2017SSW003
Plans Architectural

design cubicle

ARCHITECTURALS

BASIX Commitments – Building A

Water Commitments:

* Plumbing
- Must install indigenous or low water use species of vegetation throughout 0 of the area of land specified.

* Fixtures
- Must install 4 Star rating showerheads on all showers (>4.5 but <6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 5 Star rating taps in each kitchen.
- Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hot water
- Must install a gas instantaneous 5 Star system in each dwelling.

* Cooling/ Heating System
- Must install 3.5 Star (new rating) rated 1-phase air conditioning or higher to the living areas of each dwelling.

* Ventilation
Must install ventilation systems in:
- Each bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Each kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Each laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas
Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in any common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
- Lift cars: LED's; Efficiency measure: connected to lift call button.
- Lobbies: compact fluorescent; Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Building B

Water Commitments:

* Plumbing
- Must install indigenous or low water use species of vegetation throughout 0 of the area of land specified.

* Fixtures
- Must install 3 Star rating showerheads in all showers (>4.5 but <6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 5 Star rating taps in each kitchen.
- Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hot water
- Must install a gas instantaneous 5 Star system in each dwelling.

* Cooling/ Heating System
- Must install 3.5 Star (new rating) rated 1-phase air conditioning or higher to the living areas of each dwelling.

* Ventilation
Must install ventilation systems in:
- Each bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Each kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Each laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas
Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in any common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
- Lift cars: LED's; Efficiency measure: connected to lift call button.
- Lobbies: compact fluorescent; Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Common Areas (Non-Building Specific)

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in any common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
- Basements: ventilation (supply + exhaust); Efficiency measure: Carbon monoxide control + VSD fan.
- Garbage rooms: ventilation (exhaust only).

* Lighting
Must install lighting in:
- Basements: compact fluorescent; Efficiency measure: daylight sensor & motion sensor.
- Garbage rooms: compact fluorescent; Efficiency measure: manual on / manual off.
- Bulky goods storage room: compact fluorescent; Efficiency measure: manual on / manual off.

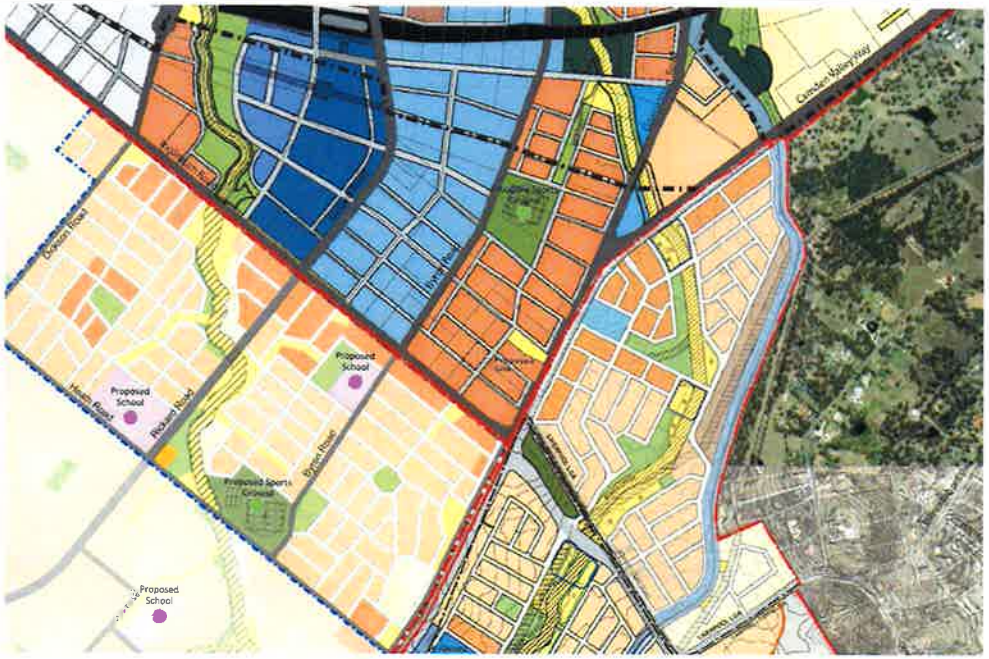
DESIGN FACTS

Site Area		5149 m²
	Required/Allowed	Provided
Total Built-up Area		13282.95 m²
FSR		2.58:1
Permissible Height	21m	21m max. – Building 21.6m max. – Lift Shaft
Site Coverage	2574.50 m² (50% Site Area)	2286.59 m² (44.41%)
Primary Street Setback	6m	6m
Secondary Street Setback	6m	6m
Rear Setback	6m–9m	6m
Car Spaces (Residential)	157.5	159
Car Spaces (Visitor)	31.2	32
Car Spaces (Total)	188.7	191
Bicycle spaces	52	89
Private Open Space	min. 10m²/Unit	min. 10m²/Unit
Communal Open Space	772.35 m² (15% Site Area)	1142.47 m² (22.19%)
Total Deep Soil Area		1154.44 m² (22.42%)
Total Landscape Area	1544.70 m² (30% Site Area)	1630.67 m² (31.67%)
Unit Breakdown		17 x One Bedroom 136 x Two Bedroom 3 x Three Bedroom
Total Units		156 Residential Units

ARCHITECTURAL DRAWINGS

Drawing number	Drawing Title	Drawing Scale on A1
DA:000	Cover Sheet	
UA:100	Site Analysis 1/2	1:7500
UA:101	Site Analysis 2/2	1:10000
DA:200	Site Plan	1:200
DA:201	Basement 2 Plan	1:200
DA:202	Basement 1 Plan	1:200
DA:203	Ground Floor Plan	1:200
DA:204	1st-3rd Floor Plan	1:200
DA:205	4th Floor Plan	1:200
DA:206	5th-6th Floor Plan	1:200
DA:207	Roof Plan	1:200
DA:300	Elevations 1/3	1:200
DA:301	Elevations 2/3	1:200
DA:302	Elevations 3/3 & Section	1:200
DA:600	Shadow Diagrams	1:500

150765B - Proposed Residential Development at Lot 2 - 28 Ingleburn Road, Leppington Issue A



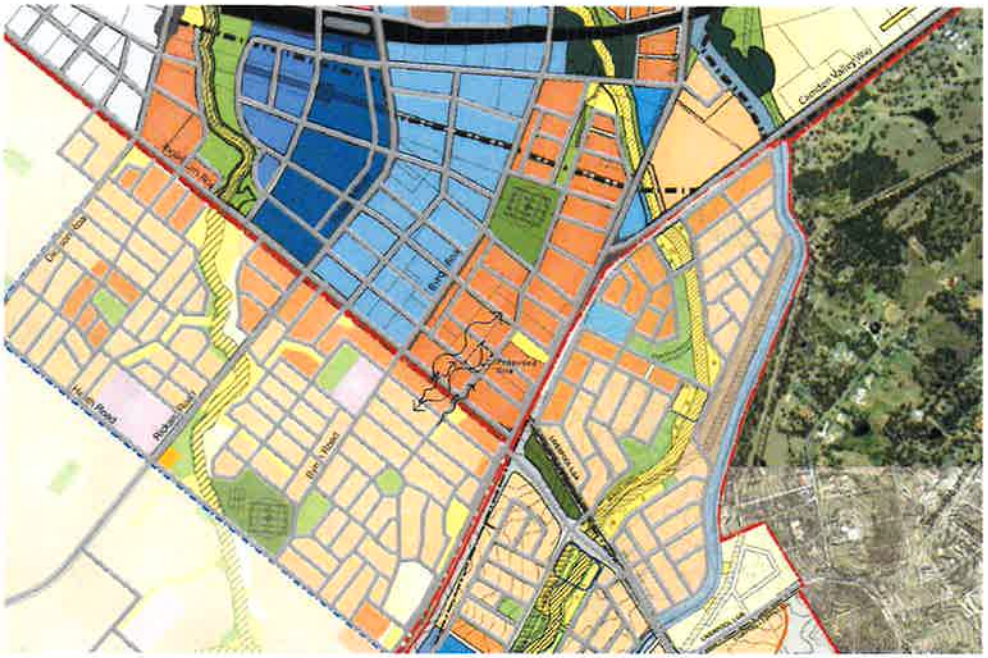
Building Density / Land Use

Scale 1:10000 (on A1)

AUSTRAL & LEPPINGTON NORTH PRECINCTS

INDICATIVE LAYOUT PLAN

- Land to which this Plan applies
- Precinct Boundary
- Indicative School Location
- Retail/Commercial Area
- Light Industrial
- Bulky Goods
- Medium Density Residential
- Low Density Residential
- Environmental Living
- Rural Transition
- Business Park
- Mixed Use
- Retail Core
- Civic Precinct
- Community Centre
- Major Road
- Local Road
- Private Open Space
- Passive Open Space
- Active Open Space
- Drainage
- Environmental Conservation
- Environmental Protection Overlay
- Canal
- SWRL Corridor
- Existing Easements
- Substation
- Commuter Carparking
- Bus Interchange
- Pedestrian Link/Plaza



Prevailing Wind, Noise and Circulation

Scale 1:10000 (on A1)

LEGEND:

- Prevailing Wind — north easterly- south westerly
- Noise
- Vehicle Circulation

ISSUE	AMENDMENT	DATE	DRAWN

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ABN: 47 118 316 333

N

SHEET TITLE: SITE ANALYSIS 1/2

LOCATION: CAMDEN COUNCIL

DRAWN BY: HP
CHECKED BY: TC
DATE:
APPR.

PROPOSED RESIDENTIAL DEVELOPMENT
A1 LOT 2 -
28 INGLEBURN ROAD, LEPPINGTON

JOB NO. 150765B UA:100

SCALE: A

1:10000 (on A1)

LEGEND

- Transport Station
- Local Centre
- Park
- Further Education

Site Location and Surrounding Amenities

Scale 1:7500 (on A1)

SCALE	AMENDMENT	DATE	DRAWN
A	PRELIMINARY DA SUBMISSION	17.12.18	RTP

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N

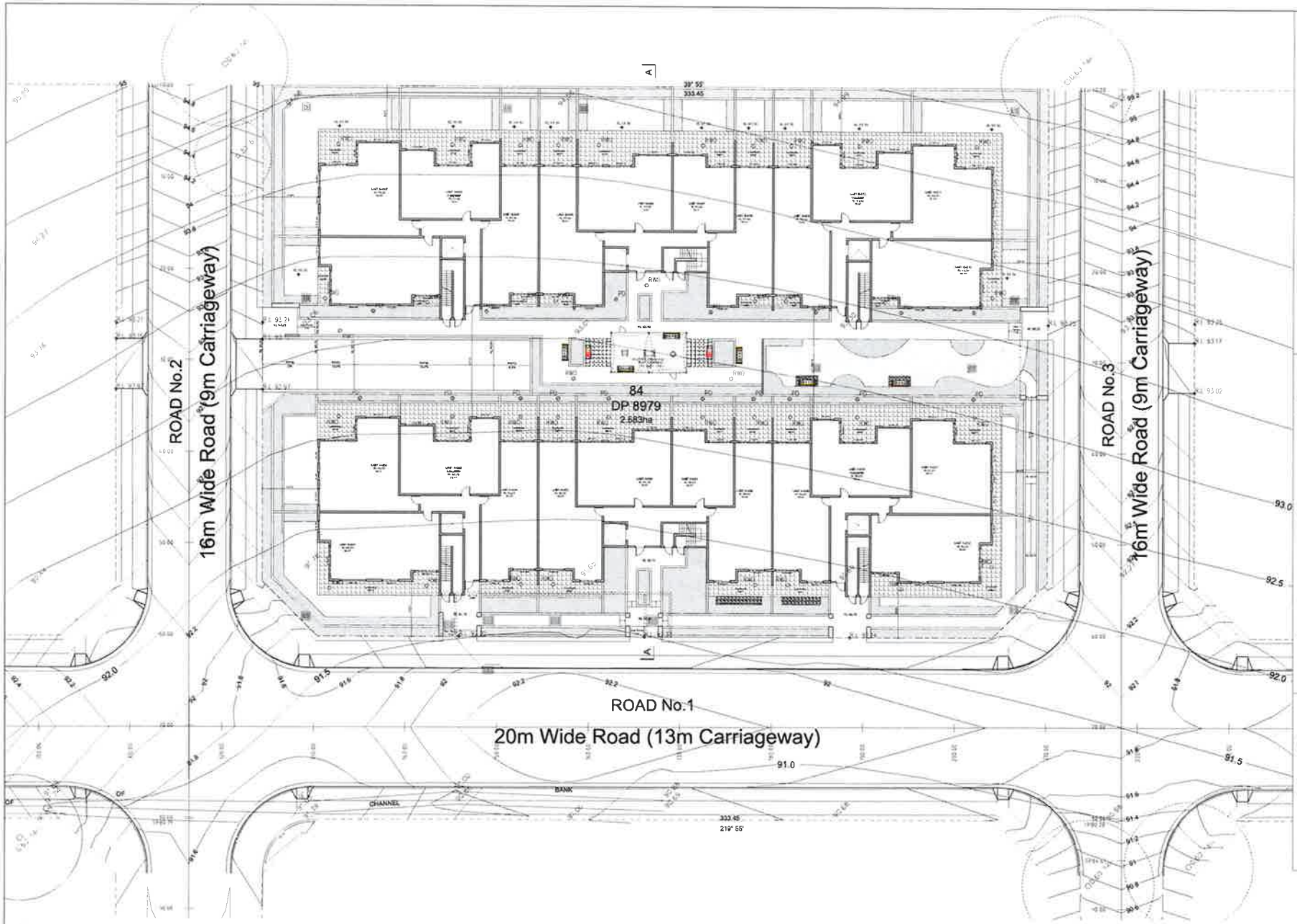
SHEET TITLE: SITE ANALYSIS 2/2

DESIGNED BY: RTP
CHECKED BY: FG
DATE: APRIL 19

PROPOSED RESIDENTIAL DEVELOPMENT
A1 LOT 2 -
28 INGLEBURN ROAD, LEPPINGTON

JOB No. 150/658 DA:101

SCALE: 1:7500 (on A1)



BASIX Commitments – Building A

Water Commitments:

* Planting
– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
– Must install 3 Star rating showerheads in all showers (>4.5 but <=6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 3 Star rating taps in each kitchen.
– Must install 3 Star rating taps in each bathroom.

Energy Commitments:

* Hot water
– Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
– Must install 3.5 Star (new rating) rated 1-phase air conditioning or higher to the living areas of each dwelling.

* Ventilation
Must install ventilation system s in:
– Each bathroom : individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other
– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
– Lift cars: LED's: Efficiency measure: connected to lift call button.
– Lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Building B

Water Commitments:

* Planting
– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
– Must install 3 Star rating showerheads in all showers (>4.5 but <=6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 3 Star rating taps in each kitchen.
– Must install 3 Star rating taps in each bathroom.

Energy Commitments:

* Hot water
– Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
– Must install 3.5 Star (new rating) rated 1-phase air conditioning or higher to the living areas of each dwelling.

* Ventilation
Must install ventilation system s in:
– Each bathroom : individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other
– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
– Lift cars: LED's: Efficiency measure: connected to lift call button.
– Lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Common Areas (Non-Building Specific)

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
– Basement ventilation (supply + exhaust): Efficiency measure: Carbon monoxide monitor + VSD fan.
– Garbage room: ventilation exhaust only.

* Lighting
Must install lighting in:
– Basements: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.
– Garbage rooms: compact fluorescent: Efficiency measure: manual on / off or timed off.
– Bulky goods storage room: compact fluorescent: Efficiency measure: manual on / off or timed off.

Site Plan

Scale: 1:200 (on A1)

A	ISSUED FOR DA SUBMISSION	19.12.16	YP
REV	AMENDMENT	DATE	DRAWN

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design cubicle

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ABN: 47 116 316 333

N

SHEET TITLE: SITE PLAN

LOCATION: PARRAMATTA COUNCIL

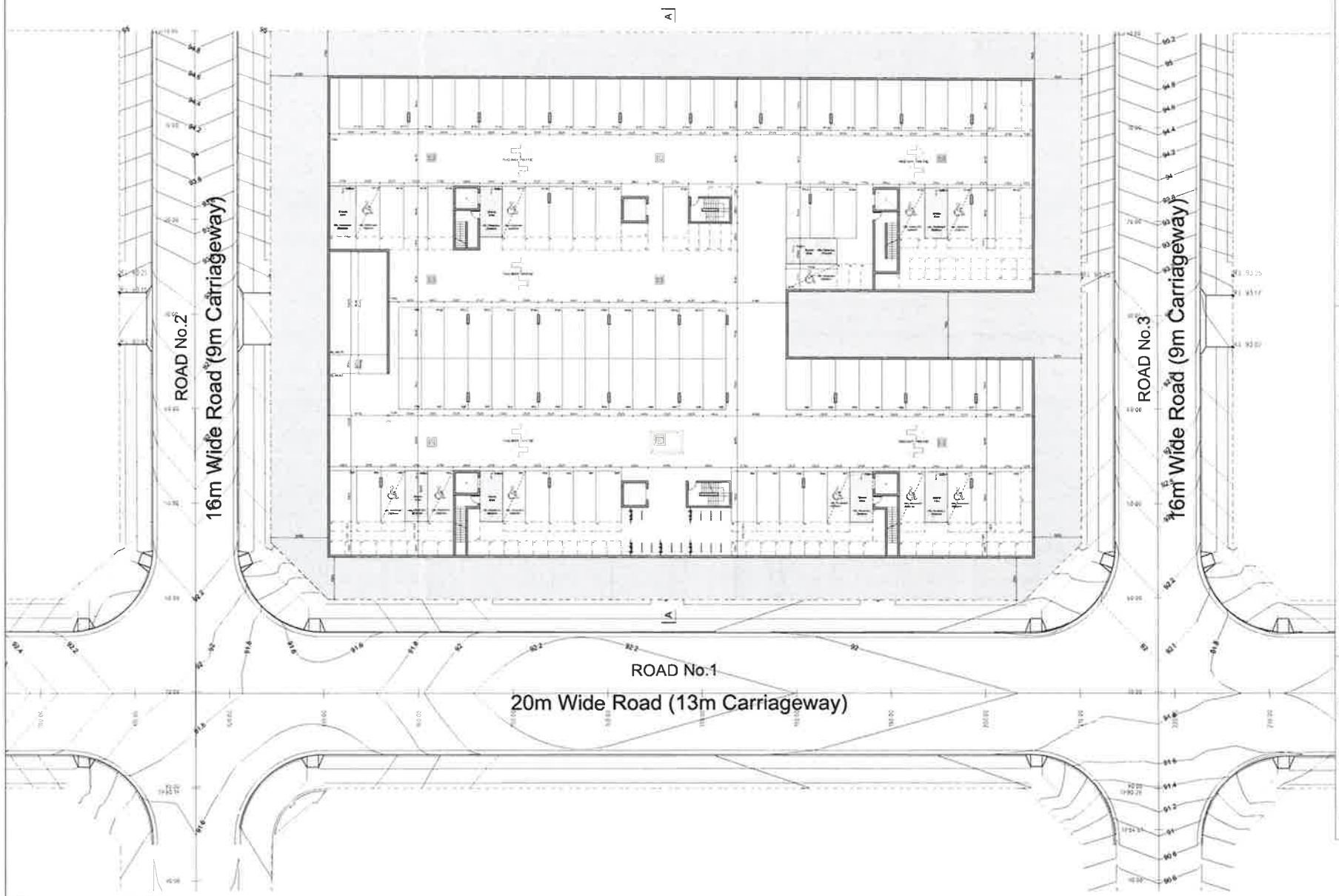
DRAWN BY: YP
CHECKED BY: FG
DATE: APRIL 16

PROPOSED RESIDENTIAL DEVELOPMENT
A1 LOT 2 –
28 INGLEBURN ROAD, LEPPINGTON

JOB No. 1507658 DA:200

SCALE: A1 1:200 (on A1)

REV: A



BASIX Commitments – Building A

Water Commitments:

* Planting
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
- Must install 3 Star rating showerheads in all showers (>4.5 but <6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 3 Star rating taps in each kitchen.
- Must install 3 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
- Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
- Must install 3.5 Star (average zone) rated reverse cycle air conditioning or higher in the living areas of each dwelling.

* Ventilation
Must install ventilation system in:
- Each bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in any common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
- Lift cars: LED's: Efficiency measure: connected to lift call button.
- Lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Building B

Water Commitments:

* Planting
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
- Must install 3 Star rating showerhead in all showers (>4.5 but <6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 3 Star rating taps in each kitchen.
- Must install 3 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
- Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
- Must install 3.5 Star (average zone) rated reverse cycle air conditioning or higher in the living areas of each dwelling.

* Ventilation
Must install ventilation system in:
- Each bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in any common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
- Lift cars: LED's: Efficiency measure: connected to lift call button.
- Lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Common Areas (Non-Building Specific)

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in any common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
- Basements: ventilation (supply + exhaust): Efficiency measure: Carbon monoxide monitor - CO2 fan.
- Garbage room: air ventilation exhaust only.

* Lighting
Must install lighting in:
- Basements: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.
- Garbage room: compact fluorescent: Efficiency measure: manual on / manual off.
- Baby goods storage room: compact fluorescent: Efficiency measure: manual on / manual off.

Basement 2 Plan

Scale: 1:200 (on A1)

ISSUE	AMENDMENT	DATE	DRAWN
A	ISSUED FOR DA SUBMISSION	14.12.16	14.12.16

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ABN: 47 116 316 333

SHEET TITLE: BASEMENT 2 PLAN

LANDCOM - CAMDEN COUNCIL

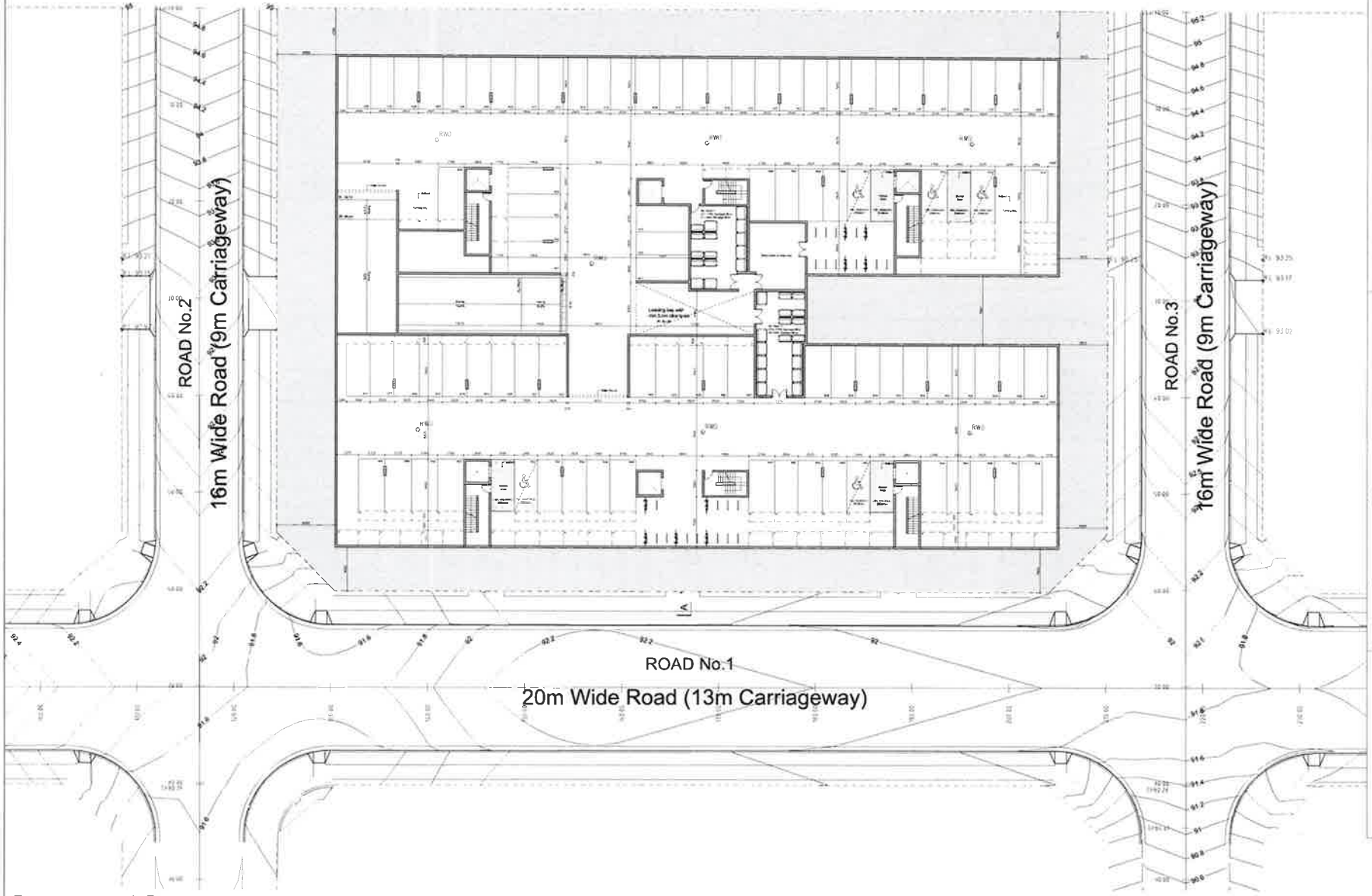
DRAWN BY: SV
CHECKED BY: TB
DATE: APRIL '16

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT 2 -
28 INGLEBURN ROAD, LEPPINGTON

ISSUE: A

JOB NO.: 1507658 DA:201

SCALE: 1:200 (on A1)



BASIX Commitments – Building A

Water Commitments:

*Planting

– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures

– Must install 3 Star rating showerheads in all showers (>4.5 but <6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 5 Star rating taps in each kitchen.
– Must install 5 Star rating taps in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 3 Star system for each dwelling.

*Cooling/ Heating System

– Must install 3.5 Star (new rating) ducted heating and cooling in light or the living area of each dwelling.

*Ventilation

Must install ventilation systems in:
– Each bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

*Other

– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

*Lighting

Must install lighting in:
– Lift cars: LED's: Efficiency measure: connected to lift call button.
– Lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Building B

Water Commitments:

*Planting

– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures

– Must install 3 Star rating showerheads in all showers (>4.5 but <6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 5 Star rating taps in each kitchen.
– Must install 5 Star rating taps in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 3 Star system for each dwelling.

*Cooling/ Heating System

– Must install 3.5 Star (new rating) ducted heating and cooling in light or the living area of each dwelling.

*Ventilation

Must install ventilation systems in:
– Each bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

*Other

– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

*Lighting

Must install lighting in:
– Lift cars: LED's: Efficiency measure: connected to lift call button.
– Lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Common Areas (Non-Building Specific)

Water Commitments:

*Fixtures

– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

*Ventilation

Must install ventilation in:
– Basements: ventilation (supply + exhaust): Efficiency measure: Carbon monoxide monitor + VSD fan.
– Garbage rooms: ventilation (exhaust) only.

*Lighting

Must install lighting in:
– Basements: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.
– Garbage rooms: compact fluorescent: Efficiency measure: manual on / manual off.
– Bulky goods storage rooms: compact fluorescent: Efficiency measure: manual on / manual off.

Basement 1 Plan

Scale: 1:200 (on A1)

A	ISSUED FOR DA SUBMISSION	10/12/14	10/12/14
ISSUE	AMENDMENT	DATE	DRAWN

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Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE: BASEMENT 1 PLAN

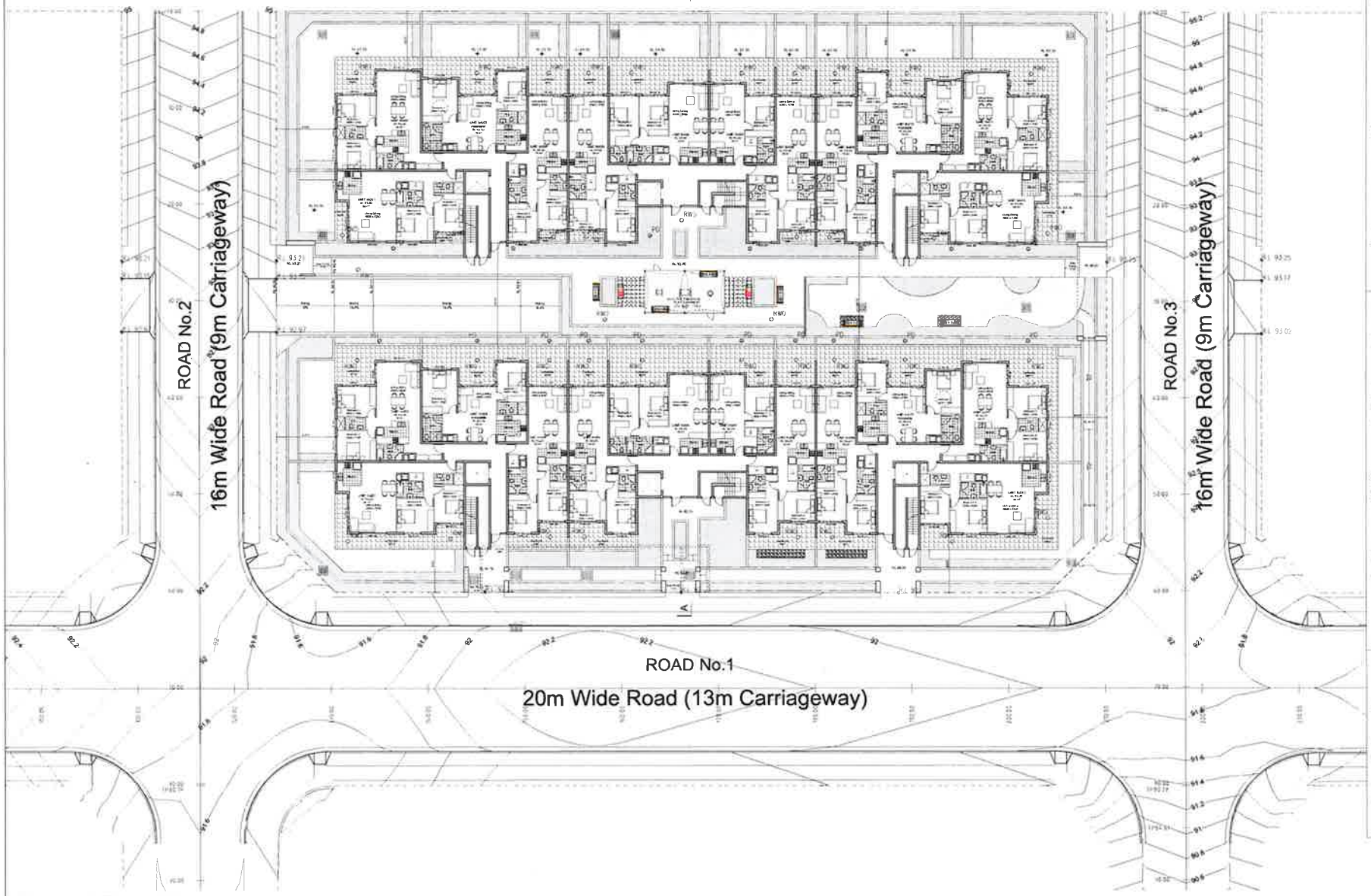
LOCATED AT: CANTERBURY COUNCIL

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT 2 -
28 INGLEBURN ROAD, LEPPINGTON

JOB No. 150765B DA: 202

SCALE: 1:200 (on A1)

SIZE: A



Ground Floor Plan

Scale: 1:200 (on A1)

BASIX Commitments – Building A

Water Commitments:

* Planting
– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Housing
– Must install 3 Star rating showerheads in all rooms (>4.5 but ≤6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 5 Star rating taps in each kitchen.
– Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
– Must install a gas instantaneous 5 Star system for each dwelling.

* Cooling/ Heating System
– Must install 3.5 Star (new rating) rated 1-phase air conditioning or higher to the living areas of each dwelling.

* Ventilation
Must install ventilation systems in:
– Each bathroom / individual fan, ducted to facade or roof; Operation control: manual switch on/off.
– Each kitchen/ individual fan, ducted to facade or roof; Operation control: manual switch on/off.
– Each laundry/ individual fan, ducted to facade or roof; Operation control: manual switch on/off.

* Other
– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
– Lift cars: LED's; Efficiency measure: connected to lift call button.
– Lobbies: compact fluorescent; Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Building B

Water Commitments:

* Planting
– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
– Must install 3 Star rating showerheads in all rooms (>4.5 but ≤6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 5 Star rating taps in each kitchen.
– Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
– Must install a gas instantaneous 5 Star system for each dwelling.

* Cooling/ Heating System
– Must install 3.5 Star (new rating) rated 1-phase air conditioning or higher to the living areas of each dwelling.

* Ventilation
Must install ventilation systems in:
– Each bathroom / individual fan, ducted to facade or roof; Operation control: manual switch on/off.
– Each kitchen/individual fan, ducted to facade or roof; Operation control: manual switch on/off.
– Each laundry/ individual fan, ducted to facade or roof; Operation control: manual switch on/off.

* Other
– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
– Lift cars: LED's; Efficiency measure: connected to lift call button.
– Lobbies: compact fluorescent; Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Common Areas (Non-Building Specific)

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
– Basements: ventilation facade - ducted; Efficiency measure: Carbon monoxide monitor - 150 ppm.
– Garbage room: ventilation exhaust only.

* Lighting
Must install lighting in:
– Basements: compact fluorescent; Efficiency measure: daylight sensor & motion sensor.
– Garbage room: compact fluorescent; Efficiency measure: manual on / manual off.
– Bulky goods storage room: compact fluorescent; Efficiency measure: manual on / manual off.

ISSUE	AMENDMENT	DATE	DRAWN
A	ISSUED FOR DA SUBMISSION	15.12.14	SP/JPR

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ABN: 47 116 316 333

SHEET TITLE: GROUND FLOOR PLAN

LANDSCAPE: CHRISTEN DESIGN

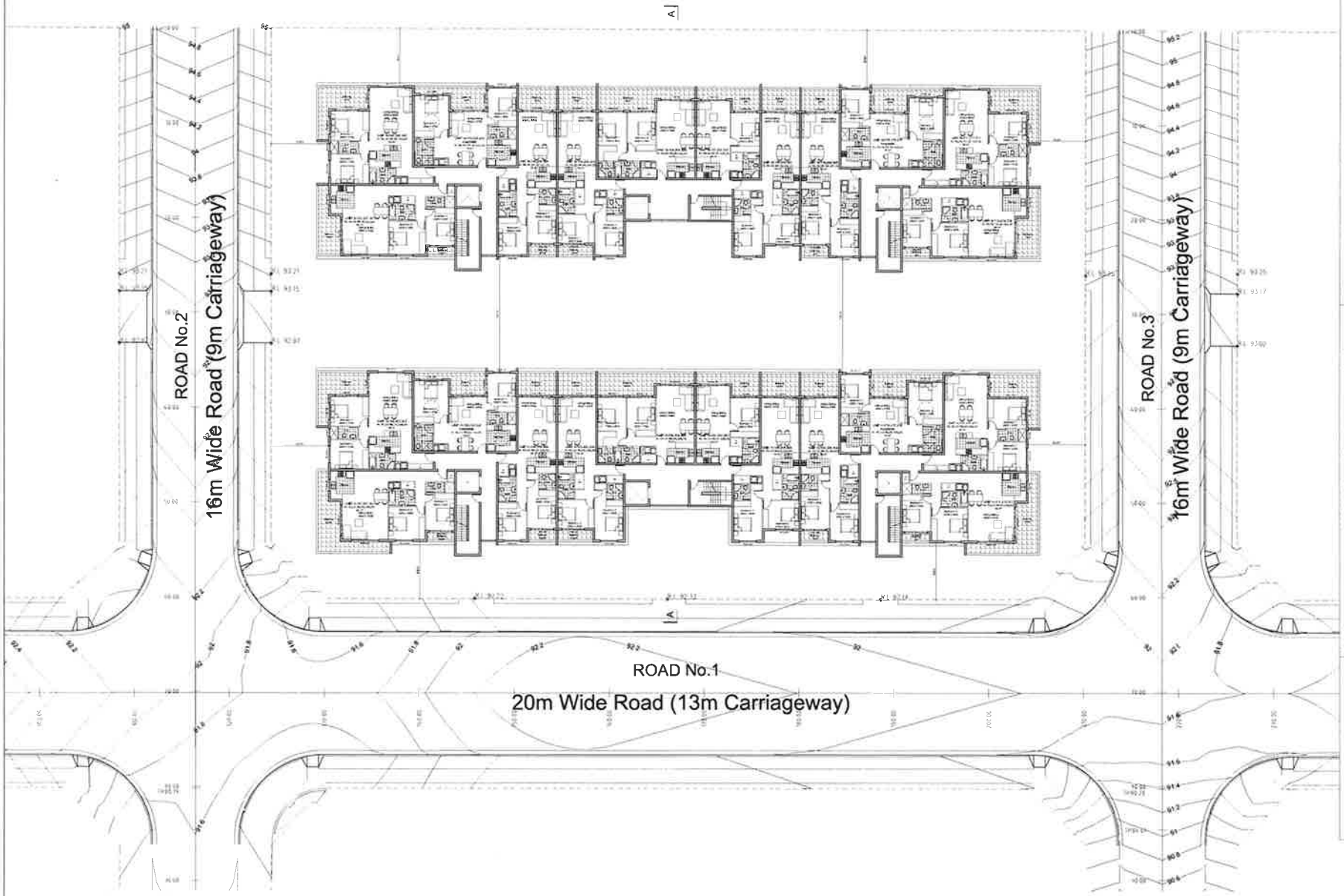
DRAWN BY: SP
CHECKED BY: LC
DATE: APRIL 16

PROPOSED RESIDENTIAL DEVELOPMENT
A1 LOT 2 -
28 INGLEBURN ROAD, LEPPINGTON

ISSUE: A

JOB No. 1507658 DA 205

SCALE: 1:200 (on A1)



BASIX Commitments – Building A

Water Commitments:

* Planting
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
- Must install 3 Star rating showerheads in all ensuites (>4.5 but <6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install a Star rating taps in each kitchen.
- Must install 3 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
- Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
- Must install 3.5 Star New zealand rated reverse air conditioning in living to the living areas of each dwelling.

* Ventilation
Must install ventilation systems in:
- Each bathroom individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each kitchen individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each laundry individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in any common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
- 100 watt LED's (Efficiency measure) connected to lift call button.
- 11Watt compact fluorescent (Efficiency measure) daylight sensor & motion sensor.

BASIX Commitments – Building B

Water Commitments:

* Planting
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
- Must install 3 Star rating showerhead in all ensuites (>4.5 but <6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install a Star rating taps in each kitchen.
- Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
- Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
- Must install 3.5 Star New zealand rated reverse air conditioning in living to the living areas of each dwelling.

* Ventilation
Must install ventilation systems in:
- Each bathroom individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each kitchen individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each laundry individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in any common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
- 100 watt LED's (Efficiency measure) connected to lift call button.
- 11Watt compact fluorescent (Efficiency measure) daylight sensor & motion sensor.

BASIX Commitments – Common Areas (Non–Building Specific)

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in any common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
- Basement ventilation (supply + exhaust) (Efficiency measure) Carbon monoxide monitor (150 fan).
- Garbage room: ventilation exhaust only.

* Lighting
Must install lighting in:
- Basement: compact fluorescent (Efficiency measure) daylight sensor & motion sensor.
- Garbage room: compact fluorescent (Efficiency measure) manual on / manual off.
- Bulky goods storage room: compact fluorescent (Efficiency measure) manual on / manual off.

1st-3rd Floor Plan

Scale: 1:200 (on A1)

0 1 2 5 10 20

REV	AMENDMENT	DATE	DRAWN
A	ISSUED FOR DA SUBMISSION	11/12/14	11/12/14

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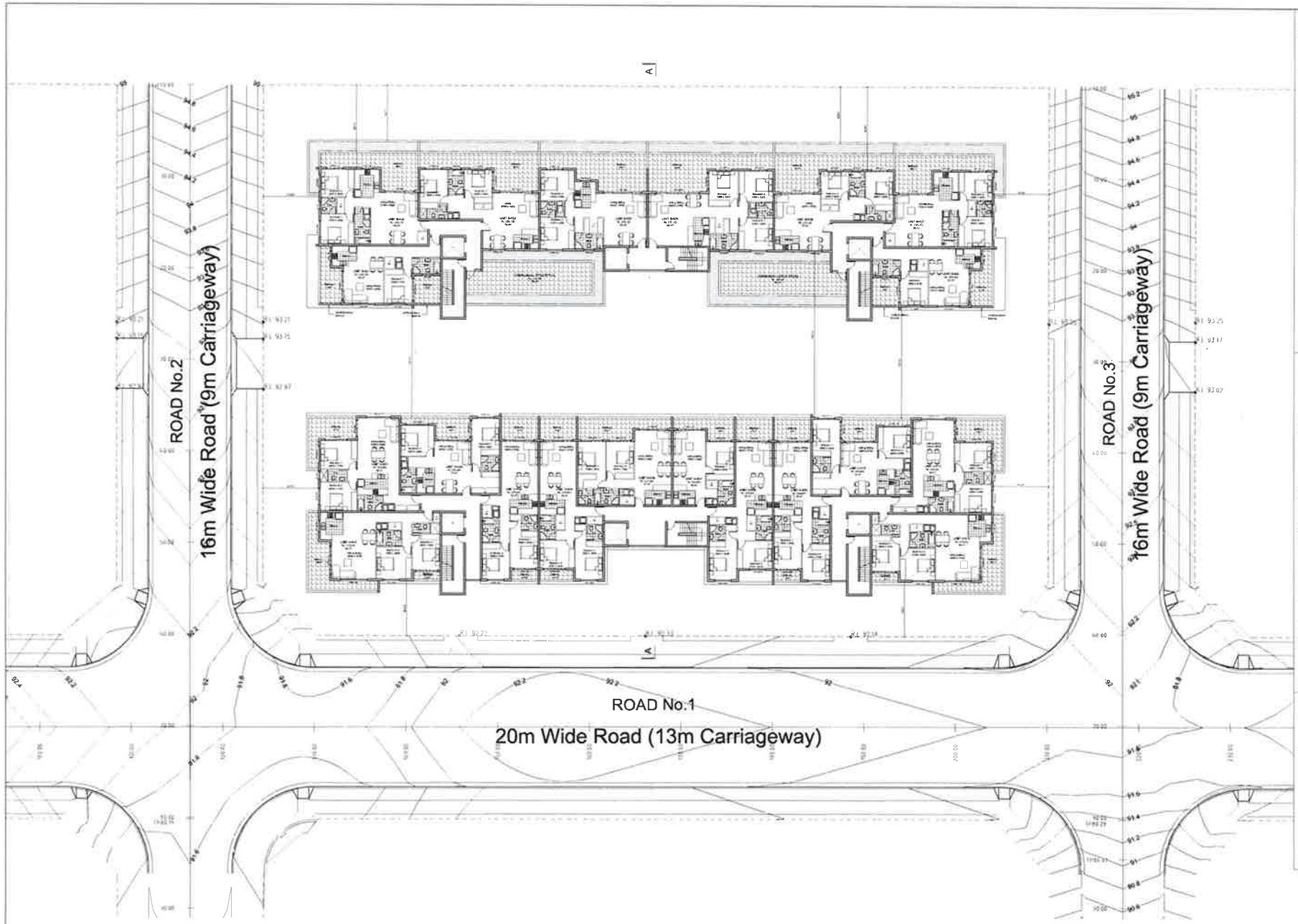
SHEET TITLE: 1ST - 3RD FLOOR PLAN

ISSUED BY: CANDEN COUNCIL

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT 2
28 INGLEBURN ROAD, LEPPINGTON

JOB No. 150765B DA-204

SCALE: 1:200 (on A1)



BASIX Commitments – Building A

Water Commitments:

*Planting

– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures

– Must install 3 Star rating showerheads in all ensuite/ H.S.B. bathrooms (maximum).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 5 Star rating taps in each kitchen.
– Must install 5 Star rating taps in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 3 Star system for each dwelling.

*Cooling/ Heating System

– Must install 3.5 Star (new rating) reverse 1-phase air conditioning or higher in the living area of each dwelling.

*Ventilation

Must install ventilation systems in:
– Each bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

*Other

– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

*Lighting

Must install lighting in:
– Lift cars: LED or efficiency measure: connected to lift call button.
– Lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Building B

Water Commitments:

*Planting

– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures

– Must install 3 Star rating showerheads in all ensuite/ H.S.B. bathrooms (maximum).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 5 Star rating taps in each kitchen.
– Must install 5 Star rating taps in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 3 Star system for each dwelling.

*Cooling/ Heating System

– Must install 3.5 Star (new rating) reverse 1-phase air conditioning or higher in the living area of each dwelling.

*Ventilation

Must install ventilation systems in:
– Each bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

*Other

– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

*Lighting

Must install lighting in:
– Lift cars: LED or efficiency measure: connected to lift call button.
– Lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Common Areas (Non-Building Specific)

Water Commitments:

*Fixtures

– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

*Ventilation

Must install ventilation in:
– Basements: ventilation (supply + exhaust): Efficiency measure: Carbon monoxide monitor + VSD fan.
– Garbage room: ventilation exhaust only.

*Lighting

Must install lighting in:
– Basements: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.
– Garbage room: compact fluorescent: Efficiency measure: manual on / manual off.
– Bulky goods storage room: compact fluorescent: Efficiency measure: manual on / manual off.

4th Floor Plan

Scale: 1:200 (on A1)

A	ISSUED FOR DA SUBMISSION	19.12.19	19.12.19
SCALE	AMENDMENT	DATE	DRAWN

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N

SHEET TITLE: 4TH FLOOR PLAN

DESIGNED: LANDEN COUNCIL

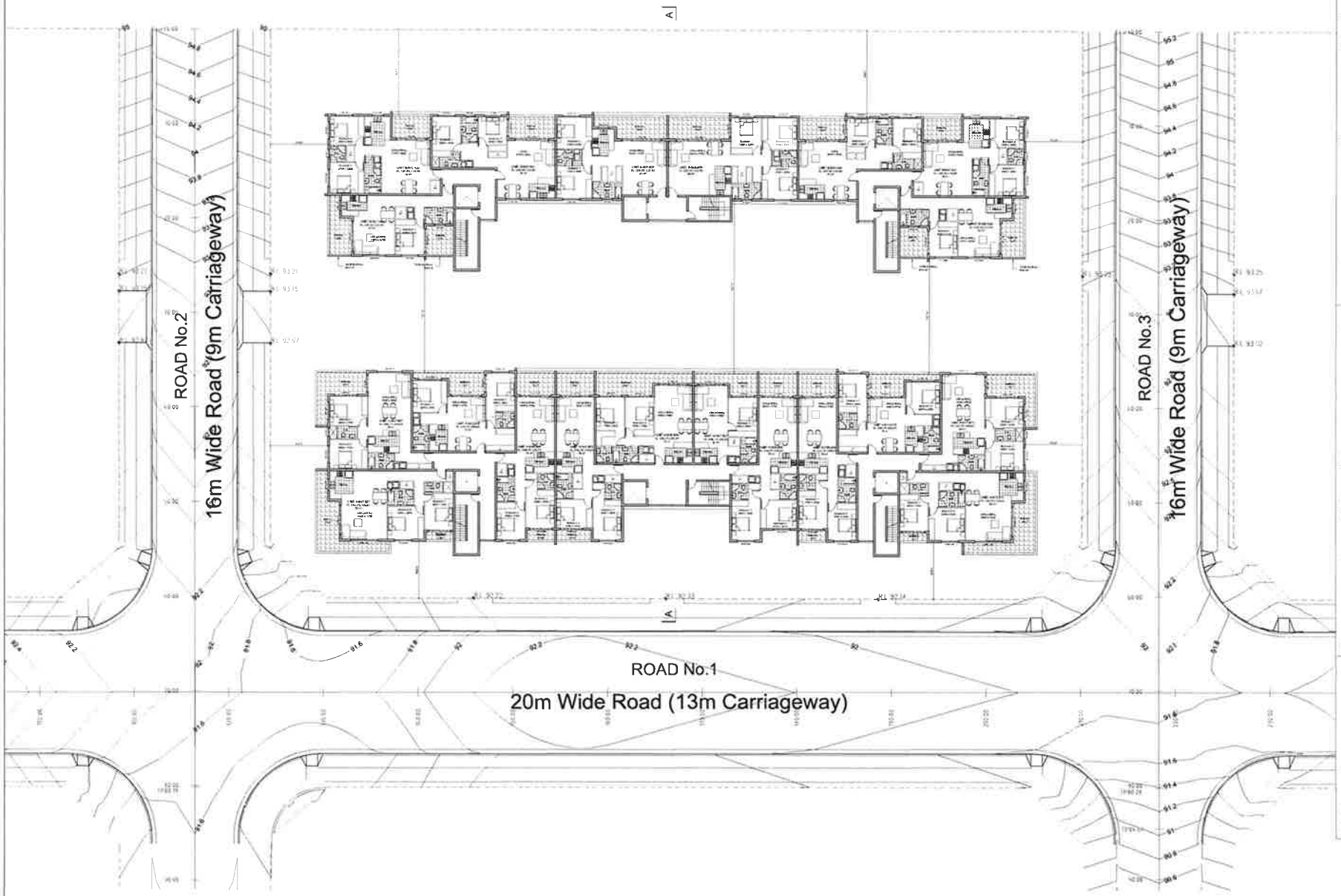
DRAWN BY: YP
CHECKED BY: TC
DATE: 04.06.19

PROPOSED RESIDENTIAL DEVELOPMENT
A1 LOT 2 –
28 INGLEBURN ROAD, LEPPINGTON

ISSUE: A

JOB No.: 150765B DA:205

SCALE: 1:200 (on A1)



BASIX Commitments – Building A

Water Commitments:

* Planting
– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
– Must install 3 Star rating showerheads in all showers (>4.5 but <6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 5 Star rating taps in each kitchen.
– Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
– Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
– Must install 3.5 Star (new rating) ducted reverse air conditioning or higher in the living areas of each dwelling.

* Ventilation
Must install ventilation systems in:
– Each balcony: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other
– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
– Lift cars: LED's: Efficiency measured: connected to lift call button.
– Lobbies: compact fluorescent: Efficiency measured: daylight sensor & motion sensor.

BASIX Commitments – Building B

Water Commitments:

* Planting
– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
– Must install 3 Star rating showerheads in all showers (>4.5 but <6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 5 Star rating taps in each kitchen.
– Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
– Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
– Must install 3.5 Star (new rating) ducted reverse air conditioning or higher in the living areas of each dwelling.

* Ventilation
Must install ventilation systems in:
– Each balcony: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other
– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
– Lift cars: LED's: Efficiency measured: connected to lift call button.
– Lobbies: compact fluorescent: Efficiency measured: daylight sensor & motion sensor.

BASIX Commitments – Common Areas (Non-Building Specific)

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
– Basement: ventilation (supply + exhaust): Efficiency measured: Carbon monoxide monitor + VSD fan.
– Garbage room: ventilation (exhaust only).

* Lighting
Must install lighting in:
– Basements: compact fluorescent: Efficiency measured: daylight sensor & motion sensor.
– Garbage room: compact fluorescent: Efficiency measured: manual on / manual off.
– Bulky goods storage room: compact fluorescent: Efficiency measured: manual on / manual off.

5th-6th Floor Plan

Scale: 1:200 (on A1)

A	ISSUED FOR DA SUBMISSION	11/12/14	VZ/PB
REV	AMENDMENT	DATE	DRAWN

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N

SHEET TITLE: 5TH-6TH FLOOR PLAN

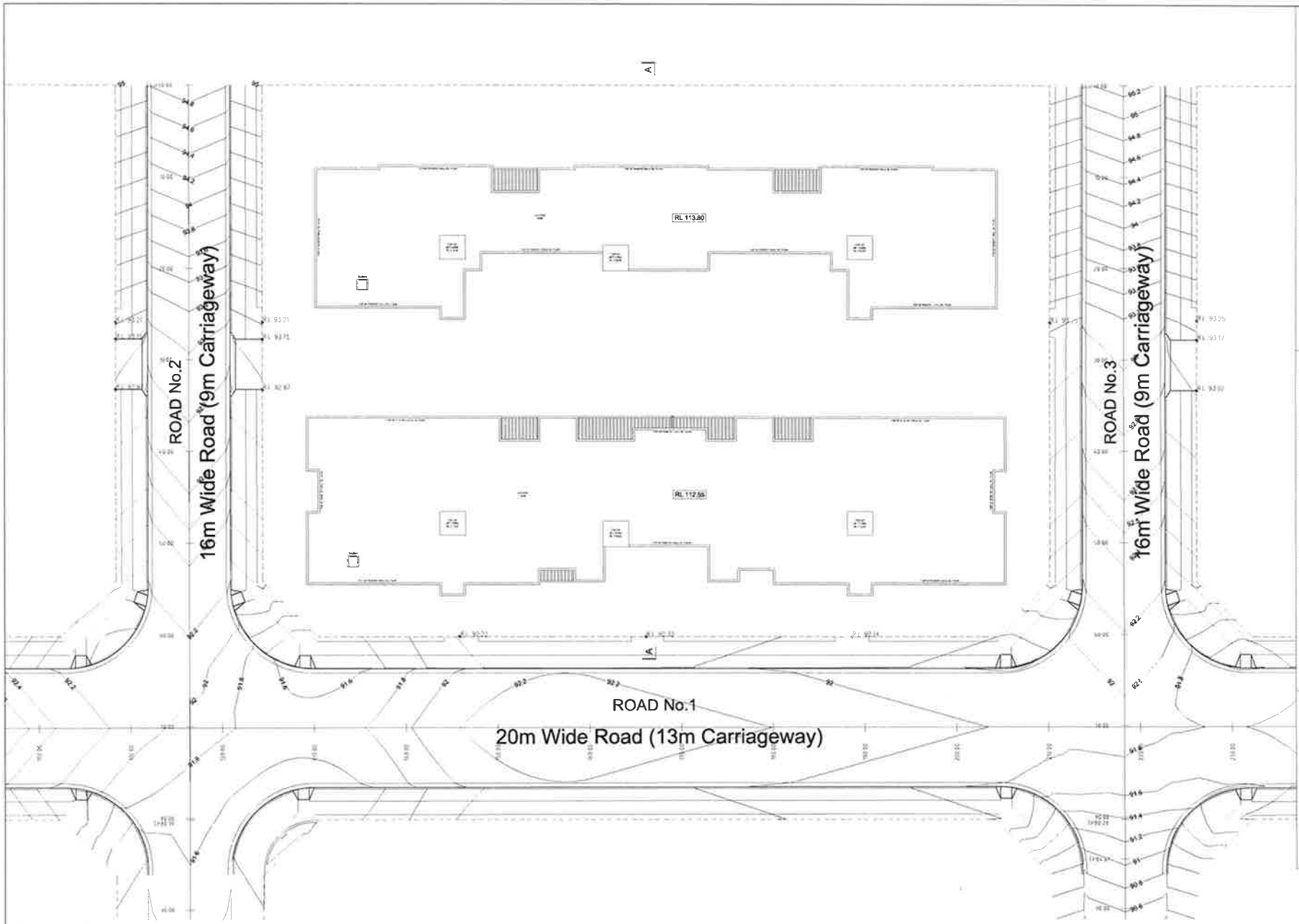
DRAWN BY: VZ
CHECKED BY: PB
DATE: APRIL 14

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT 2 –
28 INGLEBURN ROAD, LEPPINGTON

REV: A

JOB No.: 1507658 DA:206

SCALE: 1:200 (on A1)



BASIX Commitments – Building A

Water Commitments:

* Planting
– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
– Must install 3 Star rating showerheads in all showers (>6.5 lut/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 5 Star rating taps in each kitchen.
– Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
– Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
– Must install 3.5 Star (new rating) ducted reverse cycle air conditioning or higher to the living areas of each dwelling.

* Ventilation
Must install ventilation system in:
– Each bathroom: individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Each kitchen: individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Each laundry: individual fan, ducted to facade or roof: Operation control: manual switch on/off.

* Other
– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
– Lift cars: LED's: Efficiency measure: connected to lift call button.
– Lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Building B

Water Commitments:

* Planting
– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
– Must install 3 Star rating showerheads in all showers (>6.5 lut/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 5 Star rating taps in each kitchen.
– Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
– Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
– Must install 3.5 Star (new rating) ducted 1-phase air conditioning or higher to the living areas of each dwelling.

* Ventilation
Must install ventilation system in:
– Each bathroom: individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Each kitchen: individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Each laundry: individual fan, ducted to facade or roof: Operation control: manual switch on/off.

* Other
– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
– Lift cars: LED's: Efficiency measure: connected to lift call button.
– Lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Common Areas (Non-Building Specific)

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
– Basements: mechanical ventilation (supply + exhaust): Efficiency measure: Carbon monoxide monitor < 150 ppm.
– Garbage room: ventilation (exhaust only).

* Lighting
Must install lighting in:
– Basements: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.
– Garbage room: compact fluorescent: Efficiency measure: manual on / manual off.
– Bulky goods storage room: compact fluorescent: Efficiency measure: manual on / manual off.

Roof Plan

Scale: 1:200 (on A1)

ISSUE	AMENDMENT	DATE	DRAWN
A	ISSUED FOR DA SUBMISSION	15/12/16	VP

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N

SHEET TITLE: ROOF PLAN

LOCATION: CAMDEN COUNCIL

DRAWN BY: VP
CHECKED BY: FC
DATE: APRIL 16

PROPOSED RESIDENTIAL DEVELOPMENT
A1 LOT 2 –
28 INCLEBURN ROAD, LEPPINGTON

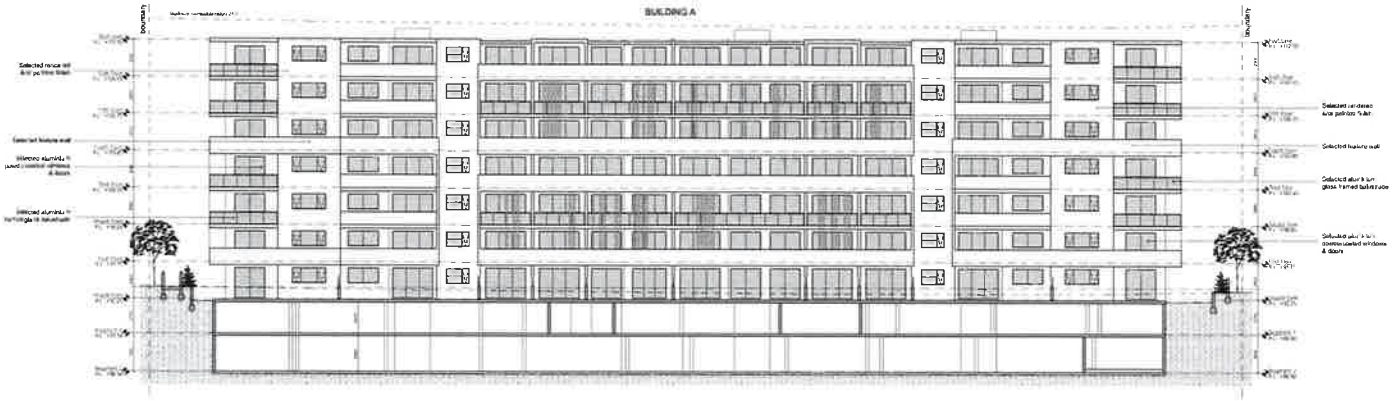
JOB No: 150765B DA:207

SIZE: A

SCALE: 1:200 (on A1)

South-East Elevation

Scale: 1:200 (on A1)



North-West Elevation (Internal)

Scale: 1:200 (on A1)

BASIX Commitments – Building A

Water Commitments:

* Planting

– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures

– Must install 3 Star rating showerheads in all showers (>4.5 but <6.0 L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 3 Star rating taps in each kitchen.
– Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater

– Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System

– Must install 3.5 Star (new rating) ratio 1-phase air conditioning in 1 place in the living areas of each dwelling.

* Ventilation

Must install ventilation system in:
– Each bathroom / individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each kitchen individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each laundry individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other

– Must install gas cooktop and electric oven in the kitchen in all dwellings.

Common Areas

Water Commitments:

* Fixtures

– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Lighting

Must install lighting in:
– Lift cars: LED/ efficiency measured connected to lift call button.
– Lobbies: compact fluorescent/ Efficiency measured: daylight sensor & motion sensor.

BASIX Commitments – Building B

Water Commitments:

* Planting

– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures

– Must install 3 Star rating showerhead in all showers (>4.5 but <6.0 L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 3 Star rating taps in each kitchen.
– Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater

– Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System

– Must install 3.5 Star (new rating) ratio 1-phase air conditioning in 1 place in the living areas of each dwelling.

* Ventilation

Must install ventilation system in:
– Each bathroom / individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each kitchen individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each laundry individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other

– Must install gas cooktop and electric oven in the kitchen in all dwellings.

Common Areas

Water Commitments:

* Fixtures

– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Lighting

Must install lighting in:
– Lift cars: LED/ efficiency measured connected to lift call button.
– Lobbies: compact fluorescent/ Efficiency measured: daylight sensor & motion sensor.

BASIX Commitments – Common Areas (Non–Building Specific)

Water Commitments:

* Fixtures

– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Ventilation

Must install ventilation in:
– Basements: ventilation (supply / exhaust). Efficiency measured: Carbon monoxide monitor (<50 ppm).
– Garbage room or ventilation/exhaust only.

* Lighting

Must install lighting in:
– Basements: compact fluorescent/ Efficiency measured: daylight sensor & motion sensor.
– Garbage room or compact fluorescent/ Efficiency measured: manual on / manual off.
– Bulky goods storage room: compact fluorescent/ Efficiency measured: manual on / manual off.

A	ISSUED FOR DA SUBMISSION		
ISSUE	AMENDMENT	DATE	DRAWN

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design cubicle
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SHEET TITLE: ELEVATIONS 1/3

LOCATION: CANADA COVE

DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: [illegible]

PROPOSED RESIDENTIAL DEVELOPMENT
A1 LOT 2 –
28 INGLEBURN ROAD, LEPPINGTON

JOB No.: 150765B DA: 300

SCALE: 1:200 (on A1)

ISSUE: A

South-East Elevation (Internal)

Scale: 1:200 (on A1)

North-West Elevation

Scale: 1:200 (on A1)

BASIX Commitments – Building A

Water Commitments:

* Planting
- Must install indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
- Must install 3 Star rating showerheads in all showers (>4.5 but <=6.0 l/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 3 Star rating taps in each kitchen.
- Must install 3 Star rating taps in each bathroom.

Energy Commitments:

* Hot water
- Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
- Must install 3.5 Star New zoned ceiling rated Heat pump air conditioning or higher to the living area of each dwelling.

* Ventilation
Must install ventilation systems in:
- Each bathroom / individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each kitchen/ individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in any common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
- All cars: LED's / efficiency measured: connected to lift call button.
- Lobbies: compact fluorescent/ efficiency measured: daylight sensor & motion sensor.

BASIX Commitments – Building B

Water Commitments:

* Planting
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
- Must install 3 Star rating showerhead in all showers (>4.5 but <=6.0 l/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 3 Star rating taps in each kitchen.
- Must install 3 Star rating taps in each bathroom.

Energy Commitments:

* Hot water
- Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
- Must install 3.5 Star New zoned ceiling rated Heat pump air conditioning or higher to the living area of each dwelling.

* Ventilation
Must install ventilation systems in:
- Each bathroom / individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each kitchen/individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in any common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
- All cars: LED's / efficiency measured: connected to lift call button.
- Lobbies: compact fluorescent/ efficiency measured: daylight sensor & motion sensor.

BASIX Commitments – Common Areas (Non-Building Specific)

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in any common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
- Basements: ventilation (supply and exhaust): Efficiency measured: Carbon monoxide criteria / VSD fan.
- Garbage room: ventilation exhaust only.

* Lighting
Must install lighting in:
- Basements: compact fluorescent/ efficiency measured: daylight sensor & motion sensor.
- Garbage room: compact fluorescent/ efficiency measured: manual on / manual off.
- Baby goods storage room: compact fluorescent/ efficiency measured: manual on / manual off.

0 1 2 5 10 20

ISSUE	AMENDMENT	DATE	DRAWN
A	ISSUED FOR DA SUBMISSION	17/12/14	17/12/14

design cubicle

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SHEET TITLE: ELEVATIONS 2/3

ISSUED AT: CAMDEN COUNCIL

DRAWN BY: YP
CHECKED BY: TC
DATE: APRIL 14

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT 2 –
28 INGLEBURN ROAD, LEPPINGTON

JOB No. 150765B DA: 301

SCALE: A
1:200 (on A1)

South-West Elevation

Scale: 1:200 (on A1)

North-East Elevation

Scale: 1:200 (on A1)

Section A-A

Scale: 1:200 (on A1)

BASIX Commitments – Building A

Water Commitments:

* Planting
– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
– Must install 3 Star rating showerhead in all showers (≤9.5 L/min ≤9L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 3 Star rating taps in each kitchen.
– Must install 3 Star rating taps in each bathroom.

Energy Commitments:

* Hot water
– Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
– Must install 3.5 Star (new rating) rated 1-phase air conditioning or higher to the living areas of each dwelling.

* Ventilation
Must install ventilation system in:
– Each bedroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other
– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
– Lift cars: LED's: Efficiency measure: connected to lift call button.
– Lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Building B

Water Commitments:

* Planting
– Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
– Must install 3 Star rating showerhead in all showers (≤9.5 L/min ≤9L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 3 Star rating taps in each kitchen.
– Must install 3 Star rating taps in each bathroom.

Energy Commitments:

* Hot water
– Must install a gas instantaneous 3 Star system for each dwelling.

* Cooling/ Heating System
– Must install 3.5 Star (new rating) rated 1-phase air conditioning or higher to the living areas of each dwelling.

* Ventilation
Must install ventilation system in:
– Each bedroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
– Each laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off.

* Other
– Must install gas cooktop and electric oven in the kitchen of all dwellings.

Common Areas

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Lighting
Must install lighting in:
– Lift cars: LED's: Efficiency measure: connected to lift call button.
– Lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.

BASIX Commitments – Common Areas (Non-Building Specific)

Water Commitments:

* Fixtures
– Must install 4 Star rating toilet flushing system in any common toilet.
– Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
– Basement: ventilation (inside - exhaust): Efficiency measure: Carbon monoxide monitor / VSD fan.
– Garbage room: ventilation exhaust only.

* Lighting
Must install lighting in:
– Basement: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.
– Garbage room: compact fluorescent: Efficiency measure: manual on / manual off.
– Baby goods storage room: compact fluorescent: Efficiency measure: manual on / manual off.

ISSUE	AMENDMENT	DATE	DRAWN
A	GAVE FOR DA SUBMISSION	19/12/16	10/2/16

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SHEET TITLE: ELEVATIONS 3/3 & SECTION

LOCATION: CAMDEN COUNCIL

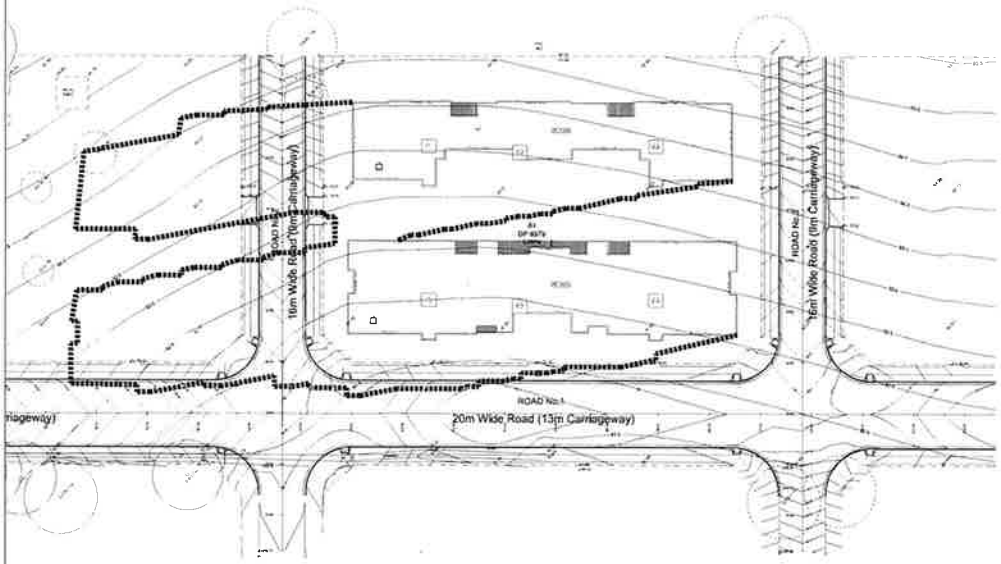
DRAWN BY: AV
CHECKED BY: TO
DATE: APRIL 16

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT 2 -
28 INGLEBURN ROAD, LEPPINGTON

JOB No. 1507658 DA: 302

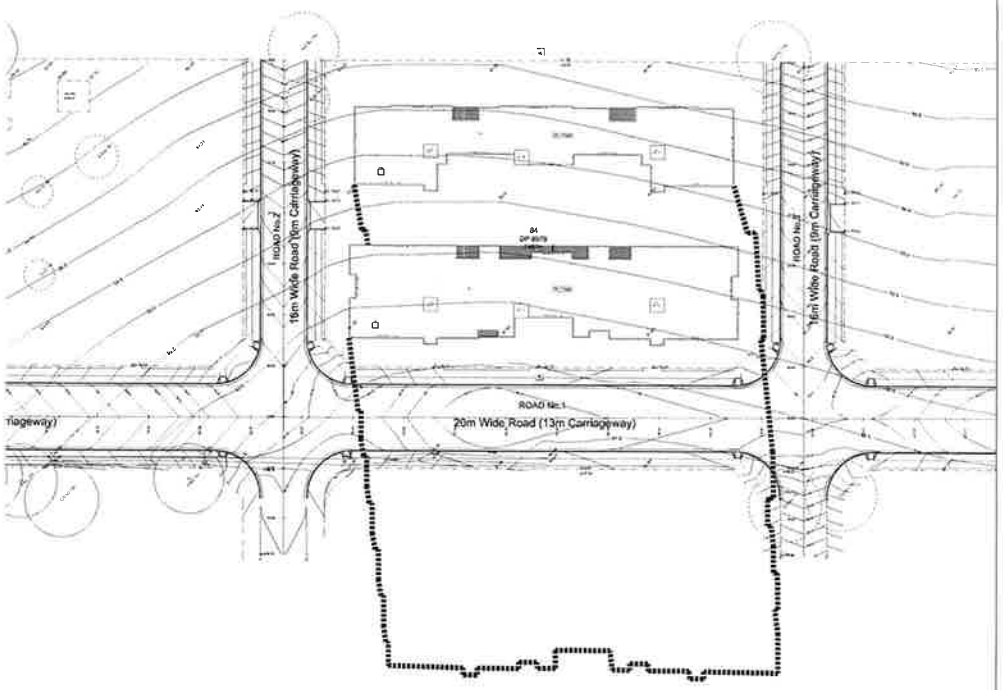
ISSUE: A

SCALE: 1:200 (on A1)



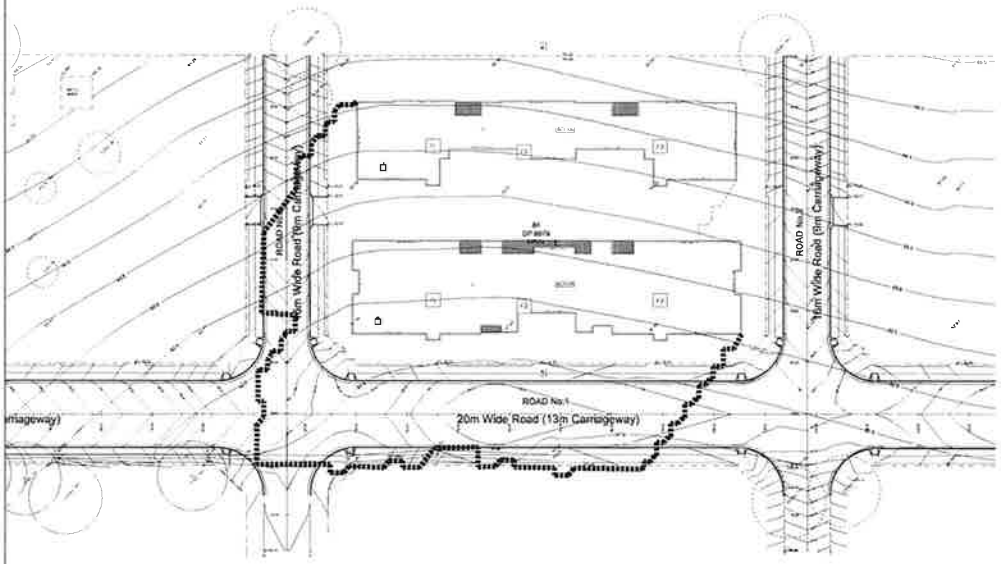
9am Shadow (21st June)

Scale: 1:500 (on A1)



3pm Shadow (21st June)

Scale: 1:500 (on A1)



12pm Shadow (21st June)

Scale: 1:500 (on A1)

A	ISSUED FOR DA SUBMISSION	15.12.14	YP
ISSUE	AMENDMENT	DATE	DRAWN

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SHEET TITLE: SHADOW DIAGRAMS

LOCATION: CANTERBURY COUNCIL

DRAWN BY: YP
CHECKED BY: FC
DATE: APRIL '14

PROPOSED RESIDENTIAL DEVELOPMENT
A1 LOT 2 -
28 INCLEBURN ROAD, LEPPINGTON

JOB No. 150765B DA-600

SCALE: 1:500 (on A1)

SHEET: A