



DRAWING LIST	
DRAWING NO#	DRAWING NAME
A01-01	COVER SHEET
A01-02	BASIX COMMITMENTS
A02-01	SITE PLAN
A02-02	SITE ANALYSIS PLAN
A02-03	SITE ANALYSIS DETAILS
A02-04	SURROUNDING BUILDING HEIGHTS
A02-05	28m MAXIMUM HEIGHT PLANE
A05-01	BASEMENT 3 PLAN
A05-02	BASEMENT 2 PLAN
A05-03	BASEMENT 1 PLAN
A05-04	LOWER GROUND FLOOR PLAN
A05-05	GROUND FLOOR PLAN
A05-06	LEVEL 1 PLAN
A05-07	LEVEL 2 PLAN
A05-08	LEVEL 3 PLAN
A05-09	LEVEL 4 PLAN
A05-10	LEVEL 5 PLAN
A05-11	LEVEL 6 PLAN
A05-12	LEVEL 7 PLAN
A05-13	LEVEL 8 PLAN
A05-14	ROOF PLAN
A05-15	WASTE MANAGEMENT PLAN
A08-01	SECTIONS
A08-02	SECTIONS 2
A08-03	SECTIONS 3 - SECTION 96 & DA LEVELS COMPARISON
A09-01	NORTH & SOUTH ELEVATIONS
A09-02	EAST & WEST ELEVATIONS
A09-03	BUILDING A - ELEVATIONS
A09-04	BUILDING B - ELEVATIONS
A13.1-01	PRE & POST ADAPTABLE UNITS
A13.1-02	ACCESSIBLE DETAILS
A23-000	SHADOW DIAGRAMS
A23-001	SHADOW DIAGRAMS (NORTH ELEVATION)
A23-002	SHADOW DIAGRAMS (SOUTH ELEVATION)
A23-003	SHADOW DIAGRAMS (EAST ELEVATION)
A23-004	SHADOW DIAGRAMS (WEST ELEVATION)
A23-005	SHADOW DIAGRAMS (BUILDING A SOUTH ELEVATION)
A23-006	SHADOW DIAGRAMS (BUILDING B NORTH ELEVATION)
A23-007	SHADOW DIAGRAMS (BUILDING B WEST ELEVATION)
A23-008	SHADOW DIAGRAMS - 23-25 JENKINS RD NORTH EAST CORNER
A23-009	SHADOW DIAGRAMS - 23-25 JENKINS RD NORTH EAST CORNER (DA APPROVED)
A23-010	SHADOW DIAGRAMS - 23-25 JENKINS RD SOUTH EAST CORNER
A23-011	SHADOW DIAGRAMS - 23-25 JENKINS RD SOUTH EAST CORNER (DA APPROVED)
A23-012	SHADOW DIAGRAMS - 23-25 JENKINS RD WEST ELEVATION
A23-013	SHADOW DIAGRAMS - 23-25 JENKINS RD WEST ELEVATION (DA APPROVED)
A24-01	MATERIALS & FINISHES SCHEDULE
A24-02	PERSPECTIVES

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SECTION 96
NOT FOR CONSTRUCTION

NOTES

1	26.04.2017	AT	SECTION 96 (R)
2	11.05.2018	AT / AM	SECTION 96
1.1	14.05.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION

CLIENT
THALLON STREET DEVELOPMENTS PTY LTD

PROJECT TITLE
RESIDENTIAL FLATS
16-24 THALLON STREET
CARLINGFORD NSW 2118

PROJECT NUMBER
2016 - 001

DRAWING NUMBER
A01-01

REVISION
3

DRAWING TITLE
COVER SHEET

DATE
26.04.2017

SCALE @ A1

DRAWN BY
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JENKINS ROAD

POST OFFICE STREET

THALLON STREET

EXISTING 3 STOREY
RESIDENTIAL FLAT BUILDING

APPROVED 18 STOREY
RESIDENTIAL FLAT BUILDING

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NOTES	
SITE CALCULATIONS	
SITE AREA	5575m ²
MAX. FFR	1.991
ACHIEVED FFR	1.971
MIN. DEEP SOIL	30% OF SITE
ACHIEVED DEEP SOIL	1892m ² (30% OF SITE)
MIN. LANDSCAPING	40% OF SITE
ACHIEVED LANDSCAPING	2231m ² (40% OF SITE)

UNIT (OVERALL)	SCHEDULE
1 BED	52
2 BED	50
3 BED	40
STUDIO	2
TOTAL	124

LEGEND	
F	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SRL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL
	DEEP SOIL AREA
	LANDSCAPED AREA

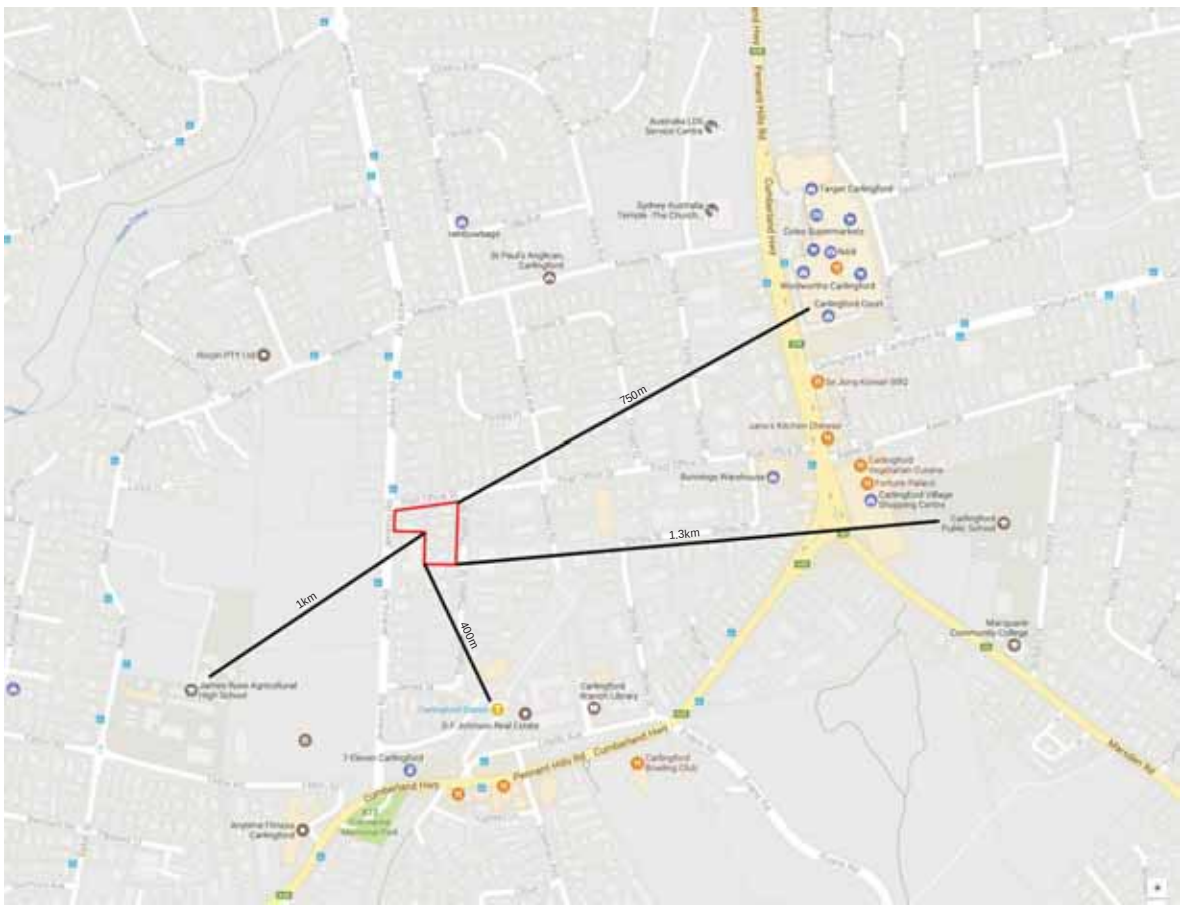
1	26.04.2017	AT	SECTION 96 (R)
2	11.02.2018	AT / AM	SECTION 96
3	14.09.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION
CLIENT			
THALLON STREET DEVELOPMENTS PTY LTD			

PROJECT TITLE			
RESIDENTIAL FLATS			
16-24 THALLON STREET			
CARLINGFORD NSW 2118			
PROJECT NUMBER			
2016 - 001	A02-01	REVISION	3
DRAWING TITLE			
SITE PLAN			

NORTH		DATE	26.04.2017	SCALE	AS SHOWN
		DRAWN BY	ACA	CHECKED BY	AC

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GOOGLE MAP OF SITE & SURROUNDING CONTEXT



IMAGE 1: 16 - 24 TALLON STREET



IMAGE 2: CORNER OF TALLON STREET & POST OFFICE STREET



IMAGE 4: 23 - 25 JENKINS ROAD



IMAGE 3: CORNER OF POST OFFICE STREET & JENKINS ROAD

THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS, NOTATIONS AND THE LINES ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING AND/OR EARTHWORKS. SHOULD ANY DISCREPANCY BETWEEN THE DOCUMENTATION OR ANY OTHER WRITTEN DOCUMENT DIRECTLY RELATED TO THIS PROJECT ARISE, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY FOR RESOLUTION. THIS, OR ANY OTHER DRAWING FOR THIS PROJECT, SHALL NOT BE USED, REFERRED TO, OR REPRODUCED FOR ANY CLARIFICATION. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR THE PURPOSES INTENDED AND REMAINS THE PROPERTY OF AUSTRALIAN CONSULTING ARCHITECTS PTY LTD. THE DRAWING AND RELATED DOCUMENTATION SHALL NOT BE REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF AUSTRALIAN CONSULTING ARCHITECTS PTY LTD. THIS DRAWING IS COPYRIGHT PROTECTED & TIED TO AUSTRALIAN CONSULTING ARCHITECTS PTY LTD.

SECTION 96

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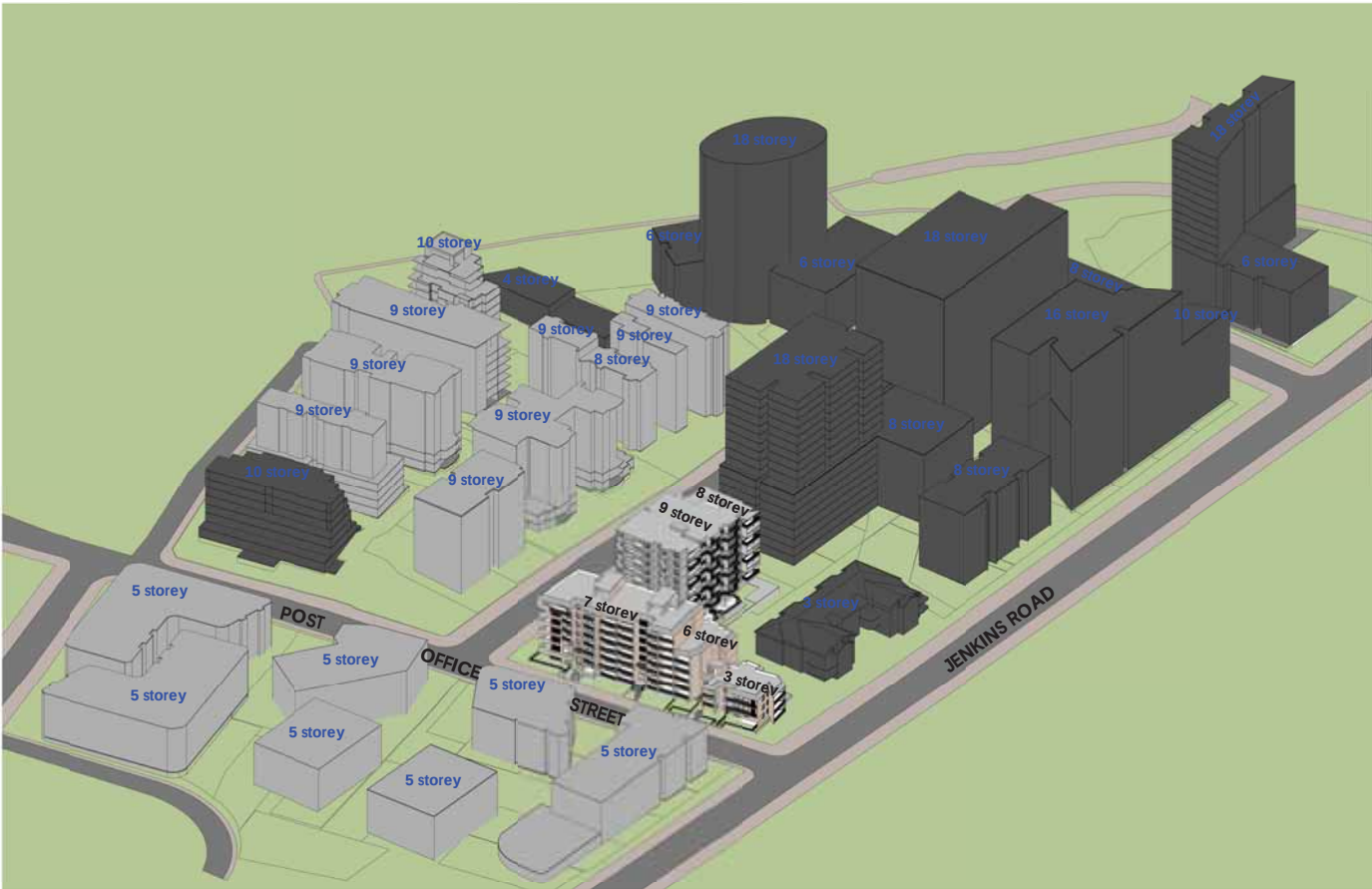
NOTES

1	26.04.2017	AT	SECTION 96 (R)
2	11.02.2018	AT / AM	SECTION 96
3	14.09.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION
CLIENT			
TALLON STREET DEVELOPMENTS PTY LTD			
PROJECT TITLE			
RESIDENTIAL FLATS			
16-24 TALLON STREET			
CARLINGFORD NSW 2118			
PROJECT NUMBER	DRAWING NUMBER	REVISION	
2016 - 001	A02-03	3	
DRAWING TITLE			
SITE ANALYSIS DETAILS			
DATE		SCALE @ A1	
26.04.2017			
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SECTION 96

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NOTES



Permitted buildings
Existing / approved buildings

1	26.04.2017	AT	SECTION 96 (R)
2	11.05.2018	AT / AM	SECTION 96
3	14.05.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION
CLIENT			
THALLON STREET DEVELOPMENTS PTY LTD			

PROJECT TITLE			
RESIDENTIAL FLATS			
16-24 THALLON STREET			
CARLINGFORD NSW 2118			
PROJECT NUMBER	DRAWING NUMBER	REVISION	
2016-001	A02-04	3	
DRAWING TITLE			
SURROUNDING BUILDING HEIGHTS			

DATE	SCALE @ A1
26.04.2017	
DRAWN BY	CHECKED BY
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SECTION 96
NOT FOR CONSTRUCTION

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1	26.04.2017	AT	SECTION 96 (R)
2	11.05.2018	AT / AM	SECTION 96
3	14.05.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION
CLIENT			
THALLON STREET DEVELOPMENTS PTY LTD			

PROJECT TITLE		
RESIDENTIAL FLATS		
16-24 THALLON STREET		
CARLINGFORD NSW 2118		
PROJECT NUMBER	DRAWING NUMBER	REVISION
2016-001	A02-05	3
DRAWING TITLE		
28m MAXIMUM HEIGHT PLANE		

DATE	26.04.2017	SCALE @ A1
DRAWN BY	ACA	CHECKED BY
		AC

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SECTION 96 NOT FOR CONSTRUCTION

NOTE:	
BMS PARKING REQUIREMENTS	
RESIDENTIAL	
1 BED x 0.6 (32 x 0.6 = 19.2)	
2 BED x 0.9 (30 x 0.9 = 45)	
3 BED x 1.4 (40 x 1.4 = 56)	
TOTAL REQUIRED = 120.2	
TOTAL PROVIDED = 128	
WHEEL	
TOTAL UNITS / 5	
(123 / 5 = 24.6)	
TOTAL REQUIRED = 25	
TOTAL PROVIDED = 25	
ACCESSIBLE	
ADAPTABLE UNITS = 13	
TOTAL REQUIRED = 13	
TOTAL PROVIDED = 13	
TOTAL CAR SPACES REQUIRED	
121 + 25 = 146 (INCLUDING ACCESSIBLE)	
TOTAL PROVIDED = 167	
BICYCLE (RESIDENTS)	
RESIDENTS = TOTAL UNITS / 5	
(123 / 5 = 24.6)	
TOTAL REQUIRED = 25	
BICYCLE (VISITORS) = TOTAL UNITS / 10	
(123 / 10 = 12.3)	
TOTAL REQUIRED = 13	
TOTAL BICYCLE SPACES REQUIRED	
25 + 13 = 38	
TOTAL PROVIDED = 38	
MOTORCYCLE	
TOTAL OF REQUIRED CAR SPACES / 50	
(146 / 50 = 2.88)	
TOTAL REQUIRED = 2.88	
TOTAL PROVIDED = 3	

LEGEND	
R	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SPL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL

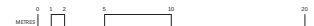
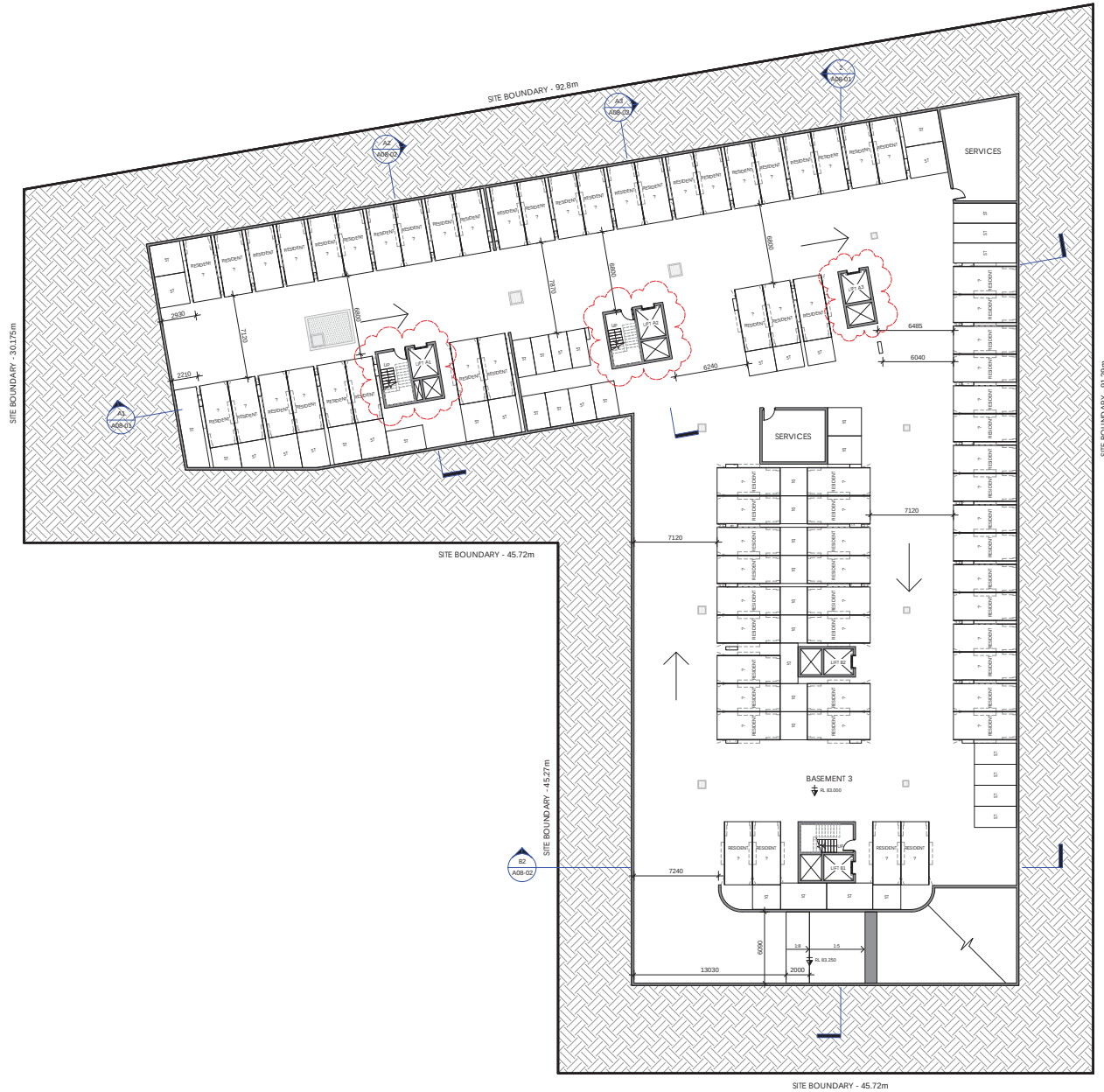
1	26.04.2017	AT	SECTION 96 (R)
2	11.05.2016	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION
CLIENT			
THALLON STREET DEVELOPMENTS PTY LTD			

PROJECT TITLE			
RESIDENTIAL FLATS			
16-24 THALLON STREET			
CARLINGFORD NSW 2118			
PROJECT NUMBER	DRAWING NUMBER	REVISION	
2016 - 001	A05-01	3	
DRAWING TITLE			
BASEMENT 3 PLAN			

NORTH	DATE	SCALE
	26.04.2017	1: 200
	DRAWN BY	CHECKED BY
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SECTION 96 NOT FOR CONSTRUCTION

NOTES:

BMS PARKING REQUIREMENTS
RESIDENTIAL
1 BED x 0.6 (32 x 0.6 = 19.2)
2 BED x 0.9 (30 x 0.9 = 45)
3 BED x 1.4 (40 x 1.4 = 56)
TOTAL REQUIRED = 120.2
TOTAL PROVIDED = 128
VISITOR
TOTAL UNITS / 5
(123 / 5 = 24.6)
TOTAL REQUIRED = 25
TOTAL PROVIDED = 25
ACCESSIBLE
ADAPTABLE UNITS = 13
TOTAL REQUIRED = 13
TOTAL PROVIDED = 13
TOTAL CAR SPACES REQUIRED
121 + 25 + 13 (INCLUDING ACCESSIBLE)
TOTAL PROVIDED = 167
BICYCLE (RESIDENTS)
RESIDENTS = TOTAL UNITS / 5
(123 / 5 = 24.6)
TOTAL REQUIRED = 25
BICYCLE (VISITORS) = TOTAL UNITS / 10
(123 / 10 = 12.3)
TOTAL REQUIRED = 13
TOTAL BICYCLE SPACES REQUIRED
25 + 13 = 38
TOTAL PROVIDED = 38
MOTORBIKE
TOTAL OF REQUIRED CAR SPACES / 50
(167 / 50 = 3.34)
TOTAL REQUIRED = 4
TOTAL PROVIDED = 3

LEGEND

R	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SPL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL

1	26.04.2017	AT	SECTION 96 (R)
2	11.02.2018	AT / AM	SECTION 96
3	14.08.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION
CLIENT	THALLON STREET DEVELOPMENTS PTY LTD		

PROJECT TITLE
RESIDENTIAL FLATS
16-24 THALLON STREET
CARLINGFORD NSW 2118

PROJECT NUMBER
2016 - 001

DRAWING NUMBER
A05-02

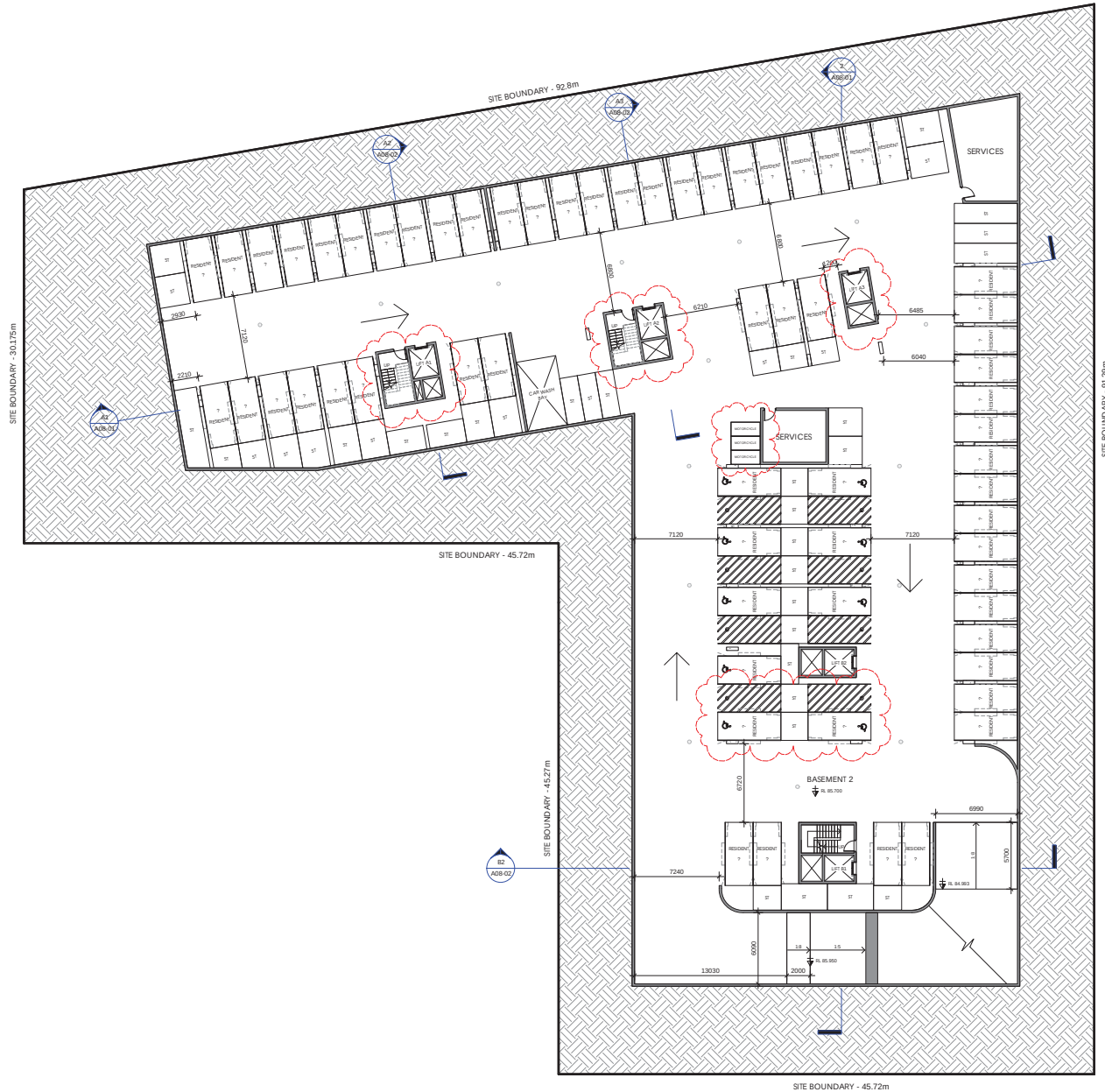
REVISION
3

DRAWING TITLE
BASEMENT 2 PLAN

NORTH	DATE 26.04.2017	SCALE IN A1 1: 200
	DRAWN BY ACA	CHECKED BY AC

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0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20
METRES

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SECTION 96 NOT FOR CONSTRUCTION

NOTES:	
BMS PARKING REQUIREMENTS	
RESIDENTIAL	
1 BED x 0.6 (32 x 0.6 = 19.2)	
2 BED x 0.9 (30 x 0.9 = 45)	
3 BED x 1.4 (40 x 1.4 = 56)	
TOTAL REQUIRED = 120.2	
TOTAL PROVIDED = 128	
VISITOR	
TOTAL UNITS / 5	
(123 / 5 = 24.6)	
TOTAL REQUIRED = 25	
TOTAL PROVIDED = 25	
ACCESSIBLE	
ADAPTABLE UNITS = 13	
TOTAL REQUIRED = 13	
TOTAL PROVIDED = 13	
TOTAL CAR SPACES REQUIRED	
121 + 25 + 136 (INCLUDING ACCESSIBLE)	
TOTAL PROVIDED = 167	
BICYCLE (RESIDENTS)	
RESIDENTS = TOTAL UNITS / 5	
(123 / 5) = 24.6	
TOTAL REQUIRED = 25	
BICYCLE (VISITORS) = TOTAL UNITS / 10	
(123 / 10) = 12.3	
TOTAL REQUIRED = 13	
TOTAL BICYCLE SPACES REQUIRED	
25 + 13 = 38	
TOTAL PROVIDED = 38	
MOTORBIKE	
TOTAL OF REQUIRED CAR SPACES / 50	
(167 / 50) = 3.34	
TOTAL REQUIRED = 3	
TOTAL PROVIDED = 3	

LEGEND	
F	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SPL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL

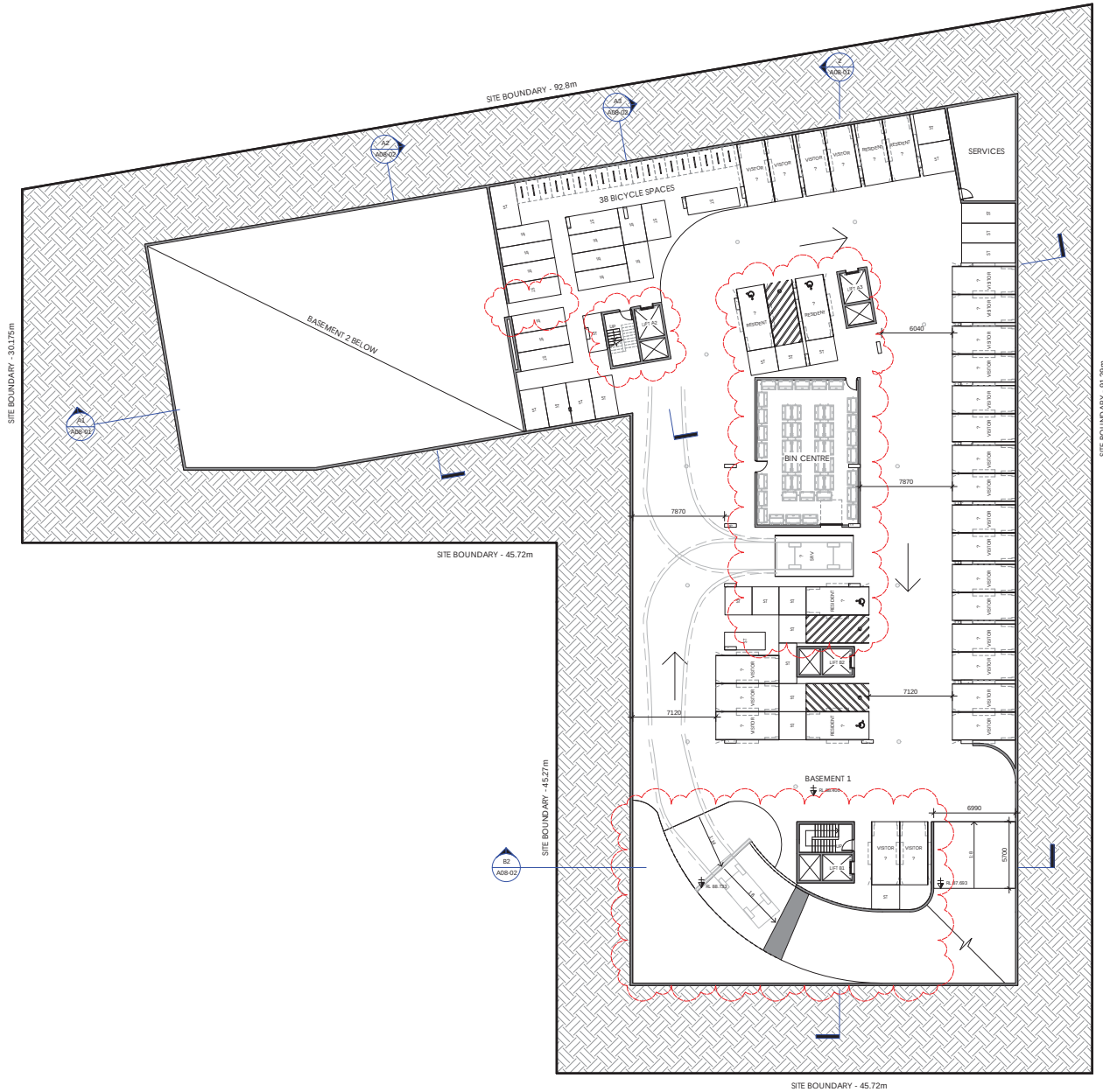
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2	11.05.2018	AT / AM	SECTION 96 (R)
3	14.05.2018	AT / AM	SECTION 96 (R)
NO.	DATE	BY	DESCRIPTION
CLIENT			
THALLON STREET DEVELOPMENTS PTY LTD			

PROJECT TITLE			
RESIDENTIAL FLATS			
16-24 THALLON STREET			
CARLINGFORD NSW 2118			
PROJECT NUMBER	DRAWING NUMBER	REVISION	
2016 - 001	A05-03	3	
DRAWING TITLE			
BASEMENT 1 PLAN			

NORTH	DATE	SCALE
	26.04.2017	1: 200
	DRAWN BY	CHECKED BY
	ACA	AC

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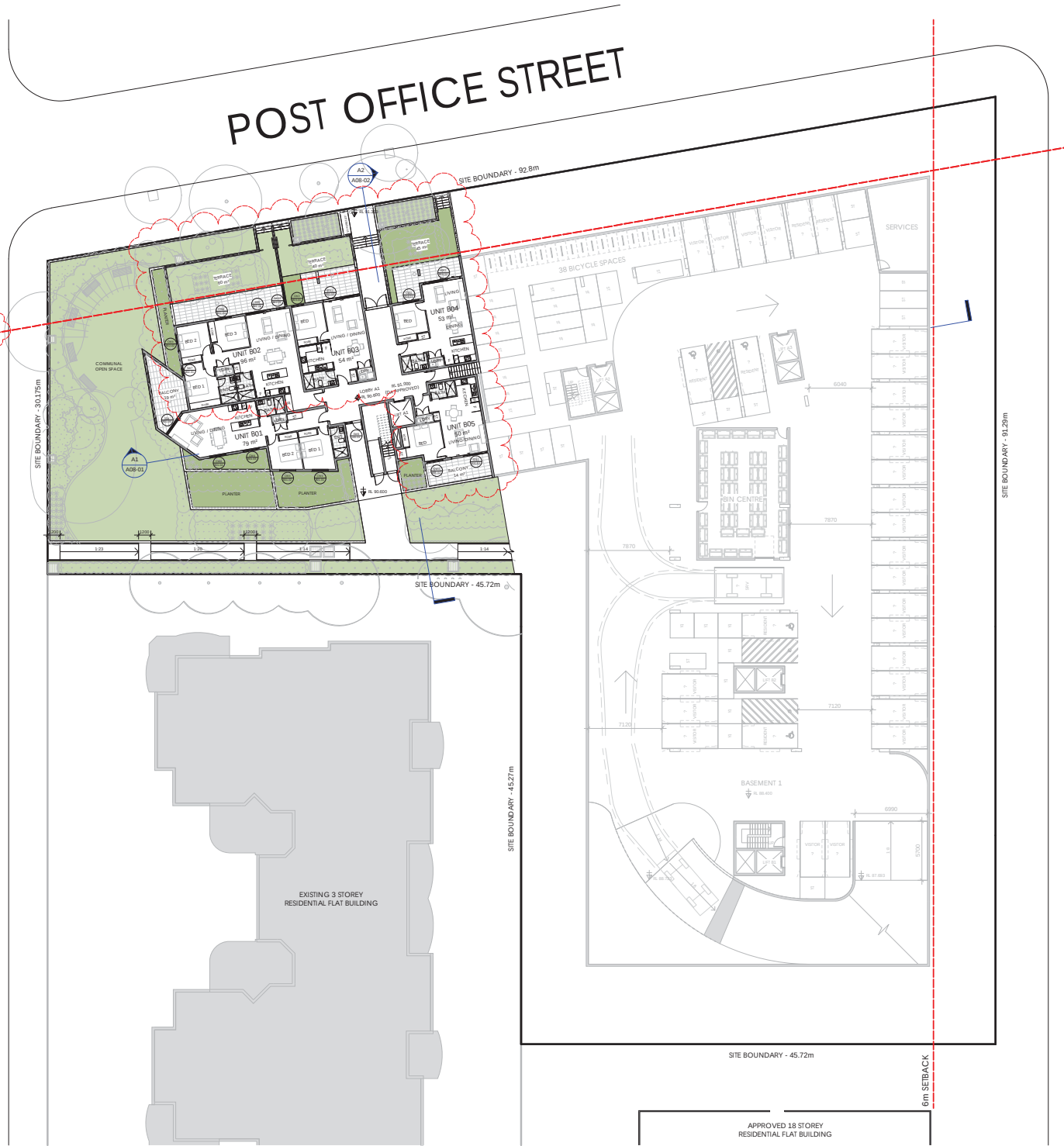


0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20
METRES

JENKINS ROAD

POST OFFICE STREET

THALLON STREET



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SECTION 96 NOT FOR CONSTRUCTION

NOTES	
SITE CALCULATIONS	
SITE AREA	5575m ²
MAX. FSR	1.99-1
ACHIEVED FSR	1.97-1
MIN. DEEP SOIL	30% OF SITE
ACHIEVED DEEP SOIL	1892m ² (30% OF SITE)
MIN. LANDSCAPING	40% OF SITE
ACHIEVED LANDSCAPING	2231m ² (40% OF SITE)

UNIT (OVERALL) SCHEDULE	
1 BED	52
2 BED	50
3 BED	40
STUDIO	2
TOTAL	124

LEGEND	
F	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SFL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL

	DEEP SOIL AREA
	LANDSCAPED AREA

1	26.04.2017	AT / AM	SECTION 96 (R)
2	11.02.2018	AT / AM	SECTION 96
3	18.04.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION
CLIENT			
THALLON STREET DEVELOPMENTS PTY LTD			

PROJECT TITLE			
RESIDENTIAL FLATS			
16-24 THALLON STREET			
CARLINGFORD NSW 2118			
PROJECT NUMBER			
2016 - 001	DRAWING NUMBER	REVISION	
	A05-04	3	
DRAWING TITLE			
LOWER GROUND FLOOR PLAN			

NORTH	DATE	SCALE
	26.04.2017	1: 200
	DRAWN BY	CHECKED BY
	ACA	AC

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JENKINS ROAD

POST OFFICE STREET

THALLON STREET



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SECTION 96 NOT FOR CONSTRUCTION

NOTES	
SITE CALCULATIONS	
SITE AREA	5575m ²
MAX. FRR	1.99-1
ACHIEVED FRR	1.97-1
MIN. DEEP SOIL	30% OF SITE
ACHIEVED DEEP SOIL	1892m ² (30% OF SITE)
MIN. LANDSCAPING	40% OF SITE
ACHIEVED LANDSCAPING	2251m ² (40% OF SITE)

UNIT (OVERALL) SCHEDULE	
1 BED	52
2 BED	50
3 BED	40
STUDIO	2
TOTAL	124

LEGEND	
F	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SFL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL

	DEEP SOIL AREA
	LANDSCAPED AREA

1	26.04.2017	AT	SECTION 96 (R)
2	11.02.2018	AT / AM	SECTION 96
3	14.08.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION
CLIENT			
THALLON STREET DEVELOPMENTS PTY LTD			

PROJECT TITLE			
RESIDENTIAL FLATS			
16-24 THALLON STREET			
CARLINGFORD NSW 2118			
PROJECT NUMBER			
2016 - 001	A05-05	REVISION	3
DRAWING TITLE			
GROUND FLOOR PLAN			

NORTH	DATE	SCALE
	26.04.2017	1: 200
	DRAWN BY	CHECKED BY
	ACA	AC

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australian consulting architects

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SECTION 96

NOT FOR CONSTRUCTION

NOTES:

SITE CALCULATIONS

SITE AREA	5575m ²
MAX. FFR	1.99:1
ACHIEVED FFR	1.97:1
MIN. DEEP SOIL	30% OF SITE
ACHIEVED DEEP SOIL	1692m ² (30% OF SITE)
MIN. LANDSCAPING	40% OF SITE
ACHIEVED LANDSCAPING	2231m ² (40% OF SITE)

UNIT (OVERALL) SCHEDULE

1 BED	52
2 BED	50
3 BED	49
STUDIO	2
TOTAL	124

LEGEND:

F	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SFL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL

1	26.04.2017	AT	SECTION 96 (R)
2	11.05.2018	AT / AM	SECTION 96
3	14.06.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION

CLIENT
THALLON STREET DEVELOPMENTS PTY LTD

PROJECT TITLE
RESIDENTIAL FLATS
16-24 THALLON STREET
CARLINGFORD NSW 2118

PROJECT NUMBER
2016 - 001

DRAWING NUMBER
A05-06

REVISION
3

DRAWING TITLE
LEVEL 1 PLAN

NORTH	DATE 26.04.2017	SCALE IN A1 1: 200
	DRAWN BY ACA	CHECKED BY AC

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SECTION 96

NOT FOR CONSTRUCTION

NOTES:

SITE CALCULATIONS

SITE AREA	5575m ²
MAX. FFR	1.99:1
ACHIEVED FFR	1.97:1
MIN. DEEP SOIL	30% OF SITE
ACHIEVED DEEP SOIL	1892m ² (30% OF SITE)
MIN. LANDSCAPING	40% OF SITE
ACHIEVED LANDSCAPING	2231m ² (40% OF SITE)

UNIT (OVERALL) SCHEDULE

1 BED	52
2 BED	50
3 BED	49
STUDIO	2
TOTAL	124

LEGEND:

F	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SFL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL



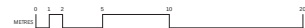
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2	11.02.2018	AT / AM	SECTION 96
3	14.09.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION
CLIENT			
THALLON STREET DEVELOPMENTS PTY LTD			

PROJECT TITLE			
RESIDENTIAL FLATS			
16-24 THALLON STREET			
CARLINGFORD NSW 2118			
PROJECT NUMBER	DRAWING NUMBER	REVISION	
2016 - 001	A05-07	3	
DRAWING TITLE			
LEVEL 2 PLAN			

NORTH	DATE	SCALE
	26.04.2017	1:200
	DRAWN BY	CHECKED BY
	ACA	AC

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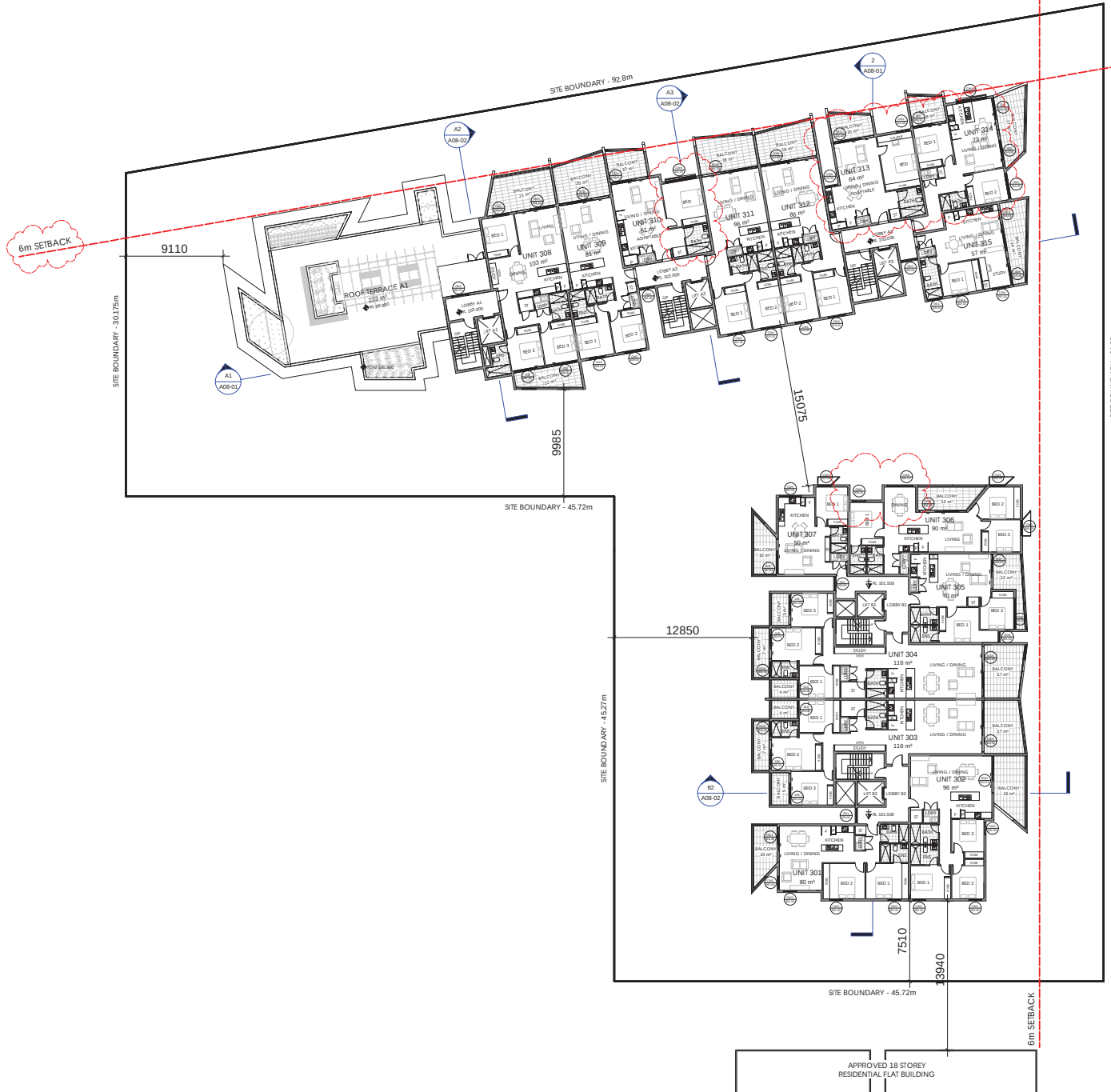
SECTION 96

NOT FOR CONSTRUCTION

NOTES	
SITE CALCULATIONS	
SITE AREA	5575m ²
MAX. FFR	1.99-1
ACHIEVED FFR	1.97-1
MIN. DEEP SOIL	30% OF SITE
ACHIEVED DEEP SOIL	1692m ² (30% OF SITE)
MIN. LANDSCAPING	40% OF SITE
ACHIEVED LANDSCAPING	2231m ² (40% OF SITE)

UNIT (OVERALL) SCHEDULE	
1 BED	52
2 BED	50
3 BED	49
STUDIO	2
TOTAL	153

LEGEND:	
F	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SFL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL



1	26.04.2017	AT	SECTION 96 (R)
2	11.05.2018	AT / AM	SECTION 96
3	14.06.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION
CLIENT			
THALLON STREET DEVELOPMENTS PTY LTD			

PROJECT TITLE			
RESIDENTIAL FLATS			
16-24 THALLON STREET			
CARLINGFORD NSW 2118			
PROJECT NUMBER	DRAWING NUMBER	REVISION	
2016 - 001	A05-08	3	
DRAWING TITLE			
LEVEL 3 PLAN			

NORTH	DATE	SCALE
	26.04.2017	1:200
	DRAWN BY	CHECKED BY
	ACA	AC

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SECTION 96

NOT FOR CONSTRUCTION

NOTES	
SITE CALCULATIONS	
SITE AREA	5575m ²
MAX. FFR	1.99-1
ACHIEVED FFR	1.97-1
MIN. DEEP SOIL	30% OF SITE
ACHIEVED DEEP SOIL	1692m ² (30% OF SITE)
MIN. LANDSCAPING	40% OF SITE
ACHIEVED LANDSCAPING	2231m ² (40% OF SITE)

UNIT (OVERALL) SCHEDULE	
1 BED	52
2 BED	50
3 BED	49
STUDIO	2
TOTAL	124

LEGEND	
F	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SFL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL



1	26.04.2017	AT	SECTION 96 (R)
2	11.02.2018	AT / AM	SECTION 96
3	14.09.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION
CLIENT			
THALLON STREET DEVELOPMENTS PTY LTD			

PROJECT TITLE			
RESIDENTIAL FLATS			
16-24 THALLON STREET			
CARLINGFORD NSW 2118			
PROJECT NUMBER	DRAWING NUMBER	REVISION	
2016 - 001	A05-09	3	
DRAWING TITLE			
LEVEL 4 PLAN			

NORTH	DATE	SCALE
	26.04.2017	1: 200
	DRAWN BY	CHECKED BY
	ACA	AC

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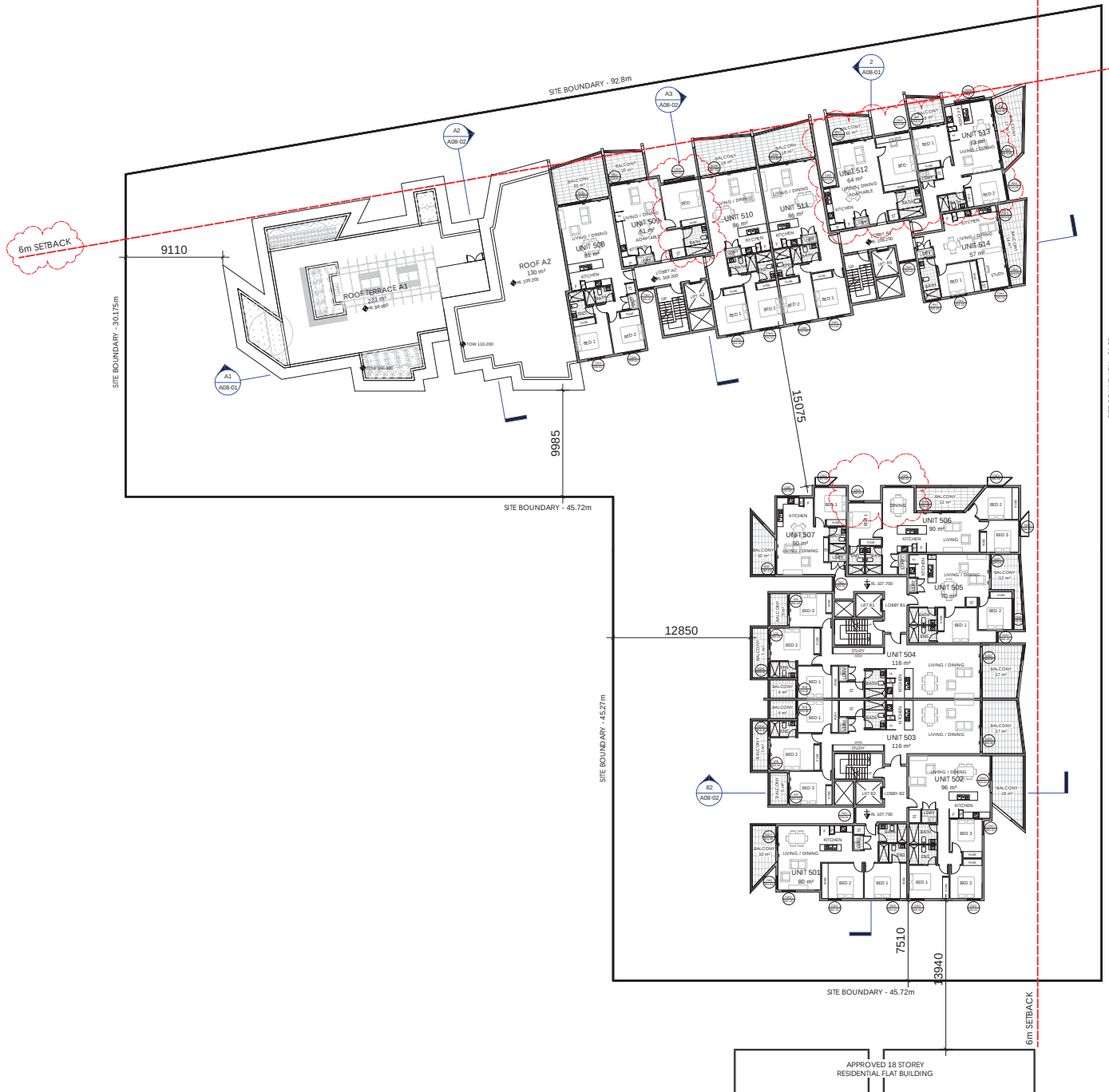
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SECTION 96 NOT FOR CONSTRUCTION

NOTES	
SITE CALCULATIONS	
SITE AREA	5575m ²
MAX. FSR	1.99-1
ACHIEVED FSR	1.97-1
MIN. DEEP SOIL	30% OF SITE
ACHIEVED DEEP SOIL	1892m ² (30% OF SITE)
MIN. LANDSCAPING	40% OF SITE
ACHIEVED LANDSCAPING	2231m ² (40% OF SITE)

UNIT (OVERALL) SCHEDULE	
1 BED	52
2 BED	50
3 BED	49
STUDIO	2
TOTAL	124

LEGEND	
F	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SFL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL



1	26.04.2017	AT	SECTION 96 (R)
2	11.02.2018	AT / AM	SECTION 96
3	14.09.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION
CLIENT			
THALLON STREET DEVELOPMENTS PTY LTD			

PROJECT TITLE			
RESIDENTIAL FLATS			
16-24 THALLON STREET			
CARLINGFORD NSW 2118			
PROJECT NUMBER	DRAWING NUMBER	REVISION	
2016 - 001	A05-10	3	
DRAWING TITLE			
LEVEL 5 PLAN			

NORTH	DATE	SCALE
	26.04.2017	1: 200
	DRAWN BY	CHECKED BY
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SECTION 96
NOT FOR CONSTRUCTION

NOTES
SITE CALCULATIONS

SITE AREA	5575m ²
MAX. FSR	1.99:1
ACHIEVED FSR	1.97:1
MIN. DEEP SOIL	30% OF SITE
ACHIEVED DEEP SOIL	1692m ² (30% OF SITE)
MIN. LANDSCAPING	40% OF SITE
ACHIEVED LANDSCAPING	2251m ² (40% OF SITE)

UNIT (OVERALL) SCHEDULE	
1 BED	32
2 BED	50
3 BED	40
STUDIO	2
TOTAL: 124	

LEGEND

F	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SFL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL



3	26.04.2017	AT	SECTION 96 (B)
2	11.30.2016	AT / AM	SECTION 96
1	14.09.2016	AT / AM	SECTION 96
NO	DATE	BY	DESCRIPTION

CLIENT
THALLON STREET DEVELOPMENTS PTY LTD

PROJECT TITLE
RESIDENTIAL FLATS
16-24 THALLON STREET
CARLINGFORD NSW 2118

PROJECT NUMBER	DRAWING NUMBER	REVISION
2016 - 001	A05-11	3

DRAWING TITLE
LEVEL 6 PLAN



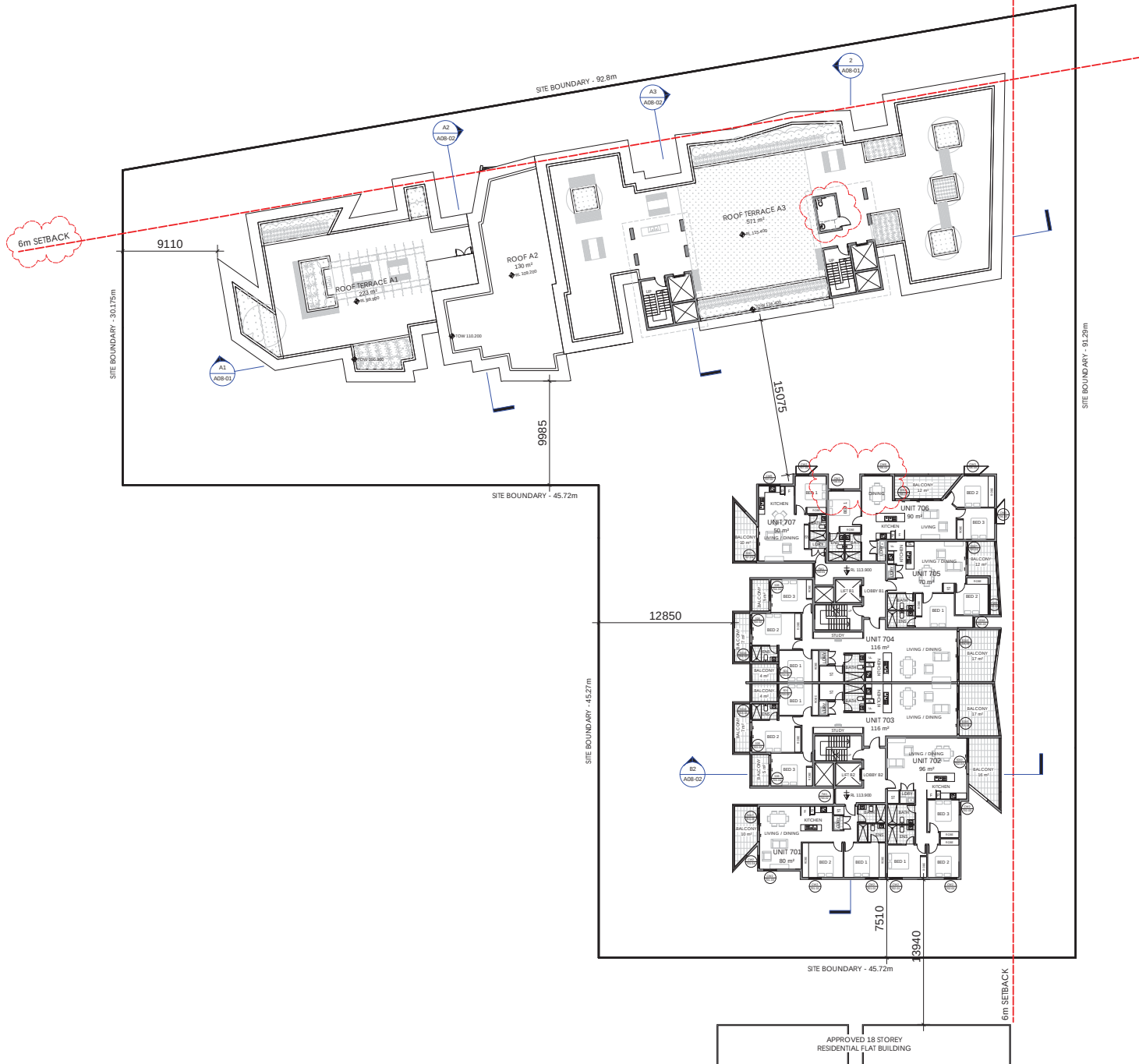
DATE	SCALE @ A1
26.04.2017	1 : 200
DRAWN BY	CHECKED BY
ACA	AC



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SECTION 96 NOT FOR CONSTRUCTION

NOTES	
SITE CALCULATIONS	
SITE AREA	5575m ²
MAX. FFR	1.99:1
ACHIEVED FFR	1.97:1
MIN. DEEP SOIL	30% OF SITE
ACHIEVED DEEP SOIL	1892m ² (30% OF SITE)
MIN. LANDSCAPING	40% OF SITE
ACHIEVED LANDSCAPING	2231m ² (40% OF SITE)

UNIT (OVERALL) SCHEDULE	
1 BED	52
2 BED	50
3 BED	40
STUDIO	2
TOTAL	124

LEGEND	
F	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SFL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL

1	26.04.2017	AT	SECTION 96 (R)
2	11.02.2018	AT / AM	SECTION 96
3	14.09.2018	AT / AM	SECTION 96

NO.	DATE	BY	DESCRIPTION
1	26.04.2017	ACA	SECTION 96

CLIENT
THALLON STREET DEVELOPMENTS PTY LTD

PROJECT TITLE
RESIDENTIAL FLATS
16-24 THALLON STREET
CARLINGFORD NSW 2118

PROJECT NUMBER
2016 - 001

DRAWING NUMBER
A05-12

REVISION
3

DRAWING TITLE
LEVEL 7 PLAN

DATE
26.04.2017

SCALE
1:200

DRAWN BY
ACA

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AC



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SECTION 96

NOT FOR CONSTRUCTION

NOTES:	
SITE CALCULATIONS	
SITE AREA	5575m ²
MAX. FSR	1.99-1
ACHIEVED FSR	1.97-1
MIN. DEEP SOIL	30% OF SITE
ACHIEVED DEEP SOIL	1892m ² (30% OF SITE)
MIN. LANDSCAPING	40% OF SITE
ACHIEVED LANDSCAPING	2231m ² (40% OF SITE)

UNIT (OVERALL) SCHEDULE	
1 BED	52
2 BED	50
3 BED	40
STUDIO	2
TOTAL	124

LEGEND	
F	REFRIGERATOR
P	PANTRY
RL	REDUCED LEVEL
ST	STORAGE
SFL	STRUCTURAL FLOOR LEVEL
TOW	TOP OF WALL

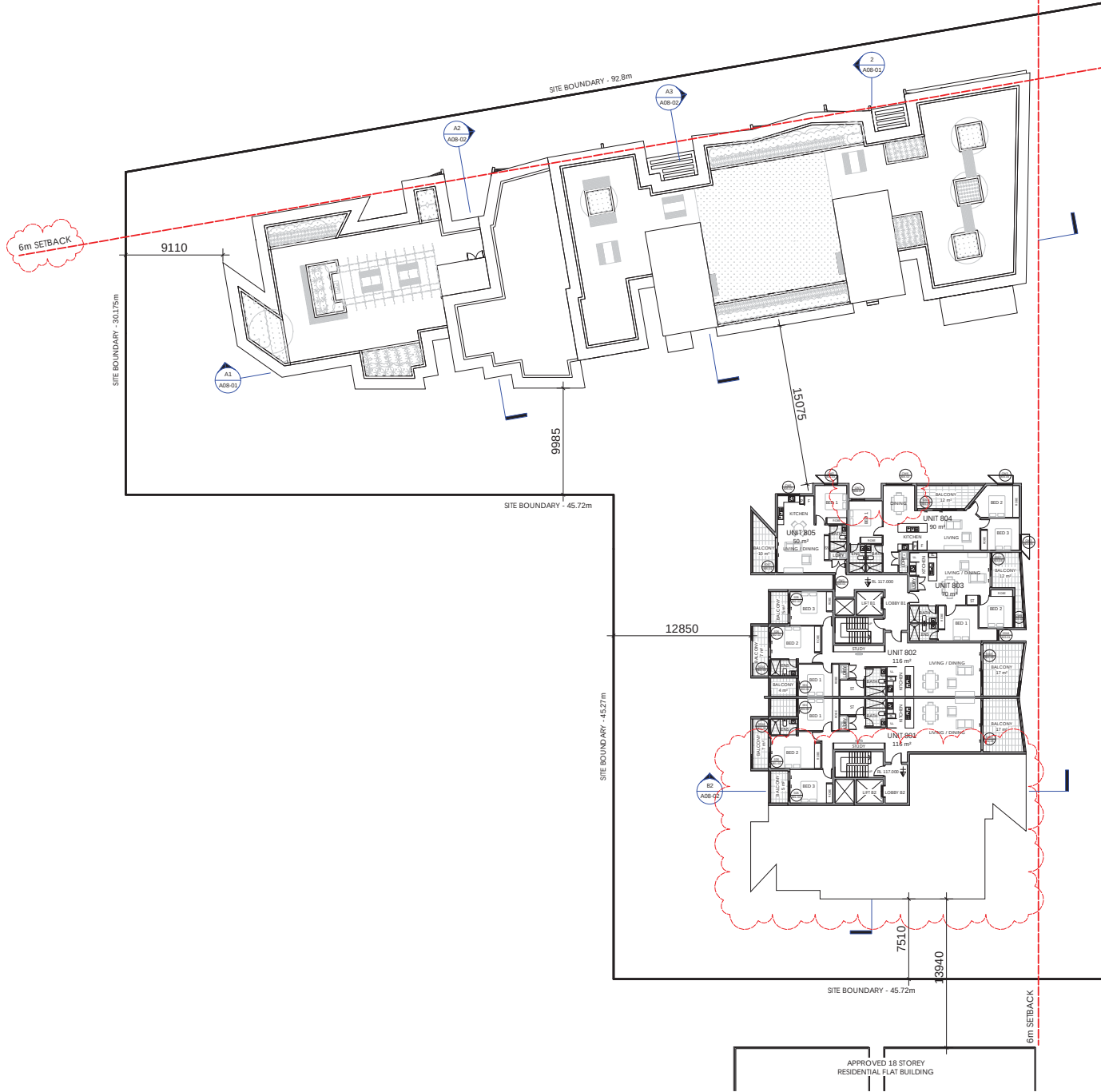
1	26.04.2017	AT	SECTION 96 (R)
2	11.02.2018	AT / AM	SECTION 96
3	14.09.2018	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION
CLIENT			
THALLON STREET DEVELOPMENTS PTY LTD			

PROJECT TITLE		
RESIDENTIAL FLATS		
16-24 THALLON STREET		
CARLINGFORD NSW 2118		
PROJECT NUMBER	DRAWING NUMBER	REVISION
2016 - 001	A05-13	3
DRAWING TITLE		
LEVEL 8 PLAN		

NORTH	DATE	SCALE
	26.04.2017	1: 200
	DRAWN BY	CHECKED BY
	ACA	AC

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SECTION 96
NOT FOR CONSTRUCTION

NOTES
SITE CALCULATIONSSITE AREA 5575m²

MAX. FSR	1.99:1
ACHIEVED FSR	1.97:1

MIN. DEEP SOIL	30% OF SITE
ACHIEVED DEEP SOIL	1692m ² (30% OF SITE)

MIN. LANDSCAPING	40% OF SITE
ACHIEVED LANDSCAPING	2251m ² (40% OF SITE)

UNIT (OVERALL) SCHEDULE	
1 BED	32
2 BED	50
3 BED	40
STUDIO	2
TOTAL: 124	

LEGEND

F REFRIGERATOR

P PANTRY
R REDUCED LOW

ST STORAGE

SPL STRUCTURAL FLOOR LEVEL
TOW TOP OF WALL

3	26.04.2017	AT	SECTION 96 (I)
2	11.30.2016	AT / AM	SECTION 96
1	14.09.2016	AT / AM	SECTION 96
NO.	DATE	BY	DESCRIPTION

CLIENT
THALLON STREET DEVELOPMENTS PTY LTD

PROJECT TITLE
RESIDENTIAL FLATS
16-24 THALLON STREET
CARLINGFORD NSW 2118

PROJECT NUMBER	DRAWING NUMBER	REVISION
2016 - 001	A05-14	3

2010 - 001
DRAWING TITLE
ROOF PLAN



DATE	SCALE @ A1
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26.04.2017 1 : 200

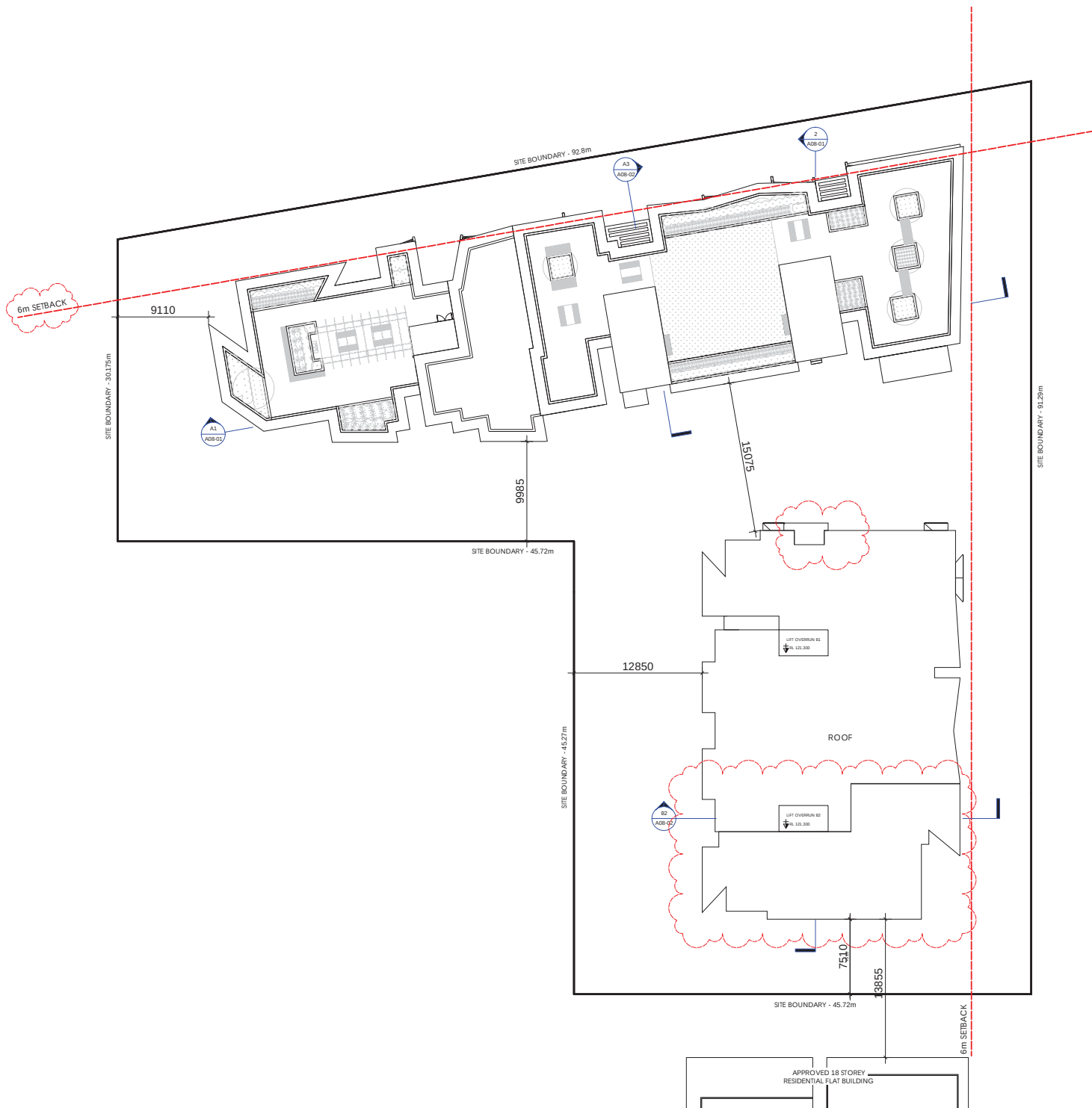
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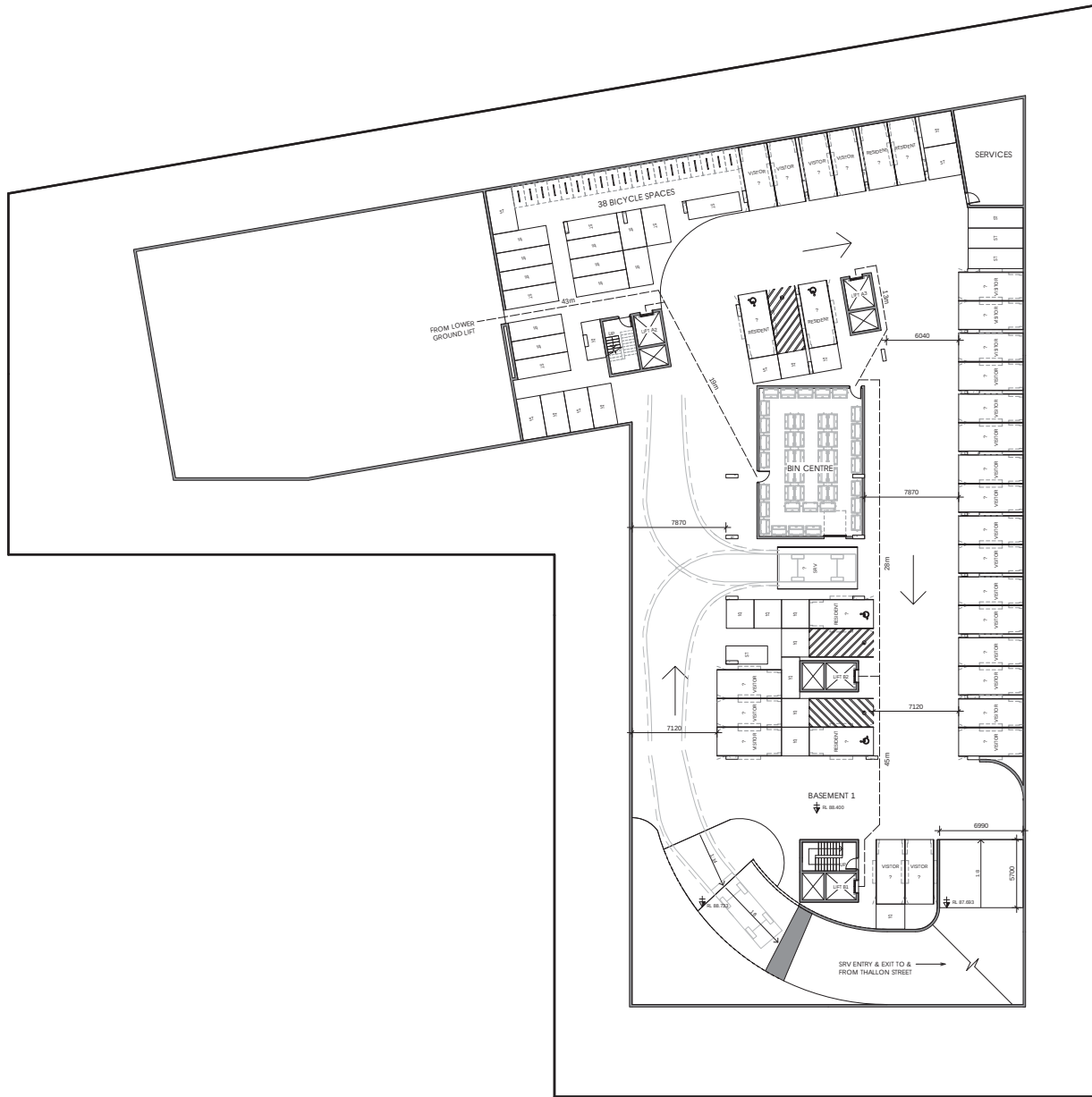
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SECTION 96
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NOTES



1	26.04.2017	AT	SECTION 96 (R)
2	11.02.2018	AT / AM	SECTION 96
3	14.09.2018	AT / AM	SECTION 96

NO. DATE BY DESCRIPTION

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THALLON STREET DEVELOPMENTS PTY LTD

PROJECT TITLE
RESIDENTIAL FLATS
16-24 THALLON STREET
CARLINGFORD NSW 2118

PROJECT NUMBER
2016 - 001

DRAWING NUMBER
A05-15

REVISION
3

DRAWING TITLE
WASTE MANAGEMENT PLAN



DATE
26.04.2017

SCALE IS AT
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