

SITE AREA	4-8 Parkinson St	1,928.50 m2
1,929 m ²		
GFA		FSR
5,726 m ²		2.97 : 1

COMMERCIAL GROSS FLOOR AREA	Commercial	178.00 m ²
178 m ²	Retail	0.00 m ²

RESIDENTIAL UNITS			
54	Studio	0	0%
	1bed	7	13%
	2bed	32	59%
	3bed	8	15%
	4bed	7	13%

TOTAL CARPARKING		
69.00	Residential	54.0
	Residential Visitor	11.0
	Commercial/Retail	3.0
	Commercial/Retail Visitor	0.0

Detailed Calculations

GROSS FLOOR AREA					UNITS QTY										QTY		PROVIDED		ADG CALCULATIONS			
	Commercial	Retail	Amenities	Residential Carparking	Residential	Studio	1Bed	1Bed + Study	2Bed	2 Bed Soho	3Bed	3 Bed Soho	4 Bed +	TOTAL Units per floor	1bed/Studio	2Bed	Parkinson St.	Solar Access (>2 hrs)	Solar Access (< 15mins)	Cross Ventilated		
Basement 2																						
Basement 1																						
Level 1	178.0 m²				76									0			3.00	8.00				
Level 2					309.0 m²									0			23.00					
Level 3					790.0 m²	2		7					1	10				2	5	5		
Level 4					846.0 m²	1		3		3			1	8				3	1	5		
Level 5					625.0 m²			3		2			1	6				5		4		
Level 6					625.0 m²			3		2			1	6				5		4		
Level 7					570.0 m²	1		6						7				6		4		
Level 8					570.0 m²	1		6						7				7		4		
Level 9					406.0 m²	1		2					1	4				4		3		
Level 10					406.0 m²	1		2					1	4				4		3		
Level 11					247.0 m²					1			1	2				2		2		
Level 12					78.0 m²									0								
Level 13														0								
Level 14														0								
Level 15														0								
Level 16														0								
Level 17														0								
Level 18														0								
Level 19														0								
	178.0 m²	0.0 m²	0.0 m²	0.0 m²	5,548.0 m²	0	7	0	32	0	8	0	7		0	0	3.00	66.00	38	6	34	
				Total	5,726.0 m²		7		32		8			Total	54	Total	0	Total	69.00	70%	11%	63%

CAR PARKING													
Commercial per DCP				Residential per DCP						Serv-App- per DCP			
Staff/Residents	3.0	0.0	3.0	0.0	5.3	32.0	8.0	7.0	52.3	0	0		
Visitors			0.0						10.8	0	0		
Total			3.0	Total						63.1	Total		0
Residential per ADG													
	0.0	4.2	28.8	11.2	9.8	54.0							
						10.8							
						Total	64.8						

BICYCLES									
Staff/Residents	0.9								18.0
Visitors	0.2								4.5
				</					

MOTORCYCLE	Commercial per DCP				Residential per DCP					
Staff/Residents	0.1	0.0	0.0							3.6
Visitors										
				Total						3.6

NOTES

- 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
- 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
- Commercial Parking: When using Development Control Plan rates, carparking space are calculated at 1/60m2. Retail is 1/60m2
- 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
- FSR: (NRFSR x NR/100) + (RFSR x R/100):1. Refer LEP Clause 4.4A (3) & (4)

CONTROL	REQUIREMENT	PROPOSED	COMPLIES
Floor Space Ratio	3.49 : 1 MAX	2.97 : 1	✓
including residential	96.89%	2.88 : 1	✓
including commercial	3.11%	0.09 : 1	✓
Gross Floor Area	6,723.7 m ² MAX	5,726.0 m ²	✓
including residential	6,514.7 m ² MAX	5,548.0 m ²	✓
including commercial	209.0 m ² MAX	178.0 m ²	✓
Building Height	32.00 m MAX	32.00 m	✓
Carparking (ADG + DCP)			

Residential	54.00 MIN	54.0	✓
Residential Visitor	10.80 MIN	11.0	✓
Commercial/Retail	2.97 MIN	3.0	✓
Commercial Visitor	0.00 MIN	0.0	✓
Total (DCP)	68 MIN	69.0	✓
Carwash	1 MIN	1.0	✓
Motorcycle Parking	3.72 MIN	5.0	✓
Bicycle Parking	23.63 MIN	28.0	✓
Solar Access (> 2hours)	70% MIN	38 70%	✓
No Solar Access (< 15 mins)	15% MAX	6 11%	✓
Cross Ventilation	60% MIN	34 63%	✓
Adapatable Units			
Adaptable	10% MIN	6 11%	✓
Livable Housing Silver Level	20% MIN	12 22%	✓
Communal Open Space (DCP)	25% MIN	619 m2 32.1%	✓
Unit Storage	1Bed 6 m3 MIN	6 m3	✓
(min. half in unit, remaining in basement)	2Bed 8 m3 MIN	8 m3	✓
	3Bed+ 10 m3 MIN	10 m3	✓

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	

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:
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PARKINSON RESIDENCES

4-8 PARKINSON ST. WOLLONGONG NSW

Drawing Title
COVER

Scale
@A3 Sheet Size
5/05/2021

Project Number
18133

Drawing Number
DA-000

Revision
11

