



# URBAN DESIGN REPORT FOR A RESIDENTIAL DEVELOPMENT 400-404 CABRAMATTA RD WEST CABRAMATTA

FOR TCON CONSTRUCTIONS  
*UPDATED JUNE 2023*



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This updated Urban Design Report has been prepared by Aleksandar Projects on behalf of TCON Constructions as part of the Development Application Submission for 400-404, 402A, 404A CABRAMATTA ROAD, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA WEST

This report clearly demonstrates how the design of the overall townhouse and Residential Flat Building (RFB) development is consistent with the design principles, development objectives and controls as prescribed in the Fairfield Citywide Development Control Plan 2013.

Further, the design of the RFB has regard to the development standards under Clause 6.12 (Design excellence) of FLEP 2013. This report clearly demonstrates how the RFB is of a high quality and will deliver a high level of amenity for future residents and users.



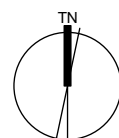
ARTIST'S IMPRESSION



The site is located on the corner of Cabramatta Road West and Cumberland Highway, Cabramatta and is known as 400-404 Cabramatta Road West, Cabramatta. It is located to the west of Cabramatta Town Centre and adjacent to Cabramatta Golf Course.

The site is defined by the following factors:




- Large raw site, 15349m<sup>2</sup> site area
- Significant street frontage to Cabramatta Road West and Cumberland Highway
- Close proximity to key transport infrastructure and town centres
- Close proximity to key leisure, retail and commercial areas

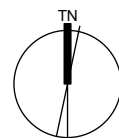




The site is defined by its proximity to key areas and infrastructure including:

- Orange Grove MegaCenta
- Cabramatta Town Centre
- Liverpool Town Centre
- Cabramatta Train Station
- Cabramatta Golf Course
- Local schools
- Local Commercial + Retail precincts

-  Site
-  8 mins public transport to Cabramatta
-  12 mins public transport to Liverpool





The western side of Cabramatta is predominantly characterised by a mix of low-density and multi-dwelling housing.

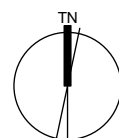
The subject site is currently undeveloped. It is approximately 210m long x 74m wide at the centre, with a site area of 15349m<sup>2</sup>. The site runs along a north-south axis with the long boundary to Cumberland Highway facing west and the short side to Cabramatta Road West facing north. The site is surrounded by low-density residential housing to the east and south.





The site is subject to a number of opportunities and constraints including:

- Open views to the west over Cabramatta Golf Course
- Ideal solar orientation along a north-south axis
- Generous street frontage
- Potential noise from Cumberland HWY and Cabramatta Rd West
- Low density residential to the South and East





The Site sits within the Fairfield City Council local government area.  
The Fairfield Local Environmental Plan 2013 is the key planning instrument for the Site.

The key controls that affect development on the Site are:

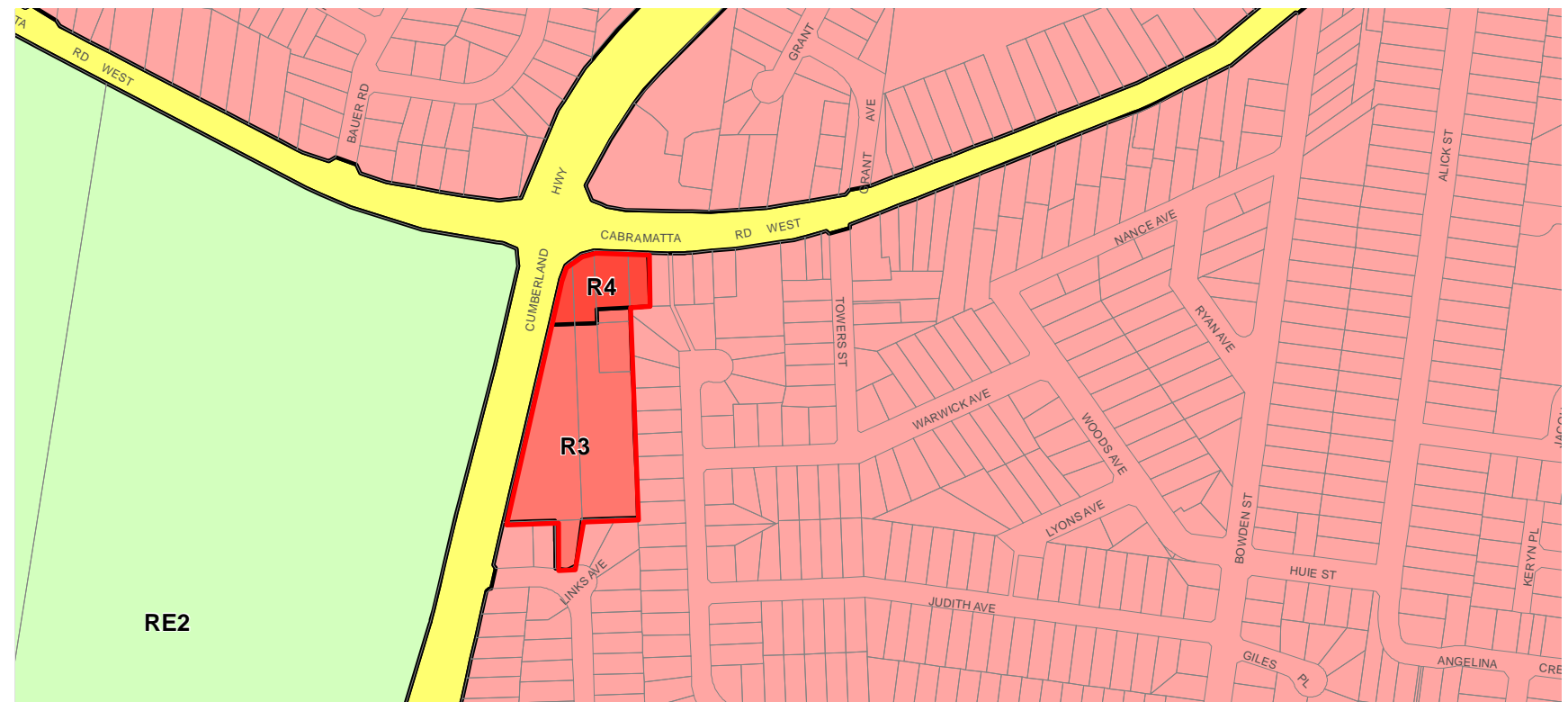
- Land zoning;
- Floor space ratio;
- Height of buildings;

## Land Zoning

The site is zoned R3 Medium Density Residential (stage 1 : Townhouses) + R4 High Density Residential (Stage 2: Residential Flat Building)

### Zone

<b>B1</b> Neighbourhood Centre	<b>R1</b> General Residential
<b>B2</b> Local Centre	<b>R2</b> Low Density Residential
<b>B3</b> Commercial Core	<b>R3</b> Medium Density Residential
<b>B4</b> Mixed Use	<b>R4</b> High Density Residential
<b>B5</b> Business Development	<b>RE1</b> Public Recreation
<b>B6</b> Enterprise Corridor	<b>RE2</b> Private Recreation
<b>E2</b> Environmental Conservation	<b>RU1</b> Primary Production
<b>E3</b> Environmental Management	<b>RU2</b> Rural Landscape
<b>IN1</b> General Industrial	<b>RU4</b> Primary Production Small Lots
<b>IN2</b> Light Industrial	<b>RU5</b> Village
	<b>SP1</b> Special Activities
	<b>SP2</b> Infrastructure
	<b>SP3</b> Tourist
	<b>W2</b> Recreational Waterways
	<b>SSP</b> SEPP (State Significant Precinct) 2005
	<b>WSE</b> SEPP (Western Sydney Parklands) 2009
	<b>WSP</b> SEPP (Western Sydney Employment Area) 2009



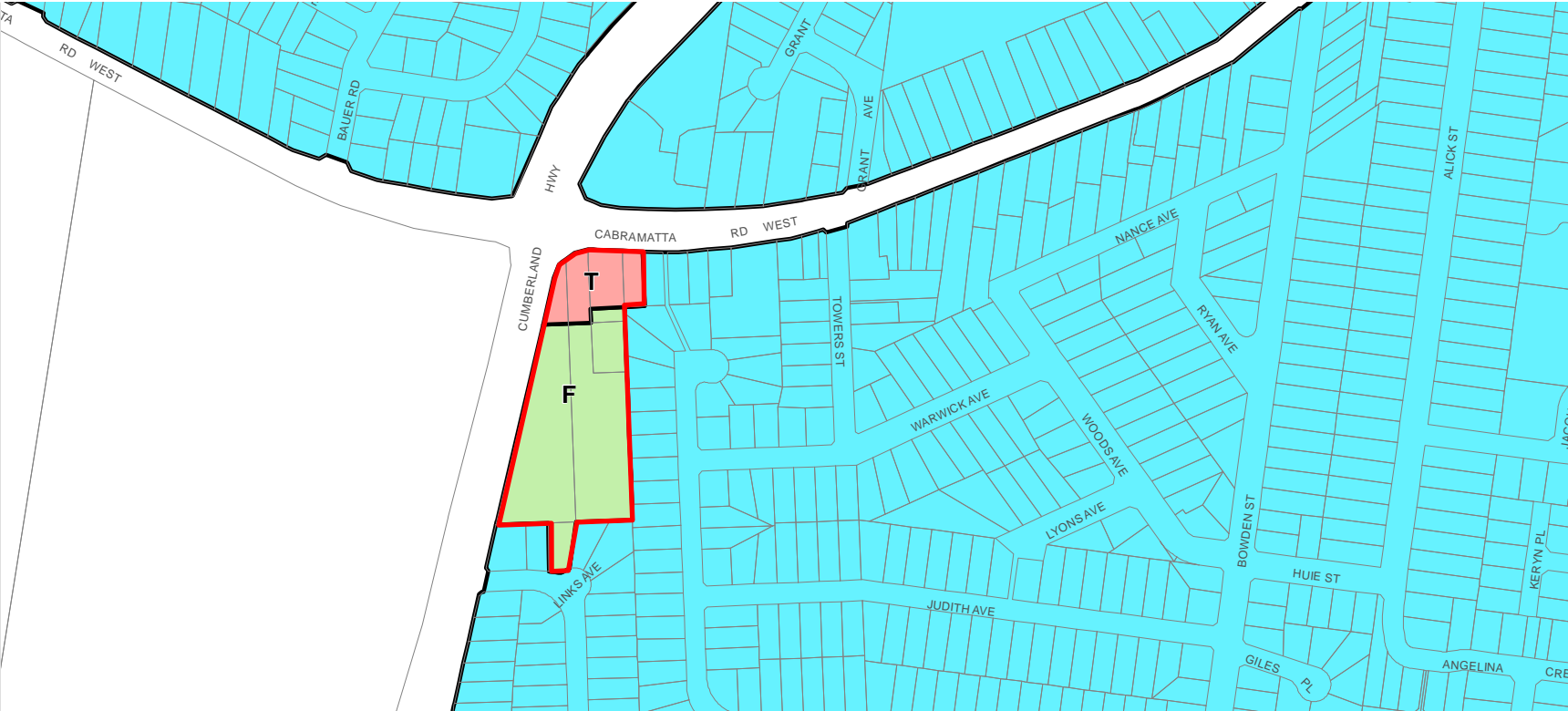


Floor Space Ratio

The site is permitted to have a floor space ratio of 0.6:1 (F) for Stage 1: townhouses. With a site area of 11,951 sqm, the maximum floor space permitted is 7,170.6 sqm. A floor space ration of 2:1 (T) is permitted for Stage 2: Residential Flat Building. With a site area of 3398 sqm, the maximum floor space permitted is 6,796 sqm.

Maximum Floor Space Ratio (n:1)

A1	0.1
A2	0.33
C	0.45
D	0.5
E	0.57
F	0.6
J	0.8
N	1
P	1.25
R	1.45
S	1.5
T	2



Height of Buildings

The Stage 1: Townhouse component is permitted to have building heights of 9m (J). The Stage 2: Residential Flat Building component is permitted to have building heights of 20m (Q)

Maximum Building Height (m)

G	7	S	23
H	7.5	T1	25
I	8	T2	26
J	9	T3	27
K	10	T4	29
L	11	U1	30
M	12	U2	33
N1	13	V1	38
N2	14	V2	39
O1	15	W	42
O2	16	X	48
P1	17	Z1	57
P2	18	Z2	59
Q	20	AA	66
R	21	AB	82





Floor Space Ratio

Both stages are fully compliance with the FSR Controls



GROUND FLOOR PLAN



TYPICAL L2-4 FLOOR PLAN



L5 FLOOR PLAN



L6 FLOOR PLAN

SITE AREA		3398	M²		
	YIELD (GFA M²)	STUDIO	1 BED	2 BED	3 BED
GF	887	2	5	4	1
L02	1221		3	12	
L03	1221		3	12	
L04	1221		3	12	
L05	1127		7	8	
L06	1099		7	8	
TOTAL	6776	2	28	56	1
					87
FSR	2.0	:1			
MAX FSR	2	:1			



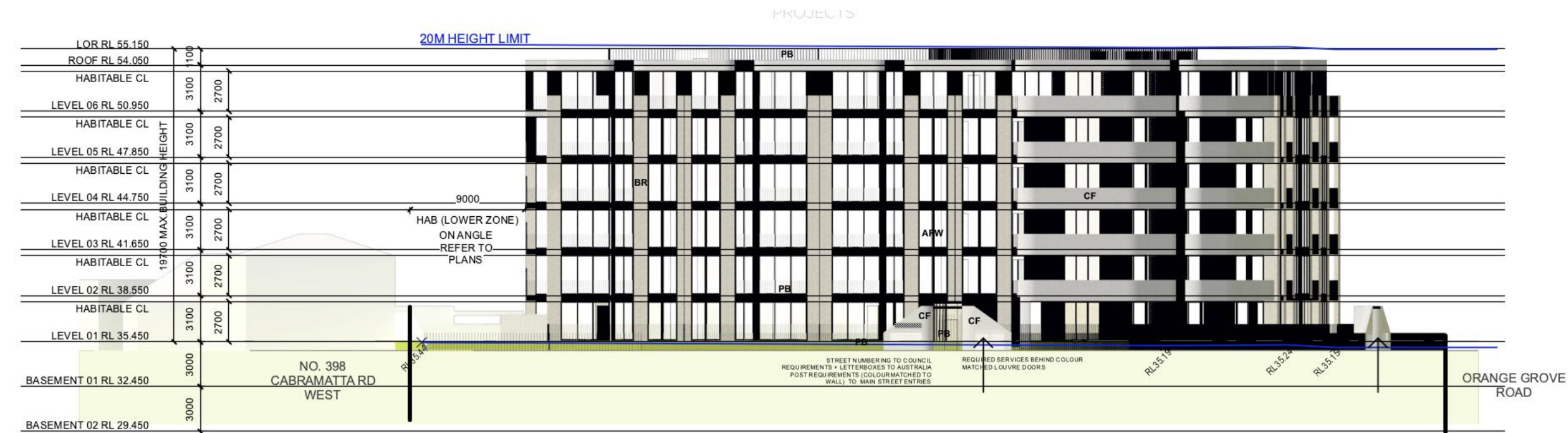
Both stages are complaint with the FSR Controls





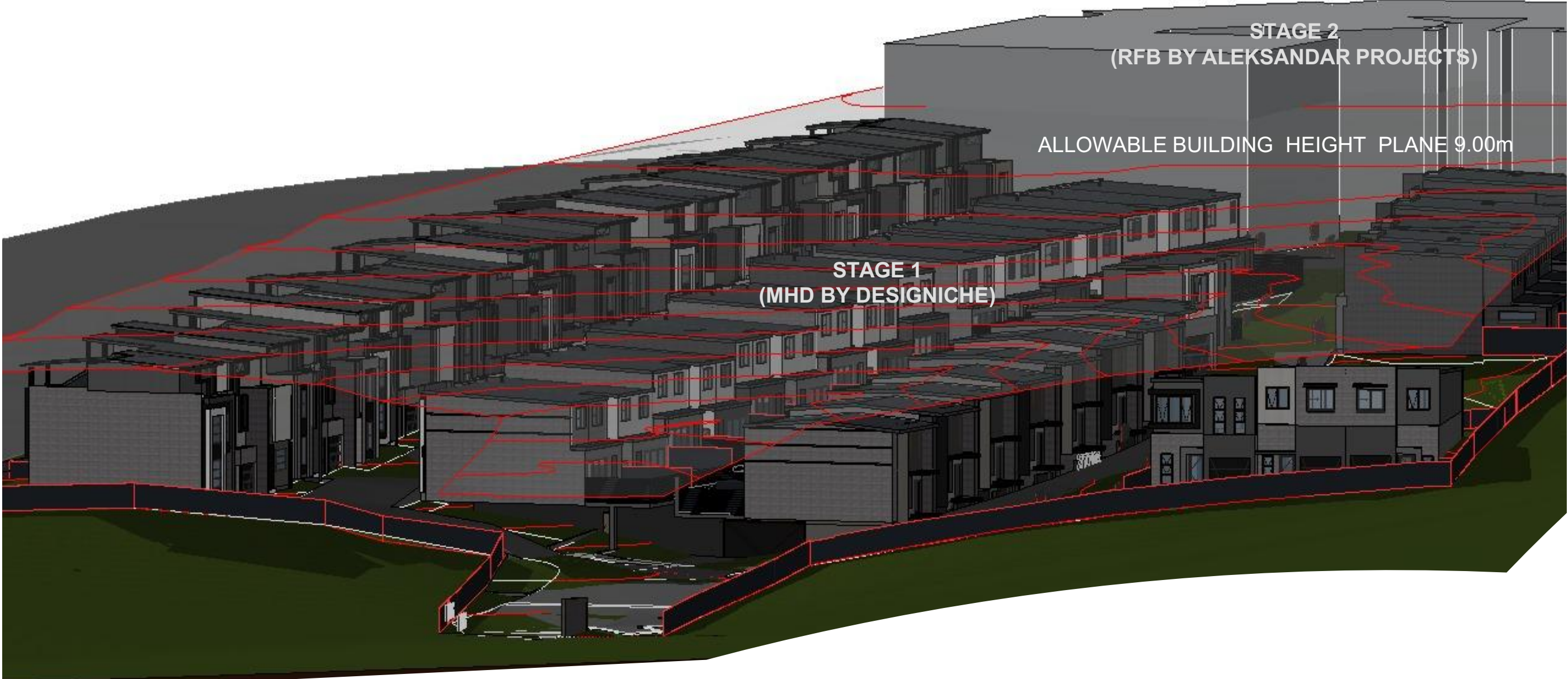
Height of Buildings

Both stages are fully compliance with the FSR Controls



NORTH ELEVATION - CABRAMATTA ROAD WEST





AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR	PROJECT TITLE	CLIENT	<div>Designniche P/L</div> <div>1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E)orhan@designniche.com.au</div> <div><div>designniche</div><div>Building Designers</div></div> <table><tr><td>COUNCIL</td><td>SCALE</td><td>PROJECT No.</td><td>DWG No.</td></tr><tr><td>FAIRFIELD</td><td>1:56.20</td><td>22020-</td><td>34</td></tr><tr><td colspan="2"></td><td>ISSUE</td><td>B</td></tr></table>	COUNCIL	SCALE	PROJECT No.	DWG No.	FAIRFIELD	1:56.20	22020-	34			ISSUE	B
COUNCIL	SCALE	PROJECT No.	DWG No.																	
FAIRFIELD	1:56.20	22020-	34																	
		ISSUE	B																	
Issue	Date	Amendments	Drawn	Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site. This plan is copyright of Designniche Pty Ltd and may not be used without written consent.		<b>PROPOSED STAGED DEVELOPMENT</b> STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING	TCON CONSTRUCTIONS													
A	20.12.22	DA SUBMISSION	O.K. R.B			<b>PROJECT ADDRESS</b> 400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	<b>DRAWING TITLE</b> HEIGHTS CONTROL PAGE													
B	30.05.23	DA RE-SUBMISSION	O.K. R.B																	



**Clause 6.12**
**Design excellence**

- (4) (a) a high standard of architectural design, materials and detailing appropriate to the building type and location is achieved through a refined architectural approach of exposed concrete, black metal, pale grey face brick that presents a modern, sophisticated arrangement that makes a positive contribution to the streetscape. This high quality facade will be low maintenance to ensure the longevity of the built form.
- (b) the form and external appearance of the development will improve the quality and amenity of the public domain through providing a contemporary built form on the currently vacant site, which does not currently contribute to the public domain. The proposed curve form enhances the curved address of the main corner of the site. The form is modulated with vertical recesses, bays and curved horizontal balcony bands to form a highly articulated facade. The front setback is highly articulated with landscaping. The palisade fencing provides a visual connection between the street and the communal open space, greatly enhancing the street edge.
- (c) the development does not detrimentally impacts on view corridors, as there are none in the vicinity.
- (d) (i) the land is suitability for the development as is zoned R4 High Density, with a height limit of 20m. This allows for a residential flat building of 6 storeys on site, which is proposed.
- (ii) the existing land is underutilised. the and proposed use is residential, which is appropriate for the site and in accordance with its zoning. The proposed mix of 1, 2 and 3 bedrooms dwellings, along with adaptable and liveable dwellings will allow of a diversity of occupants, which is desired.
- (iii) The heritage trees located on the vast adjacent golf course are not in the vicinity of proposal and will not be impacted. The removal of all existing driveways from Orange Grove Road and Cabramatta Road West will benefit both of these roads. The removal of low quality trees, replaced by higher quality planting will enhance both streetscapes. The development and pedestrian access points to the new development will improve safety through increased pedestrian movements + casual surveillance of the streetscapes.
- (iv) The proposed RFB development provides ADG compliant setbacks and separation to the existing adjacent low-scale residential and to the proposed MDH development to the south. Setbacks are highly landscaped with a variety of low and tall plant species, offering a visually appealing buffer to neighbouring development. The proposed RFB form concentrates massing to the road frontage to reduce overshadowing impact and retain amenity to its neighbours. The proposal provides an appropriate, high quality built form.
- (v) The bulk of the built form follows the 2 major roads, to not only provide a strong edge to the streetscape, limit impacts on neighbours, but also to capture the northern sun for the development itself. The massing of the form is broken down through the incorporation of gaps, bays, balconies, different material and colours to break down the scale of the building. The overall composition is highly modulated and articulated in a sophisticated manner.
- (vi) The street frontage height is 5 storeys, with a 6th recessed to further articulated the built form. The 6 storeys are within the allowable height limit.
- (vii) The design is sustainable through the maximisation of apartments orientated north; cross ventilated apartments + corridors; the selection of long life, low maintenance materials; incorporation of BASIX initiatives; selection of native & low water plants. The primary communal open space area is located to receive northern sun and provide a buffer to neighbours. Overshadowing of neighbours has been minimised through the setting back of the top 2 floors, providing all neighbours with adequate solar access in compliance with the ADG guidelines. The development has been designed to mitigate adverse environmental impact regarding wind and reflectivity through the breaking up of the bulk and selection of matt materials.
- (viii) the design achieves of the principles of ecologically sustainable development the efficient use of the site, application of sustainability measures and creation of a range of housing typologies within the precinct. the development will enhance the site for the benefit of future generations.
- (ix) The primary pedestrian entries from Orange Grove Road and Cabramatta Road West are clearly defined through covered entry portals that are enhanced by the entry landscaping. Visitor bicycle parking is included on the ground level close to the entry, whilst occupants have bicycle spaces in the basement for security. Vehicular access is through the townhouse site to minimise impact on neighbours. A service bay adjacent to the building will be easily accessed by both garbage and removalists. A. DCP requirements have been met.
- (x) the proposal will have a positive impact on the existing public domain, greatly enhancing it though its design and connection to it. It will further be improved at the ground plane by the 3m wide planted communal space immediately adjacent to it, that will be visually connected through only palisade fencing at the boundary.
- (xi) the proposal interfaces with the public domain through the landscaping connection as discussed above as well as the entry portals that signify the pedestrian entries to the building.
- (xii) high quality landscape design is proposed, integrated with the building design. Both passive and active recreations spaces have been created for residents. Each ground floor terrace is extensive, in compliance with the ADG and is provided with a landscaped buffer for privacy. Residents are offered communal spaces that include a swimming pool, open turf, barbecue facilities and paved areas for gathering. The landscape design includes a variety of native species that provide colour and balance to the built form's subdued palette.





The Site sits within the Fairfield City Council local government area. The Fairfield City Wide Development Control Plan 2013 contains the detailed controls for the site. In particular Clause 10.14 contains the Site Specific provisions to land known as 400-404 Cabramatta Road West, 2-18 Orange Grove Road and 6 Links Avenue.

The layout of the buildings on the subject site are generally in accordance with figure 2 of the SSDCP Site Layout and Building Design. Minor adjustments in internal setbacks + layouts have been incorporated in the final design in order to ensure that future development is designed and constructed in a manner that minimises adverse impacts upon the amenity of the nearby residences and the environment. These are analysed on the following pages.



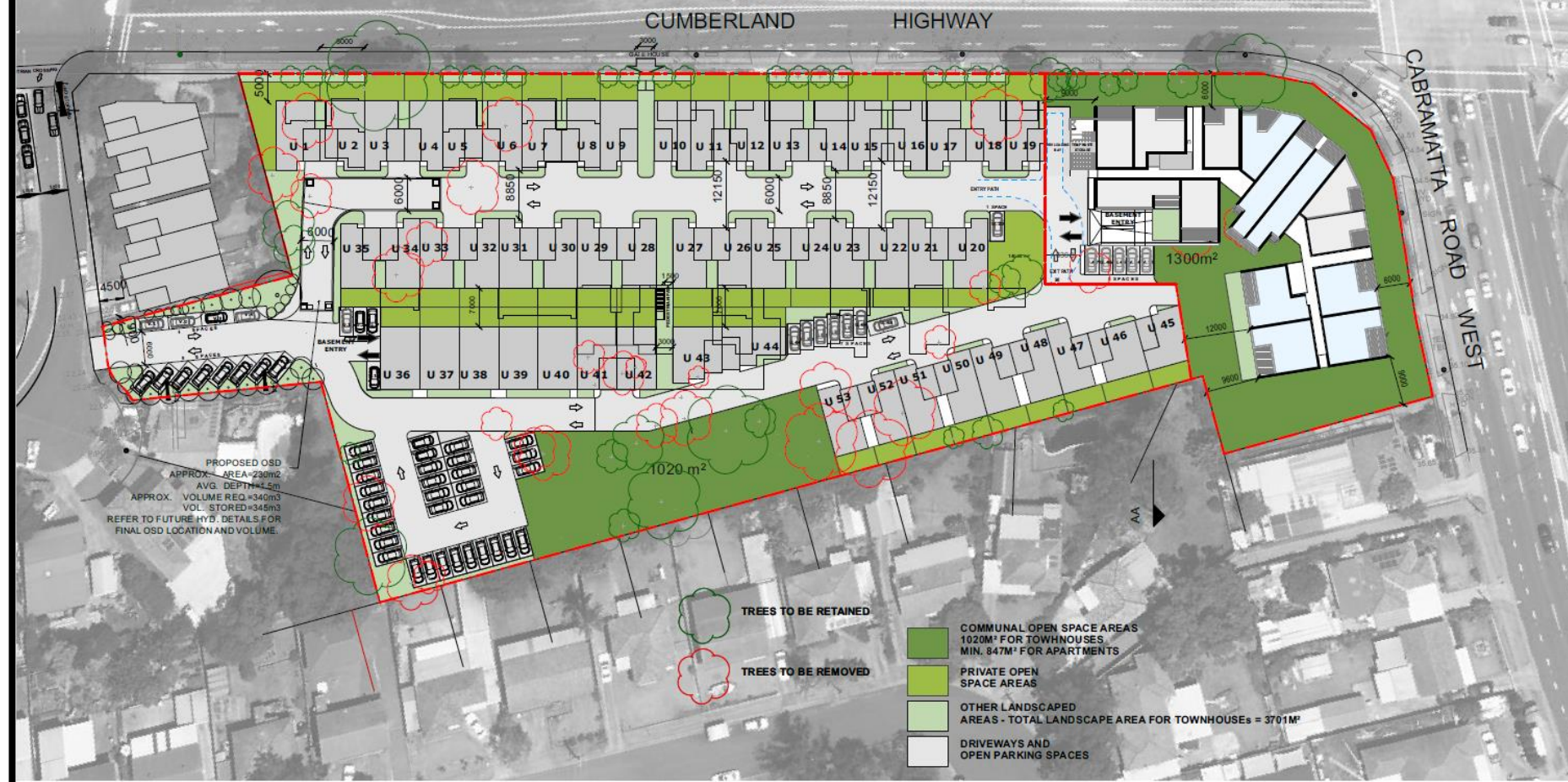


Figure 2 Site layout and building setbacks and Common Open Space

TREES IN RED UNABLE TO BE RETAINED DUE TO IMPACT FROM ADJACENT ROADS, OR PROPOSAL, AS PER ARBORIST'S ADVICE. REFER TO ARBORIST REPORT. THE LANDSCAPE ARCHITECT HAS PROPOSED REPLACEMENT TREES, BOTH MORE APPROPRIATE SPECIES WHERE APPLICABLE AND IN MORE APPROPRIATE LOCATIONS SO THAT THE FINAL DESIGN WILL PROVIDE A GREEN CANOPY THROUGHOUT THE DEVELOPMENT.



PROPOSED SITE PLAN



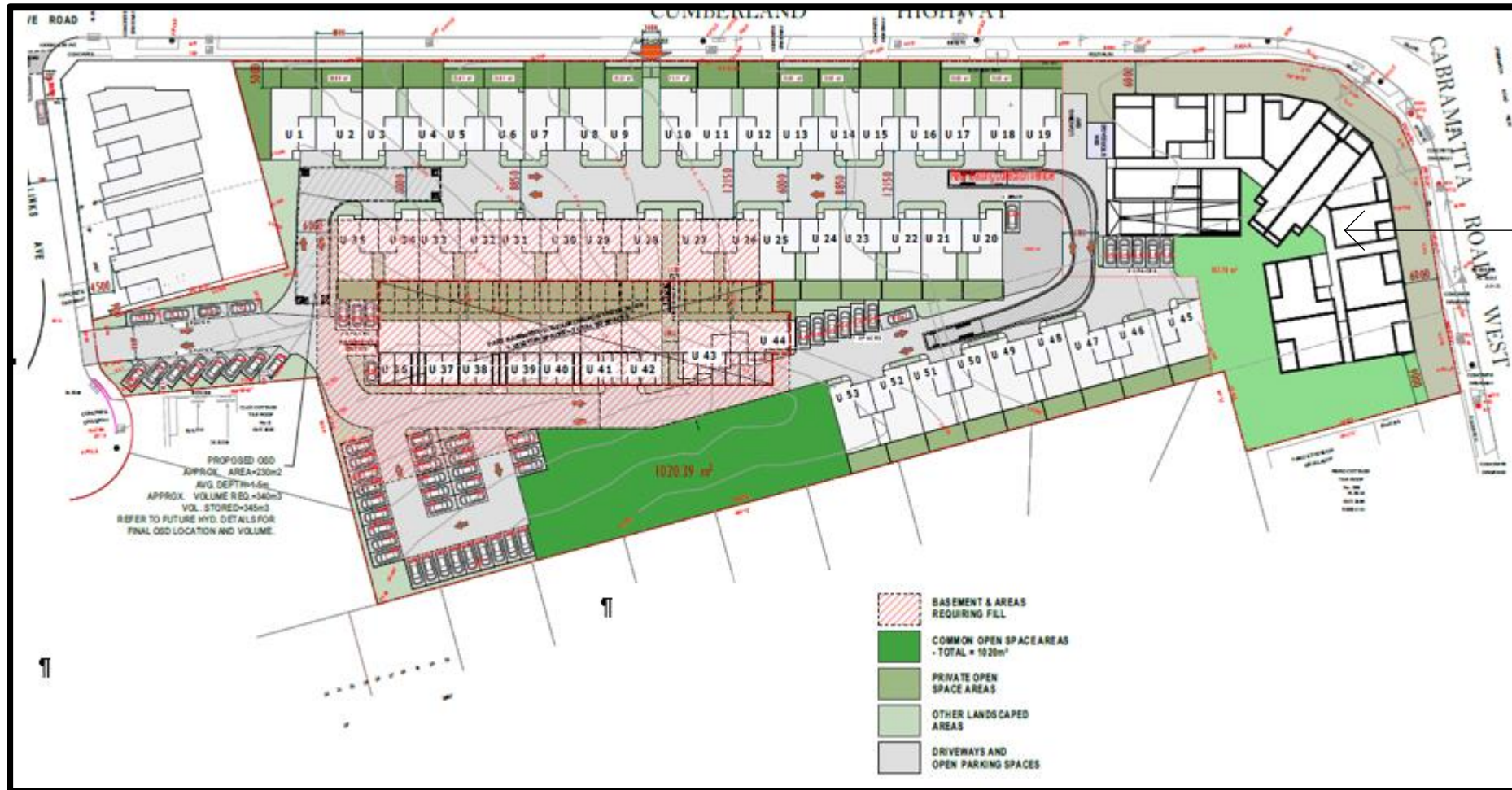
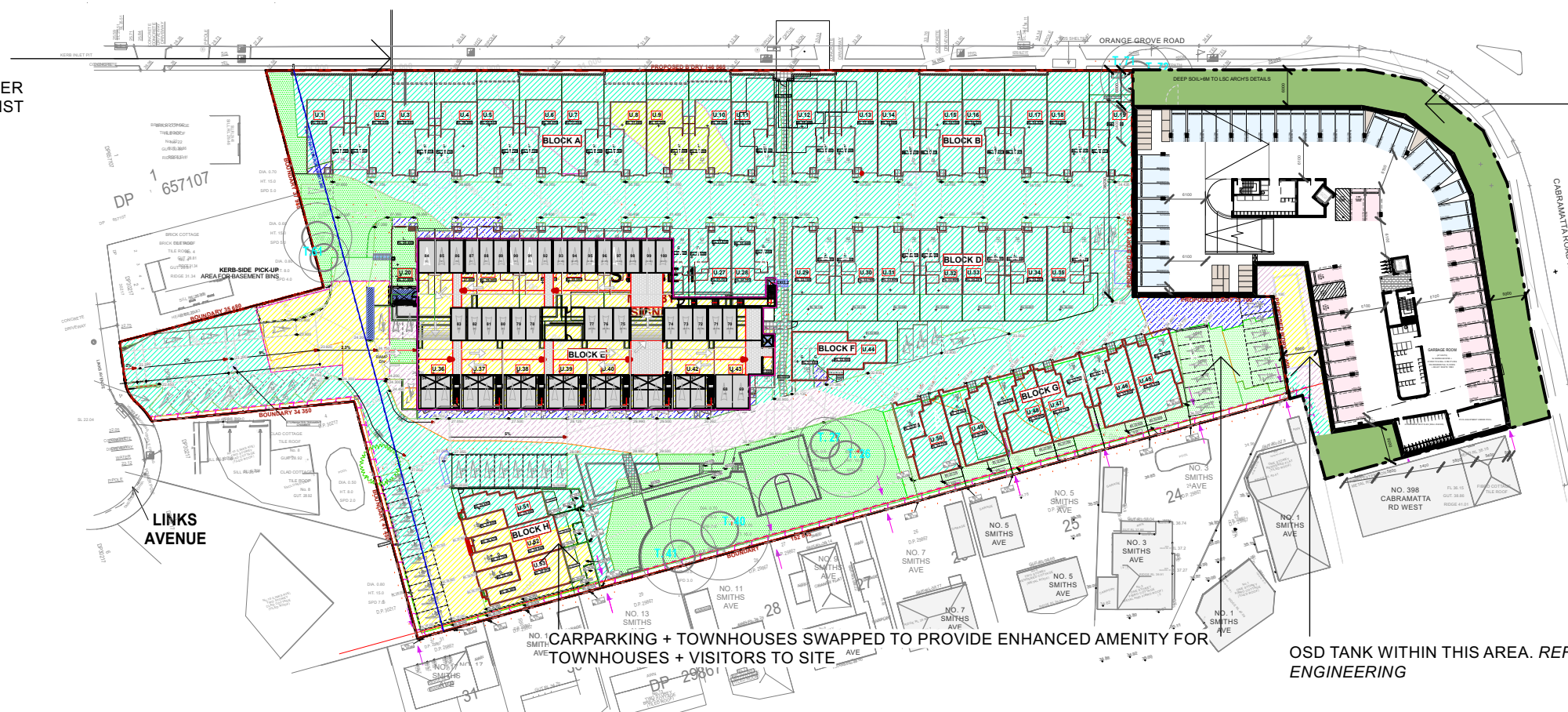


Figure 3 - Basement and Fill Areas

ADDITIONAL TREES UNABLE TO BE RETAINED DUE TO IMPACT FROM ADJACENT ROADS, OR PROPOSAL AS PER ARBORIST'S ADVICE. REFER TO ARBORIST REPORT.

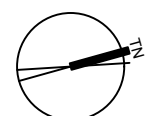


DEEP SOIL AREA OF MIN. 7% (237M<sup>2</sup>) REQUIRED. 571M<sup>2</sup> PROVIDED IN COMPLIANCE WITH THE ADG

- CUT <1m
- CUT >1m
- FILL >1m
- FILL <1m
- NGL

REFER TO CUT & FILL PLAN BY CIVIL ENGINEER

■ PROPOSED BASEMENT + FILL AREAS





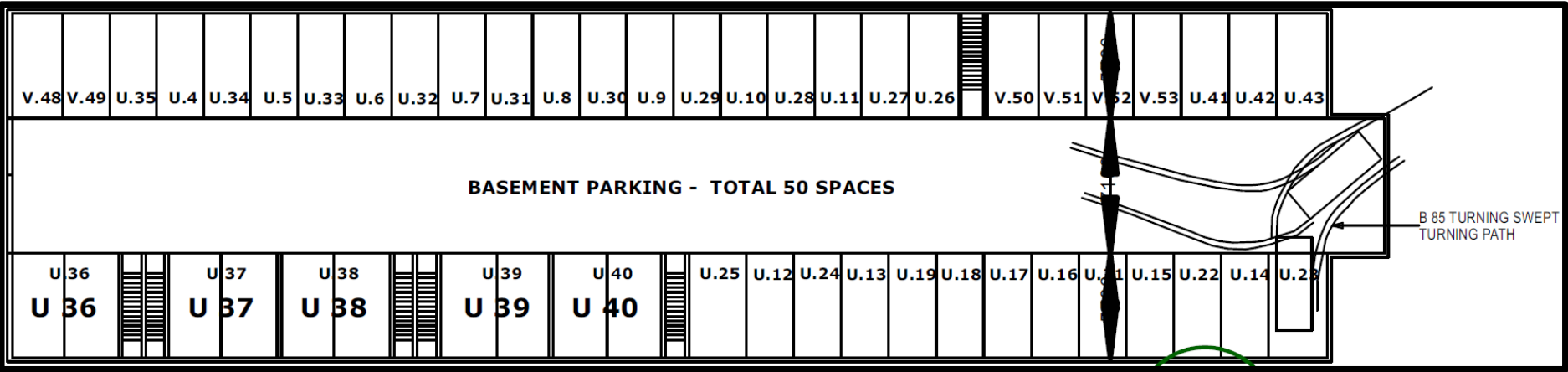
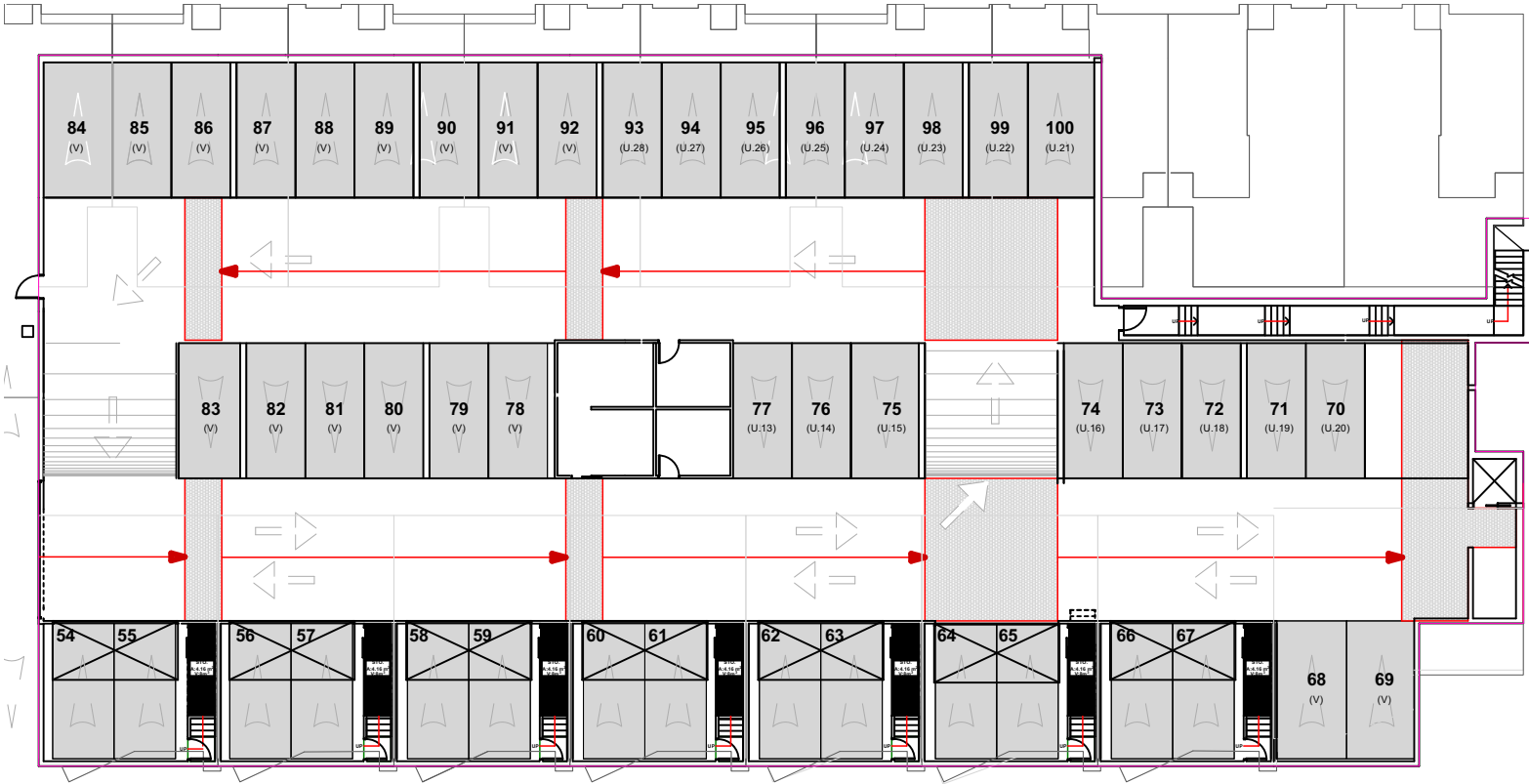
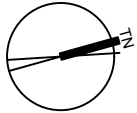


Figure 4 Basement Parking Plan on R3 Land



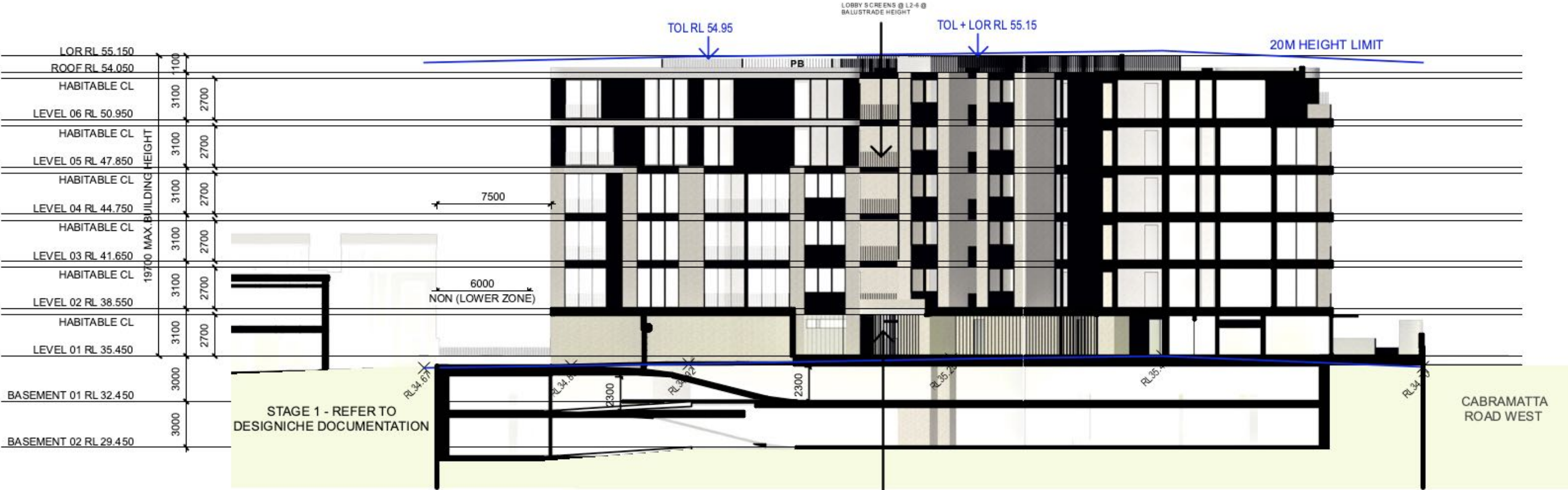
SHAPE OF BASEMENT AMENDED  
THROUGH DESIGN DEVELOPMENT DUE TO  
BUIDLINGS ABOVE + LEVELS NEEDED TO  
BE ACHIEVED

■ PROPOSED R3 BASEMENT

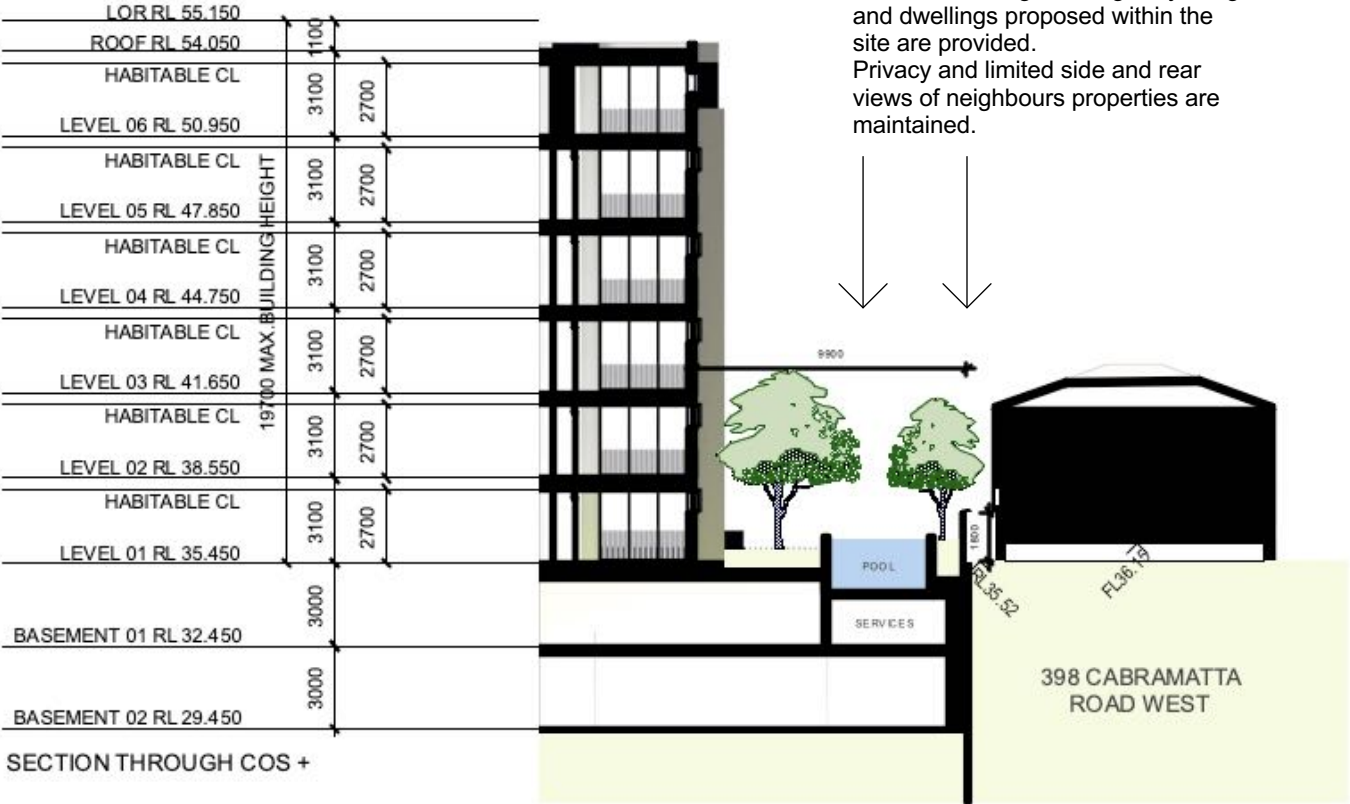




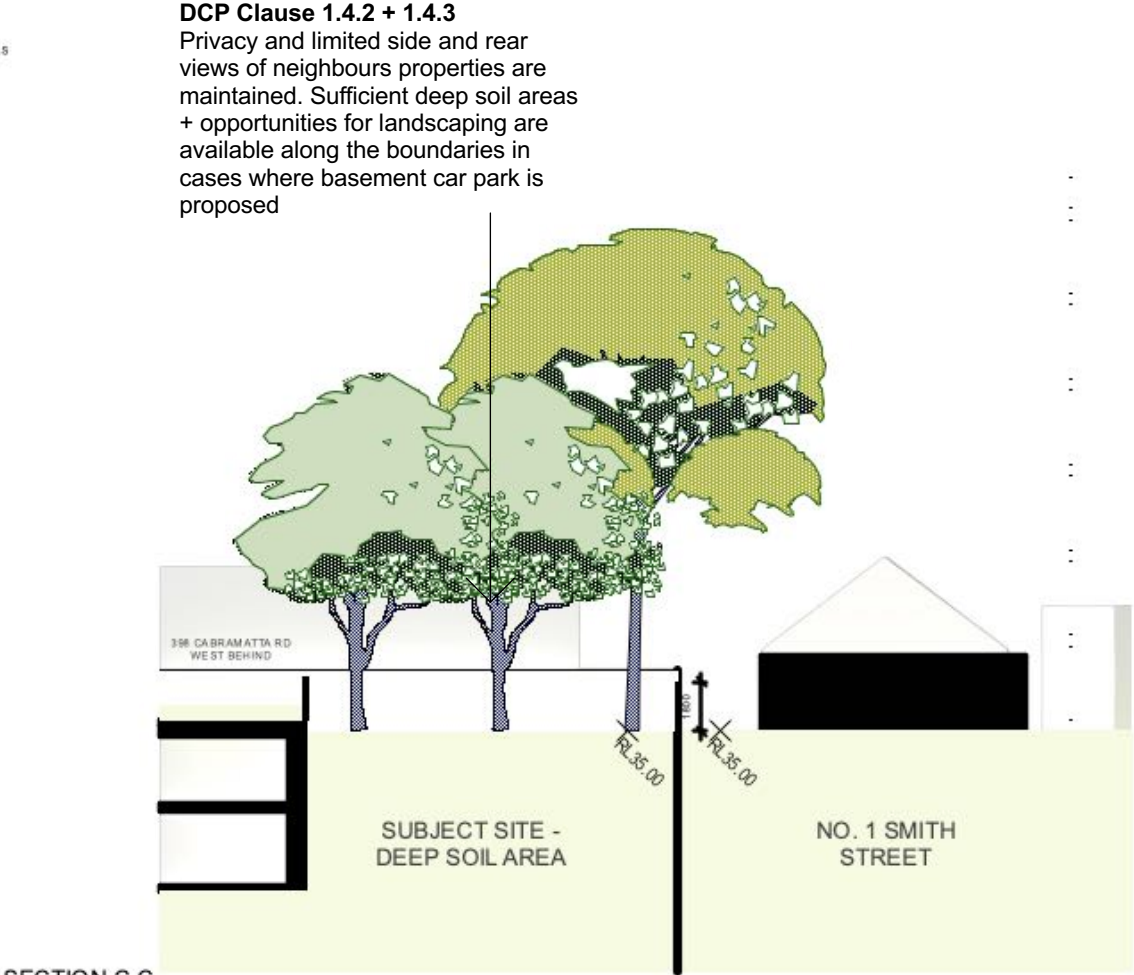
DCP Clause 1.4.2  
6 storeys + max. 20m height are  
proposed in compliance.



SECTION A-A



SECTION B-B



SECTION C-C

# 5 PROPOSED RFB SECTIONS

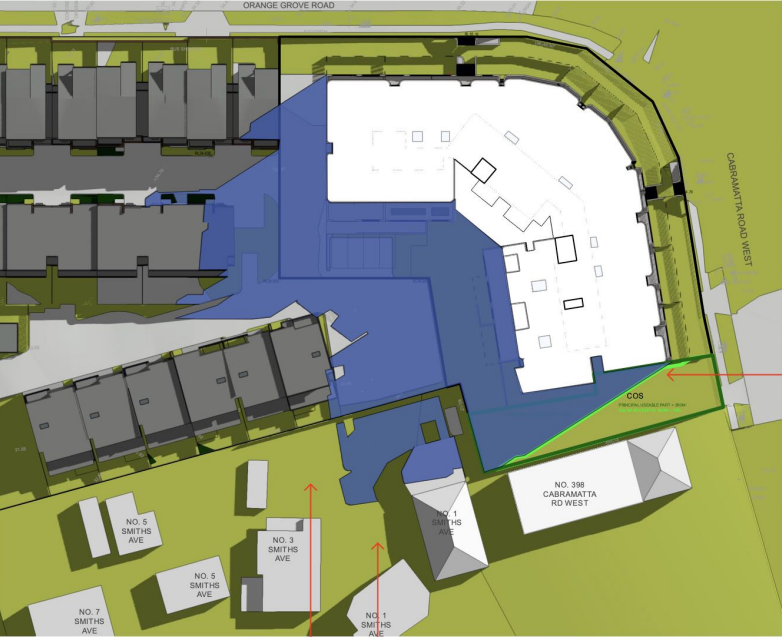


Overshadowing

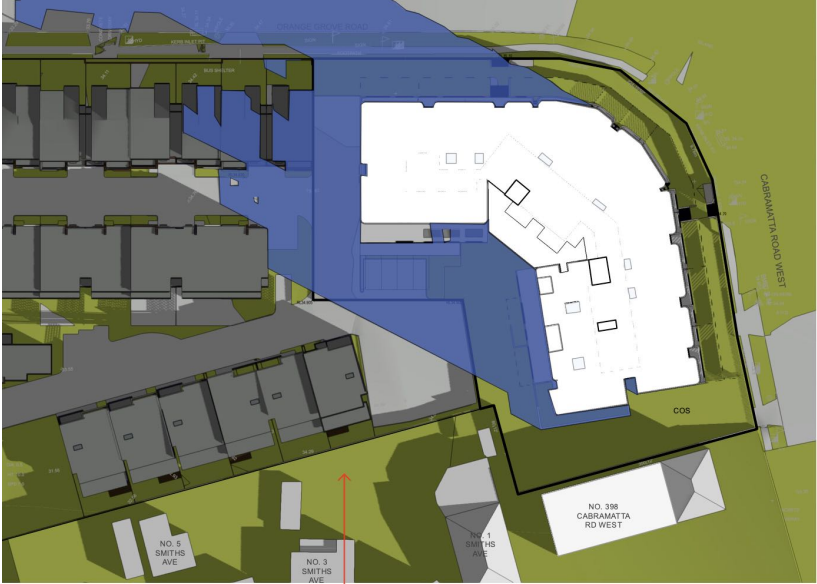
The design ensures minimal overshadowing of neighbours properties + their solar access is protected in accordance with the DCP Clause 1.4.2 + 1.4.3 and ADG guidelines. Refer to DA set for larger images



10AM - 21 JUNE



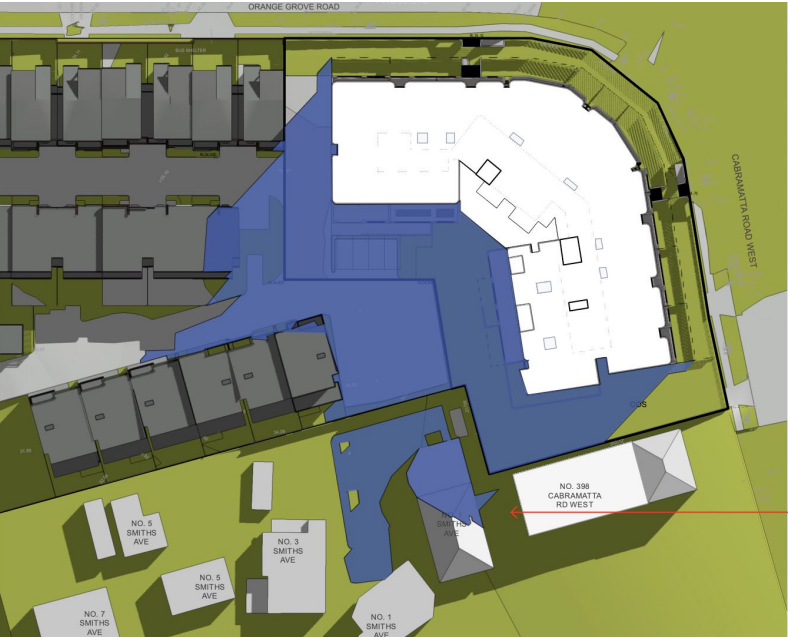
1PM - 21 JUNE



9AM - 21 JUNE



11AM - 21 JUNE



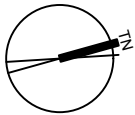
2PM - 21 JUNE



12 NOON - 21 JUNE



3PM - 21 JUNE







10AM - 21 SEPTEMBER



1PM - 21 SEPTEMBER



9AM - 21 SEPTEMBER



11AM - 21 SEPTEMBER



2PM - 21 SEPTEMBER

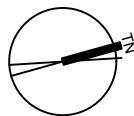


12 NOON - 21 SEPTEMBER



3PM - 21 SEPTEMBER

# 5 OVERSHADOWING





DCP Clause 1.4.3  
Avoid blank/plain façades along publicly visible parts of the development



VIEW AT THE INTERSECTION OF CABRAMATTA ROAD WEST + ORANGE GROVE ROAD SHOWING PALISADE FENCING FOR VISIBILITY THROUGH, BALCONIES + GLAZING OVERLOOKIGN THE PUBLIC DOMAIN



VIEW LOOKING NORTH ALONG ORANGE GROVE ROAD SHOWING PLANTERS TO THE STREET , BALCONIES + GLAZING OVERLOOKIGN THE PUBLIC DOMAIN

5 PROPOSED STREETSCAPES



## 5 PROPOSED FLOOR PLANS





# 5 PROPOSED FLOOR PLANS





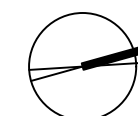




# 5 PROPOSED FLOOR PLANS

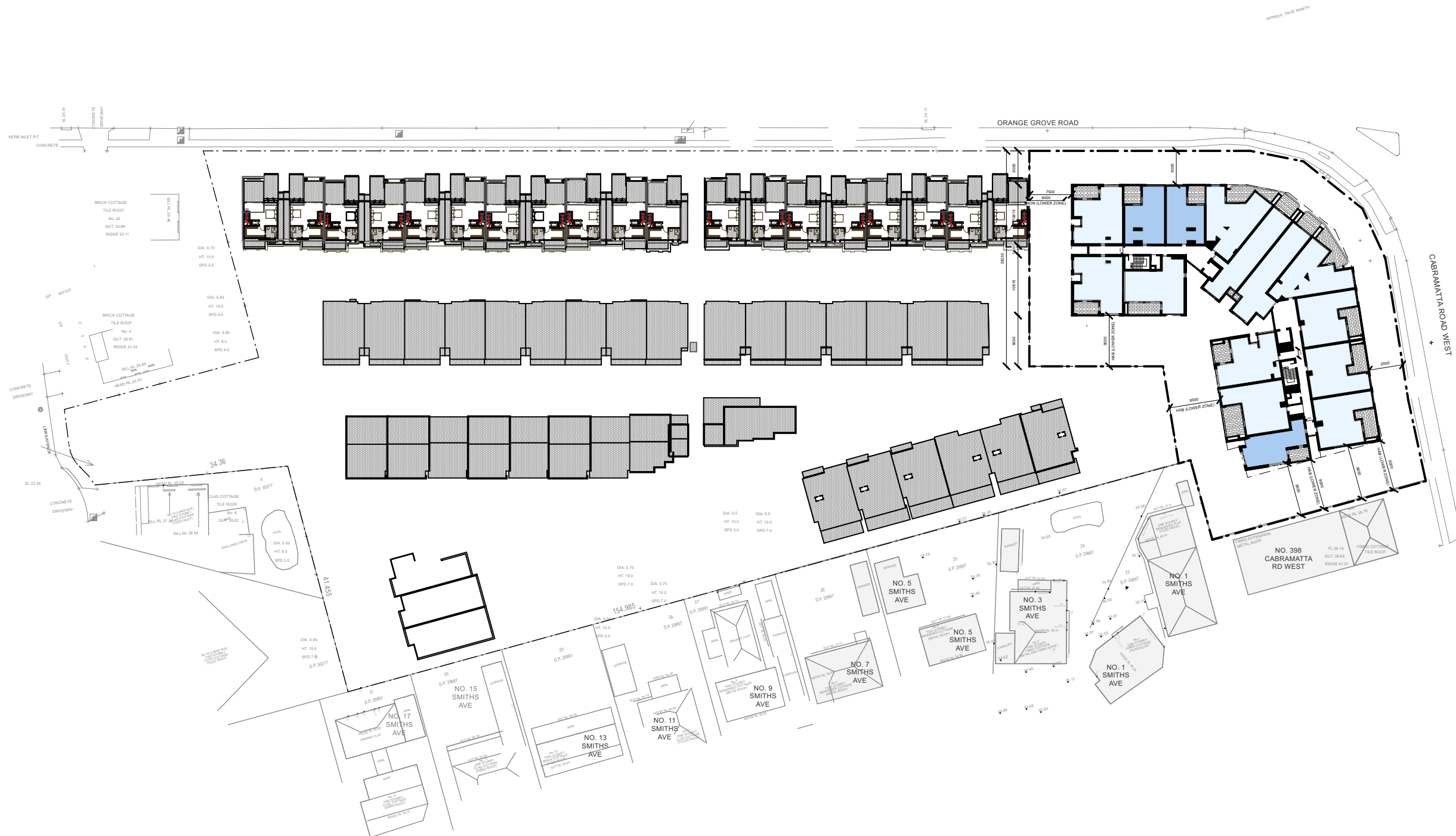


■ LEVEL 2 FLOOR PLANS

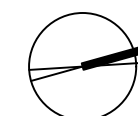




# 5 PROPOSED FLOOR PLANS



■ RFB LEVEL 3 + TH ATTIC FLOOR PLANS

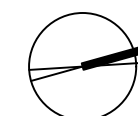




# 5 PROPOSED FLOOR PLANS



■ LEVEL 4 RFB FLOOR PLANS

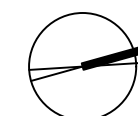




# 5 PROPOSED FLOOR PLANS



■ RFB LEVEL 5 PLAN

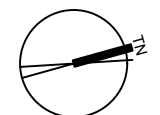




# 5 PROPOSED FLOOR PLANS

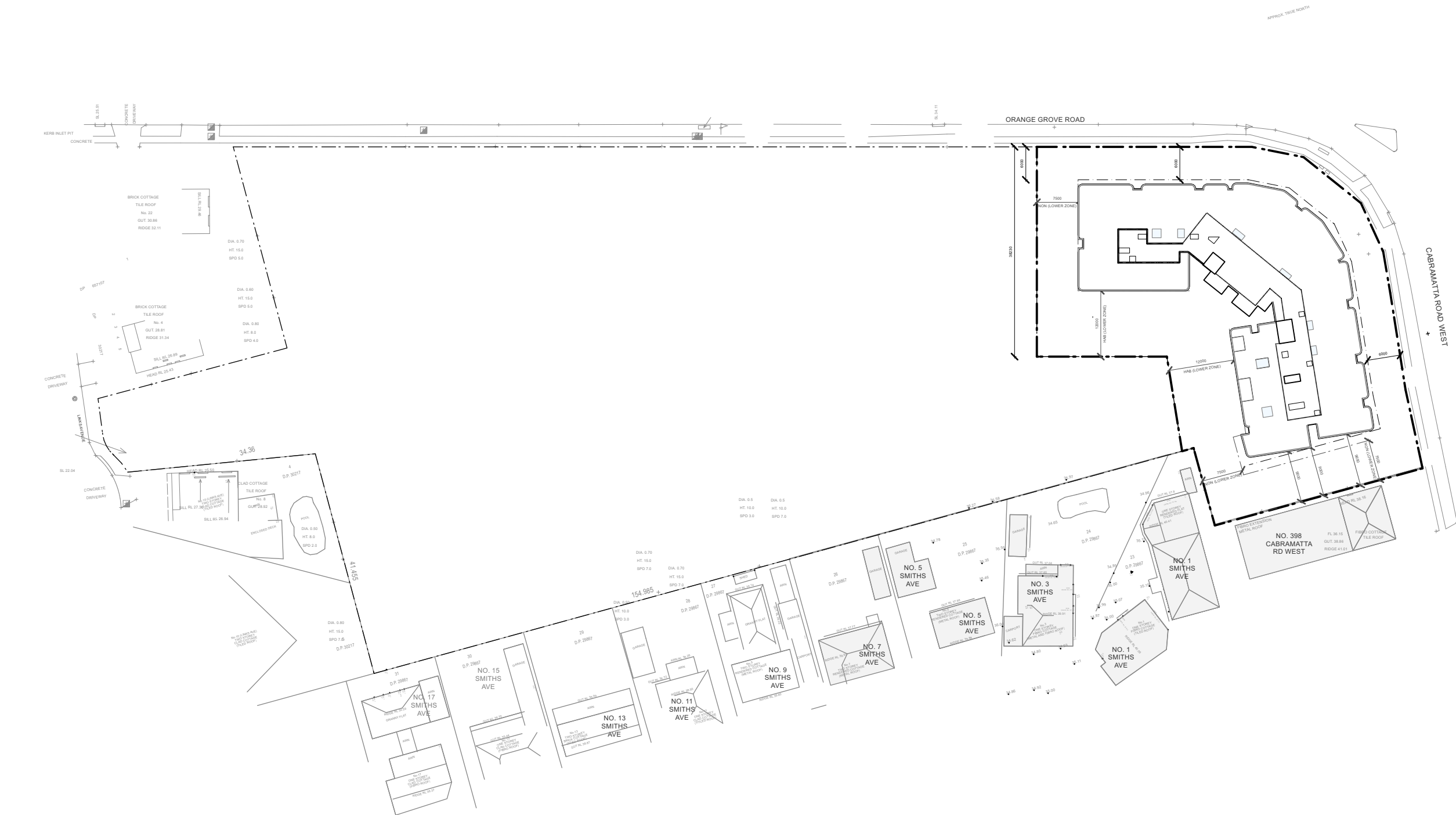


■ RFB LEVEL 6 PLAN

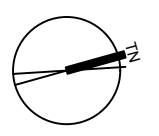




# 5 PROPOSED FLOOR PLANS



■ RFB ROOF PLAN





UNIT AREA COMPUTATION TABLE								
	NO. OF UNITS	UNIT NAME	NO. OF BEDROOMS	GROUND FLR (sqm)	FIRST FLOOR (sqm)	ATTIC FLOOR (sqm)	TOTAL FSR (sqm)	POS (sqm)
BLOCK A	11	1	4	55.60	65.94	32.81	154.35 m²	107.84
		2	4	55.66	65.97	32.81	154.44 m²	29.86
		3	4	55.60	65.99	32.81	154.40 m²	38.30
		4	4	55.60	65.91	32.81	154.32 m²	36.66
		5	4	55.60	65.99	32.81	154.40 m²	34.15
		6	4	55.66	65.99	32.81	154.46 m²	29.86
		7	4	55.82	65.99	32.81	154.62 m²	32.36
		8	4	55.60	65.91	32.81	154.32 m²	36.66
		9	4	55.72	65.99	32.81	154.52 m²	34.15
		10	4	55.82	65.86	32.81	154.49 m²	34.15
		11	4	55.60	65.99	32.81	154.40 m²	32.97
BLOCK B	8	12	4	55.82	65.74	33.34	154.90 m²	30.42
		13	4	55.82	65.99	32.81	154.62 m²	34.15
		14	4	55.82	66.01	32.46	154.29 m²	36.66
		15	4	55.82	65.99	32.81	154.62 m²	32.36
		16	4	55.82	65.99	32.81	154.62 m²	29.86
		17	4	55.82	65.74	32.81	154.37 m²	29.86
		18	4	55.82	65.99	32.81	154.62 m²	38.30
		19	4	55.82	65.99	32.58	154.39 m²	39.03
BLOCK C	9	20	3	51.35	64.49		115.84 m²	32.83
		21	3	51.35	64.54		115.89 m²	32.22
		22	3	51.35	64.48		115.83 m²	32.22
		23	3	51.35	64.49		115.84 m²	32.22
		24	3	51.19	64.49		115.68 m²	31.97
		25	3	51.35	64.49		115.84 m²	32.22
		26	3	51.19	64.48		115.67 m²	32.22
		27	3	51.35	64.49		115.84 m²	32.22
BLOCK D	7	28	3	51.00	64.49		115.49 m²	32.83
		29	3	51.38	63.31		114.69 m²	32.83
		30	3	51.40	63.31		114.71 m²	32.22
		31	3	51.06	63.56		114.62 m²	32.22
		32	3	51.37	63.56		114.93 m²	32.22
		33	3	51.37	63.56		114.93 m²	32.22
		34	3	51.37	63.31		114.68 m²	32.22
		35	3	51.05	63.56		114.61 m²	29.58
BLOCK E	8	36	3	62.35	56.67		119.02 m²	35.02
		37	3	62.13	56.34		118.47 m²	34.37
		38	3	62.29	56.71		119.00 m²	34.37
		39	3	62.13	56.34		118.47 m²	34.37
		40	3	62.29	56.71		119.00 m²	34.37
		41	3	62.13	56.34		118.47 m²	34.37
		42	3	62.29	56.71		119.00 m²	34.37
		43	3	59.75	52.18		111.93 m²	35.57
F	1	44	3	65.08	55.74		120.82 m²	27.78
BLOCK G	6	45 (AD)	3 (1)	61.71	64.02		125.73 m²	25.95
		46 (AD)	3 (1)	62.76	65.08		127.84 m²	27.43
		47 (AD)	3 (1)	66.36	68.32		134.68 m²	28.50
		48 (AD)	3 (1)	66.44	67.41		133.85 m²	28.08
		49 (AD)	3 (1)	66.45	67.40		133.85 m²	28.49
		50 (AD)	3 (1)	66.45	68.54		134.99 m²	29.36
H	3	51	3	52.50	75.08		127.58 m²	25.30
		52	3	59.41	75.10		134.51 m²	26.33
		53	3	59.36	65.92		125.28 m²	31.08
TOTAL				2991.86 m²	3407.53 m²		7022.73 m²	

\* (AD) - ADAPTABLE UNITS

STAGE 2: RESIDENTIAL FLAT BUILDING

SITE AREA

3398

M²

	YIELD (GFA M²)	STUDIO	1 BED	2 BED	3 BED
GF	887	2	5	4	1
L02	1221		3	12	
L03	1221		3	12	
L04	1221		3	12	
L05	1127		7	8	
L06	1099		7	8	
TOTAL	6776	2	28	56	1
FSR	2.0	:1			
MAX FSR	2	:1			

VEHICLES		STUDIO/ 1BED	2BED	3+BED		
	NO. OF UNITS		PARKING PER DWELLING		TOTAL	TOTAL PROVIDED
RESIDENTS	87	1	1	1	85	87
VISITORS	87			0.25	21.75	22
				TOTAL REQUIRED	109	109
				MIN. REQUIRED	TOTAL MIN.	
VISITORS ACCESSIBLE				0.1	2.2	3
RESIDENTIAL ADAPTABLE				0.1	8.5	9
RESIDENTIAL BIKE SPACES				1 PER 2 UNITS	44	44
VISITOR BICYCLE SPACES				1 PER 10 UNITS	9	9

5 PROPOSED YIELD

TOWNHOUSES

APARTMENTS

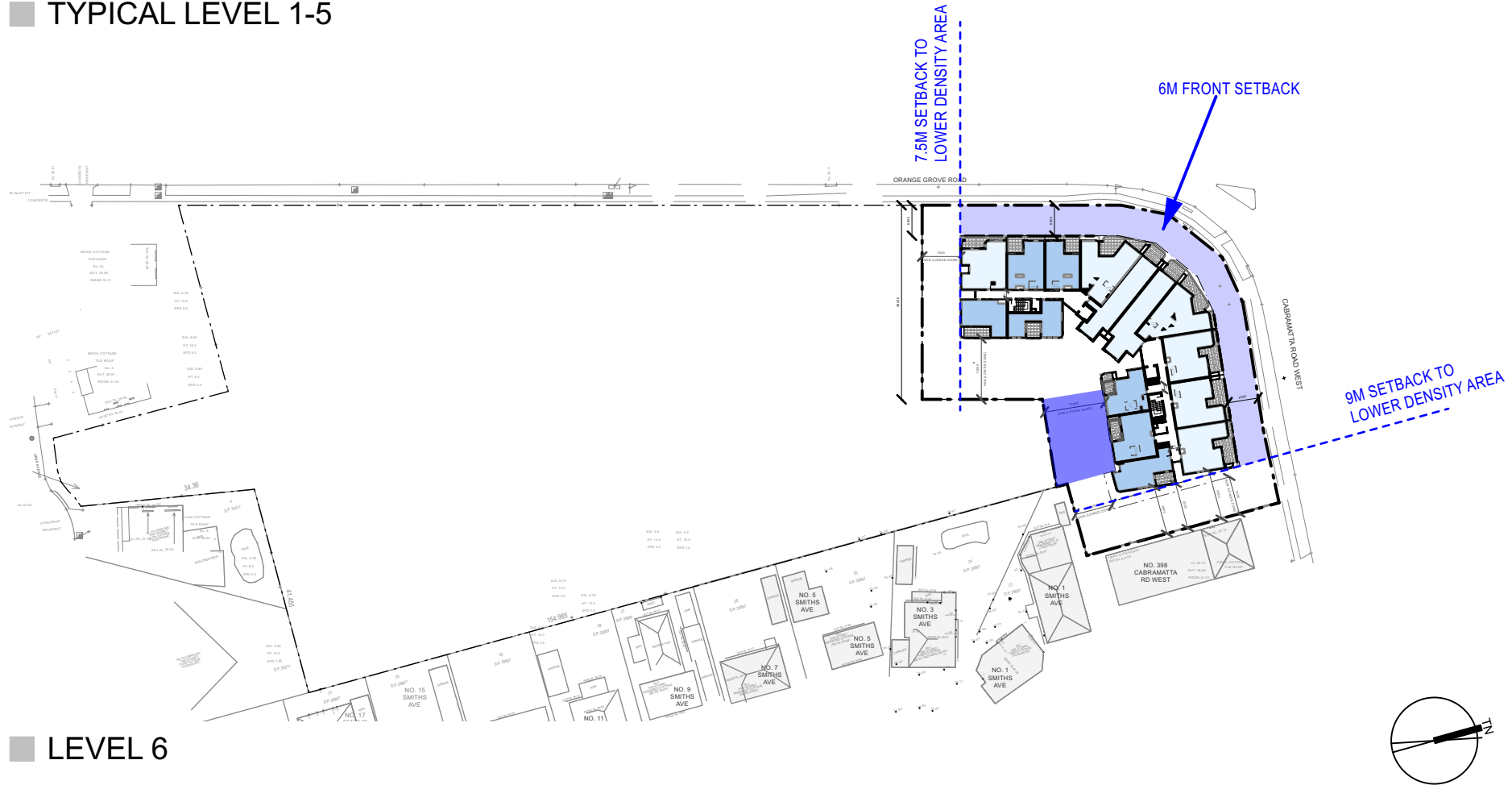


These ADG compliance drawings are to be **read in conjunction with the Design Statement**, which assesses each relevant clause of the Apartment Design Guide Guidelines in detail as well as responds to the 9 Design Quality Principles. The proposed Residential Flat Building is fully complaint with all relevant guidelines + principles of the Apartment Design Guide as shown on the following pages



# SETBACK & SEPARATION COMPLIANCE

The proposed setbacks and building separations comply with the Medium Density Design Guide 2017 & ADG minimum distances as shown. Refer to Part 2 of the Design Stament for details.



# 6 SETBACKS + SEPARATION



Landscape, Deep Soil + Communal Open Space - RFB

The ADG for the residential flat building requires 7% of the total site area to be deep soil.

The proposal achieves over double the minimum requirement, being 16.9% deep soil to the residential flat building.

The ADG for residential flat buildings requires 25% of the site to be communal open space

The proposal achieves in excess of this, being 28.3% COS for the residential flat building

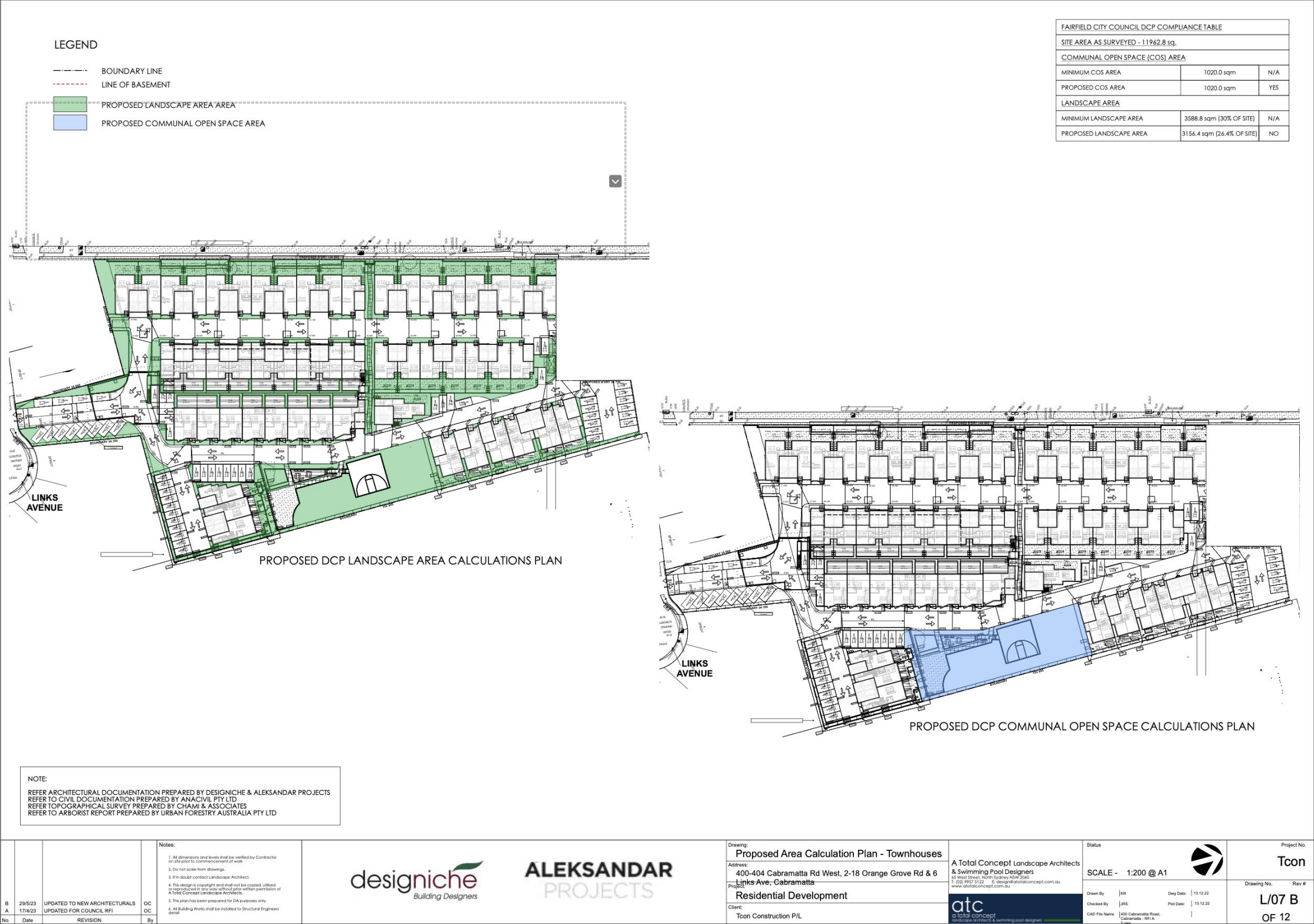




Landscape & Communal Open Space - Townhouses

The Communal Open Space for the Townhouses is compliance with Councils's DCP.

The landscape space is substantial, but non-compliant due to the excess car parking Coucnil has requested.





Pedestrian Access + Building Entries

Clearly defined entries are provided to each street frontage for activation. These 2 primary entries are easily identified with entry portals incorporating awnings, integrated letterbox, street number + services element at the front of the each of the secured lobbies, with intercoms.

Individual townhouses also have clearly defined entries as shown



RFB ENTRY PORTALS CEARLY DEFINE THE PEDESTRIAN ENTRY POINTS INTO THE BUILDING



INDIVIDUAL TOWNHOUSE ENTRIES ARE CEARLY DEFINED



### Solar Access

The Residential Flat Building has been designed so that 75% of apartments receive a minimum of 2 hours sunlight in winter to living rooms + private open spaces, as shown on following pages, in excess of the minimum 70% guidelines



GROUND FLOOR PLAN



L2 FLOOR PLAN



L3 FLOOR PLAN



L4 FLOOR PLAN



L5 FLOOR PLAN



L6 FLOOR PLAN

MIN. 2 HRS  
SOLAR

NO SOLAR

GF 10  
L02 11  
L03 11  
L04 11  
L05 11  
L06 11

2  
4  
3  
2  
2

65

13

75%

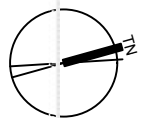
15%

70%

MIN.  
REQUIREMENT

15%

MAX.  
REQUIREMENT





View from the Sun

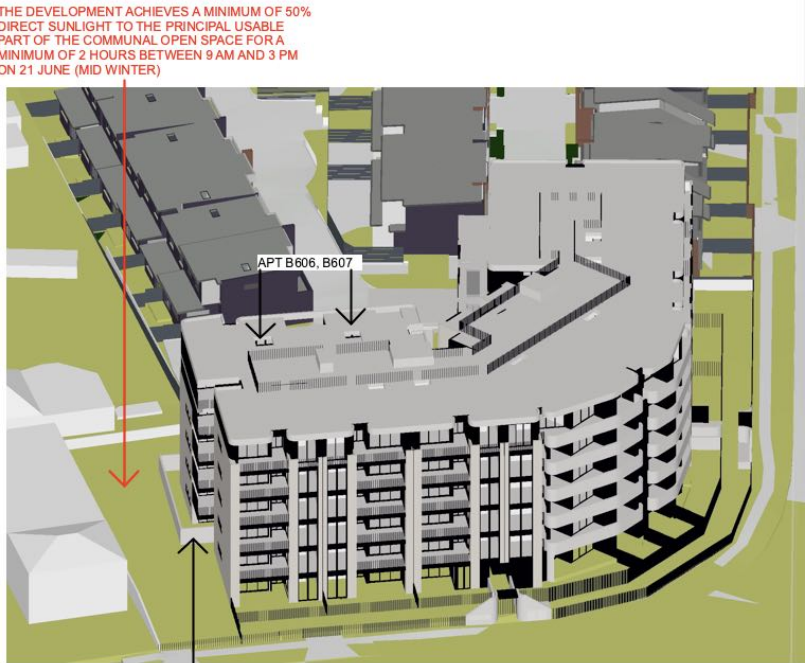
The VFS diagrams show the 70% of apartments receiving a minimum of 2 hours sunlight in winter to living rooms + private open spaces



VIEW FROM THE SUN - 9AM



VIEW FROM THE SUN - 10AM



APT B 106, B206, B306, B406, B506, B606

VIEW FROM THE SUN - 11AM



VIEW FROM THE SUN - 12PM



VIEW FROM THE SUN - 1PM

KEY / NOTES

CLIENT	ADDRESS	REVISION	TITLE	PROJECT NO.
TCON CONSTRUCTIONS PTY LTD	400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA	C. UPDATED TOWNHOUSES INCORPORATED 27/6/23	STAGE 2: VIEW FROM THE SUN DIAGRAMS 9AM-1PM 21 JUNE	21024
ARCHITECTURE URBAN DESIGN INTERIORS PO BOX 257 BONDI NSW 2026 +61 2 9361 5560 ALEKSANDARPROJECTS.COM.AU			SCALE @ A2 DRAWN BY CHECKED BY	DRAWING NO. ADG03 REVISION C

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View from the Sun

The VFS diagrams show the 70% of apartments receiving a minimum of 2 hours sunlight in winter to living rooms + private open spaces



VIEW FROM THE SUN - 2PM



VIEW FROM THE SUN - 3PM

KEY / NOTES

ALEKSANDAR  
PROJECTS

SOLAR COMPLIANCE - 21 JUNE										RECEIVES 2 HOURS	RECEIVES NO SOLAR	TOTAL NO OF APTS
STAGE 2	9AM	10AM	11AM	12NOON	1PM	2PM	3PM					
A101									1			
A102									1			
A103									1			
A104									1			
B101									1			
B102									1			
B103									1			
B104									1			
B105									1			
B106									1			
B107										1		
B108										1		
C06										1	12	
A201									1			
A202									1			
A203									1			
A204									1			
A205									1			
A206										1		
A207										1		
B201									1			
B202									1			
B203									1			
B204									1			
B205									1			
B206									1			
B207										1		
B208										1		
A301									1			
A302									1			
A303									1			
A304									1			
A305										1		
A306										1		
A307									1			
B301									1			
B302									1			
B303									1			
B304									1			
B305									1			
B306										1		
B307										1		
B308										1	15	
A401									1			
A402									1			
A403									1			
A404									1			
A405										1		
A406										1		
A407									1			
B401									1			
B402									1			
B403									1			
B404									1			
B405									1			
B406										1		
B407										1		
B408										1	15	
A501									1			
A502									1			
A503									1			
A504									1			
A505									1			
A506										1		
A507									1			
B501									1			
B502									1			
B503									1			
B504									1			
B505									1			
B506										1		
B507										1		
B508										1	15	
A601									1			
A602									1			
A603									1			
A604									1			
A605										1		
A606										1		
A607									1			
B601									1			
B602									1			
B603									1			
B604									1			
B605									1			
B606										1		
B607									1			
B608										1	15	
SUB TOTALS										65	13	87
PERCENTAGES										75%	15%	
MIN REQUIRED										70%		
MAX PERMITTED											15%	

CLIENT

TCON CONSTRUCTIONS PTY LTD

ARCHITECTURE URBAN DESIGN INTERIORS

PO BOX 257 BONDI NSW 2026

+61 2 9361 5560 ALEKSANDARPROJECTS.COM.AU

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ADDRESS

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

REVISION

C UPDATED TOWNHOUSES INCORPORATED 27/6/23

TITLE

STAGE 2: VIEW FROM THE SUN DIAGRAMS 2-3PM 21 JUNE + TABLE

SCALE @ A2

DRAWN BY

CHECKED BY

1:300 MJ AJ

PROJECT NO.

21024

DRAWING NO.

ADG04

REVISION

C



Cross Ventilation

The diagrams show that a minimum of 60% of apartments are naturally cross ventilated as per the guidelines



GROUND FLOOR PLAN



TYPICAL L2-4 FLOOR PLAN



L5 FLOOR PLAN



L6 FLOOR PLAN

CROSS VENT	
GF	4
L02	8
L03	8
L04	8
L05	9
L06	15
	52
MIN. REQUIREMENT	60%

