



Unit Breakdown				
Building No.	Unit Number	Storey	Area (m2)	Special Requ.
Building A	Unit 01 - 2 Bed	Ground	74.86	Adaptable Unit
Building A	Unit 02 - 2 Bed	Ground	74.86	
Building A	Unit 03 - 3 Bed	Ground	95.06	Adaptable Unit
Building A	Unit 04 - 1 Bed	Ground	50.06	
Building A	Unit 05 - 2 Bed	Ground	72.44	Adaptable Unit
Building A	Unit 06 - 2 Bed	Ground	72.44	
Building A	Unit 07 - 2 Bed	Ground	72.44	Adaptable Unit
Building A	Unit 08 - 2 Bed	Ground	72.44	
Building A	Unit 09 - 2 Bed	Ground	72.44	Adaptable Unit
Building A	Unit 10 - 2 Bed	Ground	72.44	
Building A	Unit 11 - 2 Bed	Ground	72.44	Adaptable Unit
Building A	Unit 12 - 2 Bed	Ground	72.44	
Building A	Unit 13 - 2 Bed	Ground	74.86	Adaptable Unit
Building A	Unit 14 - 2 Bed	Ground	74.86	
Building A	Unit 15 - 2 Bed	First	74.86	Adaptable Unit
Building A	Unit 16 - 2 Bed	First	74.86	
Building A	Unit 17 - 2 Bed	First	72.44	Adaptable Unit
Building A	Unit 18 - 2 Bed	First	72.44	
Building A	Unit 19 - 2 Bed	First	72.44	Adaptable Unit
Building A	Unit 20 - 2 Bed	First	72.44	
Building A	Unit 21 - 2 Bed	First	72.44	Adaptable Unit
Building A	Unit 22 - 2 Bed	First	72.44	
Building A	Unit 23 - 2 Bed	First	72.44	Adaptable Unit
Building A	Unit 24 - 2 Bed	First	72.44	
Building A	Unit 25 - 1 Bed	First	50.06	Adaptable Unit
Building A	Unit 26 - 3 Bed	First	95.06	
Building A	Unit 27 - 2 Bed	First	74.86	Adaptable Unit
Building A	Unit 28 - 2 Bed	First	74.86	
Building A	Unit 29 - 2 Bed	Second	74.86	Adaptable Unit
Building A	Unit 30 - 2 Bed	Second	74.86	
Building A	Unit 31 - 2 Bed	Second	72.44	Adaptable Unit
Building A	Unit 32 - 2 Bed	Second	72.44	
Building A	Unit 33 - 2 Bed	Second	72.44	Adaptable Unit
Building A	Unit 34 - 2 Bed	Second	72.44	
Building A	Unit 35 - 2 Bed	Second	72.44	Adaptable Unit
Building A	Unit 36 - 2 Bed	Second	72.44	
Building A	Unit 37 - 2 Bed	Second	72.44	Adaptable Unit
Building A	Unit 38 - 2 Bed	Second	72.44	
Building A	Unit 39 - 1 Bed	Second	50.06	Adaptable Unit
Building A	Unit 40 - 3 Bed	Second	95.06	
Building A	Unit 41 - 2 Bed	Second	74.86	Adaptable Unit
Building A	Unit 42 - 2 Bed	Second	74.86	
Building A	Unit 52 - 2 Bed	Ground	72.44	Adaptable Unit
Building B	Unit 43 - 2 Bed	Ground	74.86	
Building B	Unit 44 - 2 Bed	Ground	74.86	Adaptable Unit
Building B	Unit 45 - 2 Bed	Ground	72.44	
Building B	Unit 46 - 2 Bed	Ground	72.44	Adaptable Unit
Building B	Unit 47 - 2 Bed	Ground	72.44	
Building B	Unit 48 - 2 Bed	Ground	72.44	Adaptable Unit
Building B	Unit 49 - 2 Bed	Ground	72.44	
Building B	Unit 50 - 1 Bed	Ground	46.67	Adaptable Unit
Building B	Unit 51 - 1 Bed	Ground	46.67	
Building B	Unit 53 - 2 Bed	Ground	72.44	Adaptable Unit
Building B	Unit 54 - 1 Bed	Ground	50.06	
Building B	Unit 55 - 3 Bed	Ground	95.06	Adaptable Unit
Building B	Unit 56 - 2 Bed	Ground	72.44	
Building B	Unit 57 - 1 Bed	Ground	63.21	Adaptable Unit
Building B	Unit 58 - 2 Bed	Ground	74.86	
Building B	Unit 59 - 2 Bed	Ground	74.86	Adaptable Unit
Building B	Unit 60 - 2 Bed	First	74.86	
Building B	Unit 61 - 2 Bed	First	74.86	Adaptable Unit
Building B	Unit 62 - 2 Bed	First	72.44	
Building B	Unit 63 - 2 Bed	First	72.44	Adaptable Unit
Building B	Unit 64 - 2 Bed	First	72.44	
Building B	Unit 65 - 2 Bed	First	72.44	Adaptable Unit
Building B	Unit 66 - 2 Bed	First	72.44	
Building B	Unit 67 - 1 Bed	First	46.67	Adaptable Unit
Building B	Unit 68 - 1 Bed	First	46.67	
Building B	Unit 69 - 2 Bed	First	72.44	Adaptable Unit
Building B	Unit 70 - 2 Bed	First	72.44	
Building B	Unit 71 - 1 Bed	First	50.06	Adaptable Unit
Building B	Unit 72 - 3 Bed	First	95.06	
Building B	Unit 73 - 2 Bed	First	72.44	Adaptable Unit
Building B	Unit 74 - 2 Bed	First	72.44	
Building B	Unit 75 - 2 Bed	First	74.86	Adaptable Unit
Building B	Unit 76 - 2 Bed	First	74.86	
Building B	Unit 77 - 2 Bed	Second	74.86	Adaptable Unit
Building B	Unit 78 - 2 Bed	Second	74.86	
Building B	Unit 79 - 2 Bed	Second	72.44	Adaptable Unit
Building B	Unit 80 - 2 Bed	Second	72.44	
Building B	Unit 81 - 2 Bed	Second	72.44	Adaptable Unit
Building B	Unit 82 - 2 Bed	Second	72.44	
Building B	Unit 83 - 2 Bed	Second	72.44	Adaptable Unit
Building B	Unit 84 - 1 Bed	Second	46.67	
Building B	Unit 85 - 1 Bed	Second	46.67	Adaptable Unit
Building B	Unit 86 - 2 Bed	Second	72.44	
Building B	Unit 87 - 2 Bed	Second	72.44	Adaptable Unit
Building B	Unit 88 - 1 Bed	Second	50.06	
Building B	Unit 89 - 3 Bed	Second	95.06	Adaptable Unit
Building B	Unit 90 - 2 Bed	Second	72.44	
Building B	Unit 91 - 2 Bed	Second	72.44	Adaptable Unit
Building B	Unit 92 - 2 Bed	Second	74.86	
Building B	Unit 93 - 2 Bed	Second	74.86	Adaptable Unit
Building B	Unit 94 - 2 Bed	Second	74.86	

Private Open Space		
Building - Unit	Location	Area (m2)
Building A - Unit 01	Balcony	0.93
Building A - Unit 01	Balcony	11.52
Building A - Unit 02	Balcony	2.39
Building A - Unit 02	Courtyard	16.16
Building A - Unit 03	Courtyard	16.16
Building A - Unit 03	Courtyard	47.60
Building A - Unit 04	Courtyard	10.26
Building A - Unit 04	Courtyard	47.60
Building A - Unit 05	Courtyard	16.16
Building A - Unit 05	Courtyard	47.60
Building A - Unit 06	Courtyard	16.16
Building A - Unit 06	Courtyard	47.60
Building A - Unit 07	Courtyard	16.16
Building A - Unit 07	Courtyard	47.60
Building A - Unit 08	Courtyard	16.16
Building A - Unit 08	Courtyard	47.60
Building A - Unit 09	Courtyard	16.16
Building A - Unit 09	Courtyard	47.60
Building A - Unit 10	Courtyard	16.16
Building A - Unit 10	Courtyard	47.60
Building A - Unit 11	Courtyard	16.16
Building A - Unit 11	Courtyard	47.60
Building A - Unit 12	Courtyard	16.16
Building A - Unit 12	Courtyard	47.60
Building A - Unit 14	Balcony	2.39
Building A - Unit 14	Balcony	11.52
Building A - Unit 14	Courtyard	47.60
Building A - Unit 15	Balcony	0.93
Building A - Unit 15	Balcony	10.12
Building A - Unit 16	Balcony	10.12
Building A - Unit 17	Balcony	1.89
Building A - Unit 17	Balcony	11.59
Building A - Unit 18	Balcony	1.89
Building A - Unit 18	Balcony	11.59
Building A - Unit 19	Balcony	1.89
Building A - Unit 19	Balcony	11.59
Building A - Unit 20	Balcony	1.89
Building A - Unit 20	Balcony	11.59
Building A - Unit 21	Balcony	1.89
Building A - Unit 21	Balcony	11.59
Building A - Unit 22	Balcony	1.89
Building A - Unit 22	Balcony	11.59
Building A - Unit 23	Balcony	1.89
Building A - Unit 23	Balcony	11.59
Building A - Unit 24	Balcony	1.89
Building A - Unit 24	Balcony	11.59
Building A - Unit 25	Balcony	1.89
Building A - Unit 25	Balcony	11.59
Building A - Unit 26	Balcony	1.89
Building A - Unit 26	Balcony	11.59
Building A - Unit 27	Balcony	0.93
Building A - Unit 27	Balcony	10.12
Building A - Unit 28	Balcony	2.39
Building A - Unit 28	Balcony	10.12
Building A - Unit 29	Balcony	10.12
Building A - Unit 30	Balcony	10.12
Building A - Unit 31	Balcony	1.89
Building A - Unit 31	Balcony	11.59
Building A - Unit 32	Balcony	1.89
Building A - Unit 32	Balcony	11.59
Building A - Unit 33	Balcony	1.89
Building A - Unit 33	Balcony	11.59
Building A - Unit 34	Balcony	1.89
Building A - Unit 34	Balcony	11.59
Building A - Unit 35	Balcony	1.89
Building A - Unit 35	Balcony	11.59
Building A - Unit 36	Balcony	1.89
Building A - Unit 36	Balcony	11.59
Building A - Unit 37	Balcony	1.89
Building A - Unit 37	Balcony	11.59
Building A - Unit 38	Balcony	1.89
Building A - Unit 38	Balcony	11.59
Building A - Unit 39	Balcony	1.89
Building A - Unit 39	Balcony	11.59
Building A - Unit 40	Balcony	1.89
Building A - Unit 40	Balcony	11.59
Building A - Unit 41	Balcony	0.93
Building A - Unit 41	Balcony	11.52
Building A - Unit 42	Balcony	2.39
Building A - Unit 42	Balcony	10.12

Building B - Unit 43	Balcony	2.39
Building B - Unit 43	Courtyard	24.59
Building B - Unit 44	Balcony	2.39
Building B - Unit 44	Courtyard	70.29
Building B - Unit 45	Courtyard	25.97
Building B - Unit 45	Courtyard	54.95
Building B - Unit 46	Courtyard	25.17
Building B - Unit 46	Courtyard	53.76
Building B - Unit 47	Courtyard	25.17
Building B - Unit 47	Courtyard	46.80
Building B - Unit 48	Courtyard	25.17
Building B - Unit 48	Courtyard	46.80
Building B - Unit 49	Courtyard	25.17
Building B - Unit 49	Courtyard	46.80
Building B - Unit 50	Courtyard	21.69
Building B - Unit 50	Courtyard	76.41
Building B - Unit 51	Courtyard	21.69
Building B - Unit 51	Courtyard	76.54
Building B - Unit 52	Courtyard	25.17
Building B - Unit 52	Courtyard	46.80
Building B - Unit 53	Courtyard	25.17
Building B - Unit 53	Courtyard	46.80
Building B - Unit 54	Courtyard	25.17
Building B - Unit 54	Courtyard	46.80
Building B - Unit 55	Courtyard	25.17
Building B - Unit 55	Courtyard	46.80
Building B - Unit 56	Courtyard	25.17
Building B - Unit 56	Courtyard	67.20
Building B - Unit 57	Courtyard	25.17
Building B - Unit 58	Balcony	0.93
Building B - Unit 58	Balcony	16.16
Building B - Unit 59	Balcony	2.39
Building B - Unit 59	Balcony	10.12
Building B - Unit 60	Balcony	1.77
Building B - Unit 60	Balcony	10.12
Building B - Unit 61	Balcony	0.93
Building B - Unit 61	Balcony	10.12
Building B - Unit 62	Balcony	1.89
Building B - Unit 62	Balcony	11.59
Building B - Unit 63	Balcony	1.89
Building B - Unit 63	Balcony	11.59
Building B - Unit 64	Balcony	1.89
Building B - Unit 64	Balcony	11.59
Building B - Unit 65	Balcony	1.89
Building B - Unit 65	Balcony	11.59
Building B - Unit 66	Balcony	1.89
Building B - Unit 66	Balcony	11.59
Building B - Unit 67	Balcony	10.73
Building B - Unit 68	Balcony	10.73
Building B - Unit 69	Balcony	1.89
Building B - Unit 69	Balcony	11.59
Building B - Unit 70	Balcony	1.89
Building B - Unit 70	Balcony	11.59
Building B - Unit 71	Balcony	1.89
Building B - Unit 71	Balcony	11.59
Building B - Unit 72	Balcony	1.89
Building B - Unit 72	Balcony	11.59
Building B - Unit 73	Balcony	1.89
Building B - Unit 73	Balcony	11.59
Building B - Unit 74	Balcony	1.89
Building B - Unit 74	Balcony	11.59
Building B - Unit 75	Balcony	0.93
Building B - Unit 75	Balcony	10.12
Building B - Unit 76	Balcony	1.77
Building B - Unit 76	Balcony	10.12
Building B - Unit 77	Balcony	1.77
Building B - Unit 77	Balcony	10.12
Building B - Unit 78	Balcony	0.93
Building B - Unit 78	Balcony	10.12
Building B - Unit 79	Balcony	1.89
Building B - Unit 79	Balcony	11.59
Building B - Unit 80	Balcony	1.89
Building B - Unit 80	Balcony	11.59
Building B - Unit 81	Balcony	1.89
Building B - Unit 81	Balcony	11.59
Building B - Unit 82	Balcony	1.89
Building B - Unit 82	Balcony	11.59
Building B - Unit 83	Balcony	1.89
Building B - Unit 83	Balcony	11.59
Building B - Unit 84	Balcony	11.59
Building B - Unit 85	Balcony	11.59
Building B - Unit 86	Balcony	1.89
Building B - Unit 86	Balcony	11.59
Building B - Unit 87	Balcony	1.89
Building B - Unit 87	Balcony	11.59
Building B - Unit 88	Balcony	1.89
Building B - Unit 88	Balcony	11.59
Building B - Unit 89	Balcony	1.89
Building B - Unit 89	Balcony	11.59
Building B - Unit 90	Balcony	1.89
Building B - Unit 90	Balcony	11.59
Building B - Unit 91	Balcony	1.89
Building B - Unit 91	Balcony	11.59
Building B - Unit 92	Balcony	0.93
Building B - Unit 92	Balcony	11.52
Building B - Unit 93	Balcony	1.77
Building B - Unit 93	Balcony	10.12

Unit Breakdown Summary

Block A Ground

1 Bedrooms - 1  
2 Bedrooms - 12  
3Bedrooms - 1  
Total 14 Units

Block A Level One

1 Bedrooms - 1  
2 Bedrooms - 12  
3 Bedrooms - 1  
Total 14 Units

Block A Level Two

1 Bedrooms - 1  
2 Bedrooms - 12  
3 Bedrooms - 1  
Total 14 Units

Total 1 Bedrooms - 3  
Total 2 Bedrooms - 36  
Total 3 Bedrooms - 3  
Total 42 Units

Unit Breakdown Summary

13x 1 Bedroom Units  
74x 2 Bedroom Units  
6 x 3 Bedroom Units  
Total - 93 Units  
(including 10 x Adaptable Units)

Block B Ground

1 Bedrooms - 4  
2 Bedrooms - 12  
3Bedrooms - 1  
Total 17 Units

Block B Level One

1 Bedrooms - 3  
2 Bedrooms - 13  
3 Bedrooms - 1  
Total 17 Units

Block B Level Two

1 Bedrooms - 3  
2 Bedrooms - 13  
3 Bedrooms - 1  
Total 17 Units

Total 1 Bedrooms - 10  
Total 2 Bedrooms - 38  
Total 3 Bedrooms - 3  
Total 51 Units

Gross Floor Area

Ground Floor	Block A	Block B
First Floor	1024.08m2	1180.63m2
Second Floor	1024.08m2	1189.86m2
Total	1024.08m2	1189.86m2
	3072.24m2	3560.35m2
Total Gross Floor Area		6632.59m2

All work to be carried out in accordance with BCA, AS & Council conditions.

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Energy Smart Design: AAA rated water conservation devices include: rainwater tanks, shower heads, water tap flow regulators, dual flush toilets & showers & compliant hot water systems with minimum green house score of 1.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

Basin notes:

Overbuilder to read all plans in conjunction with SDAV & Basis Report:

- 10mm Foilboard insulation to external walls
- R2.5 insulation to ceilings of 3rd floor
- R1.0 insulation to underside of slab where balconies are above habitable spaces
- Weather seals to windows & doors
- All showerheads min. 3 star rating
- Toilet flushing systems min. 4 star
- Kitchen & bathroom taps min. 5 star
- 1 phase air conditioning, 2 star (cooling - new rating)
- 1 phase air conditioning, 2.5 star (heating - new rating)
- Gas cooktop & electric oven
- Dishwashers min. 3 star rating
- Gas instantaneous hot water min. 4.5 star rating
- 2500L central rain/bathwater tank

Orientation:

Site Legend:

- Existing trees to be removed
- Existing trees to be retained
- Existing structures to be demolished

Project:

Proposing demolition and construction of 89 units over 3 storey residential flat building

Client:

32 Marian Street Guildford Enterprise PTY LTD

Council:

Parramatta City Council

Drawings title:

Shadow Diagrams 22nd June

Designed + drawn:

M. Trinh / A. Winton

Issue D - DA

Paper scale:

A1/1:500

Date:

10/09/2015

Job #

#27944

Draw #

03-16

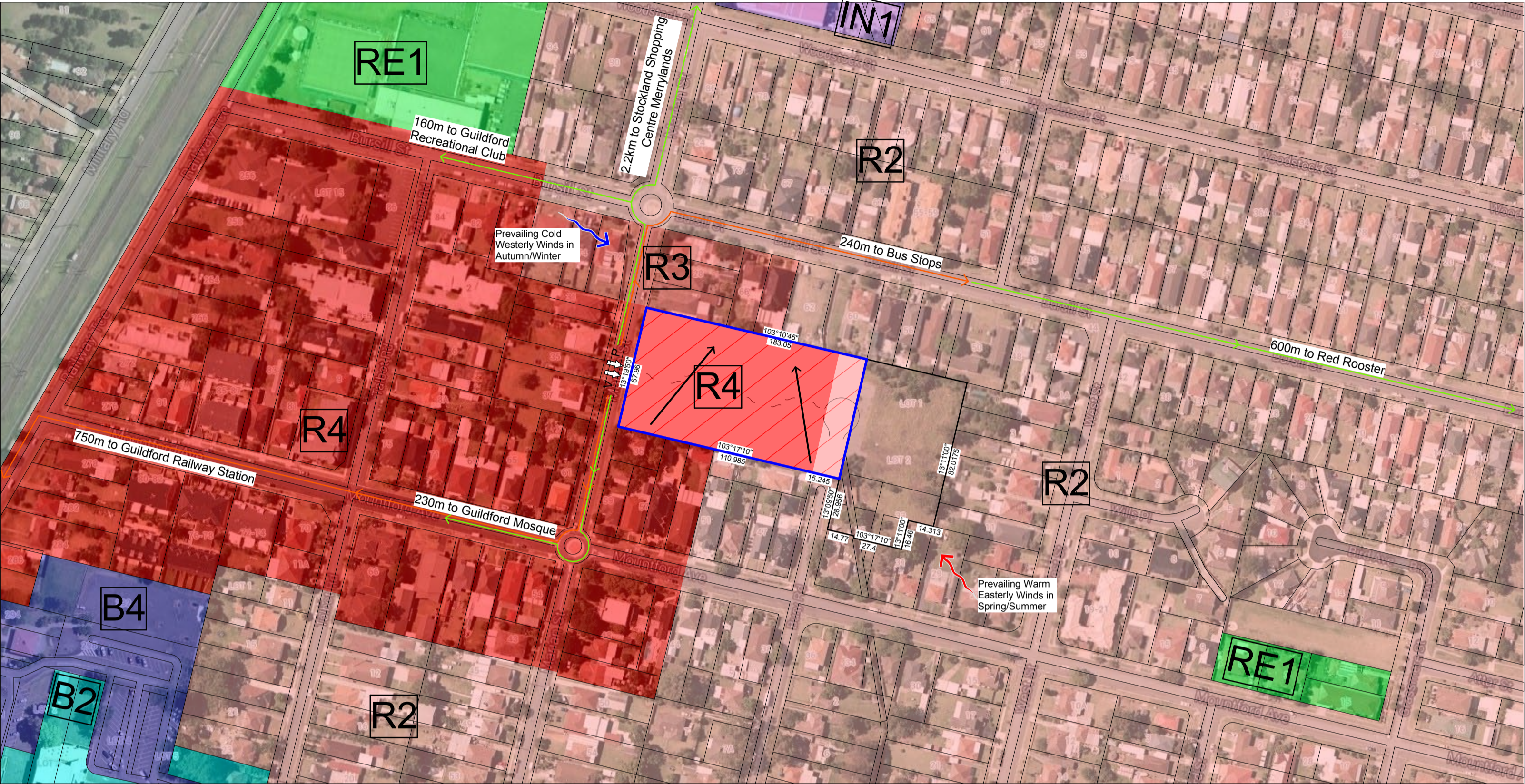




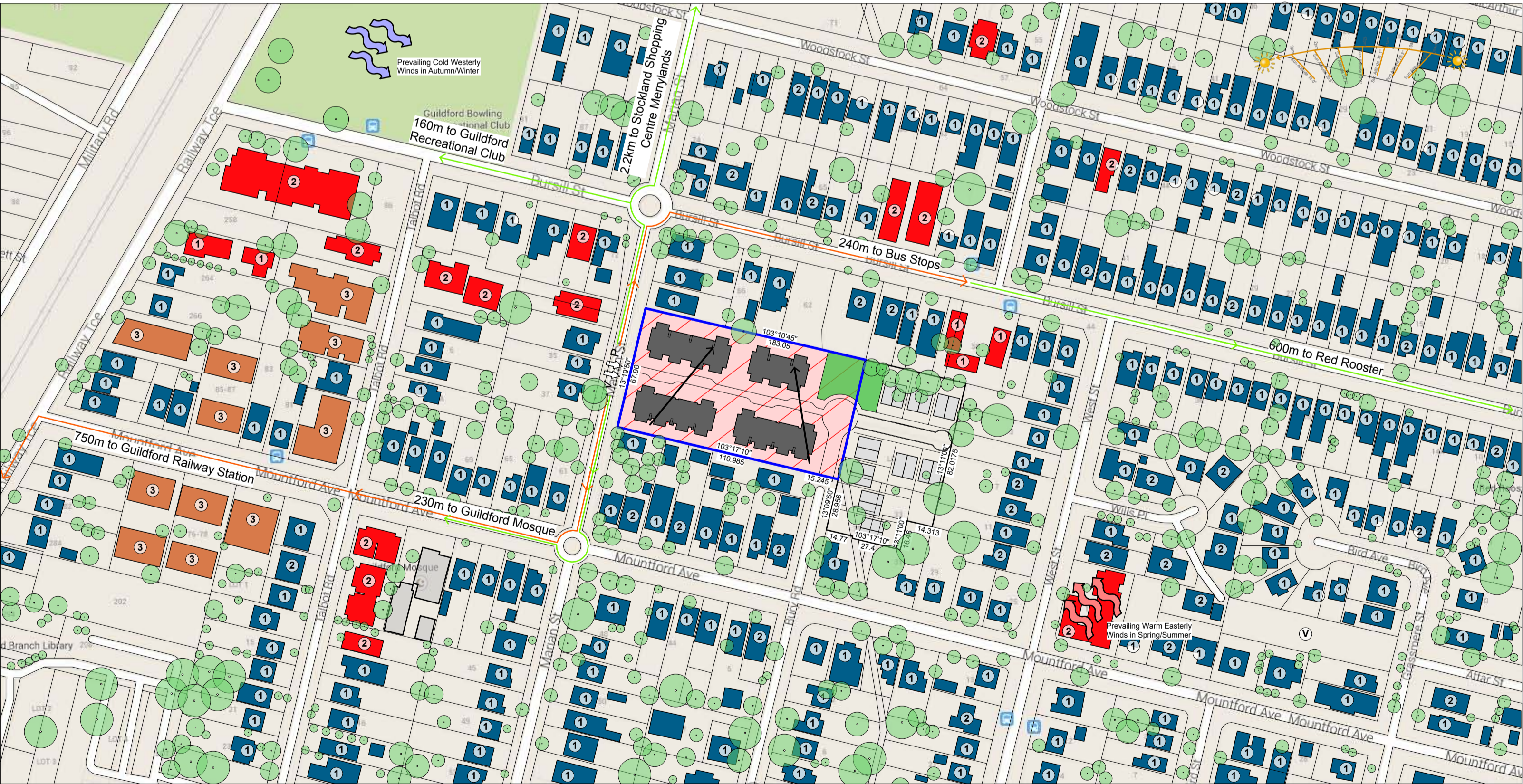
**Parramatta Local  
Environmental  
Plan 2011**

**Land Zoning Map - Sheet LZN\_006**

- Zone**
- B1 Neighbourhood Centre
  - B2 Local Centre
  - B4 Mixed Use
  - B5 Business Development
  - B6 Enterprise Corridor
  - E2 Environmental Conservation
  - E3 Environmental Management
  - IN1 General Industrial
  - IN2 Light Industrial
  - IN3 Heavy Industrial
  - R1 General Residential
  - R2 Low Density Residential
  - R3 Medium Density Residential
  - R4 High Density Residential
  - RE1 Public Recreation
  - RE2 Private Recreation
  - SP1 Special Activities
  - SP2 Infrastructure
  - W1 Natural Waterways
  - W2 Recreational Waterways



Context Analysis - Zoning  
scale 1:2000



Context Analysis - Surrounding Buildings  
scale 1:2000

- Legend**
- Proposed Development
  - Deep Soil Zones (Vegetation)
  - Direction of Overland Flow (Drainage)
  - Existing trees to be removed
  - Existing trees to be retained
  - Existing building - Number of storeys
  - Entry (Pedestrian)
  - Entry (Vehicle)
  - Route to Public Amenities
  - Route to Public Transport
- Surrounding Buildings**
- Proposed development
  - Residential Dwelling Low Density
  - Residential Dwelling Medium Density
  - Residential Dwelling Medium Density
  - Commercial/Retail/Warehouse/Office
  - Potential Development
  - Purblc Domain
  - Bus Stop

- Legend**
- Proposed Development
  - Deep Soil Zones (Vegetation)
  - Direction of Overland Flow (Drainage)
  - Existing trees to be removed
  - Existing trees to be retained
  - Existing building - Number of storeys
  - Entry (Pedestrian)
  - Entry (Vehicle)
  - Route to Public Amenities
  - Route to Public Transport
- Surrounding Buildings**
- Proposed development
  - Residential Dwelling Low Density
  - Residential Dwelling Medium Density
  - Residential Dwelling Medium Density
  - Commercial/Retail/Warehouse/Office
  - Potential Development
  - Purblc Domain
  - Bus Stop



28 Marian Street



30 Marian Street



32 Marian Street - Proposed Site



34 Marian Street - Proposed Site



36 Marian Street



59 Mountford Avenue



3 Bury Road

32 - 34 Marian Street, Guildford

**Idraft Architects** Pty Ltd  
12/2015 Architects Registration Board No. 12/2015  
12/2015 Architects Registration Board No. 12/2015  
12/2015 Architects Registration Board No. 12/2015

**Project:**  
Proposing demolition and construction of 83 units over 3 storey residential flat building

**Client:**  
32 Marian Street Guildford Enterprise PTY LTD

**Council:**  
Parramatta City Council

**Drawings:**  
Site Analysis Plans

**Designed + drawn:**  
M. Trinh / A. Winton

**Issue D - DA**

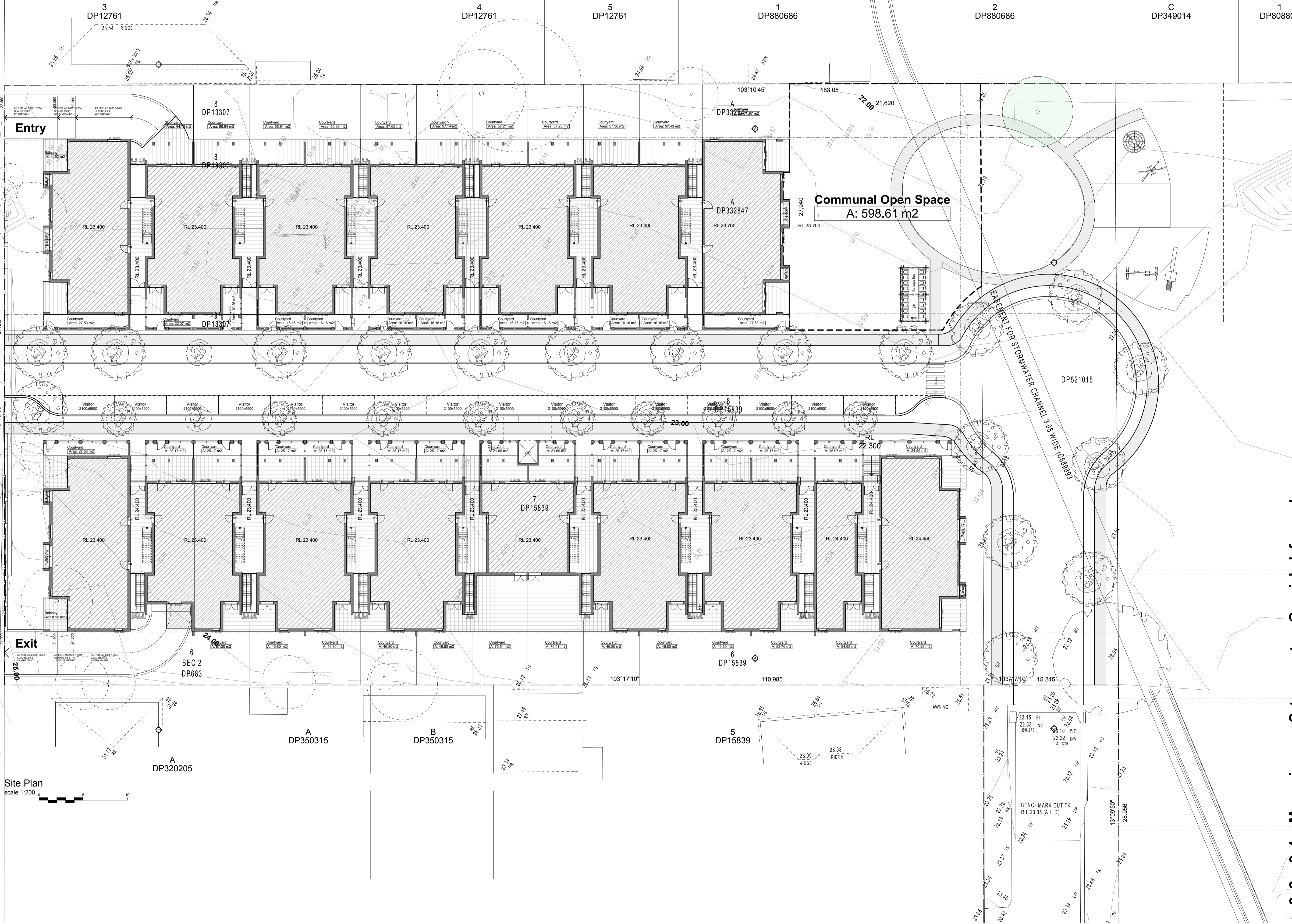
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**Date:**  
10/09/2015

**Job #**  
#27944

**Draw #**  
05-16

76 work to be carried out in accordance with BCA, AS & Council conditions.  
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Energy Smart Design: AAA rated water conservation devices include: shower heads, water saving tap flow regulators, dual flush toilets & showers & complete hot water systems with minimum green house score of 1.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.  
Notes:  
Overbuilder to read all plans in conjunction with SDAP & Basis Report:  
- 10mm Fiberglass insulation to external walls  
- R2.5 insulation to ceilings of 3rd floor  
- R1.0 insulation to underside of slab where balconies are above habitable spaces  
- Weather seals to windows & doors  
- All showerheads min. 3 star rating  
- Toilet flushing systems min. 4 star  
- Kitchen & bathroom taps min. 5 star  
- 1 phase air conditioning, 2 star (cooling - new rating)  
- 1 phase air conditioning, 2.5 star (heating - new rating)  
- Gas cooktop & electric oven  
- Dishwashers min. 3 star rating  
- Gas instantaneous hot water min. 4.5 star rating  
- 25000L central hot water storage tank



All work to be carried out in accordance with BCA, AS & Council conditions.

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Energy Smart Design: AAA rated water conservation devices include: rainwater tanks, shower heads, water tap flow regulators, dual flush toilets & showers & compliant hot water systems with minimum green house score of 1.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

Design notes:  
Overbuilder to read all plans in conjunction with SDAP & Basis Report:  
- 10mm Fiberglass insulation to external walls  
- R2.5 insulation to ceilings of 3rd floor  
- R1.0 insulation to underside of slab  
- Arcton 50 D insulation to metal deck roof  
- R1.0 insulation to underside of slab where balconies are above habitable spaces  
- Weather seals to windows & doors  
- All showerheads min. 3 star rating  
- Toilet flushing systems min. 4 star  
- Kitchen & bathroom taps min. 5 star  
- 1 phase air conditioning, 2 star (cooling - new rating)  
- 1 phase air conditioning, 2.5 star (heating - new rating)  
- Gas cooktop & electric oven  
- Dishwashers min. 3 star rating  
- Gas instantaneous hot water min. 4.5 star rating  
- 25000L central rainwater tank

Orientation:  
N  
Existing trees to be retained  
Existing trees to be removed  
Existing structures to be demolished

Project:  
Proposing demolition and construction of 83 units over 3 storey residential flat building

Client:  
32 Marian Street Guildford  
Enterprise PTY LTD

Council:  
Perth City Council

Drawings title:  
Site Plan

Designed + drawn:  
M. Trinh / A. Winton

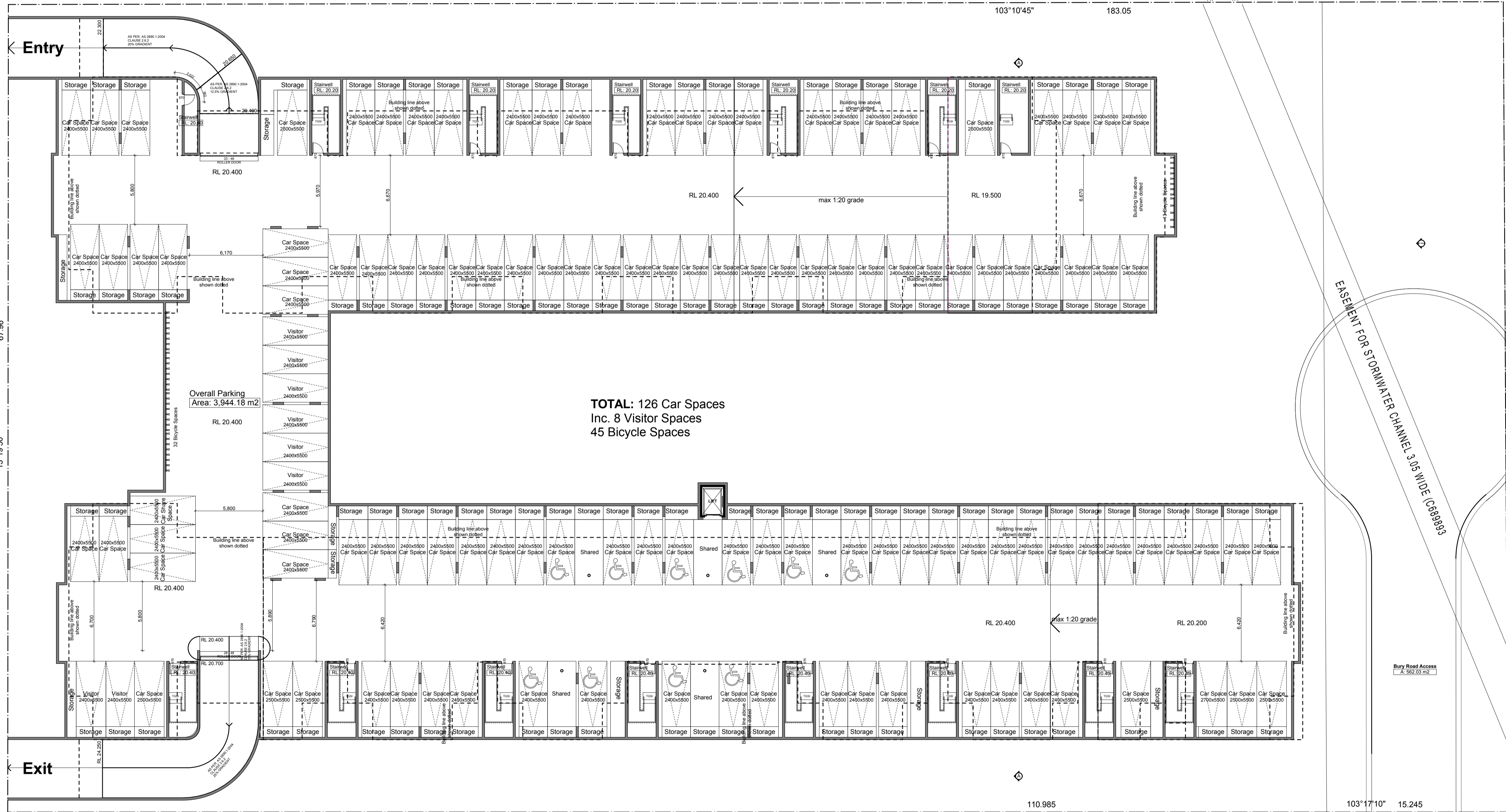
Issue:  
Issue D - DA

Scale:  
A1/1:200

Date:  
10/09/2015

Job #:  
#27944

Drawn #:  
06-16



Basement Plan  
scale 1:200

All work to be carried out in accordance with BCA, AS & Council conditions.

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Energy Smart Design: AAA rated water conservation devices include: shower heads, water tap flow regulators, dual flush toilets & systems & complete hot water systems with minimum green house score of 4 stars are to be used on this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

Revision:

Revision	Description	Date
1	As per DEAP	21/07/14
2	As per DEAP	21/07/14
3	As per council comments	
4	As per meeting	07/07/15
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Basin notes:

Overbuilder to read all plans in conjunction with SD&V & Basis Report:

- 10mm Foilboard insulation to external walls
- R2.5 insulation to ceilings of slab floor
- R1.0 insulation to underside of slab where balconies are above habitable spaces
- Weather seals to windows & doors
- All showerheads min. 3 star rating
- Toilet flushing systems min. 4 star
- Kitchen & bathroom taps min. 5 star
- 1 phase air conditioning, 2 star (cooling - new rating)
- 1 phase air conditioning, 2.5 star (heating - new rating)
- Gas cooktop & electric oven
- Dishwashers min. 3 star rating
- Gas instantaneous hot water min. 4.5 star rating
- 25,000 litre rainwater tank

orientation:

Site Legend:

- Existing trees to be retained
- Existing trees to be removed
- Existing structures to be demolished

Project:

Proposing demolition and construction of 83 units over 3 storey residential flat building

Client:

32 Marian Street Guildford Enterprise PTY LTD

Council:

Parliamentary City Council

Drawing title:

Basement Plan

Designed + drawn:

M. Trinh / A. Winton

Issue D - DA

paper scale:

A1/1:200

Date:

10/09/2015

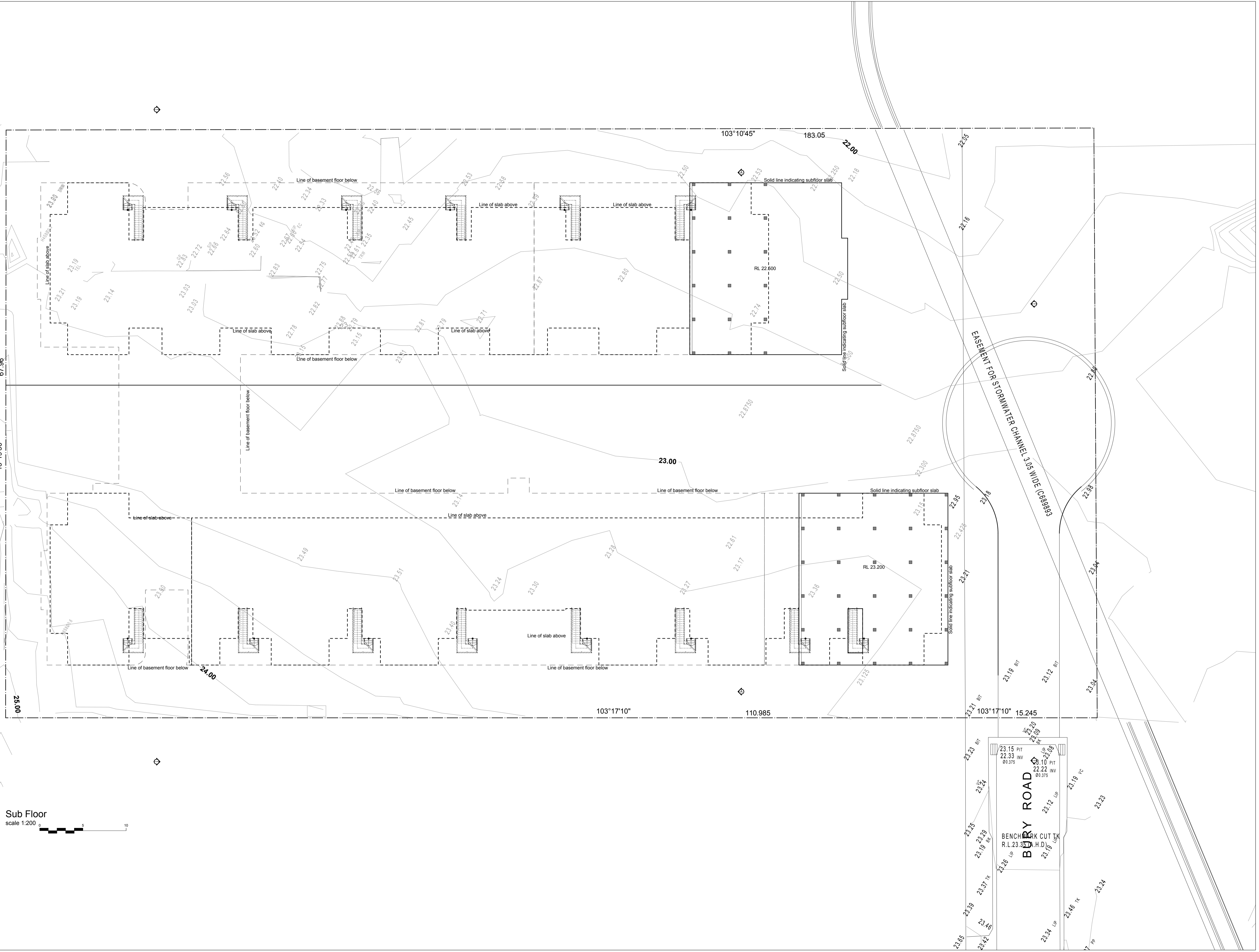
Job #

#27944

Draw #

07-16

MARION STREET



**32-34 Marian Street, Guildford**

**Idraft Architects Pty Ltd**  
 NSW Architects Registration Board No. 5347  
 New South Wales registration number - Adamson Street  
 PO Box 1200, Sydney NSW 1587  
 Tel: (02) 9246 4244 or www.idraft.com.au  
 Fax: (02) 9246 4247, Murrumbidgee 0262 2 300  
 project:  
 Proposing demolition and  
 construction of 93 units over  
 3 story residential flat  
 building  
 client:  
 32 Marian Street Guildford  
 Enterprise PTY LTD  
 council:  
 Parramatta City  
 Council  
 drawing title:  
**Sub Floor Plan**  
 designed & drawn:  
 M. Trinh / A. Winton  
 issue/revision:  
**Issue D - DA**  
 paper/size:  
 A1/1:200  
 date:  
 10/09/2015  
 job no:  
**#27944**  
 dwg no:  
**08-16**

**ALL work to be carried out in accordance with BS24, AS3 & Council conditions.**

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**Energy Star Compliance:** AAA rated items to be fitted in inside of not be included in the scope of work. Items to be fitted in inside of not be included in the scope of work. Items to be fitted in inside of not be included in the scope of work.

**Revision** **Description** **Date**

1. As per meeting 10/07/2015

2. As per meeting 10/07/2015

3. As per meeting 10/07/2015

4. As per meeting 10/07/2015

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**Energy Star Compliance:** AAA rated for new construction. Services include: rainwater tanks show heads, water, hot/cold, sealed ground levels, drains & compliant hot water systems with minimum green house score of 3.5 stars are to be used in the development. All occupants are encouraged to use AAA rated hot water heating methods with frost loading where possible.

Revision	Description	Date
1	As per approved plan	11/07/15
2	As per 30% Council	11/07/15
3	As per meeting	07/07/15
4	As per meeting	11/07/15

**basic notes:**

- Owner/builder to read all plans in conjunction with BEV4 & Basic Report
- 10mm Fibrolux insulation to internal walls
- R2.5 insulation to ceilings of 3rd floor
- R1.0 insulation to underside of slab
- Antico R1.0 insulation to metal deck roof
- R1.0 insulation to underside of slab where balconies are above habitable spaces
- Reflecting to windows 4.5 star
- All windows/min 3 star rating
- Reflecting systems min. 4 star
- Kitchen & bathroom pans min. 5 star
- 1 phase are conditioning, 2 star (pooling - new rating)
- 1 phase are conditioning 2.5 star (heating - new rating)
- Class ceiling & electric oven
- Dishwashers min. 3 star rating
- Class instantaneous hot water min. 4 star rating
- GS2000, central rainwatermaker tank

**orientation:**

**Site Legend:**

- Existing trees to be retained
- Existing trees to be removed
- Existing structures to be demolished

**prospect:**

Proposing demolition and construction of 03 units over 3 storey residential flat building

**client:**  
32 Marian Street Guildford  
Enterprise FTY Ltd

**drawn by:**  
council  
Parramatta City Council

**drawing title:**  
**Sub Floor Plan**

**Designed & drawn:**  
M.Trinh / A.Winton

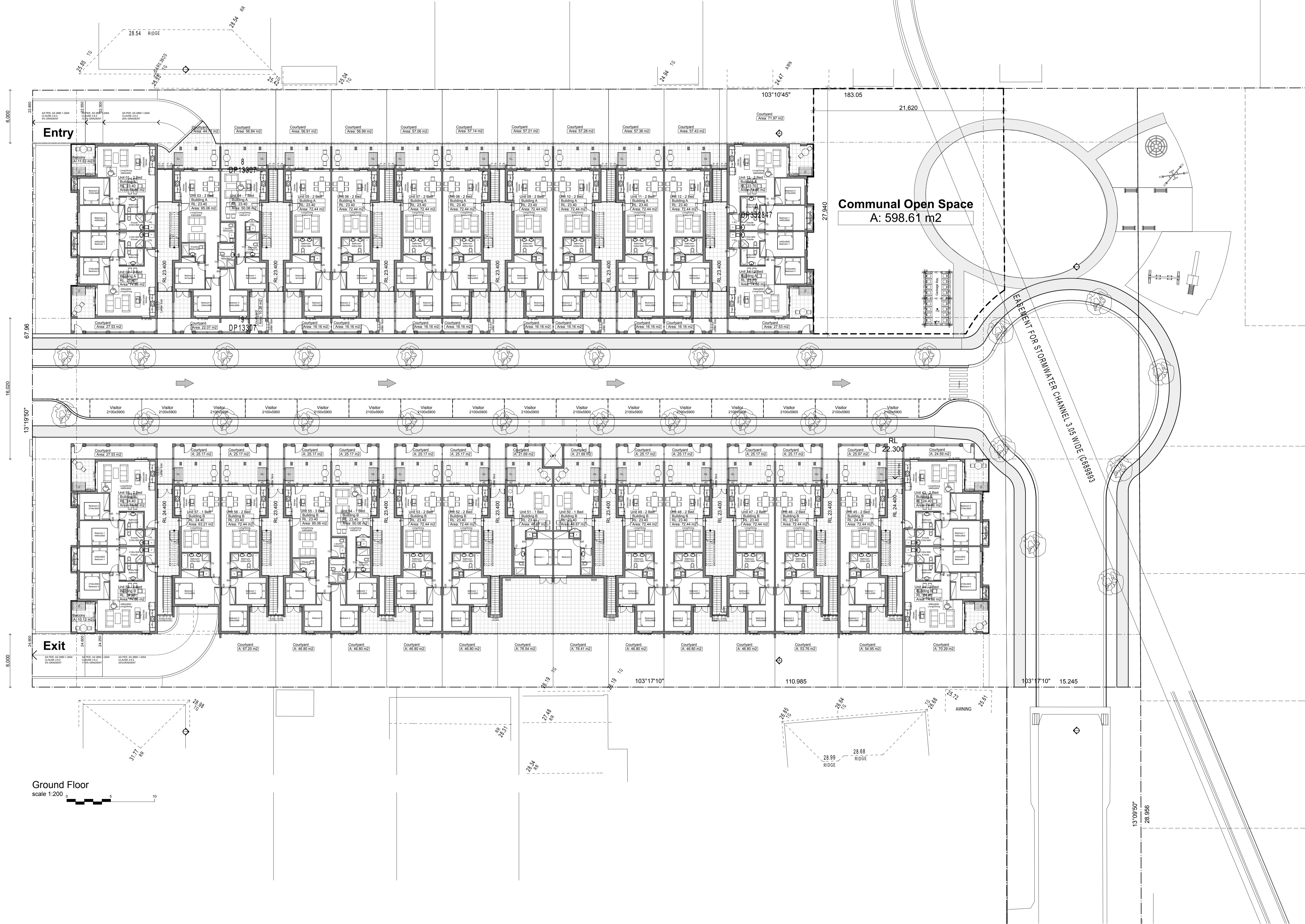
**Issue Stage:**  
**Issue D - DA**

**11/10/2015**

**01/09/2015**

**job #:**  
**#27944**

**drawn by:**  
**0816**



MARION STREET

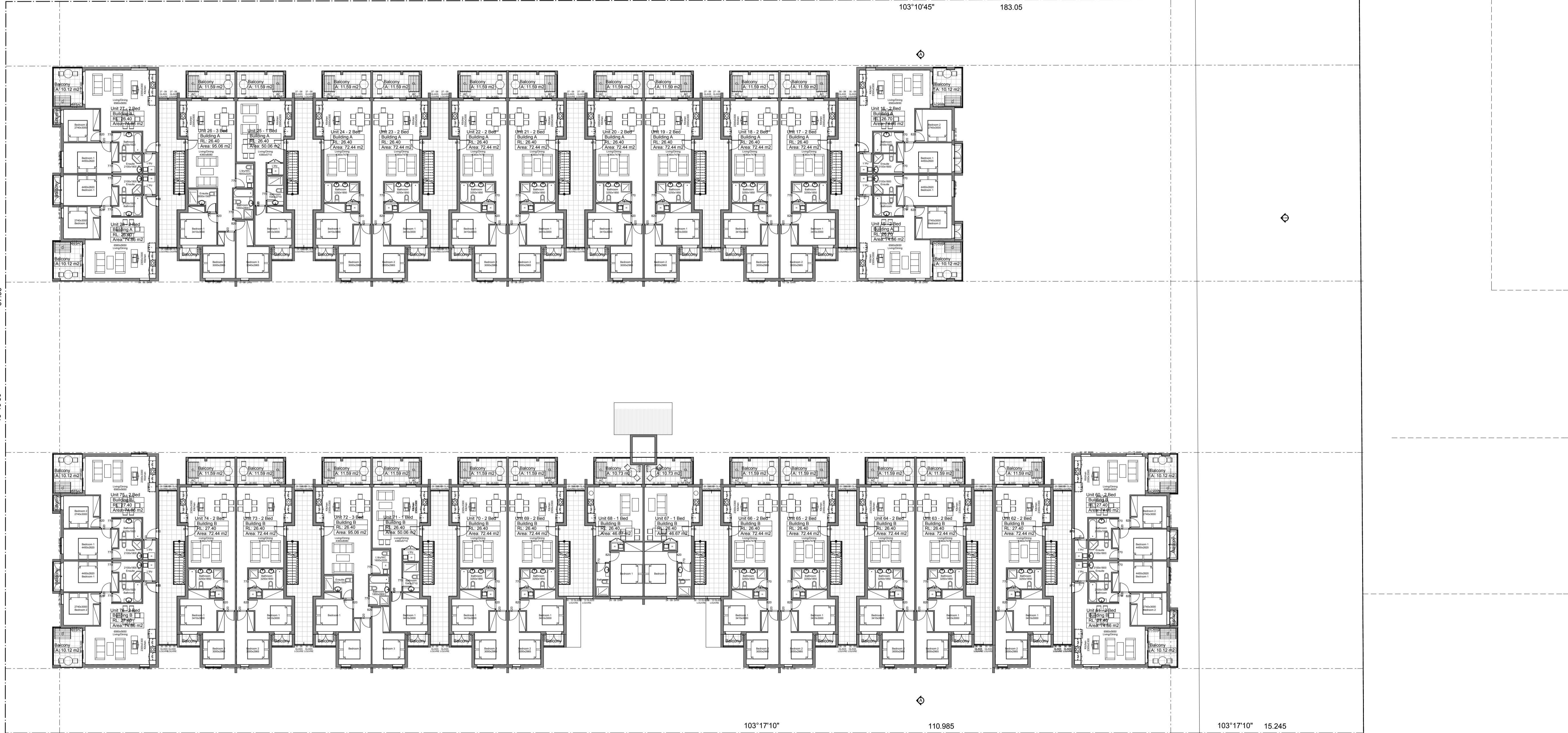
6,000

16,020

6,000

67'96"

13'19'50"



First & Second Floor

scale 1:200



All work to be carried out in accordance with BCA, AS & Council conditions.

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Energy Smart Design: AAA rated water conservation devices include: shower heads, water tap flow regulators, dual flush toilets & toilets & complete hot water systems with minimum green house score of 4 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

Revision:

Revision	Description	Date
1	As per DEAP letter 30 April 2014	21/07/14
2	As per council comments	
3	As per meeting 01/07/15	07/07/15

Design notes:

Overbuilder to read all plans in conjunction with SDAP & Basic Report:

- 10mm Fibreboard insulation to external walls
- R2.5 insulation to ceilings of 3rd floor
- R1.0 insulation to underside of slab
- Anticon 50.0 insulation to meter deck roof
- R1.0 insulation to underside of slab where balconies are above habitable spaces
- Weather seals to windows & doors
- All showerheads min. 3 star rating
- Toilet flushing systems min. 4 star
- Kitchen & bathroom taps min. 5 star
- 1 phase air conditioning, 2 star (cooling - new rating)
- 1 phase air conditioning, 2.5 star (heating - new rating)
- Gas cooktop & electric oven
- Dishwashers min. 3 star rating
- Gas instantaneous hot water min. 4.5 star rating
- >2500L central rainwater storage tank

Orientation:

Site Legend:

- Existing trees to be removed
- Existing trees to be retained
- Existing structures to be demolished

Idraft Architects Pty Ltd

14/01/2015 Architects Registration Board No. 1007  
14/01/2015 Registered Architect - Andrew Winton  
14/01/2015 Registered Architect - Andrew Winton  
14/01/2015 Registered Architect - Andrew Winton

Project:  
Proposing demolition and construction of 83 units over 3 storey residential flat building

Client:  
32 Marian Street Guildford  
Enterprise PTY LTD

Council:  
Parramatta City Council

Drawing title:  
First & Second Floor Plan

Designed + drawn:  
M. Trinh / A. Winton

Issue D - DA

Paper scale:  
A1/1:200

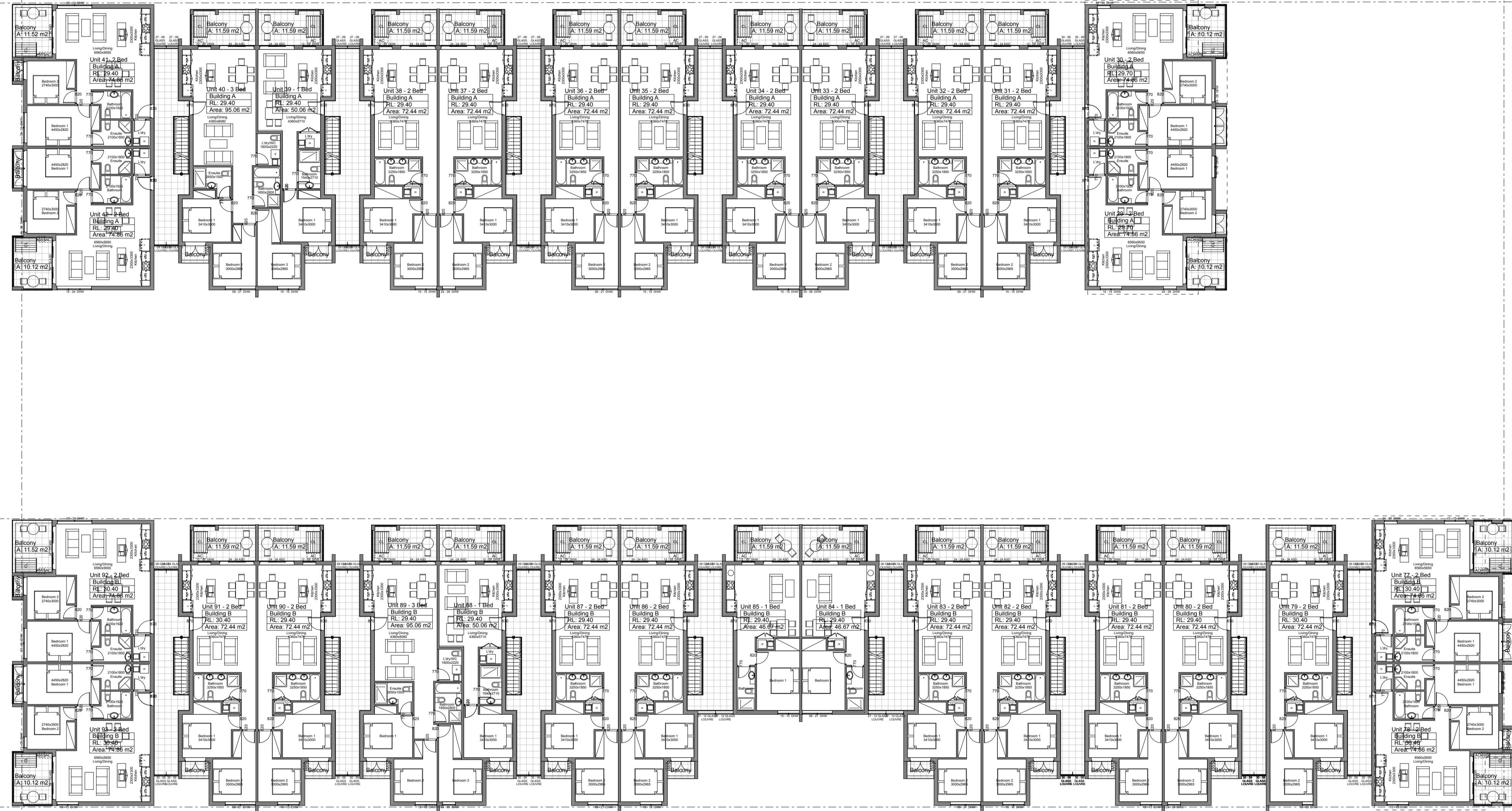
Date:  
10/09/2015

Job #  
#27944

Drawn #  
10-16

Figure 1 shows a rectangular domain with dimensions 6,000 by 16,020. The domain is divided into a grid of smaller rectangles. The top row is labeled  $13^{\circ}19'50''$  and the rightmost column is labeled 67.96. The bottom row is labeled 6,000 and the leftmost column is labeled 16,020.

scale 1:200



183.05

110.985

$$\frac{3^{\circ}09'50''}{28.956}$$
[illegible]

67.96

13°19'50"

scale 1:200



103°10'45"

183.05

103°17'10"

15.245

13°09'50"

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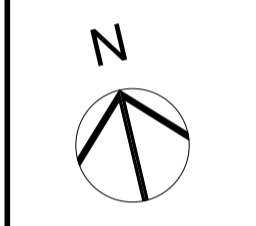
**Energy Smart Design:** AAA rated water conservation devices include rainwater tanks, shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

[illegible]

basic notes:  
Owner/builder to read all plans in conjunction with BDAV & Basic Report:


- 10mm Fibrolboard insulation to external walls
- P2.5 insulation to ceilings of 3rd floor
- RT1 insulation to underside of slab
- Arnicor RT1.0 insulation to metal deck roof
- RT1.0 insulation to underside of slab where balconies are above habitable spaces
- Weather seals to windows & doors
- All showerheads min. 3 star rating
- Toilet flushing systems min. 4 star
- Kitchen & bathroom taps min. 5 star
- 1 phase air conditioning, 2 star (cooling & heating)
- 1 phase air conditioning, 2.5 star (heating - new rating)
- Gas cooktop & electric oven
- Dishwashers min. 3 star rating
- Gas instantaneous hot water min. 4.5 star rating
- 25,000L central rain/stormwater tank

orientation:



**Site Legend:**

- Existing trees to be removed
- Existing trees to be retained
- Existing structures to be demolished



project:  
Proposing demolition and

construction of 93 units over 3 storey residential flat building

1

client:  
32 Marian Street Guildford  
Enterprise PTY LTD

Parramatta City  
Council

---

drawing title:  
**Roof Plan**

designed + drawn:  
M.Trinh / A.Winton  
Issue/Stage:  
**Issue D - DA**

paper/scale:  
A1/1:200

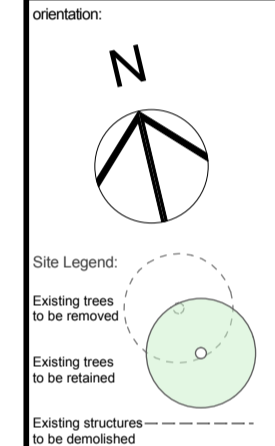
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10/09/2015

job #:	dwg #:
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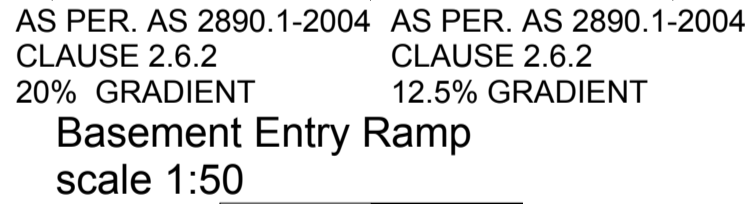
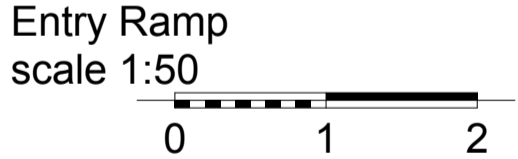
**32-34 Marian Street, Guildford**



**332-34 Marian Street, Guildford**

[illegible]





**32-34 Marian Street, Guildford**