CARRINGTON ROAD, CASTLE HILL

2 Fishburn Crescent, Castle Hill (Lot 1 DP 1316896)

RESIDENTIAL DEVELOPMENT

STATE SIGNIFICANT DEVELOPMENT APPLICATION

September 2025



Artist Impression - View from Hills Metro Station
Image prepared by Narrative

NOTES

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1. All drawings to be read in conjunction with the Architectural Design report prepared and submitted as part of this SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

KEY PLAN

LEGEND

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Cover Sheet

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-000-000	DA.01	

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Drawing List

Series	Drawing No.	Drawing Name	Scale	Rev
	DA-000-000	Cover Sheet	NTS	DA.01
	DA-001-001	Drawing Sheet	NTS	DA.01
	DA-001-002	BASIX	NTS	DA.01
	DA-001-003	BASIX	NTS	DA.01
	DA-001-004	BASIX	NTS	DA.01
	DA-001-005	BASIX	NTS	DA.01
	DA-001-006	BASIX	NTS	DA.01
	DA-001-007	BASIX	NTS	DA.01
	DA-001-008	BASIX	NTS	DA.01
Siteworks				
	DA-100-001	Site Analysis	1:1500	DA.01
	DA-100-002	Site Plan (Future Context)	1:400	DA.01
	DA-100-003	Survey Plan	1:1.24	DA.01
GA Plans				
	DA-110-005	Basement 02	1:200	DA.01
	DA-110-006	Basement 01	1:200	DA.01
	DA-110-007	Lower Ground	1:200	DA.01
	DA-110-008	Ground Level	1:200	DA.01
	DA-110-009	Upper Ground Level	1:200	DA.01
	DA-110-010	Level 01	1:200	DA.01
	DA-110-011	Level 02	1:200	DA.01
	DA-110-012	Level 03	1:200	DA.01
	DA-110-013	Level 04	1:200	DA.01
	DA-110-014	Level 05	1:200	DA.01
	DA-110-015	Level 06	1:200	DA.01
	DA-110-016	Level 07	1:200	DA.01
	DA-110-017	Level 08	1:200	DA.01
	DA-110-018	Level 09	1:200	DA.01
	DA-110-019	Level 10	1:200	DA.01
	DA-110-020	Level 11	1:200	DA.01
	DA-110-021	Level 12	1:200	DA.01
	DA-110-022	Level 13	1:200	DA.01
	DA-110-023	Level 14	1:200	DA.01
	DA-110-024	Level 15	1:200	DA.01
	DA-110-025	Level 16	1:200	DA.01
	DA-110-026	Level 17	1:200	DA.01
	DA-110-027	Level 18	1:200	DA.01
	DA-110-028	Roof Level	1:200	DA.01
Context Elevations				
	DA-200-101	North Elevation	1:300	DA.01
	DA-200-201	East Elevation	1:300	DA.01
	DA-200-301	South Elevation	1:300	DA.01
	DA-200-401	West Elevation	1:300	DA.01
Elevations				
	DA-210-101	North Elevation	1:200	DA.01
	DA-210-201	East Elevation	1:200	DA.01
	DA-210-301	South Elevation	1:200	DA.01
	DA-210-401	West Elevation	1:200	DA.01
Internal Elevations				
	DA-220-101	Building C - North Elevation	1:200	DA.01
	DA-220-201	Buildings A & C - East Elevation	1:200	DA.01
	DA-220-301	Buildings A & B - South Elevation	1:200	DA.01
	DA-220-401	Buildings B & C - West Elevation	1:200	DA.01
Sections				
	DA-310-101	Section AA	1:200	DA.01
	DA-310-201	Section BB	1:200	DA.01
Amenity Diagrams (ADG)				
	DA-720-001	Solar Access Diagrams Sheet 1	1:500	DA.01
	DA-720-002	Solar Access Diagrams Sheet 2	1:500	DA.01
	DA-720-003	Solar Access Diagrams Sheet 3	1:500	DA.01
	DA-720-004	Solar Access Diagrams Sheet 4	1:500	DA.01
	DA-720-005	Cross Ventilation Diagrams Sheet 1	1:500	DA.01
	DA-720-006	Cross Ventilation Diagrams Sheet 2	1:500	DA.01

Series	Drawing No.	Drawing Name	Scale	Rev
Deep Soil and Communal Space Diagrams (ADG)				
	DA-730-001	Communal Open Space Diagram Sheet 1	1:500	1
	DA-730-002	Communal Open Space Diagram Sheet 2	1:500	1
	DA-730-004	Deep Soil Diagram	1:200	1
	DA-730-005	Site Coverage Diagram	1:200	1
GFA Diagrams				
	DA-770-001	GFA Calculation Sheet 1	1:500	1
	DA-770-002	GFA Calculation Sheet 2	1:500	1
	DA-770-003	GFA Calculation Sheet 3	1:500	1
	DA-770-004	GFA Calculation Sheet 4	1:500	1
	DA-770-005	Affordable Housing Allocation	1:500	1
Sun Eye Diagrams				
	DA-790-001	Winter Sun Eye Diagram Sheet 1	NTS	1
	DA-790-002	Winter Sun Eye Diagram Sheet 2	NTS	1
Shadow Diagrams				
	DA-795-001	June 21st	1:2000	1
	DA-795-002	December 21st	1:2000	1
	DA-795-003	March / September 21st	1:2000	1
Supplementary Drawings				
	DA-810-001	Silver Livable Units (Page 1)	1:100	1
	DA-810-002	Silver Livable Units (Page 2)	1:100	1
	DA-810-003	Silver Livable Units (Page 3)	1:100	1
	DA-810-004	Silver Livable Units (Page 4)	1:100	1
	DA-810-005	Silver Livable Units (Page 5)	1:100	1
	DA-810-006	Gold Livable Units	1:100	1
	DA-810-007	Platinum Livable Units	1:100	1
Basement Ramp Sections				
	DA-820-001	Basement Ramp Sections	1:100	1
Materials & Finishes Board				
	DA-890-001	External	NTS	1
3D VIEWS				
	DA-910-001	Perspective 01	NTS	1
	DA-910-002	Perspective 02	NTS	1
	DA-910-003	Perspective 03	NTS	1
	DA-910-004	Perspective 04	NTS	1
	DA-910-005	Perspective 05	NTS	1
	DA-910-006	Perspective 06	NTS	1

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1. All drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20479.
Nominated Architect: Nicholas Turner 9695, ABN 88 094 099 911

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BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1812711M_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.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Friday, 12 September 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 49WS4RBRPC.

Project summary	
Project name	16-20 Carrington Road, Castle Hill_02
Street address	16-20 CARRINGTON ROAD CASTLE HILL 2154
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Deposited Plan 247890
Lot no.	26
Section no.	-
No. of residential flat buildings	3
Residential flat buildings: no. of dwellings	431
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 60	Target 60
Materials	✔ -100	Target n/a

Certificate Prepared by
Name / Company Name: E-LAB Consulting
ABN (if applicable): 84647520634

Description of project

Project address	
Project name	16-20 Carrington Road, Castle Hill_02
Street address	16-20 CARRINGTON ROAD CASTLE HILL 2154
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Deposited Plan 247890
Lot no.	26
Section no.	-

Project type	
No. of residential flat buildings	3
Residential flat buildings: no. of dwellings	431
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	13646.99
Roof area (m²)	5820.64
Non-residential floor area (m²)	-
Residential car spaces	150
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	1637
Common area garden (m²)	3821
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads	
Assessor number	20/1972
Certificate number	49WS4RBRPC
Climate zone	56

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 60	Target 60
Materials	✔ -100	Target n/a

Description of project

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

Residential flat buildings - Building A, 135 dwellings, 20 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1001	3	149	0	0	0
1005	2	89	0	0	0
101	3	149	0	0	0
105	2	93	0	0	0
1101	3	149	0	0	0
1105	2	89	0	0	0
1201	3	149	0	0	0
1205	2	89	0	0	0
1301	3	149	0	0	0
1305	2	89	0	0	0
1401	3	149	0	0	0
1501	3	149	0	0	0
1601	3	149	0	0	0
1701	3	149	0	0	0
201	3	149	0	0	0
205	2	93	0	0	0
301	3	149	0	0	0
305	2	89	0	0	0
401	3	149	0	0	0
405	2	93	0	0	0
501	3	149	0	0	0
1002	3	153	0	0	0
1006	3	134	0	0	0
102	3	156	0	0	0
106	3	134	0	0	0
1102	3	153	0	0	0
1106	3	134	0	0	0
1202	3	153	0	0	0
1206	3	134	0	0	0
1302	3	153	0	0	0
1306	3	134	0	0	0
1402	3	153	0	0	0
1502	3	153	0	0	0
1602	3	153	0	0	0
1702	3	153	0	0	0
202	3	156	0	0	0
206	3	134	0	0	0
302	3	156	0	0	0
306	3	134	0	0	0
402	3	156	0	0	0
406	3	134	0	0	0
502	3	153	0	0	0
1003	2	114	0	0	0
1007	2	102	0	0	0
103	2	121	0	0	0
107	2	103	0	0	0
1103	2	114	0	0	0
1107	2	102	0	0	0
1203	2	114	0	0	0
1207	2	102	0	0	0
1303	3	104	0	0	0
1307	2	102	0	0	0
1403	3	189	0	80.96	0
1503	3	185	0	0	0
1603	3	185	0	0	0
1703	3	185	0	0	0
203	2	121	0	0	0
207	2	103	0	0	0
303	2	114	0	0	0
307	2	103	0	0	0
403	2	114	0	0	0
407	2	103	0	0	0
503	2	114	0	0	0
1004	2	114	0	0	0
1008	2	101	0	0	0
104	2	122	0	0	0
108	2	101	0	0	0
1104	2	114	0	0	0
1108	2	101	0	0	0
1204	2	114	0	0	0
1208	2	101	0	0	0
1304	2	99	0	0	0
1308	2	101	0	0	0
1404	4+	190	0	70.96	0
1504	4+	190	0	0	0
1604	4+	190	0	0	0
1704	4+	190	0	0	0
204	2	122	0	0	0
208	2	101	0	0	0
304	2	114	0	0	0
308	2	101	0	0	0
404	2	114	0	0	0
408	2	101	0	0	0
504	2	114	0	0	0

Residential flat buildings - Building B, 135 dwellings, 11 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
505	2	93	0	0	0
601	3	149	0	0	0
605	2	89	0	0	0
701	3	149	0	0	0
705	2	89	0	0	0
801	3	149	0	0	0
805	2	89	0	0	0
901	3	149	0	0	0
905	2	89	0	0	0
G01	3	149	0	0	0
G05	2	102	0	0	0
UG01	3	149	0	0	0
UG05	3	154	0	0	0
506	3	134	0	0	0
602	3	153	0	0	0
606	3	134	0	0	0
702	3	153	0	0	0
706	3	154	0	0	0
802	3	153	0	0	0
806	3	134	0	0	0
902	3	153	0	0	0
906	3	134	0	0	0
G02	3	156	0	0	0
G06	2	110	0	0	0
UG02	3	156	0	0	0
UG06	2	103	0	0	0
507	2	103	0	0	0
603	2	114	0	0	0
607	2	103	0	0	0
703	2	114	0	0	0
707	2	102	0	0	0
803	2	114	0	0	0
807	2	102	0	0	0
903	2	114	0	0	0
907	2	102	0	0	0
G03	1	64	0	0	0
LG01	2	109	0	0	0
UG03	2	121	0	0	0
UG07	2	110	0	0	0
508	2	101	0	0	0
604	2	114	0	0	0
608	2	101	0	0	0
704	2	114	0	0	0
708	2	101	0	0	0
804	2	114	0	0	0
808	2	101	0	0	0
904	2	114	0	0	0
908	2	101	0	0	0
G04	3	134	0	0	0
LG02	2	97	0	0	0
UG04	2	89	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1009	4+	177	0	0	0
1013	3	111	0	0	0
1109	4+	177	0	0	0
1112	1	63	0	0	0
113	2	103	0	0	0
1010	3	138	0	0	0
1014	3	141	0	0	0
111	3	118	0	0	0
1113	3	111	0	0	0
114	2	105	0	0	0
1011	3	128	0	0	0
109	2	89	0	0	0
1110	3	138	0	0	0
1114	3	141	0	0	0
115	3	118	0	0	0
1012	1	63	0	0	0
110	2	98	0	0	0
1111	3	128	0	0	0
112	2	105	0	0	0
116	3	128	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
426	2	81	0	0	0
430	2	80	0	0	0
434	3	152	0	0	0
522	2	110	0	0	0
526	2	81	0	0	0
530	2	80	0	0	0
534	3	152	0	0	0
622	2	110	0	0	0
626	2	81	0	0	0
630	2	80	0	0	0
634	3	152	0	0	0
716	2	110	0	0	0
720	2	81	0	0	0
724	2	80	0	0	0
728	3	132	0	0	0
817	2	88	0	0	0
821	2	109	0	0	0
825	1	52	0	0	0
829	1	65	0	0	0
918	2	78	0	0	0
922	1	59	0	0	0
926	2	99	0	0	0
G14	1	60	0	0	0
G18	3	154	0	0	0
UG22	1	52	0	0	0
UG26	1	51	0	0	0
427	2	109	0	0	0
431	1	52	0	0	0
435	2	96	0	0	0
523	2	88	0	0	0
527	2	109	0	0	0
531	1	52	0	0	0
535	2	96	0	0	0
623	2	88	0	0	0
627	2	109	0	0	0
631	1	52	0	0	0
635	2	96	0	0	0
717	2	88	0	0	0
721	2	109	0	0	0
725	1	52	0	0	0
729	1	65	0	0	0
818	2	78	0	0	0
822	1	59	0	0	0
826	2	99	0	0	0
915	2	92	0	0	0
919	2	91	0	0	0
923	2	109	0	0	0
927	3	155	0	0	0
G15	2	98	0	0	0
UG19	2	96	0	0	0
UG23	2	99	0	0	0
428	1	59	0	0	0
432	2	99	0	0	0
436	1	51	0	0	0
524	2	78	0	0	0
528	1	59	0	0	0
532	2	99	0	0	0
536	1	51	0	0	0
624	2	78	0	0	0
628	1	59	0	0	0
632	2	99	0	0	0
636	1	51	0	0	0
718	2	78	0	0	0
722	1	59	0	0	0
726	2	99	0	0	0
815	2	92	0	0	0
819	2	91	0	0	0
823	2	109	0	0	0
827	3	155	0	0	0
916	2	110	0	0	0
920	2	81	0	0	0
924	2	80	0	0	0
928	3	132	0	0	0
G16	2	118	0	0	0
UG20	2	92	0	0	0
UG24	3	141	0	0	0
429	2	109	0	0	0
433	3	155	0	0	0
521	2	92	0	0	0
525	2	91	0	0	0
529	2	109	0	0	0
533	3	155	0	0	0
621	2	92	0	0	0
625	2	91	0	0	0
629	2	109	0	0	0
633	3	155	0	0	0
715	2	92	0	0	0
719	2	91	0	0	0
723	2	109	0	0	0
727	3	155	0	0	0
816	2	110	0	0	0
820	2	81	0	0	0
824	2	80	0	0	0
828	3	132	0	0	0
917	2	88	0	0	0
921	2	109	0	0	0
925	1	52	0	0	0
929	1	65	0	0	0
G17	2	138	0	0	0
UG21	2	119	0	0	0
UG25	2	96	0	0	0

Residential flat buildings - Building C, 161 dwellings, 17 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1015	2	92	0	0	0
1019	2	91	0	0	0
123	2	105	0	0	0
127	1	59	0	0	0
131	2	99	0	0	0
135	2	96	0	0	0
223	2	107	0	0	0
227	2	124	0	0	0
231	1	52	0	0	0
235	3	141	0	0	0
322	2	110	0	0	0
326	2	114	0	0	0
330	2	114	0	0	0
334	3	152	0	0	0
422	2	110	0	0	0
1016	2	110	0	0	0
1020	2	81	0	0	0
124	2	91	0	0	0
128	2	124	0	0	0
132	2	105	0	0	0
136	1	51	0	0	0
224	2	105	0	0	0
228	1	59	0	0	0
232	2	99	0	0	0
236	2	96	0	0	0
323	2	107	0	0	0
327	2	124	0	0	0
331	1	52	0	0	0
335	2	96	0	0	0
423	2	88	0	0	0
1017	2	88	0	0	0
121	2	92	0	0	0
125	2	114	0	0	0
129	2	114	0	0	0
133	2	14407	0	0	0
221	2	92	0	0	0
225	2	91	0	0	0
229	2	124	0	0	0
233	2	105	0	0	0
237	1	51	0	0	0
324	2	105	0	0	0
328	1	59	0	0	0
332	2	99	0	0	0
336	1	51	0	0	0
424	2	78	0	0	0
1018	2	78	0	0	0
122	2	110	0	0	0
126	2	125	0	0	0
130	1	52	0	0	0
134	3	141	0	0	0
222	2	110	0	0	0
226	2	114	0	0	0
230	2	114	0	0	0
234	2	107	0	0	0
321	2	92	0	0	0
325	2	91	0	0	0
329	2	124	0	0	0
333	3	155	0	0	0
421	2	92	0	0	0
425	2	91	0	0	0

Description of project

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

Common areas of unit building - Building A

Common area	Floor area (m²)
A1_COMMS	12.12
A1_Stair	462.23
A2_WC	5.46
A1_Corridor	829.6
A2_Hallway	14.68
A1_Fire Control Room	13.12
A2_Stair	501.77
A1_Lobby	93.58
A1_Fire Hallway	19.18
A2_Plant	77.24
A2_Store	9.06
A2_Lobby	163.94
A2_Corridor	888.29

Common areas of unit building - Building B

Common area	Floor area (m²)
Lift bank (No. 1)	-
Lift bank (No. 4)	-
B2_Music Room	35.2
B2_ACC	12.3
B2_Building Manager	29.46
B2_Store	18.37
B1_Corridor	476.57
Lift bank (No. 2)	-
Lift bank (No. 5)	-
B2_Workshop	99.7
B2_Plant	249.61
B2_Mail	25.28
B1_Lobby	77.97
B2_Corridor	979.39
Lift bank (No. 3)	-
B2_Communal	231.78
B2_Maintenance Workshop	78.32
B1_Stair	207.23
B2_Stair	362.98
B2_Lobby	181.77

Common areas of unit building - Building C

Common area	Floor area (m²)
C2_Indoor Pool	170.25
C1_Yoga Studio	50.1
C1_AC Plant	46.5
C2_BOH	17.08
C1_Stair	254.93
C2_Stair	320.21
C1_Corridor	844.33
C2_Corridor	719.55
C2_Suna	8.95
C2_Lounge	106.56
C1_HW Plant	19.37
C2_Plant	174.5
C2_Parcel Locker	9.38
C2_WC	23.52
C1_Roof Lobby	34.63
C2_Lobby	15.09
C2_Gym	126.78
Building C_AC Plant	25.37
C1_Plant	49.32
Building C_Airlock	6.8
C2_Pool Store	2.71
C1_Lobby	114.77
C2_Airlock	5.61
C2_Wellness Lobby	39.07

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
UG08	2	88	0	0	0
UG12	2	103	0	0	0
UG16	2	115	0	0	0
UG09	2	98	0	0	0
UG13	2	105	0	0	0
UG17	4+	195	0	0	0
UG10	3	118	0	0	0
UG14	2	117	0	0	0
UG18	2	108	0	0	0
UG11	2	105	0	0	0
UG15	2	114	0	0	0

Residential flat buildings - Building C, 161 dwellings, 17 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1015	2	92	0	0	0
1019	2	91	0	0	0
123	2	105	0	0	0
127	1	59	0	0	0
131	2	99	0	0	0
135	2	96	0	0	0
223	2	107	0	0	0
227	2	124	0	0	0
231	1	52	0	0	0
235	3	141	0	0	0
322	2	110	0	0	0
326	2	114	0	0	0
330	2	114	0	0	0
334	3	152	0	0	0
422	2	110	0	0	0
1016	2	110	0	0	0
1020	2	81	0	0	0
124	2	91	0	0	0
128	2	124	0	0	0
132	2	105	0	0	0
136	1	51	0	0	0
224	2	105	0	0	0
228	1	59	0	0	0
232	2	99	0	0	0
236	2	96	0	0	0
323	2	107	0	0	0
327	2	124	0	0	0
331	1	52	0	0	0
335	2	96	0	0	0
423	2	88	0	0	0
1017	2	88	0	0	0
121	2	92	0	0	0
125	2	114	0	0	0
129	2	114	0	0	0
133	2	14407	0	0	0
221	2	92	0	0	0
225	2	91	0	0	0
229	2	124	0	0	0
233	2	105	0	0	0
237	1	51	0	0	0
324	2	105	0	0	0
328	1	59	0	0	0
332	2	99	0	0	0
336	1	51	0	0	0
424	2	78	0	0	0
1018	2	78	0	0	0
122	2	110	0	0	0
126	2	125	0	0	0
130	1	52	0	0	0
134	3	141	0	0	0
222	2	110	0	0	0
226	2	114	0	0	0
230	2	114	0	0	0
234	2	107	0	0	0
321	2	92	0	0	0
325	2	91	0	0	0
329	2	124	0	0	0
333	3	155	0	0	0
421	2	92	0	0	0
425	2	91	0	0	0

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Car Park	23105.93
Fan Room	114.53
Gas meter	9.6
Pool Balance Tank	6
Water Meter	5.95
Bulky Waste	27.28
GBR BLD	118.56
Cold Water Plant	13.5
Rain Water Tank	17.81
Click and Collect	16.43
Basement_Corridor	73.36
Balance Tank	13.29
Fire Pump Room	75.4
Heat Recovery Room	31.02
Pool Heat Pump	31.61
Bin Room	220.26
FOGO	43.84
General Bin Holding	244.36
Maintenance Access	9.28
Bike Storage	136.3
Fire Stairs - Basement	337.7
Stair	43.32
Booster	4.03
Fire Tank	79.8
Main Switch room	47.29
Substation	30.25
Bin Store	17.25
Garbage room	229.47
Storage	1407.61
Pool Plant	76.96
Cleaners Room	7.17
Loading Dock	496.98
Toilet	6.19

NOTES
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1. All drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9668, ABN 88 094 099 911

KEY PLAN

LEGEND

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
BASIX

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	
Status	Dwg No.	Rev	
For Information	DA-001-002	DA.01	

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Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building A
   (a) Buildings
      (i) Materials
   (b) Dwellings
      (i) Water
      (ii) Energy
      (iii) Thermal Performance
   (c) Common areas and central systems/facilities
      (i) Water
      (ii) Energy

2. Commitments for Residential flat buildings - Building B
   (a) Buildings
      (i) Materials
   (b) Dwellings
      (i) Water
      (ii) Energy
      (iii) Thermal Performance
   (c) Common areas and central systems/facilities
      (i) Water
      (ii) Energy

3. Commitments for Residential flat buildings - Building C
   (a) Buildings
      (i) Materials
   (b) Dwellings
      (i) Water

(ii) Energy
(iii) Thermal Performance
(c) Common areas and central systems/facilities
(i) Water
(ii) Energy

4. Commitments for common areas and central systems/facilities for the development (non-building specific)
(a) Buildings 'Other'
(i) Materials
(b) Common areas and central systems/facilities
(i) Water
(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. 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 Residential flat buildings - Building A

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
suspended floor above enclosed subfloor, frame: suspended concrete slab	20092.27	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	framed (metal clad),frame:light steel frame	3072.07	-	-

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	cavity brick wall, frame:light steel frame	650	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m³)**	**Low emissions option**
-	-	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
framed - concrete tiles, frame: light steel frame	1631.92	-	-

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
0	8935.91	0	8935.91	0	0	0	0

(b) 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.	✔	✔	✔

	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**
1403, 1404	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	1	yes	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 other dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✔	✔
(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.	✔	✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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".		✔	

	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	Central hot water system (No. 1)	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		Natural lighting	
Dwelling no.	**living areas**	**bedroom areas**	**living areas**	**bedroom areas**	**No. of bathrooms or toilets**	**Main kitchen**
All dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	**Pool heating system**	**Pool Pump**	**Timer**	**Spa heating system**	**Timer**	**Kitchen cooktop/oven**	**Dishwasher**	**Clothes dryer**	**Indoor or sheltered clothes drying line**	**Private outdoor or unsheltered clothes drying line**
1403, 1404	-	-	-	electric heat pump	yes	induction cooktop & electric oven	4.5 star	8.5 star	no	no
All other dwellings	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	no	no

(iii) Thermal Performance	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.			
(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.	✔	✔	✔

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	**Area adjusted heating load (in MJ/m²/yr)**	**Area adjusted cooling load (in MJ/m²/yr)**	**Area adjusted total load (in MJ/m²/yr)**
1001	10.1	10.80	20.900
1002	9.2	17.1	26.300
1003	18.7	9.4	28.100
1004	21.1	10.1	31.200
1006	11	8.5	19.500
1007	20.5	6.5	27.000
1008	16.4	7.1	23.500
101	5.8	13.4	19.200
102	10.9	11.2	22.100
103	21.4	9	30.400
104	26.1	9.9	36.000
105	3.7	9.8	13.500
106	10	9.7	19.700
107	13.8	9.2	23.000
108	9.5	8.7	18.200
1101	10.1	10.4	20.500
1102	7.9	20.6	28.500
1103	16	9.9	25.900
1104	18.7	10.2	28.900
1105	8.2	8.2	16.400
1106	10.2	8.4	18.600
1107	20.6	6.3	26.900
1108	15.5	7.7	23.200
1201	12.2	10.9	23.100

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1. All drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9668, ABN 68 094 099 911

KEY PLAN

LEGEND

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
BASIX

Scale	Project No.	Drawn by	North
@A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-001-003	DA.01	

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	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1202	8.4	18.4	26.800
1203	19.3	9.5	28.800
1204	20.3	10	30.300
1205	6.4	8.2	14.600
1206	8.4	8.4	16.800
1207	20.7	6.5	27.200
1208	15.5	7	22.500
1301	11.3	11.8	23.100
1302	6.7	21.3	28.000
1303	9.9	21.2	31.100
1304	28.1	8.7	36.800
1305	5.8	9	14.800
1306	14.8	11.3	26.100
1307	29.1	8.7	37.800
1308	25.3	10.2	35.500
1401	10.5	10.9	21.400
1402	6.9	17.4	24.300
1403	15.3	12.5	27.800
1404	23.3	7.7	31.000
1501	10.6	10.5	21.100
1502	6.3	21.1	27.400
1503	15.1	13.2	28.300
1504	21.9	7.5	29.400
1601	10.8	11	21.800
1602	6.2	20.7	26.900
1603	15.3	13.4	28.700
1604	22.1	7.6	29.700
1701	18.8	15.7	34.500
1702	14.1	20.9	35.000
1703	22.4	14.2	36.600
1704	27.9	9.6	37.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
G02	10.3	9.2	19.500
G03	4.7	9.8	14.500
G04	8	12.1	20.100
G05	21.1	5.7	26.800
G06	15.2	6.7	21.900
LG01	12.5	8.9	21.400
LG02	4.6	4.1	8.700
UG01	4.2	16.2	20.400
UG02	10.8	9.3	20.100
UG03	30	7.6	37.600
UG04	6.2	9.4	15.600
UG05	8.5	10	18.500
UG06	15.4	8.6	24.000
UG07	14.1	7.4	21.500
1005, 905	8.7	8.2	16.900
All other dwellings	7.9	8.4	16.300

Central energy systems	Type	Specification
Lift bank (No. 4)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 16 number of levels from the bottom of the lift shaft to the top of the lift shaft: 20 number of lifts: 2 lift load capacity: <1001 kg

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
201	6.9	11.5	18.400
202	13.9	12.2	26.100
203	26.4	8.1	34.500
204	20.9	9.2	30.100
205	6.4	8	14.400
206	13.1	8.5	21.600
207	16.7	8.1	24.800
208	12.7	7.2	19.900
301	7.2	11.2	18.400
302	12.2	15.1	27.300
303	20	9.5	29.500
304	19.5	10.1	29.600
305	7.5	8.4	15.900
306	13.4	8.5	21.900
307	17.3	8	25.300
308	11.8	7.4	19.200
401	9.1	10.7	19.800
402	11.6	17.6	29.200
403	20.6	8.9	29.500
404	20.9	9.9	30.800
406	13.4	8.6	22.000
407	17.7	8	25.700
408	13.1	7.1	20.200
501	7.7	11	18.700
502	9.9	20.8	30.700
503	15.6	9.8	25.400
504	17.4	10.4	27.800
505	7.7	8.3	16.000
506	13.5	8.6	22.100
507	18	7.9	25.900
508	12.4	7.4	19.800

(c) 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	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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.	✔	✔	✔

2. Commitments for Residential flat buildings - Building B

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types			
Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	116578.93	-	-

External wall types				
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad),frame:light steel frame	2102.28	-	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	cavity brick wall, frame:light steel frame	650	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
601	8	10.9	18.900
602	5.4	18.7	24.100
603	16.9	9.2	26.100
604	19.2	9.7	28.900
605	8	8.3	16.300
606	13.7	8.7	22.400
607	18.4	8.1	26.500
608	13.8	7.1	20.900
701	8.2	11	19.200
702	7.7	17.9	25.600
703	15.2	10.5	25.700
704	17.5	10.4	27.900
706	13.1	8.8	21.900
707	18.2	7.1	25.300
708	13.1	7.2	20.300
801	11.7	9.7	21.400
802	9.9	19.5	29.400
803	18.8	9.1	27.900
804	21.4	9.9	31.300
805	9	8	17.000
806	13	8.4	21.400
807	20.1	6.4	26.500
808	14.8	7.7	22.500
901	9.9	10.9	20.800
902	8.7	19.1	27.800
903	16.5	9.8	26.300
904	19.2	10.1	29.300
906	10.9	8.6	19.500
907	20.2	6.3	26.500
908	15.2	7.9	23.100
G01	3.6	17.2	20.800

	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
A1_COMMS	air conditioning system	none i.e., continuous	light-emitting diode	motion sensors	yes
A1_Fire Control Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
A2_Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
A1_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
A2_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
A2_Store	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
A2_WC	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A1_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A2_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A1_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A1_Fire Hallway	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A2_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
A2_Hallway	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 14 number of levels from the bottom of the lift shaft to the top of the lift shaft: 18 number of lifts: 2 lift load capacity: <1001 kg

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	2162.44	-	-

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	8405.1	0	8405.1	0	0	0	0

NOTES

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1. All drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9695, ABN 88 094 099 911

KEY PLAN

LEGEND

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
BASIX

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	
Status	Dwg No.	Rev	
For Information	DA-001-004	DA.01	

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(b) 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.	✔	✔	✔

	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
1309, 1311	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-		not specified	4 star	-	-	-	-	1	yes	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 other dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-		not specified	4 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✔	✔
(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.	✔	✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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".		✔	

	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	Central hot water system (No. 2)	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		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
1309, 1311	-	-	-	electric heat pump	yes	induction cooktop & electric oven	4.5 star	8.5 star	no	no
All other dwellings	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	no	no

(iii) Thermal Performance	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.			
(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.	✔	✔	✔

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1009	25.1	10.3	35.400
1010	5.1	6.2	11.300
1011	8.6	14	22.600
1012	6.5	18.5	25.000
1013	11.3	12.7	24.000
1014	28.9	8.3	37.200
109	16.3	5.8	22.100
110	20.1	7.1	27.200
1109	24.4	10.8	35.200
111	5.2	7.9	13.100
1110	4	6.8	10.800
1111	8.7	14.3	23.000
1112	6.2	16.5	22.700
1113	10.5	14.9	25.400
1114	28.1	9.5	37.600
112	1.1	5.8	6.900
113	1	5.6	6.600
114	8.6	6.7	15.300
115	7	5.7	12.700
116	4.8	14.6	19.400
117	1.5	6.7	8.200
118	2.2	12.2	14.400
119	26.5	8.5	35.000
120	15	9.2	24.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
313	3.8	11.8	15.600
314	10.3	6.7	17.000
315	5.2	8.5	13.700
316	6.8	12.2	19.000
317	4.8	6.4	11.200
318	2.9	10.5	13.400
319	29.7	8.1	37.800
320	18.9	7	25.900
409	18.6	5.7	24.300
410	26	6.8	32.800
411	7	6.3	13.300
413	4.8	9.9	14.700
414	12.1	6.3	18.400
415	6.2	7.2	13.400
416	6.9	15.4	22.300
417	4.7	19.8	24.500
418	2.6	12	14.600
419	22.3	10.2	32.500
420	20.2	6.4	26.600
510	25.6	6.8	32.400
511	6.3	7	13.300
513	4.2	11.7	15.900
514	11	6.2	17.200
515	5.7	7.9	13.600
516	7.1	15.4	22.500
517	4.6	19	23.600
518	2.6	11.7	14.300
519	23.3	9.9	33.200
520	19.7	7	26.700
609	13.5	11.1	24.600
610	22.6	10.9	33.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
611	15.9	9	24.900
612	8.4	10.1	18.500
613	7.7	11.3	19.000
614	12	6.5	18.500
615	6.2	7.1	13.300
616	9.4	13.6	23.000
617	6.1	15.7	21.800
618	3.2	13	16.200
619	24.6	13	37.600
620	20.7	7.1	27.800
709	25.4	7.6	33.000
710	4.9	7.6	12.500
711	7.3	15.2	22.500
712	5	18.3	23.300
713	10.4	13	23.400
714	26.9	9.5	36.400
809	25.8	10.7	36.500
810	4	6.3	10.300
811	8.1	12.7	20.800
812	5.5	21.3	26.800
813	9.7	15.4	25.100
814	28.2	7.3	35.500
909	24	10.8	34.800
910	4.3	6.5	10.800
911	8.2	12.8	21.000
912	6.2	17.1	23.300
913	10.4	14.8	25.200
914	29	9	38.000
G07	27.6	5.2	32.800
G08	20	6.9	26.900
G09	6.9	5.8	12.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1209	27.5	10	37.500
1210	5.9	7.3	13.200
1211	11.5	12.9	24.400
1212	7.8	20.7	28.500
1213	16.7	14.2	30.900
1214	26.9	11.1	38.000
1309	18.2	8.2	26.400
1310	8.7	14	22.700
1311	11.4	12.3	23.700
1405	20.8	8.3	29.100
1406	10.6	15	25.600
1407	11.4	14.8	26.200
1505	27.3	10.1	37.400
1506	22.8	10.7	33.500
1507	20.9	15	35.900
209	14.6	6.6	21.200
210	21.9	6.8	28.700
211	6.3	8.1	14.400
212	1.6	6.1	7.700
213	2.1	5.4	7.500
214	10.5	6.8	17.300
215	8.2	5.7	13.900
216	4.3	17.2	21.500
217	1.7	6.5	8.200
218	1.1	11.3	12.400
219	27.7	8.6	36.300
220	16.4	8	24.400
309	17.6	6	23.600
310	24.5	6.7	31.200
311	5.8	7.1	12.900
312	2.2	7.4	9.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
G10	5.8	5.2	11.000
G11	5.4	5.3	10.700
G12	6.2	5.1	11.300
UG08	12.6	6.7	19.300
UG09	20.2	6.8	27.000
UG10	4.2	8.1	12.300
UG11	0.9	5.9	6.800
UG12	1	8	9.000
UG13	8	6.4	14.400
UG14	6.1	6.1	12.200
UG15	3.1	7.1	10.200
UG16	2.2	7.9	10.100
UG17	25.4	8.6	34.000
UG18	18.1	10	28.100
412, 512	2.4	7.5	9.900
All other dwellings	18.1	6	24.100

NOTES

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1. All drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9695, ABN 88 084 299 911

KEY PLAN

LEGEND

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
BASIX

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-001-005	DA.01	

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(c) 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	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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.	✔	✔	✔

	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
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 5)	-	-	light-emitting diode	connected to lift call button	yes
B2_Communal	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Music Room	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Workshop	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Maintenance Workshop	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_ACC	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
B2_Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
B1_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
B2_Building Manager	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Mail	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
B2_Store	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
B1_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B1_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
B2_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Central hot water system (No. 2)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 20 number of levels from the bottom of the lift shaft to the top of the lift shaft: 23 number of lifts: 2 lift load capacity: <1001 kg
Lift bank (No. 5)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 11 number of levels from the bottom of the lift shaft to the top of the lift shaft: 15 number of lifts: 4 lift load capacity: <1001 kg

3. Commitments for Residential flat buildings - Building C

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types			
Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	32966.38	-	-

External wall types				
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad),frame:light steel frame	1391.14	-	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	cavity brick wall, frame:light steel frame	650	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	2026.28	-	-

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	6781.85	0	6781.85	0	0	0	0

(b) 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.	✔	✔	✔

	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 (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✔	✔
(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;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" colum 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".		✔	

	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	Central hot water system (No. 3)	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		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	no	no

(iii) Thermal Performance	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.			
(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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1015	25.2	12.1	37.300
1016	19.8	16	35.800
1017	10.9	9	19.900
1018	12.6	9.1	21.700

NOTES

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1. All drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9695, ABN 88 094 099 911

KEY PLAN

LEGEND

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
BASIX

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-001-006	DA.01	

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	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1019	21.6	11.3	32.900
1020	29.9	7.8	37.700
121	22.7	11.8	34.500
122	18.2	7.2	25.400
123	8.2	4.5	12.700
124	17.5	11.1	28.600
125	10	5.2	15.200
126	10.4	4.9	15.300
127	11.2	6.3	17.500
128	14.6	5.4	20.000
129	8	6.1	14.100
130	12.5	5.2	17.700
131	20.5	14.7	35.200
132	9.6	6.2	15.800
133	9.5	10.5	20.000
134	7.1	8.3	15.400
135	8.4	5.5	13.900
136	10.5	6.6	17.100
221	23.2	12.3	35.500
222	11.2	8.1	19.300
223	7.6	4.8	12.400
224	7.9	4.5	12.400
225	15.3	12.2	27.500
226	9.3	6.6	15.900
227	8.2	5.3	13.500
228	8.6	6.8	15.400
230	11.9	4.5	16.400
231	10.4	6.8	17.200
232	17.5	17.9	35.400
233	11.8	5.8	17.600
234	9.1	10.5	19.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
235	9.4	9.2	18.600
236	8.9	5.7	14.600
321	25.2	11.1	36.300
322	14	7.9	21.900
323	8.2	5.2	13.400
324	11.1	5.5	16.600
325	19.1	10.7	29.800
326	11.9	7.6	19.500
327	9.9	4.9	14.800
328	9	6.6	15.600
329	12.4	5.8	18.200
330	8.2	7.8	16.000
331	11.7	6.5	18.200
332	19.1	15.3	34.400
333	10.1	15	25.100
334	9.2	8.8	18.000
335	10.3	5.2	15.500
336	12.3	6.6	18.900
421	28	9.8	37.800
422	11.9	15.7	27.600
423	9.2	6.8	16.000
424	11.9	6.4	18.300
425	16.4	10.8	27.200
426	22.7	6	28.700
427	23.7	9.7	33.400
428	12.1	6.4	18.500
429	11.4	5.7	17.100
430	20.4	6.1	26.500
431	14.2	6.6	20.800
432	21.7	12.3	34.000
433	11.5	19.4	30.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
434	11.6	6.5	18.100
435	11.8	5.4	17.200
436	14.5	6.3	20.800
521	24.7	9	33.700
522	12.8	14.1	26.900
524	13.9	6.2	20.100
525	18.3	9.8	28.100
526	24.2	5.8	30.000
527	10.6	5.1	15.700
528	12.5	7.1	19.600
529	13.7	5.9	19.600
530	23.9	5.8	29.700
531	15.8	6.1	21.900
532	24	10.8	34.800
533	13.1	17	30.100
534	12.8	6.8	19.600
535	12.2	5.8	18.000
536	15	6.9	21.900
621	25	10.2	35.200
622	12.9	16.5	29.400
623	7	7.2	14.200
624	9.8	6.9	16.700
625	15.5	11.5	27.000
626	24.9	6	30.900
627	9.4	5.6	15.000
628	13.1	6.8	19.900
629	13	6.8	19.800
630	25.4	6.2	31.600
631	16	6.4	22.400
632	24.1	12.1	36.200
633	13	19.7	32.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
634	13.6	6.8	20.400
635	19.1	6.9	26.000
636	20.8	8.2	29.000
715	25.2	9.9	35.100
716	11.7	14.8	26.500
717	7	6.3	13.300
718	8.9	6.7	15.600
719	15.1	10.1	25.200
720	25.1	6	31.100
721	10.8	4.9	15.700
722	11.4	6.9	18.300
723	14.1	5.8	19.900
724	24.9	5.7	30.600
725	16.4	5.5	21.900
726	25.2	10.5	35.700
727	13.8	15.8	29.600
728	17.6	6.8	24.400
729	23	14.5	37.500
815	22.8	10.7	33.500
816	10.4	16	26.400
817	4.5	6.9	11.400
818	6	7	13.000
819	11.8	11.2	23.000
820	24.4	6.1	30.500
821	9.2	5.4	14.600
823	12.6	6.2	18.800
824	24.3	6	30.300
825	16.1	6.1	22.200
826	23.7	11.8	35.500
827	12.9	17.6	30.500
828	15.8	7.7	23.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
829	15.8	21.1	36.900
915	23.7	12.6	36.300
916	11	17.2	28.200
917	4.3	7.7	12.000
918	5.5	7.6	13.100
919	10.8	11.5	22.300
920	25.3	6.2	31.500
921	19.7	6.5	26.200
922	16	7.8	23.800
923	22.2	8.2	30.400
924	26.7	8.2	34.900
925	26.7	6.7	33.400
926	25	12.8	37.800
927	22.8	11.8	34.600
928	26.8	9.3	36.100
929	20.1	16.3	36.400
G14	33.2	4.5	37.700
G15	24.4	8	32.400
G16	13.3	9.2	22.500
G17	14.7	10.9	25.600
G18	13.3	7	20.300
UG19	5.3	5	10.300
UG20	12.1	13.3	25.400
UG21	28.3	9.2	37.500
UG22	22.2	7.1	29.300
UG23	16.2	15.4	31.600
UG24	7.6	9.4	17.000
UG25	8.3	5.7	14.000
UG26	10.9	6.7	17.600
229_523	10.8	6.1	16.900
All other dwellings	9.9	6.8	16.700

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.	✔	✔	✔

	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
C2_Indoor Pool	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching	yes
C2_Suna	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
C2_Gym	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
C1_Yoga Studio	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
C2_Lounge	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Building C_AC Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C1_AC Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C1_HW Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C1_Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C2_BOH	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
C2_Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Building C_Airlock	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C1_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
C2_Parcel Locker	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Pool Store	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
C2_Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
C2_WC	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C1_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

	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
C1_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C1_Roof Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Airlock	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
C2_Wellness Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Sauna (No. 1)	Heating source: electric infrared	Efficiency measure: controlled by BMS
Central hot water system (No. 3)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift bank (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 12 number of lifts: 2 lift load capacity: <1001 kg

(c) 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	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 60 kLs	Location: C2_Indoor Pool	-
Fire sprinkler system (No. 3)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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.		✔	✔

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

(a) Buildings 'Other'

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types			
Floor type	Area (m2)	Insulation	Low emissions option
garage floor, frame: suspended concrete slab	27098.33	-	none

External wall types				
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	45778.51	-	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	cavity brick wall, frame:light steel frame	650	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

NOTES

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1. All drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9668, ABN 88 094 099 911

KEY PLAN

LEGEND

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
BASIX

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-001-007	DA.01	

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Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
-	-	-	

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
0	0	0	0	0	0	0	0

(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	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 2)	Volume: 110 kLs	Location: Other Pool shaded: no	-
Central water tank - rainwater or stormwater (No. 1)	20000	To collect run-off from at least: - 2000 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 5458 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site
Fire sprinkler system (No. 4)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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.	✔	✔	✔

	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**
Car Park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Balance Tank	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Booster	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Fan Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Fire Pump Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Fire Tank	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Gas meter	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Heat Recovery Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Main Switch room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Pool Balance Tank	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Pool Heat Pump	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Substation	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Water Meter	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Bin Room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bin Store	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bulky Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
FOGO	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
GBR BLD	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
General Bin Holding	ventilation exhaust only	-	light-emitting diode	motion sensors	yes

	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**
Storage	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Cold Water Plant	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Maintenance Access	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Pool Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Rain Water Tank	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Bike Storage	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Cleaners Room	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Click and Collect	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Fire Stairs - Basement	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Loading Dock	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Basement_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Toilet	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Swimming pool (No. 2)	Heating source: no heating	Pump controlled by timer: yes
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 140 peak kW
Other	Building management system installed?: yes	-

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).

NOTES

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1. All drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 8668, ABN 88 094 099 911

KEY PLAN

LEGEND

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
BASIX

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-001-008	DA.01	

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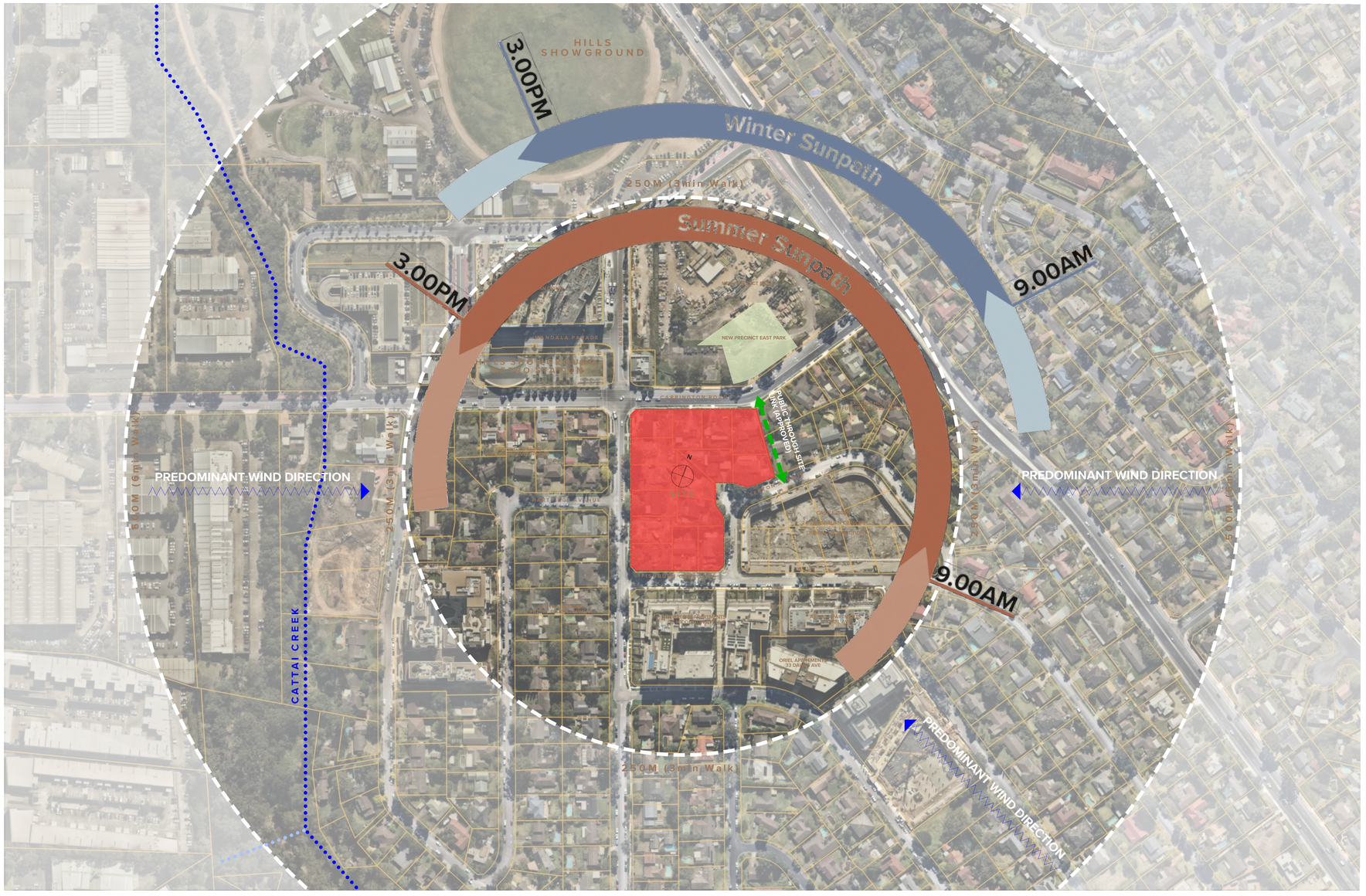

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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20479.
Nominated Architect: Nicholas Turner 8668, ABN 68 004 245 911

LEGEND

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Siteworks
Site Analysis

Scale	Project No.	Drawn by	North
1:1500 @ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-100-001	DA.01	

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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 8668, ABN 88 094 394 911

LEGEND

- Setback Line
- Site Boundary
- Existing Tree to be Retained
- Existing Tree to be Demolished
- Proposed Tree (Refer to Landscape Architect's Documentation)

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Siteworks
Site Plan (Future Context)

Scale	Project No.	Drawn by	North
1:500 @ A0	23104	TURNER	
Status	Dwg No.	Rev	
For Information	DA-100-002	DA.01	

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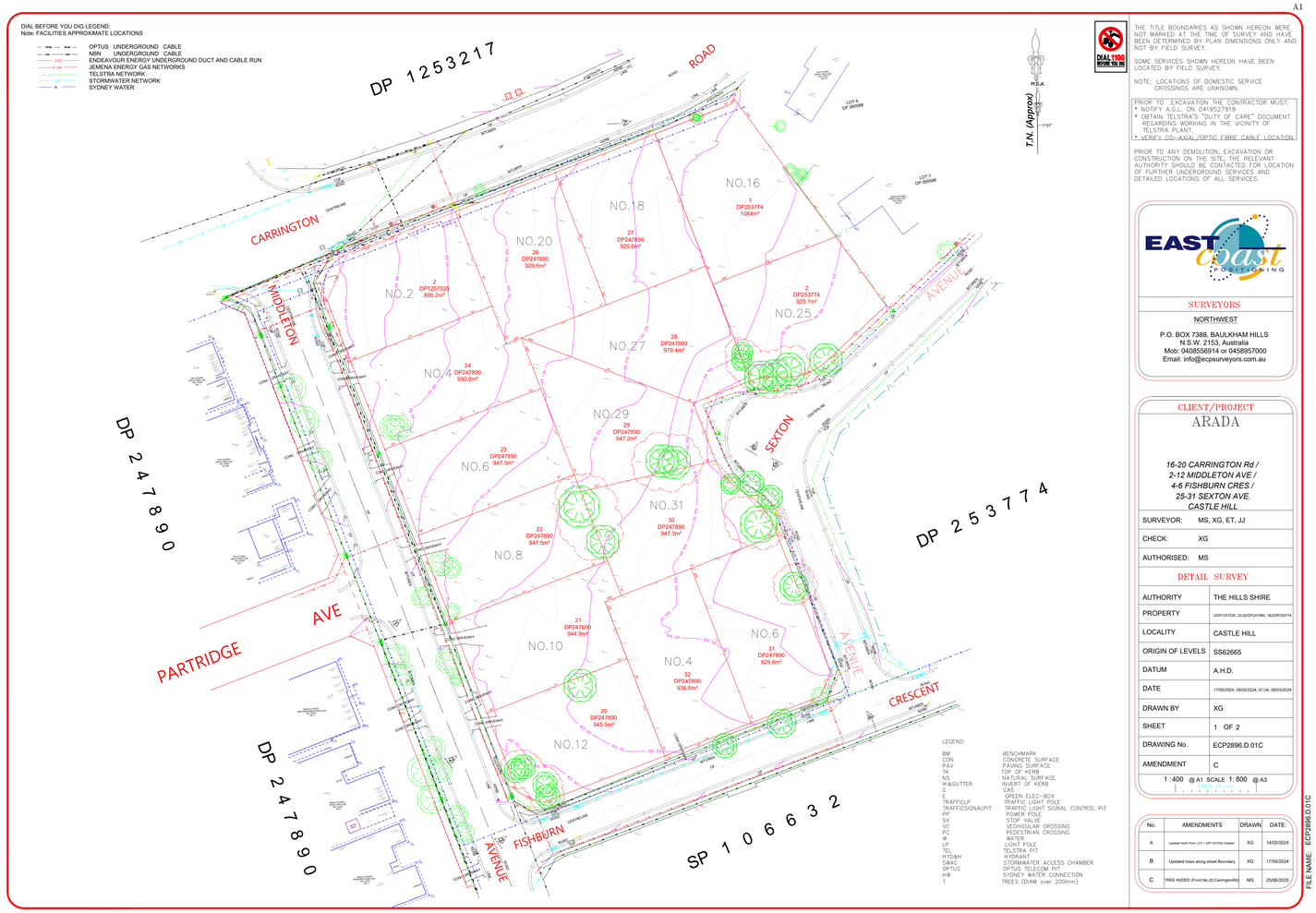
A1



DIAL 1100 BEFORE YOU DIG

THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY.

SOME SERVICES SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY.

NOTE: LOCATIONS OF DOMESTIC SERVICE CROSSINGS ARE UNKNOWN.

PRIOR TO EXCAVATION THE CONTRACTOR MUST:
- NOTIFY A.G.L. ON 0419527919
- OBTAIN TELSTRA'S "DUTY OF CARE" DOCUMENT REGARDING WORKING IN THE VICINITY OF TELSTRA PLANT.
- VERIFY CO-AXIAL/OPTIC FIBRE CABLE LOCATION

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

EAST coast POSITIONING

SURVEYORS

NORTHWEST

P.O. BOX 7388, BAULKHAM HILLS
N.S.W. 2153, Australia
Mob: 0408556914 or 0458957000
Email: info@ecpsurveyors.com.au

CLIENT/PROJECT

ARADA

16-20 CARRINGTON Rd /
2-12 MIDDLETON AVE /
4-6 FISHBURN CRES /
25-31 SEXTON AVE.
CASTLE HILL

SURVEYOR:	MS, XG, ET, JJ
CHECK:	XG
AUTHORISED:	MS

DETAIL SURVEY

AUTHORITY	THE HILLS SHIRE
PROPERTY	2/DP1257535, 20-32/DP247890, 1&2/DP253774
LOCALITY	CASTLE HILL
ORIGIN OF LEVELS	SS62665
DATUM	A.H.D.
DATE	17/05/2024, 28/02/2024, 01.04, 06/03/2024
DRAWN BY	XG
SHEET	1 OF 2
DRAWING No.	ECP2896.D.01C
AMENDMENT	C

1:400 @A1 SCALE 1:800 @A3

No.	AMENDMENTS	DRAWN	DATE:
A	Updated North Point, LOT 1 DP1257535 Deleted	XG	14/03/2024
B	Updated trees along street Boundary	XG	17/05/2024
C	TREE ADDED (Front No.20 CarringtonRd)	MS	25/06/2025

FILE NAME ECP2896.D.01C

SITE SURVEY

Req:R701322 /Doc:DP 1316896 P /Rev:05-Aug-2025 /NSW LRS /Prt:06-Aug-2025 04:00 /Seq:1 of 3
© Office of the Registrar-General /Src:NSW-LRS-Connect /Ref:LRSiConnect-S PorSurveyor Use Only

PLAN FORM 2 (A3)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

LAND

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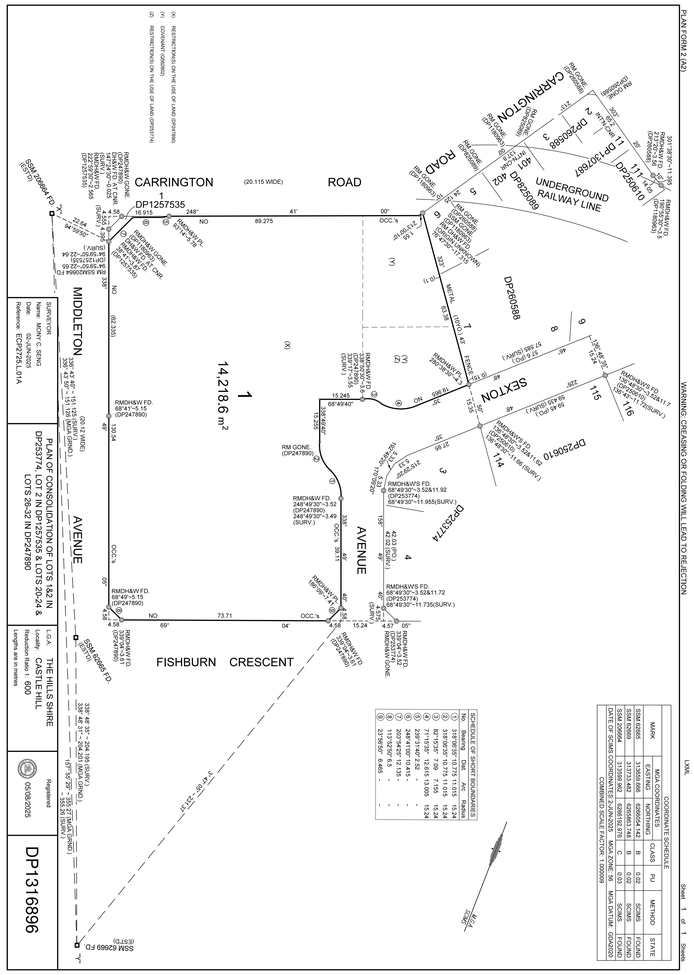
DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9905. ABN 88 094 099 911

KEY PLAN

LEGEND




EXISTING SITE BOUNDARY
FUTURE SP2 SITE BOUNDARY
EXISTING WATER MAIN
METRO SECOND RESERVE
Existing Drains to be Relocated
FUTURE SITE BOUNDARY 2m DEDICATION
EXISTING SITE BOUNDARY
BASEMENT 02
285 RESIDENTIAL SPACES INCLUDING
INCLUDING 13 TANDEM SPACES
10 MOTOR CYCLES
208 STORAGE CAGES
9427 m² / 32m2 per car space
RESI STORAGE
RAMP 1:20
RAMP 1:15
RAMP 1:10
RAMP 1:8
LOW HEADROOM
FLOOD FLOW OVER
LOADING DOCK
GBC
GBE
GBR
GHR
FIRE CONTROL ROOM
FIRE HYDRANT BOOSTER ASSEMBLY
SUBSTATION
GENERATOR
FIRE PUMP ROOM
SWD
SWP
OSD
OSR
TURNING BAY
LIFT OVERRUN
SERVICE LOCATION
SERVICE RELOCATION
RL 92.70
RL 93.30
RL 92.20
RL 93.20
RL 93.00
RL 92.00
RL 92.50
RL 93.50
RL 92.10
RL 93.10
RL 92.30
RL 93.30
RL 92.40
RL 93.40
RL 92.60
RL 93.60
RL 92.80
RL 93.80
RL 93.00
RL 94.00
RL 93.20
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RL 93.40
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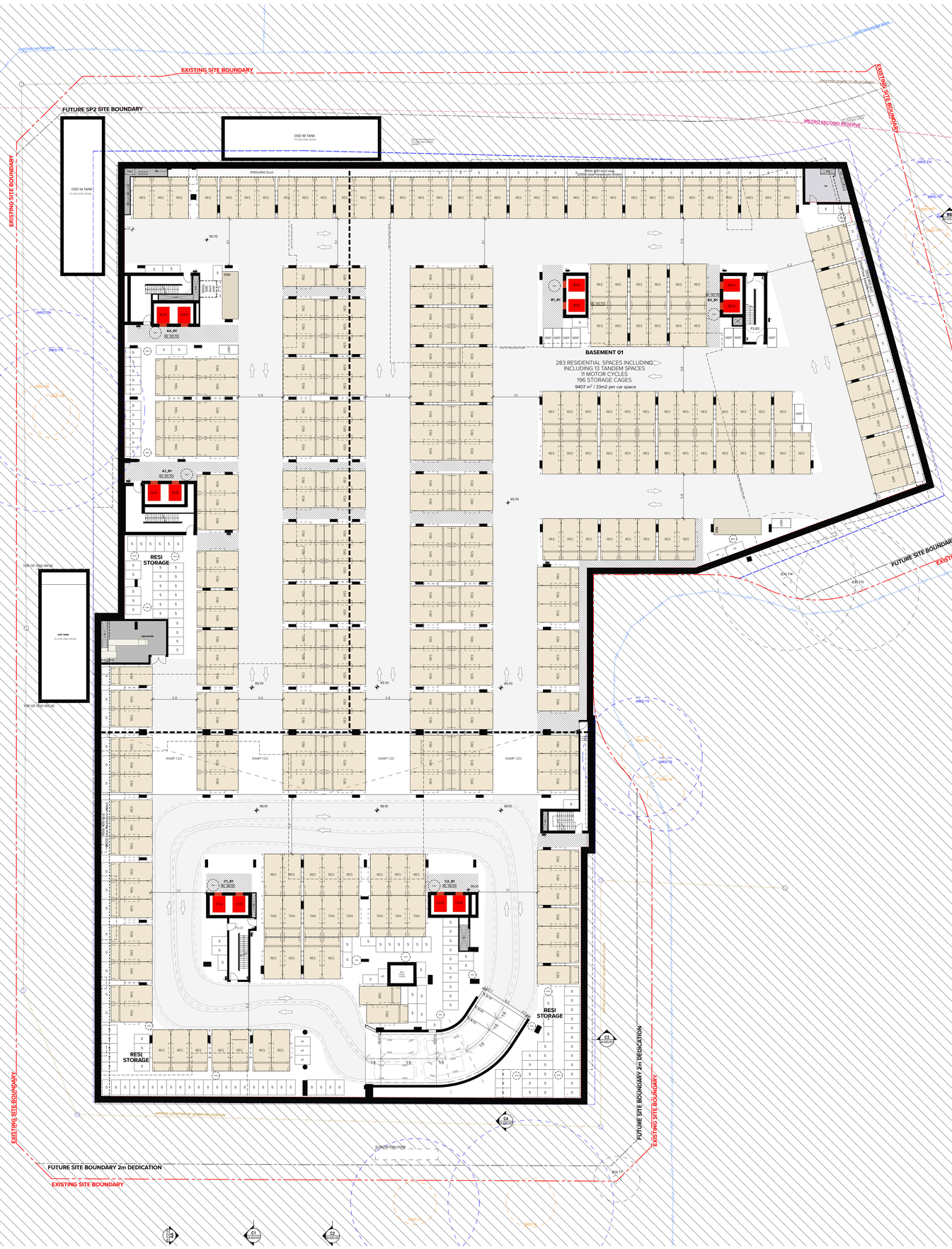
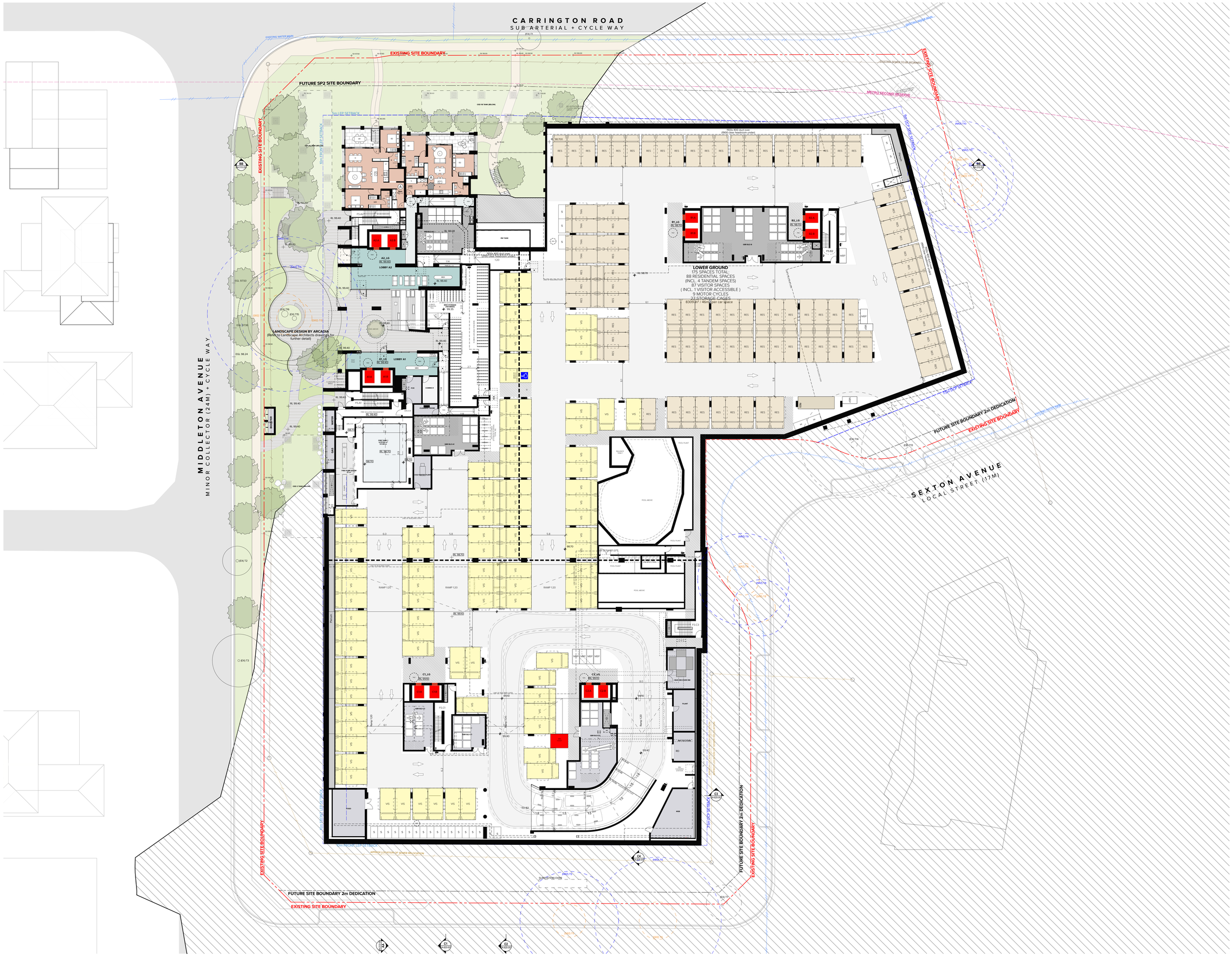
RL 94.80
RL 94.00
RL 95.00
RL 94.20
RL 95.20
RL


EXISTING SITE BOUNDARY
FUTURE SP2 SITE BOUNDARY
METRO SECOND RESERVE
OSD 1B TANK
TO CIVIL ENG. DETAIL
OSD 1A TANK
TO CIVIL ENG. DETAIL
1000x400 Duct
1000x 600 duct over
CLOSE over Pedestrian Entrance
Existing Grade to be retained
EXISTING SITE BOUNDARY
RWD 110
RWD 111
RWD 112
RWD 113
RWD 114
RWD 115
RWD 116
RWD 117
RWD 118
RWD 119
RWD 120
RWD 121
RWD 122
RWD 123
RWD 124
RWD 125
RWD 126
RWD 127
RWD 128
RWD 129
RWD



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- Setback Line
- Site Boundary
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- Existing Tree to be Retained
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- Proposed Tree (Refer to Landscape Architect's Documentation)
- 1 Bed Apartment
- 2 Bed Apartment
- 2 Bed+ Apartment
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- 3 Bed+ Apartment
- 4 Bed Apartment

Rev.	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Lower Ground

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev.	
For Coordination	DA-110-007	DA.01	

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CARRINGTON ROAD
SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

SEXTON AVENUE
LOCAL STREET (17M)

FISHBURN CRESCENT
LOCAL STREET (17M)

EXISTING SITE BOUNDARY

FUTURE SP2 SITE BOUNDARY

FUTURE SITE BOUNDARY 2m DEDICATION

5m LEP SETBACK

10m FRONT LEP SETBACK

10m FRONT LEP SETBACK

5m LEP SETBACK

10m FRONT LEP SETBACK

5m LEP SETBACK

10 CARRINGTON ROAD
DA APPROVED
(1037/2020/JP)

LANDSCAPE DESIGN BY ARCADIA
(Refer to Landscape Architects drawings for further detail)

LANDSCAPE DESIGN BY ARCADIA
(Refer to Landscape Architects drawings for further detail)

COURTYARD

BUILDING A LOBBY

BUILDING B LOBBY

LOBBY B2

LOBBY C1

LOBBY C2

WELLNESS LOBBY

INDOOR POOL

OUTDOOR POOL

YOGA STUDIO

GYM

LOADING DOCK

BULKY WASTE

CLICK & COLLECT

GENERAL WASTE HOLDING AREA

RECYCLING BINS

SUBSTATION

MAINTENANCE WORKSHOP

STORE

OSD 1B TANK (BELOW)

OSD 2 TANK (BELOW)

OSD 3B TANK (BELOW)

APPROX LOCATION OF SEWER RELOCATION

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Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
CA Plans
Ground Level

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-008	DA.01	

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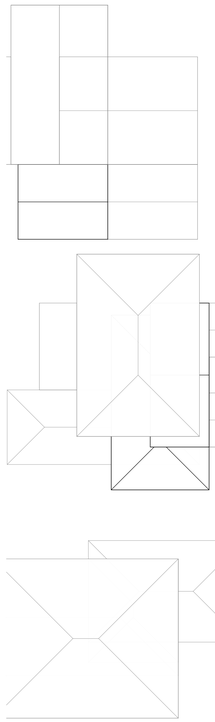

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CLIENT
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ARADA

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Drawing Title
GA Plans
Upper Ground Level

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-009	DA.01	

TURNER

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AUSTRALIA

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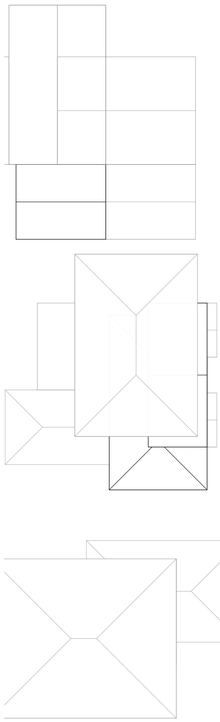

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(SRZ)	Structural Root Zone
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TOW	Top of Wall
TRA	Tenant Return Air
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TS	Traffic Signal
TYP	Typical
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UNO	Unless Noted Otherwise
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WIR	Walk in Robe
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End.	

Setback Line
Site Boundary
Livable Apartment (Silver Level)
Livable Apartment (Gold Level)
Livable Apartment (Platinum Level)
Accessible Parking Space
Affordable Housing Unit
Existing Tree to be Retained
Existing Tree to be Demolished
Proposed Tree (Refer to Landscape Architect's Documentation)
1 Bed Apartment
2 Bed Apartment
2 Bed+ Apartment
3 Bed Apartment
3 Bed+ Apartment
4 Bed Apartment

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Level 01

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-010	DA.01	

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CARRINGTON ROAD
SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

SEXTON AVENUE
LOCAL STREET (17M)

FISHBURN CRESCENT
LOCAL STREET (17M)

EXISTING SITE BOUNDARY
FUTURE SP2 SITE BOUNDARY
FUTURE SITE BOUNDARY 2m DEDICATION
5m LEP SETBACK
10m FRONT LEP SETBACK
4m DCP SIDE SETBACK
7.5m DCP SETBACK
10 CARRINGTON ROAD
DA APPROVED
(1037/2020/JP)
PUBLIC THROUGH SITE LINK
DA APPROVED
(1037/2020/JP)
24 FISHBURN CRESCENT
DA APPROVED
(58/2020/JP/A)

NOTES

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9668, ABN 68 094 099 911

KEY PLAN

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AHD	Australian Height Datum
B	Bathroom
B1_2...	Bedroom 1, Bedroom 2, etc.
BGS	Boom Gate System
BKR	Bicycle Rack
BKS	Bicycle Storage
BL	Bollard
BOH	Back of House
BY	Balcony
CLNR	Cleaner Store
COM	Commercial
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CPD	Cupboard
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CWS	Cold Water Supply
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Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Level 02

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-011	DA.01	

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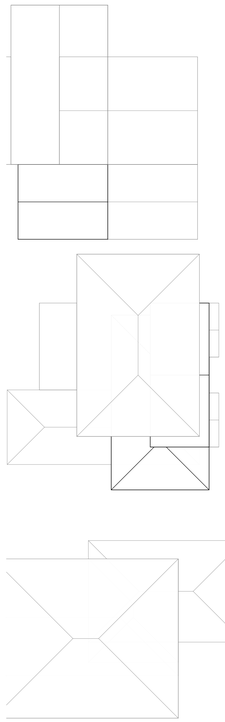

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Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Level 03

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-012	DA.01	

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CARRINGTON ROAD
SUB ARTERIAL + CYCLE WAY
MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY
EXISTING SITE BOUNDARY
FUTURE SP2 SITE BOUNDARY
5th STOREY 4m (MIN) DCP SETBACK
FUTURE SITE BOUNDARY 2m DEDICATION
EXISTING SITE BOUNDARY
PUBLIC THROUGH SITE LINK (DA APPROVED (1037/2020/JP))
10 CARRINGTON ROAD DA APPROVED (1037/2020/JP)
SEXTON AVENUE
LOCAL STREET (17M)
24 FISHBURN CRESCENT DA APPROVED (58/2020/JP/A)
FISHBURN CRESCENT
LOCAL STREET (17M)
A1_L4
A2_L4
B1_L4
B2_L4
C1_L4
C2_L4
4C_L4
12.0
19.0
RL 116.60
RL 116.80
RL 116.60
RL 116.60
RL 116.60

CARRINGTON ROAD
SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

EXISTING SITE BOUNDARY

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5th STOREY 4m (MIN) DCP SETBACK

12.0

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7.5m DCP SETBACK

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DA APPROVED
(1037/2020/JP)

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5th STOREY 4m (MIN) DCP SETBACK

19.0

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FUTURE SITE BOUNDARY 2m DEDICATION

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EXISTING SITE BOUNDARY

FUTURE SITE BOUNDARY 2m DEDICATION

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24 FISHBURN CRESCENT
DA APPROVED
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FISHBURN CRESCENT
LOCAL STREET (17M)

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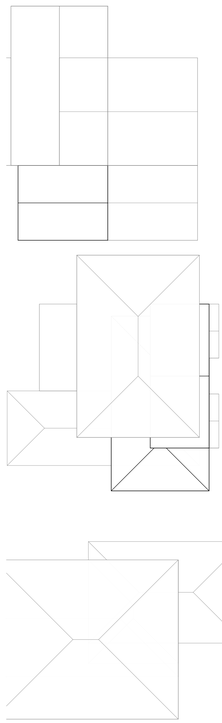
Nominated Architect: Nicholas Turner 9668, ABN 68 094 099 911

KEY PLAN



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Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Level 05

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-014	DA.01	

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CARRINGTON ROAD
SUB ARTERIAL + CYCLE WAY
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EXISTING SITE BOUNDARY
FUTURE SP2 SITE BOUNDARY
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5th STOREY 4m (MIN) DCP SETBACK
5th STOREY 4m (MIN) DCP SETBACK
12.0
19.0
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7m DCP SETBACK
FUTURE SITE BOUNDARY 2m DEDICATION
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LOCAL STREET (17M)
A2_L6
B1_L6
B2_L6
C1_L6
C2_L6
A1_L6
A3_L6
A4_L6
A5_L6
A6_L6
A7_L6
A8_L6
A9_L6
A10_L6
A11_L6
A12_L6
A13_L6
A14_L6
A15_L6
A16_L6
A17_L6
A18_L6
A19_L6
A20_L6
A21_L6
A22_L6
A23_L6
A24_L6
A25_L6
A26_L6
A27_L6
A28_L6
A29_L6
A30_L6
A31_L6
A32_L6
A33_L6
A34_L6
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A36_L6
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A38_L6
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A42_L6

CARRINGTON ROAD
SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

EXISTING SITE BOUNDARY

FUTURE SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

COMMUNAL TERRACE
LANDSCAPE DESIGN BY ARCADIA
(refer to Landscape Architects drawings for further detail)

PRIVATE TERRACE
(Refer to Landscape Architect's drawings for further detail)

PUBLIC THROUGH SITE LINK
DA APPROVED
(1037/2020/JP)

10 CARRINGTON ROAD
DA APPROVED
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FUTURE SITE BOUNDARY 2m DEDICATION

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LA	Landscape
LDE	Loading Dock Exhaust
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MBP	Motor Bike Parking
MBX	Mail Box Assembly
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MRV	Medium Rigid Vehicle
MSB	Main Switch Board Services incl. Main Distribution Board & Frame.
MTR	Meter
MV	Mechanical Vent
NGL	Natural Ground Level
(NRZ)	Notional Root Zone
OSD	On Site Detention Tank
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P	Pantry
PDR	Powder Room
PENO	Penetration
R	Robe
RES	Residential
RF	Refrigerator
RL	Relative Level to AHD
RTL	Retail
S	Storage
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SP	Stair Pressurisation
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SWD	Stormwater Drain
SWP	Stormwater Pit
(SRZ)	Structural Root Zone
Tx	Tree
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TOW	Top of Wall
TRA	Tenant Return Air
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TS	Traffic Signal
TYP	Typical
UG	Upper Ground
UNO	Unless Noted Otherwise
UT	Utility Space
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End.	

Setback Line
Site Boundary
Livable Apartment (Silver Level)
Livable Apartment (Gold Level)
Livable Apartment (Platinum Level)
Accessible Parking Space
Affordable Housing Unit
Existing Tree to be Retained
Existing Tree to be Demolished
Proposed Tree (Refer to Landscape Architect's Documentation)
1 Bed Apartment
2 Bed Apartment
2 Bed+ Apartment
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Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Level 07

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-016	DA.01	

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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
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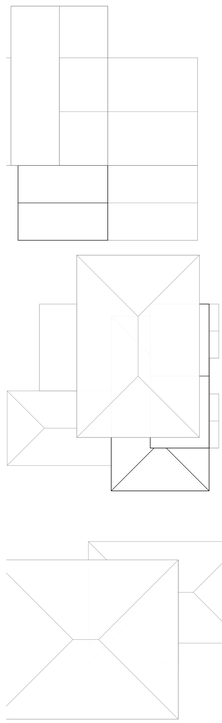
DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9668, ABN 88 094 099 911

KEY PLAN



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CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Level 08

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-017	DA.01	

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CARRINGTON ROAD
SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

EXISTING SITE BOUNDARY
FUTURE SP2 SITE BOUNDARY
EXISTING SITE BOUNDARY
EXISTING SITE BOUNDARY
5th STOREY 4m (MIN) DCP SETBACK
COMMUNAL TERRACE BELOW
5th STOREY 4m (MIN) DCP SETBACK
5th STOREY 4m (MIN) DCP SETBACK
BALCONY BELOW
BALCONY BELOW
5th STOREY 4m (MIN) DCP SETBACK
PUBLIC THROUGH SITE LINK DA APPROVED (1037/2020/JP)
FUTURE SITE BOUNDARY 2m DEDICATION
EXISTING SITE BOUNDARY
5th STOREY 4m (MIN) DCP SETBACK
5th STOREY 4m (MIN) DCP SETBACK
24.0
FUTURE SITE BOUNDARY 2m DEDICATION
EXISTING SITE BOUNDARY
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FUTURE SITE BOUNDARY 2m DEDICATION
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SEXTON AVENUE
LOCAL STREET (17M)

10 CARRINGTON ROAD
DA APPROVED
(1037/2020/JP)

24 FISHBURN CRESCENT
DA APPROVED
(58/2020/JP/A)

FISHBURN CRESCENT
LOCAL STREET (17M)

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SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
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FUTURE SITE BOUNDARY 2m DEDICATION

FISHBURN CRESCENT
LOCAL STREET (17M)

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DJCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9668, ABN 88 084 249 911

KEY PLAN

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AHD	Australian Height Datum
B	Bathroom
B1,2...	Bedroom 1, Bedroom 2, etc.
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- Setback Line
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Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Level 09

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-018	DA.01	

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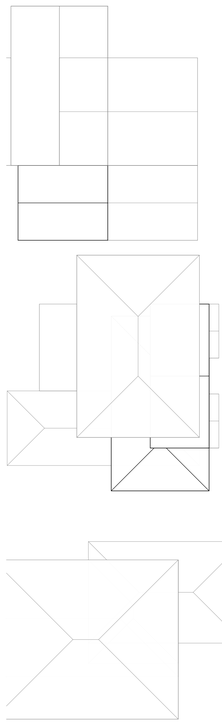



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DJCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9668, ABN 68 094 099 911

KEY PLAN

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AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
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CLIENT
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Drawing Title
GA Plans
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EXISTING SITE BOUNDARY
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FUTURE SITE BOUNDARY 2m DEDICATION
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5th STOREY 4m (MIN) DCP SETBACK
COMMUNAL ROOF TERRACE BELOW
INDICATIVE ZONE FOR SOLAR PANELS
C1 LIFT O/R
C2 LIFT O/R
PLANT ROOM
PLANT ROOM BELOW
HW PLANT
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(58/2020/JP/A)
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Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Level 11

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-020	DA.01	

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CARRINGTON ROAD
SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

EXISTING SITE BOUNDARY

FUTURE SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

COMMUNAL TERRACE BELOW

PUBLIC THROUGH SITE LINK
DA APPROVED
(1037/2020/JP)

10 CARRINGTON ROAD
DA APPROVED
(1037/2020/JP)

FUTURE SITE BOUNDARY 2m DEDICATION

EXISTING SITE BOUNDARY

SEXTON AVENUE
LOCAL STREET (17M)

5th STOREY 4m (MIN) DCP SETBACK

COMMUNAL ROOF TERRACE BELOW

ROOF BELOW

PLANT ROOM BELOW

COMMUNAL ROOF TERRACE BELOW

PLANT ROOM BELOW

PLANT ROOM BELOW

144.30
FS.C2

5th STOREY 4m (MIN) DCP SETBACK

EXISTING SITE BOUNDARY

FUTURE SITE BOUNDARY 2m DEDICATION

EXISTING SITE BOUNDARY

24 FISHBURN CRESCENT
DA APPROVED
(58/2020/JP/A)

FISHBURN CRESCENT
LOCAL STREET (17M)

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DJCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 8668, ABN 88 094 099 911

KEY PLAN

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AHD	Australian Height Datum
B	Bathroom
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BY	Balcony
CLNR	Cleaner Store
COM	Commercial
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CPD	Cupboard
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CWS	Cold Water Supply
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(EX)	Existing
EXH	Exhaust
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FCR	Fire Control Room
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Setback Line
Site Boundary
Livable Apartment (Silver Level)
Livable Apartment (Gold Level)
Livable Apartment (Platinum Level)
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CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
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Drawing Title
GA Plans
Level 12

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
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EXISTING SITE BOUNDARY

FUTURE SP2 SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

COMMUNAL TERRACE BELOW

PRIVATE TERRACE
(Refer to Landscape Architects drawings for further details)

PUBLIC THROUGH SITE LINK
DA APPROVED
(1037/2020/JP)

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DA APPROVED
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FUTURE SITE BOUNDARY 2m DEDICATION

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ROOF BELOW

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FISHBURN CRESCENT
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Livable Apartment (Gold Level)
Livable Apartment (Platinum Level)
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Affordable Housing Unit
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Existing Tree to be Demolished
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CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Level 13

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-022	DA.01	

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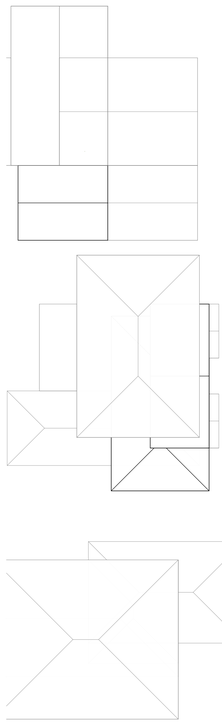
DJCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 8668, ABN 68 004 244 311

KEY PLAN



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CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

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Drawing Title
GA Plans
Level 14

Scale	Project No.	Drawn by	North
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Nominated Architect: Nicholas Turner 8668, ABN 68 094 099 911

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ARADA

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ST_01,02....	Stair No.1, 2, etc.
ST	Study
SWD	Stormwater Drain
SWP	Stormwater Pit
(SRZ)	Structural Root Zone
Tx	Tree
TCE	Terrace
TD	Timber Deck
TOW	Top of Wall
TRA	Tenant Return Air
TSA	Tenant Supply Air
TS	Traffic Signal
TYP	Typical
UG	Upper Ground
UNO	Unless Noted Otherwise
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WC_M	WC - Male
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WS	Wheel Stop
End.	

- Setback Line
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- 4 Bed Apartment

Rev.	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Level 16

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev.	
For Coordination	DA-110-025	DA.01	

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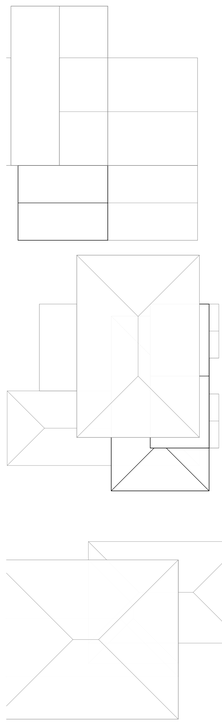
1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 8668, ABN 68 094 099 911

KEY PLAN





LEGEND

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ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AHD	Australian Height Datum
B	Bathroom
B1,2...	Bedroom 1, Bedroom 2, etc.
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BKS	Bicycle Storage
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BY	Balcony
CLNR	Cleaner Store
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CPD	Cupboard
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CWS	Cold Water Supply
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ELEC	Electrical Services
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(INT)	Integrated Assembly
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L_01, 02...	Lift No.1, 2, etc.
L	Living
LA	Landscape
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MV	Mechanical Vent
NGL	Natural Ground Level
(NRZ)	Notional Root Zone
OSD	On Site Detention Tank
OSR	On Site Retention Tank
P	Pantry
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PENO	Penetration
R	Robe
RES	Residential
RF	Refrigerator
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Rev.	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Level 17

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev.	
For Coordination	DA-110-026	DA.01	

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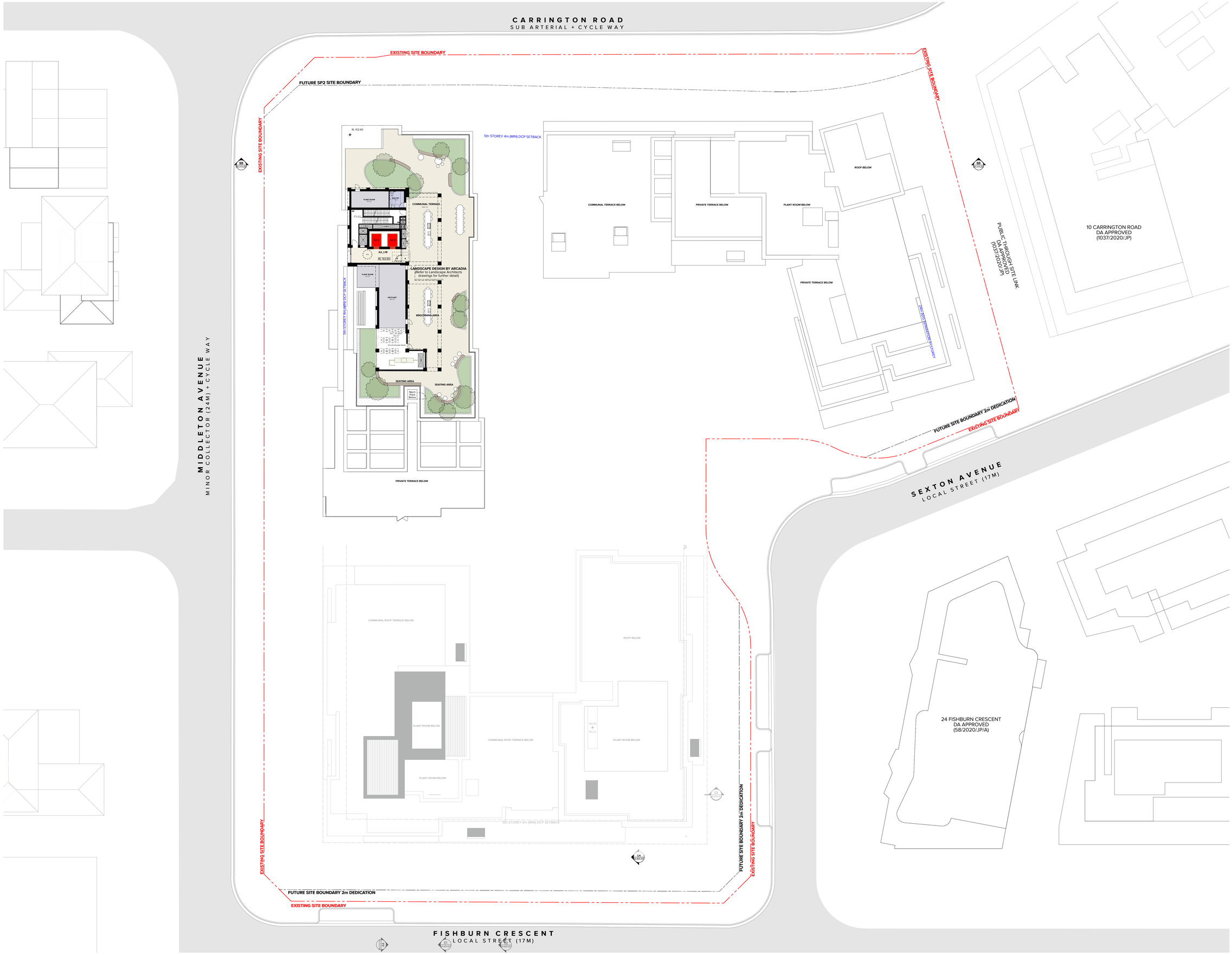

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DJ.S Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9695. ABN 88 084 249 911

KEY PLAN

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AHD	Australian Height Datum
B	Bathroom
B1_2...	Bedroom 1, Bedroom 2, etc.
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Rev.	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Level 18

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev.	
For Coordination	DA-110-027	DA.01	

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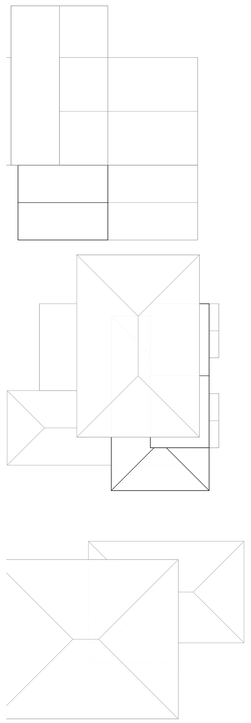
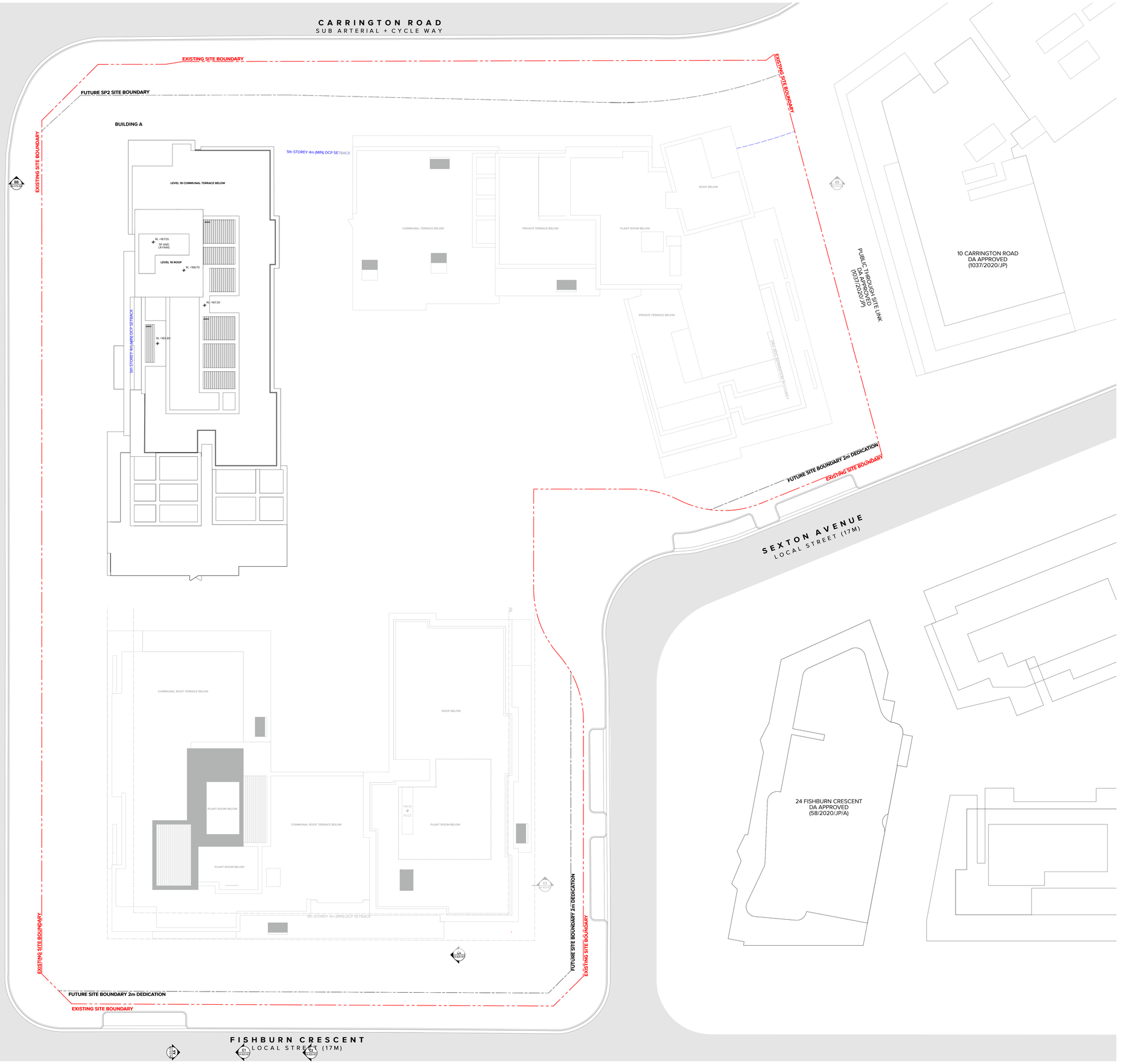
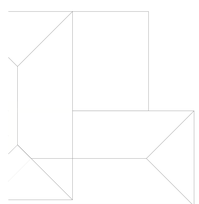
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 8668, ABN 88 094 099 911

KEY PLAN







LEGEND

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Rev.	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GA Plans
Roof Level

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev.	
For Coordination	DA-110-028	DA.01	

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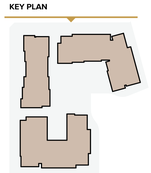
DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 25479.
Nominated Architect: Nicholas Turner 8926, ABN 88 094 394 911

LEGEND



KEY PLAN



Rev	Date	Approved by	Revision Notes
DA-01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000
ARADIA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Context Elevations
North Elevation

Scale: 1:300 @ A0
Project No.: 23104
Drawn by: TURNER
North
Status: For Information
Dwg No.: DA-200-101
Rev.: DA.01

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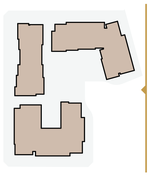
DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9695, ABN 88 054 299 911

LEGEND



KEY PLAN



Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Context Elevations
East Elevation

Scale: **1:300 @ A0**
Project No.: **23104**
Drawn by: **TURNER**
North
Status: **For Information**
Dwg No.: **DA-200-201**
Rev.: **DA.01**

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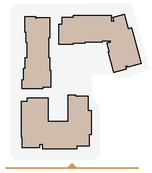
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 9695, ABN 86 064 084 911

LEGEND



KEY PLAN



Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Context Elevations
South Elevation

Scale	Project No.	Drawn by	North
1:300 @ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-200-301	DA.01	

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DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 25475
Nominated Architect: Nicholas Turner 8668, ABN 88 004 394 911

LEGEND



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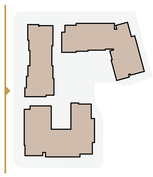

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADIA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Context Elevations
West Elevation

Scale	Project No.	Drawn by	North
1:300 @ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-200-401	DA.01	

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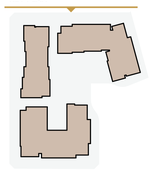
KEY PLAN



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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9905. ABN 89 064 099 911

LEGEND

MATERIAL AND FINISHES LEGEND

(Refer to sample board and drawings for further information)

- Reflective surface artwork to Entry foyer soffit. Artist and artwork subject to future selection.
- Entry lobby awning, stepped profile leading edge. Colour equal to PF5/PF4
- Steel framed awning structure to street terraces, with inset adjustable aluminum shade/ privacy screens SCR6. Colour and finish to match PCF6
- Pergola to communal roof terraces, steel structure with operable aluminum shading system. Colour to match PCF5/PCF3
- Pergola to private roof terraces, steel structure with operable aluminum shading system. Colour to match PCF5/PCF3
- Pergola to communal roof terraces, steel structure with fixed aluminum roofing system. Colour to match PCF5/PCF3
- Vertical flat bar balusters 75mm deep with matching continuous top rail. Cover plate to where balustrade is face fixed to slab edge, balusters to continue over. PCF, colour and finish to match adjacent primary PCF colour UNO
- Semi Frameless clear glass balustrade system, full height. Post supported and glass fixed to slab edge, balustrade to continue over. Framing system aluminum. Colour and finish to system aluminum. PCF, colour and finish to match adjacent primary PCF colour UNO. Glass colour GC1.
- 'Semi-frameless' clear glass balustrade system, full height. Framing system aluminum.
- 'Semi-frameless' clear glass balustrade system, full height. Framing system aluminum.
- Brickwork Type 1 *(Building A Tower)*
  Brickwork, dry pressed, dark colour range. Colour and texture similar to Daniel Robertson Hawthorn London with matching dark oxide mortar.
  Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.
- Brickwork Type 2 *(Building B & C Tower)*
  Brickwork, dry pressed, light colour range. Colour and texture similar to Daniel Robertson Traditional Grey Blend with matching oxide mortar.
  Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO
- Brickwork Type 3 *(Building A Podium)*
  Brickwork, dry pressed, light colour range. Colour and texture similar to Daniel Robertson Traditional Grey Blend mortar.
  Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO
- Brickwork Type 4 *(Building B & C Podium)*
  Brickwork, dry pressed dark colour range. Colour and texture similar to Daniel Robertson Hawthorn Cambridge with matching oxide mortar.
  Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.
- Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF1
- Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF2
- Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF3
- Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF4
- Concrete, Off Form Finish, Type 1
  Concrete, smooth finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- Concrete, Off Form Finish, Type 2
  Decorative off form concrete. 150, 175, 200mm random width rough sawn boards laid horizontally. 10-15mm offset depth. Natural colour, smooth finish. Clear matt penetrating sealer over.
- Gate & Fence Type 1
  Prefabricated fence, gate and portal structure to street level apartments and entries. Vertical 75mm x 10mm steel balluster equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to match PCF6. Powdercoat finish to match PCF6.
- Gate & Fence Type 2
  Prefabricated fence & Gate system to street level apartments.
  Vertical 75mm x 10mm steel fence equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to match PCF6.
- Fence Type 3
  Timber fence, fence integrated with landscape. Refer to landscape Architects documentation
- Façade Type 1: Residential glazing & lobbies on residential floors
  Aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glass panels.
  - 'Shadow Box' detail to conceal wall / columns / slab elements / AC's and / or ceiling space behind where design intent for glazing is to be continuous. Colour of backpain to match PCF2
  - Fixed aluminium infill panel (CLD1/CLD) integrated into glazing suite
  - Clear glass wind screen & operable glazed louvres to corner balconies integral to façade system to balconies. Glass colour GC1 UNO.

  Aluminium frame to be powdercoat finish, colour varies PCF5/PCF3/PCF6, equal to adjacent façade.
  Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%
- Façade Type 2: Glazing system to clerestory window.
  Aluminium framed glazing system, commercial grade, flush glazed system to clerestory window skylights. Operable via electric controls where required. PCF, colour and finish to match
  Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%
- Façade Type 3: Entry doors and lobbies
  Commercial grade aluminium framed glazing system with integrated glazed doors . Clear glass UNO. Aluminium frame powdercoat finish, colour varies PCF2 /PCF4, equal to adjacent façade. Doors Stainless steel finish
  Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%
- Façade Type 4: Roof
  Roof level, aluminium glazed vertical bifold façade system. Motorised upward folding glass façade. Clear, neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF3.
- Façade Type 5:
  Residential glazing, aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glass panels.
  - Fixed aluminium vertical infill panel (CLD2/CLD4) integrated into glazing suite
  - Fixed aluminium infill spandrel panel (CLD2/CLD6) integrated into glazing suite

  Aluminium frame to be powdercoat finish, colour varies PCF5/PCF3 equal to adjacent façade.
  Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%
- Façade Type 6:
  Solid aluminium ventilation hatch integrated with glazing system. Solid panel and frame to be powdercoat finish, colour varies PCF5/PCF3/PCF3/PCF4
- Façade Type 7: Communal spaces at Courtyard
  Commercial grade aluminium framed glazing system with integrated glazed bifold doors. Clear neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF2/ PCF4
- Garage Door Type 1:
  Panel Lift door Panel to achieve minimum perforation in accordance with Mechanical Engineers requirements. Colour and finish to match PCF4
- Glass type 1, clear. Glazing integral to façade system ie FT1,2, etc.
- Glass type 2, clear, horizontal operable louvres. Glazing integral to façade system FT1
- Glass type 3, translucent, obscure glass. Glazing integral to façade system FT1
- Decorative stone for roof ballast. Material and finish to match 30-40mm large format tumbled quartz.
- Landscaped planting area. Refer to Landscape Architects documentation for details.
- Landscape planting including lightweight GRC planter box. Planting species and specification to Landscape Architects requirements.
- Fixed horizontal weatherproof aluminium louvre system for mechanical services, 100mm profile with concealed frame and subframe support / allow for continuous louvre and concealed fixings where required. Powdercoat finish to match the colour and finish to match the overall system including backpan elements
- Powdercoat Finish, Colour and finish to match Interpon 'Dark Bronze', or similar to match BWK1
- Powdercoat Finish, Colour and finish to match Dulux 'Brilliance Kinetic', or similar to match BWK2
- Powdercoat Finish, Colour and finish to match Dulux 'Prosecco Pearl', or similar to match BWK2
- Powdercoat Finish, Colour and finish to match Interpon. 'Medium Bronze', or similar to match
- Powdercoat Finish, Colour and finish to match Interpon Structura 'Golden Touch', or similar
- Powdercoat Finish, Colour and finish to match Interpon 2525 'Monument Matt' or similar
- Paint finish. Colour and finish similar to PCF1. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Paint finish, Colour and finish similar to PCF2. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Paint finish. Colour and finish similar to PCF3. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Paint finish, Colour and finish similar to PCF4. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Not Used.
- Paint finish. Colour and finish similar to PCF6. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Paving Ground Level public domain and foyer areas. Refer to landscape Architect's documentation.
- Paving Ground Level driveway and service access areas. Refer to landscape Architect's documentation.
- Paving Street Level terraces. Refer to landscape Architect's documentation.
- Paving Roof terrace. Refer to landscape Architect's documentation.
- Screen Type 1
  Operable aluminium screening system. Folding screen with vertical battens. Subframe concealed behind screen. Powder coat finish, colour equal to PCF5.
- Screen Type 2
  Operable aluminium screening system. Sliding screen on double track, vertical battens. Subframe concealed behind screen. Powder coat , colour equal to PCF5.
- Screen Type 3.
  Aluminium screening system to roof plant. Fixed full height vertical elements, 200 x 50mm aluminium channels plate and flanges. Fully capped ends to battens. Aluminium powdercoat finish, colour equal to PCF5/PCF3
- Building identification signage zone for surface fixed signage. Subject to separate DA submission
- Composite timber decking system. Refer to landscape Architect's documentation

Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection.

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Elevations
North Elevation

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-210-101	DA.01	

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SITE BOUNDARY
5TH STOREY 4M (MIN) DCP SETBACK
BUILDING C
BUILDING A BEYOND
BUILDING B
SITE BOUNDARY
Level 11
RL 147.70
Level 10
RL 138.10
Level 09
RL 134.70
Level 8
RL 131.50
Level 07
RL 128.30
Level 06
RL 125.00
Level 05
RL 121.80
Level 04
RL 118.60
Level 03
RL 115.40
Level 02
RL 112.20
Level 01
RL 109.00
Upper Ground
RL 105.80
Roof
RL 163.10
Level 16
RL 157.80
Level 15
RL 154.40
Level 14
RL 151.00
Level 13
RL 147.80
Level 12
RL 144.40
Level 11
RL 141.20
Level 10
RL 138.00
Level 09
RL 134.80
Level 8
RL 131.60
Level 07
RL 128.40
Level 06
RL 125.00
Level 05
RL 121.80
Level 04
RL 118.60
Level 03
RL 115.40
Level 02
RL 112.20
Level 01
RL 109.00
Upper Ground
RL 105.80
Ground
RL 102.00
RL 163.10
RL 157.80
RL 154.40
RL 151.00
RL 147.80
RL 144.40
RL 141.20
RL 138.00
RL 134.80
RL 131.60
RL 128.40
RL 125.00
RL 121.80
RL 118.60
RL 115.40
RL 112.20
RL 109.00
RL 105.80
RL 102.00
5.1
3.4
3.4
3.2
3.4
3.2
3.2
3.2



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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9905. ABN 89 064 099 911

LEGEND

MATERIAL AND FINISHES LEGEND

(Refer to sample board and drawings for further information)

Reflective surface artwork to Entry foyer soffit. Artist and artwork subject to future selection.

Entry lobby awning, stepped profile leading edge. Colour equal to PF9/PF4

Steel framed awning structure to street terraces, with inset adjustable aluminum shade/ privacy screens SCN1. Colour and finish to match PC16

Pergola to communal roof terraces, steel structure with operable aluminum shading system. Colour to match PCF1/PCF3

Pergola to private roof terraces, steel structure with operable aluminum shading system. Colour to match PCF1/PCF3

Pergola to communal roof terraces, steel structure with fixed aluminum roofing system. Colour to match PCF1/PCF3

Vertical flat bar balusters 75mm deep with matching continuous top rail. Cover plate to where balustrade is face fixed to slab edge, balusters to continue over. PCF, colour and finish to match adjacent primary PCF colour UNO

Semi Frameless clear glass balustrade system, full height. Post supported and glass fixed with stainless steel spigots and base channel. Handrail and framing to match. Framing system aluminium. PCF, colour and finish to match adjacent primary PCF colour UNO. Glass colour GC1.

'Semi-frameless' clear glass balustrade system, full height. Framing system aluminium.

'Semi-frameless' clear glass balustrade system, full height. Framing system aluminium.

Brickwork Type 1 *(Building A Tower)*
Brickwork, dry pressed, dark colour range. Colour and texture similar to Daniel Robertson Hawthorn London with matching dark oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Brickwork Type 2 *(Building B & C Tower)*
Brickwork, dry pressed, light colour range. Colour and texture similar to Daniel Robertson Traditional Grey Blend with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO

Brickwork Type 3 *(Building A Podium)*
Brickwork, dry pressed, light colour range. Colour and texture similar to Daniel Robertson Traditional Grey Blend with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO

Brickwork Type 4 *(Building B & C Podium)*
Brickwork, dry pressed dark colour range. Colour and texture similar to Daniel Robertson Hawthorn Cambridge with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF1

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF2

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF3

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system: Colour and finish to match PCF4

Concrete, Off Form Finish, Type 1
Off form, smooth finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

Concrete, Off Form Finish, Type 2
Decorative off form concrete. 150, 175, 200mm random width rough sawn boards laid horizontally. Deep cut offset depth Natural colour, smooth finish. Clear matt penetrating sealer over.

Gate & Fence Type 1
Prefabricated fence, gate and portal structure to street level apartments and entries. Vertical 75mm x 10mm steel balustr equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to portal and gate to street street access interfaces. Powdercoat finish to match PCF6

Gate & Fence Type 2
Prefabricated fence & Gate system to street level apartments.
Vertical 75mm x 10mm steel fence equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to match PCF6.

Fence Type 3
Acoustic fence integrated with landscape. Refer to landscape Architects documentation

Façade Type 1: Residential glazing & lobbies on residential floors
Aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glass panels.
- 'Shadow Box' detail to conceal wall / columns / slab elements / AC's and / or ceiling space behind where design intent for glazing is to be continuous. Colour of backpain to match PCF4
- Fixed aluminium infill panel (CLD1/CLD3) integrated into glazing suite
- Clear glass wind screen & operable glazed louvres to corner balconies integral to façade system. Glass colour equal to GC1 UNO.

Aluminium frame to be powdercoat finish, colour varies PCF1/PCF3/PCF6, equal to adjacent façade.
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 2: Glazing system to clerestory windows
Aluminium framed glazing system, commercial grade, flush glazed system to clerestory window skylights. Operable via electric controls where required. PCF, colour and finish to match
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 3: Entry doors and lobbies
Commercial grade aluminium framed glazing system with integrated glazed doors. Clear glass UNO. Aluminium frame powder coat finish, colour varies PCF2 /PCF4, equal to adjacent façade. Doors Stainless steel finish
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 4: Roof
Commercial grade aluminium glazed vertical bifold façade system. Motorised upward folding glass façade. Clear, neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF1.

Façade Type 5:
Residential glazing, aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glass panels.
- Fixed aluminium vertical infill panel (CLD2/CLD4) integrated into glazing suite
- Fixed aluminium infill spandrel panel (CLD2/CLD8) integrated into glazing suite

Aluminium frame to be powdercoat finish, colour varies PCF1/PCF3, equal to adjacent façade.
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 6:
Solid aluminium ventilation hatch integrated with glazing system. Solid panel and frame to be powdercoat finish, colour varies PCF1/PCF2/PCF3/PCF4.

Façade Type 7: Communal spaces at Courtyard
Commercial grade aluminium framed glazing system with integrated glazed bifold doors. Clear, neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF2/ PCF4.

Garage Door Type 1
Panel Lift Door Panel to achieve minimum perforation in accordance with Mechanical Engineers requirements. Colour and finish to match PCF4

Glass type 1: clear, Glazing integral to façade system i.e FT1,2, etc.

Glass type 2, clear, horizontal operable louvres. Glazing integral to façade system FT1

Glass type 3, translucent, obscure glass. Glazing integral to façade system FT1

Decorative stone for roof ballast. Material and finish to match 30-40mm large format tumbled quartz.

Landscaped planting area. Refer to Landscape Architects documentation for details.

Landscape planting including lightweight GRC planter box. Planting species and specification to Landscape Architects requirements.

Fixed horizontal weatherproof aluminium louvre system for mechanical services, 100mm overlap, concealed fixings and substrame support / allow for continuous louvre and express joints between. Where integral to a cladding or façade system the colour and finish to match the overall system including backpain elements.

Powdercoat Finish, Colour and finish to match Interpon 'Dark Bronze', or similar to match BMK1

Powdercoat Finish, Colour and finish to match Dulux 'Brilliance Kinetic', or similar to match BMK2

Powdercoat Finish, Colour and finish to match Dulux 'Prosecco Pearl', or similar to match BMK2

Powdercoat Finish, Colour and finish to match Interpon 'Medium Bronze', or similar to match

Powdercoat Finish, Colour and finish to match Interpon Structura 'Golden Touch', or similar

Powdercoat Finish, Colour and finish to match Interpon 2525 'Monument Matt' or similar

Paint finish. Colour and finish similar to PCF1. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCF2. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCF3. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCF4. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Not Used.

Paint finish. Colour and finish similar to PCF6. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paving Ground Level public domain and foyer areas. Refer to landscape Architect's documentation

Paving Ground Level driveway and service access areas. Refer to landscape Architect's documentation.

Paving Street Level terraces. Refer to landscape Architect's documentation.

Paving Roof terrace. Refer to landscape Architect's documentation.

Screen Type 1:
Operable aluminium screening system. Folding screen with vertical battens. Subframe concealed behind screen. Powder coat finish, colour equal to PCF5.

Screen Type 2:
Operable aluminium screening system. Sliding screen on double track, vertical battens. Subframe concealed behind screen. Powder Coat , colour equal to PCF5.

Screen Type 3:
Aluminium screening system to roof plant. Fixed full height vertical elements, 200 x 50mm, concealed base plate and fixings. Fully capped ends to battens. Aluminium powdercoat finish, colour equal to PCF1/PCF3

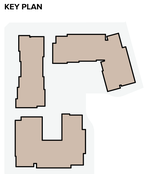
Building identification signage zone for surface fixed signage. Subject to separate DA submission

Composite timber decking system. Refer to landscape Architect's documentation

Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection.

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

KEY PLAN



CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Elevations
South Elevation

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	TURNER	
Status	Dwg No.	Rev	
For Information	DA-210-301	DA.01	

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2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9905. ABN 38 064 099 911

LEGEND

MATERIAL AND FINISHES LEGEND

(Refer to sample board and drawings for further information)

Reflective surface artwork to Entry foyer soffit. Artist and artwork subject to future selection.

Entry lobby awning, stepped profile leading edge. Colour equal to PF1/PF4

Steel framed awning structure to street terraces, with inset adjustable aluminum shade/ privacy screens. SCN1. Colour and finish to match PCF6

Pergola to communal roof terraces, steel structure with operable aluminum shading system. Colour to match PCF1/PCF3

Pergola to private roof terraces, steel structure with operable aluminum shading system. Colour to match PCF1/PCF3

Pergola to communal roof terraces, steel structure with fixed aluminum roofing system. Colour to match PCF1/PCF3

Vertical flat bar balusters 75mm deep with matching continuous top rail. Cover plate to where balustrade is face fixed to slab edge, balusters to continue over. PCF, colour and finish to match adjacent primary PCF colour UNO

Semi Frameless clear glass balustrade system, full height. Post supported and glass fixed to balcony slab edge. Glass colour GC1. Framing system aluminium. Colour and finish to system aluminium. PCF, colour and finish to match adjacent primary PCF colour UNO. Glass colour GC1.

'Semi-frameless' clear glass balustrade system, full height. Framing system aluminium.

'Semi-frameless' clear glass balustrade system, full height. Framing system aluminium.

Brickwork Type 1 *(Building A Tower)*
Brickwork, dry pressed, dark colour range. Colour and texture similar to Daniel Robertson Hawthorn London with matching dark oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Brickwork Type 2 *(Building B & C Tower)*
Brickwork, dry pressed, light colour range. Colour and texture similar to Daniel Robertson Traditional Grey Blend with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Brickwork Type 3 *(Building A Podium)*
Brickwork, dry pressed, light colour range. Colour and texture similar to Daniel Robertson Traditional Grey Blend with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Brickwork Type 4 *(Building B & C Podium)*
Brickwork, dry pressed dark colour range. Colour and texture similar to Daniel Robertson Hawthorn Cambridge with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluar system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF1

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluar system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF2

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluar system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF3

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluar system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system: Colour and finish to match PCF4

Concrete, Off Form Finish, Type 1
Off form, smooth finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

Concrete, Off Form Finish, Type 2
Decorative off form concrete. 150, 175, 200mm random width rough sawn boards laid horizontally. Deep feature offset depth Natural colour, smooth finish. Clear matt penetrating sealer over.

Gate & Fence Type 1
Prefabricated fence, gate and portal structure to street level apartments and entries. Vertical 75mm x 10mm steel balluster equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to fence, portal and gate to direct street access interfaces. Powdercoat finish to match PCF6

Gate & Fence Type 2
Prefabricated fence & Gate system to street level apartments.
Vertical 75mm x 10mm steel fence equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to match PCF6.

Fence Type 3
Timber fence, fence integrated with landscape. Refer to landscape Architects documentation

Façade Type 1: Residential glazing & lobbies on residential floors
Aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glass panels.
- 'Shadow Box' detail to conceal wall / columns / slab elements / AC's and / or ceiling space behind where design intent for glazing is to be continuous. Colour of backpan to match PCF1
- Fixed aluminium infill panel (CLD1/CLD3) integrated into glazing suite
- Clear glass wind screen & operable glazed louvres to corner balconies integrated to glazing suite. Glass colour GC1 UNO. Aluminium frame to be powdercoat finish, colour varies PCF1/PCF3/PCF6, equal to adjacent facade.
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 2: Glazing system to clerestory window
Aluminium framed glazing system, commercial grade, flush glazed system to clerestory window skylights. Operable via electric controls where required. PCF, colour and finish to match
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 3: Entry doors and lobbies
Commercial grade aluminium framed glazing system with integrated glazed doors . Clear glass UNO. Aluminium frame to be powdercoat finish, colour varies PCF2/ PCF4, equal to adjacent facade. Doors Stainless steel finish
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 4: Roof
Commercial grade aluminium glazed vertical bifold façade system. Motorised upward folding glass façade. Clear neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF3.

Façade Type 5:
Residential glazing, aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glass panels.
- Fixed aluminium vertical infill panel (CLD2/CLD4) integrated into glazing suite
- Fixed aluminium infill spandrel panel (CLD2/CLD6) integrated into glazing suite
Aluminium frame to be powdercoat finish, colour varies PCF1/PCF3, equal to adjacent façade.
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 6:
Solid aluminium ventilation hatch integrated with glazing system. Solid panel and frame to be powdercoat finish, colour varies PCF1/PCF2/PCF3/PCF4

Façade Type 7: Communal spaces at Courtyard
Commercial grade aluminium framed glazing system with integrated glazed bifold doors. Clear neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF2/ PCF4.

Garage Door Type 1
Panel Lift door Panel to achieve minimum perforation in accordance with Mechanical Engineers requirements. Colour and finish to match PCF4

Glass type 1, clear. Glazing integral to façade system i.e FT1,2, etc.

Glass type 2, clear, horizontal operable louvers. Glazing integral to façade system FT1

Glass type 3, translucent, obscure glass. Glazing integral to façade system FT1

Decorative stone for roof ballast. Material and finish to match 30-40mm large format tumbled quartz.

Landscaped planting area. Refer to Landscape Architects documentation for details.

Landscape planting including lightweight GRC planter box. Planting species and specification to Landscape Architects requirements.

Fixed horizontal weatherproof aluminium louvre system for mechanical services. 100mm profile with concealed frame and subframe support / allow for continuous louvre and express joints between. Where integral to a cladding or façade system the colour and finish to match the overall system including backpan elements.

Powdercoat Finish. Colour and finish to match Interpon 'Dark Bronze', or similar to match BWK1

Powdercoat Finish. Colour and finish to match Dulux 'Brilliance Kinetic', or similar to match BWK2

Powdercoat Finish. Colour and finish to match Dulux 'Prosecco Pearl', or similar to match BWK2

Powdercoat Finish. Colour and finish to match Interpon 'Medium Bronze', or similar to match

Powdercoat Finish. Colour and finish to match Interpon Structura 'Golden Touch', or similar

Powdercoat Finish. Colour and finish to match Interpon 2525 'Monument Matt' or similar

Paint finish. Colour and finish similar to PCF1. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCF2. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCF3. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCF4. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Not Used.

Paint finish. Colour and finish similar to PCF6. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paving Ground Level public domain and foyer areas. Refer to landscape Architect's documentation

Paving Ground Level driveway and service access areas. Refer to landscape Architect's documentation.

Paving Street Level terraces. Refer to landscape Architect's documentation.

Paving Roof terrace. Refer to landscape Architect's documentation.

Screen Type 1:
Operable aluminium screening system. Folding screen with vertical battens. Subframe concealed behind screen. Powder coat finish, colour equal to PCF5.

Screen Type 2:
Operable aluminium screening system. Sliding screen on double track, vertical battens. Subframe concealed behind screen. Powder coat , colour equal to PCF5.

Screen Type 3:
Aluminium screening system to roof plant. Fixed full height vertical elements, 200 x 50mm, concealed base plate and fixings. Fully capped ends to battens. Aluminium powdercoat finish, colour equal to PCF1/PCF3

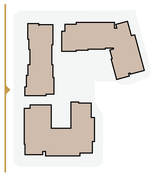
Building identification signage zone for surface fixed signage. Subject to separate DA submission

Composite timber decking system. Refer to landscape Architect's documentation

Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection.

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

KEY PLAN



CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Elevations
West Elevation

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-210-401	DA.01	

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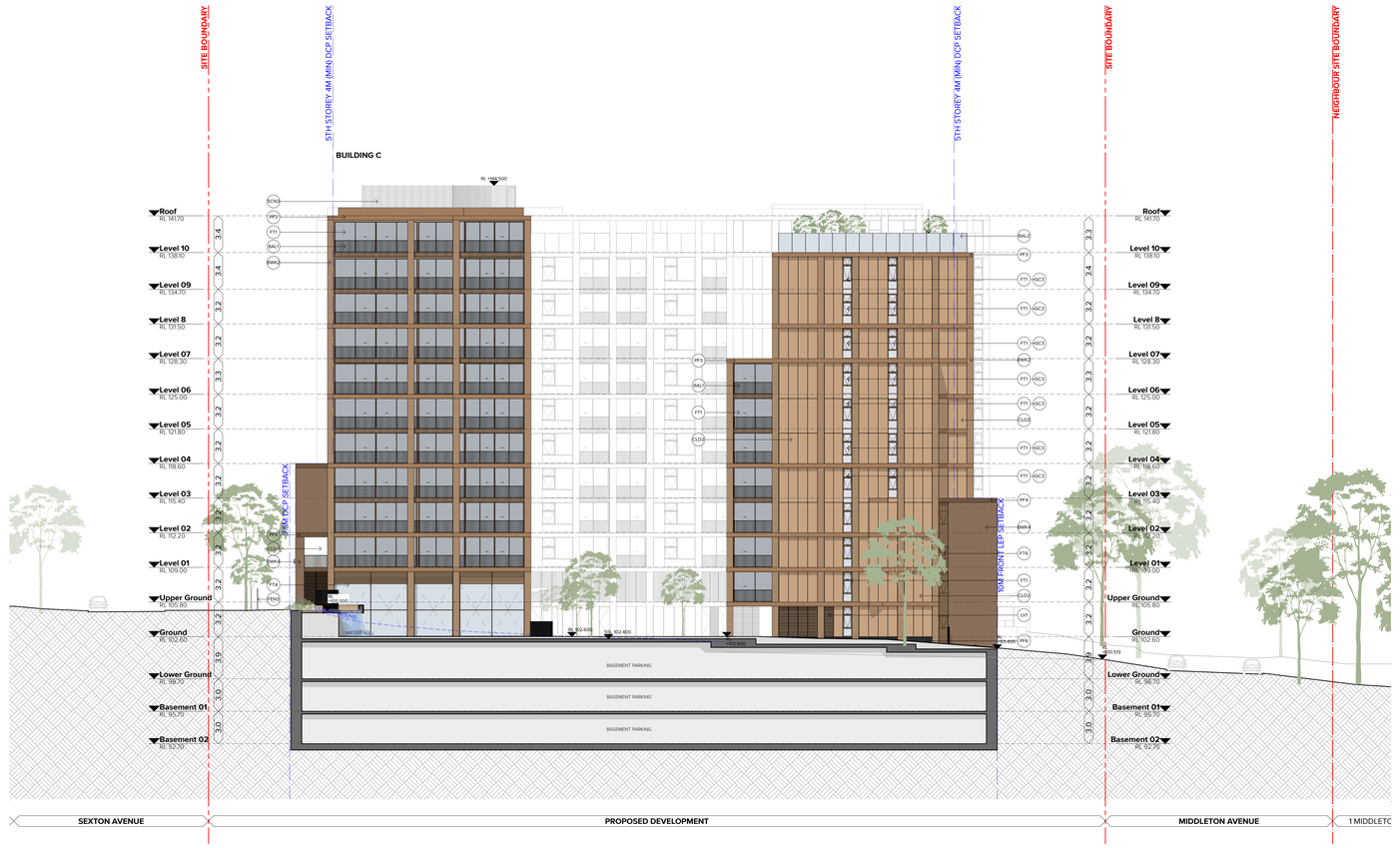

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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9668. ABN 38 004 598 911

LEGEND

MATERIAL AND FINISHES LEGEND

(Refer to sample board and drawings for further information)

- Reflective surface artwork to Entry foyer soffit. Artist and artwork subject to future selection.
- Entry lobby awning, stepped profile leading edge. Colour equal to PF9/PF4
- Steel framed awning structure to street terraces, with inset adjustable aluminum shade/ privacy screens SCN. Colour and finish to match PCF6
- Pergola to communal roof terraces, steel structure with operable aluminum shading system. Colour to match PCF1/PCF3
- Pergola to private roof terraces, steel structure with operable aluminum shading system. Colour to match PCF1/PCF3
- Pergola to communal roof terraces, steel structure with fixed aluminum roofing system. Colour to match PCF1/PCF3
- Vertical flat bar balusters 75mm deep with matching continuous top rail. Cover plate to where balustrade is face fixed to slab edge. balusters to continue over. PCF, colour and finish to match adjacent primary PCF colour UNO
- Semi Frameless clear glass balustrade system, full height. Post supported and glass fixed to slab edge. Glass colour GC1. Framing system aluminium. Powdercoat finish, colour and system aluminium. PCF, colour and finish to match adjacent primary PCF colour UNO. Glass colour GC1.
- 'Semi-frameless' clear glass balustrade system, full height. Framing system aluminium.
- 'Semi-frameless' clear glass balustrade system, full height. Framing system aluminium.
- Brickwork Type 1 *(Building A Tower)*
  Brickwork, dry pressed, dark colour range. Colour and texture similar to Daniel Robertson Hawthorn London with matching dark oxide mortar.
  Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.
- Brickwork Type 2 *(Building B & C Tower)*
  Brickwork, dry pressed, light colour range. Colour and texture similar to Daniel Robertson Traditional Grey Blend with matching oxide mortar.
  Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO
- Brickwork Type 3 *(Building A Podium)*
  Brickwork, dry pressed, light colour range. Colour and texture similar to Daniel Robertson Traditional Grey Blend with matching oxide mortar.
  Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO
- Brickwork Type 4 *(Building B & C Podium)*
  Brickwork, dry pressed dark colour range. Colour and texture similar to Daniel Robertson Hawthorn Cambridge with matching oxide mortar.
  Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO
- Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF1
- Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF2
- Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF3
- Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF4
- Concrete, Off Form Finish, Type 1
  Off form, smooth finish. Colour natural grey concrete mix. Penetrating clear matte sealer coat.
- Concrete, Off Form Finish, Type 2
  Decorative off form concrete. 150, 175, 200mm random width rough sawn boards laid horizontally. 15mm to 25mm offset depth Natural colour, smooth finish. Clear matt penetrating sealer over.
- Gate & Fence Type 1
  Prefabricated fence, gate and portal structure to street level apartments and entries.
  Vertical 75mm x 10mm steel baluster equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to portal and gate to street interface.
  Powdercoat finish to match PCF6
- Gate & Fence Type 2
  Prefabricated fence & Gate system to street level apartments.
  Vertical 75mm x 10mm steel fence equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to match PCF6.
- Fence Type 3
  Boundary fence integrated with landscape. Refer to landscape Architects documentation
- Façade Type 1: Residential glazing & lobbies on residential floors
  Aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glass panels.
  - 'Shadow Box' detail to concrete wall / columns / slab elements / AC's and / or ceiling space behind where design intent for glazing is to be continuous. Colour of backpain to match PCF2
  - Fixed aluminium infill panel (CLD1/CLD3) integrated into glazing suite
  - Clear glass wind screen & operable glazed louvers to corner balconies integral to façade system. Glass colour equal to adjacent façade.

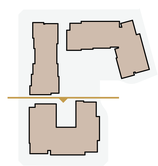
  Aluminium frame to be powdercoat finish, colour varies PCF1/PCF2/PCF6, equal to adjacent façade.
  Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%
- Façade Type 2: Glazing system to clerestory window.
  Aluminium framed glazing system, commercial grade, flush glazed system to clerestory window skylights. Operable via electric controls where required. PCF, colour and finish to match
  Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%
- Façade Type 3: Entry doors and lobbies
  Commercial grade aluminium framed glazing system with integrated glazed doors . Clear glass UNO. Aluminium frame powder coat finish, colour varies PCF2 /PCF4, equal to adjacent façade. Doors Stainless steel finish
  Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%
- Façade Type 4: Pool
  Commercial grade aluminium glazed vertical bifold façade system. Motorised upward folding glass façade. Clear, neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF3.
- Façade Type 5:
  Residential glazing, aluminium framed front faced glazing system. Clear glass UNO.
  Awning windows and fixed glass panels.
  - Fixed aluminium vertical infill panel (CLD2/CLD4) integrated into glazing suite
  - Fixed aluminium infill spandrel panel (CLD2/CLD8) integrated into glazing suite

  Aluminium frame to be powdercoat finish, colour varies PCF1/PCF2 equal to adjacent façade.
  Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%
- Façade Type 6:
  Solid aluminium ventilation hatch integrated with glazing system. Solid panel and frame to be powdercoat finish, colour varies PCF1/PCF2/PCF3/PCF4
- Façade Type 7: Communal spaces at Courtyard
  Commercial grade aluminium framed glazing system with integrated glazed bifold doors, Clear, neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF2/ PCF4
- Garage Door Type 1:
  Panel Lift door Panel to achieve minimum perforation in accordance with Mechanical Engineers requirements. Colour and finish to match PCF4
- Glass type 1, clear, Glazing integral to façade system i.e FTL2, etc.
- Glass type 2, clear, horizontal operable louvres. Glazing integral to façade system FT1
- Glass type 3, translucent, obscure glass. Glazing integral to façade system FT1
- Decorative stone for roof ballast. Material and finish to match 30-40mm large format tumbled quartz.
- Landscaped planting area. Refer to Landscape Architects documentation for details.
- Landscape planting including lightweight GRC planter box. Planting species and specification to Landscape Architects requirements.
- Fixed horizontal weatherproof aluminium louvre system for mechanical services, 100mm deep blades at 150mm centres. Louvre frame powdercoat finish to match adjacent PCF and express joints between. Where integral to a cladding or façade system the colour and finish to match the overall system including backpain elements.
- Powdercoat Finish, Colour and finish to match Interpon 'Dark Bronze', or similar to match BWK1
- Powdercoat Finish, Colour and finish to match Dulux 'Brilliance Kinetic', or similar to match BWK3
- Powdercoat Finish, Colour and finish to match Dulux 'Prosecco Pearl', or similar to match BWK2
- Powdercoat Finish, Colour and finish to match Interpon 'Medium Bronze', or similar to match
- Powdercoat Finish, Colour and finish to match Interpon Structura 'Golden Touch', or similar
- Powdercoat Finish, Colour and finish to match Interpon 2525 'Monument Matt' or similar
- Paint finish, Colour and finish similar to PCF1. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Paint finish, Colour and finish similar to PCF2. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Paint finish, Colour and finish similar to PCF3. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Paint finish, Colour and finish similar to PCF4. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Not Used.
- Paint finish, Colour and finish similar to PCF6. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Paving Ground Level public domain and foyer areas. Refer to landscape Architect's documentation
- Paving Ground Level driveway and service access areas. Refer to landscape Architect's documentation.
- Paving Street Level terraces. Refer to landscape Architect's documentation.
- Paving Roof terrace. Refer to landscape Architect's documentation.
- Screen Type 1:
  Operable aluminium screening system. Folding screen with vertical battens. Subframe concealed behind screen. Powder coat finish, colour equal to PCF5.
- Screen Type 2:
  Operable aluminium screening system. Sliding screen on double track, vertical battens. Subframe concealed behind screen. Powder coat , colour equal to PCF5.
- Screen Type 3:
  Aluminium screening system to roof plant. Fixed full height vertical elements, 200 x 50mm, concealed base plate and fixings. Fully capped ends to battens. Aluminium powdercoat finish, colour equal to PCF1/PCF3
- Building identification signage zone for surface fixed signage. Subject to separate DA submission
- Composite timber decking system. Refer to landscape Architect's documentation

Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection.

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

KEY PLAN



CLIENT
ARADIA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Internal Elevations
Building C - North Elevation

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-220-101	DA.01	

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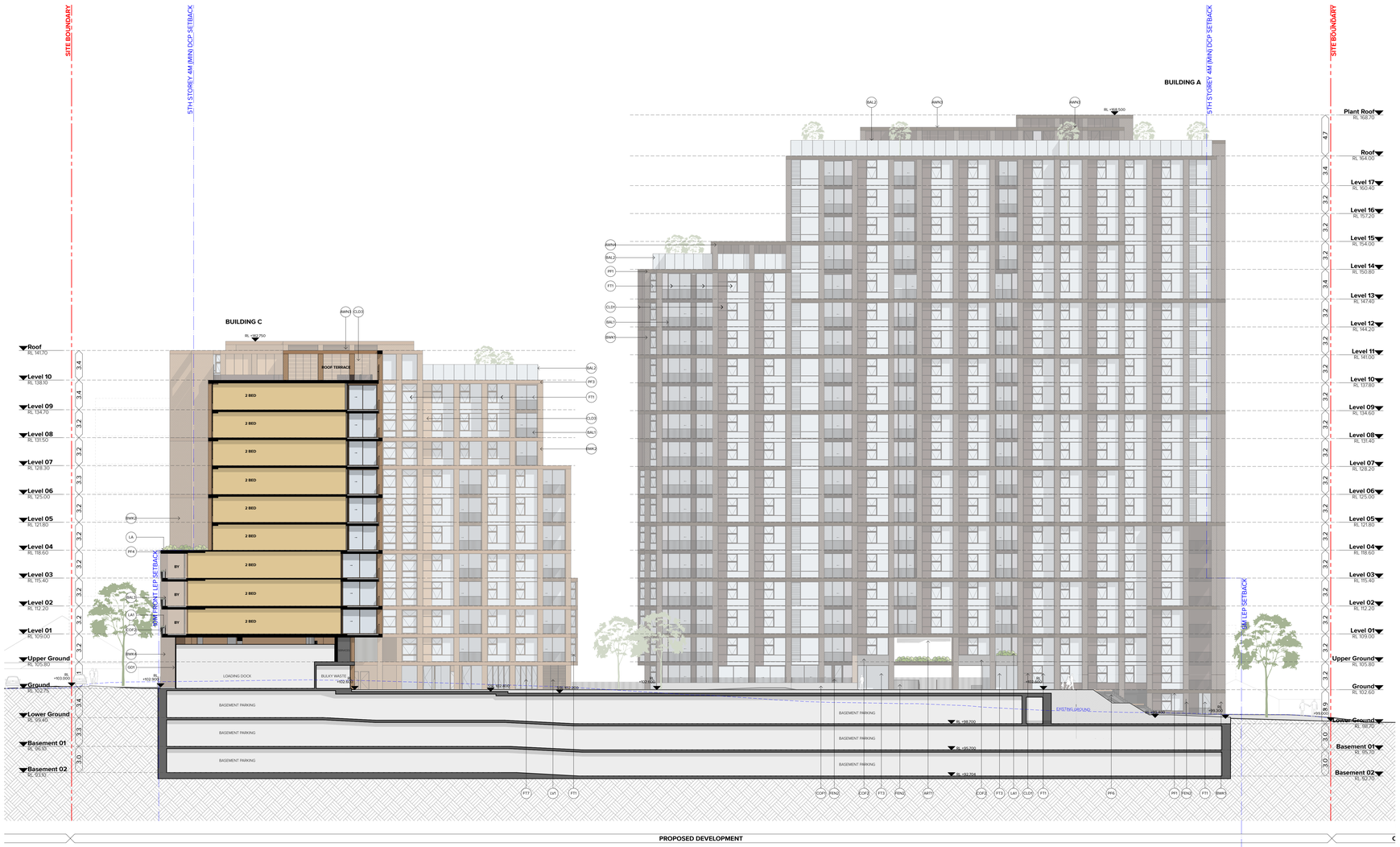
SITE BOUNDARY
5TH STOREY 4M MIN) DCP SETBACK
BUILDING C
BUILDING A
RWN3
CLD3
RL +169.150
ROOF TERRACE
2 BED
BY
LOADING DOCK
BULKY WASTE
BASEMENT PARKING
EXISTING LANDING
RL +102.600
RL 102.200
RL +98.700
RL +95.200
RL +92.204
RL +103.000
RL +103.923
RL +100.000
RL +99.200
RL +99.400
RL +403.600
RWN1
RWN2
RWN4
BAL1
BAL2
BAL3
FF1
FF3
FT1
CLD1
CLD2
GA1
GA2
LA
LA1
LA2
LA3
SIGN
SGN
SGN1
SGN2
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SGN5
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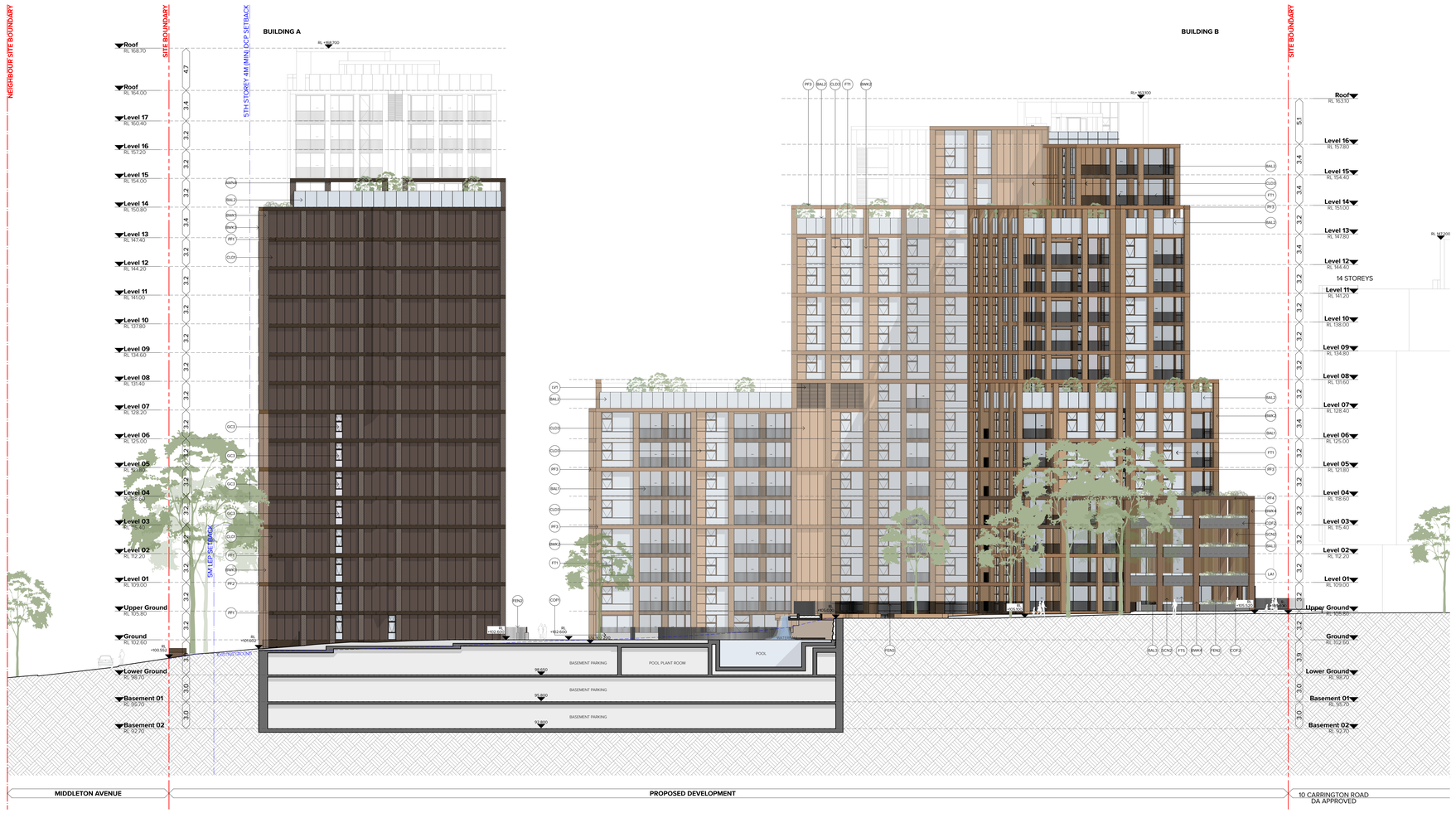

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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9495. ABN 38 004 598 911

LEGEND

MATERIAL AND FINISHES LEGEND

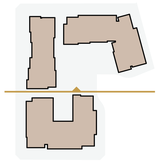
(Refer to sample board and drawings for further information)

- Reflective surface artwork to Entry foyer soffit. Artist and artwork subject to future selection.
- Entry lobby awning, stepped profile leading edge. Colour equal to PF9/PF4
- Steel framed awning structure to street terraces, with inset adjustable aluminium shade/ privacy screens SCN1. Colour and finish to match PC16
- Pergola to communal roof terraces, steel structure with operable aluminium shading system. Colour to match PCF1/PCF3
- Pergola to private roof terraces, steel structure with operable aluminium shading system. Colour to match PCF1/PCF3
- Pergola to communal roof terraces, steel structure with fixed aluminium roofing system. Colour to match PCF1/PCF3
- Vertical flat bar balusters 75mm deep with matching continuous top rail. Cover plate to where balustrade is face fixed to slab edge, balusters to continue over. PCF, colour and finish to match adjacent primary PCF colour UNO
- Semi Frameless clear glass balustrade system, full height. Post supported and glass fixed to slab edge with spigot fixing system. Framing system aluminium. Colour and finish to match system aluminium. PCF, colour and finish to match adjacent primary PCF colour UNO. Glass colour GC1.
- 'Semi-frameless' clear glass balustrade system, full height. Framing system aluminium.
- 'Semi-frameless' clear glass balustrade system, full height. Framing system aluminium.
- Brickwork Type 1 *(Building A Tower)*
  Brickwork, dry pressed, dark colour range. Colour and texture similar to Daniel Robertson Hawthorn London with matching dark oxide mortar.
  Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.
- Brickwork Type 2 *(Building B & C Tower)*
  Brickwork, dry pressed, dark colour range. Colour and texture similar to Daniel Robertson Traditional Grey Blend with matching oxide mortar.
  Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.
- Brickwork Type 3 *(Building A Podium)*
  Brickwork, dry pressed, light colour range. Colour and texture similar to Daniel Robertson Hawthorn Cambridge with matching oxide mortar.
  Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.
- Brickwork Type 4 *(Building B & C Podium)*
  Brickwork, dry pressed dark colour range. Colour and texture similar to Daniel Robertson Hawthorn Cambridge with matching oxide mortar.
  Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.
- Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridiaual system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF1
- Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridiaual system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF2
- Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridiaual system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF3
- Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridiaual system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF4
- Concrete, Off Form Finish, Type 1
  Formed, smooth finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- Concrete, Off Form Finish, Type 2
  Decorative off form concrete. 150, 175, 200mm random width rough sawn boards laid horizontally. 15mm to 25mm offset depth Natural colour, smooth finish. Clear matt penetrating sealer over.
- Gate & Fence Type 1
  Prefabricated fence, gate and portal structure to street level apartments and entries. Vertical 75mm x 10mm steel balustr equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to match PCF6. Powdercoat finish to match PCF6.
- Gate & Fence Type 2
  Prefabricated fence & Gate system to street level apartments. Vertical 75mm x 10mm steel fence equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to match PCF6.
- Fence Type 3
  Timber fence, colour integrated with landscape. Refer to landscape Architects documentation
- Façade Type 1: Residential glazing & lobbies on residential floors
  Aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glass panels.
  - 'Shadow Box' detail to conceal wall / columns / slab elements / AC's and / or ceiling space behind where design intent for glazing is to be continuous. Colour of backpain to match PCF4
  - Fixed aluminium infill panel (CLD1/CLD3) integrated into glazing suite
  - Clear glass wind screen & operable glazed louvers to corner balconies integral to glazing suite. Glass colour GC1 UNO. Aluminium frame powdercoat finish, colour varies PCF1/PCF3/PCF4, equal to adjacent façade.
  Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%
- Façade Type 2: Glazing system to clerestory window.
  Aluminium framed glazing system, commercial grade, flush glazed system to clerestory window skylights. Operable via electric controls where required. PCF, colour and finish to match.
  Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%
- Façade Type 3: Entry doors and lobbies
  Commercial grade aluminium framed glazing system with integrated glazed doors . Clear glass GC1 UNO. Aluminium frame powdercoat finish, colour varies PCF2 /PCF4, equal to adjacent façade. Doors Stainless steel finish.
  Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%
- Façade Type 4: Pool
  Commercial grade aluminium glazed vertical bifold façade system. Motorised upward folding glass façade. Clear, neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF3.
- Façade Type 5:
  Residential glazing, aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glass panels.
  - Fixed aluminium vertical infill panel (CLD2/CLD4) integrated into glazing suite
  - Fixed aluminium infill spandrel panel (CLD2/CLD4) integrated into glazing suite
  Aluminium frame to be powdercoat finish, colour varies PCF1/PCF3, equal to adjacent façade.
  Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%
- Façade Type 6:
  Solid aluminium ventilation hatch integrated with glazing system. Solid panel and frame to be powdercoat finish, colour varies PCF1/PCF2/PCF3/PCF4
- Façade Type 7: Communal spaces at Courtyard
  Commercial grade aluminium framed glazing system with integrated glazed bifold doors. Clear neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF2/ PCF4.
- Garage Door Type 1
  Panel Lift door Panel to achieve minimum perforation in accordance with Mechanical Engineers requirements. Colour and finish to match PCF4
- Glass type 1, clear. Glazing integral to façade system ie FT1,2, etc.
- Glass type 2, clear, horizontal operable louvers. Glazing integral to façade system FT1
- Glass type 3, translucent, obscure glass. Glazing integral to façade system FT1
- Decorative stone for roof ballast. Material and finish to match 30-40mm large format tumbled quartz.
- Landscaped planting area. Refer to Landscape Architects documentation for details.
- Landscape planting including lightweight GRC planter box. Planting species and specification to Landscape Architects requirements.
- Fixed horizontal weatherproof aluminium louvre system for mechanical services, 100mm profile with concealed frame and subframe support / allow for continuous louvre and express joints between. Where integral to a cladding or façade system the colour and finish to match the overall system including backpan elements.
- Powdercoat Finish, Colour and finish to match Interpon 'Dark Bronze', or similar to match BMK1
- Powdercoat Finish, Colour and finish to match Dulux 'Brilliance Kinetic', or similar to match BMK3
- Powdercoat Finish, Colour and finish to match Dulux 'Prosecco Pearl', or similar to match BMK2
- Powdercoat Finish, Colour and finish to match Interpon 'Medium Bronze', or similar to match
- Powdercoat Finish, Colour and finish to match Interpon Structura 'Golden Touch', or similar
- Powdercoat Finish, Colour and finish to match Interpon 2525 'Monument Matt' or similar
- Paint finish, Colour and finish similar to PCF1. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Paint finish, Colour and finish similar to PCF2. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Paint finish, Colour and finish similar to PCF3. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Paint finish, Colour and finish similar to PCF4. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Not Used
- Paint finish, Colour and finish similar to PCF6. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.
- Paving Ground Level public domain and foyer areas. Refer to landscape Architect's documentation
- Paving Ground Level driveway and service access areas. Refer to landscape Architect's documentation.
- Paving Street Level terraces. Refer to landscape Architect's documentation.
- Paving Roof terrace. Refer to landscape Architect's documentation.
- Screen Type 1:
  Operable aluminium screening system. Folding screen with vertical battens. Subframe concealed behind screen. Powder coat finish, colour equal to PCF5.
- Screen Type 2:
  Operable aluminium screening system. Sliding screen on double track, vertical battens. Subframe concealed behind screen. Powder coat , colour equal to PCF5.
- Screen Type 3:
  Aluminium screening system to roof plant. Fixed full height vertical elements, 200 x 50mm, concealed base plate and fixings. Fully capped ends to battens. Aluminium powdercoat finish, colour equal to PCF6/PCF3
- Building identification signage zone for surface fixed signage. Subject to separate DA submission
- Composite timber decking system. Refer to landscape Architect's documentation

Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection.

Rev.	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

KEY PLAN



CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Internal Elevations
Buildings A & B - South Elevation

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-220-301	DA.01	

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NOTES

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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9695. ABN 99 154 094 911

LEGEND

MATERIAL AND FINISHES LEGEND

(Refer to sample board and drawings for further information)

Reflective surface artwork to Entry foyer soffit. Artist and artwork subject to future selection.

Entry lobby awning, stepped profile leading edge. Colour equal to PF1/PF4

Steel framed awning structure to street terraces, with inset adjustable aluminum shade/ privacy screens SCP4. Colour and finish to match PCP6

Pergola to communal roof terraces, steel structure with operable aluminum shading system. Colour to match PCP1/PCP3

Pergola to private roof terraces, steel structure with operable aluminum shading system. Colour to match PCP1/PCP3

Pergola to communal roof terraces, steel structure with fixed aluminum roofing system. Colour to match PCP1/PCP3

Vertical flat bar balusters 75mm deep with matching continuous top rail. Cover plate to where balustrade is face fixed to slab edge, balusters to continue over. PCP, colour and finish to match adjacent primary PCP colour UNO

Semi Frameless clear glass balustrade system, full height. Post supported and glass fixed to slab edge with concealed fixings. Framing system aluminum. Powdercoat finish, colour system aluminum. PCP, colour and finish to match adjacent primary PCP colour UNO. Glass colour GC1.

'Semi-frameless' clear glass balustrade system, full height. Framing system aluminum.

'Semi-frameless' clear glass balustrade system, full height. Framing system aluminum.

Brickwork Type 1 *(Building A Tower)*
Brickwork, dry pressed, dark colour range. Colour and texture similar to Daniel Robertson Hawthorn London with matching dark oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Brickwork Type 2 *(Building B & C Tower)*
Brickwork, dry pressed, mid colour range. Colour and texture similar to Daniel Robertson Traditional Grey Blend with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Brickwork Type 3 *(Building A Podium)*
Brickwork, dry pressed, light colour range. Colour and texture similar to Daniel Robertson Hawthorn Cambridge with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Brickwork Type 4 *(Building B & C Podium)*
Brickwork, dry pressed dark colour range. Colour and texture similar to Daniel Robertson Hawthorn Cambridge with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCP1

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCP2

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCP3

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluel system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCP4

Concrete, Off Form Finish, Type 1
Off form, smooth finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

Concrete, Off Form Finish, Type 2
Decorative off form concrete. 150, 175, 200mm random width rough sawn boards laid horizontally. Deep, offset depth Natural colour, smooth finish. Clear matt penetrating sealer over.

Gate & Fence Type 1
Prefabricated fence, gate and portal structure to street level apartments and entries. Vertical 75mm x 10mm steel balusters equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to portal and gate to street interest access interfaces. Powdercoat finish to match PCP6

Gate & Fence Type 2
Prefabricated fence & Gate system to street level apartments.
Vertical 75mm x 10mm steel fence equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to match PCP6.

Fence Type 3
Timber fence, colour integrated with landscape. Refer to landscape Architects documentation

Façade Type 1: Residential glazing & lobbies on residential floors
Aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glazing.
- 'Shadow Box' detail to conceal wall / columns / slab elements / AC's and / or ceiling space behind where design intent for glazing is to be continuous. Colour of backpain to match PCP2
- Fixed aluminium infill panel (CLD1,CLD3,CLD5) integrated into glazing suite
- Clear glass wind screen & operable glazed louvres to corner balconies integral to façade system. Glass colour equal to adjacent façade.
Aluminium frame to be powdercoat finish, colour varies PCP1/PCP3/PCP6, equal to adjacent façade.
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 2: Glazing system to clerestory windows
Aluminium framed glazing system, commercial grade, flush glazed system to clerestory window skylights. Operable via electric controls where required. PCP, colour and finish to match
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 3: Entry doors and lobbies
Commercial grade aluminium framed glazing system with integrated glazed doors . Clear glass UNO. Aluminium frame powder coat finish, colour varied PCP2 /PCP4, equal to adjacent façade. Doors Stainless steel finish
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 4: Pool
Commercial grade aluminium glazed vertical bifold façade system. Motorised upward folding glass façade. Clear, neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCP3.

Façade Type 5:
Residential glazing, aluminium framed front faced glazing system. Clear glass UNO.
Fixed aluminium infill spandrel panel (CLD2/CLD4) integrated into glazing suite
- Fixed aluminium vertical infill panel (CLD2/CLD4) integrated into glazing suite
- Fixed aluminium infill spandrel panel (CLD2/CLD4) integrated into glazing suite
Aluminium frame to be powdercoat finish, colour varies PCP1/PCP3, equal to adjacent façade.
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 6:
Solid aluminium ventilation hatch integrated with glazing system. Solid panel and frame to be powdercoat finish, colour varies PCP1/PCP3,PCP3/PCP4

Façade Type 7: Communal spaces at Courtyard
Commercial grade aluminium framed glazing system with integrated glazed bifold doors, Clear, neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCP2/ PCP4

Garage Door Type 1
Panel Lift door Panel to achieve minimum perforation in accordance with Mechanical Engineers requirements. Colour and finish to match PCP4

Glass type 1: clear, Glazing integral to façade system i.e FT1,2, etc.

Glass type 2, clear, horizontal operable louvres. Glazing integral to façade system FT1

Glass type 3, translucent, obscure glass. Glazing integral to façade system FT1

Decorative stone for roof ballast. Material and finish to match 30-40mm large format tumbled quartz.

Landscaped planting area. Refer to Landscape Architects documentation for details.

Landscape planting including lightweight GRC planter box. Planting species and specification to Landscape Architects requirements.

Fixed horizontal weatherproof aluminium louve system for mechanical services, 100mm profile with concealed frame and subframe support / allow for continuous louvre and express joints between. Where integral to a cladding or façade system the colour and finish to match the overall system including backpain elements.

Powdercoat Finish, Colour and finish to match Interpon 'Dark Bronze', or similar to match BMK1

Powdercoat Finish, Colour and finish to match Dulux 'Brilliance Kinetic', or similar to match BMK2

Powdercoat Finish, Colour and finish to match Dulux 'Prosecco Pearl', or similar to match BMK3

Powdercoat Finish, Colour and finish to match Interpon 'Medium Bronze', or similar to match

Powdercoat Finish, Colour and finish to match Interpon Structura 'Golden Touch', or similar

Powdercoat Finish, Colour and finish to match Interpon 2525 'Monument Matt' or similar

Paint finish. Colour and finish similar to PCP1. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCP2. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCP3. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCP4. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Not Used.

Paint finish. Colour and finish similar to PCP6. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paving Ground Level public domain and foyer areas. Refer to landscape Architect's documentation.

Paving Ground Level driveway and service access areas. Refer to landscape Architect's documentation.

Paving Street Level terraces. Refer to landscape Architect's documentation.

Paving Roof terrace. Refer to landscape Architect's documentation.

Screen Type 1:
Operable aluminium screening system. Folding screen with vertical battens. Subframe concealed behind screen. Powder coat finish, colour equal to PCP5.

Screen Type 2:
Operable aluminium screening system. Sliding screen on double track, vertical battens. Subframe concealed behind screen. Powder Coat , colour equal to PCP5.

Screen Type 3:
Aluminium screening system to roof plant. Fixed full height vertical elements, 200 x 50mm, concealed base plate and fixings. Fully capped ends to battens. Aluminium powdercoat finish, colour equal to PCP1/PCP3

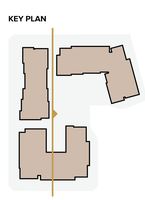
Building identification signage zone for surface fixed signage. Subject to separate DA submission

Composite timber decking system. Refer to landscape Architect's documentation

Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection.

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

KEY PLAN



CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Internal Elevations
Buildings B & C - West Elevation

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	TURNER	
Status	Dwg No.	Rev	
For Information	DA-220-401	DA.01	

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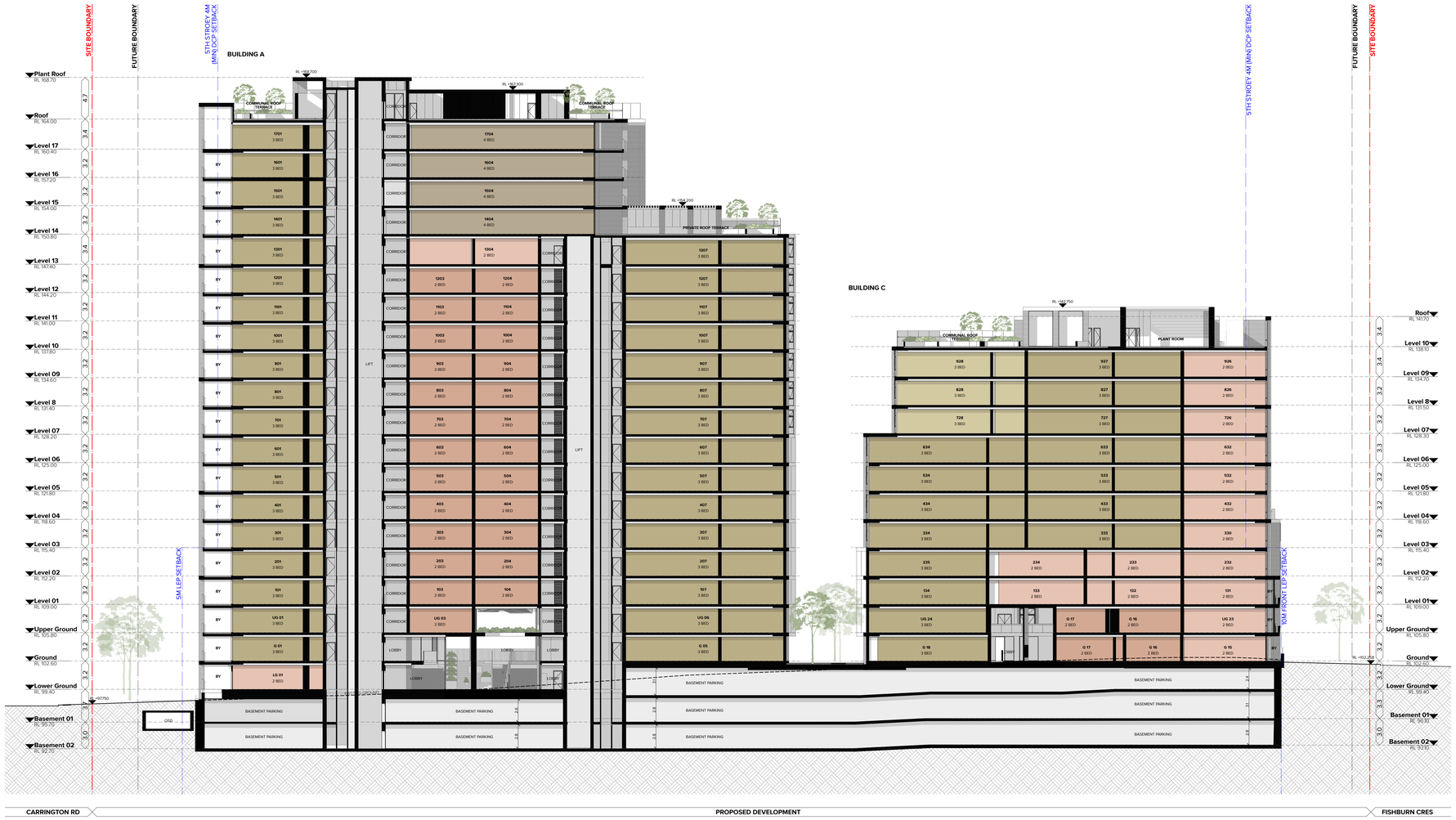

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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9668. ABN 89 064 099 911

LEGEND

MATERIAL AND FINISHES LEGEND

(Refer to sample board and drawings for further information)

Reflective surface artwork to Entry foyer soffit. Artist and artwork subject to future selection.

Entry lobby awning, stepped profile leading edge. Colour equal to PF1/PF4

Steel framed awning structure to street terraces, with inset adjustable aluminum shade/ privacy screens SCR6. Colour and finish to match PC16

Pergola to communal roof terraces, steel structure with operable aluminum shading system. Colour to match PCF1/PCF3

Pergola to private roof terraces, steel structure with operable aluminum shading system. Colour to match PCF1/PCF3

Pergola to communal roof terraces, steel structure with fixed aluminum roofing system. Colour to match PCF1/PCF3

Vertical flat bar balusters 75mm deep with matching continuous top rail. Cover plate to where balustrade is face fixed to slab edge, balusters to continue over. PCF, colour and finish to match adjacent primary PCF colour UNO

Semi Frameless clear glass balustrade system, full height. Post supported and glass fixed to the outside face of the post with a continuous capping rail. Framing system to be powder system aluminium. PCF, colour and finish to match adjacent primary PCF colour UNO. Glass colour GC1.

'Semi-frameless' clear glass balustrade system, full height. Framing system aluminium.

'Semi-frameless' clear glass balustrade system, full height. Framing system aluminium.

Brickwork Type 1 *(Building A Tower)*
Brickwork, dry pressed, dark colour range. Colour and texture similar to Daniel Robertson Hawthorn London with matching dark oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Brickwork Type 2 *(Building B & C Tower)*
Brickwork, dry pressed, light colour range. Colour and texture similar to Daniel Robertson Traditional Grey Blend with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Brickwork Type 3 *(Building A Podium)*
Brickwork, dry pressed, light colour range. Colour and texture similar to Daniel Robertson Traditional Grey Blend with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Brickwork Type 4 *(Building B & C Podium)*
Brickwork, dry pressed dark colour range. Colour and texture similar to Daniel Robertson Hawthorn Cambridge with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluar system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF1

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluar system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF2

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluar system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF3

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluar system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF4

Concrete, Off Form Finish, Type 1
Off form, smooth finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

Concrete, Off Form Finish, Type 2
Decorative off form concrete. 150, 175, 200mm random width rough sawn boards laid horizontally. Deep reveal offset depth. Natural colour, smooth finish. Clear matt penetrating sealer over.

Gate & Fence Type 1
Prefabricated fence, gate and portal structure to street level apartments and entries. Vertical 75mm x 10mm steel balluster equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to match PCF6. Portal and gate to direct street access interfaces. Powdercoat finish to match PCF6.

Gate & Fence Type 2
Prefabricated fence & Gate system to street level apartments.
Vertical 75mm x 10mm steel fence equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to match PCF6.

Fence Type 3
Timber fence. Fence integrated with landscape. Refer to landscape Architects documentation.

Facade Type 1: Residential glazing & lobbies on residential floors
Aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glass panels.
- 'Shadow Box' detail to conceal wall / columns / slab elements / AC's and / or ceiling space behind where design intent for glazing is to be continuous. Colour of backpan to match PCF4
- Fixed aluminium infill panel (CLD1/CLD3) integrated into glazing suite
- Clear glass wind screen & operable glazed louvres to corner balconies integral to facade system. Louvres to be powdercoat finish.
Aluminium frame to be powdercoat finish, colour varies PCF1/PCF3/PCF6, equal to adjacent facade.
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Facade Type 2: Glazing system to clerestory window.
Aluminium framed glazing system, commercial grade, flush glazed system to clerestory window skylights. Operable via electric controls where required. PCF, colour and finish to match
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Facade Type 3: Entry doors and lobbies
Commercial grade aluminium framed glazing system with integrated glazed doors . Clear glass UNO. Doors Stainless steel finish. Aluminium frame powder coat finish, colour varies PCF2/ PCF4, equal to adjacent facade. Doors Stainless steel finish.
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Facade Type 4: Roof
Commercial grade aluminium glazed vertical bifold façade system. Motorised upward folding glass façade. Clear, neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF3.

Facade Type 5:
Residential glazing, aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glass panels.
- Fixed aluminium vertical infill panel (CLD2/CLD4) integrated into glazing suite
- Fixed aluminium infill spandrel panel (CLD2/CLD4) integrated into glazing suite
Aluminium frame to be powdercoat finish, colour varies PCF1/PCF3, equal to adjacent facade.
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Facade Type 6:
Solid aluminium ventilation hatch integrated with glazing system. Solid panel and frame to be powdercoat finish, colour varies PCF1/PCF2/PCF3/PCF4

Facade Type 7: Communal spaces at Courtyard
Commercial grade aluminium framed glazing system with integrated glazed bifold doors, Clear, neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF2/ PCF4

Garage Door Type 1
Panel Lift door Panel to achieve minimum perforation in accordance with Mechanical Engineers requirements. Colour and finish to match PCF4

Glass type 1, clear. Glazing integral to façade system i.e FT1,2, etc.

Glass type 2, clear, horizontal operable louvres. Glazing integral to façade system FT1

Glass type 3, translucent, obscure glass. Glazing integral to façade system FT1

Decorative stone for roof ballast. Material and finish to match 30-40mm large format tumbled quartz.

Landscaped planting area. Refer to Landscape Architects documentation for details.

Landscape planting including lightweight GRC planter box. Planting species and specification to Landscape Architects requirements.

Fixed horizontal weatherproof aluminium louvre system for mechanical services, 100mm profile with concealed frame and subframe support / allow for continuous louvre and maintenance access. Powdercoat finish to match PCF4. Louvre system to match the colour and finish to match the overall system including backpan elements.

Powdercoat Finish. Colour and finish to match Interpon 'Dark Bronze', or similar to match BMK1

Powdercoat Finish. Colour and finish to match Dulux 'Brilliance Kinetic', or similar to match BMK2

Powdercoat Finish. Colour and finish to match Dulux 'Prosecco Pearl', or similar to match BMK2

Powdercoat Finish. Colour and finish to match Interpon 'Medium Bronze', or similar to match

Powdercoat Finish. Colour and finish to match Interpon Structura 'Golden Touch', or similar

Powdercoat Finish. Colour and finish to match Interpon 2525 'Monument Matt' or similar

Paint finish. Colour and finish similar to PCF1. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCF2. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCF3. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCF4. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Not Used.

Paint finish. Colour and finish similar to PCF6. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paving Ground Level public domain and foyer areas. Refer to landscape Architect's documentation

Paving Ground Level driveway and service access areas. Refer to landscape Architect's documentation.

Paving Street Level terraces. Refer to landscape Architect's documentation.

Paving Roof terrace. Refer to landscape Architect's documentation.

Screen Type 1:
Operable aluminium screening system. Folding screen with vertical battens. Subframe concealed behind screen. Powder coat finish, colour equal to PCF5.

Screen Type 2:
Aluminium screening system. Sliding screen on double track, vertical battens. Subframe concealed behind screen. Powder coat , colour equal to PCF5.

Screen Type 3:
Aluminium screening system to roof plant. Fixed full height vertical elements, 200 x 50mm battens with mitred corners and 3mm thick capped ends to battens. Aluminium powdercoat finish, colour equal to PCF1/PCF3

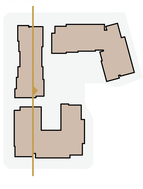
Building identification signage zone for surface fixed signage. Subject to separate DA submission

Composite timber decking system. Refer to landscape Architect's documentation

Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection.

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

KEY PLAN



CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Sections
Section AA

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-310-101	DA.01	

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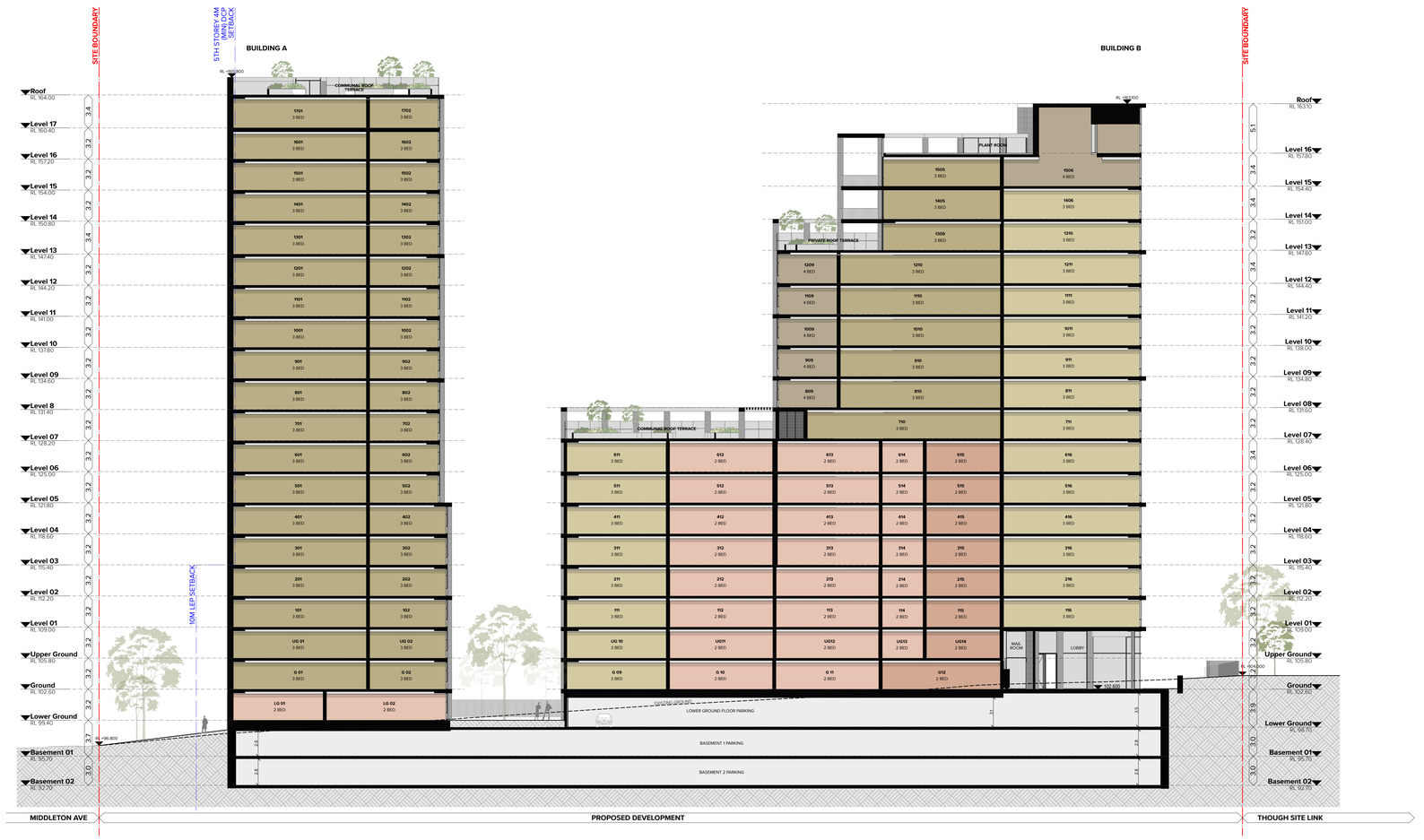
SITE BOUNDARY
5TH STOREY 4M MIN SETBACK
BUILDING A
BUILDING B
SITE BOUNDARY
RL 166.900
COMMUNAL ROOF TERRACE
PLANT ROOM
PRIVATE ROOF TERRACE
COMMUNAL ROOF TERRACE
Roof RL 164.00
Level 17 RL 160.40
Level 16 RL 157.20
Level 15 RL 154.00
Level 14 RL 150.80
Level 13 RL 147.40
Level 12 RL 144.20
Level 11 RL 141.00
Level 10 RL 137.80
Level 09 RL 134.60
Level 8 RL 131.40
Level 07 RL 128.20
Level 06 RL 125.00
Level 05 RL 121.80
Level 04 RL 118.60
Level 03 RL 115.40
Level 02 RL 112.20
Level 01 RL 109.00
Upper Ground RL 105.80
Ground RL 102.60
Lower Ground RL 99.40
Basement 01 RL 95.70
Basement 02 RL 92.70
Roof RL 163.10
Level 16 RL 157.80
Level 15 RL 154.40
Level 14 RL 151.00
Level 13 RL 147.60
Level 12 RL 144.40
Level 11 RL 141.20
Level 10 RL 138.00
Level 09 RL 134.80
Level 08 RL 131.60
Level 07 RL 128.40
Level 06 RL 125.00
Level 05 RL 121.80
Level 04 RL 118.60
Level 03 RL 115.40
Level 02 RL 112.20
Level 01 RL 109.00
Upper Ground RL 105.80
Ground RL 102.60
Lower Ground RL 99.10
Basement 01 RL 95.70
Basement 02 RL 92.70
3.4
3.2
3.2
3.2
3.4
3.2
3.2
3.2

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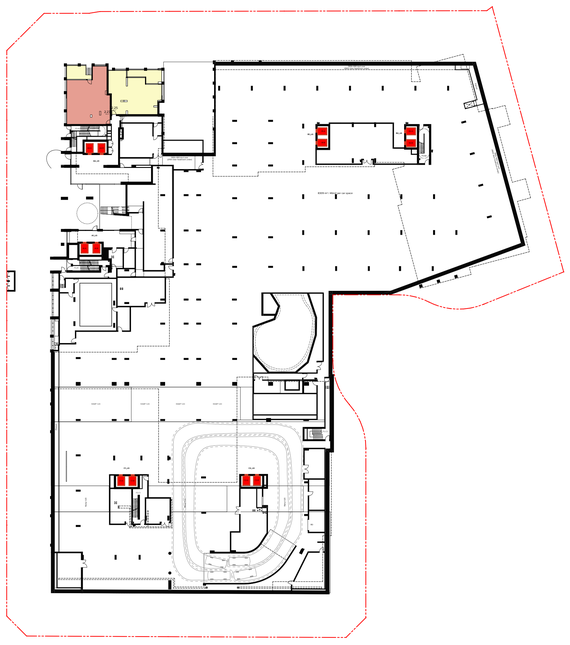
1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9695, ABN 88 094 099 911

LEGEND

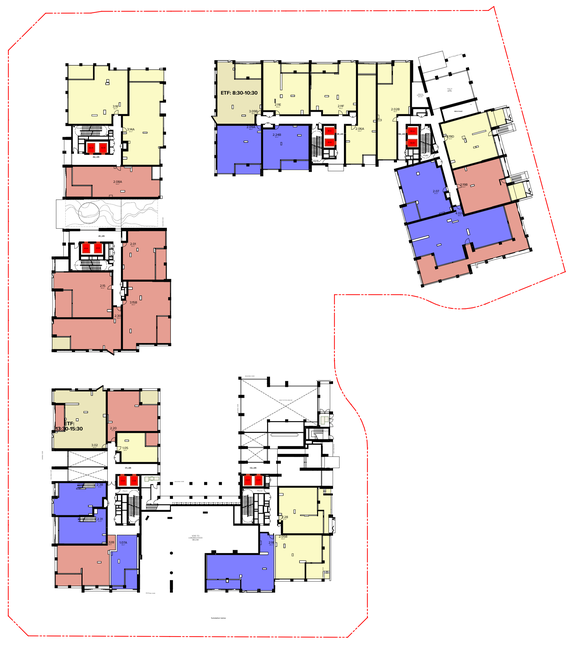
- >2 Hours of solar access
- >2 Hours of solar access within extended time frame
- <2 Hours of solar access
- No direct sunlight
- Apartments requiring skylight
- ETF Estimated Time Frame



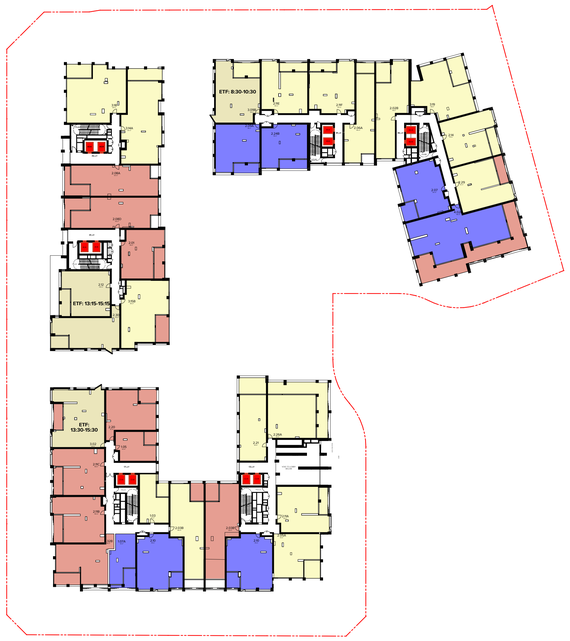
1 Lower Ground



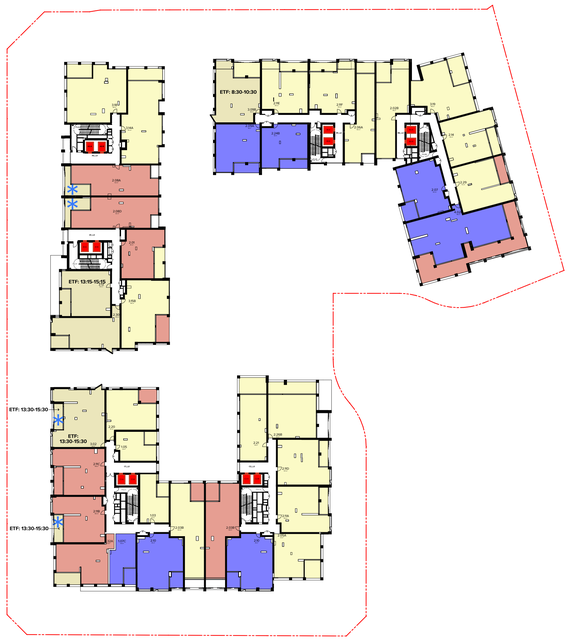
2 Ground Level



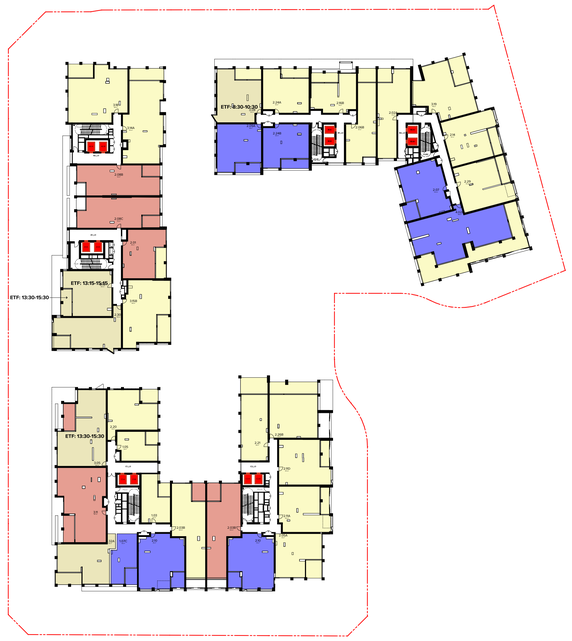
3 Upper Ground Level



4 Level 01



5 Level 02



6 Level 03

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Amenity Diagrams (ADG)
Solar Access Diagrams Sheet 1

Scale	Project No.	Drawn by	North
1:500 @ A0	23104	HK	
Status	Dwg No.	Rev	
For Information	DA-720-001	DA.01	

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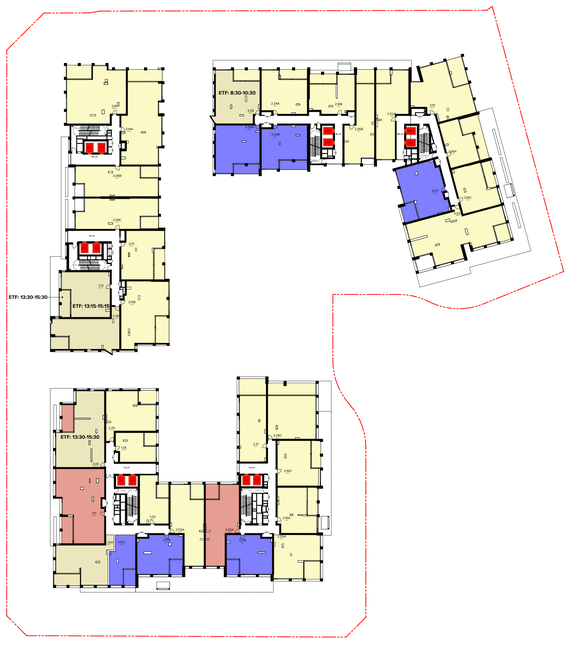
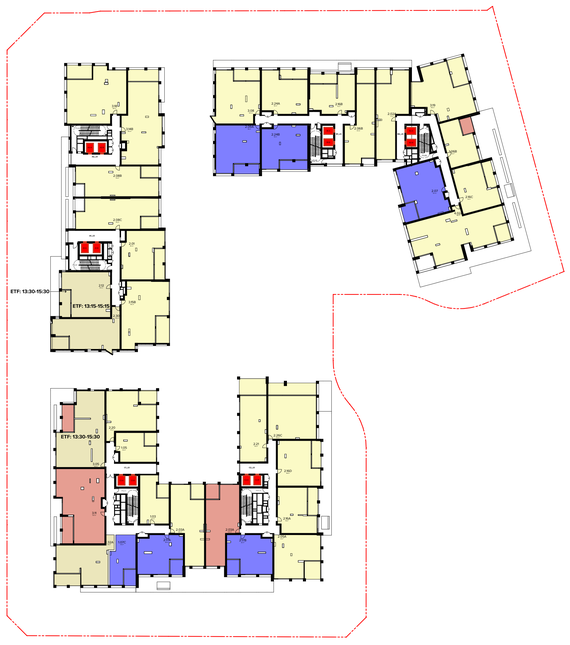
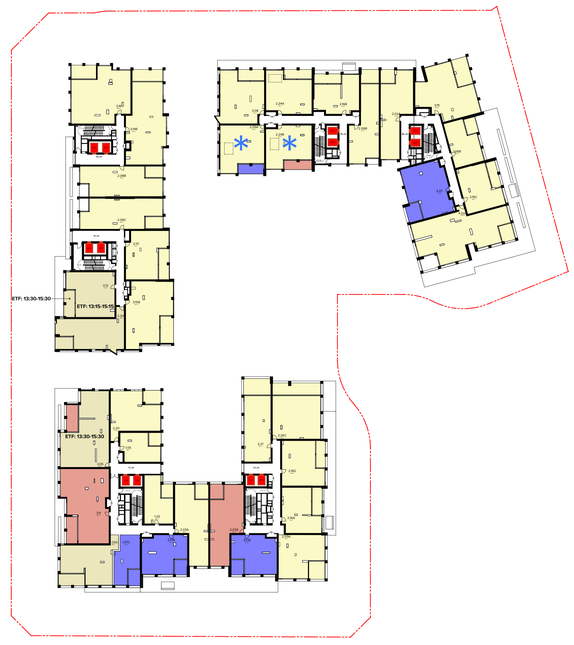


1 — Level 04



2 — Level 05



3 — Level 06



4 — Level 07



5 — Level 08



6 — Level 09

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2. Refer to the BASIX Certificate for further information and performance requirements.

DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 8668, ABN 88 094 099 911

LEGEND

- >2 Hours of solar access
- >2 Hours of solar access within extended time frame
- <2 Hours of solar access
- No direct sunlight
- Apartments requiring skylight
- ETF — Estimated Time Frame

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Amenity Diagrams (ADG)
Solar Access Diagrams Sheet 2

Scale	Project No.	Drawn by	North
1:500 @ A0	23104	HK	
Status	Dwg No.	Rev	
For Information	DA-720-002	DA.01	

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DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9695, ABN 88 094 099 911

LEGEND

- >2 Hours of solar access
- >2 Hours of solar access within extended time frame
- <2 Hours of solar access
- No direct sunlight
- Apartments requiring skylight
- **ETF** Estimated Time Frame



1 — Level 10



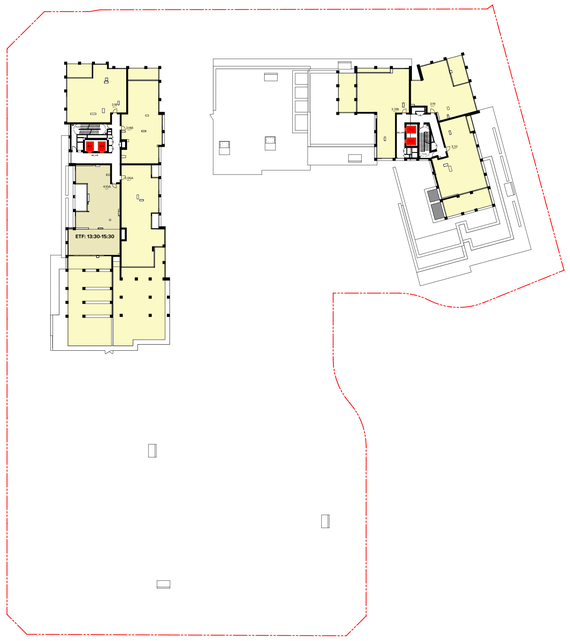
2 — Level 11



3 — Level 12



4 — Level 13



5 — Level 14



6 — Level 15

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Amenity Diagrams (ADG)
Solar Access Diagrams Sheet 3

Scale	Project No.	Drawn by	North
1:500 @ A0	23104	HK	
Status	Dwg No.	Rev	
For Information	DA-720-003	DA.01	

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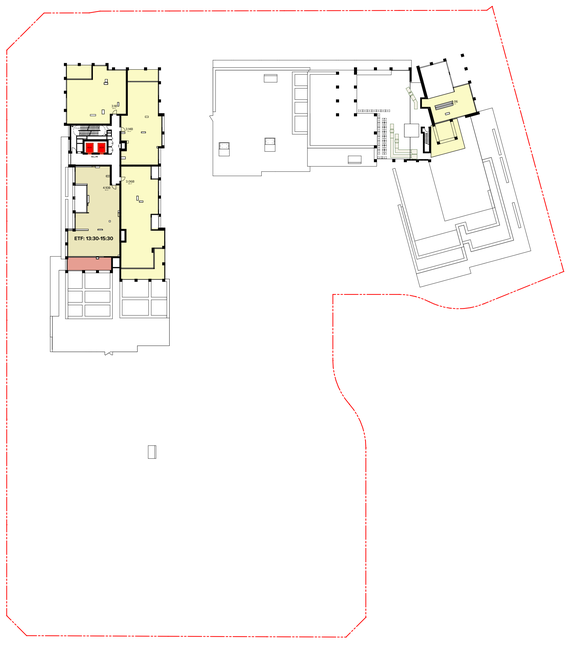
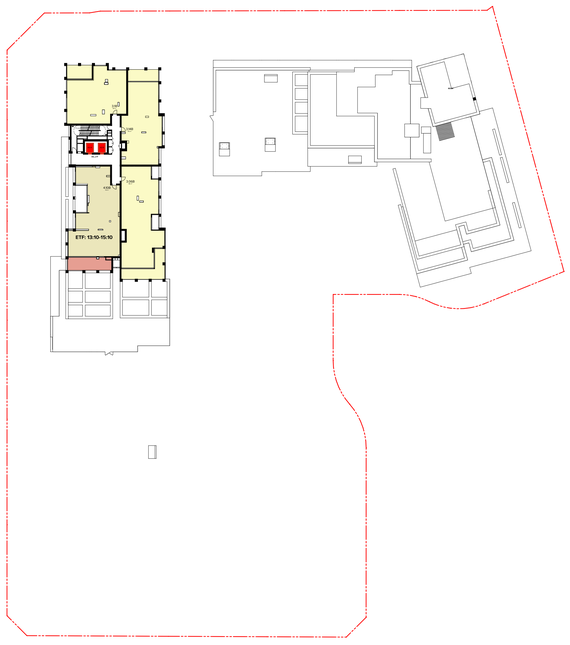


1 Level 16



2 Level 17

Summary

Total Units	
Apartments	**431**

Solar Access Summary	
Solar Access to Living	317 units
**Relies on 30 min time extension to ensure consistent alignment of Western facade with established street grid.*	**73.5%**
Solar Access to Balconies	305 units
**Relies on 30 min time extension to ensure consistent alignment of Western facade with established street grid.*	**70.7%**
No Direct Solar Access	65 units
	15%

Notes

Solar access calculations methods are derived from the Apartment Design Guide (ADG), ***Objective 4A-1***:

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.

*1. Living Rooms and private open spaces of at least **70%** of apartments in a building receive a minimum of 2 hours sunlight between 9am and 3pm in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.*

*2. In all other areas, living rooms and private open spaces of at least **70%** of apartments in a building receive a minimum of 3 hours direct sunlight between 9am and 3pm at mid winter.*

*3. A maximum of **15%** of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter.*

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Nominated Architect: Nicholas Turner 8695, ABN 86 064 084 911

LEGEND

- >2 Hours of solar access
- >2 Hours of solar access within extended time frame
- <2 Hours of solar access
- No direct sunlight
- Apartments requiring skylight
- **ETF** Estimated Time Frame

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT **ARADA**
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Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Amenity Diagrams (ADG)
Solar Access Diagrams Sheet 4

Scale	Project No.	Drawn by	North
1:500 @ A0	23104	HK	
Status	Dwg No.	Rev	
For Information	DA-720-004	DA.01	

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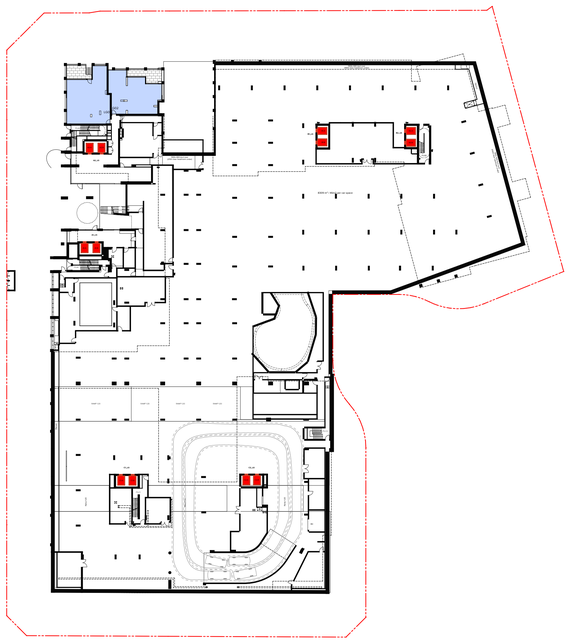

1 Lower Ground



2 Ground Level



3 Upper Ground Level



4 Level 01



5 Level 02



6 Level 03

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20475
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

LEGEND

Cross-ventilated apartments

Rev	Date	Approved by	Revision Notes
	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Amenity Diagrams (ADG)
Cross Ventilation Diagrams Sheet 1

Scale	Project No.	Drawn by	North
1:500 @ A0	23104	HK	
Status	**Dwg No.**	**Rev**	
For Coordination	DA-720-005	DA.01	

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1 Level 04



2 Level 05



3 Level 06



4 Level 07

Summary

Total Units

Apartments	**431**

Natural Cross Ventilation Summary

Number of apartments on the first 9 levels	292 units
Number of cross-ventilated apartments on the first **9** levels	181 units **61.9%**

Notes

Cross ventilation calculation methods are derived from the Apartment Design Guide (ADG), ***Objective 4B-3***:

To maximise the number of apartments with natural cross ventilation to create a comfortable indoor environment for residents.

*1. At least **60%** of apartments are naturally cross ventilated in the **first 9 storeys** or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allow adequate natural ventilation and cannot be fully enclosed.*

2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.

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2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner. 5668, ABN 68 004 244 911

LEGEND

Cross-ventilated apartments

Rev	Date	Approved by	Revision Notes
	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Amenity Diagrams (ADG)
Cross Ventilation Diagrams Sheet 2

Scale	Project No.	Drawn by	North
1:500 @ A0	23104	HK	
Status	Dwg No.	Rev	
For Coordination	DA-720-006	DA.01	

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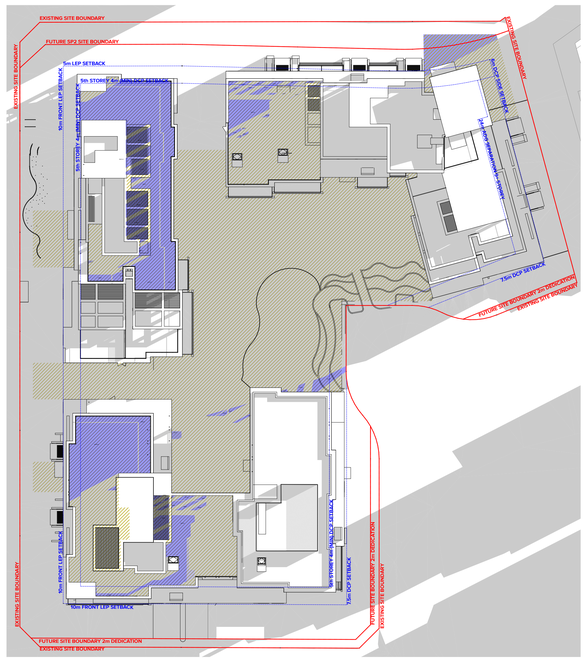
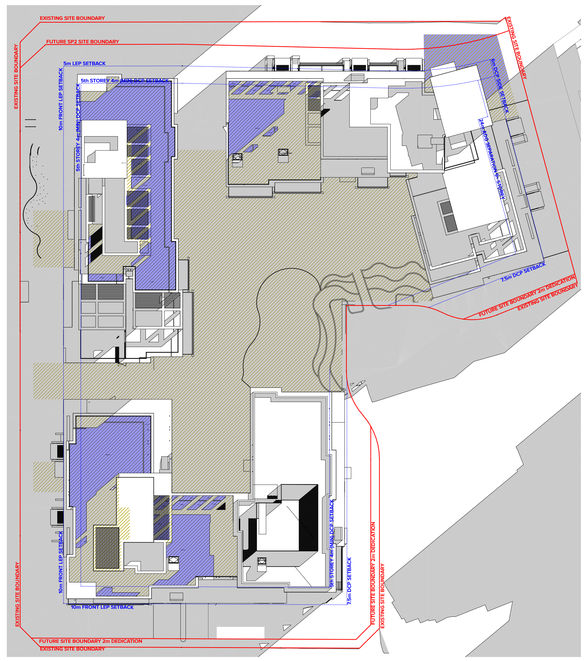
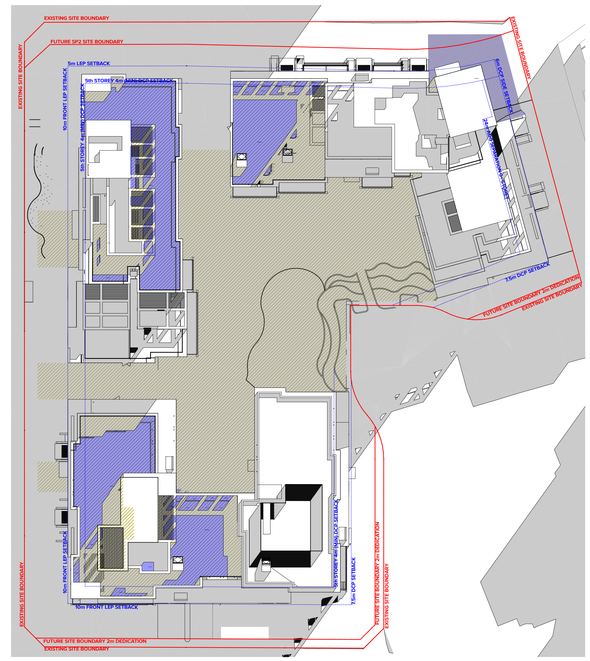


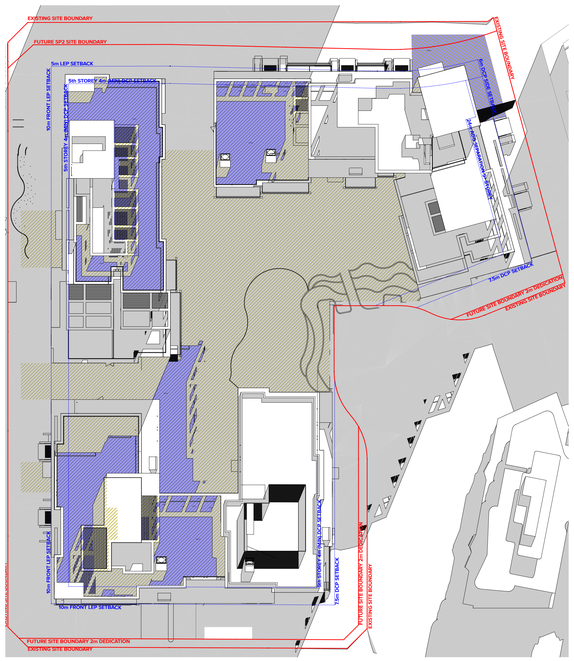
21/6, 9AM
Area of solar coverage : 1080.15m²
30.4% of minimum required communal open space receive solar access.



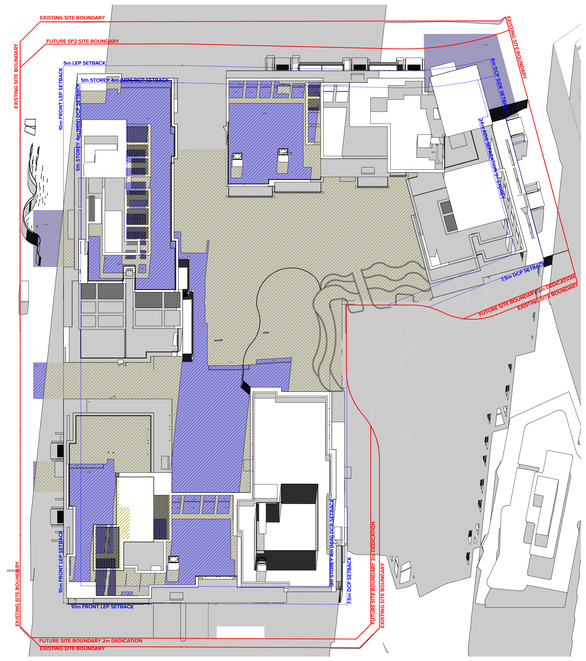
21/6, 10AM
Area of solar coverage : 1301.25m²
36.6% of minimum required communal open space receive solar access.



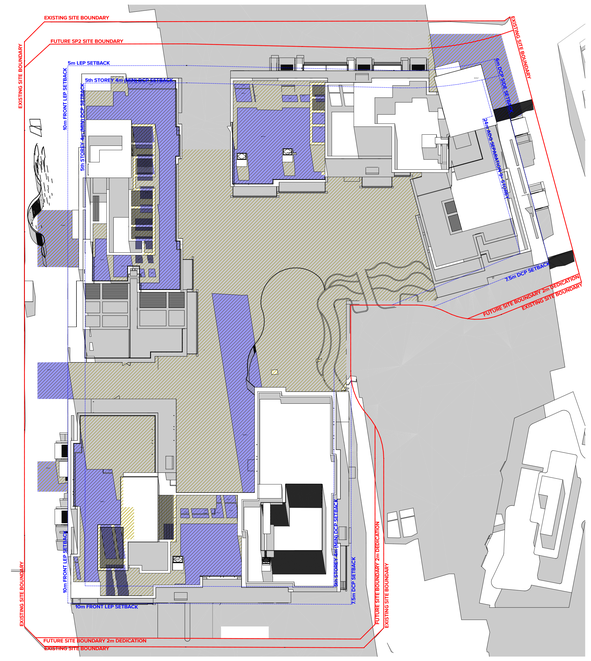
21/6, 11AM
Area of solar coverage : 1455.12m²
40.9% of minimum required communal open space receive solar access.



21/6, 11:50AM
Area of solar coverage : 1786.14m²
50.2% of minimum required communal open space receive solar access.



21/6, 12:50PM
Area of solar coverage : 2317.87m²
65.2% of minimum required communal open space receive solar access.



21/6, 13:50PM
Area of solar coverage : 1919.50m²
54% of minimum required communal open space receive solar access.

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DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20475
Nominated Architect: Nicholas Turner 8668, ABN 68 094 099 911

LEGEND

- Site Boundary
- Site Setback
- Overall communal public space
- Total communal open space receiving solar access

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Deep Soil and Communal Space Diagrams (ADG)
Communal Open Space Diagram Sheet 1

Scale	Project No.	Drawn by	North
1:500 @ A0	23104	TURNER	
Status	Dwg No.	Rev	
For Information	DA-730-001	DA.01	

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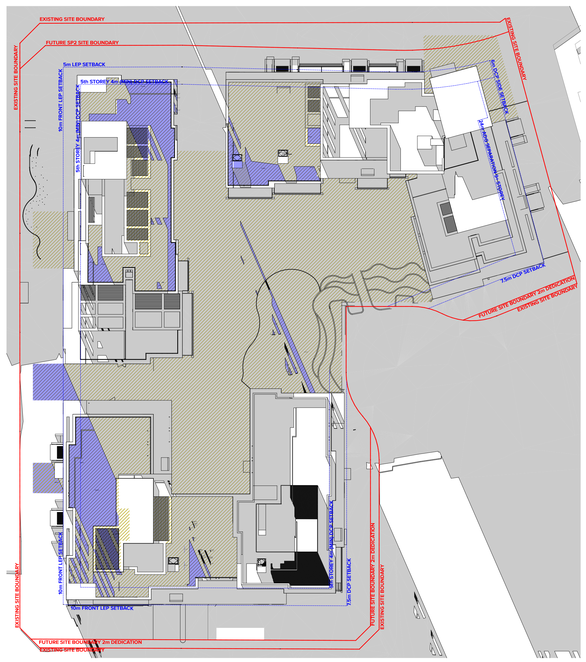

21/6, 15:00PM
Area of solar coverage : 796.40m²
22.4% of minimum required communal open space receive solar access.

Summary

Total	
Total Site Area	**14,218.60 m²**

Communal Open Space Summary	
Minimum Communal Open Space area as per ADG	3,554.65 m² **25%** of total site area
Total Communal Open Space	5473.55 m² **38%** of total site area **1918.9m²** more than minimum required
Minimum Communal Open Space required to achieve 2 hours solar access	1,777.33 m² **50%** of minimum communal open space

Notes

Communal open space calculation methods are derived from the Apartment Design Guide (ADG), ***Objective 3D-1***:

To provide adequate communal open space to enhance residential amenity and create opportunities for landscaping.

1. Communal open space has a minimum area equal to 25% of the site.

2. Developments achieve 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).

NOTES

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2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20475
Nominated Architect: Nicholas Turner 9695, ABN 88 094 356 911

LEGEND

- Site Boundary
- Site Setback
- Overall communal public space
- Total communal open space receiving solar access

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT **ARADA**
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Deep Soil and Communal Space Diagrams (ADG)
Communal Open Space Diagram Sheet 2

Scale	Project No.	Drawn by	North
1:500 @ A0	23104	TURNER	
Status	Dwg No.	Rev	
For Information	DA-730-002	DA.01	

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Summary

Total	
Total Site Area	**14,218.60 m²**

Deep Soil Zone Summary	
Minimum deep soil zone (>6 m width) required (15% of site area)	**2,132.79 m²**
Deep soil zone with minimum 6m width	2,280m² **16%** of site area **+ 147.21 m²** from ADG requirement
Deep soil zone less than 6m width	419.95 m²
Total deep soil zone	**2,699.95 m²** **19%** of site area

Notes

Deep soil zone calculation are derived from the Apartment Design Guide (ADG), ***Objective 3E-1***:

To provide deep soil zones that support healthy plant and tree growth, improving residential amenity and contributing to better water and air quality.

1. Deep soil zones are to meet the following minimum requirements:

15% of the site as deep soil on sites greater than 1,500m²

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 25475
Nominated Architect: Nicholas Turner 9668, ABN 88 064 099 911

LEGEND

- Deep soil zone with minimum 6m width
- Deep soil zone less than 6m width

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Deep Soil and Communal Space Diagrams (ADG)
Deep Soil Diagram

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1:200 @ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-730-004	DA.01	

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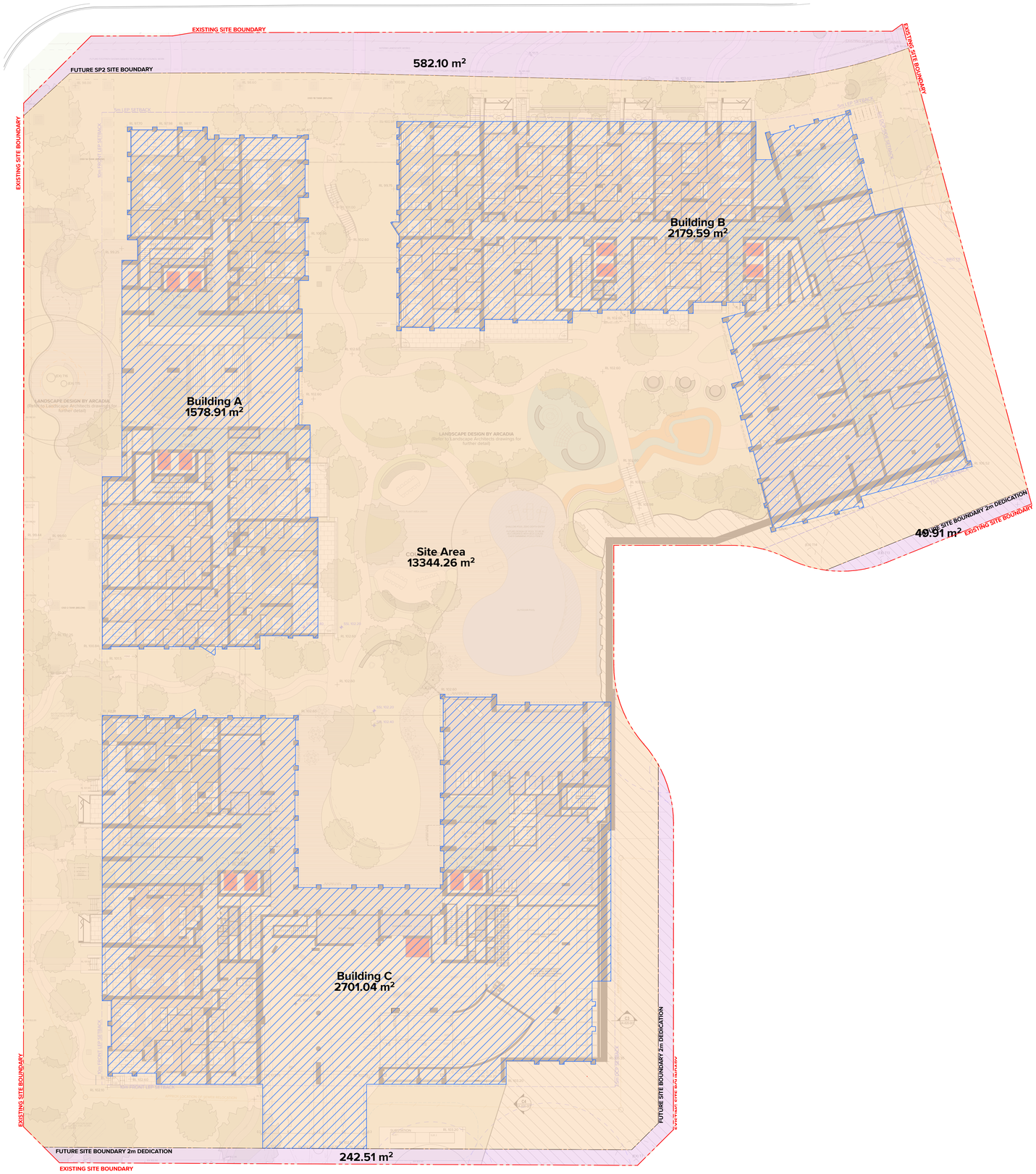

Summary

Total	
Site Area Before Dedication	**14,218.60 m²**
Site Area After Dedication	**13,344.26 m²**

Site Coverage Summary	
Building A	1,579 m²
Building B	2,180 m²
Building C	2,701 m²
Total Site Coverage	6,460 m²
	48.4% of site area (excluding land dedication zone)

Notes

Site coverage area complies with the requirement of **less than 50%** of site area, as outlined in The Hills Development Control Plan (DCP).

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DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner. 9695. ABN 88 064 099 911

LEGEND

- Total site area (excluding Land Dedication Zone)
- Land Dedication Zone
- Site coverage

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Deep Soil and Communal Space Diagrams (ADG)
Site Coverage Diagram

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1:200 @ A0	23104	TURNER	
Status	Dwg No.	Rev.	
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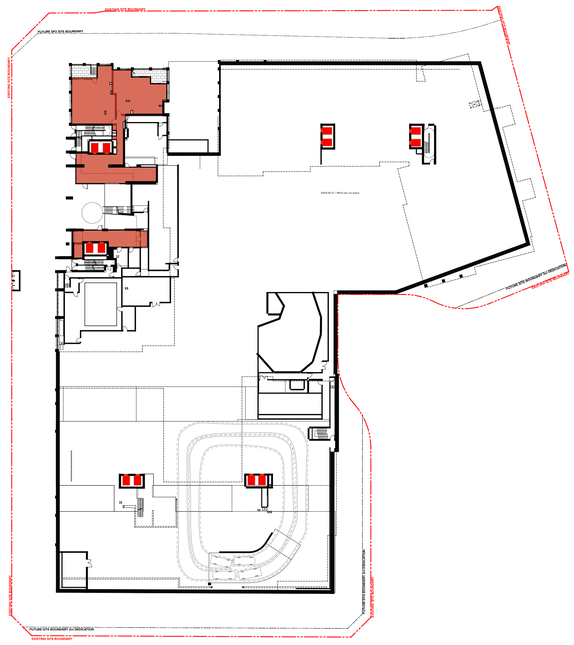
DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 8668, ABN 88 064 099 911

LEGEND

- Site Boundary
- Residential GFA
- Communal GFA



1 — Lower Ground



2 — Ground Level



3 — Upper Ground Level



4 — Level 01



5 — Level 02



6 — Level 03

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GFA Diagrams
GFA Calculation Sheet 1

Scale	Project No.	Drawn by	North
1:500 @ A0	23104	HK	
Status	Dwg No.	Rev	
For Information	DA-770-001	DA.01	

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FUTURE SITE BOUNDARY
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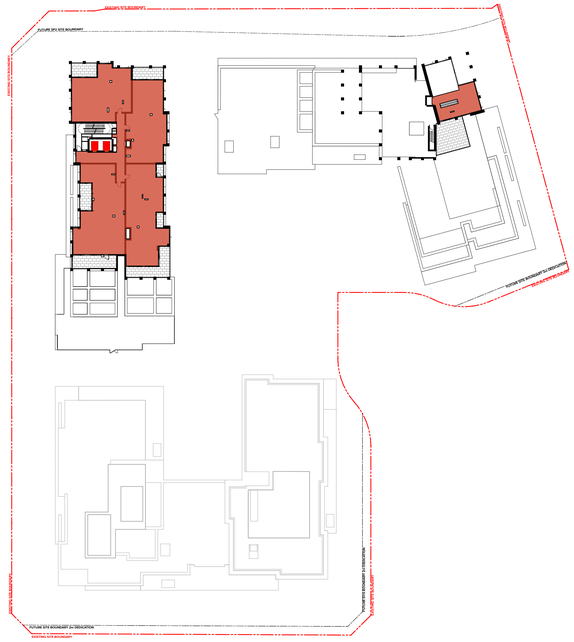
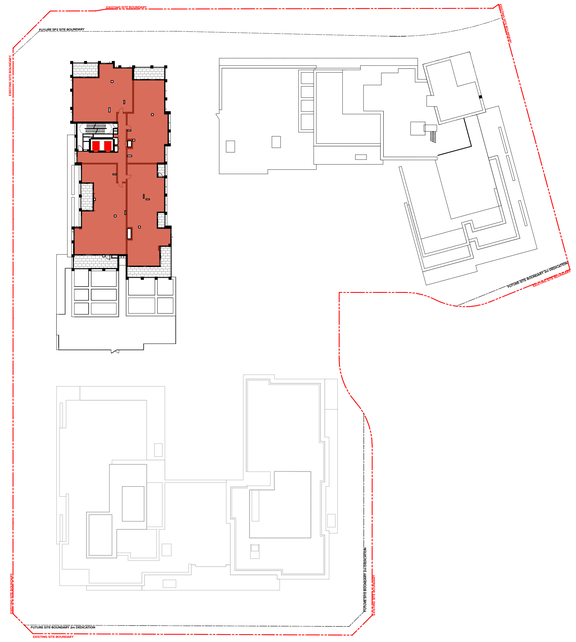
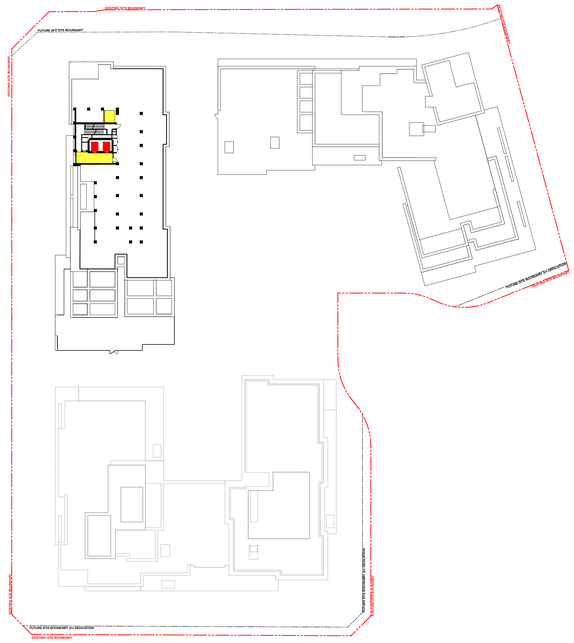


7 — Level 16



8 — Level 17



9 — Level 18

Summary

GFA Summary

Total GFA	**58,215 m²**
Target GFA	***58,215 m²***

4.1 GFA Schedule

4.1.5 GFA Schedule

Level	Building Name	Residential	Communal	Total
Lower Ground	A1	63		63
	A2	328		328
Lower Ground Total		**391**		**391**
Ground Level	A1	509		509
	A2	401		401
	B1	827		827
	B2	142	622	764
	C1	639	57	696
	C2		214	214
Ground Level Total		**2518**	**893**	**3411**
Upper Ground Level	A1	519		519
	A2	493		493
	B1	728		728
	B2	760		760
	C1	697		697
	C2	470		470
Upper Ground Level Total		**3667**		**3667**
Level 01	A1	644		644
	A2	496		496
	B1	728		728
	B2	889		889
	C1	1110		1110
	C2	747		747
Level 01 Total		**4614**		**4614**
Level 02	A1	644		644
	A2	530		530
	B1	728		728
	B2	889		889
	C1	1110		1110
	C2	868		868
Level 02 Total		**4769**		**4769**
Level 03	A1	637		637
	A2	523		523
	B1	667		667
	B2	882		882
	C1	1055		1055
	C2	868		868
Level 03 Total		**4632**		**4632**
Level 04	A1	637		637
	A2	523		523
	B1	667		667
	B2	785		785
	C1	1005		1005
	C2	766		766
Level 04 Total		**4383**		**4383**
Level 05	A1	637		637
	A2	520		520
	B1	667		667
	B2	785		785
	C1	1005		1005
	C2	766		766
Level 05 Total		**4380**		**4380**
Level 06	A1	637		637
	A2	520		520
	B1	667		667
	B2	785		785
	C1	1005		1005
	C2	766		766
Level 06 Total		**4380**		**4380**
Level 07	A1	636		636
	A2	520		520
	B1	311	8	319
	B2	538		538
	C1	895		895
	C2	766		766
Level 07 Total		**3666**	**8**	**3674**
Level 08	A1	636		636
	A2	520		520
	B2	865		865
	C1	895		895
	C2	766		766
Level 08 Total		**3682**		**3682**
Level 09	A1	636		636
	A2	520		520
	B2	865		865
	C1	895		895
	C2	766		766
Level 09 Total		**3682**		**3682**
Level 10	A1	636		636
	A2	520		520
	B2	865		865
	C2	655	47	702
Level 10 Total		**2676**	**47**	**2723**
Level 11	A1	636		636
	A2	520		520
	B2	865		865
Level 11 Total		**2021**		**2021**
Level 12	A1	636		636
	A2	515		515
	B2	865		865
Level 12 Total		**2016**		**2016**
Level 13	A2	1147		1147
	B2	501		501
Level 13 Total		**1648**		**1648**
Level 14	A2	764		764
	B2	501		501
Level 14 Total		**1265**		**1265**
Level 15	A2	764		764
	B2	502		502
Level 15 Total		**1266**		**1266**
Level 16	A2	764		764
	B2	55		55
Level 16 Total		**819**		**819**
Level 17	A2	764		764
Level 17 Total		**764**		**764**
Level 18	A2		28	28
Level 18 Total			**28**	**28**
Grand Total		**57239**	**976**	**58215**

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DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9668, ABN 68 004 245 911

LEGEND

- Site Boundary
- Residential GFA
- Communal GFA

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

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12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GFA Diagrams
GFA Calculation Sheet 4

Scale	Project No.	Drawn by	North
1:500 @ A0	23104	HK	
Status	Dwg No.	Rev	
For Information	DA-770-004	DA.01	

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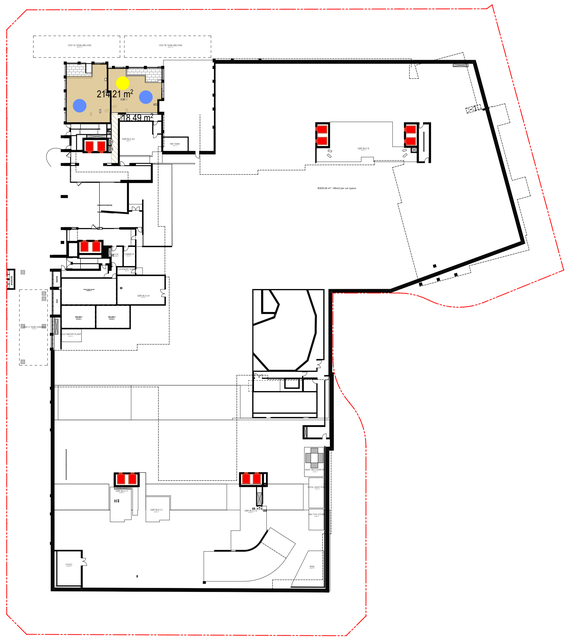
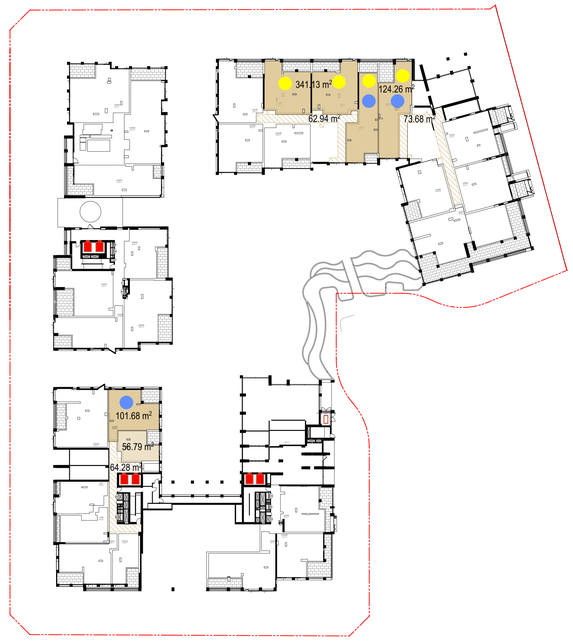


1 - Lower Ground

Pro-rated Communal Corridor GFA

	A1	B1	B2	C1	C2	Total	
Total Corridor GFA:	18					18	m²
Total Apartments off corridor	2					2	
Affordable apartments:	2					2	
Pro-rated corridor GFA:	18					18	m²



2 - Upper Ground Level

Pro-rated Communal Corridor GFA

	A1	B1	B2	C1	C2	Total	
Total Corridor GFA:		63	74	64		201	m²
Total Apartments off corridor		6	5	5		16	
Affordable apartments:		3	1	2		6	
Pro-rated corridor GFA:		31	15	26		72	m²



3 - Level 1

Pro-rated Communal Corridor GFA

	A1	B1	B2	C1	C2	Total	
Total Corridor GFA:		63	69	85	68	286	m²
Total Apartments off corridor		6	6	10	6	28	
Affordable apartments:		1	1	3	3	8	
Pro-rated corridor GFA:		10	12	26	34	82	m²



4 - Level 2

Pro-rated Communal Corridor GFA

	A1	B1	B2	C1	C2	Total	
Total Corridor GFA:		63	69	87	70	288	m²
Total Apartments off corridor		6	6	10	7	29	
Affordable apartments:		1	1	3	1	6	
Pro-rated corridor GFA:		10	12	26	10	58	m²



5 - Level 3

Pro-rated Communal Corridor GFA

	A1	B1	B2	C1	C2	Total	
Total Corridor GFA:				87		87	m²
Total Apartments off corridor				9		9	
Affordable apartments:				3		3	
Pro-rated corridor GFA:				29		29	m²

Affordable Housing Allocation Summary

	1B	2B	Total	Solar	Cross Vent
Lower Groun	0	2	2	1	2
Ground	0	0	0	0	0
Upper Groun	1	5	6	4	3
Level 1	1	7	8	6	6
Level 2	1	5	6	4	5
Level 3	1	2	3	3	2
Total	4	21	**25**	**18**	**18**
	16.0%	84.0%		72.0%	72.0%

Total GFA:	58215
5% Required Aff. GFA:	2911
Total No. Units	25
Provided Affordable GFA:	**2928**
	17 m2 Extra

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner. NSW, ABN 88 064 099 911

LEGEND

- Pro-rated Communal Corridor
- 1 Bed Affordable Apartment
- 2 Bed Affordable Apartment
- Solar access (>2 hours)
- Cross ventilation

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

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Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
GFA Diagrams
Affordable Housing Allocation

Scale	Project No.	Drawn by	North
1:500 @ A0	23104	JW	
Status	Dwg No.	Rev	
For Information	DA-770-005	DA.01	

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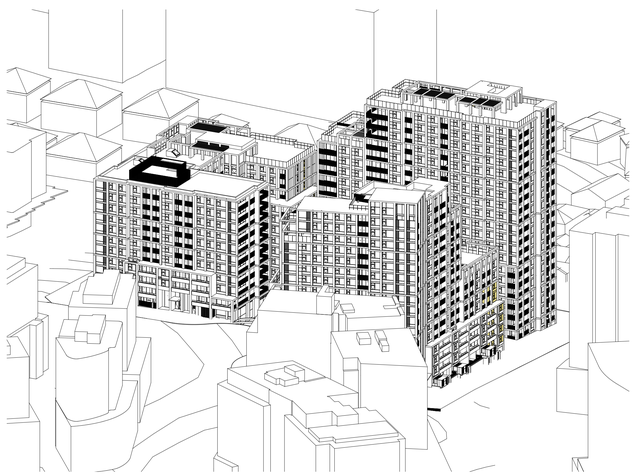

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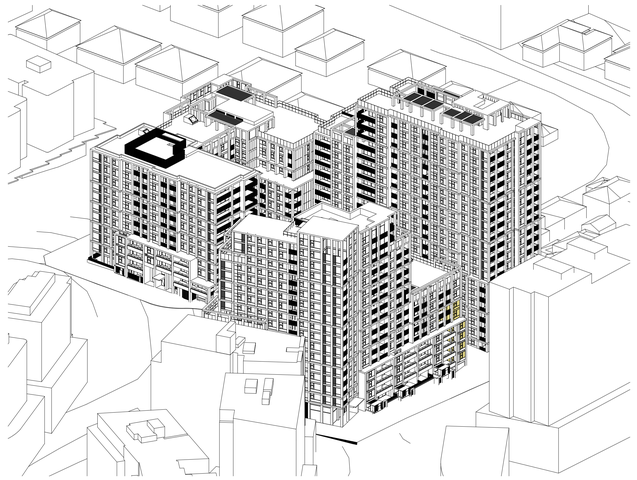

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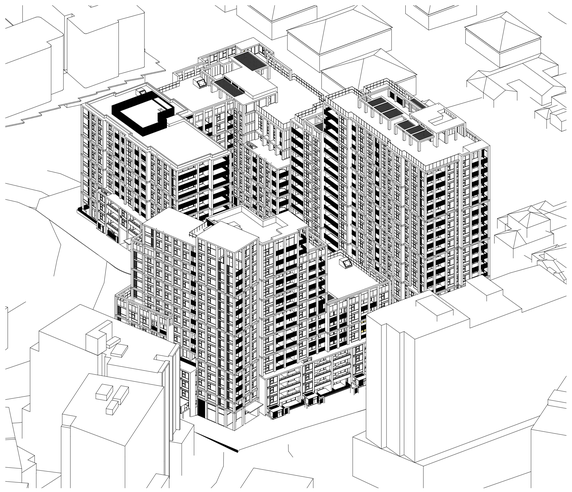

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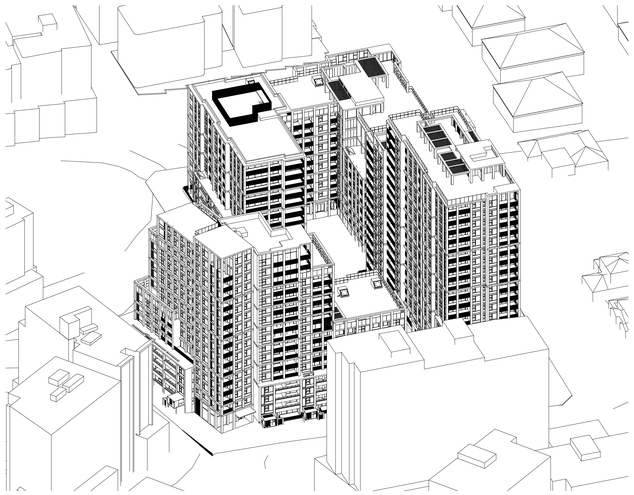

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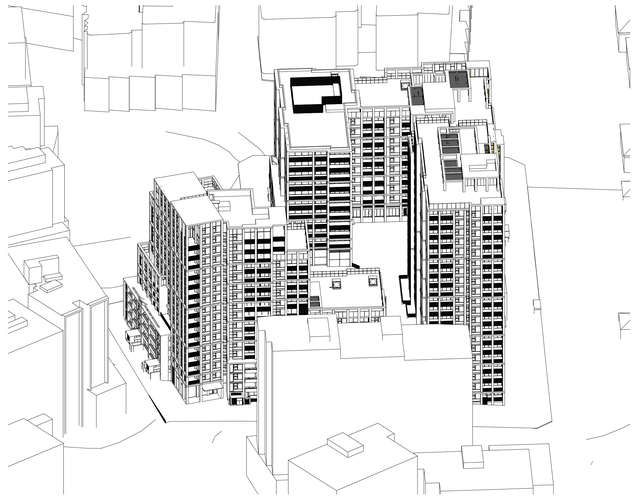

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

LEGEND

>2 Hours of solar access within extended time frame.
Refer to DA-720 Series for further detail

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Sun Eye Diagrams
Winter Sun Eye Diagram Sheet 1

Scale	Project No.	Drawn by	North
@ A0	23104	HK	
Status	Dwg No.	Rev.	
For Information	DA-790-001	DA.01	

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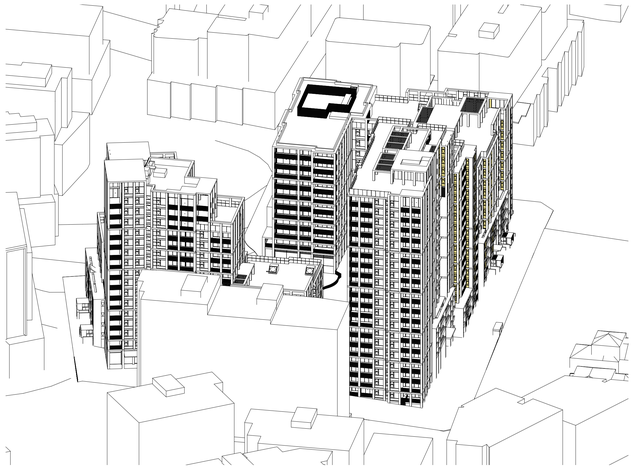

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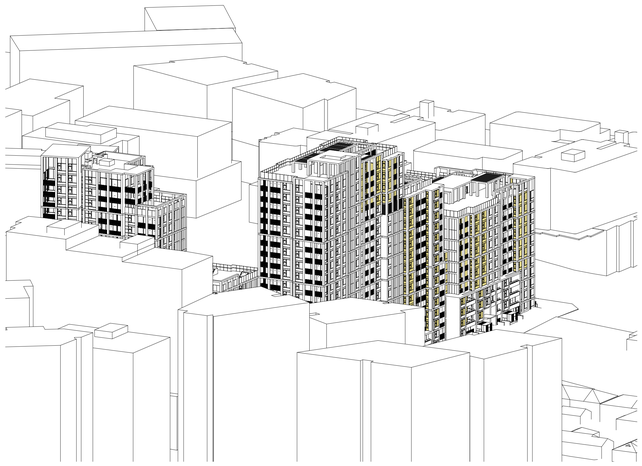

1 3:30pm

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1. All drawings to be read in conjunction with the Architectural Design report prepared and submitted as part of this SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20479
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

LEGEND

>2 Hours of solar access within extended time frame.
Refer to DA-720 Series for further detail

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Sun Eye Diagrams
Winter Sun Eye Diagram Sheet 2

Scale	Project No.	Drawn by	North
@ A0	23104	HK	
Status	Dwg No.	Rev	
For Information	DA-790-002	DA.01	

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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

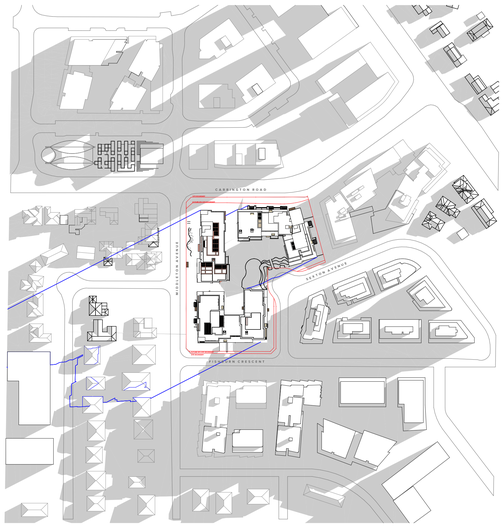
DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9695, ABN 88 094 099 911

LEGEND

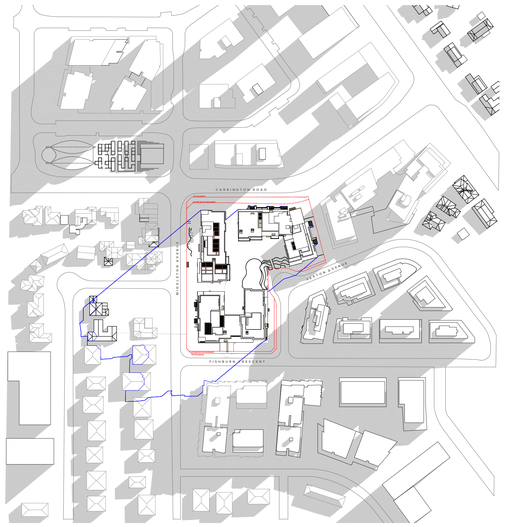
Site Boundary

Proposed additional shadow

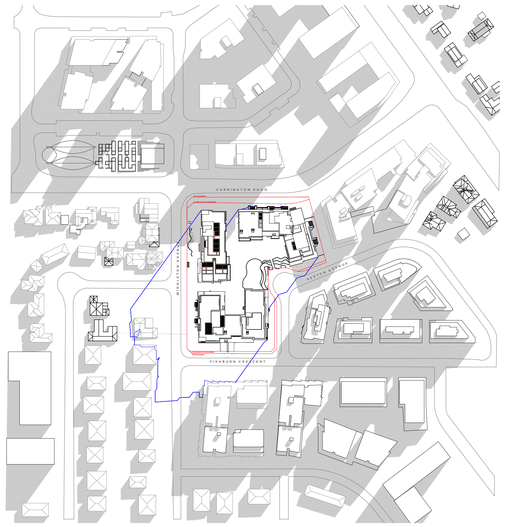
Existing shadow



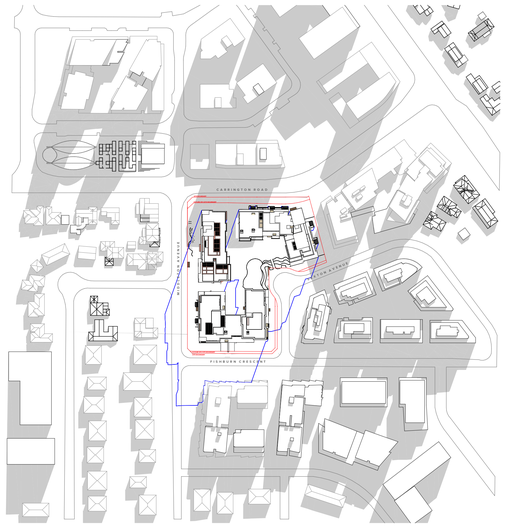
1 - Winter 9am



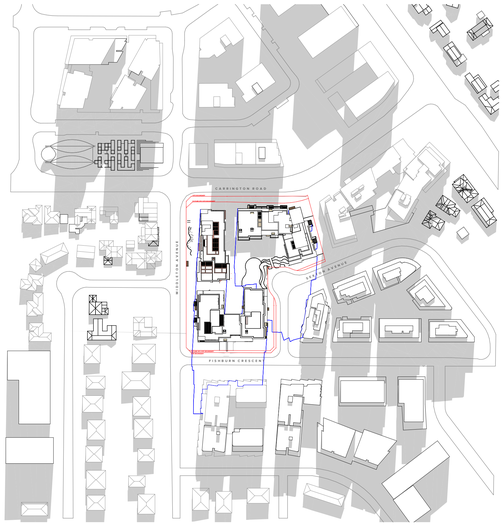
2 - Winter 10am



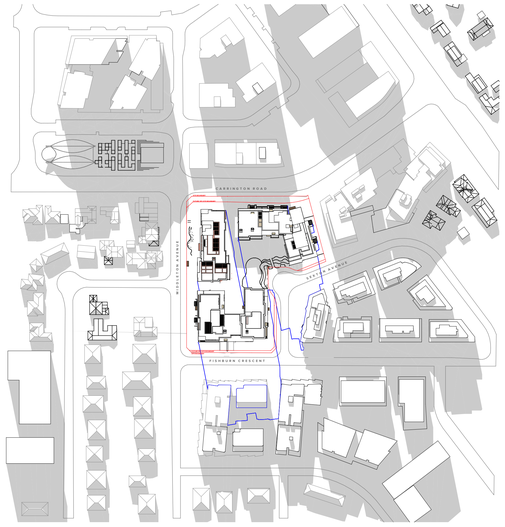
3 - Winter 11am



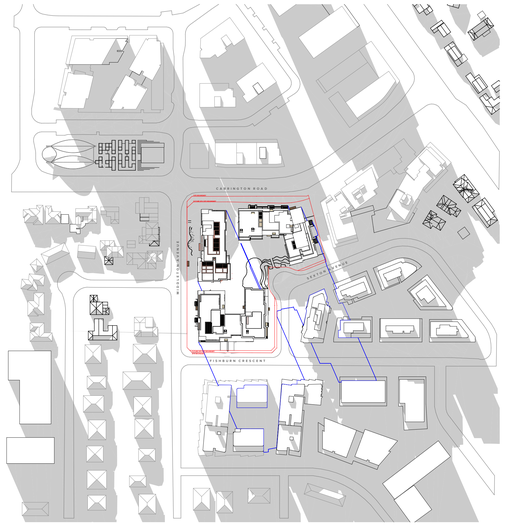
4 - Winter 12pm



5 - Winter 1pm



6 - Winter 2pm



7 - Winter 3pm

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Shadow Diagrams
June 21st

Scale	Project No.	Drawn by	North
1:2000 @ A0	23104	TURNER	
Status	Dwg No.	Rev	
For Information	DA-795-001	DA.01	

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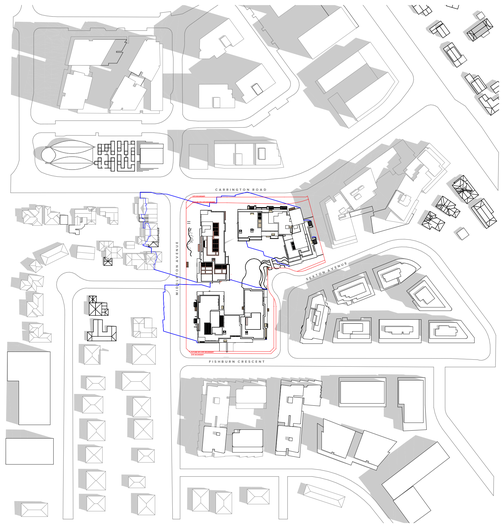
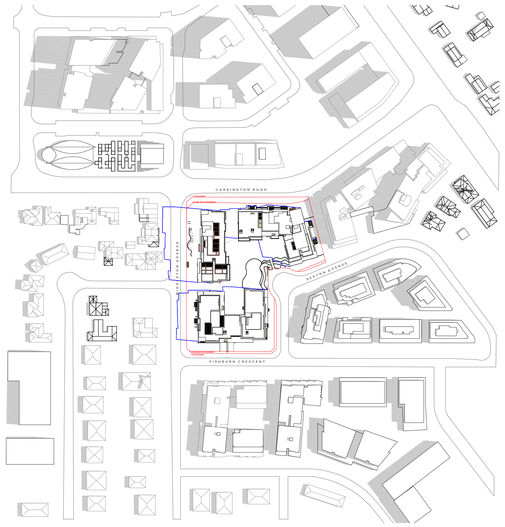
DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9695, ABN 88 094 095 911

LEGEND

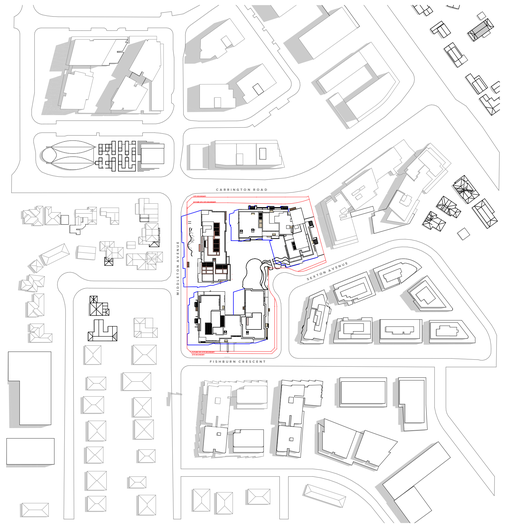
- Site Boundary
- Proposed additional shadow
- Existing shadow



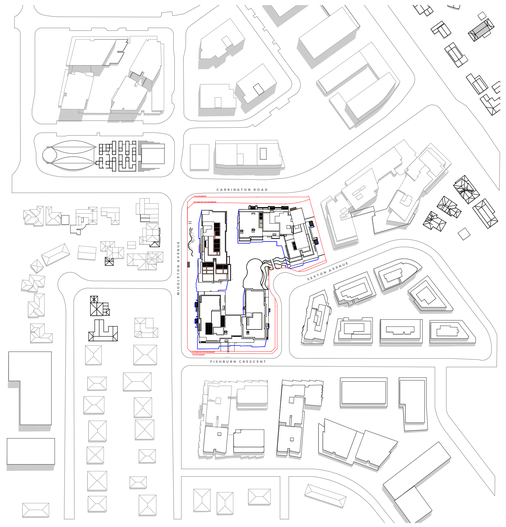
1 - Summer 9am



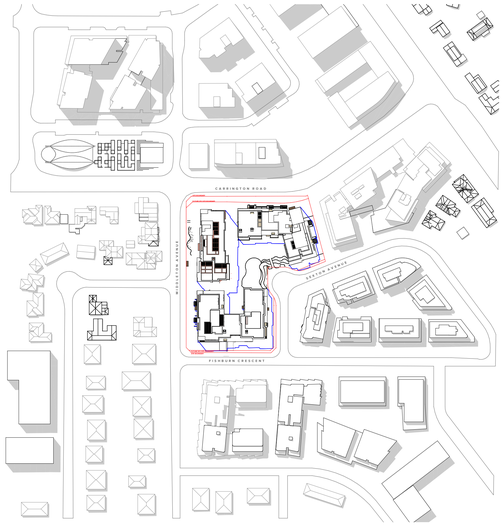
2 - Summer 10am



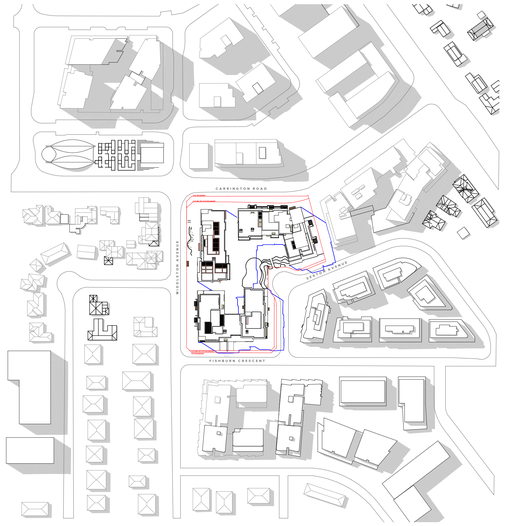
3 - Summer 11am



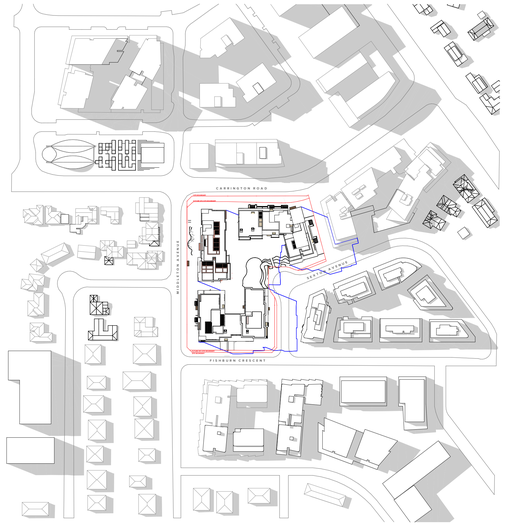
4 - Summer 12pm



5 - Summer 1pm



6 - Summer 2pm



7 - Summer 3pm

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Shadow Diagrams
December 21st

Scale	Project No.	Drawn by	North
1:2000 @ A0	23104	TURNER	
Status	Dwg No.	Rev	
For Information	DA-795-002	DA.01	

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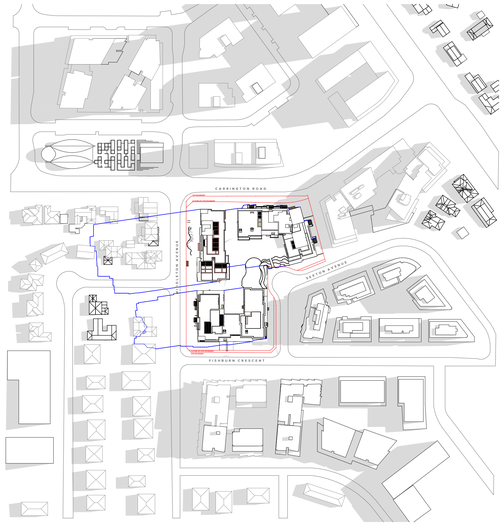
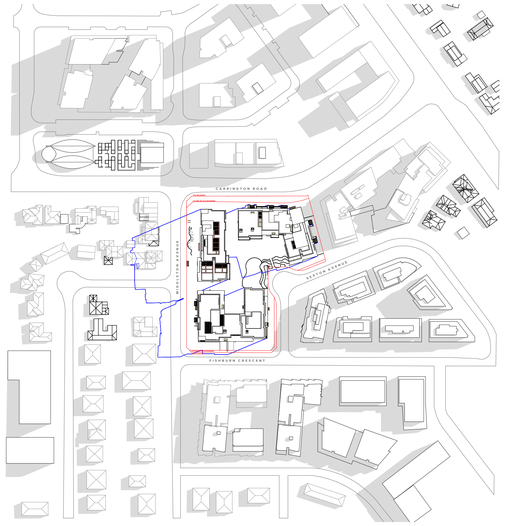
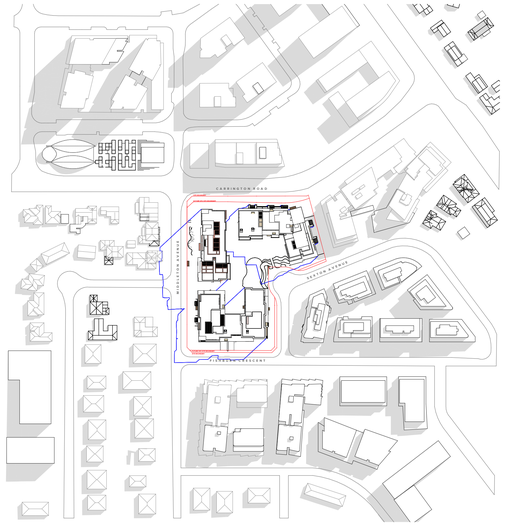


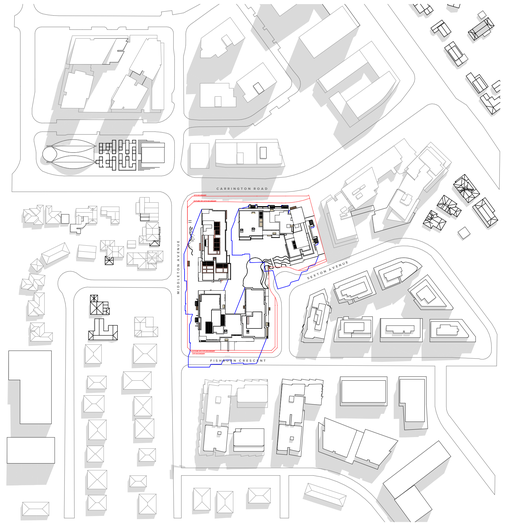
1 - Equinox 9am



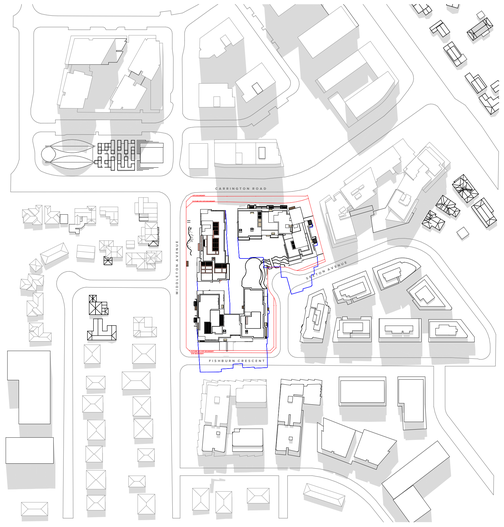
2 - Equinox 10am



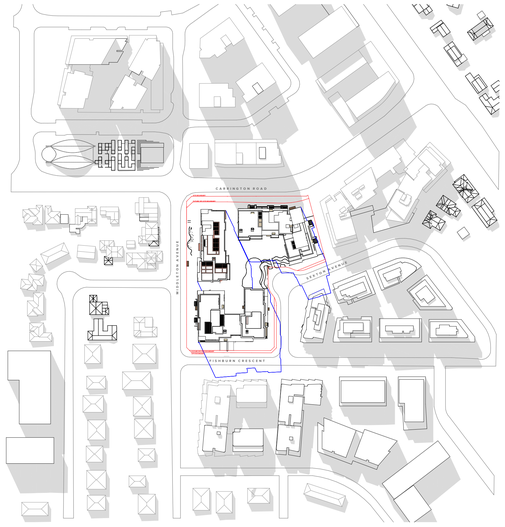
3 - Equinox 11am



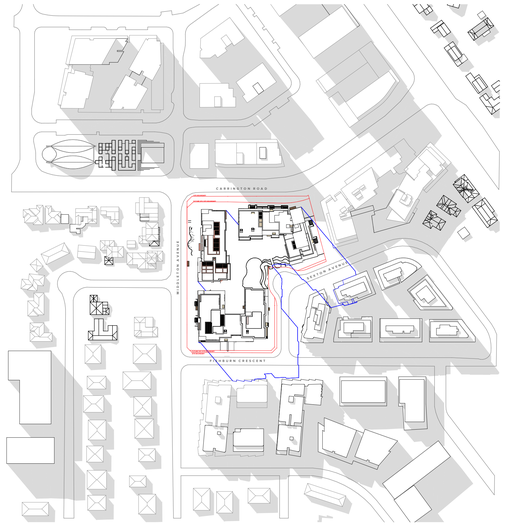
4 - Equinox 12pm



5 - Equinox 1pm



6 - Equinox 2pm



7 - Equinox 3pm

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DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9695. ABN 88 084 249 911

LEGEND

- Site Boundary
- Proposed additional shadow
- Existing shadow

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Shadow Diagrams
March / September 21st

Scale	Project No.	Drawn by	North
1:2000 @ A0	23104	TURNER	
Status	Dwg No.	Rev	
For Information	DA-795-003	DA.01	

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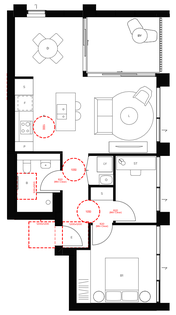
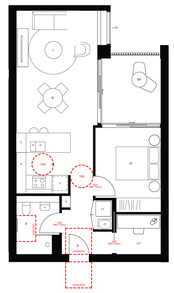


1.02 Livable Layout

(Total Units: x3)
Apartment location:

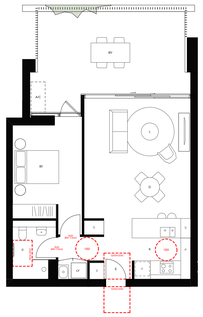
729
829
929



1.03 Livable Layout

(Total Units: x9)
Apartment location:

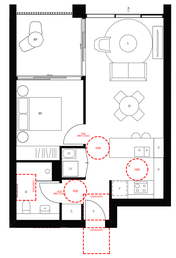
127
228
328
428
528
628
722
822
922



1.04 Livable Layout

(Total Units: x1)
Apartment location:

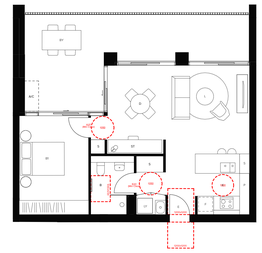
G03



1.05 Livable Layout

(Total Units: x7)
Apartment location:

UG26
136
237
336
436
536
636



1.06A Livable Layout

(Total Units: x1)
Apartment location:

417

1.06B Livable Layout

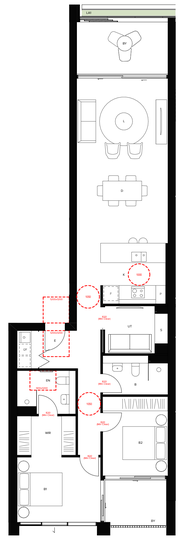
(Total Units: x8)
Apartment location:

517
617
712
812
912
1012
1112
1212

2.01 Livable Layout

(Total Units: x14)
Apartment location:

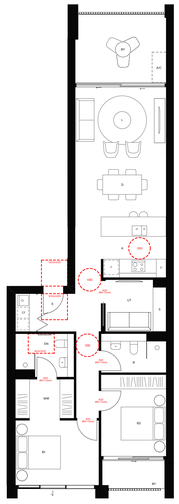
UG04
105
205
305
405
505
605
705
805
905
1005
1105
1205
1305



2.06A Livable Layout

(Total Units: x3)
Apartment location:

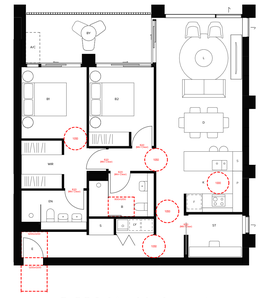
UG13
114
214



2.06B Livable Layout

(Total Units: x4)
Apartment location:

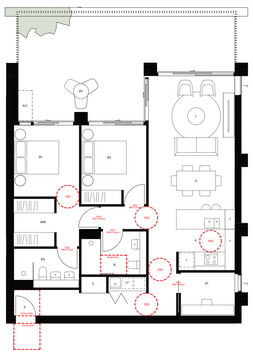
314
414
514
614



2.09A Livable Layout

(Total Units: x7)
Apartment location:

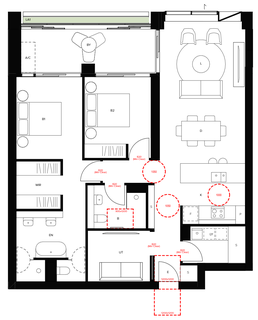
UG10
110
210
310
410
510
610



2.09B Livable Layout

(Total Units: x1)
Apartment location:

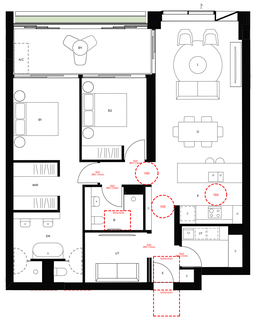
G08



2.11A Livable Layout

(Total Units: x3)
Apartment location:

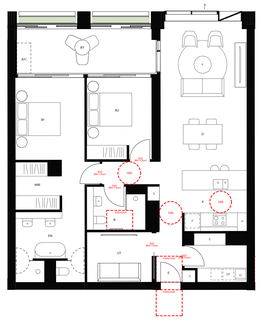
123
224
324



2.11B Livable Layout

(Total Units: x2)
Apartment location:

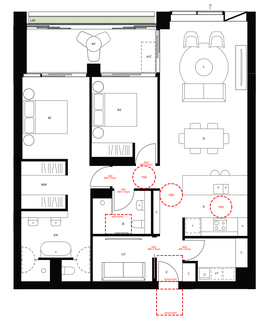
132
233



2.11C Livable Layout

(Total Units: x2)
Apartment location:

133
234



2.11D Livable Layout

(Total Units: x2)
Apartment location:

223
323

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9695. ABN 88 004 299 911

LEGEND

LIVABLE LEGEND

Element 1 – Internal doors & corridors

Silver



- Minimum clear door opening width of 820mm for all internal doors.
- Internal corridors to provide clear width of 1000mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Gold



- Minimum clear door opening width of 850mm for all internal doors.
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Platinum



- Minimum clear door opening width of 900mm for all internal doors.
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Element 2 – Toilet

Silver



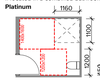
- At least 1200X900mm clearance in front of the toilet pan. Must be clear of door swing.

Gold



As for silver level except replace minimum clear width to 1200mm between walls of the bathroom if located in a seperate room, or between amenities if located in a combined bathroom.

Platinum



As for gold level with additional features
- A toilet seat positioned between 450-460mm from the nearest wall as measured from the centre line of the toilet.

Element 3 – Reinforcement of Bathroom and Toilet walls

- Walls around the shower and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.
- Walls around the toilet and hobless shower are to be reinforced by installing noggings with a thickness of at least 25mm or sheeting with thickness of at least 12mm.
- Refer to Livable Housing Guidelines for location of reinforcement required.

Element 4 – Clear Door Opening

Silver



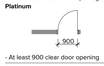
- At least 820 clear door opening

Gold



- At least 850 clear door opening

Platinum



- At least 900 clear door opening

Element 5 – Shower

Silver
- One bathroom should feature a slip resistant, hobless shower recess.
Shower screens are permitted provided they can be easily removed at a later date.
- The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.

For hobless specification, please see Australian Standard AS3740-3.6.

Gold
As for silver level except:
The hobless shower recess should:
- be located in a bathroom on the ground (or entry) level.
- provide minimum dimension of 900x900mm
- provide a clear space of at least 1200x1200mm forward of the shower recess entry.

Platinum
As for gold level except:
- shower dimension to be 1160x1100mm. A level transition and threshold (maximum tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).
- replace clear space to at least 1600x1400mm forward of the shower recess.

LIVABLE HOUSING DESIGN REQUIREMENTS

The eight core design feature elements in the silver level are:

1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one meter.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Supplementary Drawings
Silver Livable Units (Page 1)

Scale	Project No.	Drawn by	North
1:100 @ A0	23104	HK	
Status	Dwg No.	Rev	
For Information	DA-810-001	DA.01	

TURNER
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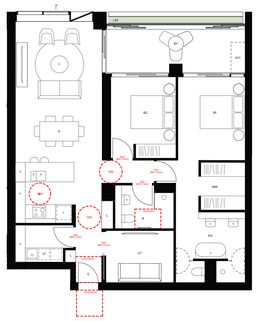
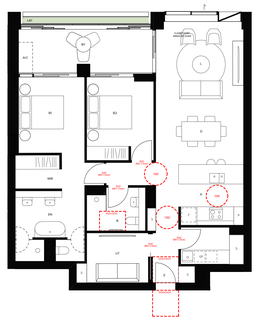
turnerstudio.com.au



2.11E Livable Layout

(Total Units: x3)
Apartment location:

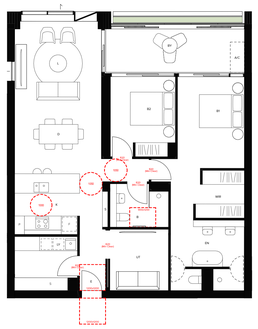
UG11
112
212



2.11F Livable Layout

(Total Units: x3)
Apartment location:

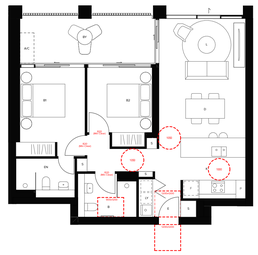
UG12
113
213



2.14 Livable Layout

(Total Units: x3)
Apartment location:

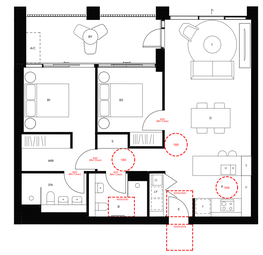
117
217
317



2.16B Livable Layout

(Total Units: x4)
Apartment location:

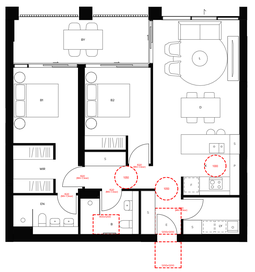
313
413
513
613



2.16C Livable Layout

(Total Units: x3)
Apartment location:

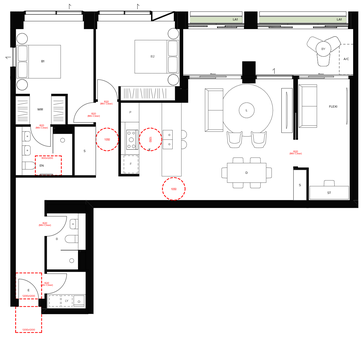
418
518
618



2.16D Livable Layout

(Total Units: x7)
Apartment location:

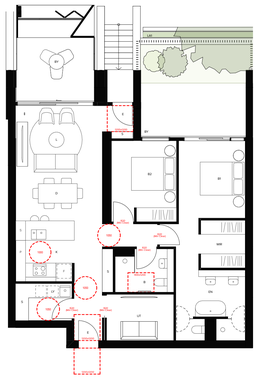
423 1017
523
623
717
817
917



2.18 Livable Layout

(Total Units: x1)
Apartment location:

UG21



2.19A Livable Layout

(Total Units: x1)
Apartment location:

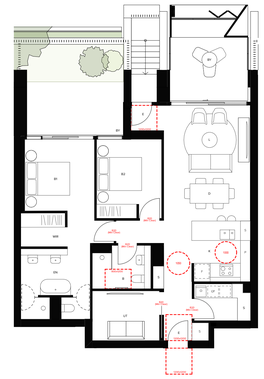
G10



2.19B Livable Layout

(Total Units: x1)
Apartment location:

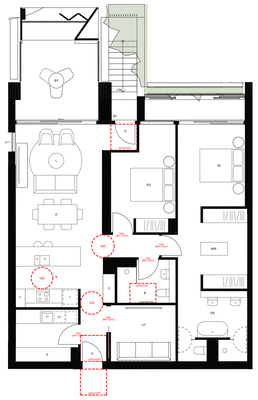
UG16



2.19C Livable Layout

(Total Units: x1)
Apartment location:

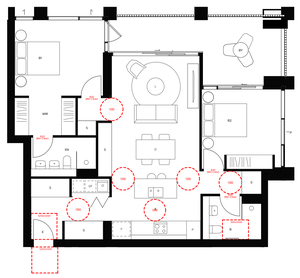
G11



2.19D Livable Layout

(Total Units: x1)
Apartment location:

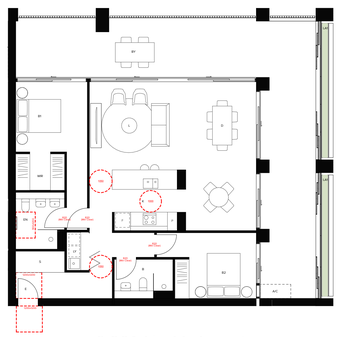
UG15



2.25 Livable Layout

(Total Units: x1)
Apartment location:

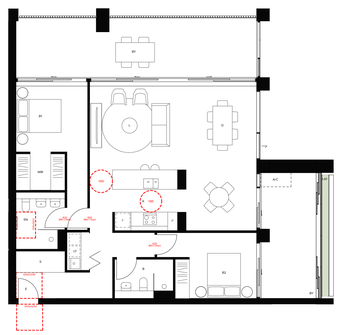
LG02



2.26A Livable Layout

(Total Units: x1)
Apartment location:

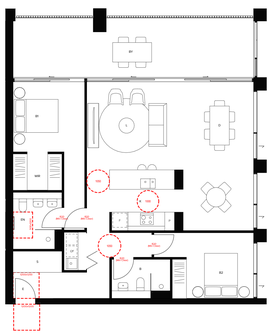
112



2.26B Livable Layout

(Total Units: x2)
Apartment location:

222
322



2.26C Livable Layout

(Total Units: x7)
Apartment location:

422 1016
522
622
716
816
916

NOTES

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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

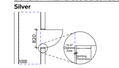
DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 8665. ABN 88 004 299 911

LEGEND

LIVABLE LEGEND

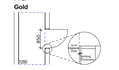
Element 1 – Internal doors & corridors

Silver



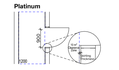
- Minimum clear door opening width of 820mm for all internal doors.
- Internal corridors to provide clear width of 1000mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Gold



- Minimum clear door opening width of 850mm for all internal doors.
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Platinum



- Minimum clear door opening width of 900mm for all internal doors.
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Element 2 – Toilet

Silver



- At least 1200X900mm clearance in front of the toilet pan. Must be clear of door swing.

Gold



As for silver level except replace minimum clear width to 1200mm between walls of the bathroom if located in a seperate room, or between amenities if located in a combined bathroom.

Platinum



As for gold level with additional features
- A toilet seat positioned between 450-460mm from the nearest wall as measured from the centre line of the toilet.

Element 3 – Reinforcement of Bathroom and Toilet walls

- Walls around the shower and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.
- Walls around the toilet and hobless shower are to be reinforced by installing noggings with a thickness of at least 25mm or sheeting with thickness of at least 12mm.
- Refer to Liveable Housing Guidelines for location of reinforcement required.

Element 4 – Clear Door Opening

Silver



- At least 820 clear door opening

Gold



- At least 850 clear door opening

Platinum



- At least 900 clear door opening

Element 5 – Shower

Silver
- One bathroom should feature a slip resistant, hobless shower recess.
Shower screens are permitted provided they can be easily removed at a later date.
- The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.

For hobless specification, please see Australian Standard AS3740-3.6.

Gold
As for silver level except:
- A hobless shower recess should:
- be located in a bathroom on the ground (or entry) level.
- provide minimum dimension of 900x900mm
- provide a clear space of at least 1200x1200mm forward of the shower recess entry.

Platinum
As for gold level except:
- shower dimension to be 1160x1100mm. A level transition and threshold (maximum tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).
- replace clear space to at least 1600x1400mm forward of the shower recess.

LIVABLE HOUSING DESIGN REQUIREMENTS

The eight core design feature elements in the silver level are:
1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one meter.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Supplementary Drawings
Silver Livable Units (Page 2)

Scale	Project No.	Drawn by	North
1:100 @ A0	23104	HK	
Status	Dwg No.	Rev	
For Information	DA-810-002	DA.01	

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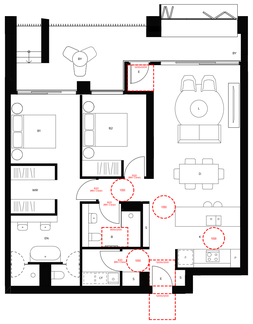
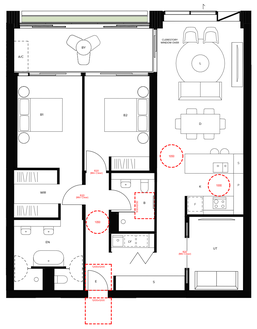


2.28 Livable Layout

(Total Units: x1)
Apartment location:

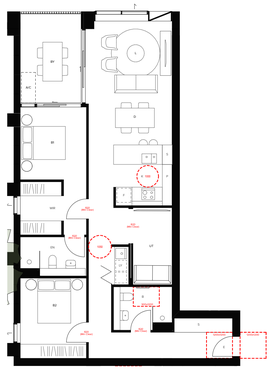
UG19



2.29 Livable Layout

(Total Units: x3)
Apartment location:

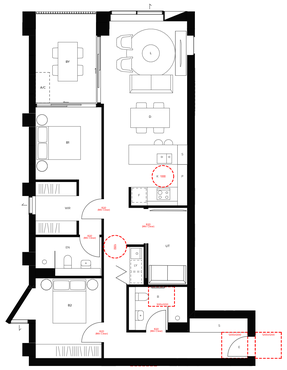
118
218
318



2.30A Livable Layout

(Total Units: x1)
Apartment location:

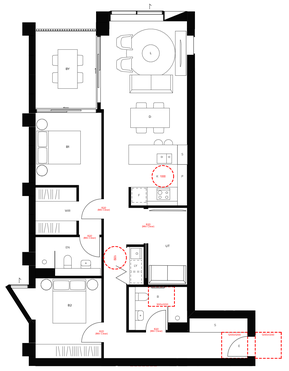
G05



2.30B Livable Layout

(Total Units: x7)
Apartment location:

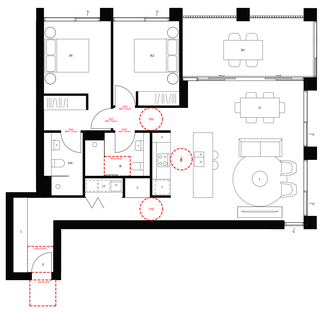
UG07 607
107
207
307
407
507



2.30C Livable Layout

(Total Units: x7)
Apartment location:

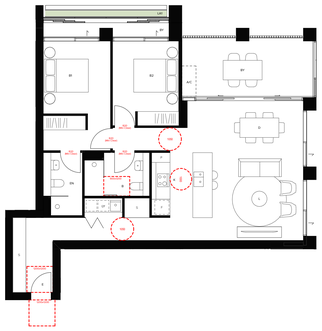
707 1307
807
907
1007
1107
1207



2.32A Livable Layout

(Total Units: x8)
Apartment location:

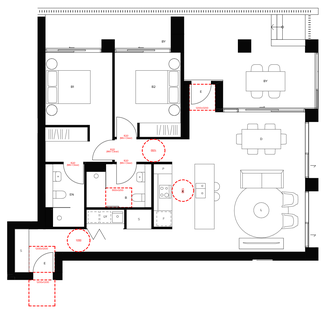
232 826
332 926
432
532
632
726



2.32B Livable Layout

(Total Units: x2)
Apartment location:

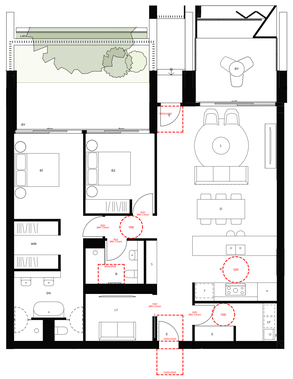
UG23
131



2.32C Livable Layout

(Total Units: x1)
Apartment location:

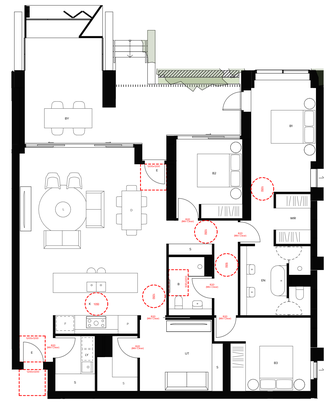
G15



2.41 Livable Layout

(Total Units: x1)
Apartment location:

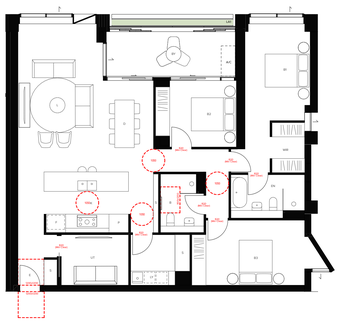
G12



3.01 Livable Layout

(Total Units: x1)
Apartment location:

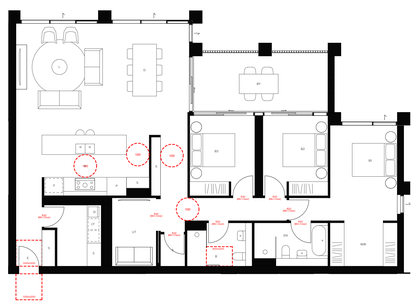
G18



3.02 Livable Layout

(Total Units: x3)
Apartment location:

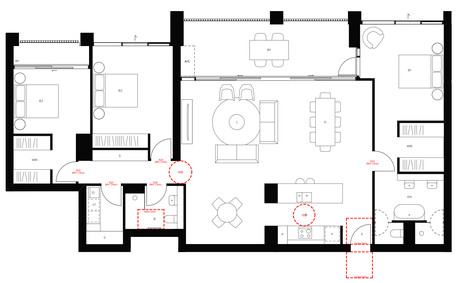
UG24
134
235



3.05 Livable Layout

(Total Units: x4)
Apartment location:

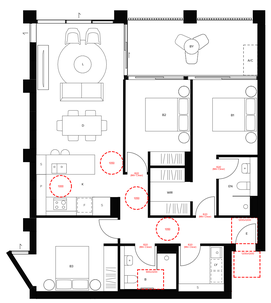
334
434
534
634



3.07 Livable Layout

(Total Units: x1)
Apartment location:

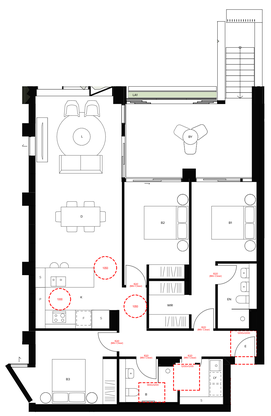
710



3.08 Livable Layout

(Total Units: x4)
Apartment location:

311
411
511
611



3.09A Livable Layout

(Total Units: x1)
Apartment location:

U09

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1 - 10 Drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9668, ABN 88 064 099 911

LEGEND
LIVABLE LEGEND

Element 1 – Internal doors & corridors

Silver



- Minimum clear door opening width of 820mm for all internal doors.
- Internal corridors to provide clear width of 1000mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Gold



- Minimum clear door opening width of 850mm for all internal doors.
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Platinum



- Minimum clear door opening width of 900mm for all internal doors.
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Element 2 – Toilet

Silver



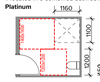
- At least 1200X900mm clearance in front of the toilet pan. Must be clear of door swing.

Gold



As for silver level except replace minimum clear width to 1200mm between walls of the bathroom if located in a seperate room, or between amenities if located in a combined bathroom.

Platinum



As for gold level with additional features
- A toilet seat positioned between 450-460mm from the nearest wall as measured from the centre line of the toilet.

Element 3 – Reinforcement of Bathroom and Toilet walls

- Walls around the shower and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.
- Walls around the toilet and hobless shower are to be reinforced by installing noggings with a thickness of at least 25mm or sheeting with thickness of at least 12mm.
- Refer to Livable Housing Guidelines for location of reinforcement required.

Element 4 – Clear Door Opening

Silver



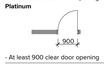
- At least 820 clear door opening

Gold



- At least 850 clear door opening

Platinum



- At least 900 clear door opening

Element 5 – Shower

Silver
- One bathroom should feature a slip resistant, hobless shower recess.
Shower screens are permitted provided they can be easily removed at a later date.
- The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.

For hobless specification, please see Australian Standard AS1740-3.6.

Gold
As for silver level except:
The hobless shower recess should:
- be located in a bathroom on the ground (or entry) level.
- provide minimum dimension of 900x900mm
- provide a clear space of at least 1200x1200mm forward of the shower recess entry.

Platinum
As for gold level except:
- shower dimension to be 1160x1100mm. A level transition and threshold (maximum tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).
- replace clear space to at least 1600x1400mm forward of the shower recess.

LIVABLE HOUSING DESIGN REQUIREMENTS

The eight core design feature elements in the silver level are:
1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one meter.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Rev.	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Supplementary Drawings
Silver Livable Units (Page 3)

Scale	Project No.	Drawn by	North
1:100 @ A0	23104	HK	
Status	Dwg No.	Rev.	
For Information	DA-810-003	DA.01	

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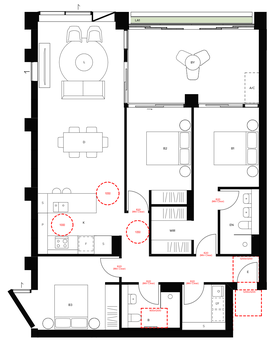
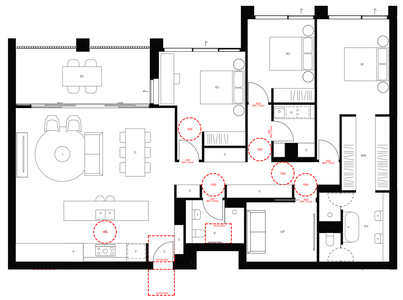


3.09B Livable Layout

(Total Units: x3)
Apartment location:

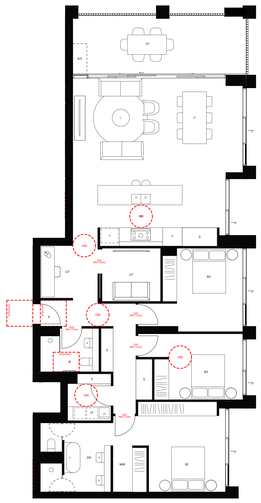
UG10
111
211



3.11 Livable Layout

(Total Units: x7)
Apartment location:

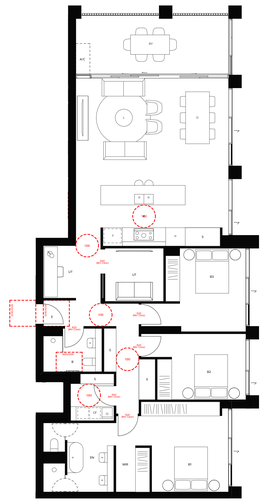
333
433
533
633
727
827
927



3.14A Livable Layout

(Total Units: x6)
Apartment location:

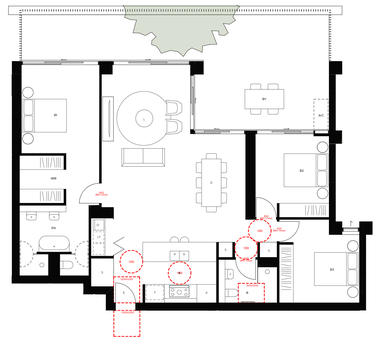
G02
UG02
102
202
302
402



3.14B Livable Layout

(Total Units: x13)
Apartment location:

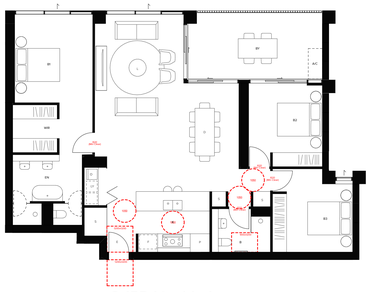
502
602
702
802
902
1002
1102
1202
1302
1402
1502
1602
1702



3.15A Livable Layout

(Total Units: x1)
Apartment location:

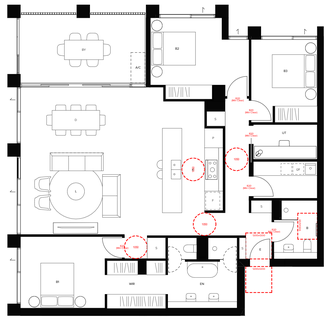
G04



3.15B Livable Layout

(Total Units: x14)
Apartment location:

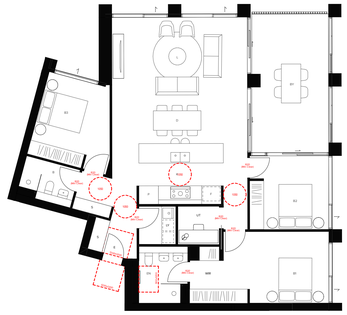
UG05
106
206
306
406
506
606
706
806
906
1006
1106
1206
1306



3.18 Livable Layout

(Total Units: x19)
Apartment location:

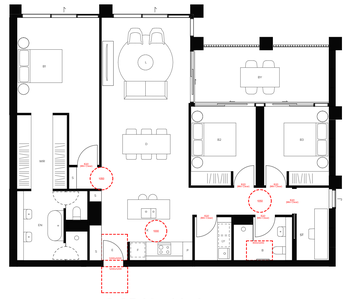
G01
UG01
101
201
301
401
501
601
701
801
901
1001
1101
1201
1301
1401
1501
1601
1701



3.19 Livable Layout

(Total Units: x14)
Apartment location:

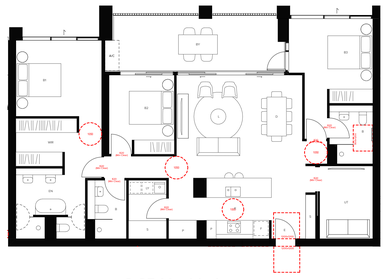
116
216
316
416
516
610
711
811
911
1011
1111
1211
1310
1406



3.25 Livable Layout

(Total Units: x3)
Apartment location:

728
828
928



3.27 Livable Layout

(Total Units: x5)
Apartment location:

810
910
1010
1110
1210

NOTES

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1. This drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

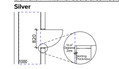
DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9695. ABN 88 064 099 911

LEGEND

LIVABLE LEGEND

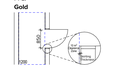
Element 1 – Internal doors & corridors

Silver



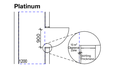
- Minimum clear door opening width of 820mm for all internal doors.
- Internal corridors to provide clear width of 1000mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Gold



- Minimum clear door opening width of 850mm for all internal doors.
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

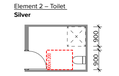
Platinum



- Minimum clear door opening width of 900mm for all internal doors.
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

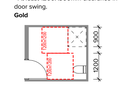
Element 2 – Toilet

Silver



- At least 1200X900mm clearance in front of the toilet pan. Must be clear of door swing.

Gold



As for silver level except replace minimum clear width to 1200mm between walls of the bathroom if located in a seperate room, or between amenities if located in a combined bathroom.

Platinum



As for gold level with additional features
- A toilet seat positioned between 450-460mm from the nearest wall as measured from the centre line of the toilet.

Element 3 – Reinforcement of Bathroom and Toilet walls

- Walls around the shower and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.
- Walls around the toilet and hobless shower are to be reinforced by installing noggings with a thickness of at least 25mm or sheeting with thickness of at least 12mm.
- Refer to Livable Housing Guidelines for location of reinforcement required.

Element 4 – Clear Door Opening

Silver



- At least 820 clear door opening

Gold



- At least 850 clear door opening

Platinum

- At least 900 clear door opening

Element 5 – Shower

Silver
- One bathroom should feature a slip resistant, hobless shower recess.
Shower screens are permitted provided they can be easily removed at a later date.
- The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.

For hobless specification, please see Australian Standard AS3740-3.6.

Gold
As for silver level except:
The hobless shower recess should:
- be located in a bathroom on the ground (or entry) level.
- provide minimum dimension of 900x900mm
- provide a clear space of at least 1200x1200mm forward of the shower recess entry.

Platinum
As for gold level except:
- shower dimension to be 1160x1100mm. A level transition and threshold (maximum tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).
- replace clear space to at least 1600x1400mm forward of the shower recess.

LIVABLE HOUSING DESIGN REQUIREMENTS

The eight core design feature elements in the silver level are:

1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one meter.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Supplementary Drawings
Silver Livable Units (Page 4)

Scale	Project No.	Drawn by	North
1:100 @ A0	23104	HK	
Status	Dwg No.	Rev	
For Information	DA-810-004	DA.01	

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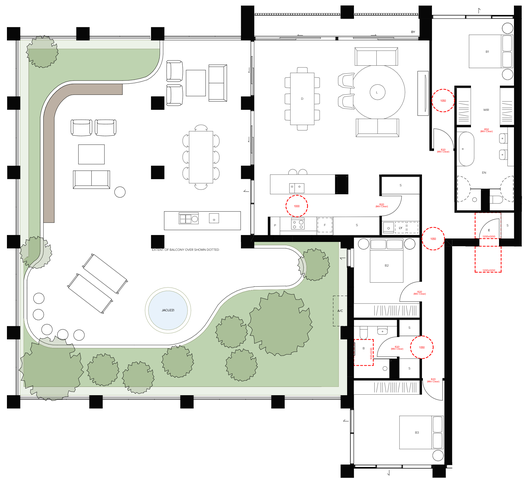
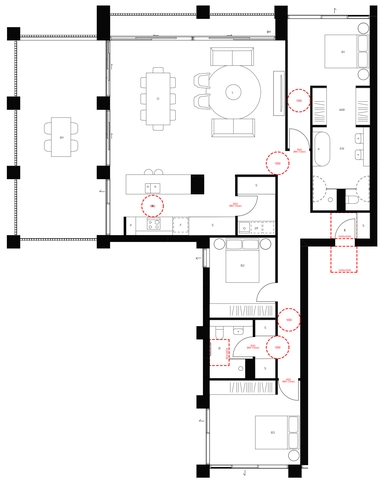


3.31A Livable Layout

(Total Units: x1)
Apartment location:

1309

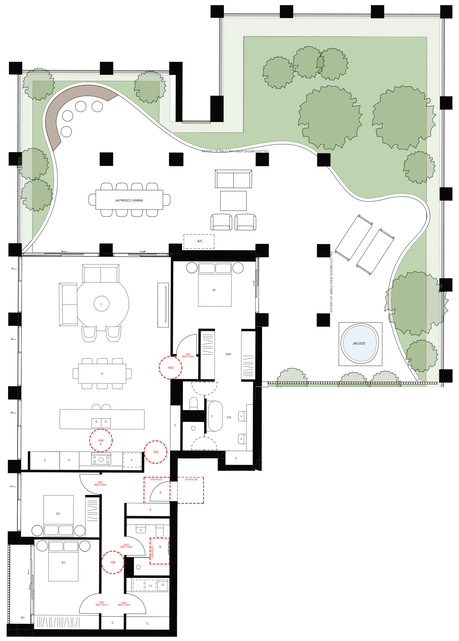


3.31B Livable Layout

(Total Units: x2)
Apartment location:

1405

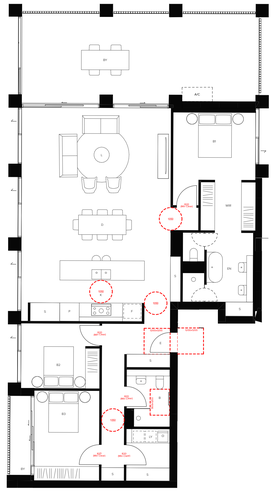
1505



3.32 Livable Layout

(Total Units: x1)
Apartment location:

1311

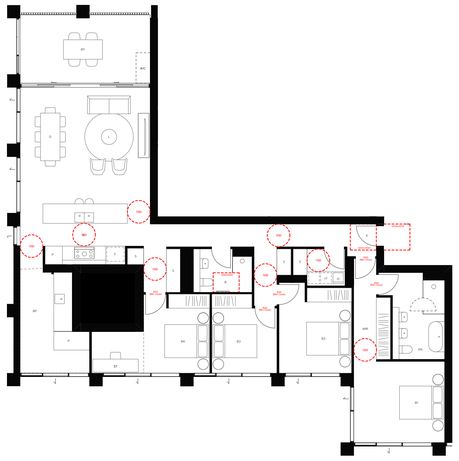


3.33 Livable Layout

(Total Units: x2)
Apartment location:

1407

1507



4.01 Livable Layout

(Total Units: x1)
Apartment location:

809

Summary

Total	
Total Silver Livable Units	**243 units**
Total Units	**431 units**
	56%

Silver Livable Units Summary	
1 Bed	29 unit
2 Bed	108 units
3 Bed	105 units
4 Bed	1 unit
Total Silver Livable Units	**243 units**
Total Livable Units	285 units
	85.3%

NOTES
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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9695. ABN 88 064 099 911

LEGEND

LIVABLE LEGEND

Element 1 – Internal doors & corridors

Silver



- Minimum clear door opening width of 820mm for all internal doors.
- Internal corridors to provide clear width of 1000mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Gold



- Minimum clear door opening width of 850mm for all internal doors.
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Platinum



- Minimum clear door opening width of 900mm for all internal doors.
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Element 2 – Toilet

Silver



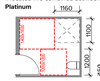
- At least 1200X900mm clearance in front of the toilet pan. Must be clear of door swing.

Gold



As for silver level except replace minimum clear width to 1200mm between walls of the bathroom if located in a seperate room, or between amenities if located in a combined bathroom.

Platinum



As for gold level with additional features
- A toilet seat positioned between 450-460mm from the nearest wall as measured from the centre line of the toilet.

Element 3 – Reinforcement of Bathroom and Toilet walls

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- Walls around the toilet and hobless shower are to be reinforced by installing noggings with a thickness of at least 25mm or sheeting with thickness of at least 12mm.
- Refer to Liveable Housing Guidelines for location of reinforcement required.

Element 4 – Clear Door Opening

Silver



- At least 820 clear door opening

Gold



- At least 850 clear door opening

Platinum

- At least 900 clear door opening

Element 5 – Shower

Silver
- One bathroom should feature a slip resistant, hobless shower recess.
Shower screens are permitted provided they can be easily removed at a later date.
- The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.

For hobless specification, please see Australian Standard AS3740-3.6.

Gold
As for silver level except:
The hobless shower recess should:
- be located in a bathroom on the ground (or entry) level.
- provide minimum dimension of 900x900mm
- provide a clear space of at least 1200x1200mm forward of the shower recess entry.

Platinum
As for gold level except:
- shower dimension to be 1160x1100mm. A level transition and threshold (maximum tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).
- replace clear space to at least 1600x1400mm forward of the shower recess.

LIVABLE HOUSING DESIGN REQUIREMENTS

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1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one meter.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

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DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Supplementary Drawings
Silver Livable Units (Page 5)

Scale	Project No.	Drawn by	North
1:100 @ A0	23104	HK	
Status	Dwg No.	Rev	
For Information	DA-810-005	DA.01	

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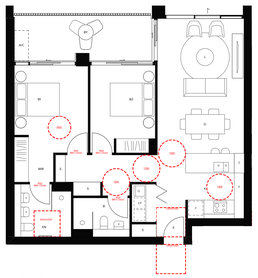
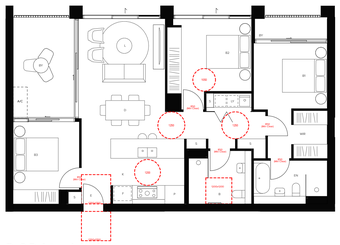


2.24B Livable Layout

(Total Units: x7)
Apartment location:

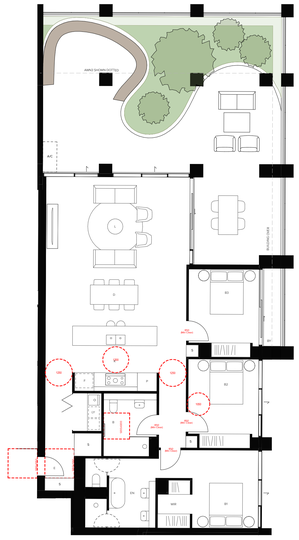
UG08
109
209
309
409
509
609



3.03 Livable Layout

(Total Units: x1)
Apartment location:

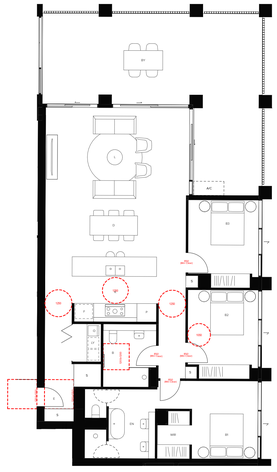
1303



3.23A Livable Layout

(Total Units: x1)
Apartment location:

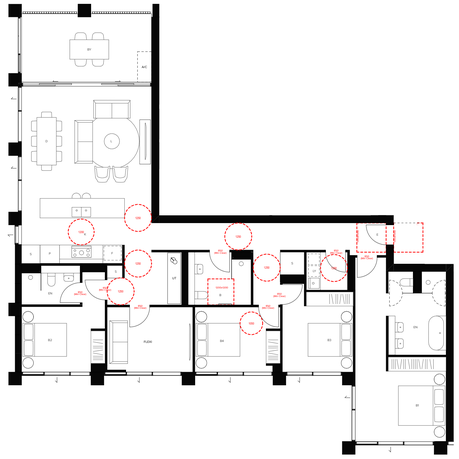
714



3.23B Livable Layout

(Total Units: x5)
Apartment location:

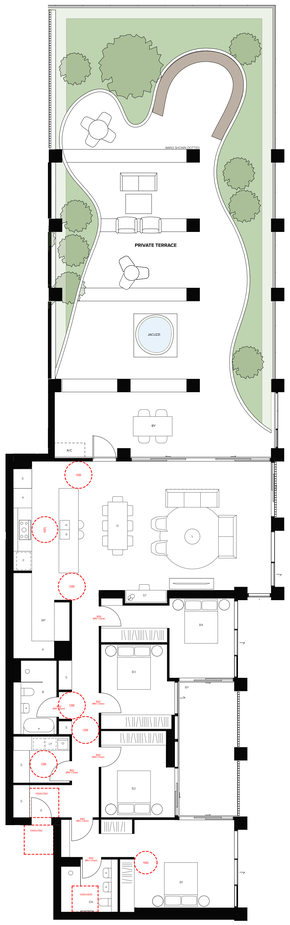
814
914
1014
1114
1214



4.07 Livable Layout

(Total Units: x4)
Apartment location:

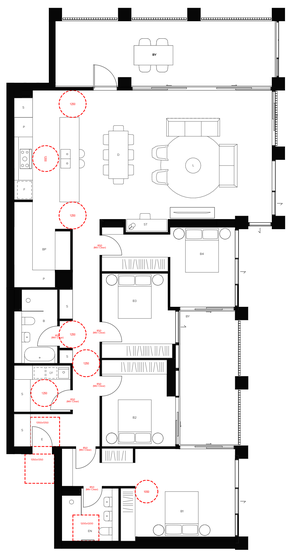
909
1009
1109
1209



4.10A Livable Layout

(Total Units: x1)
Apartment location:

1404



4.10B Livable Layout

(Total Units: x3)
Apartment location:

1504
1604
1704

Summary

Total	
Total Gold Livable Units	**22 units**
Total Units	**431 units**
	5.1%

Gold Livable Units Summary	
1 Bed	0 unit
2 Bed	7 units
3 Bed	7 units
4 Bed	8 unit
Total Gold Livable Units	**22 units**
Total Livable Units	285 units
	7.7%

NOTES

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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 8665, ABN 88 064 099 911

LEGEND

LIVABLE LEGEND

Element 1 – Internal doors & corridors

Silver



- Minimum clear door opening width of 820mm for all internal doors.
- Internal corridors to provide clear width of 1000mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Gold



- Minimum clear door opening width of 850mm for all internal doors.
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Platinum



- Minimum clear door opening width of 900mm for all internal doors,
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Element 2 – Toilet

Silver



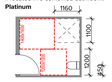
- At least 1200X900mm clearance in front of the toilet pan. Must be clear of door swing.

Gold



As for silver level except replace minimum clear width to 1200mm between walls of the bathroom if located in a seperate room, or between amenities if located in a combined bathroom.

Platinum



As for gold level with additional features
- A toilet seat positioned between 450-460mm from the nearest wall as measured from the centre line of the toilet.

Element 3 – Reinforcement of Bathroom and Toilet walls

- Walls around the shower and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.
- Walls around the toilet and hobless shower are to be reinforced by installing noggings with a thickness of at least 25mm or sheeting with thickness of at least 12mm.
- Refer to Liveable Housing Guidelines for location of reinforcement required.

Element 4 – Clear Door Opening

Silver



- At least 820 clear door opening

Gold



- At least 850 clear door opening

Platinum



- At least 900 clear door opening

Element 5 – Shower

Silver
- One bathroom should feature a slip resistant, hobless shower recess.
Shower screens are permitted provided they can be easily removed at a later date.
- The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.

For hobless specification, please see Australian Standard AS3740-3.6.

Gold
As for silver level except:
The hobless shower recess should:
- be located in a bathroom on the ground (or entry) level.
- provide minimum dimension of 900x900mm
- provide a clear space of at least 1200x1200mm forward of the shower recess entry.

Platinum
As for gold level except:
- shower dimension to be 1160x1100mm. A level transition and threshold (maximum tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).
- replace clear space to at least 1600x1400mm forward of the shower recess.

LIVABLE HOUSING DESIGN REQUIREMENTS

The eight core design feature elements in the silver level are:
1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one meter.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submisson

CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Supplementary Drawings
Gold Livable Units

Scale	Project No.	Drawn by	North
1:100 @ A0	23104	HK	
Status	Dwg No.	Rev.	
For Information	DA-810-006	DA.01	

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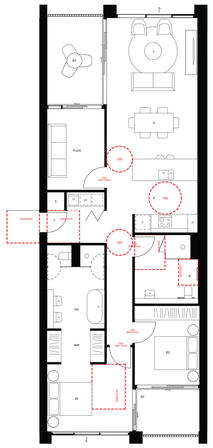
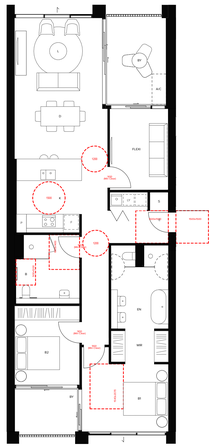


2.08B Livable Layout

(Total Units: x10)
Apartment location:

303	903
403	1003
503	1103
603	1203
703	
803	



2.08C Livable Layout

(Total Units: x10)
Apartment location:

304	904
404	1004
504	1104
604	1204
704	
804	

Summary

Total	
Total Platinum Livable Units	**20 units**
Total Units	**431 units**
	4.6%

Platinum Livable Units Summary	
1 Bed	0 units
2 Bed	20 units
3 Bed	0 units
4 Bed	0 units
Total Gold Livable Units	**20 units**
Total Livable Units	285 units
	7%

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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9668, ABN 88 064 099 911

LEGEND
LIVABLE LEGEND

Element 1 – Internal doors & corridors

Silver



- Minimum clear door opening width of 820mm for all internal doors.
- Internal corridors to provide clear width of 1000mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Gold



- Minimum clear door opening width of 850mm for all internal doors.
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Platinum



- Minimum clear door opening width of 900mm for all internal doors.
- Internal corridors to provide clear width of 1200mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Element 2 – Toilet

Silver



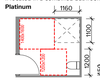
- At least 1200X900mm clearance in front of the toilet pan. Must be clear of door swing.

Gold



As for silver level except replace minimum clear width to 1200mm between walls of the bathroom if located in a seperate room, or between amenities if located in a combined bathroom.

Platinum



As for gold level with additional features
- A toilet seat positioned between 450-460mm from the nearest wall as measured from the centre line of the toilet.

Element 3 – Reinforcement of Bathroom and Toilet walls

- Walls around the shower and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.
- Walls around the toilet and hobless shower are to be reinforced by installing noggings with a thickness of at least 25mm or sheeting with thickness of at least 12mm.
- Refer to Livable Housing Guidelines for location of reinforcement required.

Element 4 – Clear Door Opening

Silver



- At least 820 clear door opening

Gold

- At least 850 clear door opening

Platinum



- At least 900 clear door opening

Element 5 – Shower

Silver
- One bathroom should feature a slip resistant, hobless shower recess.
Shower screens are permitted provided they can be easily removed at a later date.
- The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.

For hobless specification, please see Australian Standard AS3740-3.6.

Gold
As for silver level except:
The hobless shower recess should:
- be located in a bathroom on the ground (or entry) level.
- provide minimum dimension of 900x900mm
- provide a clear space of at least 1200x1200mm forward of the shower recess entry.

Platinum
As for gold level except:
- shower dimension to be 1160x1100mm. A level transition and threshold (maximum tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).
- replace clear space to at least 1600x1400mm forward of the shower recess.

LIVABLE HOUSING DESIGN REQUIREMENTS

The eight core design feature elements in the silver level are:

1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling
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4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one meter.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT **ARADA**
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Supplementary Drawings
Platinum Livable Units

Scale	Project No.	Drawn by	North
1:100 @ A0	23104	HK	
Status	Dwg No.	Rev	
For Information	DA-810-007	DA.01	

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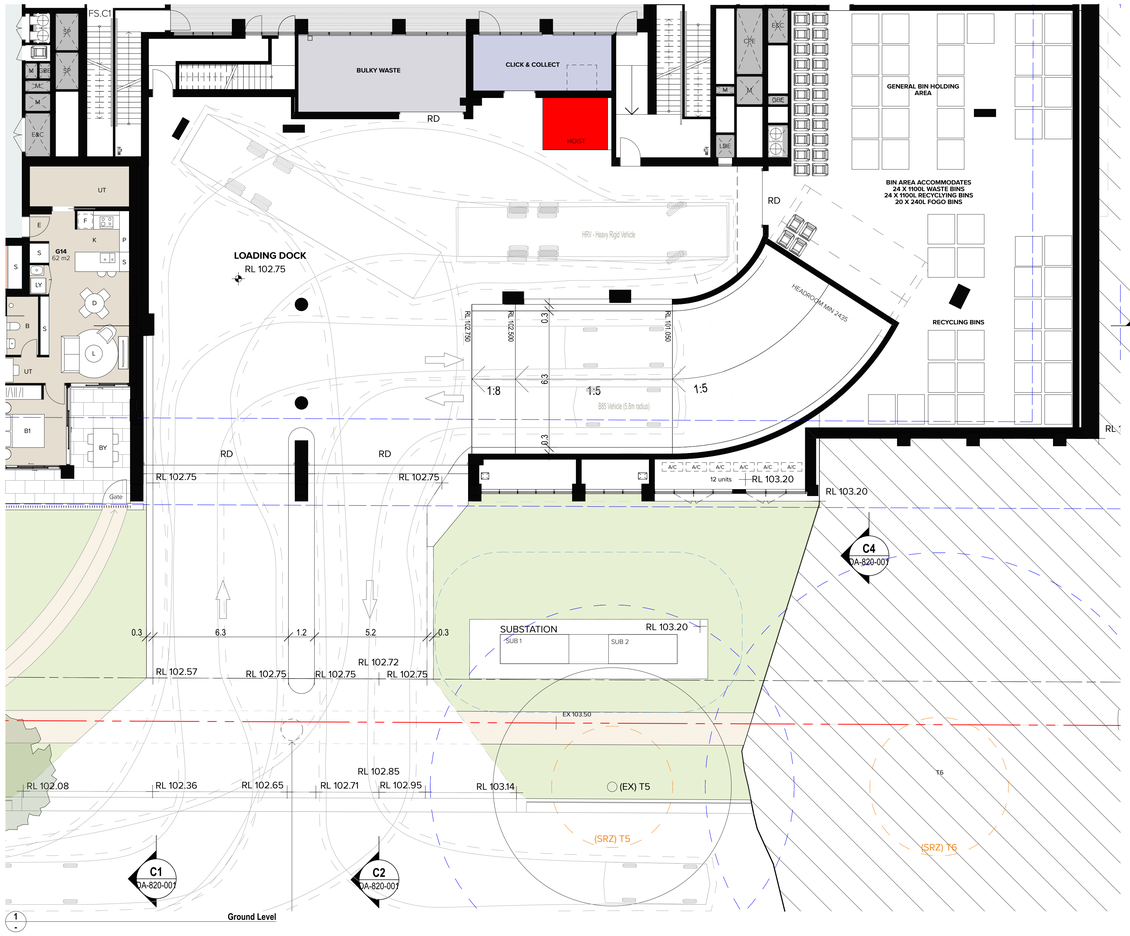

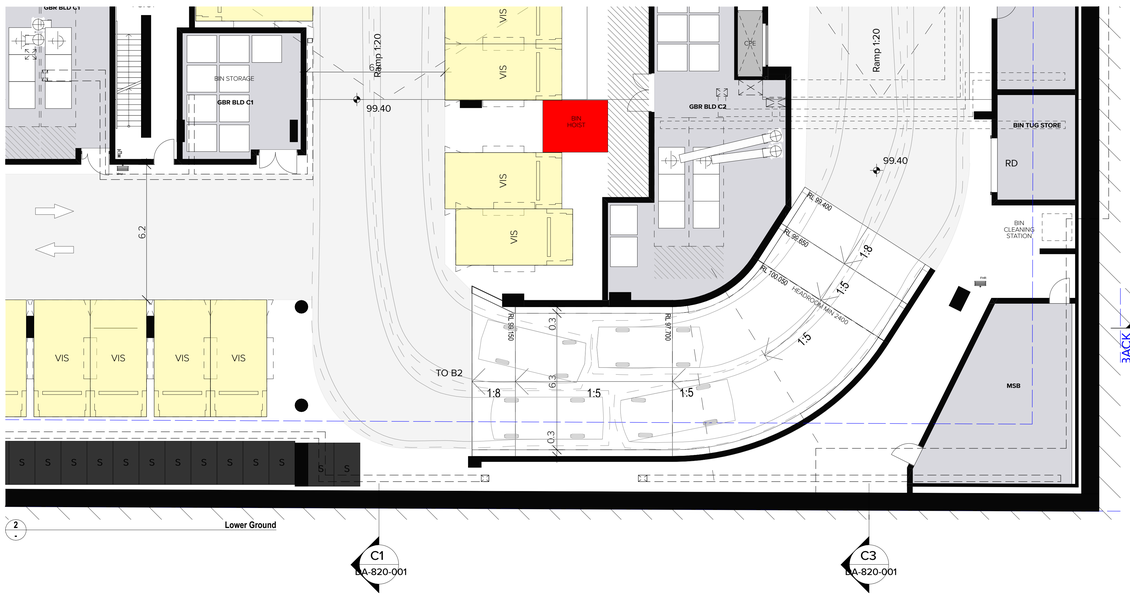

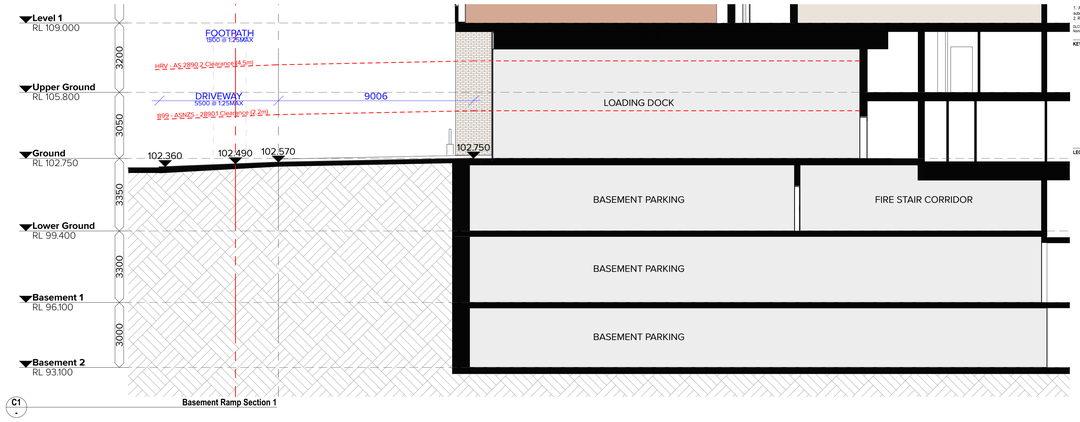

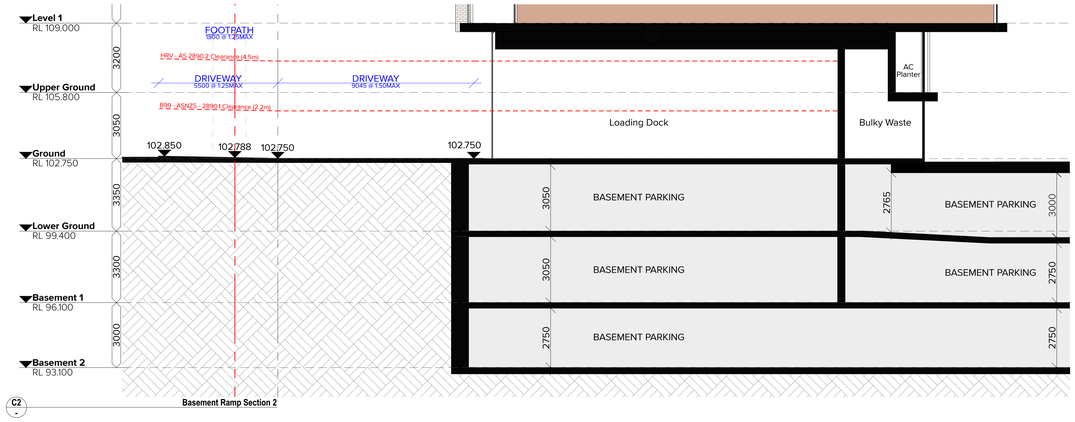

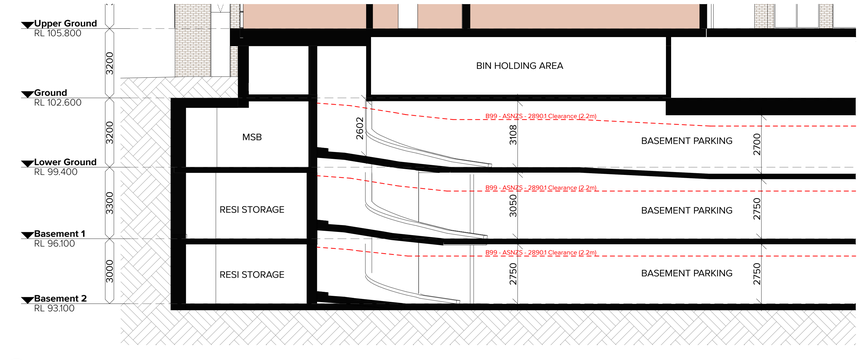

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1. All drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of this SSDA submission.
2. Refer to the BASIX Certificate for further information and performance requirements.

DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner 9668, ABN 88 094 099 911

KEY PLAN

LEGEND

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Basement Ramp Sections
Basement Ramp Sections

Scale	Project No.	Drawn by	North
1:100 @ A0	23104		
Status	Dwg No.	Rev.	
For Information	DA-820-001	DA.01	

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BUILDING A



BWK1



CLD1 / PCF1 / PF1



BWK3



CLD2 / PCF2 / PF2

BUILDING B & C



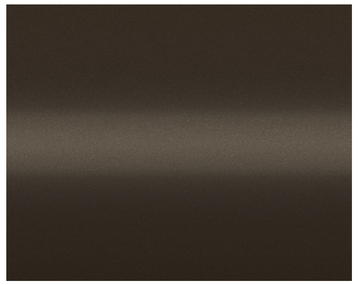
BWK2



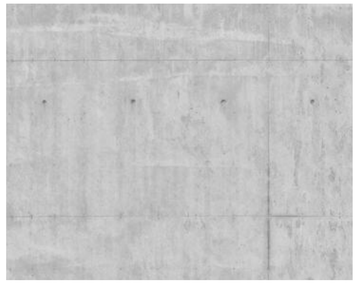
CLD3 / PCF3 / PF3



BWK4



CLD4 / PCF4 / PF4



COF1



COF2



LA1



PCF5



PCF6/PF6



BAL1



BAL2



BAL3/4



SCN1



SCN2



GC1



GC2



GC3



FT4

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1. 3D drawing to be read in conjunction with the Architectural Design report prepared and submitted as part of the SSDA submission.
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DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20479.
Nominated Architect: Nicholas Turner. NSW. ABN 39 094 099 911

LEGEND

MATERIAL AND FINISHES LEGEND

(Refer to sample board and drawings for further information)

Reflective surface artwork to Entry foyer soffit. Artist and artwork subject to future selection.

Entry lobby awning, stepped profile leading edge. Colour equal to PF9/PF4

Steel framed awning structure to street terraces, with inset adjustable aluminum shade/ privacy screens SCN. Colour and finish to match PCF6

Pergola to communal roof terraces, steel structure with operable aluminum shading system. Colour to match PCF5/PCF3

Pergola to private roof terraces, steel structure with operable aluminum shading system. Colour to match PCF5/PCF3

Pergola to communal roof terraces, steel structure with fixed aluminum roofing system. Colour to match PCF5/PCF3

Vertical flat bar balusters 75mm deep with matching continuous top rail. Cover plate to where balustrade is face fixed to slab edge. balusters to continue over. PCF, colour and finish to match adjacent primary PCF colour UNO

Semi Frameless clear glass balustrade system, full height. Post supported and glass fixed to slab edge. Glass colour GC1. Framing system aluminium. Colour and finish to match system aluminium PCF, colour and finish to match adjacent primary PCF colour UNO. Glass colour GC1.

'Semi-frameless' clear glass balustrade system, full height. Framing system aluminium.

'Semi-frameless' clear glass balustrade system, full height. Framing system aluminium.

Brickwork Type 1 *(Building A Tower)*
Brickwork, dry pressed, dark colour range. Colour and texture similar to Daniel Robertson Hawthorn London with matching dark oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO.

Brickwork Type 2 *(Building B & C Tower)*
Brickwork, dry pressed, dark colour range. Colour and texture similar to Daniel Robertson Traditional Grey Blend with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO

Brickwork Type 3 *(Building A Podium)*
Brickwork, dry pressed, light colour range. Colour and texture similar to Daniel Robertson Hawthorn Cambridge with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO

Brickwork Type 4 *(Building B & C Podium)*
Brickwork, dry pressed dark colour range. Colour and texture similar to Daniel Robertson Hawthorn Cambridge with matching oxide mortar.
Horizontal stretcher bond pattern including reveal returns. 230 x 76mm brick size, UNO

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluar system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF1

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluar system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF2

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluar system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF3

Metal Cladding, cassette style panel system, express jointed with concealed fixings equal to Viridaluar system. Prefinished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF4

Concrete, Off Form Finish, Type 1
Off form, smooth finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

Concrete, Off Form Finish, Type 2
Decorative off form concrete. 150, 175, 200mm random width rough sawn boards laid horizontally. 25mm deep offset depth. Natural colour, smooth finish. Clear matt penetrating sealer over.

Gate & Fence Type 1
Prefabricated fence, gate and portal structure to street level apartments and entries. Vertical 75mm x 10mm steel balluster equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to portal and gate to direct street access interfaces. Powdercoat finish to match PCF6

Gate & Fence Type 2
Prefabricated fence & Gate system to street level apartments.
Vertical 75mm x 10mm steel fence equally spaced with mid height horizontal plate for support, no top rail. Powdercoat finish to match PCF6.

Fence Type 3
Timber screen fence integrated with landscape. Refer to landscape Architects documentation

Façade Type 1: Residential glazing & lobbies on residential floors
Aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glass panels.
- 'Shadow Box' detail to conceal wall / columns / slab elements / AC's and / or ceiling space behind where design intent for glazing is to be continuous. Colour of backpain to match PCF1
- Fixed aluminium infill panel (CLD1/CLD3) integrated into glazing suite
- Clear glass wind screen & operable glazed louvres to corner balconies integral to façade system. Glass colour GC1 UNO. Aluminium frame powdercoat finish, colour varies PCF5/PCF3/PCF6, equal to adjacent facade.
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 2: Glazing system to clerestory window
Aluminium framed glazing system, commercial grade, flush glazed system to clerestory window skylights. Operable via electric controls where required. PCF, colour and finish to match
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 3: Entry doors and lobbies
Commercial grade aluminium framed glazing system with integrated glazed doors . Clear glass UNO. Awning windows and fixed glass panels. Powdercoat finish, colour varies PCF2 /PCF4, equal to adjacent facade. Doors Stainless steel finish
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 4: Pool
Commercial grade aluminium glazed vertical bifold façade system. Motorised upward folding glass façade. Clear, neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF3.

Façade Type 5:
Residential glazing, aluminium framed front faced glazing system. Clear glass UNO. Awning windows and fixed glass panels.
- Fixed aluminium vertical infill panel (CLD2/CLD4) integrated into glazing suite
- Fixed aluminium infill spandrel panel (CLD2/CLD4) integrated into glazing suite
Aluminium frame to be powdercoat finish, colour varies PCF6/PCF2 equal to adjacent facade.
Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%

Façade Type 6:
Solid aluminium ventilation hatch integrated with glazing system. Solid panel and frame to be powdercoat finish, colour varies PCF5/PCF3/PCF3/PCF4

Façade Type 7: Communal spaces at Courtyard
Commercial grade aluminium framed glazing system with integrated glazed bifold doors. Clear, neutral glass GC1 UNO. Aluminium frame powder coat finish, colour equal to PCF2/ PCF4

Garage Door Type 1:
Panel Lift door Panel to achieve minimum perforation in accordance with Mechanical Engineers requirements. Colour and finish to match PCF4

Glass type 1, clear. Glazing integral to façade system i.e FT1,2, etc.

Glass type 2, clear, horizontal operable louvres. Glazing integral to façade system FT1

Glass type 3, translucent, obscure glass. Glazing integral to façade system FT1

Decorative stone for roof ballast. Material and finish to match 30-40mm large format tumbled quartz.

Landscaped planting area. Refer to Landscape Architects documentation for details.

Landscape planting including lightweight GRC planter box. Planting species and specification to Landscape Architects requirements.

Fixed horizontal weatherproof aluminium louvre system for mechanical services, 100mm profile with concealed frame and subframe support / allow for continuous louvre and express joints between. Where integral to a cladding, or façade system the colour and finish to match the overall system including backpan elements.

Powdercoat Finish, Colour and finish to match Interpon 'Dark Bronze', or similar to match BWK1

Powdercoat Finish, Colour and finish to match Dulux 'Brilliance Kinetic', or similar to match BWK2

Powdercoat Finish, Colour and finish to match Dulux 'Prosecco Pearl', or similar to match BWK2

Powdercoat Finish, Colour and finish to match Interpon 'Medium Bronze', or similar to match

Powdercoat Finish, Colour and finish to match Interpon Structure 'Golden Touch', or simila

Powdercoat Finish, Colour and finish to match Interpon 2525 'Monument Matt' or similar

Paint finish. Colour and finish similar to PCF1. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCF2. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCF3. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paint finish. Colour and finish similar to PCF4. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Not Used.

Paint finish. Colour and finish similar to PCF6. Extent of colour includes adjacent soffits, return walls and projecting ledges UNO.

Paving Ground Level public domain and foyer areas. Refer to landscape Architect's documentation

Paving Ground Level driveway and service access areas. Refer to landscape Architect's documentation.

Paving Street Level terraces. Refer to landscape Architect's documentation.

Paving Roof terrace. Refer to landscape Architect's documentation.

Screen Type 1:
Operable aluminium screening system. Folding screen with vertical battens. Subframe concealed behind screen. Powder coat finish, colour equal to PCF5.

Screen Type 2:
Operable aluminium screening system. Sliding screen on double track, vertical battens. Subframe concealed behind screen. Powder coat , colour equal to PCF5.

Screen Type 3:
Aluminium screening system to roof plant. Fixed full height vertical elements, 200 x 50mm, concealed base plate and fixings. Fully capped ends to battens. Aluminium powdercoat finish, colour equal to PCF5/PCF3

Building identification signage zone for surface fixed signage. Subject to separate DA submission

Composite timber decking system. Refer to landscape Architect's documentation

Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection.

Rev.	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submisson

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
Materials & Finishes Board
External

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-890-001	DA.01	

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Artist Impression - View from Hills Metro Station
Image prepared by Narrative

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2. Refer to the BASIX Certificate for further information and performance requirements.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

KEY PLAN

LEGEND

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
3D VIEWS
Perspective 01

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-910-001	DA.01	

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Artist Impression - Building C Sexton Avenue arrival
Image prepared by Narrative

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

KEY PLAN

LEGEND

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
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ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
3D VIEWS
Perspective 02

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	

Status	Dwg No.	Rev.
For Information	DA-910-002	DA.01

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Artist Impression - View from Precinct Park East
Image prepared by Narrative

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

KEY PLAN

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Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
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ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
3D VIEWS
Perspective 03

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-910-003	DA.01	

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Artist Impression - Building B Arrival
Image prepared by Narrative

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

KEY PLAN

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Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
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ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
3D VIEWS
Perspective 04

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	
Status	Dwg No.	Rev	
For Information	DA-910-004	DA.01	

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Artist Impression - Building A Middleton Avenue Arrival
Image prepared by Narrative

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

KEY PLAN

LEGEND

Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
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ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
3D VIEWS
Perspective 05

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	

Status	Dwg No.	Rev.
For Information	DA-910-005	DA.01

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Artist Impression - Communal Courtyard
Image prepared by Narrative

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

KEY PLAN

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Rev	Date	Approved by	Revision Notes
DA.01	12.09.25	CM	SSDA Submission

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
Carrington Road
2 Fishburn Crescent Castle Hill NSW 2154

Drawing Title
3D VIEWS
Perspective 06

Scale	Project No.	Drawn by	North
@ A0	23104	TURNER	
Status	Dwg No.	Rev.	
For Information	DA-910-006	DA.01	

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