

# AMENDED DEVELOPMENT APPLICATION DOCUMENTATION

## ARCHITECTURAL DOCUMENTATION FOR STAGE 2 - RESIDENTIAL FLAT BUILDING

400-404, 404A, 402A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA

### DRAWING LIST

TITLE	NO	ISSUE	SCALE
STAGE 2: COVER PAGE, BCA + BASIX REQUIREMENTS	DA00	E	NTS
STAGE 2: SITE ANALYSIS + DEMOLITION PLAN	DA01	E	1:500
STAGE 2: SITE + ROOF PLAN	DA02	E	1:200
STAGE 2: BASEMENT 2 PLAN	DA03	E	1:200
STAGE 2: BASEMENT 1 PLAN	DA04	E	1:200
STAGE 2: GROUND FLOOR PLAN	DA05	E	1:200
STAGE 2: TYPICAL LEVEL 2-4 PLANS	DA06	E	1:200
STAGE 2: LEVEL 5 FLOOR PLAN	DA07	E	1:200
STAGE 2: LEVEL 6 FLOOR PLAN	DA08	E	1:200
STAGE 2: GFA + APARTMENT NO'S	DA09	E	1:500
STAGE 2: SECTION A-A, B-B + C-C	DA10	E	1:200
STAGE 2: NORTH + SOUTH ELEVATIONS	DA11	E	1:200
STAGE 2: EAST + WEST ELEVATIONS	DA12	E	1:200
STAGE 2: SCHEDULE OF EXTERNAL FINISHES	DA13	E	NTS
STAGE 2: SHADOW DIAGRAMS - 9AM 21 JUNE	DA14	E	1:300
STAGE 2: SHADOW DIAGRAMS - 10AM 21 JUNE	DA15	E	1:300
STAGE 2: SHADOW DIAGRAMS - 11AM 21 JUNE	DA16	E	1:300
STAGE 2: SHADOW DIAGRAMS -12PM 21 JUNE	DA17	E	1:300
STAGE 2: SHADOW DIAGRAMS -1PM 21 JUNE	DA18	E	1:300
STAGE 2: SHADOW DIAGRAMS -2PM 21 JUNE	DA19	E	1:300
STAGE 2: SHADOW DIAGRAMS -3PM JUNE	DA20	E	1:300
STAGE 2: SHADOW DIAGRAMS - 9AM 21 MAR/SEPT	DA21	E	1:300
STAGE 2: SHADOW DIAGRAMS - 10AM 21 MAR/SEPT	DA22	E	1:300
STAGE 2: SHADOW DIAGRAMS - 11AM 21 MAR/SEPT	DA23	E	1:300
STAGE 2: SHADOW DIAGRAMS -12PM 21 MAR/SEPT	DA24	E	1:300
STAGE 2: SHADOW DIAGRAMS -1PM 21 MAR/SEPT	DA25	E	1:300
STAGE 2: SHADOW DIAGRAMS -2PM 21 MAR/SEPT	DA26	E	1:300
STAGE 2: SHADOW DIAGRAMS -3PM MAR/SEPT	DA27	E	1:300
STAGE 2: MASSING MODEL VIEWS	DA28	E	NTS
STAGE 2: SECTION D-D	DA29	A	1:200
STAGE 2: CROSS VENTILATION DIAGRAMS	ADG01	E	1:500
STAGE 2: SOLAR ACCESS DIAGRAMS	ADG02	E	1:500
STAGE 2: VIEW FROM THE SUN DIAGRAMS 9AM-12PM 21 JUNE	ADG03	E	3D
STAGE 2: VIEW FROM THE SUN DIAGRAMS 1PM-3PM 21 JUNE	ADG04	E	3D
STAGE 2: VIEW FROM THE SUN DIAGRAMS 9AM-12PM 21 MAR/SEPT	ADG05	E	3D
STAGE 2: VIEW FROM THE SUN DIAGRAMS 1PM-3PM 21 MAR/SEPT	ADG06	E	3D

KI

BCA requirements:

- 1
- The glazed panel to Study to A102 to have a light transmitting area exclusive of framing members of not less than 0.37m2.
- 2
- The glazed panel to Study to A103 to have a light transmitting area exclusive of framing members of not less than 0.47m2.
- 3
- The glazed panel to Study to B102 to have a light transmitting area exclusive of framing members of not less than 0.36m2.
- 4
- The opening to Study to B107 to have a light transmitting area exclusive of framing members of not less than 0.47m2.
- 5
- The glazed panel to Study to A202, A302 & A402 to have a light transmitting area exclusive of framing members of not less than 0.37m2.
- 6
- The glazed panel to Study to A203, A303 & A403 to have a light transmitting area exclusive of framing members of not less than 0.63m2.
- 7
- The glazed panel to Study to A204, A304 & A404 to have a light transmitting area exclusive of framing members of not less than 0.72m2.
- 8
- The glazed panel to Study to B202, B302 & B402 to have a light transmitting area exclusive of framing members of not less than 0.36m2.
- 9
- The glazed panel to Study to A502 to have a light transmitting area exclusive of framing members of not less than 0.37m2.
- 10
- The glazed panel to Study to A503 to have a light transmitting area exclusive of framing members of not less than 0.63m2.
- 11
- The glazed panel to Study to A504 to have a light transmitting area exclusive of framing members of not less than 0.72m2.
- 12
- The glazed panel to Study to B502 to have a light transmitting area exclusive of framing members of not less than 0.36m2.

The studies bounding the kitchens on Level 6 are afforded natural light via the openable skylights.

Mechanical ventilation to be provided to the above studies excluding the studies bounding the kitchens on Level 6 as these are afforded natural ventilation via the openable skylights.

### BASIX COMMITMENTS - Certificate number: 1345214M

	Fixtures					Appliances		Individual pool			Individual spa			
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Cooling			Heating		Artificial lighting					Natural lighting		
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 3 star (average zone)	1-phase airconditioning 3 star (average zone)	1-phase airconditioning 3 star (average zone)	1-phase airconditioning 3 star (average zone)	0	0	no	no	no	no	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	-	3 star	-	-	-	-

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Pool (No. 1)	Volume: 54.0 kLs	Location: Building1 Pool shaded: no	-

Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
GYM	no mechanical ventilation	-	light-emitting diode	time clocks	No
BASEMENT 1	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	motion sensors	No
BASEMENT 2	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	motion sensors	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
GARBAGE ROOM B1 A	ventilation (supply + exhaust)	-	compact fluorescent	motion sensors	No
GARBAGE ROOM B1 B	ventilation (supply + exhaust)	-	compact fluorescent	motion sensors	No
SERVICE ROOM B1 A	ventilation (supply + exhaust)	interlocked to light	compact fluorescent	motion sensors	No
SERVICE ROOM B1 B	ventilation (supply + exhaust)	interlocked to light	compact fluorescent	motion sensors	No
SERVICE ROOM GROUND	no mechanical ventilation	-	compact fluorescent	motion sensors	No
GROUND FLOOR LOBBY	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
HALLWAYS LEVEL 2	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No

Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
HALLWAYS LEVEL 3	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
HALLWAYS LEVEL 4	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
HALLWAYS LEVEL 5	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
HALLWAYS LEVEL 6	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 8
Lift (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 8
Pool (No. 1)	Heating source: no heating	Pump controlled by timer: yes

CLIENT

TCON CONSTRUCTIONS PTY LTD

ADDRESS

400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA

REVISION

E COUNCIL REQUESTED AMENDMENTS

TITLE

STAGE 2: COVER PAGE, BCA + BASIX REQUIREMENTS

PROJECT NO.

21024

DRAWING NO.

DA00

REVISION

E

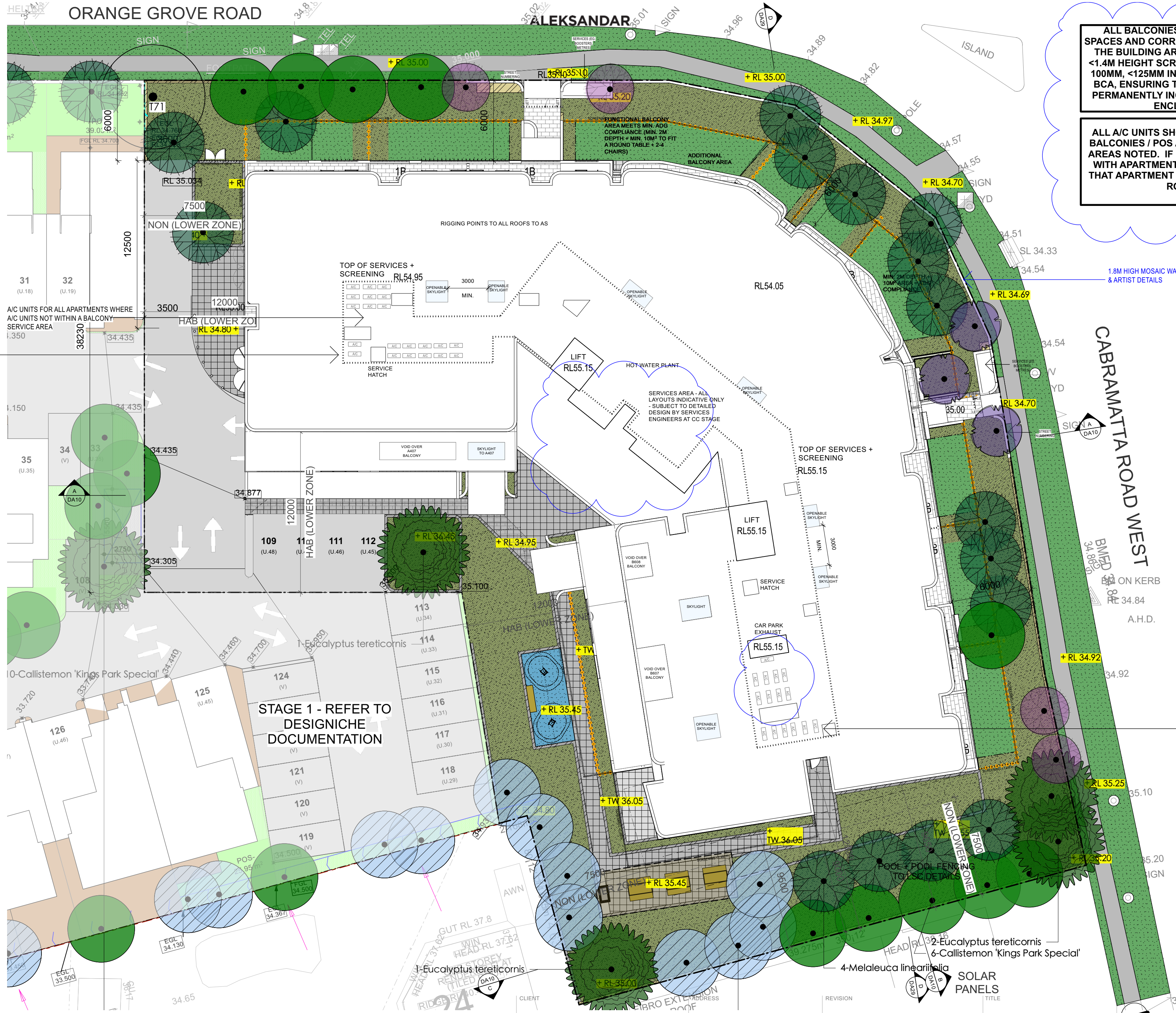
SCALE @ A2  
DRAWN BY  
CHECKED BY

NTS  
MJ  
AJ









ALL BALCONIES, PRIVATE OPEN SPACES AND CORRIDORS THROUGHOUT THE BUILDING ARE SCREENED WITH <1.4M HEIGHT SCREENING, GAPS NOM. 100MM, <125MM IN COMPLIANCE WITH BCA, ENSURING THESE SPACES ARE PERMANENTLY INCAPABLE OF BEING ENCLOSED

ALL A/C UNITS SHOWN ADJACENT TO BALCONIES / POS ARE IN ADDITION TO AREAS NOTED. IF NO A/C UNIT SHOWN WITH APARTMENT, THE A/C UNIT FOR THAT APARTMENT IS LOCATED ON THE ROOF

ALL A/C UNITS NOT ON BALCONIES TO BE LOCATED ON ROOF - NO. OF UNITS, LAYOUT ETC TO BE CONFIRMED BY SERVICES ENGINEER T CC STAGE. OTHER SERVICES TO BE ON ROOF (SUBJECT TO DETAILED SERVICES DESIGN AT CC STAGE) IS HOT WATER, CAR PARK EXHAUST, VENTS AND THE LIKE. INDICATIVE SERVICE HATCH LOCATIONS SHOWN.

1.8M HIGH MOSAIC WALL + REFER TO LSC & ARTIST DETAILS

ALL A/C UNITS NOT ON BALCONIES TO BE LOCATED ON ROOF - NO. OF UNITS, LAYOUT ETC TO BE CONFIRMED BY SERVICES ENGINEER T CC STAGE. OTHER SERVICES TO BE ON ROOF (SUBJECT TO DETAILED SERVICES DESIGN AT CC STAGE) IS HOT WATER, CAR PARK EXHAUST, VENTS AND THE LIKE. INDICATIVE SERVICE HATCH LOCATIONS SHOWN.

STAGE 1 - REFER TO DESIGN NICHE DOCUMENTATION

SOLAR PANELS

KEY / NOTES

ARCHITECTURE URBAN DESIGN INTERIORS

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400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA

REVISION  
E COUNCIL REQUESTED AMENDMENTS 22.7.24

STAGE 2: SITE + ROOF PLAN

DRAWING NO.

DA02

REVISION

E

SCALE @ A2  
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1:200

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21024





KEY / NOTES

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400-404, 402A, 404A CABRAMATTA  
ROAD, CABRAMATTA WEST, 2-18  
ORANGE GROVE ROAD AND 6  
LINKS AVENUE, CABRAMATTA

REVISION

E COUNCIL REQUESTED AMENDMENTS

SOLAR  
PANELS

STAGE 2: BASEMENT 2 PLAN

SCALE @ A2  
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CHECKED BY

1:200  
NJ  
AJ

DRAWING NO.

DA03

REVISION

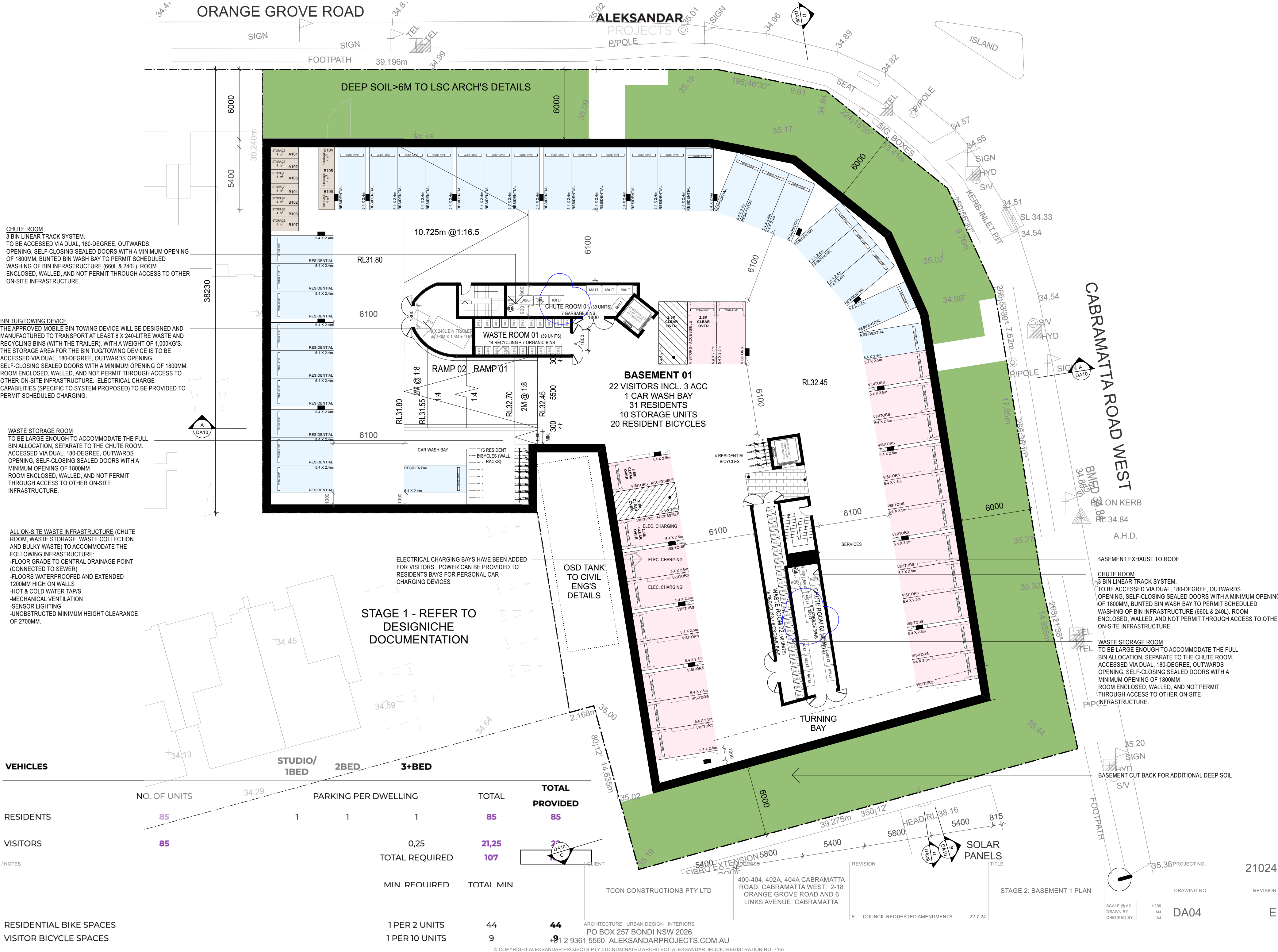
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21024

PROJECT NO.

35.38







# ORANGE GROVE ROAD

# ALEKSANDAR

ALL BALCONIES, PRIVATE OPEN SPACES AND CORRIDORS THROUGHOUT THE BUILDING ARE SCREENED WITH <1.4M HEIGHT SCREENING, GAPS NOM. 100MM, <125MM IN COMPLIANCE WITH BCA, ENSURING THESE SPACES ARE PERMANENTLY INCAPABLE OF BEING ENCLOSED

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**TEMP. WASTE COLLECTION AREA**  
THE WASTE COLLECTION AREA LOCATED ON GROUND FLOOR TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE FULL BIN ALLOCATION: 16x660L GARBAGE BINS, 29x 240L RECYCLING BINS, 15x 240L ORGANICS BINS. A MINIMUM 200MM CLEARANCE PROVIDED BETWEEN RESPECTIVE BINS FOR MANOEUVRABILITY. THE ROOM TO BE ACCESSED VIA DUAL, 180-DEGREE, OUTWARDS OPENING, SELF-CLOSING SEALED DOORS WITH A MINIMUM OPENING OF 1800MM. NOTE: THE PERMANENT STORAGE AREAS AS WITHIN THE BASEMENT. THIS SPACE IS ONLY FOR COLLECTION DAY.

INSULATED, SOLID MASONRY WALLS BETWEEN TEMP. WASTE STORAGE & APARTMENT PREVENT ODOUR SEEPAGE THROUGH AS WELL AS NOISE AND VIBRATION. WET AREAS + ROBES LOCATED ON ADJOINING WALLS TO FURTHER ENSURE NO NOISE & VIBRATION ISSUES.

**ON-SITE WASTE INFRASTRUCTURE**  
ALL ON-SITE WASTE INFRASTRUCTURE (CHUTE ROOM, WASTE STORAGE, WASTE COLLECTION AND BULKY WASTE) TO ACCOMMODATE THE FOLLOWING INFRASTRUCTURE: FLOOR GRADE TO CENTRAL DRAINAGE POINT (CONNECTED TO SEWER), FLOORS WATERPROOFED AND EXTENDED 1200MM HIGH ON WALLS, HOT & COLD WATER TAPS, MECHANICAL VENTILATION, SENSOR LIGHTING, UNOBSTRUCTED MINIMUM HEIGHT CLEARANCE OF 2700MM.

SIGNALISED SYSTEM INTO / OUT OF BASEMENT FOR SAFE REVERSE MANOEUVRE OF TRUCKS. REFER TO TRAFFIC REPORT

PATH + PAVING TREATMENT ACROSS ROAD ADDED FOR CLEARER PEDESTRIAN ACCESS TO RFB - REFER LSC PLANS. ENTRY PORTAL TO MATCH MAIN STREET ENTRIES ADDED TO VISUAL ENHANCEMENT OF THE ENTRY.

10-Callistemon 'Kings Park Special'

**STAGE 1 - REFER TO DESIGN NICHE DOCUMENTATION**

**PROPOSED B'DRY 23.700**  
A DESIGNATED ACCESSIBLE WASTE ROOM PROVIDED ON EACH RESIDENTIAL LEVEL. DESIGNED TO ACCOMMODATE AND PERMIT UNOBSTRUCTED RESIDENT ACCESS TO THE CHUTE INLET (GARBAGE), RECYCLING BIN AND ORGANICS BIN. IT IS ACCESSED VIA 180-DEGREE, OUTWARDS OPENING, SELF-CLOSING, SEALED DOOR, MECHANICALLY VENTILATED, WATER & TILE TO PERMIT SCHEDULE CLEANING, HOT & COLD TAP FACILITIES.

2 X 1 BED CONVERTED INTO 1 X 3 BED

HAB (LOWER ZONE)

1-Eucalyptus tereticornis

4-Melaleuca linearifolia

32-Eucalyptus tereticornis  
6-Callistemon 'Kings Park Special'

PROVIDE BBQ AND SEATING AREA WITHIN SUNNY AREA AS PER COUNCIL COMMENTS. POOL REMOVED - REFER LSC PLANS

CABRAMATTA ROAD WEST

ON KERB  
A.H.D.

REFER LSC DOCUMENTATION FOR ALL POS AREAS

CORNER OPENED UP TO PROVIDE OVERLOOKING OF COS. A/C UNITS RELOCATED TO ROOF  
SILL HEIGHTS DECREASED TO ALLOW OVERLOOKING OF COS

RELOCATE PLAYGROUND OUT OF 6M WIDE DEEP SOIL AREA - T, 2-18 SUBSTANTIAL TREE PLANTING ADDED WITHIN - REFER LSC AND 6 LINKS AVENUE, CABRAMATTA

STAGE 2: GROUND FLOOR PLAN

DRAWING NO.

REVISION

SCALE @ A2  
DRAWN BY  
CHECKED BY

1:200  
MJ  
AJ

DA05

E

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KEY / NOTES

21024

REVISION  
E COUNCIL REQUESTED AMENDMENTS 22.7.24

35.38 PROJECT NO.



**ALL A/C UNITS SHOWN ADJACENT TO  
BALCONIES / POS ARE IN ADDITION TO  
AREAS NOTED. IF NO A/C UNIT SHOWN  
WITH APARTMENT, THE A/C UNIT FOR  
THAT APARTMENT IS LOCATED ON THE  
ROOF**

REFER 3F-1. NH TO SIDE  
BOUNDARY = 3M + 3M FOR  
LOWER DENSITY ZONE = 6M.  
NOTE SILL HEIGHT TO BE NH


REFER 3F-1. H TO SIDE  
BOUNDARY = 6M + 3M FOR  
LOWER DENSITY ZONE = 9M

A DESIGNATED ACCESSIBLE WASTE ROOM PROVIDED ON EACH RESIDENTIAL LEVEL DESIGNED TO ACCOMMODATE AND PERMIT UNOBSTRUCTED RESIDENT ACCESS TO THE CHUTE INLET (GARBAGE), RECYCLING BIN AND ORGANICS BIN. IT IS ACCESSED VIA 180-DEGREE, OUTWARDS OPENING, SELF-CLOSING, SEALED DOOR, MECHANICALLY VENTILATED, WATER & TILE TO PERMIT SCHEDULE CLEANING, HOT & COLD TAP FACILITIES.

REFER 3F-1. H TO SIDE  
BOUNDARY = 6M + 3M FOR  
LOWER DENSITY ZONE = 9M

REFER 3F-1. NH TO SIDE  
BOUNDARY = 3M + 3M FOR  
LOWER DENSITY ZONE = 6M  
NOTE SILL HEIGHT +  
SCREENING TO BE NH

**BENCH RE**



## SILVER LEVEL APARTMENTS

ALL BATHROOMS WALLS REINFORCED AS PER ELEMENT 6 OF THE LIVEABLE HOUSING GUIDELINES. HOBLESS SHOWER TO BE PROVIDED.

A201, 301, 401, 501, 601  
B201, 301, 401, 501, 601  
3105, 205, 305, 405, 505, 605  
B603, 604

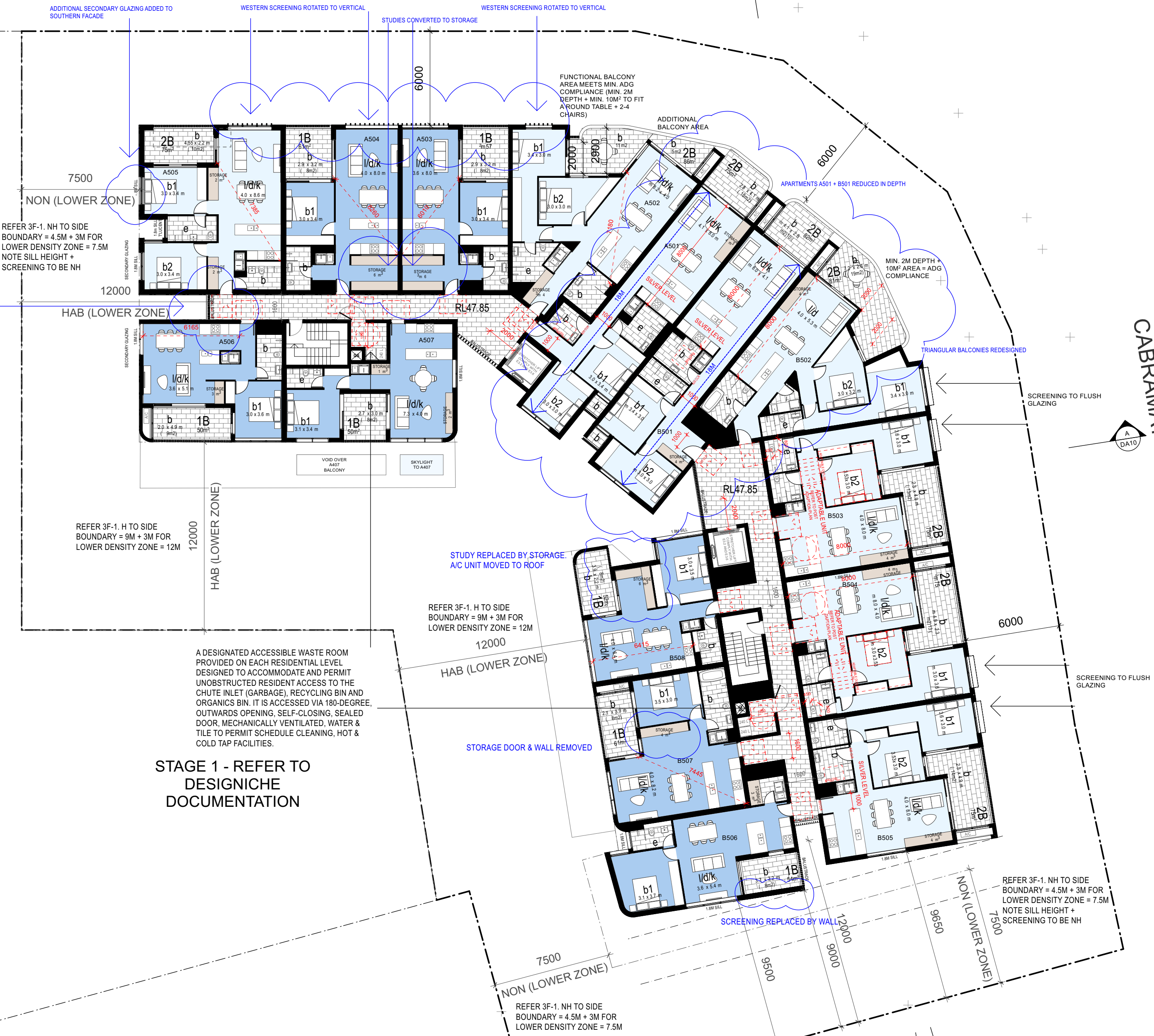
CORNER OPENED UP TO PROVIDE  
OVERLOOKING OF COS. A/C UNITS RELOCATED  
TO ROOF

SILL HEIGHTS DECREASED TO ALLOW  
OVERLOOKING OF COS



ALL BALCONIES, PRIVATE OPEN SPACES AND CORRIDORS THROUGHOUT THE BUILDING ARE SCREENED WITH <1.4M HEIGHT SCREENING, GAPS NOM. 100MM, <125MM IN COMPLIANCE WITH BCA, ENSURING THESE SPACES ARE PERMANENTLY INCAPABLE OF BEING ENCLOSED

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STAGE 1 - REFER TO  
DESIGNICHE  
DOCUMENTATION

KEY / NOTES



CLIENT

TCON CONSTRUCTIONS PTY LTD

ADDRESS

400-404, 402A, 404A CABRAMATTA  
ROAD, CABRAMATTA WEST, 2-18  
ORANGE GROVE ROAD AND 6  
LINKS AVENUE, CABRAMATTA

REVISION

E COUNCIL REQUESTED AMENDMENTS

TITLE

STAGE 2: LEVEL 5 FLOOR PLAN



SCALE @ A2  
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PROJECT NO.

DRAWING NO.

DA07

21024

REVISION

E



THE ADG REQUIRES 9M BUILDING SEPARATION  
(NON-HABITABLE TO NON-HABITABLE - 4.5M ON  
RFB PORTION) + 3 M ADDITIONAL = 7.5M ON THE  
RFB PORTION

CORRIDOR SET IN TO 12M

38230

A  
DA10

NON (LOWER ZONE)

HAB (LOWER ZONE)

HAB (LOWER ZONE)

HAB (LOWER ZONE)

NON (LOWER ZONE)

NON (LOWER ZONE)

CABRAMATTA ROAD WEST

ALL BALCONIES, PRIVATE OPEN  
SPACES AND CORRIDORS THROUGHOUT  
THE BUILDING ARE SCREENED WITH  
<1.4M HEIGHT SCREENING, GAPS NOM.  
100MM, <125MM IN COMPLIANCE WITH  
BCA, ENSURING THESE SPACES ARE  
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THAT APARTMENT IS LOCATED ON THE  
ROOF

A DESIGNATED ACCESSIBLE WASTE ROOM  
PROVIDED ON EACH RESIDENTIAL LEVEL  
DESIGNED TO ACCOMMODATE AND PERMIT  
UNOBSTRUCTED RESIDENT ACCESS TO THE  
CHUTE INLET (GARBAGE), RECYCLING BIN AND  
ORGANICS BIN. IT IS ACCESSED VIA 180-DEGREE,  
OUTWARDS OPENING, SELF-CLOSING, SEALED  
DOOR, MECHANICALLY VENTILATED, WATER &  
TILE TO PERMIT SCHEDULE CLEANING, HOT &  
COLD TAP FACILITIES.

STAGE 1 - REFER TO  
DESIGNICHE  
DOCUMENTATION

THE ADG REQUIRES 18M BUILDING SEPARATION  
(HABITABLE TO HABITABLE - 9M ON RFB  
PORTION) + 3 M ADDITIONAL = 12M ON THE RFB  
PORTION

THE ADG REQUIRES 9M BUILDING SEPARATION  
(NON-HABITABLE TO NON-HABITABLE - 4.5M ON  
RFB PORTION) + 3 M ADDITIONAL = 7.5M ON THE  
RFB PORTION

STUDY REPLACED BY STORAGE  
A/C UNIT MOVED TO ROOF

STORAGE DOOR REMOVED

SCREENING REPLACED BY WALL

APARTMENTS A601 + B601 REDUCED IN DEPTH

TRIANGULAR BALCONIES REDESIGNED

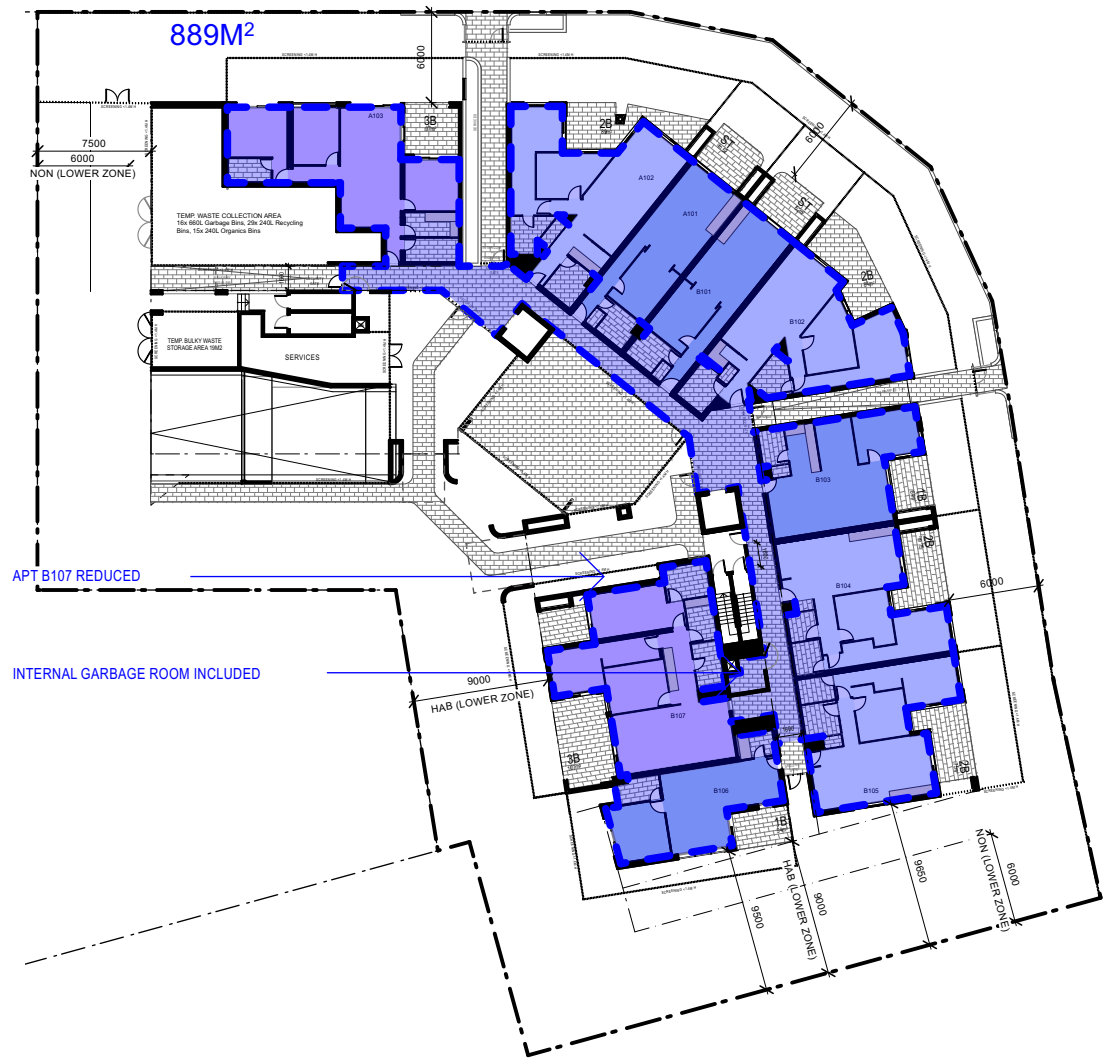
MIN. 2M DEPTH +  
10M² AREA = ADG  
COMPLIANCE

SCREENING ADDED TO  
FLUSH GLAZING

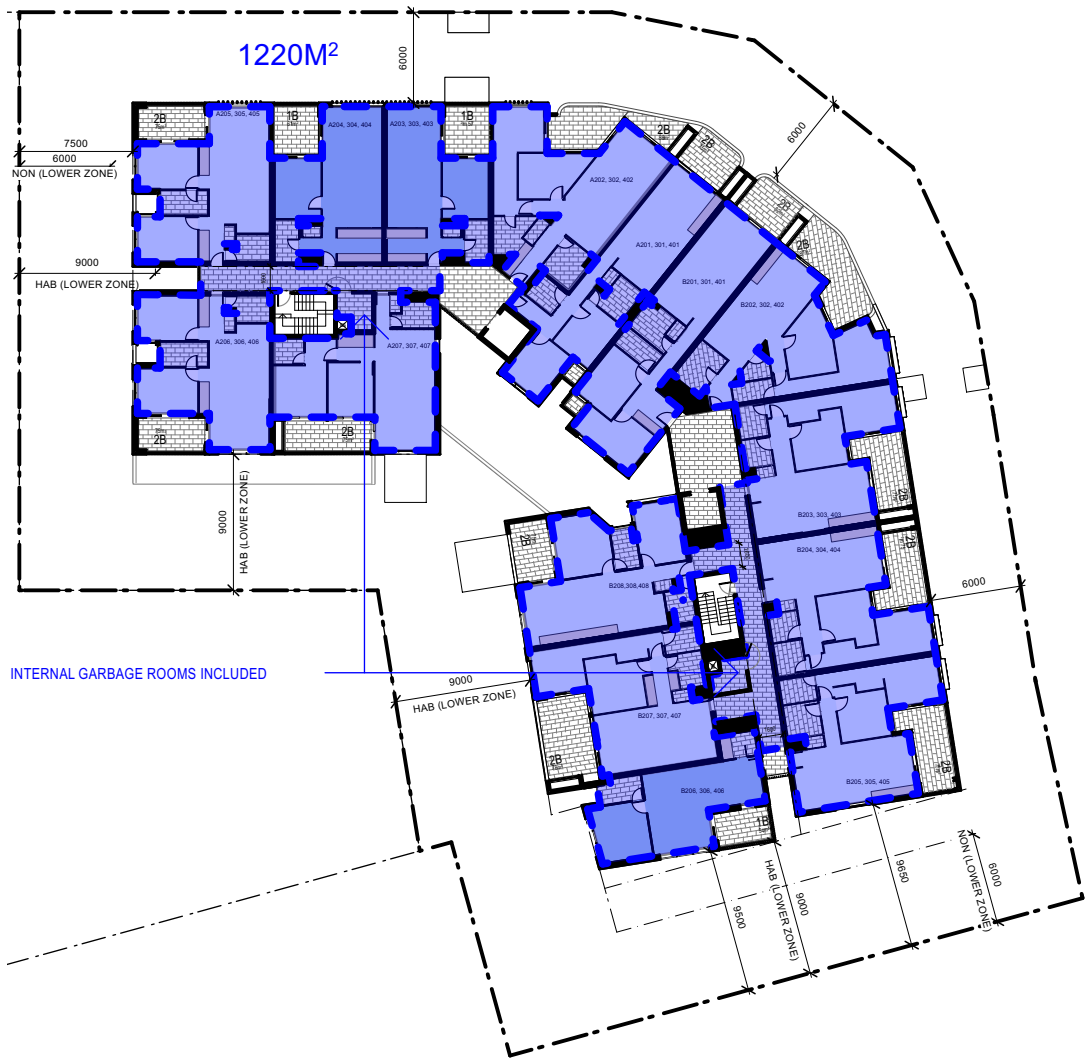
A  
DA10

SCREENING ADDED TO  
FLUSH GLAZING

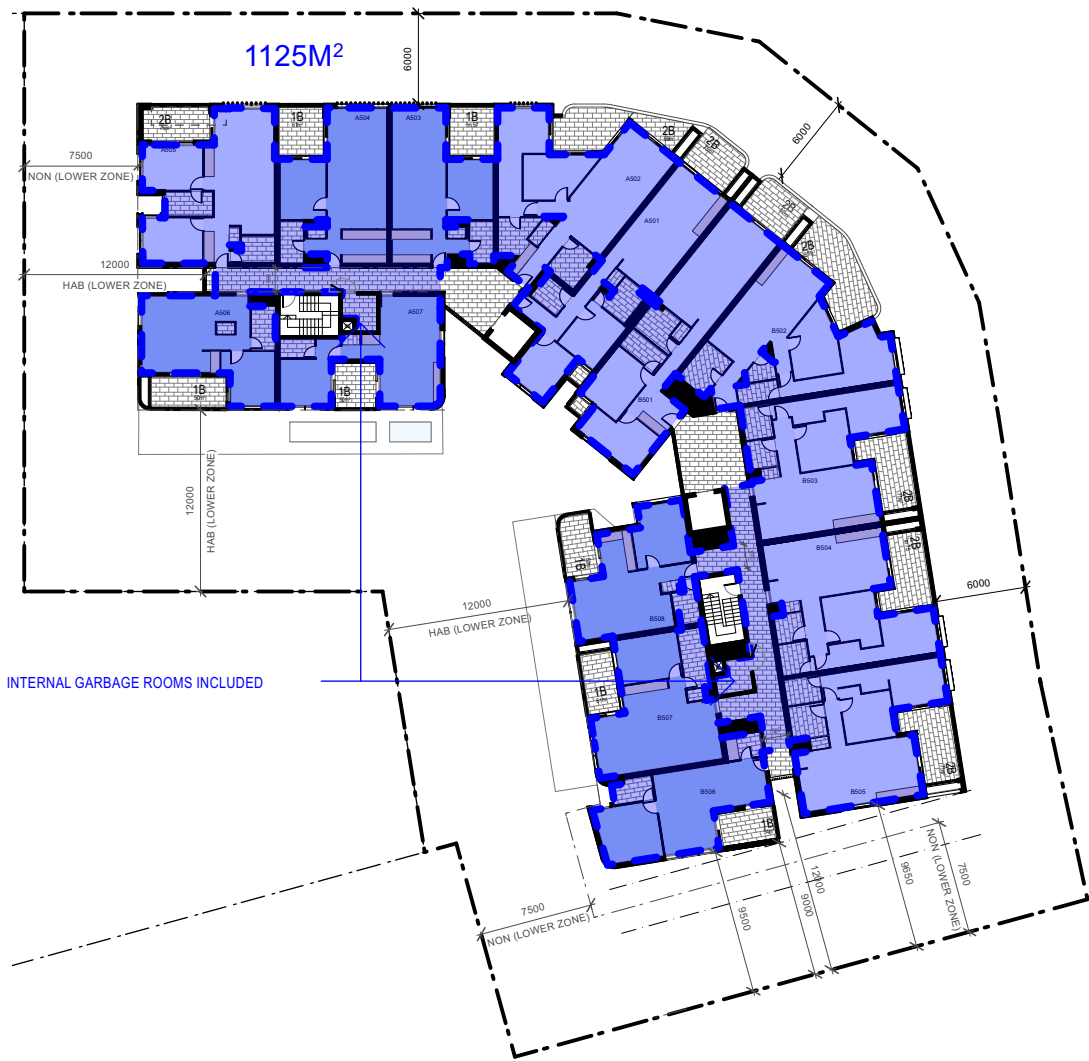




GROUND FLOOR PLAN



TYPICAL L2-4 FLOOR PLAN



L5 FLOOR PLAN



L6 FLOOR PLAN

ALL BALCONIES, PRIVATE OPEN SPACES AND CORRIDORS THROUGHOUT THE BUILDING ARE SCREENED WITH <1.4M HEIGHT SCREENING, GAPS NOM. 100MM, <125MM IN COMPLIANCE WITH BCA, ENSURING THESE SPACES ARE PERMANENTLY INCAPABLE OF BEING ENCLOSED

ALL A/C UNITS SHOWN ADJACENT TO BALCONIES / POS ARE IN ADDITION TO AREAS NOTED. IF NO A/C UNIT SHOWN WITH APARTMENT, THE A/C UNIT FOR THAT APARTMENT IS LOCATED ON THE ROOF

SITE AREA		3398		M²	
	YIELD (GFA M²)	STUDIO	1 BED	2 BED	3 BED
GF	889	2	2	4	2
L02	1220		3	12	
L03	1220		3	12	
L04	1220		3	12	
L05	1125		7	8	
L06	1104		7	8	
TOTAL	6778	2	25	56	2
FSR	1.99	:1			
MAX FSR	2	:1			

KEY / NOTES

CLIENT

ADDRESS

REVISION

TITLE

PROJECT NO.

21024

TICON CONSTRUCTIONS PTY LTD

400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA

STAGE 2: GFA + APARTMENT NO'S

DRAWING NO.

REVISION

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E COUNCIL REQUESTED AMENDMENTS

22.7.24



SCALE @ A2  
DRAWN BY  
CHECKED BY

1:500

MJ  
AJ

DA09

E





SECTION B-B

**ALL A/C UNITS SHOWN ADJACENT TO  
BALCONIES / POS ARE IN ADDITION TO  
AREAS NOTED. IF NO A/C UNIT SHOWN  
WITH APARTMENT, THE A/C UNIT FOR  
THAT APARTMENT IS LOCATED ON THE  
ROOF**





ALEKSANDAR  
PROJECTS

SCREENING TO FLUSH  
GLAZING

SCREENING TO FLUSH  
GLAZING

LOR RL 55.150  
ROOF RL 54.050  
HABITABLE CL

LEVEL 06 RL 50.950  
HABITABLE CL

LEVEL 05 RL 47.850  
HABITABLE CL

LEVEL 04 RL 44.750  
HABITABLE CL

LEVEL 03 RL 41.650  
HABITABLE CL

LEVEL 02 RL 38.550  
HABITABLE CL

LEVEL 01 RL 35.450

BASMENT 01 RL 32.450  
BASMENT 02 RL 29.450

MAX BUILDING HEIGHT 19700

20M HEIGHT LIMIT

BR

PB

CF

APW

HAB (LOWER ZONE)  
ON ANGLE  
REFER TO  
PLANS

9000.

NO. 398  
CABRAMATTA RD  
WEST

RL35.44

STREET NUMBERING TO COUNCIL  
REQUIREMENTS + LETTERBOXES TO AUSTRALIA  
POST REQUIREMENTS (COLOURMATCHED TO  
WALL) TO MAIN STREET ENTRIES

REQUIRED SERVICES BEHIND COLOUR  
MATCHED LOUVRE DOORS

RL35.19

RL35.24

RL35.15

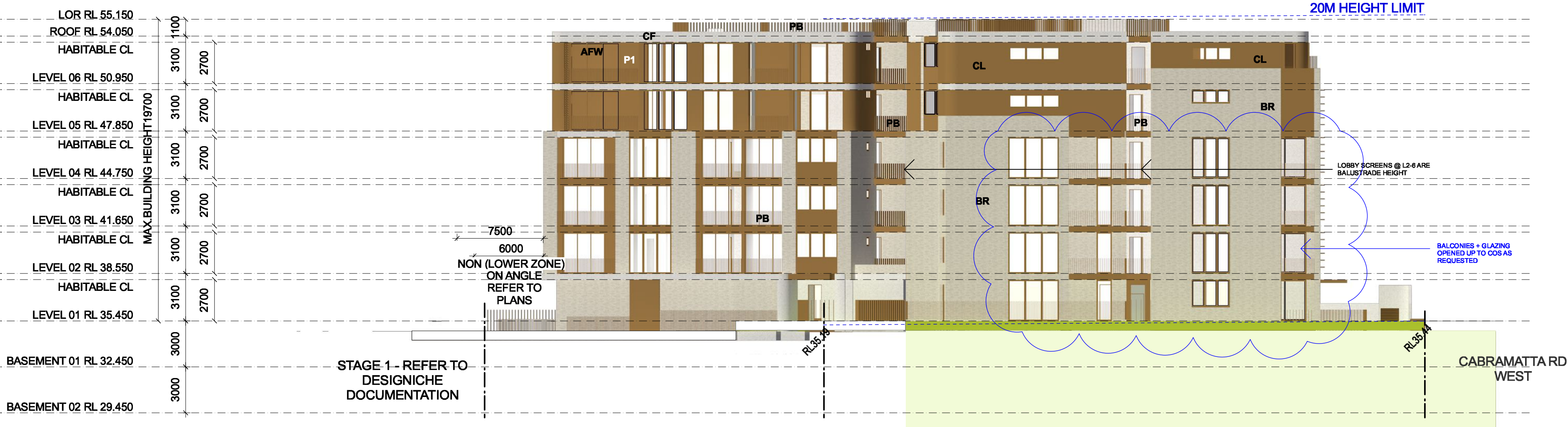
ORANGE GROVE  
ROAD

1.8M HIGH MOSAIC WALLS TO ROADS



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EAST ELEVATION



WEST ELEVATION

KEY / NOTES

**FINISHES**

- AFW** ALUMINIUM FRAMED WINDOWS + DOORS TO MATCH 'CL'  
**BR** BRICK FINISH IN 'LIGHT GREY'  
**CF** CONCRETE FINISH  
**PB** PALISADE BALUSTRADE & SCREENING TO MATCH 'CL'  
**CL** COLORBOND METALLIC STEEL IN 'CALLISTO' OR SIMILAR

CLIENT

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ORANGE GROVE ROAD AND 6  
LINKS AVENUE, CABRAMATTA

REVISION

E COUNCIL REQUESTED AMENDMENTS

TITLE

STAGE 2: EAST + WEST  
ELEVATIONS

SCALE @ A2  
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1:200  
MJ  
AJ

PROJECT NO.

21024

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DA12

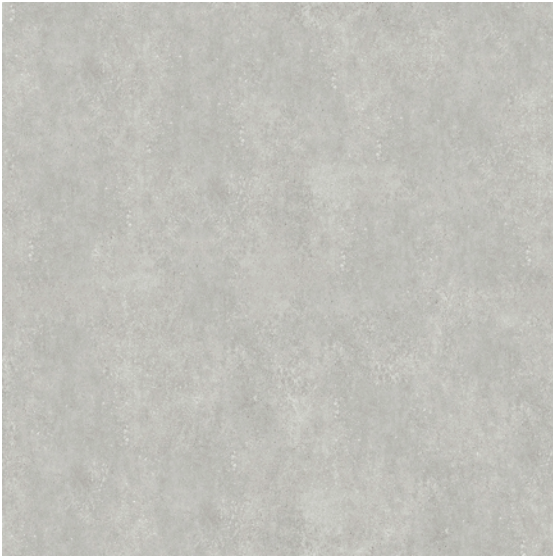
REVISION

E





PHOTOMONATGE BY STUDIO 5253



CONCRETE



PALISADE BALUSTRADES TO MATCH WINDOW FRAMES + CLADDING



BRICK



STEEL CLADDING & MATCHING ALUMINIUM WINDOWS

KEY / NOTES

**FINISHES**

- AFW** ALUMINIUM FRAMED WINDOWS + DOORS TO MATCH 'CL'
- BR** BRICK FINISH IN 'LIGHT GREY'
- CF** CONCRETE FINISH
- PB** PALISADE BALUSTRADE & SCREENING TO MATCH 'CL'
- CL** COLORBOND METALLIC STEEL IN 'CALLISTO' OR SIMILAR

CLIENT	ADDRESS	REVISION	TITLE	PROJECT NO.	21024
TCON CONSTRUCTIONS PTY LTD	400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA		STAGE 2: SCHEDULE OF EXTERNAL FINISHES	DRAWING NO.	REVISION
ARCHITECTURE URBAN DESIGN INTERIORS PO BOX 257 BONDI NSW 2026 +61 2 9361 5560 ALEKSANDARPROJECTS.COM.AU		E COUNCIL REQUESTED AMENDMENTS 22.7.24	SCALE @ A2 DRAWN BY MJ CHECKED BY AJ	1:300 DA13	E



10

SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
REFER TO DOCUMENTATION BY DESIGN NICHE FOR STAGE 1


E



THE PRIVATE OPEN SPACE OF NO. 1  
SMITHS AVENUE RECEIVES 3 HOURS  
DIRECT SOLAR ACCESS BETWEEN 10AM  
- 1PM ON 21 JUNE

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
REFER TO DOCUMENTATION BY DESIGN NICHE FOR STAGE 1



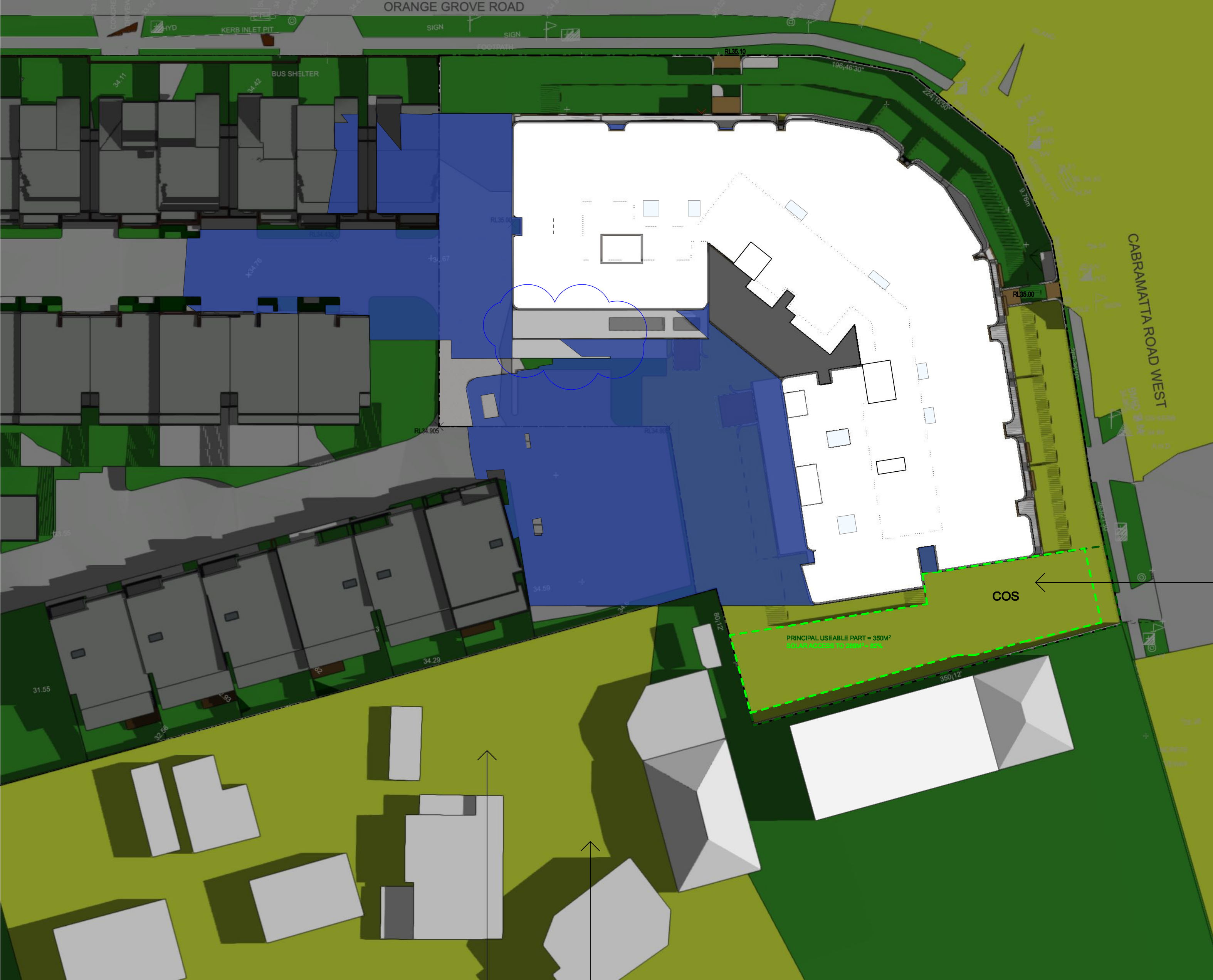
SCALE @ A2  
DRAWN BY  
CHECKED BY

PROJECT NO. 21024

DRAWING NO. REVISION

DA15 E





OBJECTIVE 3D-1  
THE DEVELOPMENT ACHIEVES A  
MINIMUM OF 60% DIRECT SUNLIGHT  
TO THE PRINCIPAL USABLE PART OF  
THE COMMUNAL OPEN SPACE FOR A  
MINIMUM OF 2 HOURS BETWEEN 9  
AM AND 3 PM ON 21 JUNE (MID  
WINTER)

THE PRIVATE OPEN SPACE OF NO. 3  
SMITHS AVENUE RECEIVES MIN. 3  
HOURS DIRECT SOLAR ACCESS  
BETWEEN 9AM - 1PM ON 21 JUNE

THE PRIVATE OPEN SPACE OF NO. 1  
SMITHS AVENUE RECEIVES 3 HOURS  
DIRECT SOLAR ACCESS BETWEEN 10AM  
- 1PM ON 21 JUNE

KEY / NOTES



ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
REFER TO DOCUMENTATION BY DESIGN NICHE FOR STAGE 1

CLIENT

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ORANGE GROVE ROAD AND 6  
LINKS AVENUE, CABRAMATTA

REVISION

E COUNCIL REQUESTED AMENDMENTS

TITLE

STAGE 2: SHADOW DIAGRAMS -  
11AM 21 JUNE



SCALE @ A2  
DRAWN BY  
CHECKED BY

1:300  
MJ  
AJ

PROJECT NO.

21024

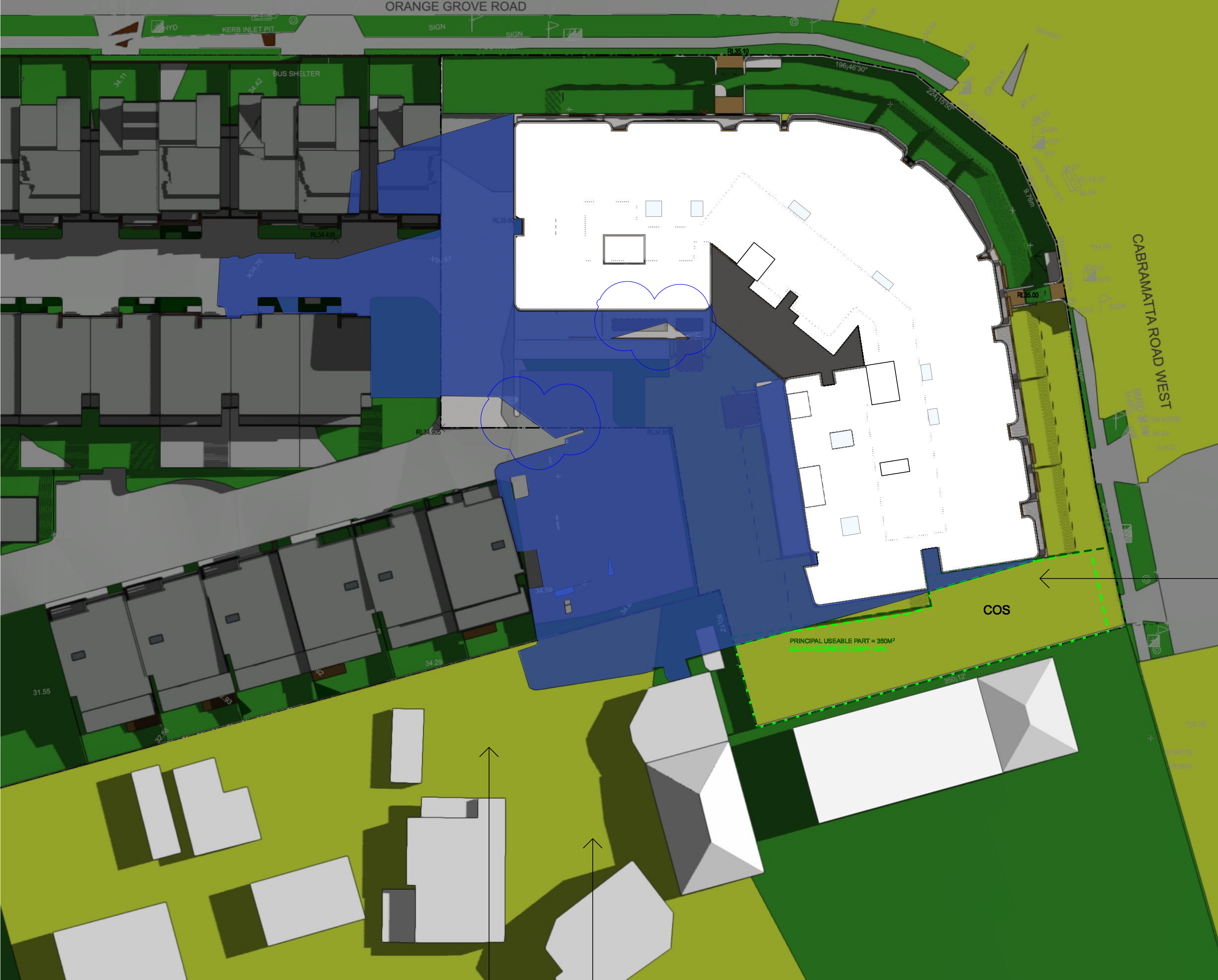
DRAWING NO.

DA16

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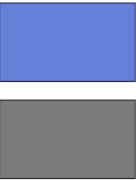


OBJECTIVE 3D-1  
THE DEVELOPMENT ACHIEVES A  
MINIMUM OF 60% DIRECT SUNLIGHT  
TO THE PRINCIPAL USABLE PART OF  
THE COMMUNAL OPEN SPACE FOR A  
MINIMUM OF 2 HOURS BETWEEN 9  
AM AND 3 PM ON 21 JUNE (MID  
WINTER)

THE PRIVATE OPEN SPACE OF NO. 3  
SMITHS AVENUE RECEIVES MIN. 3  
HOURS DIRECT SOLAR ACCESS  
BETWEEN 9AM - 1PM ON 21 JUNE

THE PRIVATE OPEN SPACE OF NO. 1  
SMITHS AVENUE RECEIVES 3 HOURS  
DIRECT SOLAR ACCESS BETWEEN 10AM  
- 1PM ON 21 JUNE

KEY / NOTES



ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
REFER TO DOCUMENTATION BY DESIGN NICHE FOR STAGE 1

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ORANGE GROVE ROAD AND 6  
LINKS AVENUE, CABRAMATTA

REVISION

E COUNCIL REQUESTED AMENDMENTS

TITLE

STAGE 2: SHADOW DIAGRAMS  
-12PM 21 JUNE



SCALE @ A2  
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PROJECT NO.

21024

DRAWING NO.

DA17

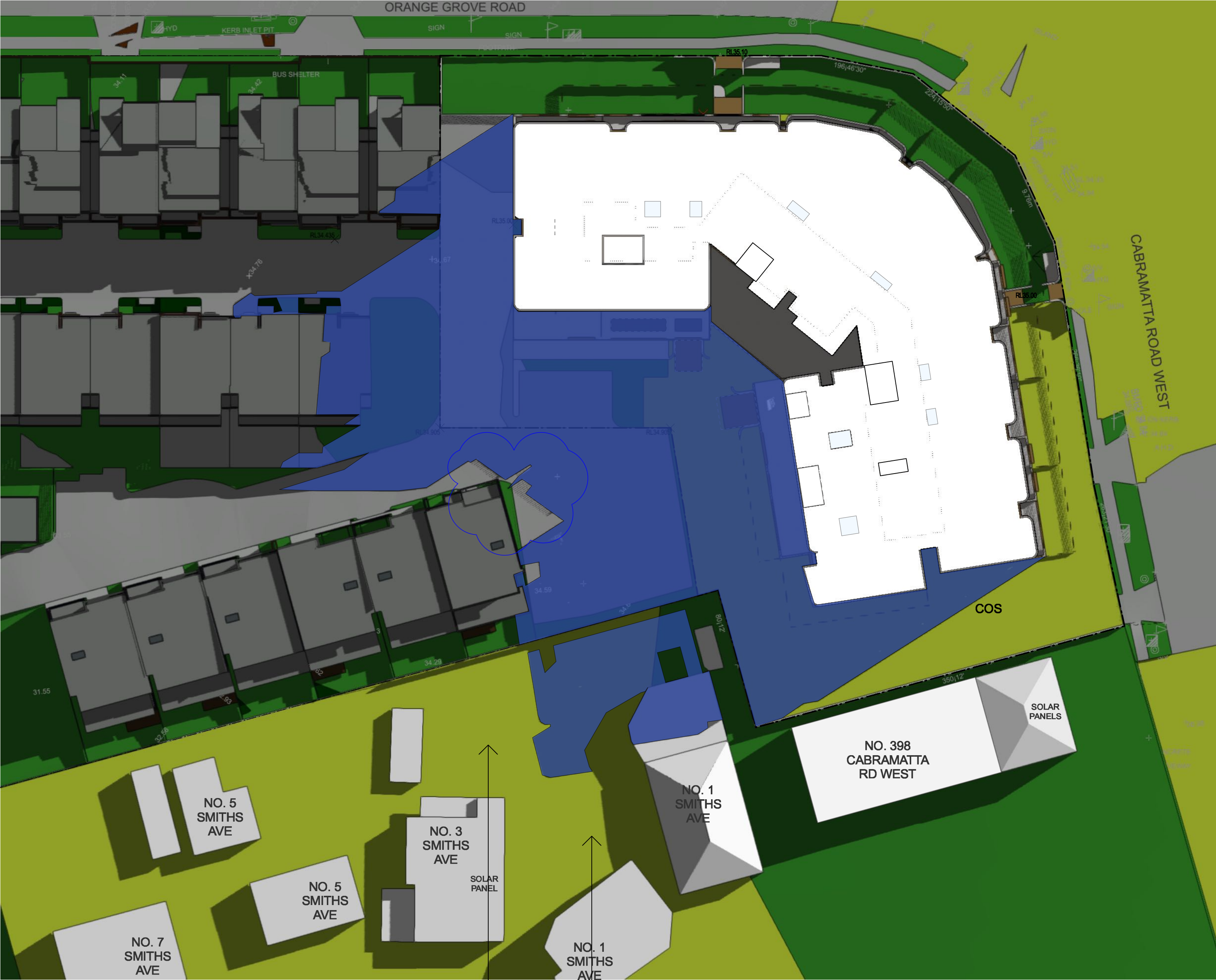
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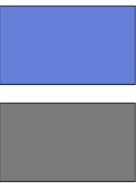




THE PRIVATE OPEN SPACE OF NO. 3  
SMITHS AVENUE RECEIVES MIN. 3  
HOURS DIRECT SOLAR ACCESS  
BETWEEN 9AM - 1PM ON 21 JUNE

THE PRIVATE OPEN SPACE OF NO. 1  
SMITHS AVENUE RECEIVES 3 HOURS  
DIRECT SOLAR ACCESS BETWEEN 10AM  
- 1PM ON 21 JUNE

KEY / NOTES



ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
REFER TO DOCUMENTATION BY DESIGN NICHE FOR STAGE 1

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ORANGE GROVE ROAD AND 6  
LINKS AVENUE, CABRAMATTA

REVISION

E COUNCIL REQUESTED AMENDMENTS

TITLE

STAGE 2: SHADOW DIAGRAMS -1PM  
21 JUNE



SCALE @ A2  
DRAWN BY  
CHECKED BY

1:300  
M.J.  
A.J.

PROJECT NO.

21024

DRAWING NO.

DA18

REVISION

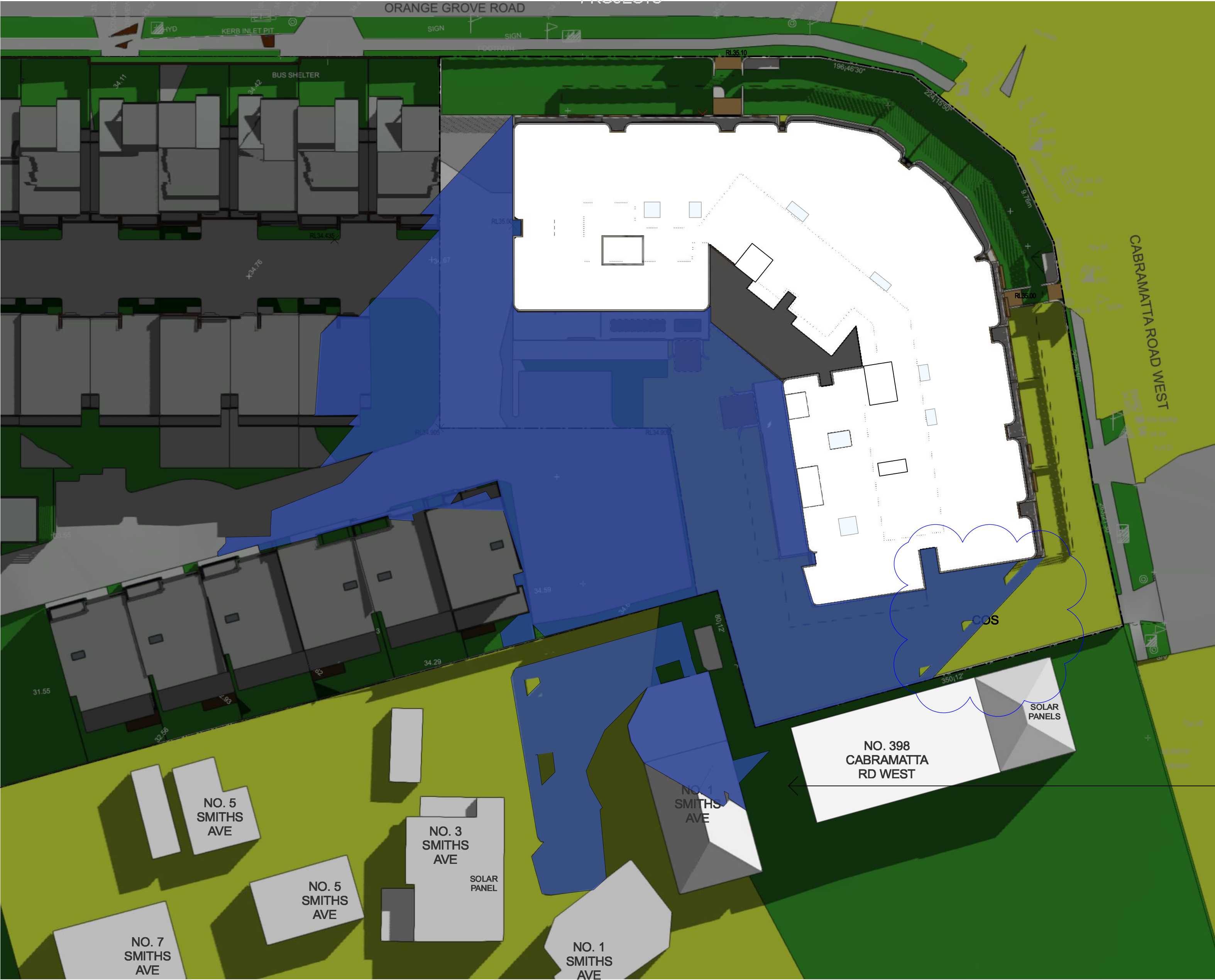
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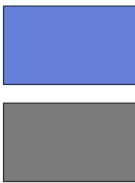
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ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
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LINKS AVENUE, CABRAMATTA

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E COUNCIL REQUESTED AMENDMENTS

TITLE

STAGE 2: SHADOW DIAGRAMS -2PM  
21 JUNE



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CHECKED BY

PROJECT NO.

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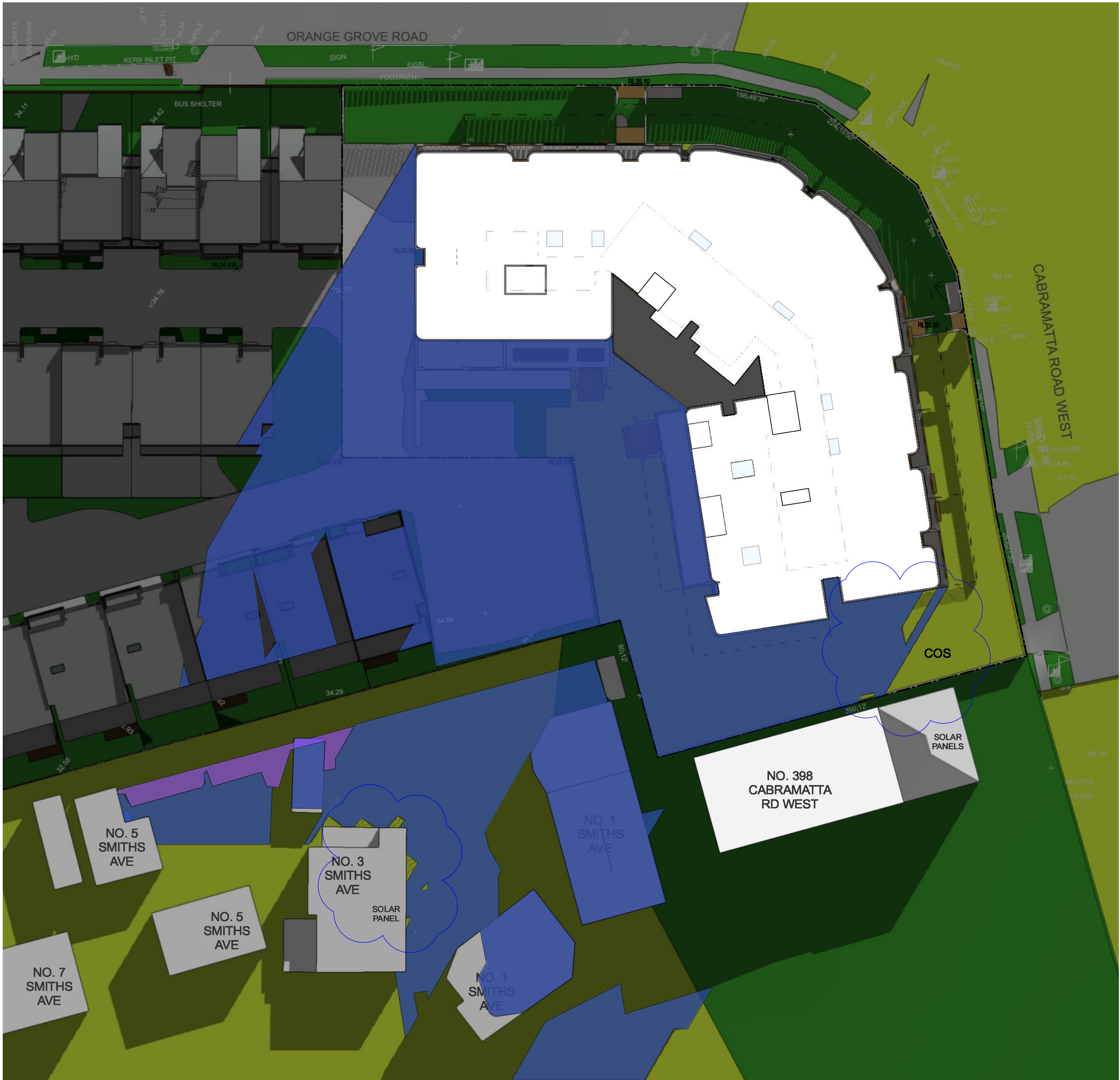
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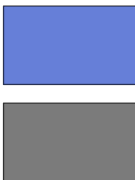
REVISION

E





KEY / NOTES



ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

ADDITIONAL SHADOWS CAST ON NEIGHBOURS BY STAGE 1 PROPOSAL  
REFER TO DESIGN NICHE DOCUMENTATION

SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
REFER TO DOCUMENTATION BY DESIGN NICHE FOR STAGE 1

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ORANGE GROVE ROAD AND 6  
LINKS AVENUE, CABRAMATTA

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E COUNCIL REQUESTED AMENDMENTS 22.7.24

TITLE

STAGE 2: SHADOW DIAGRAMS -3PM  
JUNE



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PROJECT NO.

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DRAWING NO.

DA20

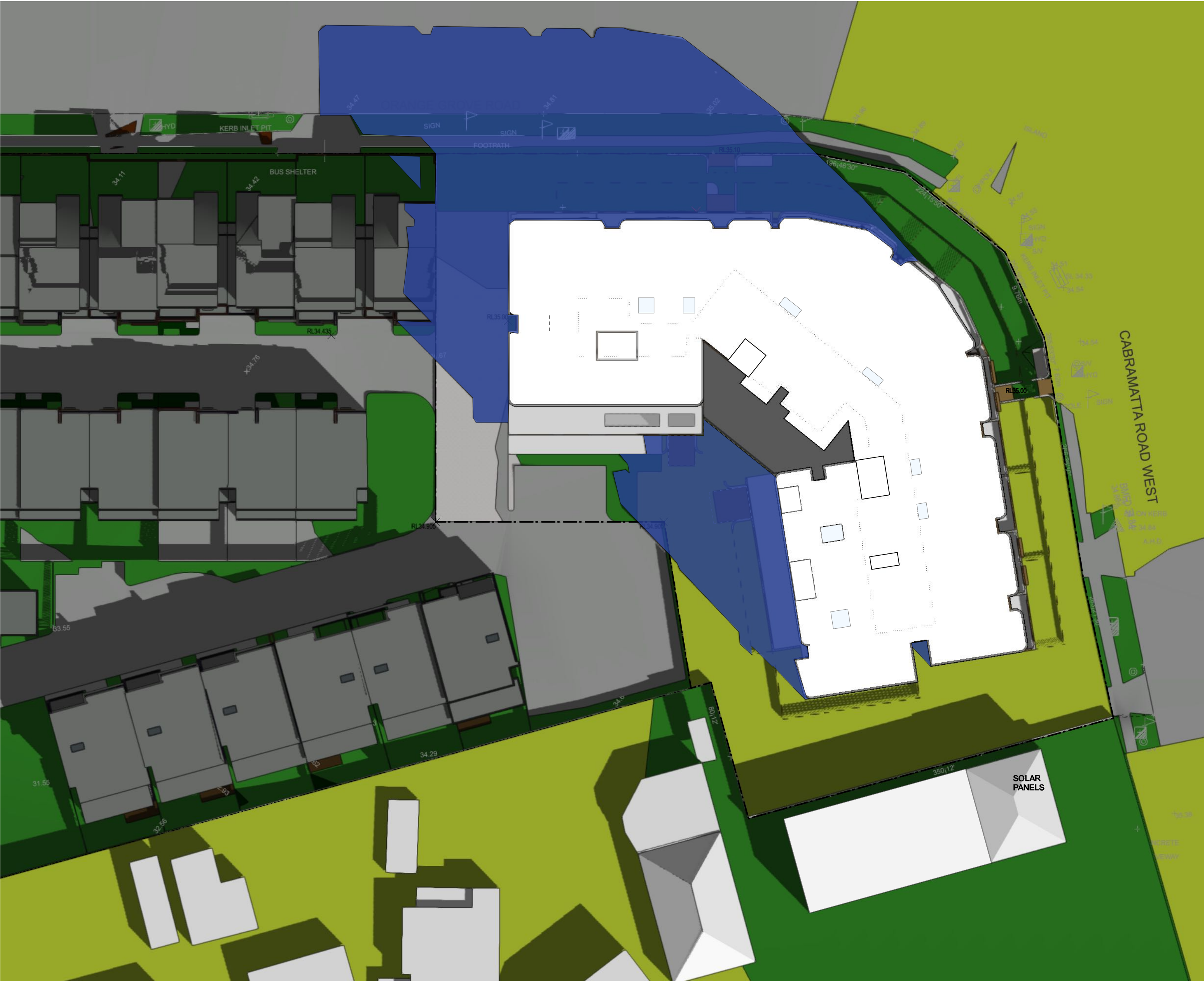
REVISION

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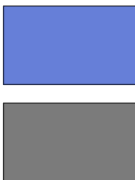
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KEY / NOTES



ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
REFER TO DOCUMENTATION BY DESIGN NICHE FOR STAGE 1

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LINKS AVENUE, CABRAMATTA

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E COUNCIL REQUESTED AMENDMENTS

TITLE

STAGE 2: SHADOW DIAGRAMS -  
9AM 21 MAR/SEPT



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DRAWN BY  
CHECKED BY

1:300  
MJ  
AJ

PROJECT NO.

DRAWING NO.

DA21

21024

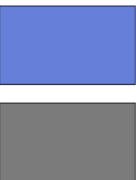
REVISION

E





KEY / NOTES



ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
REFER TO DOCUMENTATION BY DESIGN NICHE FOR STAGE 1

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LINKS AVENUE, CABRAMATTA

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TITLE

STAGE 2: SHADOW DIAGRAMS -  
10AM 21 MAR/SEPT



SCALE @ A2  
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DRAWING NO.

DA22

21024

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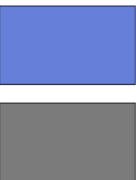
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KEY / NOTES



ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
REFER TO DOCUMENTATION BY DESIGN NICHE FOR STAGE 1

CLIENT

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ADDRESS

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ROAD, CABRAMATTA WEST, 2-18  
ORANGE GROVE ROAD AND 6  
LINKS AVENUE, CABRAMATTA

REVISION

E COUNCIL REQUESTED AMENDMENTS

TITLE

STAGE 2: SHADOW DIAGRAMS -  
11AM 21 MAR/SEPT



SCALE @ A2  
DRAWN BY  
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1:300

MJ  
AJ

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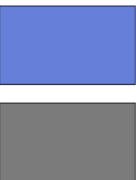
SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
REFER TO DOCUMENTATION BY DESIGN NICHE FOR STAGE 1

—





KEY / NOTES



ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
REFER TO DOCUMENTATION BY DESIGN NICHE FOR STAGE 1

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LINKS AVENUE, CABRAMATTA

REVISION

E COUNCIL REQUESTED AMENDMENTS

TITLE

STAGE 2: SHADOW DIAGRAMS -1PM  
21 MAR/SEPT



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DRAWING NO.

DA25

21024

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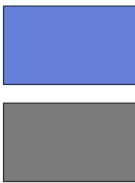
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KEY / NOTES



ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
REFER TO DOCUMENTATION BY DESIGN NICHE FOR STAGE 1

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ORANGE GROVE ROAD AND 6  
LINKS AVENUE, CABRAMATTA

REVISION

E COUNCIL REQUESTED AMENDMENTS

TITLE

STAGE 2: SHADOW DIAGRAMS -2PM  
21 MAR/SEPT



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DA26

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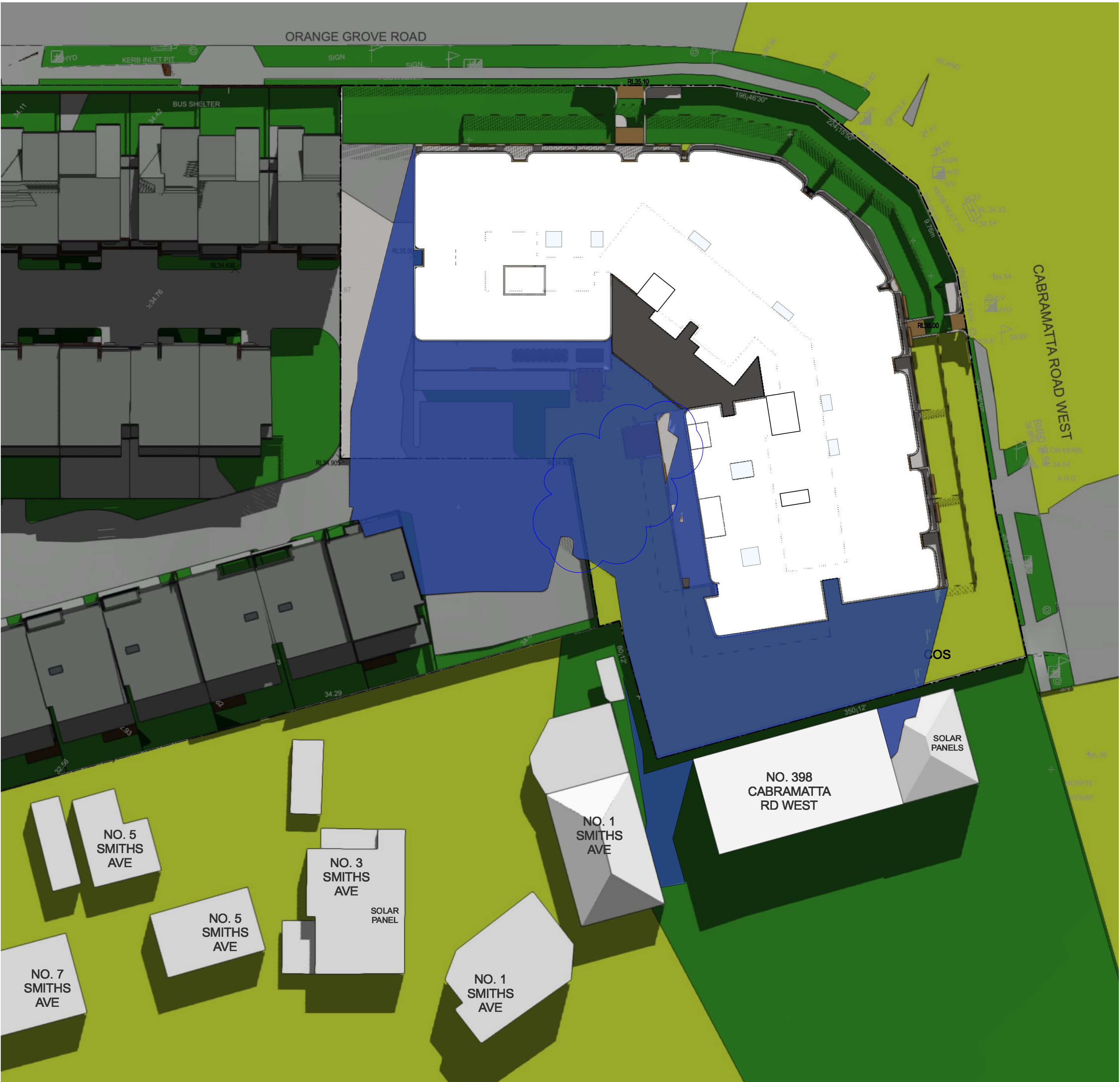
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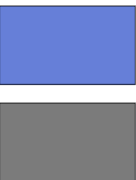
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KEY / NOTES



ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

SHADOWS CAST BY STAGE 1 PROPOSAL + NEIGHBOURING PROPERTIES  
REFER TO DOCUMENTATION BY DESIGN NICHE FOR STAGE 1

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ORANGE GROVE ROAD AND 6  
LINKS AVENUE, CABRAMATTA

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E COUNCIL REQUESTED AMENDMENTS 22.7.24

TITLE

STAGE 2: SHADOW DIAGRAMS -3PM  
MAR/SEPT



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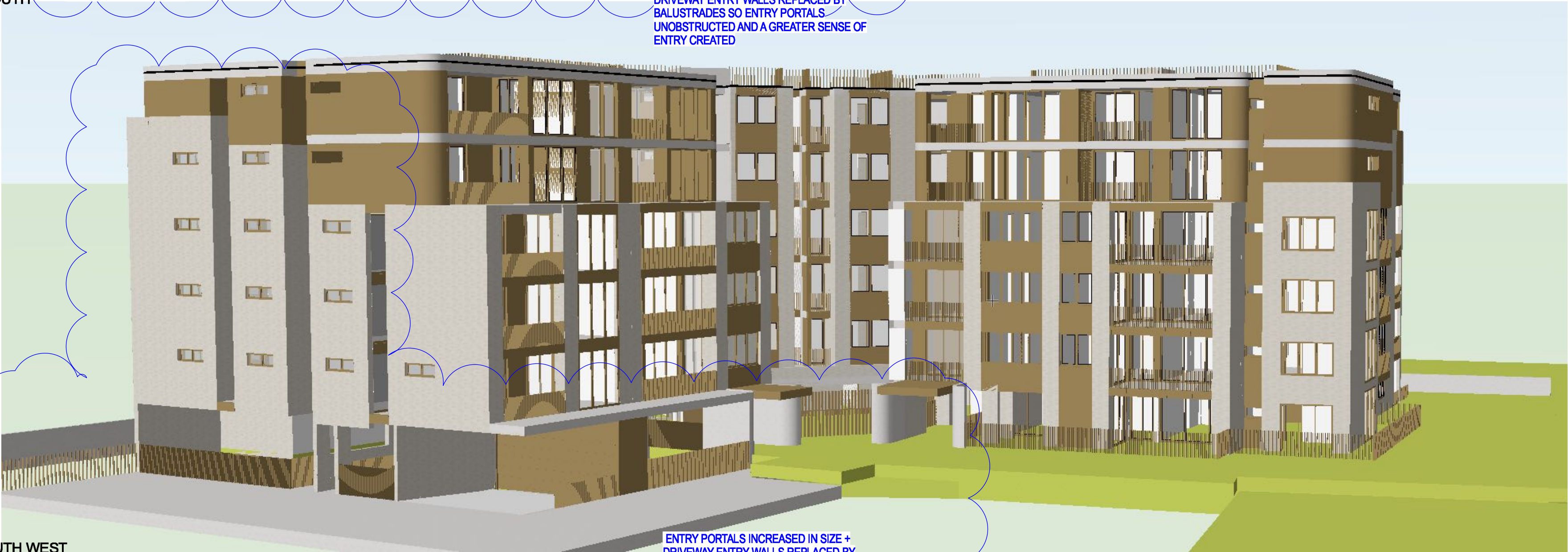




VIEW FROM SOUTH

SCREENING REMOVED FROM LOADING AREA,  
ADDED TO TEMP WASTE AREAS. ADDITIONAL  
GLAZING ADDED TO WALLS ABOVE FOR  
GREATER ARTICULATION

ENTRY PORTALS INCREASED IN SIZE +  
DRIVEWAY ENTRY WALLS REPLACED BY  
BALUSTRADES SO ENTRY PORTALS  
UNOBSTRUCTED AND A GREATER SENSE OF  
ENTRY CREATED



VIEW FROM SOUTH WEST

ENTRY PORTALS INCREASED IN SIZE +  
DRIVEWAY ENTRY WALLS REPLACED BY  
BALUSTRADES SO ENTRY PORTALS  
UNOBSTRUCTED AND A GREATER SENSE OF  
ENTRY CREATED

KEY / NOTES

SCREENING REMOVED FROM LOADING AREA,  
ADDED TO TEMP WASTE AREAS. ADDITIONAL  
GLAZING ADDED TO WALLS ABOVE FOR  
GREATER ARTICULATION

CLIENT

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ORANGE GROVE ROAD AND 6  
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REVISION

E COUNCIL REQUESTED AMENDMENTS

TITLE

STAGE 2: MASSING MODEL VIEWS

PROJECT NO.

21024

DRAWING NO.

DA28

REVISION

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SCALE @ A2  
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MJ  
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SECTION D-D

SECTION C-C

KEY / NOTES

CLIENT	ADDRESS	REVISION	TITLE	PROJECT NO.	DRAWING NO.	REVISION
TCON CONSTRUCTIONS PTY LTD	400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA	A COUNCIL REQUESTED AMENDMENTS	STAGE 2: SECTION D-D	21024	DA29	A

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SCALE @ A2  
DRAWN BY  
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1:200  
MJ  
AJ