECT SITE. HIP/GABLE TILED ROOF WITH PAINTED /RENDERED MASONRY WALLS

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AMENDMENTS

No	Revision Description	Date	BY
A	DA SUBMISSION	05.12.16	SH



IMAGE #2 -



IMAGE #3 -

SINGLE RES. USED FOR BUSINESS PURPOSES. ADJACENT TO SUBJECT SITE. RENDERED MASONRY CONSTRUCTION

SINGLE RES. USED FOR BUSINESS PURPOSES. LIGHTLY FEDERATION STYLED SHINGLE CLAD LIGHT WEIGHT CONSTRUCTION



IMAGE #4 - PRECEDENT #2

APPROX 9m HIGH BELLA PORTOFINO FUNCTION CENTRE. BRICK AND CONCRETE CONSTRUCTION



IMAGE #5 - PRECEDENT #6

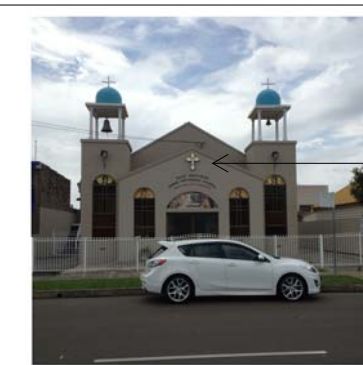


IMAGE #7 - PRECEDENT #4

28m HIGH 9 LEVEL RESIDENTIAL BUILDING OF BRICK AND PAINTED CONCRETE CURRENTLY UNDER CONSTRUCTION

SAINT NECTARIOS GREEK ORTHODOX CHURCH. PAINTED RENDERED MASONRY CONSTRUCTION



IMAGE #6 -

2X SINGLE RESIDENTIAL BUILDING MASONRY AND LIGHT WEIGHT CONSTRUCTION

9.0m HIGH COMMERCIAL OFFICE BUILDING PAINTED/RENDERED MASONRY CONSTRUCTION

6.0m HIGH COMMERCIAL OFFICE BUILDING FACE BRICK CONSTRUCTION



IMAGE #8 -

6.5m HIGH COMMERCIAL OFFICE BUILDING FACE BRICK CONSTRUCTION



IMAGE #9 -

BRICK CONSTRUCTED INDUSTRIAL FABRICATORS WAREHOUSE WITH SAW TOOTH ROOF

## MIXED USE DEVELOPMENT

LOT 1, D.P 1202226, No. 38 ATCHISON STREET, WOLLONGONG

## SITE CONTEXT PLAN- PRESENT

MODCO CONSTRUCTIONS 016-001

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**LEGEND:**

11

Page 10 of 10

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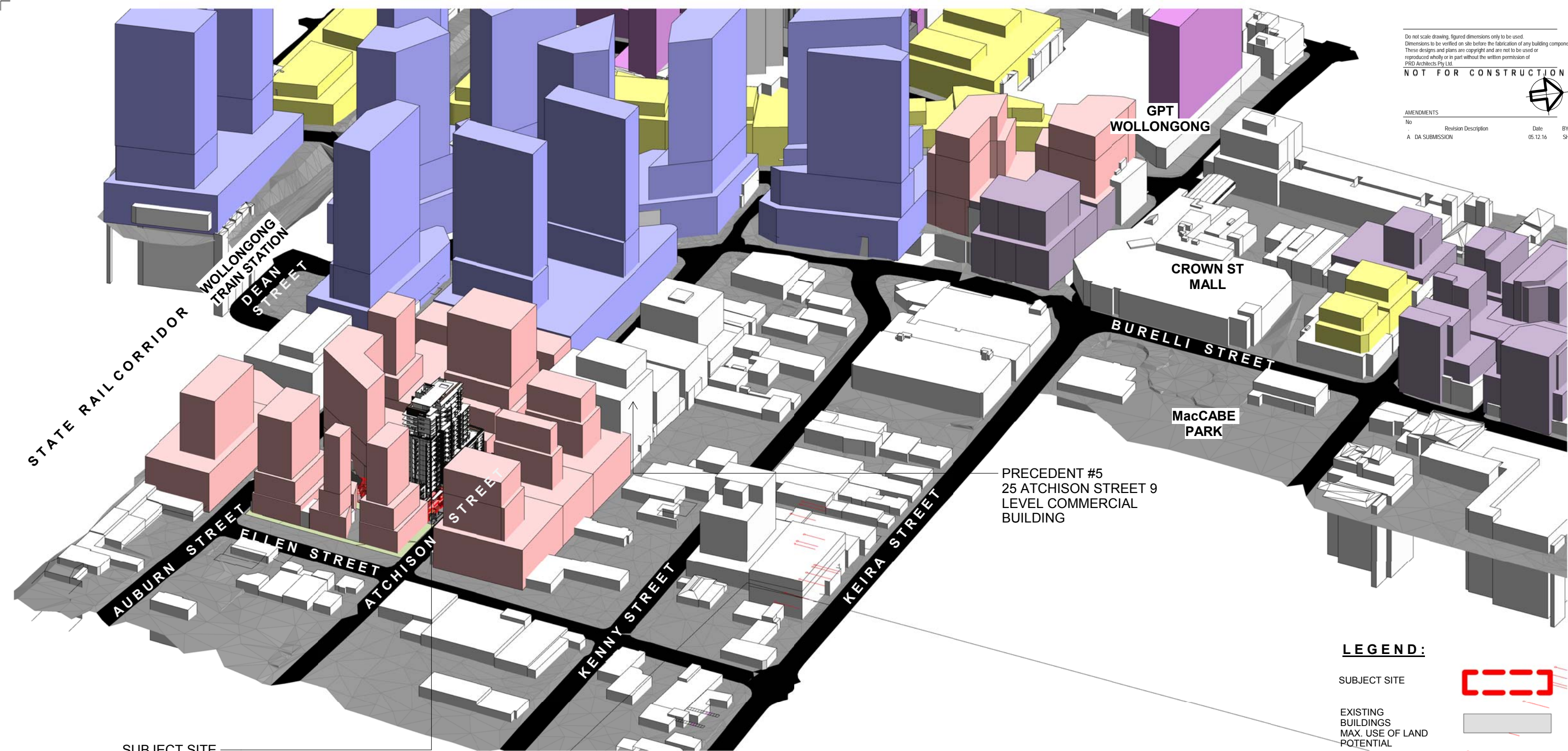






AMENDMENTS

No	Revision Description	Date	BY
A	DA SUBMISSION	05.12.16	SH



SUBJECT SITE

**LEGEND:**

SUBJECT SITE



EXISTING BUILDINGS  
MAX. USE OF LAND  
POTENTIAL



COUNCIL LAND



12-24m HEIGHT CONTROL



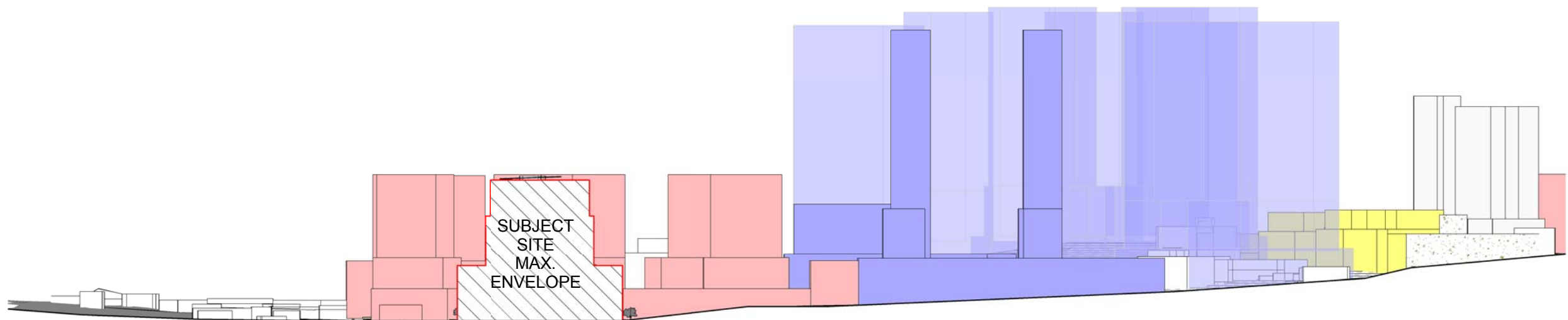
45m HEIGHT CONTROL



60m HEIGHT CONTROL



120m HEIGHT CONTROL



SUBJECT SITE  
MAX.  
ENVELOPE

MIXED USE DEVELOPMENT

LOT 1, D.P 1202226, No. 38 ATCHISON STREET, WOLLONGONG

CONTEXT PERSPECTIVE & SECTION- FUTURE

MODCO CONSTRUCTIONS 016-001

CD-04 -A



21/07/2017 4:03:07 PM



AMENDMENTS			
No	Revision Description	Date	BY:
-	DA SUBMISSION	05.12.16	SH
A	DRP/ ADD INFO AMENDMENTS	20.02.17	SH
B	DRP/ WCC REQUESTED ADD INFO	2017.04.20	SH
C	DRP REQUESTED REVISIONS	2017.06.08	SH
D	RFI FLOOD AMENDMENTS	2017.08.31	SH



1 STREET FRONT REV.F  
1 : 1





AMENDMENTS			
No	Revision Description	Date	BY:
A	DA SUBMISSION	05.12.16	SH
B	DRP/ ADD INFO AMENDMENTS	20.02.17	SH
C	DRP/ WCC REQUESTED ADD INFO	2017.04.20	SH
D	DRP REQUESTED REVISIONS	2017.06.08	SH
F	RFI FLOOD AMENDMENTS	2017.08.31	SH



① STREET ENTRY REV.F  
1:1



② VIEW FROM ATCHISON STREET SOUTH REV.F  
1:1





② VIEW FROM SOUTH WEST REV.F  
1:1

MIXED USE DEVELOPMENT

LOT 1, D.P 1202226, No. 38 ATCHISON STREET, WOLLONGONG



① VIEW FROM NORTH EAST ATCHISON STREET REV.F  
1:1

CONCEPT PERSPECTIVES

MODCO CONSTRUCTIONS 016-001

DA-24 -F

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#### AMENDMENTS

No	Revision Description	Date	BY:
A	DA SUBMISSION	05.12.16	SH
B	DRP/ADD INFO AMENDMENTS	20.02.17	SH
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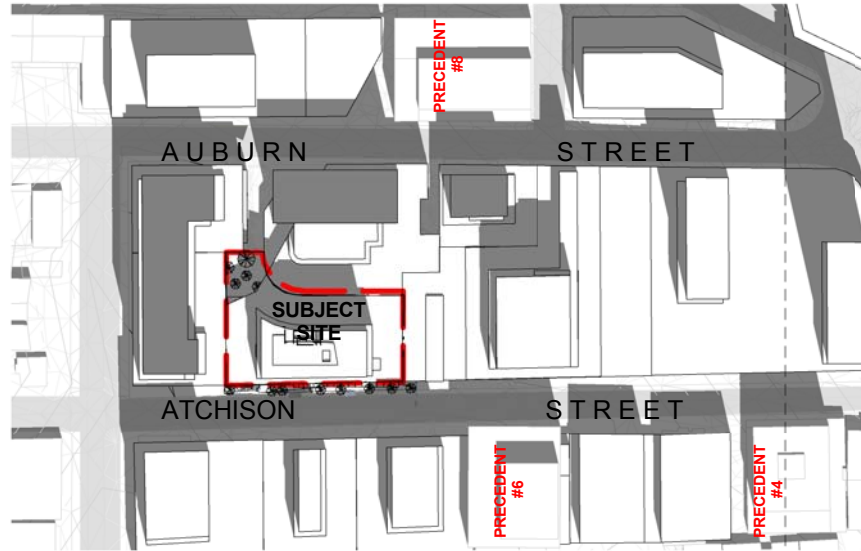
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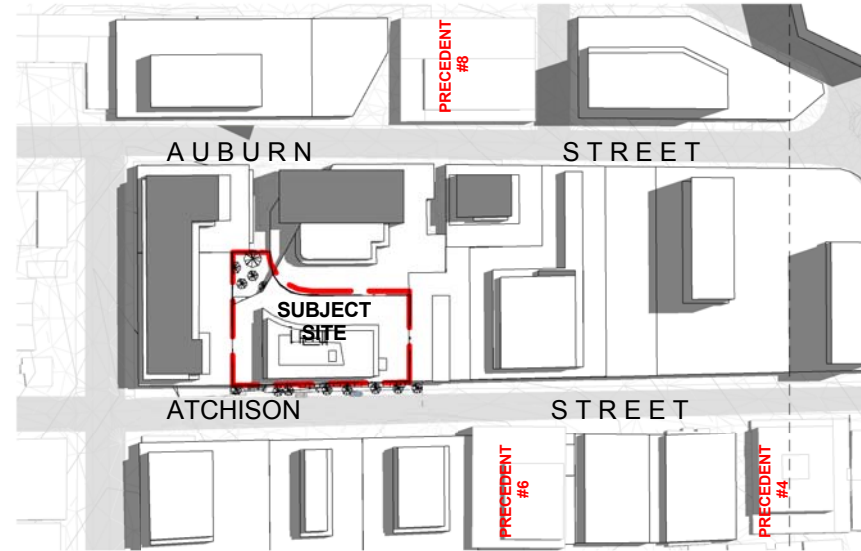


AMENDMENTS

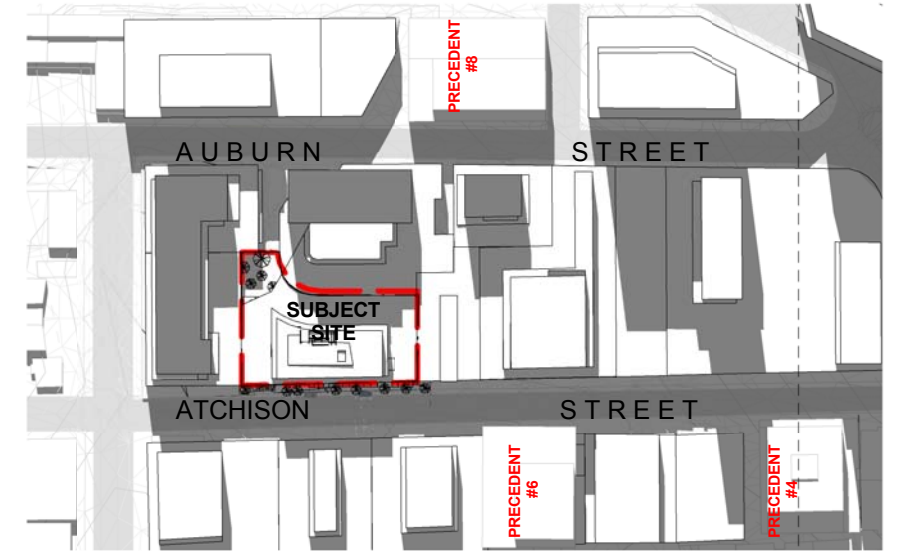
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A	DA SUBMISSION	05.12.16	SH



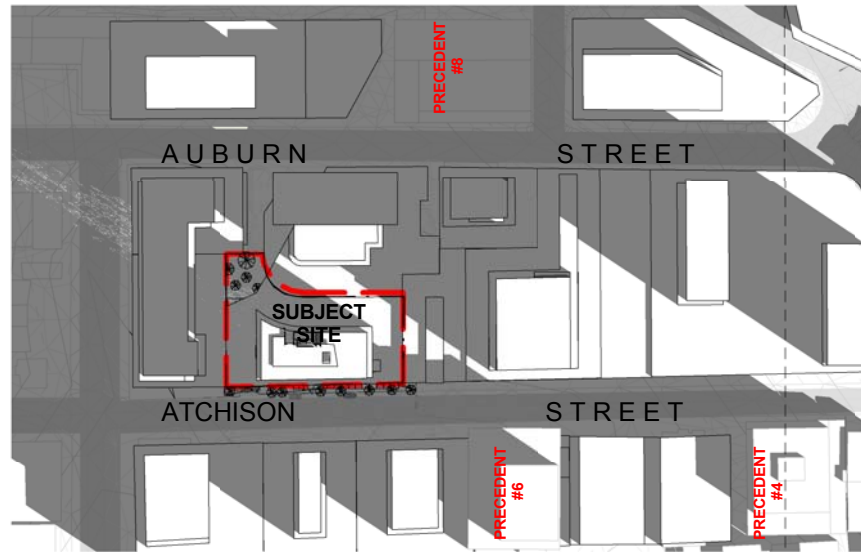
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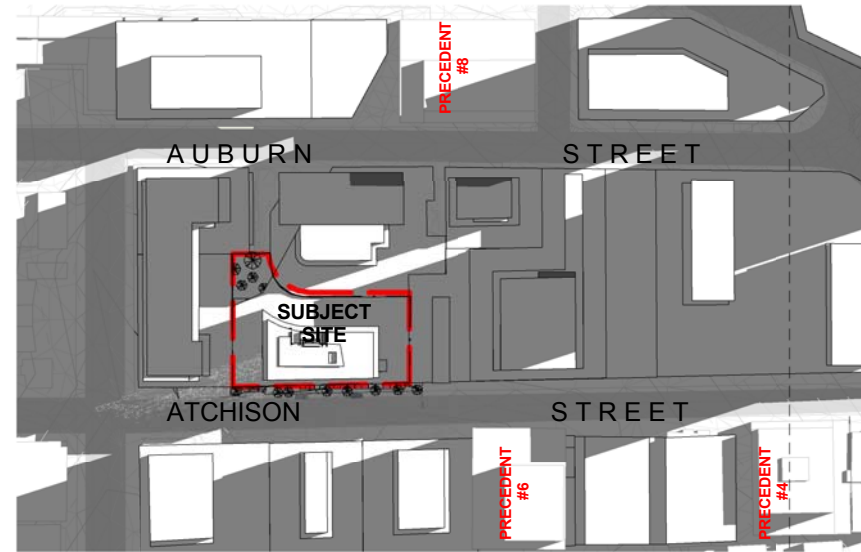
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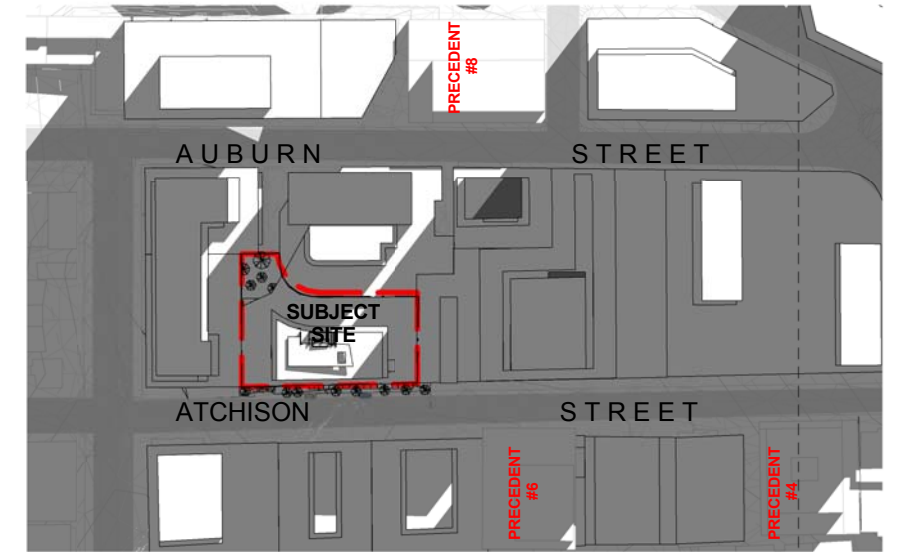
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4 WINTER - FUTURE 9AM  
1 : 1500



5 WINTER - FUTURE 12PM  
1 : 1500



6 WINTER - FUTURE 3PM  
1 : 1500



AMENDMENTS

No	Revision Description	Date	BY:
-	DRP REQUESTED REVISIONS	2017.06.08	SH



(GSG) Veridian 'Super Grey' tinted glazing with clear coat aluminium frame of similar



(TL) Powder coated Aluminium solar louvre screening with charcoal powdecoated aluminium frame or similar



(GC) Clear glazing with clear coat aluminium frame of similar



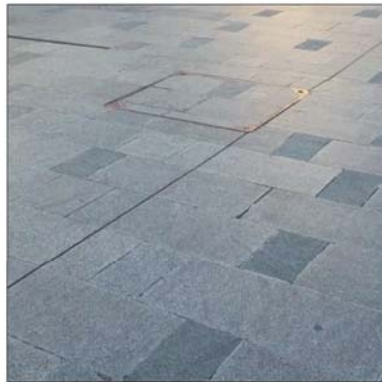
(GSB)Veridian 'Super Blue' tinted glazing with clear coat aluminum frame or similar



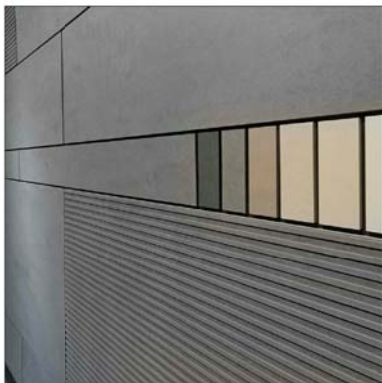
(CP) Stamped patterned concrete with light charcoal oxide finish or similar



Charcoal slate tiles to street scape to match Wollongong CBD



(FC)Equitone 'Tectiva' Fibre Cement panels with mixed patterned natural finish



(RW) White concrete render



Sandstone feature tile or similar to entry, landscape and balconies

