

An architectural rendering of a modern multi-story residential building at dusk. The building features a mix of grey, red, and blue facades, large glass windows, and balconies with glass railings. People are visible on the balconies and walking on the street. A white car is parked on the left, and a blue car is on the right. The sky is dark blue with clouds.

An aerial photograph showing a proposed development site highlighted in red. The site is a rectangular plot located between Arncliffe St and Arncliffe St. To the left of the site is a railway line with multiple tracks. To the right are several large industrial buildings with flat roofs. The proposed building is labeled '600 Food Bar' with a red icon. The surrounding area includes parking lots with several cars and a street with a curved section at the bottom.

ISSUE	C	DATE	05.07.2016	REVISION	REVISED ISSUE FOR DA		
PROJECT	Mixed Use Development						
ADDRESS	3-5 Arncliffe St Wollli Creek NSW 2205						PROJECT # 14004
CLIENT	KASAF P/L ATF KASS				DATE	05.07.2016	DWG #
					SCALE @ A1	1:1, 1:100	
DWG	COVER PAGE / LOCATION PLAN				DRAWN	LS	DA001
					CHECK	JK	REVISION
							C

VISUAL DESIGN STATEMENT

ARNCLIFFE STREET FACADE

The design intent of the street facade is to create a visually interesting composition which is contextually appropriate.

The building is a good fit with the emerging architecture in the street.

Although the overall architectural language and scale are similar to the existing & proposed buildings the detailing, or the “fine grain” is unique.

It’s scale, although currently isolated, anticipates its future neighbours by allowing them to seamlessly “butt up” to the subject site’s sides.

The vertical scale is modulated to architecturally express the building’s true mixed nature and function.

The ground is active and transparent with legible entries for vehicles and people.

The first level, although purely residential, has been visually linked to the ground level by the strong horizontal & vertical red blades. This enhances the strength of the base.

The second level is the boarding house level which has a different treatment with vertical blade columns which support the residential levels above.

Although most rooms on this south facing facade are bedrooms, they have been designed to present a strong “positive” presence to the street with the inclusion of open balconies with high quality glazed balconies and potted planting which allow also good street surveillance for added security.

The upper floor is set back considerably and with the eventual inclusion of the two adjoining buildings will make it invisible from the street.

RAILWAY CORRIDOR FACADE

The railway side similarly expresses architecturally the building varying functions.

The detailing has a dynamic quality appropriate to it location near the transport corridor.

This facade has ideal northern aspect and thus is populated by living rooms and balconies.

The colours and detailing present on the streetside re emerge on this northern facade.

Detailing is clean, modern and minimal.

This northern facade is heavily landscaped and green offering residents quality community open space.

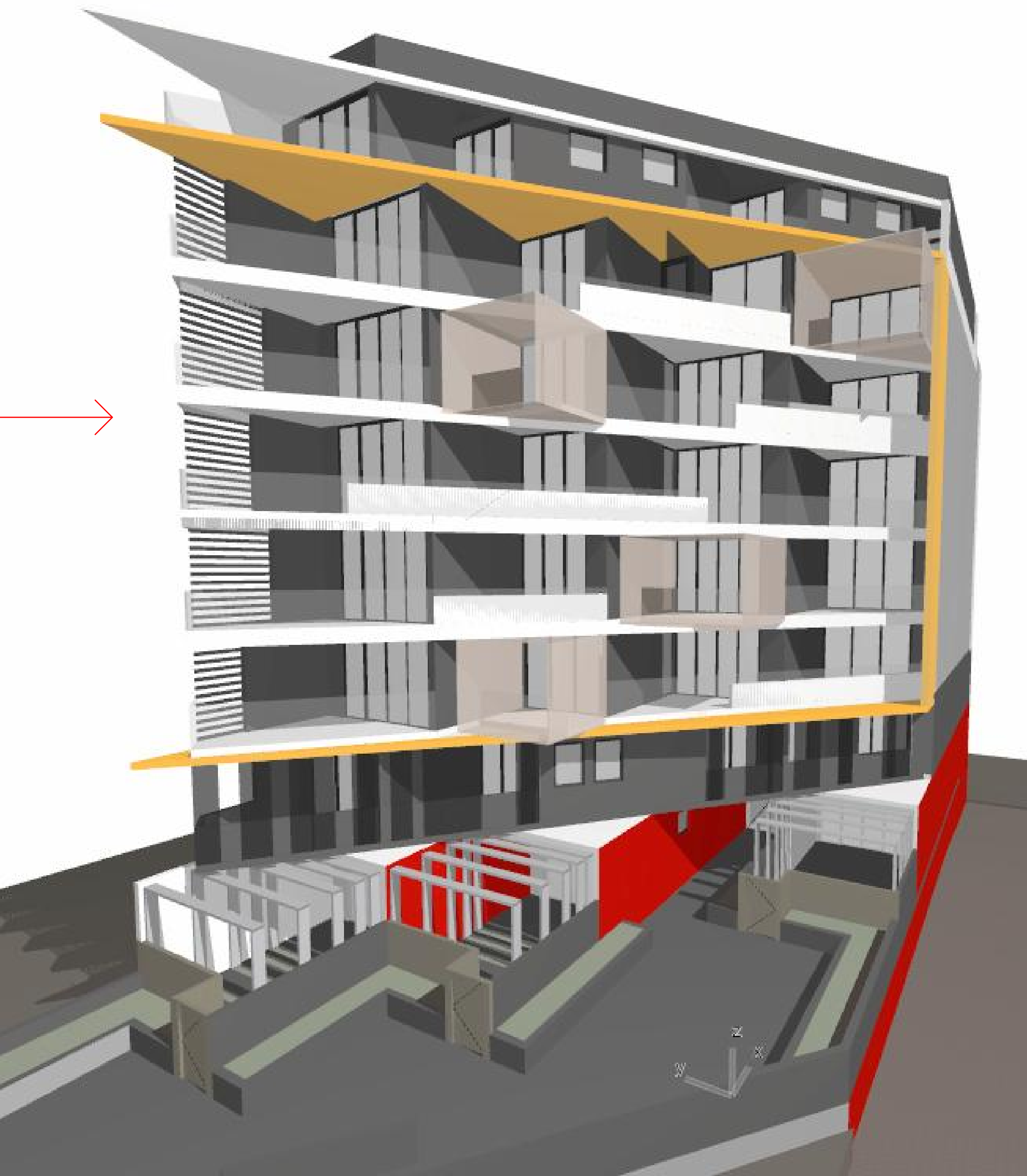
LIGHT WELL AND DECORATIVE SCREEN

The light well is intended to operate functionally by providing light and air to facilitate cross ventilation.

The well is visible from the internal foyer.

The boundary wall will be treated in a decorative finish which will enable it to be mood lit at night.

NOTE: Boundary wall omitted for clarity



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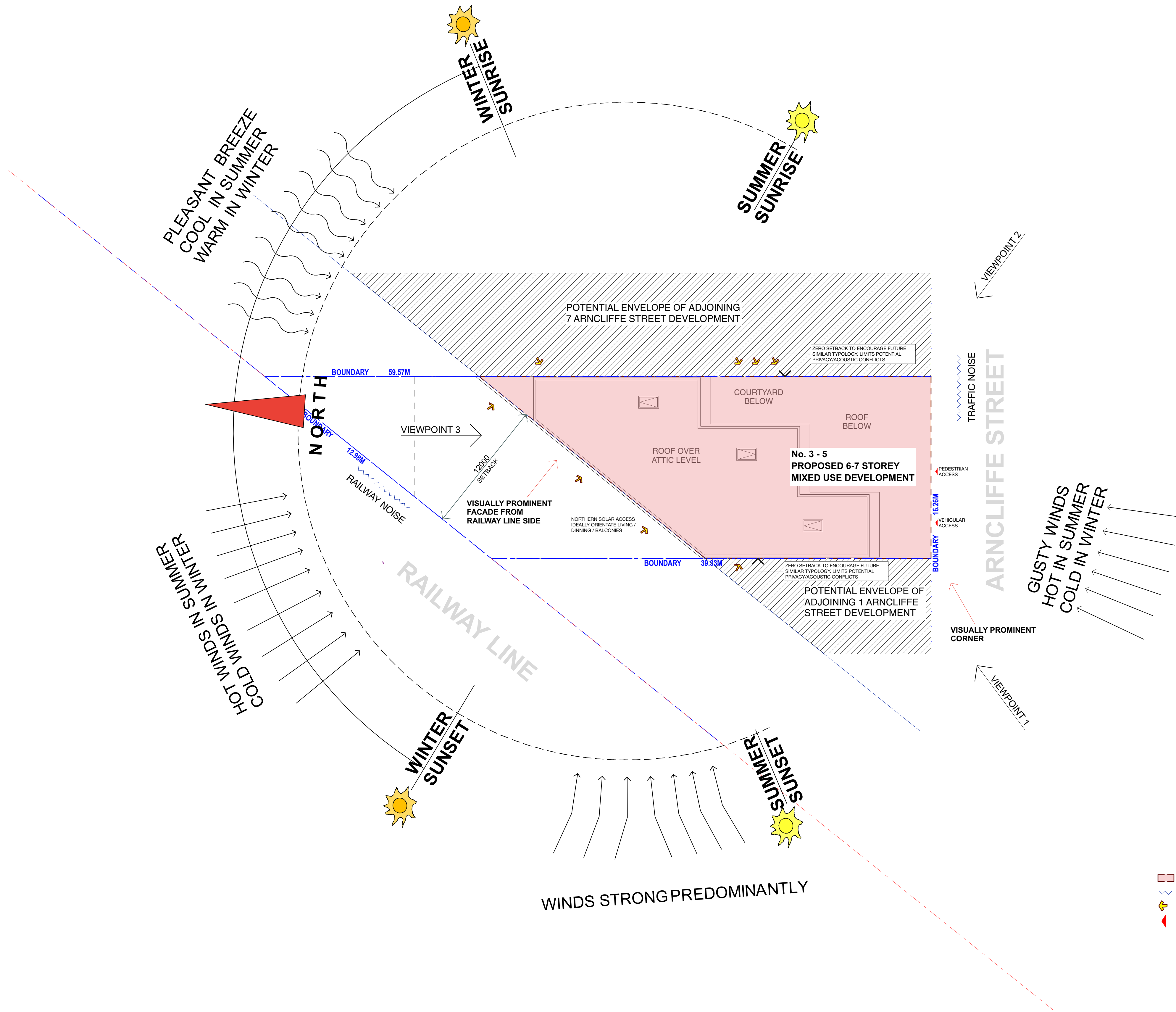
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CLIENT	KASAF P/L ATF KASS				
DWG	VISUAL DESIGN STATEMENT				
DATE	05.07.2016	DWG #	14004	PROJECT #	14004
SCALE @ A1	1:1	DA002			
DRAWN	LS				
CHKD	JK	REVISION	C		



SITE CONTEXT PHOTO - VIEWPOINT 1



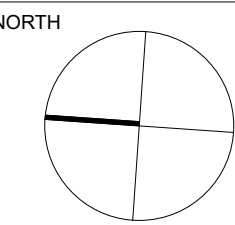
SITE CONTEXT PHOTO - VIEWPOINT 2



SITE CONTEXT PHOTO - VIEWPOINT 3

LEGEND

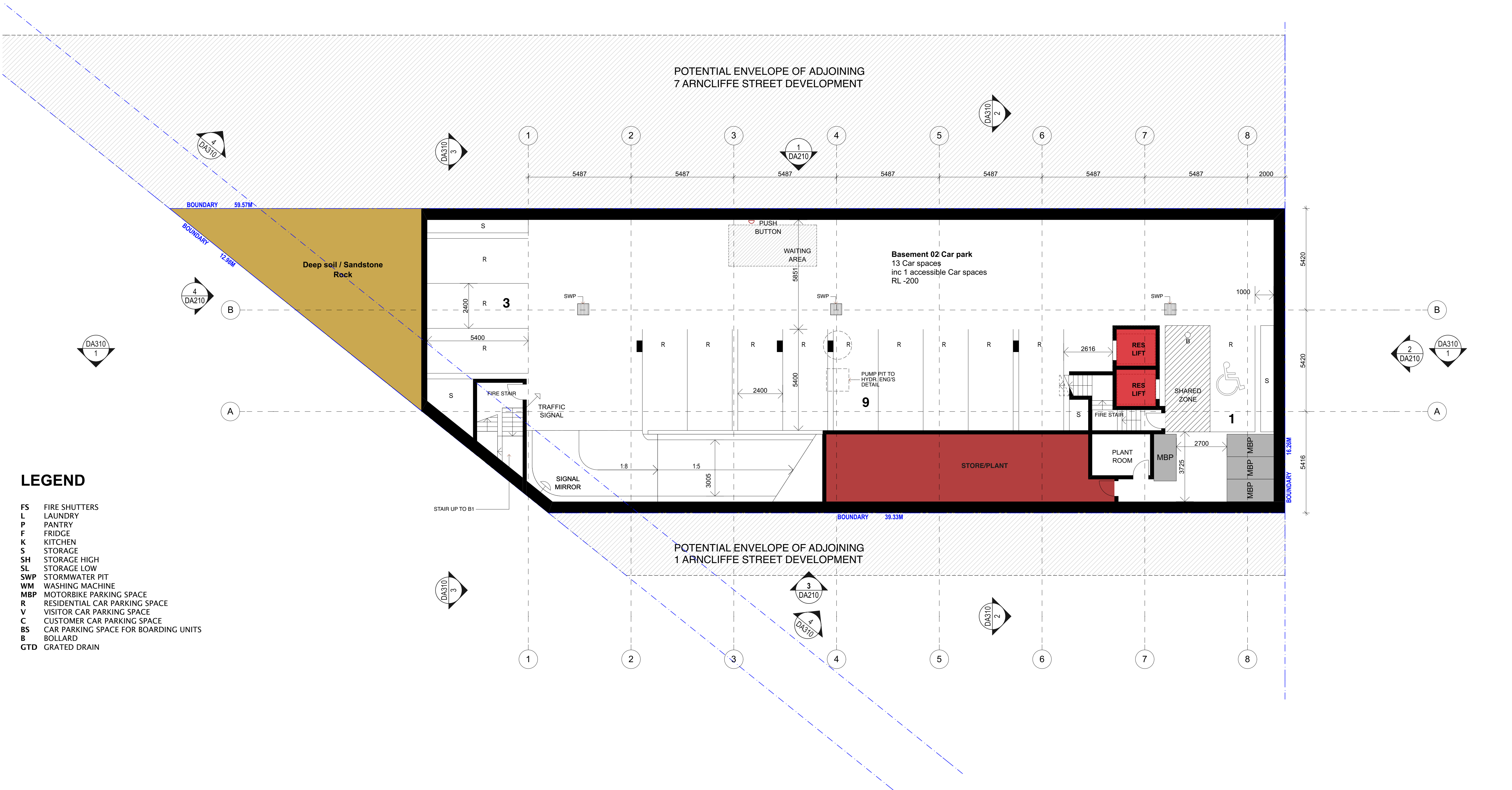
- SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- ~ POTENTIAL NOISE
- SOLAR ACCESS
- ◀ ENTRY POINTS



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CLIENT	KASAF P/L ATF KASS			DATE	05.07.2016
				DWG #	
				SCALE @ A1	1:200
				DRAWN	LS
DWG	SITE ANALYSIS PLAN			CHKD	JK
				REVISION	C



LEGEND

- FS FIRE SHUTTERS
- L LAUNDRY
- P PANTRY
- F FRIDGE
- K KITCHEN
- S STORAGE
- SH STORAGE HIGH
- SL STORAGE LOW
- SWP STORMWATER PIT
- WM WASHING MACHINE
- MBP MOTORBIKE PARKING SPACE
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- C CUSTOMER CAR PARKING SPACE
- BS CAR PARKING SPACE FOR BOARDING UNITS
- B BOLLARD
- GTD GRATED DRAIN

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NORTH

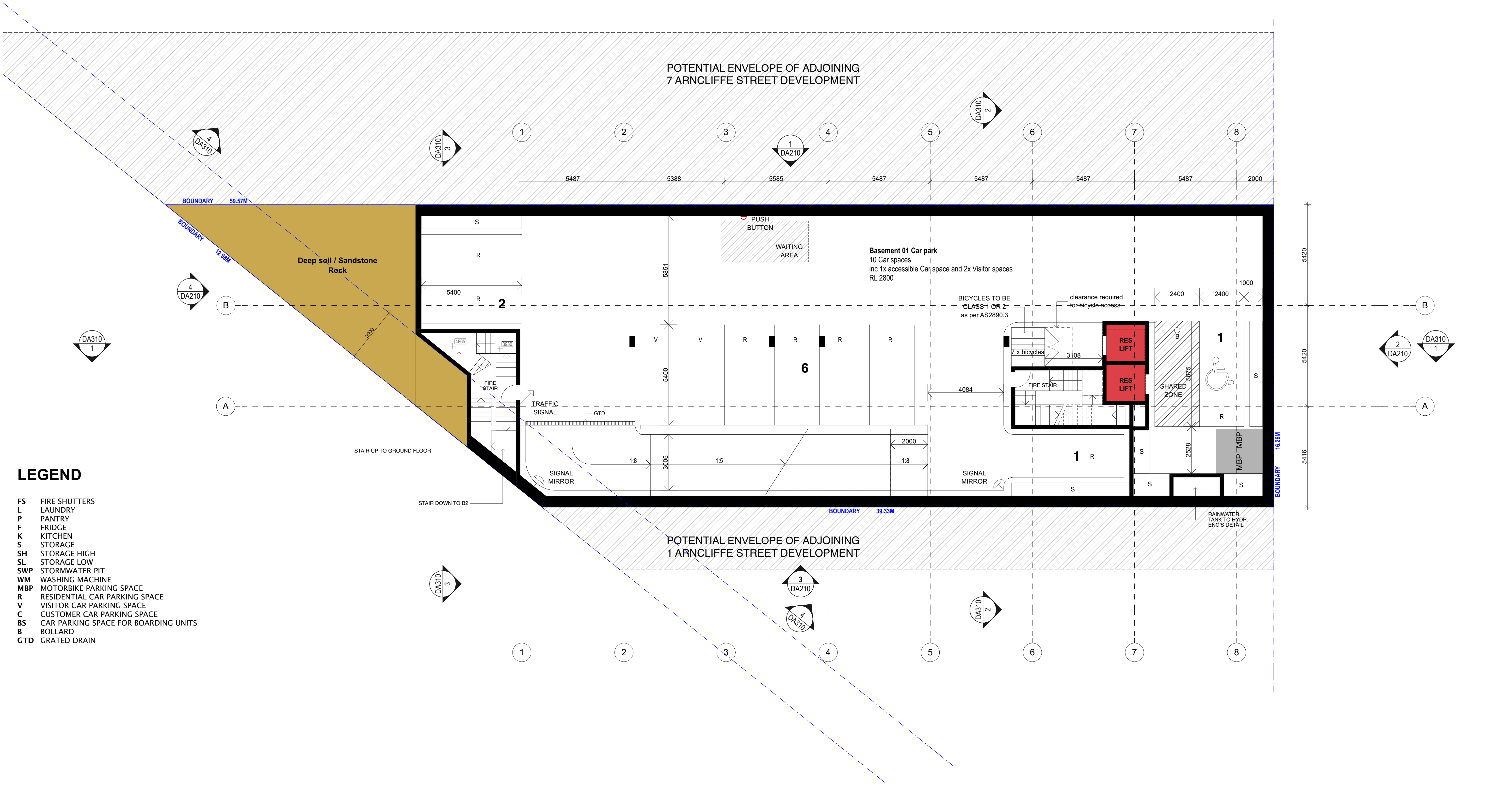
BAK *architecture*

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ADDRESS	3-5 Arncliffe St Wolli Creek NSW 2205				PROJECT #	14004	
CLIENT	KASAF P/L ATF KASS				DATE	05.07.2016	
DWG	BASEMENT 02 FLOOR PLAN				SCALE @ A1	1:100	
				DRAWN	LS	DA110	
				CHKD	JK	REVISION	C



LEGEND

- FS FIRE SHUTTERS
- L LAUNDRY
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PROJECT	Mixed Use Development				
ADDRESS	3-5 Arncliffe St Wolli Creek NSW 2205				
CLIENT	KASAF P/L ATF KASS				
DWG	BASEMENT 01 FLOOR PLAN				

DATE	05.07.2016	DWG #	14004
SCALE @ A1	1:100	PROJECT #	DA111
DRAWN	LS		
CHKD	JK		
REVISION	C		

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Ext. Walls:	Construction	Insulation	Colour	Details	
	Concrete Lined	R1.5 added	Medium	Where external - as per plans	
	Concrete Lined	R1.5 added	Medium	To lifts and stairs	
	Concrete	None	Medium	Intertenancy & to common areas	
Int. Walls:	Construction	Insulation	Details		
	Plasterboard on stud	None	As per plans		
Floors:	Construction	Insulation	Details		
	Concrete	R1.8 added	Above carpark/open below		
Ceilings:	Construction	Insulation	Details		
	Plasterboard	None	As per plans		
Roof:	Construction	Insulation	Colour	Details	
	Concrete	60mm Anticon R1.3	Medium	As per plans	
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
	AIR-05-010a	Double Clear	Aluminium	4.19/0.52	1.01 (both levels), to courtyard as per plans
	GGG-05-001a	Single Clear	Aluminium	6.57/0.74	Elsewhere
Skylights:	Product ID	Glass	Frame	Uw	Details
	GEN-04-006a	Single Clear	Aluminium	4.89	As per plans
Other:	Orientation	Terrain	Weatherseals	Exhaust Dampers	Recessed Downlights
	85	Suburban	Yes	Yes	No
This certificate may not be valid if downlights are present.					

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LEGEND

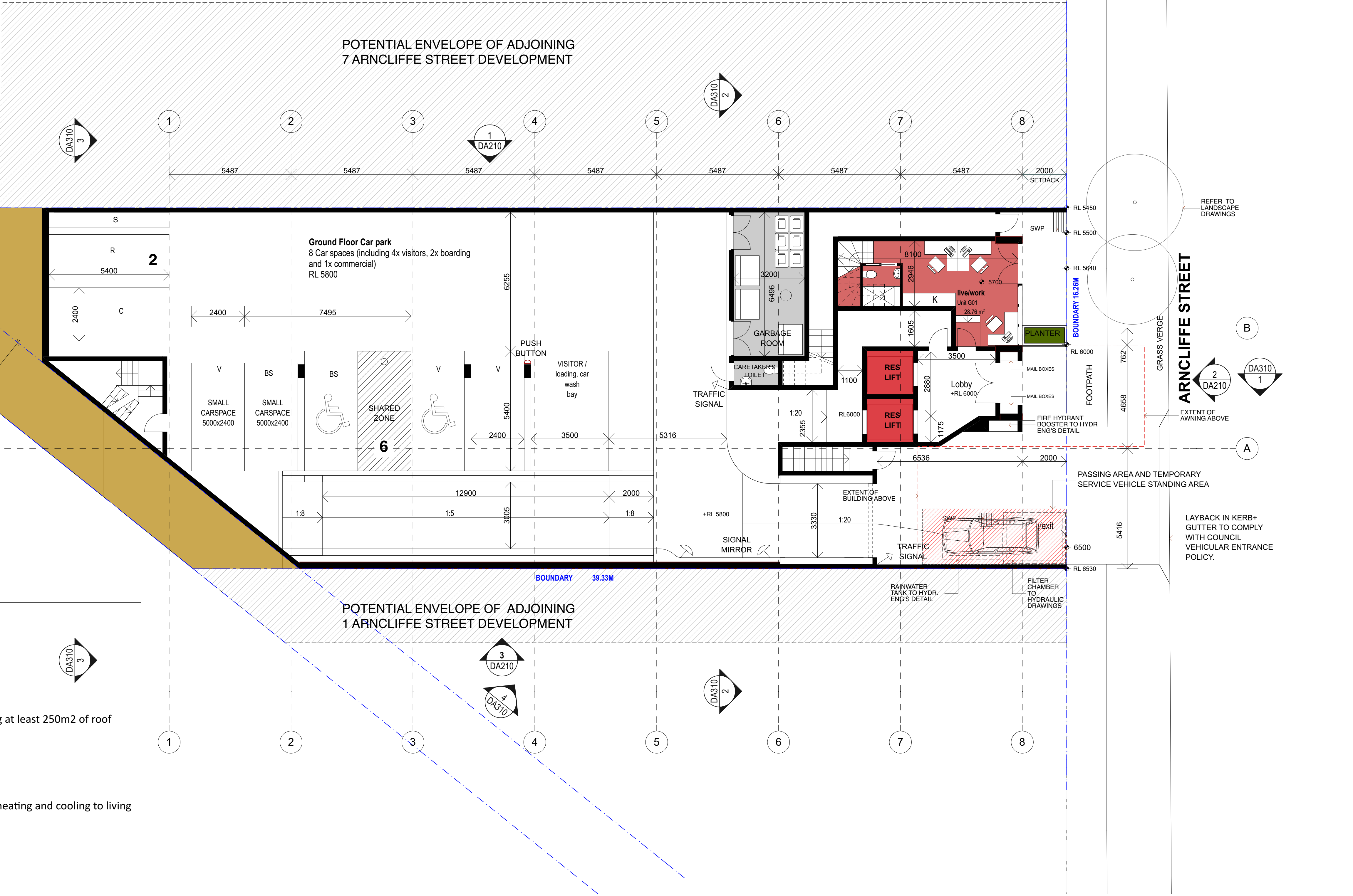
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L	LAUNDRY
P	PANTRY
F	FRIDGE
K	KITCHEN
S	STORAGE
SH	STORAGE HIGH
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BS	CAR PARKING SPACE FOR BOARDING UNITS
B	BOLLARD
GTD	GRATED DRAIN

BASIX water commitments:

Showers 7.5 to 9 L/min
Toilets 3 star
Taps 3 star
Dishwasher 3 star (WELS)
Clothes washers 3 star (WELS)
3000L central rainwater tank capturing at least 250m2 of roof and used for irrigation only

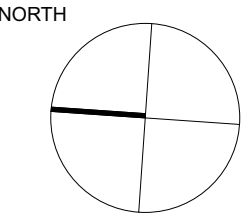
BASIX energy commitments:

Central instantaneous gas hot water
Air-conditioning single phase 2.5 star heating and cooling to living
Electric cooktop & oven
Dishwasher 3 star
Clothes washer 3 star
Clothes dryer 1.5 star
Well ventilated refrigerator space
Lobby ventilation – supply only



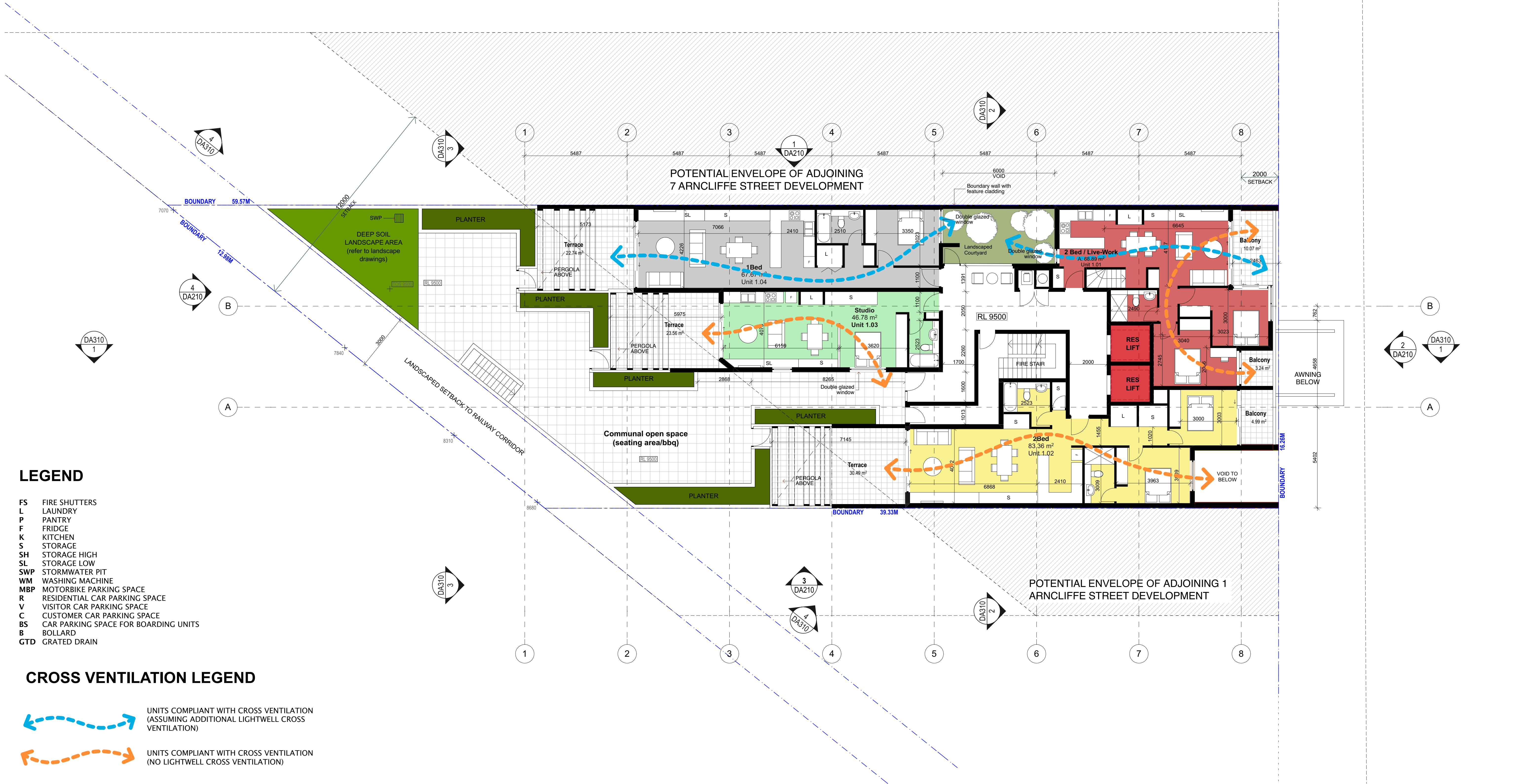
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ISSUE	C	DATE	05.07.2016	REVISION	REVISED ISSUE FOR DA
PROJECT	Mixed Use Development				
ADDRESS	3-5 Arnccliffe St Wolli Creek NSW 2205				
CLIENT	KASAF P/L ATF KASS				
DWG	GROUND FLOOR PLAN				
DATE	05.07.2016	DWG #	14004		
SCALE @ A1	1:100				
DRAWN	LS			DA112	
CHKD	JK	REVISION	C		



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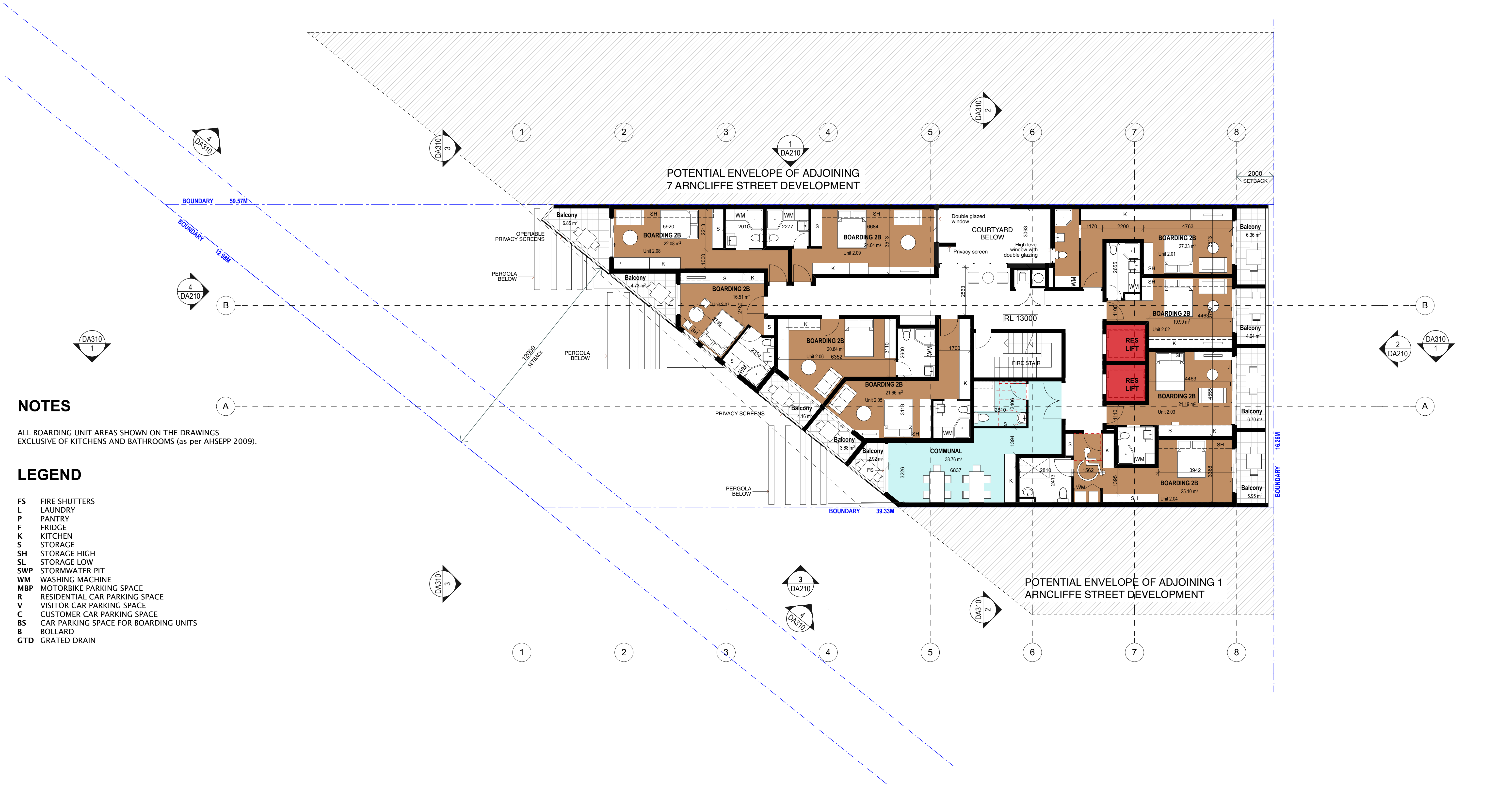
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ISSUE: C DATE: 05.07.2016 REVISION: REVISED ISSUE FOR DA
PROJECT: Mixed Use Development
ADDRESS: 3-5 Arncliffe St Wollli Creek NSW 2205
CLIENT: KASAF P/L ATF KASS
DWG: LEVEL 01 FLOOR PLAN

DATE: 05.07.2016
SCALE @ A1: 1:100
DRAWN: LS
CHKD: JK

PROJECT #: 14004
DWG #: DA113
REVISION: C

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NOTES

ALL BOARDING UNIT AREAS SHOWN ON THE DRAWINGS
EXCLUSIVE OF KITCHENS AND BATHROOMS (as per AHSEPP 2009).

LEGEND

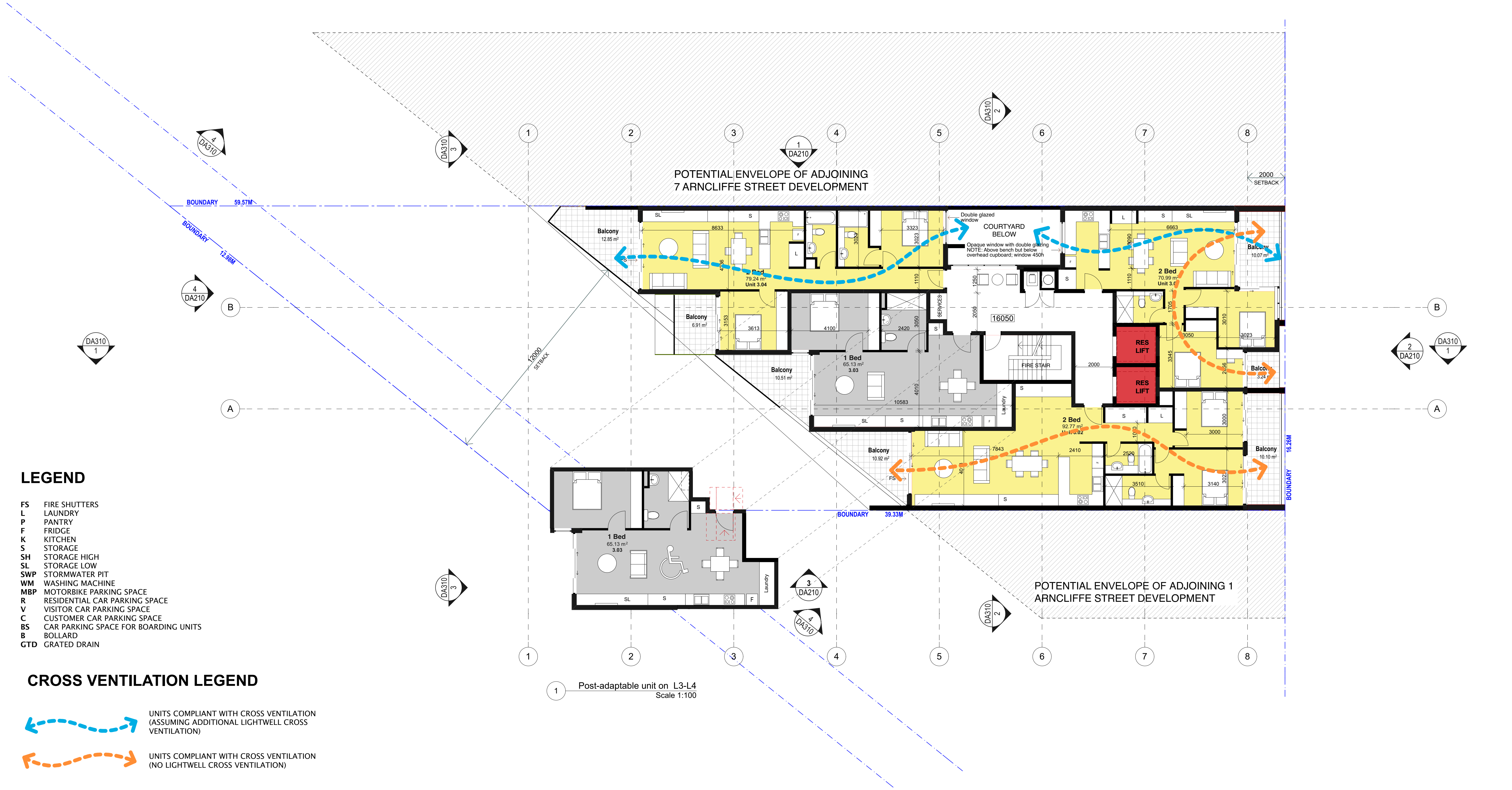
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- L LAUNDRY
- P PANTRY
- F FRIDGE
- K KITCHEN
- S STORAGE
- SH STORAGE HIGH
- SL STORAGE LOW
- SWP STORMWATER PIT
- WM WASHING MACHINE
- MBP MOTORBIKE PARKING SPACE
- R RESIDENTIAL CAR PARKING SPACE
- V VISITOR CAR PARKING SPACE
- C CUSTOMER CAR PARKING SPACE
- BS CAR PARKING SPACE FOR BOARDING UNITS
- B BOLLARD
- GTD GRATED DRAIN

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<div><div>NORTH</div><div></div><div><div>BKA</div><div>architecture</div><div>Baker Kavanagh Architects</div><div>Suite 1.04, 77 Dunning Ave, Rosebery NSW</div><div>T: 612 9318 9220 W: www.bka.com.au</div><div>F: 612 9318 9222 E: bka@bka.com.au</div></div></div> <td colspan="2">ISSUE C DATE 05.07.2016 REVISION REVISED ISSUE FOR DA</td> <td colspan="2">PROJECT Mixed Use Development</td> <td rowspan="4">PROJECT # 14004</td>	ISSUE C DATE 05.07.2016 REVISION REVISED ISSUE FOR DA		PROJECT Mixed Use Development		PROJECT # 14004	
	ADDRESS 3-5 Arncliffe St Wolli Creek NSW 2205		CLIENT KASAF P/L ATF KASS			
	DATE 05.07.2016		SCALE @ A1 1:100			
	DRAWN LS		DWG # DA114			
LEVEL 02 FLOOR PLAN			CHKD JK REVISION C			

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- C CUSTOMER CAR PARKING SPACE
- BS CAR PARKING SPACE FOR BOARDING UNITS
- B BOLLARD
- GTD GRATED DRAIN

CROSS VENTILATION LEGEND

- UNITS COMPLIANT WITH CROSS VENTILATION (ASSUMING ADDITIONAL LIGHTWELL CROSS VENTILATION)
- UNITS COMPLIANT WITH CROSS VENTILATION (NO LIGHTWELL CROSS VENTILATION)

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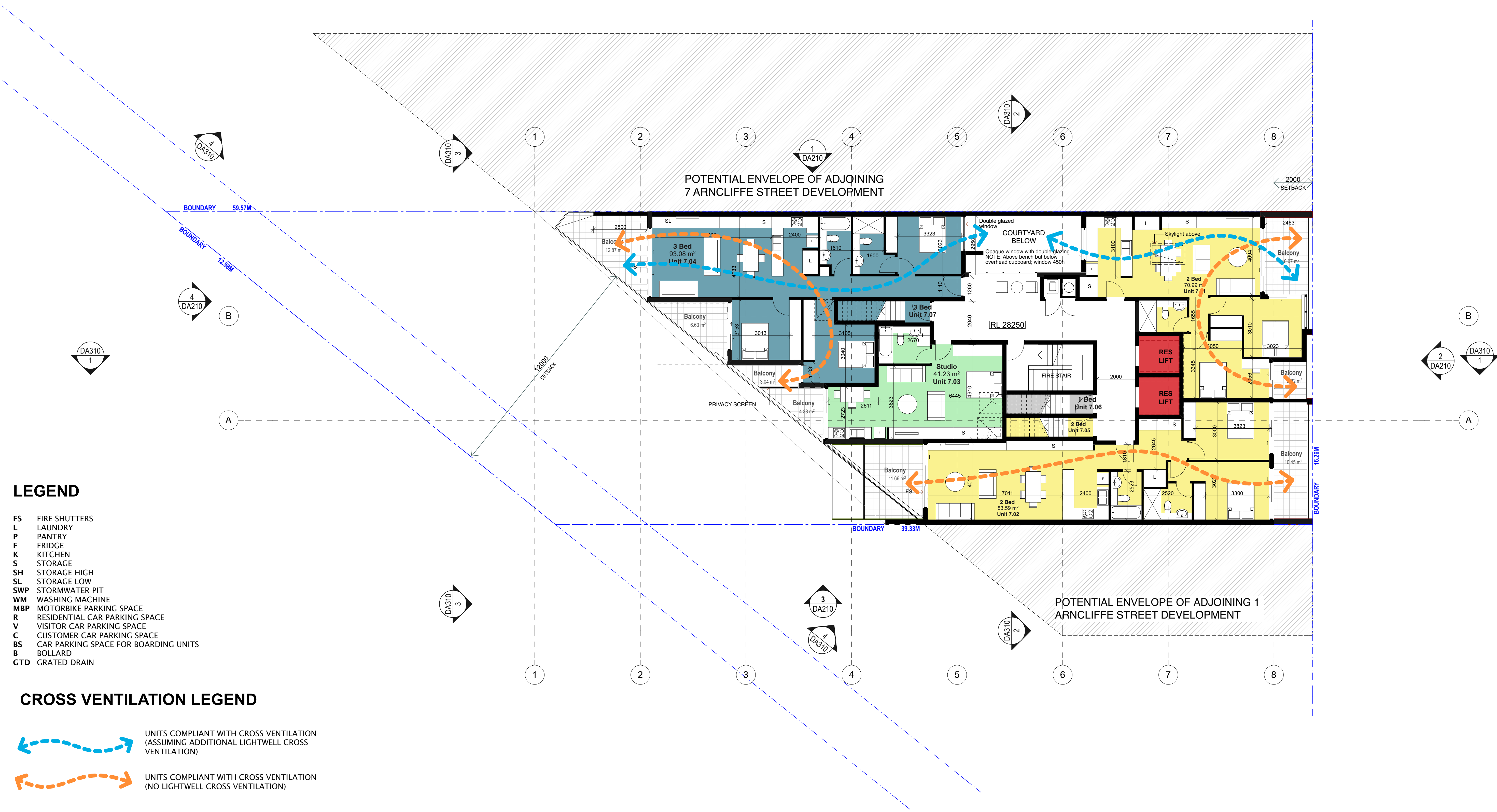
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ISSUE	C	DATE	05.07.2016	REVISION	REVISED ISSUE FOR DA
PROJECT	Mixed Use Development				
ADDRESS	3-5 Arncliffe St Wolli Creek NSW 2205				
CLIENT	KASAF P/L ATF KASS				
DWG	LEVEL 03-06 FLOOR PLAN				

DATE	05.07.2016	DWG #	14004
SCALE @ A1	1:100	DA115	
DRAWN	LS		
CHKD	JK		
REVISION	C		

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- B BOLLARD
- GTD GRATED DRAIN

CROSS VENTILATION LEGEND

- UNITS COMPLIANT WITH CROSS VENTILATION (ASSUMING ADDITIONAL LIGHTWELL CROSS VENTILATION)
- UNITS COMPLIANT WITH CROSS VENTILATION (NO LIGHTWELL CROSS VENTILATION)

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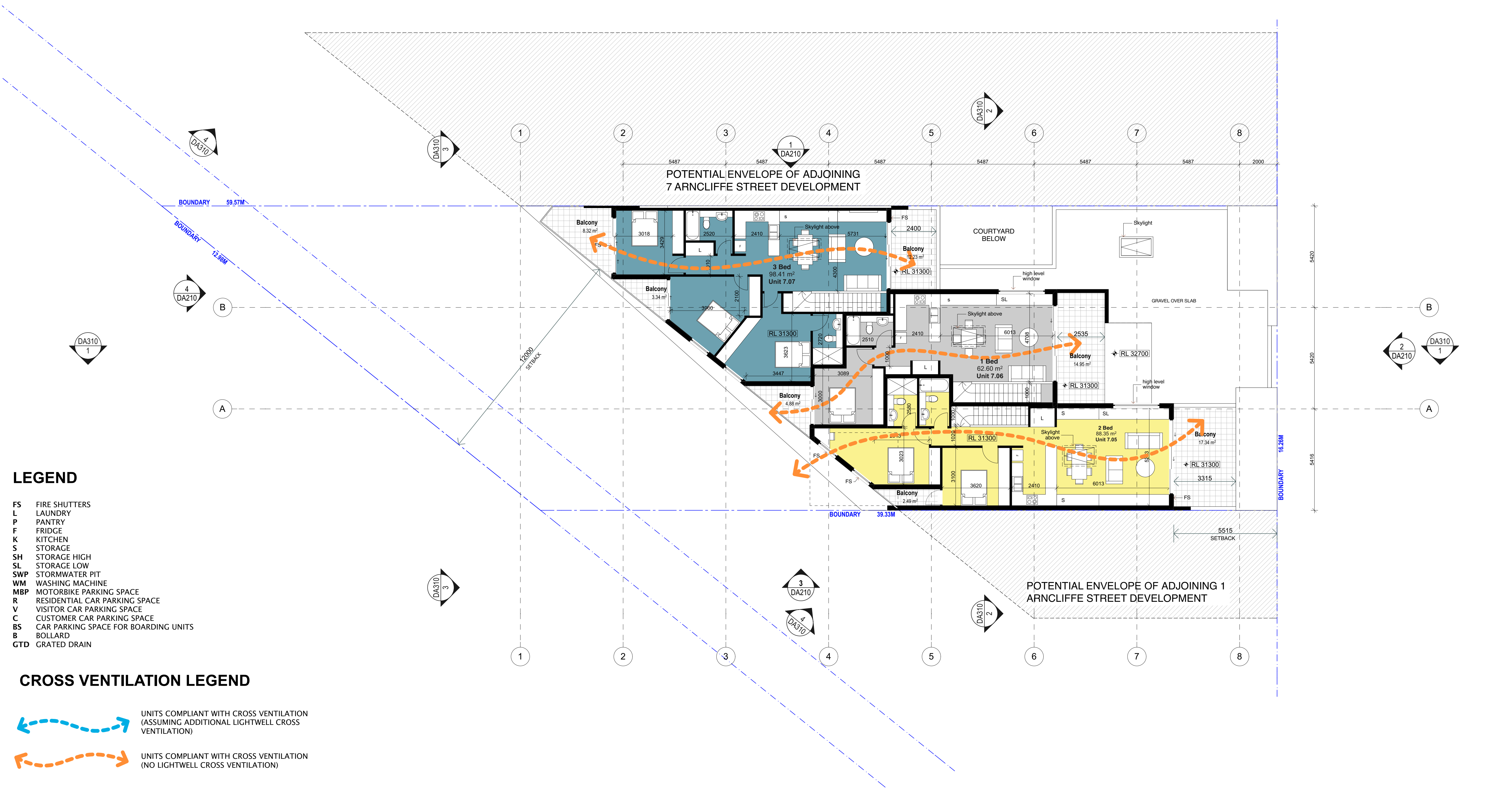
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PROJECT	Mixed Use Development				
ADDRESS	3-5 Arncliffe St Wolli Creek NSW 2205				
CLIENT	KASAF P/L ATF KASS				
DWG	LEVEL 07 FLOOR PLAN				

DATE	05.07.2016	DWG #	14004
SCALE @A1	1:100	DA116	
DRAWN	LS		
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REVISION	C		

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- B BOLLARD
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CROSS VENTILATION LEGEND

- UNITS COMPLIANT WITH CROSS VENTILATION (ASSUMING ADDITIONAL LIGHTWELL CROSS VENTILATION)
- UNITS COMPLIANT WITH CROSS VENTILATION (NO LIGHTWELL CROSS VENTILATION)

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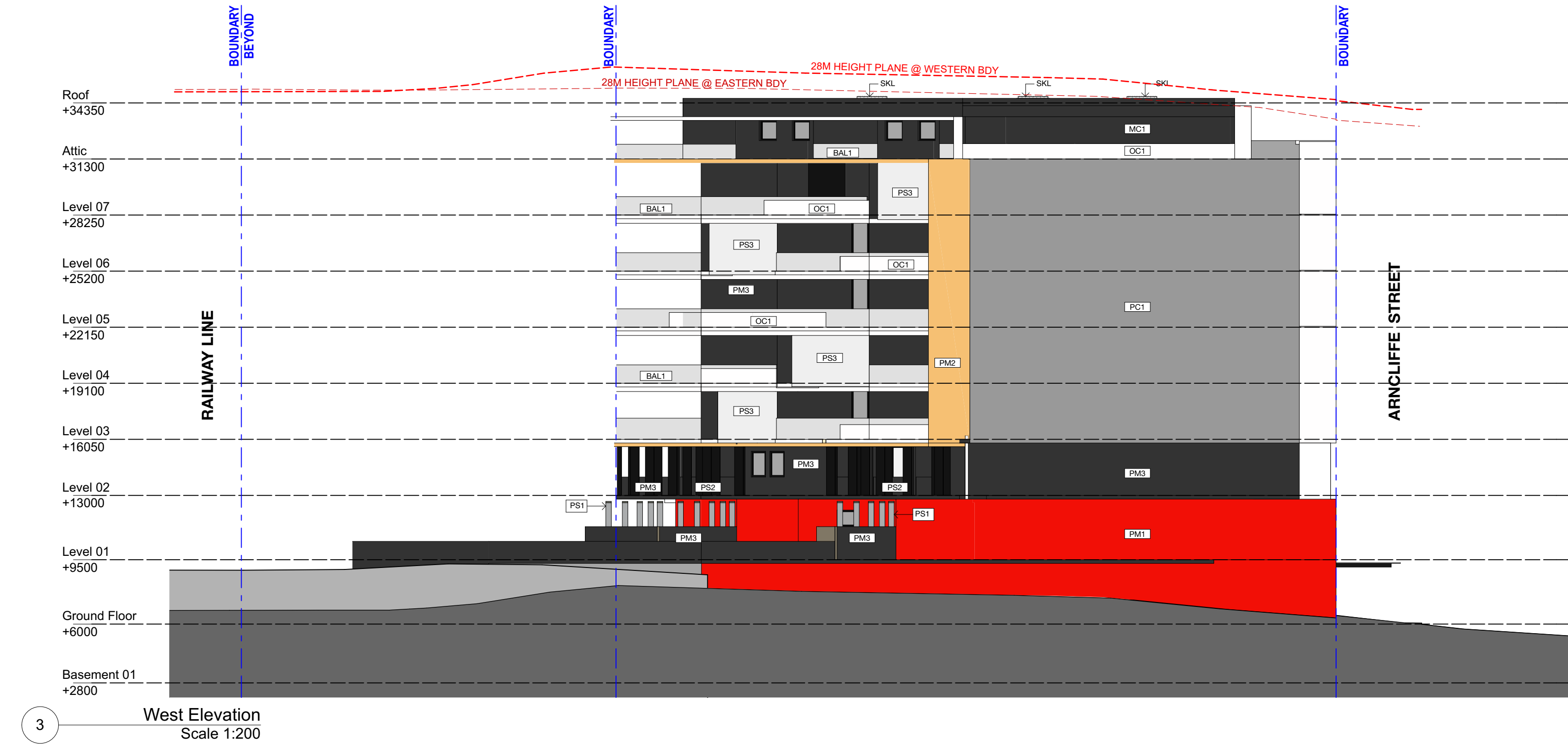
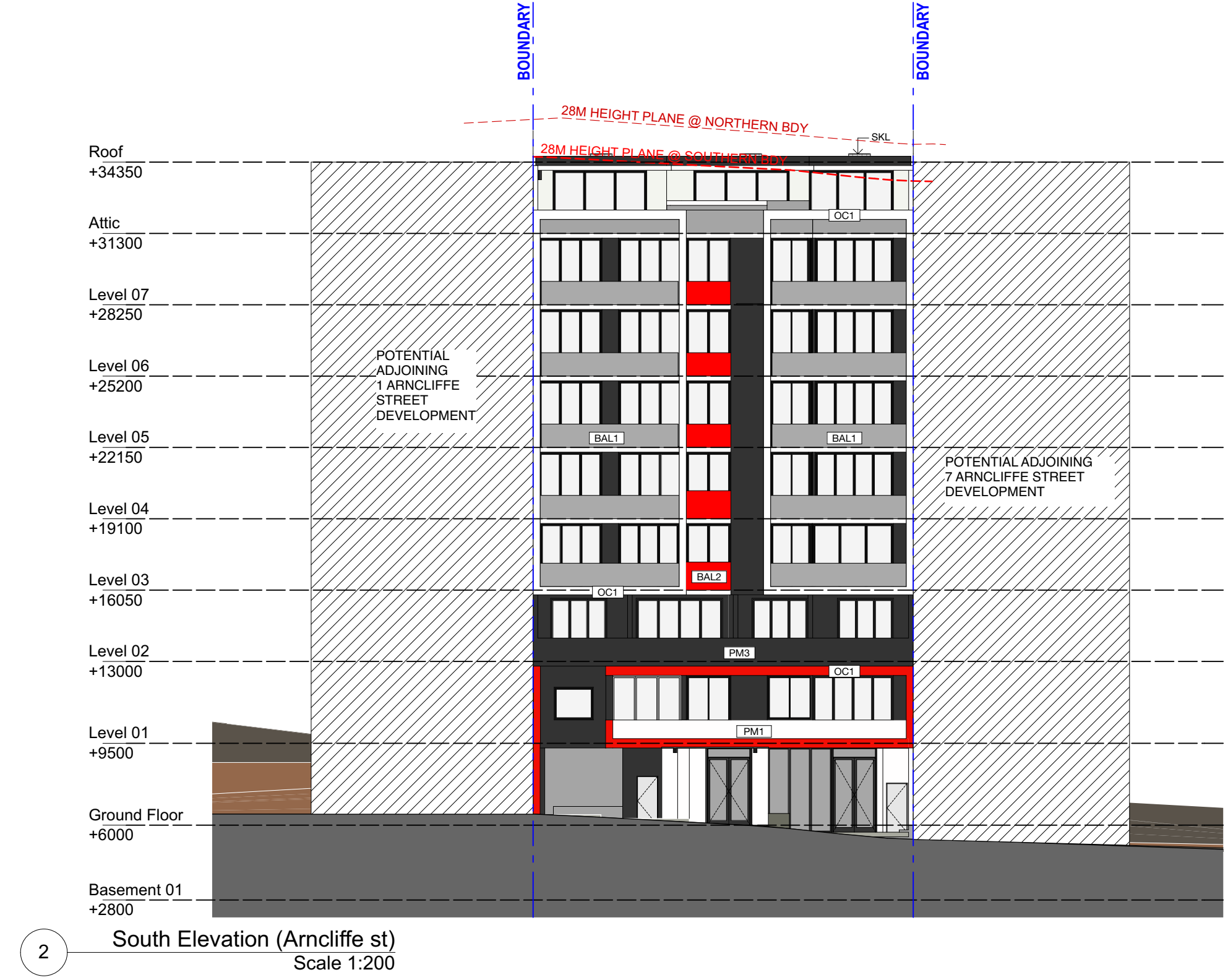
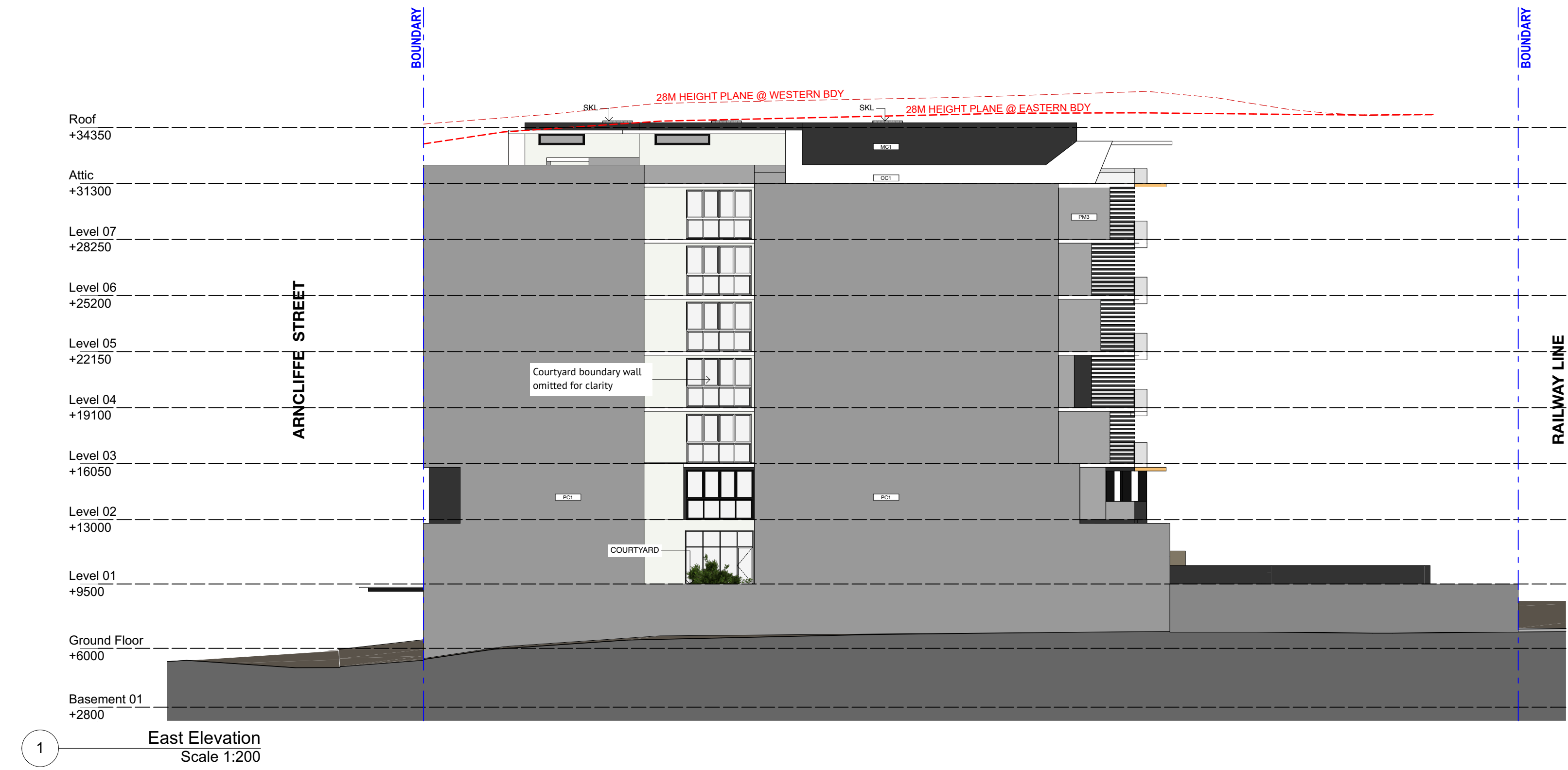
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CLIENT	KASAF P/L ATF KASS				
DWG	LEVEL 07 ATTIC FLOOR PLAN				

DATE	05.07.2016	DWG #	14004
SCALE @ A1	1:100	DA117	
DRAWN	LS		
CHKD	JK		
REVISION	C		

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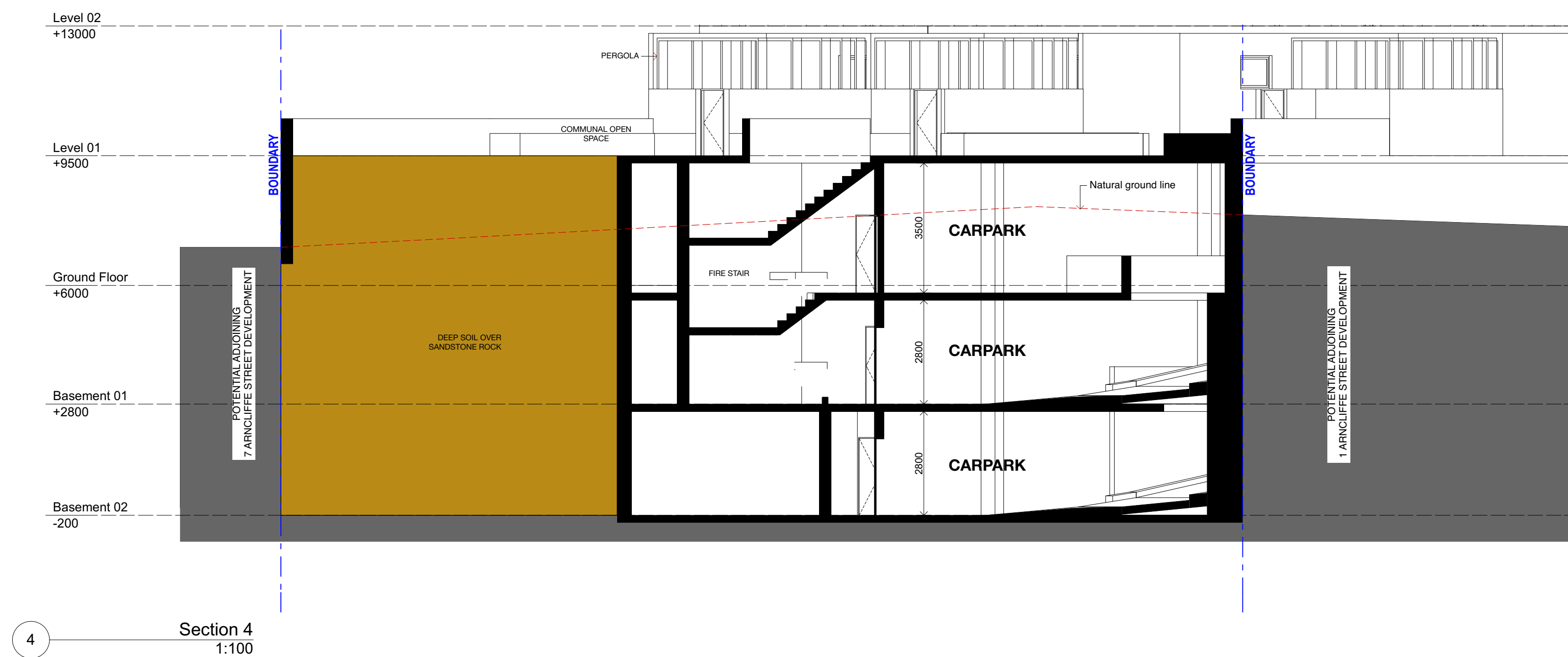
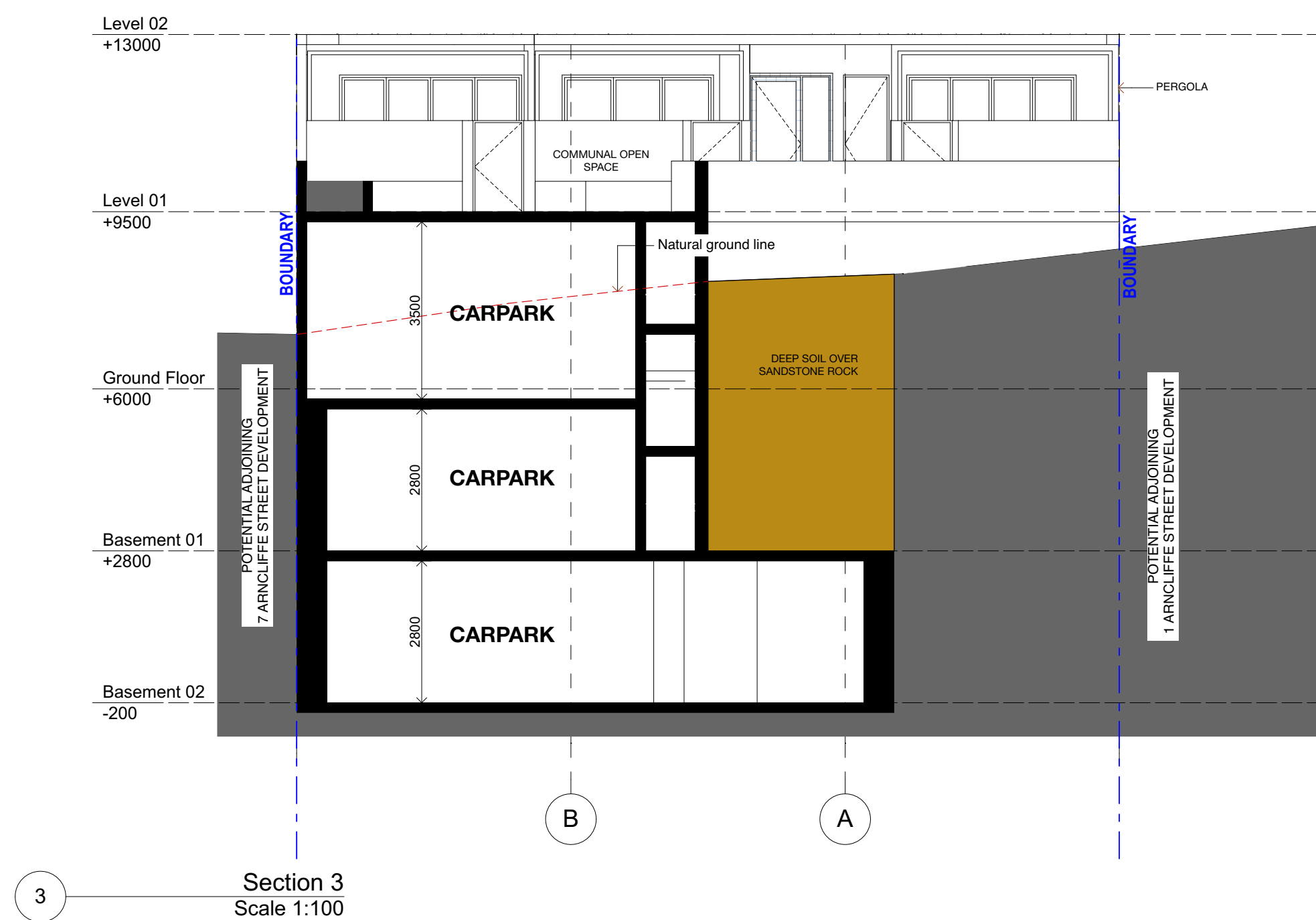
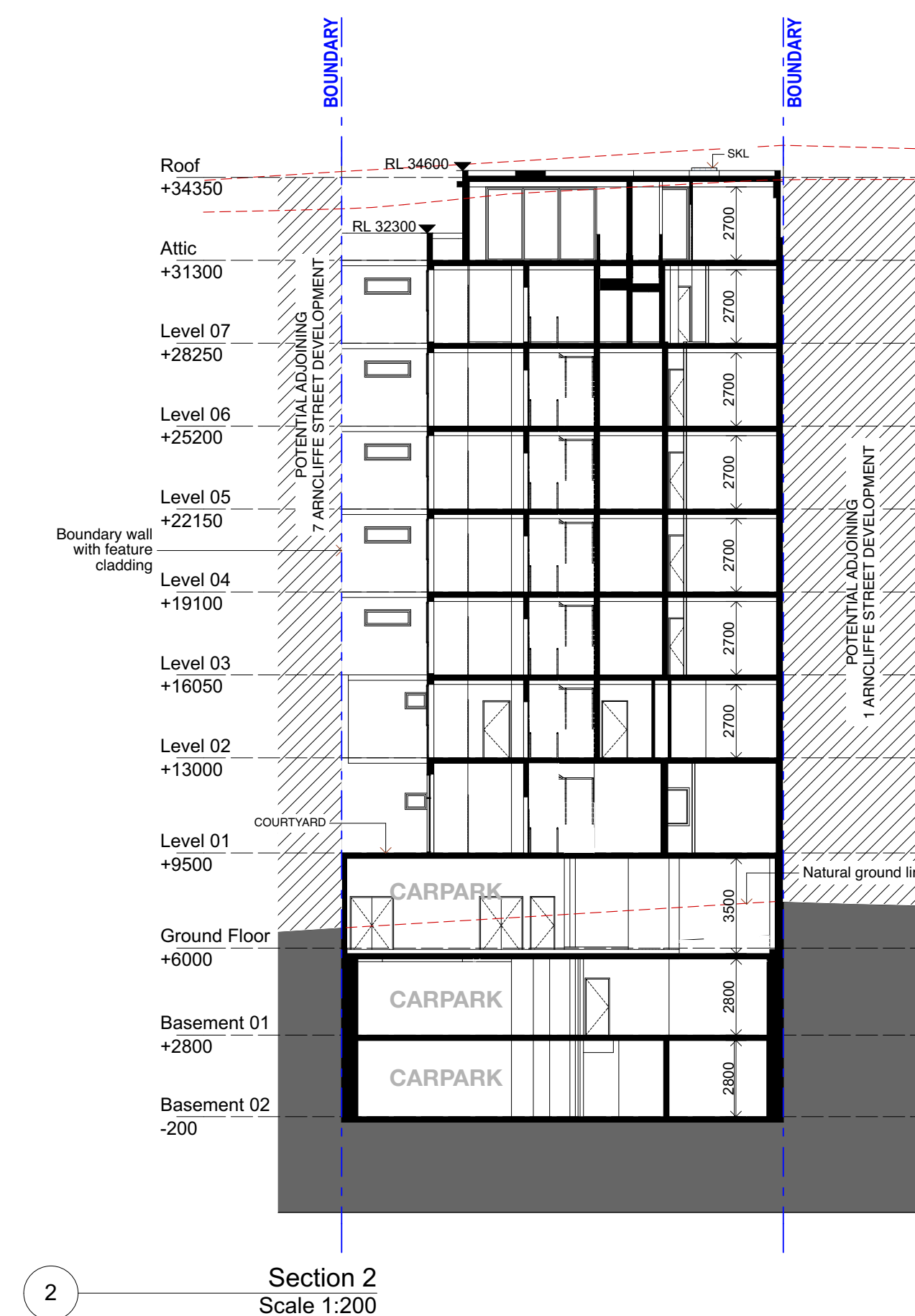
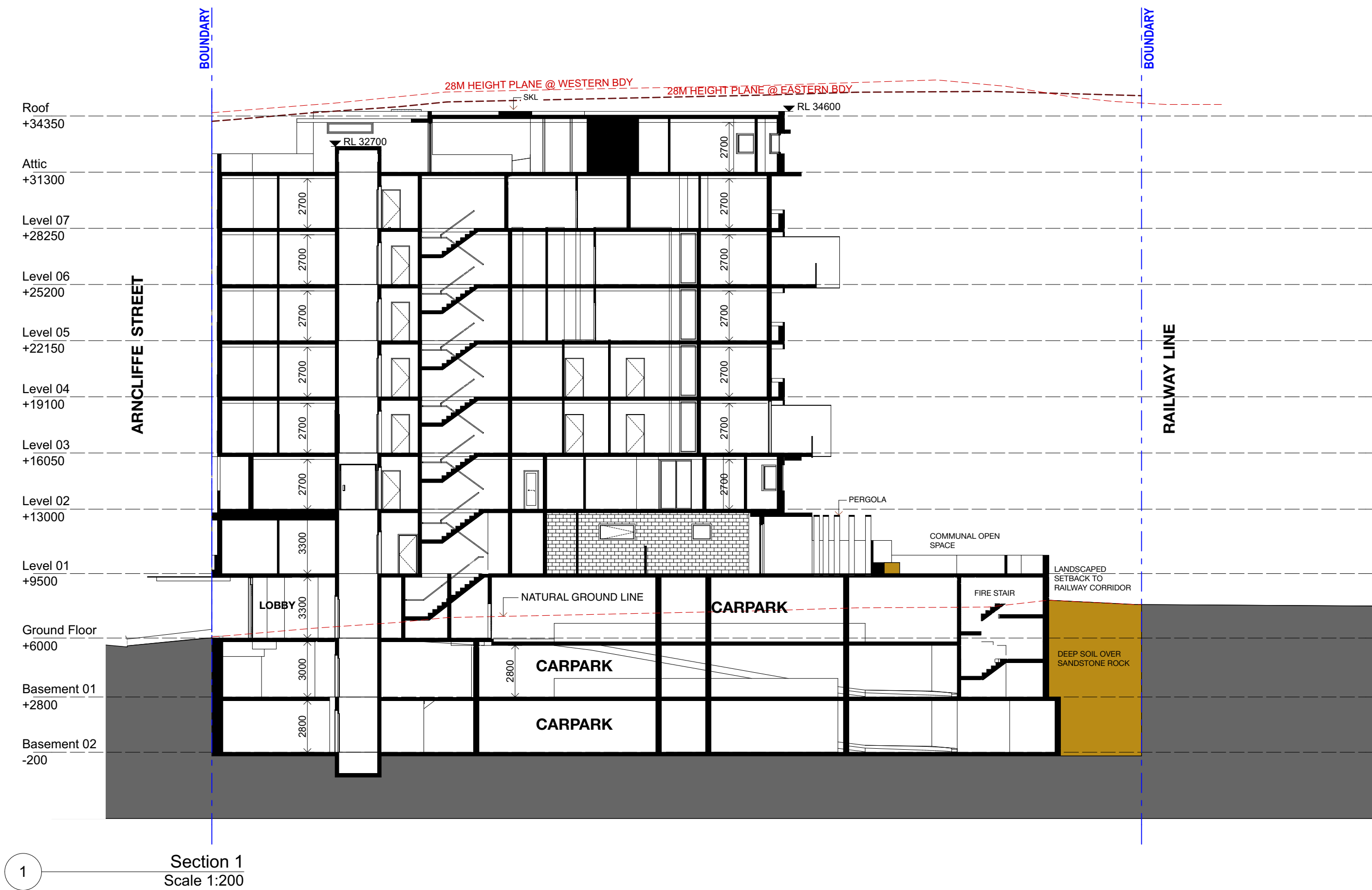
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0 2 4 8 12 16 20m

<div>LEGEND</div> <div><div>MC1</div><div>METAL CLADDING</div></div> <div><div>PM1</div><div>PAINTED MASONRY TYPE 1</div></div> <div><div>PM2</div><div>PAINTED MASONRY TYPE 2</div></div> <div><div>PM3</div><div>PAINTED MASONRY TYPE 3</div></div> <div><div>BAL1</div><div>BALUSTRADE TYPE 1</div></div> <div><div>BAL2</div><div>BALUSTRADE TYPE 2</div></div> <div><div>PER</div><div>PERGOLA</div></div> <div><div>PS3</div><div>POWDER COATING TYPE 3</div></div> <div><div>SKL</div><div>SKYLIGHT</div></div>	<div>NORTH</div> <div></div> <div><div>BKA</div><div>architecture</div></div> <div><div>Baker Kavanagh Architects</div><div>Suite 1.04, 77 Dunning Ave, Rosebery NSW</div></div> <div><div>T: 612 9318 9220</div><div>W: www.bka.com.au</div></div> <div><div>F: 612 9318 9222</div><div>E: bka@bka.com.au</div></div> <div><div>All dimensions are in millimetres unless stated otherwise.</div><div>All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of Baker Kavanagh Architects. This document has been prepared for and on behalf of the clients noted on the drawing. Baker Kavanagh Architect's responsibility is to these clients only and not to any third party who may rely on these documents.</div></div>	<div>ISSUE C</div> <div>DATE 05.07.2016</div> <div>REVISION REVISED ISSUE FOR DA</div>		<div>PROJECT Mixed Use Development</div> <div>ADDRESS 3-5 Arnccliffe St Wolli Creek NSW 2205</div>		<div>PROJECT # 14004</div> <div>DWG # DA210</div>	
		<div>CLIENT KASAF P/L ATF KASS</div>		<div>DATE 05.07.2016</div> <div>SCALE @ A1 1:200</div>		<div>DWG # DA210</div>	
		<div>DWG ELEVATIONS</div>		<div>DRAWN LS</div> <div>CHKD JK</div>		<div>REVISION C</div>	



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ISSUE C DATE 05.07.2016 REVISION REVISED ISSUE FOR DA

PROJECT Mixed Use Development

ADDRESS

PROJECT #

3-5 Arncliffe St Wolli Creek NSW 2205

14004

CLIENT KASAF P/L ATF KASS

DATE 05.07.2016

DWG #

SCALE @ A1 1:200, 1:100

DA310

DWG SECTIONS

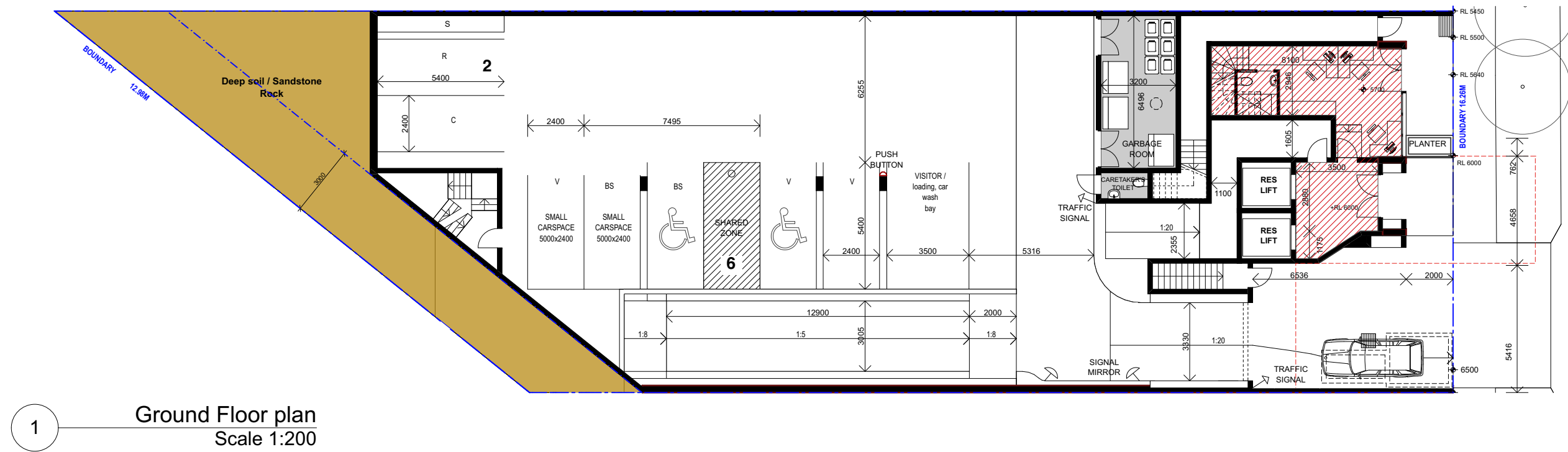
DRAWN LS

CHKD JK

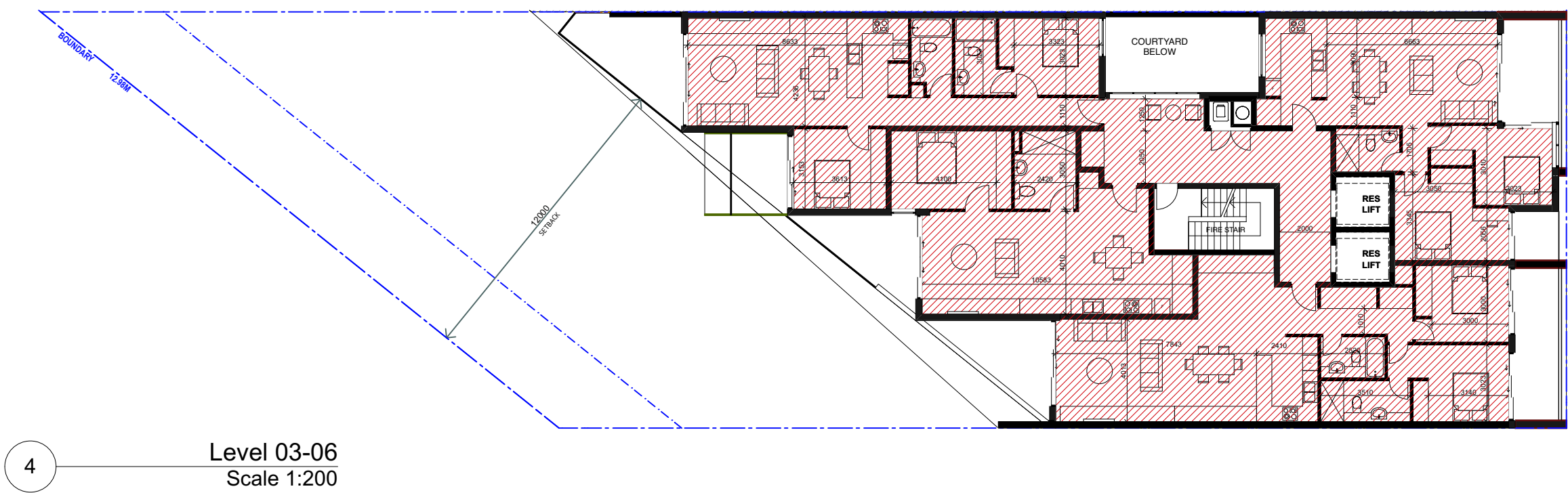
REVISION

C

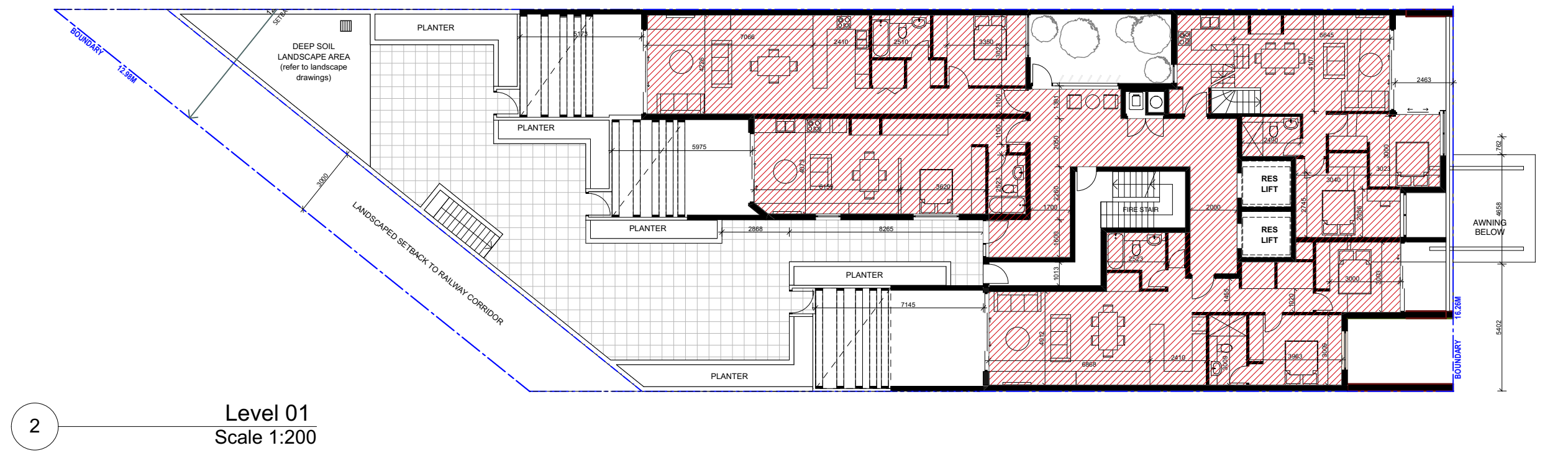
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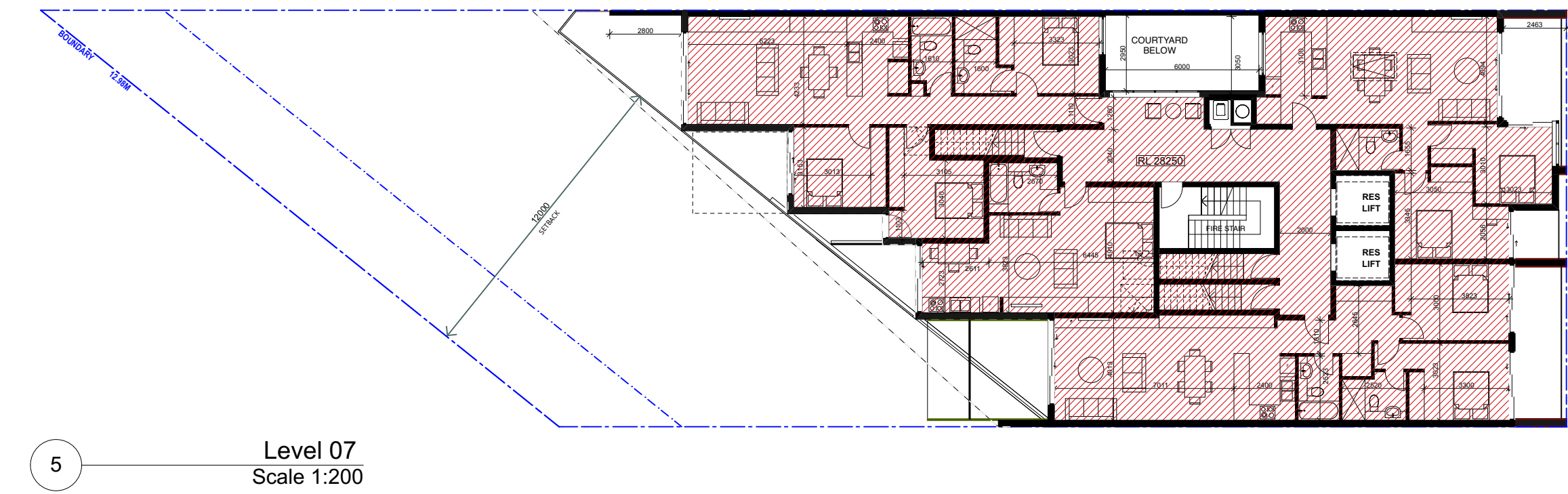
GFA
A: 41.52 m²



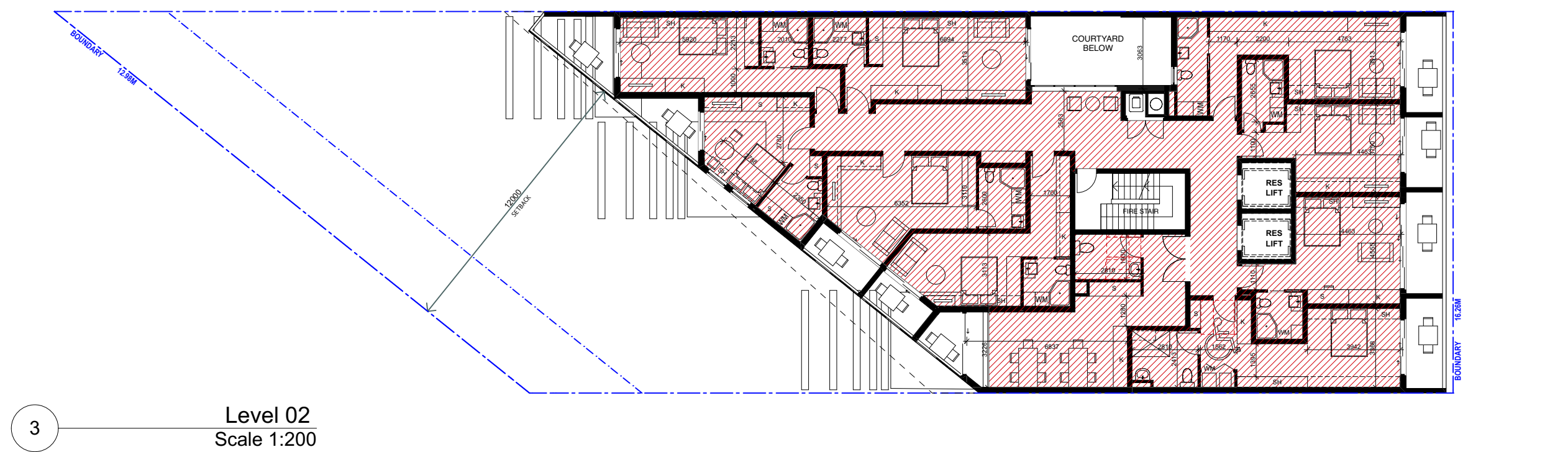
GFA
A: 348.96 m²



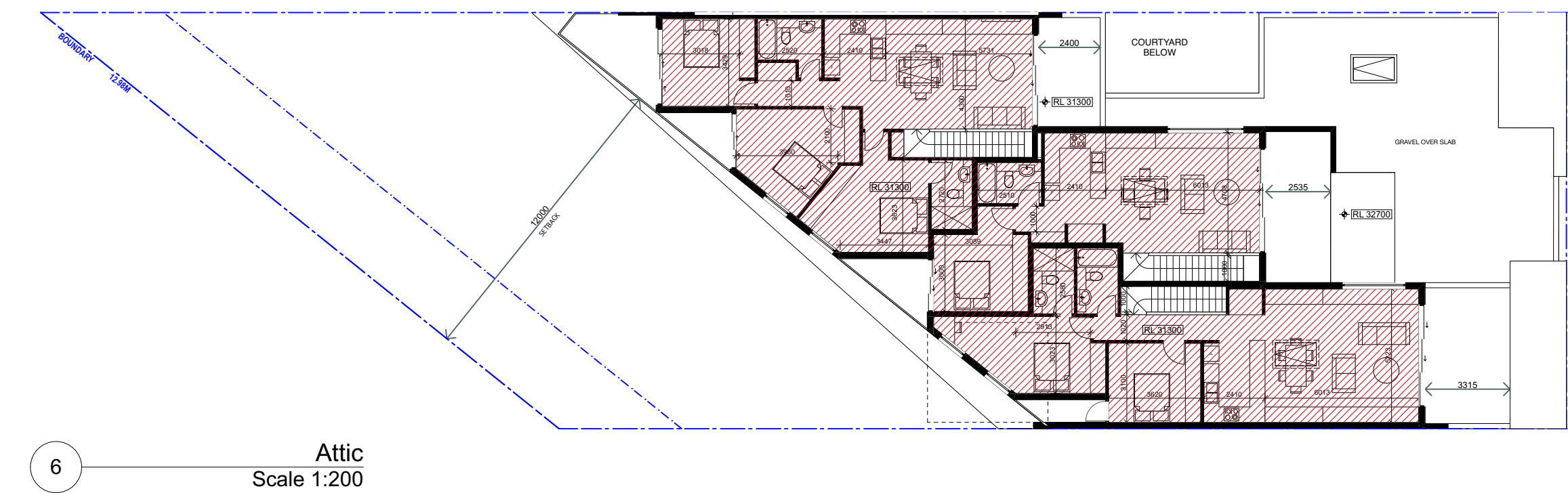
GFA
A: 315.22 m²



GFA
A: 351.18 m²

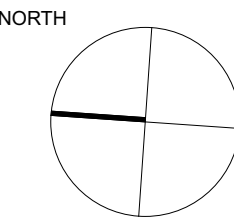


GFA
A: 358.29 m²



GFA
A: 237.26 m²

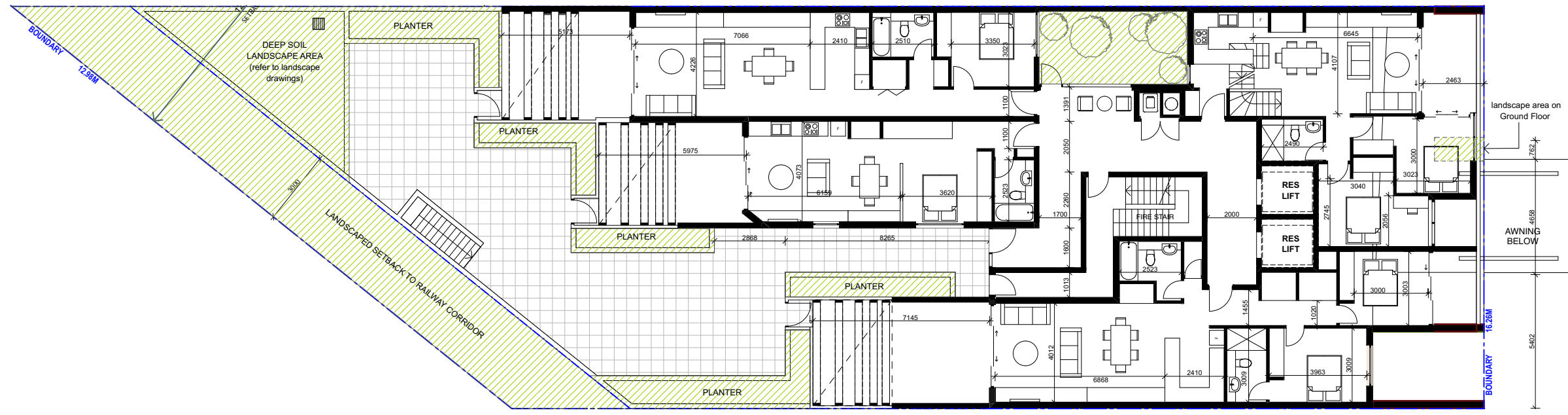
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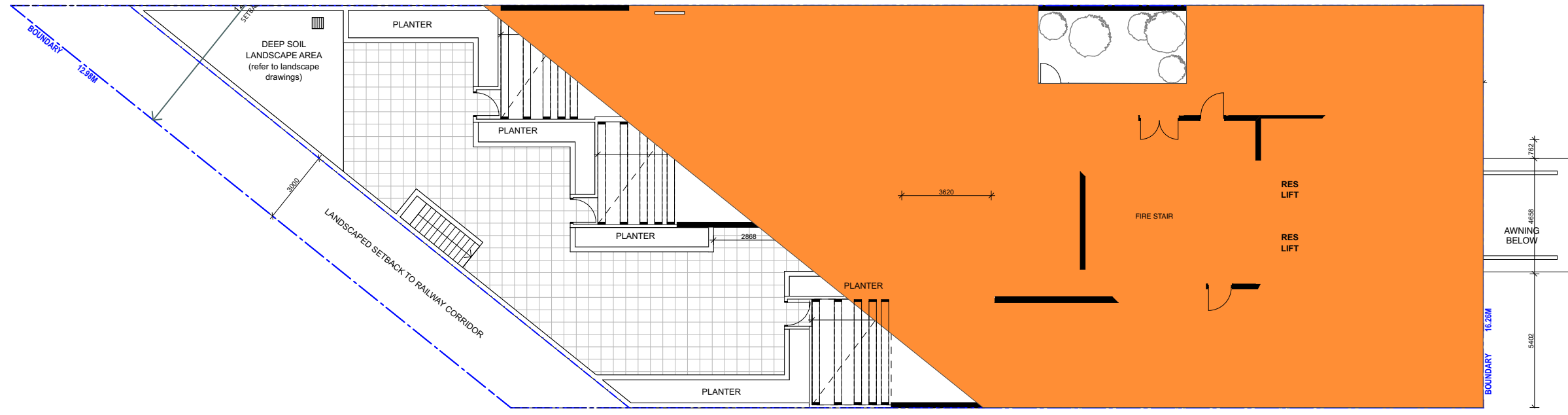
ISSUE	C	DATE	05.07.2016	REVISION	REVISED ISSUE FOR DA
PROJECT		Mixed Use Development			
ADDRESS		3-5 Arncliffe St Wolli Creek NSW 2205			PROJECT #
CLIENT		KASAF P/L ATF KASS			14004
DWG		GFA DIAGRAMS			DWG #
		DATE	05.07.2016	SCALE @ A1	1:200
		DRAWN	LS	CHKD	JK
		REVISION	C		

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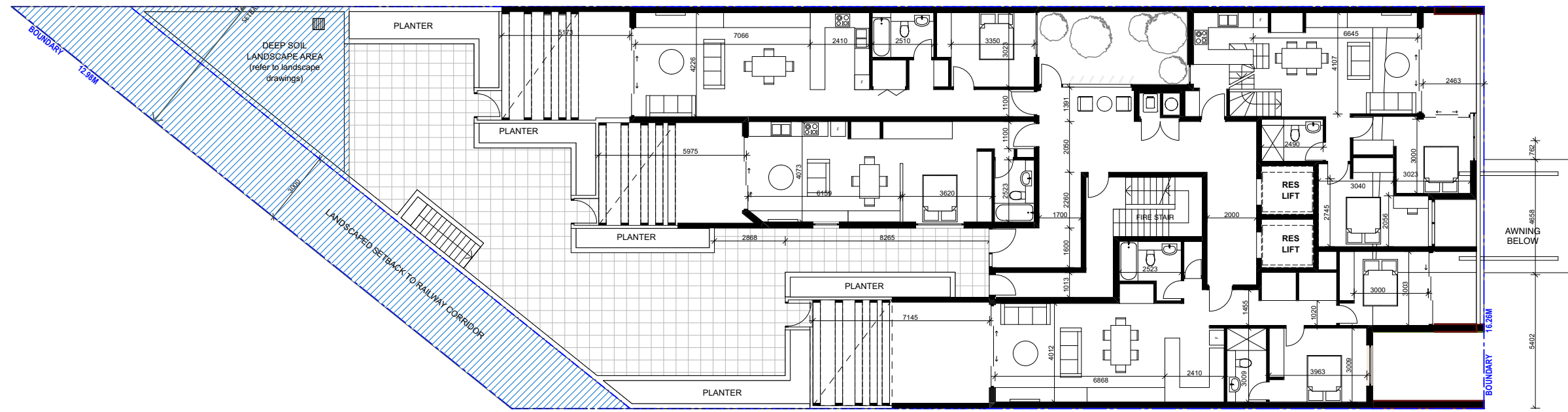
1 Landscaping Area
Scale 1:200

LANDSCAPING AREA
A: 172.3 m²



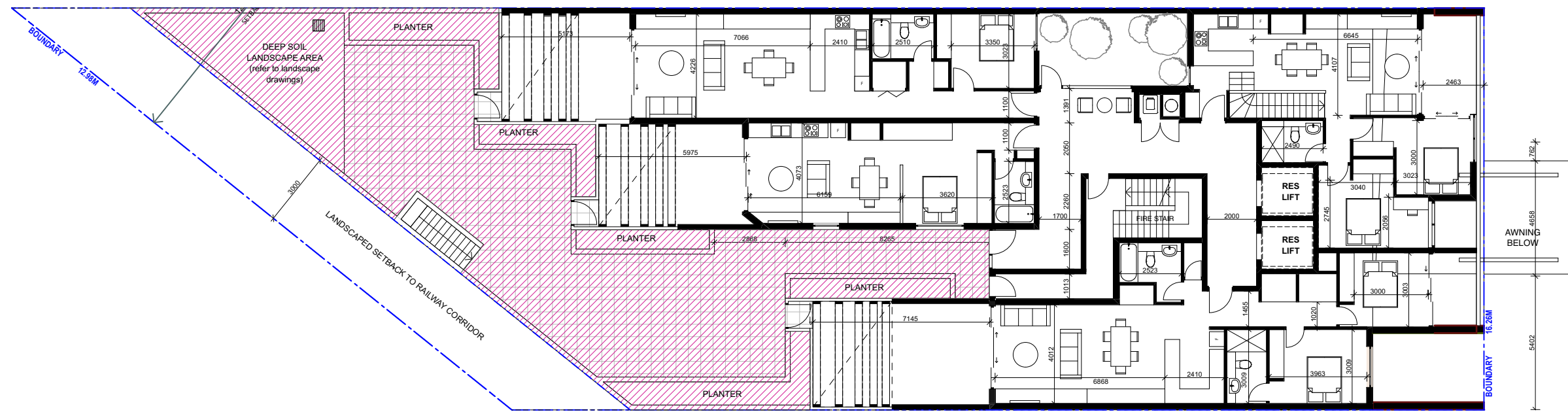
4 Site Coverage Area
Scale 1:200

SITE COVERAGE
A: 474.09 m²



2 Deep Soil Area
Scale 1:200

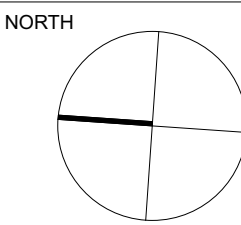
DEEP SOIL AREA
A: 110.02 m²



3 Communal Open Space
Scale 1:200

COMMUNAL OPEN SPACE
A: 197.53 m²

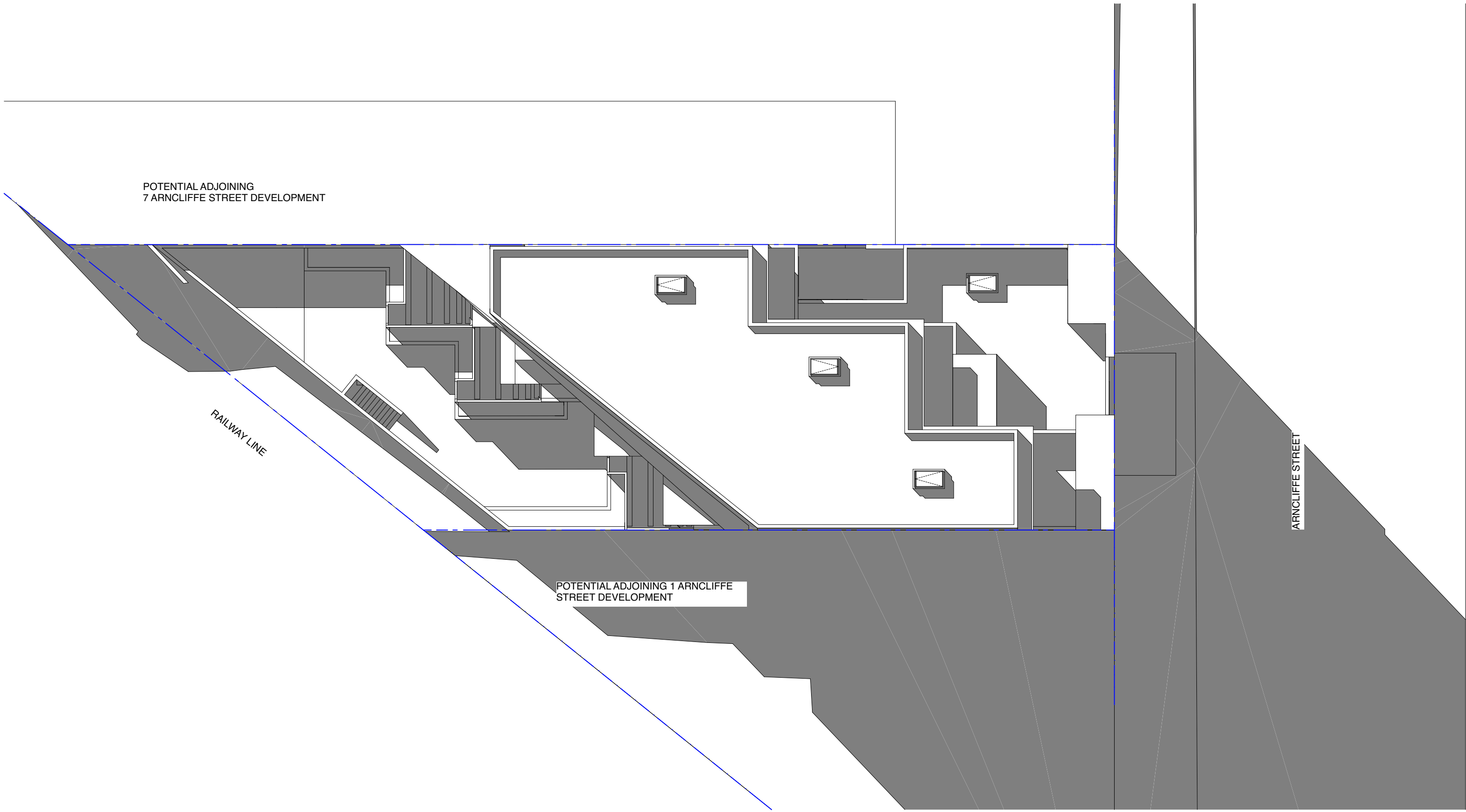
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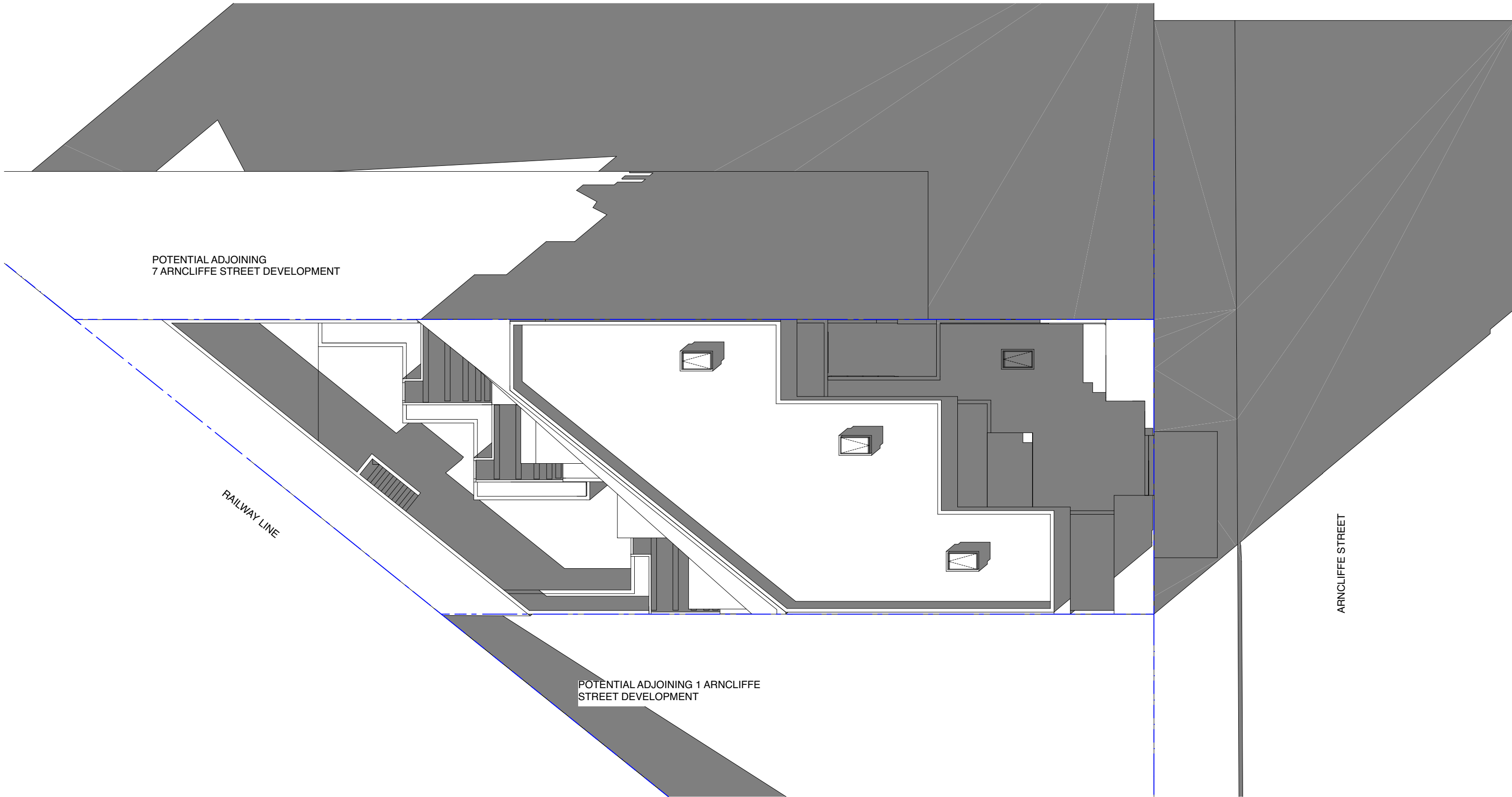
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ISSUE	C	DATE	05.07.2016	REVISION	REVISED ISSUE FOR DA
PROJECT	Mixed Use Development				
ADDRESS	3-5 Arncliffe St Wolli Creek NSW 2205				PROJECT #
CLIENT					14004
DWG					DA711
KASAF P/L ATF KASS		DATE	05.07.2016	DWG #	
		SCALE @ A1	1:200		
		DRAWN	LS		
AREA DIAGRAMS		CHKD	JK	REVISION	C

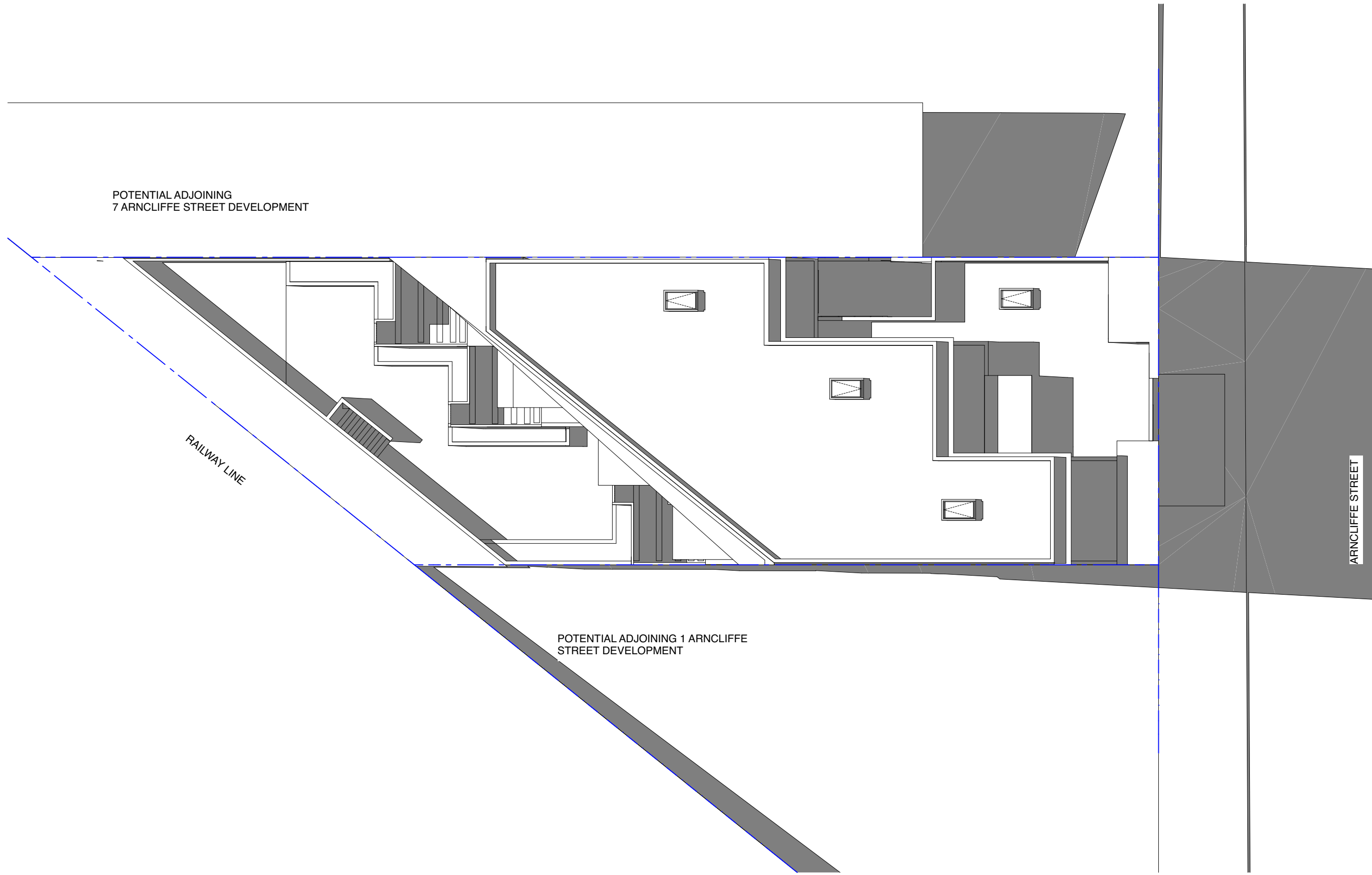
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S1 9AM JUNE 21
Scale 1:200

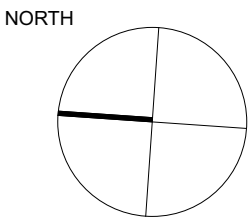


S3 3PM JUNE 21
Scale 1:200



S2 12PM JUNE 21
Scale 1:200

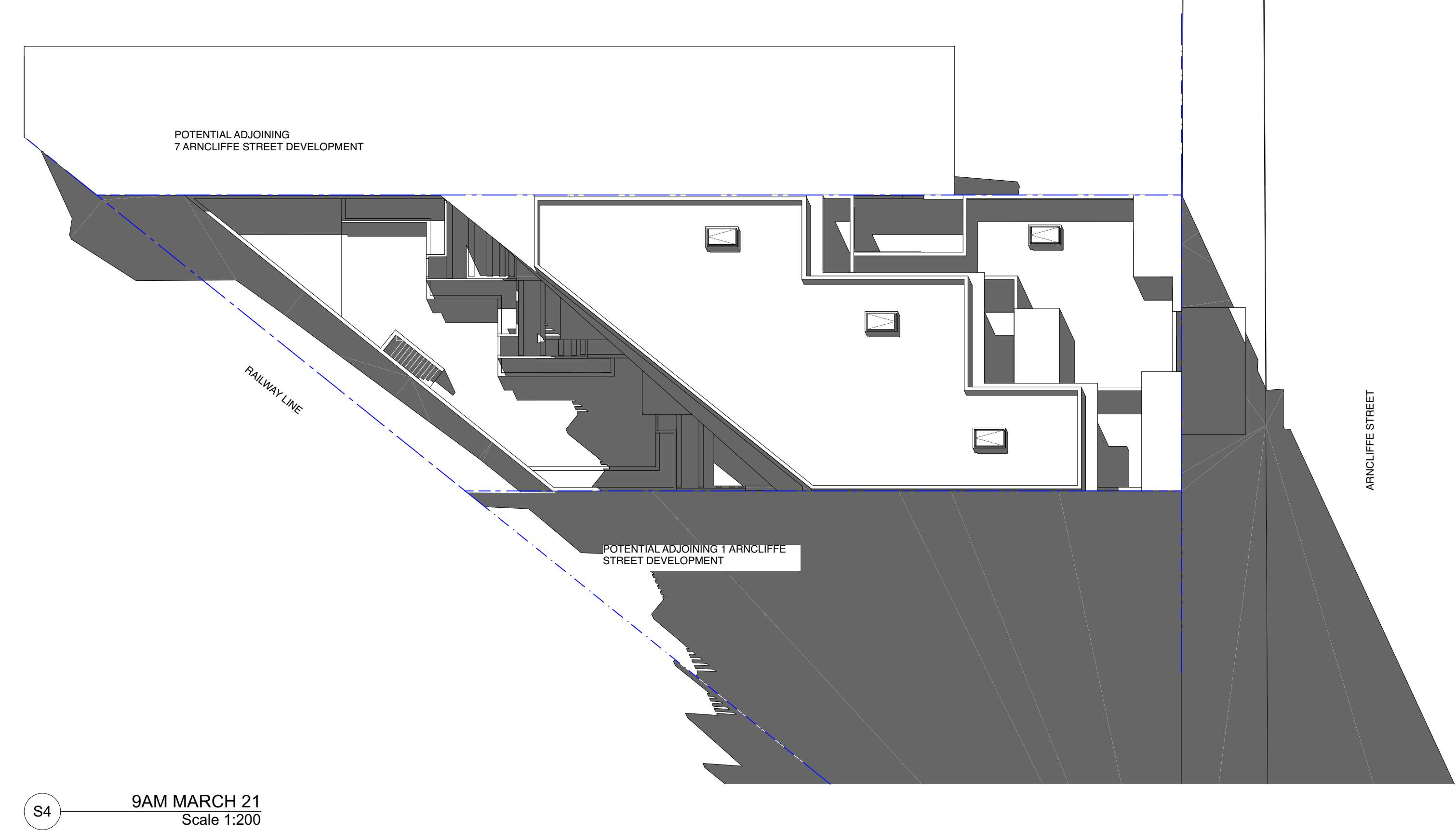
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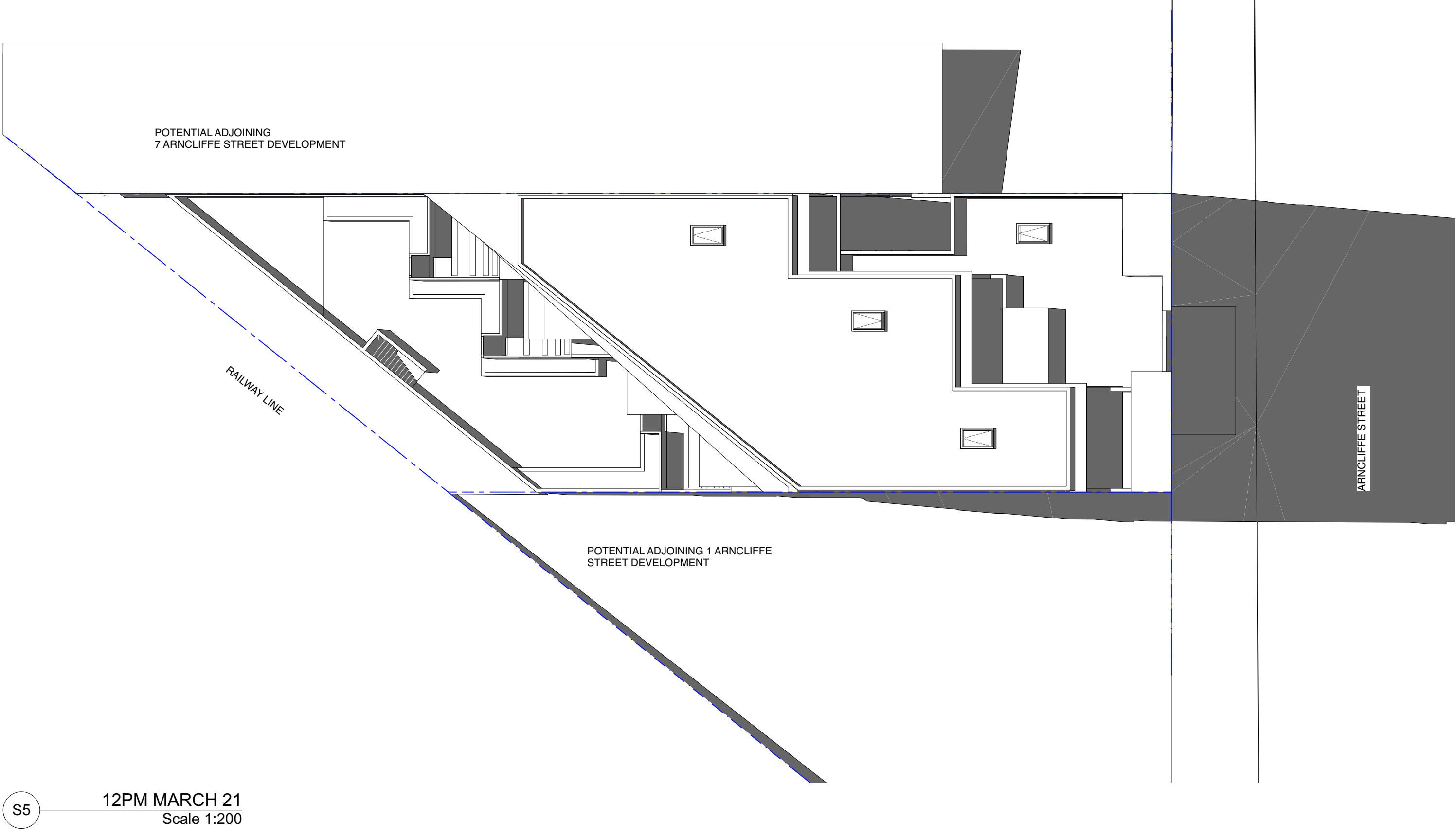
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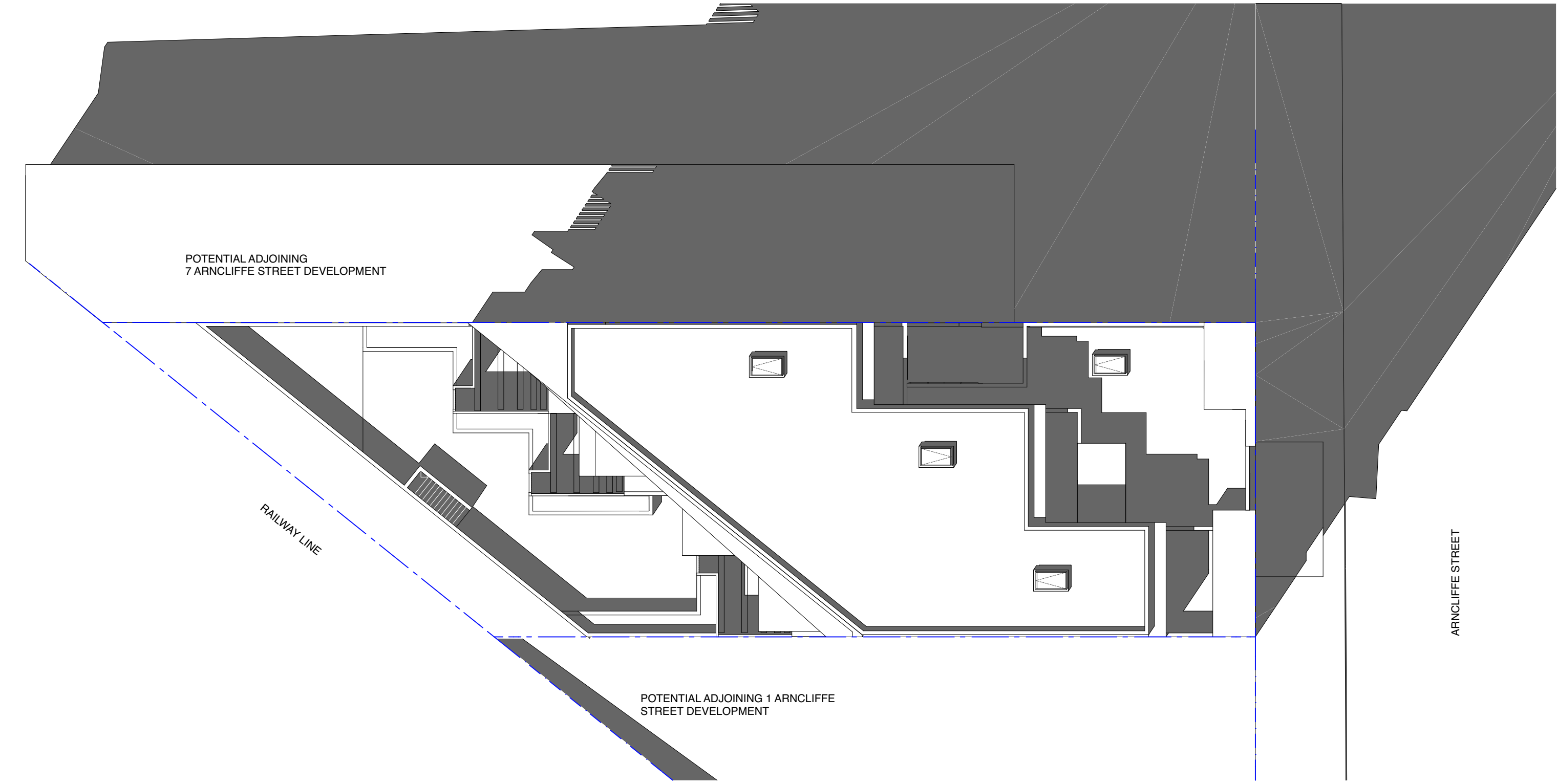
ISSUE	C	DATE	05.07.2016	REVISION	REVISED ISSUE FOR DA
PROJECT	Mixed Use Development				
ADDRESS	3-5 Arncliffe St Wolli Creek NSW 2205				PROJECT # 14004
CLIENT	KASAF P/L ATF KASS			DATE	05.07.2016
DWG	PROPOSED WINTER SHADOW DIAGRAMS			SCALE @ A1	1:200
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				CHKD	JK
				REVISION	C
				DWG #	DA720



S4 9AM MARCH 21
Scale 1:200

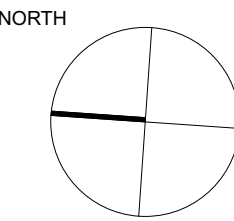


S5 12PM MARCH 21
Scale 1:200



S6 3PM MARCH 21
Scale 1:200

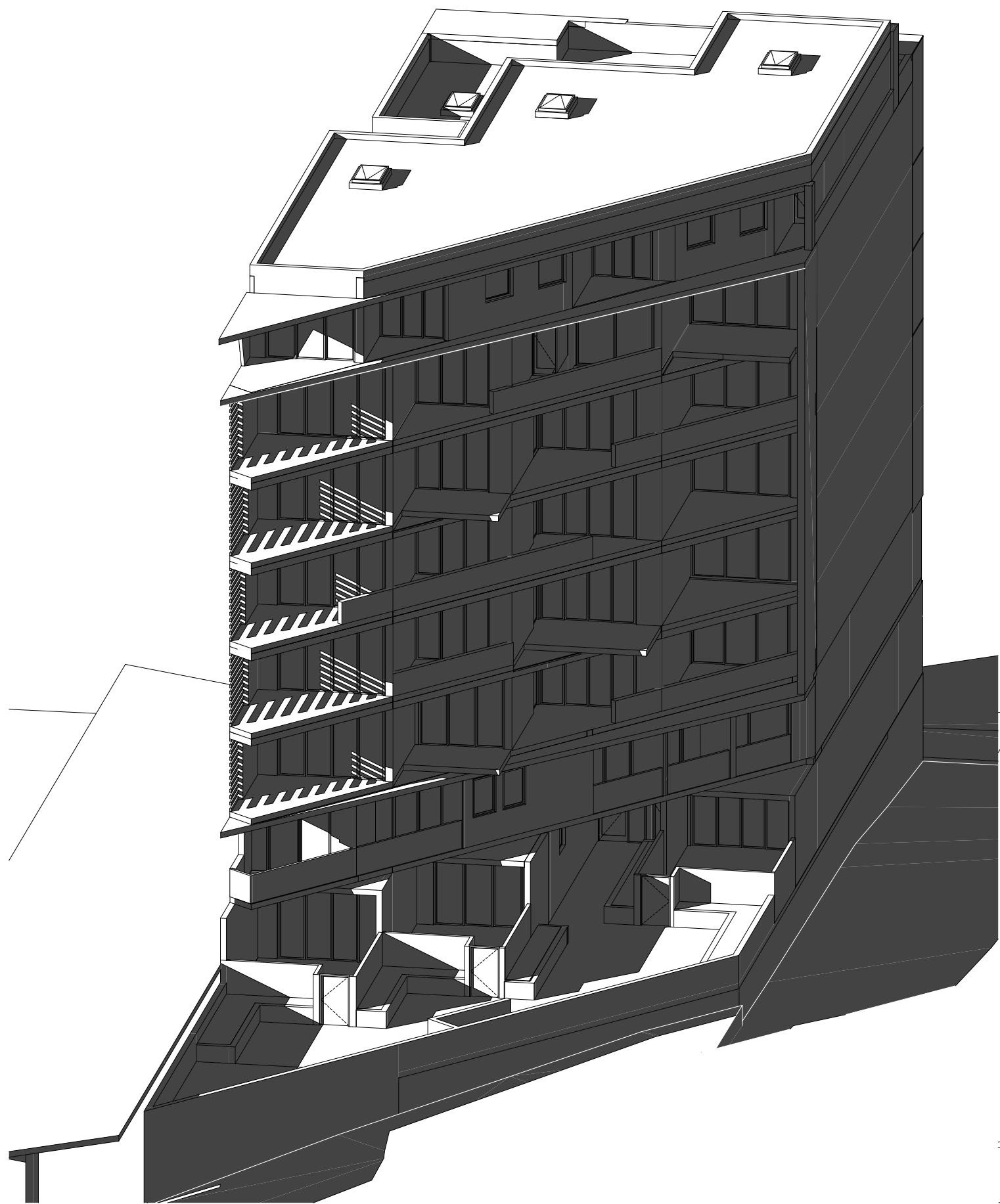
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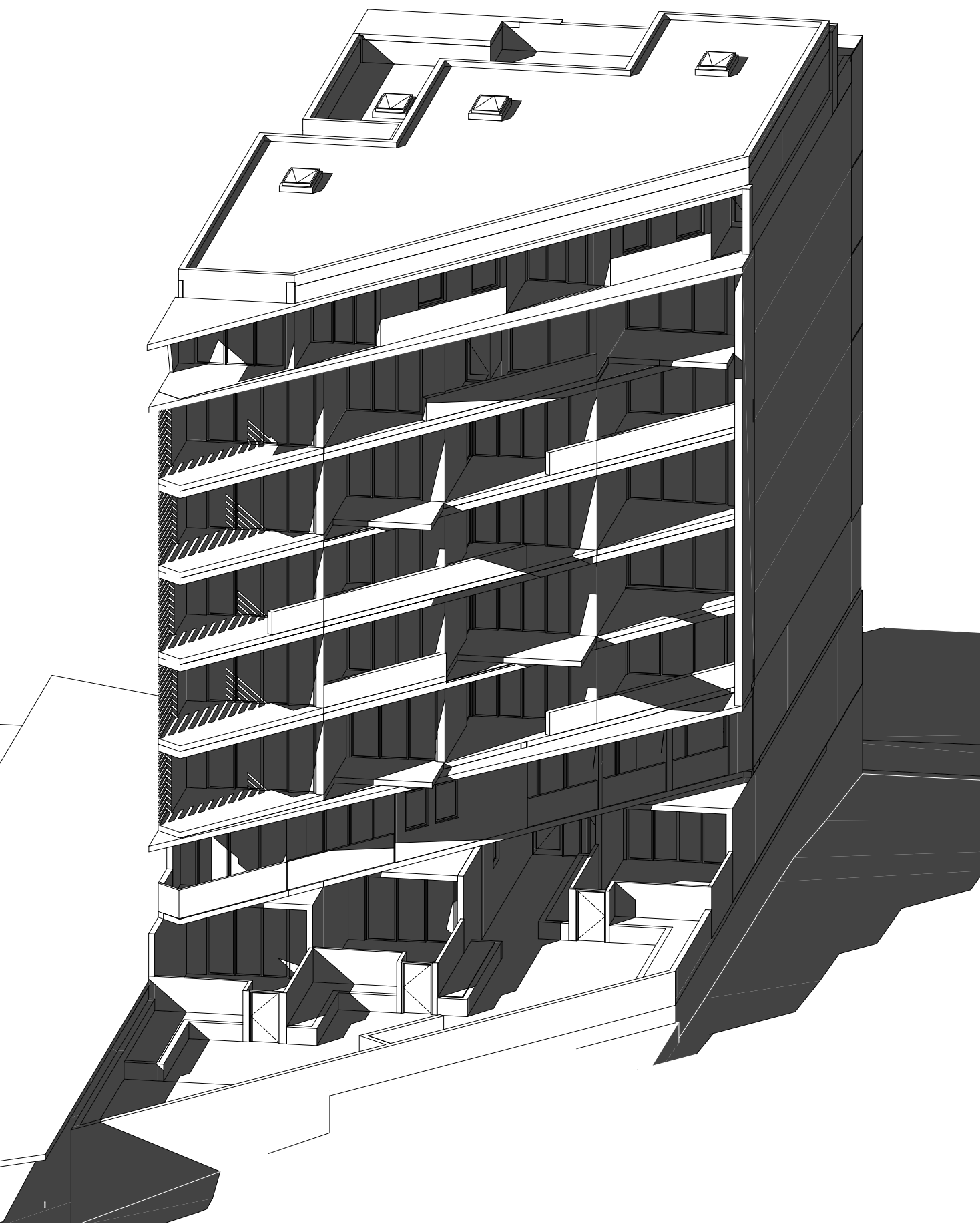
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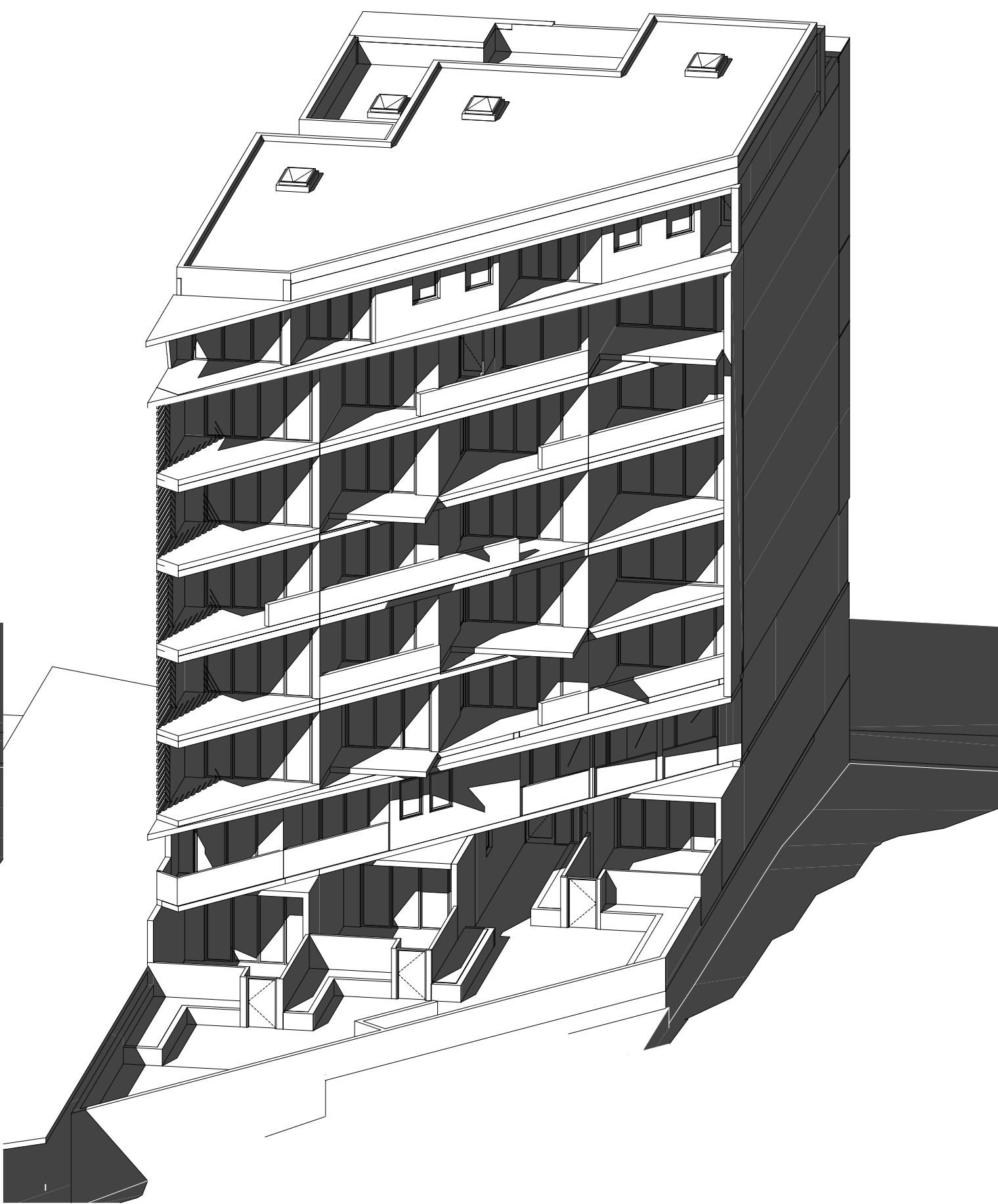
ISSUE	C	DATE	05.07.2016	REVISION	REVISED ISSUE FOR DA
PROJECT	Mixed Use Development				
ADDRESS	3-5 Arncliffe St Wolli Creek NSW 2205				PROJECT # 14004
CLIENT	KASAF P/L ATF KASS			DATE	05.07.2016
DWG	PROPOSED EQUINOX SHADOW DIAGRAMS			SCALE @ A1	1:200
				DRAWN	LS
				CHKD	JK
				REVISION	C



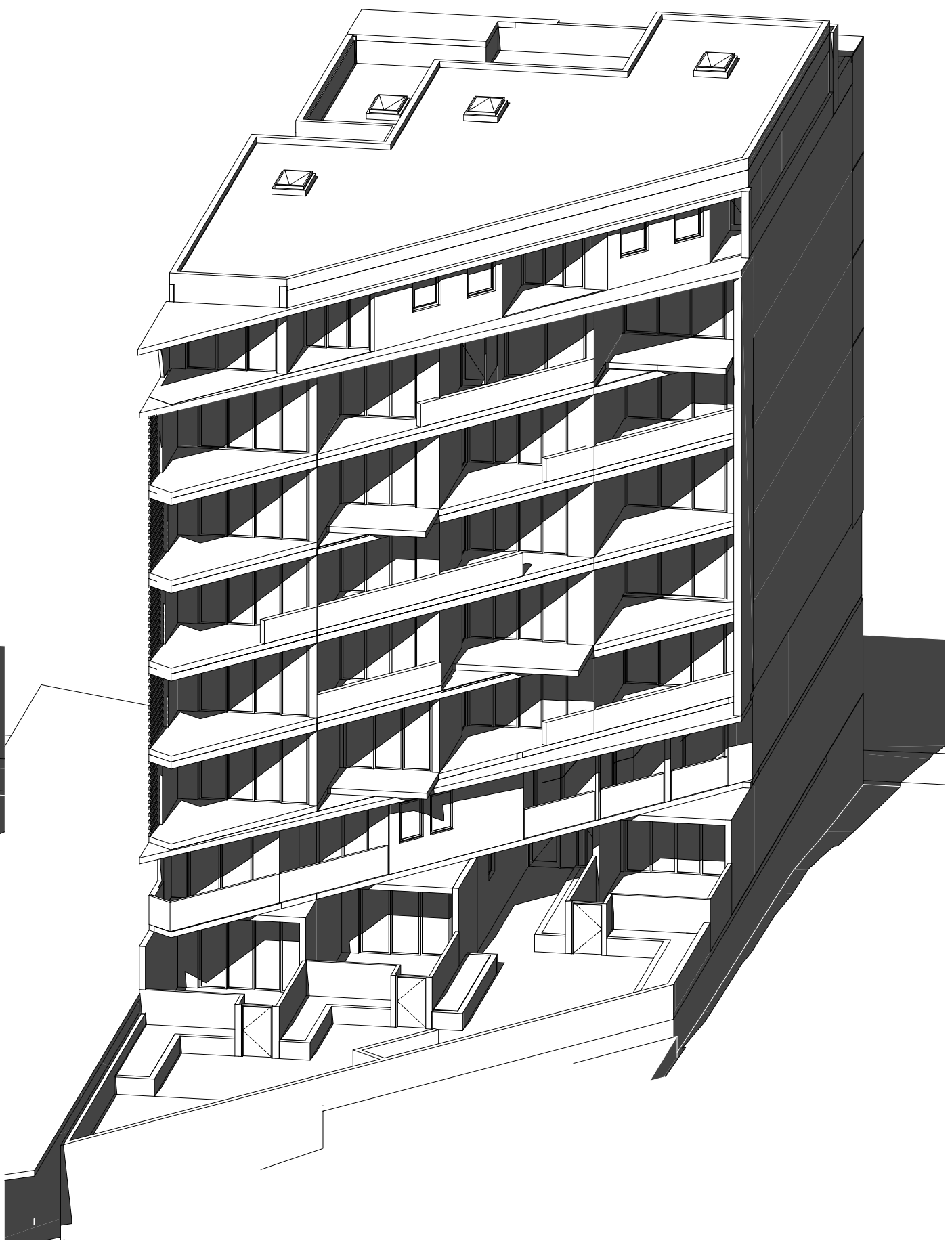
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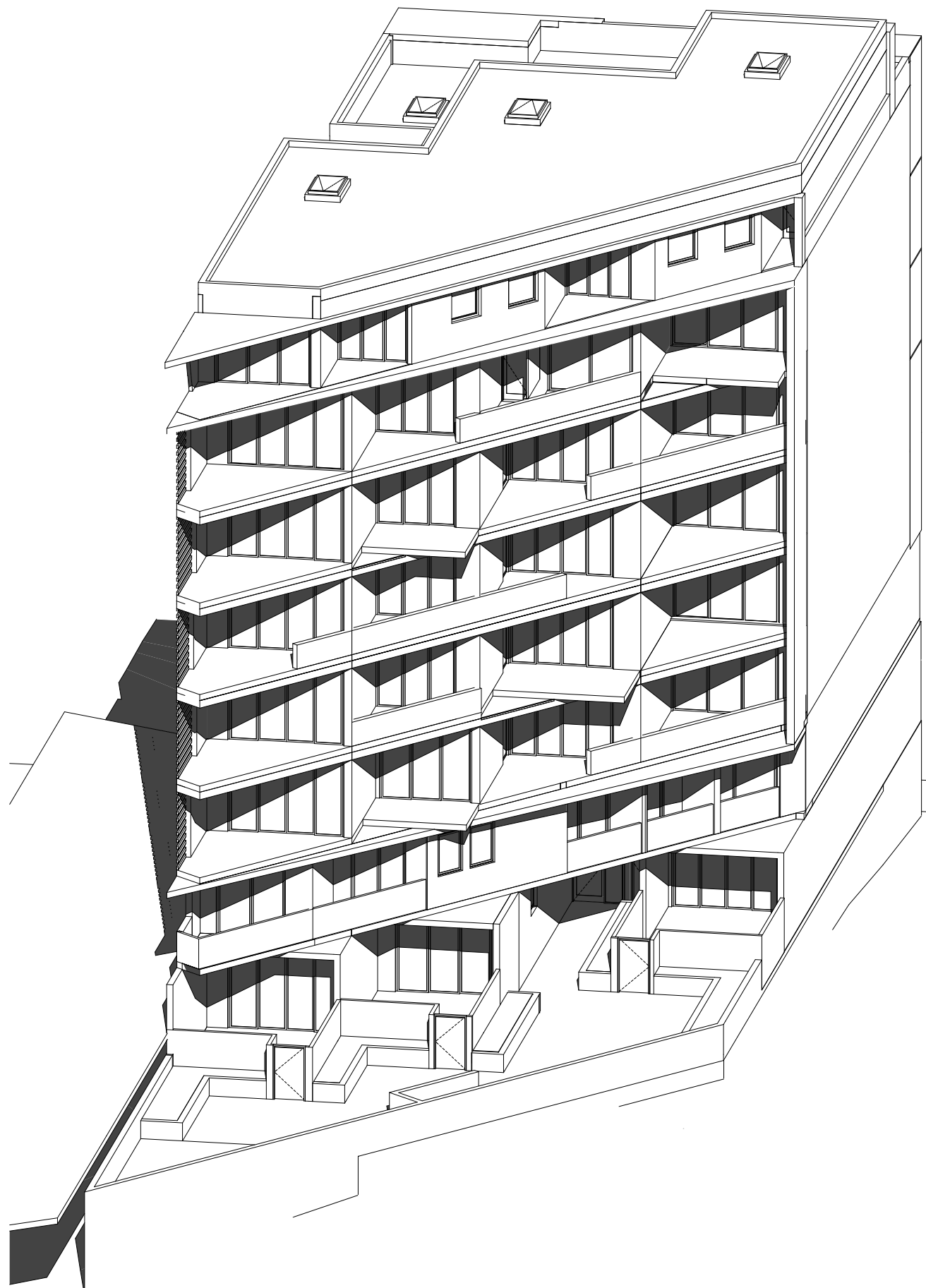
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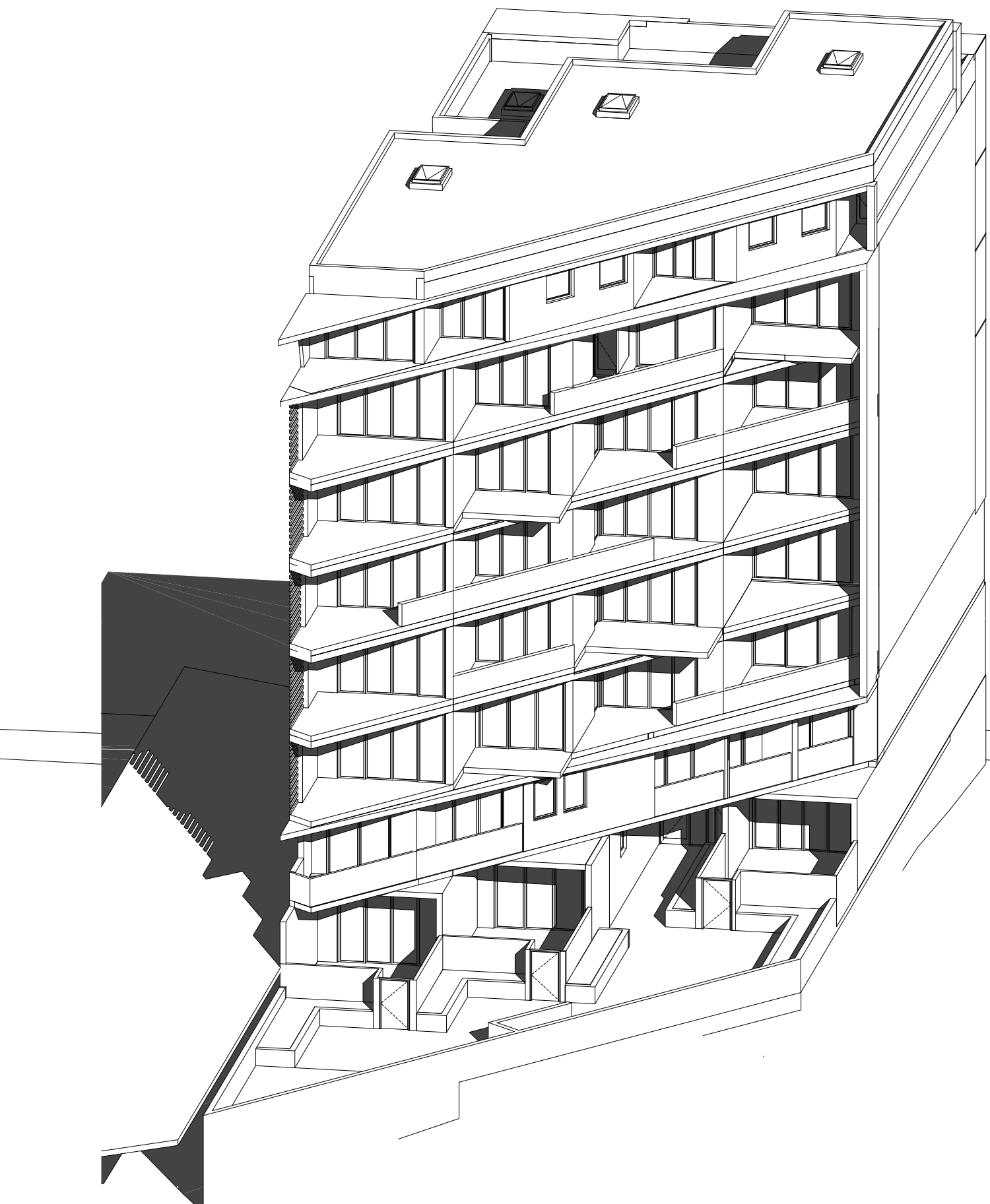
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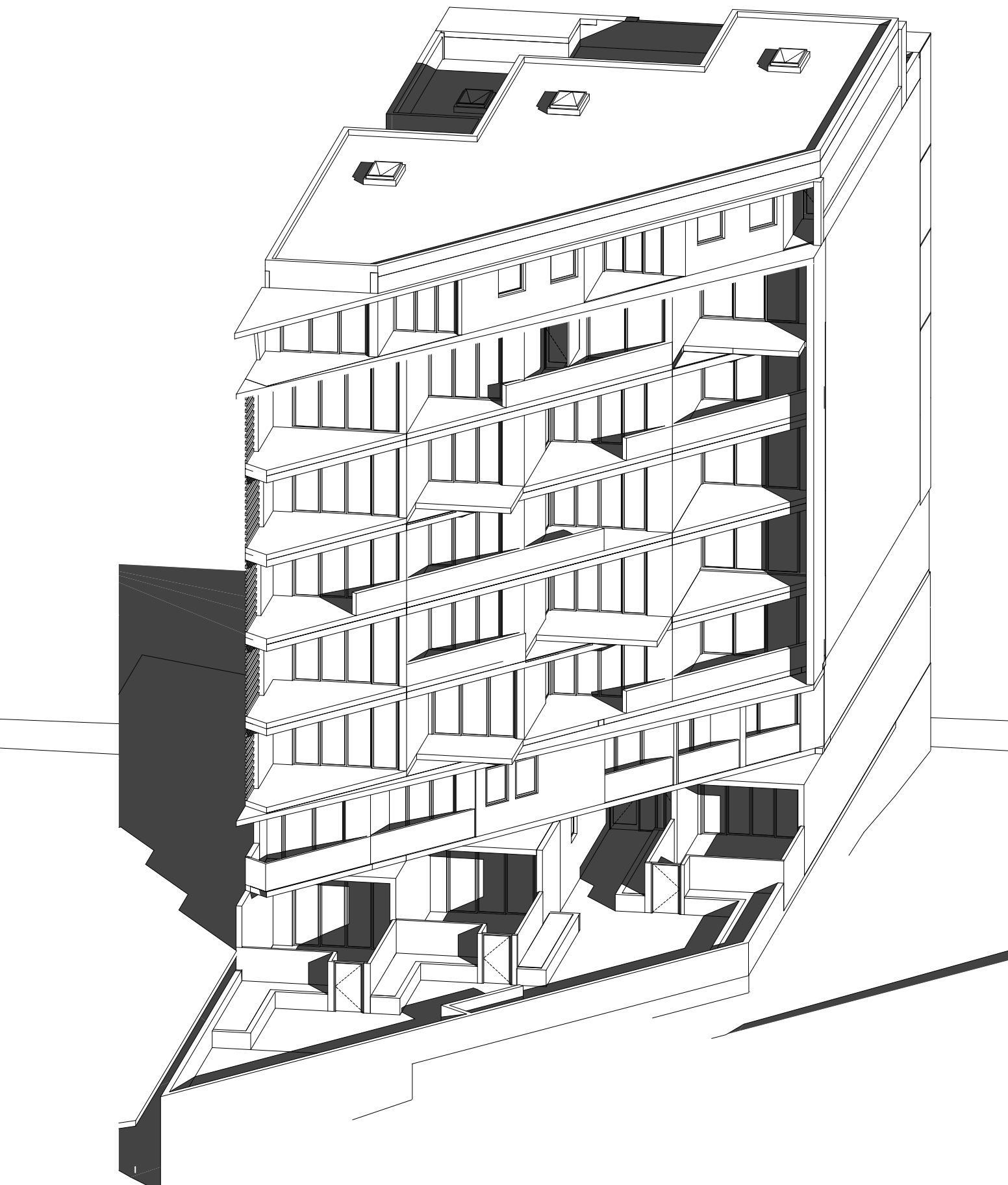
4 12PM JUNE 21
Scale 1:200



5 1PM JUNE 21
Scale 1:200



6 2PM JUNE 21
Scale 1:200



7 3PM JUNE 21
Scale 1:200

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0 2 4 8 12 16 20m

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PROJECT	Mixed Use Development				
ADDRESS	3-5 Arncliffe St Wollri Creek NSW 2205				PROJECT #
					14004
CLIENT	KASAF P/L ATF KASS			DATE	05.07.2016
				SCALE @ A1	1:200
				DRAWN	LS
DWG	SOLAR ACCESS AXONOMETRY			CHKD	JK
				REVISION	C

DA722

