2017SSW004
Architectural Plans.

design cubicle

ARCHITECTURALS

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:

* Hot water
– Must install a gas instantaneous 3 Star system for all dwellings.

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

* Ventilation
Must install ventilation systems in:
– Bathroom: Individual fan, ducted to facade or roof; Operation control: manual switch on/off.
– Kitchen: Individual fan, ducted to facade or roof; Operation control: manual switch on/off.
– 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 (No 1 & 2 &3): Light-emitting diode; Efficiency measure: connected to lift call button.
– Lobby: compact fluorescent; Efficiency measure: daylight sensor and 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:

* Hot water
– Must install a gas instantaneous 3 Star system for all dwellings.

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

* Ventilation
Must install ventilation systems in:
– Bathroom: Individual fan, ducted to facade or roof; Operation control: manual switch on/off.
– Kitchen: Individual fan, ducted to facade or roof; Operation control: manual switch on/off.
– 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 (No 1 & 2 &3): Light-emitting diode; Efficiency measure: connected to lift call button.
– Lobby: compact fluorescent; Efficiency measure: daylight sensor and 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 exhaust in:
– Basement 1 & 2: Ventilation Inlet/Exhaust; Efficiency measure: Carbon monoxide monitor + VSD fan.
– Garbage rooms (1 & 2): Ventilation exhaust only.

* Lighting
Must install lighting in:
– Basement 1 & 2: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
– Garbage rooms (1 & 2): compact fluorescent; Efficiency measure: manual on / manual off.
– Bulk Goods Storage Room: compact fluorescent; Efficiency measure: manual on / manual off.

ARCHITECTURAL DRAWINGS

Drawing number	Drawing Title	Drawing Scale on A1
DA:000	Cover Sheet	NTS
UA:101	Site Analysis 1/2	1:10000
UA:102	Site Analysis 2/2	1:7500
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 1/2	1:200
DA:301	Elevations 2/2	1:200
DA:302	Sections	1:200
DA:600	Shadow Diagrams	1:500

DESIGN FACTS

Site Area		5703m²
	Required/Allowed	Provided
Total Built–up Area	n/a	15299.01m²
FSR	n/a	2.68:1
Permissible Height	21m	19.55m– Building 21.10m– Lift Shaft
Site Coverage	50% = 2851.5 m²	2657.59m²(46.5%)
Primary Street Setback	6m	6m
Secondary Street Setback	6m	6m
Rear Setback	6m–9m	6m
Car Spaces (Residential)	181	185
Car Spaces (Visitor)	35.6	36
Car Spaces (Total)	216.6	221
Bicycle spaces	59.3	63
Private Open Space	min. 10m²/Unit	min. 10m²/Unit
Communal Open Space	15% of site area =855.45 m²	1236.27 m²(21.7%)
Total Deep Soil Area		1444.0 m²(25.3%)
Total Landscape Area	30% of site area =1710.9m²	1884.08 m²(33.0%)
Unit Breakdown		28 x One Bedroom 144 x Two Bedroom 06x Three Bedroom
Total Units		178 Residential Units

Building Density / Land Use

Scale 1:10000 (on A1)

Prevailing Wind, Noise and Circulation

Scale 1:10000 (on A1)

LEGEND:

Prevailing Wind
north easterly- south westerly

Noise

Vehicle Circulation

Design Cubicle Pty Ltd
Address: 44 Sorrell Street North Paramatta 2151 NSW
Tel: 9683 2776
Fax: 9683 3242
Email: info@designcubicle.com.au
Web: www.designcubicle.com.au
ABN: 47 116 316 333

SITE ANALYSIS 1/2

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT 1
28 INGLEBURN ROAD, LEPPINGTON

150765A UA101

A

1:10000

LEGEND

- Transport Station
- Local Centre
- Park
- Further Education

Site Location and Surrounding Amenities

Scale 1:7500 (on A1)

A	ISSUED FOR COMMENTS	19.11.2016	TP
ISSUE	AMENDMENT	DATE	DRAWN

NOTE
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2002.
ALL DRAWINGS AND DETAILS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. FIGURED DIMENSIONS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
DO NOT SCALE DRAWINGS. IF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DCP AND ANCILLARY SPECIALIST CONSULTANTS DRAWINGS IN CONFLICT.

COPYRIGHT
THE CONTENTS ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OF THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORISATION IS PROHIBITED.

design cubicle

Design Cubicle Pty Ltd
Address: 44 Sorrell Street
North Parramatta 2151 NSW
Tel: 9683 2778
Fax: 9683 3242
Email: info@designcubicle.com.au
Web: www.designcubicle.com.au
ABN: 47 118 318 333

N

SHEET TITLE: SITE ANALYSIS 2/2

LODGED AT: CAMDEN COUNCIL

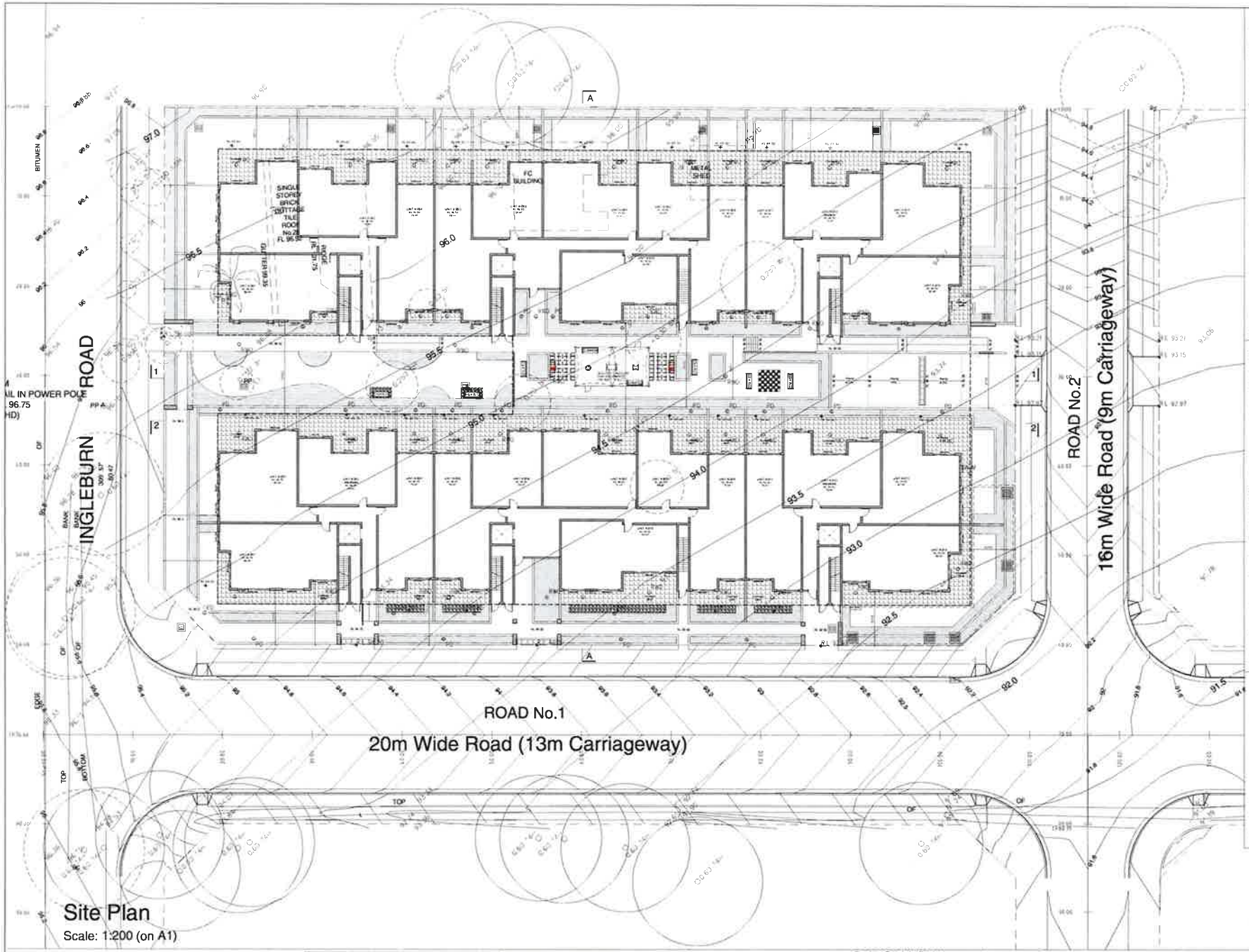
DRAWN BY: TP
CHECKED BY: TC
DATE: APRIL 16

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT 1
28 INGLEBURN ROAD, LEPPINGTON

ISSUE: A

JOB No.: 150765A UA102

SCALE: 1:7500



Site Plan

Scale: 1:200 (on A1)

BASIX Commitments – Building A

Water Commitments

- Plumbing
  - Must install maximum of one water tap aerator in kitchen throughout the area of land concerned
- Fixtures
  - Must install 3 Star rating showerheads in all showers (> 4.5 but ≤ 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

- Hot water
  - Must install a gas instantaneous 3 Star system for all dwellings
- Cooling/Heating System
  - Must install 3.5 Star (new energy rating) rating if refrigerated air conditioning or higher to the living areas of each dwelling
- Ventilation
  - Must install ventilation systems in
    - Bathroom: individual fan, ducted to facade or roof, Operation control manual switch on/off
    - Kitchen: individual fan, ducted to facade or roof, Operation control manual switch on/off
    - 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 3 Star rating taps

Energy Commitments

- Lighting

Must install lighting in:

- Lift cars (No. 1,2,3): Light emitting diode Efficiency measure connected to lift call button
- Lobby: compact fluorescent Efficiency measure, daylight sensor and motion sensor

BASIX Commitments – Building B

Water Commitments

- Plumbing
  - Must install maximum of one water tap aerator in kitchen throughout the area of land concerned
- Fixtures
  - Must install 3 Star rating showerheads in all showers (> 4.5 but ≤ 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

- Hot water
  - Must install a gas instantaneous 3 Star system for all dwellings
- Cooling/Heating System
  - Must install 3.5 Star (new energy rating) rating if refrigerated air conditioning or higher to the living areas of each dwelling
- Ventilation

Must install ventilation systems in:

- Bathroom: individual fan, ducted to facade or roof, Operation control manual switch on/off
- Kitchen: individual fan, ducted to facade or roof, Operation control manual switch on/off
- 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 (No. 4,5,6): Light emitting diode Efficiency measure connected to lift call button
- Lobby: compact fluorescent Efficiency measure, daylight sensor and 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 3 Star rating taps

Energy Commitments

- Ventilation

Must install ventilation in:

- Basement 1 & 2: Ventilation (supply + exhaust), Efficiency measure Carbon monoxide monitor + VSD fan
- Garbage Room (No. 2): Ventilation exhaust only

- Lighting

Must install lighting in:

- Basement (1 & 2): compact fluorescent Efficiency measure, daylight sensor and motion sensor
- Garbage rooms (No. 2): compact fluorescent Efficiency measure manual on / manual off
- Bulky Goods Storage Room: compact fluorescent Efficiency measure manual on / manual off

Design Cubicle Pty Ltd
Address: 44 Sorrell Street, North Parramatta 2151 NSW
Tel: 9683 2778
Fax: 9683 3942
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 118 316 333

sheet title: SITE PLAN

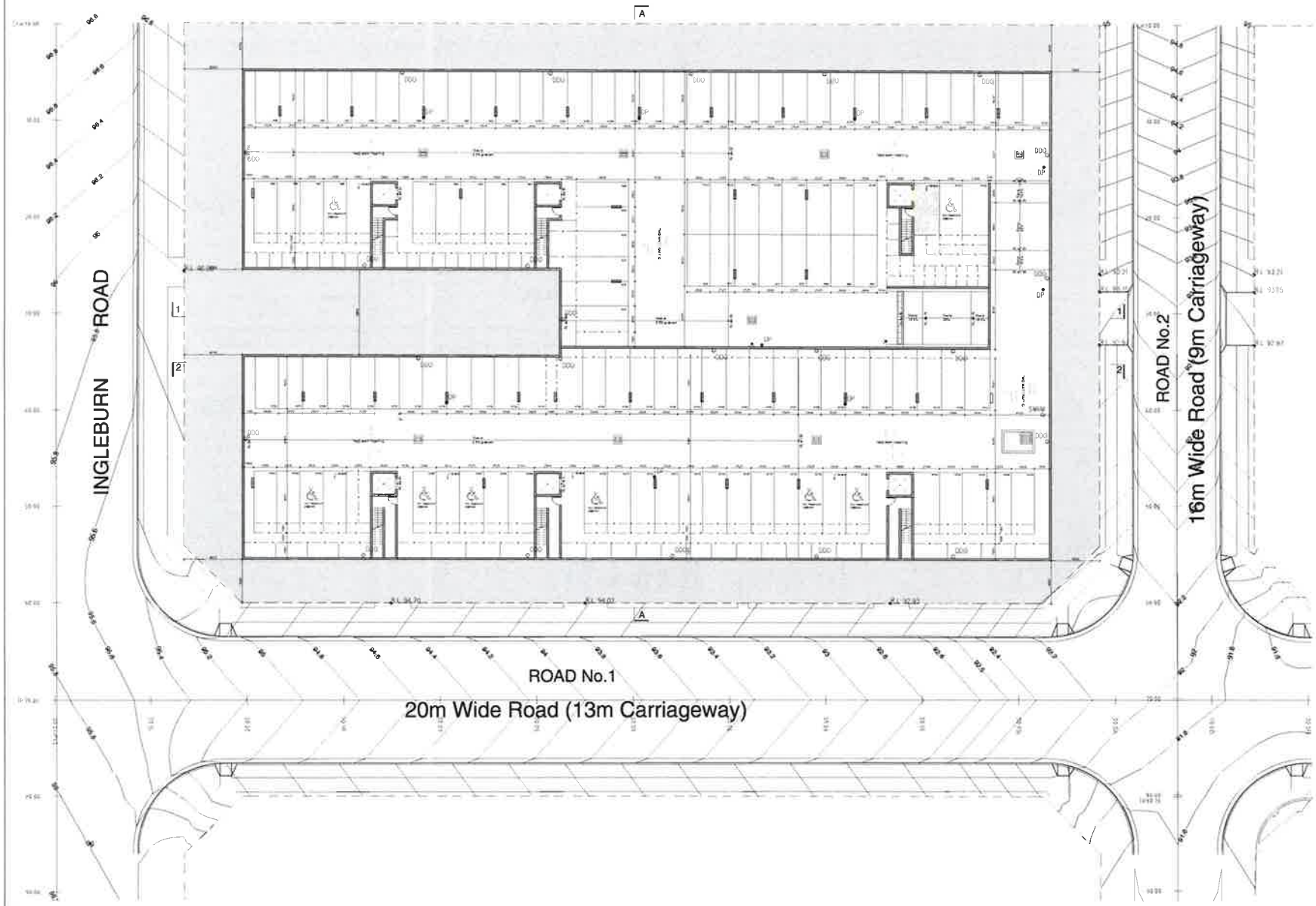
DRAWN BY: VP
CHECKED BY: FU
DATE: APRIL 16

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT 1
28 INGLEBURN ROAD, LEPPINGTON

ISSUE: A

JOB No. 150765A DA200

SCALE: 1:200 (on A1)



Basement 2 Plan

Scale: 1:200 (on A1)

BASIX Commitments – Building A

Water Commitments

*Fixtures

Must install indigenous or low water use species of vegetation throughout the area of land specified

*Kitchen

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 3 Star system for all dwellings

*Cooling/Heating system

Must install 3.5 Star (new rating) rated 1 phase air conditioning or reverse cycle in the living areas of each dwelling

*Ventilation

Must install ventilation system(s) in:

- Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off
- Kitchen individual fan, ducted to facade or roof. Operation control: manual switch on/off
- 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 (No. 1,2 &3): Light emitting diode. Efficiency measure: connected to lift call button
- Lobby: compact fluorescent. Efficiency measure: daylight sensor and motion sensor

BASIX Commitments – Building B

Water Commitments

*Fixtures

- Must install indigenous or low water use species of vegetation throughout the area of land specified
- 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 3 Star system for all dwellings

*Cooling/Heating System

- Must install 3.5 Star (new rating) rated 1 phase air conditioning or reverse cycle in the living areas of each dwelling

*Ventilation

Must install ventilation system(s) in:

- Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off
- Kitchen individual fan, ducted to facade or roof. Operation control: manual switch on/off
- 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 (No. 4,5 &6): Light emitting diode. Efficiency measure: connected to lift call button
- Lobby: compact fluorescent. Efficiency measure: daylight sensor and 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 1 & 2: Ventilation (Lobby + carwash). Efficiency measure: Carbon monoxide monitor + VSD fan
- Garbage room (Lot 2): Ventilation (exhaust only)

*Lighting

Must install lighting in:

- Basement (1 & 2): compact fluorescent. Efficiency measure: daylight sensor and motion sensor
- Garbage room (Lot 2): compact fluorescent. Efficiency measure: manual on / manual off
- Bin + Goods Storage Room: compact fluorescent. Efficiency measure: manual on / manual off

ISSUE	AMENDMENT	DATE	DRAWN
A	ISSUED FOR SUBMISSION	15.12.16	

Design Cubicle Pty Ltd
Address: 44 Sorrell Street, North Parramatta 2151 NSW
Tel: 9683 2778
Fax: 9683 3242
Email: info@designcubicle.com.au
Web: www.designcubicle.com.au
ABN: 47 116 316 333

BASEMENT 2 PLAN

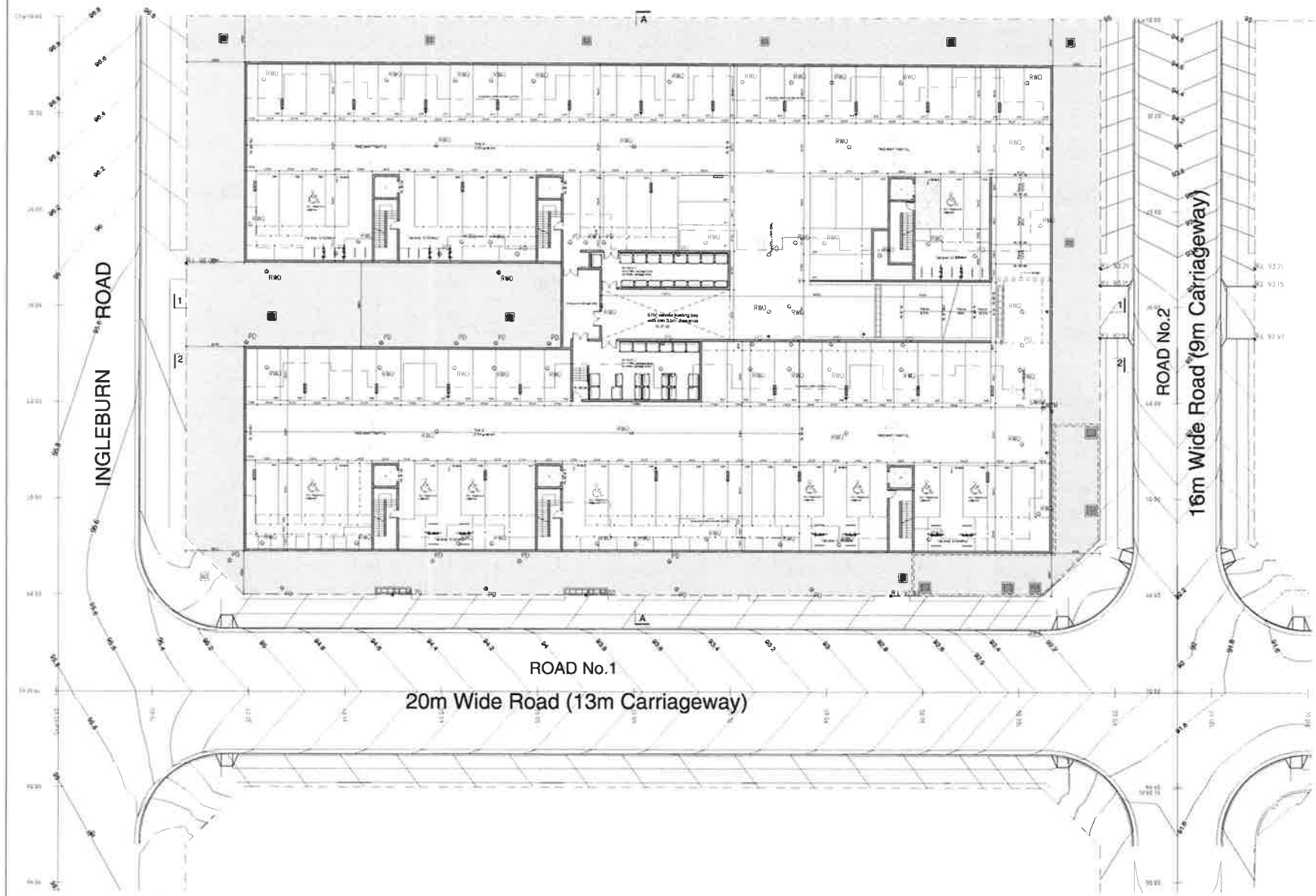
LODGEMENT: CAMDEN COUNCIL

PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1
28 INGLEBURN ROAD, LEPPINGTON

ISSUE: A

JOB No. 150765A DA201

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

*Hot water

Must install a gas instantaneous 5 Star system for all dwellings

*Cooling / Heating System

Must install 3.5 Star (new rating) split 1 phase air conditioning in living areas of each dwelling

*Ventilation

Must install ventilation systems in

Bathroom: mechanical fan, ducted to facade or roof. Operation control: manual switch on/off
Kitchen: mechanical fan, ducted to facade or roof. Operation control: manual switch on/off
Laundry: mechanical 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 (No 4.5 6W) Light emitting diode. Efficiency measure: connected to lift call button
Lobby: compact fluorescent. Efficiency measure: daylight sensor and 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

*Hot water

Must install a gas instantaneous 5 Star system for all dwellings

*Cooling / Heating System

Must install 3.5 Star (new rating) split 1 phase air conditioning in living areas of each dwelling

*Ventilation

Must install ventilation systems in

Bathroom: mechanical fan, ducted to facade or roof. Operation control: manual switch on/off
Kitchen: mechanical fan, ducted to facade or roof. Operation control: manual switch on/off
Laundry: mechanical 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 (No 4.5 6W) Light emitting diode. Efficiency measure: connected to lift call button
Lobby: compact fluorescent. Efficiency measure: daylight sensor and 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 (1 & 2): ventilation (supply + exhaust). Efficiency measure: Carpark (supply + exhaust + VSD fan)
Garbage room (Nth 2): Ventilation (exhaust only)

*Lighting

Must install lighting in

Basement (1 & 2): compact fluorescent. Efficiency measure: daylight sensor and motion sensor
Garbage rooms (Nth 2): compact fluorescent. Efficiency measure: manual on / manual off
Bulky Goods Storage Room: compact fluorescent. Efficiency measure: manual on / manual off

Basement 1 Plan

Scale: 1:200 (on A1)

0 1 2 5 10 20

A	ISSUE FOR DA SUBMISSION		
ISSUE	AMENDMENT	DATE	DRAWN

NOTE
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2002
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE SITE AND BUILDING CONSULTANTS DOCUMENTS. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT
RESERVED. UNAUTHORISED USE OF THIS DRAWING IS A BREACH OF DESIGN CUBICLE PTY LTD COPYRIGHT. THIS DRAWING IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

design cubicle

Design Cubicle Pty Ltd
Address: 44 Sorrell Street
North Parramatta 2151 NSW
Tel: 9683 2778
Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 119 316 333

N

SHEET TITLE
BASEMENT 1 PLAN

LIVERPOOL COUNCIL

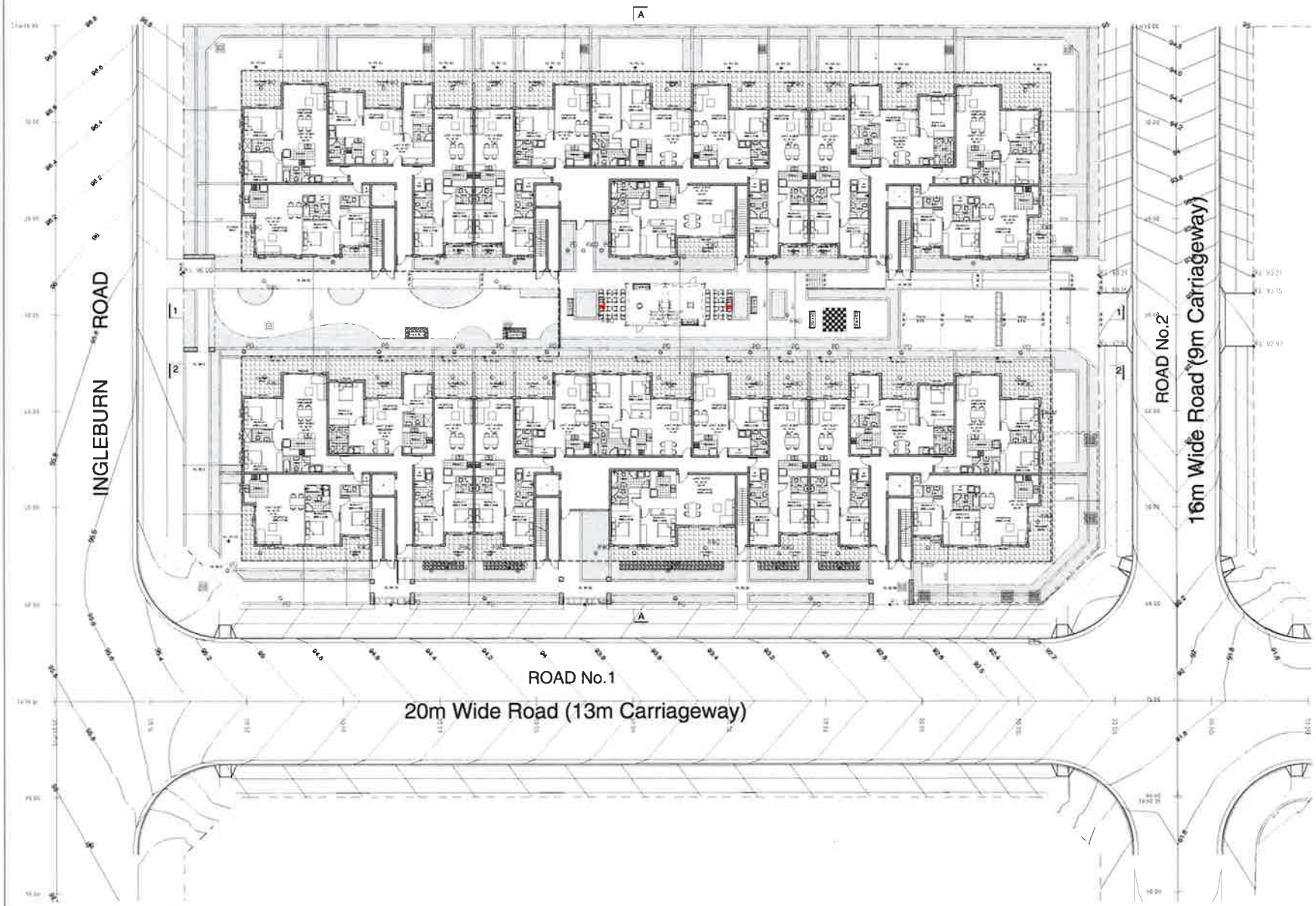
DRAWN BY
CHECKED BY TG
DATE APRIL 10

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT 1
28 INGLEBURN ROAD, LEPPINGTON

ISSUE A

JOB No 150765A DA202

SCALE 1:200 (on A1)



Ground Floor Plan

Scale: 1:200 (on A1)

BASIX Commitments – Building A

Water Commitments

*Plumbing

- 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 (≥ 6.5 but < 9L/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 3 Star system for all dwellings

*Cooling/Heating System

- Must install 3 ½ Star (new rating) ducted 1 phase air conditioning or higher to the living areas of each dwelling

*Ventilation

Must install ventilation systems in

- Bathroom: individual fan, ducted to facade or roof, Operation control: manual switch on/off
- Kitchen: individual fan, ducted to facade or roof, Operation control: manual switch on/off
- 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 (No. 1 & 2): Light emitting diode, Efficiency measure: connected to lift car button
- Lobby: compact fluorescent, Efficiency measure: daylight sensor and motion sensor

BASIX Commitments – Building B

Water Commitments

*Plumbing

- 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 (≥ 6.5 but < 9L/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 3 Star system for all dwellings

*Cooling/Heating System

Must install 3 ½ Star (new rating) ducted 1 phase air conditioning or higher to the living areas of each dwelling

*Ventilation

Must install ventilation systems in

- Bathroom: individual fan, ducted to facade or roof, Operation control: manual switch on/off
- Kitchen: individual fan, ducted to facade or roof, Operation control: manual switch on/off
- 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 (No. 1 & 2): Light emitting diode, Efficiency measure: connected to lift car button
- Lobby: compact fluorescent, Efficiency measure: daylight sensor and 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 (1 & 2): Ventilation (supply + exhaust): Efficiency measure: Carbon monoxide monitor + VSD fan
- Garbage rooms (1 & 2): Ventilation exhaust only

*Lighting

Must install lighting in

- Basement (1 & 2): compact fluorescent, Efficiency measure: daylight sensor and motion sensor
- Garbage rooms (1 & 2): compact fluorescent, Efficiency measure: manual on/manual off
- Bulk Garbage Storage Room: compact fluorescent, Efficiency measure: manual on/manual off

A	ISSUED FOR DA SUBMISSION	20.10.15	DRAWN

DESIGN CUBICLE PTY LTD IS A PROPRIETARY COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2002

design cubicle

Design Cubicle Pty Ltd
Address: 44 Sorrell Street
North Parramatta 2151 NSW
Tel: 9683 2778
Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: GROUND FLOOR PLAN

DRAWN BY: GEORGE

CHECKED BY: TG

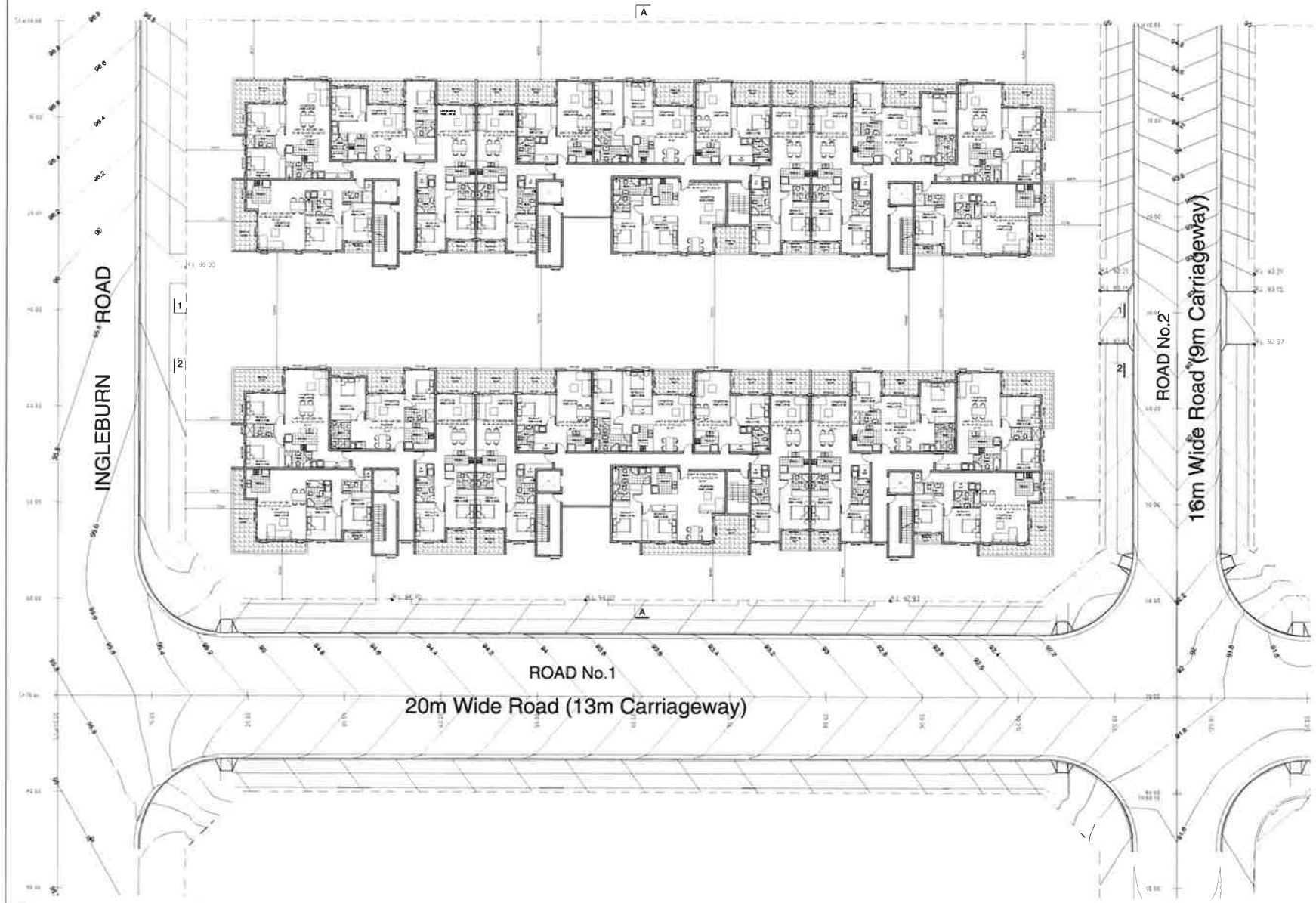
DATE: APR 15

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT 1
28 INGLEBURN ROAD, LEPPINGTON

JOB No. 150765A DA203

SCALE: 1:200 (on A1)

ISSUE: A



First-Third Floor Plan

Scale: 1:200 (on A1)

BASIX Commitments – Building A

Water Commitments

*Dwelling

- Must install rainwater in the water use systems in apartment throughout the area of land specified

*Fixtures

- Must install 3 Star rating showerheads in all showers (> 4.5 but ≤ 9L/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 3 Star system for all dwellings

*Cooling/ Heating system

Must install 3.5 Star (new rating) rated 1-phase air conditioning or higher in the living areas of each dwelling

*Ventilation

Must install ventilation systems in

- Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off
- Kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off
- 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 (No. 1, 2 & 3): Light emitting diode. Efficiency measure: connected to lift call button
- Lobby: compact fluorescent. Efficiency measure: daylight sensor and motion sensor

BASIX Commitments – Building B

Water Commitments

*Dwelling

- Must install rainwater in the water use systems in apartment throughout the area of land specified

*Fixtures

- Must install 3 Star rating showerheads in all showers (> 4.5 but ≤ 9L/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 3 Star system for all dwellings

*Cooling/ Heating system

Must install 3.5 Star (new rating) rated 1-phase air conditioning or higher in the living areas of each dwelling

*Ventilation

Must install ventilation systems in

- Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off
- Kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off
- 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 (No. 1, 2 & 3): Light emitting diode. Efficiency measure: connected to lift call button
- Lobby: compact fluorescent. Efficiency measure: daylight sensor and 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 (1.E.5): Ventilation (supply + exhaust). Efficiency measure: Carbon monoxide monitor & VSD fan
- Garbage rooms (1.E.2): Ventilation exhaust only

*Lighting

Must install lighting in

- Basement (1.E.2): Compact fluorescent. Efficiency measure: daylight sensor and motion sensor
- Garbage rooms (1.E.2): 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		

NOTE
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED (ONLY TO BE DIMENSIONED).
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER SET DRAWINGS AND REPORTS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION.
Copyright
All rights are reserved. No part of this drawing may be reproduced in any form without written permission.

design cubicle

Design Cubicle Pty Ltd
Address: 44 Sorrell Street, North Parramatta 2151 NSW
Tel: 9683 2778
Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

Sheet title: FIRST- THIRD FLOOR PLAN

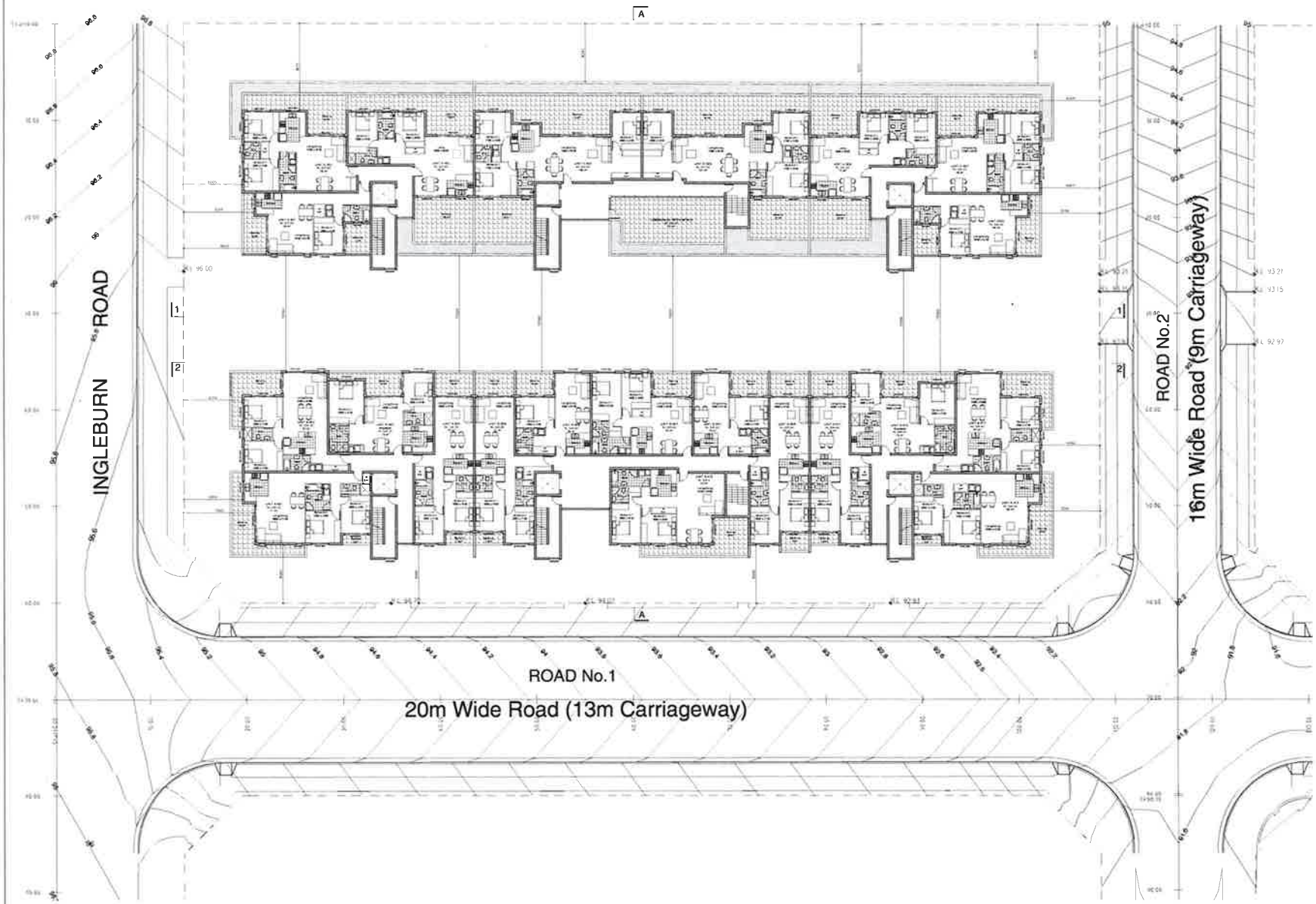
DRAWN BY: VP
CHECKED BY: TC
DATE: APRIL 16

PROPOSED RESIDENTIAL DEVELOPMENT
A1 LOT 1
28 INGLEBURN ROAD, LEPPINGTON

ISSUE: A

JOB No.: 150765A DA204

SCALE: 1:200 (on A1)



Fourth Floor Plan

Scale: 1:200 (on A1)

BASIX Commitments – Building A

Water Commitments

*Plumbing

- Must install maximum of one water use outlet of irrigation 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

*Hot water

- Must install a gas instantaneous 3 Star system for all dwellings

*Cooling/Heating System

- Must install 2 5 Star (new rating) rated 1 phase air conditioning or higher in the living areas of each dwelling

*Ventilation

Must install ventilation systems in

- Bathroom: individual fan, ducted to facade of kind (Operation control manual switch on/off)
- Kitchen individual fan, ducted to facade or roof (Operation control manual switch on/off)
- 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 (No 1,2 &3) Light emitting diode. Efficiency measure connected to lift call button

Lobby: compact fluorescent. Efficiency measure: daylight sensor and motion sensor

BASIX Commitments – Building B

Water Commitments

*Plumbing

- Must install maximum of one water use outlet of irrigation 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

*Hot water

- Must install a gas instantaneous 3 Star system for all dwellings

*Cooling/ Heating System

- Must install 2 5 Star (new rating) rated 1 phase air conditioning or higher in the living areas of each dwelling

*Ventilation

Must install ventilation systems in

- Bathroom: individual fan, ducted to facade of kind (Operation control manual switch on/off)
- Kitchen individual fan, ducted to facade or roof (Operation control manual switch on/off)
- 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 (No 4 & 5) Light emitting diode. Efficiency measure: connected to lift call button

Lobby: compact fluorescent. Efficiency measure: daylight sensor and 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 (1 & 2 Ventilation (supply + exhaust) Efficiency measure

Carbon monoxide monitor + VSD fan

Garbage rooms(1& 2) Ventilation exhaust only

*Lighting

Must install lighting in

Basement (1 &2) compact fluorescent. Efficiency measure: daylight sensors and motion sensor

Garbage rooms (1 & 2) compact fluorescent. Efficiency measure: manual on / manual off

- Bulk Goods Storage Room compact fluorescent. Efficiency measure: manual on / manual off

A	ISSUED FOR DA SUBMISSION	19.12.16	VP
ISSUE	AMENDMENT	DATE	DRAWN

Design Cubicle Pty Ltd
Address: 44 Sorrell Street
North Parramatta 2151 NSW
Tel: 9683 2778
Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: FOURTH FLOOR PLAN

ASSESSING COUNCIL: LIVERPOOL COUNCIL

DRAWN BY: VP

DESIGNED BY: FG

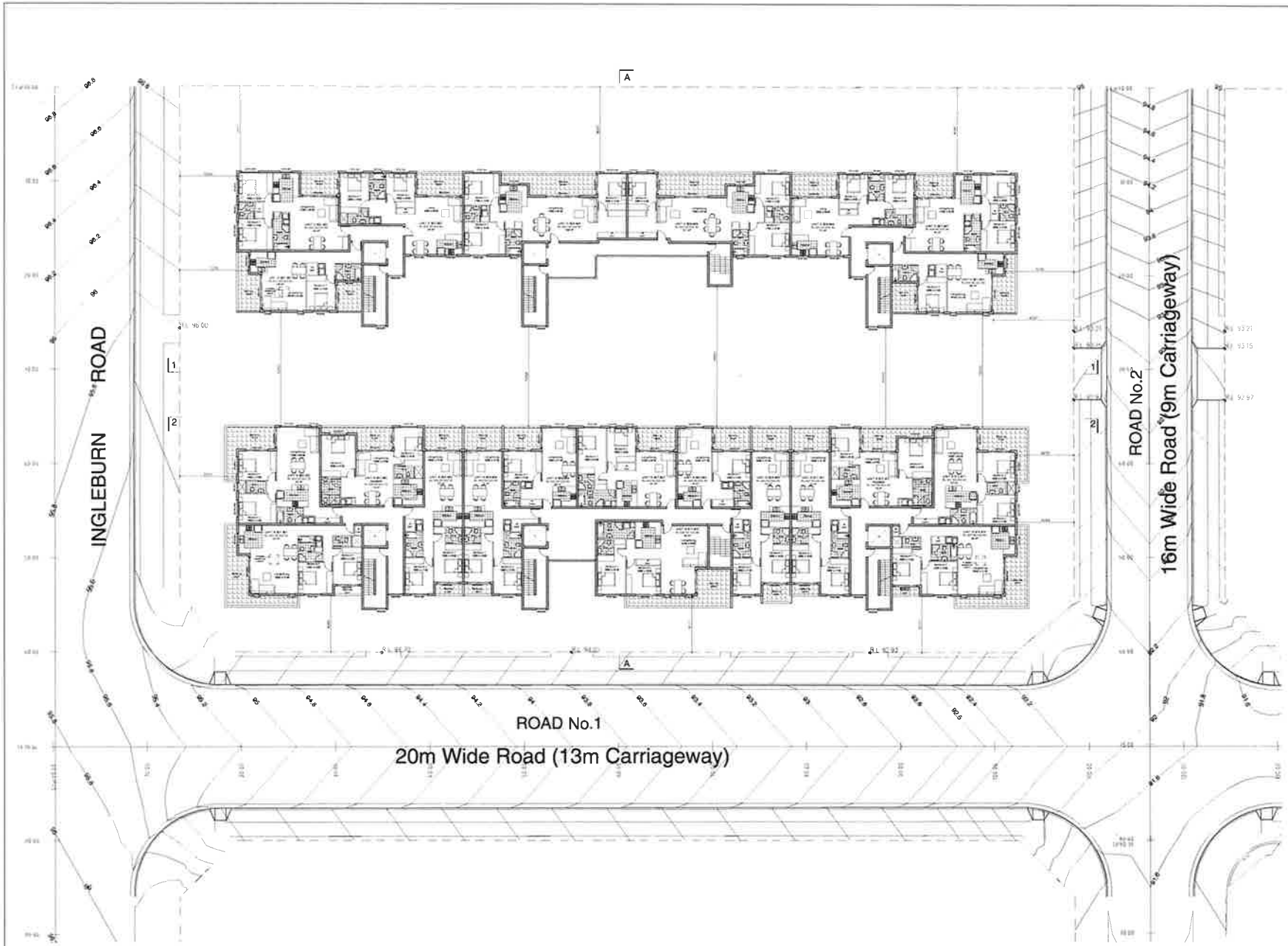
DATE: APRIL 16

PROPOSED RESIDENTIAL DEVELOPMENT
A1 LOT 1
28 INGLEBURN ROAD, LEPPINGTON

SIZE: A

JOB No. 150765A DA205

SCALE: 1:200 (on A1)



Fifth-Sixth Floor Plan

Scale: 1:200 (on A1)

BASIX Commitments – Building A

Water Commitments

*Plumbing

Must install manual or low water use devices in vegetation throughout the area of land specified

*Fixtures

Must install 3 Star rating showerheads in all showers (> 4.5 but ≤ 6L/min)

Must install 3 Star rating toilet flushing systems 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 all dwellings

*Cooling/Heating System

Must install 3.5 Star (new rating) type 1 phase air conditioning in dwelling to the living areas of each dwelling

*Ventilation

Must install ventilation systems in

Bathroom: individual fan, ducted to facade or roof, operation control: manual switch on/off

Kitchen: individual fan, ducted to facade or roof, operation control: manual switch on/off

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

LR (car park) (BU A,B,E) (all light emitting diode efficiency measure) connected to lift call button

Lobby: compact fluorescent (efficiency measure: daylight sensor and motion sensor)

BASIX Commitments – Building B

Water Commitments

*Plumbing

Must install manual or low water use devices in vegetation throughout the area of land specified

*Fixtures

Must install 3 Star rating showerheads in all showers (> 4.5 but ≤ 6L/min)

Must install 3 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 all dwellings

*Cooling/Heating System

Must install 3.5 Star (new rating) type 1 phase air conditioning in dwelling to the living areas of each dwelling

*Ventilation

Must install ventilation systems in

Bathroom: individual fan, ducted to facade or roof, operation control: manual switch on/off

Kitchen: individual fan, ducted to facade or roof, operation control: manual switch on/off

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

LR (car park) (BU A,B,E) (all light emitting diode efficiency measure) connected to lift call button

Lobby: compact fluorescent (efficiency measure: daylight sensor and 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 (B1, B2): ventilation (supply + exhaust), efficiency measure: carbon monoxide monitor + MVD fan

Garbage room (B1, B2): ventilation (exhaust only)

*Lighting

Must install lighting in

Basement (B1, B2): compact fluorescent (efficiency measure: daylight sensor and motion sensor)

Garbage room (B1, B2): compact fluorescent (efficiency measure: manual on/manual off)

Stairs (access, storage, fire): compact fluorescent (efficiency measure: manual on/manual off)

Design Cubicle Pty Ltd
Address: 44 Sorrell Street, North Parramatta 2151 NSW
Tel: 9683 2778
Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2002

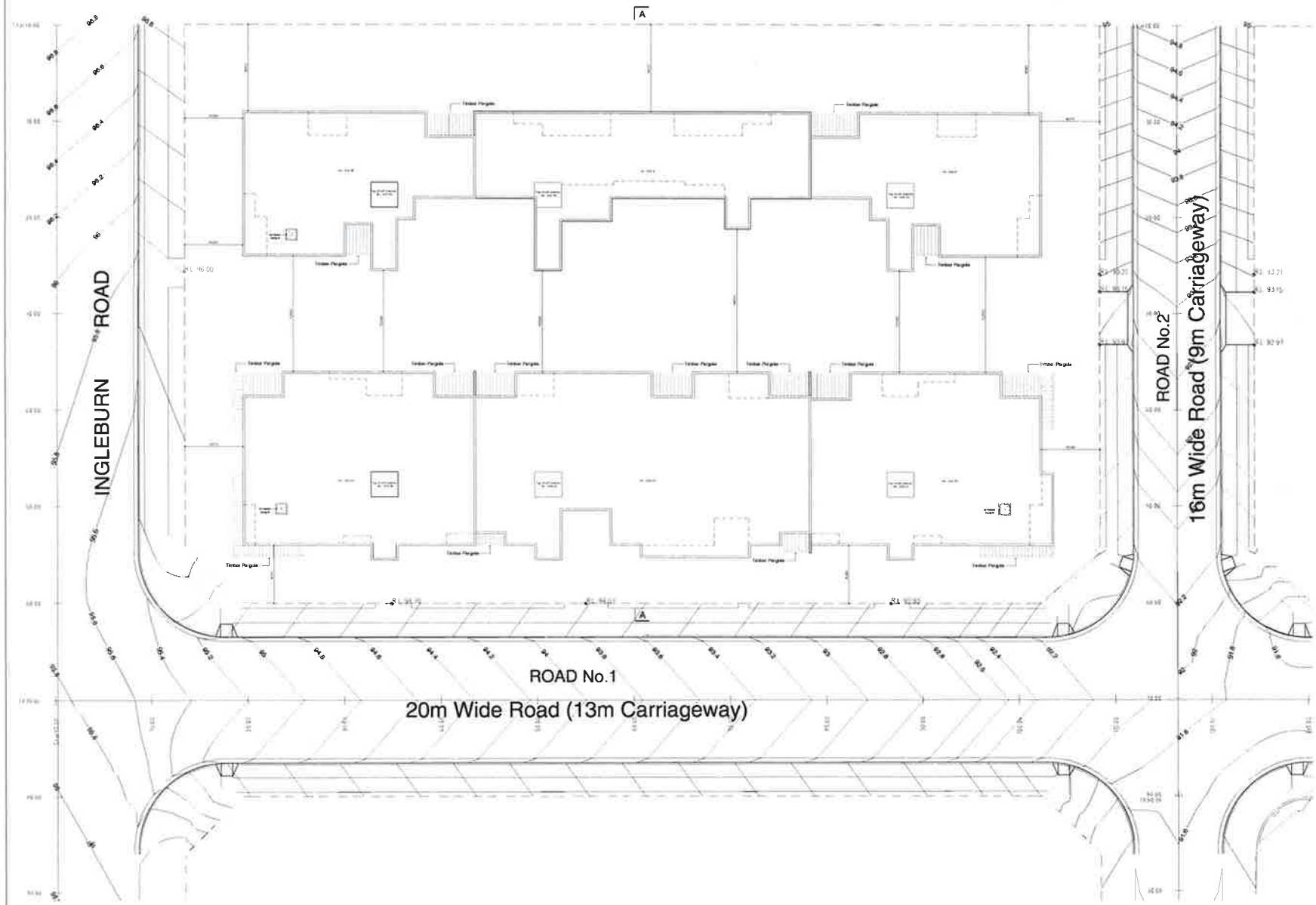
Drawing Title: FIFTH- SIXTH FLOOR PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1 28 INGLEBURN ROAD, LEPPINGTON

Issue: A

Job No. 150765A DA206

Scale: 1:200 (on A1)



Roof Plan

Scale: 1:200 (on A1)

BASIX Commitments – Building A

Water Commitments

- *Plumbing
  - Must install showerheads in all showers (≤ 4.5 L/min – 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 3 Star system for all dwellings
- *Cooling/ Heating system
  - Must install 3.5 Star (new rating) ducted 1-phase air conditioning in living to the rating group of each dwelling

- *Ventilation

Must install ventilation systems in

- Bathroom: individual fan, ducted to facade or roof. Operation control manual switch on/off
- Kitchen: individual fan, ducted to facade or roof. Operation control manual switch on/off
- 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 (No. 1,2 &3): Light emitting diode. Efficiency measure: connected to lift call button
- Lobby: compact fluorescent. Efficiency measure: daylight sensor and motion sensor

BASIX Commitments – Building B

Water Commitments

- *Plumbing
  - Must install showerheads in all showers (≤ 4.5 L/min – 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

- *Fixtures

Energy Commitments

- *Hot water
  - Must install a gas instantaneous 3 Star system for all dwellings
- *Cooling/ Heating system
  - Must install 3.5 Star (new rating) ducted 1-phase air conditioning in living to the rating group of each dwelling

- *Ventilation

Must install ventilation systems in

- Bathroom: individual fan, ducted to facade or roof. Operation control manual switch on/off
- Kitchen: individual fan, ducted to facade or roof. Operation control manual switch on/off
- 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 (No.4,5 &6): Light emitting diode. Efficiency measure: connected to lift call button
- Lobby: compact fluorescent. Efficiency measure: daylight sensor and 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 (1 & 2): ventilation (supply + exhaust). Efficiency measure: Carbon monoxide monitor + VSD fan
- Garbage room (1 & 2): ventilation: exhaust only

- *Lighting

Must install lighting in

- Basement (1 &2): compact fluorescent. Efficiency measure: daylight sensor, and motion sensor
- Garbage rooms (1 & 2): compact fluorescent. Efficiency measure: manual on/ 2 manual off
- Waste Service Storage Room: compact fluorescent. Efficiency measure: manual on/ 2 manual off

A	Issued for DA Submission	13.12.16	JF
ISSUE	AMENDMENT	DATE	DRAWN

DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003
ALL DIMENSIONS AND DETAILS ARE TO BE CHECKED ON SITE. DRAW TO BE COMMENCED OR WORK IMPLEMENTED ARE NOT TO BE SCALED. USE DIMENSIONED DRAWINGS
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER SHEETS AND MUST BE ON SITE AND CHECKED TO ANY OTHER SURVEYS IN OPERATION
COPYRIGHT
THIS DRAWING IS THE PROPERTY OF DESIGN CUBICLE PTY LTD
COPYRIGHT ON THIS DRAWING IS VALID UP TO AND INCLUDING THE DATE OF ISSUE OF A PART WRITTEN PERMISSION WITHIN COPYRIGHT

Design Cubicle Pty Ltd
Address: 44 Sorrell Street
North Paramatta 2151 NSW
Tel: 9683 2778
Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

DRAWING TITLE: ROOF PLAN

LOCATION: CANDY'S FOLLIES

DRAWN BY: JF

CHECKED BY: FG

DATE: APRIL 16

PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1 28 INGLEBURN ROAD, LEPPINGTON

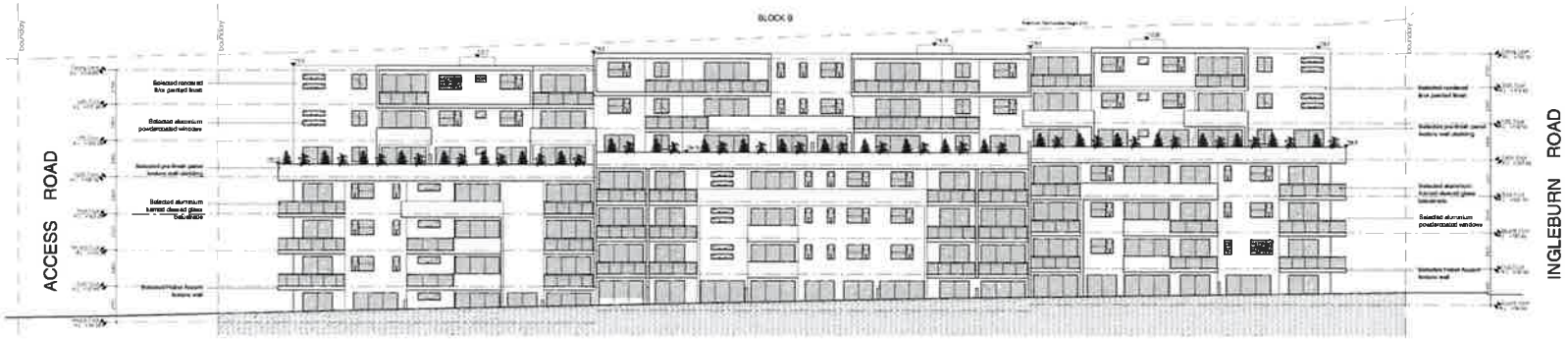
ISSUE: A

JOB No.: 150765A DA207

SCALE: 1:200 (on A1)

South-East Elevation

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 >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 4 Star system for all dwellings

*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

- Bathroom individual fan ducted to facade or roof. Operation control manual switch on/off
- A ducted individual fan, ducted to facade or roof. Operation control manual switch on/off
- 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 area
- Must install 4 Star rating taps

Energy Commitments

*Lighting

Must install lighting in

- Lift cars (No 1 2 &3) Light-emitting diode. Efficiency measure connected to lift call button
- Lobby compact fluorescent. Efficiency measure daylight sensor and 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

*Hot water

Must install a gas instantaneous 3 Star system for all dwellings

*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

- Bathroom individual fan ducted to facade or roof. Operation control manual switch on/off
- A ducted individual fan, ducted to facade or roof. Operation control manual switch on/off
- 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 area
- Must install 4 Star rating taps

Energy Commitments

*Lighting

Must install lighting in

- Lift cars (No 4 5 &6) Light emitting diode. Efficiency measure connected to lift call button
- Lobby compact fluorescent. Efficiency measure daylight sensor and motion sensor

BASIX Commitments – Common Areas (Non-Building Specific)

Water Commitments

*Fixtures

- Must install 4 Star rating toilet flushing system in any common area
- Must install 4 Star rating taps

Energy Commitments

*Ventilation

Must install ventilation in

- Basement (& 2) Ventilation (supply + exhaust) Efficiency measure
- Carbon monoxide monitor + VSD fan
- Garbage rooms (1 & 2) Ventilation exhaust only

*Lighting

Must install lighting in

- Basement (& 2) compact fluorescent. Efficiency measure daylight sensor and motion sensor
- Garbage rooms (1 & 2) compact fluorescent. Efficiency measure manual on / manual off
- Bulky Goods Storage Room compact fluorescent. Efficiency measure manual on / manual off

A	ISSUED FOR DA SUBMISSION	13.11.15	VP
ISSUE	AMENDMENT	DATE	DRAWN

DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS BELONGING TO THE SET. ANY ERRORS, OMISSIONS SO NOTIFIED.
COPYRIGHT
ARCHITECTURE DESIGN CUBICLE PTY LTD
COPYRIGHT OF THIS DRAWING IS HELD BY DESIGN CUBICLE PTY LTD
COPIES OF THIS DRAWING IS HELD BY DESIGN CUBICLE PTY LTD

design cubicle
Design Cubicle Pty Ltd
Address: 44 Scnell Street
North Parramatta 2151 NSW
Tel: 9683 2778
Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

project title: ELEVATIONS 1/2

DRAWN BY: VP
CHECKED BY: FG

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT 1
28 INGLEBURN ROAD, LEPPINGTON

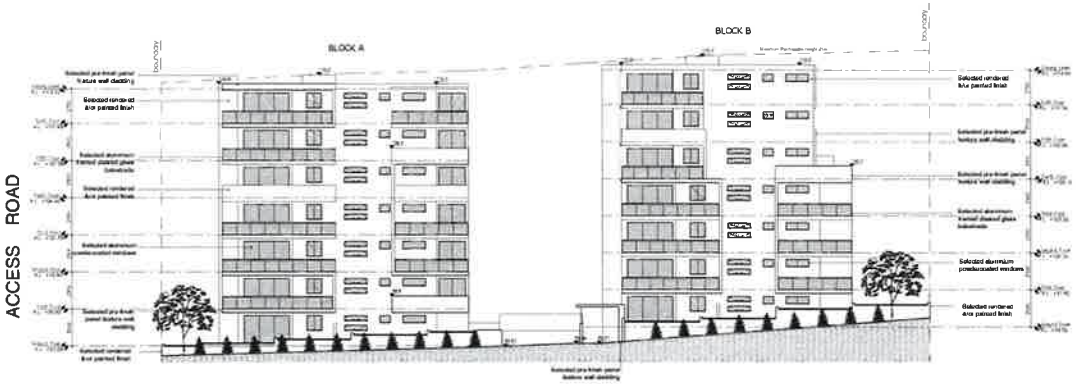
ISSUE: A

DRAWING NO: 150765A DA300

SCALE: 1:200 (on A1)

South-West Elevation (Ingleburn Road)

Scale: 1:200 (on A1)



North-East Elevation

Scale: 1:200 (on A1)

BASIX Commitments – Building A

Water Commitments

*Plumbing

Must install maximum of rainwater use tanks of minimum 5kl/house for area of land specified

*Fixtures

Must install 3 Star rating showerheads in all showers (> 6.5 but ≤ 9 L/min)
Must install 4 Star rating toilet flushing systems 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 4 Star system for all dwellings

*Cooling/Heating System

Must install 3.5 Star (new rating) rated 1 phase air conditioning of higher to the living areas of each dwelling

*Ventilation

Must install ventilation systems in:

Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off
Kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off
Laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off

*Other

Must install gas cook top 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 as:

Lift Cars (No.1 & 2): Light emitting diode. Efficiency measure: controlled to lift call button
Lobby: compact fluorescent. Efficiency measure: daylight sensor and motion sensor

BASIX Commitments – Building B

Water Commitments

*Plumbing

Must install maximum of rainwater use tanks of minimum 5kl/house throughout the area of land specified

*Fixtures

Must install 3 Star rating showerheads in all showers (> 6.5 but ≤ 9 L/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 4 Star system for all dwellings

*Cooling/Heating System

Must install 3.5 Star (new rating) rated 1 phase air conditioning of higher to the living areas of each dwelling

*Ventilation

Must install ventilation systems in:

Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off
Kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off
Laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off

*Other

Must install gas cook top 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 as:

Lift Cars (No.1 & 2): Light emitting diode. Efficiency measure: controlled to lift call button
Lobby: compact fluorescent. Efficiency measure: daylight sensor and 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 1 & 2: Ventilation (supply + exhaust). Efficiency measure: Carbon monoxide monitor + VSD fan
Garbage rooms (No.2): Ventilation exhaust only

*Lighting

Must install lighting as:

Basement (No.2): compact fluorescent. Efficiency measure: daylight sensor, and motion sensor
Garbage rooms (No.2): compact fluorescent. Efficiency measure: manual on / manual off
Bulk Garbage Storage Room: compact fluorescent. Efficiency measure: manual on / manual off

A	ISSUED FOR DA SUBMISSION	13.12.13	M
ISSUE	AMENDMENT	DATE	DRAWN

NOTE
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE. PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE COST PLAN, SPECIFICATIONS, DO NOT USE THE DRAWING IN ISOLATION.
COPYRIGHT
COPYRIGHT IN THIS DRAWING IS THE PROPERTY OF DESIGN CUBICLE PTY LTD.
COPYING OF THIS DRAWING IS MADE OF A PART WITHOUT THE PERMISSION WARRANTY PROHIBITED

design cubicle

Design Cubicle Pty Ltd
Address: 44 Sorrell Street
North Parramatta 2151 NSW
Tel: 9683 2778
Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

DRAWING TITLE: ELEVATIONS 2/2

LEGGO & MT. CAMDEN COUNCIL

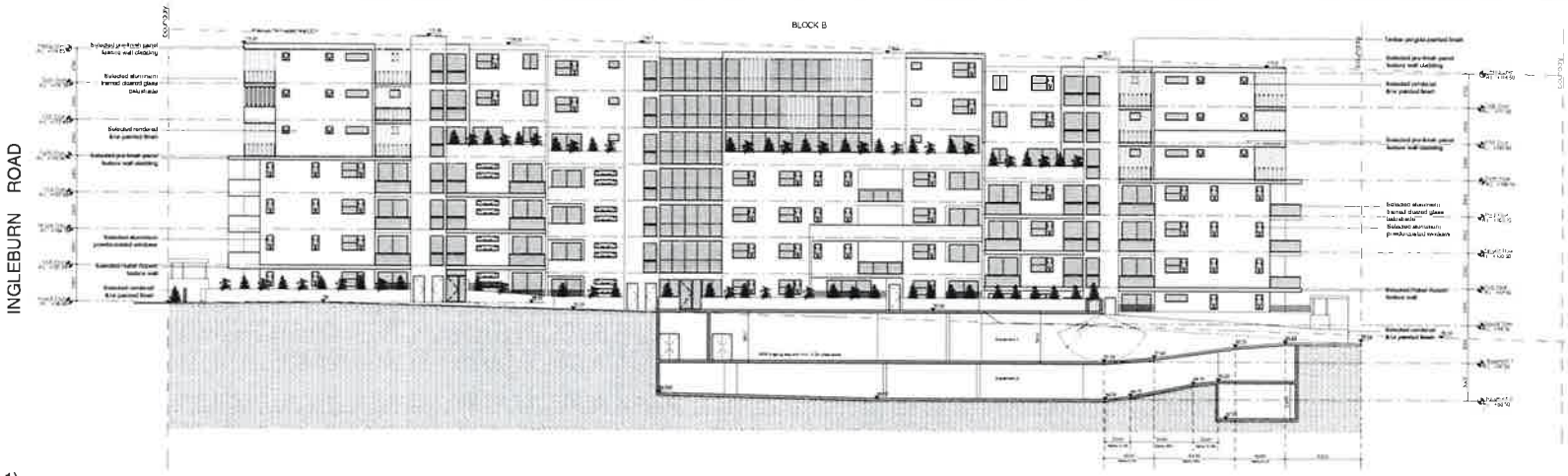
DRAWN BY: M
CHECKED BY: FC
DATE: APRIL '14

PROPOSED RESIDENTIAL DEVELOPMENT
LOT 1
28 INGLEBURN ROAD, LEPPINGTON

ISSUE: A

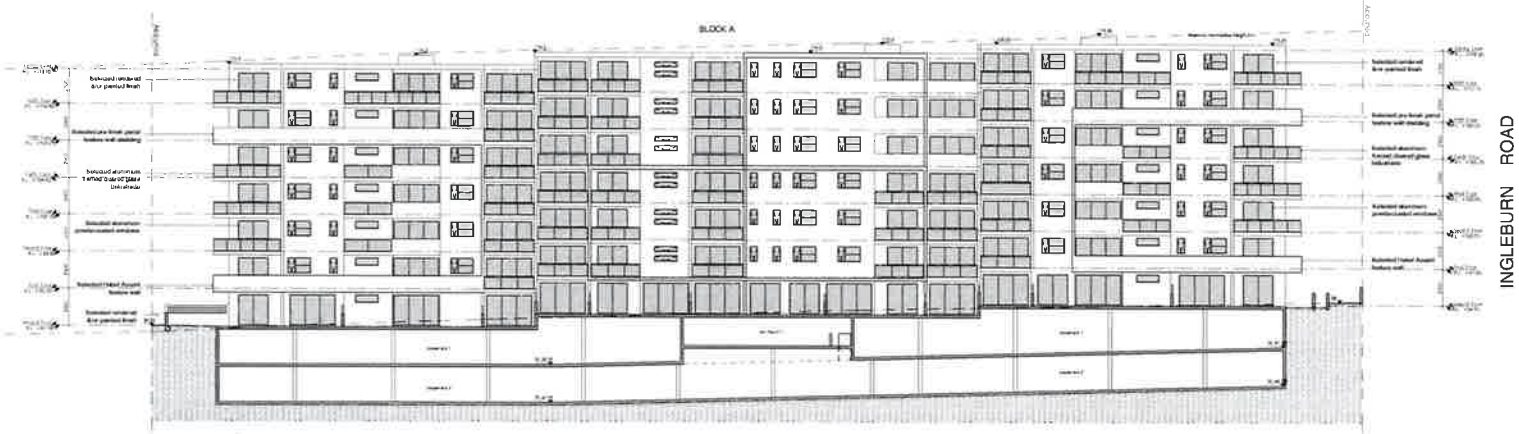
JOB No.: 150765A DA301

SCALE: 1:200 (on A1)



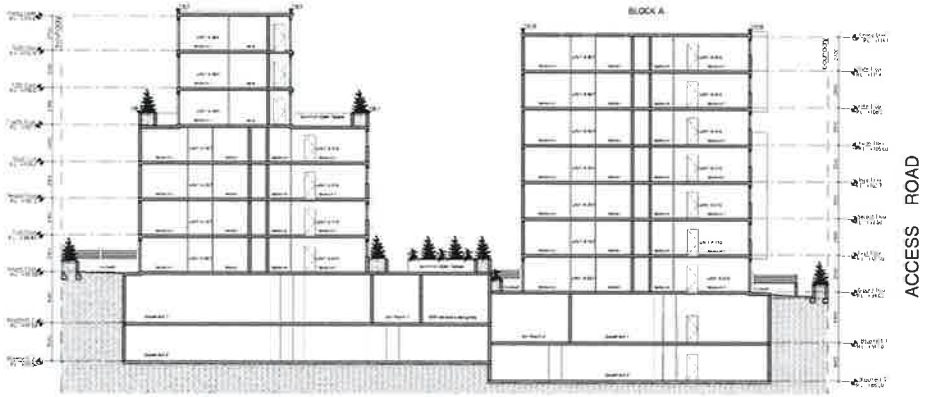
Section 1

Scale: 1:200 (on A1)



Section 2

Scale: 1:200 (on A1)



Section AA

Scale: 1:200 (on A1)

BASIX Commitments – Building A

Water Commitments

- Fixtures
  - Must install 4 Star rating showerheads in all showers (> 6 but ≤ 9 l/min)
  - Must install 6 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 3 Star system for all dwellings
- Cooling/heating system
  - Must install a ½ Star (one-tube) rating 1 phase air conditioning or higher in the living group of each dwelling
- Ventilation
  - Must install ventilation systems as:
  - Bathroom: individual fan, ducted to facade of non-operable window, manual switch on/off
  - Kitchen: individual fan, ducted to facade of non-operable window, manual switch on/off
  - Laundry: individual fan, ducted to facade of non-operable window, 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 as:

- Lift cars (Not 1.2.2.3): Light emitting diode, Efficacy minimum: connected to lift call button
- Lobby: compact fluorescent, Efficacy minimum: daylight sensor and motion sensor

BASIX Commitments – Building B

Water Commitments

- Fixtures
  - Must install indigenous or low water use species of vegetation throughout the area of total landscape
- Fixtures
  - Must install 4 Star rating showerheads in all showers (> 6 but ≤ 9 l/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 2 Star system for all dwellings
- Cooling/heating system
  - Must install 2 ½ Star (one-tube) rating 1 phase air conditioning or higher in the living group of each dwelling
- Ventilation
  - Must install ventilation systems as:
  - Bathroom: individual fan, ducted to facade of non-operable window, manual switch on/off
  - Kitchen: individual fan, ducted to facade of non-operable window, manual switch on/off
  - Laundry: individual fan, ducted to facade of non-operable window, 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 as:

- Lift cars (Not 4.1.2.3): Light emitting diode, Efficacy minimum: connected to lift call button
- Lobby: compact fluorescent, Efficacy minimum: daylight sensor and 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 as:

- Basement (1.6.2): ventilation (supply + exhaust) Efficacy minimum: Carbon monoxide (supply + exhaust) fan
- Garbage rooms (1.6.3): ventilation (supply only)

- Lighting

Must install lighting as:

- Basement (1.6.2): compact fluorescent, Efficacy minimum: manual on/off, motion sensor
- Garbage rooms (1.6.3): compact fluorescent, Efficacy minimum: manual on/off
- Bulky Goods Storage Room: compact fluorescent, Efficacy minimum: manual on/off

A	ISSUED FOR DA SUBMISSION		
ISSUE	AMENDMENT	DATE	DRAWN

design cubicle

Design Cubicle Pty Ltd
Address: 44 Sorrell Street, North Parramatta 2151 NSW
Tel: 9683 2778
Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

Sheet title: SECTIONS

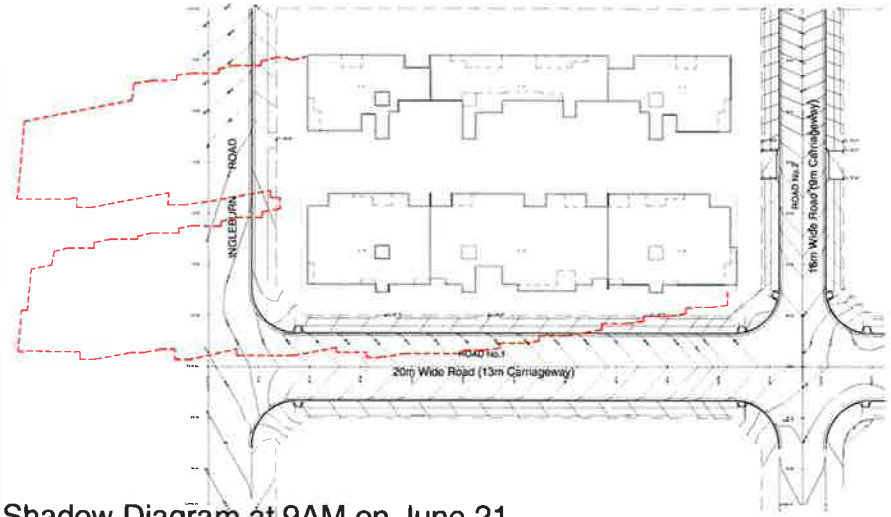
LOCATION: CANTERBURY COUNCIL

PROPOSED RESIDENTIAL DEVELOPMENT
LOT 1
28 INGLEBURN ROAD, LEPPINGTON

ISSUE: A

JOB No: 150765A DA302

SCALE: 1:200 (on A1)

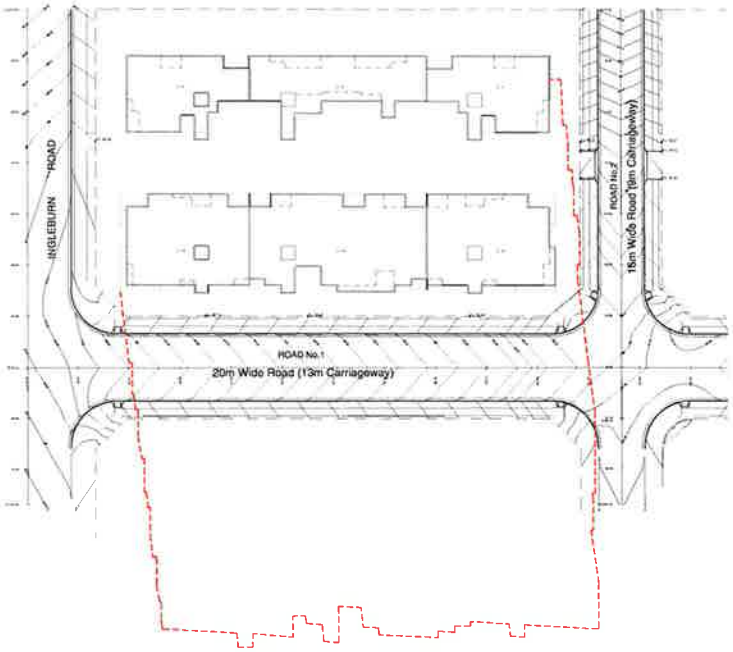


Shadow Diagram at 9AM on June 21

Scale: 1:500 (on A1)

Shadow Diagram at 12PM on June 21

Scale: 1:500 (on A1)



Shadow Diagram at 3PM on June 21

Scale: 1:500 (on A1)

BASIX Commitments – Building A

Water Commitments

*Dwelling

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

*Kitchen

Must install a 3 star rating showerhead in all showers (> 4.5 but ≤ 10 l/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 3 star system for all dwellings

*Cooling/ Heating System

Must install 3 ½ Star (new rating) rated 1 phase air conditioning or higher in the living areas of each dwelling

*Ventilation

Must install ventilation systems in

Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off

Kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off

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

*Gardens

Must install a 5 star rating bore flushing system in any common toilet

Must install 4 Star rating taps

Energy Commitments

*Lighting

Must install lighting in

Lift cars (No. 2 & 6): Light emitting diode. Efficiency measure: connected to lift call button

Lobbies: compact fluorescent. Efficiency measure: sensor and motion sensor

BASIX Commitments – Building B

Water Commitments

*Dwelling

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

*Kitchen

Must install a 3 star rating showerhead in all showers (> 4.5 but ≤ 10 l/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 3 star system for all dwellings

*Cooling/ Heating System

Must install 3 ½ Star (new rating) rated 1 phase air conditioning or higher in the living areas of each dwelling

*Ventilation

Must install ventilation systems in

Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off

Kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off

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

*Gardens

Must install a 5 star rating bore flushing system in any common toilet

Must install 4 Star rating taps

Energy Commitments

*Lighting

Must install lighting in

Lift cars (No. 2 & 6): Light emitting diode. Efficiency measure: connected to lift call button

Lobbies: compact fluorescent. Efficiency measure: sensor and motion sensor

BASIX Commitments – Common Areas (Non-Building Specific)

Water Commitments

*Gardens

Must install a 5 star rating bore flushing system in any common toilet

Must install 4 Star rating taps

Energy Commitments

*Ventilation

Must install ventilation in

Basement 1 & 2: ventilation (supply + exhaust). Efficiency measure: Carbon monoxide monitor + 4000 fans

Garbage rooms (No. 2): Ventilation exhaust only

*Lighting

Must install lighting in

Basement (1 & 2): compact fluorescent. Efficiency measure: sensor, motion sensor and motion sensor

Garbage rooms (No. 2): compact fluorescent. Efficiency measure: manual on / manual off

Bulky Goods Storage Room: compact fluorescent. Efficiency measure: manual on / manual off

SCALE	AMENDMENT	DATE	DRAWN

DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2005
ALL DRAWINGS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS BELONGING THE SAME DRAWING NUMBER / SUBMISSION, AS MAY BE ISSUED.
COPYRIGHT
REPRODUCTION OR TRANSMISSION IN THE COPYRIGHT IN THE DESIGN CUBICLE PTY LTD. COPIES OF THIS THE DRAWING IN WHOLE OR IN PART WHICH BEARS A REPRODUCTION NOTICE / COPYRIGHT

design cubicle

Design Cubicle Pty Ltd
Address: 44 Sorrell Street
North Parramatta 2151 NSW
Tel: 9683 2778
Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

DRAWING TITLE: SHADOW DIAGRAM

DRAWING NO: DA600

PROPOSED RESIDENTIAL DEVELOPMENT
LOT 1
28 INGLEBURN ROAD, LEPPINGTON

ISSUE: A

JOB NO: 150765A

SCALE: 1:200 (on A1)