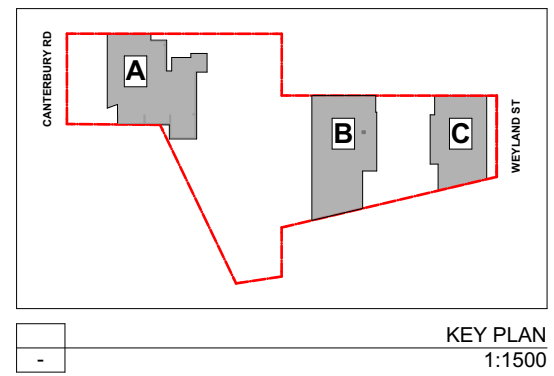




SUBSET	DRAWING No.	DESCRIPTION
A00 SITE AND LOCATION	A0000	COVER PAGE + DRAWING LIST
A00 SITE AND LOCATION	A0001	PROPOSED SITE PLAN
A01 FLOOR PLANS	A0101	BASEMENT 2 FLOOR PLAN
A01 FLOOR PLANS	A0102	BASEMENT 1 FLOOR PLAN
A01 FLOOR PLANS	A0103	GROUND LEVEL FLOOR PLAN
A01 FLOOR PLANS	A0104	LEVEL 1 FLOOR PLAN
A01 FLOOR PLANS	A0105	LEVEL 2 FLOOR PLAN
A01 FLOOR PLANS	A0106	LEVEL 3 FLOOR PLAN
A01 FLOOR PLANS	A0107	LEVEL 4 FLOOR PLAN
A01 FLOOR PLANS	A0108	LEVEL 5 FLOOR PLAN
A01 FLOOR PLANS	A0109	ROOF FLOOR FLOOR PLAN
A02 ELEVATIONS	A0201	NORTH + SOUTH ELEVATIONS - BUILDING A
A02 ELEVATIONS	A0202	EAST + WEST ELEVATIONS - BUILDING A
A02 ELEVATIONS	A0203	NORTH + SOUTH ELEVATIONS - BUILDING B
A02 ELEVATIONS	A0204	NORTH + SOUTH ELEVATIONS - BUILDING C
A02 ELEVATIONS	A0205	EAST + WEST ELEVATIONS - BUILDING B & C
A03 SECTIONS	A0301	SECTION A
A04 SCHEDULES	A0401	GLAZING SCHEDULES
A05 COMPLIANCE DIAGRAMS	A0501	UNIT SCHEDULE
A05 COMPLIANCE DIAGRAMS	A0502	HEIGHT LIMIT DIAGRAM

DISCLAIMER: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED TO FORMULATE A COMPLETELY ACCURATE AND DETAILED DEVELOPMENT FOR CONSTRUCTION. THE FOLLOWING DEVELOPMENT IS A GENERAL DEVELOPMENT CONCEPT GRANT OF DEVELOPMENT CONCEPT.

SCOPE OF PROPOSED MODIFICATIONS:

- 1. REDEFINITION OF SITE BOUNDARIES, REDUCTION OF ADDITIONAL EXISTING ADJACENT LOT AREAS TO THE ADJACENT SYDNEY WATER TREATMENT PLANT TO BE REQUIRED TO MAINTAIN ALL LEVELS OF SURFACE DRAINAGE (INCLUDING WITHIN THE BASEMENT).
- 2. REDUCTION OF BUILDING MASS AROUND THE NEW CLEARANCE OF THE EXISTING SYDNEY WATER CHANNEL, REDUCTION TO BALCONY AREAS (10 UNITS AGG. A10 AGG. A20 AGG. A30 AGG. A40 AGG. A50 AGG. A60 AGG. A70 AGG. A80 AGG. A90 AGG. A100 AGG. A110 AGG. A120 AGG. A130 AGG. A140 AGG. A150 AGG. A160 AGG. A170 AGG. A180 AGG. A190 AGG. A200 AGG. A210 AGG. A220 AGG. A230 AGG. A240 AGG. A250 AGG. A260 AGG. A270 AGG. A280 AGG. A290 AGG. A300 AGG. A310 AGG. A320 AGG. A330 AGG. A340 AGG. A350 AGG. A360 AGG. A370 AGG. A380 AGG. A390 AGG. A400 AGG. A410 AGG. A420 AGG. A430 AGG. A440 AGG. A450 AGG. A460 AGG. A470 AGG. A480 AGG. A490 AGG. A500 AGG. A510 AGG. A520 AGG. A530 AGG. A540 AGG. A550 AGG. A560 AGG. A570 AGG. A580 AGG. A590 AGG. A600 AGG. A610 AGG. A620 AGG. A630 AGG. A640 AGG. A650 AGG. A660 AGG. A670 AGG. A680 AGG. A690 AGG. A700 AGG. A710 AGG. A720 AGG. A730 AGG. A740 AGG. A750 AGG. A760 AGG. A770 AGG. A780 AGG. A790 AGG. A800 AGG. A810 AGG. A820 AGG. A830 AGG. A840 AGG. A850 AGG. A860 AGG. A870 AGG. A880 AGG. A890 AGG. A900 AGG. A910 AGG. A920 AGG. A930 AGG. A940 AGG. A950 AGG. A960 AGG. A970 AGG. A980 AGG. A990 AGG. A1000 AGG. A1010 AGG. A1020 AGG. A1030 AGG. A1040 AGG. A1050 AGG. A1060 AGG. A1070 AGG. A1080 AGG. A1090 AGG. A1100 AGG. A1110 AGG. A1120 AGG. A1130 AGG. A1140 AGG. A1150 AGG. A1160 AGG. A1170 AGG. A1180 AGG. A1190 AGG. A1200 AGG. A1210 AGG. A1220 AGG. A1230 AGG. A1240 AGG. A1250 AGG. A1260 AGG. A1270 AGG. A1280 AGG. A1290 AGG. A1300 AGG. A1310 AGG. A1320 AGG. A1330 AGG. A1340 AGG. A1350 AGG. A1360 AGG. A1370 AGG. A1380 AGG. A1390 AGG. A1400 AGG. A1410 AGG. A1420 AGG. A1430 AGG. A1440 AGG. A1450 AGG. A1460 AGG. A1470 AGG. A1480 AGG. A1490 AGG. A1500 AGG. A1510 AGG. A1520 AGG. A1530 AGG. A1540 AGG. A1550 AGG. A1560 AGG. A1570 AGG. A1580 AGG. A1590 AGG. A1600 AGG. A1610 AGG. A1620 AGG. A1630 AGG. A1640 AGG. A1650 AGG. A1660 AGG. A1670 AGG. A1680 AGG. A1690 AGG. A1700 AGG. A1710 AGG. A1720 AGG. A1730 AGG. A1740 AGG. A1750 AGG. A1760 AGG. A1770 AGG. A1780 AGG. A1790 AGG. A1800 AGG. A1810 AGG. A1820 AGG. A1830 AGG. A1840 AGG. A1850 AGG. A1860 AGG. A1870 AGG. A1880 AGG. A1890 AGG. A1900 AGG. A1910 AGG. A1920 AGG. A1930 AGG. A1940 AGG. A1950 AGG. A1960 AGG. A1970 AGG. A1980 AGG. A1990 AGG. A2000 AGG. A2010 AGG. A2020 AGG. A2030 AGG. A2040 AGG. A2050 AGG. A2060 AGG. A2070 AGG. A2080 AGG. A2090 AGG. A2100 AGG. A2110 AGG. A2120 AGG. A2130 AGG. A2140 AGG. A2150 AGG. A2160 AGG. A2170 AGG. A2180 AGG. A2190 AGG. A2200 AGG. A2210 AGG. A2220 AGG. A2230 AGG. A2240 AGG. A2250 AGG. A2260 AGG. A2270 AGG. A2280 AGG. A2290 AGG. A2300 AGG. A2310 AGG. A2320 AGG. A2330 AGG. A2340 AGG. A2350 AGG. A2360 AGG. A2370 AGG. A2380 AGG. A2390 AGG. A2400 AGG. A2410 AGG. A2420 AGG. A2430 AGG. A2440 AGG. A2450 AGG. A2460 AGG. A2470 AGG. A2480 AGG. A2490 AGG. A2500 AGG. A2510 AGG. A2520 AGG. A2530 AGG. A2540 AGG. A2550 AGG. A2560 AGG. A2570 AGG. A2580 AGG. A2590 AGG. A2600 AGG. A2610 AGG. A2620 AGG. A2630 AGG. A2640 AGG. A2650 AGG. A2660 AGG. A2670 AGG. A2680 AGG. A2690 AGG. 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1570-1580 CANTERBURY RD, PUNCHBOWL NSW 2196
LOT 54 / DP12280 & LOT 2 DP589284

MIXED-USE DEVELOPMENT ACROSS THREE TOWERS (PART CLASS 2 & PART CLASS 5) WITH SHARED BASEMENT PARKING (CLASS 7A)

MODIFICATION APPLICATION UNDER S.455(2) OF THE EP&A ACT

TOTAL OF 58 RESIDENTIAL APARTMENTS AND 2 GROUND FLOOR COMMERCIAL TENANCIES,
WITH BASEMENT CARPARKING FOR 88 VEHICLES ACCESSED VIA
RIGHT OF WAY OVER 17 WEYLAND STREET

NOTE

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes unless specifically issued for construction. This drawing reflects a design by Texco Design Pty Ltd and is to be used only for work when authorised in writing by Texco Design Pty Ltd.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

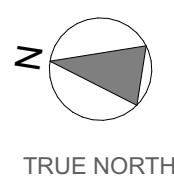
Project Partners

Refer to consultant documentation when directed

- Principal Contractor
- Planning Consultant
- Landscape Designer
- Traffic Engineer
- BASIX Consultant
- DILCARA CONSTRUCTION
- BOSTON BLYTH FLEMING
- VISION DYNAMICS
- MOTION TRAFFIC
- CREWELL CONSULTING

[illegible]

Project Designer



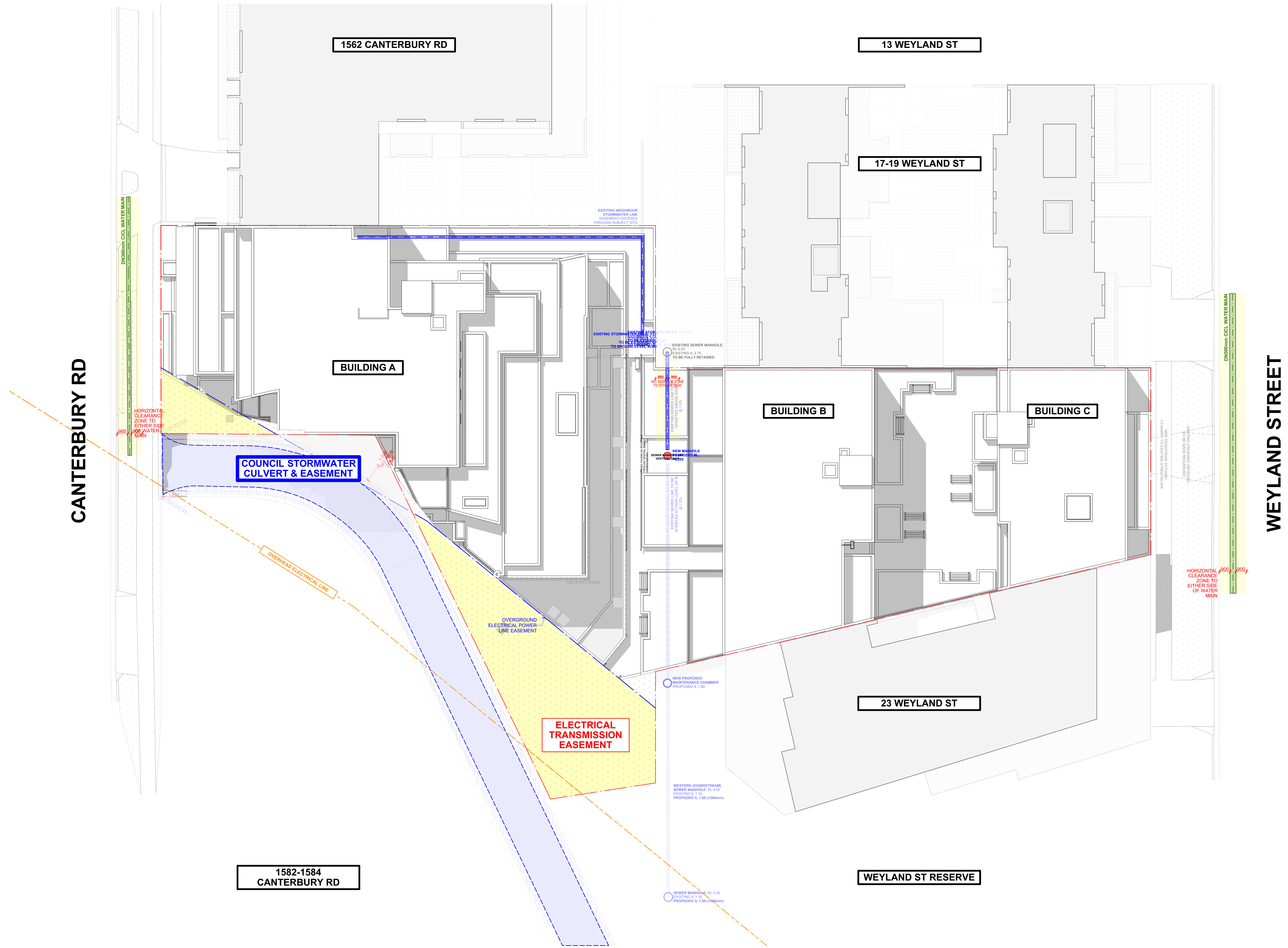
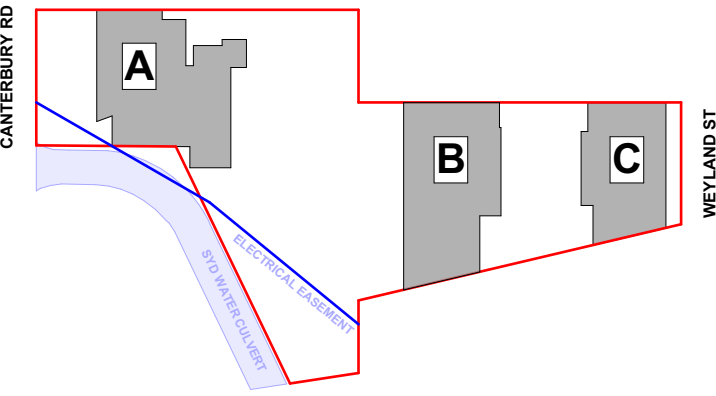
Drawn / Checked	DL, JC / DL
Revision Date:	30/09/25
Project NO.	2416
Project Status	\$4.56
Client	DILCARA CONSTRUCTION PTY LTD
Site:	1570 - 1580 CANTERBURY RD, PUNCHBOWL
Climate Zone	REFER TO FACADE REPORT
Wind Region	REFER TO FACADE REPORT

PAPER	DRAWING TITLE :
	SITE AND LOCATION COVER PAGE + DRAWING LIST
B1	PROJECT NAME :
	1570-1580 CANTERBURY RD, PUNCHBOWL

REVISION NO.

A

DRAWING NO.
.....



SYDNEY WATER DIAGRAMS

EXISTING STORMWATER ASSETS:

- EXISTING ASSETS TO BE RETAINED (WATER MAINS TO BOTH STREETS)
- 0.9m HORIZONTAL CLEARANCE TO EITHER SIDE OF THE EXISTING ASSET
- 40° ZONE OF INFLUENCE

EXISTING SEWER & STORMWATER ASSETS CROSSING THROUGH DEVELOPMENT SITE, REQUIRING DIVERSION. ASSETS SERVE NEIGHBOURING PROPERTIES:

- EXISTING ASSETS TO BE DELETED
- PROPOSED REGISTRATION DIVERSION OF SYDNEY WATER ASSETS
- 0.9m HORIZONTAL CLEARANCE TO EITHER SIDE OF THE PROPOSED OVERHEAD ASSET (NO SERVICES OBSTRUCTIONS TO THE OVERHEAD ALLOWED)

STORMWATER CULVERT/ CHANNEL OUTSIDE OF SITE'S WESTERN BOUNDARY:

- SURVEYED LOCATION OF EXISTING STONE WATER CHANNEL
- 1.0m NO FLOW ZONE MEASURED FROM THE OUTSIDE EDGE OF THE CULVERT, WITH 1.0m HORIZONTAL CLEARANCE ABOVE GROUND

SHORING AFFECTATION ZONE

- 40° DIO ZONE AFFECTATION AREA, TADIN FROM THE BULK OCCUPATION LEVEL (BEL)

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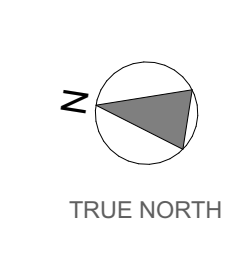
Project Partners
Refer to consultant documentation when directed

Principal Contractor	DILCARA CONSTRUCTION
Planning Consultant	BOSTON BLYTH FLEMING
Landscape Designer	MOTION DYNAMICS
Traffic Engineer	MOTION TRAFFIC
Geotech Consultant	CREWELL CONSULTING

Rev'd	Transmittal	Approved by	Rev. Note
A	30/09/25	DL	ISSUE FOR \$4.56

Project Designer

TEXCO DESIGN
Nom Arch: NSW ARB 11348
P: +61 449 984 889
E: office@texcodesign.com.au



Drawn | Checked
Revision Date: 30/09/25
Project NO. 2416
Project Status S4.56

Client: DILCARA CONSTRUCTION PTY LTD
Site: 1570 - 1580 CANTERBURY RD, PUNCHBOWL
Wind Region: REFER TO FACADE REPORT

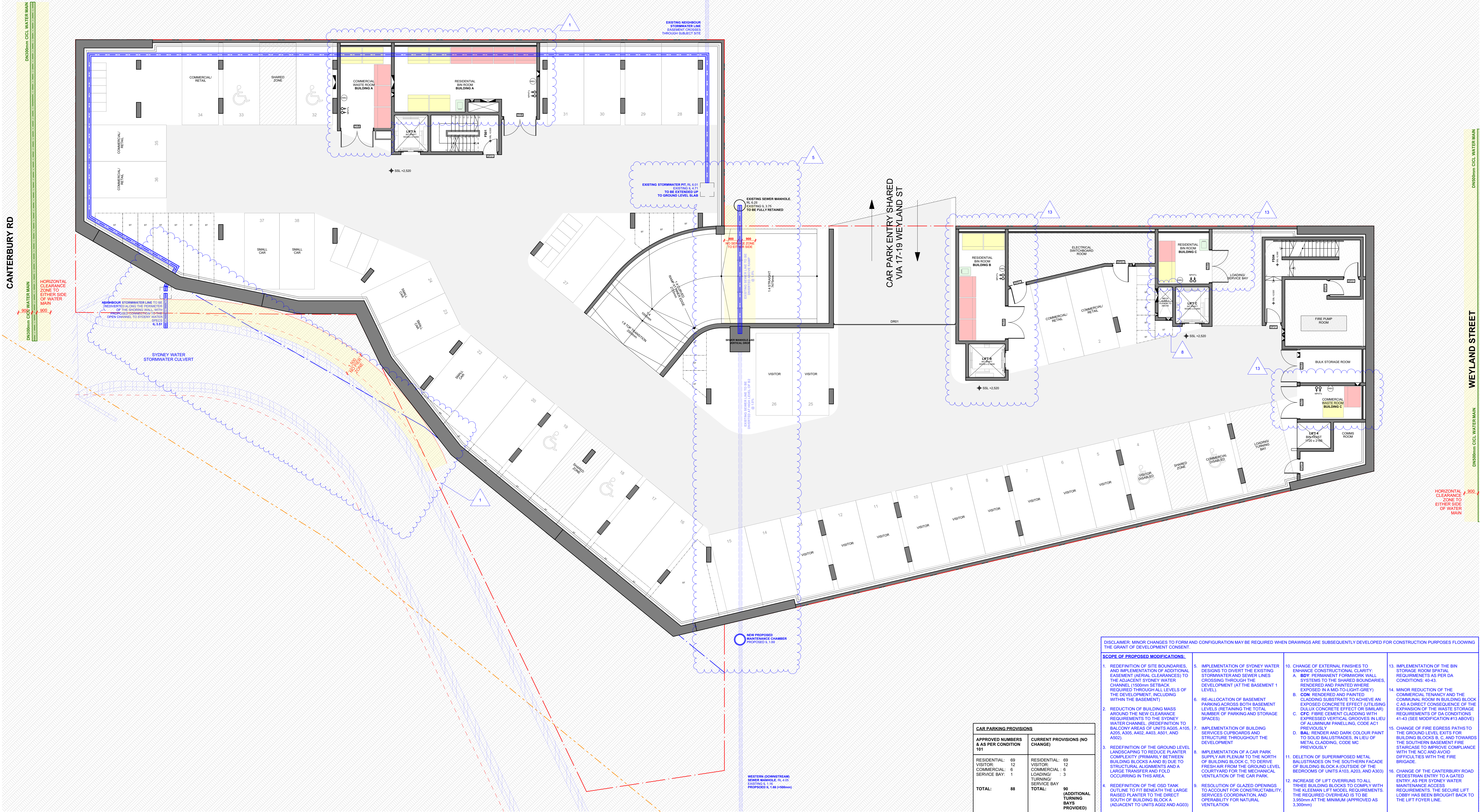
PAPER
B1
1:1000
1:150

DRAWING TITLE :
SITE AND LOCATION
PROPOSED SITE PLAN

PROJECT NAME :
1570-1580 CANTERBURY RD, PUNCHBOWL

REVISION NO.
A

DRAWING NO.
A0001



DISCLAIMER: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY DEVELOPED FOR CONSTRUCTION PURPOSES FLOWING THE GRANT OF DEVELOPMENT CONSENT.

- SCOPE OF PROPOSED MODIFICATIONS:**
- REDEFINITION OF SITE BOUNDARIES, AND IMPLEMENTATION OF ADDITIONAL EASEMENT (AERIAL CLEARANCES) TO THE ADJACENT SYDNEY WATER CHANNEL, 150mm SETBACK REQUIRED THROUGH ALL LEVELS OF THE DEVELOPMENT, INCLUDING WITHIN THE BASEMENT.
 - REDUCTION OF BUILDING MASS AROUND THE NEW CLEARANCE REQUIREMENTS TO THE SYDNEY WATER CHANNEL. REDEFINITION TO BALCONY AREAS OF UNITS AG05, A105, A205, A305, A402, A403, A501, AND A502.
 - REDEFINITION OF THE GROUND LEVEL LANDSCAPING TO REDUCE PLANTER COMPLEXITY PRIMARILY BETWEEN BUILDING BLOCKS A AND B) DUE TO STRUCTURAL ALIGNMENTS AND A LARGE TRANSFER AND FOLD OCCURRING IN THIS AREA.
 - REDEFINITION OF THE OSD TANK OUTLINE TO FIT BENEATH THE LARGE RAISED PLANTER TO THE DIRECT SOUTH OF BUILDING BLOCK A (ADJACENT TO UNITS A202 AND AG03)
 - IMPLEMENTATION OF SYDNEY WATER DESIGNS TO DIVERT THE EXISTING STORMWATER AND SEWER LINES CROSSING THROUGH THE DEVELOPMENT (AT THE BASEMENT 1 LEVEL).
 - RE-ALLOCATION OF BASEMENT PARKING ACROSS BOTH BASEMENT LEVELS (RETAINING THE TOTAL NUMBER OF PARKING AND STORAGE SPACES)
 - IMPLEMENTATION OF BUILDING SERVICES CURBWAYS AND STRUCTURE THROUGHOUT THE DEVELOPMENT
 - IMPLEMENTATION OF A CAR PARK SUPPLY AIR PLENUM TO THE NORTH OF BUILDING BLOCK C, TO DERIVE FRESH AIR FROM THE GROUND LEVEL COURTYARD FOR THE MECHANICAL VENTILATION OF THE CAR PARK.
 - RESOLUTION OF GLAZED OPENINGS TO ACCOUNT FOR CONSTRUCTABILITY, SERVICES COORDINATION AND OPERABILITY FOR NATURAL VENTILATION
 - DELETION OF SUPERIMPOSED METAL BALUSTRADES ON THE SOUTHERN FACADE OF BUILDING BLOCK A (OUTSIDE OF THE BEDROOMS OF UNITS A103, A203, AND A303)
 - INCREASE OF LIFT OVERRUNS TO ALL THREE BUILDING BLOCKS TO COMPLY WITH THE KLEEMAN LIFT MODEL REQUIREMENTS. THE REQUIRED OVERHEAD IS TO BE 3,500mm AT THE MINIMUM (APPROVED AS 3,300mm)
 - CHANGE OF EXTERNAL FINISHES TO ENHANCE CONSTRUCTIONAL CLARITY:
A. BOY PERMANENT FORMWORK WALL SYSTEMS TO THE SHARED BOUNDARIES, RENDERED AND PAINTED WHERE EXPOSED IN A MID-TO-LIGHT-GREY.
B. CON: RENDERED AND PAINTED CLADDING SUBSTRATE TO ACHIEVE AN EXPOSED CONCRETE EFFECT (UTILISING DULUX CONCRETE EFFECT OR SIMILAR)
C. CFC: FIBRE CEMENT CLADDING WITH EXPRESSED VERTICAL GROOVES IN LIEU OF ALUMINIUM PANELING, CODE A/C1
D. BAL: RENDER AND DARK COLOUR PAINT TO SOLID BALUSTRADES, IN LIEU OF METAL CLADDING, CODE MC PREVIOUSLY
 - DELETION OF THE BIN STORAGE ROOM SPATIAL REQUIREMENTS AS PER DA CONDITIONS: 40-43.
 - MINOR REDUCTION OF THE COMMERCIAL TENANCY AND THE COMMUNAL ROOM IN BUILDING BLOCK C AS A DIRECT CONSEQUENCE OF THE EXPANSION OF THE WASTE STORAGE REQUIREMENTS OF DA CONDITIONS 41-43 (SEE MODIFICATION #13 ABOVE)
 - CHANGE OF FIRE EGRESS PATHS TO THE GROUND LEVEL EXITS FOR BUILDING BLOCKS B, C, AND TOWARDS THE SOUTHERN BASEMENT FIRE STAIRCASE TO IMPROVE COMPLIANCE WITH THE NCC AND AVOID DIFFICULTIES WITH THE FIRE BRIGADE.
 - CHANGE OF THE CANTERBURY ROAD PEDESTRIAN ENTRY TO A GATED ENTRY AS PER SYDNEY WATER MAINTENANCE ACCESS REQUIREMENTS. THE SECURE LIFT LOBBY HAS BEEN BROUGHT BACK TO THE LIFT FOYER LINE.

CAR PARKING PROVISIONS	
APPROVED NUMBERS & AS PER CONDITION 101	CURRENT PROVISIONS (NO CHANGE)
RESIDENTIAL: 69	RESIDENTIAL: 69
VISITOR: 12	VISITOR: 12
COMMERCIAL: 6	COMMERCIAL: 6
SERVICE BAY: 1	LOADING/TURNING SERVICE BAY: 3
TOTAL: 88	90 (ADDITIONAL TURNING BAYS PROVIDED)

NOTE

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Project Partners

Refer to consultant documentation when directed

Principal Contractor: **DILCARA CONSTRUCTION**

Planning Consultant: **BOSTON BLYTH FLEMING**

Landscape Designer: **TRAFFIC ENGINEER**

TRAFFIC ENGINEER: **MOTION TRAFFIC**

LANDSCAPE DESIGNER: **CREWELL CONSULTING**

DA/DC CONSULTANT

Rev'd	Transmittal	Approved by	Rev. Note
A	25/07/25	DL	ISSUE FOR DA 58
P1	25/07/25	DL	PRELIMINARY FOR MOD

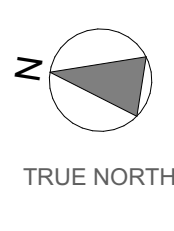
Project Designer

TEXCO DESIGN

Nom Arch: NSW ARB 11348

P: +61 449 984 889

E: office@texcodesign.com.au

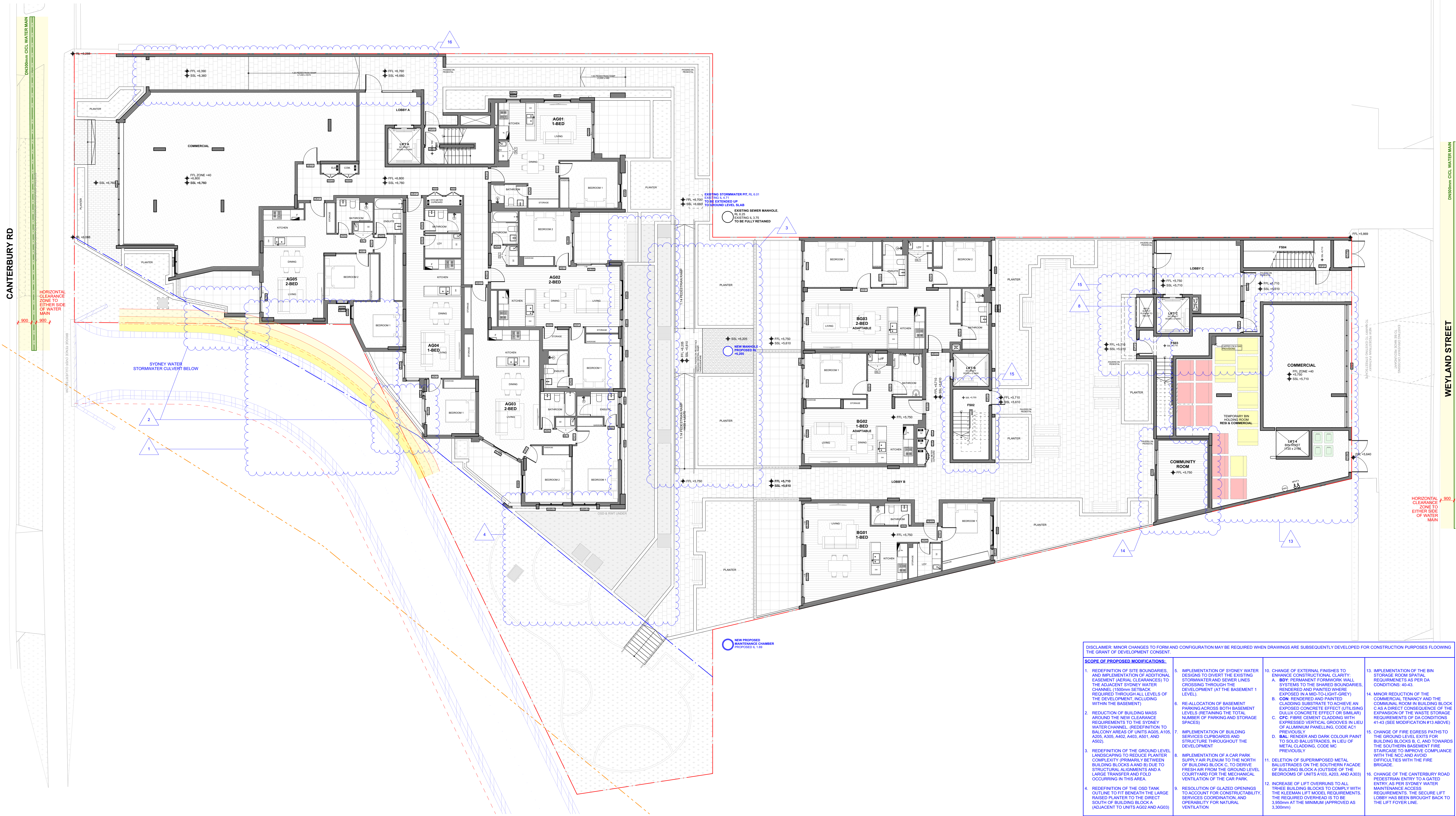


Drawn | Checked
Revision Date: 30/09/25
Project NO: 2416
Project Status: S4.56

Client: DILCARA CONSTRUCTION PTY LTD
Site: 1570 - 1580 CANTERBURY RD, PUNCHBOWL
Wind Region: REFER TO FACADE REPORT

PAPER: **B1**
DRAWING TITLE: **FLOOR PLANS
BASEMENT 1 FLOOR PLAN**
PROJECT NAME: **1570-1580 CANTERBURY RD,
PUNCHBOWL**
1:100

REVISION NO.
A
DRAWING NO.
A0102

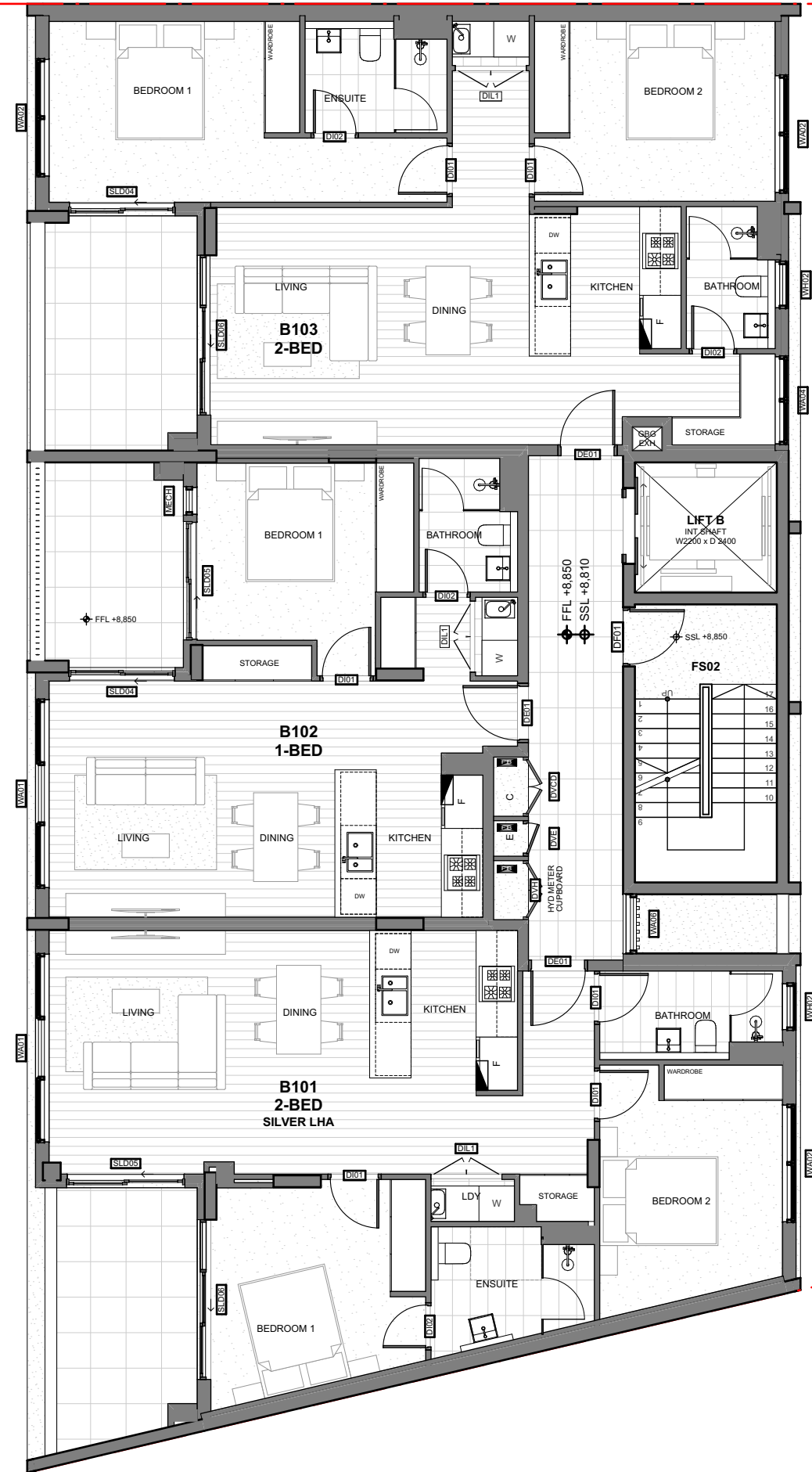


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CANTERBURY RD

WEYLAND STREET



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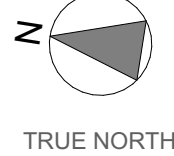
Refer to consultant documentation when directed

Principal Contractor: **DILCARA CONSTRUCTION**
Planning Consultant: **BOSTON BLYTH FLEMING**
Landscape Designer: **100% LANDSCAPE**
Traffic Engineer: **MOTION TRAFFIC**
BASIX Consultant: **CREWELL CONSULTING**

Rev'd	Transmittal	Approved by	Rev. Note
A	25/07/25	DL	ISSUE FOR DA 56
P1	25/07/25		PRELIMINARY FOR MOD

Project Designer

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Drawn | Checked
Revision Date: 30/09/25
Project NO: 2416
Project Status: S4.56

Client: DILCARA CONSTRUCTION PTY LTD
Site: 1570 - 1580 CANTERBURY RD, PUNCHBOWL
Wind Region: REFER TO FACADE REPORT

DRAWING TITLE :
FLOOR PLANS
LEVEL 1 FLOOR PLAN

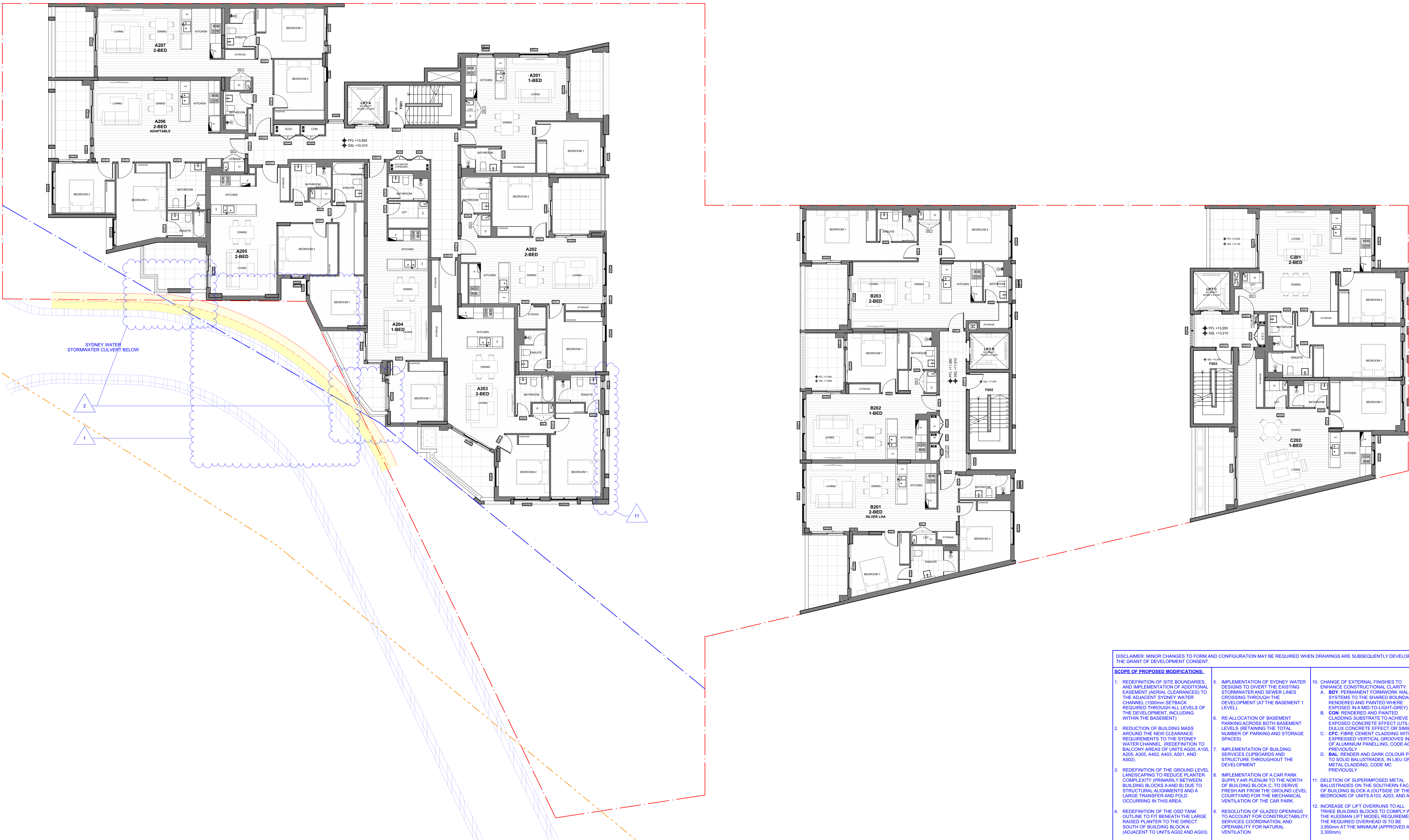
PROJECT NAME :
1570-1580 CANTERBURY RD, PUNCHBOWL

REVISION NO.
A

DRAWING NO.
A0104

CANTERBURY RD

WEYLAND STREET



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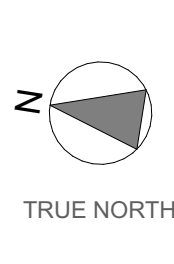
Refer to consultant documentation when directed

Principal Contractor	- DILCARA CONSTRUCTION
Planning Consultant	- BOSTON BLYTH FLEMING
Landscape Designer	- LEPIDOTRANCS
Traffic Engineer	- MOTION TRAFFIC
DA/DC Consultant	- CREWELL CONSULTING

Rev'd	Transmittal	Approved by	Rev. Note
A	30/09/25	DL	ISSUE FOR DA 56
P1	25/07/25		PRELIMINARY FOR MOD

Project Designer

TEXCO DESIGN
Nom Arch: NSW ARB 11348
P: +61 449 984 889
E: office@texcodesign.com.au



Drawn | Checked
Revision Date: 30/09/25
Project NO: 2416
Project Status: S4.56

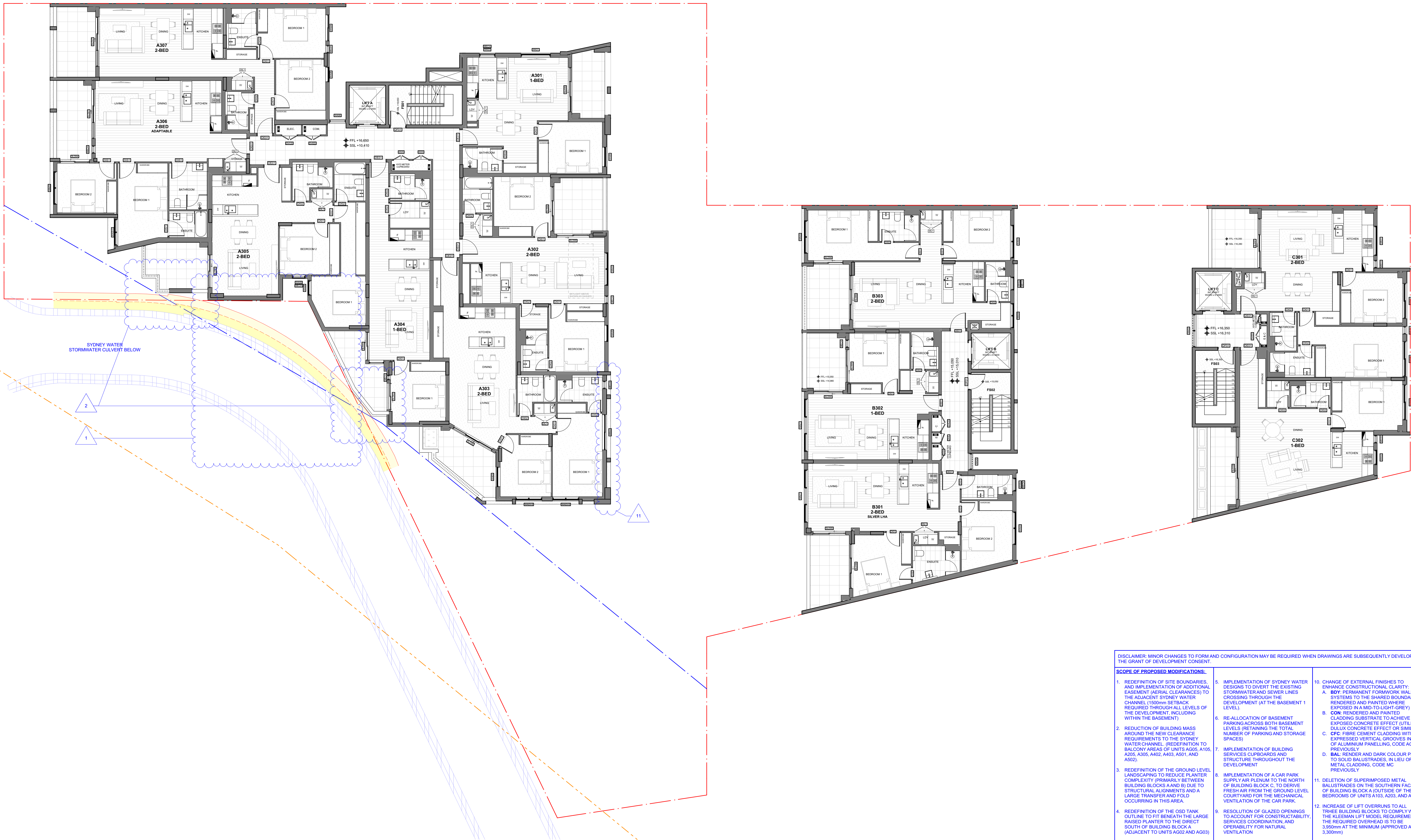
Client: DILCARA CONSTRUCTION PTY LTD
Site: 1570 - 1580 CANTERBURY RD, PUNCHBOWL
Wind Region: REFER TO FACADE REPORT

PAPER: B1
DRAWING TITLE: FLOOR PLANS
LEVEL 2 FLOOR PLAN
PROJECT NAME: 1570-1580 CANTERBURY RD, PUNCHBOWL

REVISION NO. A
DRAWING NO. A0105

CANTERBURY RD

WEYLAND STREET



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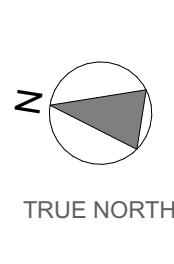
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Planning Consultant: BOSTON BLYTH FLEMING
Landscape Designer: MOTION TRAFFIC
Traffic Engineer: MOTION TRAFFIC
BASIX Consultant: CREWELL CONSULTING

Rev'd	Transmittal	Approved by	Rev. Note
A	25/07/25	DL	ISSUE FOR DA 56
P1	25/07/25		PRELIMINARY FOR MOD

Project Designer

Texco Design
Nom Arch: NSW ARB 11348
P: +61 449 984 889



Drawn | Checked
Revision Date: 30/09/25
Project NO: 2416
Project Status: S4.56

Client: DILCARA CONSTRUCTION PTY LTD
Site: 1570 - 1580 CANTERBURY RD, PUNCHBOWL
Wind Region: REFER TO FACADE REPORT

PAPER: B1
DRAWING TITLE: FLOOR PLANS
LEVEL 3 FLOOR PLAN
PROJECT NAME: 1570-1580 CANTERBURY RD, PUNCHBOWL

REVISION NO. A
DRAWING NO. A0106

CANTERBURY RD

WEYLAND STREET

SYDNEY WATER
STORMWATER CULVERT BELOW

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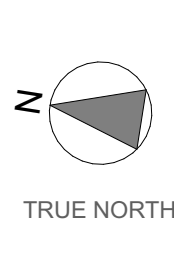
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Planning Consultant: **BOSTON BLYTH FLEMING**
Landscape Designer: **MOTION TRAFFIC**
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BASIX Consultant: **CREWELL CONSULTING**

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Nom Arch: NSW ARB 11348
P: +61 449 984 889
E: office@texcodesign.com.au



Drawn | Checked
Revision Date: 30/09/25
Project NO: 2416
Project Status: S4.56

Client: DILCARA CONSTRUCTION PTY LTD
Site: 1570 - 1580 CANTERBURY RD, PUNCHBOWL
Wind Region: REFER TO FACADE REPORT

PAPER: **B1**
DRAWING TITLE: **FLOOR PLANS
LEVEL 4 FLOOR PLAN**
PROJECT NAME: **1570-1580 CANTERBURY RD,
PUNCHBOWL**
1:100

REVISION NO.
A
DRAWING NO.
A0107

CANTERBURY RD

WEYLAND STREET

SYDNEY WATER
STORMWATER CULVERT BELOW

DISCLAIMER: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY DEVELOPED FOR CONSTRUCTION PURPOSES FLOWING THE GRANT OF DEVELOPMENT CONSENT.

- SCOPE OF PROPOSED MODIFICATIONS:**
- REDEFINITION OF SITE BOUNDARIES, AND IMPLEMENTATION OF ADDITIONAL EASEMENT (AERIAL CLEARANCES) TO THE ADJACENT SYDNEY WATER CHANNEL (150mm SETBACK REQUIRED THROUGHOUT ALL LEVELS OF THE DEVELOPMENT) INCLUDING WITHIN THE BASEMENT.
 - REDUCTION OF BUILDING MASS AROUND THE NEW CLEARANCE REQUIREMENTS TO THE SYDNEY WATER CHANNEL. (REDEFINITION TO BALCONY AREAS OF UNITS A505, A105, A205, A305, A402, A403, A501, AND A502).
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 - CHANGE OF THE CANTERBURY ROAD PEDESTRIAN ENTRY TO A GATED ENTRY AS PER SYDNEY WATER MAINTENANCE ACCESS REQUIREMENTS. THE SECURE LIFT LOBBY HAS BEEN BROUGHT BACK TO THE LIFT FOYER LINE.

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Project Partners

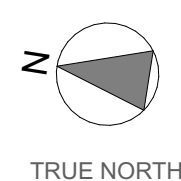
Refer to consultant documentation when directed

Principal Contractor: **DILCARA CONSTRUCTION**
Planning Consultant: **BOSTON BLYTH FLEMING**
Landscape Designer: **MOTION TRAFFIC**
Traffic Engineer: **MOTION TRAFFIC**
BASIX Consultant: **CREWELL CONSULTING**

Rev'd	Transmittal	Approved by	Rev. Note
A	25/09/25	DL	ISSUE FOR DA 56
P1	25/07/25		PRELIMINARY FOR MOD

Project Designer

TEXCO DESIGN
Nom Arch: NSW ARB 11348
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Drawn | Checked
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Project NO: 2416
Project Status: S4.56

Client: DILCARA CONSTRUCTION PTY LTD
Site: 1570 - 1580 CANTERBURY RD, PUNCHBOWL
Wind Region: REFER TO FACADE REPORT

DRAWING TITLE :
FLOOR PLANS
LEVEL 5 FLOOR PLAN

PROJECT NAME :
**1570-1580 CANTERBURY RD,
PUNCHBOWL**

REVISION NO.

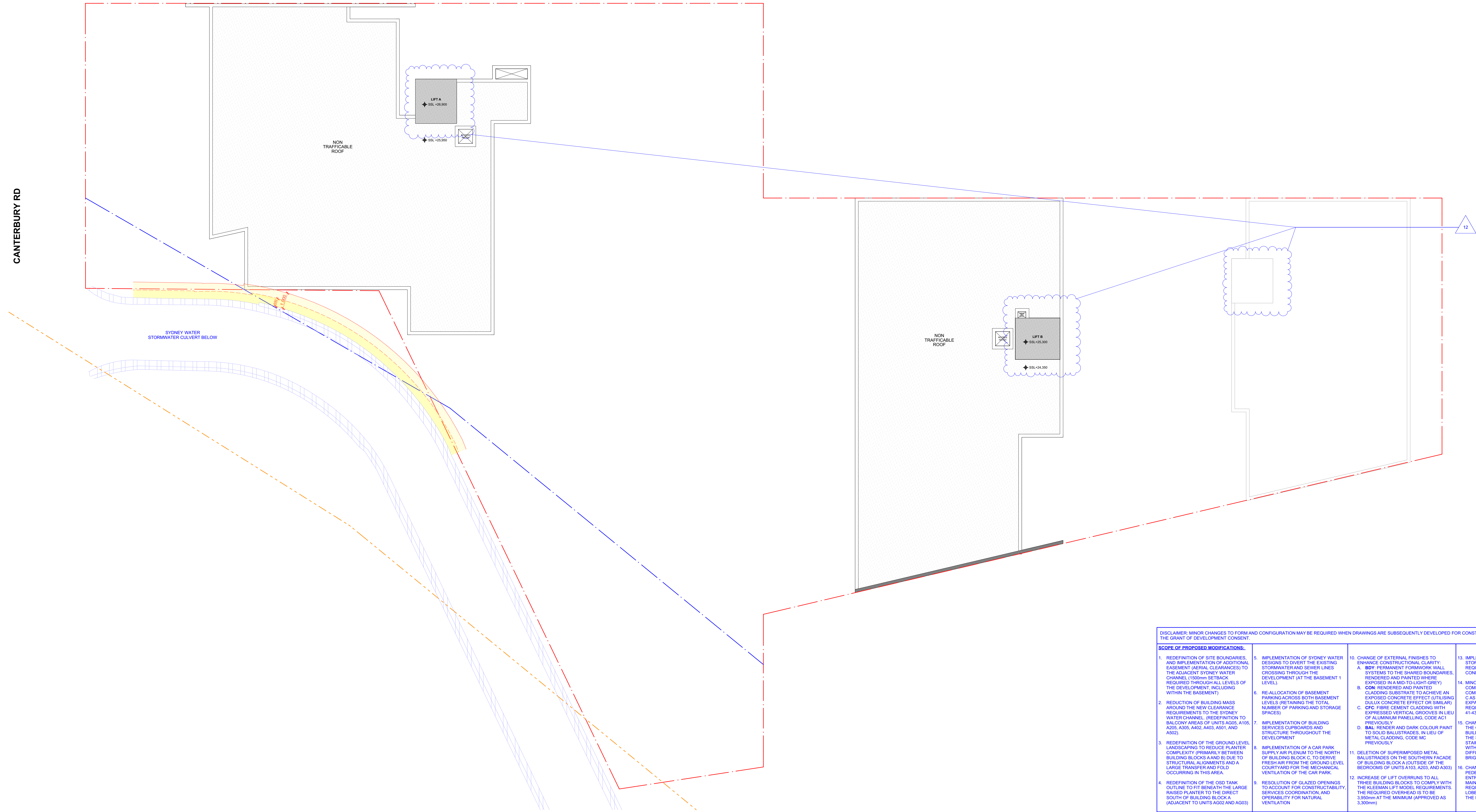
A

DRAWING NO.

A0108

CANTERBURY RD

WEYLAND STREET



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9. RESOLUTION OF GLAZED OPENINGS TO ACCOUNT FOR CONSTRUCTABILITY, SERVICES COORDINATION AND OPERABILITY FOR NATURAL VENTILATION	10. CHANGE OF EXTERNAL FINISHES TO ENHANCE CONSTRUCTIONAL CLARITY: A. BOY: PERMANENT FORMWORK WALL SYSTEMS TO THE SHARED BOUNDARIES, RENDERED AND PAINTED WHERE EXPOSED IN A MID-TO-LIGHT-GREY) B. CON: RENDERED AND PAINTED CLADDING SUBSTRATE TO ACHIEVE AN EXPOSED CONCRETE EFFECT (UTILISING DILUX CONCRETE EFFECT OR SIMILAR) C. CFC: FIBRE CEMENT CLADDING WITH EXPRESSED VERTICAL GROOVES IN LIEU OF ALUMINIUM PANELING, CODE AC1 D. BAL: RENDER AND DARK COLOUR PAINT TO SOLID BALUSTRADES, IN LIEU OF METAL CLADDING, CODE MC PREVIOUSLY	11. DELETION OF SUPERIMPOSED METAL BALUSTRADES ON THE SOUTHERN FACADE OF BUILDING BLOCK A (OUTSIDE OF THE BEDROOMS OF UNITS A103, A203, AND A303)	12. INCREASE OF LIFT OVERRUNS TO ALL THREE BUILDING BLOCKS TO COMPLY WITH THE KLEEMAN LIFT MODEL REQUIREMENTS. THE REQUIRED OVERHEAD IS TO BE 3,300mm AT THE MINIMUM (APPROVED AS 3,300mm)
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Traffic Engineer: MOTION TRAFFIC
BASIX Consultant: CREWELL CONSULTING

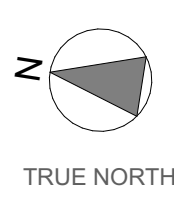
Rev'd	Transmittal	Approved by	Rev. Note
A	25/09/25	DL	ISSUE FOR S4.56
PI	25/07/25		PRELIMINARY FOR MOD

Project Designer



TEXCO DESIGN
Nom Arch: NSW ARB 11348
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Drawn | Checked
Revision Date: 30/09/25
Project NO: 2416
Project Status: S4.56

Client: DILCARA CONSTRUCTION PTY LTD
Site: 1570 - 1580 CANTERBURY RD, PUNCHBOWL
Wind Region: REFER TO FACADE REPORT

PAPER: B1
DRAWING TITLE : FLOOR PLANS
ROOF FLOOR FLOOR PLAN

PROJECT NAME :
1570-1580 CANTERBURY RD,
PUNCHBOWL

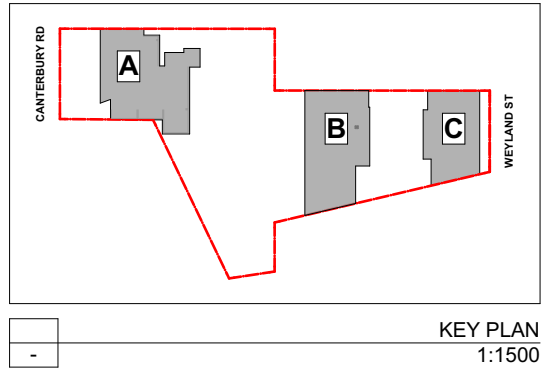
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REVISION NO.

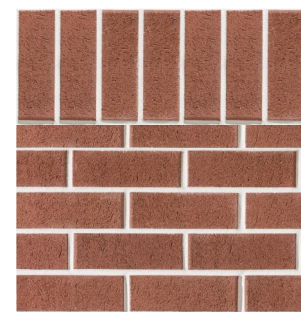
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DRAWING NO.

A0109



MATERIAL LEGEND



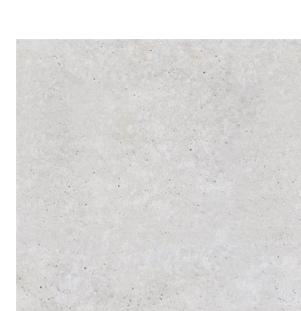
BE EXPOSED BRICKWORK
POST STACK BOND BRICK
COLOUR: RED SMOOTH OR SIMILAR



CFC GROOVED FC CLADDING
DARK COLOUR
SUBSTRATE: FIBRE CEMENT
COLOUR: RED SMOOTH OR SIMILAR



BAL RENDER AND PAINT FINISH
DARK COLOUR
SUBSTRATE: SOLID BALUSTRADES
COLOUR: RED SMOOTH OR SIMILAR



BDF EXPOSED CONCRETE
OFF FORM CONCRETE
SUBSTRATE: PERMANENT FORMWORK
COLOUR: MID TO LIGHT GREY



CON RENDER AND PAINT FINISH TO ACHIEVE CONCRETE LOOK EFFECT
SUBSTRATE: CLADDING WALL
COLOUR: LIGHT GREY TO MATCH THE OFF FORM EXPOSED CONCRETE
FINISH: ELSEWHERE GLOSS CONCRETE EFFECT OR SIMILAR



EG-01
BUILDING A - NORTH ELEVATION (CANTERBURY RD FRONTAGE)
1:100



EG-02
BUILDING A - SOUTH ELEVATION
1:100

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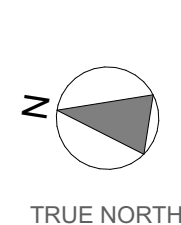
Principal Contractor: DILCARA CONSTRUCTION
Planning Consultant: BOSTON BLYTH FLEMING
Landscape Designer: MOTION TRAFFIC
Traffic Engineer: MOTION TRAFFIC
BASIC Consultant: CREWELL CONSULTING

Revis	Transmittal	Approved by	Rev. Note
A	25/07/25	DL	ISSUE FOR DA 56
P1	25/07/25		PRELIMINARY FOR MCD

Project Designer

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Drawn | Checked
Revision Date: 30/09/25
Project NO: 2416
Project Status: S4.56

Client: DILCARA CONSTRUCTION PTY LTD
Site: 1570 - 1580 CANTERBURY RD, PUNCHBOWL
Wind Region: REFER TO FACADE REPORT

PAPER

B1

1:100

DRAWING TITLE :

ELEVATIONS
NORTH & SOUTH ELEVATIONS -
BUILDING A

PROJECT NAME :

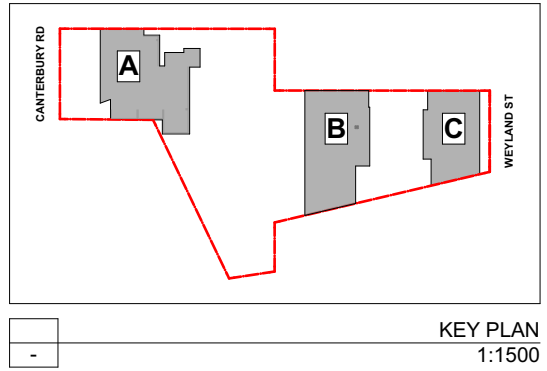
1570-1580 CANTERBURY RD,
PUNCHBOWL

REVISION NO.

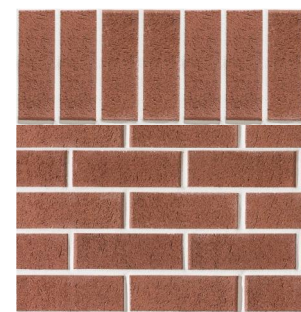
A

REVISION NO.

A0201



MATERIAL LEGEND



BR EXPOSED BRICKWORK
POST STACK BOND BRICK
COLOUR: RED SMOOTH OR SIMILAR



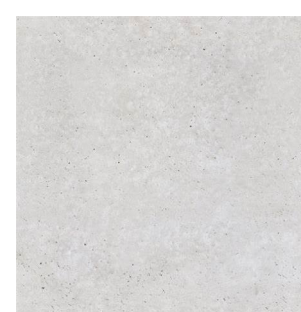
CFC GROOVED FC CLADDING
DARK COLOUR
SUBSTRATE: FIRE CEMENT
CLADDING
COLOUR: RED SMOOTH OR SIMILAR



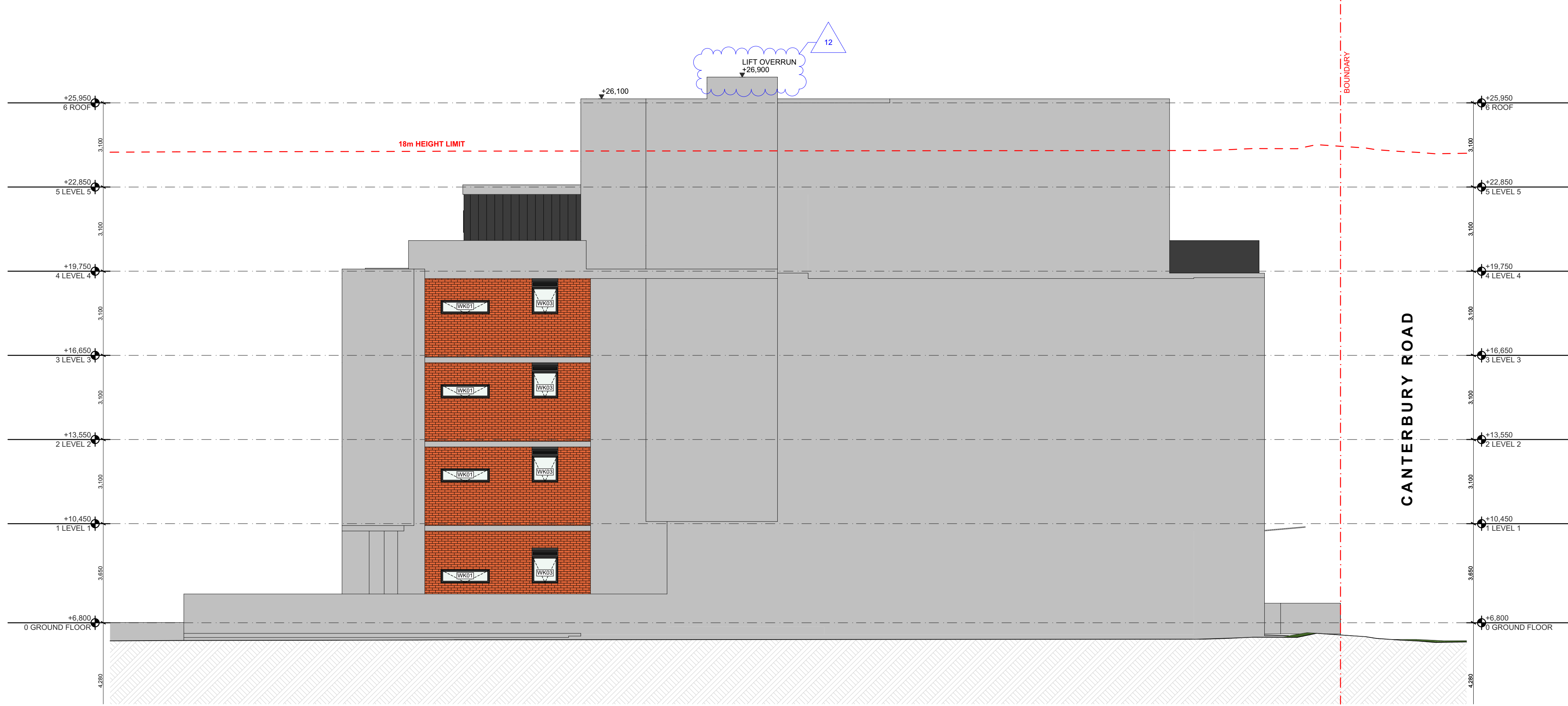
BAL RENDER AND PAINT FINISH
DARK COLOUR
SUBSTRATE: SOLID BALUSTRADES
COLOUR: RED SMOOTH OR SIMILAR



RDY EXPOSED CONCRETE
OFF FORM CONCRETE
SUBSTRATE: PERMANENT
FORMWORK
COLOUR: MID TO LIGHT GREY



CON RENDER AND PAINT FINISH TO ACHIEVE CONCRETE LOOK EFFECT
SUBSTRATE: CLADDING WALL
COLOUR: LIGHT GREY TO MATCH THE OFF FORM EXPOSED CONCRETE
FINISH: BLENDERS GALLUS CONCRETE EFFECT OR SIMILAR



EG-03
-
BUILDING A - EAST ELEVATION
1:100



EG-04
-
BUILDING A - WEST ELEVATION
1:100

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Project Partners

Refer to consultant documentation when directed

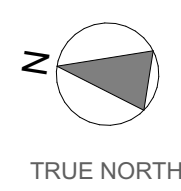
Principal Contractor: DILCARA CONSTRUCTION
Planning Consultant: BOSTON BLYTH FLEMING
Landscape Designer: FINANCE
Traffic Engineer: MOTION TRAFFIC
DA/DC Consultant: CREWELL CONSULTING

Rev. No.	Transmittal	Approved by	Rev. Note
A	25/07/25	DL	ISSUE FOR DA 56
P1	25/07/25		PRELIMINARY FOR MOD

Project Designer



Nom Arch: NSW ARB 11348
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Drawn | Checked: DL, JC | DL
Revision Date: 30/09/25
Project NO: 2416
Project Status: S4.56
Client: DILCARA CONSTRUCTION PTY LTD
Site: 1570 - 1580 CANTERBURY RD, PUNCHBOWL
Wind Region: REFER TO FACADE REPORT

PAPER

B1
1:100

DRAWING TITLE :

ELEVATIONS
EAST & WEST ELEVATIONS - BUILDING A

PROJECT NAME :

1570-1580 CANTERBURY RD,
PUNCHBOWL

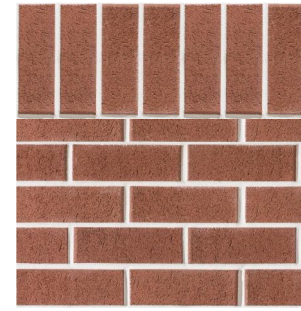
REVISION NO.

A

DRAWING NO.

A0202

MATERIAL LEGEND



BR EXPOSED BRICKWORK
BR STACK BOND BRICK
COLOUR: RED SMOOTH OR
SIMILAR



CFC GROOVED FC CLADDING
DARK COLOUR
SUBSTRATE: FIRE CEMENT
CLADDING
COLOUR: RED SMOOTH OR
SIMILAR



BAL RENDER AND PAINT FINISH
DARK COLOUR
SUBSTRATE: SOLID BALUSTRADES
COLOUR: RED SMOOTH OR
SIMILAR



BR EXPOSED CONCRETE
OFF FORM CONCRETE
SUBSTRATE: PERMANENT
FORMWORK
COLOUR: MID TO LIGHT GREY



CON RENDER AND PAINT FINISH TO
ACHIEVE CONCRETE LOOK
EFFECT
SUBSTRATE: CLADDING WALL
COLOUR: LIGHT GREY TO
MATCH THE OFF
FORM EXPOSED
CONCRETE
FINISH: BALUSTRADES
EFFECT OR SIMILAR



DISCLAIMER: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY DEVELOPED FOR CONSTRUCTION PURPOSES FOLLOWING THE GRANT OF DEVELOPMENT CONSENT.

SCOPE OF PROPOSED MODIFICATIONS:

- REDEFINITION OF SITE BOUNDARIES, AND IMPLEMENTATION OF ADDITIONAL EASEMENT (AERIAL CLEARANCES) TO THE ADJACENT SYDNEY WATER CHANNEL (1500mm SETBACK REQUIRED THROUGH ALL LEVELS OF THE DEVELOPMENT, INCLUDING WITHIN THE BASEMENT)
- REDUCTION OF BUILDING MASS AROUND THE NEW CLEARANCE REQUIREMENTS TO THE SYDNEY WATER CHANNEL. REDEFINITION TO BALCONY AREAS OF UNITS A205, A105, A205, A305, A402, A403, A501, AND A502.
- REDEFINITION OF THE GROUND LEVEL LANDSCAPING TO REDUCE PLANTER COMPLEXITY (PRIMARYLY BETWEEN BUILDING BLOCKS A AND B) DUE TO STRUCTURAL ALIGNMENTS AND A LARGE TRANSFER AND FOLD OCCURRING IN THIS AREA.
- REDEFINITION OF THE OSD TANK OUTLINE TO FIT BENEATH THE LARGE RAISED PLANTER TO THE DIRECT SOUTH OF BUILDING BLOCK A (ADJACENT TO UNITS A202 AND A203)
- IMPLEMENTATION OF SYDNEY WATER DESIGNS TO DIVERT THE EXISTING STORMWATER AND SEWER LINES CROSSING THROUGH THE DEVELOPMENT (AT THE B1 LEVEL).
- RE-ALLOCATION OF BASEMENT PARKING ACROSS BOTH BASEMENT LEVELS (RETAINING THE TOTAL NUMBER OF PARKING AND STORAGE SPACES)
- IMPLEMENTATION OF BUILDING SERVICES CUPBOARDS AND STRUCTURE THROUGHOUT THE DEVELOPMENT
- IMPLEMENTATION OF A CAR PARK SUPPLY AIR PLENUM TO THE NORTH OF BUILDING BLOCK C, TO DERIVE FRESH AIR FROM THE GROUND LEVEL COURTYARD FOR THE MECHANICAL VENTILATION OF THE CAR PARK.
- RESOLUTION OF GLAZED OPENINGS TO ACCOUNT FOR CONSTRUCTIBILITY, SERVICES COORDINATION AND EPPABILITY FOR NATURAL VENTILATION.
- CHANGE OF EXTERNAL FINISHES TO ENHANCE CONSTRUCTIONAL CLARITY:
A. BODY PERMANENT FORMWORK WALL SYSTEMS TO THE SHARED BOUNDARIES, RENDERED AND PAINTED WHERE EXPOSED IN A MID-TO-LIGHT GREY
B. CON RENDERED AND PAINTED CLADDING SUBSTRATE TO ACHIEVE AN EXPOSED CONCRETE EFFECT (UTILISING DULUX CONCRETE EFFECT OR SIMILAR)
C. CFC FIRE CEMENT CLADDING WITH EXPRESSED VERTICAL GROOVES IN LIEU OF ALUMINIUM PANNELLING, CODE AC1 PREVIOUSLY
D. BAL RENDER AND DARK COLOUR PAINT TO SOLID BALUSTRADES, IN LIEU OF METAL CLADDING, CODE MC PREVIOUSLY
- DELETION OF SUPERIMPOSED METAL BALUSTRADES ON THE SOUTHERN FACADE OF BUILDING BLOCK A (OUTSIDE OF THE BEDROOMS OF UNITS A103, A203, AND A303)
- INCREASE OF LIFT OVERRUNS TO ALL THREE BUILDING BLOCKS TO COMPLY WITH THE KLEEMAN LIFT MODEL REQUIREMENTS. THE REQUIRED OVERHEAD IS TO BE 3,950mm AT THE MINIMUM (APPROVED AS 3,300mm)
- IMPLEMENTATION OF THE BIN STORAGE ROOM SPATIAL REQUIREMENTS AS PER DA CONDITIONS 40-43
- MINOR REDUCTION OF THE COMMERCIAL TENANCY AND THE COMMUNAL ROOM IN BUILDING BLOCK C AS A DIRECT CONSEQUENCE OF THE EXPANSION OF THE WASTE STORAGE REQUIREMENTS OF DA CONDITIONS 41-43 (SEE MODIFICATION 13 ABOVE)
- CHANGE OF FIRE EGRESS PATHS TO THE GROUND LEVEL EXITS FOR BUILDING BLOCKS B, C, AND TOWARDS THE SOUTHERN BASEMENT FIRE STAIRCASE TO IMPROVE COMPLIANCE WITH THE MCC AND AVOID DIFFICULTIES WITH THE FIRE BRIGADE.
- CHANGE OF THE CANTERBURY ROAD PEDESTRIAN ENTRY TO A GATED ENTRY, AS PER SYDNEY WATER MAINTENANCE ACCESS REQUIREMENTS. THE SECURE LIFT LOBBY HAS BEEN BROUGHT BACK TO THE LIFT Foyer LINE.

NOTE

The Builder shall check all dimensions and levels on site prior to construction. Noisy, any errors, discrepancies or omissions to the architect. Refer to written construction purposes until issued for construction. This drawing reflects a design by Texco Design Pty Ltd and is to be used only for work when authorised in writing by Texco Design Pty Ltd.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

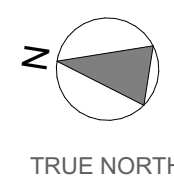
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Project Partners

Refer to consultant documentation when directed
Principal Contractor - DILCARA CONSTRUCTION
Planning Consultant - BOSTON BLYTH FLEMING
Landscape Designer - MOTION TRAFFIC
Traffic Engineer - MOTION TRAFFIC
BASIX Consultant - CREWELL CONSULTING

Revis	Transmittal	Approved by	Rev. Note
A	25/07/25	DL	ISSUE FOR DA 56
P1	25/07/25		PRELIMINARY FOR MOD

Project Designer



Drawn | Checked
Revision Date: 30/09/25
Project NO: 2416
Project Status: S4.56
Client: DILCARA CONSTRUCTION PTY LTD
Site: 1570 - 1580 CANTERBURY RD, PUNCHBOWL
Wind Region: REFER TO FACADE REPORT

PAPER

B1
1:100

DRAWING TITLE :
ELEVATIONS
NORTH & SOUTH ELEVATIONS -
BUILDING B
PROJECT NAME :
1570-1580 CANTERBURY RD,
PUNCHBOWL

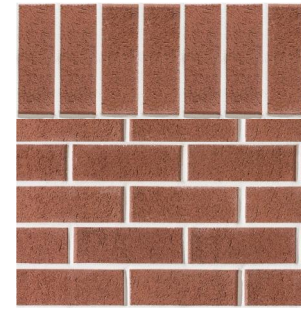
REVISION NO.

A

DRAWING NO.

A0203

MATERIAL LEGEND



BE EXPOSED BRICKWORK
POST STACK BOND BRICK
COLOUR: RED SMOOTH OR
SIMILAR



CGL GROOVED FG CLADDING
DARK COLOUR
SUBSTRATE: FIRE CEMENT
CLADDING
COLOUR: RED SMOOTH OR
SIMILAR



BAL RENDER AND PAINT FINISH
DARK COLOUR
SUBSTRATE: SOLID BALUSTRADES
COLOUR: RED SMOOTH OR
SIMILAR



BOV EXPOSED CONCRETE
OFF FORM CONCRETE
SUBSTRATE: PERMANENT
FORMWORK
SUBSTRATE SYSTEM
COLOUR: MID TO LIGHT GREY



CON RENDER AND PAINT FINISH TO
ACHIEVE CONCRETE LOOK
EFFECT
SUBSTRATE: CLADDING WALL
LIGHT GREY TO
MATCH THE OFF
FORM EXPOSED
CONCRETE
FINISH
FINISH: GLOSS CONCRETE
EFFECT OR SIMILAR



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SCOPE OF PROPOSED MODIFICATIONS:

- REDEFINITION OF SITE BOUNDARIES, AND IMPLEMENTATION OF ADDITIONAL EASEMENT (AERIAL CLEARANCES) TO THE ADJACENT SYDNEY WATER CHANNEL (1500mm SETBACK REQUIRED THROUGH ALL LEVELS OF THE DEVELOPMENT, INCLUDING WITHIN THE BASEMENT)
- REDUCTION OF BUILDING MASS AROUND THE NEW CLEARANCE REQUIREMENTS TO THE SYDNEY WATER CHANNEL. REDEFINITION TO BALCONY AREAS OF UNITS A205, A105, A205, A305, A402, A403, A501, AND A502.
- REDEFINITION OF THE GROUND LEVEL LANDSCAPING TO REDUCE PLANTER COMPLEXITY (PRIMARILY BETWEEN BUILDING BLOCKS A AND B) DUE TO STRUCTURAL ALIGNMENTS AND A LARGE TRANSFER AND FOLD OCCURRING IN THIS AREA.
- REDEFINITION OF THE OSD TANK OUTLINE TO FIT BENEATH THE LARGE RAISED PLANTER TO THE DIRECT SOUTH OF BUILDING BLOCK A (ADJACENT TO UNITS A202 AND A203)
- IMPLEMENTATION OF SYDNEY WATER DESIGNS TO DIVERT THE EXISTING STORMWATER AND SEWER LINES CROSSING THROUGH THE DEVELOPMENT (AT THE B1 LEVEL).
- RE-ALLOCATION OF BASEMENT PARKING ACROSS BOTH BASEMENT LEVELS (RETAINING THE TOTAL NUMBER OF PARKING AND STORAGE SPACES)
- IMPLEMENTATION OF BUILDING SERVICES CUPBOARDS AND STRUCTURE THROUGHOUT THE DEVELOPMENT
- IMPLEMENTATION OF A CAR PARK SUPPLY AIR PLENUM TO THE NORTH OF BUILDING BLOCK C, TO DERIVE FRESH AIR FROM THE GROUND LEVEL COURTYARD FOR THE MECHANICAL VENTILATION OF THE CAR PARK.
- RESOLUTION OF GLAZED OPENINGS TO ACCOUNT FOR CONSTRUCTIBILITY, SERVICES COORDINATION AND FEASIBILITY FOR NATURAL VENTILATION.
- CHANGE OF EXTERNAL FINISHES TO ENHANCE CONSTRUCTIONAL CLARITY:
 - A. BOV PERMANENT FORMWORK WALL SYSTEMS TO THE SHARED BOUNDARIES, RENDERED AND PAINTED WHERE EXPOSED IN A MID-TO-LIGHT GREY
 - B. CON RENDERED AND PAINTED CLADDING SUBSTRATE TO ACHIEVE AN EXPOSED CONCRETE EFFECT (UTILISING DULUX CONCRETE EFFECT OR SIMILAR)
 - C. CFC FIRE CEMENT CLADDING WITH EXPRESSED VERTICAL GROOVES IN LIEU OF ALUMINIUM PANNELLING, CODE AC1 PREVIOUSLY
 - D. BAL RENDER AND DARK COLOUR PAINT TO SOLID BALUSTRADES, IN LIEU OF METAL CLADDING, CODE MC PREVIOUSLY
- DELETION OF SUPERIMPOSED METAL BALUSTRADES ON THE SOUTHERN FACADE OF BUILDING BLOCK A (OUTSIDE OF THE BEDROOMS OF UNITS A103, A203, AND A303)
- INCREASE OF LIFT OVERRUNS TO ALL THREE BUILDING BLOCKS TO COMPLY WITH THE KLEEMAN LIFT MODEL REQUIREMENTS. THE REQUIRED OVERHEAD IS TO BE 3,950mm AT THE MINIMUM (APPROVED AS 3,300mm)
- IMPLEMENTATION OF THE BIN STORAGE ROOM SPATIAL REQUIREMENTS AS PER DA CONDITIONS 40-43.
- MINOR REDUCTION OF THE COMMERCIAL TENANCY AND THE COMMUNAL ROOM IN BUILDING BLOCK C AS A DIRECT CONSEQUENCE OF THE EXPANSION OF THE WASTE STORAGE REQUIREMENTS OF DA CONDITIONS 41-43 (SEE MODIFICATION 13 ABOVE)
- CHANGE OF FIRE EGRESS PATHS TO THE GROUND LEVEL EXITS FOR BUILDING BLOCKS B, C, AND TOWARDS THE SOUTHERN BASEMENT FIRE STAIRCASE TO IMPROVE COMPLIANCE WITH THE MCC AND AVOID DIFFICULTIES WITH THE FIRE BRIGADE.
- CHANGE OF THE CANTERBURY ROAD PEDESTRIAN ENTRY TO A GATED ENTRY, AS PER SYDNEY WATER REQUIREMENTS. THE SECURE LIFT LOBBY HAS BEEN BROUGHT BACK TO THE LIFT Foyer LINE.

NOTE

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written correspondence only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Texco Design Pty Ltd and is to be used only for work when authorised in writing by Texco Design Pty Ltd.

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Project Partners

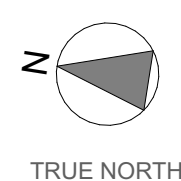
Refer to consultant documentation when directed

Principal Contractor - DILCARA CONSTRUCTION
Planning Consultant - BOSTON BLYTH FLEMING
Landscape Designer - MOTION TRAFFIC
Traffic Engineer - MOTION TRAFFIC
BASIX Consultant - CREWELL CONSULTING

Rev	Transmittal	Approved by	Rev. Note
A	25/09/25	DL	ISSUE FOR DA 56
P1	25/07/25		PRELIMINARY FOR MOD

Project Designer

TEXCO DESIGN
Nom Arch: NSW ARB 11348
P: +61 449 984 889
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Drawn | Checked
Revision Date: 30/09/25
Project NO. 2416
Project Status S4.56

Client
Site:
Climate Zone
Wind Region

DL, JC | DL
30/09/25
S4.56

DILCARA CONSTRUCTION PTY LTD
1570 - 1580 CANTERBURY RD, PUNCHBOWL
REFER TO FACADE REPORT

PAPER

B1
1:100

DRAWING TITLE :

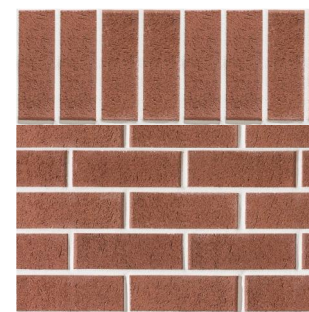
ELEVATIONS
NORTH & SOUTH ELEVATIONS -
BUILDING C

PROJECT NAME :
**1570-1580 CANTERBURY RD,
PUNCHBOWL**

REVISION NO.

A
DRAWING NO.
A0204

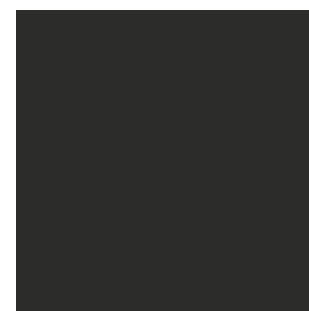
MATERIAL LEGEND



BR EXPOSED BRICKWORK
POST STACK BOND BRICK
COLOUR: RED SMOOTH OR
SIMILAR



CFC GROOVED FC CLADDING
DARK COLOUR
SUBSTRATE: FIRE CEMENT
CLADDING
COLOUR: RED SMOOTH OR
SIMILAR



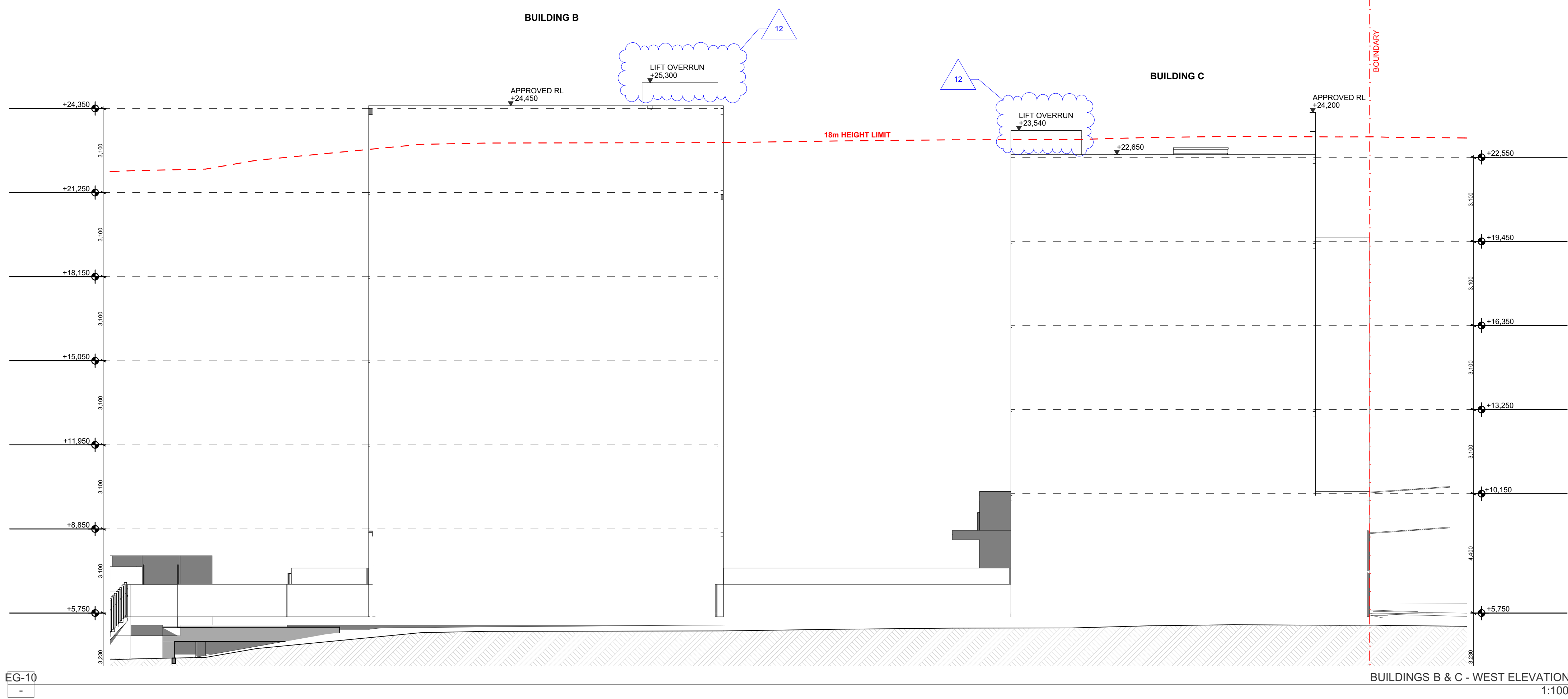
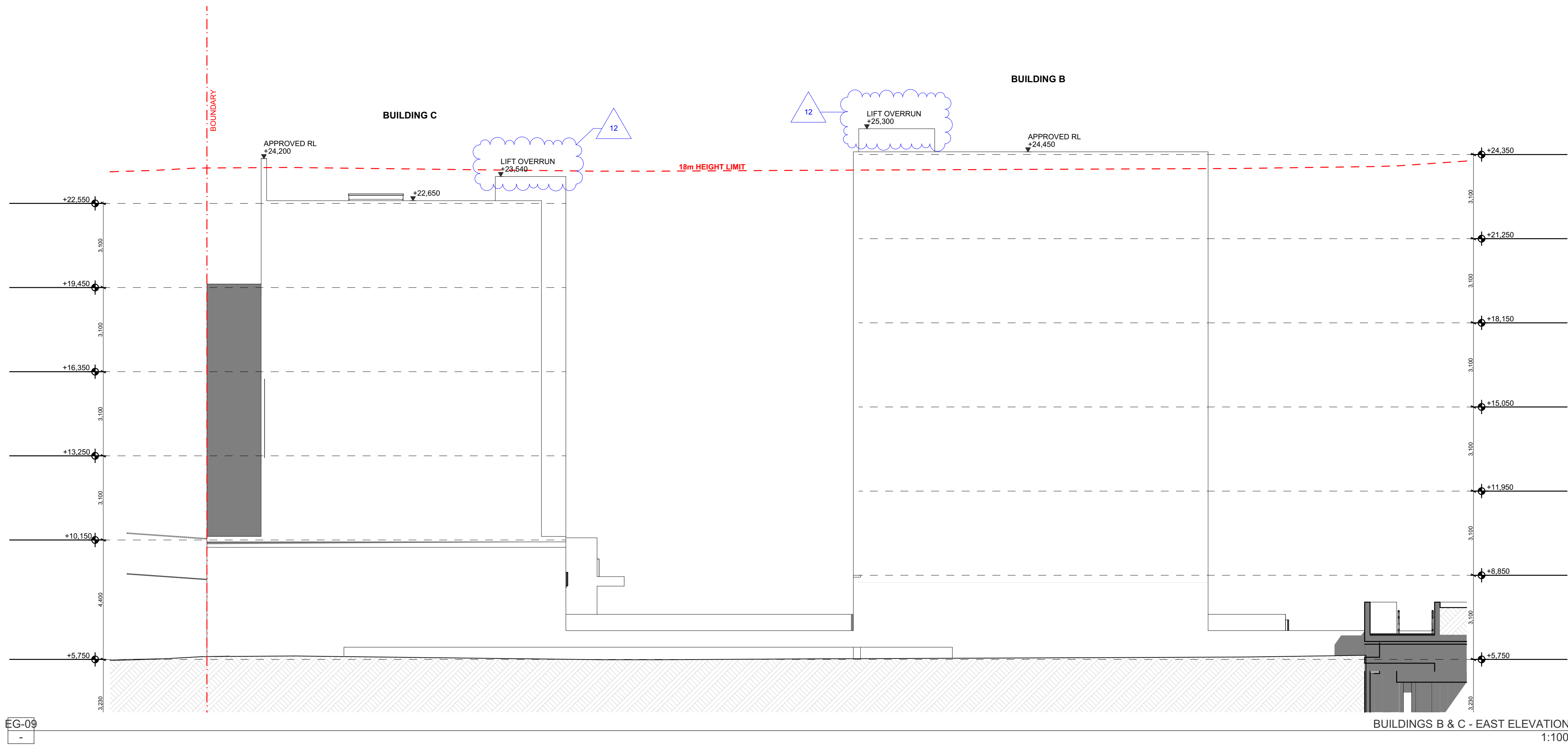
BAL RENDER AND PAINT FINISH
DARK COLOUR
SUBSTRATE: SOLID BALUSTRADES
COLOUR: RED SMOOTH OR
SIMILAR



RDY EXPOSED CONCRETE
OFF FORM CONCRETE
SUBSTRATE: PERMANENT
FORMWORK
COLOUR: MID TO LIGHT GREY



CON RENDER AND PAINT FINISH TO
ACHIEVE CONCRETE LOOK
EFFECT
SUBSTRATE: CLADDING WALL
COLOUR: LIGHT GREY TO
MATCH THE OFF
FORM EXPOSED
CONCRETE
FINISH: SLEWERS
GALVA CONCRETE
EFFECT OR SIMILAR



DISCLAIMER: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY DEVELOPED FOR CONSTRUCTION PURPOSES FOLLOWING THE GRANT OF DEVELOPMENT CONSENT.

SCOPE OF PROPOSED MODIFICATIONS:

1. REDEFINITION OF SITE BOUNDARIES, AND IMPLEMENTATION OF ADDITIONAL EASEMENT (AERIAL CLEARANCES) TO THE ADJACENT SYDNEY WATER CHANNEL (1500mm SETBACK REQUIRED THROUGH ALL LEVELS OF THE DEVELOPMENT, INCLUDING WITHIN THE BASEMENT)
2. REDUCTION OF BUILDING MASS AROUND THE NEW CLEARANCE REQUIREMENTS TO THE SYDNEY WATER CHANNEL. REDEFINITION TO BALCONY AREAS OF UNITS A205, A105, A205, A305, A402, A403, A501, AND A502.
3. REDEFINITION OF THE GROUND LEVEL LANDSCAPING TO REDUCE PLANTER COMPLEXITY (PRIMARILY BETWEEN BUILDING BLOCKS A AND B) DUE TO STRUCTURAL ALIGNMENTS AND A LARGE TRANSFER AND FOLD OCCURRING IN THIS AREA.
4. REDEFINITION OF THE OSD TANK OUTLINE TO FIT BENEATH THE LARGE RAISED PLANTER TO THE DIRECT SOUTH OF BUILDING BLOCK A (ADJACENT TO UNITS A202 AND A203)
5. IMPLEMENTATION OF SYDNEY WATER DESIGNS TO DIVERT THE EXISTING STORMWATER AND SEWER LINES CROSSING THROUGH THE DEVELOPMENT (AT THE B1 LEVEL).
6. RE-ALLOCATION OF BASEMENT PARKING ACROSS BOTH BASEMENT LEVELS (RETAINING THE TOTAL NUMBER OF PARKING AND STORAGE SPACES)
7. IMPLEMENTATION OF BUILDING SERVICES CLIMBWAYS AND STRUCTURE THROUGHOUT THE DEVELOPMENT
8. IMPLEMENTATION OF A CAR PARK SUPPLY AIR PLENUM TO THE NORTH OF BUILDING BLOCK C, TO DERIVE FRESH AIR FROM THE GROUND LEVEL COURTYARD FOR THE MECHANICAL VENTILATION OF THE CAR PARK.
9. RESOLUTION OF GLAZED OPENINGS TO ACCOUNT FOR CONSTRUCTIBILITY, SERVICES COORDINATION AND FEASIBILITY FOR NATURAL VENTILATION.
10. CHANGE OF EXTERNAL FINISHES TO ENHANCE CONSTRUCTIONAL CLARITY:
 - A. RDY PERMANENT FORMWORK WALL SYSTEMS TO THE SHARED BOUNDARIES, RENDERED AND PAINTED WHERE EXPOSED IN A MID-TO-LIGHT GREY
 - B. CON RENDERED AND PAINTED CLADDING SUBSTRATE TO ACHIEVE AN EXPOSED CONCRETE EFFECT (UTILISING DULUX CONCRETE EFFECT OR SIMILAR)
 - C. CFC FIRE CEMENT CLADDING WITH EXPRESSED VERTICAL GROOVES IN LIEU OF ALUMINIUM PANNELLING, CODE AC1
 - D. BAL RENDER AND DARK COLOUR PAINT TO SOLID BALUSTRADES, IN LIEU OF METAL CLADDING, CODE MC PREVIOUSLY
11. DELETION OF SUPERIMPOSED METAL BALUSTRADES ON THE SOUTHERN FACADE OF BUILDING BLOCK A (OUTSIDE OF THE BEDROOMS OF UNITS A103, A203, AND A303)
12. INCREASE OF LIFT OVERRUNS TO ALL THREE BUILDING BLOCKS TO COMPLY WITH THE KLEEMAN LIFT MODEL REQUIREMENTS. THE REQUIRED OVERHEAD IS TO BE 3,950mm AT THE MINIMUM (APPROVED AS 3,300mm)
13. IMPLEMENTATION OF THE BIN STORAGE ROOM SPATIAL REQUIREMENTS AS PER DA CONDITIONS 40-43.
14. MINOR REDUCTION OF THE COMMERCIAL TENANCY AND THE COMMUNAL ROOM IN BUILDING BLOCK C AS A DIRECT CONSEQUENCE OF THE EXPANSION OF THE WASTE STORAGE REQUIREMENTS OF DA CONDITIONS 41-43 (SEE MODIFICATION 13 ABOVE)
15. CHANGE OF FIRE EGRESS PATHS TO THE GROUND LEVEL EXITS FOR BUILDING BLOCKS B, C, AND TOWARDS THE SOUTHERN BASEMENT FIRE STAIRCASE TO IMPROVE COMPLIANCE WITH THE MCC AND AVOID DIFFICULTIES WITH THE FIRE BRIGADE.
16. CHANGE OF THE CANTERBURY ROAD PEDESTRIAN ENTRY TO A GATED ENTRY, AS PER SYDNEY WATER MAINTENANCE ACCESS REQUIREMENTS. THE SECURE LIFT LOBBY HAS BEEN BROUGHT BACK TO THE LIFT FOYER LINE.

NOTE

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Project Partners

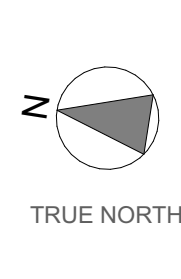
Refer to consultant documentation when directed

Principal Contractor: DILCARA CONSTRUCTION
Planning Consultant: BOSTON BLYTH FLEMING
Landscape Designer: MOTION DYNAMICS
Traffic Engineer: MOTION TRAFFIC
BASIC Consultant: CREWELL CONSULTING

Rev'd	Transmittal	Approved by	Rev. Note
A	25/07/25	DL	ISSUE FOR DA 56
P1	25/07/25		PRELIMINARY FOR MOD

Project Designer

Texco Design
Nom Arch: NSW ARB 11348
P: +61 449 984 889
E: office@texcodesign.com.au



Drawn | Checked
Revision Date: 30/09/25
Project NO: 2416
Project Status: S4.56

Client: DILCARA CONSTRUCTION PTY LTD
Site: 1570 - 1580 CANTERBURY RD, PUNCHBOWL
Wind Region: REFER TO FACADE REPORT

PAPER

B1
1:100

DRAWING TITLE :

ELEVATIONS
EAST & WEST ELEVATIONS -
BUILDING B & C
PROJECT NAME :
1570-1580 CANTERBURY RD,
PUNCHBOWL

REVISION NO.

A
DRAWING NO.
A0205

SCOPE OF PROPOSED MODIFICATIONS:

1. REFINEMENT OF SITE BOUNDARIES, EXISTING AND PROPOSED, TO INCLUDE EASEMENT (AERIAL CLEARANCES) TO THE ADJACENT SYDNEY WATER TOWER, (STATIONED AT THE FOLLOWING POINTS ALONG THE PERIMETER INCLUDING ALL LEVELS OF THE DEVELOPMENT (INCLUDING WITHIN THE BASEMENT))
2. REDUCTION OF BUILDING MASS ABOVE THE NEW CLEARANCE REQUIREMENTS TO PROVIDE A WIDER WATER CHANNEL, REDEFINITION TO THE EXISTING WATERWAY, (AS NOTED A05, A05S, A06, A06S, A402, A403, A501, AND A502).
3. REDEFINITION OF THE GROUND LEVEL, LANDSCAPE DESIGN, AND PLANT COMPLEXITY (PRIMARILY BETWEEN BUILDINGS BLOCKS A AND B) DUE TO THE REMOVAL OF THE LARGE AREA LARGE TRANSFER AND FOLD OCCURRING IN THIS AREA.
4. REDEFINITION OF THE OAK TASK LAWN TO FIT BETTER THE LARGE RAISED PLANT TO THE DIRECT ACCESS TO THE STAIRWELL (ADJACENT TO UNITS AGO AND AGO3)
5. IMPLEMENTATION OF SYDNEY WATER SERVICES TO DIVERT THE EXISTING UNDERGROUND OVERFLOW LINES CROSSING THROUGH THE DEVELOPMENT (AT THE B1 LEVEL).
6. REALLOCATION OF BASEMENT PARKING SPACES TO PROVIDE PARKING SPACES.
7. IMPLEMENTATION OF BUILDING SERVICES UPWARDS AND DOWNWARDS THROUGHOUT THE DEVELOPMENT
8. IMPLEMENTATION OF A CAR PARK SUPPLY AIR PLenum TO THE NORTH SIDE OF THE DEVELOPMENT, TO FRESH AIR FROM THE GROUND LEVEL, TO PROVIDE MEDICAL VENTILATION OF THE CAR PARK.
9. RESOLUTION OF GLAZED OPENINGS TO ACCOUNT FOR CONSTRUCTIBILITY, CLIMATE CHANGE, AND DURABILITY FOR NATURAL VENTILATION
10. CHANGE OF EXTERNAL FINISHES TO PROVIDE MORE CLARITY:
- A. BODY' PERMANENT FORMWORK WALL SYSTEMS TO THE SHARED DRIVEWAYS AND AREAS PAINTED WHERE EXPOSED IN AREA C (FROM A01)
 - B. CON' RENDERED AND PAINTED GLAZED SUBSTRATE TO MATCH EXISTING CONCRETE EFFECT (UTILISING DUAL COLOURS TO MATCH OR SIMILAR)
 - C. CFRP FIBRE CEMENT CLADDING WITH EXPANDED METAL VERTICAL GROOVES IN LINE OF ALUMINIUM FINISHING, CODE AC1 PREVIOUSLY
 - D. BAL' RENDER AND DARK COLOUR OUTLINE TO MATCH EXISTING LINE OF METAL CLADDING, CODE C PREVIOUSLY
11. DELETION OF SUPERIMPOSED METAL PANELS ON THE EAST FACADE OF BUILDING BLOCK A (OUTSIDE OF THE BEDROOMS OF BUILDING BLOCK A)
12. INCREASE OF LIFT OVERRUNS TO LINK THREE BUILDING BLOCKS TO COMPLY WITH THE KLEEMAN LIFT MODEL (THE REQUIRED OVERRUN IS TO BE 3.60mm at the MINIMUM (PERFORMANCE AS 1300mm))
13. IMPLEMENTATION OF THE BIN STORAGE ROOM SPATIAL REQUIREMENTS AS PER DA CONDITIONS
14. MINOR REDUCTION OF COMMERCIAL TENANCY AND THE COMMERCIAL ROOM IN BUILDING BLOCK A (AS NOTED IN THE REPORT) AND THE EXPANSION OF THE WASTE STORAGE ROOM TO MEET THE REQUIRED SPACE (SEE MODIFICATION #13 ABOVE)
15. THE GROUND FLOOR EGRESS PATHS TO THE GROUND LEVEL EXITS FOR A2, A3, AND A4, TOWARDS THE SOUTHERN BASEMENT FIRE STAIRCASE TO IMPROVE COMPLIANCE WITH THE NEW CODE DIFFICULTIES WITH THE FIRE BRIGADE ACCESS
16. CHANGE OF THE CANTEENARY ROAD PEDESTRIAN ENTRY TO A GATED ENTRY AS PER SYDNEY WATER REQUIREMENTS, THE SECURE LIFT ENTRANCE SHOULD BE BROUGHT BACK TO THE LIFT FLOYER LINE.

SECTION A
1:100

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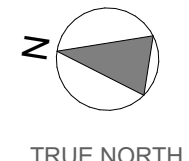
All documents here within are subject to Australian Copyright Laws.

Refer to consultant documentation when directed

- Principal Contractor	- DILCRA CONSTRUCTION
- Planning Consultant	- BOSTON BLYTH FLEMING
- Landscape Designer	- VISION DYNAMICS
- Traffic Engineer	- MOTION TRAFFIC
- BASIX Consultant	- CREDWELL CONSULTING

[illegible]

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Drawn Checked	DL, JC DL
Revision Date:	30/09/25
Project NO.	2416
Project Status	S4.56
Client	DILCARA CONSTRUCTION PTY LTD
Site	1570 - 1580 CANTERBURY RD, PUNCHBOWL
Climate Zone	REFER TO FACADE REPORT
Wind Region	REFER TO FACADE REPORT

PAPER | DRAWING TITLE :
SECTION
SECTION A

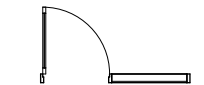
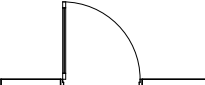
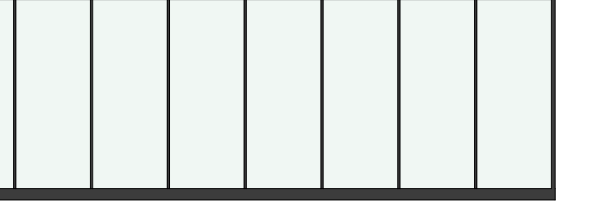
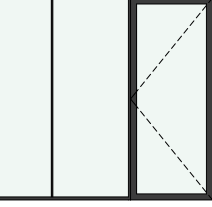
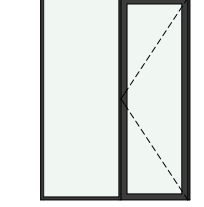
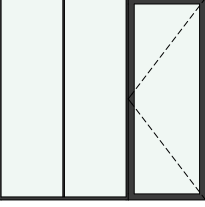
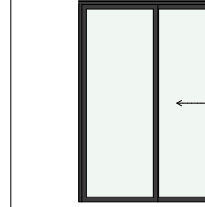
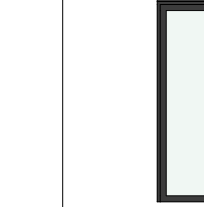
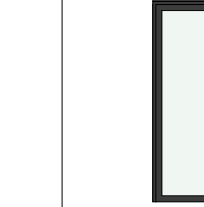
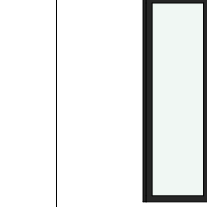
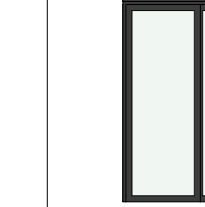
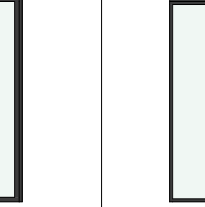
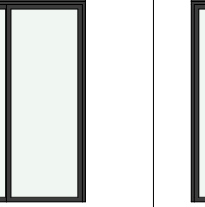
B1 PROJECT NAME :
1570-1580 CANTERBURY RD,
BUNCHBOWL

1:100

A

A0301

WINDOWS SCHEDULE																						
ID	W01	WA01	WA02	WA03-S	WA04	WA05	WA06	WA07-S	WA08	WA09	WA09-S	WA10	WA11	WH02	WK01	WK02	WK03	WS01	WS02	WS03	WS04	WS05
TYPE	HIGH BEDROOM SLIDING WINDOW	FULL HEIGHT AWNING WINDOW (THREE PANE)	FULL HEIGHT AWNING WINDOW (TWO PANE)	FULL HEIGHT AWNING WINDOW (TWO PANE) WITH SOLID PANEL	FULL HEIGHT AWNING WINDOW (TWO PANE)	FULL HEIGHT AWNING WINDOW WITH FIXED BOTTOM PANE	FULL HEIGHT AWNING WINDOW WITH FIXED BOTTOM PANE	<Undefined>	FULL HEIGHT AWNING WINDOW WITH FIXED BOTTOM PANE	FULL HEIGHT AWNING WINDOW WITH FIXED BOTTOM PANE	FULL HEIGHT AWNING WINDOW WITH FIXED BOTTOM PANE	FULL HEIGHT AWNING WINDOW WITH FIXED BOTTOM PANE	AWNING WINDOW WITH FIXED BOTTOM PANE	HIGH BATHROOM WINDOW	ABOVE-BENCH KITCHEN WINDOW	ABOVE-BENCH KITCHEN WINDOW	SIDE KITCHEN WINDOW	SLIDING WINDOW	SLIDING WINDOW	SLIDING WINDOW	SLIDING WINDOW	SLIDING WINDOW WITH FIXED BOTTOM PANE
NOMINAL W x H	3,000x800	3,200x2,750	2,000x2,750	1,600x2,750	1,500x2,750	1,200x2,750	1,000x2,750	960x2,750	900x2,750	800x2,400	800x2,750	600x2,750	900x1,400	800x600	1,800x500	900x500	960x990	2,200x1,750	2,150x1,750	1,800x1,750	1,600x1,750	1,700x2,750
PLAN																						
ELEVATION																						
QUANTITY	1	10	27	15	5	8	14	4	21	4	2	1	1	10	7	3	4	2	13	2	5	1
FRAME COLOUR / MATERIAL	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	
NOTE																						
PERFORMANCE SOLUTION																						
ACOUSTIC DETAILS																						
SECTION J																						

GLAZED DOORS SCHEDULE													
ID	DX01	DX02	DX03	DX04	DX04	SLD01	SLD02	SLD03	SLD04	SLD05	SLD06	SLD07	SLD08
TYPE	CROUND LEVEL COMMERCIAL SHOPFRONT GLAZING	BUILDING A LOBBY ENTRY DOOR	BUILDING C LOBBY ENTRY DOOR	BUILDING C LOBBY REAR DOOR	COMMUNAL ROOM DOOR	UNIT BALCONY SLIDING DOOR	UNIT BALCONY SLIDING DOOR	UNIT BALCONY SLIDING DOOR	UNIT BALCONY SLIDING DOOR	UNIT BALCONY SLIDING DOOR	SLIDING DOOR	UNIT BALCONY SLIDING DOOR	UNIT BALCONY SLIDING DOOR
APPLICATION	Exterior	Interior	Interior	Interior	Exterior	Exterior	Exterior	Exterior	Exterior	Exterior	Exterior	Exterior	Exterior
GLAZING													
WALLHOLE DIMENSIONS (W x H)	8,200x2,700	3,200x2,700	1,975x2,700	3,600x2,700	3,000x2,750	1,500x2,750	1,600x2,750	1,710x2,750	1,800x2,750	2,000x2,750	2,700x2,750	3,000x2,750	3,800x2,750
LEAF DIMENSIONS (W x H)	8,200x2,700	3,200x2,700	1,975x2,700	3,600x2,700	3,000x2,750	1,500x2,750	1,600x2,750	1,710x2,750	1,800x2,750	2,000x2,750	2,700x2,750	3,000x2,750	3,800x2,750
PLAN													
ELEVATION													
QUANTITY	2	1	1	1	1	1	4	4	12	22	27	16	3
FRAME MATERIAL/COLOUR	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT
FIRE PROTECTION	--	--	--	--	--	--	--	--	--	--	--	--	--
PERFORMANCE SOLUTION													
ACOUSTIC RATING													
NOTES	CLEAR OPENING OF DOOR LEAF TO ACHIEVE NO LESS THAN 850mm WIDTH	CLEAR OPENING OF DOOR LEAF TO ACHIEVE NO LESS THAN 850mm WIDTH	CLEAR OPENING OF DOOR LEAF TO ACHIEVE NO LESS THAN 850mm WIDTH	CLEAR OPENING OF DOOR LEAF TO ACHIEVE NO LESS THAN 850mm WIDTH									

SKYLIGHT SCHEDULE			
ID	SL01	SL02	SL03
TYPE	ROOF TOP SKYLIGHT	ROOF TOP SKYLIGHT	ROOF TOP SKYLIGHT
NOMINAL W x H	1,800 x 600	1,500 x 3,300	2,000 x 2,000
PLAN			
QUANTITY	1	1	1
FRAME COLOUR / MATERIAL	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT	ALUMINIUM FRAME, ZEUS BLACK OR SIMILAR POWDERCOAT
NOTE			TO BE OPERABLE FOR VENTILATION
PERFORMANCE SOLUTION			
ACOUSTIC DETAILS			
SECTION J			

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SCOPE OF PROPOSED MODIFICATIONS:			
1. REDEFINITION OF SITE BOUNDARIES, AND IMPLEMENTATION OF ADDITIONAL EASEMENT (AERIAL CLEARANCES) TO THE ADJACENT SYDNEY WATER CHANNEL (150mm SETBACK REQUIRED THROUGHOUT ALL LEVELS OF THE DEVELOPMENT), INCLUDING WITHIN THE BASEMENT.	5. IMPLEMENTATION OF SYDNEY WATER SUPPLY AIR PLENUM TO THE NORTH OF BUILDING BLOCK C, TO DERIVE FRESH AIR FROM THE GROUND LEVEL COURTYARD FOR THE MECHANICAL VENTILATION OF THE CAR PARK.	10. CHANGE OF EXTERNAL FINISHES TO ENHANCE CONSTRUCTIONAL CLARITY: A. BOY PERMANENT FORMWORK WALL SYSTEMS TO THE SHARED BOUNDARIES, RENDERED AND PAINTED WHERE EXPOSED IN A MID-TO-LIGHT-GREY. B. CON: RENDERED AND PAINTED CLADDING SUBSTRATE TO ACHIEVE AN EXPOSED CONCRETE EFFECT (UTILISING DUXUS CONCRETE EFFECT OR SIMILAR). C. CPC: FIBRE CEMENT CLADDING WITH EXPRESSED VERTICAL GROOVES IN LIEU OF ALUMINIUM PANELING, CODE AC1 D. BAL: RENDER AND DARK COLOUR PAINT TO SOLID BALUSTRADES, IN LIEU OF METAL CLADDING, CODE MC PREVIOUSLY	13. IMPLEMENTATION OF THE BIN STORAGE ROOM SPATIAL REQUIREMENTS AS PER DA CONDITIONS: 40-43.
2. REDUCTION OF BUILDING MASS AROUND THE NEW CLEARANCE REQUIREMENTS TO THE SYDNEY WATER CHANNEL, REDEFINITION TO BALCONY AREAS OF UNITS AG05, A105, A205, A305, A402, A403, A501, AND A502.	8. IMPLEMENTATION OF A CAR PARK SUPPLY AIR PLENUM TO THE NORTH OF BUILDING BLOCK C, TO DERIVE FRESH AIR FROM THE GROUND LEVEL COURTYARD FOR THE MECHANICAL VENTILATION OF THE CAR PARK.	11. DELETION OF SUPERIMPOSED METAL BALUSTRADES ON THE SOUTHERN FACADE OF BUILDING BLOCK A (OUTSIDE OF THE BEDROOMS OF UNITS A103, A203, AND A303)	14. MINOR REDUCTION OF THE COMMERCIAL TENANCY AND THE COMMUNAL ROOM IN BUILDING BLOCK C AS A DIRECT CONSEQUENCE OF THE EXPANSION OF THE WASTE STORAGE REQUIREMENTS OF DA CONDITIONS 41-43 (SEE MODIFICATION #13 ABOVE)
3. REDEFINITION OF THE GROUND LEVEL LANDSCAPING TO REDUCE PLANTER COMPLEXITY, PRIMARILY BETWEEN BUILDING BLOCKS A AND B) DUE TO STRUCTURAL ALIGNMENTS AND A LARGE TRANSFER AND FOLD OCCURRING IN THIS AREA.	9. RESOLUTION OF GLAZED OPENINGS TO ACCOUNT FOR CONSTRUCTABILITY, SERVICES COORDINATION, AND OPERABILITY FOR NATURAL VENTILATION.	12. INCREASE OF LIFT OVERRUNS TO ALL THREE BUILDING BLOCKS TO COMPLY WITH THE KLEEMAN LIFT MODEL REQUIREMENTS. THE REQUIRED OVERHEAD IS TO BE 3,500mm AT THE MINIMUM (APPROVED AS 3,500mm)	15. CHANGE OF FIRE EGRESS PATHS TO THE GROUND LEVEL EXITS FOR BUILDING BLOCKS B, C, AND TOWARDS THE SOUTHERN BASEMENT FIRE STAIRCASE TO IMPROVE COMPLIANCE WITH THE NCC AND AVOID DIFFICULTIES WITH THE FIRE BRIGADE.
4. REDEFINITION OF THE OSD TANK OUTLINE TO FIT BENEATH THE LARGE RAISED PLANTER TO THE DIRECT SOUTH OF BUILDING BLOCK A (ADJACENT TO UNITS AG02 AND AG03)			16. CHANGE OF THE CANTERBURY ROAD PEDESTRIAN ENTRY TO A GATED ENTRY AS PER SYDNEY WATER MAINTENANCE ACCESS REQUIREMENTS. THE SECURE LIFT LOBBY HAS BEEN BROUGHT BACK TO THE LIFT FOYER LINE.

NOTE

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Project Partners

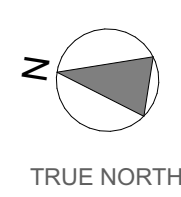
Refer to consultant documentation when directed

Principal Contractor - DILCARA CONSTRUCTION
Planning Consultant - BOSTON BLYTH FLEMING
Landscape Designer - MOTION TRAFFIC
Traffic Engineer - MOTION TRAFFIC
BASIX Consultant - CREWELL CONSULTING

Rev'd	Transmittal	Approved by	Rev. Note
A	30/09/25	DL	ISSUE FOR \$4.56

Project Designer

TEXCO DESIGN
Nom Arch: NSW ARB 11348
P: +61 449 984 889
E: office@texcodesign.com.au



Drawn | Checked
Revision | Revision Date:
Project NO. | Project Status:
DL, JC | DL
30/09/25
2416
\$4.56

Client:
Site:
Climate Zone
Wind Region

DILCARA CONSTRUCTION PTY LTD,
1570 - 1580 CANTERBURY RD, PUNCHBOWL,
REFER TO FACADE REPORT

PAPER

B1

DRAWING TITLE :

SCHEDULES
GLAZING SCHEDULES

PROJECT NAME :

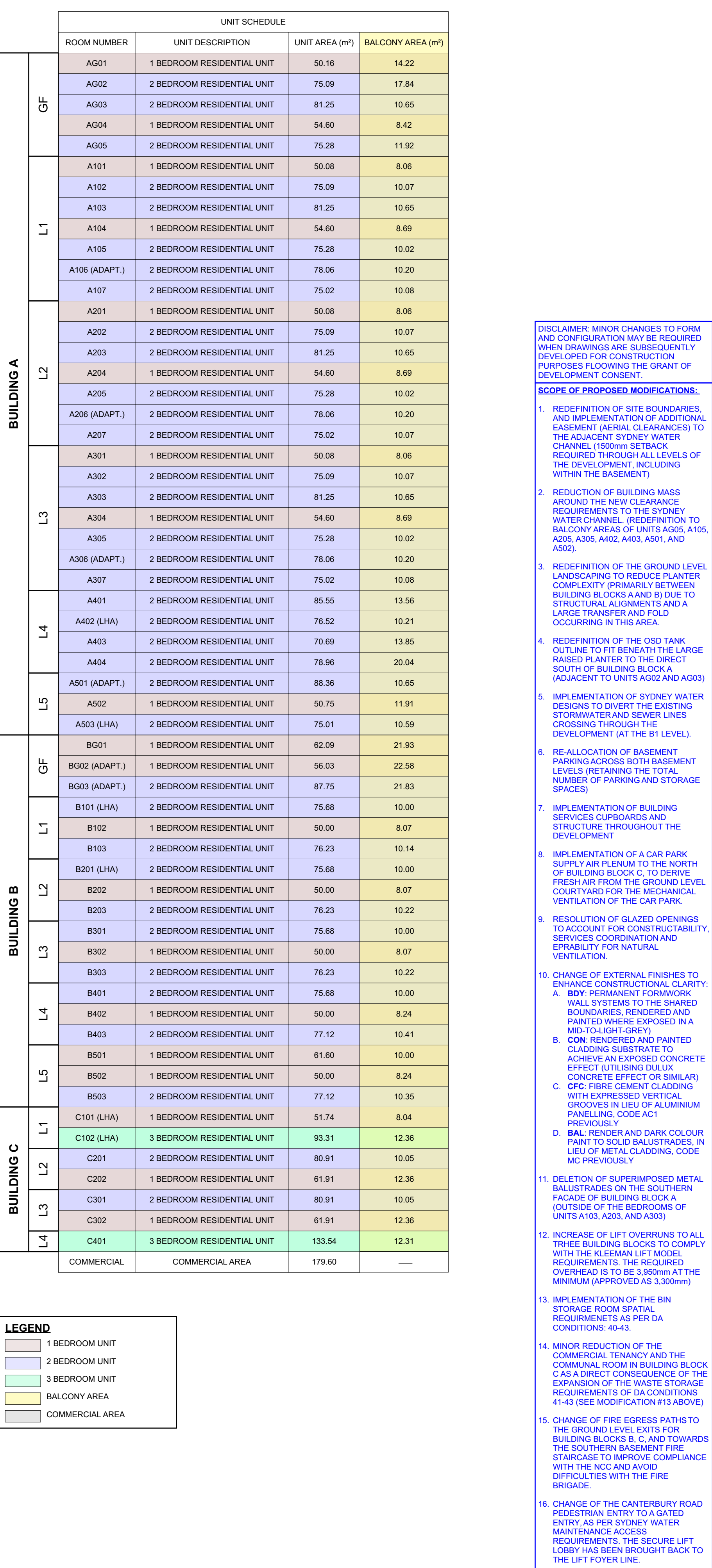
**1570-1580 CANTERBURY RD,
PUNCHBOWL**

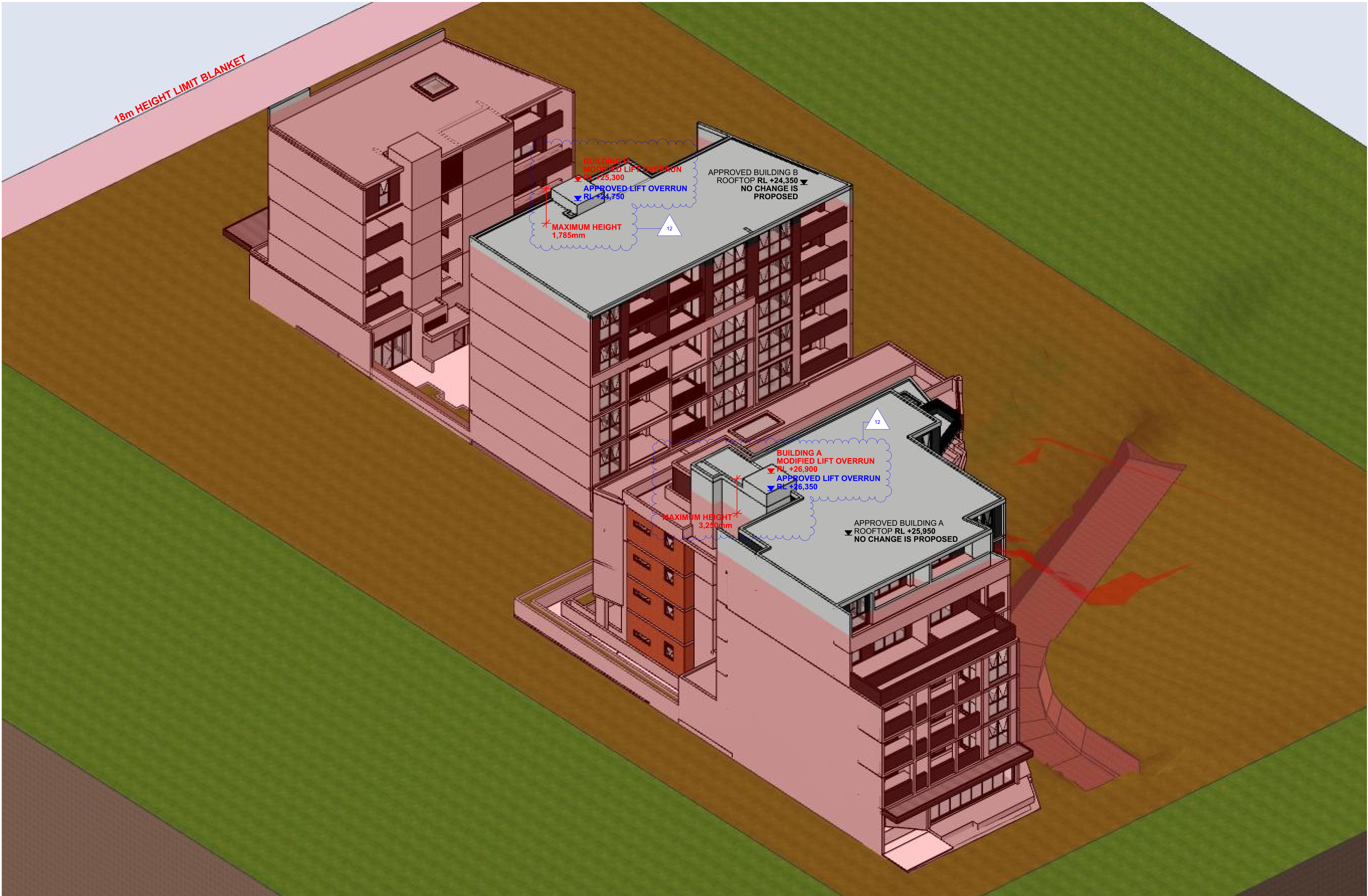
REVISION NO.

A

DRAWING NO.

A0401





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2. REDUCTION OF BUILDING MASS AROUND THE NEW CLEARANCE REQUIREMENTS TO THE SYDNEY WATER CHANNEL. REDEFINITION TO BALCONY AREAS OF UNITS A205, A105, A205, A305, A402, A403, A501, AND A502.
3. REDEFINITION OF THE GROUND LEVEL LANDSCAPING TO REDUCE PLANTER COMPLEXITY (PRIMARILY BETWEEN BUILDING BLOCKS A AND B) DUE TO STRUCTURAL ALIGNMENTS AND A LARGE TRANSFER AND FOLD OCCURRING IN THIS AREA.
4. REDEFINITION OF THE OSD TANK OUTLINE TO FIT BENEATH THE LARGE RAISED PLANTER TO THE DIRECT SOUTH OF BUILDING BLOCK A (ADJACENT TO UNITS A202 AND A203).
5. IMPLEMENTATION OF SYDNEY WATER DESIGNS TO DIVERT THE EXISTING STORMWATER AND SEWER LINES CROSSING THROUGH THE DEVELOPMENT (AT THE B1 LEVEL).
6. RE-ALLOCATION OF BASEMENT PARKING ACROSS BOTH BASEMENT LEVELS (RETAINING THE TOTAL NUMBER OF PARKING AND STORAGE SPACES).
7. IMPLEMENTATION OF BUILDING SERVICES CUPBOARDS AND STRUCTURE THROUGHOUT THE DEVELOPMENT.
8. IMPLEMENTATION OF A CAR PARK SUPPLY AIR PLENUM TO THE NORTH OF BUILDING BLOCK C, TO DERIVE FRESH AIR FROM THE GROUND LEVEL COURTYARD FOR THE MECHANICAL VENTILATION OF THE CAR PARK.
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 - A. ~~BOY~~ PERMANENT FORMWORK WALL SYSTEMS TO THE SHARED BOUNDARIES, RENDERED AND PAINTED WHERE EXPOSED IN A MID-TO-LIGHT GREY
 - B. ~~CON~~ RENDERED AND PAINTED CLADDING SUBSTRATE TO ACHIEVE AN EXPOSED CONCRETE EFFECT (UTILISING DULUX CONCRETE EFFECT OR SIMILAR)
 - C. ~~CPC~~ FIRE CEMENT CLADDING WITH EXPRESSED VERTICAL GROOVES IN LIEU OF ALUMINIUM PANNELLING, CODE AC1
 - D. ~~BAL~~ RENDER AND DARK COLOUR PAINT TO SOLID BALUSTRADES, IN LIEU OF METAL CLADDING, CODE MC PREVIOUSLY
11. DELETION OF SUPERIMPOSED METAL BALUSTRADES ON THE SOUTHERN FACADE OF BUILDING BLOCK A (OUTSIDE OF THE BEDROOMS OF UNITS A105, A205, AND A305)
12. INCREASE OF LIFT OVERRUNS TO ALL THREE BUILDING BLOCKS TO COMPLY WITH THE KLEEMAN LIFT MODEL REQUIREMENTS. THE REQUIRED OVERHEAD IS TO BE 3,950mm AT THE MINIMUM (APPROVED AS 3,300mm)
13. IMPLEMENTATION OF THE BIN STORAGE ROOM SPATIAL REQUIREMENTS AS PER DA CONDITIONS 40-43.
14. MINOR REDUCTION OF THE COMMERCIAL TENANCY AND THE COMMUNAL ROOM IN BUILDING BLOCK C AS A DIRECT CONSEQUENCE OF THE EXPANSION OF THE WASTE STORAGE REQUIREMENTS OF DA CONDITIONS 41-43 (SEE MODIFICATION 13 ABOVE)
15. CHANGE OF FIRE EGRESS PATHS TO THE GROUND LEVEL EXITS FOR BUILDING BLOCKS B, C, AND TOWARDS THE SOUTHERN BASEMENT FIRE STAIRCASE TO IMPROVE COMPLIANCE WITH THE MCC AND AVOID DIFFICULTIES WITH THE FIRE BRIGADE.
16. CHANGE OF THE CANTERBURY ROAD PEDESTRIAN ENTRY TO A GATED ENTRY, AS PER SYDNEY WATER MAINTENANCE ACCESS REQUIREMENTS. THE SECURE LIFT LOBBY HAS BEEN BROUGHT BACK TO THE LIFT FOYER LINE.

NOTE

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Project Partners

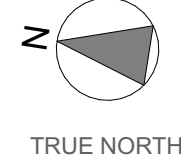
Refer to consultant documentation when directed

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Planning Consultant - BOSTON BLYTH FLEMING
Landscape Designer - MOTION DYNAMICS
Traffic Engineer - MOTION TRAFFIC
BASIX Consultant - CREWELL CONSULTING

Rev. No.	Transmittal	Approved by	Rev. Note
A	25/09/25	DL	ISSUE FOR S4.56
P1	25/07/25		PRELIMINARY FOR MOD

Project Designer

TEXCO DESIGN
Nom Arch: NSW ARB 11348
P: +61 449 984 889



Drawn | Checked | DL, JC | DL
Revision Date: 30/09/25
Project NO. 2416
Project Status S4.56

Client: DILCARA CONSTRUCTION PTY LTD
Site: 1570 - 1580 CANTERBURY RD, PUNCHBOWL
Wind Region: REFER TO FACADE REPORT

PAPER

B1

DRAWING TITLE :
COMPLIANCE DIAGRAMS
HEIGHT LIMIT DIAGRAM

PROJECT NAME :
1570-1580 CANTERBURY RD,
PUNCHBOWL

REVISION NO.

A

DRAWING NO.

A0502