

THE PROPOSED BUILT FORM IS L SHAPED ALONG THE STEWART AND KEMBLA STREET FRONTAGE, DEFINING THE STREET EDGE AND OPTIMISING THE OPPORTUNITY FOR THE OPEN SPACE BETWEEN THE BUILDINGS TO BE ORIENTATED TO THE NORTH. APARTMENTS ARE DESIGNED TO OPTIMISE SUN ACCESS, CROSS VENTILATION AND VIEWS

THE TALLER BUILT FORM IS LOCATED ALONG KEMBLA STREET WHERE THE PERMISSIBLE HEIGHT OF 48M EXTENDS TO THE WEST AND FUTURE BUILDINGS OF THE SAME SCALE ARE POSSIBLE. THE LOWER BUILT FORM IS LOCATED ALONG STEWART STREET WHERE THE PERMISSIBLE HEIGHT OF 24M EXTENDS TO THE SOUTH AND FUTURE BUILDINGS OF A SIMILAR SCALE ARE UNDER CONSTRUCTION. THE DISTRIBUTION OF THE GREATEST BULK NORTH/SOUTH (ALONG KEMBLA STREET), RESULTS IN A THINNER BUILDING EAST/WEST WHICH MINIMISES SOLAR IMPACT TO BUILDINGS SOUTH OF THE DEVELOPMENT.

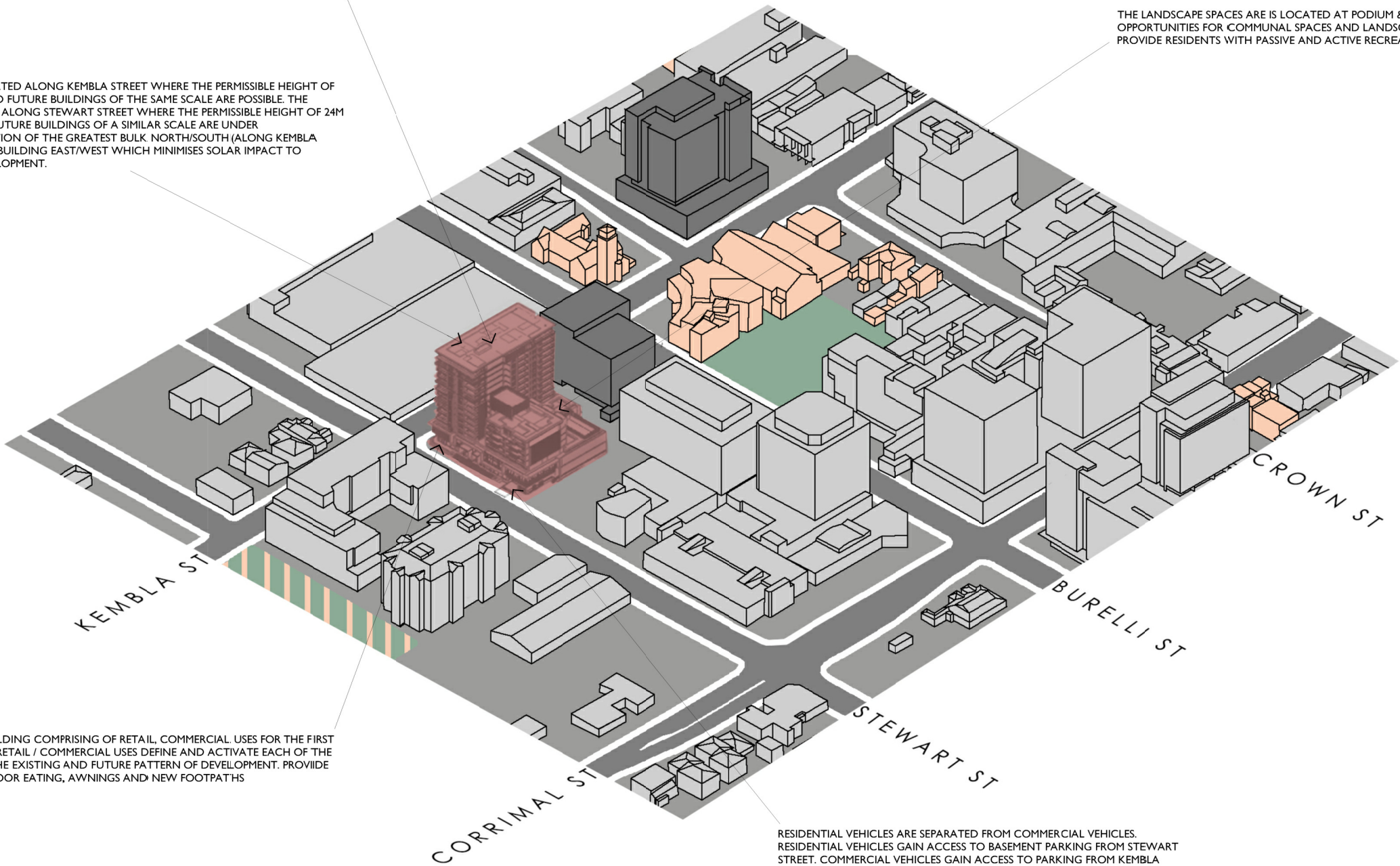
THE LANDSCAPE SPACES ARE IS LOCATED AT PODIUM & ROOF LEVELS PROVIDING OPPORTUNITIES FOR COMMUNAL SPACES AND LANDSCAPING. THE SPACE IS DESIGNED TO PROVIDE RESIDENTS WITH PASSIVE AND ACTIVE RECREATIONAL ACTIVITIES.

THE PROPOSAL IS A HYBRID BUILDING COMPRISING OF RETAIL, COMMERCIAL USES FOR THE FIRST TWO LEVELS. GROUND FLOOR RETAIL / COMMERCIAL USES DEFINE AND ACTIVATE EACH OF THE STREET EDGES, REINFORCING THE EXISTING AND FUTURE PATTERN OF DEVELOPMENT. PROVIDE HIGH QUALITY FINISHES, OUTDOOR EATING, AWNINGS AND NEW FOOTPATHS

RESIDENTIAL VEHICLES ARE SEPARATED FROM COMMERCIAL VEHICLES. RESIDENTIAL VEHICLES GAIN ACCESS TO BASEMENT PARKING FROM STEWART STREET. COMMERCIAL VEHICLES GAIN ACCESS TO PARKING FROM KEMBLA STREET ALONG A SHARED DRIVEWAY.



## CONTEXTUAL ENVELOPE MODEL



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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	20.12.18	ISSUED FOR DA

## NOT FOR CONSTRUCTION LEGEND

- PROPOSED BUILDING
- APPROVED DA / UNDER CONSTRUCTION
- EXISTING BUILT FORM
- HERITAGE ITEMS
- GREEN/PUBLIC SPACES



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Project  
PROPOSED MIXED USE BUILDING  
COMPRISING OF RESIDENTIAL APARTMENTS  
ABOVE COMMERCIAL PREMISES  
AND CARPARKING

At  
LOT 502. D.P. 845275  
CORNER KEMBLA AND STEWART STREET  
WOLLONGONG  
For

CITY INVESTMENTS PTY. LTD

Title  
DEVELOPMENT APPLICATION  
CONTEXTUAL ENVELOPE MODEL

Scale	Date	
NTS	DECEMBER 2018	
Drawn	Checked	
LGD SJ	ADM	
Project No.	Drawing No.	Issue
2017-02	A-004	A

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