Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DESIGN CUBICLE PTY LTD
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PROJECT NO:
150744

DATE:
Sept 2015

DA ISSUE

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ARCHITECTURAL SOLUTIONS

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

Energy Commitments:
*Hotwater
- Must install gas instantaneous 5 Star.
*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,
- 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
*Fixtures
Dishwasher - 4 5*, Clothes Dryer 5*,
*Lighting
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

*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 & 4): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No 1): compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

*Central energy system
- Lift (No 1, 2, 3 & 4): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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

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Water Commitments:
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*Lighting
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-Must install a central hot water system solar gas boosted

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 - All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan
- Basement 2- All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan
-Garbage room(Basement 01): Ventilation exhaust only.
- Bulky Storage Goods Room (Basement 01) - Ventilation exhaust only.
- Plant or Service Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.
- Plant or Store Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.

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Must install lighting in:
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DESIGN FACTS

Site Area 1		17410.4 m²	
Site Area 2 (Excl. Road, RE1, SP2 & R4 Riparian Zone Deductions)		7088 m²	
	Required/allowed	Provided	
Total Built-up Area		14730.0 m²	
FSR		2.07 :1	
Permissible Height	16m	Bldg A	17.70 max. (Parapet) 21.60m max. (Lift Core) 20.40m max. (Stair Core)
		Bldg B	17.72m max. (Parapet) 19.80m max. (Lift Core) 18.60m max. (Stair Core)
Primary Street Setback	6m	6m	
Side and rear Setback	6m	6m	
Site coverage		3402.1m² (48%)	
Car Spaces (Residential)	1 / 1b Unit = 23 1 / 2b Unit = 145 1.5 / 3b Unit= 15 TOTAL : 183 spaces	183	
Car Spaces (Visitor)	1 Space / 2.5 Units = 71.2	72	
Car Spaces (Total)	254.2	255	
Accesible Car Spaces	1 Space / 10 Units = 17.8	18	
Bicycle spaces	1 Space / 3 Units = 59.3	60	
Private Open Space	min. 10m²/unit	min 10m²/unit	
Communal Open Space	1772m² (25% of Site Area 2)	5603.3 m2 (79%)	
Communal Open Space (Breakdown)			
Min. 40% on Ground Floor	708.8m²	2423.3 m2	
Max. 30% on Rooftop	531.6m²	3180 m2	
Landscape Area		2865.74m² (40.4%)	
Deep soil area		1171.25 m² (16.5%)	
Unit Breakdown		2 x Studio 21 x 1 bedroom 145 x 2 bedroom 10 x 3 bedroom	
Total Units		178 Units	

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

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BASIX Commitments- BUILDING B

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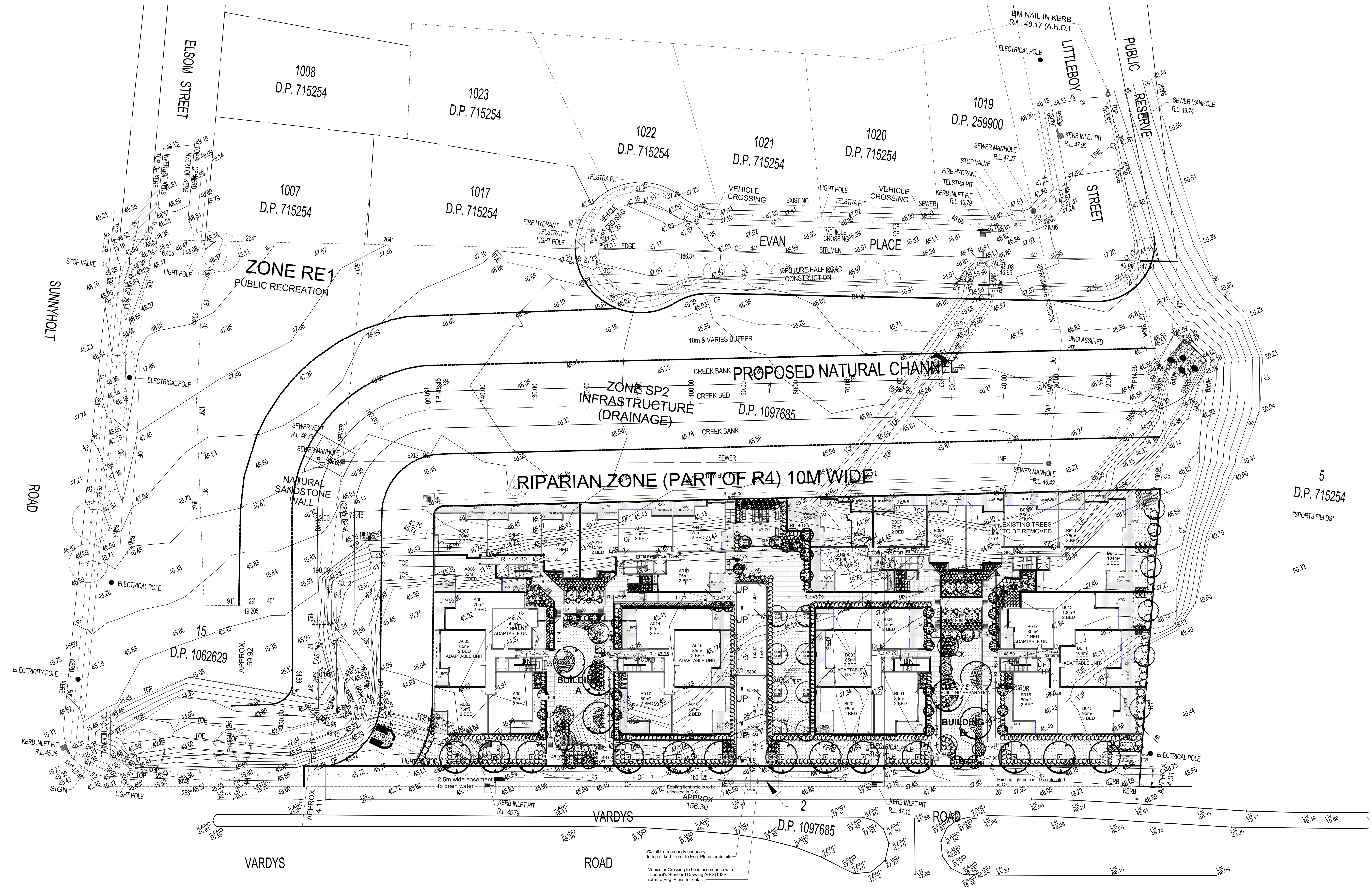

1 Overall Site Plan
1 : 400(on A1)

ISSUE	DATE	REVISION	BY
D	2.11.20	Revised in response to Council's email dated 30/10/20	MT
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
B	26.6.20	Revised in response to Council letter dated 12-6-20	MT
A	26.11.18	Issued for DA Submission	MN

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Overall Site Plan

DATE: Sept 2015
SCALE: As indicated
DRAWING No: DA 200
ISSUE: D
DRAWN BY: MN
PROJECT NO: 150744

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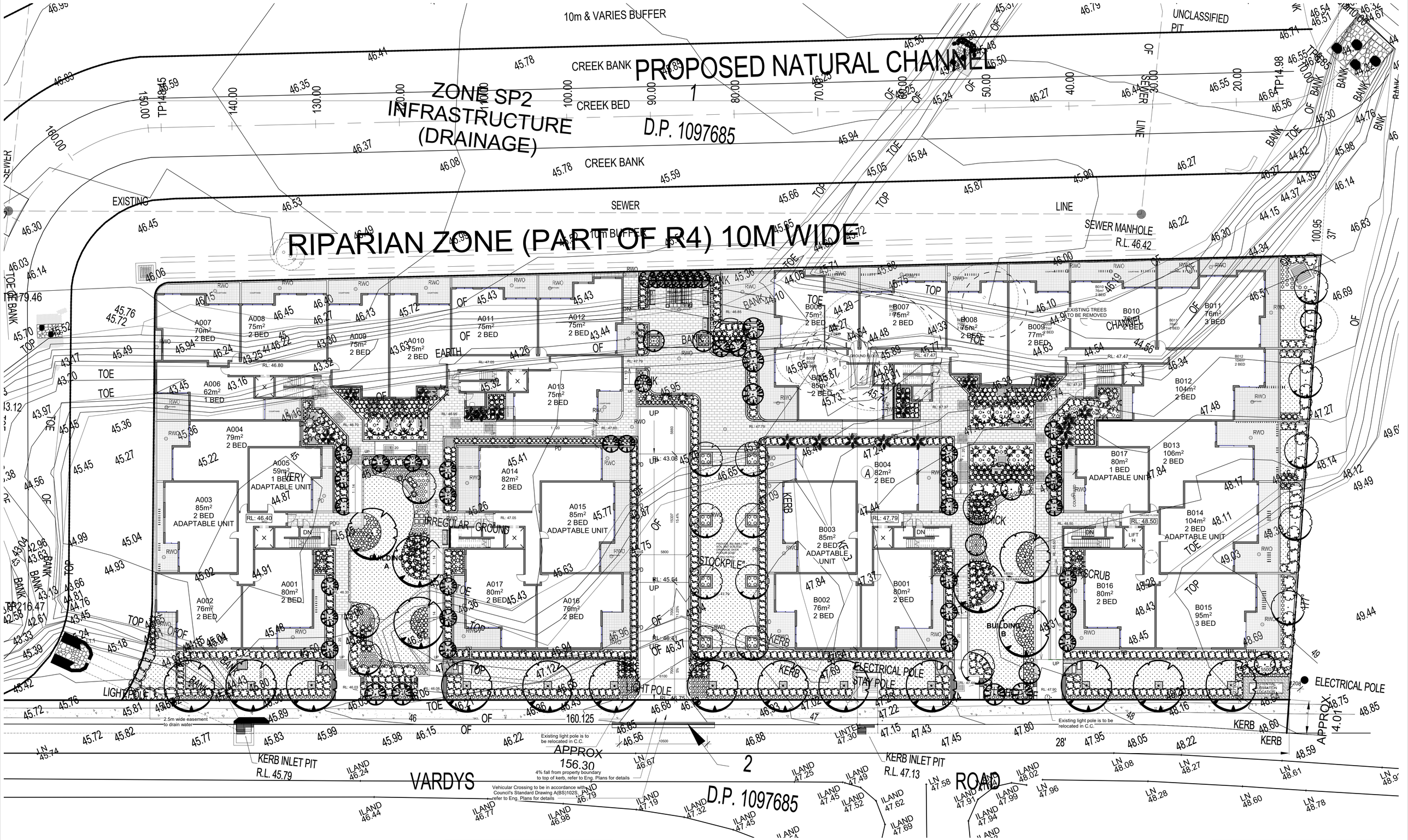

1 Overall Site Plan
1 : 200(on A1)

ISSUE	DATE	REVISION	BY
D	2.11.20	Revised in response to Council's email dated 30/10/20	MT
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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Site Plan

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	1 : 200	DA 201	D
DRAWN BY: MN	PROJECT NO: 150744		

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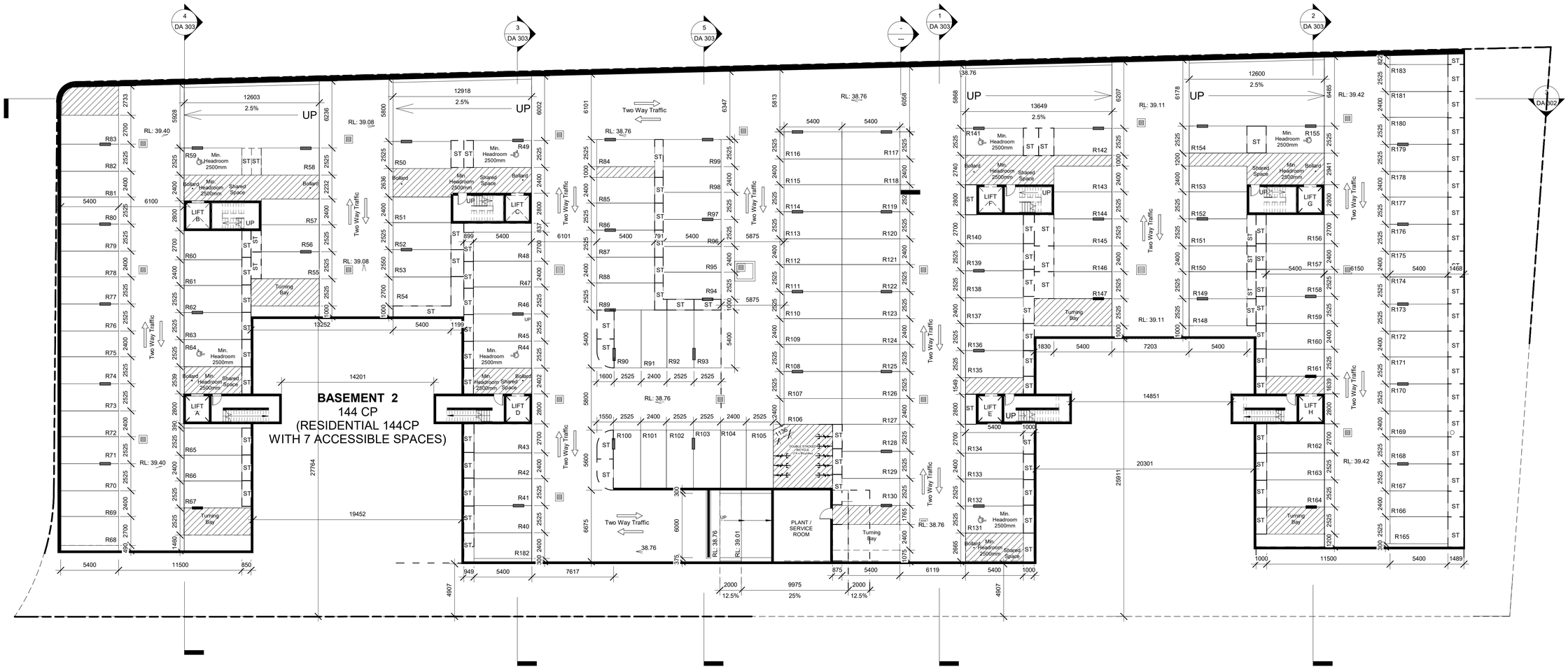

1 Basement 2 Plan

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

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***Hotwater**
- Must install gas instantaneous 5 Star.

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***Ventilation**

Must install ventilation systems in:
- Bathroom: individual fan, ducted to facade or roof;
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-Laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off

***Fixtures**

Dishwasher - 4.5*, Clothes Dryer 5*,

***Lighting**
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

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

Common Areas

Water Commitments:

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BASIX Commitments- BUILDING B

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BASIX Commitments- Common Areas (Non-Building Specific)

Water Commitments:

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Energy Commitments:

***Ventilation**

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PROJECT:

Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:

Basement 2 Plan

DATE: Sept 2015	SCALE: As indicated	DRAWING No: DA 202	ISSUE: D
DRAWN BY: MN	PROJECT NO: 150744		

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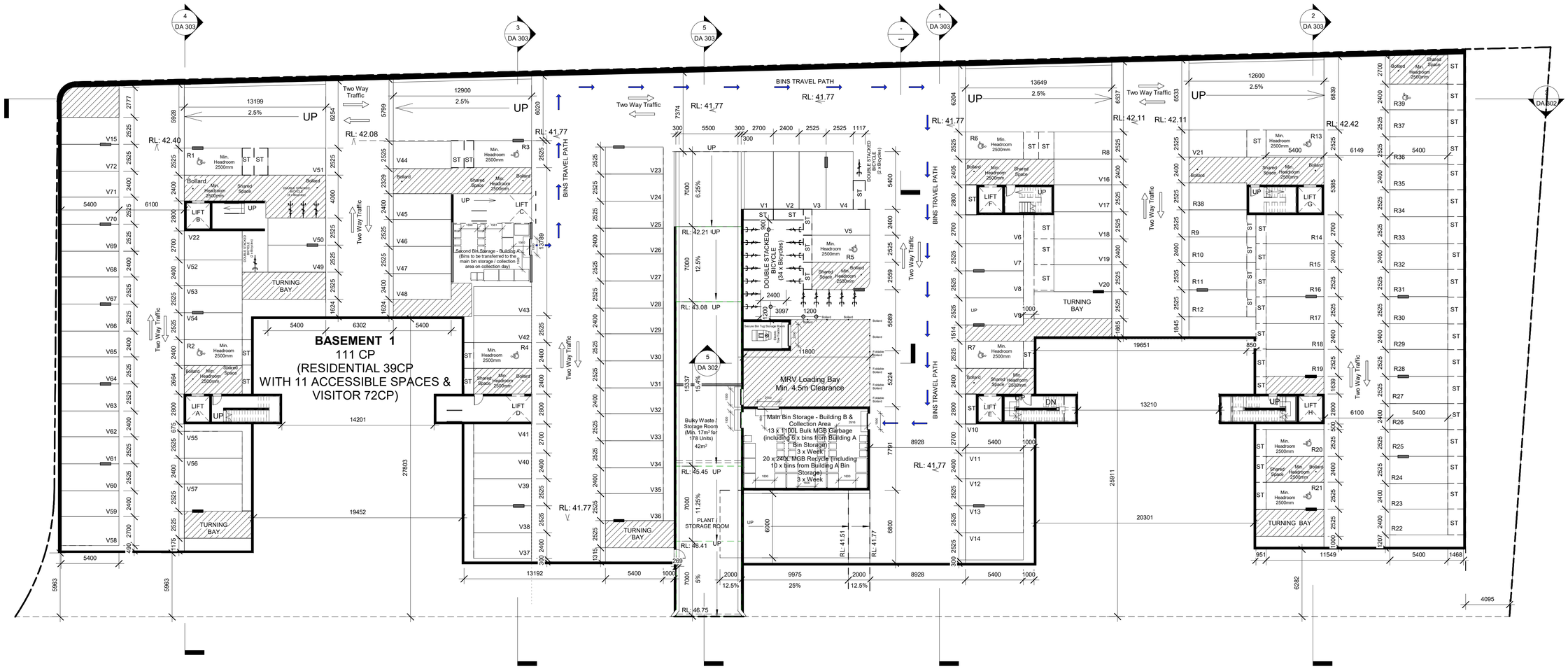

1 Basement 1 Plan

1 : 200(on A1)

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- 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 & 4): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

Central energy system
- Lift (No 1, 2, 3 & 4): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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

Energy Commitments:
Hotwater
- Must install gas instantaneous 5 Star.

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;
- 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

Fixtures
Dishwasher - 4.5*, Clothes Dryer 5*,

Lighting
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

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 5, 6, 7 & 8): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

Central energy system
- Lift (No 5, 6, 7 & 8): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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 - All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
- Basement 2- All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
-Garbage rooms(Basement 01): Ventilation exhaust only.
- Bulky Storage Goods Room (Basement 01) - Ventilation exhaust only.
- Plant or Service Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.
- Plant or Store Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.

Lighting
Must install lighting in:
- All Basements : compact fluorescent; Efficiency measure: daylight sensors and motion sensor
- Garbage rooms(Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service room (No 1&2): compact fluorescent; Efficiency measure: manual on / manual off.
- Bulky Storage Goods Room (Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Store Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.

ISSUE	DATE	REVISION	BY
D	2.11.20	Revised in response to Council's email dated 30/10/20	MT
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
B	26.6.20	Revised in response to Council letter dated 12-6-20	MT
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ARCHITECTURAL SOLUTIONS

PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Basement 1 Plan

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	As indicated	DA 203	D
DRAWN BY: MN	PROJECT NO: 150744		

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DA ISSUE

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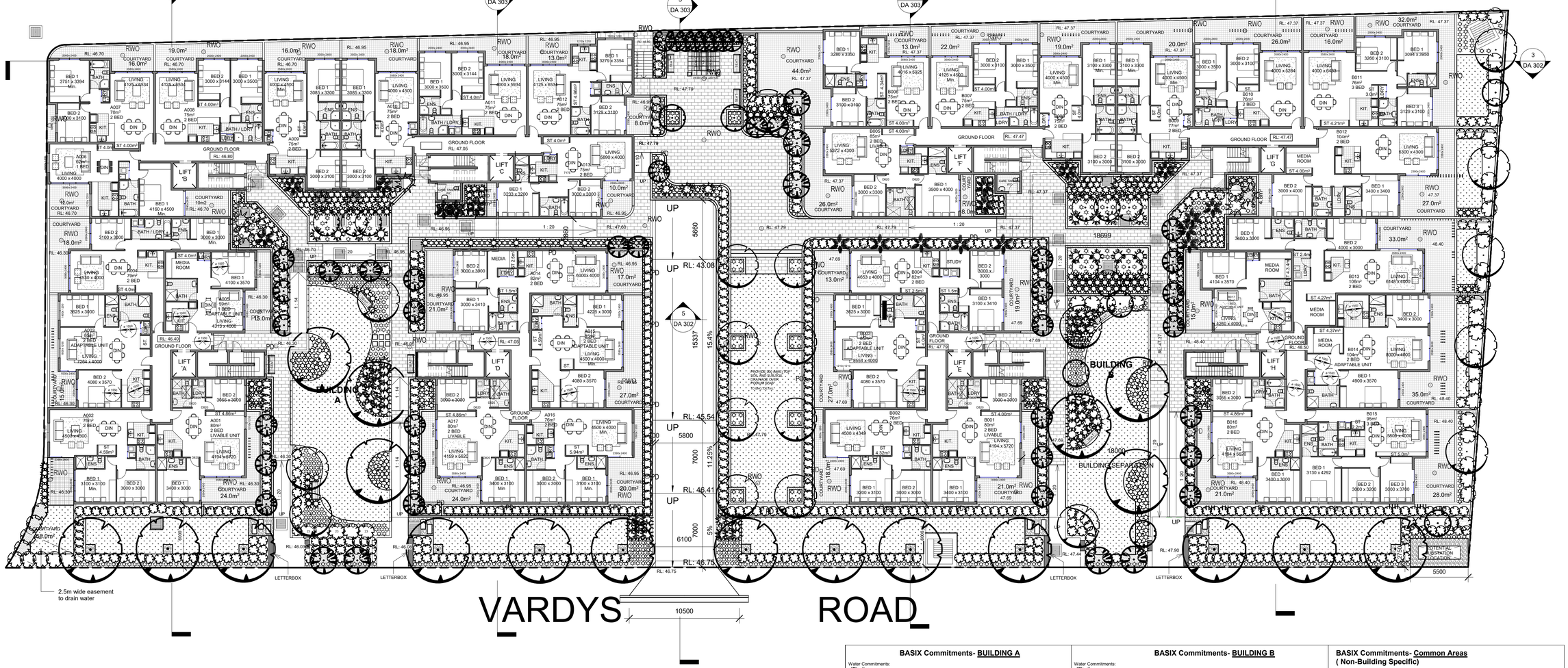

1 Ground Floor Plan

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

Energy Commitments:
***Hotwater**
- Must install gas instantaneous 5 Star.

***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;
- 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

***Fixtures**
Dishwasher - 4.5*, Clothes Dryer 5*,

***Lighting**
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

***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 & 4): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No 1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**
- Lift (No 1, 2, 3 & 4): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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

Energy Commitments:
***Hotwater**
- Must install gas instantaneous 5 Star.

***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;
- 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

***Fixtures**
Dishwasher - 4.5*, Clothes Dryer 5*,

***Lighting**
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

***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 5, 6, 7 & 8): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**
- Lift (No.5, 6, 7 & 8): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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 - All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan
- Basement 2- All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
-Garbage rooms(Basement 01): Ventilation exhaust only.
- Bulky Storage Goods Room (Basement 01) - Ventilation exhaust only.
- Plant or Service Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.
- Plant or Store Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.

***Lighting**
Must install lighting in:
- All Basements : compact fluorescent; Efficiency measure: daylight sensors and motion sensor.
- Garbage rooms(Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service room (No 1&2): compact fluorescent; Efficiency measure: manual on / manual off.
- Bulky Storage Goods Room (Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Store Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Ground Floor Plan

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	As indicated	DA 204	D
DRAWN BY: MN	PROJECT NO: 150744		

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DA ISSUE

2/11/2020 11:35:22 PM

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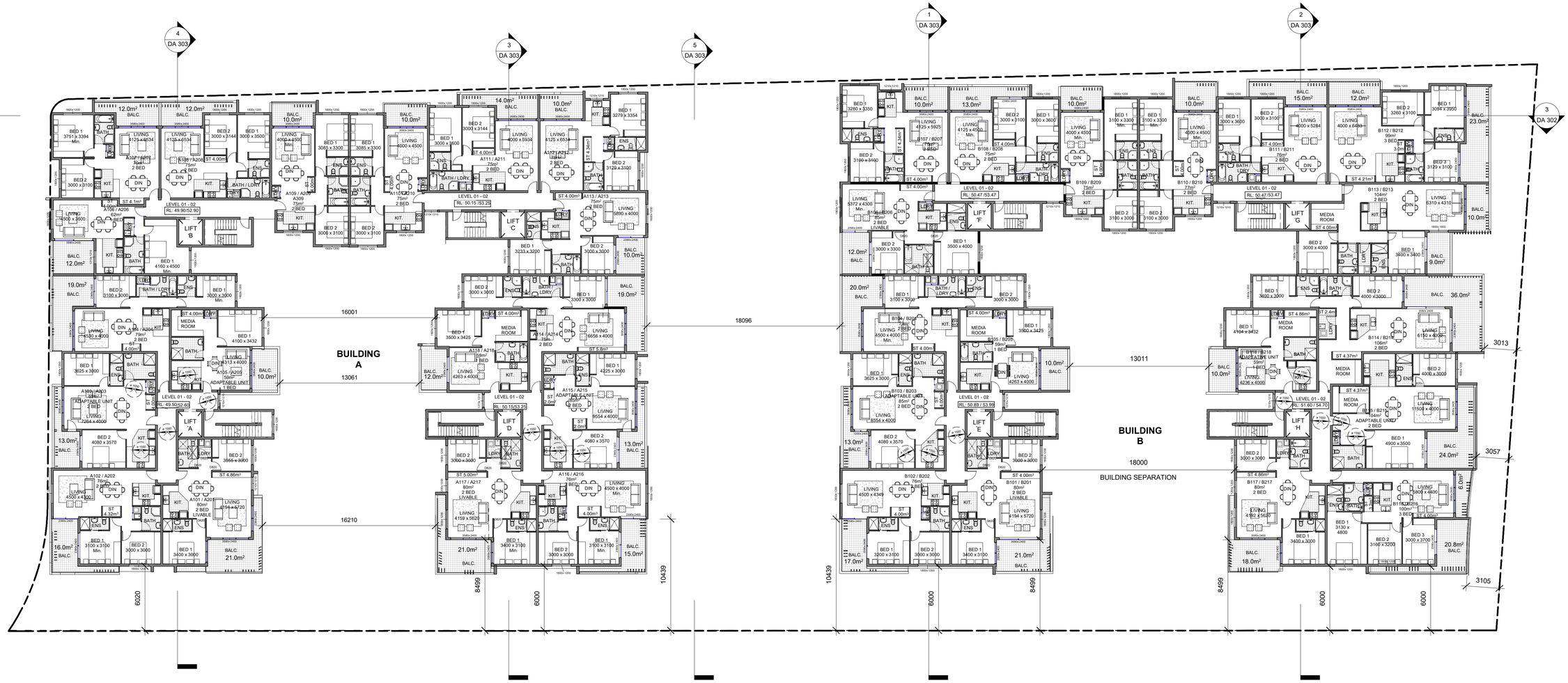

1 Level 1 - 2 Plan

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

Energy Commitments:
*Hotwater
- Must install gas instantaneous 5 Star.
*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;
- 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
*Fixtures
Dishwasher - 4.5*, Clothes Dryer 5*,
*Lighting
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

*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 & 4): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

*Central energy system
- Lift (No.1, 2, 3 & 4): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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

Energy Commitments:
*Hotwater
- Must install gas instantaneous 5 Star.
*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;
- 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
*Fixtures
Dishwasher - 4.5*, Clothes Dryer 5*,
*Lighting
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

*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.5, 6, 7 & 8); compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

*Central energy system
- Lift (No.5, 6, 7 & 8): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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 - All Buildings; Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
- Basement 2- All Buildings; Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
-Garbage rooms(Basement 01): Ventilation exhaust only.
- Bulky Storage Goods Room (Basement 01) - Ventilation exhaust only.
- Plant or Service Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.
- Plant or Store Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.

*Lighting
Must install lighting in:
- All Basements : compact fluorescent; Efficiency measure: daylight sensors and motion sensor.
- Garbage rooms(Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service room (No 1&2): compact fluorescent; Efficiency measure: manual on / manual off.
- Bulky Storage Goods Room (Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Store Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Level 1 - 2 Plan

DATE: Sept 2015	SCALE: As indicated	DRAWING No: DA 205	ISSUE: D
DRAWN BY: MN	PROJECT NO: 150744		

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DA ISSUE

2/11/2020 11:35:28 PM

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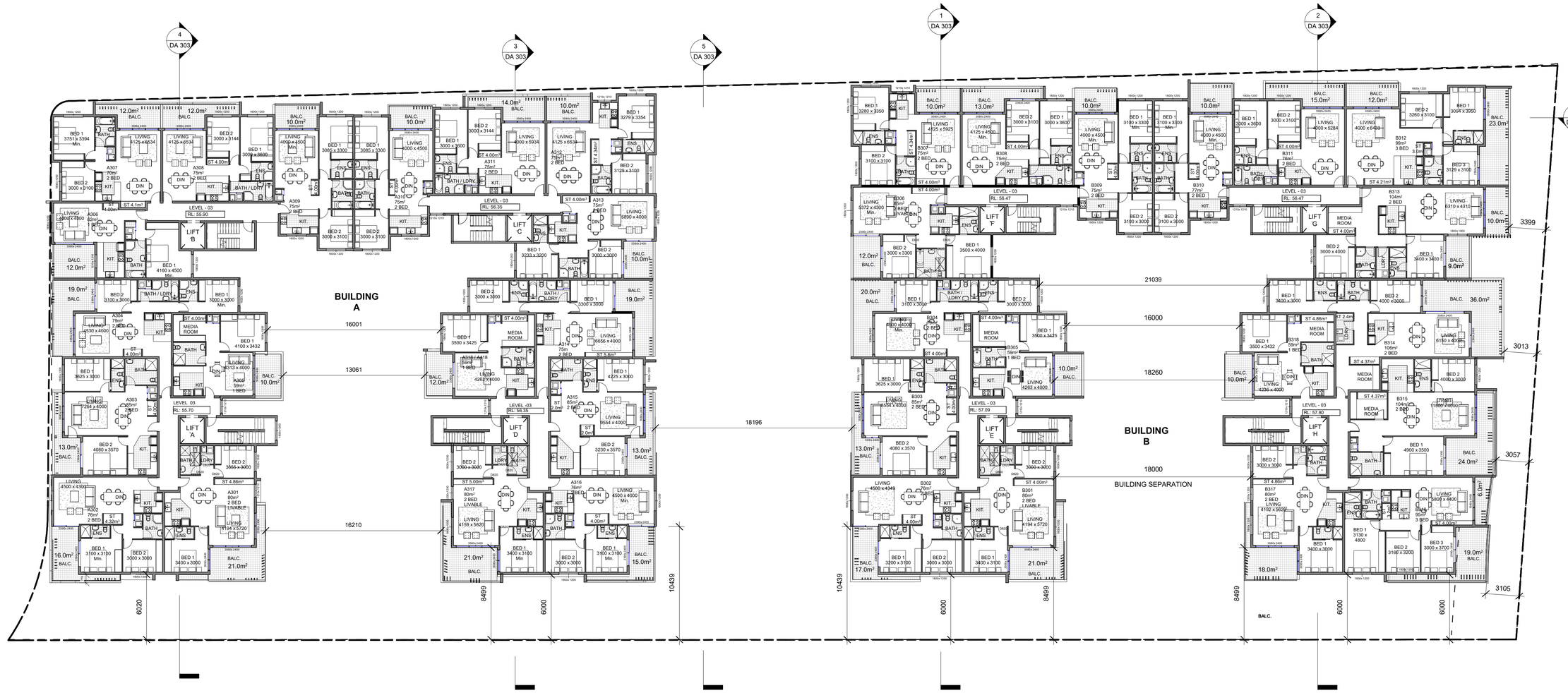

1 Level 3 Plan

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

Energy Commitments:
***Hotwater**
- Must install gas instantaneous 5 Star.

***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;
- 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

***Fixtures**
Dishwasher - 4.5*, Clothes Dryer 5*,

***Lighting**
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

***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 & 4): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**
- Lift: (No 1, 2, 3 & 4) Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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

Energy Commitments:
***Hotwater**
- Must install gas instantaneous 5 Star.

***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;
- 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

***Fixtures**
Dishwasher - 4.5*, Clothes Dryer 5*,

***Lighting**
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

***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 5, 6, 7 & 8): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**
- Lift: (No 5, 6, 7 & 8) Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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 - All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan
- Basement 2- All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan
-Garbage rooms(Basement 01): Ventilation exhaust only.
- Bulky Storage Goods Room (Basement 01) - Ventilation exhaust only.
- Plant or Service Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.
- Plant or Store Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.

***Lighting**
Must install lighting in:
- All Basements : compact fluorescent; Efficiency measure: daylight sensors and motion sensor.
- Garbage rooms(Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service room (No 1&2): compact fluorescent; Efficiency measure: manual on / manual off.
- Bulky Storage Goods Room (Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Store Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Level 3 Plan

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	As indicated	DA 206	D
DRAWN BY: MN	PROJECT NO: 150744		

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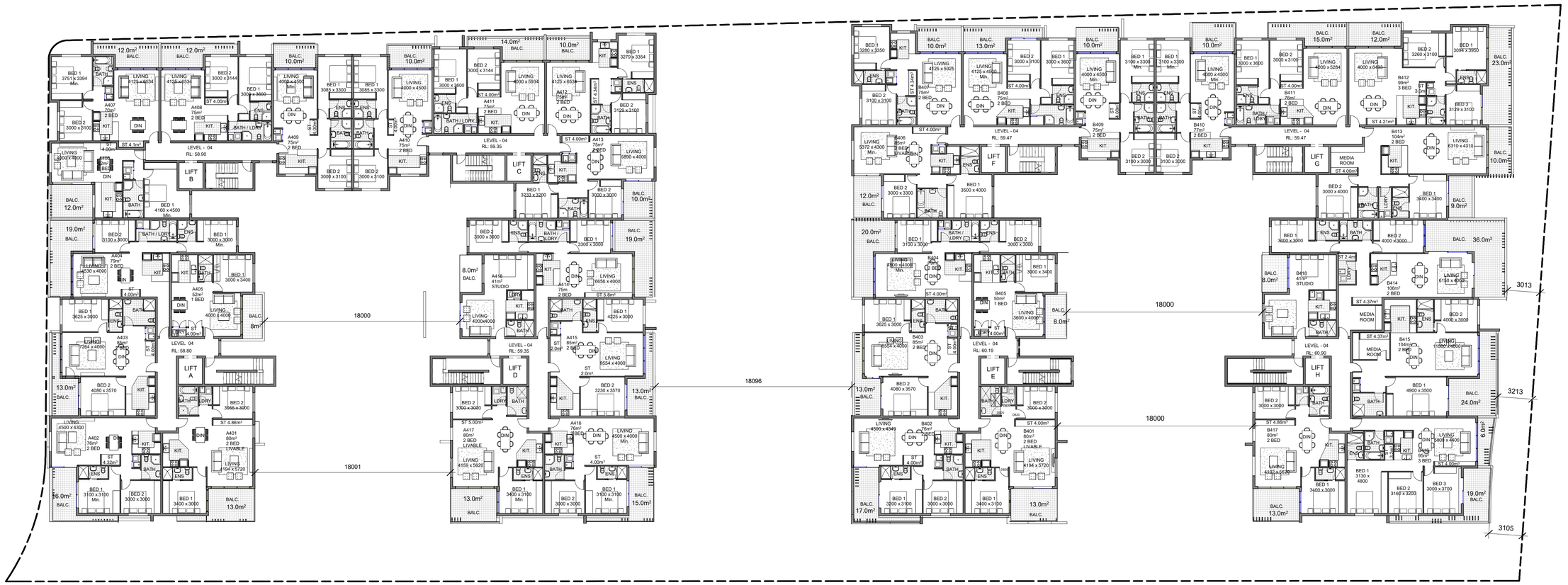
NORTH

DA ISSUE

2/11/2020 11:35:40 PM

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

Energy Commitments:
***Hotwater**
- Must install gas instantaneous 5 Star.

***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;
- 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

***Fixtures**
Dishwasher - 4.5*, Clothes Dryer 5*,

***Lighting**
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

***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 & 4): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**
- Lift (No 1, 2, 3 & 4): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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

Energy Commitments:
***Hotwater**
- Must install gas instantaneous 5 Star.

***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;
- 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

***Fixtures**
Dishwasher - 4.5*, Clothes Dryer 5*,

***Lighting**
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

***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 5, 6, 7 & 8): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**
- Lift (No 5, 6, 7 & 8): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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 - All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
- Basement 2- All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
-Garbage rooms(Basement 01): Ventilation exhaust only.
- Bulky Storage Goods Room (Basement 01) - Ventilation exhaust only.
- Plant or Service Room (Basement 02) - Ventilation exhaust only,Efficiency measure: Continuous.
- Plant or Store Room (Basement 02) - Ventilation exhaust only,Efficiency measure: Continuous.

***Lighting**
Must install lighting in:
- All Basements : compact fluorescent; Efficiency measure: daylight sensors and motion sensor.
- Garbage rooms(Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service room (No 1&2): compact fluorescent; Efficiency measure: manual on / manual off.
- Bulky Storage Goods Room (Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Store Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.

1 **Level 4**
1 : 200(on A1)

ISSUE	DATE	REVISION	BY
D	2.11.20	Revised in response to Council's email dated 30/10/20	MT
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
B	26.6.20	Revised in response to Council letter dated 12-6-20	MT

design cubicle ARCHITECTURAL SOLUTIONS

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Level 4 Plan

DATE: Sept 2015	SCALE: As indicated
DRAWN BY: Author	PROJECT NO: 150744
DRAWING No: DA 207	ISSUE: D

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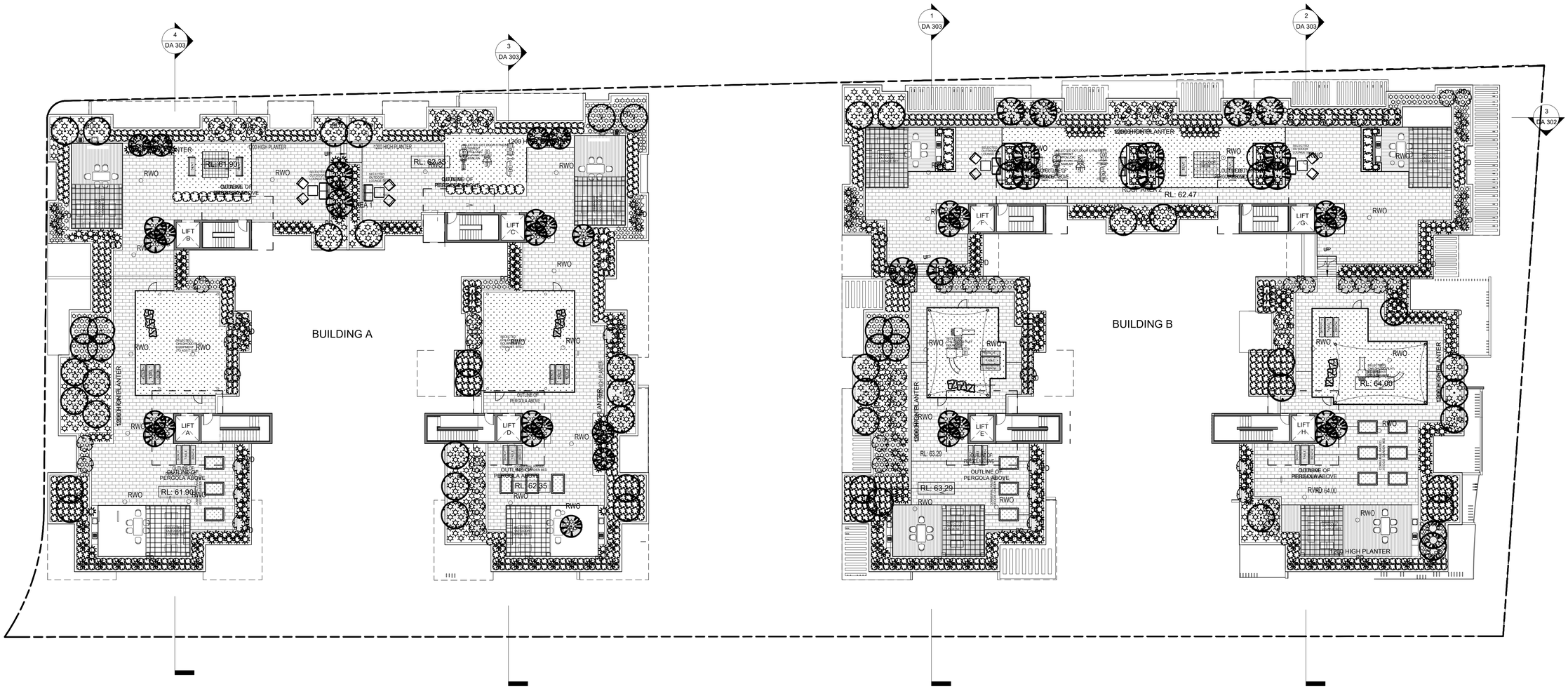
ABN: 47 116316 333

NORTH

DA ISSUE

2/11/2020 11:35:46 PM



1 Roof Plan

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

Energy Commitments:
Hotwater
- Must install gas instantaneous 5 Star.

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;
- 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

Fixtures
Dishwasher - 4.5*, Clothes Dryer 5*,

Lighting
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

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 & 4): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

Central energy system
- Lift (No 1, 2, 3 & 4): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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

Energy Commitments:
Hotwater
- Must install gas instantaneous 5 Star.

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

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Must install ventilation systems in:
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Fixtures
Dishwasher - 4.5*, Clothes Dryer 5*,

Lighting
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

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 5, 6, 7 & 8): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

Central energy system
- Lift (No 5, 6, 7 & 8): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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 - All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
- Basement 2- All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
-Garbage rooms(Basement 01): Ventilation exhaust only.
- Bulky Storage Goods Room (Basement 01) - Ventilation exhaust only.
- Plant or Service Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.
- Plant or Store Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.

Lighting
Must install lighting in:
- All Basements : compact fluorescent; Efficiency measure: daylight sensors and motion sensor.
- Garbage rooms(Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service room (No 1&2): compact fluorescent; Efficiency measure: manual on / manual off.
- Bulky Storage Goods Room (Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Store Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.

ISSUE	DATE	REVISION	BY
D	2.11.20	Revised in response to Council's email dated 30/10/20	MT
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
B	26.6.20	Revised in response to Council letter dated 12-6-20	MT
A	26.11.18	Issued for DA Submission	MN

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Roof Plan

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	As indicated	DA 208	D
DRAWN BY: MN	PROJECT NO: 150744		

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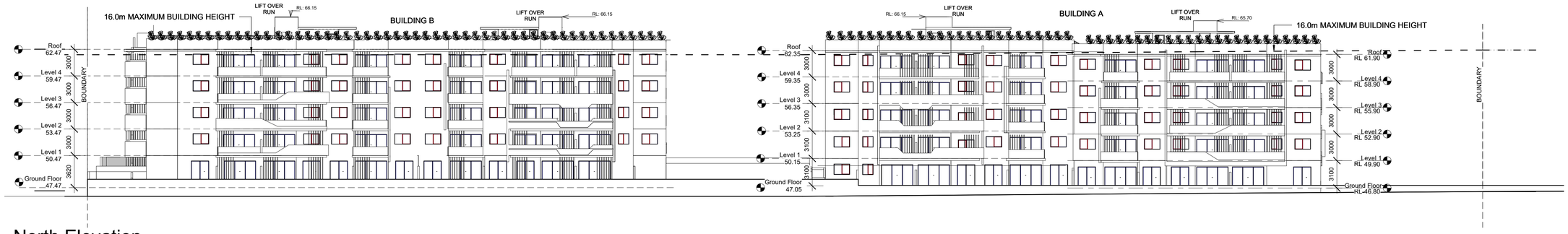
ABN: 47 116316 333

NORTH

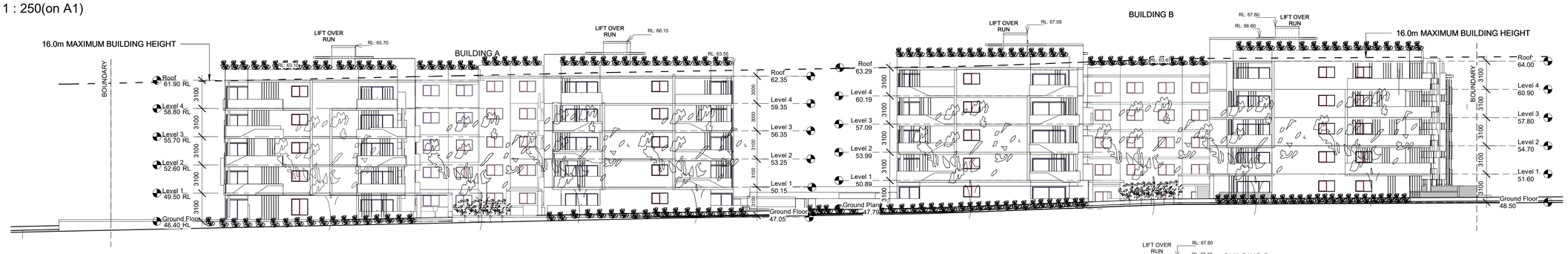
DA ISSUE

2/11/2020 11:36:04 PM



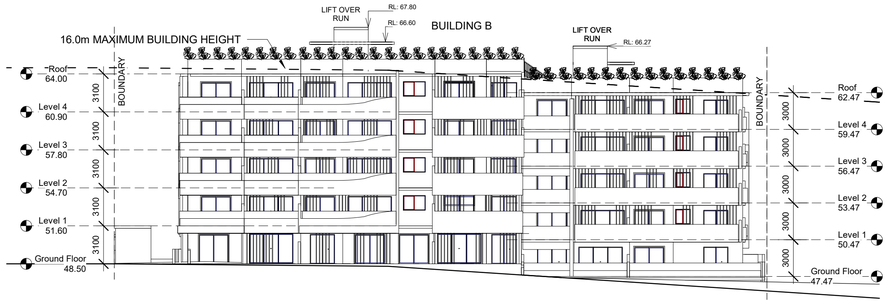
1 North Elevation

1 : 250(on A1)



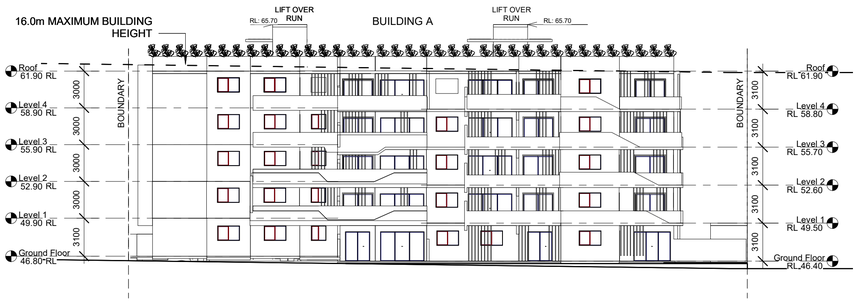
2 South Elevation

1 : 250(on A1)



3 East Elevation

1 : 250(on A1)



4 West Elevation

1 : 250(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 4 Star rating showerheads in all showers.(>4.5 but <=6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 4 Star rating taps in each kitchen.
- Must install 4 Star rating taps in each bathroom.

Energy Commitments:
***Hotwater**
- Must install gas instantaneous 5 Star.

***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;
- 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

***Fixtures**
Dishwasher - 4.5*, Clothes Dryer 5*,

***Lighting**
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

***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 & 4): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**
- Lift (No 1, 2, 3 & 4): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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

Energy Commitments:
***Hotwater**
- Must install gas instantaneous 5 Star.

***Cooling/ Heating System**
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***Ventilation**
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***Fixtures**
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- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

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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 5, 6, 7 & 8): compact fluorescent; Efficiency measure: connected to lift call button.
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- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**
- Lift (No 5, 6, 7 & 8): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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 - All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
- Basement 2- All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
-Garbage rooms(Basement 01): Ventilation exhaust only.
- Bulky Storage Goods Room (Basement 01) - Ventilation exhaust only.
- Plant or Service Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.
- Plant or Store Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.

***Lighting**
Must install lighting in:
- All Basements : compact fluorescent; Efficiency measure: daylight sensors and motion sensor.
- Garbage rooms(Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
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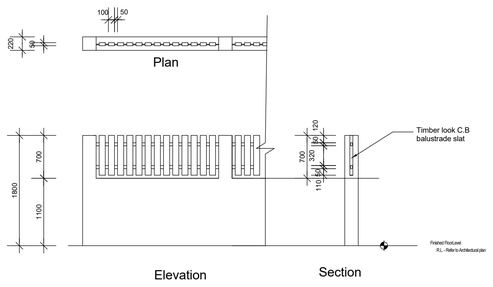

5 Fence Detail - North, East & West Boundary Fencing

1 : 50(on A1)

ISSUE	DATE	REVISION	BY
D	2.11.20	Revised in response to Council's email dated 30/10/20	MT
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
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ARCHITECTURAL SOLUTIONS

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
External Elevations & Fence Detail

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	As indicated	DA 300	D
DRAWN BY: MN	PROJECT NO: 150744		

DO NOT SCALE

NORTH

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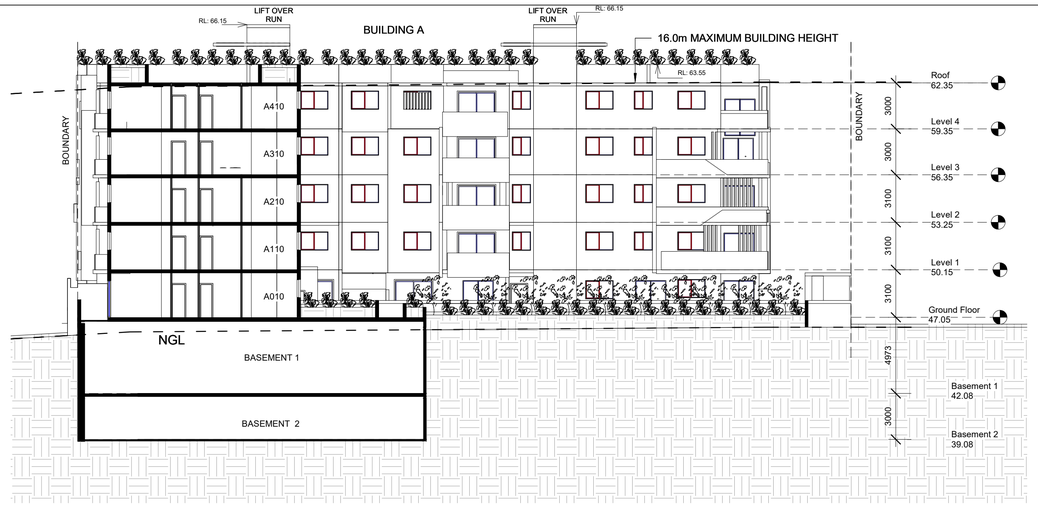


1 Interior West Elevation - Building A

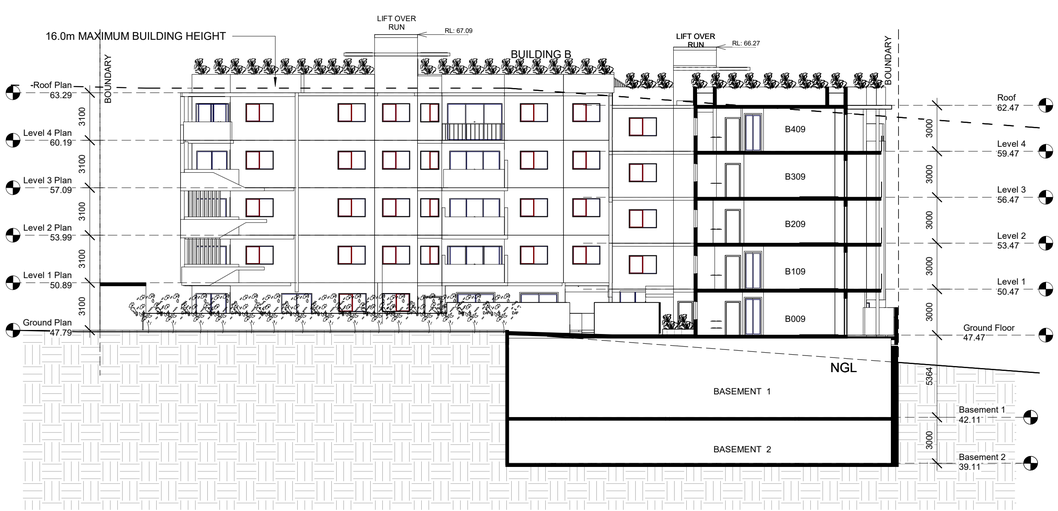
1 : 200(on A1)

2 Interior West Elevation - Building B

1 : 200(on A1)

3 Interior East Elevation - Building A

1 : 200(on A1)



4 Interior East Elevation - Building B

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

Energy Commitments:
***Hotwater**
- Must install gas instantaneous 5 Star.

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

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-Laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off

***Fixtures**
Dishwasher - 4.5*, Clothes Dryer 5*.

***Lighting**
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

***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 & 4); compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**
- Lift (No 1, 2, 3 & 4)- Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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

Energy Commitments:
***Hotwater**
- Must install gas instantaneous 5 Star.

***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;
- 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

***Fixtures**
Dishwasher - 4.5*, Clothes Dryer 5*.

***Lighting**
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

***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 5, 6, 7 & 8); compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**
- Lift (No 5, 6, 7 & 8)- Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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 - All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
- Basement 2- All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
-Garbage rooms(Basement 01): Ventilation exhaust only.
- Bulky Storage Goods Room (Basement 01) - Ventilation exhaust only.
- Plant or Service Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.
- Plant or Store Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.

***Lighting**
Must install lighting in:
- All Basements : compact fluorescent; Efficiency measure: daylight sensors and motion sensor.
- Garbage rooms(Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service room (No 1&2); compact fluorescent; Efficiency measure: manual on / manual off.
- Bulky Storage Goods Room (Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Store Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.

ISSUE	DATE	REVISION	BY
D	2.11.20	Revised in response to Council's email dated 30/10/20	MT
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
B	26.6.20	Revised in response to Council letter dated 12-6-20	MT
A	26.11.18	Issued for DA Submission	MN

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Interior Elevations 1 of 2

DATE: Sept 2015	SCALE: As indicated	DRAWING No: DA 301	ISSUE: D
DRAWN BY: MN	PROJECT NO: 150744		
DO NOT SCALE		NORTH	

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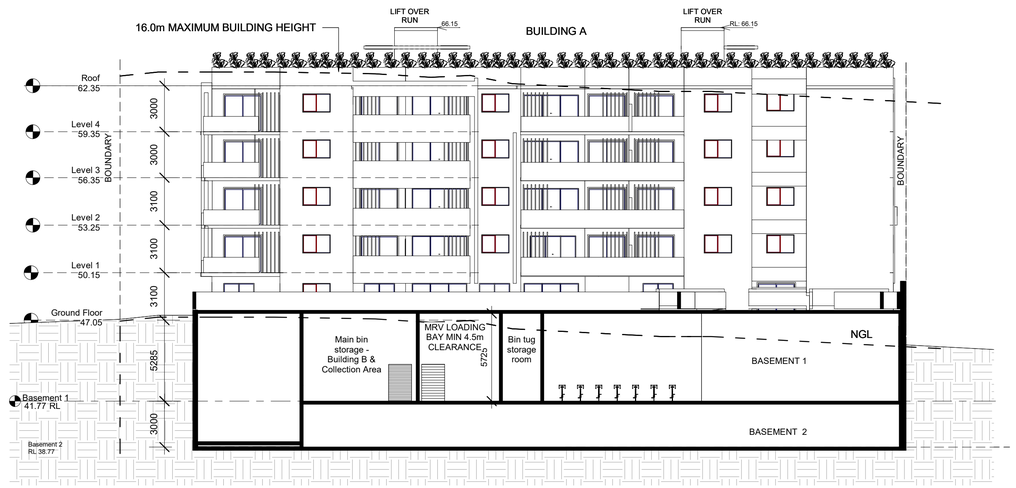
DA ISSUE

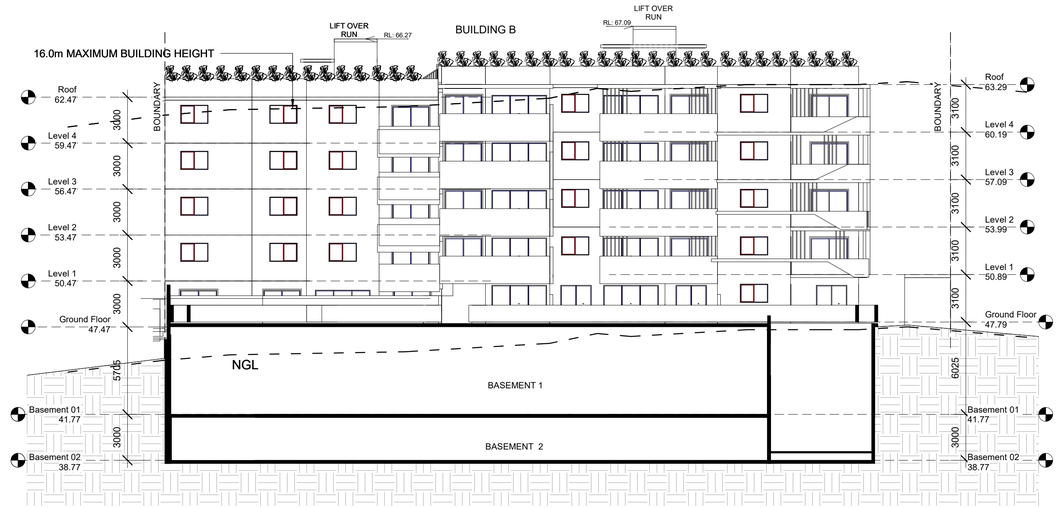
2/11/2020 11:36:22 PM

A1



1 Interior East Elevation 2 - Building A

1 : 200(on A1)



2 Interior West Elevation 2 - Building B

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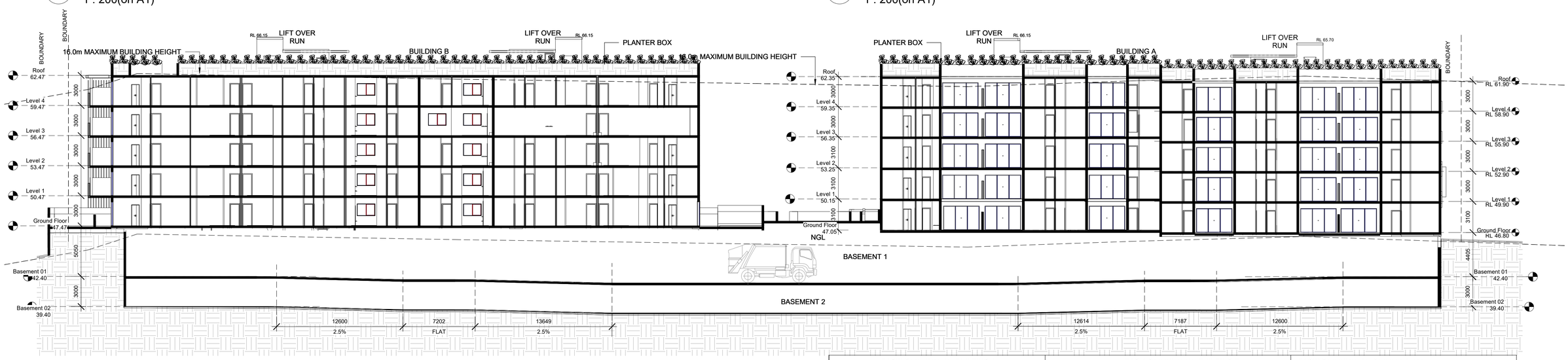

3 Section E - E - Building A & B

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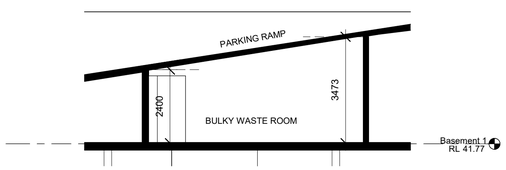
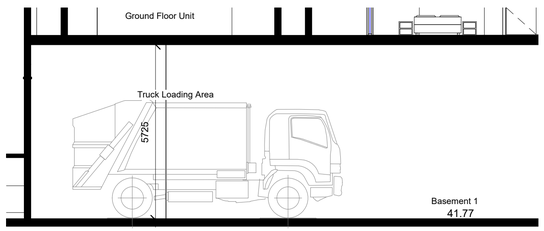


4 Detail Section Through Bulky Waste Room

1 : 100(on A1)



5 Detail Section Through Loading Area

1 : 100(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 4 Star rating showerheads in all showers.(>4.5 but <=6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 4 Star rating taps in each kitchen.
- Must install 4 Star rating taps in each bathroom.

Energy Commitments:
Hotwater
- Must install gas instantaneous 5 Star.

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;
- 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

Fixtures
Dishwasher - 4.5*, Clothes Dryer 5*,

Lighting
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

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 & 4): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

Central energy system
- Lift (No 1,2,3 & 4): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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

Energy Commitments:
Hotwater
- Must install gas instantaneous 5 Star.

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;
- 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

Fixtures
Dishwasher - 4.5*, Clothes Dryer 5*,

Lighting
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

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 5, 6, 7 & 8): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

Central energy system
- Lift (No 5, 6, 7 & 8): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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 - All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
- Basement 2: All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
-Garbage rooms(Basement 01): Ventilation exhaust only.
- Bulky Storage Goods Room (Basement 01) - Ventilation exhaust only.
- Plant or Service Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.
- Plant or Store Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.

Lighting
Must install lighting in:
- All Basements : compact fluorescent; Efficiency measure: daylight sensors and motion sensor.
- Garbage rooms(Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service room (No 1&2): compact fluorescent; Efficiency measure: manual on / manual off.
- Bulky Storage Goods Room (Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Store Room (Basement 02) : compact fluorescent; Efficiency measure: manual on / manual off.

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Interior Elevations 2 of 2 & Sections 1 of 2

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	As indicated	DA 302	D
DRAWN BY: MN	PROJECT NO: 150744		

DO NOT SCALE

NORTH

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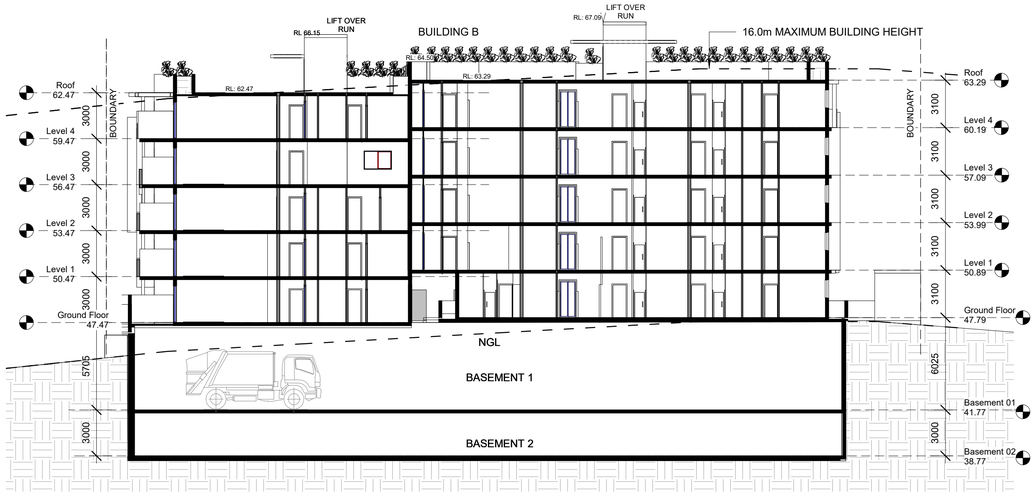
DA ISSUE

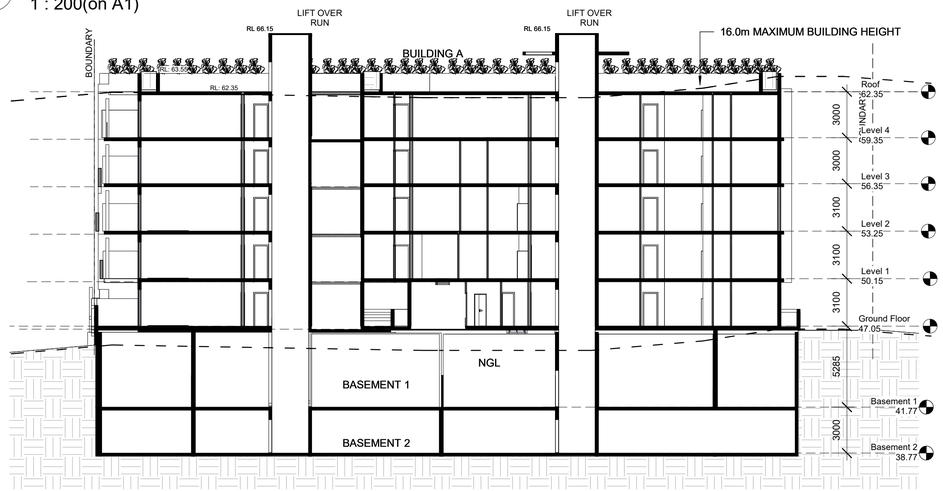
2/11/2020 11:36:30 PM

A1



1 Section A - A - Building B

1 : 200(on A1)



3 Section C - C - Building A

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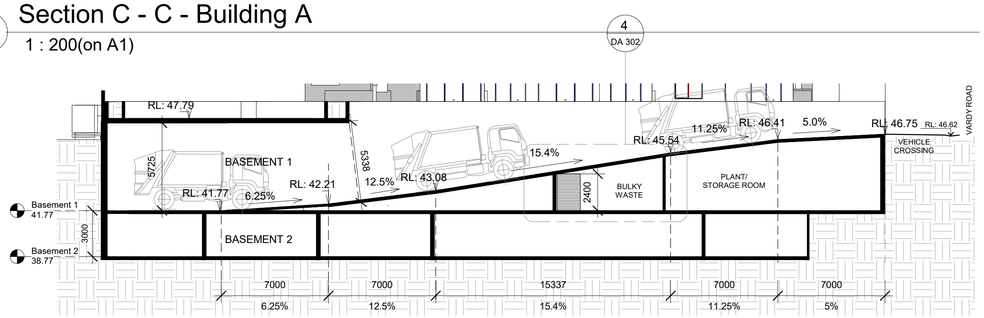
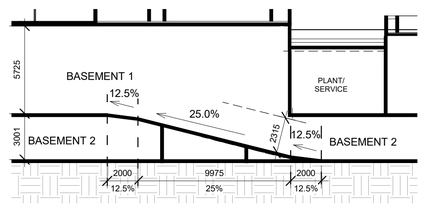


5 Entry Ramp Detail 01

1 : 200(on A1)



6 Ramp Detail 02

1 : 200(on A1)

ISSUE	DATE	REVISION	BY
D	2.11.20	Revised in response to Council's email dated 30/10/20	MT
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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 4 Star rating showerheads in all showers.(>4.5 but <=6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 4 Star rating taps in each kitchen.
- Must install 4 Star rating taps in each bathroom.

Energy Commitments:
***Hotwater**
- Must install gas instantaneous 5 Star.

***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;
- 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

***Fixtures**
Dishwasher - 4.5*, Clothes Dryer 5*,

***Lighting**
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

***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 & 4): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**
- Lift (No 1, 2, 3 & 4): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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

Energy Commitments:
***Hotwater**
- Must install gas instantaneous 5 Star.

***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;
- 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

***Fixtures**
Dishwasher - 4.5*, Clothes Dryer 5*,

***Lighting**
- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundary, all Hallways.

***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 5, 6, 7 & 8): compact fluorescent; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies(No 1, 2, 3, 4) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- Ground Floor Lobby (No.1) : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**
- Lift (No 5, 6, 7 & 8): Must install gearless traction with VVVF motor : Number of Levels (Including basement) :8
-Must install a central hot water system solar gas boosted

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 - All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
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- Plant or Service Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.
- Plant or Store Room (Basement 02) - Ventilation exhaust only;Efficiency measure: Continuous.

***Lighting**
Must install lighting in:
- All Basements : compact fluorescent; Efficiency measure: daylight sensors and motion sensor.
- Garbage rooms(Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service room (No 1&2): compact fluorescent; Efficiency measure: manual on / manual off.
- Bulky Storage Goods Room (Basement 01) : compact fluorescent; Efficiency measure: manual on / manual off.
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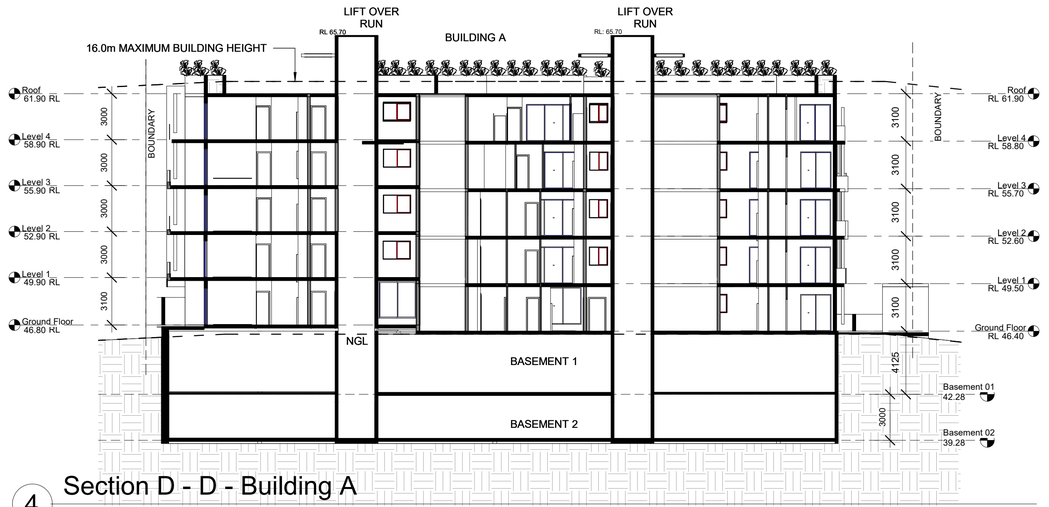

4 Section D - D - Building A

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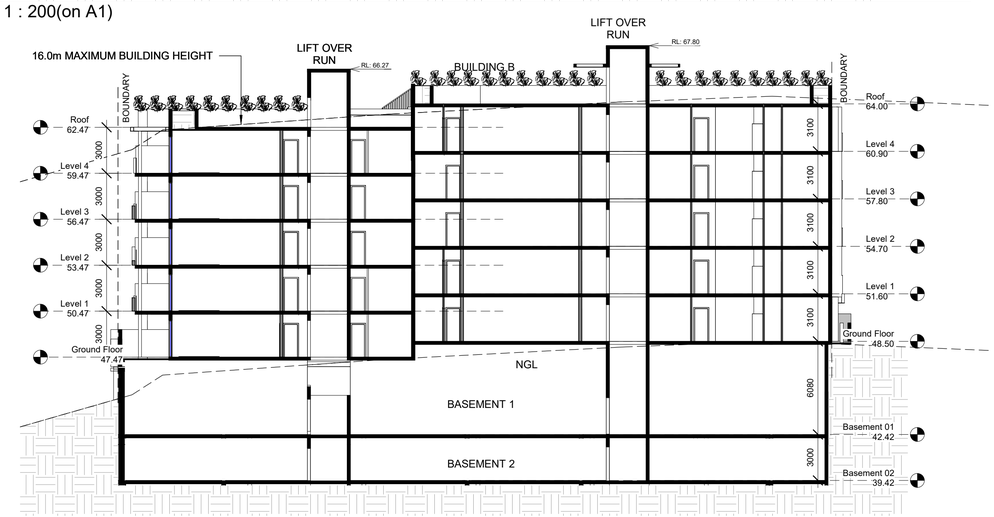

2 Section B - B - Building B

1 : 200(on A1)

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Sections 2 of 2

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	As indicated	DA 303	D
DRAWN BY: MN	PROJECT NO: 150744		
DO NOT SCALE		NORTH	

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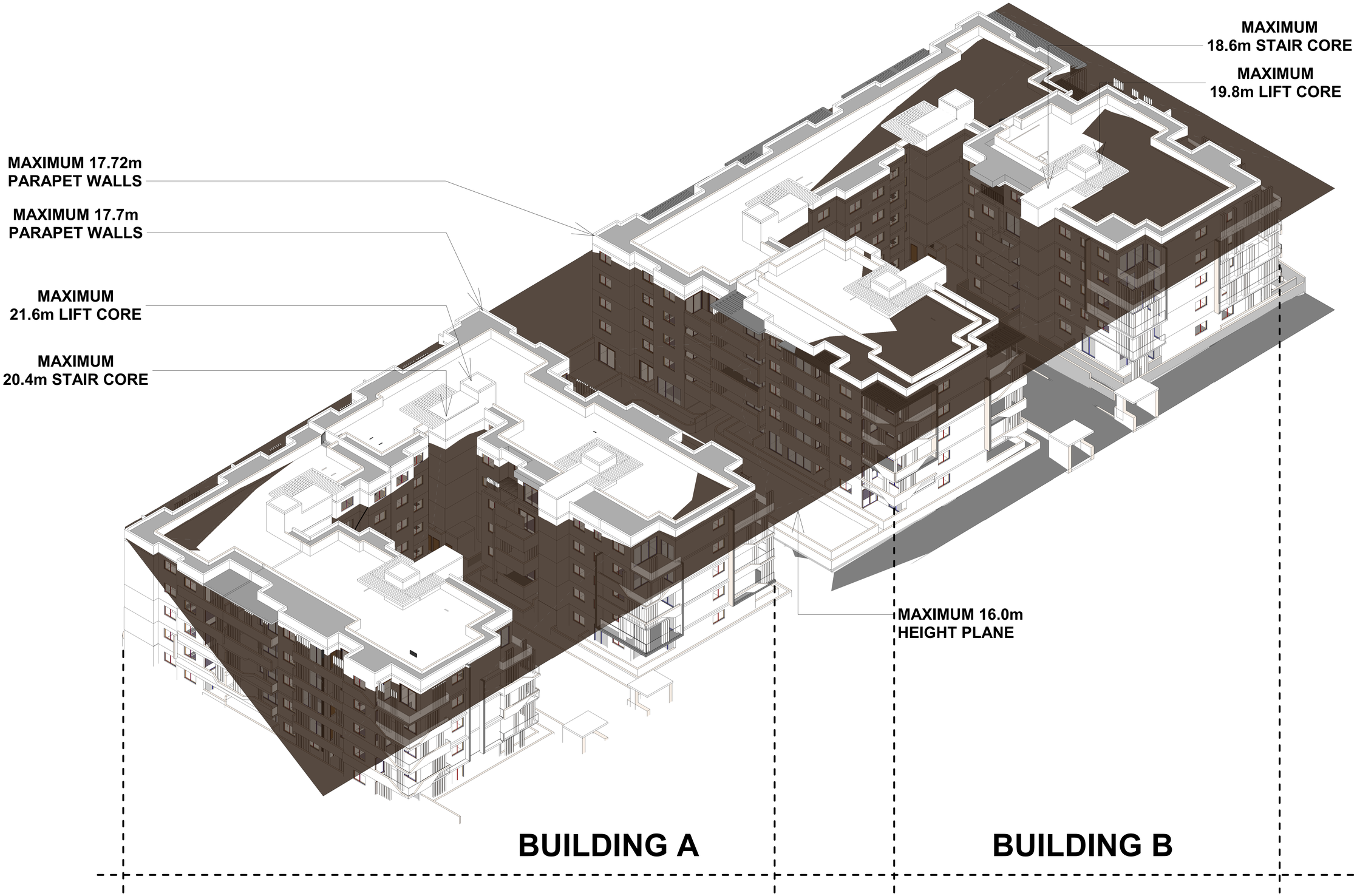
A1



1 3D Height Plane Study
(on A1)

ISSUE	DATE	REVISION	BY
D	2.11.20	Revised in response to Council's email dated 30/10/20	MT
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
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ARCHITECTURAL SOLUTIONS

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
3D Height Plane Study

DATE: Sept 2015	SCALE:	DRAWING No: DA 600	ISSUE: D
DRAWN BY: MN	PROJECT NO: 150744		
DO NOT SCALE		NORTH	

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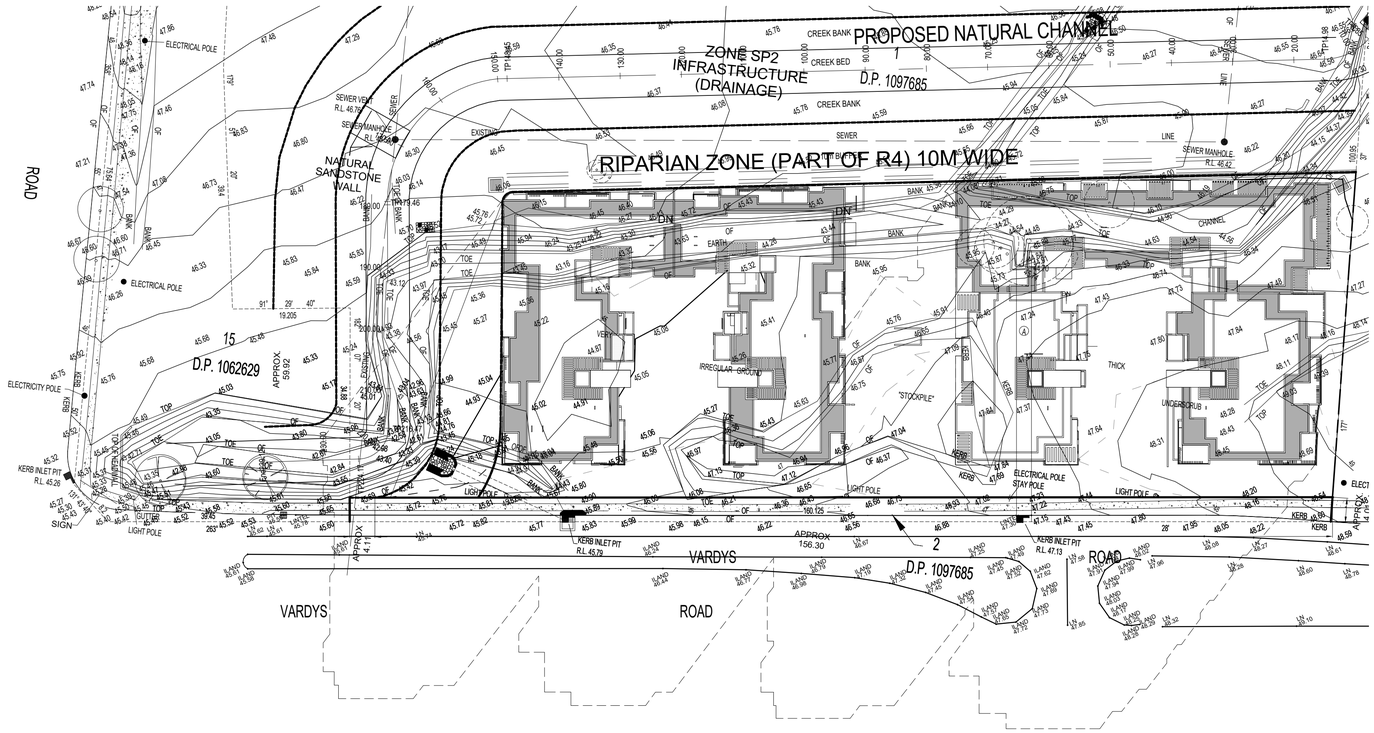
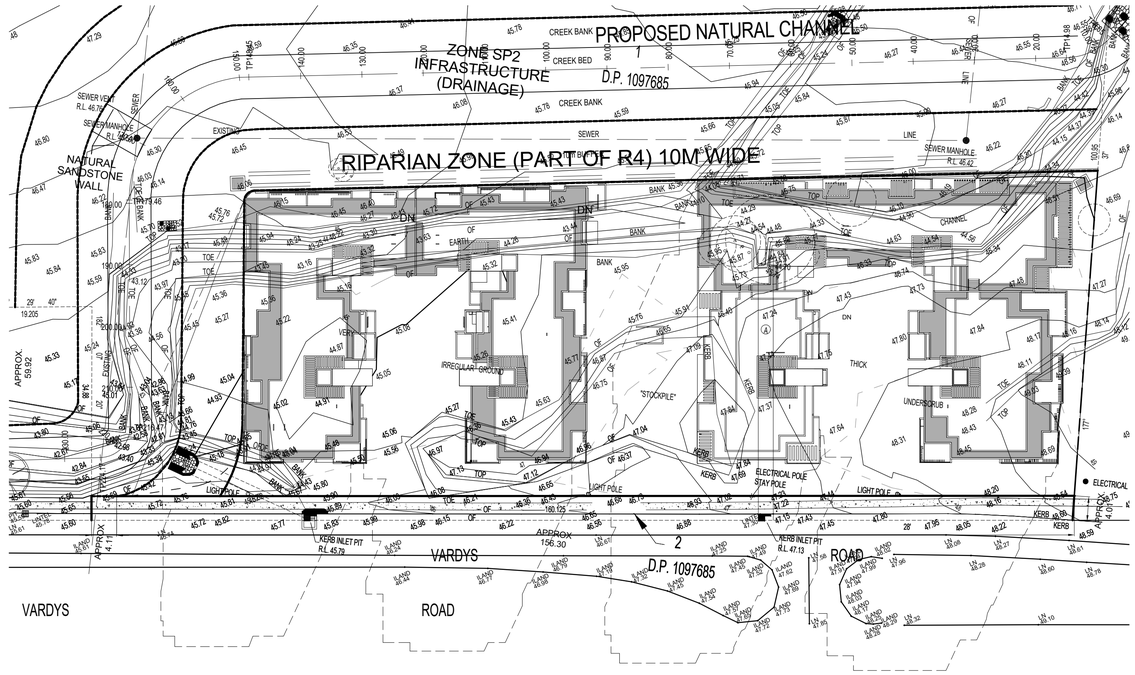
2/11/2020 11:36:48 PM

A1



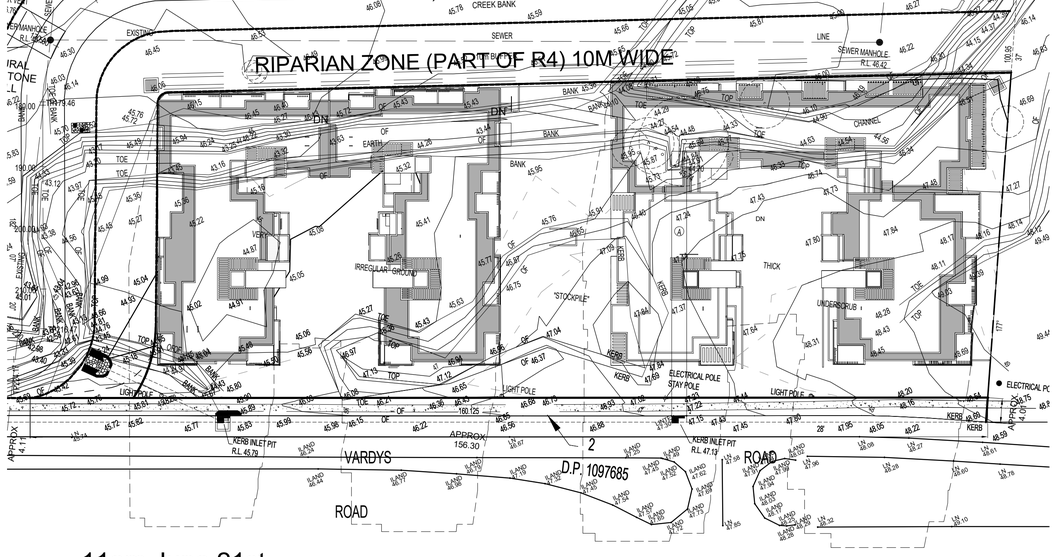
1 9am June 21st

1 : 500(on A1)



2 10am June 21st

1 : 500(on A1)



3 11am June 21st

1 : 500(on A1)

ISSUE	DATE	REVISION	BY
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
B	26.6.20	Revised in response to Council letter dated 12-6-20	MT
A	26.11.18	Issued for DA Submission	MN

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Shadow Diagram 1 of 2

DATE: Sept 2015	SCALE: 1 : 500	DRAWING No: DA 601	ISSUE: C
DRAWN BY: MN	PROJECT NO: 150744		

DESIGN CUBICLE PTY LTD
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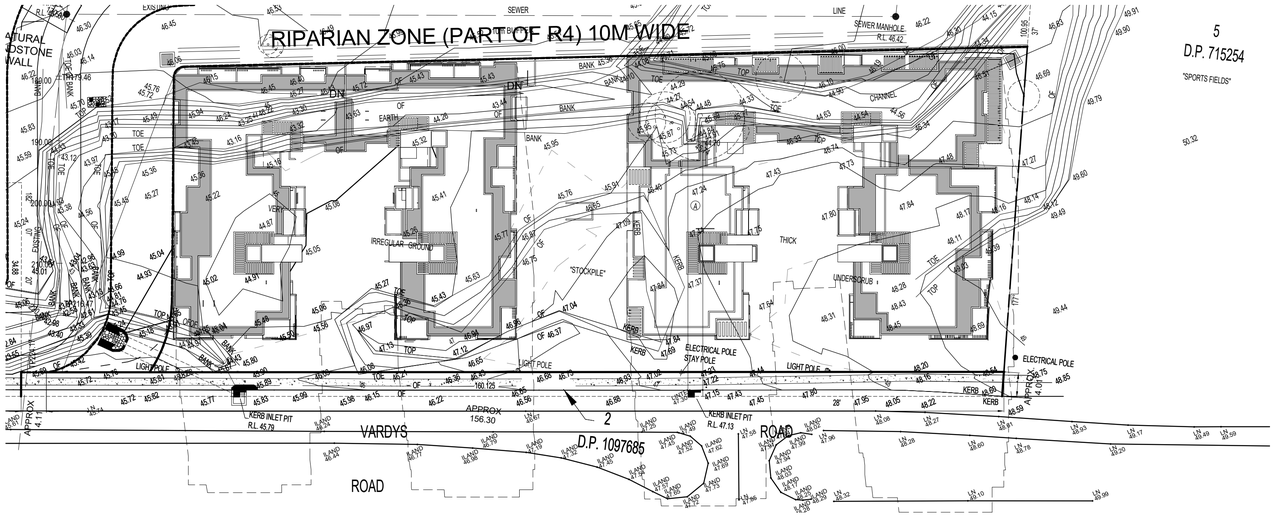
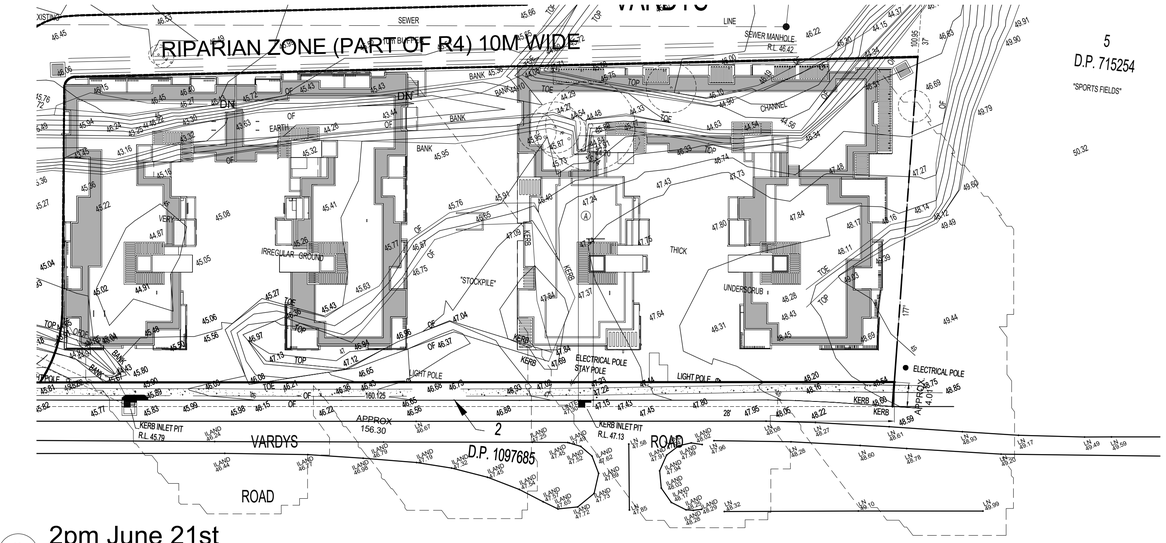
A1



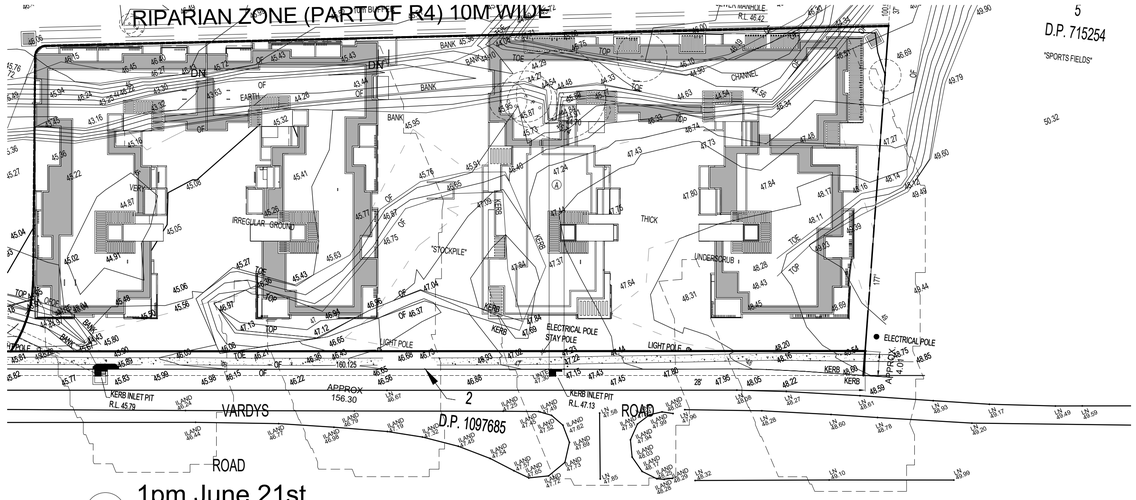
2 12pm June 21st

1 : 500(on A1)



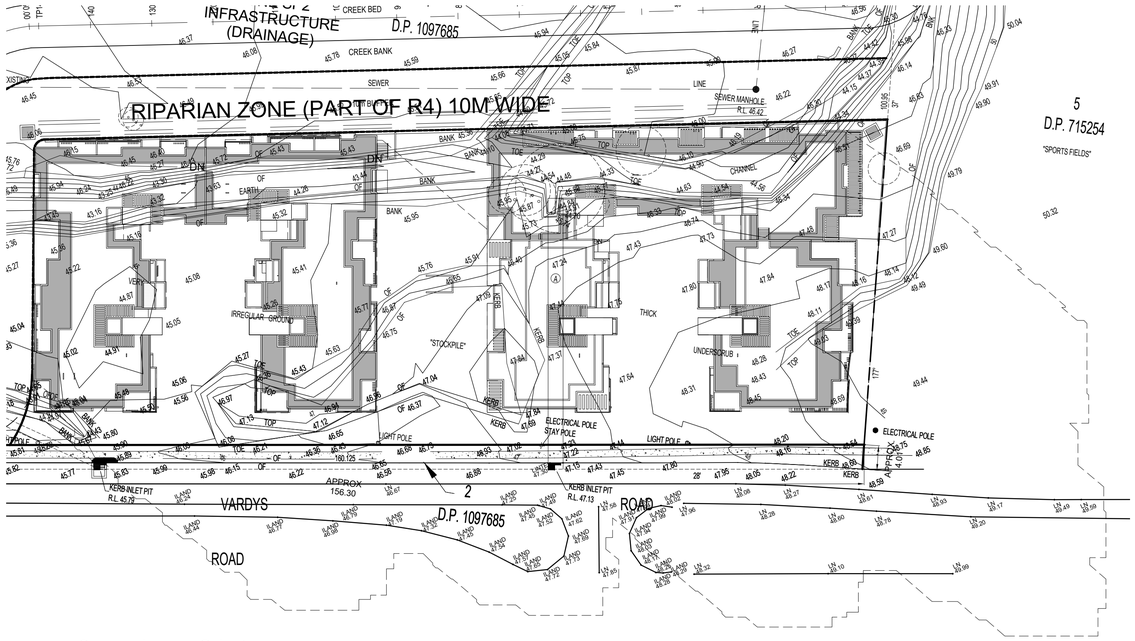
3 2pm June 21st

1 : 500(on A1)



1 1pm June 21st

1 : 500(on A1)



4 3pm June 21st

1 : 500(on A1)

ISSUE	DATE	REVISION	BY
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
B	26.6.20	Revised in response to Council letter dated 12-6-20	MT
A	26.11.18	Issued for DA Submission	MN

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Shadow Diagram 2 of 2

DATE: Sept 2015	SCALE: 1 : 500	DRAWING No: DA 602	ISSUE: C
DRAWN BY: MN	PROJECT NO: 150744		

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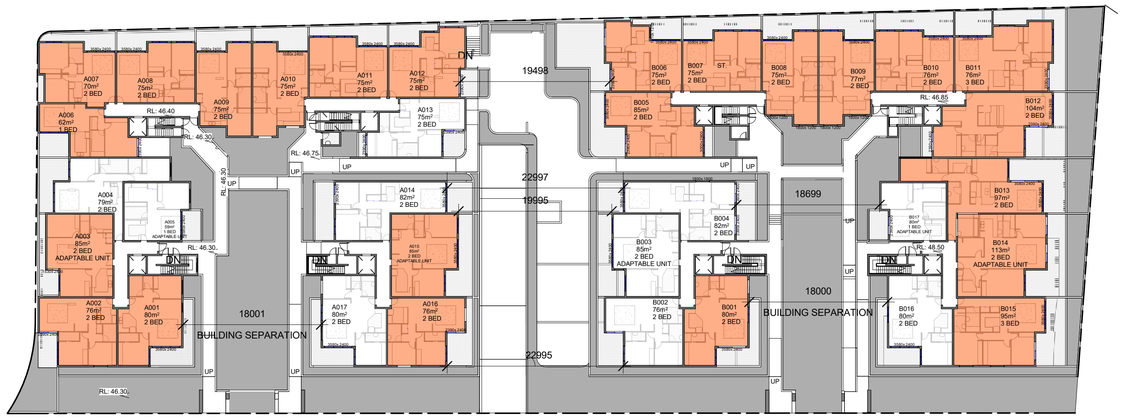
DA ISSUE

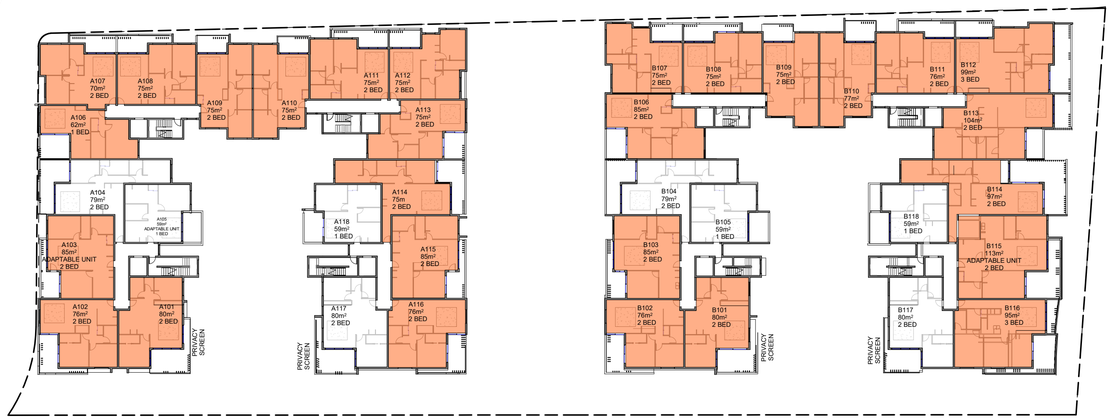
25/09/2020 9:02:09 AM

A1



1 Ground Floor Plan - Solar Access

1 : 400(on A1)



2 Level 1 Plan - Solar Access

1 : 400(on A1)

3 Level 2 Plan - Solar Access

1 : 400(on A1)

SOLAR ACCESS TABLE - GROUND FLOOR

BLDG.	UNIT		Units Achieving 2hrs
BUILDING - A	A001		YES
	A002		YES
	A003		YES
	A004		NO
	A005		NO
	A006		YES
	A007		YES
	A008		YES
	A009		YES
	A010		YES
	A011		YES
	A012		YES
	A013		NO
	A014		NO
	A015		YES
	A016		YES
	A017		NO
BUILDING - B	B001		YES
	B002		NO
	B003		NO
	B004		NO
	B005		YES
	B006		YES
	B007		YES
	B008		YES
	B009		YES
	B010		YES
	B011		YES
	B012		YES
	B013		YES
	B014		YES
	B015		YES
	B016		NO
	B017		NO
TOTAL UNITS MIN. 2HRS			24 UNITS

SOLAR ACCESS TABLE - LEVEL 1

BLDG.	UNIT		Units Achieving 2hrs
BUILDING - A	A101		YES
	A102		YES
	A103		YES
	A104		NO
	A105		NO
	A106		YES
	A107		YES
	A108		YES
	A109		YES
	A110		YES
	A111		YES
	A112		YES
	A113		YES
	A114		YES
	A115		YES
	A116		YES
	A117		NO
BUILDING - B	A118		NO
	B101		YES
	B102		YES
	B103		YES
	B104		NO
	B105		NO
	B106		YES
	B107		YES
	B108		YES
	B109		YES
	B110		YES
	B111		YES
	B112		YES
	B113		YES
	B114		YES
	B115		YES
	B116		YES
	B117		NO
	B118		NO
TOTAL UNITS MIN. 2HRS			28 UNITS

SOLAR ACCESS TABLE - LEVEL 2

BLDG.	UNIT		Units Achieving 2hrs
BUILDING - A	A201		YES
	A202		YES
	A203		YES
	A204		NO
	A205		YES
	A206		YES
	A207		YES
	A208		YES
	A209		YES
	A210		YES
	A211		YES
	A212		YES
	A213		YES
	A214		YES
	A215		YES
	A216		YES
	A217		YES
BUILDING - B	A218		YES
	B201		YES
	B202		YES
	B203		YES
	B204		NO
	B205		YES
	B206		YES
	B207		YES
	B208		YES
	B209		YES
	B210		YES
	B211		YES
	B212		YES
	B213		YES
	B214		YES
	B215		YES
	B216		YES
	B217		YES
	B218		YES
TOTAL UNITS MIN. 2HRS			34 UNITS

SOLAR ACCESS TABLE - LEVEL 3

BLDG.	UNIT		Units Achieving 2hrs
BUILDING - A	A301		YES
	A302		YES
	A303		YES
	A304		NO
	A305		YES
	A306		YES
	A307		YES
	A308		YES
	A309		YES
	A310		YES
	A311		YES
	A312		YES
	A313		YES
	A314		YES
	A315		YES
	A316		YES
	A317		YES
BUILDING - B	A318		YES
	B301		YES
	B302		YES
	B303		YES
	B304		NO
	B305		YES
	B306		YES
	B307		YES
	B308		YES
	B309		YES
	B310		YES
	B311		YES
	B312		YES
	B313		YES
	B314		YES
	B315		YES
	B316		YES
	B317		YES
	B318		YES
TOTAL UNITS MIN. 2HRS			34 UNITS

SOLAR ACCESS TABLE - LEVEL 4

BLDG.	UNIT		Units Achieving 2hrs
BUILDING - A	A401		YES
	A402		YES
	A403		YES
	A404		NO
	A405		YES
	A406		YES
	A407		YES
	A408		YES
	A409		YES
	A410		YES
	A411		YES
	A412		YES
	A413		YES
	A414		YES
	A415		YES
	A416		YES
	A417		YES
	A418		YES
BUILDING - B	B401		YES
	B402		YES
	B403		YES
	B404		NO
	B405		YES
	B406		YES
	B407		YES
	B408		YES
	B409		YES
	B410		YES
	B411		YES
	B412		YES
	B413		YES
	B414		YES
	B415		YES
	B416		YES
	B417		YES
	B418		YES
TOTAL UNITS MIN. 2HRS			34 UNITS

MIN. AMOUNT OF DWELLINGS REQUIRING SOLAR ACCESS TO LIVING AREAS FOR 2HRS MIN.	125 UNITS OR 70.0%
TOTAL OVERALL AMOUNT OF DWELLINGS ACHIEVING SOLAR ACCESS TO LIVING AREAS FOR 2HRS MIN.	154 UNITS OR 86.5%

LEGEND

UNITS RECIEVING MIN. 2HRS SUNLIGHT TOWARDS LIVING AREAS

UNITS NOT RECIEVING MIN. 2HRS SUNLIGHT TOWARDS LIVING AREAS

ISSUE	DATE	REVISION	BY
C	24.9.20	Revised in response to Council's letter dated 21/08/20	MT
B	26.6.20	Revised in response to Council letter dated 12-6-20	MT
A	26.11.18	Issued for DA Submission	MN

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Solar Access Study 1 of 2

DATE: Sept 2015	SCALE: As indicated	DRAWING No: DA 603	ISSUE: C
DRAWN BY: MN	PROJECT NO: 150744		

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DA ISSUE

25/09/2020 9:02:23 AM

A1

2 Level 3 Plan - Solar Access

1 : 400(on A1)

3 Level 4 Plan - Solar Access

1 : 400(on A1)

SOLAR ACCESS TABLE - GROUND FLOOR

BLDG.	UNIT		Units Achieving 2hrs
BUILDING - A	A001		YES
	A002		YES
	A003		YES
	A004		NO
	A005		NO
	A006		YES
	A007		YES
	A008		YES
	A009		YES
	A010		YES
	A011		YES
	A012		YES
	A013		NO
	A014		NO
	A015		YES
	A016		YES
	A017		NO
BUILDING - B	B001		YES
	B002		NO
	B003		NO
	B004		NO
	B005		YES
	B006		YES
	B007		YES
	B008		YES
	B009		YES
	B010		YES
	B011		YES
	B012		YES
	B013		YES
	B014		YES
	B015		YES
	B016		NO
	B017		NO
TOTAL UNITS MIN. 2HRS			24 UNITS

SOLAR ACCESS TABLE - LEVEL 1

BLDG.	UNIT		Units Achieving 2hrs
BUILDING - A	A101		YES
	A102		YES
	A103		YES
	A104		NO
	A105		NO
	A106		YES
	A107		YES
	A108		YES
	A109		YES
	A110		YES
	A111		YES
	A112		YES
	A113		YES
	A114		YES
	A115		YES
	A116		YES
	A117		NO
	A118		NO
BUILDING - B	B101		YES
	B102		YES
	B103		YES
	B104		NO
	B105		NO
	B106		YES
	B107		YES
	B108		YES
	B109		YES
	B110		YES
	B111		YES
	B112		YES
	B113		YES
	B114		YES
	B115		YES
	B116		YES
	B117		NO
	B118		NO
TOTAL UNITS MIN. 2HRS			28 UNITS

SOLAR ACCESS TABLE - LEVEL 2

BLDG.	UNIT		Units Achieving 2hrs
BUILDING - A	A201		YES
	A202		YES
	A203		YES
	A204		NO
	A205		YES
	A206		YES
	A207		YES
	A208		YES
	A209		YES
	A210		YES
	A211		YES
	A212		YES
	A213		YES
	A214		YES
	A215		YES
	A216		YES
	A217		YES
	A218		YES
BUILDING - B	B201		YES
	B202		YES
	B203		YES
	B204		NO
	B205		YES
	B206		YES
	B207		YES
	B208		YES
	B209		YES
	B210		YES
	B211		YES
	B212		YES
	B213		YES
	B214		YES
	B215		YES
	B216		YES
	B217		YES
	B218		YES
TOTAL UNITS MIN. 2HRS			34 UNITS

SOLAR ACCESS TABLE - LEVEL 3

BLDG.	UNIT		Units Achieving 2hrs
BUILDING - A	A301		YES
	A302		YES
	A303		YES
	A304		NO
	A305		YES
	A306		YES
	A307		YES
	A308		YES
	A309		YES
	A310		YES
	A311		YES
	A312		YES
	A313		YES
	A314		YES
	A315		YES
	A316		YES
	A317		YES
	A318		YES
BUILDING - B	B301		YES
	B302		YES
	B303		YES
	B304		NO
	B305		YES
	B306		YES
	B307		YES
	B308		YES
	B309		YES
	B310		YES
	B311		YES
	B312		YES
	B313		YES
	B314		YES
	B315		YES
	B316		YES
	B317		YES
	B318		YES
TOTAL UNITS MIN. 2HRS			34 UNITS

SOLAR ACCESS TABLE - LEVEL 4

BLDG.	UNIT		Units Achieving 2hrs
BUILDING - A	A401		YES
	A402		YES
	A403		YES
	A404		NO
	A405		YES
	A406		YES
	A407		YES
	A408		YES
	A409		YES
	A410		YES
	A411		YES
	A412		YES
	A413		YES
	A414		YES
	A415		YES
	A416		YES
	A417		YES
	A418		YES
BUILDING - B	B401		YES
	B402		YES
	B403		YES
	B404		NO
	B405		YES
	B406		YES
	B407		YES
	B408		YES
	B409		YES
	B410		YES
	B411		YES
	B412		YES
	B413		YES
	B414		YES
	B415		YES
	B416		YES
	B417		YES
	B418		YES
TOTAL UNITS MIN. 2HRS			34 UNITS

MIN. AMOUNT OF DWELLINGS REQUIRING SOLAR ACCESS TO LIVING AREAS FOR 2HRS MIN.	125 UNITS OR 70.0%
TOTAL OVERALL AMOUNT OF DWELLINGS ACHIEVING SOLAR ACCESS TO LIVING AREAS FOR 2HRS MIN.	154 UNITS OR 86.5%

LEGEND

- UNITS RECIEVING MIN. 2HRS SUNLIGHT TOWARDS LIVING AREAS
- UNITS NOT RECIEVING MIN. 2HRS SUNLIGHT TOWARDS LIVING AREAS

ISSUE	DATE	REVISION	BY
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
B	26.6.20	Revised in response to Council letter dated 12-6-20	MT
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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Solar Access Study 2 of 2

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	As indicated	DA 604	C
DRAWN BY: MN	PROJECT NO: 150744		

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ABN: 47 116316 333

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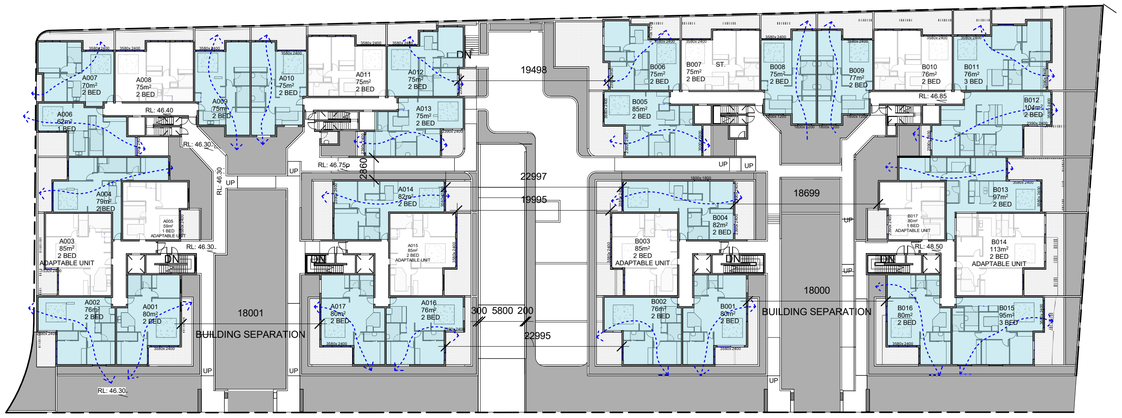
DA ISSUE

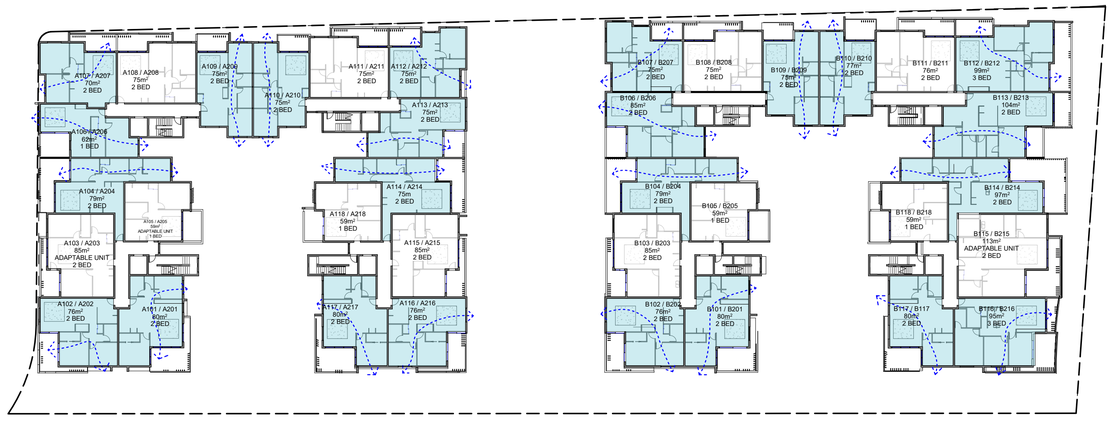
25/09/2020 9:02:32 AM

A1



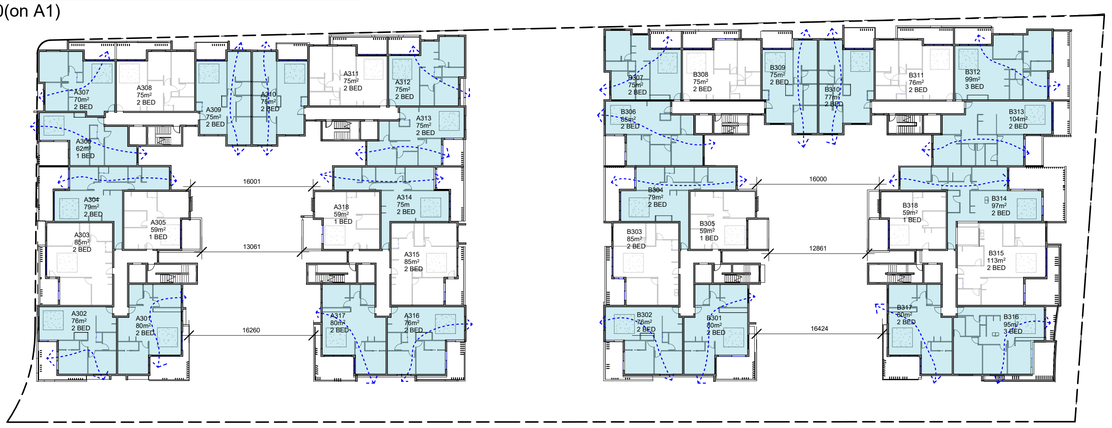
1 Ground Floor Plan - Cross Ventilation

1 : 400(on A1)



2 Level 1 - 2 Plan - Cross Ventilation

1 : 400(on A1)



3 Level 3 Plan - Cross Ventilation

1 : 400(on A1)

CROSS VENT. TABLE - GROUND FLOOR

BLDG.	UNIT	Units Achieving Cross Ventilation
BUILDING - A	A001	
	A002	
	A003	
	A004	
	A005	
	A006	
	A007	
	A008	
	A009	
	A010	
	A011	
	A012	
	A013	
	A014	
	A015	
	A016	
	A017	
BUILDING - B	B001	
	B002	
	B003	
	B004	
	B005	
	B006	
	B007	
	B008	
	B009	
	B010	
	B011	
	B012	
	B013	
	B014	
	B015	
	B016	
	B017	
TOTAL AMOUNT OF DWELLINGS ACHIEVING CROSS VENTILATION		24 UNITS

CROSS VENT. TABLE - LEVEL 1

BLDG.	UNIT	Units Achieving Cross Ventilation
BUILDING - A	A101	
	A102	
	A103	
	A104	
	A105	
	A106	
	A107	
	A108	
	A109	
	A110	
	A111	
	A112	
	A113	
	A114	
	A115	
	A116	
	A117	
	A118	
BUILDING - B	B101	
	B102	
	B103	
	B104	
	B105	
	B106	
	B107	
	B108	
	B109	
	B110	
	B111	
	B112	
	B113	
	B114	
	B115	
	B116	
	B117	
	B118	
TOTAL AMOUNT OF DWELLING ACHIEVING CROSS VENTILATION		23 UNITS

CROSS VENT. TABLE - LEVEL 2

BLDG.	UNIT	Units Achieving Cross Ventilation
BUILDING - A	A201	
	A202	
	A203	
	A204	
	A205	
	A206	
	A207	
	A208	
	A209	
	A210	
	A211	
	A212	
	A213	
	A214	
	A215	
	A216	
	A217	
	A218	
BUILDING - B	B201	
	B202	
	B203	
	B204	
	B205	
	B206	
	B207	
	B208	
	B209	
	B210	
	B211	
	B212	
	B213	
	B214	
	B215	
	B216	
	B217	
	B218	
TOTAL AMOUNT OF DWELLING ACHIEVING CROSS VENTILATION		23 UNITS

CROSS VENT. TABLE - LEVEL 3

BLDG.	UNIT	Units Achieving Cross Ventilation
BUILDING - A	A301	
	A302	
	A303	
	A304	
	A305	
	A306	
	A307	
	A308	
	A309	
	A310	
	A311	
	A312	
	A313	
	A314	
	A315	
	A316	
	A317	
	A318	
BUILDING - B	B301	
	B302	
	B303	
	B304	
	B305	
	B306	
	B307	
	B308	
	B309	
	B310	
	B311	
	B312	
	B313	
	B314	
	B315	
	B316	
	B317	
	B318	
TOTAL AMOUNT OF DWELLING ACHIEVING CROSS VENTILATION		23 UNITS

CROSS VENT. TABLE - LEVEL 4

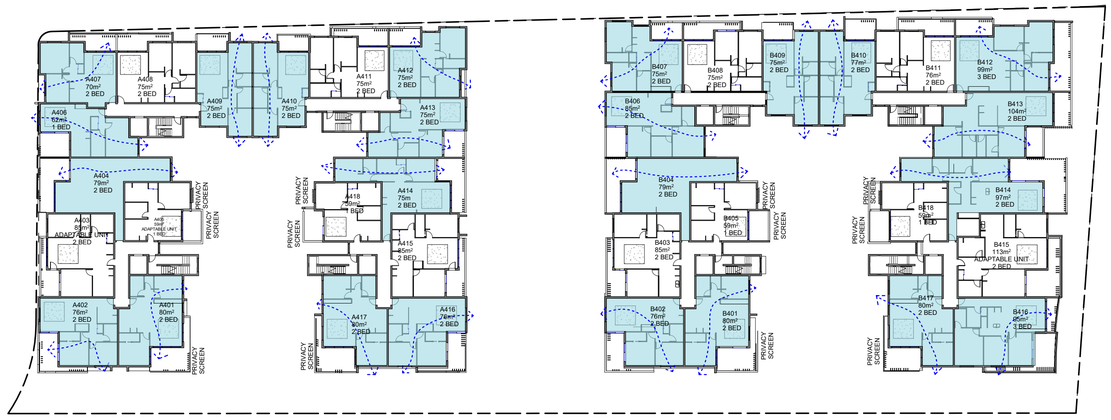
BLDG.	UNIT	Units Achieving Cross Ventilation
BUILDING - A	A401	
	A402	
	A403	
	A404	
	A405	
	A406	
	A407	
	A408	
	A409	
	A410	
	A411	
	A412	
	A413	
	A414	
	A415	
	A416	
	A417	
	A418	
BUILDING - B	B401	
	B402	
	B403	
	B404	
	B405	
	B406	
	B407	
	B408	
	B409	
	B410	
	B411	
	B412	
	B413	
	B414	
	B415	
	B416	
	B417	
	B418	
TOTAL AMOUNT OF DWELLING ACHIEVING CROSS VENTILATION		23 UNITS

MIN. AMOUNT OF DWELLINGS REQUIRING CROSS VENTILATION	107 UNITS OR 60.0%
TOTAL OVERALL AMOUNT OF DWELLINGS ACHIEVING CROSS VENTILATION	116 UNITS OR 65.16%

LEGEND

UNITS RECIEVING CROSS VENTILATION

UNITS NOT RECIEVING CROSS VENTILATION



5 Level 4 Plan - Cross Ventilation

1 : 400(on A1)

ISSUE	DATE	REVISION	BY
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
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A	26.11.18	Issued for DA Submission	MN

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PROJECT:

Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:

Cross Ventilation Study

DATE: Sept 2015	SCALE: As indicated	DRAWING No: DA 605	ISSUE: C
DRAWN BY: MN	PROJECT NO: 150744		

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DA ISSUE

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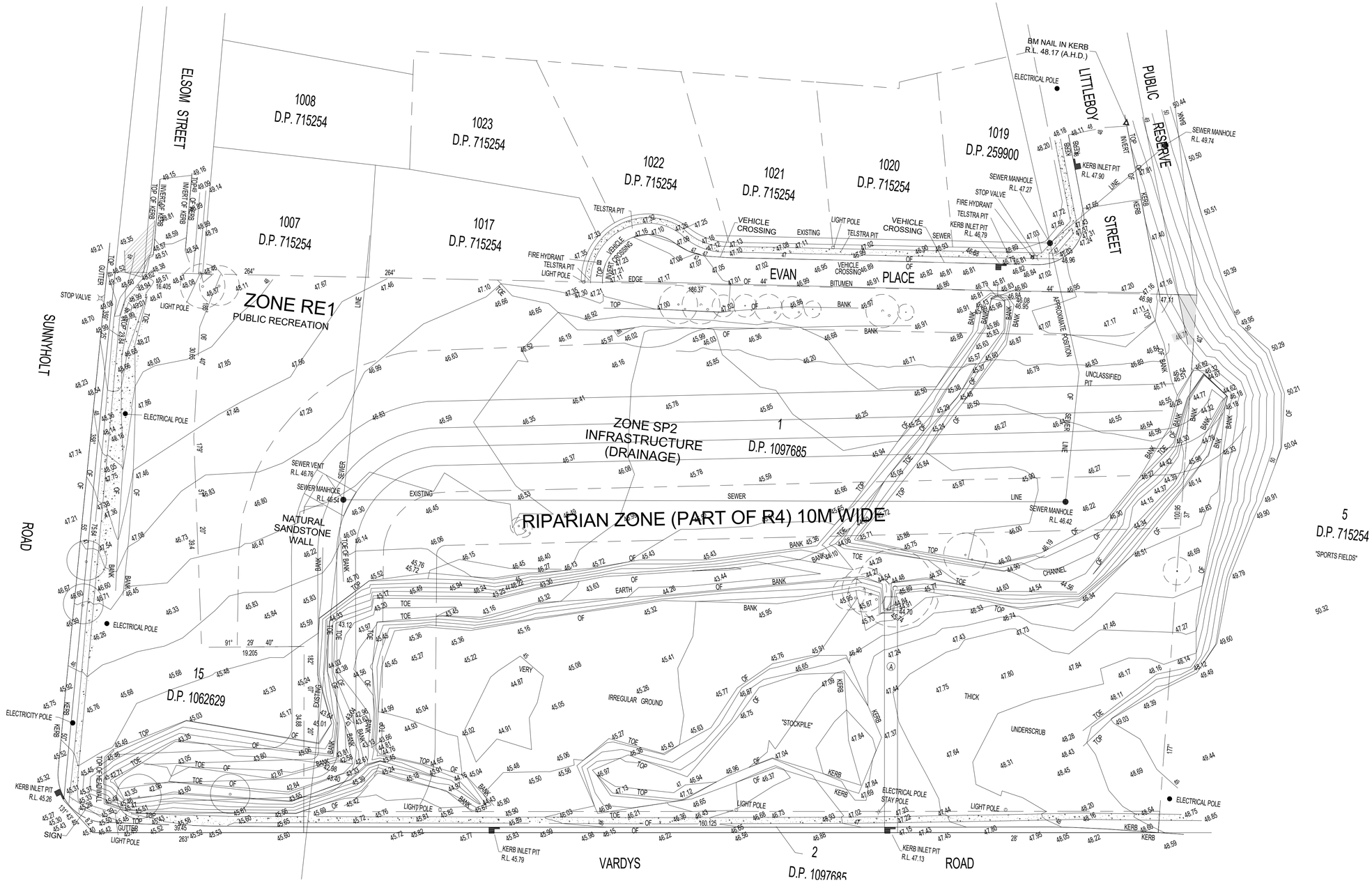
A1



Legend:

- Existing Tree to Be Remained
- Existing Tree to Be Removed

1 Demolition Plan

1 : 400(on A1)

ISSUE	DATE	REVISION	BY
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Demolition Plan

DATE: Sept 2015	SCALE: 1 : 400
DRAWN BY: MN	PROJECT NO: 150744
DRAWING No: DA 700	ISSUE: C

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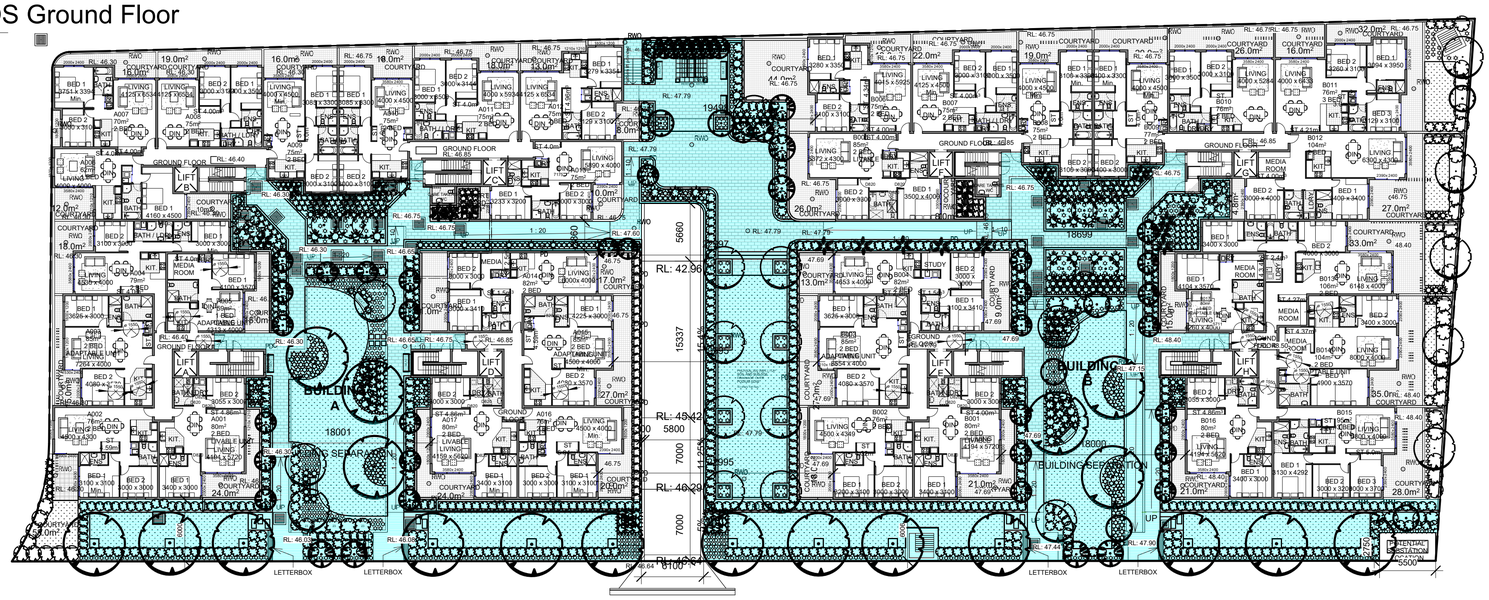
A1

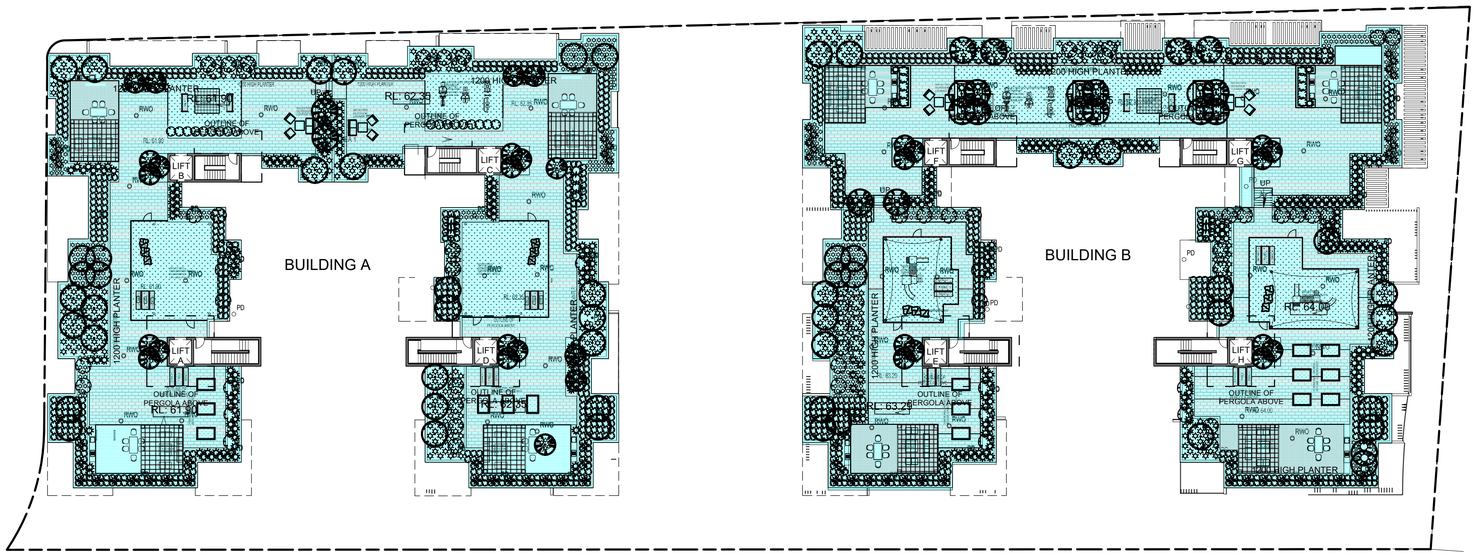
1 Calculation Plan - COS Ground Floor

1 : 300(on A1)



2 Calculation Plan - COS on Roof

1 : 300(on A1)



SITE AREA: 7088m^2

COMMUNAL OPEN SPACE REQUIREMENTS (BLACKTOWN DCP 2015 & ADG): 25% SITE AREA
: 1772m^2

COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE ALLOCATION: 2423.3m^2 (GROUND FLOOR)
: 3180m^2 (ROOFTOP)

TOTAL: 5603.3m^2
79% (COMPLIES)

ISSUE	DATE	REVISION	BY
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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Calculation Plan - COS

DATE: Sept 2015	SCALE: As indicated	DRAWING No: DA 800	ISSUE: C
DRAWN BY: Author	PROJECT NO: 150744		

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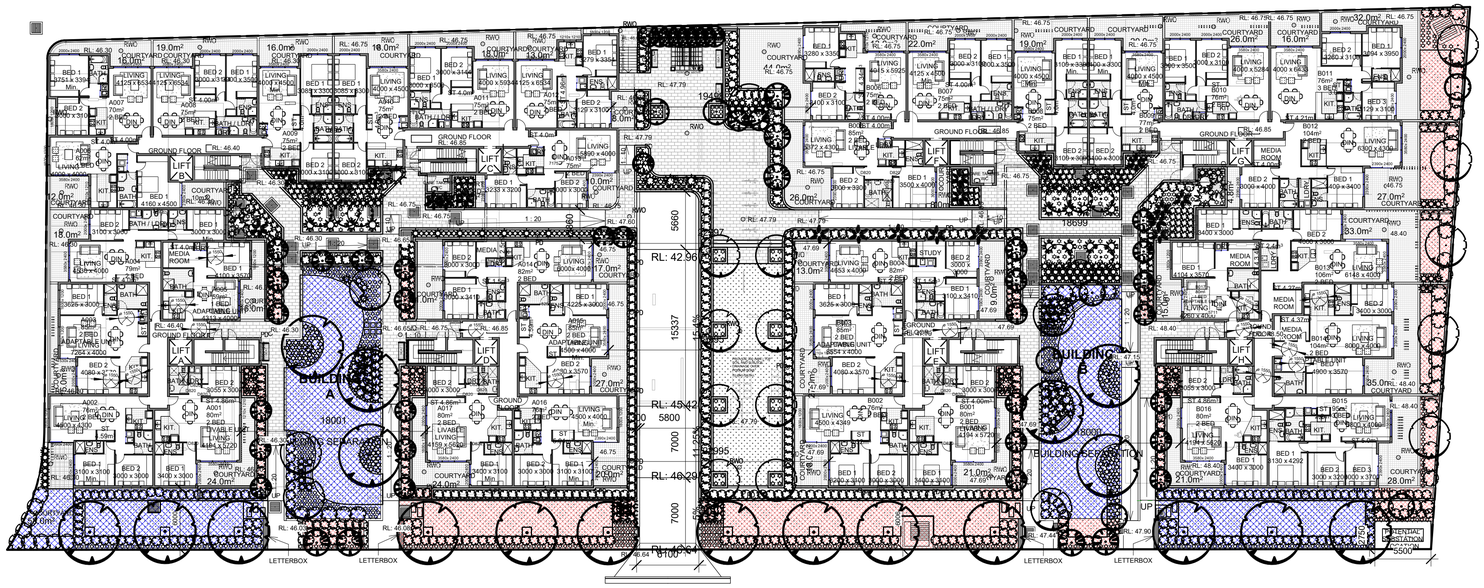

1 Calculation Plan - Deep Soil

1 : 300(on A1)

DEEP SOIL AREA (MIN. 6m DIMENSIONS)

DEEP SOIL AREA (LESS THAN 6 DIMENSIONS)

SITE AREA 2: 7088m^2

DEEP SOIL REQUIREMENTS (BLACKTOWN DCP 2015 & ADG): 7% SITE AREA
: 496.16m^2

DEEP SOIL ALLOCATION: 664m^2 (MIN. 6m DIMENSIONS)
507.25m^2 (LESS THAN 6m DIMENSIONS)

TOTAL: 1171.25m^2
16.5% (COMPLIES)

ISSUE	DATE	REVISION	BY
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design cubicle
ARCHITECTURAL SOLUTIONS

PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Calculation Plan - Deep Soil

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	As indicated	DA 801	C
DRAWN BY: Author	PROJECT NO: 150744		

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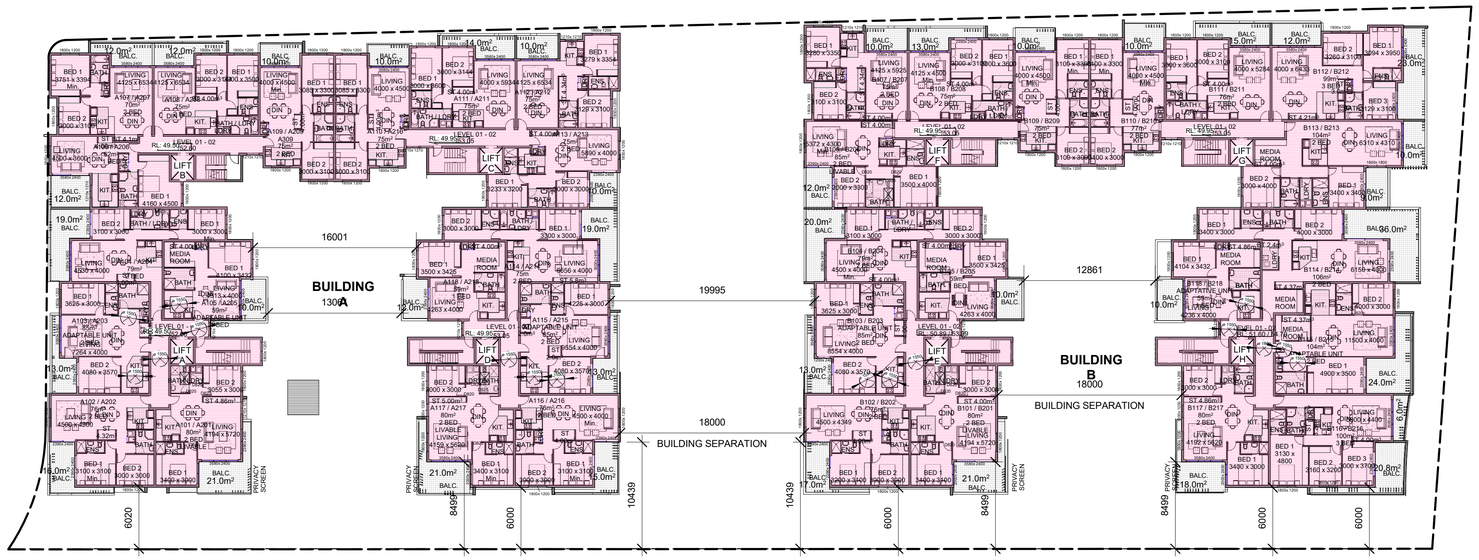
A1



1 Calculation Plan - Site Coverage

1 : 300(on A1)

SITE AREA: 7088m²

SITE COVERAGE

SITE COVERAGE ALLOCATION: 3402.1m²
48%

ISSUE	DATE	REVISION	BY
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B	26.6.20	Revised in response to Council letter dated 12-6-20	MT

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Calculation Plan - Site Coverage

DATE: Sept 2015	SCALE: As indicated	DRAWING No: DA 802	ISSUE: C
DRAWN BY: Author	PROJECT NO: 150744		

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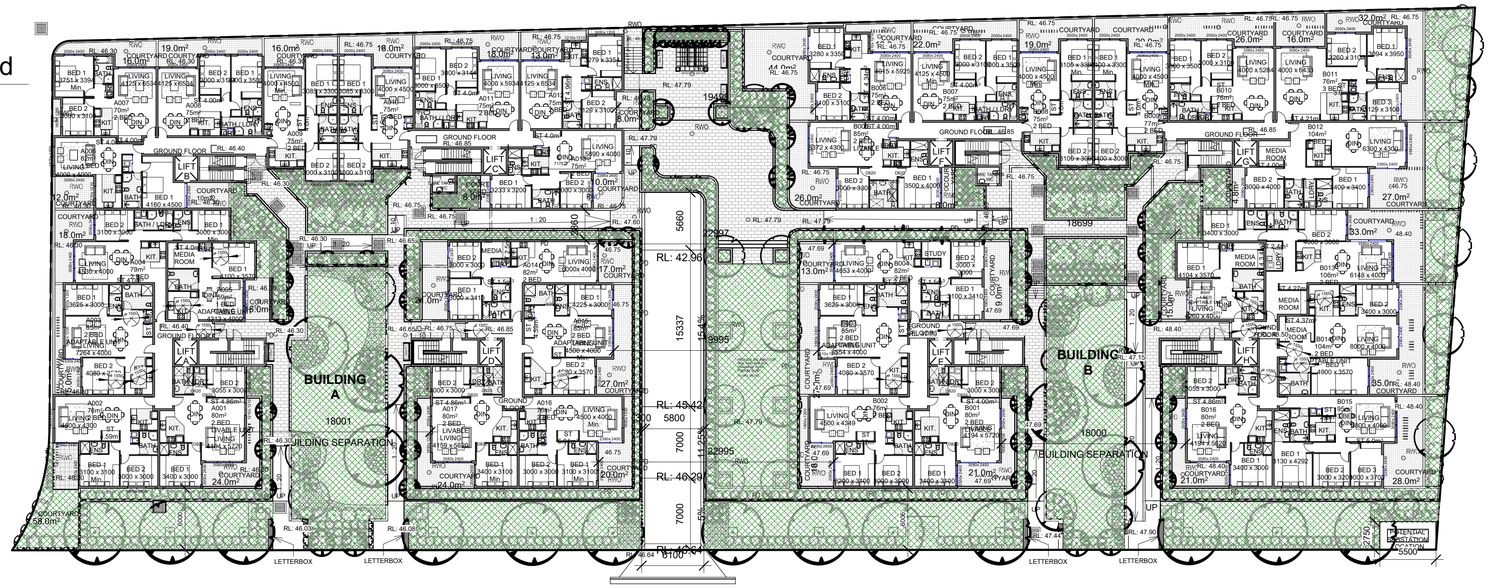
A1

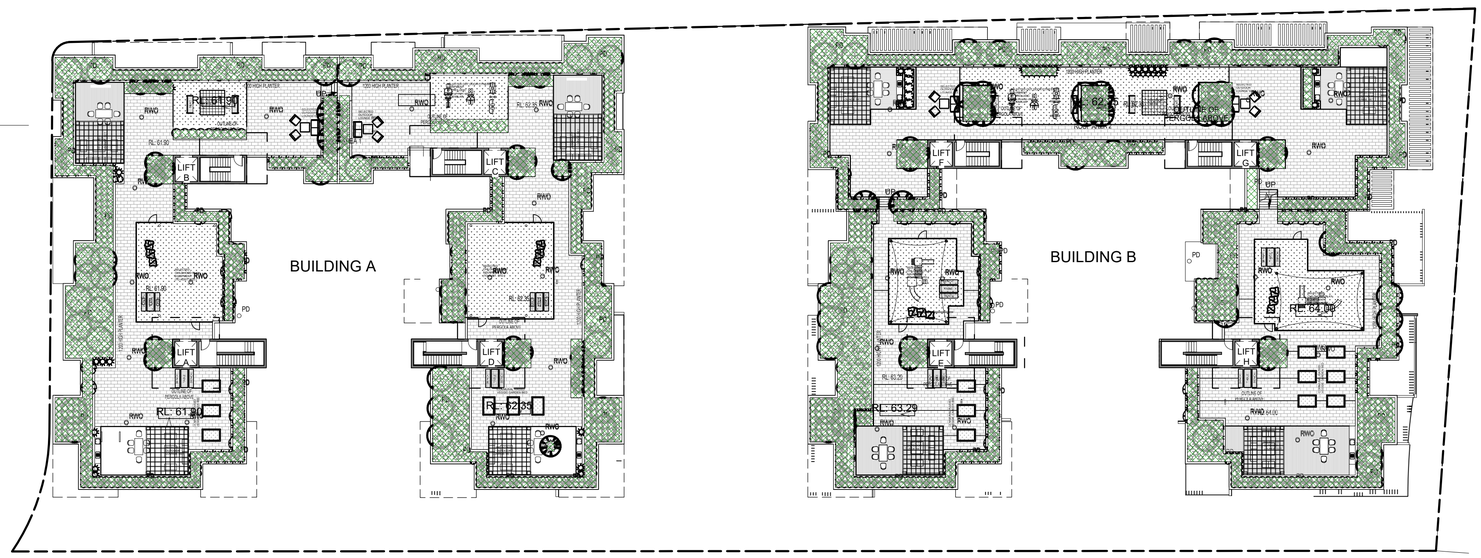
1 Calculation Plan - Landscape Ground

1 : 300(on A1)



2 Calculation Plan - Landscape Roof

1 : 300(on A1)



SITE AREA : 7088m^2

LANDSCAPE AREA

LANDSCAPE ALLOCATION: 1815.86m^2 (GROUND FLOOR)
1049.88m^2 (ROOFTOP)

TOTAL: 2865.74m^2
: 40.4%

ISSUE	DATE	REVISION	BY
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Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Calculation Plan - Landscape

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	As indicated	DA 803	C
DRAWN BY: Author	PROJECT NO: 150744		

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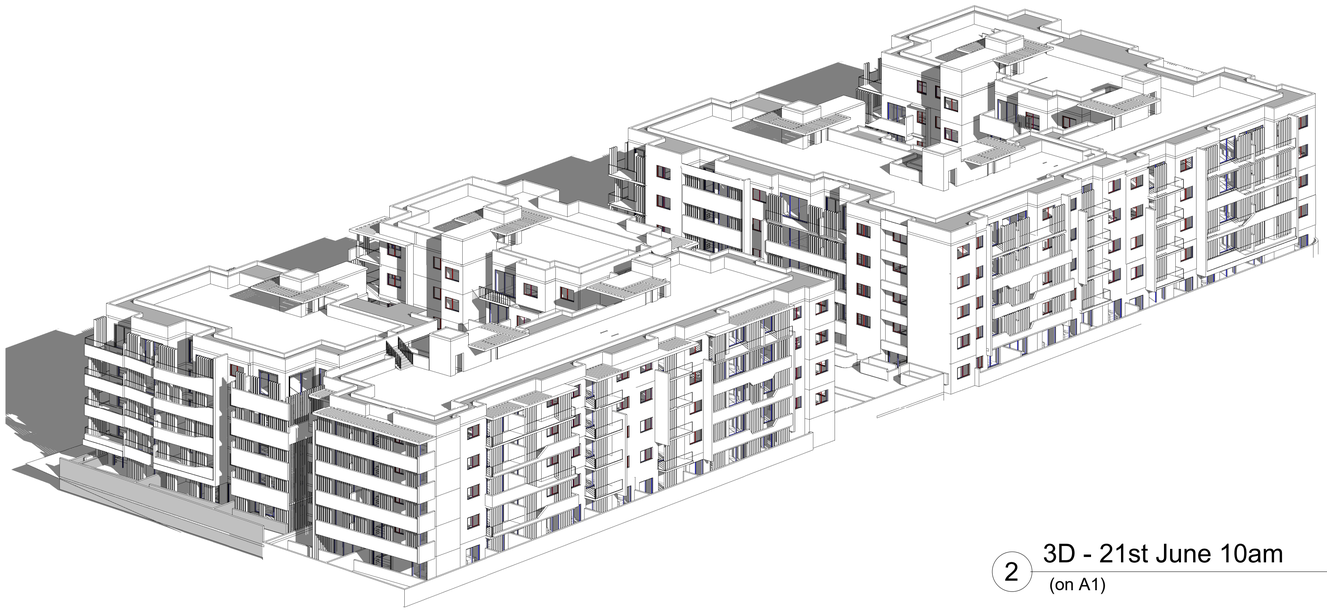
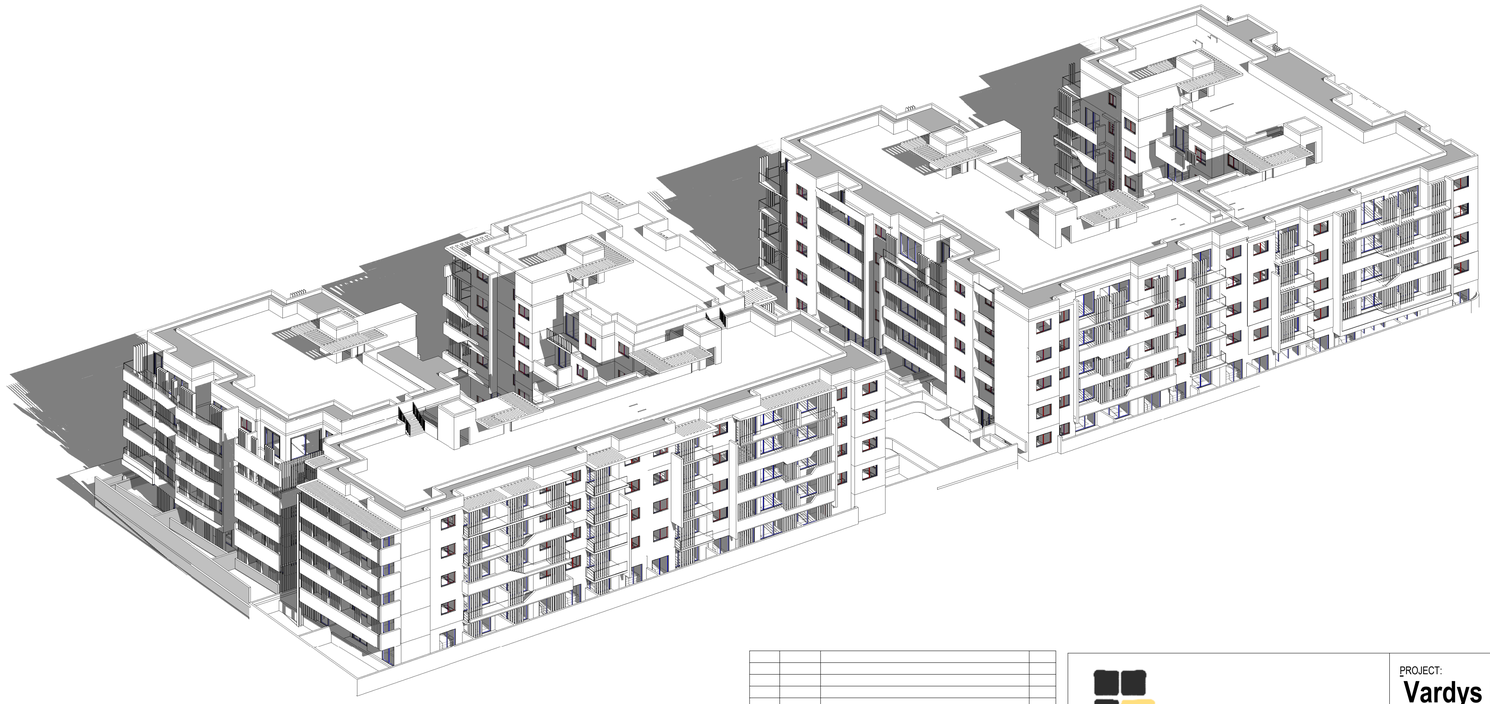
A1

1 3D - 21st June 9am
(on A1)



2 3D - 21st June 10am
(on A1)



3 3D - 21st June 11am
(on A1)

ISSUE	DATE	REVISION	BY
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
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A	26.11.18	Issued for DA Submission	MN

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Proposed Residential Development

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View From the Sun 1 of 3

DATE: Sept 2015	SCALE:	DRAWING No: EDA 603	ISSUE: C
DRAWN BY: MN	PROJECT NO: 150744		

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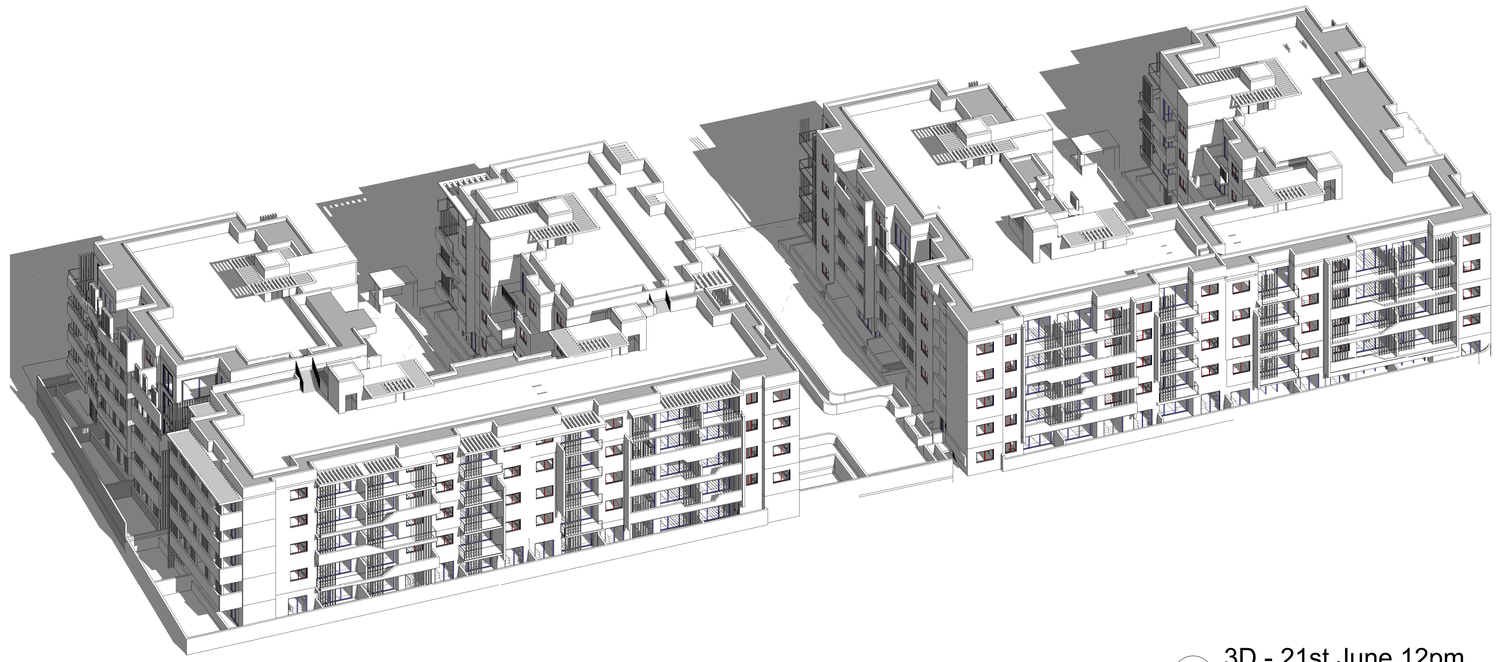

2 3D - 21st June 12pm
(on A1)

1 3D - 21st June 1pm
(on A1)

ISSUE	DATE	REVISION	BY
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
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Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
View From the Sun 2 of 3

DATE: Sept 2015
SCALE:
DRAWN BY: MN
PROJECT NO: 150744
DRAWING No: EDA 604
ISSUE: C

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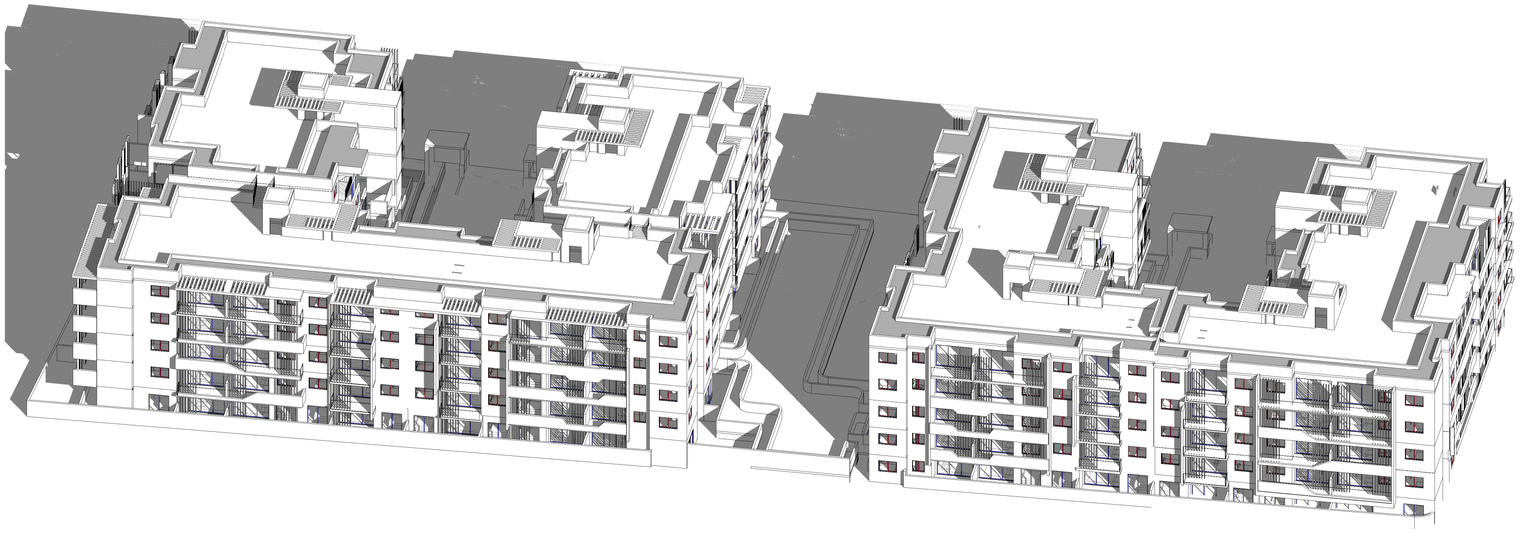
A1



2 3D - 21st June 2pm
(on A1)

1 3D - 21st June 3pm
(on A1)

ISSUE	DATE	REVISION	BY
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
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A	26.11.18	Issued for DA Submission	MN

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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
View From the Sun 3 of 3

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015		EDA 605	C
DRAWN BY: MN	PROJECT NO: 150744		

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25/09/2020 9:04:49 AM

Open Space, Landform & Building Edge - Legend

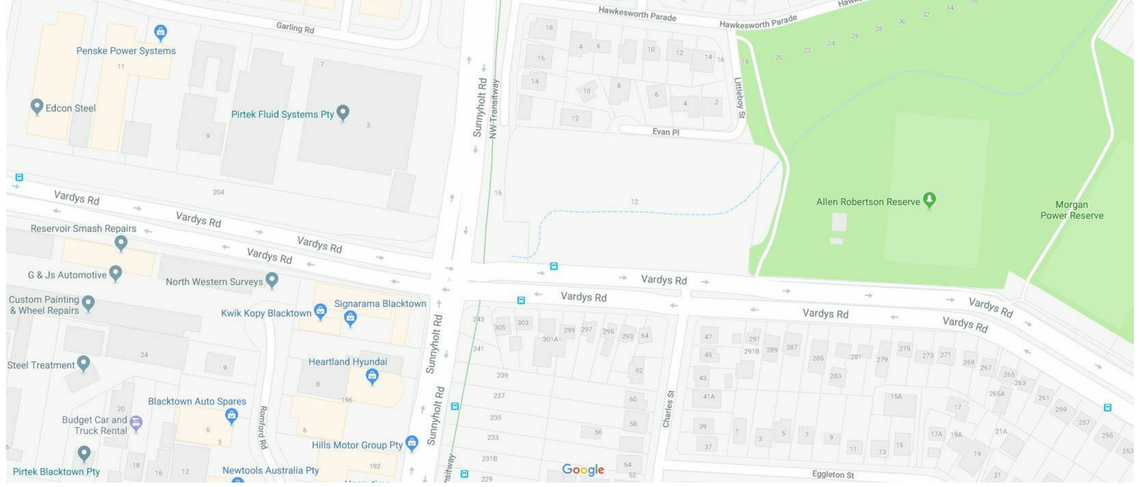
MAJOR TREES

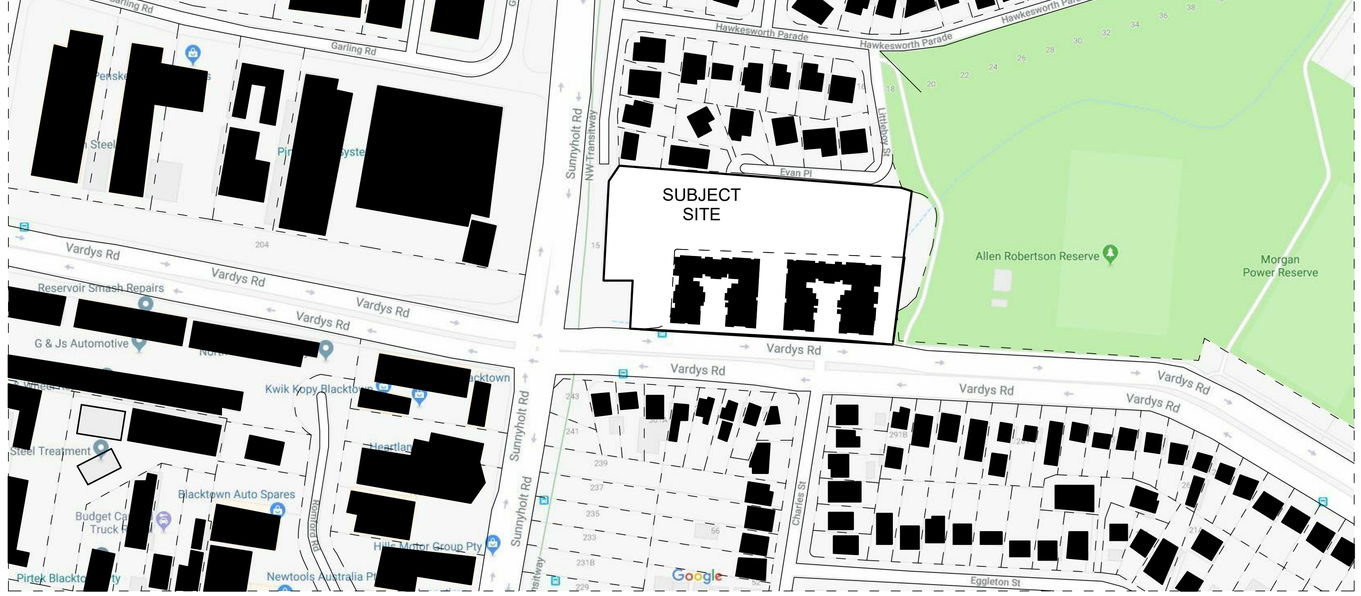
OPEN SPACES

NOISE

PREVAILING WINDS
NORTH EASTERLY - SOUTH WESTERLY

BUILDING EDGE





1 Site Analysis 1 of 2
1 : 2000(on A1)

Figure Ground & Location

ISSUE	DATE	REVISION	BY
C	24.9. 20	Revised in response to Council's letter dated 21/08/20	MT
B	26.6.20	Revised in response to Council letter dated 12-6-20	MT
A	26.11.18	Issued for DA Submission	MN

design cubicle ARCHITECTURAL SOLUTIONS

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.
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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Site Analysis 1 of 2

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	1 : 2000	UA 100	C
DRAWN BY: MN	PROJECT NO: 150744		

DO NOT SCALE

NORTH

DESIGN CUBICLE PTY LTD
NOMINATED ARCHITECT: Sam Nicholas (11,888AA)
ADD: 44 SORRELL STREET NORTH PARRAMATTA
TEL: 9683 2778
FAX: 9683 3242
EAML: farah@designcubicle.com.au
WEB: www.designcubicle.com.au
ABN: 47 116316 333

DA ISSUE

25/09/2020 9:04:52 AM

A1

Circulation & Building Height - Legend

- ONE STOREY
- TWO STOREY
- FIVE STOREY
- ONE / TWO STOREY
- VECHICULAR CIRCULATION

Building Use Location - Legend

- COMMERCIAL
- RESIDENTIAL

1 Site Analysis 2 of 2
1 : 2000(on A1)

ISSUE	DATE	REVISION	BY
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PROJECT:
Vardys Road & Evans Place Kings Langley

Proposed Residential Development

DRAWING TITLE:
Site Analysis 2 of 2

DATE: Sept 2015	SCALE: 1 : 2000	DRAWING No: UA 101	ISSUE: C
DRAWN BY: MN	PROJECT NO: 150744		

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ABN: 47 116316 333

DA ISSUE

25/09/2020 9:04:54 AM

A1

LEGEND / FINISHES SCHEDULE

EXISTING RL

EXISTING TREE TO BE REMOVED (REFER TO ARBORIST REPORT)

EXISTING TREE TO BE RETAINED AND SHALL BE PROTECTED DURING CONSTRUCTION
TREE PRUNING SHALL BE IN ACCORDANCE WITH AS 4373 (REFER TO ARBORIST REPORT)

PROPOSED TREES, SHRUBS & GROUND COVER (REFER NO. TO PLANT SCHEDULE)

BOUNDARY FENCE

MULCHED GARDEN BED
900 WIDE MIN.

SELECTED BRICK GARDEN EDGE
OR AS SELECTED
REFER TO DETAIL 1

SELECTED RETAINING WALL /OSD WALL
TO ENGINEER DETAIL

1200 high PLANTER
800 HIGH PLANTER
INSITU PLANTER BOX
REFER TO DETAILS 3 & 4 AND TO ENGINEER DETAIL
PROVIDE ANCHOR POINTS FOR PLANTER BOX MAINTENANCE IN ACCORDANCE WITH AUSTRALIAN STANDARDS:

LAWN AREA
SIR WALTER BUFFALO
REFER TO DETAIL 1

PERMEABLE PEBBLE AREA
SELECTED 100 DEPTH RIVER PEBBLES WITH WEED MAT UNDER

PATIO / TERRACE / PATH
SELECTED TILES

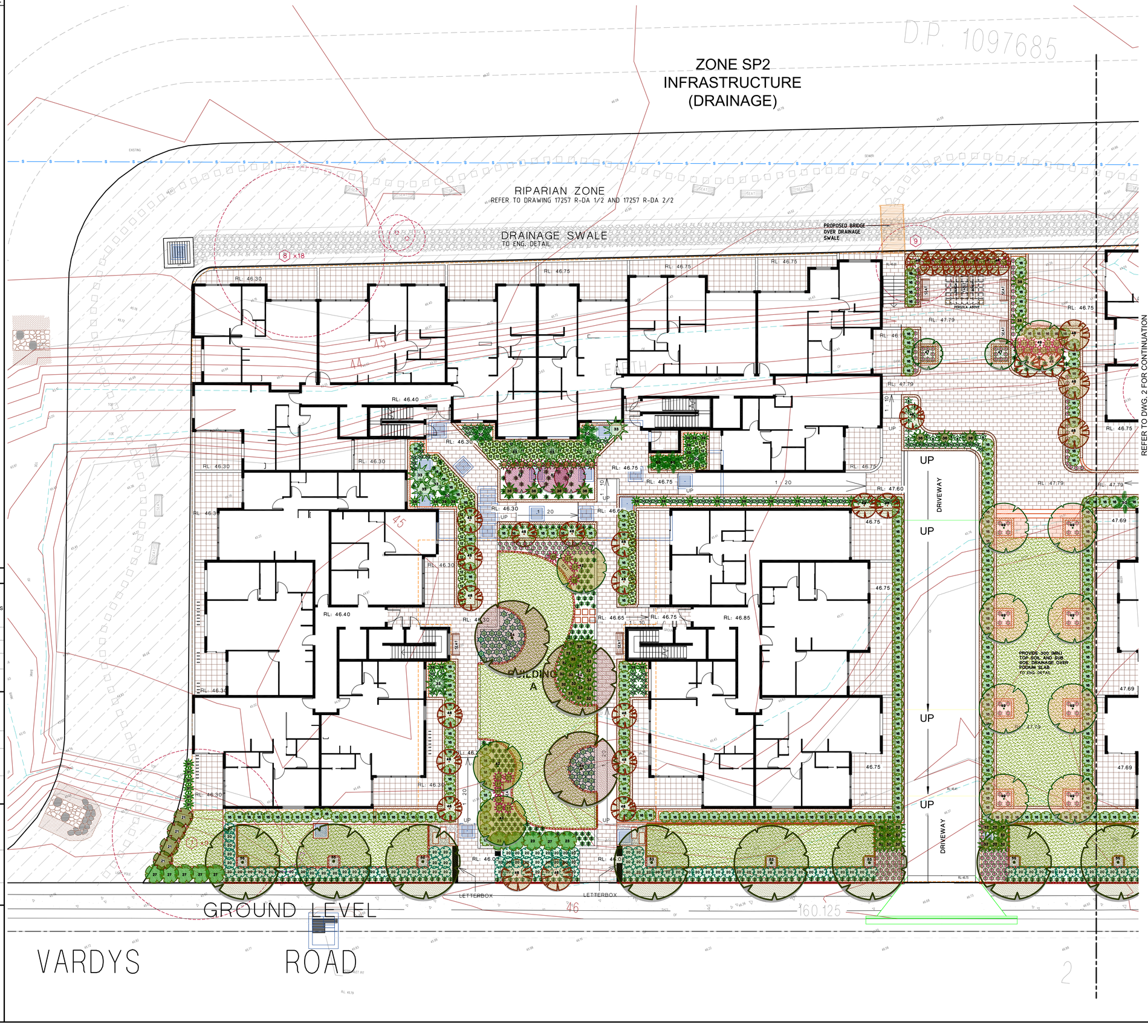
COMMON OPEN SPACE
SELECTED TILES

LB
SELECTED LETTER BOX
-TO AUST POST REQUIREMENTS AND TO AS/NZS 4253:1994

SELECTED AUTOMATIC BOLLARD
- ILLUMINATION SHALL BE DESIGNED BY A QUALIFIED LIGHTING CONSULTANT AND IN ACCORDANCE WITH AS 4282 & AS 1158

STORM WATER PIT
REFER TO ENGINEER PLANS FOR DETAILS

ITEM	MATERIAL
SOIL	NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419 AND AS 4454 FOR SOIL CONDITIONERS AND COMPOSTS
LAWN AREA	1st QUALITY TOP SOIL
NATIVE GARDEN BED	NATIVE GARDEN MIX
EXOTIC GARDEN BED	ORGANIC GARDEN MIX
PLANTER BOX	IN PLANTER BOX MIX ACCORDANCE WITH AS4419:1998 & AS3743
MULCH	SELECTED HARD WOOD CHIP SHALL BE IN ACCORDANCE WITH AS 4454 DECORATIVE GRAVEL TO OSD AREA REFER TO DETAIL 1 & 2
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2
GARDEN EDGE	SELECTED PRESSED BRICK OR AS SELECTED REFER TO DETAIL 1
RETAINING WALL & PLANTER BOX	SELECTED MASONRY RETAINING WALL AND DRAINAGE TO ENG. DETAIL
FENCE	
SIDES & REAR BOUNDARY	1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND
COURTYARD SEPERATION FENCE	1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND
FRONT	REFER TO ARCHITECT'S DETAIL
IRRIGATION	PROVIDE DRIP IRRIGATION SYSTEM TO ALL PLANTER BOXES IN ACCORDANCE WITH AS3500 AND SYDNEY WATER CODE IRRIGATION SHALL BE DESIGNED & INSTALLED BY QUALIFIED IRRIGATION CONTRACTORS.



REV	DESCRIPTION	REVISION DATE
C	AMEND AS PER SWP CHG.	19.9.20
B	AMEND ROOF AS PER ARCH CHG	26.6.20
A	DA ISSUE	14.11.18

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13. Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.
14. Refer to survey plan for position of all existing services.
15. Refer to Architectural elevations & Sections for existing and proposed ground lines.
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MAINTENANCE

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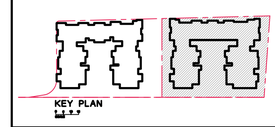
0 1 2 3 4 5
SCALE 1:100



PROPOSED HOME UNITS

Vardys Road & Evan Place,
Kings Langley

ARCHITECT:
design cubicle

vision dynamics pty ltd.
landscape design
8 Blaxland Road
Killara NSW 2071
m:0412 282 886
Ph:(02) 9499 8888 Fax:(02) 9499 8899
em : visiondynamics @ westnet.com.au

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

DRAWN	SCALE	REV.
FF	1 : 150@A1 OR 1:300@A3	C

DRAWING NUMBER
17257 DA 1-4

MEMBER Australian Institute of Landscape Designers & Managers Ltd

NORTH

LEGEND / FINISHES SCHEDULE

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900 WIDE MIN.

SELECTED BRICK GARDEN EDGE
OR AS SELECTED
REFER TO DETAIL 1

SELECTED RETAINING WALL /OSD WALL
TO ENGINEER DETAIL

1200 high PLANTER

INSITU PLANTER BOX
REFER TO DETAILS 3 & 4 AND TO ENGINEER DETAIL

800 HIGH PLANTER

PROVIDE ANCHOR POINTS FOR PLANTER BOX MAINTENANCE IN ACCORDANCE WITH AUSTRALIAN STANDARDS:

LAWN AREA
SIR WALTER BUFFALO
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COMMON OPEN SPACE
SELECTED TILES

LB **SELECTED LETTER BOX**
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STORM WATER PIT
REFER TO ENGINEER PLANS FOR DETAILS

ITEM	MATERIAL
SOIL	NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419 AND AS 4454 FOR SOIL CONDITIONERS AND COMPOSTS
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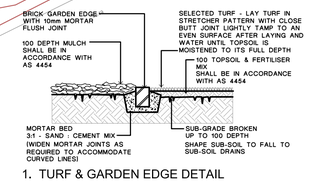
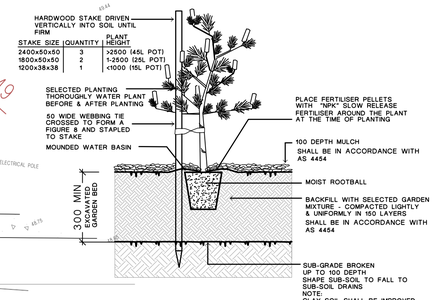


1. TURF & GARDEN EDGE DETAIL

NOTE :
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.

ALL TURFED AREAS SHALL BE FINISHED LEVEL WITH ADJOINING SURFACES AND ALSO FALL EVENLY TO APPROVED POINTS OF DRAINAGE DISCHARGE



STAKE SIZE	QUANTITY	PLANT HEIGHT
2400x50x50	3	>2500 (45L POT)
1800x50x50	2	1-2500 (25L POT)
1200x38x38	1	<1000 (15L POT)

2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE :
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST

ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419

REV	DESCRIPTION	REVISION DATE
C	AMEND AS PER SWP CHG.	19.9.20
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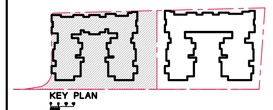
SCALE 1:100



PROPOSED HOME UNITS

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vision dynamics pty ltd.
landscape design
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Killara NSW 2071
m:0412 282 888
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DRAWING TITLE
LANDSCAPE CONCEPT PLAN

DRAWN	SCALE	REV.
FF	1 : 150@A1 OR 1:300@A3	C

DRAWING NUMBER
17257 DA 2-4

MEMBER
Australian Institute of Landscape Designers & Managers Ltd
©

NORTH

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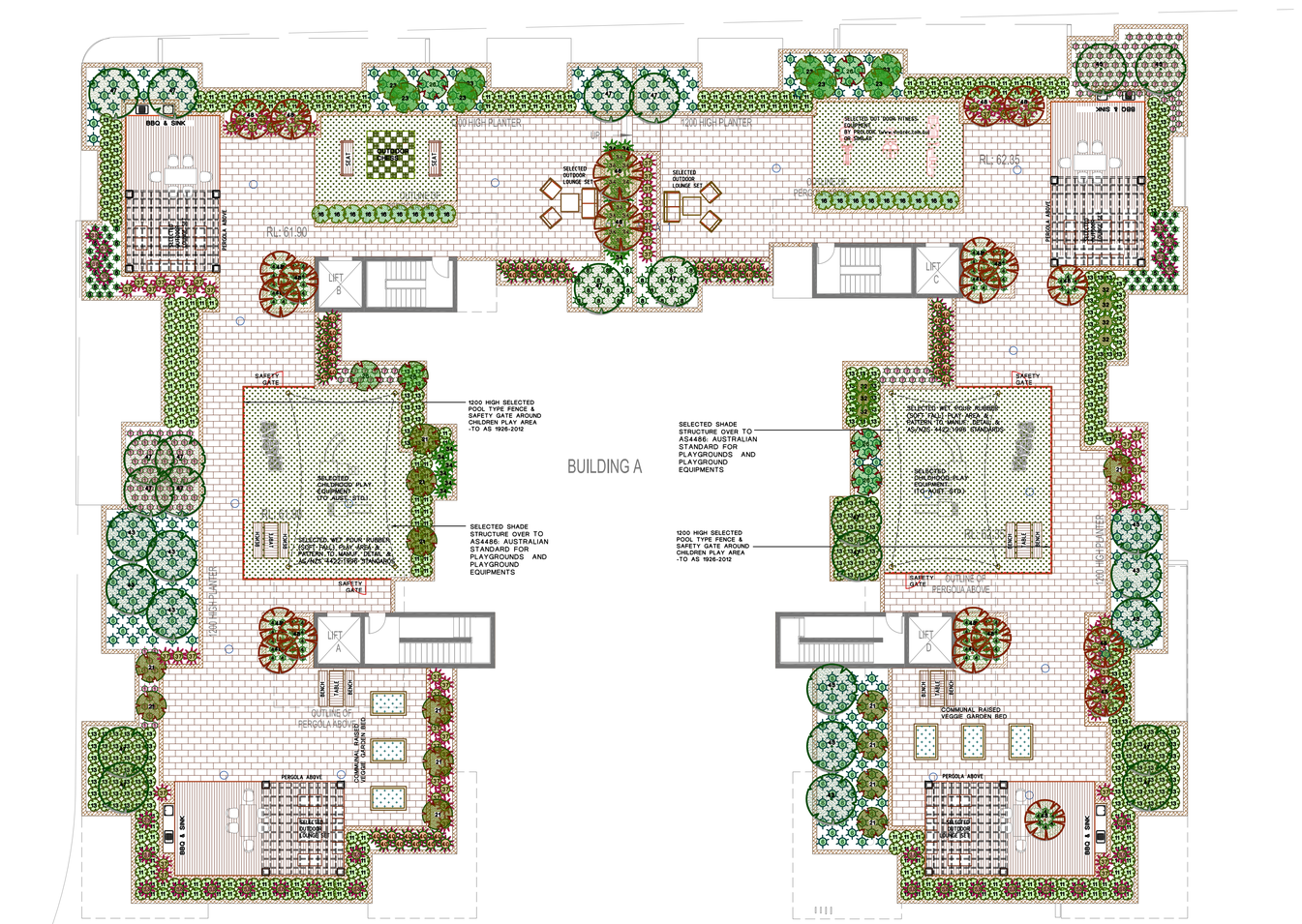
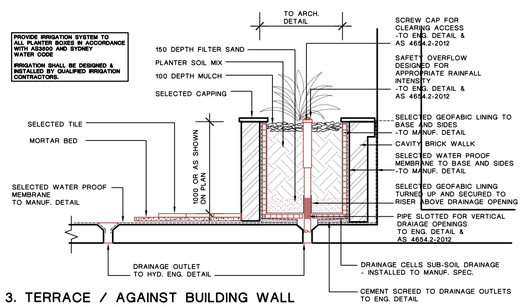
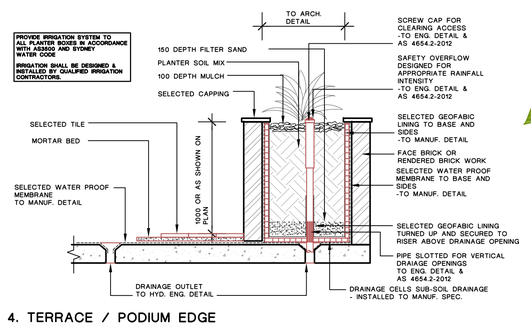


ROOF PLAN



3. TERRACE / AGAINST BUILDING WALL PLANTER BOX DETAIL



4. TERRACE / PODIUM EDGE PLANTER BOX DETAIL

REV	DESCRIPTION	REVISION DATE
C	AMEND AS PER SWP CHG.	19.9.20
B	AMEND ROOF AS PER ARCH CHG	26.6.20
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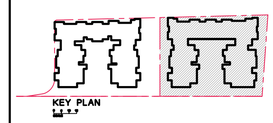
SCALE 1:100



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design cubicle
vision dynamics pty ltd.
landscape design
8 Blaxland Road
Killara NSW 2071
m:0412 282 888
Ph:(02) 9499 8888 Fax:(02) 9499 8899
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LANDSCAPE CONCEPT PLAN

DRAWN	SCALE	REV.
FF	1 : 150@A1 OR 1:300@A3	
DRAWING NUMBER		
17257 DA 3-4		C

MEMBER Australian Institute of Landscape Designers & Managers Ltd
NORTH

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SELECTED LETTER BOX
-TO AUST POST REQUIREMENTS AND TO AS/NZS 4253:1994

SELECTED AUTOMATIC BOLLARD
- ILLUMINATION SHALL BE DESIGNED BY A QUALIFIED LIGHTING CONSULTANT AND IN ACCORDANCE WITH AS 4282 & AS 1158

STORM WATER PIT
REFER TO ENGINEER PLANS FOR DETAILS

ITEM	MATERIAL
SOIL	NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419 AND AS 4454 FOR SOIL CONDITIONERS AND COMPOSTS
LAWN AREA	1st QUALITY TOP SOIL
NATIVE GARDEN BED	NATIVE GARDEN MIX
EXOTIC GARDEN BED	ORGANIC GARDEN MIX
PLANTER BOX	IN PLANTER BOX MIX ACCORDANCE WITH AS4419:1998 & AS3743
MULCH	SELECTED HARD WOOD CHIP SHALL BE IN ACCORDANCE WITH AS 4454 DECORATIVE GRAVEL TO OSD AREA REFER TO DETAIL 1 & 2
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2
GARDEN EDGE	SELECTED PRESSED BRICK OR AS SELECTED REFER TO DETAIL 1
RETAINING WALL & PLANTER BOX	SELECTED MASONRY RETAINING WALL AND DRAINAGE TO ENG. DETAIL
FENCE	
SIDES & REAR BOUNDARY	1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND
COURTYARD SEPERATION FENCE	1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND
FRONT	REFER TO ARCHITECT'S DETAIL
IRRIGATION	PROVIDE DRIP IRRIGATION SYSTEM TO ALL PLANTER BOXES IN ACCORDANCE WITH AS3500 AND SYDNEY WATER CODE IRRIGATION SHALL BE DESIGNED & INSTALLED BY QUALIFIED IRRIGATION CONTRACTORS.

PROPOSED PLANT SCHEDULE

IN ACCORDANCE WITH AS 2303: 2015

No.	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER / BOARDER					
1	Nandina domestica "Nana"	Dwarf nandina	0.5	150mm	367
2	Lomandra 'TANIKA'	Dwarf Lomandra	0.75	150mm	307
3	Sansevieria trifasciata	mother in law's tongue	0.6	150mm	28
4	Liriope muscari 'Just Right'	Just Right Liriope	0.5	150mm	187
5	Dianella tasmanica 'Destiny'	Destiny Flax Lily	0.4	150mm	251
6	Pennisetum alopecuriodes	Fountain grass	0.6	150mm	604
7	Clivia miniatus	Clivia	0.5	150mm	323
8	Carpobrotus rossii	Pig face	0.2	150mm	85
9	Hedera helix	common ivy	0.1	150mm	120
10	Aspidistra elatior	Cast-iron Plant	0.5	150mm	129
LOW SHRUBS					
11	Westringia Ozbreed Aussie Box	Aussie Box Westringia	0.5	200mm	582
12	Gardenia augusta 'Florida'	Gardenia	1.2	200mm	211
13	Acacia cognata Limelight	Bower Wattle	0.7	200mm	432
15	Correa reflexa	Correa	1.5	200mm	24
16	Murraya paniculata	Murraya	3	200mm	435
18	Dodonaea triquetra	Hop Bush	2	200mm	8
20	Westringia fruticosa	Westringia	1.5	200mm	164
TALL SHRUBS					
21	Callistemon pinifolius	crimson bottlebrush	4	200mm	35
23	Acacia falcata	sickle wattle	3	200mm	19
24	Callistemon 'Purple splendor'	Bottlebrush	2	200mm	4
25	Syzygium australe 'Resilience'	Lilly pilly	4	200mm	14
26	Grevillea juniperina	Grevillea	2	200mm	29
27	Pultenaea microphylla	Pultenaea	2	200mm	7
28	Pittosporum tenuifolium 'Silver Sheen'	Pittosporum Silver Sheen	3	200mm	12
FEATURE SHRUBS					
31	Cordyline stricta	Slander palm lily	3	200mm	6
32	Doryanthus excelsa	Gymea lilly	1.2	200mm	77
33	Draceana marginata	Draceana	4	25 L	16
34	Phormium tenax purpurea	Dianella	1.2	200mm	92
35	Cordyline 'Red Sensation'	Red Sensation	1.2	25 L	79
36	Cycas revoluta	Sago Palm	1.5	25 L	15
37	Strelitzia juncea	Bird of Paradise	1.2	25 L	226
38	Strelitzia nicolai	Giant Bird of Paradise	5	25 L	2
39	Rhaphis excelsa	Lady palm	2.5	200mm	33
40	Alpinia zerumbet variegata	Variegated Shell Ginger	1.5	200mm	172
TREES					
49	Pyrus calleryana	Calleryana pear	13	75 L	7
43	Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	8	45 L	19
44	Acacia floribunda	Gossamer wattle	7	45 L	5
45	Melaleuca linariifolia	snow-in-summer	8	25 L	2
46	Lagerstroemia indica 'Indian Summer'	Crepe Myrtle	7	45 L	21
47	Corymbia 'Summer Red'	Summer Red	5	45 L	40
48	Magnolia Little Gem	Magnolia	5	45 L	71
42	Acacia decurrens	Black Wattle	10	25 L	9
50	Howea forsteriana	Kentia Palm	10	45 L	19
51	Melaleuca decora	White Feather Honeymyrtle	7	25 L	3
52	Acer palmatum Japonica	Japanese maple	4	45 L	9
53	Eucalyptus nicholii	Narrow leafed Peppermint	20	75 L	6
54	Brachychiton acerifolium	Illawarra Flame Tree	20	75 L	6
55	Angophora floribunda	Rough-barked Apple	20	75 L	7

REV	DESCRIPTION	REVISION DATE
C	AMEND AS PER SWP CHG.	19.9.20
B	AMEND ROOF AS PER ARCH CHG	26.6.20
A	DA ISSUE	14.11.18

NOTE:

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3. Do not scale drawing, if in doubt - ASK
4. This drawing is to be read in conjuction with Architectural, Hydraulic and survey plans
5. All Existing trees to remain shall be protected as per arborist report & council requirements
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14. Refer to survey plan for position of all existing services.
15. Refer to Architectural elevations & Sections for existing and proposed ground lines.
16. All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS SPEC NO.1 Specification C273-Landscaping.
17. Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations.

MAINTENANCE

- All landscape works are to be maintained for a period of 12 months (or as required by council DA Consent) by landscape contractor after final completion AND shall be maintained at all times in a suitable manner. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds.

0 1 2 3 4 5
SCALE 1:100

KEY PLAN

PROPOSED HOME UNITS

Vardys Road & Evan Place, Kings Langley

ARCHITECT:
design cubicle

vision dynamics pty ltd.
landscape design
8 Blaxland Road
Killara NSW 2071
m:0412 282 888
Ph:(02) 9499 8888 Fax:(02) 9499 8899
em : visiondynamics @ westnet.com.au

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

DRAWN	SCALE	REV.
FF	1 : 150@A1 OR 1:300@A3	C

DRAWING NUMBER
17257 DA 4-4

MEMBER
Australian Institute of Landscape Designers & Managers Ltd
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NORTH

3D Views
150744 - Vardys Road & Evans Place

design cubicle
ARCHITECTURAL SOLUTIONS
ph: 02 9683 2778 / f: 02 9683 3242
Nominated Architect - Sam Min-Han Lu (#8842)

3D Views
150744 - Vardys Road & Evans Place

design cubicle
ARCHITECTURAL SOLUTIONS
ph: 02 9683 2778 / f: 02 9683 3242
Nominated Architect - Sam Min-Han Lu (#8842)

LEGEND / FINISHES SCHEDULE

- EXISTING RL
- EXISTING TREE TO BE REMOVED (REFER TO ARBORIST REPORT)
- EXISTING TREE TO BE RETAINED AND SHALL BE PROTECTED DURING CONSTRUCTION. TREE PRUNING SHALL BE IN ACCORDANCE WITH AS 4373 (REFER TO ARBORIST REPORT)
- EXISTING TREE NO. (REFER TO ARBORIST REPORT)
- PROPOSED TREES, SHRUBS & GROUND COVER (REFER NO. TO PLANT SCHEDULE)
- SELECTED SPLIT SANDSTONE STEPPING STONES
- SELECTED SANDSTONE EDGING
- SEATING — PERMANENTLY INSTALLED PERMANENT BENCH SEAT (HARD WOOD OR ANODISED ALUMINIUM)
- RIPARIAN ZONE - 10 M WIDE
- GREEK BANK -TO ENG. DETAIL
- DRAINAGE CHANNEL -TO ENG. DETAIL

ZONE RE1
PUBLIC RECREATION

RIPARIAN ZONE CONSIST OF A MIX OF LOCAL NATIVE TREES, SHRUBS GROUND COVER AND GRASS SPECIES

ZONE SP2
INFRASTRUCTURE
(DRAINAGE)

DRAINAGE CHANNEL TO ENG. DETAIL

STEPPING STONE PATH

SEATING AREA

STEPPING STONE PATH

RIPARIAN ZONE CONSIST OF A MIX OF LOCAL NATIVE TREES, SHRUBS GROUND COVER AND GRASS SPECIES

SUNNYHOLT ROAD

VARDYS ROAD

D.P. 1062629

BUILDING A

REFER TO DWG. 2/3 FOR CONTINUATION

REV	DESCRIPTION	REVISION DATE
B	AMEND AS ENG. CHG	25.9.20
A	DA ISSUE	26.6.20

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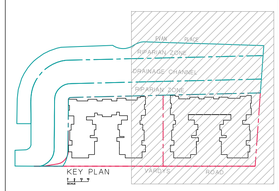
SCALE 1:100



PROPOSED RIPARIAN ZONE

Vardys Road & Evan Place, Kings Langley

ARCHITECT:
design cubicle

vision dynamics pty ltd.
landscape design
8 Blaxland Road
Killara NSW 2071
m:0412 282 888
Ph:(02) 9499 8888 Fax:(02) 9499 8899
em : visiondynamics @ westnet.com.au

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

DRAWN	SCALE	REV.
FF	1 : 200@A1 OR 1:400@A3	B

DRAWING NUMBER
17257 R-DA 1/3

MEMBER
Australian Institute of Landscape Designers & Managers Ltd

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NORTH

REFER TO DWG. 1/3 FOR CONTINUATION

EVAN PLACE

FUTURE HALF ROAD CONSTRUCTION

PROVIDE 0.5m WIDE BERM

PROPOSED OPEN STYLE FENCE ALONG BOUNDARY

DRAINAGE CHANNEL -TO ENG. DETAIL

SEATING AREA

TONE

PROPOSED TIMBER CONNECTION BRIDGE

FINAL LOCATION TO BE CONFIRMED

DRAINAGE SWALE -TO ENG. DETAIL

SELECTED ROCK EDGING -TO ENG. DETAIL

SEATING AREA

STEPPING STONE PATH

"SPORTS FIELDS"

ZONE R4
HIGH DENSITY
RESIDENTIAL

BUILDING B

2 VARDYS ROAD

REV	DESCRIPTION	REVISION DATE
B	AMEND AS ENG. CHG	25.9.20
A	DA ISSUE	26.6.20

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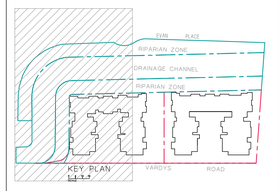

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17257 R-DA 2/3

MEMBER
Australian Institute of Landscape Designers & Managers Ltd

NORTH

PROPOSED DEVELOPMENT | RIPARIAN ZONE | CREEK BANK | DRAINAGE CHANNEL -TO ENG. DETAIL | CREEK BANK | RIPARIAN ZONE | PATH | EVAN PLACE

SECTION A-A

(INDICATIVE ONLY)

NOTE:

ALL WORKS TO RIPARIAN ZONE SHALL BE UNDERTAKEN BY COMPANY OR PERSONS EXPERIENCE IN BUSH REGENERATION AND CREEK RESTORATION.

ON GOING MAINTENANCE & PERFORMANCE STANDARDS

WEED CONTROL AS PART OF THE REGULAR PROPERTY MAINTENANCE ONGOING WEED CONTROL WILL BE CARRIED OUT ACROSS THE ENTIRE SITE. THIS WORK SHOULD BE UNDERTAKEN USING STANDARD BUSH REGENERATION TECHNIQUES.

THE AREA IS TO BE MAINTAINED AT ALL TIMES IN A STATE THAT IS FREE OF WEED/EXOTIC SPECIES.

PLANT REPLENISHMENT AS PART OF THE ONGOING MAINTENANCE, REPLENISHMENT OF DEAD OR HAZARDOUS PLANTS WILL BE UNDERTAKEN IN ACCORDANCE WITH THE SPECIES.

PROPOSED PLANT SCHEDULE
— RIPARIAN ZONE

IN ACCORDANCE WITH AS 2303: 2015

CODE	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER					
1	Ajuga australis	Austral Bugle	0.3	tube	198
2	Brunoniella australis	Blue Trumpet	0.15	tube	173
3	Dichondra repens	Kidney Weed	0.1	tube	303
4	Eremophila debilis	Winter Apple	0.3	tube	145
5	Einadia hastata	Einadia	0.15	tube	86
6	Geranium solanderi	Cranesbill	0.3	tube	92
7	Geranium homanum	Cranesbill	0.3	tube	79
8	Lomandra Tanika	Tanika Mat Rush	0.5	150mm	828
9	Hardenbergia violacea	Happy Wanderer	0.3	tube	266
10	Wahlenbergia gracilis	Wahlenbergia	0.3	tube	108
LOW SHRUBS					
11	Phyllanthus similis	Phyllanthus	0.5	200mm	116
12	Pratia purpurascens	Pratia	0.3	200mm	606
13	Pultenaea parviflora	Bush Pea	1	200mm	315
15	Pultenaea microphylla	Spreading Bush Pea	2	200mm	377
Grasses & Tufted Species					
31	Carex apressa	Tall Sedge	1	200mm	571
32	Paspalum distichum	Water couch	0.1	200mm	1232
33	Dichelachne micrantha	Short-hair Plume Grass	1.2	25 L	199
34	Imperata cylindrica	Blady Grass	2	200mm	145
35	Cyperus vaginatus	Stiffleaf Sedge	0.5	25 L	1558
36	Lomandra multiflora subsp. multiflora	Mat Rush	1	25 L	606
37	Themeda australis	Kangaroo Grass	0.5	25 L	599
38	Pod labillardieri	Native Clump Grass	1	25 L	209
39	Isolepis nodosa	Knobby club bush	0.6	200mm	264
40	Microlaena stipoides	Weeping Grass	0.5	200mm	1316
TREES					
41	Acacia parramattensis	Parramatta Wattle	7	25 L	25
43	Casuarina glauca	Swamp She Oak	8	45 L	31
45	Casuarina cunninghamianna	River Oak	10	25 L	31
53	Eucalyptus baveriana	Blue Box	15	75 L	10
54	Eucalyptus fibrosa	Red Ironbark	25	75 L	9
55	Angophora floribunda	Rough-barked Apple	20	75 L	13

NOTE:

THE TREES SHALL COMPLY WITH NATSPEC SPECIFYING TREES: A GUIDE TO ASSESSMENT OF TREE QUALITY (2003) OR AUSTRALIAN STANDARD AS 2303 - 2015 TREE STOCK FOR LANDSCAPE USE.

HEIGHT AND SPAN ARE INDICATIVE ONLY.SUBJECT TO ON SITE ENVIRONMENTAL FACTORS. USE ONLY AS A GUIDE.

REV	DESCRIPTION	REVISION DATE
B	AMEND AS ENG. CHG	25.9.20
A	DA ISSUE	26.6.20

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0 1 2 3 4 5
SCALE 1:100

PROPOSED RIPARIAN ZONE

Vardys Road & Evan Place, Kings Langley

ARCHITECT:
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vision dynamics pty ltd
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DRAWING TITLE
LANDSCAPE CONCEPT PLAN

DRAWN	SCALE	REV.
FF	1 : 200@A1 OR 1:400@A3	B

DRAWING NUMBER
17257 R-DA 3/3

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NORTH

DRAFT PLAN ONLY

CURVED AND SHORT LINE TABLE

LINE	CHORD	ARC	RADIUS
①	47°13'10" - 15.8	17.53	11.215
②	46°33'15" - 16.385	18.125	11.775
③	335°09'25" - 11.76	13.625	12.5
④	3°13'20" - 0.5		
⑤	91°43'25" - 14.47	15.43	12.5
⑥	74°47'10" - 7.905	8.045	12.5
⑦	56°08'10" - 13.265	14.24	11
⑧	226°33'15" - 2.465	2.73	1.775
⑨	22°15'00" - 9.09	9.305	12.5
⑩	52°46'20" - 4	4.015	12.5
⑪	96°02'20" - 14	14.86	12.5
⑫	111°39'20" - 7.905	8.045	12.5
⑬	76°10'20" - 4.32		
⑭	42°05'20" - 4.32		
⑮	8°00'20" - 4.32		

ELSOM (11 WIDE) STREET

DP 259900

1008 | 1023 | 1022 | 1021 | 1020 | 1019 | 1018

LITTLEBOY STREET (18 WIDE)

31 DP 1089417 | 1017

EVAN (8 WIDE & VAR.) PLACE

(ROAD (8 WIDE & VAR.) WIDENING) (929.1m²)

2 1645 m²

3 5770 m²

4 9070 m²

5

15

DP 1062629

SUNNYHOLT ROAD (VARIABLE WIDTH)

DP 715264

MGA SCIMS

SEE DIAG.

VARDYS ROAD (27.43 WIDE)

DP 1097685

(A) DENOTES EASEMENT TO DRAIN WATER 2.5 WIDE

DIAGRAM
NOT TO SCALE

Surveyor: JOHN FRANCIS BROCK Date of Survey: /09/2020 Surveyor's Ref: 3098/15DP	PLAN OF SUBDIVISION OF LOT 1 IN D.P. 1097685	LGA: BLACKTOWN Locality: KINGS LANGLEY Subdivision No: Lengths are in metres. Reduction Ratio 1:500	Registered	

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm