

# DEMOLITION AND SITE MANAGEMENT PLAN

## 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 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 corkswood circuit frontage during all phases of the project. All to confirm with the requirements of the local council and RTA;
- During construction phase as area is set aside on site for use of mobile crane or concrete pump;
- All construction materials are to be stored on site. A designated area has been allowed;
- All site accommodation and amenities as required will be located within the site. Some site sheds maybe relocated on the podium level in the final phase of construction; and
- A dilapidation survey will be carried out by the contractor before the commencement of any work on site.

## 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 railless 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 frontyard 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 equipments 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 sand used in the concrete curing process (spread over the surface) shall be removed as soon as possible, and within 11 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 protect 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, light-weight waste materials and litter are to be emptied as necessary. Disposal of waste shall be in a manner approved by the site superintendent.

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

- ensure drains operate freely, and initiate repair or maintenance as required;
- remove spilled sand (or other materials) from hazard areas, including 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.

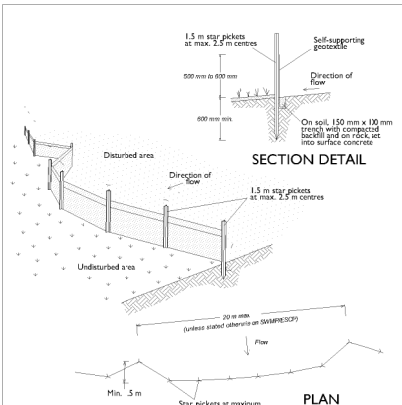
The book shall be kept on site and made available to any authorised person on request.

## 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. Humes propex silt stop) standing 500mm above ground and extending 150 below ground. Silt barriers, silt traps, siltation screens and the like shall be constructed with geotextile sediment fabric attached to steel star pickets or security fencing, or with Hessian bags. All 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. Construct on entry/exits shall be located as per drawing.

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 is 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'.



© 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.

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

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA

NOT FOR CONSTRUCTION



94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4228 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
DEMOLITION & SITE MANAGEMENT PLAN

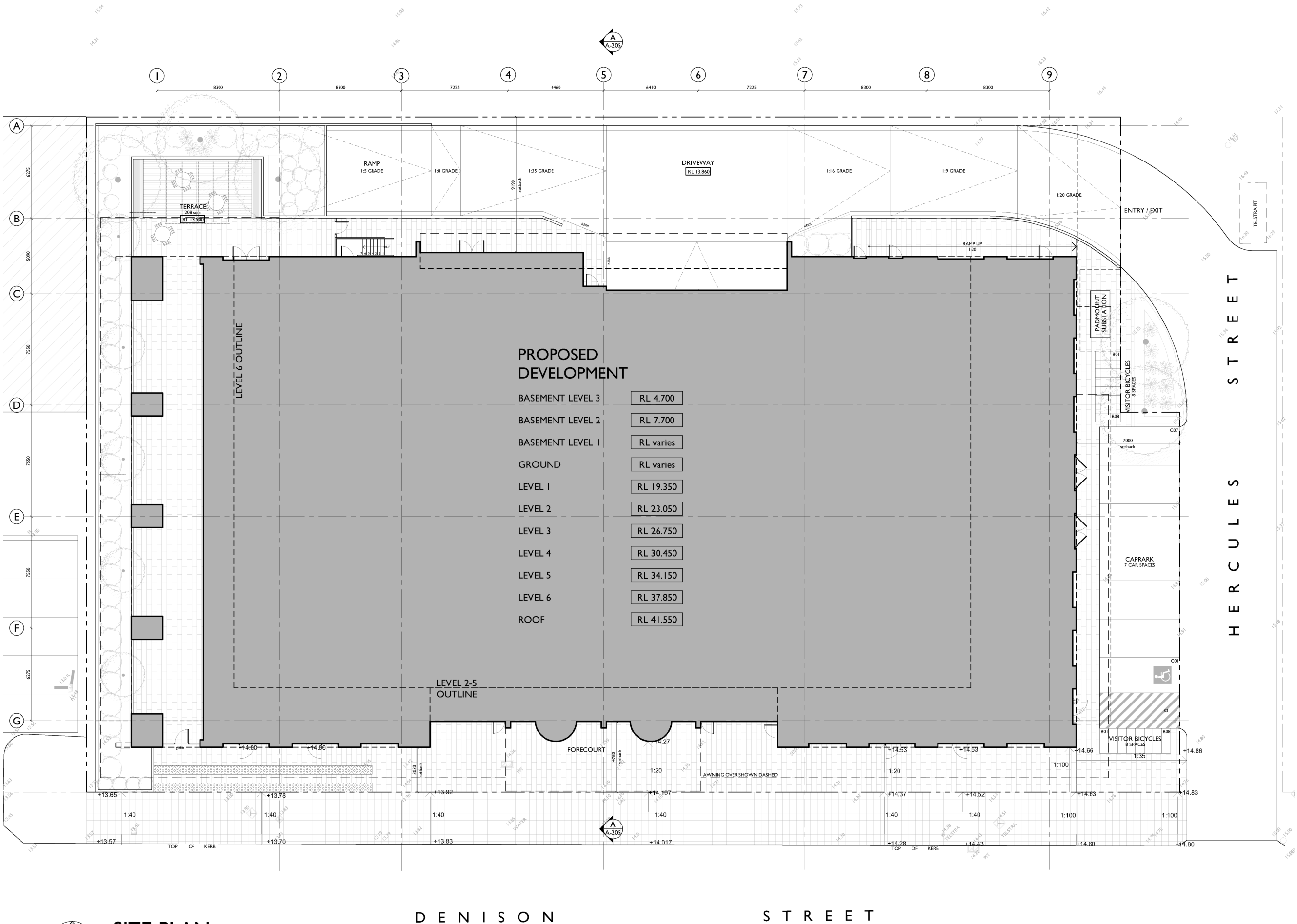
Scale NTS	Date DECEMBER 2017	
Drawn DQ	Checked ADM	
Project: No. 2017-23	Drawing No. A-004	Issue A

copyright of adm architects

a 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.  
a FIGURED DIMENSIONS- These drawings are not to be scaled. Figured dimensions shall be used in all cases.  
a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



94 Kembla St. Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 +228 6400 fax: 02 4221 6455 www.admarchitects.com.au

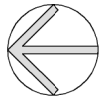
Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title DEVELOPMENT APPLICATION SITE PLAN		
Scale 1:250 @ A3	Date APRIL 2018	
Drawn SP	Checked ADM	
Project No. 2017-23	Drawing No. A-100	Issue B

copyright of adm architects



## 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.

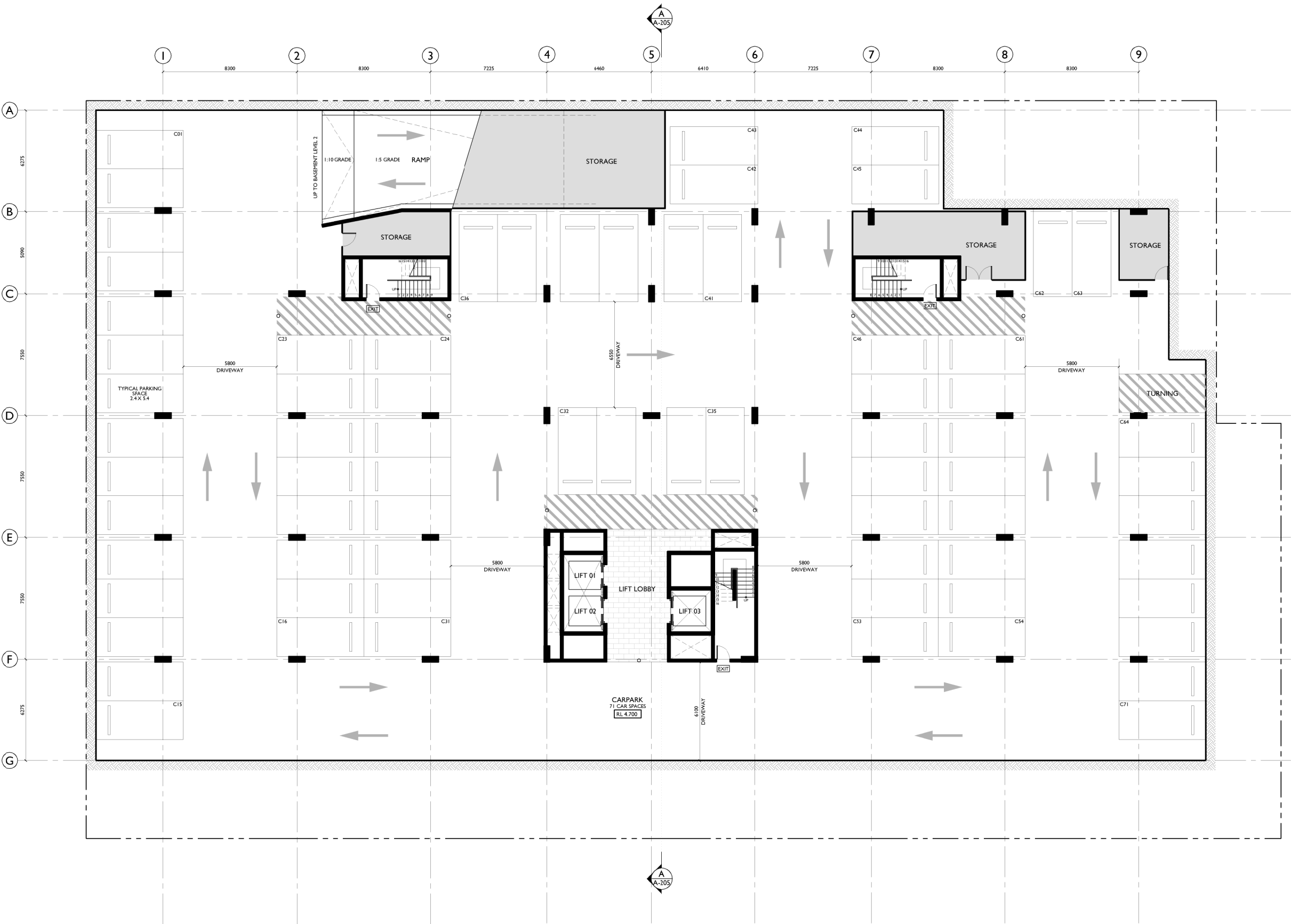
D E N I S O N

S T R E E T

© 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.  
a FIGURED DIMENSIONS- These drawings are not to be scaled. Figured dimensions shall be used in all cases.  
a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



# BASEMENT LEVEL 3 PLAN

RL 4.700



94 Kembla St. Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
BASEMENT LEVEL 3 PLAN

Scale 1:250 @ A3	Date APRIL 2018
---------------------	--------------------

Drawn DP	Checked ADM
-------------	----------------

Project No. 2017-23	Drawing No. A-101	Issue B
------------------------	----------------------	------------

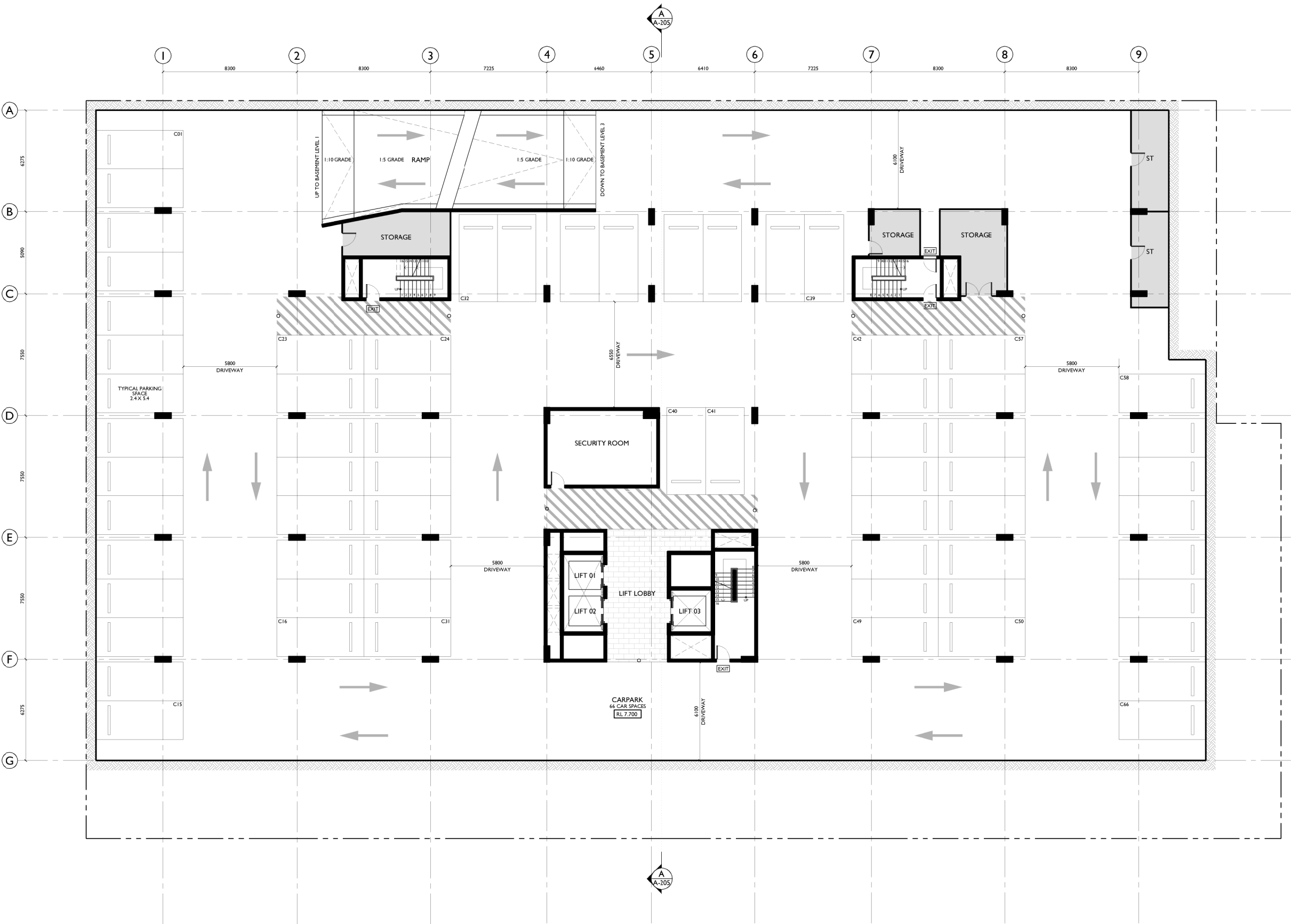
copyright of adm architects



© 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.  
a FIGURED DIMENSIONS- These drawings are not to be scaled. Figured dimensions shall be used in all cases.  
a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



BASEMENT LEVEL 2 PLAN

RL 7.700



94 Kembla St. Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
BASEMENT LEVEL 2 PLAN

Scale 1:250 @ A3	Date APRIL 2018
---------------------	--------------------

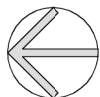
Drawn DP	Checked ADM
-------------	----------------

Project No. 2017-23	Drawing No. A-102	Issue B
------------------------	----------------------	------------

copyright of adm architects



ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA



## RL varies

94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4221 6455 [www.admarchitects.com.au](http://www.admarchitects.com.au)

At  
25 - 27 DENISON STREET  
WOLLONGONG

Title  
DEVELOPMENT APPLICATION  
BASEMENT LEVEL 1 PLAN

Drawn	Checked
DP	ADM

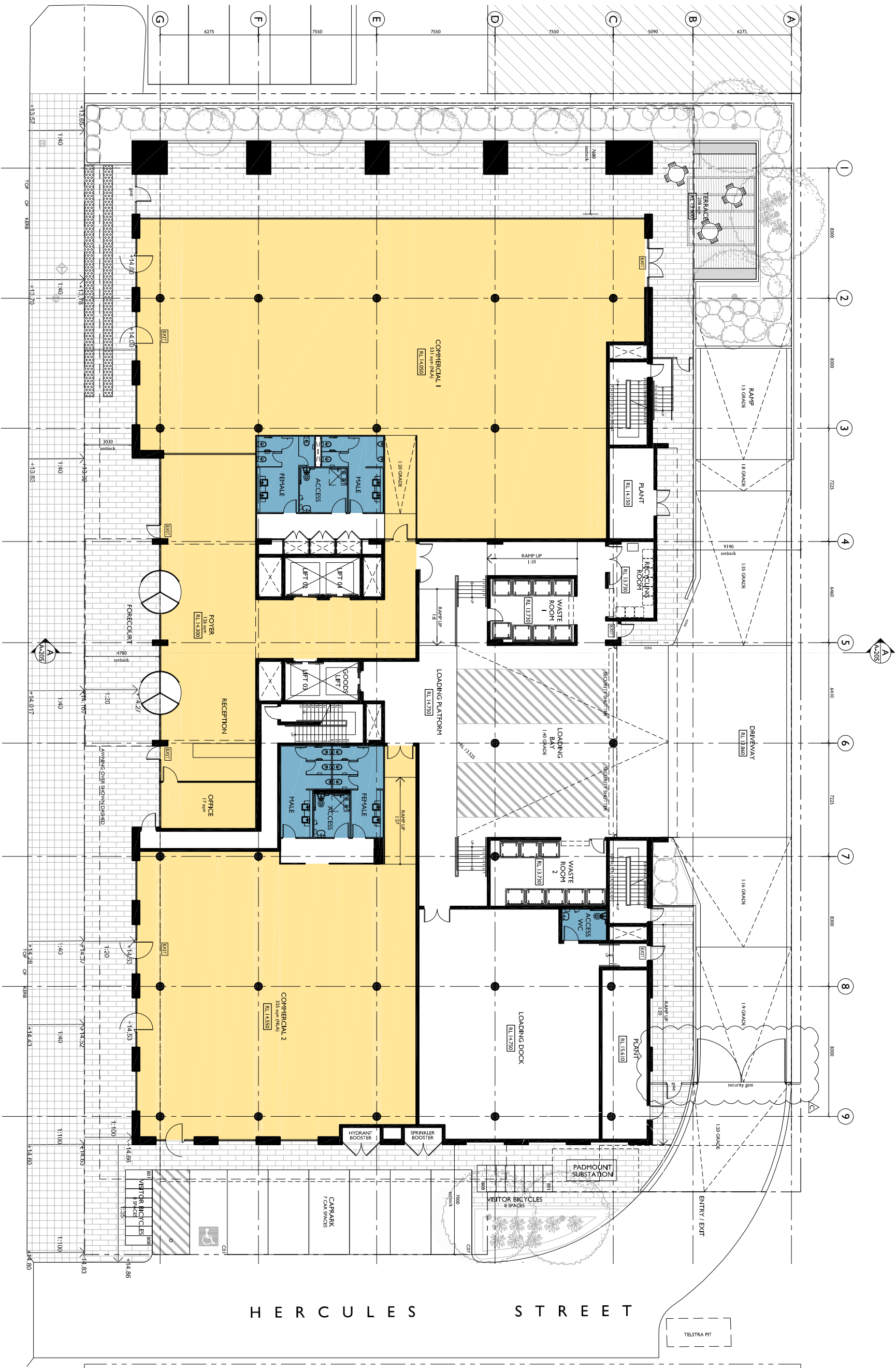
copyright of adm architects



# GROUND LEVEL PLAN

DENISON

STREET



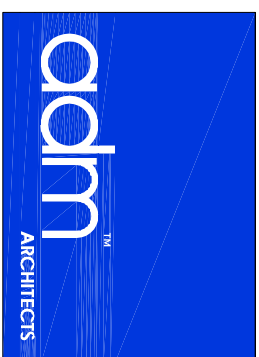
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA
C	11.07.2018	RE-ISSUED FOR DA

© COPYRIGHT: These drawings remain the exclusive copyright of ADW Architects. Reproductions in any form whether electronic, digital or otherwise shall not be allowed except by express permission granted in writing by ADW Architects. Holders users and operators of these drawings require proof of existence in writing that ADW 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. Figure dimensions shall be used in all cases.

NONINVADED ARCHITECT: The nominated Architect for ADW Project



94 Kambia St, Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4228 6455 [www.admarcitects.com.au](http://www.admarcitects.com.au)

---

OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title

## DEVELOPMENT APPLICATION GROUND LEVEL PLAN

Scale	Date
1:250 @ A3	APRIL 2018

Drawn	Checked
DP	ADM

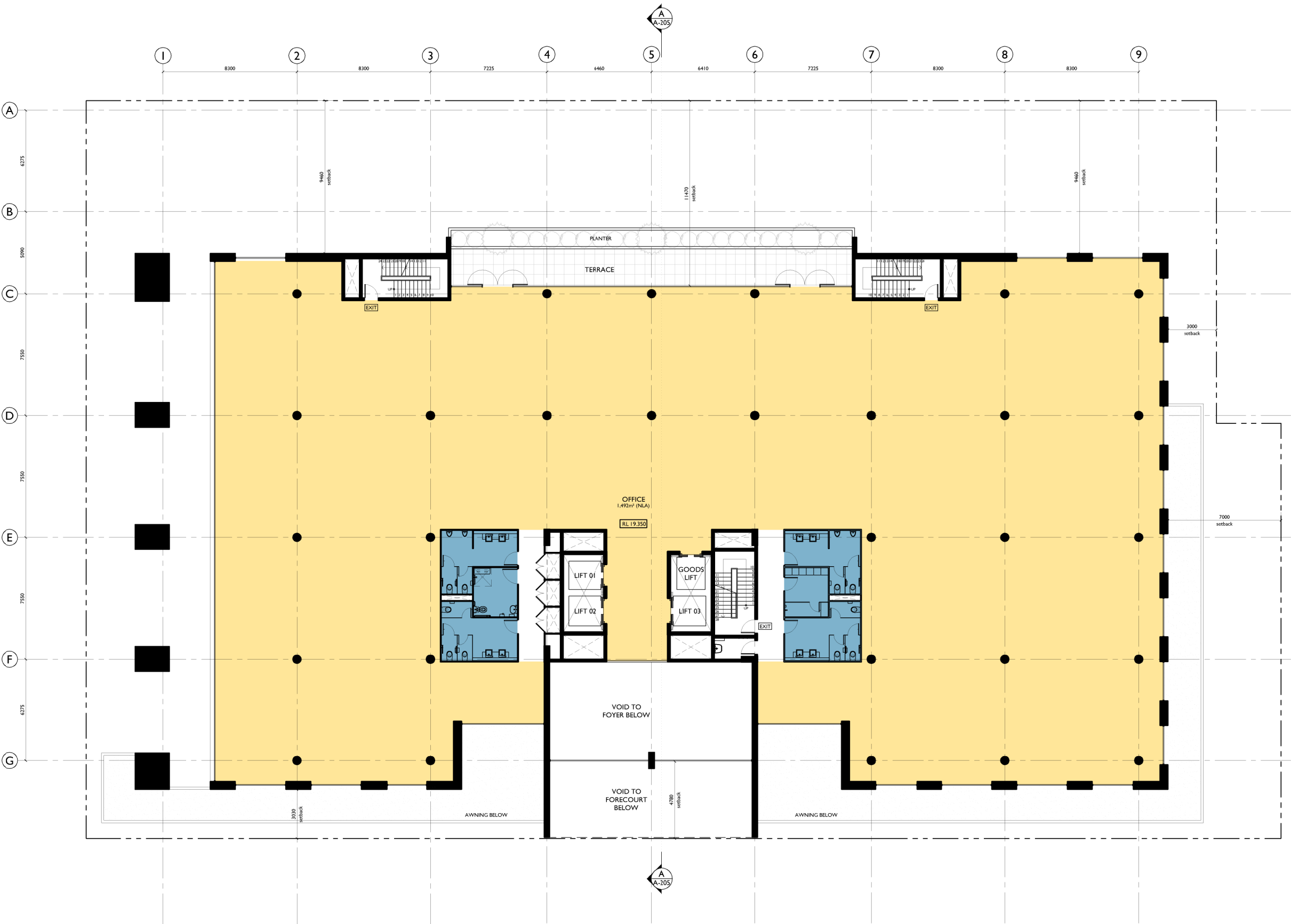
Project No.	Drawing No.	Issue
2017-23	A-104	C

copyright of adm architect:

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

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



## LEVEL I PLAN

RL 19.350



94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
LEVEL I PLAN

Scale 1:250 @ A3	Date APRIL 2018
---------------------	--------------------

Drawn DP	Checked ADM
-------------	----------------

Project No. 2017-23	Drawing No. A-105	Issue B
------------------------	----------------------	------------

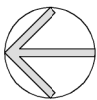
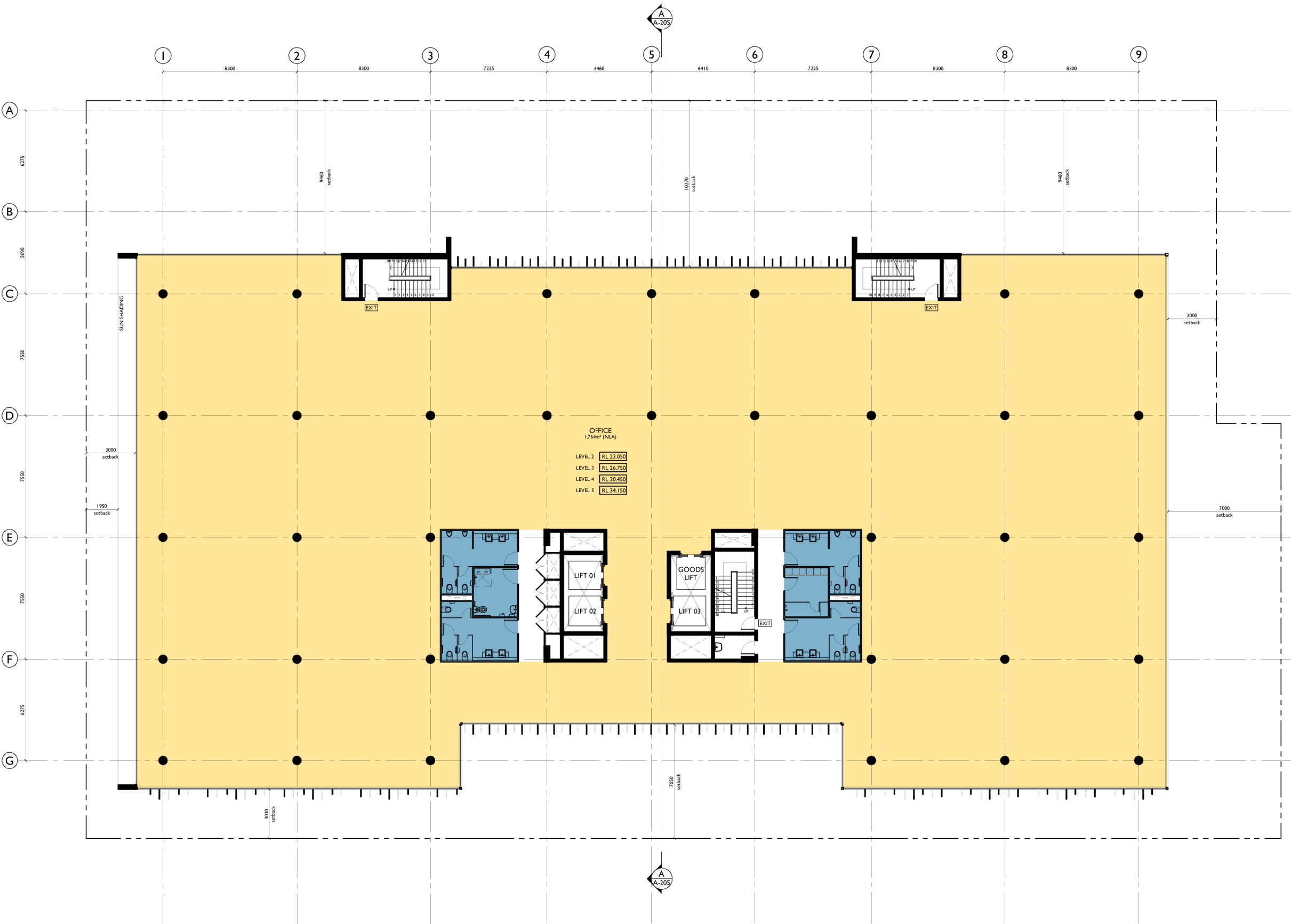
copyright of adm architects



© 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.  
a FIGURED DIMENSIONS- These drawings are not to be scaled. Figured dimensions shall be used in all cases.  
a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



## LEVELS 2 TO 5 (TYPICAL) PLAN

L2	RL 23.050	L4	RL 30.450
L3	RL 26.750	L5	RL 34.150



94 Kembla St. Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
LEVELS 2 TO 5 (TYPICAL) PLAN

Scale 1:250 @ A3	Date APRIL 2018
---------------------	--------------------

Drawn DP	Checked ADM
-------------	----------------

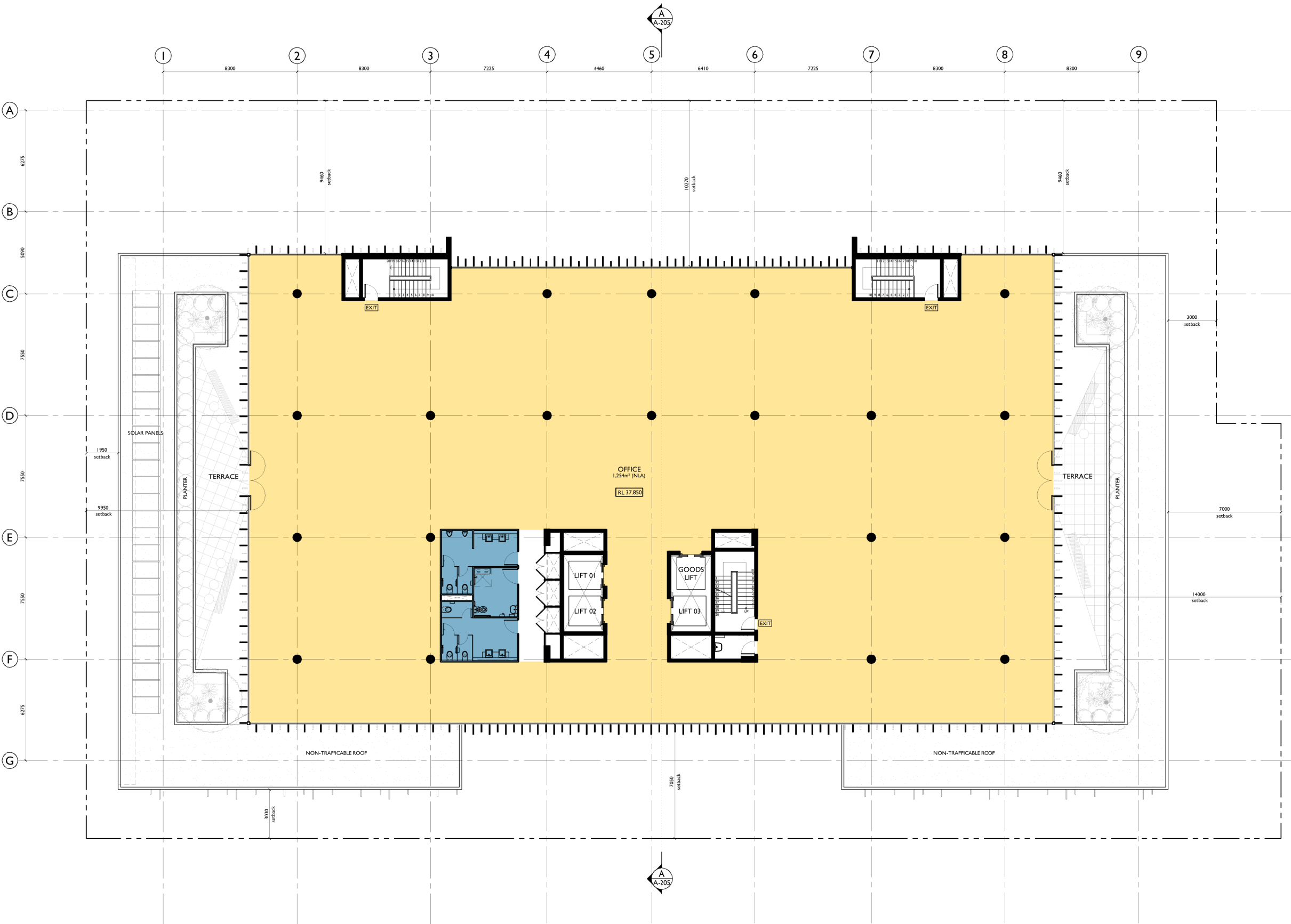
Project No. 2017-23	Drawing No. A-106	Issue B
------------------------	----------------------	------------

copyright of adm architects

a 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.  
a FIGURED DIMENSIONS- These drawings are not to be scaled. Figured dimensions shall be used in all cases.  
a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



94 Kembla St. Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
LEVEL 6 PLAN

Scale 1:250 @ A3	Date APRIL 2018
---------------------	--------------------

Drawn DP	Checked ADM
-------------	----------------

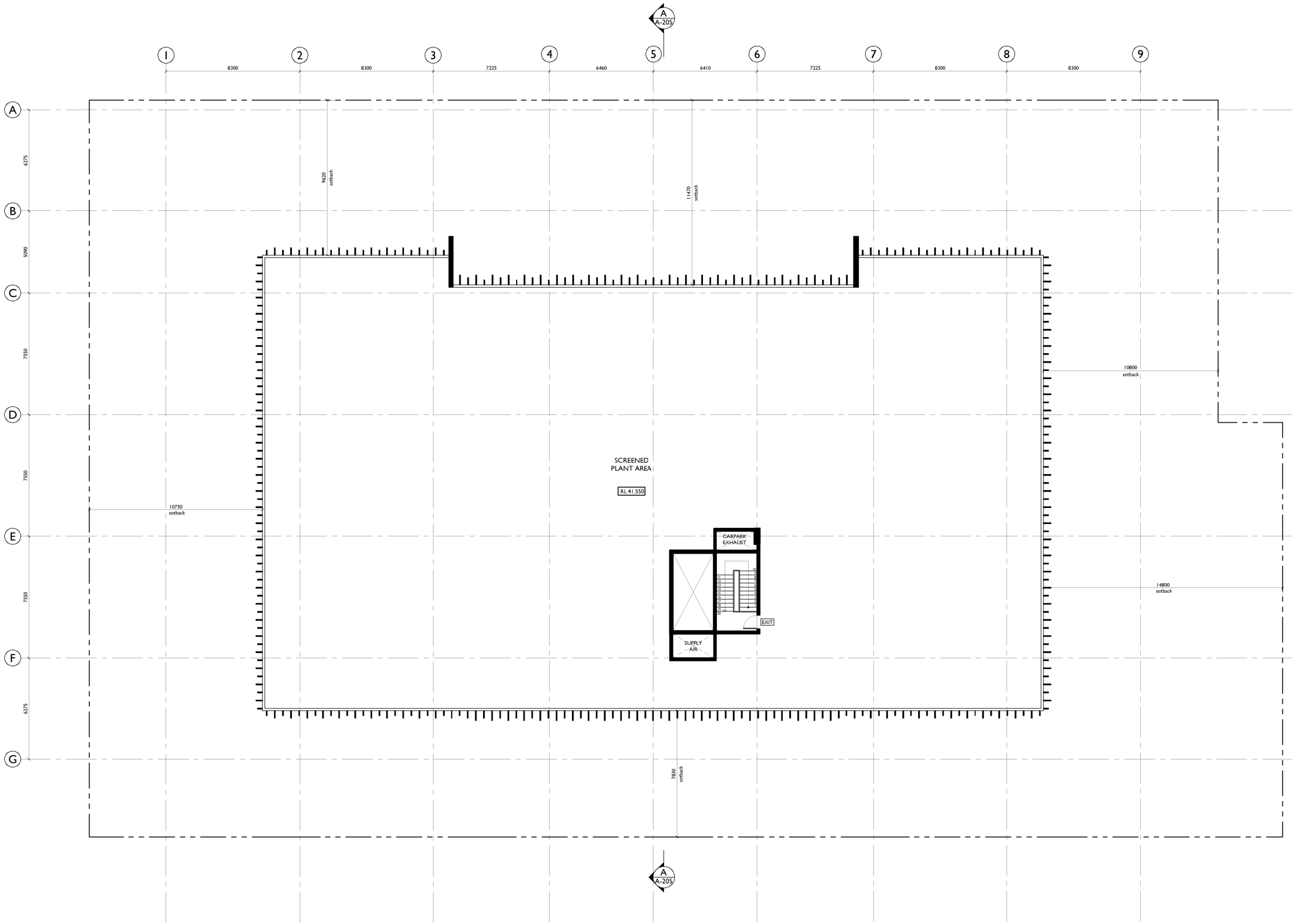
Project No. 2017-23	Drawing No. A-107	Issue B
------------------------	----------------------	------------

copyright of adm architects



# LEVEL 6 PLAN

RL 37.850



ROOF PLANT PLAN

RL 41.550



94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 0 4228 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
ROOF PLANT PLAN

Scale 1:250 @ A3	Date DECEMBER 2017
---------------------	-----------------------

Drawn DP	Checked ADM
-------------	----------------

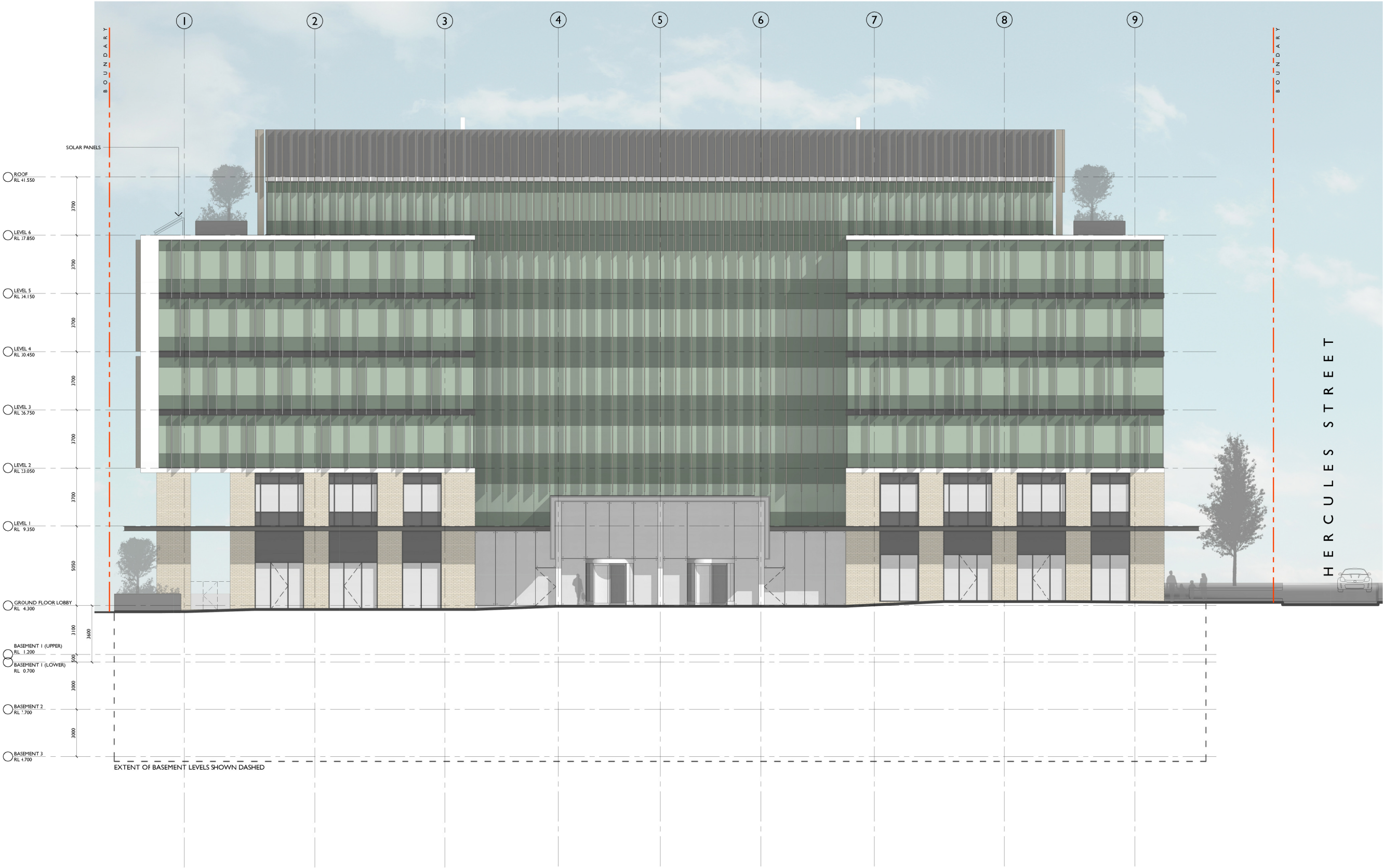
Project No. 2017-23	Drawing No. A-108	Issue A
------------------------	----------------------	------------



© 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.  
a FIGURED DIMENSIONS- These drawings are not to be scaled. Figured dimensions shall be used in all cases.  
a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



WEST ELEVATION  
DENISON STREET ASPECT



94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
WEST ELEVATION

Scale 1:250 @ A3	Date APRIL 2018
---------------------	--------------------

Drawn SP	Checked ADM
-------------	----------------

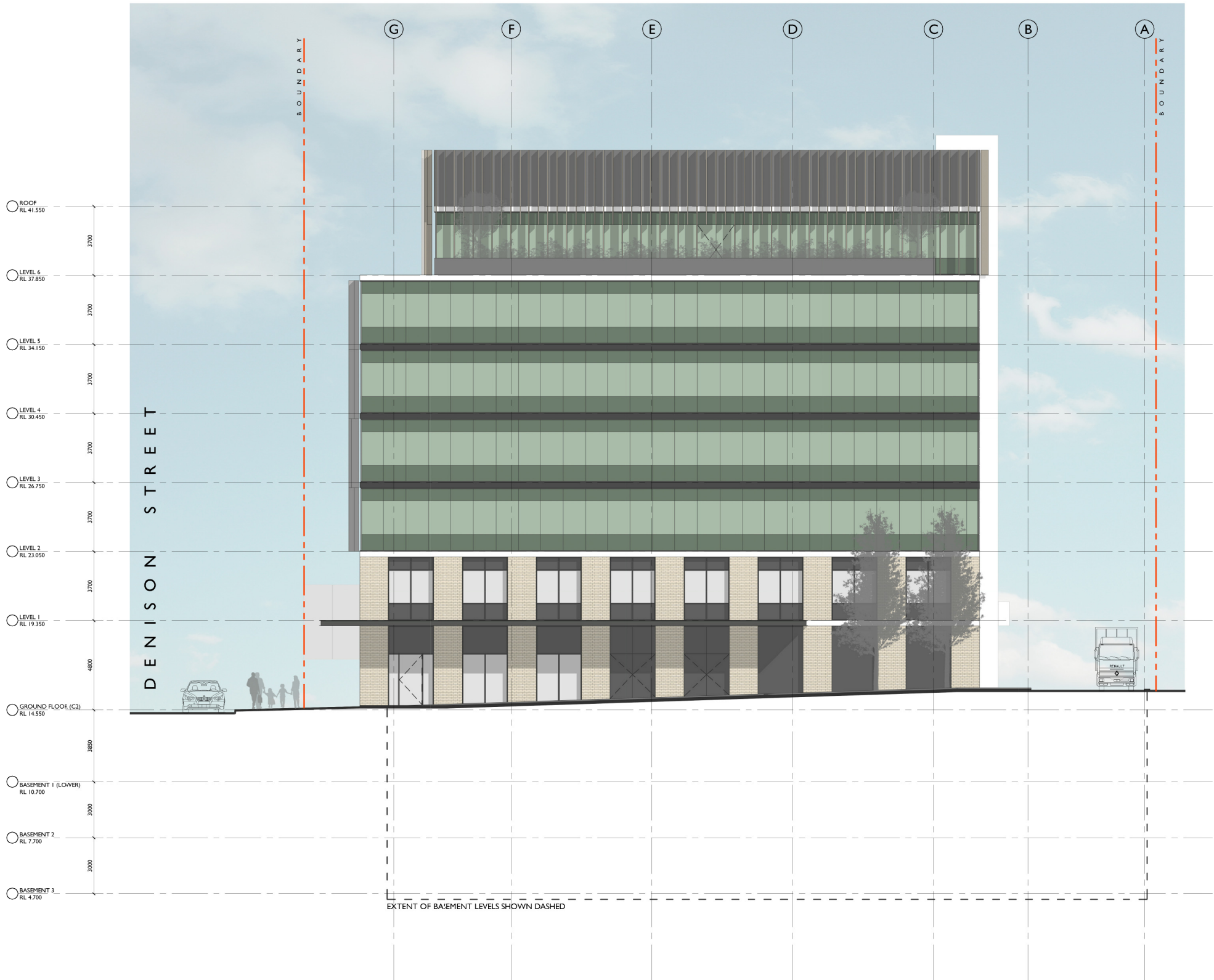
Project No. 2017-23	Drawing No. A-201	Issue B
------------------------	----------------------	------------

copyright of 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.  
a FIGURED DIMENSIONS- These drawings are not to be scaled. Figured dimensions shall be used in all cases.  
a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



SOUTH ELEVATION  
HERCULES STREET ASPECT



94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
SOUTH ELEVATION

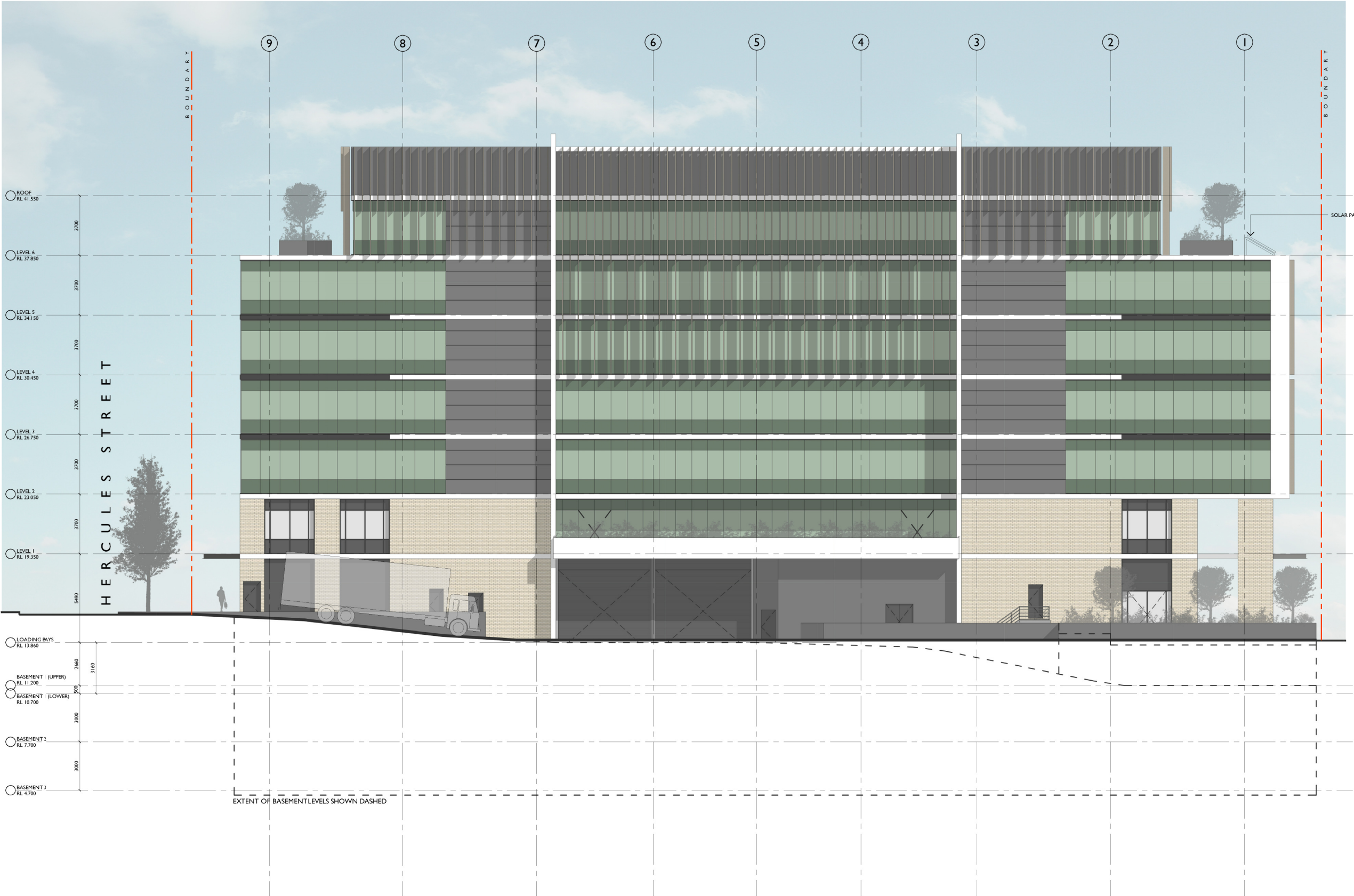
Scale 1:250 @ A3	Date APRIL 2018
---------------------	--------------------

Drawn SP	Checked ADM
-------------	----------------

Project No. 2017-23	Drawing No. A-204	Issue B
------------------------	----------------------	------------

copyright of adm architects





EAST ELEVATION  
REAR ASPECT

a 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.  
a FIGURED DIMENSIONS- These drawings are not to be scaled. Figured dimensions shall be used in all cases.  
a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



94 Kembla St. Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
EAST ELEVATION

Scale 1:250 @ A3	Date APRIL 2018
---------------------	--------------------

Drawn SP	Checked ADM
-------------	----------------

Project No. 2017-23	Drawing No. A-203	Issue B
------------------------	----------------------	------------

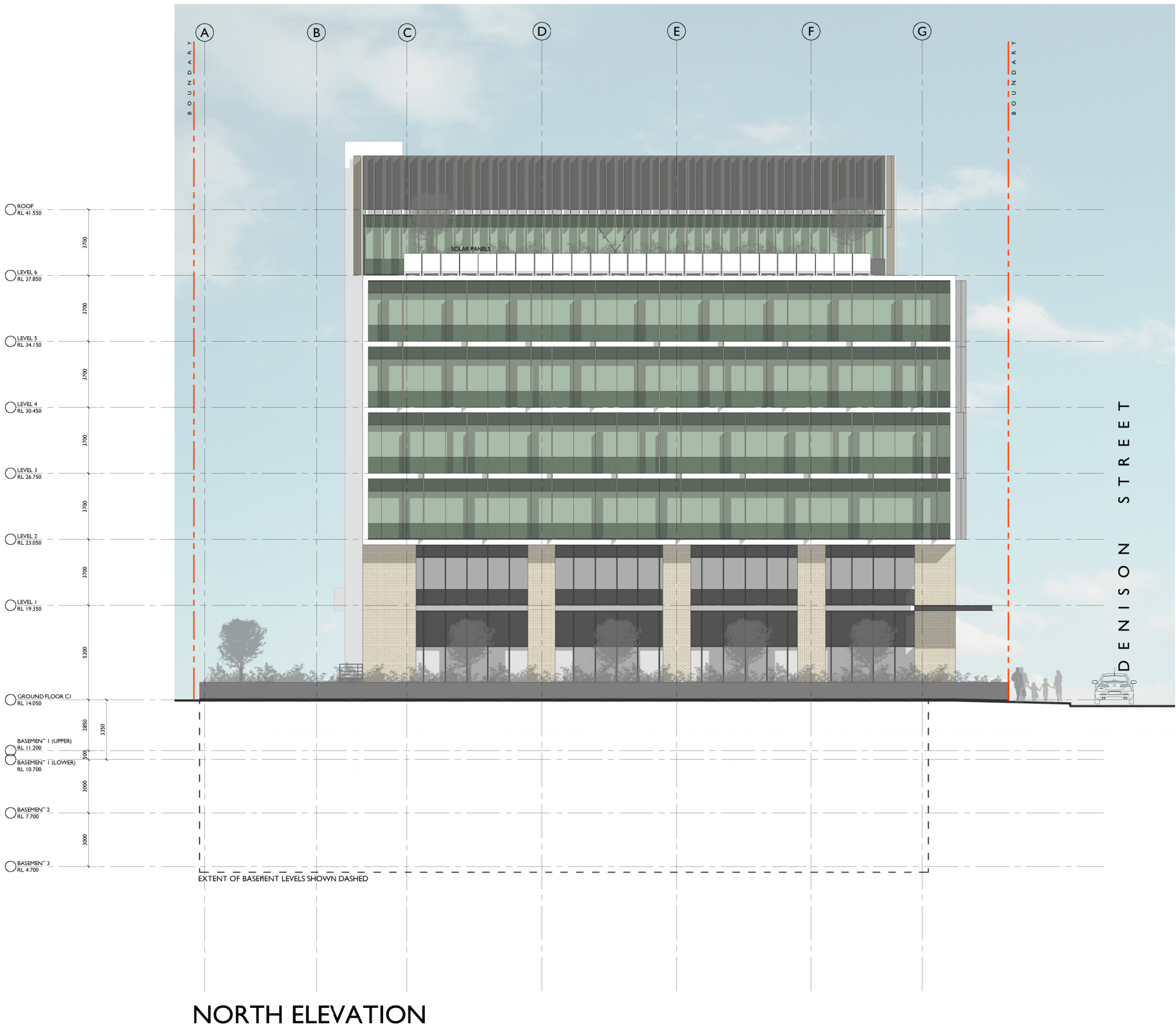
copyright of adm architects



© 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.  
a FIGURED DIMENSIONS- These drawings are not to be scaled. Figured dimensions shall be used in all cases.  
a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
NORTH ELEVATION

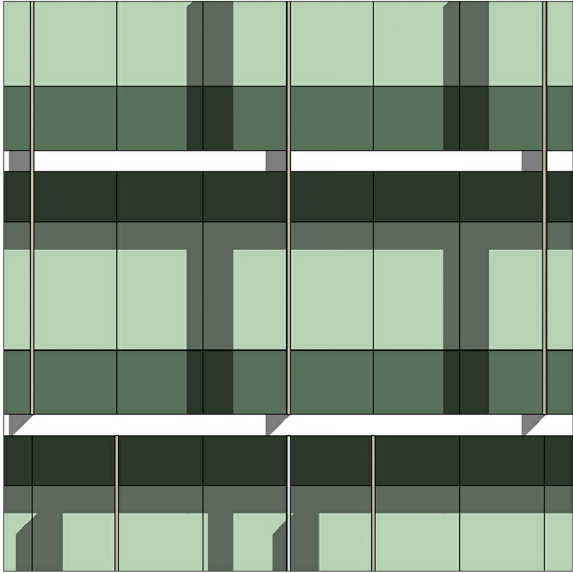
Scale 1:250 @ A3	Date APRIL 2018
---------------------	--------------------

Drawn SP	Checked ADM
-------------	----------------

Project No. 2017-23	Drawing No. A-202	Issue B
------------------------	----------------------	------------

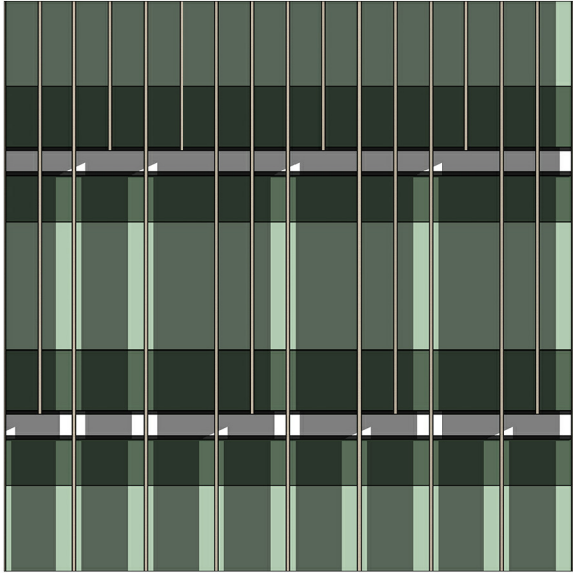
copyright of adm architects

NORTH FACADE



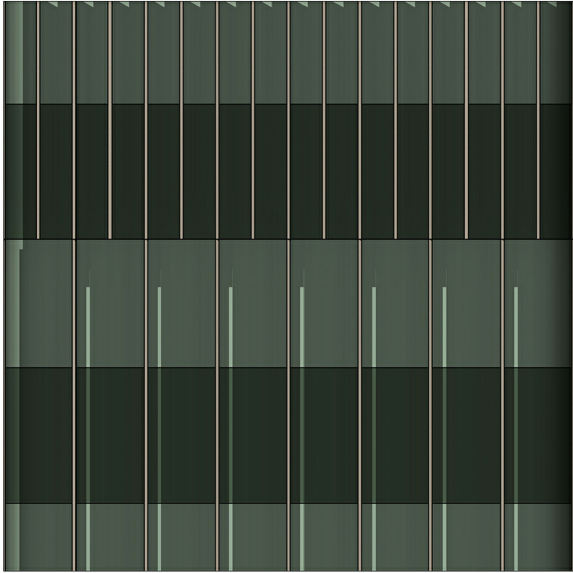
ELEVATION

EAST FACADE



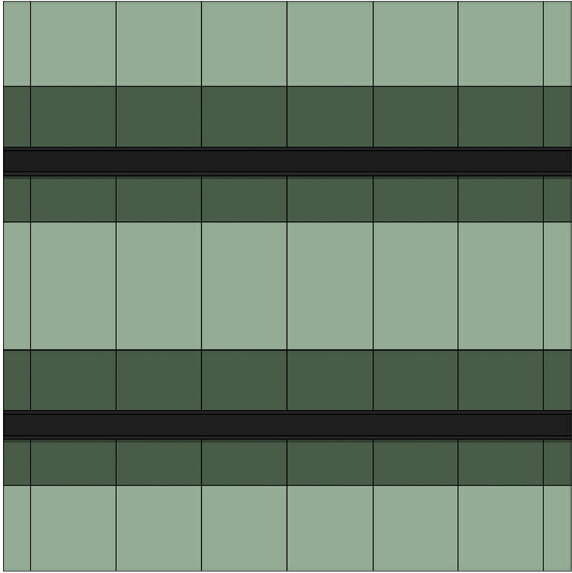
ELEVATION

WEST FACADE

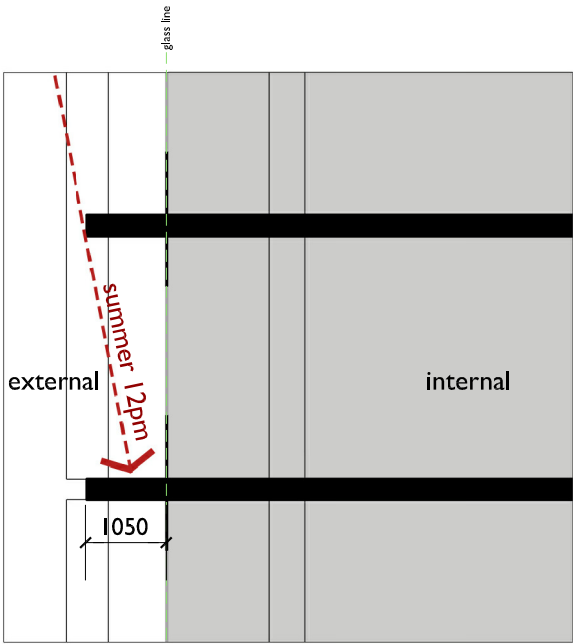


ELEVATION

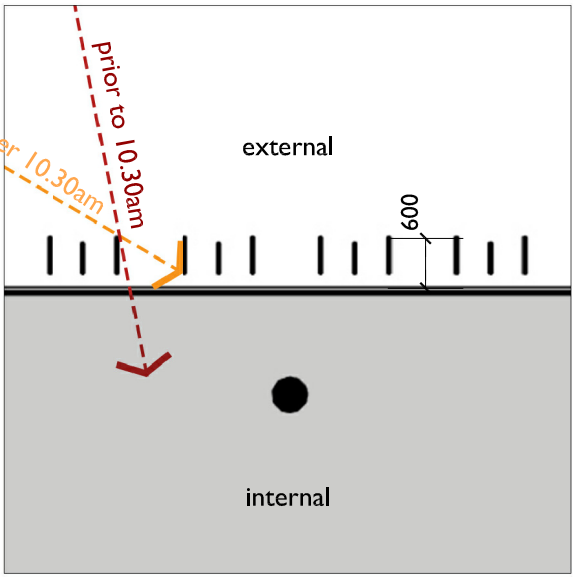
SOUTH FACADE



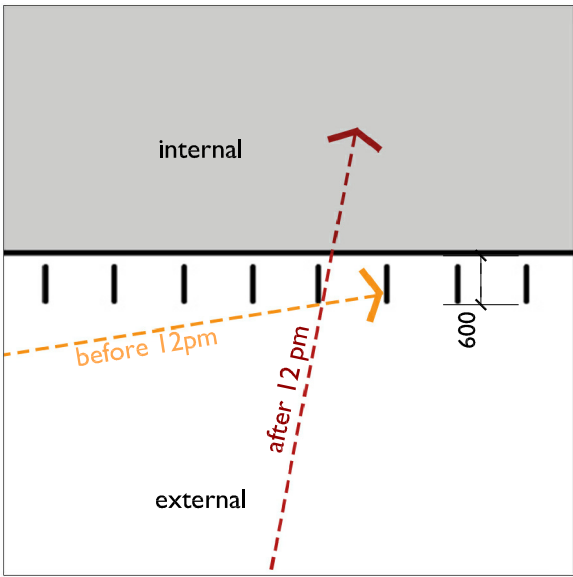
ELEVATION



SECTION



PLAN



PLAN

- North notes:
- horizontal concrete sunshades across facade
  - 1050mm deep to block summer sun and allow winter sun
  - vertical aluminium sunshades spaced widely apart for additional sun screening during summer

- General notes:
- diagrams prepared mid summer
  - all glazing to be double glazed
  - renderings prepared using Revit software

- East notes:
- vertical aluminium sunshades spaced closely to reduce duration of morning penetration
  - sunshades provided at upper levels, when sun angle is higher

- West notes:
- vertical aluminium sunshades spaced closely to reduce duration of afternoon penetration
  - sunshades provided at all levels

- South notes:
- no louvres required on southern facade

a 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.  
a FIGURED DIMENSIONS- These drawings are not to be scaled. Figured dimensions shall be used in all cases.  
a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	12.04.2018	ISSUED FOR DA

NOT FOR CONSTRUCTION



94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4228 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
FACADE STUDY

Scale NTS	Date APRIL 2018
--------------	--------------------

Drawn SP	Checked ADM
-------------	----------------

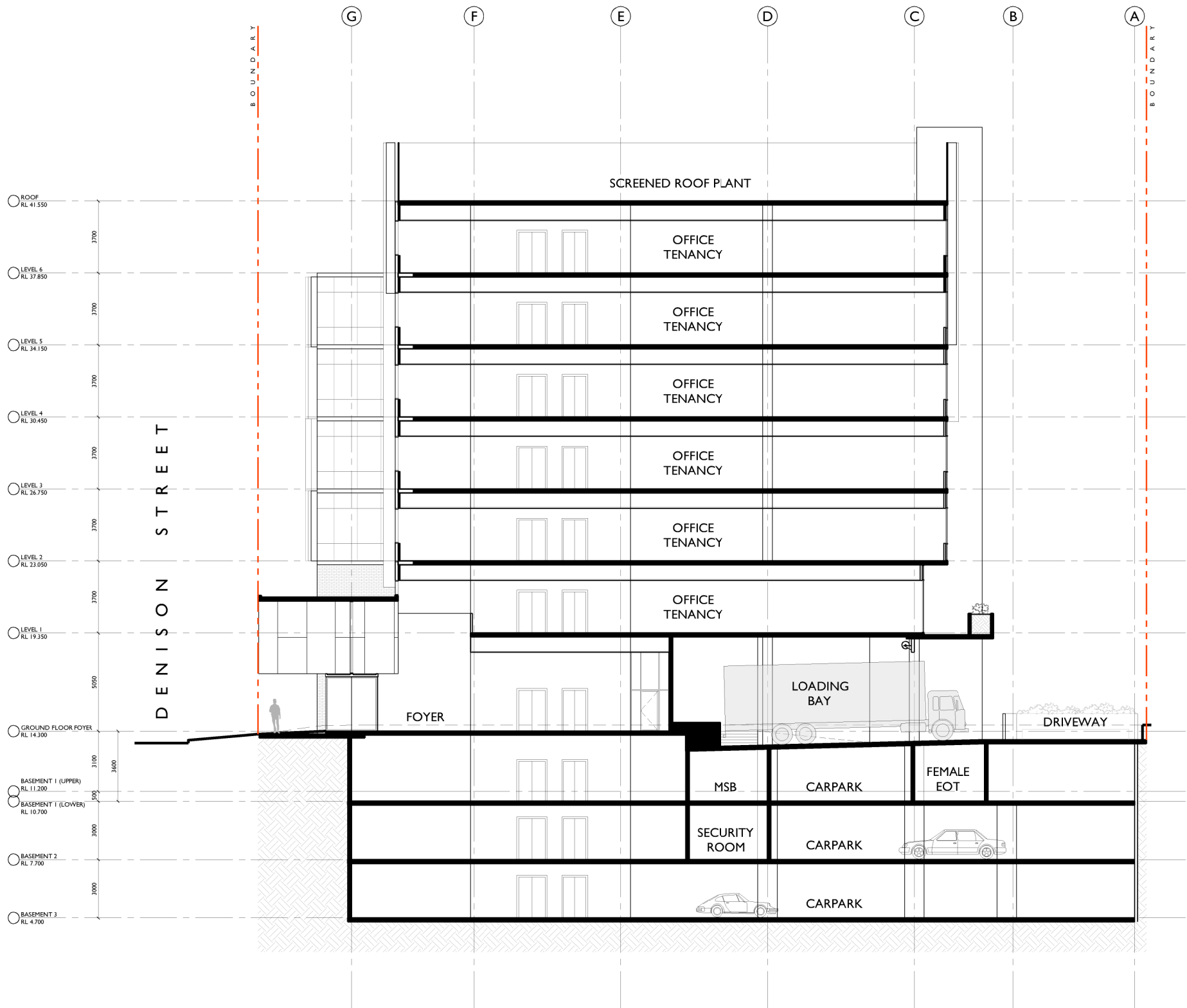
Project No. 2017-23	Drawing No. A-502	Issue A
------------------------	----------------------	------------

copyright of 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.  
a FIGURED DIMENSIONS- These drawings are not to be scaled. Figured dimensions shall be used in all cases.  
a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



SECTION AA



94 Kembla St. Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
SECTION A-A

Scale  
1:250 @ A3

Date  
APRIL 2018

Drawn  
SP

Checked  
ADM

Project No.  
2017-23

Drawing No.  
A-205

Issue  
B

copyright of adm architects





1

BOWRAL BRICKS  
CHILLINGHAM  
WHITE  
FACE BRICKWORK

2

DULUX  
VIVID WHITE  
SLAB EDGES, UPTURNS, DOWNTURNS AND  
CONCRETE COLUMNS

3

DULUX  
MONUMENT  
PLANTERS

4

VIRIDIAN  
CLEAR GLAZING  
GENERAL GLAZING WITH COLOURBACK  
TO MATCH

5

VIRIDIAN  
SUPER GREEN  
GLAZING  
GENERAL GLAZING WITH COLOURBACK  
TO MATCH

6

DULUX DURATEC  
NICKEL PEARL  
FEATURE SUN BLADES

7

DULUX DURATEC  
ETERNITY CITI PEARL  
FEATURE SUN BLADES

8

VITRACORE G2  
MONUMENT GREY  
REAR FEATURE WALL

9

VITRACORE G2  
SILVER METALLIC  
ENTRY FEATURE AWNING

10

DULUX DURATEC  
BLACK GLOSS  
POWDERCOATED WINDOW FRAMES,  
LOUVRES AND OTHER POWDERCOATED  
ELEMENTS

COLOUR AND MATERIALS SCHEDULE

© 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.  
a FIGURED DIMENSIONS- These drawings are not to be scaled. Figured dimensions shall be used in all cases.  
a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Proposed  
OFFICE BUILDING ABOVE  
BASEMENT PARKING

At  
25 - 27 DENISON STREET  
WOLLONGONG

By  
WOLLONGONG MINI STORAGE

Title  
DEVELOPMENT APPLICATION  
COLOUR AND MATERIALS SCHEDULE

Scale	Date		
NTS	APRIL 2018		
Drawn	Checked		
SP	ADM		
Project No.	Drawing No.	Issue	
2017-23	A-501	B	