

PROPOSED STAGED DEVELOPMENT AT

400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166

STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING

STAGE 2: 87 UNIT RFB WITH BASEMENT PARKING (BY ALEKSANDAR PROJECTS PTY. LTD)

FOR, TCON CONSTRUCTIONS



LOCALITY PLAN

DRAWING SCHEDULE	
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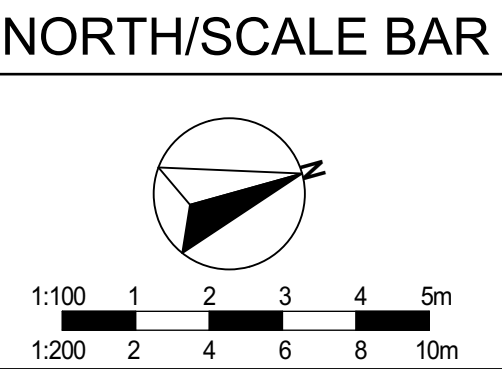


SITE ANALYSIS

1:500

AMENDMENTS			
Issue	Date	Amendments	Drawn
A	20.12.22	DA SUBMISSION	O.K. R.B.
B	30.05.23	DA RE-SUBMISSION	O.K. R.B.
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B.
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B.

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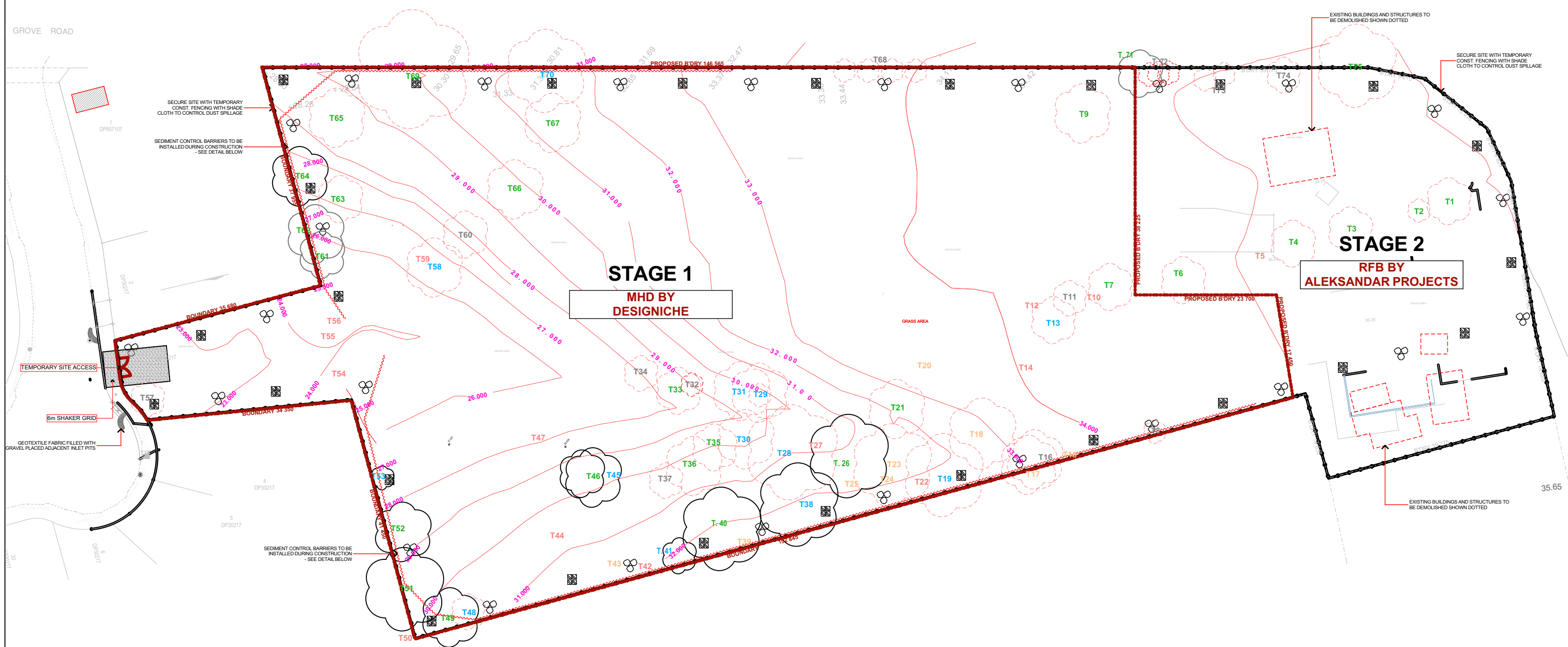
PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING
PROJECT ADDRESS
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166

CLIENT
TCON CONSTRUCTIONS
DRAWING TITLE
SITE ANALYSIS

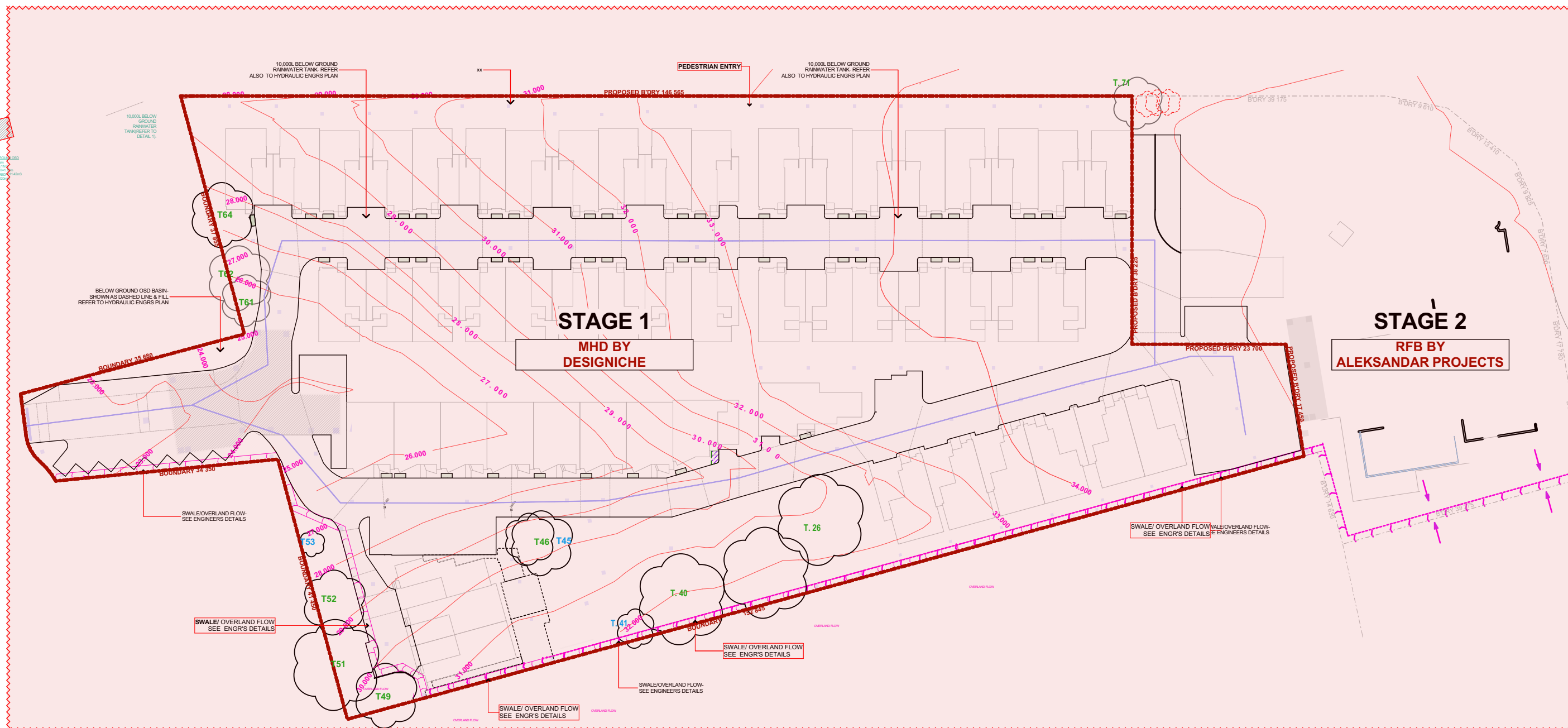
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COUNCIL	SCALE	PROJECT No.	DWG No.
FAIRFIELD	1:500	22020-	03
		ISSUE	D

STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING AT 400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166



PHASE I



PHASE II



PHASE III

STAGE 1 DEVELOPMENT:

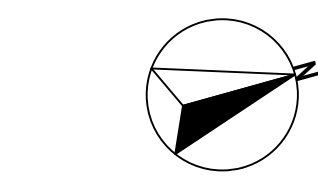
- PHASE I:
- a. SITEWORKS (MHD & RFB)
 - b. IMPLEMENT TREE PROTECTION MEASURES
 - c. SITE DEMOLITION (MHD & RFB)
 - d. SITE CLEARING, TREE REMOVAL (MHD & RFB)
- PHASE II:
- a. SITE PREPARATION, EXCAVATION, FILL & BENCHING (MHD SITE ONLY)
 - b. STORMWATER CONST. (MHD)
 - c. SWALE/ OSD CONST.(MHD)
- PHASE III:
- a. CONSTRUCTION OF MDH BASEMENT & DWELLINGS
 - b. VEHICULAR ACCESS
 - c. PEDESTRIAN ACCESS
 - d. LANDSCAPING

NOTE: SEE ARBORICULTURAL IMPACT ASSESSMENT FOR TREE MANAGEMENT PLAN

EXISTING STRUCTURES TO BE DEMOLISHED AND REMOVED IN ACCORDANCE WITH WASTE MANAGEMENT PLAN, ALL RELEVANT AUSTRALIAN STANDARDS AND COUNCIL REQUIREMENTS

REFER TO ENGINEERING FOR SOIL MANAGEMENT. EARTHWORKS, EXCAVATION, STORMWATER PLANS & SWALE

REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS

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PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING

PROJECT ADDRESS
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166

CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
STAGE 1 DEVELOPMENT

Designiche P/L
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Building Designers

COUNCIL	SCALE	PROJECT No.	DWG No.
FAIRFIELD	1:15129.72	22020-	04
		ISSUE	D

400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166



STAGE 1 DEVELOPMENT:

PHASE I:

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- b. STORMWATER CONST. (MHD)
- c. SWALE/ OSD CONST.(MHD)

PHASE III:

- a. CONSTRUCTION OF MDH BASEMENT & DWELLINGS
- b. VEHICULAR ACCESS
- c. PEDESTRIAN ACCESS
- d. LANDSCAPING

STAGE 2 DEVELOPMENT:

PHASE I:

- a. BASEMENT & POOL EXCAVATION- (RFB)
- b. SITE PREPARATION (RFB)
- c. OSD & STORMWATER
- d. BASEMENT ACCESS

PHASE II:

- a. CONSTRUCTION OF BUILDING
- b. LANDSCAPING
- c. PEDESTRIAN ACCESS

NOTE: SEE ARBORICULTURAL IMPACT ASSESSMENT FOR TREE MANAGEMENT PLAN

EXISTING STRUCTURES TO BE DEMOLISHED
AND REMOVED IN ACCORDANCE WITH WASTE
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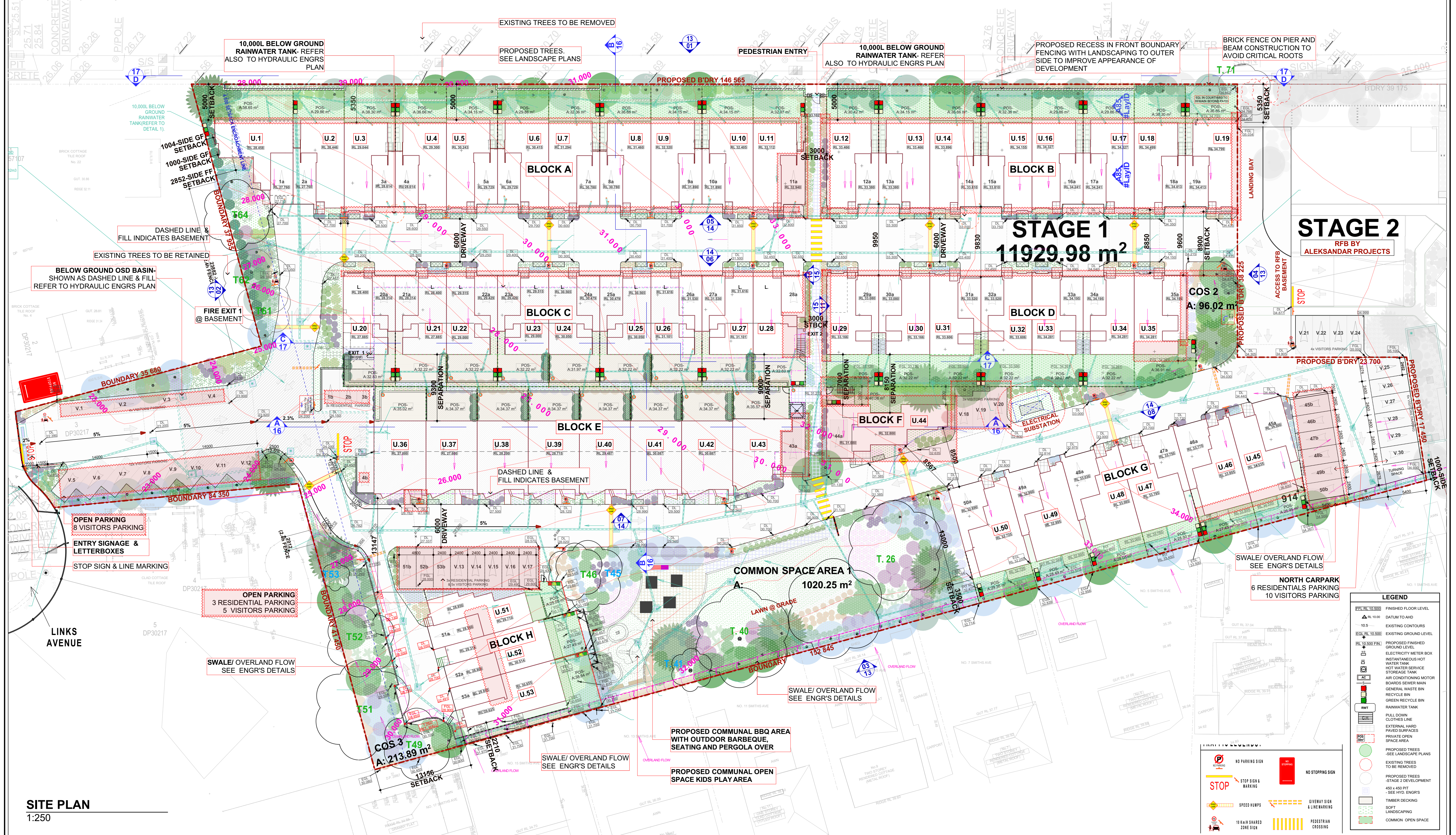
PROJECT ADDRESS
400-404 Cabramatta Road West, 2-18 Orange Grove Rd
and 6 Links Ave Cabramatta NSW 2166

CLIENT
TCON CONSTRUCTIONS
DRAWING TITLE
STAGE 2 DEVELOPMENT

Designniche P/L 1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E) orhan@designniche.com.au			
COUNCIL	SCALE	PROJECT No.	DWG No. 05
FAIRFIELD		22020-	ISSUE D

ORANGE GROVE ROAD

CUMBERLAND HIGHWAY



SITE PLAN
1:250

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STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING

PROJECT ADDRESS
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CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
SITE PLAN

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Building Designers

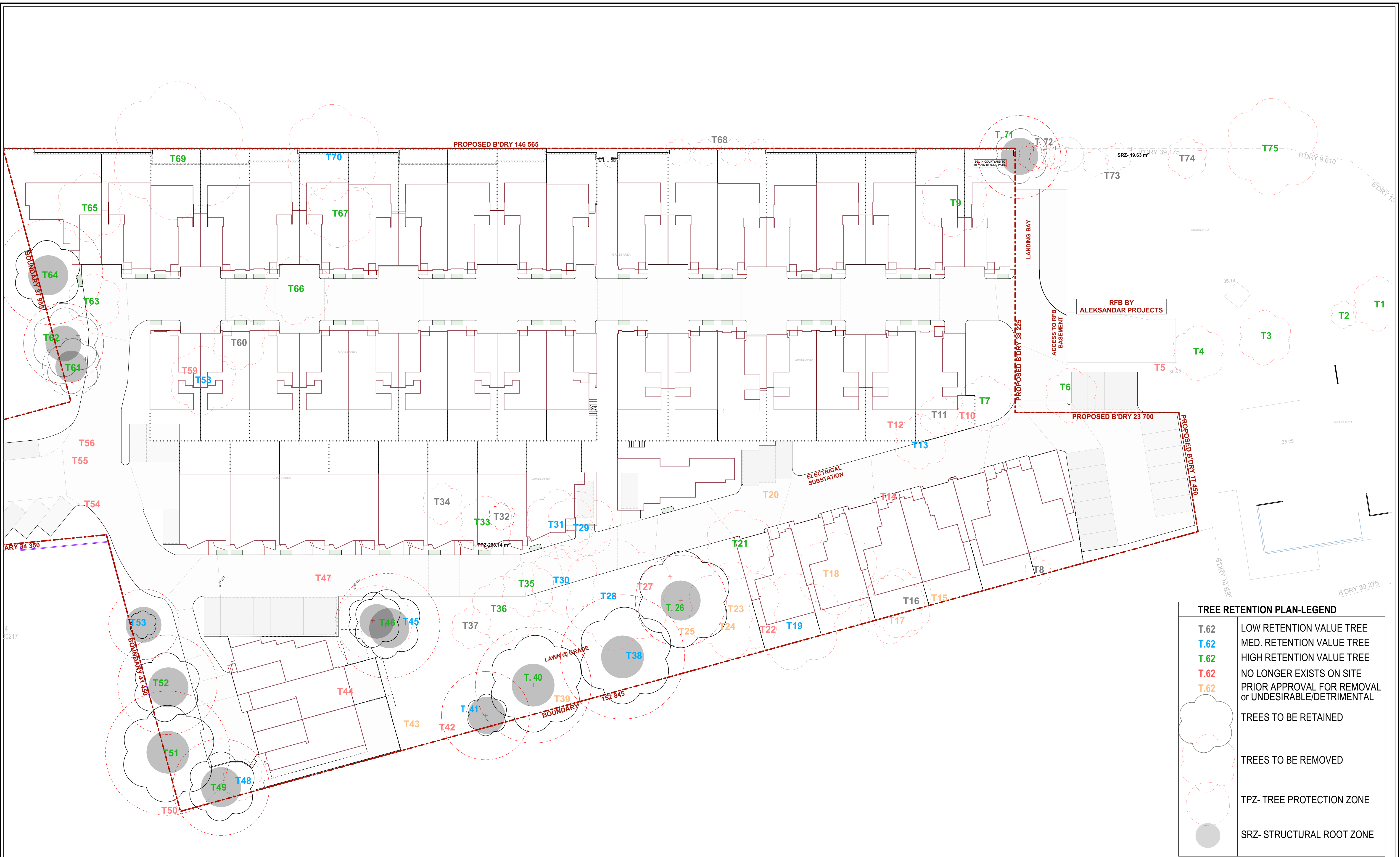
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FAIRFIELD

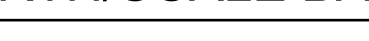
SCALE
1:250

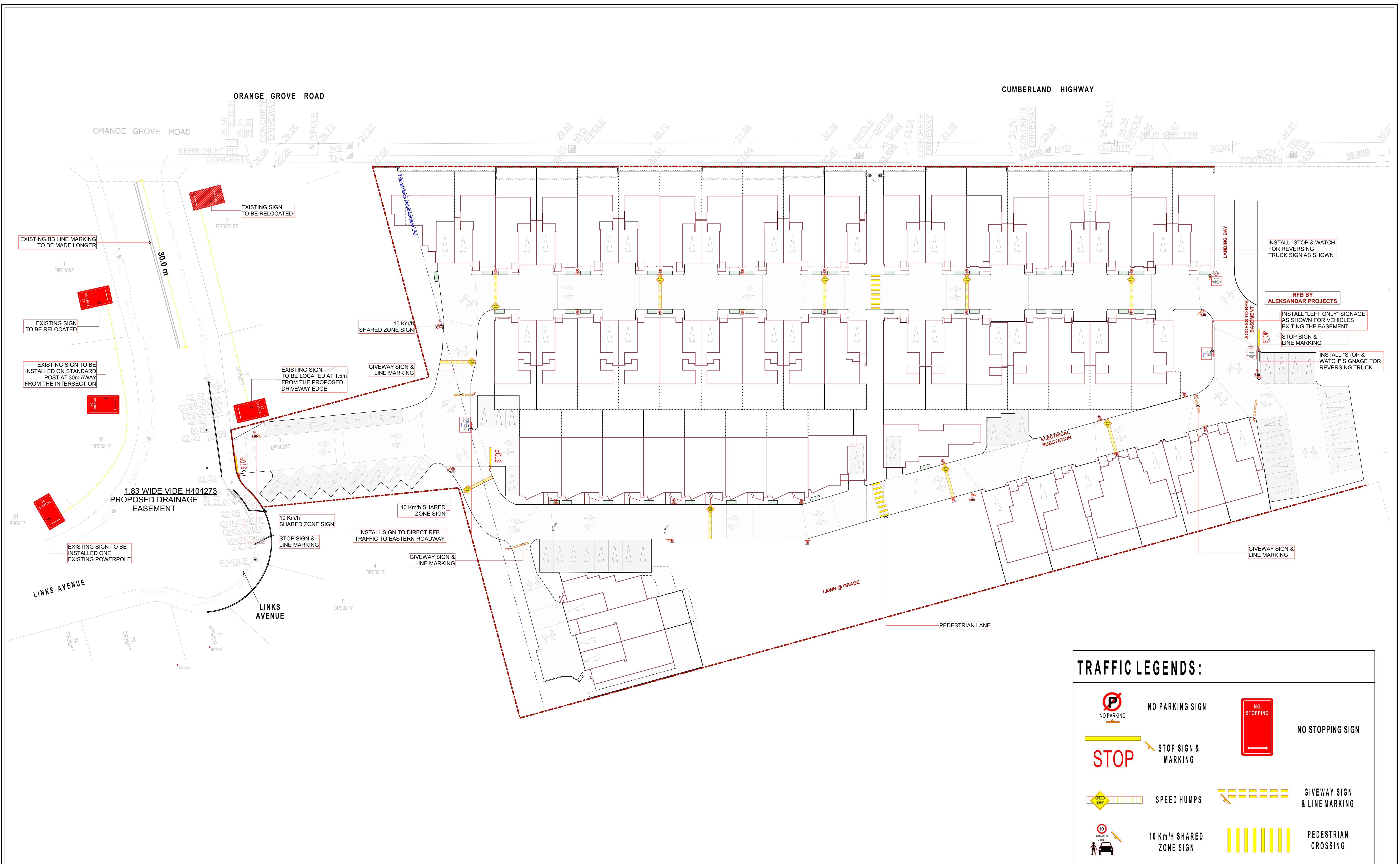
PROJECT No.
22020-

DWG No.
06

ISSUE
D



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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 Designiche Pty Ltd and may not be used without written consent.	 1:100 1200 1 2 3 4 5m 2 4 6 8 10m	PROPOSED RESIDENTIAL DEVELOPMENT	TCON CONSTRUCTIONS						DRAWING TITLE	TREE RETENTION PLAN
A	20.12.22	DA SUBMISSION	O.K, R.B			STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING								
B	30.05.23	DA RE-SUBMISSION	O.K, R.B			PROJECT ADDRESS	400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166							
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B											
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B						COUNCIL	SCALE	PROJECT No.	DWG No.		
									FAIRFIELD	1:250	22020-	07		
												ISSUE		
												D		

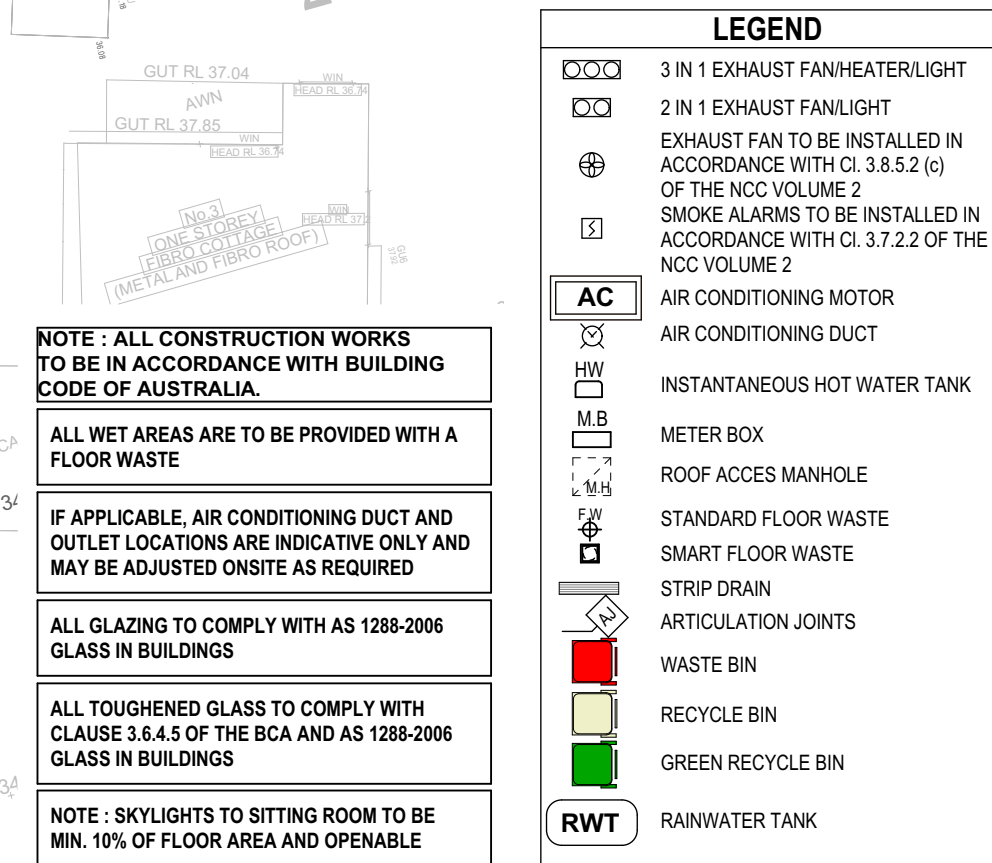


TRAFFIC LEGENDS:

	NO PARKING SIGN		NO STOPPING SIGN
	STOP SIGN & MARKING		
	SPEED HUMPS		GIVEWAY SIGN & LINE MARKING
	10 Km/H SHARED ZONE SIGN		PEDESTRIAN CROSSING

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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 Designiche Pty Ltd and may not be used without written consent.			PROPOSED RESIDENTIAL DEVELOPMENT	TCON CONSTRUCTIONS						
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C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B				PROJECT ADDRESS		TRAFFIC CONTROL MEASURE PLAN					
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B				400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166							

CUMBERLAND HIGHWAY



AMENDMENTS				COPYRIGHT		NORTH/SCALE BAR		PROJECT TITLE		CLIENT		Designiche P/L 1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E)orhan@designiche.com.au		designiche Building Designers <table><tr><td>COUNCIL</td><td>SCALE</td><td>PROJECT No.</td><td>DWG No.</td></tr><tr><td>FAIRFIELD</td><td>1:250</td><td>22020-</td><td>09</td></tr><tr><td colspan="3"></td><td>ISSUE D</td></tr></table>				COUNCIL	SCALE	PROJECT No.	DWG No.	FAIRFIELD	1:250	22020-	09				ISSUE D
COUNCIL	SCALE	PROJECT No.	DWG No.																										
FAIRFIELD	1:250	22020-	09																										
			ISSUE D																										
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A	20.12.22	DA SUBMISSION	O.K. R.B			400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166		BASEMENT PLAN																					
B	30.05.23	DA RE-SUBMISSION	O.K. R.B																										
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B																										
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B																										

ORANGE GROVE ROAD

CUMBERLAND HIGHWAY



STAGE 2
RFB BY
ALEKSANDAR PROJECTS

- LEGEND**
- 3 IN 1 EXHAUST FAN/HEATER/LIGHT
 - 2 IN 1 EXHAUST FAN/LIGHT
 - EXHAUST FAN TO BE INSTALLED IN ACCORDANCE WITH CL 3.8.5.2 (c) OF THE NCC VOLUME 2
 - SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH CL 3.7.2.2 OF THE NCC VOLUME 2
 - AIR CONDITIONING MOTOR
 - AIR CONDITIONING DUCT
 - INSTANTANEOUS HOT WATER TANK
 - METER BOX
 - ROOF ACCESS MANHOLE
 - STANDARD FLOOR WASTE
 - SMART FLOOR WASTE
 - STRIP DRAIN
 - ARTICULATION JOINTS
 - WASTE BIN
 - RECYCLE BIN
 - GREEN RECYCLE BIN
 - RAINWATER TANK

NOTE: ALL CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA.

ALL WET AREAS ARE TO BE PROVIDED WITH A FLOOR WASTE

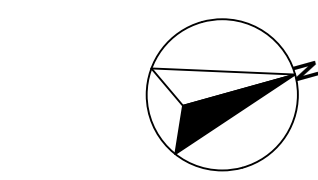
IF APPLICABLE, AIR CONDITIONING DUCT AND OUTLET LOCATIONS ARE INDICATIVE ONLY AND MAY BE ADJUSTED ON SITE AS REQUIRED

ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS

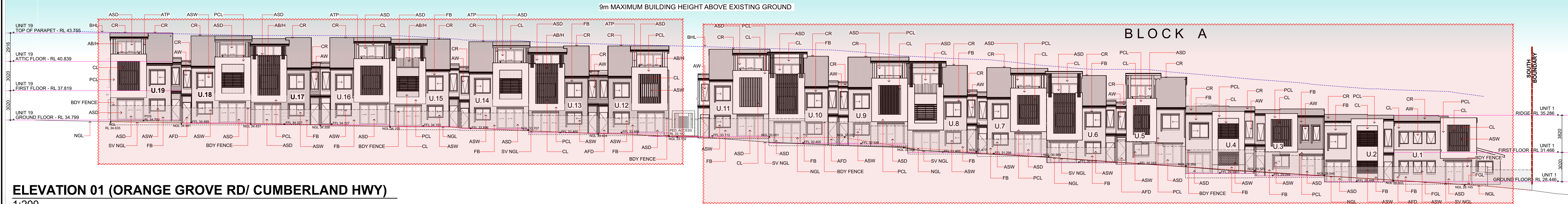
ALL TOUGHENED GLASS TO COMPLY WITH CLAUSE 3.6.4.5 OF THE BCA AND AS 1288-2006 GLASS IN BUILDINGS

NOTE: SKYLIGHTS TO SITTING ROOM TO BE MIN. 10% OF FLOOR AREA AND OPENABLE

GROUND FLOOR
1:250

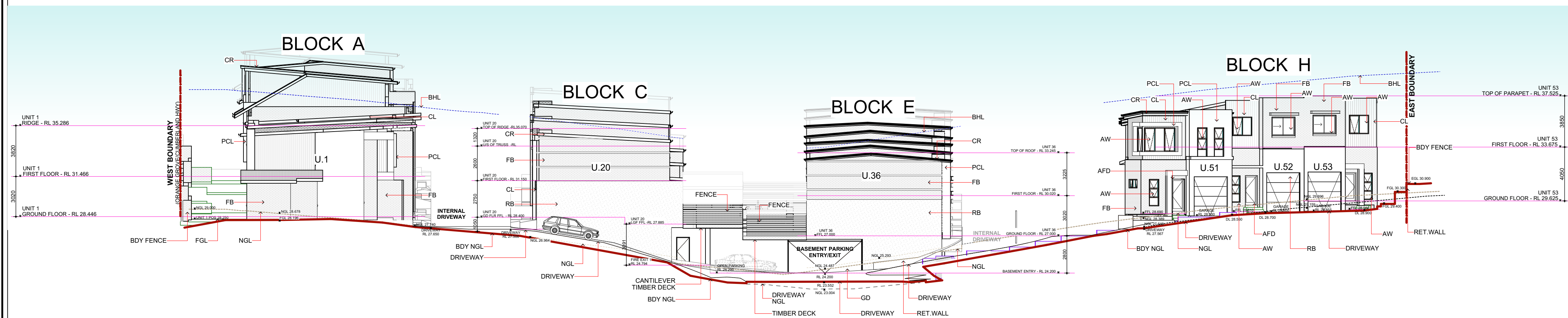
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A	20.12.22	DA SUBMISSION	O.K. R.B					STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING							
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								400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166		GROUND FLOOR PLAN				FAIRFIELD	
														SCALE	
														1:250	
														PROJECT No.	
														22020-	
														DWG No.	
														10	
														ISSUE	
														D	

BLOCK B



ELEVATION 01 (ORANGE GROVE RD/ CUMBERLAND HWY)

1:200



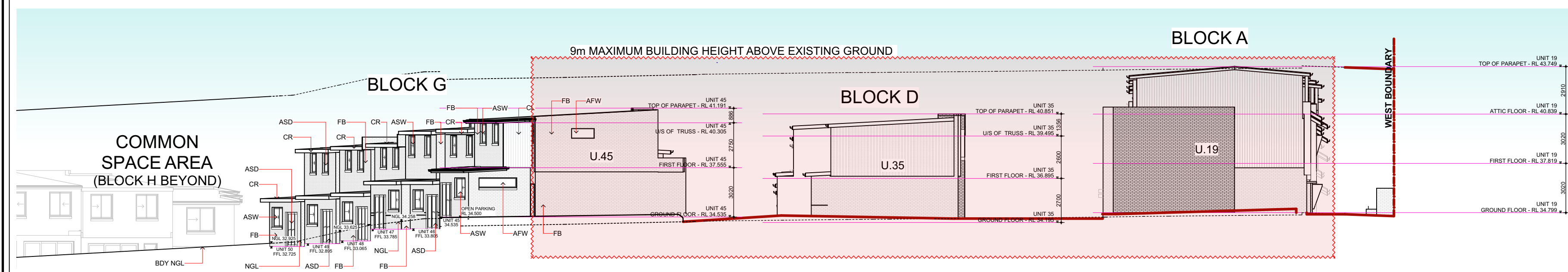
ELEVATION 02 (LINKS AVE)

1:200



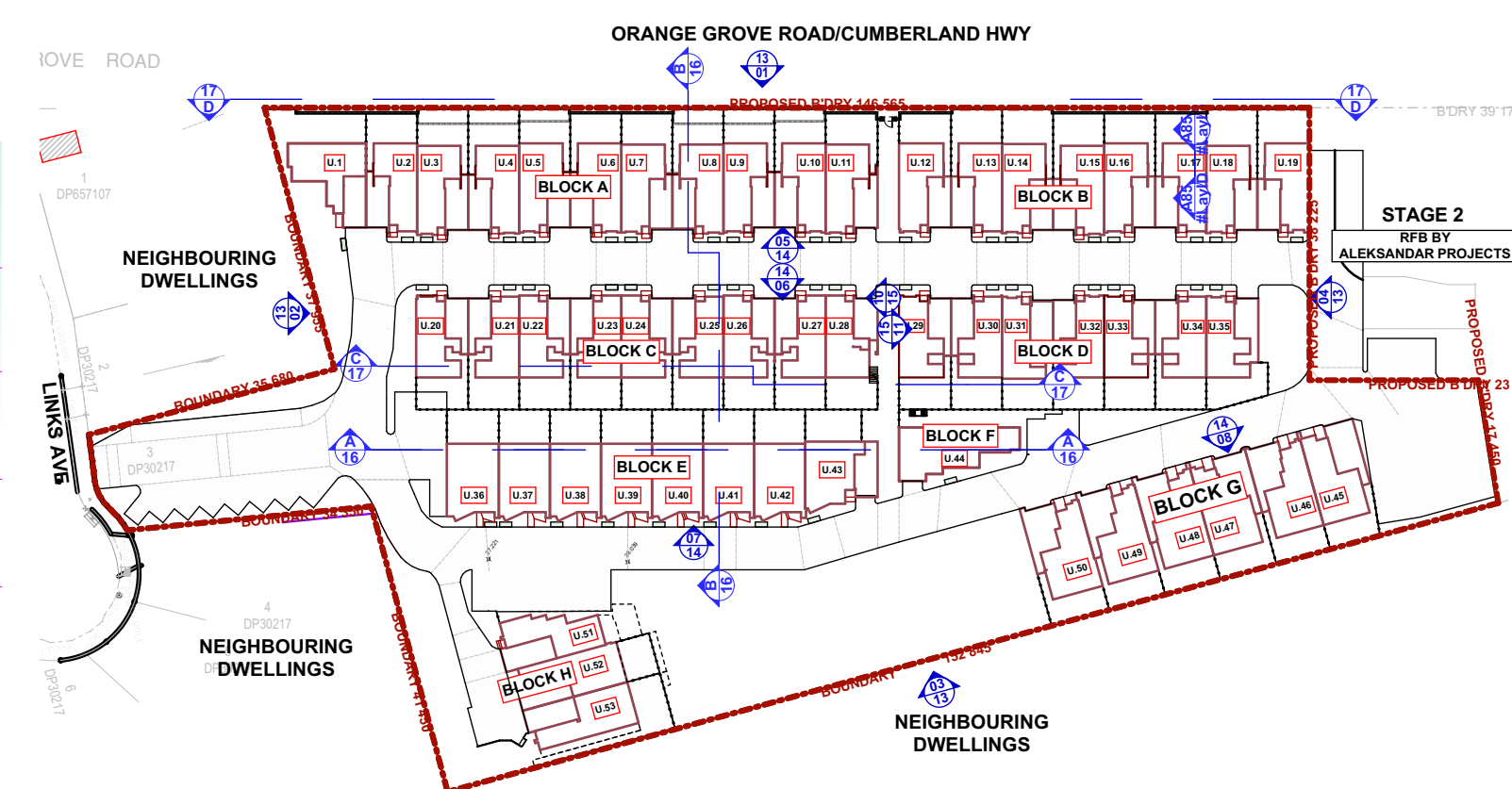
ELEVATION 03 (BLOCK H,COS & BLOCK G)

1:200



ELEVATION 04 (RFB-CAB RD)

1:200



KEYPLAN

LEGEND	
FB	Facebook
RB	Rendered & Painted Brick
CL	Cladding
PCL	Painted Cladding
AFD	Aluminium Framed Door
AW	Aluminium Framed Windows
ASD	Aluminium Framed Sliding/Stacker Door
TB	Timber Battens
GD	Colorbond Panel Lift Door
CR	Colorbond Roofing
AB/H	Aluminium Balustrad/Handrail
ATP	Aluminium Timber Post
NGL	Natural Ground Line
FGL	Finished Ground Line
BHL	Building Height Line
SV NGL	Site Verge Natural Ground Line
BDY FENCE	Boundary Fence

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PROJECT ADDRESS
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CLIENT
TCON CONSTRUCTIONS
DRAWING TITLE
ELEVATIONS 1 OF 2

Designiche P/L

1/45 Crosby Street,
Greystones N.S.W. 2145

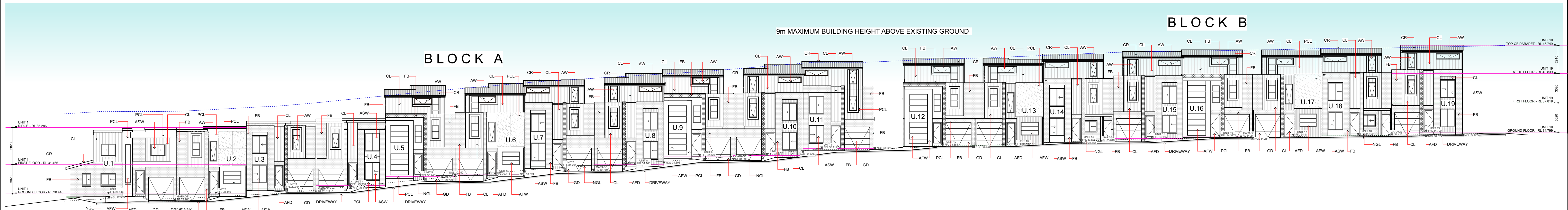
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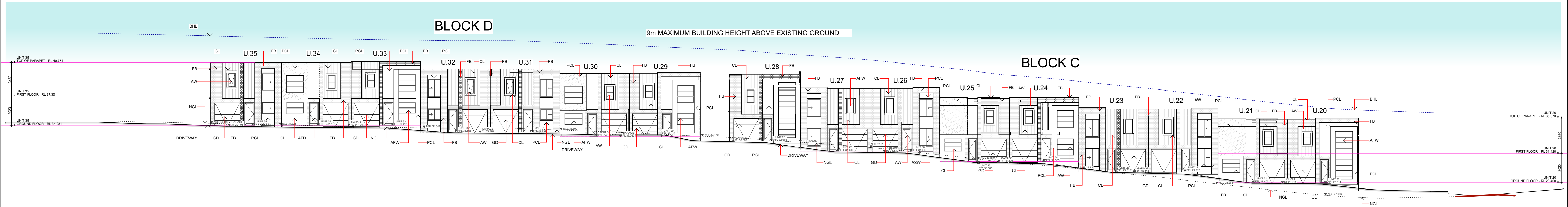


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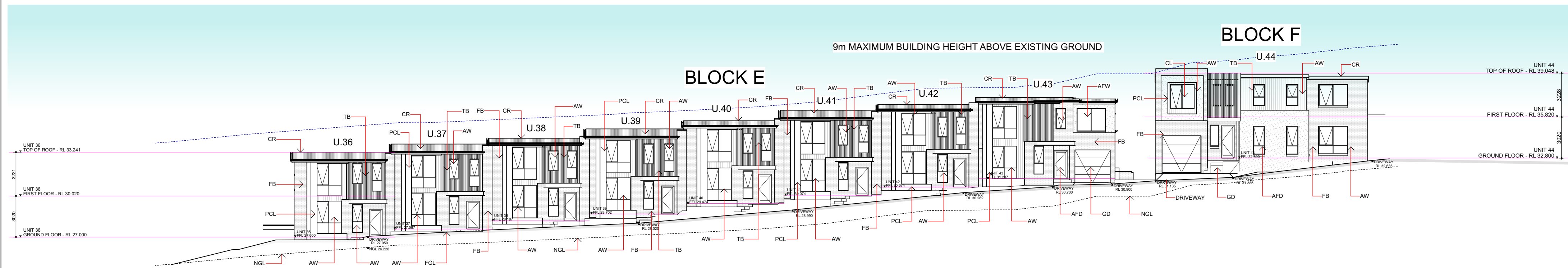
COUNCIL	SCALE	PROJECT No.	DWG No.
FAIRFIELD	1:200	22020-	13
		ISSUE	D



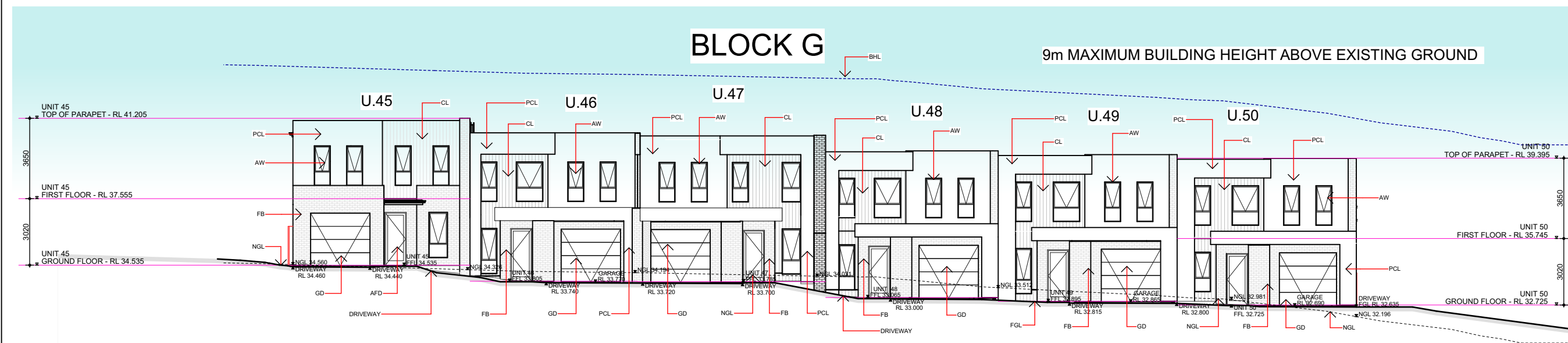
ELEVATION 05 (BLOCK A & B FRONT)
1:200



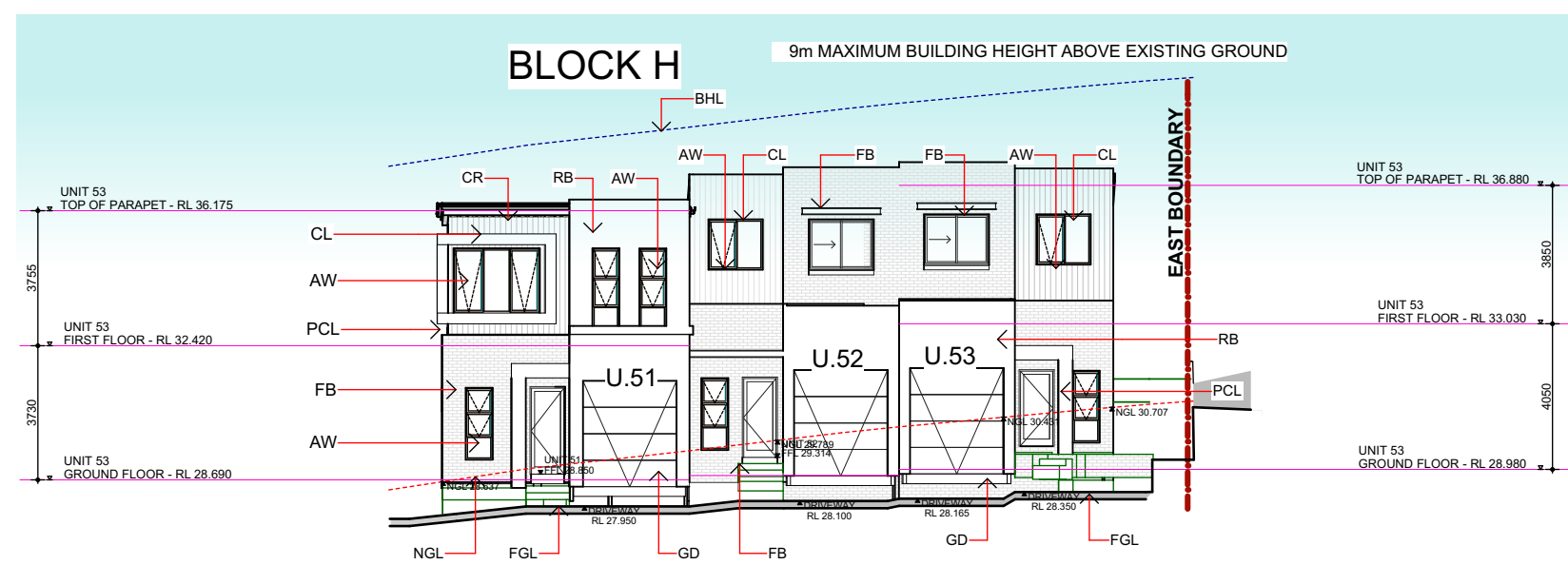
ELEVATION 06 (BLOCK C & D FRONT)
1:200



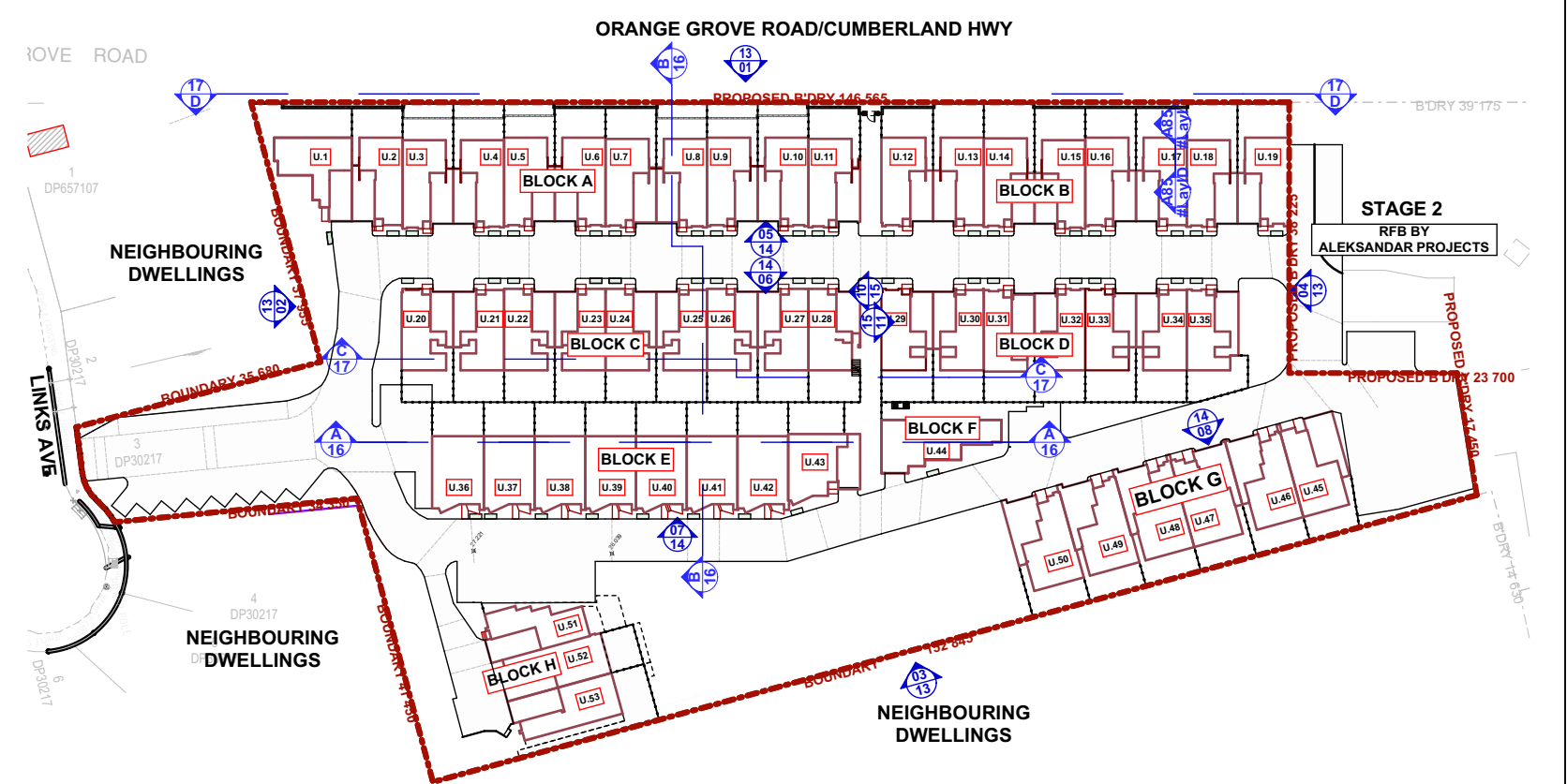
ELEVATION 07 (BLOCK E & F FRONT)
1:200



ELEVATION 08 (BLOCK G)
1:200



ELEVATION 09 (BLOCK H)
1:200



KEYPLAN

LEGEND	
FB	Facebrick
RB	Rendered & Painted Brick
CL	Cladding
PCL	Painted Cladding
AFD	Aluminium Framed Door
AW	Aluminium Framed Windows
ASD	Aluminium Framed Sliding/Stacker Door
TB	Timber Battens
GD	Colorbond Panel Lift Door
CR	Colorbond Roofing
AB/H	Aluminium Balustrad/Handrail
ATP	Aluminium Timber Post
NGL	Natural Ground Line
FGL	Finished Ground Line
BHL	Building Height Line
SV NGL	Site Verge Natural Ground Line
BDY FENCE	Boundary Fence

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Issue	Date	Amendments	Drawn
A	20.12.22	DA SUBMISSION	O.K. R.B
B	30.05.23	DA RE-SUBMISSION	O.K. R.B
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B
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 Designiche Pty Ltd and may not be used without written consent.			

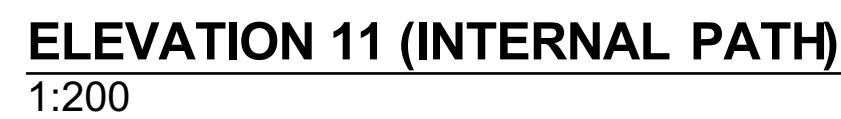
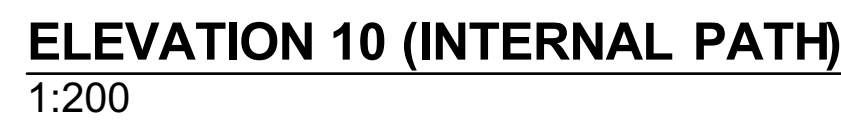
COPYRIGHT	
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NORTH/SCALE BAR	
1:100 1 2 3 4 5m 1:200 2 4 6 8 10m	

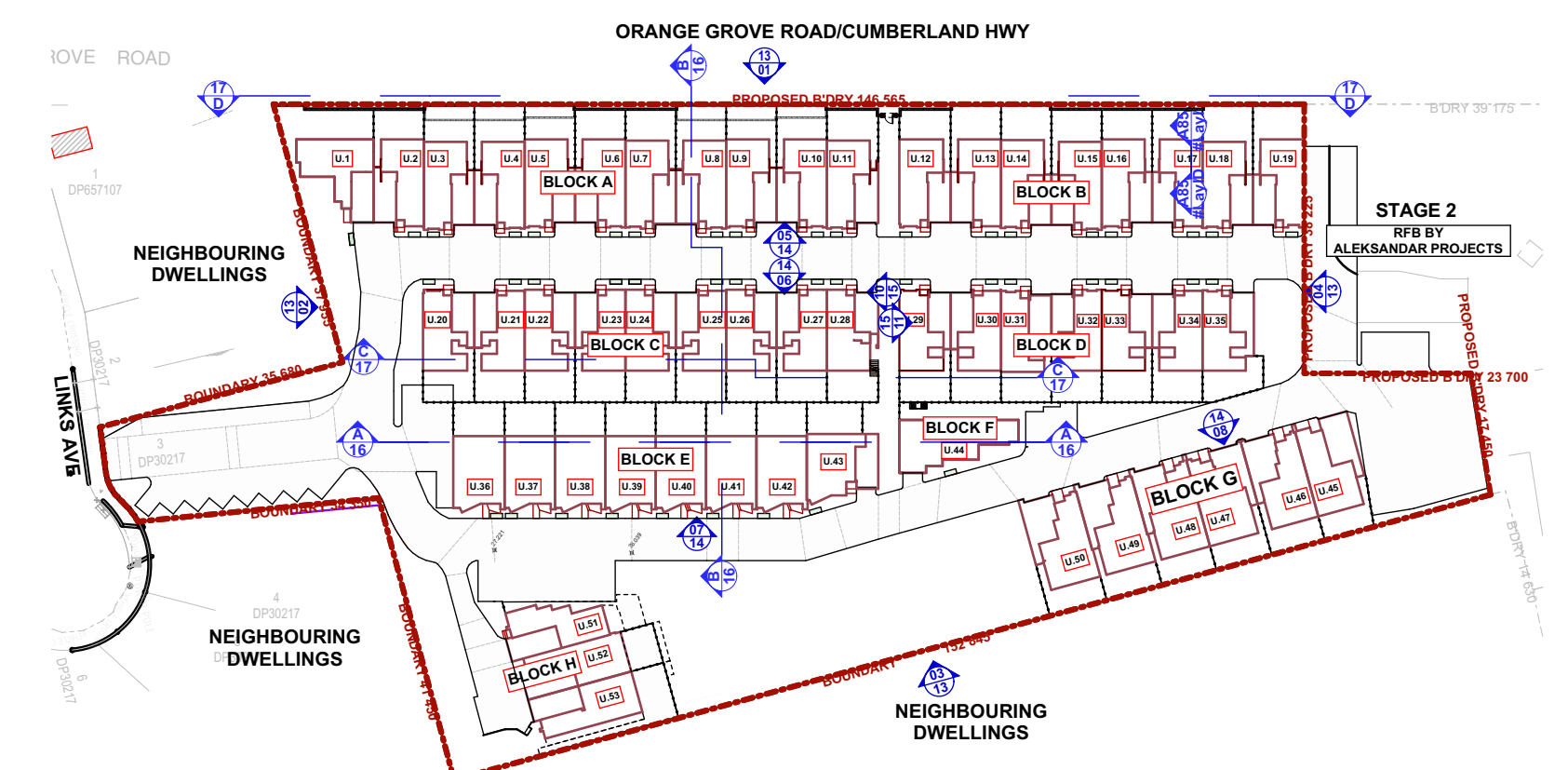
PROJECT TITLE		CLIENT	
PROPOSED RESIDENTIAL DEVELOPMENT STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING		TCON CONSTRUCTIONS	
PROJECT ADDRESS		DRAWING TITLE	
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166		ELEVATION 2 OF 2	

Designiche P/L 1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E) orhan@designiche.com.au		COUNCIL FAIRFIELD	SCALE 1:200	PROJECT No. 22020-	DWG No. 14 ISSUE D
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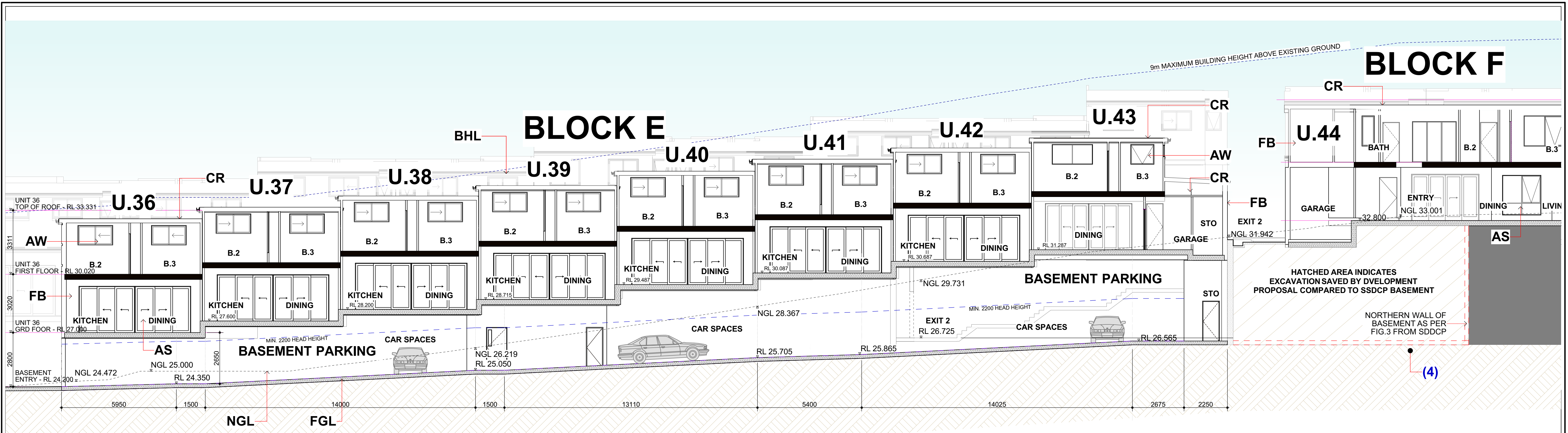


LEGEND	
FB	Facebrick
RB	Rendered & Painted Brick
CL	Cladding
PCL	Painted Cladding
AFD	Aluminium Framed Door
AW	Aluminium Framed Windows
ASD	Aluminium Framed Sliding/Stacker Door
TB	Timber Battens
GD	Colorbond Panel Lift Door
CR	Colorbond Roofing
AB/H	Aluminium Balustrad/Handrail
ATP	Aluminium Timber Post
NGL	Natural Ground Line
FGL	Finished Ground Line
BHL	Building Height Line
SV NGL	Site Verge Natural Ground Line
BDY FENCE	Boundary Fence

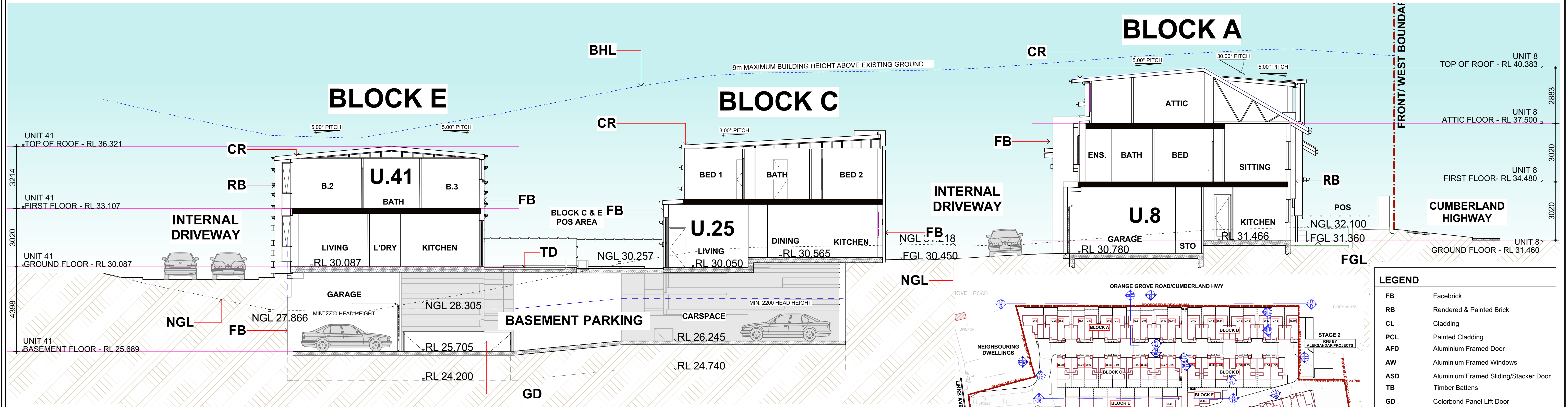


KEYPLAN

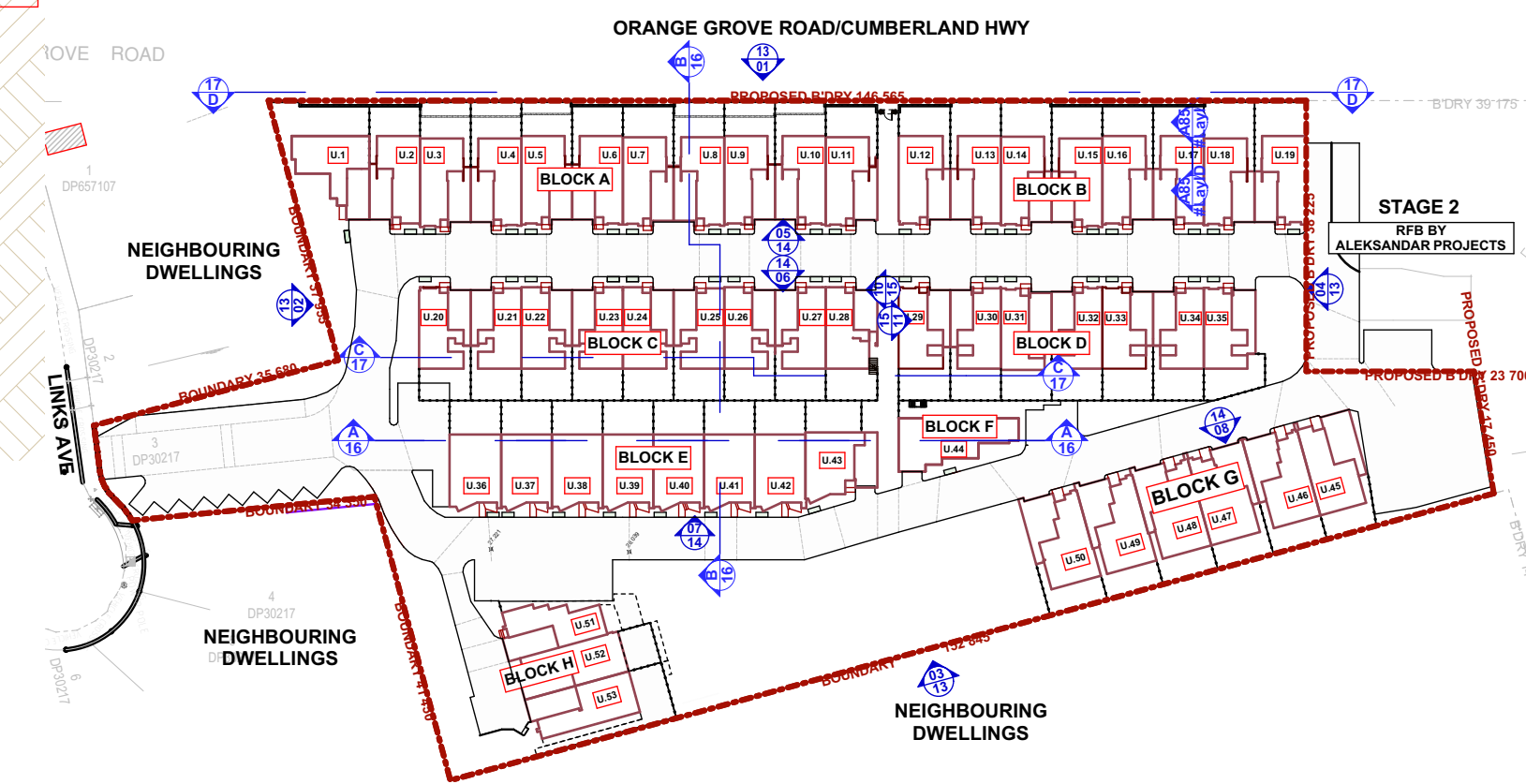
AMENDMENTS				COPYRIGHT Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site. This plan is copyright of Designniche Pty Ltd and may not be used without written consent.	NORTH/SCALE BAR 	PROJECT TITLE		CLIENT		designniche Building Designers		
Issue	Date	Amendments	Drawn			PROPOSED RESIDENTIAL DEVELOPMENT STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING		TCON CONSTRUCTIONS				
A	20.12.22	DA SUBMISSION	O.K, R.B			PROJECT ADDRESS		DRAWING TITLE				
B	30.05.23	DA RE-SUBMISSION	O.K, R.B			400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166		ELEVATION 3 OF 3				
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B									
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B									
						Designniche P/L 1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E)jorhan@designniche.com.au		COUNCIL		SCALE	PROJECT No.	DWG No.
						FAIRFIELD		1:200	22020-	ISSUE	D	



SECTION A - BLOCK E & UNIT 44
1:100

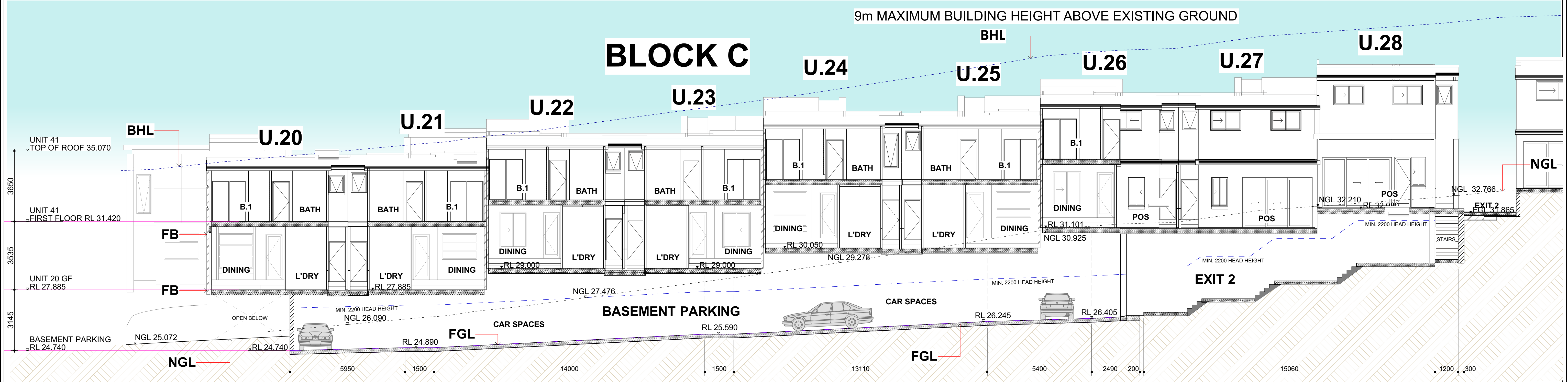


SECTION B - UNIT 8, 25 & 41
1:100

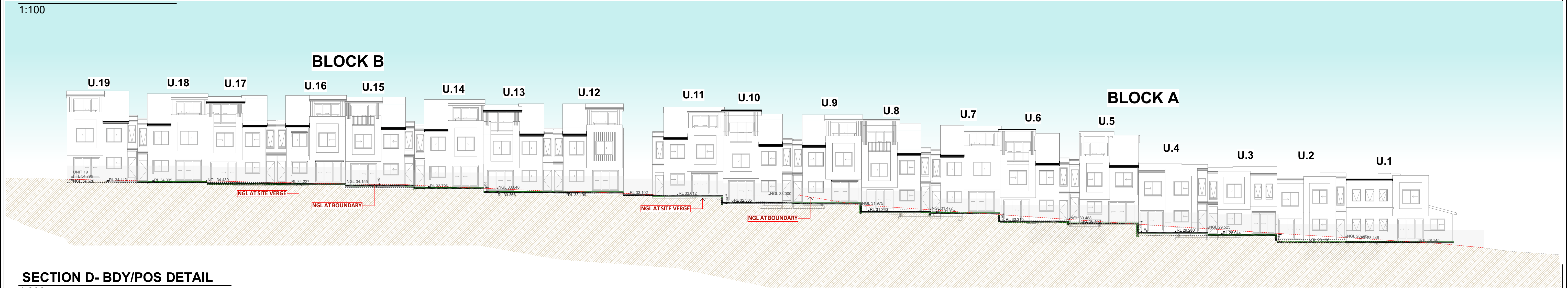


SITE OVERALL ELEV/SECTIONS REFERENCE PLAN

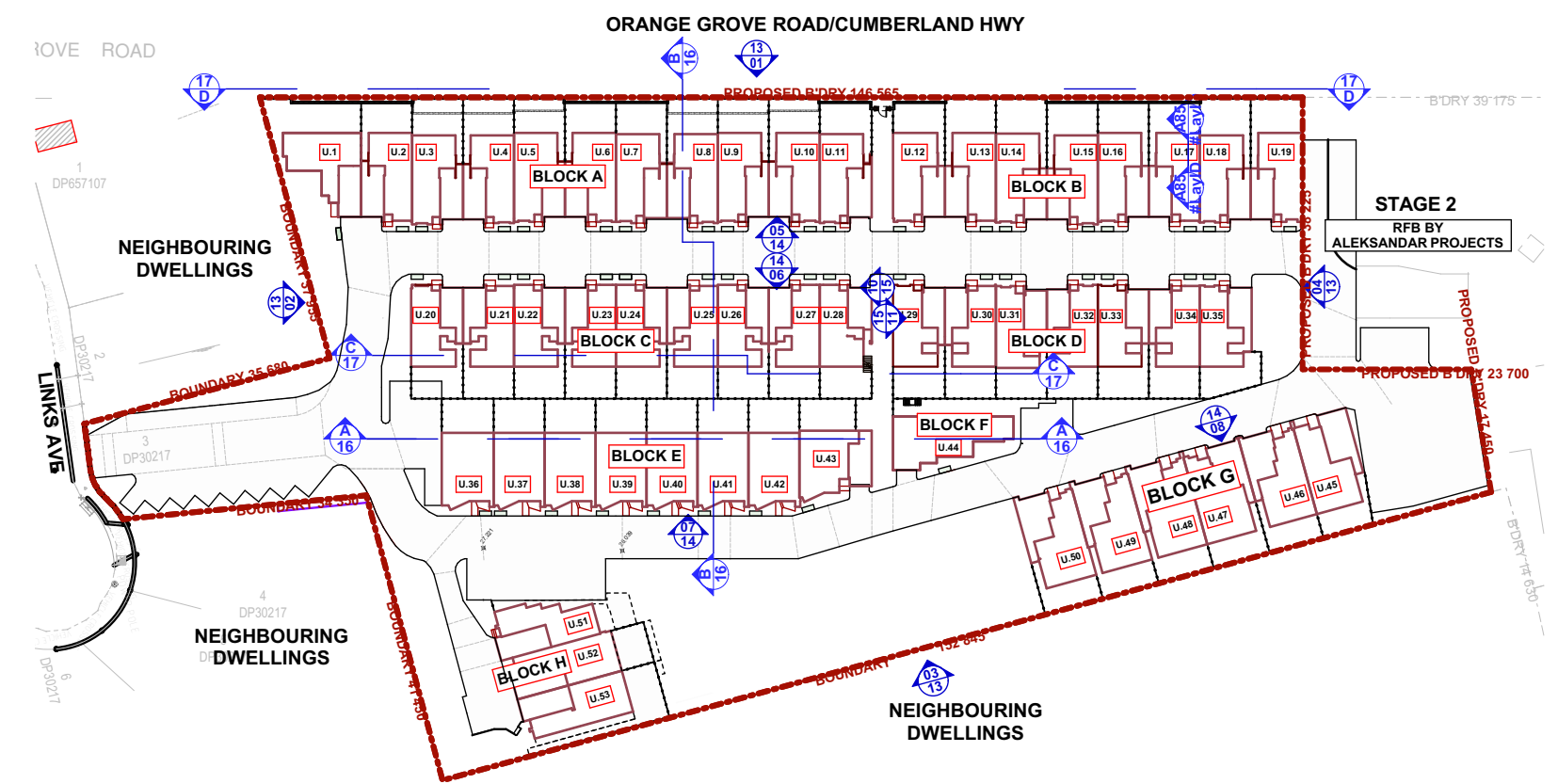
AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR	PROJECT TITLE	CLIENT	Designiche P/L 1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E)orhan@designiche.com.au	designiche Building Designers											
Issue	Date	Amendments	Drawn	Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site. This plan is copyright of Designiche Pty Ltd and may not be used without written consent.  1:100 1200 1 2 3 4 5m 2 4 6 8 10m	PROPOSED RESIDENTIAL DEVELOPMENT	TCON CONSTRUCTIONS	COUNCIL		SCALE	PROJECT No.	DWG No.									
A	20.12.22	DA SUBMISSION	O.K, R.B		STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING		FAIRFIELD		1:100	22020-	16									
B	30.05.23	DA RE-SUBMISSION	O.K, R.B																	
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B																	
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B																	
						400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	DRAWING TITLE													
							SECTIONS 1 OF 3													D



SECTION C -BLOCK C
1:100

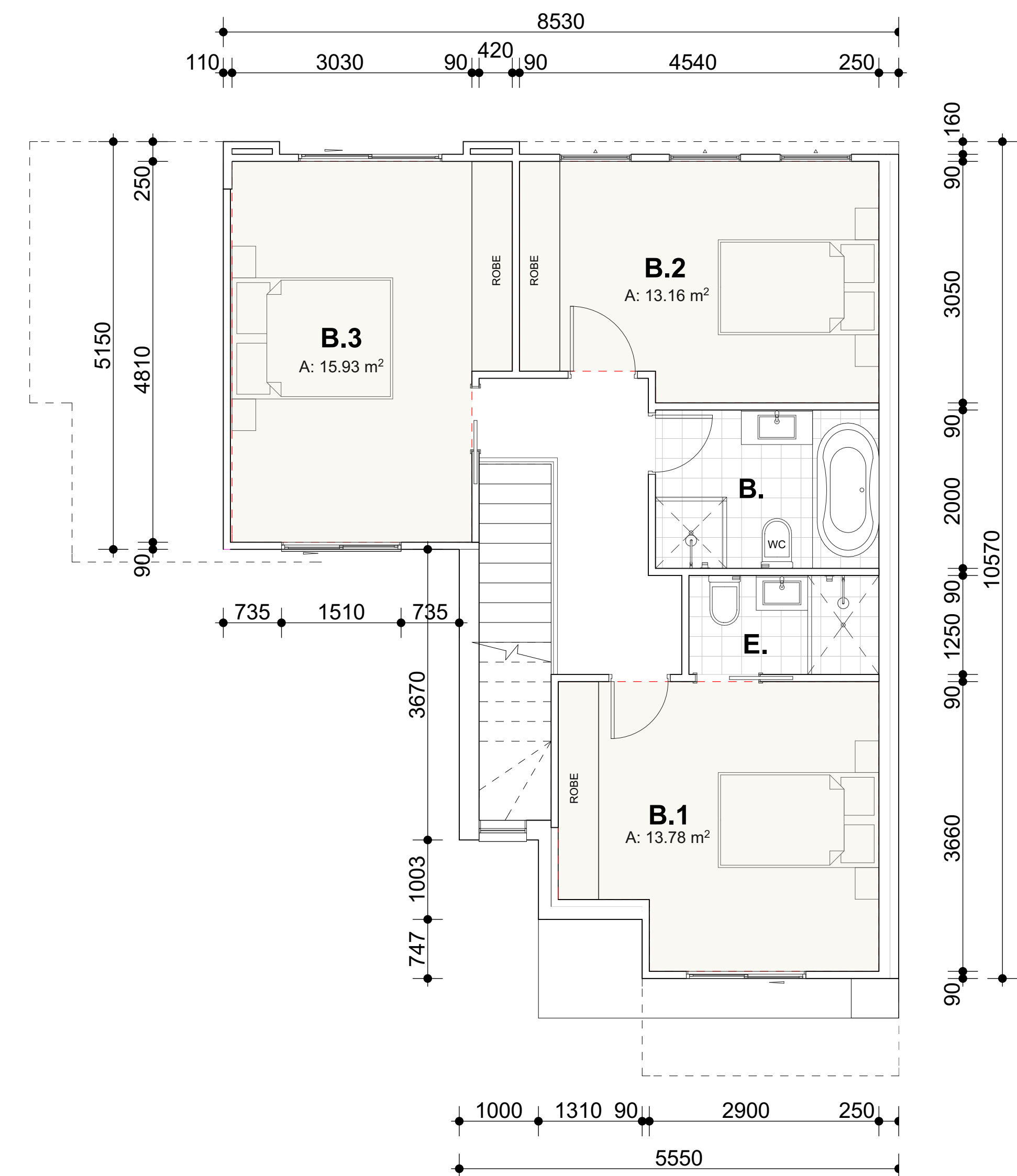
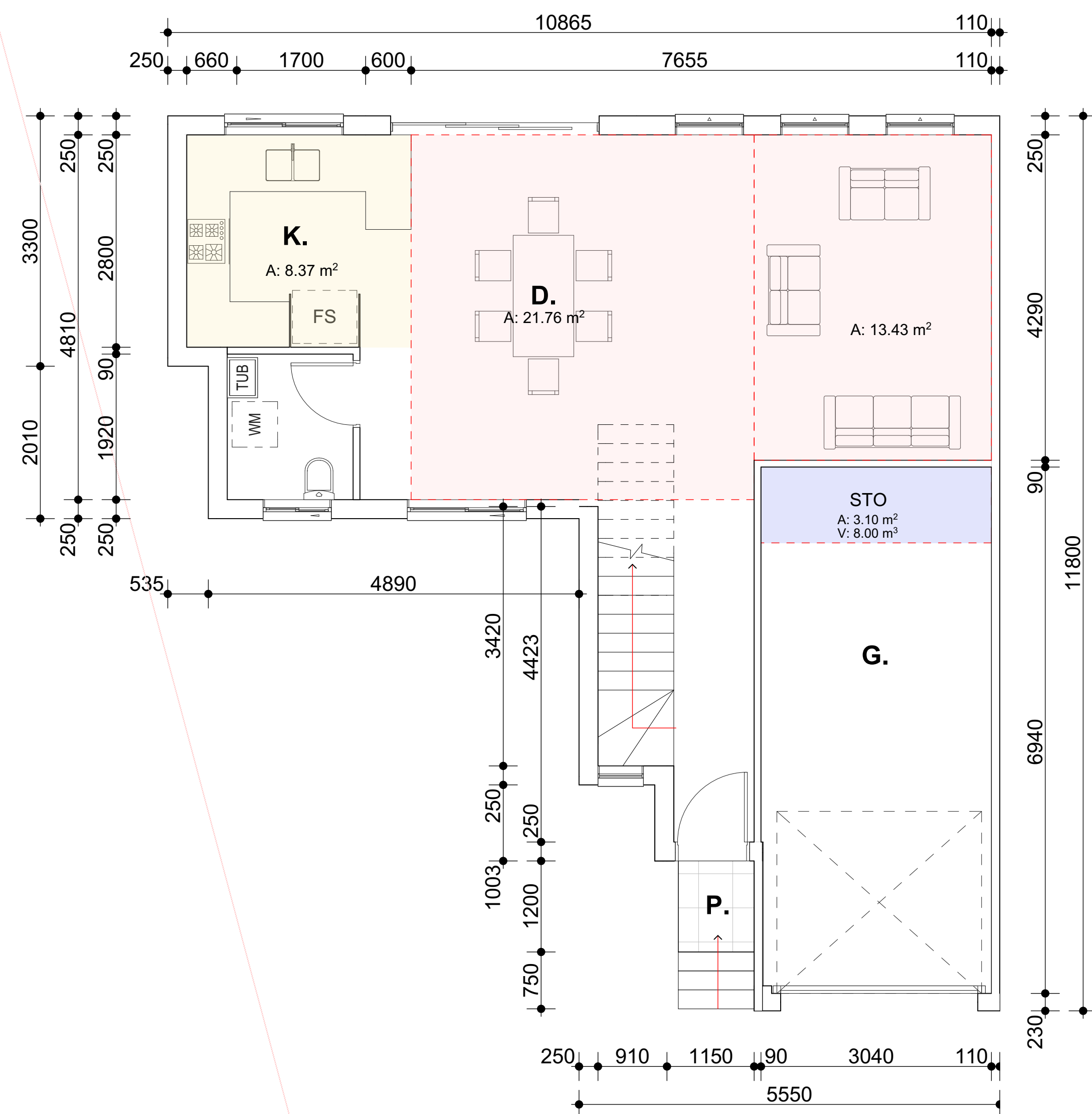


SECTION D - BDY/POS DETAIL
1:200



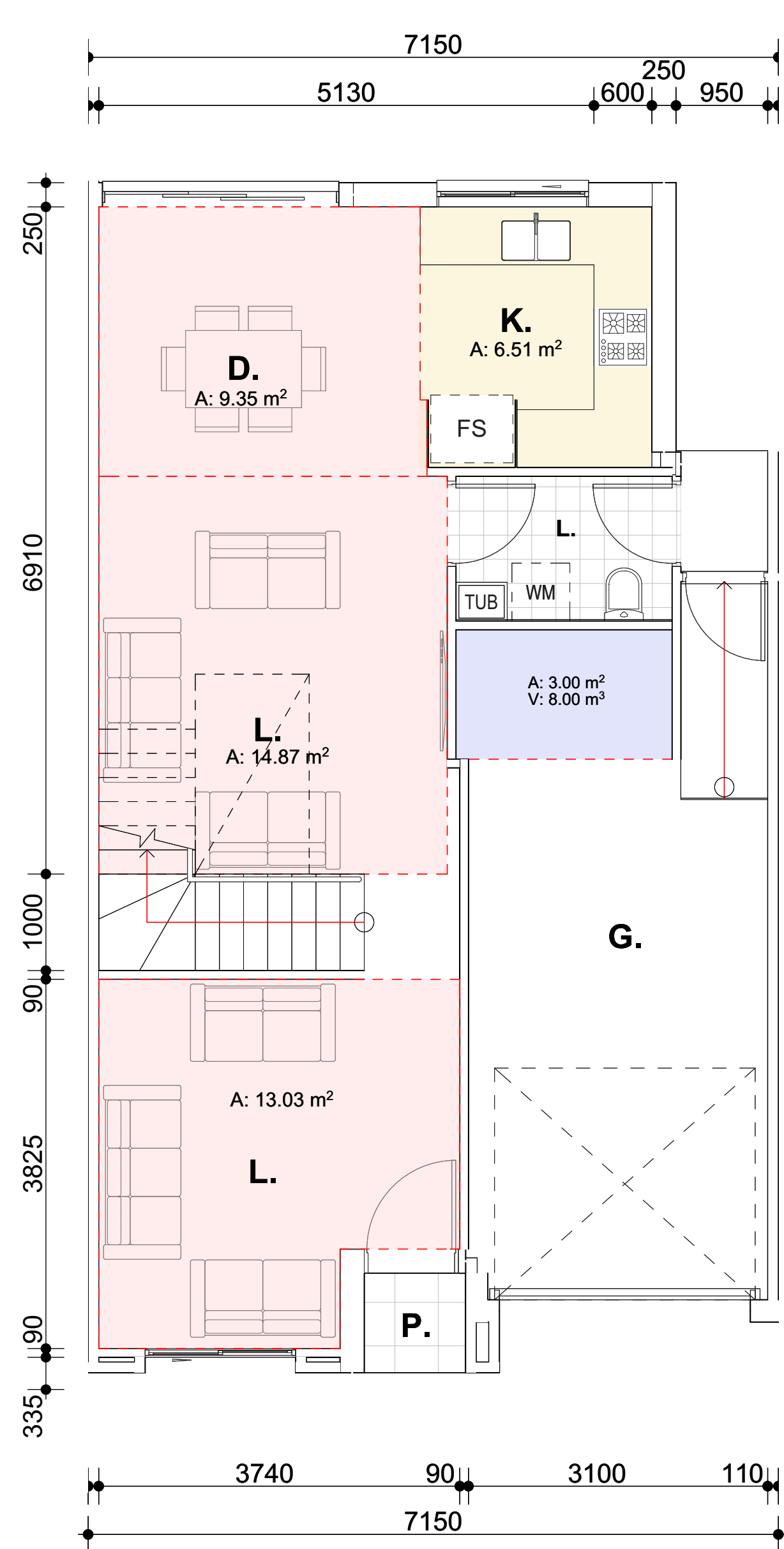
LEGEND	
FB	Facebrick
RB	Rendered & Painted Brick
CL	Cladding
PCL	Painted Cladding
AFD	Aluminium Framed Door
AW	Aluminium Framed Windows
ASD	Aluminium Framed Sliding/Stacker Door
TB	Timber Battens
GD	Colorbond Panel Lift Door
CR	Colorbond Roofing
AB/H	Aluminium Balustrad/Handrail
ATP	Aluminium Timber Post
NGL	Natural Ground Line
FGL	Finished Ground Line
BHL	Building Height Line
SV NGL	Site Verge Natural Ground Line
BDY FENCE	Boundary Fence

AMENDMENTS				COPYRIGHT		NORTH/SCALE BAR		PROJECT TITLE		CLIENT		Designiche P/L		designiche	
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 Designiche Pty Ltd and may not be used without written consent.				PROPOSED RESIDENTIAL DEVELOPMENT STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING		TCON CONSTRUCTIONS		1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E) orhan@designiche.com.au		Building Designers	
A	20.12.22	DA SUBMISSION	O.K, R.B					PROJECT ADDRESS		DRAWING TITLE				COUNCIL	
B	30.05.23	DA RE-SUBMISSION	O.K, R.B					400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166		SECTIONS 2 OF 3				FAIRFIELD	
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B											SCALE	
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B											1:200, 1:100	
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														22020-	
														DWG No.	
														17	
														ISSUE	
														D	

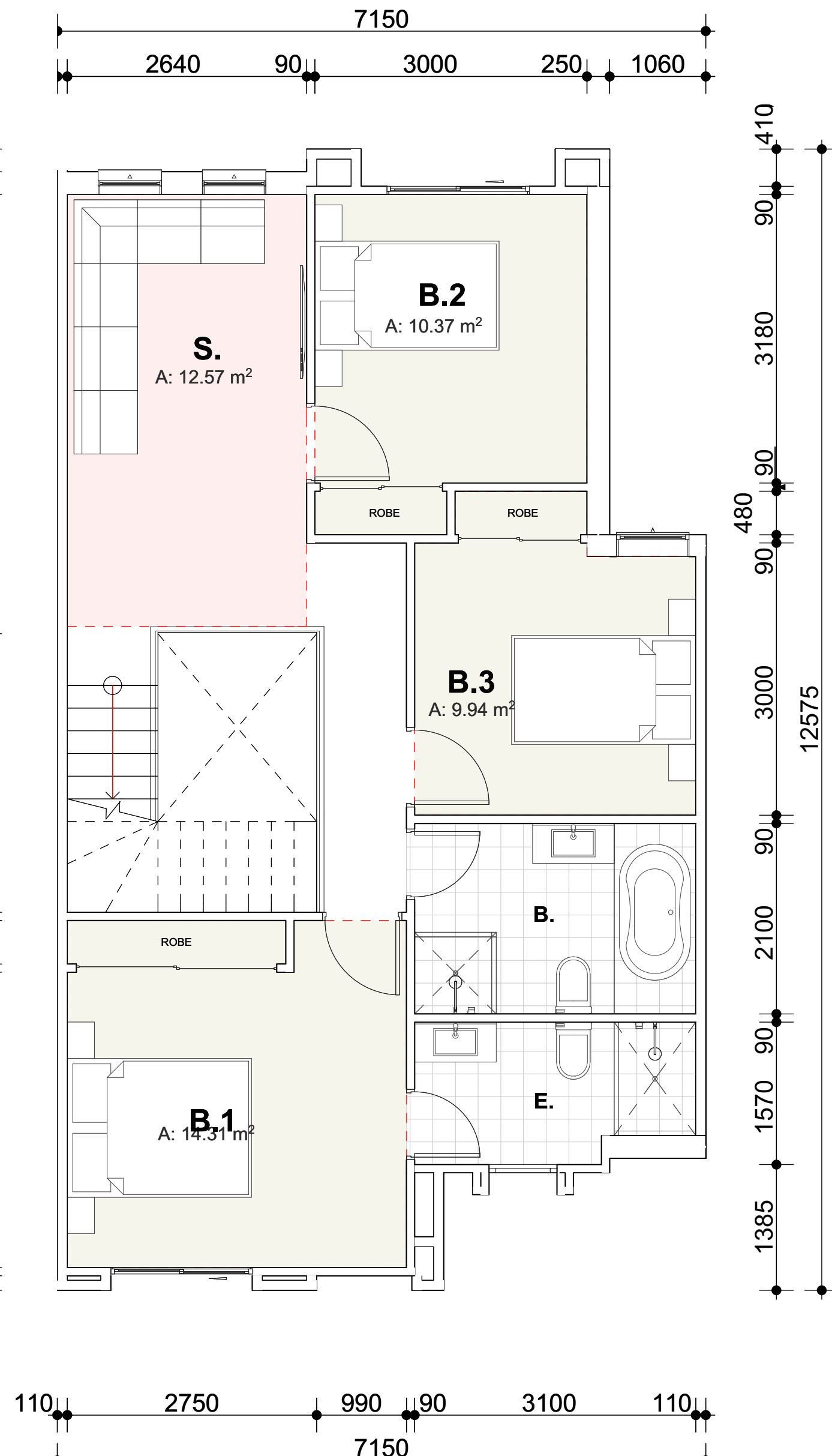


NOTE:
TYPE PLAN : BLOCK A (UNIT 1)

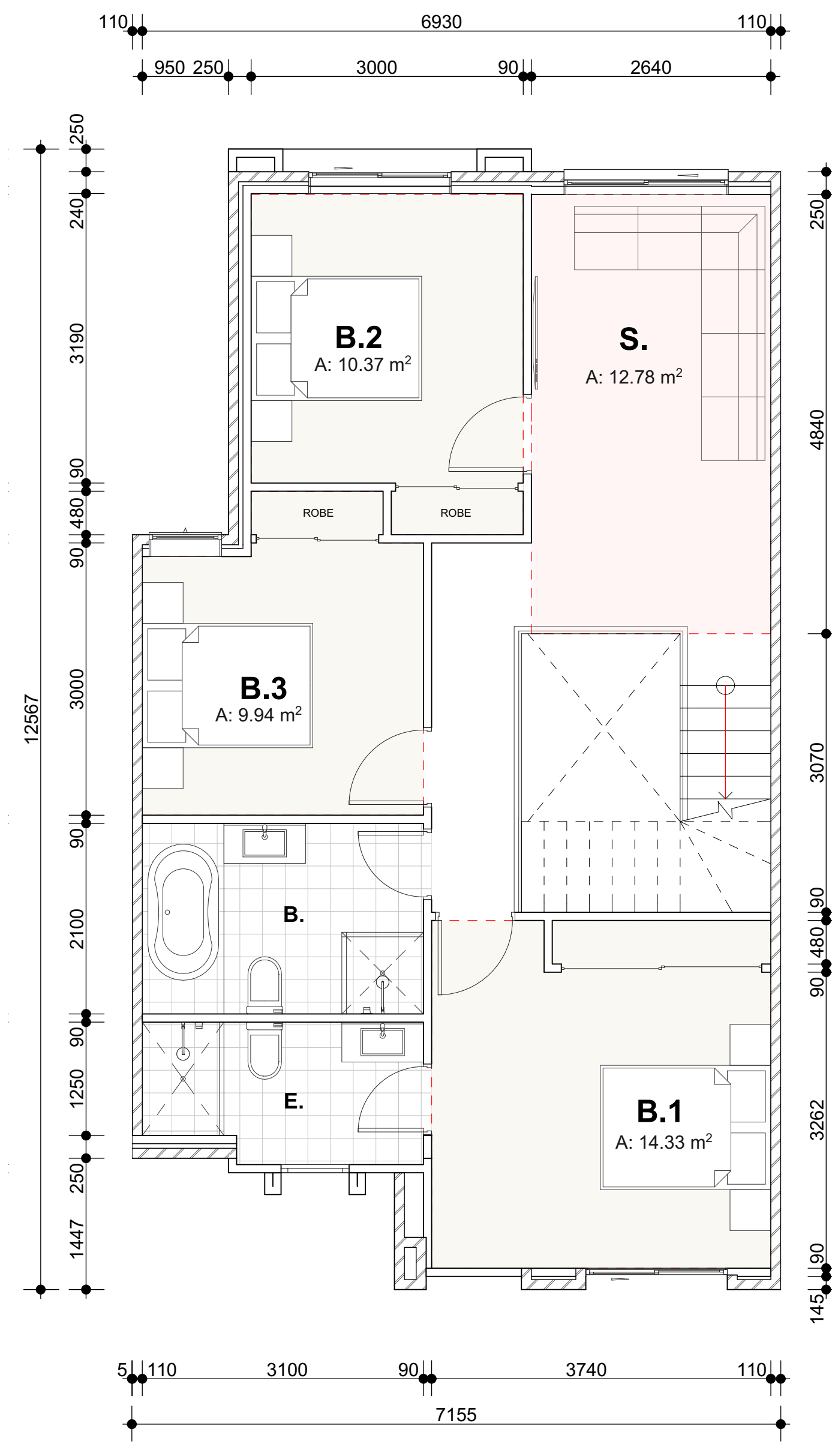
AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR	PROJECT TITLE		CLIENT		Designiche P/L 1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E)orhan@designiche.com.au designiche Building Designers <table><tr><td>COUNCIL</td><td>SCALE</td><td>PROJECT No.</td><td>DWG No.</td></tr><tr><td>FAIRFIELD</td><td>1:50</td><td>22020-</td><td>18</td></tr><tr><td colspan="2"></td><td>ISSUE</td><td>D</td></tr></table>	COUNCIL	SCALE	PROJECT No.	DWG No.	FAIRFIELD	1:50	22020-	18			ISSUE	D
COUNCIL	SCALE	PROJECT No.	DWG No.																			
FAIRFIELD	1:50	22020-	18																			
		ISSUE	D																			
Issue	Date	Amendments	Drawn			PROPOSED RESIDENTIAL DEVELOPMENT		TCON CONSTRUCTIONS														
A	20.12.22	DA SUBMISSION	O.K. R.B.			STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING																
B	30.05.23	DA RE-SUBMISSION	O.K. R.B.																			
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B.																			
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B.			DRAWING TITLE																
				400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166		TYPICAL FLOOR PLAN (BLOCK A)																



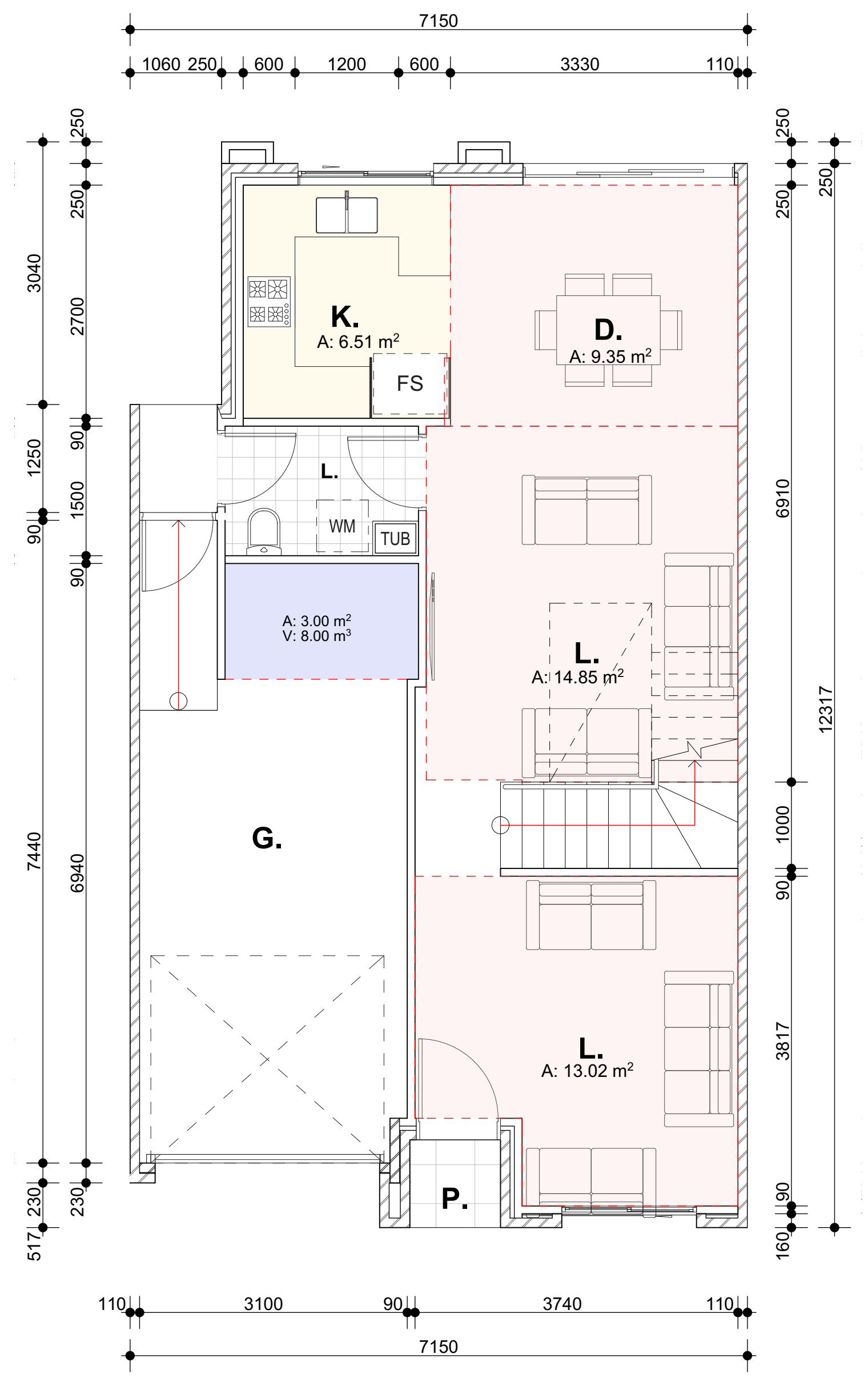
TYPICAL GROUND FLOOR PLAN
1:50



TYPICAL FIRST FLOOR PLAN
1:50



TYPICAL GROUND FLOOR PLAN
1:50

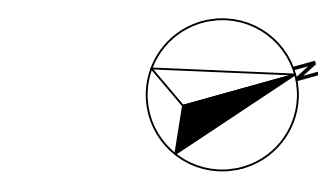


TYPICAL FIRST FLOOR PLAN
1:50

NOTE:
TYPE PLAN : BLOCK A (UNIT 2&3)

NOTE:
TYPE PLAN : BLOCK A (UNIT 4)

AMENDMENTS			
Issue	Date	Amendments	Drawn
A	20.12.22	DA SUBMISSION	O.K, R.B
B	30.05.23	DA RE-SUBMISSION	O.K, R.B
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B

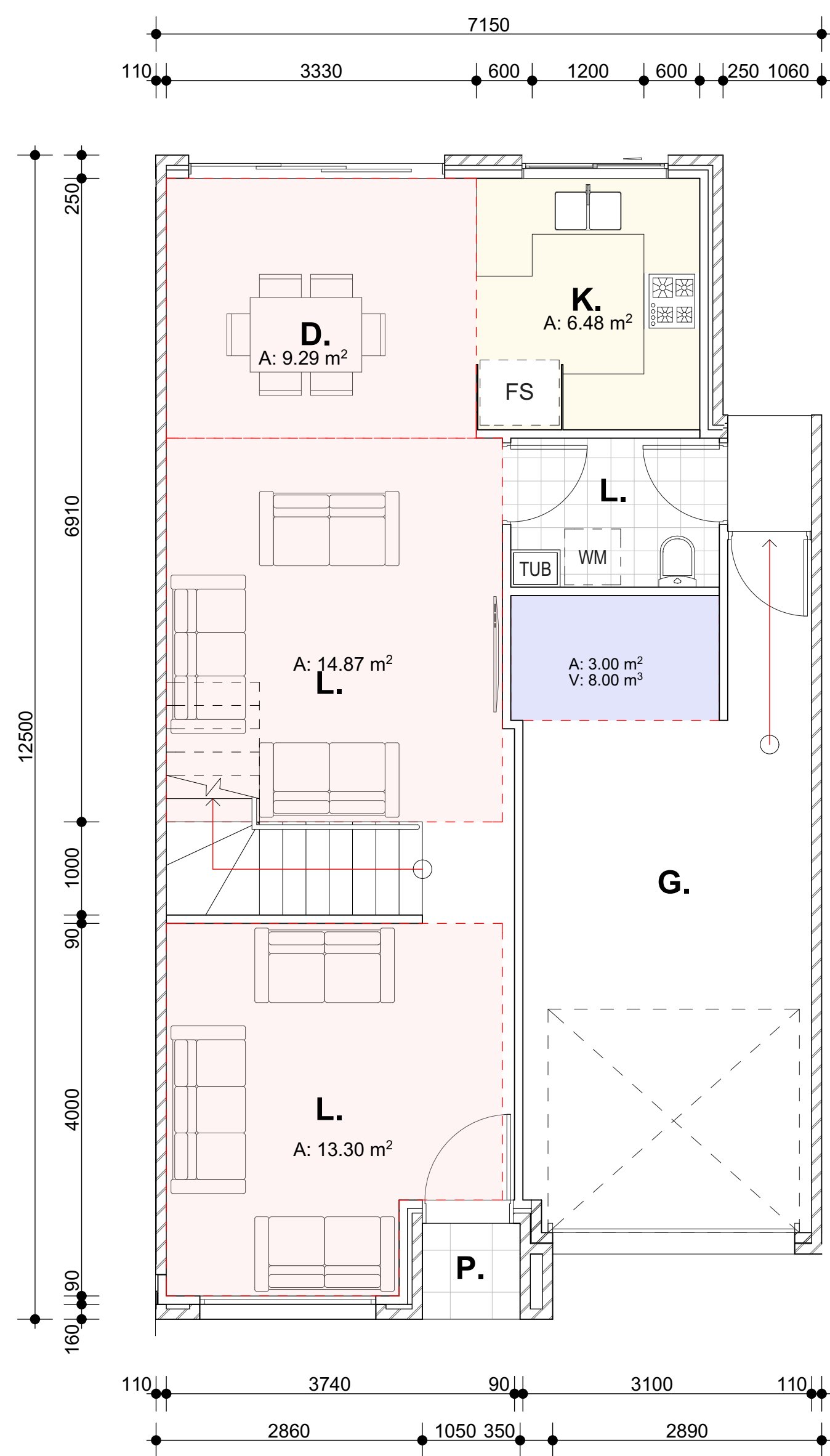
COPYRIGHT	NORTH/SCALE BAR
Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site. This plan is copyright of Designiche Pty Ltd and may not be used without written consent.	 1:100 1 2 3 4 5m 1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING
PROJECT ADDRESS
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166

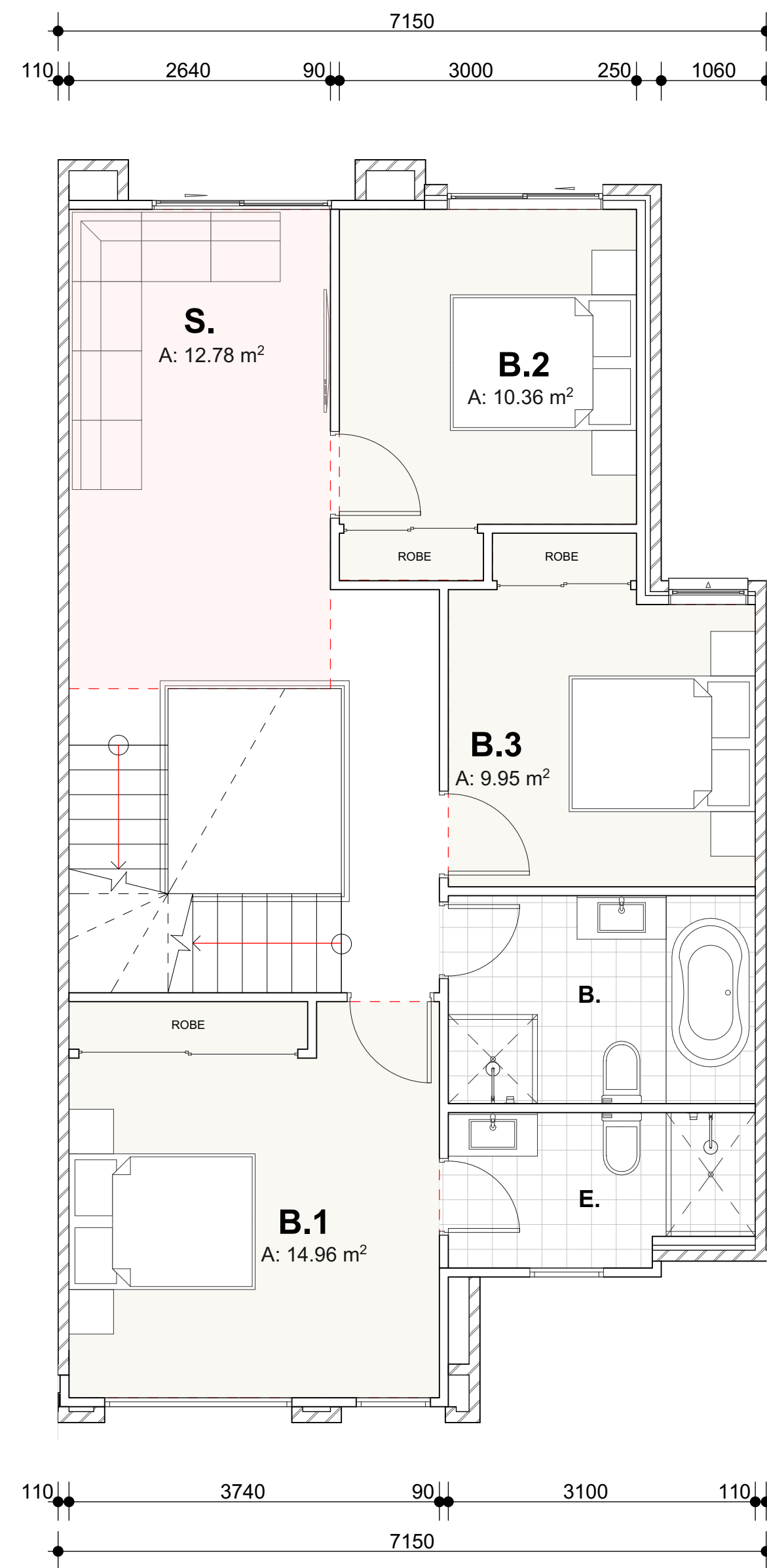
CLIENT
TCON CONSTRUCTIONS
DRAWING TITLE
TYPICAL FLOOR PLAN (BLOCK A)

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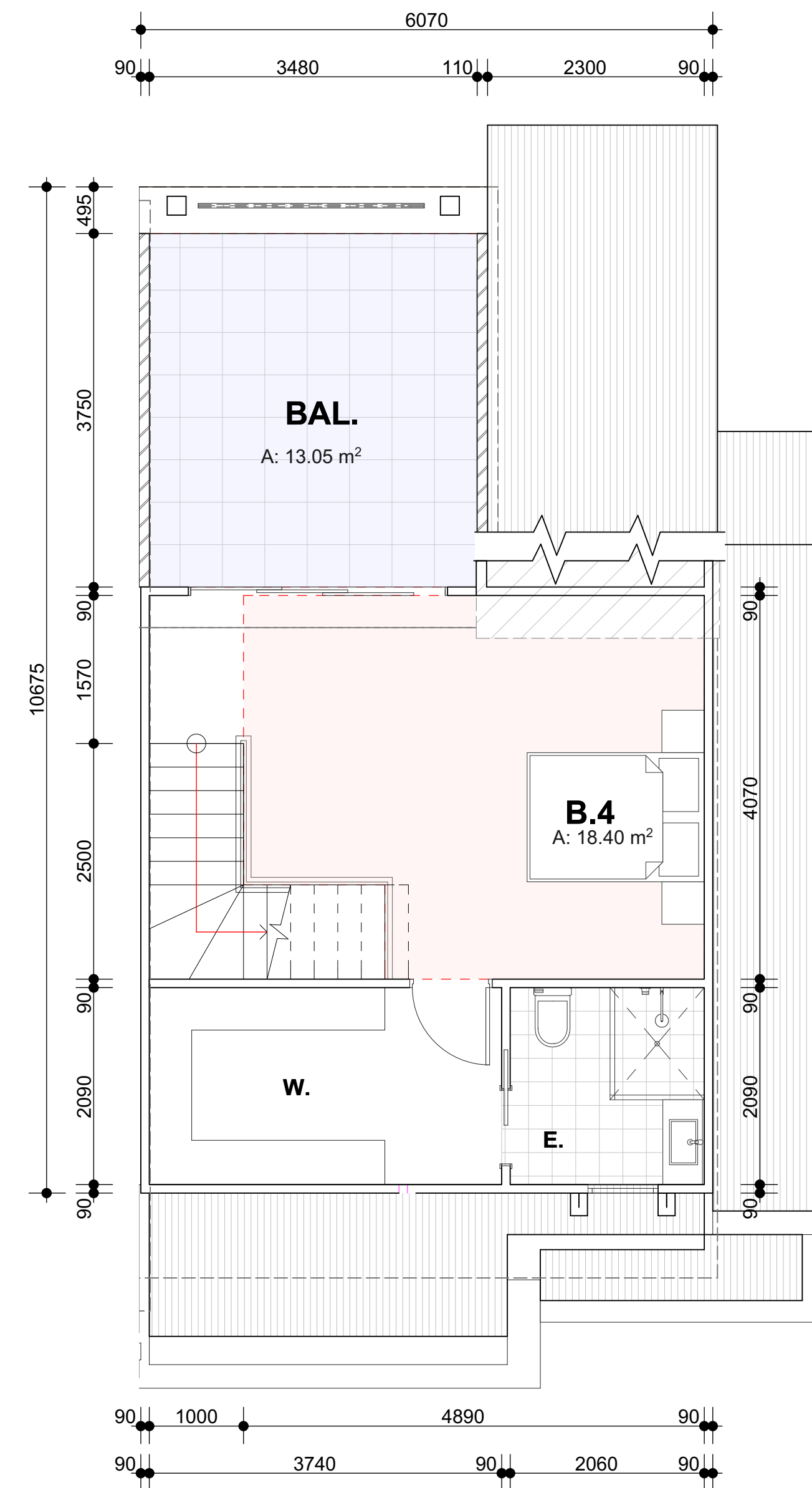
designiche Building Designers			
COUNCIL	SCALE	PROJECT No.	DWG No.
FAIRFIELD	1:50	22020-	19
			ISSUE D



TYPICAL GROUND FLOOR PLAN
1:50



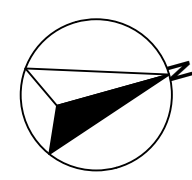
TYPICAL FIRST FLOOR PLAN
1:50



TYPICAL ATTIC FLOOR PLAN
1:50

NOTE:
TYPE PLAN : BLOCK A (UNITS 5-11)

FACADE : VARIES ,
SEE SCHEDULE OF FINISHES

AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR
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 Designiche Pty Ltd and may not be used without written consent.	 1:100 1 2 3 4 5m 1:200 2 4 6 8 10m
A	20.12.22	DA SUBMISSION	O.K, R.B		
B	30.05.23	DA RE-SUBMISSION	O.K, R.B		
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B		
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B		

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING

PROJECT ADDRESS
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166

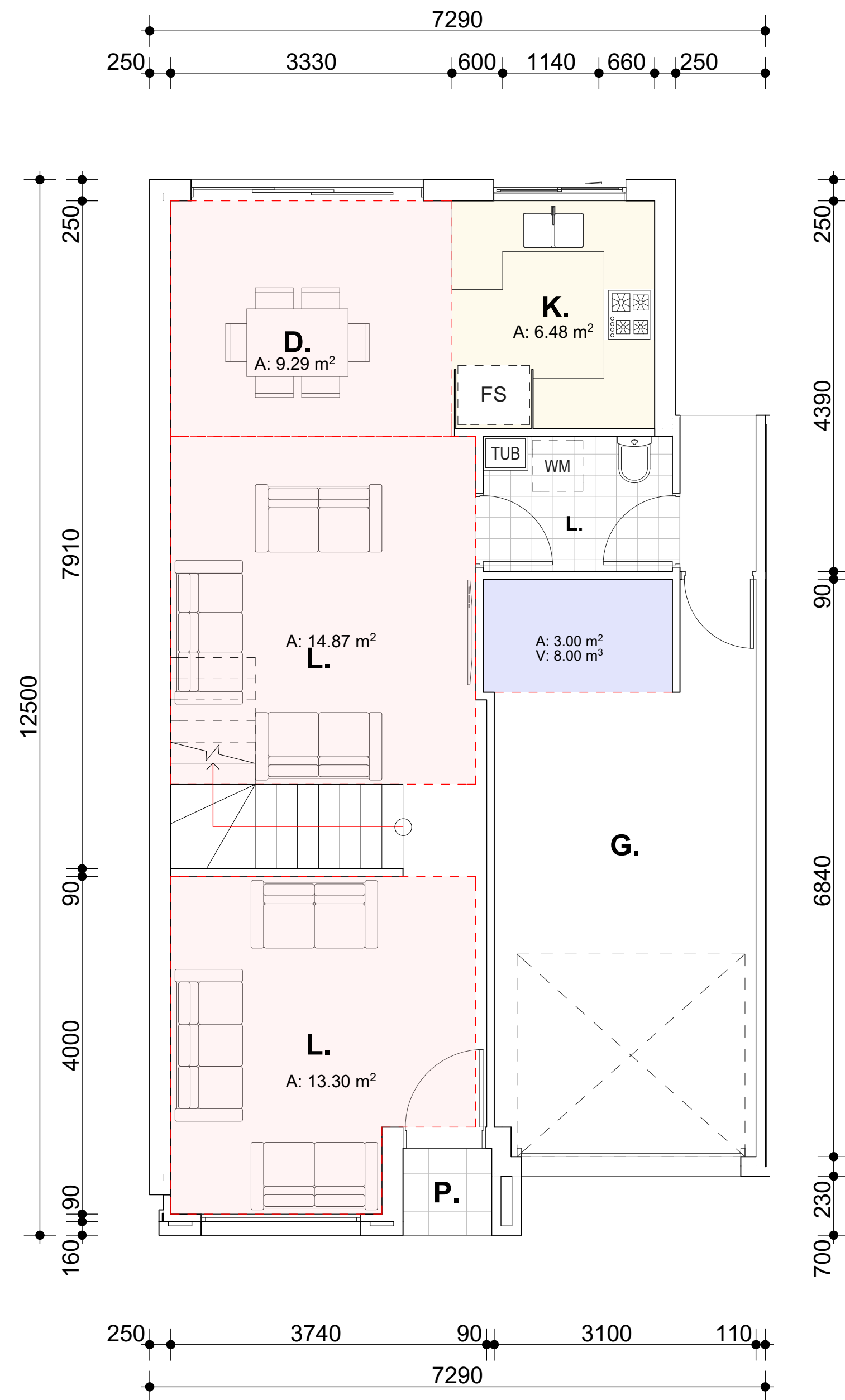
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
TYPICAL FLOOR PLAN (BLOCK A)

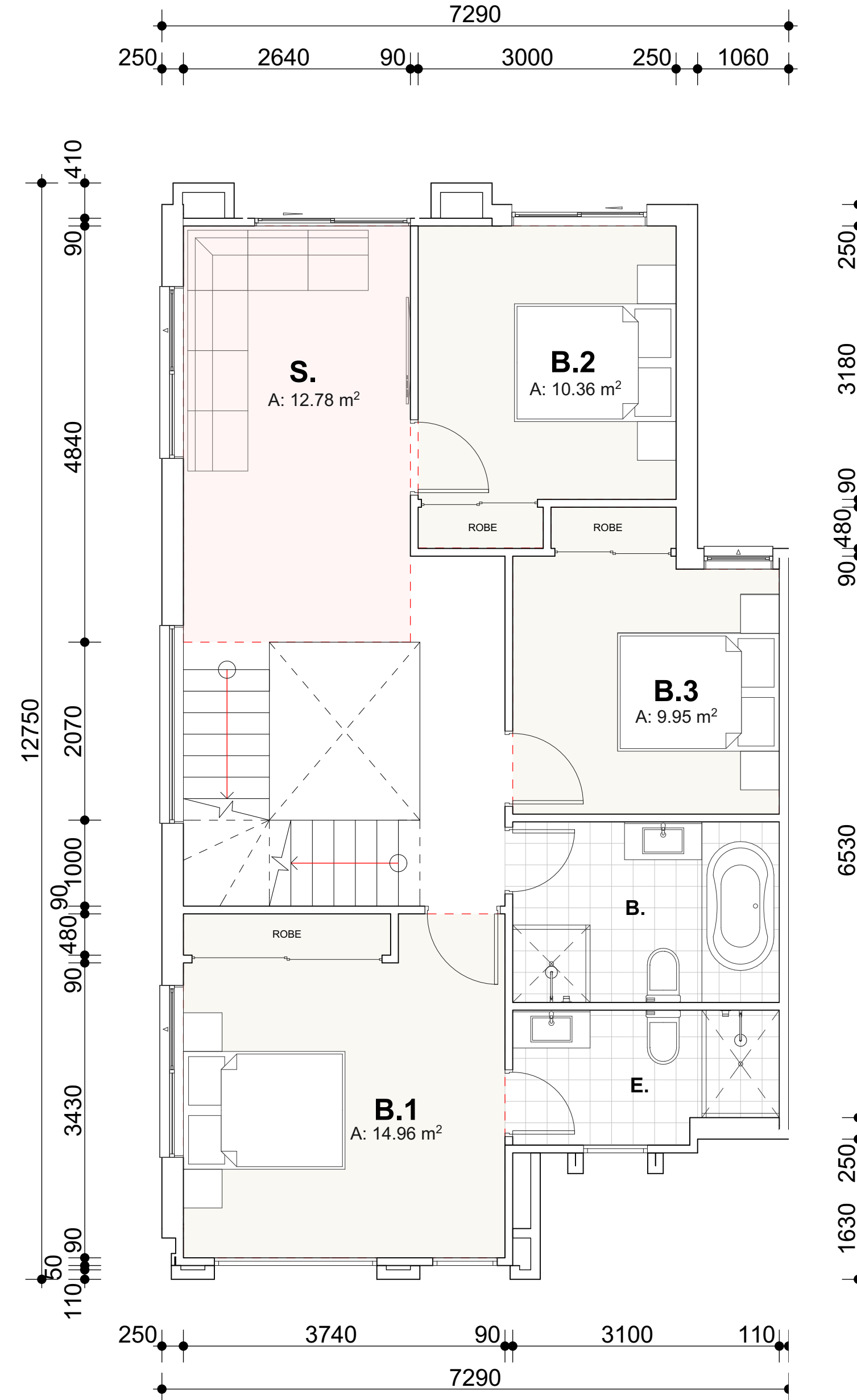
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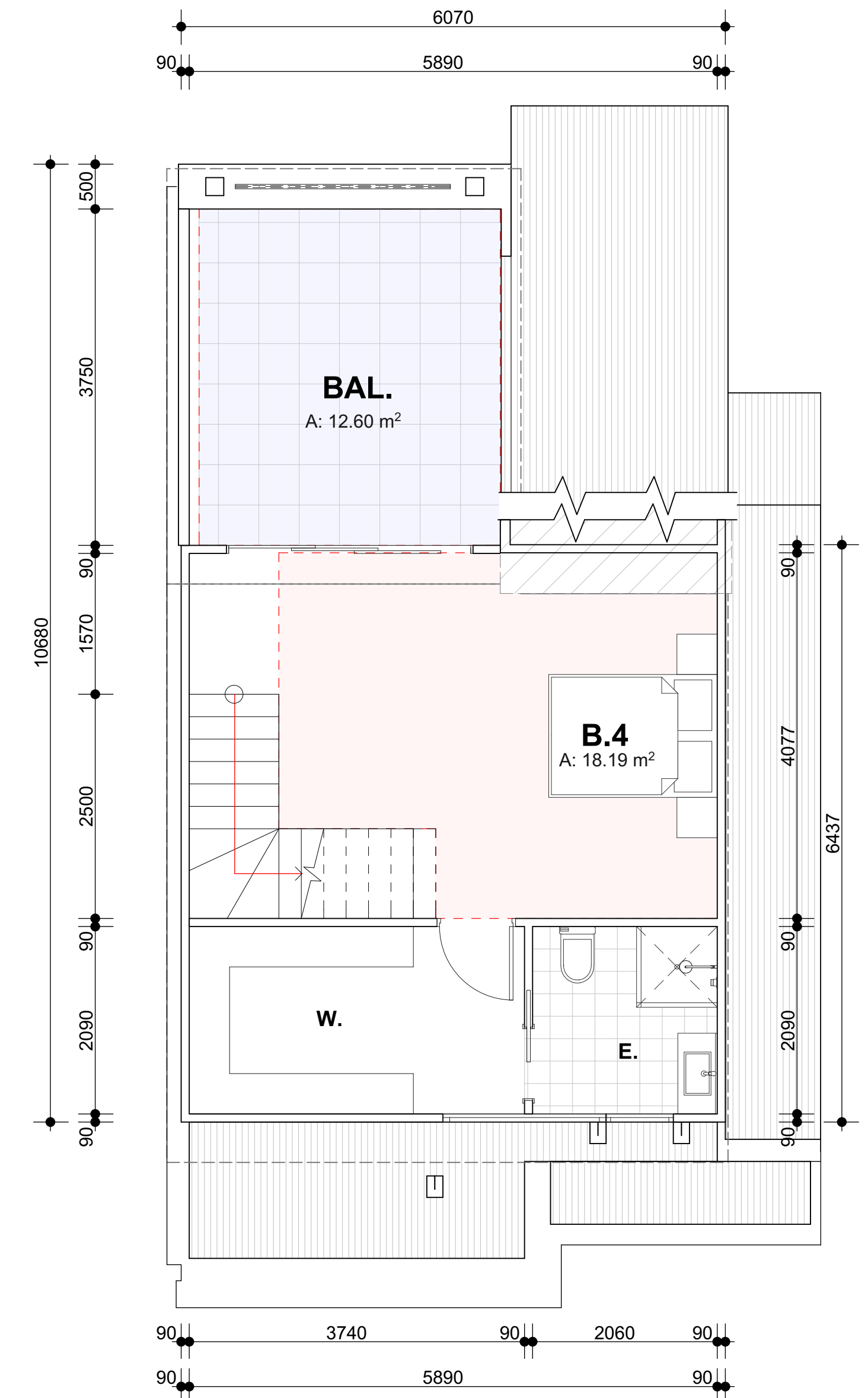
COUNCIL	SCALE	PROJECT No.	DWG No.
FAIRFIELD	1:50	22020-	20
		ISSUE	D



TYPICAL GROUND FLOOR PLAN
1:50



TYPICAL FIRST FLOOR PLAN
1:50

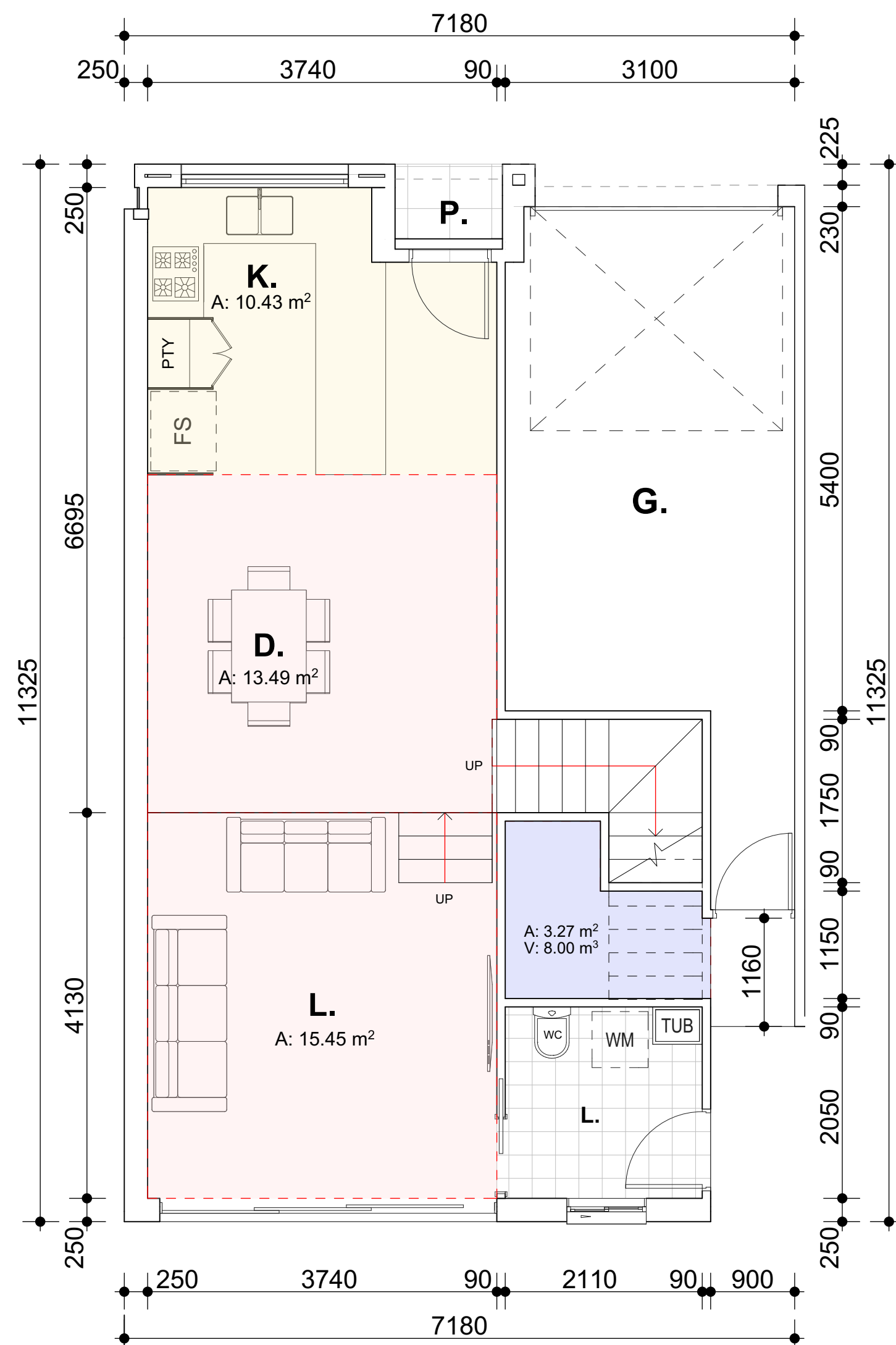


TYPICAL ATTIC FLOOR PLAN
1:50

NOTE:
TYPE PLAN : BLOCK B (UNITS 12-19)

FACADE : VARIES ,
SEE SCHEDULE OF FINISHES

AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR		PROJECT TITLE	CLIENT	Designniche P/L			
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.			PROPOSED RESIDENTIAL DEVELOPMENT	TCON CONSTRUCTIONS	1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E) orhan@designniche.com.au			
A	20.12.22	DA SUBMISSION	O.K, R.B				STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING					
B	30.05.23	DA RE-SUBMISSION	O.K, R.B									
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B									
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B									
							PROJECT ADDRESS	DRAWING TITLE	COUNCIL			
							400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	TYPICAL FLOOR PLAN (BLOCK B)	FAIRFIELD			
									SCALE			
									1:50			
									PROJECT No.			
									22020-			
									DWG No.			
									21			
									ISSUE			
									D			

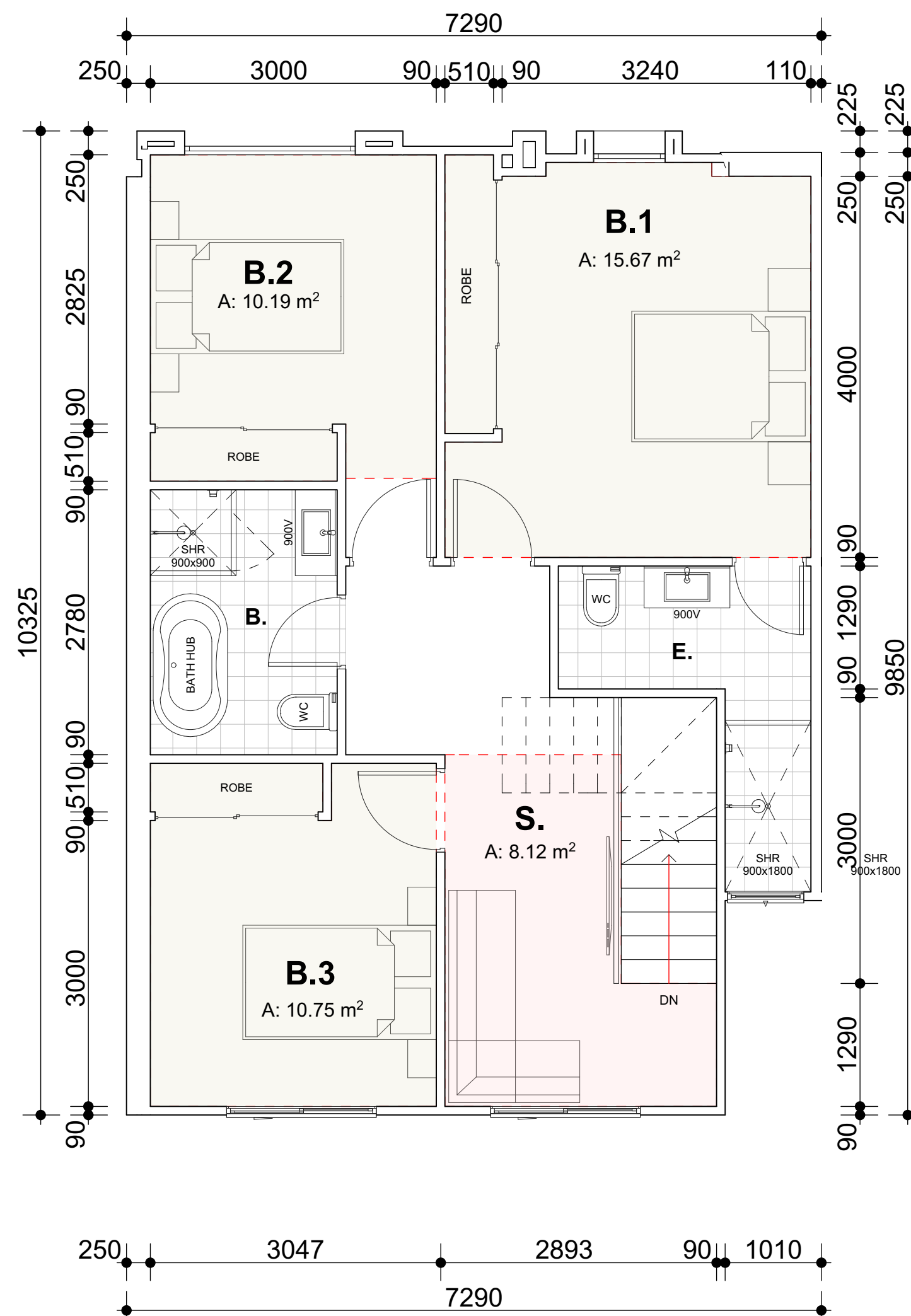


TYPICAL GROUND FLOOR PLAN

1:50

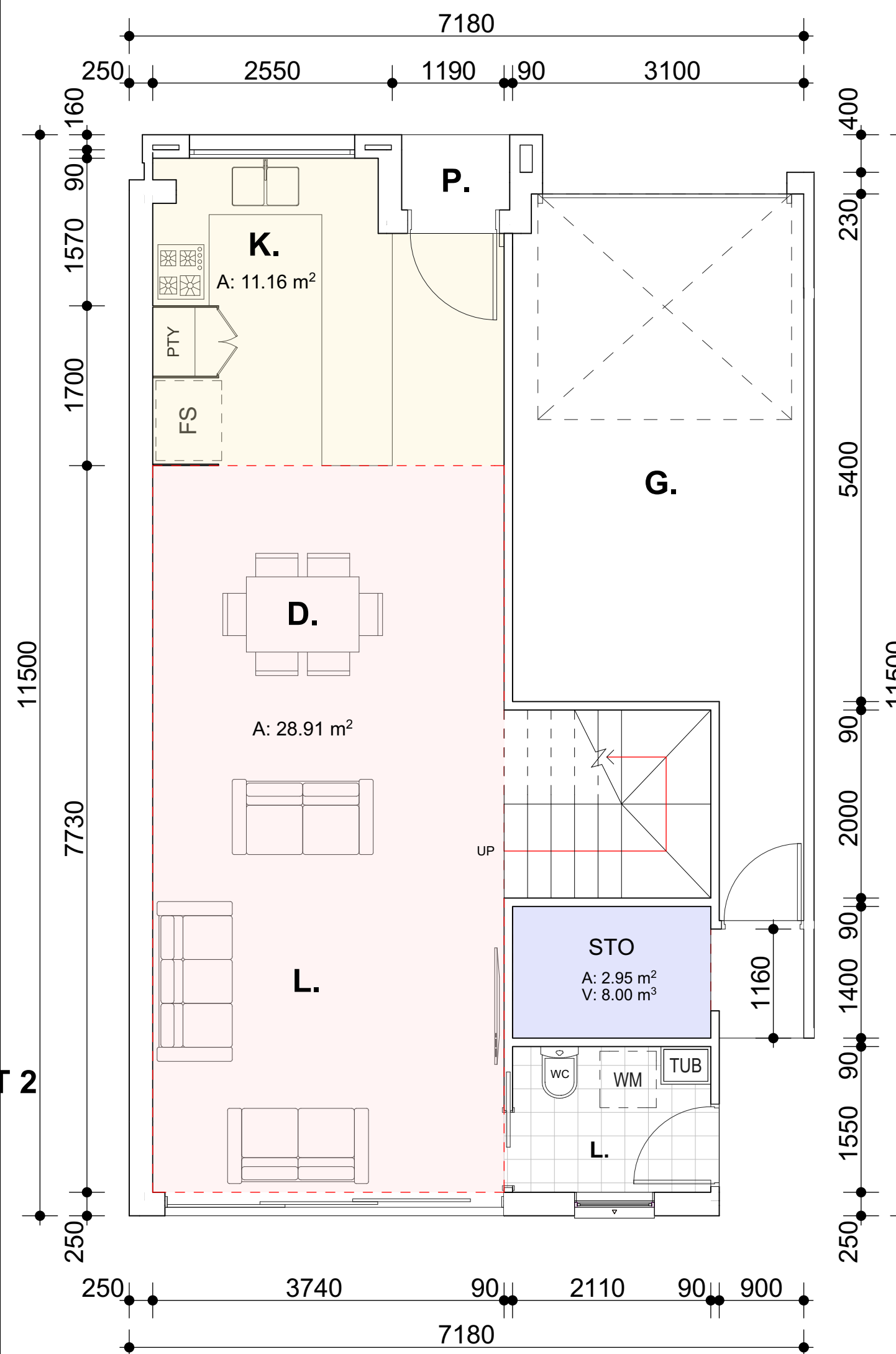
NOTE:
TYPE PLAN : BLOCK C (UNITS 20-28)

FACADE : VARIES ,
SEE SCHEDULE OF FINISHES



TYPICAL FIRST FLOOR PLAN

1:50

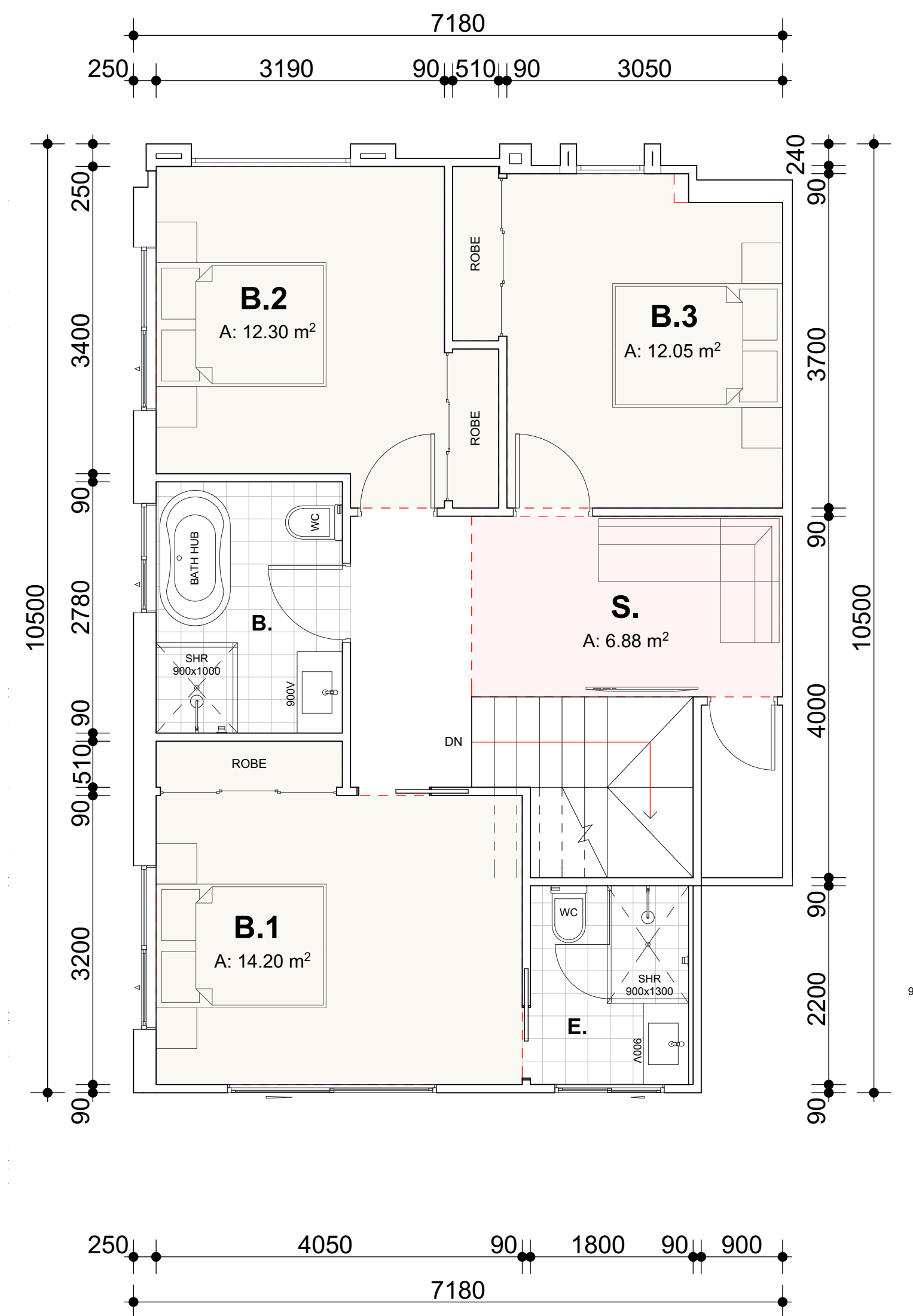


TYPICAL GROUND FLOOR PLAN

1:50

NOTE:
TYPE PLAN : BLOCK D (UNITS 29-35)

FACADE : VARIES ,
SEE SCHEDULE OF FINISHES



TYPICAL FIRST FLOOR PLAN

1:50

AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR
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 Designiche Pty Ltd and may not be used without written consent.	1:100 1 2 3 4 5m 1:200 2 4 6 8 10m
A	20.12.22	DA SUBMISSION	O.K. R.B		
B	30.05.23	DA RE-SUBMISSION	O.K. R.B		
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B		
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B		

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING

PROJECT ADDRESS
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166

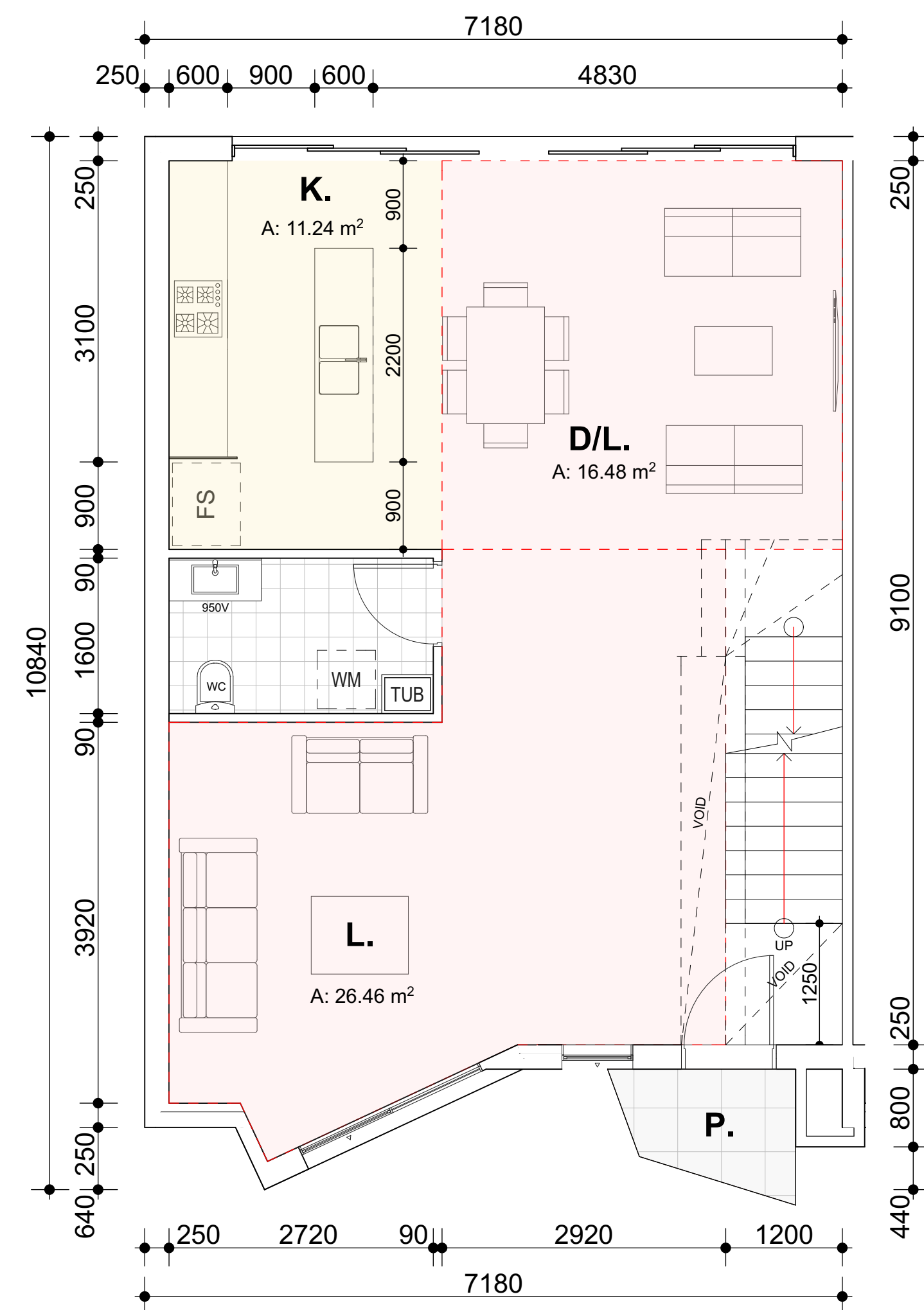
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
TYPICAL FLOOR PLAN (BLOCK C&D)

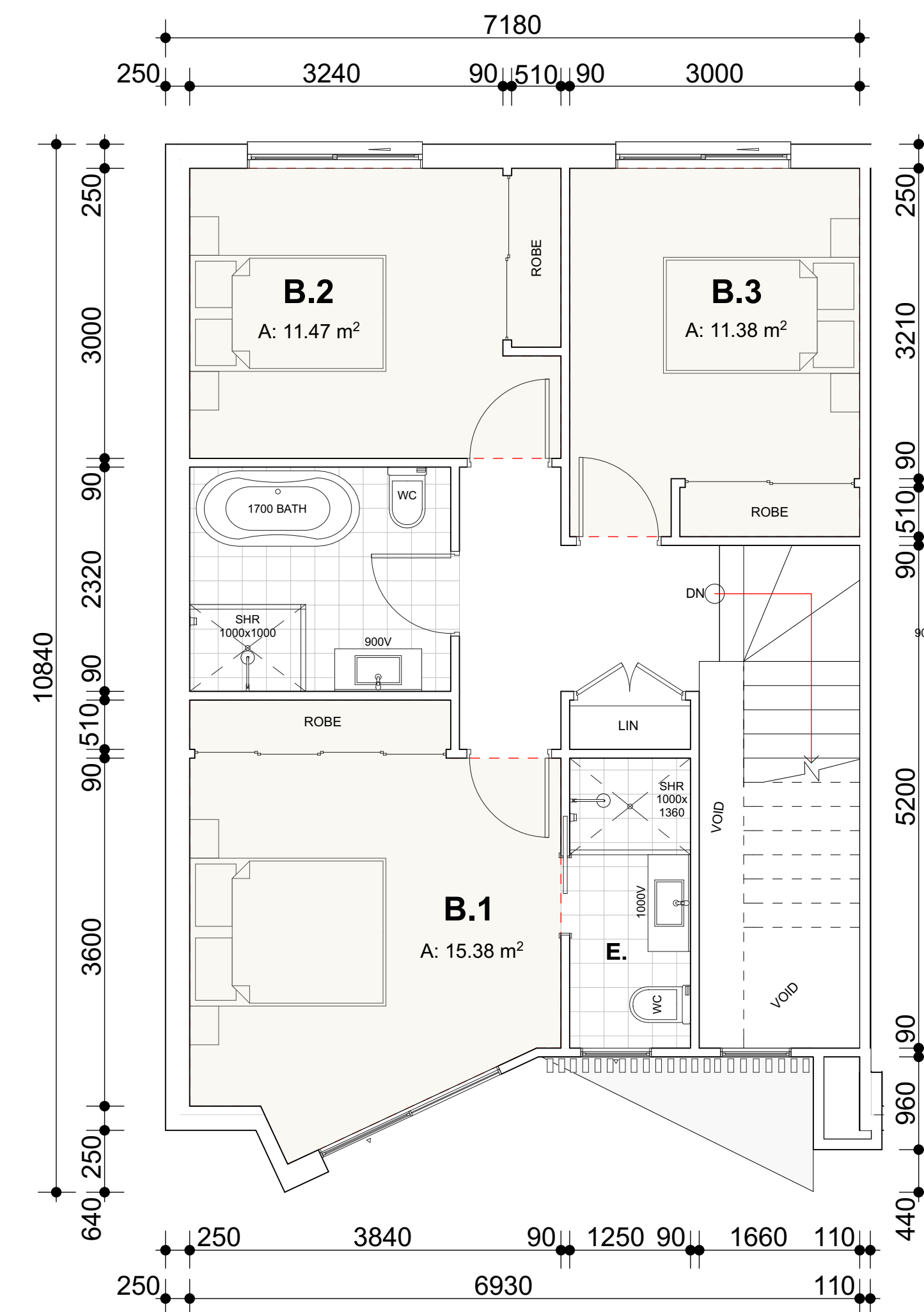
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(M) 0438 538 118
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COUNCIL	SCALE	PROJECT No.	DWG No.
FAIRFIELD	1:50	22020-	22
		ISSUE	D



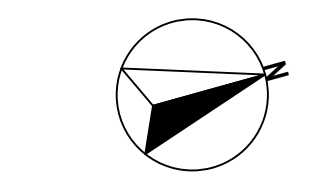
TYPICAL GROUND FLOOR PLAN
1:50



TYPICAL GROUND FLOOR PLAN
1:50

NOTE:
TYPE PLAN : BLOCK E (UNITS 36-42)

AMENDMENTS			
Issue	Date	Amendments	Drawn
A	20.12.22	DA SUBMISSION	O.K, R.B
B	30.05.23	DA RE-SUBMISSION	O.K, R.B
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B

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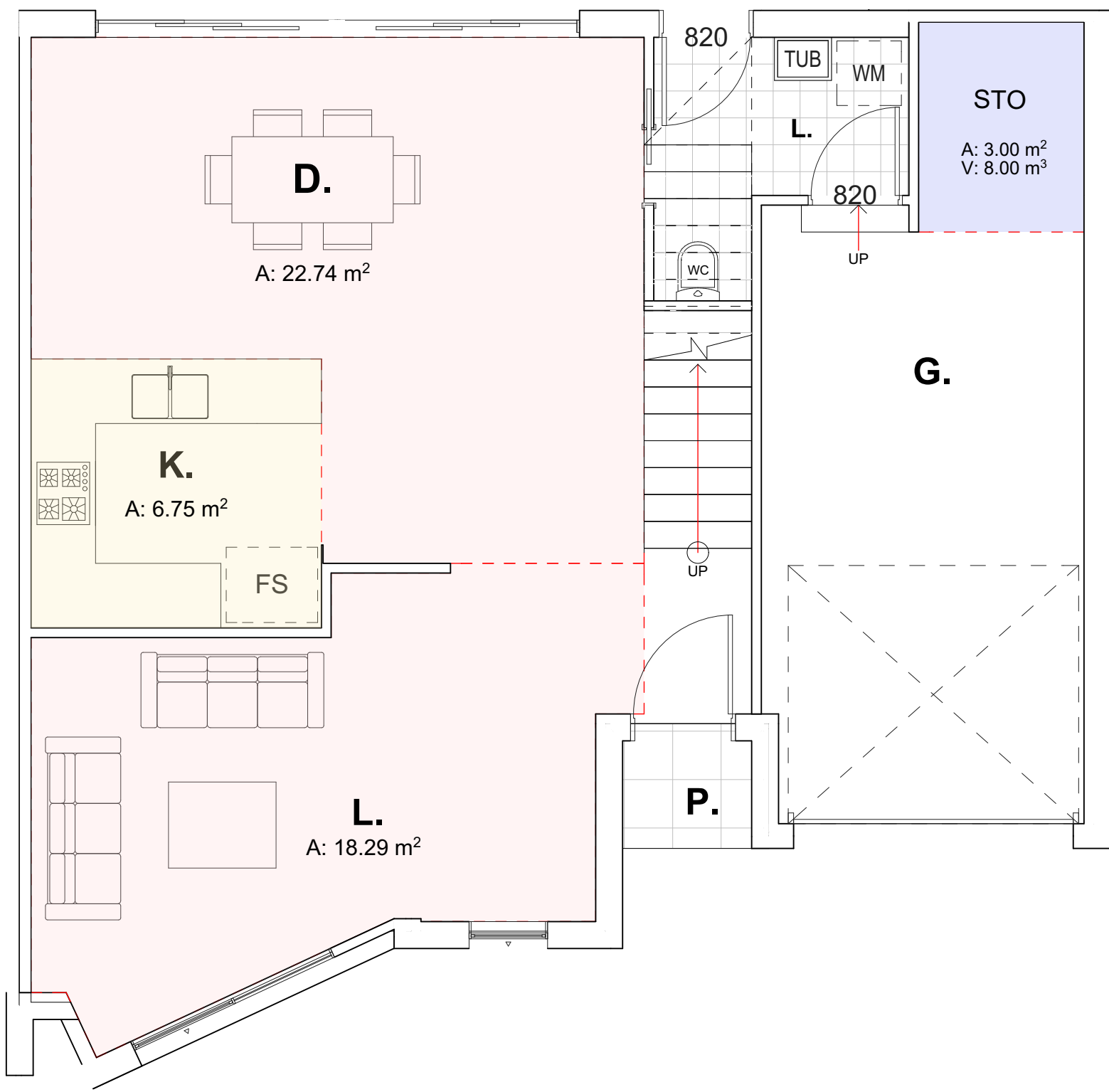
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PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING
PROJECT ADDRESS
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166

CLIENT
TCON CONSTRUCTIONS
DRAWING TITLE
TYPICAL FLOOR PLAN (BLOCK E)

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COUNCIL	SCALE	PROJECT No.	DWG No.
FAIRFIELD	1:50	22020-	23
		ISSUE	D

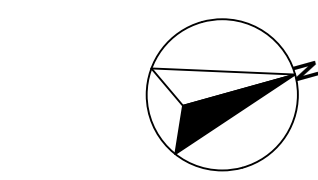


TYPICAL FIRST FLOOR PLAN
1:50

NOTE:
TYPE PLAN : BLOCK E (UNIT 43)

NOTE:
TYPE PLAN : BLOCK E (UNIT 43)

AMENDMENTS			
Issue	Date	Amendments	Drawn
A	20.12.22	DA SUBMISSION	O.K. R.B.
B	30.05.23	DA RE-SUBMISSION	O.K. R.B.
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B.
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B.

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PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING
PROJECT ADDRESS
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166

CLIENT
TCON CONSTRUCTIONS
DRAWING TITLE
TYPICAL FLOOR PLAN (BLOCK E)

Designiche P/L
1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E) orhan@designiche.com.au

designiche Building Designers			
COUNCIL	SCALE	PROJECT No.	DWG No.
FAIRFIELD	1:50	22020-	24
		ISSUE	D



AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR
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 Designtech Pty Ltd and may not be used without written consent.	 1:100 1 2 3 4 5m 1:200 2 4 6 8 10m
A	20.12.22	DA SUBMISSION	O.K. R.B		
B	30.05.23	DA RE-SUBMISSION	O.K. R.B		
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B		
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B		

PROJECT TITLE PROPOSED RESIDENTIAL DEVELOPMENT STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING	CLIENT TCON CONSTRUCTIONS	Designniche P/L 1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E)orhan@designniche.com.au				
			COUNCIL FAIRFIELD	SCALE 1:50	PROJECT No. 22020-	DWG No. 25
PROJECT ADDRESS 400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	DRAWING TITLE TYPICAL FLOOR PLAN (BLOCK F)					



TYP. GF PLAN (PRE-ADAPTABLE)
1:50

TYPICAL FIRST FLOOR PLAN
1:50



TYP. GF PLAN (POST-ADAPTABLE)
1:50

NOTE:
TYPE PLAN : BLOCK G (UNIT 45)

FACADE : VARIES ,
SEE SCHEDULE OF FINISHES

NOTES

ALL DOOR CIRCULATION SPACES (EXCLUDING INTERNAL DOOR CIRCULATION SPACES FOR BEDROOMS) SHALL BE PROVIDED IN ACCORDANCE WITH **AS1428.1** TO BOTH SIDES OF THE DOOR.

DOOR AUTOMATION CAN BE PROVIDED IN LIEU OF DOOR CIRCULATION SPACES AS PER **AS1428.1** TO THE LATCH SIDE OF THE DOOR.

BEDROOM SIZE SHALL BE 3100mm x 3100MM WHEN MEASURED FROM WALL SURFACE TO WALL SURFACE IN ACCORDANCE WITH **AS 1428.1, CL. 10.1**

DOOR CIRCULATION LEGENDS

- DOOR AUTOMATION
- DIRECTION OF APPROACH
- D CLEAR OPENING OF WIDTH OF DOORWAY
- L LENGTH
- W_H WIDTH - HINGE SIDE
- W_L WIDTH - LATCH SIDE
- CIRCULATION SPACE

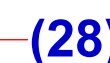
CIRCULATION SPACE AS PER AS1428.1

SHOWER
LAUNDRY
LIVING ROOM
KITCHEN
TOILET PAN
HANDWASH BASIN

AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR	PROJECT TITLE	CLIENT	Designiche P/L 1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E)orhan@designiche.com.au designniche <i>Building Designers</i> <table><tr><th>COUNCIL</th><th>SCALE</th><th>PROJECT No.</th><th>DWG No.</th></tr><tr><td>FAIRFIELD</td><td>1:50</td><td>22020-</td><td>26</td></tr><tr><td colspan="2"></td><td>ISSUE</td><td>D</td></tr></table>				COUNCIL	SCALE	PROJECT No.	DWG No.	FAIRFIELD	1:50	22020-	26			ISSUE	D
COUNCIL	SCALE	PROJECT No.	DWG No.																				
FAIRFIELD	1:50	22020-	26																				
		ISSUE	D																				
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 Designiche Pty Ltd and may not be used without written consent. 1:100 1 2 3 4 5m 1:200 2 4 6 8 10m		PROPOSED RESIDENTIAL DEVELOPMENT STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING	TCON CONSTRUCTIONS																
A	20.12.22	DA SUBMISSION	O.K, R.B			PROJECT ADDRESS	DRAWING TITLE																
B	30.05.23	DA RE-SUBMISSION	O.K, R.B			400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	TYPICAL FLOOR PLAN:ADAPTABLE (BLOCK G)																
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B																				
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B																				



TYPICAL FIRST FLOOR PLAN
1:50



NOTE:
TYPE PLAN : BLOCK G (UNIT 46)

FACADE : VARIES ,
SEE SCHEDULE OF FINISHES

NOTES	DOOR CIRCULATION LEGENDS	CIRCULATION SPACE AS PER AS1428.1
ALL DOOR CIRCULATION SPACES (EXCLUDING INTERNAL DOOR CIRCULATION SPACES FOR BEDROOMS) SHALL BE PROVIDED IN ACCORDANCE WITH AS1428.1 TO BOTH SIDES OF THE DOOR DOOR AUTOMATION CAN BE PROVIDED IN LIEU OF DOOR CIRCULATION SPACES AS PER AS1428.1 TO THE LATCH SIDE OF THE DOOR BEDROOM SIZE SHALL BE 3100mm x 3100mm WHEN MEASURED FROM WALL SURFACE TO WALL SURFACE IN ACCORDANCE WITH AS1428.1, CL. 10.1	— DOOR AUTOMATION D → DIRECTION OF APPROACH D → CLEAR OPENING OF WIDTH OF DOORWAY L → LENGTH W → WIDTH - HINGE SIDE H_u → WIDTH - LATCH SIDE □ → CIRCULATION SPACE	

[illegible]



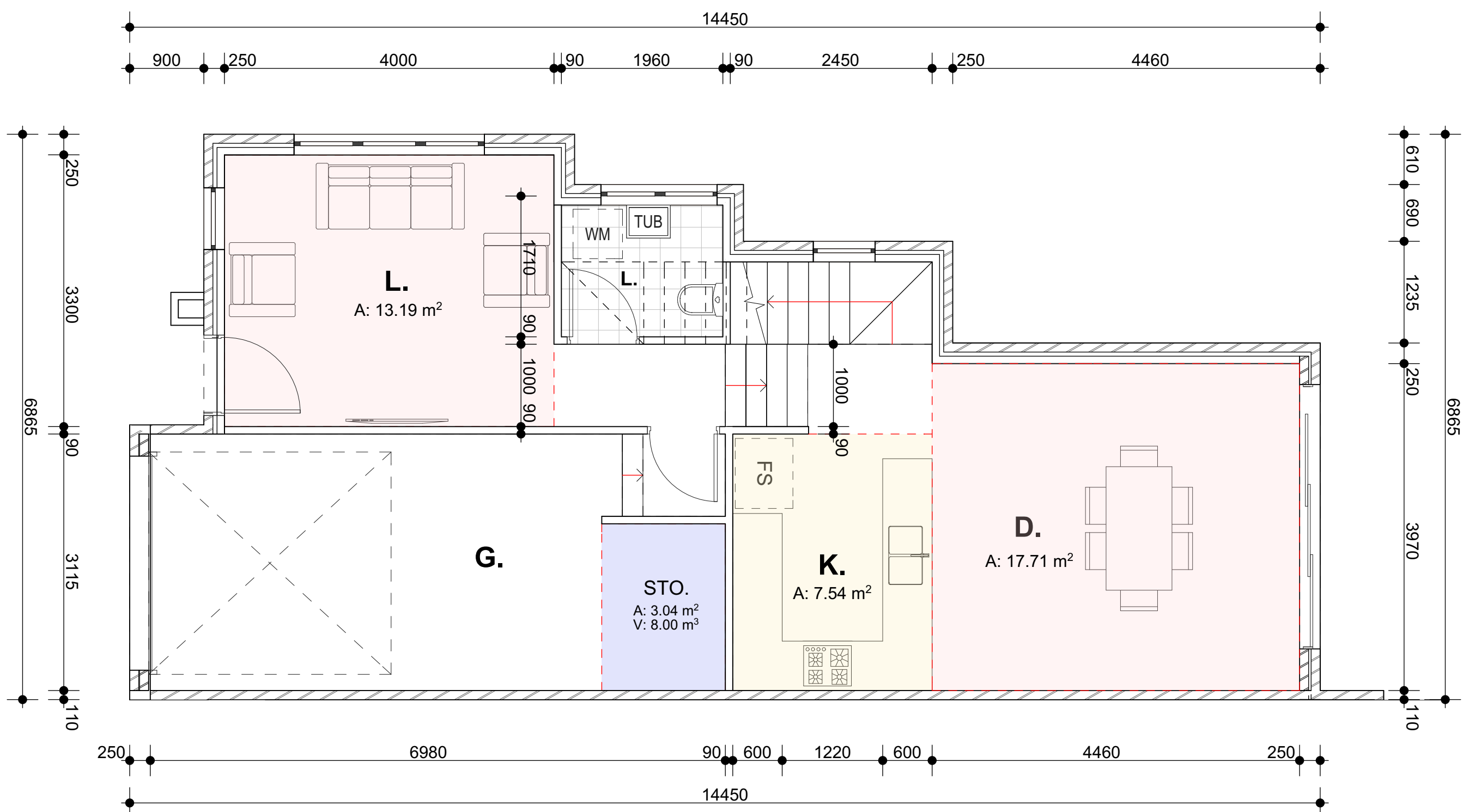
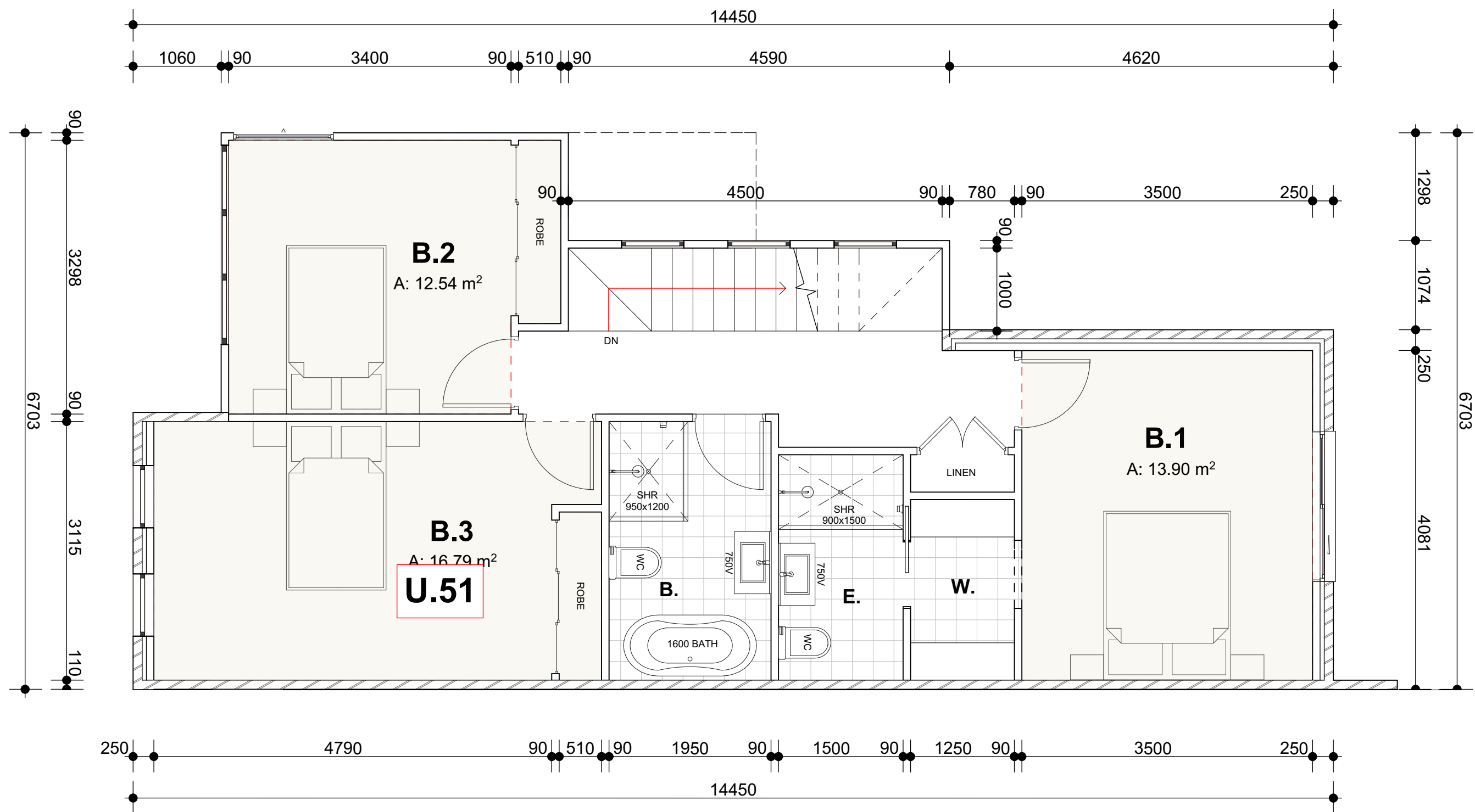
TYPICAL FIRST FLOOR PLAN
1:50



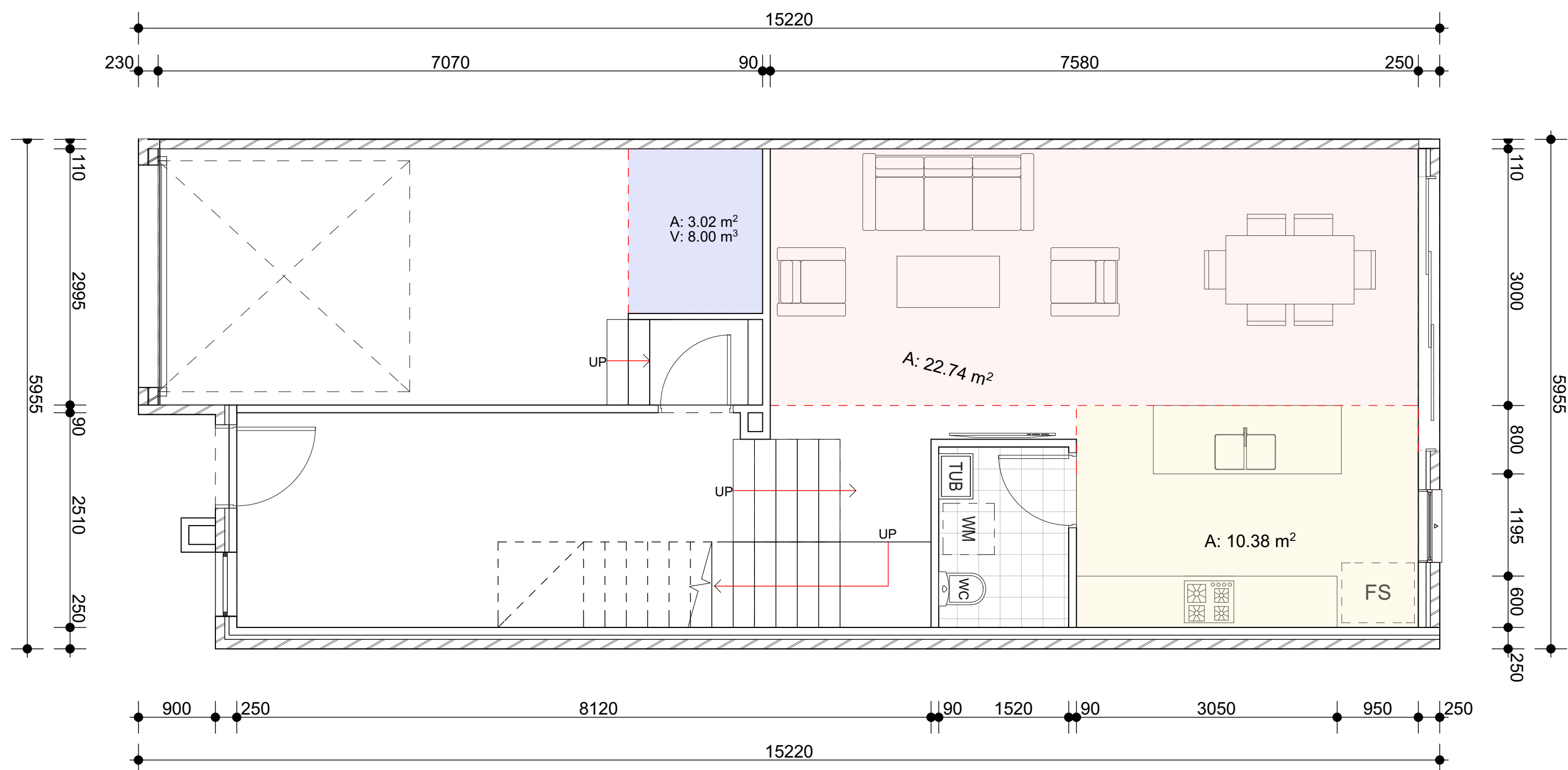
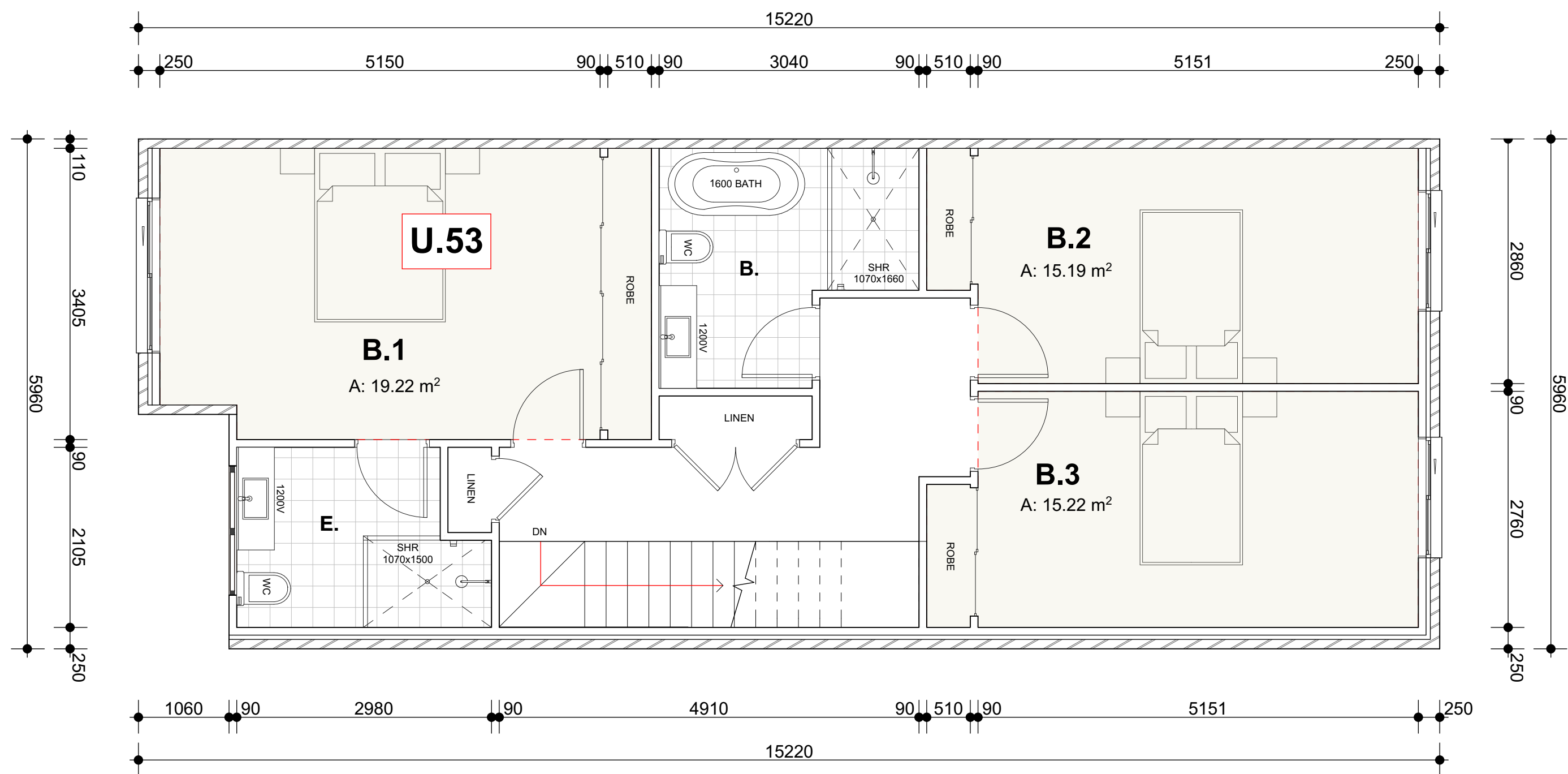
<u>NOTE:</u> TYPE PLAN : BLOCK G (UNIT 47-50) FACADE : VARIES SEE SCHEDULE OF FINISHES

NOTES	DOOR CIRCULATION LEGENDS	CIRCULATION SPACE AS PER AS1428.1
ALL DOOR CIRCULATION SPACES (EXCLUDING INTERNAL DOOR CIRCULATION SPACES FOR BEDROOMS) SHALL BE PROVIDED IN ACCORDANCE WITH AS1428.1 TO BOTH SIDES OF THE DOOR DOOR AUTOMATION CAN BE PROVIDED IN LIEU OF DOOR CIRCULATION SPACES AS PER AS1428.1 TO THE LATCH SIDE OF THE DOOR BEDROOM SIZE SHALL BE 3100mm x 3100mm WHEN MEASURED FROM WALL SURFACE TO WALL SURFACE IN ACCORDANCE WITH AS1428.1, CL. 10.1	— DOOR AUTOMATION D → DIRECTION OF APPROACH D → CLEAR OPENING OF WIDTH OF DOORWAY L → LENGTH W → WIDTH - HINGE SIDE H_u → WIDTH - LATCH SIDE □ → CIRCULATION SPACE	

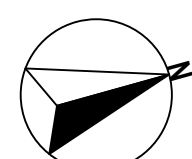
AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR	PROJECT TITLE	CLIENT	Designniche P/L 1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E)orhan@designniche.com.au designniche Building Designers			
Issue	Date	Amendments	Drawn	Check all dimensions prior to commencement of works. Figured 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.	 1:10012345m 1:200246810m	PROPOSED RESIDENTIAL DEVELOPMENT	TCON CONSTRUCTIONS				
A	20.12.22	DA SUBMISSION	O.K. R.B			STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING					
B	30.05.23	DA RE-SUBMISSION	O.K. R.B			PROJECT ADDRESS	DRAWING TITLE				
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B			400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	TYPICAL FLOOR PLAN:ADAPTABLE (BLOCK G)				
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B								
								COUNCIL FAIRFIELD	SCALE 1:50	PROJECT No. 22020-	DWG No. 28 ISSUE D

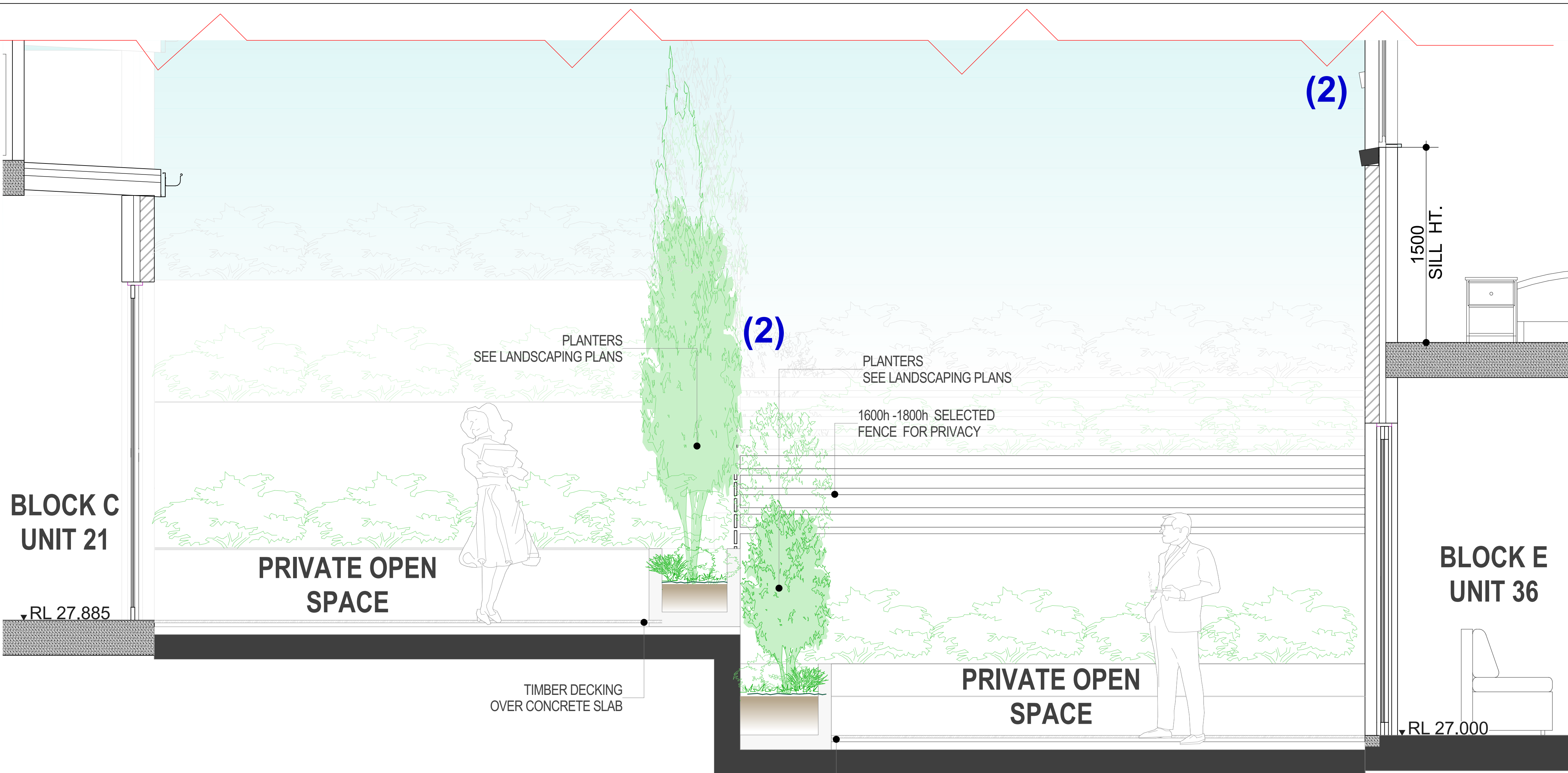


NOTE:
TYPE PLAN : BLOCK H (UNIT 51)

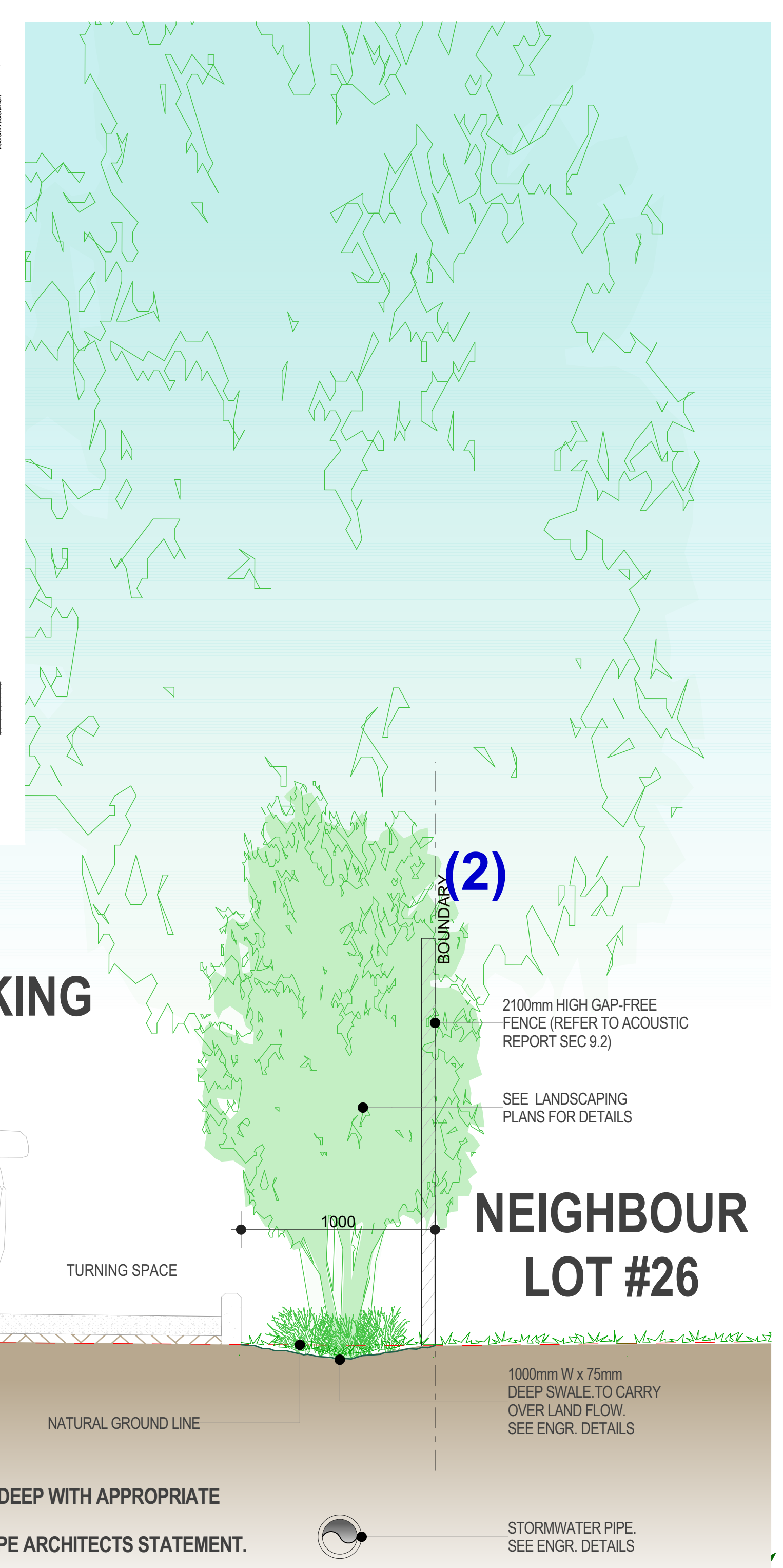


NOTE:
TYPE PLAN : BLOCK H (UNIT 52-53)

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A	20.12.22	DA SUBMISSION	O.K., R.B.					STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING							
B	30.05.23	DA RE-SUBMISSION	O.K., R.B.												
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K., R.B.												
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K., R.B.					PROJECT ADDRESS		DRAWING TITLE					
								400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166		TYPICAL FLOOR PLAN (BLOCK H)					
												COUNCIL			
												FAIRFIELD			
												SCALE			
												1:50			
												PROJECT No.			
												22020-			
												DWG No.			
												29			
												ISSUE			
												D			



1 **PRIVACY SECTION 1 (BLOCK C & E DECK)**
1:20



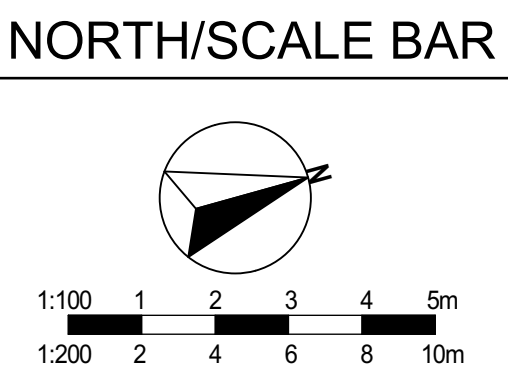
2 **PRIVACY SECTION 2 (NORTH PARKING)**
1:20

NOTE: STORMWATER PIPE TO BE MINIMUM 800mm DEEP WITH APPROPRIATE ROOT BARRIERS TO PROTECT STORMWATER PIPE. REFER ALSO TO LANDSCAPE PLAN AND LANDSCAPE ARCHITECTS STATEMENT.

AMENDMENTS			
Issue	Date	Amendments	Drawn
A	20.12.22	DA SUBMISSION	O.K, R.B
B	30.05.23	DA RE-SUBMISSION	O.K, R.B
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B

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PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING

PROJECT ADDRESS
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166

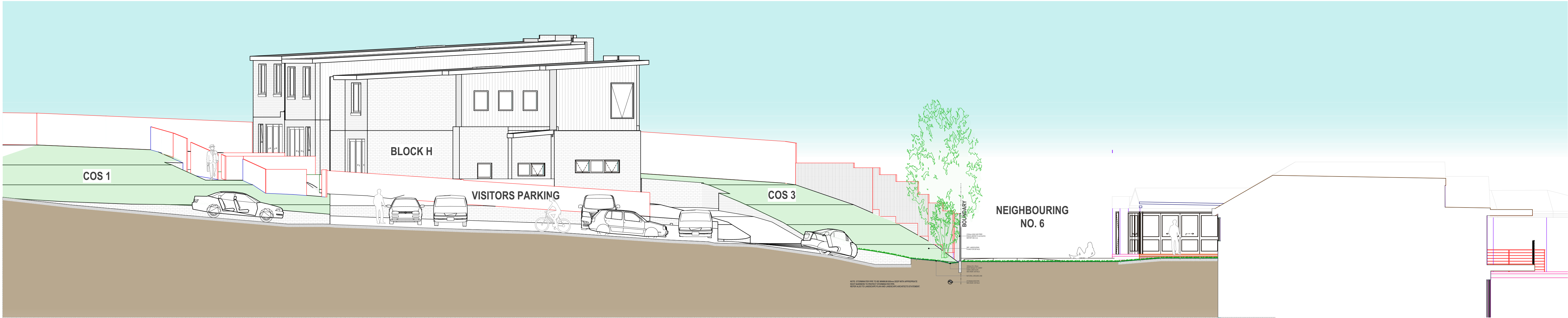
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
PRIVACY SECTION 1 OF 5 (BLOCK C & E DECK)

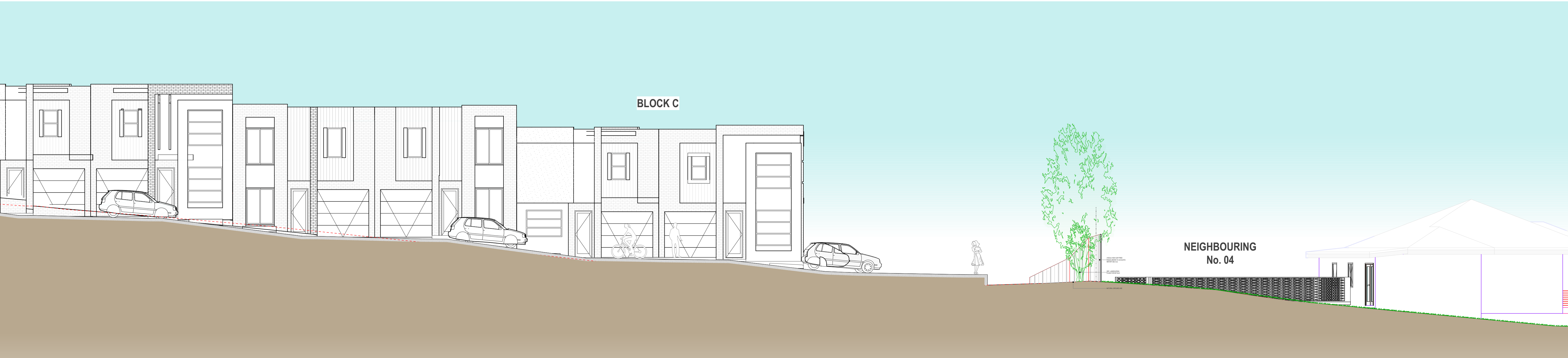
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COUNCIL FAIRFIELD	SCALE 1:20	PROJECT No. 22020-	DWG No. 30 ISSUE D
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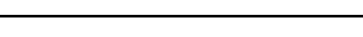


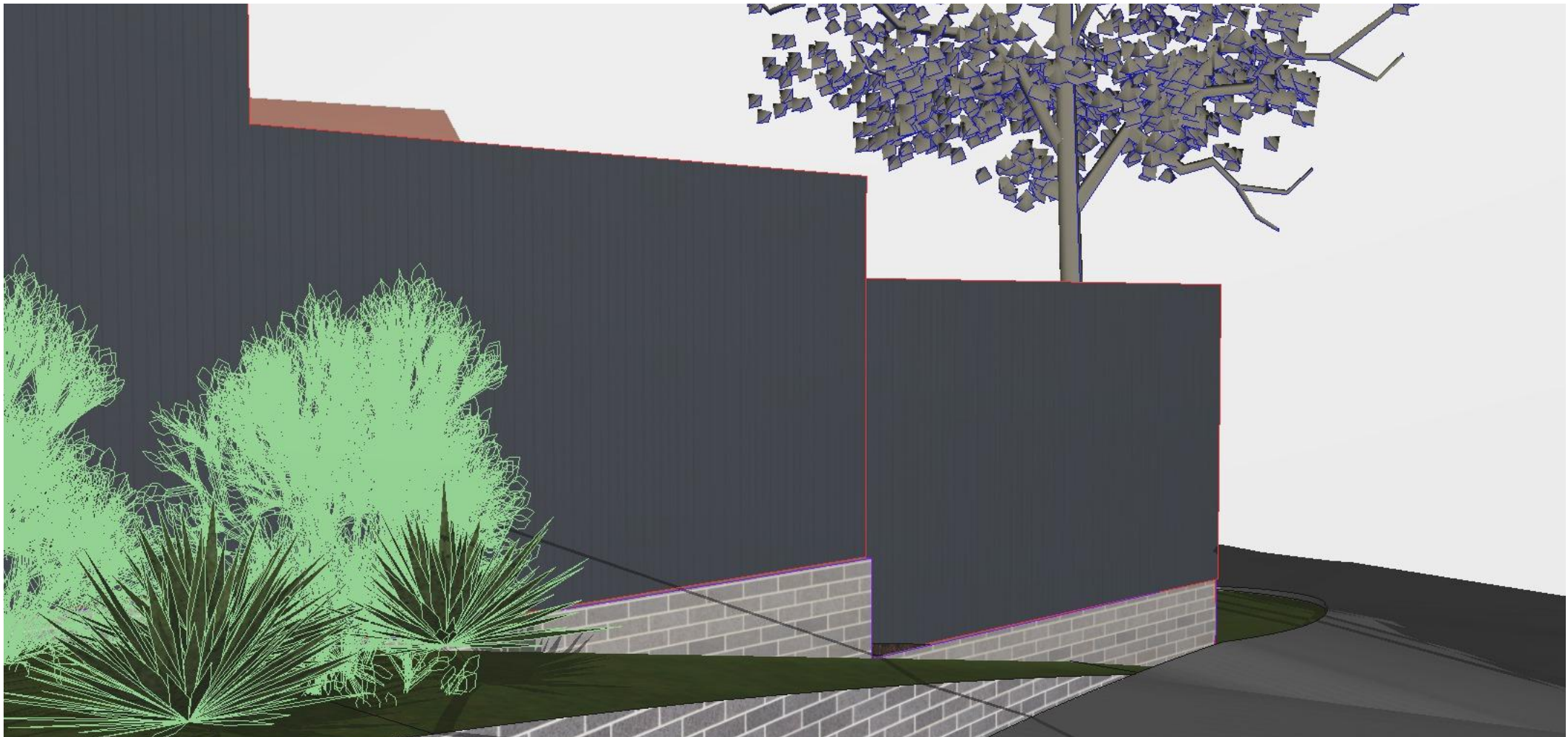
3 PRIVACY SECTION 3 (EASTERN ROADWAY/ No. 6 LINKS AVE)
1:100



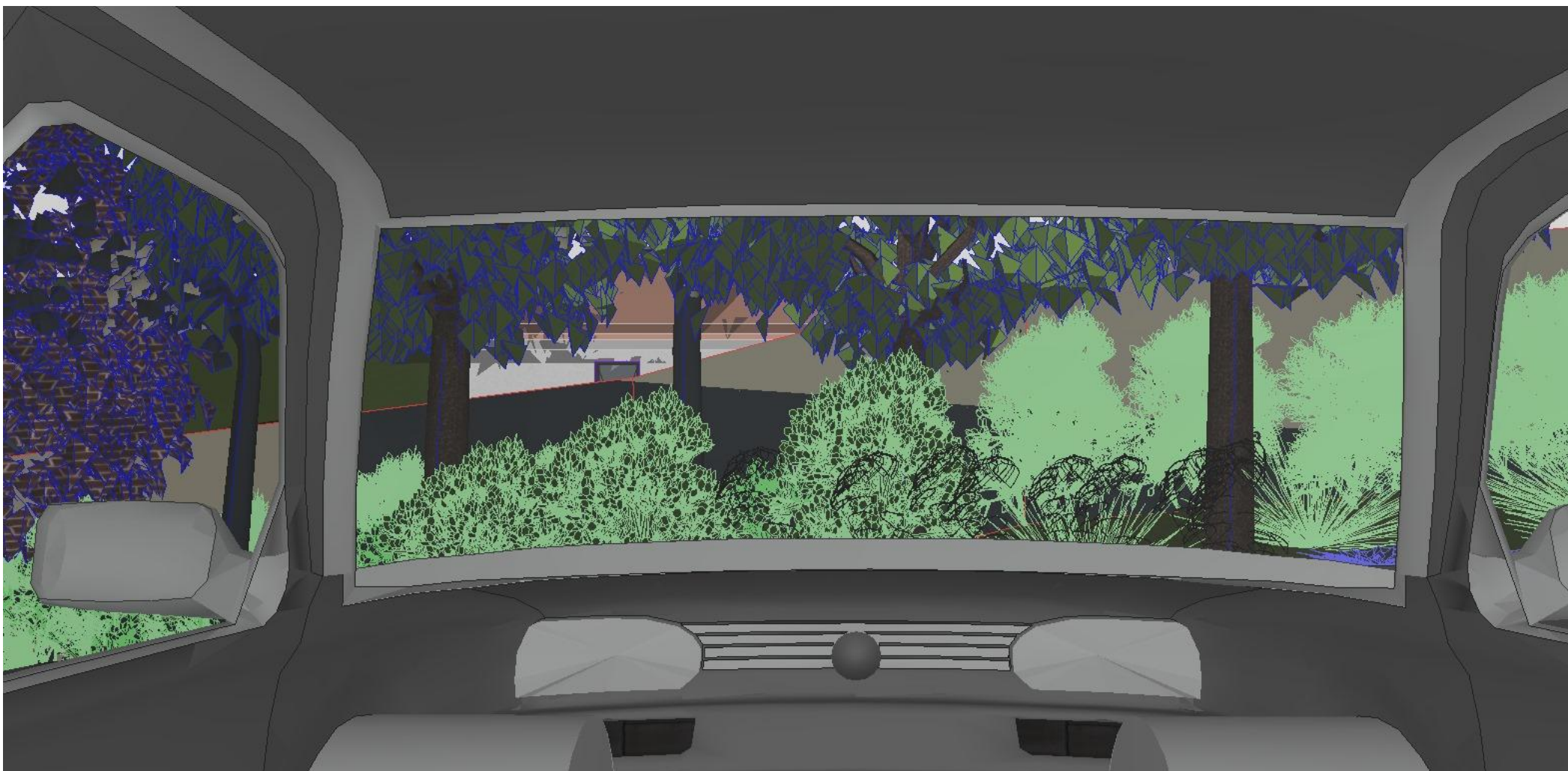
4 PRIVACY SECTION 4 (WESTERN ROADWAY/ No. 4 LINKS AVE)
1:100



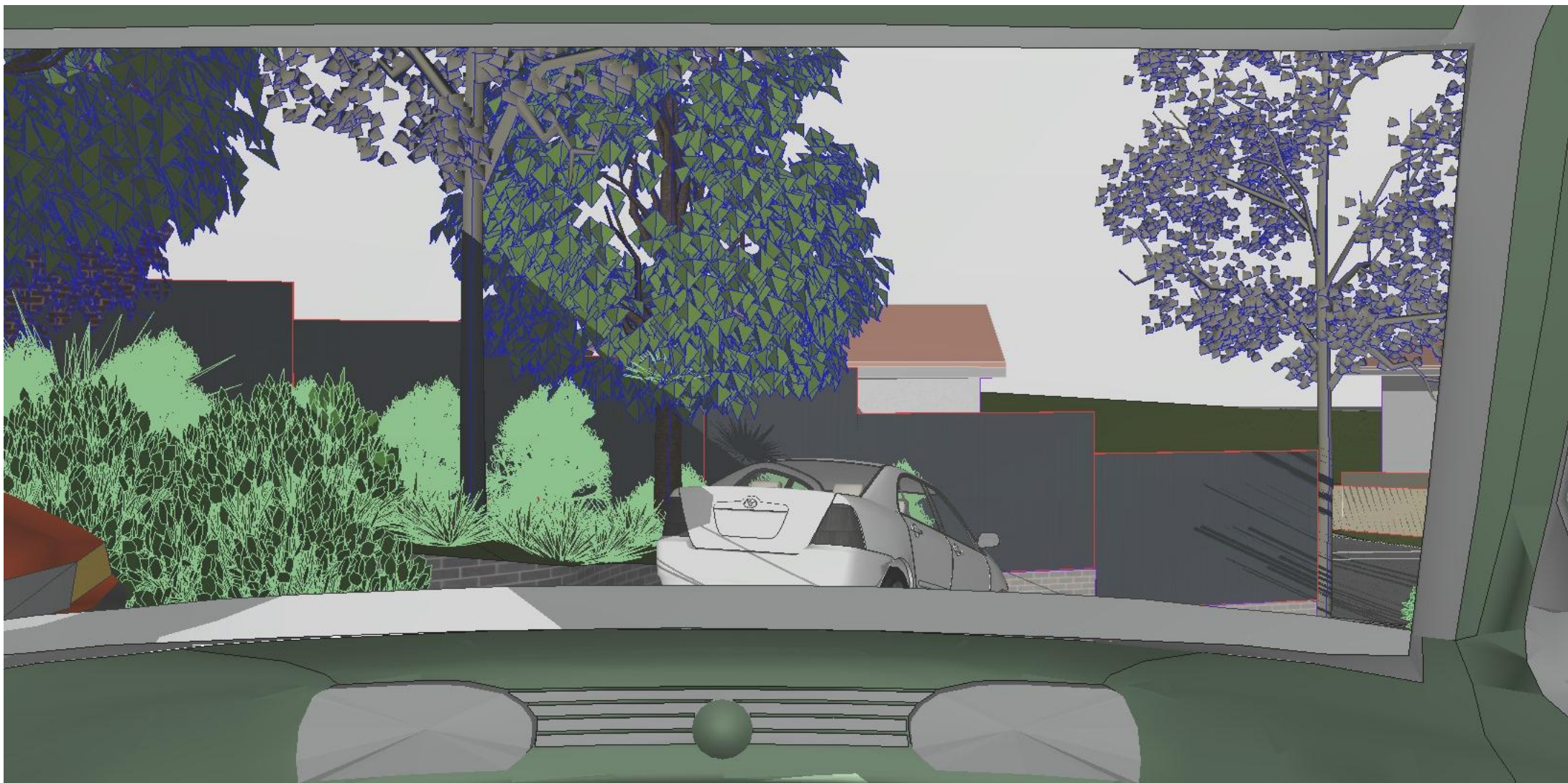
AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR	PROJECT TITLE	CLIENT	Designiche P/L 1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E)orhan@designiche.com.au designniche <i>Building Designers</i> <table><tr><td>COUNCIL</td><td>SCALE</td><td>PROJECT No.</td><td>DWG No.</td></tr><tr><td>FAIRFIELD</td><td>1:100, 1:20</td><td>22020-</td><td>31</td></tr><tr><td colspan="2"></td><td>ISSUE</td><td>D</td></tr></table>	COUNCIL	SCALE	PROJECT No.	DWG No.	FAIRFIELD	1:100, 1:20	22020-	31			ISSUE	D
COUNCIL	SCALE	PROJECT No.	DWG No.																	
FAIRFIELD	1:100, 1:20	22020-	31																	
		ISSUE	D																	
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 Designiche Pty Ltd and may not be used without written consent.  1:100 1 2 3 4 5m 1:200 2 4 6 8 10m	PROPOSED RESIDENTIAL DEVELOPMENT	TCON CONSTRUCTIONS														
A	20.12.22	DA SUBMISSION	O.K, R.B		STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING															
B	30.05.23	DA RE-SUBMISSION	O.K, R.B																	
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B																	
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B																	
						PROJECT ADDRESS	DRAWING TITLE													
						400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	PRIVACY SECTION 2 OF 5													



C1 Camera
1:200



C4 Camera
1:200



C2 Camera
1:200



C5 Camera
1:200



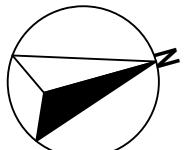
C3 Camera
1:200



C6 Camera
1:200



KEY PLAN

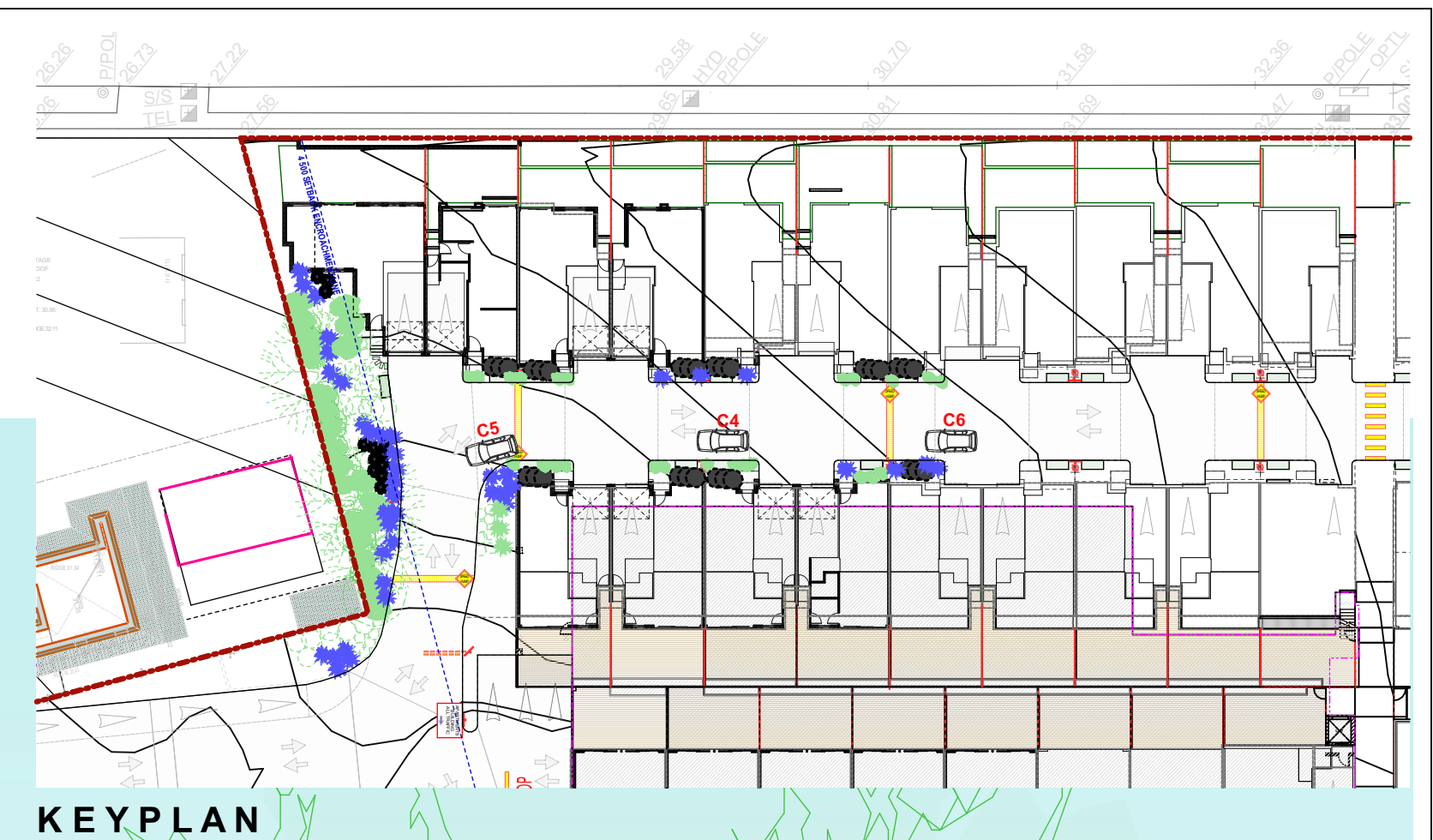
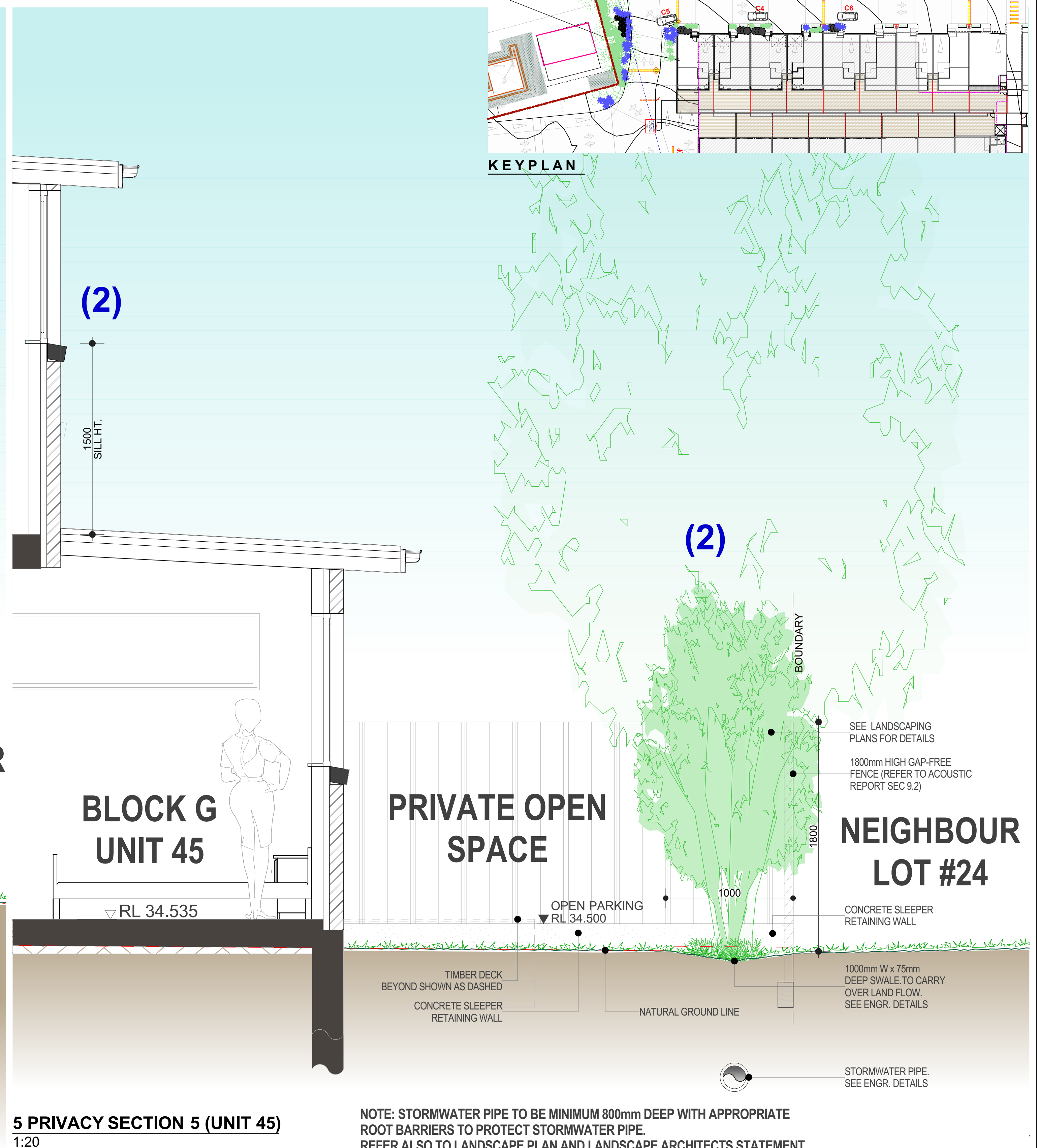
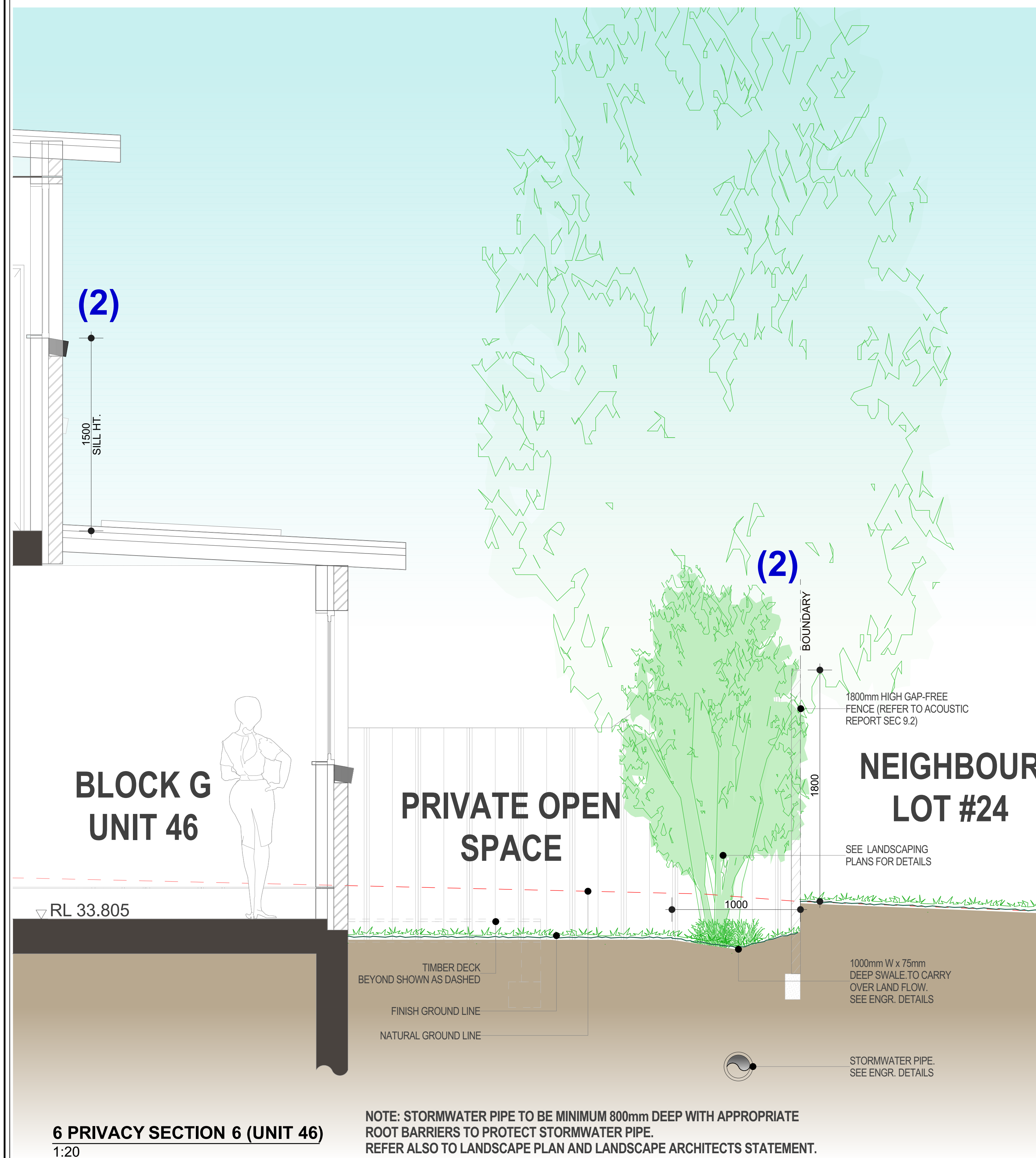
AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR	
Issue	Date	Amendments	Drawn	Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site. This plan is copyright of Designiche Pty Ltd and may not be used without written consent.	 1:100 1 2 3 4 5m 1:200 2 4 6 8 10m	
A	20.12.22	DA SUBMISSION	O.K, R.B			
B	30.05.23	DA RE-SUBMISSION	O.K, R.B			
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B			
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B			

PROJECT TITLE	CLIENT
PROPOSED RESIDENTIAL DEVELOPMENT STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING	TCON CONSTRUCTIONS
PROJECT ADDRESS	DRAWING TITLE
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	PRIVACY SECTION (EAST & WEST DRIVE VIEWS)

CLIENT	DRAWING TITLE
TCON CONSTRUCTIONS	PRIVACY SECTION (EAST & WEST DRIVE VIEWS)

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designiche Building Designers			
COUNCIL	SCALE	PROJECT No.	DWG No.
FAIRFIELD	1:20, 1:200	22020-	32
ISSUE			D



AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR
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 Designische Pty Ltd and may not be used without written consent.	 1:100 1 2 3 4 5m 1/200 2 4 6 8 10m
A	20.12.22	DA SUBMISSION	O.K. R.B.		
B	30.05.23	DA RE-SUBMISSION	O.K. R.B.		
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B.		
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B.		

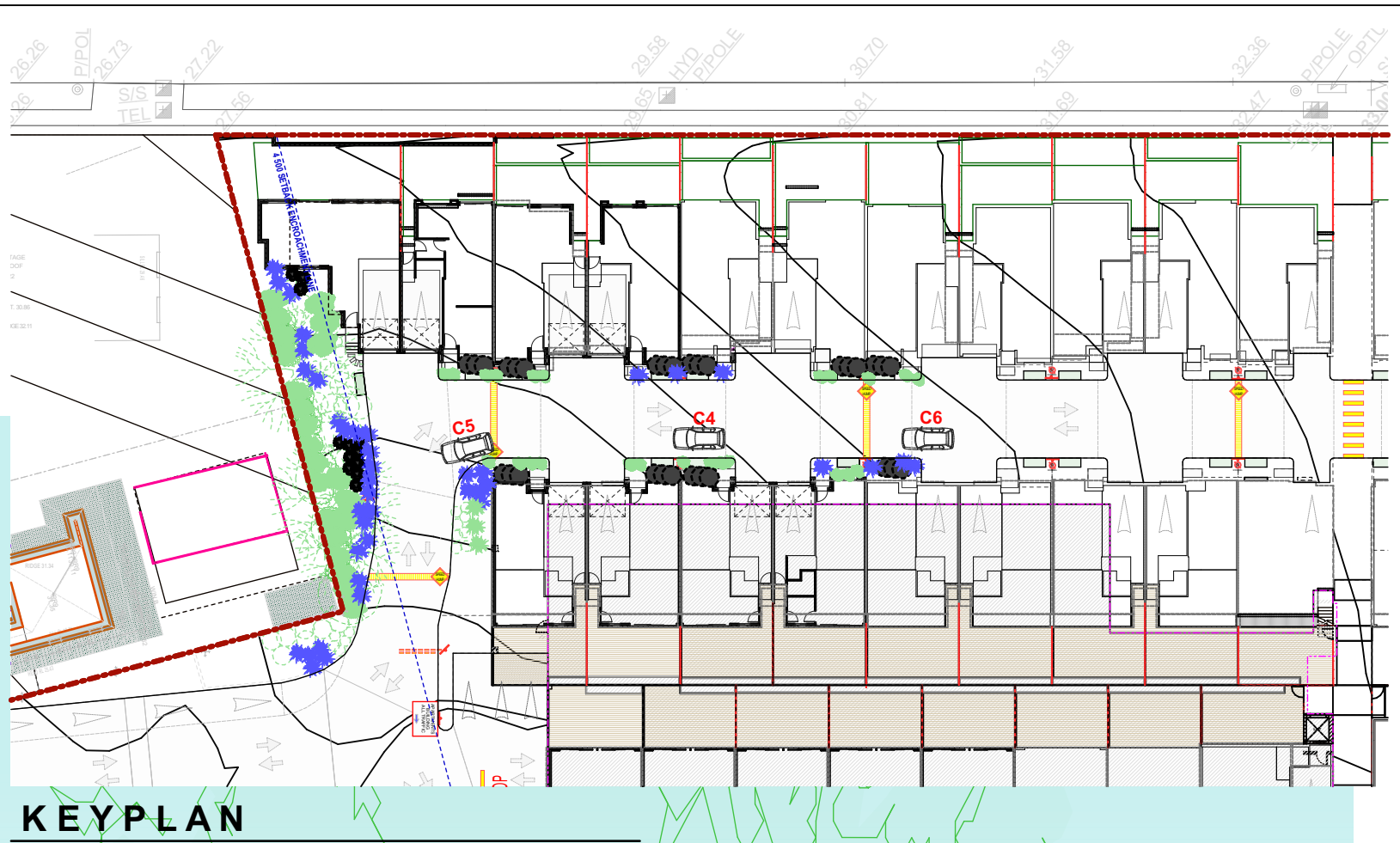
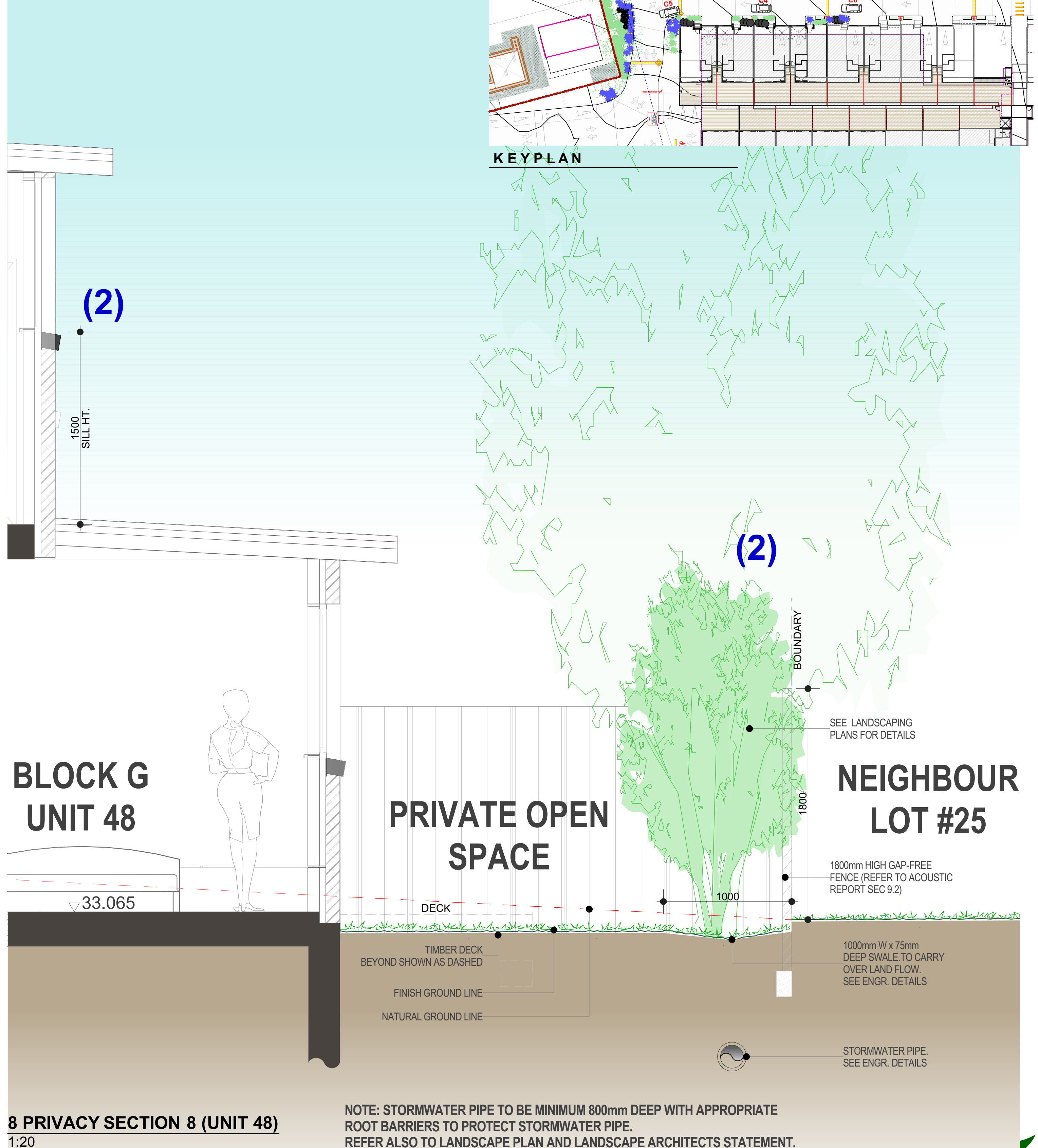
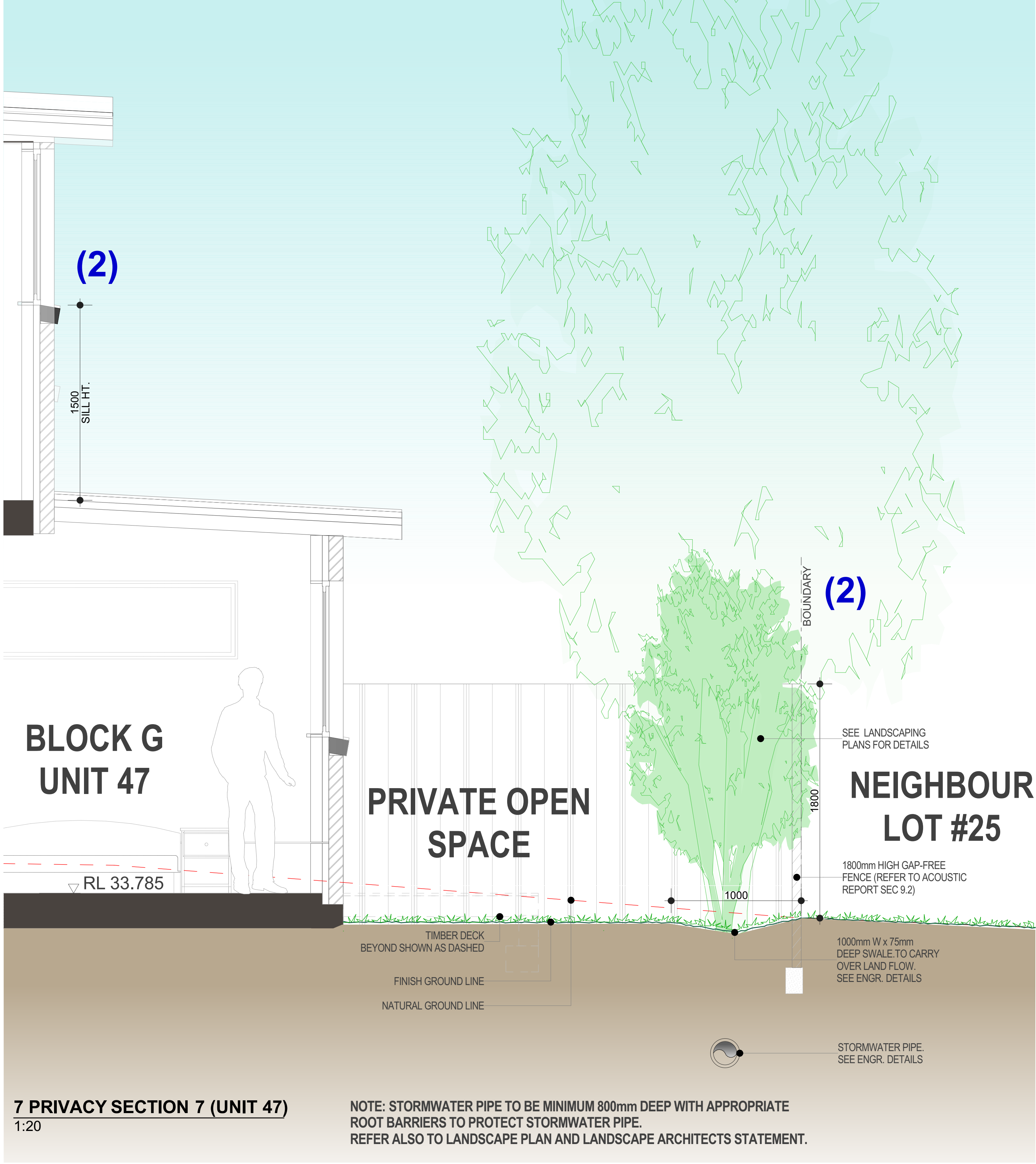
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PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING
PROJECT ADDRESS
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166

CLIENT
TCON CONSTRUCTIONS
DRAWING TITLE
PRIVACY SECTION 3 OF 5

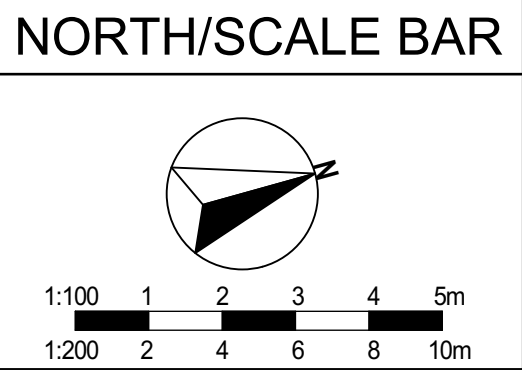
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Greystanes N.S.W. 2145
(T) 02 9631 7844
(M) 0438 538 118
(E) orhan@designiche.com.au

			
COUNCIL	SCALE	PROJECT No.	DWG No.
FAIRFIELD	1:20	22020-	33
		ISSUE	D



AMENDMENTS			
Issue	Date	Amendments	Drawn
A	20.12.22	DA SUBMISSION	O.K, R.B
B	30.05.23	DA RE-SUBMISSION	O.K, R.B
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B

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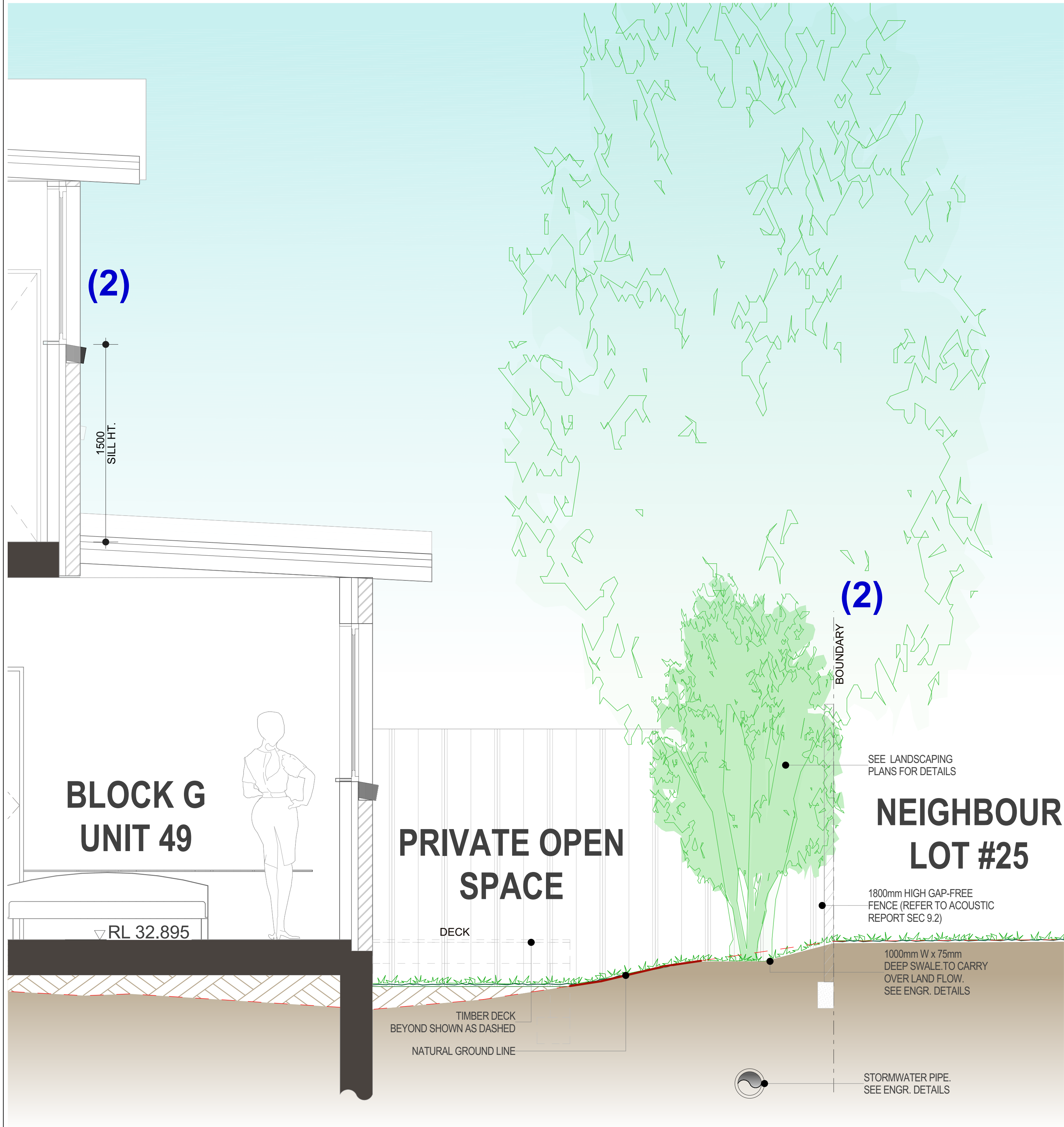


PROJECT TITLE	
PROPOSED RESIDENTIAL DEVELOPMENT	
STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING	
PROJECT ADDRESS	
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	

CLIENT	
TCON CONSTRUCTIONS	
DRAWING TITLE	
PRIVACY SECTION 4 OF 5	

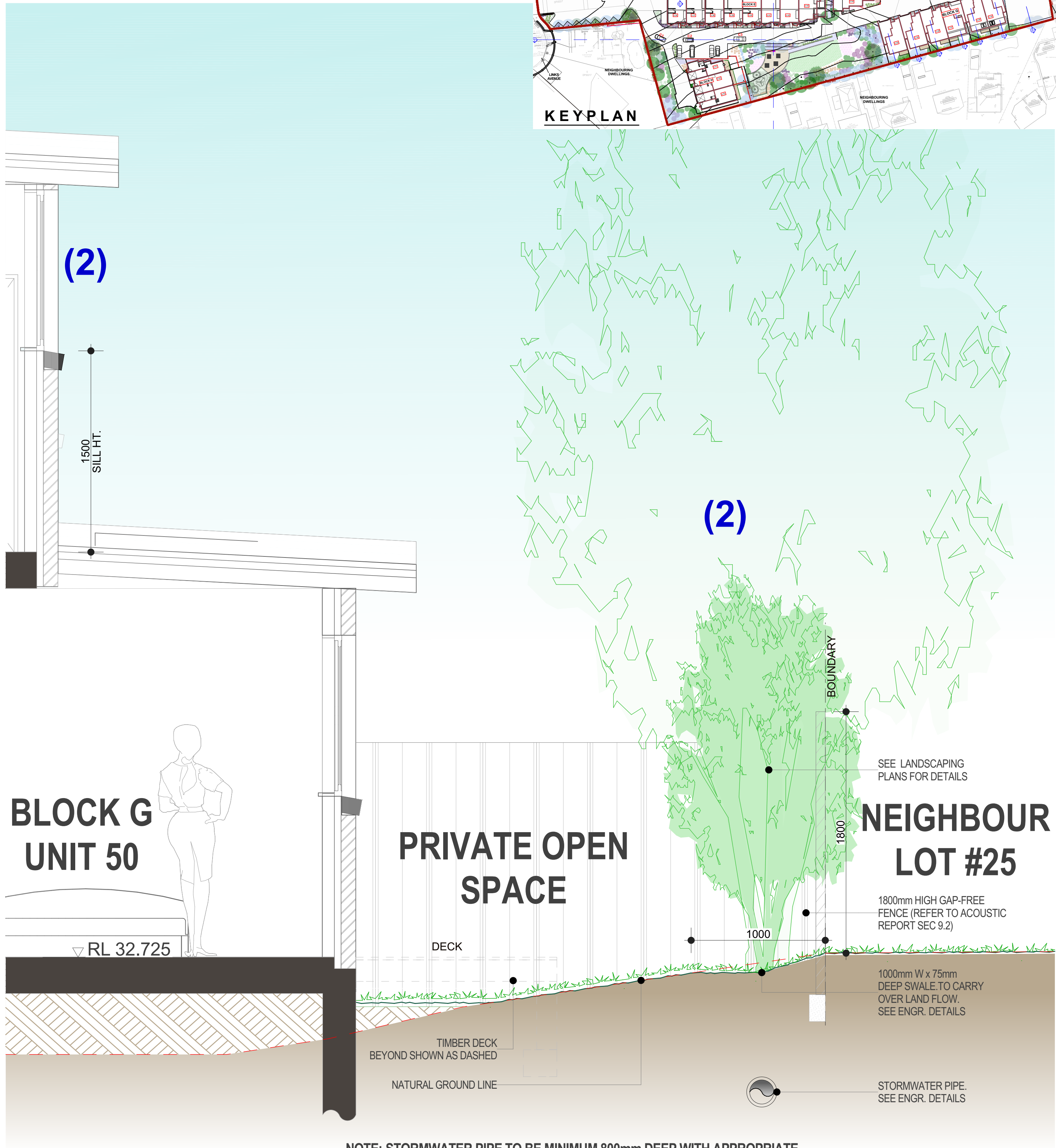
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COUNCIL	SCALE	PROJECT No.	DWG No.
FAIRFIELD	1:20	22020-	34
		ISSUE	D



9 PRIVACY SECTION 9 (UNIT 49)
1:20

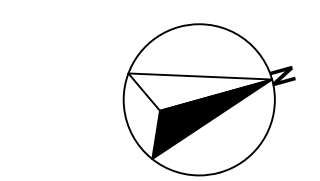
NOTE: STORMWATER PIPE TO BE MINIMUM 800mm DEEP WITH APPROPRIATE ROOT BARRIERS TO PROTECT STORMWATER PIPE.
REFER ALSO TO LANDSCAPE PLAN AND LANDSCAPE ARCHITECTS STATEMENT.



10 PRIVACY SECTION 10 (UNIT 50)
1:20

NOTE: STORMWATER PIPE TO BE MINIMUM 800mm DEEP WITH APPROPRIATE ROOT BARRIERS TO PROTECT STORMWATER PIPE.
REFER ALSO TO LANDSCAPE PLAN AND LANDSCAPE ARCHITECTS STATEMENT.



AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR	PROJECT TITLE	CLIENT	Designiche P/L 1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E)orhan@designiche.com.au designniche <i>Building Designers</i> <table><tr><th>COUNCIL</th><th>SCALE</th><th>PROJECT No.</th><th>DWG No.</th></tr><tr><td rowspan="2">FAIRFIELD</td><td rowspan="2">1:20</td><td rowspan="2">22020-</td><td>35</td></tr><tr><td>ISSUE D</td></tr></table>	COUNCIL	SCALE	PROJECT No.	DWG No.	FAIRFIELD	1:20	22020-	35	ISSUE D
COUNCIL	SCALE	PROJECT No.	DWG No.														
FAIRFIELD	1:20	22020-	35														
			ISSUE D														
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 Designiche Pty Ltd and may not be used without written consent.  1:100 1 2 3 4 5m 1:200 2 4 6 8 10m	PROPOSED RESIDENTIAL DEVELOPMENT STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING	TCON CONSTRUCTIONS											
A	20.12.22	DA SUBMISSION	O.K. R.B.		PROJECT ADDRESS	DRAWING TITLE											
B	30.05.23	DA RE-SUBMISSION	O.K. R.B.		400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	PRIVACY SECTION 5 OF 5											
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B.														
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B.														

Multi Dwelling

Certificate number: 1354002M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 19 May 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	400-404 CABRAMATTA RD WEST CABRAMATT_02	
Street address	400-404 CABRAMATTA RD CABRAMATTA 2166	
Local Government Area	Fairfield City Council	
Plan type and plan number	deposited 29449	
Lot no.	1	
Section no.	-	
No. of residential flat buildings	0	
No. of units in residential flat buildings	0	
No. of multi-dwelling houses	53	
No. of single dwelling houses	0	
Project score		
Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	Target 50

Certificate Prepared by

Name / Company Name: GEC CONSULTING PTY LTD
ABN (if applicable): 1314118936

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of the development (non-building specific)

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
BASEMENT	1089.0	Lift car (No.1)	-	UTILITY ROOM	9.4
BN STORE	21.0	SERVICES 1	7.9	SERVICES 2	7.9

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses

- (a) Dwellings
(i) Water
(i) Energy
(ii) Thermal Comfort

2. Commitments for single dwelling houses

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
(i) Energy

Description of project

Project address			Common area landscape		
Project name	400-404 CABRAMATTA RD WEST CABRAMATT_02		Common area lawn (m ²)	172.5	
Street address	400-404 CABRAMATTA RD CABRAMATTA 2166		Common area garden (m ²)	369.1	
Local Government Area	Fairfield City Council		Area of indigenous or low water use species (m ²)	-	
Plan type and plan number	deposited 29449		Assessor details		
Lot no.	1		Assessor number	20327	
Section no.	-		Certificate number	72304951	
Project type			Climate zone	28	
No. of residential flat buildings	0		Ceiling fan in at least one bedroom	No	
No. of units in residential flat buildings	0		Ceiling fan in at least one living room or other conditioned area	No	
No. of multi-dwelling houses	53		Project score		
No. of single dwelling houses	0		Water	✓ 41	Target 40
Site details			Thermal Comfort	✓ Pass	Target Pass
Site area (m ²)	11961.47		Energy	✓ 51	Target 50
Roof area (m ²)	4486.17				
Non-residential floor area (m ²)	-				
Residential car spaces	110				
Non-residential car spaces	47				

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ²)						
1	4	156.0 0.0	128.02	-	-	2	4	156.0 0.0	44.03	-	-	3	4	156.0 0.0	44.93	-	-	4	4	156.0 0.0	44.93	-	-	5	4	156.0 0.0	43.67	-	-
6	4	156.0 0.0	43.37	-	-	7	4	156.0 0.0	45.16	-	-	8	4	156.0 0.0	44.93	-	-	9	4	156.0 0.0	43.67	-	-	10	4	156.0 0.0	43.92	-	-
11	4	156.0 0.0	46.02	-	-	12	4	156.0 0.0	44.58	-	-	13	4	156.0 0.0	44.03	-	-	14	4	156.0 0.0	44.93	-	-	15	4	156.0 0.0	44.93	-	-
16	4	156.0 0.0	43.67	-	-	17	4	156.0 0.0	44.03	-	-	18	4	156.0 0.0	44.93	-	-	19	4	156.0 0.0	45.38	-	-	20	3	116.0 0.0	88.25	-	-
21	3	116.0 0.0	33.81	-	-	22	3	116.0 0.0	33.59	-	-	23	3	116.0 0.0	33.65	-	-	24	3	116.0 0.0	33.43	-	-	25	3	116.0 0.0	33.81	-	-
26	3	116.0 0.0	33.66	-	-	27	3	116.0 0.0	33.66	-	-	28	3	116.0 0.0	31.01	-	-	29	3	121.0 0.0	34.43	-	-	30	3	121.0 0.0	34.0	-	-
31	3	121.0 0.0	33.69	-	-	32	3	121.0 0.0	33.9	-	-	33	3	121.0 0.0	33.68	-	-	34	3	121.0 0.0	34.0	-	-	35	3	121.0 0.0	30.41	-	-
36	4	133.0 0.0	35.39	-	-	37	4	135.0 0.0	34.35	-	-	38	4	133.0 0.0	34.36	-	-	39	4	135.0 0.0	34.18	-	-	40	4	133.0 0.0	34.19	-	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ²)						
41	4	135.0 0.0	34.18	-	-	42	4	133.0 0.0	34.22	-	-	43	3	118.0 0.0	39.85	-	-	44	3	97.0 7.0	47.62	-	-	45	3	108.0 14.0	35.13	-	-
46	3	112.0 8.0	37.48	-	-	47	3	121.0 8.0	34.45	-	-	48	3	121.0 8.0	34.14	-	-	49	3	121.0 8.0	33.9	-	-	50	3	121.0 8.0	34.17	-	-
51	3	102.0 8.0	32.69	-	-	52	3	102.0 8.0	32.67	-	-	53	3	102.0 8.0	33.41	-	-												

Fixtures			Appliances			Individual pool			Individual spa		
Dwelling no.	All showerheads	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
All dwellings	4 star or 4.5 but < 6 L/min	5 star	6 star	6 star	no	-	-	-	-	-	-

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

(i) Energy			Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.					
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.					
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.					
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.					
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fitting in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.					

(i) Energy			Show on DA plans	Show on CCICDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.					
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.					
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.					
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".					
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.					

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 bedrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	3	2	yes	yes	yes	yes	0	-

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	-	-	-	-	-	-	yes

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-

(ii) Thermal Comfort			Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.					
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.					

(iii) Thermal Comfort			Show on DA plans	Show on CCICDC plans & specs	Certifier check
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.					
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.					
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.					
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.					
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.					
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.					

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
All dwellings	47.0	37.0

Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)
All dwellings	65	-	-	-

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

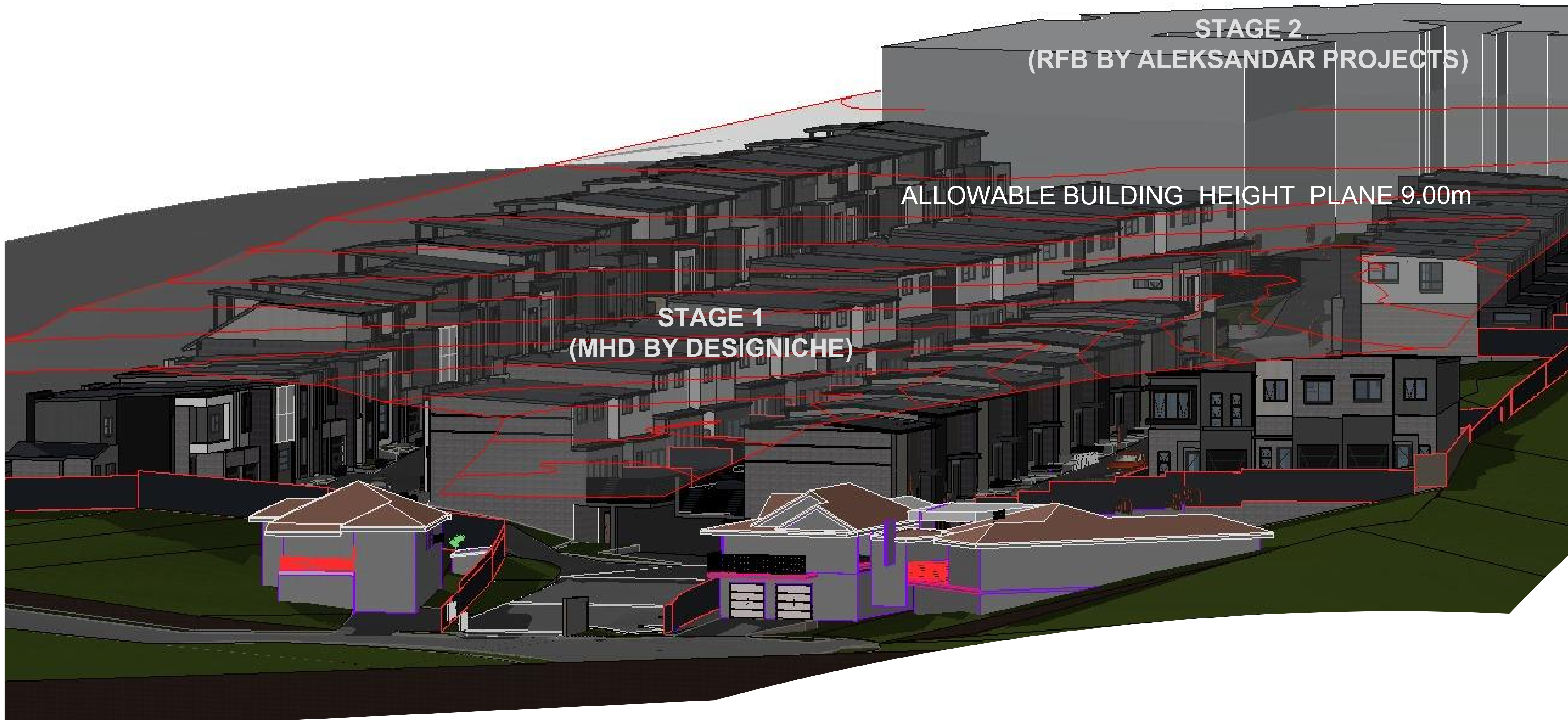
(i) Water			Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.					
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.					
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.					
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.					
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.					
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.					

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

(i) Energy			Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.					
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.					
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.					

AMENDMENTS

Issue	Date	Amendments	Drawn
A	20.12.22	DA SUBMISSION	O.K. R.B
B	30.05.23	DA RE-SUBMISSION	O.K. R.B
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B



HEIGHTS SCHEDULE		
UNIT	EAVE HEIGHT -MAX 7.2m	RIDGE HEIGHT -MAX 9.0m
U. 1	5.674m	7.117m
U. 2	5.318m	7.271m
U. 3	5.633m	7.650m
U. 4	4.950m	7.190m
U. 5	8.855m	8.771m
U. 6	8.247m	8.720m
U. 7	8.554m	8.198m
U. 8	8.212m	8.700m
U. 9	8.668m	8.489m
U. 10	8.172m	8.749m
U. 11	8.378m	8.512m
U. 12	8.358m	8.609m
U. 13	8.051m	8.083m
U. 14	8.256m	8.785m
U. 15	8.271m	8.572m
U. 16	8.330m	8.436m
U. 17	8.202m	8.209m
U. 18	8.236m	8.121m
U. 19	8.358m	7.908m
U. 20	8.732m	7.929m
U. 21	7.849m	7.300m
U. 22	8.426m	7.627m
U. 23	7.331m	6.786m
U. 24	7.551m	7.123m
U. 25	6.346m	6.481m
U. 26	6.351m	6.703m
U. 27	5.646m	5.964m
U. 28	6.261m	6.753m
U. 29	5.707m	6.341m
U. 30	5.357m	6.013m
U. 31	5.536m	6.158m
U. 32	5.300m	5.968m
U. 33	5.854m	6.600m
U. 34	5.774m	6.485m
U. 35	5.626m	6.325m
U. 36	8.276m	8.280m
U. 37	8.162m	8.489m
U. 38	8.244m	8.649m
U. 39	7.848m	8.949m
U. 40	7.649m	8.673m
U. 41	7.765m	8.636m
U. 42	8.043m	7.978m
U. 43	7.750m	7.350m
U. 44	5.347m	7.636m
U. 45	6.045m	6.708m
U. 46	5.600m	6.231m
U. 47	5.831m	6.310m
U. 48	5.708m	5.728m
U. 49	6.399m	6.104m
U. 50	6.428m	6.528m
U. 51	6.896m	7.628m
U. 52	5.869m	7.511m
U. 53	5.292m	7.064m

AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR	PROJECT TITLE	CLIENT	Designniche P/L 1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E)orhan@designniche.com.au designniche Building Designers	COUNCIL			
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.		PROPOSED RESIDENTIAL DEVELOPMENT	TCON CONSTRUCTIONS		SCALE	PROJECT No.	DWG No.	
A	20.12.22	DA SUBMISSION	O.K, R.B			STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING			FAIRFIELD	1:67.91	22020-	38
B	30.05.23	DA RE-SUBMISSION	O.K, R.B									
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B			PROJECT ADDRESS	DRAWING TITLE				ISSUE	
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B			400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	HEIGHTS CONTROL PAGE				D	



GROUND FLOOR - FSR, LANDSCAPE PLANS & POS

BASEMENT - FSR



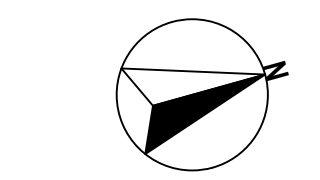
FIRST FLOOR - FSR

ATTIC - FSR

FAIRFIELD CITY WIDE : SITE SPECIFIC CONTROL PLAN 400-404 CABRAMATTA RD WEST 2022 : DEVELOPMENT CONTROL TABLE			
CONTROLS	REQ'D	PROPOSED	COMPLIES
SITE AREA	N/A	11930m²	N/A
FLOOR SPACE RATIO			
Maximum 0.60:1 FSR	7158m²	6931.86m²	YES
BALANCED BUILDING FORM			
O/A Gross Floor Areas of upper floors	3898.31m²		
O/A Gross Floor Areas of gd floors	2995.59m²		
Max percentage of Upper Firs to Gd Fir areas	65%max	130%	NO
LOT WIDTH & DEPTH			
Min average lot width and depth	22m	Avg. 80mx137m	YES
SETBACKS			
Front			
Min front setback - Orange Grove	5.0m	5.0m-5.35m	YES
Side & Rear Setback Controls			
Side setbacks			
- North Side	900mm	-	-
- East Side	900mm	Block H- 2.210m	YES
- South Side	900mm	U.1 -1.00m	YES
Rear setbacks			
- East Side	3.50mm	Block G- 3.50m	YES
- South (Links Rd) Side	4.50m	N/A	-
Building Separation			
- Min. separation between dwellings sharing P.O.S to the rear	7.0m	9 - 9.3m	YES
Blocks C-E	7.0m	7 - 8.15m	YES
Blocks D-F			
- Min. separation between dwellings across western roadway	8.85m	8.85m	YES
Blocks A-C	8.85m	8.85m	YES
Blocks B-D			
- Min. separation between dwellings across eastern roadway	8.40m	8.5m	YES
Blocks F-G	8.40m	13.147m	YES
Blocks E-H			
HEIGHT			
Storeys	Max 2+attic	2 + attic	YES
Ridge	9.00m	varies	YES
SIZE OF ROOMS & STORAGE			
Bedrooms	min 9m² & 2.7m	varies-see Typ.Flr.plan	YES
Dining rooms	min 9m² & 3m	-see furniture plan	YES
Living rooms	min 18m² & 4m	-see furniture plan	YES
Internal storage in garage	- min area - min width - min volume	3m² => 3m² => 1.0m => 8m³	YES YES YES YES
ACCESS FOR ALL RESIDENTS			
1 Unit with Kite, Bed, Bath @ GF/10 units	5.3	6- Block G(U.45-50)	YES
DRIVEWAYS			
Max driveway width total for sites > 28m	12m	6m	YES
Max driveways to arterial & sub-arterial roads	1	1	YES
VEHICLE ACCESS			
Int. road to be two way, per Fig. 2 from SSDCP	two way	two-way	YES
Int. road to be designed for waste vehicle		see traffic report	YES
Int. road to be shared pedestrian access		see traffic report	YES
Minimum width of carriageway	6.0m	6.0m	YES
Minimum width of carriageway incl curb	8.85m	8.85m	YES
Min. carriageway width between garages	12.15m	9.6-10.53m	NO
Pedestrian access to be as per Fig.2 from SSDCP			YES
Traffic control measures at site entrance to mitigate traffic impacts		see traffic report	YES
Pedestrian access and mobility plan to be developed		see traffic report	YES
Vehicle ingress and egress off Links Ave		Access of Links Ave	YES
CAR PARKING - Greater than 400m from railway station			
1 space/1-2 bed unit or < 110m²	N/A	-	-
2 spaces/3 or more bed unit and > 110m²	106	106	YES
0.25 spaces/unit for visitor parking	14	30	YES
COMMUNAL AND PRIVATE OPEN SPACE			
Min. principal Private Open Space area	25m²	varies-Min.25.09m²	YES
Min. principal Private Open Space width	2.50	varies-Min.2.5m	YES
Min. Communal Open Space area	1020m²	1330.16m²	YES
CUT & FILL			
Heights of floor above -NGL other than over basement	600mm	600mm	YES
BOUNDARY ARTICULATION TO ORANGE GVE RD			
Fence to Orange Gve rd to be articulated as per Fig 2 of SSDCP			YES
Fence articulations to be appropriately landscaped		see Landscape Plan	YES

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	3	60.06	59.02		119.08 m ²	58.65
		2	3	55.66	65.97		121.63 m ²	29.86
		3	3	54.95	65.99		120.94 m ²	38.30
		4	3	54.94	65.91		120.85 m ²	36.66
		5	4	55.60	65.99	32.81	154.40 m ²	34.15
		6	4	55.66	65.99	32.81	154.46 m ²	29.86
		7	4	55.17	65.99	32.81	153.97 m ²	32.36
		8	4	54.81	65.91	32.81	153.53 m ²	36.66
		9	4	55.82	65.99	32.81	154.62 m ²	34.15
		10	4	55.82	65.86	32.81	154.49 m ²	34.15
		11	4	54.93	65.99	32.81	153.73 m ²	32.97
BLOCK B	8	12	4	55.82	65.74	33.34	154.90 m ²	30.42
		13	4	55.82	65.99	32.81	154.62 m ²	34.15
		14	4	54.87	66.01	32.46	153.34 m ²	36.66
		15	4	55.82	65.99	32.81	154.62 m ²	32.36
		16	4	55.82	65.99	32.81	154.62 m ²	29.86
		17	4	55.88	65.74	32.81	154.43 m ²	29.86
		18	4	54.84	65.01	32.81	152.66 m ²	38.30
		19	4	56.52	65.99	32.58	155.09 m ²	36.85
BLOCK C	9	20	3	51.35	64.49		115.84 m ²	32.83
		21	3	51.35	64.54		115.89 m ²	32.22
		22	3	51.35	64.48		115.83 m ²	32.22
		23	3	51.35	64.49		115.84 m ²	32.22
		24	3	51.19	64.49		115.68 m ²	31.97
		25	3	51.35	64.49		115.84 m ²	32.22
		26	3	51.65	64.48		116.13 m ²	32.22
		27	3	51.35	64.49		115.84 m ²	32.22
		28	3	51.00	64.49		115.49 m ²	32.83
BLOCK D	7	29	3	51.37	63.31		114.68 m ²	32.83
		30	3	51.37	63.31		114.68 m ²	32.22
		31	3	50.41	63.56		113.97 m ²	32.22
		32	3	51.37	63.56		114.93 m ²	32.22
		33	3	51.37	63.56		114.93 m ²	32.22
		34	3	51.37	63.31		114.68 m ²	32.22
		35	3	51.24	63.56		114.80 m ²	36.91
BLOCK E	8	36	3	62.35	63.31		115.66 m ²	32.83
		37	3	62.35	63.31		115.66 m ²	32.22
		38	3	62.35	63.31		115.66 m ²	32.22
		39	3	62.35	63.31		115.66 m ²	32.22
		40	3	62.35	63.31		115.66 m ²	32.22
		41	3	62.35	63.31		115.66 m ²	32.22
		42	3	62.35	63.31		115.66 m ²	32.22
		43	3	62.35	63.31		115.66 m ²	32.22
F	1	44	3	61.93	64.02		125.95 m ²	47.69
BLOCK G	6	45 (AD)	3 (1)	62.24	65.08		127.32 m ²	25.95
		46 (AD)	3 (1)	65.89	68.32		134.21 m ²	27.43
		47 (AD)	3 (1)	66.06	67.41		133.47 m ²	28.50
		48 (AD)	3 (1)	65.84	67.40		133.24 m ²	28.08
		49 (AD)	3 (1)	65.95	68.54		134.49 m ²	28.49
		50 (AD)	3 (1)	52.48	75.08		127.56 m ²	29.36
H	3	51	3	61.76	75.17		136.93 m ²	25.05
		52	3	61.67	65.92		127.59 m ²	27.49
		53	3					
TOTAL				2995.59 m ²	3406.21 m ²	492.10 m ²	6931.86 m ²	
GARBAGE BIN & SERVICES FSR				37.96 m ²				

* (AD) - ADAPTABLE UNITS

AMENDMENTS				COPYRIGHT		NORTH/SCALE BAR	
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A	20.12.22	DA SUBMISSION	O.K. R.B				
B	30.05.23	DA RE-SUBMISSION	O.K. R.B				
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B				
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B				

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING

PROJECT ADDRESS
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166

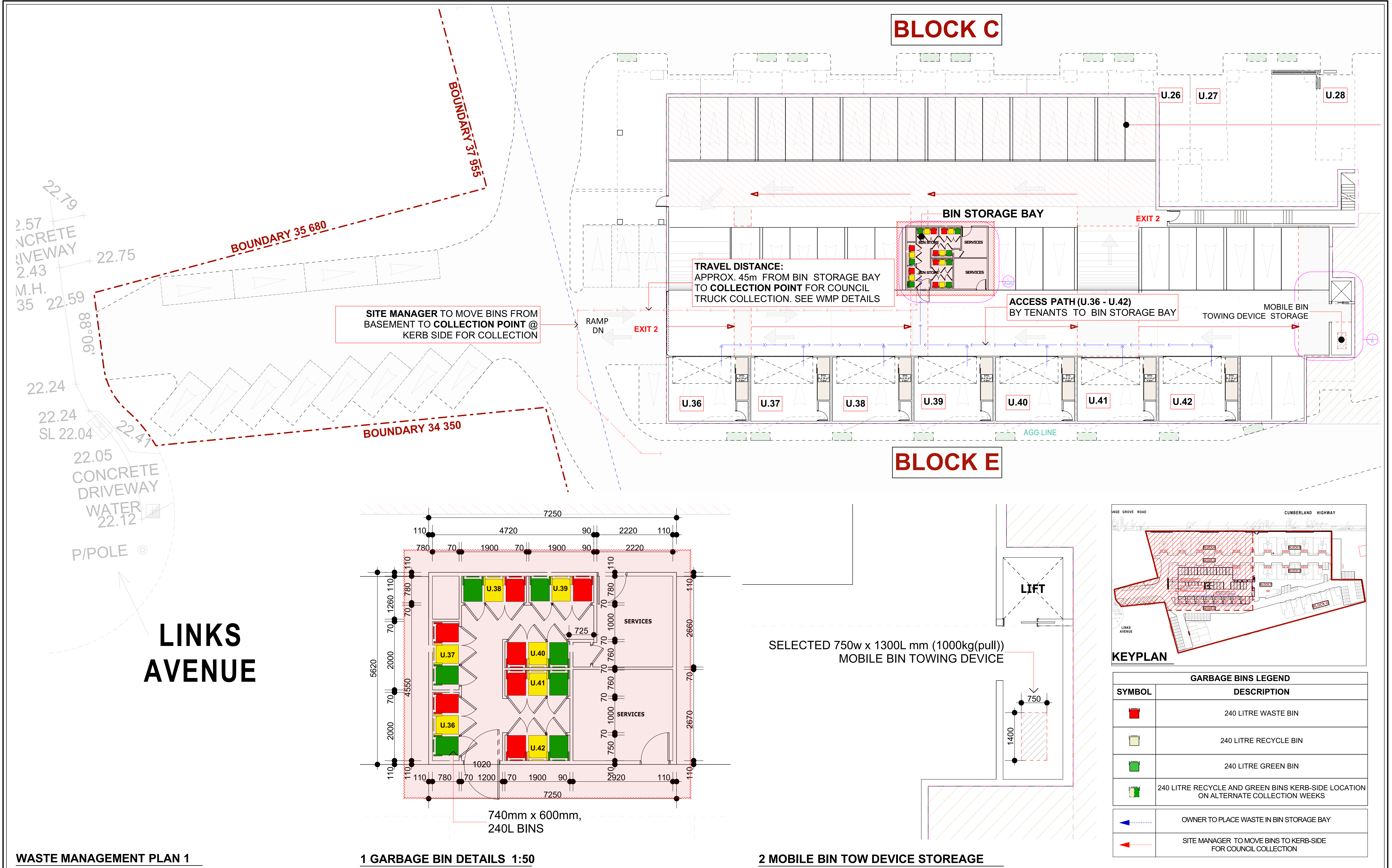
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DRAWING TITLE
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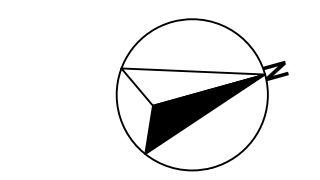
COUNCIL	SCALE	PROJECT No.	DWG No.
FAIRFIELD	1:1.08	22020-	39
		ISSUE	D

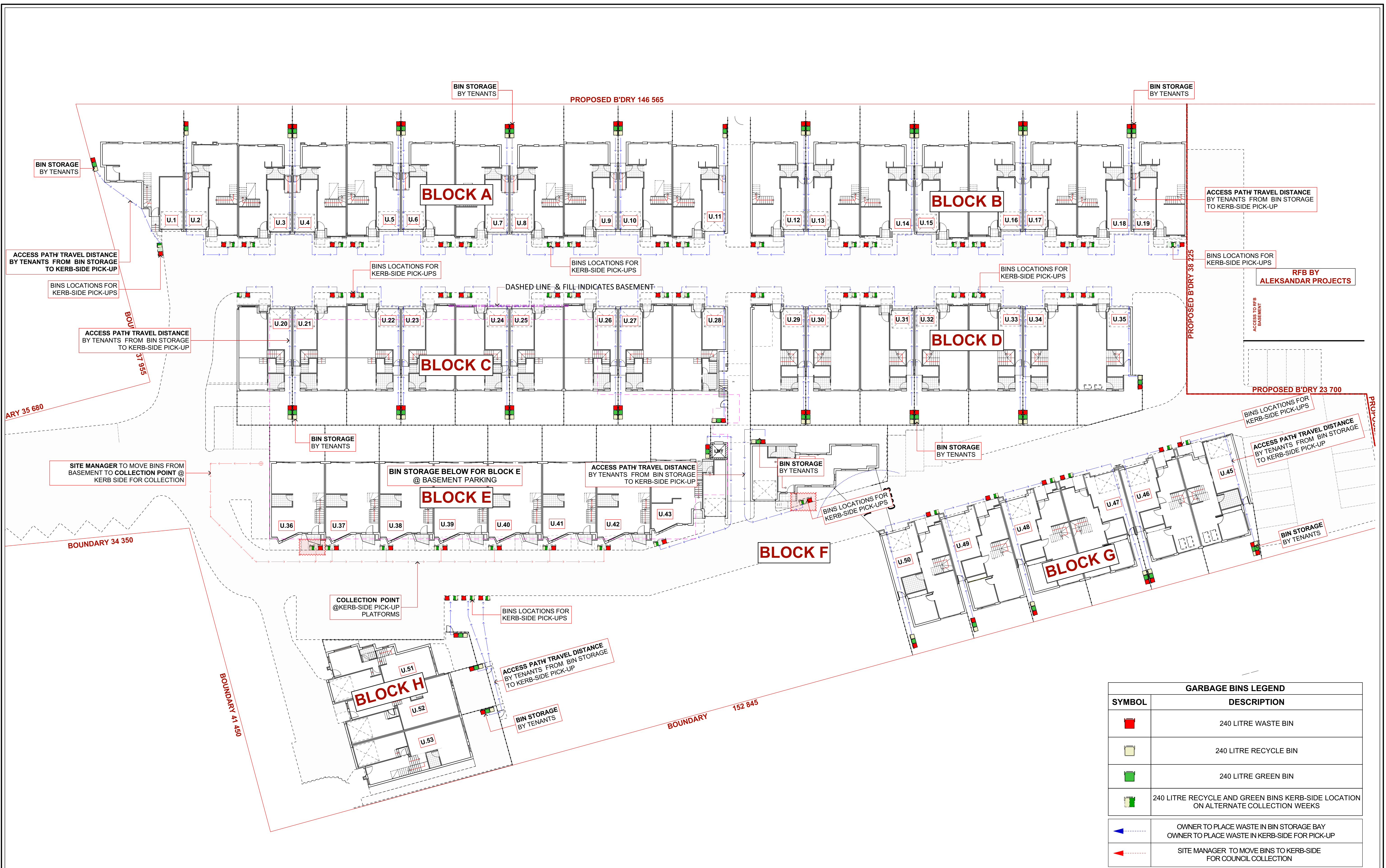


WASTE MANAGEMENT PLAN 1

1 GARBAGE BIN DETAILS 1:50

2 MOBILE BIN TOW DEVICE STORAGE

AMENDMENTS				COPYRIGHT	NORTH/SCALE BAR	PROJECT TITLE	CLIENT	Designiche P/L 1/45 Crosby Street, Greystanes N.S.W. 2145 (T) 02 9631 7844 (M) 0438 538 118 (E) orhan@designiche.com.au	designiche Building Designers			
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A	20.12.22	DA SUBMISSION	O.K, R.B			STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING			FAIRFIELD		22020-	40
B	30.05.23	DA RE-SUBMISSION	O.K, R.B								ISSUE	D
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B			PROJECT ADDRESS	DRAWING TITLE					
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B			400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	WASTE MANAGEMENT PLAN 1					



GARBAGE BINS LEGEND	
SYMBOL	DESCRIPTION
	240 LITRE WASTE BIN
	240 LITRE RECYCLE BIN
	240 LITRE GREEN BIN
	240 LITRE RECYCLE AND GREEN BINS KERB-SIDE LOCATION ON ALTERNATE COLLECTION WEEKS
	OWNER TO PLACE WASTE IN BIN STORAGE BAY OWNER TO PLACE WASTE IN KERB-SIDE FOR PICK-UP
	SITE MANAGER TO MOVE BINS TO KERB-SIDE FOR COUNCIL COLLECTION

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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 Designiche Pty Ltd and may not be used without written consent.		PROPOSED RESIDENTIAL DEVELOPMENT	TCON CONSTRUCTIONS		COUNCIL	SCALE	PROJECT No.	DWG No.
A	20.12.22	DA SUBMISSION	O.K. R.B.			STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING			FAIRFIELD	1:225	22020-	41
B	30.05.23	DA RE-SUBMISSION	O.K. R.B.					DRAWING TITLE			ISSUE	D
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B.			PROJECT ADDRESS						
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B.			400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166						