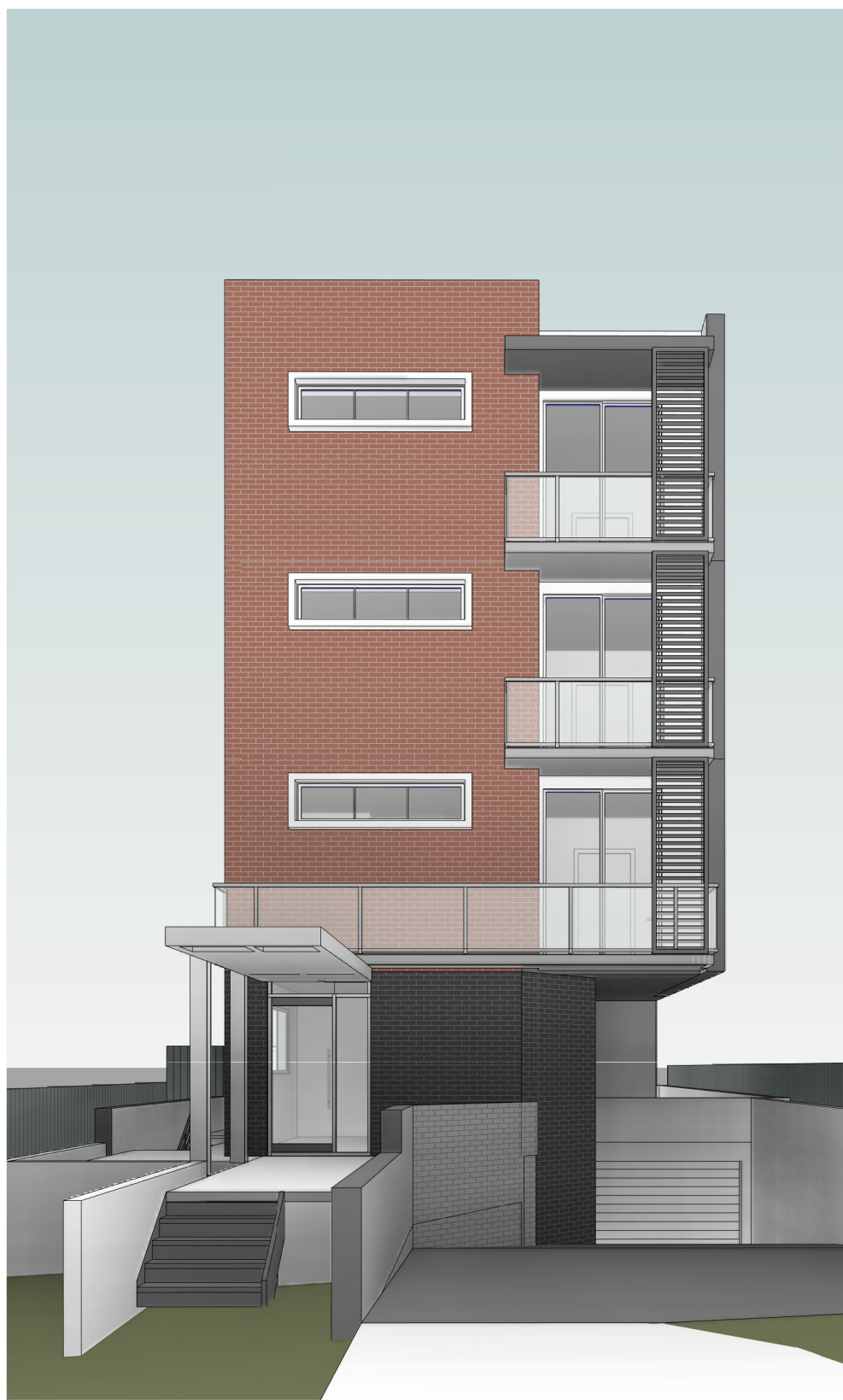


70 CARDIGAN ST, GUILFORD, NSW

DRAWING LIST	
Sheet Number	Sheet Name
00	COVER PAGE
01	COMPLIANCE TABLE
02	SITE PLAN
03	SITE ANALYSIS PLAN
04	DEMOLITION PLAN
05	BASEMENT & DRIVEWAY SECTION
06	GROUND FLOOR
07	FIRST FLOOR
08	SECOND FLOOR
09	THIRD FLOOR
10	ELEVATIONS
11	ROOF PLAN & SECTIONS
12	FLOOR CALCULATIONS
13	SOLAR ACCESS
14	STREETSCAPE ELEVATION & 3D PERSPECTIVES
15	EXTERNAL COLORS-FINISHES
16	SHADOWS DIAGRAMS
17	SHADOW ELEVATIONS
18	EXISTING SELF SHADOWING
19	NOTIFICATION PLAN



LOCATION PLAN



FOR DA APPROVAL

<div><div><div>BAINI DESIGN</div><div>ABN 51 068 732 593</div><div>18 Villiers street</div><div>Parramatta, NSW 2150</div><div>BEN VITALE - Reg N° 8977 - Nominated Architect</div></div><div><div>Phone + 61 2 9188 8250</div><div>info@bainidesign.com.au</div><div>www.bainidesign.com.au</div><div>Sydney, Australia</div></div></div> <div>This drawing is copyright and the property of Baini Design. Larger scale drawings and written dimensions take preference. Do not scale from drawing all dimensions to be verified on site before commencement of work. All discrepancies to be brought to the attention of the author.</div>	REV	DESCRIPTION	DATE	BY	<div>NORTH</div> <div></div>	PROJECT TITLE				DRAWING TITLE				
	A	DA Lodgement	22.05.18			BOARDING HOUSE				COVER PAGE				
						70 Cardigan St, Guilford								
	CLIENT			DRAWN BY			CHECKED BY			PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION	
	KC			CB			CB			16025	00	05/10/17	A	
										SCALE @ A1	DRAWN BY	CHECKED BY		
											CB	CB		

b

d



BOARDING HOUSE

70 CARDIGAN ST, GUILFORD, NSW

16025

COMPLIANCE TABLE

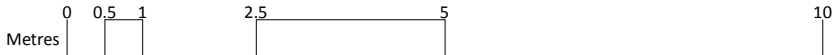
ITEM		PROPOSED	STANDARD	COMPLIANCE
A	NUMBER OF ROOMS		12	
B	SITE AREA		442.6 m²	
C	SITE AREA (AFTER ROAD WIDENING)		422.5 m²	
D	SETBACK			
	FRONT	7.5 m	7.5 m	YES
	REAR	6 m	6 m	YES
	SIDE	3 m	3 m	YES
E	GROSS FLOOR AREA			
	BASEMENT	232 m²		
	GROUND FLOOR	108 m²		
	FIRST FLOOR	118 m²		
	SECOND FLOOR	118 m²		
	THIRD FLOOR	118 m²		
	TOTAL GROSS FLOOR AREA	462 m²		
F	FSR		1.09:1	1:2 (845m²)
G	HEIGHT		13.645 m	15 m
H	LANDSCAPE AREA		100 m²	
I	DEEP SOIL		15%	15 % OF SITE AREA
J	COMMON AREA		43 m²	20 m²
K	CAR PARKING			
	BEDROOMS	6 SPACES	-	YES
	ACCESSIBLE	1 SPACE		YES
	VISITORS			YES
	TOTAL CAR SPACES	6 SPACES		YES
	MOTORBIKE PARKING	2 SPACES		YES
	BYCYCLE PARKING	2 SPACES		YES
I	WASTE MANAGEMENT			
	WASTE BINS	4/240 L		YES
	RECYCLE BINS	1/240 L		YES
	TOTAL BINS	5 BINS		YES

ROOMS SUMMARY	
GF	02
1F	03
2F	03
3F	04
TOTAL	12

CONSULTANTS

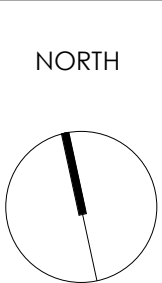
SPECIALITY	COMPANY	NAME	PHONE	EMAIL
HYDRAULICS STORMWATER	AUSTRALIAN CONSULTING ENGINEERS	JOE BACHA	(02) 9763 1500	info@aceeng.com.au
TOWN PLANNER	THINK PLANNERS	JONATHAN WOOD	(02) 9890 8543	jonathon@thinkplanners.com.au
LANDSCAPE ARCHITECT	JALA DESIGNS	JALA JONES	0423 654 478	lloyd@jaladesigns.com.au
ACOUSTIC	ACOUSTIC COSULTING ENGINEERS	DAN DANG	(02) 8006 5560	Dan.Dang@acousticconsulting.com.au

SPECIALITY	COMPANY	NAME	PHONE	EMAIL
J- SECTION	OUTSOURCE IDEAS	VED BAHETI	0421 530 876	ved@outsourcideas.com.au
TRAFFIC MANAGEMENT	STANBURY TRAFFIC PLANNING	MORGAN STANBURY	0410 561 848 (02) 8971 8314	morgan@stanburytraffic.com.au



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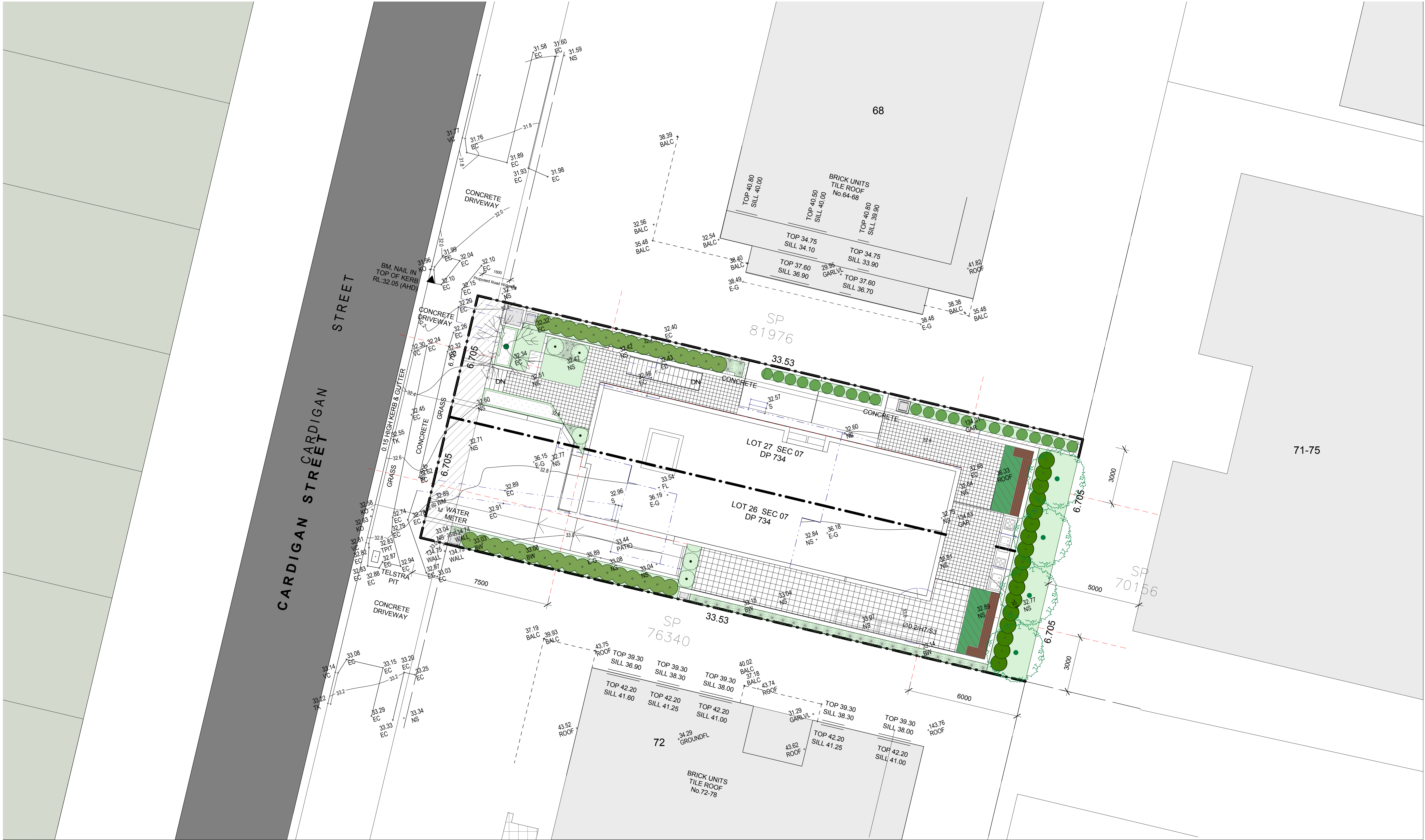


PROJECT TITLE
BOARDING HOUSE
70 Cardigan St, Guilford

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KC	CB	CB

DRAWING TITLE COMPLIANCE TABLE			
PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
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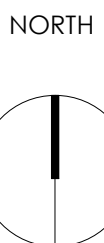


1 Site
1 : 100

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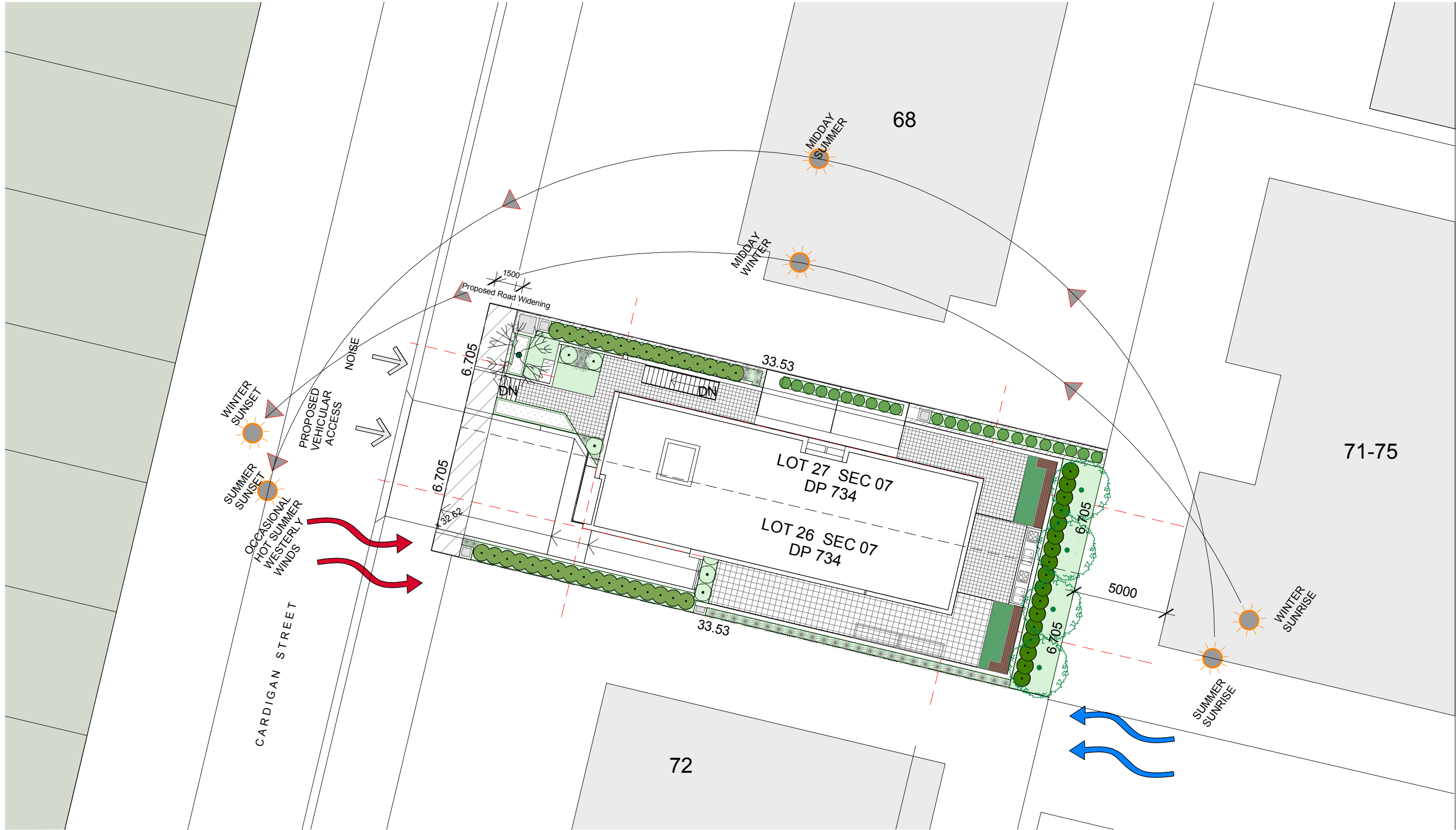
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SITE PLAN

PROJECT NUMBER
16025

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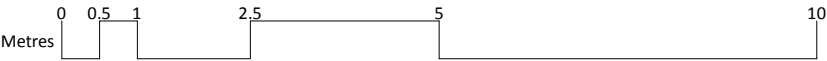




1

Site Analysis Plan

1 : 200



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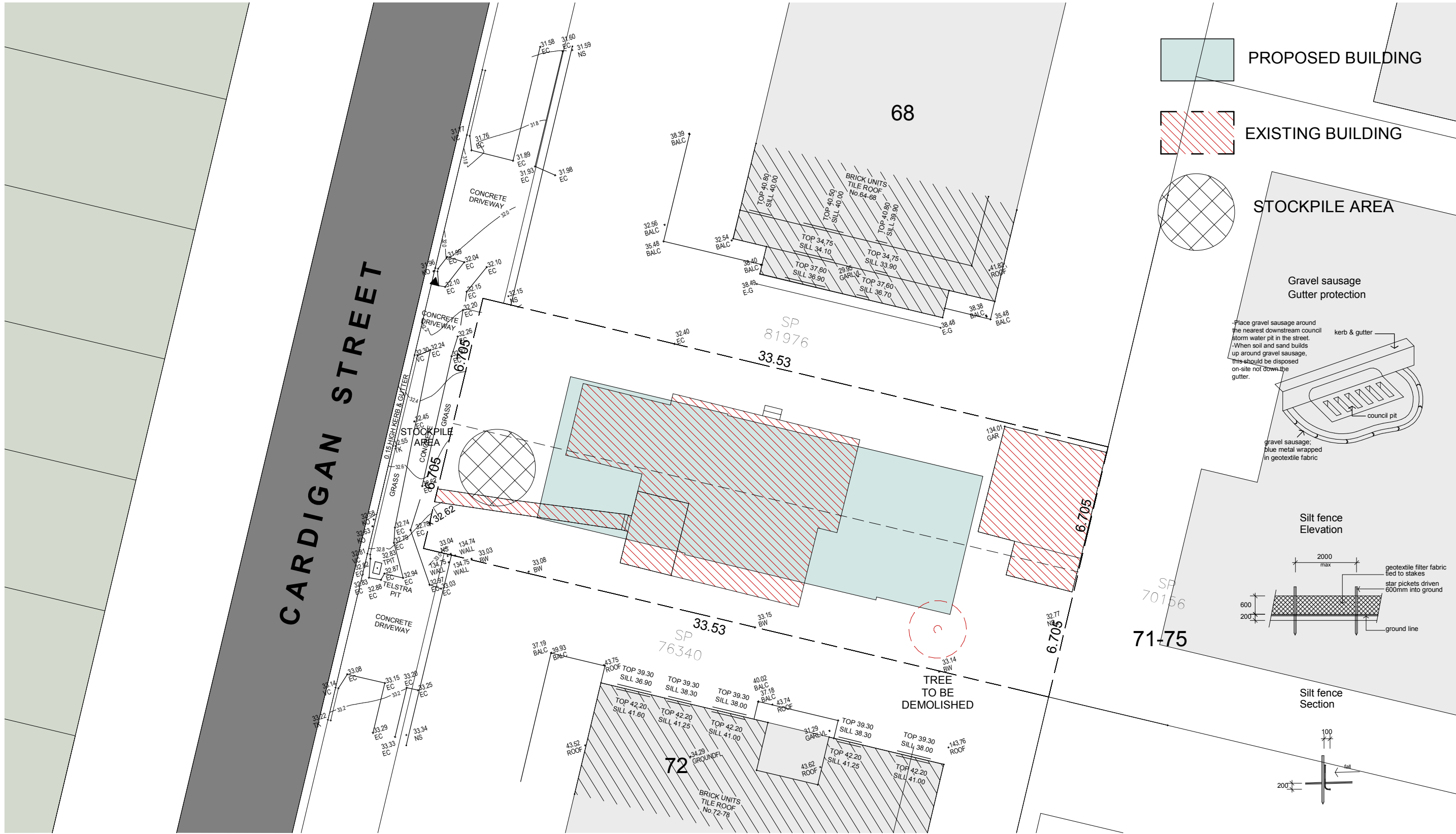
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DRAWING TITLE
SITE ANALYSIS PLAN

PROJECT NUMBER
16025

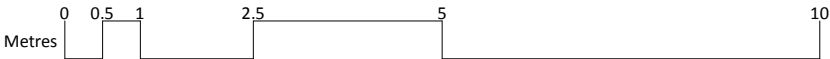
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1 Demolition Plan

1 : 200



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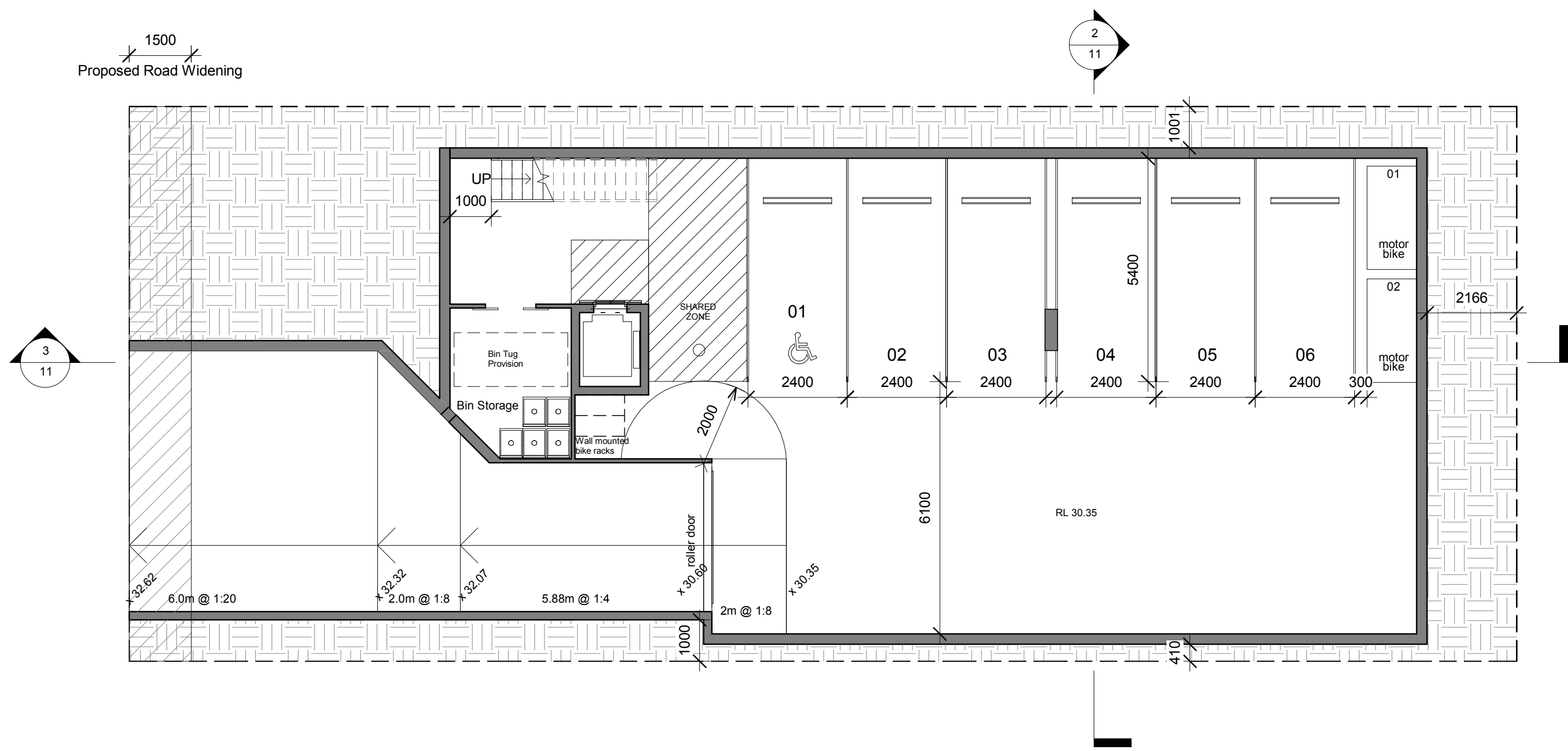
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DEMOLITION PLAN

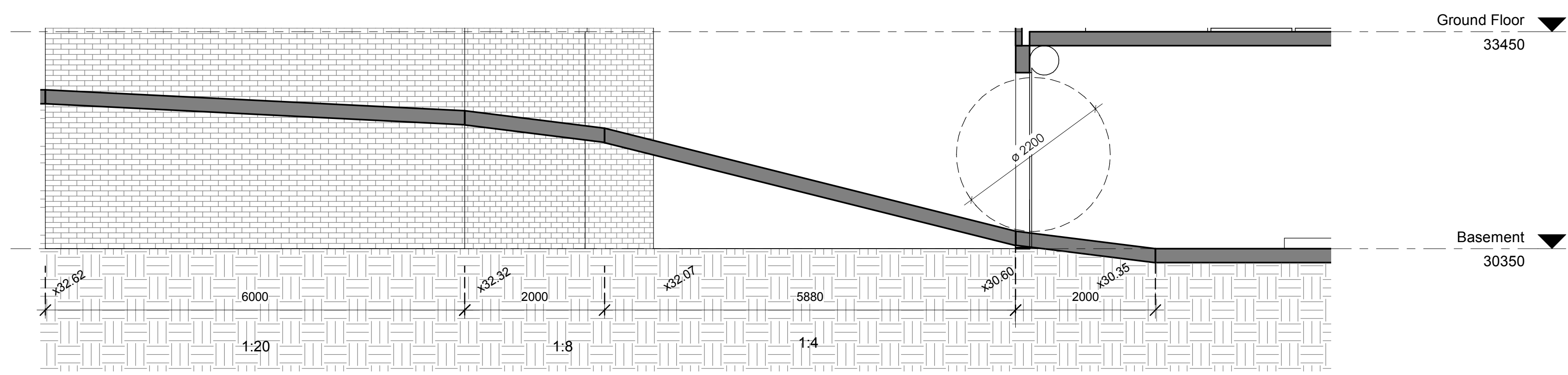
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1 Basement
1 : 100

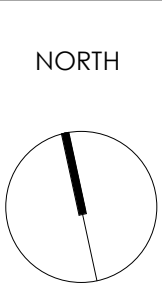


2 Driveway Section
1 : 50

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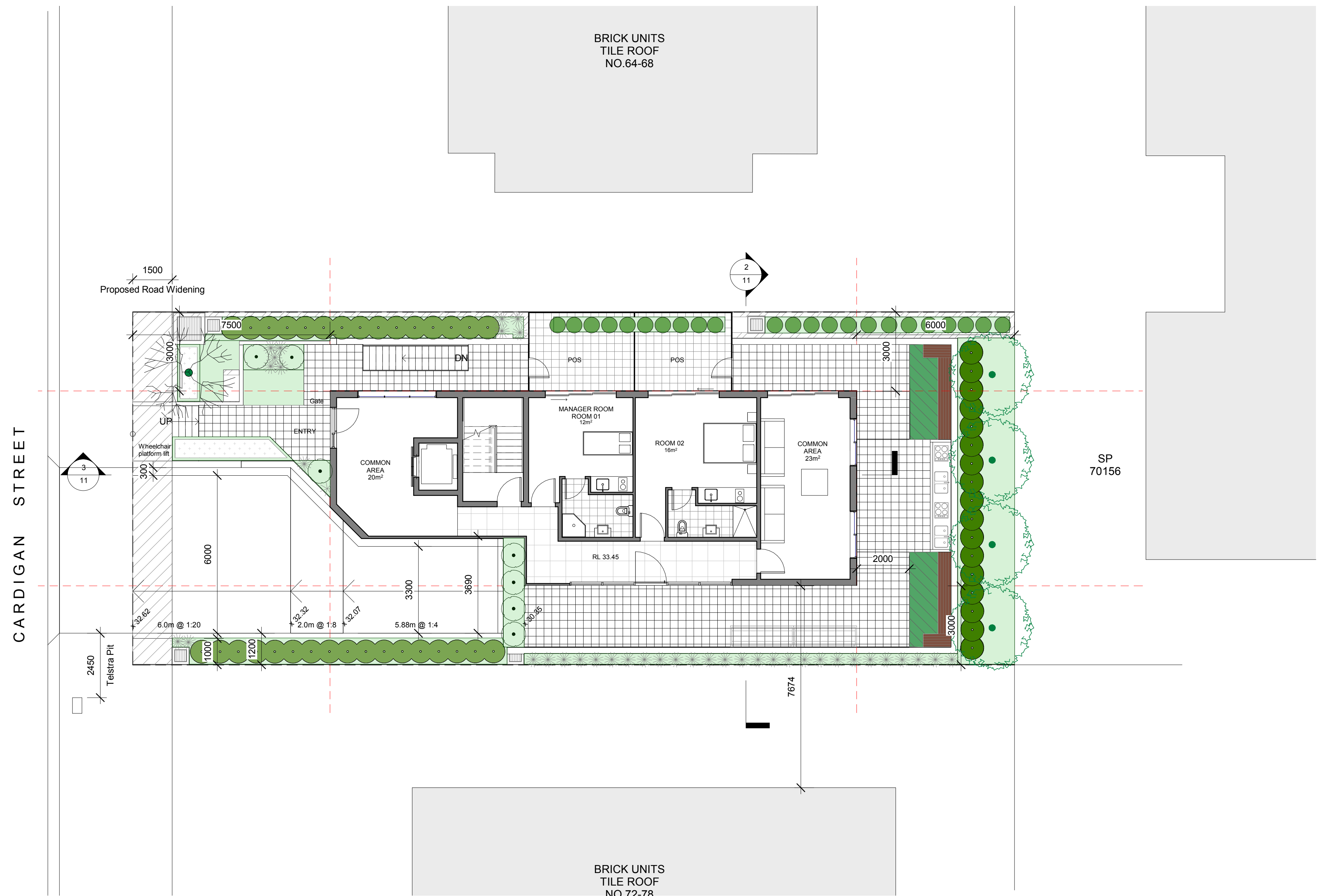
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BASEMENT & DRIVEWAY SECTION

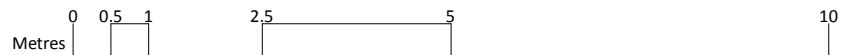
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1 Ground Floor
1 : 100

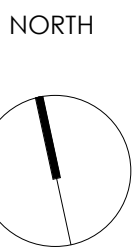


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DRAWING TITLE
GROUND FLOOR

PROJECT NUMBER
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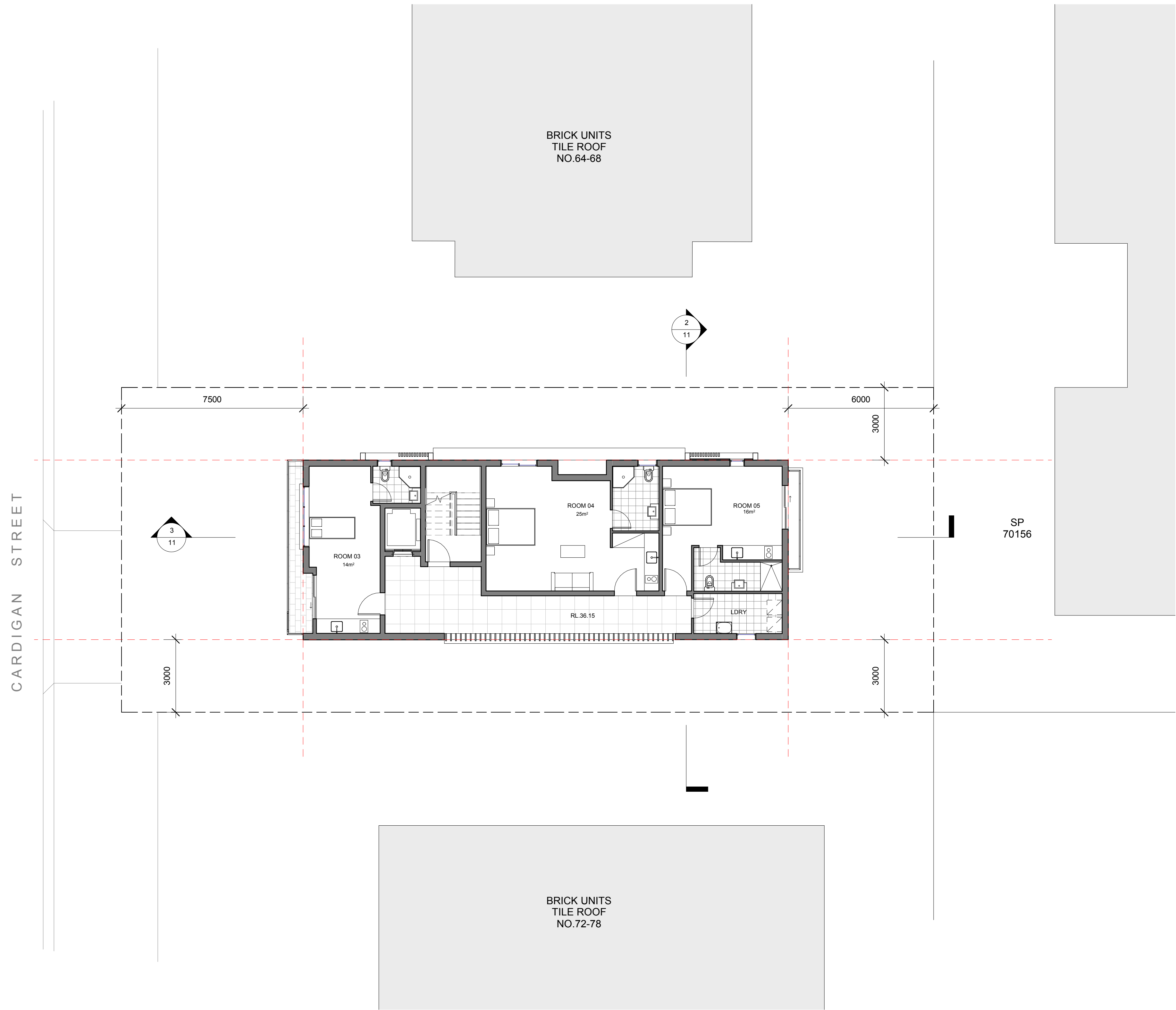
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DATE
05/22/18
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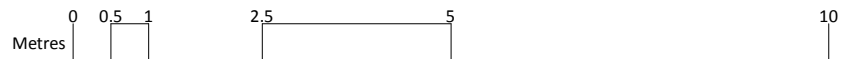
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1 Level 1
1 : 100

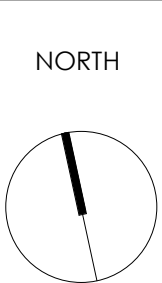


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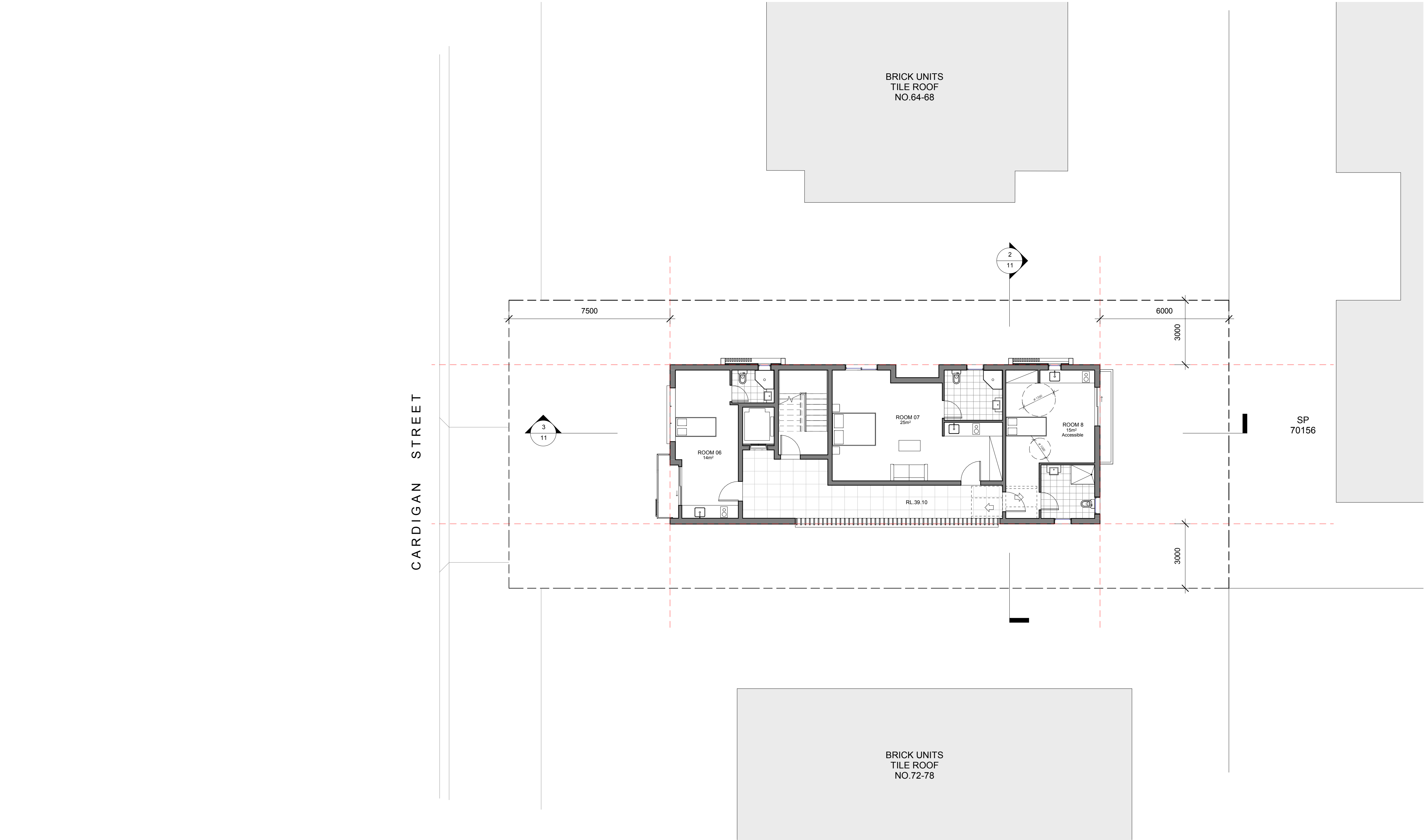


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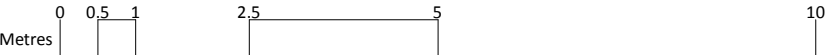
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PROJECT NUMBER 16025	DRAWING NUMBER 07	DATE 05/22/18	REVISION A
SCALE @ A1 1 : 100	DRAWN BY CB	CHECKED BY CB	

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1 Level 2
1 : 100

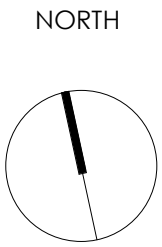


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DRAWING TITLE
SECOND FLOOR

PROJECT NUMBER
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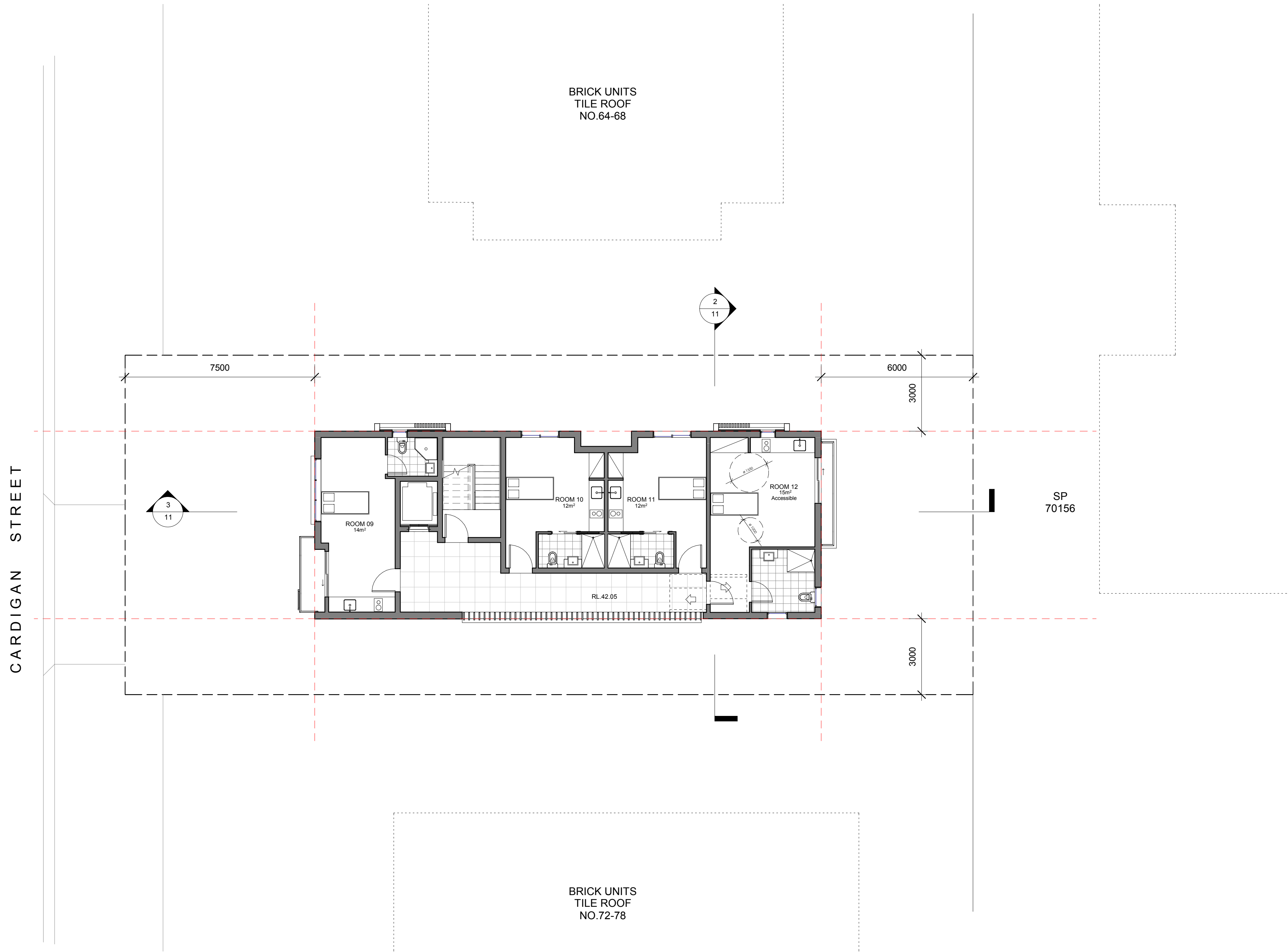
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DATE
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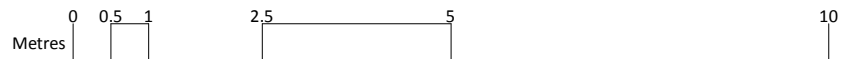
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1 Level 3
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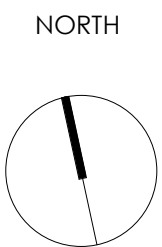


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BOARDING HOUSE
70 Cardigan St, Guilford

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DRAWING TITLE
THIRD FLOOR

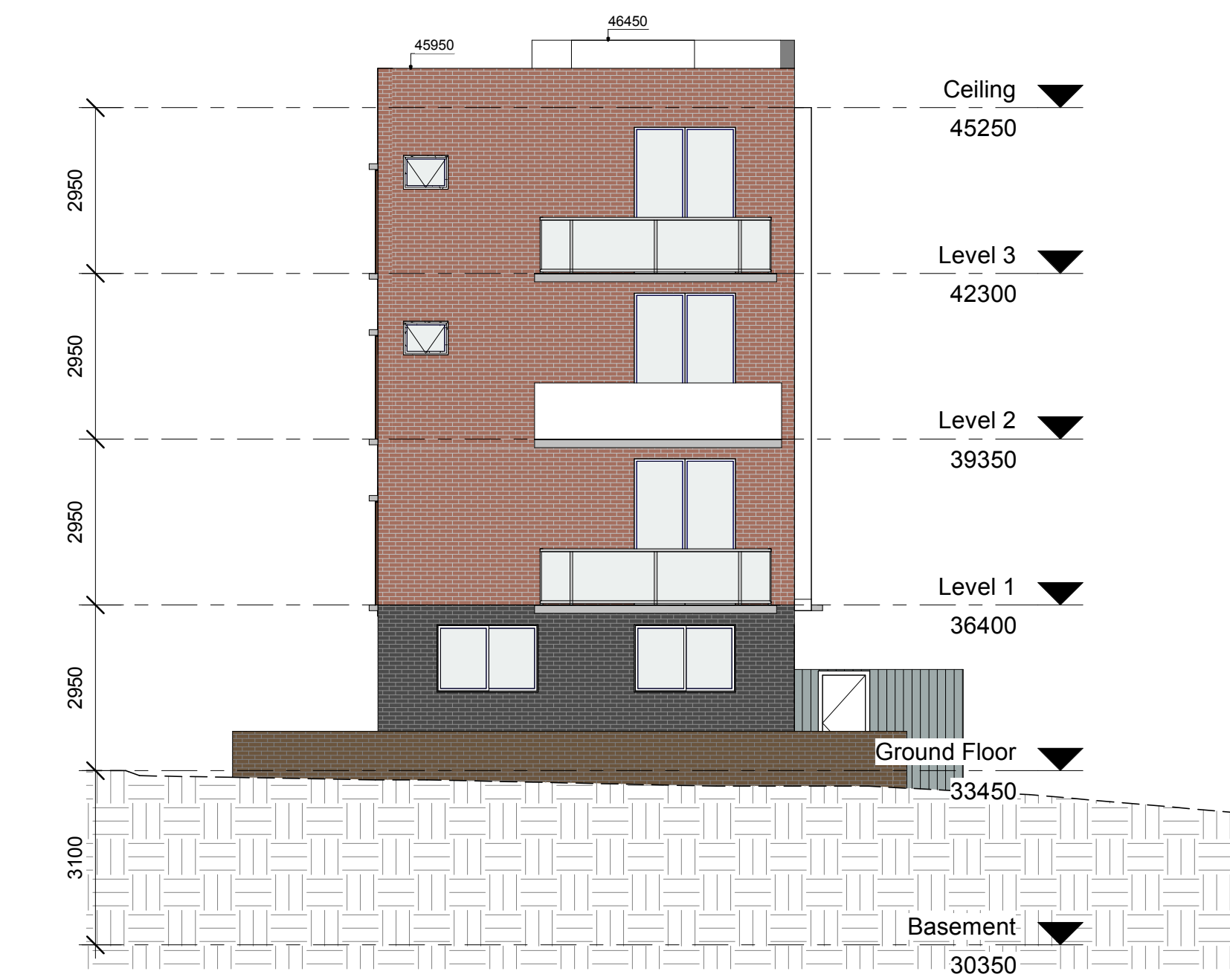
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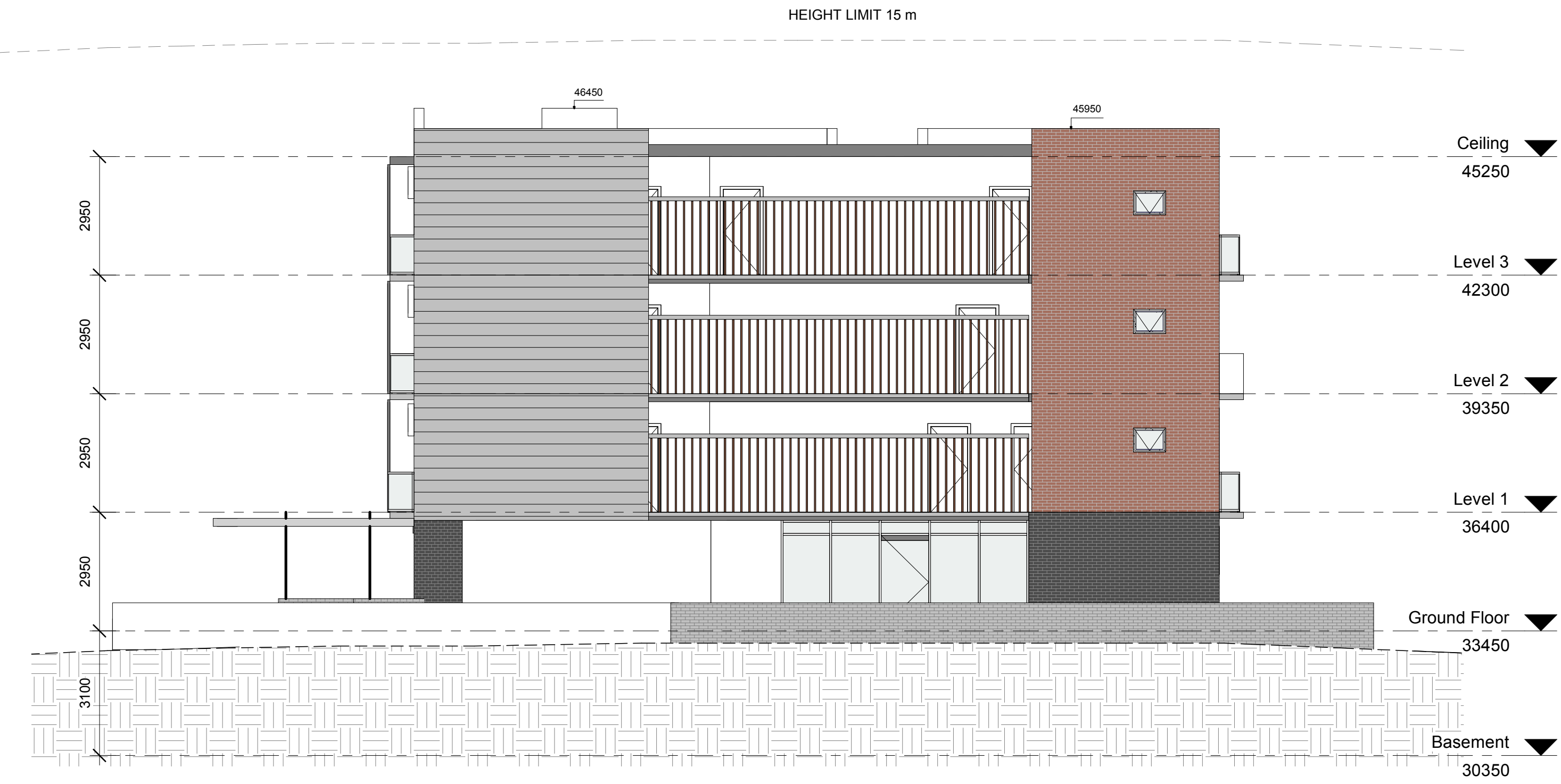




1 West
1 : 100



3 East
1 : 100



2 South
1 : 100



4 North
1 : 100

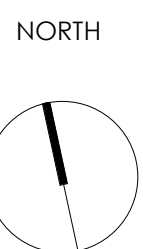


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PROJECT TITLE
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70 Cardigan St, Guilford

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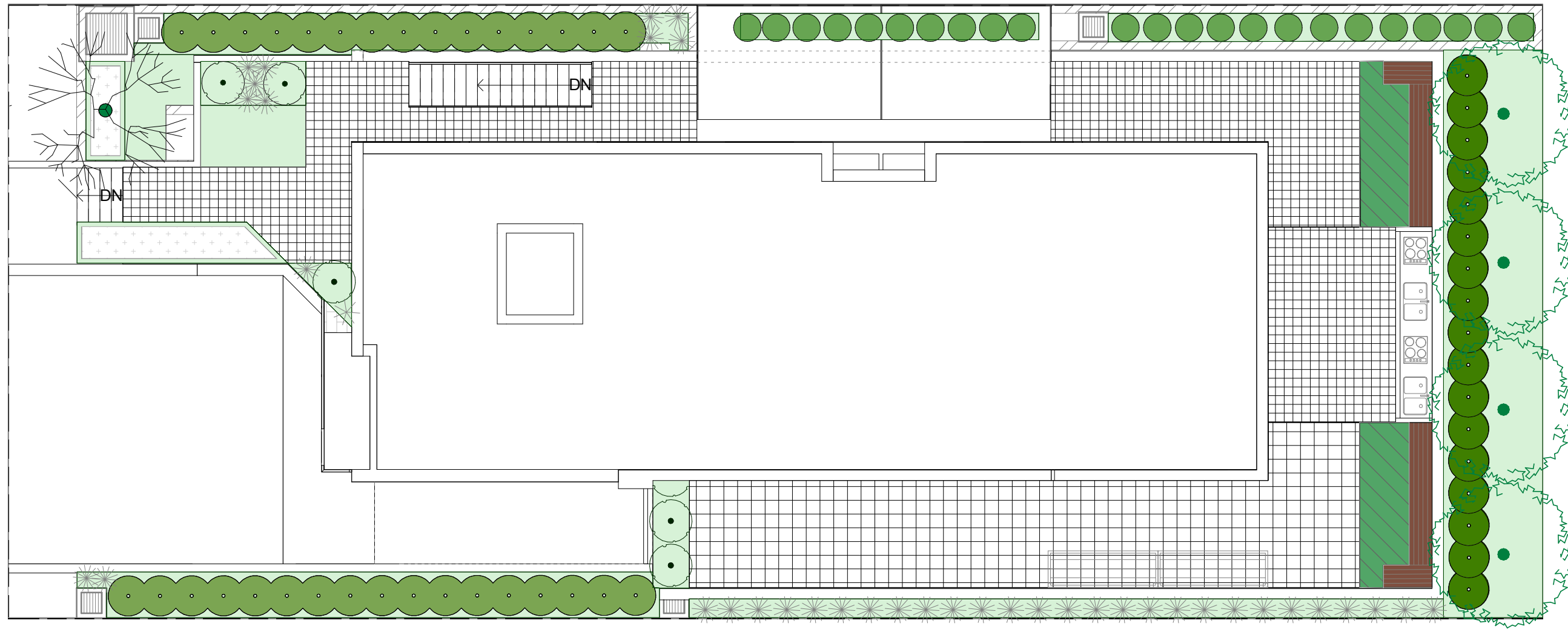
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ELEVATIONS

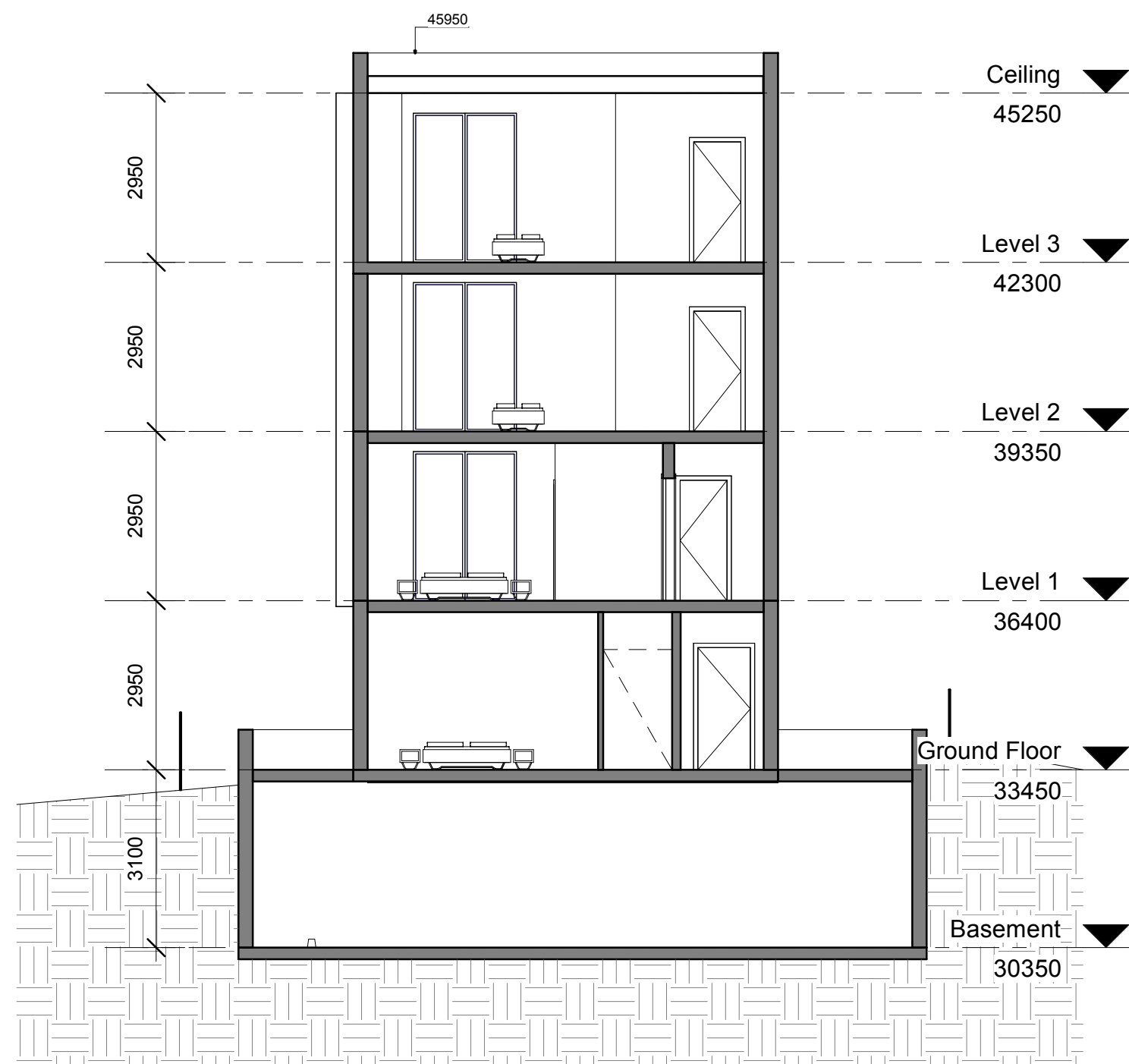
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16025

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1 : 100	CB	CB





1 ROOF PLAN
1 : 100



2 SECTION A-A
1 : 100



3 SECTION B-B
1 : 100



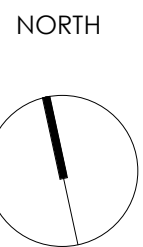
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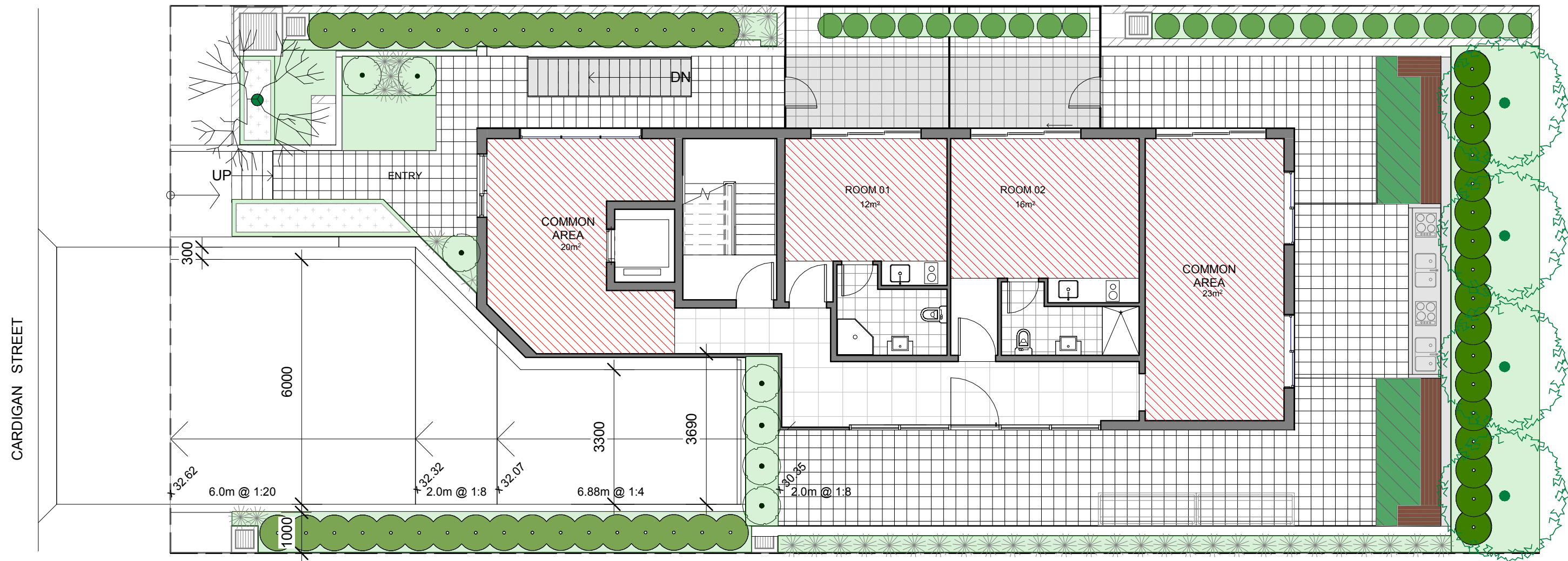
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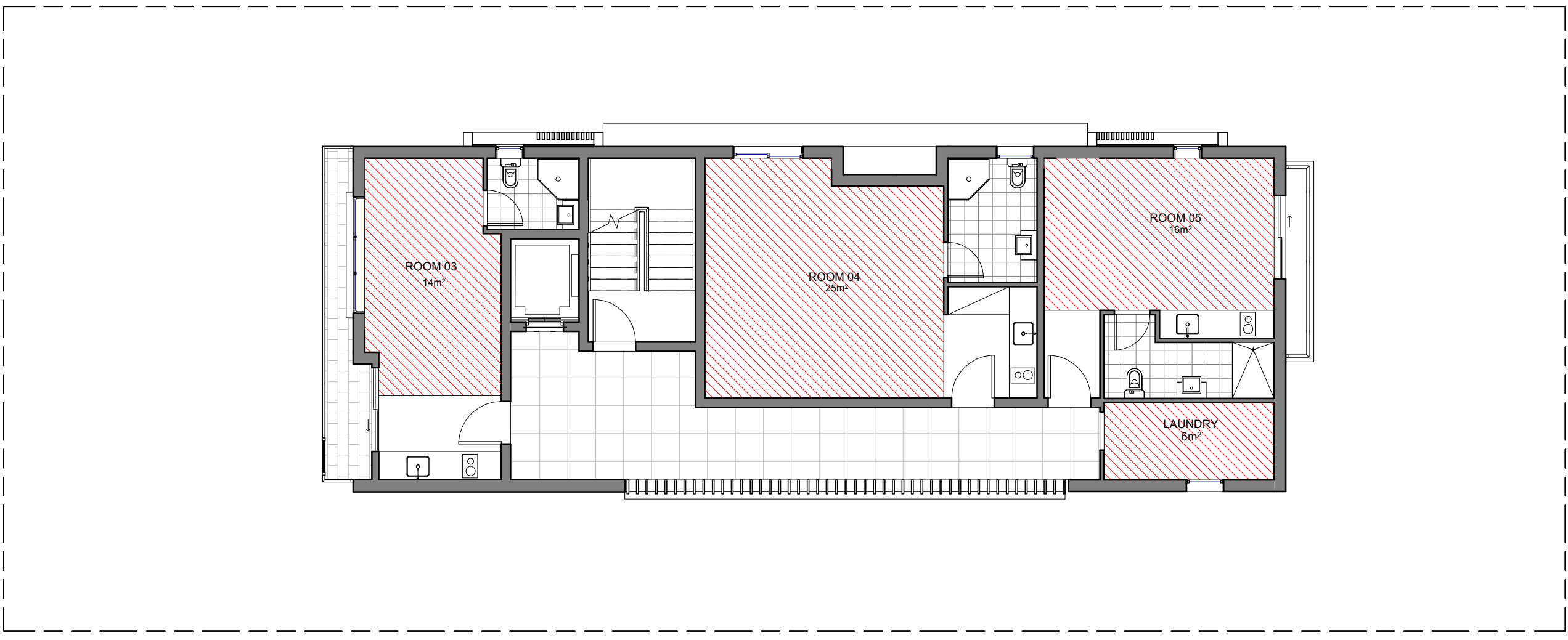
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ROOF PLAN & SECTIONS

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
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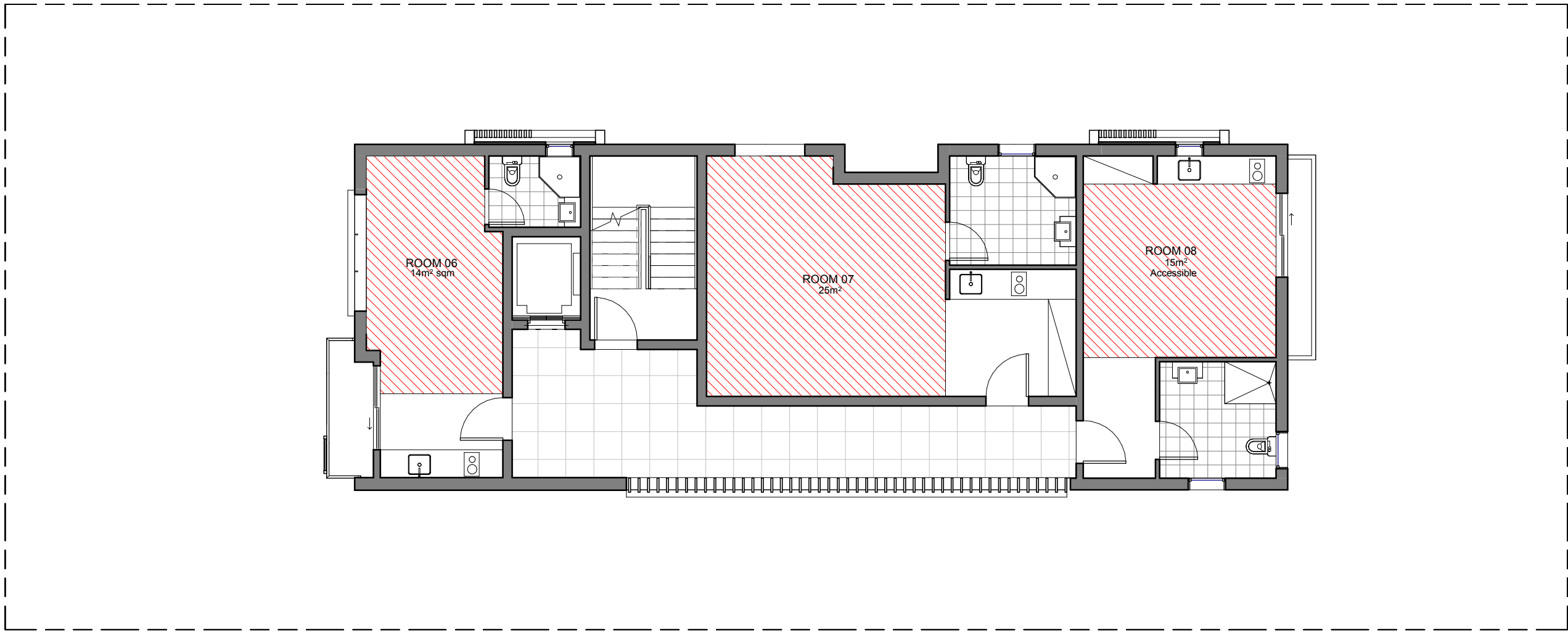




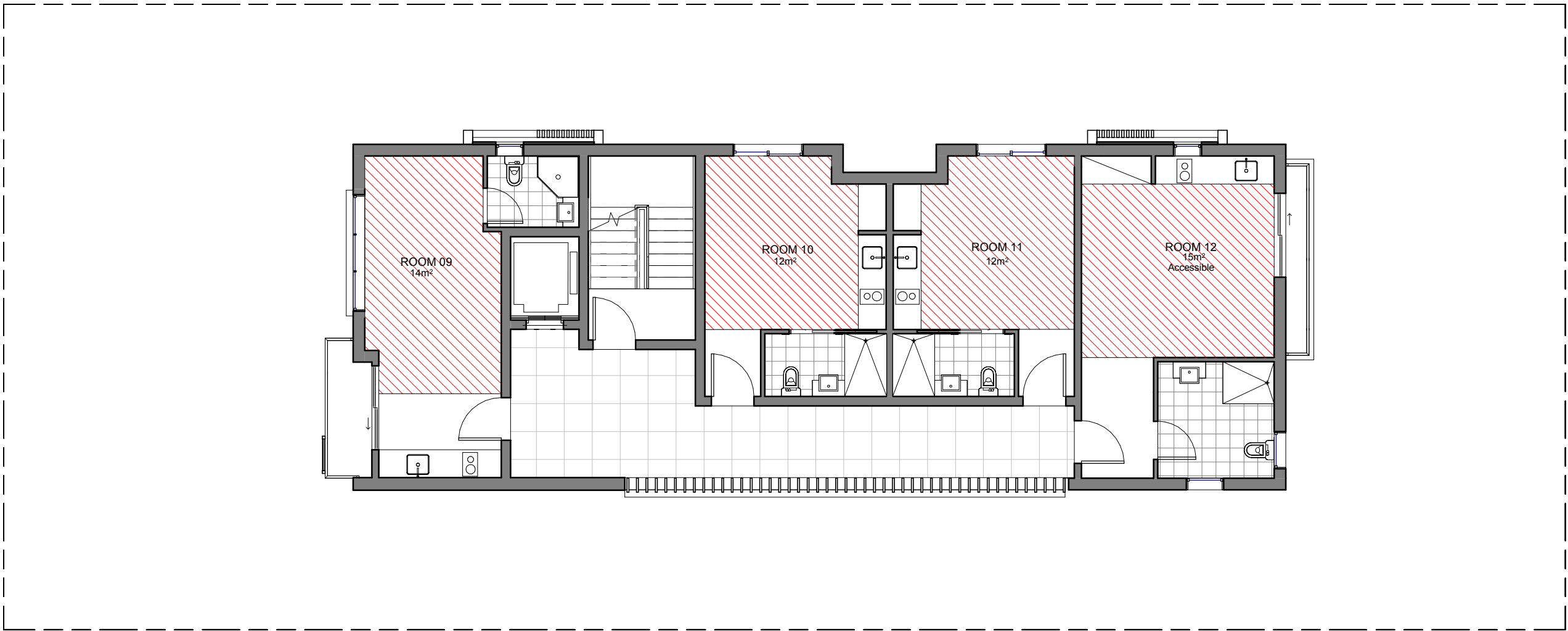
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2 Floor Calculations L1
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3 Floor Calculations L2
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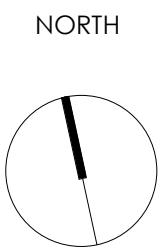
4 Floor Calculations L3
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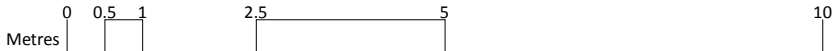
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PROJECT TITLE
BOARDING HOUSE
70 Cardigan St, Gullford

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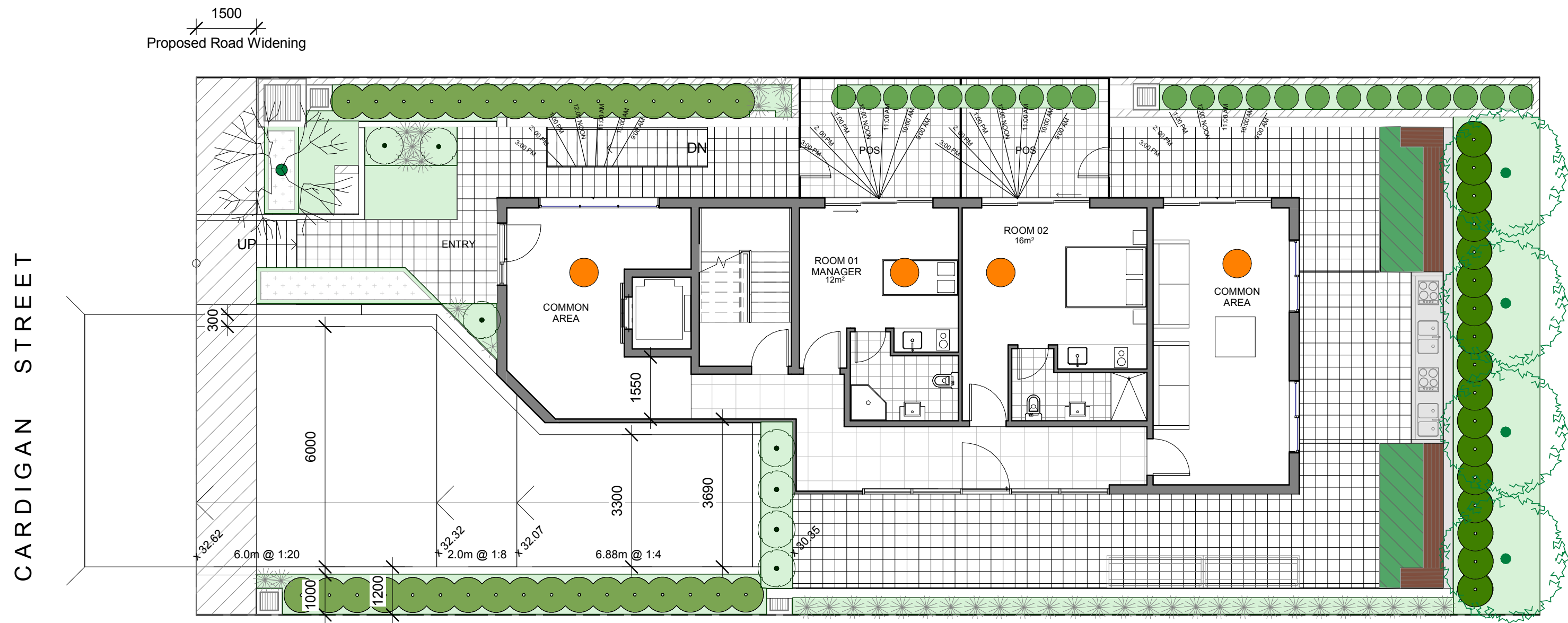


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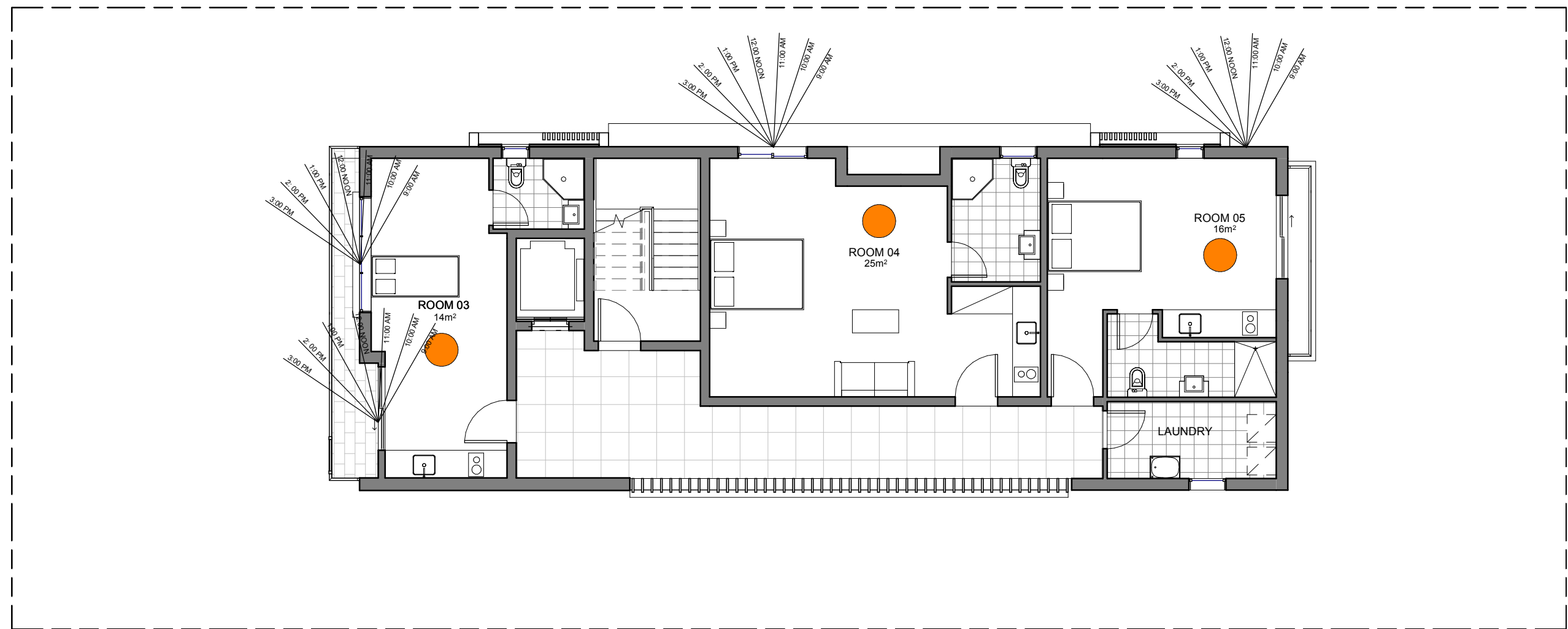
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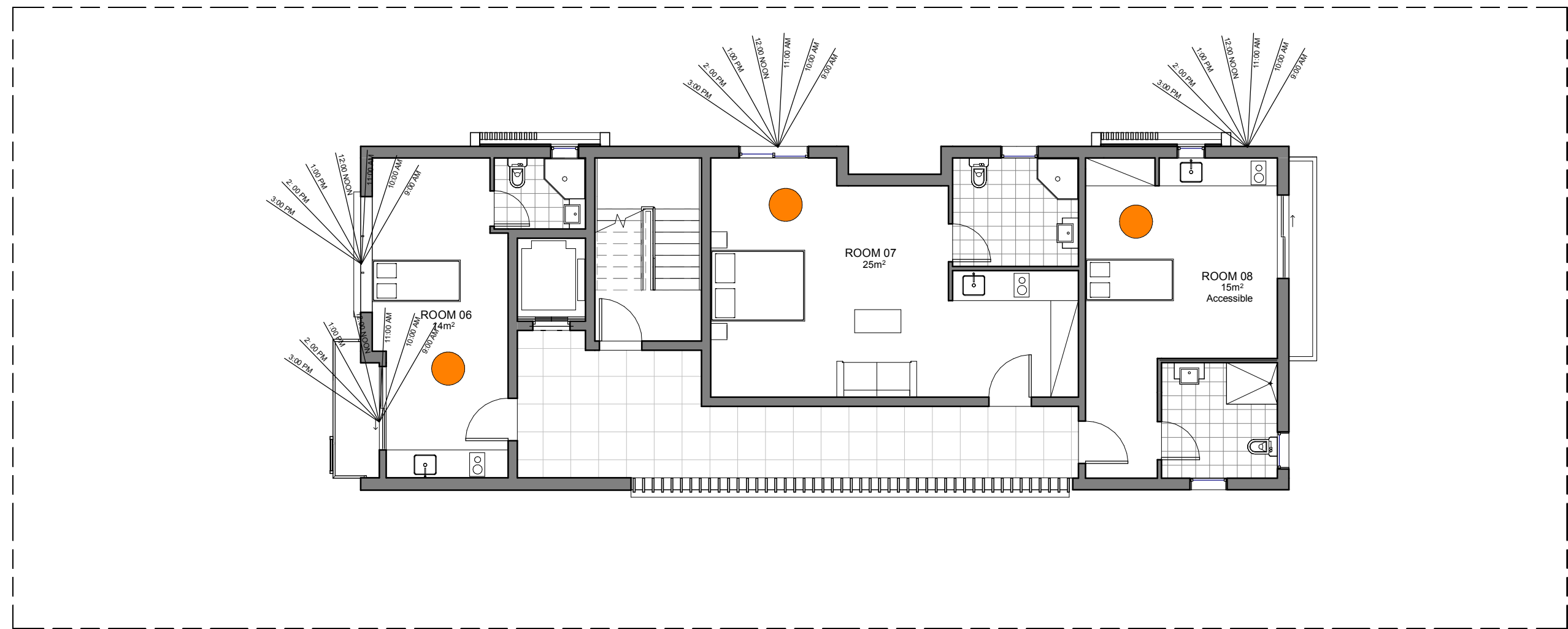




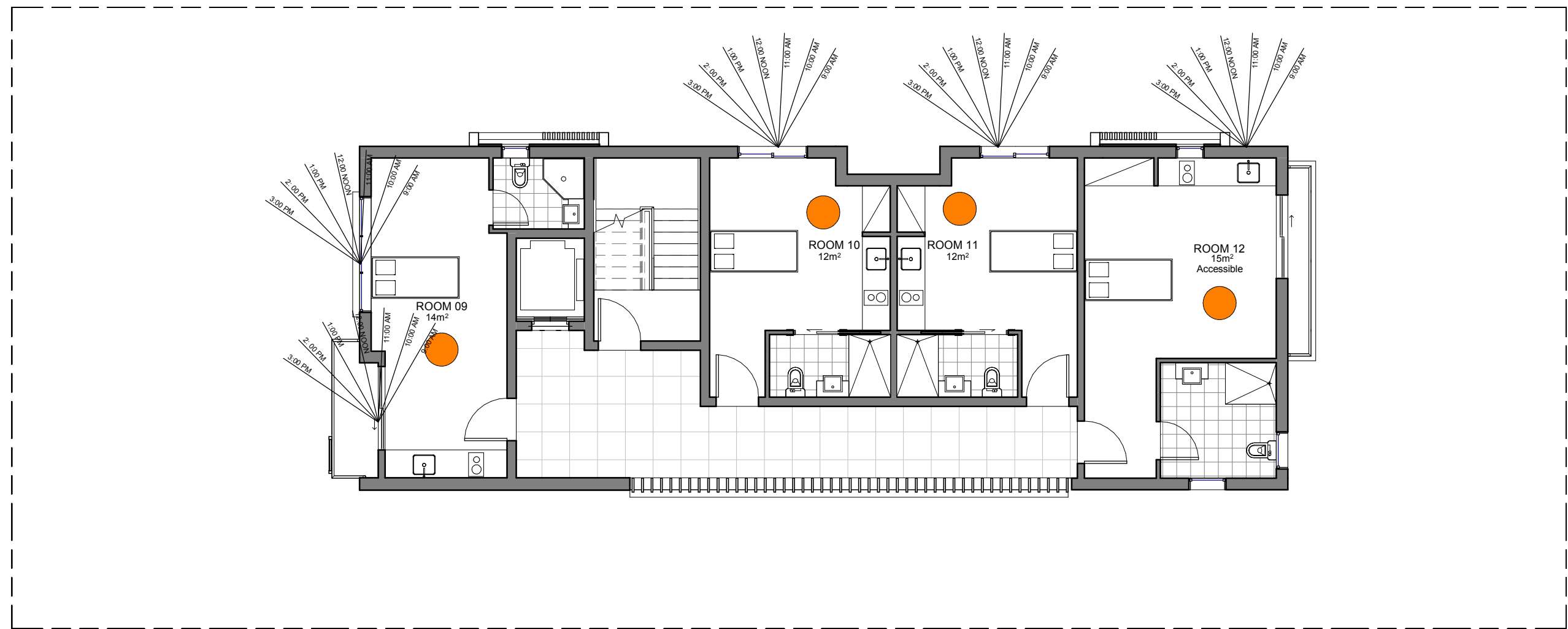
1 Solar Access Ground Floor
1 : 100



2 Solar Access - Level 1
1 : 100



3 Solar Access - Level 2
1 : 100



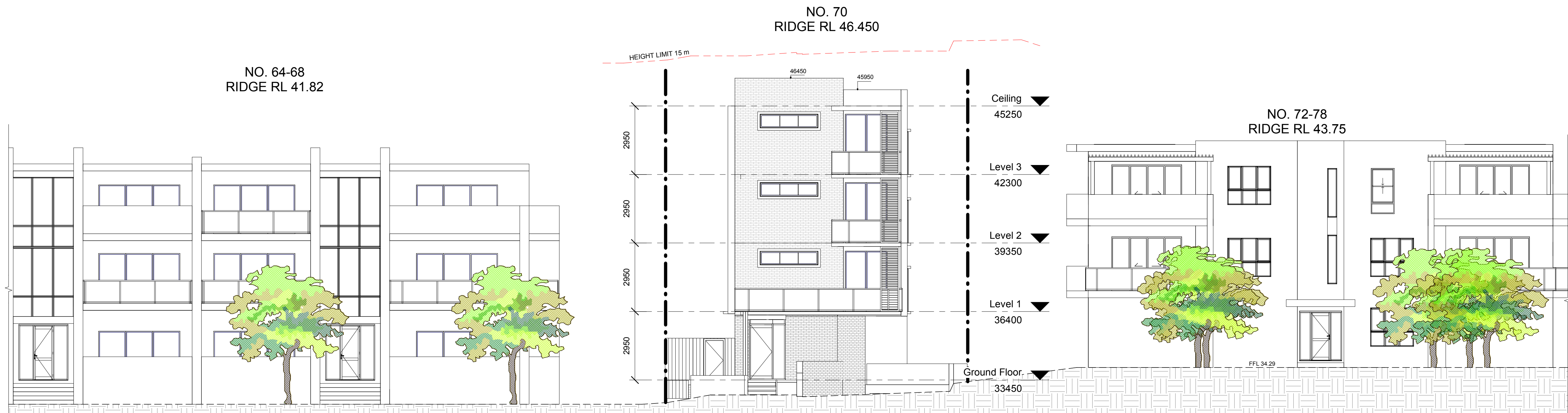
4 Solar Access - Level 3
1 : 100

LEGEND

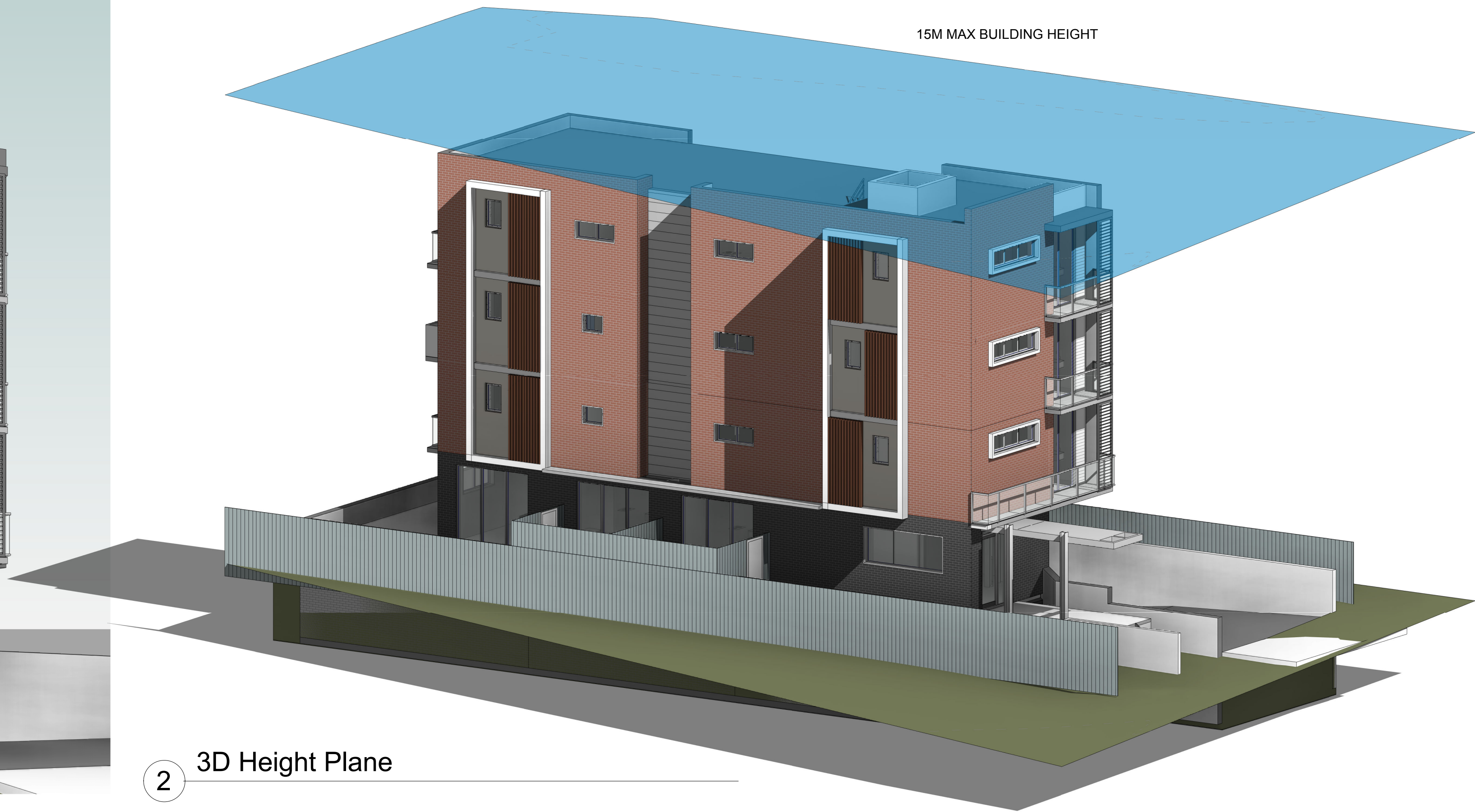
3 HOURS + SOLAR ACCESS

2.5 HOURS + SOLAR ACCESS

1.5 HOURS + SOLAR ACCESS



1 Streetscape Elevation
1 : 100



2 3D Height Plane



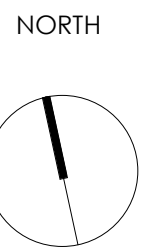
Metres 0 0.5 1 2.5 5 10

FOR DA APPROVAL

BAINI DESIGN
ABN 51 068 732 593
18 Villiers street
Parramatta, NSW 2150
BEN VITALE - Reg N° 8977 - Nominated Architect

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www.bainidesign.com.au
Sydney, Australia

REV	DESCRIPTION	DATE	BY
A	DA Lodgement	22.05.18	



PROJECT TITLE
BOARDING HOUSE
70 Cardigan St, Gullford

CLIENT
KC

DRAWN BY
CB

CHECKED BY
CB

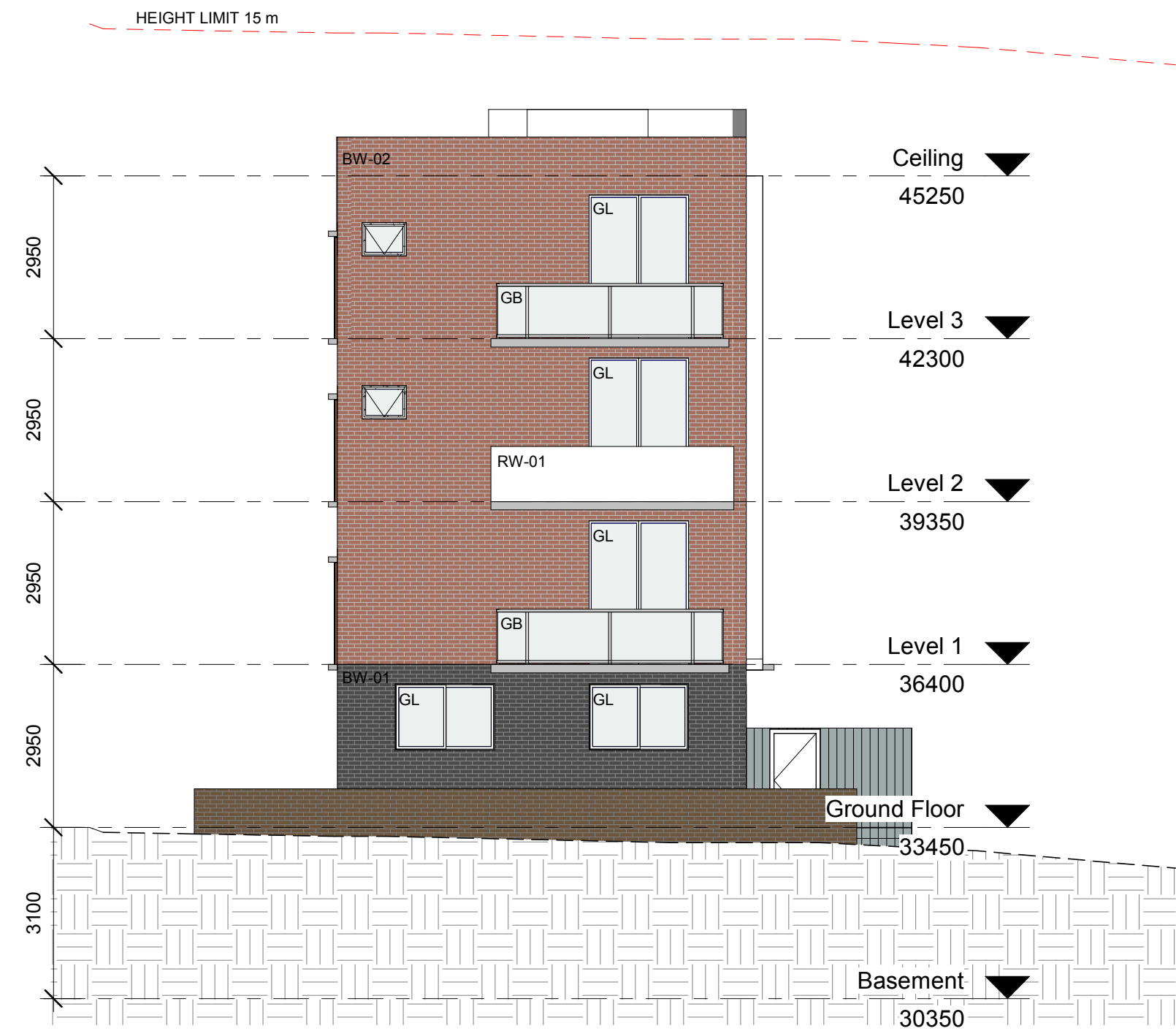
DRAWING TITLE
STREETSCAPE ELEVATION & 3D PERSPECTIVES

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
16025	14	05/22/18	A
	SCALE @ A1	DRAWN BY	CHECKED BY
	1 : 100	CB	CB

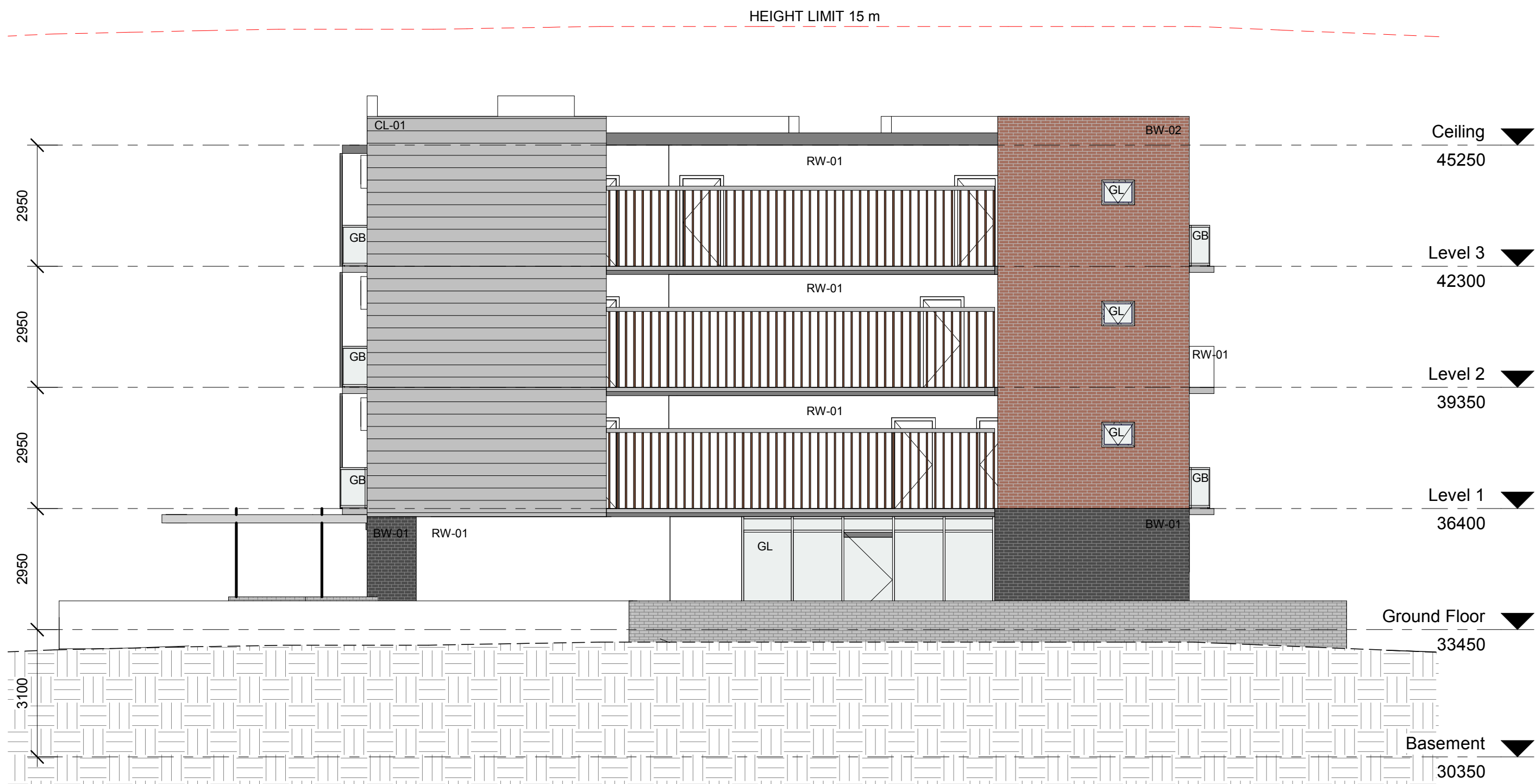




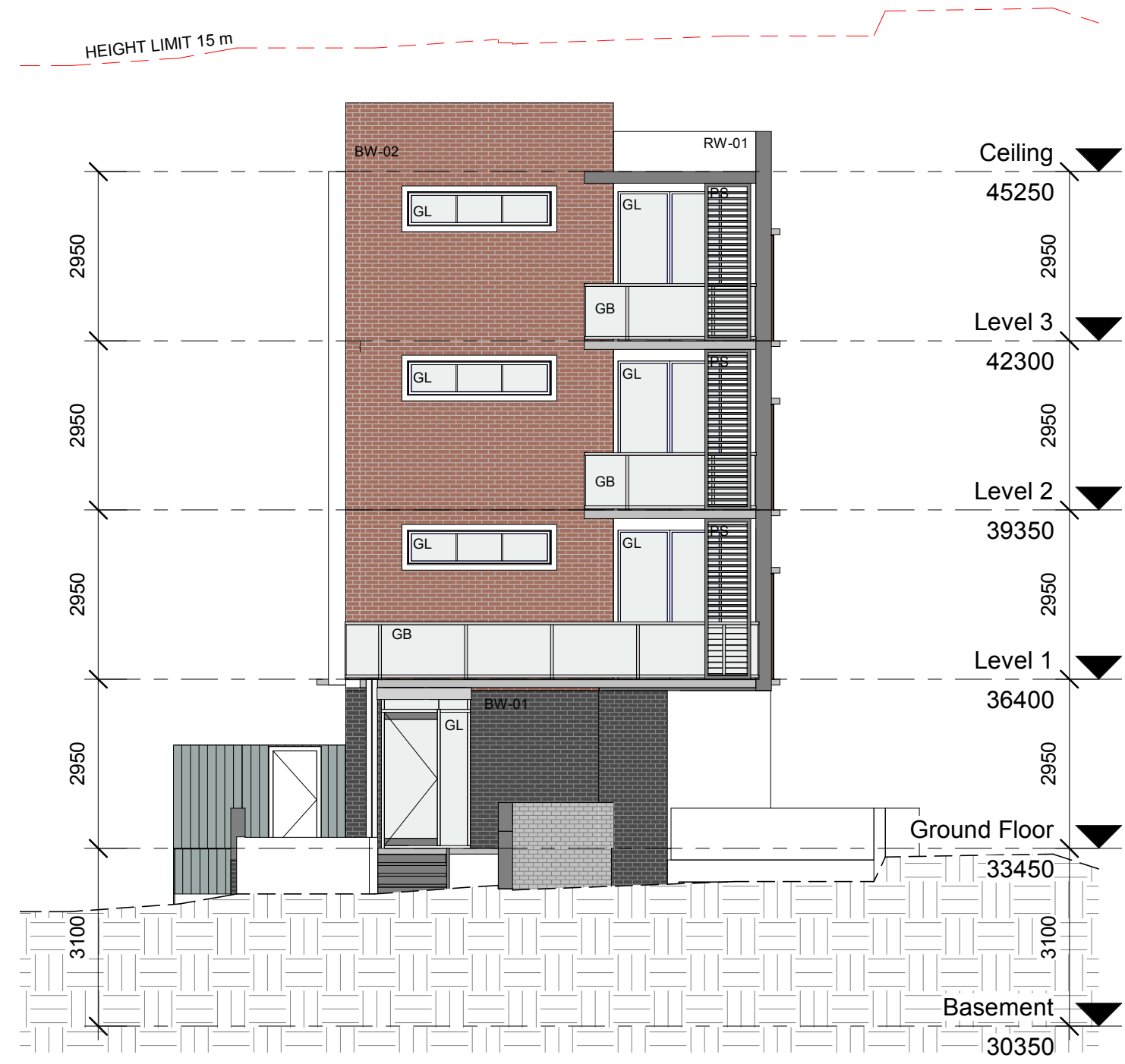
1 North Elevation Finishes
1 : 100



3 East Elevation Finishes
1 : 100



2 South Elevation Finishes
1 : 100



4 West Elevation Finishes
1 : 100

MATERIALS LEGEND

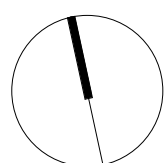
-  BW-01 FACE BRICK / AUSTRAL - BOWRAL BLUE OR SIMILAR
-  CL-01 SCYON / STRYA CLADDING - 225 / 325 mm OR SIMILAR/GREY FLOODED GUM
-  BW-02 FACE BRICK / PGH - SPINIFEX GHANIA OR SIMILAR
-  RW-01 RENDERED EXTERNAL / PAINT FINISH DULUX - BEIGE ROYAL QUARTER OR SIMILAR
-  RW-02 RENDERED EXTERNAL / PAINT FINISH DULUX - NATURAL WOOL OR SIMILAR
-  GB GLASS BALUSTRADE
-  GL GLAZING
-  AF ALUMINIUM FENCE
-  PS PRIVACY SCREENS
-  LV1 ALUMINIUM LOUVRE

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Sydney, Australia

REV	DESCRIPTION	DATE	BY
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NORTH



PROJECT TITLE
BOARDING HOUSE
70 Cardigan St, Gullford

CLIENT

KC

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CB

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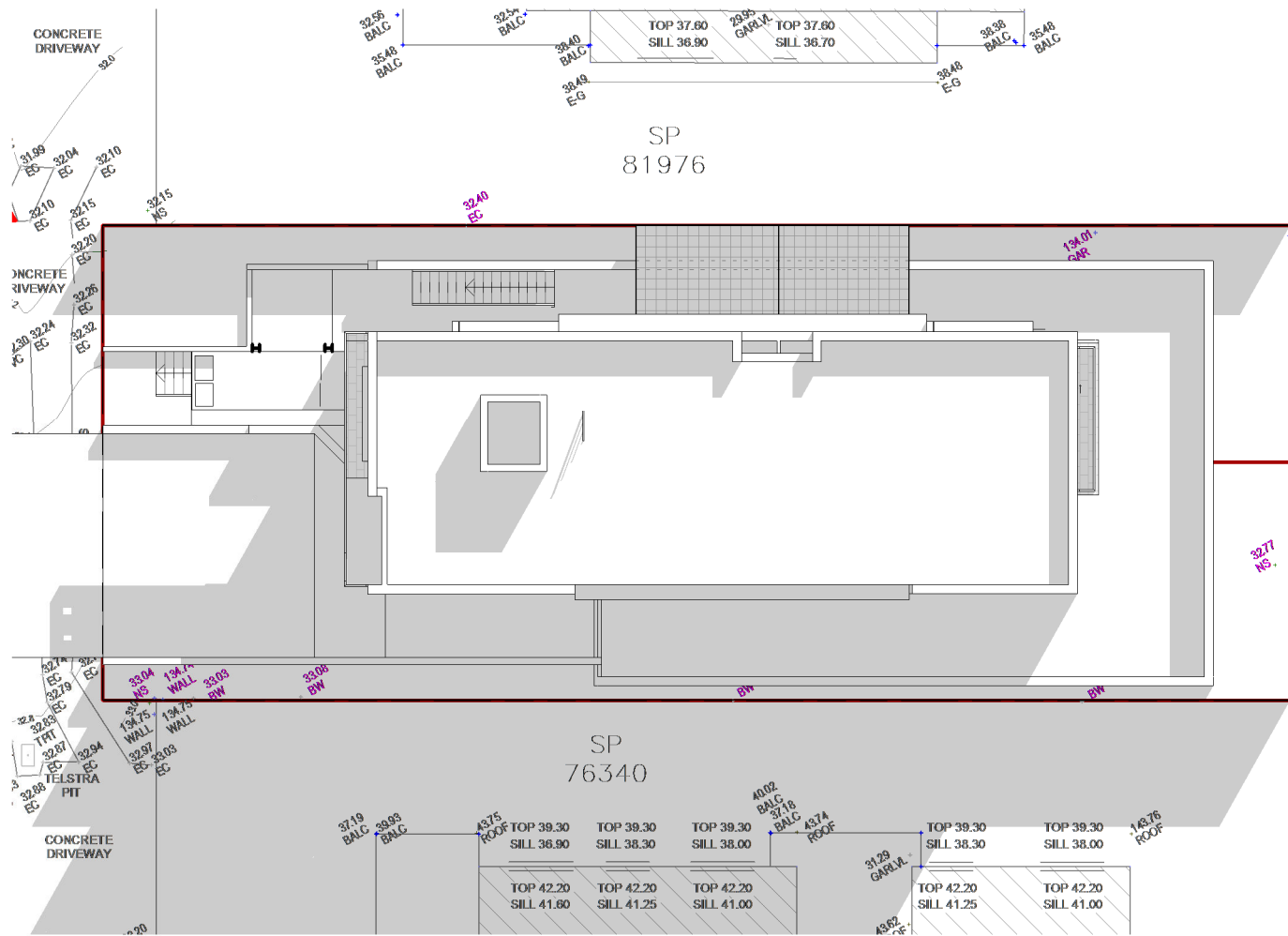
CB

DRAWING TITLE
EXTERNAL COLOURS-FINISHES

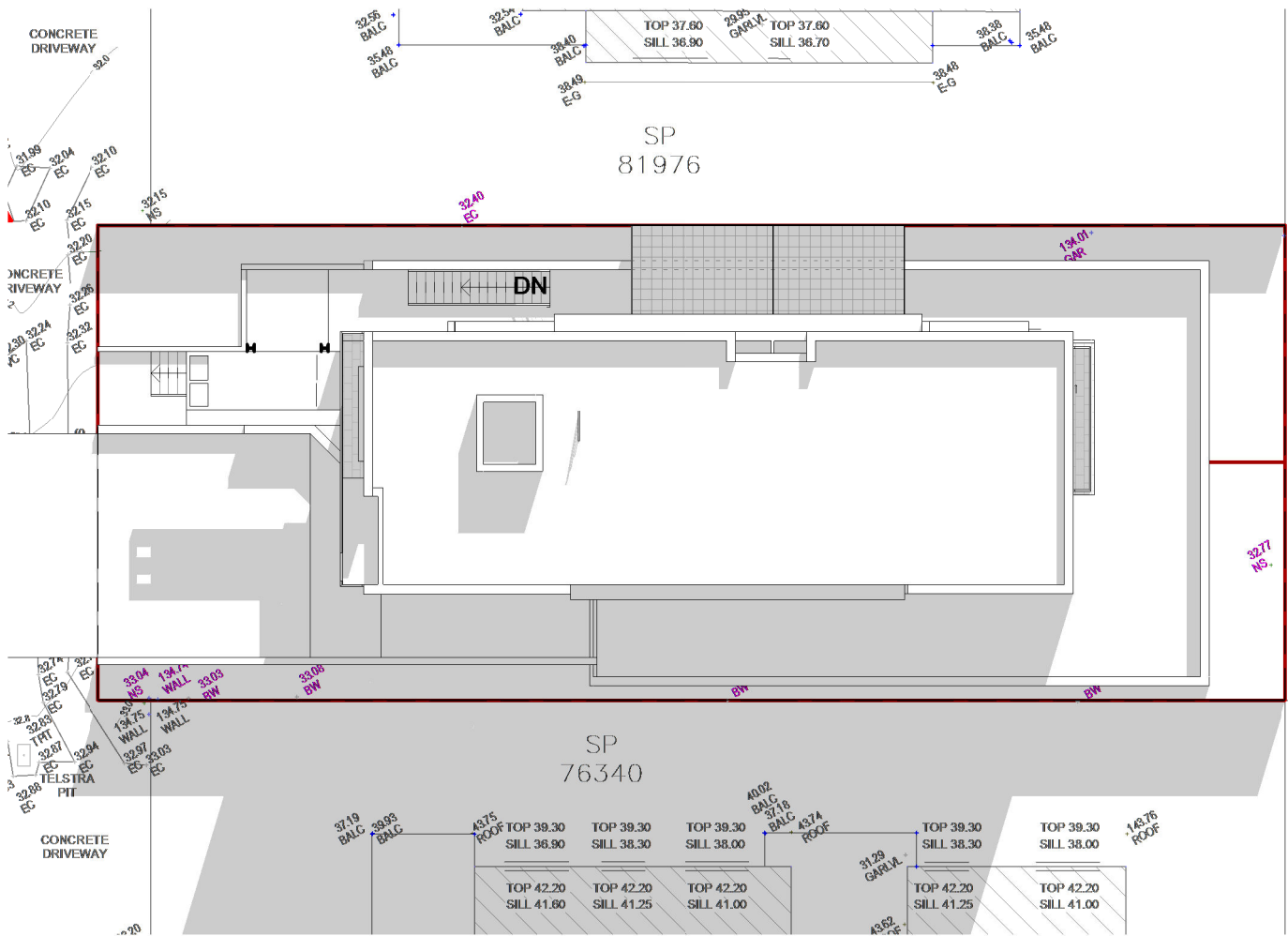
PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
16025	15	05/16/18	A
SCALE @ A1	DRAWN BY	CHECKED BY	
1 : 100	CB	CB	

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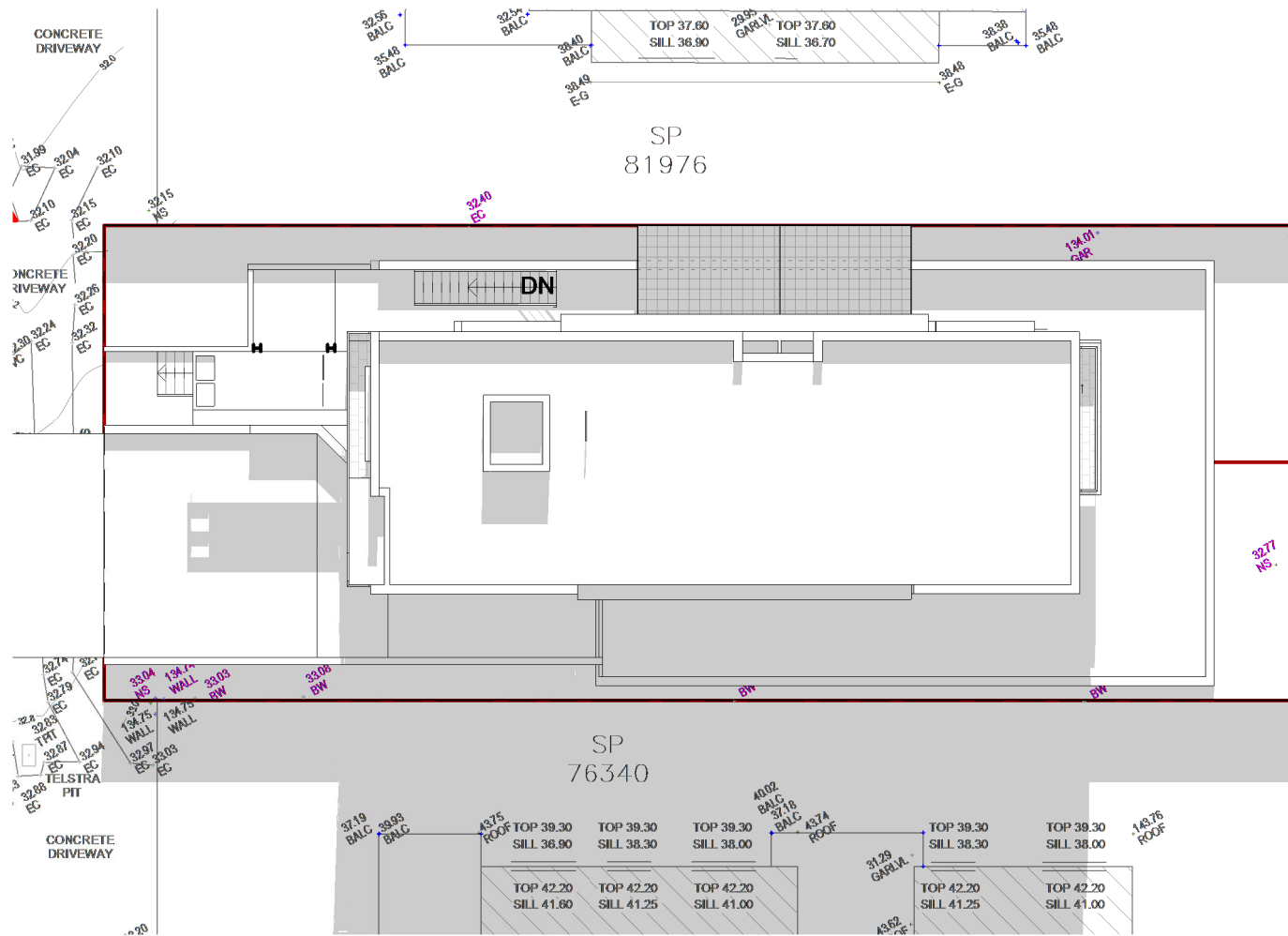




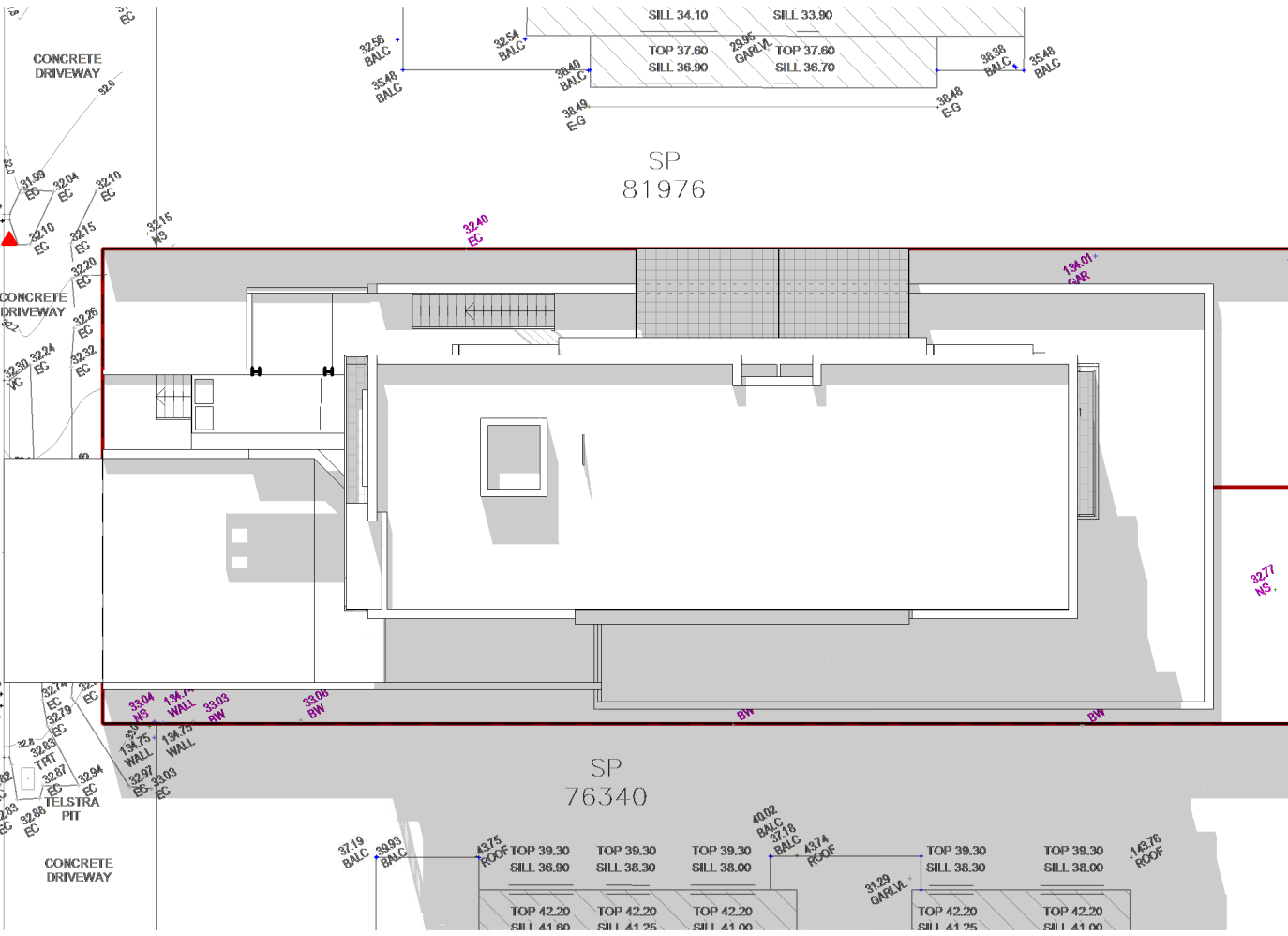
1 SHADOWS JUNE 21st 9 AM
1 : 200



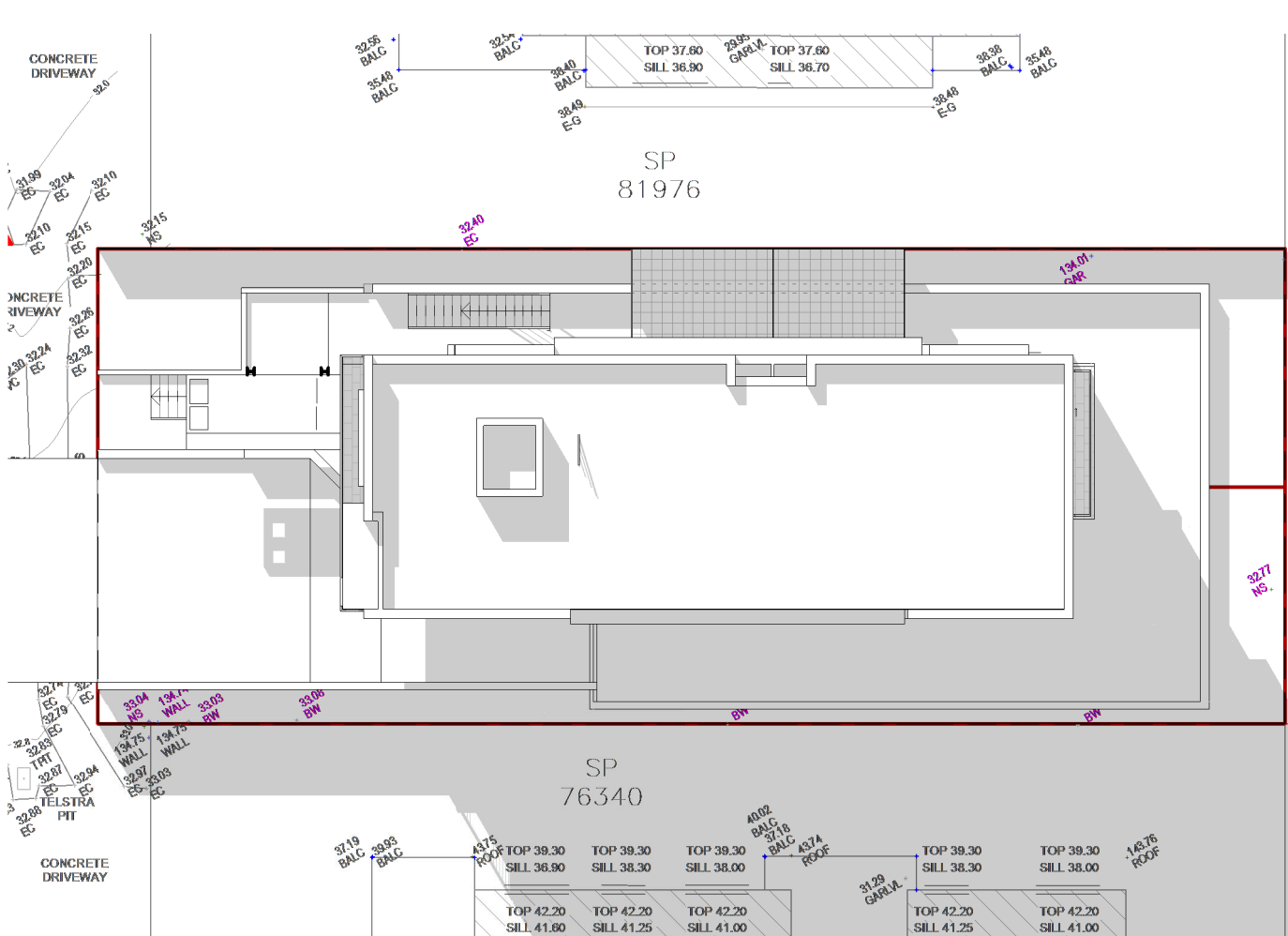
2 SHADOWS JUNE 21st 10 AM
1 : 200



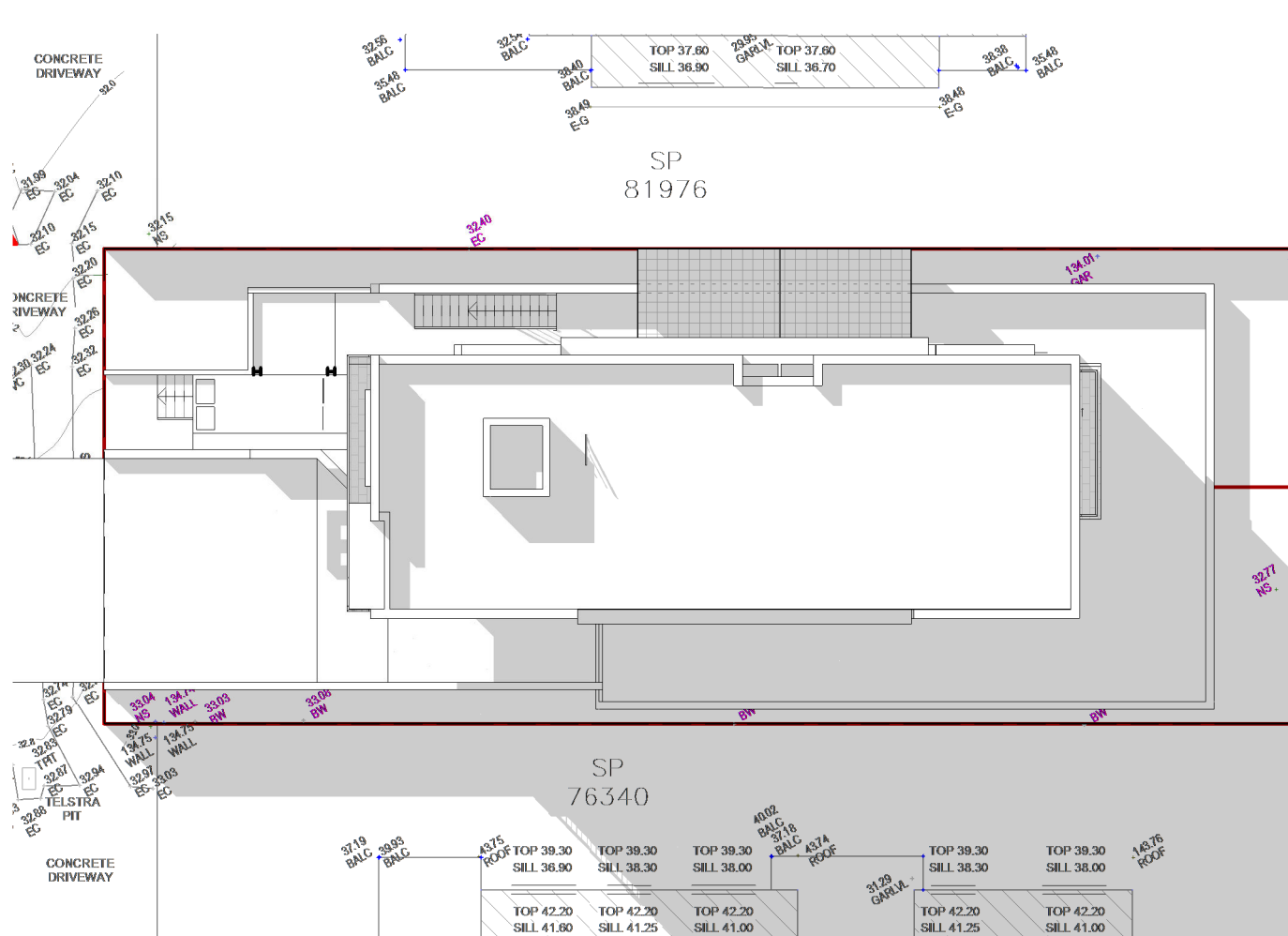
3 SHADOWS JUNE 21st 11 AM
1 : 200



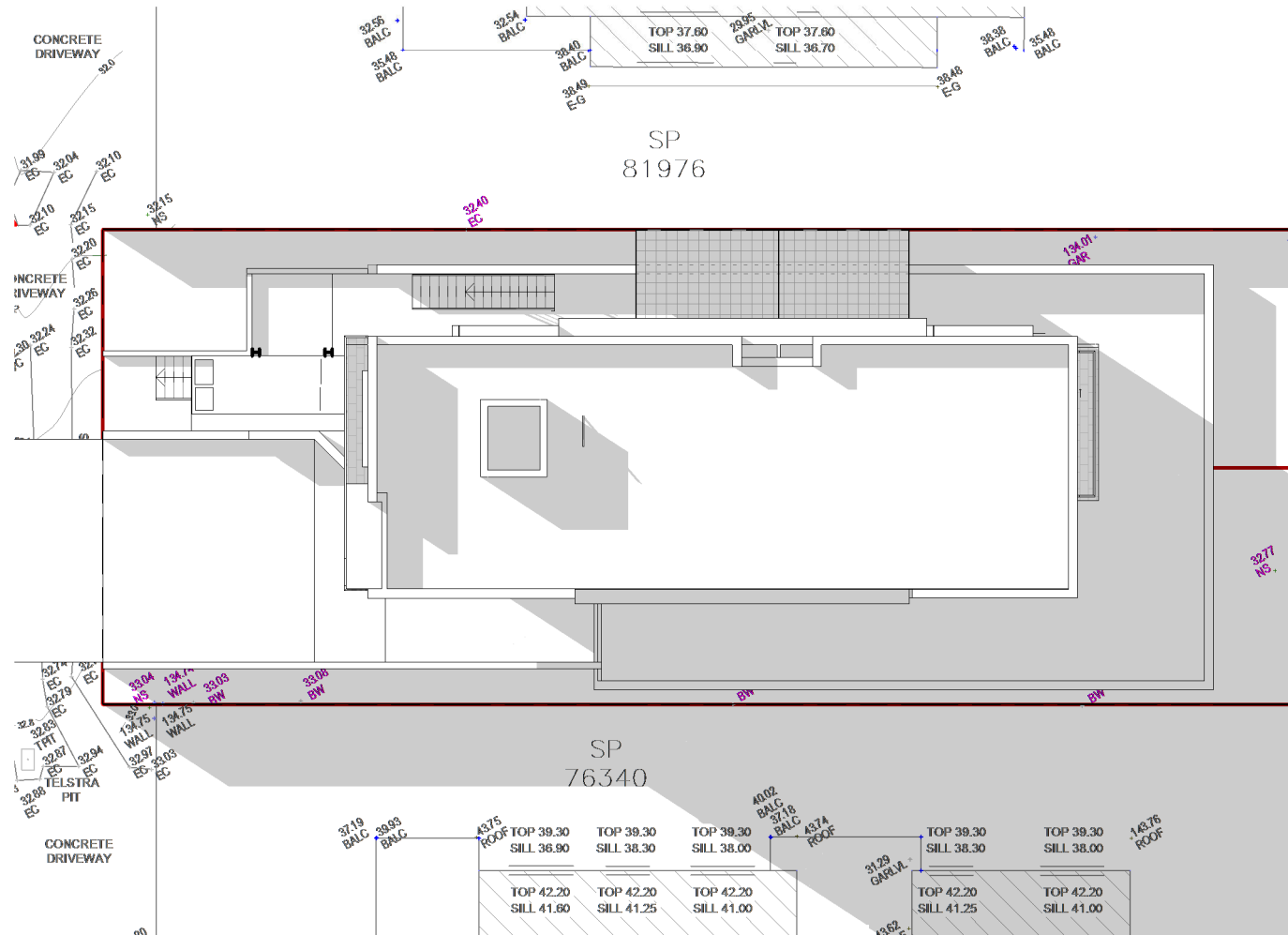
4 SHADOWS JUNE 21st 12 PM
1 : 200



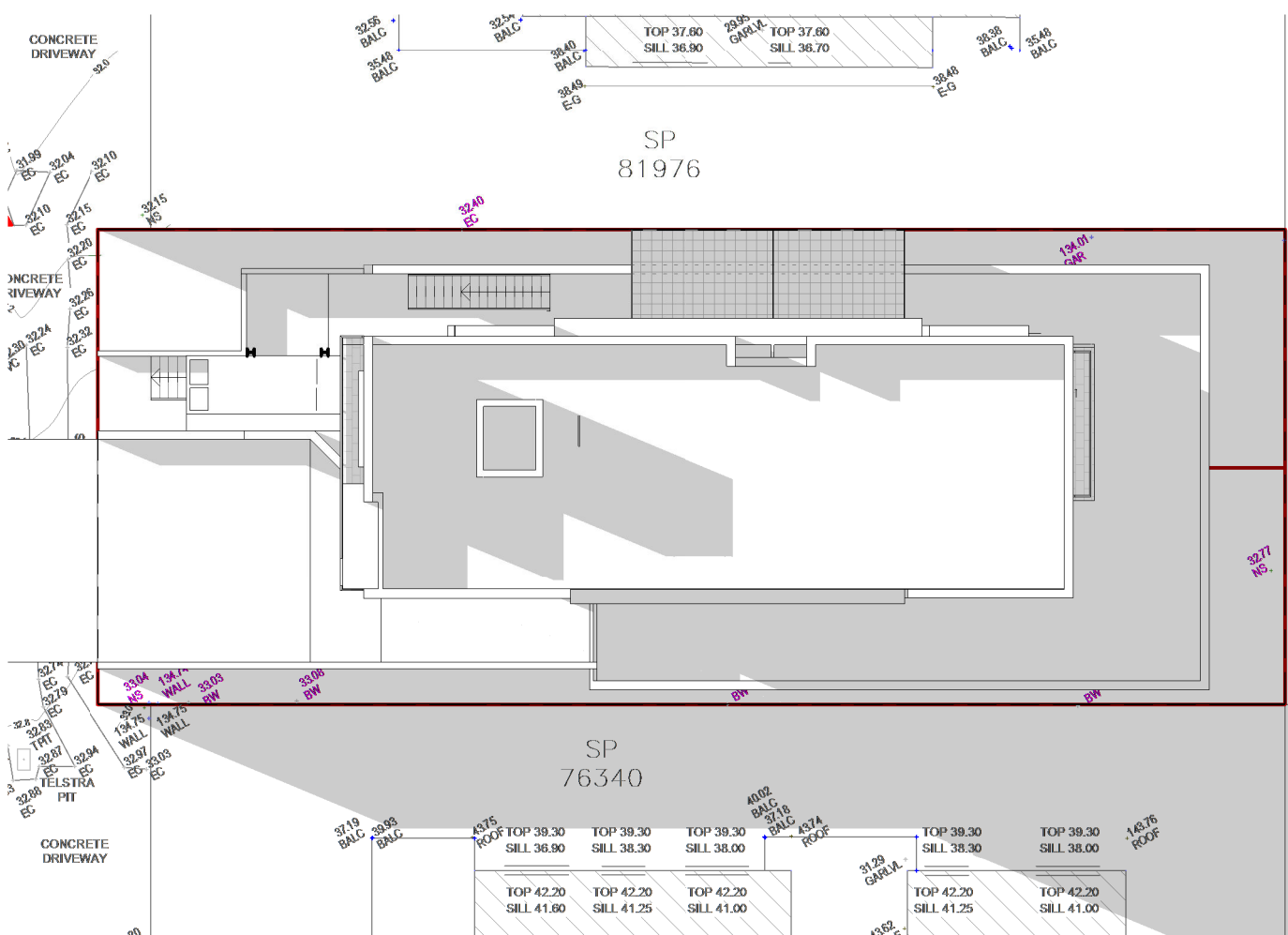
5 SHADOWS JUNE 21st 1 PM
1 : 200



6 SHADOWS JUNE 21st 2 PM
1 : 200

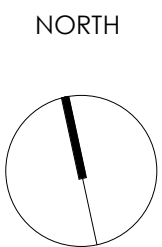


7 SHADOWS JUNE 21st 3 PM
1 : 200

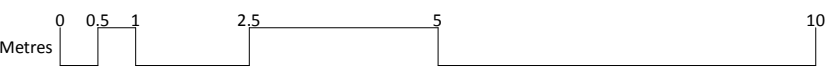


8 SHADOWS JUNE 21st 4 PM
1 : 200

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		A	DA Lodgement	22.05.18	
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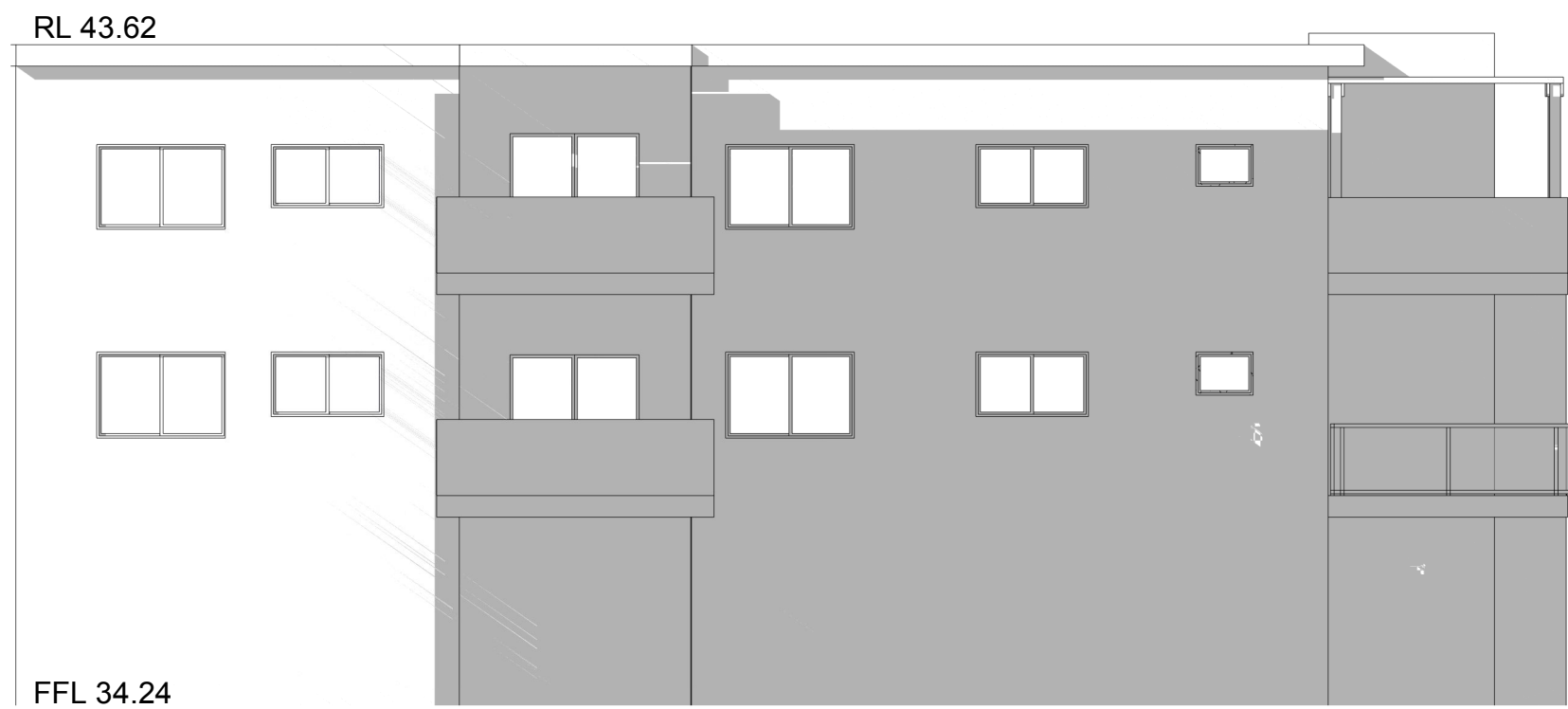
PROJECT TITLE BOARDING HOUSE 70 Cardigan St, Guilford		
CLIENT KC	DRAWN BY CB	CHECKED BY CB



DRAWING TITLE SHADOWS DIAGRAMS			
PROJECT NUMBER 16025	DRAWING NUMBER 16	DATE 05/16/18	REVISION A
	SCALE @ A1 1 : 200	DRAWN BY CB	CHECKED BY CB

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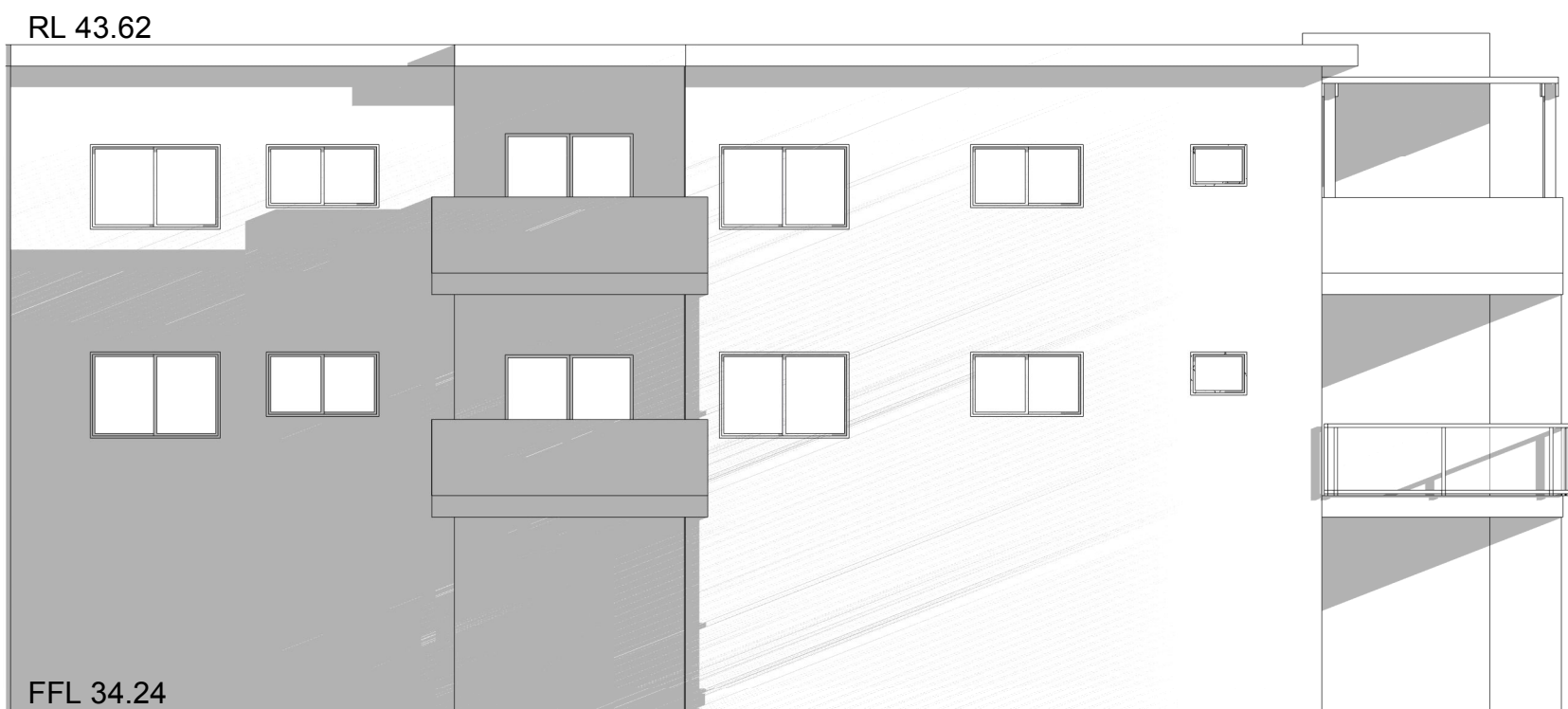
1

Shadow Elevation - 9am



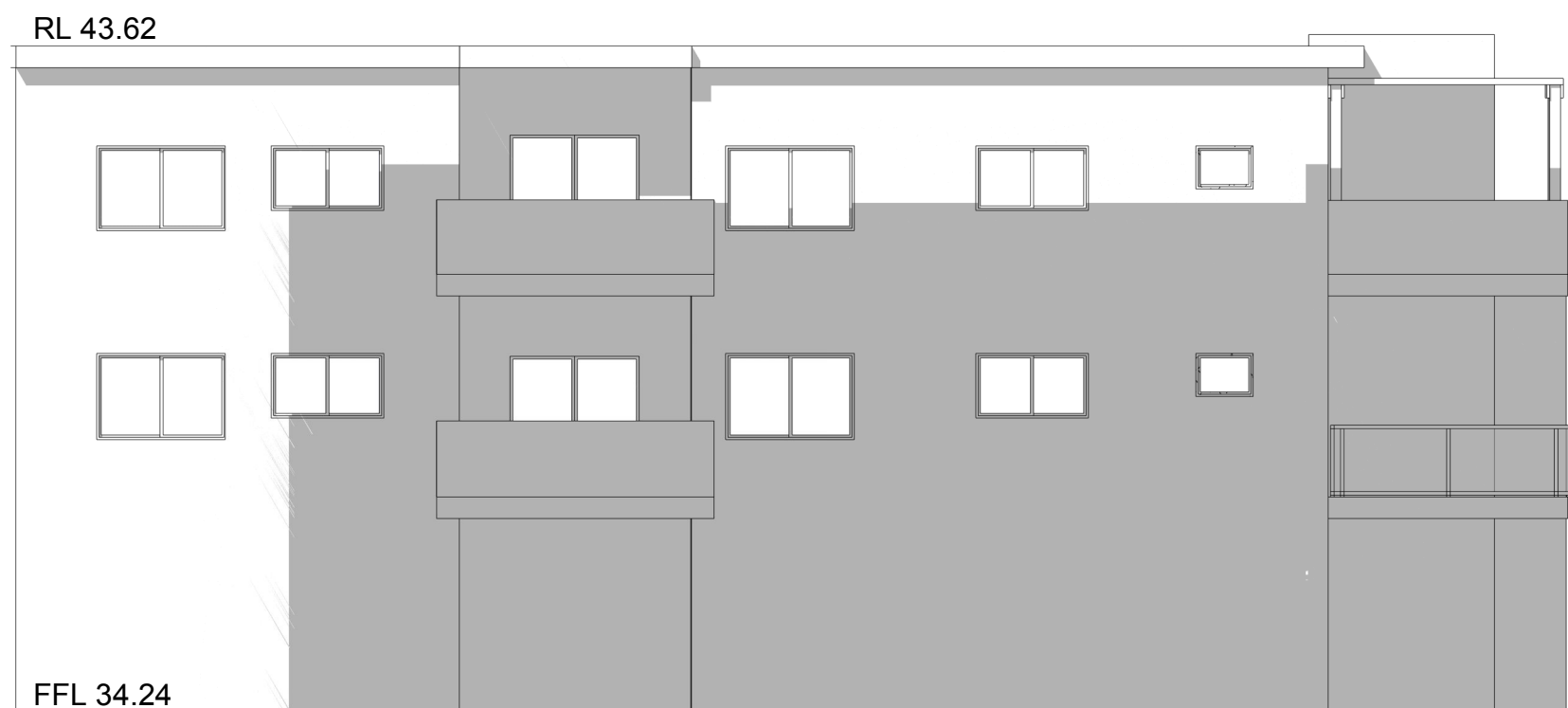
4

Shadow Elevation - 12pm



7

Shadow Elevation - 3pm



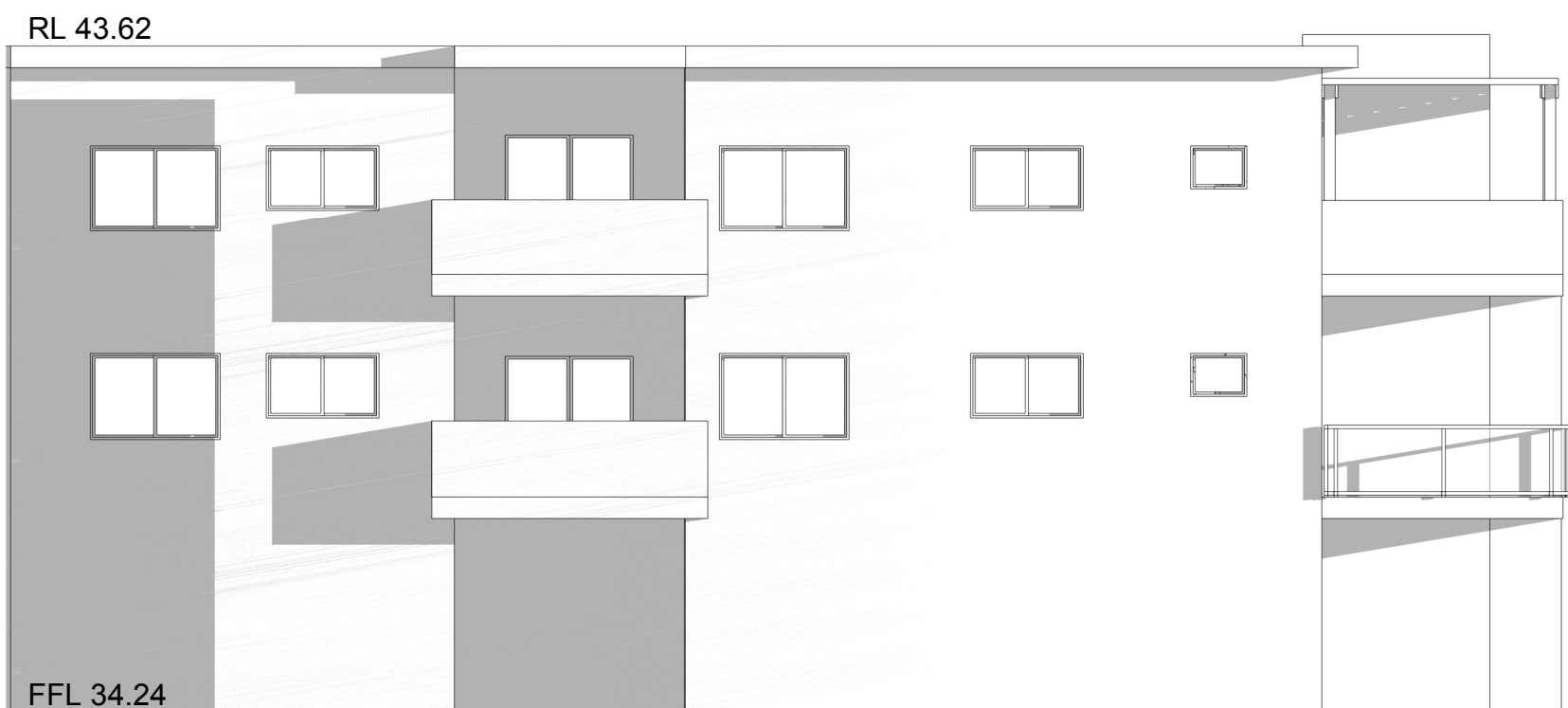
2

Shadow Elevation - 10am



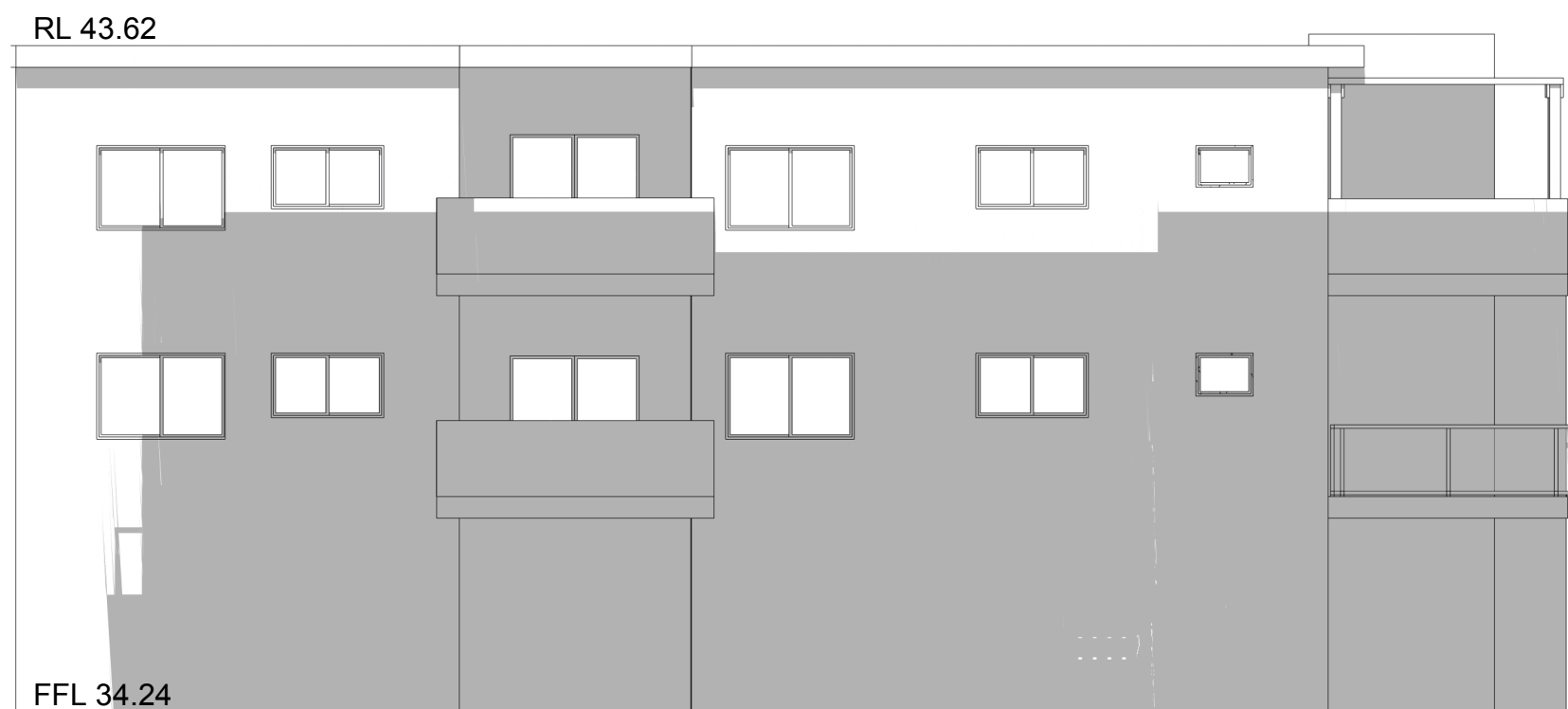
5

Shadow Elevation - 1pm



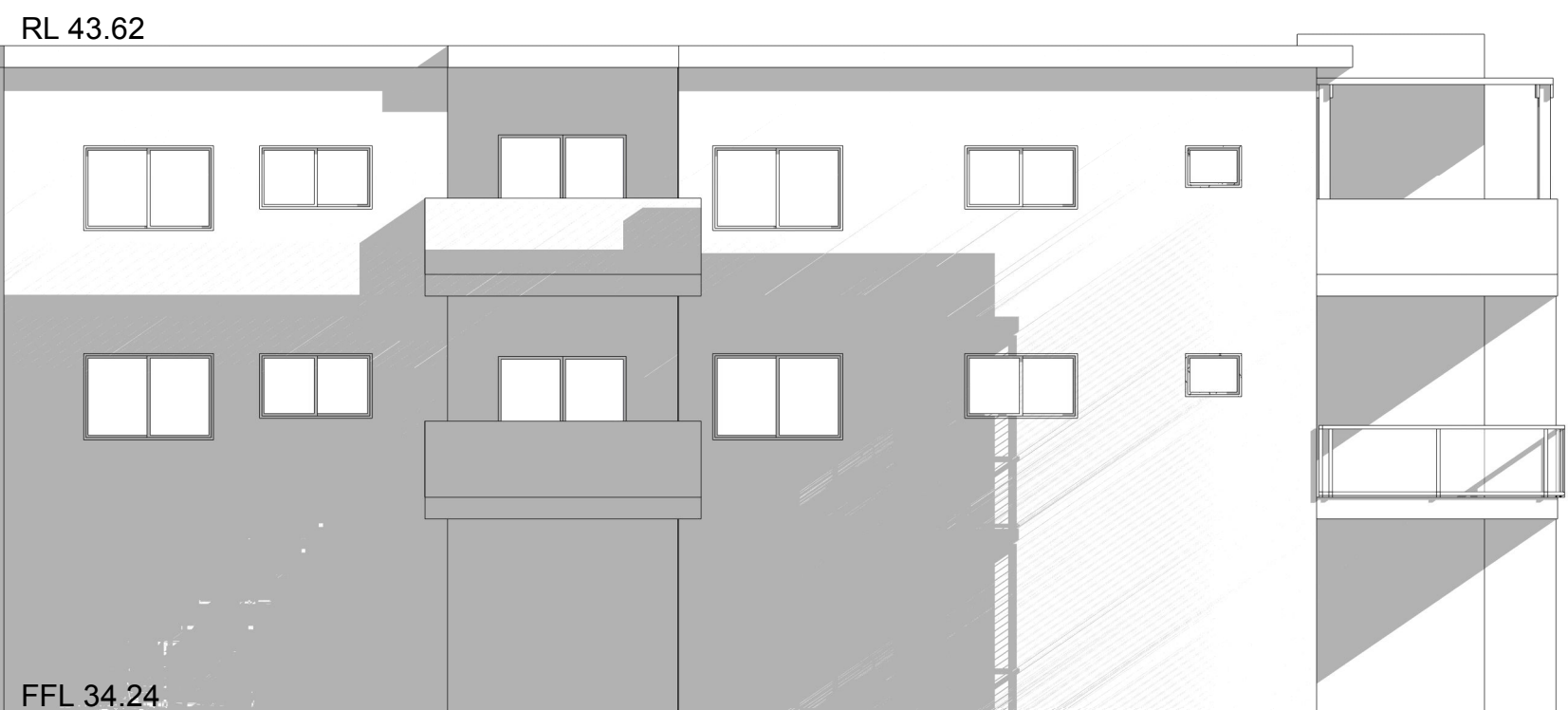
8

Shadow Elevation - 4pm



3

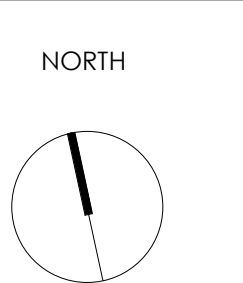
Shadow Elevation - 11am



6

Shadow Elevation - 2pm

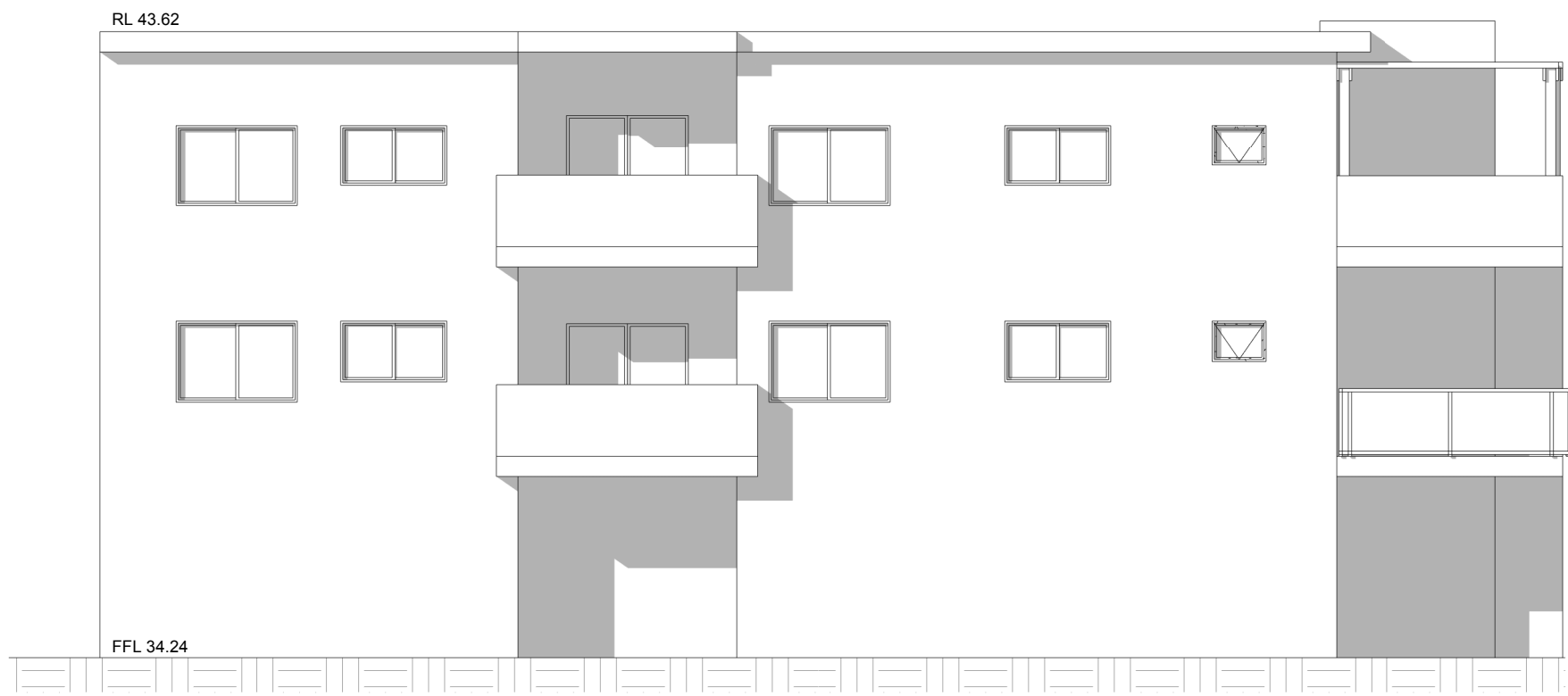
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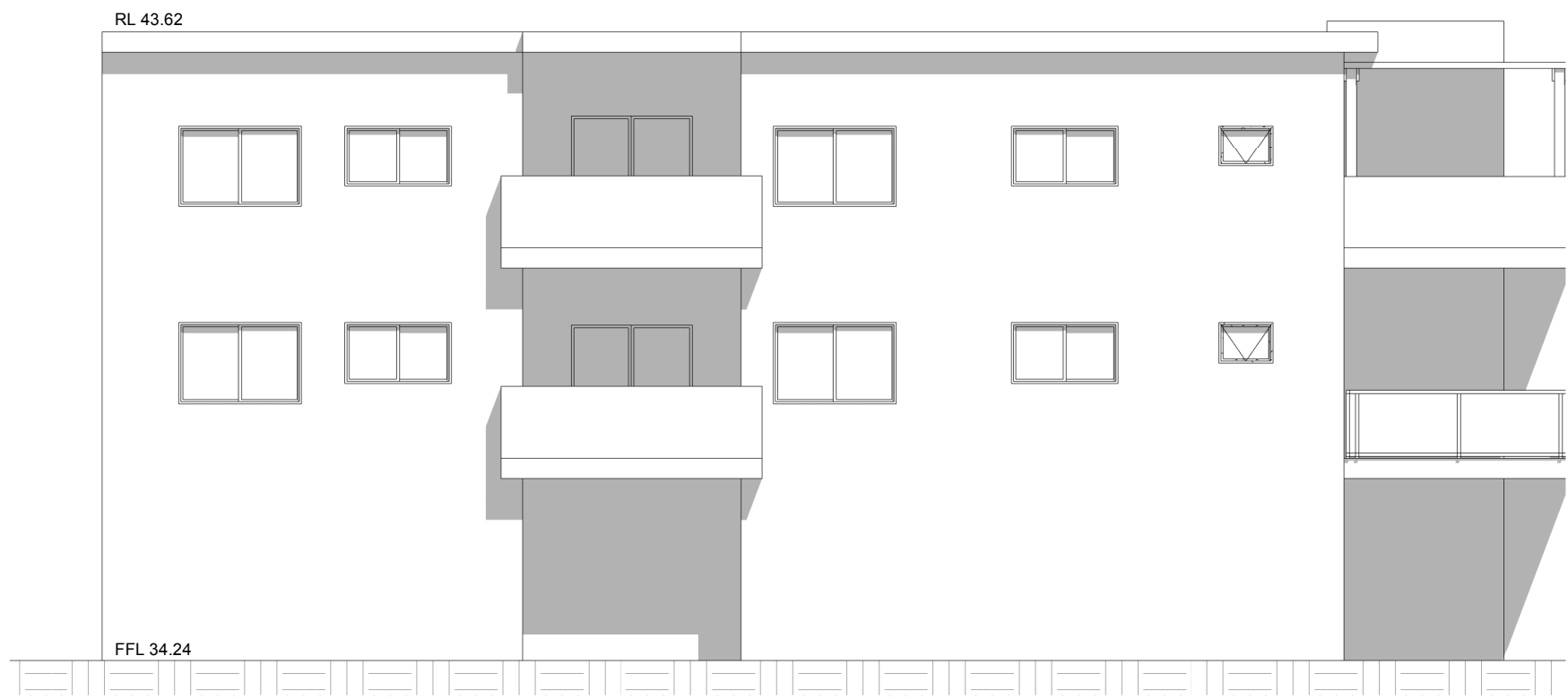
PROJECT TITLE BOARDING HOUSE 70 Cardigan St, Guilford		
CLIENT KC	DRAWN BY Author	CHECKED BY Checker

DRAWING TITLE SHADOW ELEVATIONS			
PROJECT NUMBER 16025	DRAWING NUMBER 17	DATE 01/24/19	REVISION
	SCALE @ A1	DRAWN BY Author	CHECKED BY Checker

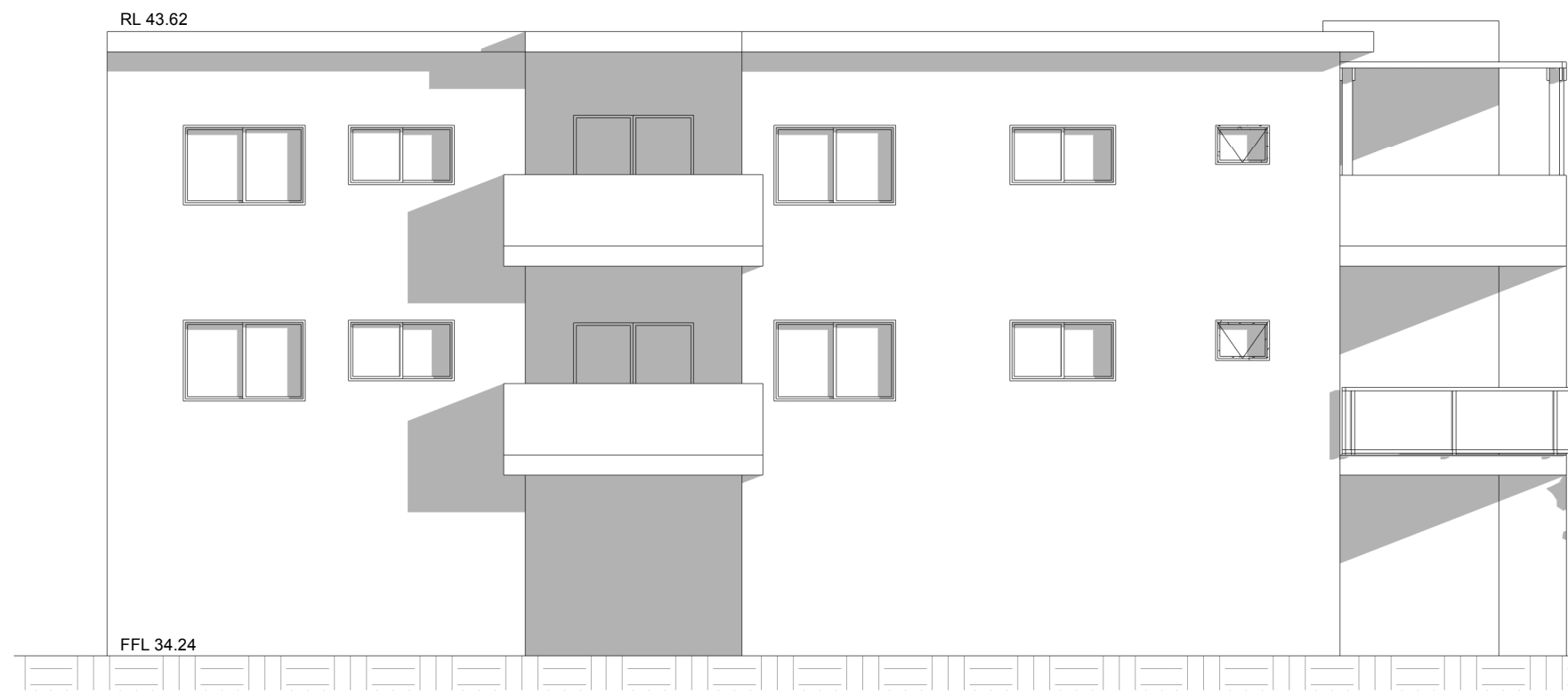




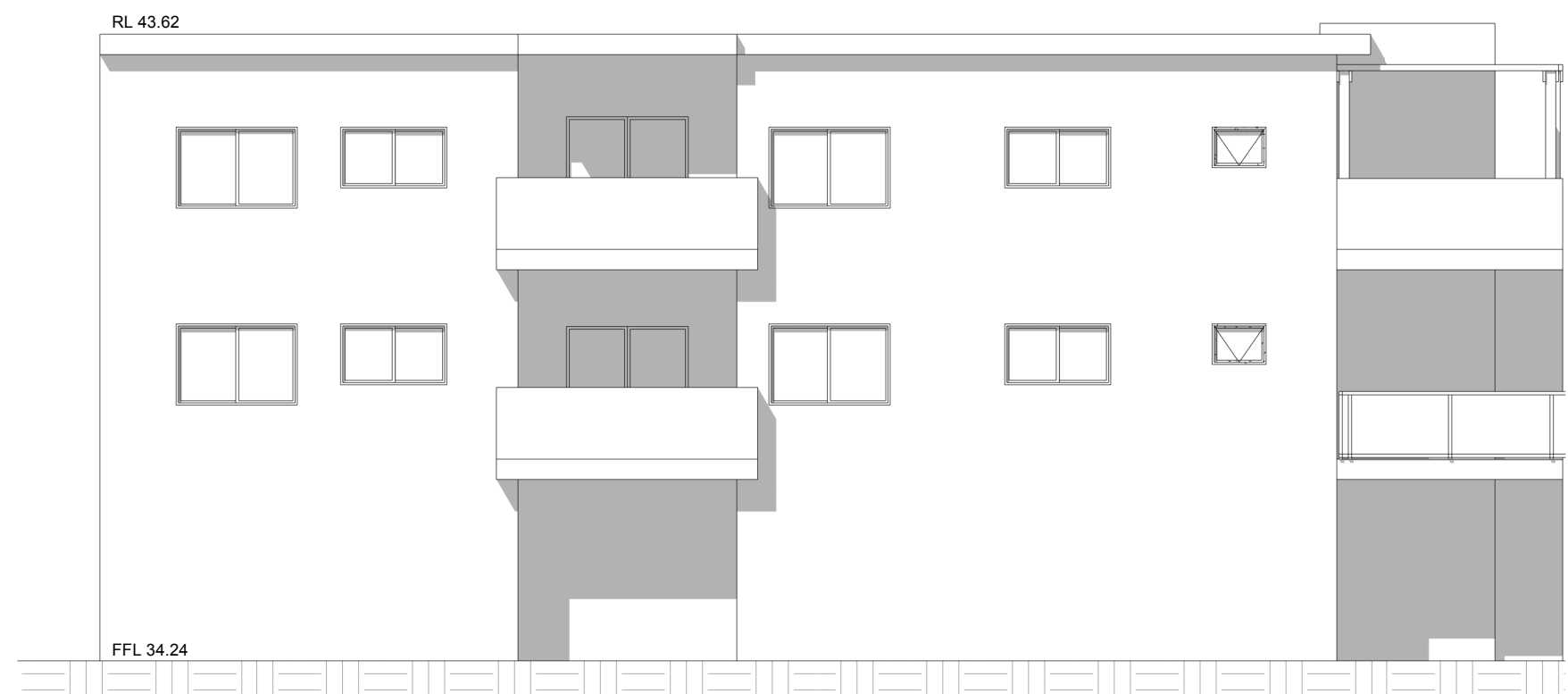
1 Existing Self-Shadowing 9am
1 : 100



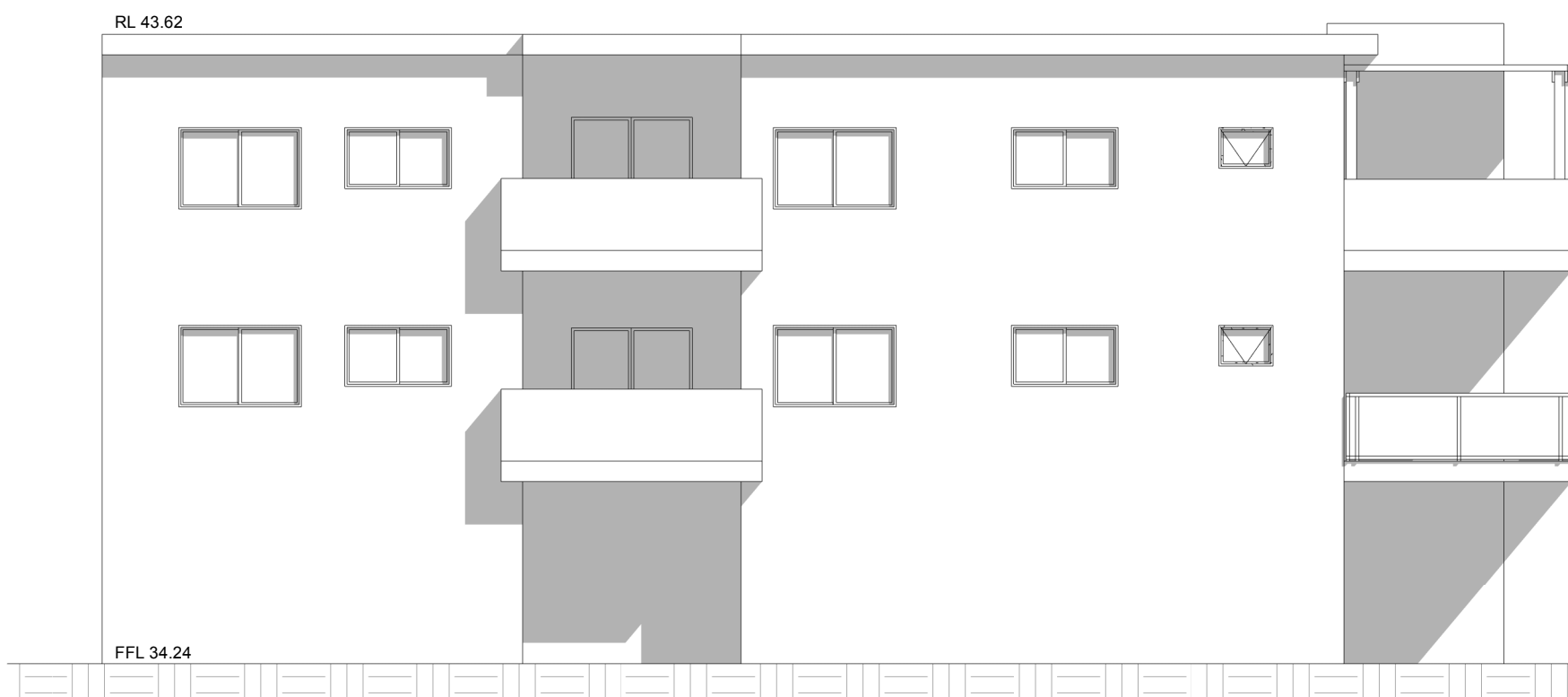
4 Existing Self-Shadowing 12pm
1 : 100



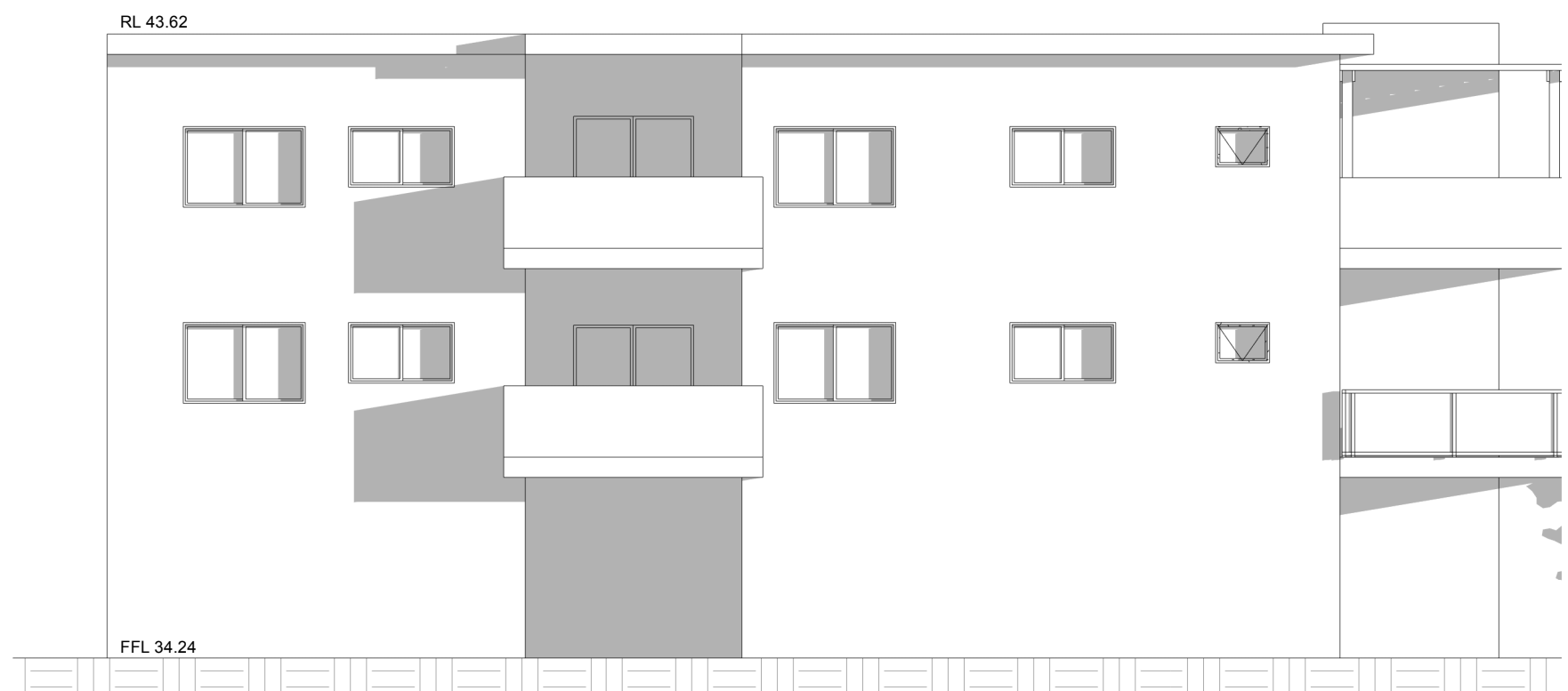
7 Existing Self-Shadowing 3pm
1 : 100



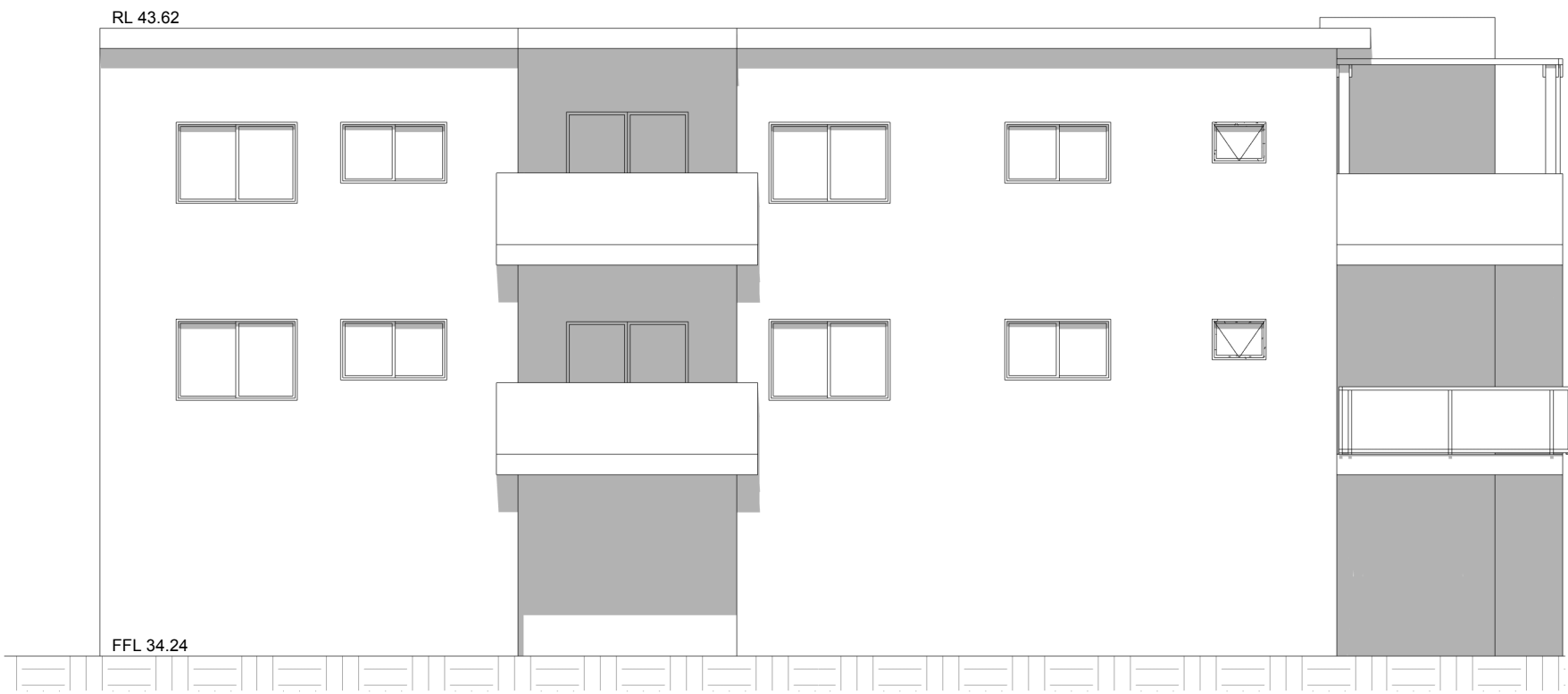
2 Existing Self-Shadowing 10am
1 : 100



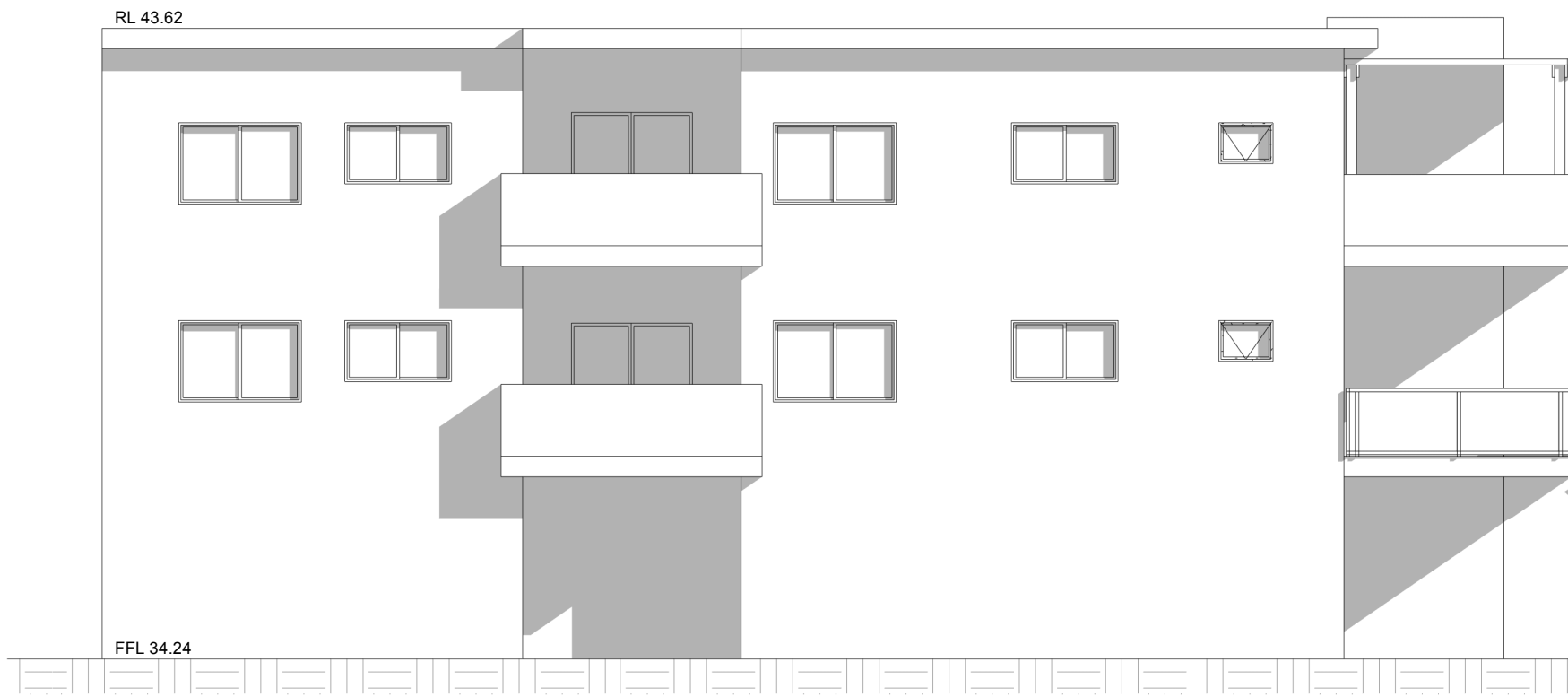
5 Existing Self-Shadowing 1pm
1 : 100



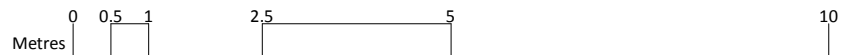
8 Existing Self-Shadowing 4pm
1 : 100



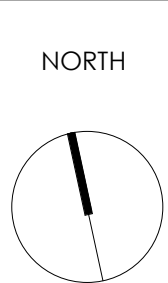
3 Existing Self-Shadowing 11am
1 : 100



6 Existing Self-Shadowing 2pm
1 : 100



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PROJECT TITLE BOARDING HOUSE 70 Cardigan St, Gullford		
CLIENT KC	DRAWN BY Author	CHECKED BY Checker

DRAWING TITLE EXISTING SELF SHADOWING			
PROJECT NUMBER 16025	DRAWING NUMBER 18	DATE 01/24/19	REVISION
	SCALE @ A1 1 : 100	DRAWN BY Author	CHECKED BY Checker

