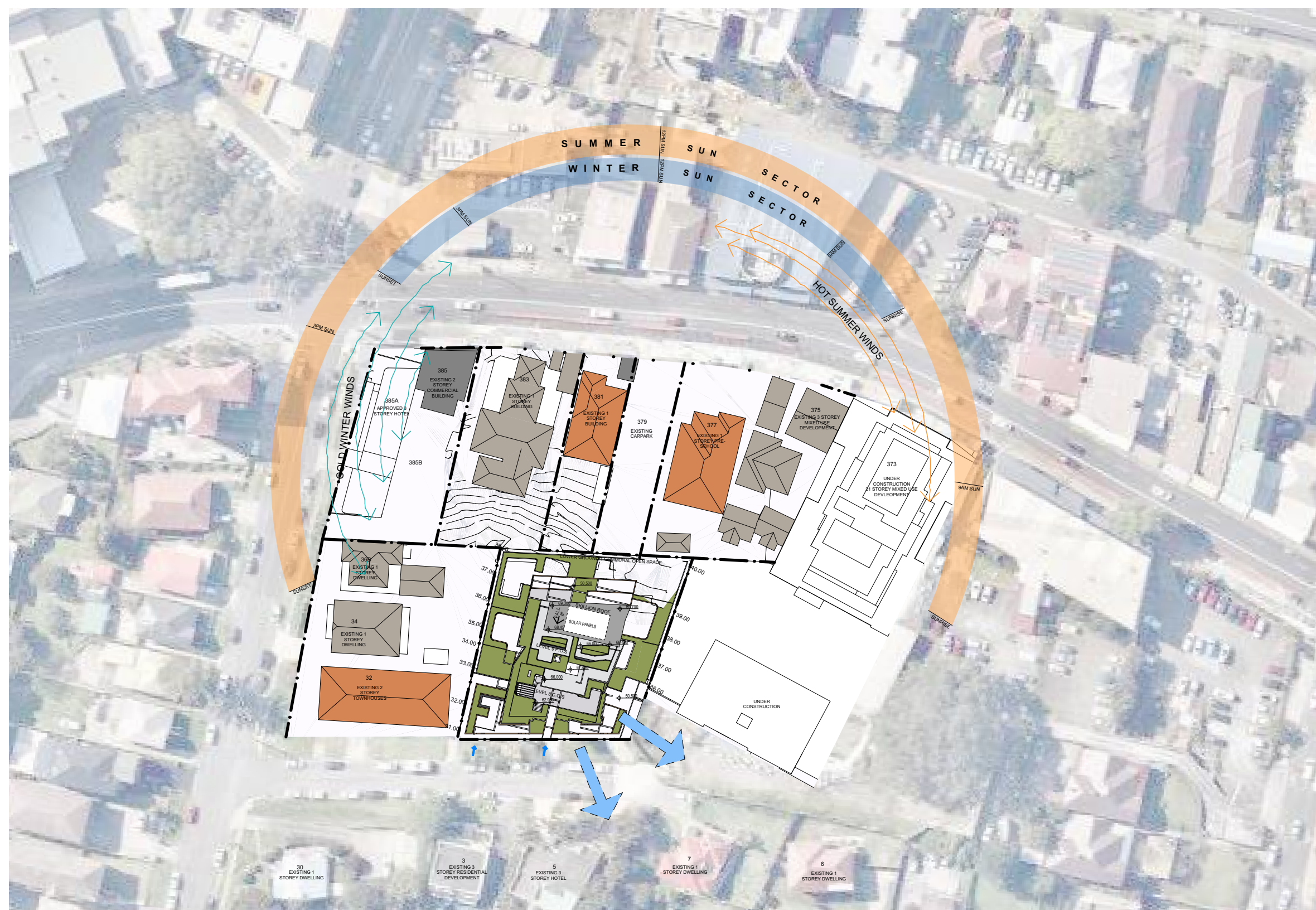




SITE AREA		
1,929 m ²	4-8 Parkinson St	1,928.50 m ²
GFA		FSR

6,158 m ²	3.19 : 1
----------------------	----------

COMMERCIAL GROSS FLOOR AREA		
0 m ²	Commercial	0.00 m ²
	Retail	0.00 m ²

RESIDENTIAL UNITS		
64	Studio	0%
	1bed	14%
	2bed	70%
	3bed	14%
	4bed	2%

TOTAL CARPARKING		
0	Residential	60.0
	Residential Visitor	13.0
	Commercial/Retail	0.0
	Commercial/Retail Visitor	0.0

Detailed Calculations

GROSS FLOOR AREA					
	Commercial	Retail	Amenities	Residential Carparking	Residential
Basement 2					
Basement 1					
Level 1					294.0 m²
Level 2					308.0 m²
Level 3					806.0 m²
Level 4					852.0 m²
Level 5					621.0 m²
Level 6					621.0 m²
Level 7					569.0 m²
Level 8					569.0 m²
Level 9					569.0 m²
Level 10					569.0 m²
Level 11					292.0 m²
Level 12					88.0 m²
Level 13					
Level 14					
Level 15					
Level 16					
Level 17					
Level 18					
Level 19					
	0.0 m²	0.0 m²	0.0 m²	0.0 m²	6,158.0 m²
				Total	6,158.0 m²

CAR PARKING			
		Commercial per DCP	
Staff/Residents	0.0	0.0	0.0
Visitors			0.0
		Total	0.0

BICYCLES			
Staff/Residents	0.0		
Visitors	0.0		
		Total	0.0

MOTORCYCLE	Commercial per DCP		
Staff/Residents	0.0	0.0	0.0
Visitors			
		Total	0.0

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 0.75/Studio, 0.75/1Bed, 1/2Bed, 1/3Bed, 1/4Bed+, and Visitors at 1/5
3. Commercial Parking: When using Development Control Plan rates, carparking space are calculated at 1/60m2. Retail is 1/60m2
4. Bicycle spaces: When using 'DCP' rates, bicycle spaces are for Residents at a rate of 1/3 dwellings and visitors 1/12 dwellings. For commercial component 1/750m2 GFA and staff at 1/200m2
5. FSR: $(NRFSR \times NR/100) + (RFSR \times R/100)$: 1. Refer LEP Clause 4.4A (3) & (4)

CONTROL		REQUIREMENT	PROPOSED		COMPLIES
Floor Space Ratio		3.41 : 1 MAX	3.19 : 1		✓
	<i>including residential</i>	100.00%	3.41 : 1 MAX		✓
	<i>including commercial</i>	0.00%	0.00 : 1		✓
Gross Floor Area		6,577.4 m² MAX	6,158.0 m²		✓
	<i>including residential</i>	6,577.4 m² MAX	6,158.0 m²		✓
	<i>including commercial</i>	0.0 m² MAX	0.0 m²		✓
Building Height		32.00 m MAX	32.00 m		✓
Carparking (ADG + DCP)					
	Residential	59.90 MIN	60.0		✓
	Residential Visitor	12.80 MIN	13.0		✓
	Commercial/Retail	0.00 MIN	0.0		✓
	Commercial Visitor	0.00 MIN	0.0		✓
	Total (DCP)	73 MIN	73.0		✓
	Carwash	1 MIN	1.0		✓
Motorcycle Parking		4.27 MIN	5.0		✓
Bicycle Parking		26.67 MIN	28.0		✓
Solar Access (> 2hours)		70% MIN	46	72%	✓
No Solar Access (< 15 mins)		15% MAX	7	11%	✓
Cross Ventilation		60% MIN	39	61%	✓
Adaptable Units					
	Adaptable	10% MIN	7	10%	✓
	Livable Housing Silver Level	20% MIN	13	20%	✓
Communal Open Space (DCP)		25% MIN	736 m2	38.2%	✓
Unit Storage	1Bed	6 m3 MIN	6 m3		✓
(min. half in unit, remaining in	2Bed	8 m3 MIN	8 m3		✓
basement)	3Bed+	10 m3 MIN	10 m3		✓

[illegible]

Residential per DCP					
0.0	6.8	45.0	9.0	1.0	61.8
					12.8
				Total	74.6
Residential per ADG					
0.0	5.4	40.5	12.6	1.4	59.9
					12.8
				Total	72.7
					21.3
					5.3
				Total	26.7
Residential per DCP					
					4.3
				Total	4.3



Sample FSR Ratios								
Perc.			Total Max		Resi		Comm	
Resi	Comm	FSR	GFA	FSR	GFA	FSR	GFA	
100%	0%	3.41 : 1	6,577 m ²	3.41 : 1	6,577 m ²	0.00 : 1	0 m ²	
95%	5%	3.53 : 1	6,813 m ²	3.36 : 1	6,472 m ²	0.18 : 1	341 m ²	
90%	10%	3.65 : 1	7,048 m ²	3.29 : 1	6,343 m ²	0.37 : 1	705 m ²	
85%	15%	3.78 : 1	7,283 m ²	3.21 : 1	6,191 m ²	0.57 : 1	1,093 m ²	
80%	20%	3.90 : 1	7,519 m ²	3.12 : 1	6,015 m ²	0.78 : 1	1,504 m ²	
75%	25%	4.02 : 1	7,754 m ²	3.02 : 1	5,815 m ²	1.01 : 1	1,938 m ²	
70%	30%	4.14 : 1	7,989 m ²	2.90 : 1	5,593 m ²	1.24 : 1	2,397 m ²	
65%	35%	4.26 : 1	8,225 m ²	2.77 : 1	5,346 m ²	1.49 : 1	2,879 m ²	
60%	40%	4.39 : 1	8,460 m ²	2.63 : 1	5,076 m ²	1.75 : 1	3,384 m ²	
55%	45%	4.51 : 1	8,695 m ²	2.48 : 1	4,782 m ²	2.03 : 1	3,913 m ²	
50%	50%	4.63 : 1	8,931 m ²	2.32 : 1	4,465 m ²	2.32 : 1	4,465 m ²	
45%	55%	4.75 : 1	9,166 m ²	2.14 : 1	4,125 m ²	2.61 : 1	5,041 m ²	
40%	60%	4.87 : 1	9,401 m ²	1.95 : 1	3,760 m ²	2.92 : 1	5,641 m ²	
35%	65%	5.00 : 1	9,637 m ²	1.75 : 1	3,373 m ²	3.25 : 1	6,264 m ²	
30%	70%	5.12 : 1	9,872 m ²	1.54 : 1	2,962 m ²	3.58 : 1	6,910 m ²	
25%	75%	5.24 : 1	10,107 m ²	1.31 : 1	2,527 m ²	3.93 : 1	7,580 m ²	
20%	80%	5.36 : 1	10,342 m ²	1.07 : 1	2,068 m ²	4.29 : 1	8,274 m ²	
15%	85%	5.48 : 1	10,578 m ²	0.82 : 1	1,587 m ²	4.66 : 1	8,991 m ²	
10%	90%	5.61 : 1	10,813 m ²	0.56 : 1	1,081 m ²	5.05 : 1	9,732 m ²	
5%	95%	5.73 : 1	11,048 m ²	0.29 : 1	552 m ²	5.44 : 1	10,496 m ²	
0%	100%	5.85 : 1	11,284 m ²	0.00 : 1	0 m ²	5.85 : 1	11,284 m ²	

BASIS COMMITMENTS SUMMARY NOTES (TO BE READ IN CONJUNCTION WITH BASIS CERTIFICATE)				
Assessor # 20901 BASIS Certificate #1084930M_03 Assessor's Certificate # 20901471				
Assessor's name: Ved Baheti m: 0421 530 876 e: ved@outsourcideas.com.au				
WATER	No hot water reticulation required			
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps
Rating	4 Star>4.5 But<=6L/Ml	4 star	5 star	5 star
Appliances	Dishwasher	Cloth Washer		
Rating	4 star	Not specified		
Common area	Taps	All toilets	Common kitchen taps	Common bath rms
	4 Star	na	na	na
Alternate water source				
	Type	Size	Roof area connected	Connections
	Central RWT	10000L	min. 200 m2	Common landscape & Car wash bay
ENERGY				
Hot water	Type		Specification	
	Individual: Gas instantaneous		6 star	
Mech. Ventilation	System		Operation Control	
Bath	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
L'dry	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
Kitchen	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
Cooling System	Type		Living areas	Bed rooms
	1 Phase Air conditioning: Day / Night Zoned		EER 2.5 - 3.0	EER 2.5 - 3.0
Heating System	Type		Living areas	Bed rooms
	1 Phase Air conditioning: Day / Night Zoned		EER 2.5 - 3.0	EER 2.5 - 3.0
Artificial Lighting	Primary type of artificial lighting is fluorescent or light emitting diode (LED)			
	No. of Bed rms	No. of Living	Kitchen	Toilet, L'dry, Hall, Toilet
Dedicated	All	All	All	All
Others	Indoor private Cloth Line		No	
	Outdoor or sheltered common Cloth Line		No	
	Well ventilated Fridge space		Yes	
	Kitchen Cook top / Oven		Gas Cook top + Electric Oven	
Appliances	Dishwasher	Cloth Dryer	Cloth Washer	Refrigerator
Rating	4 star	2 star	---	---
Central System	Type		Service Levels	Lighting
Lifts	Gearless Traction With VVVF Motor		14	As nominated below
Common areas	Ventilation System	Ventilation Efficiency measure	Primary type of artificial lighting	Lighting Efficiency measure
Car parking areas	Ventilation Exhaust Only	Carbon Monoxide Monitor + VSD fan	Fluorescent	daylight sensor and motion sensor
Waste rooms	Ventilation Exhaust Only	--	Fluorescent	motion sensors
Plant rooms,	Ventilation Exhaust Only	--	Fluorescent	daylight sensor and motion sensor
Service rooms	Ventilation Exhaust Only	--	Fluorescent	motion sensor
Substation	Ventilation Exhaust Only	Interlocked to light	Fluorescent	motion sensor
GF Lobby	Mo Mech. Ventilation	--	Fluorescent	daylight sensor and motion sensor
Hallways & Lobby's L1-L12	Mo Mech. Ventilation	--	Fluorescent	daylight sensor and motion sensor
Lifts	Mo Mech. Ventilation	--	LED	Connected to Lift Call button
THERMAL	As per thermal simulation carried out by assessor			
	Refer assessor's stamped drawings with NatHERS Commitments for Wall insulation, Ceiling Insulation, Glazing details etc.			

CONTRACTOR TO CONFIRM ALL UNDERGROUND SERVICES BEFORE COMMENCING WORKS REGARDLESS OF INFORMATION PROVIDED HEREIN.

Assessor # 20901	Assessor's Cert # 20901471		
Thermal Load & NatHERS Spec			
Unit no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
1.01	39	20	5.9
1.02	27	21	6.3
1.03	27	22	6.2
1.04	35	19	5.9
1.05	31	24	5.7
1.06	39	25	5.9
3.07	42	23	5.3
3.08	38	25	5.5
3.09	30	22	5.4
3.10	37	25	5.4
4.01	36	23	5.5
4.02	40	21	5.3
4.03	38	22	5.4
4.04	37	25	5.4
4.05	33	21	5.6
4.06	37	22	5.3
4.07	38	24	5.2
4.08	37	24	5.2
4.09	27	21	6.3
5.01	35	24	6.4
5.02	41	22	5.3
5.03	39	23	5.4
5.04	38	26	5.8
5.05	34	22	5.5
5.06	36	23	5.5
5.07	39	25	5.2
6.01	35	24	6.4
6.02	41	22	5.3
6.03	39	23	5.4
6.04	38	26	5.8
6.05	34	22	5.5
6.06	36	23	5.5
6.07	39	25	5.2
7.01	34	22	5.5
7.02	38	23	5.3
7.03	39	25	5.2
7.04	38	26	5.8
7.05	34	22	5.5
7.06	36	23	5.5
7.07	39	25	5.2
8.01	33	21	5.6
8.02	37	22	5.3
8.03	38	24	5.2
8.04	35	19	5.9
8.05	31	24	5.7
8.06	34	22	5.5
8.07	38	23	5.3
9.01	39	24	5.6
9.02	38	22	5.4
9.03	32	22	5.7
9.04	41	22	5.3
9.05	39	23	5.4
9.06	39	25	5.2
9.07	40	26	5.2
10.01	37	23	5.4
10.02	41	22	5.3
10.03	37	24	5.2
10.04	36	23	5.5
10.05	40	21	5.3
10.06	39	25	5.2
10.07	41	22	5.3
11.01	27	21	6.3
11.02	39	25	5.2
11.03	37	24	5.2
Total (64)	2338	1474	353.1
Average	36.53	23	5.5
Ceiling Insulation: R2.0 (For top floor units only)			
External wall Insulation: R1.0			
Roof type / colour			
Concrete: Medium colour SA 0.475 -0.7			
All External Glazing:			
ALM-002-01 A: Aluminium B SG Clear			
U=6.7 SHGC =0.70			
All External door & window to be weather sealed			
Eaves / shading as per drawings			



Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
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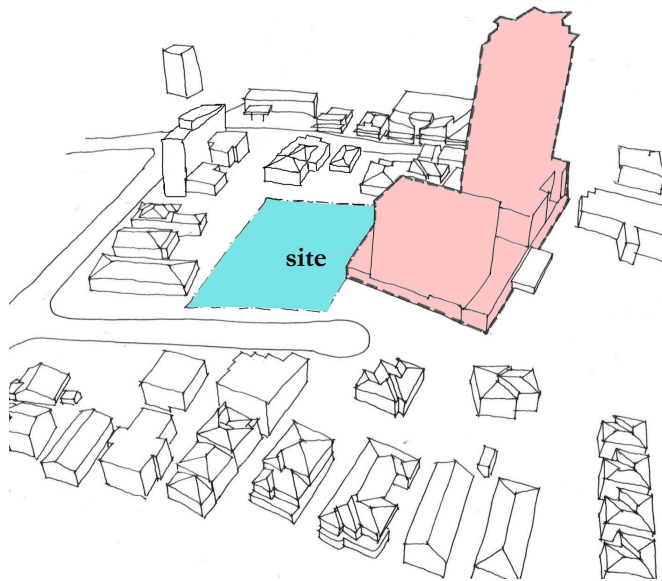
PARKINSON RESIDENCES

4-8 PARKINSON ST. WOLLONGONG NSW

Drawing Title
COVER

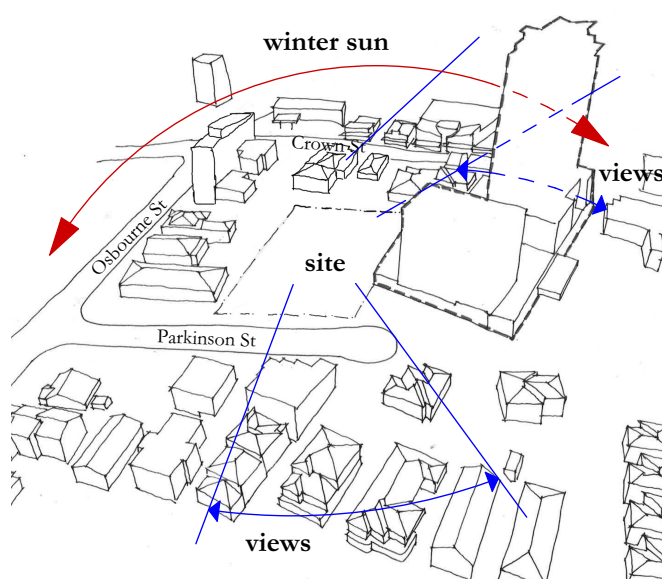
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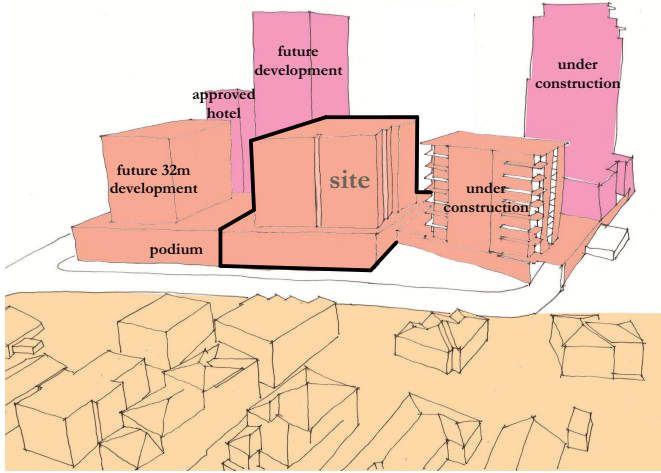
Site in context - existing

- Low-rise residential to the west and south.
- Construction underway to the east of high-rise mixed use residential.
- Commercial area to the North along Crown St.
- Major hospital, Wollongong Hospital, to the North-west.



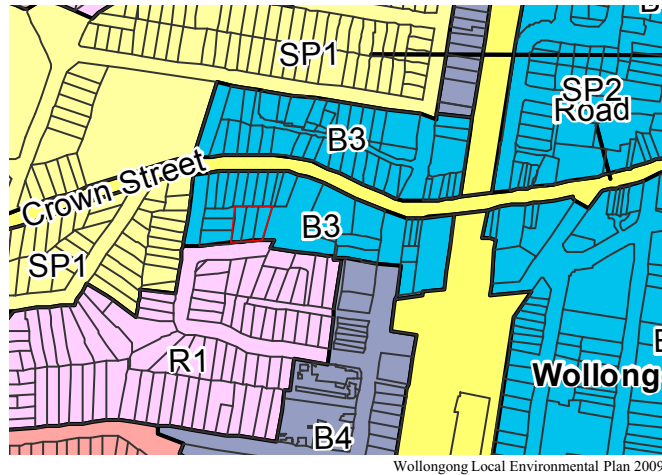
Environment

- North to rear of site
- Views to NE, E and SE.



Future Development

- Zoned 60m Height
- Zoned 32m Height B2
- Zone 16m Height

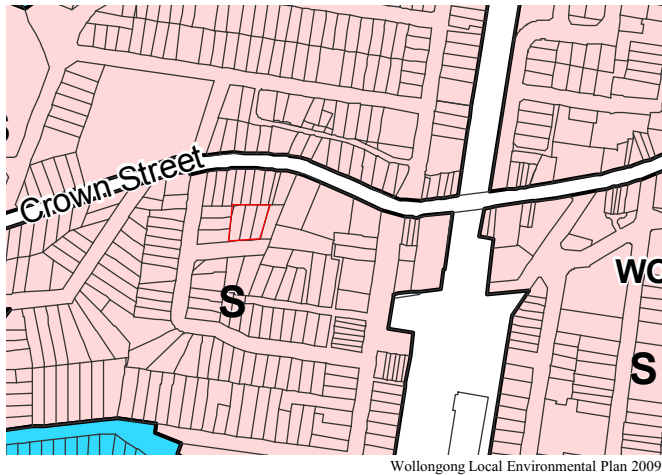


Land Zoning

- Zone Code : B3
- Zone Description : Commercial Core

Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the role of the Wollongong city centre as the regional business, retail and cultural centre of the Illawarra region.
- To provide for high density residential development within a mixed use development if it:
 - (a) is in a location that is accessible to public transport, employment, retail, commercial and service facilities, and
 - (b) contributes to the vitality of the Wollongong city centre.

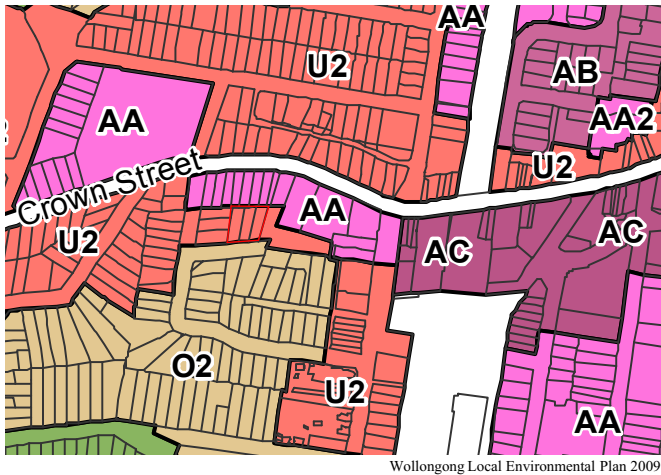


Floor Space Ratio

- Code: S
- 3.5:1 - 6:1 (Zone B3 Commercial Core - site >2000m²)

Floor space ratio

- (1) The objectives of this clause are as follows:
- (a) to provide an appropriate correlation between the size of a site and the extent of any development on that site,
 - (b) to establish the maximum development density and intensity of land use, taking into account the availability of infrastructure to service that site and the vehicle and pedestrian traffic the development will generate,
 - (c) to ensure buildings are compatible with the bulk and scale of the locality.



Building Height

- Code: AA fronting Crown St, U2 fronting Parkinson St
- 60m fronting Crown St, 32m fronting Parkinson St

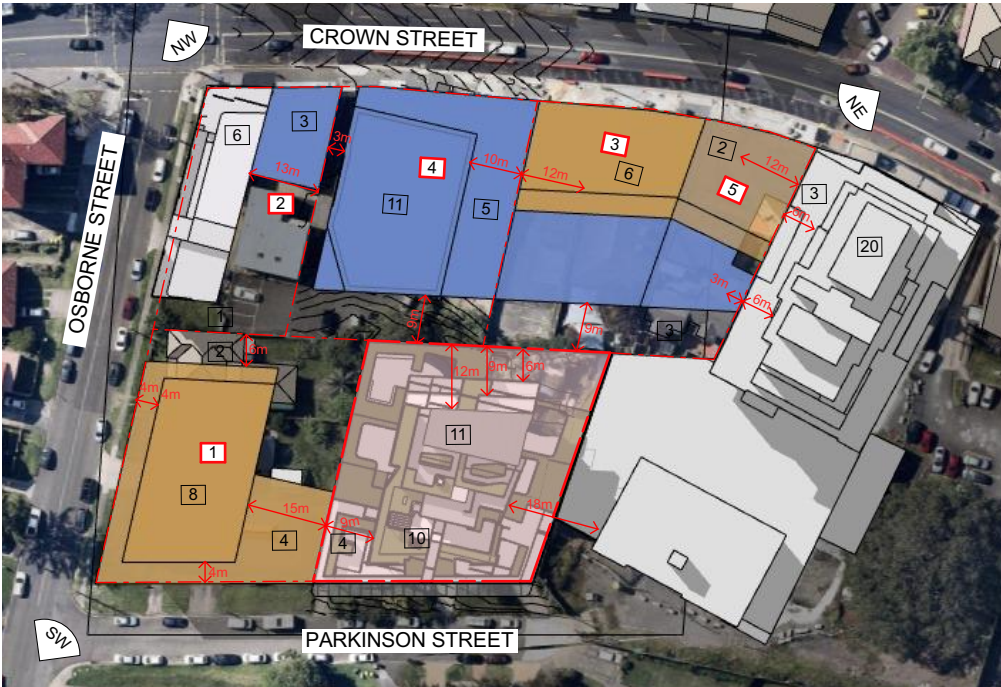
Height of buildings

- (1) The objectives of this clause are as follows:
- (a) to establish the maximum height limit in which buildings can be designed and floor space can be achieved,
 - (b) to permit building heights that encourage high quality urban form,
 - (c) to ensure buildings and public areas continue to have views of the sky and receive exposure to sunlight.

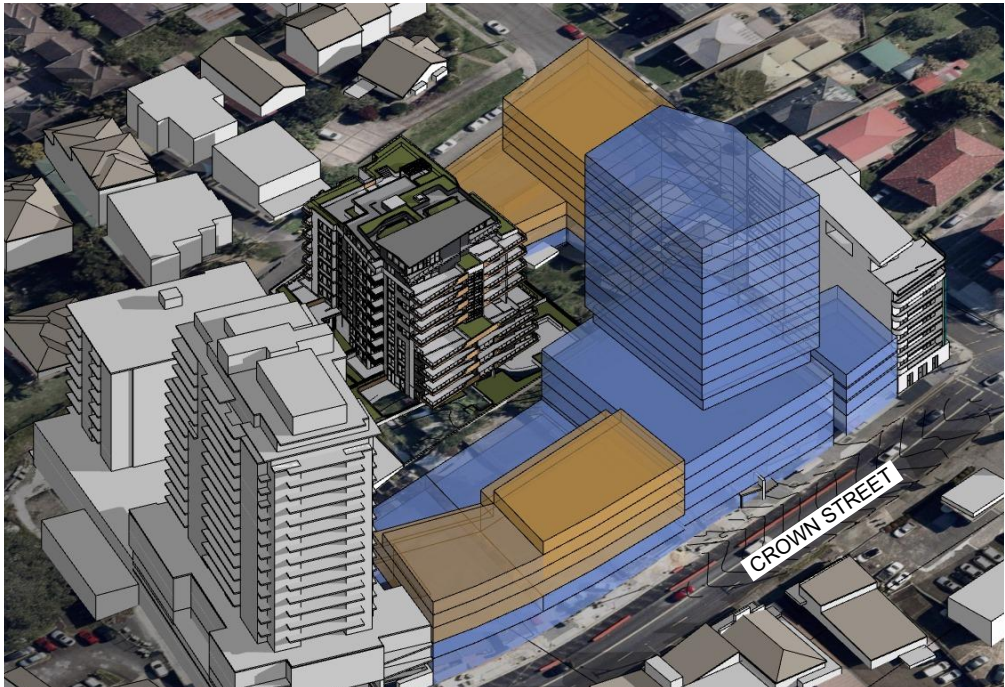


	PROPERTY 1				PROPERTY 2		PROPERTY 3		PROPERTY 5		PROPERTY 4 (inc Parkinson St)		
	no 32, 34, 36B				no 385, 385B		no. 379		no. 375		no.381-383		
Site area	1900 m²				588 m²		1324		859		3667		
	OPTION 1		OPTION 2		OPTION 1		OPTION 1		OPTION 1		OPTION 1		
	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	
Level 1	1250		1062		200		1084		625		41	294	
Level 2	1250		1473		200		1084		625			308	
Level 3	1250			1250	200			610		445		806	
Level 4	1250			1250	200			610		445	894	852	
Level 5	640			710				610		300	1101	621	
Level 6	640			710				400			1125	621	
Level 7	640			710							1125	569	
Level 8	640			710							1125	569	
Level 9	640										571	569	
Level 10	640										640	569	
Level 11	640										640	292	
Level 12	640										640	88	
Level 13	640										640		
Level 14	240										640		
Level 15											640		
Level 16											640		
Level 17											640		
Level 18											640		
Level 19											640		
TOTAL GFA	m²	11000	0	2535	5340	800	0	2168	2230	1250	1190	12382	6158
		11000		7875		800		4398		2440		18540	
TOTAL FSR		5.79:1	0.00:1	1.86:1	2.29:1	1.36:1		1.78:1	1.83:1	1.47:1	1.40:1	3.45:1	1.72:1
		5.79 :1		4.15 :1		1.36 :1		3.61 :1		2.87 :1		5.17 :1	
MAX GFA	m²	11004	0	2540	5351	800 m²	0	2356	2423	1262	1201	12661	6297
		11004		7891		800		4779		2463		18957	



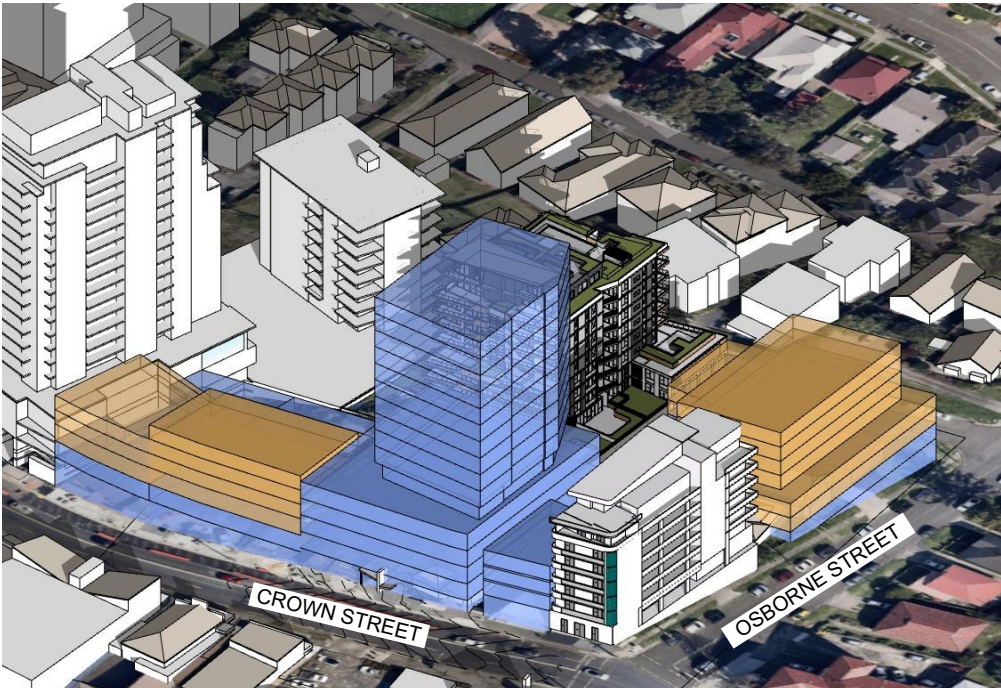


PLAN

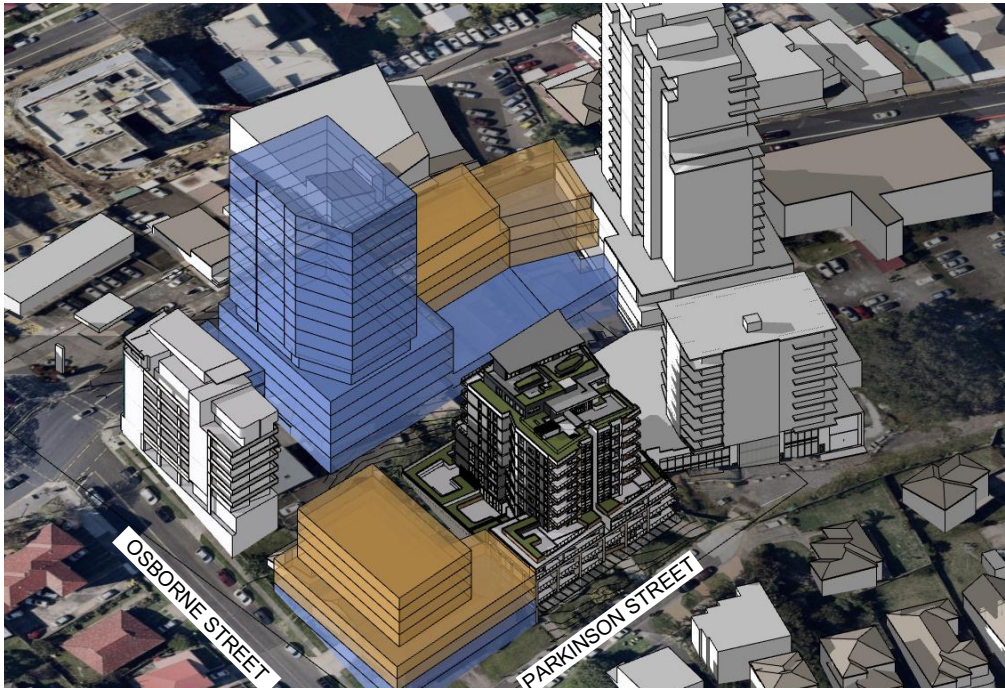


NE

- COMMERCIAL
- RESIDENTIAL
- THE SITE
- NO. OF STORIES
- PROPERTY NO.

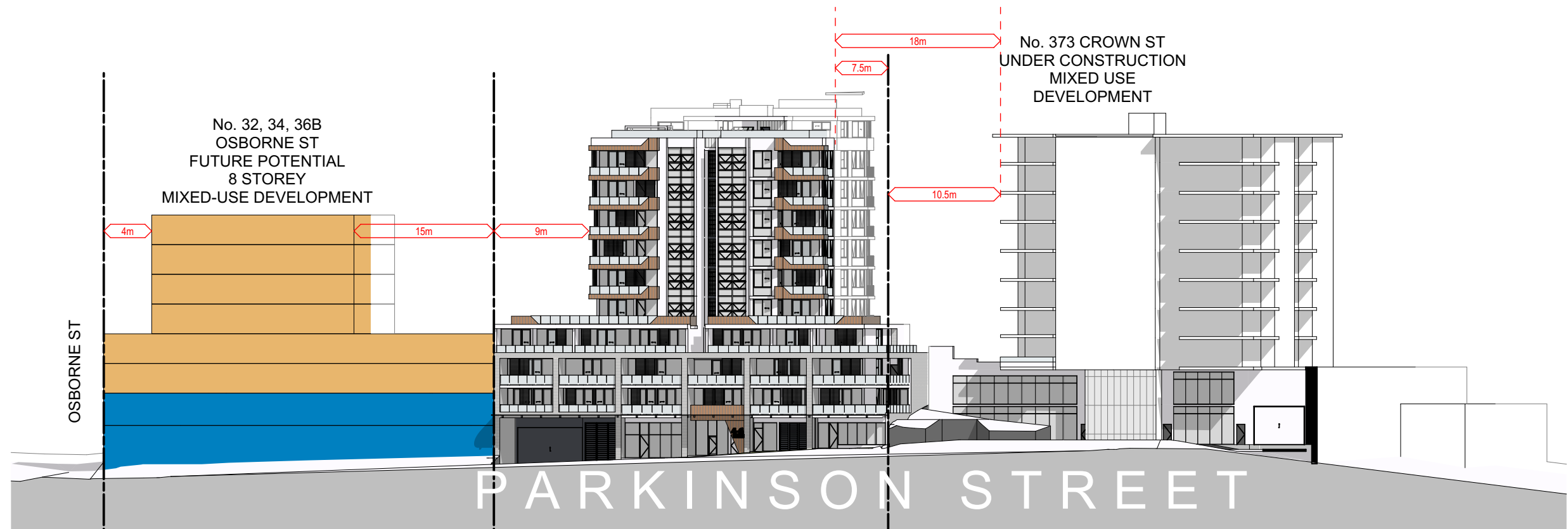


NW



SW







DEMOLITION PLAN
SCALE 1:250

