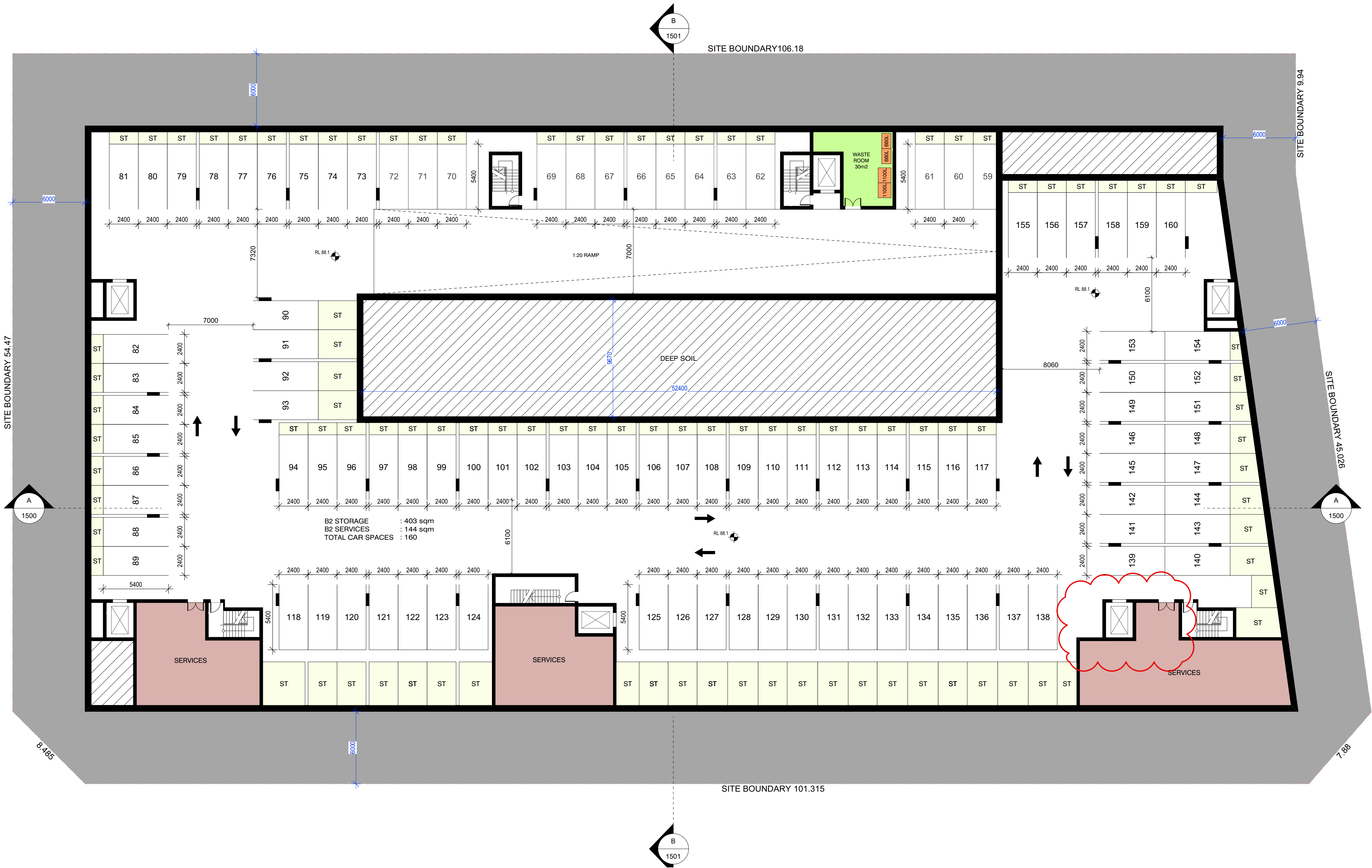




1 BASEMENT LEVEL 2 PLAN
Scale 1:200 @ A2

Project:
Lot 3, 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	20/02/20
F	DA RESPONSE	21/08/20

Date:
20/08/20

Drawn by:
JE, MS, TB

Issue:
F

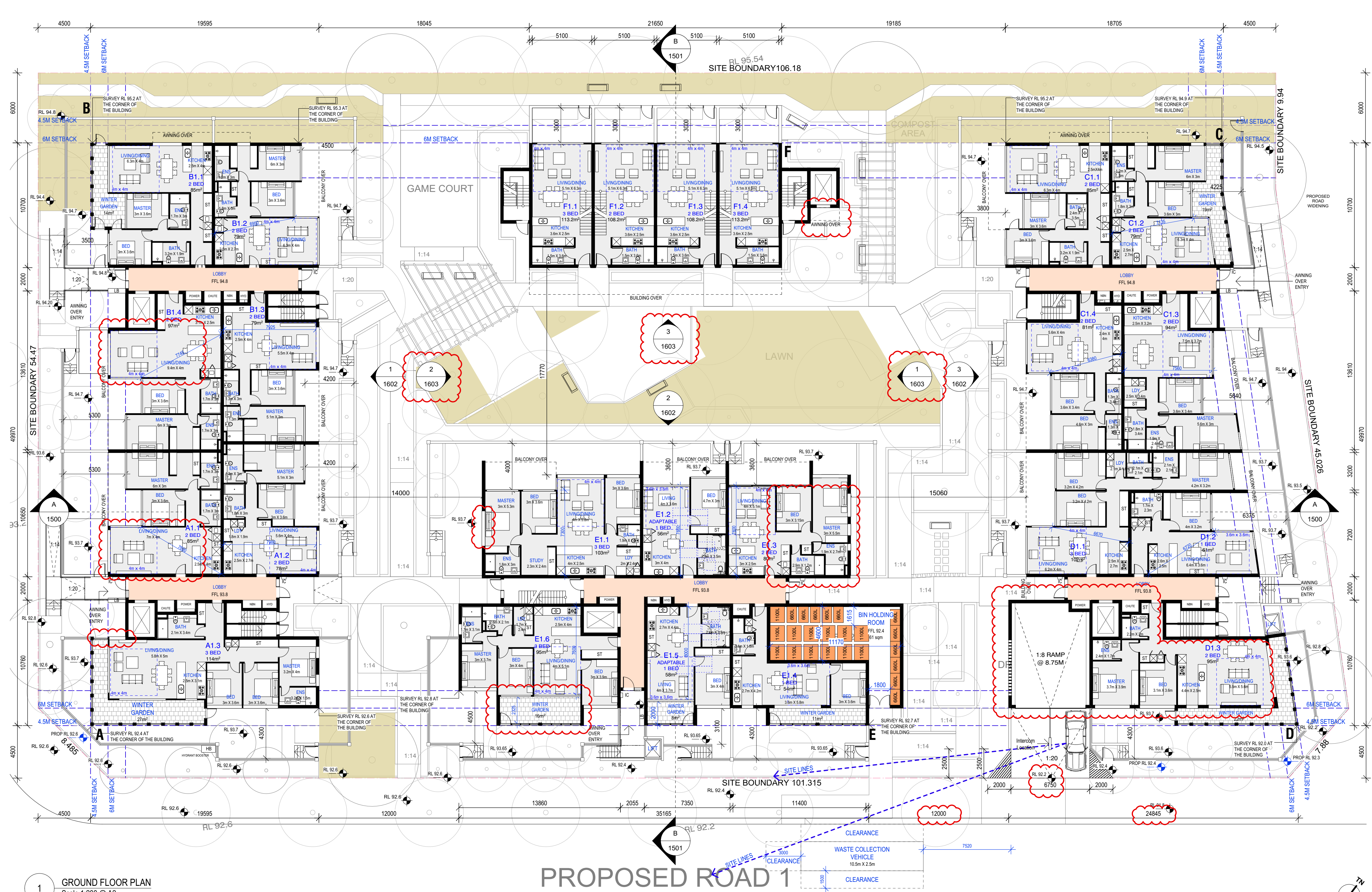
Checked by:
RD

Drawing Title:

Stage:
DA

BASEMENT 2

Drawing No.:
LOT 3 - 1100



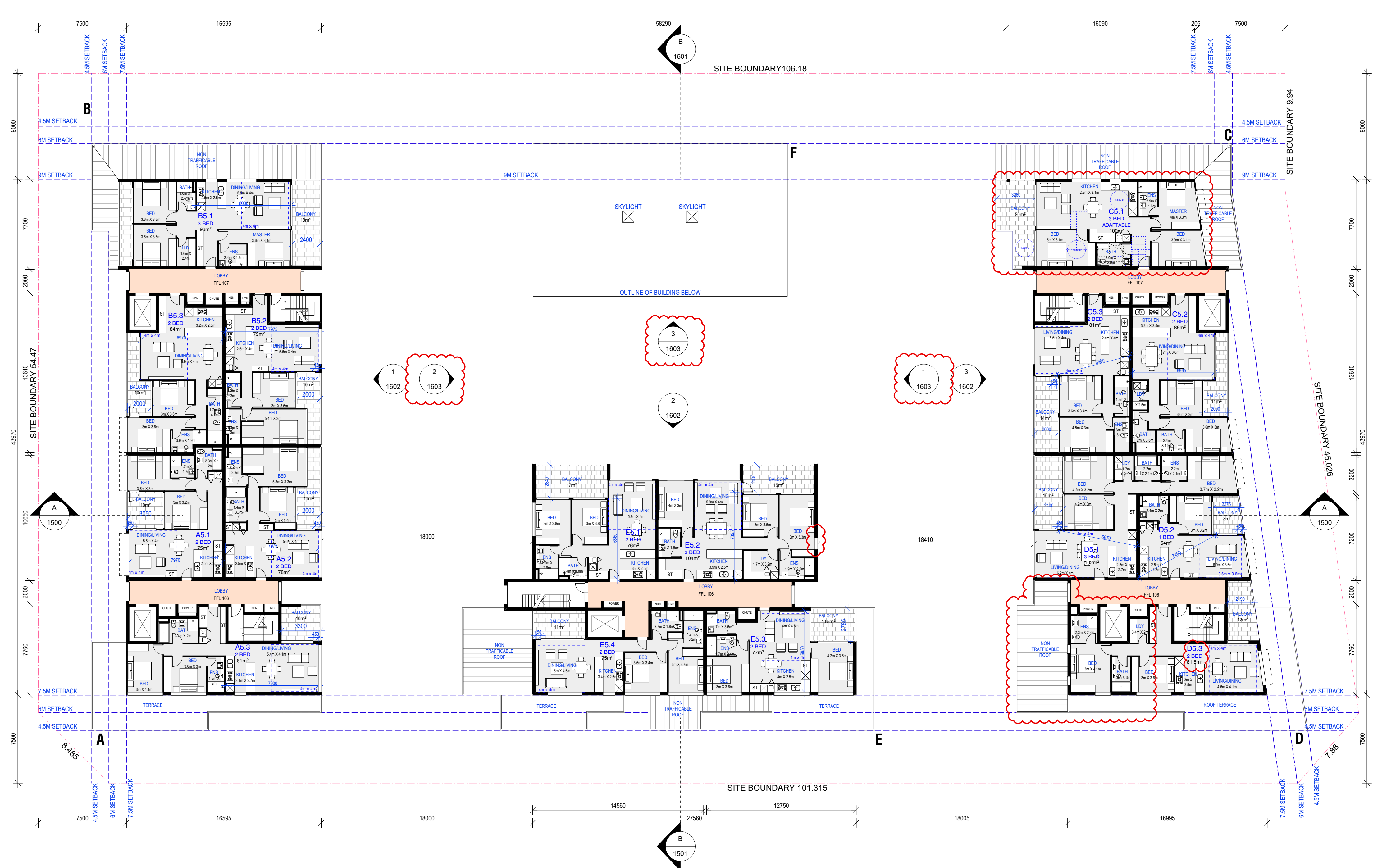
1 GROUND FLOOR PLAN
Scale 1:200 @ A2



1 LEVEL 2 FLOOR PLAN
Scale 1:200 @ A2



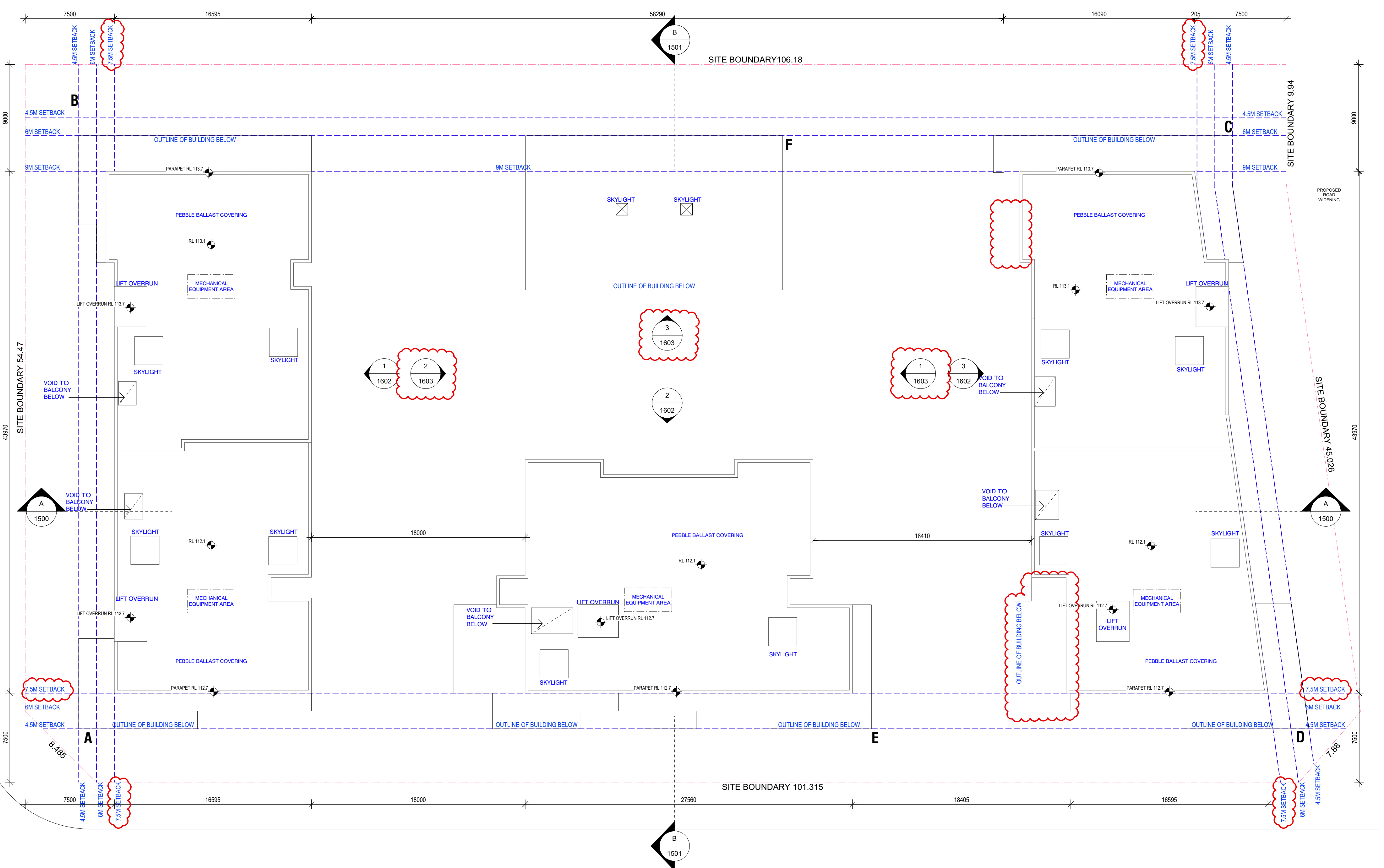
1 LEVEL 3 - 4 FLOOR PLAN
Scale 1:200 @ A2

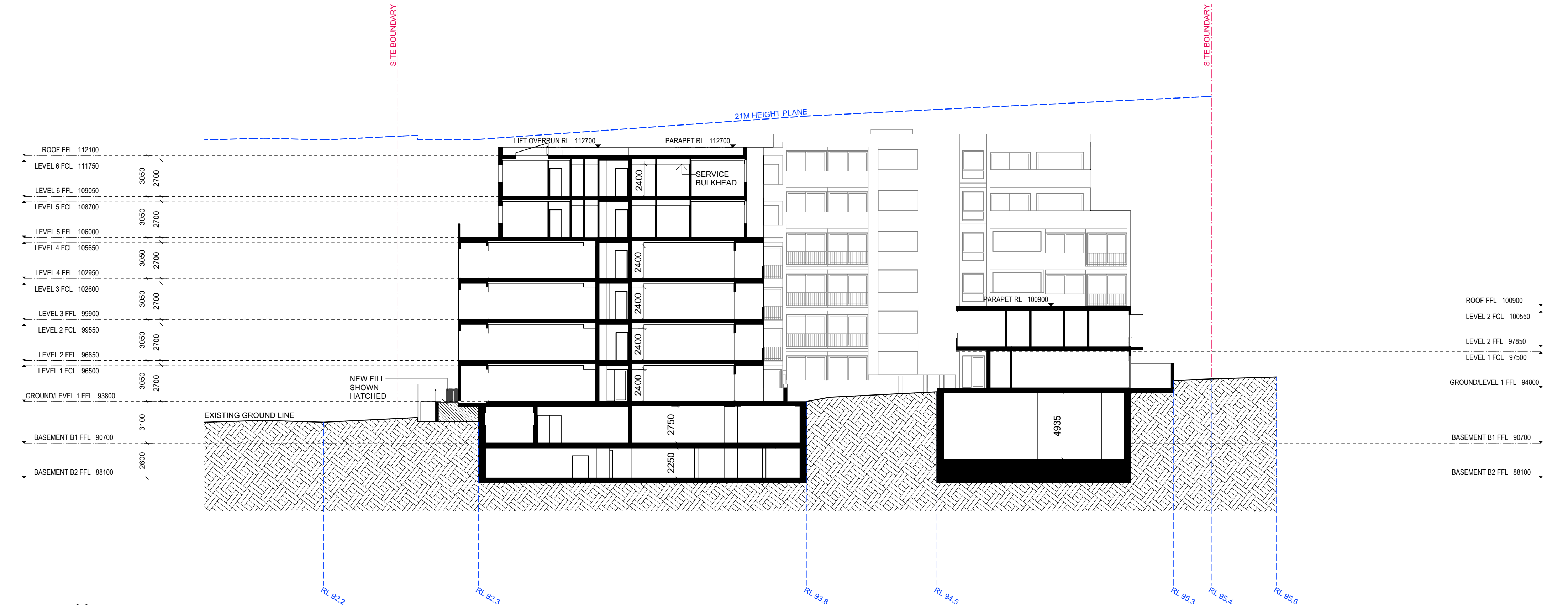


1 LEVEL 5 FLOOR PLAN
Scale 1:200 @ A2

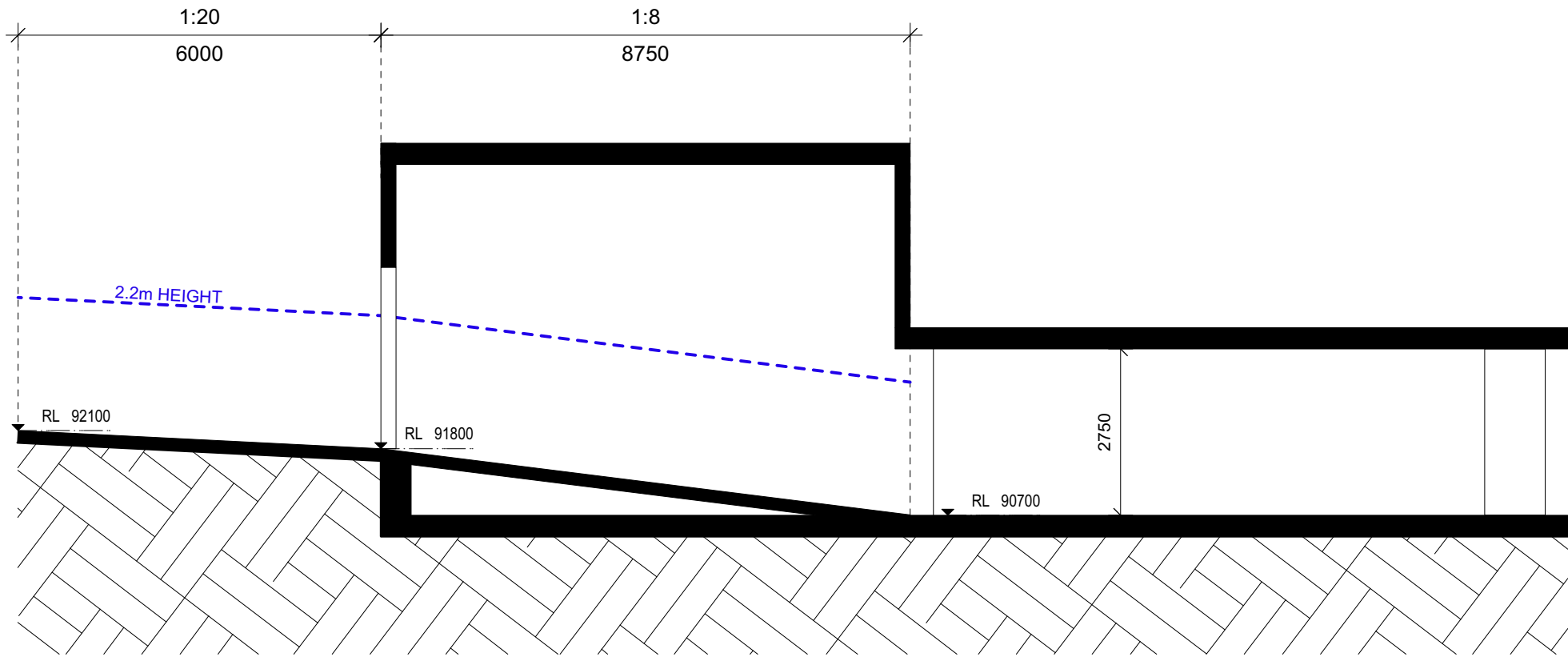


1 LEVEL 6 FLOOR PLAN
Scale 1:200 @ A2

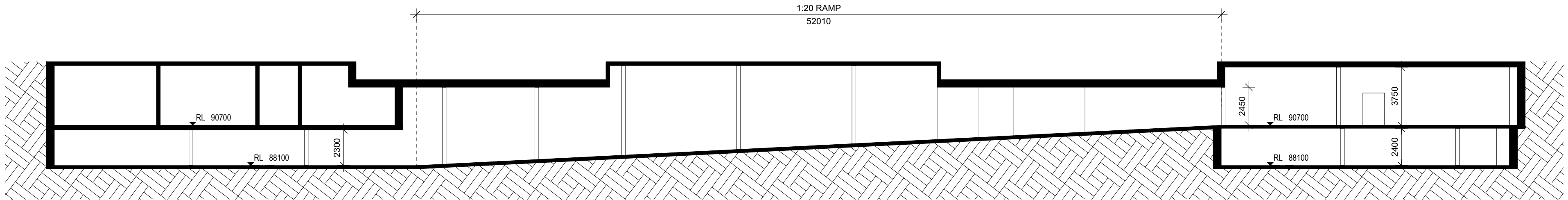




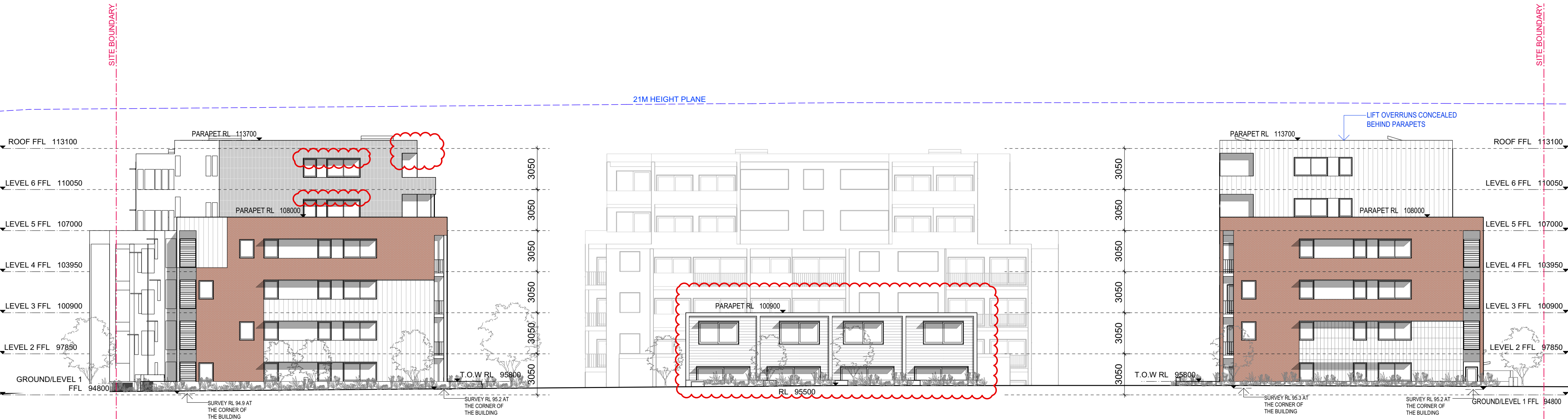
1 SECTION BB
Scale 1:200 @ A2

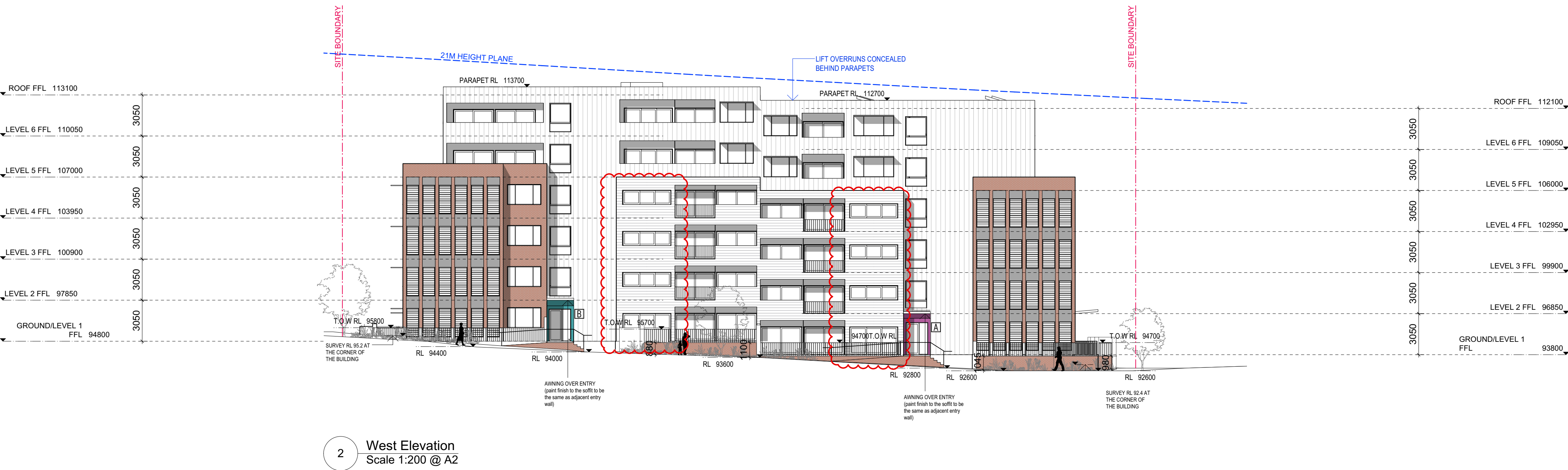
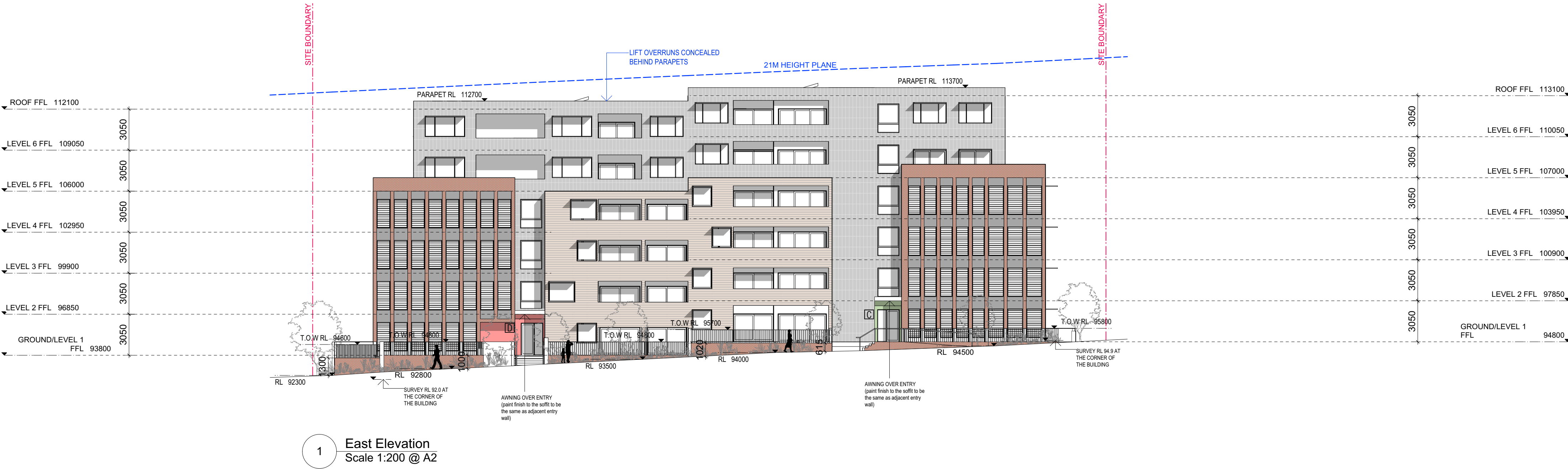


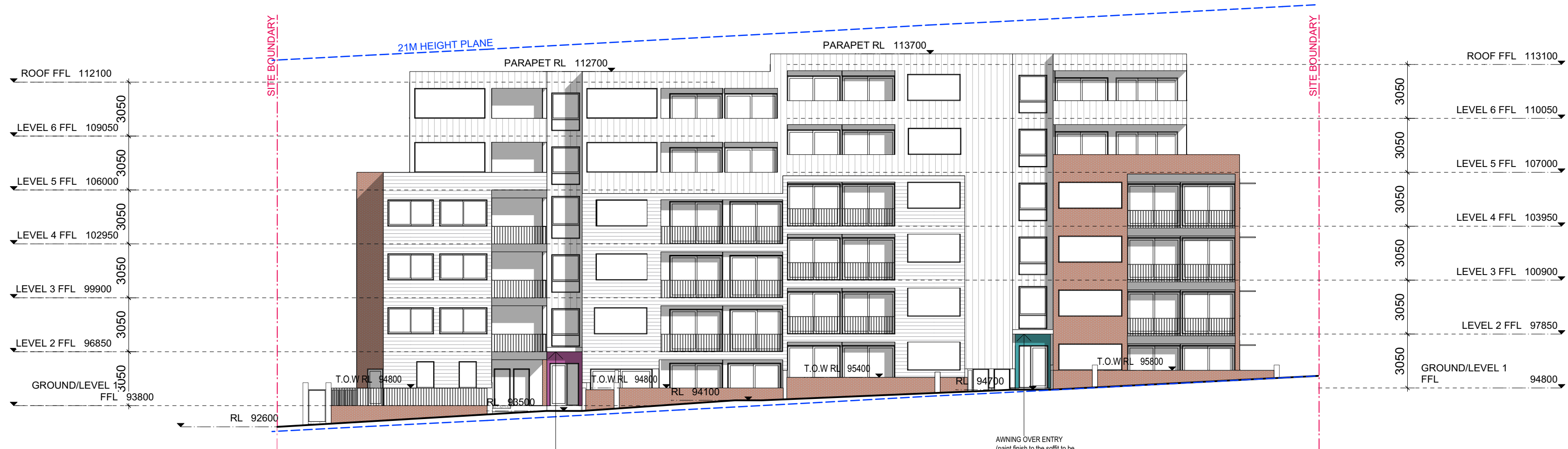
1 Driveway Section
Scale: 1:100



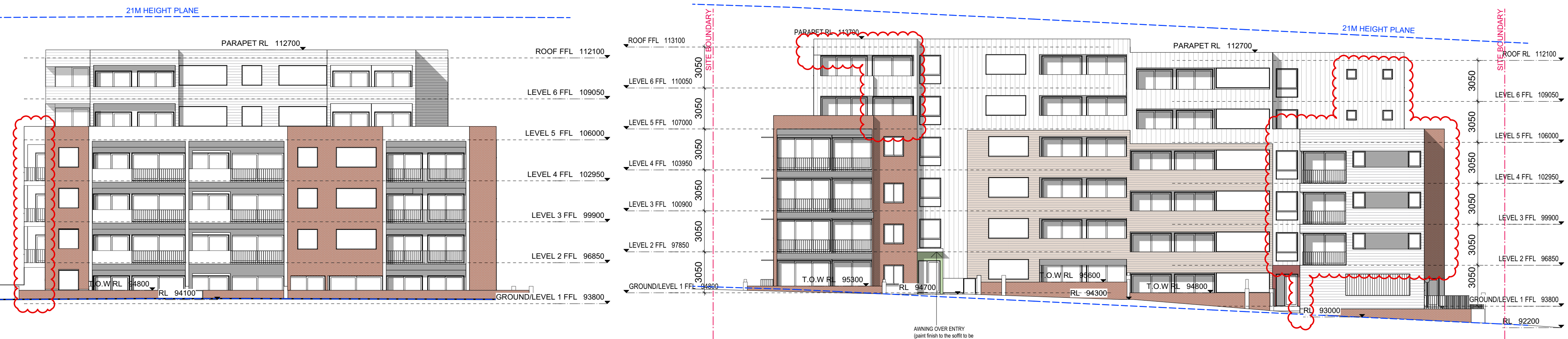
2 Basement Ramp
Scale: 1:200







1 Internal Elevation East
Scale: 1:200



2 Internal Elevation North
Scale: 1:200

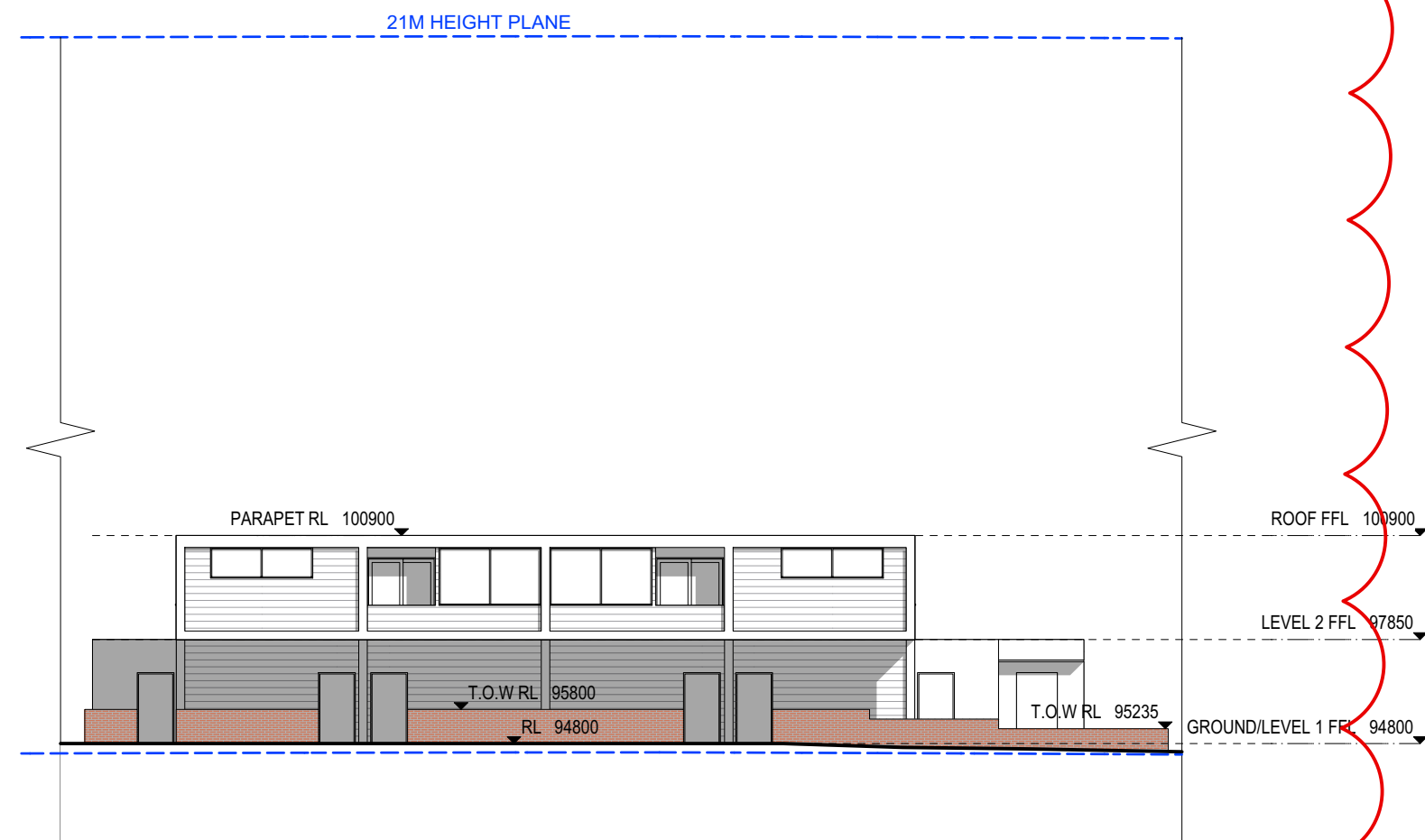
3 Internal Elevation West
Scale: 1:200



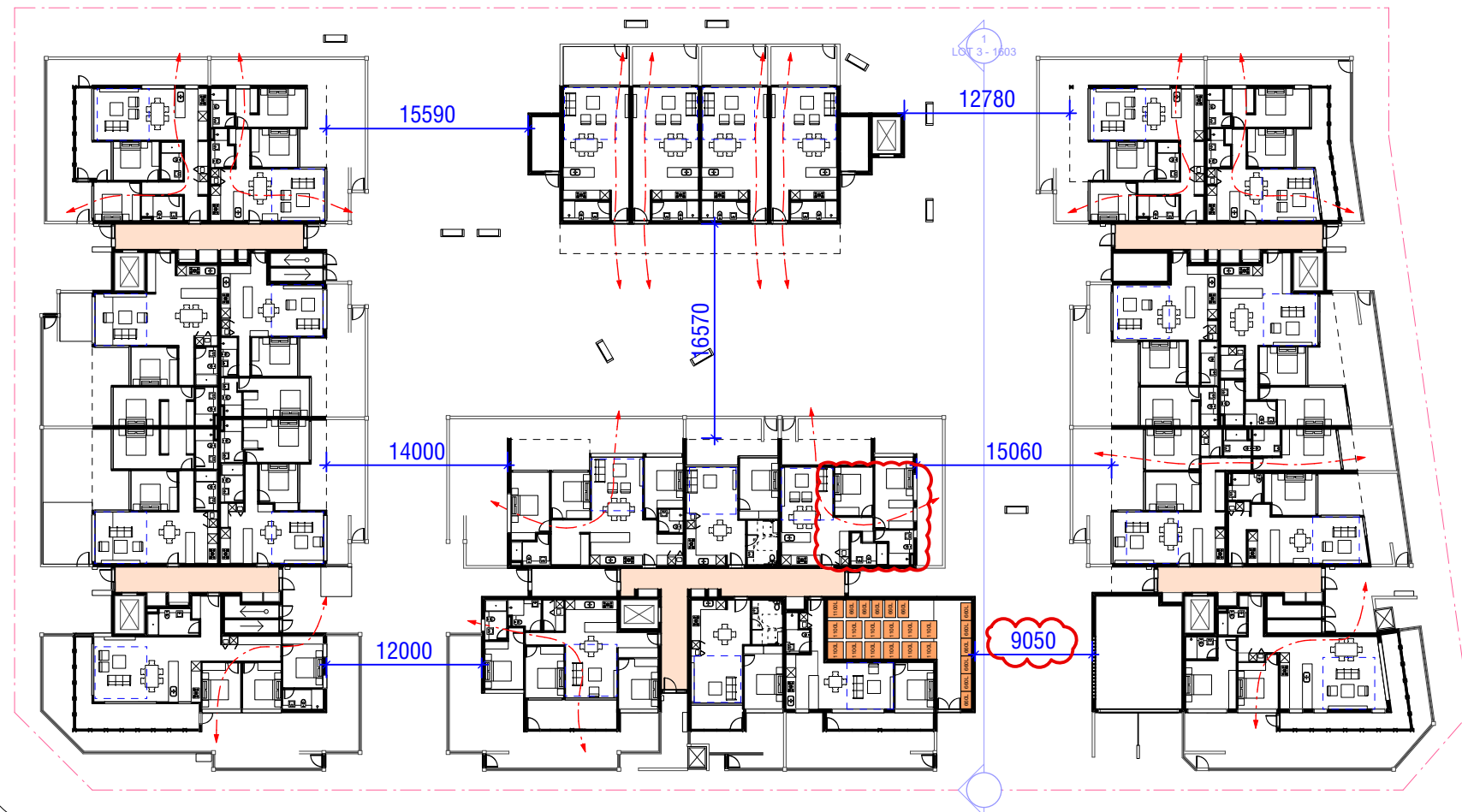
1 Internal Elevation East - Building E & F
Scale: 1:200



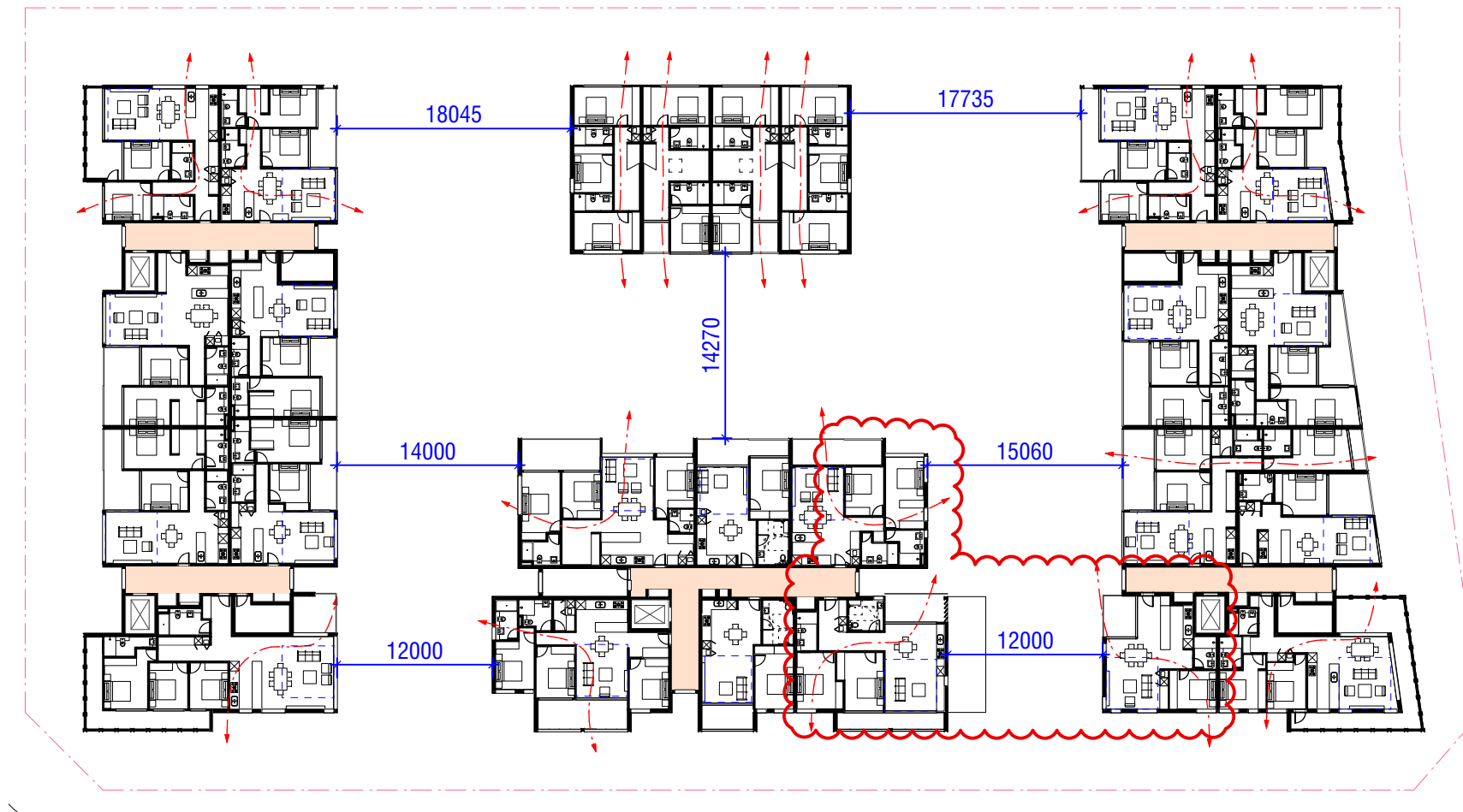
2 Internal Elevation West - Building E & F
Scale: 1:200



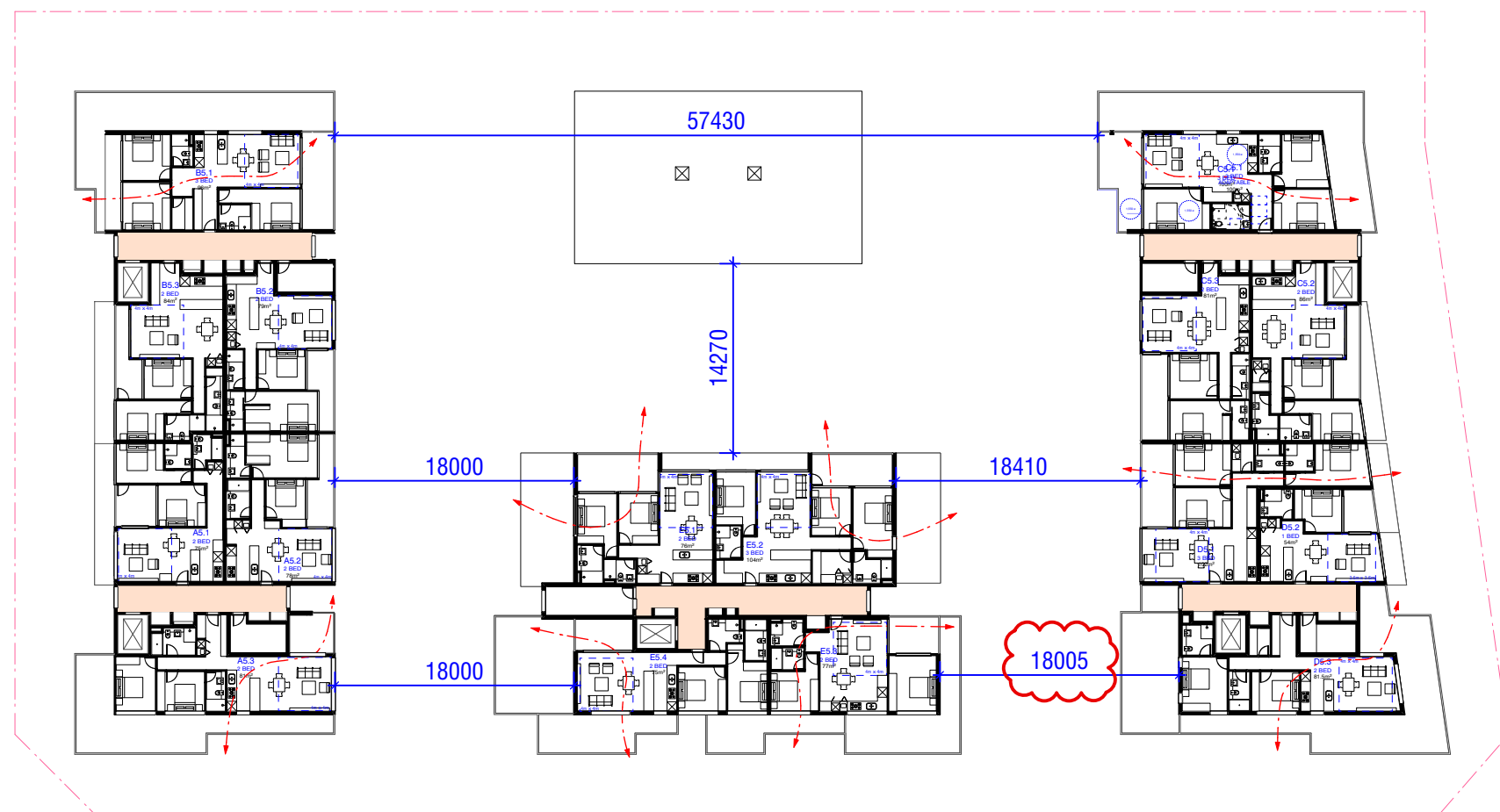
3 Partial Internal Elevation South - Building F
Scale: 1:200



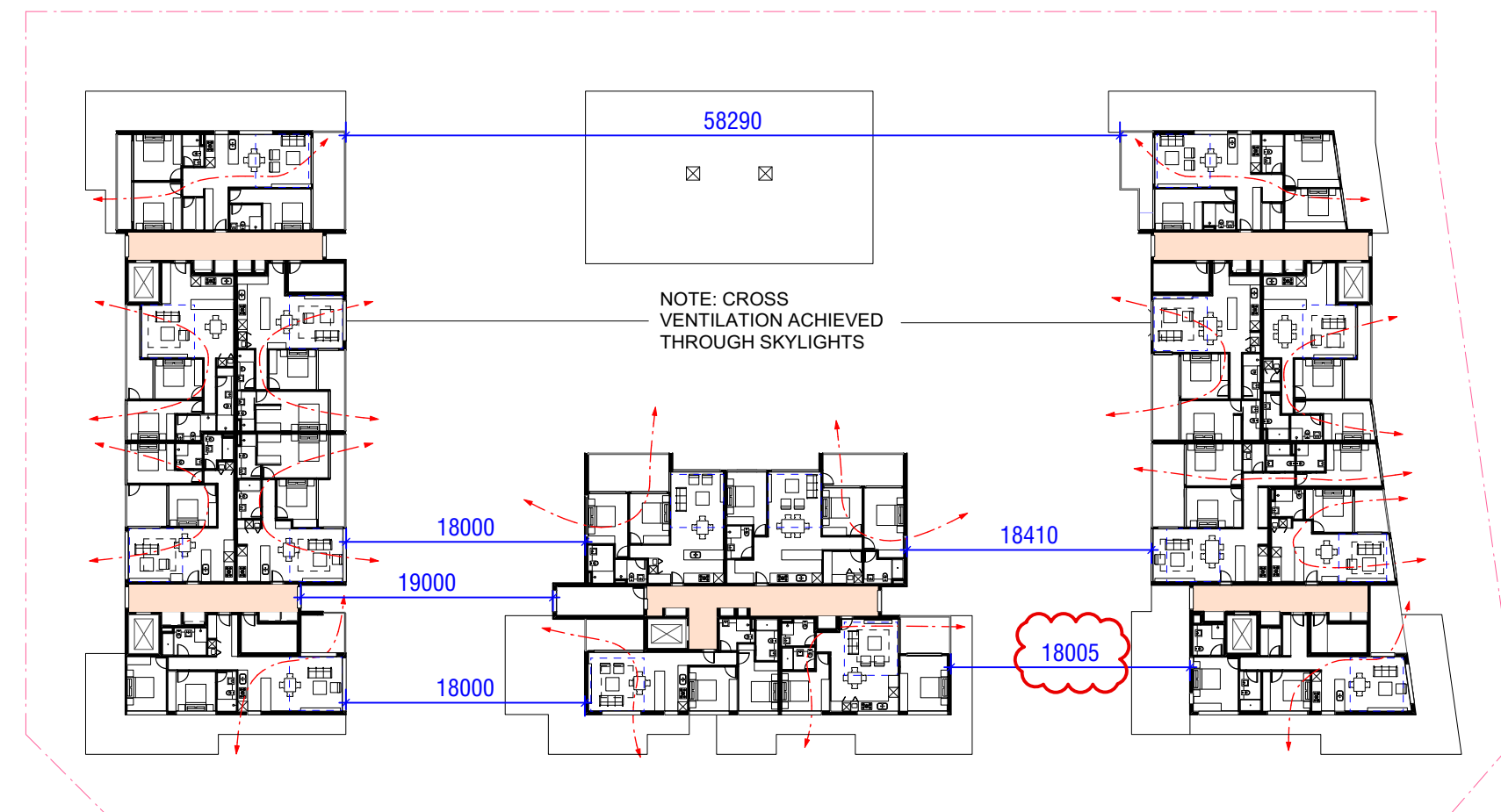
1 Cross Ventilation & Building Separation - Ground Floor Plan
Scale: 1:500



2 Cross Ventilation & Building Separation - Levels 2-4 Floor Plan
Scale: 1:500



3 Cross Ventilation & Building Separation - Level 5 Floor Plan
Scale: 1:500

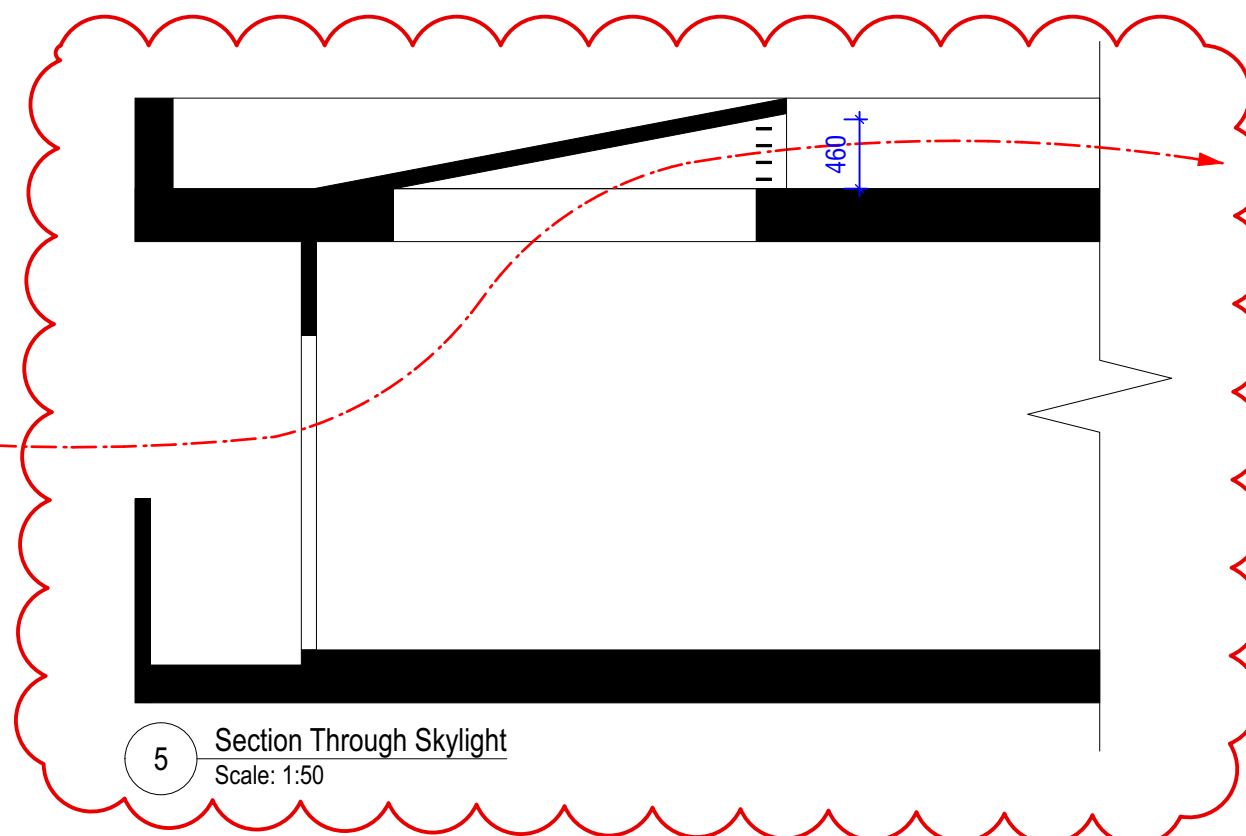


4 Cross Ventilation & Building Separation - Level 6 Floor Plan
Scale: 1:500

Natural Ventilation Requirements

No. of Apartments: 119
Minimum Required Number: 72
Provided Number: 75

60% of Total Apartments
63% of Total Apartments

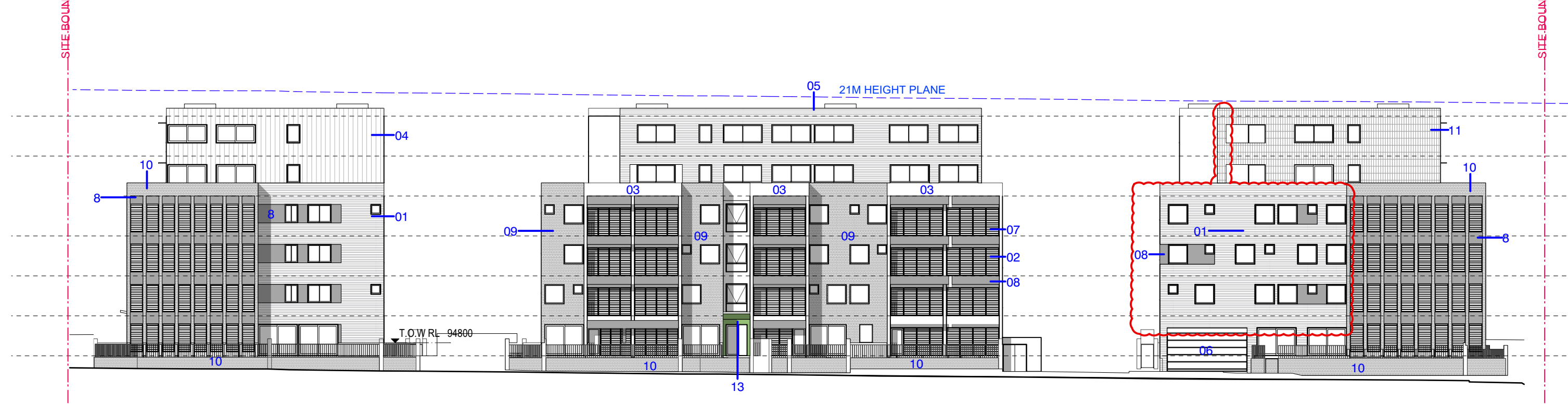


5 Section Through Skylight
Scale: 1:50

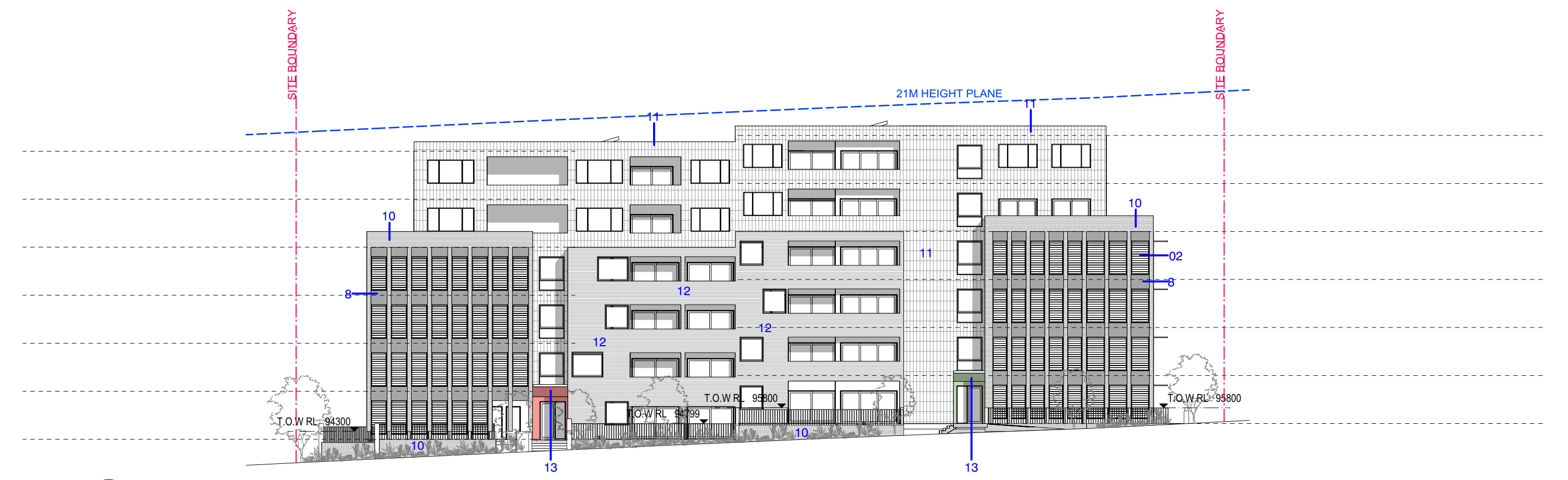
Units achieving cross ventilation through skylights
identified by black dotted square

A6.1, A6.2, B6.2, B6.3, C6.2
C6.3, D6.1, D6.2, E6.3, E6.4

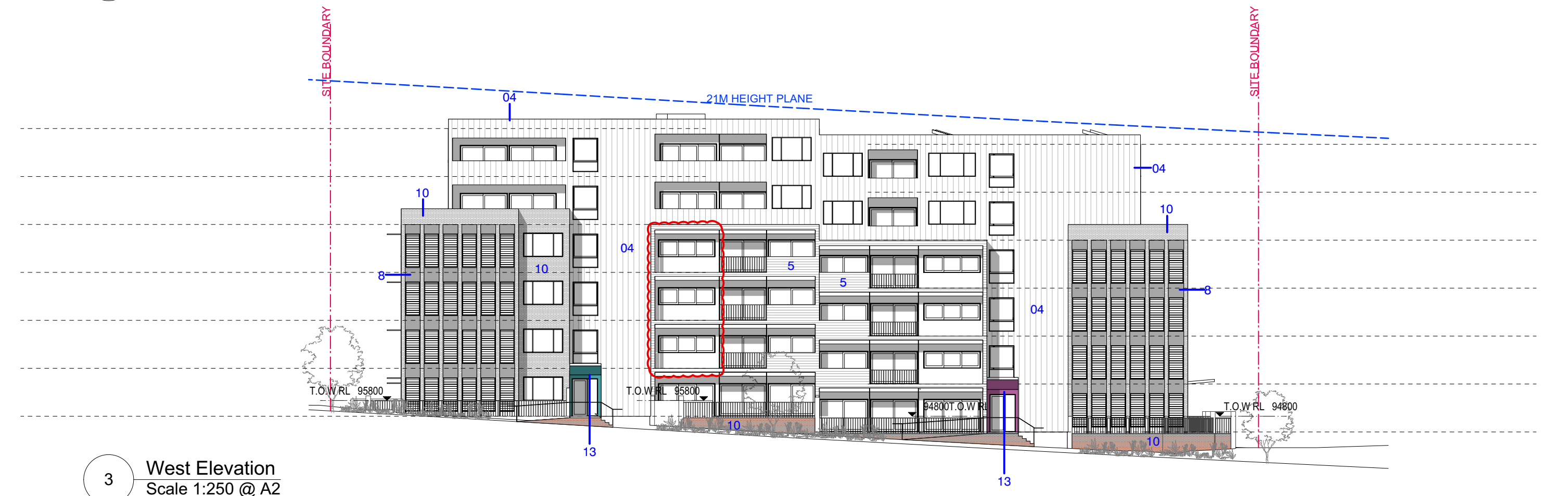




1 SOUTH ELEVATION
Scale 1:250 @ A2



2 East Elevation
Scale 1:250 @ A2

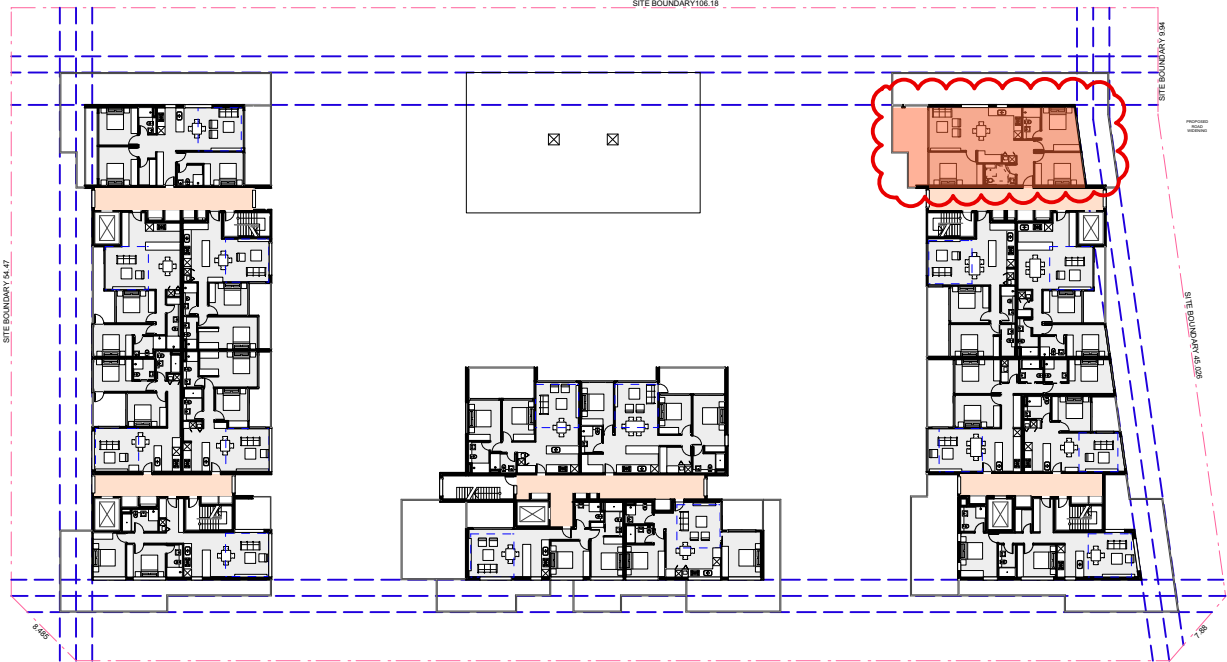
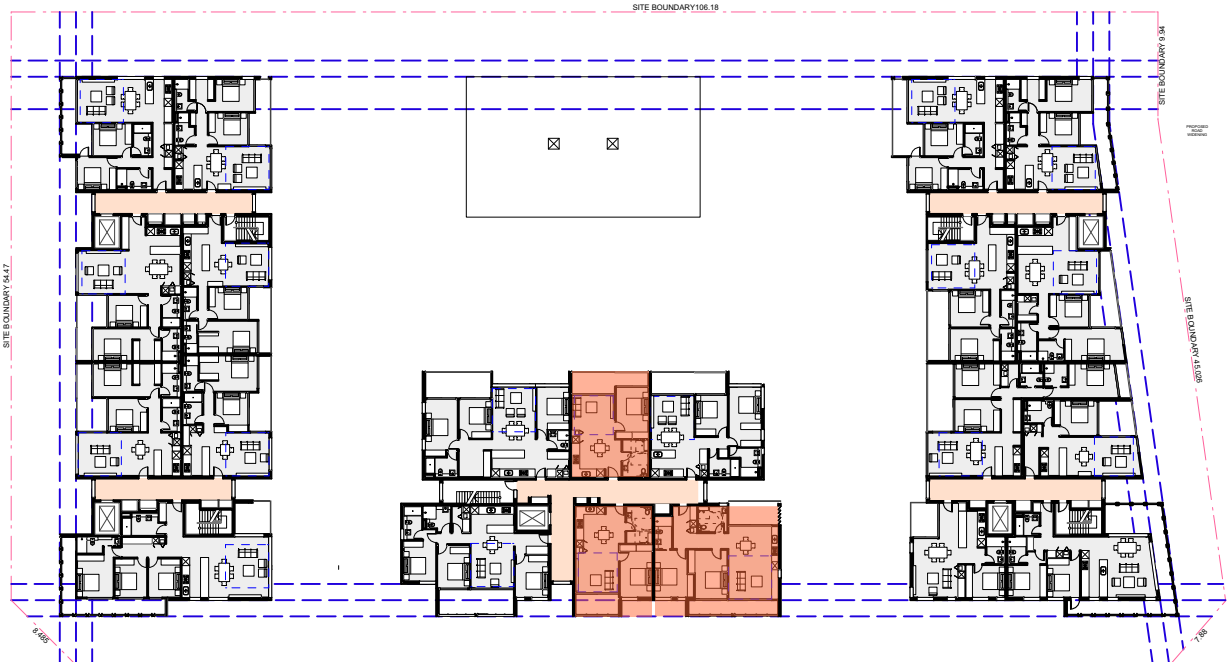
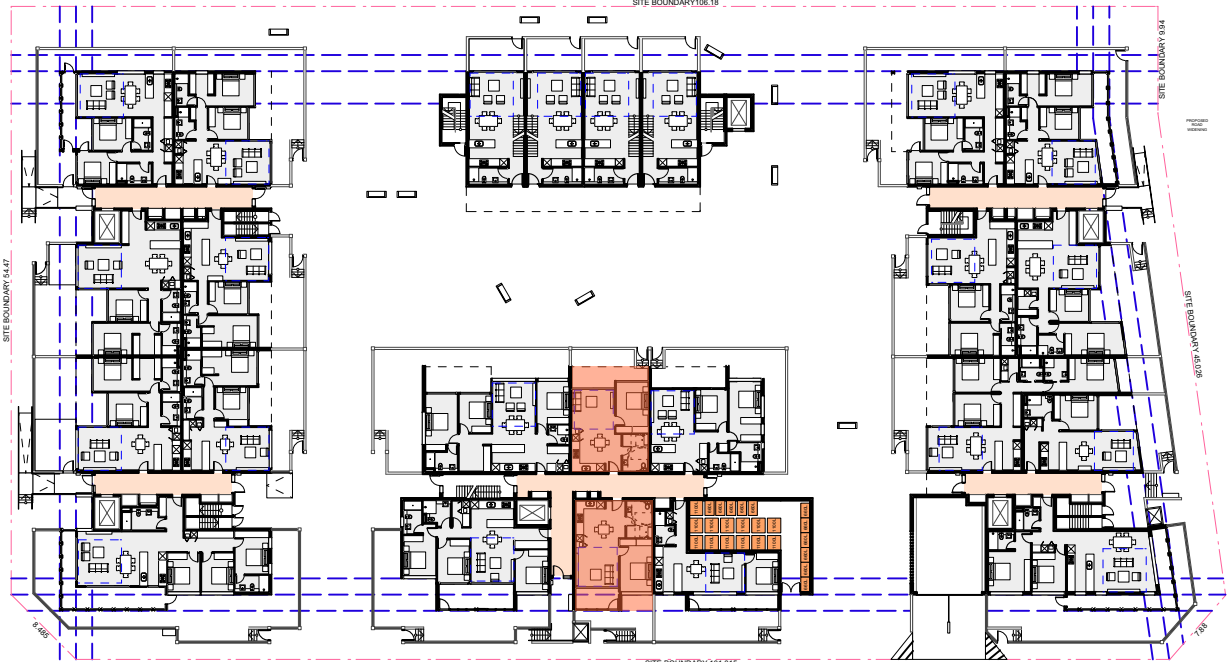
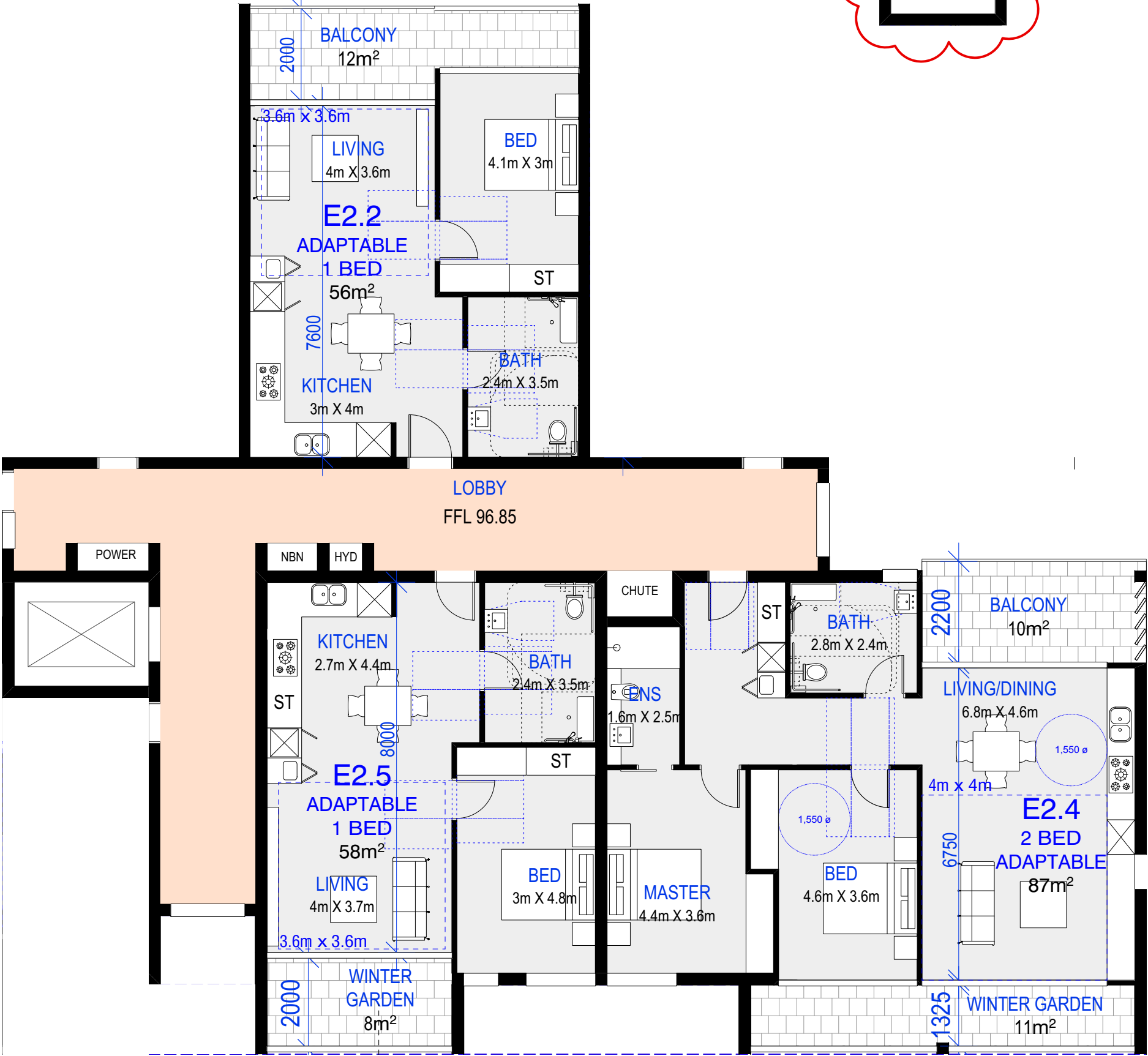
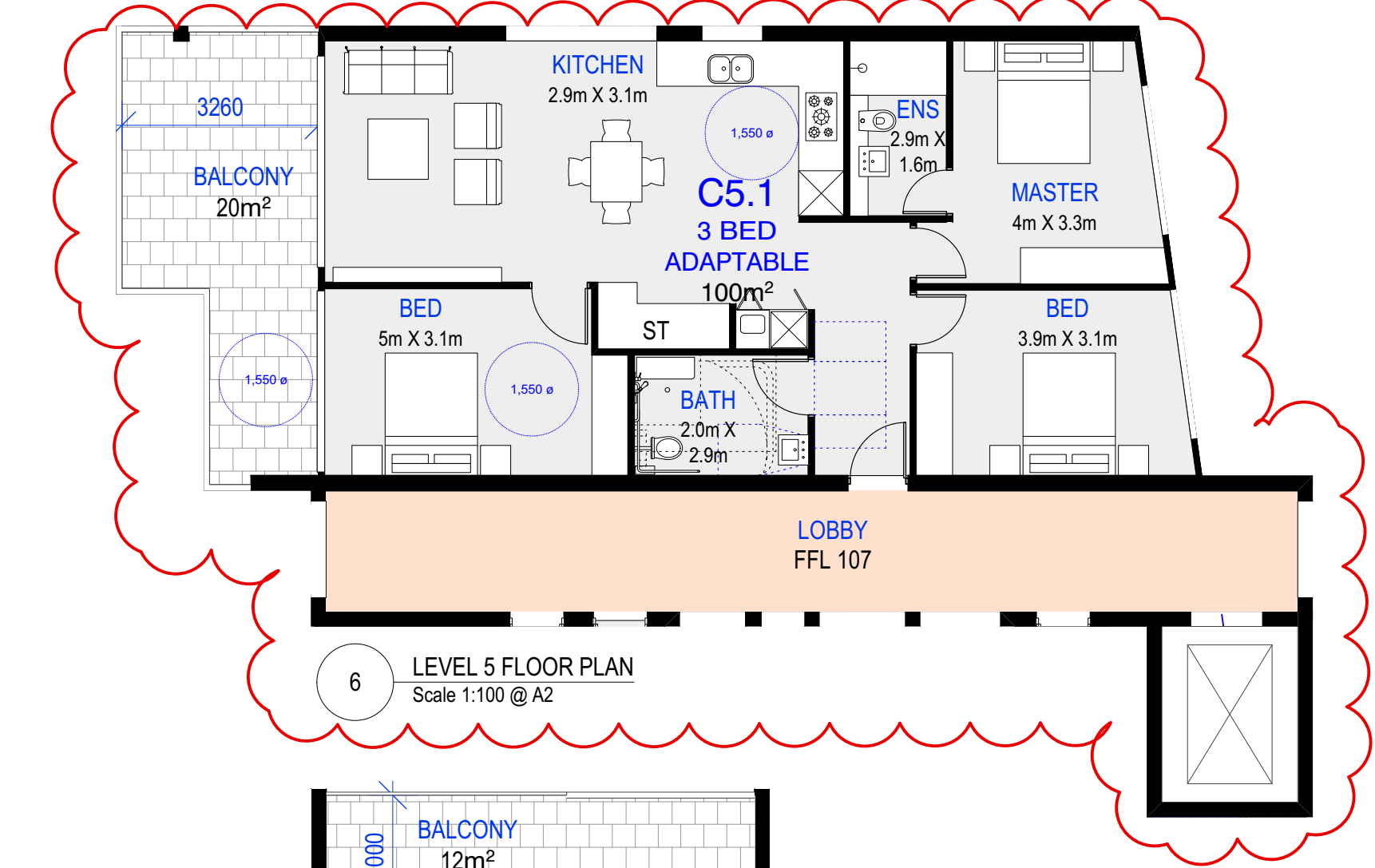
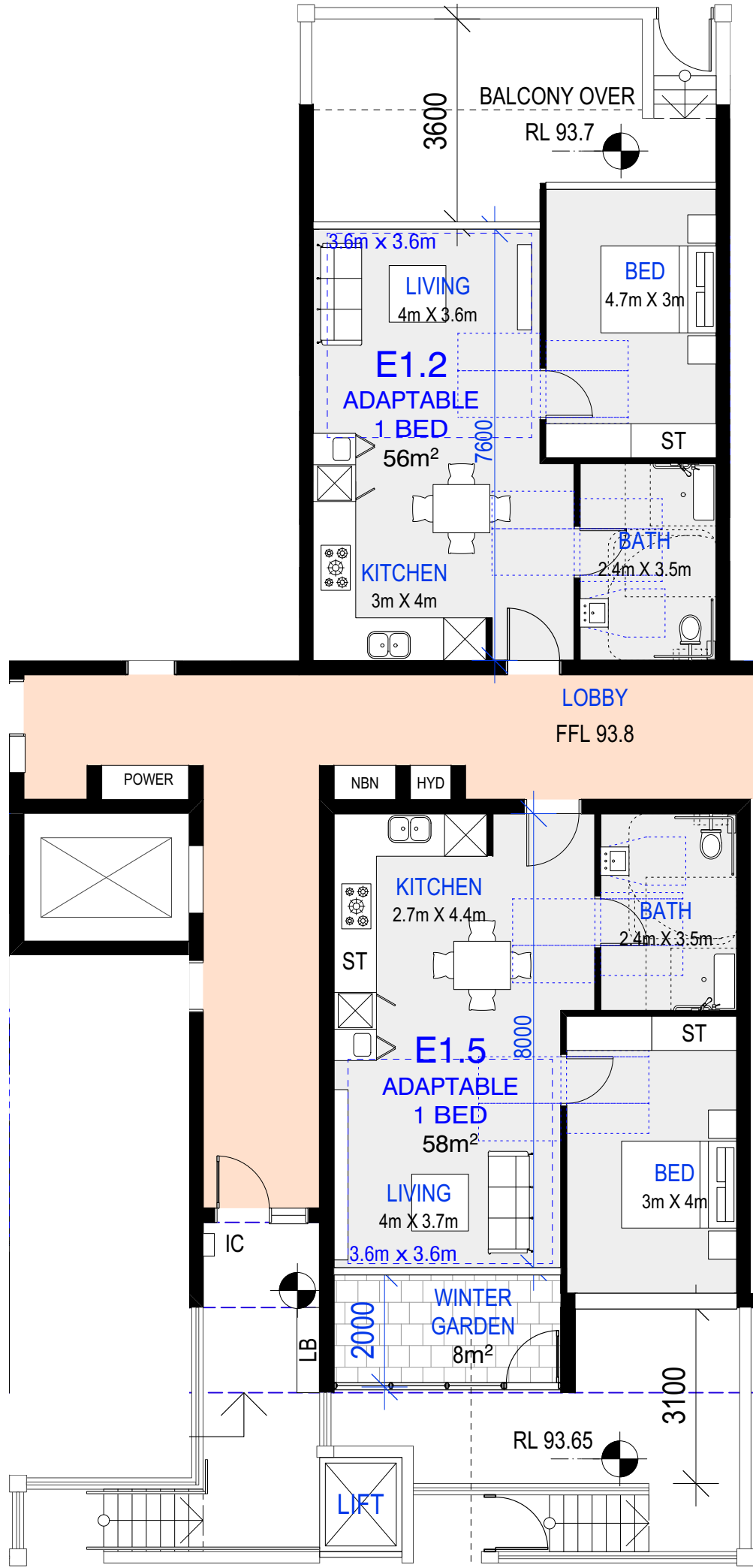


3 West Elevation
Scale 1:250 @ A2

KEY	PROPOSED MATERIAL	COLOUR / FINISH	REFERENCE IMAGE
01	JAMES HARDIE 180MM LINEA WEATHERBOARD CLADDING	DULUX - LIMED HALF WHITE (OR SIMILAR)	
02	ALUMINIUM FRAMING + CLEAR GLASS	DULUX DURALLOY - BASALT	
03	RENDER FINISH	DULUX - N14 WHITE (OR SIMILAR)	
04	JAMES HARDIE AXON CLADDING	DULUX - LEXICON QUARTER (OR SIMILAR)	
05	JAMES HARDIE HARDIEPLANK WEATHERBOARD OR SIMILAR	'SMOOTH' DULUX - N14 WHITE (OR SIMILAR)	
06	GARAGE DOOR	50% OPEN METAL CLAD OVERHEAD GARAGE DOOR - COLOUR TO MATCH ADJACENT RENDER	
07	VERTICAL FLAT BAR BALUSTRADE	BLACK	
08	RENDER / PAINT FINISH	DULUX - RAKU (OR SIMILAR)	
09		SHAWTHORN MIX	
10		GERTRUDIS BROWN	
11	JAMES HARDIE VERTICAL MATRIX CLADDING	DULUX - LEADMAN (OR SIMILAR)	
12		INNOWOOD - SPOTTED GUM COMPOSITE TIMBER CLADDING	
13	FEATURE PAINT FINISH TO ENTRANCE LOBBIES	DULUX - VARIOUS	

Adaptable Units:

- Level 1/ GROUND - E1.2, E1.5
- Level 2- E2.2, E2.4, E2.5
- Level 3- E3.2, E3.4, E3.5
- Level 4- E4.2, E4.4, E4.5
- Level 5- C5.1



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 4 star
- All kitchen taps to be 5 star
- All bathroom taps to be 6 star
- No HW recirculation or diversion

Energy Requirements for Dwellings

- All hot water systems to be gas instantaneous 3 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 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 fixed 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 3 star (old label) 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 on any lobbies (Ground to level 5)
- All common area artificial lighting to be daylight and motion sensitive
- Basement 2 & 1 to have ventilation (supply + exhaust)
- Basement 2 & 1 to have carbon monoxide monitor & VSD fan ventilation
- Basement 2 & 1 to have daylight and motion sensors
- All service rooms to have exhaust ventilation only, and manual lighting switches
- Chute Discharge rooms to have exhaust ventilation only and motion sensors for lightin g

LOT-3			
Assessor Certificate # 15210765		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	34	20	5.3
A1.2	52	40	5.2
A1.3	43	32	5.8
A2.1	50	32	5.8
A2.2	44	30	5.7
A2.3	48	21	6
A3.1	50	32	5.8
A3.2	44	30	5.7
A3.3	48	21	6
A4.1	50	32	5.8
A4.2	44	30	5.7
A4.3	48	21	6
A5.1	50	35	5.7
A5.2	44	33	5.5
A5.3	52	23	5.8
A6.1	50	30	5.5
A6.2	5	35	5
A6.3	51	37	4.9
Total (18)	807	534	101.2

Assessor Certificate # 15210765		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	42	40	6
C1.2	46	23	6.5
C1.3	35	32	6.9
C1.4	48	28	5.9
C2.1	41	40	6.5
C2.2	42	20	6.6
C2.3	30	30	6.9
C2.4	45	25	6
C3.1	41	40	6.5
C3.2	42	20	6.6
C3.3	30	30	6.9
C3.4	45	25	6
C4.1	41	40	6.5
C4.2	42	20	6.6
C4.3	30	30	6.9
C4.4	45	25	6
C5.1	41	42	6.4
C5.2	42	22	6.6
C5.3	33	30	7
C6.1	54	43	4.5
C6.2	41	38	5.9
C6.3	50	24	6
Total (22)	906	667	139.7

Assessor Certificate # 15210765		Assessor # BDAV/13/1521	
Thermal Load & NatHERS Spec			
Block-E			
E1.1	52	46	5.4
E1.2	31	17	6.3
E1.3	32	40	5.8
E1.4	36	31	6.9
E1.5	45	26	6.8
E1.6	37	32	6.9
E2.1	44	25	6.9
E2.2	28	19	6.4
E2.3	30	40	5.9
E2.4	36	33	7
E2.5	29	18	6.4
E2.6	29	39	5.9
E3.1	44	25	6.9
E3.2	28	19	6.4
E3.3	30	40	5.9
E3.4	36	33	7
E3.5	29	18	6.4
E3.6	29	39	5.9
E4.1	44	25	6.9
E4.2	28	19	6.4
E4.3	30	40	5.9
E4.4	36	33	7
E4.5	29	18	6.4
E4.6	29	39	5.9
E5.1	44	26	6.8
E5.2	28	19	6.3
E5.3	32	42	5.8
E5.4	36	33	6.9
E6.1	51	23	5.8
E6.2	48	28	5.6
E6.3	53	34	5.2
E6.4	52	36	5.3
Total (32)	1165	955	201.3

Assessor Certificate # 15210765	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	52	41	5.8
B1.2	35	20	5.3
B1.3	37	20	5.3
B1.4	54	40	5.2
B2.1	28	20	6.3
B2.2	27	23	6.4
B2.3	50	35	5.7
B2.4	44	35	5.6
B3.1	28	20	6.3
B3.2	27	23	6.4
B3.3	50	35	5.7
B3.4	44	35	5.6
B4.1	28	20	6.3
B4.2	27	23	6.4
B4.3	50	35	5.7
B4.4	44	35	5.6
B5.1	29	20	6.3
B5.2	28	21	6.4
B5.3	53	36	5.7
B6.1	60	39	5.3
B6.2	53	43	5.8
B6.3	48	30	5.6
Total (22)	896	649	128.7

Assessor Certificate # 15210765		Assessor # BDAV/13/1521	
Thermal Load & NatHERS Spec			
Block-D			
D1.1	52	41	5.3
D1.2	53	32	6
D1.3	46	40	5.1
D2.1	44	24	6.9
D2.2	36	37	6.5
D2.3	34	29	7
D3.1	44	24	6.9
D3.2	36	37	6.5
D3.3	34	29	7
D4.1	44	24	6.9
D4.2	36	37	6.5
D4.3	34	29	7
D5.1	40	32	6.6
D5.2	40	40	6.3
D5.3	40	32	6.8
D6.1	52	43	4.4
D6.2	54	40	4.3
D6.3	58	25	5
Total (18)	777	595	111

Assessor Certificate # 15210765		Assessor # BDAV/13/1521	
Thermal Load & NatHERS Spec			
Block-F			
F1.1	61	48	4.4
F1.2	63	21	4
F1.3	60	20	4.1
F1.4	50	18	4.9
Total (4)	234	107	17.4

Lot-3				
Building	No of units	Total Heating load MJ/m2/yr	Total Cooling load MJ/m2/yr	Total Star Rating
Bld-A	18	807	534	101.2
Bld-B	22	896	649	128.7
Bld-C	22	906	667	139.7
Bld-D	18	777	595	111
Bld-E	32	1165	955	201.3
Bld-F	4	234	107	17.4
Total	116	4785	3507	699.3
Average for project		41.2	30.2	6
Ceiling Insulation: R2.0 for Units with direct roof above				
External wall Insulation: R1.0				
Roof type / colour				
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				

Project:
Lot 3, 28 Ingleburn Road,
Leppington, NSW

Client:
Balintore Developments

Prepared by:



architecture
urban design
planning



N R Dickson

Nom Architect N R Dickson 7061



Energy Rating

Certificate Number 15210765

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If assessed, also specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with: ☒ Rated without

Assessor Name/Number: Ved Baheti VIC/BDV/13/1521

Assessor Signature:  Date: 18/02/2020

heating 41.2 stars

cooling 30.2 stars

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:	Date:	Issue:	Drawing Title:
A	FOR INFORMATION	25/03/19	18/02/20	E	
B	FOR INFORMATION	01/04/19			
C	DA LODGEMENT	19/07/19	Drawn by:	Checked by:	Stage:
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E	DA RESPONSE	21/08/20			

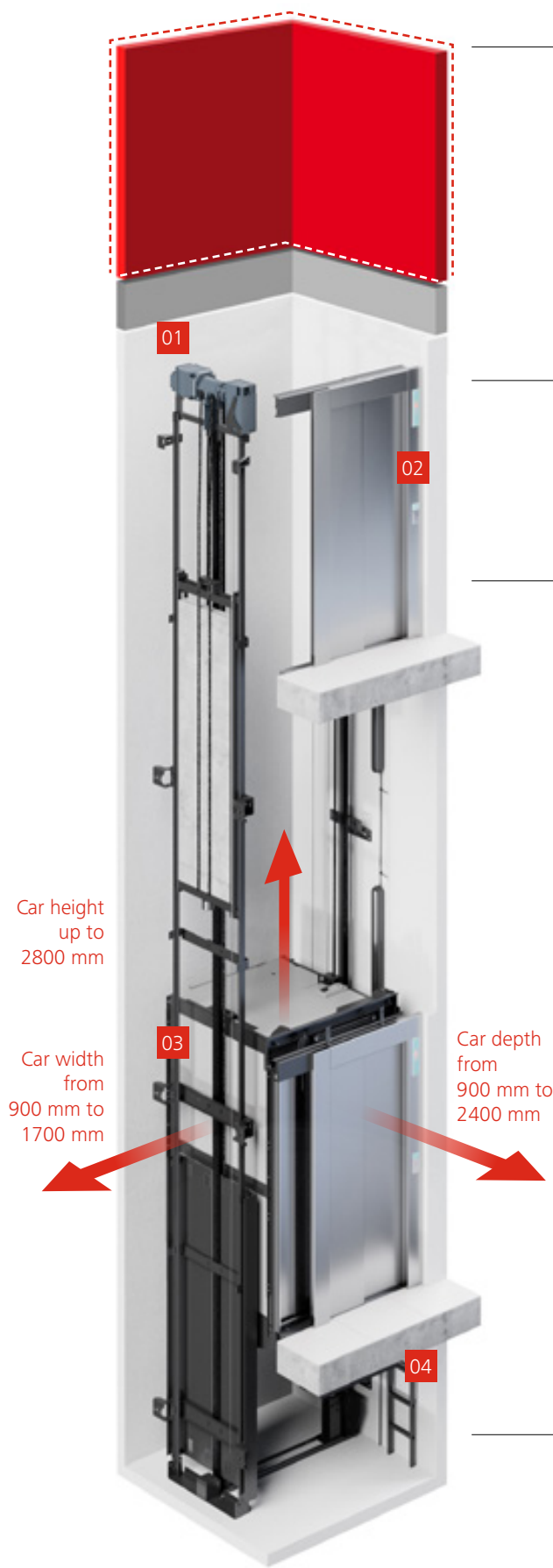
BASIX INFO

Drawing No.:
LOT 3 - 1803

Architectural flexibility

You design, we adapt

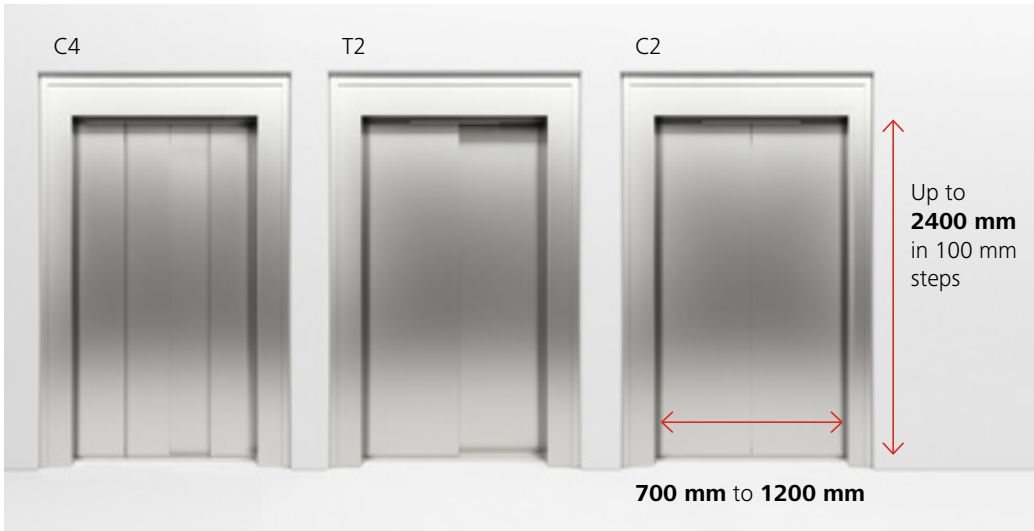
Schindler 3000 has outstanding architectural flexibility for car, door and shaft dimensions. Machine-room-less (MRL) offer less space for components, more usable space for your building.



- 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.

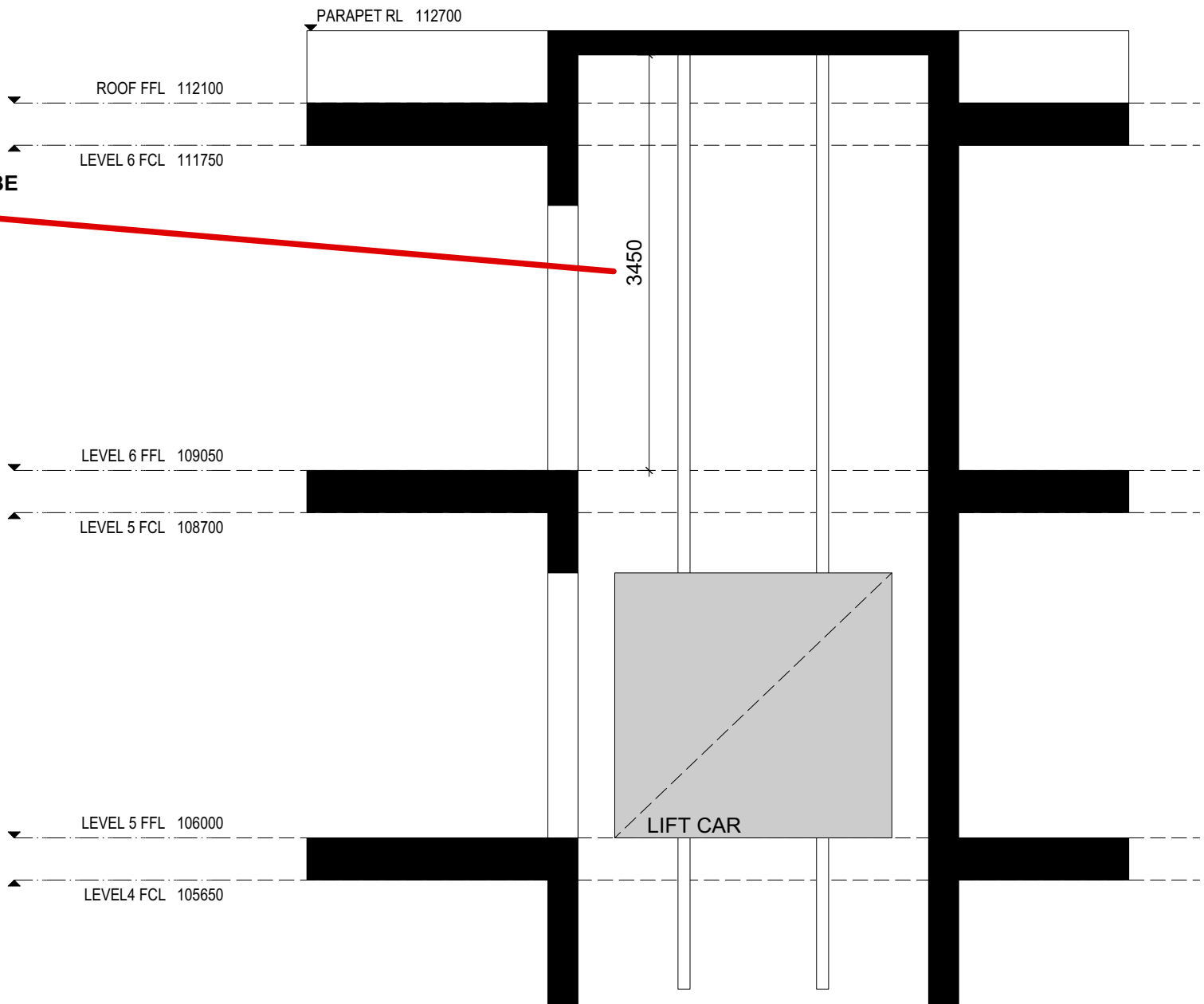
- 02 Built-in inspection and test panel**
- For machine-room-less (MRL) solutions, the inspection and test panel is integrated into the top of the landing door frame for simpler installation and easier access.

- 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).

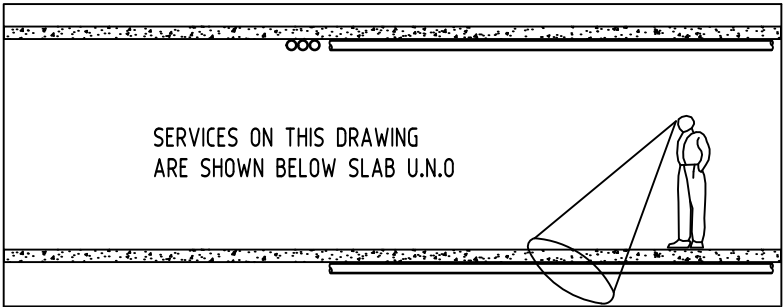
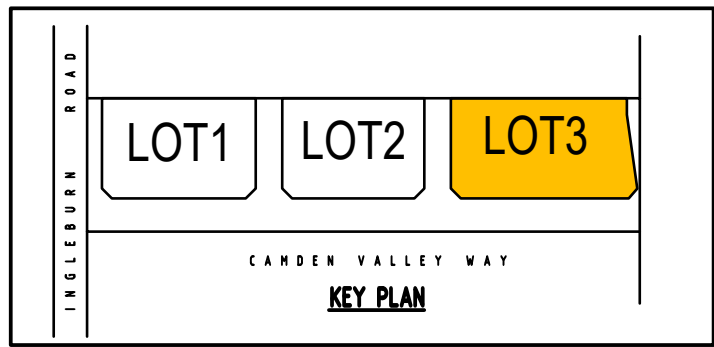


- 04 Reduced pit depth**
- Depending on the speed of the lift, Schindler 3000 allows you to have minimum pit depth starting 800 mm.

LIFT OPTION:
MODEL: SCHINDLER 3000
REDUCED HEAD ROOM, CAN BE
AS LOW AS 2900MM

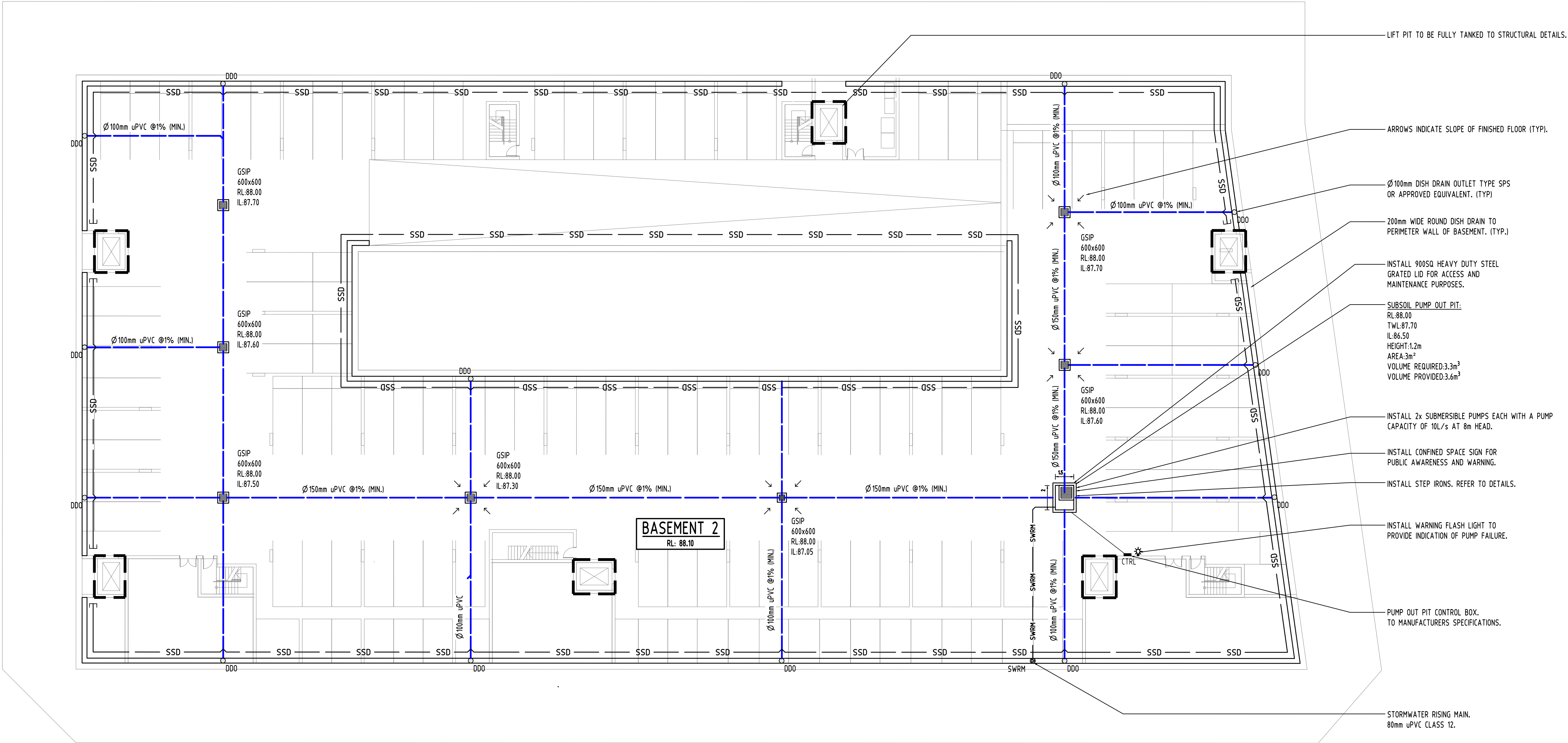


1 Lift Section
Scale 1:50 @ A2



SUBSOIL DESIGN CALCS:
100yr 2hr ARI STORM= 40mm/hr
ARIx2=80mm
AREA OF DRIVEWAY
RAMP UNCOVERED= 41.38m²
V=Axd
=41.38x(80/1000)
=41.38x0.080
=3.31m³
THEREFORE, A VOLUME OF 3.6m³ 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.



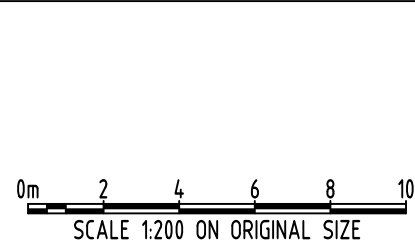
- LIFT PIT TO BE FULLY TANKED TO STRUCTURAL DETAILS.
- ARROWS INDICATE SLOPE OF FINISHED FLOOR (TYP.).
- Ø100mm DISH DRAIN OUTLET TYPE SPS OR APPROVED EQUIVALENT. (TYP.)
- 200mm WIDE ROUND DISH DRAIN TO PERIMETER WALL OF BASEMENT. (TYP.)
- INSTALL 900SQ HEAVY DUTY STEEL GRATED LID FOR ACCESS AND MAINTENANCE PURPOSES.
- SUBSOIL PUMP OUT PIT:
RL.88.00
TWL.87.70
IL.86.50
HEIGHT:1.2m
AREA:3m²
VOLUME REQUIRED:3.3m³
VOLUME PROVIDED:3.6m³
- INSTALL 2x SUBMERSIBLE PUMPS EACH WITH A PUMP CAPACITY OF 10L/s AT 8m HEAD.
- INSTALL CONFINED SPACE SIGN FOR PUBLIC AWARENESS AND WARNING.
- INSTALL STEP IRONS. REFER TO DETAILS.
- INSTALL WARNING FLASH LIGHT TO PROVIDE INDICATION OF PUMP FAILURE.
- PUMP OUT PIT CONTROL BOX, TO MANUFACTURERS SPECIFICATIONS.
- STORMWATER RISING MAIN, 80mm uPVC CLASS 12.

H	ISSUE FOR DEVELOPMENT APPLICATION	MN	06.10.20	2	Reference Coordination Drawing		
G	ISSUE FOR DEVELOPMENT APPLICATION	MN	24.09.20	2			
F	ISSUE FOR DEVELOPMENT APPLICATION	AA	15.07.20	2	Discipline	Drawing Title and Number	Date
E	ISSUE FOR DEVELOPMENT APPLICATION	AA	08.05.20	2	ARCH		
D	ISSUE FOR DEVELOPMENT APPLICATION	AA	19.02.20	2	ARCH		
C	ISSUE FOR DEVELOPMENT APPLICATION	AA	29.01.20	2	STRUCT		
B	ISSUE FOR DEVELOPMENT APPLICATION	AA	05.06.19	2	MECH		
A	ISSUE FOR DEVELOPMENT APPLICATION	AA	13.05.19	2	ELEC		
PT	PRELIMINARY ISSUE	AA	15.04.19	1	HYD		
Issue Last revision title		by	Date	Status	LANDS		
1-preliminary		2-development application	3-construction certificate	6-other			
4-tender		5-construction			SURVEY		



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

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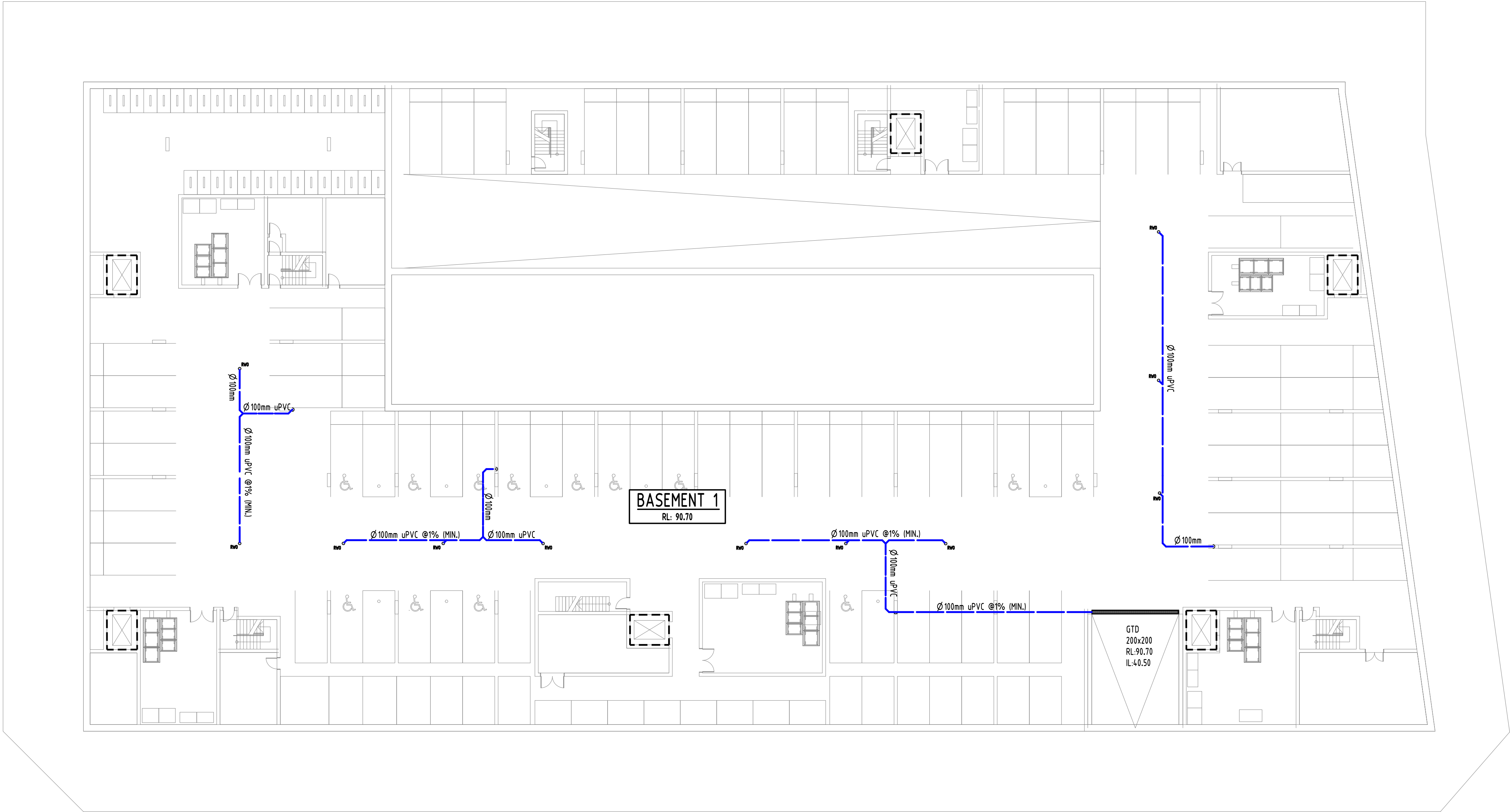
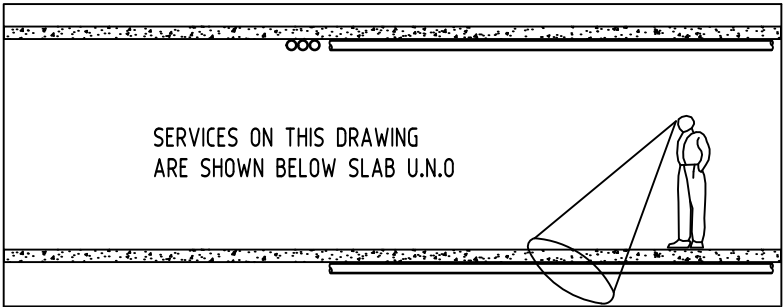
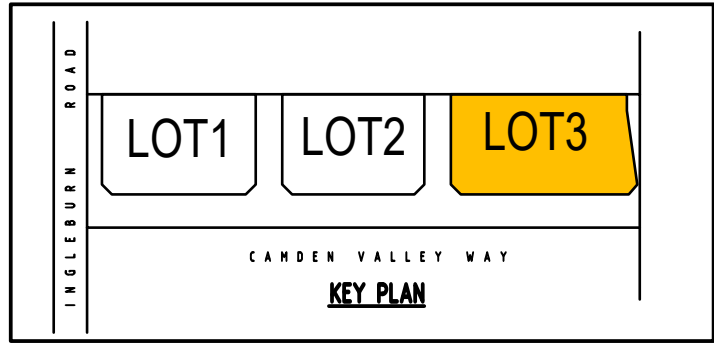
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PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT
28 INGLEBURN ROAD - LOT 3,
LEPPINGTON

Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	11 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	SW230	H	



H	ISSUE FOR DEVELOPMENT APPLICATION	MN	06.10.20	2	Reference Coordination Drawing			
G	ISSUE FOR DEVELOPMENT APPLICATION	MN	24.09.20	2				
F	ISSUE FOR DEVELOPMENT APPLICATION	AA	15.07.20	2	Discipline	Drawing Title and Number	Date	Rev.
E	ISSUE FOR DEVELOPMENT APPLICATION	AA	08.05.20	2	ARCH			
D	ISSUE FOR DEVELOPMENT APPLICATION	AA	19.02.20	2	ARCH			
C	ISSUE FOR DEVELOPMENT APPLICATION	AA	29.01.20	2	STRUCT			
B	ISSUE FOR DEVELOPMENT APPLICATION	AA	05.06.19	2	MECH			
A	ISSUE FOR DEVELOPMENT APPLICATION	AA	13.05.19	2	ELEC			
P1	PRELIMINARY ISSUE	AA	15.04.19	1	HYD			
Issue Last revision title		by	Date	Status				
Issuer internal sequence and revision history					LANDS			
1-preliminary	2-development application	3-construction certificate						
4-tender	5-construction	6-other						
					CIVIL			
					SURVEY			



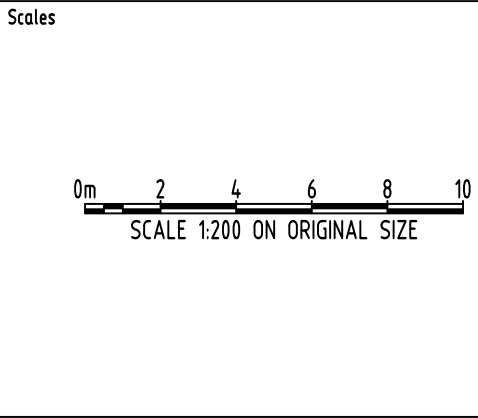
ENGINEERS
AUSTRALIA
Chartered Professional Engineer
MEMBER

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APPROVED	SH	DATE	06.10.20

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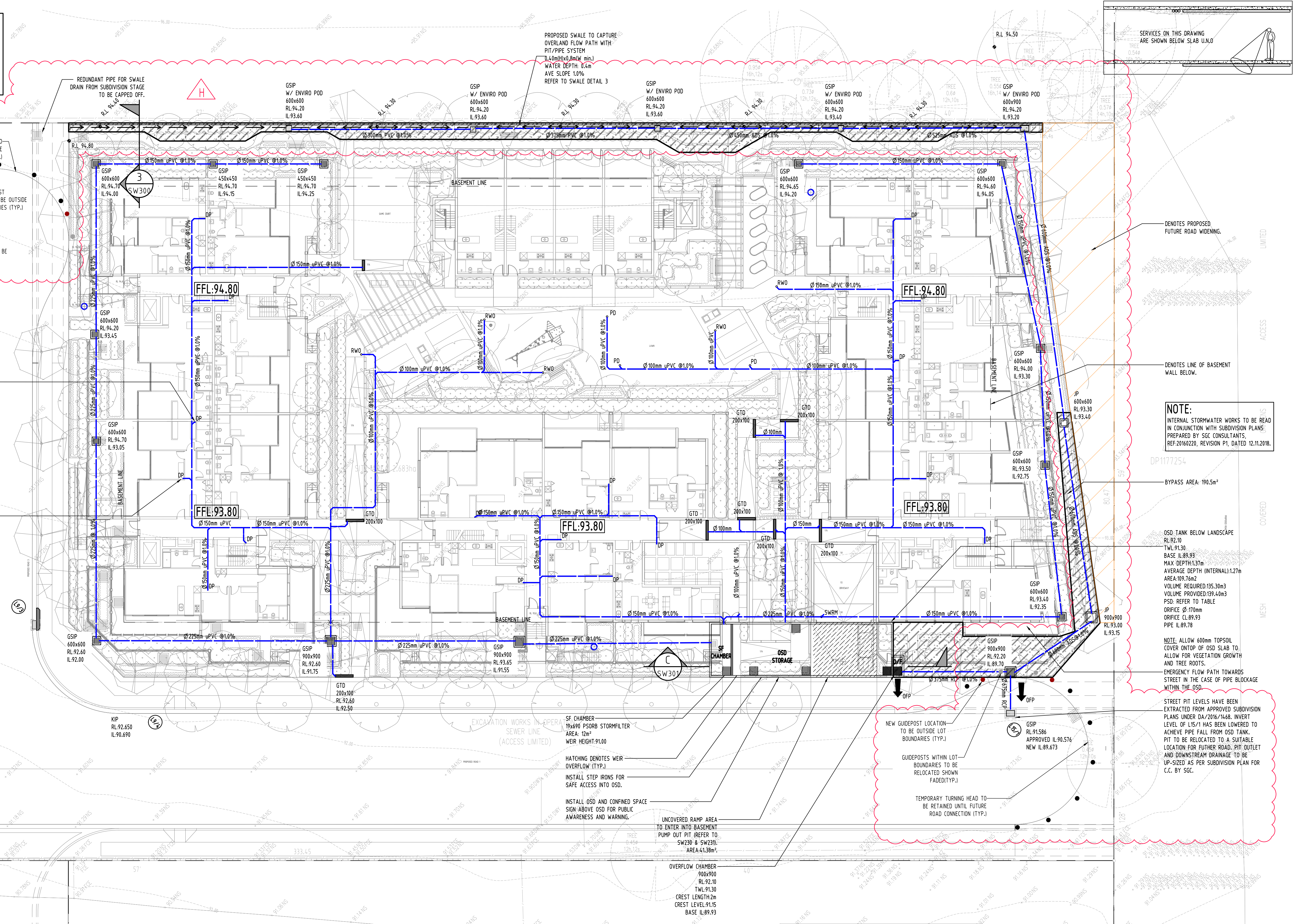


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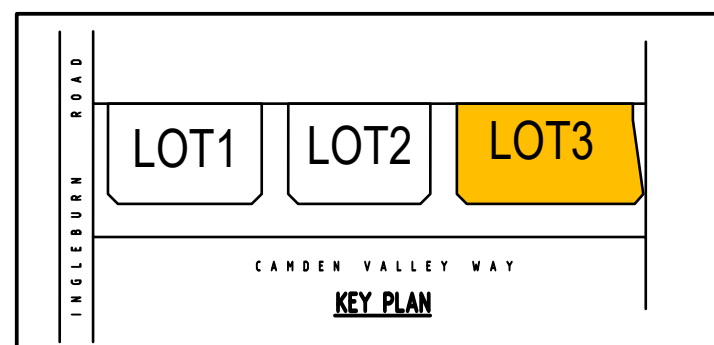
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PROJECT PROPOSED RESIDENTIAL DEVELOPMENT 28 INGLEBURN ROAD - LOT 3, LEPPINGTON			
Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	12 OF 19	1:200 @ A1

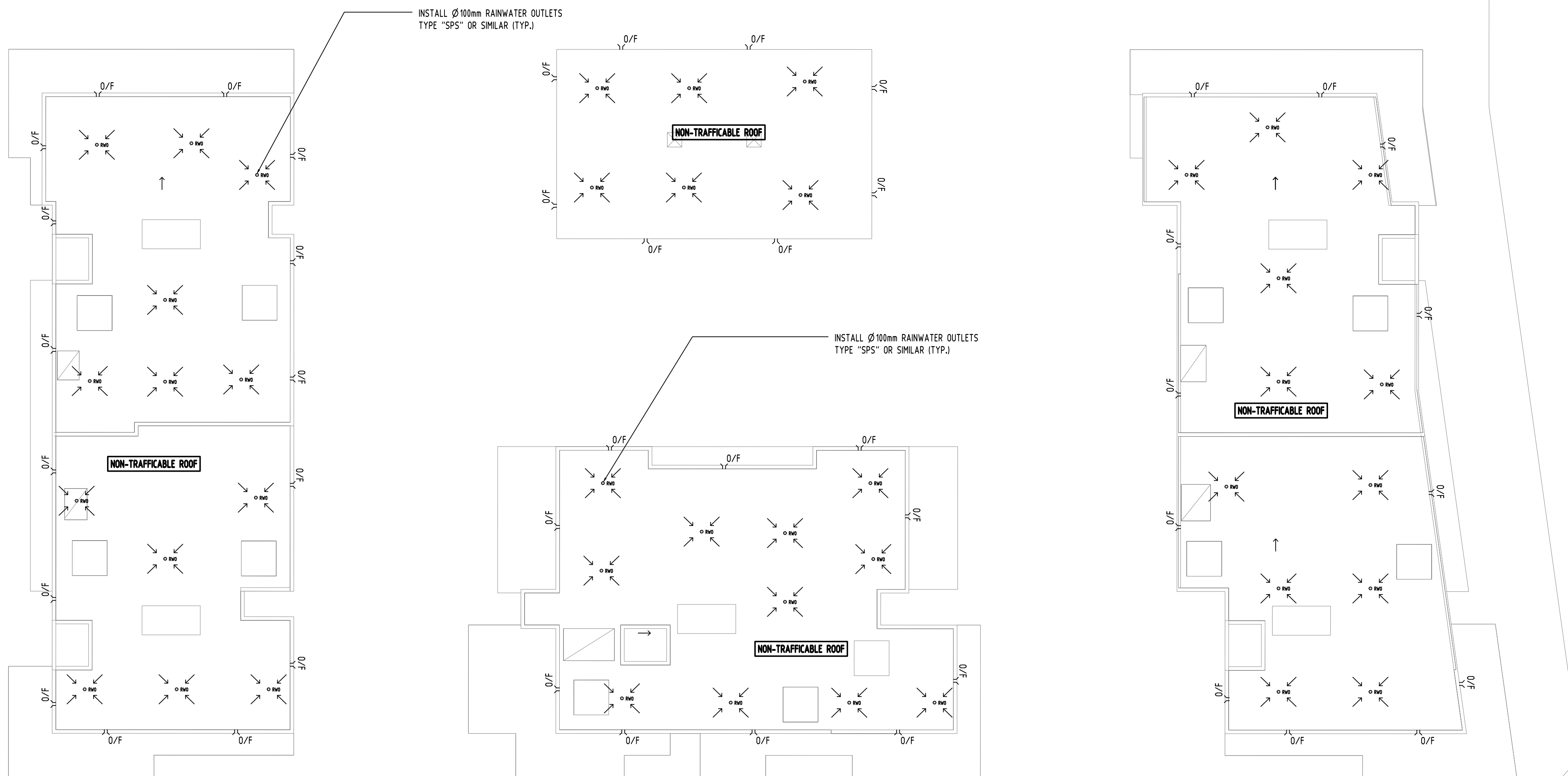
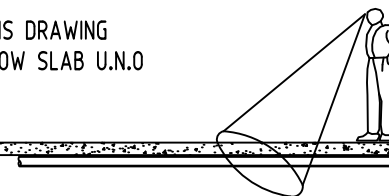
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Drawing Title	STORMWATER CONCEPT DESIGN BASEMENT 1 PLAN		
Project No	Drawing No	Revision No	
20180324	SW231	H	



Drawing Status			FOR APPROVAL		
NOT TO BE USED FOR CONSTRUCTION PURPOSES					
Drawing Title					
STORMWATER CONCEPT DESIGN					
GROUND FLOOR PLAN					
Project No		Drawing No		Revision No	
20180324		SW232		H	



SERVICES ON THIS DRAWING
ARE SHOWN BELOW SLAB U.N.O



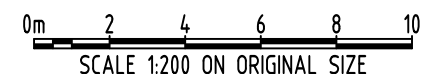
KEY NOTES:

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 SPREADER 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.)

H	ISSUE FOR DEVELOPMENT APPLICATION	MN	06.10.20	2	Reference Coordination Drawing			
G	ISSUE FOR DEVELOPMENT APPLICATION	MN	24.09.20	2				
F	ISSUE FOR DEVELOPMENT APPLICATION	AA	15.07.20	2	Discipline	Drawing Title and Number	Date	Rev.
E	ISSUE FOR DEVELOPMENT APPLICATION	AA	08.05.20	2	ARCH			
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C	ISSUE FOR DEVELOPMENT APPLICATION	AA	29.01.20	2	STRUCT			
B	ISSUE FOR DEVELOPMENT APPLICATION	AA	05.06.19	2	MECH			
A	ISSUE FOR DEVELOPMENT APPLICATION	AA	13.05.19	2	ELEC			
P1	PRELIMINARY ISSUE	AA	15.04.19	1	HYD			
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 CIVIL SURVEY								

ENGINEERS AUSTRALIA Professional Engineer MEMBER	QUALITY CONTROL			
	DRAWN	MN	DATE	06.10.20
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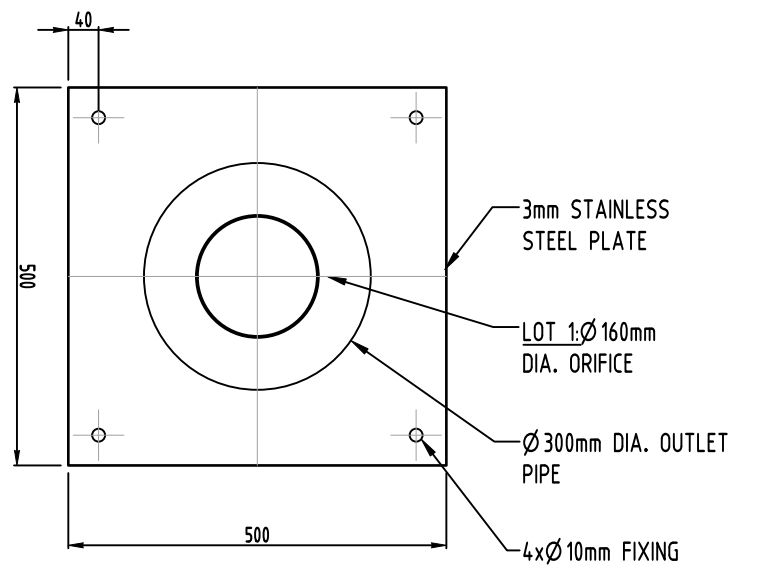
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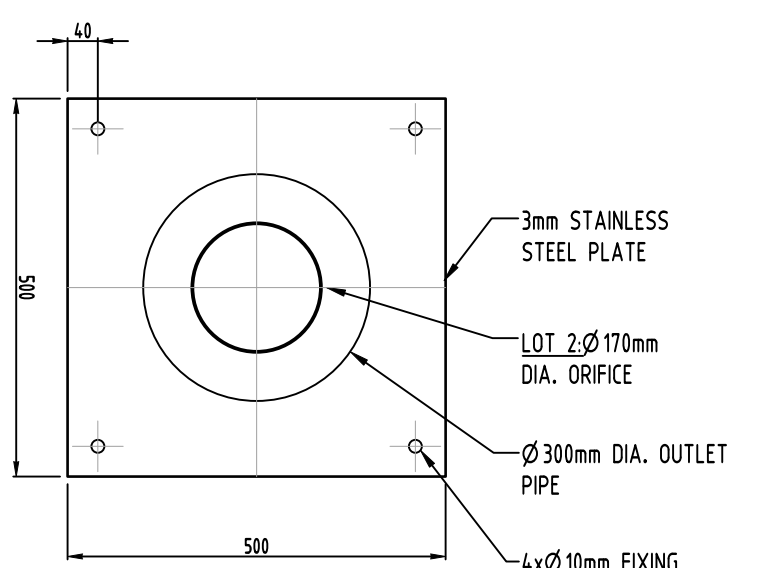
PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT
28 INGLEBURN ROAD - LOT 3,
LEPPINGTON

Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	14 OF 19	1:200 @ A1

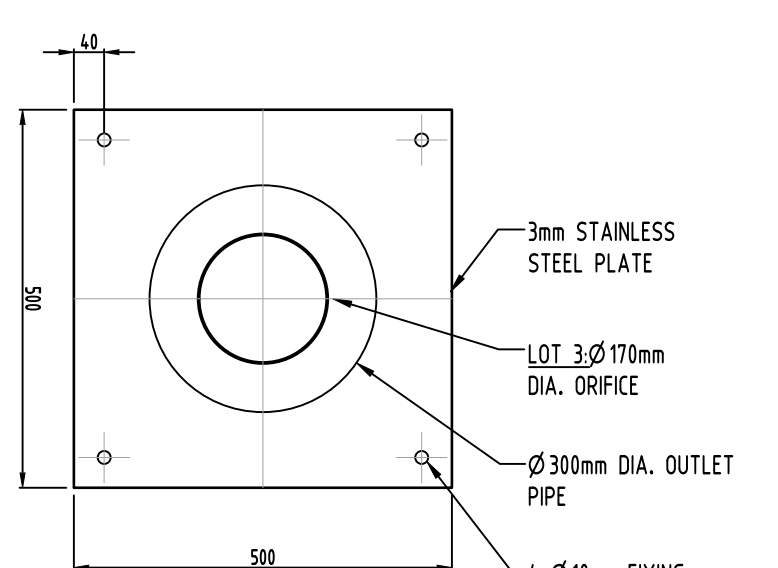
Drawing Status	FOR APPROVAL		
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Drawing Title	STORMWATER CONCEPT DESIGN ROOF PLAN		
Project No	Drawing No	Revision No	
20180324	SW233	H	



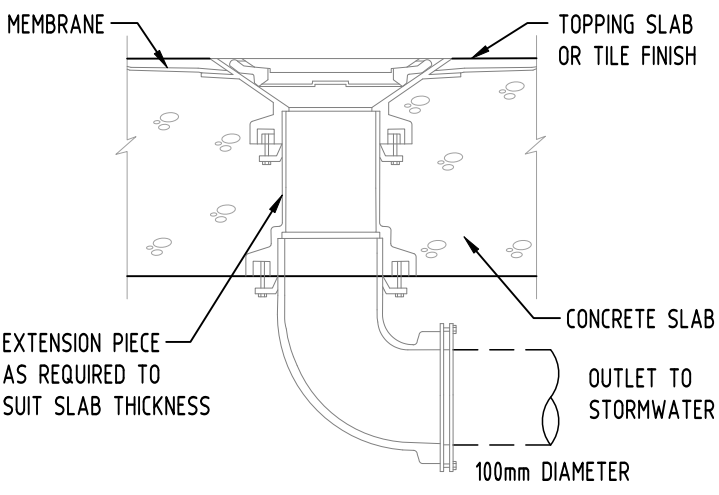
ORIFICE PLATE (LOT 1)
SCALE 1:10



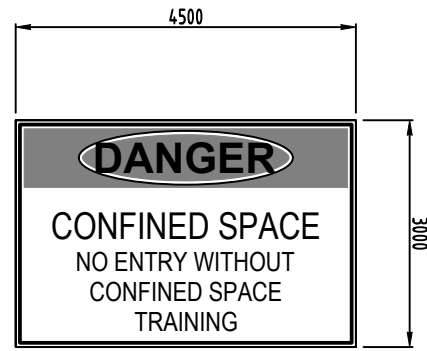
ORIFICE PLATE (LOT 2)
SCALE 1:10



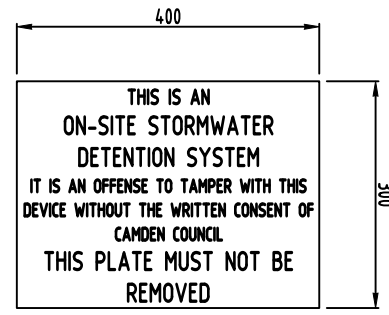
ORIFICE PLATE (LOT 3)
SCALE 1:10



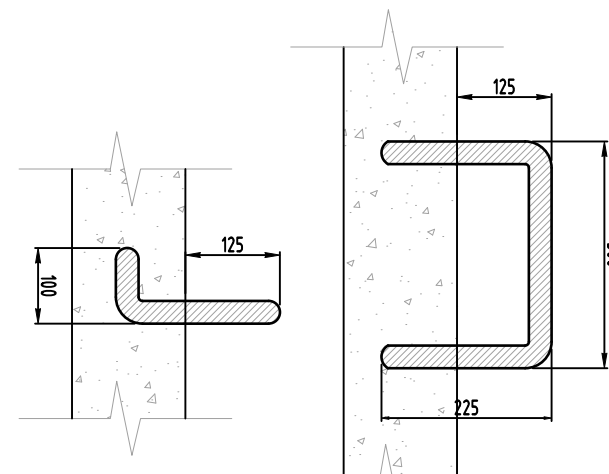
DETAIL
RAINWATER OUTLET
NOT TO SCALE



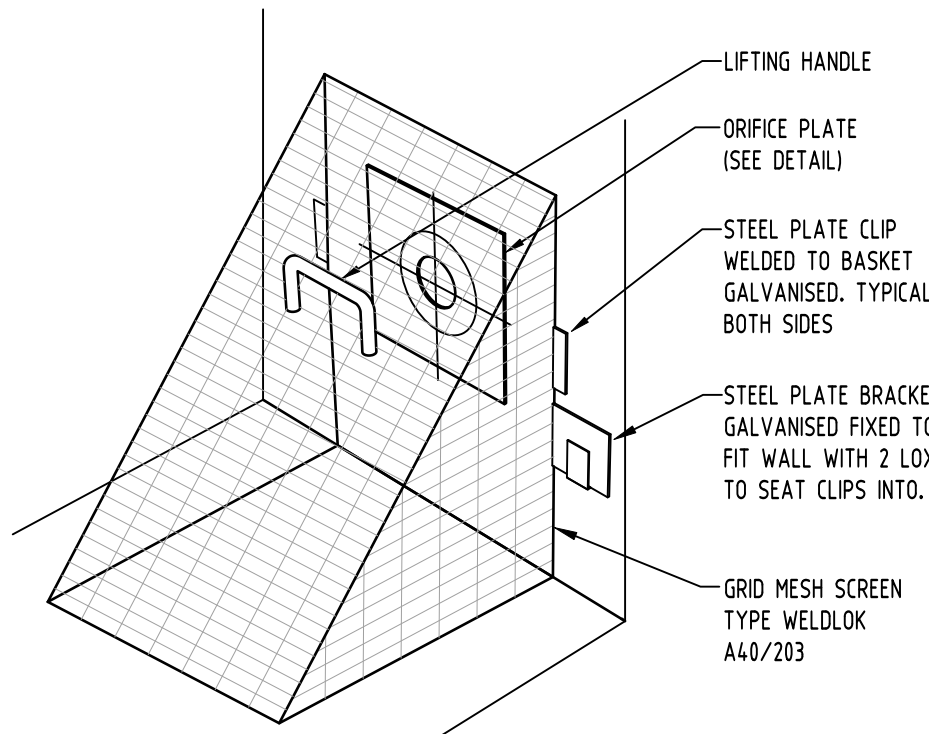
DETAIL
CONFINED SPACE SIGN
SCALE 1:10



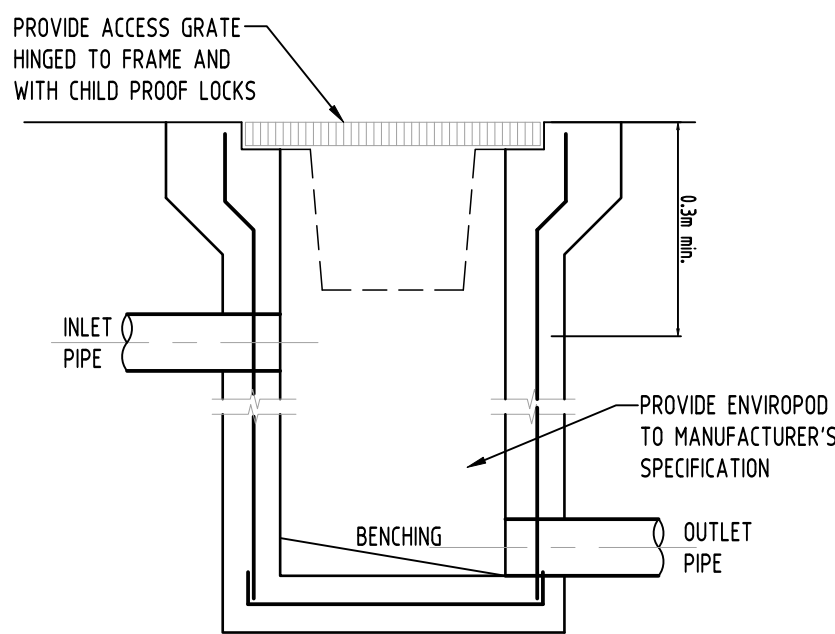
DETAIL
OSD SIGN
SCALE 1:10



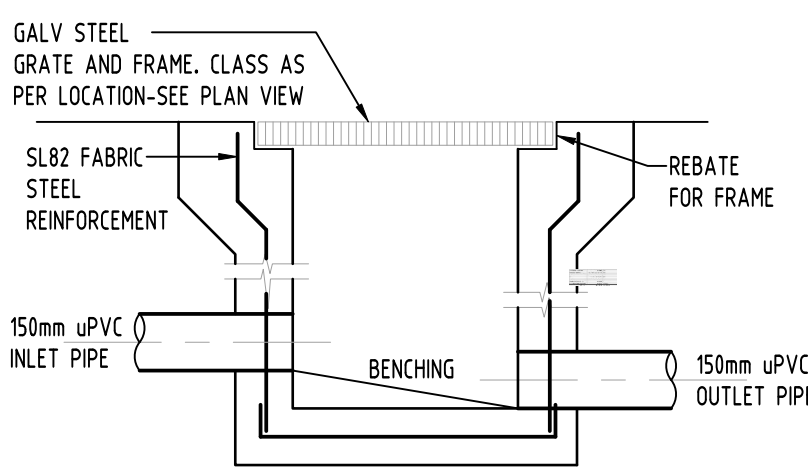
DETAIL
STEP IRONS
SCALE 1:10



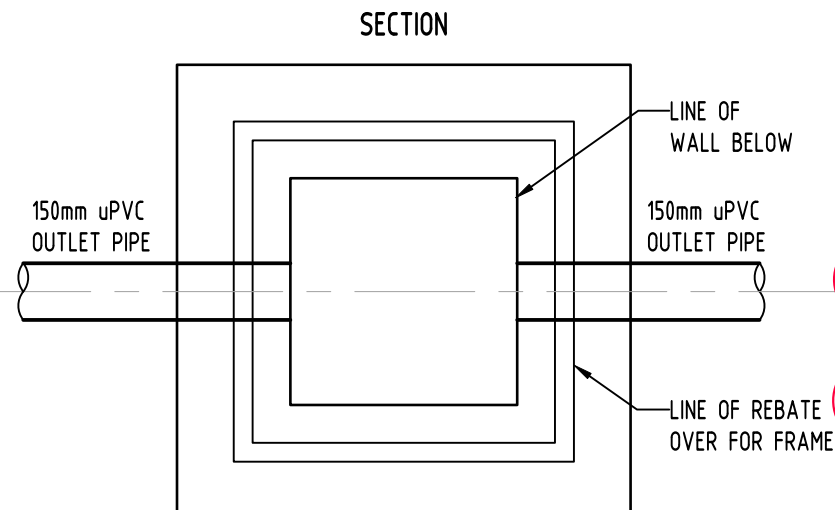
DETAIL
TRASH SCREEN
SCALE 1:20



DETAIL
STORMWATER PIT
WITH INLET BELOW ENVIROPOD
SCALE 1:20



DETAIL
STORMWATER PIT
SCALE 1:20



PLAN WITHOUT GRATE

Water Level	0.40 m
Flow width	0.79727273 m
A	0.317454545 m ²
P	1.59006611 m
Rh	0.199648646 m
Manning's "n"	0.05
Channel Slope	0.0233 m/m
Q =	0.33 m ³ /s

LOT 1 SWALE CALCULATION

Water Level	0.25 m
Flow width	0.99962779 m
A	0.252826416 m ²
P	1.505000779 m
Rh	0.167990887 m
Manning's "n"	0.05
Channel Slope	0.01 m/m
Q =	0.15 m ³ /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 m ²
P	1.59006611 m
Rh	0.199648646 m
Manning's "n"	0.05
Channel Slope	0.01 m/m
Q =	0.22 m ³ /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%.

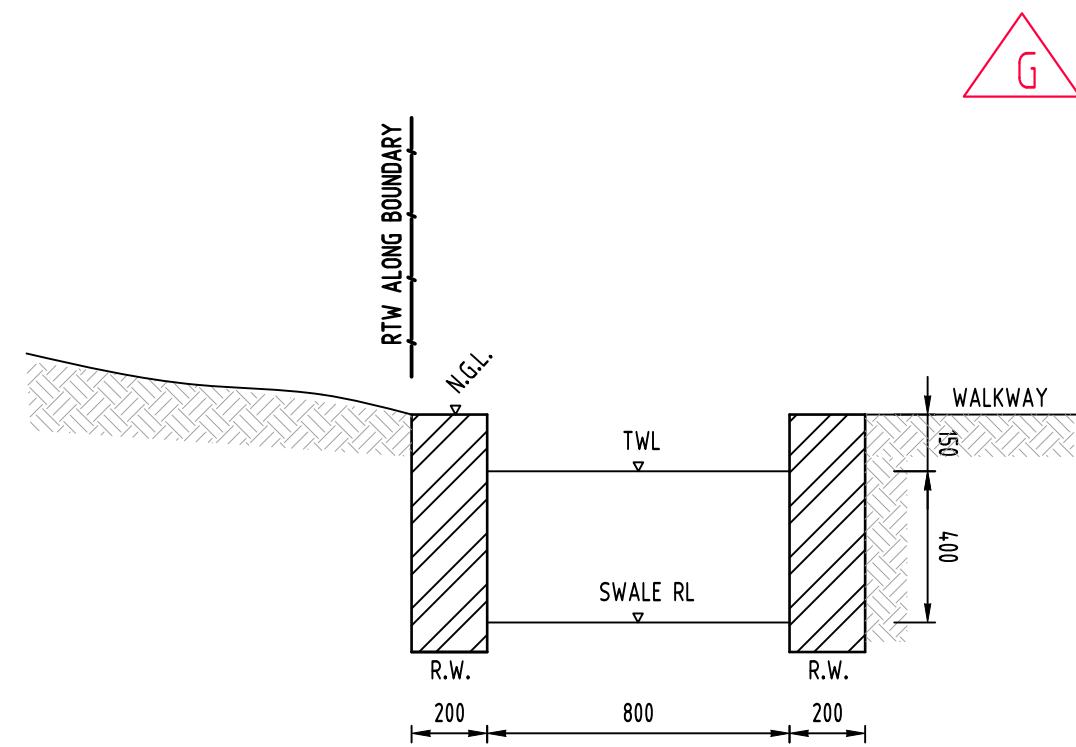
SWALE DESIGN NOTES:

PROPOSED SWALE SYSTEM TO REPLACE PREVIOUS SWALE FROM SUBDIVISION WORKS.
CATCHMENT 1 AREA = 8,960m²
CATCHMENT 2 AREA = 10,850m²
CATCHMENT 3 AREA = 16,860m²

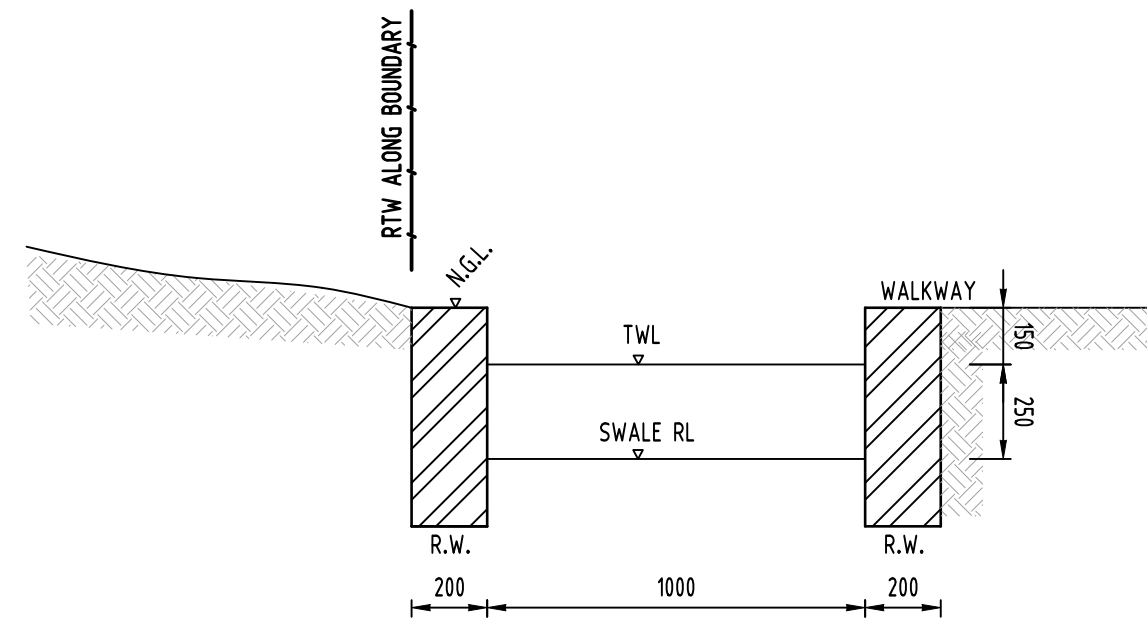
Tc = 6mins
I (100yr 6mins) = 205 mm/hr
C = 0.62

Q₁ = 316.4 L/s
Q₂ = 383.1 L/s ; HALF CATCHMENT Q = 192 L/s
Q₃ = 595 L/s

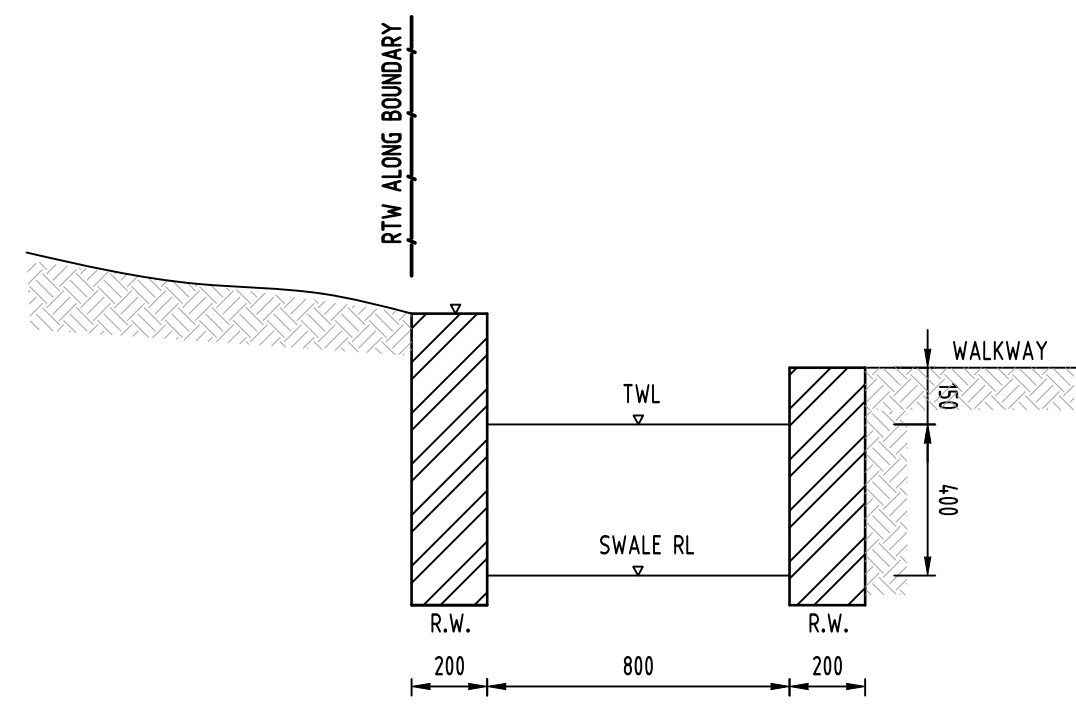
PROPOSED SWALE FOR LOT 1 TO CATER CATCHMENT 1
DIMENSION: 0.8m (W min.) x 0.4m (D) @2.3% SURFACE FALL.
PROPOSED SWALE FOR LOT 2 TO CATER CATCHMENT 2
DIMENSION: 1.0m (W) x 0.25m (D) @ 1% SURFACE FALL.
PROPOSED SWALE FOR LOT 3 TO CATER CATCHMENT 3 WITH PITS AND PIPES SYSTEM.
DIMENSION: 0.8m (W) x 0.4m (D)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



1 SECTION
SWALE
SCALE 1:20



2 SECTION
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 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 STORMWATER RISING MAIN LINE
- TEL AUTHORITY COMMS LINE
- SW AUTHORITY STORMWATER LINE
- W AUTHORITY WATER LINE
- S AUTHORITY SEWER LINE
- G AUTHORITY GAS LINE
- E AUTHORITY ELECTRICITY LINE

- DP DOWNPIPE
- RWO RAINWATER OUTLET
- PD PLANTER DRAINS
- CO CLEAR OUT POINT

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	
PT	PRELIMINARY ISSUE	AA	15.04.19	1	
Issue	Last revision title	by	Date	Status	
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				
SURVEY				

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	

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Scales	
0m 0.1 0.2 0.3 0.4 0.5	SCALE 1:10 ON ORIGINAL SIZE
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

CLIENT	BALINTORE DEVELOPMENTS
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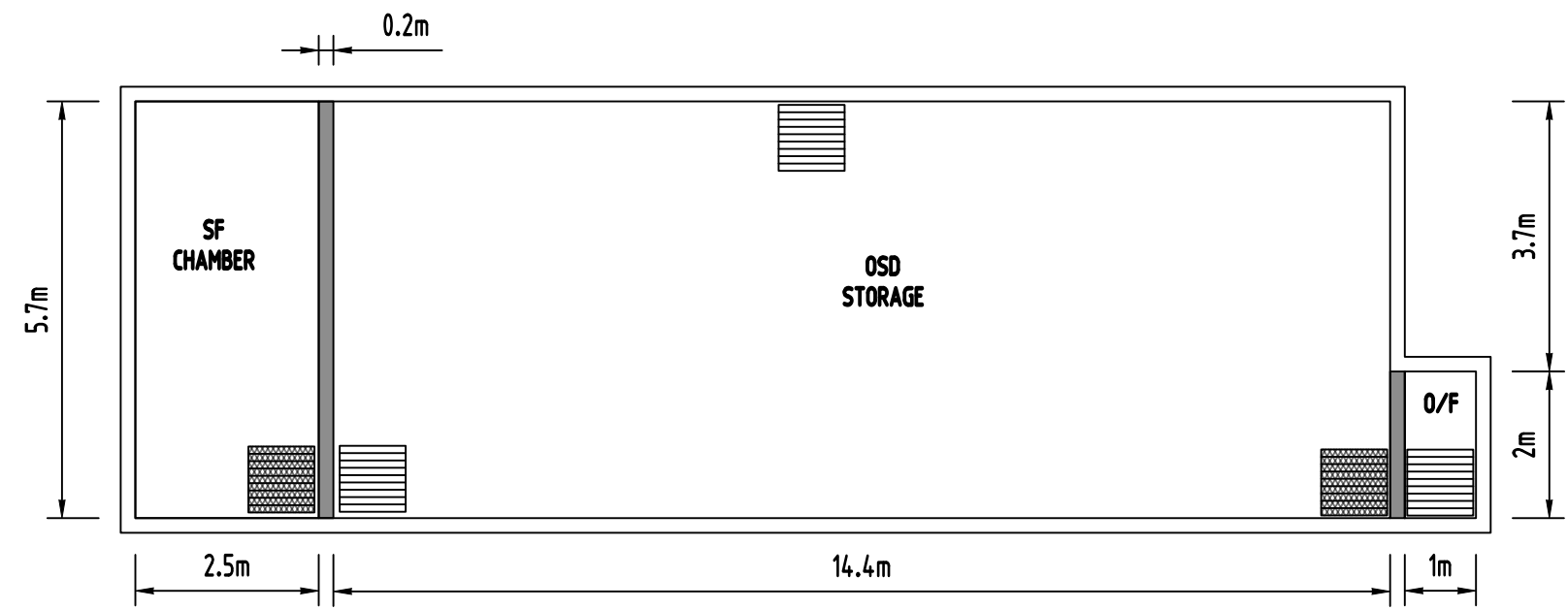
ARCHITECT	ae design partnership architecture urban design planning
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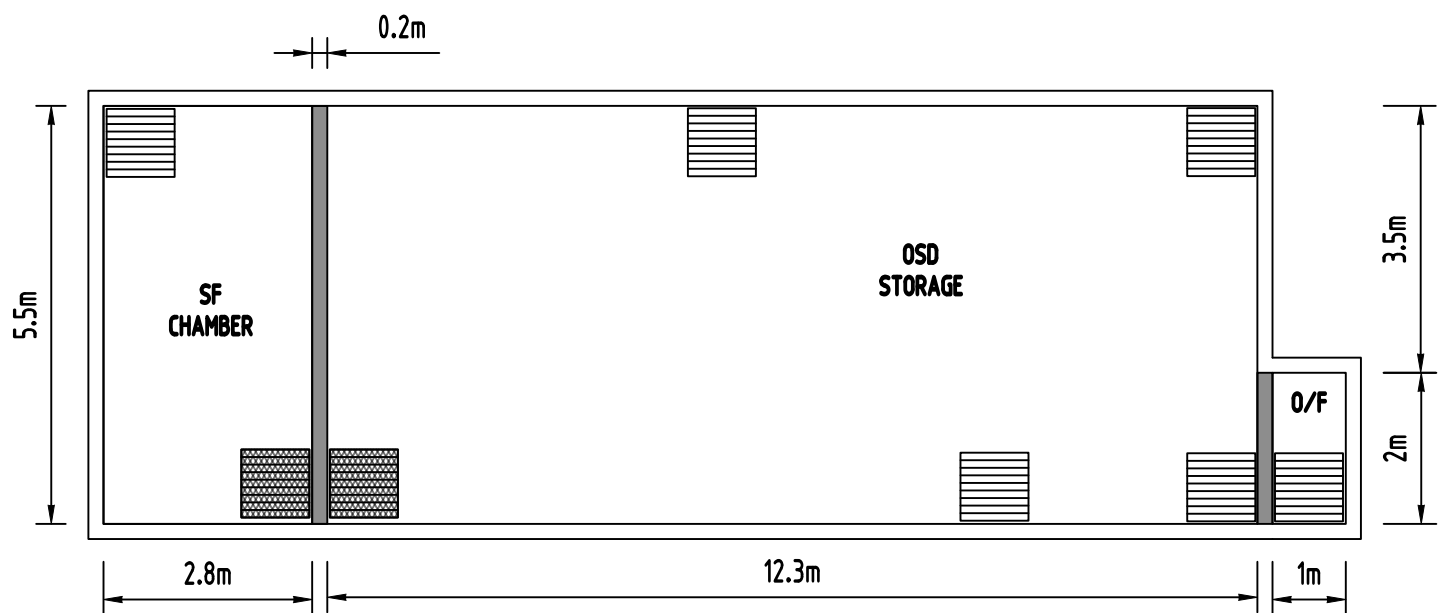
PROJECT	
PROPOSED RESIDENTIAL DEVELOPMENT	
28 INGLEBURN ROAD - LOT 1, 2 & 3, LEPPINGTON	
Grid	Datum
-	A.H.D.
Sheet	15 OF 19
Scale (at original size)	AS SHOWN

Drawing Status	
FOR APPROVAL	
NOT TO BE USED FOR CONSTRUCTION PURPOSES	
Drawing Title	
STORMWATER CONCEPT DESIGN DETAILS SHEET	
SHEET 1 OF 2	
Project No	Revision No
20180324	SW300 H

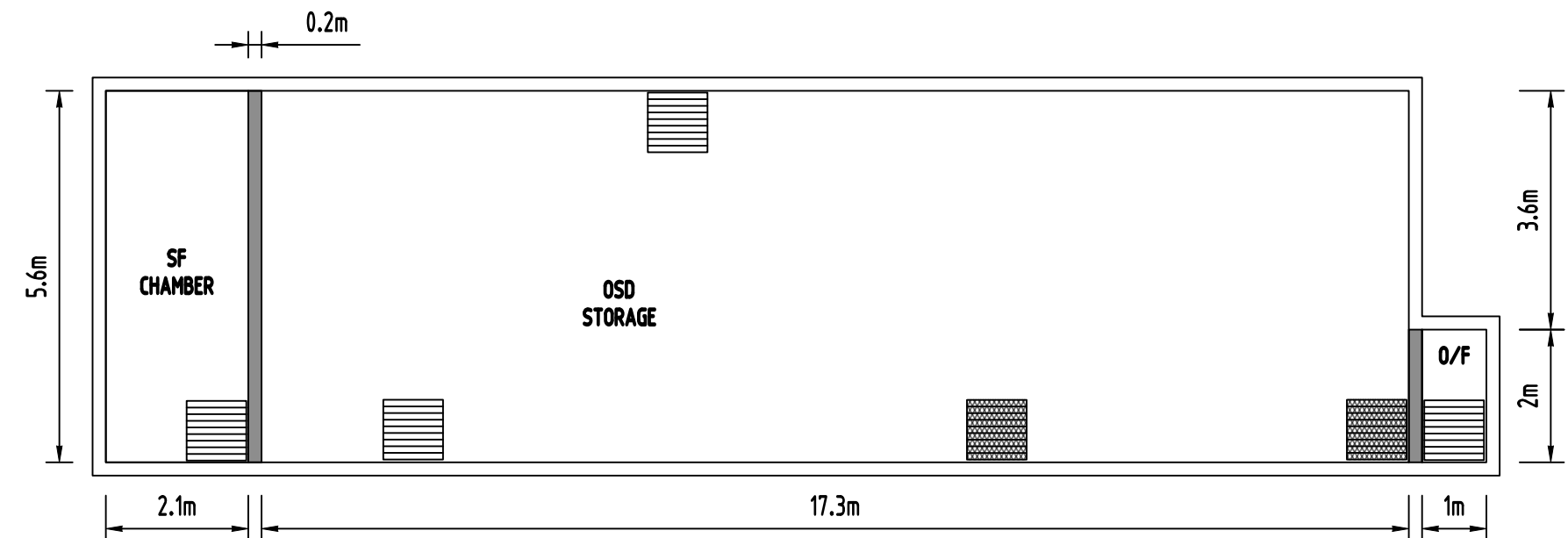
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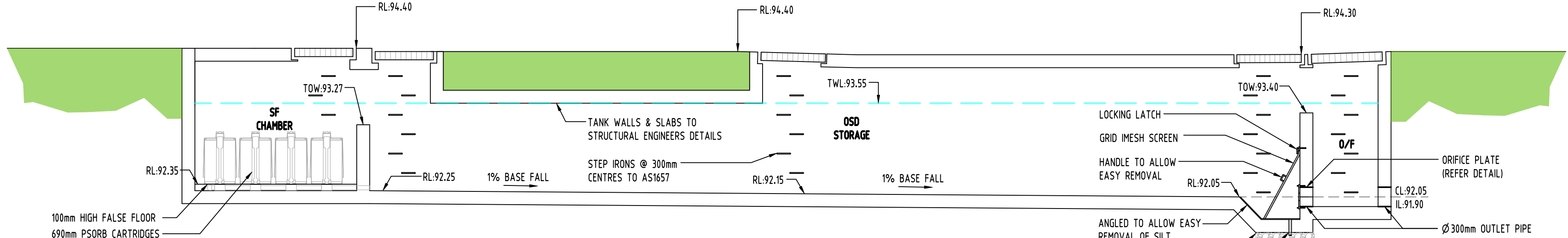
LOT 1 OSD PLAN
SCALE 1:100



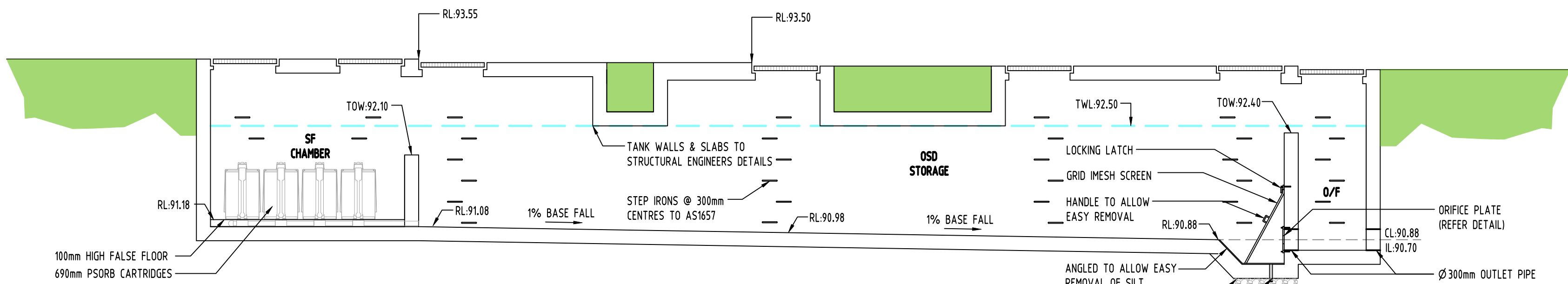
LOT 2 OSD PLAN
SCALE 1:100



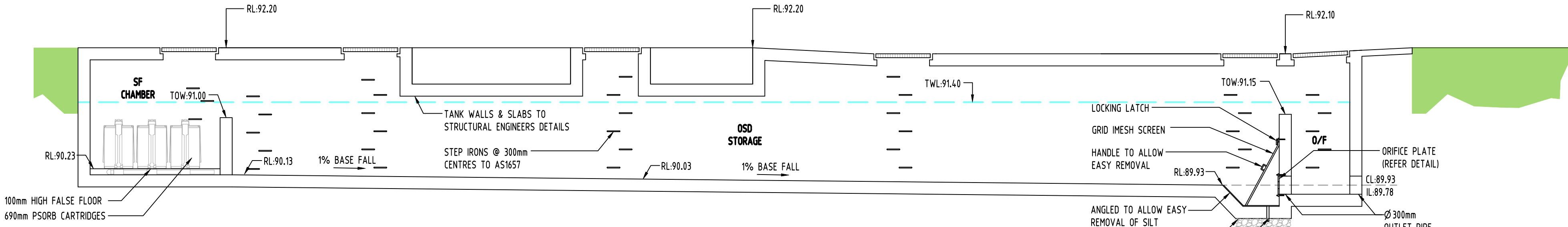
LOT 3 OSD PLAN
SCALE 1:100



A SECTION
SW211 SCALE 1:50



B SECTION
SW221 SCALE 1:50

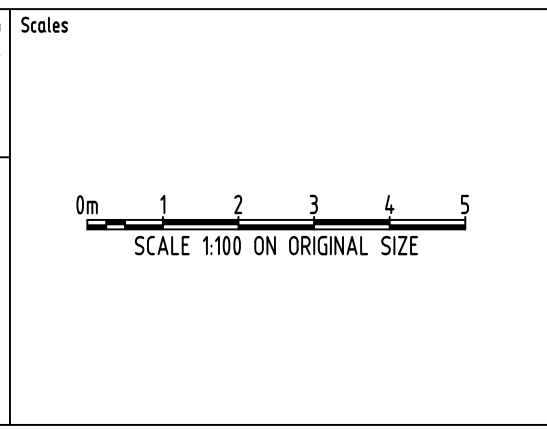


C SECTION
SW231 SCALE 1:50

Issue internal sequence and revision history				Reference Coordination Drawing			
Issue	Last revision title	by	Date	Status	Discipline	Drawing Title and Number	Date
1-preliminary	2-development application	3-construction certificate	4-tender	5-construction	6-other		
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	ARCH		
D	ISSUE FOR DEVELOPMENT APPLICATION	AA	19.02.20	2	ARCH		
C	ISSUE FOR DEVELOPMENT APPLICATION	AA	29.01.20	2	STRUCT		
B	ISSUE FOR DEVELOPMENT APPLICATION	AA	05.06.19	2	MECH		
A	ISSUE FOR DEVELOPMENT APPLICATION	AA	13.05.19	2	ELEC		
PT	PRELIMINARY ISSUE	AA	15.04.19	1	HYD		

Reference Coordination Drawing			
Discipline	Drawing Title and Number	Date	Rev.
ARCH			
STRUCT			
MECH			
ELEC			
HYD			

QUALITY CONTROL			
DRAWN	DATE	CHECKED	DATE
MN	06.10.20	SH	06.10.20
MN	06.10.20	SH	06.10.20
SH	06.10.20	SH	06.10.20
SH	06.10.20	SH	06.10.20



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A.B.N. 21 118 222 530

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

Drawing Status	FOR APPROVAL
Drawing Title	NOT TO BE USED FOR CONSTRUCTION PURPOSES
Drawing Title	STORMWATER CONCEPT DESIGN DETAILS SHEET
Drawing Title	SHEET 2 OF 2
Project No	20180324
Drawing No	SW301
Revision No	H

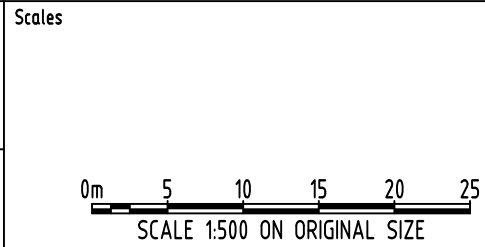
H	ISSUE FOR DEVELOPMENT APPLICATION	MN	06.10.20	2	Reference Coordination Drawing		
G	ISSUE FOR DEVELOPMENT APPLICATION	MN	24.09.20	2			
F	ISSUE FOR DEVELOPMENT APPLICATION	AA	15.07.20	2	Discipline	Drawing Title and Number	Date
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B	ISSUE FOR DEVELOPMENT APPLICATION	AA	05.06.19	2	MECH		
A	ISSUE FOR DEVELOPMENT APPLICATION	AA	13.05.19	2	ELEC		
PT	PRELIMINARY ISSUE	AA	15.04.19	1	HYD		
Issue Last revision title		by	Date	Status			
Issuer internal sequence and revision history					LANDS		
1-preliminary	2-development application	3-construction certificate					
4-tender	5-construction	6-other					
					SURVEY		

	ENGINEERS AUSTRALIA
	Chartered Professional Engineer MEMBER

DIMENSIONS NOT SHOWN TO BE CHECKED ON SITE. DO NOT SCALE OF THIS DRAWING. POSITIONS OF AUTHORITIES MARKS 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

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
28 INGEBURN 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 NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Title	EROSION AND SEDIMENT CONTROL PLAN AND DETAILS		
Project No	Drawing No	Revision No	
20180324	SW400	H	

EROSION & SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. THE 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.
- EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
- NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
- GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
- 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

- 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.
- ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE ONLY. ACTUAL LOCATION, SIZES, LEVELS & GRADES MAY ALTER WHEN DETAIL DESIGN WORKS ARE DOCUMENTED.

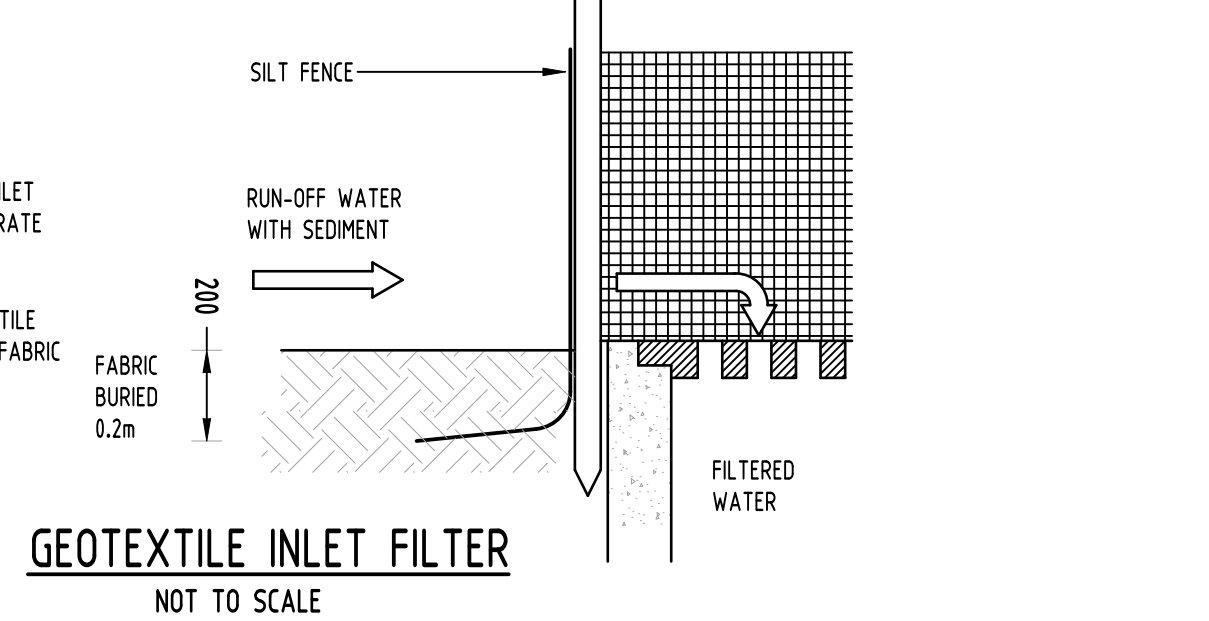
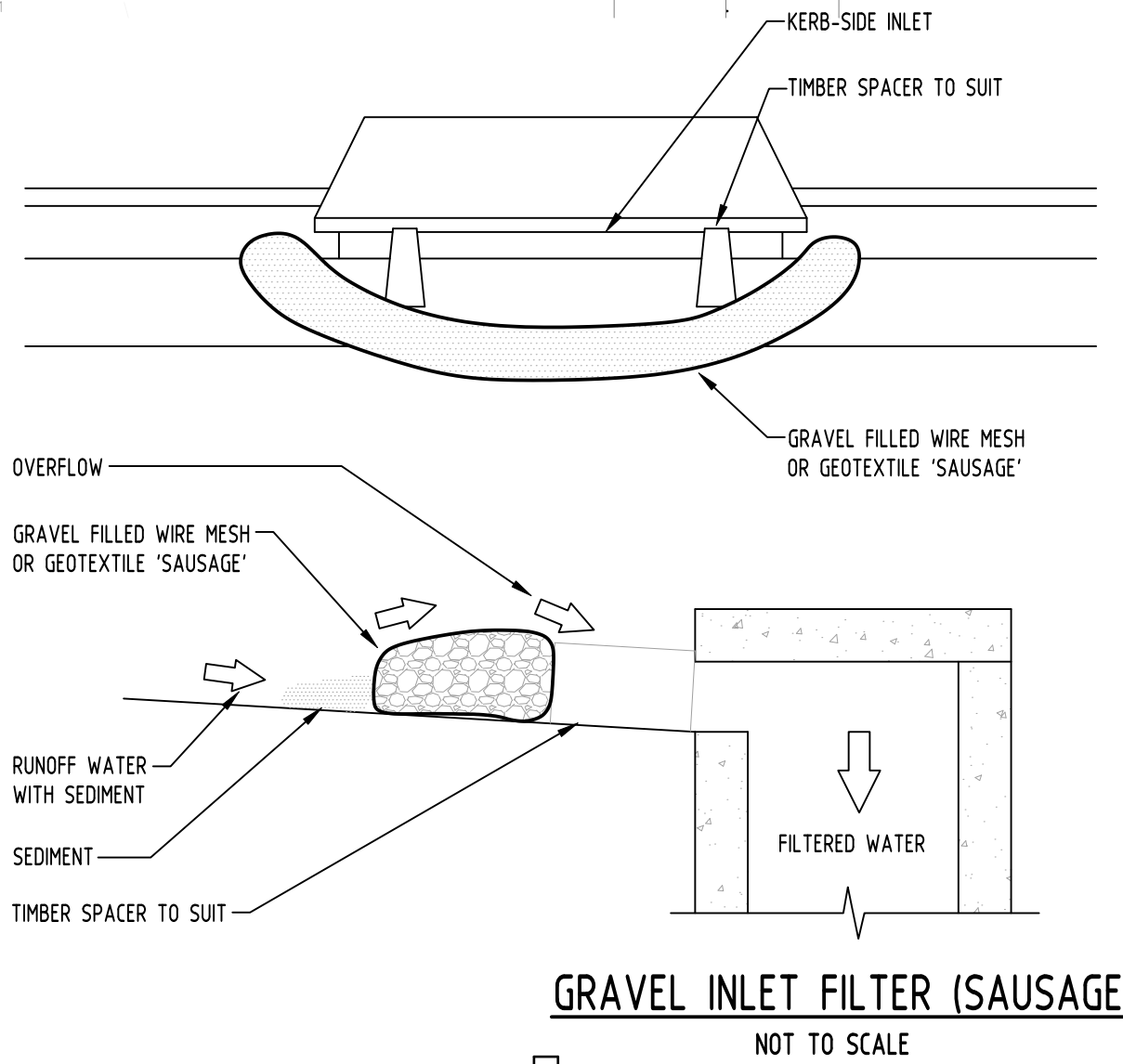
CLAY SOILS

A SYSTEM SHALL BE INSTALLED TO EITHER:

- TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.
- 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.

EROSION AND SEDIMENT CONTROL

SCALE 1500



CONSTRUCTION NOTES:

FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN 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

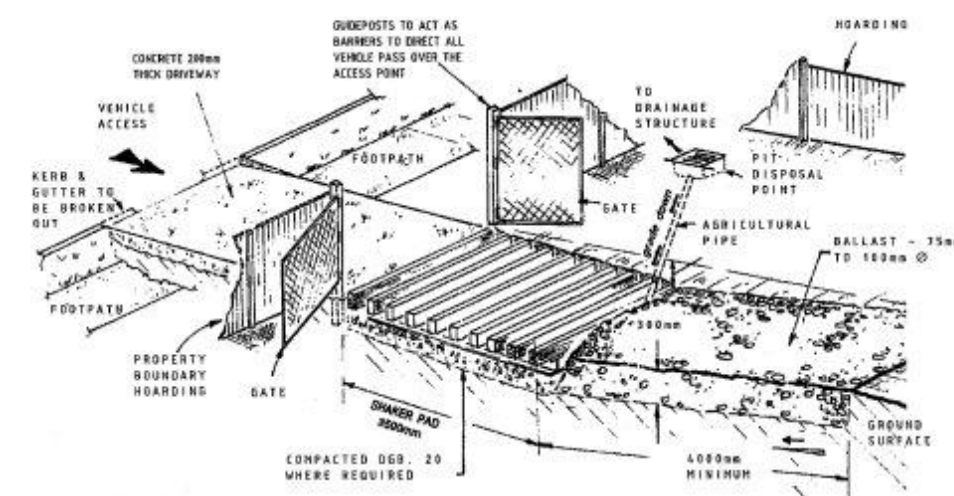
FIT TO ALL KERB INLETS AT SAG POINTS

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)

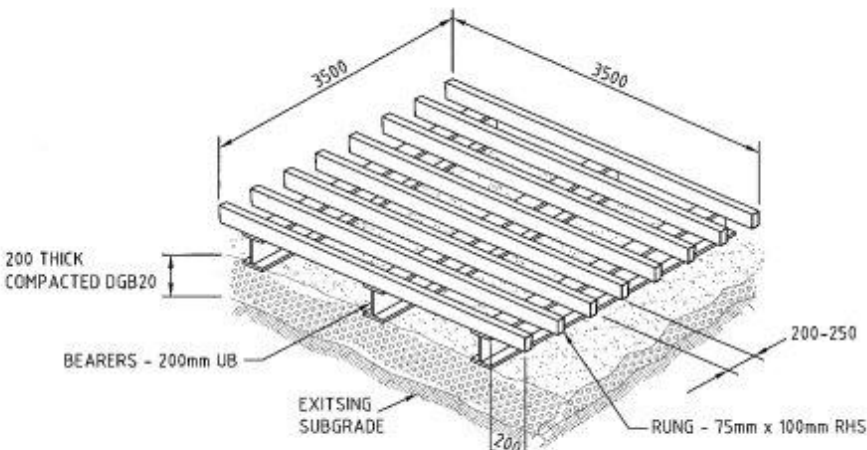
A CORRECTLY DESIGNED AND INSTALLED SHAKER PAD WILL ASSIST IN PREVENTING SEDIMENT TRANSFER FROM A SITE. ANY STABILISED ACCESS POINT (SAP) CAN BE DESIGNED WITH A SHAKER PAD (COMPULSORY IN TYPE II SAP'S).

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

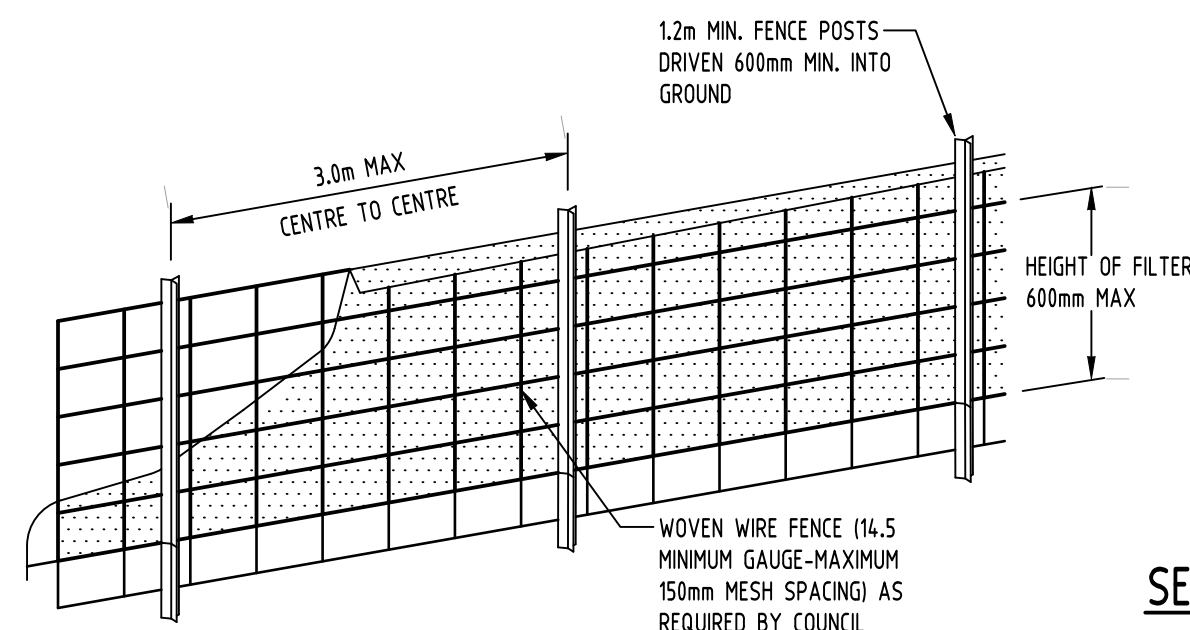
THE SHAKER PAD:

- MUST BE DESIGNED AND CERTIFIED BY A PRACTISING 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 350mm IN LENGTH
- MUST BE A MINIMUM 350mm 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.



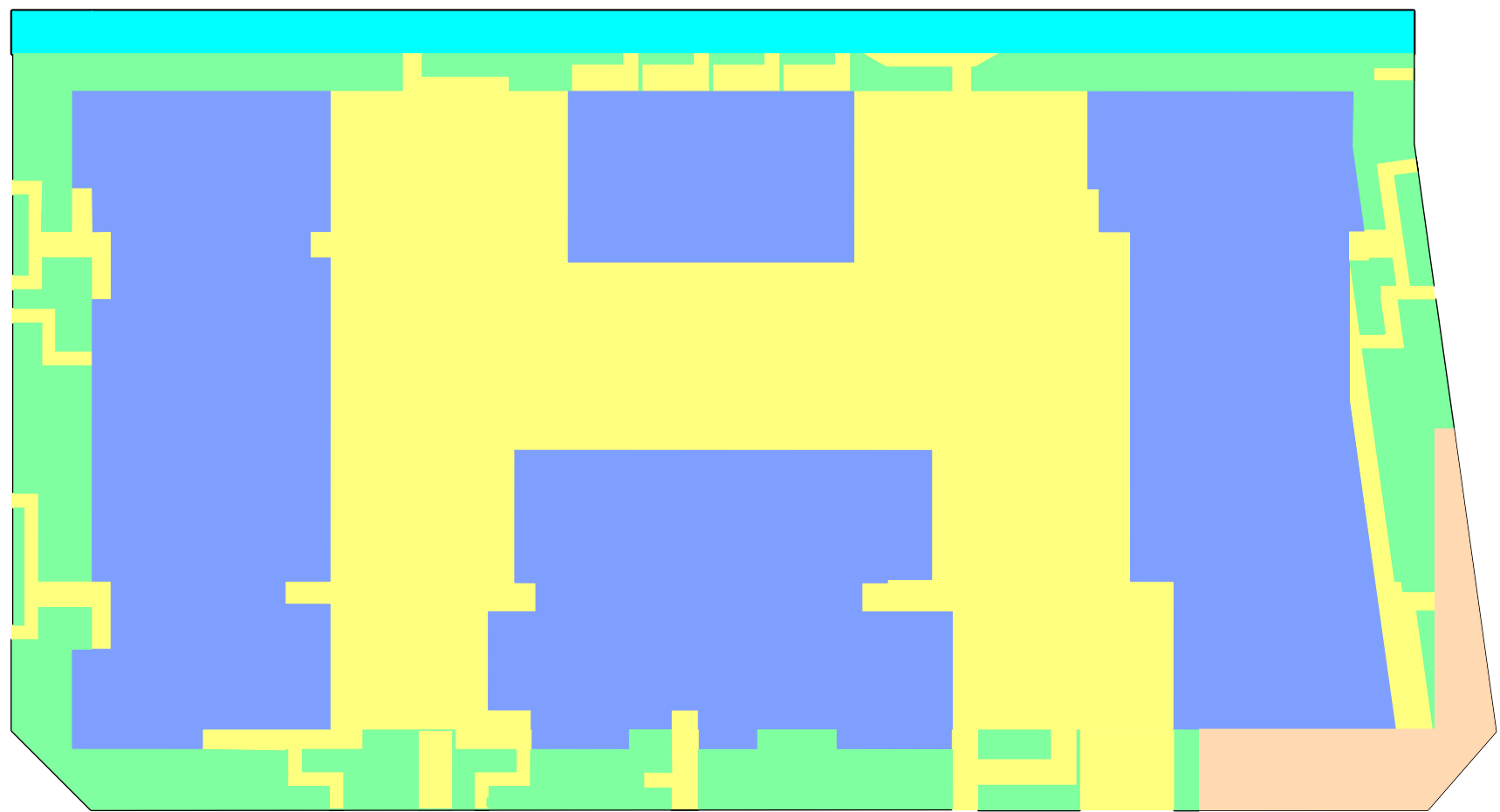
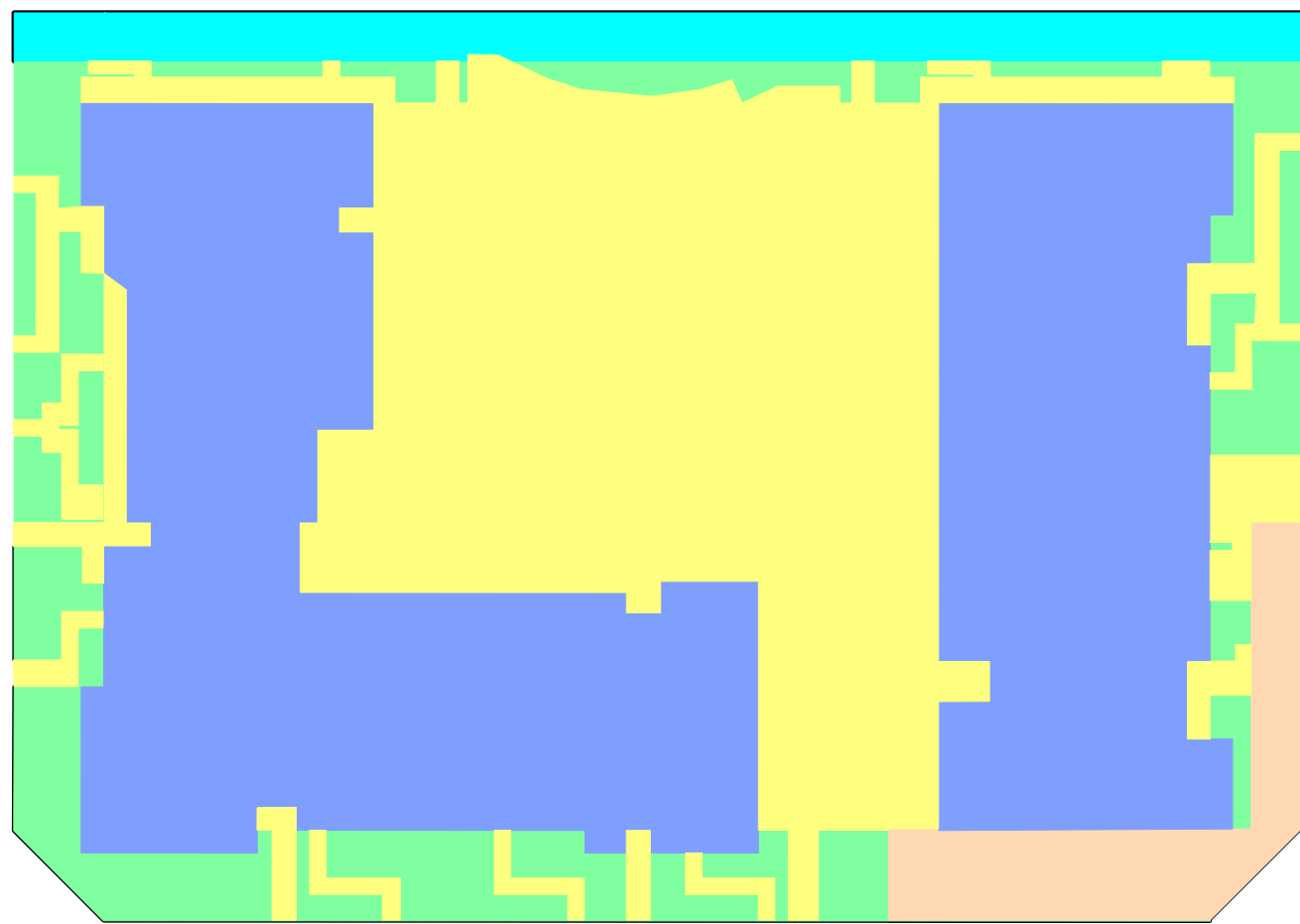
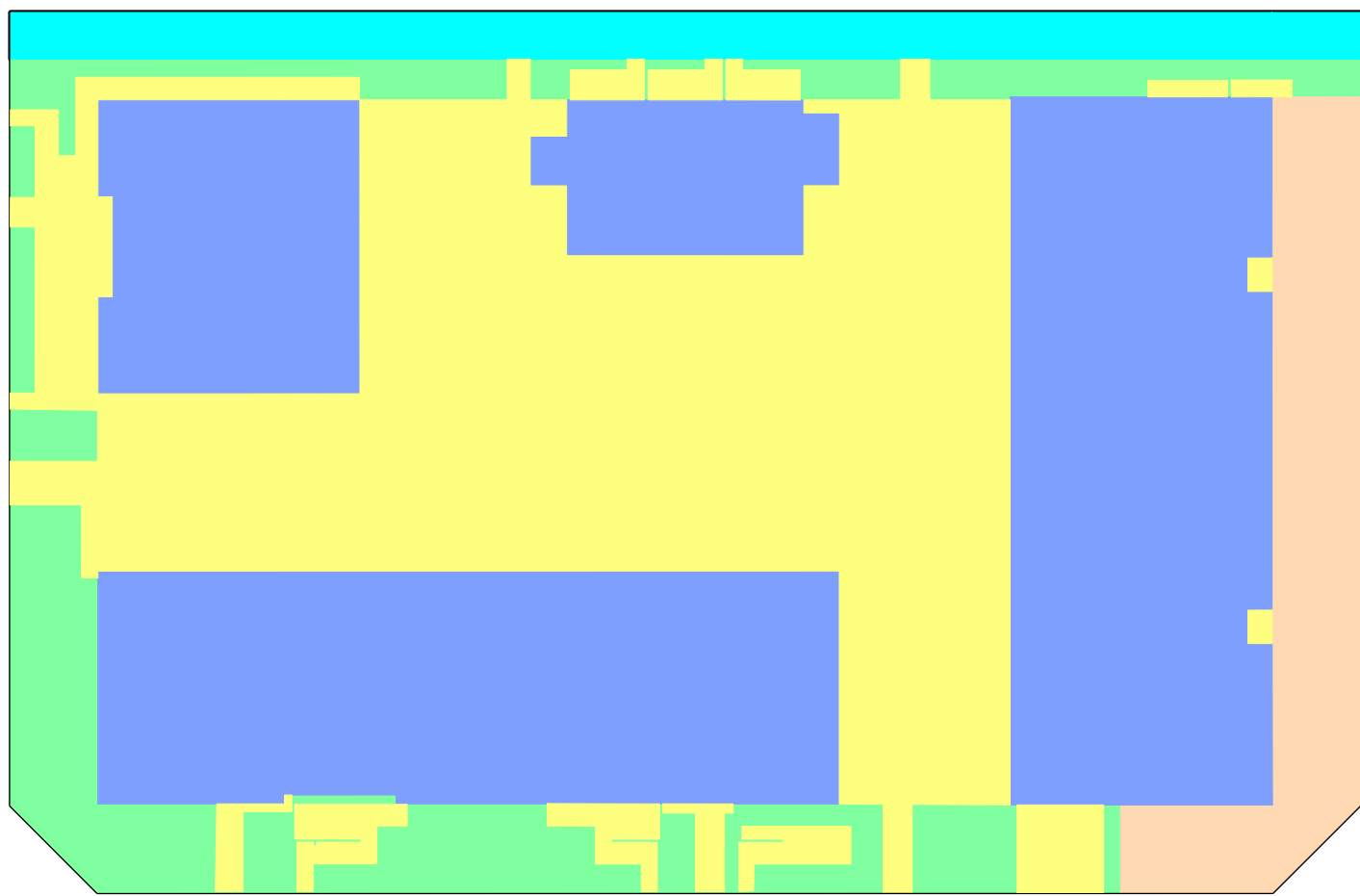
SHAKER PAD (CATTLE-GRID)



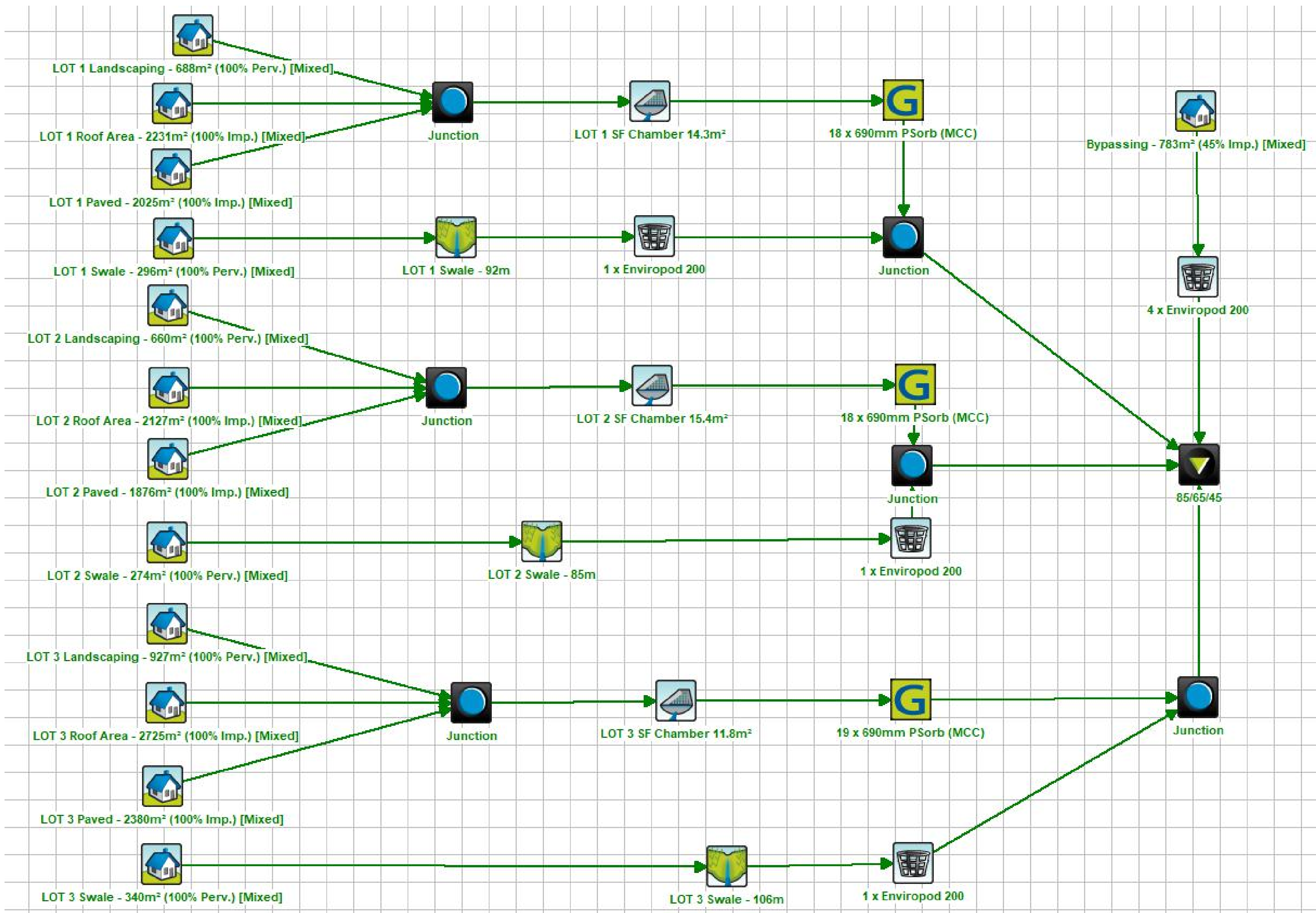
SEDIMENT FENCE

NOT TO SCALE

DIAGRAMMATIC VIEW



- LANDSCAPING AREA TO SF (4752m², 100% PERVIOUS)
- LOT 1: 688m²
LOT 2: 660m²
LOT 3: 927m²
- PAVED AREA TO SF (4355m², 100% IMPERVIOUS)
- LOT 1: 2025m²
LOT 2: 1876m²
LOT 3: 2380m²
- ROOF AREA TO SF (6594m², 100% IMPERVIOUS)
- LOT 1: 2231m²
LOT 2: 2127m²
LOT 3: 2725m²
- BYPASSING AREA (784m², 45% IMPERVIOUS)
- SWALE BYPASSING SF (910m², 100% PERVIOUS)
- LOT 1: 296m²
LOT 2: 274m²
LOT 3: 340m²



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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C	ISSUE FOR DEVELOPMENT APPLICATION	AA	05.06.19	2			
B	ISSUE FOR DEVELOPMENT APPLICATION	AA	13.05.19	2			
A	ISSUE FOR DEVELOPMENT APPLICATION	AA	15.04.19	1			
PT	PRELIMINARY ISSUE						
Issue	Last revision title	by	Date	Status			
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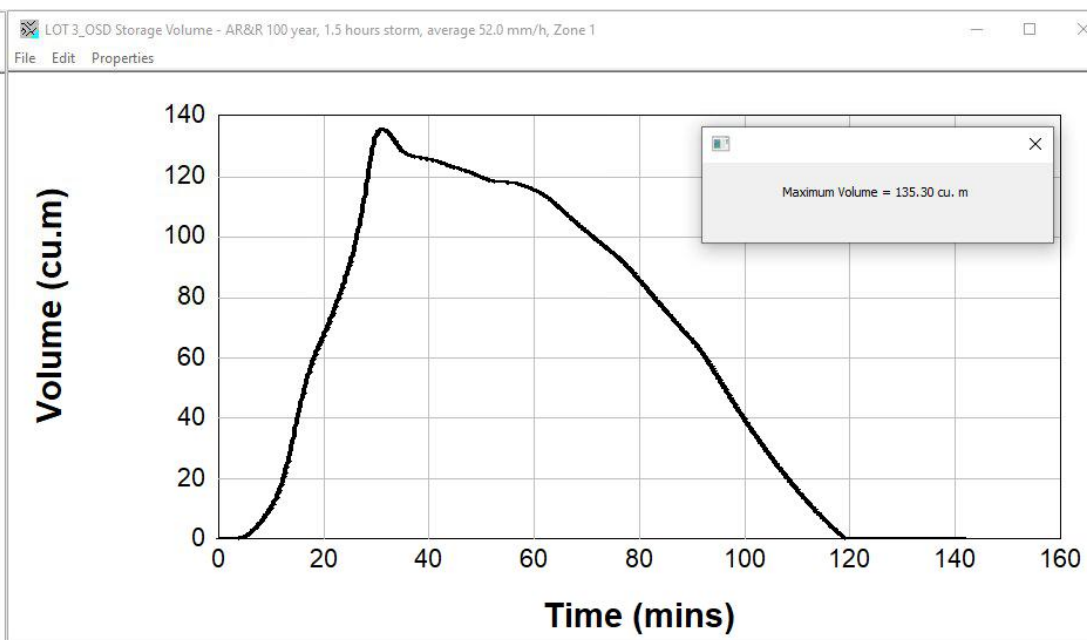
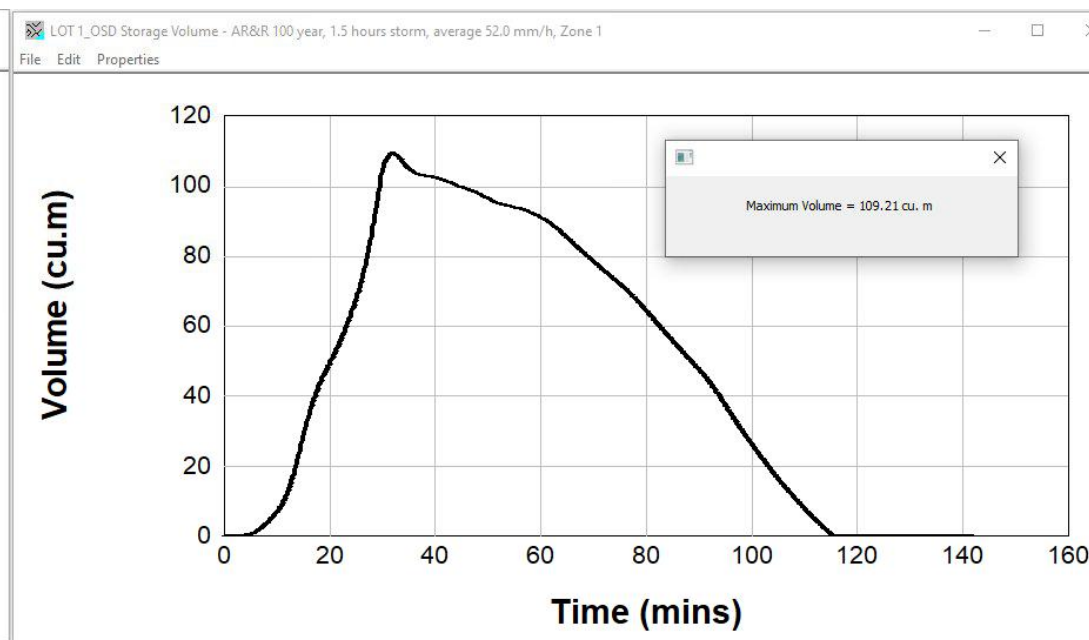
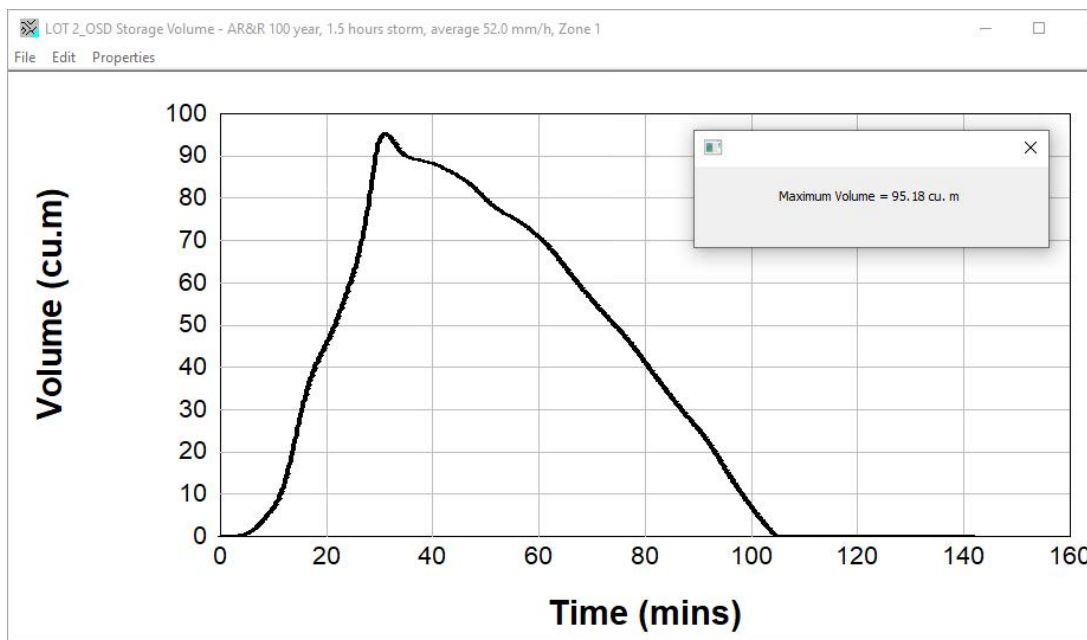
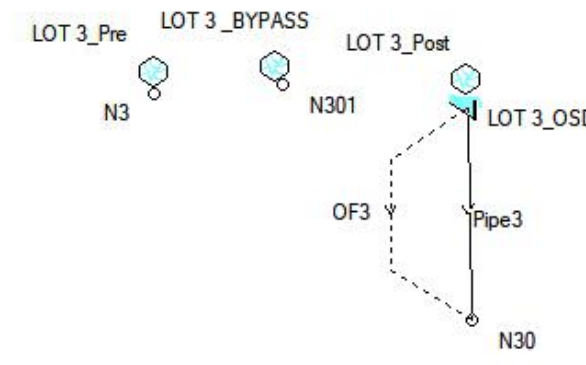
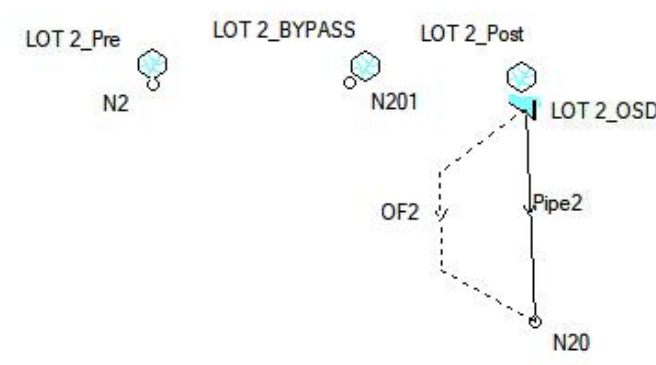
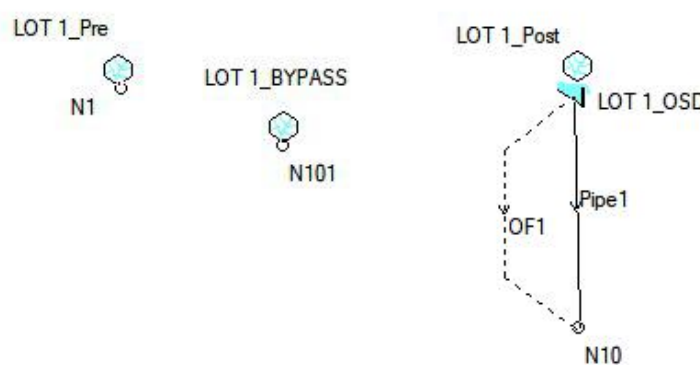
- AREA TO OSD 1 (4900m²)
AREA TO OSD 2 (4667m²)
AREA TO OSD 3 (6035m²)
BYPASSING AREA (1683m²)

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

H	ISSUE FOR DEVELOPMENT APPLICATION	MN	06.10.20	2	Reference Coordination Drawing				
G	ISSUE FOR DEVELOPMENT APPLICATION	MA	24.09.20	2					
F	ISSUE FOR DEVELOPMENT APPLICATION	AA	15.07.20	2	Discipline	Drawing Title and Number	Date	Rev.	
E	ISSUE FOR DEVELOPMENT APPLICATION	AA	08.05.20	2	ARCH				
D	ISSUE FOR DEVELOPMENT APPLICATION	AA	19.02.20	2	ARCH				
C	ISSUE FOR DEVELOPMENT APPLICATION	AA	29.01.20	2	STRUCT				
B	ISSUE FOR DEVELOPMENT APPLICATION	AA	05.06.19	2	MECH				
A	ISSUE FOR DEVELOPMENT APPLICATION	AA	13.05.19	2	ELEC				
P1	PRELIMINARY ISSUE	AA	15.04.19	1	HYD				
Issue	Last revision title	By	Date	Status	PRG				
Issuer internal sequence and revision history									
1-preliminary		2-development application		3-construction certificate		LANDS			
4-tender		5-construction		6-other		CIVIL			
						SURVEY			

ENGINEERS AUSTRALIA Chartered Professional Engineer MEMBER	QUALITY CONTROL		
	DRAWN	MN	DATE
DIMENSIONS NOT SHOWN TO BE CHECKED ON SITE. DO NOT SCALE IF THE 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 DISCUSSION/CORRELATION BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER CONSULTANTS' DRAWINGS.	CHECKED	SH	DATE
	DESIGNED	MN	DATE
	VERIFIED	SH	DATE
	APPROVED	SH	DATE

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Scales



0m 5 10 15 20 25

SCALE 1:500 ON ORIGINAL SIZE

CLIENT
BALINTORE
DEVELOPMENTS

ARCHITECT
ae design
partnership
architecture urban design planning

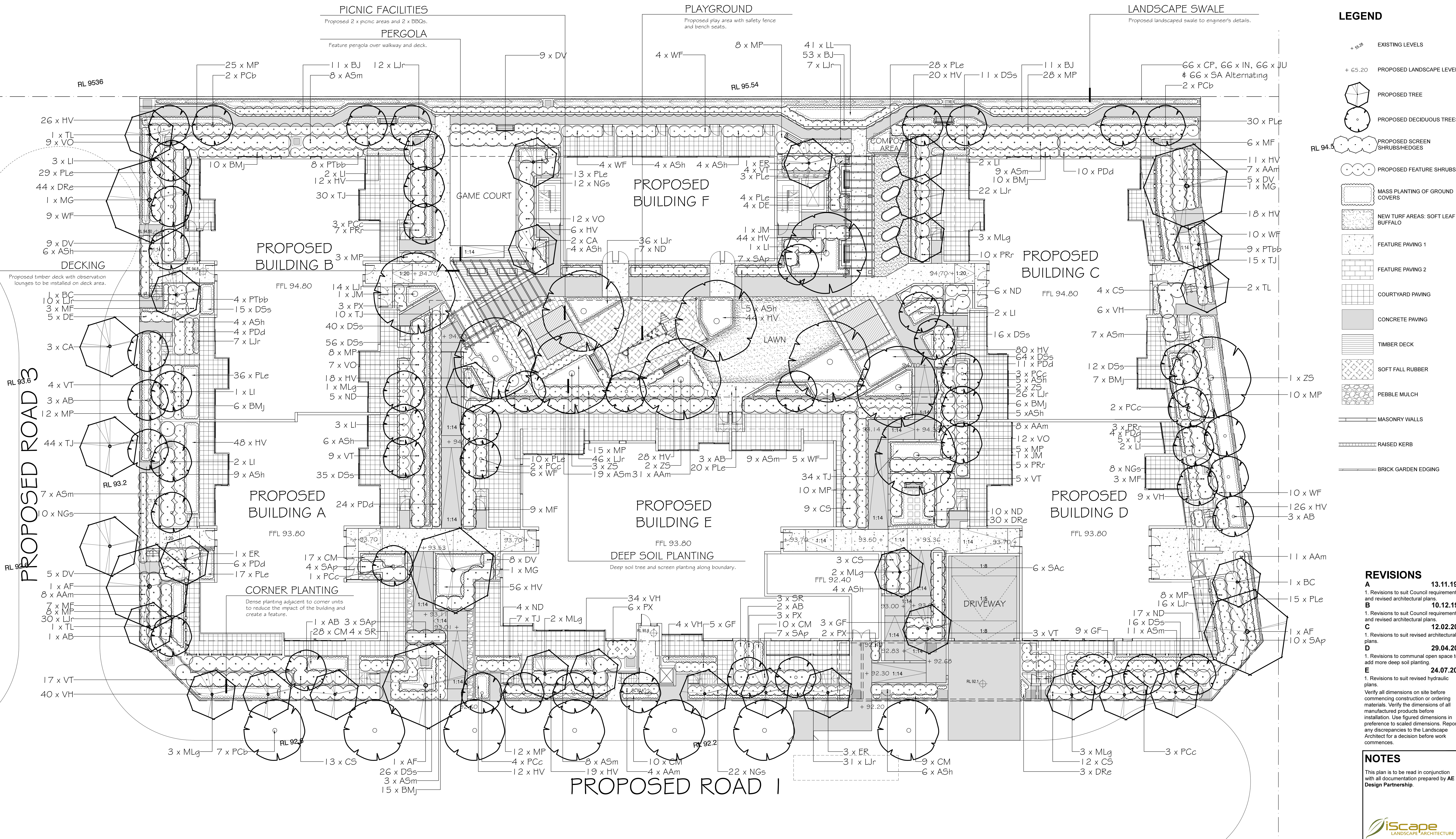


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A.B.N. 21 118 222 530

PROJECT			
PROPOSED RESIDENTIAL DEVELOPMENT			
28 INGLEBURN ROAD - 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	



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 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.

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project
Proposed Development

Lot 3 28 Ingleburn Road,
Leppington

drawing
Lot 3 Landscape Plan

client
Balintore Developments

date
July 2020

scale
1:125 @ A0
1:250 @ A2

job.dwg no.
31.20(19)/108'

no. in set
FOUR/SIX

designed by
IJ

drawn by
HL

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
elaecarpus 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
Philodendrum '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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project
Proposed Development
28 Ingleburn Road,
Leppington

drawing
Overall Materials Palette 1

client
Balintore Developments

date
April 2020

job.dwg no.
31.20(19)/112

designed by
IJ

scale
-

no. in set
FIVE/SIX

drawn by
HL

INGLEBURN ROAD

PROPOSED ROAD 2

PROPOSED ROAD 3

PROPOSED ROAD 1

PROPOSED ROAD 1

PROPOSED ROAD 1

LEGEND

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

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.

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

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

iScape
LANDSCAPE ARCHITECTURE

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Proposed Development
Lot 1 28 Ingleburn Road,
Leppington

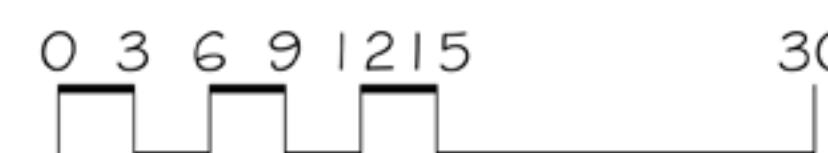
drawing
Overall Landscape Plan

client
Balintore Developments

date
1:300 @ A0
April 2020

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 SHT02 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

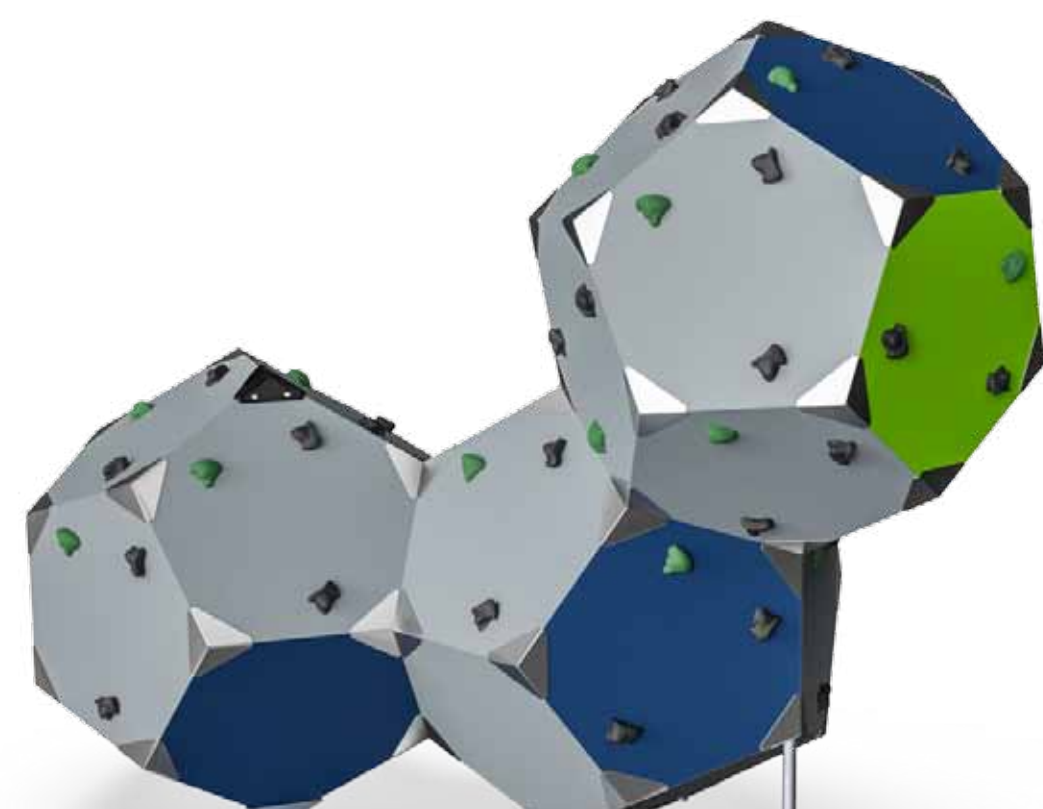


Table Tennis Table
POPP The Local Table Tennis Table

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



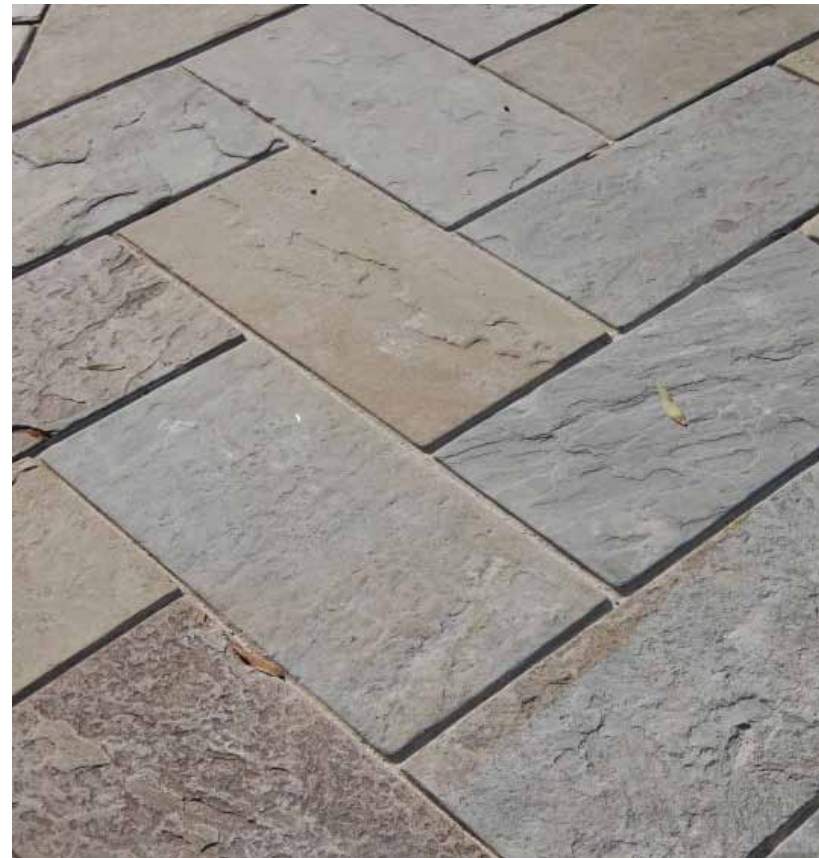
Plain Concrete Paving
Broom finish



Feature Paving 1
Hanson Concretes
ImageCreteExpose Jamberoo (LE)



Feature Paving 2
Bluestone paving stretcher 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

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drawing
Overall Materials Palette 2

client
Balintore Developments

date **scale**
April 2020 -

job.dwg no. **no. in set**
31.20(19)/144'B SIX/SIX

designed by **drawn by**
IJ HL