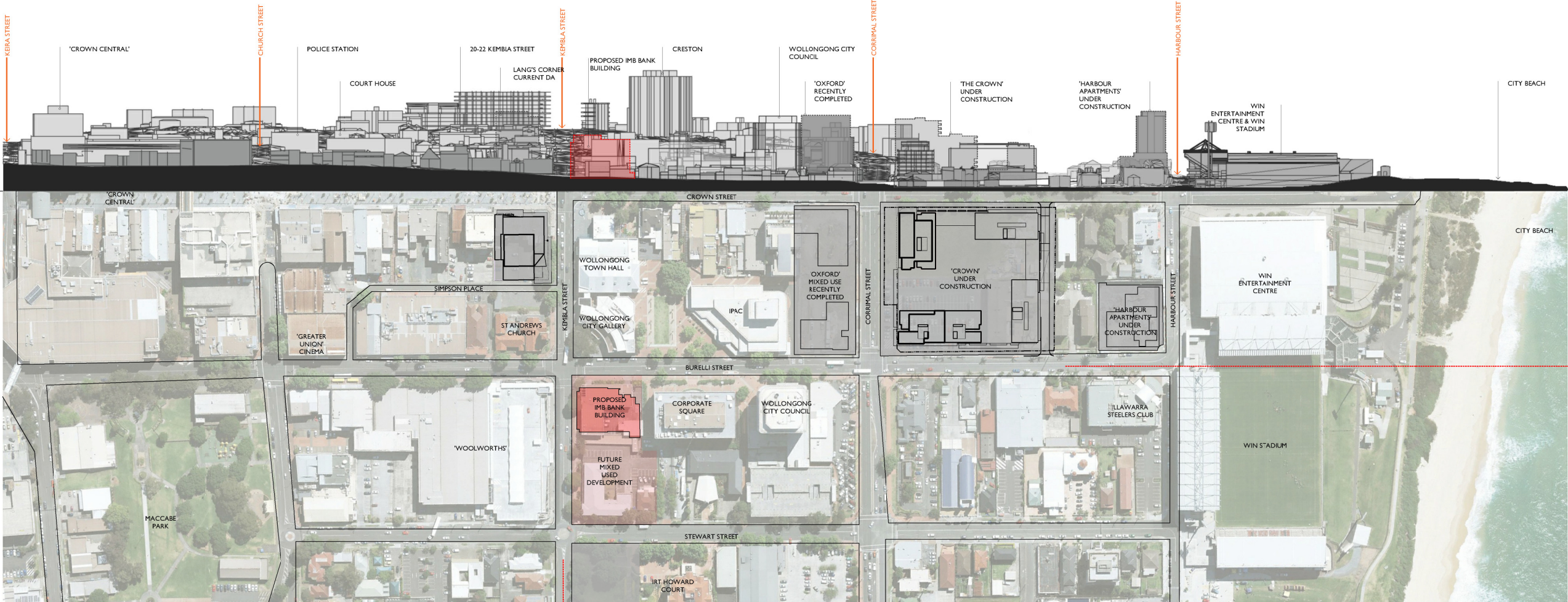


ELEVATION (LOOKING NORTH)

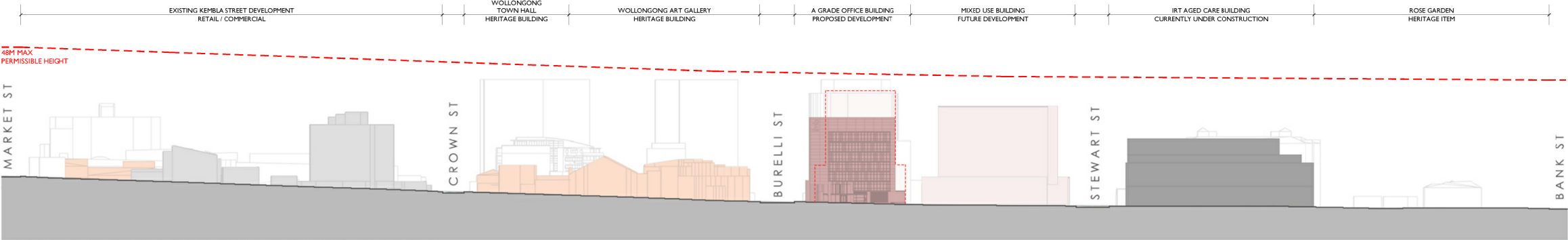
PLAN



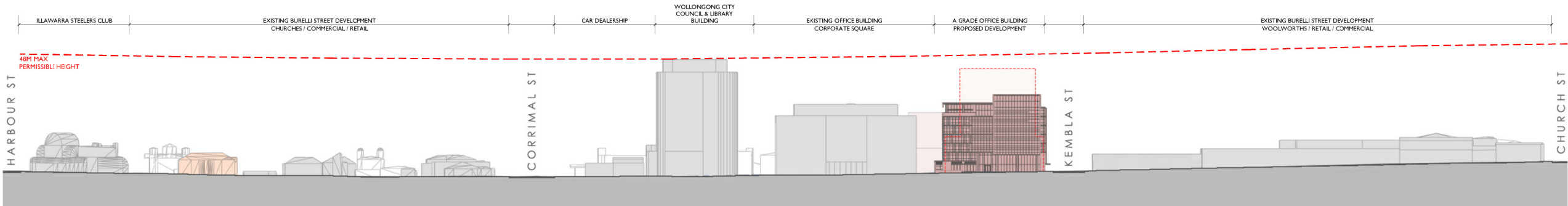
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KEMBLA STREET SECTION (LOOKING EAST)
BETWEEN MARKET STREET AND BANK STREET



BURELLI STREET SECTION (LOOKING SOUTH)
BETWEEN HARBOUR STREET CHURCH STREET



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Proposed
imb BANK BUILDING
A-GRADE OFFICE SPACE
ABOVE BASEMENT PARKING
At
LOT 10 DP 540641 AND LOT 1 DP 509597 47
BURELLI STREET, WOLLONGONG
AND
LOT 502 DP 845275 71-77 KEMBLA STREET,
WOLLONGONG
By
CITY INVESTMENTS PTY. LTD.

Title DEVELOPMENT APPLICATION CONTEXTUAL ANALYSIS		
Scale NTS	Date JULY 2017	
Drawn djm akd	Checked ADM	
Project No. 2017-01	Drawing No. A-003	Issue A

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ARTIST IMPRESSION - BURELLI STREET CORNER ASPECT

DEVELOPMENT SUMMARY

SITE AREA	1 827.60 SQM
PERMISSIBLE FSR	5.64 : 1
MAXIMUM FSR	10 307.66 SQM

GROUND FLOOR AREAS		
OFFICE AREA (nett)	511 SQM	
AMENITIES (nett)	173 SQM	
SUB TOTAL		684 SQM
LEVEL 1 AREAS		
OFFICE AREA (nett)	692 SQM	
AMENITIES (nett)	58 SQM	
SUB TOTAL		750 SQM
LEVEL 2 AREAS		
OFFICE AREA (nett)	1 090 SQM	
AMENITIES (nett)	58 SQM	
SUB TOTAL		1 148 SQM
LEVEL 3 AREAS		
OFFICE AREA (nett)	1 090 SQM	
AMENITIES (nett)	58 SQM	
SUB TOTAL		1 148 SQM
LEVEL 4 AREAS		
OFFICE AREA (nett)	1 090 SQM	
AMENITIES (nett)	58 SQM	
SUB TOTAL		1 148 SQM
LEVEL 5 AREAS		
OFFICE AREA (nett)	1 055 SQM	
AMENITIES (nett)	58 SQM	
SUB TOTAL		1 113 SQM
LEVEL 6 AREAS		
OFFICE AREA (nett)	646 SQM	
AMENITIES (nett)	58 SQM	
SUB TOTAL		704 SQM
NETT LETTABLE TOTAL		6 174 SQM
GROSS TOTAL (GFA)		6 695 SQM
PROPOSED FSR		3.66 : 1

CAR PARKING		
REQUIRED		
1 per 60sqm of GFA	112 SPACES	
REQUIRED TOTAL		112 SPACES
PROVIDED		
GROUND LEVEL	3 SPACES	
BASEMENT LEVEL 1	65 SPACES	
BASEMENT LEVEL 2	44 SPACES	
PROVIDED TOTAL		112 SPACES
MOTORBIKE PARKING		
REQUIRED		
1 per 25 car parking spaces	5 SPACES	
PROVIDED TOTAL		5 SPACES
BICYCLE PARKING		
REQUIRED OFFICE		
staff 1 per 200 sqm	34 SPACES	
visitor 1 per 750sqm	9 SPACES	
REQUIRED TOTAL		43 SPACES
PROVIDED TOTAL		43 SPACES

DRAWING SCHEDULE

No.	DRAWING	SCALE
A-000	TITLE PAGE	NTS
A-001	LOCALITY PLAN	NTS
A-002	SITE ANALYSIS	NTS
A-003	CONTEXTUAL ANALYSIS	NTS
A-004	CONTEXTUAL ENVELOPE MODEL	NTS
A-100.a	DEMOLITION & SITE MANAGEMENT PLAN 01	NTS
A-100.b	DEMOLITION & SITE MANAGEMENT PLAN 02	NTS
A-101	TEMPORARY PARKING PLAN	1:400
A-102	SITE PLAN	1:400
A-103	BASEMENT LEVEL 2 PLAN	1:200
A-104	BASEMENT LEVEL 1 PLAN	1:200
A-105	GROUND FLOOR PLAN	1:200
A-106	LEVEL 1 PLAN	1:200
A-107	LEVEL 2 PLAN	1:200
A-108	LEVEL 3 PLAN	1:200
A-109	LEVEL 4 PLAN	1:200
A-110	LEVEL 5 PLAN	1:200
A-111	LEVEL 6 PLAN	1:200
A-112	ROOF PLANT PLAN	1:200
A-201	NORTH ELEVATION	1:200
A-202	WEST ELEVATION	1:200
A-203	SOUTH ELEVATION	1:200
A-204	EAST ELEVATION	1:200
A-205	SECTION AA	1:200
A-301	ARTIST IMPRESSION - ENTRY FOYER	NTS
A-302	ARTIST IMPRESSION - ROOF TERRACE	NTS
A-401	SHADOW ANALYSIS	NTS
A-402	COLOUR & MATERIALS SCHEDULE	NTS
A-403	GLAZING ARTICULATION	NTS

PROPOSED:
A-GRADE OFFICE BUILDING
OVER BASEMENT PARKING

FOR:

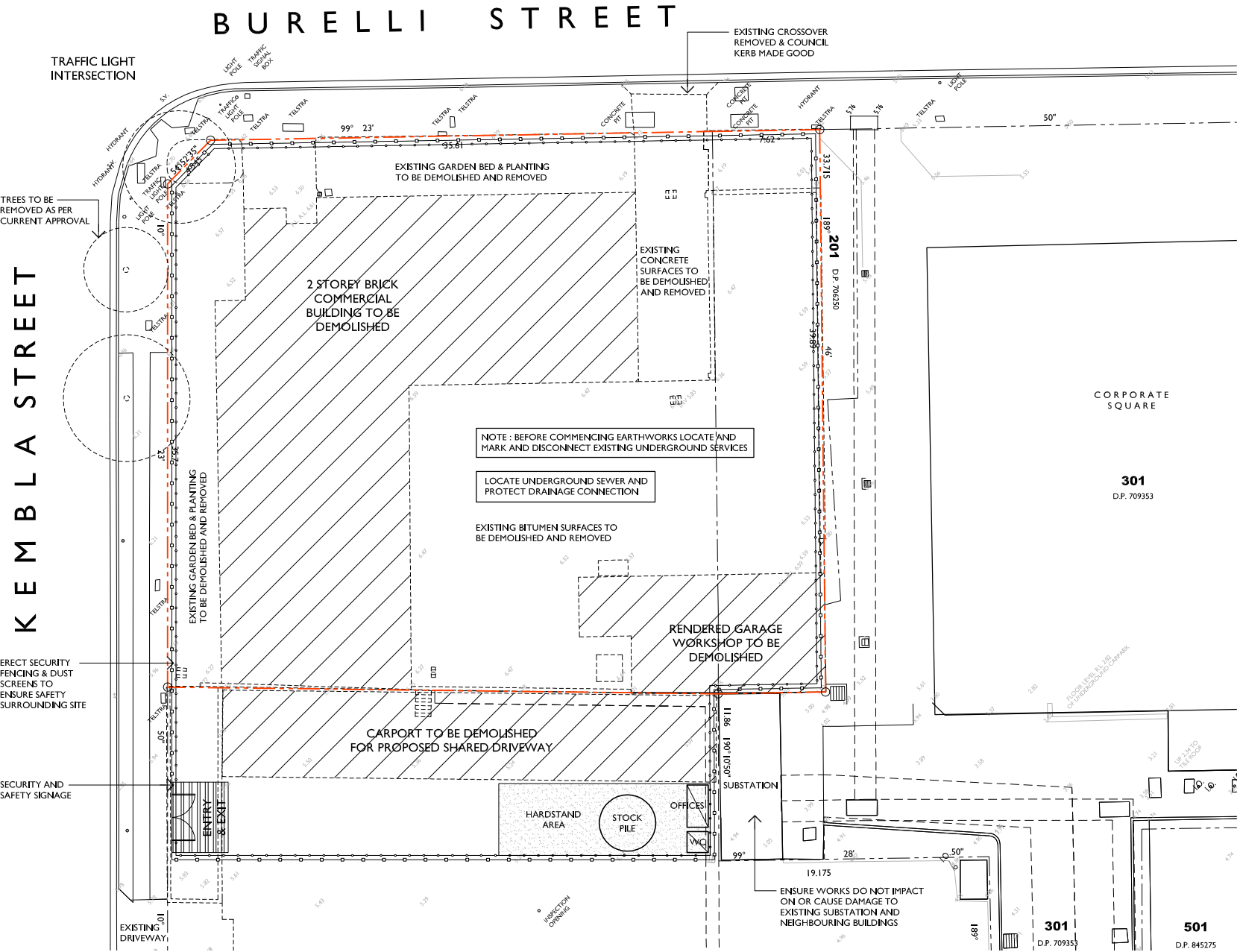


AT:
LOT 10 DP 540641 AND LOT 1
DP 509597 47 BURELLI
STREET, WOLLONGONG
AND
LOT 502 DP 845275 71-77
KEMBLA STREET,
WOLLONGONG

BY:
CITY INVESTMENTS PTY. LTD.



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DEMOLITION AND CONTAMINATION

The builder is to carry out necessary demolition and on-site clearance and preparation of the site for the specified construction works. 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 (flammable, explosive, radiation, noxious) and asbestos shall be removed from site prior to any new construction work taking place on the 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). The builder shall be responsible for maintaining security fencing around the perimeter of the demolition 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. The builder is to carry out the work in accordance with AS 2601 (Demolition of Structures) In the event that the site is found to be contaminated, the builder is to follow the directions and recommendation of the site contamination consultant to ensure that the site is un-contaminated prior to any building works taking place on the site.

- LEGEND**
- SEDIMENT FENCE
 - SAFETY SECURITY FENCE CONTRACTORS COMPOUND
 - HARDSTAND AREA
 - TO BE DEMOLISHED & REMOVED



DEMOLITION PLAN & SITE MANAGEMENT PLAN 01 FOR 47 BURRELI STREET

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 renovations 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 un-contaminated 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 related 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 crot frontage during all phases of the project. All to confirm with the requirements of the local council and RTA.
- During construction phase an 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; and
- A dissolution survey will be carried out by the contractor before the commencement of any work on site.

Applicable Australian Standards

AS1601 - Demolition of structures
AS2436 - Guide to noise control, demolition sites
AS1758 - Guide to earthworks, residential developments
AS1288 - Methods of testing soils for engineering purposes
AS1725 - Galvanised railings 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 Parking 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:
a) install any necessary security/boundary fences for this site;
b) 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 sand used in the concrete curing process (sprayed 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 lands 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;
- remove material erosion and sediment control measures in a functioning condition until all earthwork activities are completed and the site is 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. jutes proper silt stop) standing 100mm above ground and extending 150 below ground. Silt barriers, silt traps, siltation screens and the line shall be constructed with geotextile sediment fabric, attached to steel stir 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 disposable 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'.

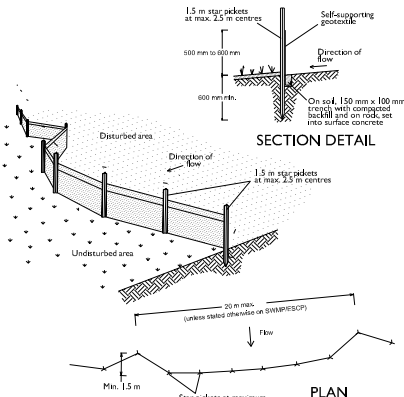
PHOTOS OF BUILDING TO BE DEMOLISHED



NORTH-WEST VIEW



NORTH-EAST VIEW



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.
- Excavate a 150mm 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 down-slope edge of the trench. Ensure any star pickets are fixed 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 150mm overlap.
- Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

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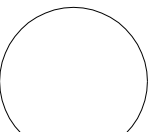
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Proposed

A-GRADE OFFICE SPACE
ABOVE BASEMENT PARKING
At
LOT 10 DP 540641 AND LOT 1 DP 509597 47
BURELLI STREET, WOLLONGONG
AND
LOT 502 DP 845275 71-77 KEMBLA STREET,
WOLLONGONG
By
CITY INVESTMENTS PTY. LTD.

Title DEVELOPMENT APPLICATION DEMOLITION & SITE MANAGEMENT PLAN 01		
Scale N.T.S	Date JULY 2017	
Drawn dj m akd	Checked ADM	
Project No. 2017-01	Drawing No. A-100.a	Issue A

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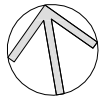


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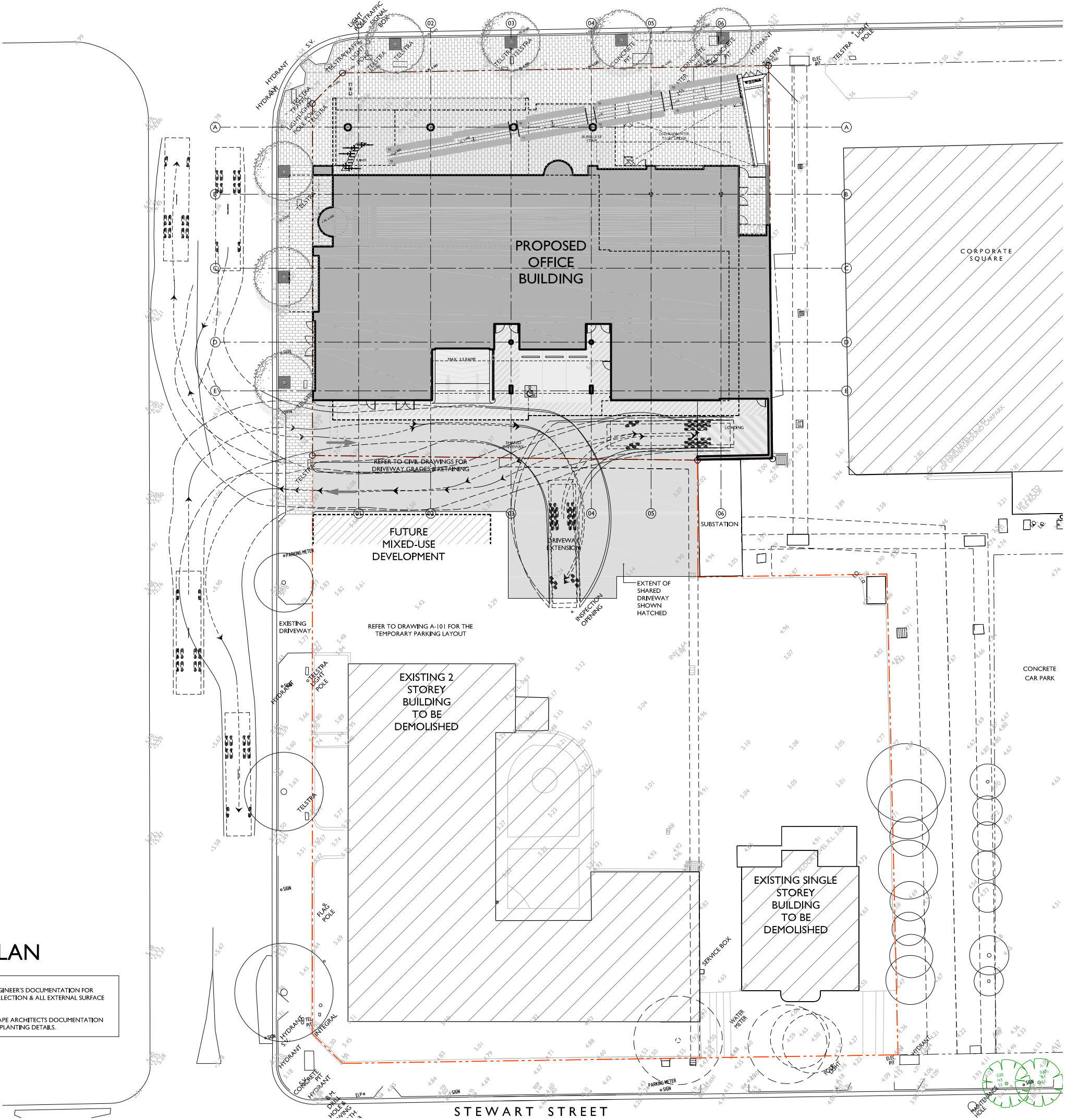
Title DEVELOPMENT APPLICATION SITE PLAN		
Scale 1:400 @ A3	Date APRIL 2018	
Drawn djm akd	Checked ADM	
Project No. 2017-01	Drawing No. A-102	Issue B

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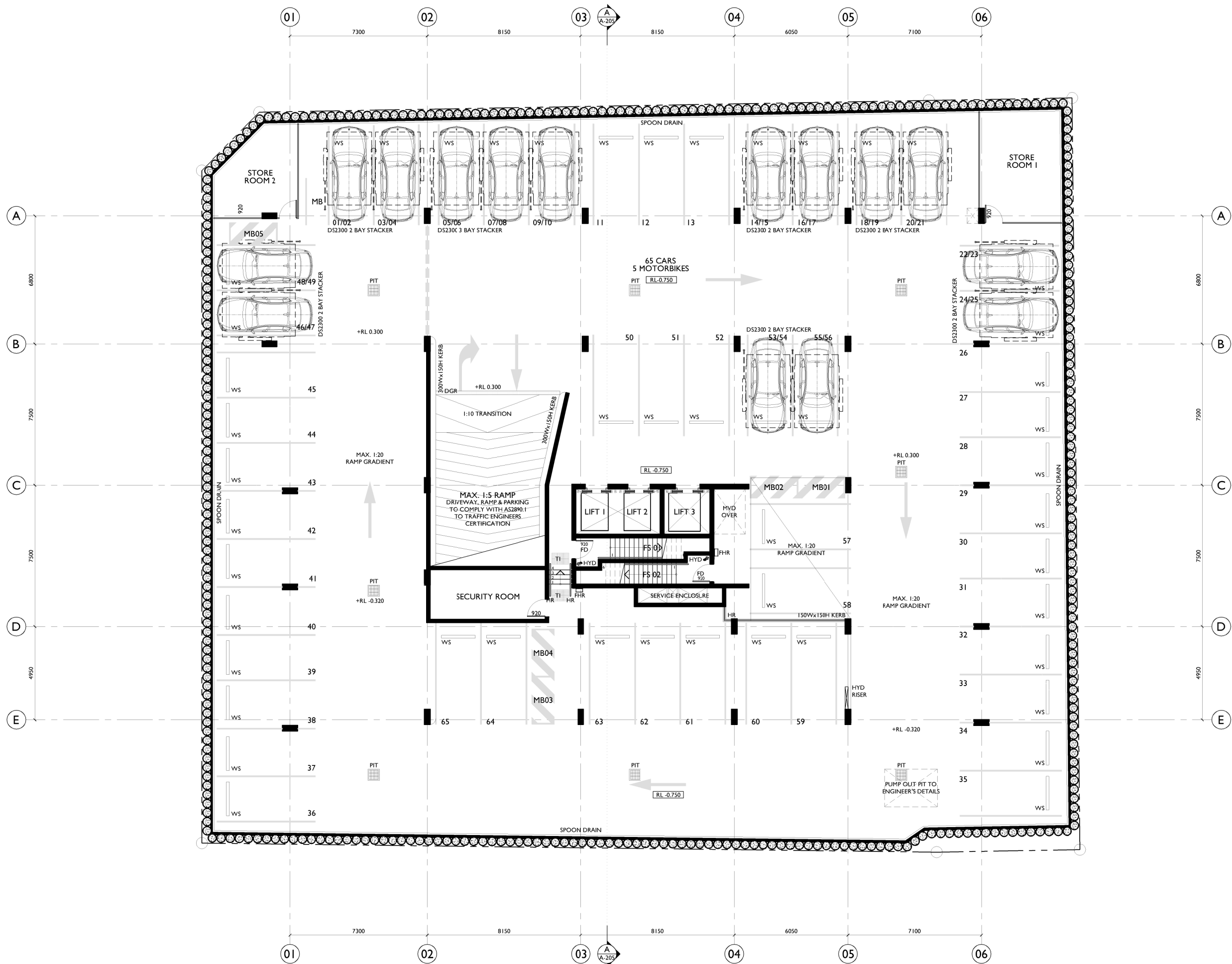


SITE PLAN

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



STEWART STREET



BASEMENT LEVEL 2 PLAN

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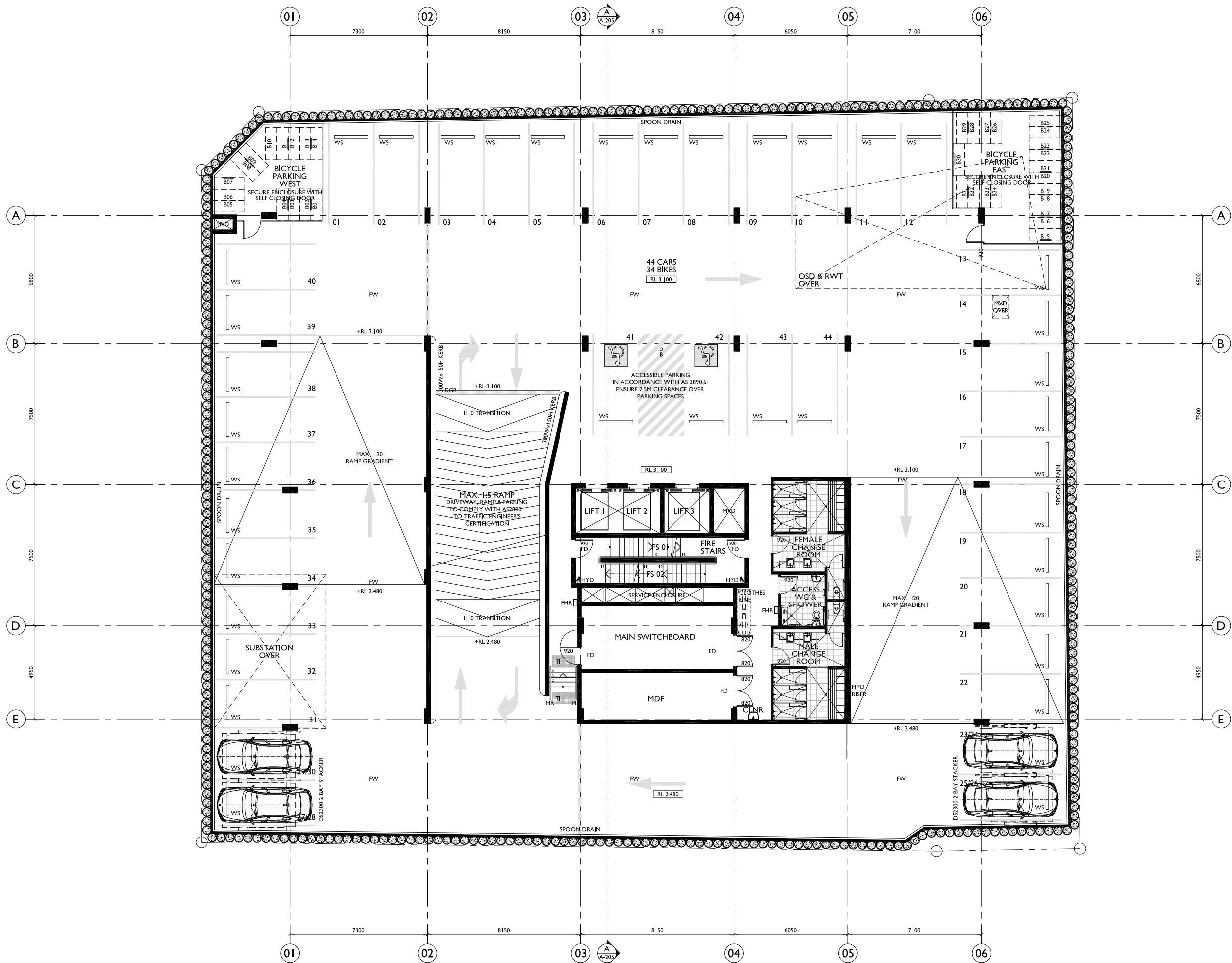


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Title DEVELOPMENT APPLICATION BASEMENT LEVEL 2 PLAN		
Scale 1:200 @ A3	Date APRIL 2018	
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Project No. 2017-01	Drawing No. A-103	Issue B

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BASEMENT LEVEL I PLAN

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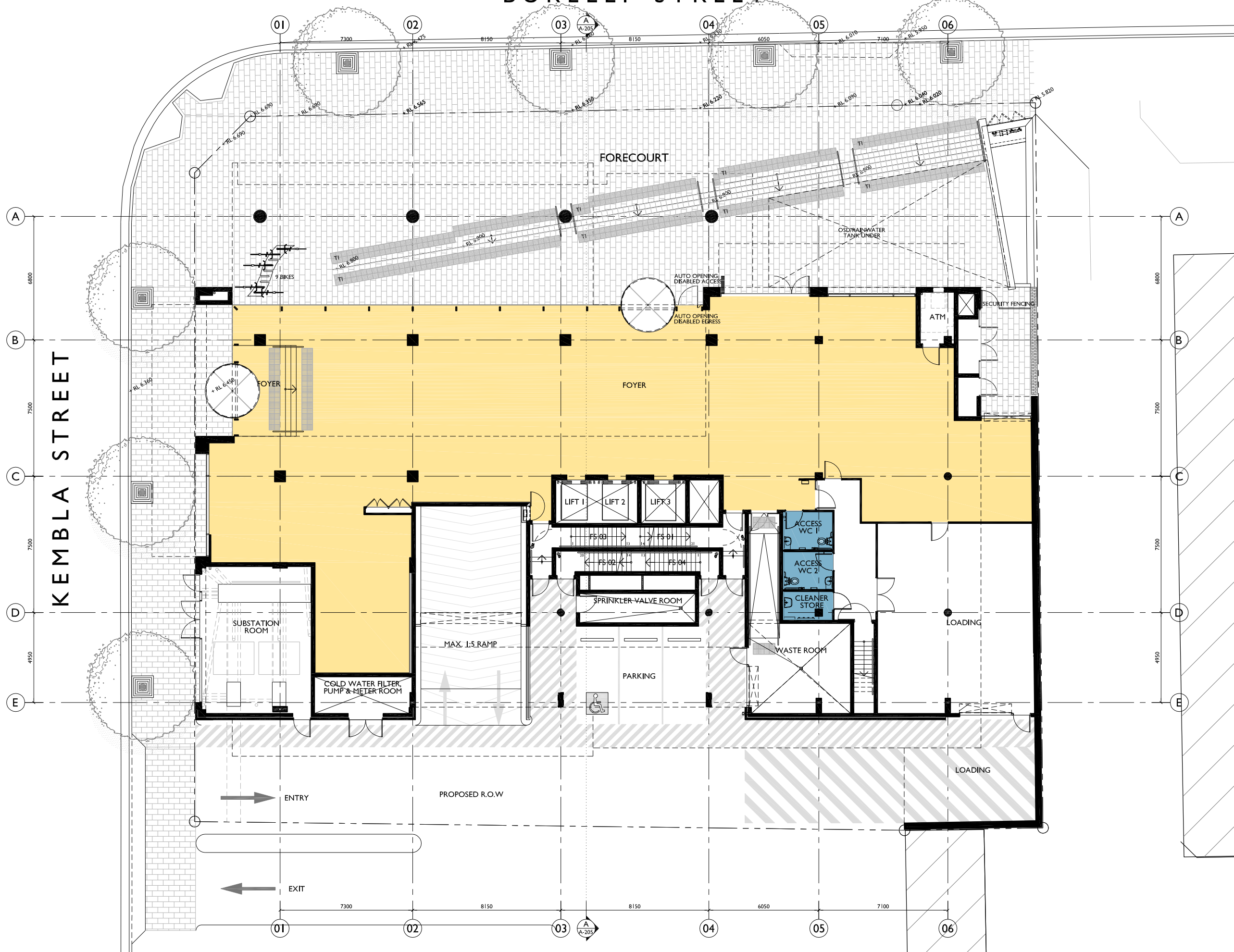
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Title DEVELOPMENT APPLICATION BASEMENT LEVEL I PLAN		
Scale 1:200 @ A3	Date APRIL 2018	
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Project No. 2017-01	Drawing No. A-104	Issue B

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BURELLI STREET



GROUND FLOOR PLAN
RL 6.900

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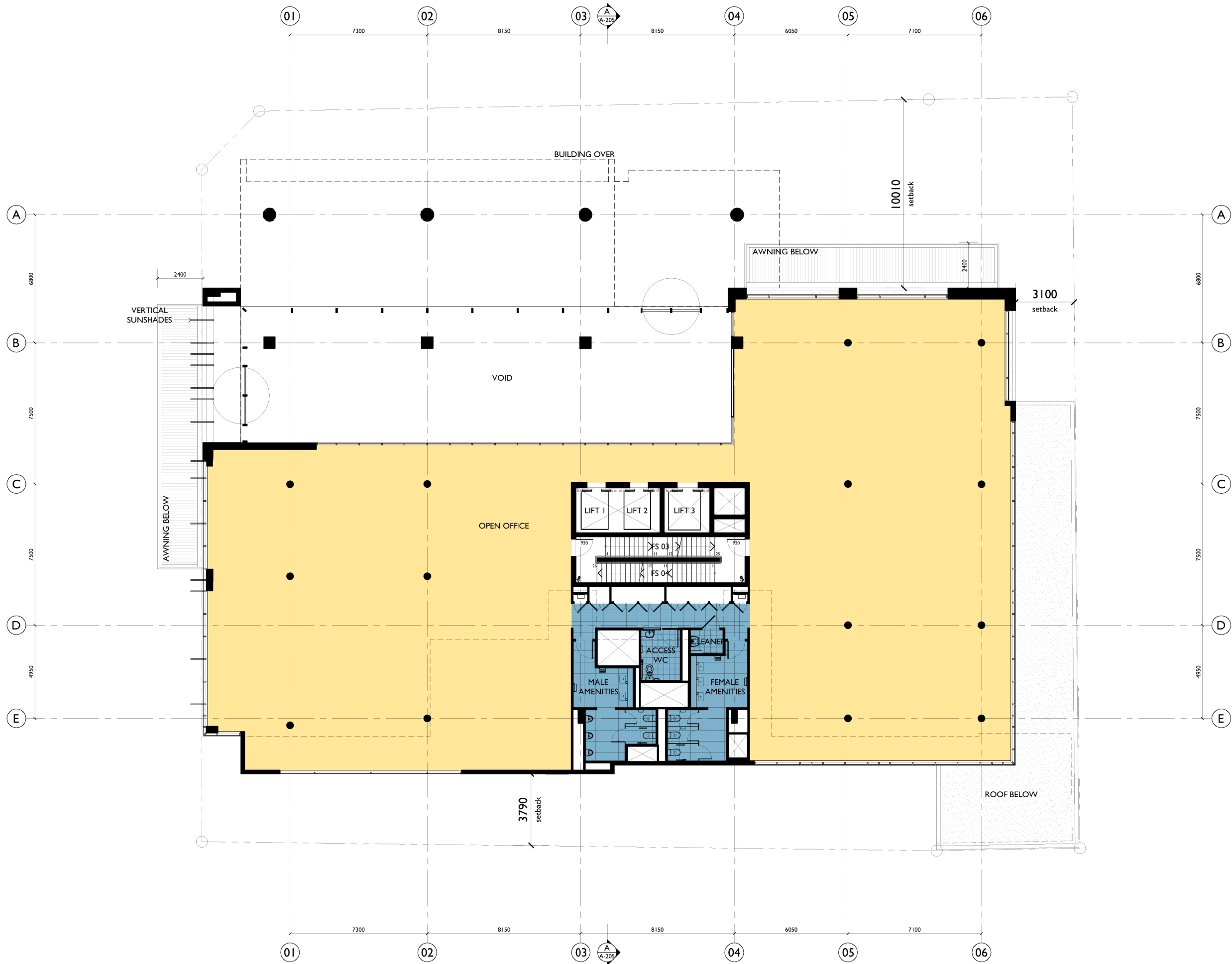
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Title
DEVELOPMENT APPLICATION
GROUND FLOOR PLAN

Scale 1:200 @ A3	Date APRIL 2018
Drawn djm akd	Checked ADM
Project No. 2017-01	Drawing No. A-105
	Issue B

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LEVEL 1 FLOOR PLAN

RL 11.400

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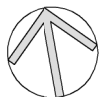
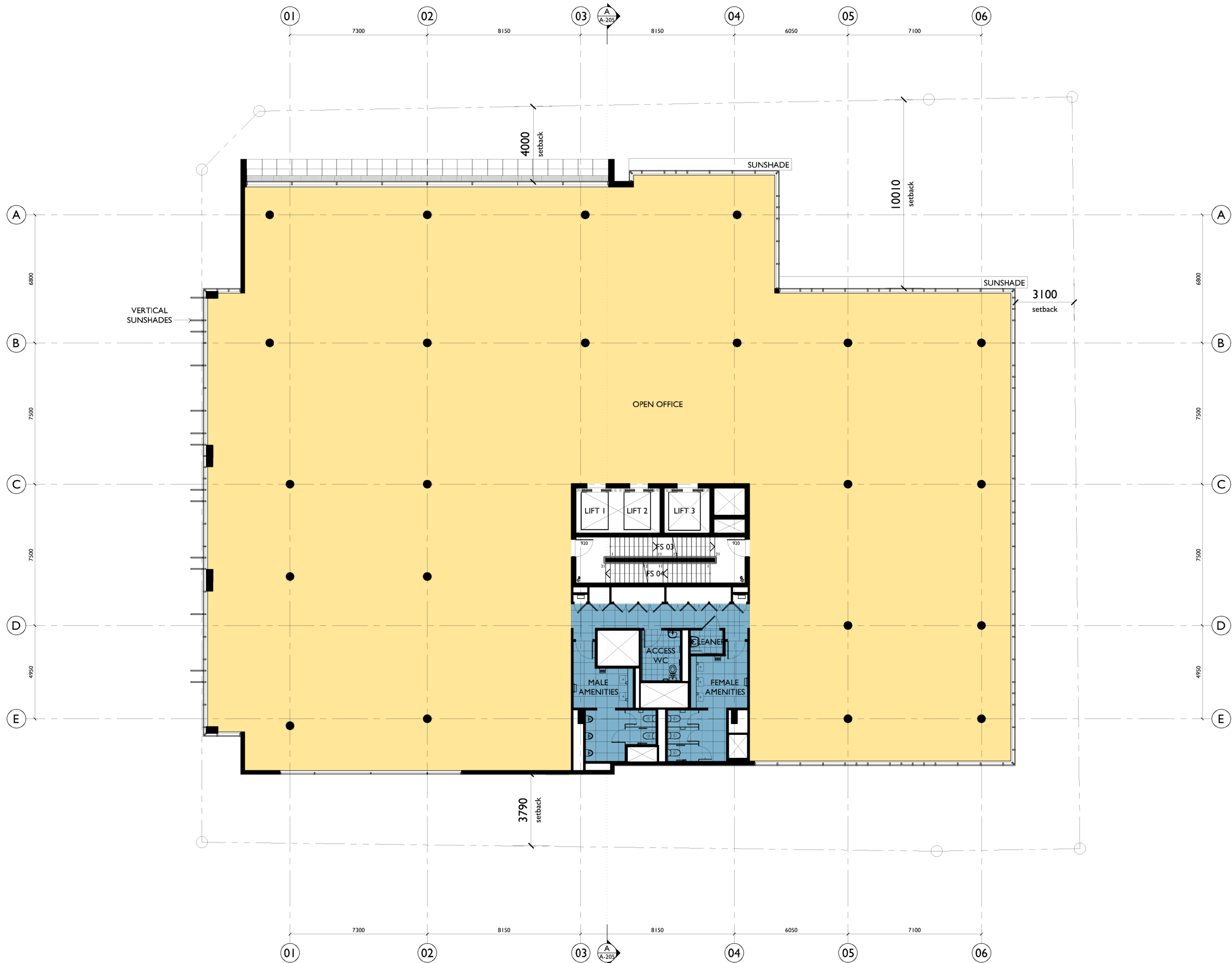


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At
LOT 10 DP 540641 AND LOT 1 DP 509597 47
BURELLI STREET, WOLLONGONG
AND
LOT 502 DP 845275 71-77 KEMBLA STREET,
WOLLONGONG
By
CITY INVESTMENTS PTY. LTD.

Title DEVELOPMENT APPLICATION LEVEL 1 FLOOR PLAN		
Scale 1:200 @ A3	Date APRIL 2018	
Drawn djm akd	Checked ADM	
Project No. 2017-01	Drawing No. A-106	Issue B

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LEVEL 2 FLOOR PLAN
RL 15.100

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ISSUE	DATE	DESCRIPTION
A	10.07.2017	ISSUED FOR DA
B	06.04.2018	RE-ISSUED FOR DA

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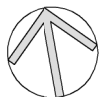
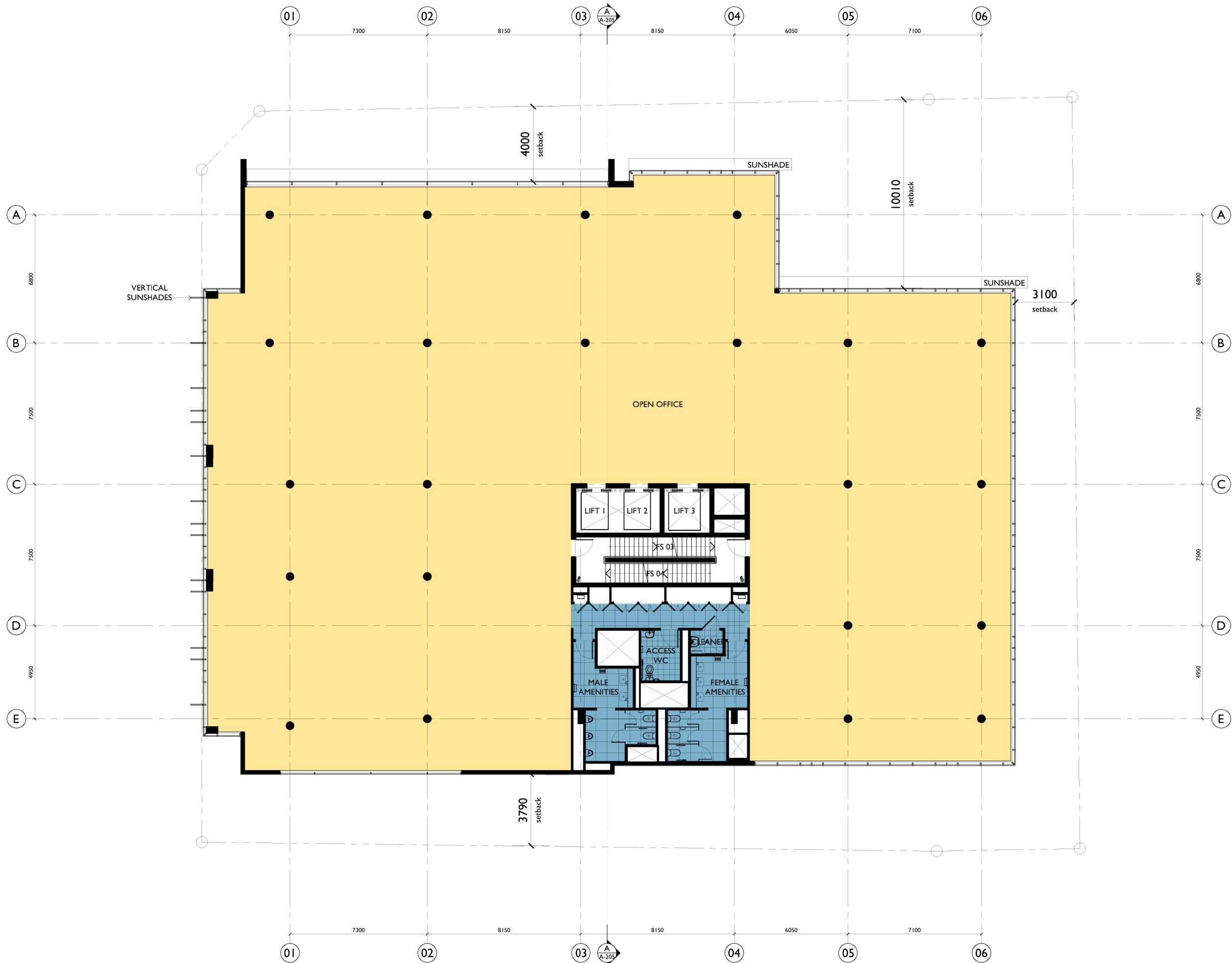


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Proposed
imb BANK BUILDING
A-GRADE OFFICE SPACE
ABOVE BASEMENT PARKING
At
LOT 10 DP 540641 AND LOT 1 DP 509597 47
BURELLI STREET, WOLLONGONG
AND
LOT 502 DP 845275 71-77 KEMBLA STREET,
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Title DEVELOPMENT APPLICATION LEVEL 2 FLOOR PLAN		
Scale 1:200 @ A3	Date APRIL 2018	
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ProjectNo. 2017-01	Drawing No. A-107	Issue B

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LEVEL 3 FLOOR PLAN
RL 18.800

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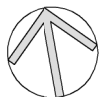
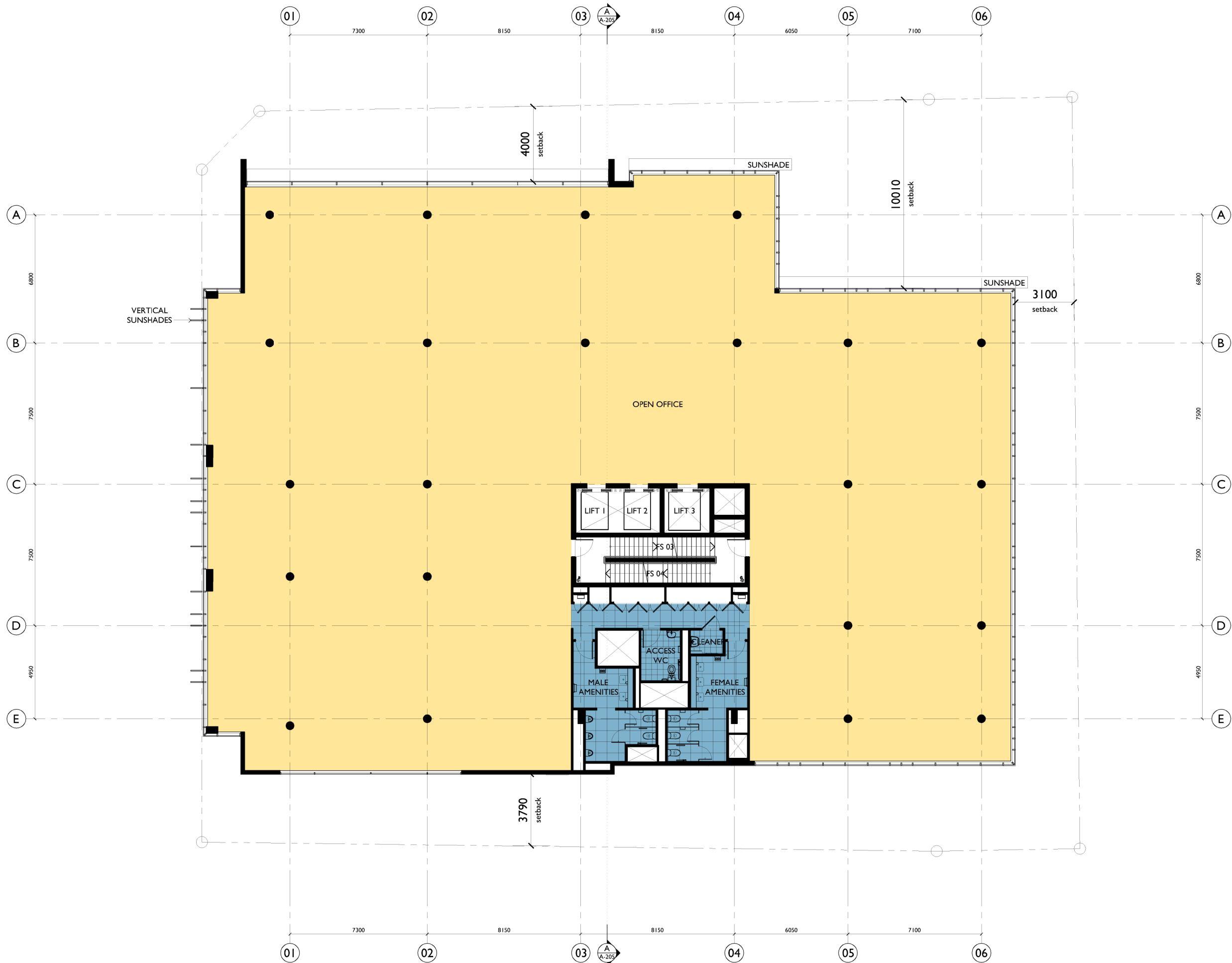


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Title DEVELOPMENT APPLICATION LEVEL 3 FLOOR PLAN		
Scale 1:200 @ A3	Date APRIL 2018	
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ProjectNo. 2017-01	Drawing No. A-108	Issue B

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LEVEL 4 FLOOR PLAN
RL 22.500

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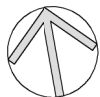
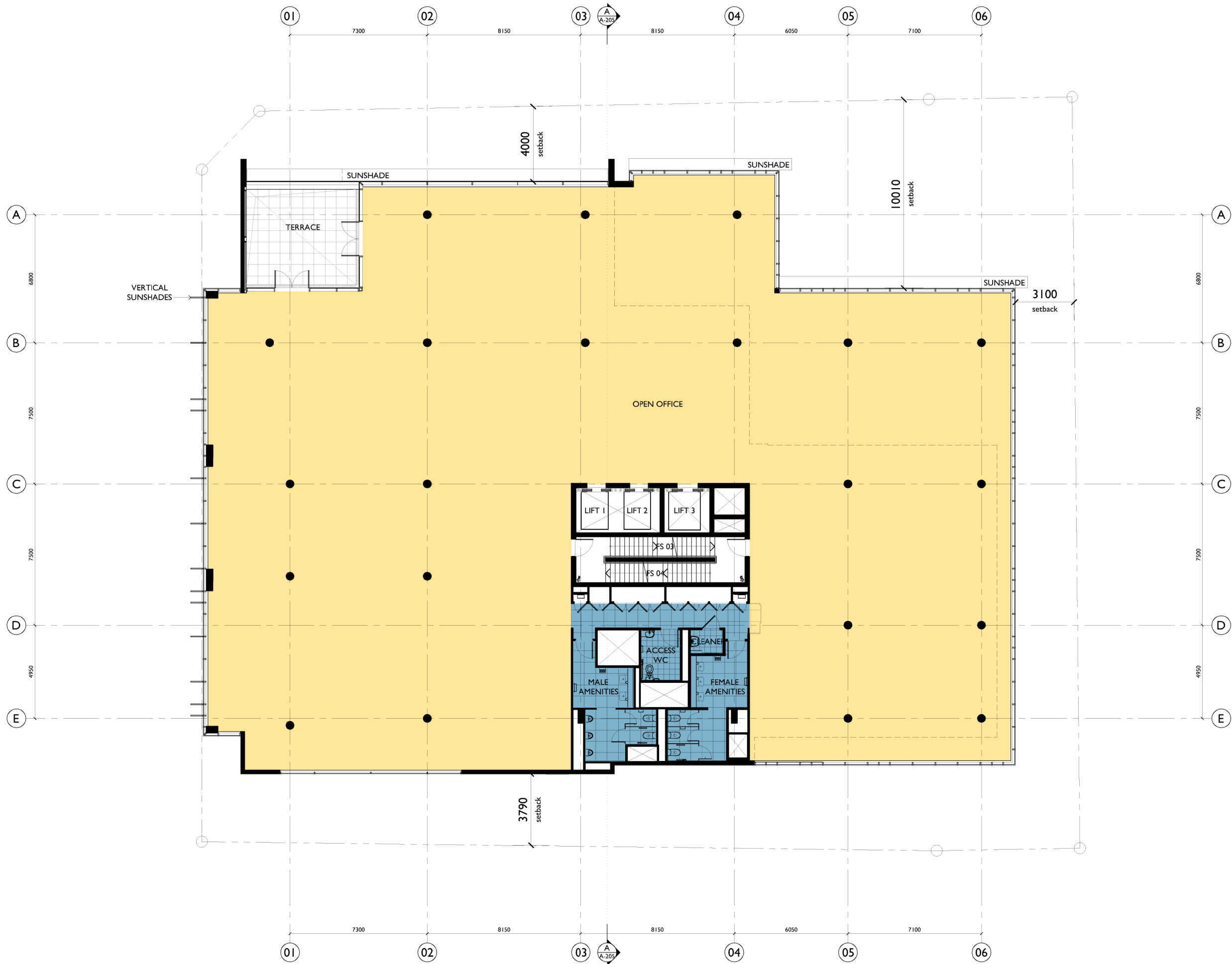


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Title DEVELOPMENT APPLICATION LEVEL 4 FLOOR PLAN		
Scale 1:200 @ A3	Date APRIL 2018	
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ProjectNo. 2017-01	Drawing No. A-109	Issue B

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LEVEL 5 FLOOR PLAN
RL 26.200

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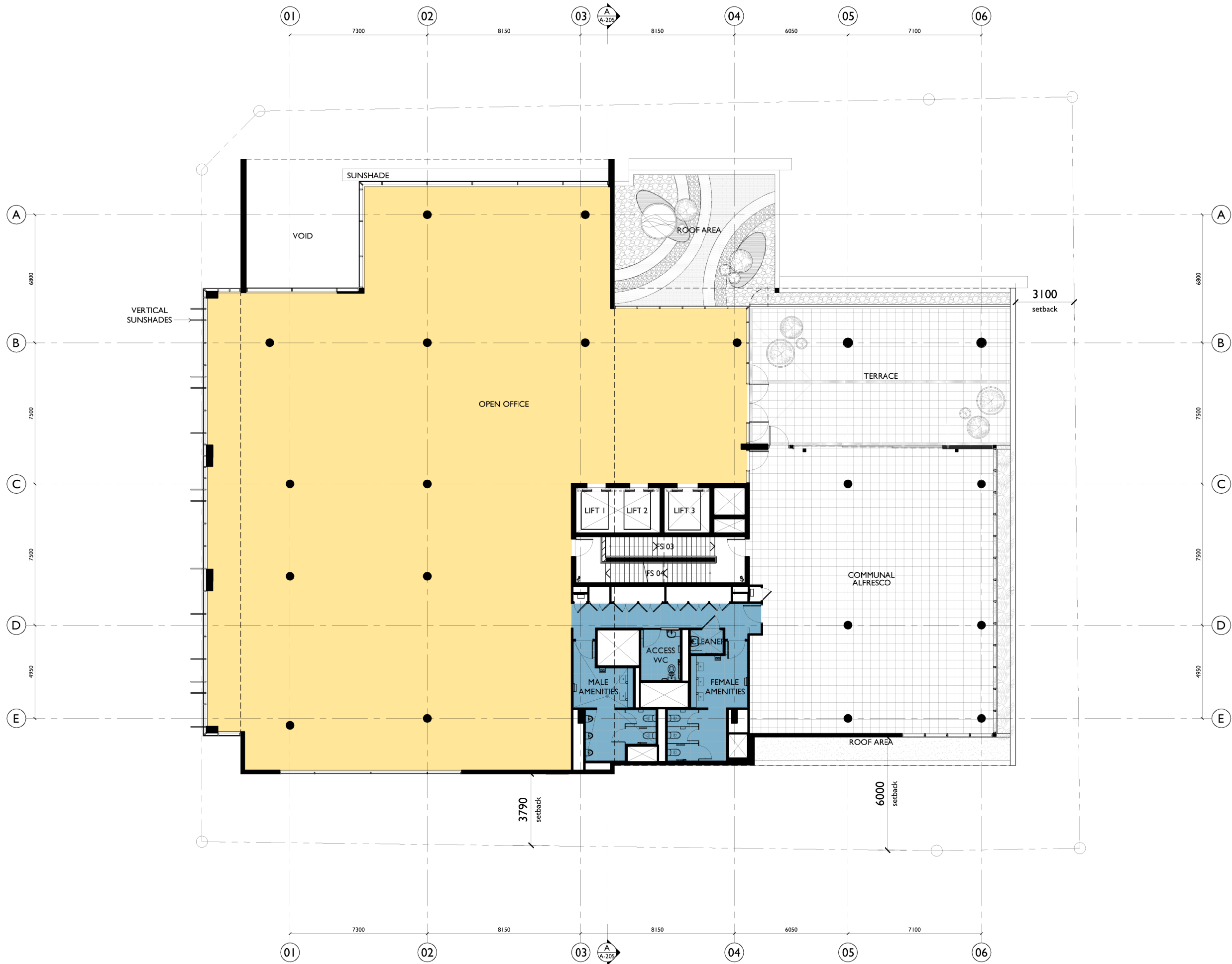


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Title DEVELOPMENT APPLICATION LEVEL 5 FLOOR PLAN		
Scale 1:200 @ A3	Date APRIL 2018	
Drawn djm akd	Checked ADM	
ProjectNo. 2017-01	Drawing No. A-110	Issue B

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Title DEVELOPMENT APPLICATION LEVEL 6 FLOOR PLAN		
Scale 1:200 @ A3	Date APRIL 2018	
Drawn djm akd	Checked ADM	
ProjectNo. 2017-01	Drawing No. A-111	Issue B

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LEVEL 6 FLOOR PLAN
RL 29.900