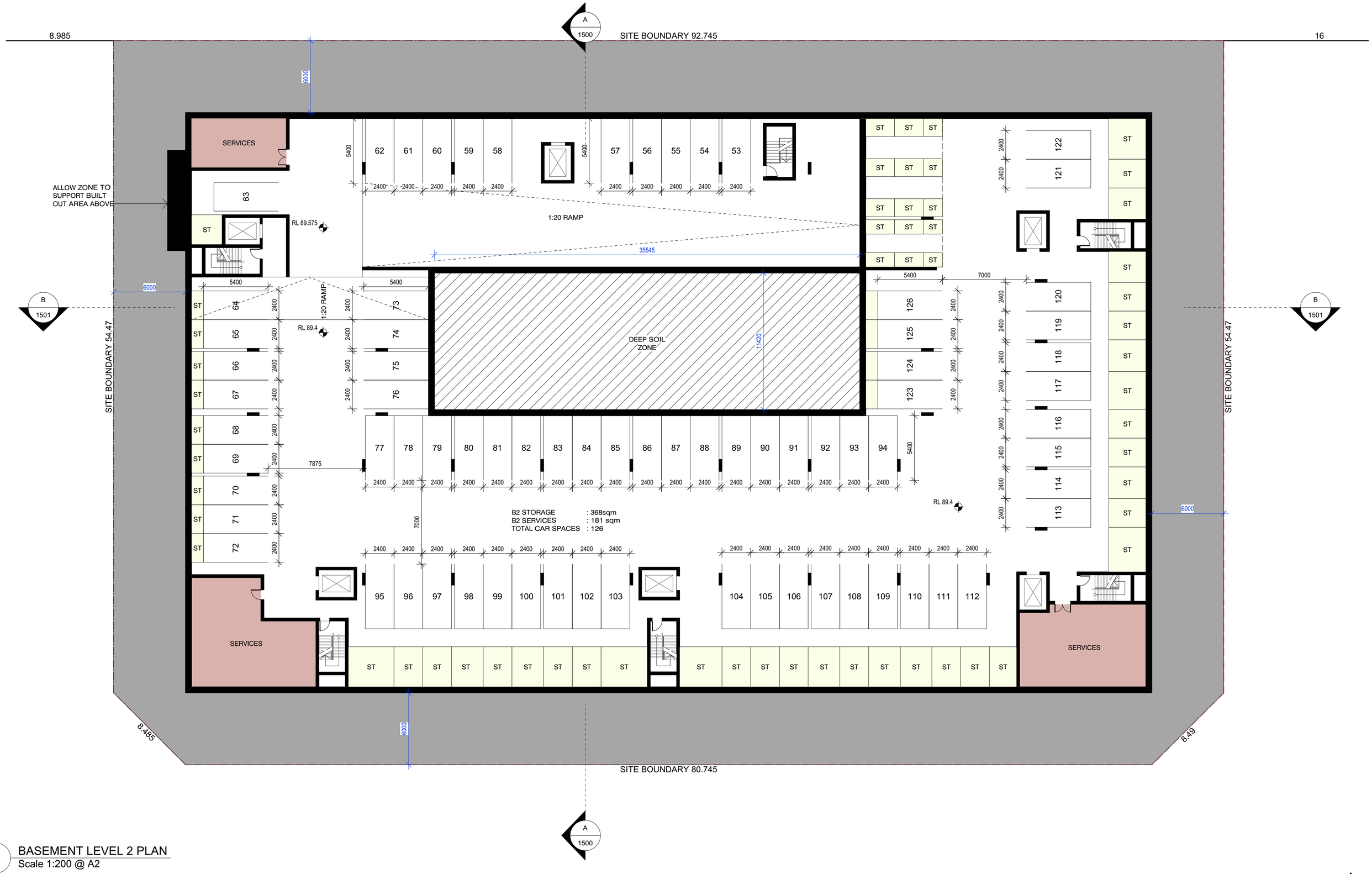


1 BASEMENT LEVEL 2 PLAN
Scale 1:200 @ A2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

Issue:	Description:	Date:
B	FOR INFORMATION	01/04/19
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	13/12/19
E	DA RESPONSE	19/02/20
F	RESPONSE TO RFI	21/08/20

Date: 17/08/20
Issue: F
Drawn by: JE, MS, TB
Checked by: RD
Stage: DA

Drawing Title: BASEMENT LEVEL 2 PLAN
Drawing No.: LOT 1 - 1100

1 BASEMENT LEVEL 1 PLAN
Scale 1:200 @ A2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

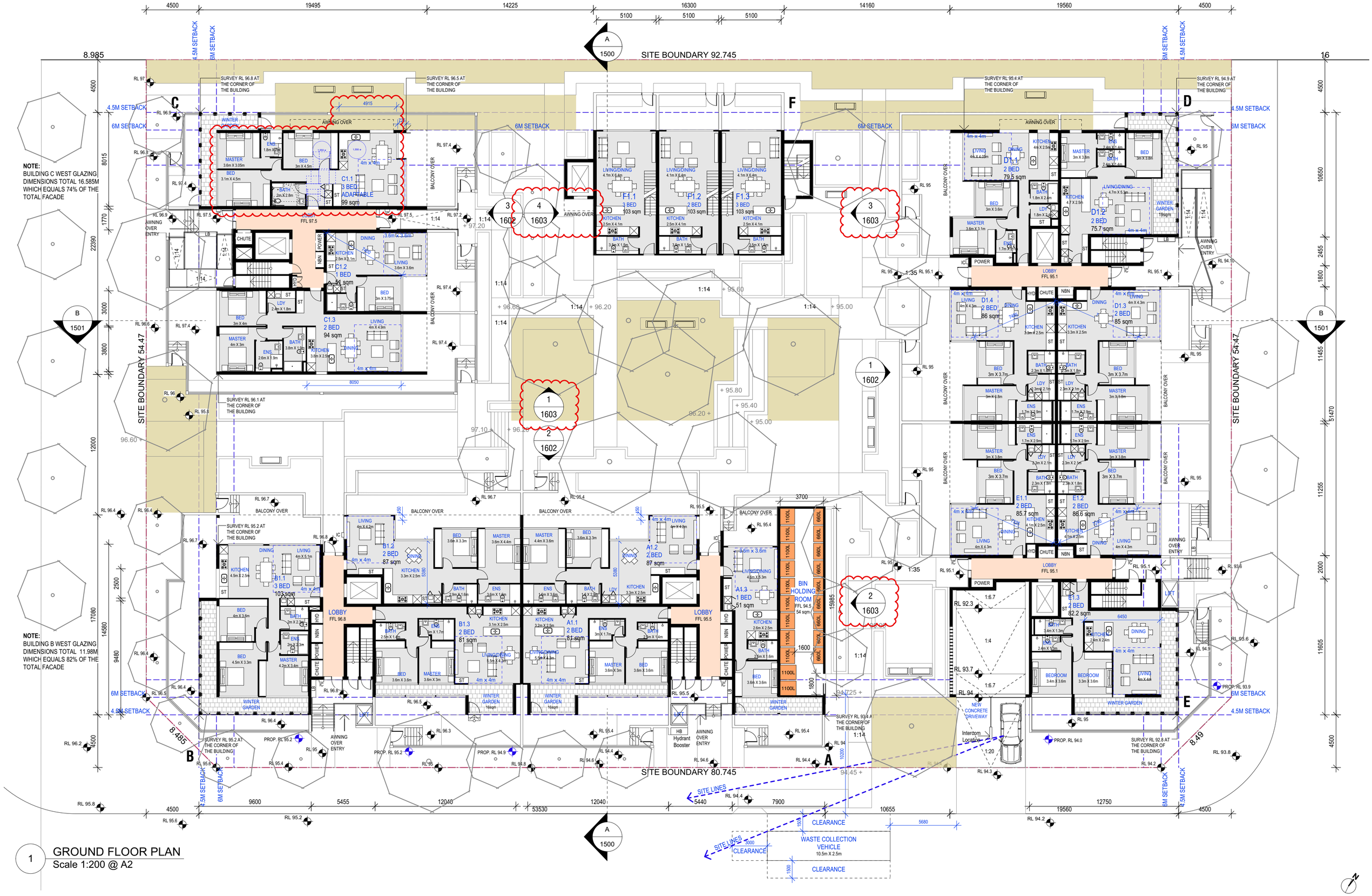
Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

Issue:	Description:	Date:
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	13/12/19
E	DA RESPONSE	19/02/20
F	RESPONSE TO RFI	11/05/20
G	RESPONSE TO RFI	21/08/20

Date: 17/08/20
Issue: G
Drawn by: JE, MS, TB
Checked by: RD
Stage: DA

Drawing Title: **BASEMENT LEVEL 1 PLAN**
Drawing No.: **LOT 1 - 1101**



1 GROUND FLOOR PLAN
Scale 1:200 @ A2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

Issue:	Description:	Date:
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	13/12/19
E	DA RESPONSE	19/02/20
F	RESPONSE TO RFI	11/05/20
G	RESPONSE TO RFI	21/08/20

Date: 18/08/20
Issue: G
Drawn by: JE, MS, TB
Checked by: RD
Stage: DA
Drawing Title: GROUND FLOOR PLAN
Drawing No.: LOT 1 - 1200

NOTE:
BUILDING C WEST GLAZING DIMENSIONS TOTAL 15.385M WHICH EQUALS 68% OF THE TOTAL FACADE

NOTE:
BUILDING B WEST GLAZING DIMENSIONS TOTAL 11.98M WHICH EQUALS 70% OF THE TOTAL FACADE

1 LEVEL 2 FLOOR PLAN
Scale 1:200 @ A2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

Issue:	Description:	Date:
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	13/12/19
E	DA RESPONSE	19/02/20
F	RESPONSE TO RFI	11/05/20
G	RESPONSE TO RFI	21/08/20

Date: 21/08/20
Issue: G
Drawn by: JE, MS, TB
Checked by: RD
Stage: DA

Drawing Title: LEVEL 2 FLOOR PLAN
Drawing No.: LOT 1 - 1300

1 LEVEL 3 - 4 FLOOR PLAN
Scale 1:200 @ A2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

Issue:	Description:	Date:
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	13/12/19
E	DA RESPONSE	19/02/20
F	RESPONSE TO RFI	11/05/20
G	RESPONSE TO RFI	21/08/20

Date: 21/08/20
Issue: G
Drawn by: JE, MS, TB
Checked by: RD
Stage: DA

Drawing Title: LEVEL 3 - 4 FLOOR PLAN
Drawing No.: LOT 1 - 1301

NOTE:
BUILDING C WEST GLAZING DIMENSIONS TOTAL 9.33M WHICH EQUALS 64% OF THE TOTAL FACADE

NOTE:
BUILDING B WEST GLAZING DIMENSIONS TOTAL 7.6M WHICH EQUALS 54% OF THE TOTAL FACADE

1 LEVEL 5 FLOOR PLAN
Scale 1:200 @ A2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

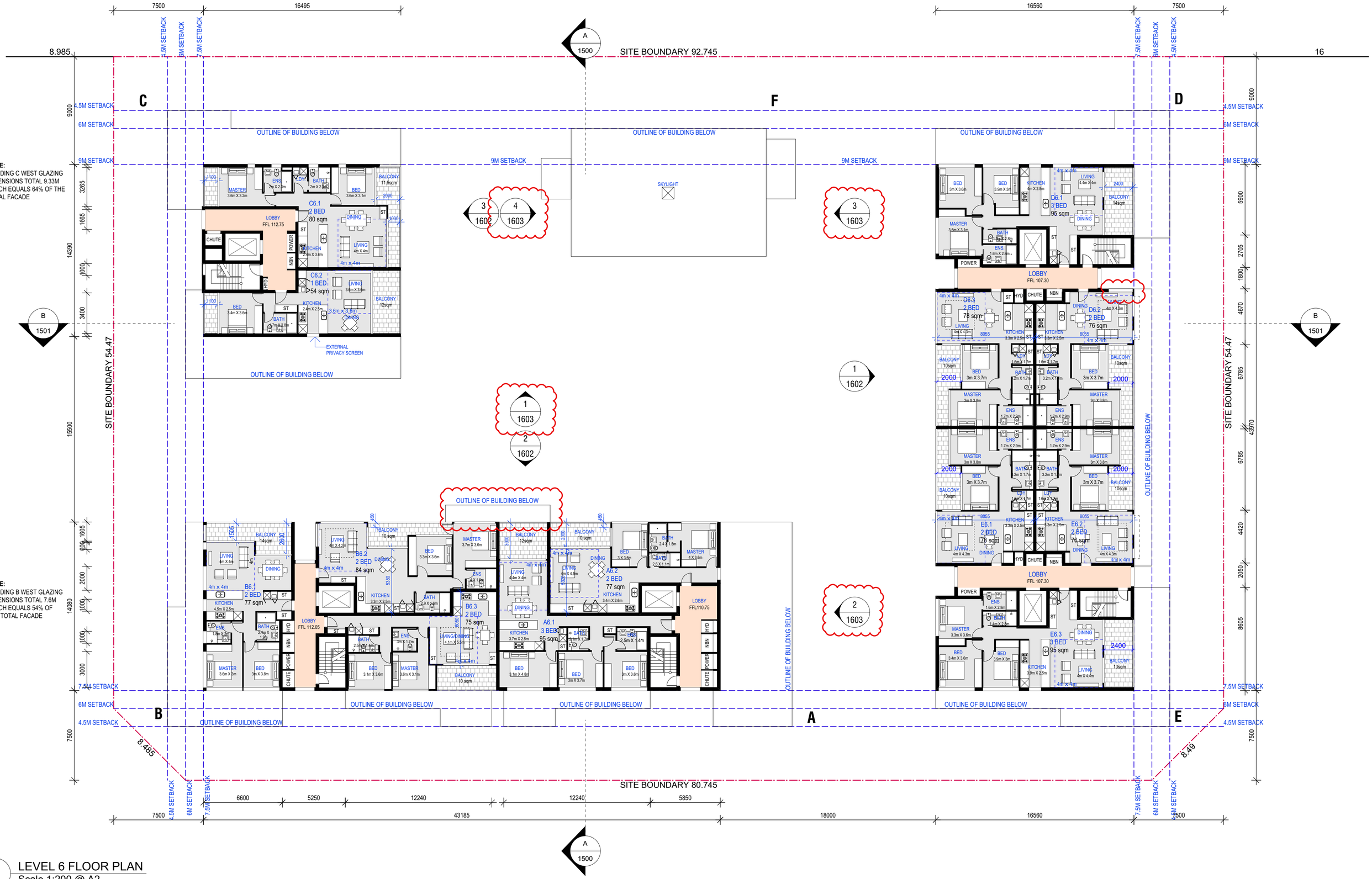
Client:
Balintore Developments

Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

Issue:	Description:	Date:
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	13/12/19
E	DA RESPONSE	19/02/20
F	RESPONSE TO RFI	11/05/20
G	RESPONSE TO RFI	21/08/20

Date: 18/08/20
Issue: G
Drawn by: JE, MS, TB
Checked by: RD
Stage: DA
Drawing Title: LEVEL 5 FLOOR PLAN
Drawing No.: LOT 1 - 1302



1 LEVEL 6 FLOOR PLAN
Scale 1:200 @ A2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

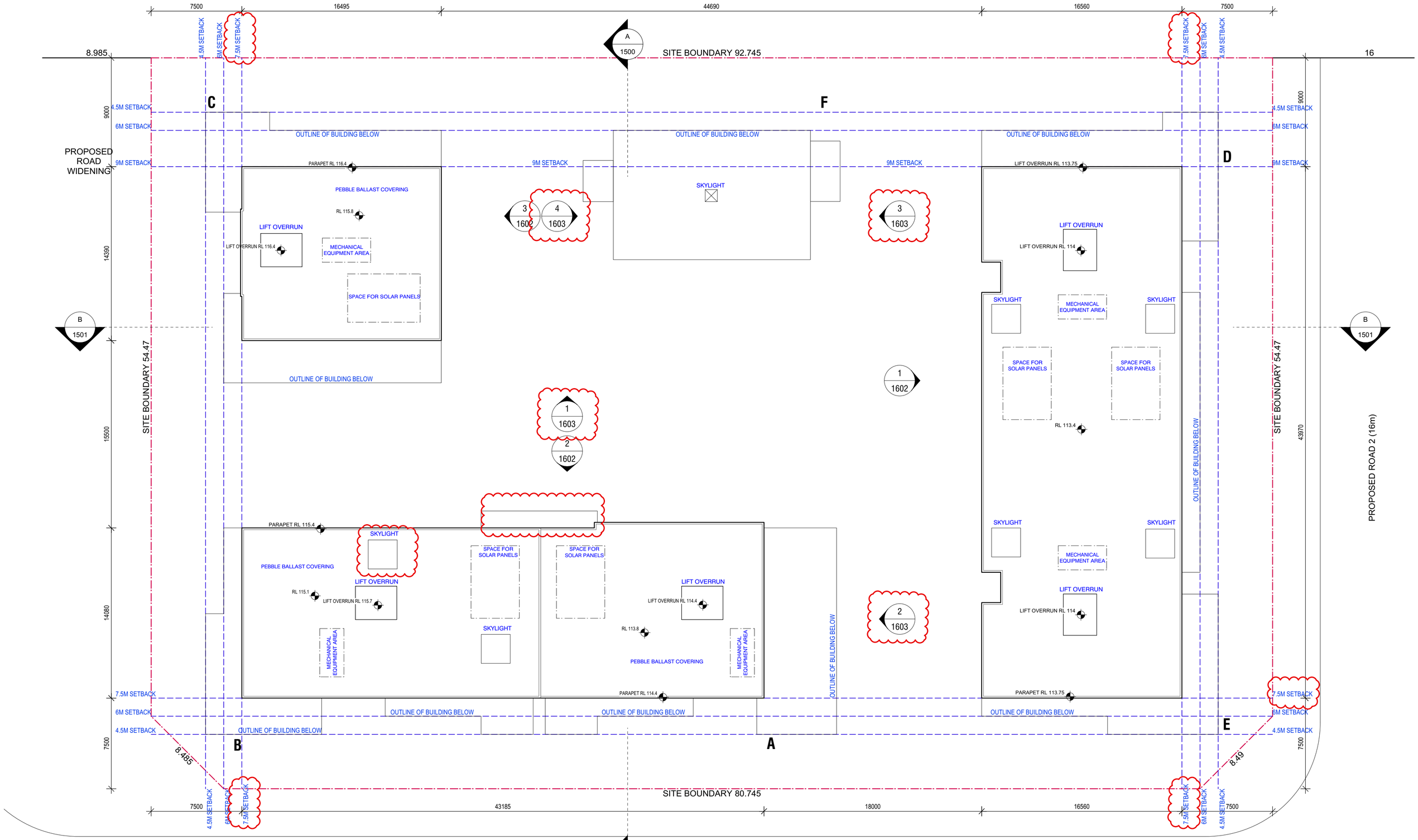
Client:
Balintore Developments

Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

Issue:	Description:	Date:
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	13/12/19
E	DA RESPONSE	19/02/20
F	RESPONSE TO RFI	11/05/20
G	RESPONSE TO RFI	21/08/20

Date: 18/08/20
Issue: G
Drawn by: JE, MS, TB
Checked by: RD
Stage: DA
Drawing Title: LEVEL 6 FLOOR PLAN
Drawing No.: LOT 1 - 1303



1 ROOF PLAN
Scale 1:200 @ A2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

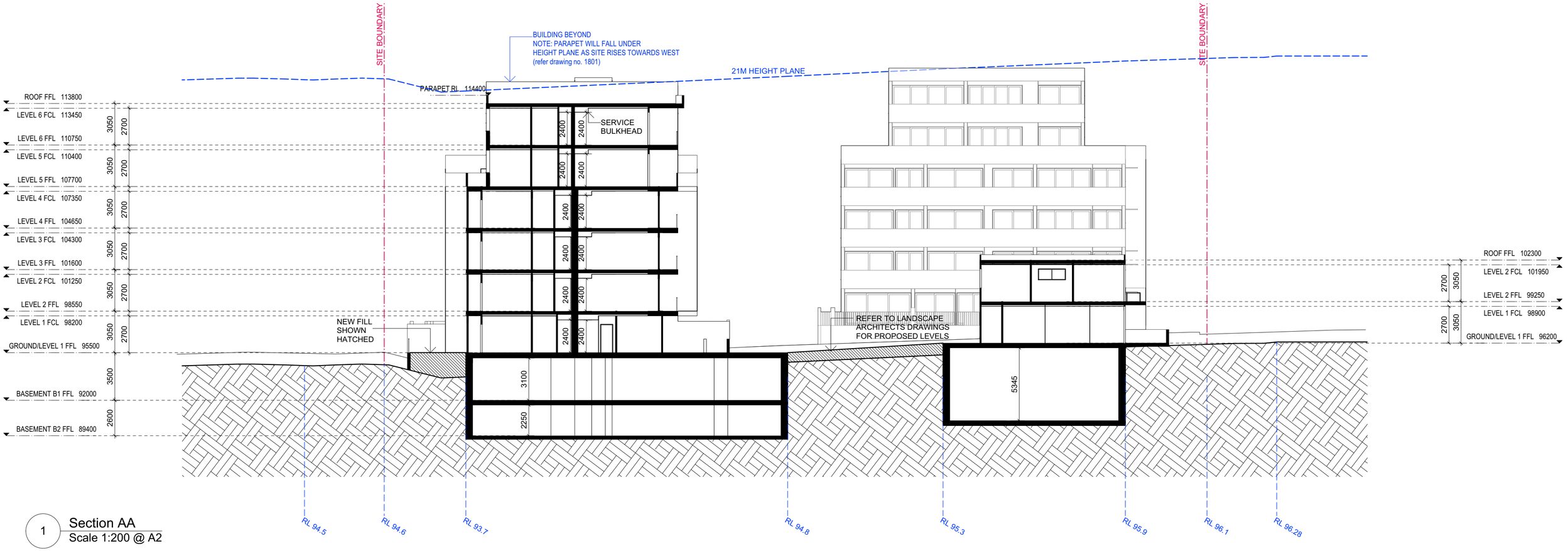
Client:
Balintore Developments

Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

Issue:	Description:	Date:
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	13/12/19
E	DA RESPONSE	19/02/20
F	RESPONSE TO RFI	11/05/20
G	RESPONSE TO RFI	21/08/20

Date: 18/08/20
Issue: G
Drawn by: JE, MS, TB
Checked by: RD
Stage: DA
Drawing Title: ROOF PLAN
Drawing No.: LOT 1 - 1400



1 Section AA
Scale 1:200 @ A2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

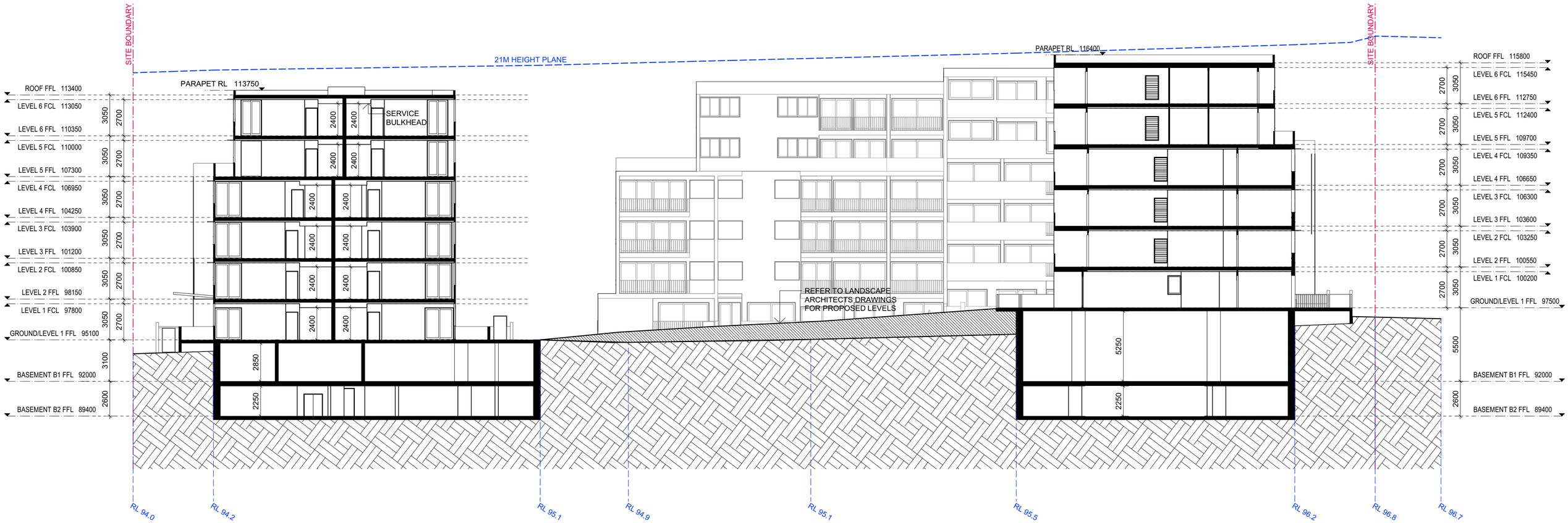
Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

Issue:	Description:	Date:
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	13/12/19
E	DA RESPONSE	19/02/20
F	DA RESPONSE	11/05/20
G	RESPONSE TO RFI	21/08/20

Date: 17/08/20
Issue: G
Drawn by: JE, MS, TB
Checked by: RD
Stage: DA

Drawing Title: SECTION AA
Drawing No.: LOT 1 - 1500



1 Section BB
Scale 1:200 @ A2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

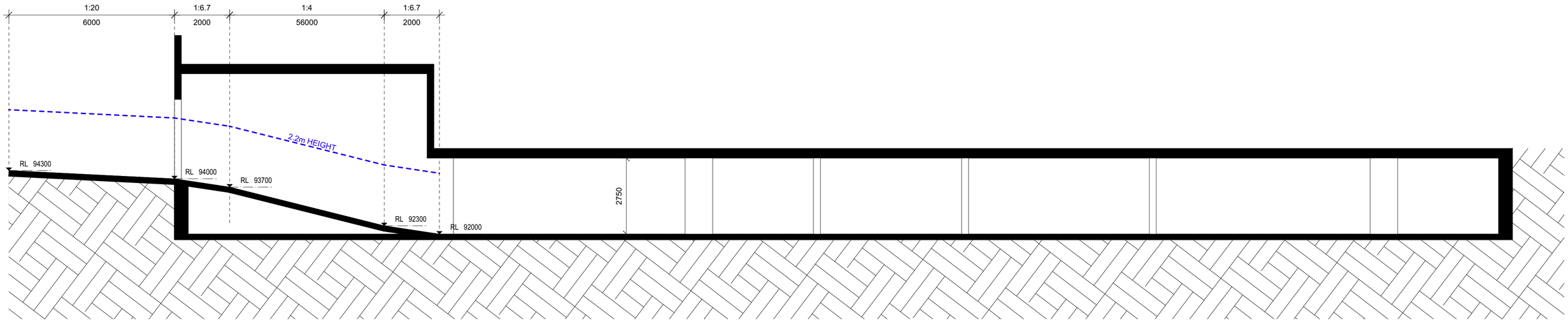
Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

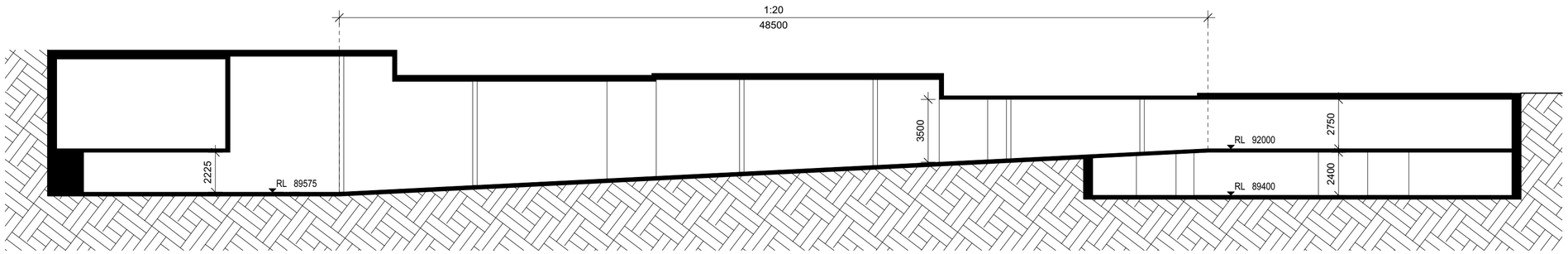
Issue:	Description:	Date:
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	13/12/19
E	DA RESPONSE	19/02/20
F	DA RESPONSE	11/05/20
G	RESPONSE TO RFI	21/08/20

Date: 17/08/20
Issue: G
Drawn by: JE, MS, TB
Checked by: RD

Drawing Title: **SECTION BB**
Stage: **DA**
Drawing No.: **LOT 1 - 1501**



1 Driveway Section
Scale: 1:100



2 Basement Ramp
Scale: 1:200

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

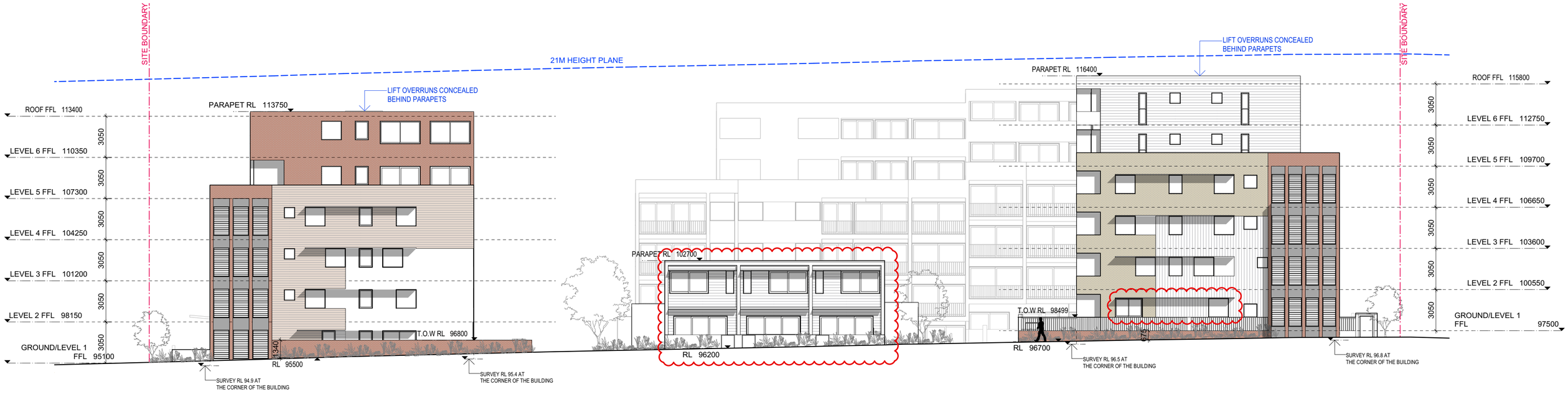
Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

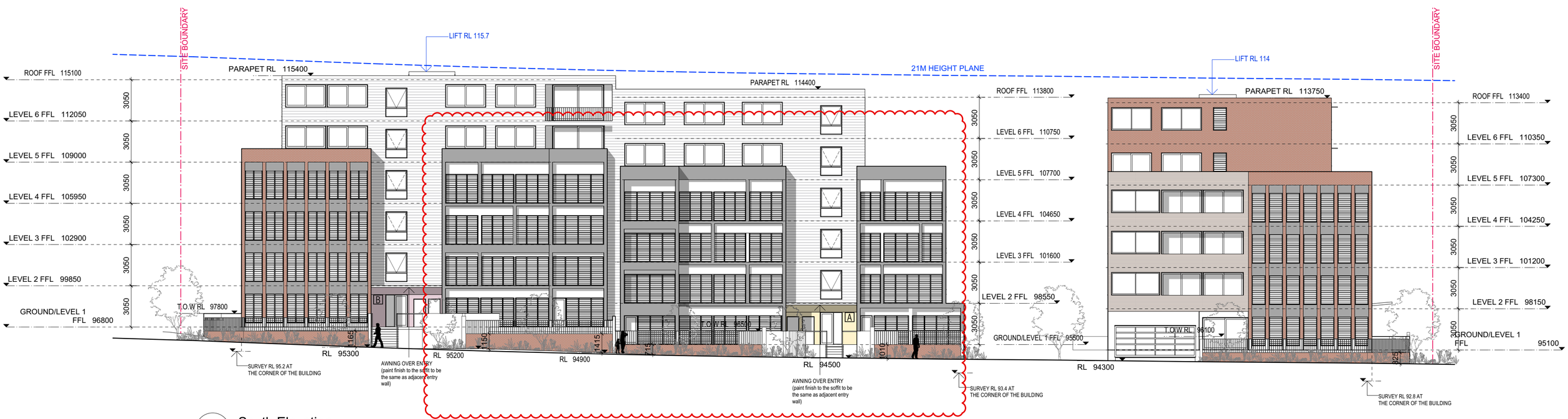
Issue:	Description:	Date:
A	FOR INFORMATION	25/03/19
B	FOR INFORMATION	01/04/19
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	19/02/20
G	RESPONSE TO RFI	21/08/20

Date:
Issue: G
Drawn by: XX
Checked by: XX

Drawing Title: **SECTION - CARPARK RAMP**
Stage:
Drawing No.: **LOT 1 - 1502**



1 North Elevation
Scale 1:200 @ A2



2 South Elevation
Scale 1:200 @ A2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

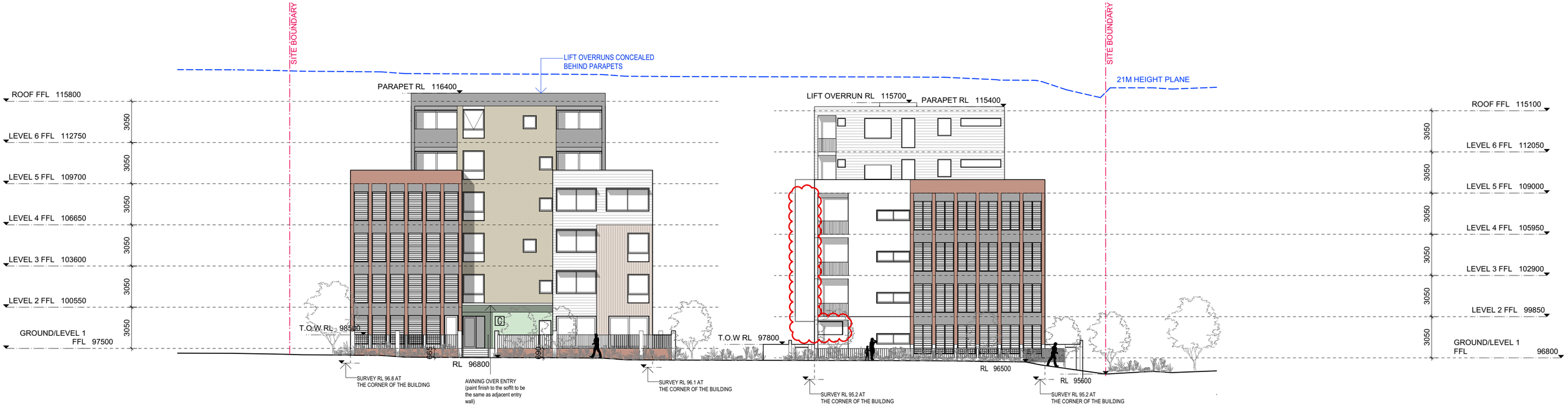
Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

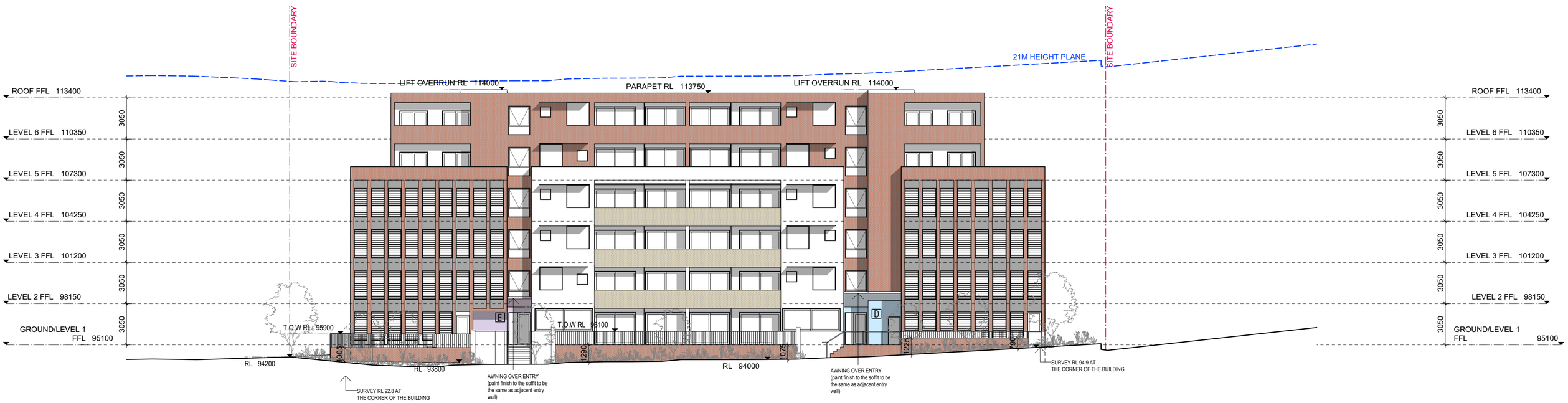
Issue:	Description:	Date:
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	13/12/19
E	DA RESPONSE	19/02/20
F	RESPONSE TO RFI	11/05/20
G	RESPONSE TO RFI	21/08/20

Date: 17/08/20
Issue: G
Drawn by: JE, MS, TB
Checked by: RD

Drawing Title: **NORTH, SOUTH ELEVATION**
Stage: **DA**
Drawing No.: **LOT 1 - 1600**



1 West Elevation
Scale 1:200 @ A2



2 East Elevation
Scale 1:200 @ A2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

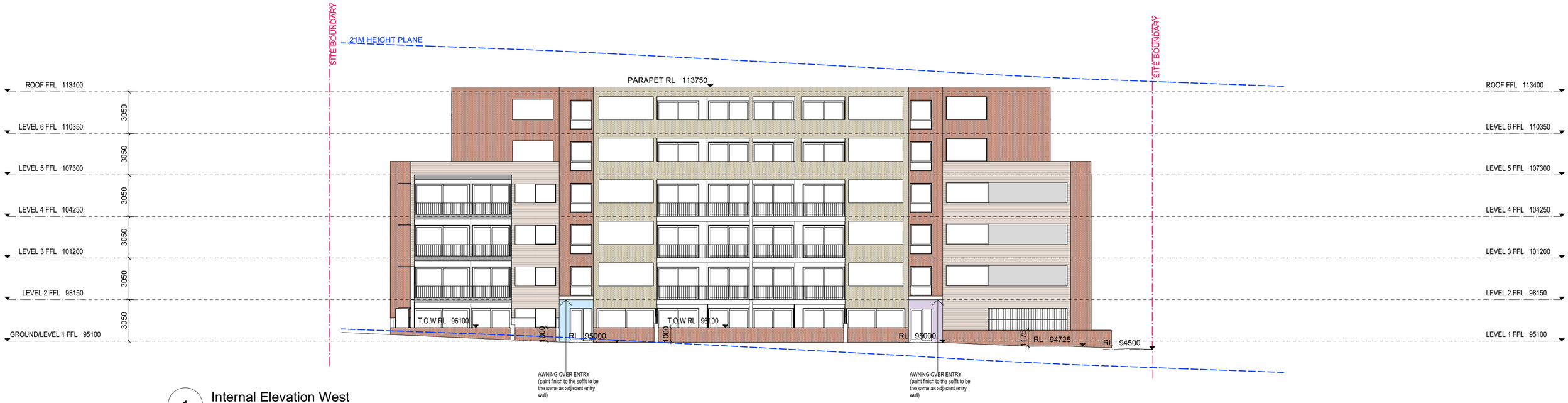
Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

Issue:	Description:	Date:
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	13/12/19
E	DA RESPONSE	19/02/20
F	RESPONSE TO RFI	11/05/20
G	RESPONSE TO RFI	21/08/20

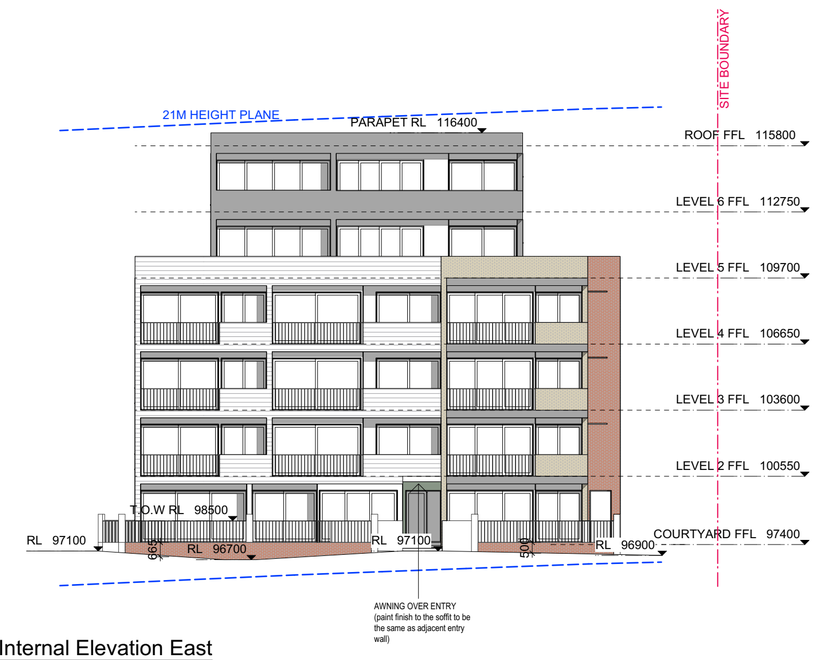
Date: 17/08/20
Issue: G
Drawn by: JE, MS, TB
Checked by: RD
Stage: DA

Drawing Title: **EAST, WEST ELEVATION**
Drawing No.: **LOT 1 - 1601**



1 Internal Elevation West
Scale: 1:200

2 Internal Elevation North
Scale: 1:200



3 Internal Elevation East
Scale: 1:200

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

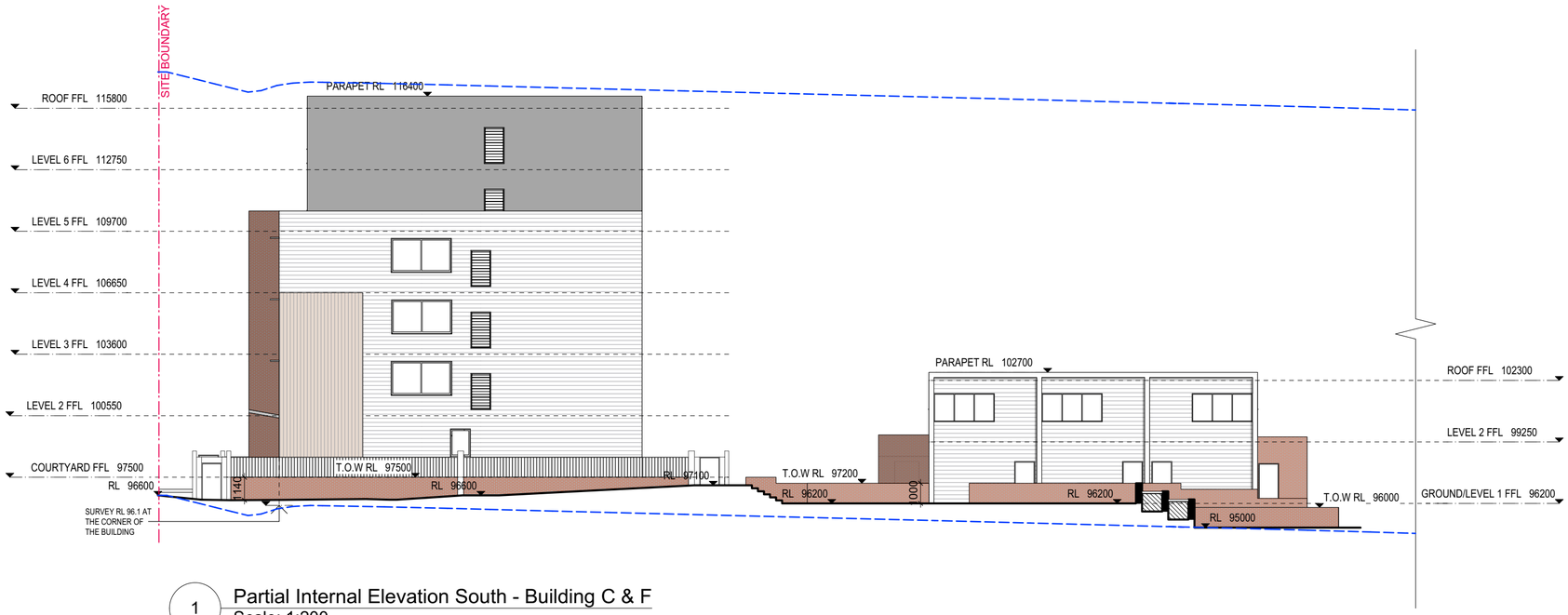
Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

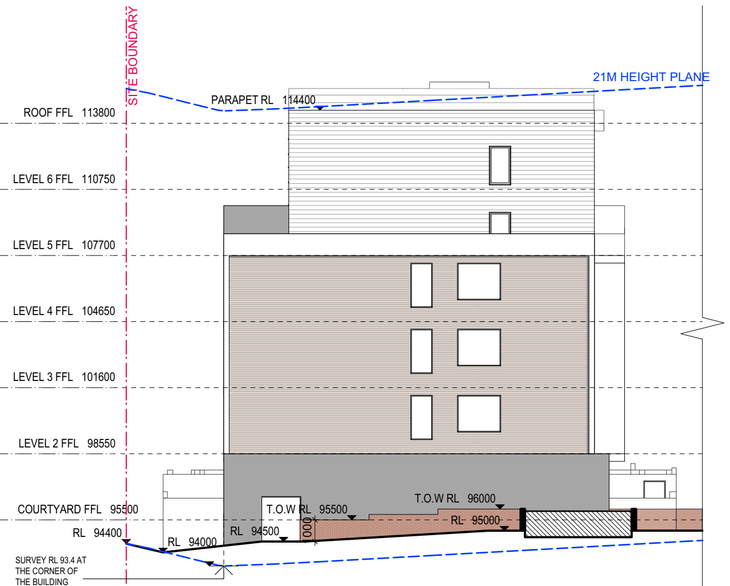
Issue:	Description:	Date:
A	RESPONSE TO RFI	11/05/20
B	RESPONSE TO RFI	21/08/20

Date: 17/08/20
Issue: B
Drawn by: JE, MS, TB
Checked by: RD

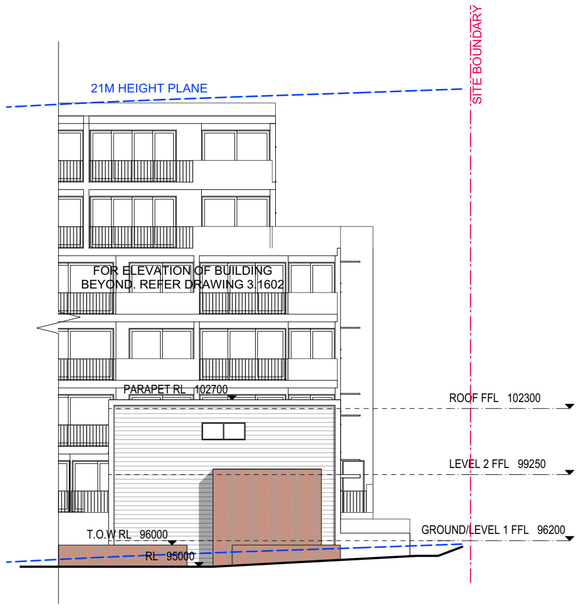
Drawing Title: **INTERNAL ELEVATIONS**
Stage: **DA**
Drawing No.: **LOT 1 - 1602**



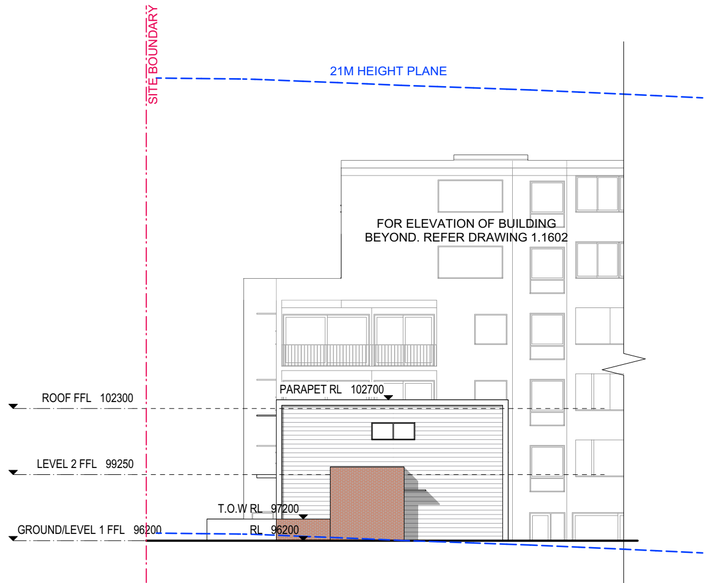
1 Partial Internal Elevation South - Building C & F
Scale: 1:200



2 Partial Internal Elevation East - Building A
Scale: 1:200



3 Partial Internal Elevation East - Building F
Scale: 1:200



4 Partial Internal Elevation West - Building F
Scale: 1:200

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

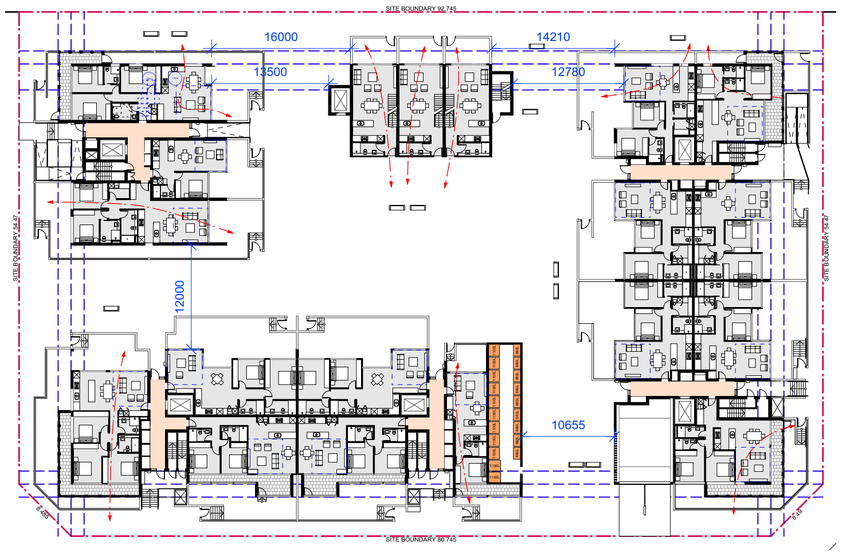
Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

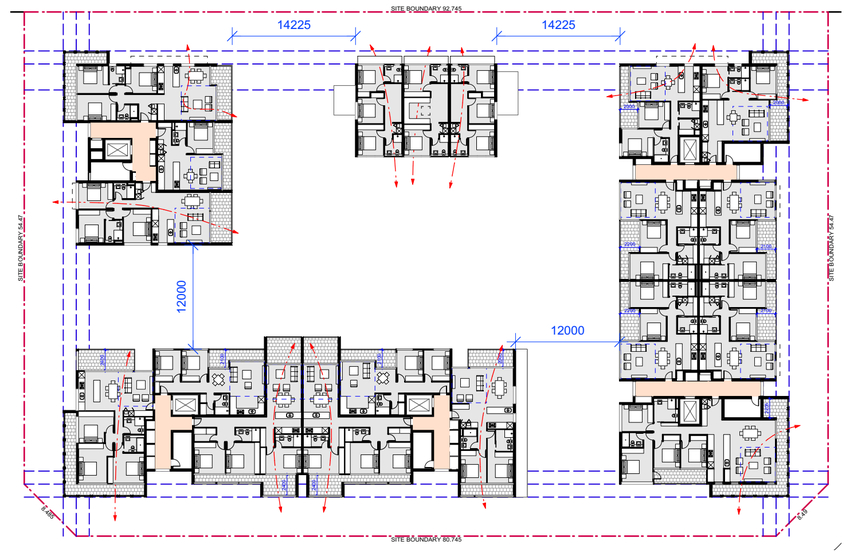
Issue:	Description:	Date:
A	RESPONSE TO RFI	21/08/20

Date: 17/08/20
Issue: A
Drawn by: JE, MS, TB
Checked by: RD
Stage: DA

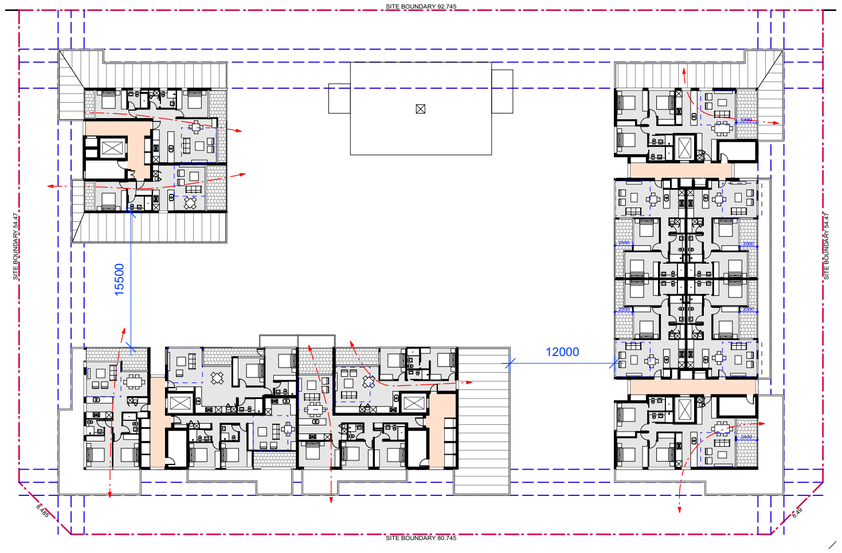
Drawing Title: **INTERNAL ELEVATIONS**
Drawing No.: **LOT 1 - 1603**



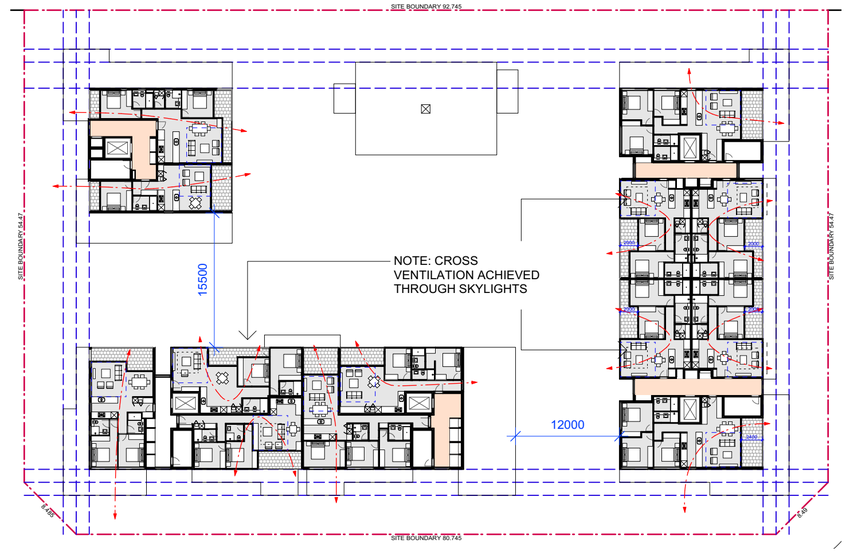
1 ADG - Cross vent + Building Separation - Ground Floor Plan
Scale: 1:500



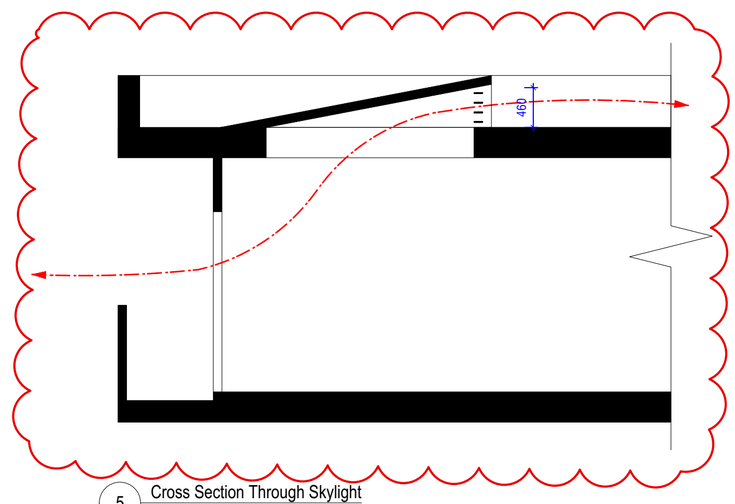
2 ADG - Cross vent + Building Separation - Level 2-4 Floor Plan
Scale: 1:500



3 ADG - Cross vent + Building Separation - Level 5 Floor Plan
Scale: 1:500



4 ADG - Cross vent + Building Separation - Level 6 Floor Plan
Scale: 1:500



5 Cross Section Through Skylight
Scale: 1:50

Natural Ventilation Requirements

No. of Apartments:	93	
Minimum Required Number:	56	60% of Total Apartments
Provided Number:	57	61% of Total Apartments

Units achieving cross ventilation through skylights
identified by black dotted square
B6.2, B6.3, D6.2, D6.3, E6.1, E6.2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

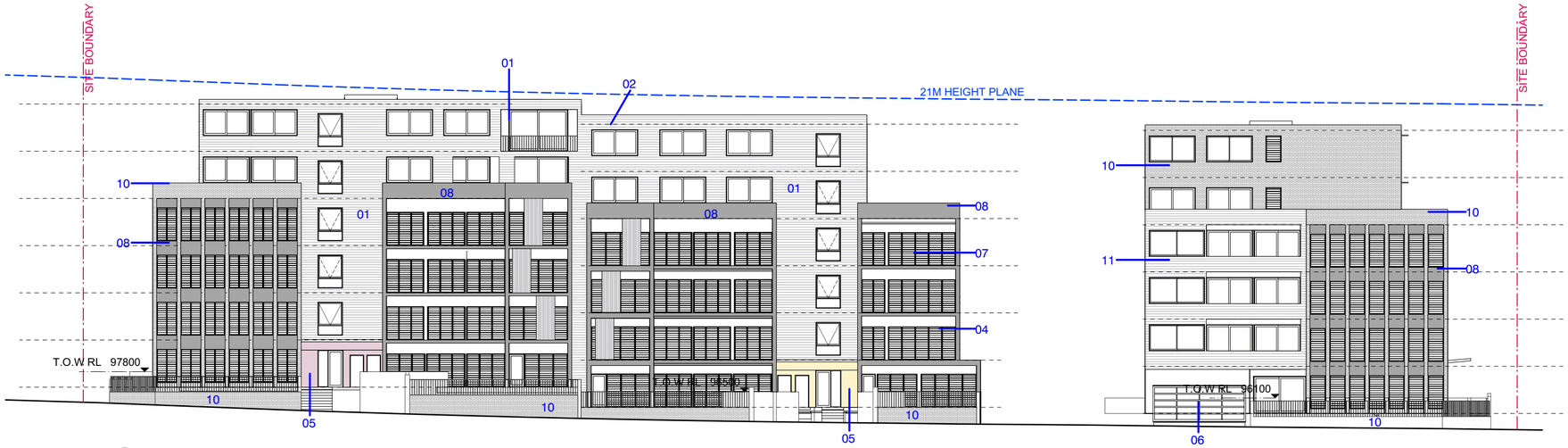
Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

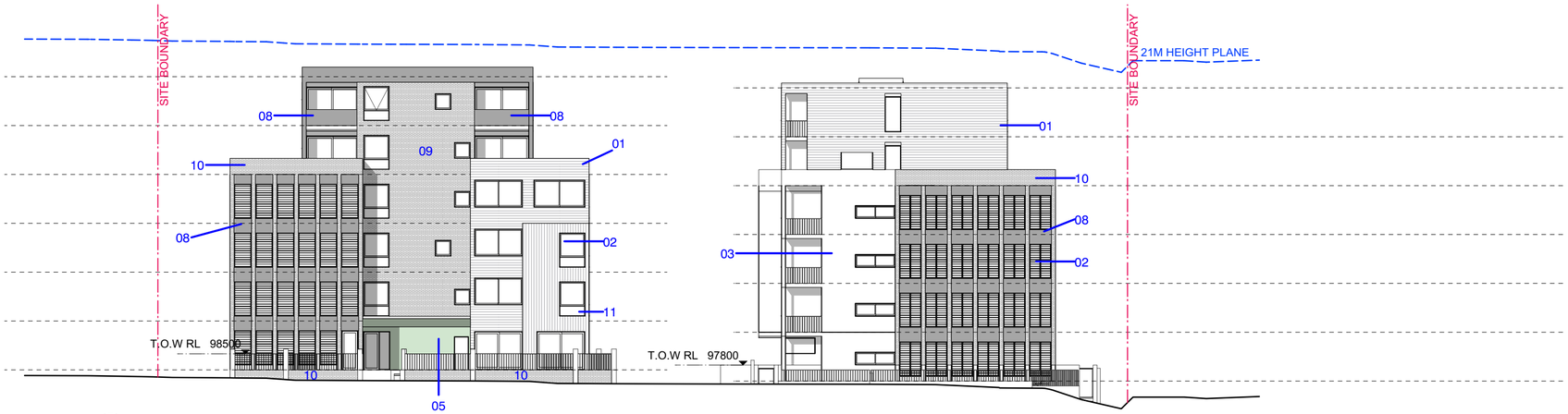
Issue:	Description:	Date:
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	
E	DA RESPONSE	19/02/20
F	RESPONSE TO RFI	11/05/20
G	RESPONSE TO RFI	21/08/20

Date: 20/08/20
Issue: G
Drawn by: JE, MS, TB
Checked by: RD
Stage: DA

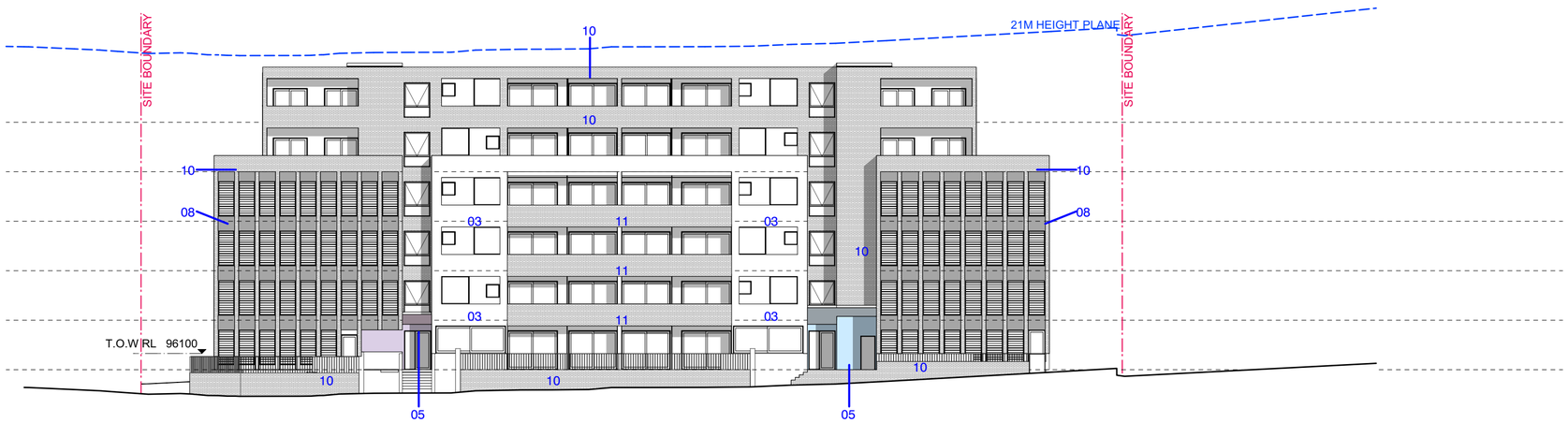
Drawing Title: **ADG Compliance - Part 4**
Drawing No.: **LOT 1 - 1702**

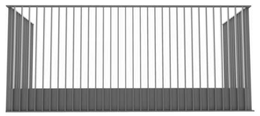


4 South Elevation
Scale: 1:250



5 West Elevation
Scale: 1:250



KEY	PROPOSED MATERIAL	COLOUR / FINISH	REFERENCE IMAGE
01	JAMES HARDIE HARDIEPLANK WEATHERBOARD OR SIMILAR	'SMOOTH' DULUX - N14 WHITE (OR SIMILAR)	
02	ALUMINIUM FRAMING WITH CLEAR GLAZING	DULUX DURALLOY - BASALT	
03	RENDER FINISH	DULUX - N14 WHITE (OR SIMILAR)	
04	SLIDING PANELS - ALUMINIUM SCREEN	DULUX DURALLOY - BASALT	
05	FEATURE PAINT FINISH TO ENTRANCE LOBBIES	DULUX - VARIOUS	
06	GARAGE DOOR	50% OPEN METAL CLAD OVERHEAD GARAGE DOOR - COLOUR TO MATCH ADJACENT RENDER	
07	VERTICAL FLAT BAR BALUSTRADE	BLACK	
08	RENDER FINISH	DULUX - RAKU (OR SIMILAR)	
09		ST PAULS CREAMS	
10		GERTRUDIS BROWN	
11		INNOWOOD - IRONBARK COMPOSITE TIMBER CLADDING	

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

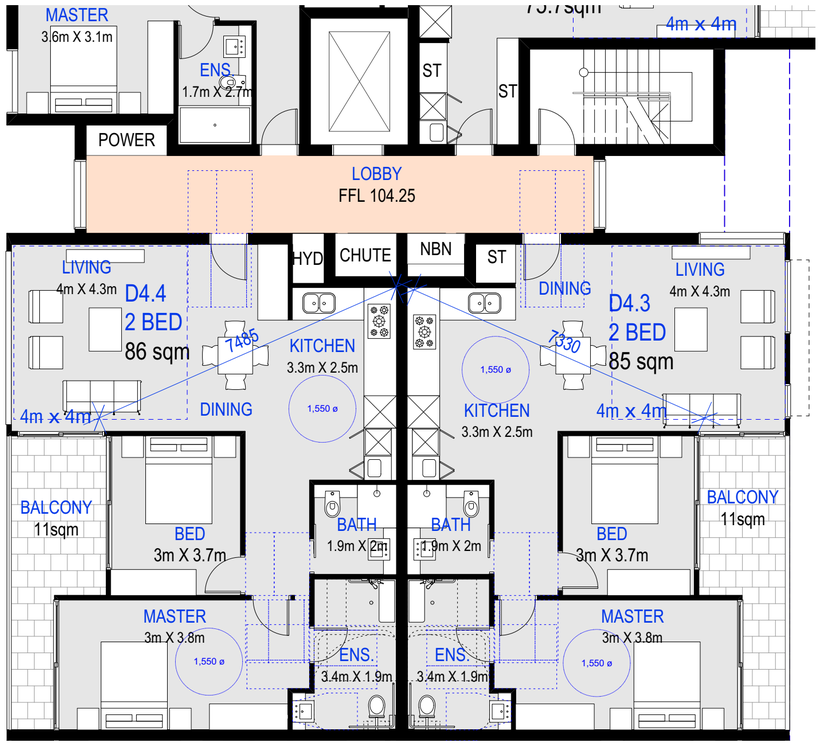
Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
Urbis
Building Innovations Australia
Elephants Foot Waste Management
SGC Engineering
Rodney Stevens Acoustics
Varga Traffic Planning
Greenstar Energy Solutions
iScape Landscape Architecture
Construction Consultants

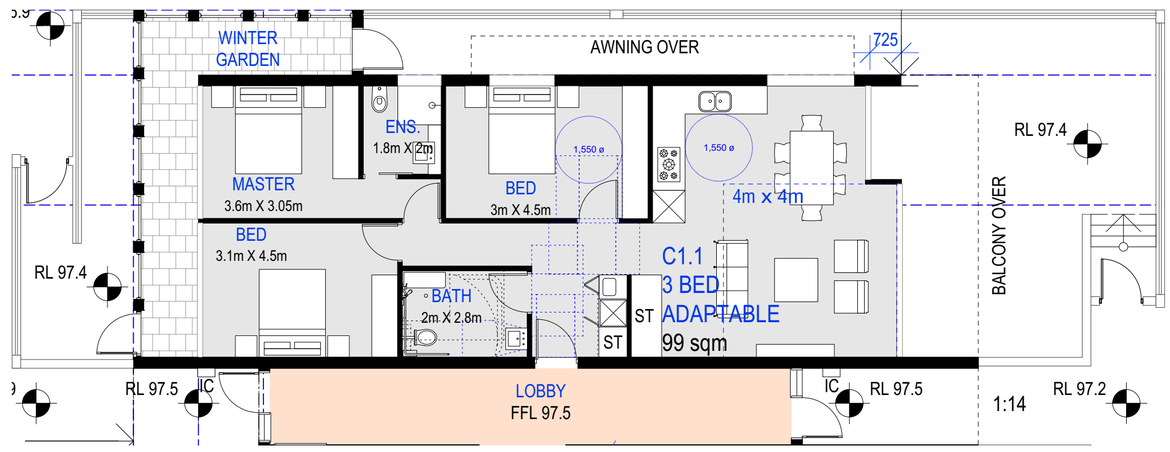
Issue:	Description:	Date:
B	FOR INFORMATION	01/04/19
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	13/12/19
E	DA RESPONSE	19/02/20
F	RESPONSE TO RFI	17/08/20

Date: 17/08/20
Issue: F
Drawn by: JE, MS, TB
Checked by: RD

Drawing Title: **MATERIALS SCHEDULE**
Stage: **DA**
Drawing No.: **LOT 1 - 1706**



1 LEVEL 2 - 4 FLOOR PLAN
Scale 1:100 @ A2

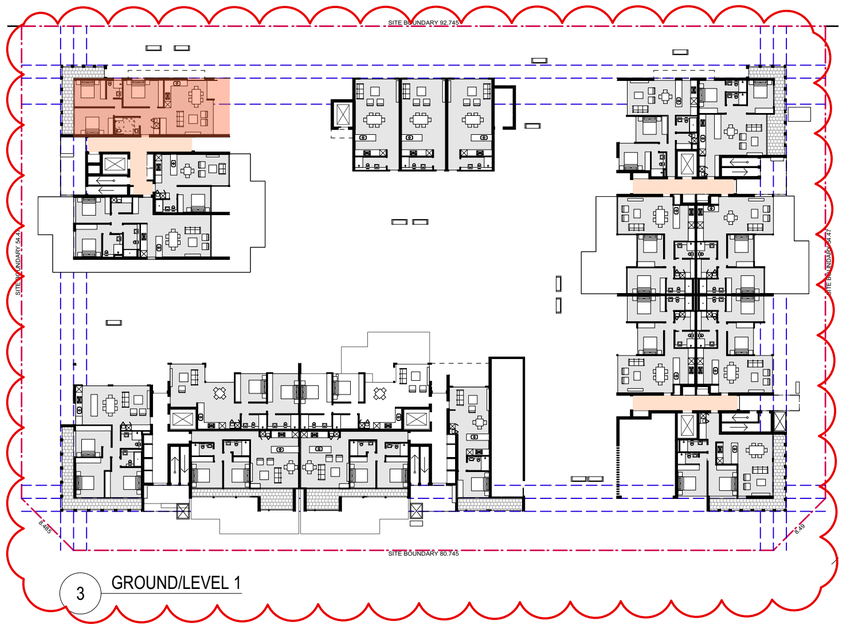


2 GROUND / LEVEL 1 FLOOR PLAN
Scale 1:100 @ A2

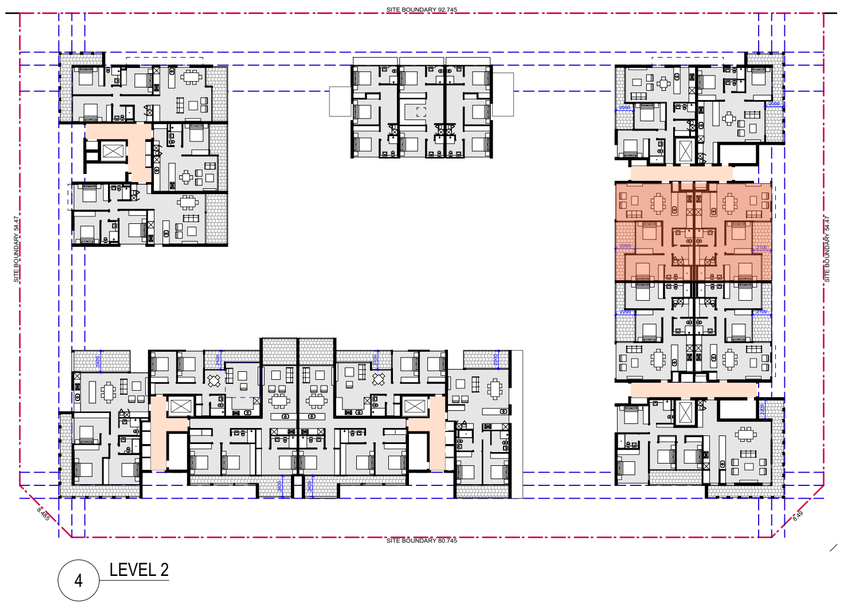
Adaptable Units:

Ground/Level 1 - C1.1
Level 2- D2.3, D2.4
Level 3- E3.1, E3.2, D3.3, D3.4
Level 4- E3.1, E3.2, D3.3, D3.4

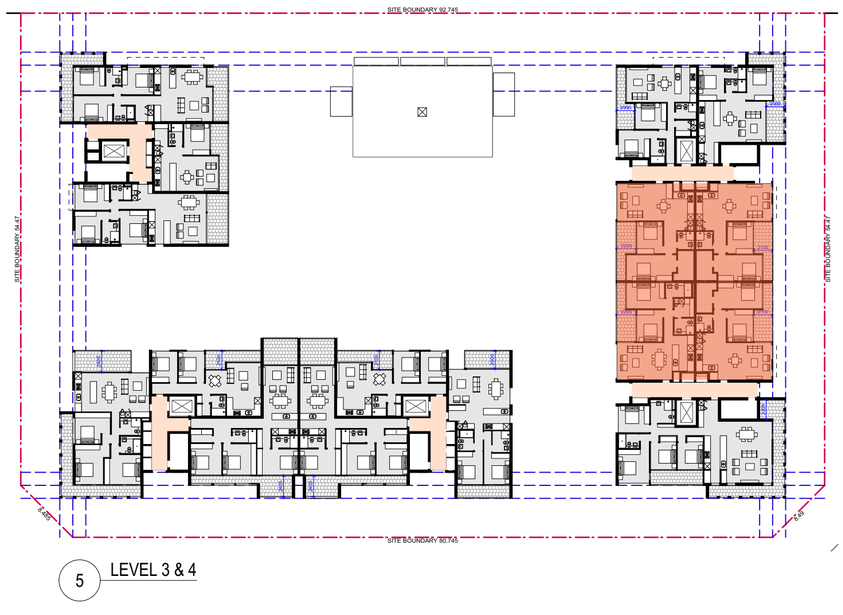
NOTE: THE REMAINING ADAPTABLE PLANS ARE SIMILAR BUT MIRRORED



3 GROUND/LEVEL 1



4 LEVEL 2



5 LEVEL 3 & 4

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

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Construction Consultants

Issue:	Description:	Date:
A	FOR INFORMATION	25/03/19
B	FOR INFORMATION	01/04/19
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	19/02/20
E	RESPONSE TO RFI	21/08/20

Date: 20/08/20
Issue: E
Drawn by: JE, MS, TB
Checked by: RD
Stage: DA

Drawing Title: **ADAPTABLE UNITS**
Drawing No.: **LOT 1 - 1805**

SCHEDULE OF BASIX COMMITMENTS

Water Requirements for all Dwellings
- Indigenous or low water use species of vegetation throughout the project
- Shower heads to be 3 star (>4.5 but <= 6 L/min)
- All toilet flushing systems to be 3 star
- All kitchen taps to be 4 star
- All bathroom taps to be 4 star
- No HW recirculation or diversion

Energy Requirements for Dwellings
- All hot water systems to be gas instantaneous 6 star
- Each bathroom to have an individual fan, ducted to facade or roof and manually controlled
- Each kitchen to have an individual fan, ducted to facade or roof and manually controlled
- Each kitchen to have dishwasher 4.5 star rated
- Each laundry to have an individual fan, ducted to facade or roof and manually controlled
- All dwellings to use a gas cooktop and an electric oven
- Dwellings to have a variable number of dedicated lights in each of the bedrooms, living/dining, kitchen, bathroom/toilets, laundry and hallways, as specified in the BASIX report
- All dwellings to have 1-phase airconditioning 6.5 star in living areas

Thermal Requirements for Dwellings
If an in-slab heating or cooling system is used:
- it must have insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
- on a suspended floor, must have insulation with an R-value of not less than 1.0 underneath the slab

Water Requirements for Common Areas
- All common areas must have 4-star toilets and taps

Energy Requirements for Common Areas
- No mechanical ventilation to be installed in lobbies
- Ventilation (exhaust only) to be installed in bin holding area
-All common area artificial lighting to be daylight and motion sensitive
- Ventilation (supply + exhaust) to be installed in Basemnet 1 & 2
- Basement 2 & 1 to have carbon monoxide monitor & VSD fan ventilation
- Basement 2 & 1 to have daylight and motion sensors
- No mechanical ventilation in Chute Discharge Room
- No mechanical ventilation in Service rooms of Basement 2 & 1
- All Chute Discharge rooms to have motion sensor lighting

LOT-1

Assessor Certificate # 15210721 Assessor # BDAV/13/1521

Thermal Load & NatHERS Spec

Block-A

Unit no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
A1.1	40	30	5.6
A1.2	41	33	5.2
A1.3	43	40	6.2
A2.1	38	30	5.7
A2.2	36	46	5.5
A2.3	46	30	5.3
A3.1	38	30	5.7
A3.2	36	46	5.5
A3.3	46	30	5.3
A4.1	38	30	5.7
A4.2	36	46	5.5
A4.3	46	30	5.3
A5.1	38	30	5.9
A5.2	37	46	5.5
A6.1	48	40	5.9
A6.2	51	46	5.5
Total (16)	658	583	89.3

Assessor Certificate # 15210721 Assessor # BDAV/13/1521

Thermal Load & NatHERS Spec

Block-C

Unit no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
C1.1	53	40	5.4
C1.2	54	42	5.9
C1.3	52	40	5.2
C2.1	50	42	5.5
C2.2	24	46	5.8
C2.3	44	32	5.9
C3.1	50	42	5.5
C3.2	24	46	5.8
C3.3	44	32	5.9
C4.1	50	42	5.5
C4.2	24	46	5.8
C4.3	44	32	5.9
C5.1	55	23	6.5
C5.2	41	40	6.4
C6.1	45	26	6.9
C6.2	41	40	6.4
Total (16)	695	611	94.3

Assessor Certificate # 15210721 Assessor # BDAV/13/1521

Thermal Load & NatHERS Spec

Block-E

E1.1	54	46	5.5
E1.2	55	34	6
E1.3	50	29	5.6
E2.1	41	40	6.4
E2.2	45	26	6.9
E2.3	38	39	6.5
E3.1	41	40	6.4
E3.2	45	26	6.9
E3.3	38	39	6.5
E4.1	42	40	6.4
E4.2	46	26	6.9
E4.3	39	39	6.5
E5.1	42	40	6.4
E5.2	46	26	6.9
E5.3	36	38	6.7
E6.1	52	32	6.8
E6.2	35	36	7
E6.3	36	38	6.9
Total (18)	781	634	117.2

Assessor Certificate # 15210721 Assessor # BDAV/13/1521

Thermal Load & NatHERS Spec

Block-B

Unit no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
B1.1	50	33	5.8
B1.2	46	30	5.4
B1.3	31	16	6.2
B2.1	51	42	5.6
B2.2	49	40	5.9
B2.3	34	31	7
B3.1	48	40	5.6
B3.2	50	38	5.9
B3.3	34	30	7
B4.1	48	40	5.6
B4.2	50	38	5.9
B4.3	34	30	7
B5.1	48	40	5.6
B5.2	50	38	5.9
B5.3	34	30	6.9
B6.1	55	36	5.4
B6.2	48	30	5.9
B6.3	52	32	5
Total (18)	812	614	107.6

Assessor Certificate # 15210721 Assessor # BDAV/13/1521

Thermal Load & NatHERS Spec

Block-D

D1.1	52	44	5.5
D1.2	51	32	6
D1.3	48	28	5.3
D1.4	50	48	5.2
D2.1	35	37	6.7
D2.2	45	44	6.1
D2.3	33	33	7
D2.4	42	38	6.5
D3.1	35	37	6.7
D3.2	45	44	6.1
D3.3	33	33	7
D3.4	42	38	6.5
D4.1	36	38	6.7
D4.2	46	45	6.1
D4.3	34	34	7
D4.4	43	39	6.5
D5.1	48	27	5.7
D5.2	46	31	6.3
D5.3	49	37	6.1
D6.1	44	27	6.9
D6.2	36	38	6.5
D6.3	54	34	6
Total (22)	947	806	138.4

Assessor Certificate # 15210721 Assessor # BDAV/13/1521

Thermal Load & NatHERS Spec

Block-F

F1.1	50	40	5.4
F1.2	46	40	5.2
F1.3	49	28	5
Total (3)	145	108	15.6

Lot-1

Building	No of units	Total Heating load MJ/m2/yr	Total Cooling load MJ/m2/yr	Total Star Rating
Bld-A	16	658	583	89.3
Bld-B	18	812	614	107.6
Bld-C	16	695	611	94.3
Bld-D	22	947	806	138.4
Bld-E	18	781	634	117.2
Bld-F	3	145	108	15.6
Total	93	4038	3356	562.4
Average for project		43.41	36.03	6.04

Ceiling Insulaiton: R2.0 for Units with direct roof above
External wall Insulation: R1.0
Roof type / colour
Suspended Slab roof: Medium colour(SA 0.475 - 0.7)
All External Glazing:
ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
All External door & window to be weather sealed
Eaves / shading as per drawings

Energy Rating — Certificate Number 15210721
single-dwelling rating — 6.0 stars
multi-unit development (attach listing of ratings) — heating 43.41 MJ/m² — cooling 36.03 MJ/m²
Recessed downlights confirmation: Rated with / Rated without
Assessor Name/Number: Ved Baheti VIC/BDAV/13/1521
Assessor Signature — Date 18/02/2020

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

Prepared by:
architecture urban design planning
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Construction Consultants

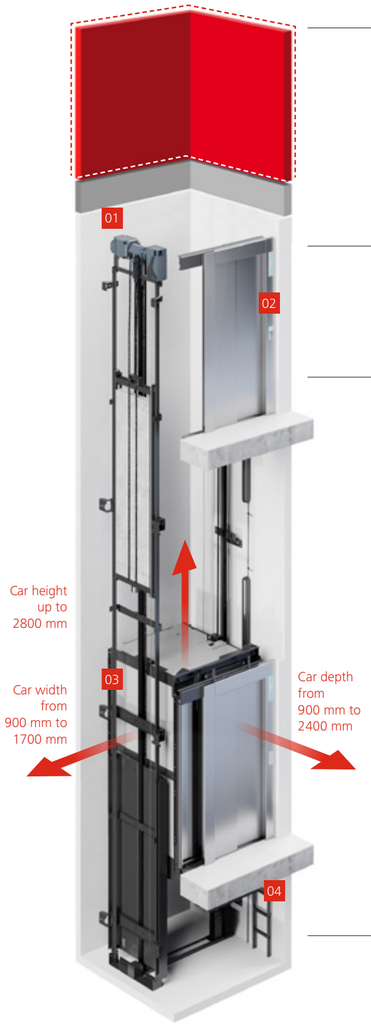
Issue:	Description:	Date:
C	DA LODGEMENT	19/07/19
D	DA RESPONSE	19/02/20
E	RESPONSE TO RFI	21/08/20

Date: 17/08/20 Issue: E
Drawn by: JE, MS, TB Checked by: RD
Stage: DA

Drawing Title: **BASIX INFO**
Drawing No.: **LOT 1 - 1806**

Architectural flexibility
You design, we adapt

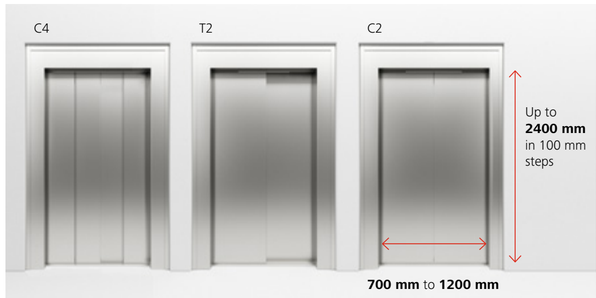
Schindler 3000 has outstanding architectural flexibility for car, door and shaft dimensions. Machine-room-less (MRL) offer less space for components, more usable space for your building.



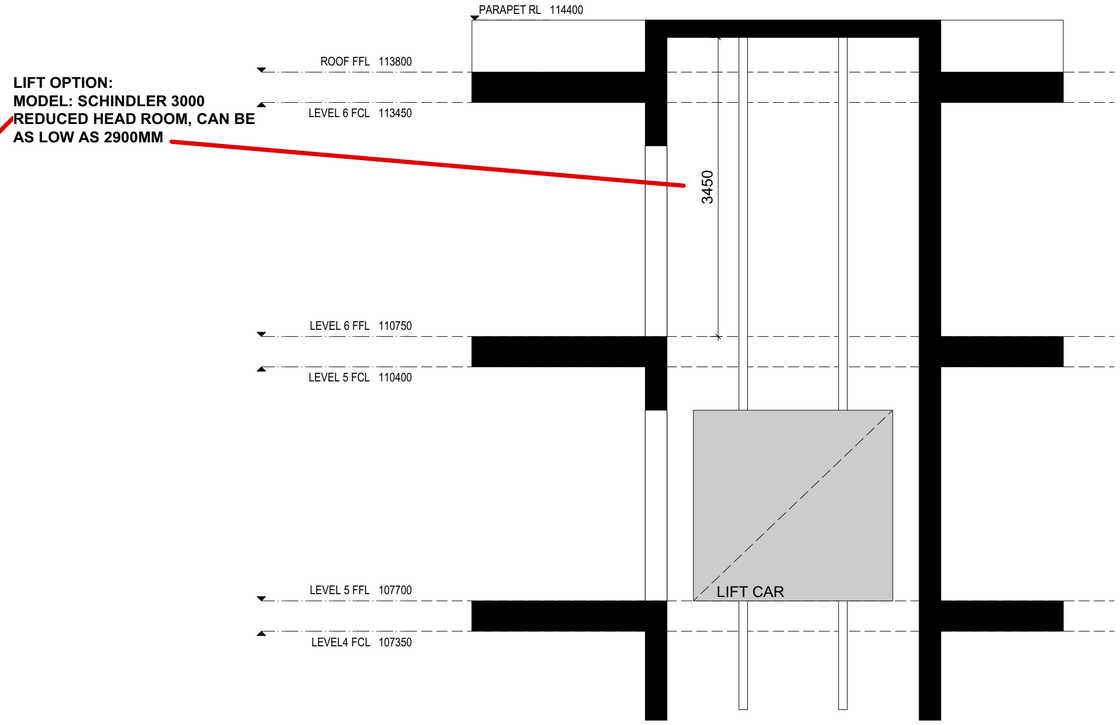
01 Machine room or machine-room-less design
- Depending on the dimensions of the shaft, there are machine room and machine-room-less (MRL) solutions for the Schindler 3000.
- The flexible positioning of the counterweight also provides more options for perfect space utilization, maximized rentable space and lower building costs.
- Machine-room-less (MRL) solutions offer reduced headroom as low as 2900 mm to provide more usable space.

02 Built-in inspection and test panel
For machine-room-less (MRL) solutions, the inspection and test panel is integrated into the top of the landing door frame for simpler installation and easier access.

03 Modular system, flexible car and door dimensions
We can adjust car dimensions for you in any direction in 50 mm increments. Schindler 3000 car width is available from 900 mm to 1700 mm, car depth from 900 mm to 2400 mm, and car height can right up to 2800 mm.
Doors can be sized and positioned with millimeter accuracy. The door width is adjustable in 100 mm increments for heights up to 2400 mm, with a choice of telescopic (T2) or center-opening doors (C2, C4) and single or double (through-loading).



04 Reduced pit depth
Depending on the speed of the lift, Schindler 3000 allows you to have minimum pit depth starting 800 mm.



1 Lift Section
Scale 1:50 @ A2

Project:
Lot 1, 28 Ingleburn Road, Leppington, NSW

Client:
Balintore Developments

Prepared by:
architecture urban design planning
Nom Architect N R Dickson 7061

Consultants:
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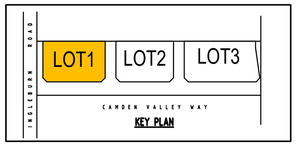
iScape Landscape Architecture
Construction Consultants

Issue:	Description:	Date:
A	RESPONSE TO RFI	11/05/20
B	RESPONSE TO RFI	21/08/20

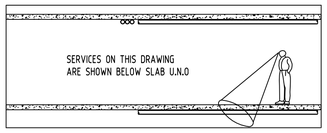
Date: 17/08/20
Issue: B
Drawn by: JE, MS, TB
Checked by: RD

Drawing Title: **LIFT INFORMATION**
Stage: **DA**
Drawing No.: **LOT 1 - 2000**

A1



KEY PLAN



SUBSOIL DESIGN CALCS:

100yr 2hr ARI STORM= 40mm/hr
ARIx2=80mm
AREA OF DRIVEWAY
RAMP UNCOVERED= 41.86m^2

V=Axd
=41.86x(80/1000)
=41.86x0.080
=3.35m^3

THEREFORE, A VOLUME OF 3.6m^3 SUBSOIL PUMP OUT PIT WILL BE APPLIED AS PER AUSTRALIAN STANDARD AS3500.3.2.

NOTE:

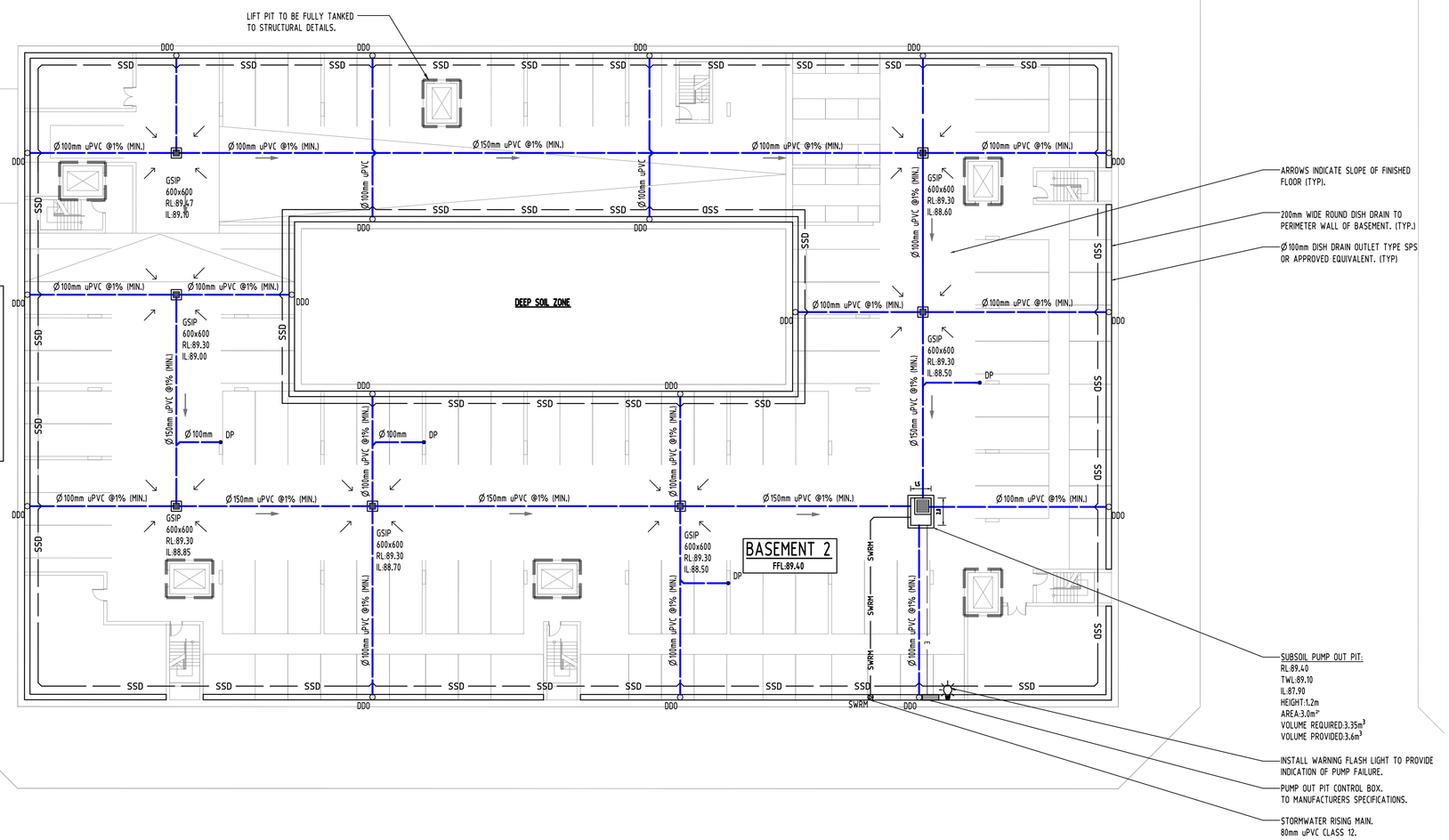
BASEMENT DRAINAGE DESIGN SUBJECT TO GEOTECHNICAL INVESTIGATION AND STRUCTURAL DESIGN OF WALLS AND SLABS.

PUMP-OUT PIT NOTE:

INSTALL WITH THE FOLLOWING ITEMS:
- 900SQ HEAVY DUTY STEEL GRATED LID FOR ACCESS AND MAINTENANCE PURPOSES.
-CONFINED SPACE SIGN ABOVE PUMP OUT PIT FOR PUBLIC AWARENESS AND WARNING.
-STEP IRONS. REFER TO DETAILS.
-PUMPOUT PIT CONTROL BOX (CTRL) TO MANUFACTURERS SPECIFICATIONS. LOCATIONS TO BE CONFIRMED WITH ARCHITECT.
-PUMPS TO OPERATE IN ALTERNATE MODE TO INCREASE LIFESPAN
-INSTALL VISIBLE FLASHING LIGHT SYSTEM IN CASE OF PUMP FAILURE

NOTE:

ALL STORMWATER PUMPS TO BE CLASS 1 ZONE 2 FLAME SAFE TO ELECTRICAL CONSULTANT'S REQUIREMENTS.



H	ISSUE FOR DEVELOPMENT APPLICATION	MN	06.10.20	2
G	ISSUE FOR DEVELOPMENT APPLICATION	MN	24.09.20	2
F	ISSUE FOR DEVELOPMENT APPLICATION	AA	15.07.20	2
E	ISSUE FOR DEVELOPMENT APPLICATION	AA	08.05.20	2
D	ISSUE FOR DEVELOPMENT APPLICATION	AA	19.02.20	2
C	ISSUE FOR DEVELOPMENT APPLICATION	AA	29.01.20	2
B	ISSUE FOR DEVELOPMENT APPLICATION	AA	05.06.19	2
A	ISSUE FOR DEVELOPMENT APPLICATION	AA	13.05.19	2
P1	PRELIMINARY ISSUE	AA	15.04.19	1
Issue	Last revision title	by	Date	Status

Issuer internal sequence and revision history
1-preliminary 2-development application 3-construction certificate
4-tender 5-construction 6-other

Reference Coordination Drawing

Discipline	Drawing Title and Number	Date	Rev.
ARCH			
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

ENGINEERS AUSTRALIA
Chartered Professional Engineer
MEMBER

DIMENSIONS NOT SHOWN TO BE CHECKED ON SITE. DO NOT SCALE OF THIS DRAWING. POSITIONS OF AUTHORITIES MAINS AND/OR EXISTING SERVICES ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE CONSULTING ENGINEER FOR DECISION/CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER CONSULTANTS' DRAWINGS.

QUALITY CONTROL

DRAWN	MN	DATE	06.10.20
CHECKED	SH	DATE	06.10.20
DESIGNED	MN	DATE	06.10.20
VERIFIED	SH	DATE	06.10.20
APPROVED	SH	DATE	06.10.20

Scales
0m 2 4 6 8 10
SCALE 1:200 ON ORIGINAL SIZE

CLIENT
BALINTORE DEVELOPMENTS

ARCHITECT
ae design partnership
architecture urban design planning

SGC
Engineering Value
Suite 5.03, Level 5,
156 PACIFIC HIGHWAY
ST. LEONARDS, NSW 2065
T: +61 2 8883 4239
Email: office@sgce.com.au
Web: www.sgce.com.au
A.B.N. 21 118 222 530

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
28 INGLEBURN ROAD - LOT 1, LEPPINGTON

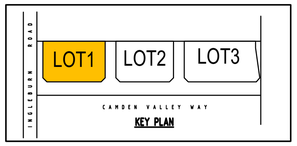
Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	3 OF 19	1:200 @ A1

Drawing Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

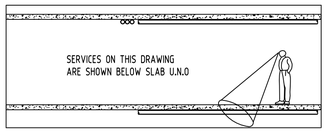
Drawing Title
STORMWATER CONCEPT DESIGN
BASEMENT 2 PLAN

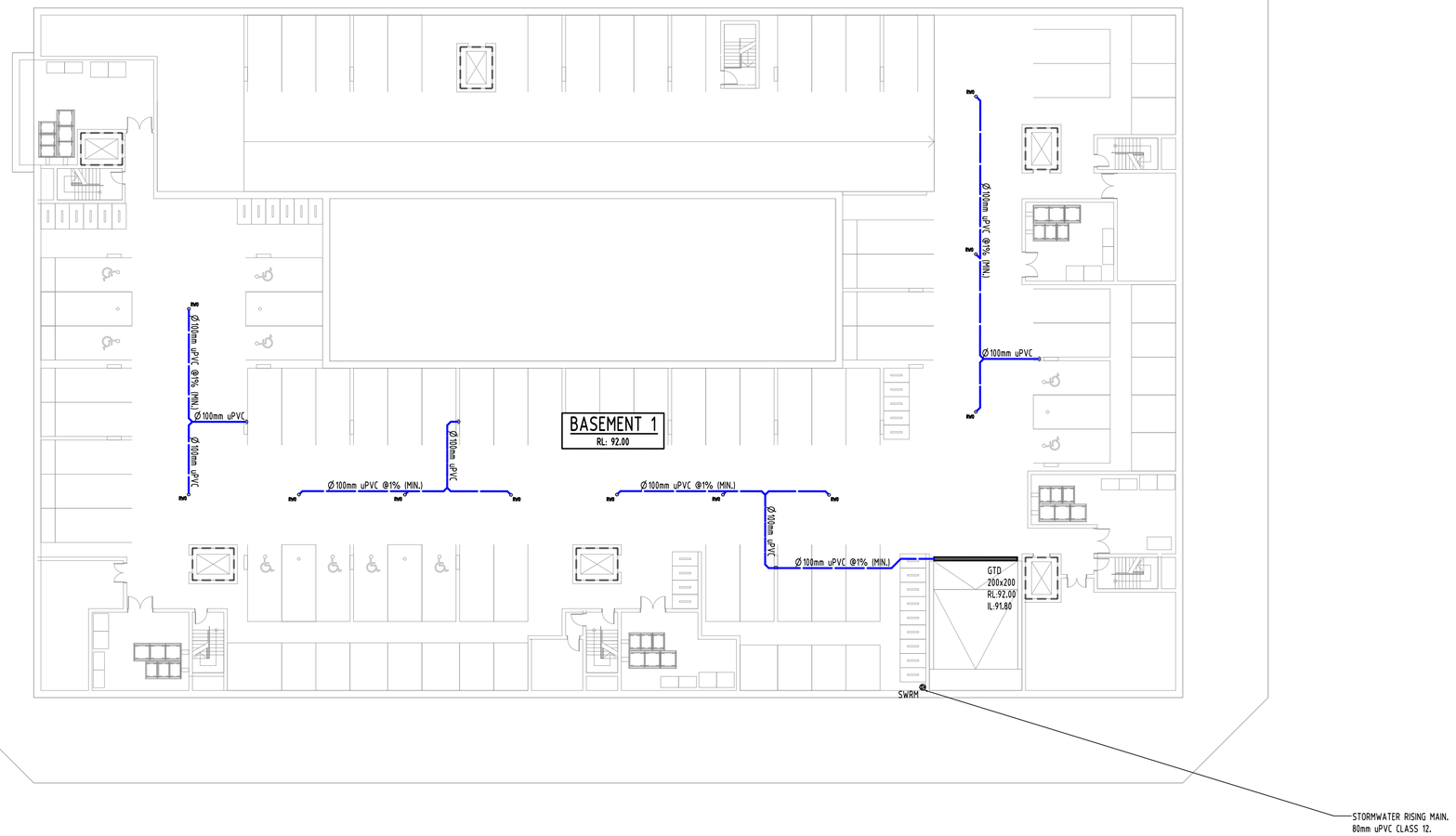
Project No	Drawing No	Revision No
20180324	SW210	H

A1



KEY PLAN





Issue	Last revision title	by	Date	Status
H	ISSUE FOR DEVELOPMENT APPLICATION	MN	06.10.20	2
G	ISSUE FOR DEVELOPMENT APPLICATION	MN	24.09.20	2
F	ISSUE FOR DEVELOPMENT APPLICATION	AA	15.07.20	2
E	ISSUE FOR DEVELOPMENT APPLICATION	AA	08.05.20	2
D	ISSUE FOR DEVELOPMENT APPLICATION	AA	19.02.20	2
C	ISSUE FOR DEVELOPMENT APPLICATION	AA	29.01.20	2
B	ISSUE FOR DEVELOPMENT APPLICATION	AA	05.06.19	2
A	ISSUE FOR DEVELOPMENT APPLICATION	AA	13.05.19	2
P1	PRELIMINARY ISSUE	AA	15.04.19	1

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Scales

0m 2 4 6 8 10
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SGC
Engineering Value
Suite 5.03, Level 5,
156 PACIFIC HIGHWAY
ST. LEONARDS, NSW 2065
T: +61 2 8883 4239
Email: office@sgce.com.au
Web: www.sgce.com.au
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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
28 INGLEBURN ROAD - LOT 1, LEPPINGTON

Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	4 OF 19	1:200 @ A1

Drawing Status: FOR APPROVAL
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Drawing Title
STORMWATER CONCEPT DESIGN
BASEMENT 1 PLAN

Project No	Drawing No	Revision No
20180324	SW211	H

DATE PLOTTED: 6 October 2020 12:20 PM BY : USER
CAD FILE: C:\Users\User\Appdata\Local\Temp\SrcCAD\bp_SW211.dwg

A1

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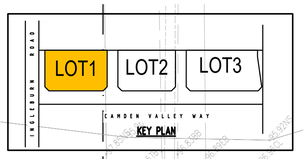

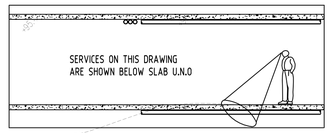

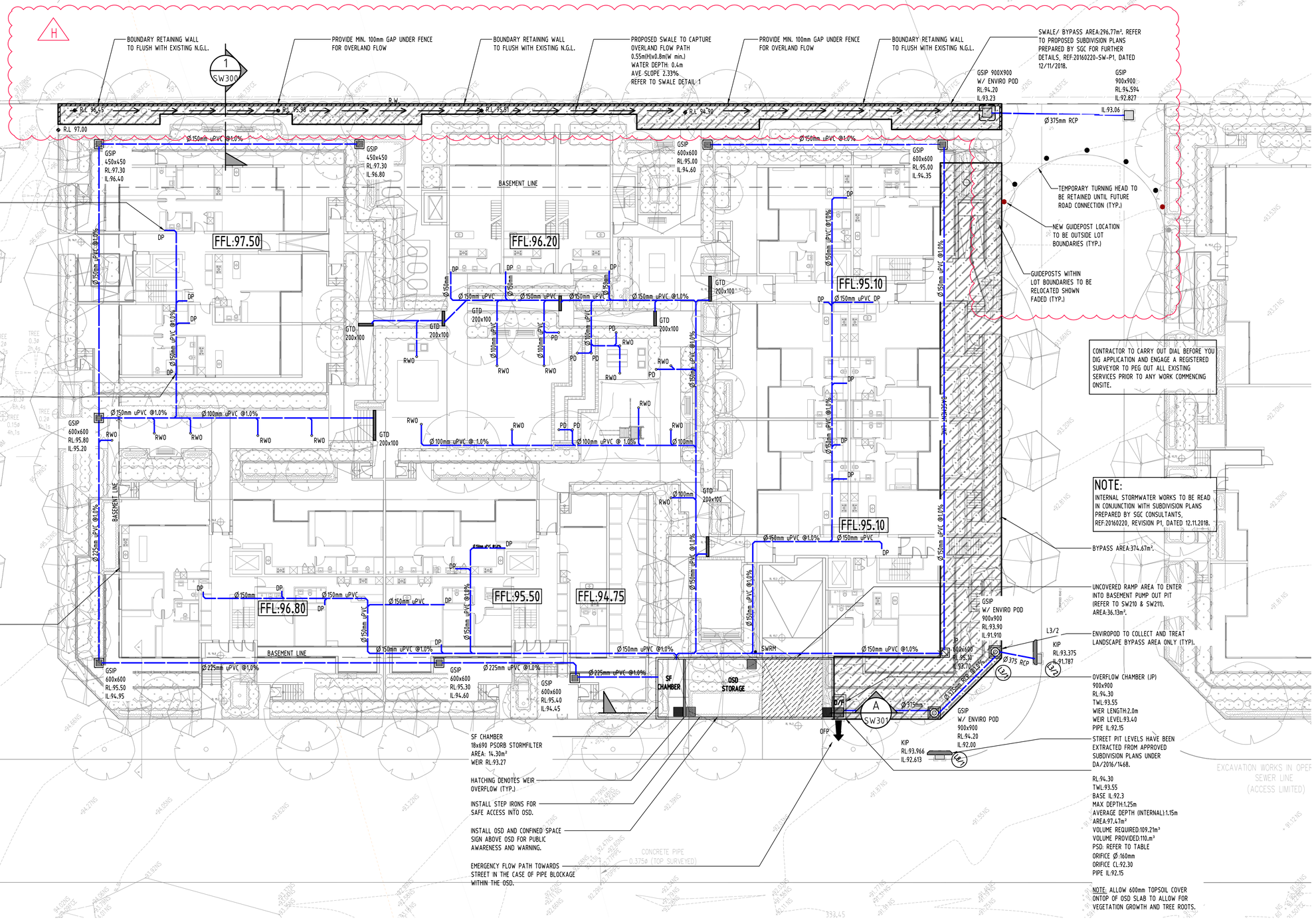

Issue	Last revision title	by	Date	Status
H	ISSUE FOR DEVELOPMENT APPLICATION	MN	06.10.20	2
G	ISSUE FOR DEVELOPMENT APPLICATION	MN	24.09.20	2
F	ISSUE FOR DEVELOPMENT APPLICATION	AA	15.07.20	2
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B	ISSUE FOR DEVELOPMENT APPLICATION	AA	05.06.19	2
A	ISSUE FOR DEVELOPMENT APPLICATION	AA	13.05.19	2
P1	PRELIMINARY ISSUE	AA	15.04.19	1

Issuer internal sequence and revision history

1-preliminary 2-development application 3-construction certificate 4-tender 5-construction 6-other

Reference Coordination Drawing

Discipline	Drawing Title and Number	Date	Rev.
ARCH			
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STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

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28 INGLEBURN ROAD - LOT 1, LEPPINGTON

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Drawing Title: STORMWATER CONCEPT DESIGN
GROUND FLOOR PLAN

Project No	Drawing No	Revision No
20180324	SW212	H

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A1

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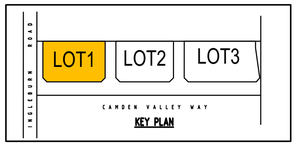
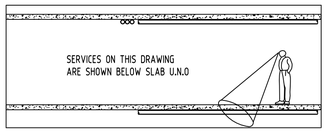
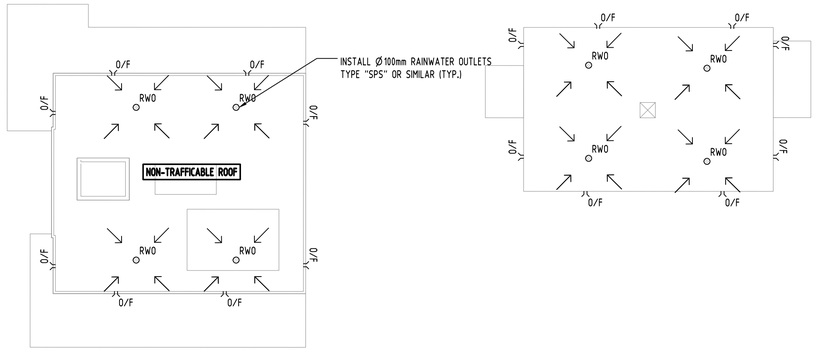
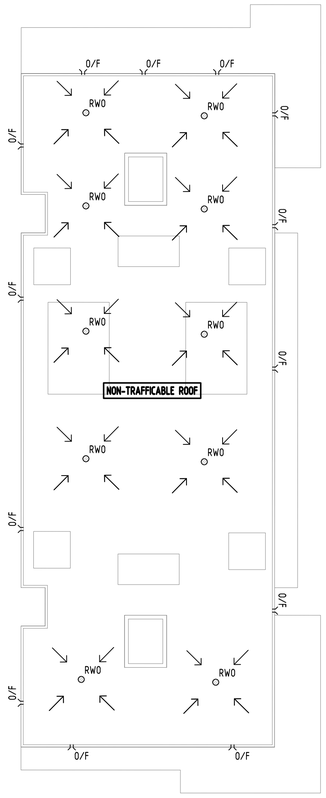
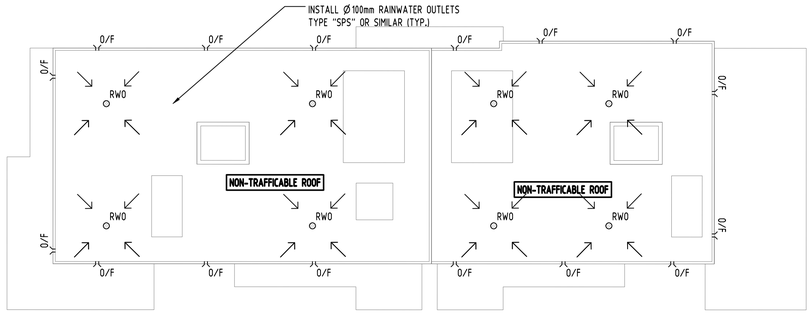


KEY PLAN









KEY NOTES:

1. ALL STORMWATER PIPES SHOWN ON PLAN ARE Ø100mm uPVC AND SLOPING AT 1.0% (MIN) U.N.O.

2. INSTALL 50mm uPVC SPITTER PIPES 20mm ABOVE SURFACE LEVEL FOR BALCONY AND CONCRETE ROOF AREAS TO ALLOW FOR EMERGENCY OVERFLOW IN CASE OF BLOCKAGE DURING HEAVY STORM. PLUMBER/CONTRACTOR TO LOCATION DURING CONSTRUCTION.

3. BALCONY, TERRACE & CONCRETE ROOF AREA TO SLOPE TOWARDS RAINWATER OUTLETS (TYP.)

4. PROVIDE BREAK/CUT IN HOB OR SIMILAR ADEQUATE STORMWATER DRAINAGE FEATURE, WHERE REQUIRED (TYP.)

5. STORMWATER PIPES TO BE CONCEALED WITH FALSE CEILING, COLUMNS AND BULKHEADS, IF REQUIRED.

6. PLUMBER TO PROVIDE SPEARDER DOWNPIPE; WHERE REQUIRED TO DIRECT STORMWATER ONTO LOWER ROOF AREAS.

7. ALL BUILDING & HYDRAULIC SERVICES TO BE PROPERLY CO-ORDINATED WITH STORMWATER PIPES TO ENSURE NO CLASHES ARE PRESENT DURING CONSTRUCTION (TYP.)

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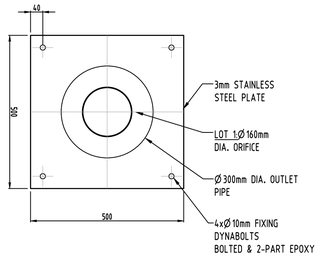
Drawing Title
STORMWATER CONCEPT DESIGN
ROOF PLAN

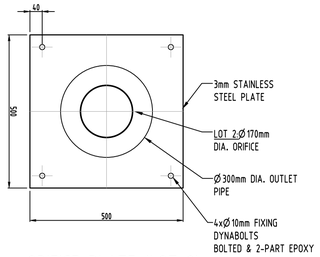
Project No	Drawing No	Revision No
20180324	SW213	H

A1

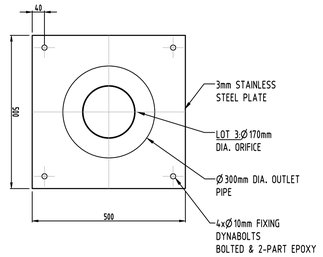
DATE PLOTTED: 6 October 2020 12:20 PM BY: USER



ORIFICE PLATE (LOT 1)
SCALE 1:10



ORIFICE PLATE (LOT 2)
SCALE 1:10



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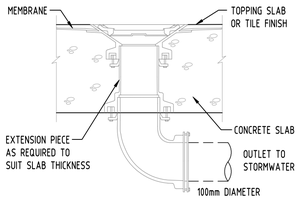
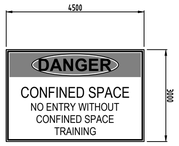
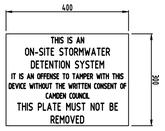
SCALE 1:10



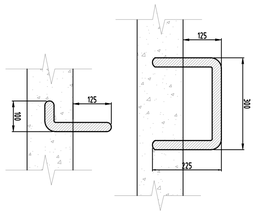
DETAIL
RAINWATER OUTLET
NOT TO SCALE



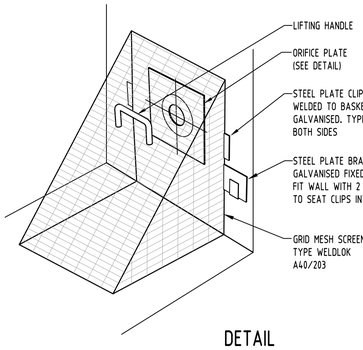
DETAIL
CONFINED SPACE SIGN
SCALE 1:10



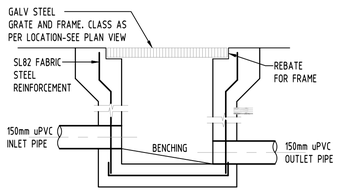
DETAIL
OSD SIGN
SCALE 1:10

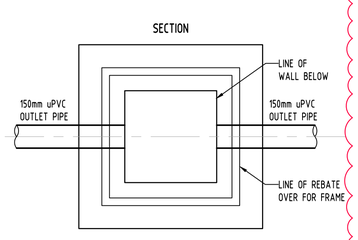


DETAIL
STEP IRONS
SCALE 1:10



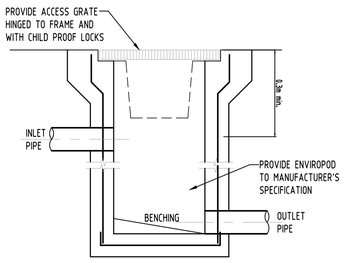
DETAIL
TRASH SCREEN
SCALE 1:20





PLAN WITHOUT GRATE

DETAIL
STORMWATER PIT
SCALE 1:20



DETAIL
STORMWATER PIT
WITH INLET BELOW ENVIROPOD
SCALE 1:20

Water Level	0.40 m
Flow width	0.79727273 m
A	0.317454545 m2
P	1.59006611 m
Rh	0.199648646 m
Manning's "n"	0.05
Channel Slope	0.0233 m/m
Q =	0.33 m3/s

LOT 1 SWALE CALCULATION

Water Level	0.25 m
Flow width	0.99962779 m
A	0.252826416 m2
P	1.505000779 m
Rh	0.167990887 m
Manning's "n"	0.05
Channel Slope	0.01 m/m
Q =	0.15 m3/s

LOT 2 SWALE CALCULATION

LOT 2 SWALE IS PROVIDED WITH PIT AND PIPE SYSTEM TO ASSIST THE SURFACE DRAINAGE AND DRAIN TO STREET SYSTEM.
Ø300 uPVC Q-cap: 143 L/s AT 1% FALL.
TOTAL SWALE CAP: 293 L/s.
SWALE OUTLET Q-cap: 285 L/s Ø375 uPVC @1%

Water Level	0.40 m
Flow width	0.79727273 m
A	0.317454545 m2
P	1.59006611 m
Rh	0.199648646 m
Manning's "n"	0.05
Channel Slope	0.01 m/m
Q =	0.22 m3/s

LOT 3 SWALE CALCULATION

LOT 3 SWALE IS PROVIDED WITH PIT AND PIPE SYSTEM TO ASSIST THE SURFACE DRAINAGE AND DRAIN TO STREET SYSTEM.
Ø525 ADS Q-cap: 485 L/s AT 1% FALL.
TOTAL SWALE CAP: 705 L/s.
SWALE OUTLET Q-cap: 285 L/s Ø525 ADS @1%

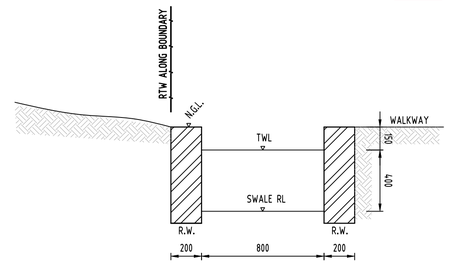
SWALE DESIGN NOTES:

PROPOSED SWALE SYSTEM TO REPLACE PREVIOUS SWALE FROM SUBDIVISION WORKS.
CATCHMENT 1 AREA = 8,960m^2
CATCHMENT 2 AREA = 10,850m^2
CATCHMENT 3 AREA = 16,860m^2

Tc = 6mins
I (100yr 6mins) = 205 mm/hr
C = 0.62

Q_1 = 316.4 L/s
Q_2 = 383.1 L/s ; HALF CATCHMENT Q= 192 L/s
Q_3 = 595 L/s

PROPOSED SWALE FOR LOT 1 TO CATER CATCHMENT 1
DIMENSION: 0.8m (W min.) x 0.4m (D) @2.3% SURFACE FALL.
PROPOSED SWALE FOR LOT 2 TO CATER CATCHMENT 2
DIMENSION: 1.0m (W) x 0.25m (D) @ 1% SURFACE FALL.
PROPOSED SWALE FOR LOT 3 TO CATER CATCHMENT 3 WITH PITS AND PIPES SYSTEM.
DIMENSION: 0.8m (W) x 0.4m (D) @1% SURFACE FALL.



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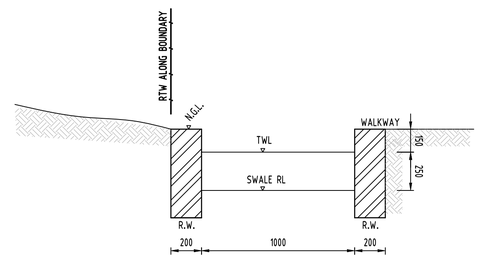
SWALE
SCALE 1:20



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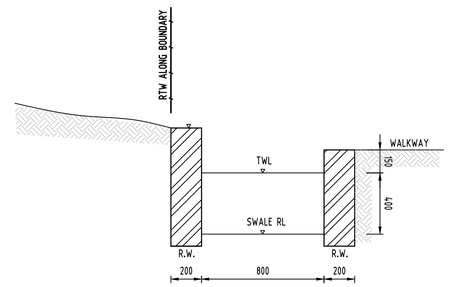
SWALE
SCALE 1:20



3 - SECTION
SWALE
SCALE 1:20

DESIGN NOTES:

THE SITE IS LOCATED IN CAMDEN CITY COUNCIL AND HAS BEEN DESIGNED IN ACCORDANCE TO CAMDEN COUNCIL ENGINEERING SPECIFICATIONS

TOTAL SITE AREA: 2.40 HECTARES

AREAS TAKE INTO ACCOUNT FOR OSD = 5205m2 (REFER TO SW501)

ON-SITE DETENTION/SSR: PERMANENT OSD'S & WATER QUALITY TREATMENTS ARE REQUIRED AS PER COUNCIL WATER CYCLE MANAGEMENT STRATEGY.

THE OSD IS SIZED USING "DRAINS" SOFTWARE. IT IS DESIGNED TO CONTROL STORMWATER RUNOFF FROM DEVELOPMENT SITES UP FROM 2 YEAR TO 100 YEAR ARI EVENTS, PEAK STORMWATER DISCHARGES FROM THE SITE DO NOT EXCEED PRE-DEVELOPMENT STORMWATER DISCHARGES.

DISCHARGE OF STORMWATER WILL BE THROUGH PROPOSED DRAINAGE EASEMENT.

FLOODING &/OR LOCAL FLOODING: SITE NOT FLOOD AFFECTED AND IS LOCATED IN UPPER SOUTH CREEK CATCHMENT.

SW QUALITY TARGET
TSS: 85%
TP: 65%
TN: 45%
GP: 90%

LAND SLOPE: TOWARDS CAMDEN VALLEY WAY.

DRAINAGE NOTES:

ALL PIPES TO BE LAID ON 75mm SAND BED WITH THE BARRELS FULLY SUPPORTED

ALL PIPES TO BE LAID ON MINIMUM 1% GRADE

MINIMUM DEPTH OF COVER FOR PIPES NOT SUBJECT TO VEHICULAR LOADING TO BE 300mm

ALL DRAINAGE PIPES LAID UNDER PAVEMENT SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS

BACKFILL TRENCHES WITH COMPACTED SAND OR APPROVED AGGREGATE MATERIAL

HEAVY DUTY GRATES AND COVERS ARE TO BE PROVIDED IN TRAFFICABLE AREAS

PIT GRATE TO BE TYPE WELDLOK OR APPROVED EQUIVALENT

ALL PITS SHALL BE PROVIDED WITH A LOCKING CLIP

ALL PITS SHALL BE MAINTAINED REGULARLY

TOP OF BENCHING SHALL BE TO THE HALF OF THE OUTLET PIPE DIAMETER

Ø100 SUBSOIL DRAINAGE PIPE 3000mm LONG WRAPPED IN FABRIC SOCK TO BE PROVIDED ADJACENT TO INLET PIPES

COMPRESSIVE STRENGTH f'c FOR CAST IN SITU CONCRETE TO BE A MINIMUM OF 32MPa AT 28 DAYS

ISOLATED JOINTS TO BE PROVIDED TO ISOLATE CONCRETE PAVEMENTS FROM PITS

ALL TRENCH GRATES PROVIDED SHALL HAVE A MINIMUM CLEAR WIDTH OF 200mm

STORMWATER DRAINAGE CONNECTIONS TO THE MAIN SYSTEM SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF LOCAL COUNCIL

PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO PITS

LEGEND:

- STORMWATER LINE
- SSD — SUBSOIL DRAINAGE LINE
- SWRM — SWRM — STORMWATER RISING MAIN LINE
- TEL — AUTHORITY COMMS LINE
- SW — SW — AUTHORITY STORMWATER LINE
- W — AUTHORITYWATER LINE
- S — AUTHORITY SEWER LINE
- G — G — AUTHORITY GAS LINE
- E — AUTHORITY ELECTRICITY LINE
- DP — DOWNPIPE
- RWO — RAINWATER OUTLET
- PD — PLANTER DRAINS
- CO — CLEAR OUT POINT

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0m 0.2 0.4 0.6 0.8 1.0 — SCALE 1:20 ON ORIGINAL SIZE
0m 1 2 3 4 5 — SCALE 1:100 ON ORIGINAL SIZE

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ae design partnership
architecture urban design planning

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A.B.N. 21 118 222 530

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
28 INGLEBURN ROAD - LOT 1, 2 & 3, LEPPINGTON

Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	15 OF 19	AS SHOWN

Drawing Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawing Title
STORMWATER CONCEPT DESIGN
DETAILS SHEET
SHEET 1 OF 2

Project No	Drawing No	Revision No
20180324	SW300	H

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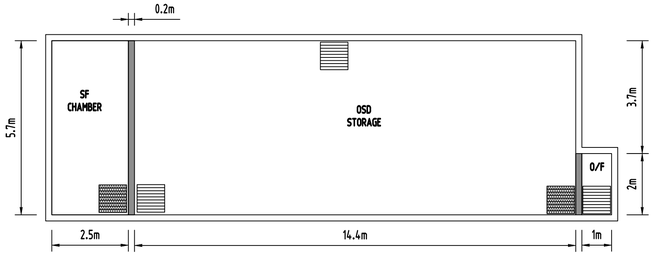
A1

DATE PLOTTED: 6 October 2020 12:20 PM BY: USER



LOT 1 OSD PLAN
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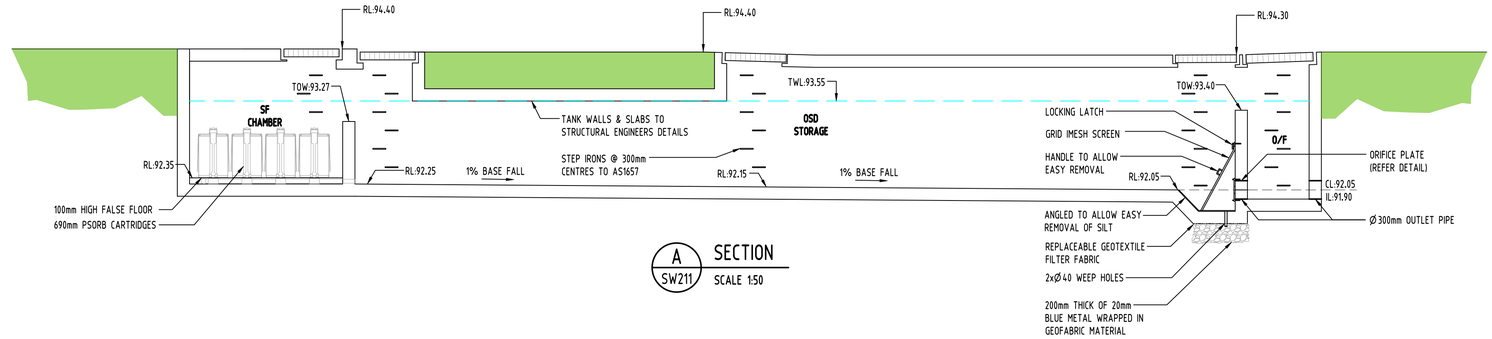

A / SW211 SECTION
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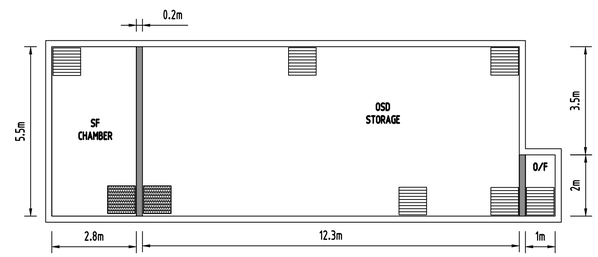
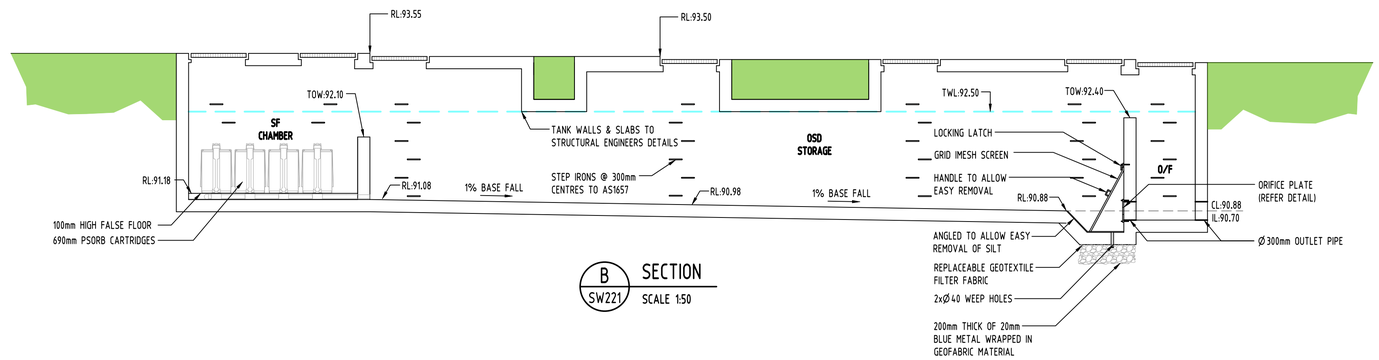


LOT 2 OSD PLAN
SCALE 1:100



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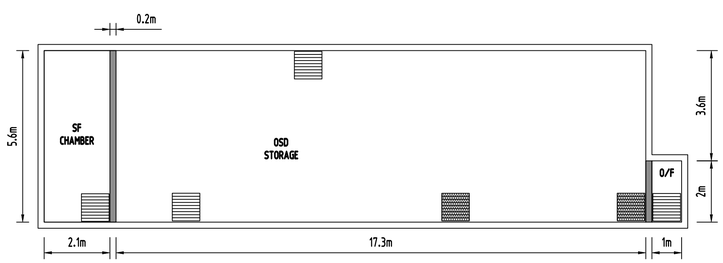
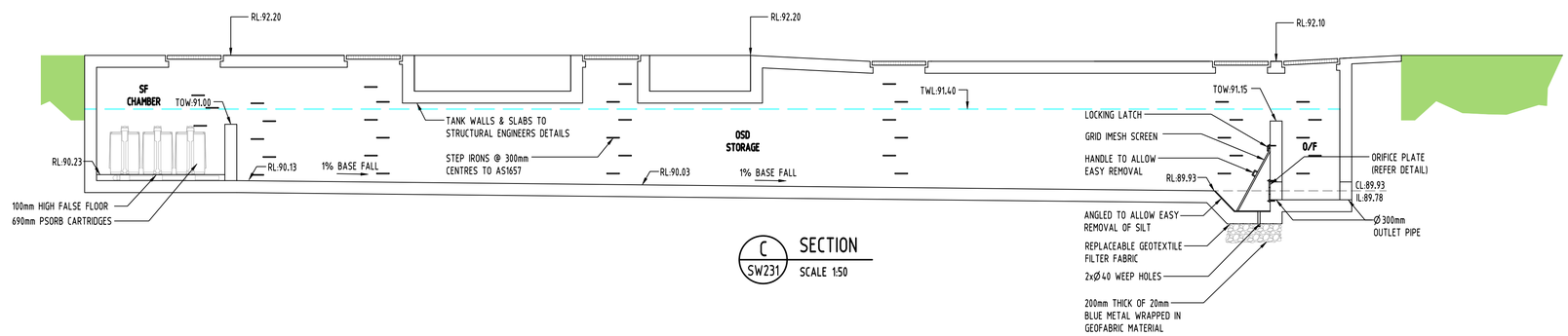


LOT 3 OSD PLAN
SCALE 1:100



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Issue	Last revision title	by	Date	Status
H	ISSUE FOR DEVELOPMENT APPLICATION	MN	06.10.20	2
G	ISSUE FOR DEVELOPMENT APPLICATION	MN	24.09.20	2
F	ISSUE FOR DEVELOPMENT APPLICATION	AA	15.07.20	2
E	ISSUE FOR DEVELOPMENT APPLICATION	AA	08.05.20	2
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B	ISSUE FOR DEVELOPMENT APPLICATION	AA	05.06.19	2
A	ISSUE FOR DEVELOPMENT APPLICATION	AA	13.05.19	2
P1	PRELIMINARY ISSUE	AA	15.04.19	1

Issuer internal sequence and revision history
1-preliminary 2-development application 3-construction certificate
4-tender 5-construction 6-other

Reference Coordination Drawing

Discipline	Drawing Title and Number	Date	Rev.
ARCH			
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

ENGINEERS AUSTRALIA
Chartered Professional Engineer
MEMBER

DIMENSIONS NOT SHOWN TO BE CHECKED ON SITE. DO NOT SCALE OF THIS DRAWING. POSITIONS OF AUTHORITIES MAINS AND/OR EXISTING SERVICES ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE CONSULTING ENGINEER FOR DECISION/CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER CONSULTANTS' DRAWINGS.

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DESIGNED	MN	DATE	06.10.20
VERIFIED	SH	DATE	06.10.20
APPROVED	SH	DATE	06.10.20

Scales
0m 1 2 3 4 5
SCALE 1:100 ON ORIGINAL SIZE

CLIENT
BALINTORE DEVELOPMENTS

ARCHITECT
ae design partnership
architecture urban design planning

SGC Engineering Value
Suite 5.03, Level 5,
156 PACIFIC HIGHWAY
ST. LEONARDS, NSW 2065
T: +61 2 8883 4239
Email: office@sgce.com.au
Web: www.sgce.com.au
A.B.N. 21 118 222 530

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
28 INGLEBURN ROAD - LOT 1, 2 & 3,
LEPPINGTON

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-	A.H.D.	16 OF 19	AS SHOWN

Drawing Status: FOR APPROVAL
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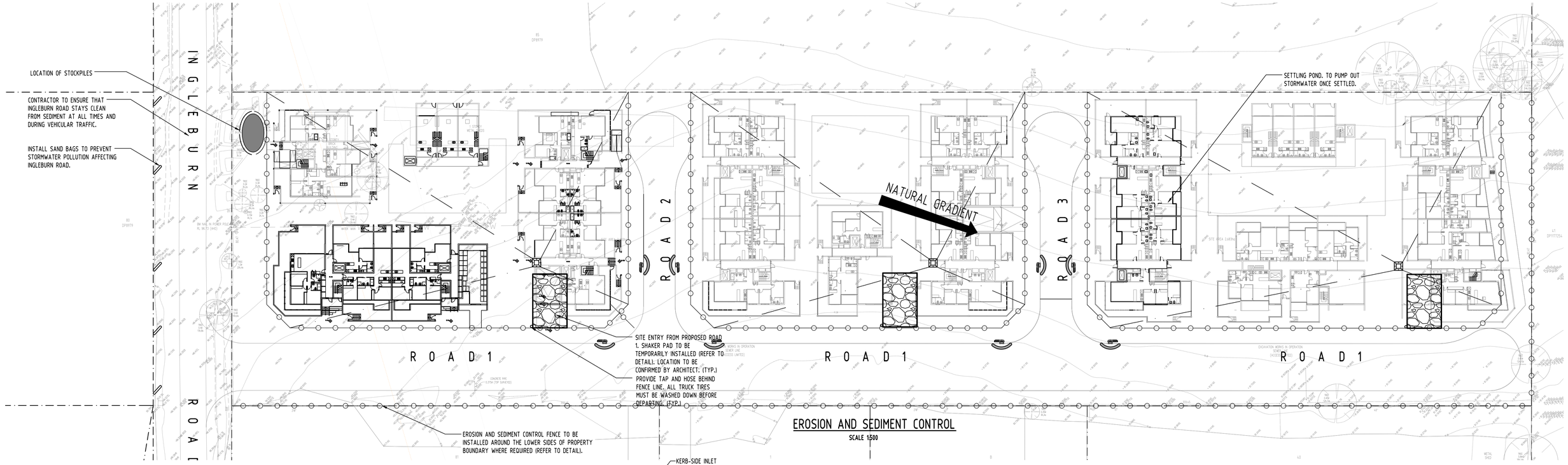
Drawing Title
STORMWATER CONCEPT DESIGN
DETAILS SHEET
SHEET 2 OF 2

Project No	Drawing No	Revision No
20180324	SW301	H

A1



EROSION AND SEDIMENT CONTROL

SCALE 1:500

EROSION & SEDIMENTATION CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.
2. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
3. NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
4. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
5. CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

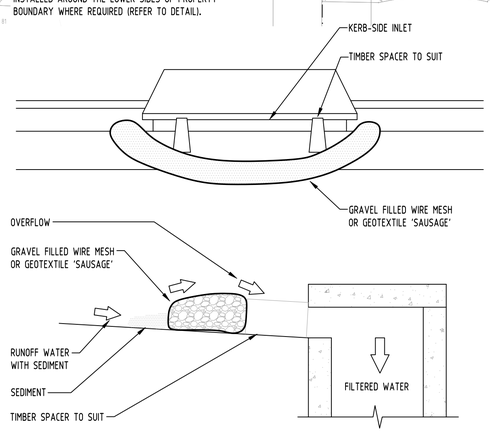
GENERAL NOTES

1. THIS PLAN IS A CONCEPT PLAN ONLY FOR STORMWATER DISPOSAL & EROSION CONTROL. IT IS NOT SUITABLE FOR CONSTRUCTION. THIS PLAN SHOULD BE ADAPTED BY THE BUILDER DURING DEMOLITION, EXCAVATION & CONSTRUCTION PHASES TO ENSURE ADEQUATE PERFORMANCE.
2. ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE ONLY. ACTUAL LOCATION, SIZES, LEVELS & GRADES MAY ALTER WHEN DETAIL DESIGN WORKS ARE DOCUMENTED.

CLAY SOILS

A SYSTEM SHALL BE INSTALLED TO EITHER:

1. TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.
2. TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL



GRAVEL INLET FILTER (SAUSAGE)

NOT TO SCALE

CONSTRUCTION NOTES:

FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAT THE LENGTH OF THE INLET PIT

FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL

FORM AN ELLIPTICAL CROSS-SECTION OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY

MAINTAIN THE OPENING WITH SPACER BLOCKS

FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER

FIT TO ALL KERB INLETS AT SAG POINTS

STABILISED ACCESS POINT

TYPE II SAP

THE TYPE II SAP DESIGN IS MORE DEFINED IN THAT IT REQUIRES AN AREA OF BALLAST WITHIN THE SITE COMBINED WITH A SHAKER PAD, ADJACENT THE SHAKER PAD AND IN THE PUBLIC WAY IS A TEMPORARY (CONCRETE) VEHICULAR CROSSING (SEE DIAGRAM)

STABILISED ACCESS POINT - TYPE 2

NOTES

IN BOTH TYPE I AND TYPE II SAPS, THE TEMPORARY VEHICULAR CROSSING MUST:

CONNECT TO AN EXISTING GUTTER LAYBACK (WHERE KERB AND GUTTER EXIST). IF A GUTTER LAYBACK DOES NOT EXIST THEN THE CONNECTION MUST BE MADE TO THE GUTTER BY REMOVING THE ADJACENT KERB SECTION ONLY.
CONNECT TO A DISH CROSSING (WHERE KERB AND GUTTER DOES NOT EXIST). IF A DISH CROSSING DOES NOT EXIST, THEN IT MUST BE CONSTRUCTED IN ACCORDANCE WITH DETAILS CONTAINED IN COUNCIL'S ISSUED FOOTPATH CROSSING LEVELS.

IT SHOULD BE NOTED THAT THESE TYPES OF SAPS ARE CONSIDERED TO BE APPLICABLE FOR THE MAJORITY OF ACTIVITIES HOWEVER SOME SITES MAY REQUIRE SPECIAL CONSIDERATION.

SHAKER PAD (CATTLE-GRID)

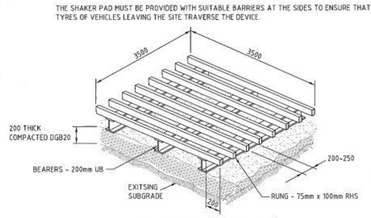
A CORRECTLY DESIGNED AND INSTALLED SHAKER PAD WILL ASSIST IN PREVENTING SEDIMENT TRANSFER FROM A SITE. ANY STABILISED ACCESS POINT (SAP) CAN BE DESIGNED WITH A SHAKER PAD (COMPULSORY IN TYPE II SAP'S).

SHAKER PADS CAN BE DESIGNED AND CONSTRUCTED TO ENABLE RE-USE ON FUTURE PROJECTS.

THE SHAKER PAD:

- MUST BE DESIGNED AND CERTIFIED BY A PRACTICING STRUCTURAL ENGINEER. THE CERTIFIED DESIGN SHOULD BE SUBMITTED WITH THE RELEVANT APPLICATION
- CAN BE CONSTRUCTED FROM ANY SUITABLE MATERIAL
- MUST BE LOCATED ON A SUITABLY PREPARED AND COMPACTED SUB-GRADE/BASE MATERIAL
- MUST BE SITUATED SUCH THAT THE RUNGS OF THE SHAKER PAD ARE LEVEL WITH THE ADJOINING NATURAL SURFACE
- MUST BE A MINIMUM 3.5M IN LENGTH
- MUST BE A MINIMUM 3.5M IN WIDTH
- MUST HAVE CLEAR SPACING BETWEEN RUNGS OF 200 - 250MM
- RUNGS MUST HAVE A MAXIMUM WIDTH (BEARING AREA) OF 75MM
- MUST HAVE A MINIMUM CLEAR DEPTH OF 300MM IE FROM THE TOP OF THE RUNG TO THE FINISHED SUB-GRADE/BASE LEVEL

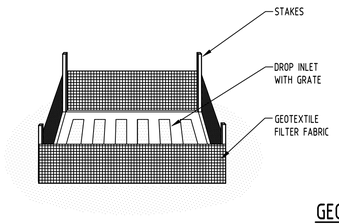
THE SHAKER PAD MUST BE PROVIDED WITH SUITABLE BARRIERS AT THE SIDES TO ENSURE THAT ALL TYRES OF VEHICLES LEAVING THE SITE TRAVERSE THE DEVICE.

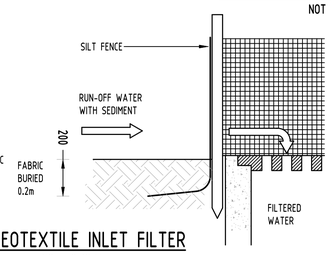


SHAKER PAD (CATTLE-GRID)

LEGEND

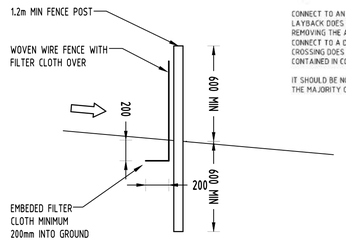
- SEDIMENT FENCE
- STABILISED SITE ACCESS
- SANDBAGS





GEOTEXTILE INLET FILTER

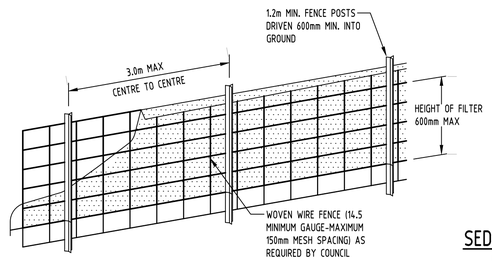
NOT TO SCALE



TYPICAL SECTION

GEOTEXTILE INLET FILTER

GEOTEXTILE INLET FILTER IS PLACED IN EVERY PIT WITHIN THE SITE TO ENSURE THE RUNOFF WATER DURING CONSTUCTION NOT ENTER THE PITS.



DIAGRAMMATIC VIEW

SEDIMENT FENCE

NOT TO SCALE

Issue	Last revision title	by	Date	Status
H	ISSUE FOR DEVELOPMENT APPLICATION	MN	06.10.20	2
G	ISSUE FOR DEVELOPMENT APPLICATION	MN	24.09.20	2
F	ISSUE FOR DEVELOPMENT APPLICATION	AA	15.07.20	2
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A	ISSUE FOR DEVELOPMENT APPLICATION	AA	13.05.19	2
P1	PRELIMINARY ISSUE	AA	15.04.19	1

Issuer internal sequence and revision history

1-preliminary 2-development application 3-construction certificate 4-tender 5-construction 6-other

Reference Coordination Drawing

Discipline	Drawing Title and Number	Date	Rev.
ARCH			
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

ENGINEERS AUSTRALIA Chartered Professional Engineer MEMBER

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APPROVED	SH	DATE	06.10.20

Scales

0m 5 10 15 20 25

SCALE 1:500 ON ORIGINAL SIZE

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BALINTORE DEVELOPMENTS

ARCHITECT
ae design partnership
architecture urban design planning

SGC Engineering Value
Suite 5.03, Level 5,
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T: +61 2 8883 4239
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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
28 INGLEBURN ROAD - LOTS 1, 2 & 3
LEPPINGTON

Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	17 OF 19	1:500 @ A1

Drawing Status: FOR APPROVAL
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Drawing Title
EROSION AND SEDIMENT CONTROL
PLAN AND DETAILS

Project No	Drawing No	Revision No
20180324	SW400	H

DATE PLOTTED: 6 October 2020 12:20 PM BY: USER
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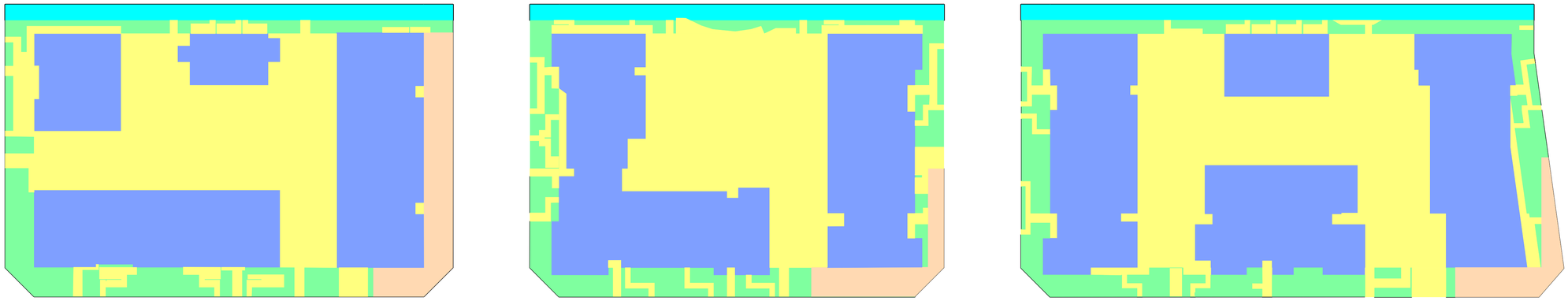

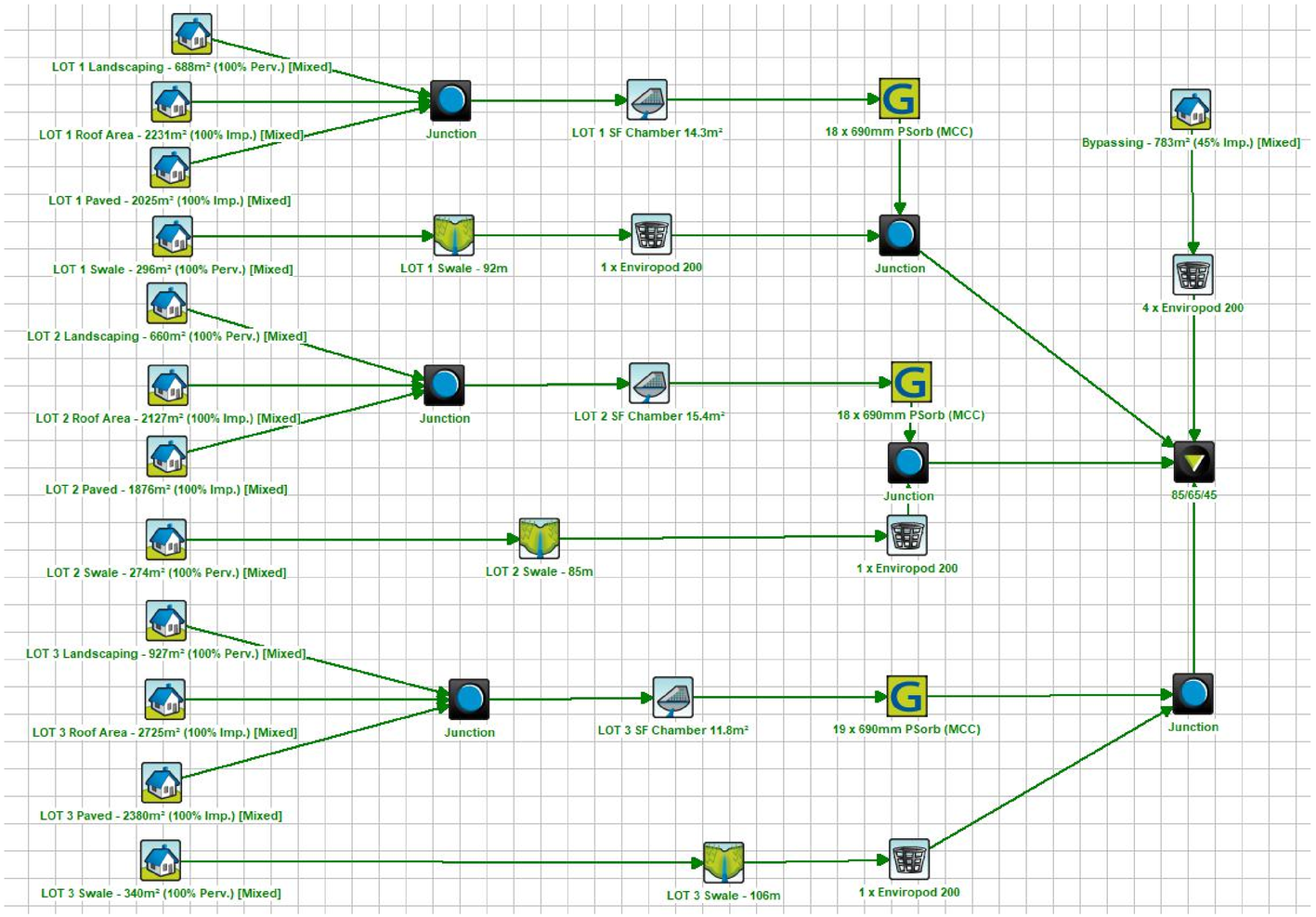

Treatment Train Effectiveness - 85/65/45

	Sources	Residual Load	% Reduction
Flow (ML/yr)	10.2	10.2	0
Total Suspended Solids (kg/yr)	2040	307	85
Total Phosphorus (kg/yr)	4.18	0.97	76.8
Total Nitrogen (kg/yr)	29.2	14.7	49.8
Gross Pollutants (kg/yr)	263	0	100

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H	ISSUE FOR DEVELOPMENT APPLICATION	MN	06.10.20	2
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ENGINEERS AUSTRALIA
Chartered Professional Engineer
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PROPOSED RESIDENTIAL DEVELOPMENT
28 INGLEBURN ROAD - LOTS 1, 2 & 3
LEPPINGTON

Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	18 OF 19	1:500 @ A1

Drawing Status: FOR APPROVAL
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Drawing Title
SYORMWATER CONCEPT DESIGN
MUSIC CATCHMENT PLAN

Project No	Drawing No	Revision No
20180324	SW500	H

DATE PLOTTED: 6 October 2020 12:20 PM BY : USER

CAD FILE: C:\Users\User\AppData\Local\Temp\BricsCAD\bp_65V500.dwg

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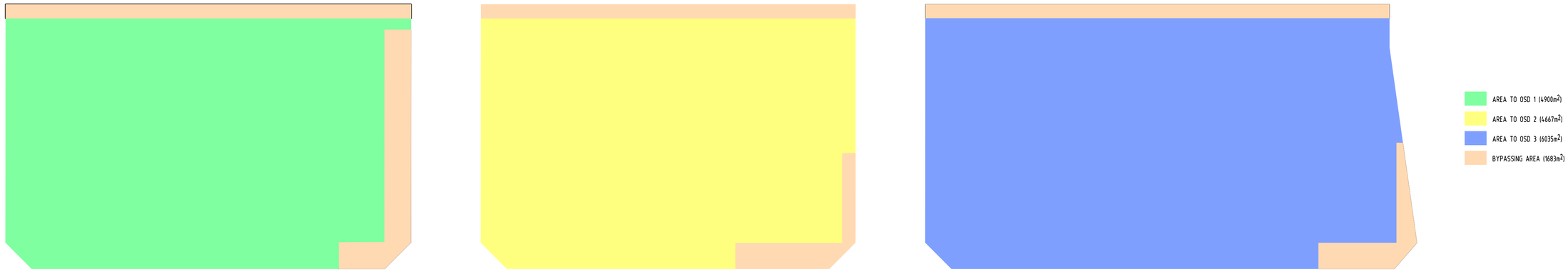
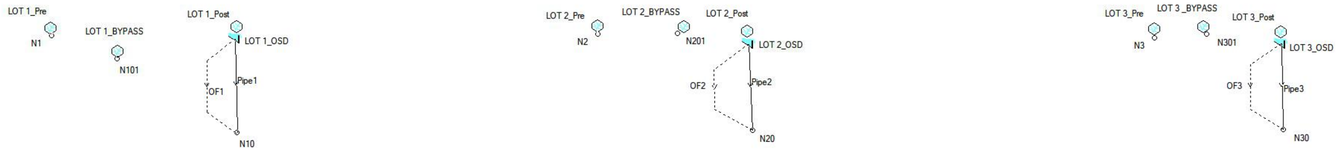


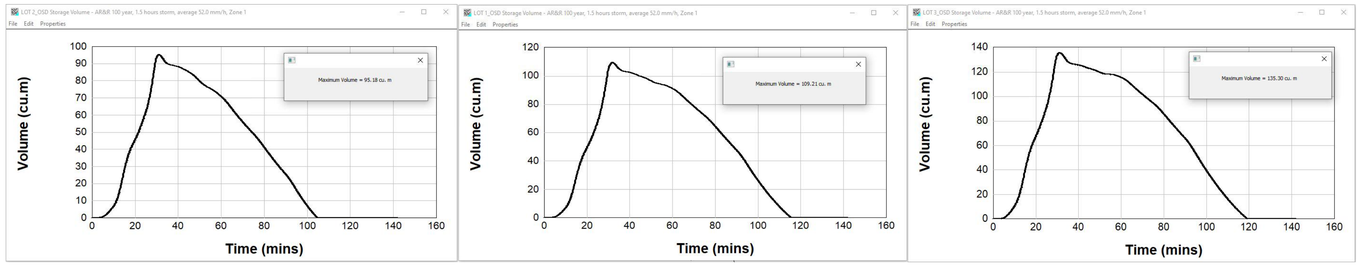
OSD CATCHMENT PLAN

SCALE 1:500

POST-DEVELOPMENT OSD CALCULATIONS TABLE:

LOT 1 AREA (m2)	PRE-DEV IMPERVIOUS (%)	POST-DEV IMPERVIOUS (%)	STORM (YR)	PRE-DEV FLOW (m3/s)	POST-DEV FLOW (m3/s)	PIPE OUTFLOW (m3/s)	WEIR OUTFLOW (m3/s)	TOTAL BYPASS (m3/s)	TOTAL PSD (m3/s)	OSD VOLUME (m3)
5707	5	95	2	0.046	0.112	0.04	N/A	0.007	0.047	105.7
			5	0.082	0.155	0.05	N/A	0.014	0.064	
			10	0.108	0.18	0.056	N/A	0.018	0.074	
			20	0.145	0.215	0.061	0.029	0.023	0.113	
			50	0.189	0.243	0.063	0.084	0.025	0.172	
			100	0.226	0.274	0.064	0.131	0.029	0.224	
LOT 2 AREA (m2)	**PRE-DEV IMPERVIOUS (%)**	**POST-DEV IMPERVIOUS (%)**	**STORM (YR)**	**PRE-DEV FLOW (m3/s)**	**POST-DEV FLOW (m3/s)**	**PIPE OUTFLOW (m3/s)**	**WEIR OUTFLOW (m3/s)**	**TOTAL BYPASS (m3/s)**	**TOTAL PSD (m3/s)**	**OSD VOLUME (m3)**
5166	5	95	2	0.046	0.106	0.042	N/A	0.004	0.046	89.6
			5	0.085	0.146	0.05	N/A	0.008	0.058	
			10	0.11	0.169	0.054	N/A	0.010	0.064	
			20	0.149	0.203	0.059	0.008	0.014	0.081	
			50	0.183	0.23	0.061	0.07	0.017	0.148	
			100	0.210	0.258	0.062	0.129	0.019	0.21	
LOT 3 AREA (m2)	**PRE-DEV IMPERVIOUS (%)**	**POST-DEV IMPERVIOUS (%)**	**STORM (YR)**	**PRE-DEV FLOW (m3/s)**	**POST-DEV FLOW (m3/s)**	**PIPE OUTFLOW (m3/s)**	**WEIR OUTFLOW (m3/s)**	**TOTAL BYPASS (m3/s)**	**TOTAL PSD (m3/s)**	**OSD VOLUME (m3)**
6452	5	95	2	0.052	0.140	0.048	N/A	0.004	0.052	132.26
			5	0.093	0.189	0.058	N/A	0.008	0.066	
			10	0.122	0.217	0.063	N/A	0.01	0.073	
			20	0.164	0.257	0.068	0.017	0.013	0.098	
			50	0.214	0.299	0.069	0.089	0.018	0.176	
			100	0.256	0.335	0.071	0.163	0.021	0.255	





DRAINS MODEL AND CONFIGURATION

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G	ISSUE FOR DEVELOPMENT APPLICATION	MN	24.09.20	2
F	ISSUE FOR DEVELOPMENT APPLICATION	AA	15.07.20	2
E	ISSUE FOR DEVELOPMENT APPLICATION	AA	08.05.20	2
D	ISSUE FOR DEVELOPMENT APPLICATION	AA	19.02.20	2
C	ISSUE FOR DEVELOPMENT APPLICATION	AA	29.01.20	2
B	ISSUE FOR DEVELOPMENT APPLICATION	AA	05.06.19	2
A	ISSUE FOR DEVELOPMENT APPLICATION	AA	13.05.19	2
P1	PRELIMINARY ISSUE	AA	15.04.19	1

Issuer internal sequence and revision history

1-preliminary 2-development application 3-construction certificate
4-tender 5-construction 6-other

Reference Coordination Drawing

Discipline	Drawing Title and Number	Date	Rev.
ARCH			
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

ENGINEERS AUSTRALIA Chartered Professional Engineer MEMBER

DIMENSIONS NOT SHOWN TO BE CHECKED ON SITE. DO NOT SCALE OF THIS DRAWING. POSITIONS OF AUTHORITIES MAINS AND/OR EXISTING SERVICES ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE CONSULTING ENGINEER FOR DECISION/CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER CONSULTANTS' DRAWINGS.

QUALITY CONTROL

DRAWN	MN	DATE	06.10.20
CHECKED	SH	DATE	06.10.20
DESIGNED	MN	DATE	06.10.20
VERIFIED	SH	DATE	06.10.20
APPROVED	SH	DATE	06.10.20

Scales

0m 5 10 15 20 25
SCALE 1:500 ON ORIGINAL SIZE

CLIENT
BALINTORE DEVELOPMENTS

ARCHITECT
ae design partnership
architecture urban design planning

SGC Engineering Value
Suite 5.03, Level 5,
156 PACIFIC HIGHWAY
ST. LEONARDS, NSW 2065
T: +61 2 8883 4239
Email: office@sgce.com.au
Web: www.sgce.com.au
A.B.N. 21 118 222 530

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
28 INGLEBURN ROAD - LOTS 1, 2 & 3
LEPPINGTON

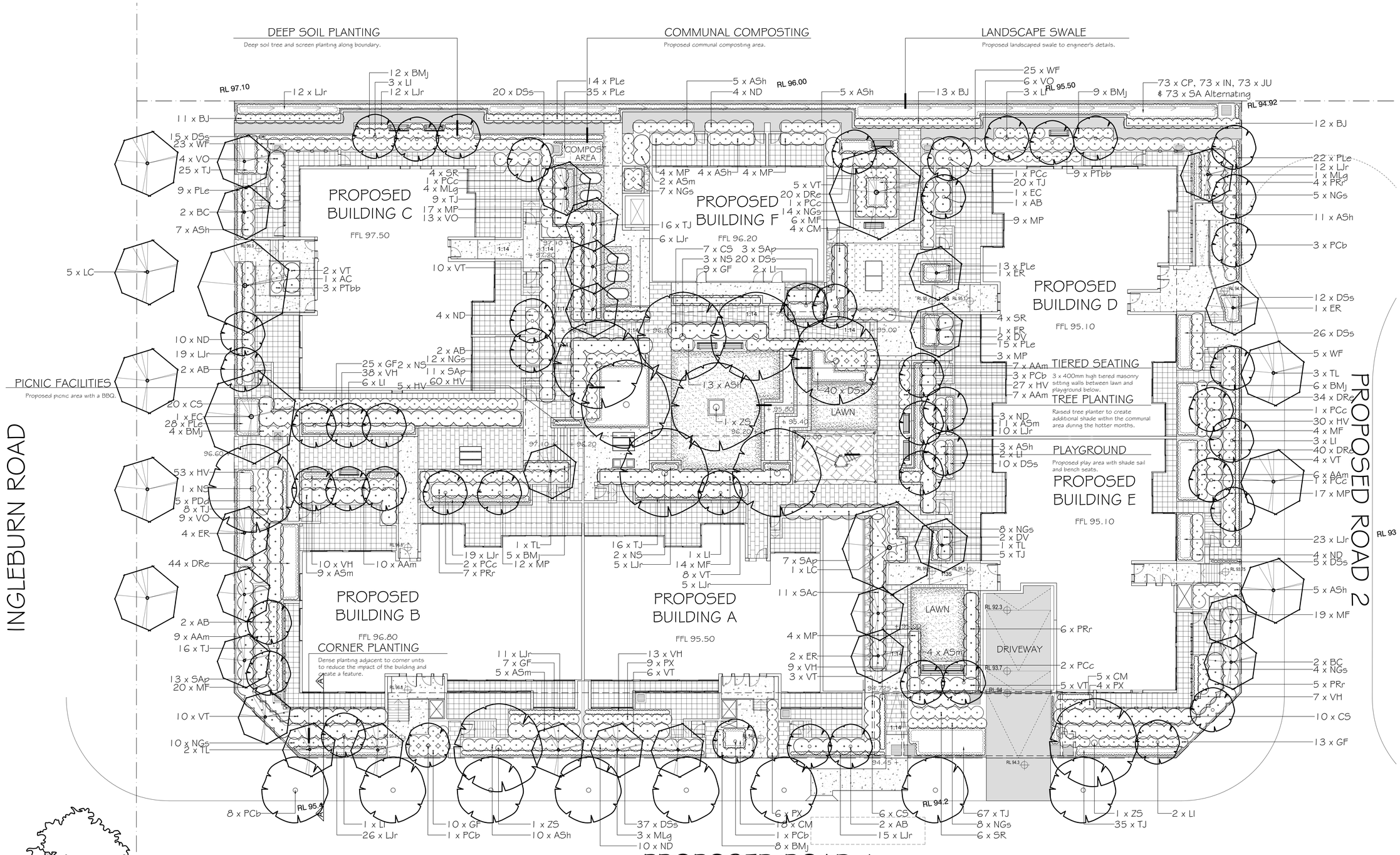
Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	19 OF 19	1:500 @ A1

Drawing Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawing Title
SYORMWATER CONCEPT DESIGN
OSD CATCHMENT PLAN

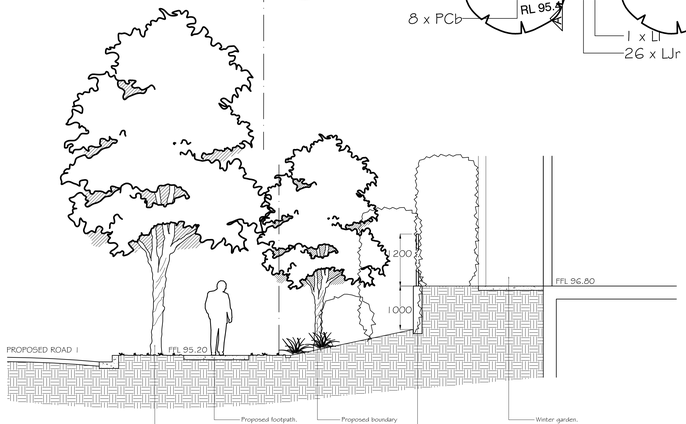
Project No	Drawing No	Revision No
20180324	SW501	H

CAD FILE: C:\Users\USer\AppData\Local\Temp\Bricsd\AcDp_65456\0.dwg

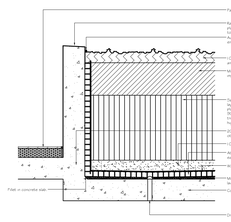


LEGEND

- EXISTING LEVELS
- PROPOSED LANDSCAPE LEVELS
- PROPOSED TREE
- PROPOSED DECIDUOUS TREES
- PROPOSED SCREEN SHRUBS/HEDGES
- MASS PLANTING OF GROUND COVERS
- NEW TURF AREAS: SOFT LEAF BUFFALO
- FEATURE PAVING 1
- FEATURE PAVING 2
- COURTYARD PAVING
- CONCRETE PAVING
- SOFT FALL RUBBER
- PEBBLE MULCH
- SYNTHETIC GRASS
- MASONRY WALLS
- RAISED KERB
- BRICK GARDEN EDGING



1 **SECTION A-A**
SCALE 1:50
TYPICAL SECTION.



2 **RAISED PLANTER BOX - ON SLAB**
SCALE 1:20
TYPICAL SECTION.

SCHEDULE OF PLANT MATERIAL

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
AB	*Acer buergerianum*	Trident Maple	9	6m	45 litre	2
AAm	*Acmena smithii* 'Allyn Magic'	Dwarf Lilli Pilli	49	1m	200mm	-
ASh	*Acmena smithii* 'Hedgemaster'	Dwarf Lilli Pilli	63	1.5m	200mm	-
ASm	*Acmena smithii* 'Minor'	Dwarf Lilli Pilli	31	3m	200mm	-
AC	*Angophora costata*	Sydney Red Gum	1	25m	45 litre	2
BC	*Backhousia cirtodora*	Lemon Scented Myrtle	4	7m	45 litre	2
BJ	*Baumea juncea*	Twig Rush	50	1m	200mm	-
BMj	*Buxus microphylla var. japonica*	Japanese Box	44	1m	200mm	-
CS	*Camellia sasanqua*	Sasanqua Camellia	43	3m	200mm	-
CM	*Clivia miniiata*	Bush Lily	27	0.4m	140mm	-
CP	*Cyperus polystachyos*	Leafy Twigrush	73	0.6m	140mm	-
DSs	*Dianella* 'Silver Streak'	Silver Streak Dianella	185	0.4m	140mm	-
DRe	*Dichondra repens*	Kidney Weed	138	0.4m	140mm	-
DV	*Dodonaea viscosa* 'Purpurea'	Purple Hop Bush	4	3m	200mm	-
ER	*Elaeocarpus reticulatus*	Blueberry Ash	9	5m	45 litre	2
EC	*Eucalyptus crebra*	Narrow Leaf Red Iron Bark	2	20m	45 litre	2
GF	*Gardenia augusta* 'Florida'	Gardenia	64	1m	200mm	-
HV	*Hardenbergia violacea*	Native Sarsparilla	175	prostrate	140mm	-
LI	*Lagerfroemia indica*	Crepe Myrtle	23	4m	45 litre	2
IN	*Isolepis nodosa*	Nobby Clubrush	73	1m	200mm	-
JU	*Juncus usitatus*	Common Rush	73	0.6m	140mm	-
LJr	*Liriope* 'Just Right'	Turf Lily	163	0.4m	140mm	-
LC	*Lophostemon confertus*	Brush Box	6	15m	45 litre	2
MLg	*Magnolia grandiflora* 'Little Gem'	Dwarf Magnolia	8	5m	45 litre	2
MF	*Michelia figo*	Port Wine Magnolia	63	4m	300mm	-
MP	*Murraya paniculata*	Orange Jasmine	70	2m	200mm	-
ND	*Nandina domestica*	Sacred Bamboo	35	2m	200mm	-
NGs	*Nandina domestica* 'Gulf Stream'	Dwarf Sacred bamboo	68	0.6m	200mm	-
NS	*Nyssa sylvatica*	Tupelo	8	15m	45 litre	2
PX	*Philodendron* 'Xanadu'	Dwarf Philodendron	19	1m	200mm	-
PTbb	*Phormium tenax* 'Bronze Baby'	Dwarf NZ Flax	12	1m	140mm	-
PDd	*Phormium* 'Dark Delight'	New Zealand flax	5	1m	140mm	-
PRr	*Photinia* 'Red Robin'	Red Robin Photinea	22	3m	200mm	-
PLe	*Poa labillardieri* 'Eskdale'	Eskdale	122	0.6m	140mm	-
PCb	*Pyrus calleryana* 'Bradford'	Ornamental Pear	16	12m	45 litre	2
PCc	*Pyrus calleryana* 'Chanticleer'	Pear	9	10m	45 litre	2
SA	*Schoenus apogon*	Common Bog-rush	73	0.25m	140mm	-
SR	*Strelitzia reginae*	Bird of Paradise	14	1.5m	200mm	-
SAc	*Syzygium* 'Aussie Compact'	Dwarf Lilli Pilli	11	4.5m	200mm	-
SAp	*Syzygium australe* 'Pinnacle'	Dwarf Lilli Pilli	34	3m	200mm	-
TJ	*Trachelospermum jasminoides*	Star Jasmine	217	prostrate	140mm	-
TL	*Tristaniopsis laurina*	Water Gum	7	8m	45 litre	2
VO	*Viburnum odoratissimum*	Sweet Viburnum	32	2.5m	200mm	-
VT	*Viburnum tinus*	Sweet Viburnum	53	3m	200mm	-
VH	*Viola hederacea*	Native Violet	77	0.1m	140mm	-
WF	*Westringia fruiteosa*	Coastal Rosemary	53	2m	200mm	-
ZS	*Zelkova serrata* 'Green Vase'	Japanese Zelkova	3	14m	45 litre	2

REVISIONS

A 13.11.19
1. Revisions to suit Council requirements and revised architectural plans.

B 09.12.19
1. Revisions to suit Council requirements and revised architectural plans.

C 12.02.20
1. Revisions to suit revised architectural plans.

D 29.04.20
1. Revisions to communal open space to add more deep soil planting.

E 24.07.20
1. Revisions to suit revised hydraulic plans.

Verify all dimensions on site before commencing construction or ordering materials. Verify the dimensions of all manufactured products before installation. Use figured dimensions in preference to scaled dimensions. Report any discrepancies to the Landscape Architect for a decision before work commences.

NOTES

This plan is to be read in conjunction with all documentation prepared by **AE Design Partnership**.

iscape LANDSCAPE ARCHITECTURE
office. 16/303 pacific highway
lindfield nsw 2070
postal. 25 bent street
lindfield nsw 2070
ph 9416 4290 fax 9416 4735
A.C.N 097 328 580
email ijla@netspace.net.au

project
Proposed Development
Lot 1 28 Ingleburn Road, Leppington

drawing
Lot 1 Landscape Plan

client
Balintore Developments

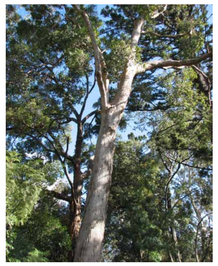
date	scale
July 2020	1:125 @ A0 1:250 @ A2
job.dwg no.	**no. in set**
31.20(19)/106'E'	TWO/SIX
designed by	**drawn by**
IJ	HL

0 2 4 10
3 5

TREES


Plant code: AB
Acer buergerianum
Trident Maple


Plant code: AC
Angophora costata
Smooth-barked Apple


Plant code: AF
Angophora floribunda
Rough Barked Apple


Plant code: BC
Backhousia citriodora
Lemon Scented Myrtle


Plant code: CA
Cupaniopsis anacardioides
Tuckeroo


Plant code: ER
elaeocarpus reticulatus
Blueberry Ash


Plant code: EC
Eucalyptus crebra
Narrow Leaf Red Iron Bark


Plant code: JM
Jacaranda mimosifolia
Jacaranda


Plant code: LI
Lagerstroemia indica
Crepe Myrtle


Plant code: LC
Lophostemon confertus
Brush Box


Plant code: MG
Magnolia grandiflora
Bull Bay Magnolia


Plant code: MLg
Magnolia 'Little Gem'
Dwarf Magnolia


Plant code: NS
Nyssa sylvatica
Tupelo


Plant code: PCb
Pyrus calleryana 'Bradford'
Ornamental Pear

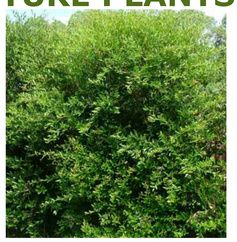

Plant code: PCc
Pyrus calleryana
'Chanticleer'
Ornamental Pear


Plant code: TL
Tristaniopsis laurina
Water Gum


Plant code: ZS
Zelkova serrata 'Green Vase'
Japanese Zelkova

SHRUBS & FEATURE PLANTS


Plant code: AAm
Acmena smithii 'Allyn Magic'
Dwarf Lilli Pilli


Plant code: ASm
Acmena smithii var. minor
Dwarf Lilly Pilly

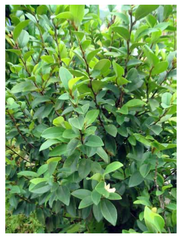

Plant code: BMj
Buxus microphylla var. japonica
Japanese Box


Plant code: CS
Camellia sasanqua
Sasanqua Camellia


Plant code: DV
Dodonaea viscosa
'Purpurea'
Purple Hop Bush


Plant code: DE
Doryanthes excelsa
Gymea Lily


Plant code: GF
Gardenia augusta 'Florida'
Gardenia


Plant code: MF
Michelia figo
Port Wine Magnolia


Plant code: MP
Murraya paniculata
Orange Jessamine

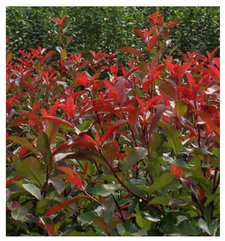

Plant code: ND
Nandina domestica
Sacred Bamboo


Plant code: NGs
Nandina domestica
'Gulf Stream'
Dwarf Sacred Bamboo


Plant code: PX
Philodrendrum 'Xanadu'
Xanadu


Plant code: PTbb
Phormium tenax 'Bronze Baby'
Dwarf NZ FLax


Plant code: PDd
Phormium 'Dark Delight'
New Zealand flax


Plant code: PRr
Photinia 'Red Robin'
Red Robin Photinea


Plant code: SR
Strelitzia reginae
Bird of Paradise


Plant code: SAc
Syzygium 'Aussie Compact'
Dwarf Lilli Pilli


Plant code: SAp
Syzygium australe 'Pinnacle'
Dwarf Lilli Pilli


Plant code: VO
Viburnum odoratissimum
Sweet Viburnum


Plant code: VT
Viburnum tinus
Sweet Viburnum


Plant code: WF
Westringia fruticosa
Coastal Rosemary

GROUNDCOVERS


Plant code: CM
Clivia miniata
Bush Lily


Plant code: DSs
Dianella 'Silver Streak'
Sliver Streak Lily


Plant code: DRe
Dichondra repens
Kidney Weed


Plant code: HV
Hardenbergia violacea
Native Sarsparilla


Plant code: LJr
Liriope 'Just Right'
Turf Lily


Plant code: PLe
Poa labillardieri 'Eskdale'
Tussock Grass


Plant code: TJ
Trachelospermum jasminoides
Star Jasmine


Plant code: VH
Viola hederacea
Native Violet

NOTES

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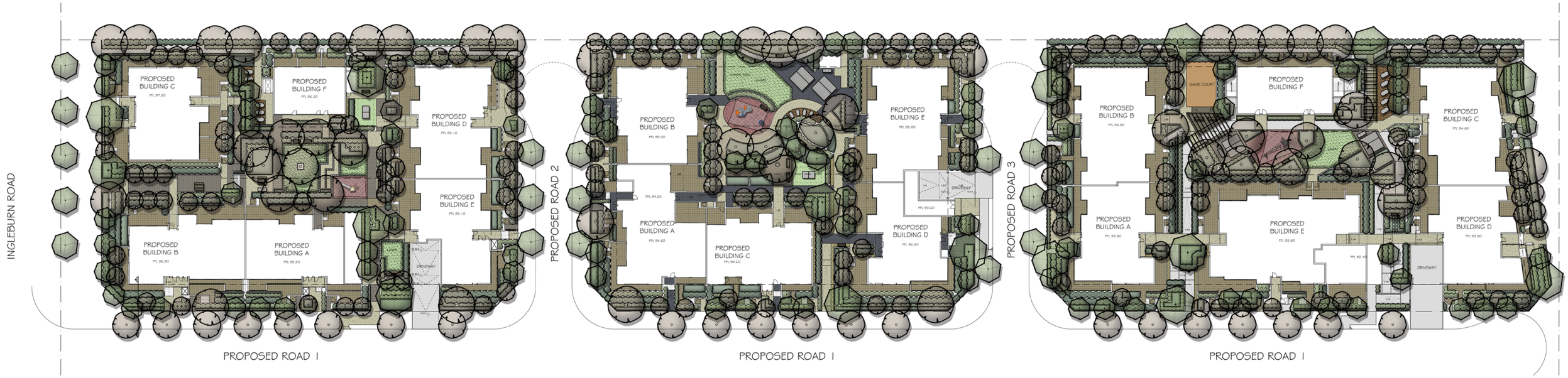
iscape LANDSCAPE ARCHITECTURE
office. 16/303 pacific highway
lindfield nsw 2070
postal. 25 bent street
lindfield nsw 2070
ph 9416 4290 fax 9416 4735
A.C.N 097 328 580
email ijla@netspace.net.au

project
Proposed Development
28 Ingleburn Road, Leppington

drawing
Overall Materials Palette 1

client
Balintore Developments

date	scale
April 2020	-
job.dwg no.	**no. in set**
31.20(19)/112	FIVE/SIX
designed by	**drawn by**
IJ	HL



LEGEND

- EXISTING LEVELS
- + 65.20 PROPOSED LANDSCAPE LEVELS
- PROPOSED TREE
- PROPOSED DECIDUOUS TREES
- PROPOSED SCREEN SHRUBS/HEDGES
- PROPOSED FEATURE SHRUBS
- MASS PLANTING OF GROUND COVERS
- NEW TURF AREAS: SOFT LEAF BUFFALO
- FEATURE PAVING 1
- FEATURE PAVING 2
- FEATURE PAVING 3
- COURTYARD PAVING
- CONCRETE PAVING
- TIMBER DECK
- SOFT FALL RUBBER
- SYNTHETIC GRASS
- DECOMPOSED GRANITE
- PEBBLE MULCH
- MASONRY WALLS
- RAISED KERB
- BRICK GARDEN EDGING

REVISIONS

A **13.11.19**
1. Revisions to suit Council requirements and revised architectural plans.

B **10.12.19**
1. Revisions to suit Council requirements and revised architectural plans.

C **18.02.20**
1. Revisions to suit revised architectural plans.

D **29.04.20**
1. Revisions to communal open space to add more deep soil planting.

NOTES

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Verify all dimensions on site before commencing construction or ordering materials. Verify the dimensions of all manufactured products before installation. Use figured dimensions in preference to scaled dimensions. Report any discrepancies to the Landscape Architect for a decision before work commences.

0 3 6 9 12 15 30

iScape LANDSCAPE ARCHITECTURE
office. 16/303 pacific highway
lindfield nsw 2070
postal. 25 bent street
lindfield nsw 2070
ph 9416 4290 fax 9416 4735
A.C.N 097 328 580
email ijla@netspace.net.au

project
Proposed Development
Lot 1 28 Ingleburn Road, Leppington

drawing
Overall Landscape Plan

client
Balintore Developments

date April 2020
scale 1:300 @ A0 1:150 @ A2
job.dwg no. 31.20(19)/143'D'
no. in set ONE/SIX
designed by IJ
drawn by HL

FURNITURE AND DESIGN ELEMENTS

Town and Park SSE Seat

Town and Park TSE Picnic Setting

Town and Park SHTO2 Picnic Shelter

Town and Park P2 BBQ

Playground Shadesail Example

Lot 2 GT Tanks Vegetable Garden

Lot 3 PergolaWalkway Example

Lot 3 Landmark Pro Chaise Lounge

Table Tennis Table
POPP The Local Table Tennis Table

PLAYGROUND EQUIPMENT

Lot 1 Play Structure
Proludic Play Unit

Lot 2 Play Structure
Kompan BLOQX 3 Climbing Unit

Kompan Rocky

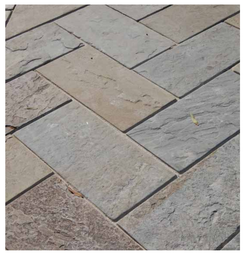
Lot 3 Play Structure
Kompan Enif Climbing Course

PAVING & SURFACE FINISHES

Plain Concrete Paving
Broom finish

Feature Paving 1
Hanson Concretes
ImageCreteExpose Jamberoo
(LE)

Feature Paving 2
Bluestone paving strecher
bond pattern



Feature Paving 3
Bluestone paving herringbone
pattern

Wet Pour Rubber Softfall
Large Pebble Color 1: RH40
Mustard Yellow
Large Pebble Color 2: RH1
Standard Red

Lot 3 Timber Deck & Boardwalk
Finish example

REVISIONS

A **12.02.20**
1. Revisions to suit revised architectural plans.

B **29.04.20**
1. Revisions to Lot 1 & 3 Play Equipment.

NOTES

This plan is to be read in conjunction with all documentation prepared by **AE Design Partnership**.

iScape LANDSCAPE ARCHITECTURE
office. 16/303 pacific highway
lindfield nsw 2070
postal. 25 bent street
lindfield nsw 2070
ph 9416 4290 *fax* 9416 4735
A.C.N 097 328 580
email ijla@netspace.net.au

project
Proposed Development
28 Ingleburn Road,
Leppington

drawing
Overall Materials Palette 2

client
Balintore Developments

date April 2020
scale -
job.dwg no. 31.20(19)/144'B'
no. in set SIX/SIX
designed by IJ
drawn by HL