IDRAFT
BUILDING DESIGNS

5-7 Parkes Street

Parramatta I

Mixed use Development - 56 Units

Material Schedule:

Render - Cool Grey
Render 11U

Render - Lime Green
14-0452 TPX

Render - White Matt
FInish

Louvres - White
Matt Finish

Alucobond to be black
finish with white
Seperation fills

Face Brick - PGH
Aluminium Brick

Calculations

Site Details

Lot	511
DP	866023
Site Area	2016m²
Max FSR	4:1
Max Area	8064m²
Ground Floor (Commercial)	937m²
Residential (Levels 1-4)	1208m² x (4)
Total	5769m²
Total Area FSR	2.86 : 1

Deep Soil

Minimum Soft Soil	15%
Minimum Area	302.4m²
Proposed Soft Soil Area	328m² / 16.3%

Onsite Parking

Typical Carspace	*61*
Accessible Carspace	*6*
Commercial Carspace	*10*
Loading Bay	*1*
Car Wash Bay	*1*
Bicycle	*8*
Motorcycle	*1*
Total Car Spaces	79

Unit Breakdown

	Bedrooms	Unit Area	P.O.S.
Units 01, 15, 29, 43	3 Bedroom	107m²	*12m²*
Units 02, 16, 30, 44	1 Bedroom	62m²	*10m²*
Units 03, 17, 31, 45	2 Bedroom	81m²	*20m²*
Units 04, 18, 32, 46	2 Bedroom	105m²	*23m²*
Units 19, 33, 47	1 Bedroom	55m²	*13m²*
Units 05, 08	1 Bed + Study	71m²	*21m²*
Units 06, 20, 34, 48	2 Bedroom	84m²	*11m²*
Units 07, 21, 35, 49	2 Bedroom	83m²	*11m²*
Units 22, 36, 50	1 Bed	55m²	*13m²*
Units 09, 23, 37, 51	2 Bed + Study	85m²	*17m²*
Units 10, 24, 38, 52	2 Bedroom	86m²	*10m²*
Units 11, 25, 39, 53	2 Bedroom	78m²	*15m²*
Units 12, 26, 40, 54	2 Bedroom	78m²	*15m²*
Units 13, 27, 41, 55	1 Bedroom	62m²	*10m²*
Units 14, 28, 42, 56	2 Bedroom	82m²	*12m²*
Total Units	56		

*The units listed below have been provided with additonal private balconies

Unit 01 only (22m2) *Unit 06 only (10m2)*
Unit 07 only (10m2) *Unit 14 only (15m2)*

Schedule of Basix Commitments

(1) COMMITMENTS FOR UNIT BUILDING (5 - 7 Parkes Street, Parramatta)

(i) DWELLINGS
WATER
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling.
(This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of project" table).
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.
(g) The pool or spa must be located as specified in the table.
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

ENERGY
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure such room or area is fitted with a window and/or skylight.

THERMAL COMFORT
(g) Where there is an in-slab heating or cooling system, the applicant must:
- Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
- On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

(B) COMMON AREAS AND CENTRAL SYSTEM/FACILITIES
WATER
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central Systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.

ENERGY
(c) The applicant must install the systems and fixtures specifed in the "Central Systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed in the table.

(4) COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)
WATER
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central Systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.

ENERGY
(c) The applicant must install the systems and fixtures specifed in the "Central Systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed in the table.

ABSA Specification

Assessor # 60822 **Certificate # 35014152** **Issued: 03-Aug-11**

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Windows	Product ID	Glass	Frame	U value	SHGC	Area M²	Detail
		Single clear	Improved Aluminium	5.91	0.73		As per plans

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M²	Detail
		Single clear	Steel				Unit 44,45,47,51,50,53,54,55 Only as per plans

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Cavity Brick		None	Medium - SA 0.475 - 0.7	As per plans
Cavity Brick		Foil (Sisalation)	Medium - SA 0.475 - 0.7	Unit 1,43
Concrete Block 150		None	Medium - SA 0.475 - 0.7	Party walls
Concrete Block 200		None	Medium - SA 0.475 - 0.7	Hallways & Stair walls

Internal walls	Construction	Insulation	Detail
Single Skin Brick		None	As per plans

Floors	Construction	Insulation	Covering	Detail
Concrete		Foil Sided Bubble Wrap	Ceramic Tiles & Carpet	Unit 1
Concrete		None	Ceramic Tiles & Carpet	As per plans
Concrete		Foil Sided Bubble Wrap	Ceramic Tiles & Carpet	Unit 1

Ceilings	Construction	Insulation	Detail
Concrete		Foil (Sisalation)	Unit 43,45,47,50,53,54,56
Concrete		None	As per plans

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete		None	Medium - SA 0.475 - 0.7	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Holland Blinds		

Fixed shading	Eaves (width - inc. gutters, h't above windows)	Verandahs, Pergolas (type, description)

Overshadowing	Overshadowing structures	Overshadowing trees

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	11	Living area open to entry:	No	Ventilated skylights:	Yes
Terrain category:	Suburban	Doors separate living areas:	No	Open fire, unflued gas heat:	No
Roof ventilation:	Unventilated	Stair open to heated areas:	No	Vented downlights:	No
Cross ventilation:	Standma	Seals to windows and doors:	Yes	Wall and ceiling vents:	No
Subfloor:	Open/Enclosed	Exhaust fans without dampers:	No		

ABSA
Assr # 60822 Cert # 35014152
Sign
Date 03/08/11

Issue G	24/01/2012	Revised Architectural Plans as per Council meeting dated 20/01/2012
Issue F	04/11/2011	Revised Architectural Plans as per Design Review Panel meeting dated 19/10/2011

www.shait.com.au

Project 16/05/2011 DA 278/2011 Scale Parramatta City Council

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- ALL SHOWERHEADS MINIMUM 3 STAR RATING;
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- GAS INSTANTANEOUS (4 STAR) HOT WATER SYSTEM;
- 1 PHASE AIR CONDITIONING, 3.5 STAR (COOLING & HEATING);
- GAS COOKTOP & ELECTRIC OVEN;
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- FOIL SIDED BUBBLE WRAP TO UNIT 1 ONLY;
- FOIL (SISALATION) TO CEILING OF UNITS 43, 45, 47, 50, 53, 54 & 56 ONLY;
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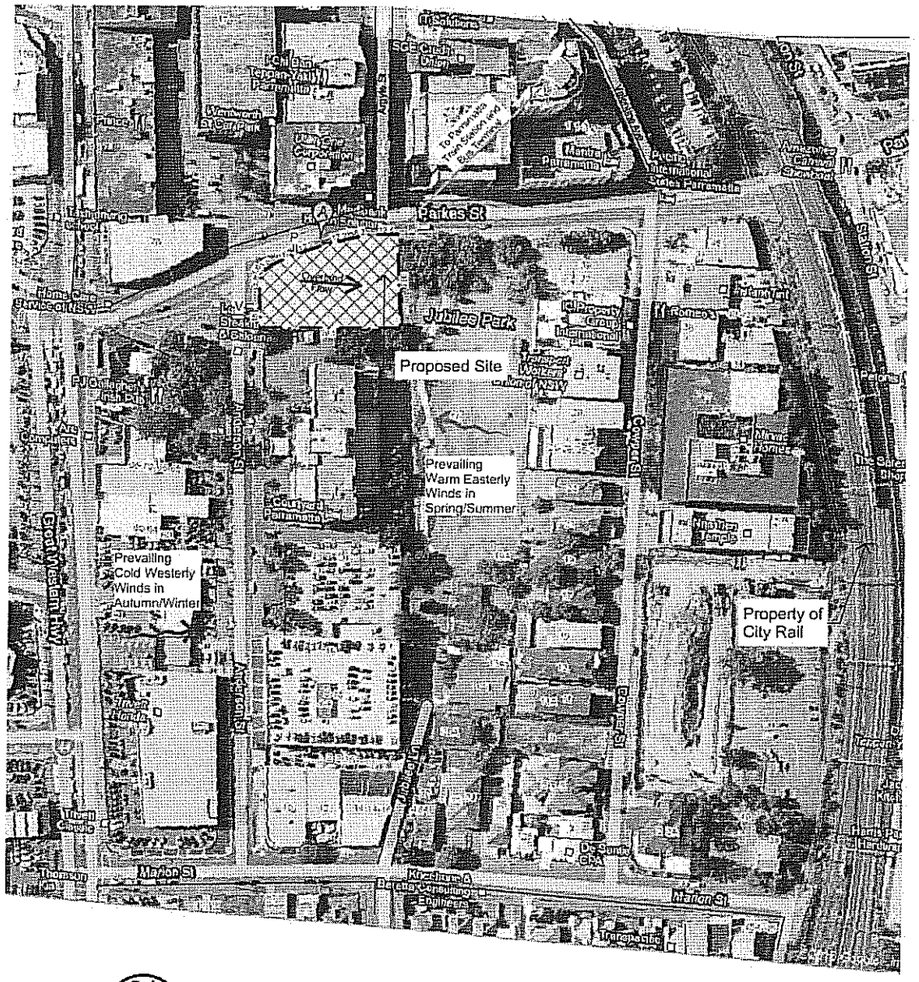
- VENTILATED SKYLIGHTS TO UNITS 44, 45, 47, 50, 51, 53, 54 & 55;
- WEATHER SEALS TO ALL EXTERNAL WINDOWS AND DOORS.

5-7 Parkes Street, Parramatta

Calculations

02.38



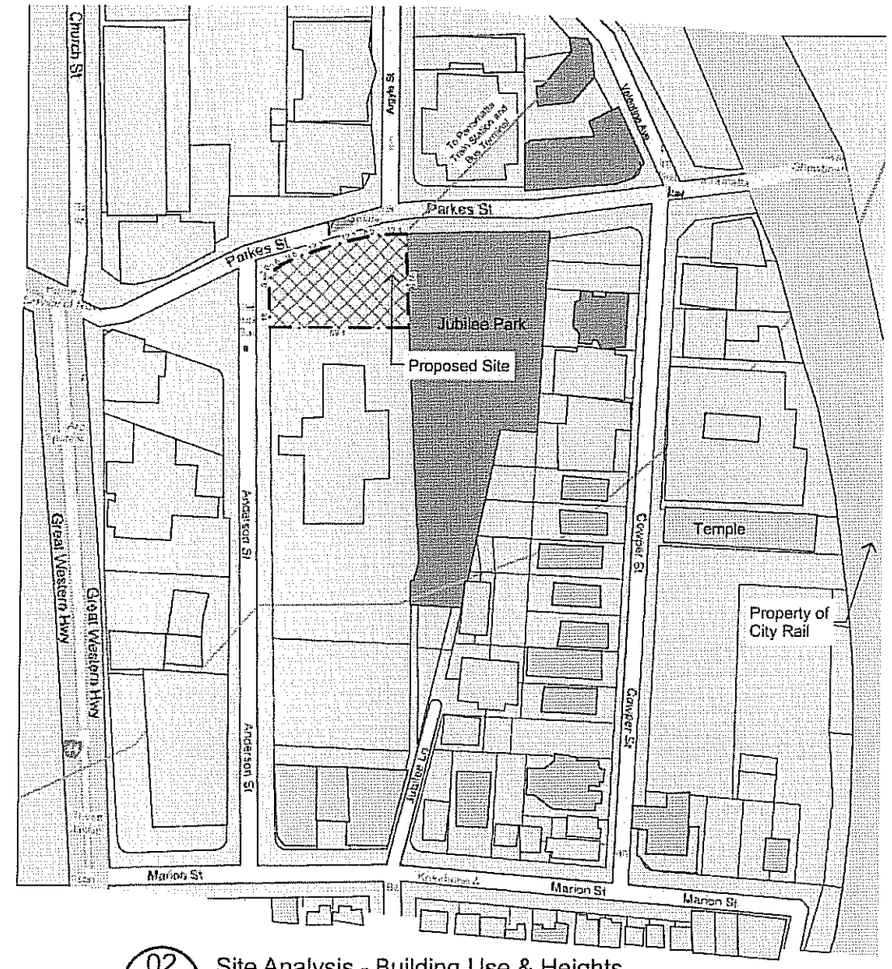
01 Lot Dimensions, Overflow, Solar Access, Site Access & Movemei

scale 1:2500

Legend

- Proposed Development
- Site Boundary
- Lot Boundaries
- P Entry (Pedestrian)
- V Entry (Vehicle)
- Direction of Overland Flow (Drainage)

N



02 Site Analysis - Building Use & Heights

scale 1:2500

Legend

- Proposed Development
- Residential - High Density 3 Storeys +
- Residential - Medium Upto 3 Storeys
- Residential - Light Single Dwelling 1-2 Storeys
- Commercial Up to 3 Storeys
- Public Services /Community
- Industrial 1 Storey

N

Issue	Date	Revision
Issue G	24/01/2012	Revised Architectural Plans as per Council meeting dated 20/01/2012
Issue F	04/11/2011	Revised Architectural Plans as per Design Review Panel meeting dated 19/10/2011

www.idraft.com.au

Issue	10/05/2011	IS	DA 270/11	1:200 @ A1/A3	Parramatta City Council

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5-7 Parkes Street, Parramatta

Site Analysis

03.38

Parkes Street

Anderson Street

Jubilee Park

PROPOSED DEVELOPMENT

Entry
RL 11.650

Lobby

Lift

Entry
RL 11.650

Lobby

Lift

Decking

Loading Bay

Waste Room
5x1100L General Waste
2x1100L Recycling Bins

Pedestrian Walkway

Pedestrian Walkway

Entry

Disabled Access Ramp 1:14

RAMP UP
1:16.67

VEHICLE ACCESS

RAMP UP
1:8

DRIVEWAY RAMP
TO CARPARK

Selected Black Pebbles with Weed Mat Under
(Refer to Landscape Plan)

Public Art Feature wall
To be made from
perforated Mesh for
Ventilation
(Refer to Public
art report attached)

boundary / 12.435

boundary / 8.185

boundary / 12.19

boundary / 12.19

boundary / 9.575

b/ 3.615

b/ 3.615

b/ 3.615

boundary / 39.865

boundary / 59.085

boundary / 17.96

2.965

2,600
Root ball Radius

3,000
Root ball Radius

3,000
Root ball Radius

6,000
Root ball Radius

1,800

4,000
Root ball Radius

Line of building above
Shown dashed

N

Issue G	24/01/2012	Revised Architectural Plans as per Council meeting dated 20/01/2012
Issue F	04/11/2011	Revised Architectural Plans as per Design Review Panel meeting dated 19/10/2011

www.dreamdesignmanagement.com.au

Date	15/06/2011	Scale	DA 1:250 / 1:200	Author	Parramatta City Council

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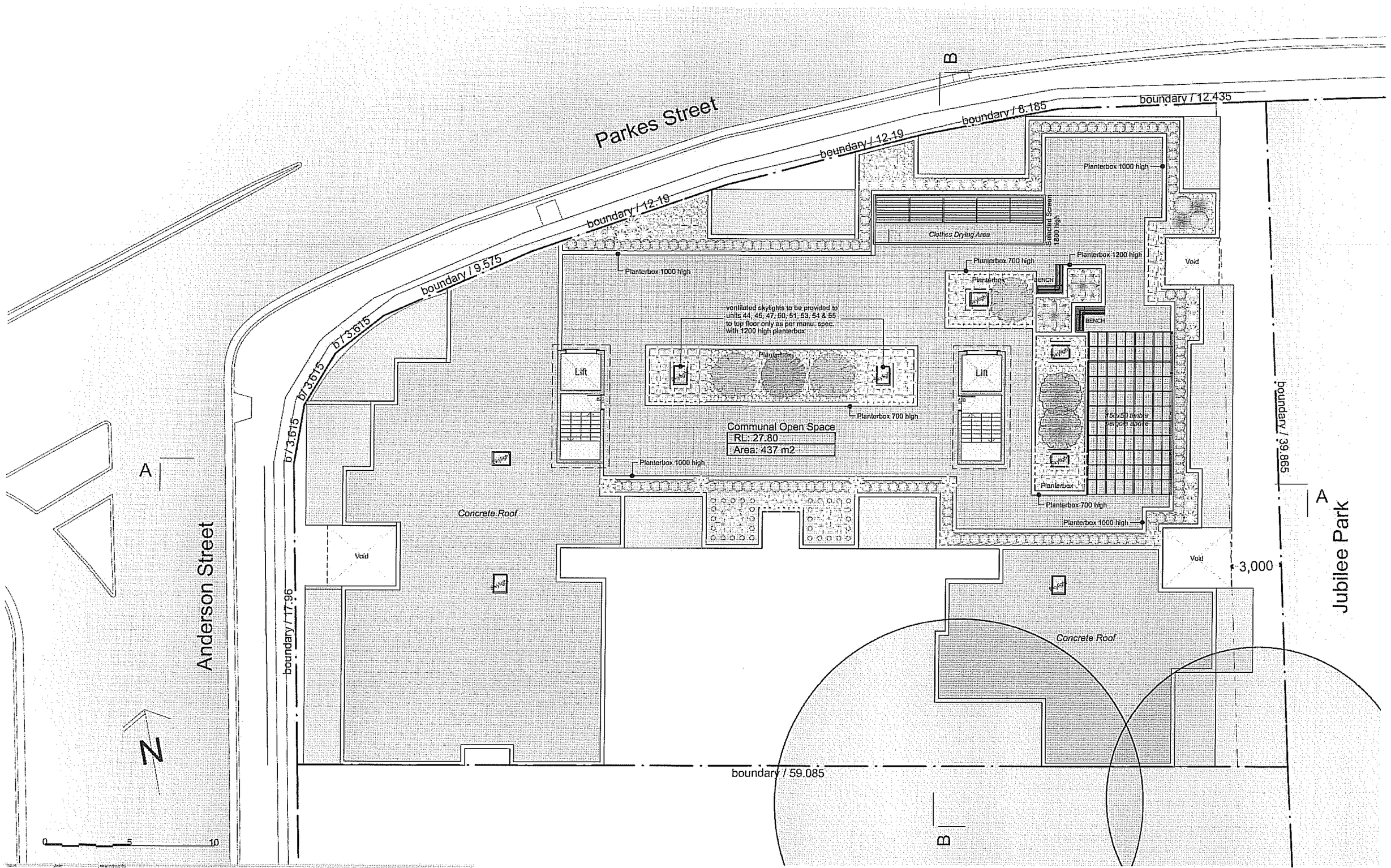
- GAS COOKTOP & ELECTRIC OVEN;
- FOIL (SISALATION) TO CAVITY BRICK WALLS TO UNIT 1 & #3 ONLY;
- FOIL SIDED BUBBLE WRAP TO UNIT 1 ONLY;
- FOIL (SISALATION) TO CEILING OF UNITS #3, #5, #7, #50, #53, #54 & #56 ONLY;
- CONCRETE ROOF MEDIUM IN COLOUR;
- VENTILATED SKYLIGHTS TO UNITS #4, #5, #7, #50, #51, #53, #54 & #56;
- WEATHER SEALS TO ALL EXTERNAL WINDOWS AND DOORS.

5-7 Parkes Street, Parramatta

Site Plan

04.38



Issue G	24/01/2012	Revised Architectural Plans as per Council meeting dated 20/01/2012
Issue F	04/11/2011	Revised Architectural Plans as per Design Review Panel meeting dated 19/10/2011

www.draftroom.au

Date	16/05/2011	Dr	DA	Drawn	1:200	SA High	Parramatta City Council

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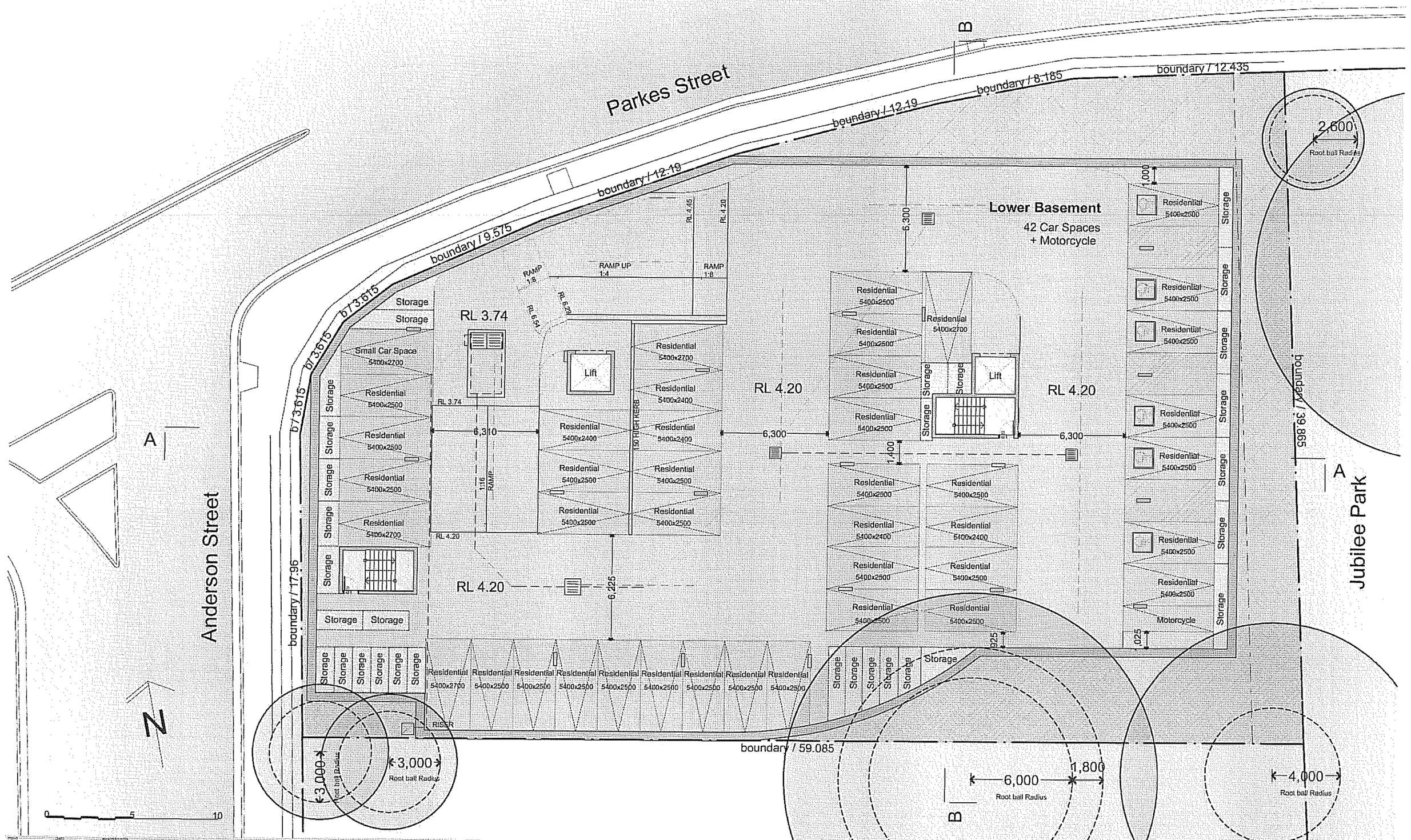
5-7 Parkes Street, Parramatta

Roof Plan

12.38



Issue G	24/01/2012	Revised Architectural Plans as per Council meeting dated 20/01/2012
Issue F	04/11/2011	Revised Architectural Plans as per Design Review Panel meeting dated 19/10/2011

www.craftcom.au

10/05/2011	C	DA	1:200	S.Austin

Parramatta City Council

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5-7 Parkes Street, Parramatta

Lower Basement

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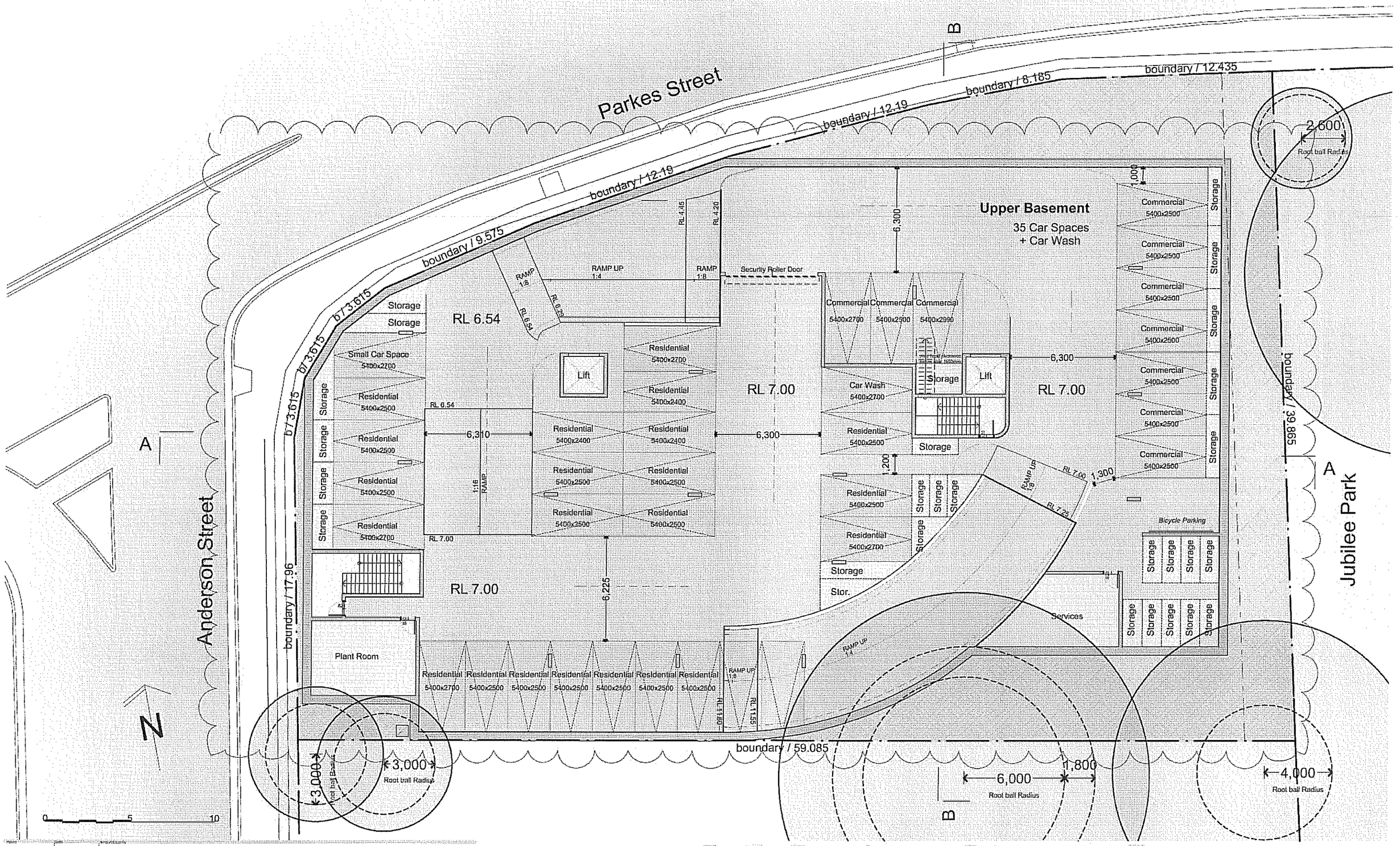

Issue G	24/01/2012	Revised Architectural Plans as per Council meeting dated 20/01/2012
Issue F	04/11/2011	Revised Architectural Plans as per Design Review Panel meeting dated 19/10/2011

www.drair.com.au

1:200	18/05/2011	DA P49 / 11/280	S.Antill	Parramatta City Council

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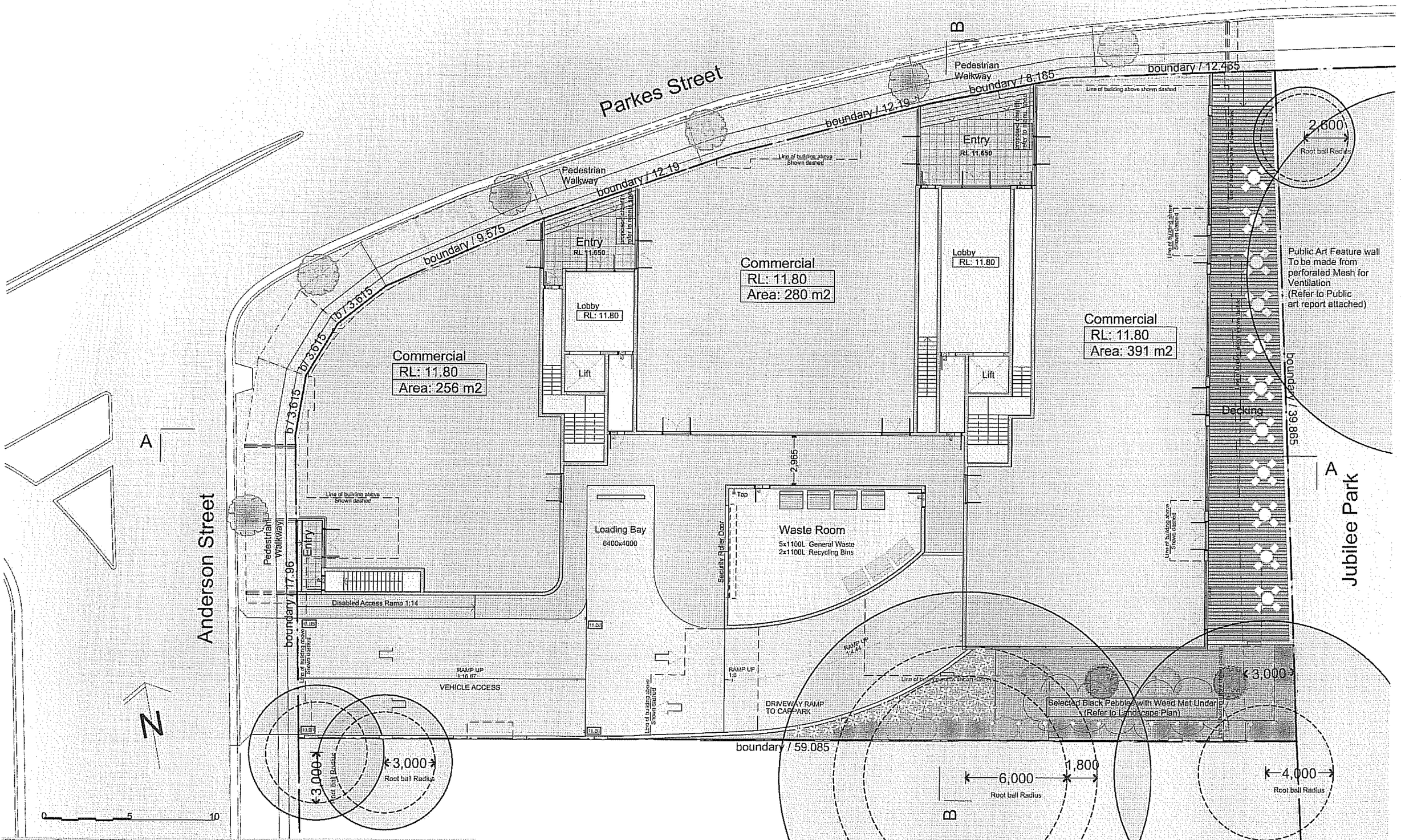
5-7 Parkes Street, Parramatta

Upper Basement

06.38



Issue G	24/01/2012	Revised Architectural Plans as per Council meeting dated 20/01/2012
Issue F	04/11/2011	Revised Architectural Plans as per Design Review Panel meeting dated 19/10/2011

www.idea.com.au

10/05/2011	G	DA	24/07/2011	S. Arafah	Parramatta City Council

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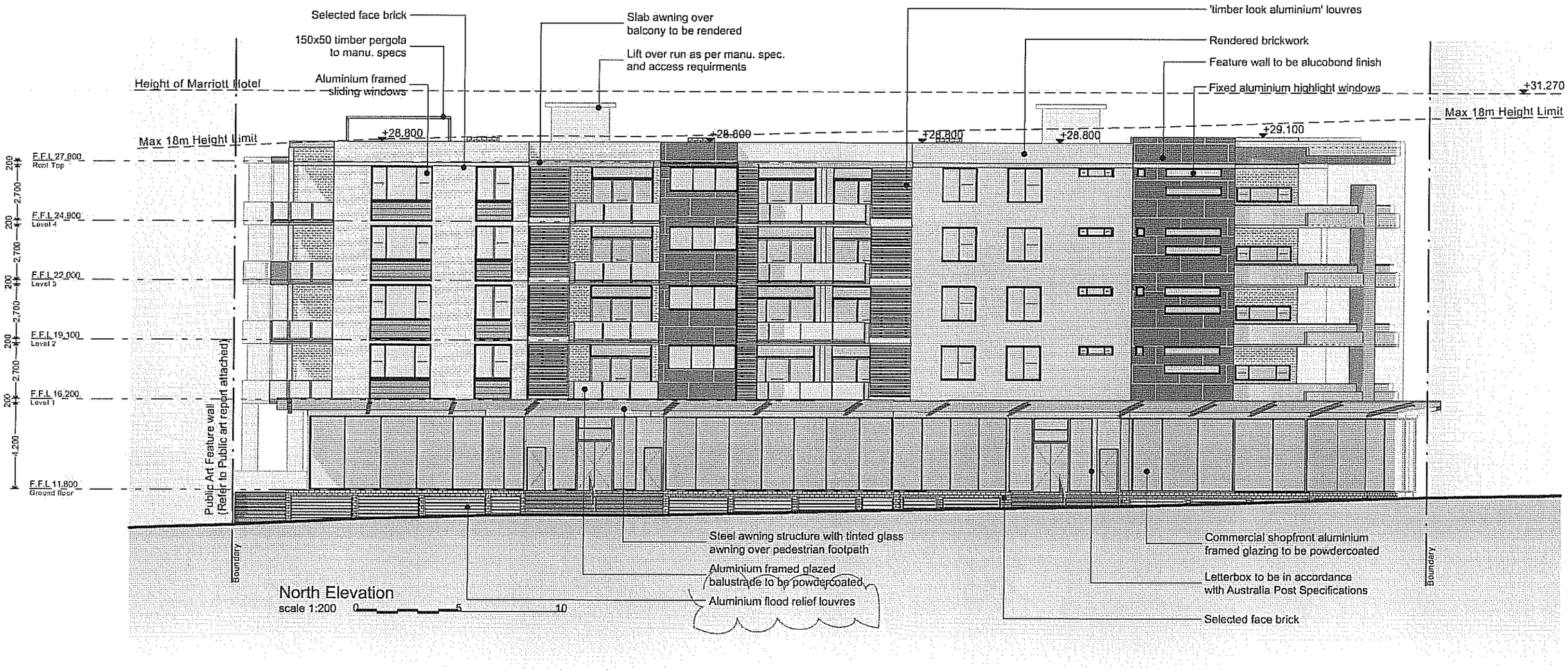
5-7 Parkes Street, Parramatta

Ground Floor

07.38



Issue	Date	Revisions
Issue G	24/01/2012	Revised Architectural Plans as per Council meeting dated 20/01/2012
Issue F	04/11/2011	Revised Architectural Plans as per Design Review Panel meeting dated 19/10/2011

www.rural.com.au

Drawn	Date	Scale	Drawn	Approved
	11/05/2011	DA 1:200	S.Alabi	Parramatta City Council

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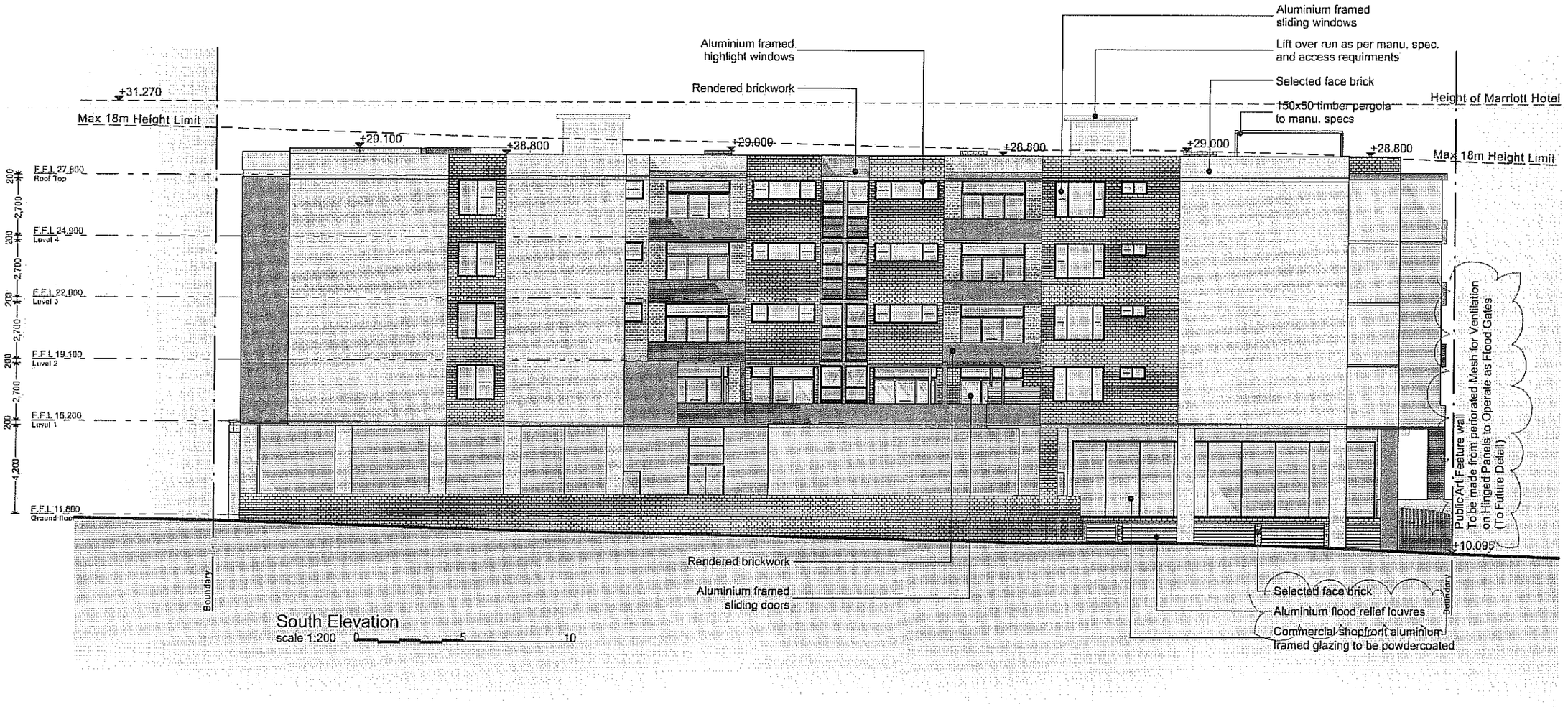
5-7 Parkes Street, Parramatta

North Elevation

13.38



Issue G	24/01/2012	Revised Architectural Plans as per Council meeting dated 20/01/2012
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www.idraft.com.au

	16/05/2011	C	DA	1:100	Hons & Aldin	Parramatta City Council

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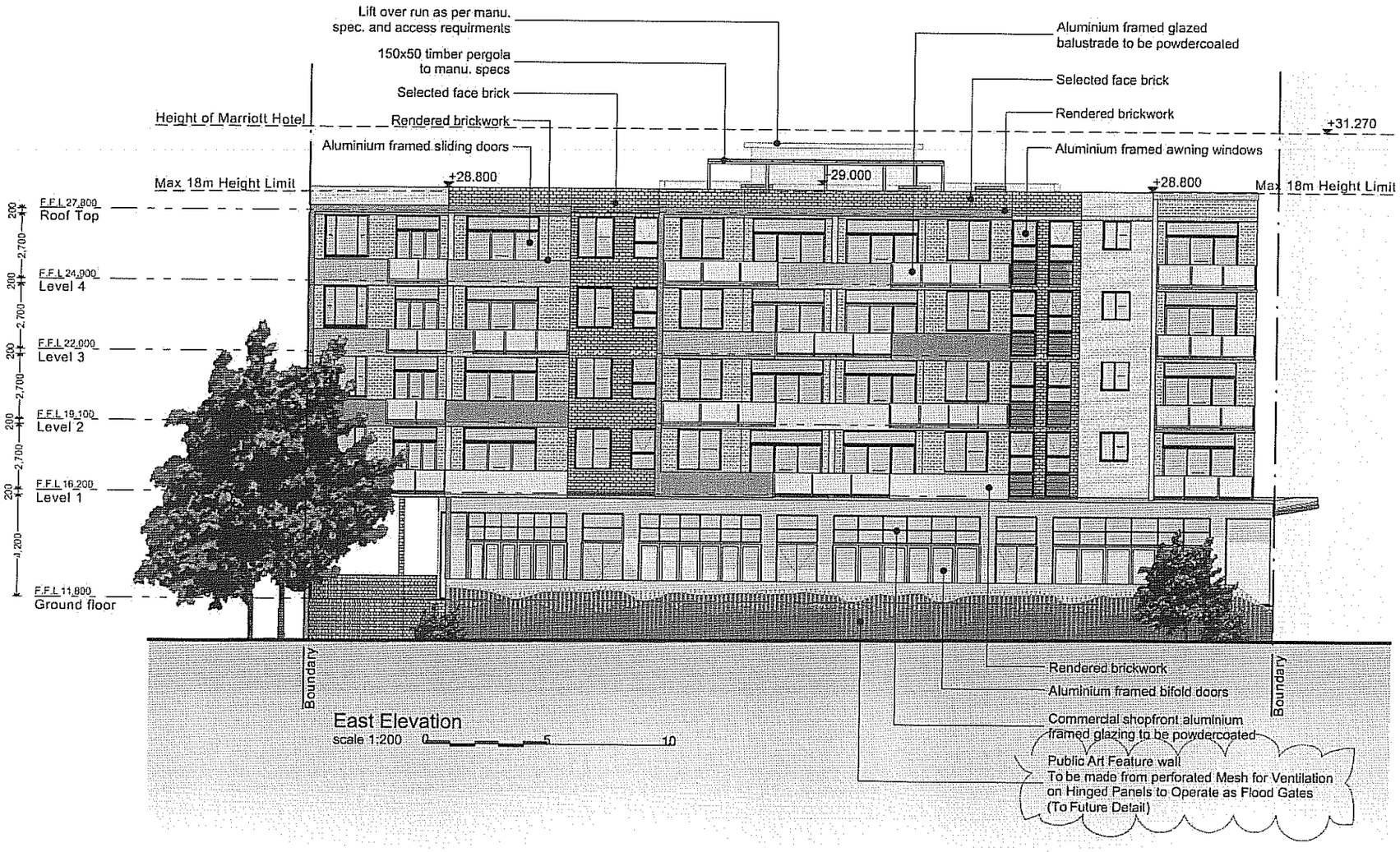
5-7 Parkes Street, Parramatta

South Elevation

14.38



Issue G	24/01/2012	Revised Architectural Plans as per Council meeting dated 20/01/2012
Issue F	04/11/2011	Revised Architectural Plans as per Design Review Panel meeting dated 19/10/2011

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	10/08/2011	DA	1:200	S.Vallah	Parramatta City Council

THE OWNER / BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASIX REPORT. (APPLIES TO ALL DWELLINGS).

- ALL SHOWERHEADS MINIMUM 3 STAR RATING;
- ALL TOILET FLUSHING SYSTEMS, KITCHEN TAPS, BATHROOM TAPS, CLOTHES DRYERS & TAPS IN COMMON AREAS MINIMUM 4 STAR RATING;
- GAS INSTANTANEOUS (4 STAR) HOT WATER SYSTEM;
- 1 PHASE AIR CONDITIONING, 3.5 STAR (COOLING & HEATING);
- GAS COOKTOP & ELECTRIC OVEN;
- FOIL (BISALATION) TO CAVITY BRICK WALLS TO UNIT 1 & 43 ONLY;
- FOIL SIDED BUBBLE WRAP TO UNIT 1 ONLY;
- FOIL (BISALATION) TO CEILING OF UNITS 43, 45, 47, 50, 53, 54 & 56 ONLY;
- CONCRETE ROOF MEDIUM IN COLOUR;
- VENTILATED SKYLIGHTS TO UNITS 44, 45, 47, 50, 51, 53, 54 & 55;
- WEATHER SEALS TO ALL EXTERNAL WINDOWS AND DOORS.

5-7 Parkes Street, Parramatta

East Elevation

15.38