

Project :		Kembla & Stewart Street, WOLLONGONG	
Project No:		2017-02	
Date:		November 2017	
		Controls	Proposed
Site Area (m²)		3350m²	
Wollongong LEP 2009			
Land use		B3 Commercial Core	Mixed Use Development
FSR		Refer Fig.D (3.95:1)	3.944:1
Height (m)		48m	Max Overall Height: 47.97m

Level	Commercial GFA	Residential GFA	1 bdrm	2 bdrm	3 bdrm	Unit Totals
Ground	750	77				
Level 1	1447					
Level 2		1120	3	7	1	11
Level 3		1132	3	7	2	12
Level 4		1132	3	7	2	12
Level 5		1132	3	7	2	12
Level 6		1132	3	7	2	12
Level 7		784	1	4	2	7
Level 8		711	1	4	2	7
Level 9		711	1	4	2	7
Level 10		711	1	4	2	7
Level 11		711	1	4	2	7
Level 12		711	1	4	2	7
Level 13		641	0	0	1	1
Residential Carparking (7 car spaces + aisles)		181.5				
Commercial Carparking (5 car spaces + aisles)	135					
Total	2342	10886.5	21	59	22	102
Unit Mix			21%	58%	21%	100%
Total Units		102				
Total GFA		13228.5				
Maximum Permissible GFA		13232.5				

Car Parking Requirements (RMS)	Min. rate	Allowable	Provided
1 bdrm	0.6/unit	12.6	21
2 bdrm	0.9/unit	53.1	59
3 bdrm	1.4/unit	30.8	24
Visitor	1/5 units	21	21
Total		117.5	125

Car Parking Requirements (DCP)	Min. rate	Allowable	Provided
Commercial	1/60m²	37	42

Bicycle Requirements		Allowable	Provided
Commercial Visitors	1/1000m²	3	3
Staff Bicycles	1/750m²	4	11
Residential	1/3 units	34	34
Visitor Bicycles	1/12 units	9	9
Total		50	57

Motorcycle Requirements		Allowable	Provided
Commercial	1/25 car spaces	2	2
Residential	1/15 units	6	6
Total		8	8

Waste Management		Garbage	Recycling
Residential	Rate:	80L/unit/week	80L/unit/fortnight
	Weekly Total:	8160L	8160L
Total Bins Required	240L	34	34
Total Bins Provided	240L	34	34
Commercial Premises	Rate:	50L/100m²/day	50L/100m²/day
Total Bins Required	1100L	8	8
Total Bins Provided	1100L	8	8

Figure A: Land Zoning Map



B3 Commercial Core

Figure B: Floor Space Ratio Map

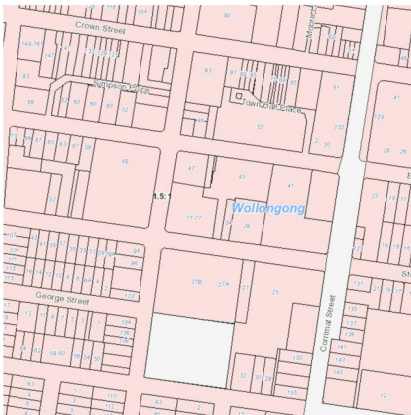


Figure C: Heritage Map

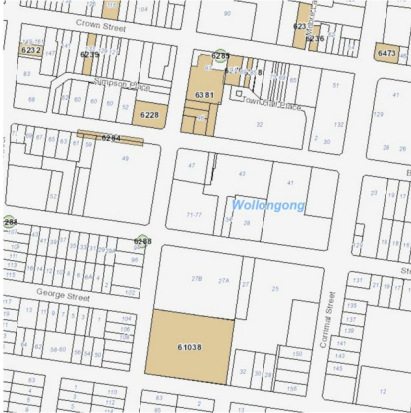
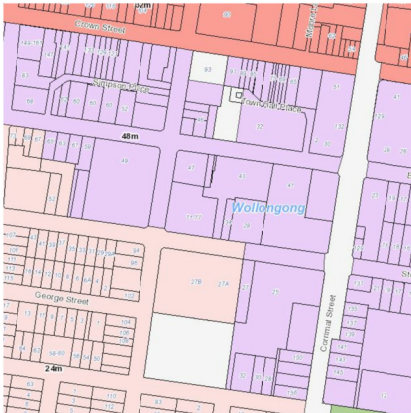


Figure D: Height of Building Map



Site Area equal to or greater than 2000m² and a street frontage equal to or greater than 20m

Residential= 3.5:1

Commercial = 6:1

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.

**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.

**R** is the percentage of the floor space of the building used for residential purposes.

**RFSR** is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for residential purposes.

Therefore:

- Commercial Component constitutes 18% of the development;
- and
- Residential Component constitutes 82% of the development;

The resultant ratio calculation for the site is (18% x 6) + (82% x 3.5) = 3.95:1

The FSR calculation is therefore 3.95 x 3350m² = 13 232.5m²

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a FIGURED DIMENSIONS- These drawings are not to be scaled. Figured dimensions shall be used in all cases.  
a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	20.12.18	ISSUED FOR DA
B	26.04.19	AMENDED FOR DA

NOT FOR CONSTRUCTION



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

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

For

CITY INVESTMENTS PTY. LTD

Title DEVELOPMENT APPLICATION SITE/DEVELOPMENT SUMMARY		
Scale NTS	Date DECEMBER 2018	
Drawn LGD SJ	Checked ADM	
Project No. 2017-02	Drawing No. A-001	Issue B

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