

7-9 BAYLIS STREET, WAGGA WAGGA, NSW
BAYLIS UNIT TRUST



7-9 BAYLIS STREET, WAGGA WAGGA

1486.060 sqm TOTAL

FSR	ALLOWABLE	4.0 : 1
	PROPOSED	2.64 : 1
GFA	TOTAL ALLOWABLE	5944.24 sqm
	TOTAL PROPOSED	3921.40 sqm

HOTEL GUESTS	(1 PER ROOM)	104
HOTEL STAFF	(0.5 PER EMPLOYEE)	3
FUNCTION	(1 PER 25 SQM)	2
<u>COMMERCIAL</u>	<u>(1 PER 45 SQM)</u>	<u>5</u>
TOTAL		114

HOTEL GUESTS	60
HOTEL STAFF	3
FUNCTION (50.00m2)	2
<u>COMMERCIAL (197.30m2)</u>	<u>5</u>
TOTAL	70

1 2 3

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not for sale or suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
G	03.04.2019	CONSULTANT ISSUE
F	16.04.2019	CONSULTANT ISSUE
I	07.05.2019	DEVELOPMENT APPLICATION
K	13.11.2019	REVISED PARKING
M	11.12.2019	ADDITIONAL INFORMATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
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Legend:							
RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	PC	PORCELAIN CHIMNEY	C	CERAMIC TILES
FB02	FACE BRICKWORK	DT	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLACKWORK	D	DOOR	SK	SKYLIGHT	CC	CONCRETE CONCRETE
CL01	CLADDING	GR	GARAGE DOOR	LY	LOW WINDOW	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BFLD DOOR	RHT	RAINWATER HOOK		

DISCIPLINE	CONSULTANTS	CONTACT	PH.	EMAIL.
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ACCESS CONSULTANT	ACCESSIBLE BUILDING SOLUTIONS	HOWARD MOUTRIE	0414 876 539	howard@absaccess.com.au
SERVICES CONSULTANT	EWFW CONSULTING ENGINEERS	LUKE DE GIOIA	1300 553 654	luke.degioia@ewfw.com.au
WASTE CONSULTANT	ELEPHANTS FOOT	JORDAN PARKER	9780 3571	jordan.parker@elephantsfoot.com.au
BCA CONSULTANT	BUILDING CODE ASSISTANCE	PETER DIX	0407 270 908	peter@buildingcodeassistance.com.au
ACOUSTIC CONSULTANT	HARWOODS ACOUSTICS	MATT HARWOOD	4421 4583	matthew@harwoodacoustics.com
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LEVEL 3 ELECTRICAL CONSULTANT	ARCONATECH	DAVID TOMBLING	0427 700 452	david@arconatech.com.au

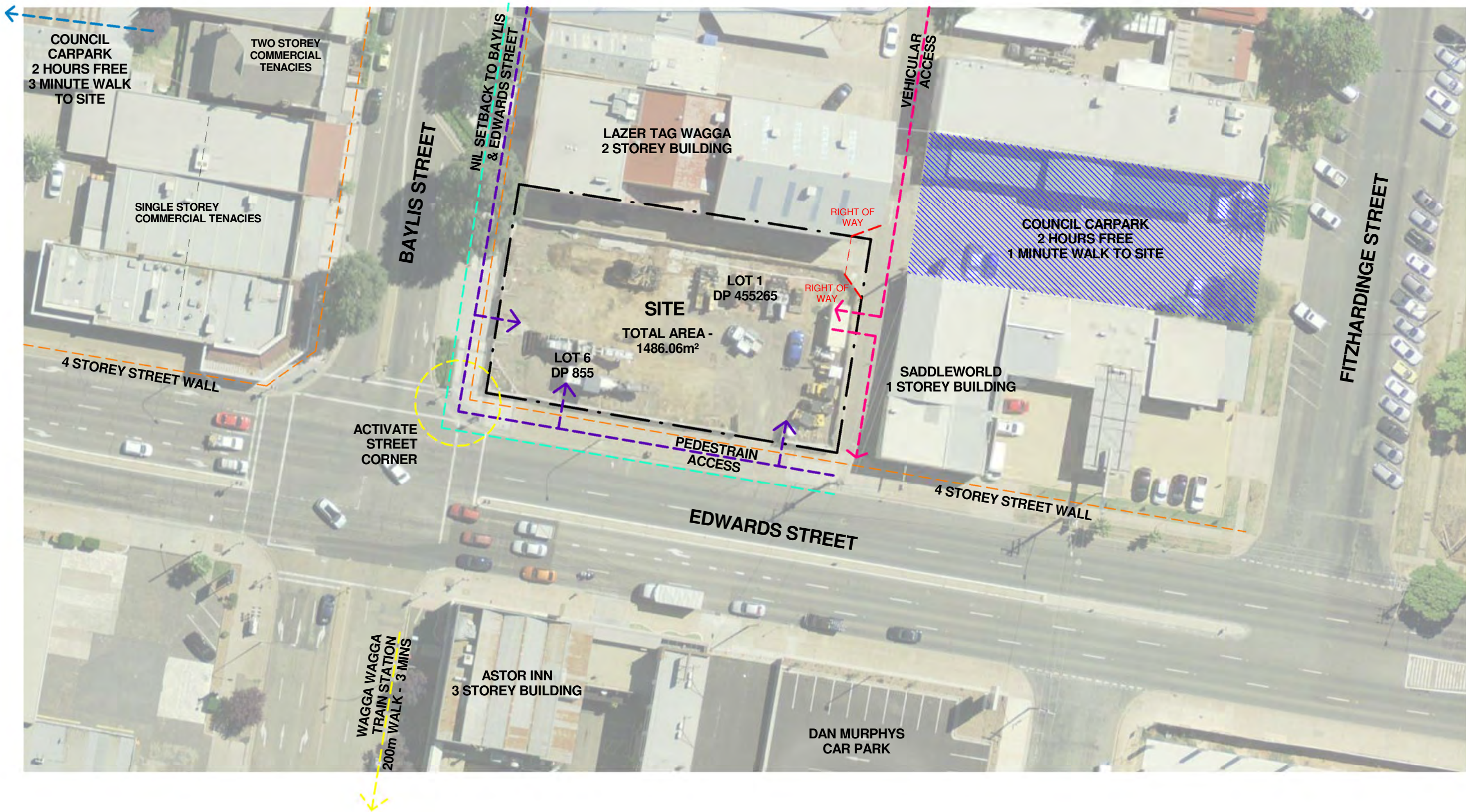
SHEET NO.	SHEET NAME	REV.
00	COVERSHEET	M
01	DCP ANALYSIS	M
02	REGIONAL CONTEXT	M
03	LOCAL CONTEXT	M
04	CONTEXTUAL ANALYSIS	M
05	EXISTING SITE SURVEY	M
06	DEMOLITION PLAN	M
07	PROPOSED SITE PLAN	M
10	GROUND FLOOR	M
11	LEVEL 1	M
12	LEVEL 2	M
13	LEVEL 3	M
14	LEVEL 4	M
15	LEVEL 5	M
16	LEVEL 6/ ROOF	M
17	GFA PLANS	M
18	UNIT KEY PLANS	M
20	ELEVATION	M
21	ELEVATION	M
22	ELEVATION	M
23	ELEVATION	M
30	SECTION	M
31	SECTION	M
32	SECTION	M
33	SECTION	M
40	HOTEL UNIT TYPES	M
41	HOTEL UNIT TYPES	M
42	HOTEL UNIT TYPES	M
50	SHADOW DIAGRAMS - JUNE 9am-12pm	M
51	SHADOW DIAGRAM - JUNE 1pm-3pm	M
52	SHADOW DIAGRAM - DEC 9am-3pm	M
60	CONTEXTUAL 3D VIEWS	M

UNIT TYPE	NO. OF ROOMS
TYPE A	88
TYPE B	3
TYPE C	8
TYPE D	1
TYPE E	4
	104

Level	Area	FSR
GROUND FLOOR	333.0 m ²	0.22
LEVEL 2	897.1 m ²	0.60
LEVEL 3	897.1 m ²	0.60
LEVEL 4	897.1 m ²	0.60
LEVEL 5	897.1 m ²	0.60
	3921.4 m ²	2.64

ADDITIONAL INFORMATION

REF:	DATE	AMENDMENT	Legend:												Wollongong		Sydney		<div>CLIENT: BAYLIS UNIT TRUST HOTEL DEVELOPMENT</div> <div>ADDRESS: 7-9 BAYLIS STREET, WAGGA WAGGA, NSW 2650</div> <div>DRAWING NAME: COVERSHEET</div>	DATE: JAN 19	PROJECT No.
F	03.04.2019	CONSULTANT ISSUE	RB01	RENDERED BRICKWORK	S	STONEMWORK	SLW	SLIDING WINDOW	P	POST	81a Princes Highway, Fairy Meadow NSW 2519				Level 10, 6 Mount Olympus Boulevard, Woll Creek NSW 2205		DRAWN: CS, NT	1767			
G	16.04.2019	CONSULTANT ISSUE	RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS	Tel: (02) 4227 1661				Nominated Architect: Robert Gizzi (Reg. 8286)		SCALE: 1 : 100	DWG No.		Rev.	
I	07.05.2019	DEVELOPMENT APPLICATION	FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES	Email: info@designworkshop.com.au										
K	13.11.2019	REVISED PARKING	FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET	Web: www.designworkshop.com.au										
M	11.12.2019	ADDITIONAL INFORMATION	BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	CP	POLISHED CONCRETE											
DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright © DWG			CL01	CLADDING	GD	GARAGE DOOR	LW	LINDOW HOOD	SP	FEATURE SCREENING											
			CL02	CLADDING	S	SLIDING DOOR	LV	LOUVRES													
			RW	RETAINING WALL	BF	BIFOLD DOOR	RWT	RAINWATER TANK													



LOCAL CONTEXT DETAILED

NTS

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Legend:

RB01 RENDERED BRICKWORK	S STONEMWORK	SLW SLIDING WINDOW	P POST
RB02 RENDERED BRICKWORK	R ROOF	FW FIXED WINDOW	T TIMBER FLOORS
FB01 FACE BRICKWORK	DP DOWNPIPES	OB OBSCURE WINDOW	CT CERAMIC TILES
FB02 FACE BRICKWORK	TB TIMBER BATTENS	AW AWNING WINDOW	CPT CARPET
BL BLOCKWORK	D DOOR	SK SKYLIGHT	PC POLISHED CONCRETE
CL01 CLADDING	GD GARAGE DOOR	WH WINDOW HOOD	SP FEATURE SCREENING
CL02 CLADDING	SLD SLIDING DOOR	LV LOUVRES	
RW RETAINING WALL	BFD BI-FOLD DOOR	RWT RAINWATER TANK	



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Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

ADDITIONAL INFORMATION

CLIENT:	BAYLIS UNIT TRUST HOTEL DEVELOPMENT	DATE:	JAN 19	PROJECT No.	1767
ADDRESS:	7-9 BAYLIS STREET, WAGGA WAGGA, NSW 2650	DRAWN:	CS, NT	DWG No.	04
DRAWING NAME:	CONTEXTUAL ANALYSIS	SCALE:	NTS	Rev.	M
		QA:	RG		



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REF.	DATE	AMENDMENT
N	15.01.2020	REVISED NOTE TO FUNCTION AREA

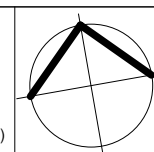
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Legend:					
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RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW
BL	CLADDING	D	DOOR	SK	SKYLIGHT
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES
RW	RETAINING WALL	BFD	BI-FOLD DOOR	LV	LOUVRES
		RWT	RAINWATER TANK		



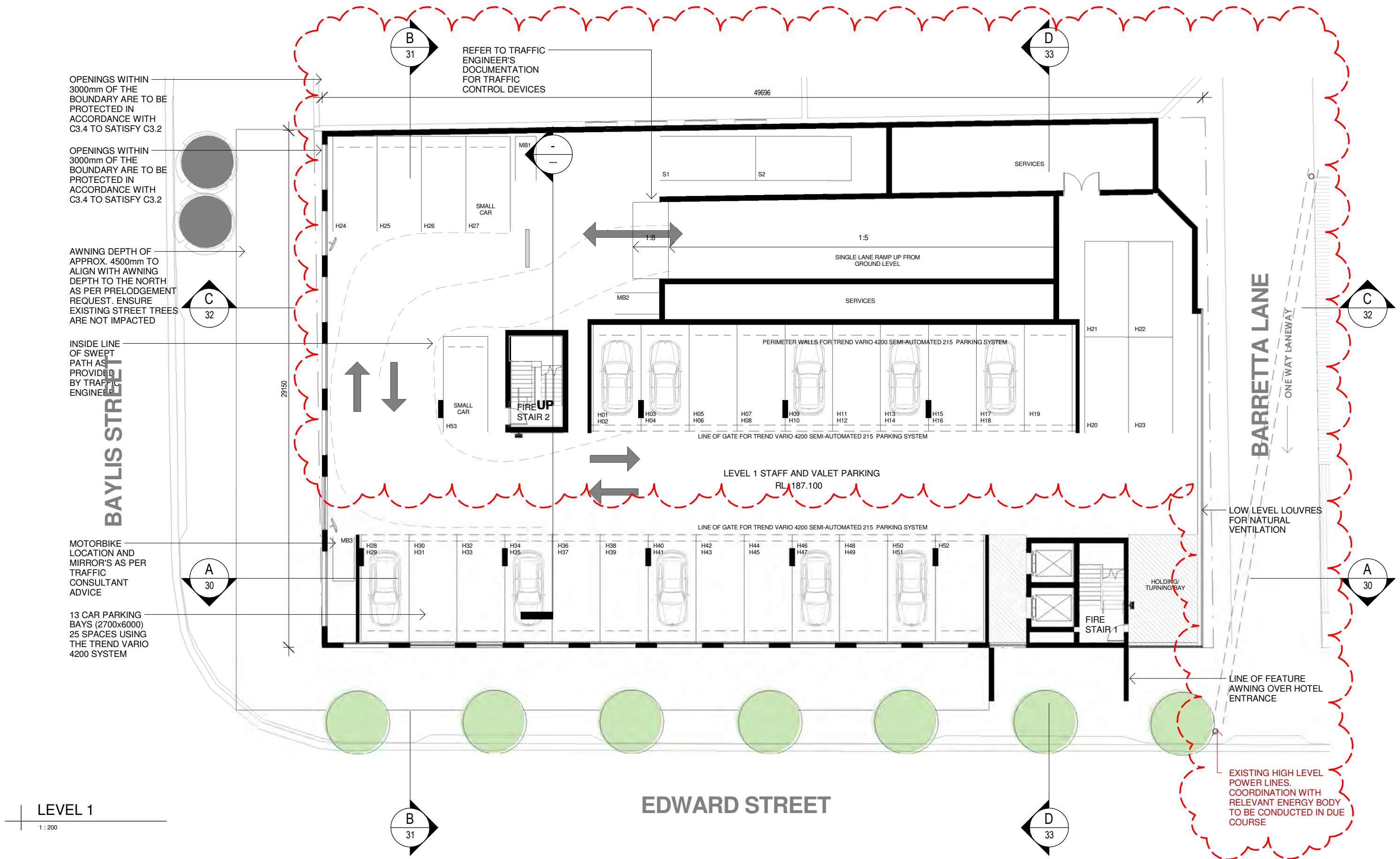
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Nominated Architect:
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ADDRESS:	7-9 BAYLIS STREET, WAGGA WAGGA, NSW 2650	DRAWN:	NT, CS	DWG No.	10
DRAWING NAME:	GROUND FLOOR	SCALE:	1 : 200	Rev.	N
		QA:	RG		



LEVEL 1
1 : 200

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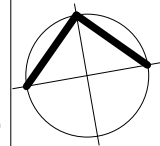
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Legend:			
RB01	RENDERED BRICKWORK	S	STONEWORK
RB02	RENDERED BRICKWORK	R	ROOF
FB01	FACE BRICKWORK	DP	DOWNPIPES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS
BL	BLOCKWORK	D	DOOR
CL01	CLADDING	GD	GARAGE DOOR
CL02	CLADDING	SLD	SLIDING DOOR
RW	RETAINING WALL	BFD	BI-FOLD DOOR
SLW	SLIDING WINDOW	FW	FIXED WINDOW
OB	OBSCURE WINDOW	AW	AWNING WINDOW
SK	SKYLIGHT	WH	WINDOW HOOD
LV	LOUVRES	RWT	RAINWATER TANK
P	POST	T	TIMBER FLOORS
CT	CERAMIC TILES	CPT	CARPET
PC	POLISHED CONCRETE	SP	FEATURE SCREENING



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ADDRESS:	7-9 BAYLIS STREET, WAGGA WAGGA, NSW 2650	DRAWN:	NT, CS	DWG No.	11
DRAWING NAME:	LEVEL 1	SCALE:	1 : 200	Rev.	M
		QA:	RG		



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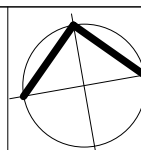
Legend:

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RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		



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ADDRESS:	7-9 BAYLIS STREET, WAGGA WAGGA, NSW 2650	DRAWN:	NT, CS	DWG No.	12
DRAWING NAME:	LEVEL 2	SCALE:	1 : 200	Rev.	M
		QA:	RG		



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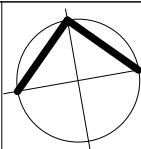
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Legend:			
RB01	RENDERED BRICKWORK	S	STONework
RB02	RENDERED BRICKWORK	R	ROOF
FB01	FACE BRICKWORK	DP	DOWNPIPES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS
BL	BLOCKWORK	D	DOOR
CL01	CLADDING	GD	GARAGE DOOR
CL02	CLADDING	SLD	SLIDING DOOR
RW	RETAINING WALL	BFD	BI-FOLD DOOR
SLW	SLIDING WINDOW	FW	FIXED WINDOW
OB	OBSCURE WINDOW	AW	AWNING WINDOW
SK	SKYLIGHT	WH	WINDOW HOOD
LV	LOUVRES	LV	LOUVRES
RWT	RAINWATER TANK		



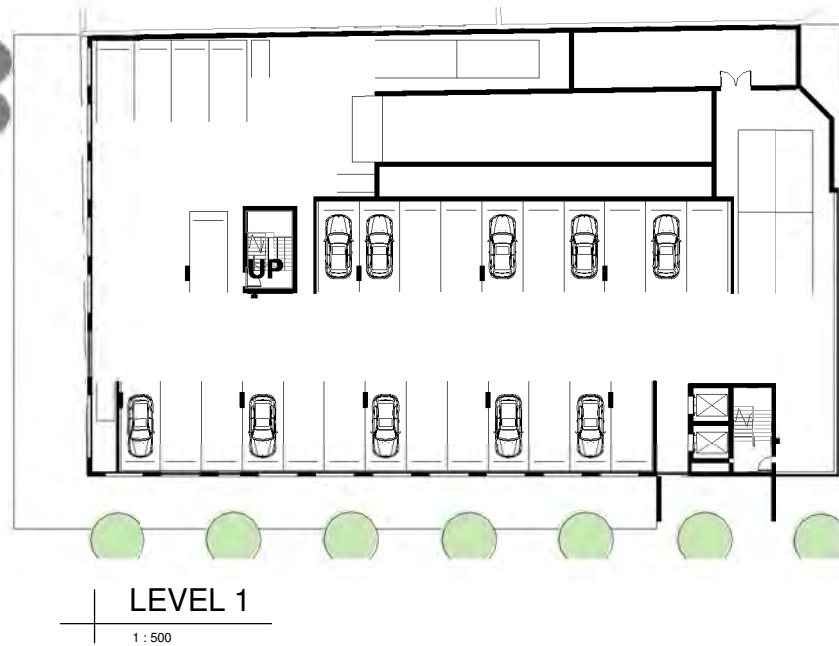
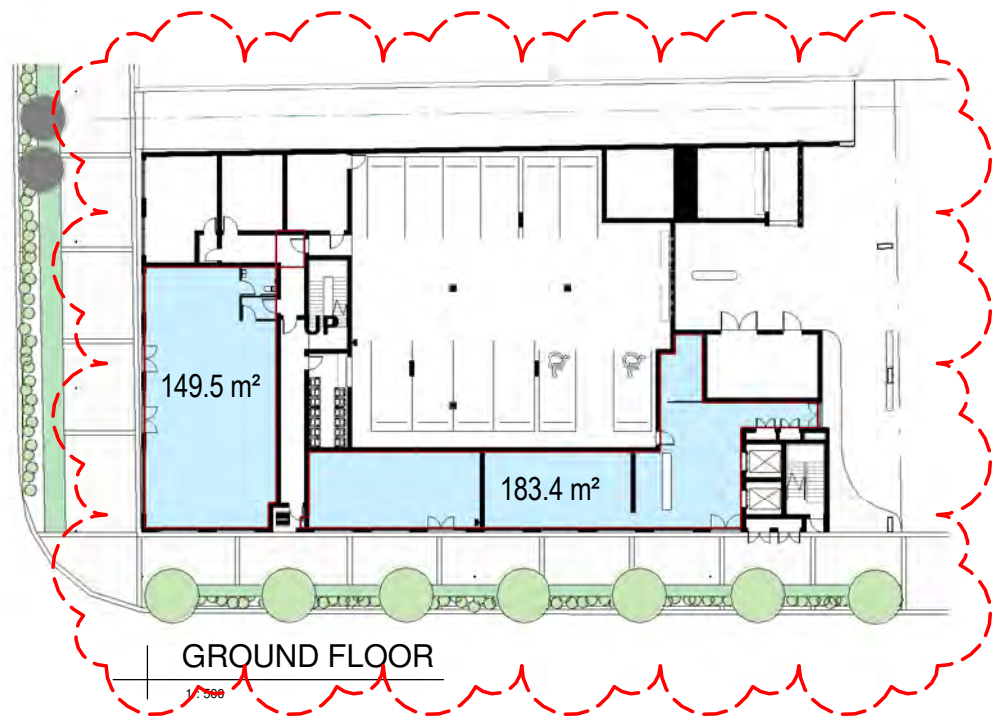
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ADDRESS:	7-9 BAYLIS STREET, WAGGA WAGGA, NSW 2650	DRAWN:	NT, CS	DWG No.	13
DRAWING NAME:	LEVEL 3	SCALE:	1 : 200	Rev.	M
		QA:	RG		

ADDITIONAL INFORMATION



GFA/FSR SCHEDULE		
Level	Area	FSR
GROUND FLOOR	333.0 m²	0.22
LEVEL 2	897.1 m²	0.60
LEVEL 3	897.1 m²	0.60
LEVEL 4	897.1 m²	0.60
LEVEL 5	897.1 m²	0.60
	3921.4 m²	2.64

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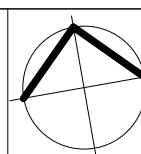
REF.	DATE	AMENDMENT
M	11.12.2019	ADDITIONAL INFORMATION
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Legend:			
RB01	RENDERED BRICKWORK	S	STONework
RB02	RENDERED BRICKWORK	R	RoOF
FB01	FACE BRICKWORK	DP	DOWNPIPES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS
BL	BLOCKWORK	D	DOOR
CL01	CLADDING	GD	GARAGE DOOR
CL02	CLADDING	SLD	SLIDING DOOR
RW	RETAINING WALL	BFD	BI-FOLD DOOR
SLW	SLIDING WINDOW	FW	FIXED WINDOW
OB	OBSCURE WINDOW	AW	AWNING WINDOW
SK	SKYLIGHT	WH	WINDOW HOOD
LV	LOUVRES	LV	LOUVRES
RWT	RAINWATER TANK		
P	POST		
T	TIMBER FLOORS		
CT	CERAMIC TILES		
CPT	CARPET		
PC	POLISHED CONCRETE		
SP	FEATURE SCREENING		



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ADDRESS:	7-9 BAYLIS STREET, WAGGA WAGGA, NSW 2650	DRAWN:	NT, CS	DWG No.	17
DRAWING NAME:	GFA PLANS	SCALE:	1 : 500	Rev.	M
		QA:	RG		

ADDITIONAL INFORMATION



NORTH ELEVATION

1 : 250



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FB02	FACE BRICKWORK	TB	TIMBER BATTENS
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CL02	CLADDING	SLD	SLIDING DOOR
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SLW	SLIDING WINDOW	FW	FIXED WINDOW
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P	POST	T	TIMBER FLOORS
CT	CERAMIC TILES	CPT	CARPET
PC	POLISHED CONCRETE	SP	FEATURE SCREENING

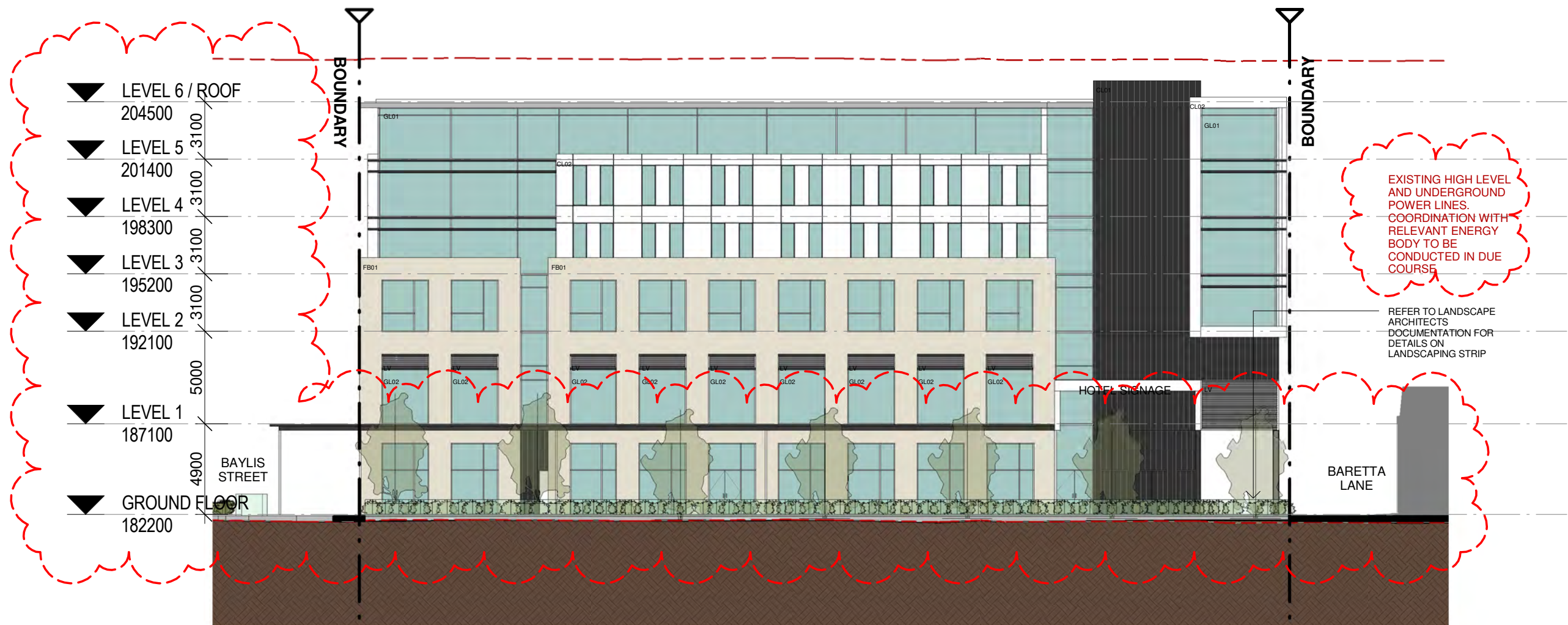


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Nominated Architect:
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ADDITIONAL INFORMATION

CLIENT:	BAYLIS UNIT TRUST HOTEL DEVELOPMENT	DATE:	JAN 19	PROJECT No.	1767
ADDRESS:	7-9 BAYLIS STREET, WAGGA WAGGA, NSW 2650	DRAWN:	NT, CS	DWG No.	20
DRAWING NAME:	ELEVATION	SCALE:	1 : 250	Rev.	M
		QA:	RG		



SOUTH ELEVATION

1 : 250



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Legend:	
RB01	RENDERED BRICKWORK
RB02	RENDERED BRICKWORK
FB01	FACE BRICKWORK
FB02	FACE BRICKWORK
BL	BLOCKWORK
CL01	CLADDING
CL02	CLADDING
RW	RETAINING WALL
S	STONework
R	ROOF
DP	DOWNPIPES
TB	TIMBER BATTENS
D	DOOR
GD	GARAGE DOOR
SLD	SLIDING DOOR
BFD	BI-FOLD DOOR
SLW	SLIDING WINDOW
FW	FIXED WINDOW
OB	OBSCURE WINDOW
AW	AWNING WINDOW
SK	SKYLIGHT
WH	WINDOW HOOD
LV	LOUVRES
RWT	RAINWATER TANK
P	POST
T	TIMBER FLOORS
CT	CERAMIC TILES
CPT	CARPET
PC	POLISHED CONCRETE
SP	FEATURE SCREENING

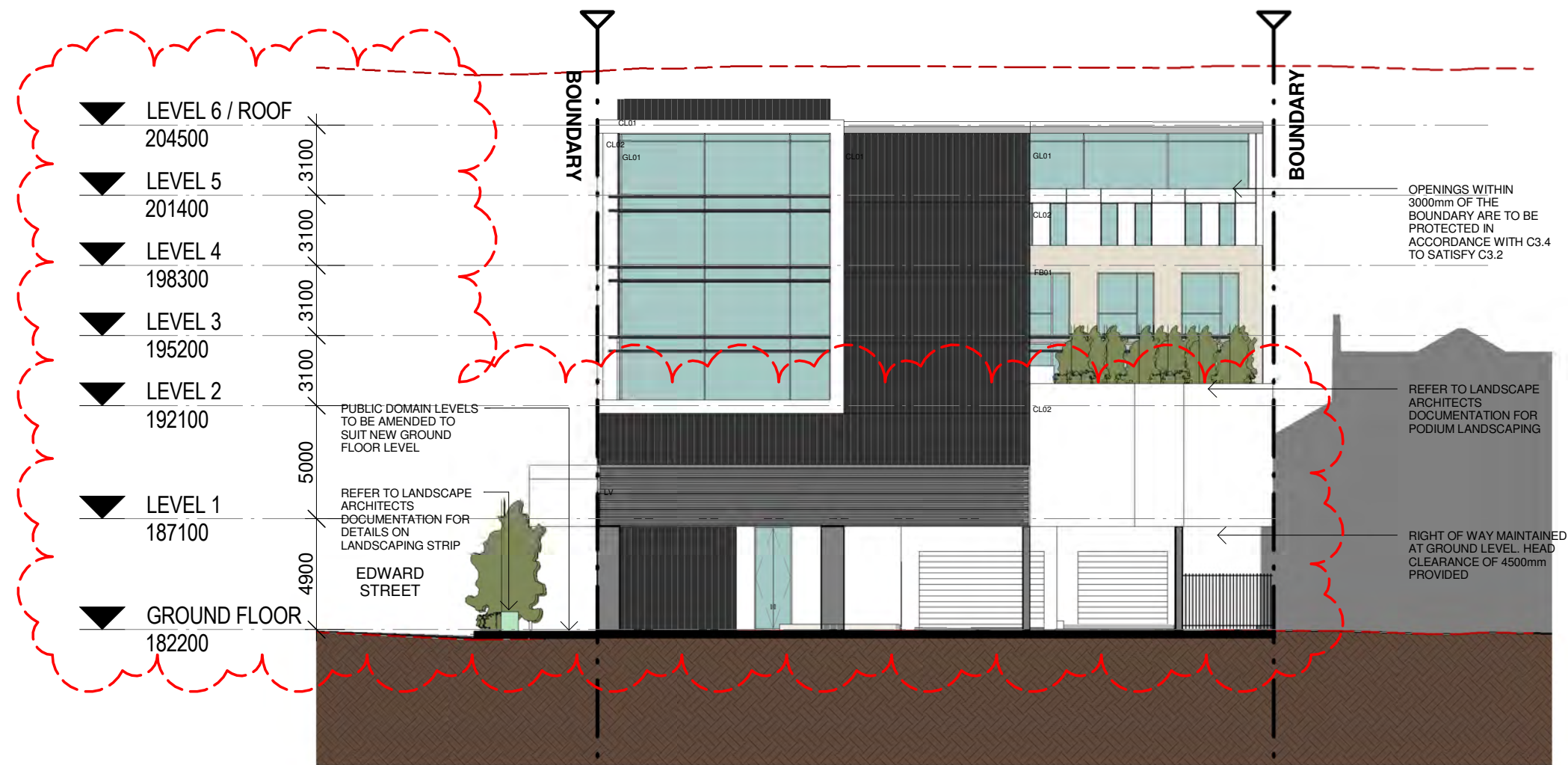


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Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

ADDITIONAL INFORMATION

CLIENT:	BAYLIS UNIT TRUST HOTEL DEVELOPMENT	DATE:	JAN 19	PROJECT No.	1767
ADDRESS:	7-9 BAYLIS STREET, WAGGA WAGGA, NSW 2650	DRAWN:	NT, CS	DWG No.	21
DRAWING NAME:	ELEVATION	SCALE:	1 : 250	Rev.	M
		QA:	RG		



EAST ELEVATION

1 : 250



DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
All parking and ramps to traffic engineers details.

REF.	DATE	AMENDMENT
M	11.12.2019	ADDITIONAL INFORMATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.

Legend:			
RB01	RENDERED BRICKWORK	S	STONework
RB02	RENDERED BRICKWORK	R	ROOF
FB01	FACE BRICKWORK	DP	DOWNPIPES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS
BL	BLOCKWORK	D	DOOR
CL01	CLADDING	GD	GARAGE DOOR
CL02	CLADDING	SLD	SLIDING DOOR
RW	RETAINING WALL	BFD	BI-FOLD DOOR
		SLW	SLIDING WINDOW
		FW	FIXED WINDOW
		OB	OBSCURE WINDOW
		AW	AWNING WINDOW
		SK	SKYLIGHT
		WH	WINDOW HOOD
		LV	LOUVRES
		RWT	RAINWATER TANK
		P	POST
		T	TIMBER FLOORS
		CT	CERAMIC TILES
		CPT	CARPET
		PC	POLISHED CONCRETE
		SP	FEATURE SCREENING

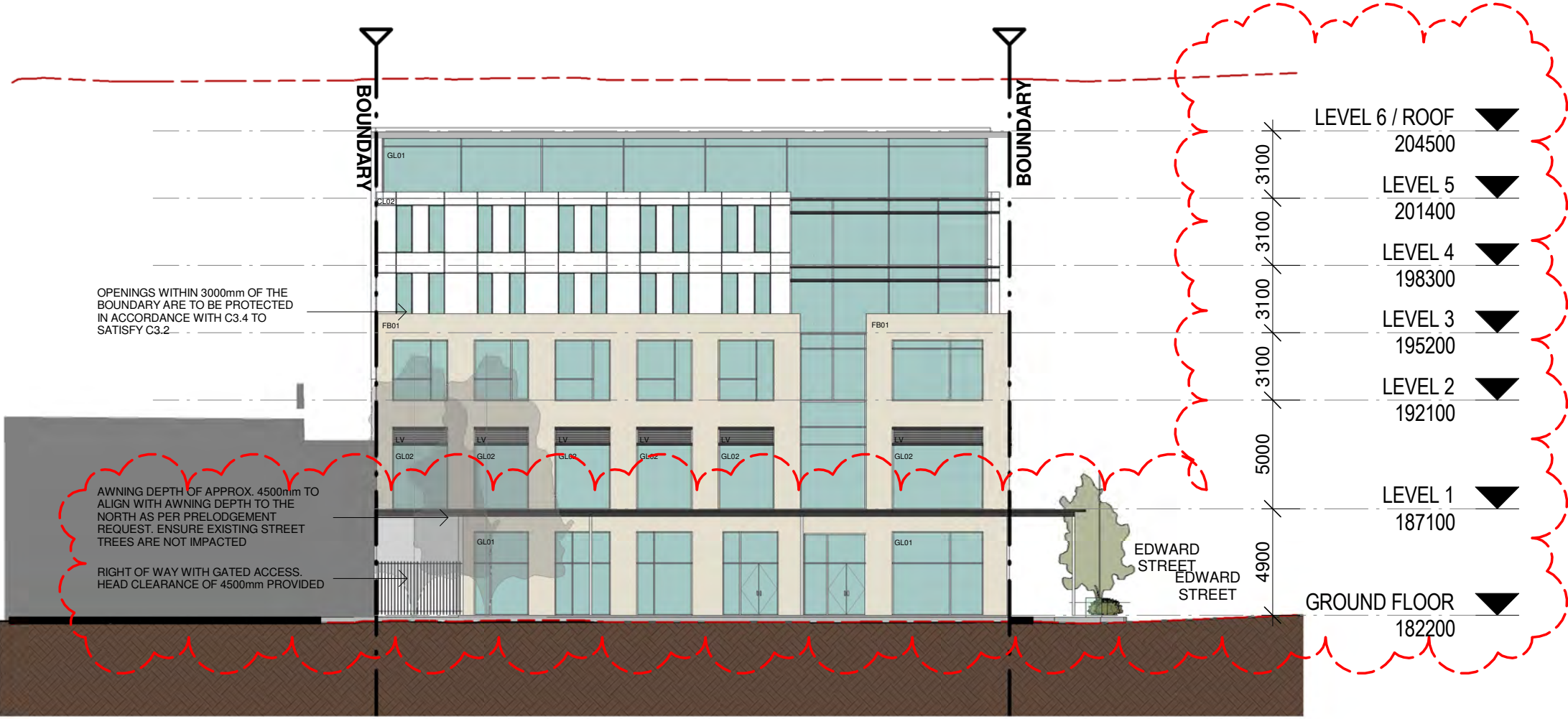


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Sydney
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Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

ADDITIONAL INFORMATION

CLIENT:	BAYLIS UNIT TRUST HOTEL DEVELOPMENT	DATE:	JAN 19	PROJECT No.	1767
ADDRESS:	7-9 BAYLIS STREET, WAGGA WAGGA, NSW 2650	DRAWN:	NT, CS	DWG No.	22
DRAWING NAME:	ELEVATION	SCALE:	1 : 250	Rev.	M
		QA:	RG		



WEST ELEVATION

1 : 250



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REF.	DATE	AMENDMENT
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ADDITIONAL INFORMATION

CLIENT:	BAYLIS UNIT TRUST HOTEL DEVELOPMENT	DATE:	JAN 19	PROJECT No.	1767
ADDRESS:	7-9 BAYLIS STREET, WAGGA WAGGA, NSW 2650	DRAWN:	NT, CS	DWG No.	23
DRAWING NAME:	ELEVATION	SCALE:	1 : 250	Rev.	M
		QA:	RG		



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CLIENT:	BAYLIS UNIT TRUST HOTEL DEVELOPMENT	DATE:	JAN 19	PROJECT No.	1767
ADDRESS:	7-9 BAYLIS STREET, WAGGA WAGGA, NSW 2650	DRAWN:	NT, CS	DWG No.	60
SCALE:		QA:	RG	Rev.	M
DRAWING NAME:	CONTEXTUAL 3D VIEWS				