PROPOSED STAGED DEVELOPMENT AT

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

STAGE 1: 52 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING

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

FOR, TCON CONSTRUCTIONS

DRAWING SCHEDULE

Page No.	SHEET NAME
01	COVER PAGE
02	EXISTING SITE PLAN & DEMOLITION
03	SITE ANALYSIS
04	STAGE 1 DEVELOPMENT
05	STAGE 2 DEVELOPMENT
06	SITE PLAN
07	TREE RETENTION PLAN
08	TRAFFIC CONTROL MEASURE PLAN
09	BASEMENT PLAN
10	GROUND FLOOR PLAN
11	FIRST FLOOR PLAN
12	ATTIC PLAN
13	ELEVATIONS 1 OF 2
14	ELEVATION 2 OF 2
15	ELEVATION 3 OF 3
16	SECTIONS 1 OF 3
17	SECTIONS 2 OF 3
18	TYPICAL FLOOR PLAN (BLOCK A)
19	TYPICAL FLOOR PLAN (BLOCK A)
20	TYPICAL FLOOR PLAN (BLOCK A)
21	TYPICAL FLOOR PLAN (BLOCK B)
22	TYPICAL FLOOR PLAN (BLOCK C&D)
23	TYPICAL FLOOR PLAN (BLOCK D)
24	TYPICAL FLOOR PLAN (BLOCK E)
25	TYPICAL FLOOR PLAN (BLOCK E)
26	TYPICAL FLOOR PLAN (BLOCK F)
27	TYPICAL FLOOR PLAN:ADAPTABLE (BLOCK G)
28	TYPICAL FLOOR PLAN:ADAPTABLE (BLOCK G)
29	TYPICAL FLOOR PLAN:ADAPTABLE (BLOCK G)
30	TYPICAL FLOOR PLAN (BLOCK H)
31	PRIVACY SECTION 1 OF 5 (BLOCK C & E DECK)
32	PRIVACY SECTION 2 OF 5
33	PRIVACY SECTION (EAST & WEST DRIVE CAR VIE...
34	PRIVACY SECTION 3 OF 5
35	PRIVACY SECTION 4 OF5
36	PRIVACY SECTION 5 OF 5
37	FENCING TYPE PLAN & DETAILS
38	BASIX SPECIFICATIONS
39	CONTROL TABLE
40	WASTE MANAGEMENT PLAN 1
41	WASTE MANAGEMENT PLAN 2

LOCALITY PLAN

AMENDMENTS LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT

STAGE 1: 52 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

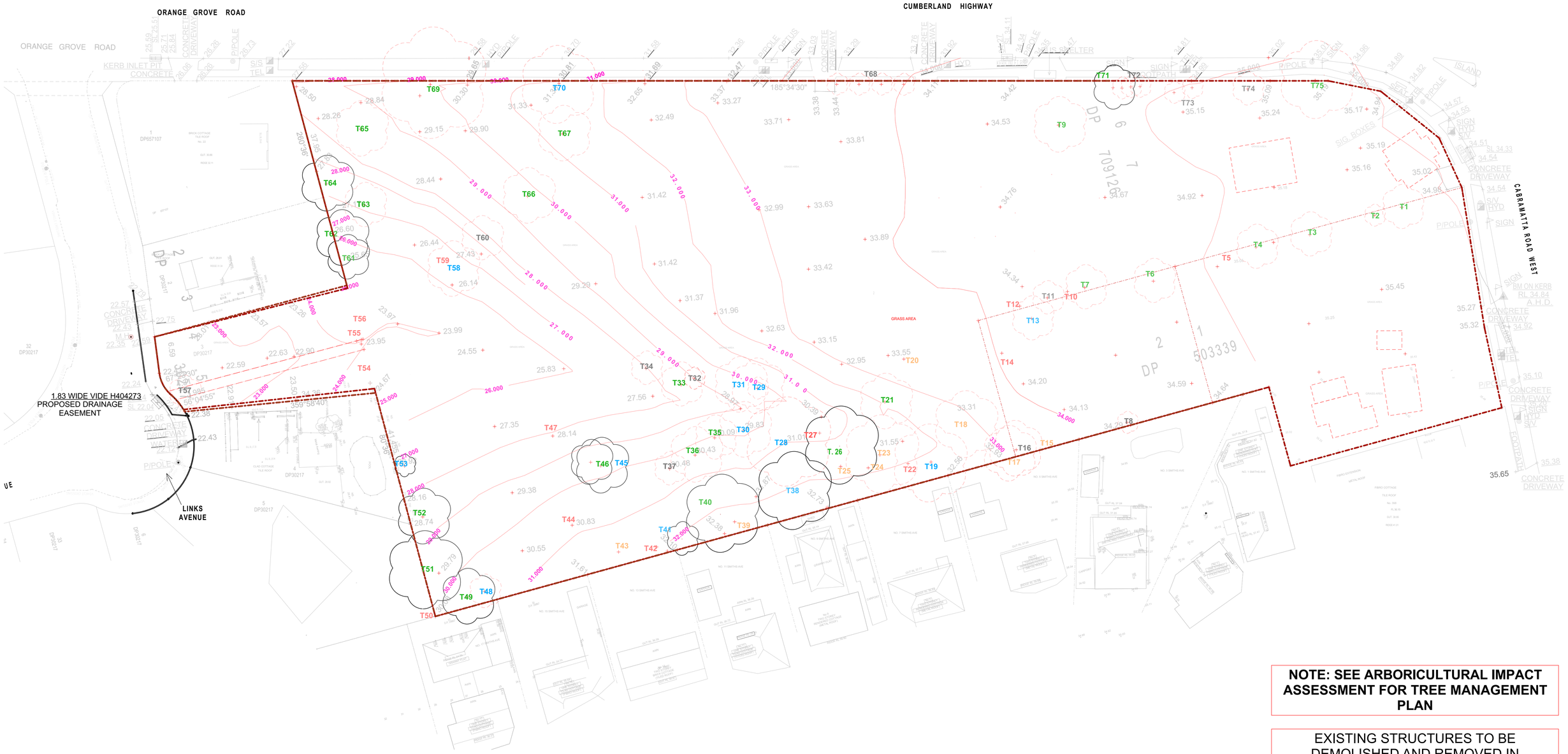
DRAWING TITLE

COVER PAGE

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD		22020-01	E



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

EXISTING SITE PLAN & DEMOLITION

1:350

AMENDMENTS LIST

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
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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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
EXISTING SITE PLAN & DEMOLITION

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COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:350	22020-02	E

SITE ANALYSIS

1:500

AMENDMENTS LIST

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
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NORTH

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1:200 2 4 6 8 10m

PROJECT TITLE
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STAGE 1: 52 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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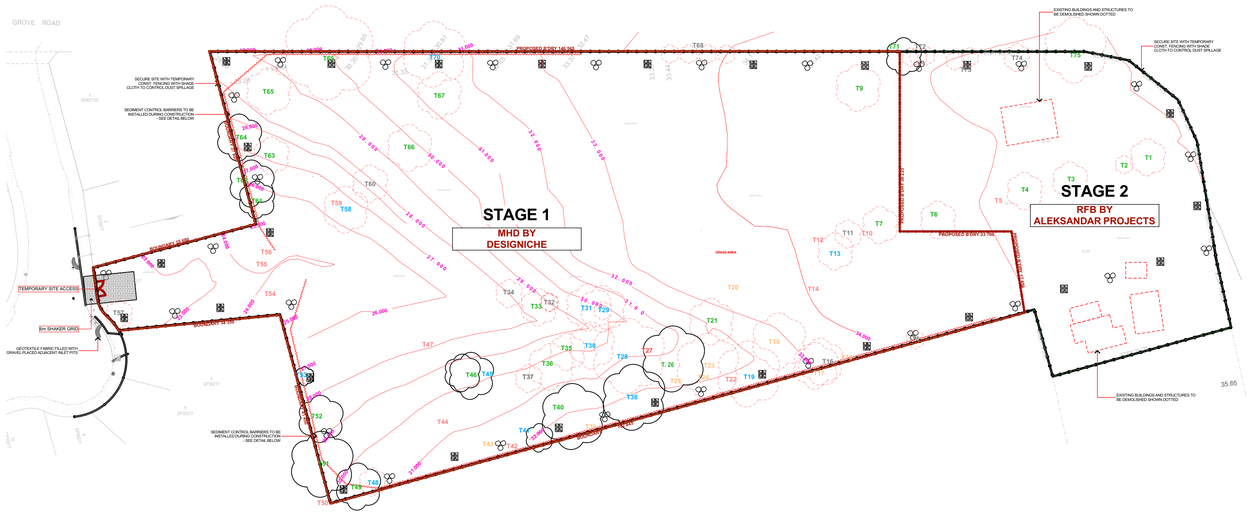
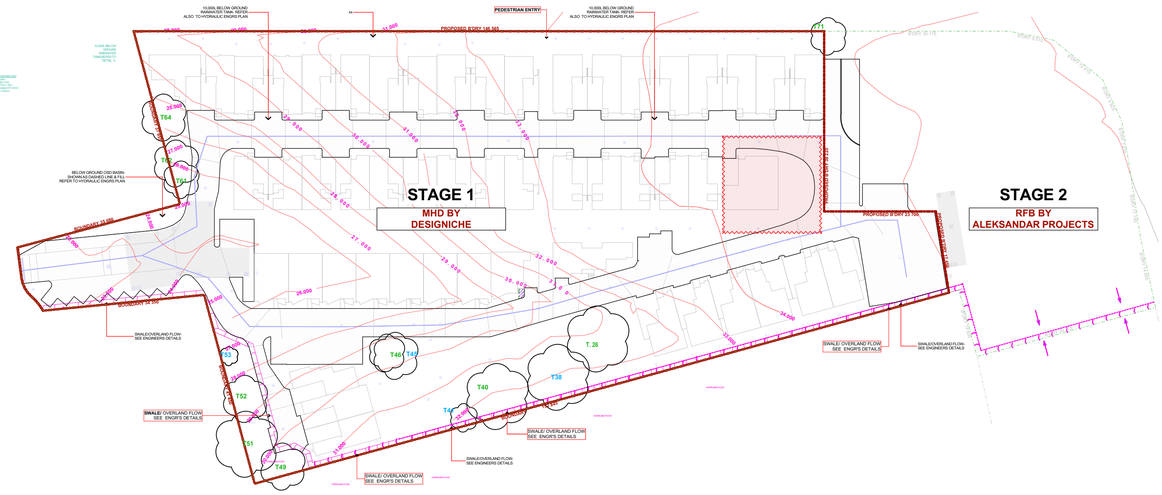
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:500	22020-03	E

STAGE 1: 52 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

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

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

AMENDMENTS LIST

ISSUE	DATE	AMENDMENTS	DRAWN
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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

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COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:15129.72	22020-04	E

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

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

PHASE I

PHASE II

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

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 MANAGEMENT PLAN, ALL RELEVANT AUSTRALIAN STANDARDS AND COUNCIL REQUIREMENTS

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REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS

AMENDMENTS LIST

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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 2 DEVELOPMENT

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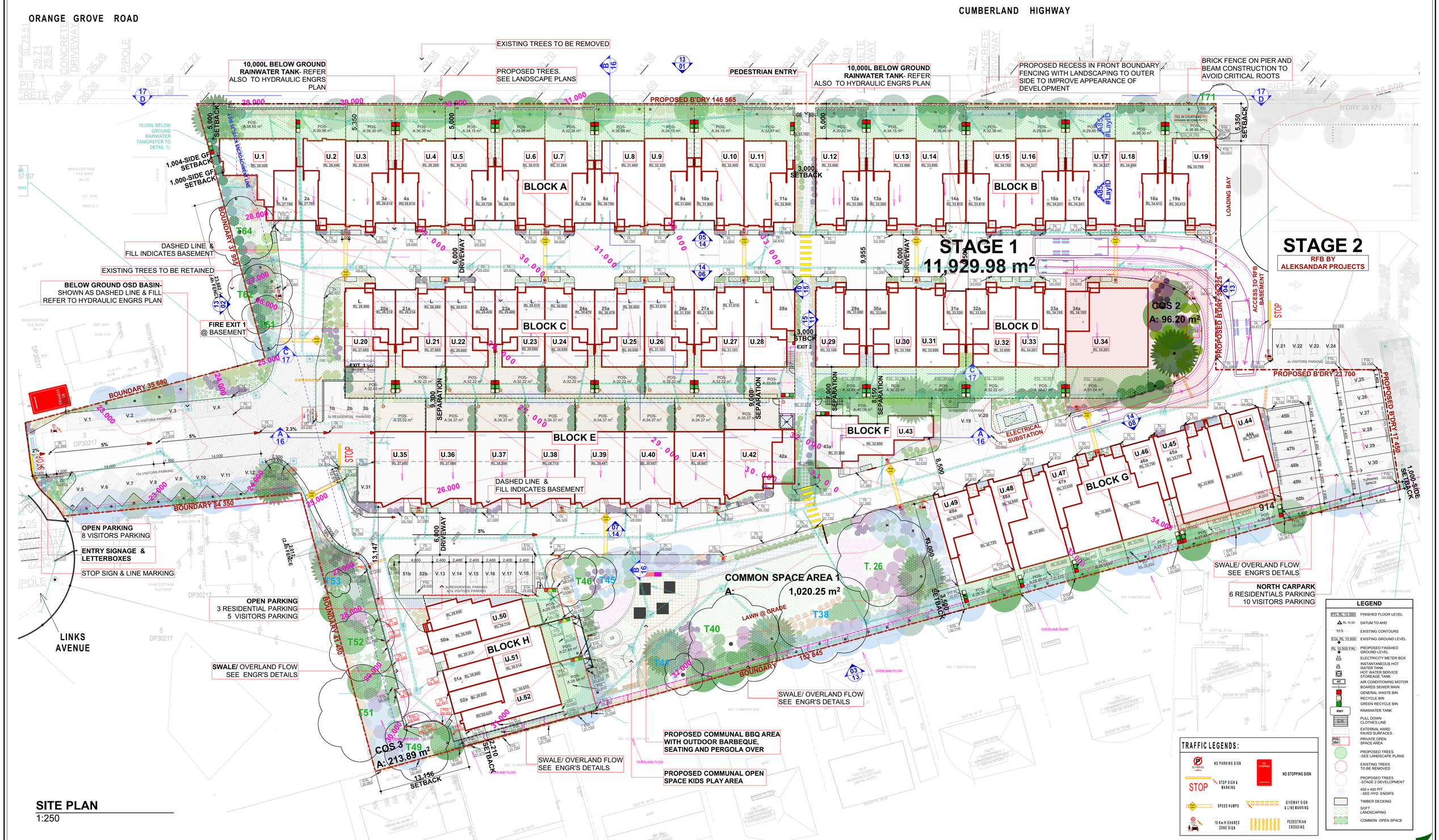
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD		22020-05	E



SITE PLAN
1:250

AMENDMENTS LIST			
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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

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PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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 PLAN

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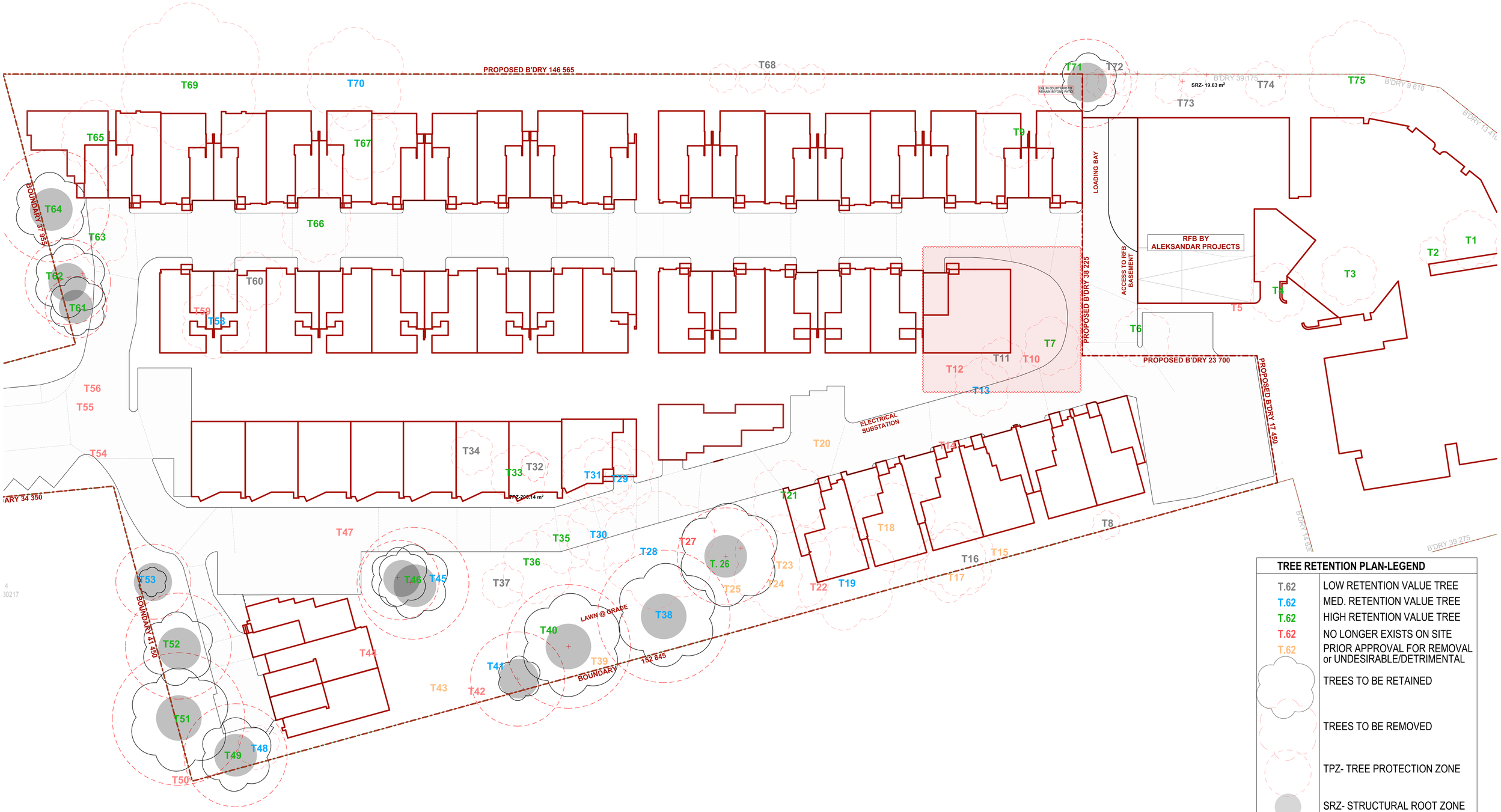
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:250	22020-06	E



TREE RETENTION PLAN-LEGEND

T.62	LOW RETENTION VALUE TREE
T.62	MED. RETENTION VALUE TREE
T.62	HIGH RETENTION VALUE TREE
T.62	NO LONGER EXISTS ON SITE
T.62	PRIOR APPROVAL FOR REMOVAL or UNDESIRABLE/DETRIMENTAL
	TREES TO BE RETAINED
	TREES TO BE REMOVED
	TPZ- TREE PROTECTION ZONE
	SRZ- STRUCTURAL ROOT ZONE

AMENDMENTS LIST

ISSUE	DATE	AMENDMENTS	DRAWN
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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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
TREE RETENTION PLAN

bdaa ACCREDITED BUILDING DESIGNER
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ACCREDITATION (LOW-RISE) No. 6890

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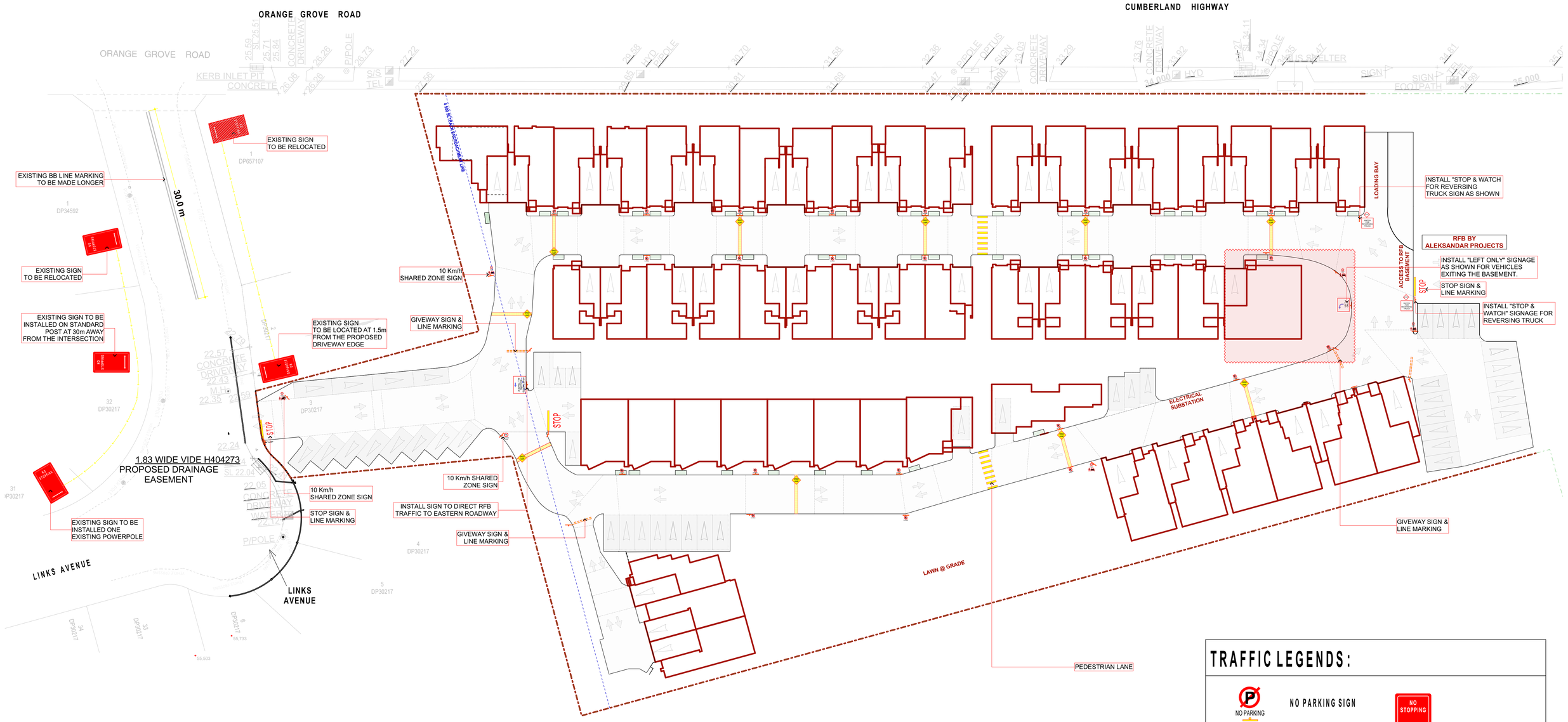
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:250	22020-07	E



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

AMENDMENTS LIST

ISSUE	DATE	AMENDMENTS	DRAWN
A	20.12.22	DA SUBMISSION	O.K, R.B
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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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
TRAFFIC CONTROL MEASURE PLAN

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ACCREDITATION (LOW-RISE) No. 6890

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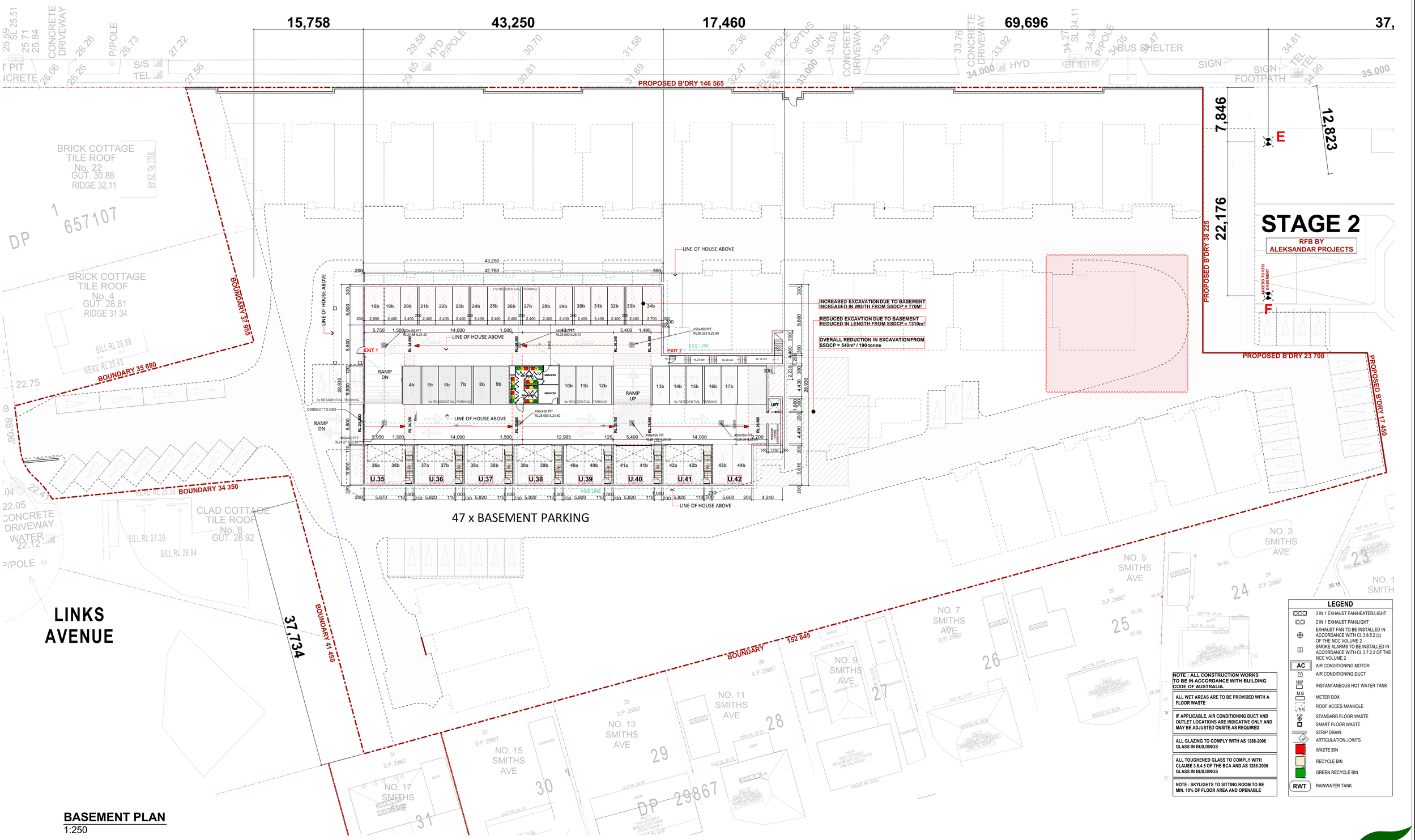
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:300	22020-08	E



BASEMENT PLAN
1:250

AMENDMENTS LIST

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
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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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
BASEMENT PLAN

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ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

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COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:250	22020-09	E

GROUND FLOOR
1:250

LEGEND

- 3 IN 1 EXHAUST FAN/HEATER/LIGHT
- 2 IN 1 EXHAUST FAN/LIGHT
- EXHAUST FAN TO BE INSTALLED IN ACCORDANCE WITH CI. 3.8.5.2 (c) OF THE NCC VOLUME 2
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH CI. 3.7.2.2 OF THE NCC VOLUME 2
- AC — AIR CONDITIONING MOTOR
- AIR CONDITIONING DUCT
- HW — INSTANTANEOUS HOT WATER TANK
- M B — METER BOX
- ROOF ACCES MANHOLE
- S.F. — STANDARD FLOOR WASTE
- SMART FLOOR WASTE
- STRIP DRAIN
- ARTICULATION JOINTS
- WASTE BIN
- RECYCLE BIN
- GREEN RECYCLE BIN
- RWT — 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 ONSITE 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

AMENDMENTS LIST

ISSUE	DATE	AMENDMENTS	DRAWN
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B	30.05.23	DA RE-SUBMISSION	O.K, R.B
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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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
GROUND FLOOR PLAN

bdaa ACCREDITED BUILDING DESIGNER
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ACCREDITATION (LOW-RISE) No. 6890

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COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:250	22020-10	E

FIRST FLOOR
1:250

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

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IF APPLICABLE, AIR CONDITIONING DUCT AND OUTLET LOCATIONS ARE INDICATIVE ONLY AND MAY BE ADJUSTED ONSITE 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

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
- AC — AIR CONDITIONING MOTOR
- AIR CONDITIONING DUCT
- HW — INSTANTANEOUS HOT WATER TANK
- M.B — METER BOX
- M/H — ROOF ACCES MANHOLE
- STANDARD FLOOR WASTE
- SMART FLOOR WASTE
- STRIP DRAIN
- ARTICULATION JOINTS
- WASTE BIN
- RECYCLE BIN
- GREEN RECYCLE BIN
- RWT — RAINWATER TANK

AMENDMENTS LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

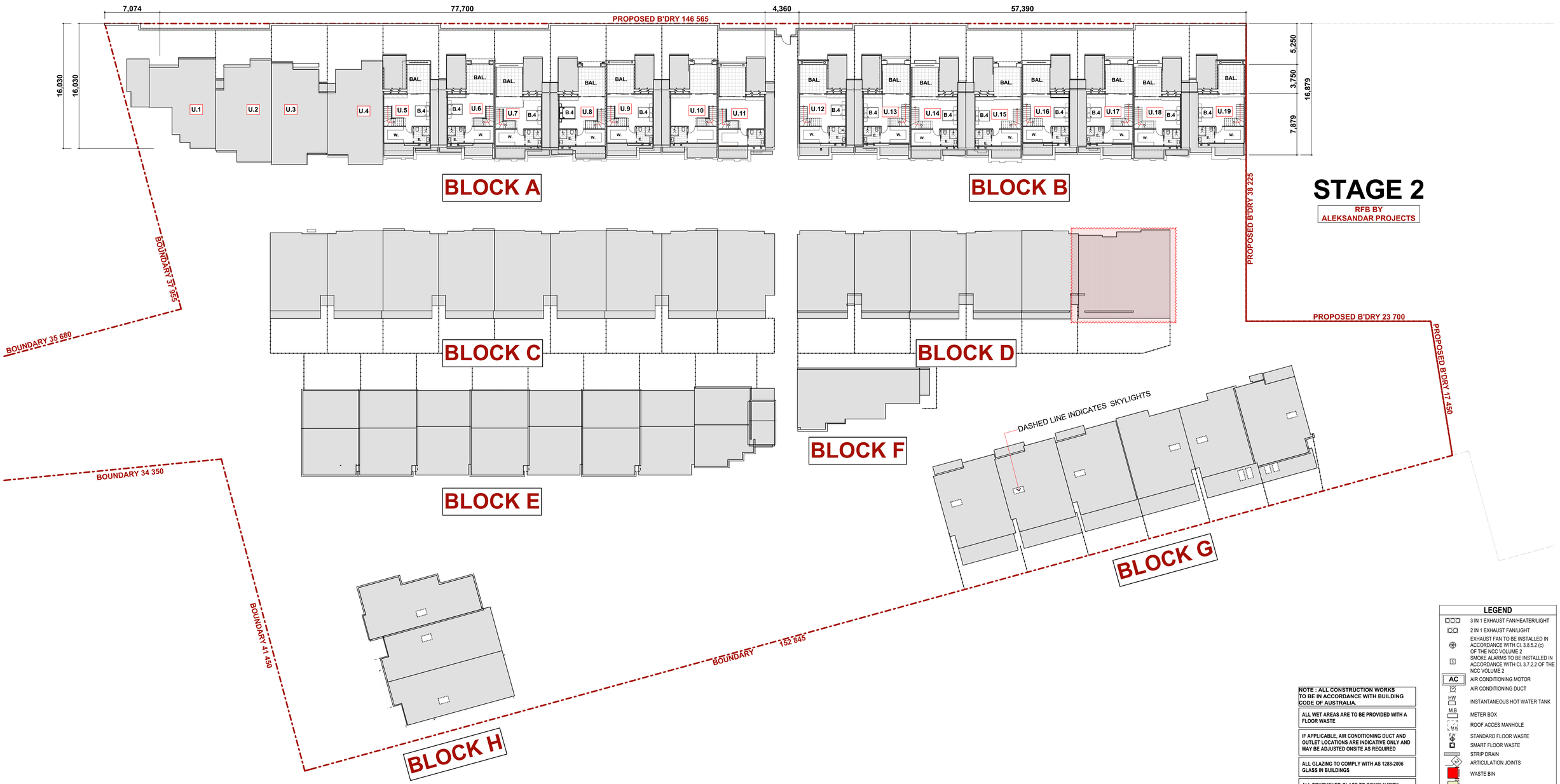
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
FIRST FLOOR PLAN

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:250	22020-11	E



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 ONSITE 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

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
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- AC — AIR CONDITIONING MOTOR
- AIR CONDITIONING DUCT
- HW — INSTANTANEOUS HOT WATER TANK
- M B — METER BOX
- M.H. — ROOF ACCES MANHOLE
- FW — STANDARD FLOOR WASTE
- SMART FLOOR WASTE
- STRIP DRAIN
- AJ — ARTICULATION JOINTS
- WASTE BIN
- RECYCLE BIN
- GREEN RECYCLE BIN
- RWT — RAINWATER TANK

ATTIC PLAN
1:250

AMENDMENTS LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

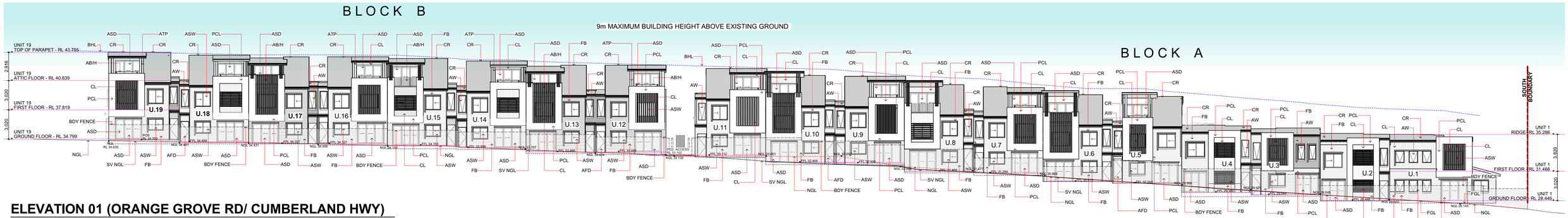
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
ATTIC PLAN

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

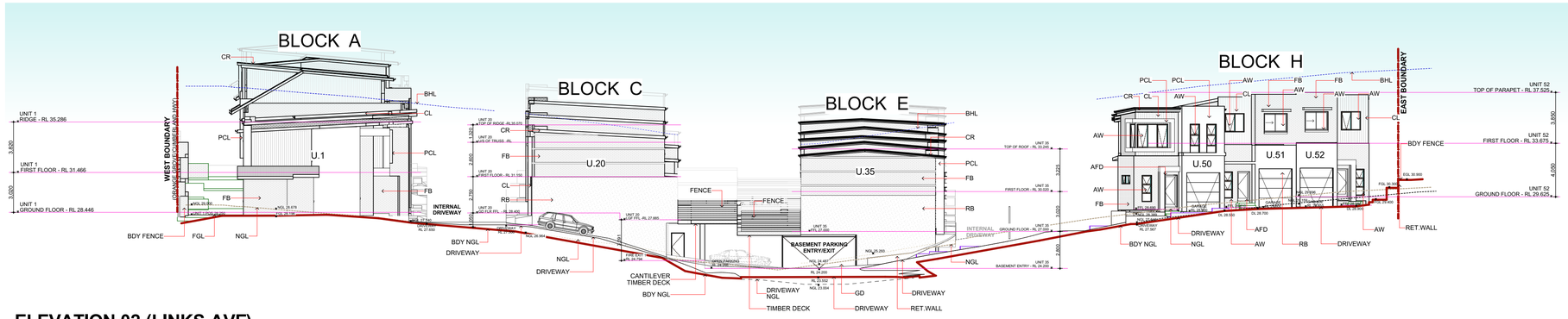
designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:250	22020-12	E



ELEVATION 01 (ORANGE GROVE RD/ CUMBERLAND HWY)

1:200

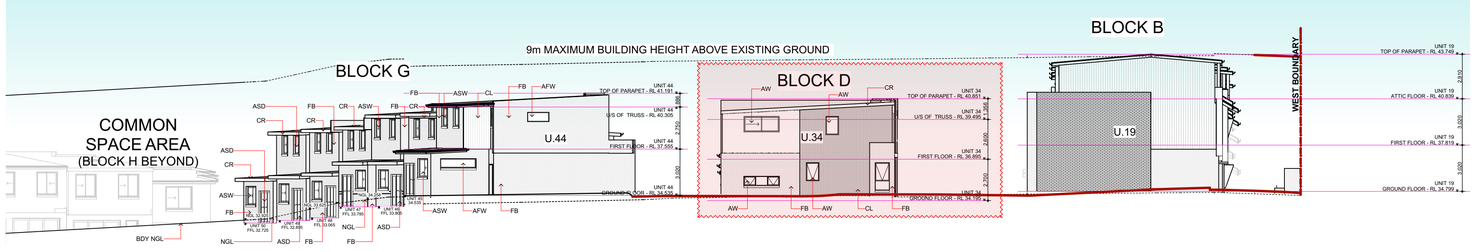


ELEVATION 02 (LINKS AVE)

1:200

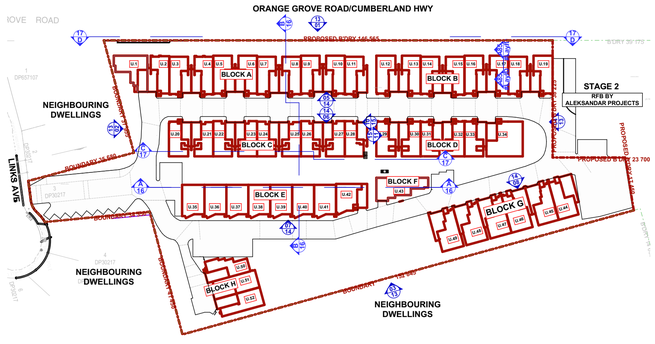
ELEVATION 03 (BLOCK H,COS & BLOCK G)

1:200



ELEVATION 04 (RFB-CAB RD)

1:200



KEYPLAN

LEGEND

FB	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 LIST

ISSUE	DATE	AMENDMENTS	DRAWN
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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT

STAGE 1: 52 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

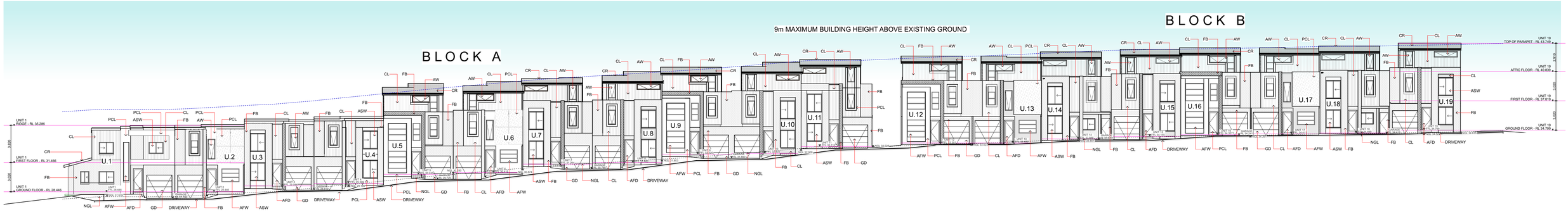
DRAWING TITLE

ELEVATIONS 1 OF 2

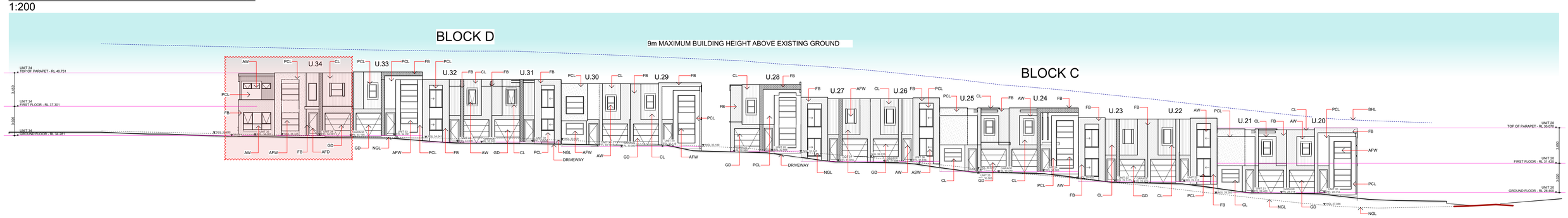
bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

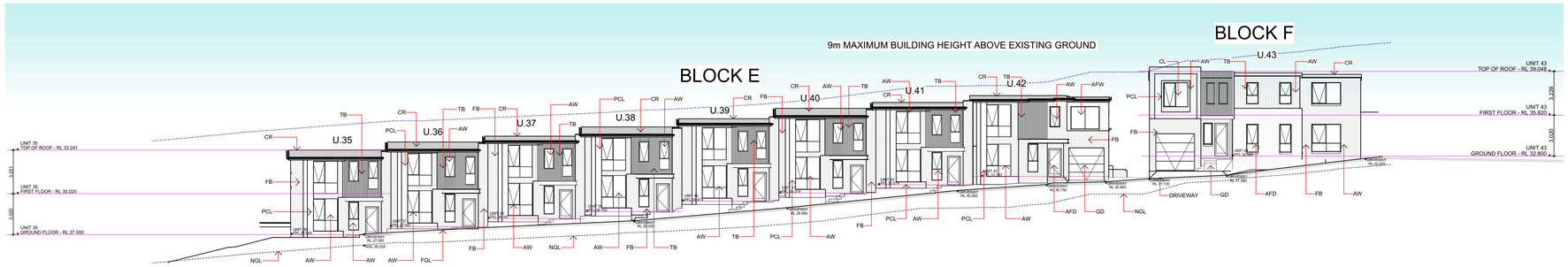
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:200	22020-13	E



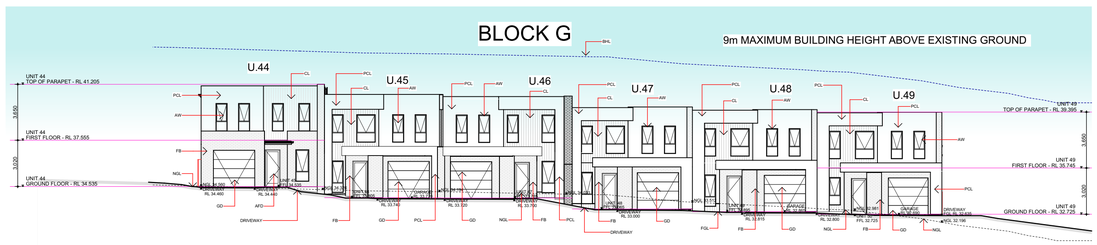
ELEVATION 05 (BLOCK A & B FRONT)
1:200



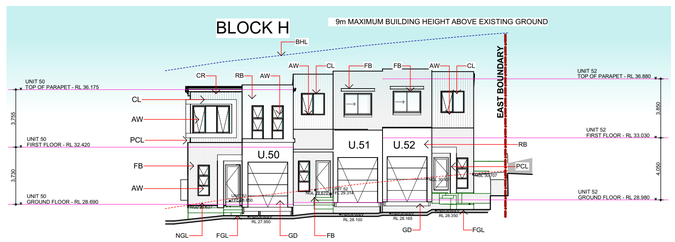
ELEVATION 06 (BLOCK C & D FRONT)
1:200



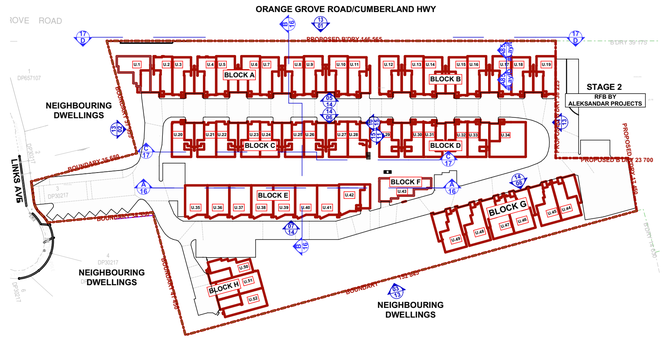
ELEVATION 07 (BLOCK E & F FRONT)
1:200



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

AMENDMENTS LIST

ISSUE	DATE	AMENDMENTS	DRAWN
A	20.12.22	DA SUBMISSION	O.K, R.B
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E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

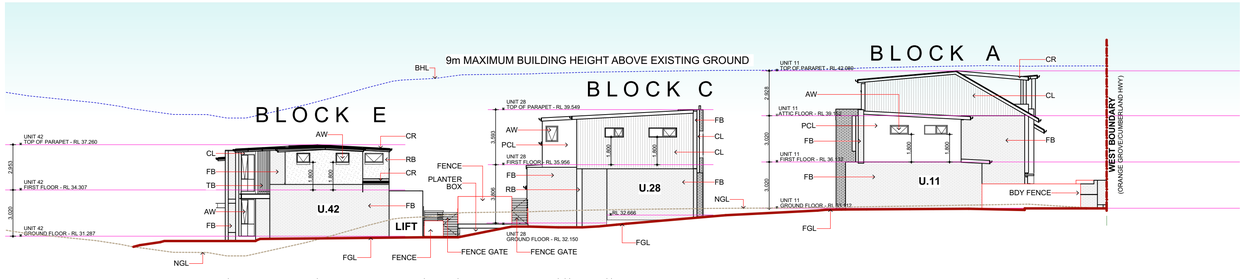
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
ELEVATION 2 OF 2

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

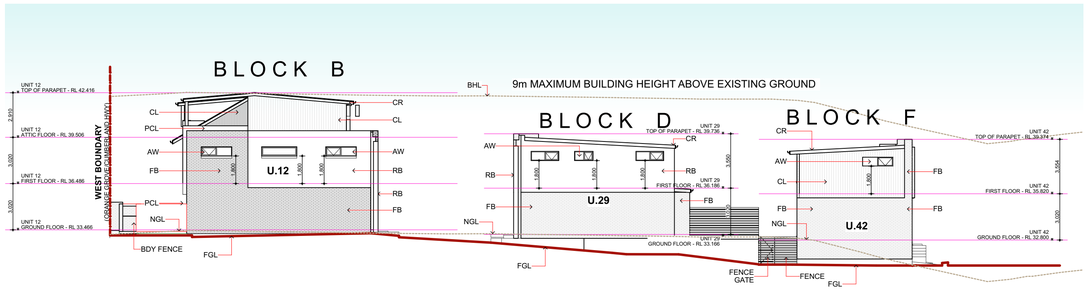
designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:200	22020-14	E



ELEVATION 10 (INTERNAL PATH)

1:200

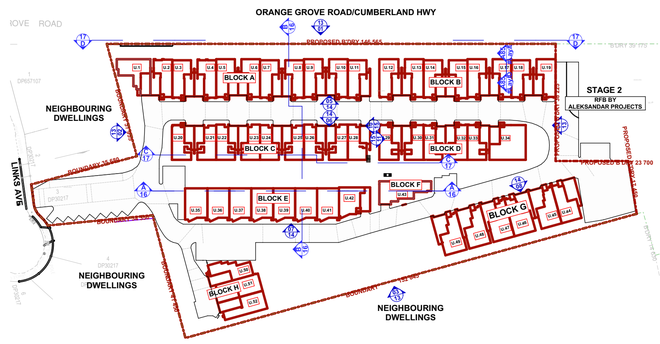


ELEVATION 11 (INTERNAL PATH)

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



KEYPLAN

AMENDMENTS LIST			
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
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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT

STAGE 1: 52 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

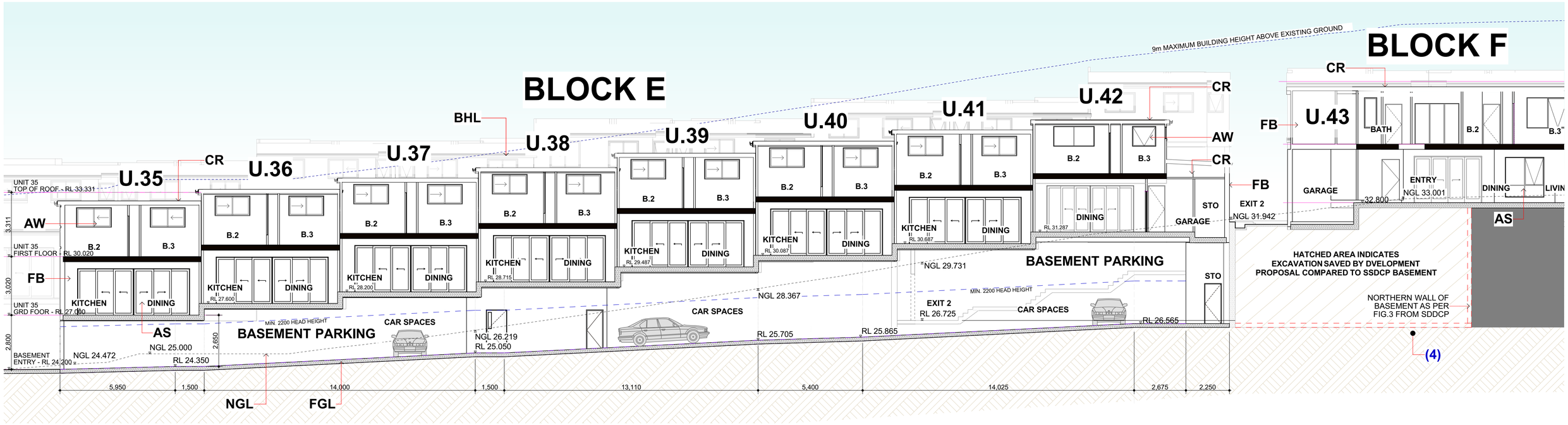
DRAWING TITLE

ELEVATION 3 OF 3

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

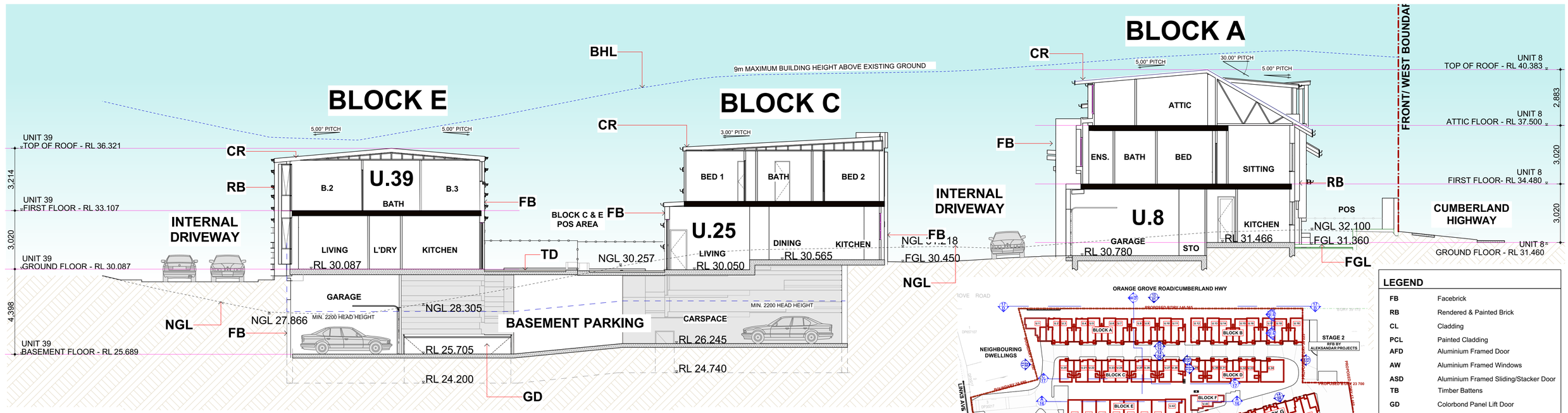
designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:200	22020-15	E



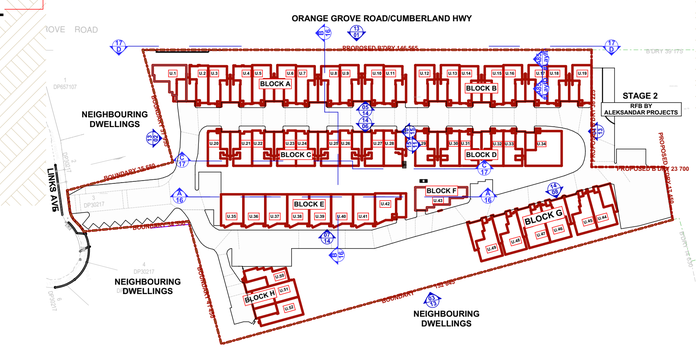
SECTION A - BLOCK E & UNIT 44

1:100



SECTION B - UNIT 8, 25 & 41

1:100



SITE OVERALL ELEV/SECTIONS REFERENCE PLAN

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
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CR	Colorbond Roofing
AB/H	Aluminium Balustrad/Handrail
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ISSUE	DATE	AMENDMENTS	DRAWN
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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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
SECTIONS 1 OF 3

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
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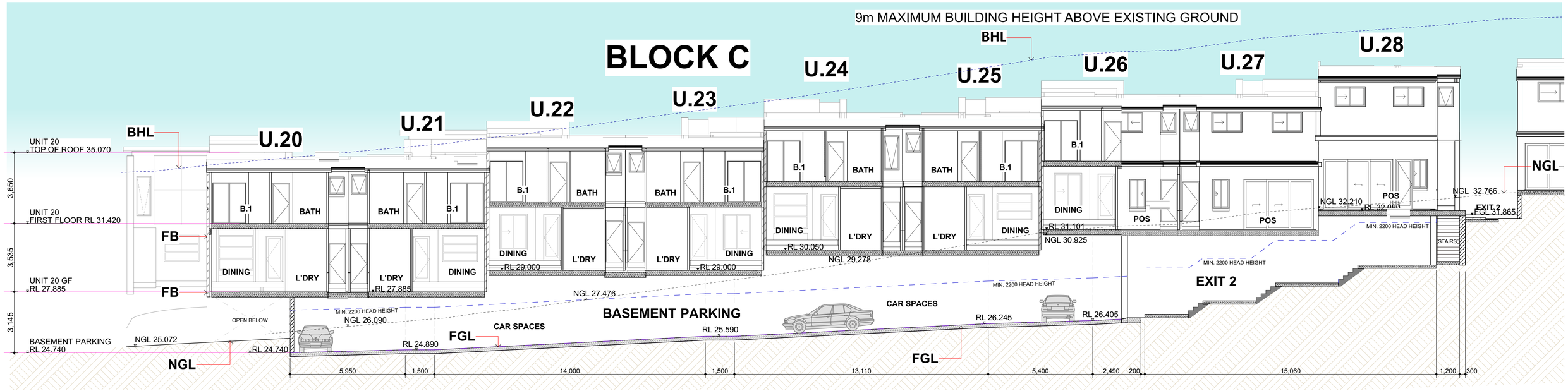
ACCREDITATION (LOW-RISE) No. 6890

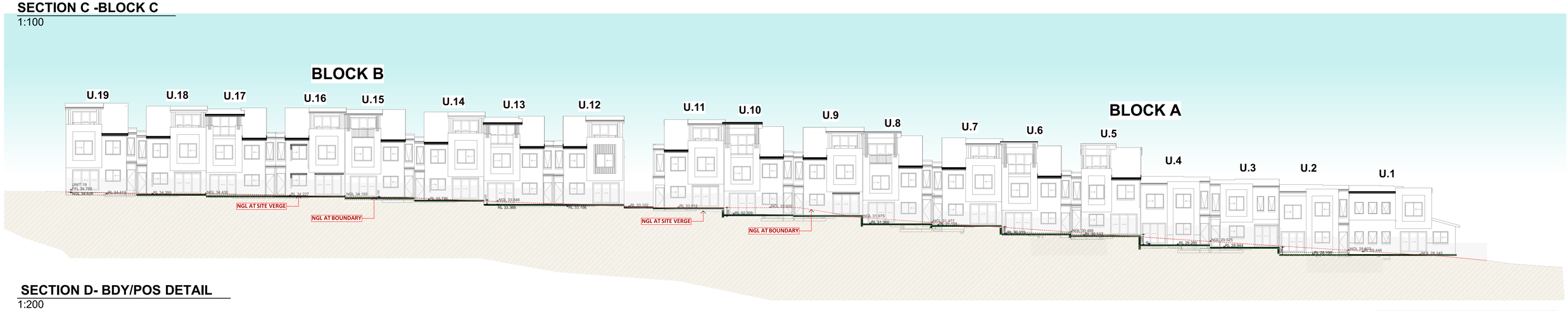
designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:100	22020-16	E



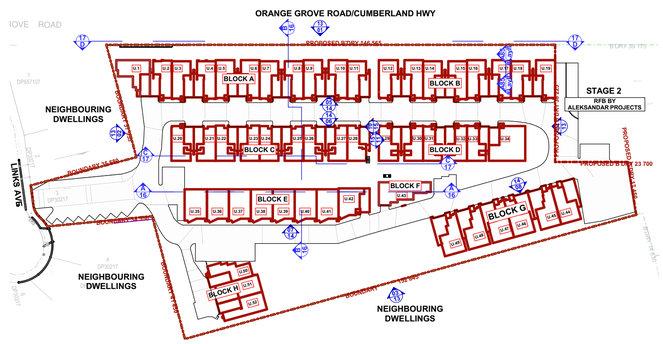
SECTION C -BLOCK C

1:100



SECTION D- BDY/POS DETAIL

1:200



SITE OVERALL ELEV/SECTIONS REFERENCE PLAN

LEGEND

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RB	Rendered & Painted Brick
CL	Cladding
PCL	Painted Cladding
AFD	Aluminium Framed Door
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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT

STAGE 1: 52 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

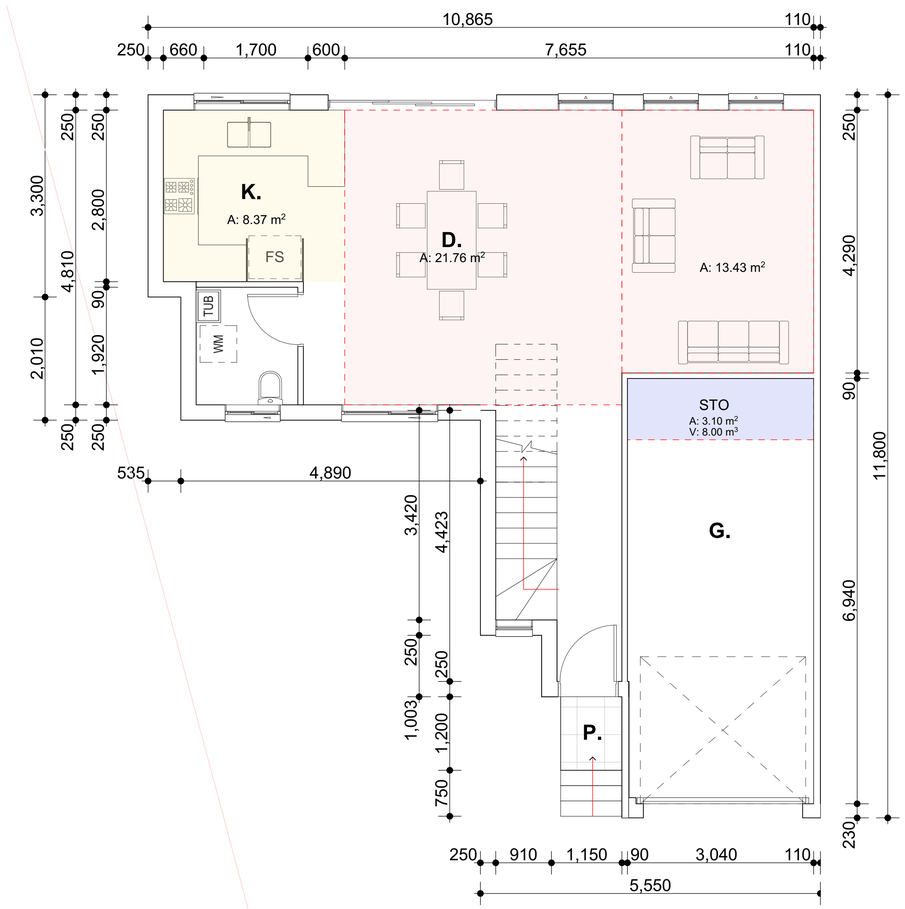
DRAWING TITLE

SECTIONS 2 OF 3

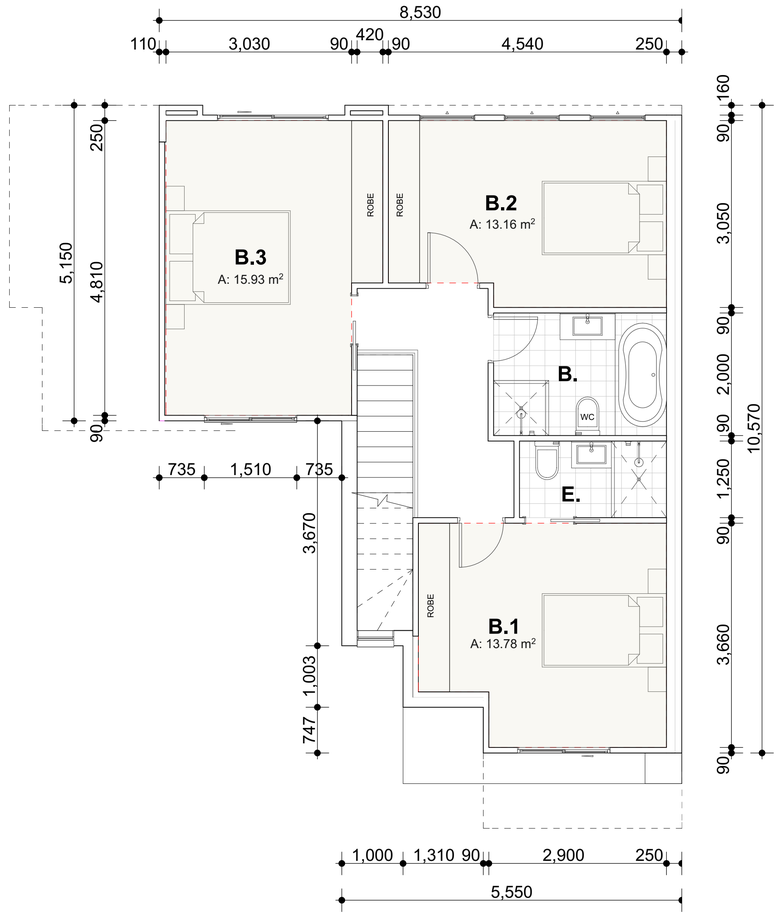
bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:200, 1:100	22020-17	E



GROUND FLOOR PLAN (U1)
1:50



FIRST FLOOR PLAN (U1)
1:50

NOTE:
TYPE PLAN : BLOCK A (UNIT 1)

AMENDMENTS LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

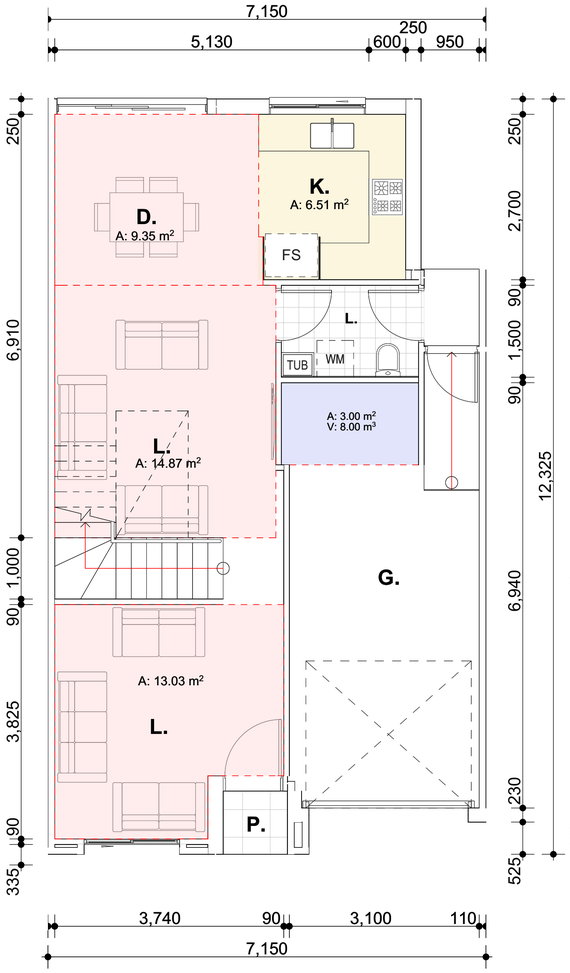
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
TYPICAL FLOOR PLAN (BLOCK A)

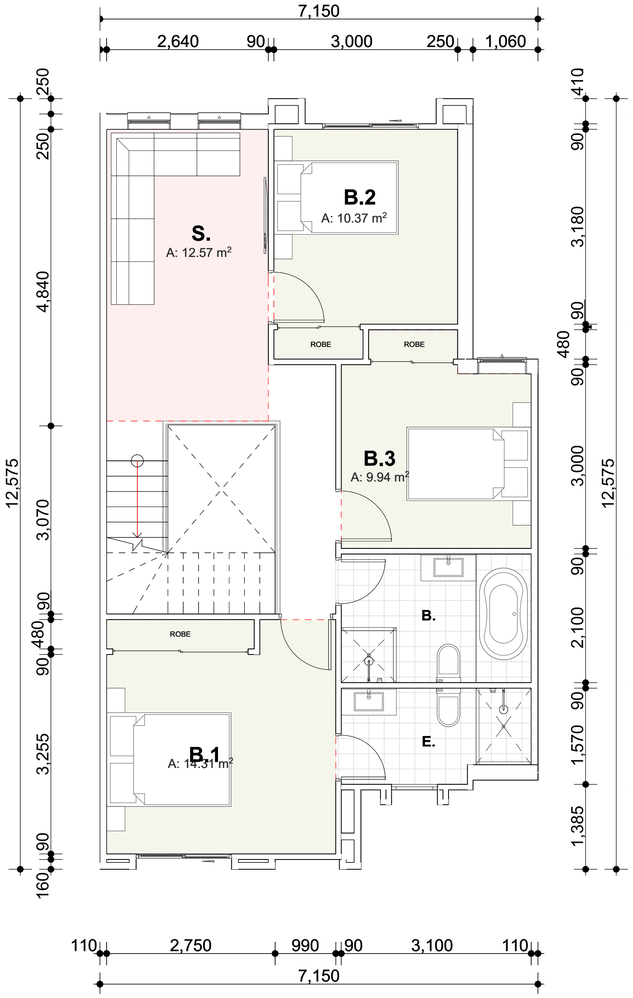
bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

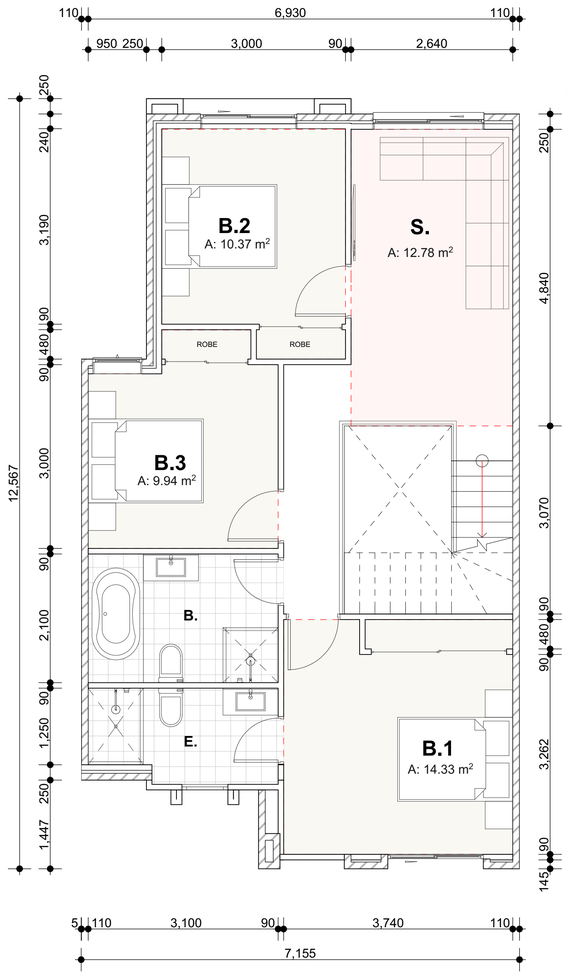
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:50	22020-18	E



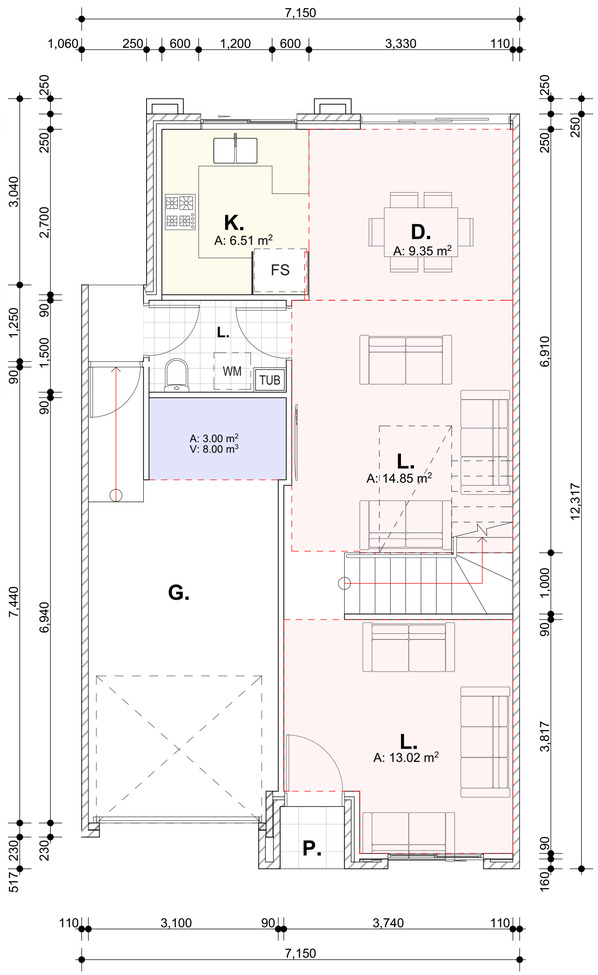
TYPICAL GROUND FLOOR PLAN
1:50



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 LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

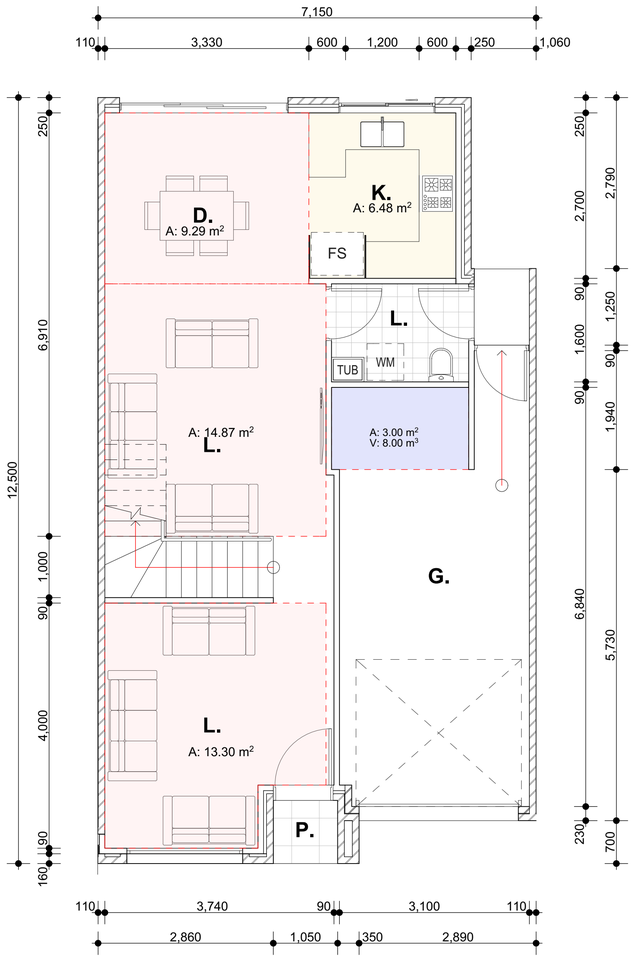
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
TYPICAL FLOOR PLAN (BLOCK A)

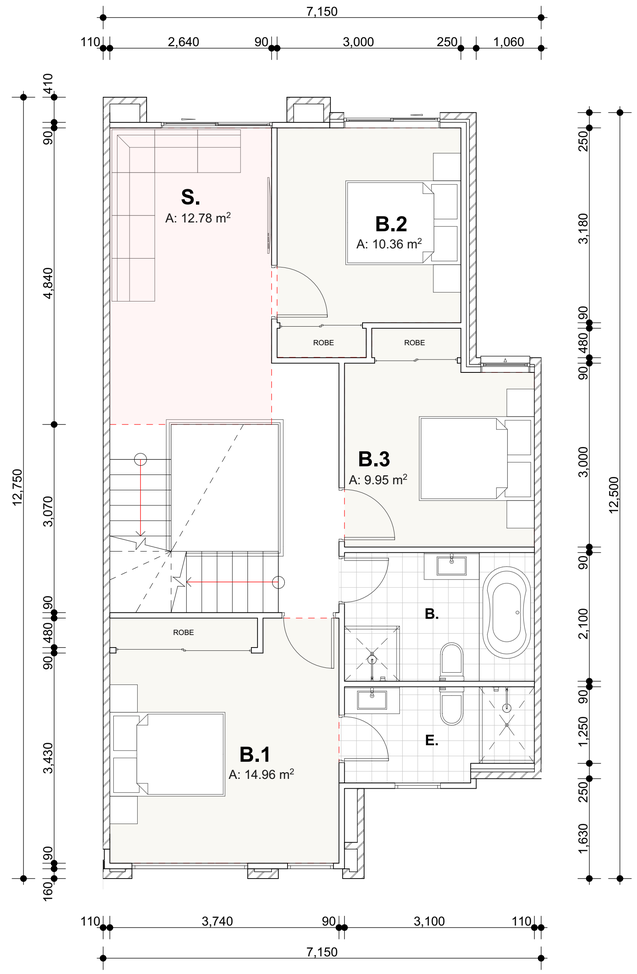
bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

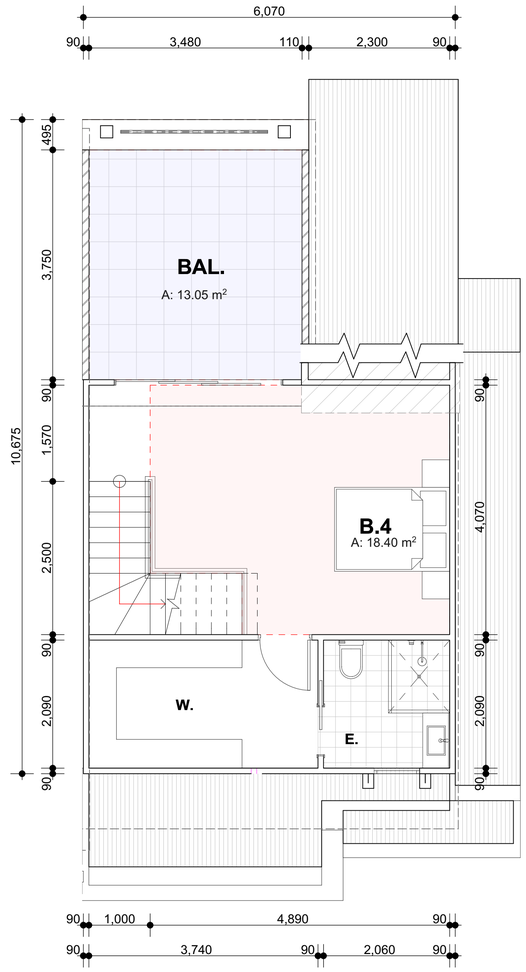
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:50	22020-19	E



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 LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH
1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

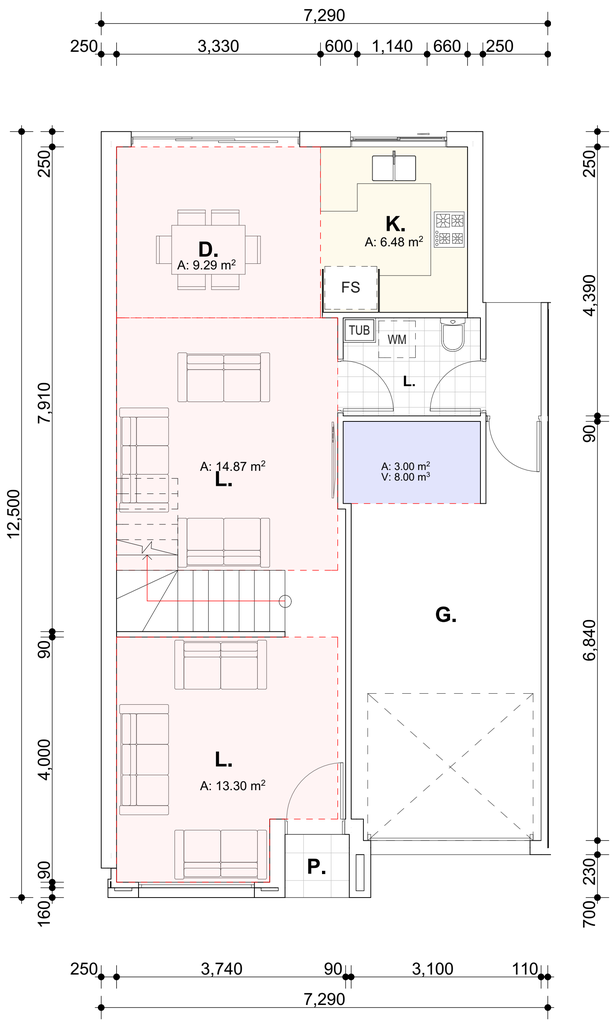
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
TYPICAL FLOOR PLAN (BLOCK A)

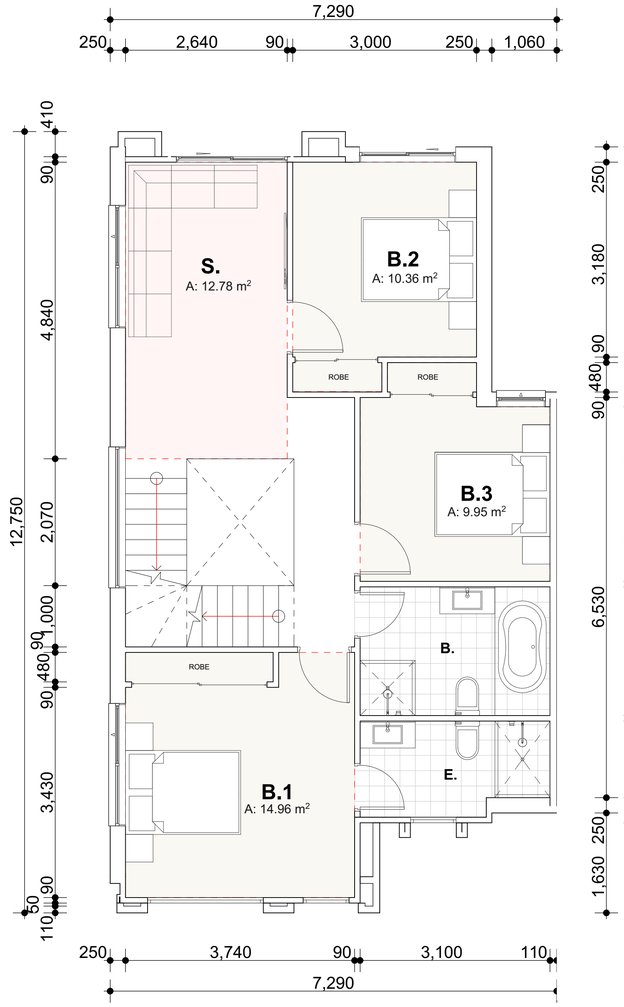
bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

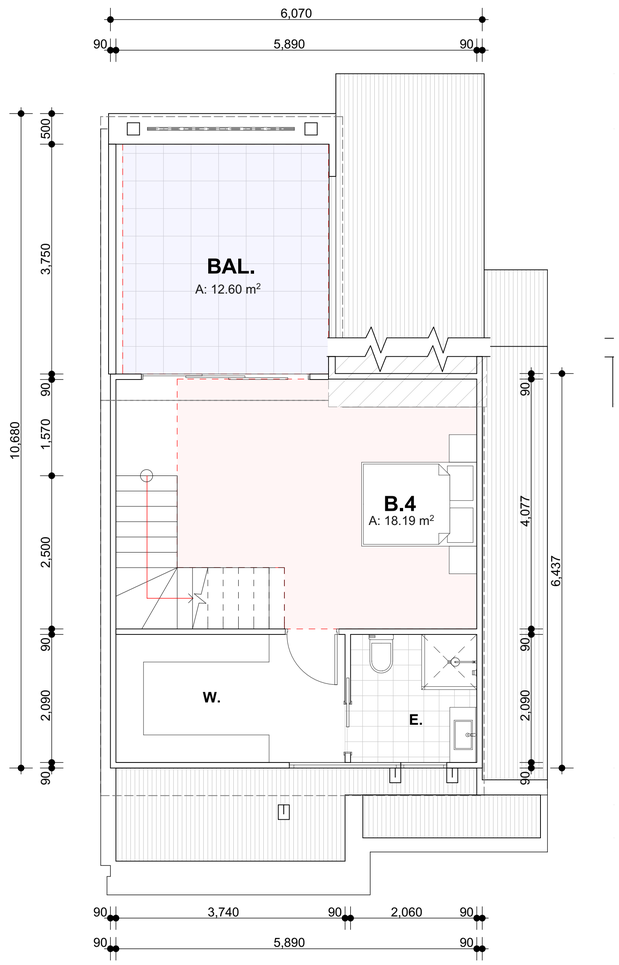
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:50	22020-20	E



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 LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH
1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

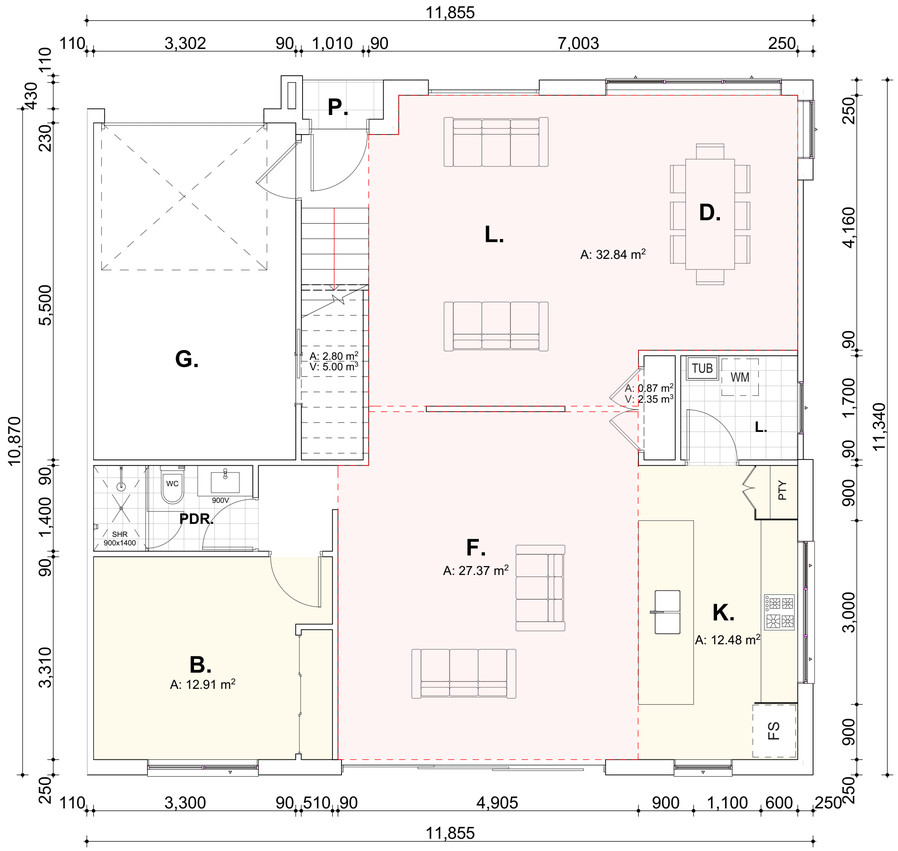
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
TYPICAL FLOOR PLAN (BLOCK B)

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

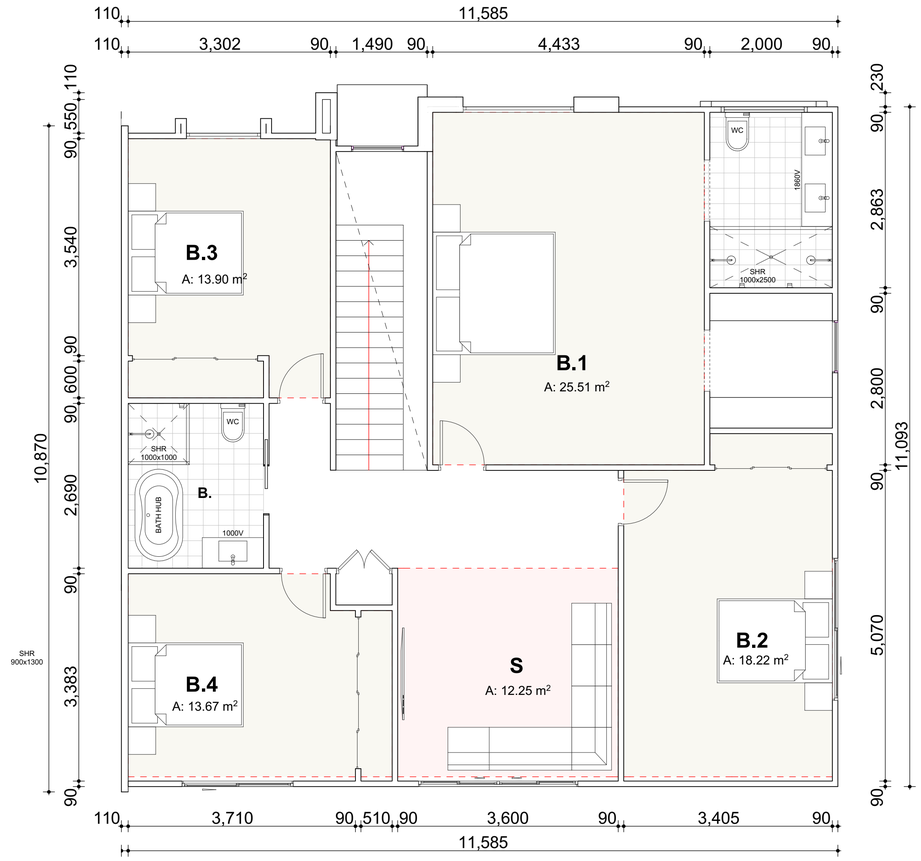
designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:50	22020-21	E



TYPICAL GROUND FLOOR PLAN

1:50



TYPICAL FIRST FLOOR PLAN

1:50

NOTE:
TYPE PLAN : BLOCK D (UNITS 34)

FACADE : VARIES ,
SEE SCHEDULE OF FINISHES

AMENDMENTS LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

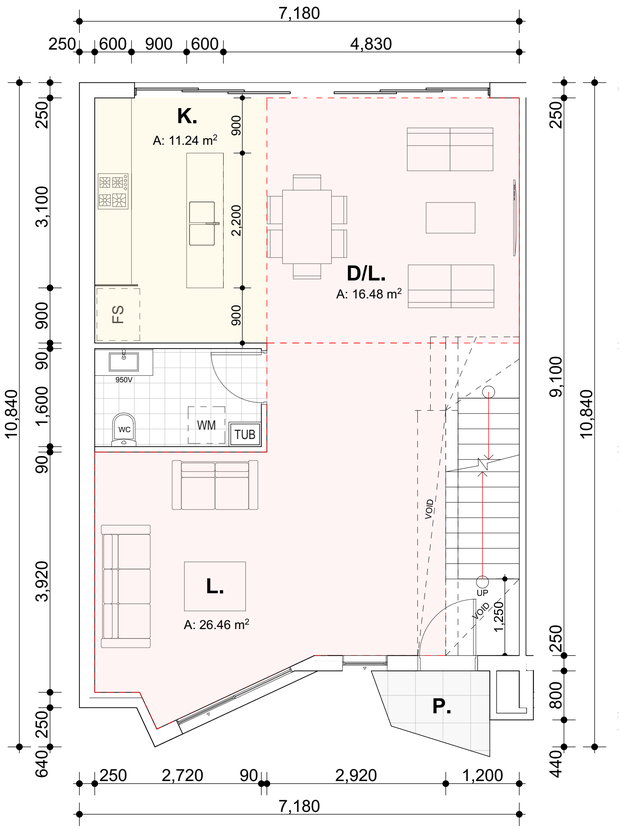
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
TYPICAL FLOOR PLAN (BLOCK D)

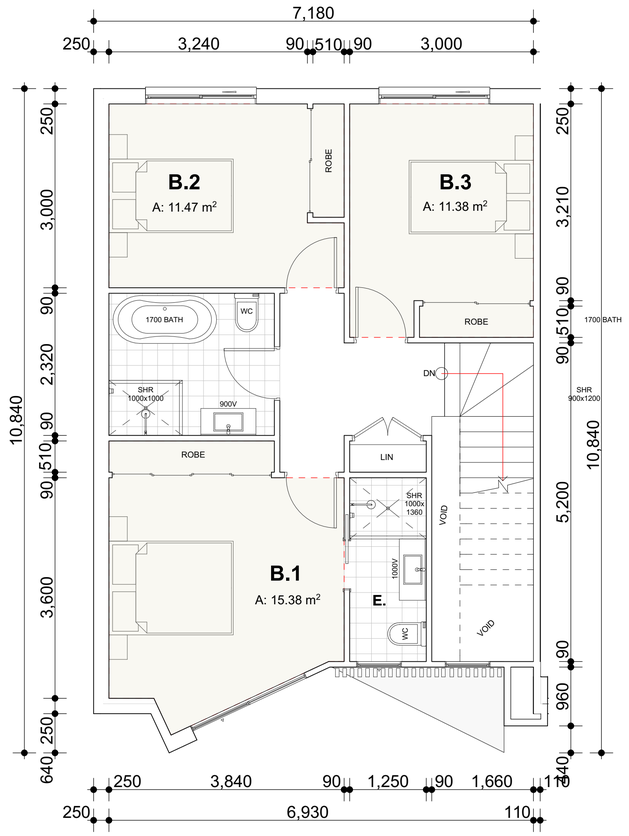
bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:50	22020-23	E



TYPICAL GROUND FLOOR PLAN
1:50



TYPICAL FIRST FLOOR PLAN
1:50

NOTE:
TYPE PLAN : BLOCK E (UNITS 35-41)

AMENDMENTS LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

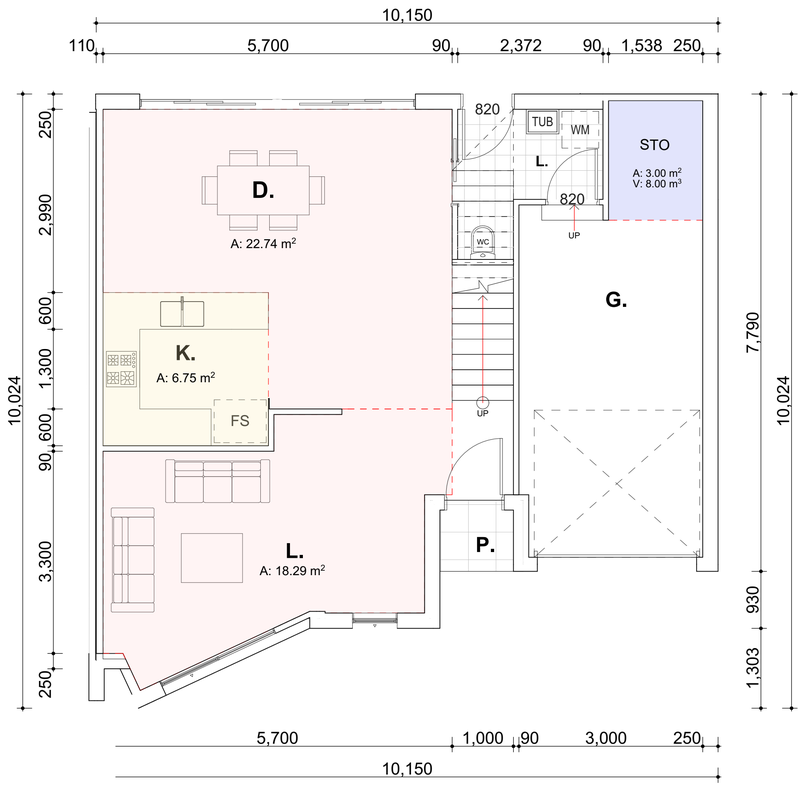
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
TYPICAL FLOOR PLAN (BLOCK E)

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:50	22020-24	E



TYPICAL GROUND FLOOR PLAN
1:50

TYPICAL FIRS T FLOOR PLAN
1:50

NOTE:
TYPE PLAN : BLOCK E (UNIT 42)

NOTE:
TYPE PLAN : BLOCK E (UNIT 42)

AMENDMENTS LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

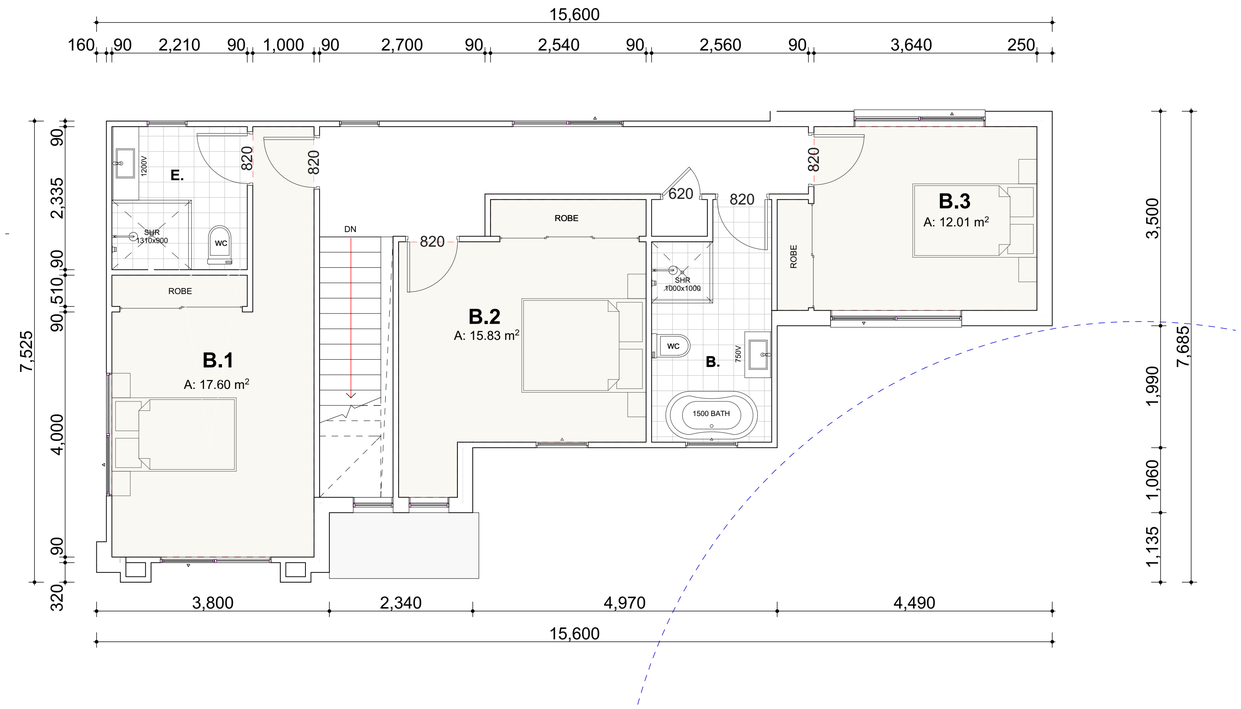
DRAWING TITLE
TYPICAL FLOOR PLAN (BLOCK E)

bdaa
ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:50	22020-25	E

TYPICAL GROUND FLOOR PLAN
1:50



TYPICAL FIRST FLOOR PLAN
1:50

NOTE:
TYPE PLAN : BLOCK F (UNIT 43)

AMENDMENTS LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH
1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING

CLIENT
TCON CONSTRUCTIONS

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)

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

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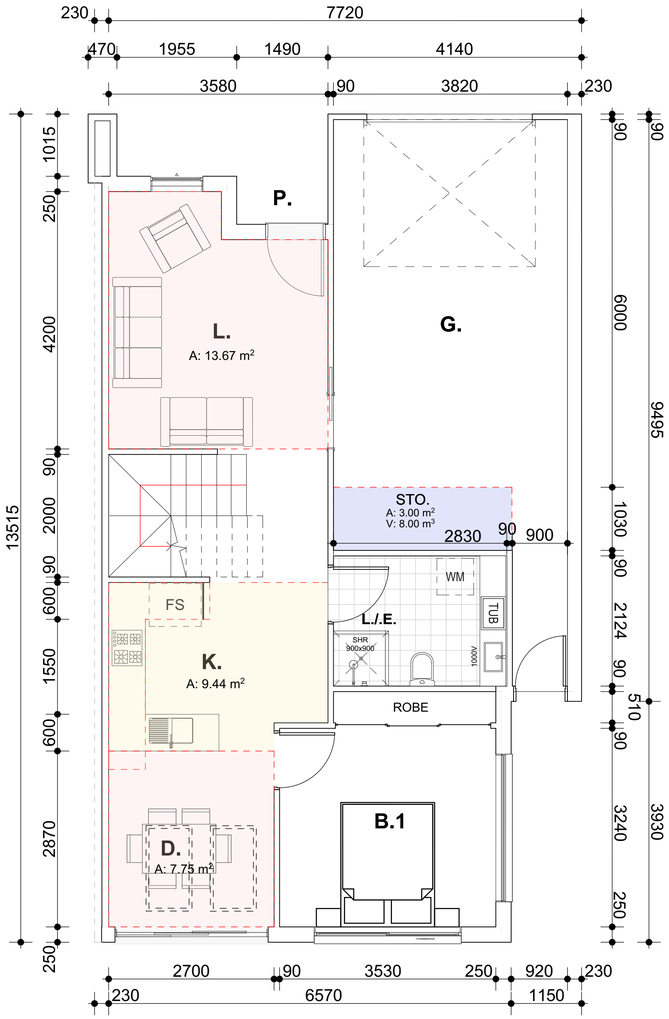
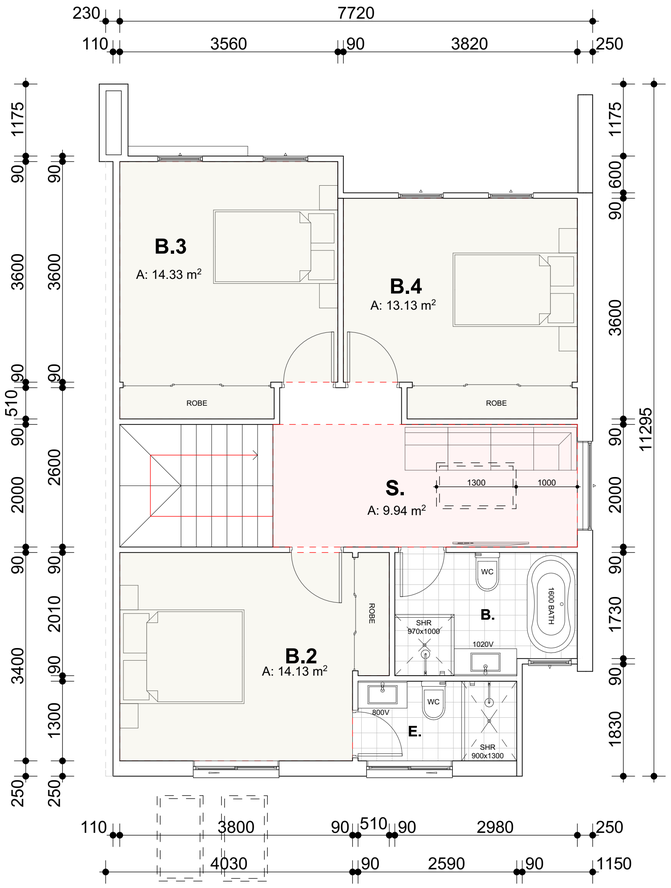
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

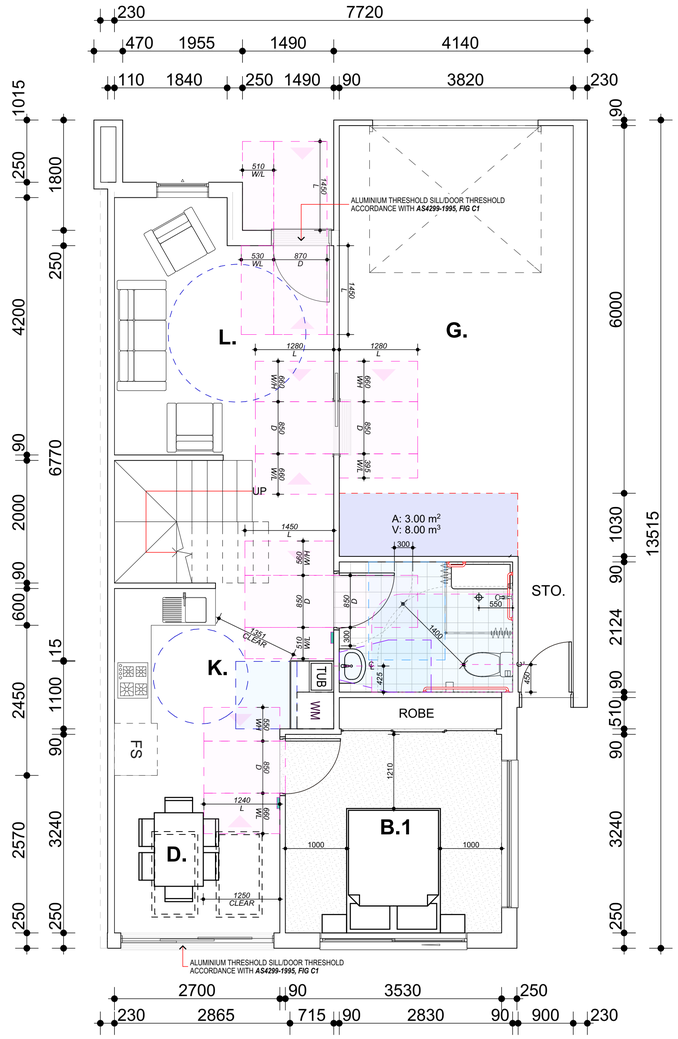
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:50	22020-26	E



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



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



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

NOTE:
TYPE PLAN : BLOCK G (UNIT 44)

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

AMENDMENTS LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

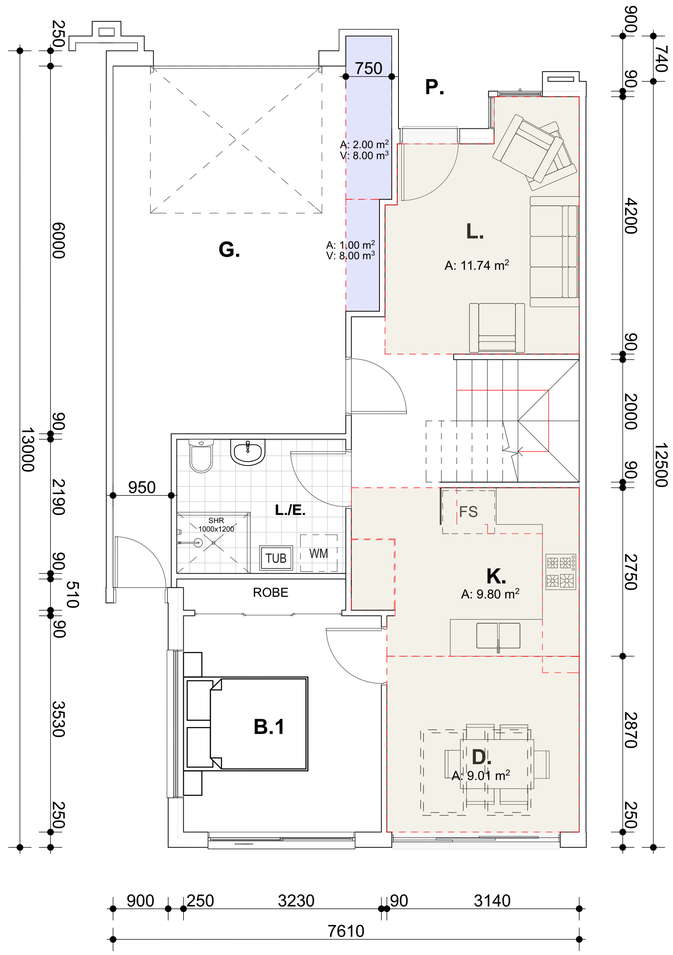
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
TYPICAL FLOOR PLAN:ADAPTABLE (BLOCK G)

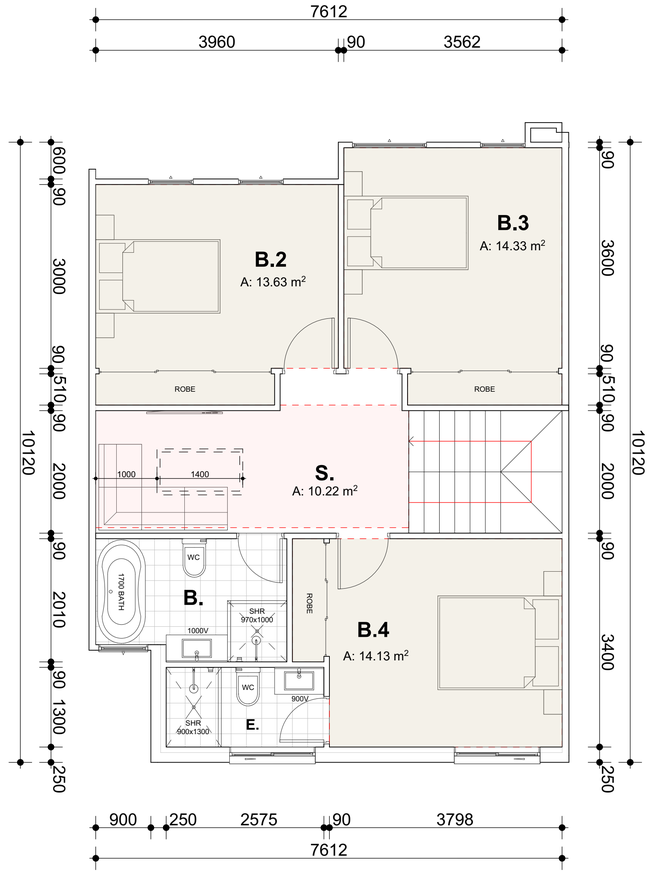
bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

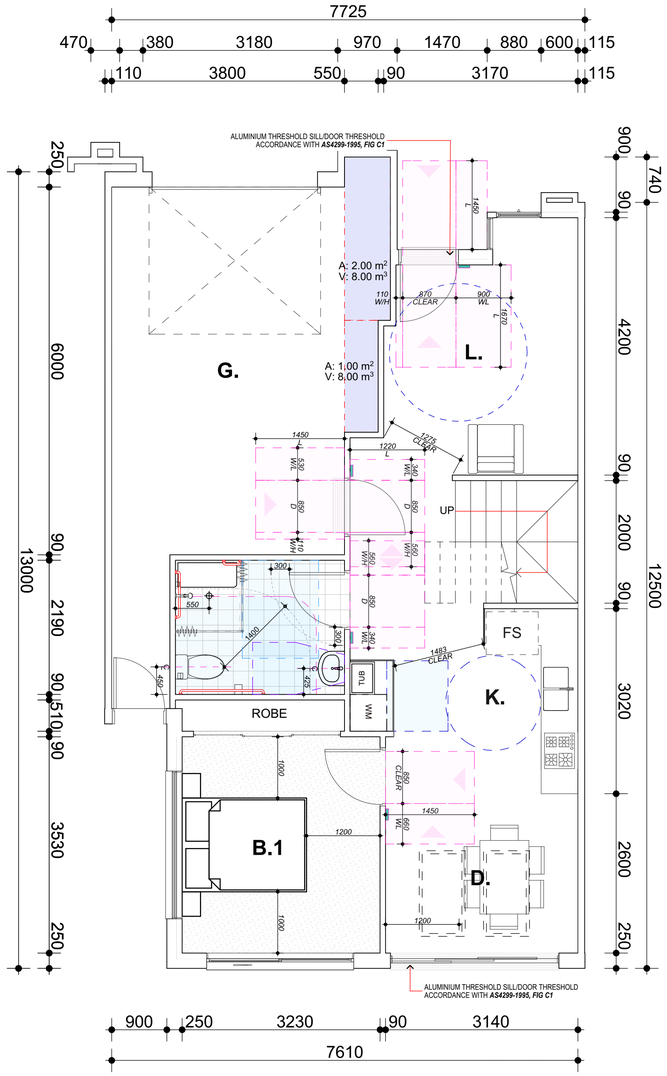
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:50	22020-27	E



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



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



TYP. GF PLAN (PRE-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

AMENDMENTS LIST			
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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

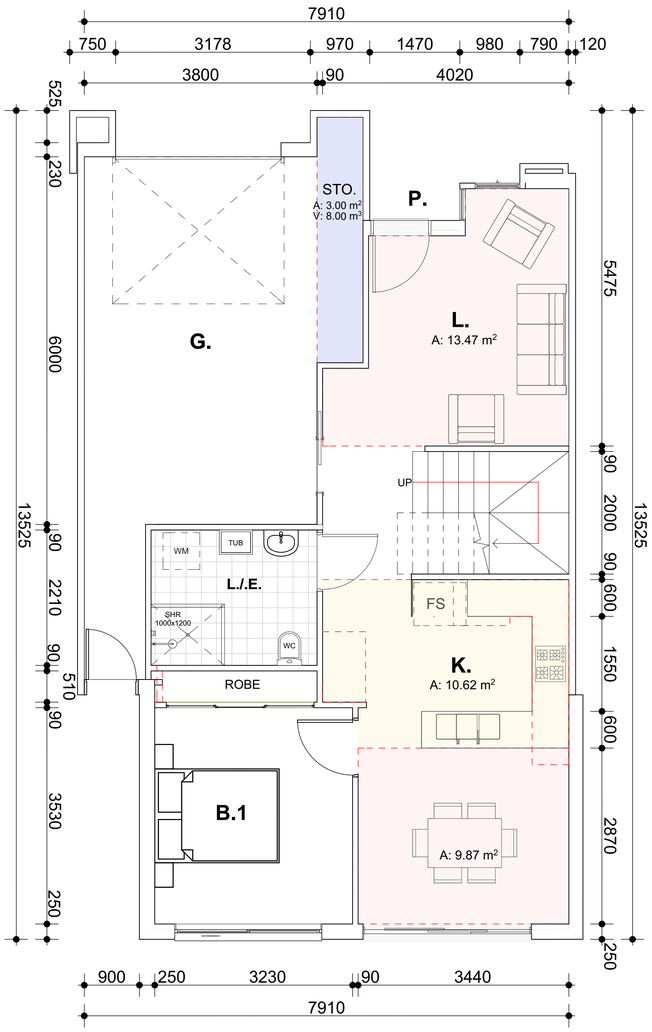
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
TYPICAL FLOOR PLAN:ADAPTABLE (BLOCK G)

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

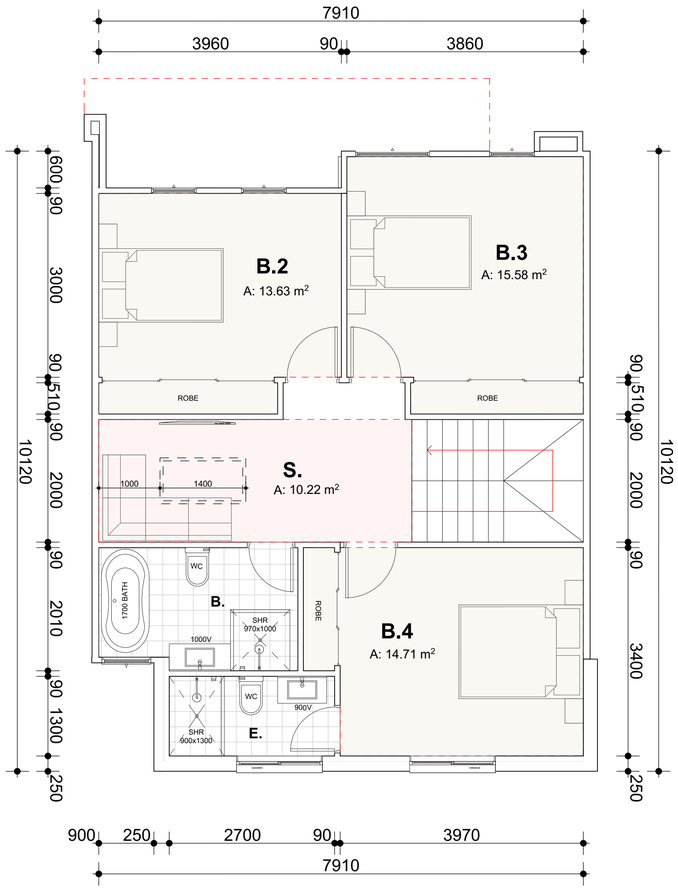
designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:50	22020-28	E



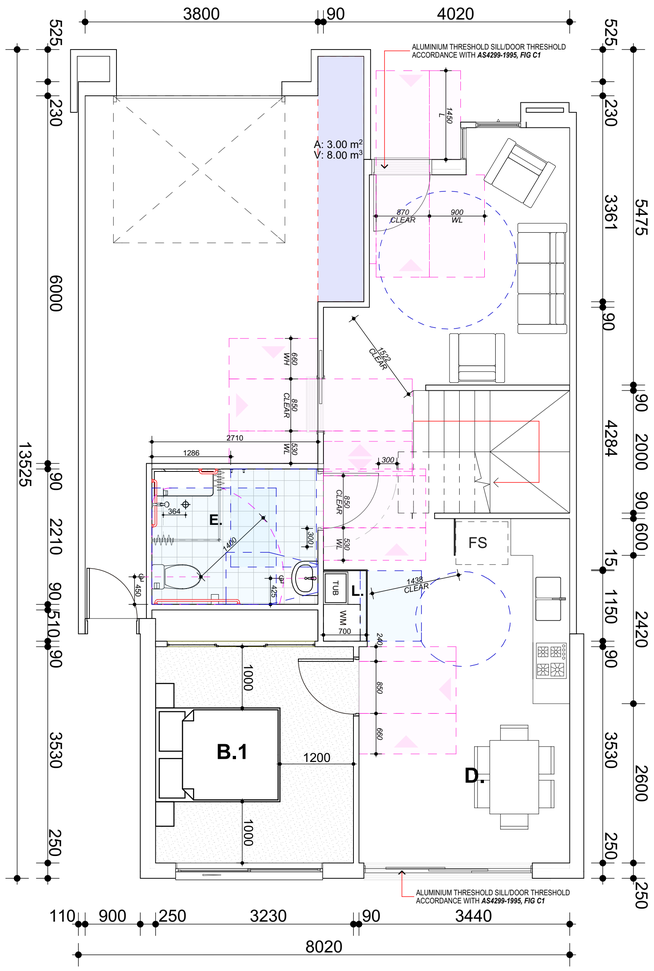
TYP. GF PLAN (PRE-ADAPTABLE)

1:50



TYP. FF PLAN (PRE-ADAPTABLE)

1:50



TYP. GF PLAN (PRE-ADAPTABLE)

1:50

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

NOTE:
TYPE PLAN : BLOCK G (UNIT 46-49)

FACADE : VARIES ,
SEE SCHEDULE OF FINISHES

AMENDMENTS LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

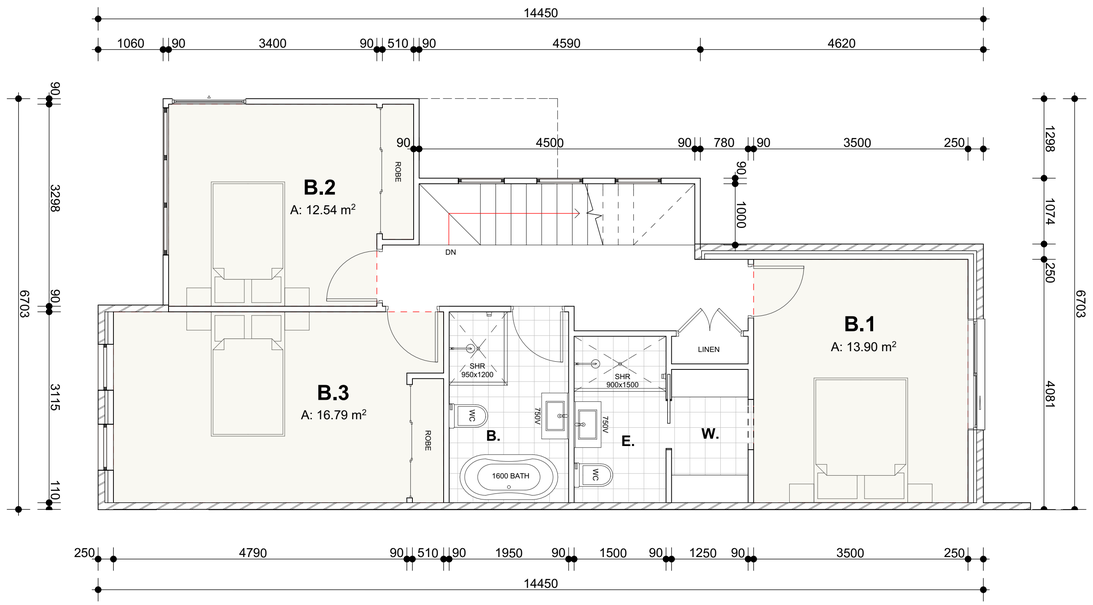
CLIENT
TCON CONSTRUCTIONS

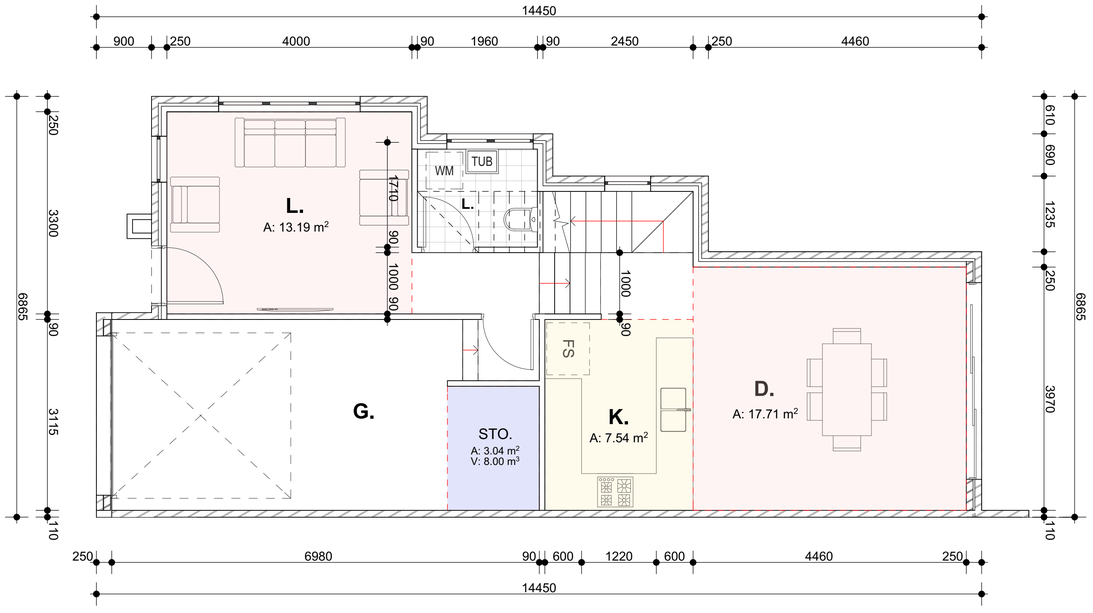
DRAWING TITLE
TYPICAL FLOOR PLAN:ADAPTABLE (BLOCK G)

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA ACCREDITATION (LOW-RISE) No. 6890

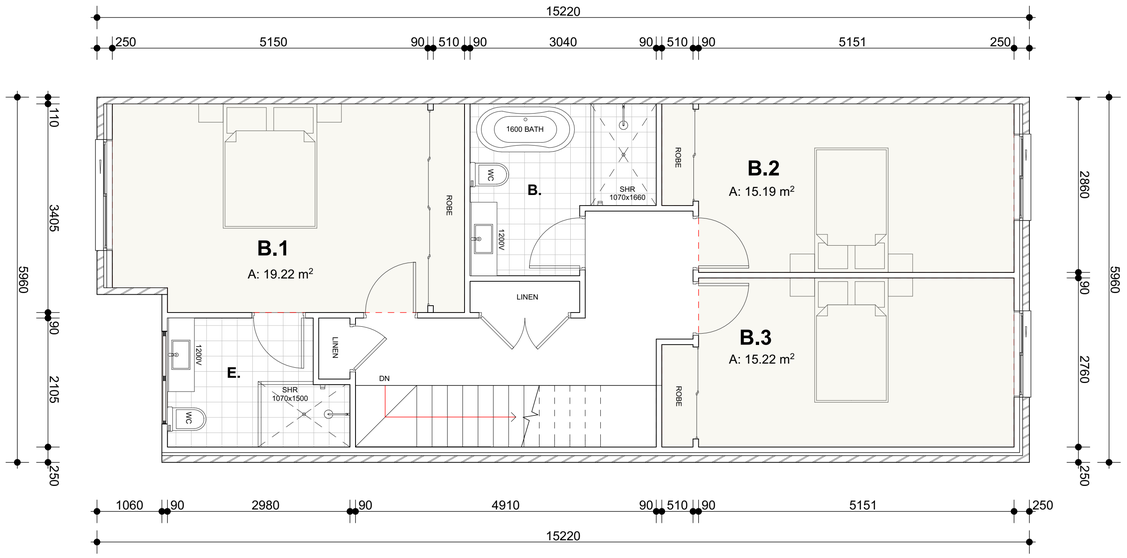
designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

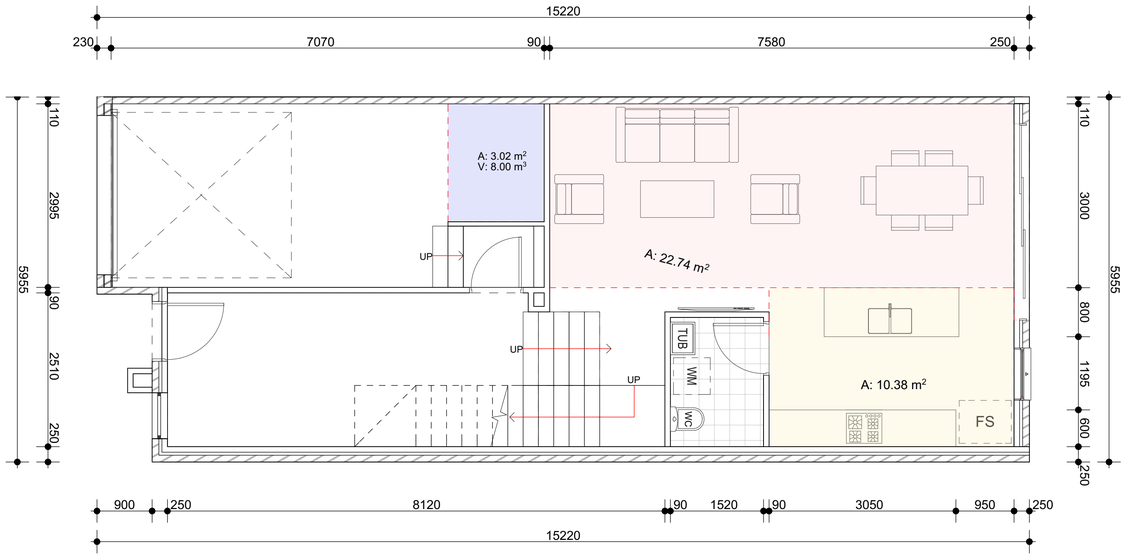
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:50	22020-29	E





NOTE:
TYPE PLAN : BLOCK H (UNIT 50)





NOTE:
TYPE PLAN : BLOCK H (UNIT 51-52)

AMENDMENTS LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

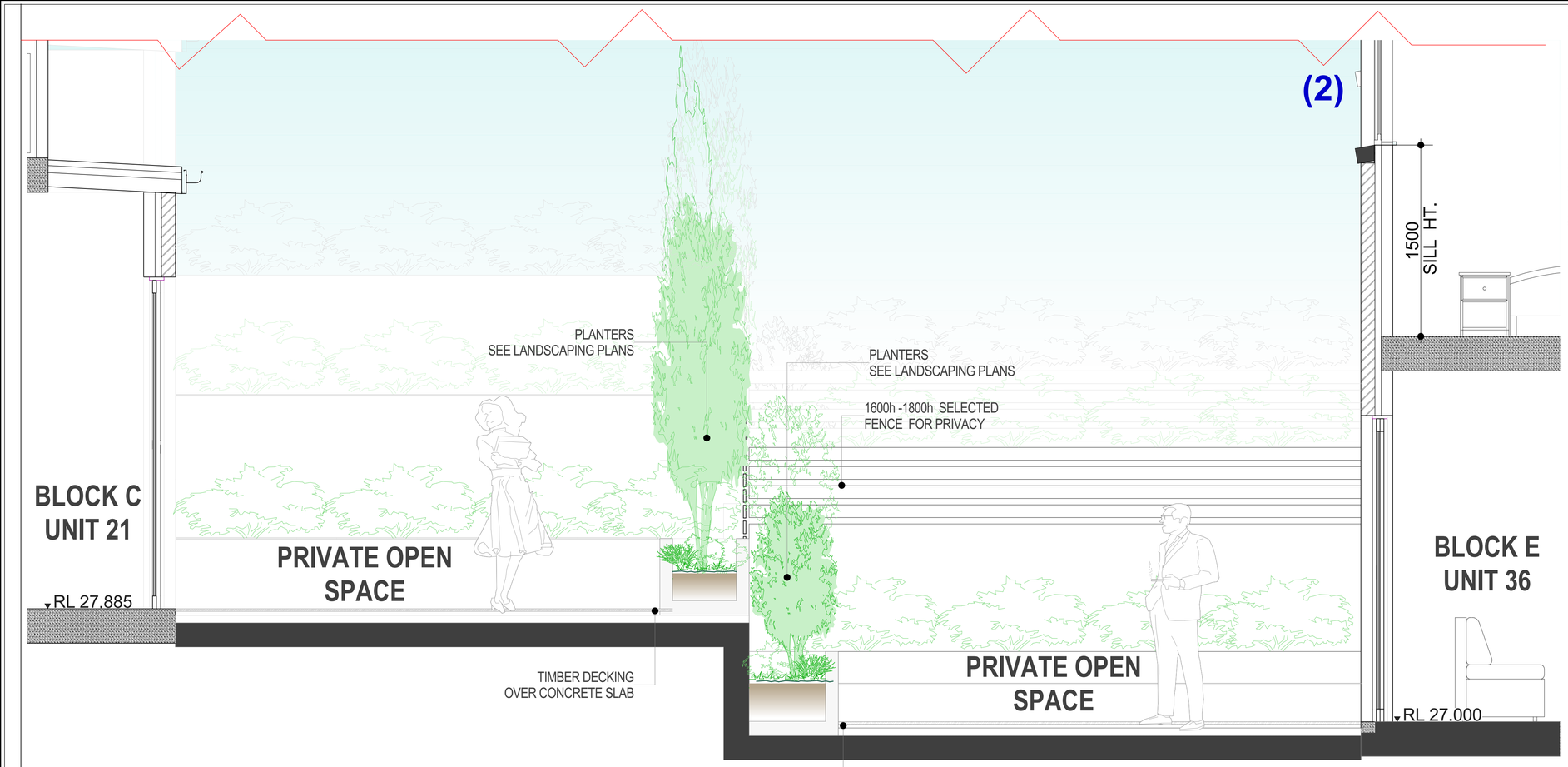
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
TYPICAL FLOOR PLAN (BLOCK H)

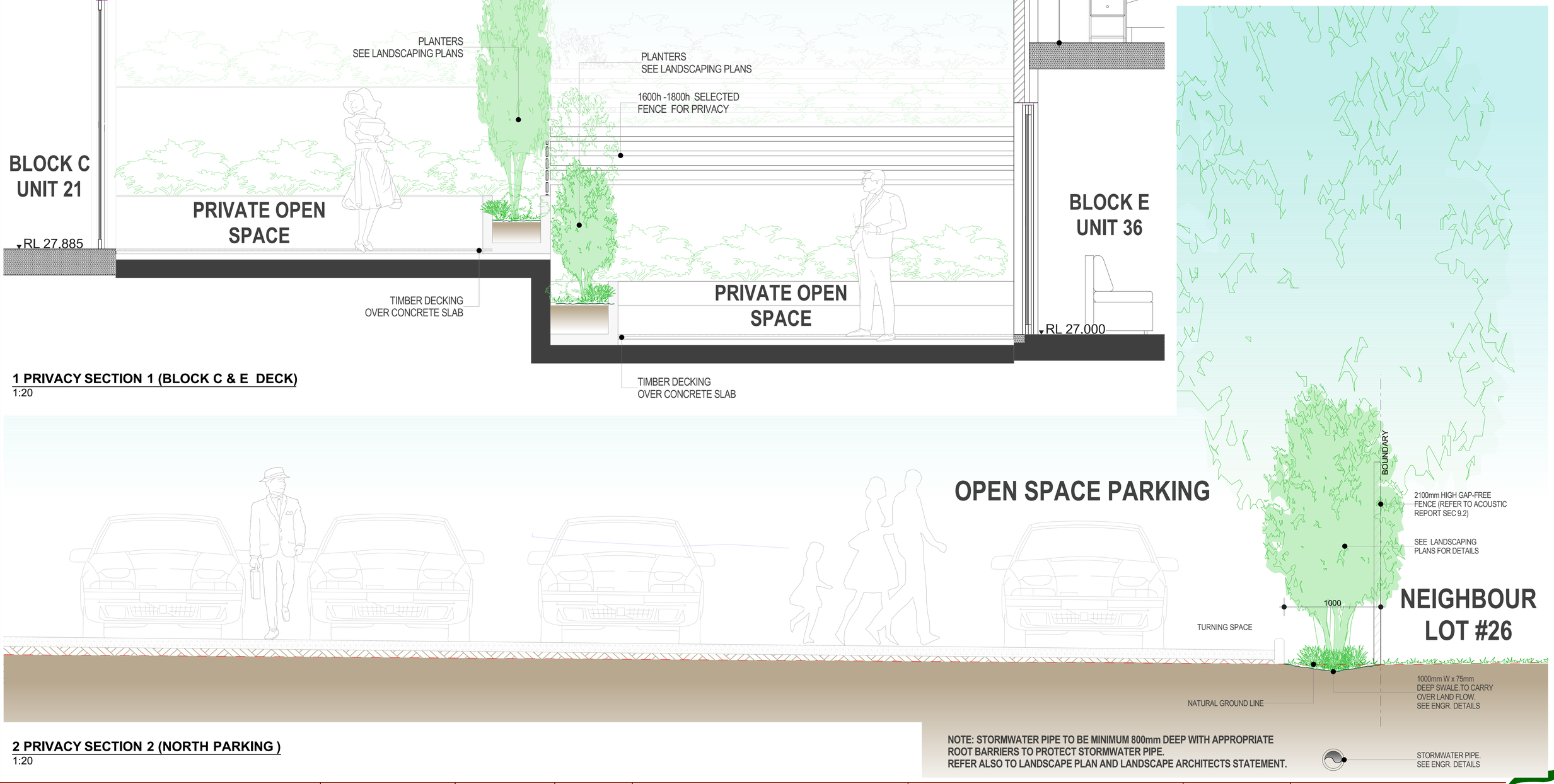
bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:50	22020-30	E



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 LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH
1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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)

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
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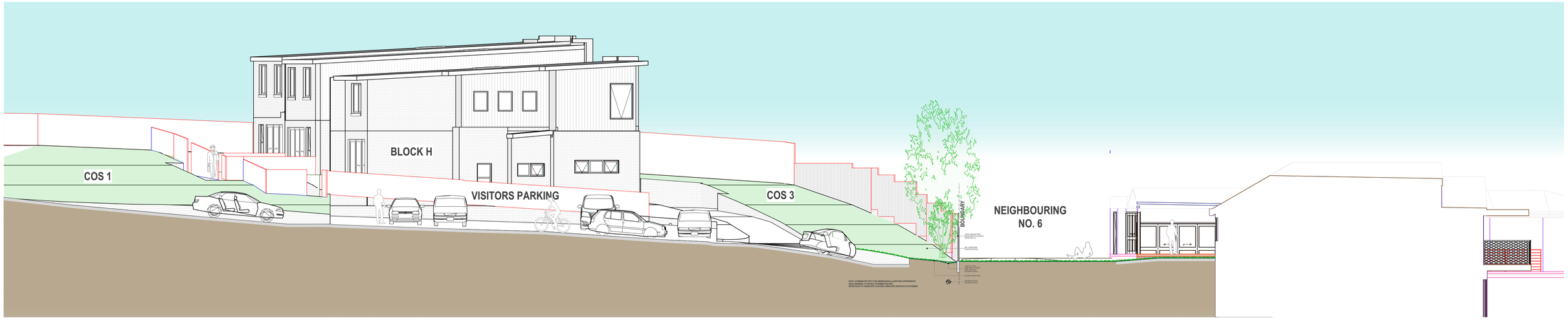
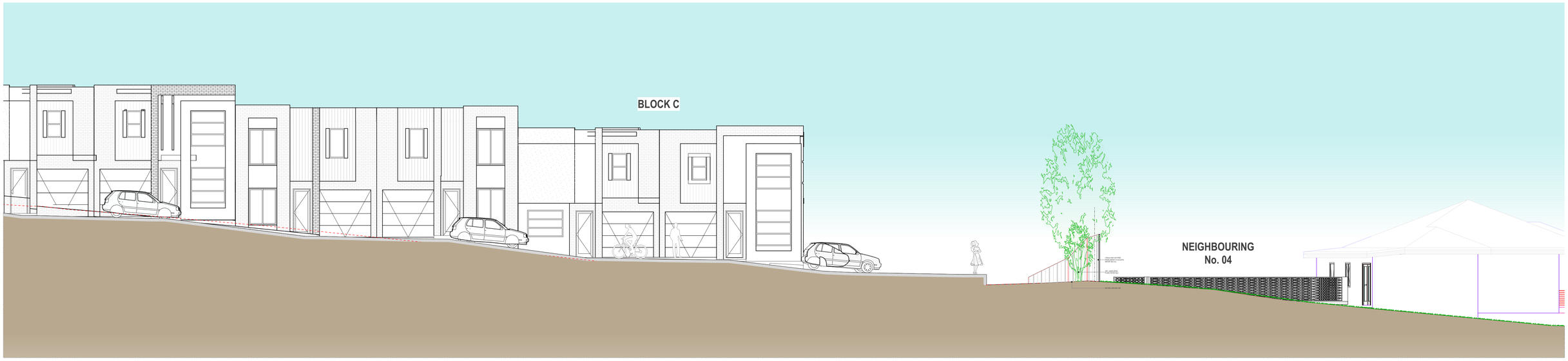
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:20	22020-31	E



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 LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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 2 OF 5

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

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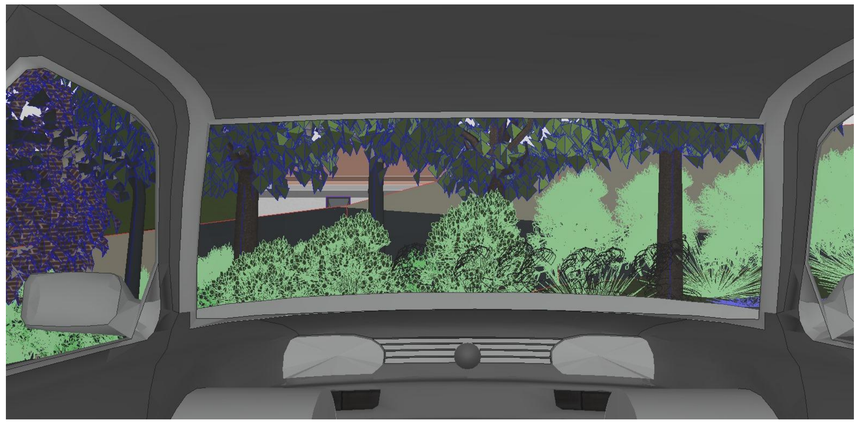
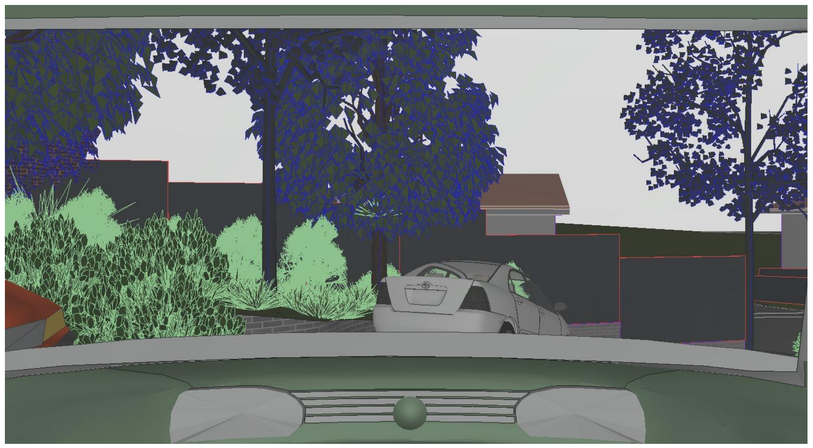
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:100, 1:20	22020-32	E

C1 Camera
1:200



C4 Camera
1:200



C2 Camera
1:200

C5 Camera
1:200

C3 Camera
1:200

C6 Camera
1:200

KEYPLAN

AMENDMENTS LIST			
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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

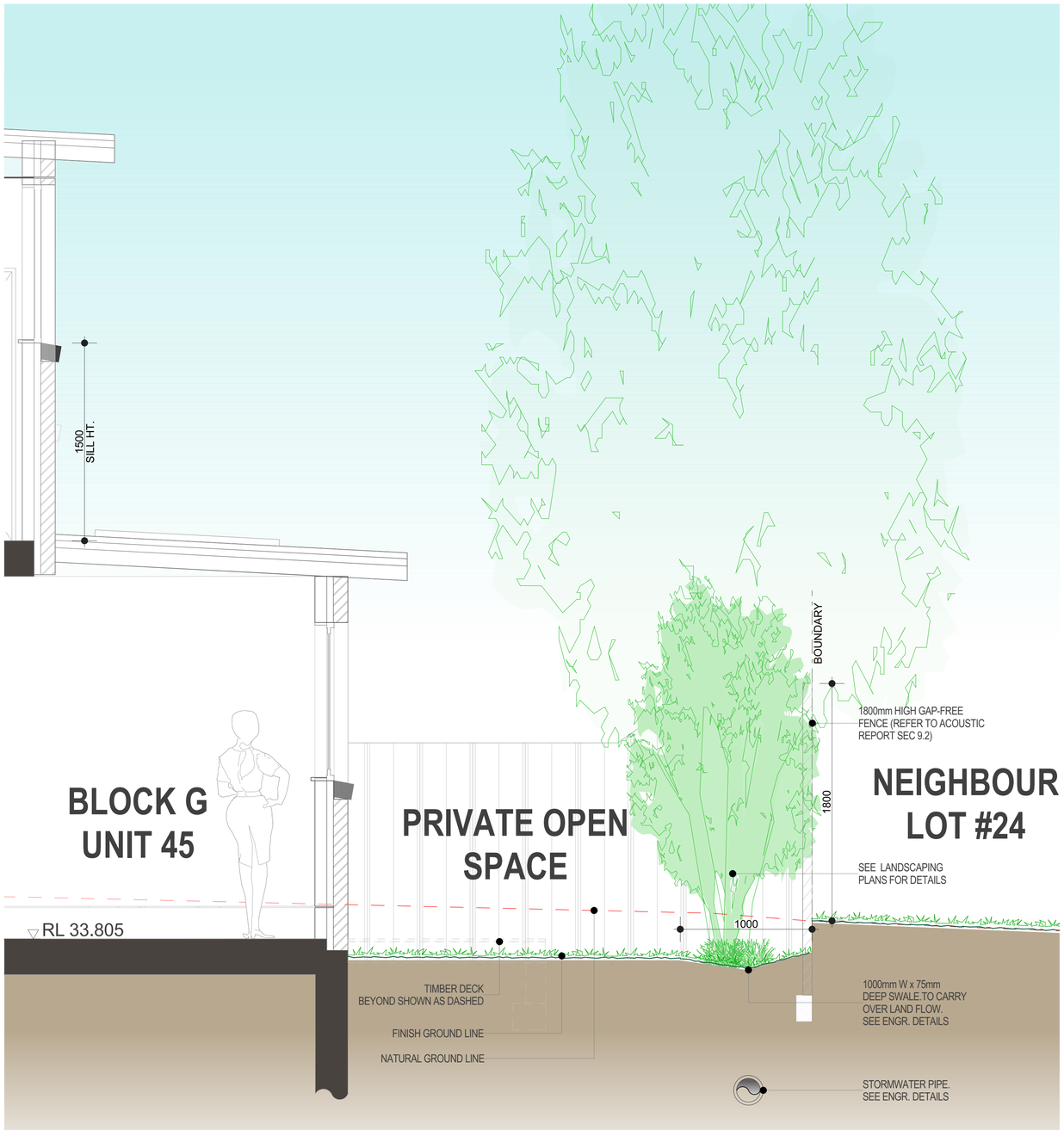
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
PRIVACY SECTION (EAST & WEST DRIVE CAR VIEWS)

bdaa
ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

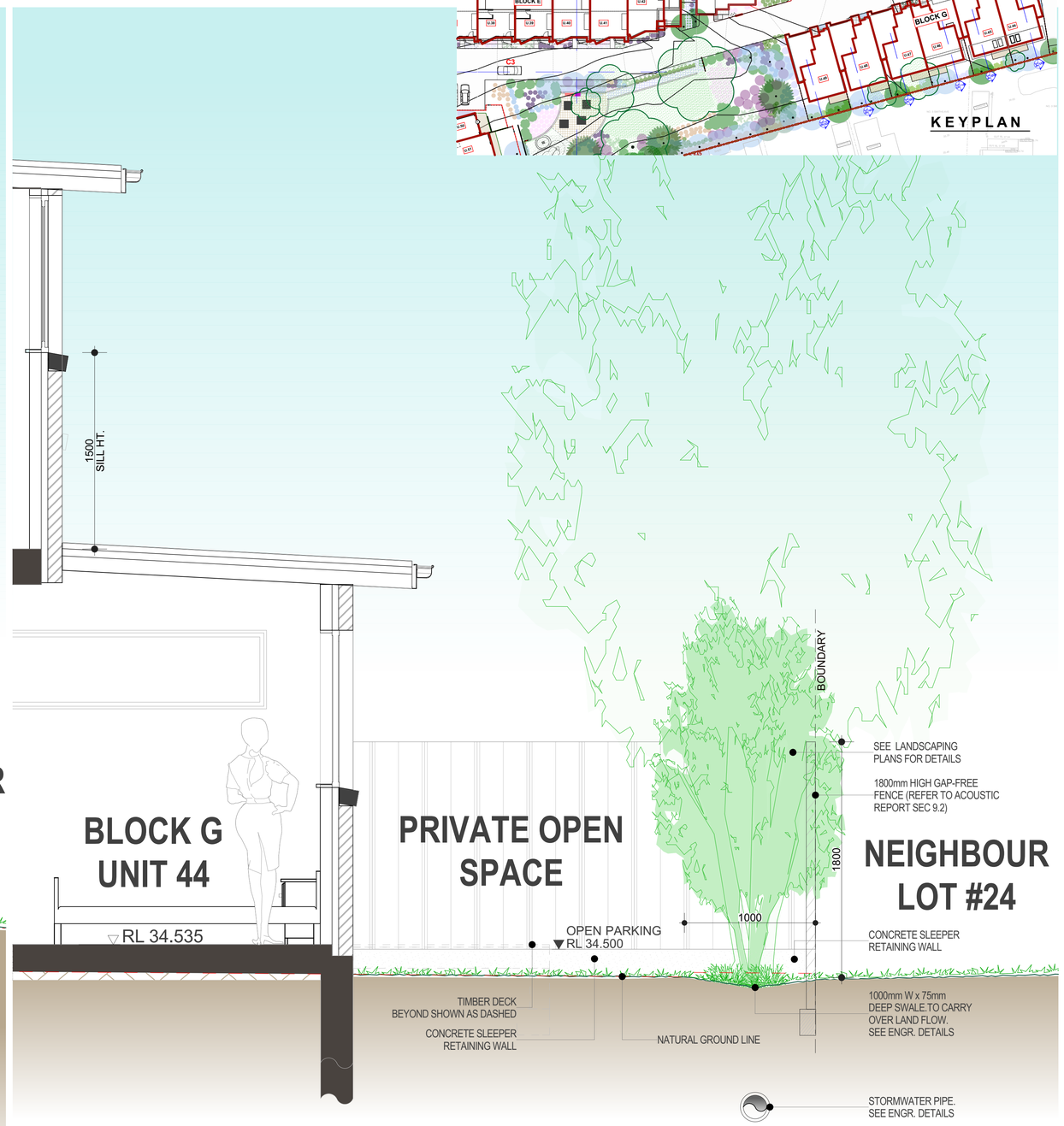
designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:200	22020-33	E



6 PRIVACY SECTION 6 (UNIT 45)
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.



5 PRIVACY SECTION 5 (UNIT 44)
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 LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH
1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

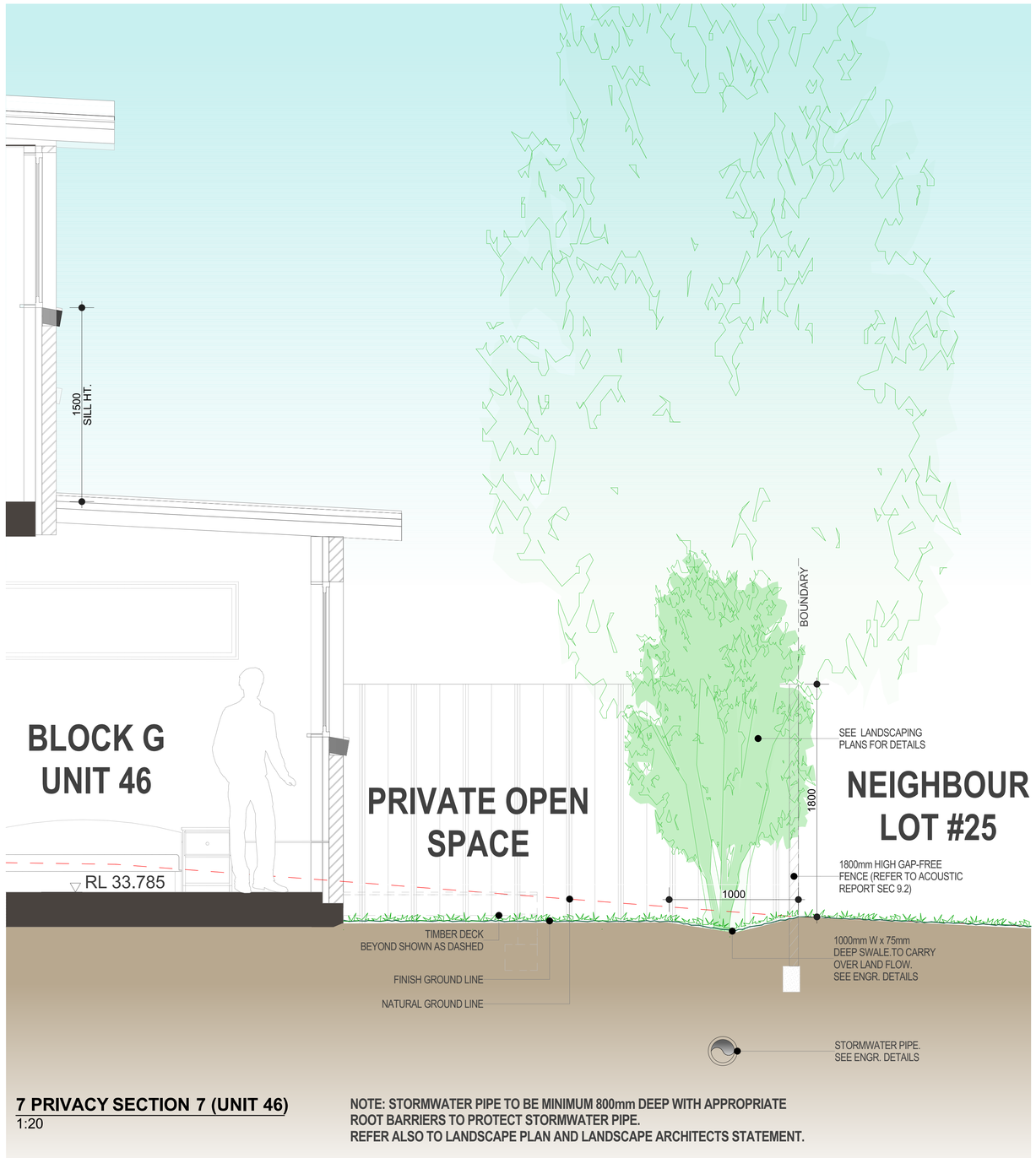
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
PRIVACY SECTION 3 OF 5

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

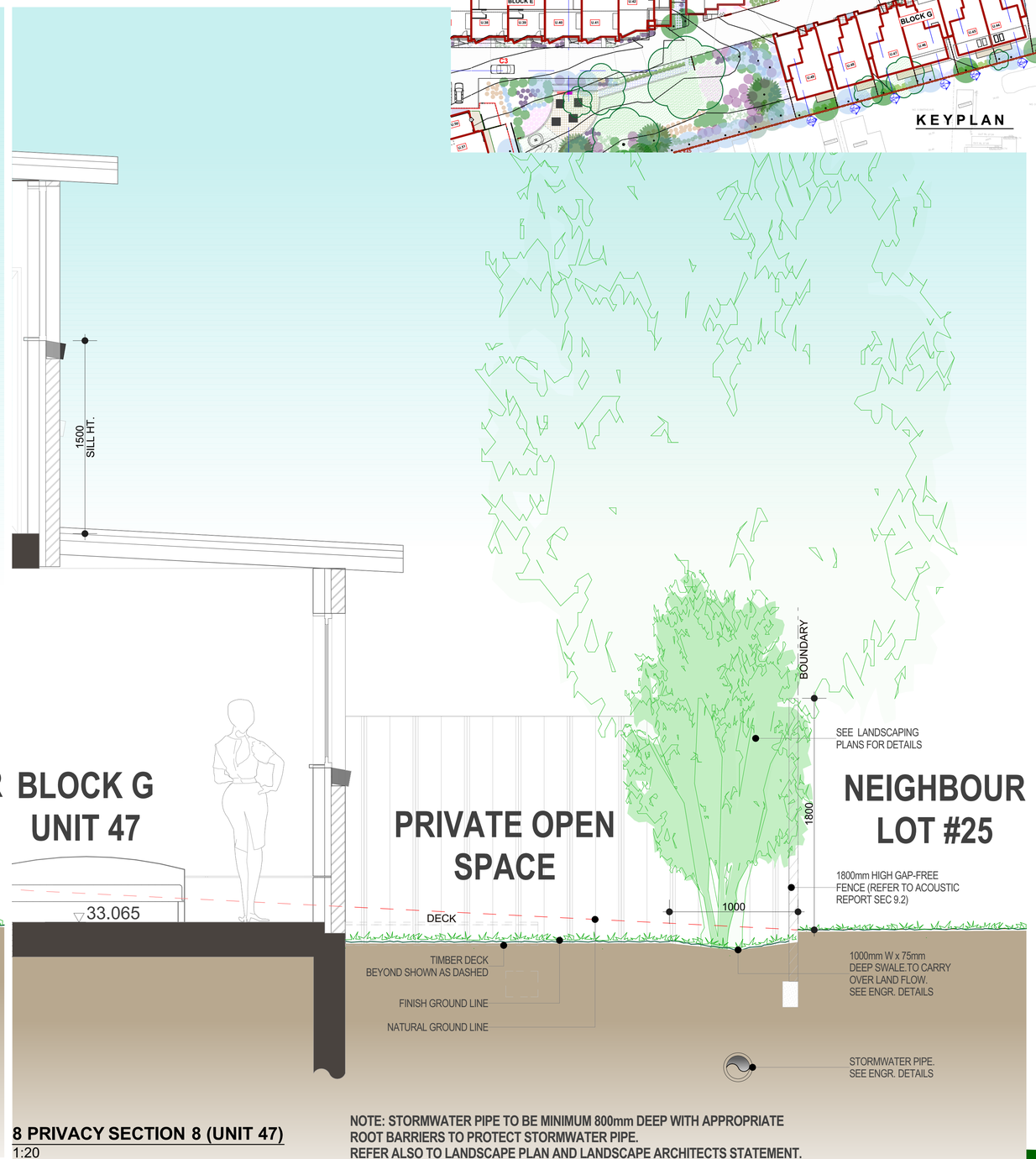
designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:20	22020-34	E



7 PRIVACY SECTION 7 (UNIT 46)
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.



8 PRIVACY SECTION 8 (UNIT 47)
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 LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH
1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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

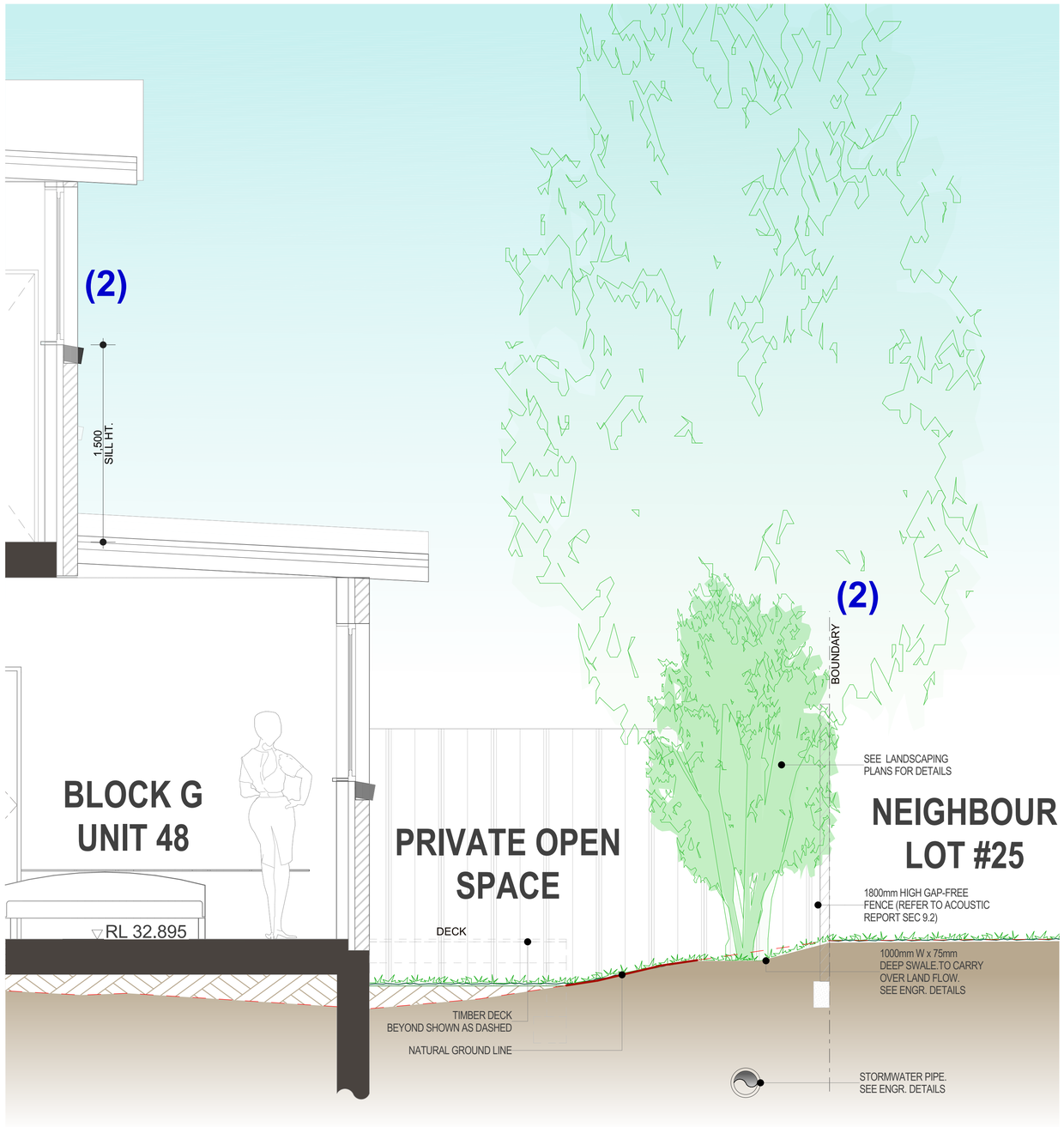
CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
PRIVACY SECTION 4 OF5

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

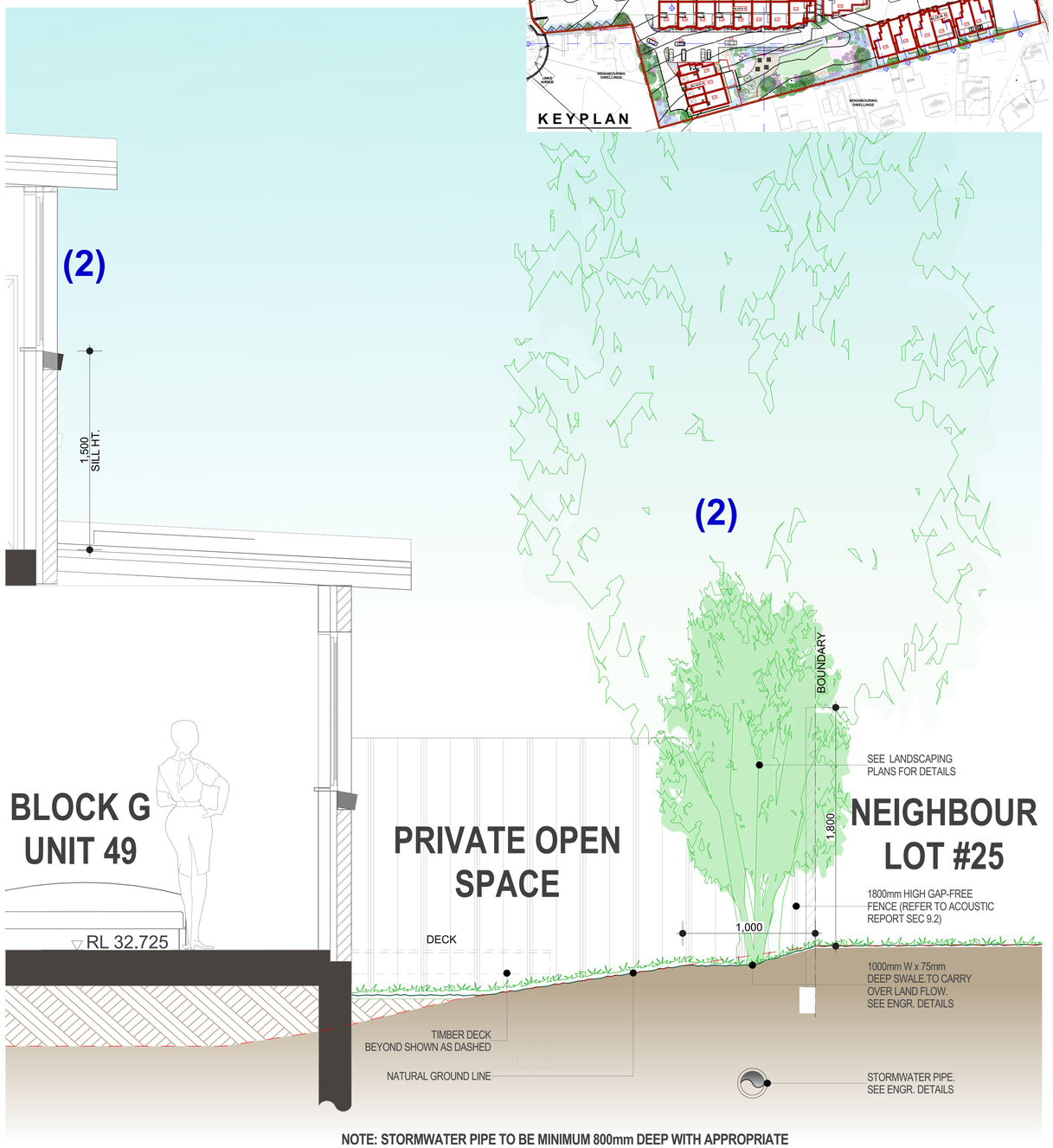
designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:20	22020-35	E



9 PRIVACY SECTION 9 (UNIT 48)
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 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.

AMENDMENTS LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH
1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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 5 OF 5

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

designiche Building Designers
A 1/45 Crosby Street,Greystanes NSW 2145 M 0438 538 118 E orhan@designiche.com.au

COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:20	22020-36	E

FENCING TYPE PLAN
1:300

LEGEND

1. COLORBOND FENCE WITH NO GAPS - TAPERING DOWN FROM 2100mm HIGH TO 1200mm HIGH AT FRONT BOUNDARY
2. COLORBOND FENCE WITH NO GAPS - 2100mm HIGH
3. COLORBOND FENCE WITH NO GAPS - 1800mm HIGH
4. BRICK FENCE WITH NO GAPS - 1800mm HIGH

NOTE: REFER ALSO TO ACOUSTIC REPORT BY " ACOUSTIC NOISE & VIBRATION SOLUTIONS P/L"

AMENDMENTS LIST

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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
FENCING TYPE PLAN & DETAILS

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
FULL MEMBER BDAA
ACCREDITATION (LOW-RISE) No. 6890

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COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:300, 1:100	22020-37	E

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

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.

NSW | Planning, Industry & Environment

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): 13141188936

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 (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
BASEMENT	1089.0	Lift car (No.1)	-	UTILITY ROOM	9.4
BIN STORE	21.0	SERVICES 1	7.9	SERVICES 2	7.9

(ii) Energy	Show on DA plans	Show on CC/CDC 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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
BASEMENT	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	daylight sensor and motion sensor	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
UTILITY ROOM	no mechanical ventilation	-	compact fluorescent	motion sensors	No
BIN STORE	no mechanical ventilation	-	compact fluorescent	motion sensors	No
SERVICES 1	no mechanical ventilation	-	compact fluorescent	motion sensors	No
SERVICES 2	no mechanical ventilation	-	compact fluorescent	motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	geared traction with V V A C motor	Number of levels (including basement): 2

Description of project

Project address	
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.	-
Project type	
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
Site details	
Site area (m²)	11961.47
Roof area (m²)	4486.17
Non-residential floor area (m²)	-
Residential car spaces	110
Non-residential car spaces	47

Common area landscape	
Common area lawn (m²)	172.5
Common area garden (m²)	369.1
Area of indigenous or low water use species (m²)	-
Assessor details	
Assessor number	20327
Certificate number	73304951
Climate zone	28
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No
Project score	
Water	✔ 41 — Target 40
Thermal Comfort	✔ Pass — Target Pass
Energy	✔ 51 — Target 50

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses
   - (a) Dwellings
     - (i) Water
     - (ii) Energy
     - (iii) 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
   - (ii) Energy

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

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC 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.			

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

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 (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	4 or more bedrooms	156.0	0.0	128.02	-
2	4 or more bedrooms	156.0	0.0	44.03	-
3	4 or more bedrooms	156.0	0.0	44.93	-
4	4 or more bedrooms	156.0	0.0	44.93	-
5	4 or more bedrooms	156.0	0.0	43.67	-
6	4 or more bedrooms	156.0	0.0	43.37	-
7	4 or more bedrooms	156.0	0.0	45.16	-
8	4 or more bedrooms	156.0	0.0	44.93	-
9	4 or more bedrooms	156.0	0.0	43.67	-
10	4 or more bedrooms	156.0	0.0	43.92	-
11	4 or more bedrooms	156.0	0.0	46.02	-
12	4 or more bedrooms	156.0	0.0	44.58	-
13	4 or more bedrooms	156.0	0.0	44.03	-
14	4 or more bedrooms	156.0	0.0	44.93	-
15	4 or more bedrooms	156.0	0.0	44.93	-
16	4 or more bedrooms	156.0	0.0	43.67	-
17	4 or more bedrooms	156.0	0.0	44.03	-
18	4 or more bedrooms	156.0	0.0	44.93	-
19	4 or more bedrooms	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 or more bedrooms	133.0	0.0	35.39	-
37	4 or more bedrooms	135.0	0.0	34.35	-
38	4 or more bedrooms	133.0	0.0	34.36	-
39	4 or more bedrooms	135.0	0.0	34.18	-
40	4 or more bedrooms	133.0	0.0	34.19	-
41	4 or more bedrooms	135.0	0.0	34.18	-
42	4 or more bedrooms	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	6.0	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	-

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC 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 plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC 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 m3/m²/yr)	Area adjusted cooling load (in m3/m²/yr)
All dwellings	47.0	37.0

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground(m²)	Suspended floor with open subfloor (m²)	Suspended floor with endclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
All dwellings	65	-	-	-	No

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	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	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC 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 system/s 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 day/night 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 fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔

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 CC/CDC 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

(ii) Energy	Show on DA plans	Show on CC/CDC 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 LIST

ISSUE	DATE	AMENDMENTS	DRAWN
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B	30.05.23	DA RE-SUBMISSION	O.K, R.B
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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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
BASIX SPECIFICATIONS

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
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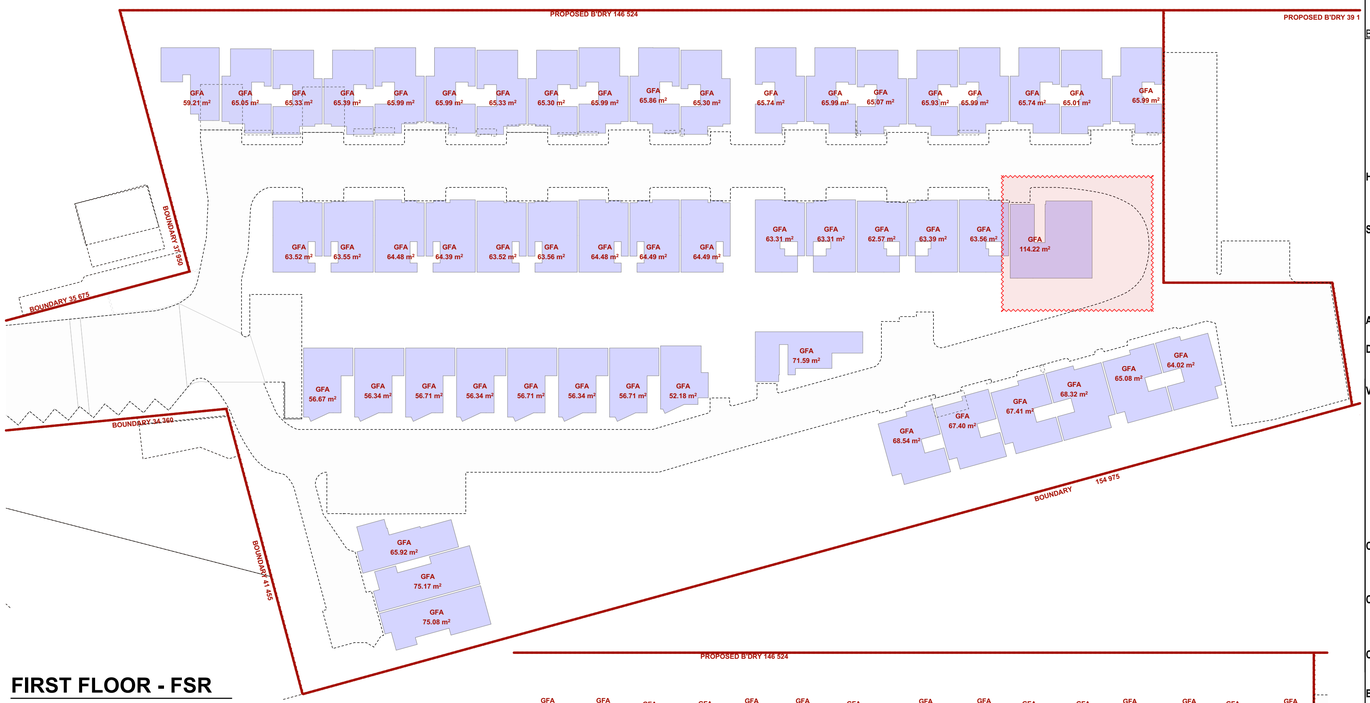
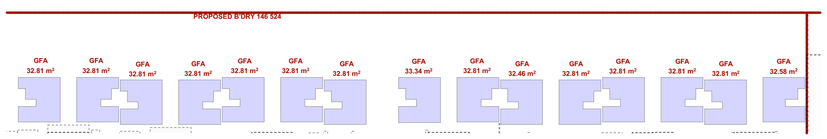
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD		22020-38	E

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	6910.80m²	YES
BALANCED BUILDING FORM				
O/A Gross Floor Areas of upper floors		3875.67m²		
O/A Gross Floor Areas of gd floors		2997.17m²		
Max percentage of Upper Flrs to Gd Flr areas		65%max	129%	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		900mm		
- North Side		N/A	-	-
- 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	Blocks C-E	7.0m	9 - 9.3m	YES
	Blocks D-F	7.0m	7 - 8.15m	YES
- Min. separation between dwellings across western roadway	Blocks A-C	8.85m	8.85m	YES
	Blocks B-D	8.85m	8.85m	YES
- Min. separation between dwellings across eastern roadway	Blocks F-G	8.40m	8.5m	YES
	Blocks E-H	8.40m	13.147m	YES
HEIGHT				
Storeys		Max 2+attic	2 + attic	YES
Ridge		9.00m	varies	YES
SIZE OF ROOMS & STOREAGE				
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 storeage in garage	- min area	3m²	= > 3m²	YES
	- min width	1.0	= > 1.0m	YES
	- min volume	8m³	= > 8m³	YES
ACCESS FOR ALL RESIDENTS				
1 Unit with Kitc,Bed,Bath @ GF/10 units		5.3	6- Block G(U.44-49)	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 measurs 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 or > 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	1330.34m²	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	59.21		119.27 m²	58.65
		2	3	54.60	65.05		119.65 m²	30.98
		3	3	54.95	65.33		120.28 m²	38.30
		4	3	54.94	65.39		120.33 m²	36.36
		5	4	55.60	65.99	32.81	154.40 m²	34.15
		6	4	55.59	65.99	32.81	154.39 m²	29.86
		7	4	55.17	65.33	32.81	153.31 m²	34.37
		8	4	54.81	65.30	32.81	152.92 m²	32.36
		9	4	55.82	65.99	32.81	154.62 m²	36.66
		10	4	55.82	65.86	32.81	154.49 m²	34.15
		11	4	54.93	65.30	32.81	153.04 m²	34.15
BLOCK B	8	12	4	55.82	65.74	33.34	154.90 m²	32.97
		13	4	55.82	65.99	32.81	154.62 m²	30.42
		14	4	54.87	65.07	32.46	152.40 m²	34.15
		15	4	55.78	65.93	32.81	154.52 m²	36.66
		16	4	55.82	65.99	32.81	154.62 m²	32.36
		17	4	55.88	65.74	32.81	154.43 m²	29.86
		18	4	54.84	65.01	32.81	152.66 m²	29.86
		19	4	56.52	65.99	32.58	155.09 m²	38.30
BLOCK C	9	20	3	50.70	63.52		114.22 m²	36.85
		21	3	50.69	63.55		114.24 m²	32.83
		22	3	51.35	64.48		115.83 m²	32.22
		23	3	51.35	64.39		115.74 m²	32.22
		24	3	50.70	63.52		114.22 m²	32.22
		25	3	50.69	63.56		114.25 m²	32.22
		26	3	51.65	64.48		116.13 m²	32.22
		27	3	51.35	64.49		115.84 m²	32.22
		28	3	50.53	64.49		115.02 m²	32.22
BLOCK D	6	29	3	51.35	63.31		114.66 m²	32.83
		30	3	51.37	63.31		114.68 m²	32.83
		31	3	50.41	62.57		112.98 m²	32.22
		32	3	51.24	63.39		114.63 m²	32.22
		33	3	51.46	63.56		115.02 m²	32.22
		34	5	108.74	114.22		222.96 m²	51.54
BLOCK E	8	35	3	62.35	56.67		119.02 m²	35.02
		36	3	62.13	56.34		118.47 m²	34.37
		37	3	62.29	56.71		119.00 m²	34.37
		38	3	62.13	56.34		118.47 m²	34.37
		39	3	62.29	56.71		119.00 m²	34.37
		40	3	62.13	56.34		118.47 m²	34.37
		41	3	62.29	56.71		119.00 m²	35.57
		42	3	59.75	52.18		111.93 m²	40.08
F	1	43	3	71.59	57.15		128.74 m²	25.95
BLOCK G	6	44 (AD)	3 (1)	61.93	64.02		125.95 m²	47.69
		45 (AD)	3 (1)	62.24	65.08		127.32 m²	27.43
		46 (AD)	3 (1)	65.89	68.32		134.21 m²	28.50
		47 (AD)	3 (1)	66.06	67.41		133.47 m²	28.08
		48 (AD)	3 (1)	65.84	67.40		133.24 m²	28.49
		49 (AD)	3 (1)	65.95	68.54		134.49 m²	29.36
H	3	50	3	52.48	65.92		118.40 m²	25.05
		51	3	61.38	75.17		136.55 m²	27.49
		52	3	61.67	75.08		136.75 m²	38.64
TOTAL				2,997.17 m²	3,383.57 m²	492.10 m²	6,910.80 m²	
GARBAGE BIN & SERVICES FSR				37.96 m²				

* (AD) - ADAPTABLE UNITS

AMENDMENTS LIST

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
E	12.12.24	PLANNING PANEL REQUESTED CHANGES	O.K, R.B

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NORTH

1:100 1 2 3 4 5m
1:200 2 4 6 8 10m

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 52 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
CONTROL TABLE

bdaa ACCREDITED BUILDING DESIGNER
ORHAN KABA
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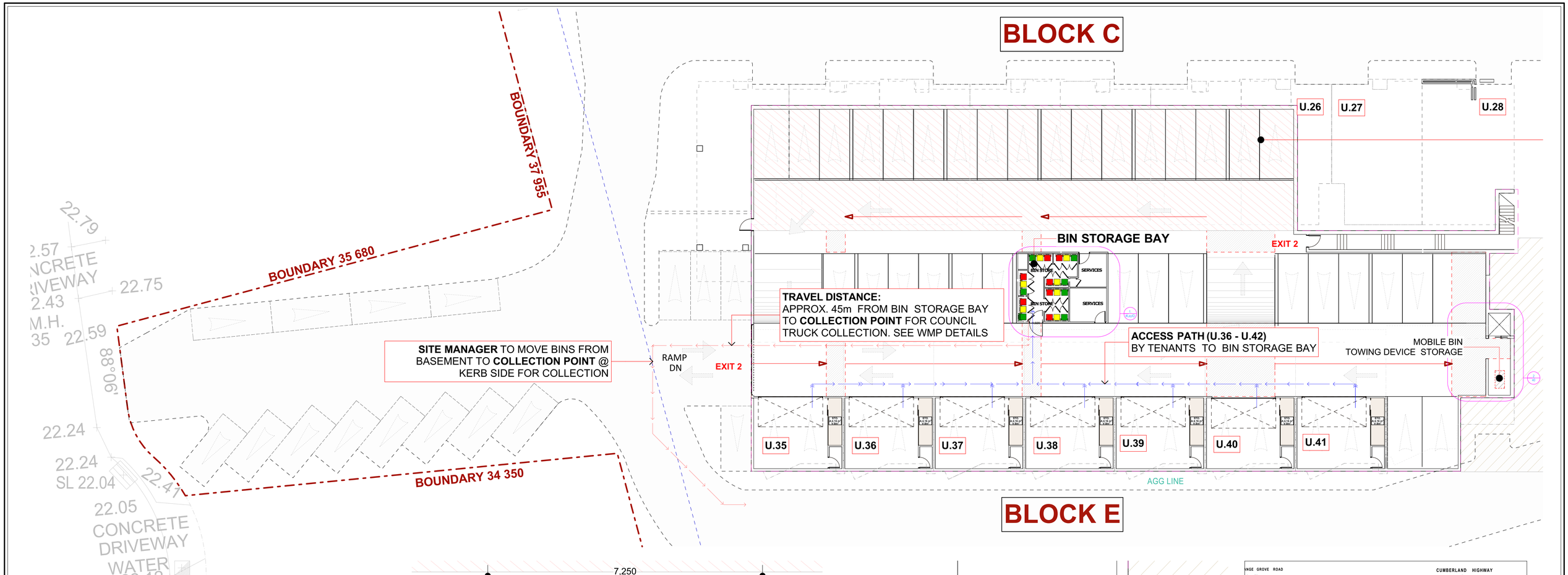
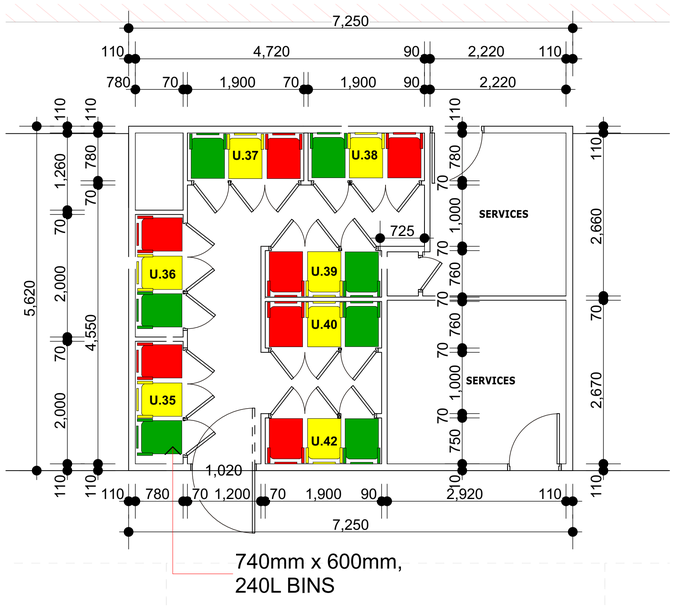
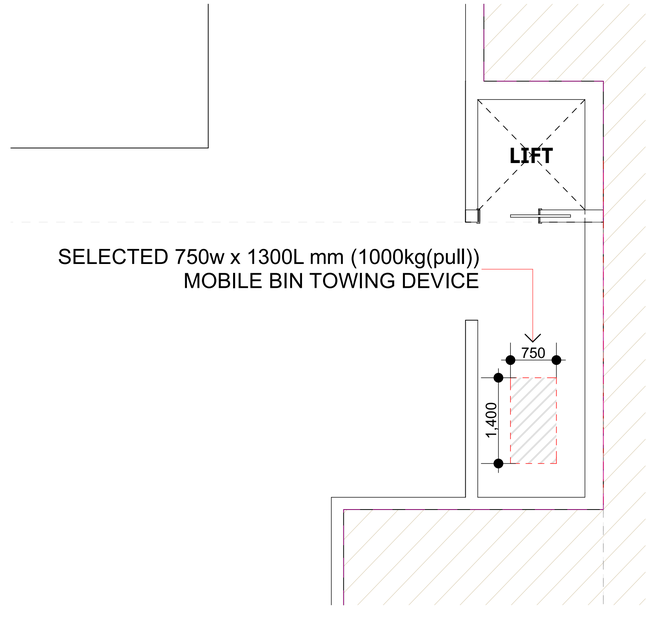
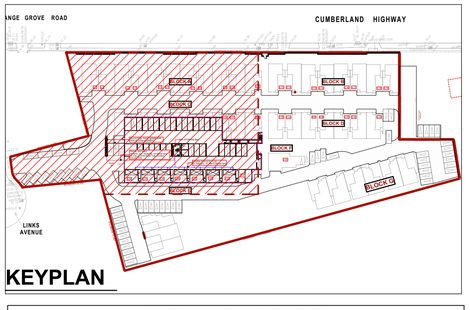
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD		22020-39	E









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
	SITE MANAGER TO MOVE BINS TO KERB-SIDE FOR COUNCIL COLLECTION

WASTE MANAGEMENT PLAN 1

1 GARBAGE BIN DETAILS 1:50

2 MOBILE BIN TOW DEVICE STOREAGE

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STAGE 1: 52 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING

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CLIENT
TCON CONSTRUCTIONS

DRAWING TITLE
WASTE MANAGEMENT PLAN 1

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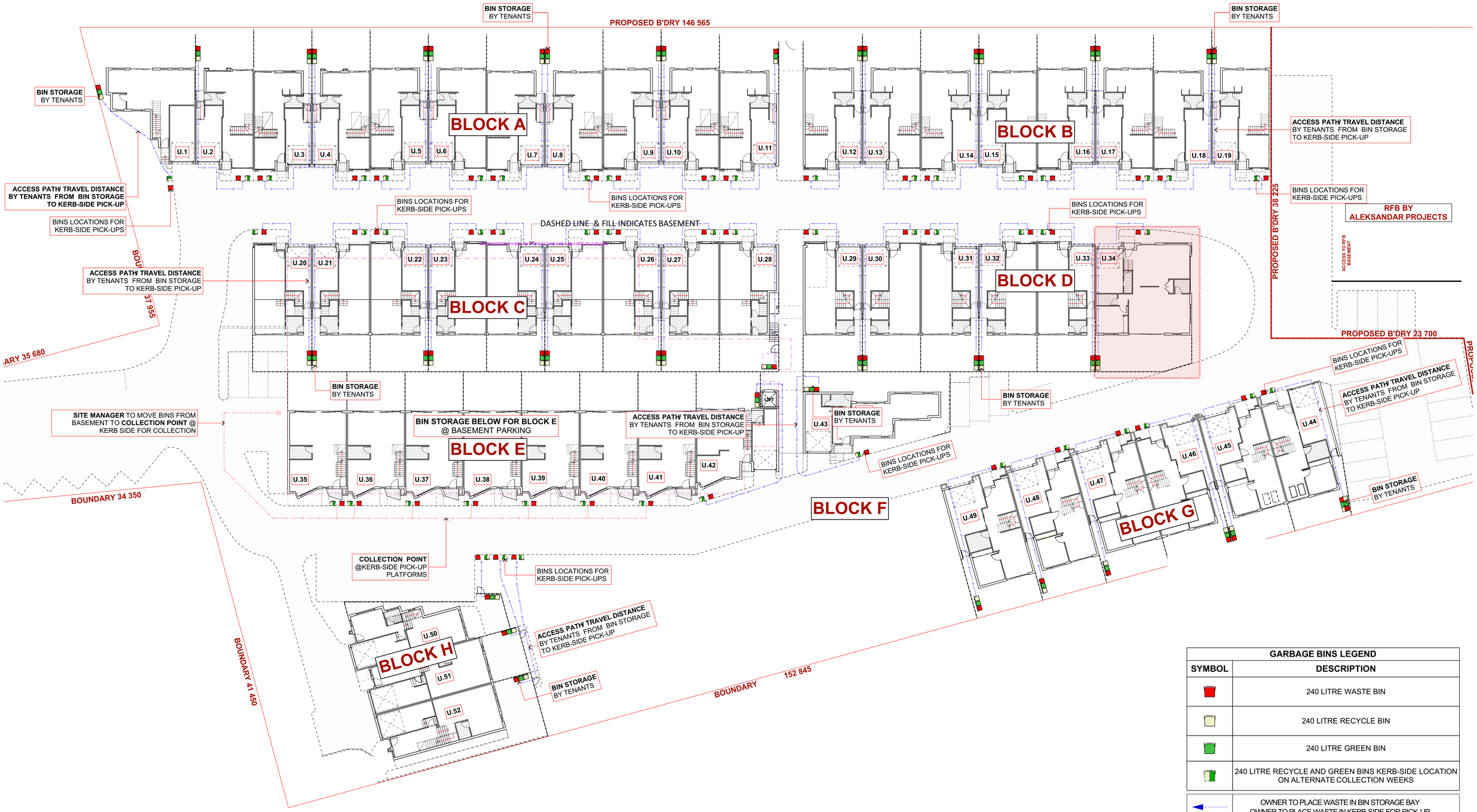
COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD		22020-40	E



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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COUNCIL	SCALE	DRAWING NO	ISSUE
FAIRFIELD	1:225	22020-41	E