

LEGEND:

- LP ○ DENOTES LIGHT POLE
 PP ○ DENOTES POWER POLE
 ◇ DENOTES TELSTRA PIT
 ■ DENOTES HYDRANT
 ■ DENOTES WATER
 ● DENOTES GAS
 ● DENOTES SEWER
 TSB DENOTES TRAFFIC SIGNAL BOX
 TSP DENOTES TRAFFIC SIGNAL POLE
 EL DENOTES ENTRY LEVEL
 RH DENOTES RIDGE HEIGHT
 GH DENOTES GUTTER HEIGHT

- [A] EASEMENT TO DRAIN WATER
1 WIDE (DP 267694)
 [B] RIGHT OF WAY (C288189)
 [C] RIGHT OF WAY VARIABLE WIDTH
(BK 1684 CONV 234)

NOTES: SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, DESIGN, EXCAVATION OR CONSTRUCTION ON SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

BEARINGS AND DISTANCES ARE BY TITLE AND/OR DEED ONLY. NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT.

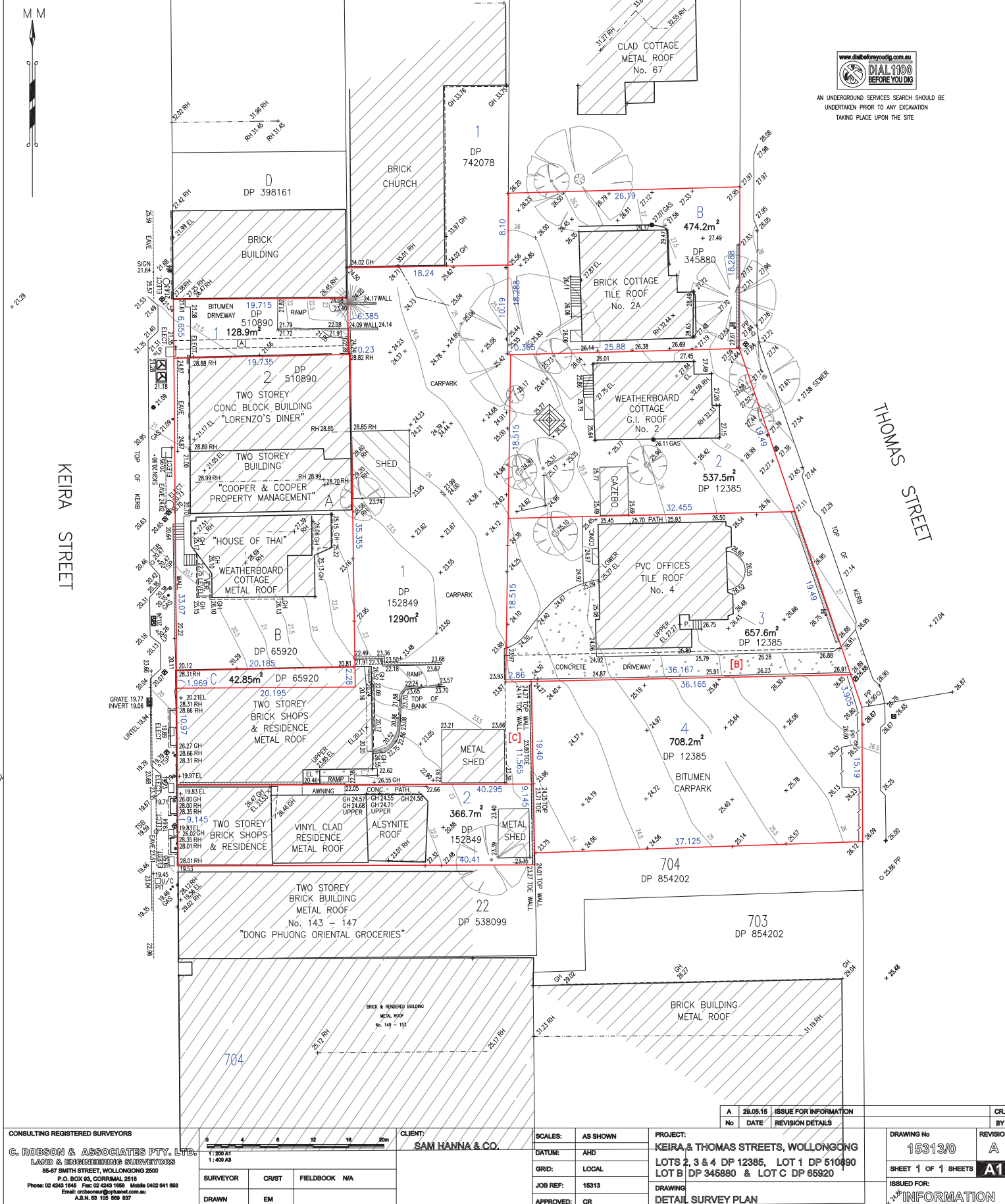


AN UNDERGROUND SERVICES SEARCH SHOULD BE UNDERTAKEN PRIOR TO ANY EXCAVATION TAKING PLACE UPON THE SITE

M M

KEIRA STREET

THOMAS STREET



CONSULTING REGISTERED SURVEYORS

G. ROBSON & ASSOCIATES PTY. LTD.
 LAND & ENGINEERING SURVEYORS
 85-87 SMITH STREET, WOLLONGONG 2500
 P.O. BOX 93, CORRALM 2518
 Phone: 02 4243 1848 Fax: 02 4243 1958 Mobile 0422 641 883
 Email: info@robsonandassociates.com.au
 A.B.N. 63 105 599 837

CLIENT:
SAM HANNA & CO.

SCALES: AS SHOWN
 DATUM: AHD
 GRID: LOCAL
 JOB REF: 15313
 APPROVED: CR

PROJECT:
KEIRA & THOMAS STREETS, WOLLONGONG
 LOTS 2, 3 & 4 DP 12385, LOT 1 DP 510890
 LOT B DP 345880 & LOT C DP 65920
 DRAWING
DETAIL SURVEY PLAN

A	28.06.15	ISSUE FOR INFORMATION
NO	DATE	REVISION DETAILS

DRAWING No	REVISION
15313/0	A
SHEET 1 OF 1 SHEETS	A1
ISSUED FOR:	INFORMATION

CR

BY

MIXED USE DEVELOPMENT OVER BASEMENT PARKING

AT

KEIRA & THOMAS STREET, WOLLONGONG

NaThERS THERMAL PERFORMANCE SPECIFICATION

March 2017

Building Sustainability Assessments

enquiries@buildingsustainability.net.au

BSA Reference: 10566

Ph: (02) 4962 3439

www.buildingsustainability.net.au

Important Note for Development Applicants

The following specification was used to achieve the thermal performance values indicated on the Assessment Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternative specifications are detailed the location and extent of the alternative specification must be detailed below and / or clearly indicated on referenced documentation.

Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction variant to those detailed or need further information, please contact Building Sustainability Assessments.

This assessment has assumed that the BCA provisions for building sealing will be complied with at construction. No loss of insulation arising from ceiling penetrations has been simulated.

Thermal Performance Specifications

External Wall Construction	Insulation	Colour (Solar Absorptance)	Detail
75mm AAC veneer	R2.3	Any	
Internal Wall Construction	Insulation	Detail	
Plasterboard on studs	none		
75mm AAC veneer to party walls	R2.3		
Ceiling Construction	Insulation	Detail	
Plasterboard	R2.3 to ceilings adjacent to roof and decks above		
Roof Construction	Insulation	Colour (Solar Absorptance)	Detail
Concrete	none	Any	
Floor Construction	Insulation	Covering	Detail
Concrete	none		
Windows	Glazed and frame type	U SHGC Area sq m	Detail
Generic: Single clear Aluminium		As drawn	
Skylights	Glazed and frame type	U SHGC Area sq m	Detail
U and SHGC values are according to NRC. Alternative products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.			
External Window Cover	Detail		
Fixed shading - Eaves	Detail	Which includes guttering, offset in distance above windows	
Width in eaves	Offset	As drawn	
Fixed shading - Other	Variable(s)	Perimeter (Solar and description)	
Shaded areas and shade devices are drawn			

For construction in NSW the BCA Vols 1 or 2 must be complied with, in particular the following:

- Thermal construction in accordance with Vol 1 Section 3.12.1 or Vol 2 Part 3.12.1.1
- Thermal breaks in accordance with Section 3.12.1.1 (a) or Part 3.12.1.1 (b) or Part 3.12.1.1 (c) or Part 3.12.1.1 (d)
- Compensating for loss of ceiling insulation in accordance with Section 3.12.1.1 (e) or Part 3.12.1.1 (f) or Part 3.12.1.1 (g) or Part 3.12.1.1 (h) or Part 3.12.1.1 (i) or Part 3.12.1.1 (j)
- Floor insulation in accordance with Section 3.12.1.1 (f) or Part 3.12.1.1 (g) or Part 3.12.1.1 (h) or Part 3.12.1.1 (i) or Part 3.12.1.1 (j)

ARTIST IMPRESSION



THIS IMAGE MAY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN PERMISSION OF ADM ARCHITECTS

ARCHITECTURAL DRAWING SCHEDULE

No.	DESCRIPTION	SCALE @ A1	No.	DESCRIPTION	SCALE @ A1	SCALE @ A0
400	STUDY AREA	1:100	415	LEVEL 1 FLOOR PLAN	1:100	1:100
401	STUDY AREA	1:100	416	LEVEL 2 & 3 FLOOR PLAN	1:100	1:100
402	STUDY AREA	1:100	417	LEVEL 4 FLOOR PLAN	1:100	1:100
403	STUDY AREA	1:100	418	LEVEL 5 FLOOR PLAN	1:100	1:100
404	STUDY AREA	1:100	419	LEVEL 6 FLOOR PLAN	1:100	1:100
405	STUDY AREA	1:100	420	LEVEL 7 FLOOR PLAN	1:100	1:100
406	STUDY AREA	1:100	421	LEVEL 8 FLOOR PLAN	1:100	1:100
407	STUDY AREA	1:100	422	LEVEL 9 FLOOR PLAN	1:100	1:100
408	STUDY AREA	1:100	423	LEVEL 10 FLOOR PLAN	1:100	1:100
409	STUDY AREA	1:100	424	LEVEL 11 FLOOR PLAN	1:100	1:100
410	STUDY AREA	1:100	425	LEVEL 12 FLOOR PLAN	1:100	1:100
411	STUDY AREA	1:100	426	LEVEL 13 FLOOR PLAN	1:100	1:100
412	STUDY AREA	1:100	427	LEVEL 14 FLOOR PLAN	1:100	1:100
413	STUDY AREA	1:100	428	LEVEL 15 FLOOR PLAN	1:100	1:100
414	STUDY AREA	1:100	429	LEVEL 16 FLOOR PLAN	1:100	1:100
415	STUDY AREA	1:100	430	LEVEL 17 FLOOR PLAN	1:100	1:100
416	STUDY AREA	1:100	431	LEVEL 18 FLOOR PLAN	1:100	1:100
417	STUDY AREA	1:100	432	LEVEL 19 FLOOR PLAN	1:100	1:100
418	STUDY AREA	1:100	433	LEVEL 20 FLOOR PLAN	1:100	1:100
419	STUDY AREA	1:100	434	LEVEL 21 FLOOR PLAN	1:100	1:100
420	STUDY AREA	1:100	435	LEVEL 22 FLOOR PLAN	1:100	1:100
421	STUDY AREA	1:100	436	LEVEL 23 FLOOR PLAN	1:100	1:100
422	STUDY AREA	1:100	437	LEVEL 24 FLOOR PLAN	1:100	1:100
423	STUDY AREA	1:100	438	LEVEL 25 FLOOR PLAN	1:100	1:100
424	STUDY AREA	1:100	439	LEVEL 26 FLOOR PLAN	1:100	1:100
425	STUDY AREA	1:100	440	LEVEL 27 FLOOR PLAN	1:100	1:100
426	STUDY AREA	1:100	441	LEVEL 28 FLOOR PLAN	1:100	1:100
427	STUDY AREA	1:100	442	LEVEL 29 FLOOR PLAN	1:100	1:100
428	STUDY AREA	1:100	443	LEVEL 30 FLOOR PLAN	1:100	1:100
429	STUDY AREA	1:100	444	LEVEL 31 FLOOR PLAN	1:100	1:100
430	STUDY AREA	1:100	445	LEVEL 32 FLOOR PLAN	1:100	1:100
431	STUDY AREA	1:100	446	LEVEL 33 FLOOR PLAN	1:100	1:100
432	STUDY AREA	1:100	447	LEVEL 34 FLOOR PLAN	1:100	1:100
433	STUDY AREA	1:100	448	LEVEL 35 FLOOR PLAN	1:100	1:100
434	STUDY AREA	1:100	449	LEVEL 36 FLOOR PLAN	1:100	1:100
435	STUDY AREA	1:100	450	LEVEL 37 FLOOR PLAN	1:100	1:100
436	STUDY AREA	1:100	451	LEVEL 38 FLOOR PLAN	1:100	1:100
437	STUDY AREA	1:100	452	LEVEL 39 FLOOR PLAN	1:100	1:100
438	STUDY AREA	1:100	453	LEVEL 40 FLOOR PLAN	1:100	1:100
439	STUDY AREA	1:100	454	LEVEL 41 FLOOR PLAN	1:100	1:100
440	STUDY AREA	1:100	455	LEVEL 42 FLOOR PLAN	1:100	1:100
441	STUDY AREA	1:100	456	LEVEL 43 FLOOR PLAN	1:100	1:100
442	STUDY AREA	1:100	457	LEVEL 44 FLOOR PLAN	1:100	1:100
443	STUDY AREA	1:100	458	LEVEL 45 FLOOR PLAN	1:100	1:100
444	STUDY AREA	1:100	459	LEVEL 46 FLOOR PLAN	1:100	1:100
445	STUDY AREA	1:100	460	LEVEL 47 FLOOR PLAN	1:100	1:100
446	STUDY AREA	1:100	461	LEVEL 48 FLOOR PLAN	1:100	1:100
447	STUDY AREA	1:100	462	LEVEL 49 FLOOR PLAN	1:100	1:100
448	STUDY AREA	1:100	463	LEVEL 50 FLOOR PLAN	1:100	1:100
449	STUDY AREA	1:100	464	LEVEL 51 FLOOR PLAN	1:100	1:100
450	STUDY AREA	1:100	465	LEVEL 52 FLOOR PLAN	1:100	1:100
451	STUDY AREA	1:100	466	LEVEL 53 FLOOR PLAN	1:100	1:100
452	STUDY AREA	1:100	467	LEVEL 54 FLOOR PLAN	1:100	1:100
453	STUDY AREA	1:100	468	LEVEL 55 FLOOR PLAN	1:100	1:100
454	STUDY AREA	1:100	469	LEVEL 56 FLOOR PLAN	1:100	1:100
455	STUDY AREA	1:100	470	LEVEL 57 FLOOR PLAN	1:100	1:100
456	STUDY AREA	1:100	471	LEVEL 58 FLOOR PLAN	1:100	1:100
457	STUDY AREA	1:100	472	LEVEL 59 FLOOR PLAN	1:100	1:100
458	STUDY AREA	1:100	473	LEVEL 60 FLOOR PLAN	1:100	1:100
459	STUDY AREA	1:100	474	LEVEL 61 FLOOR PLAN	1:100	1:100
460	STUDY AREA	1:100	475	LEVEL 62 FLOOR PLAN	1:100	1:100
461	STUDY AREA	1:100	476	LEVEL 63 FLOOR PLAN	1:100	1:100
462	STUDY AREA	1:100	477	LEVEL 64 FLOOR PLAN	1:100	1:100
463	STUDY AREA	1:100	478	LEVEL 65 FLOOR PLAN	1:100	1:100
464	STUDY AREA	1:100	479	LEVEL 66 FLOOR PLAN	1:100	1:100
465	STUDY AREA	1:100	480	LEVEL 67 FLOOR PLAN	1:100	1:100
466	STUDY AREA	1:100	481	LEVEL 68 FLOOR PLAN	1:100	1:100
467	STUDY AREA	1:100	482	LEVEL 69 FLOOR PLAN	1:100	1:100
468	STUDY AREA	1:100	483	LEVEL 70 FLOOR PLAN	1:100	1:100
469	STUDY AREA	1:100	484	LEVEL 71 FLOOR PLAN	1:100	1:100
470	STUDY AREA	1:100	485	LEVEL 72 FLOOR PLAN	1:100	1:100
471	STUDY AREA	1:100	486	LEVEL 73 FLOOR PLAN	1:100	1:100
472	STUDY AREA	1:100	487	LEVEL 74 FLOOR PLAN	1:100	1:100
473	STUDY AREA	1:100	488	LEVEL 75 FLOOR PLAN	1:100	1:100
474	STUDY AREA	1:100	489	LEVEL 76 FLOOR PLAN	1:100	1:100
475	STUDY AREA	1:100	490	LEVEL 77 FLOOR PLAN	1:100	1:100
476	STUDY AREA	1:100	491	LEVEL 78 FLOOR PLAN	1:100	1:100
477	STUDY AREA	1:100	492	LEVEL 79 FLOOR PLAN	1:100	1:100
478	STUDY AREA	1:100	493	LEVEL 80 FLOOR PLAN	1:100	1:100
479	STUDY AREA	1:100	494	LEVEL 81 FLOOR PLAN	1:100	1:100
480	STUDY AREA	1:100	495	LEVEL 82 FLOOR PLAN	1:100	1:100
481	STUDY AREA	1:100	496	LEVEL 83 FLOOR PLAN	1:100	1:100
482	STUDY AREA	1:100	497	LEVEL 84 FLOOR PLAN	1:100	1:100
483	STUDY AREA	1:100	498	LEVEL 85 FLOOR PLAN	1:100	1:100
484	STUDY AREA	1:100	499	LEVEL 86 FLOOR PLAN	1:100	1:100
485	STUDY AREA	1:100	500	LEVEL 87 FLOOR PLAN	1:100	1:100
486	STUDY AREA	1:100	501	LEVEL 88 FLOOR PLAN	1:100	1:100
487	STUDY AREA	1:100	502	LEVEL 89 FLOOR PLAN	1:100	1:100
488	STUDY AREA	1:100	503	LEVEL 90 FLOOR PLAN	1:100	1:100
489	STUDY AREA	1:100	504	LEVEL 91 FLOOR PLAN	1:100	1:100
490	STUDY AREA	1:100	505	LEVEL 92 FLOOR PLAN	1:100	1:100
491	STUDY AREA	1:100	506	LEVEL 93 FLOOR PLAN	1:100	1:100
492	STUDY AREA	1:100	507	LEVEL 94 FLOOR PLAN	1:100	1:100
493	STUDY AREA	1:100	508	LEVEL 95 FLOOR PLAN	1:100	1:100
494	STUDY AREA	1:100	509	LEVEL 96 FLOOR PLAN	1:100	1:100
495	STUDY AREA	1:100	510	LEVEL 97 FLOOR PLAN	1:100	1:100
496	STUDY AREA	1:100	511	LEVEL 98 FLOOR PLAN	1:100	1:100
497	STUDY AREA	1:100	512	LEVEL 99 FLOOR PLAN	1:100	1:100
498	STUDY AREA	1:100	513	LEVEL 100 FLOOR PLAN	1:100	1:100
499	STUDY AREA	1:100	514	LEVEL 101 FLOOR PLAN	1:100	1:100
500	STUDY AREA	1:100	515	LEVEL 102 FLOOR PLAN	1:100	1:100
501	STUDY AREA	1:100	516	LEVEL 103 FLOOR PLAN	1:100	1:100
502	STUDY AREA	1:100	517	LEVEL 104 FLOOR PLAN	1:100	1:100
503	STUDY AREA	1:100	518	LEVEL 105 FLOOR PLAN	1:100	1:100
504	STUDY AREA	1:100	519	LEVEL 106 FLOOR PLAN	1:100	1:100
505	STUDY AREA	1:100	520	LEVEL 107 FLOOR PLAN	1:100	1:100
506	STUDY AREA	1:100	521	LEVEL 108 FLOOR PLAN	1:100	1:100
507	STUDY AREA	1:100	522	LEVEL 109 FLOOR PLAN	1:100	1:100
508	STUDY AREA	1:100	523	LEVEL 110 FLOOR PLAN	1:100	1:100
509	STUDY AREA	1:100	524	LEVEL 111 FLOOR PLAN	1:100	1:100
510	STUDY AREA	1:100	525	LEVEL 112 FLOOR PLAN	1:100	1:100
511	STUDY AREA	1:100	526	LEVEL 113 FLOOR PLAN	1:100	1:100
512	STUDY AREA	1:100	527	LEVEL 114 FLOOR PLAN	1:100	1:100
513	STUDY AREA	1:100	528	LEVEL 115 FLOOR PLAN	1:100	1:100
514	STUDY AREA	1:100	529	LEVEL 116 FLOOR PLAN	1:100	1:100
515	STUDY AREA	1:100	530	LEVEL 117 FLOOR PLAN	1:100	1:100
516	STUDY AREA	1:100	531	LEVEL 118 FLOOR PLAN	1:100	1:100
517	STUDY AREA	1:100	532	LEVEL 119 FLOOR PLAN	1:100	1:100
518	STUDY AREA	1:100	533	LEVEL 120 FLOOR PLAN	1:100	1:100
519	STUDY AREA	1:100	534	LEVEL 121 FLOOR PLAN	1:100	1:100
520	STUDY AREA	1:100	535	LEVEL 122 FLOOR PLAN	1:100	1:100
521	STUDY AREA	1:100	536	LEVEL 123 FLOOR PLAN	1:100	1:100
522	STUDY AREA	1:100	537	LEVEL 124 FLOOR PLAN	1:100	1:100
523	STUDY AREA	1:100	538	LEVEL 125 FLOOR PLAN	1:100	1:100
524	STUDY AREA	1:100	539	LEVEL 126 FLOOR PLAN	1:100	1:100
525	STUDY AREA	1:100	540	LEVEL 127 FLOOR PLAN	1:100	1:100
526	STUDY AREA	1:100	541	LEVEL 128 FLOOR PLAN	1:100	1:100
527	STUDY AREA	1:100	542	LEVEL 129 FLOOR PLAN	1:100	1:100
528	STUDY AREA	1:100	543	LEVEL 130 FLOOR PLAN	1:100	1:100
529	STUDY AREA	1:100	544	LEVEL 131 FLOOR PLAN	1:100	1:100
530	STUDY AREA	1:100	545	LEVEL 132 FLOOR PLAN	1:100	1:100
531	STUDY AREA	1:100	546	LEVEL 133 FLOOR PLAN	1:100	1:100
532	STUDY AREA	1:100	547	LEVEL 134 FLOOR PLAN	1:100	1:100
533	STUDY AREA	1:100	548	LEVEL 135 FLOOR PLAN	1:100	1:100
534	STUDY AREA	1:100	549	LEVEL 136 FLOOR PLAN	1:100	1:100
535	STUDY AREA	1:100	550	LEVEL 137 FLOOR PLAN	1:100	1:100
536	STUDY AREA	1:100	551	LEVEL 138 FLOOR PLAN	1:100	1:100
537	STUDY AREA	1:100	552	LEVEL 139 FLOOR PLAN	1:100	1:100
538	STUDY AREA	1:100	553	LEVEL 140 FLOOR PLAN	1:100	1:100
539	STUDY AREA	1:100	554	LEVEL 141 FLOOR PLAN	1:100	1:100
540	STUDY AREA	1:100	555	LEVEL 142 FLOOR PLAN	1:100	1:100
541	STUDY AREA	1:100	556	LEVEL 143 FLOOR PLAN	1:100	1:100
542	STUDY AREA	1:100	557	LEVEL 144 FLOOR PLAN	1:100	1:100
543	STUDY AREA	1:100	558	LEVEL 145 FLOOR PLAN	1:100	1:100
544	STUDY AREA	1:100	559	LEVEL 146 FLOOR PLAN	1:100	1:100
545	STUDY AREA	1:100	560	LEVEL 147 FLOOR PLAN	1:100	1:100
546	STUDY AREA	1:100	561	LEVEL 148 FLOOR PLAN	1:100	1:100
547	STUDY AREA	1:100	562	LEVEL 149 FLOOR PLAN	1:100	1:100
548	STUDY AREA	1:100	563	LEVEL 150 FLOOR PLAN	1:100	1:100
549	STUDY AREA	1:100	564	LEVEL 151 FLOOR PLAN	1:100	1:100
550	STUDY AREA	1:100	565	LEVEL 152 FLOOR PLAN	1:100	1:100
551	STUDY AREA	1:100	566	LEVEL 153 FLOOR PLAN	1:100	1:100
552	STUDY AREA	1:100	567	LEVEL 154 FLOOR PLAN	1:100	1:100
553	STUDY AREA	1:100	568	LEVEL 155 FLOOR PLAN	1:100	1:100
554	STUDY AREA	1:100	569	LEVEL 156 FLOOR PLAN	1:100	1:100
555	STUDY AREA	1:100	570	LEVEL 157 FLOOR PLAN	1:100	1:100
556	STUDY AREA	1:100	571	LEVEL 158 FLOOR PLAN	1:100	1:100
557	STUDY AREA	1:100	572	LEVEL 159 FLOOR PLAN	1:100	1:100
558	STUDY AREA	1:100	573	LEVEL 160 FLOOR PLAN	1:100	1:100
559	STUDY AREA	1:100	574	LEVEL 161 FLOOR PLAN	1:100	1:100
560	STUDY AREA	1:100	575	LEVEL 162 FLOOR PLAN	1:100	1:100
561	STUDY AREA	1:100	576	LEVEL 163 FLOOR PLAN	1:100	1:100
562	STUDY AREA	1:100	577	LEVEL 164 FLOOR PLAN	1:100	1:100
563	STUDY AREA	1:100	578	LEVEL 165 FLOOR PLAN	1:100	1:100
564	STUDY AREA	1:100	579	LEVEL 166 FLOOR PLAN	1:100	1:100
565	STUDY AREA	1:100	580	LEVEL 167 FLOOR PLAN	1:100	1:100
566	STUDY AREA	1:100	581	LEVEL 168 FLOOR PLAN	1:100	1:100
567	STUDY AREA	1:100	582	LEVEL 169 FLOOR PLAN	1:100	1:100
568	STUDY AREA	1:100	583	LEVEL 170 FLOOR PLAN	1:100	1:100
569	STUDY AREA	1:100	584	LEVEL 171 FLOOR PLAN	1:100	1:100
570	STUDY AREA	1:100	585	LEVEL 172 FLOOR PLAN	1:100	1:100
571	STUDY AREA	1:100	586	LEVEL 173 FLOOR PLAN	1:100	1:100
572	STUDY AREA	1:100	587	LEVEL 174 FLOOR		

Project : Keira & Thomas Street, WOLLONGONG

Project No: 2015-124
Date: September 2017

Site Area (m²) 4,324m² Comments: Proposed

Wollongong LEP 2009

Land use: B4 Mixed Use Physical Use Development

FSR: 84 Percent Use Rule: 2.64:1

Height (m): 24m Max Overall Height: 23.15m

Level	Commercial GFA	Residential GFA	1 bdrm	2 bdrm	3 bdrm	Unit Totals
Keira St Shop (New)	63					
Basement 2	68					
Basement 1	699	161				
Ground (Thomas St)	831	699	0	7	0	7
Level 1	1300	1300	1	9	1	11
Level 2	1349	1349	2	10	1	13
Level 3	1349	1349	2	10	1	13
Level 4	1349	1349	2	10	1	13
Level 5	1349	1349	2	10	1	13
Level 6	1170	1170	2	8	1	11
Heritage (existing)	166		0	0	0	0
Surplus Car-parking	251		11	64	8	83
Useable	9476		13%	77%	10%	100%
Total Units	83					
Total GFA	11070					
Maximum Permissible GFA	11103					

Car Parking Requirements (BMS)	Pls. req	Allowable	Provided
Commercial	160/m ²	26	26
1 bdrm	8/m ²	7	11
2 bdrm	8/m ²	8	8
3 bdrm	14/m ²	12	24
Visitor	15/m ²	17	17
Total		130	147

Accessible Parking Requirements	No. of Accessible Units	Allowable	Provided
Accessible Units 10% Residential	83	9	9
Accessible Business Premises		1	1
Total		10	10

Bicycle Requirements	Allowable	Provided
Commercial Visitors	3	3
Staff Bicycles	9	9
Retail Visitors	1	1
Retail Staff Bicycles	1	1
Residential	28	28
Visitor Bicycles	7	7
Total	49	49

Motorcycle Requirements	Allowable	Provided
Business Premises	2	2
Residential	6	6
Total	8	8

Waste Management	Garbage	Green	Recycling
Weekly Council Collection			
Residential	80 Litre/week	6720L	48 Litre/week
Total Bin Required	240L	28	28
Total Bin Provided	240L	28	28

Commercial General Waste:	
New Keira St Shop 131m ² : 700L (1000/day)	
Existing Heritage Buildings 609m ² : 2100L (1000/day)	
New Thomas St Commercial Industries 817m ² : 3150L (450/day)	
Total Commercial General Waste: 3950L/week (5 x 640L bins provided with pick up twice weekly)	

Commercial Recycling Waste:	
New Keira St Shop 131m ² : 350L (50/day)	
Existing Heritage Buildings 609m ² : 1050L (150/day)	
New Thomas St Commercial Industries 817m ² : 3150L (450/day)	
Total Commercial General Waste: 4550L/week (4 x 640L bins provided with pick up twice weekly)	

Figure A: Land Zoning Map



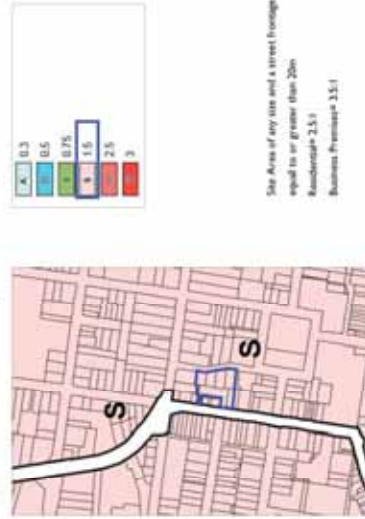
Figure B: Height of Building Map



Figure C: Heritage Map



Figure D: Maximum Floor Space Ratio (m:1)



The maximum floor space ratio for a building on land within a business zone under this Plan, shall be to be used for a mixture of residential purposes and other purposes, is:

$$(MFSR \times 140/100) + (RFS \times 6/100)$$

where:

- MFSR** is the percentage of the floor space of the building used for purposes other than residential purposes.
- RFSR** is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for purposes other than residential purposes.
- R** is the percentage of the floor space of the building used for residential purposes.
- MFSR** is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for residential purposes.

© COPYRIGHT: These drawings represent the minimum standards of design and construction for the development of the site. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.

DATE	DESCRIPTION
10/03/2017	ISSUED FOR DA
01/10/2017	APPROVED FOR DA
07/09/2018	APPROVED FOR DA

NOT FOR CONSTRUCTION

adm ARCHITECTS

14 KERRIE ST, WOLLONGONG NSW 2506 PO Box 2011 Wollongong
ph 02 422 4400 fax 02 422 4411 www.admarchitects.com.au

Project

PROPOSED MIXED USE DEVELOPMENT
COMPRISING OF NEW RESIDENTIAL
APARTMENTS ABOVE COMMERCIAL
INDUSTRIES & BUSINESS PREMISES & NEW
SHOP TO 800A STREET & INTERSECTION OF
EXISTING HERITAGE BUILDINGS

At
LOTS 1 & 2 DP 120448, LOTS 2.3 & 4 DP 12885
LOT 1 DP 10890, LOT 8 DP 145880
1000 CROWN STREET
KEIRA AND THOMAS STREET,
WOLLONGONG

For
SAM HANNA & CO

Site
DEVELOPMENT APPLICATION
SITE/DEVELOPMENT SUMMARY

Title	Use
NTS	Discard
Drawn	Discard
EGD BY	ADP
Project No.	Drawing No.
2015-124	A/1
	Issue
	C

© COPYRIGHT: These drawings represent the exclusive copyright of adm architects and are not to be reproduced, stored in a retrieval system or used in any form without the written permission of adm architects. adm architects is not responsible for any errors or omissions in these drawings and shall not be liable for any consequences arising from their use. These drawings are not to be used for any other purpose without the written permission of adm architects. These drawings are not to be used for any other purpose without the written permission of adm architects. These drawings are not to be used for any other purpose without the written permission of adm architects.

DATE	DESCRIPTION
18/03/2017	SUBMITTED FOR DA
07/09/2018	APPROVED FOR DA

NOT FOR CONSTRUCTION

LEGEND

- PROPOSED DEVELOPMENT
- DA APPROVALS
- DA UNDER CONSTRUCTION
- HERITAGE LISTED BUILDINGS
- WIND DIRECTION
- SOURCE OF NOISE
- LOCATION OF PHOTO
- RESIDENTIAL USES & HEIGHT
- PEDESTRIAN LINKS

adm
ARCHITECTS

100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/1316/1317/1318/1319/1320/1321/1322/1323/1324/1325/1326/1327/1328/1329/1330/1331/1332/1333/1334/1335/1336/1337/1338/1339/1340/1341/1342/1343/1344/1345/1346/1347/1348/1349/1350/1351/1352/1353/1354/1355/1356/1357/1358/1359/1360/1361/1362/1363/1364/1365/1366/1367/1368/1369/1370/1371/1372/1373/1374/1375/1376/1377/1378/1379/1380/1381/1382/1383/1384/1385/1386/1387/1388/1389/1390/1391/1392/1393/1394/1395/1396/1397/1398/1399/1400/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/1422/1423/1424/1425/1426/1427/1428/1429/1430/1431/1432/1433/1434/1435/1436/1437/1438/1439/1440/1441/1442/1443/1444/1445/1446/1447/1448/1449/1450/1451/1452/1453/1454/1455/1456/1457/1458/1459/1460/1461/1462/1463/1464/1465/1466/1467/1468/1469/1470/1471/1472/1473/1474/1475/1476/1477/1478/1479/1480/1481/1482/1483/1484/1485/1486/1487/1488/1489/1490/1491/1492/1493/1494/1495/1496/1497/1498/1499/1500/1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520/1521/1522/1523/1524/1525/1526/1527/1528/1529/1530/1531/1532/1533/1534/1535/1536/1537/1538/1539/1540/1541/1542/1543/1544/1545/1546/1547/1548/1549/1550/1551/1552/1553/1554/1555/1556/1557/1558/1559/1560/1561/1562/1563/1564/1565/1566/1567/1568/1569/1570/1571/1572/1573/1574/1575/1576/1577/1578/1579/1580/1581/1582/1583/1584/1585/1586/1587/1588/1589/1590/1591/1592/1593/1594/1595/1596/1597/1598/1599/1600/1601/1602/1603/1604/1605/1606/1607/1608/1609/1610/1611/1612/1613/1614/1615/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/1752/1753/1754/1755/1756/1757/1758/1759/1760/1761/1762/1763/1764/1765/1766/1767/1768/1769/1770/1771/1772/1773/1774/1775/1776/1777/1778/1779/1780/1781/1782/1783/1784/1785/1786/1787/1788/1789/1790/1791/1792/1793/1794/1795/1796/1797/1798/1799/1800/1801/1802/1803/1804/1805/1806/1807/1808/1809/1810/1811/1812/1813/1814/1815/1816/1817/1818/1819/1820/1821/1822/1823/1824/1825/1826/1827/1828/1829/1830/1831/1832/1833/1834/1835/1836/1837/1838/1839/1840/1841/1842/1843/1844/1845/1846/1847/1848/1849/1850/1851/1852/1853/1854/1855/1856/1857/1858/1859/1860/1861/1862/1863/1864/1865/1866/1867/1868/1869/1870/1871/1872/1873/1874/1875/1876/1877/1878/1879/1880/1881/1882/1883/1884/1885/1886/1887/1888/1889/1890/1891/1892/1893/1894/1895/1896/1897/1898/1899/1900/1901/1902/1903/1904/1905/1906/1907/1908/1909/1910/1911/1912/1913/1914/1915/1916/1917/1918/1919/1920/1921/1922/1923/1924/1925/1926/1927/1928/1929/1930/1931/1932/1933/1934/1935/1936/1937/1938/1939/1940/1941/1942/1943/1944/1945/1946/1947/1948/1949/1950/1951/1952/1953/1954/1955/1956/1957/1958/1959/1960/1961/1962/1963/1964/1965/1966/1967/1968/1969/1970/1971/1972/1973/1974/1975/1976/1977/1978/1979/1980/1981/1982/1983/1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2536/2537/2538/2539/2540/2541/2542/2543/2544/2545/2546/2547/2548/2549/2550/2551/2552/2553/2554/2555/2556/2557/2558/2559/2560/2561/2562/2563/2564/2565/2566/2567/2568/2569/2570/2571/2572/2573/2574/2575/2576/2577/2578/2579/2580/2581/2582/2583/2584/2585/2586/2587/2588/2589/2590/2591/2592/2593/2594/2595/2596/2597/2598/2599/2600/2601/2602/2603/2604/2605/2606/2607/2608/2609/2610/2611/2612/2613/2614/2615/2616/2617/2618/2619/2620/2621/2622/2623/2624/2625/2626/2627/2628/2629/2630/2631/2632/2633/2634/2635/2636/2637/2638/2639/2640/2641/2642/2643/2644/26

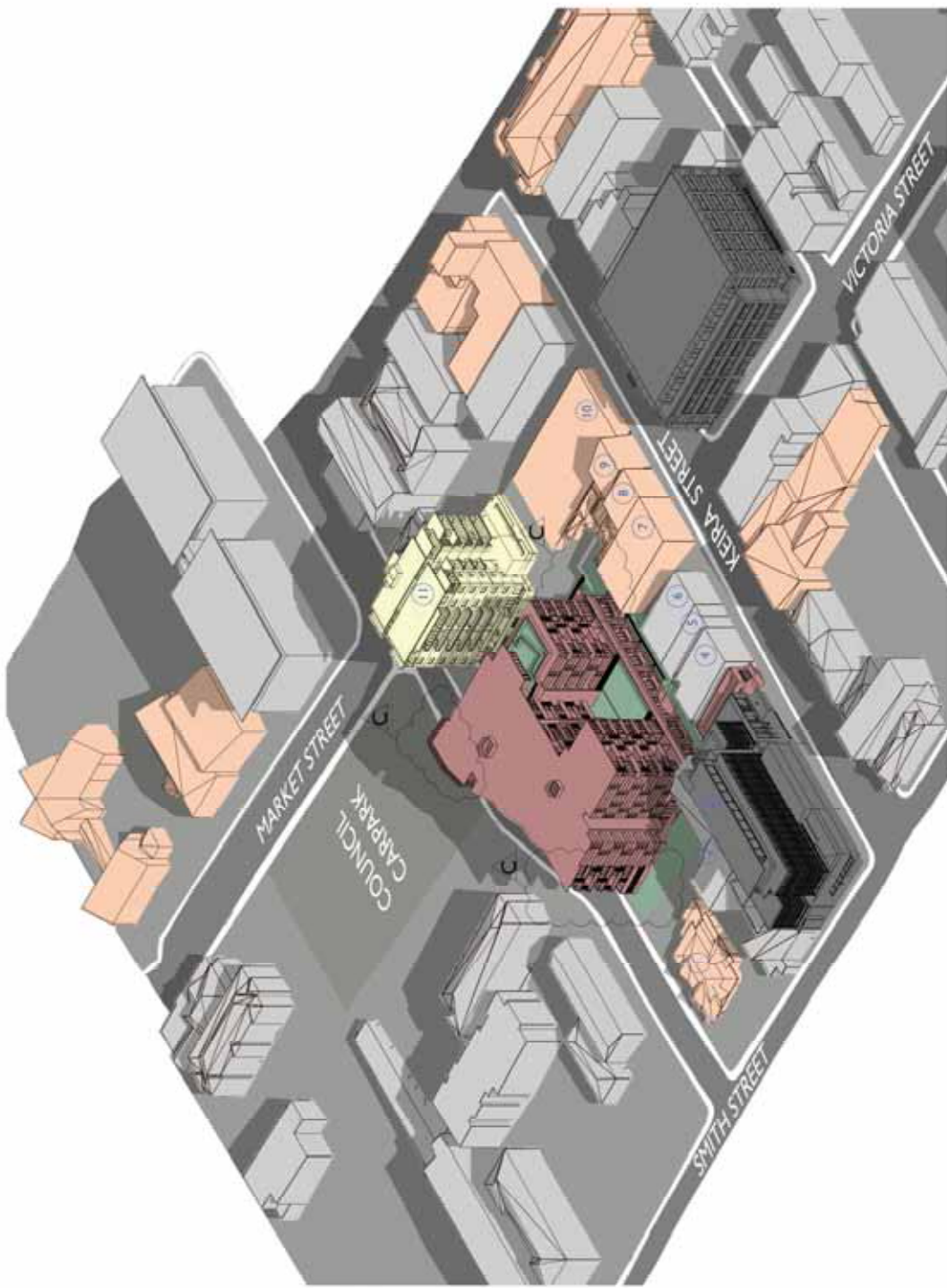
© COPYRIGHT: These drawings remain the exclusive copyright of ADM Architects Pty Ltd. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from ADM Architects Pty Ltd. The drawings are to be used for the purpose of the project only and are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.

DATE	DESCRIPTION
16/03/2017	ISSUED FOR DA
01/08/2017	APPENDED FOR DA
07/09/2017	APPENDED FOR DA

NOT FOR CONSTRUCTION

LEGEND

- EXISTING BUILT FORM
- HERITAGE ITEMS
- DA APPROVED
- DA UNDER CONSTRUCTION
- PROPOSED BUILDING



CONTEXTUAL ENVELOPE MODEL

Maximum Building RL Heights			
1 = RL 33.800	5 = RL 28.990	9 = RL 29.020	
2 = RL 35.010	6 = RL 28.690	10 = RL 31.120	
3 = RL 44.400	7 = RL 28.660	11 = RL 48.540	
4 = RL 28.890	8 = RL 28.350		

adm ARCHITECTS

14 Adelaide St, Wollongong NSW 2520 P.O. Box 2041 Wollongong NSW 2520
 ph 02 1238 4400 fax 02 4221 9415 www.admarchitects.com.au

Project
 PROPOSED MIXED USE DEVELOPMENT
 COMPRISING OF NEW RESIDENTIAL
 APARTMENTS ABOVE COMMERCIAL
 SHOP AND A BALCONY PARKS & NEW
 SHOP AND STREET A RETAIL OF
 EXISTING HERITAGE BUILDINGS

At
 LOTS 1 & 2 DP 123444 LOTS 23 & 4 DP 12345
 LOT 1 DP 118806 LOT 8 DP 140880
 LOTS 1 & 2 DP 123444 LOTS 23 & 4 DP 12345
 KERRA AND THOMAS STREET,
 WOLLONGONG

For
SAM HANNA & CO

DEVELOPMENT APPLICATION			
CONTEXTUAL ENVELOPE MODEL			
Scale	Date	Drawn	Checked
NTS	SEPTEMBER 2018		
LGID 33	ADPH		
Project No.	Drawing No.	Issue	
2015-12A	ADM	C	



Looking North towards Thomas Street from Market Street

[illegible]NOT FOR CONSTRUCTION PROPOSED BUILDING

94 Kerkira St., Wollongong NSW 2500 PO Box 3041 Wollongong
 nsw 92 0228 6600 fax 02 422 4411 www.adaptivearts.com

Project

PROPOSED RULES ON DEVELOPMENT
COMPARING OF VOTING METHODS

CONTINUITY OF NEW SUBSTITUTES AND CONSTRAINTS ABOUT COMMERCIAL

PROCESSES & ELEMENTARY PARTICLES

SHOP TO KERRA STREET & ASTERION

EXISTING HERITAGE BUILDINGS

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110

10

LOTS 1 & 2 DP 152944, LOTS 2, 3 & 4 DP

LOT 1 DE 10000, LOT 2 OF 345000

LOT C DP 43925

KIRIA AND THOMAS STREET,

WOLONGONG

1

SAM LIAWINIA & CO

SAFETY MAINTENANCE CO.

1

NEW! COMMENTARY AIDS UP A TYPICAL...

DEVELOPMENT APPLICATION

CONTEXTUAL STREETSCAPE - VIEW

Date	Page

1

OF WINDMILLERS
C. 1400

Country	Contest
---------	---------

14

ADM	LCB
-----	-----

Product	Quantity	Unit Price	Total Price
Product A	100	10.00	1000.00
Product B	200	5.00	1000.00
Product C	300	3.33	1000.00
Product D	400	2.50	1000.00
Product E	500	2.00	1000.00
Product F	600	1.67	1000.00
Product G	700	1.43	1000.00
Product H	800	1.25	1000.00
Product I	900	1.11	1000.00
Product J	1000	1.00	1000.00

Year	Number of cases	Percentage of cases
1990	10	10.0
1991	15	15.0
1992	20	20.0
1993	25	25.0
1994	30	30.0
1995	35	35.0
1996	40	40.0
1997	45	45.0
1998	50	50.0
1999	55	55.0
2000	60	60.0
2001	65	65.0
2002	70	70.0
2003	75	75.0
2004	80	80.0
2005	85	85.0
2006	90	90.0
2007	95	95.0
2008	100	100.0
2009	105	105.0
2010	110	110.0
2011	115	115.0
2012	120	120.0
2013	125	125.0
2014	130	130.0
2015	135	135.0
2016	140	140.0
2017	145	145.0
2018	150	150.0
2019	155	155.0
2020	160	160.0
2021	165	165.0
2022	170	170.0
2023	175	175.0
2024	180	180.0
2025	185	185.0
2026	190	190.0
2027	195	195.0
2028	200	200.0
2029	205	205.0
2030	210	210.0
2031	215	215.0
2032	220	220.0
2033	225	225.0
2034	230	230.0
2035	235	235.0
2036	240	240.0
2037	245	245.0
2038	250	250.0
2039	255	255.0
2040	260	260.0
2041	265	265.0
2042	270	270.0
2043	275	275.0
2044	280	280.0
2045	285	285.0
2046	290	290.0
2047	295	295.0
2048	300	300.0
2049	305	305.0
2050	310	310.0
2051	315	315.0
2052	320	320.0
2053	325	325.0
2054	330	330.0
2055	335	335.0
2056	340	340.0
2057	345	345.0
2058	350	350.0
2059	355	355.0
2060	360	360.0
2061	365	365.0
2062	370	370.0
2063	375	375.0
2064	380	380.0
2065	385	385.0
2066	390	390.0
2067	395	395.0
2068	400	400.0
2069	405	405.0
2070	410	410.0
2071	415	415.0
2072	420	420.0
2073	425	425.0
2074	430	430.0
2075	435	435.0
2076	440	440.0
2077	445	445.0
2078	450	450.0
2079	455	455.0
2080	460	460.0
2081	465	465.0
2082	470	470.0
2083	475	475.0
2084	480	480.0
2085	485	485.0
2086	490	490.0
2087	495	495.0
2088	500	500.0
2089	505	505.0
2090	510	510.0
2091	515	515.0
2092	520	520.0
2093	525	525.0
2094	530	530.0
2095	535	535.0
2096	540	540.0
2097	545	545.0
2098	550	550.0
2099	555	555.0
2100		

2015-12A	AD5	C
----------	-----	---

1

[illegible]

[illegible]

SLIDE	DATE	DESCRIPTION
A	08.23.2017	ISSUED FOR QA
B	01.16.2017	APPROVED FOR QA
C	05.09.2016	APPROVED FOR QA

NOT FOR CONSTRUCTION

UNDER CONSTRUCTION



adm ARCHITECTS

100 Kentville St., Wallingford, ME 05691 PO Box 3041 Wallingford
ME 05691-0304 Tel: 603 425 4451 www.adm-architects.com

1

PROPOSED MIXED USE DEVELOPMENT
CONVERTING OF NEW RESIDENTIAL
APARTMENTS ABOVE COMMERCIAL
PREMISES & BASEMENT PARKING & NEW
SHOP TO KERRA STREET & RETENTION OF
EXISTING HERITAGE BUILDINGS

1000

LOTS 1 & 2 DP 152848, LOTS 2, 3 & 4 DP 12385
LOT 1 DP 510895, LOT 8 DP 345880
LOT C DP 65925
KERA AND THOMAS STREET,
WOLLONGONG

1

SAM HANNA & CO

1

DEVELOPMENT APPLICATION
CONTEXTUAL STREETSCAPE - VIEW 2

State	Date
NTS	SEPTEMBER 2018
Drawn	Checked
SGD SJ	ADM
Project No.	Drawing No.
2015-12A	ADM
	Issue
	C



CONTEXTUAL STREETSCAPE VIEW 3

Looking East towards subject site from Victoria Street

THIS IMAGE IS NOT TO BE REPRODUCED UNLESS AUTHORISED BY ADM ARCHITECTS

■ **COPYRIGHT:**—These drawings remain the exclusive copyright of ADM Architects. Reproductions in any form whether electronic, digital or otherwise shall not be allowed except by express permission granted in writing by ADM Architects. Holders users and operators of these drawings require proof evidenced in writing that ADM Architects has written permission to use these drawings or shall otherwise be in breach of the Copyright Act and become liable accordingly.

■ **FIGURED DIMENSIONS:**—These drawings are not to be scaled. Figured dimensions shall be used in all cases.

ISSUE	DATE	DESCRIPTION
A	30.03.2017	ISSUED FOR DA
B	21.07.2017	ADDITIONAL INFORMATION

NOT FOR CONSTRUCTION

LEGEND



DA APPROVED



UNDER CONSTRUCTION



Project

PROPOSED MIXED USE DEVELOPMENT
COMPRISING OF NEW RESIDENTIAL
APARTMENTS ABOVE COMMERCIAL
PREMISES & BASEMENT PARKING & NEW
SHOP TO KEIRA STREET & RETENTION OF
EXISTING HERITAGE BUILDINGS

As

LOTS 1 & 2 DP 152849, LOTS 2,3 & 4 DP 12385
LOT 1 DP 510890, LOT B DP 345880
LOT C DP 65920
KEIRA AND THOMAS STREET,
WOLLONGONG

For

SAM HANNA & CO

11

DEVELOPMENT APPLICATION
CONTEXTUAL STREETSCAPE - VIEW 3

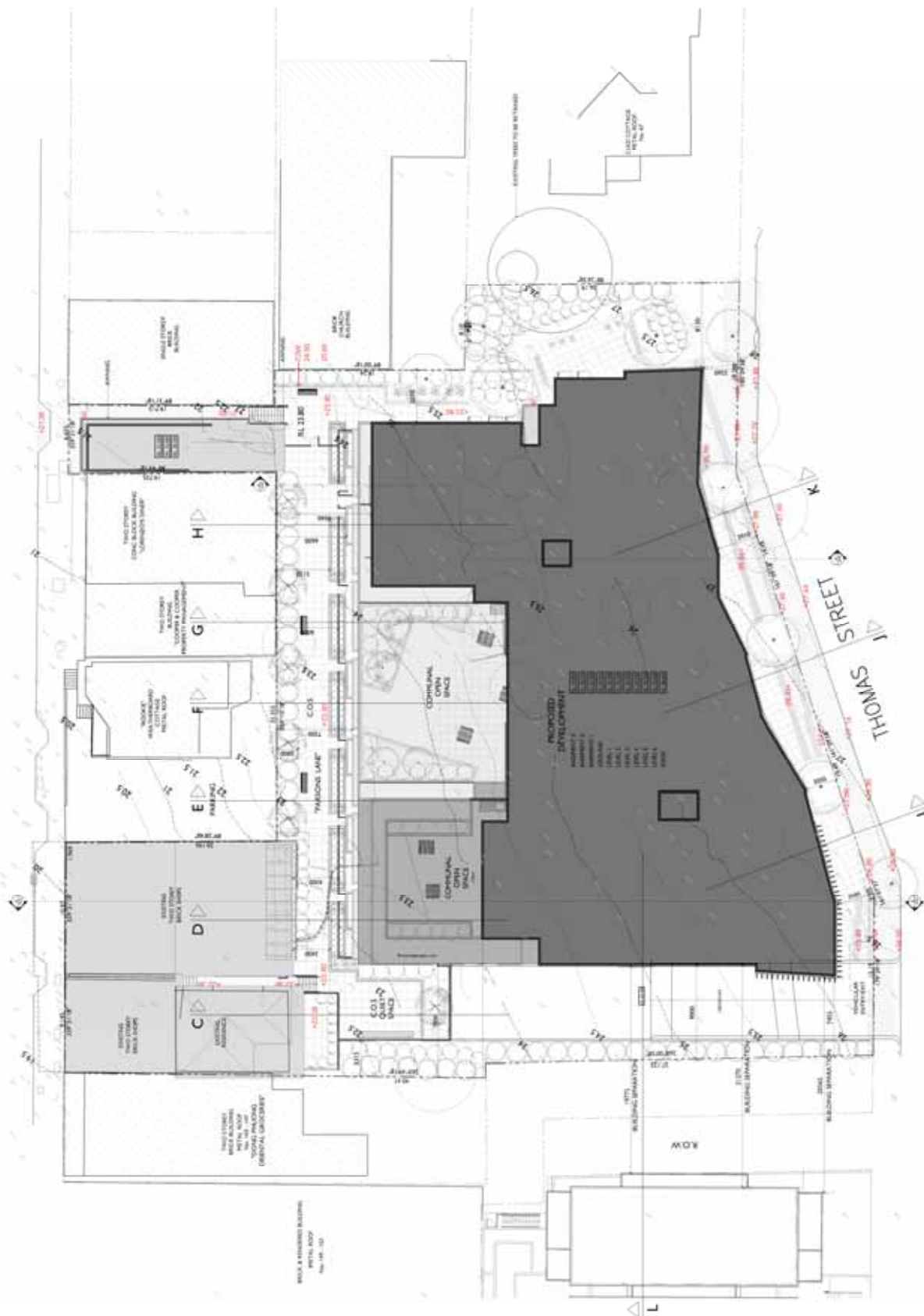
Scale	Date
NTS	JULY 2017
Drawn	Checked
LGD SJ	ADM
Project No.	Drawing No.
2015-12A	A07
	Issue
	B

0
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99

KEIRA STREET

Issue	Date	Description
A	18.03.2019	ISSUED FOR DA
B	21.07.2019	ADDITIONAL INFORMATION
C	05.10.2019	APPROVED FOR DA
D	07.09.2016	APPROVED FOR DA

NOT FOR CONSTRUCTION



SITE/ROOF PLAN

NOTE:
ENTER TO OUR INDIANIST DOCUMENTATION FOR
ETHNOGRAPHIC COLLECTION & ALL ETHNOLOGICAL SUBJECT
LEVELS.



adm ARCHITECTS

Project
 PROMOTED MIXED USE DEVELOPMENT
 COMPRISING OF NEW RESIDENTIAL
 APARTMENTS ABOVE COMMERCIAL
 PREMISES & BASEMENT PARKING & NEW
 SHOP TO KERA STREET & ATTENTION OF
 EXISTING HERITAGE BUILDINGS

A4
 LOTS 1 & 2 DP 13248 LOTS 3, 4 & DP 13285
 LOT 1 DP 11080, LOT 2 DP 145800
 LOT C DP 65928
 KIRA AND THOMAS STREET,
 WOLLONGONG

SAM HANNA & CO

DÉVELOPPEMENT APPLICATION

SITEROOF PLAN		Date	SEPT-18-2018
Scale	1:200 (E) A1 1:400 (E) A3	Drawn	Checked
		LGCD 1/2	ADH
Project No.	2015-12A	Drawing No.	A09
		Issue	D

FILE	DATE	DESCRIPTION
A	08.01.2019	ISSUED FOR DA
B	21.07.2019	ADDITIONAL INFORMATION
C	01.10.2019	APPENDED FOR DA

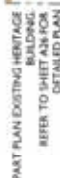
Proposed mixed use development comprising of new residential apartments, above commercial premises & basement parking & new shop to Kera Street & retention of existing heritage buildings

SAM HANNA & CO

Form
DEVELOPMENT APPLICATION

Scale	Date
1"=50' @ A1	OCTOBER 2017
1"=300' @ A3	

Drawn	Checked
UCD 32	ADM
Project No.	Drawn No.
2015-12A	A11
	C



BASEMENT 2 FLOOR PLAN

© COPYRIGHT: These drawings represent the exclusive intellectual property of ADM ARCHITECTS. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ADM ARCHITECTS. ADM ARCHITECTS shall not be held responsible for any errors or omissions in these drawings, or for any consequences arising from the use of these drawings. These drawings are not to be used for any other purpose without the prior written permission of ADM ARCHITECTS. The drawings are for the use of the client only and are not to be used for any other purpose without the prior written permission of ADM ARCHITECTS.

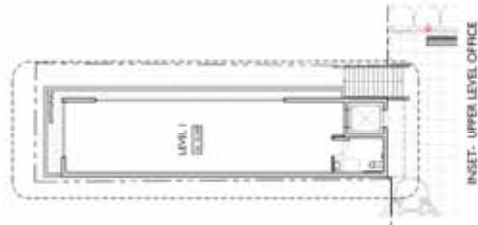
DATE	DESCRIPTION
01.03.2019	SUBMITTED FOR DA
01.03.2019	APPROVED FOR DA
01.03.2019	APPROVED FOR DA

NOT FOR CONSTRUCTION



BASEMENT 1 FLOOR PLAN

LEGEND
RESIDENTIAL & COMMERCIAL
ACCESS TO CARPARKING
FROM HERITAGE BUILDINGS



adm ARCHITECTS

100 KERR STREET, WOLLONGONG NSW 2500
 PH: 02 422 4400 FAX: 02 422 4401 WWW.ADMARCHITECTS.COM.AU

Project
 PROPOSED MIXED USE DEVELOPMENT
 COMPRISING OF NEW RESIDENTIAL
 APARTMENTS ABOVE COMMERCIAL
 BASEMENT 1, MUSEUM, GALLERY & NEW
 SHOP TO KERR STREET, A RETENTION OF
 EXISTING HERITAGE BUILDINGS

At
 LOTS 1 & 2 DP 12344, LOTS 2.3 & 4 DP 12345
 LOT 1 DP 10886, LOT 8 DP 14580
 LOT 10 DP 10886, LOT 11 DP 10886
 KERR AND THOMAS STREET,
 WOLLONGONG

For
SAM HANNA & CO

DEVELOPMENT APPLICATION	
BASEMENT 1 FLOOR PLAN	
Drawn	1:100 @ A3
Checkd	1:100 @ A3
Scale	1:100 @ A3
Project No.	ADM
Drawing No.	2015-12A
Sheet	A12
Year	C

© COPYRIGHT: These drawings represent the intellectual property of ADM ARCHITECTS. They are to be used for the specific project and site only. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ADM ARCHITECTS. These drawings are not to be used for any other project.

DATE	DESCRIPTION
18.03.2019	SUBMIT FOR DA
21.03.2019	ADDITIONAL INFORMATION
01.03.2019	APPROVED FOR DA
01.03.2018	APPROVED FOR DA

NOT FOR CONSTRUCTION



INSET- KERA ST SHOP

ADM ARCHITECTS

180 KERRA ST, WOLLONGONG NSW 2506
 ph: 02 824 4400 fax: 02 824 4403 www.admarchitects.com.au

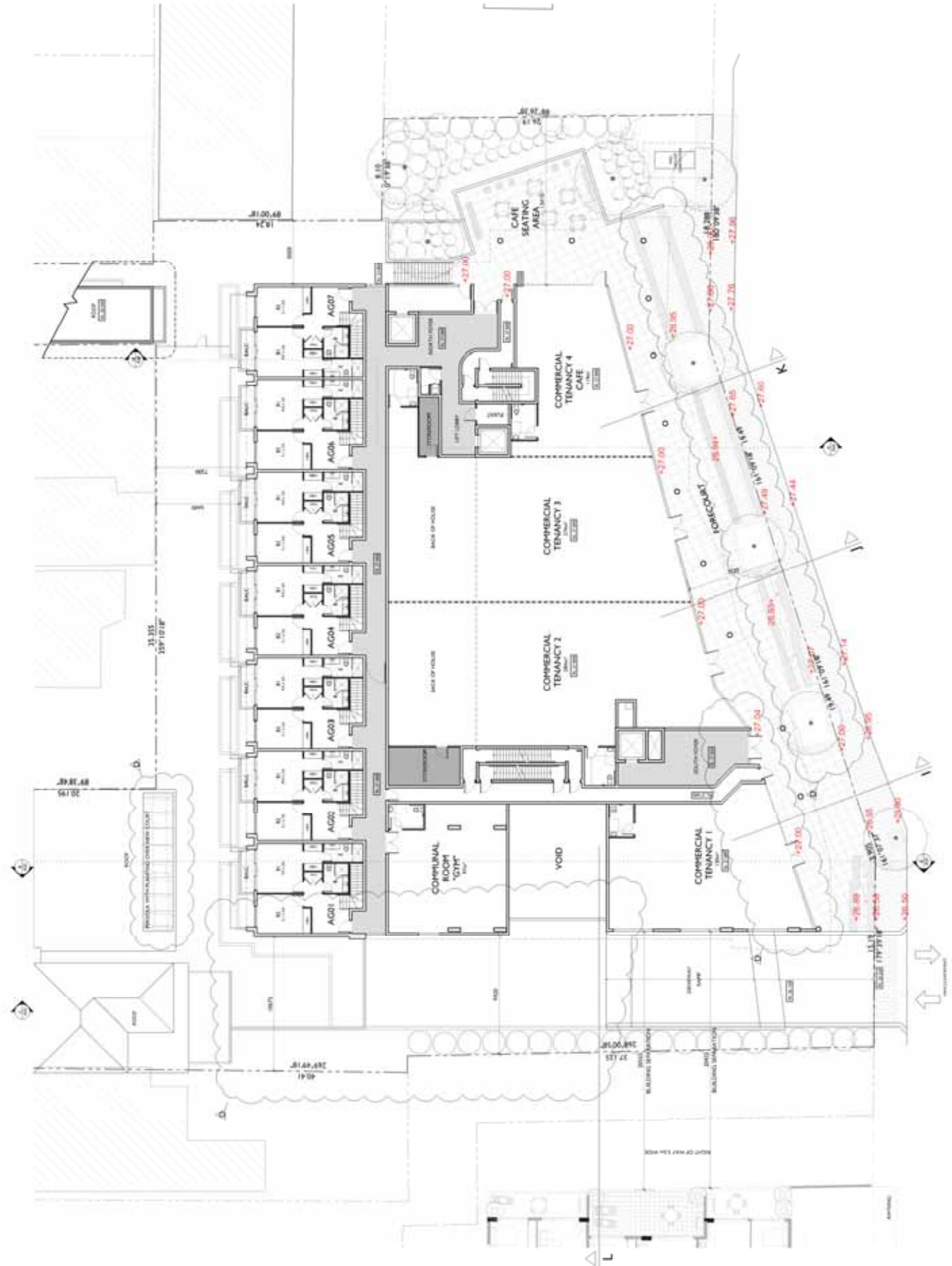
Project
 PROPOSED MIXED USE DEVELOPMENT
 COMPOSING OF NEW RESIDENTIAL
 APARTMENTS ABOVE COMMERCIAL
 TENANCY, NEWSTAND KAFFE & BAKERY
 SHOP TO KERRA STREET, AND RETENTION OF
 EXISTING HERITAGE BUILDINGS

At
 LOTS 1 & 2 DP 12344, LOTS 3 & 4 DP 12345
 LOT 1 DP 10886, LOT 8 DP 14880
 CORNER OF KERRA STREET AND
 KERRA AND THOMAS STREET,
 WOLLONGONG

For
 SAM HANNA & CO

File
 DEVELOPMENT APPLICATION
 GROUND FLOOR PLAN

Drawn	Checkd	Date
1:100 @ A3	1:100 @ A3	SEPTEMBER 2018
1:100 @ A3	1:100 @ A3	
EGD 3	ADP	
Project No.	Drawing No.	Issue
2015-12A	A.1	D



GROUND FLOOR PLAN
 GROUND FLOOR [RL 27.000]

© COPYRIGHT: These drawings represent the preliminary design of a proposed project. They are not to be used for construction or other purposes without the written consent of ADM Architects. All rights reserved. ADM Architects is not responsible for any errors or omissions in these drawings. The client is responsible for the accuracy and completeness of the information provided. These drawings are not to be used for construction or other purposes without the written consent of ADM Architects. All rights reserved. ADM Architects is not responsible for any errors or omissions in these drawings. The client is responsible for the accuracy and completeness of the information provided.

DATE	DESCRIPTION
10/01/2018	ISSUED FOR DA
11/01/2018	ADDITIONAL INFORMATION
01/01/2019	APPROVED FOR DA
01/01/2019	APPROVED FOR DA

NOT FOR CONSTRUCTION

adm ARCHITECTS

1000 10th Avenue, Suite 1000, New York, NY 10018
 Tel: 212 444 4444 Fax: 212 444 4444 www.admarchitects.com

PROJECT
 PROPOSED MIXED USE DEVELOPMENT
 COMPOSING OF NEW RESIDENTIAL
 APARTMENTS ABOVE COMMERCIAL
 SPACE, 1000 10TH AVENUE, NEW YORK
 CITY, NY 10018

CLIENT
 SAM HANNA & CO
 1000 10TH AVENUE, NEW YORK
 CITY, NY 10018

DESIGNER
 ADM ARCHITECTS

DATE
 10/01/2018

REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/2018	ISSUED FOR DA
2	11/01/2018	ADDITIONAL INFORMATION
3	01/01/2019	APPROVED FOR DA
4	01/01/2019	APPROVED FOR DA

PROJECT NO.
 1000 10TH AVENUE

PROJECT NO.
 1000 10TH AVENUE

PROJECT NO.
 1000 10TH AVENUE

PRELIMINARY



LEVEL 1 FLOOR PLAN

LEVEL 1 (1000 10TH AVENUE)

adm ARCHITECTS

Proposed mixed use development comprising of new residential apartments, above commercial premises & basement parking & new shop to Kera Street & retention of existing heritage buildings

AL
LOTS 1 & 2 DP 152848, LOTS 2,3 & 4 DP 12385
LOT 1 DP 510830, LOT 8 DP 345800
LOT C DP 65925
KIRIA AND THOMAS STREET,
HONGKONG

SAM HANNA & CO

Form DÉVELOPPEMENT APPLICATION

LEVEL 2 FLOOR PLAN	Date	SEPTEMBER 2018
Scale	1:150 @ A1 1:300 @ A3	
Client	GLD 10	ADPH
Project Title	2015-12A	A15
Drawing No.		Issue
		C

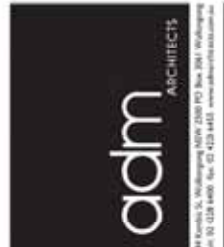


© COPYRIGHT: These drawings represent the preliminary design of a proposed development. They are not to be used for construction or for any other purpose without the written consent of ADM Architects. All rights are reserved. ADM Architects is not responsible for any errors or omissions in these drawings. The client is responsible for the accuracy and completeness of the information provided. These drawings are not to be used for construction or for any other purpose without the written consent of ADM Architects. All rights are reserved. ADM Architects is not responsible for any errors or omissions in these drawings. The client is responsible for the accuracy and completeness of the information provided.

DATE	DESCRIPTION
01.03.2017	ISSUED FOR DA
01.03.2017	APPROVED FOR DA
01.03.2017	APPROVED FOR DA

NOT FOR CONSTRUCTION

PRELIMINARY



Project
PROPOSED MIXED USE DEVELOPMENT
COMPRISING OF NEW RESIDENTIAL
APARTMENTS ABOVE COMMERCIAL
APARTMENTS, BUS STOP, KIOSK & NEW
SHOP TO KERR STREET, A PORTION OF
EXISTING HERITAGE BUILDINGS

At
LOTS 1 & 2 DP 12344, LOTS 2.3 & 4 DP 12345
LOT 1 DP 10896, LOT 8 DP 14880
CORNER OF KERR STREET & THOMAS STREET,
WOLLONGONG

for
SAM HANNA & CO

Site
DEVELOPMENT APPLICATION
LEVEL 4 FLOOR PLAN

DATE	DESCRIPTION
01.03.2017	ISSUED FOR DA
01.03.2017	APPROVED FOR DA
01.03.2017	APPROVED FOR DA



LEVEL 4 FLOOR PLAN
LEVEL 4 (SL 79.500)

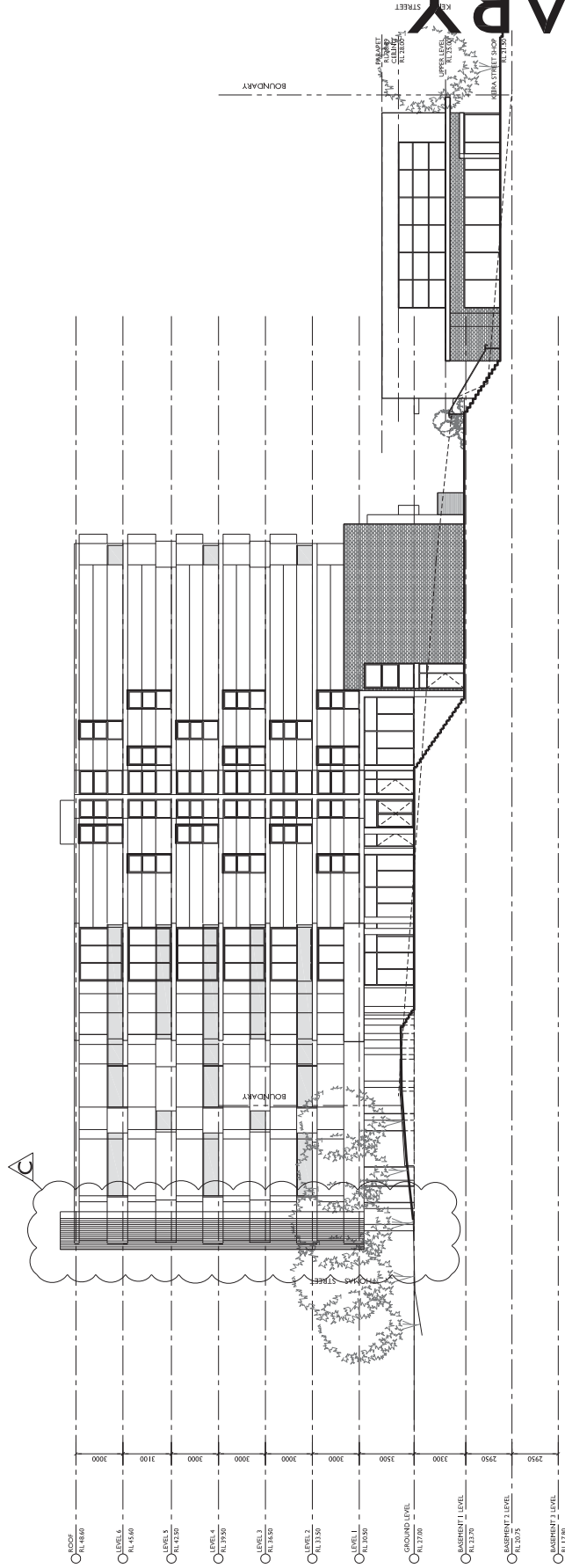


■ **NOMINATED ARCHITECT** - The nominated Architect for ADM Projects (Australia) Pty Ltd T/A S ADM Architects is Angelo Di Martino ARB No. 7608

ISSUE	DATE	DESCRIPTION
A	30.03.2017	ISSUED FOR DA
B	03.10.2017	AMENDED FOR DA
C	06.09.2018	AMENDED FOR DA

NOT FOR CONSTRUCTION

NORTH ELEVATION



adm

94 Kembla St, Wollongong NSW 2500 PO Box 306 | Wollongong
ph: 02 4228 6400 fax: 02 4228 6455 www.admarchitects.com.au

Project

PROPOSED MIXED USE DEVELOPMENT
COMPRISING OF NEW RESIDENTIAL
APARTMENTS ABOVE COMMERCIAL
PREMISES & BASEMENT PARKING & NEW
SHOP TO KEIRA STREET & RETENTION OF
EXISTING HERITAGE BUILDINGS

Ar

LOTS 1 & 2 DP 152849, LOTS 2,3 & 4 DP 12385
LOT 1 DP 510890, LOT B DP 345880
LOT C DP 65920
KEIRA AND THOMAS STREET,
WOLLONGONG

For

SAM HANNA & CO

Title

DEVELOPMENT APPLICATION

Scale	Date
1/150 @ A1 1/300 @ A3	SEPTEMBER 2018
Drawn	Checked
LGD SJ	ADM
Project No.	Drawing No.
2015-12A	A19
	Issue
	C

copyright of administrators

Issue	Date	Description
A	10/11/2019	ISSUED FOR DA
B	01/11/2019	AMENDED FOR DA



APPROX. HEIGHT ABOVE NGL	
▽	75m
▽	70m
▽	61m
▽	61m

PROMOTED MIXED USE DEVELOPMENT
CONSIDERING OF NEW RESIDENTIAL
APARTMENTS ABOVE COMMERCIAL
PREMISES & BASEMENT PARKING & RETAIL
SHOP TO KERA STREET & RETENTION OF
EXISTING HERITAGE BUILDINGS

1

1

WATER

Scale	Date
1:50 (E) A1 1:50 (E) A3	OCTOBER 2017
Drawn	Checked
LGD 12	ADH
Project No.	Drawing No.
2015-12A	A22
	Year
	8

Issue	Date	Description
A	10.03.2019	ISSUED FOR O/A
B	01.05.2019	APPROVED FOR O/A
C	04.09.2018	APPROVED FOR O/A

adm ARCHITECTS

AS
LOTS 1 & 2 DP 132848, LOTS 2,3 & 4 DP 12185
LOT 1 DP 110830, LOT 8 DP 345880
LOT C DP 6525
KIRIA AND THOMAS STREET,
KIRIA, DISTRICT OF KIRIA

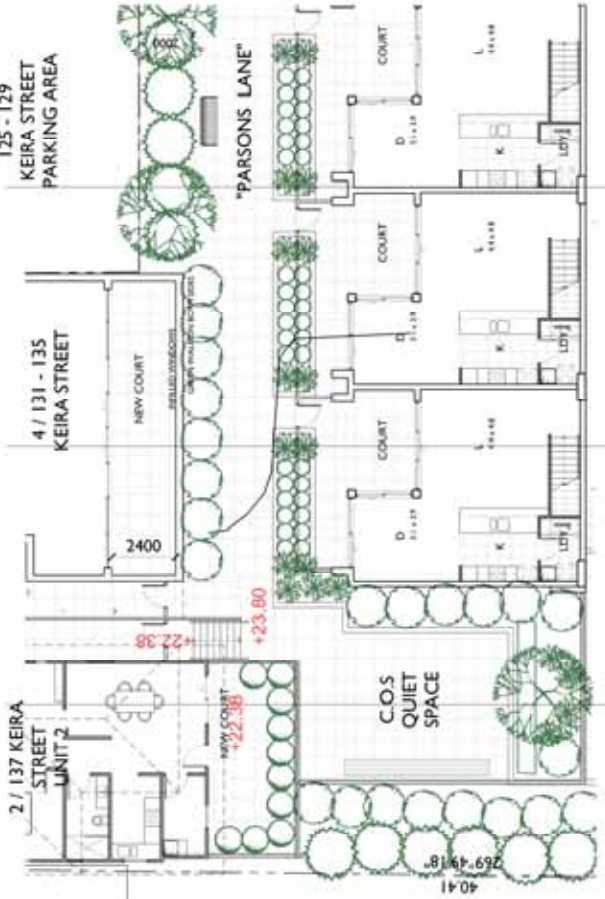
From
DÉVELOPPEMENT APPLICATION

SECTION A-A		Date	SEPTEMBER 2018
Scale	1:50 @ A1	Drawn	
	1:200 @ A3	Checked	
		ADH	
		Project No.	2015-12A
		Drawing No.	A24
		Issue	C

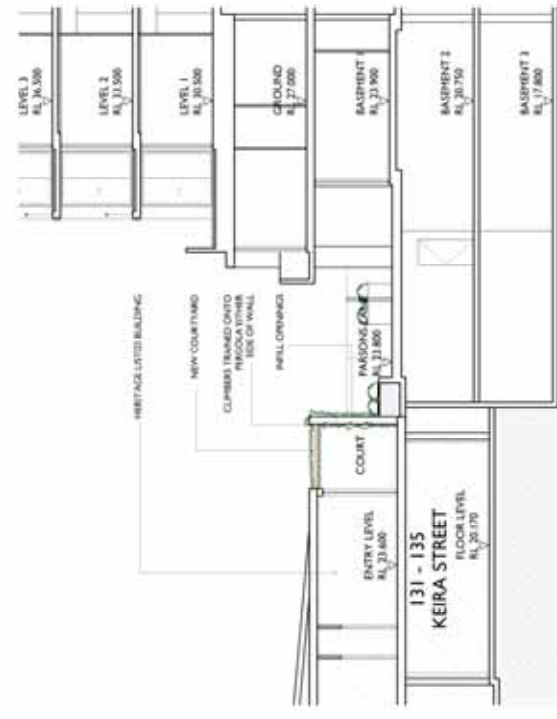
© COPYRIGHT: These drawings represent the exclusive copyright of ADM Architects Inc. and are the property of ADM Architects Inc. and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ADM Architects Inc. These drawings are not to be used for any other project without the prior written permission of ADM Architects Inc. These drawings are not to be used for any other project without the prior written permission of ADM Architects Inc.

DATE	DESCRIPTION
17.09.2018	APPENDED FOR DA

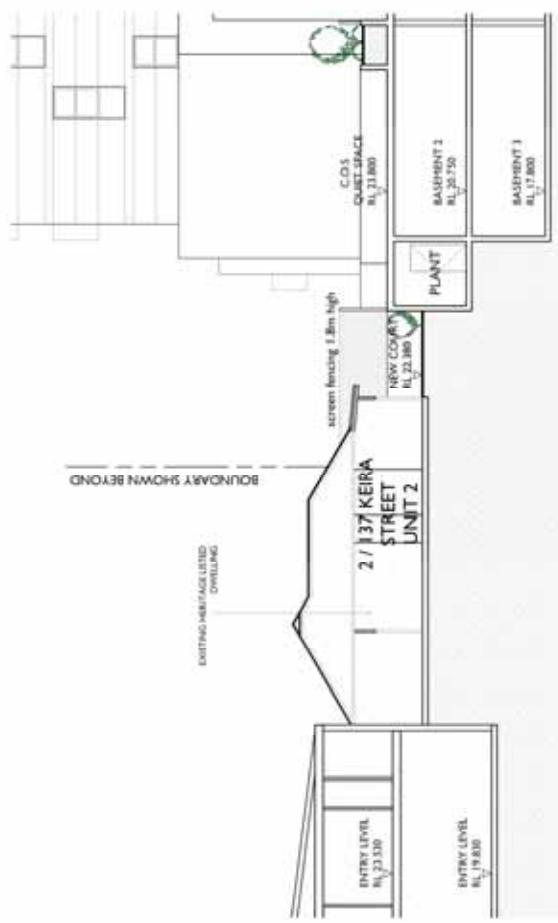
NOT FOR CONSTRUCTION



PARSONS LANE INTERFACE PLAN



SECTION D - D



SECTION C - C



SECTION E - E

adm

ARCHITECTS

100 Adelaide St. W. Suite 2000, Toronto, ON M5H 1A1
 Tel: 416-593-1400 Fax: 416-593-1401 www.admarchitects.com

Project
 PROPOSED MIXED USE DEVELOPMENT
 COMPRISING OF NEW RESIDENTIAL
 APARTMENTS ABOVE COMMERCIAL
 BUILDING, NEW PARKING & NEW
 SHOP TO KEIRA STREET & INTERSECTION OF
 EXISTING HERITAGE BUILDINGS

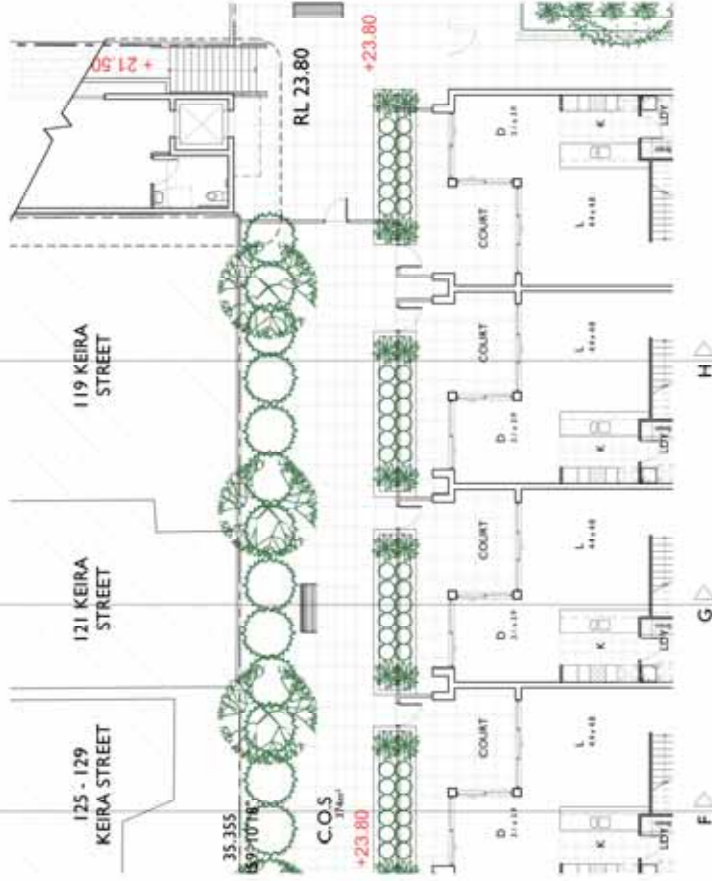
At
 LOTS 1 & 2 DP 12344, LOTS 3 & 4 DP 12345
 LOT 5 DP 10886, LOT 6 DP 14880
 LOT 7 DP 10886, LOT 8 DP 14880
 KEIRA AND THOMAS STREET,
 WILLOWDALE

For		SAM HANNA & CO	
Title			
DEVELOPMENT APPLICATION			
PARSONS LANE INTERFACE SECTION 1 OF 2			
Drawn	1:200	By	ADH
Check	1:200	By	ADH
Scale	1:200	By	ADH
Project No.	2015-12A	Client No.	A13.1
Project Name	2015-12A	Client Name	A

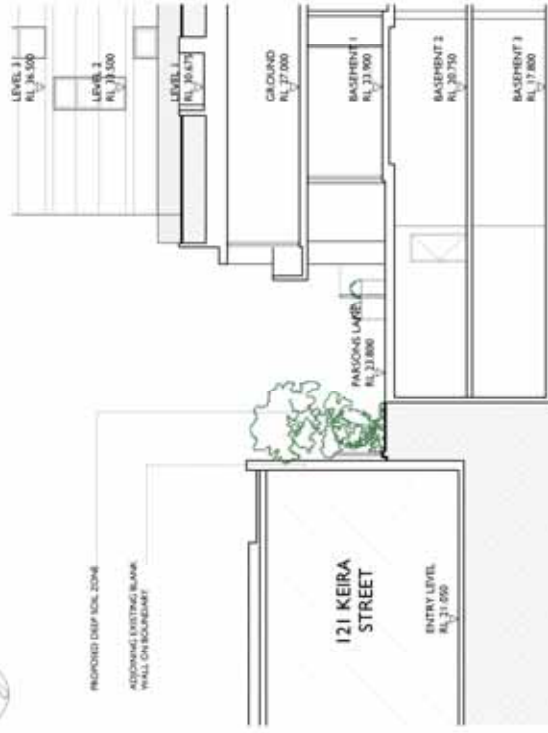
© COPYRIGHT: These drawings represent the intellectual property of ADM ARCHITECTS. All rights are reserved. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ADM ARCHITECTS. These drawings are not to be used for any other project without the prior written permission of ADM ARCHITECTS. The drawings are not to be used for any other project without the prior written permission of ADM ARCHITECTS.

DATE	DESCRIPTION
17.09.2018	APPROVED FOR DA

NOT FOR CONSTRUCTION



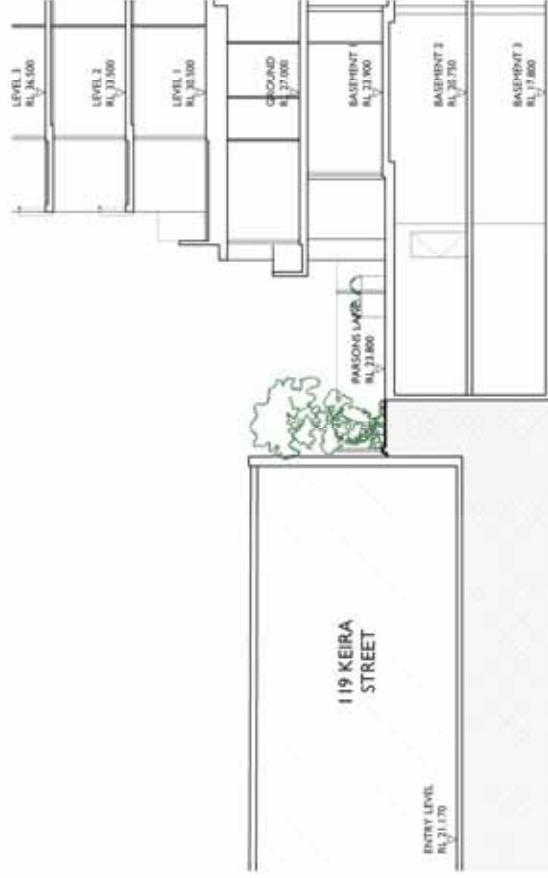
PARSONS LANE INTERFACE PLAN



SECTION G - G



SECTION F - F



SECTION H - H

adm ARCHITECTS

100 Kaitake St, Wellington 6140 P.O. Box 2811, Wellington
 Tel: 021 123 4567 Fax: 021 432 1453 www.admarchitects.co.nz

Project
 PROPOSED MIXED USE DEVELOPMENT
 COMPRISING OF NEW RESIDENTIAL
 APARTMENTS ABOVE COMMERCIAL
 SPACE, NEW BUS STOP, SHOP &
 SHOP TO KEIRA STREET & EXTENSION OF
 EXISTING HERITAGE BUILDINGS

At
 LOTS 1 & 2 DP 123456 LOTS 3 & 4 DP 12345
 LOT 5 DP 123456 LOT 6 DP 123456
 LOT 7 DP 123456 LOT 8 DP 123456
 KEIRA AND THOMAS STREET,
 WELLINGTON

For
SAM HANNA & CO

Date
 DEVELOPMENT APPLICATION
 PARSONS LANE INTERFACE SECTIONS 1 OF 2

Drawn	Checkd	Date
1-200 @ A3	1-200 @ A3	SEPTEMBER 2018

Scale	Drawn	Checkd	Date
1:200 @ A3	1:200 @ A3	1:200 @ A3	SEPTEMBER 2018

Project No.	Drawing No.	Issue
2015-12A	A32.1	A

DATE	DATE	DESCRIPTION
10-01-2019		ISSUED FOR DA
11-01-2019		ADDITIONAL INFORMATION
01-01-2019		ADDITIONAL FOR DA
01-01-2019		ADDITIONAL FOR DA

NOT FOR CONSTRUCTION

GML SCHEDULE OF
CONSERVATION NOTES:

- ☒ (A) FRONT DOOR
☐ (B) REAR DOOR
☐ (C) RETURNED TO LIVINGENTRY
☐ (D) DEMOLISH IF NOT ORIGINAL
 FORMER PROPERTY BOUNDARY
 NON LOAD BEARING WALLS TO BE REMOVED
 W NEW WINDOW

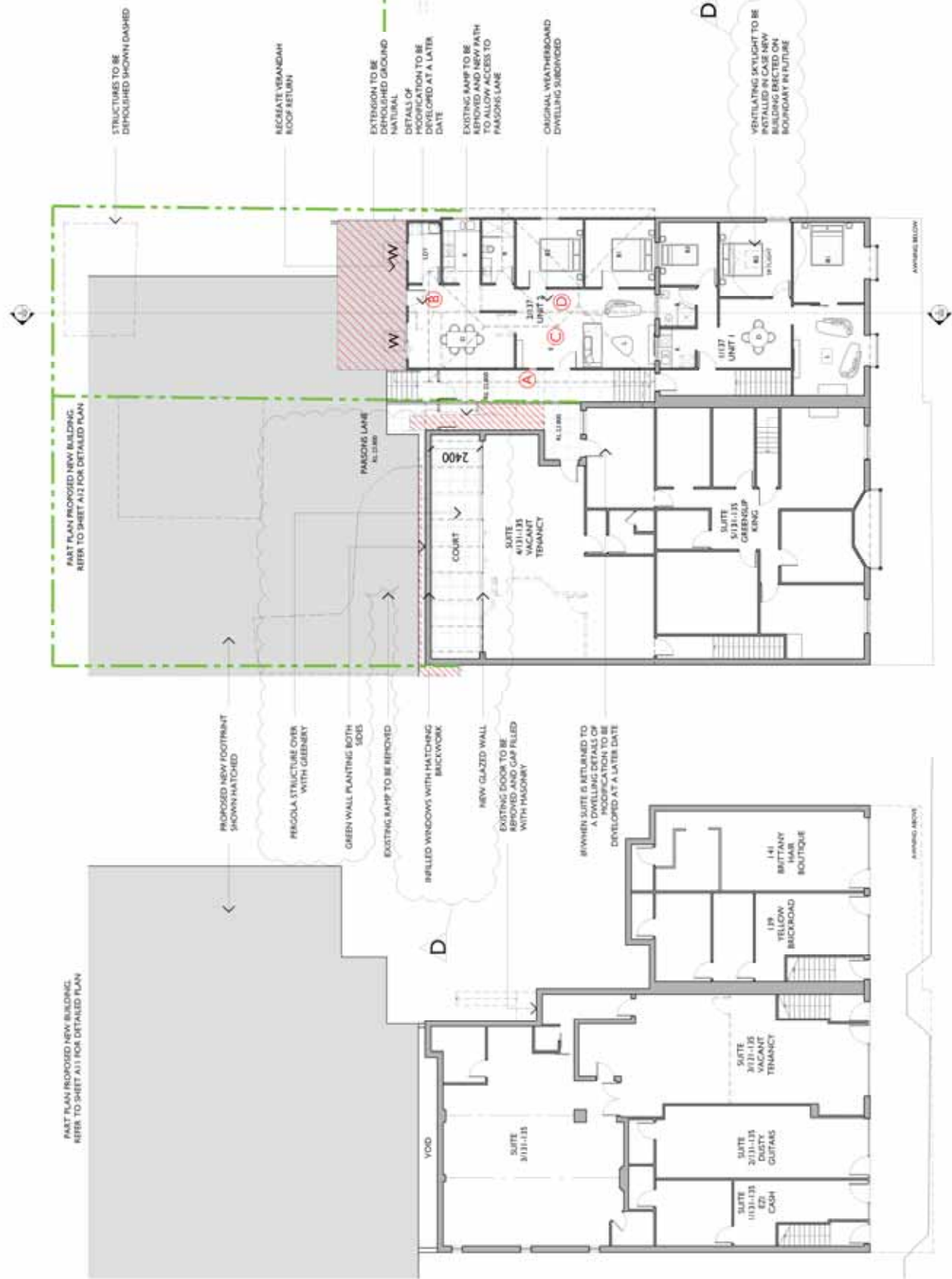


Project:
 PHASED MIXED USE DEVELOPMENT
 COMPRISING OF NEW RESIDENTIAL
 APARTMENTS ABOVE COMMERCIAL
 PREMISES & BASEMENT PARKING & NEW
 SHOP ON KERA STREET & RETENTION OF
 EXISTING HERITAGE BUILDINGS

At
LOTS 1 & 2 DP 152948, LOTS 3, 4 & DP 12385
LOT 1 DP 110890, LOT 8 DP 345800
LOT C DP 65925
KIRIA AND THOMAS STREET,
WOLLONGONG

SAM HANNA & CO

Time	DEVELOPMENT APPLICATION			
	HERITAGE PLANS - GROUND & FIRST FLOOR			
Notes	Date	Checked	Issue	
1:100 @ A2	SEPTEMBER 2018	ADPH		
1:200 @ A3				
Drawn				
LCD 52				
Project No.	Drawing No.			
2015-12A	A26.1			D

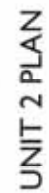
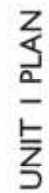


GROUND FLOOR PLAN SKETCH

FIRST FLOOR PLAN SKETCH

DATE	DATE	DISCUSSION
A	21.02.2019	ADDITIONAL INFORMATION
B	01.03.2019	APPROVED FOR QA
C	07.08.2018	APPROVED FOR QA

1000



© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 101–107



AL
LOTS 1 & 2 DP 132049, LOTS 2,3 & 4 DP 12385
LOT 1 DP 510870, LOT 8 DP 345880
LOT C DP 85925
KEIRA AND THOMAS STREET,
WOLLONGONG

Scale	Date
1:50 @ A1	SEPTEMBER 2018
1:100 @ A3	

Project No.	Drawing No.	Date
-------------	-------------	------

2006.174

A 26.7

C

© COPYRIGHT: These drawings remain the exclusive copyright of ADM Architects. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ADM Architects. ADM Architects warrants that the drawings were prepared by it or under its direct supervision and control, and that they comply with the requirements of the relevant building codes and standards. ADM Architects does not warrant that the drawings are free from errors or omissions, and it shall not be responsible for any consequences arising from the use of these drawings. These drawings are not to be used for any other purpose without the prior written permission of ADM Architects.

DATE	DESCRIPTION
18.03.2019	SUBMITTED FOR DA

NOT FOR CONSTRUCTION



PRE- ADAPTATION PLAN
UNITS A205, A206, B204, B204, B404
CLASS C ADAPTABLE UNIT TO AS 4299

POST- ADAPTATION PLAN
UNITS A205, A206, B204, B204, B404
REFER TO ACCESS CONSULTANTS REPORT

180 KERRIE ST, WOLLONGONG NSW 2506 PO Box 2051 Wollongong
ph 02 4228 4400 fax 02 4228 4455 www.admarchitects.com.au

Project
PROPOSED MIXED USE DEVELOPMENT
COMPRISING OF NEW RESIDENTIAL
APARTMENTS ABOVE COMMERCIAL
EXISTING BUILDING, KERRIE STREET & BAY
SHOP TO KERRIE STREET, ADAPTATION OF
EXISTING HERITAGE BUILDINGS

At
LOTS 1 & 2 DP 132448, LOTS 2,3 & 4 DP 132485
LOT 1 DP 140866, LOT 8 DP 140860
LOT 9 DP 140860
KERRIE AND THOMAS STREET,
WOLLONGONG

For
SAM HANNA & CO

Title			
DEVELOPMENT APPLICATION PRE AND POST ADAPTATION PLAN 2/2			
Name		Date	
1.150 (B) AJ		MARCH 2017	
Drawn		Checked	
LGD TJ		ADM	
Project No.		Drawing No.	Issue
2015-12A		A.1	A

21st JUNE - 2pm



SOLAR ACCESS STUDY

© COPYRIGHT: These drawings represent the exclusive copyright of ADM Architects. All rights are reserved. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ADM Architects. ADM Architects warrants and represents that it has prepared these drawings in accordance with the standards of the architectural profession and that it has exercised reasonable care and skill in the preparation of these drawings. ADM Architects does not warrant or represent that the drawings are free from errors or omissions. ADM Architects shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of these drawings, whether or not such loss or damage is foreseeable. ADM Architects shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of these drawings, whether or not such loss or damage is foreseeable. ADM Architects shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of these drawings, whether or not such loss or damage is foreseeable.

DATE	DESCRIPTION
01.03.2017	ISSUED FOR DA
01.03.2017	APPROVED FOR DA
01.03.2017	APPROVED FOR DA

NOT FOR CONSTRUCTION

adm ARCHITECTS

14 KENNEDY ST, WOLLONGONG NSW 2506 PO Box 2011 WOLLONGONG NSW 2506
 ph 02 422 4400 fax 02 422 4401 www.admarchitects.com.au

Project
 PROPOSED MIXED USE DEVELOPMENT
 COMPRISING OF NEW RESIDENTIAL
 APARTMENTS ABOVE COMMERCIAL
 BUILDINGS, NEW COMMERCIAL
 SHOP TO KERR STREET & EXTENSION OF
 EXISTING HERITAGE BUILDINGS

At
 LOTS 1 & 2 DP 12344, LOTS 3, 4 & DP 12345
 LOT 1 DP 12346, LOT 8 DP 14580
 CORNER OF KERR STREET & THOMAS STREET,
 WOLLONGONG

For
SAM HANNA & CO

Title
 DEVELOPMENT APPLICATION
 SOLAR ACCESS STUDY

DATE	DATE
NTS	SEPTEMBER 2018
Drawn	Checked
LGD TJ	ADM
Project No.	Drawing No.
2015-12A	A29A
	Issue
	C

© COPYRIGHT 2018. All rights reserved. This document is the property of ADM Architects. It is to be used for the specific project and site only. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ADM Architects. ADM Architects is not responsible for the accuracy or completeness of the information provided in this document. The user of this document is advised to consult with a qualified professional for advice on the use of this document. ADM Architects is not responsible for the accuracy or completeness of the information provided in this document. The user of this document is advised to consult with a qualified professional for advice on the use of this document.

TABLE	DATE	DESCRIPTION
A	10/10/2017	ISSUED FOR IGA
B	07/04/2018	APPROVED FOR IGA

NOT FOR CONSTRUCTION



ARTIST IMPRESSION
SOUTH EAST ASPECT
THIS IMAGE IS NOT TO BE CONSIDERED A BASIS FOR ANY DECISIONS

adm
ARCHITECTS

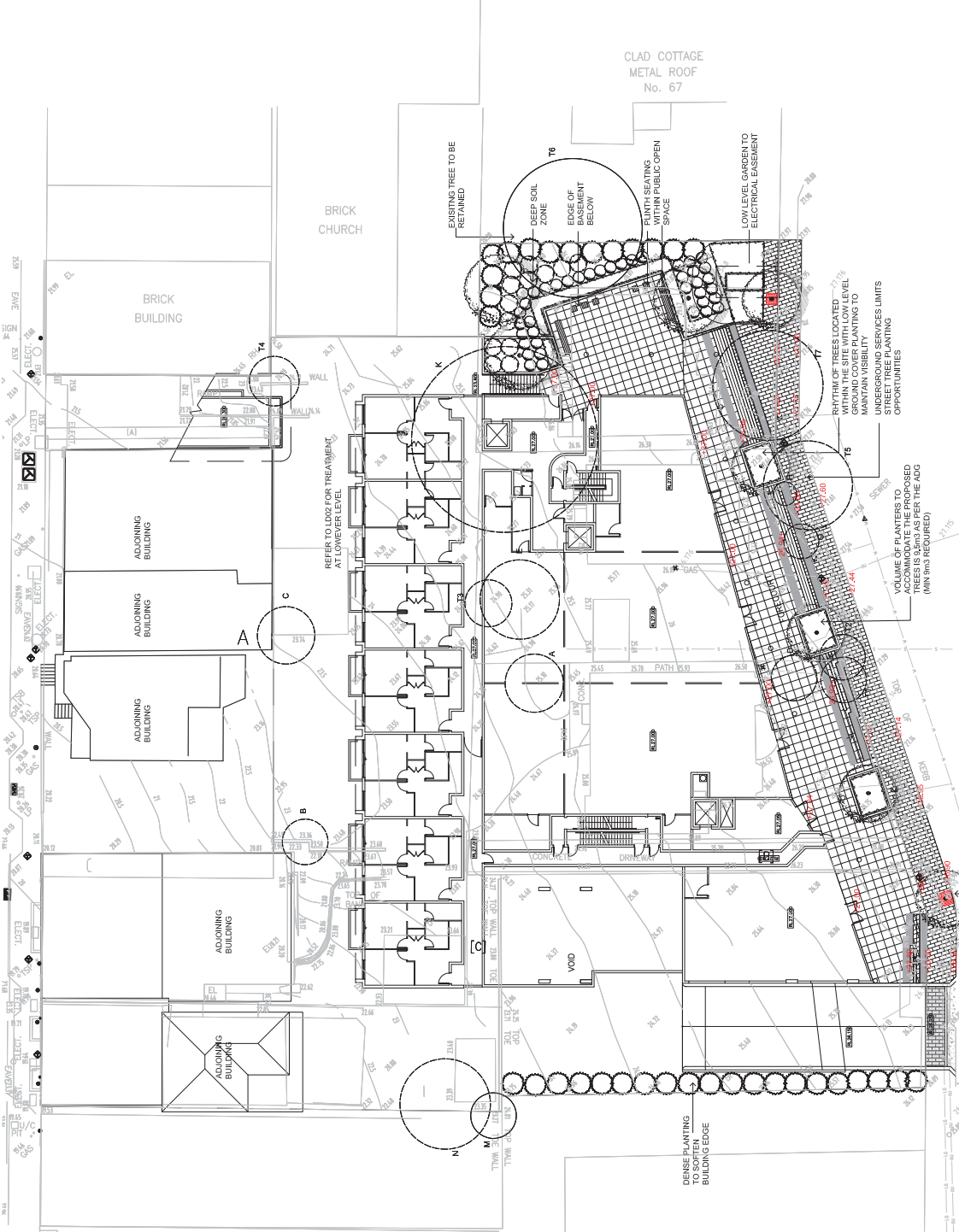
140 KINGS ST, WOLLONGONG NSW 2500
Ph: 02 422 4400 Fax: 02 422 4410 www.admarchitects.com.au

Project
PROPOSED MIXED USE DEVELOPMENT
COMPRISING OF NEW RESIDENTIAL
APARTMENTS ABOVE COMMERCIAL
STORES, A NEW CINEMA, A NEW
SHOP TO KESMA STREET AND EXTENSION OF
EXISTING HERITAGE BUILDING

Site
LOTS 1 & 2 DP 132441, LOTS 2, 3 & 4 DP 13385
LOT 1 & 2 DP 13385, LOT 3 DP 13385
LOT 4 DP 13385, LOT 5 DP 13385
KESMA AND THOMAS STREET,
WOLLONGONG

For
SAM HANNA & CO

Date	
DEVELOPMENT APPLICATION ARTIST IMPRESSION SE ASPECT	
Scale	Date
NTS	SEPTEMBER 2018
Drawn	Client
LOD 3	ADM
Project No.	Drawing No.
2015-2A	A33
	Sheet
	B



GROUND FLOOR

No	Botanical Name	Action
T1	Archontophoenix cunninghamiana	Remove
T2	Archontophoenix cunninghamiana	Remove
T3	Archontophoenix cunninghamiana	Remove
T4	Waxtonia sp.	Remove
T5	Melaleuca quinquenervia	Retain
T6	Callis occidentalis	Remove
T7	Plumeria acuminata	Remove
A	Callis occidentalis	Remove
B	Callis occidentalis	Remove
C	Callis occidentalis	Remove
D	Callis occidentalis	Remove
E	Callis occidentalis	Remove
F	Callis occidentalis	Remove
G	Callis occidentalis	Remove
H	Scaevola taccada	Remove
K	Callis occidentalis	Remove
M	Callis occidentalis	Remove
N	Callis occidentalis	Remove

NOTE: The above tree schedule has been extracted from the arborist report prepared by Allied Tree Consulting dated 26.10.17. Refer to the arborist's report for further details on the existing trees.
NOTE: Existing trees numbers T1, T2, B, D and M are indicative only and are subject to survey.

PROPOSED STREET TREES
TRISTANOPSIS LAURINA (as per
Council's tree schedule)
UPLIFTED AT TIME OF PLANTING.
INCREASES PEDESTRIAN
VISIBILITY ADJACENT TO
THE TREE

LEGEND

- Existing levels and contours
- Proposed spot levels
- Existing trees to be removed
- Existing trees to be retained
- Proposed tree planting
- Proposed select tile paving
- Proposed basalt paving as per PDTM 600x300x40mm, Exfoliated finish
- Proposed charcoal coloured paving
- Proposed tactile indicators
- Proposed tree grates as per WCC Public Domain Manual
- Proposed raised planters
- Proposed timber screen 1800mm high
- Proposed retaining walls to engineers detail
- Proposed plinth seats

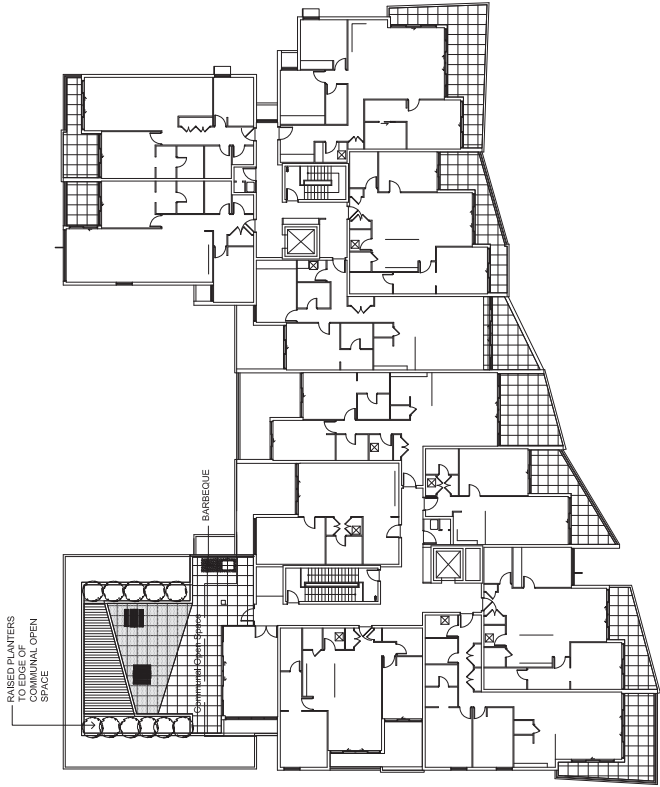


ISSUE: Amended Development Application 05.09.18
ISSUE: Development Application 05.09.18
ISSUE: Development Consent 27.09.17
ISSUE: Development Consent 27.09.17
ISSUE: Development Application 08.03.17
ISSUE: For Co-ordination 20.02.17, 26.02.17
REV: A: Amended building and landscape 29.08.18, 04.09.18
REV: B: Amended building and landscape 04.09.18

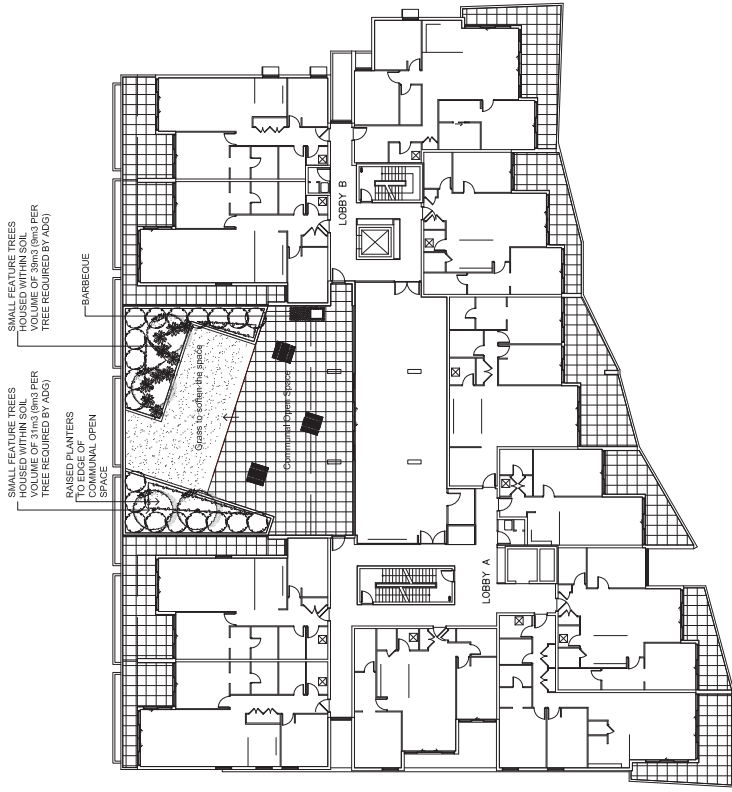


PROJECT
Proposed Mixed Use Development
Lots 2, 3 & 4 DP 12385, Lot 1 DP 510890
Kairā and Thomas Street
WOLLONGONG

DRAWING TITLE
Ground Level
Landscape Concept Plan
client
Sam Hanna and Co
DRAWING NO.
1767-LD01B
SCALE: 1:200 @ A1, 1:400 @ A3
CHECKED: TW
DATE: 20.02.17

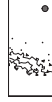


LEVEL 6



LEVEL 1

LEGEND



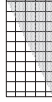
Proposed tree planting



Proposed mass shrub planting



Proposed turf



Proposed select tile paving



Proposed BBQ



Proposed Picnic tables



Proposed raised planters



Proposed timber deck



ISSUE: Amended Development Application 05.03.18
ISSUE: For Co-ordination 25.03.18, 04.03.18
ISSUE: For Co-ordination 25.03.18, 04.03.18
ISSUE: Development Application 09.03.17
ISSUE: For Co-ordination 20.02.17, 28.02.17
REV.B: Amend building and COS 20.08.18, 04.03.18
REV.A: Amend building and landscape 08.09.17



PO Box 365 Wollongong NSW 2520
Level 1, 125 Crown Street
Wollongong NSW 2500
Phone: 02 4227 6876
Email: design@ochre.net.au

PROJECT

Proposed Mixed Use Development
Lots 2, 3 & 4 DP 12385, Lot 1 DP 510890
Kefra and Thomas Street
WOLLONGONG

DRAWING TITLE

Level 1 and 6
Landscape Concept Plan

CLIENT

Sam Hanna and Co

DRAWING NO.

1767-LD03A

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

CHECKED: TW

DATE: 20/02/17

