ALEKSANDAR
PROJECTS

AMENDED DEVELOPMENT APPLICATION DOCUMENTATION

ARCHITECTURAL DOCUMENTATION FOR STAGE 2 - RESIDENTIAL FLAT BUILDING

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

DRAWING LIST

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

BASIX COMMITMENTS - Certificate number: 1345214M

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

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

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

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

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

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

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

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

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

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

BCA requirements:

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

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

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

KI

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

REVISION: F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE: STAGE 2: COVER PAGE, BCA + BASIX REQUIREMENTS

PROJECT NO. 21024

DRAWING NO. DA00

REVISION F

SCALE @ A2 NTS
DRAWN BY MJ
CHECKED BY AJ

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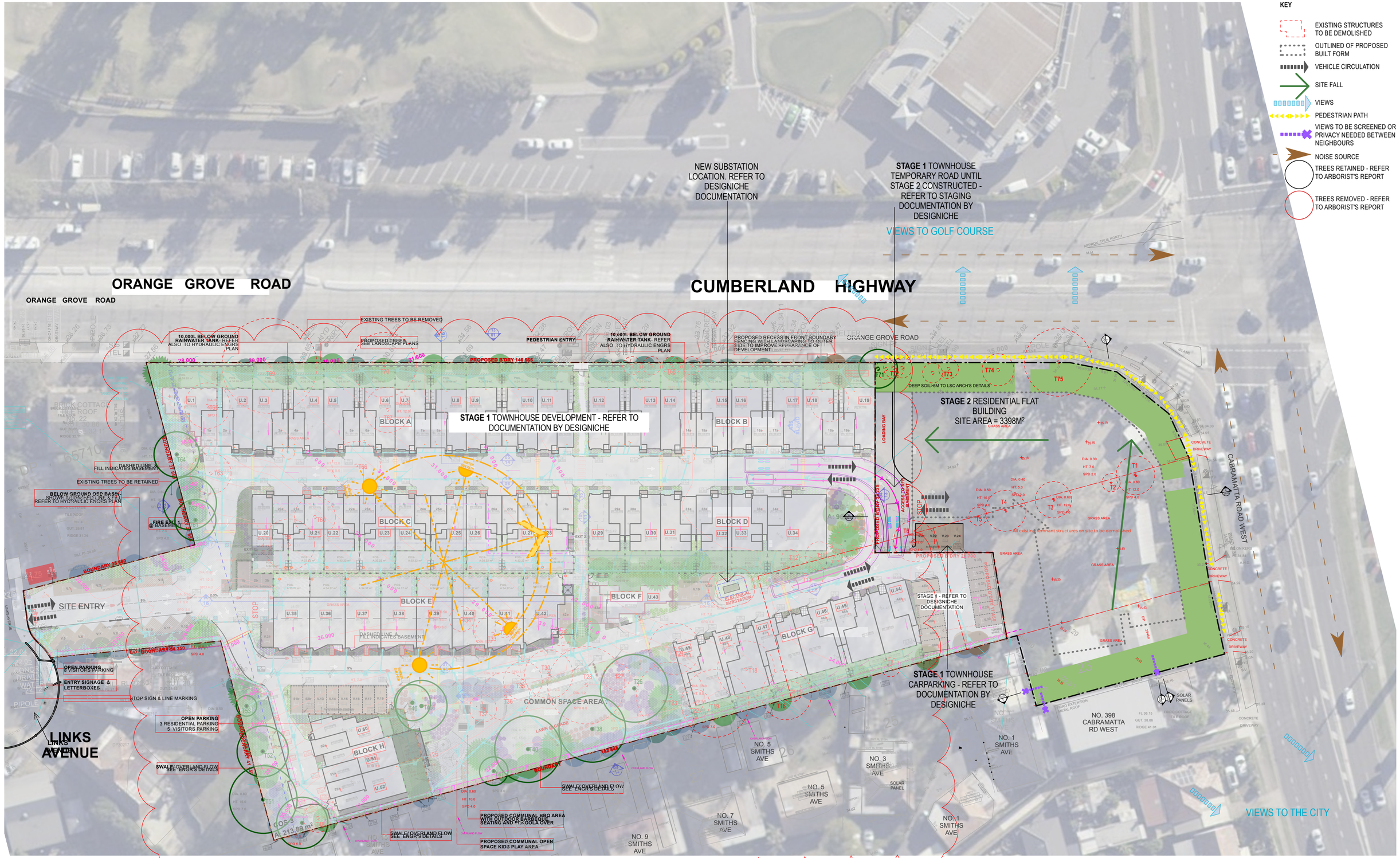

KEY / NOTES

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REVISION

F	PANEL REQUESTED AMENDMENTS	4.12.24

TITLE: STAGE 2: SITE ANALYSIS + DEMOLITION PLAN

SCALE @ A2: 1:450
DRAWN BY: MJ
CHECKED BY: AJ

PROJECT NO. 21024
DRAWING NO. DA01
REVISION F

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ORANGE GROVE ROAD

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CABRAMATTA ROAD WEST

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

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

FUNCTIONAL BALCONY AREA MEETS MIN. ADG COMPLIANCE (MIN. 2M DEPTH + MIN. 10M² TO FIT A ROUND TABLE + 2-4 CHAIRS)

ADDITIONAL BALCONY AREA

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

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

RIGGING POINTS TO ALL ROOFS TO AS

TOP OF SERVICES + SCREENING RL54.95

RL54.05

HOT WATER PLANT

SERVICES AREA - ALL LAYOUTS INDICATIVE ONLY - SUBJECT TO DETAILED DESIGN BY SERVICES ENGINEERS AT CC STAGE

TOP OF SERVICES + SCREENING RL55.15

LIFT RL55.15

SERVICE HATCH

CAR PARK EXHAUST RL55.15

HRV LOADING BAY

HAB (LOWER ZONE)

NON (LOWER ZONE)

SCREENING <1.4M H

A/C UNITS FOR ALL APARTMENTS WHERE A/C UNITS NOT WITHIN A BALCONY SERVICE AREA

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

REFER TO DESIGNICHE DOCUMENTATION

FOR ALL LANDSCAPING REFER TO A TOTAL CONCEPT DOCUMENTATION

STAGE 1 - REFER TO DESIGNICHE DOCUMENTATION

STAGE 1 - VISITOR PARKING FOR TOWNHOUSES REFER TO DESIGNICHE DOCUMENTATION

POOL + POOL FENCING TO LSC DETAILS

SOLAR PANELS

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

KERB INLET PIT

BUS SHELTER

SIGN

ISLAND

POLE

BMED 34.86 SIG

SL ON KERB RL 34.84

A.H.D.

CLIENT	TCON CONSTRUCTIONS PTY LTD	ADDRESS	400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA	PROJECT NO.	21024
REVISION	F PANEL REQUESTED AMENDMENTS 4.12.24	TITLE	STAGE 2: SITE + ROOF PLAN	DRAWING NO.	DA02
				REVISION	F
				SCALE @ A2	1:200
				DRAWN BY	MJ
				CHECKED BY	AJ

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KEY / NOTES

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ADDRESS
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REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE
STAGE 2: BASEMENT 2 PLAN

PROJECT NO. 21024
DRAWING NO. DA03
REVISION F
SCALE @ A2 1:200
DRAWN BY MJ
CHECKED BY AJ

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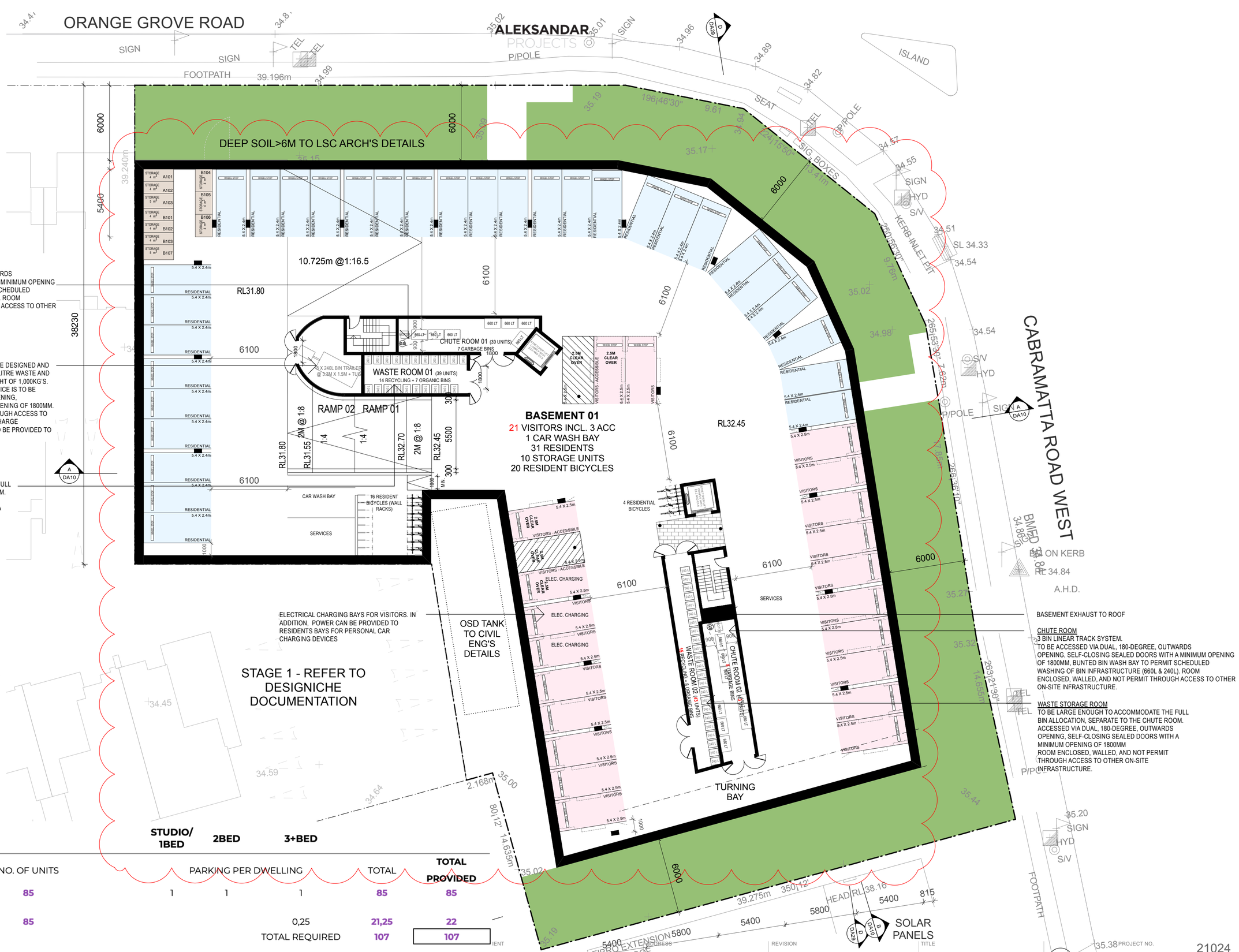

CHUTE ROOM
3 BIN LINEAR TRACK SYSTEM.
TO BE ACCESSED VIA DUAL, 180-DEGREE, OUTWARDS OPENING, SELF-CLOSING SEALED DOORS WITH A MINIMUM OPENING OF 1800MM, BUNTED BIN WASH BAY TO PERMIT SCHEDULED WASHING OF BIN INFRASTRUCTURE (660L & 240L). ROOM ENCLOSED, WALLED, AND NOT PERMIT THROUGH ACCESS TO OTHER ON-SITE INFRASTRUCTURE.

BIN TUG/TOWING DEVICE
THE APPROVED MOBILE BIN TOWING DEVICE WILL BE DESIGNED AND MANUFACTURED TO TRANSPORT AT LEAST 8 X 240-LITRE WASTE AND RECYCLING BINS (WITH THE TRAILER), WITH A WEIGHT OF 1,000KG'S. THE STORAGE AREA FOR THE BIN TUG/TOWING DEVICE IS TO BE ACCESSED VIA DUAL, 180-DEGREE, OUTWARDS OPENING, SELF-CLOSING SEALED DOORS WITH A MINIMUM OPENING OF 1800MM. ROOM ENCLOSED, WALLED, AND NOT PERMIT THROUGH ACCESS TO OTHER ON-SITE INFRASTRUCTURE. ELECTRICAL CHARGE CAPABILITIES (SPECIFIC TO SYSTEM PROPOSED) TO BE PROVIDED TO PERMIT SCHEDULED CHARGING.

WASTE STORAGE ROOM
TO BE LARGE ENOUGH TO ACCOMMODATE THE FULL BIN ALLOCATION, SEPARATE TO THE CHUTE ROOM. ACCESSED VIA DUAL, 180-DEGREE, OUTWARDS OPENING, SELF-CLOSING SEALED DOORS WITH A MINIMUM OPENING OF 1800MM ROOM ENCLOSED, WALLED, AND NOT PERMIT THROUGH ACCESS TO OTHER ON-SITE INFRASTRUCTURE.

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

ELECTRICAL CHARGING BAYS FOR VISITORS. IN ADDITION, POWER CAN BE PROVIDED TO RESIDENTS BAYS FOR PERSONAL CAR CHARGING DEVICES

BASEMENT EXHAUST TO ROOF

CHUTE ROOM
3 BIN LINEAR TRACK SYSTEM.
TO BE ACCESSED VIA DUAL, 180-DEGREE, OUTWARDS OPENING, SELF-CLOSING SEALED DOORS WITH A MINIMUM OPENING OF 1800MM, BUNTED BIN WASH BAY TO PERMIT SCHEDULED WASHING OF BIN INFRASTRUCTURE (660L & 240L). ROOM ENCLOSED, WALLED, AND NOT PERMIT THROUGH ACCESS TO OTHER ON-SITE INFRASTRUCTURE.

WASTE STORAGE ROOM
TO BE LARGE ENOUGH TO ACCOMMODATE THE FULL BIN ALLOCATION, SEPARATE TO THE CHUTE ROOM. ACCESSED VIA DUAL, 180-DEGREE, OUTWARDS OPENING, SELF-CLOSING SEALED DOORS WITH A MINIMUM OPENING OF 1800MM ROOM ENCLOSED, WALLED, AND NOT PERMIT THROUGH ACCESS TO OTHER ON-SITE INFRASTRUCTURE.

VEHICLES	NO. OF UNITS	STUDIO/ 1BED	2BED	3+BED	PARKING PER DWELLING	TOTAL	TOTAL PROVIDED
RESIDENTS	85	1	1	1		85	85
VISITORS	85			0,25		21,25	22
				TOTAL REQUIRED		107	107

	MIN. REQUIRED	TOTAL MIN.	
VISITORS ACCESSIBLE	0,1	2,1	3
RESIDENTIAL ADAPTABLE	0,1	8,5	9
RESIDENTIAL BIKE SPACES	1 PER 2 UNITS	44	44
VISITOR BICYCLE SPACES	1 PER 10 UNITS	9	9

KEY .

TCON CONSTRUCTIONS PTY LTD

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

REVISION		
F	PANEL REQUESTED AMENDMENTS	4.12.24

STAGE 2: BASEMENT 1 PLAN

PROJECT NO. 21024

DRAWING NO. DA04

REVISION F

SCALE @ A2 1:200
DRAWN BY MJ
CHECKED BY AJ

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ORANGE GROVE ROAD

CABRAMATTA ROAD WEST

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1.2M HIGH PALISADE STREET FENCE REPLACED WITH 1.8M HIGH SOLID, MOSAIC CLAD WALL AS REQUESTED
LETTERBOXES REORIENTATED SO PERPENDICULAR TO STREET
PATH ON SITE REMOVED + ADD MORE TREES ADDED - REFER LSC DOCUMENTION

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

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

TEMP. WASTE COLLECTION AREA
THE WASTE COLLECTION AREA LOCATED ON GROUND FLOOR TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE FULL BIN ALLOCATION:16X660L GARBAGE BINS, 29X 240L RECYCLING BINS, 15X 240L ORGANICS BINS. A MINIMUM 200MM CLEARANCE PROVIDED BETWEEN RESPECTIVE BINS FOR MANOEUVRABILITY. THE ROOM TO BE ACCESSED VIA DUAL, 180-DEGREE, OUTWARDS OPENING, SELF-CLOSING SEALED DOORS WITH A MINIMUM OPENING OF 1800MM.
NOTE: THE PERMANENT STORAGE AREAS AS WITHIN THE BASEMENT. THIS SPACE IS ONLY FOR COLLECTION DAY.

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

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

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

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

REFER TO DESIGNICHE DOCUMENTATION

FOR ALL LANDSCAPING REFER TO A TOTAL CONCEPT DOCUMENTATION

STAGE 1 - VISITOR PARKING FOR TOWNHOUSES REFER TO DESIGNICHE DOCUMENTATION

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

STAGE 1 - REFER TO DESIGNICHE DOCUMENTATION

2 X 1 BED CONVERTED INTO 1 X 3 BED

1.2M HIGH PALISADE STREET FENCE REPLACED WITH SOLID FOR NOISE / COLISION ISSUES LETTERBOXES REORIENTATED SO PERPENDICULAR TO STREET PATH ON SITE REMOVED + ADD MORE TREES ADDED - REFER LSC PLANS

REFER LSC DOCUMENTATION FOR ALL POS AREAS

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

KEY / NOTES

CLIENT
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ADDRESS
400-404, 402A, 404A CABRAMATTA
RELOCATE PLAYGROUND OUT OF 6M WIDE DEEP SOIL AREA -T, 2-18 SUBSTANTIAL TREE PLANTING ADDED WITHIN - REFER LSC PLANS
) AND 6 LINKS AVENUE, CABRAMATTA

REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

STAGE 2: GROUND FLOOR PLAN

PROJECT NO. 21024
DRAWING NO. DA05
REVISION F
SCALE @ A2 1:200
DRAWN BY MJ
CHECKED BY AJ

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ORANGE GROVE ROAD

ALEKSANDAR PROJECTS

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

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

LOBBY SCREENS @ L2-6 @ BALUSTRADE HEIGHT

39.196m

196°46'30" 9.61

224°15'50" 13.41m

265°53'30" 9.76m

265°53'30" 7.62m

265°36'10" 17.85m

263°24'30" 14.655m

80°12' 14.655m

350°12' 39.275m

2.168m

CABRAMATTA ROAD WEST

ROOF BELOW

FUNCTIONAL BALCONY AREA MEETS MIN. ADG COMPLIANCE (MIN. 2M DEPTH + MIN. 10M² TO FIT A ROUND TABLE + 2-4 CHAIRS)

ADDITIONAL BALCONY AREA

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

7500
6000
NON (LOWER ZONE)

9000
HAB (LOWER ZONE)

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

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

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

A205, 305, 405
A204, 304, 404
A203, 303, 403
A202, 302, 402
A201, 301, 401
A206, 306, 406
A207, 307, 407
B201, 301, 401
B202, 302, 402
B203, 303, 403
B204, 304, 404
B208,308,408
B207, 307, 407
B205, 305, 405

SILVER LEVEL

RL38.55

HEAD RL38.16

SCREENING TO FLUSH GLAZING

B206, 306, 406 AMALGAMATED WITH B207, 307, 407. WINDOW IN EASTERN FACADE CLESTORY (1.8M SILL)

WINDOW IN EASTERN FACADE CLERESTORY (1.8M SILL)

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

STAGE 1 - REFER TO DESIGNICHE DOCUMENTATION

FIBRO EXTENSION ROOF

HOBLESS ACCESS TO BALCONY

BENCH REMOVED IF ADAPTED

WARDROBE RELOCATED IF ADAPTED

ADAPTABLE UNIT REFER TO POST ADAPTION PLAN

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

POST ADPATION PLAN

B203, 303, 403, 503
B104, 204, 304, 404, 504

SILVER LEVEL APARTMENTS

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

A201, 301, 401, 501, 601
B201, 301, 401, 501, 601
B105, 205, 305, 405, 505, 605
B603, 604

KEY / NOTES

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION: F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE: STAGE 2: TYPICAL LEVEL 2-4 PLANS

PROJECT NO. 21024

DRAWING NO. DA06

REVISION F

SCALE @ A2 1:200
DRAWN BY MJ
CHECKED BY AJ

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ORANGE GROVE ROAD

ALEKSANDAR PROJECTS

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

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

ADDITIONAL SECONDARY GLAZING ADDED TO SOUTHERN FACADE

WESTERN SCREENING ROTATED TO VERTICAL

STUDIES CONVERTED TO STORAGE

WESTERN SCREENING ROTATED TO VERTICAL

FUNCTIONAL BALCONY AREA MEETS MIN. ADG COMPLIANCE (MIN. 2M DEPTH + MIN. 10M² TO FIT A ROUND TABLE + 2-4 CHAIRS)

ADDITIONAL BALCONY AREA

APARTMENTS A501 + B501 REDUCED IN DEPTH

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

TRIANGULAR BALCONIES REDESIGNED

SCREENING TO FLUSH GLAZING

SCREENING TO FLUSH GLAZING

CABRAMATTA ROAD WEST

CORRIDOR SET IN TO 12M

38230

6000

6000

6000

7500

NON (LOWER ZONE)

REFER 3F-1. NH TO SIDE BOUNDARY = 4.5M + 3M FOR LOWER DENSITY ZONE = 7.5M NOTE SILL HEIGHT + SCREENING TO BE NH

12000

HAB (LOWER ZONE)

RL47.85

REFER 3F-1. H TO SIDE BOUNDARY = 9M + 3M FOR LOWER DENSITY ZONE = 12M

12000

HAB (LOWER ZONE)

STUDY REPLACED BY STORAGE. A/C UNIT MOVED TO ROOF

REFER 3F-1. H TO SIDE BOUNDARY = 9M + 3M FOR LOWER DENSITY ZONE = 12M

12000

HAB (LOWER ZONE)

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

STAGE 1 - REFER TO DESIGNICHE DOCUMENTATION

STORAGE DOOR & WALL REMOVED

SCREENING REPLACED BY WALL

REFER 3F-1. NH TO SIDE BOUNDARY = 4.5M + 3M FOR LOWER DENSITY ZONE = 7.5M NOTE SILL HEIGHT + SCREENING TO BE NH

7500

NON (LOWER ZONE)

9500

9000

12000

9650

7500

NON (LOWER ZONE)

REFER 3F-1. NH TO SIDE BOUNDARY = 4.5M + 3M FOR LOWER DENSITY ZONE = 7.5M

KEY / NOTES

CLIENT	ADDRESS	REVISION	TITLE
TCON CONSTRUCTIONS PTY LTD	400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA	E COUNCIL REQUESTED AMENDMENTS 22.7.24	STAGE 2: LEVEL 5 FLOOR PLAN

PROJECT NO.	21024		
DRAWING NO.	REVISION		
DA07	E		
SCALE @ A2	1:200		
DRAWN BY	MJ		
CHECKED BY	AJ		

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ORANGE GROVE ROAD

ALEKSANDAR PROJECTS

SCREENING ADDED TO FLUSH GLAZING

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

7500

NON (LOWER ZONE)

6000

12000

HAB (LOWER ZONE)

CORRIDOR SET IN TO 12M

38230

RL50.95

APARTMENTS A601 + B601 REDUCED IN DEPTH

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

TRIANGULAR BALCONIES REDESIGNED

SCREENING ADDED TO FLUSH GLAZING

CABRAMATTA ROAD WEST

STUDY REPLACED BY STORAGE. A/C UNIT MOVED TO ROOF

SCREENING ADDED TO FLUSH GLAZING

STORAGE DOOR REMOVED

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

STAGE 1 - REFER TO DESIGNICHE DOCUMENTATION

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

SCREENING REPLACED BY WALL

9650

9000

12000

NON (LOWER ZONE)

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

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

KEY / NOTES

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION: E COUNCIL REQUESTED AMENDMENTS 22.7.24

TITLE: STAGE 2: LEVEL 6 FLOOR PLAN

SCALE @ A2: 1:200

DRAWN BY: MJ

CHECKED BY: AJ

PROJECT NO. 21024

DRAWING NO. DA08

REVISION E

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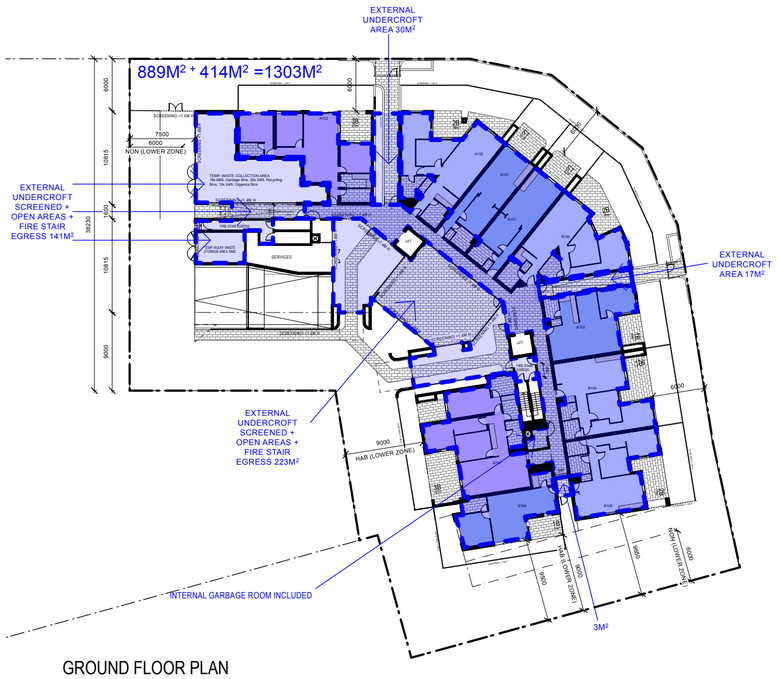
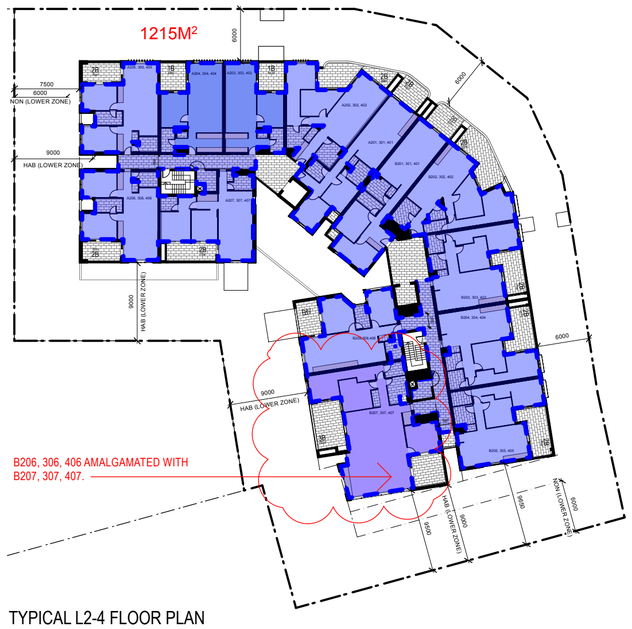


GROUND FLOOR PLAN



TYPICAL L2-4 FLOOR PLAN

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

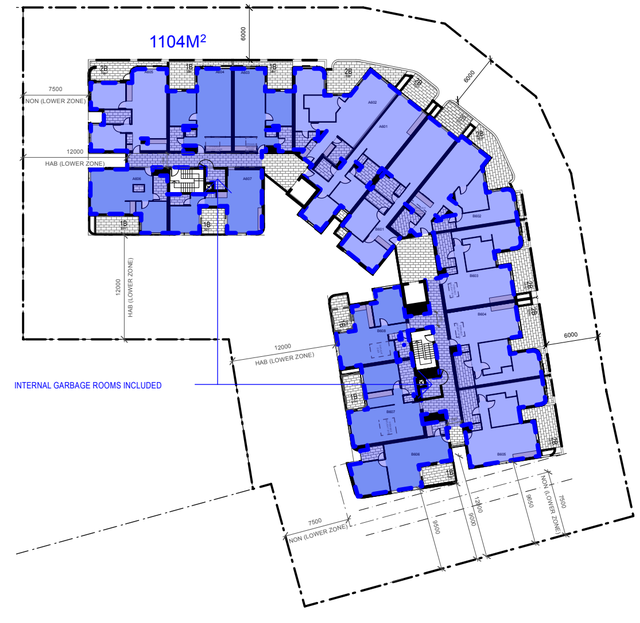
ALL A/C UNITS SHOWN ADJACENT TO BALCONIES / POS ARE IN ADDITION TO AREAS NOTED. IF NO A/C UNIT SHOWN WITH APARTMENT, THE A/C UNIT FOR THAT APARTMENT IS LOCATED ON THE ROOF

STAGE 2: RESIDENTIAL FLAT BUILDING

SITE AREA	3398	M²

	YIELD (GFA M²)	STUDIO	1 BED	2 BED	3 BED
GF	1303	2	2	4	2
L02	**1215**		2	11	1
L03	**1215**		2	11	1
L04	**1215**		2	11	1
L05	1125		7	8	
L06	1104		7	8	
TOTAL	**7177**	**2**	**22**	**53**	**5**
					82
FSR		**2.11**	**:1**		
MAX FSR		2	:1		

L5 FLOOR PLAN



L6 FLOOR PLAN

KEY / NOTES

CLIENT	TCON CONSTRUCTIONS PTY LTD
ADDRESS	400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA
REVISION	G PANEL REQUESTED AMENDMENTS 4.12.24
TITLE	STAGE 2: GFA + APARTMENT NO'S
SCALE @ A2	1:500
DRAWN BY	MJ
CHECKED BY	AJ
PROJECT NO.	21024
DRAWING NO.	DA09
REVISION	G

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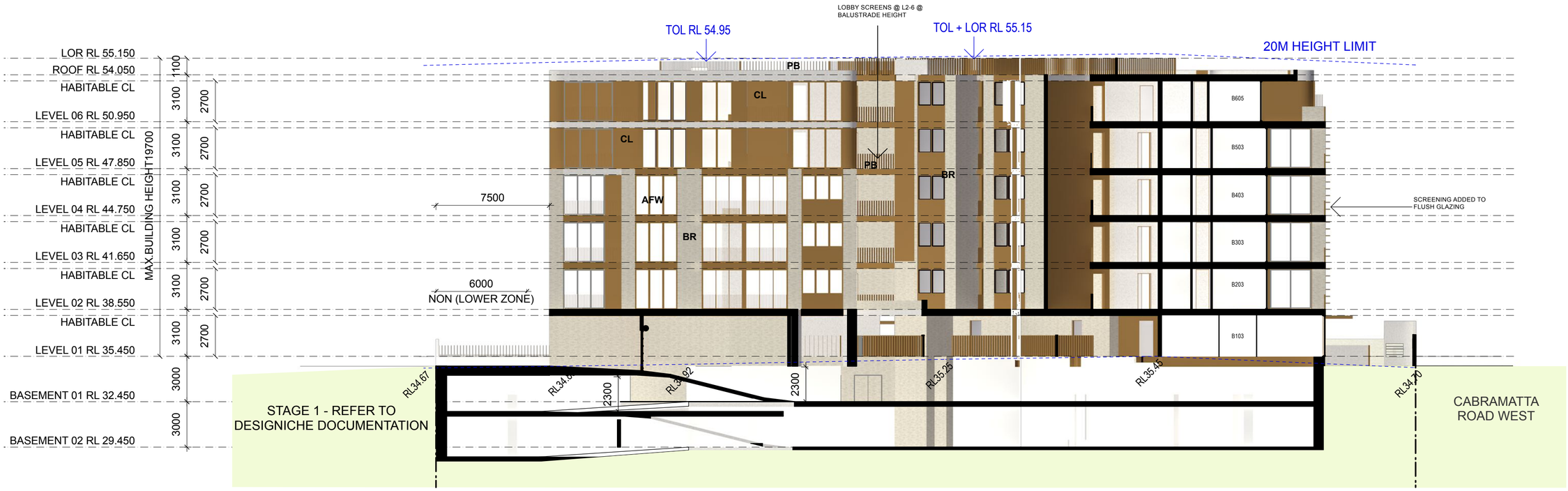
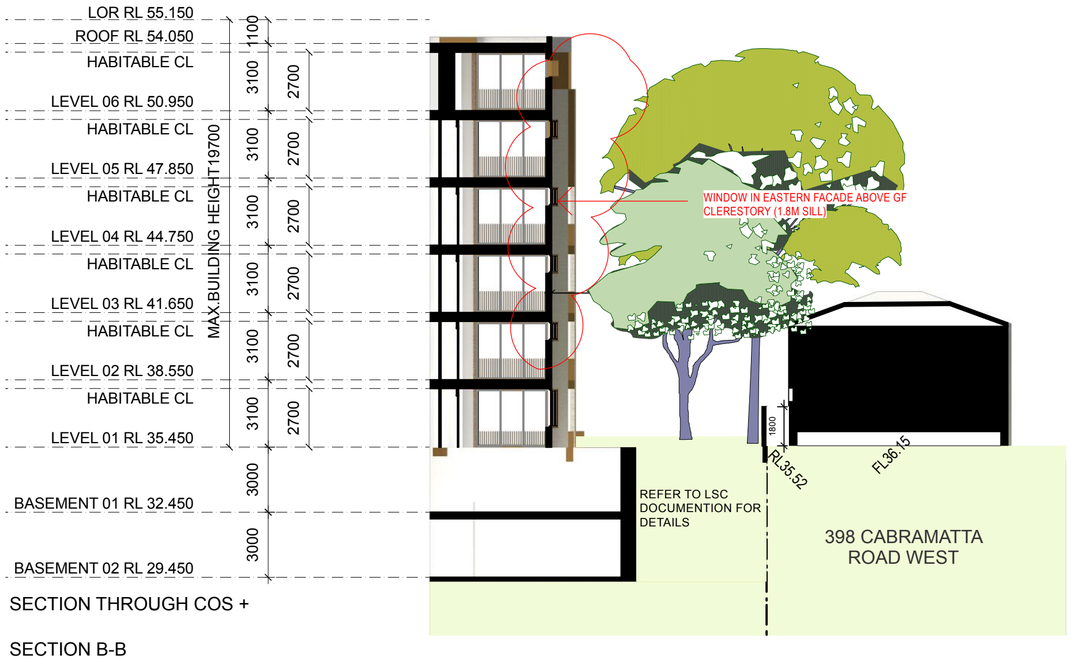


SECTION A-A

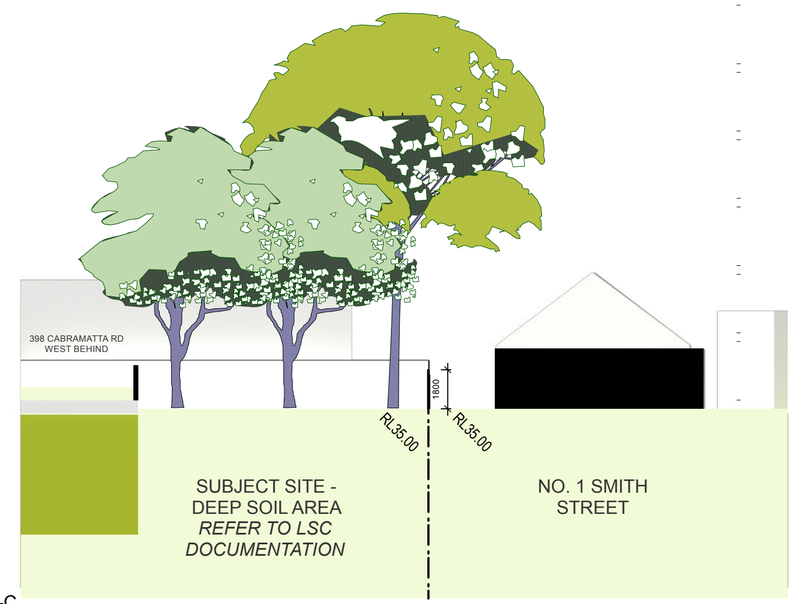
ALL BALCONIES, PRIVATE OPEN SPACES AND CORRIDORS THROUGHOUT THE BUILDING ARE SCREENED WITH <1.4M HEIGHT SCREENING, GAPS NOM. 100MM, <125MM IN COMPLIANCE WITH BCA, ENSURING THESE SPACES ARE PERMANENTLY INCAPABLE OF BEING ENCLOSED

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



SECTION THROUGH COS +

SECTION B-B



SECTION C-C

KEY / NOTES

CLIENT	ADDRESS	REVISION	TITLE
TCON CONSTRUCTIONS PTY LTD	400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA	F PANEL REQUESTED AMENDMENTS 4.12.24	STAGE 2: SECTION A-A, B-B + C-C

PROJECT NO. 21024
DRAWING NO. DA10
REVISION F
SCALE @ A2 1:200
DRAWN BY MJ
CHECKED BY AJ

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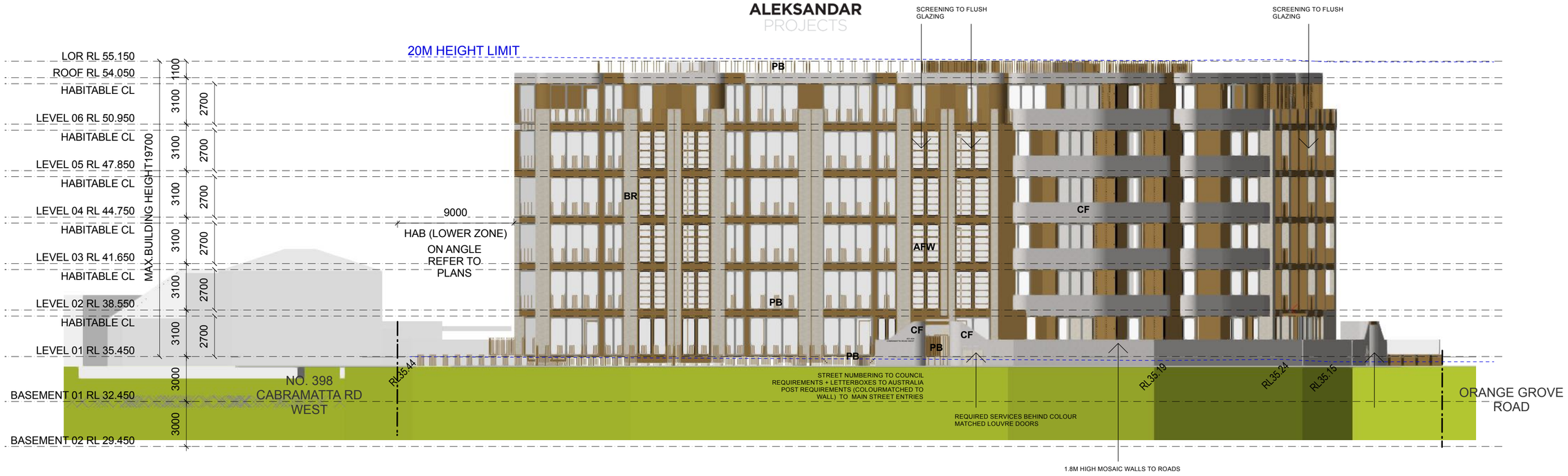
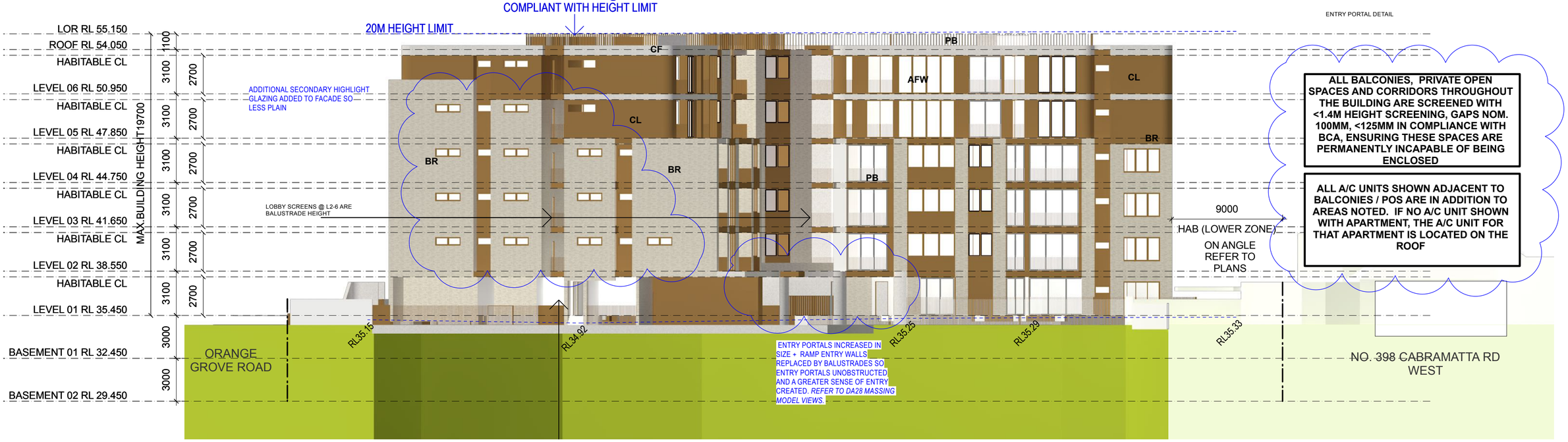


NORTH ELEVATION - CABRAMATTA ROAD WEST

TOL BEHIND RL 55.15 @ 19.97M ABOVE EXISTING GL 35.18

ENTRY PORTAL DETAIL



SOUTH ELEVATION

KEY / NOTES

FINISHES

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

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION: E COUNCIL REQUESTED AMENDMENTS 22.7.24

TITLE: STAGE 2: NORTH + SOUTH ELEVATIONS

SCALE @ A2: 1:200
DRAWN BY: MJ
CHECKED BY: AJ

PROJECT NO. 21024
DRAWING NO. DA11
REVISION E

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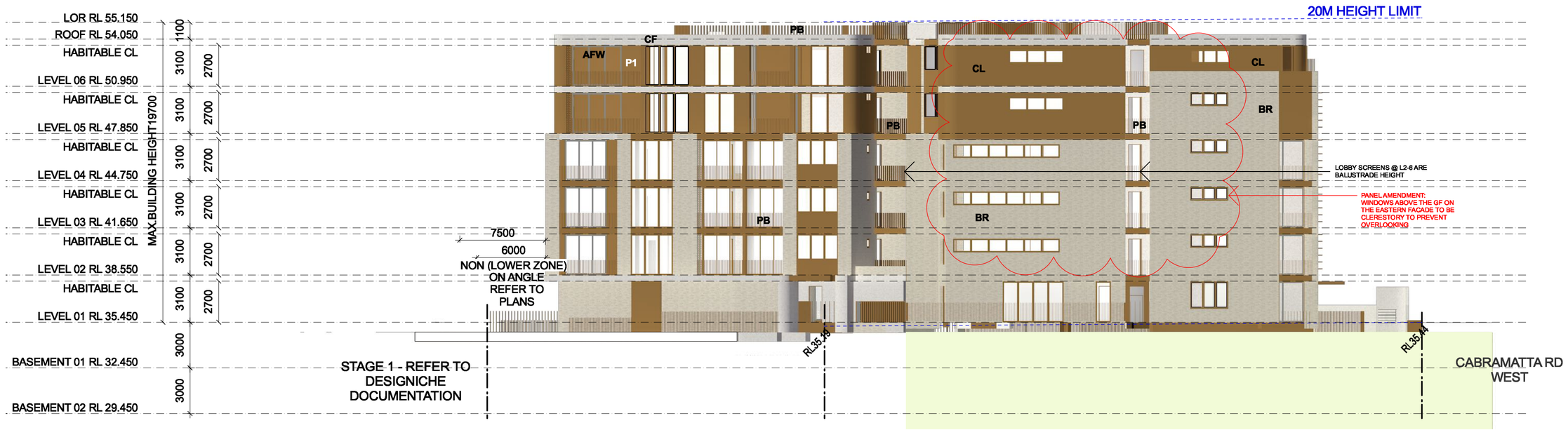
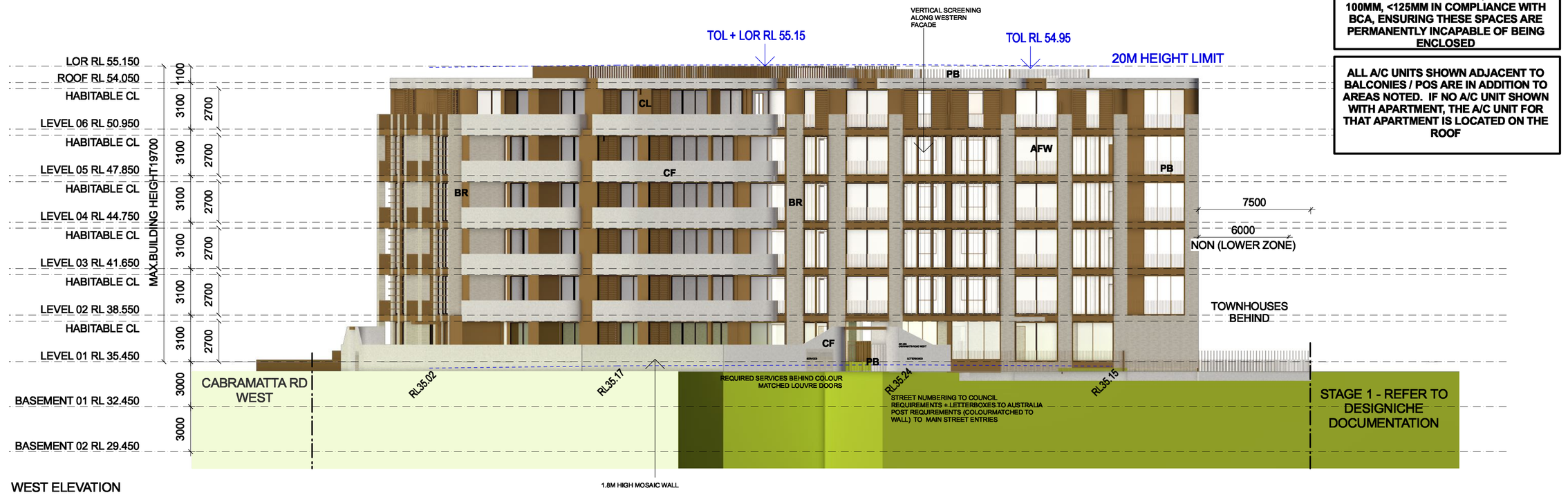


EAST ELEVATION

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

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



WEST ELEVATION

KEY / NOTES

FINISHES

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

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION: F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE: STAGE 2: EAST + WEST ELEVATIONS

PROJECT NO. 21024

DRAWING NO. DA12

REVISION F

SCALE @ A2 1:200
DRAWN BY MJ
CHECKED BY AJ

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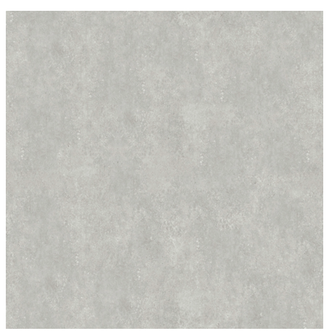
PHOTOMONATGE BY STUDIO 5253



CONCRETE

PALISADE BALUSTRADES TO MATCH WINDOW FRAMES + CLADDING

BRICK

STEEL CLADDING & MATCHING ALUMINIUM WINDOWS

KEY / NOTES

FINISHES

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

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION: E COUNCIL REQUESTED AMENDMENTS 22.7.24

TITLE: STAGE 2: SCHEDULE OF EXTERNAL FINISHES

SCALE @ A2: 1:300
DRAWN BY: MJ
CHECKED BY: AJ

PROJECT NO. 21024
DRAWING NO. DA13
REVISION E

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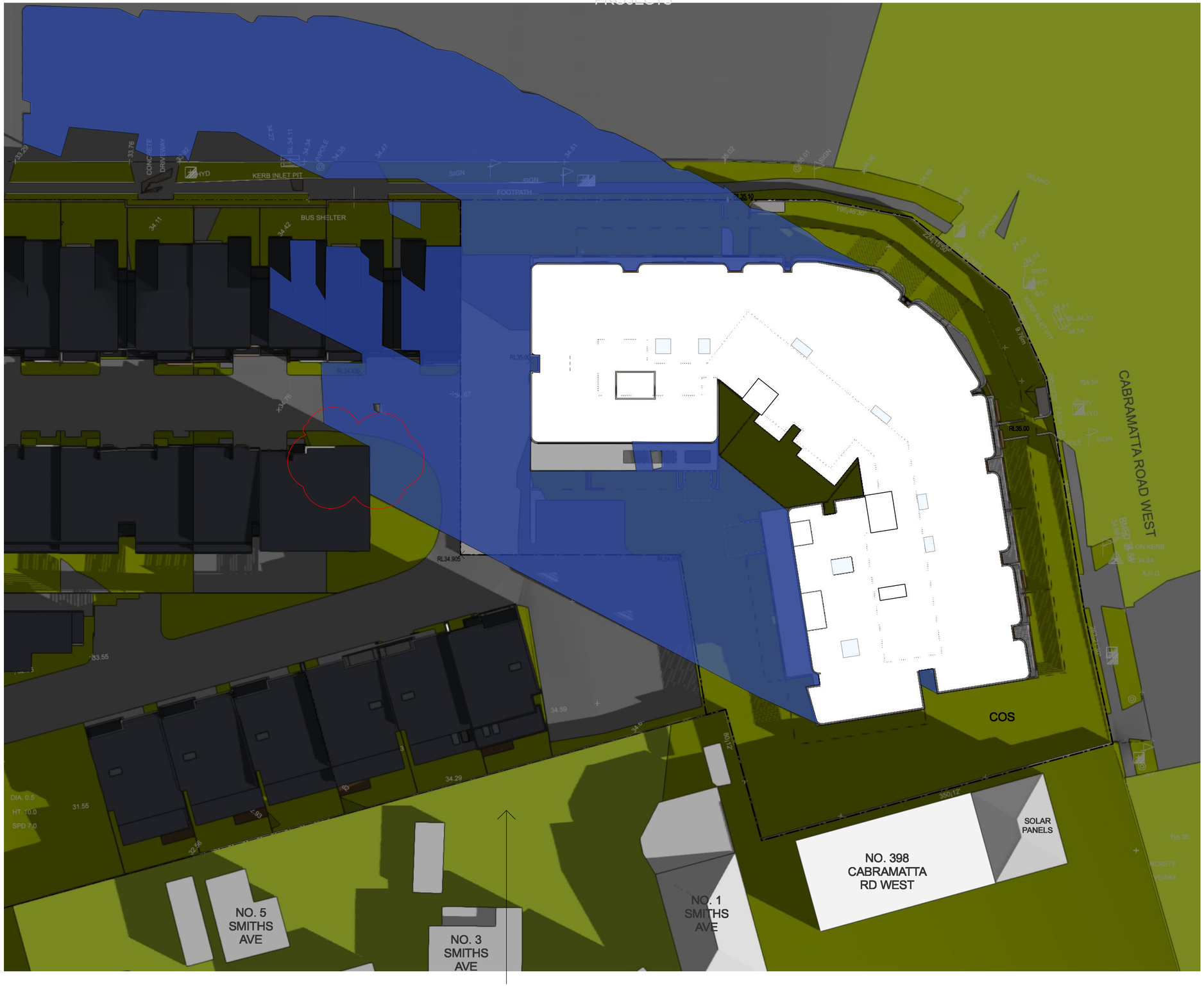

KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

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

CLIENT
TCON CONSTRUCTIONS PTY LTD

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

REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE
STAGE 2: SHADOW DIAGRAMS - 9AM 21 JUNE

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

PROJECT NO. 21024
DRAWING NO. DA14
REVISION F

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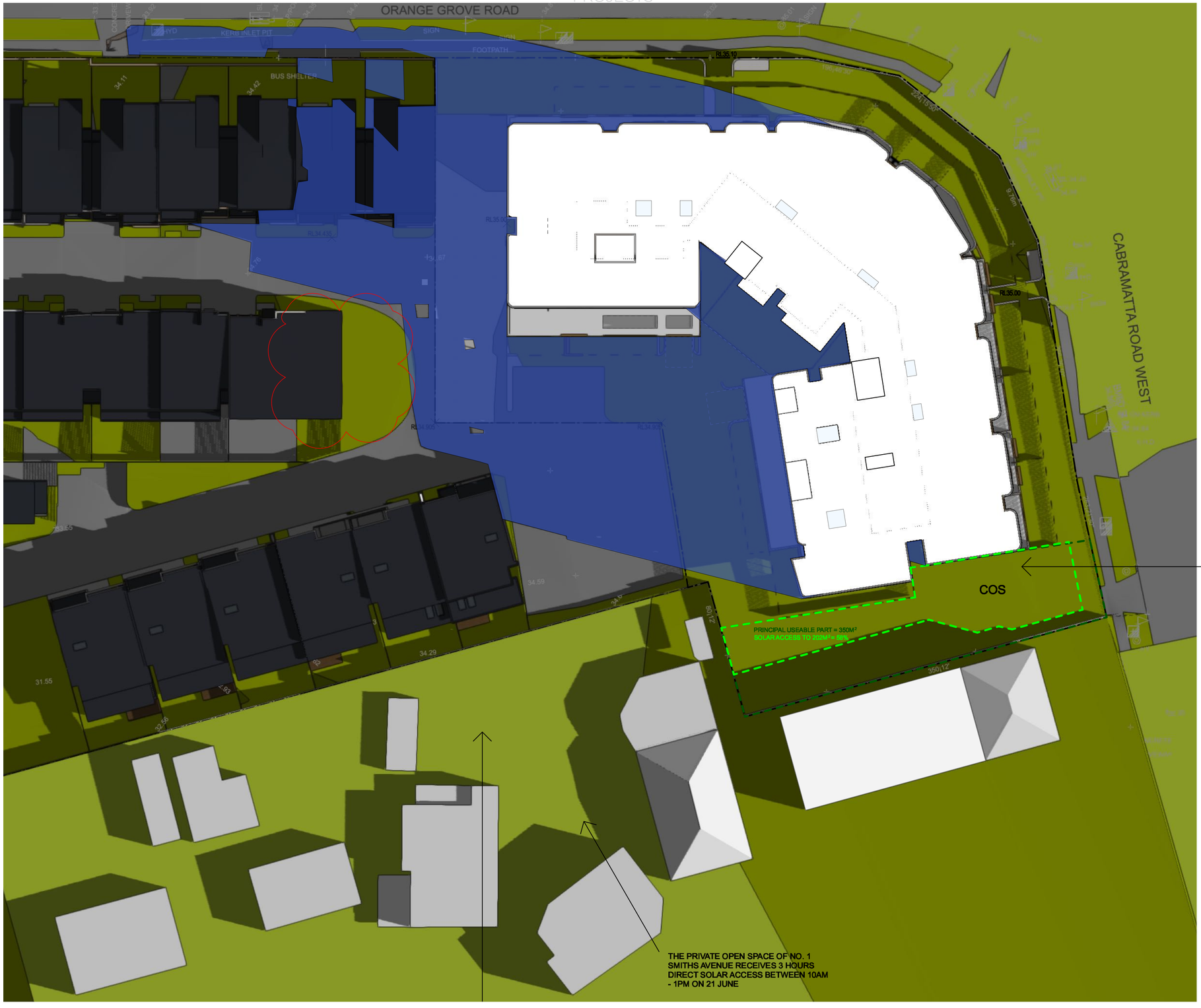

KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE: STAGE 2: SHADOW DIAGRAMS - 10AM 21 JUNE

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

PROJECT NO. 21024
DRAWING NO. DA15
REVISION F

ARCHITECTURE URBAN DESIGN INTERIORS
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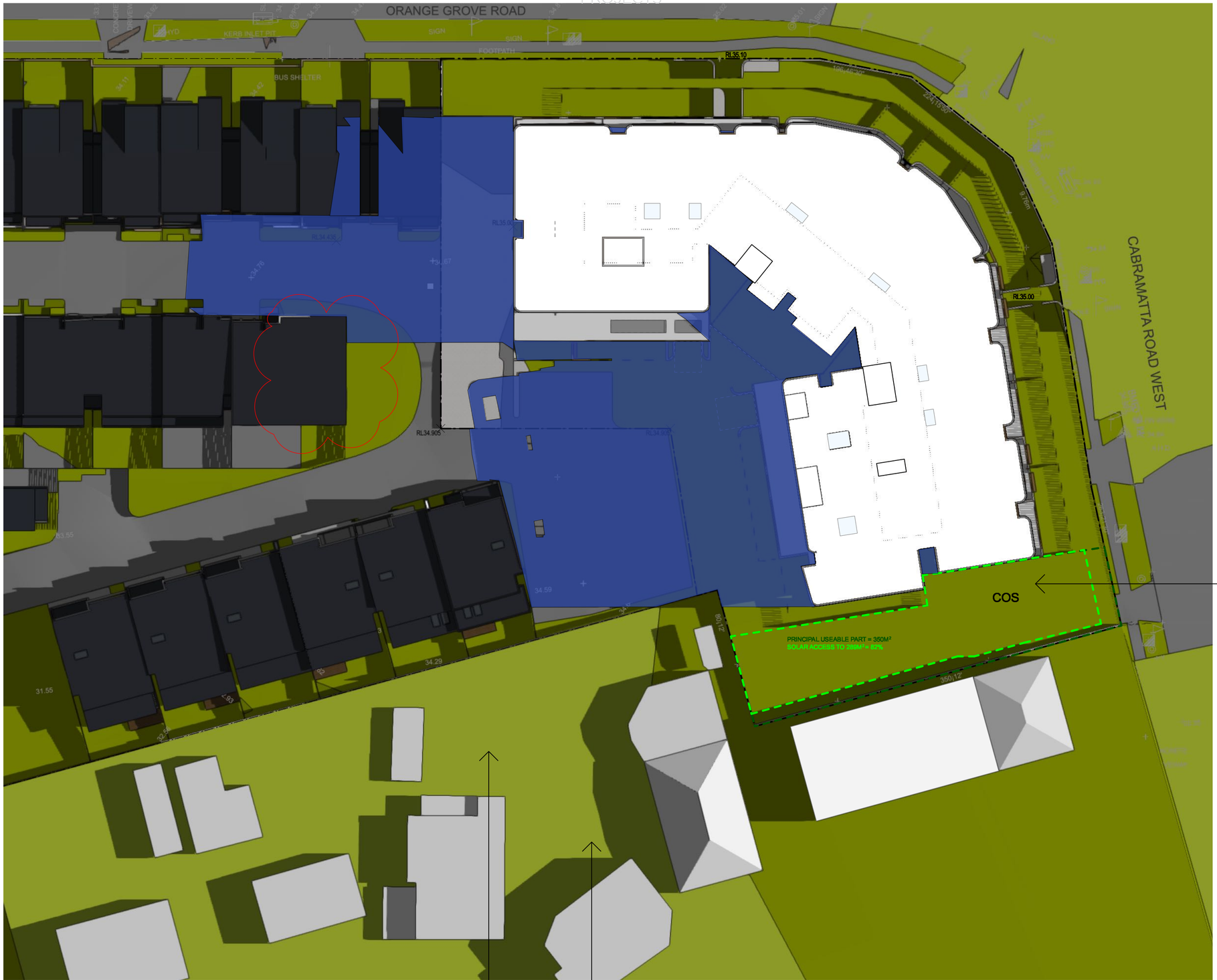

KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE: STAGE 2: SHADOW DIAGRAMS - 11AM 21 JUNE

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

PROJECT NO. 21024
DRAWING NO. DA16
REVISION F

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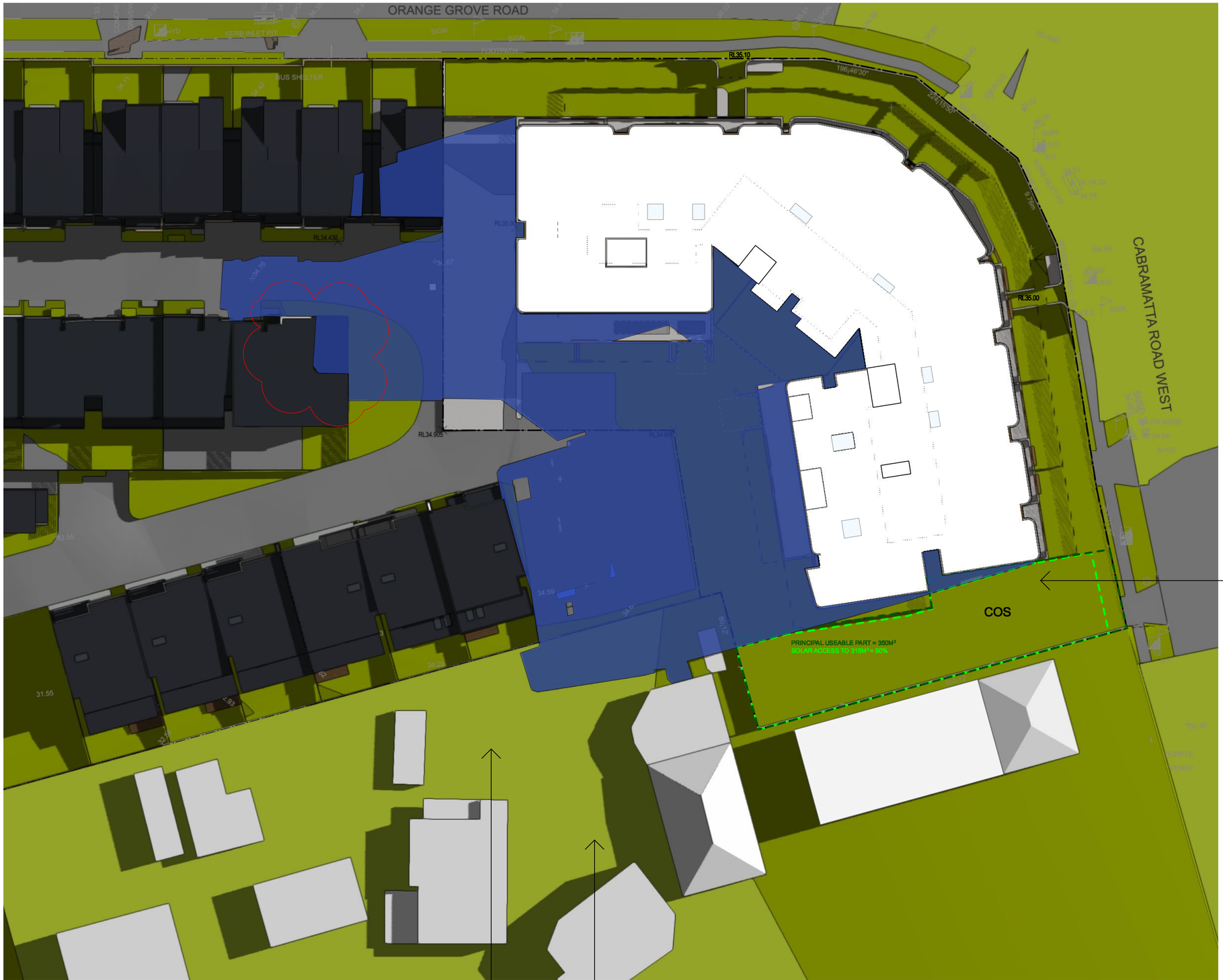

OBJECTIVE 3D-1
THE DEVELOPMENT ACHIEVES A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID WINTER)

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

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

KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE: STAGE 2: SHADOW DIAGRAMS -12PM 21 JUNE

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

PROJECT NO. 21024
DRAWING NO. DA17
REVISION F

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

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

KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE: STAGE 2: SHADOW DIAGRAMS -1PM 21 JUNE

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

PROJECT NO. 21024
DRAWING NO. DA18
REVISION F

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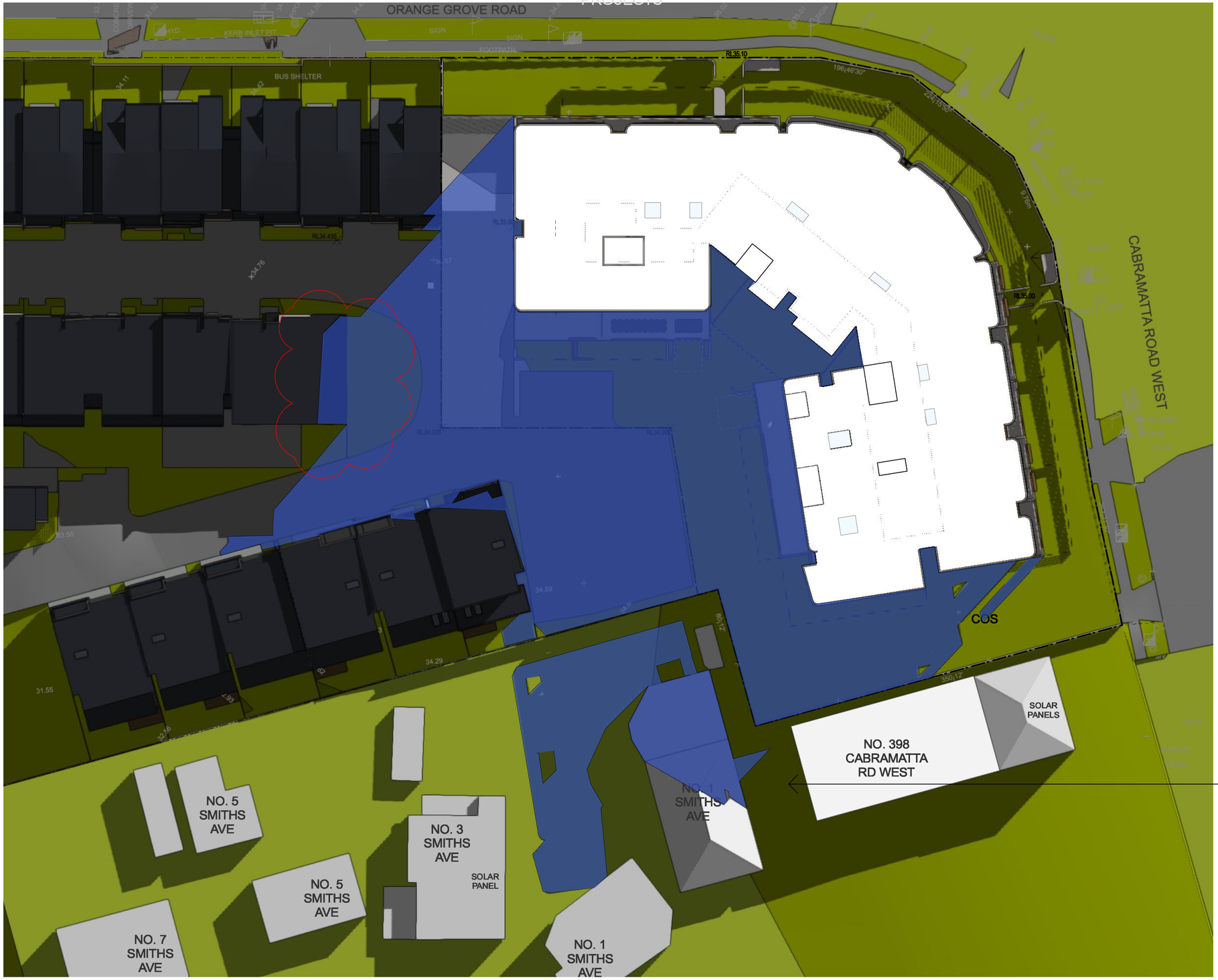

THE PRIVATE OPEN SPAVE OF NO. 398 CABRAMATTA ROAD WEST DOES NOT CURRENTLY RECEIVE THE REQUIRED HOURS OF SOLAR ACCESS. THE PROPOSED BUILDING ENSURES SOLAR ACCESS TO IT IS NOT REDUCED BY MORE THAN 20%

KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION: F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE: STAGE 2: SHADOW DIAGRAMS -2PM 21 JUNE

SCALE @ A2: 1:300
DRAWN BY: MJ
CHECKED BY: AJ

PROJECT NO. 21024
DRAWING NO. DA19
REVISION F

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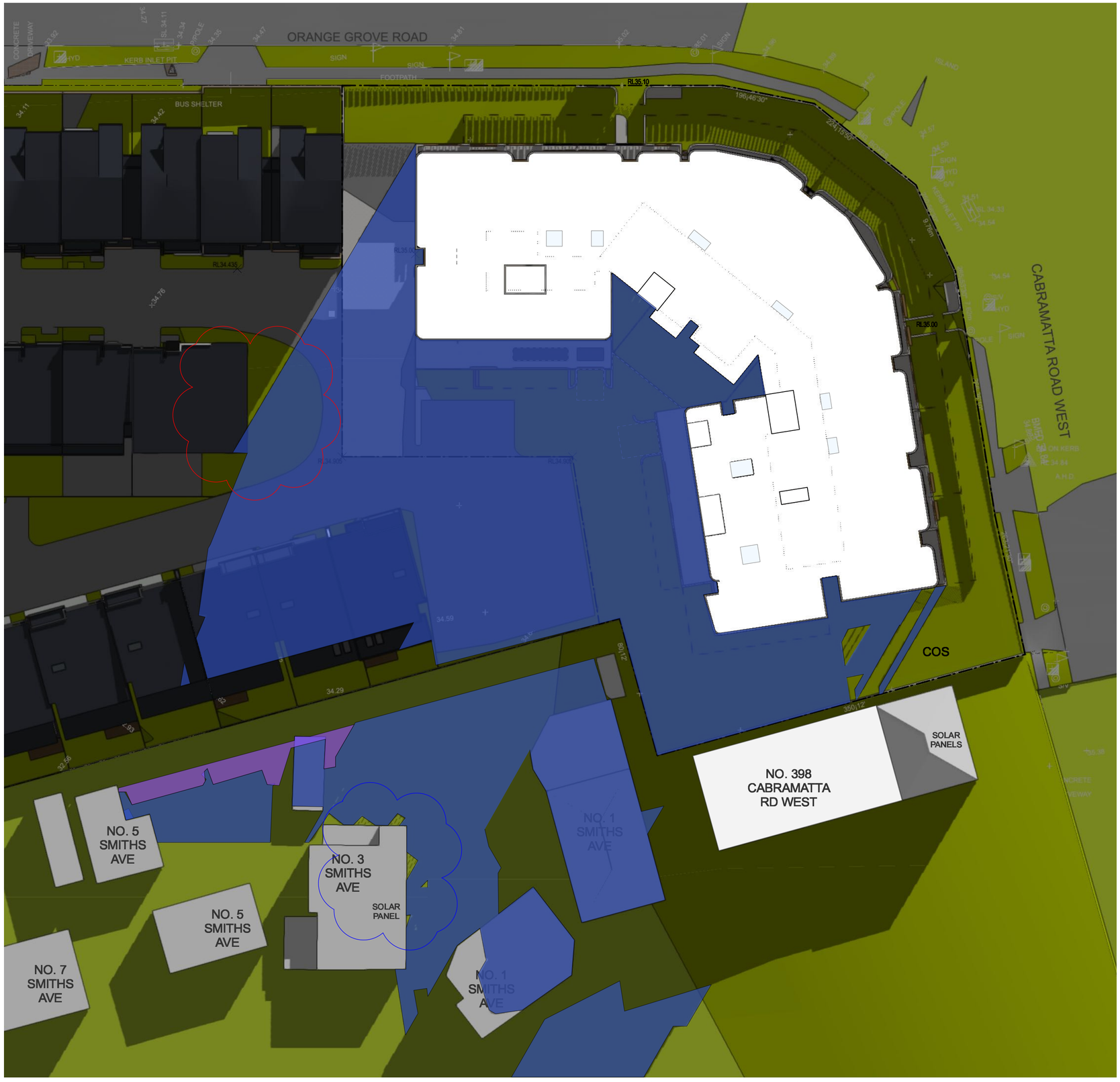

KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

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

CLIENT
TCON CONSTRUCTIONS PTY LTD

ADDRESS
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REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE
STAGE 2: SHADOW DIAGRAMS -3PM JUNE

PROJECT NO. 21024
DRAWING NO. DA20
REVISION F
SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

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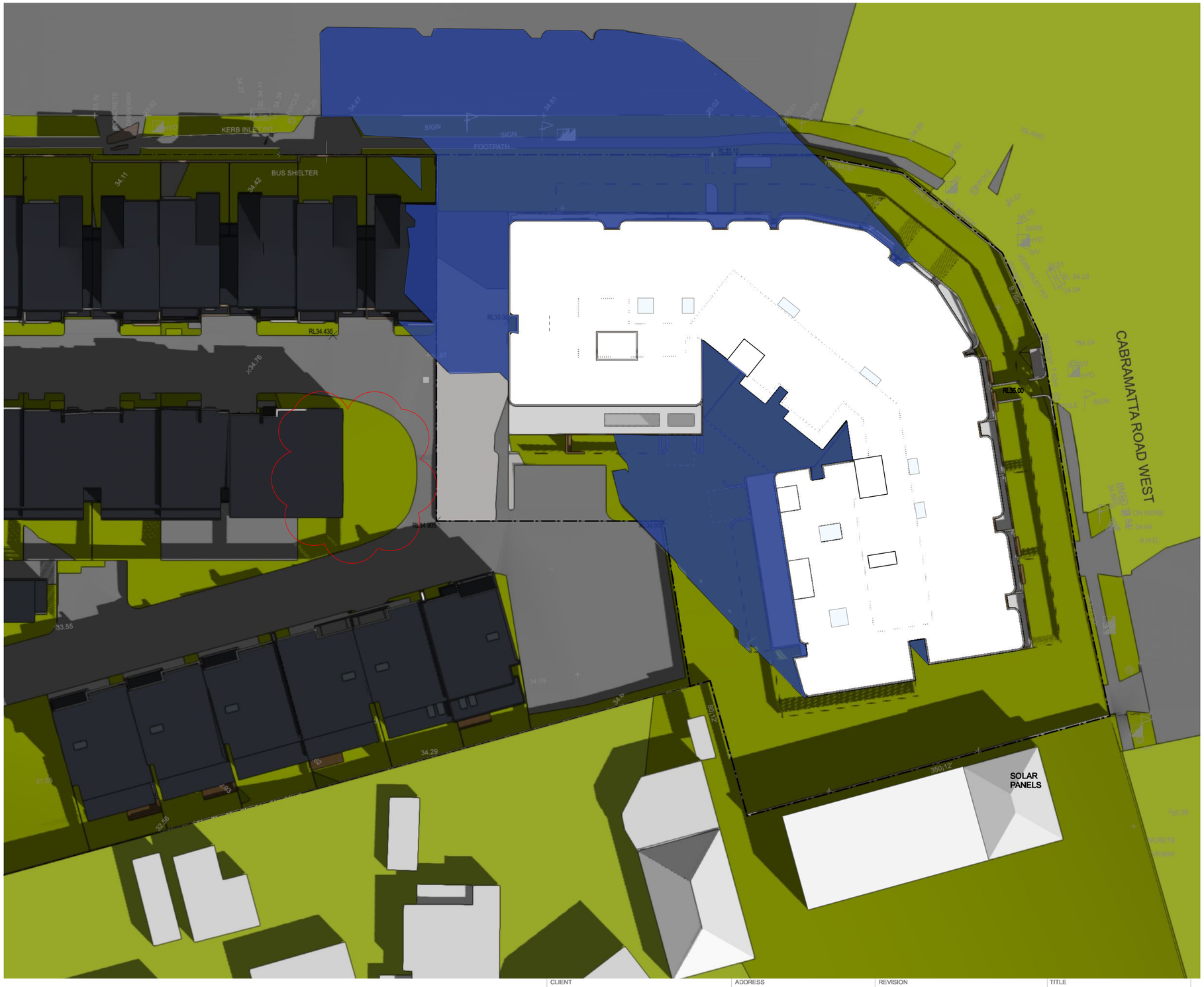

KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

CLIENT	ADDRESS	REVISION	TITLE
TCON CONSTRUCTIONS PTY LTD	400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA	F PANEL REQUESTED AMENDMENTS 4.12.24	STAGE 2: SHADOW DIAGRAMS - 9AM 21 MAR/SEPT

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

PROJECT NO. 21024
DRAWING NO. DA21
REVISION F

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KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

CLIENT
TCON CONSTRUCTIONS PTY LTD

ADDRESS
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REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

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

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

PROJECT NO. 21024
DRAWING NO. DA22
REVISION F

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KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

CLIENT
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ADDRESS
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REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

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

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

PROJECT NO. 21024
DRAWING NO. DA23
REVISION F

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KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

CLIENT
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ADDRESS
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REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE
STAGE 2: SHADOW DIAGRAMS -12PM 21 MAR/SEPT

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

PROJECT NO. 21024
DRAWING NO. DA24
REVISION F

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PROJECTS

KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

CLIENT	TCON CONSTRUCTIONS PTY LTD
ADDRESS	400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA
REVISION	F PANEL REQUESTED AMENDMENTS 4.12.24
TITLE	STAGE 2: SHADOW DIAGRAMS -1PM 21 MAR/SEPT
SCALE @ A2	1:300
DRAWN BY	MJ
CHECKED BY	AJ
PROJECT NO.	21024
DRAWING NO.	DA25
REVISION	F

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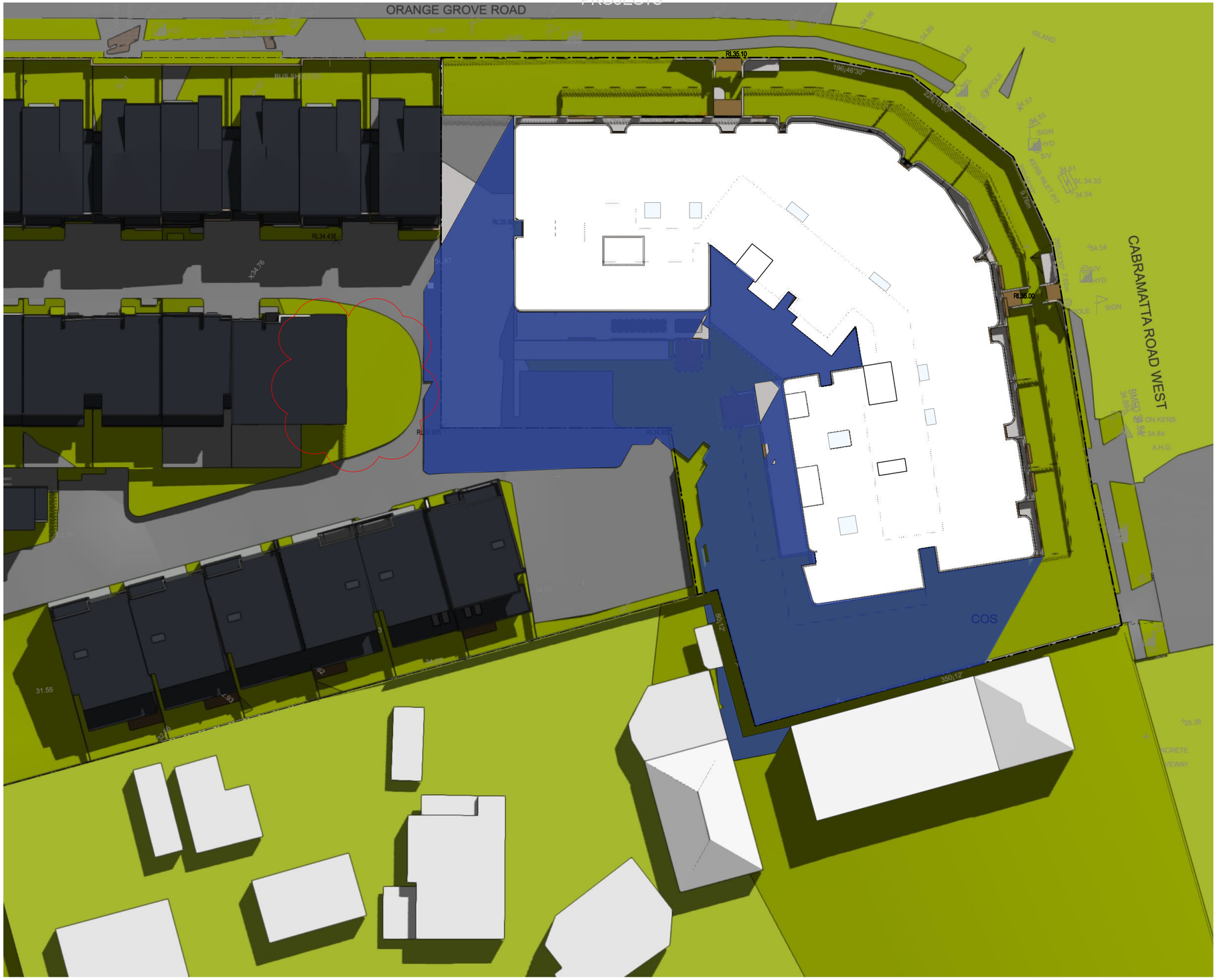

KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

CLIENT
TCON CONSTRUCTIONS PTY LTD

ADDRESS
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REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

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

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

PROJECT NO. 21024
DRAWING NO. DA26
REVISION F

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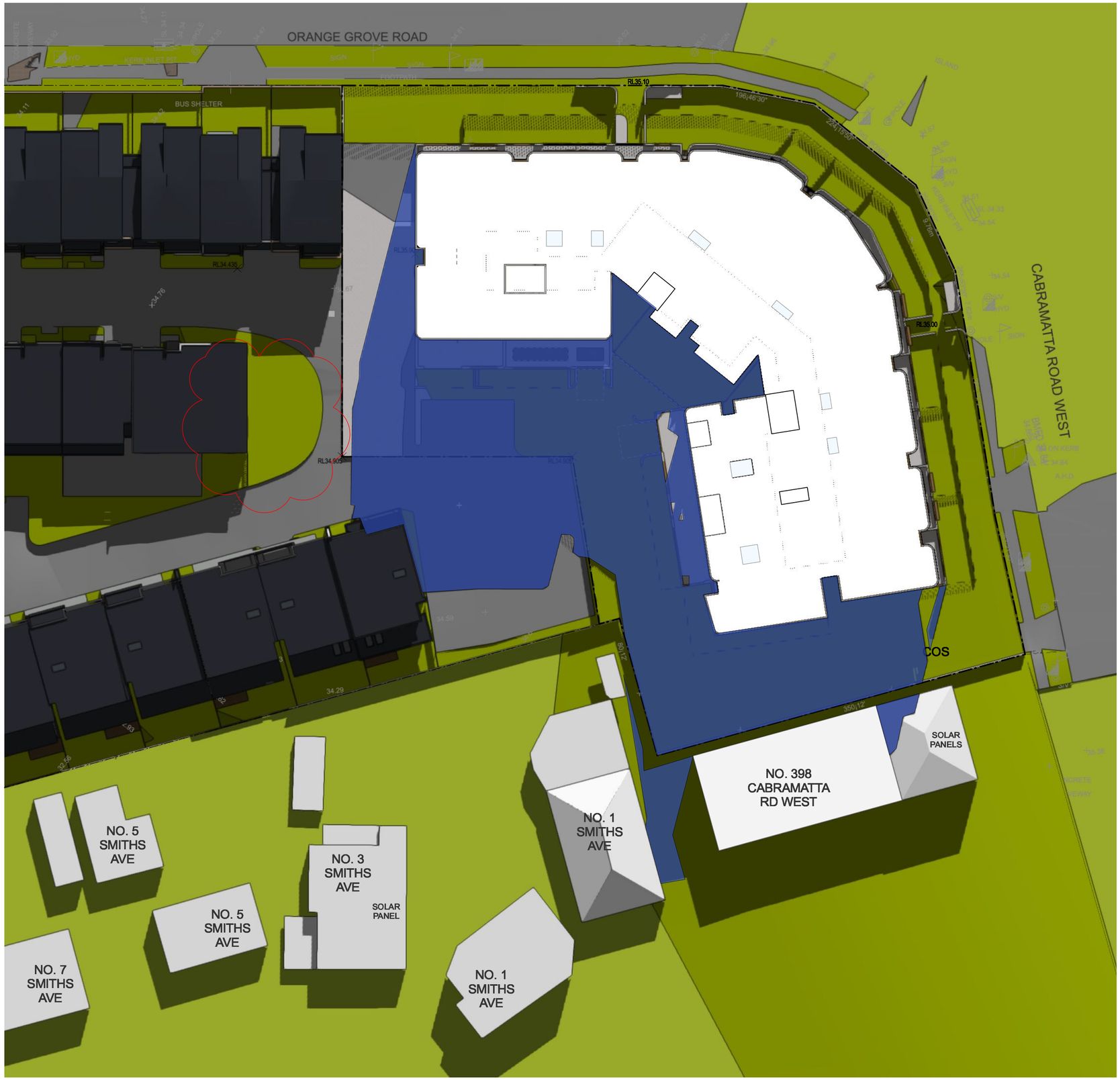

KEY / NOTES

ADDITIONAL SHADOWS CAST BY STAGE 2 PROPOSAL

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

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION: F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE: STAGE 2: SHADOW DIAGRAMS -3PM MAR/SEPT

SCALE @ A2: 1:300
DRAWN BY: MJ
CHECKED BY: AJ

PROJECT NO. 21024
DRAWING NO. DA27
REVISION F

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PANEL AMENDMENT:
WINDOWS ABOVE THE GF ON THE EASTERN FACADE TO BE CLERESTORY TO PREVENT OVERLOOKING

VIEW FROM SOUTH

PANEL AMENDMENT:
WINDOWS ABOVE THE GF ON THE EASTERN FACADE TO BE CLERESTORY TO PREVENT OVERLOOKING

VIEW FROM SOUTH WEST

KEY / NOTES

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE: STAGE 2: MASSING MODEL VIEWS

PROJECT NO. 21024

DRAWING NO. DA28

REVISION F

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

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SECTION D-D

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

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

NO. 398
CABRAMATTA
ROAD WEST

SECTION C-C

KEY / NOTES

CLIENT
TCON CONSTRUCTIONS PTY LTD

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

REVISION
B PANEL REQUESTED AMENDMENTS 4.12.24

TITLE
STAGE 2: SECTION D-D

PROJECT NO. 21024
DRAWING NO. DA29
REVISION B

SCALE @ A2 1:200
DRAWN BY MJ
CHECKED BY AJ

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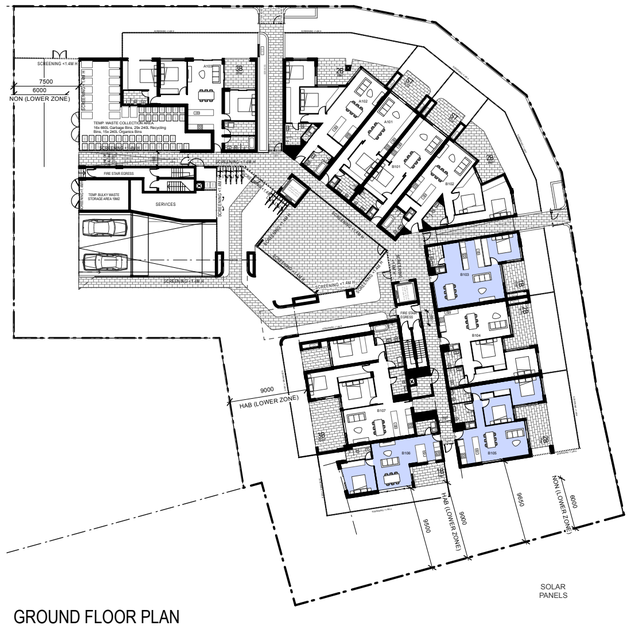

GROUND FLOOR PLAN

TYPICAL L2-4 FLOOR PLAN

L5 FLOOR PLAN

L6 FLOOR PLAN

CROSS VENT

GF	3
L02	8
L03	8
L04	8
L05	9
L06	15
	51
	62%
MIN. REQUIREMENT	60%

KEY / NOTES

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION: F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE: STAGE 2: CROSS VENTILATION DIAGRAMS

SCALE @ A2: 1:200
DRAWN BY: MJ
CHECKED BY: AJ

PROJECT NO. 21024
DRAWING NO. ADG01
REVISION F

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GROUND FLOOR PLAN

L2 FLOOR PLAN

L3 FLOOR PLAN

	MIN. 2 HRS SOLAR	NO SOLAR
GF	9	1
L02	11	3
L03	11	2
L04	11	1
L05	11	2
L06	11	
	64	9
	78%	11%
	MIN. REQUIREMENT 70%	MAX. REQUIREMENT 15%

L4 FLOOR PLAN

L5 FLOOR PLAN

L6 FLOOR PLAN

KEY / NOTES

- LIVING ROOMS + POS OF APARTMENTS >2 HRS DIRECT SOLAR ACCES EBTWEEN 9AM - 3PM MID WINTER
- LIVING ROOMS + POS OF APARTMENTS >0 <2 HRS DIRECT SOLAR ACCES EBTWEEN 9AM - 3PM MID WINTER
- LIVING ROOMS + POS OF APARTMENTS WITH NO DIRECT SOLAR ACCES EBTWEEN 9AM - 3PM MID WINTER

CLIENT
TCON CONSTRUCTIONS PTY LTD

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

REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE
STAGE 2: SOLAR ACCESS DIAGRAMS

SCALE @ A2 1:200
DRAWN BY MJ
CHECKED BY AJ

PROJECT NO. 21024
DRAWING NO. ADG02
REVISION F

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VIEW FROM THE SUN - 9AM

VIEW FROM THE SUN - 10AM

VIEW FROM THE SUN - 11AM

VIEW FROM THE SUN - 12PM

VIEW FROM THE SUN - 1PM

KEY / NOTES

CLIENT	ADDRESS	REVISION	TITLE	PROJECT NO.
TCON CONSTRUCTIONS PTY LTD	400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA	F PANEL REQUESTED AMENDMENTS 4.12.24	STAGE 2: VIEW FROM THE SUN DIAGRAMS 9AM-1PM 21 JUNE	21024
			SCALE @ A2 1:300 DRAWN BY MJ CHECKED BY AJ	DRAWING NO. ADG03 REVISION F

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VIEW FROM THE SUN - 2PM

VIEW FROM THE SUN - 3PM

AMENDED DA submission

DATE: 4.12.2024

SOLAR COMPLIANCE - 21 JUNE

	9AM	10AM	11AM	12NOON	1PM	2PM	3PM	RECEIVES 2 HOURS	RECEIVES NO SOLAR	TOTAL NO OF APTS
STAGE 2										
A101					■	■	■	1		
A102				■	■	■	■	1		
A103					■	■	■	1		
B101					■	■	■	1		
B102				■	■	■	■	1		
B103	■	■	■	■	■	■		1		
B104	■	■	■	■	■	■		1		
B105	■	■	■	■	■	■	■	1		
B106	■	■	■					1		
B107									1	10
COS		>50%	>50%	>50%	>50%					
A201					■	■	■	1		
A202				■	■	■	■	1		
A203				■	■	■	■	1		
A204				■	■	■	■	1		
A205				■	■	■	■	1		
A206									1	
A207									1	
B201					■	■	■	1		
B202				■	■	■	■	1		
B203	■	■	■	■	■	■	■	1		
B204	■	■	■	■	■	■		1		
B205	■	■	■	■	■	■	■	1		
~~B206~~										
B207	■	■	■					1		
B208									1	15
A301					■	■	■	1		
A302				■	■	■	■	1		
A303				■	■	■	■	1		
A304				■	■	■	■	1		
A305				■	■	■	■	1		
A306		■								
A307									1	
B301					■	■	■	1		
B302				■	■	■	■	1		
B303	■	■	■	■	■	■	■	1		
B304	■	■	■	■	■	■		1		
B305	■	■	■	■	■	■	■	1		
~~B306~~										
B307	■	■	■					1		
B308									1	14
A401					■	■	■	1		
A402				■	■	■	■	1		
A403				■	■	■	■	1		
A404				■	■	■	■	1		
A405				■	■	■	■	1		
A406	■	■								
A407		■								
B401					■	■	■	1		
B402				■	■	■	■	1		
B403	■	■	■	■	■	■	■	1		
B404	■	■	■	■	■	■		1		
B405	■	■	■	■	■	■	■	1		
~~B406~~										
B407	■	■	■					1		
B408									1	14
A501					■	■	■	1		
A502				■	■	■	■	1		
A503				■	■	■	■	1		
A504				■	■	■	■	1		
A505				■	■	■	■	1		
A506	■	■								
A507	■	■								
B501					■	■	■	1		
B502				■	■	■	■	1		
B503	■	■	■	■	■	■	■	1		
B504	■	■	■	■	■	■		1		
B505	■	■	■	■	■	■	■	1		
B506	■	■	■	■				1		
B507									1	
B508									1	14
A601				■	■	■	■	1		
A602				■	■	■	■	1		
A603				■	■	■	■	1		
A604				■	■	■	■	1		
A605				■	■	■	■	1		
A606	■	■								
A607	■	■								
B601				■	■	■	■	1		
B602				■	■	■	■	1		
B603	■	■	■	■	■	■	■	1		
B604	■	■	■	■	■	■	■	1		
B605	■	■	■	■	■	■	■	1		
B606	■	■	■	■				1		
B607			■	■						
B608			■	■						15
	9AM	10AM	11AM	12NOON	1PM	2PM	3PM			
							SUB TOTALS	**64**	**9**	**82**
							PERCENTAGES	**78%**	**11%**	
							MIN REQUIRED	70%		
							MAX PERMITTED		15%	

KEY / NOTES

CLIENT: TCON CONSTRUCTIONS PTY LTD

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

REVISION: F PANEL REQUESTED AMENDMENTS 4.12.24

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

PROJECT NO. 21024

DRAWING NO. ADG04

REVISION F

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

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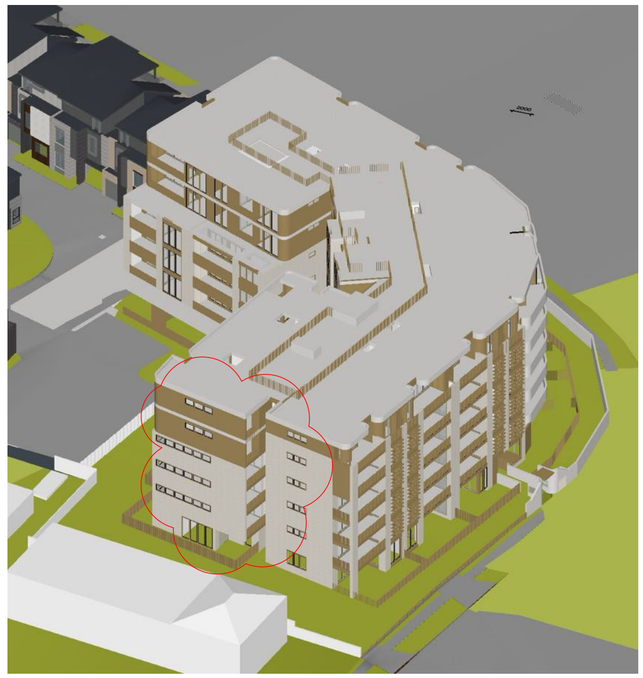
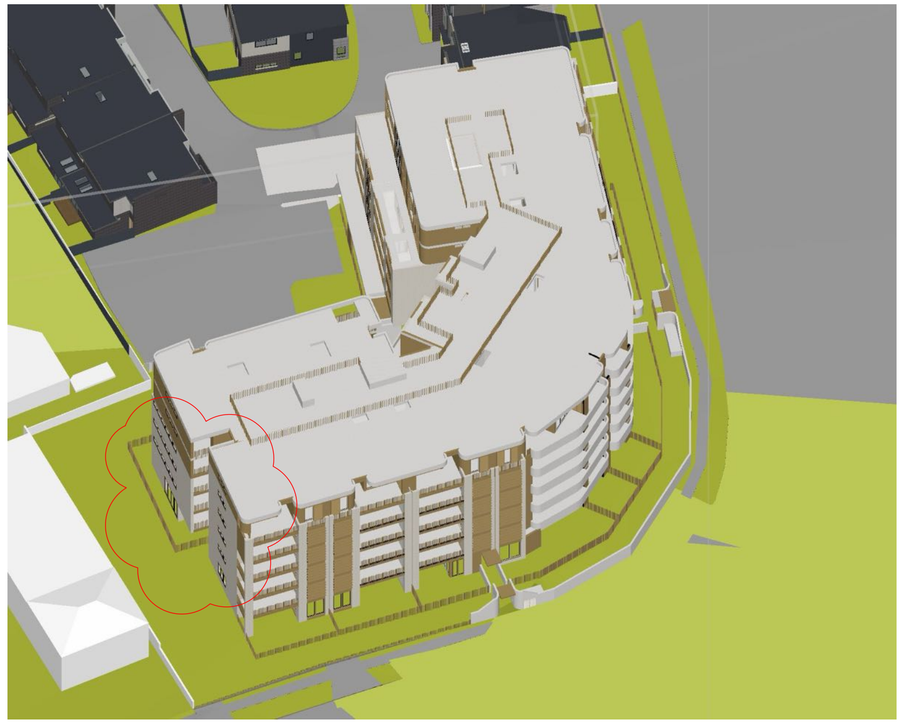
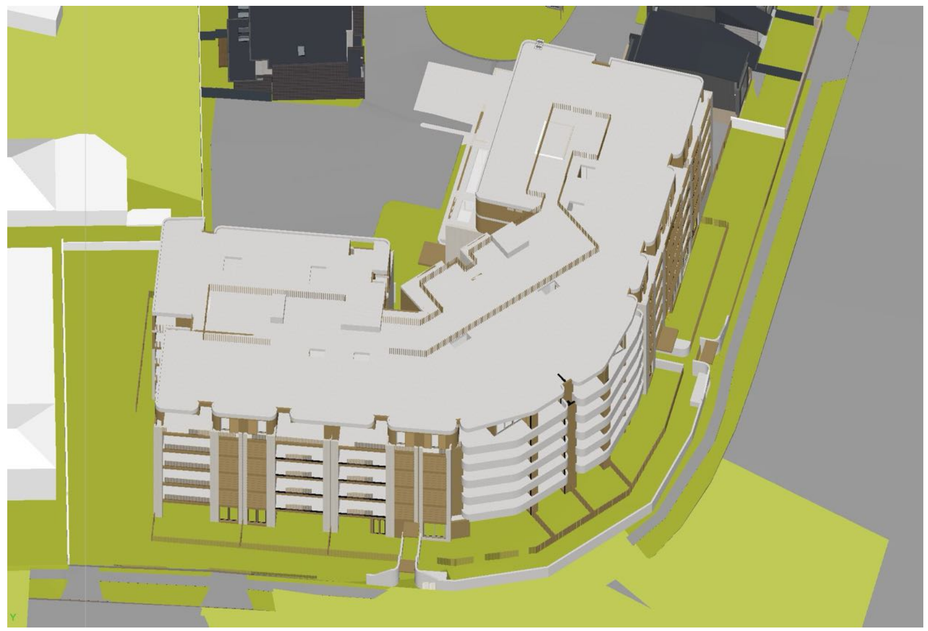


VIEW FROM THE SUN - 9AM

VIEW FROM THE SUN - 10AM



VIEW FROM THE SUN - 11AM



VIEW FROM THE SUN - 12PM

KEY / NOTES

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REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE
STAGE 2: VIEW FROM THE SUN DIAGRAMS 9AM-12PM 21 MAR/SEPT

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

PROJECT NO. 21024
DRAWING NO. ADG05
REVISION F

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VIEW FROM THE SUN - 1PM

VIEW FROM THE SUN - 2PM

VIEW FROM THE SUN - 3PM

KEY / NOTES

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REVISION
F PANEL REQUESTED AMENDMENTS 4.12.24

TITLE
STAGE 2: VIEW FROM THE SUN DIAGRAMS 1PM-3PM 21 MAR/SEPT

SCALE @ A2 1:300
DRAWN BY MJ
CHECKED BY AJ

PROJECT NO. 21024
DRAWING NO. ADG06
REVISION F

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