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figured dimensions to be taken in preference to scaling

issue	details	by	date
A	ISSUE FOR DA	MCJ	30 11 2020

NOTE:

THIS DETAIL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACE TO DEFINE THE PROPERTY BOUNDARIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

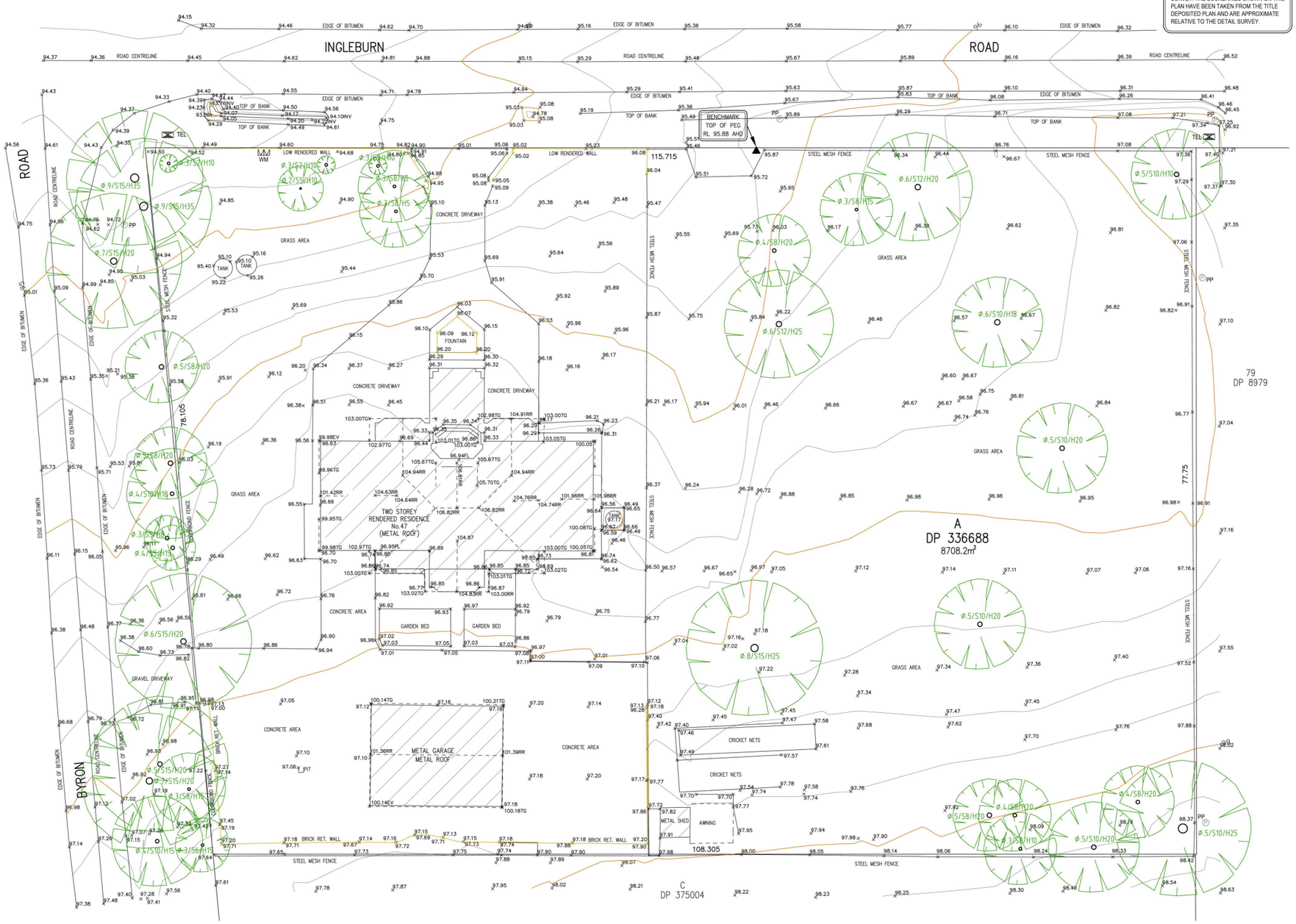
LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING PM 44296 WITH RL 94.432m (AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

A644598 COVENANT

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.



LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	
STATE SURVEY MARK	SSM

LEGEND:

EB - EDGE OF BITUMEN
TB - TOP OF BANK
BB - BOTTOM OF BANK
WT - TOP OF WINDOW
WB - BOTTOM OF WINDOW

TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL
INV - INVERT LEVEL
ELEC - ELECTRICAL PIT
Ø.4/S10/H16 - DIAMETER/SPREAD/HEIGHT

TSS TOTAL SURVEYING SOLUTIONS
ARTARMON | CAMDEN | MANLY VALE

SURVEY
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.01 A

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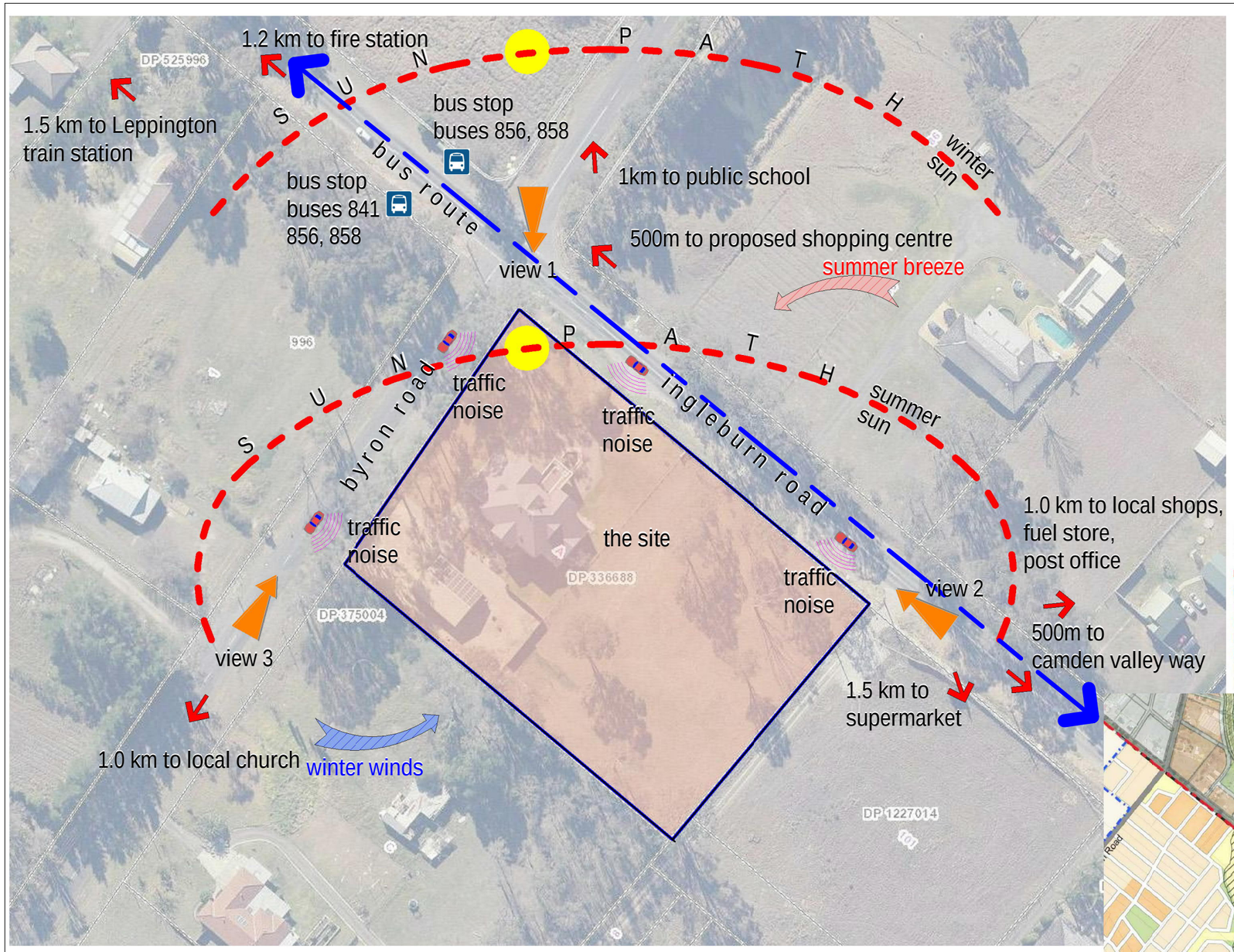
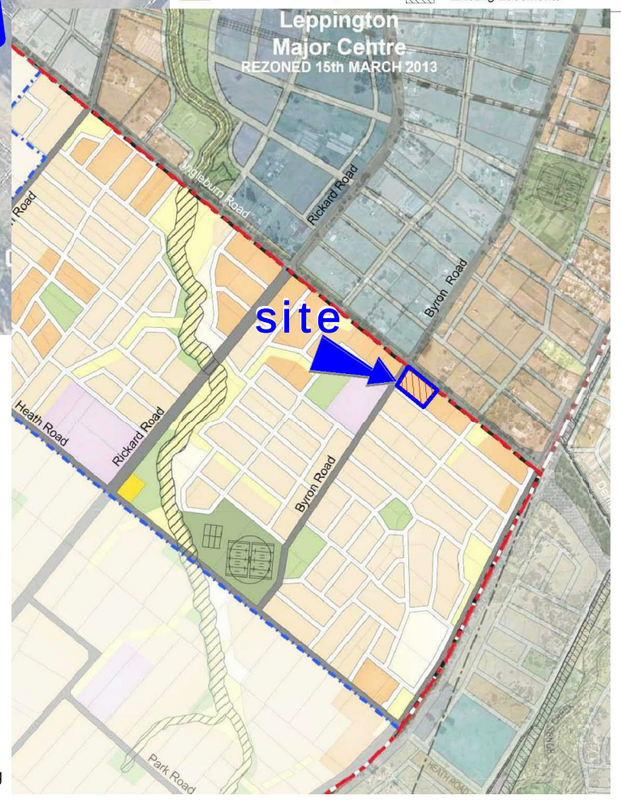


LEPPINGTON PRECINCT

INDICATIVE LAYOUT PLAN

- Leppington Precinct Boundary
- Stage 1 Boundary
- Indicative School Location
- Community Centre
- Retail/Commercial Area
- Medium Density Residential
- Low Density Residential
- Environmental Living
- Major Road
- Local Road
- Passive Open Space
- Active Open Space
- Drainage
- Water Tower
- Environmental Conservation
- Environmental Protection Overlay
- Existing Easements



images from google map street views March 2020

view1
site north corner Ingleburn and Byron Roads

view 2
site east along Ingleburn Rd

view 3
site west along Byron Rd

map from nsw
department of planning

SITE ANALYSIS
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.02 A

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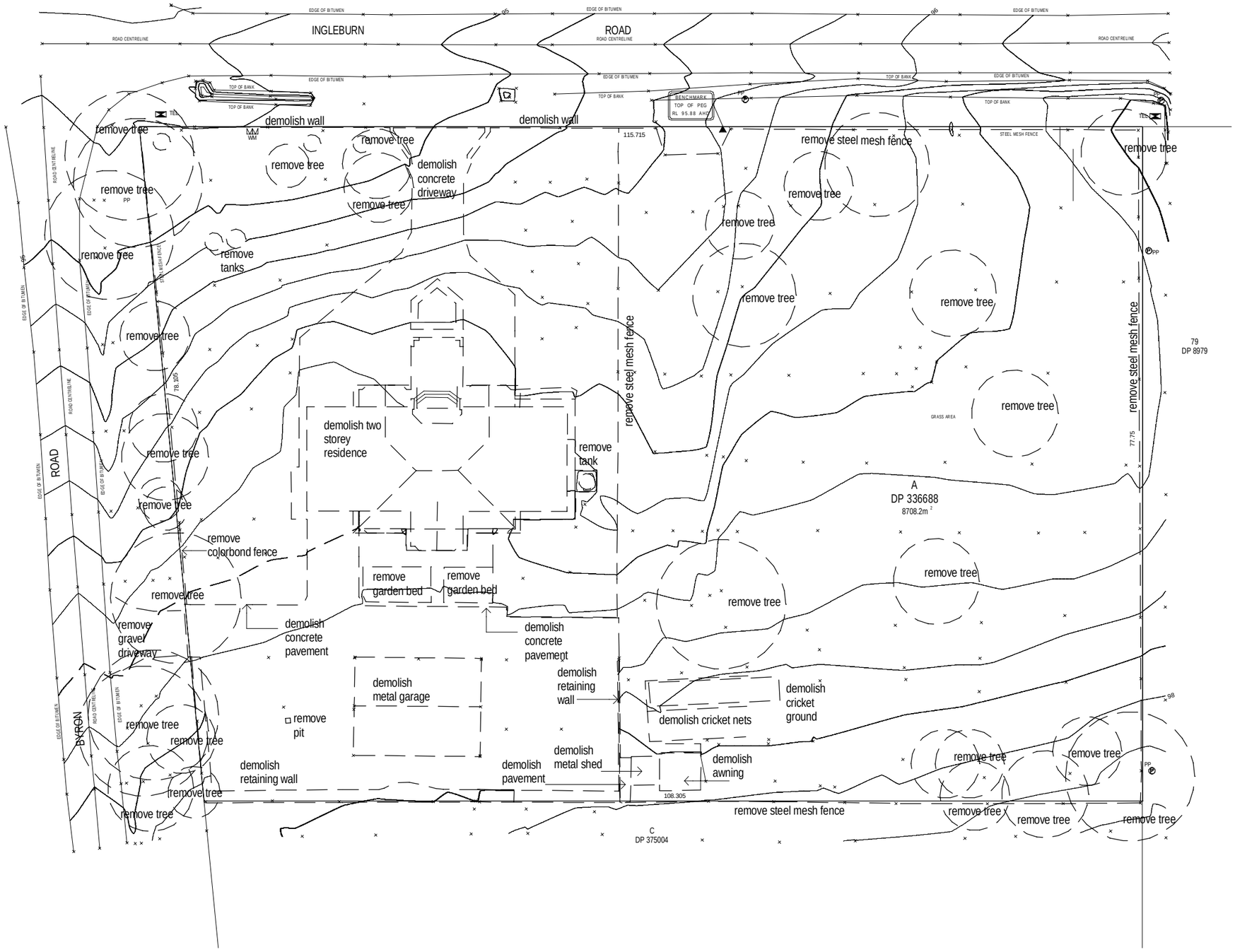

1 Demolition Plan

1 : 500

DEMOLITION PLAN
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.03 A

1:500 @ A3 0 5 10 20m

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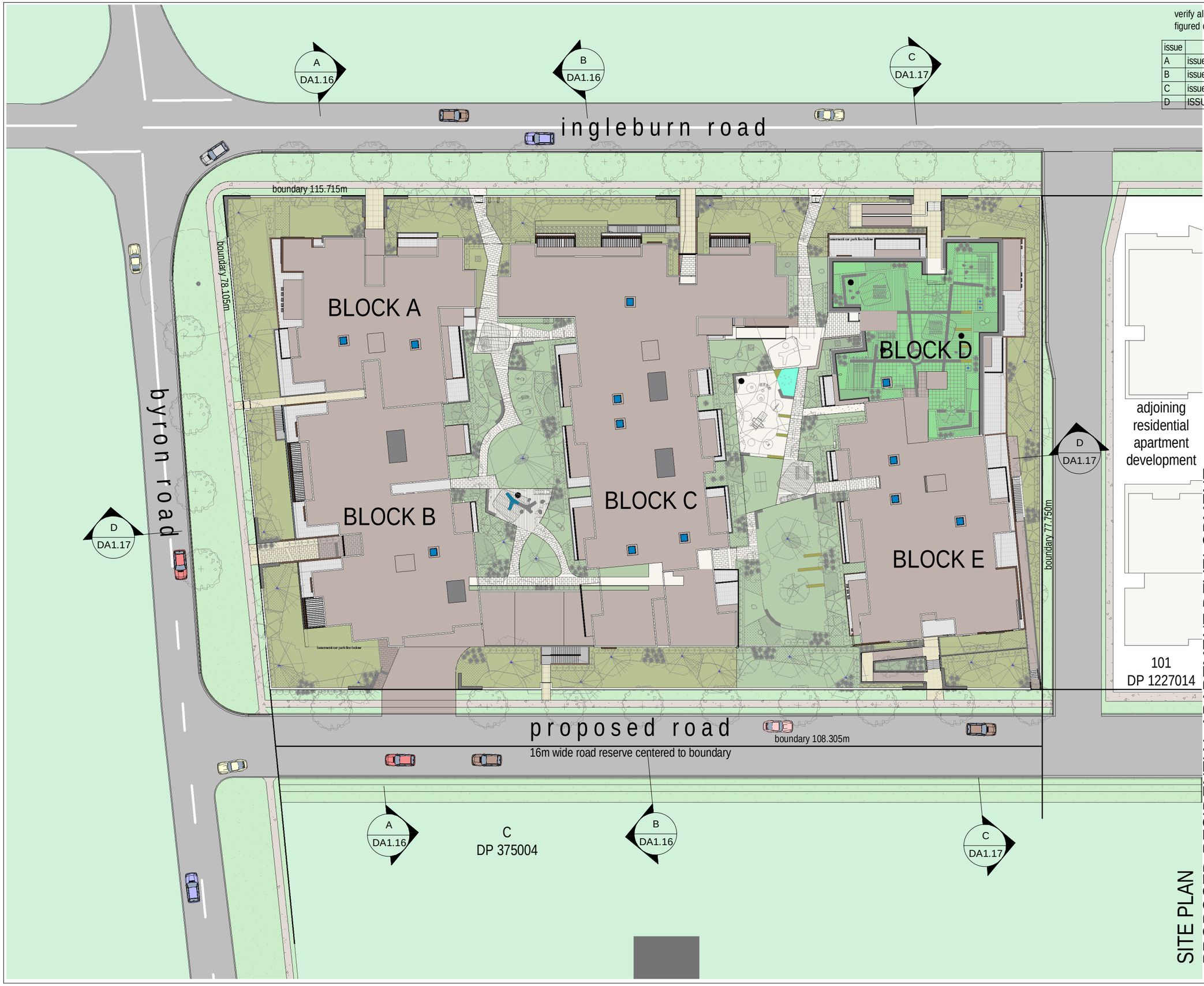
C	issue for consultants	MCJ	12 11 2020
D	ISSUE FOR DA	MCJ	30 11 2020



20m 10 5 0

1:500 @ A3

NOVEMBER 2020

SITE PLAN
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.04 D

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D	unit types	MCJ	20 11 2020
E	ISSUE FOR DA	MCJ	30 11 2020

16m 8 2 0
1:400 @ A3

NOVEMBER 2020

BASEMENT FLOOR PLAN
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.05 E

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E	ISSUE FOR DA	MCJ	30 11 2020

LEVEL 1 (GROUND) FLOOR PLAN
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.06 E

1:400 @ A3

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D	unit types	MCJ	20 11 2020
E	ISSUE FOR DA	MCJ	30 11 2020

LEVEL 2 FLOOR PLAN
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.07 E

NOVEMBER 2020

1:400 @ A3

16m 8 2 0

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E	ISSUE FOR DA	MCJ	30 11 2020

LEVEL 3 FLOOR PLAN
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.08 E

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1:400 @ A3

0 2 8 16m

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LEVEL 4 FLOOR PLAN
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.09 E

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ROOF PLAN
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.10 D

NOVEMBER 2020

1:400 @ A3

0 2 8 16m

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1 NORTHEAST ELEVATION ALONG INGLEBURN ROAD

1 : 400

2 NORTHWEST ELEVATION ALONG BYRON ROAD

1 : 400

ELEVATION SHEET 1
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.11 D

NOVEMBER 2020

1:400 @ A3 0 2 8 16m

D + R ARCHITECTS
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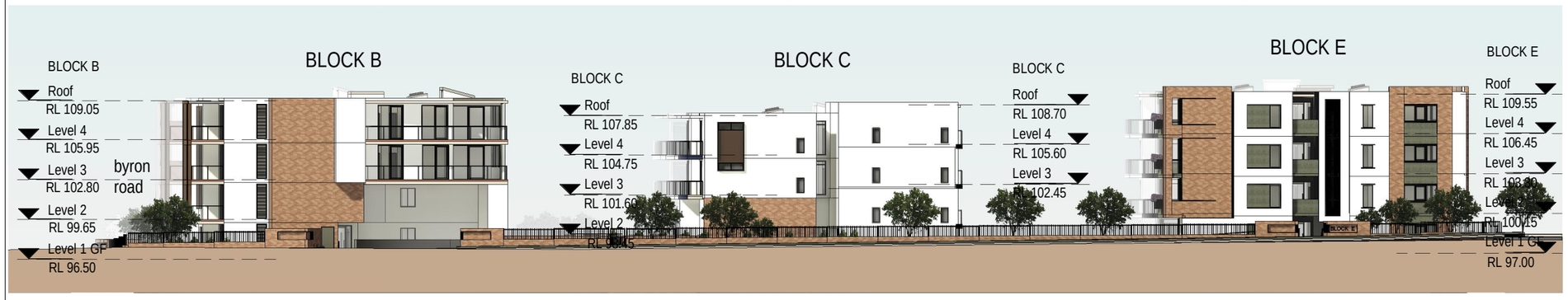

1 SOUTHWEST ELEVATION ALONG PROPOSED SERVICE ROAD

1 : 400

2 SOUTHEAST ELEVATION

1 : 400

ELEVATION SHEET 2
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.12 D

NOVEMBER 2020

1:400 @ 0 2 8 16m

D + R
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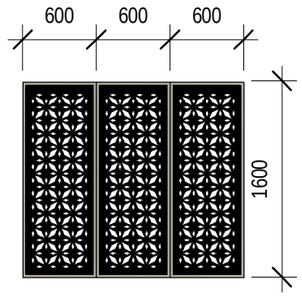
C	ISSUE FOR DA	MCJ	30 11 2020

1 NORTHEAST ELEVATION BLOCK A ENTRY

1 : 200



3 SCREEN DETAIL

1 : 50

2 NORTHWEST ELEVATION BLOCK B ENTRY

1 : 200

ELEVATION BLOCK A+B ENTRY
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.13 C

NOVEMBER 2020

1:200 @ A3

0 2 4 8m

D + R ARCHITECTS
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1 NORTHEAST ELEVATION BLOCK C ENTRY

1 : 200

2 NORTHEAST ELEVATION BLOCK D ENTRY

1 : 200

ELEVATION BLOCK C+D ENTRY
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.14 C

NOVEMBER 2020

1:200 @ A3

0 2 4 8m

D + R ARCHITECTS
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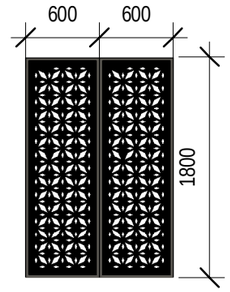
1 SOUTHWEST ELEVATION BLOCK E ENTRY

1 : 200



2 SCREEN DETAL

1 : 50

ELEVATION BLOCK E ENTRY
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.15 C

NOVEMBER 2020

1:200 @ A3

0 2 4 8m

D + R ARCHITECTS
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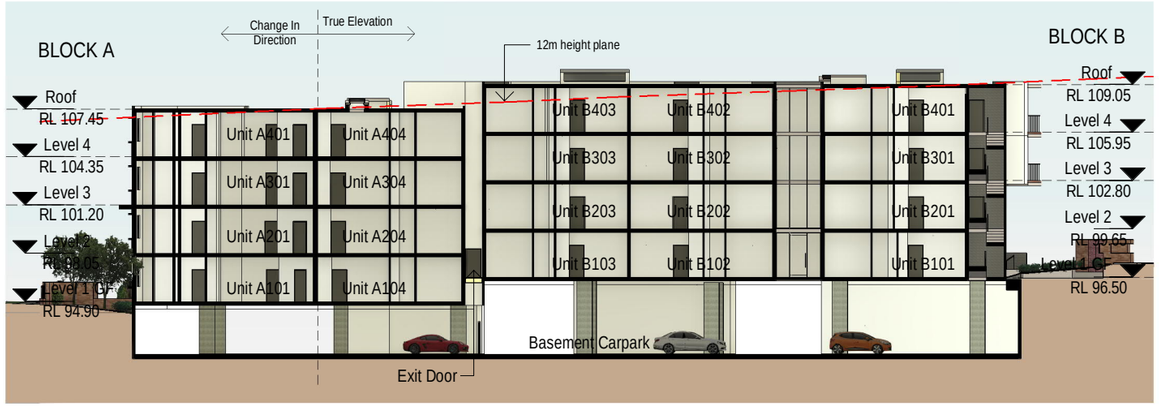
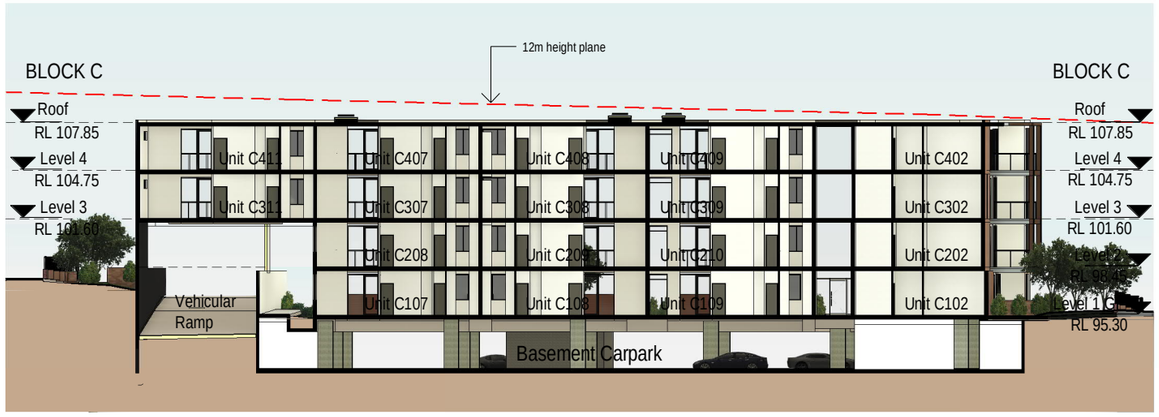


A Section AA - Through Block A & B

1 : 400



B Section BB - Through Block C

1 : 400

SECTION AA AND BB
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.16 C

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1:400 @ A3

0 2 8 16m

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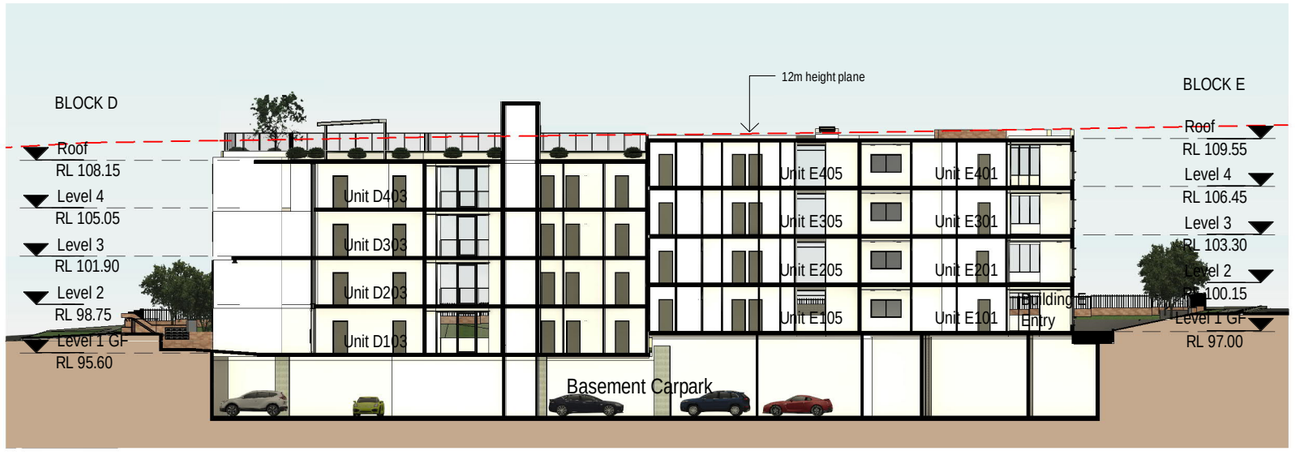
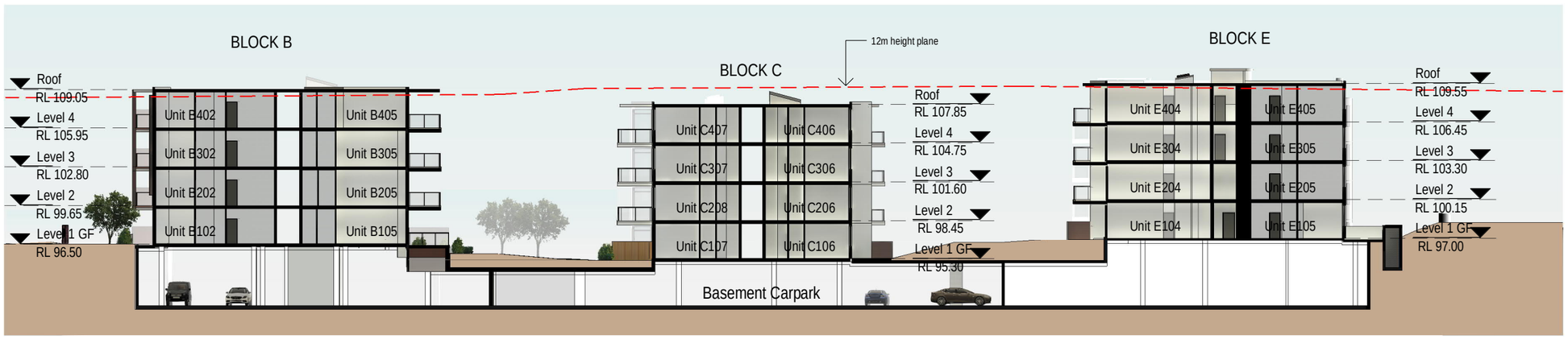


C Section CC - Through Block D & E

1 : 400



D SECTION DD

1 : 400

SECTION CC AND DD
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.17 C

NOVEMBER 2020

1:400 @ A3 0 2 8 16m

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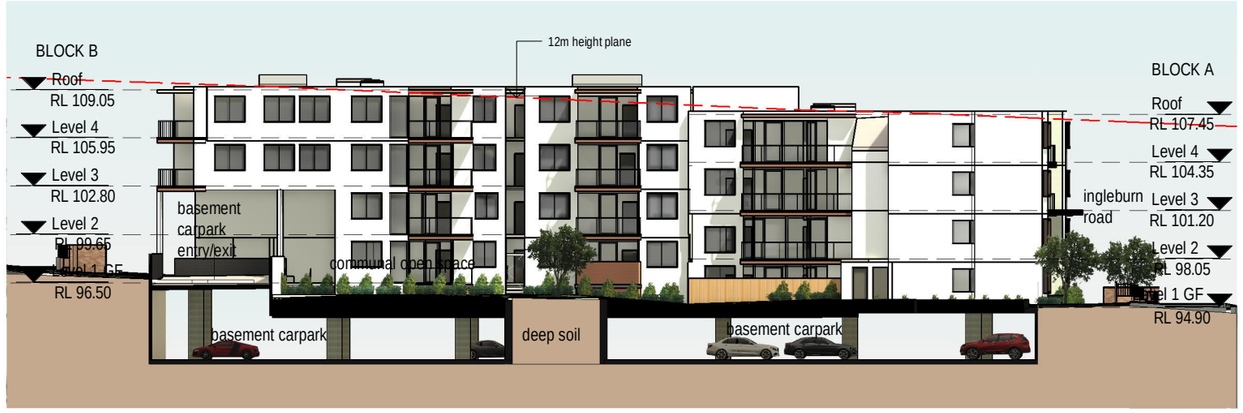
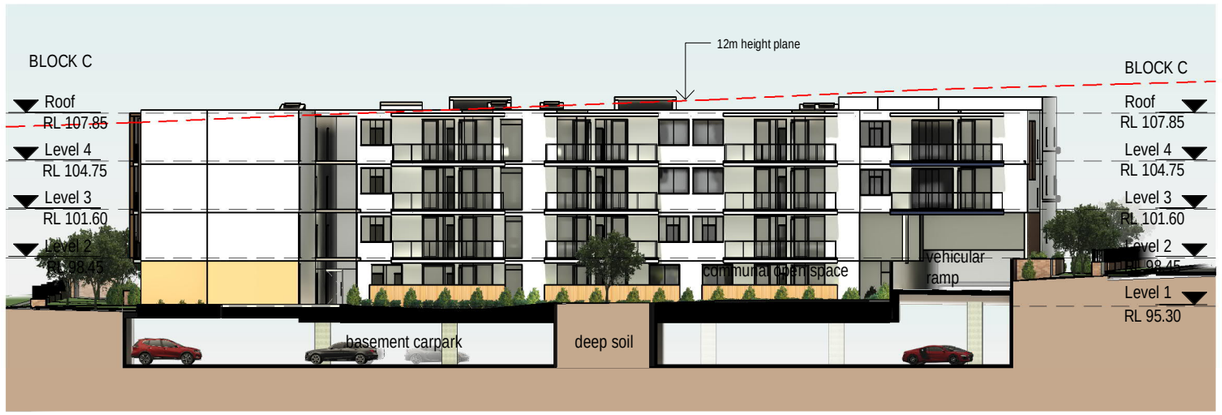


1 Sectional Elevation 1 - Block B & A

1 : 400



2 Sectional Elevation 2 - Block C

1 : 400

SECTIONAL ELEVATION 1 & 2
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.18 D

NOVEMBER 2020

1:400 @ A3

0 2 8 16m

D + R
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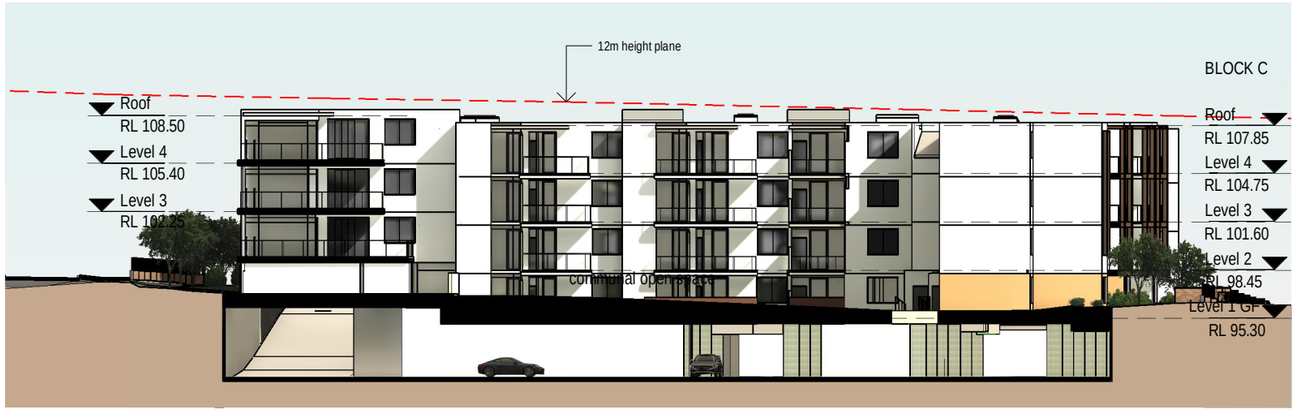
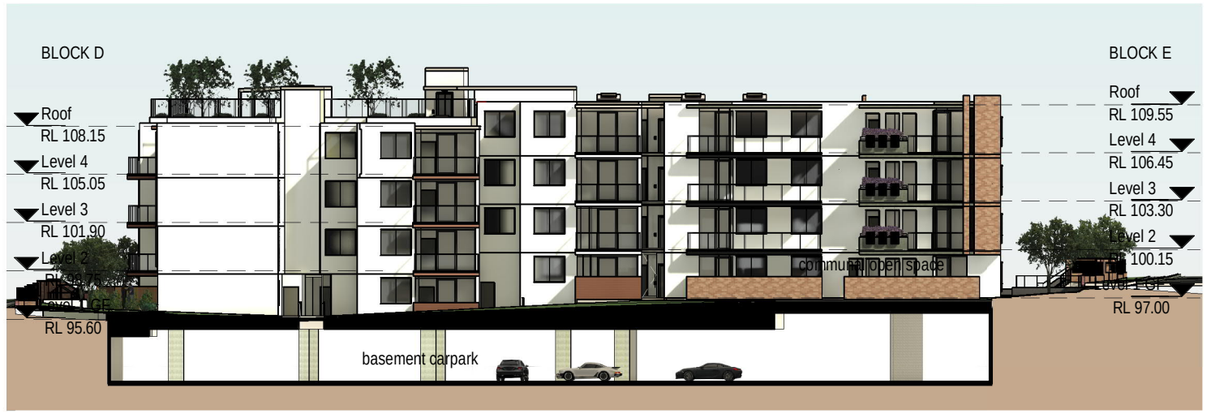


1 Sectional Elevation 3 - Block C

1 : 400



2 Sectional Elevation 4 - Block D & E

1 : 400

SECTIONAL ELEVATION 3 & 4
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.19 D

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1:400 @ A3

0 2 8 16m

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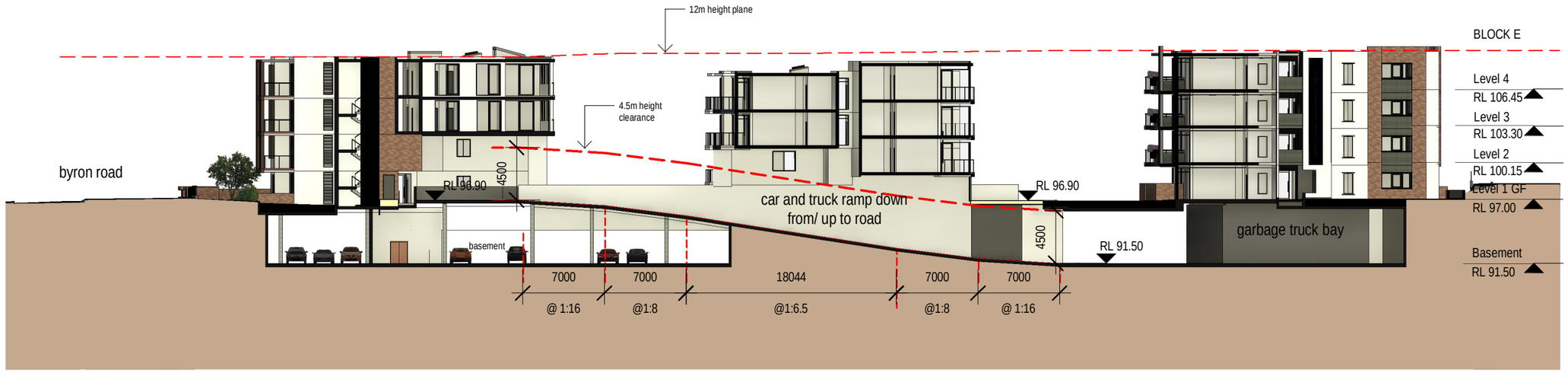
issue	details	by	date
A	issue for consultants	MCJ	12 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020



1 Section Through Car Ramp

1 : 400

SECTION DRIVEWAY
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.20 B

NOVEMBER 2020

1:400 @

16m 8 2 0

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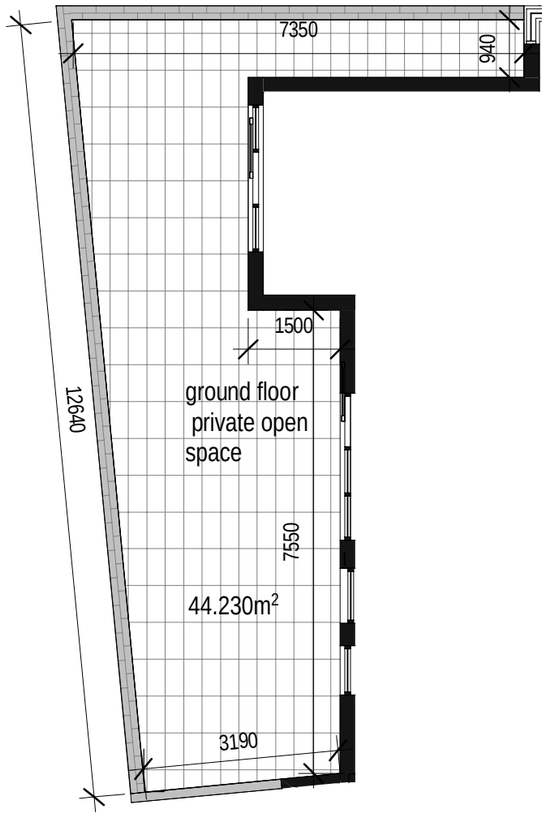
figured dimensions to be taken in preference to scaling

issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm

Unit: A 1.01



UNIT TYPE 'A' 3BED,2BATH+MEDIA
Units:
A101, A201, A301 & A401

Internal unit Area : 100.90m²

UNIT TYPE A
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.21 B

0 1 2 4m
1:100 @ A3

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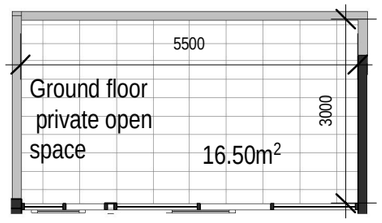
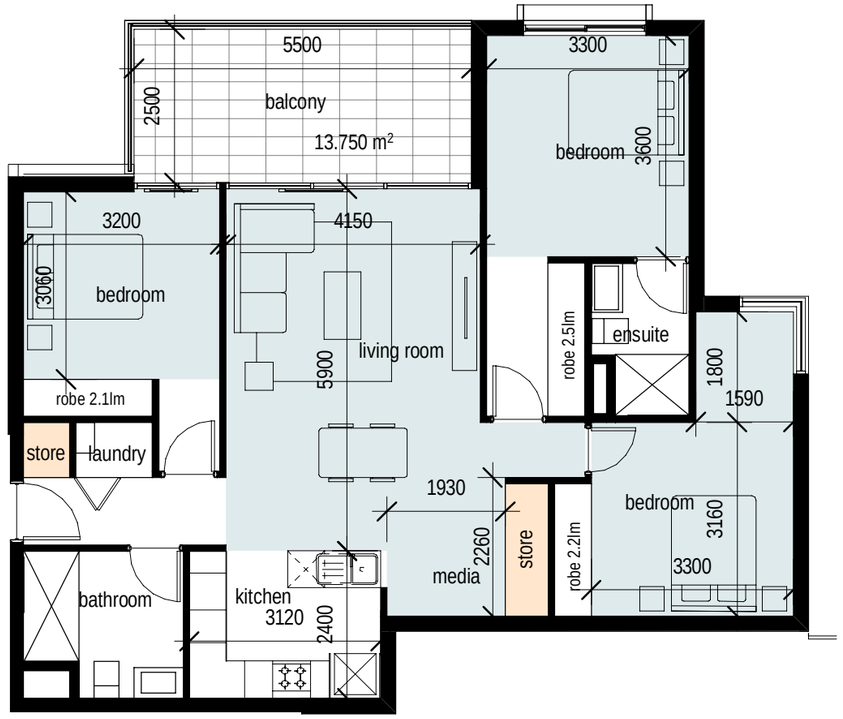
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm

Unit: A 1.02





Internal unit Area : 100m²

UNIT TYPE 'B' 3BED,2BATH+MEDIA - Silver Livable Unit
Units:
A 1.02, A 2.02, A 2.03, A 2.04

UNIT TYPE B
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.22 B

1:100 @ A3 0 1 2 4m

NOVEMBER 2020

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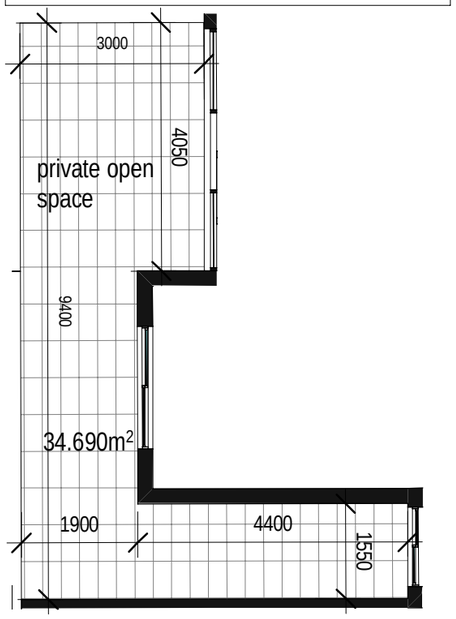
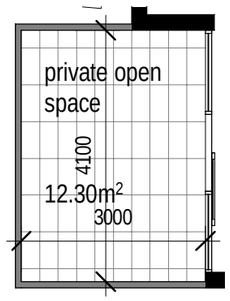
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

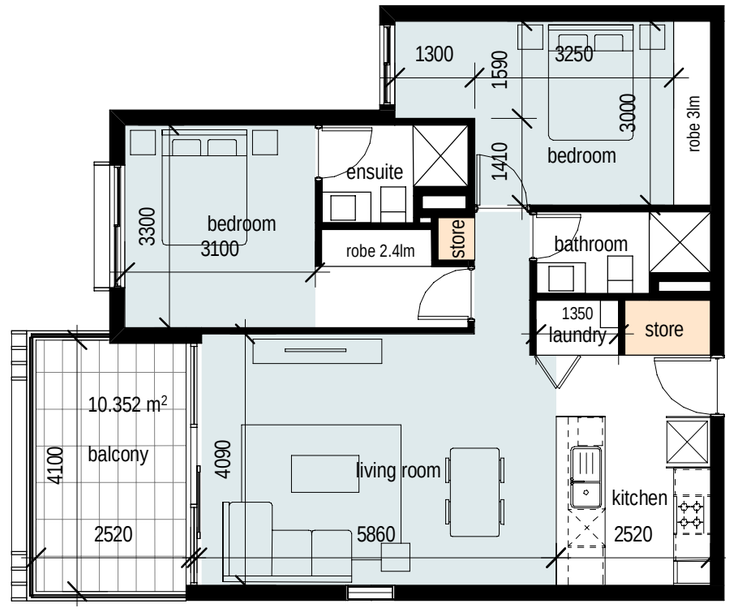
Ceiling Height: 2700mm

Units: A 1.04
B 1.02, B 1.03, B 1.04, B 1.10



Units: D 1.04, E 1.04





UNIT TYPE 'C' 2BED, 2BATH
Units:
A 1.04, A 2.04, A 3.04, A 4.04
B 1.01, B 2.01, B 3.01, B 4.01
B 1.02, B 2.02, B 3.02, B 4.02
B 1.03, B 2.03, B 3.03, B 4.03
D 1.04, D 2.04, D 3.04, D 4.04
E 1.04, E 2.04, E 3.04, E 4.04

Internal unit Area : 75.110m^2

UNIT TYPE C
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.23 B

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1:100 @ A3

0 1 2 4m

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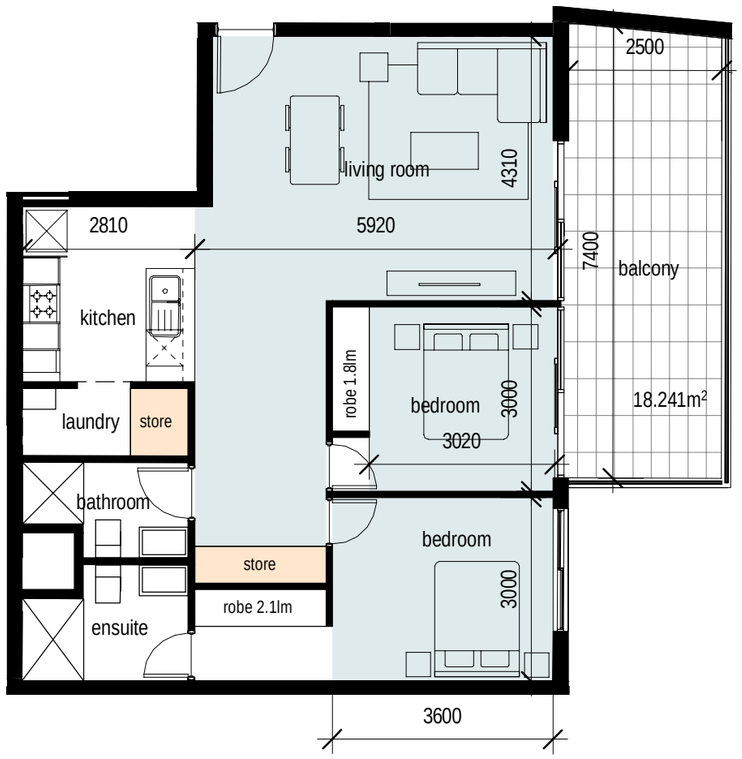
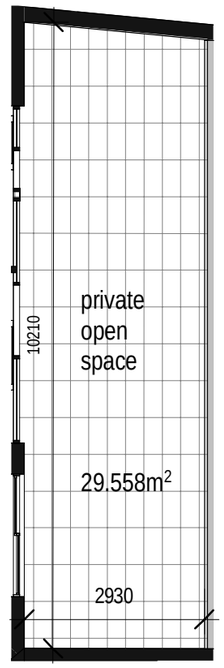
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm

Unit: A 1.03





Internal unit Area : 82.84m²

UNIT TYPE 'D' 2BED, 2BATH
Units:
A 1.03, A 2.03, A 3.03, A 4.03

UNIT TYPE D
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.24 B

1:100 @ A3 0 1 2 4m

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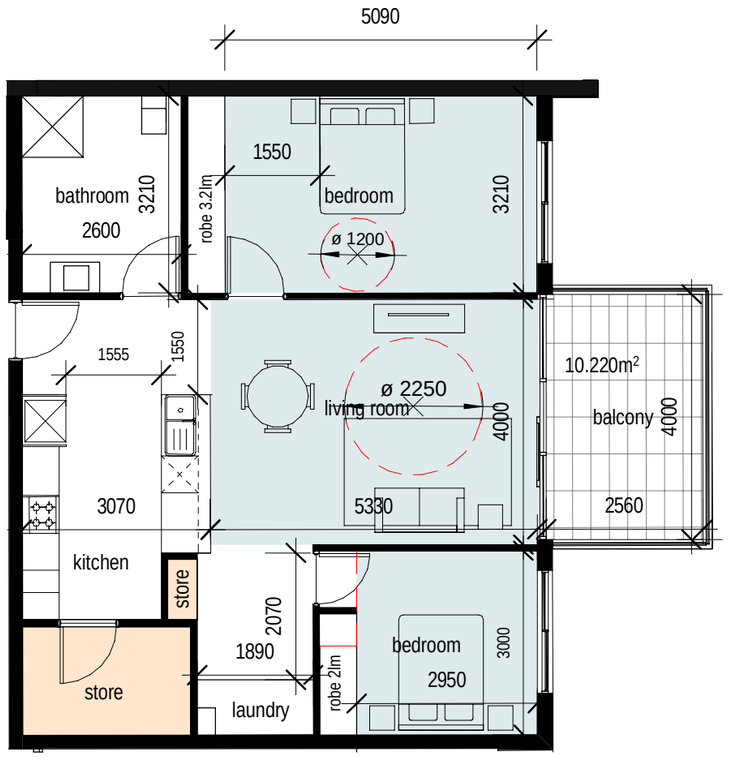
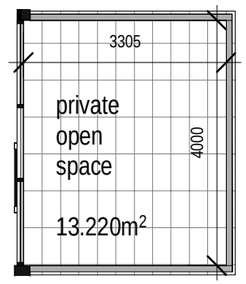
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm



Unit: B 1.04



Internal unit Area : 87.546m²

UNIT TYPE 'E' 2BED, 2BATH - Adaptable Unit
Units:
B 1.04, B 2.04, B 3.04, B 4.04

UNIT TYPE E
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.25 B

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1:100 @ A3 0 1 2 4m

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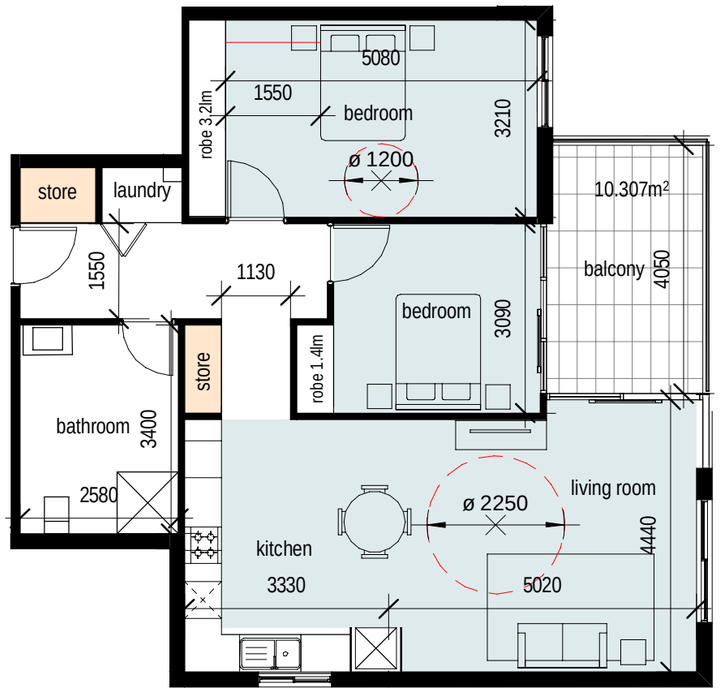
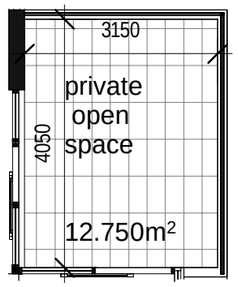
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm



Units: B 1.05



Internal unit Area : 89.303m²

UNIT TYPE 'F' 2BED, 1 BATH- Adaptable Unit
Units: B 1.05, B 2.05, B 3.05, B 4.05

UNIT TYPE F
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.26 B

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1:100 @ A3

0 1 2 4m

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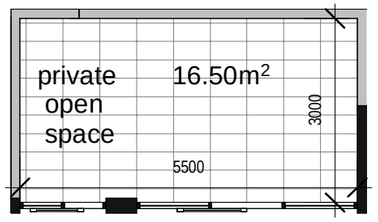
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm

Units: C 1.01, C 1.02, C 1.03,



Internal unit Area : 105.147m²

UNIT TYPE 'G' 3BED, 2 BATH+ MEDIA
Units:
C 1.01, C 2.01, C 3.01, C 4.01
C 1.02, C 2.02, C 3.02, C 4.02
C 1.03, C 2.03, C 3.03, C 4.03

UNIT TYPE G
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.27 B

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1:100 @ A3

0 1 2 4m

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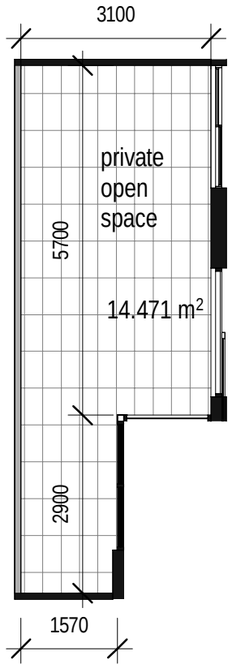
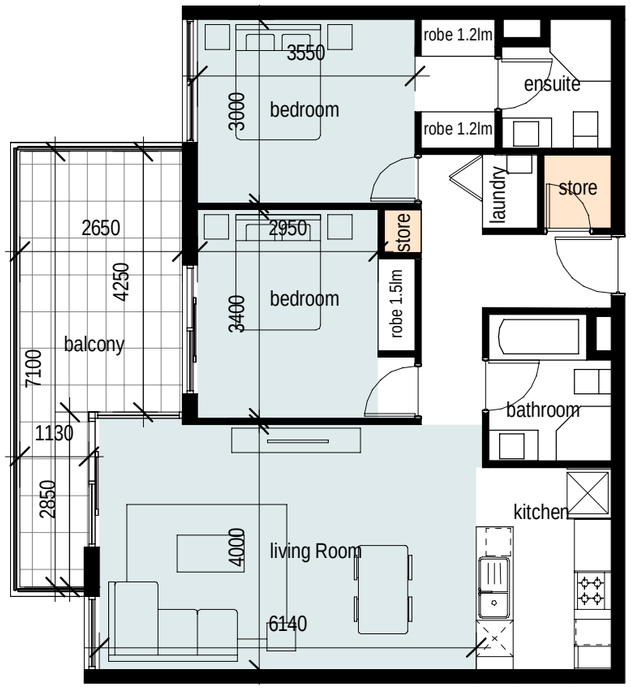
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm

Units:
C 1.05, C 1.08
C 1.09, C 1.010
E 1.02, E 1,03





UNIT TYPE 'H' 2BED, 2 BATH
Units:
C 1.05, C 2.05, C 3.05, C 4.05
C 1.07, C 2.07, C 3.07, C 4.07
C 1.08, C 2.08, C 3.08, C 4.08
C 1.09, C 2.09, C 3.09, C 4.09
E 1.02, E 2.02, E 3.02, E 4.02
E 1,03, E 2.03, E 3.03, E 4.03

Internal Unit Area: 78.100 m²

UNIT TYPE H
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.28 B

1:100 @ A3 0 1 2 4m

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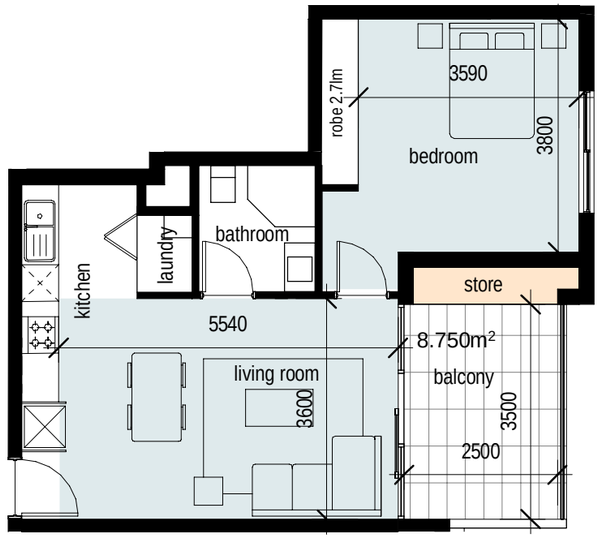
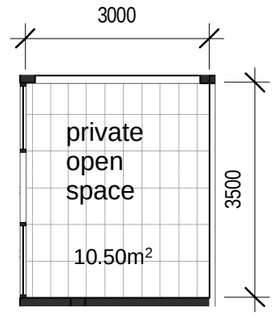
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm



Unit: C 1.04



Internal Unit Area: 50.254 m²

UNIT TYPE 'I' 1BED, 1 BATH
Units:
C 1.04, C 2.04, C 3.04, C 4.04

UNIT TYPE I
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.29 B

1:100 @ A3 0 1 2 4m

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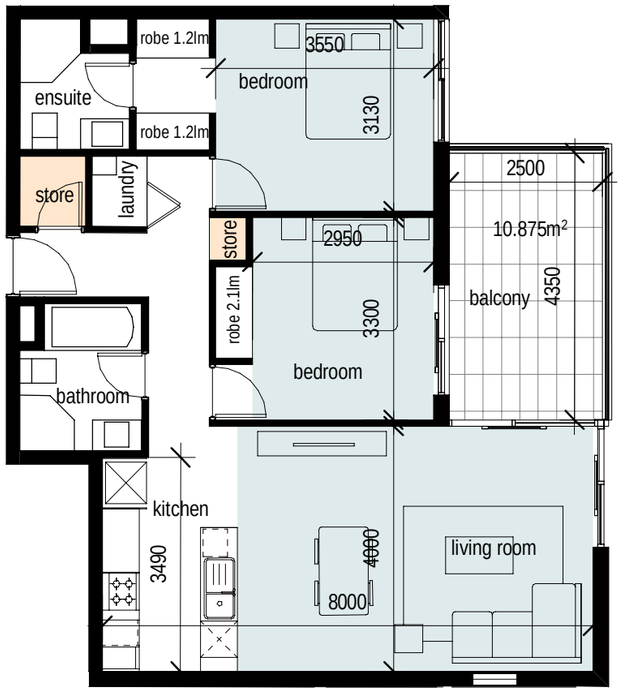
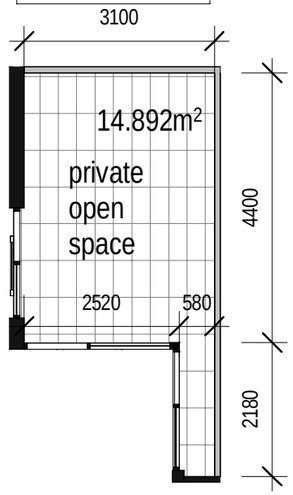
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm



Unit: C 1.06



Internal Unit Area: 77.287m²

UNIT TYPE 'J' 2BED, 2BATH
Units:
C 1.06, C 2.06, C 3.06, C 4.06

UNIT TYPE J
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.30 B

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1:100 @ A3 0 1 2 4m

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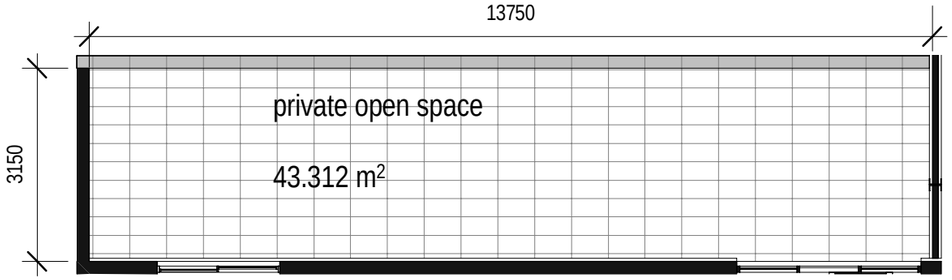
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm

Unit: D 1.01



Internal Unit Area: 103.227 m²

UNIT TYPE 'K' 3BED, 2BATH
Units:
D 1.01, D 2.01, D 3.01, D 4.01

UNIT TYPE K
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.31 B

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1:100 @ A3

0 1 2 4m

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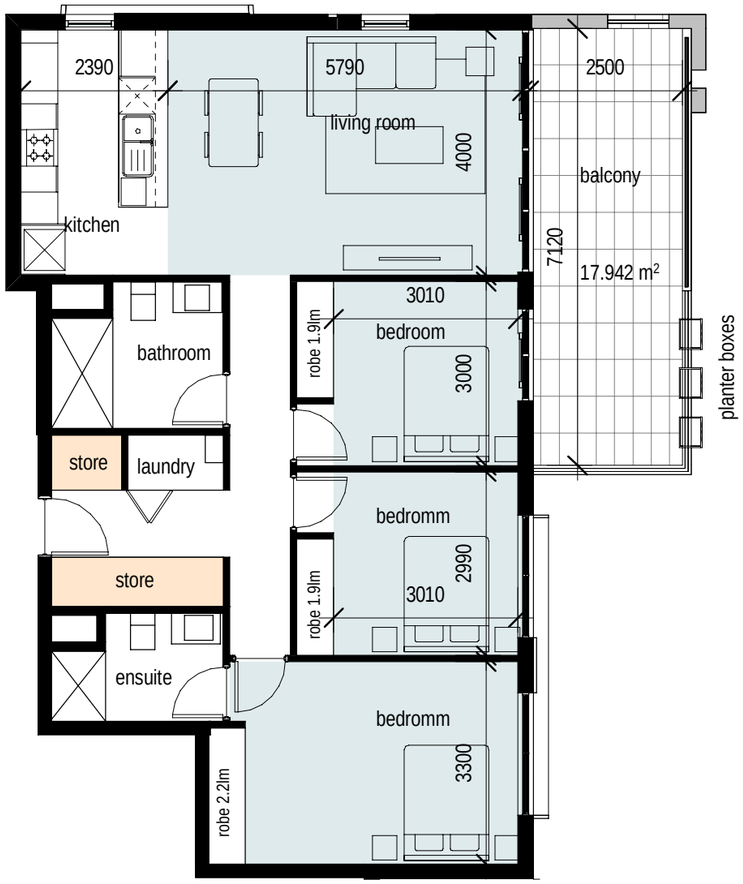
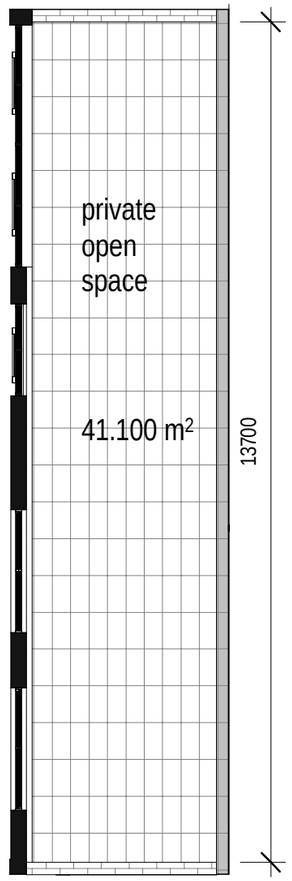
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm





Unit: D 1.02

Internal Unit Area: 100.771 m²

UNIT TYPE 'L' 3BED, 2BATH
Units:
D 1.02, D 2.02, D 3.02, D 4.02

UNIT TYPE L
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.32 B

NOVEMBER 2020

1:100 @ A3

0 1 2 4m

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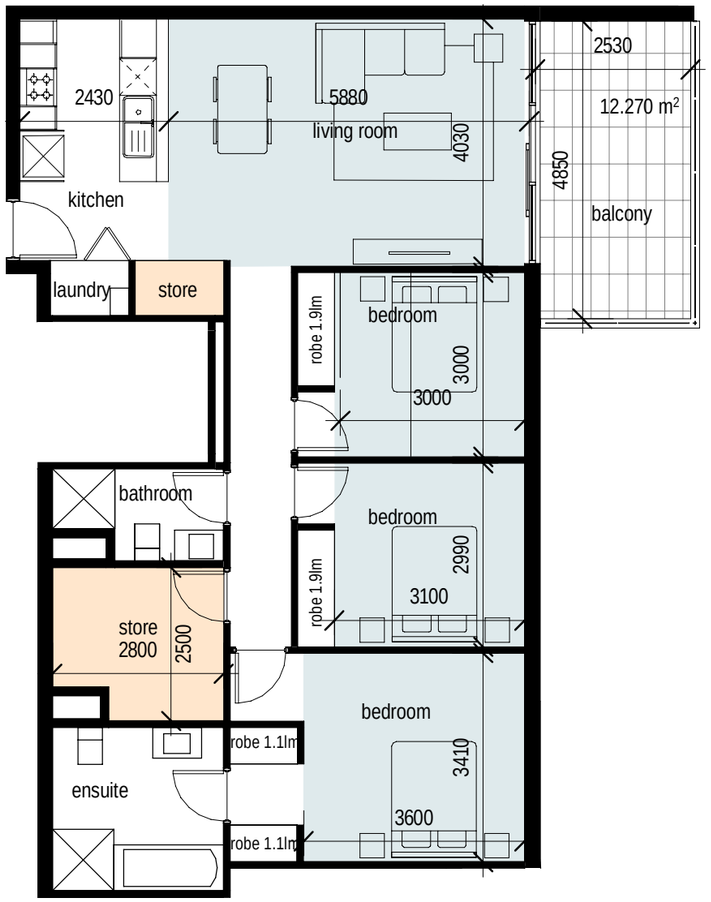
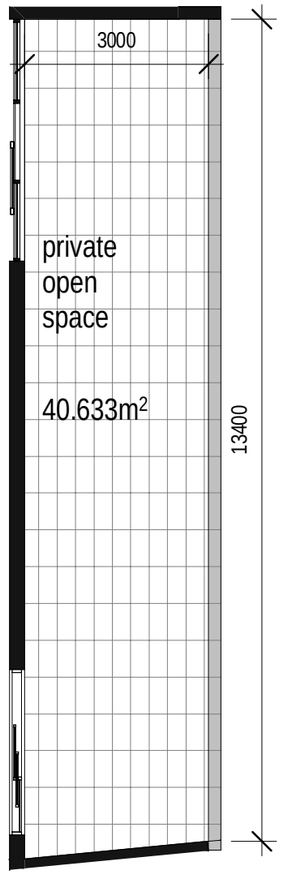
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm

Units: D 1.03





Internal Unit Area: 101.936 m²

UNIT TYPE 'M' 3BED, 2BATH
Units:
D 1.03, D 2.03, D 3.03, D 4.03

UNIT TYPE M
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.33 B

NOVEMBER 2020

1:100 @ A3

0 1 2 4m

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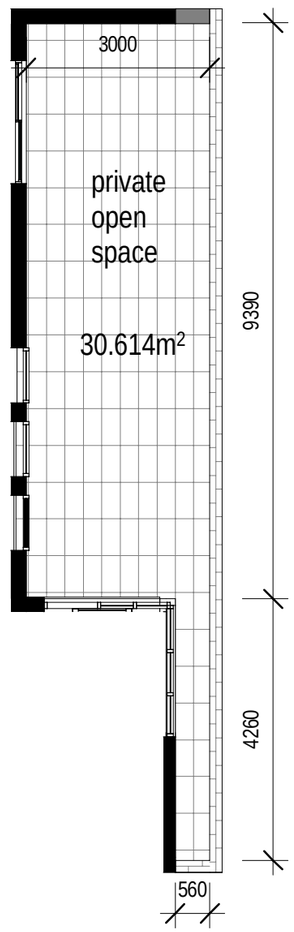
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm

Units: E 1.05



Internal Unit Area: 100.752 m²

UNIT TYPE 'N' 3BED, 2BATH
Units:
E 1.05, E 2.05, E 3.05, E 4.05

UNIT TYPE N
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
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0 1 2 4m
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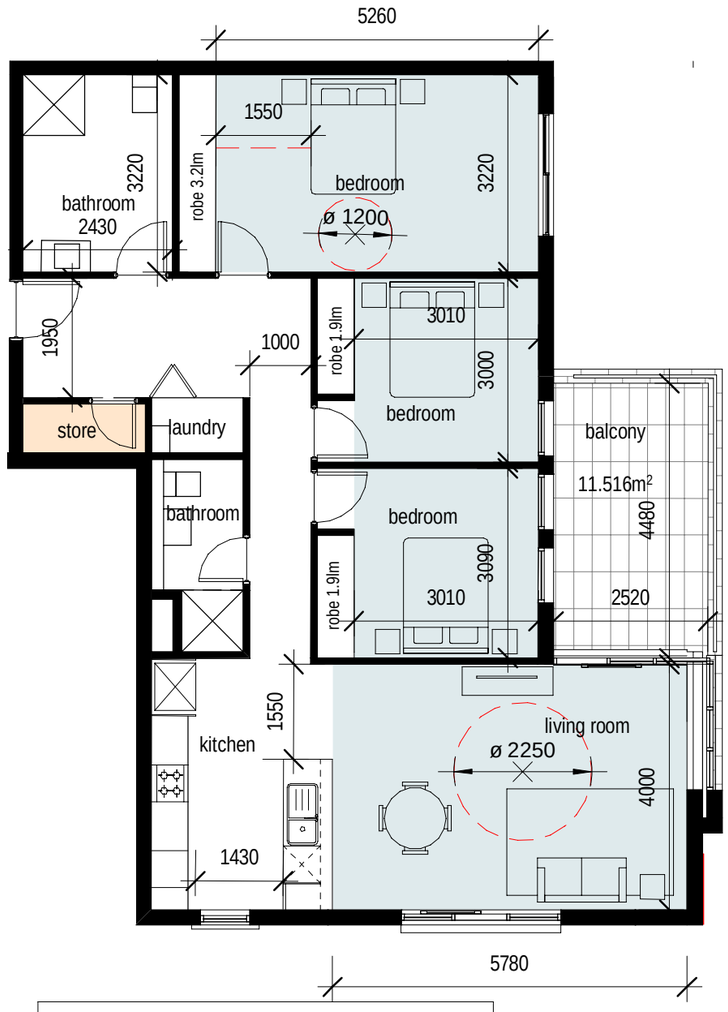
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

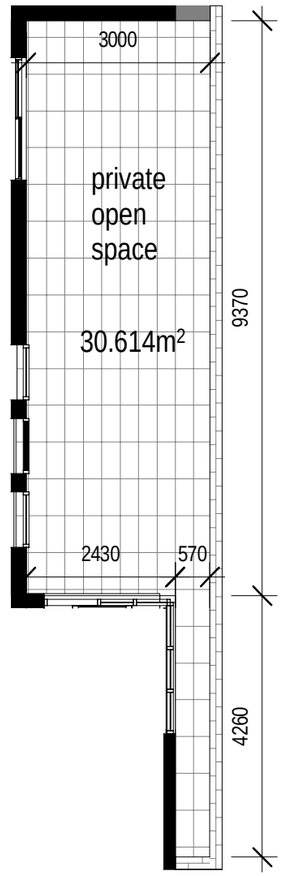
Ceiling Height: 2700mm



Internal Unit Area: 108.255 m²

UNIT TYPE 'O' 3BED, 2BATH - Adaptable Unit
Units:
E 1.01, E 2.01, E 3.01, E 4.01

Unit: E 1.01



UNIT TYPE O
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.35 B

NOVEMBER 2020

1:100 @ A3

0 1 2 4m

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figured dimensions to be taken in preference to scaling

issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm

Internal Unit Area: 95.921 m²

UNIT TYPE 'P' 2BED, 2BATH+ MEDIA - Silver Liavable Unit
Units:
B 3.03
B 3.06

UNIT TYPE P
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
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FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.36 B

1:100 @ A3 0 1 2 4m

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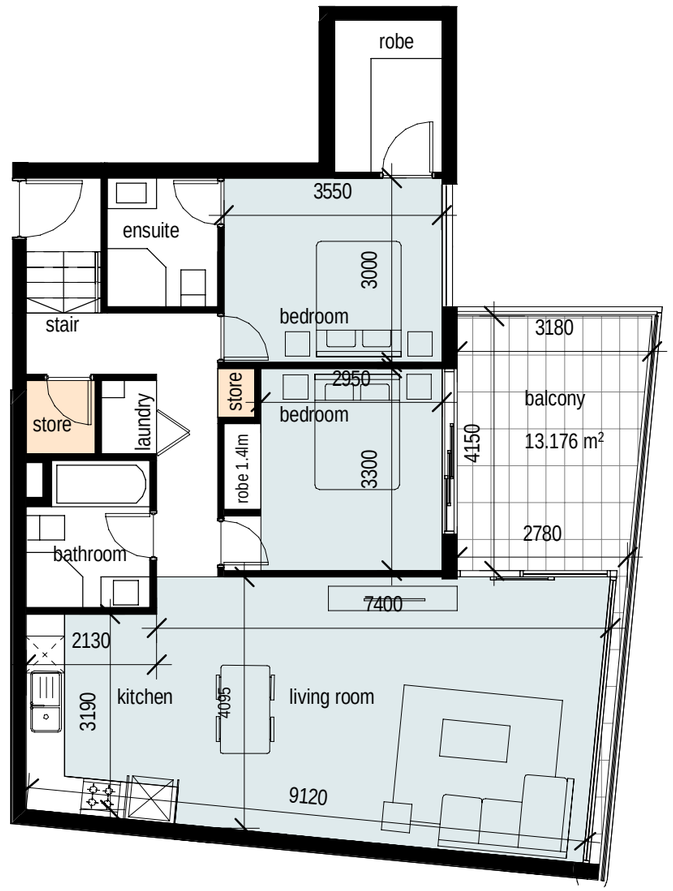
issue	details	by	date
A	unit types	MCJ	20 11 2020
B	ISSUE FOR DA	MCJ	30 11 2020

Ceiling Height: 2700mm



Internal Unit Area: 88.065 m²

UNIT TYPE 'Q' 2BED, 2BATH
Units:
C 2.07, C 3.07, C 4.07

UNIT TYPE Q
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47 INGLEBURN ROAD LEPPINGTON, NSW
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1:100 @ A3 0 1 2 4m

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APARTMENT TAG LEGEND

1 Bathroom — Media — 1 Bedroom

1B-1B+M
C304

Block — Apartment Number

ADG LEGEND

- Min. 2H Solar
- No Solar
- Under 2H Solar
- Cross Ventilation
- Denotes Cross Ventilated Unit
- Skylight Location

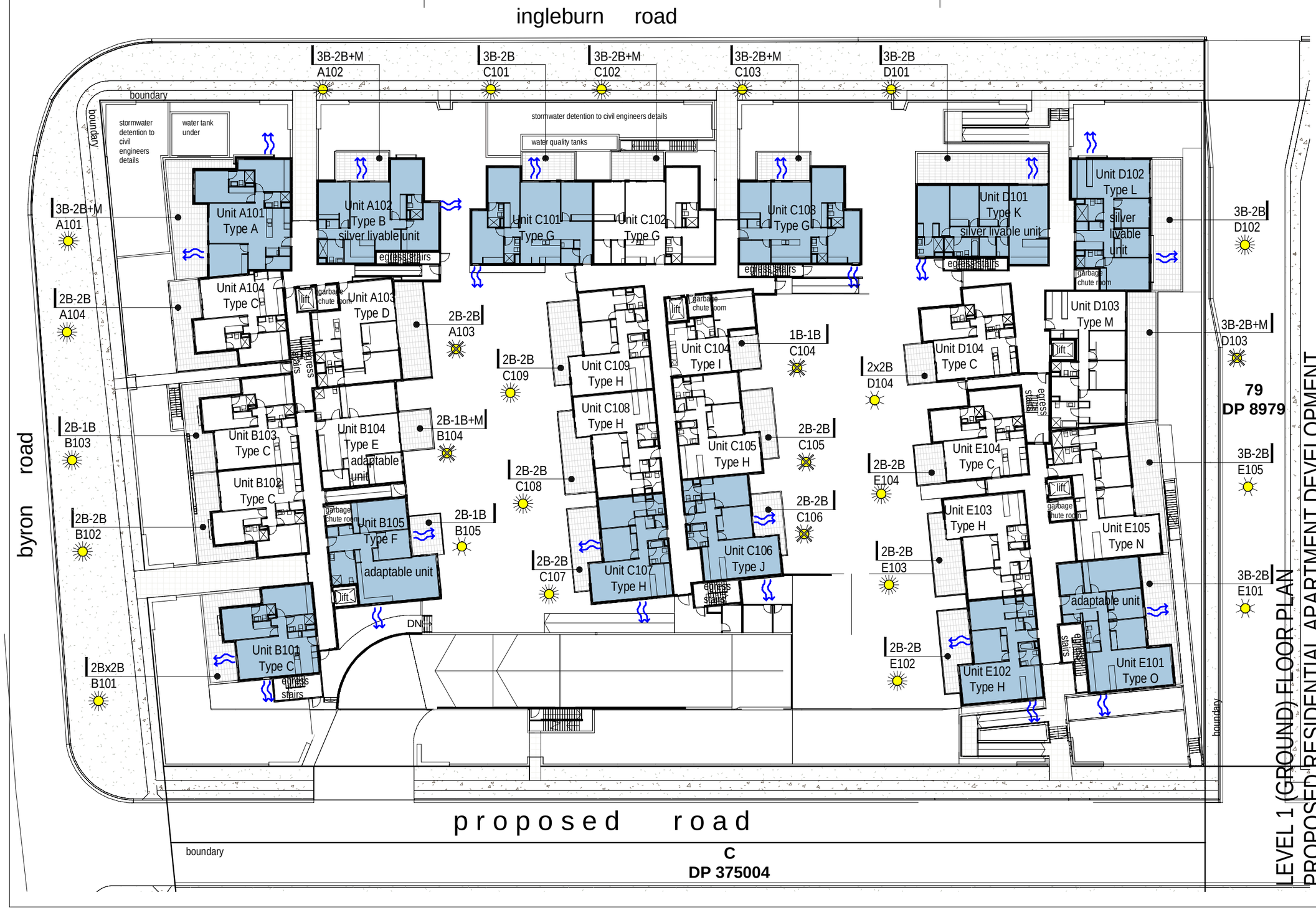
cross ventilation calculation:
60% of 115 units = 69 units

level 1 (ground floor)	12 units
level 2	14 units
level 3	14 units
level 4	29 units
total	69 units

69 units provided with cross ventilation (complies)

verify all dimensions on site prior to commencement of work
figured dimensions to be taken in preference to scaling

issue	details	by	date
A	issue for information	MCJ	281020
B	ISSUE FOR DA	MCJ	30 11 2020



LEVEL 1 (GROUND) FLOOR PLAN
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.38 B

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APARTMENT TAG LEGEND

1 Bathroom — Media

1 Bedroom

1B-1B+M

C304

Block — Apartment Number

ADG LEGEND

- Min. 2H Solar
- No Solar
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- Cross Ventilation
- Denotes Cross Ventilated Unit
- Skylight Location

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60% of 115 units = 69 units

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level 4	29 units
total	69 units

69 units provided with cross ventilation (complies)

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issue	details	by	date
A	issue for information	MCJ	281020
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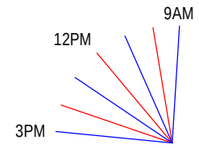

16m 8 2 0

1:400 @ A3

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LEVEL 2 FLOOR PLAN
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
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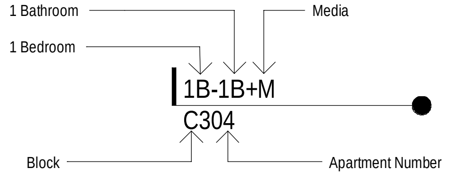
APARTMENT TAG LEGEND



ADG LEGEND

☀	Min. 2H Solar	☒	No Solar
☀	Under 2H Solar	⇅	Cross Ventilation
▨	Denotes Cross Ventilated Unit	⬚	Skylight Location

cross ventilation calculation:
60% of 115 units = 69 units

level 1 (ground floor)	12 units
level 2	14 units
level 3	14 units
level 4	29 units
total	69 units

69 units provided with cross ventilation (complies)

verify all dimensions on site prior to commencement of work
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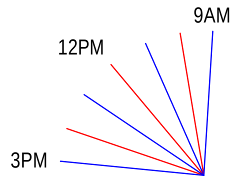
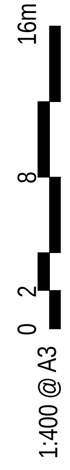
issue	details	by	date
A	issue for information	MCJ	281020
B	ISSUE FOR DA	MCJ	30 11 2020





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LEVEL 3 FLOOR PLAN
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.40 B

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APARTMENT TAG LEGEND

1 Bathroom — Media

1 Bedroom

1B-1B+M

C304

Block — Apartment Number

ADG LEGEND

- Min. 2H Solar
- No Solar
- Under 2H Solar
- Cross Ventilation
- Denotes Cross Ventilated Unit
- Skylight Location

cross ventilation calculation:
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level 1 (ground floor)	12 units
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level 4	29 units
total	69 units

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A	issue for information	MCJ	281020
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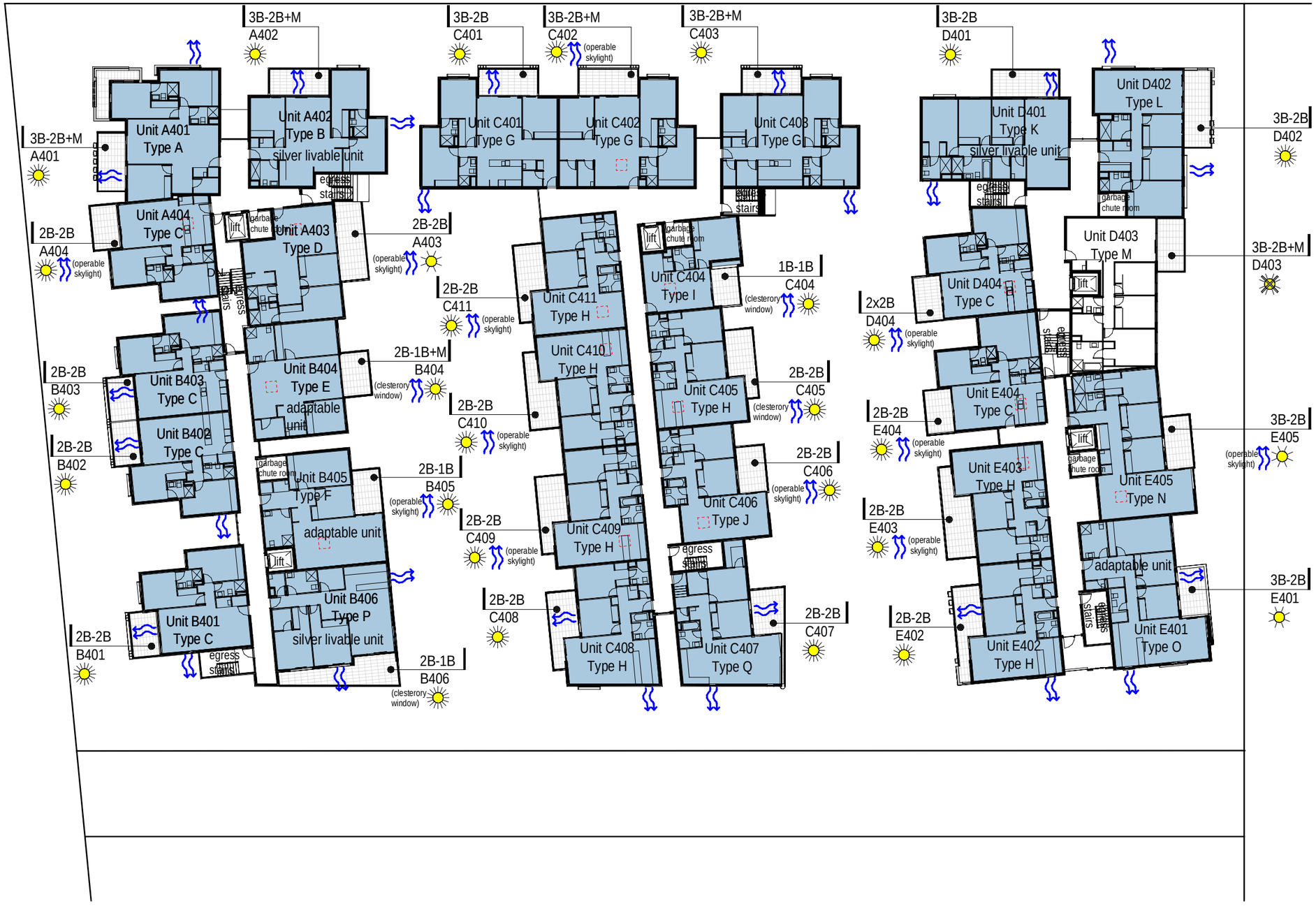

LEVEL 4 FLOOR PLAN
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.41 B

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issue	details	by	date
A	issue for information	MCJ	281020
B	ISSUE FOR DA	MCJ	30 11 2020

GFA

GFA CALCULATIONS

Level 1 : 2818 sqm
Level 2 : 2885 sqm
Level 3 : 3068 sqm
Level 4 : 3068 sqm

Total GFA : 11,839 sqm

LEVEL 1 (GROUND) GFA CALCULATIONS
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.42 B

NOVEMBER 2020

1:400 @ A3

0 2 8 16m

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A	issue for information	MCJ	281020
B	ISSUE FOR DA	MCJ	30 11 2020

GFA

GFA CALCULATIONS

Level 1 : 2818 sqm
Level 2 : 2885 sqm
Level 3 : 3068 sqm
Level 4 : 3068 sqm

Total GFA : 11,839 sqm

LEVEL 2 FLOOR GFA
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.43 B

NOVEMBER 2020

1:400 @ A3

0 2 8 16m

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A	issue for information	MCJ	281020
B	ISSUE FOR DA	MCJ	30 11 2020

GFA

GFA CALCULATIONS

Level 1 : 2818 sqm
Level 2 : 2885 sqm
Level 3 : 3068 sqm
Level 4 : 3068 sqm

Total GFA : 11,839 sqm

LEVEL 3 FLOOR GFA
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.44 B

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1:400 @ A3

0 2 8 16m

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A	issue for information	MCJ	281020
B	ISSUE FOR DA	MCJ	30 11 2020

GFA

GFA CALCULATIONS

Level 1 : 2818 sqm
Level 2 : 2885 sqm
Level 3 : 3068 sqm
Level 4 : 3068 sqm

Total GFA : 11,839 sqm

LEVEL 4 FLOOR GFA
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.45 B

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1:400 @ A3

0 2 8 16m

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issue	details	by	date
A	issue for information	MCJ	211020
B	issue for information	MCJ	281020
C	ISSUE FOR DA	MCJ	30 11 2020

1 12m HEIGHT PLANE view corner of Byron Rd + proposed road

12 METRE HEIGHT PLANE - 3D VIEW
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.46 C

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issue	details	by	date
A	issue for information	MCJ	211020
B	issue for information	MCJ	281020
C	ISSUE FOR DA	MCJ	30 11 2020

1 12m HEIGHT PLANE view along Ingleburn Rd looking West

12 METRE HEIGHT PLANE - 3D VIEW
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.47 C

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issue	details	by	date
A	issue for information	MCJ	281020
B	ISSUE FOR DA	MCJ	30 11 2020

1 Shadow Diagram June 21 - 9am

SHADOW DIAGRAM JUNE 21 - 9AM
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.48 B

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issue	details	by	date
A	ISSUE FOR DA	MCJ	30 11 2020

1 Shadow Diagram June 21 - 10am

SHADOW DIAGRAM JUNE 21 - 10AM
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.49 A

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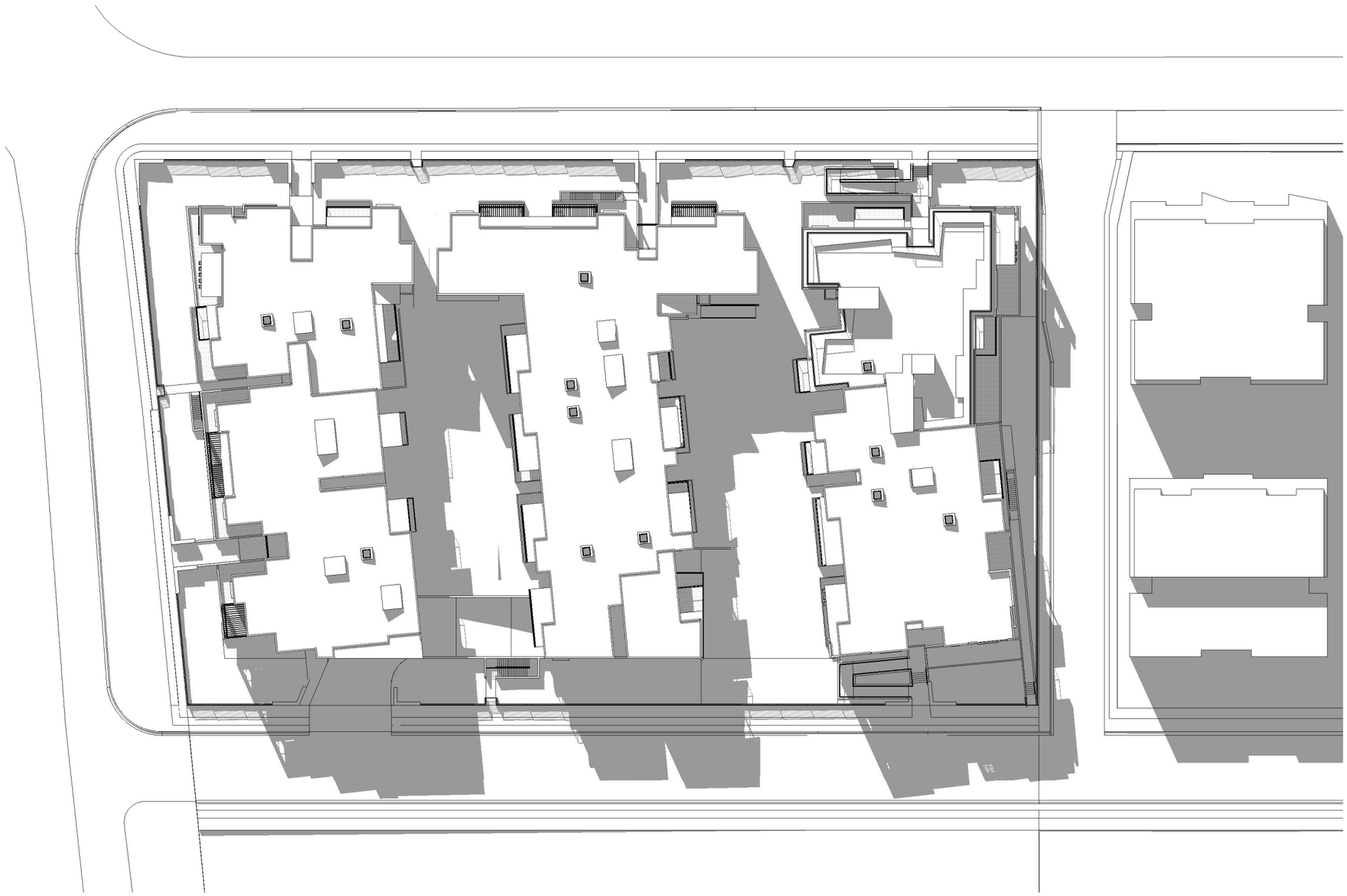

1 Shadow Diagram June 21 - 11am

SHADOW DIAGRAM JUNE 21 - 11AM
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
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issue	details	by	date
A	issue for information	MCJ	281020
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1 Shadow Diagram June 21 - 12pm

SHADOW DIAGRAM JUNE 21 - 12PM
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
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issue	details	by	date
A	ISSUE FOR DA	MCJ	30 11 2020

1 Shadow Diagram June 21 - 1pm

SHADOW DIAGRAM JUNE 21 - 1PM
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
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A	ISSUE FOR DA	MCJ	30 11 2020

1 Shadow Diagram June 21 - 2pm

SHADOW DIAGRAM JUNE 21 - 2PM
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
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A	issue for information	MCJ	281020
B	ISSUE FOR DA	MCJ	30 11 2020

1 Shadow Diagram June 21 - 3pm

SHADOW DIAGRAM JUNE 21 - 3PM
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47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
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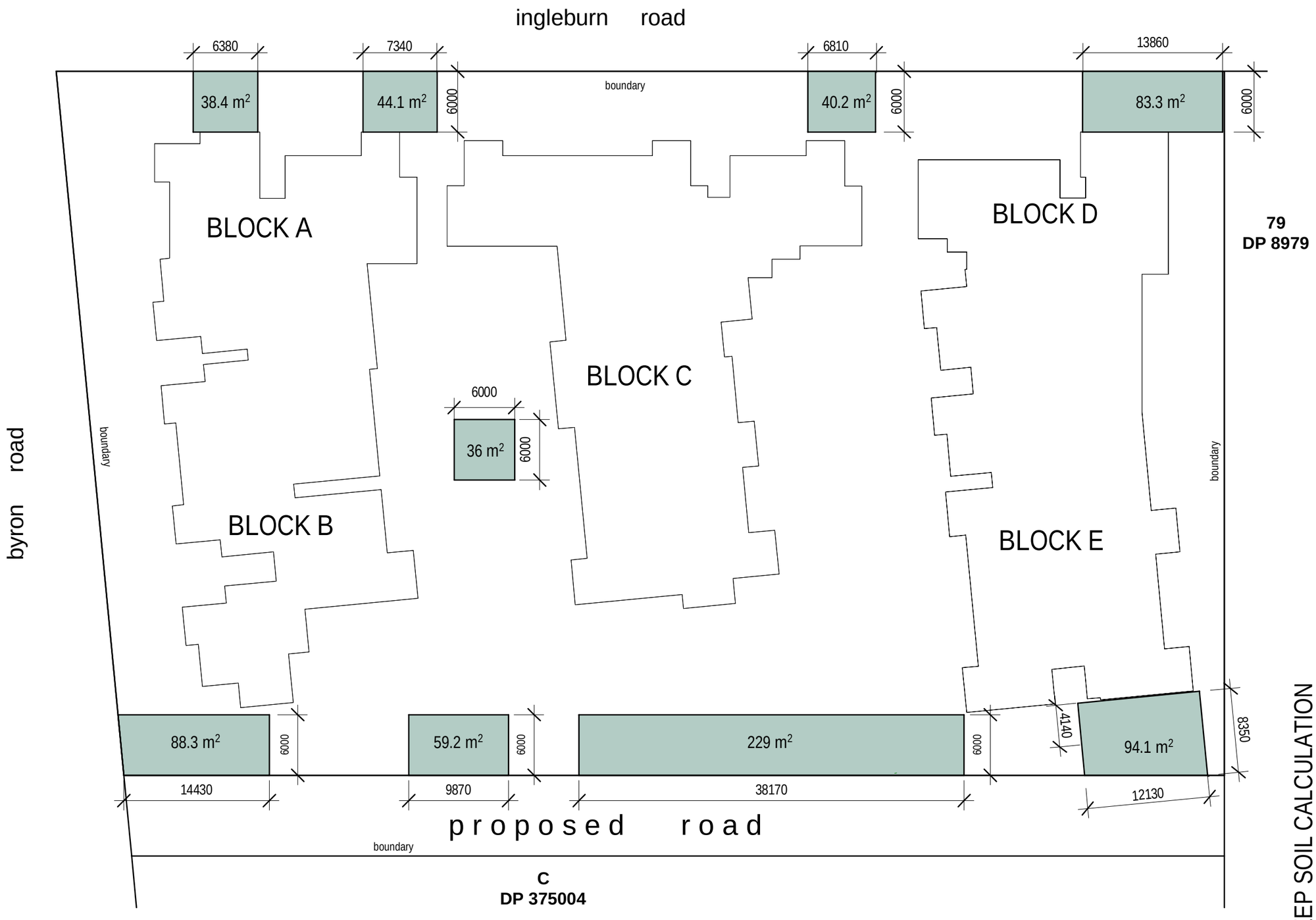
issue	details	by	date
A	ISSUE FOR DA	MCJ	30 11 2020

Deep Soil

deep soil calculation:
net site area = 7838m^2
deep soil = 7% of 7838 = 548 m^2
proposed deep soil = 712 m^2 (complies)



DEEP SOIL CALCULATION
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.55 A

16m 8 2 0
1:400 @ A3

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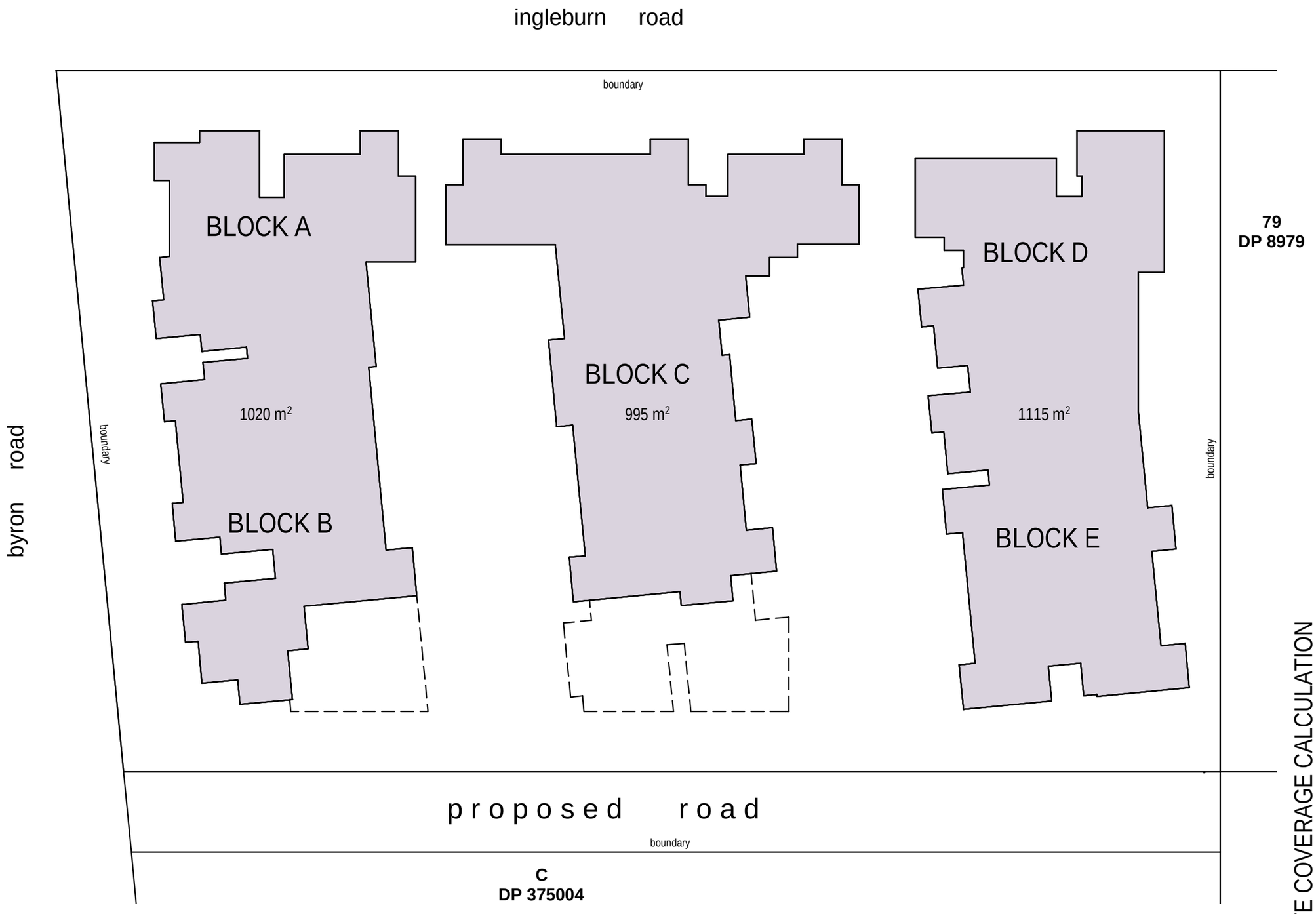
issue	details	by	date
A	ISSUE FOR DA	MCJ	30 11 2020

Site Coverage

site coverage calculation:
net site area = 7838 m^2
site coverage (max) = 50% of 7838 m^2 = 3919 m^2
proposed site coverage = 3130 m^2 (complies)



SITE COVERAGE CALCULATION
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.56 A

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1:400 @ A3

0 2 8 16m

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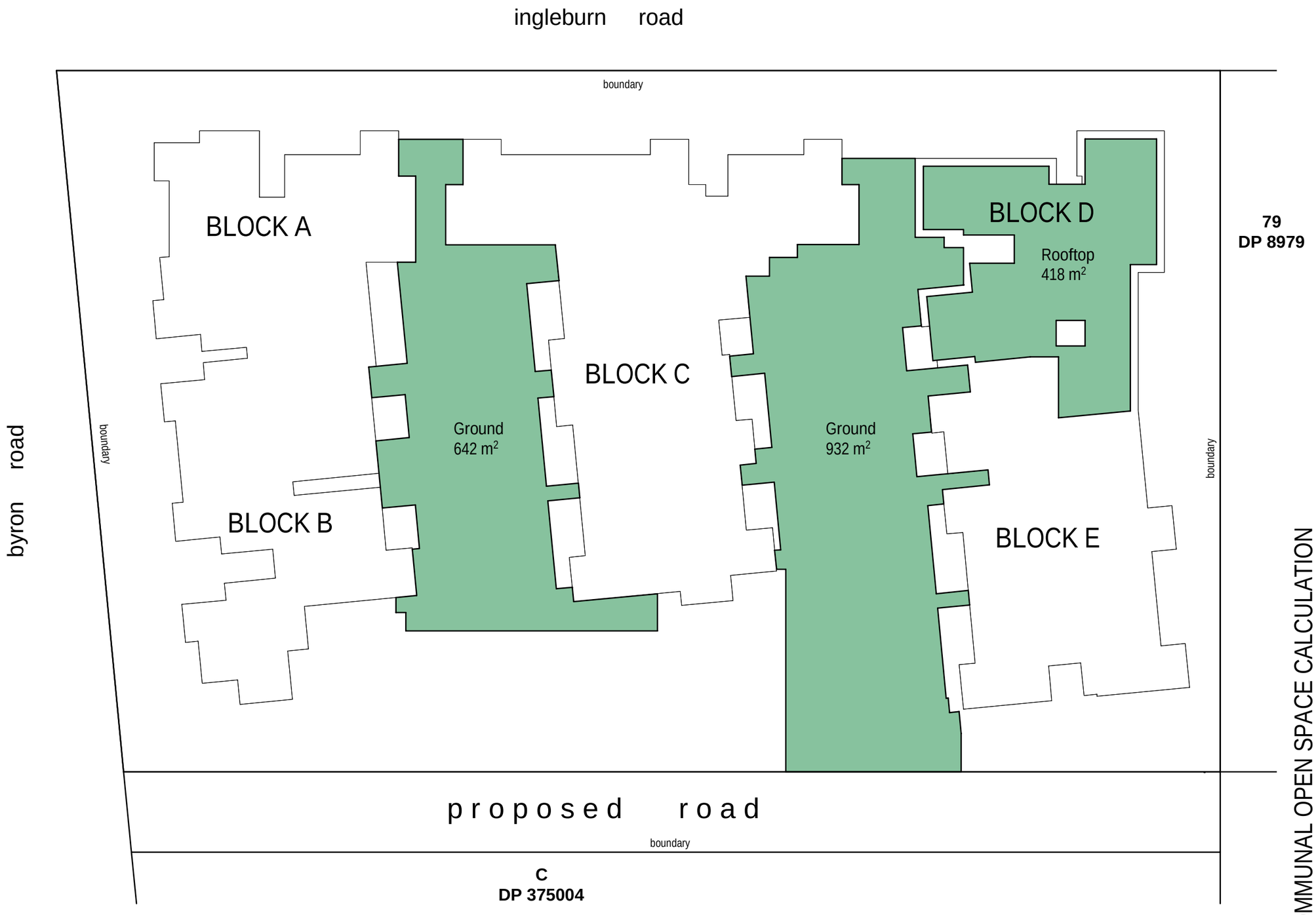
issue	details	by	date
A	ISSUE FOR DA	MCJ	30 11 2020

Communal Open Space

communal open space calculation:
net site area = 7838 m^2
communal open space = 25% of 7838 m^2 = 1960 m^2
proposed communal open space =1992 m^2 (complies)



COMMUNAL OPEN SPACE CALCULATION
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
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FOR 47 DEVELOPMENTS PTY LIMITED
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16m 8 2 0
1:400 @ A3

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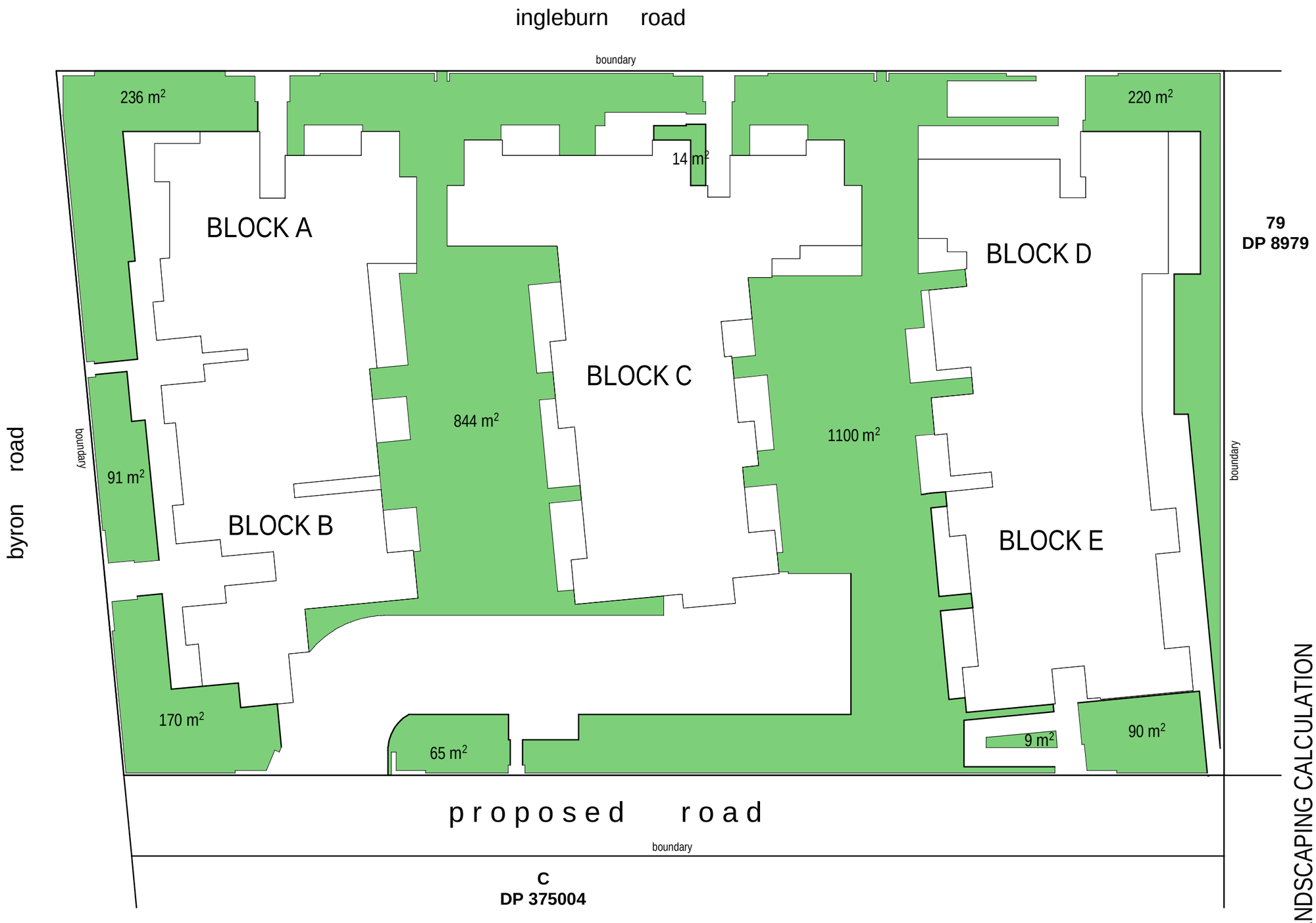
issue	details	by	date
A	ISSUE FOR DA	MCJ	30 11 2020

Landscaping

landscaping calculation:
net site area = 7838m^2
required landscaping = 30% of 7838 = 2351 m^2
proposed landscaping = 2839 m^2 (complies)



LANDSCAPING CALCULATION
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.58 A

16m 8 2 0
1:400 @ A3
NOVEMBER 2020

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issue	details	by	date
A	ISSUE FOR DA	MCJ	30 11 2020

20019 LEPPINGTON - CALCULATIONS

BLOCK	Unit Number	Area Internal sqm	Area Balcony sqm	Car Spaces	Car Space Numbers	Direct sunlight	Time for direct sunlight	Cross Ventilation	Storage Within Unit	Storage In Basement
A	101	101.20	45.83	2	38,65	YES >2HRS	12:00PM - 3:00PM	YES	10.2m^3	0m^3
	102	101.40	10.08	2	120,121	YES >2HRS	9:00AM - 1:00PM	YES	5.2m^3	5m^3
	103	82.35	30.17	1	9	NO		NO	5.5m^3	5m^3
	104	76.30	21.09	1	10	YES >2HRS	12:00PM - 3:00PM	NO	4m^3	4m^3
B	101	75.10	41.11	1	69	YES >2HRS	12:00PM - 3:00PM	YES	4m^3	4m^3
	102	76.20	41.05	1	66	YES >2HRS	12:30PM - 3:00PM	NO	4m^3	4m^3
	103	75.80	12.80	1	110	YES >2HRS	12:00PM - 3:00PM	NO	4m^3	4m^3
	104	87.70	13.12	1	105	NO		NO	11.7m^3	0m^3
	105	85.14	37.43	1	108	YES <2HRS	9:00AM - 9:30AM	YES	4.7m^3	4m^3
C	101	106.60	15.67	2	132,133	YES >2HRS	9:00AM - 12:00PM	YES	6.6m^3	0
	102	106.30	15.40	2	134,135	YES >2HRS	9:00AM - 12:00PM	NO	10m^3	0
	103	105.90	15.53	2	136,137	YES >2HRS	9:00AM - 12:00PM	YES	18m^3	0
	104	51.50	10.32	1	79	NO		NO	3.8 m^3	4m^3
	105	77.60	17.09	1	30	NO		NO	3.1m^3	4m^3
	106	77.40	14.22	1	31	NO		YES	3m^3	4m^3
	107	78.00	21.36	1	32	YES >2HRS	11:30AM - 1:30PM	YES	3.1m^3	4m^3
	108	77.40	21.36	1	33	YES >2HRS	11:30AM - 1:30PM	NO	3.1m^3	4m^3
	109	78.00	21.36	1	34	YES >2HRS	11:50AM - 1:50PM	NO	3.1m^3	4m^3
D	101	103.30	42.46	2	138,139	YES >2HRS	9:00AM - 12:30PM	YES	8m^3	4m^3
	102	101.00	41.02	2	140,141	YES>2HRS	9:00AM - 12:45PM	YES	6.7m^3	4m^3
	103	102.50	40.64	2	142,143	NO		NO	16.8m^3	0
	104	75.50	11.95	1	55	YES <2HRS	12:50PM - 1:50PM	NO	4m^3	4m^3
E	101	108.50	30.83	1	86	YES <2HRS	9:00AM - 9:30AM	YES	8.8m^3	4m^3
	102	77.90	21.37	1	145	YES>2HRS	11:00AM - 2:00PM	YES	3.1m^3	4m^3
	103	77.90	21.37	1	83	YES>2HRS	11:20AM - 2:20PM	NO	3.1m^3	4m^3
	104	75.10	12.30	1	58	YES>2HRS	11:20AM - 2:20PM	NO	4m^3	4m^3
	105	103.00	31.04	2	151,152	YES<2HRS	9:00AM - 9:30AM	NO	6.3m^3	5m^3
LEVEL 2										
A	201	101.10	26.75	2	128,129	YES>2HRS	12:00PM - 3:00PM	YES	10.2m^3	0m^3
	202	100.30	12.68	2	122,123	YES>2HRS	9:00AM - 1:00PM	YES	5.2m^3	5m^3
	203	82.60	18.29	1	7	NO		NO	5.5m^3	5m^3
	204	76.30	13.55	1	8	YES>2HRS	12:00PM - 3:00PM	NO	4m^3	4m^3
B	201	75.40	19.12	1	68	YES>2HRS	12:00PM - 3:00PM	YES	4m^3	4m^3
	202	76.10	19.10	1	67	YES>2HRS	12:30PM - 3:00PM	YES	4m^3	4m^3
	203	75.80	10.42	1	95	YES>2HRS	12:00PM - 3:00PM	YES	4m^3	4m^3
	204	87.70	10.12	1	106	NO		NO	11.7m^3	0m^3
	205	89.00	12.78	1	109	YES<2HRS	9:00AM - 9:30AM	YES	4.7m^3	4m^3

STORAGE CALCULATIONS SHEET 1
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.59 A

NOVEMBER 2020

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C	**201**	105.40	12.10	1	13	YES>2HRS	9:00AM - 12:00PM	YES	6.6m^3	0
	202	105.20	12.10	1	14	YES>2HRS	9:00AM - 12:00PM	NO	10m^3	0
	203	106.00	12.10	1	15	YES>2HRS	9:00AM - 12:00PM	YES	18m^3	0
	204	51.10	8.57	1	16	NO		NO	3.8 m^3	4m^3
	205	78.00	12.88	1	24	NO		NO	3.1m^3	4m^3
	206	77.10	10.66	1	25	YES<2HRS	9:00AM - 9:30AM	NO	3.1m^3	4m^3
	207	88.10	14.25	1	26	YES<2HRS	9:00AM - 9:30AM	YES	4.3m^3	4m^3
	208	77.00	14.25	1	27	YES>2HRS	11:30AM - 1:30PM	YES	3.1m^3	4m^3
	209	78.00		1	28	YES>2HRS	11:30AM - 1:30PM	NO	3.1m^3	4m^3
	210	78.00	14.25	1	29	YES>2HRS	11:30AM - 1:50PM	NO	3.1m^3	4m^3

D	**201**	103.80	15.63	1	62	YES>2HRS	9:00AM - 12:30PM	YES	8m^3	4m^3
	202	99.60	13.81	1	61	YES>2HRS	9:00AM - 12:45PM	YES	6.7m^3	4m^3
	203	102.40	12.28	1	88	NO		NO	16.8m^3	0
	204	77.60	10.32	1	56	YES>2HRS	12:50PM - 1:50PM	NO	4m^3	4m^3

E	**201**	108.20	10.25	1	59	YES<2HRS	9:00AM - 9:30AM	YES	8.8m^3	4m^3
	202	77.90	17.95	1	146	YES>2HRS	11:00AM - 2:00PM	YES	3.1m^3	4m^3
	203	77.90	17.97	1	84	YES>2HRS	11:20AM - 2:20PM	NO	3.1m^3	4m^3
	204	81.20	12.25	1	80	YES>2HRS	11:20AM - 2:20PM	NO	4m^3	4m^3
	205	102.80	12.25	1	57	YES<2HRS	9:00AM - 9:30AM	NO	6.3m^3	5m^3

LEVEL 3

A	**301**	101.20	20.71	2	130,131	YES>2HRS	12:00PM - 3:00PM	YES	10.2m^3	0m^3
	302	100.00	12.68	2	124,125	YES>2HRS	9:00AM - 1:00PM	YES	5.2m^3	5m^3
	303	82.60	18.29	1	5	NO		NO	5.5m^3	5m^3
	304	76.10	13.55	1	6	YES>2HRS	12:00PM - 3:00PM	NO	4m^3	4m^3

B	**301**	75.40	19.12	1	42	YES>2HRS	12:00PM - 3:00PM	YES	4m^3	4m^3
	302	76.00	19.10	1	40	YES>2HRS	12:30PM - 3:00PM	YES	4m^3	4m^3
	303	75.60	10.42	1	107	YES>2HRS	12:00PM - 3:00PM	YES	4m^3	4m^3
	304	76.10	10.12	1	91	NO		NO	11.7m^3	0m^3
	305	89.30		1	94	YES<2HRS	9:00AM - 9:30AM	NO	4.7m^3	4m^3
	306	96.40		1	111	NO		YES	11.1m^3	0

C	**301**	105.40	12.10	1	50	YES>2HRS	9:00AM - 12:00PM	YES	6.6m^3	0
	302	105.00	12.10	1	46	YES>2HRS	9:00AM - 12:00PM	NO	10m^3	0
	303	106.00	12.10	1	45	YES>2HRS	9:00AM - 12:00PM	YES	18m^3	0
	304	51.10	8.57	1	44	NO		NO	3.8 m^3	4m^3
	305	78.00	12.88	1	43	NO		NO	3.8 m^3	4m^3
	306	77.30	10.66	1	73	YES<2HRS	9:00AM - 9:30AM	NO	3.8 m^3	4m^3
	307	88.00	14.25	1	72	YES<2HRS	9:00AM - 9:30AM	NO	4.3m^3	4m^3
	308	82.70	14.25	1	71	YES>2HRS	11:30AM - 1:30PM	NO	3.8 m^3	4m^3
	309	78.00	14.25	1	70	YES>2HRS	11:30AM - 1:30PM	NO	3.8 m^3	4m^3
	310	78.40	12.93	1	11	YES>2HRS	11:30AM - 1:50PM	YES	3.8 m^3	4m^3
	311	78.20	14.25	1	12	YES>2HRS	11:30AM - 1:30PM	YES	3.8 m^3	4m^3

D	**301**	103.80	15.63	1	35	YES>2HRS	9:00AM - 12:30PM	YES	8m^3	4m^3
	302	99.60	13.81	1	36	YES>2HRS	9:00AM - 12:45PM	YES	6.7m^3	4m^3
	303	102.20	12.28	1	37	NO		NO	16.8m^3	0
	304	77.60	10.32	1	63	YES>2HRS	12:50PM - 1:50PM	NO	4m^3	4m^3

STORAGE CALCULATIONS SHEET 2
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.60 A

NOVEMBER 2020

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E	***301***	108.25	10.25	1	60	YES<2HRS	9:00AM - 10:15AM	YES	8.8m^3	4m^3
	302	77.88	17.95	1	147	YES>2HRS	11:00AM - 2:00PM	YES	3.1m^3	4m^3
	303	77.88	17.97	1	85	YES>2HRS	11:20AM - 2:20PM	NO	16.8m^3	0
	304	81.53	12.25	1	81	YES>2HRS	11:20AM - 2:20PM	NO	4m^3	4m^3
	305	101.30	12.25	1	89	YES<2HRS	9:00AM - 10:15AM	NO	6.3m^3	5m^3
LEVEL 4										
A	***401***	101.24	26.75	2	1,2	YES>2HRS	12:00PM - 3:00PM	YES	10.2m^3	0m^3
	402	99.92	12.68	2	126,127	YES>2HRS	9:00AM - 1:00PM	YES	5.2m^3	5m^3
	403	82.60	18.29	1	3	YES<2HRS	9:00AM - 9:15AM	YES	5.5m^3	5m^3
	404	76.10	13.55	1	4	YES>2HRS	12:00PM - 3:00PM	YES	4m^3	4m^3
B	***401***	75.40	19.12	1	41	YES>2HRS	12:00PM - 3:00PM	YES	4m^3	4m^3
	402	75.90	19.10	1	39	YES>2HRS	12:30PM - 3:00PM	YES	4m^3	4m^3
	403	75.60	10.42	1	92	YES>2HRS	12:00PM - 3:00PM	YES	4m^3	4m^3
	404	87.70	10.12	1	90	YES>2HRS	12:00PM - 2:00PM	YES	11.7m^3	0m^3
	405	89.30		1	93	YES>2HRS	9:00AM - 11:00AM	YES	4.7m^3	4m^3
	406	96.90	12.78	1	96	YES>2HRS	12:00PM - 2:00PM	YES	11.1m^3	0
C	***401***	105.40	12.10	1	20	YES>2HRS	9:00AM - 12:00PM	YES	6.6m^3	0
	402	104.00	12.10	2	18,19	YES>2HRS	9:00AM - 12:00PM	YES	10m^3	0
	403	105.90	12.10	1	21	YES>2HRS	9:00AM - 12:00PM	YES	18m^3	0
	404	51,1	8.57	1	22	YES>2HRS	12:00PM - 2:00PM	YES	3.8 m^3	4m^3
	405	77.90	12.88	1	23	YES>2HRS	12:00PM - 2:00PM	YES	3.8 m^3	4m^3
	406	77.11	10.66	1	78	YES>2HRS	9:00AM - 11:00AM	YES	4m^3	4m^3
	407	87.80	14.25	1	77	YES>2HRS	9:00AM - 11:00AM	YES	4.3m^3	4m^3
	408	82.70	14.25	1	54	YES>2HRS	11:30AM - 1:30PM	YES	3.1 m^3	4m^3
	409	78.00	14.25	1	53	YES>2HRS	11:30AM - 1:30PM	YES	3.1 m^3	4m^3
	410	78.40	12.93	1	52	YES>2HRS	11:30AM - 1:50PM	YES	3.1 m^3	4m^3
	411	78.20	14.25	1	51	YES>2HRS	11:30AM - 1:30PM	YES	3.1 m^3	4m^3
D	***401***	103.80	15.63	2	153,154	YES>2HRS	9:00AM - 12:30PM	YES	8m^3	4m^3
	402	99.60	13.81	2	155,156	YES>2HRS	9:00AM - 12:45PM	YES	6.7m^3	4m^3
	403	102.20	12.28	2	157,158	NO		NO	16.8m^3	0
	404	77.60	10.32	1	64	YES>2HRS	12:50PM - 1:50PM	YES	4m^3	4m^3
E	***401***	108.20	12.25	1	87	YES<2HRS	9:00AM - 10:30AM	YES	8.8m^3	4m^3
	402	77.90	17.95	1	148	YES>2HRS	11:00AM - 2:00PM	YES	3.1m^3	4m^3
	403	77.90	17.97	1	144	YES>2HRS	11:20AM - 2:20PM	YES	3.1m^3	4m^3
	404	81.50	12.25	1	82	YES>2HRS	11:20AM - 2:20PM	YES	4m^3	4m^3
	405	77.60	12.25	2	149,150	YES<2HRS	9:00AM - 10:30AM	YES	6.3m^3	5m^3

CALCULATION DIRECT SUNLIGHT ACCESS

70 % of 115 units = 81 units > 2hrs access
15% max no direct sunlight access
15% of 115 = 17 units
proposed 81 units with > 2hrs access
17 units no direct sunlight access

STORAGE CALCULATIONS SHEET 3
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.61 A

NOVEMBER 2020

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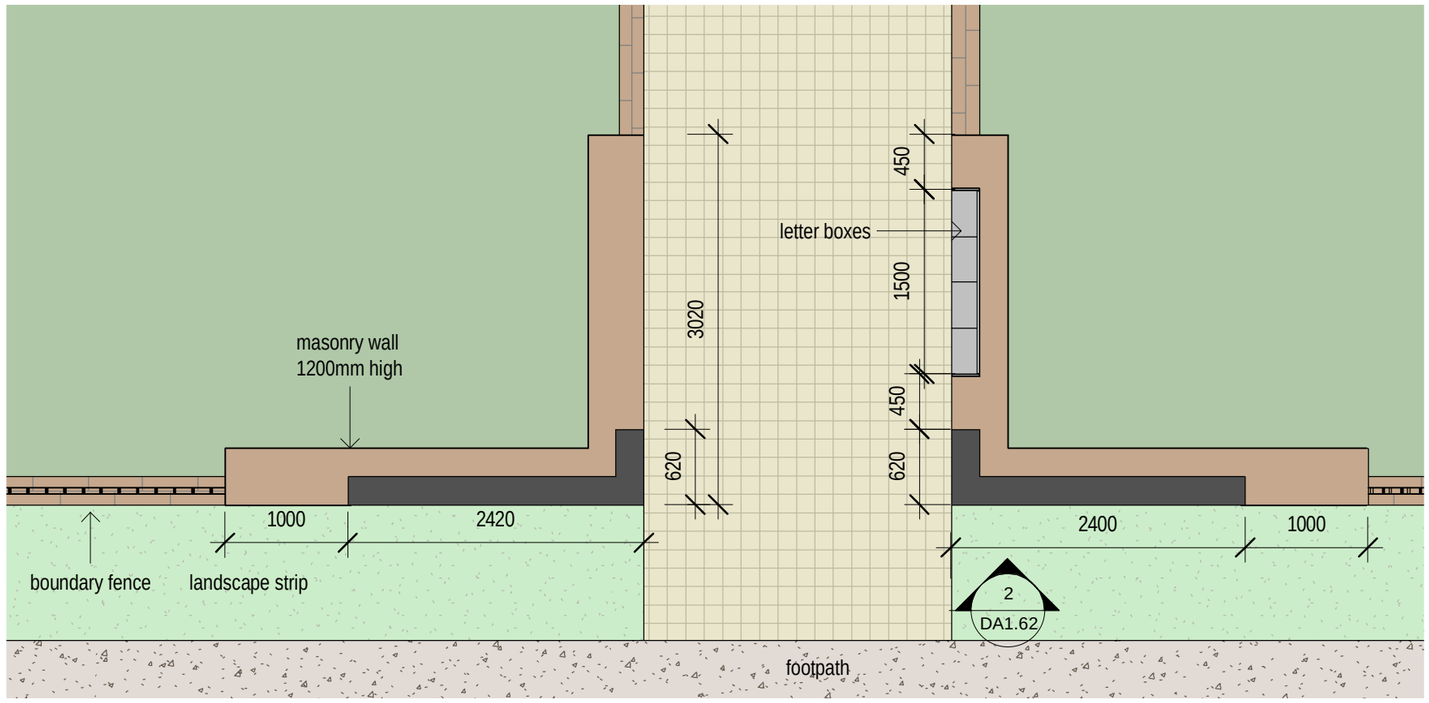
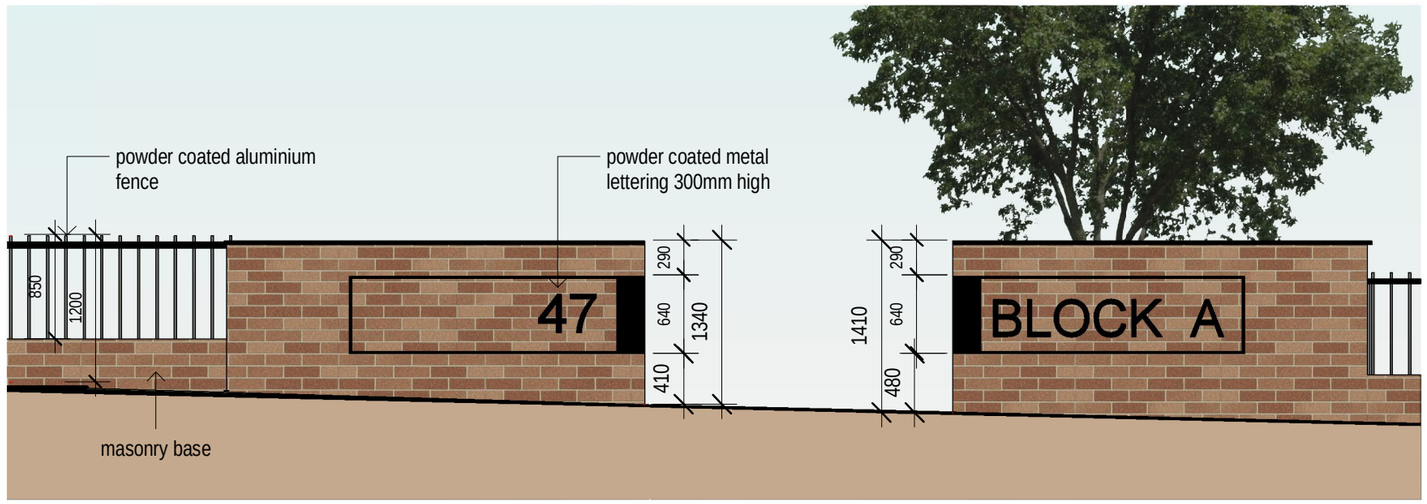


1 typical boundary fence plan

1 : 50



2 elevation

1 : 50

TYPICAL BOUNDARY FENCE DETAILS
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.62 A

NOVEMBER 2020

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A	ISSUE FOR DA	MCJ	30 11 2020

BCA ENERGY
Sustainable Design Consultants

ASSESSOR DETAILS

Name:	Robert Romanous
Direct Number:	(02) 8484 4086
Office:	1300 787 302
AAO:	ABSA
Assessor Number:	101535

ASSESSMENT DETAILS

Project Name:	2675 - 47 Ingleburn Road, Leppington
Software:	BERSPro – v4.4.0.2
Date:	23/11/2020
BASIX Certificate	
NatHERS Certificate	

CLIENT DETAILS

Name:	47 Developments Pty Ltd
Phone:	0422 340 592
Email:	Aj.parasher@gmail.com

NCC 2019 COMPLIANCE (Class 2 BASIX)

In addition to BASIX Commitments, building compliance is required to comply with the 'New South Wales Additions' in the NCC 2019- Volume 1.
This includes New South Wales Part J(A). Specific mention is made of the following provisions:

- Building thermal construction in accordance with part J1.2
- J0.4 – If metal framed roof, sarking of R0.2 is required between frame and metal sheet roof as a thermal break
- J0.5 - If metal framed wall, sarking of R0.2 is required between stud and cladding as a thermal break
- J1.6(b) and (c) – Floor slab edge insulation for climate zone 8 or in-slab heating
- Any roof lights, windows, doors, exhaust fans and other building elements are sealed in accordance with Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2, J5.3, J5.4, J5.5, J5.6, J5.7, J5.9, J5.10, J5.11, and J5.12
- Any new heated hot water system is installed in accordance with Part J7.2
- Any new energy monitoring equipment is installed in accordance with Part J8.3.
  - If common area is larger than 500m² and total floor area is greater than 2,500 m², building must have energy meters configured to enable individual time-of-use energy consumption data recording connected to BMS or similar

NatHERS TECHNICAL NOTES – Defaults Only

- Models rated with no downlights
- Light coloured roof for temperate or cool climates
- Kitchens / wet areas tiled
- All other zones carpet
- Sealed ceiling vents to wet areas / laundry / kitchen
- Single story dwellings within 10m modelled as obstruction
- Double story dwellings within 20m modelled as obstruction
- Structures located at South are not modelled as obstruction

BASIX TECHNICAL NOTES – Defaults Only

- Medium coloured external walls
- Walls to common areas modelled as external with zero solar absorptance
- All ensuites are treated as conditioned
- Spaces without an openable window / door are included in the zone which they are accessed
- No mechanical heating or cooling appliances are modelled, including ceiling fans

WATER

Pass – 41% (40% required to pass)

Rainwater Tank	Central 20,000L RWT connected to minimum 1000m² of landscape. Collecting rainwater from at least 500m² of roof area
Common Landscape	3097m²
Private Landscape	As per BASIX Certificate
Fire Sprinkler Systems	Closed loop test system
All Taps	5 Star
All Showerheads	3 Star (4.5-6L/min)
All Toilet Flushers	4 Star
Dishwasher	3 Star Water

THERMAL COMFORT

Pass – - Star Average

GLAZING (Aluminium Non-Thermally Broken Frames)

Units	Sliding / Fixed	Awning / Bi-fold
All		

WALLS	
External Walls	
Inter-tenancy Walls	
Walls to corridors/lift/stairs	
Internal Walls in Units	
FLOORS	
All suspended floors to open or BOH areas below	
ROOF	
Units exposed roof	

ENERGY

Pass – 47% (45% required to pass)

COMMON AREA	
Lighting	Basement Level – Fluorescent w/ motion sensors Switch/Plant Rooms - Fluorescent w/ motion sensors Garbage Rooms - Fluorescent w/ motion sensors Common Corridors - LED w/ motion sensors
Lift	Gearless Traction w/ VVVF Motor – LED Lighting w/ link to call button
Ventilation	Basement Levels – Supply and Exhaust w/ CO monitor + VSD fan Switch/Plant Rooms – Supply Only w/ interlock to light Garbage Rooms – Exhaust Only – Continuous Common Corridors – Supply Only - Continuous
DWELLINGS	
Hot Water	6 Star Gas Instantaneous
Heating /Cooling	Individual systems – AC 3.5 Star Heating and Cooling w/ proper day and night zoning. (opposite zoon lockout or reduce condenser size)
Lighting	Dedicated LED throughout
Ventilation	Bathroom - ducted w/ Manual Switch Kitchen - ducted w/ Manual Switch Laundry - ducted w/ Manual Switch Well ventilated Fridge Space
Appliances	Electric oven w/ gas cooktop Dishwasher – 3 Star Energy Clothes Dryer – 2 Star (vented)
Building Management System (BMS)	No
Photovoltaic System	30pkW system - connected to common area and central systems.

BASIX COMMITMENTS
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.63 A

NOVEMBER 2020

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VIEW 1- BLOCK A - DAYTIME
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.64 A

D+R ARCHITECTS
ARCHITECTURE
RETAIL PLANNING
INTERIOR DESIGN
149-155 MILTON ST, ASHBURY
N.S.W. 2193 AUSTRALIA
TEL (02) 9569 8711
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NOVEMBER 2020

VIEW 2- BLOCK A - NIGHT TIME
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.65 A

NOVEMBER 2020

D+R ARCHITECTS
ARCHITECTURE
RETAIL PLANNING
INTERIOR DESIGN

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VIEW 3-BLOCK D - DAYTIME
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.66 A

D + R
ARCHITECTS
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NOVEMBER 2020

VIEW 4- BLOCK D - NIGHTTIME
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED.
20019 DA1.67 A

D + R
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 NOVEMBER 2020

VIEW 5 - BLOCK E - DAYTIME
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.68 A

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ARCHITECTS
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VIEW 6 - BLOCK E - NIGHTTIME
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.69 A

D + R
ARCHITECTS
ARCHITECTURE
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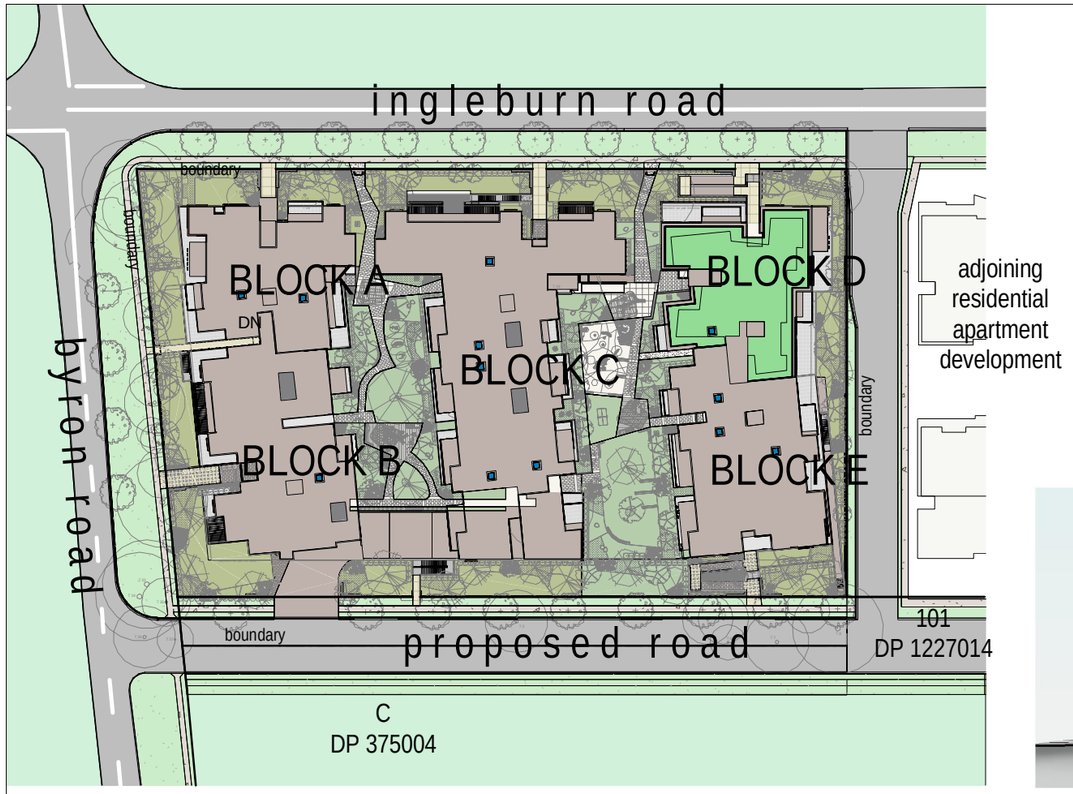
verify all dimensions on site prior to commencement of work
figured dimensions to be taken in preference to scaling

issue	details	by	date
A	ISSUE FOR DA	MCJ	30 11 2020



PROPOSED SITE PLAN

NORTH WEST ELEVATION (BYRON ROAD)

NORTH EAST ELEVATION (INGLEBURN ROAD)

SOUTH WEST ELEVATION (PROPOSED ROAD)

NOTIFICATION PLAN
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT
47 INGLEBURN ROAD LEPPINGTON, NSW
FOR 47 DEVELOPMENTS PTY LIMITED
20019 DA1.70 A

NOVEMBER 2020

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ARCHITECTURE
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PROPOSED RESIDENTIAL DEVELOPMENT
47 INGLEBURN ROAD, LEPPINGTON, NSW
CIVIL ENGINEERING WORKS

GENERAL NOTES:

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CAMDEN COUNCIL'S SPECIFICATION. CONTRACTOR TO OBTAIN AND RETAIN A COPY ON SITE DURING THE COURSE OF THE WORKS.
2. ALL NEW WORKS ARE TO MAKE A SMOOTH JUNCTION WITH EXISTING CONDITIONS AND MARRY IN A 'WORKMANLIKE' MANNER.
3. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL SERVICES WITH EACH RELEVANT AUTHORITY. ANY DAMAGE TO SERVICES SHALL BE RECTIFIED BY THE CONTRACTOR OR THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE. SERVICES SHOWN ON THESE PLANS ARE ONLY THOSE EVIDENT AT THE TIME OF SURVEY OR AS DETERMINED FROM SERVICE DIAGRAMS. H & H CONSULTING ENGINEERS PTY. LTD CANNOT GUARANTEE THE INFORMATION SHOWN NOR ACCEPT ANY RESPONSIBILITY FOR INACCURACIES OR INCOMPLETE DATA.
4. SERVICES & ACCESSES TO THE EXISTING PROPERTIES ARE TO BE MAINTAINED IN WORKING ORDER AT ALL TIMES DURING CONSTRUCTION.
5. ADJUST EXISTING SERVICE COVERS TO SUIT NEW FINISHED LEVELS TO RELEVANT AUTHORITY REQUIREMENTS WHERE NECESSARY.
6. REINSTATE AND STABILISE ALL DISTURBED LANDSCAPED AREAS.
7. MINIMUM GRADE OF SUBSOIL SHALL BE 0.5% (1:200) FALL TO OUTLETS.
8. ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ARE TO BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, EROSION AND SEDIMENTATION CONTROL PLAN AND CAMDEN COUNCIL'S REQUIREMENTS WHERE APPLICABLE.
9. CONTRACTOR TO CHECK AND CONFIRM SITE DRAINAGE CONNECTIONS ACROSS THE VERGE PRIOR TO COMMENCEMENT OF SITE DRAINAGE WORKS.
10. PROPERTIES AFFECTED BY THE WORKS ARE TO BE NOTIFIED IN ADVANCE WHERE DISRUPTION TO EXISTING ACCESS IS LIKELY.

EXISTING SERVICES & FEATURES

- THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL (IF REQUIRED) OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA OR AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT.
- THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED.
- PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN APPROVAL OF HIS PROGRAM FOR THE RELOCATION/ CONSTRUCTION OF TEMPORARY SERVICES.
- CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN SUPPLY TO EXISTING BUILDING REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS COMPLETE AND COMMISSIONED, THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT.
- INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO THE PRINCIPAL. CONTRACTOR TO GAIN APPROVAL FROM THE SUPERINTENDENT FOR TIME OF INTERRUPTION.
- EXISTING SERVICES, BUILDINGS, EXTERNAL STRUCTURES AND TREES SHOWN ON THESE DRAWINGS ARE EXISTING FEATURES PRIOR TO ANY DEMOLITION WORKS.
- EXISTING SERVICES UNLESS SHOWN ON SURVEY PLAN HAVE BEEN PLOTTED FROM SERVICES SEARCH PLANS AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE A 'DIAL BEFORE YOU DIG' SEARCH AND TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
- ALL BRANCH GAS AND WATER SERVICES UNDER DRIVEWAYS AND BRICK PAVING SHALL BE LOCATED IN Ø80 uPVC SEWER GRADE CONDUITS EXTENDING A MINIMUM OF 500mm BEYOND EDGE OF PAVING.

LOCALITY SKETCH

SCALE: NTS

DRAWING SCHEDULE	
20D11_DA_C000	COVER SHEET, DRAWING SCHEDULE, NOTES AND LOCALITY SKETCH
20D11_DA_C100	DETAIL PLAN - GROUND FLOOR LEVEL
20D11_DA_C101	DETAIL PLAN - BASEMENT LEVEL
20D11_DA_C200	STORMWATER MISCELLANEOUS DETAILS AND PIT LID SCHEDULE
20D11_DA_C201	OSD BASIN 1, SECTIONS AND DETAILS
20D11_DA_C202	OSD BASIN 2, SECTIONS AND DETAILS
20D11_DA_C250	STORMWATER CATCHMENT PLAN
20D11_DA_SE01	SEDIMENT AND EROSION CONTROL PLAN
20D11_DA_SE02	SEDIMENT AND EROSION CONTROL DETAILS

SITEWORKS NOTES

- DATUM : A.H.D.
- ORIGIN OF LEVELS : REFER TO BENCH OR STATE SURVEY MARKS WHERE SHOWN ON PLAN.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
- ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & THE DIRECTIONS OF THE SUPERINTENDENT.
- EXISTING SERVICES UNLESS SHOWN ON THE SURVEY PLAN HAVE BEEN PLOTTED FROM SERVICES SEARCH PLANS AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
- WHERE NEW WORKS ABUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS ACHIEVED.
- THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
- CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATION IS TO BE UNDERTAKEN OVER TELSTRA OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
- CONTRACTOR TO OBTAIN AUTHORITY APPROVALS WHERE APPLICABLE.
- MAKE SMOOTH TRANSITION TO EXISTING SURFACES AND MAKE GOOD.
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED LANDSCAPE, ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATIONS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED RELATING TO DEVELOPMENT AT THE SITE.
- TRENCHES THROUGH EXISTING ROAD AND CONCRETE PAVEMENTS SHALL BE SAWCUT TO FULL DEPTH OF CONCRETE AND A MINIMUM OF 50mm IN BITUMINOUS PAVING.
- ALL BRANCH GAS AND WATER SERVICES UNDER DRIVEWAYS AND BRICK PAVING SHALL BE LOCATED IN Ø80 uPVC SEWER GRADE CONDUITS EXTENDING A MINIMUM OF 500mm BEYOND EDGE OF PAVING.
- GRADES TO PAVEMENTS TO BE AS IMPLIED BY RL'S ON PLAN . GRADE EVENLY BETWEEN NOMINATED RL'S. AREAS EXHIBITING PONDING GREATER THAN 5mm DEPTH WILL NOT BE ACCEPTED UNLESS IN A DESIGNATED SAG POINT.
- ALL COVERS AND GRATES ETC TO EXISTING SERVICE UTILITIES ARE TO BE ADJUSTED TO SUIT NEW FINISHED SURFACE LEVELS WHERE APPLICABLE.

SURVEY NOTES

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY THE SURVEYOR SPECIFIED IN THE TITLE BLOCK.
THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. HENRY AND HYMAS PTY. LTD. DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.
SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT HENRY AND HYMAS PTY. LTD. THE FOLLOWING NOTES HAVE BEEN TAKEN DIRECTLY FROM ORIGINAL SURVEY DOCUMENTS.

FOR DA ONLY

SURVEY INFORMATION
SURVEYED BY
TSS TOTAL SURVEYING SOLUTION
DATUM: AHD
ORIGIN OF LEVELS:
PM 44296 WITH RL 94.432m (AHD).

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
01	ISSUED FOR DA ONLY	MC	NH	24.11.2020					

Client
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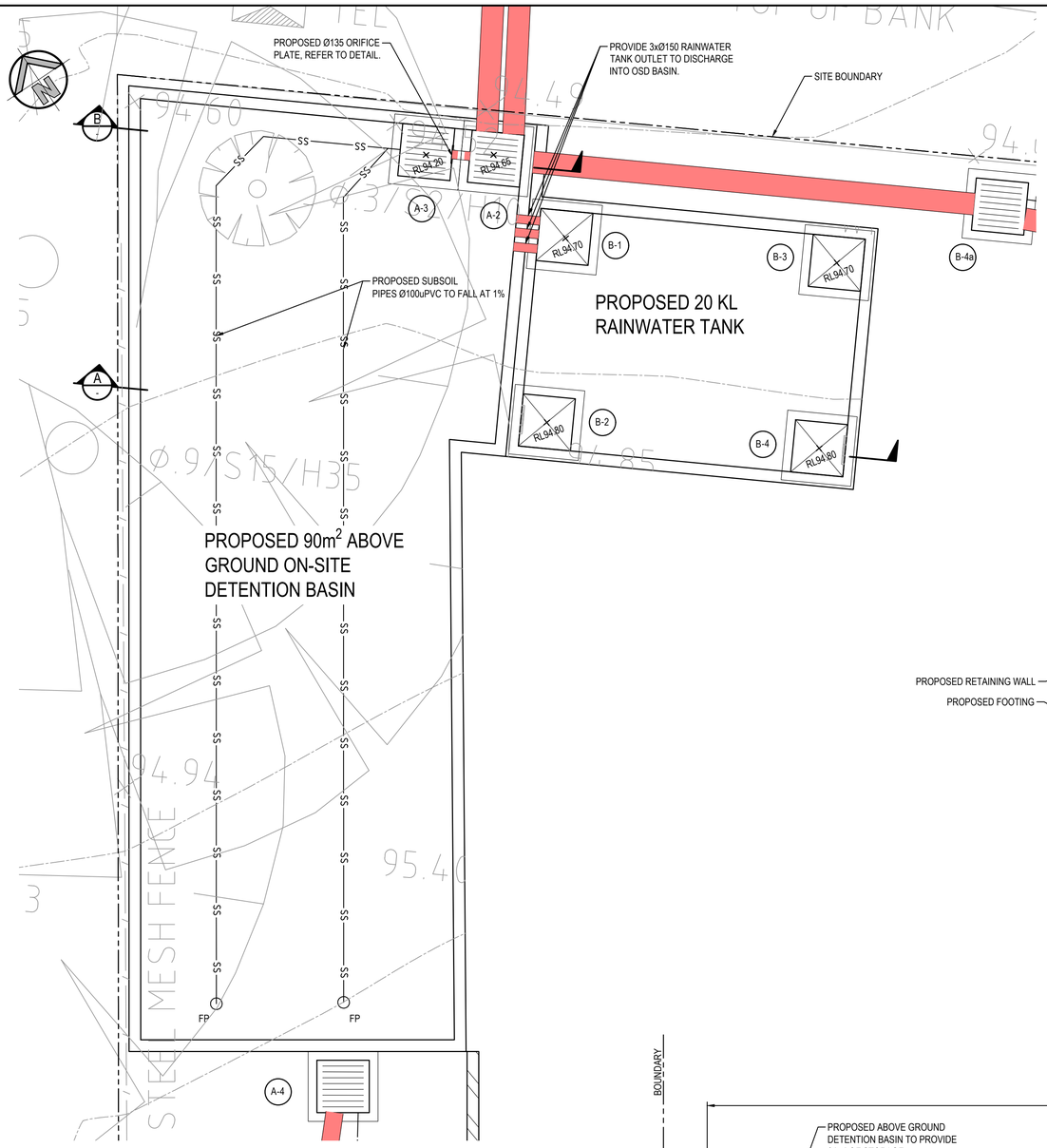
henry&hymas

Project
PROPOSED RESIDENTIAL DEVELOPMENT
47 INGLEBURN ROAD, LEPPINGTON, NSW

Title
COVER SHEET, DRAWING SCHEDULE, NOTES AND LOCALITY SKETCH

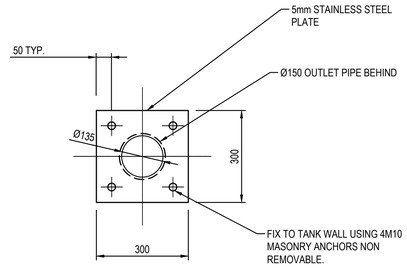
Drawn	Designed	Date
M.Cerna	N.Heazlewood	NOV 2020
Checked	Approved	Scale @A1
N.Heazlewood	A.Francis	NTS

Drawing number: 20D11_DA_C000
Revision: 01



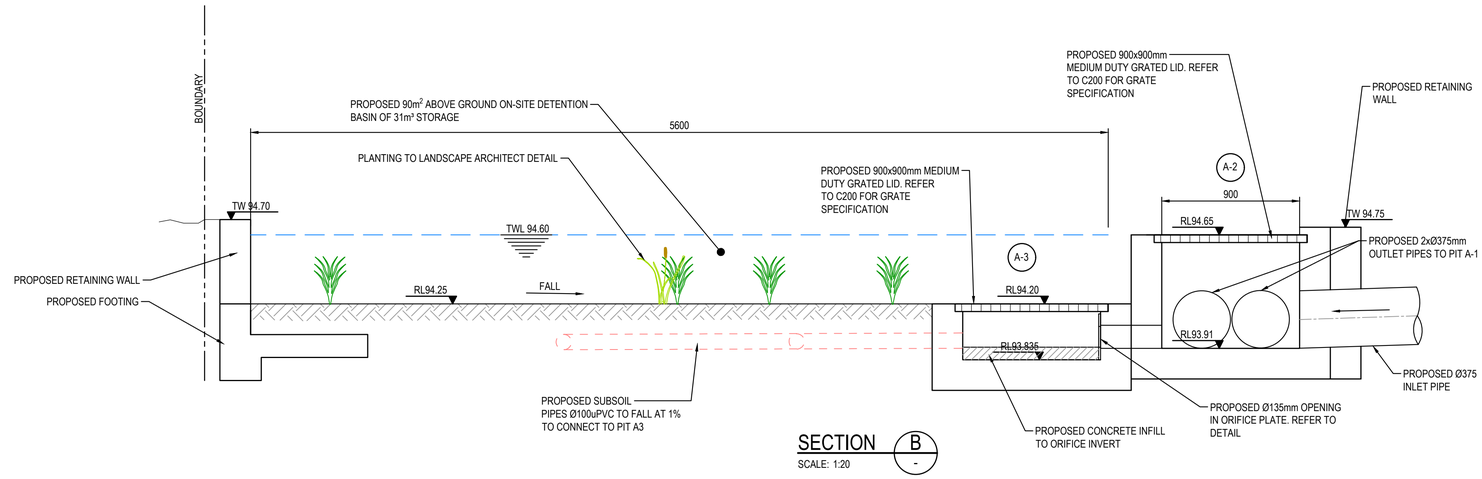
PROPOSED ABOVE GROUND OSD BASIN 1

SCALE 1:50



ORIFICE PLATE DETAIL

SCALE 1:10



SECTION B

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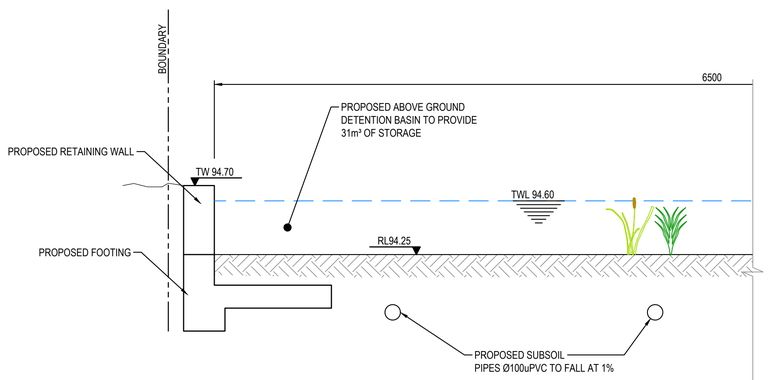

SECTION A

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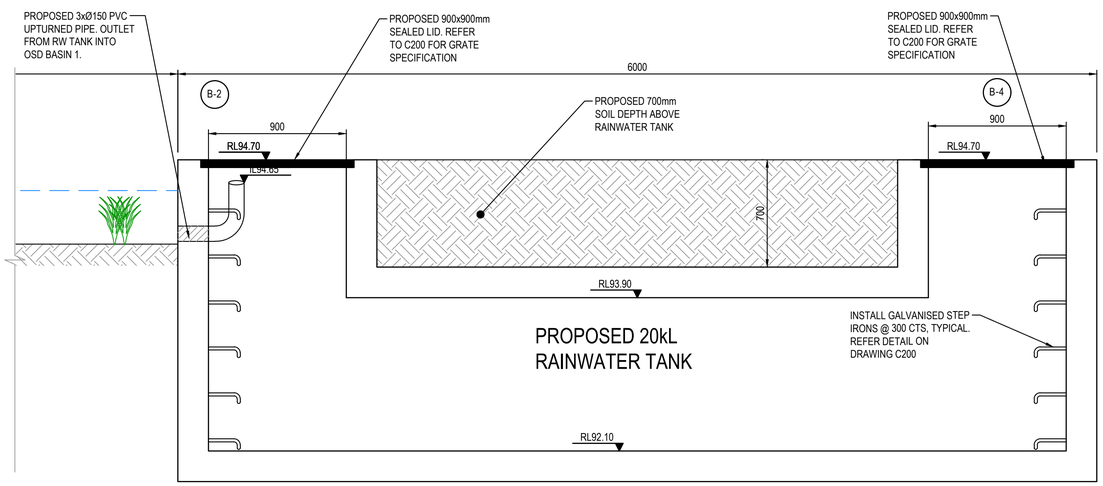

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200 100
SCALE 1:10

0 400 800 1200 1600 2000mm
400 200
SCALE 1:20

0 1000 2000 3000 4000 5000mm
1000 600 200
SCALE 1:50

FOR DA ONLY

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
01	ISSUED FOR DA ONLY	MC	NH	24.11.2020					

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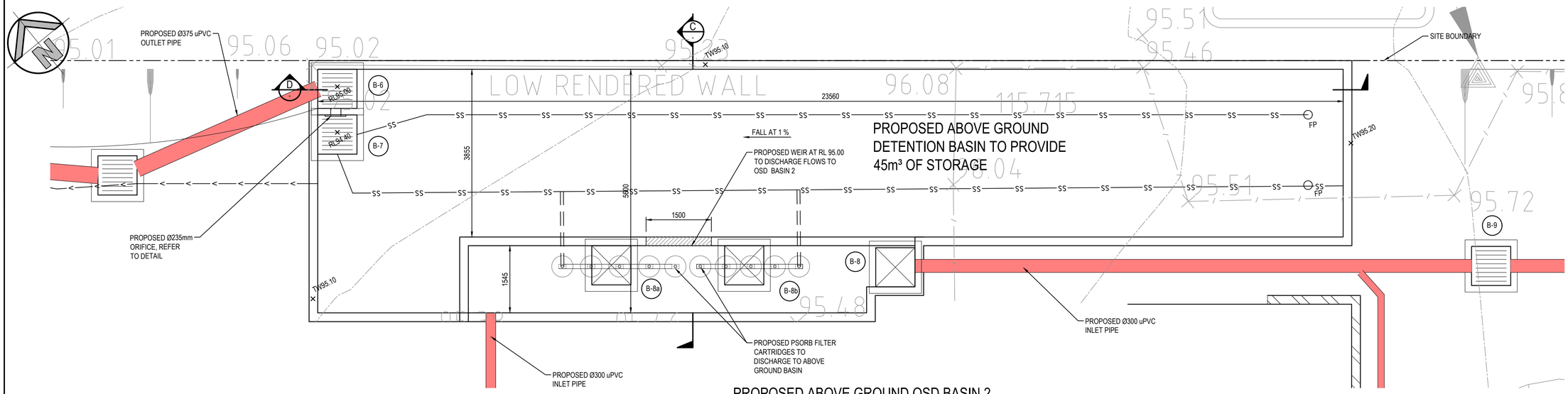
Project
PROPOSED RESIDENTIAL DEVELOPMENT
47 INGLEBURN ROAD, LEPPINGTON, NSW

Title
OSD BASIN 1
SECTIONS AND DETAILS

Drawn	Designed	Date
M.Cerna	N.Heazlewood	NOV 2020
Checked	**Approved**	**Scale @A1**
N.Heazlewood	A.Francis	AS NOTED

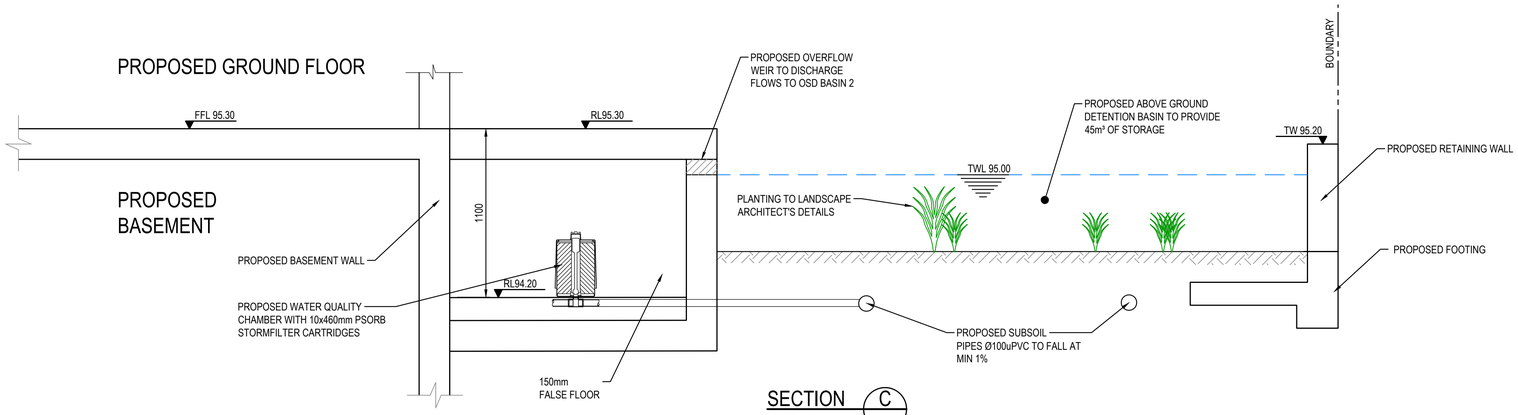
Drawing number: 20D11_DA_C201

Revision: 01



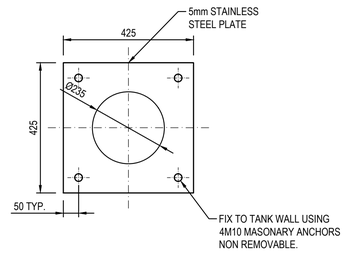
PROPOSED ABOVE GROUND OSD BASIN 2

SCALE 1:50



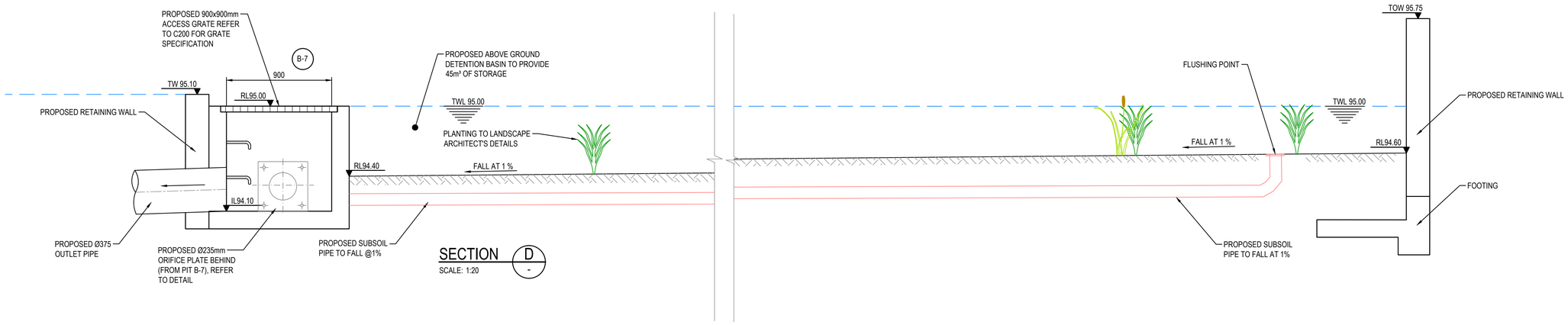
SECTION C

SCALE: 1:20



ORIFICE PLATE DETAIL

SCALE 1:10



SECTION D

SCALE: 1:20

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1000 600 200
SCALE 1:50

0 400 800 1200 1600 2000mm
400 200
SCALE 1:20

0 200 400 600 800 1000mm
200 100
SCALE 1:10

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REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
01	ISSUED FOR DA ONLY	MC	NH	24.11.2020					

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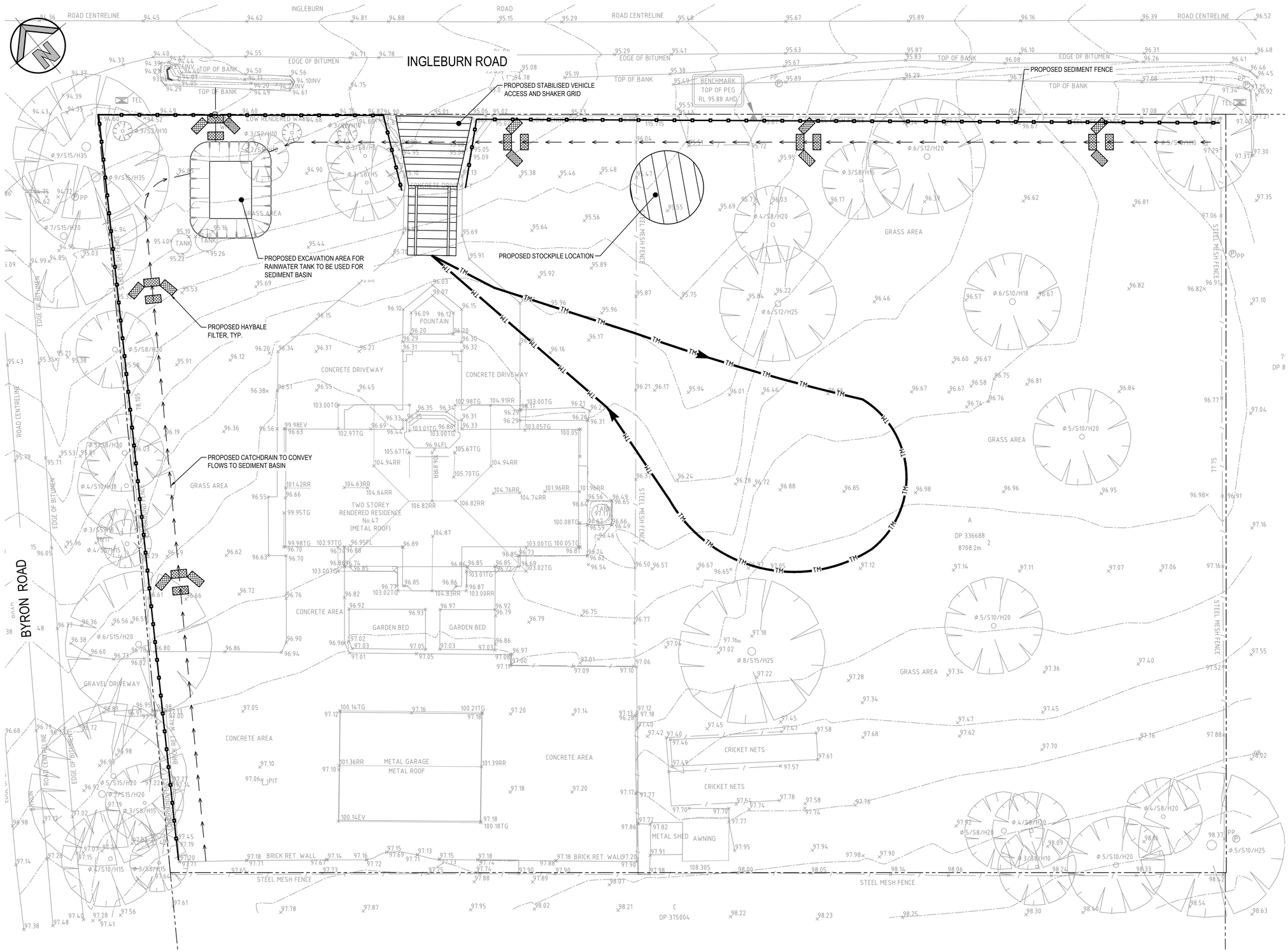
Project
PROPOSED RESIDENTIAL DEVELOPMENT
47 INGLEBURN ROAD, LEPPINGTON, NSW

Title
OSD BASIN 2
SECTIONS AND DETAILS

Drawn	Designed	Date
M.Cerna	N.Heazlewood	NOV 2020
Checked	Approved	Scale @A1
N.Heazlewood	A.Francis	AS NOTED

Drawing number: 20D11_DA_C202
Revision: 01



LEGEND

- EXISTING BOUNDARY
- PROPOSED SEDIMENTATION FENCE
- CATCH DIVERSION DRAIN
- TRAFFIC MANOEUVRING
- PROPOSED HAYBALE FILTER
- PROPOSED VEHICLE SHAKER GRID
- PROPOSED STABILISED SITE ACCESS
- PROPOSED STOCKPILE LOCATION

SEDIMENT & EROSION CONTROL NOTES

- ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH CAMDEN COUNCIL'S SPECIFICATIONS AND LANDCOM'S "SOIL AND CONSTRUCTION" MANUAL.
- ALL PERIMETER & SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN EARTH WORKS AND/OR CLEARING.
- THE SEDIMENT & EROSION CONTROL PLAN MAY REQUIRE FUTURE ADJUSTMENT TO REFLECT CONSTRUCTION STAGING. IT IS ALSO THE CONTRACTORS RESPONSIBILTY TO PREPARE THEIR OWN SEDIMENT AND EROSION CONTROL PLAN WHICH SUITS THE DESIGNED CONSTRUCTION STAGING.
- FILTRATION BUFFER ZONES ARE TO BE FENCED OFF AND ACCESS PROHIBITED TO ALL PLANT AND MACHINERY.
- ALL TEMPORARY EARTH BERMS, DIVERSIONS & SILT DAM EMBANKMENTS ARE TO BE MACHINE COMPACTED, SEEDED & MULCHED FOR TEMPORARY VEGETATION COVER AS SOON AS THEY HAVE BEEN FORMED.
- ALL SEDIMENT TRAPPING STRUCTURES AND DEVICES ARE TO BE INSPECTED AFTER STORMS FOR STRUCTURAL DAMAGE OR CLOGGING. TRAPPED MATERIAL IS TO BE REMOVED TO A SAFE LOCATION.
- ALL TOPSOIL IS TO BE STOCKPILED ON SITE FOR REUSE (AWAY FROM TREES AND DRAINAGE LINES). MEASURES SHALL BE APPLIED TO PREVENT EROSION OF THE STOCKPILES.
- ALL EARTHWORK AREAS SHALL BE ROLLED EACH EVENING TO SEAL THE EARTHWORKS.
- ALL FILLS ARE TO BE LEFT WITH A LIP AT THE TOP OF THE SLOPE AT THE END. ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND STRAW MULCHED WITHIN 14 DAYS OF COMPLETION OF FORMATION U.N.O. BY LANDSCAPE ARCHITECTS.
- UPON COMPLETION OF ALL EARTHWORKS OR AS DIRECTED BY COUNCIL SOIL CONSERVATION TREATMENTS SHALL BE APPLIED SO AS TO RENDER AREAS THAT HAVE BEEN DISTURBED, EROSION PROOF WITHIN 14 DAYS.
- EROSION AND SILT PROTECTION MEASURES ARE TO BE MAINTAINED AT ALL TIMES.

SEDIMENT AND EROSION CONTROL PLAN

SCALE 1:200

0 4 8 12 16 20m

4 3 2 1

SCALE 1:200

FOR DA ONLY

SURVEY INFORMATION
SURVEYED BY
TSS TOTAL SURVEYING SOLUTION
DATUM: AHD
ORIGIN OF LEVELS:
PM 44296 WITH RL 94.432m (AHD).

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
01	ISSUED FOR DA ONLY	MC	NH	24.11.2020					

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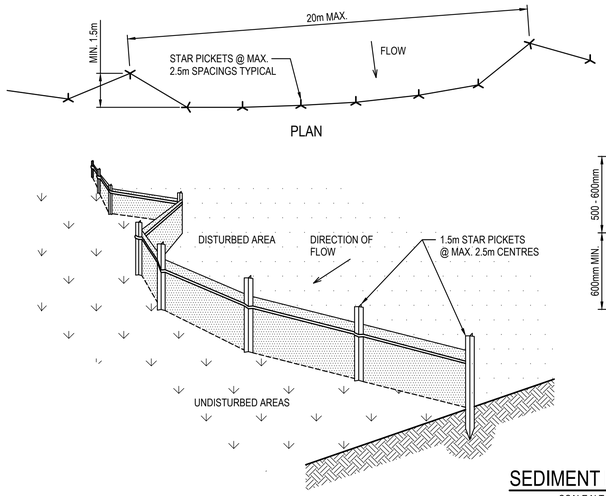
Project
PROPOSED RESIDENTIAL DEVELOPMENT
47 INGLEBURN ROAD, LEPPINGTON, NSW

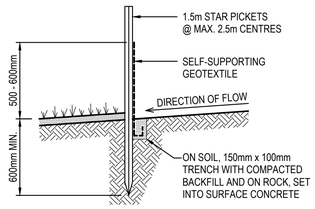
Title
SEDIMENT AND EROSION CONTROL PLAN

Drawn	Designed	Date
M.Cerna	N.Heazlewood	NOV 2020
Checked	**Approved**	**Scale @A1**
N.Heazlewood	A.Francis	1:200

Drawing number: 20D11_DA_SE01

Revision: 01



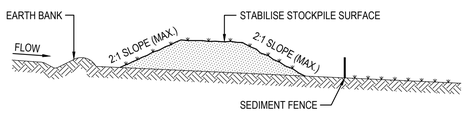


SEDIMENT FENCE

SCALE N.T.S.

SEDIMENT FENCE CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND @ 2.5m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP. 6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

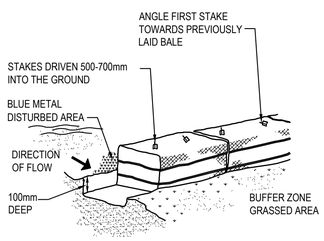


STOCKPILE CONSTRUCTION NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. WHERE THEY ARE TO BE PLACED FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED E.S.C.P. OR S.W.M.P. TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.

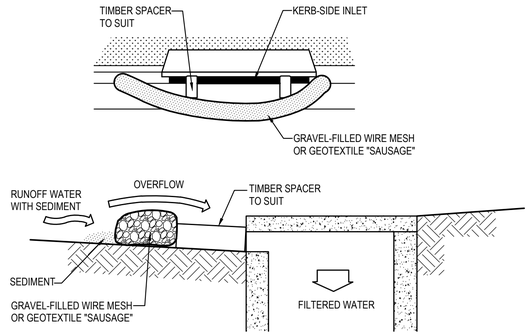
STOCKPILES

SCALE N.T.S.



HAYBALE BARRIERS

N.T.S.

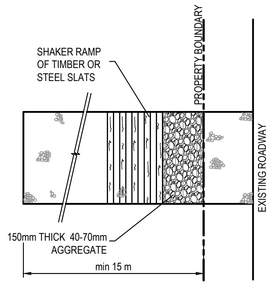


MESH & GRAVEL INLET FILTER CONSTRUCTION NOTES:

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
2. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
3. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
4. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
5. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY CAN FIRMLY ABUT EACH OTHER AND SEDIMENT / LADEN WATERS CANNOT PASS BETWEEN.

MESH & GRAVEL INLET FILTER

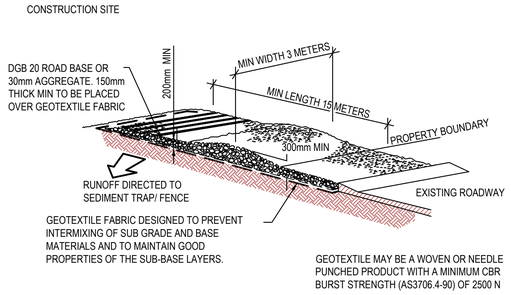
SCALE N.T.S.



PLAN

STABILISED SITE ACCESS WITH SHAKER RAMP

N.T.S.

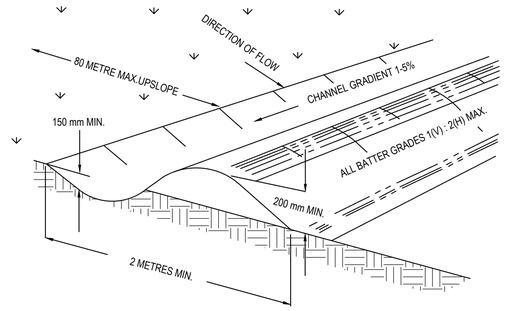


STABILISED SITE ACCESS WITH SHAKER RAMP

N.T.S.

NOTES:

1. THIS DEVICE IS TO BE LOCATED AT ALL EXITS FROM CONSTRUCTION SITE.
2. THIS DEVICE IS TO BE REGULARLY CLEANED OF DEPOSITED MATERIAL SO AS TO MAINTAIN A 50mm DEEP SPACE BETWEEN PLANKS.
3. ANY UNSEALED ROAD BETWEEN THIS DEVICE AND NEAREST ROADWAY IS TO BE TOPPED WITH 100mm THICK 40-70mm SIZE AGGREGATE.
4. ALTERNATIVELY, THREE(3) PRECAST CONCRETE CATTLE GRIDS (AS MANUFACTURED BY "HUMES CONCRETE MAY BE USED. 1, 2 & 3 ABOVE ALSO APPLY.



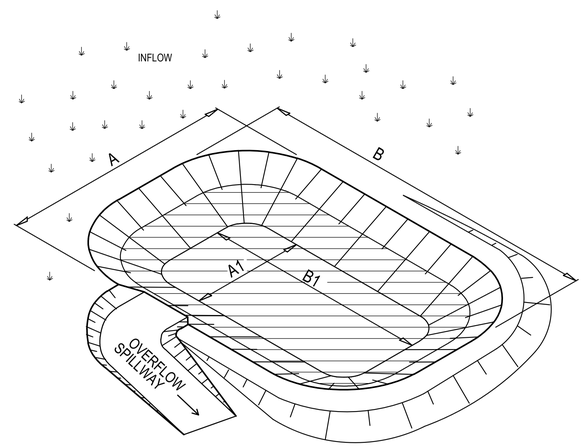
NOTE: ONLY TO BE USED AS TEMPORARY BANK WHERE MAC.UPSLOPE LENGTH IS 80 METERS.

CATCH DRAIN CONSTRUCTION NOTES:

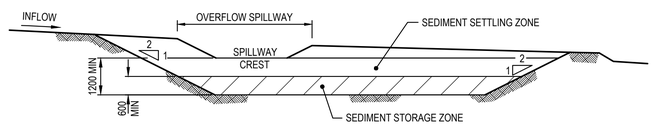
1. CONSTRUCT ALONG GRADIENT AS SPECIFIED.
2. MAXIMUM SPACING BETWEEN BANKS SHALL BE 80 METRES.
3. DRAINS TO BE OF PARABOLIC OR TRAPEZOIDAL CROSS SECTION NOT V-SHAPED.
4. EARTH BANKS TO BE ADEQUATELY COMPACTED IN ORDER TO PREVENT FAILURE.
5. CONSTRUCTION IS OF A TEMPRORARY NATURE AND SHALL BE COMPACTED AT THE END A DAYS WORK OR IMMEDIATELY PRIOR RAIN.
6. ALL OUTLETS FROM DISTURBED LANDS ARE TO FEED INTO SEDIMENT BASIN OR SIMILAR.
7. DISCHARGE RUNOFF COLLECTED FROM UNDISTURBED LANDS ONTO EITHER A STABILISED OR AN UNDISTURBED DISPOSAL AISTE WITHIN THE SAME SUBCATCHMENT AREA FROM WHICH THE WATER ORIGINATED.
8. COMPACT WITH A SUITABLE IMPLEMENT IN SITUATIONS WHERE THEY ARE REQUIRED TO FUNCTION FOR MORE THAN FIVE DAYS.
9. EARTH BANKS TO BE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT WILL IMPEDE NORMAL FLOW.

CATCH DRAINS SD 5-8

SCALE N.T.S.



PERSPECTIVE VIEW



TYPICAL SECTION

TYPE 'D' & 'F' SEDIMENTATION BASIN

N.T.S.

FOR DA ONLY

SURVEY INFORMATION
SURVEYED BY
TSS TOTAL SURVEYING SOLUTION
DATUM: AHD
ORIGIN OF LEVELS:
PM 44296 WITH RL 94.432m (AHD).

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
01	ISSUED FOR DA ONLY	MC	NH	24.11.2020					

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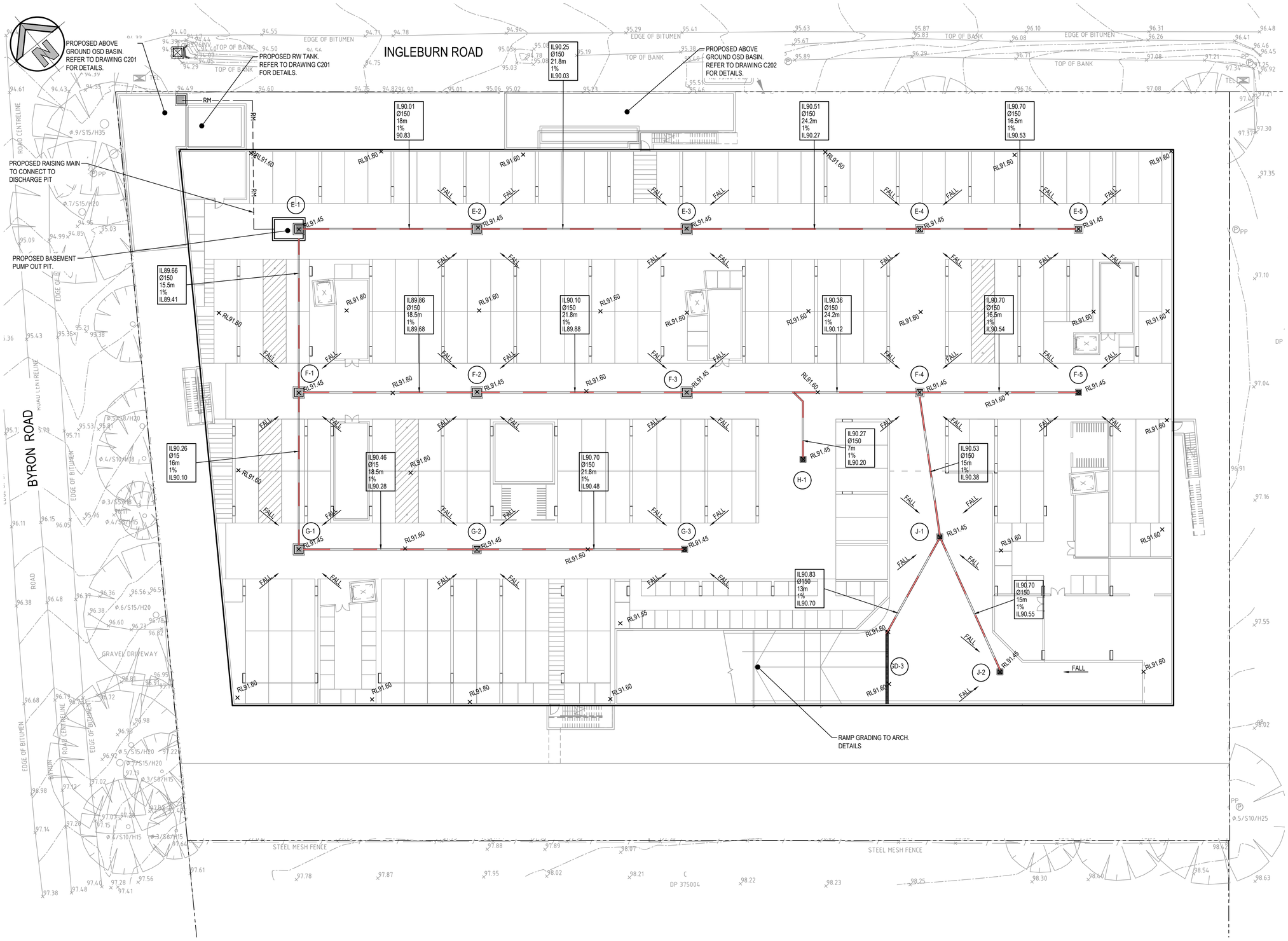
Project
PROPOSED RESIDENTIAL DEVELOPMENT
47 INGLEBURN ROAD, LEPPINGTON, NSW

Title
SEDIMENT AND EROSION CONTROL DETAILS

Drawn	Designed	Date
M.Cerna	N.Heazlewood	NOV 2020
Checked	Approved	Scale @A1
N.Heazlewood	A.Francis	NTS

Drawing number: 20D11_DA_SE02
Revision: 01



LEGEND

- EXISTING BOUNDARY
- PROPOSED JUNCTION PITS
- PROPOSED SURFACE INLET PITS
- PROPOSED GRATED DRAIN
- A-1 — LINE LETTER / PIT NUMBER — PROPOSED PIT TAG
- IL21.17 / Ø100 uPVC / 15m / 1% / IL21.02 — STORMWATER UPSTREAM INVERT RL / STORMWATER PIPE DIAMETER & CLASS / STORMWATER PIPE LENGTH / STORMWATER PIPE 1% / STORMWATER DOWNSTREAM INVERT RL.
- PROPOSED STORMWATER PIPE
- EX97.60 — EXISTING SPOT LEVEL
- RL97.60 — PROPOSED SPOT LEVEL
- 97.00 — EXISTING CONTOURS
- EXISTING STORMWATER PIPE
- R — PROPOSED RIDGE LINE
- V — PROPOSED VALLEY LINE
- RW — PROPOSED RETAINING WALL
- O/F — OVERLAND FLOW PATH
- PROPOSED BATTER LINE
- SS — PROPOSED SUBSOIL LINE
- PROPOSED SWALE

DETAIL PLAN- BASEMENT LEVEL

SCALE 1:200

0 4 8 12 16 20m

4 3 2 1

SCALE 1:200

FOR DA ONLY

SURVEY INFORMATION
SURVEYED BY
TSS TOTAL SURVEYING SOLUTION
DATUM: AHD
ORIGIN OF LEVELS:
PM 44296 WITH RL 94.432m (AHD).

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
04	ISSUED FOR DA ONLY	NH	NH	01.12.2020
03	ISSUED FOR DA ONLY	MC	NH	24.11.2020
02	ISSUED FOR DA ONLY	MC	NH	20.11.2020
01	SKETCH	NH	NH	09.11.2020

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE

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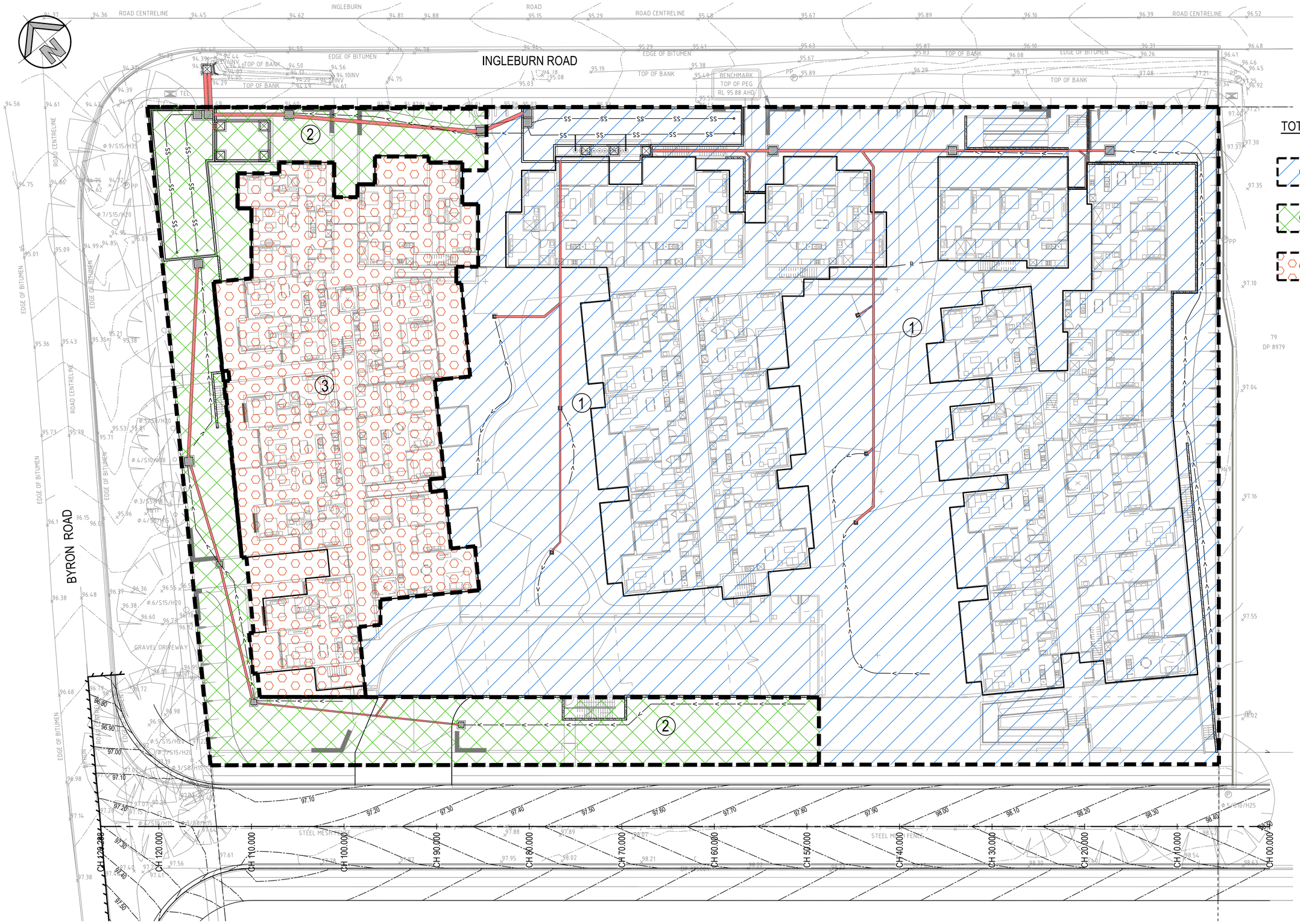
Project
PROPOSED RESIDENTIAL DEVELOPMENT
47 INGLEBURN ROAD, LEPPINGTON, NSW

Title
DETAIL PLAN - BASEMENT LEVEL

Drawn	Designed	Date
M.Cerna	N.Heazlewood	NOV 2020
Checked	Approved	Scale @A1
N.Heazlewood	A.Francis	1:200

Drawing number: 20D11_DA_C101

Revision: 04



STORMWATER CATCHMENT PLAN

SCALE 1:200

0 4 8 12 16 20m

4 3 2 1

SCALE 1:200

FOR DA ONLY

SURVEY INFORMATION
SURVEYED BY
TSS TOTAL SURVEYING SOLUTION
DATUM: AHD
ORIGIN OF LEVELS:
PM 44296 WITH RL 94.432m (AHD).

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
02	ISSUED FOR DA ONLY	NH	NH	01.12.2020
01	ISSUED FOR DA ONLY	MC	NH	24.11.2020

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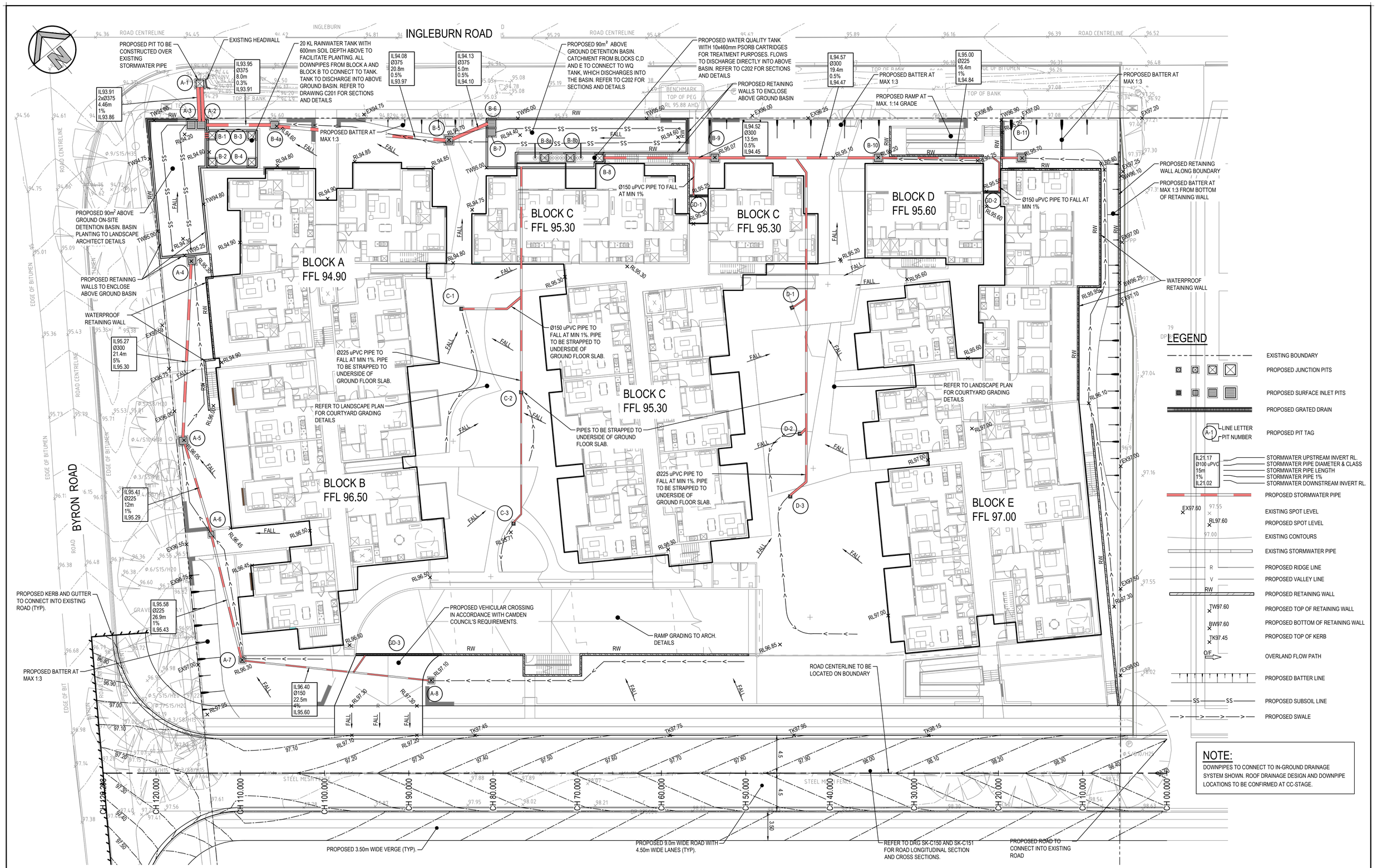
Project
PROPOSED RESIDENTIAL DEVELOPMENT
47 INGLEBURN ROAD, LEPPINGTON, NSW

Title
STORMWATER CATCHMENT PLAN

Drawn	Designed	Date
M.Cerna	N.Heazlewood	NOV 2020
Checked	Approved	Scale @A1
N.Heazlewood	A.Francis	1:200

Drawing number
20D11_DA_C250

Revision
02



DETAIL PLAN - GROUND FLOOR LEVEL

SCALE 1:200

FOR DA ONLY

SURVEY INFORMATION
SURVEYED BY
TSS TOTAL SURVEYING SOLUTION
DATUM: AHD
ORIGIN OF LEVELS:
PM 44296 WITH RL 94.432m (AHD).

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
05	ISSUED FOR DA ONLY	NH	NH	01.12.2020					
04	ISSUED FOR DA ONLY	MC	NH	24.11.2020					
03	ISSUED FOR DA ONLY	MC	NH	20.11.2020					
02	SKETCH	NH	NH	11.11.2020					
01	SKETCH	NH	NH	09.11.2020					

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
47 INGLEBURN ROAD, LEPPINGTON, NSW

Title
DETAIL PLAN - GROUND FLOOR LEVEL

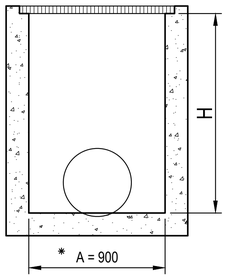
Drawn	Designed	Date
M.Cerna	N.Heazlewood	NOV 2020
Checked	Approved	Scale @A1
N.Heazlewood	A.Francis	1:200

Drawing number: 20D11_DA_C100
Revision: 05

TYPICAL PIT CHAMBER SIZES

IT IS THE CONTRACTORS RESPONSIBILITY TO SELECT PIT CHAMBER SIZE WITH REGARDS TO PIPE SIZE, DEPTH TO INVERT AND SKEW ANGLE. REFER SKETCHES BELOW.

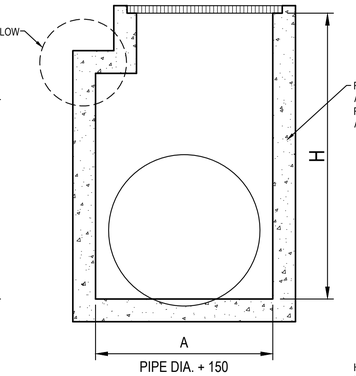
1. SELECT PIT CHAMBER USING THE STEPS BELOW:
2. SELECT PIT CHAMBER SIZE DEPENDING ON THE PIPE DIAMETERS.
3. CHECK PIT CHAMBER SIZE TO SATISFY DEPTH TO INVERT REQUIREMENTS.
   CHECK PIT CHAMBER DIMENSIONS TO SATISFY THE SKEW ANGLE IN THE TABLE.



SECTION
NTS

*A = 600 FOR PIPES UP TO 375 DIA.

(1) PIT CHAMBER DIMENSIONS FOR PIPES UP TO 600 DIA.



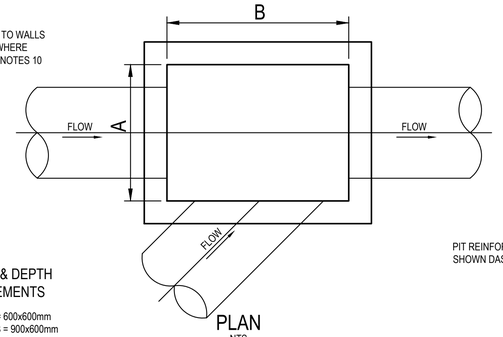
SECTION
NTS

(1) PIT CHAMBER FOR PIPES GREATER THAN 600 DIA.

FOR B = 600mm - MAX. SIDE ENTRY PIPE AT 45° SKEW = 225mm
FOR B = 900mm - MAX. SIDE ENTRY PIPE AT 45° SKEW = 375mm
FOR B = 1200mm - MAX. SIDE ENTRY PIPE AT 45° SKEW = 600mm
FOR B = 1500mm - MAX. SIDE ENTRY PIPE AT 45° SKEW = 825mm
FOR B = 1900mm - MAX. SIDE ENTRY PIPE AT 45° SKEW = 1050mm

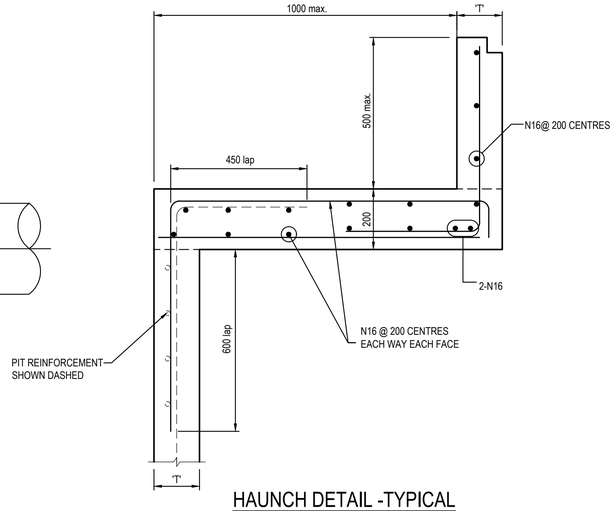
(2) PIT SIZE & DEPTH REQUIREMENTS

H = 0-900mm - AxB = 600x600mm
H = 900-1200mm - AxB = 900x600mm
H = >1200mm - AxB = 900x900mm



PLAN
NTS

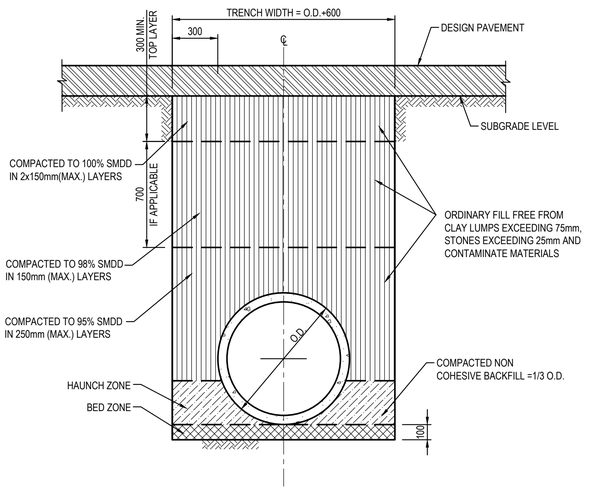
(3) PIT CHAMBER FOR SIDE ENTRY ON SKEW



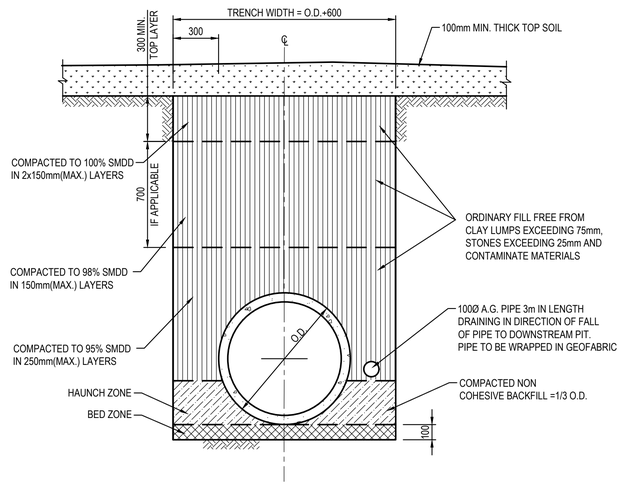
HAUNCH DETAIL -TYPICAL
SCALE 1:10

PIT LID SCHEDULE

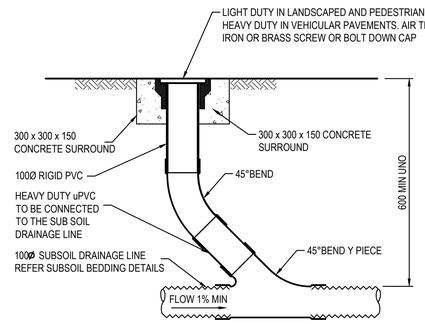
PIT/STRUCTURE NUMBER	DESCRIPTION
(A-2) (A-3) (A-4) (A-5) (B-4a) (B-5) (B-6) (B-7) (B-9) (B-10)	PROPOSED INLET PIT WITH 900x900 HINGED MEDIUM DUTY GRATED LID CLASS "C" IN ACCORDANCE WITH CAMDEN CITY COUNCIL'S REQUIREMENT.
(A-6) (A-7) (B-11)	PROPOSED INLET PIT WITH 600x600 HINGED MEDIUM DUTY GRATED LID CLASS "C" IN ACCORDANCE WITH CAMDEN CITY COUNCIL'S REQUIREMENT.
(A-8)	PROPOSED INLET PIT WITH 450x450 HINGED MEDIUM DUTY GRATED LID CLASS "C" IN ACCORDANCE WITH CAMDEN CITY COUNCIL'S REQUIREMENT.
(B-1) (B-2) (B-3) (B-4) (B-8) (B-8a) (B-8b)	JUNCTION PIT WITH 900x900 HINGED MEDIUM DUTY CONCRETE LID CLASS "C" IN ACCORDANCE WITH CAMDEN CITY COUNCIL'S REQUIREMENT.
(C-1) (C-2) (C-3) (D-1) (D-2) (D-3)	PROPOSED 300x 300MEDIUM DUTY RAINWATER OUTLET IN ACCORDANCE WITH CAMDEN CITY COUNCIL'S REQUIREMENT.
(J-1) (J-2) (G-3) (H-1) (F-5) (E-5)	PROPOSED INLET PIT WITH 450x450 HINGED HEAVY DUTY GRATED LID CLASS "D" IN ACCORDANCE WITH CAMDEN CITY COUNCIL'S REQUIREMENT.
(E-3) (E-4) (F-4) (G-2)	PROPOSED INLET PIT WITH 600x600 HINGED HEAVY DUTY GRATED LID CLASS "D" IN ACCORDANCE WITH CAMDEN CITY COUNCIL'S REQUIREMENT.
(E-1) (E-2) (F-1) (F-2) (F-3) (G-1)	PROPOSED INLET PIT WITH 900x900 HINGED HEAVY DUTY GRATED LID CLASS "D" IN ACCORDANCE WITH CAMDEN CITY COUNCIL'S REQUIREMENT.
(GD-1) (GD-2)	300mm WIDE MEDIUM DUTY GRATED DRAIN AND HEAVY DUTY FRAME CLASS "C" IN ACCORDANCE WITH CAMDEN CITY COUNCIL'S REQUIREMENT.
(GD-3)	300mm WIDE HEAVY DUTY GRATED DRAIN AND HEAVY DUTY FRAME CLASS "D" IN ACCORDANCE WITH CAMDEN CITY COUNCIL'S REQUIREMENT.



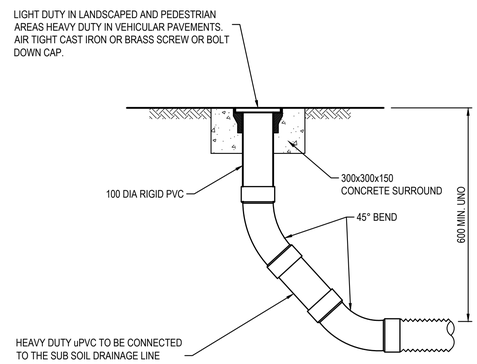
PIPE TRENCH INSTALLATION BENEATH PAVEMENT
(H1 & H2 SUPPORT)
SCALE 1:20



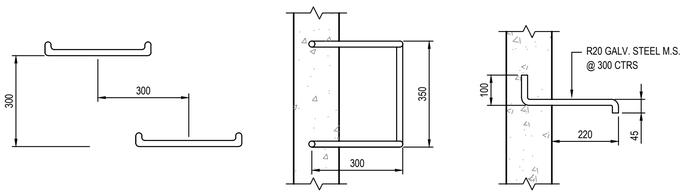
PIPE TRENCH INSTALLATION IN LANDSCAPE AREAS
(H1 & H2 SUPPORT)
SCALE 1:20



INTERMEDIATE RISER (IR)
SCALE 1:10
NOTE: SLOTTED RIGID PVC PIPE AND FITTINGS MAY BE USED



FLUSHING POINT (FP)
SCALE 1:10
NOTE: SLOTTED RIGID PVC PIPE AND FITTINGS MAY BE USED



ELEVATION PLAN SECTION

TYPICAL STEP IRON DETAIL
SCALE 1:10

DRAINAGE NOTES:

1. ALL STORMWATER WORK TO COMPLY WITH AS 3500 PART 3.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE MINIMUM COVER OF 600mm ON ALL PIPES.

3. PROTECTION OF PIPES DUE TO LOADS EXCEEDING W7 WHEEL LOAD SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

4. BEDDING TYPE SHALL BE TYPE H2 FOR RCP. WHERE NECESSARY THE OVERLAY ZONE SHALL BE REDUCED TO ACCOMMODATE PAVEMENT REQUIREMENTS. REFER TO THIS DRAWING FOR DETAILS.

5. MINIMUM COVER OVER EXISTING PIPES FOR PROTECTION DURING CONSTRUCTION SHALL BE 800mm.

6. NO CONSTRUCTION LOADS SHALL BE APPLIED TO PLASTIC PIPES.

7. FINISHED SURFACE LEVELS SHOWN ON LAYOUT PLAN DRGS TAKE PRECEDENCE OVER DESIGN DRAINAGE SURFACE LEVELS.

8. ALL PIPES UP TO AND INCLUDING 300 DIA. SHALL BE SOLVENT OR RUBBER RING JOINTED PVC CLASS SH PIPE TO AS1260. ALL OTHER PIPES TO BE RCP USING CLASS 2 RUBBER RING JOINTED PIPE. HARDIES FRC PIPE MAY BE USED IN LIEU OF RCP IF DESIRED IN GROUND. ALL AERIAL PIPES TO BE PVC CLASS SH.

9. ALL PITS IN NON TRAFFICABLE AREAS TO BE PREFABRICATED POLYESTER CONCRETE "POLYCRETE" WITH "LIGHT DUTY" CLASS B GALV. MILD STEEL GRATING AND FRAME.
ALL PITS IN TRAFFICABLE AREAS (CLASS "D" LOADING MAX) TO HAVE 150mm THICK CONCRETE WALLS AND BASE CAST IN-SITU fc=32 MPa, REINFORCED WITH N12-200 BOTH LOADING WAYS CENTRALLY PLACE U.N.O. ON SEPARATE DESIGN DRAWINGS IN THIS SET. GALV.MILD STEEL GRATING AND FRAME TO SUIT DESIGN LOADING. PRECAST PITS, RECTANGULAR OR CIRCULAR IN SHAPE, MAY BE USED IN LIEU AND SHALL COMPLY WITH RELEVANT AUSTRALIAN STANDARDS.

10. ALL PITS, GRATINGS AND FRAMES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION AND TO BE IN ACCORDANCE WITH AS3500.3 AND AS3996.

11. PIT CHAMBER DIMENSIONS ARE TO BE SELECTED TO SATISFY THE FOLLOWING:
- PIPE SIZE
- DEPTH TO INVERT
- SKEW ANGLE
  REFER TYPICAL PIT CHAMBER DETAILS BELOW
IF PIT LID SIZE IS SMALLER THAN THE PIT CHAMBER SIZE THEN THE PIT LID IS TO BE CONSTRUCTED ON THE CORNER OF THE PIT CHAMBER WITH THE STEP IRONS DIRECTLY BELOW. ALTERNATIVELY THE PIT LID TO BE USED, IS TO BE THE SAME SIZE AS THE PIT CHAMBER.

12. FOR PIPE SIZES GREATER THAN Ø300mm, PIT FLOOR IS TO BE BENCHED TO FACILITATE FLOW.

13. GALVANISED STEP IRONS SHALL BE PROVIDED AT 300 CTS FOR PITS HAVING A DEPTH EXCEEDING 1200mm. SUBSOIL DRAINAGE PIPE SHALL BE PROVIDED IN PIPE TRENCHES ADJACENT TO INLET PIPES. (MINIMUM LENGTH 3m).

14. ALL SUBSOIL PIPES SHALL BE 100mm SLOTTED PVC IN A FILTER SOCK, UNO, WITH 3m INSTALLED UPSTREAM OF ALL PITS.

15. ALL PIPEWORK SHALL HAVE MINIMUM DIAMETER 100.

16. MINIMUM GRADE FOR ROOFWATER DRAINAGE LINES SHALL BE 1%.

17. ALL PIPE JUNCTIONS AND TAPER UP TO AND INCLUDING 300 DIA. SHALL BE VIA PURPOSE MADE FITTINGS.

18. ALL ROOF DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH AS3500, PART 3. TESTING TO BE UNDERTAKEN AND REPORTS PROVIDED TO THE SUPERINTENDENT.

19. LOCATION OF THE DIRECT DOWN PIPE CONNECTIONS MAY VARY ON SITE TO SUIT SITE CONDITIONS, WHERE CONNECTION SHOWN ON LONG SECTIONS CHAINAGES ARE INDICATIVE ONLY.

20. PITS IN EXCESS OF 1.5 m DEEP TO HAVE WALL AND FLOOR THICKNESS INCREASED TO 200mm. REINFORCED WITH N12@200 CTS CENTRALLY PLACED BOTH WAYS THROUGHOUT U.N.O.ON SEPARATE DESIGN DRAWINGS IN THIS SET. IF DEPTH EXCEEDS 5m CONTACT ENGINEER.

21. SUBSOIL DRAINAGE LINES FOR LANDSCAPE AREA NOT SHOWN ON THESE DRAWINGS. REFER TO LANDSCAPING PLANS FOR DETAILS.

22. ALL STORMWATER PITS TO HAVE Ø100 uPVC SLOTTED SUBSOIL PIPES CONNECTED TO THEM. THESE SUBSOILS TO EXTEND 3m UPSTREAM OF THE PIT AT A MINIMUM GRADE.

FOR DA ONLY

0 200 400 600 800 1000mm
200 100
SCALE 1:10

0 400 800 1200 1600 2000mm
400 200
SCALE 1:20

SURVEY INFORMATION
SURVEYED BY
TSS TOTAL SURVEYING SOLUTION
DATUM: AHD
ORIGIN OF LEVELS:
PM 44296 WITH RL 94.432m (AHD).

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
02	ISSUED FOR DA ONLY	NH	NH	01.12.2020					
01	ISSUED FOR DA ONLY	MC	NH	24.11.2020					

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
47 INGLEBURN ROAD, LEPPINGTON, NSW

Title
STORMWATER MISCELLANEOUS DETAILS AND PIT LID SCHEDULE

Drawn	Designed	Date
M.Cerna	N.Heazlewood	NOV 2020
Checked	Approved	Scale @A1
N.Heazlewood	A.Francis	AS NOTED

Drawing number
20D11_DA_C200

Revision
02

PROPOSED ROAD WORKS

SCALE 1:200

SKETCH

SURVEY INFORMATION
SURVEYED BY
TSS TOTAL SURVEYING SOLUTION
DATUM: AHD
ORIGIN OF LEVELS:
PM 44296 WITH RL 94.432m (AHD).

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
01	ISSUED FOR INFORMATION	BH	BH	26.10.2020					

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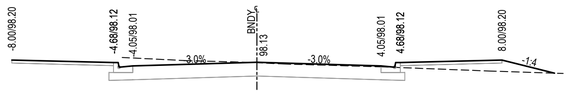
Project
PROPOSED RESIDENTIAL DEVELOPMENT
47 INGLEBURN ROAD, LEPPINGTON, NSW

Title
PROPOSED ROAD WORKS
LAYOUT PLAN

Drawn	Designed	Date
B.Hurlstone	A.Francis	OCT 2020
Checked	Approved	Scale @A1
A.Francis	A.Francis	1:200

Drawing number
20D11_SK_C101

Revision
01



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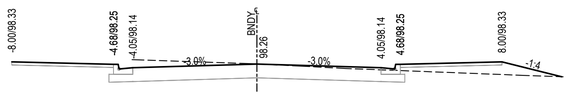
Datum RL 96.0



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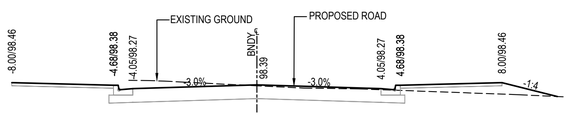

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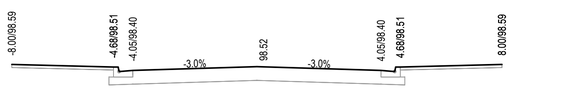

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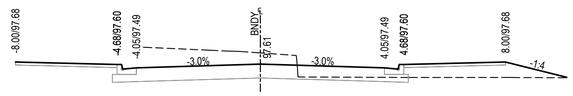

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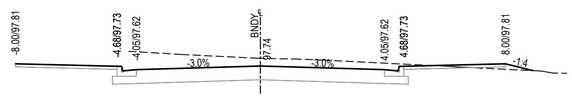

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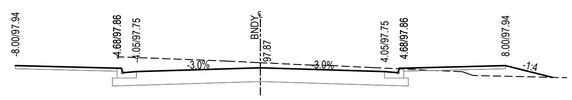

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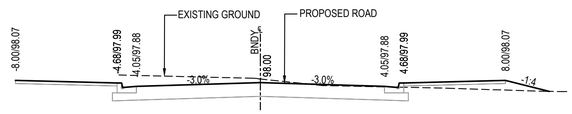

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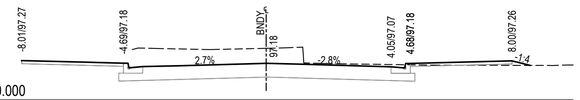

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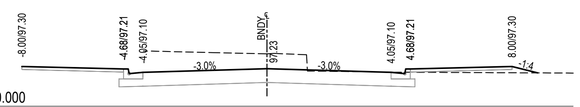

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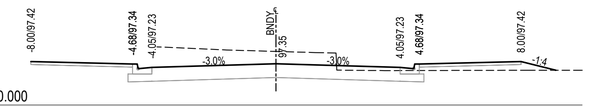

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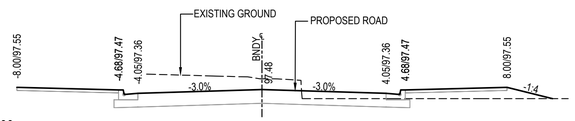

CH 80.000
Datum RL 96.0

PROPOSED ROAD CROSS SECTIONS

SCALE 1:100

0 2 4 6 8 10m
2 1
SCALE 1:100

SKETCH

SURVEY INFORMATION
SURVEYED BY
TSS TOTAL SURVEYING SOLUTION
DATUM: AHD
ORIGIN OF LEVELS:
PM 44296 WITH RL 94.432m (AHD).

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
01	ISSUED FOR INFORMATION	BH	BH	26.10.2020					

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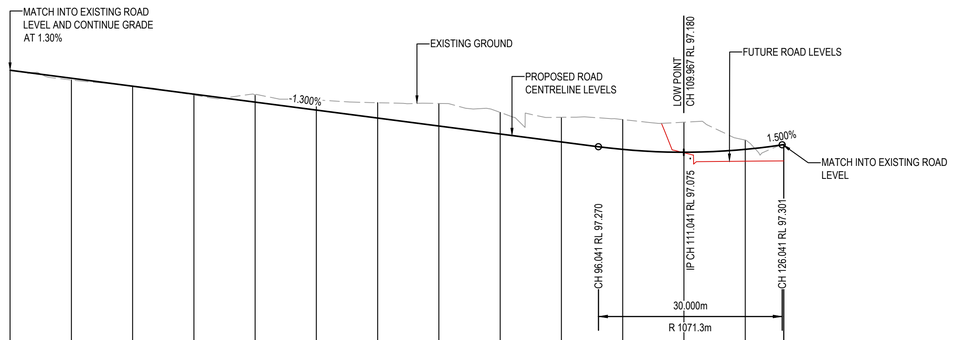
Project
PROPOSED RESIDENTIAL DEVELOPMENT
47 INGLEBURN ROAD, LEPPINGTON, NSW

Title
PROPOSED ROAD WORKS
ROAD CROSS SECTIONS

Drawn	Designed	Date
B.Hurlstone	A.Francis	OCT 2020
Checked	Approved	Scale @A1
A.Francis	A.Francis	1:100

Drawing number: 20D11_SK_C151
Revision: 01



DESIGN LEVELS	98.52	98.39	98.26	98.13	98.00	97.87	97.74	97.61	97.48	97.35	97.23	97.18	97.23	97.30
EXISTING LEVELS		98.36	98.26	98.11	98.12	98.03	97.99	97.98	97.83	97.75	97.71	97.67	97.38	97.30
CHAINAGE	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	126.298

PROPOSED ROAD LONGITUDINAL SECTION

SCALE 1:500H 1:50V

0 1000 2000 3000 4000 5000mm
1000 600 200
SCALE 1:50

0 10 20 30 40 50m
10 8 6 4 2
SCALE 1:500

SKETCH

SURVEY INFORMATION
SURVEYED BY
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DATUM: AHD
ORIGIN OF LEVELS:
PM 44296 WITH RL 94.432m (AHD).

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
01	ISSUED FOR INFORMATION	BH	BH	26.10.2020					

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
47 INGLEBURN ROAD, LEPPINGTON, NSW

Title
PROPOSED ROAD WORKS
LONGITUDINAL SECTION

Drawn	Designed	Date
B.Hurlstone	A.Francis	OCT 2020
Checked	Approved	Scale @A1
A.Francis	A.Francis	AS SHOWN

Drawing number
20D11_SK_C150

Revision
01

LANDSCAPE GENERAL ARRANGEMENT

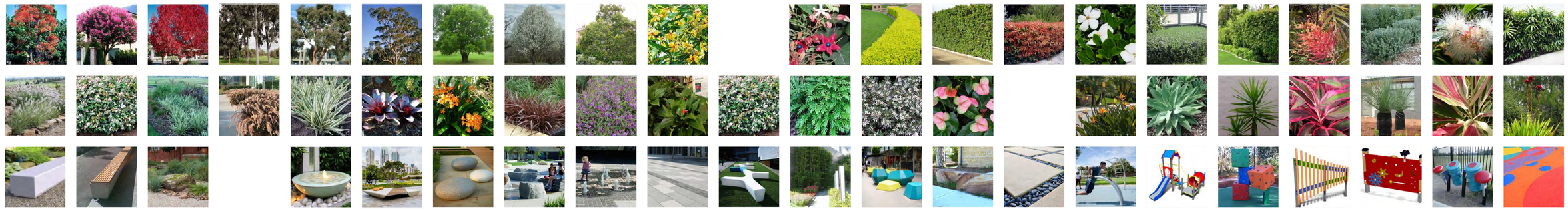
scale: 1:300

LEGEND

- Proposed large canopy tree planting *(refer to proposed plant schedule)*
- Proposed street tree planting *(refer to Council's specification)*
- Proposed small tree planting *(refer to proposed plant schedule)*
- Existing trees to be removed *(refer to Arborist's report)*
- Proposed shrub planting *(refer to proposed plant schedule)*
- Proposed groundcover planting *(refer to proposed plant schedule)*
- Proposed accent planting *(refer to proposed plant schedule)*
- Proposed natural or artificial turf or
- Proposed feature tile banding
- TD Proposed timber deck
- Proposed metal edging
- Proposed large format paving
- Proposed synthetic softfall on outdoor play area
- TS Proposed timber seat
- CS Proposed cast-in-situ conc. bench
- Proposed timber table & seat
- CS Proposed pre-cast conc. seating pot
- Proposed metal pergola
- Proposed timber + metal pergola
- Proposed title paving to Architect's details
- Proposed conc. paving
- Proposed water feature
- SS Proposed sandstone log seat
- Proposed feature sandstone boulders
- OBO Proposed on-structure planter
- RW Proposed retaining wall
- BBQ Proposed Elec. BBQ
- Proposed pebble seat
- Proposed above ground OSD basin to Hydraulic eng's detail
- Proposed grated drains to Hydraulic eng's detail
- 16.30 Design levels
- × 16.21 Existing levels
- Site boundary

FOR CO-ORDINATION

PROPOSED PLANTING & LANDSCAPE ELEMENT PALETTE



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membership # 001253
mob: 0401 352 334
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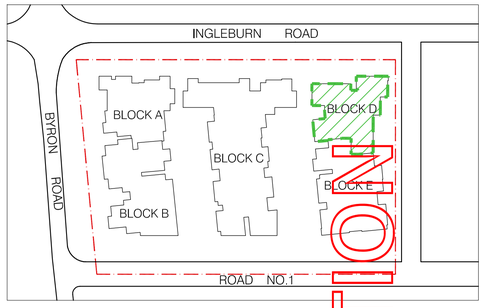
47 Ingleburn Road, LEPPINGTON NSW

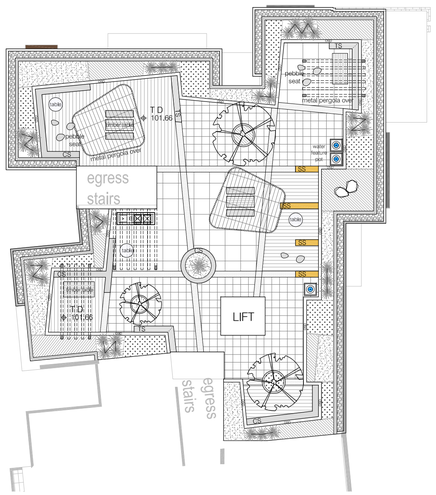
0 1 2 5 10 20 30 scale @1: 300A1 @1: 600A3

north

dwg title	scale: 1:300 @a1	revision	date
landscape general arrangement & staging plan	dwg no.: DA-L101	P co-ordination	27/11/20
	Client: Ajay Parasher & Angela Parasher		

KEY PLAN





LANDSCAPE PLAN: rooftop cos

scale: 1:200

PROPOSED PLANT SCHEDULE

LEGEND

- Proposed large canopy tree planting *(refer to proposed plant schedule)*
- Proposed street tree planting *(refer to Council's specification)*
- Proposed small tree planting *(refer to proposed plant schedule)*
- Existing trees to be removed *(refer to Arborist's report)*
- Proposed shrub planting *(refer to proposed plant schedule)*
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- Proposed feature tile banding
- Proposed timber deck
- Proposed metal edging
- Proposed large format paving
- Proposed synthetic softfall on outdoor play area
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- Proposed cast-in-situ conc. bench
- Proposed timber table & seat
- Proposed pre-cast conc. seating pot
- Proposed metal pergola
- Proposed timber + metal pergola
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- Proposed conc. paving
- Proposed water feature
- Proposed sandstone log seat
- Proposed feature sandstone boulders
- Proposed on structure planter
- Proposed retaining wall
- Proposed Elec. BBQ
- Proposed pebble seat
- Proposed above ground OSD basin to Hydraulic eng's detail
- Proposed grated drains to Hydraulic eng's detail
- Design levels
- Existing levels
- Site boundary

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47 Ingleburn Road, LEPPINGTON NSW

0 1 2 5 10 20 scale @1: 200A1 @1: 400A3

north

dwg title	scale: 1:200 @a1	revision	date
landscape plan: rooftop cos	dwg no.: DA-L104	P co-ordination	27/11/20
	Client: Ajay Parasher & Angela Parasher		