

SITE ANALYSIS



VIEW 1 - FACING SE TOWARDS SUBJECT SITE



VIEW 2 - FACING NE TOWARDS SUBJECT SITE



VIEW 3 - FACING NW FROM SUBJECT SITE



VIEW 4 - FACING SW FROM SUBJECT SITE



VIEW 5 - FACING WEST TOWARDS SUBJECT SITE

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ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA

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LEGEND

- PROPOSED DEVELOPMENT
- CURRENT / APPROVED DA
- HERITAGE LISTED BUILDINGS
- GREEN &/OR PUBLIC SPACES
- TRAIN LINE
- LOCATION OF PHOTO
- RESIDENTIAL USE
- SIGNIFICANT RESIDENTIAL USES & STOREYS
- PUBLIC / GOVERNMENT BUILDING
- COMMERCIAL BUILDING
- SIGNIFICANT COMMERCIAL BUILDING AND STOREYS
- NOISE SOURCE



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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
SITE ANALYSIS

Scale NTS	Date DECEMBER 2017
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Drawn	Checked ADM
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Project No. 2017-23	Drawing No. A-001	Issue A
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9am



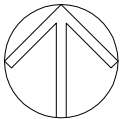
10am



11am



12pm



SHADOW ANALYSIS WINTER SOLSTICE



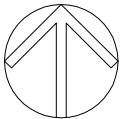
1pm



2pm



3pm



SHADOW ANALYSIS WINTER SOLSTICE

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Proposed
OFFICE BUILDING ABOVE
BASEMENT PARKING

At
25 - 27 DENISON STREET
WOLLONGONG

By
WOLLONGONG MINI STORAGE

Title
DEVELOPMENT APPLICATION
SHADOW ANALYSIS 2 OF 2

Scale	Date	
NTS	DECEMBER 2017	
Drawn	Checked	
SP	ADM	
Project No.	Drawing No.	Issue
2017-23	A-402	A

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ARTISTS IMPRESSION
LOOKING NORTH EAST TOWARDS PROPOSED BUILDING
IMAGE NOT TO BE REPRODUCED WITHOUT ADM ARCHITECTS APPROVAL

DRAWING SCHEDULE

No.	DRAWING	SCALE @ A3			
A-000	TITLE PAGE	NTS	A-108	ROOF PLANT PLANT	1:250
A-001	SITE ANALYSIS	NTS	A-201	WEST ELEVATION	1:250
A-002	CONTEXTUAL SECTIONS	NTS	A-202	NORTH ELEVATION	1:250
A-003	CONTEXTUAL ENVELOPE MODEL	NTS	A-203	EAST ELEVATION	1:250
A-004	DEMOLITION & SITE MANAGEMENT PLAN	NTS	A-204	SOUTH ELEVATION	1:250
A-100	SITE PLAN	1:250	A-205	SECTION AA	1:250
A-101	BASEMENT LEVEL 3 PLAN	1:250	A-301	ARTIST IMPRESSION 1 OF 2	NTS
A-102	BASEMENT LEVEL 2 PLAN	1:250	A-302	ARTIST IMPRESSION 2 OF 2	NTS
A-103	BASEMENT LEVEL 1 PLAN	1:250	A-401	SHADOW ANALYSIS 1 OF 2	NTS
A-104	GROUND FLOOR PLAN	1:250	A-402	SHADOW ANALYSIS 2 OF 2	NTS
A-105	LEVEL 1 PLAN	1:250	A-501	COLOUR & MATERIALS SCHEDULE	NTS
A-106	LEVEL 2-5 PLAN	1:250	A-502	FACADE STUDY	NTS
A-107	LEVEL 6 PLAN	1:250			

PROPOSED:
OFFICE BUILDING ABOVE
BASEMENT PARKING

AT:
25 - 27 DENISON STREET
WOLLONGONG

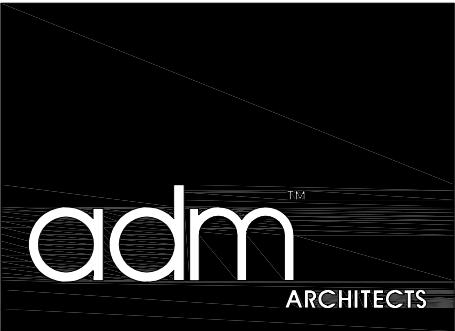
FOR:
WOLLONGONG MINI
STORAGE

DEVELOPMENT SUMMARY

SITE AREA	3306 SQM
PERMISSIBLE FSR	3.5 : 1
MAXIMUM GFA	11571 SQM

GROUND FLOOR AREAS		
OFFICE AREA (nett)	856 SQM	
AMENITIES & FOYER (nett)	295 SQM	
GROSS TOTAL		1151 SQM
LEVEL 1 AREAS		
OFFICE AREA (nett)	1492 SQM	
AMENITIES (nett)	111 SQM	
GROSS TOTAL		1603 SQM
LEVEL 2 AREAS		
OFFICE AREA (nett)	1764 SQM	
AMENITIES (nett)	112 SQM	
GROSS TOTAL		1876 SQM
LEVEL 3 AREAS		
OFFICE AREA (nett)	1764 SQM	
AMENITIES (nett)	112 SQM	
GROSS TOTAL		1876 SQM
LEVEL 4 AREAS		
OFFICE AREA (nett)	1764 SQM	
AMENITIES (nett)	112 SQM	
GROSS TOTAL		1876 SQM
LEVEL 5 AREAS		
OFFICE AREA (nett)	1764 SQM	
AMENITIES (nett)	112 SQM	
GROSS TOTAL		1876 SQM
LEVEL 6 AREAS		
OFFICE AREA (nett)	1254 SQM	
AMENITIES (nett)	58 SQM	
		1312 SQM
NETT LETTABLE TOTAL		10658 SQM
OVERALL GROSS TOTAL		11570 SQM
PROPOSED FSR		3.50 : 1

CAR PARKING		
REQUIRED		
1 per 60sqm office tenancy space	192.8 SPACES	
REQUIRED TOTAL		193 SPACES
PROVIDED		
GROUND LEVEL	7 SPACES	
BASEMENT LEVEL 1	50 SPACES	
BASEMENT LEVEL 2	66 SPACES	
BASEMENT LEVEL 3	71 SPACES	
PROVIDED TOTAL		194 SPACES
MOTORBIKE PARKING		
REQUIRED		
1 per 25 car parking spaces	7.8 SPACES	
PROVIDED TOTAL		8 SPACES
BICYCLE PARKING		
REQUIRED OFFICE		
staff 1 per 200 sqm	57.8 SPACES	
visitor 1 per 750sqm	15.4 SPACES	
REQUIRED TOTAL		74 SPACES
PROVIDED TOTAL		74 SPACES



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ARTISTS IMPRESSION
ENTRY FORECOURT FROM DENISON STREET
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ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

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Proposed
OFFICE BUILDING ABOVE
BASEMENT PARKING

At
25 - 27 DENISON STREET
WOLLONGONG

By
WOLLONGONG MINI STORAGE

Title
DEVELOPMENT APPLICATION
ARTISTS IMPRESSION 2 OF 2

Scale 1:250 @ A3	Date APRIL 2018
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Drawn SP	Checked ADM
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Project No. 2017-23	Drawing No. A-302	Issue B
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ISSUE	DATE	DESCRIPTION
A	18.12.2017	ISSUED FOR DA
B	12.04.2018	RE-ISSUED FOR DA

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ARTISTS IMPRESSION
LOOKING SOUTH-EAST ALONG DENISON STREET
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Proposed
OFFICE BUILDING ABOVE
BASEMENT PARKING

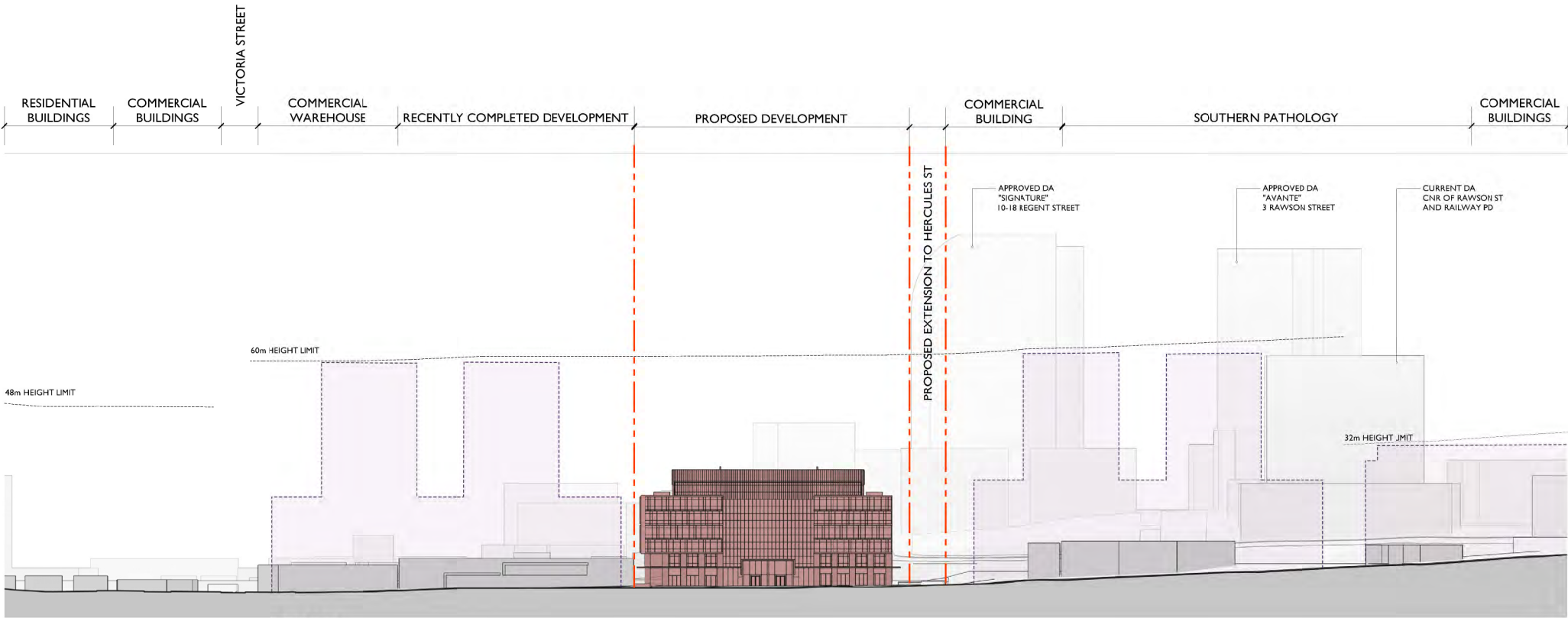
At
25 - 27 DENISON STREET
WOLLONGONG

By
WOLLONGONG MINI STORAGE

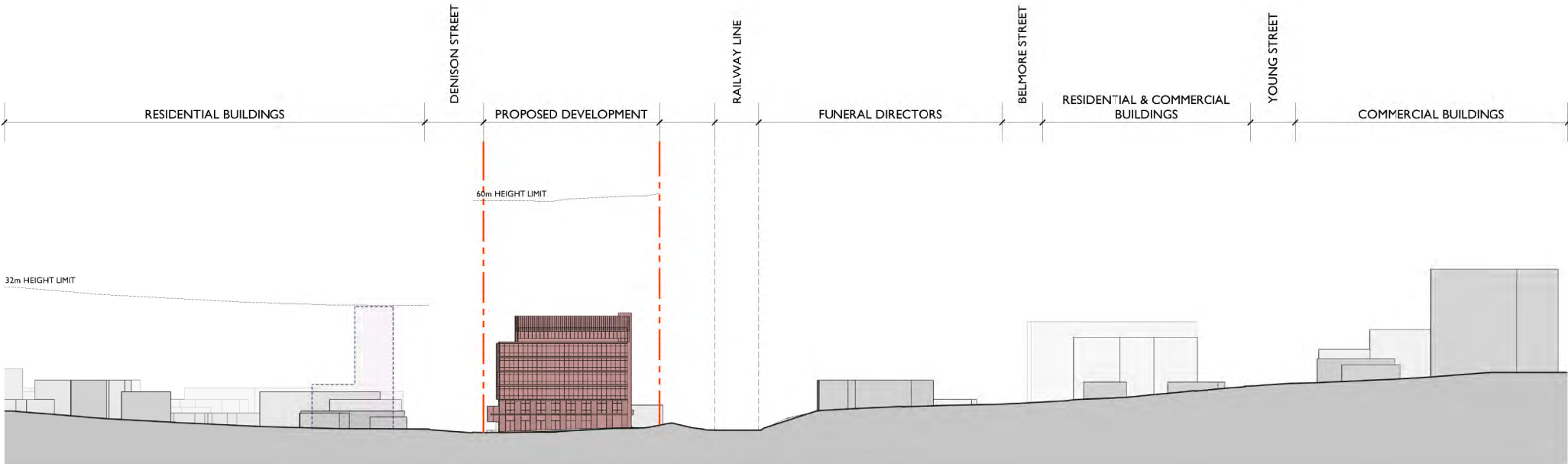
Title
DEVELOPMENT APPLICATION
ARTISTS IMPRESSION 1 OF 2

Scale	Date	
NTS	APRIL 2018	
Drawn	Checked	
SP	ADM	
Project No.	Drawing No.	Issue
2017-23	A-301	B

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DENISON STREET SECTION (LOOKING EAST)



HERCULES STREET SECTION (LOOKING NORTH)

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

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LEGEND

- PROPOSED DEVELOPMENT
- NEARBY POTENTIAL FUTURE ENVELOPES AS PER WOLLONGONG DCP CHAPTER 13



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Proposed
OFFICE BUILDING ABOVE
BASEMENT PARKING

At
25 - 27 DENISON STREET
WOLLONGONG

By
WOLLONGONG MINI STORAGE

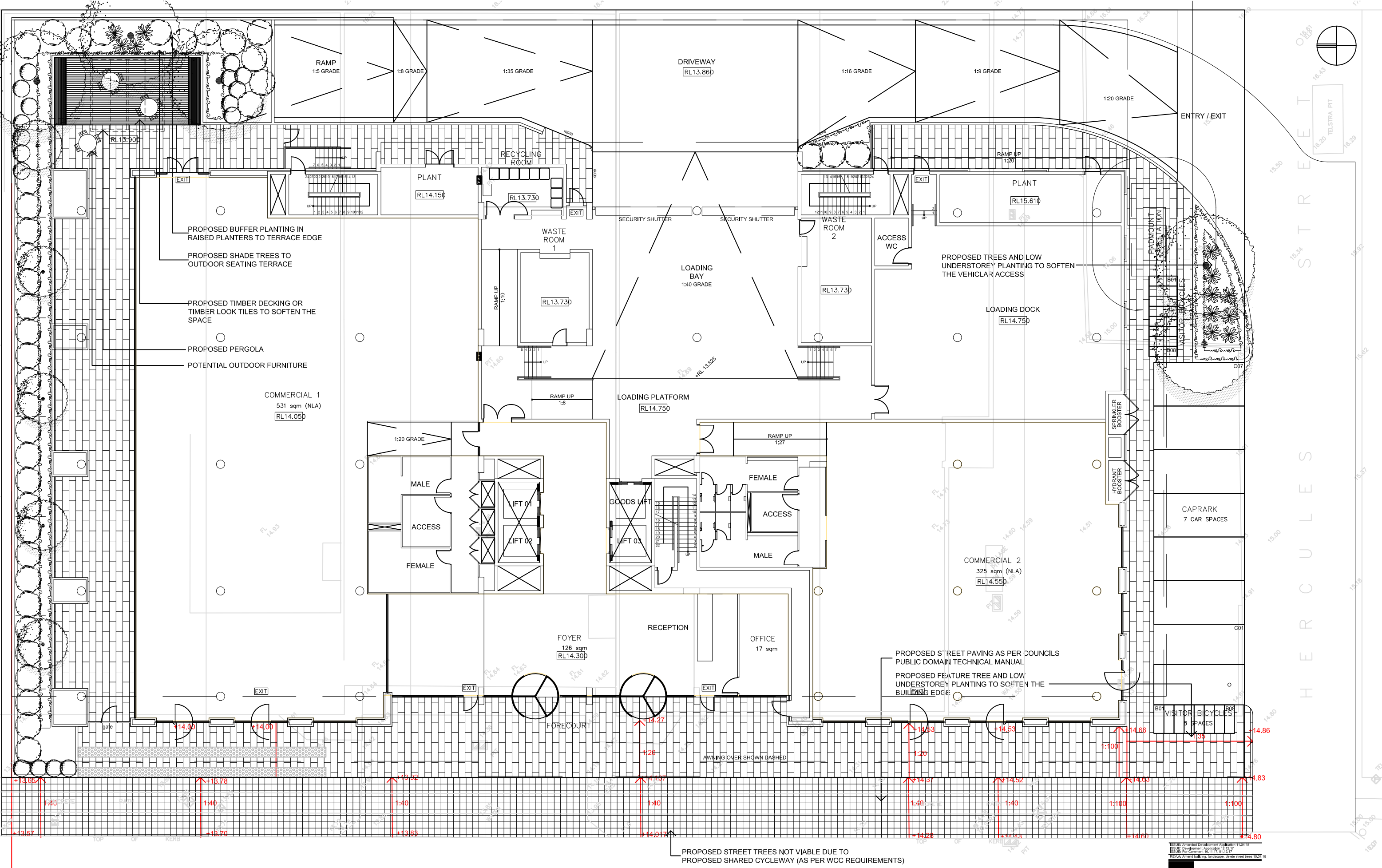
Title
DEVELOPMENT APPLICATION
CONTEXTUAL SECTIONS

Scale	Date
NTS	APRIL 2018

Drawn	Checked
	ADM

Project No.	Drawing No.	Issue
2017-23	A-002	B

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LEGEND

	Existing levels and contours		Proposed tree planting		Proposed tree guards and grates as per Councils PDTM		Proposed select tile paving		Proposed pergola	Refer to 1827-LD02 for recommended plan species
	Proposed spot levels		Proposed mass shrub planting		Proposed street paving as per Councils PDTM		Proposed timber deck or timber look tiles		Proposed timber platform seating	

ISSUE: Amended Development Application 11/24/18
ISSUE: Development Application 12/12/17
ISSUE: For Comment 18/11/17 01:12:17
REV A: Amend building, landscape, delete street trees 10/31/18

ochre
ochre landscape architects
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Tel: 02 4227 9427 Fax: 02 4227 6876
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PROJECT
Proposed Office Building
25-27 Denison Street
WOLLONGONG

DRAWING TITLE
Ground Level
Landscape Concept Plan

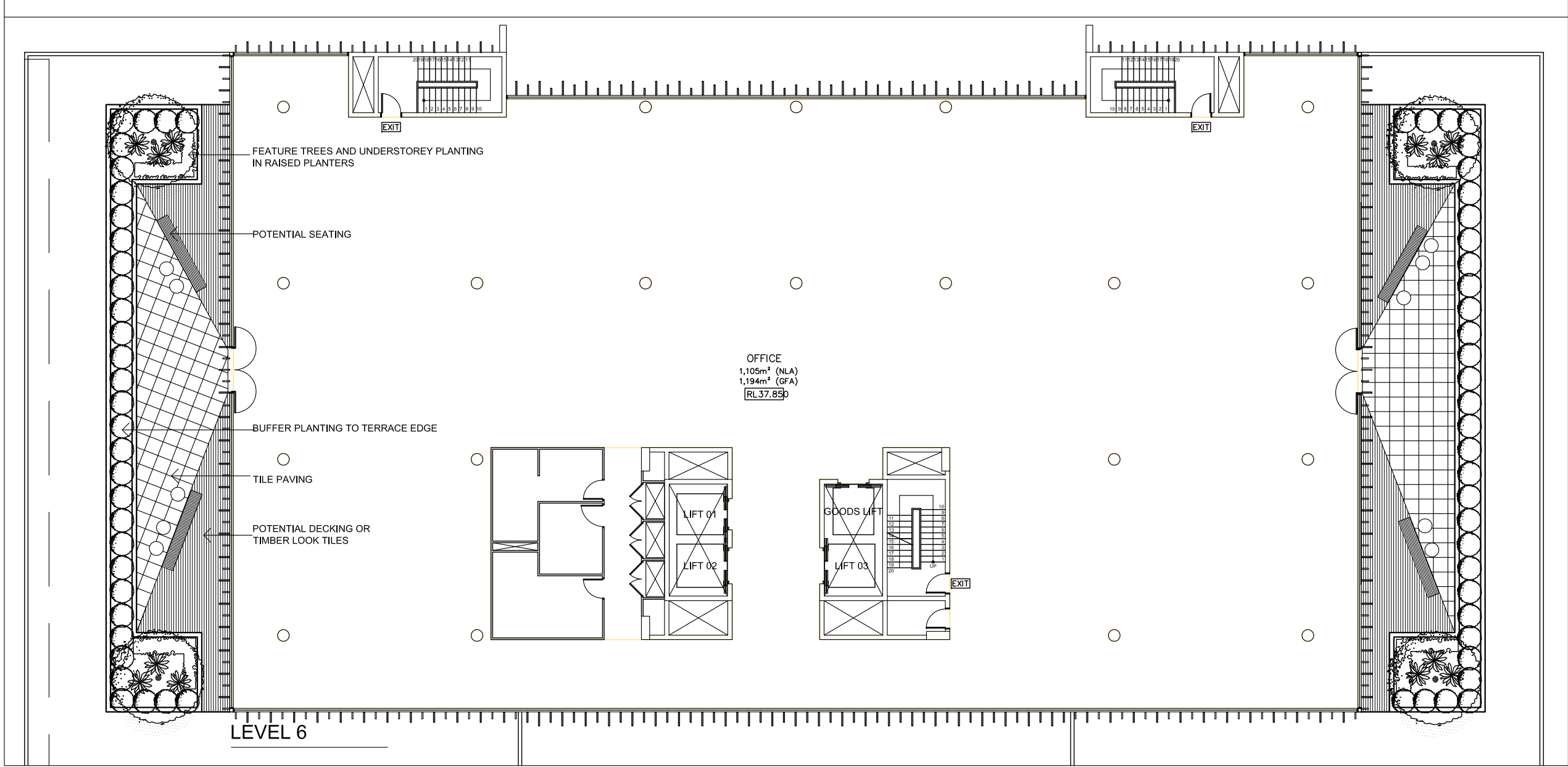
CLIENT
Wollongong Mini Storage

DRAWING NO.
1827-LD01A

SCALE: 1:100 @ A1, 1:200 @ A3

CHECKED: TW

DATE: 15/11/17

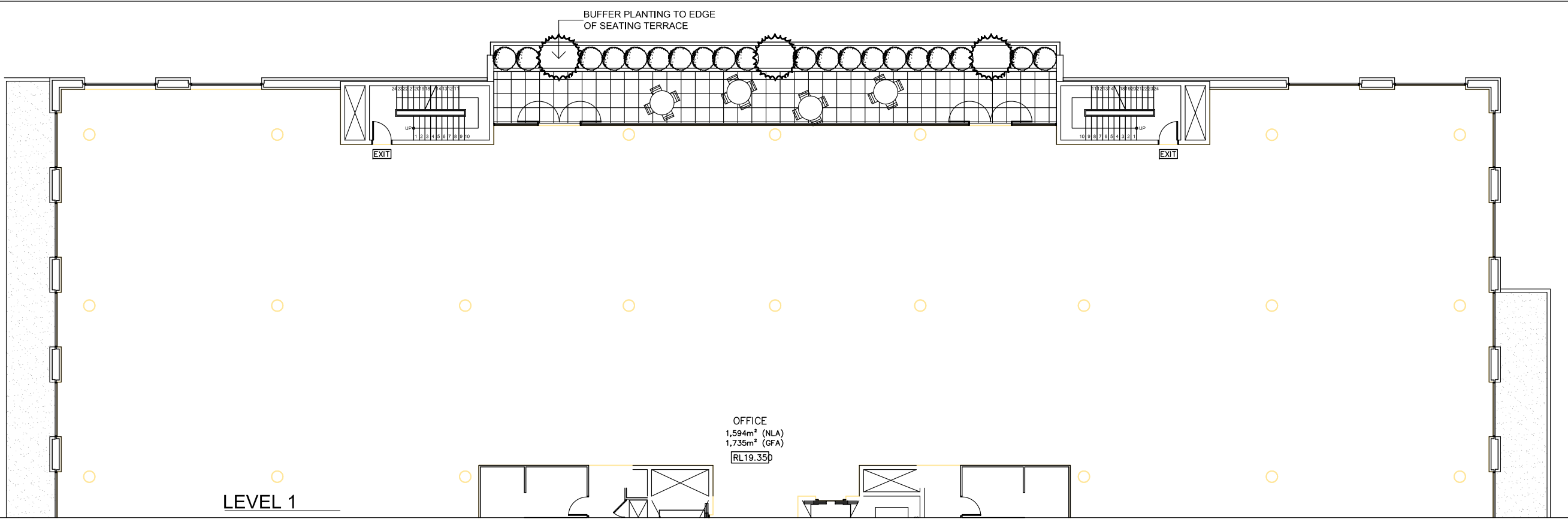


LEGEND

- Proposed tree planting
- Proposed mass shrub planting
- Proposed select tile paving
- Proposed timber deck or timber look tiles
- Potential outdoor furniture

RECOMMENDED PLANT SPECIES

BOTANICAL NAME	COMMON NAME
STREET TREES	
<i>Elaeocarpus reticulatus</i>	Blueberry Ash
<i>Lagerstroemia indica</i> x <i>L.Fauriei</i>	Crape Myrtle
<i>Syzigium leuhmannii</i>	Weeping Lily Pilly
TREES	
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree
<i>Magnolia 'Teddy Bear'</i>	Saucer Magnolia
<i>Magnolia 'Little Gem'</i>	Saucer Magnolia
SHRUBS	
<i>Acmena 'Cherry Surprise'</i>	Dwarf Lilly Pilly
<i>Metrosideros 'Dalese'</i>	Dwarf NZ Xmas Bush
<i>Gardenia augusta 'Florida'</i>	Gardenia
<i>Raphiolepis 'Oriental Pearl'</i>	Dwarf Hawthorn
<i>Westringia fruticosa</i>	Coastal Rosemary
<i>Michelia figo</i>	Port Wine Magnolia
GROUND COVERS AND NATIVE GRASSES	
<i>Dianella 'King Alfred'</i>	Paroo Lilly
<i>Lomandra 'Tanika'</i>	Fine Leaf Mat Rush
<i>Dianella 'Little Jess'</i>	Dwarf Paroo Lilly
<i>Gazania tomentosum</i>	Gazania
<i>Westringia 'Mund'</i>	Dwarf Coastal Rosemary
<i>Westringia 'Aussie Box'</i>	Dwarf Coastal Rosemary
<i>Trachelospermum jasminoides</i>	Star Jasmine



ISSUE: Development Application 12.12.17
ISSUE: For Comment 16.11.17, 01.12.17
REV.



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PROJECT
Proposed Office Building
25-27 Denison Street
WOLLONGONG

DRAWING TITLE
Level 1 and 6
Landscape Concept Plan

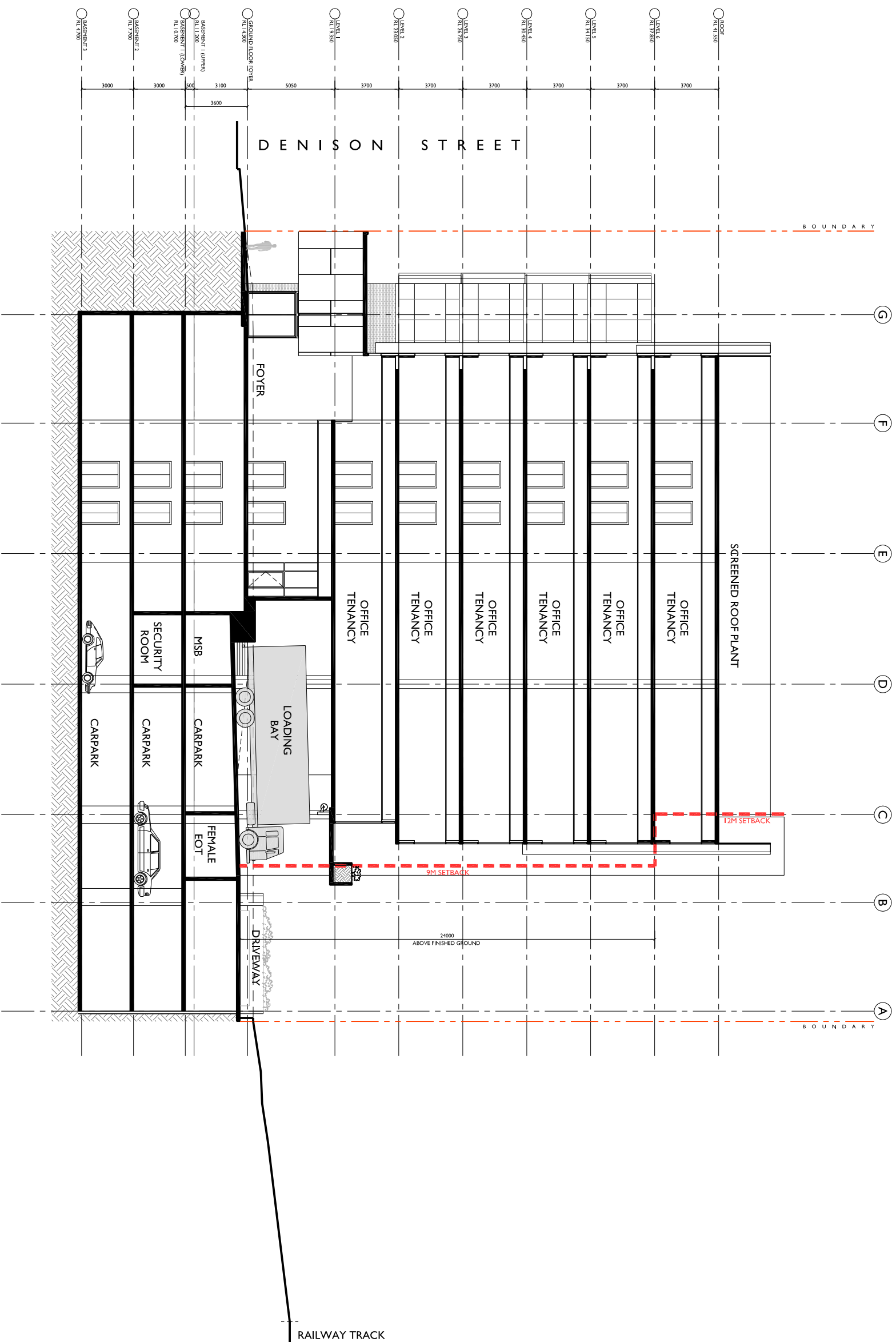
CLIENT
Wollongong Mini Storage

DRAWING NO.
1827-LD02


SCALE: 1:100 @ A1, 1:200 @ A3
CHECKED: TW
DATE. 15.11.17

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

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SECTION AA

The logo for Adm Architects features the word "adm" in a large, lowercase, white sans-serif font. To the right of "adm" is a small "TM" trademark symbol. Below "adm" is the word "ARCHITECTS" in a smaller, uppercase, white sans-serif font. The entire logo is set against a solid blue background.

admTM
ARCHITECTS

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OFFICE BUILDING ABOVE
BASEMENT PARKING

At
25 - 27 DENISON STREET
WOLLONGONG

By
WOLLONGONG MINI STORAGE

Title
DEVELOPMENT APPLICATION
SECTION A-A

Scale	Date	
1:250 @ A3	APRIL 2018	
Drawn	Checked	
SP	ADM	
Project No.	Drawing No.	Issue
2017-23	A-205	C

