

PROPOSED STAGED SENIORS VILLAGE & INDEPENDENT LIVING APARTMENTS WITH COMMUNAL FACILITIES, PARKING AND LANDSCAPE AREAS  
at  
1 ARCADIA STREET,  
WARILLA, 2528



ARCHITECTURAL DRAWING SCHEDULE

No.	DESCRIPTION	SCALE @ A3
A-000	TITLE SHEET	NTS
A-001	DEVELOPMENT SUMMARY	NTS
A-002	SITE ANALYSIS	NTS
A-003	PHOTOMONTAGE 01	NTS
A-004	PHOTOMONTAGE 02	NTS
A-005	DESIGN PROGRAM	1:1600
A-006	CONTEXTUAL STREETSCAPE ELEVATION	1:800
A-007	NEIGHBOURING BUILDING SECTIONS	1:200
A-008	PHOTOMONTAGE 03	NTS
A-009	PHOTOMONTAGE 04	NTS
A-010	PHOTOMONTAGE 05	NTS
A-011	SEPARATION ANALYSIS	NTS
A-012	RIPARIAN CORRIDOR ID PLAN	NTS
A-100	DELETED	
A-101	OVERALL SITE PLAN	1:800
A-102	GROUND FLOOR PLAN	1:800
A-103	LEVEL 1 FLOOR PLAN	1:800
A-104	LEVEL 2 FLOOR PLAN	1:800
A-105	ROOF PLAN	1:800
A-106	TYPICAL UNIT LAYOUT - 2 BED TYPE	1:200
A-107	TYPICAL UNIT LAYOUT - 3 BED & 1 BED TYPE	1:200
A-201	ELEVATIONS 01	1:500
A-202	ELEVATIONS 02	1:500
A-203	ELEVATIONS & SECTIONS	1:500
A-301	SHADOW ANALYSIS 01	NTS
A-302	SHADOW ANALYSIS 02	NTS
A-303	OVERSHADOWING DIAGRAM 01	NTS
A-304	OVERSHADOWING DIAGRAM 02	NTS
A-305	OVERSHADOWING DIAGRAM 03	NTS
A-306	OVERSHADOWING DIAGRAM 04	NTS
A-307	OVERSHADOWING DIAGRAM 05	NTS
A-308	SOLAR ACCESS STUDY 01	NTS
A-309	SOLAR ACCESS STUDY 02	NTS
A-310	SOLAR ACCESS STUDY 03	NTS
A-311	SOLAR ACCESS STUDY 04	NTS
A-401	COLOUR AND MATERIALS SCHEDULE 01	NTS
A-402	COLOUR AND MATERIALS SCHEDULE 02	NTS
A-403	ARTIST IMPRESSION 01	NTS
A-404	ARTIST IMPRESSION 02	NTS
A-501	EXISTING SURVEY PLAN	1:800
A-601	DEMOLITION AND SITE MANAGEMENT PLAN	1:800

 AERIAL 3D MODEL

D	14.07.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
C	21.02.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
B	24.10.22	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
A	12.09.22	ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign _____ date _____				
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94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4228 6455 www.admarchitects.com.au



Project  
PROPOSED SENIORS VILLAGE

at  
1 ARCADIA STREET,  
WARILLA

scale	NTS
date	JULY 2023
drawn	SJ chkd ADM
drawing	DEVELOPMENT APPLICATION
TITLE SHEET	
Project No.	2020-14
Drawing No.	A-000
issue	D

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DEVELOPMENT SUMMARY

	Controls	Proposed
Site Area (m²)	22,027m²	
Shellharbour LEP 2013		
Land use	R3 Medium Density Residential	Residential Apartments
FSR	0.7:1	0.7:1
Height (m)	9m	Max Height: 13.5m

Building A	RESIDENTIAL GFA	1 bdrm	2 bdrm	3 bdrm	Unit Totals
Ground	1173.5m²	-	3	6	9
Level 1	1238.2m²	-	3	7	10
Level 2	672.2m²	-	1	4	5
Total GFA	3083.9m²	-	7	17	24
Unit Mix		-	29%	71%	100%

Building B	RESIDENTIAL GFA	1 bdrm	2 bdrm	3 bdrm	Unit Totals
Ground	687.5m²	-	5	-	5
Level 1	915.3m²	-	5	3	8
Level 2	914.5m²	-	5	3	8
Total GFA	2517.3m²	-	15	6	21
Unit Mix		-	71%	29%	100%

Building C	RESIDENTIAL GFA	1 bdrm	2 bdrm	3 bdrm	Unit Totals
Ground	770.0m²	-	5	1	6
Level 1	1051.9m²	-	5	4	9
Level 2	1045.1m²	-	5	4	9
Total GFA	2876.0m²	-	15	9	24
Unit Mix		-	62%	38%	100%

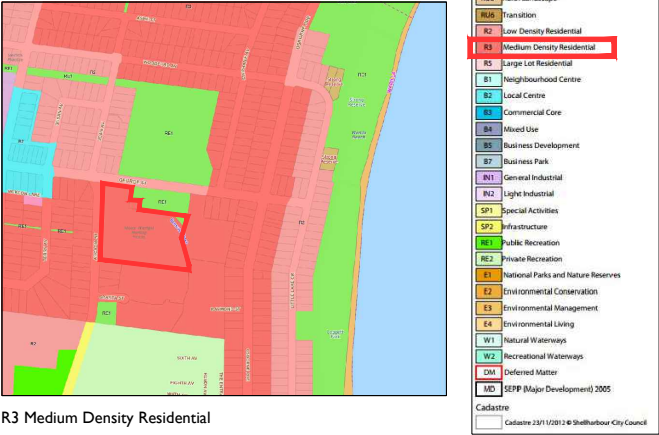
Building D	RESIDENTIAL GFA	1 bdrm	2 bdrm	3 bdrm	Unit Totals
Ground	631.3m²	-	4	1	5
Level 1	922.8m²	1	7	1	9
Level 2	444.0m²	-	4	-	4
Total GFA	1998.1m²	1	15	2	18
Unit Mix		6%	83%	11%	100%

Building E	RESIDENTIAL GFA	1 bdrm	2 bdrm	3 bdrm	Unit Totals
Ground	403.6m²	-	3	-	3
Level 1	698.6m²	2	5	-	7
Level 2	344.8m²	-	3	-	3
Total GFA	1447.0m²	2	11	-	13
Unit Mix		15%	85%	-	100%

Building F	RESIDENTIAL GFA	1 bdrm	2 bdrm	3 bdrm	Unit Totals
Ground	633.5m²	-	4	1	5
Level 1	926.8m²	1	7	1	9
Level 2	444.0m²	-	4	-	4
Total GFA	2004.3m²	1	15	2	18
Unit Mix		6%	83%	11%	100%

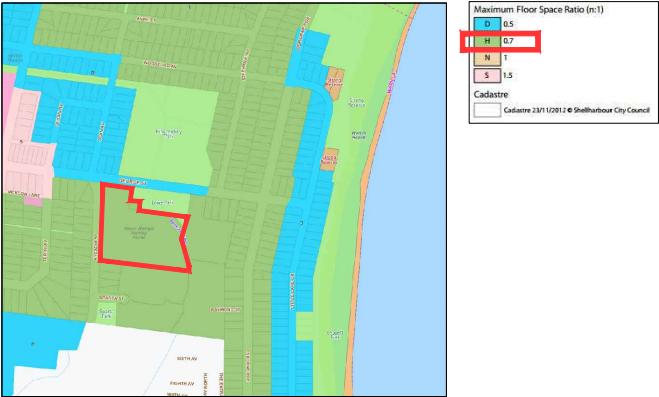
Combined Overall	RESIDENTIAL GFA	1 bdrm	2 bdrm	3 bdrm	Unit Totals
Block A - F GFA	13926.6m²				
Community Hub	289m²				
Multi - Purpose Building	304m²				
Total GFA	14519.6m²	4	78	36	118
Unit Mix		3%	66%	31%	100%

Figure A: Land Zoning Map



R3 Medium Density Residential

Figure B: Floor Space Ratio Map



0.7 : 1

Figure C: Heritage Map

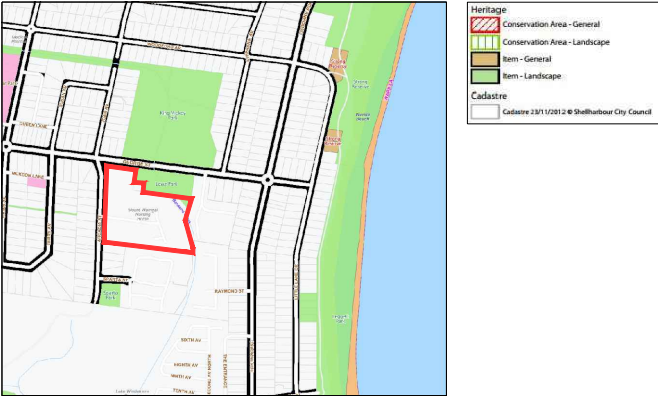
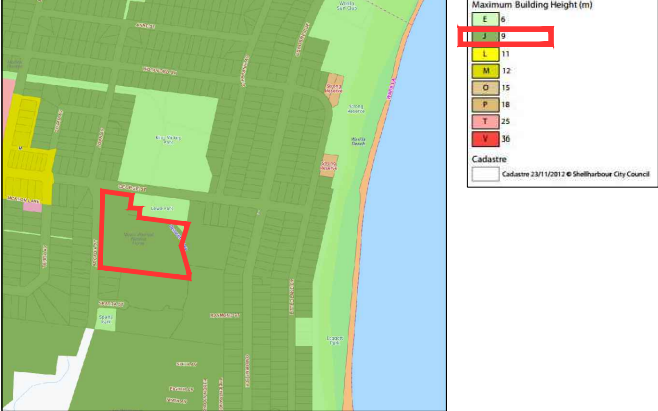


Figure D: Height of Building Map



9m

NATHERS Thermal Performance Specification - Warilla			
External Walls			
Wall Type	Insulation	Colour	Comments
Brick Veneer	R2.5	Med - SA 0.475 - 0.70	Ground and Level 1, as per elevations
Metal Cladding	R2.5	Med - SA 0.475 - 0.70	Level 1 and 2, as per elevations
SA - Solar Absorbance			
Internal Walls			
Wall Type	Insulation	Comments	
Plasterboard Stud	None	Internally in units	
Plasterboard Stud	None	Party walls between dwellings	
Plasterboard Stud	None	Shared walls with lobby	
Concrete Panel/Blockwork	None	Shared walls with stairs/lift	
Floors			
Floor Type	Insulation	Comments	
Concrete	None	All units with adjoining unit below	
Suspended concrete	R2.1	All ground level units of Building A above basement	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	None	Unit above	
Plasterboard	R2.5	Air/balcony above	
Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type	Insulation	Colour	Comments
Metal	R1.3 foil-faced blanket	Med - SA 0.475 - 0.70	Throughout (unventilated roof space)
SA - Solar Absorbance			
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed (Throughout)	5.4	0.58	e.g. Single glazed clear low-e Aluminium frame
Awning (Throughout)	5.4	0.49	e.g. Single glazed clear low-e Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			
Skylights			
Skylight Type	Frame Type	Comments	
Double glazed Velux	Timber & Aluminium	U-Value: 2.7 SHGC: 0.24	
Ceiling fans			
Size	Location	Comments	
1200mm diameter	Living of: UA201, A203, A205, A206	na	

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scale	NTS		
date	JULY 2023		
drawn	SJ	chkd	ADM
drawing	DEVELOPMENT APPLICATION DEVELOPMENT SUMMARY		
Project No.	Drawing No.	issue	
2020-14	A-001	B	

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PHOTOMONTAGE 01 (CORNER OF GEORGE AND ARCADIA STREET)

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Project  
**PROPOSED SENIORS VILLAGE**

at  
1 ARCADIA STREET,  
WARILLA

scale	NTS		
date	JULY 2023		
drawn	SJ	chkd	ADM
drawing	DEVELOPMENT APPLICATION PHOTOMONTAGE 01		
Project No.		Drawing No.	issue
2020-14		A-003	B

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PHOTOMONTAGE 02 (LOOKING EAST ALONG GEORGE ST TOWARDS CORNER OF ARCADIA STREET)

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ISSUE	DATE	DESCRIPTION	initials	chkd
sign		date		
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scale	NTS
date	JULY 2023
drawn	SJ
chkd	ADM
drawing	DEVELOPMENT APPLICATION PHOTOMONTAGE 02
Project No.	2020-14
Drawing No.	A-004
issue	B





CONTEXTUAL STREETSCAPE  
ARCADIA ST ASPECT



CONTEXTUAL STREETSCAPE  
GEORGE ST ASPECT

C	14.07.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
B	21.02.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
A	12.09.22	ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign		date		
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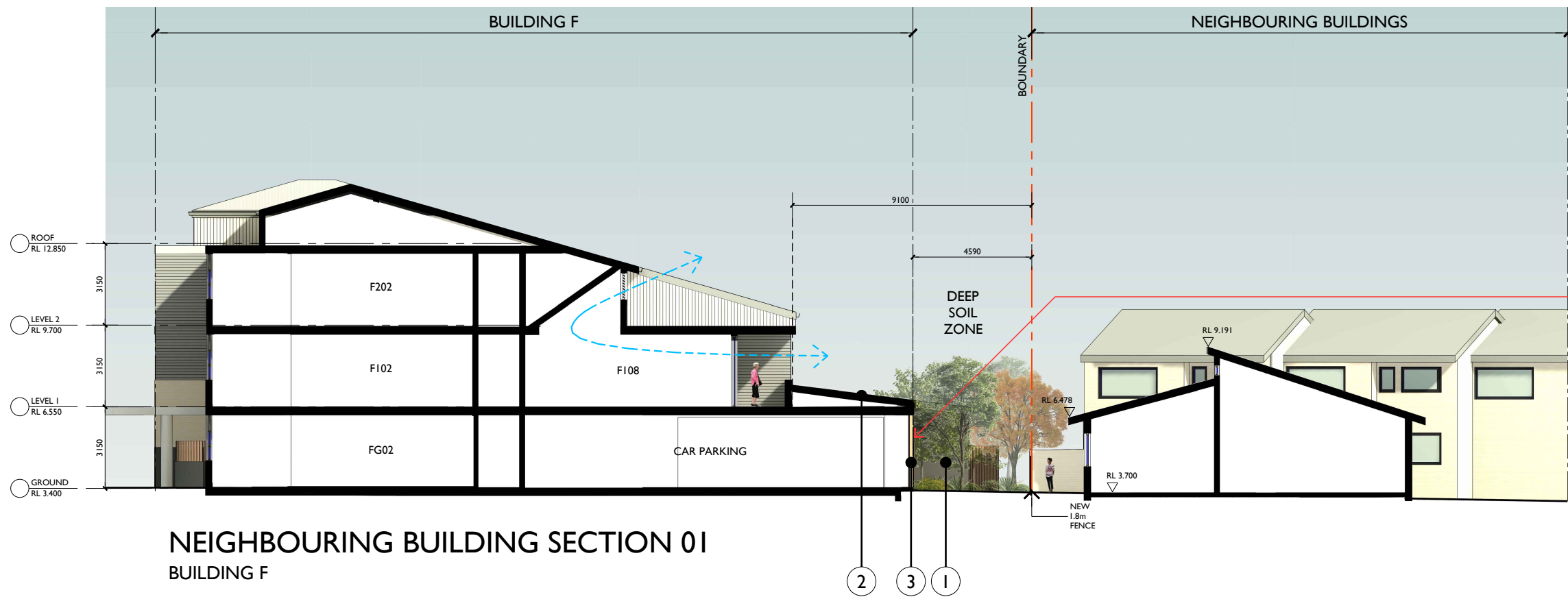
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scale	1:350 @ A1	1:700 @ A3
date	JULY 2023	
drawn	SJ	chkd ADM
drawing	DEVELOPMENT APPLICATION	
	CONTEXTUAL STREETSCAPE ELEVATION	
Project No.	2020-14	issue
Drawing No.	A-006	C

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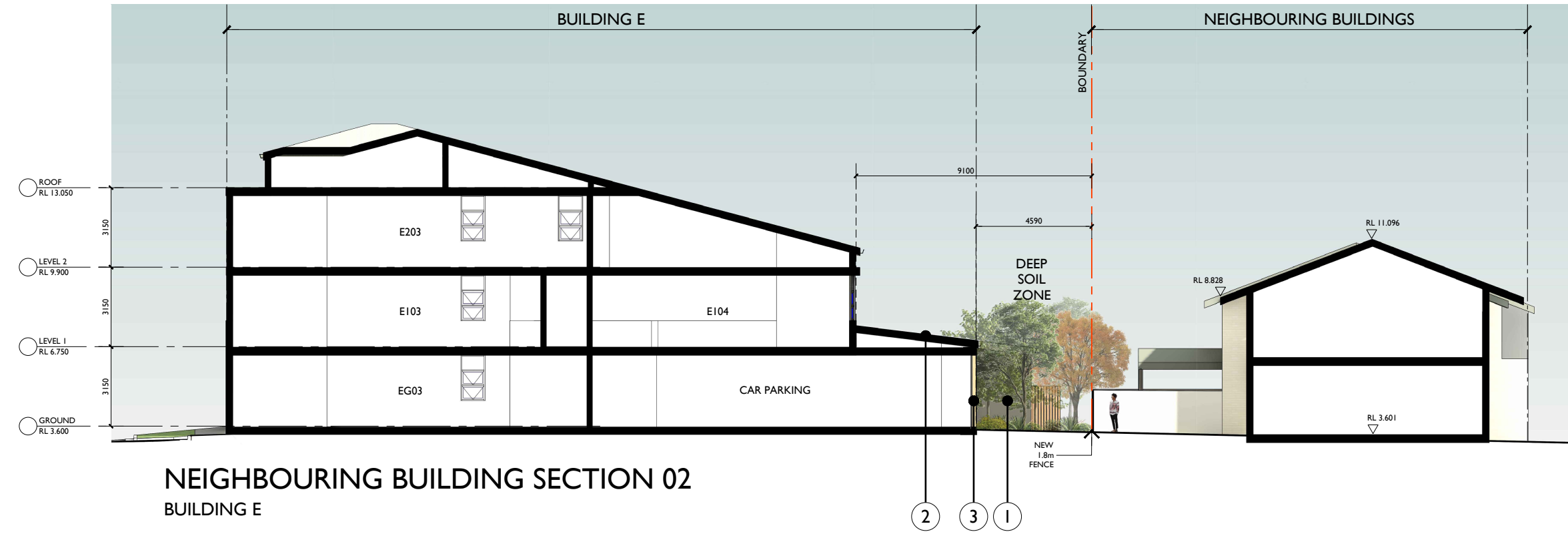


NEIGHBOURING BUILDING SECTION 01  
BUILDING F

MATERIALS LEGEND		
DULUX MONUMENT CEMENT RENDER WALLING		1
COLORBOND SHALE GREY ROOFING		2
TIMBER LOOK SCREENS		3



IMAGERY



NEIGHBOURING BUILDING SECTION 02  
BUILDING E

NEIGHBOURING BUILDING SECTIONS



LOCALITY PLAN

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B A	14.07.23 21.02.23	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ SJ	ADM ADM
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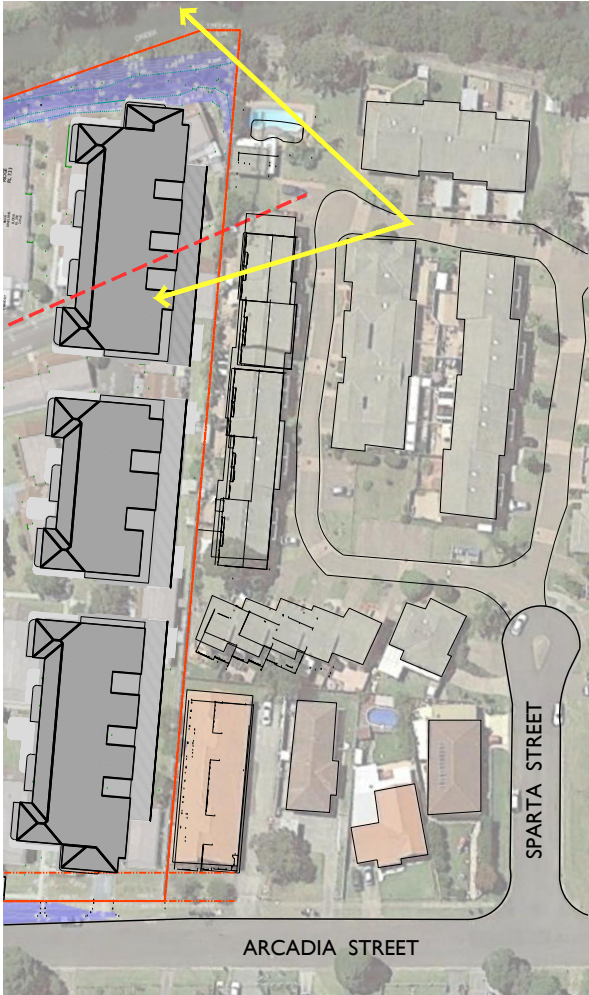


Warrigal  
Project  
PROPOSED SENIORS  
VILLAGE

at  
1 ARCADIA STREET,  
WARILLA

scale	1:100 @ A1	1:200 @ A3
date	JULY 2023	
drawn	SJ	chkd ADM
drawing	DEVELOPMENT APPLICATION NEIGHBOURING BUILDING SECTIONS	
Project No.	2020-14	Drawing No. A-007
issue		B





 LOCALITY PLAN

**PHOTOMONTAGE 03** (LOOKING NORTH FROM NEIGHBOURING SITE'S PRIVATE DRIVEWAY TOWARDS PROPOSED DEVELOPMENT)

B A	14.07.23 21.02.23	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ SJ	ADM ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
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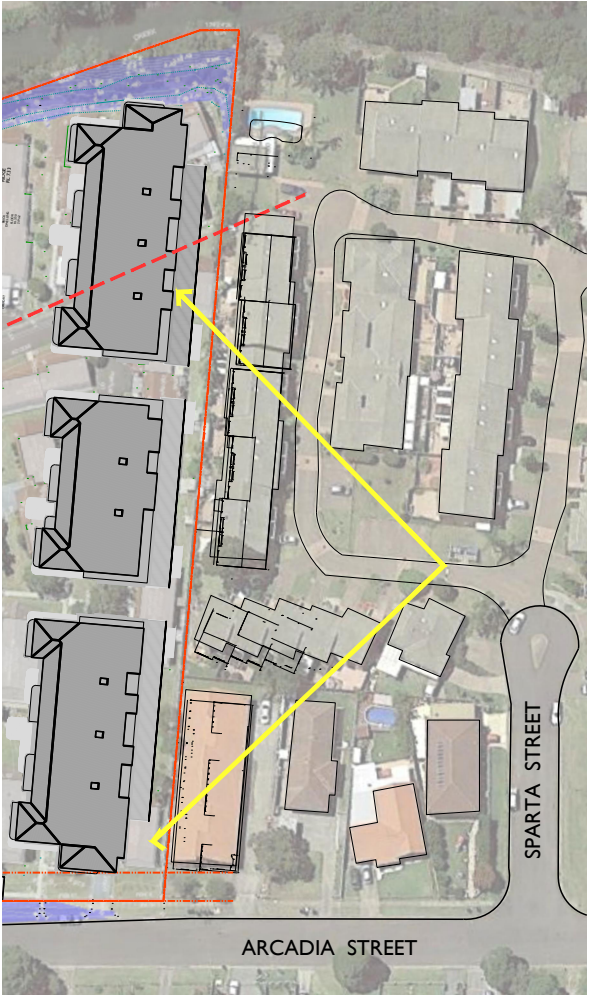
*Warrigal*  
Project  
**PROPOSED SENIORS VILLAGE**

at  
**1 ARCADIA STREET, WARILLA**

scale	NTS		
date	JULY 2023		
drawn	SJ	chkd	ADM
drawing	DEVELOPMENT APPLICATION PHOTOMONTAGE 03		
Project No.	2020-14	Drawing No.	A-008
		issue	B

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 LOCALITY PLAN

**PHOTOMONTAGE 04** (LOOKING NORTH FROM NEIGHBOURING SITE TOWARDS PROPOSED DEVELOPMENT)

B A	14/07/23	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ SJ	ADM ADM
	21/02/23			
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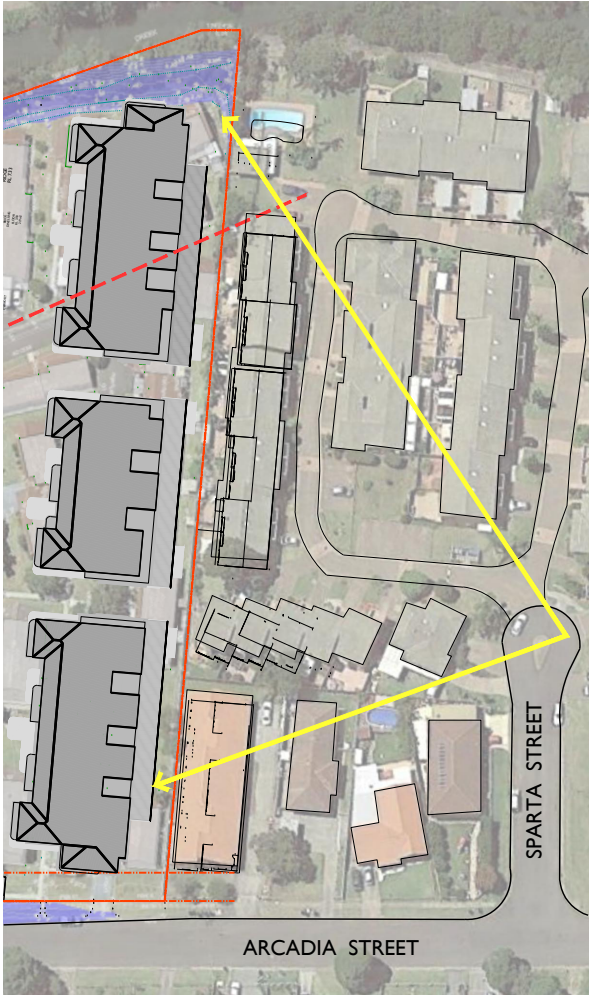


at  
1 ARCADIA STREET,  
WARILLA

scale	NTS	
date	JULY 2023	
drawn	SJ	chkd ADM
drawing	DEVELOPMENT APPLICATION PHOTOMONTAGE 04	
Project No.	Drawing No.	issue
2020-14	A-009	B

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LOCALITY PLAN

PHOTOMONTAGE 05 (LOOKING NORTH FROM SPARTA STREET TOWARDS "SEA BREEZE GARDENS" AND THE PROPOSED DEVELOPMENT)

B	14.07.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
A	21.02.23	ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign	date			

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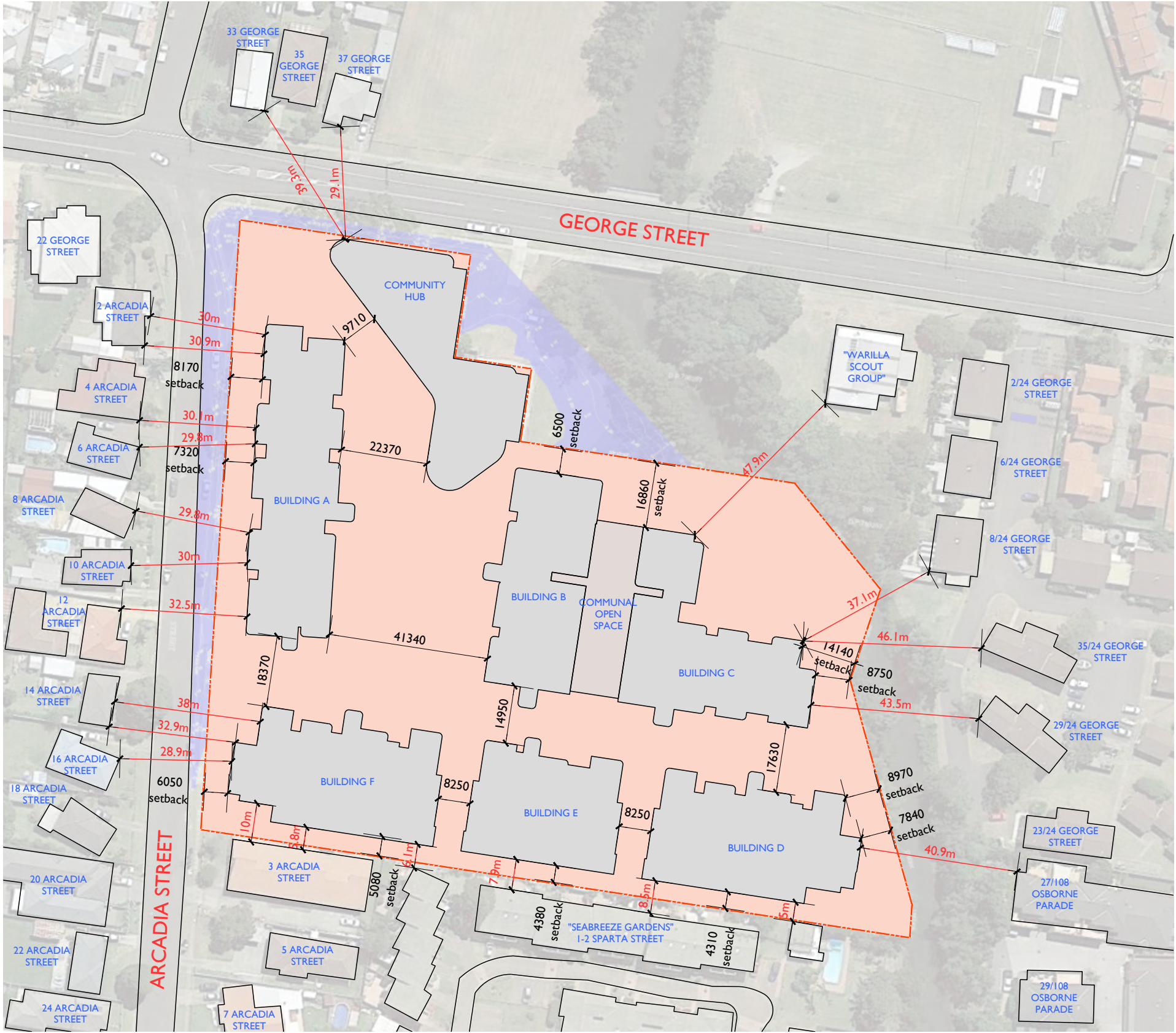


at 1 ARCADIA STREET, WARILLA

scale	NTS		
date	JULY 2023		
drawn	SJ	chkd	ADM
drawing	DEVELOPMENT APPLICATION PHOTOMONTAGE 05		
Project No.	Drawing No.	issue	
2020-14	A-010	B	

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## SEPARATION ANALYSIS

Xm APPROXIMATE DIMENSIONS

A	21/02/23	ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
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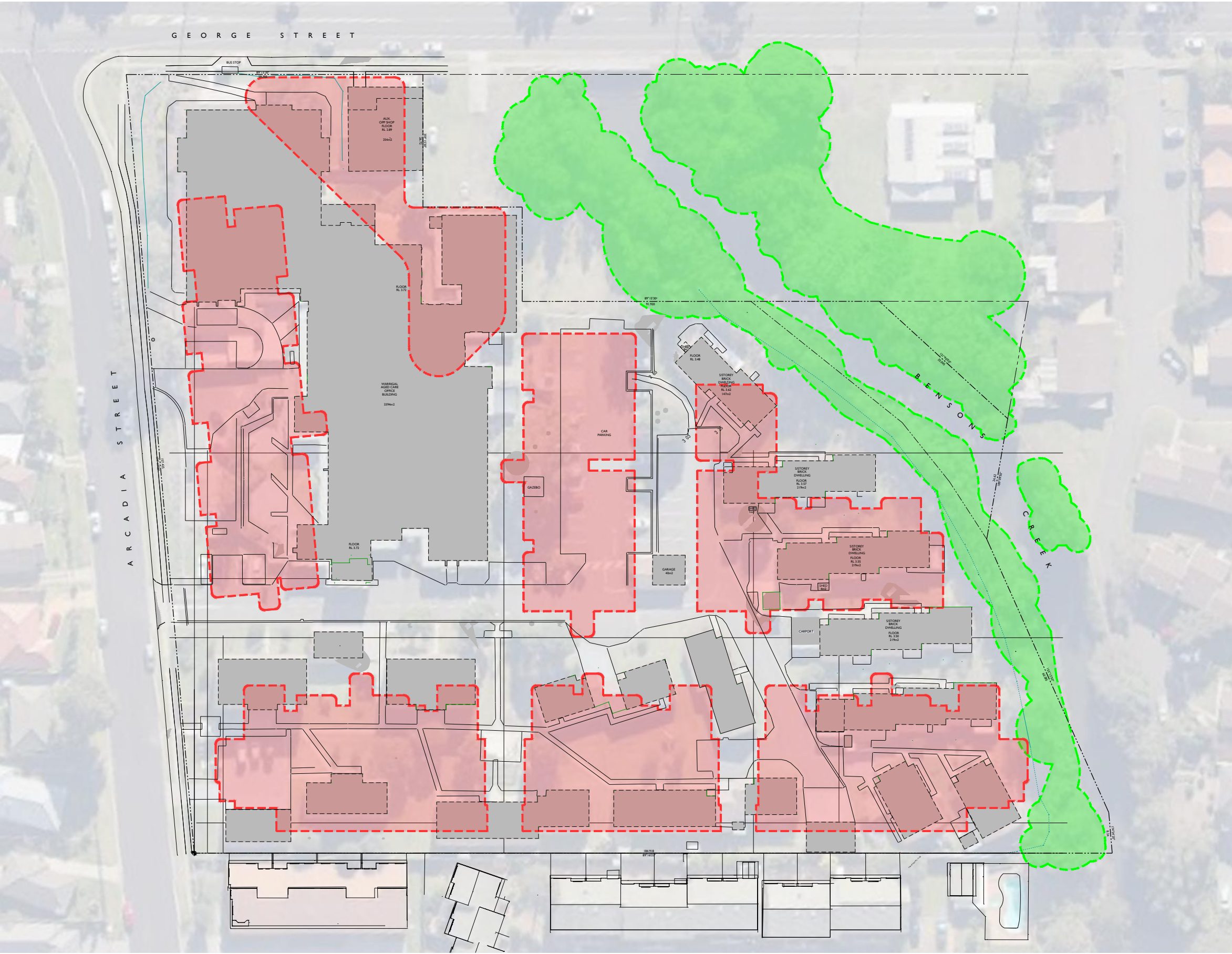
NOMINATED ARCHITECT - The nominated Architect for ADM Projects (Australia) Pty Ltd T/as ADM Architects is Angelo Di Martino ARB No 7608



scale	NTS		
date	JULY 2023		
drawn	SJ TC	chkd	ADM
drawing	DEVELOPMENT APPLICATION SEPARATION ANALYSIS		
Project No.	Drawing No.	issue	
2020-14	A-011	B	

NOT FOR CONSTRUCTION





LEGEND

- EXISTING FOOTPRINT
- PROPOSED DEVELOPMENT FOOTPRINT
- RIPARIAN CORRIDOR / TREE CANOPY FOOTPRINT - NIL IMPACT NIL REMOVED



RIPARIAN CORRIDOR ID PLAN

NOT FOR CONSTRUCTION

A	21.02.23	ISSUED FOR DEVELOPMENT APPLICATION	Sj	ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign			date	
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at 1 ARCADIA STREET, WARILLA

scale	NTS		
date	JULY 2023		
drawn	SJ TC	chkd	ADM
drawing	DEVELOPMENT APPLICATION		
	RIPARIAN CORRIDOR IMPACT PLAN		
Project No.	Drawing No.	issue	
2020-14	A-012	A	





BUILDING LEVELS (AHD)											
BUILDING A		BUILDING B & C		BUILDING D		BUILDING E		BUILDING F		OP SHOP / COMMUNITY HALL	
BASEMENT 1	RL 1.000	GROUND	RL 3.750	GROUND	RL 3.800	GROUND	RL 3.800	GROUND	RL 3.800	GROUND	RL 3.300
GROUND	RL 4.300	LEVEL 1	RL 6.900	LEVEL 1	RL 6.950	LEVEL 1	RL 6.950	LEVEL 1	RL 6.950	TOP OF PARAPET	RL 9.700
LEVEL 1	RL 7.450	LEVEL 2	RL 10.050	LEVEL 2	RL 10.100	LEVEL 2	RL 10.100	LEVEL 2	RL 10.100		
LEVEL 2	RL 10.600	ROOF	RL 13.200	ROOF	RL 13.250	ROOF	RL 13.250	ROOF	RL 13.250		
ROOF	RL 13.750										

C	14.07.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	S S S	ADM ADM ADM		
B	21.02.23	RE-ISSUED FOR DEVELOPMENT APPLICATION				
A	12.09.22	ISSUED FOR DEVELOPMENT APPLICATION				
ISSUE	DATE	DESCRIPTION		initials	chkd	
sign			date			
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scale	1:400 @ A1	1:800 @ A3
date	JULY 2023	
drawn	Sj	chkd ADM
drawing	DEVELOPMENT APPLICATION	
	SITE PLAN	
Project No.	Drawing No.	issue
2020-14	A-101	C

NOT FOR CONSTRUCTION





BUILDING LEVELS (AHD)					
BUILDING A	BUILDING B & C	BUILDING D	BUILDING E	BUILDING F	OP SHOP / COMMUNITY HALL
BASEMENT I	GROUND	GROUND	GROUND	GROUND	GROUND
RL 1.000	RL 3.750	RL 3.800	RL 3.800	RL 3.800	RL 3.300
GROUND					
RL 4.300					

- LEGEND
- SUNLIGHT ACCESS
  - CROSS VENTILATION
  - FLOOD REFUGE

BASEMENT PLAN  
(UNDER BUILDING A)

GROUND FLOOR PLAN  
RL varies

B	14.07.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
A	12.09.22	ISSUED FOR DEVELOPMENT APPLICATION	initials	chkd
ISSUE	DATE	DESCRIPTION		
sign				
date				
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at 1 ARCADIA STREET, WARILLA

scale	1:400 @ A1, 1:800 @ A3
date	JULY 2023
drawn	SJ
chkd	ADM
drawing	DEVELOPMENT APPLICATION
Project No.	2020-14
Drawing No.	A-102
issue	B

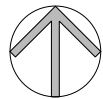
NOT FOR CONSTRUCTION





BUILDING LEVELS (AHD)				
BUILDING A	BUILDING B & C	BUILDING D	BUILDING E	BUILDING F
LEVEL I	LEVEL I	LEVEL I	LEVEL I	LEVEL I
RL 7.450	RL 6.900	RL 6.950	RL 6.950	RL 6.950

- LEGEND
- SUNLIGHT ACCESS
  - CROSS VENTILATION



## LEVEL I FLOOR PLAN

RL varies

B A	14/07/23 12/09/22	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ ADM	ADM ADM
ISSUE	DATE	DESCRIPTION	initials	chkd

sign date  
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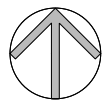
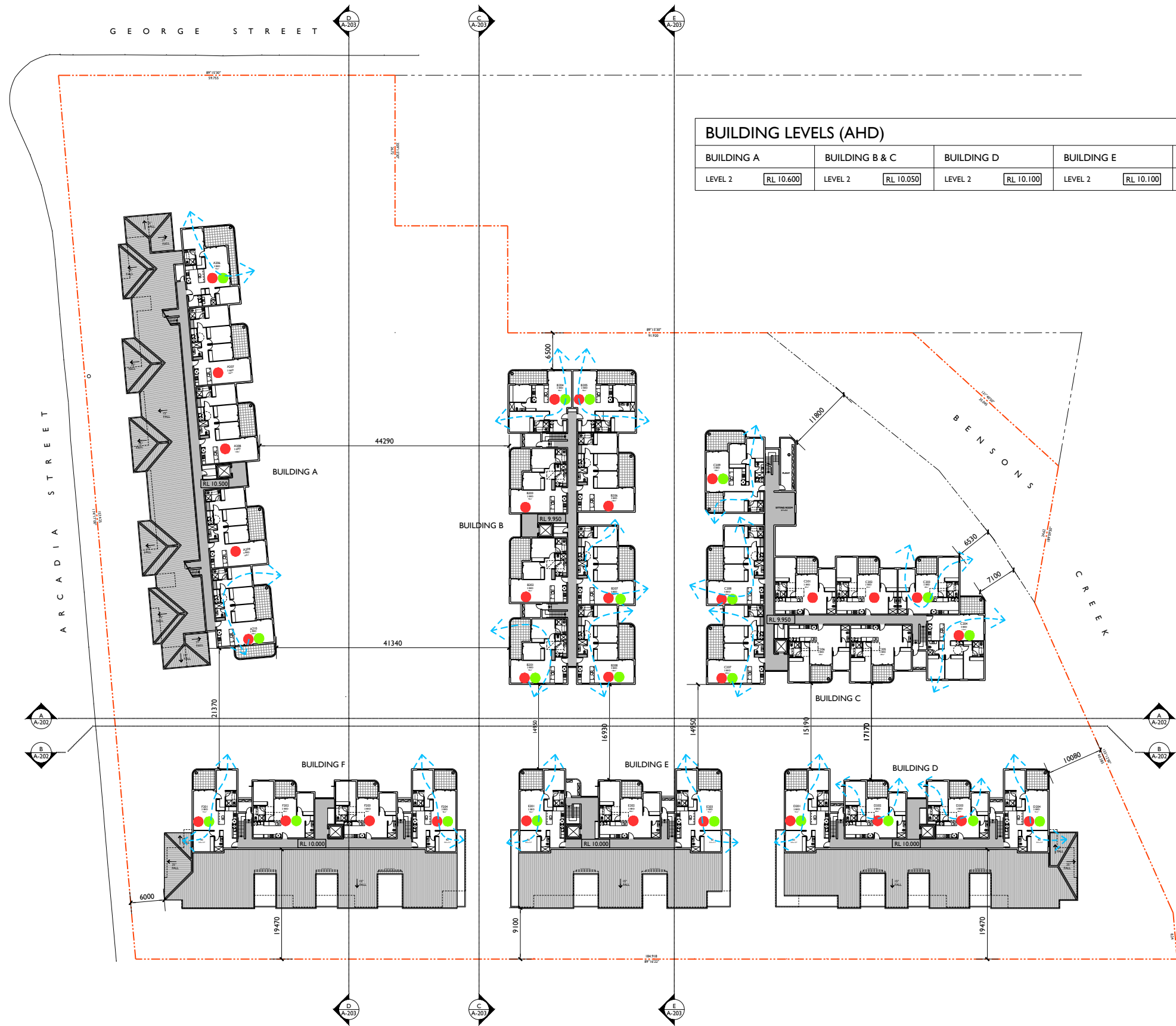


at 1 ARCADIA STREET, WARILLA

scale	1:400 @ A1, 1:800 @ A3
date	JULY 2023
drawn	SJ chkd ADM
drawing	DEVELOPMENT APPLICATION
Project No.	2020-14
Drawing No.	A-103
issue	B

NOT FOR CONSTRUCTION





## LEVEL 2 FLOOR PLAN

RL varies

### BUILDING LEVELS (AHD)

BUILDING A	BUILDING B & C	BUILDING D	BUILDING E	BUILDING F
LEVEL 2	LEVEL 2	LEVEL 2	LEVEL 2	LEVEL 2
RL 10.600	RL 10.050	RL 10.100	RL 10.100	RL 10.100

#### LEGEND

- SUNLIGHT ACCESS
- CROSS VENTILATION

ISSUE	DATE	DESCRIPTION	INITIALS	CHKD
B	14.07.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
A	12.09.22	ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM

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

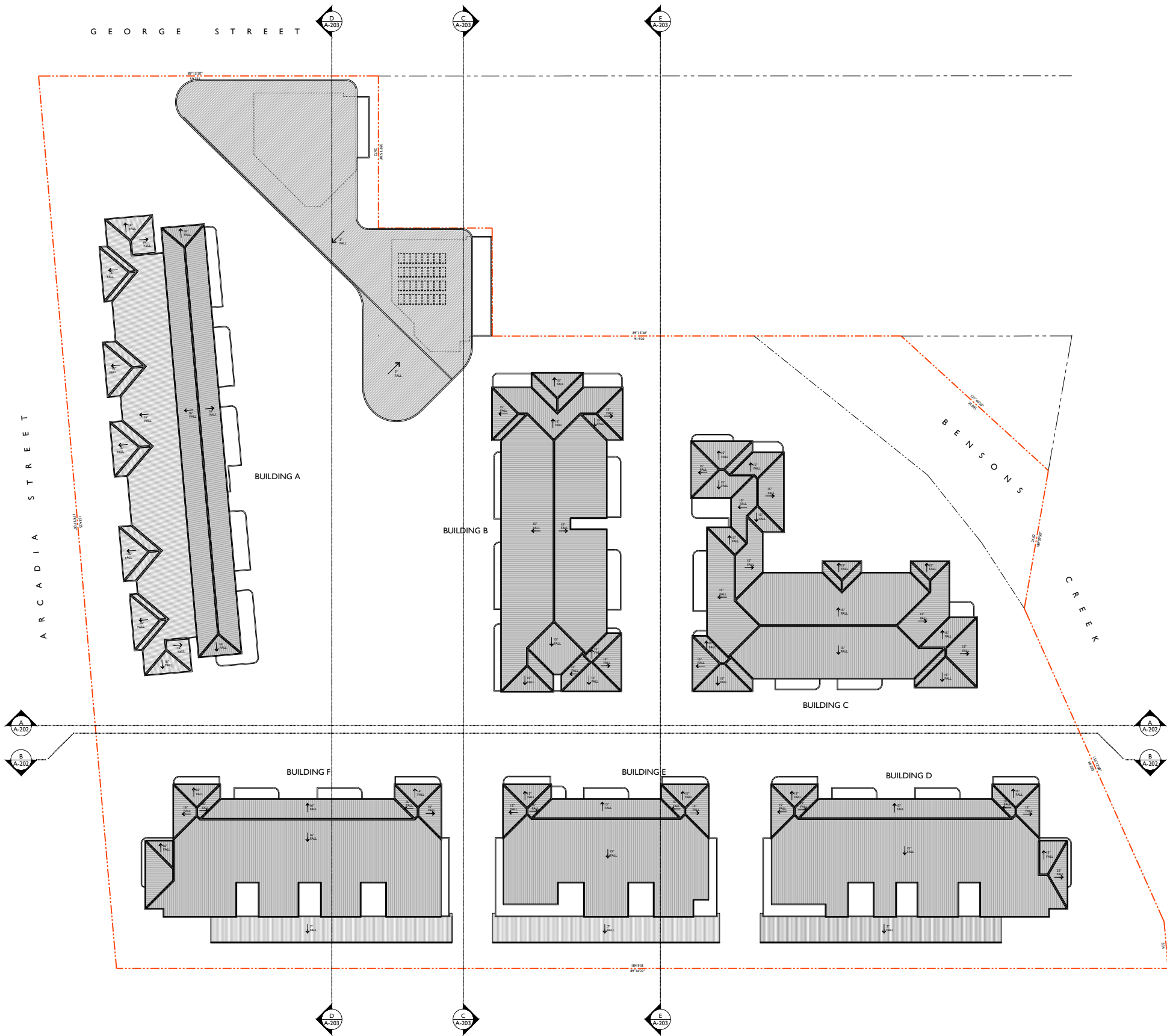
Warrigal  
Project  
PROPOSED SENIORS  
VILLAGE

at  
1 ARCADIA STREET,  
WARILLA

scale	1:400 @ A1, 1:800 @ A3
date	JULY 2023
drawn	SJ
chkd	ADM
drawing	DEVELOPMENT APPLICATION
Project No.	2020-14
Drawing No.	A-104
issue	B

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ROOF PLAN

ISSUE	DATE	DESCRIPTION	initials	chkd
B	14.07.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
B	21.02.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
A	12.09.22	ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM

sign \_\_\_\_\_ date \_\_\_\_\_

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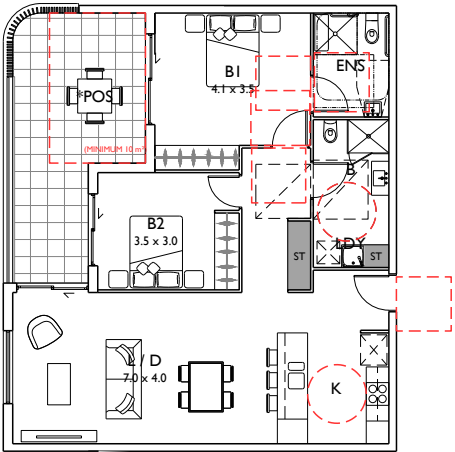


at 1 ARCADIA STREET, WARILLA

scale	NTS
date	JULY 2023
drawn	SJ
chkd	ADM
drawing	DEVELOPMENT APPLICATION
Project No.	2020-14
Drawing No.	A-105
issue	B

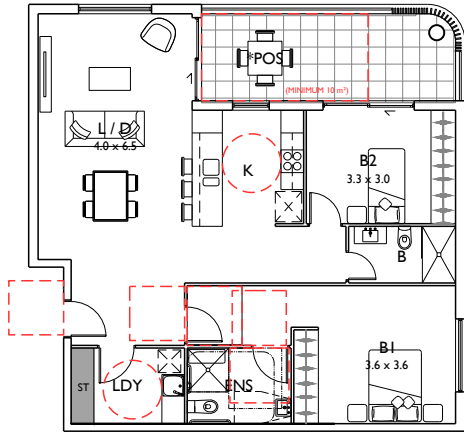
NOT FOR CONSTRUCTION





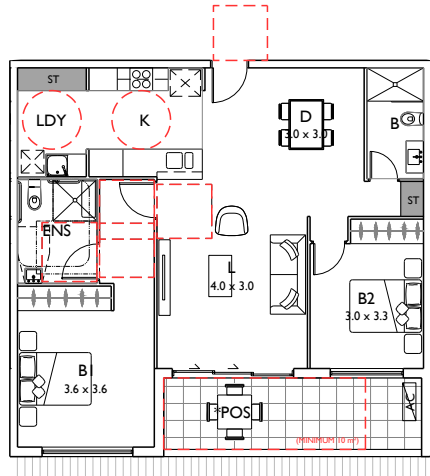
2 BED - TYPE 1

UNIT AREA	89m²
BUILDING A	0
BUILDING B	9
BUILDING C	0
BUILDING D	0
BUILDING E	0
BUILDING F	0
TOTAL	9



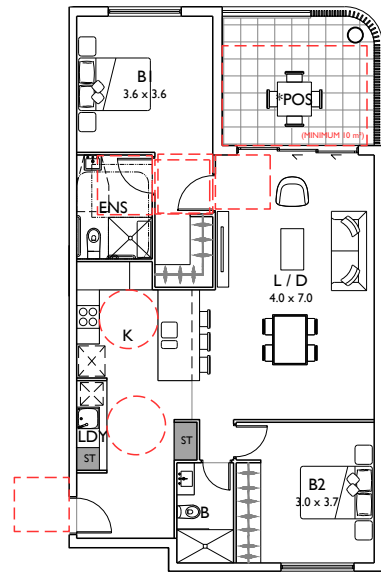
2 BED - TYPE 2

UNIT AREA	98m²
BUILDING A	0
BUILDING B	6
BUILDING C	0
BUILDING D	0
BUILDING E	0
BUILDING F	0
TOTAL	6



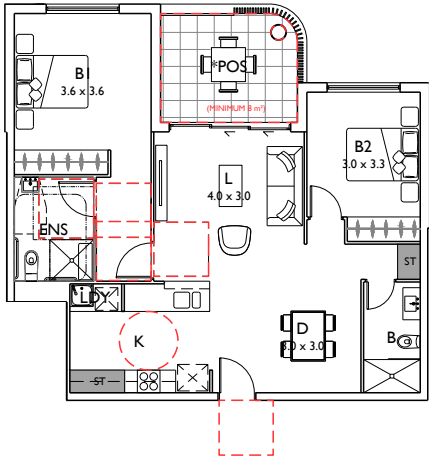
2 BED - TYPE 3

UNIT AREA	93m²
BUILDING A	0
BUILDING B	0
BUILDING C	0
BUILDING D	3
BUILDING E	1
BUILDING F	2
TOTAL	6



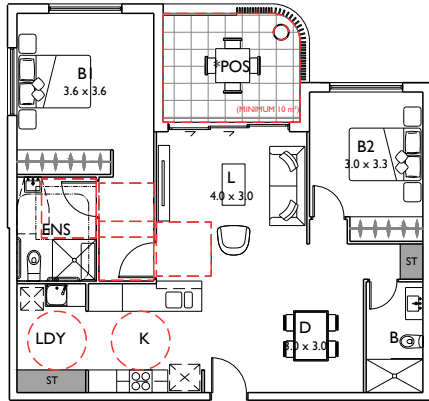
2 BED - TYPE 4

UNIT AREA	91m²
BUILDING A	0
BUILDING B	0
BUILDING C	0
BUILDING D	2
BUILDING E	2
BUILDING F	2
TOTAL	6



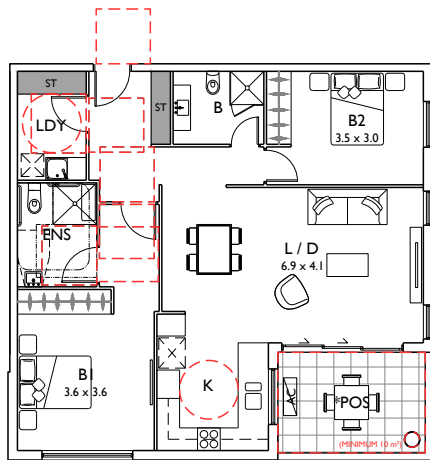
2 BED - TYPE 5

UNIT AREA	84m²
BUILDING A	0
BUILDING B	0
BUILDING C	0
BUILDING D	3
BUILDING E	0
BUILDING F	3
TOTAL	6



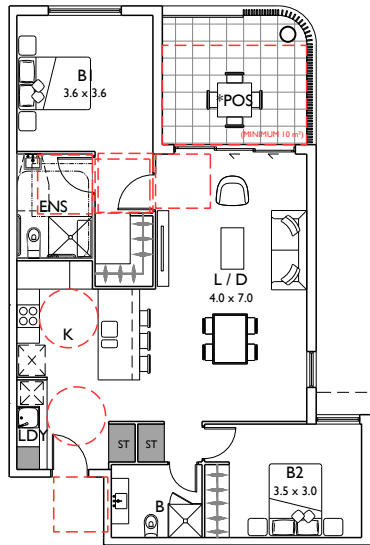
2 BED - TYPE 6

UNIT AREA	89m²
BUILDING A	0
BUILDING B	0
BUILDING C	15
BUILDING D	3
BUILDING E	3
BUILDING F	3
TOTAL	24



2 BED - TYPE 7

UNIT AREA	96m²
BUILDING A	0
BUILDING B	0
BUILDING C	0
BUILDING D	0
BUILDING E	1
BUILDING F	1
TOTAL	2



2 BED - TYPE 8

UNIT AREA	90m²
BUILDING A	7
BUILDING B	0
BUILDING C	0
BUILDING D	4
BUILDING E	4
BUILDING F	4
TOTAL	19

## PLAN TYPES

\* PRIVATE OPEN SPACE (POS) VARIES BETWEEN COURTYARDS / TERRACES / BALCONIES. ORIENTATION MAY VARY BETWEEN BUILDINGS. UNIT AREAS INDICATE INTERNAL AREAS ONLY

B A	14/07/23 12/09/22	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SI SI	ADM ADM
ISSUE	DATE	DESCRIPTION	INITIALS	CHKD

sign date  
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ARCHITECTS

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Warrigal

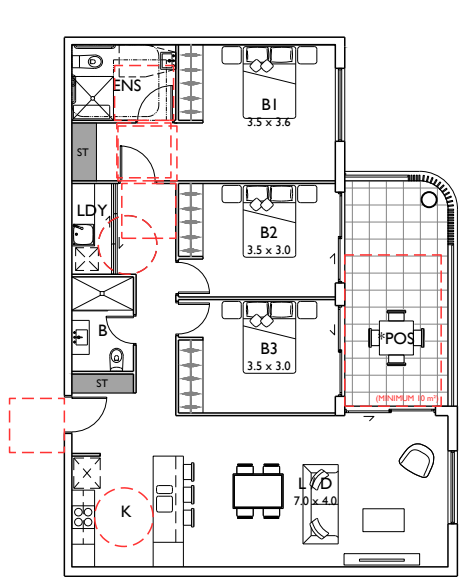
Project  
PROPOSED SENIORS  
VILLAGE

at  
1 ARCADIA STREET,  
WARILLA

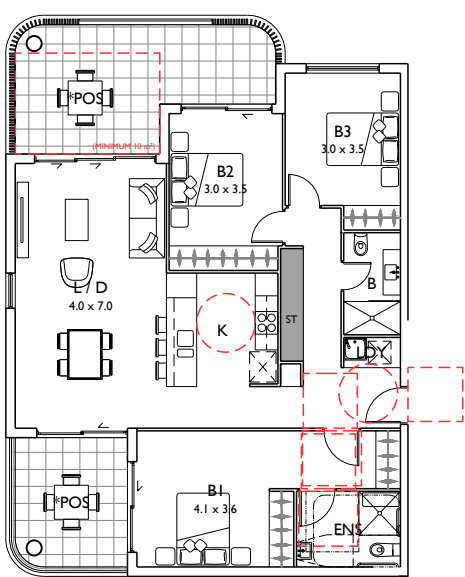
scale	1:100 @ A1	1:200 @ A3
date	JULY 2023	
drawn	SJ	chkd ADM
drawing		
DEVELOPMENT APPLICATION		
TYPICAL LAYOUT 2 BED		
Project No.	Drawing No.	issue
2020-14	A-106	B

NOT FOR CONSTRUCTION

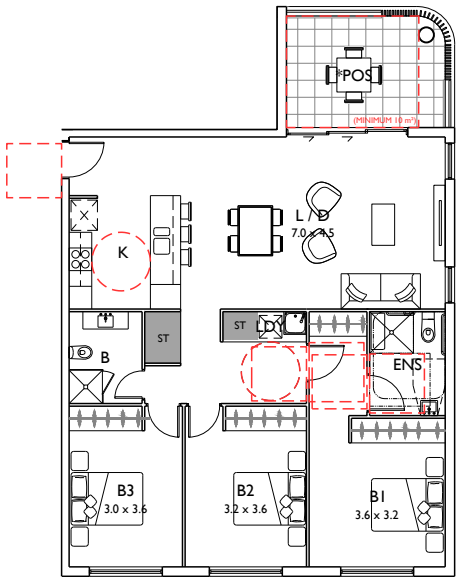




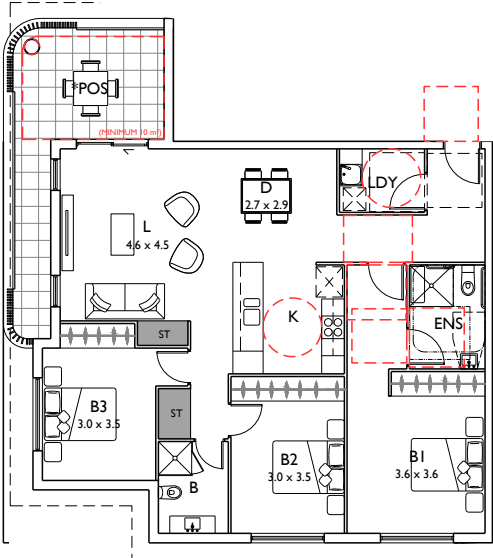
3 BED - TYPE 1	
UNIT AREA	108m <sup>2</sup>
BUILDING A	17
BUILDING B	6
BUILDING C	4
BUILDING D	0
BUILDING E	0
BUILDING F	0
TOTAL	27



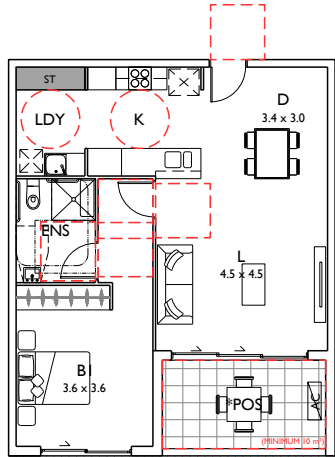
3 BED - TYPE 2	
UNIT AREA	108m <sup>2</sup>
BUILDING A	0
BUILDING B	0
BUILDING C	2
BUILDING D	0
BUILDING E	0
BUILDING F	0
TOTAL	2



3 BED - TYPE 3	
UNIT AREA	113m <sup>2</sup>
BUILDING A	0
BUILDING B	0
BUILDING C	3
BUILDING D	0
BUILDING E	0
BUILDING F	0
TOTAL	3



3 BED - TYPE 5	
UNIT AREA	108m <sup>2</sup>
BUILDING A	0
BUILDING B	0
BUILDING C	0
BUILDING D	2
BUILDING E	0
BUILDING F	2
TOTAL	4



1 BED - TYPE 1	
UNIT AREA	73m <sup>2</sup>
BUILDING A	0
BUILDING B	0
BUILDING C	0
BUILDING D	1
BUILDING E	2
BUILDING F	1
TOTAL	4

## PLAN TYPES

\* PRIVATE OPEN SPACE (POS) VARIES BETWEEN COURTYARDS / TERRACES / BALCONIES.  
ORIENTATION MAY VARY BETWEEN BUILDINGS.  
UNIT AREAS INDICATE INTERNAL AREAS ONLY

B A	14/07/23 12/09/22	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ SJ	ADM ADM
ISSUE	DATE	DESCRIPTION	initials	chkd

sign date  
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Project  
PROPOSED SENIORS  
VILLAGE

at  
1 ARCADIA STREET,  
WARILLA

scale	1:100 @ A1	1:200 @ A3
date	JULY 2023	
drawn	SJ	chkd ADM
drawing	DEVELOPMENT APPLICATION	
Project No.	2020-14	
Drawing No.	A-107	
issue	B	

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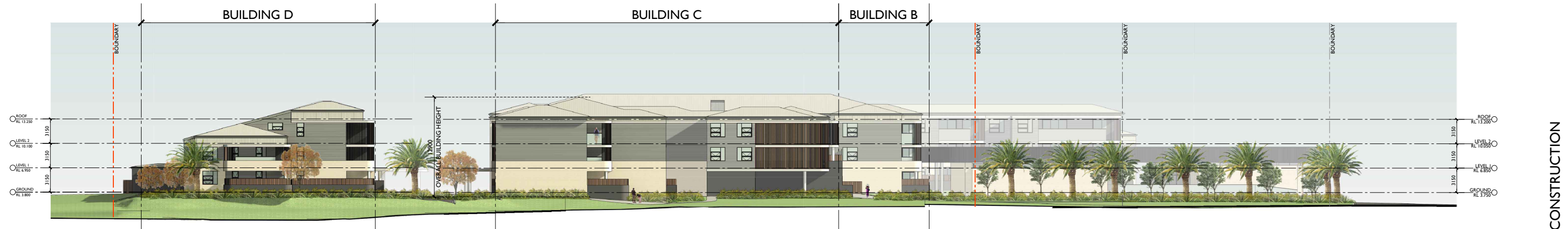




NORTH ELEVATION  
GEORGE STREET ASPECT



WEST ELEVATION  
ARCADIA STREET ASPECT



EAST ELEVATION

C B A	14.07.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
	21.02.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
	12.09.22	ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
	ISSUE	DATE	DESCRIPTION	initials
sign			date	
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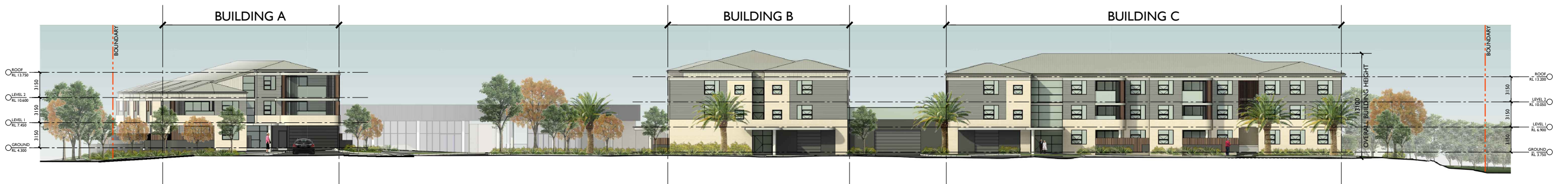
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date	JULY 2023	
drawn	SJ	chkd ADM
drawing	DEVELOPMENT APPLICATION	
	ELEVATIONS 01	
Project No.		Drawing No.
2020-14		A-201
		issue
		C

NOT FOR CONSTRUCTION





SOUTH ELEVATION  
REAR BOUNDARY ASPECT



SOUTH ELEVATION / CROSS SECTION A-A  
INTERNAL ROAD ASPECT



NORTH ELEVATION / CROSS SECTION B-B  
INTERNAL ROAD ASPECT

C	14.07.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
B	21.02.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
A	12.09.22	ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign			date	
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NOMINATED ARCHITECT - The nominated Architect for ADM Projects (Australia) Pty Ltd T/A ADM Architects is Angelo Di Martino A/NB No.7608



scale	1:250 @ A1	1:500 @ A3
date	JULY 2023	
drawn	SJ	chkd ADM
drawing	DEVELOPMENT APPLICATION	
	ELEVATIONS 02	
Project No.	Drawing No.	issue
2020-14	A-202	C

NOT FOR CONSTRUCTION

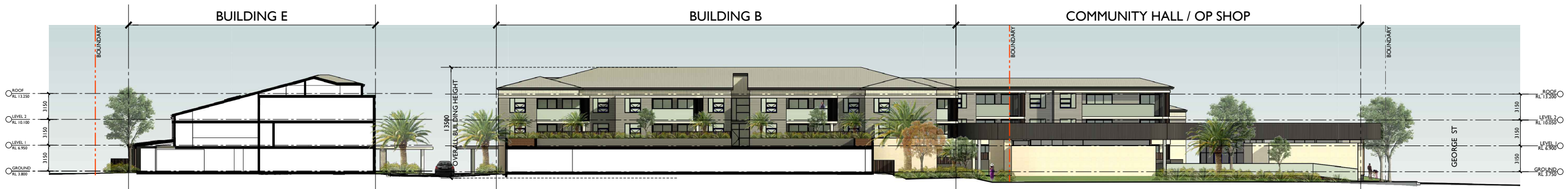




WEST ELEVATION / PART SECTION C-C  
VILLAGE GREEN ASPECT



EAST ELEVATION / PART SECTION D-D  
VILLAGE GREEN ASPECT



EAST ELEVATION / PART SECTION E-E

C	14.07.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
B	21.02.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	ADM	ADM
A	12.09.22	ISSUED FOR DEVELOPMENT APPLICATION	initials	chkd
ISSUE	DATE	DESCRIPTION	initials	chkd
sign _____ date _____				
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COORDINATION OF WORKS - These drawings are to be read in conjunction with the full set of consultant's drawings, specifications, reports and DA conditions.

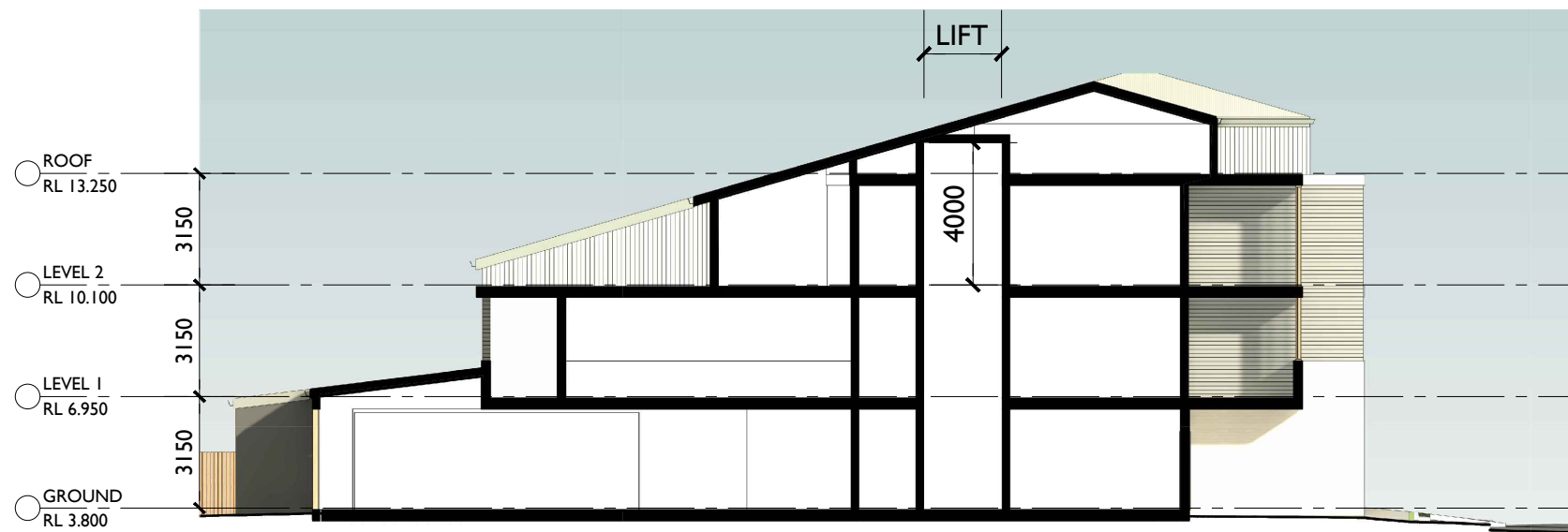
NOMINATED ARCHITECT - The nominated Architect for ADM Projects (Australia) Pty Ltd T/as ADM Architects is Angelo Di Martino AHB No.7608



scale	1:250 @ A1	1:500 @ A3
date	JULY 2023	
drawn	SJ	chkd ADM
drawing	DEVELOPMENT APPLICATION	
	ELEVATIONS 03	
Project No.	2020-14	Drawing No. A-203
		issue C

NOT FOR CONSTRUCTION





LIFT OVERRUN





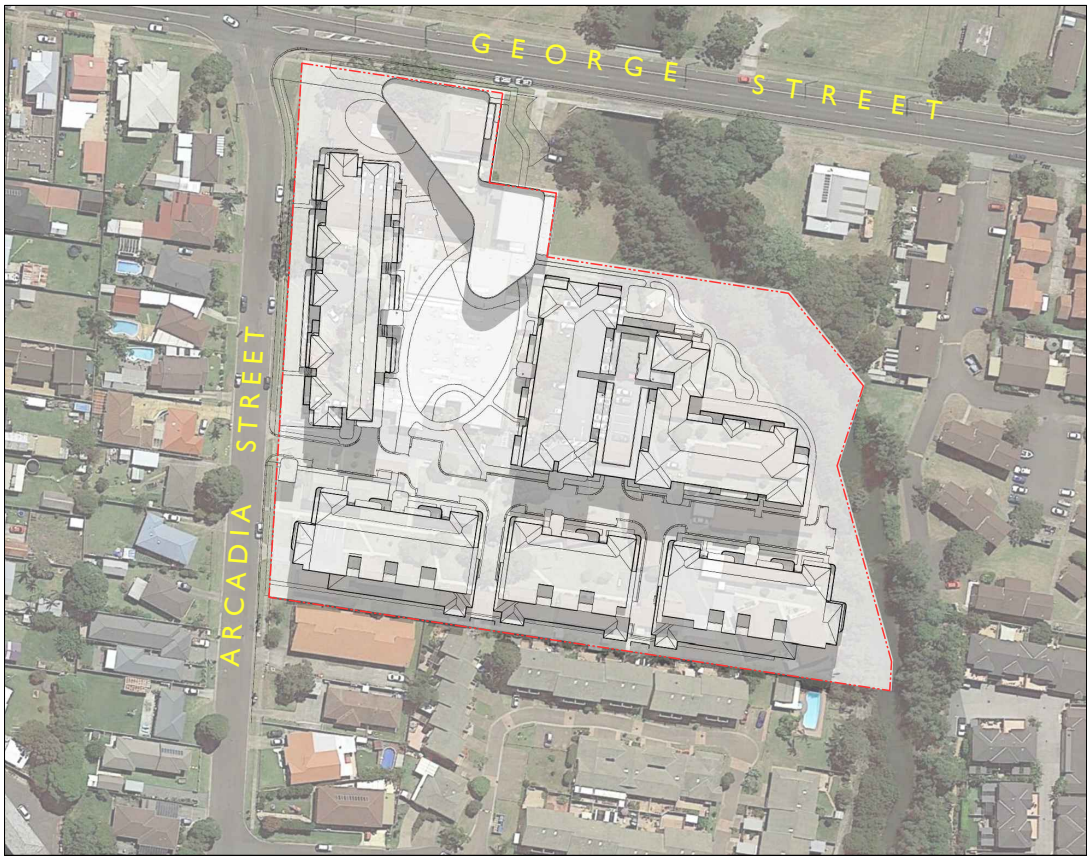
9AM



10AM



11AM



12PM



SHADOW ANALYSIS  
21ST OF JUNE

NOT FOR CONSTRUCTION

B A	14.07.23 12.09.22	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	31 31	ADM ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign		date		
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at  
1 ARCADIA STREET,  
WARILLA

scale	NTS		
date	JULY 2023		
drawn	SJ	chkd	ADM
drawing	DEVELOPMENT APPLICATION		
	SHADOW ANALYSIS 01		
Project No.		Drawing No.	issue
2020-14		A-301	B





1PM



2PM



3PM



# SHADOW ANALYSIS

21ST OF JUNE

NOT FOR CONSTRUCTION

B A	14.07.23 12.09.22	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ SJ	ADM ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign		date		
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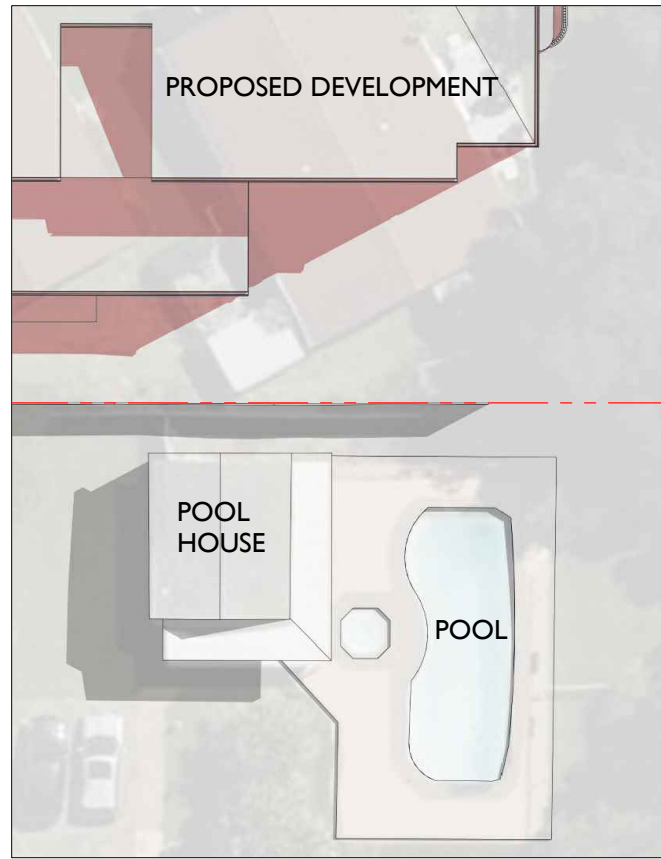
NOMINATED ARCHITECT - The nominated Architect for ADM Projects (Australia) Pty Ltd T/as ADM Architects is Angelo Di Martino ARB No.7608



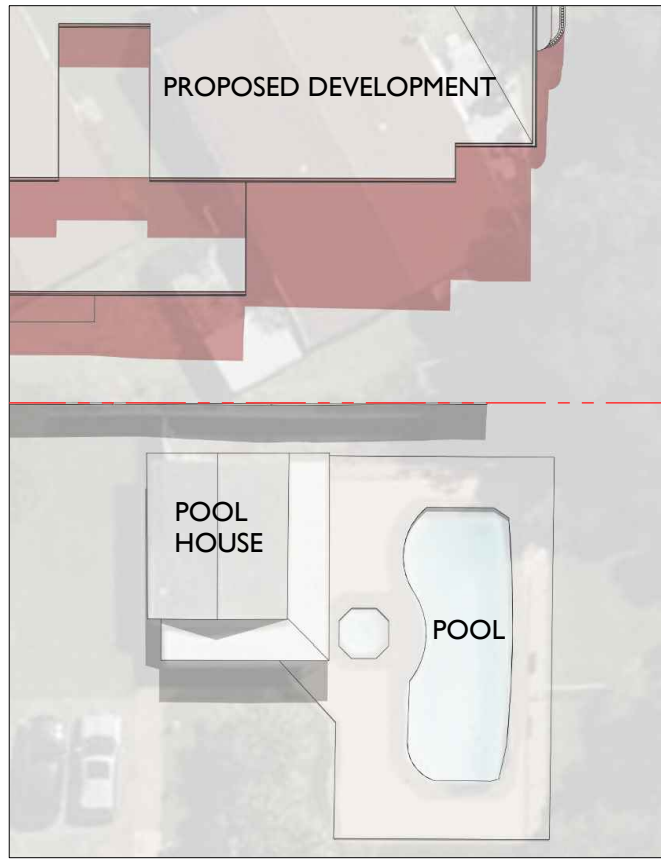
at  
1 ARCADIA STREET,  
WARILLA

scale	NTS
date	JULY 2023
drawn	SJ
chkd	ADM
drawing	DEVELOPMENT APPLICATION
	SHADOW ANALYSIS 02
Project No.	2020-14
Drawing No.	A-302
issue	B

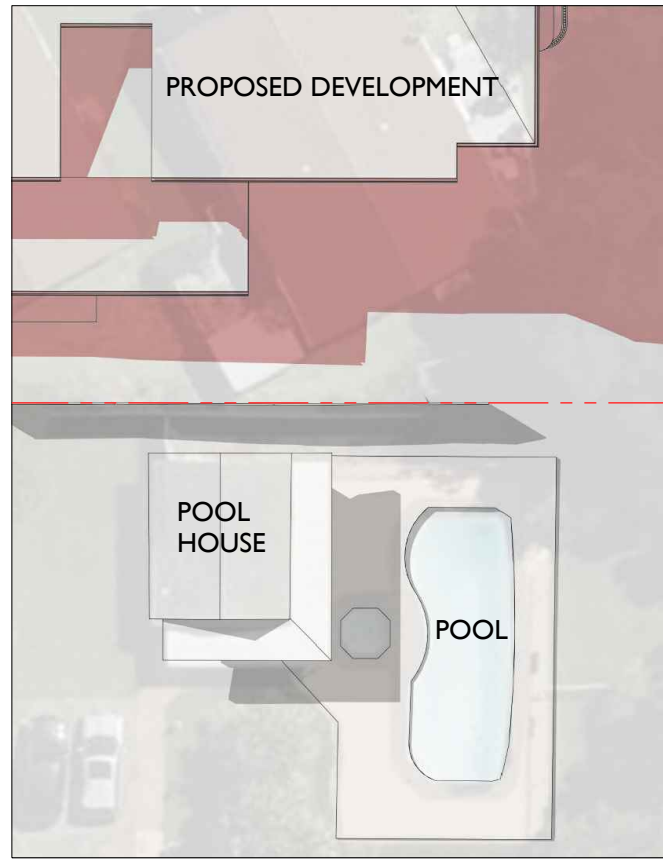




9AM



12PM



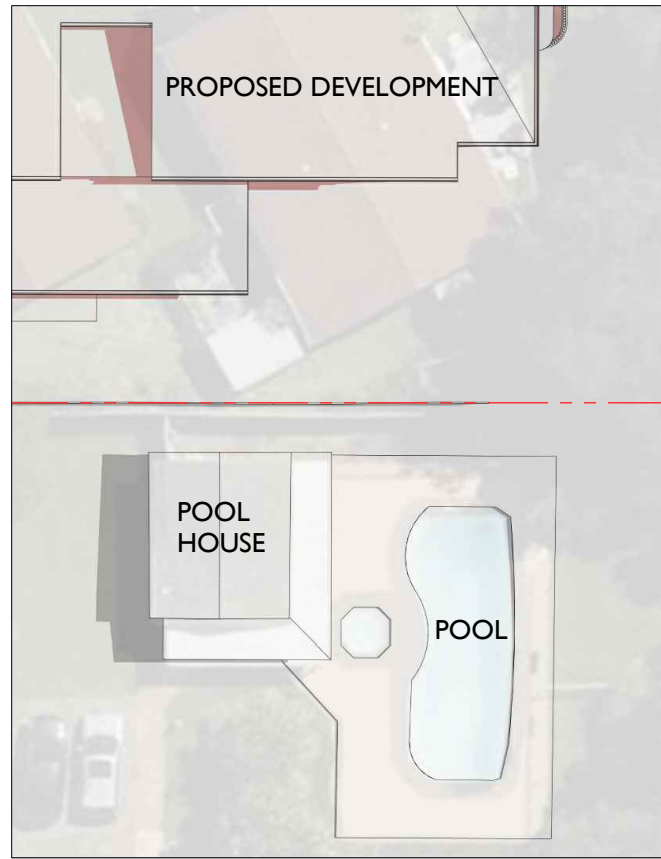
3PM

LEGEND

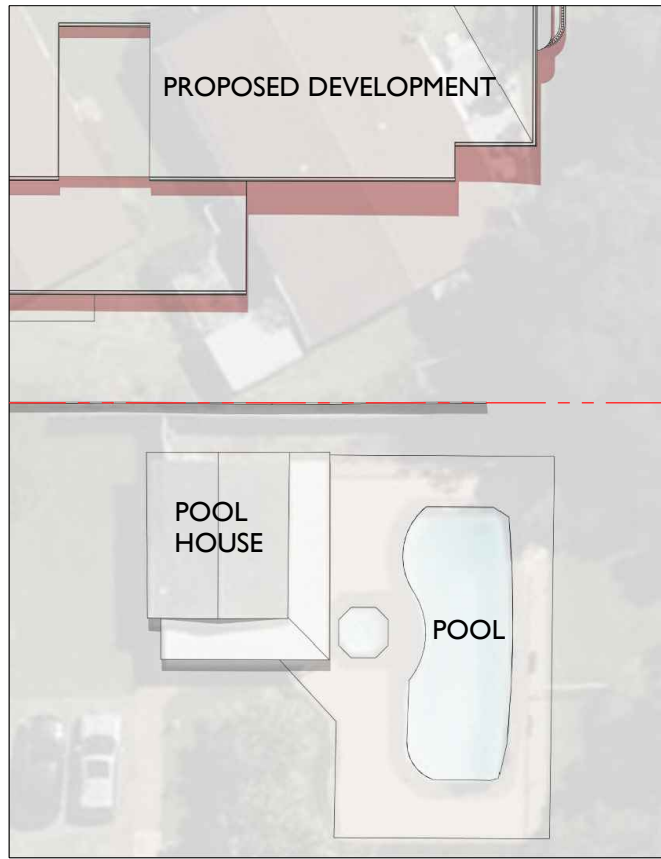
- EXISTING SHADOWS
- PROPOSED SHADOWS



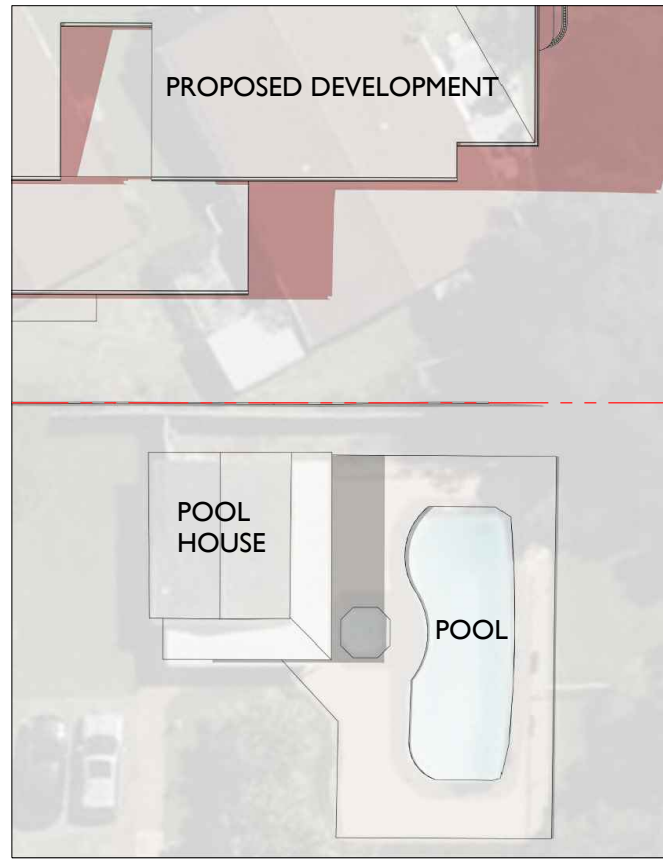
SHADOW ANALYSIS  
21ST OF MARCH



9AM



12PM



3PM



SHADOW ANALYSIS  
21ST OF DECEMBER

NOT FOR CONSTRUCTION

A	09.08.23	ISSUED FOR DEVELOPMENT APPLICATION	TC	ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign		date		
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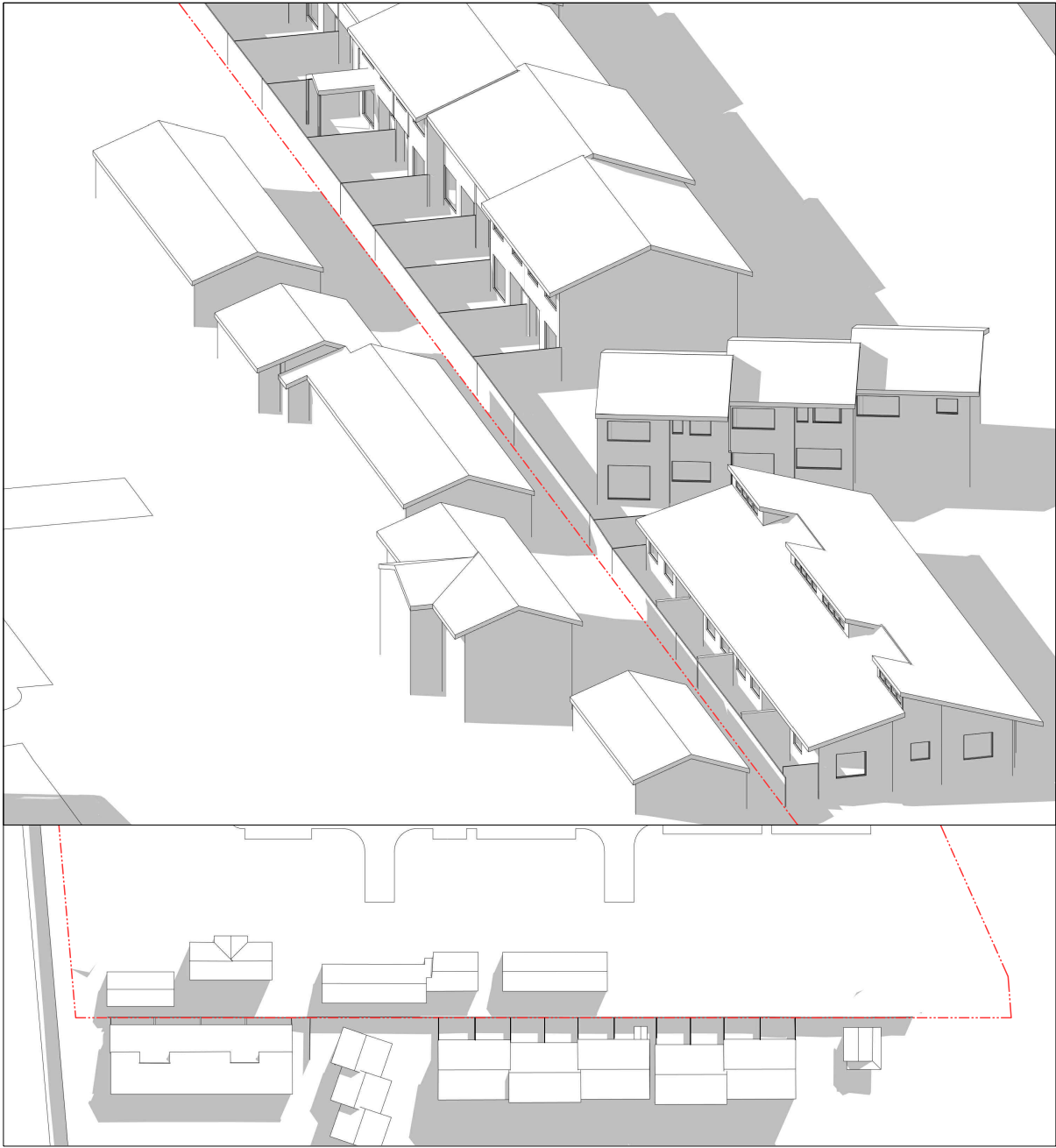
Warrigal

Project  
PROPOSED SENIORS  
VILLAGE

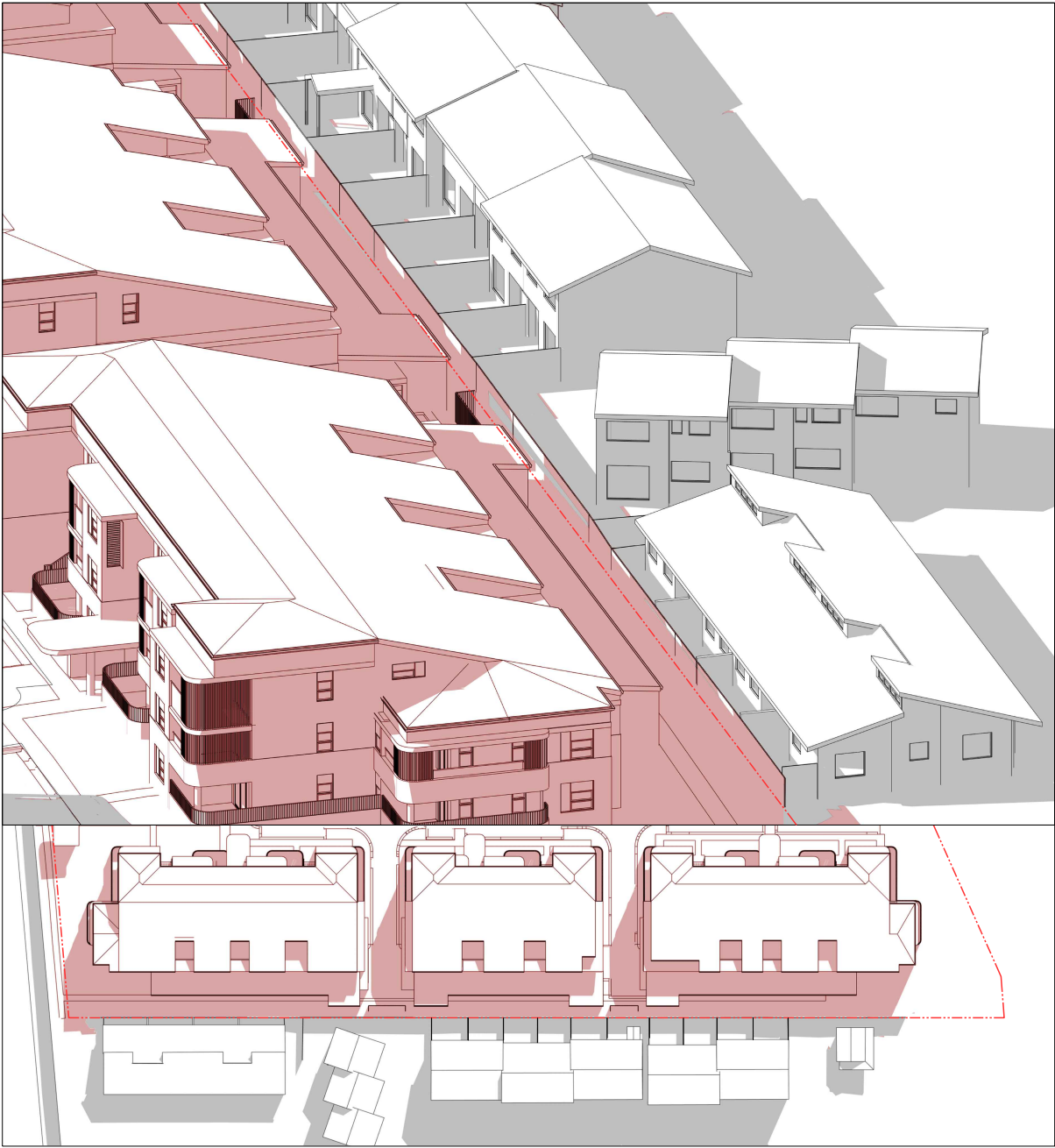
at  
1 ARCADIA STREET,  
WARILLA

scale	NTS		
date	JULY 2023		
drawn	SJ	chkd	ADM
drawing	DEVELOPMENT APPLICATION SHADOW ANALYSIS - SPARTA ST POOL		
Project No.			
2020-14	A-312	A	





I030AM - EXISTING



I030AM - PROPOSED



# OVERSHADOWING DIAGRAM 01

21ST OF JUNE

## LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS

B A	14.07.23 12.09.22	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ SJ	ADM ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign		date		
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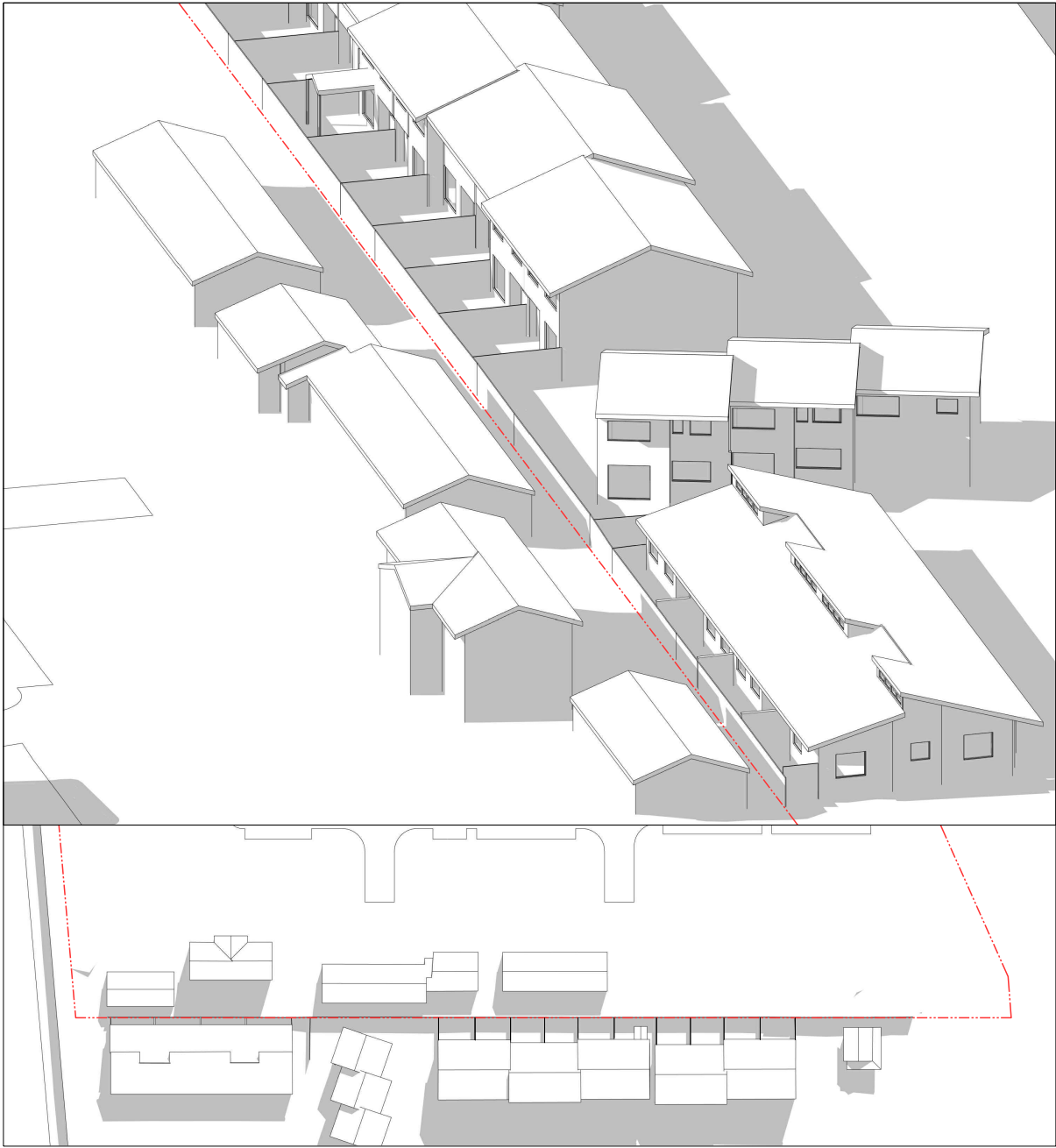


at  
1 ARCADIA STREET,  
WARILLA

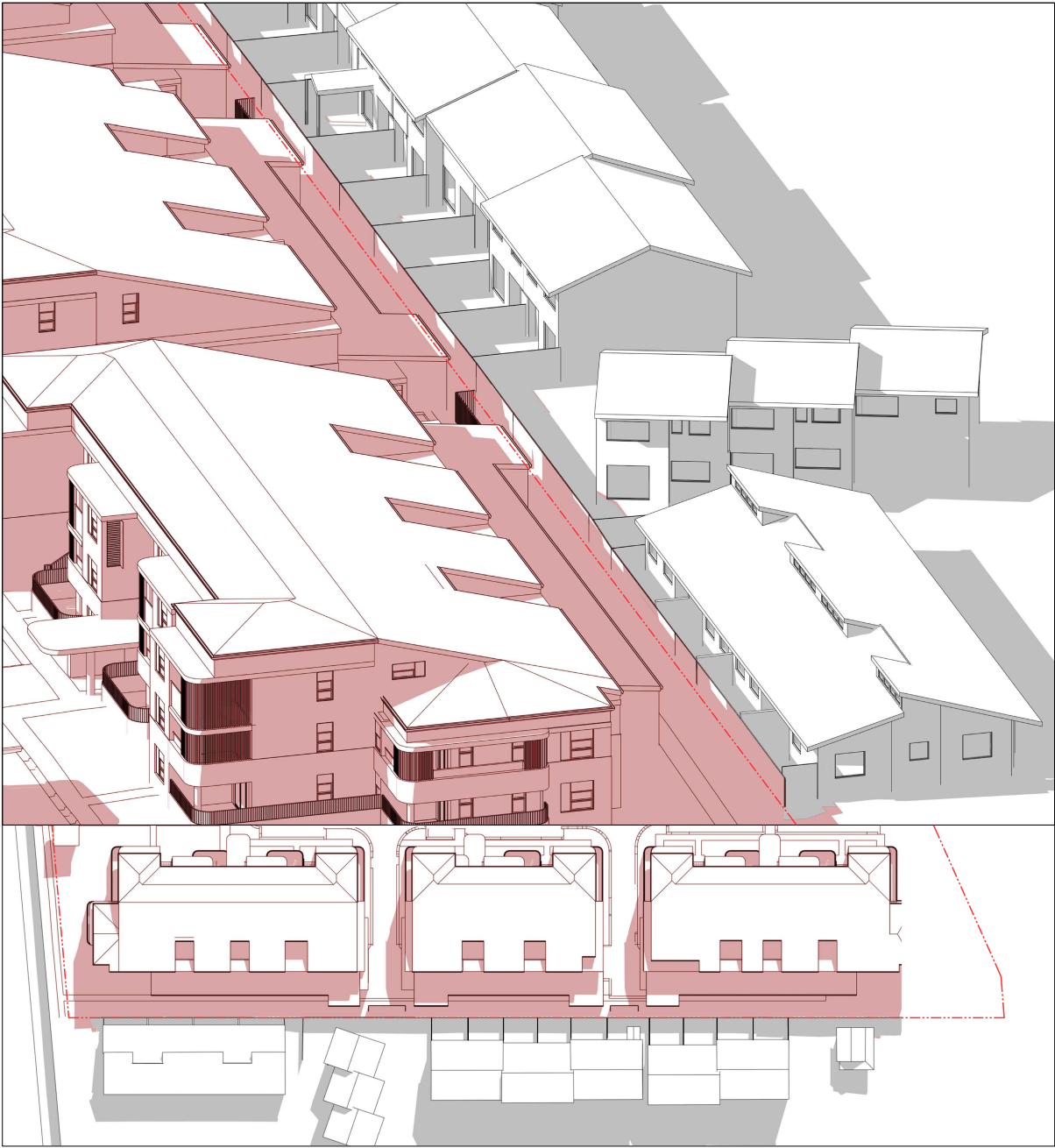
scale	NTS
date	JULY 2023
drawn	SJ
chkd	ADM
drawing	DEVELOPMENT APPLICATION OVERSHADOWING DIAGRAM 01
Project No.	2020-14
Drawing No.	A-303
issue	B

NOT FOR CONSTRUCTION





I I AM - EXISTING



I I AM - PROPOSED



# OVERSHADOWING DIAGRAM 02

21ST OF JUNE

## LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS

B A	14.07.23 12.09.22	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ SJ	ADM ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign		date		
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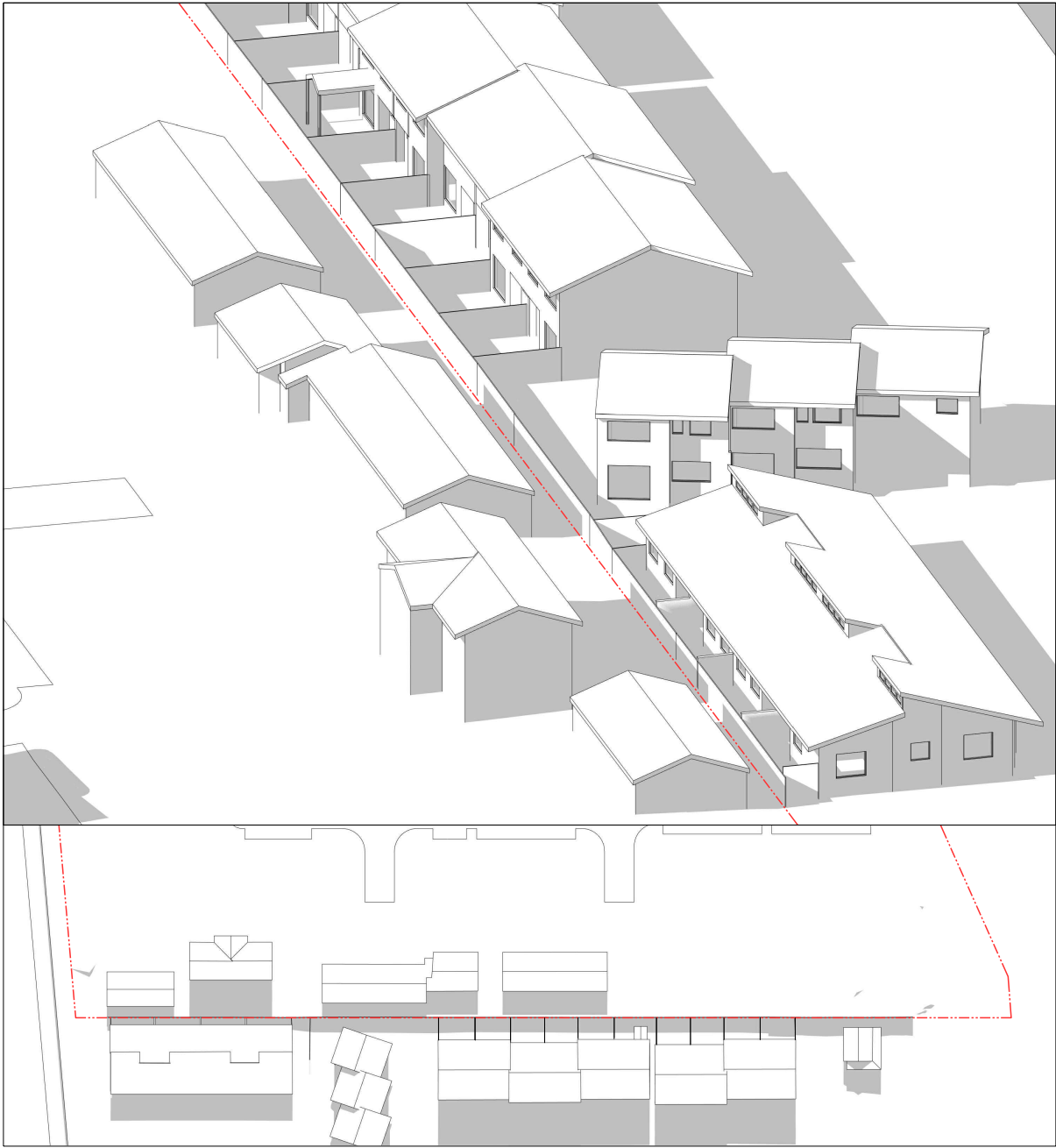
NOMINATED ARCHITECT - The nominated Architect for ADM Projects (Australia) Pty Ltd T/as ADM Architects is Angelo Di Martino ARB No.7608



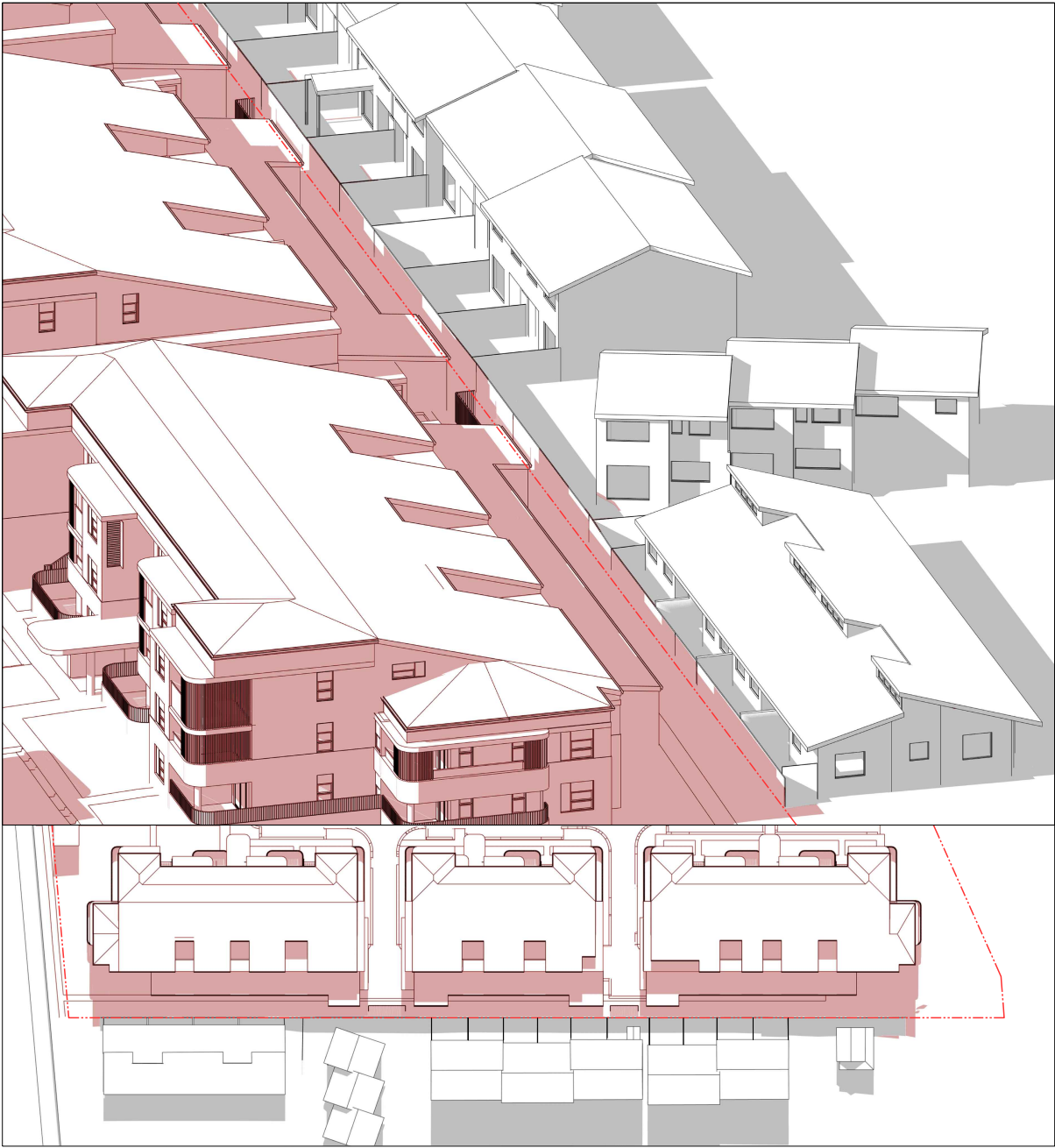
scale	NTS
date	JULY 2023
drawn	SJ
chkd	ADM
drawing	DEVELOPMENT APPLICATION
Project No.	OVERSHADOWING DIAGRAM 02
2020-14	Project No.
A-304	Drawing No.
B	issue

NOT FOR CONSTRUCTION





12PM - EXISTING





12PM - PROPOSED



**OVERSHADOWING DIAGRAM 03**  
21ST OF JUNE

**LEGEND**

-  EXISTING SHADOWS
-  PROPOSED SHADOWS

B A	14.07.23	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ SJ	ADM ADM
	12.09.22			
ISSUE	DATE	DESCRIPTION	INITIALS	CHKD
sign _____ date _____				
o These drawings are not to be scaled. Figured dimensions shall be used in all cases.				

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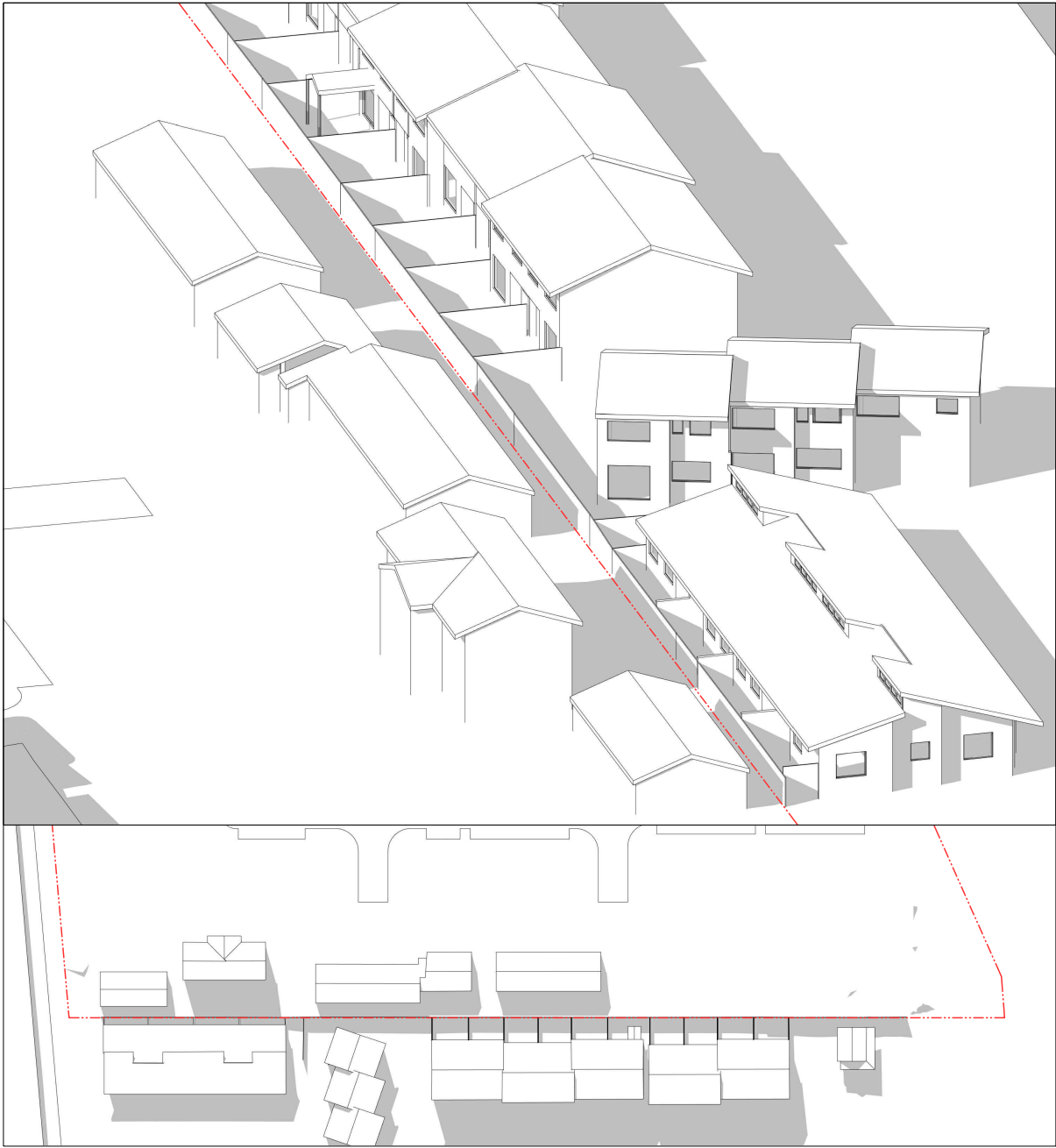


at  
1 ARCADIA STREET,  
WARILLA

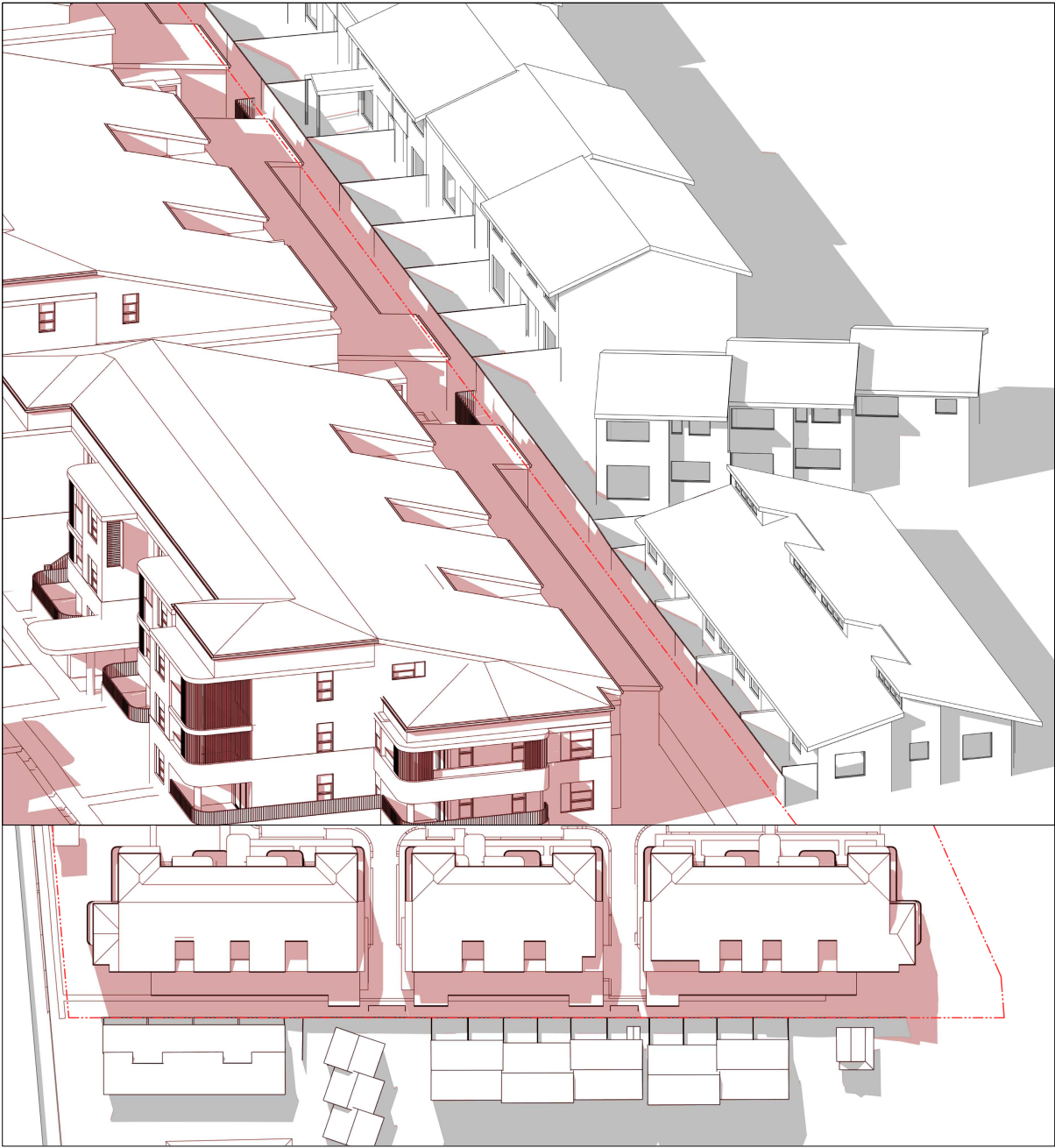
scale	NTS		
date	JULY 2023		
drawn	SJ	chkd	ADM
drawing	DEVELOPMENT APPLICATION OVERSHADOWING DIAGRAM 03		
Project No.	2020-14	Drawing No.	A-305
issue			B

NOT FOR CONSTRUCTION





IPM - EXISTING



IPM - PROPOSED



## OVERSHADOWING DIAGRAM 04

21ST OF JUNE

### LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS

B A	14.07.23 12.09.22	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ SJ	ADM ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign		date		
o These drawings are not to be scaled. Figured dimensions shall be used in all cases.				

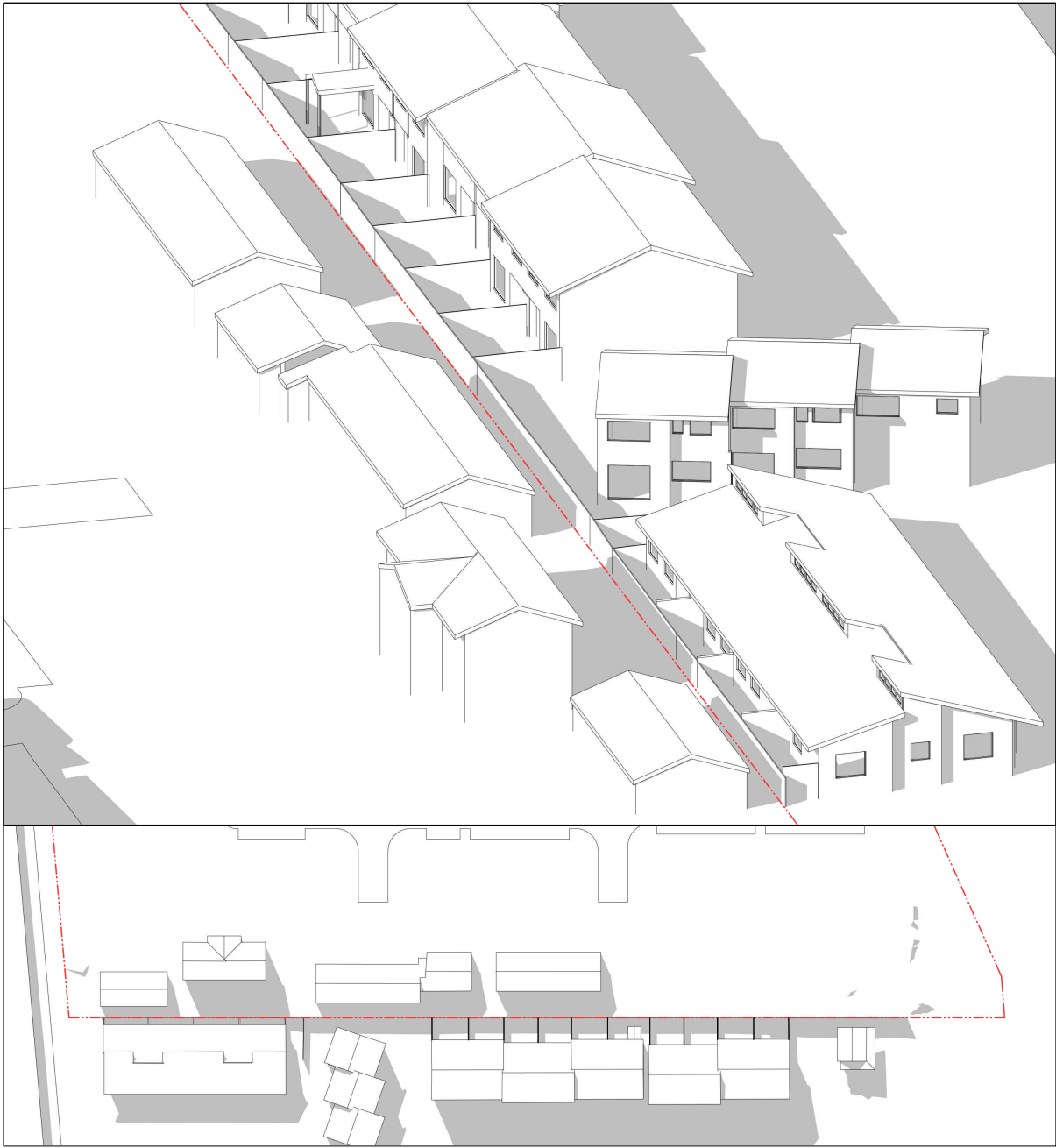
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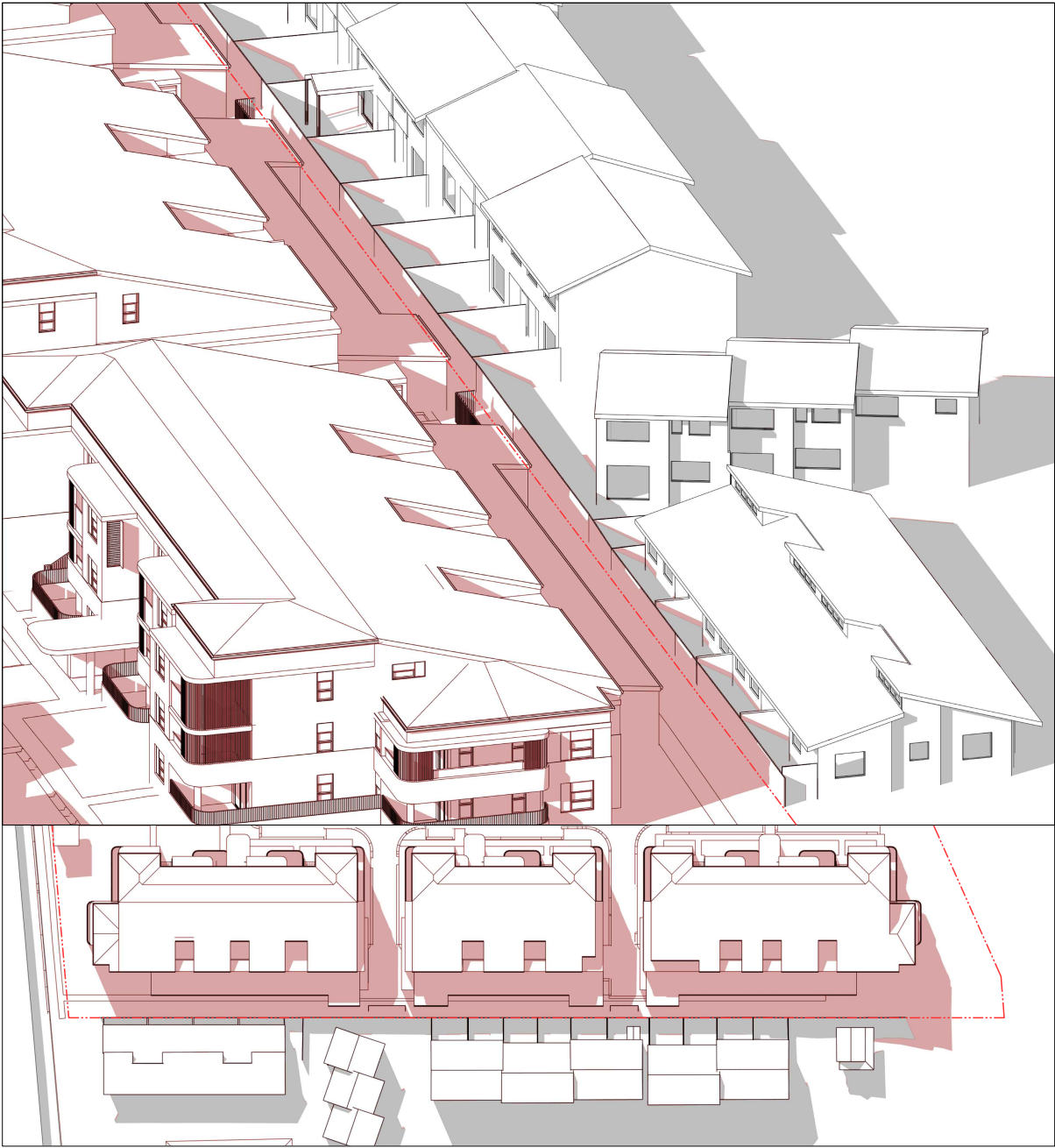
scale	NTS		
date	JULY 2023		
drawn	SJ	chkd	ADM
drawing	DEVELOPMENT APPLICATION OVERSHADOWING DIAGRAM 04		
Project No.	Drawing No.	issue	
2020-14	A-306	B	

NOT FOR CONSTRUCTION





130PM - EXISTING



130PM - PROPOSED



# OVERSHADOWING DIAGRAM 05

21ST OF JUNE

## LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS

B A	14.07.23 12.09.22	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ SJ	ADM ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign		date		
These drawings are not to be scaled. Figured dimensions shall be used in all cases.				

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scale	NTS
date	JULY 2023
drawn	SJ
chkd	ADM
drawing	DEVELOPMENT APPLICATION
Project No.	2020-14
OVERSHADOWING DIAGRAM 05	
Drawing No.	A-307
issue	B

NOT FOR CONSTRUCTION





9am




10am

SOLAR ACCESS STUDY  
21ST OF JUNE

B A	14.07.23 12.09.22	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ SJ	ADM ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign			date	
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94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4228 6455 www.admarchitects.com.au



Project  
PROPOSED SENIORS  
VILLAGE

at  
1 ARCADIA STREET,  
WARILLA

scale	NTS	
date	JULY 2023	
drawn	SJ	chkd ADM
drawing	DEVELOPMENT APPLICATION SOLAR ACCESS STUDY 01	
Project No.	2020-14	Drawing No. A-308
issue		B

NOT FOR CONSTRUCTION





11am



12pm

SOLAR ACCESS STUDY  
21ST OF JUNE

B A	14.07.23 12.09.22	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	31 31	ADM ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign		date		
These drawings are not to be scaled. Figured dimensions shall be used in all cases.				

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at  
1 ARCADIA STREET,  
WARILLA

scale	NTS	
date	JULY 2023	
drawn	SJ	chkd ADM
drawing	DEVELOPMENT APPLICATION SOLAR ACCESS STUDY 02	
Project No.	2020-14	Drawing No. A-309
issue		B

NOT FOR CONSTRUCTION





12pm



1pm

# SOLAR ACCESS STUDY

21ST OF JUNE

B A	14.07.23 12.09.22	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ SJ	ADM ADM
ISSUE	DATE	DESCRIPTION	initials	child
sign		date		
a These drawings are not to be scaled. Figured dimensions shall be used in all cases.				

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at  
1 ARCADIA STREET,  
WARILLA

scale	NTS	
date	JULY 2023	
drawn	SJ	chkd ADM
drawing	DEVELOPMENT APPLICATION SOLAR ACCESS STUDY 03	
Project No.	2020-14	issue B
Drawing No.	A-310	

NOT FOR CONSTRUCTION





2pm



3pm

SOLAR ACCESS STUDY  
21ST OF JUNE

B A	14.07.23	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ SJ	ADM ADM
	12.09.22			
ISSUE	DATE	DESCRIPTION	initials	chkd
sign _____ date _____				
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COORDINATION OF WORKS - These drawings are to be read in conjunction with the full set of consultant's drawings, specifications, reports and DA conditions.

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



at  
1 ARCADIA STREET,  
WARILLA

scale	NTS		
date	JULY 2023		
drawn	SJ	chkd	ADM
drawing	DEVELOPMENT APPLICATION SOLAR ACCESS STUDY 04		
Project No.	2020-14	Drawing No.	A-311
		issue	B

NOT FOR CONSTRUCTION





- AUSTRAL CHILLINGHAM  
BRICK WALLING

1
- DULUX MONUMENT  
CEMENT RENDER WALLING

2
- COLORBOND SHALE GREY  
ROOFING,

3
- DULUX NATURAL WHITE  
CONCRETE

4
- COLORBOND WINDSPRAY  
GUTTERS AND FASCIA

5
- SYCON LINEA WEATHERBOARD  
WINDSPRAY

6
- SYCON AXON SURFMIST

7
- TIMBER LOOK  
SCREENS

8
- TINTED GLAZING  
GLAZING ELEMENTS AND  
GLAZED BALUSTRADES

9

COLOUR AND MATERIALS SCHEDULE 01

NOT FOR CONSTRUCTION





AUSTRAL  
CHILLINGHAM  
BRICK WALLING

DULUX  
MONUMENT  
CEMENT RENDER WALLING

SYCON AXON  
MONUMENT

DULUX  
NATURAL WHITE  
CONCRETE

TIMBER LOOK  
SCREENS

GREY TINTED  
GLAZING  
GLAZING ELEMENTS

POWDERCOAT  
ALUMINIUM VERTICAL  
BALUSTRADES

1

2

3

4

5

6

7

COLOUR AND MATERIALS SCHEDULE 02

NOT FOR CONSTRUCTION





ARTIST IMPRESSION 01 (VILLAGE GREEN COMMUNAL OPEN SPACE)

NOT FOR CONSTRUCTION

B A	14.07.23 12.09.22	RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign			date	
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94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong  
ph: 02 4228 6400 fax: 02 4228 6455 www.admarchitects.com.au



Project  
**PROPOSED SENIORS VILLAGE**

at  
1 ARCADIA STREET,  
WARILLA

scale	NTS		
date	JULY 2023		
drawn	SJ	chkd	ADM
drawing	DEVELOPMENT APPLICATION		
	ARTIST IMPRESSION 01		
Project No.		Drawing No.	issue
2020-14		A-403	B





ARTIST IMPRESSION 02 (COMMUNITY HUB INTERFACE 01)



ARTIST IMPRESSION 03 (COMMUNITY HUB INTERFACE 02)

A	14.07.23	ISSUED FOR DEVELOPMENT APPLICATION	SJ	ADM
ISSUE	DATE	DESCRIPTION	initials	chkd
sign		date		
o These drawings are not to be scaled. Figured dimensions shall be used in all cases.				

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



Project  
**PROPOSED SENIORS VILLAGE**

at  
**1 ARCADIA STREET, WARILLA**

scale	NTS	
date	JULY 2023	
drawn	SJ	
chkd	ADM	
drawing		
DEVELOPMENT APPLICATION		
ARTIST IMPRESSION 02 & 03		
Project No.	Drawing No.	issue
2020-14	A-404	A

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