

SITE AREA	
4240.6m ²	
GFA	FSR
20,990 m ²	4.95 : 1

COMMERCIAL GROSS FLOOR AREA		
6,296 m ²	Commercial	3,447.00 m ²
	Retail	1,731.00 m ²
	Café / Restaurant	1,118.00 m ²

RESIDENTIAL UNITS		
179	<i>Studio</i>	0%
	<i>1bed</i>	26%
	<i>2bed</i>	59%
	<i>3bed</i>	15%
	<i>4bed</i>	0%

TOTAL CARPARKING		
316.00	Residential	229.0
	Non-Residential	87.0

CONTROL	REQUIREMENT	PROPOSED	COMPLIES
Floor Space Ratio	4.95 : 1 MAX	4.950 : 1	✓
Residential FSR maximum	3.465 : 1 MAX	3.465 : 1	✓
Gross Floor Area	20,991.0 m² MAX	20,989.7 m²	✓
Residential GFA Maximum	14,693.7 m² MAX	14,693.7 m²	✓
Building Height	60.00 m MAX	100.98m (Clause 4.6)	✓
Carparking			
Residential	192.5 MIN	193.0	✓
Residential Visitor	35.8 MIN	36.0	✓
Commercial	87.0 MIN	87.0	✓
Total	316 MIN	316.0	✓
Motorcycle Parking (1/50)	11.90 MIN	16.0	✓
Bicycle Parking	56.65 MIN	57.0	✓
No Solar Access (< 15 mins)	15% MAX	0	0% ✓
Cross Ventilation	60% MIN	159	89% ✓
Adaptable Units			
Adaptable	10% MIN	18	10% ✓
Liveable Social Level	20% MIN	36	20% ✓
Communal Open Space (DCP)	25% MIN	1,121 m2	26.4% ✓
Unit Storage	1Bed (min. half in unit, remaining in basement)	6 m3 8 m3 MIN	6 m3 8 m3 ✓
	3Bed+	10 m3 MIN	10 m3 ✓
Landscape ground floor (DCP)	0% MIN	573	13.6% ✓
Deep Soil (DCP)	0% MIN	172	4.1% ✓
Deep Soil ADG - with min 6m width	7% MIN	325.63	7.7% ✓
Deep Soil - Min. 3x3m		183.34	4.3% ✓

Detailed Calculations

CROSS FLOOR AREA & NSA				UNITS QTY						PROVIDED	ADG CALCULATIONS				
	NSA Commercial - (Incl. lobbies & BOH, loading)	NSA Retail (Incl. supermarkets & supermarket bay)	NSA Café / Restaurant	Residential GFA	1Bed	1Bed + Study	2Bed	2 Bed + Study	3Bed	TOTAL Units per floor		Solar Access (>2 hrs)	Solar Access (< 15mins)	Cross Ventilated	
Basement 4												68.00			
Basement 3												92.00			
Basement 2												69.00			
Basement 1												87.00			
Ground		401.0 m ²	743.0 m ²	40.0 m ²						0					
Level 1		1,410.0 m ²	673.0 m ²							0					
Level 2	1,487.0 m ²	581.0 m ²								0					
Level 3				640.0 m ²	2	1	4		1	8		6	0	5	
Level 4				651.0 m ²	1	1	5		1	8		6	0	5	
Level 5				651.0 m ²	1	1	5		1	8		6	0	5	
Level 6				651.0 m ²	1	1	5		1	8		6	0	5	
Level 7				651.0 m ²	1	1	5		1	8		6	0	5	
Level 8				651.0 m ²	1	1	5		1	8		6	0	5	
Level 9				651.0 m ²	1	1	5		1	8		6	0	5	
Level 10				651.0 m ²	1	1	5		1	8		6	0	5	
Level 11				651.0 m ²	1	1	5		1	8		6	0	5	
Level 12				649.0 m ²	1	1	5		1	8		6	0	5	
Level 13				649.0 m ²	1	1	5		1	8		6	0	5	
Level 14				649.0 m ²	1	1	5		1	8		6	0	5	
Level 15				649.0 m ²	1	1	5		1	8		6	0	5	
Level 16				649.0 m ²	1	1	5		1	8		6	0	5	
Level 17				649.0 m ²	1	1	5		1	8		6	0	5	
Level 18				649.0 m ²	1	1	5		1	8		6	0	5	
Level 19				649.0 m ²	1	1	5		1	8		6	0	5	
Level 20				649.0 m ²	1	1	5		1	8		6	0	5	
Level 21				469.0 m ²	1	1	3		1	6		5	0	5	
Level 22				469.0 m ²	1	1	3		1	6		4	0	4	
Level 23				333.0 m ²	1	2		1		4		4	0	4	
Level 24				333.0 m ²	1	2		1		4		4	0	4	
Level 25				333.0 m ²	1	2		1		4		4	0	4	
Level 26				333.0 m ²	1	2		1		4		4	0	4	
Level 27				333.0 m ²	1	2		1		4		4	0	4	
Level 28				179.0 m ²	0	1	2	3		3		4	0	4	
Level 29				182.7 m ²			0	0	0	0		2	0	2	
Commercial NSA Totals	1,487.0 m ²	2,392.0 m ²	1,416.0 m ²		#	26	20	106	0	27	0	316.00	143	0	125
GFA As per ISSUE B	3,447.0 m ²	1,731.0 m ²	1,118.0 m ²	14,693.7 m ²		46		106	27		0		80%	0%	70%
Total GFA				20,989.70 m ²						Total	179				

CAR PARKING				
	Commercial per DCP			
Staff/Residents	10.0	51.0	26.0	87.0
Visitors				0.0
			Total	87.0
BICYCLES				
Staff/Residents	4.5			
Visitors	7.4			
			Total	11.9

Residential per DCP					
#	46.0	106.0	40.5	0.0	192.5
					35.8
				Total	228.3
Residential per ADG					
#	27.6	95.4	37.8	0.0	160.8
					35.8
				Total	196.6
					35.8
					9.0
				Total	44.8

NOTES

1. Residential Parking: When using RMS CBD (SubRegional) rates referenced from the ADG rates, carparking spaces are calculated based on 0.6/Studio, 0.6/1Bed, 0.9/2Bed, 1.4/3Bed+, and Visitors at 1/5
2. Residential Parking: When using Development Control Plan rates, carparking spaces are calculated based on 1/Studio, 1/1Bed, 1/2Bed, 1.5/3Bed, 1.5/4Bed+, and Visitors at 1/5
3. Commercial Parking: When using Development Control Plan rates, carparking space are calculated at 1 for first 400m2 and 1/120m2 thereafter. For Retail and Café at 1 for first 400m2 and 1/40m2 thereafter

NatHERS Specs Summary:

- Wall slabs: - Concrete.
- Exterior walls:
 - Wall system reaching a total R-value (R2.03). E.g. 100mm concrete wall with foil R1.9 batts in cavity to plasterboard lining.
 - "Exterior walls" = All unit walls that are not party walls to other units or enclosed hall way, stairwells or lift shafts.
 - External walls modelled with medium air finishes.
- Glazing:
 - Double glazed + High solar gain Low-E:**
 - To all glazing in units 22.03, 27.03, 21.04, 22.04, 22.05, 22.06, 23.04 - 27.04 & 28.03.
 - Type A (U-Value: 4.3, SHGC: 0.47).
 - Type B (U-Value: 4.3, SHGC: 0.53).
 - Double Glazing:**
 - To all glazing in units 4.08 - 20.08, 21.03, 23.03, 23.03 - 26.03, 20.04, 20.05, 28.01 & 28.02.
 - To kitchen/living glazing in unit 3.08.
 - Type A (U-Value: 4.8, SHGC: 0.51).
 - Type B (U-Value: 4.8, SHGC: 0.59).
 - High solar gain Low-E glass:**
 - To all glazing in units 3.05 - 19.05, 4.03 - 20.03, 4.07 - 20.07, 21.05, 21.06.
 - To all glazing in units 20.02 - 27.02.
 - To kitchen/living balcony glazing in units 4.01 - 27.01.
 - Type A (U-Value: 5.6, SHGC: 0.41).
 - Type B (U-Value: 5.6, SHGC: 0.36).
 - Single clear glass:**
 - Modelled to remaining unit glazing.
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
 - X.OX - Y.OX denotes a vertically stacked range of units.
 - Highlighted unit numbers are to assist with readability.
 - U-Value & SHGC are combined glass and frame figures.**
 - R2.5 ceiling insulation to all flat concrete roofs.
 - Ceiling insulation:
 - Modelled with sealed exhaust fans.
 - Concrete roof modelled as unventilated, and with default medium colour finishes.

Please refer to NatHERS individual certificates for further details.

DA-001	D SITE PLAN
DA-010	D BASEMENT 04
DA-102	D BASEMENT 03
DA-103	D BASEMENT 02
DA-104	D BASEMENT 01
DA-105	D EXTENDED GROUND FLOOR
DA-106	D GROUND FLOOR PLAN
DA-107	D LEVEL 01
DA-108	D LEVEL 02
DA-109	D LEVEL 03
DA-110	D LEVEL 04
DA-111	D LEVEL 05
DA-112	D LEVEL 06
DA-113	D LEVEL 07
DA-114	D LEVEL 08
DA-115	D LEVEL 09
DA-116	D LEVEL 10
DA-117	D LEVEL 11
DA-118	D LEVEL 12
DA-119	D LEVEL 13
DA-120	D LEVEL 14
DA-121	D LEVEL 15
DA-122	D LEVEL 16
DA-123	D LEVEL 17
DA-124	D LEVEL 18
DA-125	D LEVEL 19
DA-126	D LEVEL 20
DA-127	D LEVEL 21
DA-128	D LEVEL 22
DA-129	D LEVEL 23
DA-130	D LEVEL 24
DA-131	D LEVEL 25
DA-132	D LEVEL 26
DA-133	D LEVEL 27
DA-134	D LEVEL 28
DA-135	D LEVEL 29
DA-136	D ROOF PLAN
DA-201	D NORTH ELEVATION
DA-202	D EAST ELEVATION
DA-203	D SOUTH ELEVATION
DA-204	D WEST ELEVATION
DA-205	D STREETS/ACCESS VICTORIA STREET
DA-301	D SECTION AA
DA-302	D SECTION BB, CC
DA-303	D SECTION DD
DA-304	D SECTION EE
DA-901	D FINISHES SCHEDULE
DA-1401	D GFA DATA GRAMS
DA-1402	D GFA DIAGRAMS
DA-1403	D SOLAR ACCESS DIAGRAMS
DA-1404	D VFTS - SOLAR TO PROPOSED BLDG
DA-1405	D VFTS-SOLAR TO NEIGHBOURING BLDG

No.	Rev	Drawing Name	Rev	Description	Date	App'd

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2233 Burwood North NSW 2134
Phone Number: +61 29745 2014

Project	Phone Number: +61 29745 2014
MIXED USE MULTI RESIDENTIAL	
28-34 VICTORIA ST BURWOODNSW Australia	
Project Number	18-113
Status	DEVELOPMENT APPLICATION