

FLINDERS STREET MIXED USE DEVELOPMENT



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AMENDMENTS			
No	Revision Description	Date	BY
A	DA ISSUE	27.04.15	SH
B	RE-ISSUE FOR DA	20.08.15	SH

Zoning: B6 Enterprise Corridor with a street frontage greater than 20m
Site Area 5808.0m²
Landscape Area = 36.3% 2109.6m²
DSZ (Included in Overall)= 17.2% 1000.8m²

FSR from the LEP
The maximum floor space ratio for a building on land within a business zone under this Plan, that is to be used for a mixture of residential purposes and other purposes, is:
(NRFSR x NR/100) + (RFSR x R/100) :1
where:
NR is the percentage of the floor space of the building used for purposes other than residential purposes. 12.0%
NRFSR is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for purposes other than residential purposes.
5808x3:1 = 17424
R is the percentage of the floor space of the building used for residential purposes. 88.0%
RFSR is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for residential purposes.
5808x2.5 = 14520

MAX FSR
(17424x12.0/100) + (14520x88.0/100) :1
2090.9 + 12777.6

Total permissible Floor Space 14868.5m²

Shop Top Housing
Basement Level 2 118.4m²
Basement Level1/ Level 1 199.1m²
level 2 (Common Rooms + Lobbys) 489.4m²
level 3 1632.4m²
level 4 1632.4m²
level 5 1604.2m²
level 6 1379.7m²
level 7 864.1m²
Total Shop Top Housing- 88.0% 7919.7m²

BUSINESS PREMISES
Basement Level1/
Level 1 Business Premises 186.3m²
Level 2 (Lobby) 85.0m²
Level 2 (Business Premises) 807.6m²
Total BUSINESS PREMISES- 12.0% 1078.9m²

Total Floor Space 8996.6m²

PARKING- 30% total reduction for Bus Stop and North Wollongong Train Station
77 UNITS
3 BED = 8x1.25 = 10
2 BED = 35x1.00 = 35
1 BED = 34x0.75 = 26
TOTAL REQUIRED= 71 STH. SPACES- 30% 50
TOTAL PROVIDED= 71
VIS PARKING REQ. @ 0.2 PRT UNIT-30%= 11
TOTAL PROVIDED= 12
BUSINESS PREMISES PARKING REQ. @ 1 PER 40m² -30% = 19
TOTAL PROVIDED= 19

TOTAL= 102

ACCESSABLE UNITS @ 10% OF TOTAL= 8

BUSINESS PREMISES ACCESSIBLE 1
VISITOR ACCESSIBLE SPACES 1
TOTAL 10

BICYCLES
SHOP TOP HOUSING 26
STH VISITORS 7
BUSINESS PREMISES STAFF 6
BUSINESS PREMISES VISITORS 41 2

MOTOR BIKES
SHOP TOP HOUSING 6
STH VISITORS 1
BUSINESS PREMISES 1 8



Lot 1, D.P 214579
19-23 Flinders Street, Wollongong

TITLE SHEET

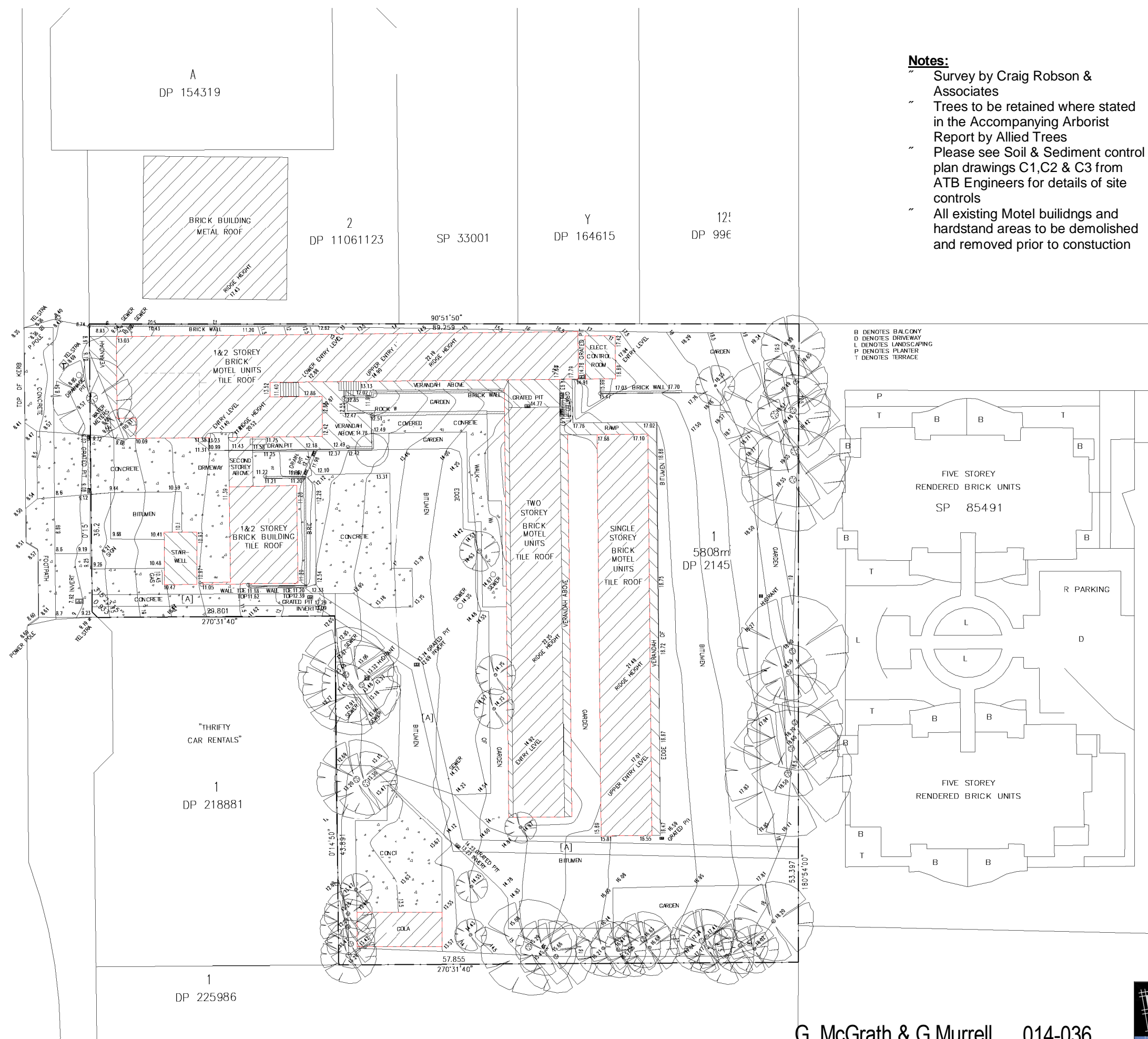
G. McGrath & G.Murrell
014-036
DA00 -B

Drawing List					
Sheet No.	Rev.	Sheet Name	Sheet Issue Date	Drawn By	Approved By
DA00	B	TITLE SHEET	20/08/2015	SM & SH	PR
DA01	A	SURVEY/ DEMOLITION PLAN	20/08/2015	SM & SH	PR
DA02	B	SITE PLAN/LOCATION PLAN	20/08/2015	SM & SH	PR
DA03	B	SITE ANALYSIS PLAN	20/08/2015	SM & SH	PR
DA04	B	BASEMENT LEVEL 2 PLAN- RL 5.7-6.7	20/08/2015	SM & SH	PR
DA05	B	BASEMENT LEVEL 1 PLAN- RL 8.2	20/08/2015	SM & SH	PR
DA06	B	LEVEL 2 PLAN (PODIUM)- RL 13.2	20/08/2015	SM & SH	PR
DA07	B	LEVEL 3 & 4 FLOOR PLANS- RL 16.2-19.2	20/08/2015	SM & SH	PR
DA08	B	LEVEL 5 FLOOR PLAN- RL- 22.2	20/08/2015	SM & SH	PR
DA09	B	LEVEL 6 FLOOR PLAN	20/08/2015	SM & SH	PR
DA10	B	LEVEL 7 FLOOR PLAN	20/08/2015	SM & SH	PR
DA11	B	ROOF PLAN	20/08/2015	SM & SH	PR

Drawing List					
Sheet No.	Rev.	Sheet Name	Sheet Issue Date	Drawn By	Approved By
DA12	B	NORTH & SOUTH ELEVATIONS	20/08/2015	SM & SH	PR
DA13	B	EAST & WEST ELEVATIONS	20/08/2015	SM & SH	PR
DA14	B	SITE SECTIONS	20/08/2015	SM & SH	PR
DA15	B	SITE SECTIONS	20/08/2015	SM & SH	PR
DA16	B	BASIX SPECIFICATIONS	20/08/2015	SM & SH	PR
DA17	B	3D PERSPECTIVES	20/08/2015	SM & SH	PR
DA18	B	3D PERSPECTIVES	20/08/2015	SM & SH	PR
DA19	B	3D PERSPECTIVES	20/08/2015	SM & SH	PR
DA20	B	3D PERSPECTIVES	20/08/2015	SM & SH	PR
DA21	B	WINTER SOLSTICE SHADOWS 21st JUNE	20/08/2015	SM & SH	PR
DA22	B	SUMMER SOLSTICE SHADOWS 22nd DECEMBER	20/08/2015	SM & SH	PR
DA23	B	POOL DETAILS	20/08/2015	SM & SH	PR

Drawing List					
Sheet No.	Rev.	Sheet Name	Sheet Issue Date	Drawn By	Approved By
DA24	B	ACCESSIBLE UNIT DETAILS	20/08/2015	SM & SH	PR
DA25	A	BUILDING A- TYPICAL (LEVEL 3) UNIT SUN PENETRATION -WINTER SOLSTICE	20/08/2015	SM & SH	PR
DA26	A	BUILDING B- TYPICAL (LEVEL 3) UNIT SUN PENETRATION -WINTER SOLSTICE	20/08/2015	SM & SH	PR
DA27	A	BUILDING C- TYPICAL (LEVEL 3) UNIT SUN PENETRATION -WINTER SOLSTICE	20/08/2015	SM & SH	PR
DA28	A	CONTEXTUAL STUDY PLAN	20/08/2015	RB	PR
DA29	A	CONTEXTUAL STUDY SECTIONS	20/08/2015	RB	PR
DA30	A	ALTERNATE BUILDING POSITIONS	20/08/2015	RB	PR
DA31	A	STREET EDGE PERSPECTIVE	20/08/2015	RB	PR

- ~ Notes:
 - ~ Survey by Craig Robson & Associates
 - ~ Trees to be retained where stated in the Accompanying Arborist Report by Allied Trees
 - ~ Please see Soil & Sediment control plan drawings C1, C2 & C3 from ATB Engineers for details of site controls
 - ~ All existing Motel buildings and hardstand areas to be demolished and removed prior to construction



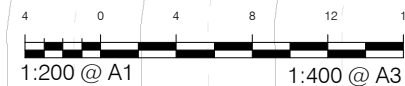
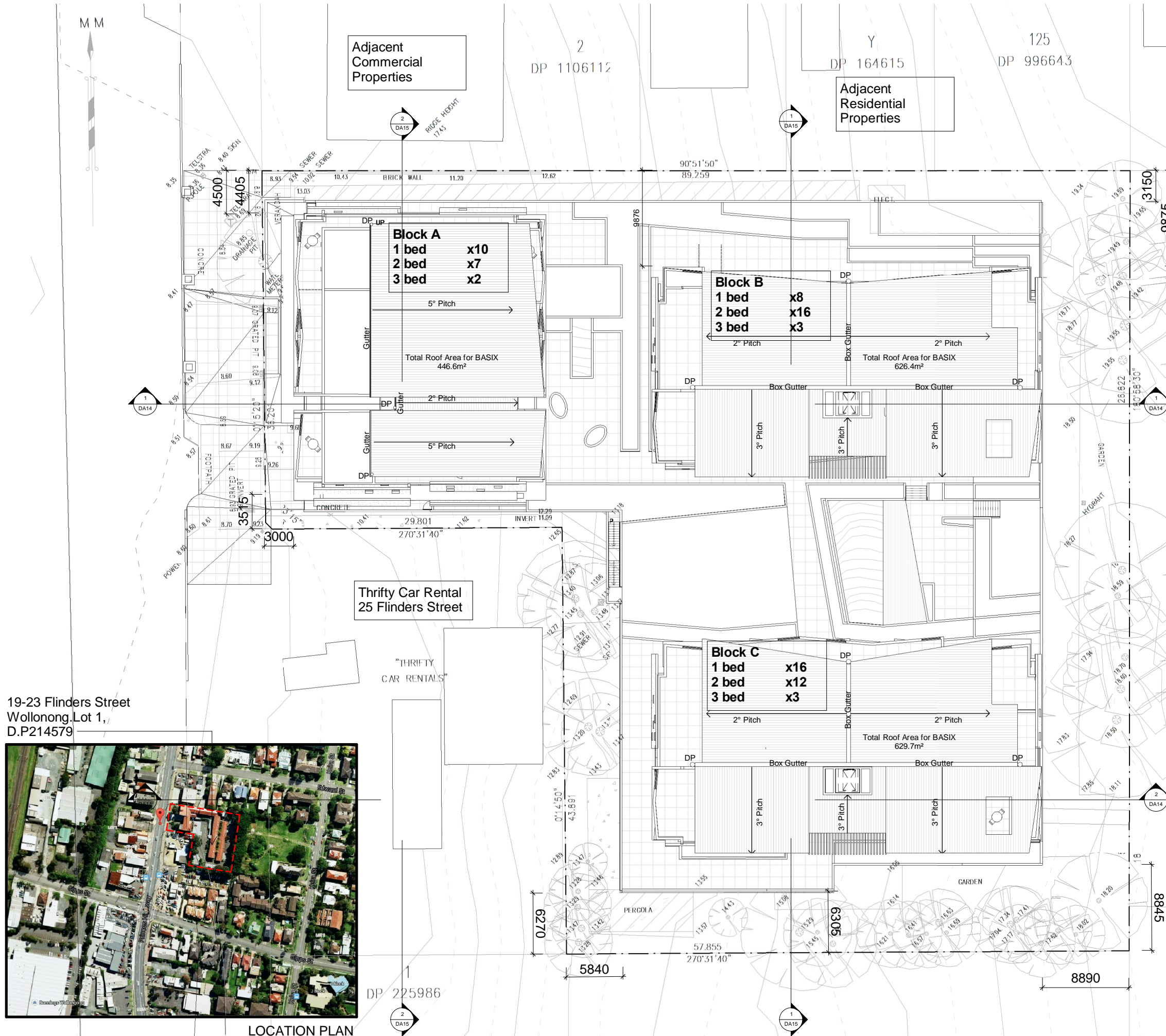
19-23 Flinders Street, Wollongong

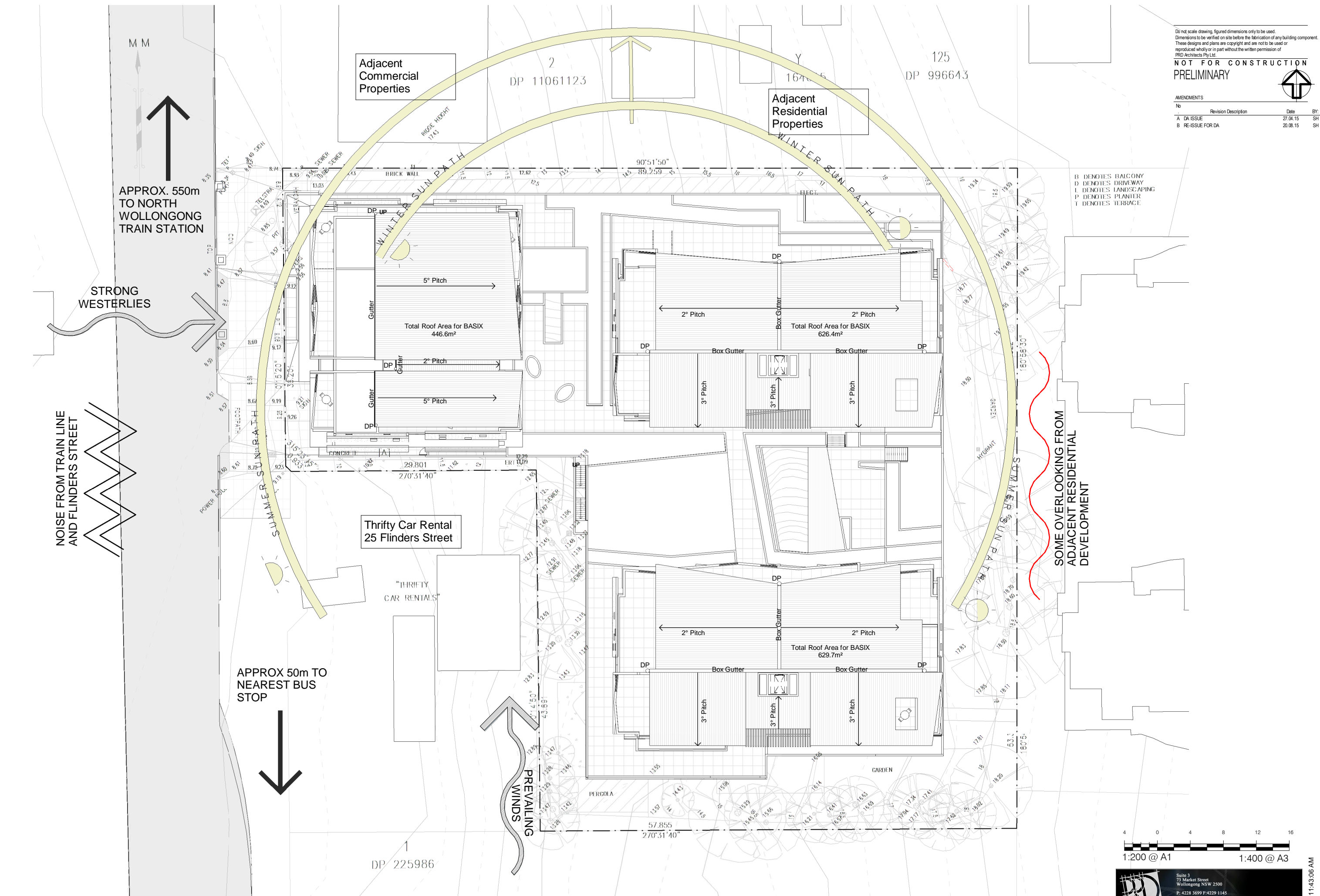
SURVEY/ DEMOLITION PLAN

G. McGrath & G.Murrell

014-036

DA01 -A





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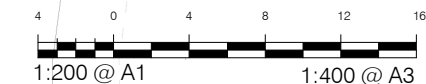
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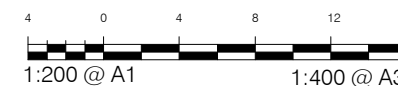
SITE ANALYSIS PLAN

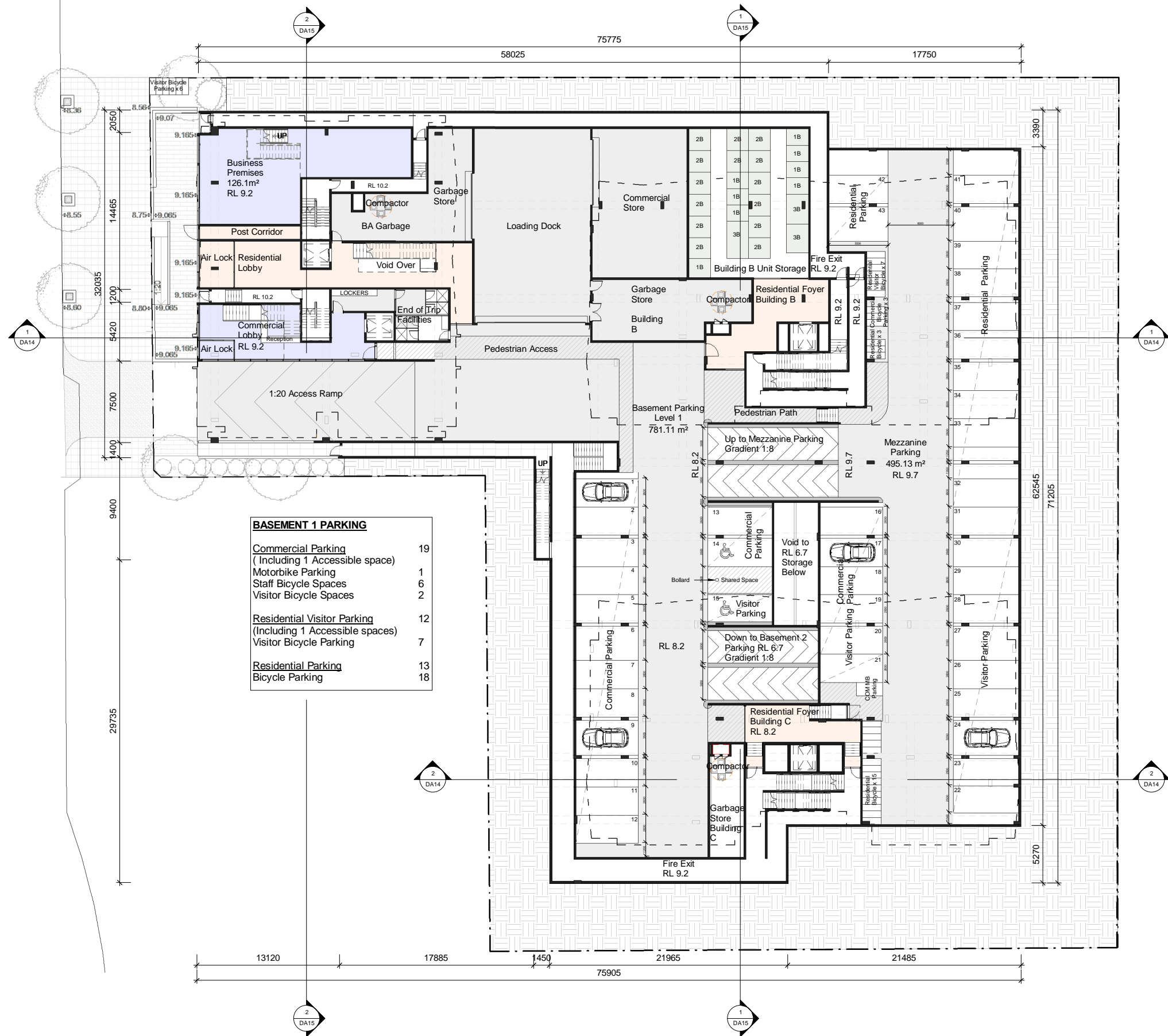
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DA03 -B



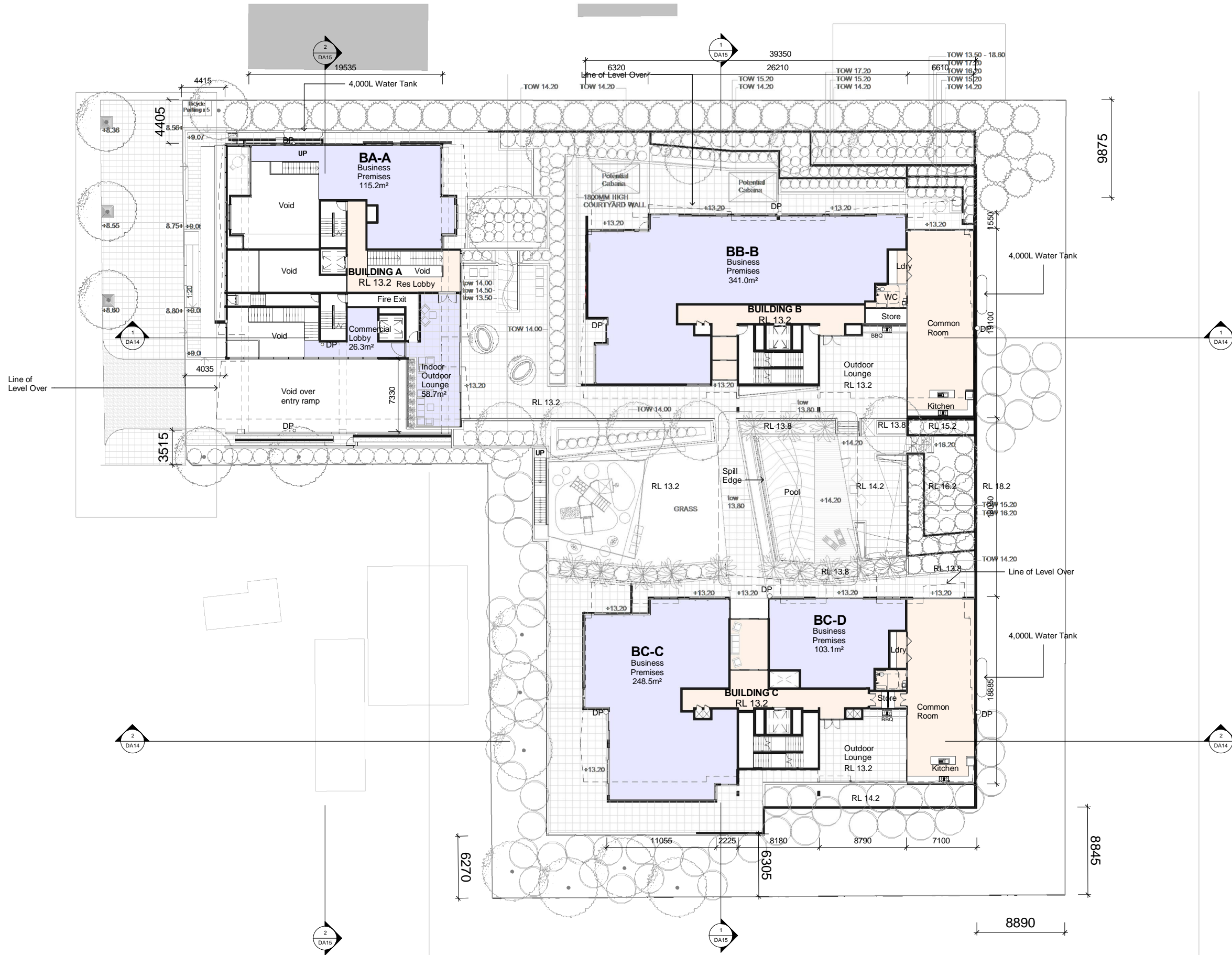




BASEMENT 1 PARKING	
Commercial Parking	19
(Including 1 Accessible space)	
Motorbike Parking	6
Staff Bicycle Spaces	2
Visitor Bicycle Spaces	
Residential Visitor Parking	12
(Including 1 Accessible spaces)	
Visitor Bicycle Parking	7
Residential Parking	13
Bicycle Parking	18

AMENDMENTS

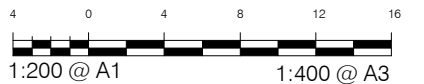
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PODIUM_LEVEL 2

BUSINESS PREMISES

BUILDING A- A (BA-A)	115.2m²
BUILDING B- B (BB-B)	341.0m²
BUILDING C- C (BC-C)	248.5m²
BUILDING C- D (BC-D)	136.5m²



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LEVEL 2 PLAN (PODIUM)- RL 13.2

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DA06 -B

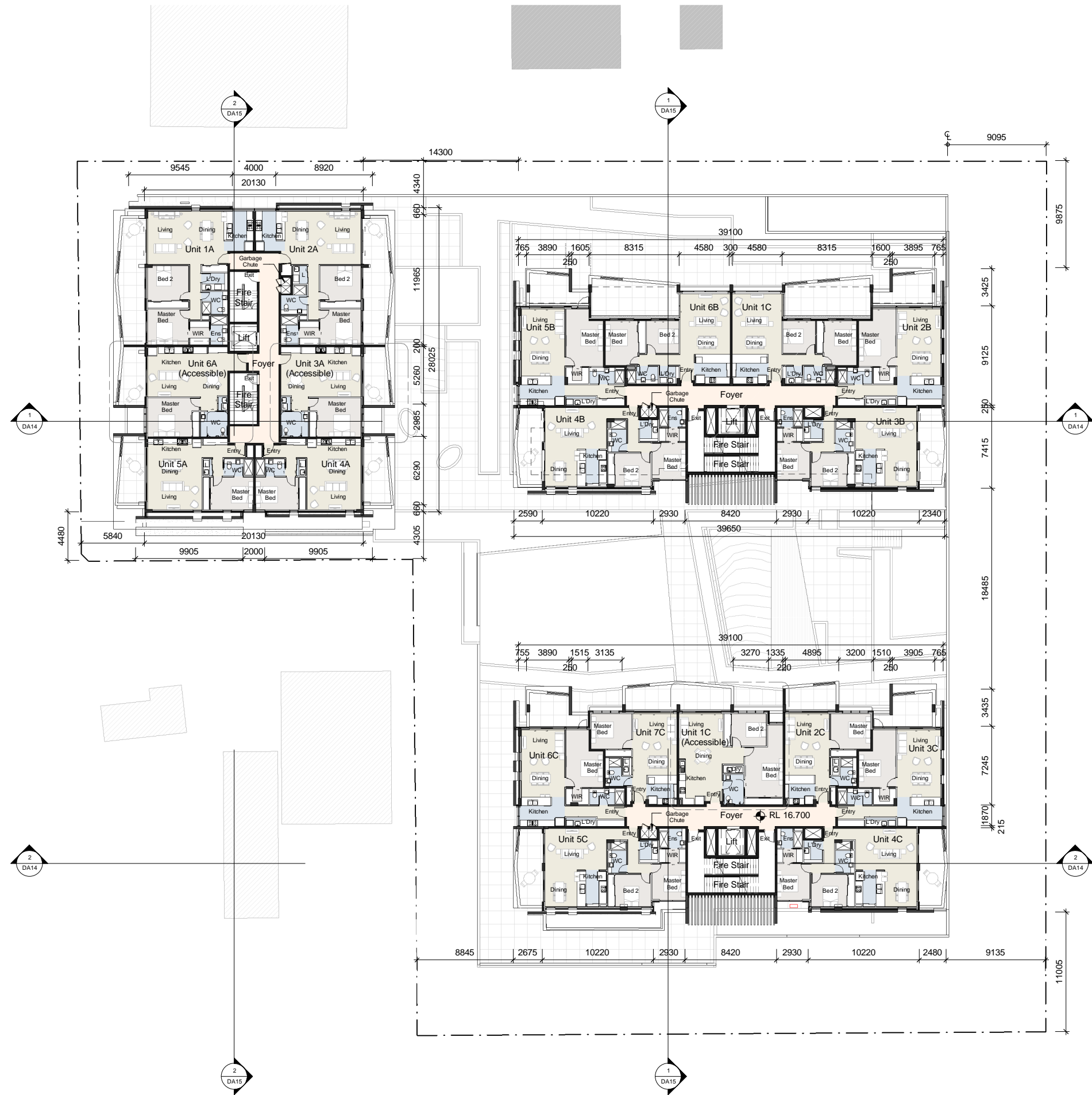


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AMENDMENTS

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B	RE-ISSUE FOR DA	20.08.15	SH



BLOCK A

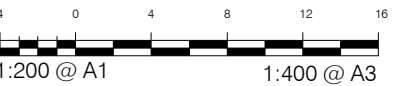
LEVEL 3 & 4	BEDS	AREAS
UNITS 1 & 7	(2xBED)	100.0m2
UNITS 2 & 8	(2xBED)	100.0m2
UNITS 3* & 9	(1xBED)	60.6m2
UNITS 4 & 10	(1xBED)	61.1m2
UNITS 5 & 11	(1xBED)	61.5m2
UNITS 6* & 12	(1xBED)	63.5m2

BLOCK B

LEVEL 3 & 4	BEDS	AREAS
UNITS 1 & 7	(2xBED)	73.7m2
UNITS 2 & 8	(1xBED)	72.0m2
UNITS 3 & 9	(2xBED)	88.1m2
UNITS 4 & 10	(2xBED)	88.1m2
UNITS 5 & 11	(1xBED)	72.0m2
UNITS 6 & 12	(2xBED)	73.7m2

BLOCK C

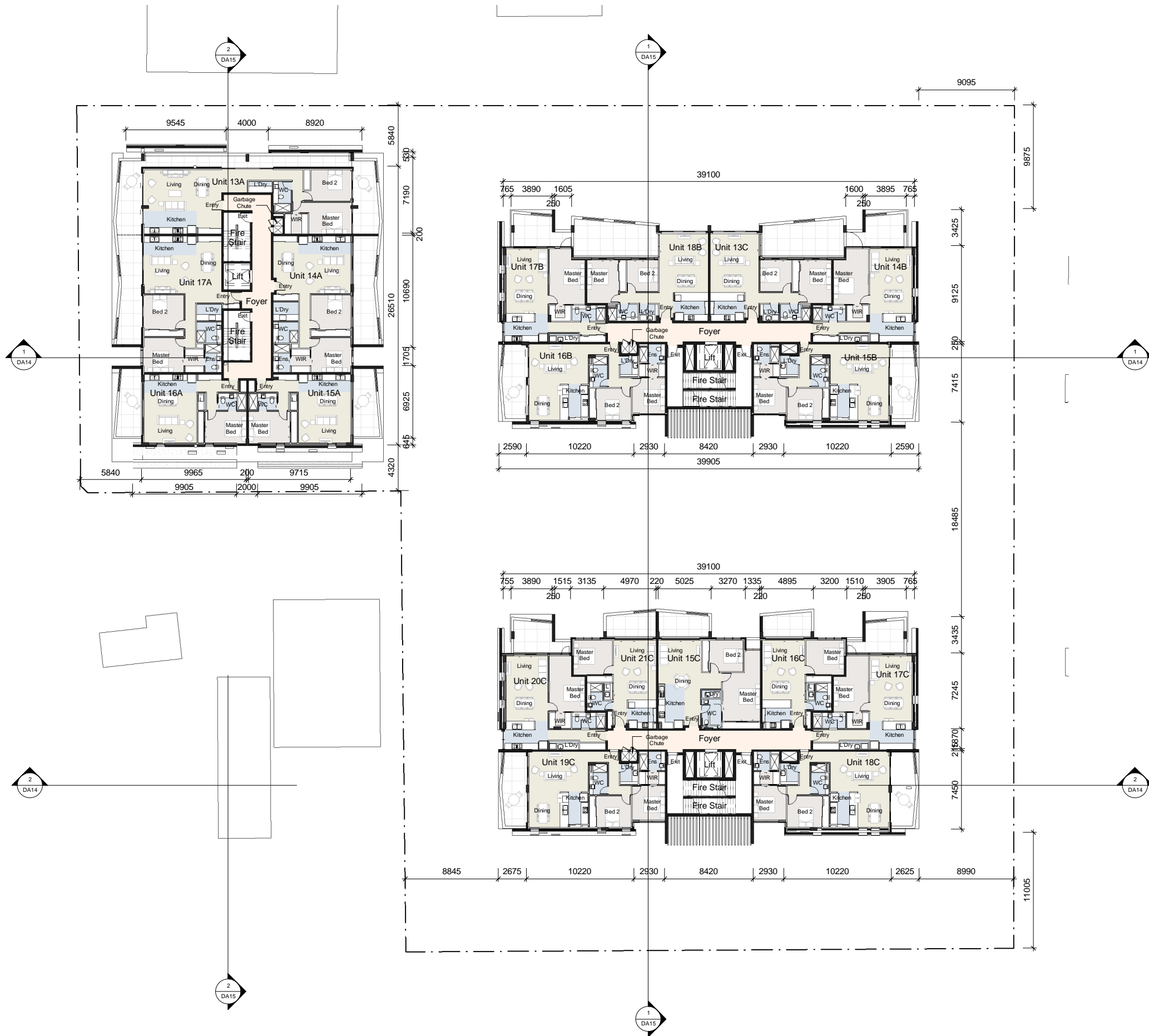
LEVEL 3 & 4	BEDS	AREAS
UNITS 1* & 8	(2xBED)	78.1m2
UNITS 2 & 9	(1xBED)	56.0m2
UNITS 3 & 10	(1xBED)	70.8m2
UNITS 4 & 11	(2xBED)	88.0m2
UNITS 5 & 12	(2xBED)	88.0m2
UNITS 6 & 13	(1xBED)	70.8m2
UNITS 7 & 14	(1xBED)	54.1m2





AMENDMENTS

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BLOCK A

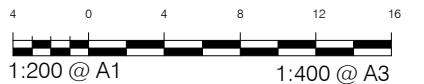
LEVEL 5	BEDS	AREAS
UNITS 13	(2xBED)	98.2m2
UNITS 14	(2xBED)	95.8m2
UNITS 15	(1xBED)	61.1m2
UNITS 16	(1xBED)	61.5m2
UNITS 17	(2xBED)	98.6m2

BLOCK B

LEVEL 5	BEDS	AREAS
UNITS 13	(2xBED)	73.7m2
UNITS 14	(1xBED)	72.0m2
UNITS 15	(2xBED)	88.1m2
UNITS 16	(2xBED)	88.1m2
UNITS 17	(1xBED)	72.0m2
UNITS 18	(2xBED)	73.7m2

BLOCK C

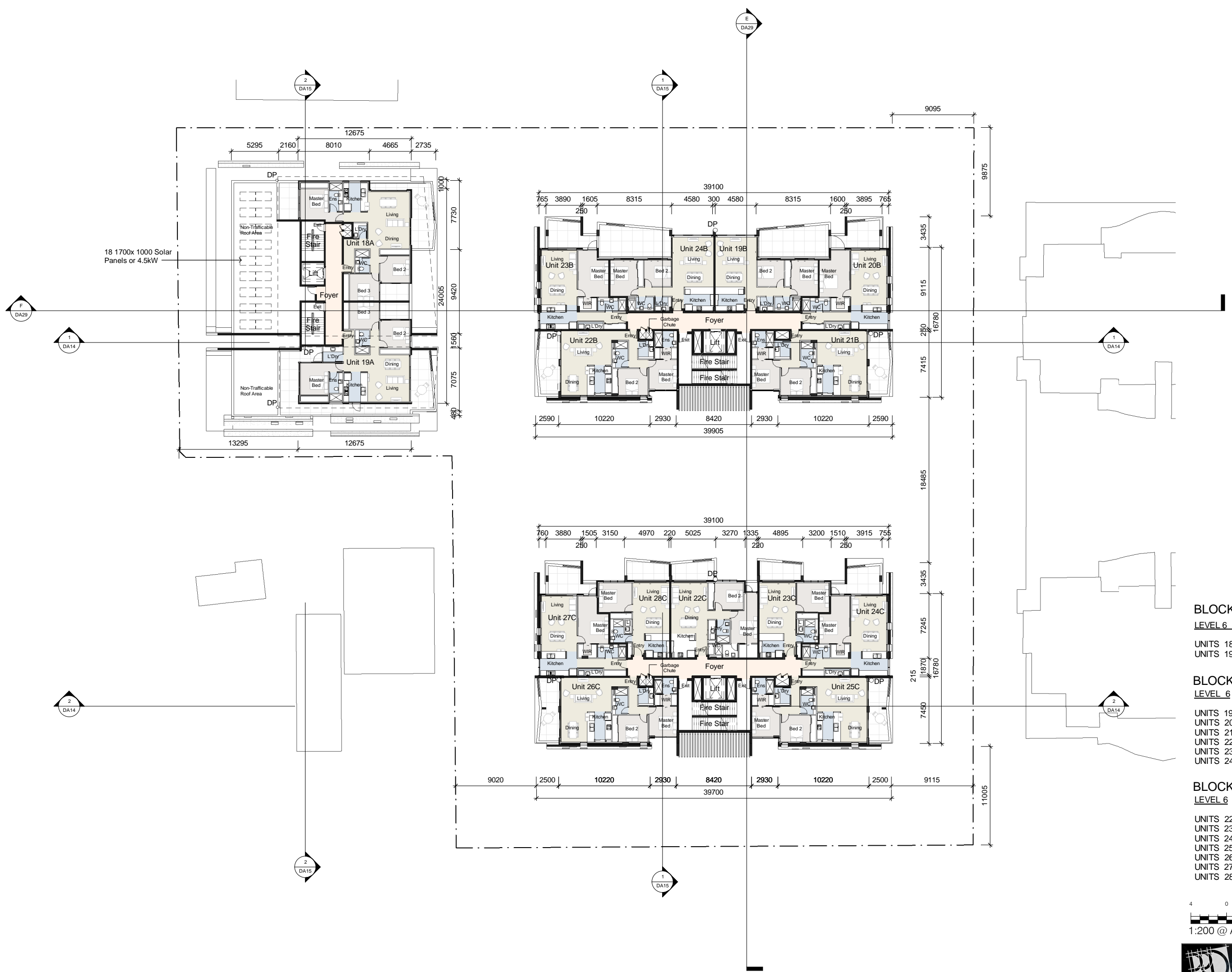
LEVEL 5	BEDS	AREAS
UNITS 15	(2xBED)	78.1m2
UNITS 16	(1xBED)	56.0m2
UNITS 17	(1xBED)	70.8m2
UNITS 18	(2xBED)	88.0m2
UNITS 19	(2xBED)	88.0m2
UNITS 20	(1xBED)	70.8m2
UNITS 21	(1xBED)	54.1m2





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BLOCK A

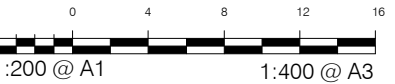
LEVEL 6	BEDS	AREAS
UNITS 18	(3xBED)	104.4m2
UNITS 19	(3xBED)	99.0m2

BLOCK B

LEVEL 6	BEDS	AREAS
UNITS 19	(2xBED)	73.7m2
UNITS 20	(1xBED)	72.0m2
UNITS 21	(2xBED)	88.1m2
UNITS 22	(2xBED)	88.1m2
UNITS 23	(1xBED)	72.0m2
UNITS 24	(2xBED)	73.7m2

BLOCK C

LEVEL 6	BEDS	AREAS
UNITS 22	(2xBED)	78.1m2
UNITS 23	(1xBED)	56.0m2
UNITS 24	(1xBED)	70.8m2
UNITS 25	(2xBED)	88.0m2
UNITS 26	(2xBED)	88.0m2
UNITS 27	(1xBED)	70.8m2
UNITS 28	(1xBED)	54.1m2



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19-23 Flinders Street, Wollongong

LEVEL 6 FLOOR PLAN

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014-036

DA09 -B



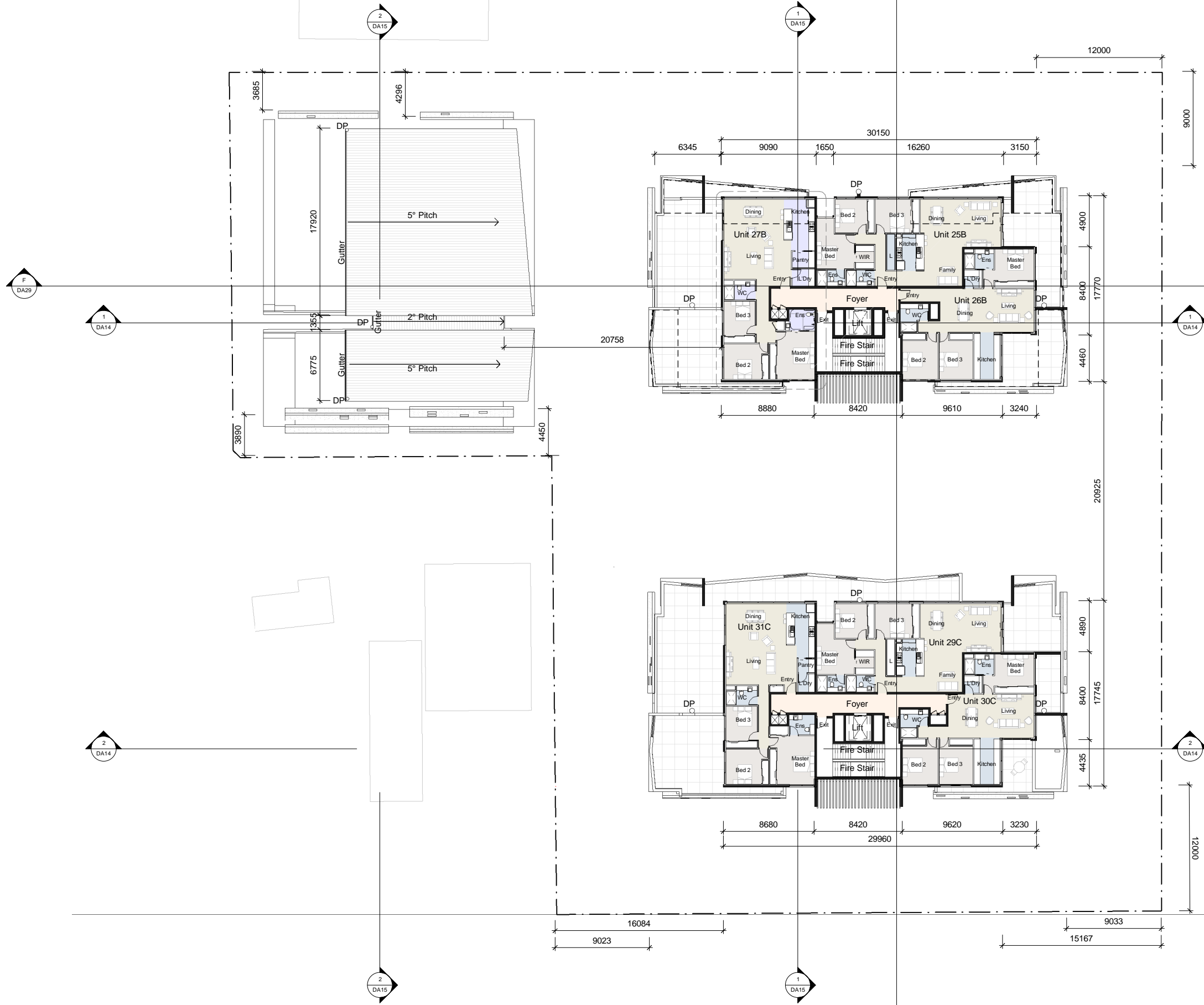
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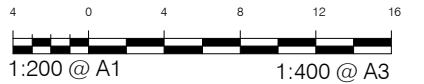


BLOCK B

LEVEL 7	BEDS	AREAS
UNIT 25	(3xBED)	131.1m2
UNIT 26	(3xBED)	117.0m2
UNIT 27	(3xBED)	136.5m2

BLOCK C

LEVEL 7	BEDS	AREAS
UNIT 29	(3xBED)	131.0m2
UNIT 30	(3xBED)	109.7m2
UNIT 31	(3xBED)	133.0m2



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LEVEL 7 FLOOR PLAN

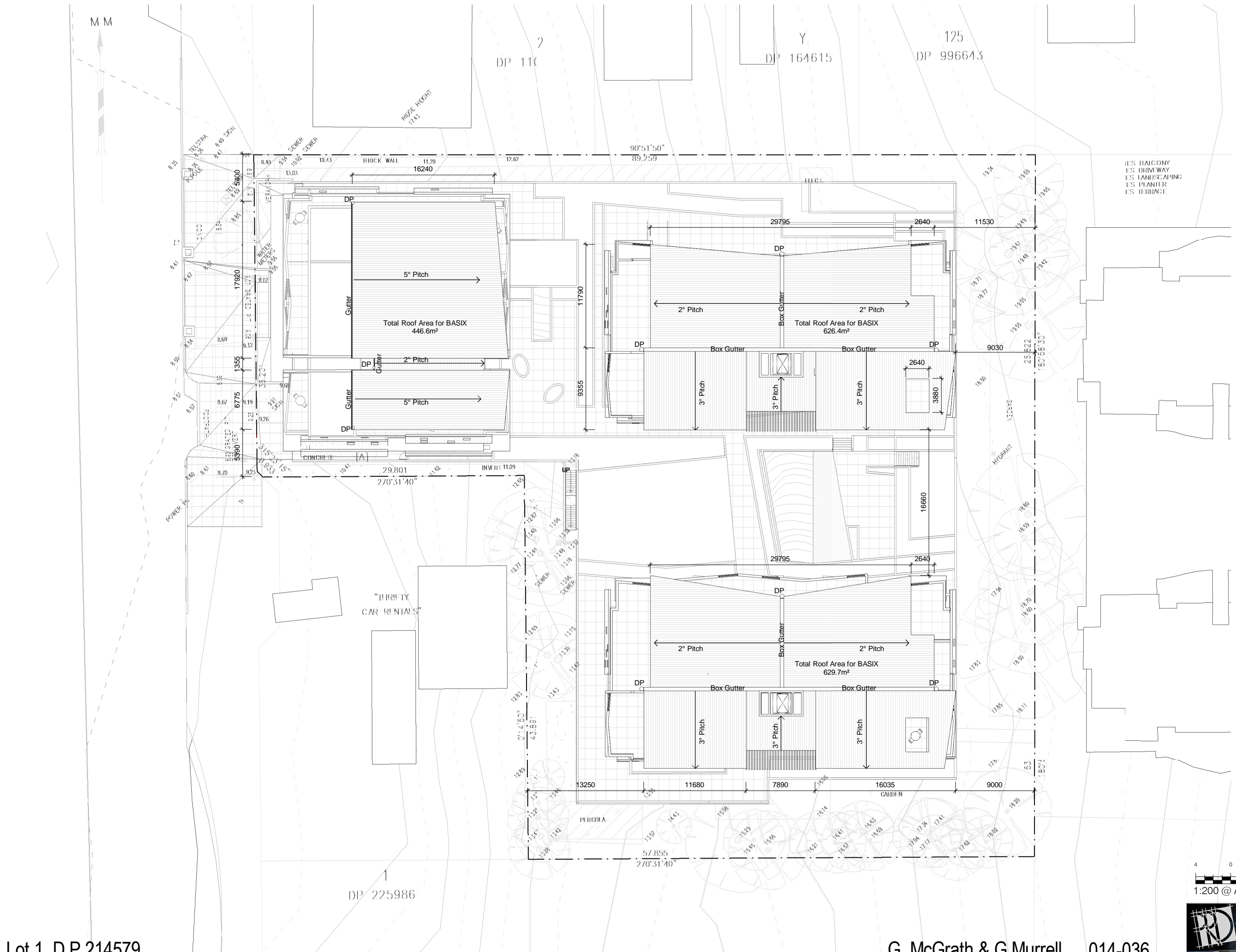
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014-036

DA10 -B



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ROOF PLAN

G. McGrath & G.Murrell 014-036
 DA11 -B

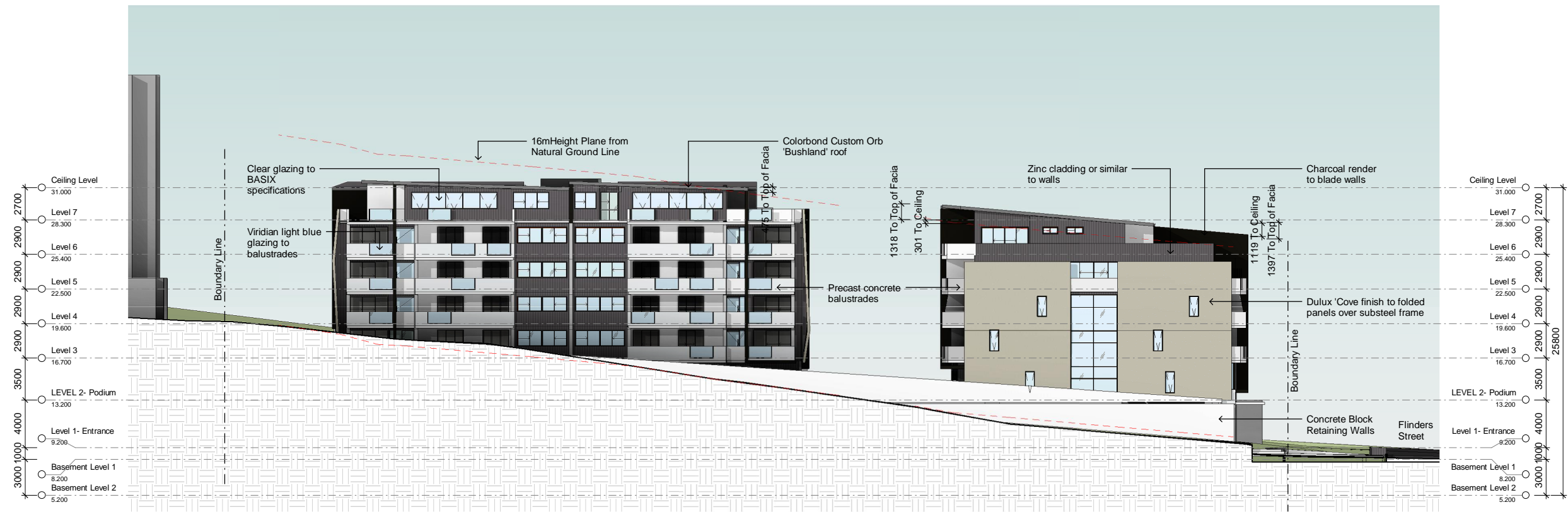


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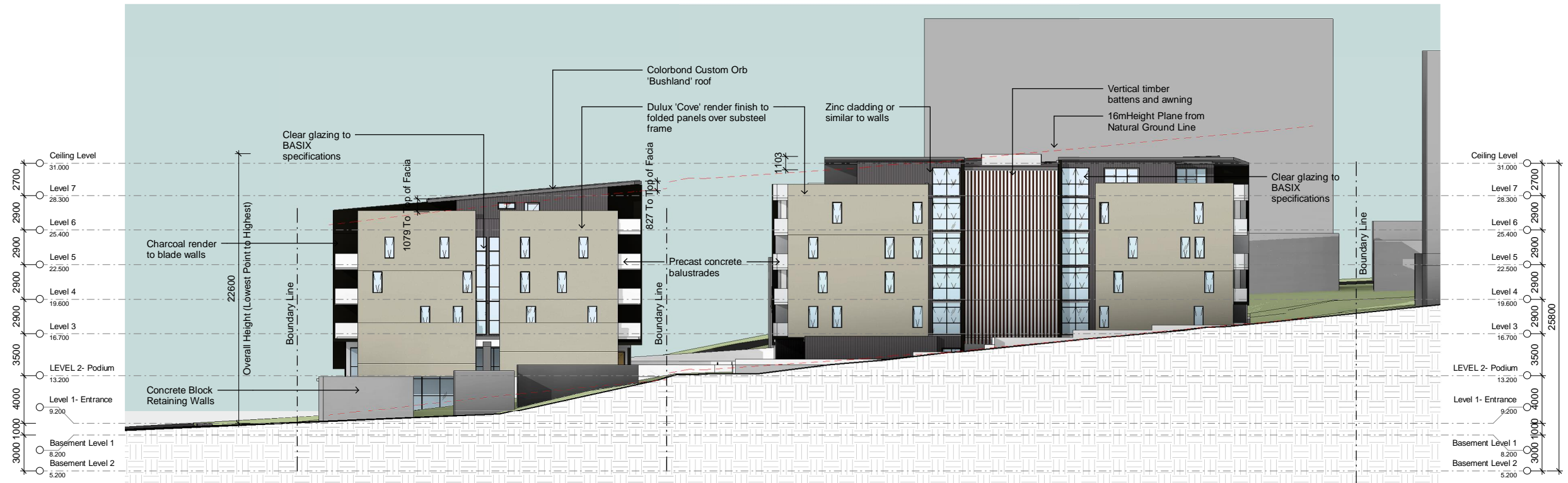


AMENDMENTS

No	Revision Description	Date	BY
A	DA ISSUE	27.04.15	SH
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1 North Elevation
1 : 200



2 South Elevation
1 : 200

FINISHES SCHEDULE:

Colorbond Custom Orb Roofing-
Dulux "Bushland" or Similar



Precast Concrete Panels- Smooth
Finish



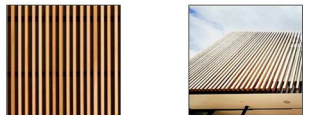
Render Finish- Dulux "Cove" or
similar



Dark Grey Standing Seam Cladding-
Zinc or Similar



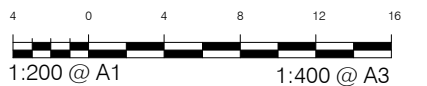
Timber Battens- Red Cedar Finish or
Similar



Dulux 'Vivid White' or Similar to Soffit
Lining



Viridian Light Blue Tinted Glass to
Select Glazing



AMENDMENTS

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FINISHES SCHEDULE:

Colorbond Custom Orb Roofing-
Dulux "Bushland" or Similar



Precast Concrete Panels- Smooth
Finish



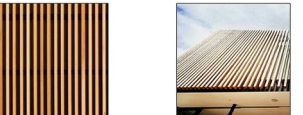
Render Finish- Dulux "Cove" or
similar



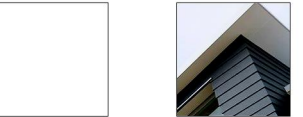
Dark Grey Standing Seam Cladding-
Zinc or Similar



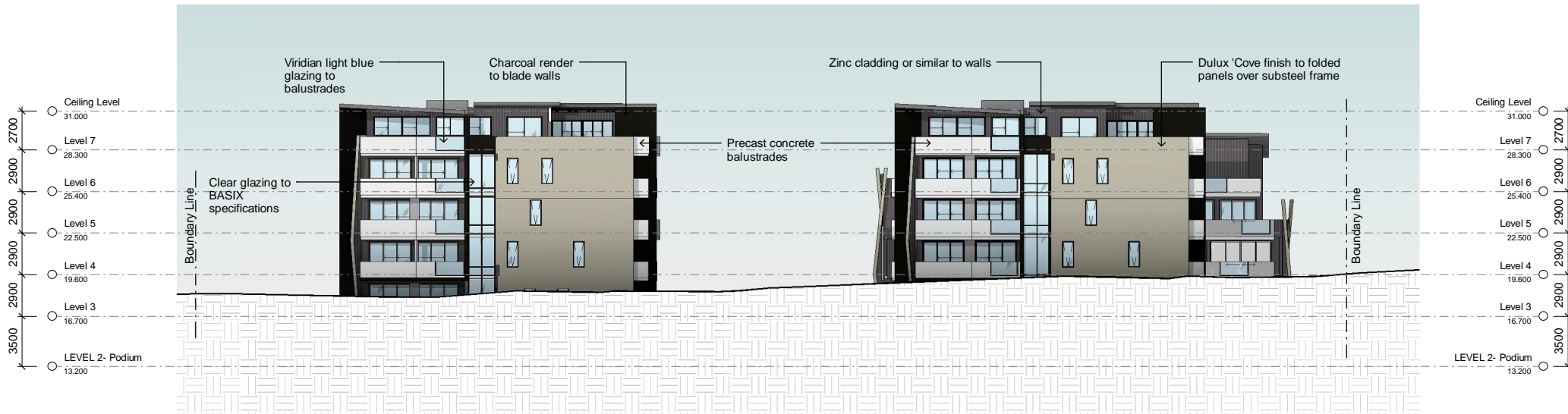
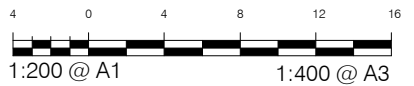
Timber Battens- Red Cedar Finish or
Similar



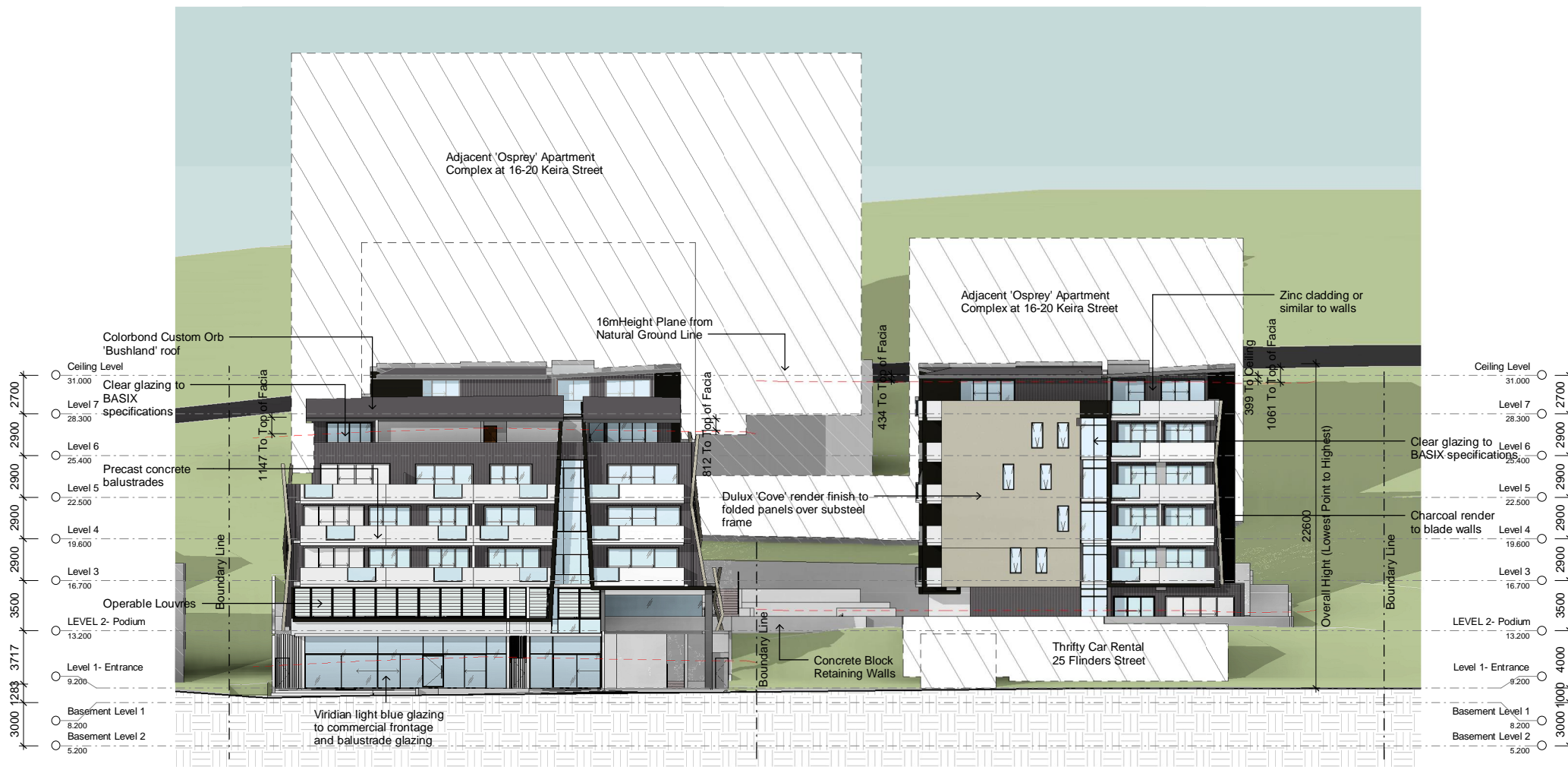
Dulux 'Vivid White' or Similar to Soffit
Lining



Viridian Light Blue Tinted Glass to
Select Glazing



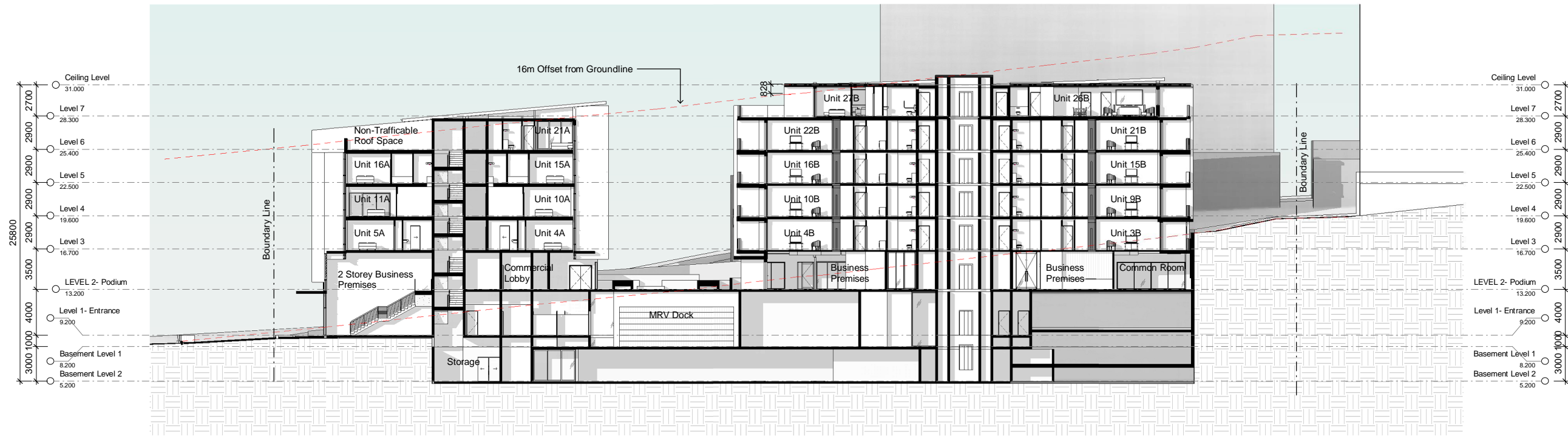
1 East Elevation
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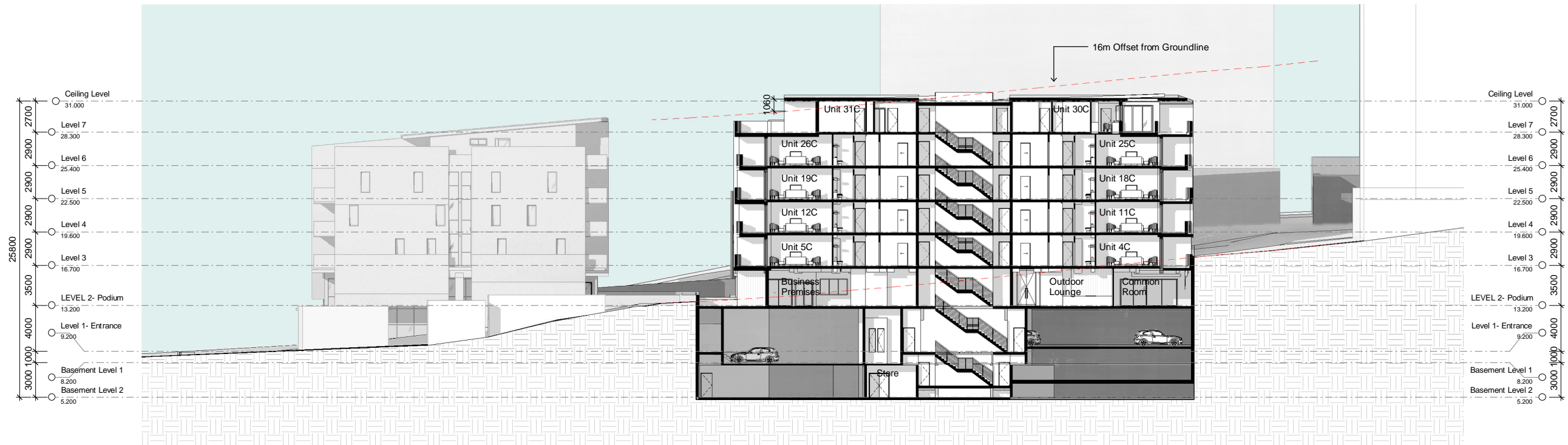
2 West Elevation
1 : 200

AMENDMENTS

No	Revision Description	Date	By
A	DA ISSUE	27.04.15	SH
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1 DA Section A-A
 1 : 200



2 DA Section B-B
 1 : 200

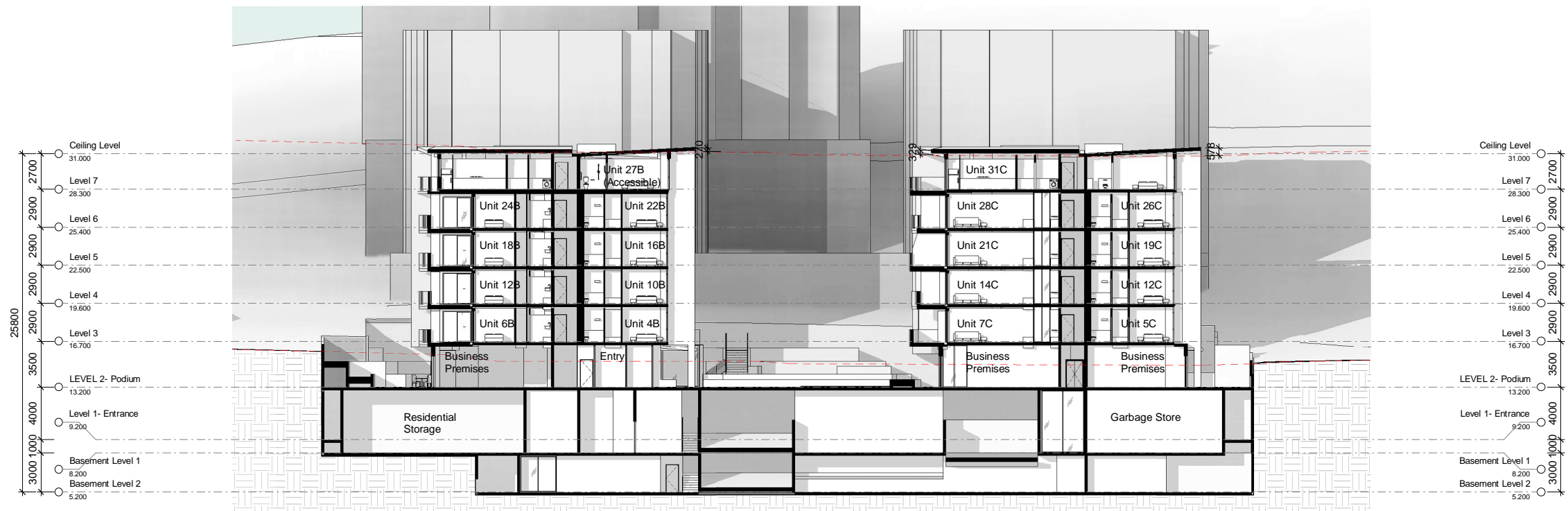


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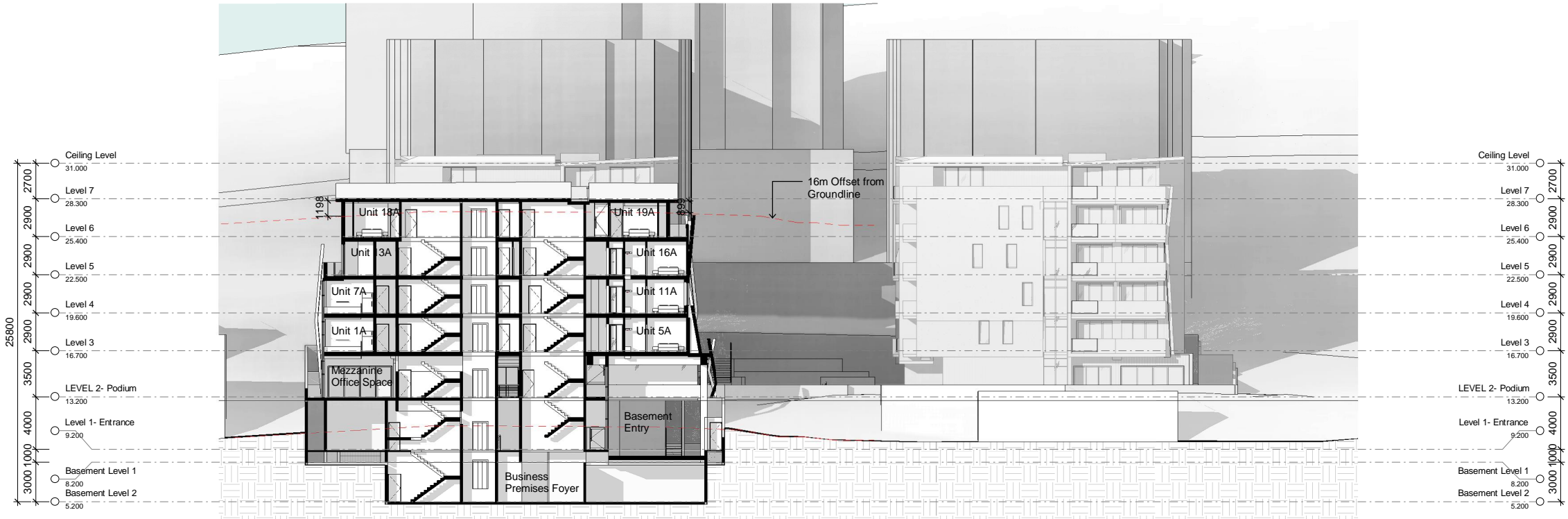
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1 DA Section C-C
 1 : 200



2 DA Section D-D
 1 : 200

BASIX Specifications- To Comply with Certificate Number BDAV/12/1473

Building A

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).

(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.

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	no	-	3 star	-	-	-	-	-	-	-

Energy:
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwellings' 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 dwellings' 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 that each such room or area is fitted with a window and/or skylight.

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	interlocked to light	individual fan, not ducted	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

Cooling			Heating		Artificial lighting					Natural lighting		
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
18A, 19A	ceiling fans + 1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
1A, 2A, 7A, 8A, 13A, 14A, 17A	ceiling fans + 1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
3A, 4A, 5A, 6A, 9A, 10A, 11A, 12A, 15A, 16A	ceiling fans + 1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Individual pool			Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	3.5 star	-	2 star	no	no

Common Areas

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.

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	3 star (> 6 but <= 7.5 L/min)	5 star	5 star	not specified

Energy:
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

Common area ventilation system				Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	
Lift car (No. 1)	-	-	light-emitting diode	connected to lift call button	No	
Hallway/lobby building A	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No	

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 7

Building B

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).

(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.

Fixtures						Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	no	-	3 star	-	-	-	-	-	-	-

Energy:
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwellings' 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 dwellings' 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 that each such room or area is fitted with a window and/or skylight.

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	interlocked to light	individual fan, not ducted	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

Cooling			Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
26B	ceiling fans + 1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
25B, 27B	ceiling fans + 1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
8B, 11B, 20B	ceiling fans + 1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
2B, 5B, 14B, 17B, 23B	ceiling fans + 1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
1B, 3B, 4B, 6B, 7B, 9B, 10B, 12B, 13B, 15B, 16B, 18B, 19B, 21B, 22B, 24B	ceiling fans + 1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Individual pool			Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	3.5 star	-	2 star	no	no

Common Areas

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.

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	3 star (> 6 but <= 7.5 L/min)	5 star	5 star	not specified

Energy:
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

Common area ventilation system				Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	
Lift car (No. 3)	-	-	light-emitting diode	connected to lift call button	No	
Hallway/lobby building B	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No	

Central energy systems	Type	Specification
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 8

Building C

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).

(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.

	Fixtures					Appliances			Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded	
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	no	-	3 star	-	-	-	-	-	-	-	

Energy:
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwellings' 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 dwellings' 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 that each such room or area is fitted with a window and/or skylight.

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	interlocked to light	individual fan, not ducted	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
20C	ceiling fans + 1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
30C, 31C	ceiling fans + 1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
3C, 6C, 9C, 10C, 13C, 17C, 20C, 24C	ceiling fans + 1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
2C, 7C, 9C, 14C, 16C, 21C, 23C, 27C, 28C	ceiling fans + 1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Cooling			Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1C, 4C, 5C, 8C, 11C, 12C, 15C, 18C, 19C, 22C, 25C, 26C	ceiling fans + 1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	1-phase airconditioning 3 Star (new rating) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	3.5 star	-	2 star	no	no

Common Areas

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.

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	3 star (> 6 but <= 7.5 L/min)	5 star	5 star	not specified

Energy:
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

Common area ventilation system				Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	
Lift car (No. 4)	-	-	light-emitting diode	connected to lift call button	No	
Hallway/lobby building C	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No	

Central energy systems	Type	Specification
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 8

Common Inclusions (Not 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.

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	3 star (> 6 but <= 7.5 L/min)	5 star	5 star	not specified

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	10000	To collect run-off from at least: - 550 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or overflows, onto other alternative water supply system)	- irrigation of 2109 square metres of common landscaped area on the site
Central systems	Size	Configuration	Connection (to allow for...)
Pool (No. 1)	Volume: 90 kLs	Location: Other Pool shaded: no	-

Energy:
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwellings' 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 dwellings' 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 that each such room or area is fitted with a window and/or skylight.

Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Services	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Garbage rooms	ventilation exhaust only	-	fluorescent	motion sensors	No
Storage rooms	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Common rooms	no mechanical ventilation	-	fluorescent	manual on / manual off	No

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 4.5 peak kW
Pool (No. 1)	Heating source: no heating	Pump controlled by timer: yes

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building A

Common area	Floor area (m²)	Common area	Floor area (m²)
Lift car (No. 1)	-	Hallway/lobby building A	320

Common areas of unit building - Building B

Common area	Floor area (m²)	Common area	Floor area (m²)
Lift car (No. 3)	-	Hallway/lobby building B	243

Common areas of unit building - Building C

Common area	Floor area (m²)	Common area	Floor area (m²)
Lift car (No. 4)	-	Hallway/lobby building C	222

Common areas of the development (non-building specific)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
-------------	-----------------	-------------	-----------------	-------------	-----------------



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PRELIMINARY

AMENDMENTS			
No	Revision Description	Date	BY
A	DA ISSUE	27.04.15	SH
B	RE-ISSUE FOR DA	20.08.15	SH

Lot 1, D.P 214579
19-23 Flinders Street, Wollongong

3D PERSPECTIVES

G. McGrath & G.Murrell 014-036
DA17 -B



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B	RE-ISSUE FOR DA	20.08.15	SH

Lot 1, D.P 214579
19-23 Flinders Street, Wollongong

3D PERSPECTIVES

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B	RE-ISSUE FOR DA	20.08.15	SH



Lot 1, D.P 214579
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3D PERSPECTIVES

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Lot 1, D.P 214579
19-23 Flinders Street, Wollongong

3D PERSPECTIVES

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DA20 -B

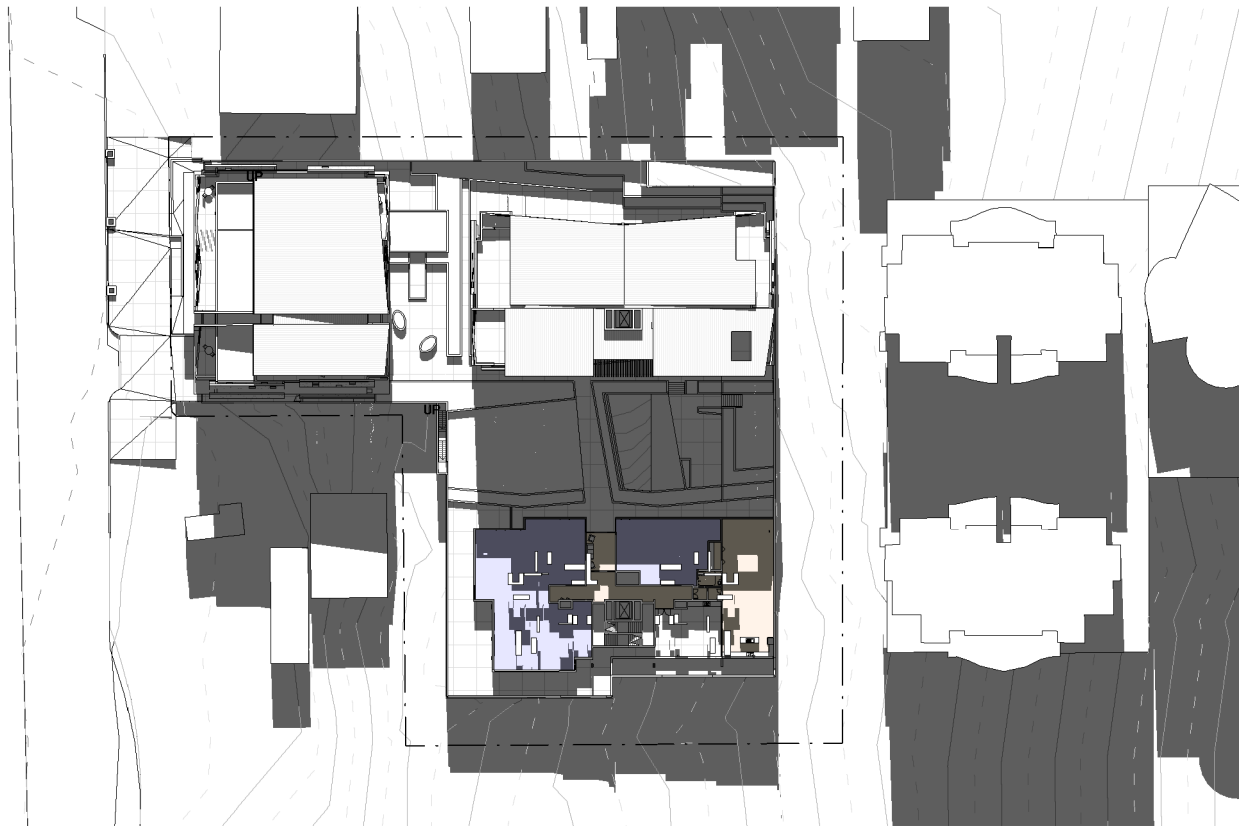


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① 9am Winter Solstice June 21st
 1 : 500

② 12pm Winter Solstice June 21st
 1 : 500

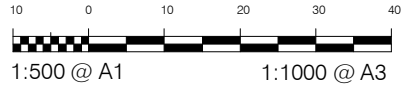


③ 3pm Winter Solstice June 21st
 1 : 500

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WINTER SOLSTICE SHADOWS 21st JUNE

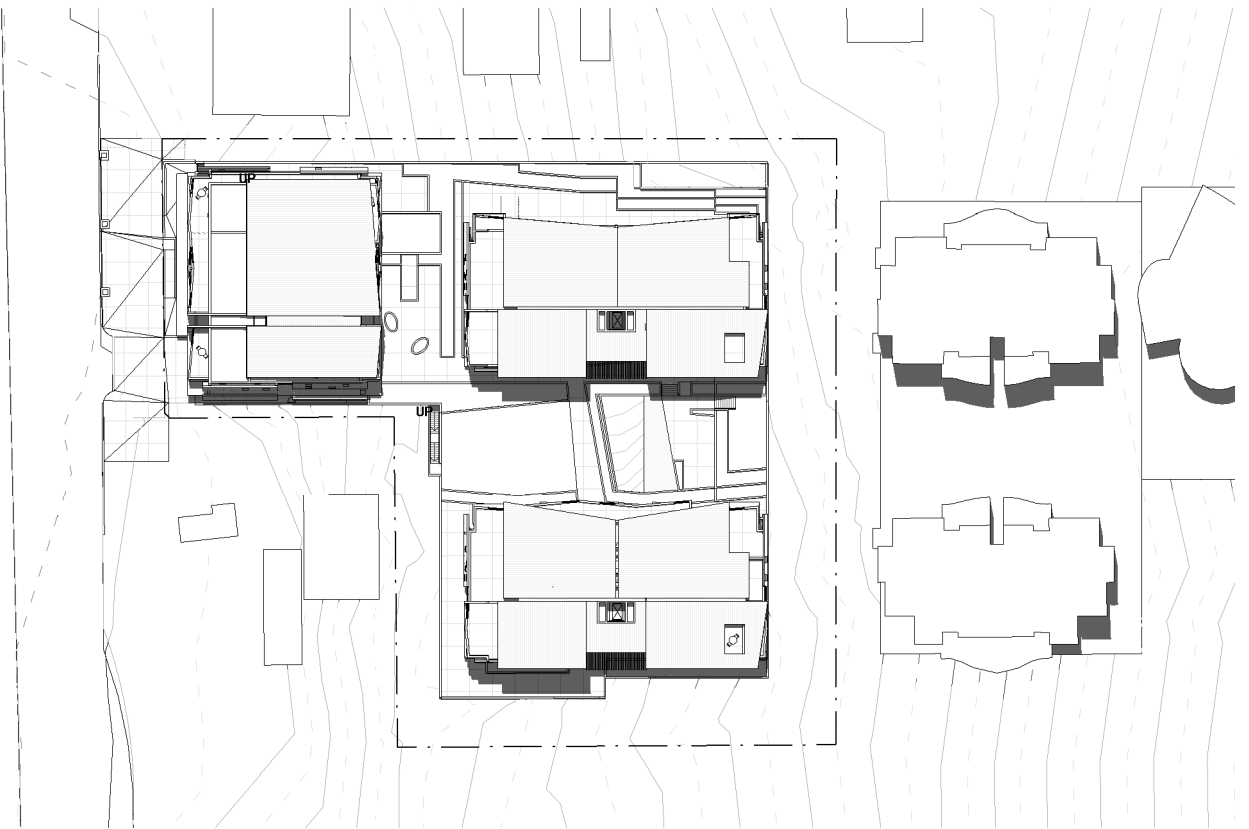
G. McGrath & G.Murrell 014-036
 DA21 -B



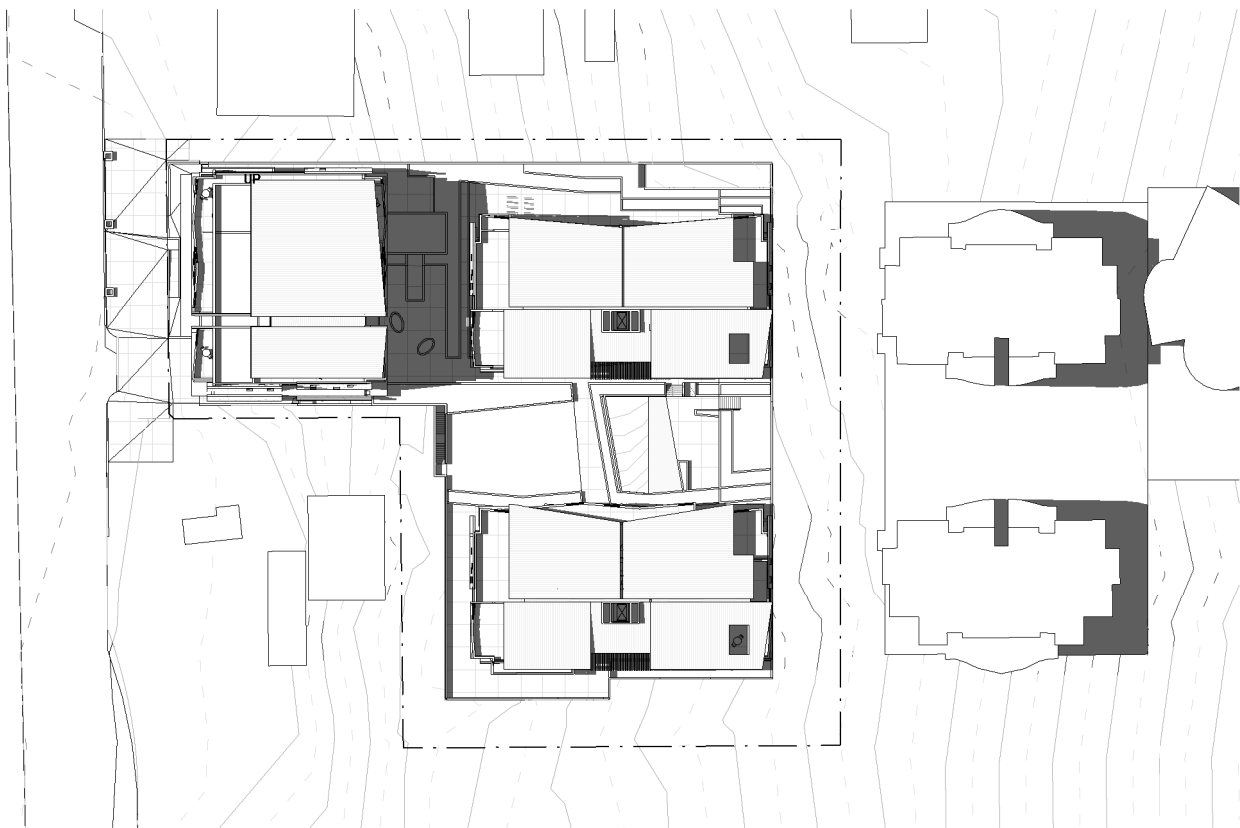
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① 9am Summer Solstice December 22nd
1 : 500



② 12pm Summer Solstice December 22nd
1 : 500



③ 3pm Summer Solstice December 22nd
1 : 500

Lot 1, D.P 214579
19-23 Flinders Street, Wollongong

SUMMER SOLSTICE SHADOWS 22nd DECEMBER

G. McGrath & G.Murrell 014-036
DA22 -B

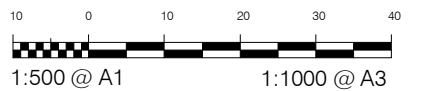
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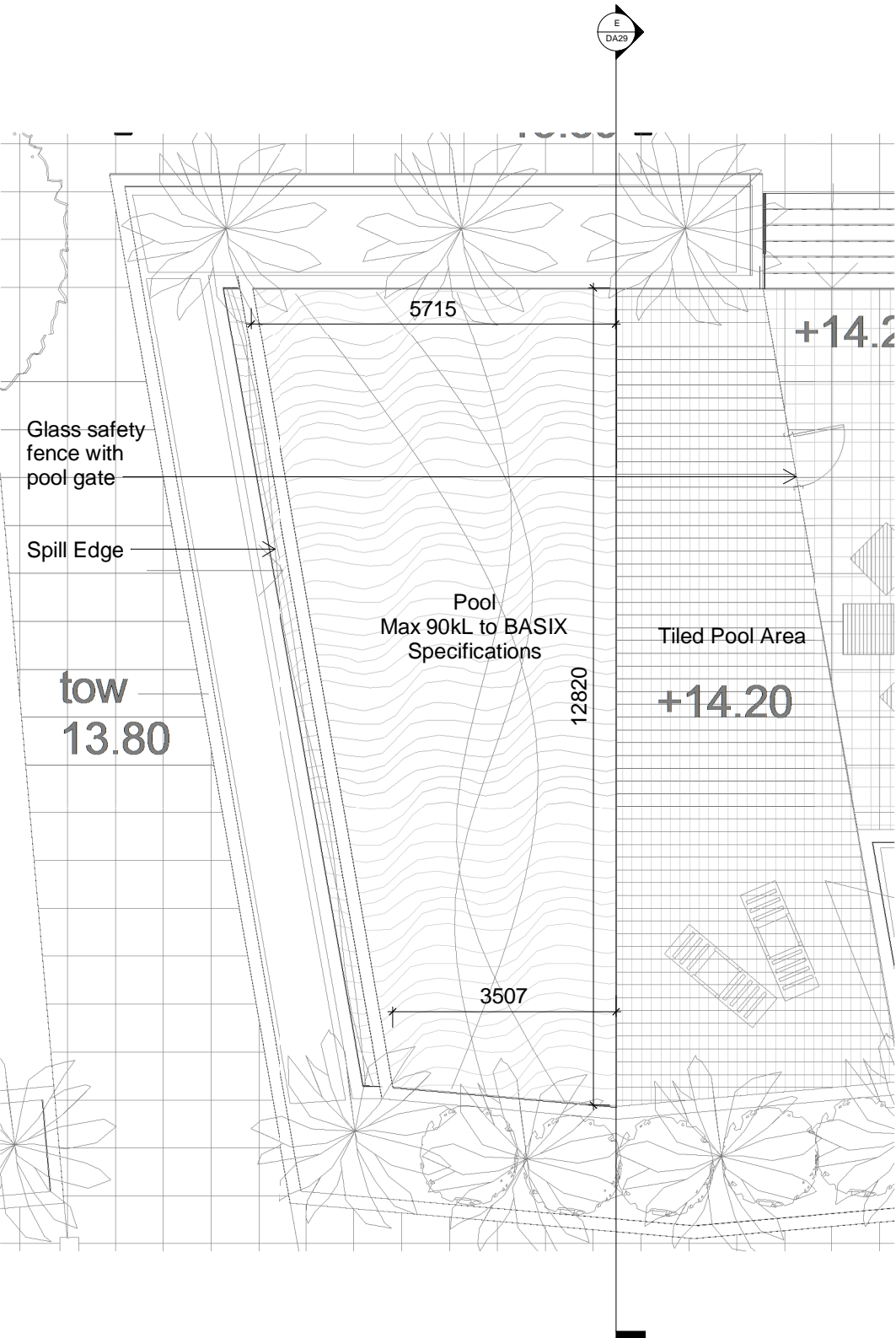


AMENDMENTS

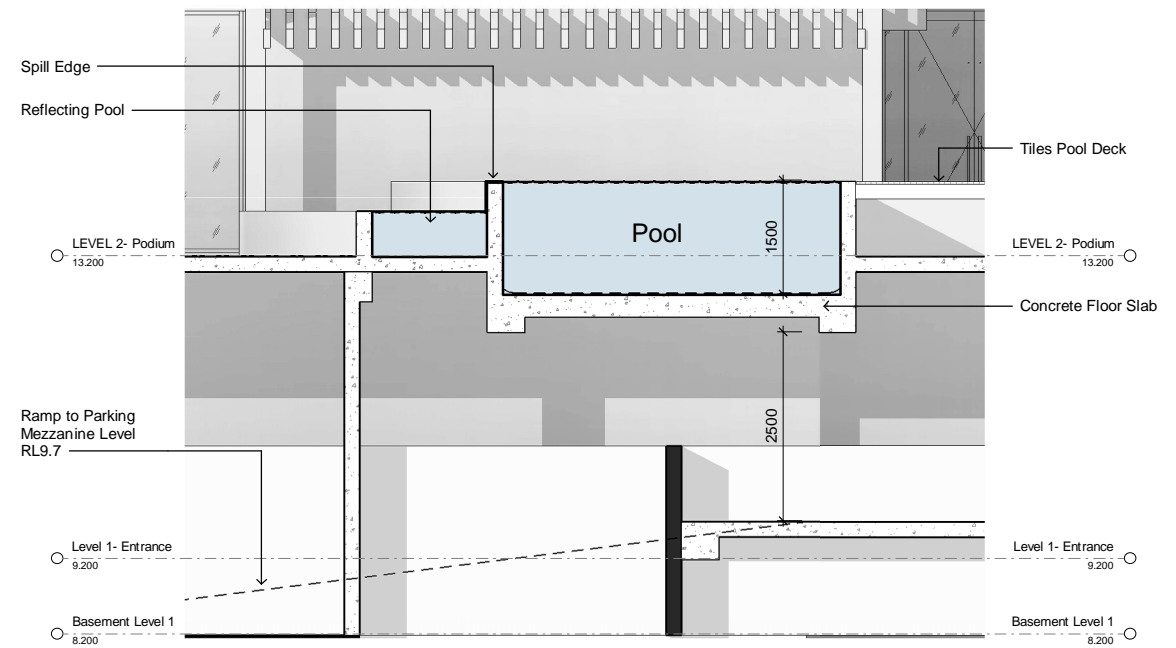
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B	RE-ISSUE FOR DA	20.08.15	SH



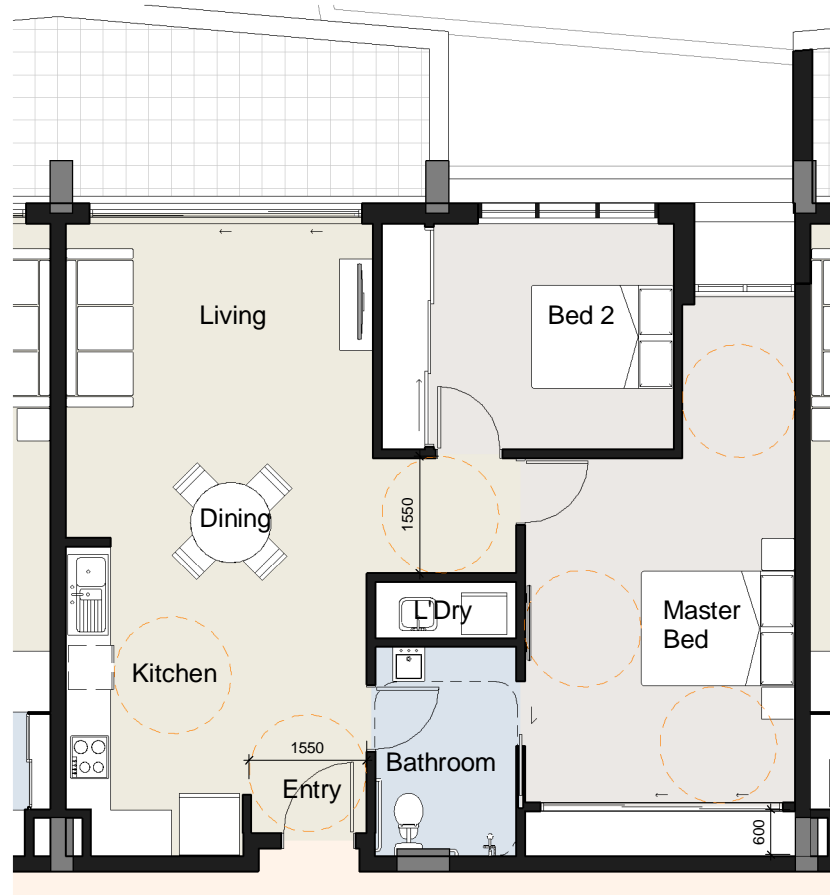
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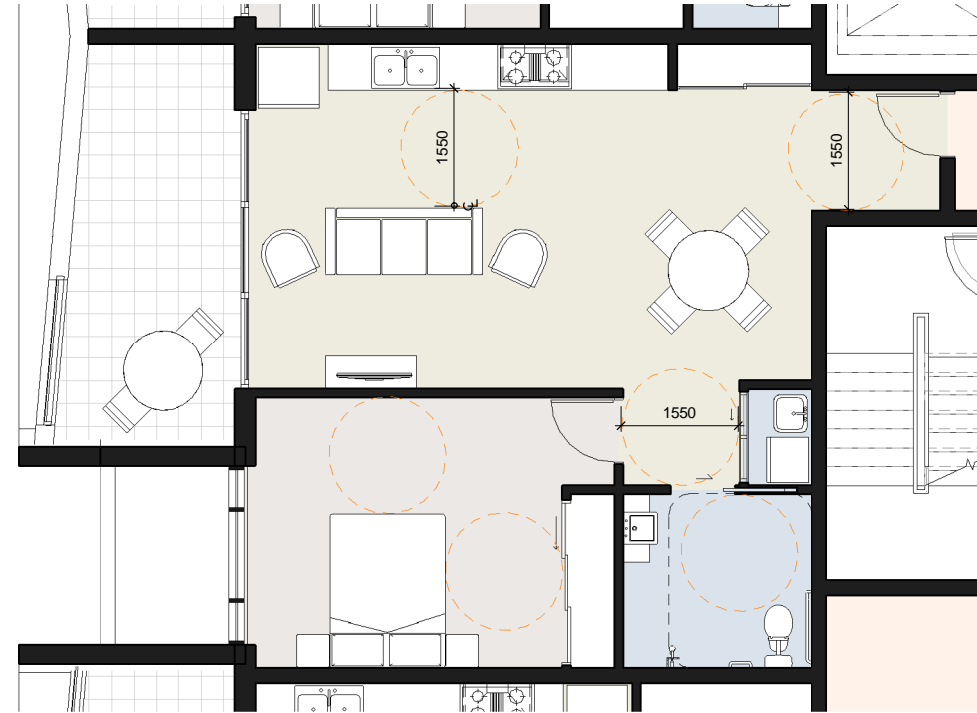
1 Pool- Detail Plan
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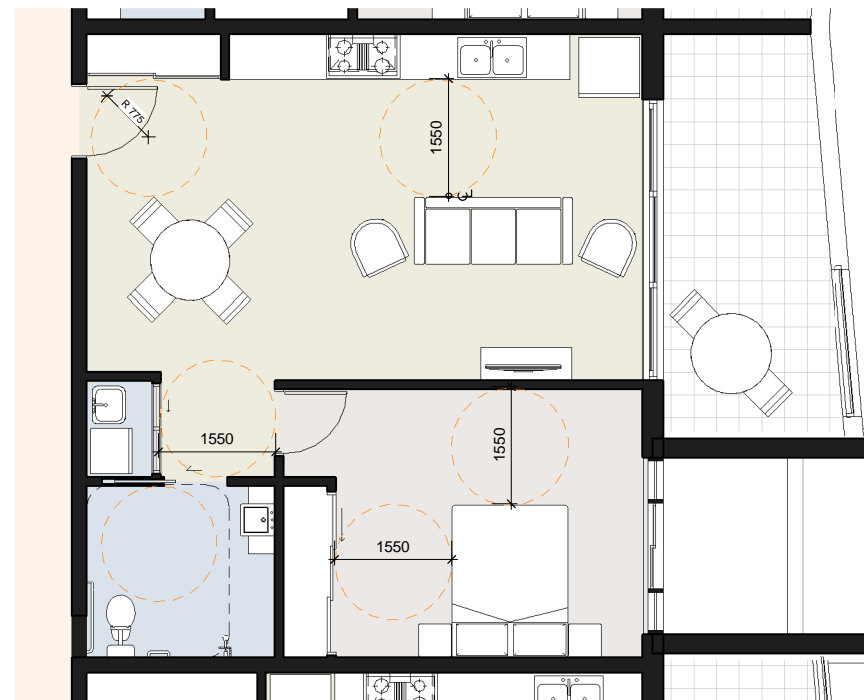
2 Pool- Detail Section
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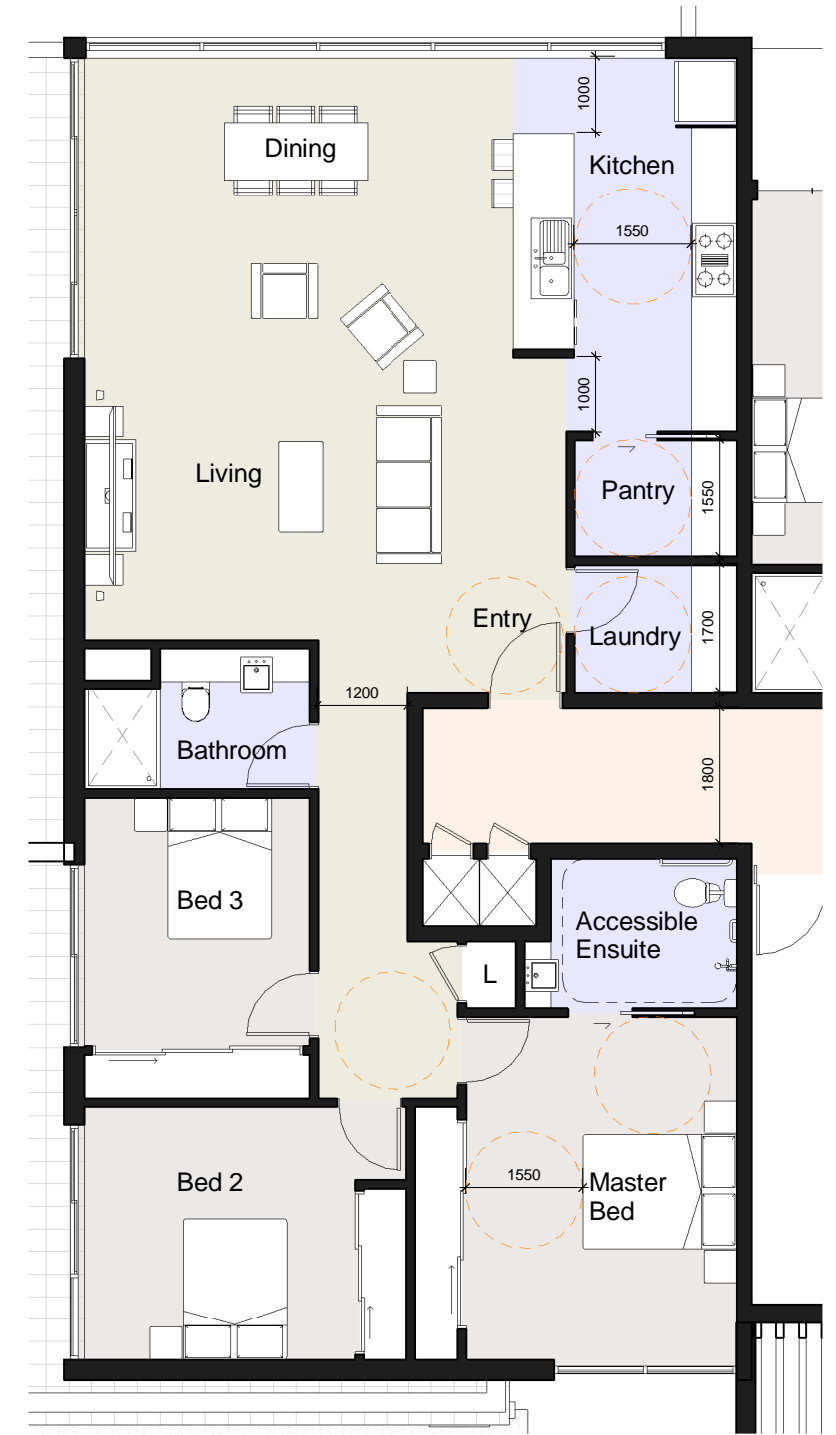
5 Unit 1C, 8C, 15C - Accessible Layout
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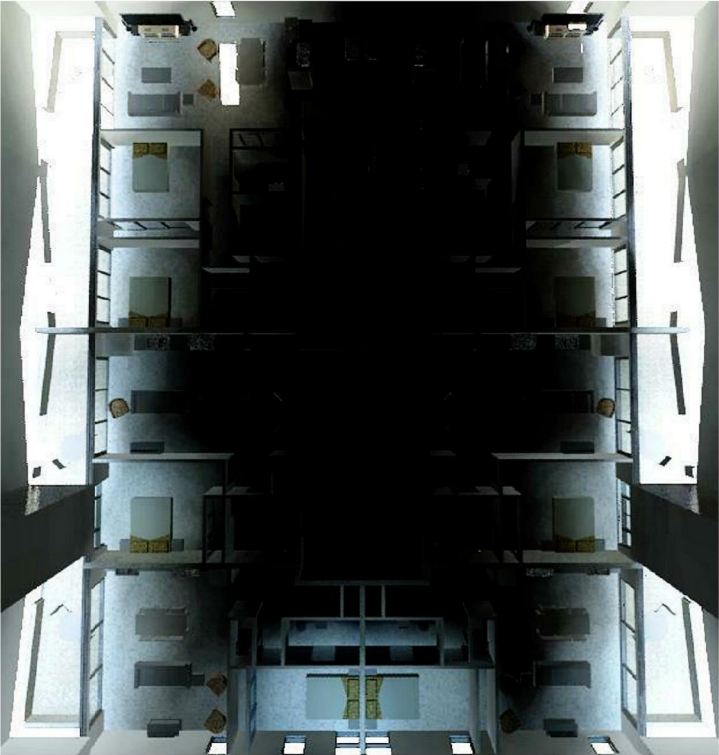
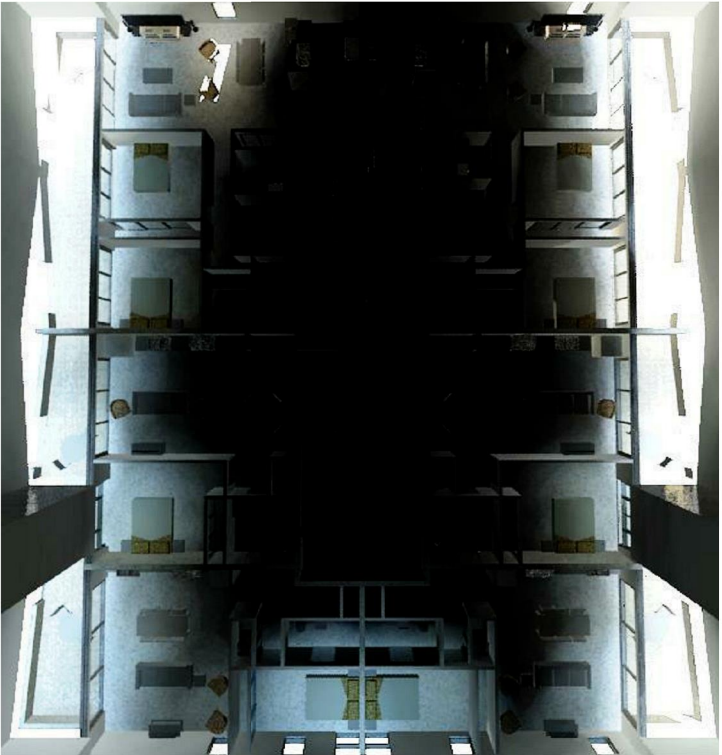
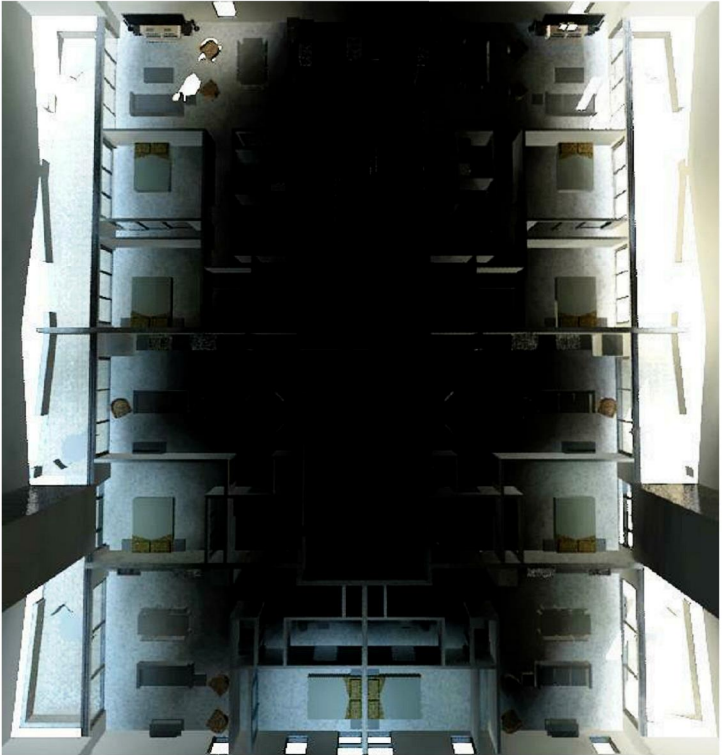
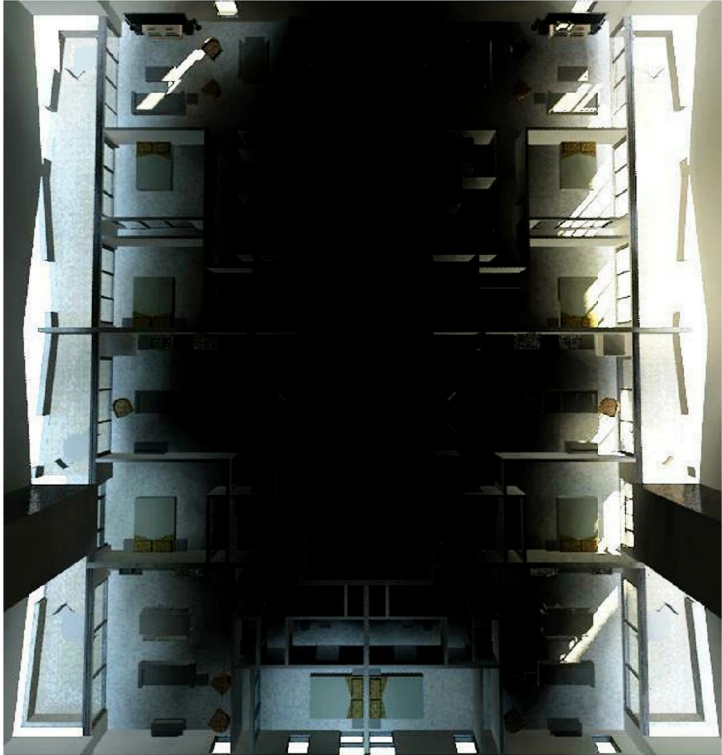
4 Unit 6A, 12A - Accessible Layout
1 : 50



3 Unit 3A, 9A - Accessible Layout
1 : 50



2 Unit 27B - Accessible Layout
1 : 50



① BUILDING A 9AM
1:1

② BUILDING A 10AM
1:1

③ BUILDING A 11AM
1:1

④ BUILDING A 12PM
1:1



⑤ BUILDING A 1PM
1:1

⑥ BUILDING A 2PM
1:1

⑦ BUILDING A 3PM
1:1

AMENDMENTS			
No	Revision Description	Date	BY
A	ADDITIONAL INFORMATION	20.08.15	SH



① BUILDING B 9AM
1:1



② BUILDING B 10AM
1:1



③ BUILDING B 11AM
1:1



④ BUILDING B 12PM
1:1



⑤ BUILDING B 1PM
1:1



⑥ BUILDING B 2PM
1:1



⑦ BUILDING B 3PM
1:1

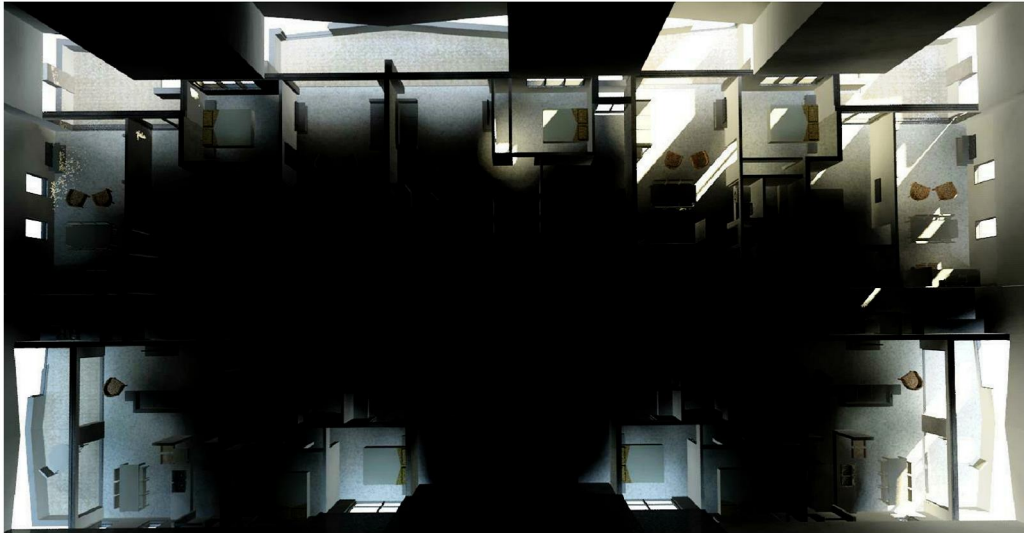
Lot 1, D.P 214579
19-23 Flinders Street, Wollongong

BUILDING B- TYPICAL (LEVEL 3) UNIT SUN
PENETRATION -WINTER SOLSTICE

G. McGrath & G.Murrell 014-036
DA26 -A



20/08/2015 11:45:33 AM



① BUILDING C 9AM
1:1



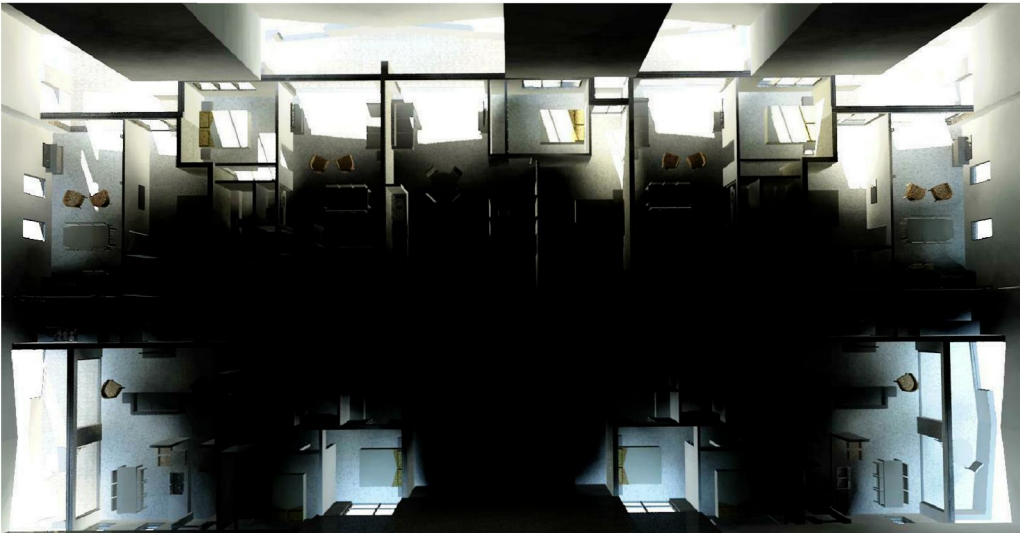
② BUILDING C 10AM
1:1



③ BUILDING C 11AM
1:1



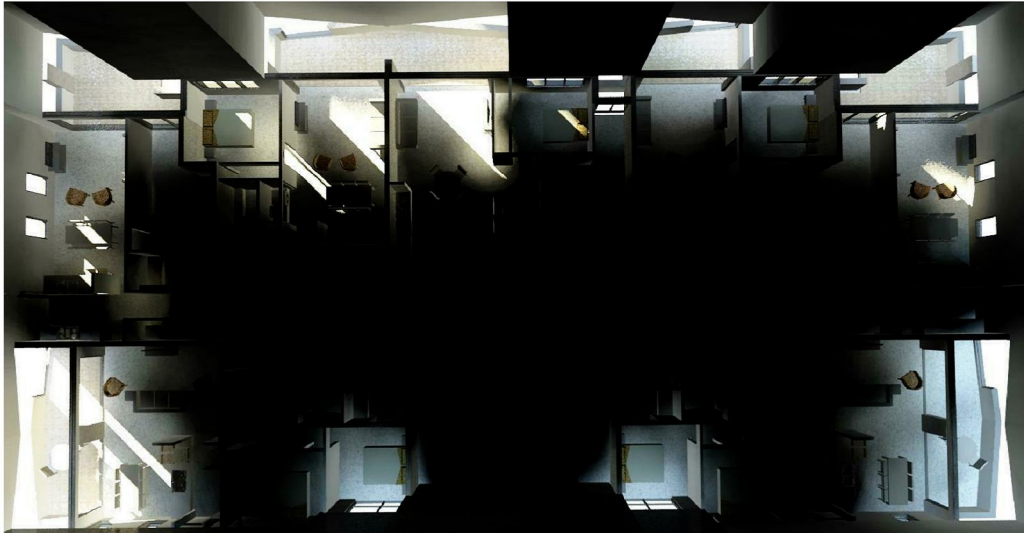
④ BUILDING C 12PM
1:1



⑤ BUILDING C 1PM
1:1



⑥ BUILDING C 2PM
1:1

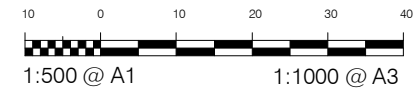


⑦ BUILDING C 3PM
1:1

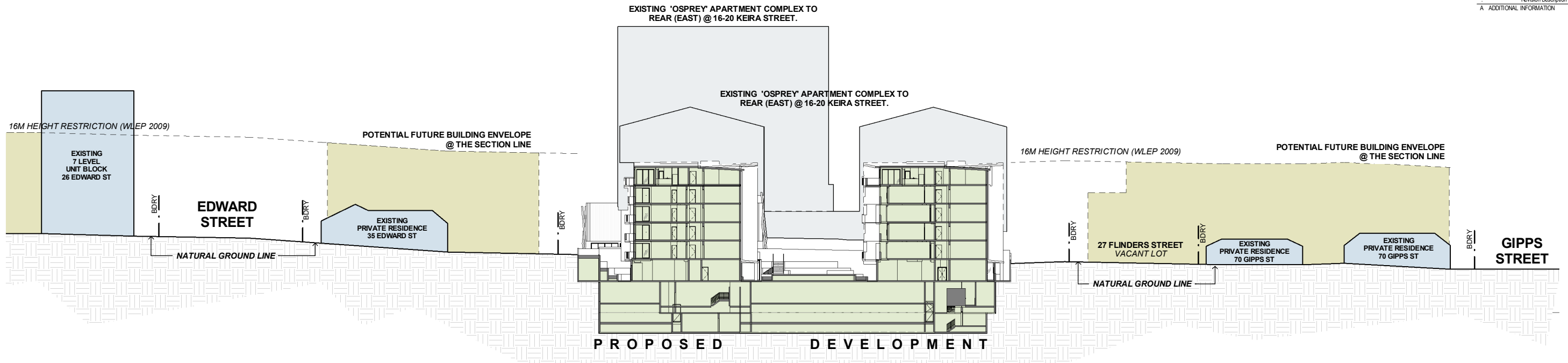
Lot 1, D.P 214579
 19-23 Flinders Street, Wollongong

BUILDING C- TYPICAL (LEVEL 3) UNIT SUN
 PENETRATION -WINTER SOLSTICE

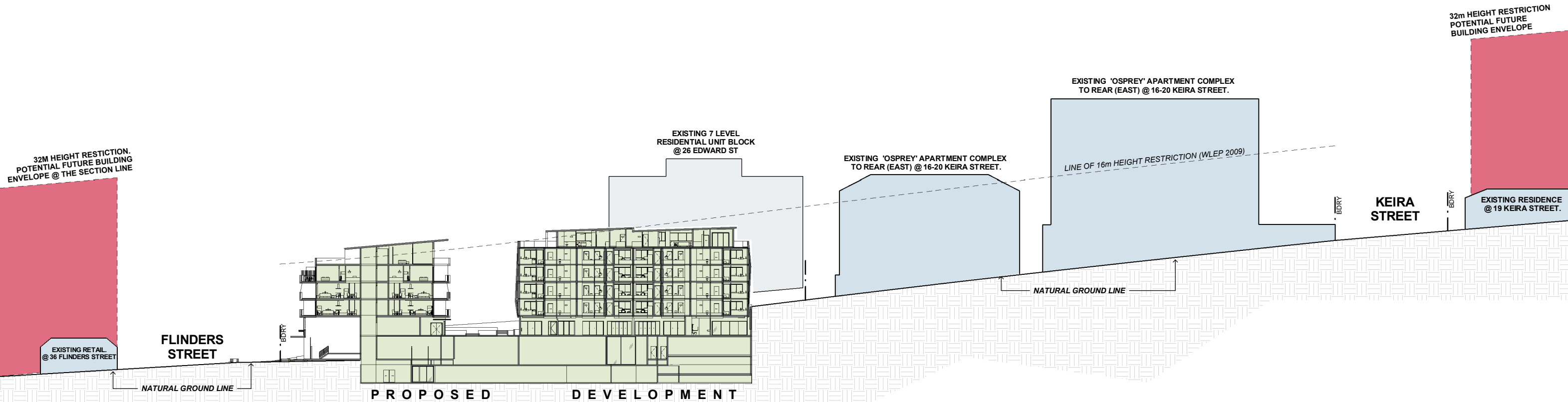
G. McGrath & G.Murrell 014-036
 DA27 -A



AMENDMENTS			
No	Revision Description	Date	BY
A	ADDITIONAL INFORMATION	20.08.15	SH



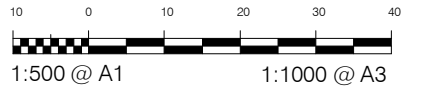
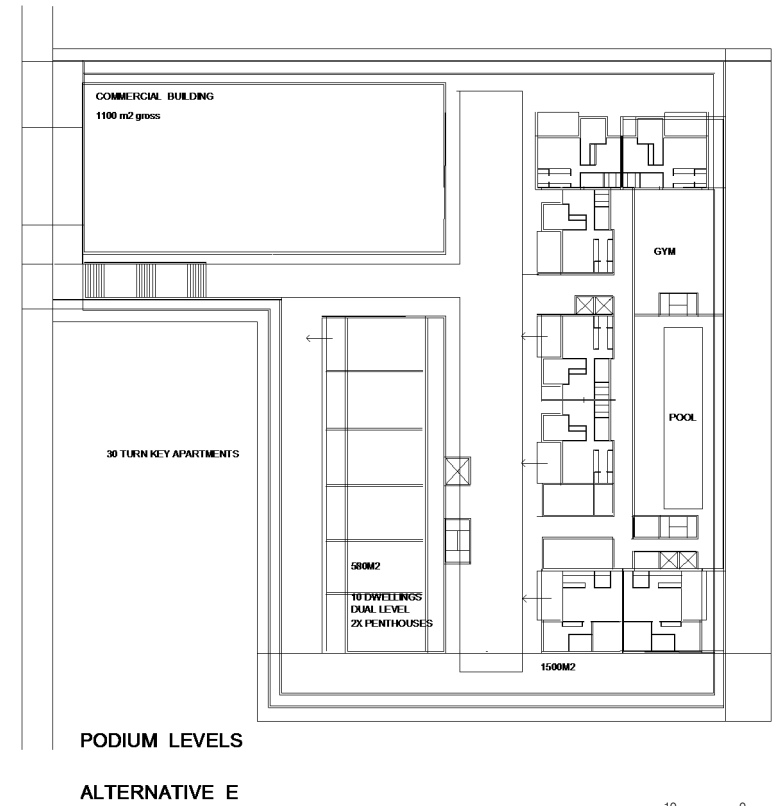
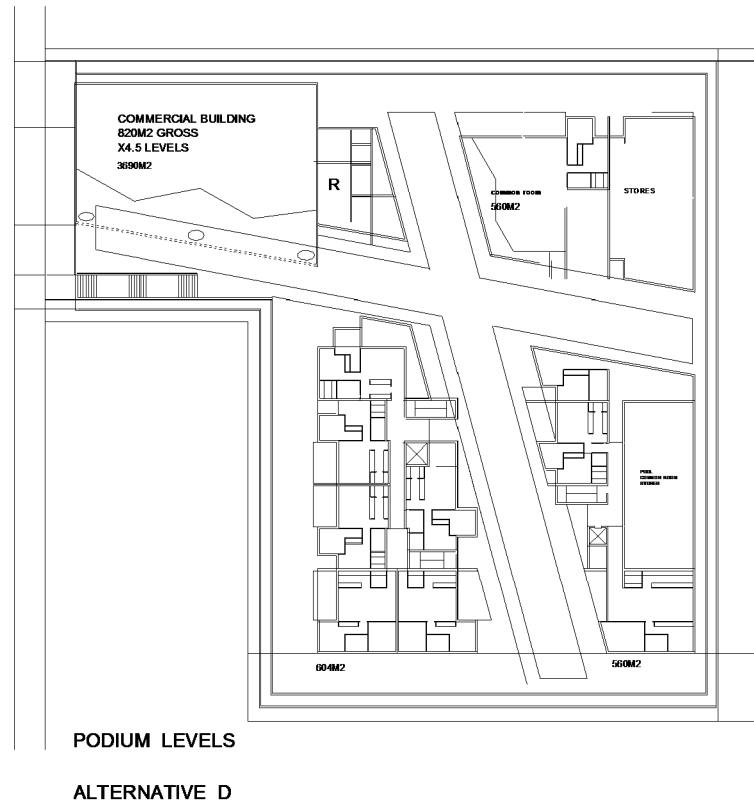
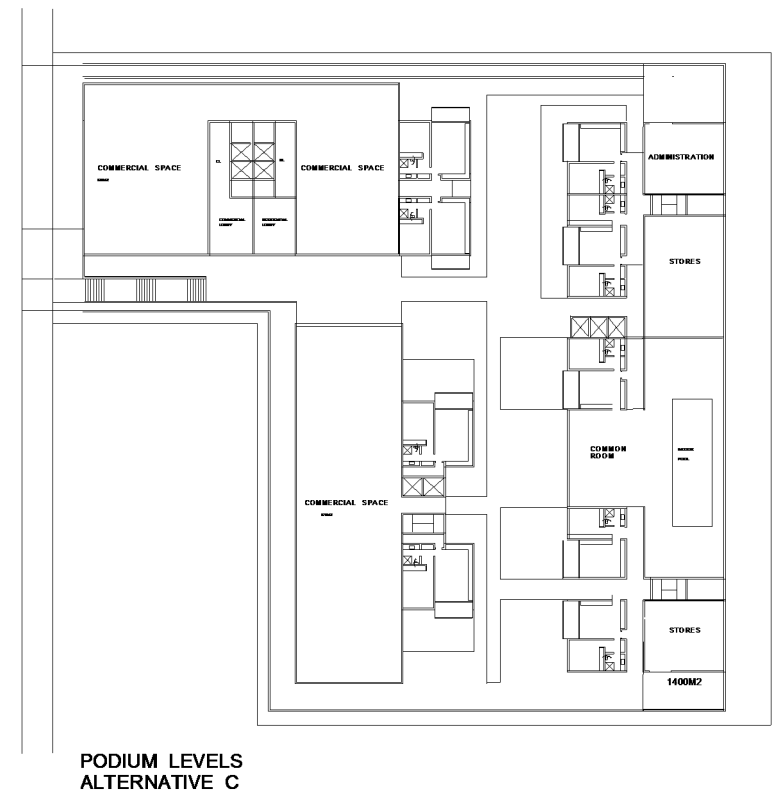
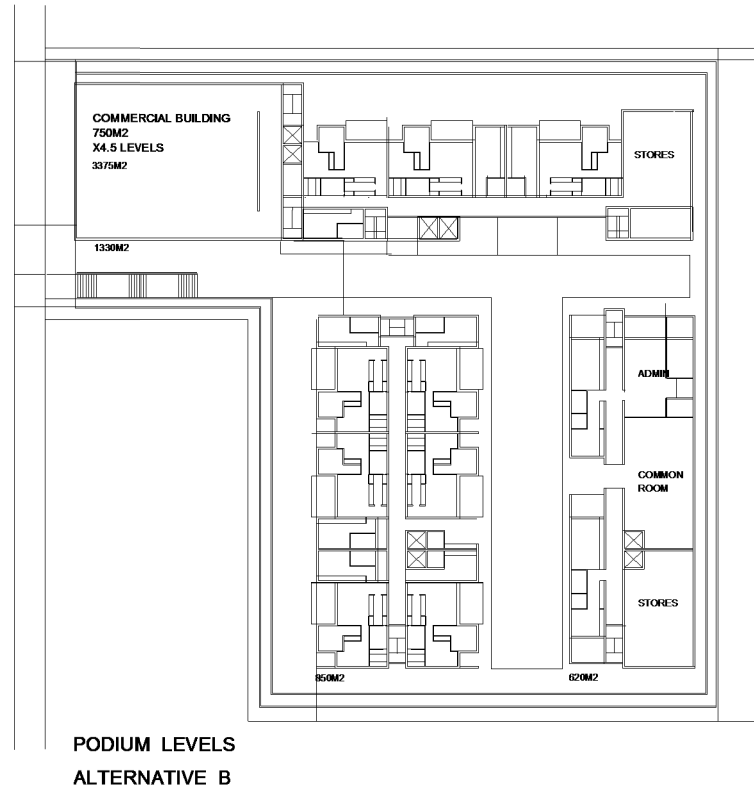
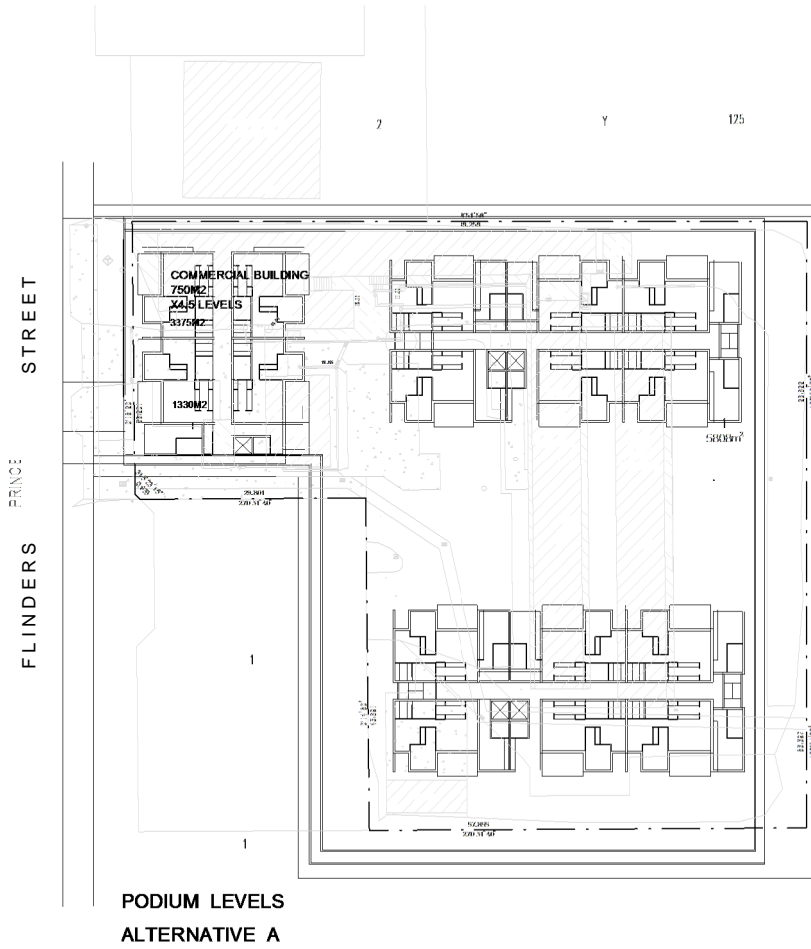
E CONTEXT SITE SECTION E-E
 1 : 320



F CONTEXT SITE SECTION F-F
 1 : 320



AMENDMENTS			
No	Revision Description	Date	BY
A	ADDITIONAL INFORMATION	20.08.15	SH



AMENDMENTS			
No	Revision Description	Date	BY
A	ADDITIONAL INFORMATION	20.08.15	SH



① ENTRY/STREET EDGE PERSPECTIVE