

- 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 :

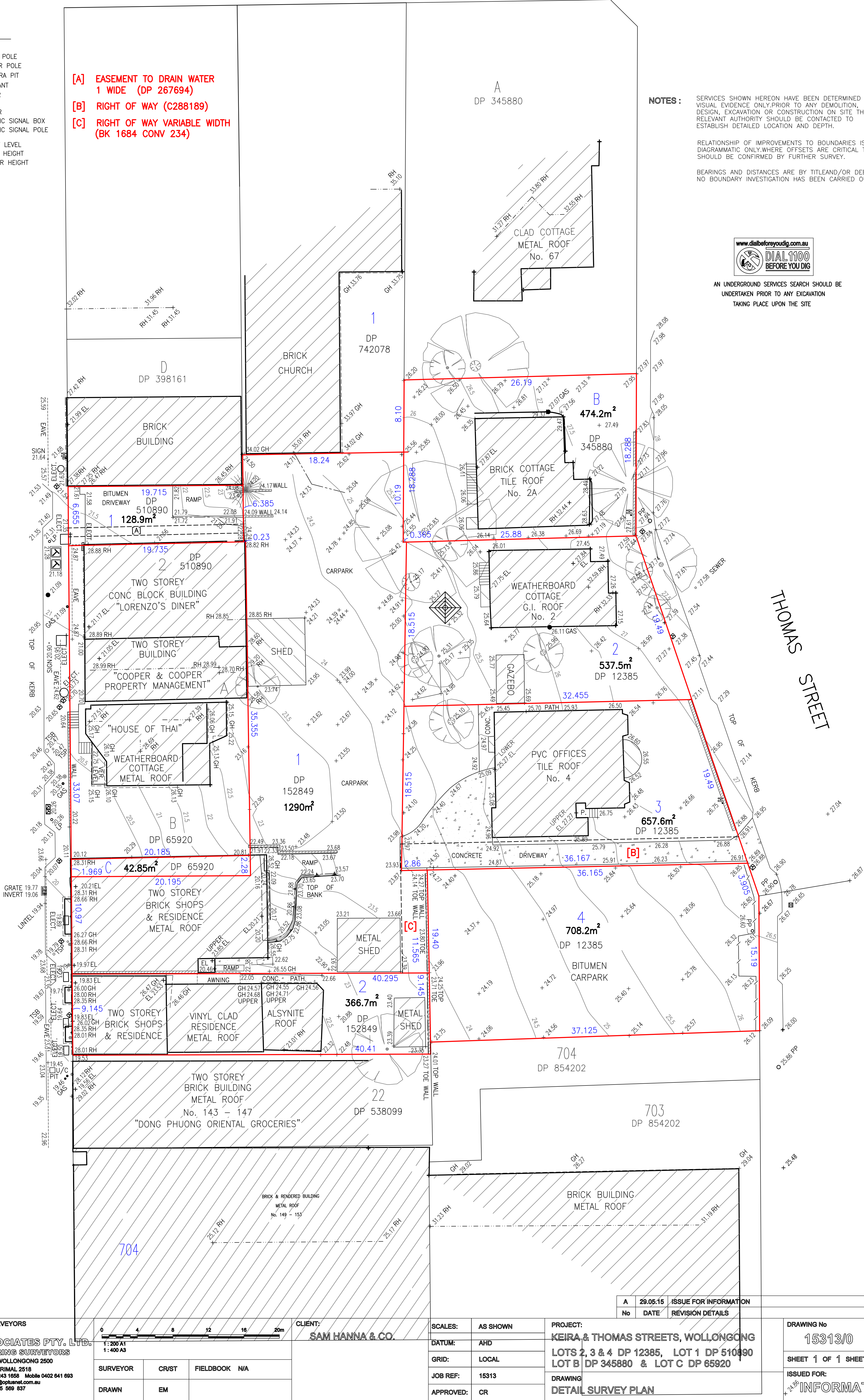
SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, DESIGN, EXCAVATION OR CONSTRUCTION ON SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

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



CONSULTING REGISTERED SURVEYORS

G. ROBSON & ASSOCIATES PTY. LTD.
LAND & ENGINEERING SURVEYORS
85-87 SMITH STREET, WOLLONGONG 2500
P.O. BOX 93, CORRAL 2518
Phone: 02 4243 1845 Fax: 02 4243 1658 Mobile 0402 641 693
Email: crobsonsur@optusnet.com.au
A.B.N. 63 105 569 537

SURVEYOR	CR/ST	FIELDBOOK	N/A
DRAWN	EM		

CLIENT:

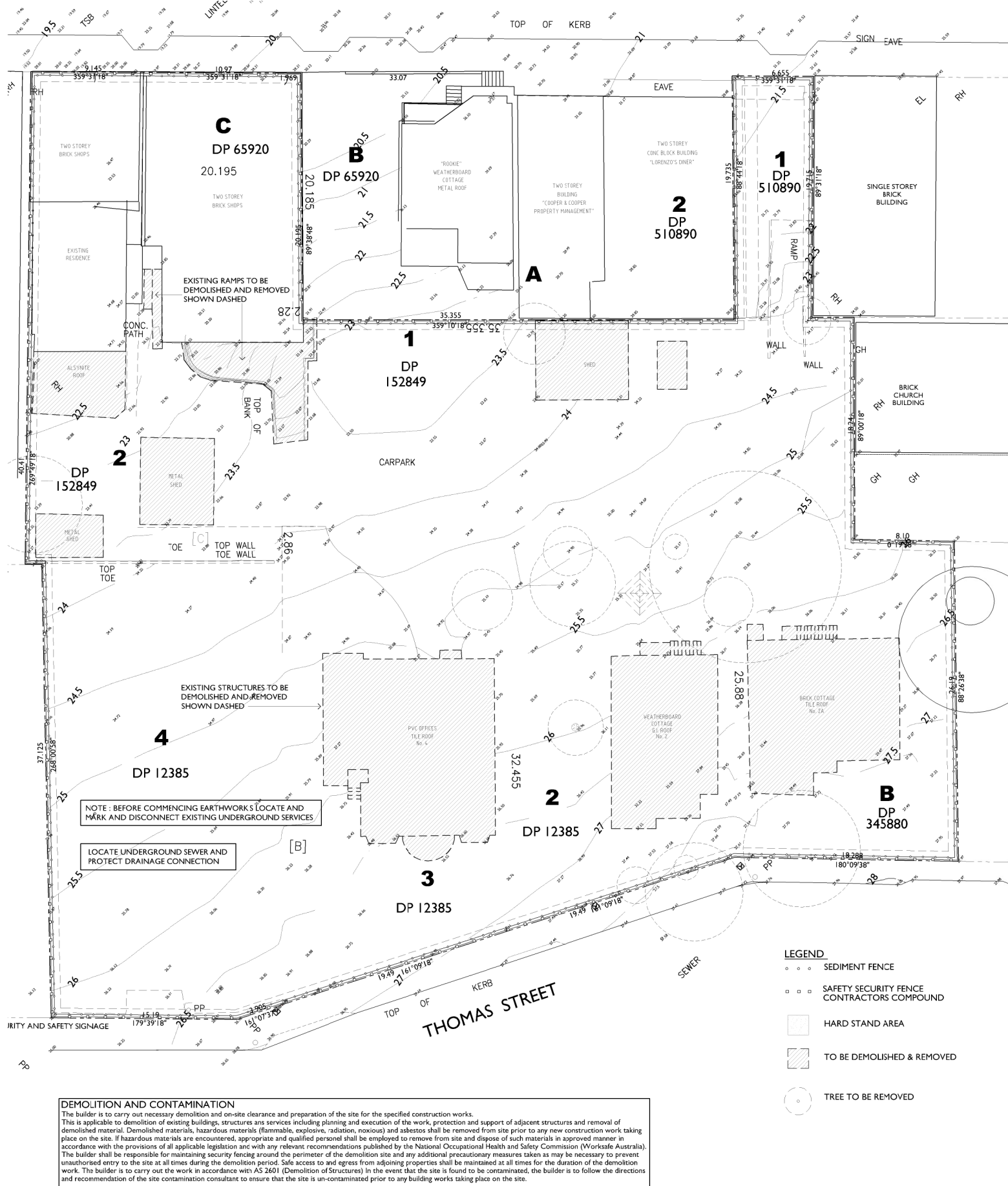
SAM HANNA & CO.

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	29.05.15	ISSUE FOR INFORMATION
No	DATE	REVISION DETAILS

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



GENERAL NOTES

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

DEMOLITION, SITE CLEARING & CONTAMINATION

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 foundations to the existing structures) and asbestos shall be removed from site prior to any new construction work taking place on site.

If hazardous materials are encountered, appropriate and qualified personnel shall be employed to remove from site and dispose of such materials in approved manner 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 approved manner 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.

CONSTRUCTION MANAGEMENT POINTS

- 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 on drawings.
- A new hard stand area and shaker grid shall be constructed on 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 may be relocated on the podium level in the final phase of construction.
- A dilapidation survey will be carried out by the contractor before the commencement of any work on site.

Applicable Australian Standards

- AS2601 - Demolition of structures
- AS2436 - Guide to noise control...demolition sites
- AS3798 - Guide to earthworks...residential developments
- AS1289 - Methods of testing soils for engineering purposes
- AS1725 - Galvanised: stainless chainwire security fencing

Exit/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 5.0 metres from the street kerb, so as to ensure soil and excavated materials are not transported off-site.

Storage Areas

Storage areas will be front yard open space.

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 trench and fixed with stakes. All silt barriers are to be wholly with the site area.

Existing Paving and Vegetation

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

Material Stockpiles

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

SOIL & WATER MANAGEMENT

This plan shall be read in conjunction with the engineering plans, and any other plans or written instructions that may be issued relating to the future development at the subject site. The contractor shall ensure that all soil and water management works are located as indicated on this drawing. All sub-contractors shall be made aware of their responsibilities in minimising the potential for soil erosion and pollution to down-slope lands and water ways. 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:

- install any necessary security/boundary fences for this site;
- 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 landscaping shall be undertaken as soon as possible, and within 20 working days from completion of construction activities. Any silt and used in the concrete curing process (spread over the surface) shall be removed as soon as possible, and within 10 working days from 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. Receptors for concrete and mortar slurries, paints, acid washings, lightweight 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 lanes closer than 2 metres from likely areas of concentrated or high-velocity flows 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 down-slope lands and waterways; i.e. make ongoing changes to the plan;
- maintain erosion 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.

EROSION AND SEDIMENTATION CONTROL NOTES

The Contractor shall provide sediment fencing material during construction to be installed inside site fencing on low sides 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. humex propex silt stop) standing 500mm above ground and extending 150 below ground. Silt barriers, silt traps, saltation screens and the like shall be constructed with geotextile sediment fabric attached to steel star pickets or security fencing, or with Hessian bags. All to 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 "feet".



2 Thomas Street, Wollongong



2A Thomas Street, Wollongong

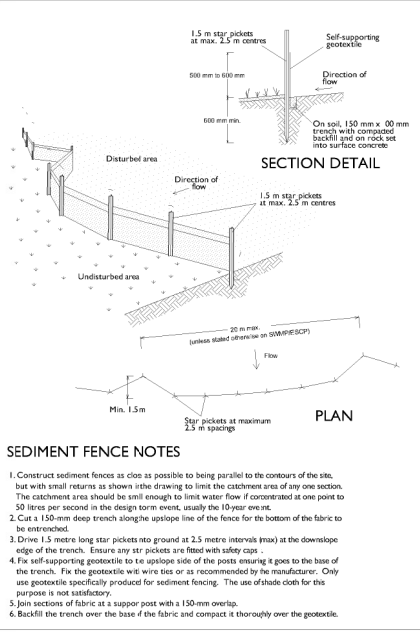


4 Thomas Street, Wollongong

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A	30.03.2017	ISSUED FOR DA

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SEDIMENT FENCE NOTES

- Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
- Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
- Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
- Join sections of fabric at a support post with a 150-mm overlap.
- Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

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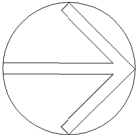
Project
PROPOSED MIXED USE DEVELOPMENT
COMPRISING OF NEW RESIDENTIAL
APARTMENTS ABOVE COMMERCIAL
PREMISES & BASEMENT PARKING & NEW
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LOT C DP 65920
KEIRA AND THOMAS STREET,
WOLLONGONG

For
SAM HANNA & CO

Title DEVELOPMENT APPLICATION SITE MANAGEMENT & DEMOLITION PLAN		
Scale 1:200 @ A1 1:400 @ A3	Date MARCH 2017	
Drawn LGD SJ	Checked ADM	
Project No. 2015-12A	Drawing No. A35	Issue A

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DEMOLITION AND SITE MANAGEMENT PLAN

Keira & Thomas Street, Wollongong

MIXED USE DEVELOPMENT OVER BASEMENT PARKING

AT

KEIRA & THOMAS STREET, WOLLONGONG

ARCHITECTURAL DRAWING SCHEDULE

No.	DESCRIPTION	SCALE @ A1	No.	DESCRIPTION	SCALE @ A1	No.	DESCRIPTION	SCALE @ A1
A00	TITLE SHEET	NTS	A15	LEVEL 2 FLOOR PLAN	1:150	A27	SHADOW ANALYSIS 1 of 2	NTS
A01	SITE/DEVELOPMENT SUMMARY	NTS	A16	LEVEL 3 & 5 FLOOR PLAN	1:150	A28	SHADOW ANALYSIS 2 of 2	NTS
A02	SITE ANALYSIS DIAGRAM	1:750	A17	LEVEL 4 FLOOR PLAN	1:150	A29.1	SOLAR ACCESS STUDY 9am	NTS
A03.1	SITE LOCALITY AND STREET SECTIONS	AS NOTED	A18	LEVEL 6 FLOOR PLAN	1:150	A29.2	SOLAR ACCESS STUDY 10am	NTS
A03.2	SITE LOCALITY AND STREET SECTIONS	AS NOTED	A19	NORTH ELEVATION	1:150	A29.3	SOLAR ACCESS STUDY 11am	NTS
A04	CONTEXTUAL MODEL	NTS	A20	EAST ELEVATION	1:150	A29.4	SOLAR ACCESS STUDY 12pm	NTS
A05	CONTEXTUAL STREETSCAPE - MARKET ST	NTS	A21	SOUTH ELEVATION	1:150	A29.5	SOLAR ACCESS STUDY 1pm	NTS
A06	CONTEXTUAL STREETSCAPE - CNR THOMAS & SMITH ST	NTS	A22	WEST ELEVATION	1:150	A29.6	SOLAR ACCESS STUDY 2pm	NTS
A07	CONTEXTUAL STREETSCAPE - VICTORIA ST	NTS	A23	WEST INTERNAL ELEVATION	1:150	A29.7	SOLAR ACCESS STUDY 3pm	NTS
A08	CONTEXTUAL STREETSCAPE - CNR KEIRA & SMITH ST	NTS	A24	SECTION A-A	1:150	A30	PRE & POST ADAPTATION PLAN 1 OF 2	1:50
A09	SITE/ROOF PLAN	1:200	A25	SECTION B-B	1:150	A31	PRE & POST ADAPTATION PLAN 2 OF 2	1:50
A10	BASEMENT 3 FLOOR PLAN	1:150	A25.1	PARSONS LANE INTERFACE SECTIONS 1 OF 2	1:100	A32	COLOUR & MATERIALS SCHEDULE	NTS
A11	BASEMENT 2 FLOOR PLAN	1:150	A25.2	PARSONS LANE INTERFACE SECTIONS 2 OF 2	1:100	A33	ARTIST IMPRESSION	NTS
A12	BASEMENT 1 FLOOR PLAN	1:150	A25.3	THOMAS STREET INTERFACE SECTIONS	1:100	A34	ARTIST IMPRESSION PARSONS LANE ASPECT	NTS
A13	GROUND FLOOR PLAN	1:150	A26.1	HERITAGE PLANS - GROUND FLOOR & FIRST FLOOR	1:100	A35	SITE MANAGEMENT & DEMOLITION PLAN	1:200
A14	LEVEL 1 FLOOR PLAN	1:150	A26.2	HERITAGE PLANS - FITOUT PLAN HERITAGE BUILDINGS	1:100			

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A	30.03.2017	ISSUED FOR DA
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C	07.09.2018	AMENDED FOR DA

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NaTHERS THERMAL PERFORMANCE SPECIFICATION

March 2017		BSA Reference: 10566				
Building Sustainability Assessments		Ph: (02) 4962 3439				
enquiries@buildingsustainability.net.au		www. buildingsustainability.net.au				
Important Note for Development Applicants						
The following specification was used to achieve the thermal performance values indicated on the Assessor 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 alternate specifications are detailed, the location and extent of the alternate 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 varies 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	R2.0	Any				
Internal Wall Construction	Insulation	Detail				
Plasterboard on studs	none					
75mm AAC veneer to party walls	R2.0					
Ceiling Construction	Insulation	Detail				
Plasterboard	R3.5 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					
As drawn (if not noted default values used)						
Windows	Glass and frame type	U	SHGC	Area sq m	Detail	
Generic	Single clear	Aluminium	As drawn			
Skylights	Glass and frame type	U	SHGC	Area sq m	Detail	
U and SHGC values are according to NFRC. Alternate 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						Width includes guttering, offset is distance above windows
Width: as drawn		Offset: as drawn		Nominal only, refer to plan for detail		
Fixed shading - Other						Verandahs, Pergolas (type and description)
Shaded areas and shade devices as drawn						
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:						
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1						
- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)						
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)						
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)						
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.						

ARTIST IMPRESSION



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Project
PROPOSED MIXED USE DEVELOPMENT
COMPRISING OF NEW RESIDENTIAL
APARTMENTS ABOVE COMMERCIAL
PREMISES & BASEMENT PARKING & NEW
SHOP TO KEIRA STREET & RETENTION OF
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At
LOTS 1 & 2 DP 152849, LOTS 2,3 & 4 DP 12385
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LOT C DP 65920
KEIRA AND THOMAS STREET,
WOLLONGONG

For
SAM HANNA & CO

Title DEVELOPMENT APPLICATION TITLE SHEET		
Scale NTS	Date SEPTEMBER 2018	
Drawn LGD SJ	Checked ADM	
Project No. 2015-12A	Drawing No. A00	Issue C

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Project :			Keira & Thomas Street, WOLLONGONG			
Project No:		2015-12A				
Date:		September 2017				
			Controls		Proposed	
Site Area (m²)			4,206m²			
Wollongong LEP 2009						
Land use			B4 Mixed Use		Mixed Use Development	
FSR			Refer Fig.D		2.64:1	
Height (m²)			24m		Max Overall Height: 23.95m	

Level	Commercial GFA	Residential GFA	1 bdrm	2 bdrm	3 bdrm	Unit Totals
Keira St Shop (New)	63					
Basement 2	68					
Basement 1		361				
Ground (Thomas St)	831	699	0	7	0	7
Level 1		1360	1	9	1	11
Level 2		1349	2	10	1	13
Level 3		1349	2	10	1	13
Level 4		1349	2	10	1	13
Level 5		1349	2	10	1	13
Level 6		1170	2	8	1	11
Heritage (existing)	605	166	0	0	2	2
Surplus Carparking		351				
Total	1567	9476	11	64	8	83
Unit Mix			13%	77%	10%	100%
Total Units		83				
Total GFA		11070				
Maximum Permissible GFA		11103				

Car Parking Requirements (RMS)	Min. rate	Allowable	Provided
Commercial	1/60m²	26	26
1 bdrm	0.6/unit	7	11
2 bdrm	0.9/unit	58	69
3 bdrm	1.4/unit	12	24
Visitor	1/5 units	17	17
Total		120	147

Accessible Parking Requirements	No. of Adaptable 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	Rate:	80L/unit/week	40L/unit/week
	Weekly Total:	6720L	6720L
Total Bins Required	240L	28	28
Total Bins Provided	240L	28	28

Commercial General Waste:	
New Keira St Shop 131m ² : 700L (100L/day)	
Existing Heritage buildings 605m ² : 2100L (300L/day)	
New Thomas St Commercial tenancies 817m ² : 3150L (450L/day)	
Total Commercial General Waste: 5950L/week (5 x 660L bins provided with pick up twice weekly)	
Commercial Recycling Waste:	
New Keira St Shop 131m ² : 350L (50L/day)	
Existing Heritage buildings 605m ² : 1050L (150L/day)	
New Thomas St Commercial tenancies 831m ² : 3150L (450L/day)	
Total Commercial General Waste: 4550L/week (4 x 660L bins provided with pick up twice weekly)	

Figure A: Land Zoning Map

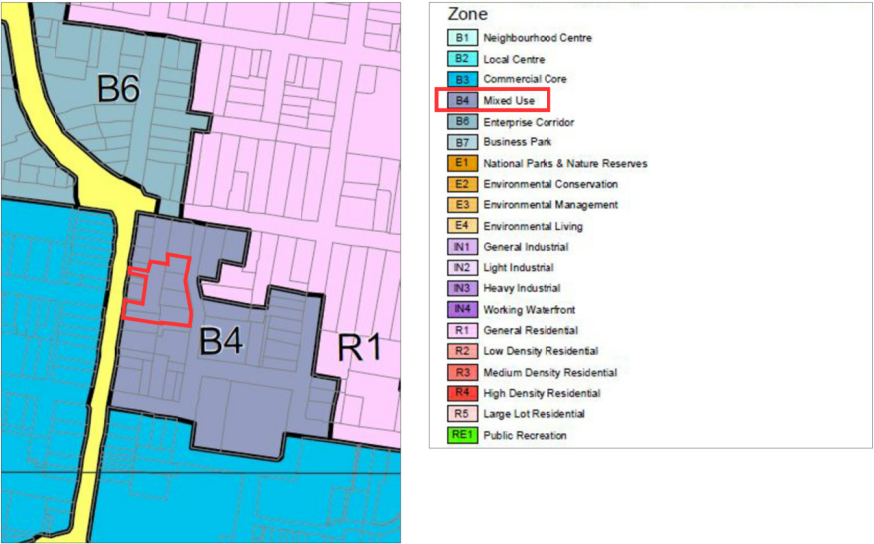


Figure B: Height of Building Map

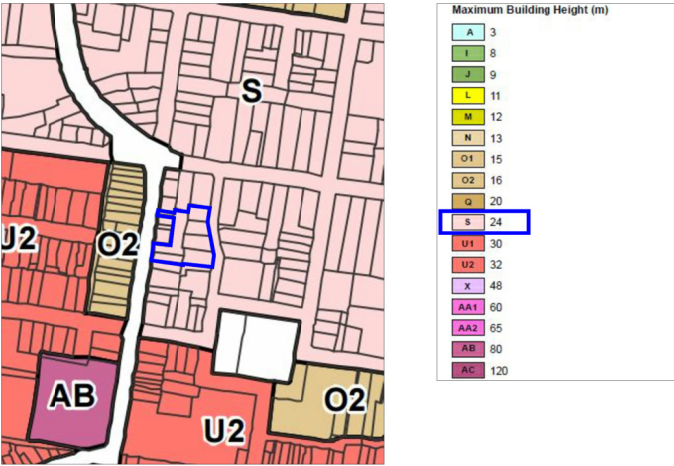


Figure C: Heritage Map

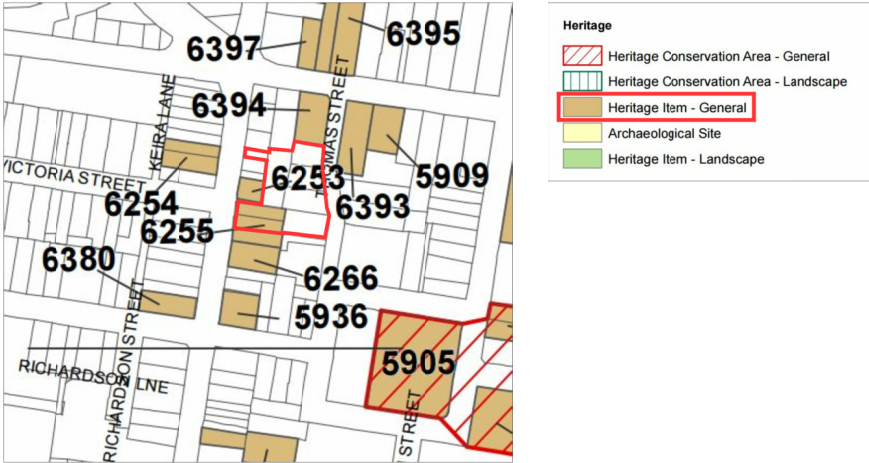
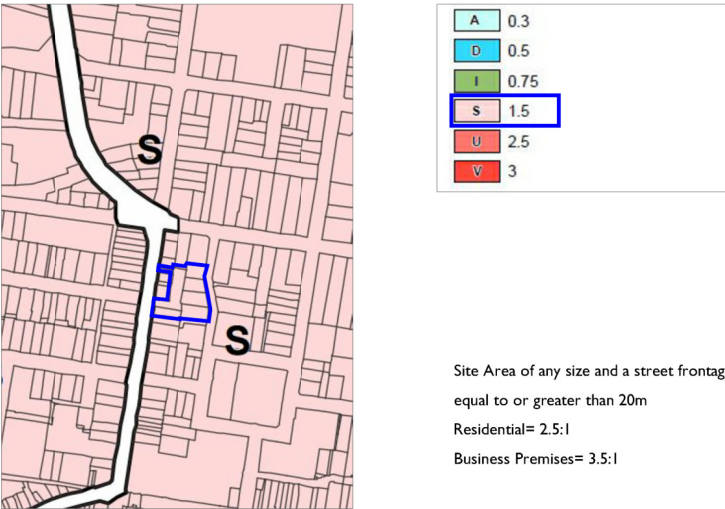


Figure D: Maximum Floor Space Ratio (n:1)



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

$$(NRFSR \times NR/100) + (RFSR \times R/100):1$$

where:

NR is the percentage of the floor space of the building used for purposes other than residential purposes.

NRFSR 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.

RFSR is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for residential purposes.

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COMPRISING OF NEW RESIDENTIAL
APARTMENTS ABOVE COMMERCIAL
PREMISES & BASEMENT PARKING & NEWV
SHOP TO KEIRA STREET & RETENTION OF
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LOT C DP 65920
KEIRA AND THOMAS STREET,
WOLLONGONG

For
SAM HANNA & CO

Title DEVELOPMENT APPLICATION SITE/DEVELOPMENT SUMMARY		
Scale NTS	Date SEPTEMBER 2018	
Drawn LGD SJ	Checked ADM	
Project No. 2015-12A	Drawing No. A01	Issue C

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VIEW 1 from subject site towards corner of Market and Thomas Street



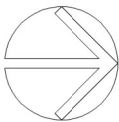
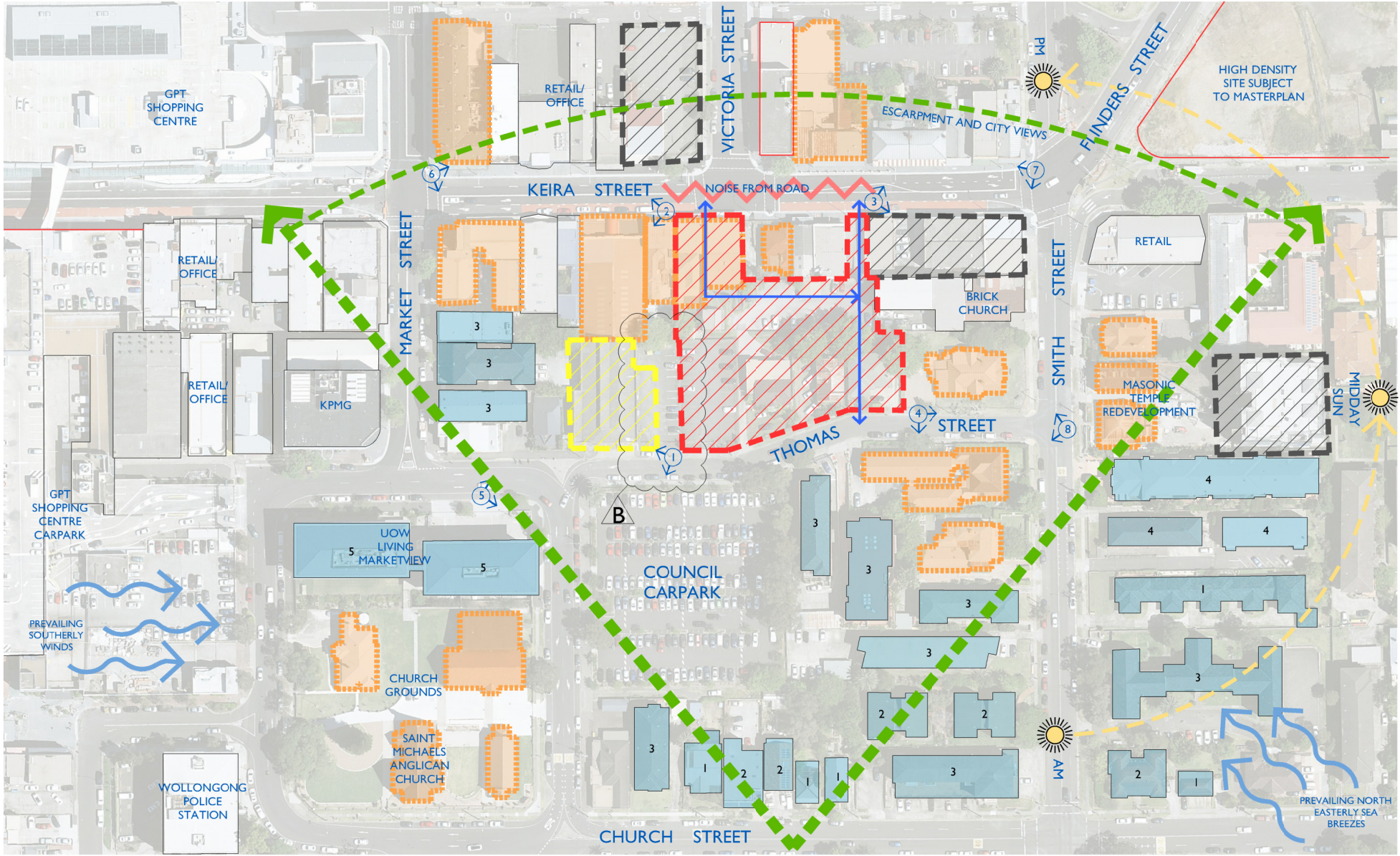
VIEW 2 from subject site towards the corner of Keira and Market Street



VIEW 3 from subject site towards corner of Keira and Smith Street



VIEW 4 from subject site towards corner of Smith and Thomas Street



SITE ANALYSIS DIAGRAM



VIEW 5 from corner of Market and Thomas Street towards subject site



VIEW 6 from corner of Keira and Market Street towards subject site



VIEW 7 from Keira and Smith Street towards subject site



VIEW 8 from corner of Smith and Thomas Street towards subject site

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- WIND DIRECTION
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- LOCATION OF PHOTO
- RESIDENTIAL USES & HEIGHT
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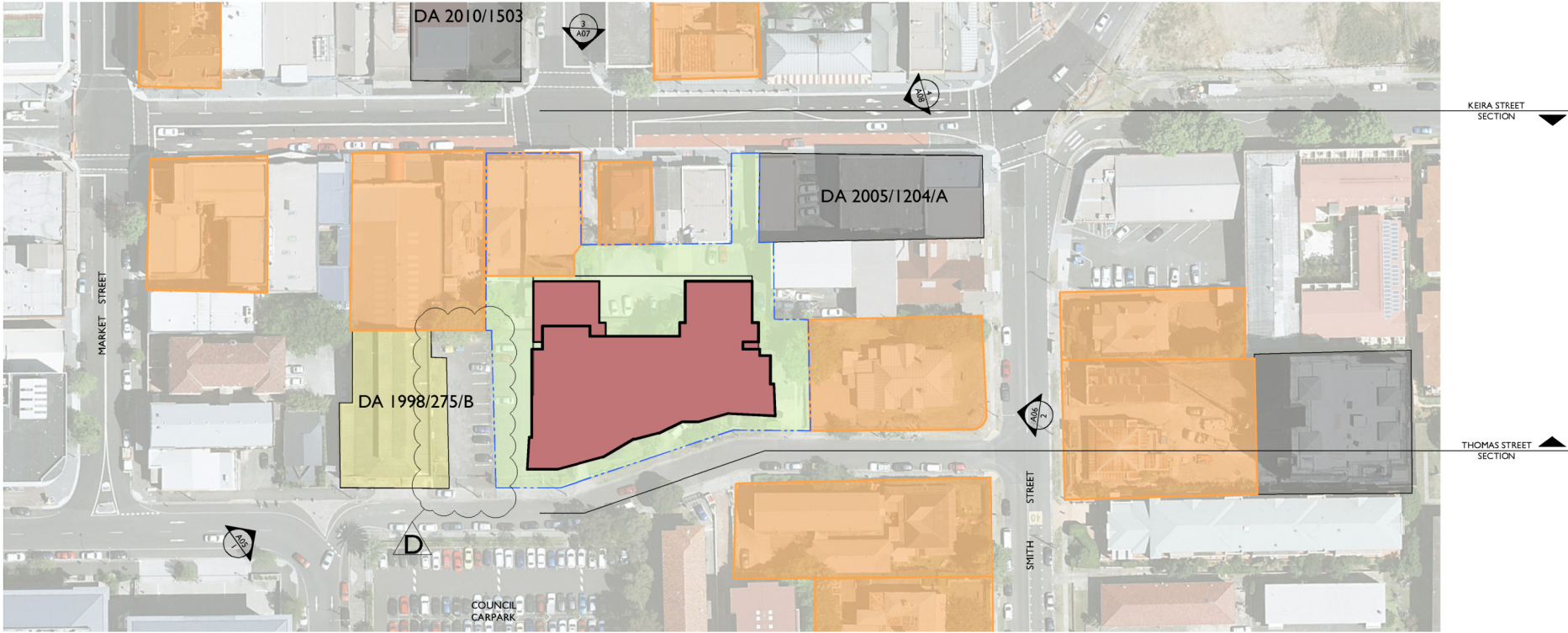
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LOT 1 DP 510890, LOT B DP 345880
LOT C DP 65920
KEIRA AND THOMAS STREET,
WOLLONGONG

For
SAM HANNA & CO

Title DEVELOPMENT APPLICATION SITE ANALYSIS DIAGRAM		
Scale 1:1000 @ A1 1:2000 @ A3	Date SEPTEMBER 2018	
Drawn LGD SJ	Checked ADM	
Project No. 2015-12A	Drawing No. A02	Issue B

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 **SITE LOCALITY PLAN**
SCALE 1:1500 @ A3

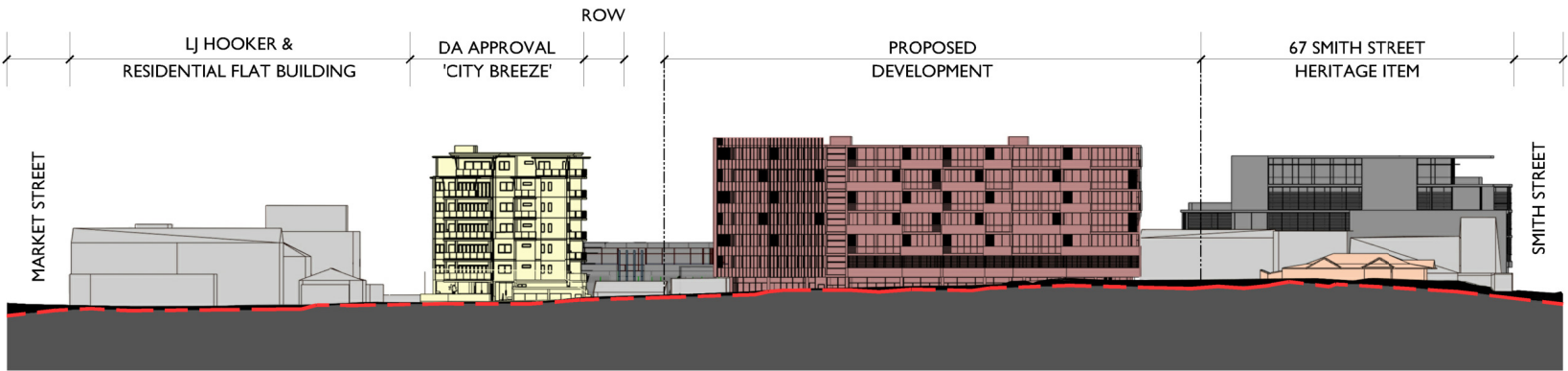
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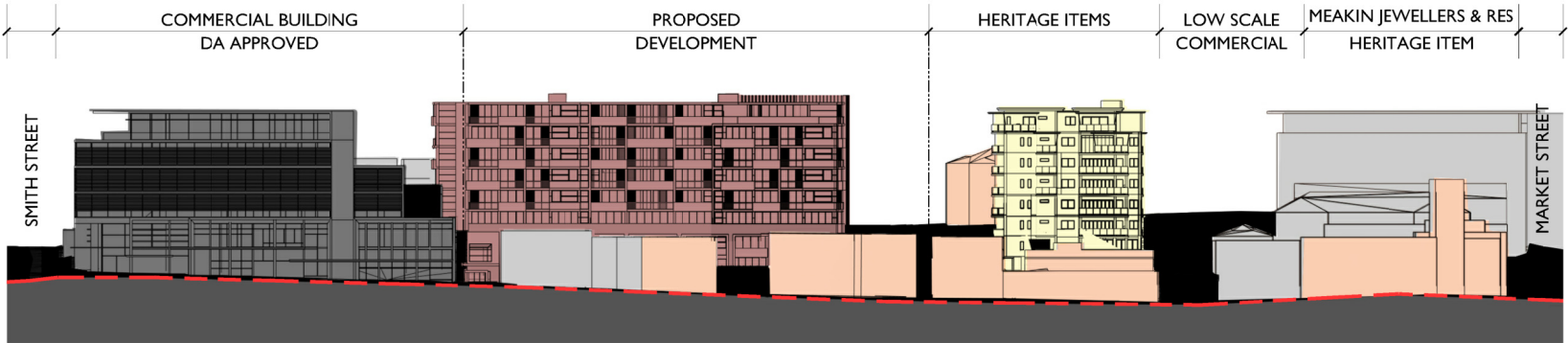
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-  EXISTING BUILT FORM
-  HERITAGE ITEMS
-  DA APPROVALS
-  CONSTRUCTION COMPLETED
-  PROPOSED BUILDING



THOMAS STREET SECTION
SCALE 1:1000 @ A3



KEIRA STREET SECTION
SCALE 1:1000 @ A3



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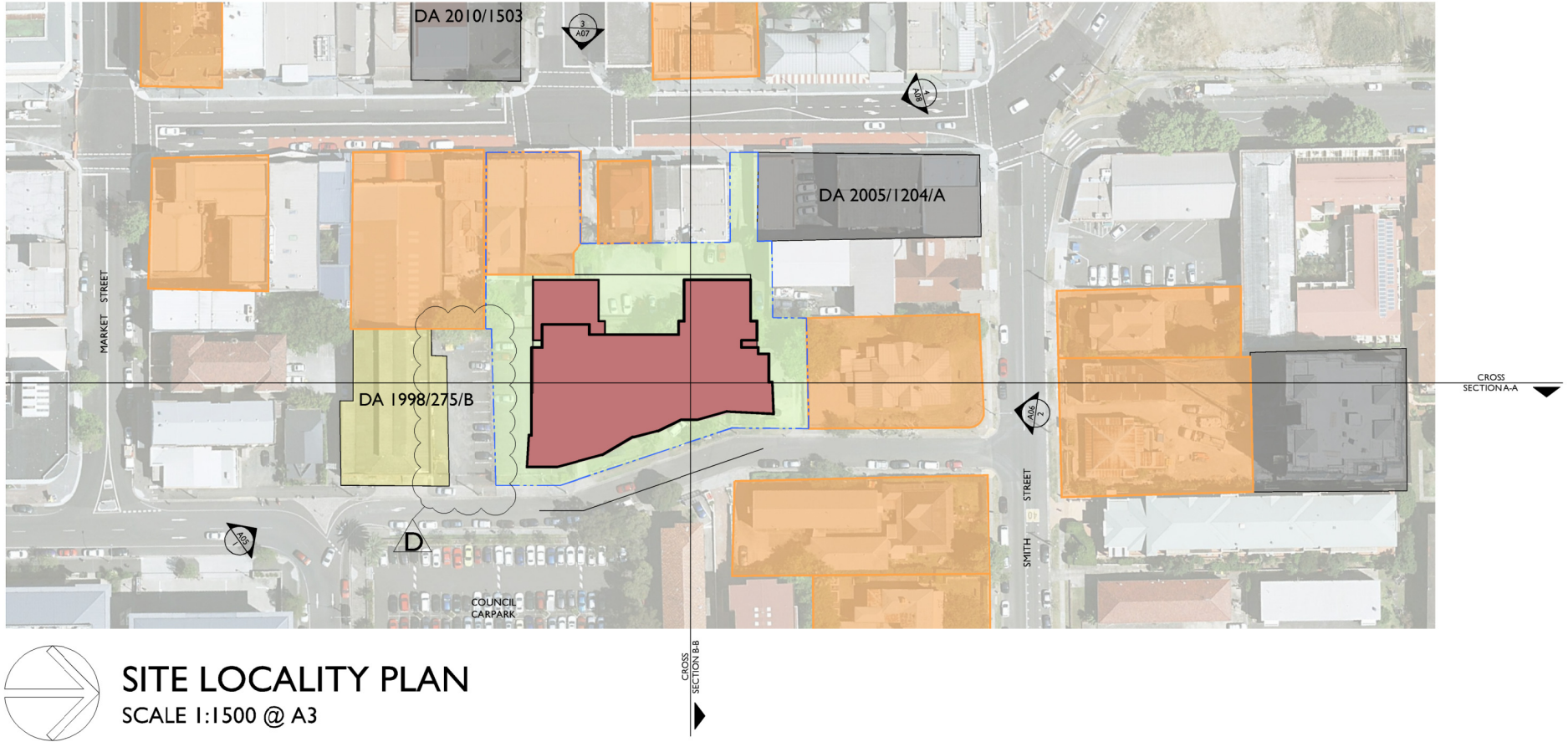
Title
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SITE LOCALITY PLAN & STREET SECTIONS

Scale AS NOTED	Date SEPTEMBER 2018
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Drawn LGD SJ	Checked ADM
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Project No. 2015-12A	Drawing No. A03.1	Issue D
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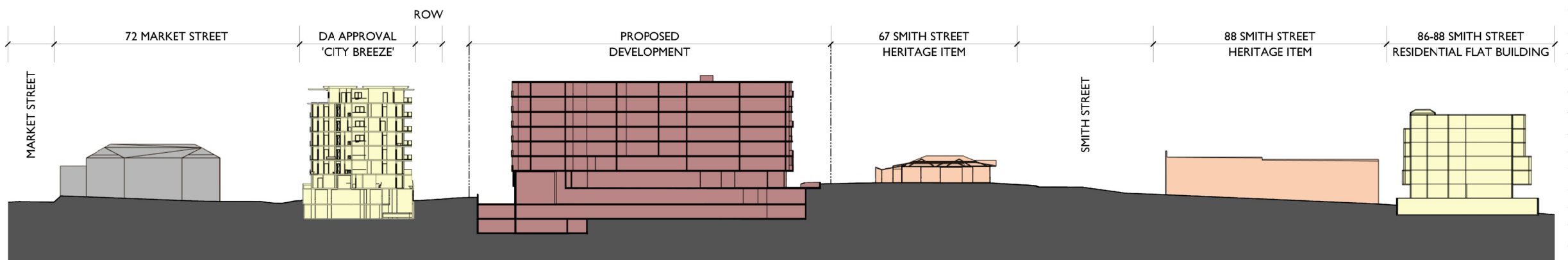
SITE LOCALITY PLAN
SCALE 1:1500 @ A3

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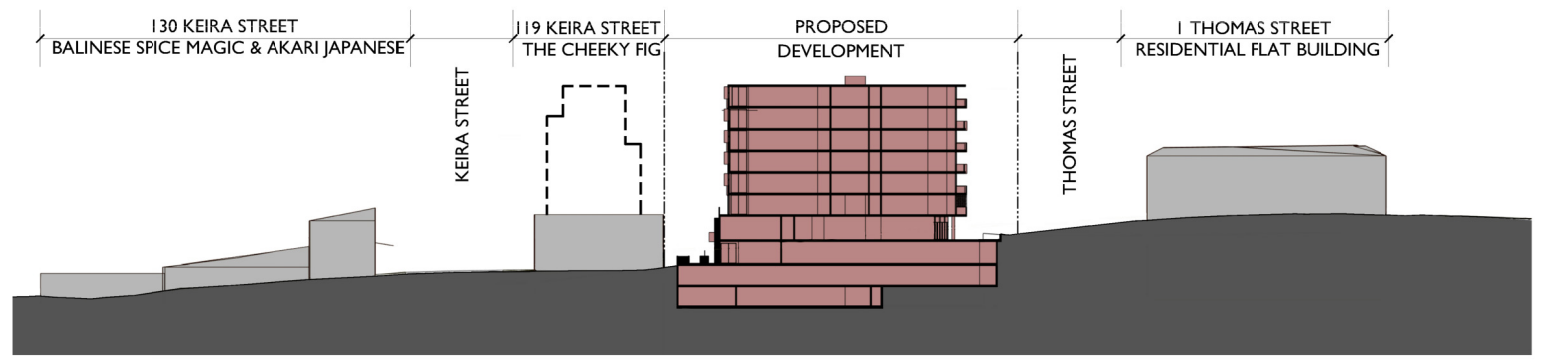
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- LEGEND**
- EXISTING BUILT FORM
 - HERITAGE ITEMS
 - DA APPROVALS
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 - PROPOSED BUILDING



CROSS SECTION A-A
SCALE 1:1000 @ A3



CROSS SECTION B-B
SCALE 1:1000 @ A3



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WOLLONGONG

For
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Title
DEVELOPMENT APPLICATION
SITE LOCALITY PLAN & STREET SECTIONS

Scale AS NOTED	Date SEPTEMBER 2018
Drawn LGD SJ	Checked ADM
Project No. 2015-12A	Drawing No. A03.2
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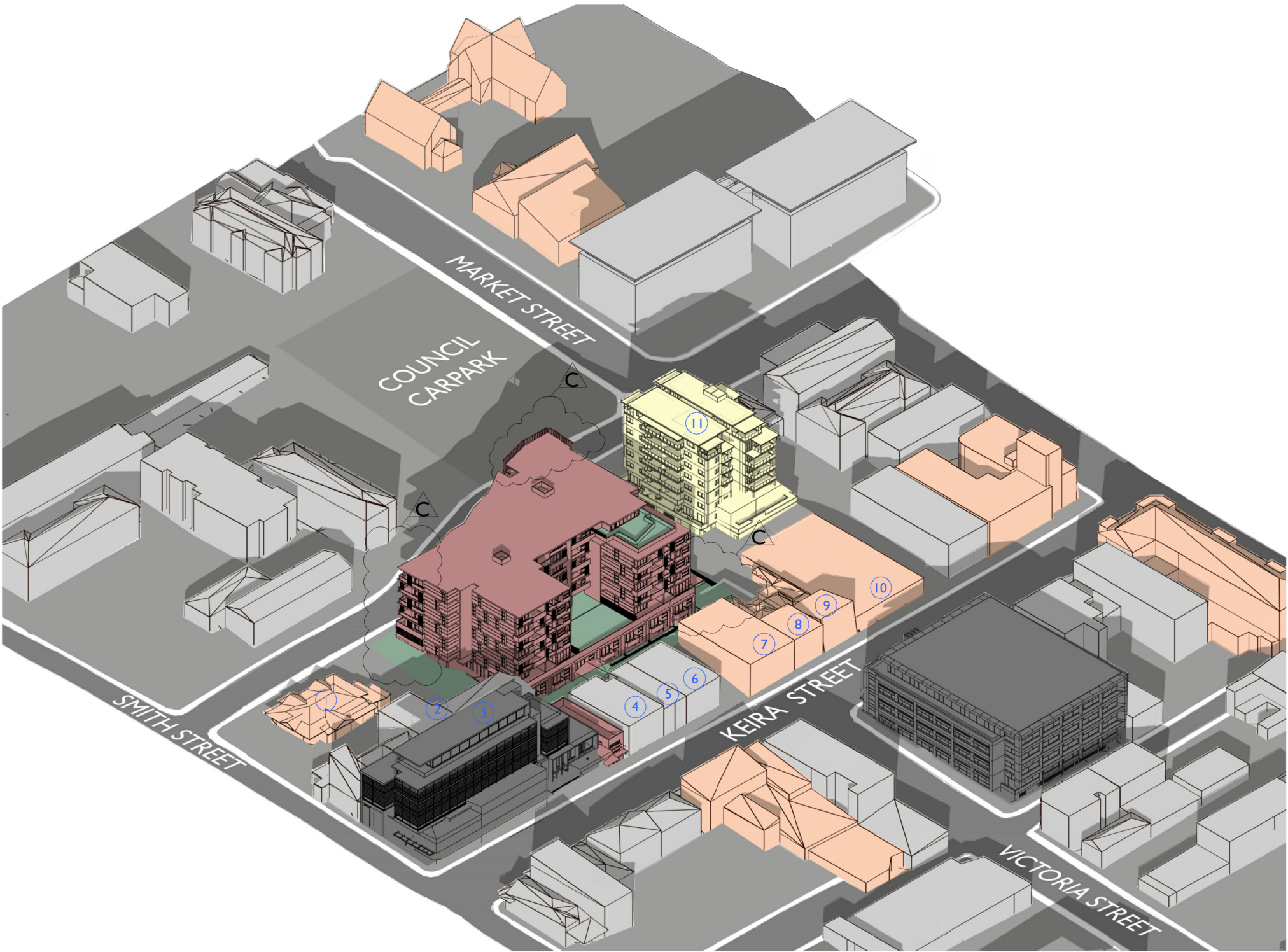
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CONTEXTUAL ENVELOPE MODEL

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 25.120
③ = RL 44.400	⑦ = RL 28.660	⑪ = RL 48.540
④ = RL 28.890	⑧ = RL 28.350	



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LOT C DP 65920
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Title DEVELOPMENT APPLICATION CONTEXTUAL ENVELOPE MODEL		
Scale NTS	Date SEPTEMBER 2018	
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Project No. 2015-12A	Drawing No. A04	Issue C

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CONTEXTUAL STREETSCAPE VIEW I
Looking North towards Thomas Street from Market Street

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WOLLONGONG

For
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Title
DEVELOPMENT APPLICATION
CONTEXTUAL STREETSCAPE - VIEW I

Scale	Date		
NTS	SEPTEMBER 2018		
Drawn	Checked		
LGD SJ	ADM		
Project No.	Drawing No.	Issue	
2015-12A	A05	C	

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CONTEXTUAL STREETSCAPE VIEW 2
Looking South towards Thomas Street from Smith Street

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Title
DEVELOPMENT APPLICATION
CONTEXTUAL STREETSCAPE - VIEW 2

Scale	Date
NTS	SEPTEMBER 2018

Drawn	Checked
LGD SJ	ADM

ProjectNo.	Drawing No.	Issue
2015-12A	A06	C

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CONTEXTUAL STREETSCAPE VIEW 3
Looking East towards subject site from Victoria Street

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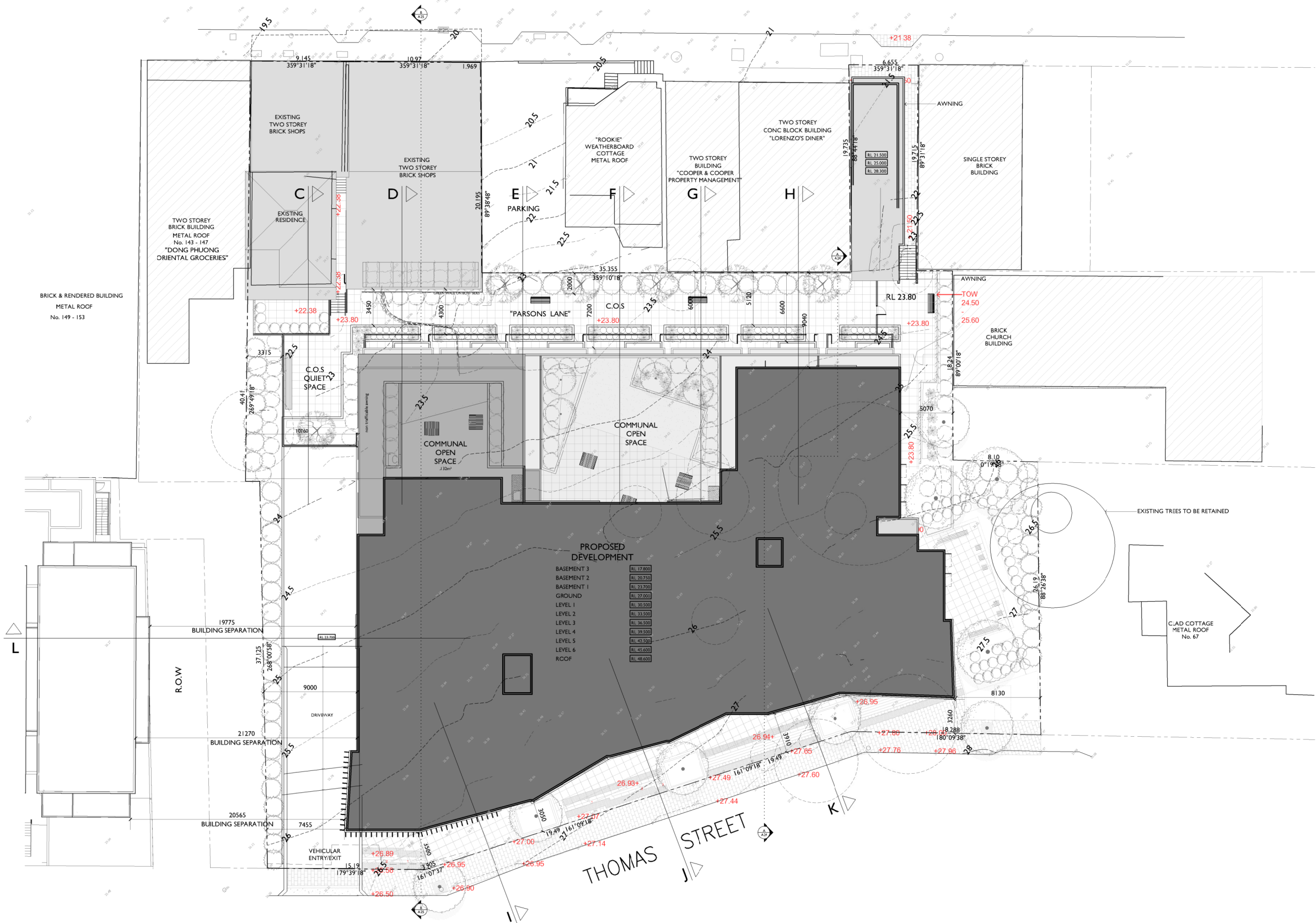
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CONTEXTUAL STREETSCAPE - VIEW 3

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

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KEIRA STREET



SITE/ROOF PLAN

NOTE:
REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR
STORMWATER COLLECTION & ALL EXTERNAL SURFACE
LEVELS.
REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION
FOR ALL PAVING & PLANTING DETAILS.

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Title
DEVELOPMENT APPLICATION
SITE/ROOF PLAN

Scale 1:200 @ A1 1:400 @ A3	Date SEPTEMBER 2018
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ProjectNo. 2015-12A	DrawingNo. A09	Issue D
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