

# development application for new mixed use development

31-33 Atchison Street, Wollongong NSW 2500

ARCHITECTURAL DOCUMENTATION  
DEVELOPMENT APPLICATION



suite 201, 54 alexander street  
crows nest, nsw 2065  
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DRAWING LIST

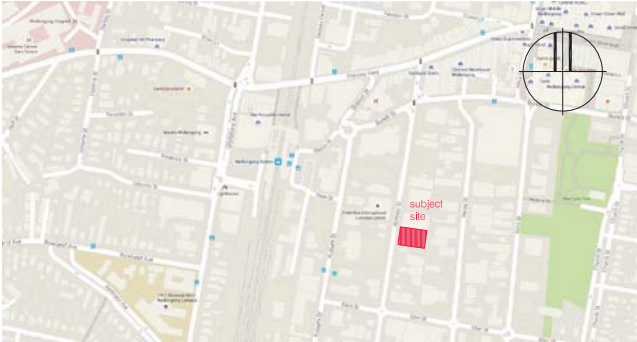
Architectural Drawings			
a0000	Coverpage, Schedules & Location Plans	nts	A1
Site Plans			
a2001	Site Plan/Roof Plan	1:100	A1
a2002	GFA Analysis Plan	nts	A1
a2003	Site Analysis Plan	1:100	A3
a2004	Site Analysis - Wider Contextual Plan	nts	A3
a2005	Site Analysis - Local Contextual Plan	nts	A3
a2006	Site Analysis - Streetscape analysis	nts	A3
General Plans			
a2101	Basement 2 plan	1:100	A1
a2102	Basement 1 plan	1:100	A1
a2103	Ground Floor Plan	1:100	A1
a2104	Level 1 Floor Plan	1:100	A1
a2105	Level 2 Floor Plan	1:100	A1
a2106	Levels 3-7 Floor Plan (Typical)	1:100	A1
a2106	Level 3 Floor Plan	1:100	A1
a2107	Levels 8-9 Floor Plan (Typical)	1:100	A1
a2107	Levels 4-8 Floor Plan	1:100	A1
a2108	Roof Terrace Plan	1:100	A1
a2108	Levels 9-11 Floor Plan	1:100	A1
a2109	Level 12 Floor Plan	1:100	A1
a2110	Level 13 Floor Plan	1:100	A1
a2111	Level 14 Floor Plan	1:100	A1
Elevations			
a3001	West Elevation	1:100	A1
a3002	South Elevation	1:100	A1
a3003	East Elevation	1:100	A1
a3004	North Elevation	1:100	A1
Sections			
a4001	Section	1:100	A1
a4101	Ramp Detail / Driveway Section	1:100	A1
Shadow Diagrams			
a5001	Shadow Diagrams - P'an 21 June 9am	nts	A3
a5002	Shadow Diagrams - P'an 21 June 12pm	nts	A3
a5003	Shadow Diagrams - P'an 21 June 3pm	nts	A3

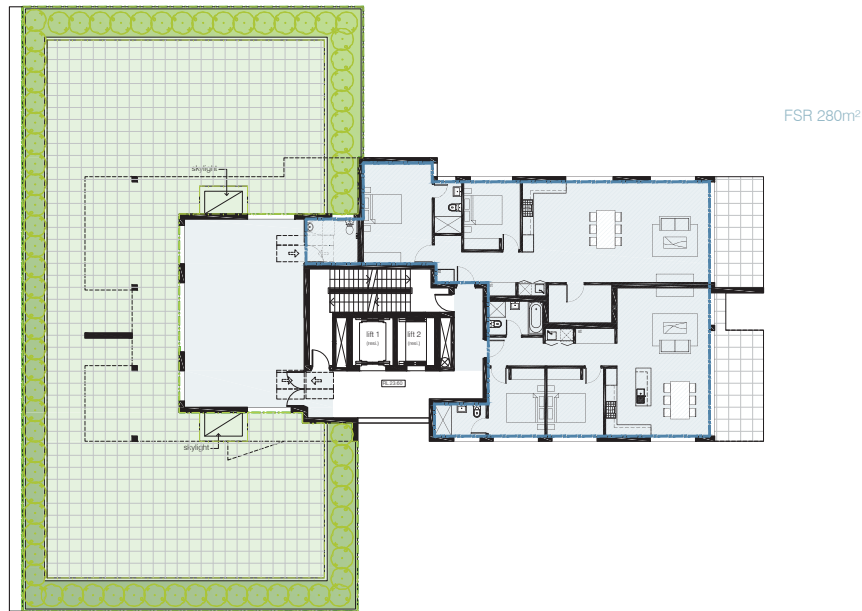
Site Area			
Lot 1 DP 782358	905.8m²		
Lot 1 DP 152994	684.4m²		
Total Site Area	1590.2m²		
FLOOR SPACE RATIO			
Control:			
Mixed development: (NRFSR x NR/100) + (RFSR x R/100):1			
RFSR - Max. FSR (Resi) (2+1.5(site area - 800)/1200)	2.9878 :1 max.		
NRFSR - (Non Resi) (3.5+2.5(site area - 800)/1200)	5.1463 :1 max.		
Maximum GFA (100% Residential)	4751.12m²		
Maximum GFA (100% Non Residential)	8183.57m²		
Maximum GFA (Mixed Use)	5126.9m²		
(NRFSR x NR/100) + (RFSR x R/100):1			
	Residential	Non-Residential	TOTAL
Basement (Excluded)	-	-	
Basement (Excluded)	-	-	
Ground Floor	-	596m²	
Level 1 (NR - Non Residential)	-	-	
Level 1 (R - Residential)	669m²		
Level 2 (R - Residential)	655m²		
Level 3 (R - Residential)	280m²		
Level 4 (R - Residential)	347m²		
Level 5 (R - Residential)	347m²		
Level 6 (R - Residential)	347m²		
Level 7 (R - Residential)	347m²		
Level 8 (R - Residential)	347m²		
Level 9 (R - Residential)	314m²		
Level 10 (R - Residential)	314m²		
Level 11 (R - Residential)	314m²		
Level 12 (R - Residential)	300m²		
Level 13 (R - Residential)	198m²		
Level 14 (R - Residential)	69m²		
Gross Floor Area	4848m²	596m²	5444m²
%age of floorspace used for NR/R purpose	89.05%	10.95%	

RESIDENTIAL UNIT BREAKDOWN				
	1 BED	2 BED	3 BED	TOTAL
GROUND FLOOR ( NON RESIDENTIAL )	-	-	-	-
LEVEL 1 ( R )	-	5	2	7
LEVEL 2 ( R )	-	2	2	4
LEVEL 3 ( R )	-	2	-	2
LEVEL 4 ( R )	1	3	-	4
LEVEL 5 ( R )	1	3	-	4
LEVEL 6 ( R )	1	3	-	4
LEVEL 7 ( R )	1	3	-	4
LEVEL 8 ( R )	1	3	-	4
LEVEL 9 ( R )	2	2	-	4
LEVEL 10 ( R )	2	2	-	4
LEVEL 11 ( R )	2	2	-	4
LEVEL 12 ( R )	1	1	1	3
LEVEL 13 ( R )	-	-	2	2
TOTAL	12	31	7	50
	24%	62%	14%	

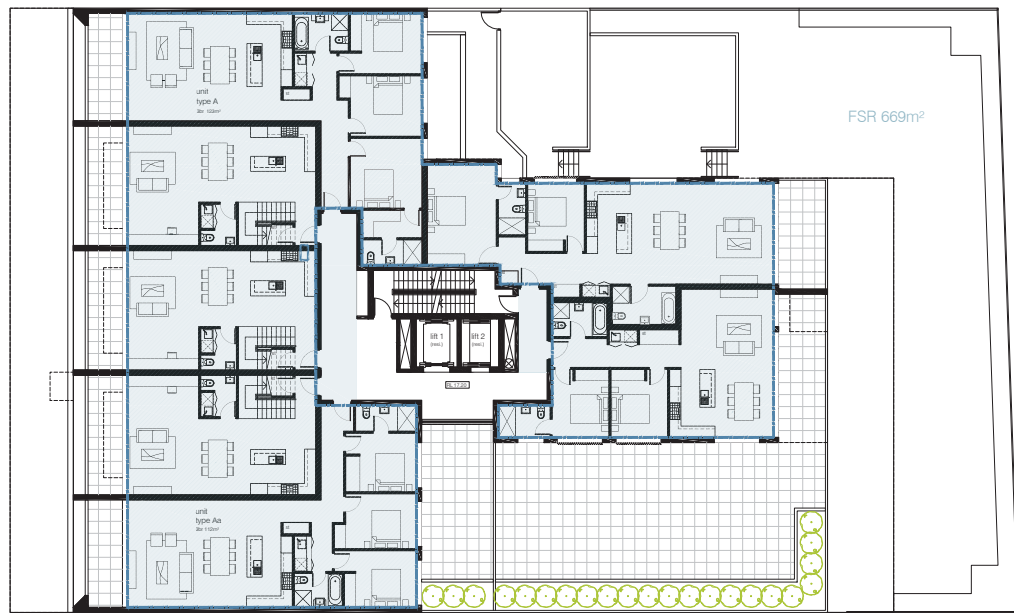
COMMUNAL OPEN SPACE				
		Required	Proposed	
Percentage of site area *	25%	397.55	485	complying
m² per dwelling**	5m²	250	485	complying
* as required by the Apartment Design Guide				
** Wollongong DCP				

SCHEDULE OF CARPARKING (PROVIDED)			
refer to Traffic Impact Statement for requirements			
	cars	bicycles	motorcycles
residential - residents	45	17	4
residential - visitors	10		
residential - carwash bay	1		
non-residential (public)	13	7	1
total	69	24	5

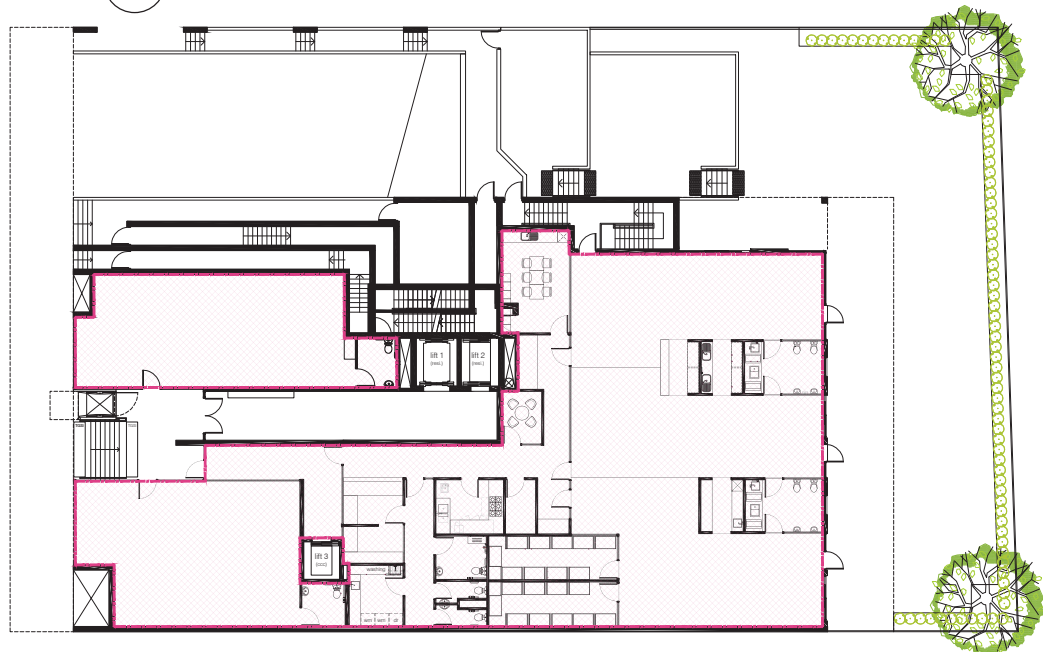




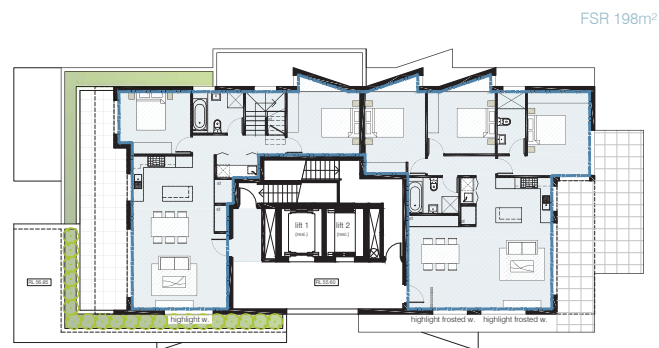
3 level 3 plan



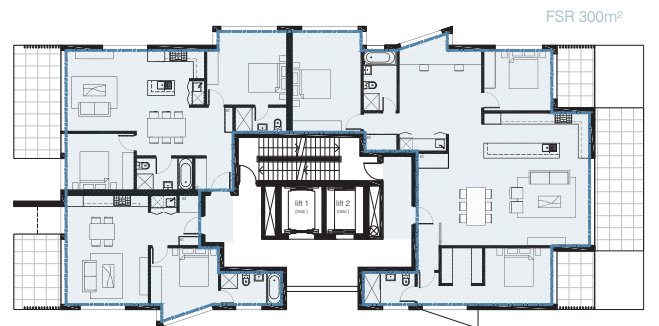
2 level 1 & 2 plan



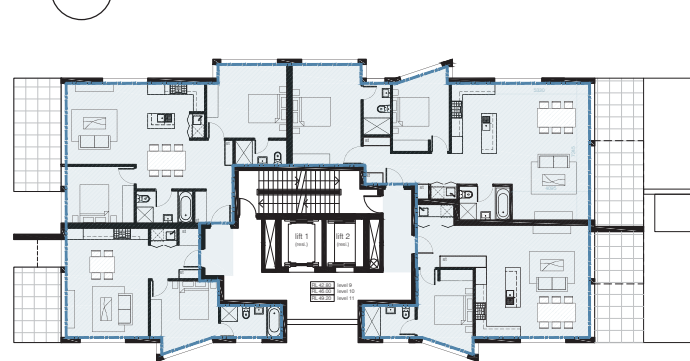
1 ground floor plan



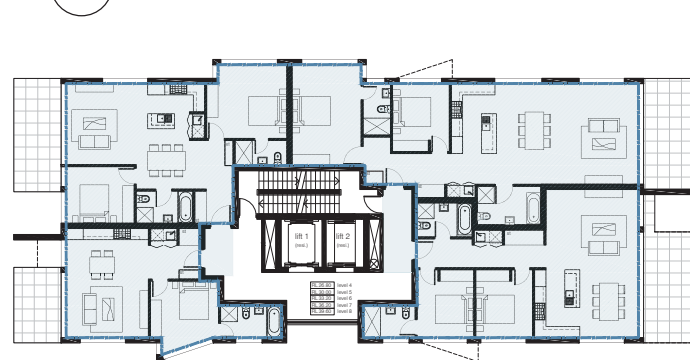
7 level 13 plan



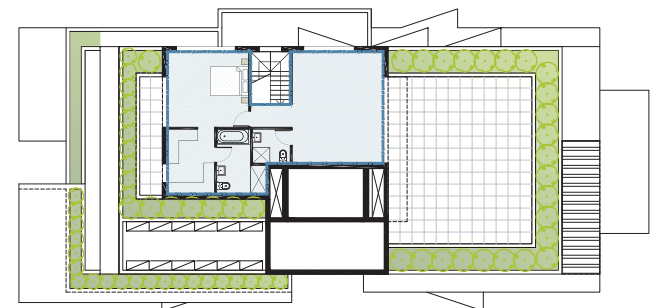
6 level 12 plan



5 level 9-11 plan



4 level 4-8 plan



8 level 14 plan

FLOOR SPACERATIO			
Control:			
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Level 13 (R - Residential)	198m²		
Level 14 (R - Residential)	65m²		
Gross Floor Area	4648m²	596m²	5444m²
%age of floorspace used for NR/R purpose	85.05%	10.95%	
FSR	0.271 :1	0.04 :1	0.342 :1
COMMUNAL OPEN SPACE			
	Required	Proposed	
Percentage of site area *	25%	397.55	485 complying
m² per dwelling**	5m²	250	485 complying
* as required by the Apartment Design Guide			
** Wollongong DCP			

LEGEND	
	Commercial Floor Area
	Residential Floor Area
	Communal Open Space

preliminary issue

preliminary only. not for construction.

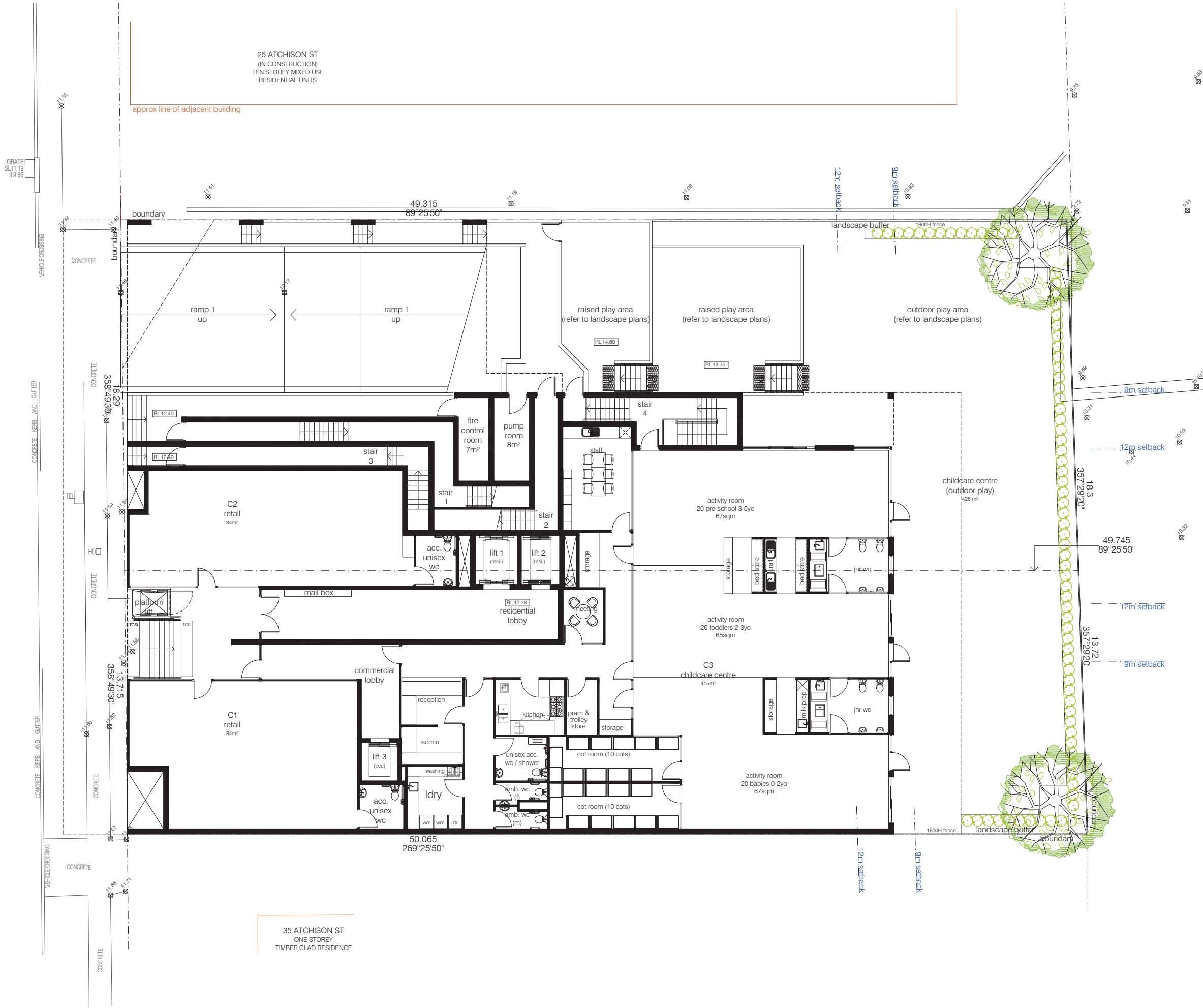






STORAGE	Basement 1 (M³)	Basement 2 (M³)
1		4.9
2	4.2	
3		5.4
4		4.8
5		4.8
6		4.8
7		5.4
8		4.9
9		4.9
10		6.3
11		6.6
12		4.4
13		4.0
14		5.7
15		4.7
16		4.2
17		4.6
18		5.7
19		4.2
20		3.9
21		6.3
22		5.7
23		5.3
24		4.2
25		6.3
26		5.7
27		5.3
28		4.0
29		5.0
30		5.7
31		5.0
32		4.0
33		5.0
34		6.3
35		4.0
36		4.0
37		8.3
38		4.2
39		3.4
40		3.4
41		5.0
42		5.4
43		3.5
44		3.5
45		5.4
46		6.9
47		3.5
48		5.2
49		7.6
50		8.0

atchison street



SCHEDULE OF BASIX COMMITMENTS As per BASIX / ABSA Thermal Certificate	
Commitments for - 31-33 Atchison Street, Wollongong Residential Unit Development - refer to BASIX Certificate by The House Energy Rating Company of Australia	
<b>WATER</b>	
landscape vegetation:	- Common 100m <sup>2</sup> gardens, with 100% low-water use species. - Unit 50 = 50m <sup>2</sup> gardens, with 100% low-water use species. - Not required by BASIX
Rainwater tank:	- N/A
Pool:	- N/A
Dishwashers / Clothes Washers:	- 4 star / N/A / 4.5 star (units 1-12 only)
Toilets, Showerheads, Taps:	- Showerheads '3 star' (4.5-6.0L/min); Toilets '4 Star'; Kitchen Taps '5 Star'; Bathroom Taps '5 Star'
<b>THERMAL COMFORT (ACCURATE) OPTIONS:</b>	
Roof:	- Concrete roofs and terraces (As per plans) - Light Colour
Ceilings:	- Minimum R2.5 insulation with roof/terrace above - Not Rated with down-lights. Any down-lights proposed will have approved non-ventilated covers or shields to enable the installation of insulation with no gaps.
External Walls:	- Cavity Brick - Units 35,39,43, R1.0 insulation to all walls - Medium colour
Internal Walls:	- Brick within units - Cavity brick party walls
Floors:	- Concrete throughout with timber, carpet & tile coverings - Unit 7,16, R1.0 insulation to floors exposed below.
Glazing:	- AFRC: Uw=6.70, SHGC=0.57 to all awning-type glazing (eg aluminium-framed single-glazed clear glass) - AFRC: Uw=6.70, SHGC=0.70 to all remaining glazing (eg aluminium-framed single-glazed clear glass) - AFRC: Uw=7.30, SHGC=0.79 to skylight glazing (eg aluminium-framed single-glazed clear glass)
<b>ENERGY OPTIONS - PROJECT COMMON AREAS:</b>	
Common Areas Identified:	- Car parks; Garbage Rooms; Plant rooms; ground floor lobbies; hallways; lifts; community room
Lighting:	- Fluorescents to car-parks with time-clocks - Compact fluorescents to all other common areas; community room, plant & garbage rooms with manual switches - Ground floor lobbies & hallways with time clocks + motion sensors.
Lift Systems:	- Gearless traction with VVVF motor
Alternative Energy Supply:	- NA
Ventilation:	- Supply + exhaust to car-parks, with CO monitor and VSD motor - Exhaust only to main garbage room - No mechanical ventilation to other 'Common Areas'
<b>ENERGY OPTIONS - DWELLINGS:</b>	
Ventilation:	- Bathrooms + Laundries + Kitchens: Exhaust ducted, manual on/off
Cooling:	- Air conditioners, single-phase, 5.0 'Star' to Living and Bed Areas
Heating:	- Air conditioners, single-phase, 5.0 'Star' to Living and Bed Areas
Water Heating:	- Individual gas instantaneous, 6.0 'Star'
Energy Efficient Lighting:	- Compact fluorescents or LED to All rooms
Cooking:	- Gas cook-top, electric oven
Refrigerator space:	- Well ventilated
Dishwashers / Clothes dryers:	- 4.5 Star / N/A
Clothes Washers:	- Not specified
Clothes Lines:	- N/A

preliminary issue

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rfa architects pty ltd

revisions:

15/03/17 issue for new DA

18/03/17 issue for coordination

06/03/17 issue for coordination

23/03/17 issue for coordination

28/02/17 Revised DA for coordination

23/02/17 Revised DA

16/02/16 Revised DA preliminary for coord

11/01/16 Revised DA preliminary for coord

08/01/16 Revised DA preliminary for coord

27/06/16 DA issue

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A Suite 201, 54 alexander street  
crowns nest, nsw 2065

project:

new mixed development

31-33 atchison street

wollongong, nsw 2500

client:

affinity property investments

drawing:

floor plan - ground floor

pro. no. :

15019

date:

aug 15

scale:

1:100@a1, 1:200@a3

issue:

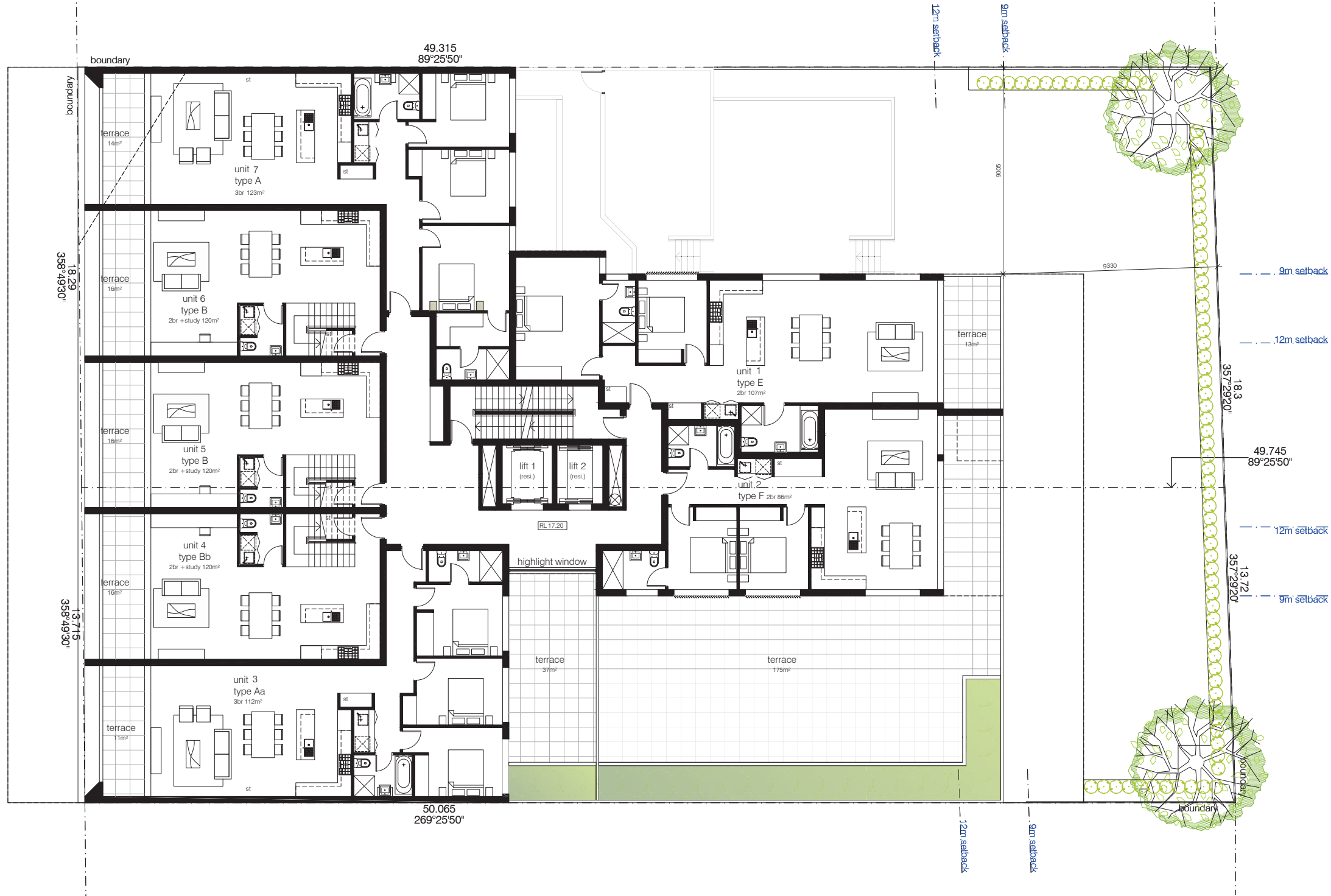
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dwg no. :

a2103

rfa architects

atchison street



25 ATCHISON ST  
(IN CONSTRUCTION)  
TEN STOREY MIXED USE  
RESIDENTIAL UNITS

approx line of adjacent building

BRICK  
COMMERCIAL  
BUILDING

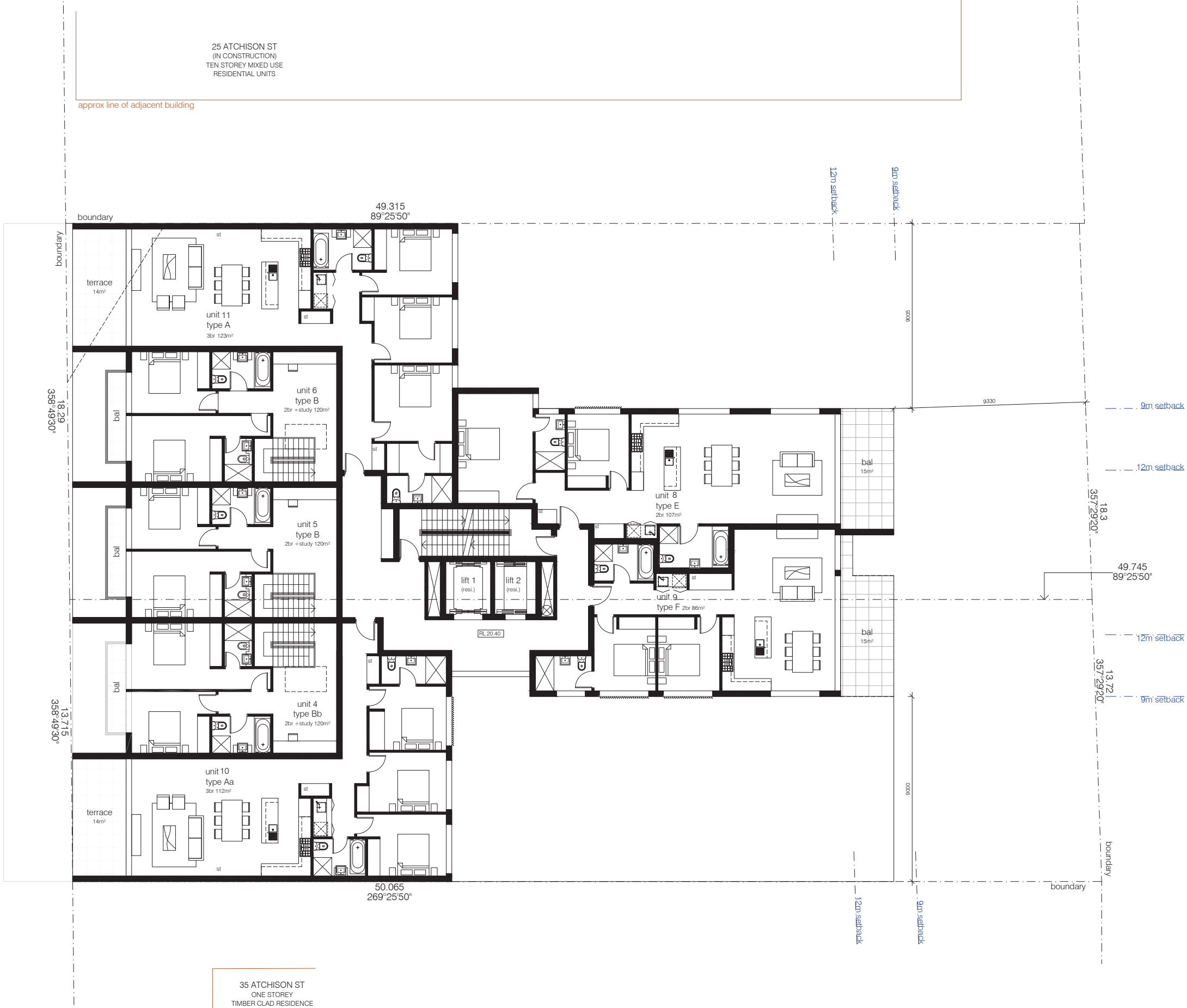
BRICK  
COMMERCIAL  
BUILDING

35 ATCHISON ST  
ONE STOREY  
TIMBER CLAD RESIDENCE

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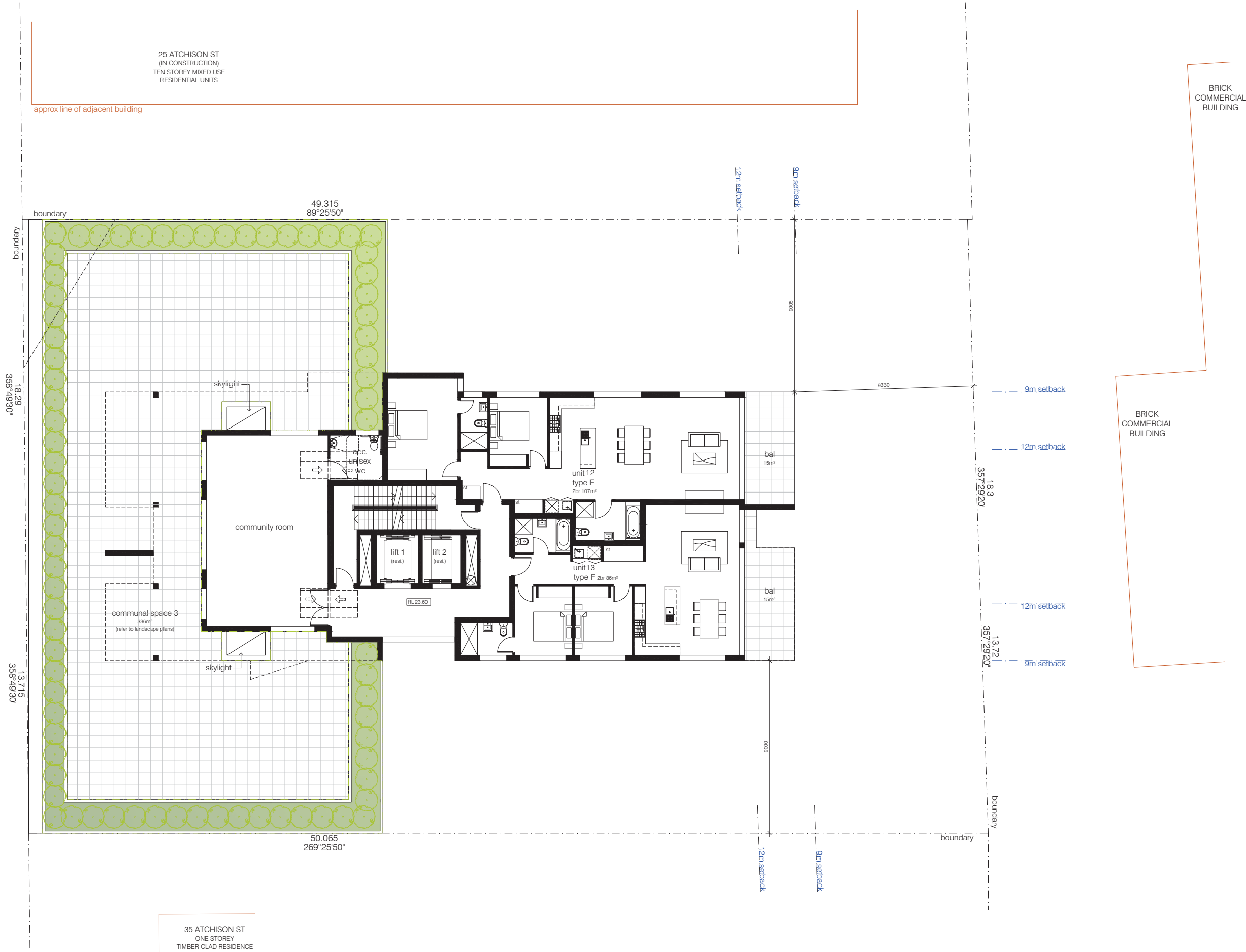


BRICK COMMERCIAL BUILDING

BRICK COMMERCIAL BUILDING

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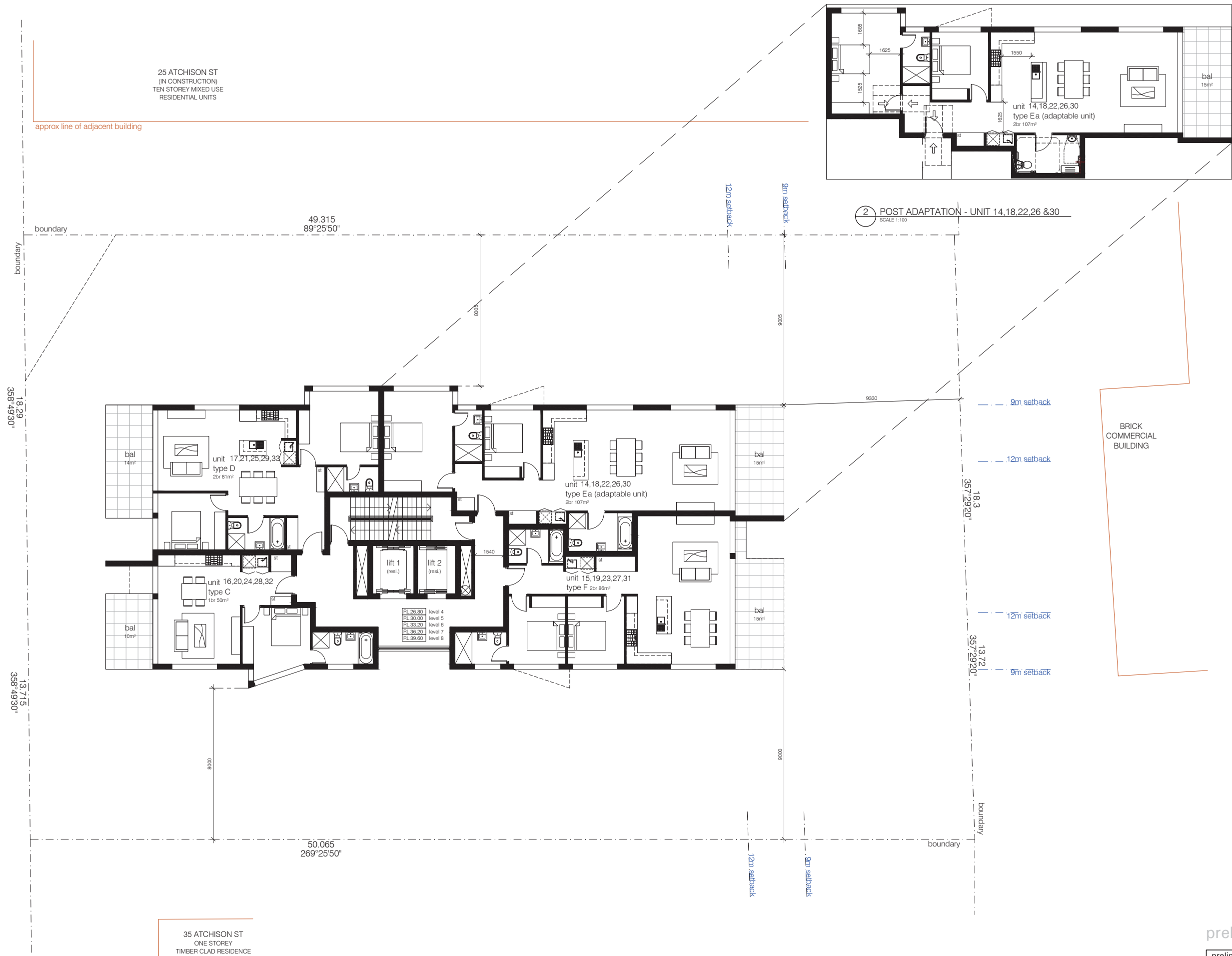


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