



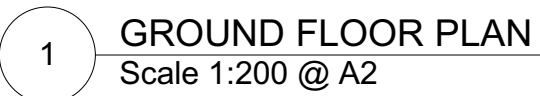
1 BASEMENT LEVEL 2 PLAN
Scale 1:200 @ A2

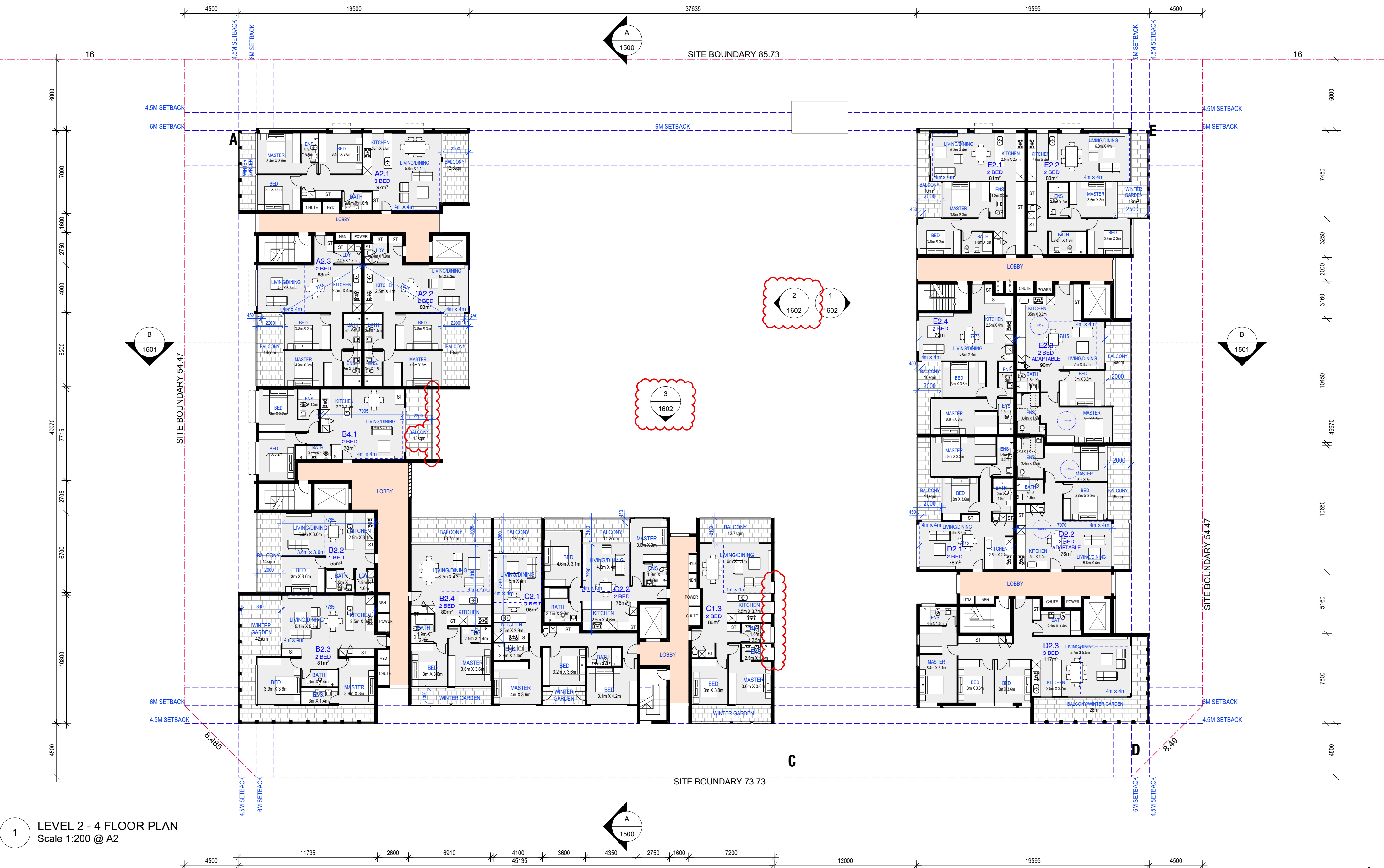




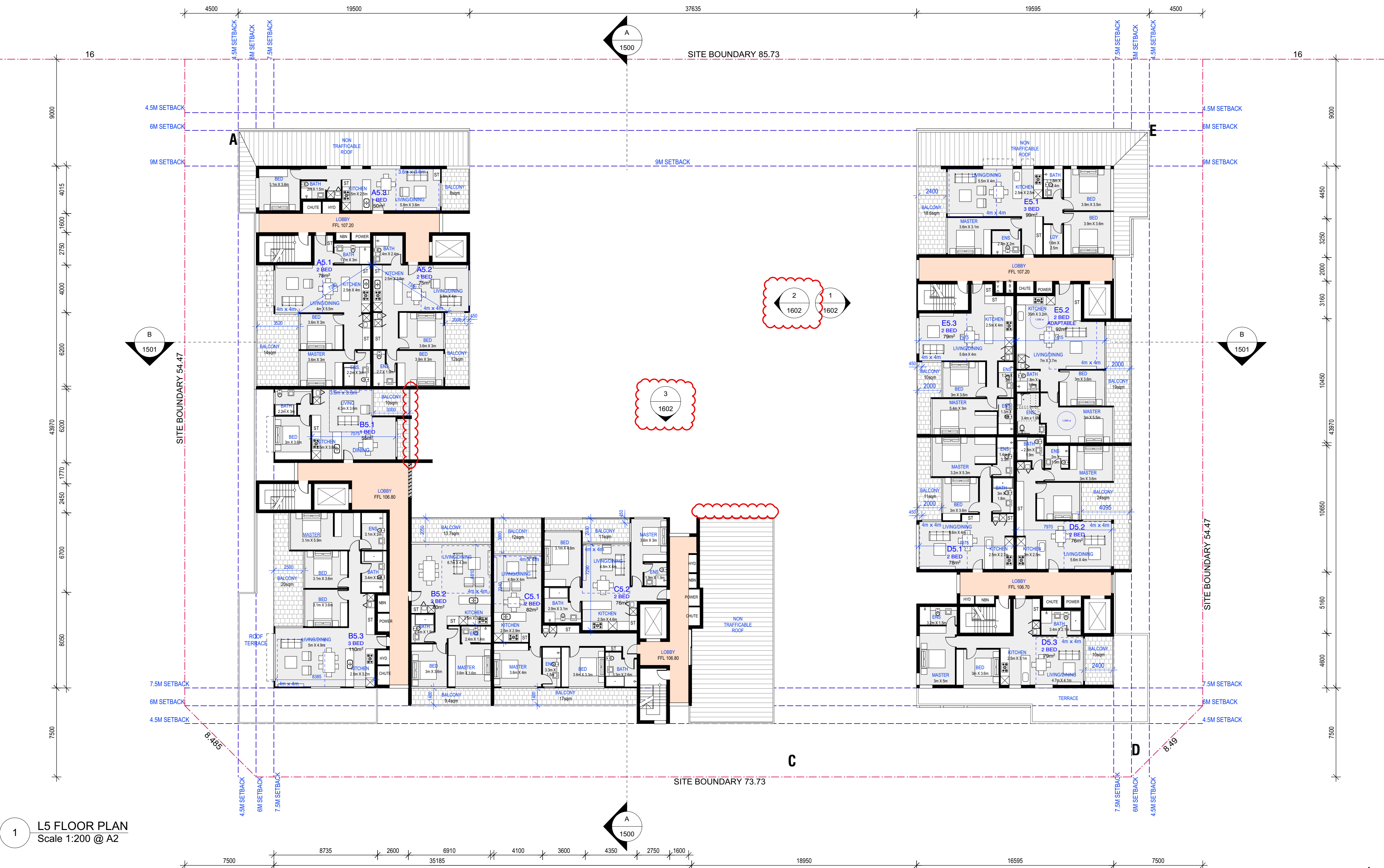
1) BASEMENT LEVEL 1 PLAN
Scale 1:200 @ A2



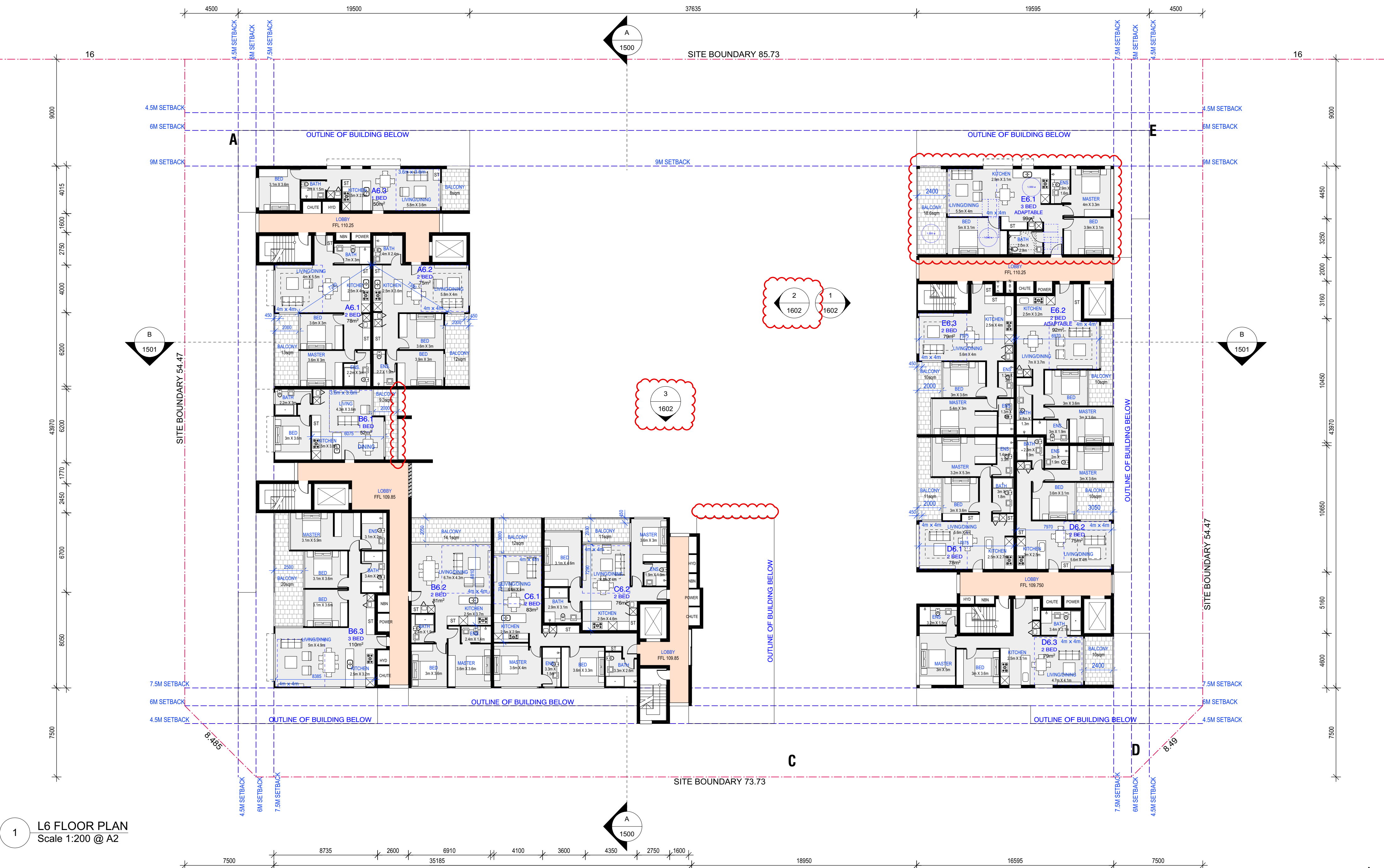




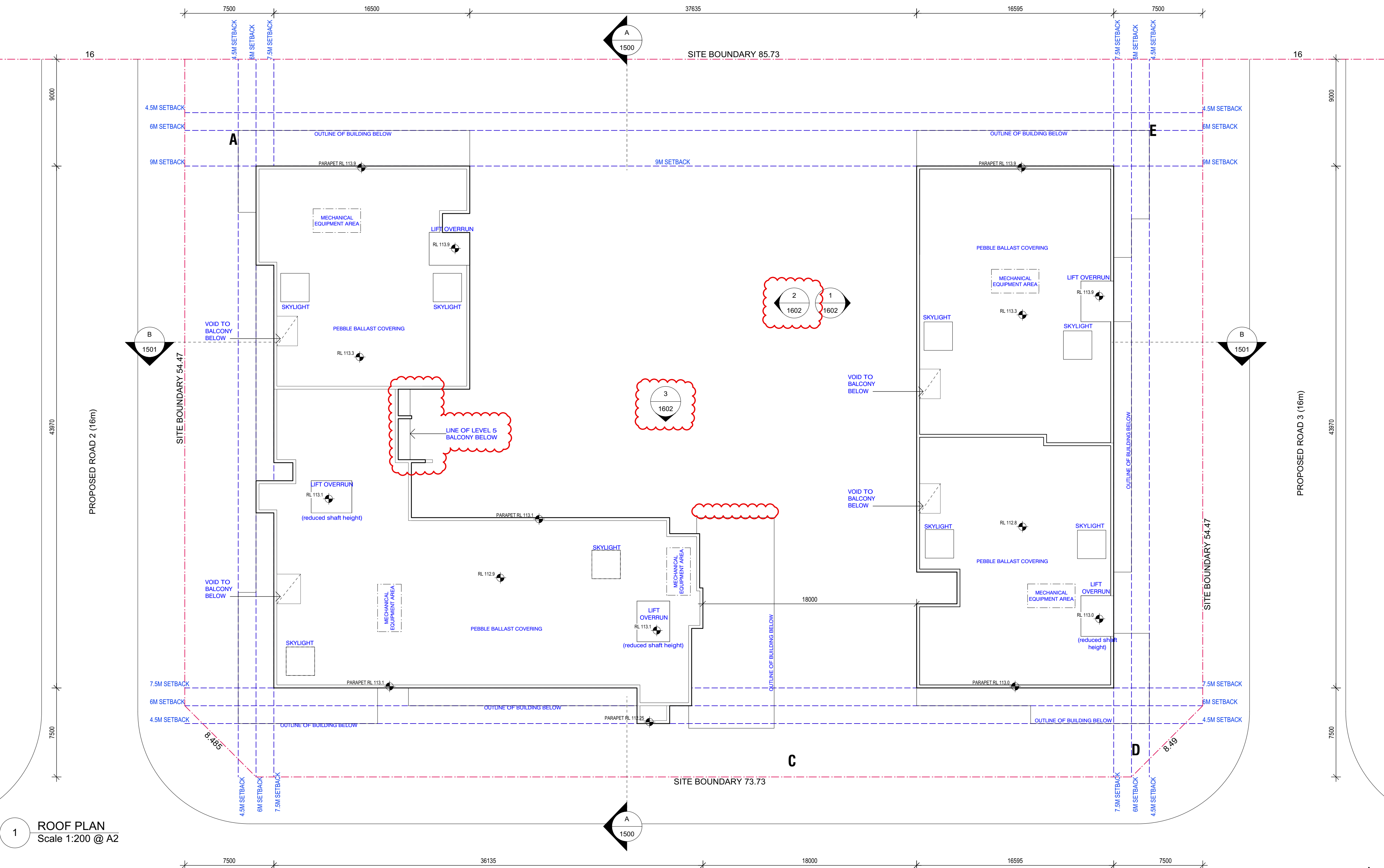
1 LEVEL 2 - 4 FLOOR PLAN
Scale 1:200 @ A2



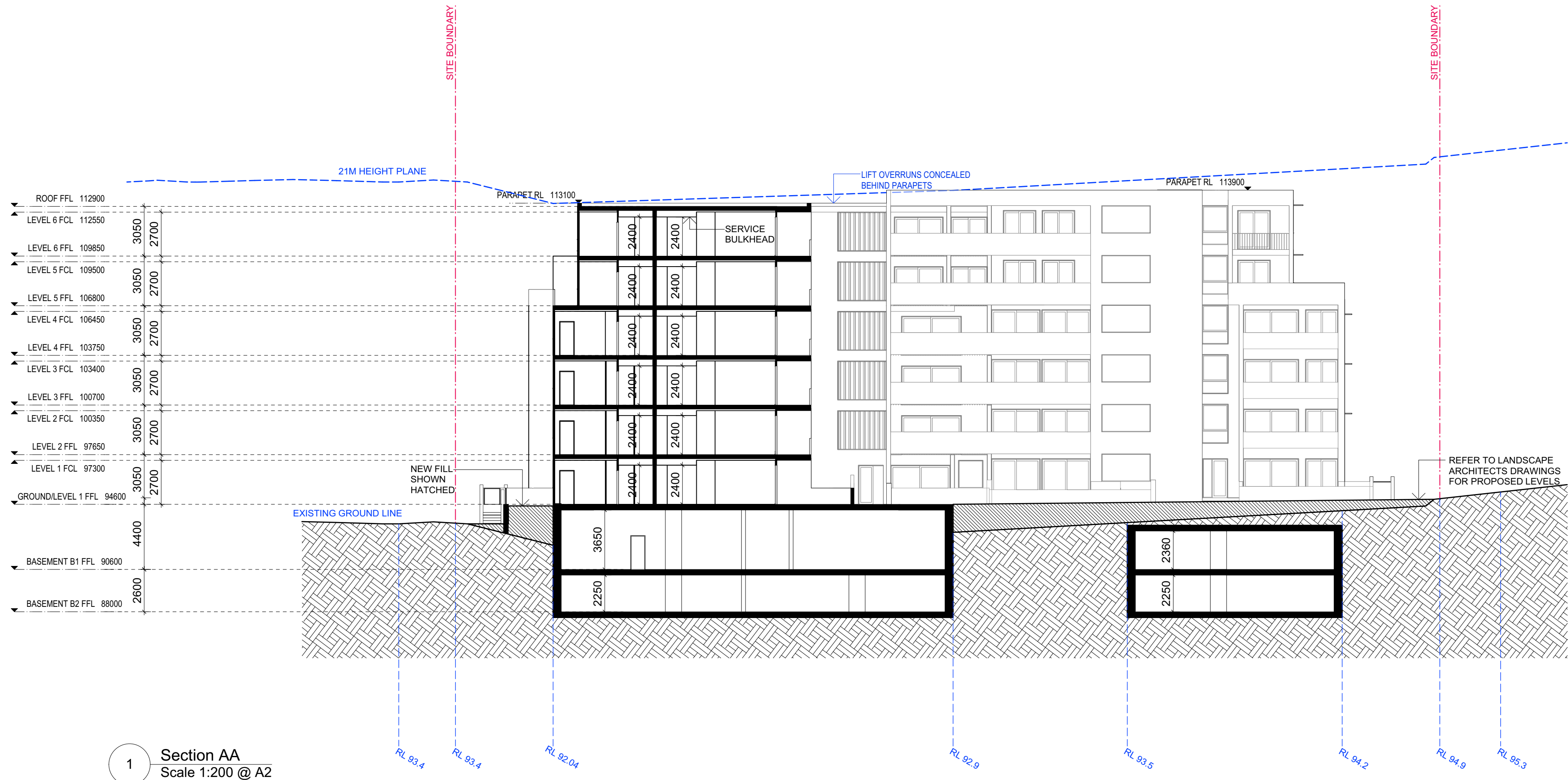
1 L5 FLOOR PLAN
Scale 1:200 @ A2

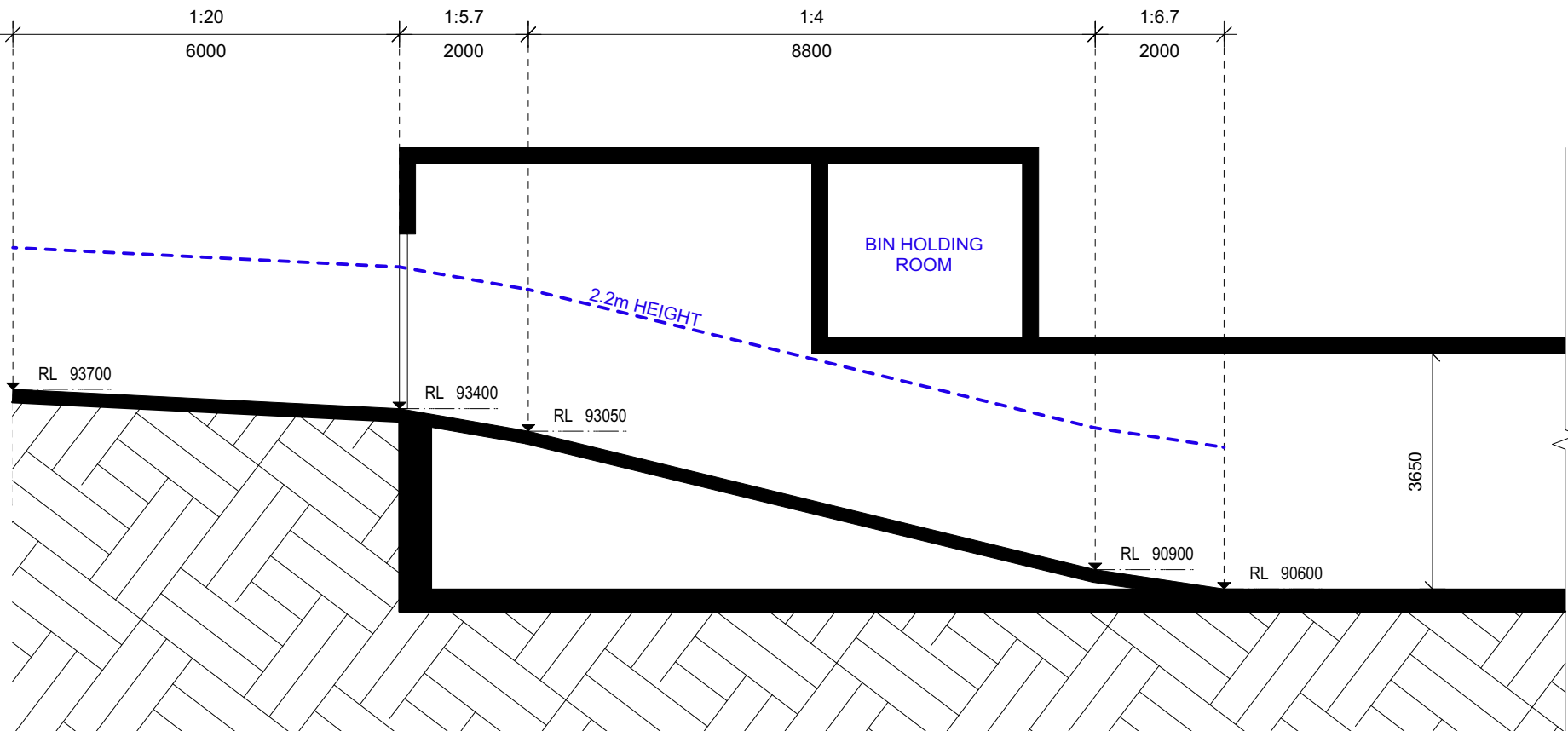


1 L6 FLOOR PLAN
Scale 1:200 @ A2

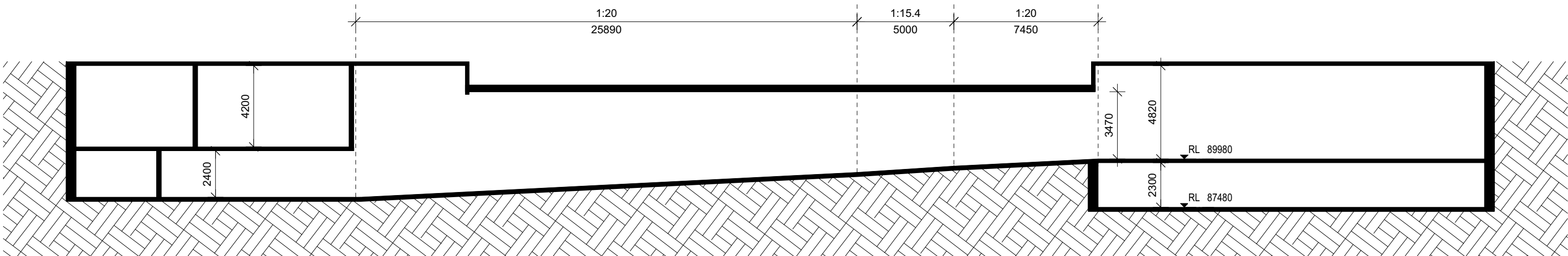


1 ROOF PLAN
Scale 1:200 @ A2

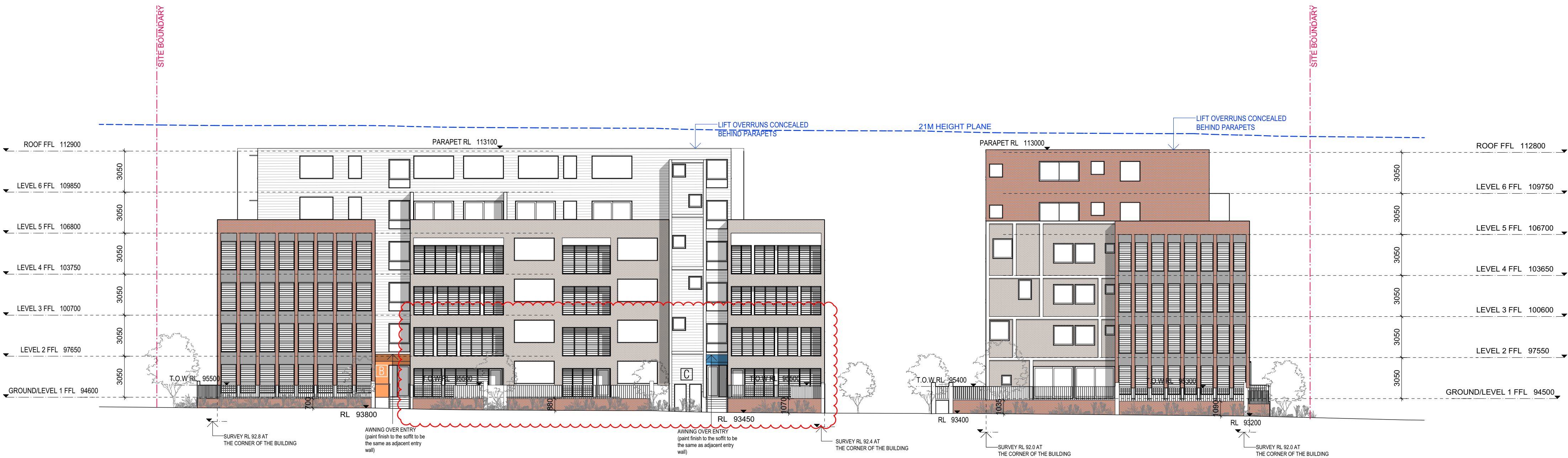




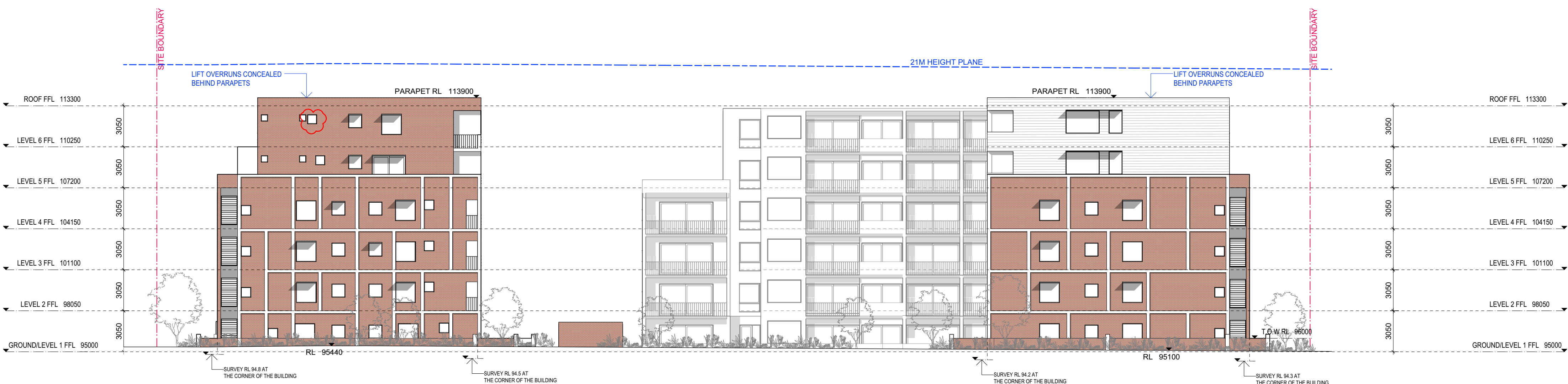
1 Driveway Section
Scale: 1:100



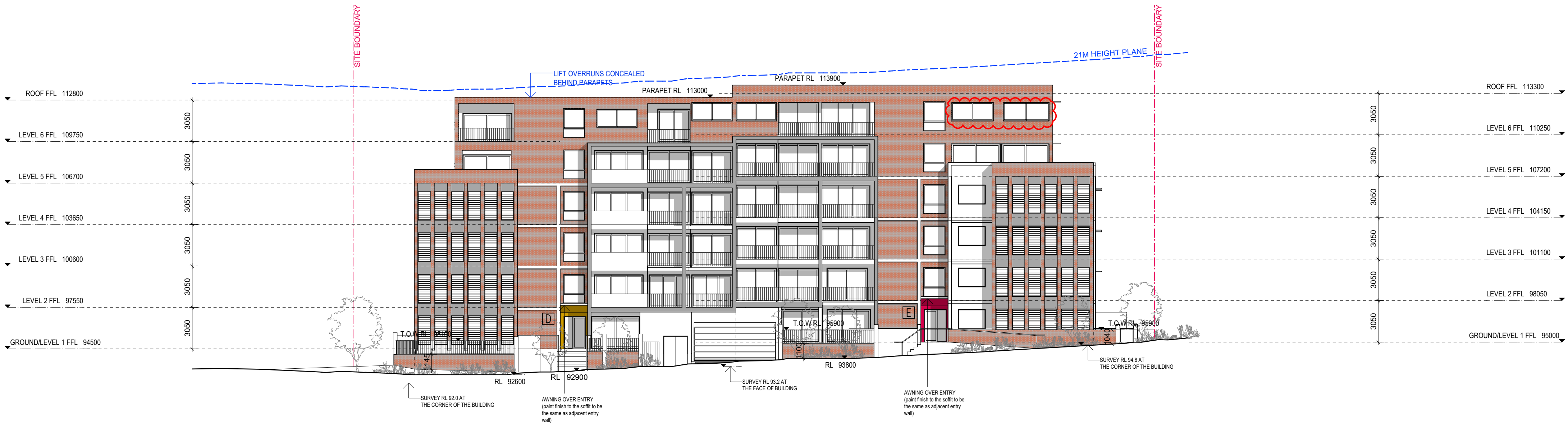
2 Basement Ramp Section
Scale: 1:200



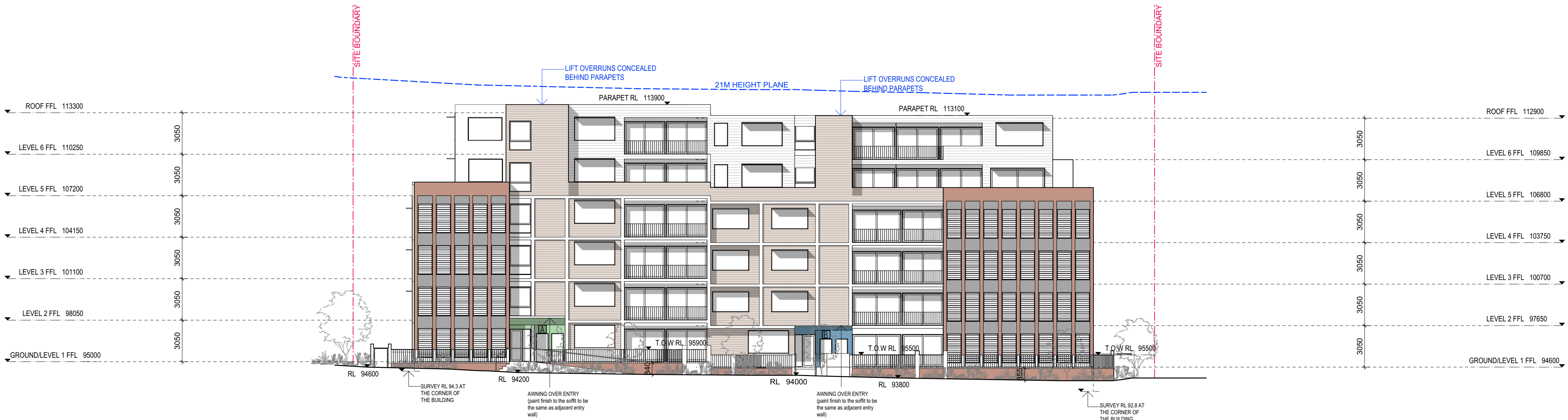
1 SOUTH ELEVATION
Scale 1:200 @ A2



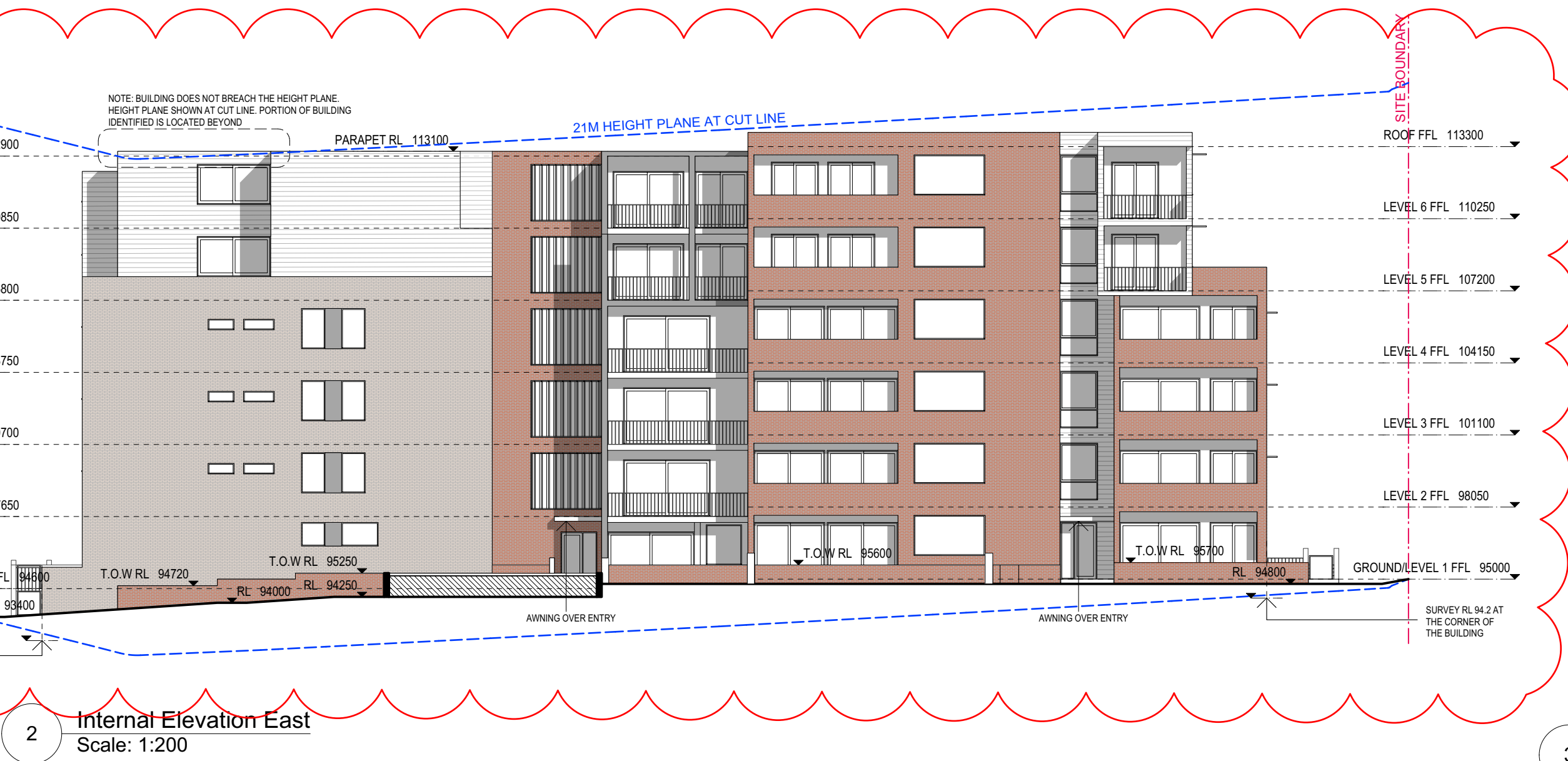
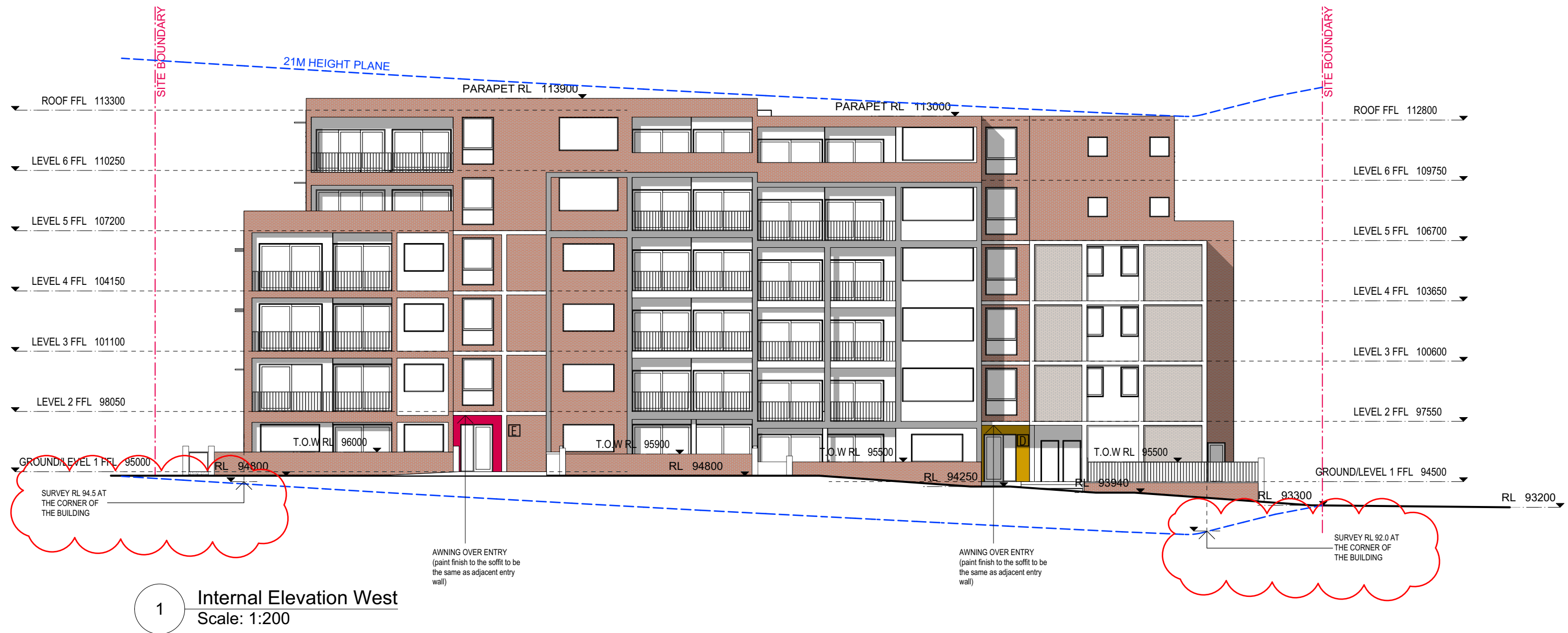
2 NORTH ELEVATION
Scale 1:200 @ A2

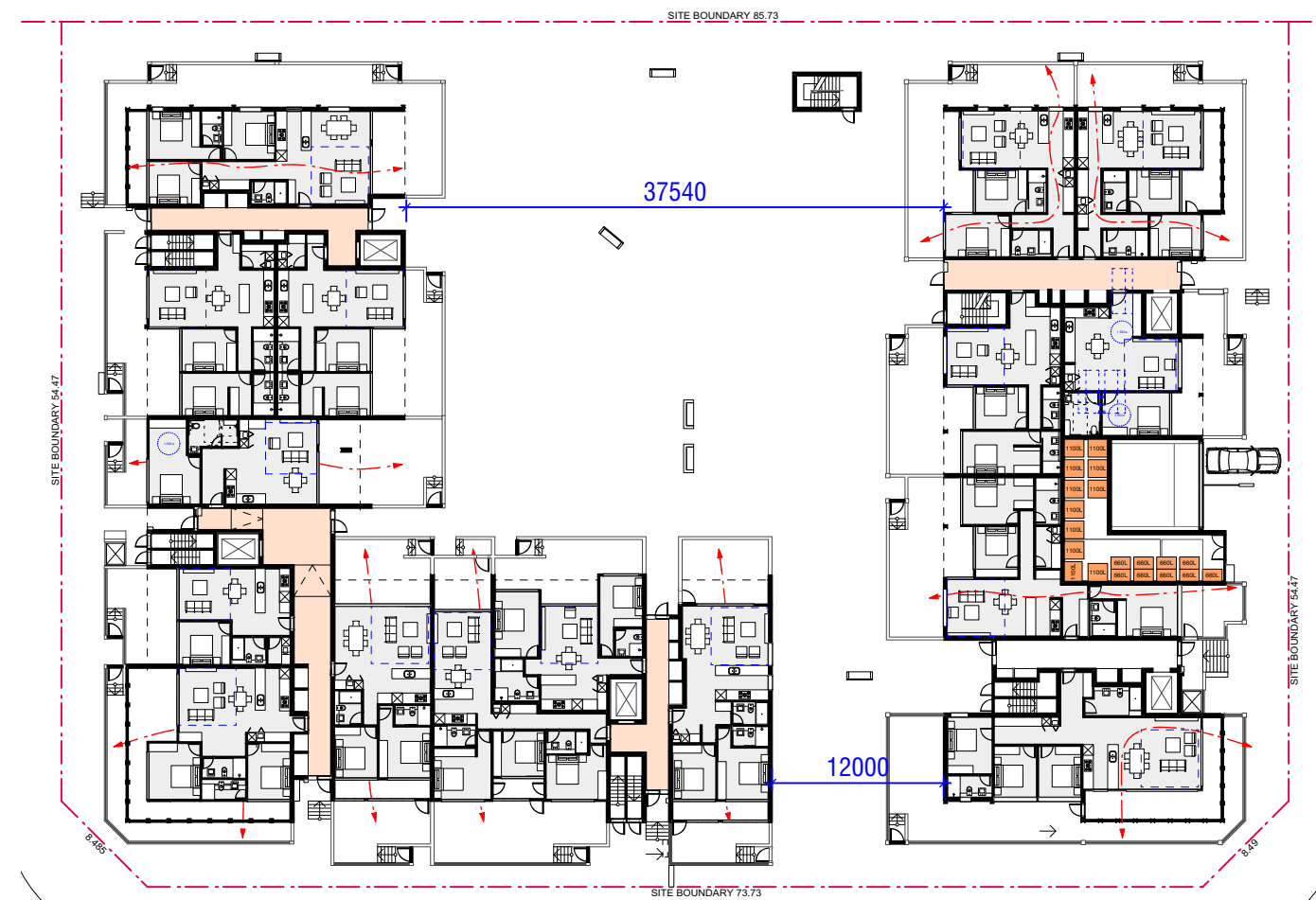


1 EAST ELEVATION
Scale 1:200 @ A2

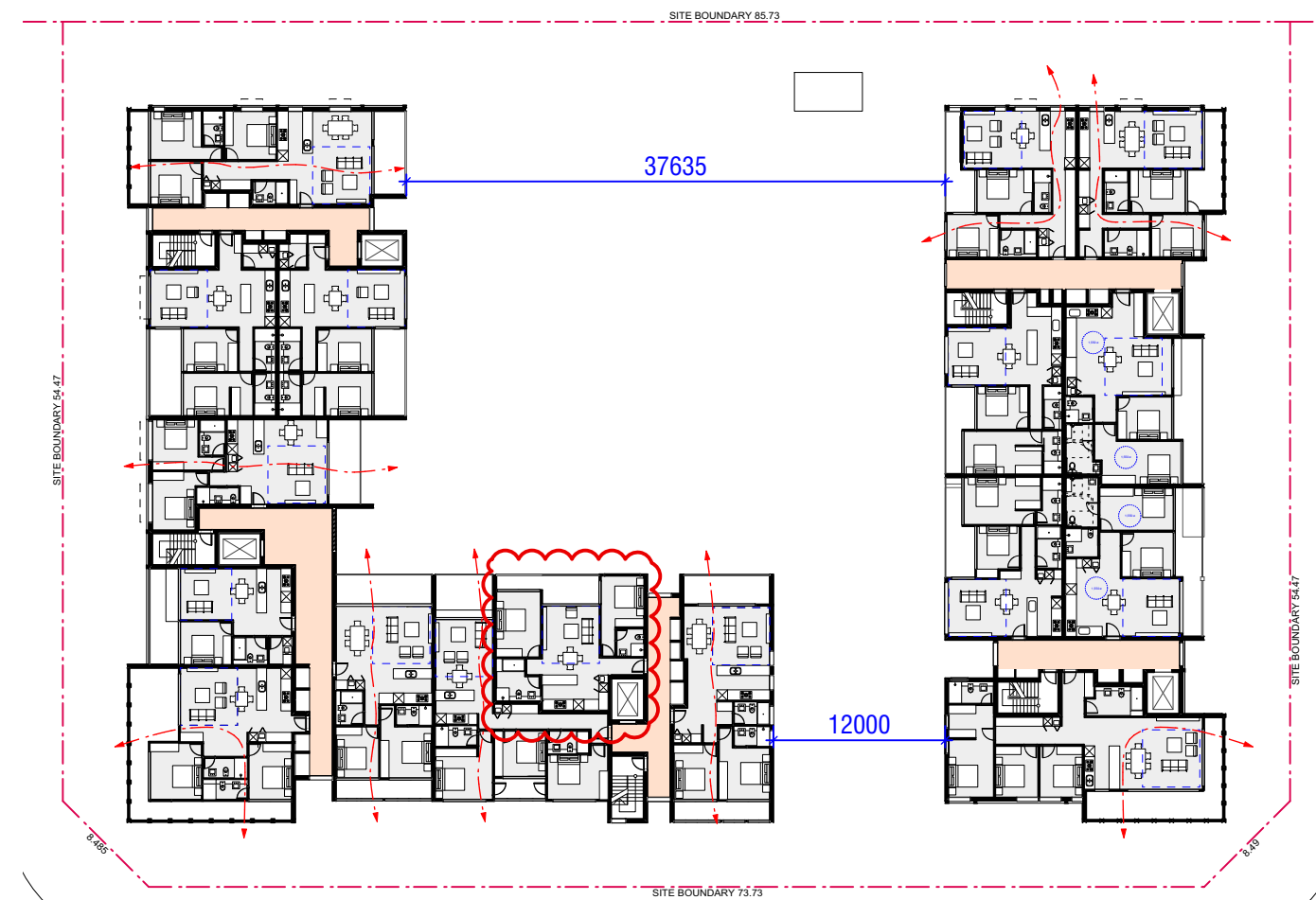


2 WEST ELEVATION
Scale 1:200 @ A2

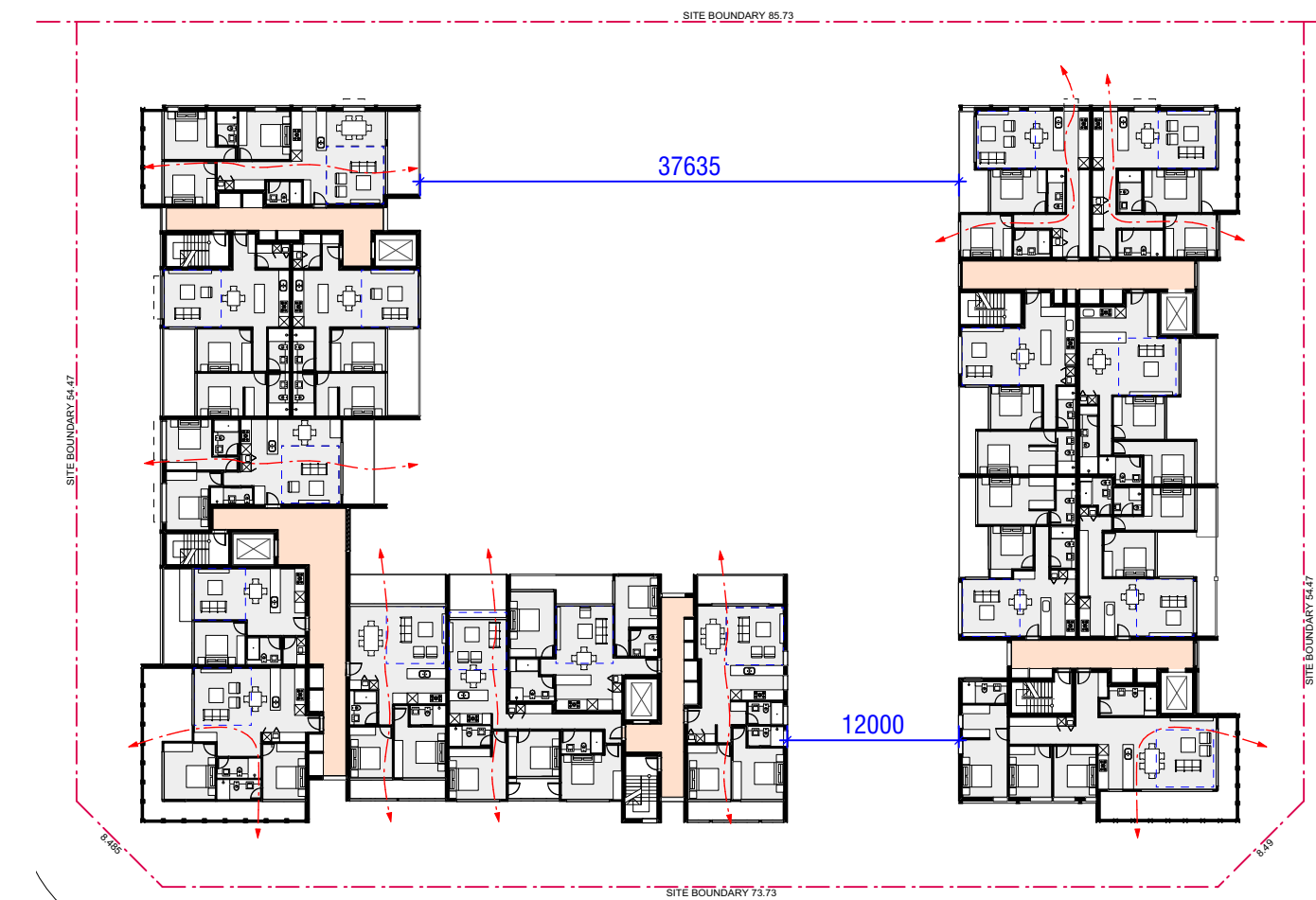




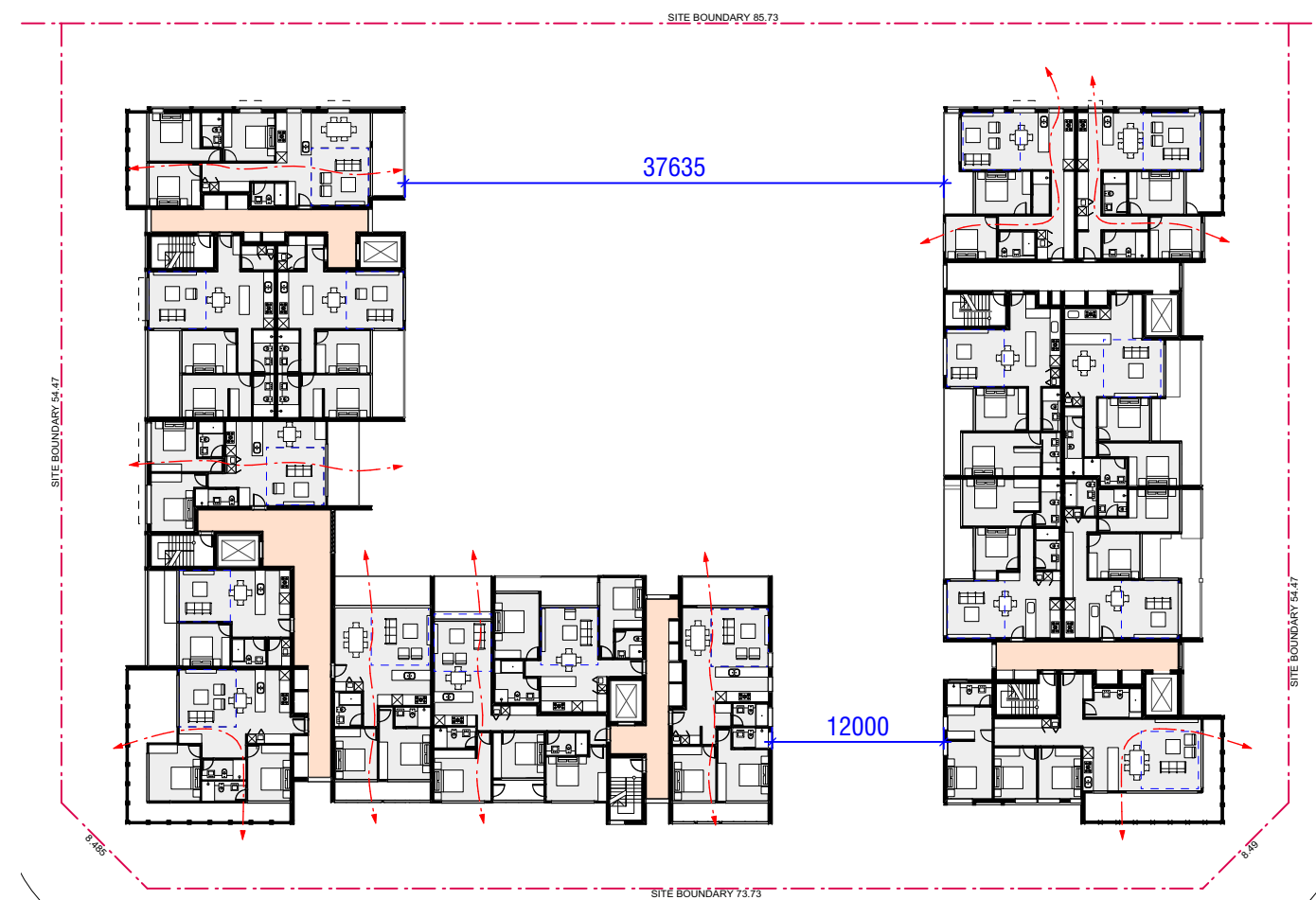
1 Ground
Scale: 1:500
Units with Natural Ventilation
10/16



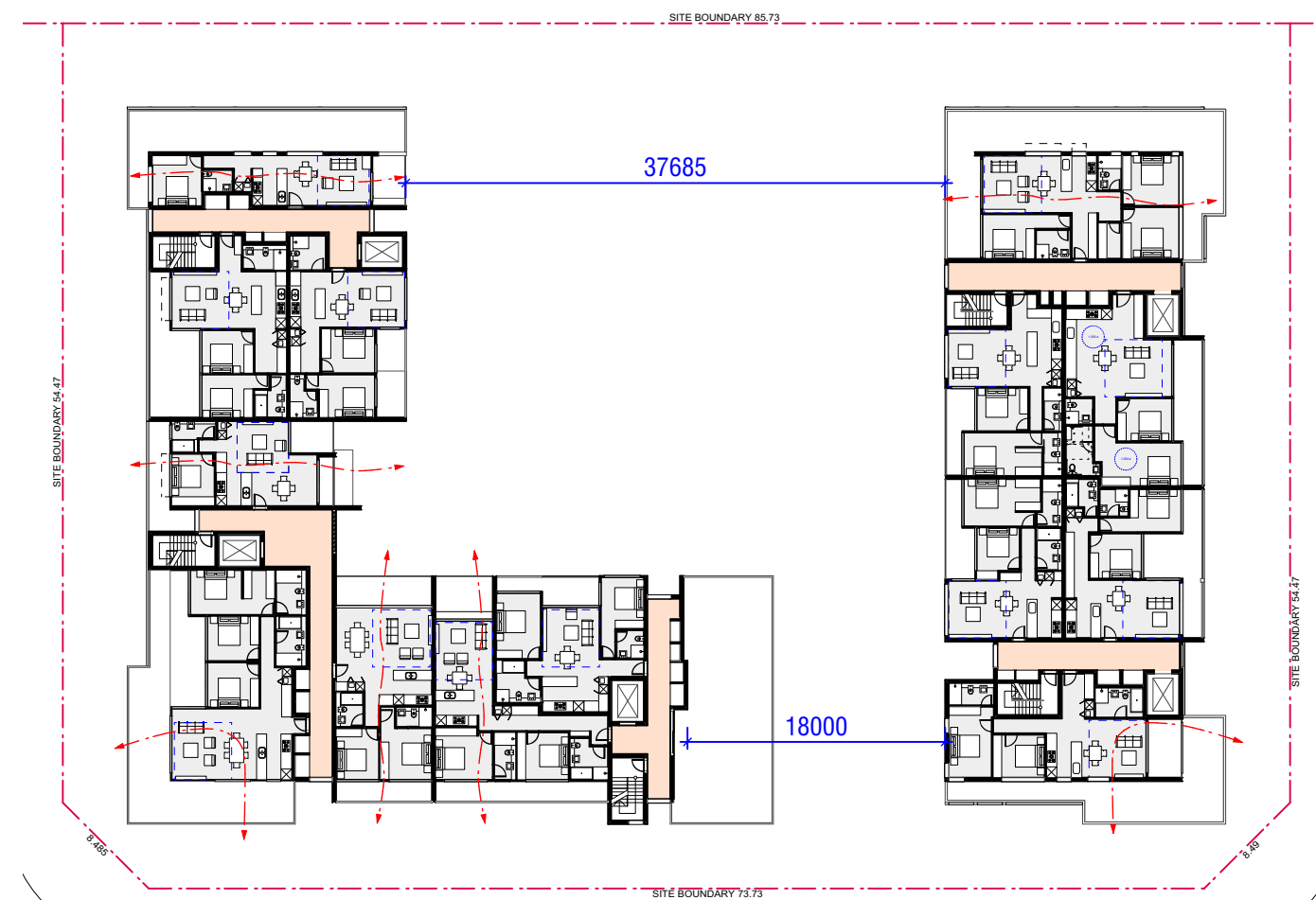
2 Level 2
Scale: 1:500
Units with Natural Ventilation
9/17



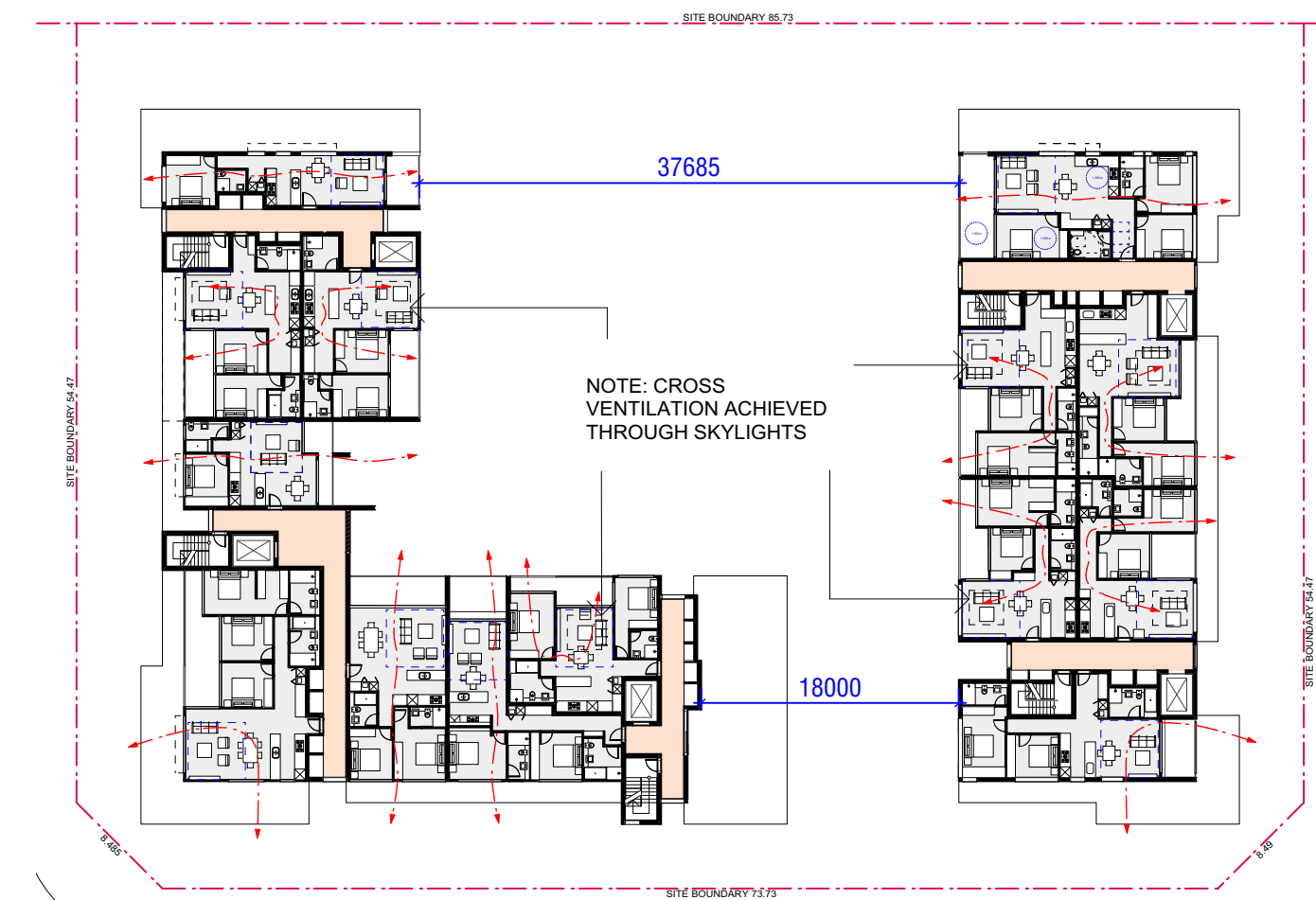
3 Level 3
Scale: 1:500
Units with Natural Ventilation
9/17



4 Level 4
Scale: 1:500
Units with Natural Ventilation
9/17



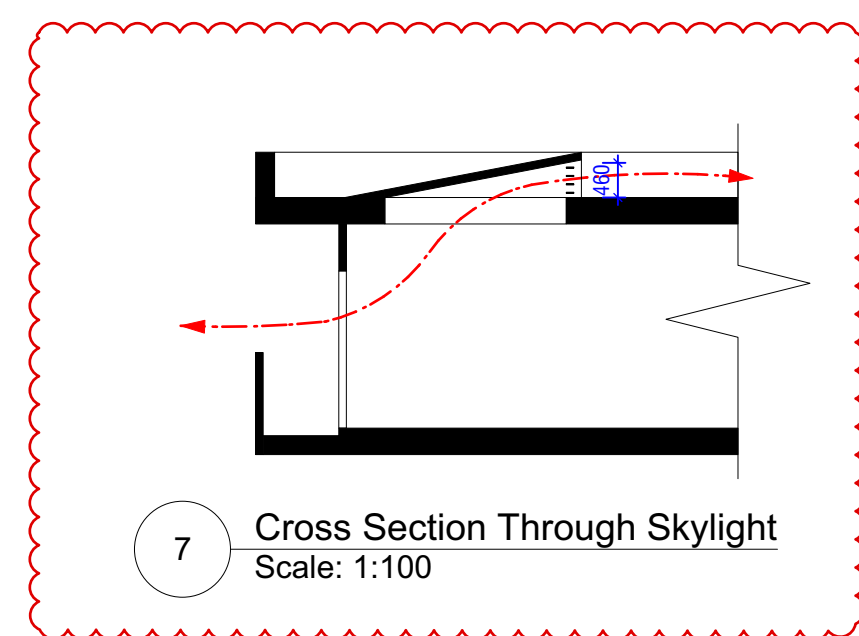
5 Level 5
Scale: 1:500
Units with Natural Ventilation
7/14



6 Level 6
Scale: 1:500
Units with Natural Ventilation
14/14

Natural Ventilation Requirements

No. of Apartments:	95	
Minimum Required Number:	57	60% of Total Apartments
Provided Number:	58	61% of Total Apartments



7 Cross Section Through Skylight
Scale: 1:100

Units achieving cross ventilation through skylights
identified by black dotted square
A6.1, A6.2, B6.3, C6.2, D6.1, D6.2, E6.2, E6.3

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	20/02/20
F	RESPONSE TO RFI	11/05/20
G	RESPONSE TO RFI	21/08/20

Date:
20/08/20
Drawn by:
JE, MS, TB

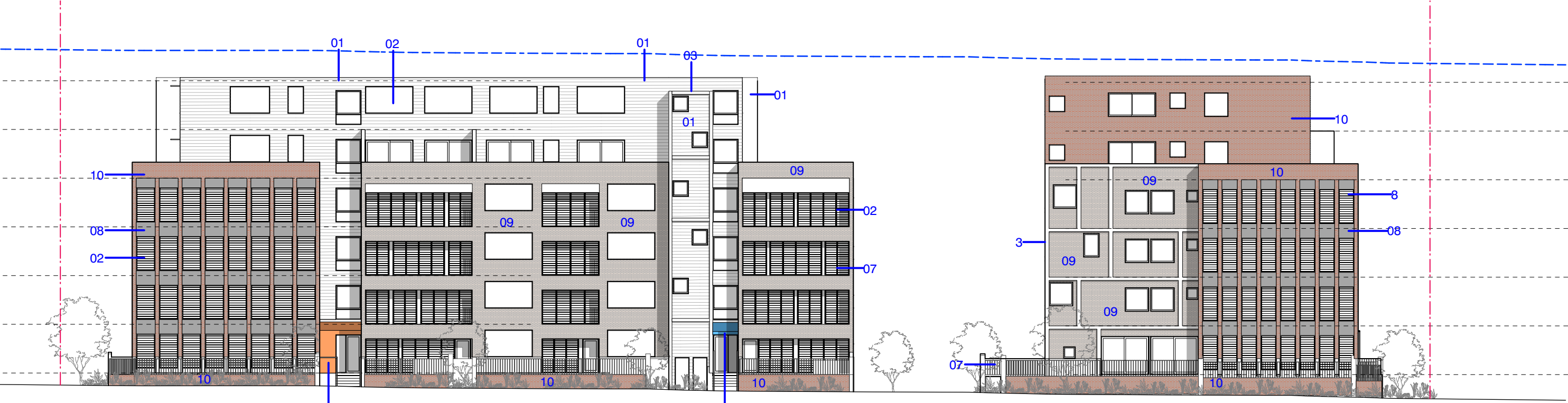
Issue:
G
Checked by:
RD

Drawing Title:
ADG Compliance - Part 4

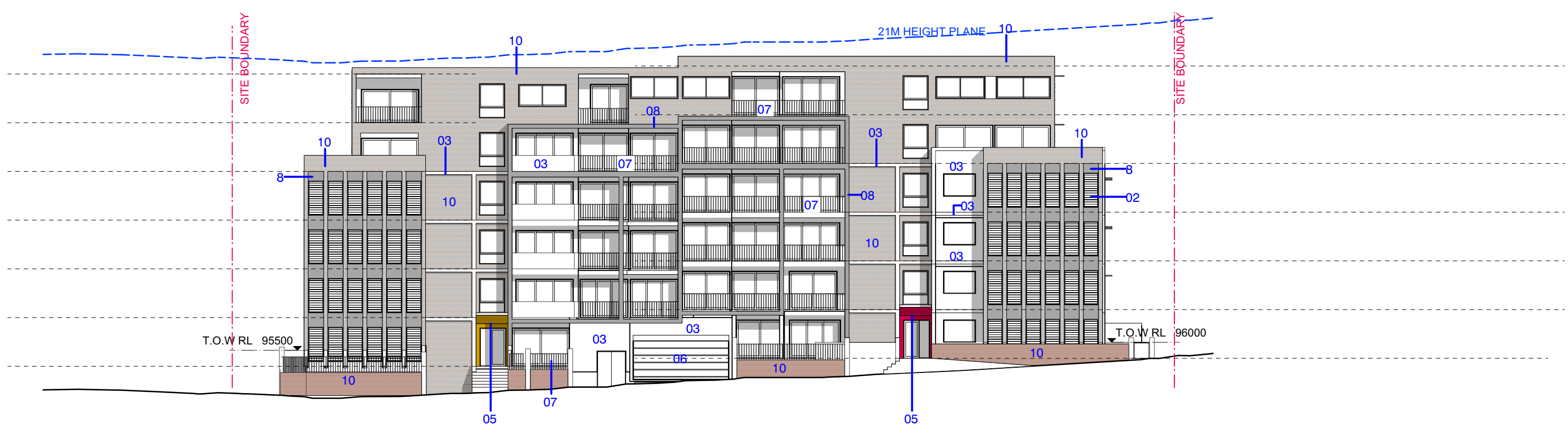
Stage:
DA
Drawing No.:
LOT 2 - 1702

Project:
Lot 2, 28 Ingleburn Road, Leppington, NSW
Client:
Balintore Developments

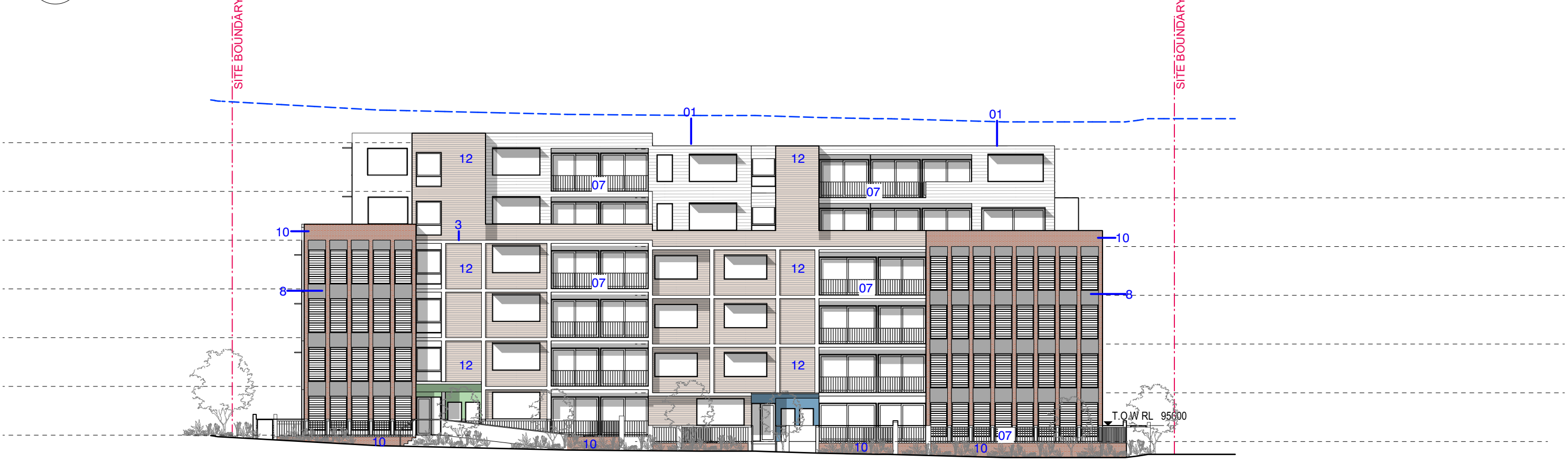
Prepared by:
architecture
urban design
planning
Nom Architect N R Dickson 7061



1 SOUTH ELEVATION
Scale 1:250 @ A2

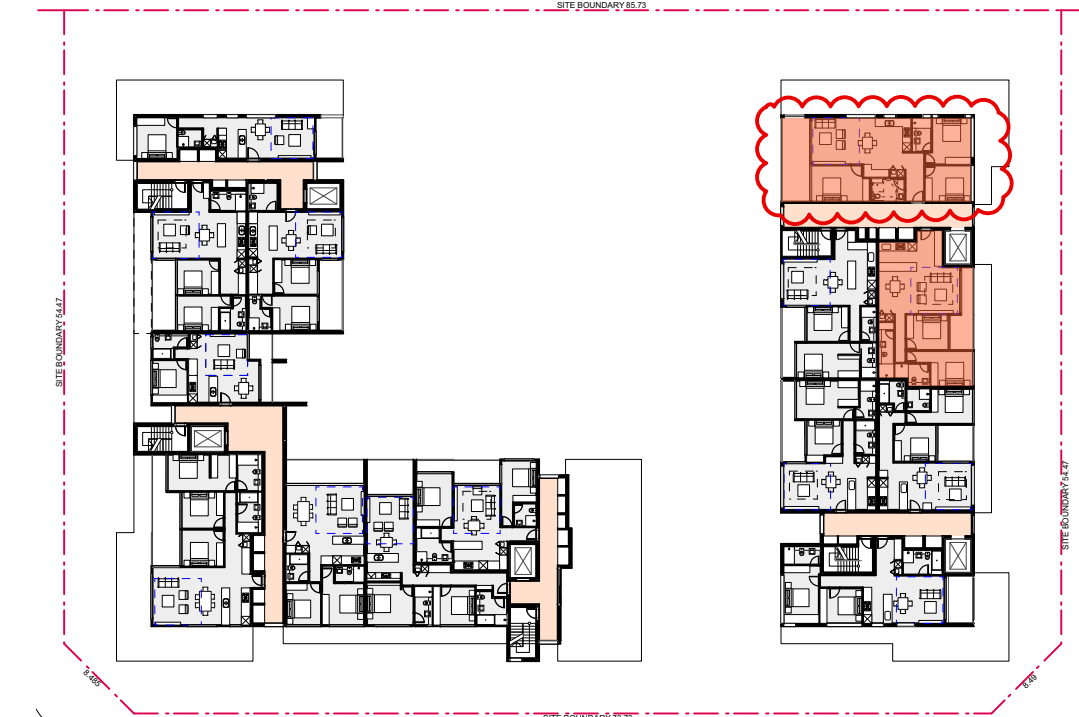
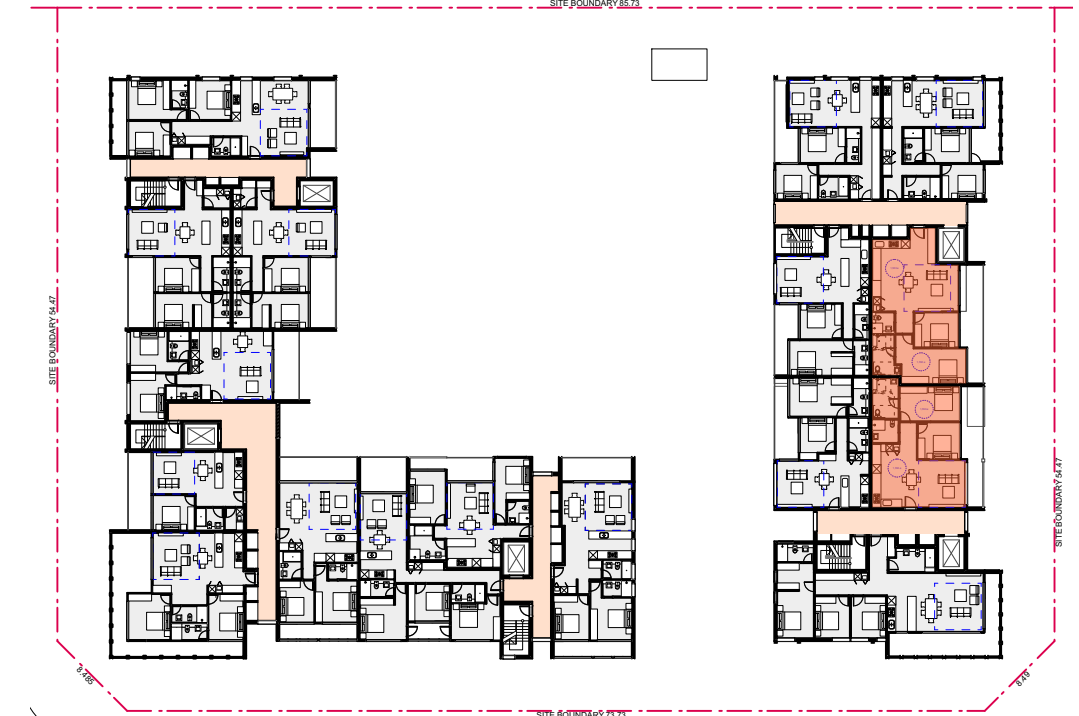
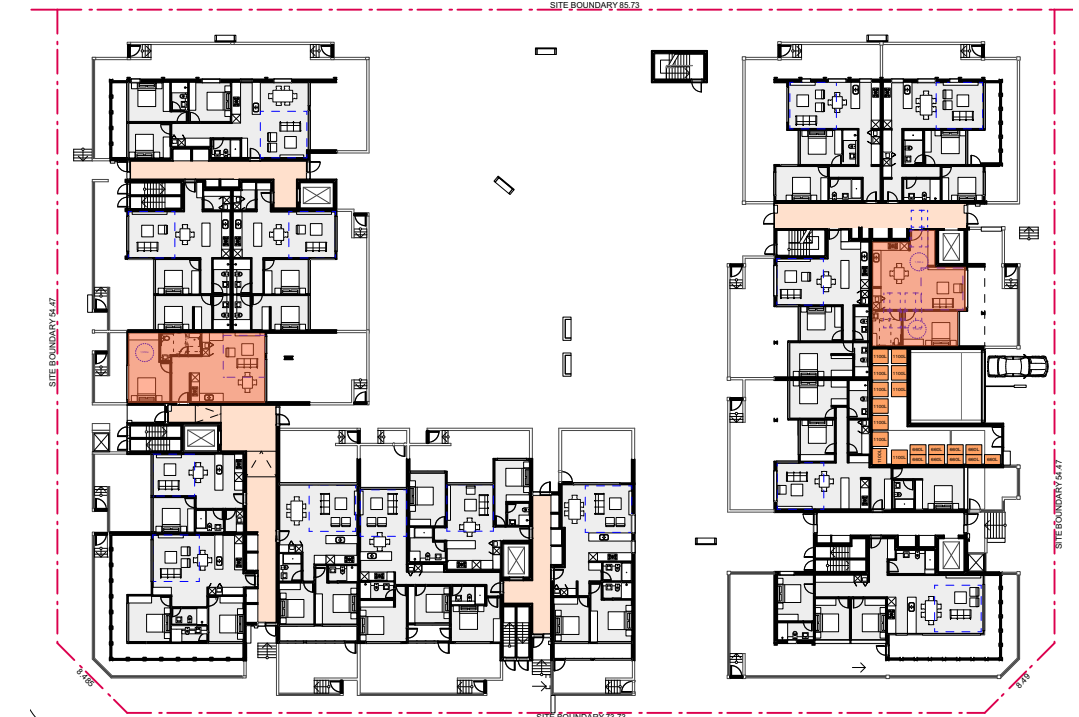
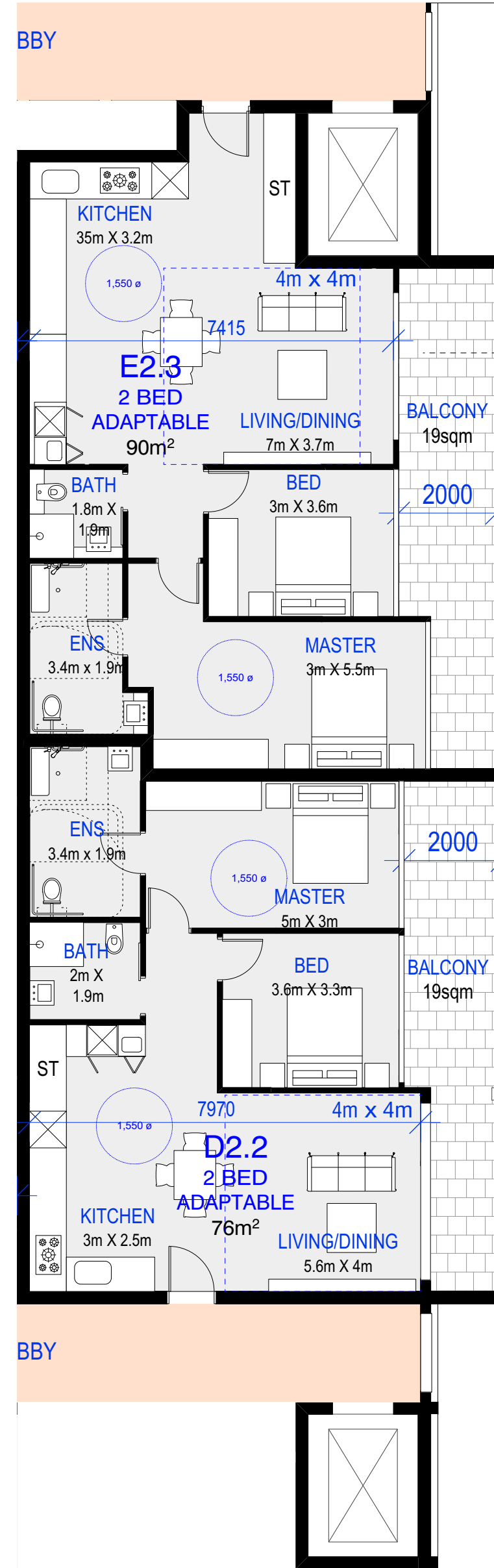
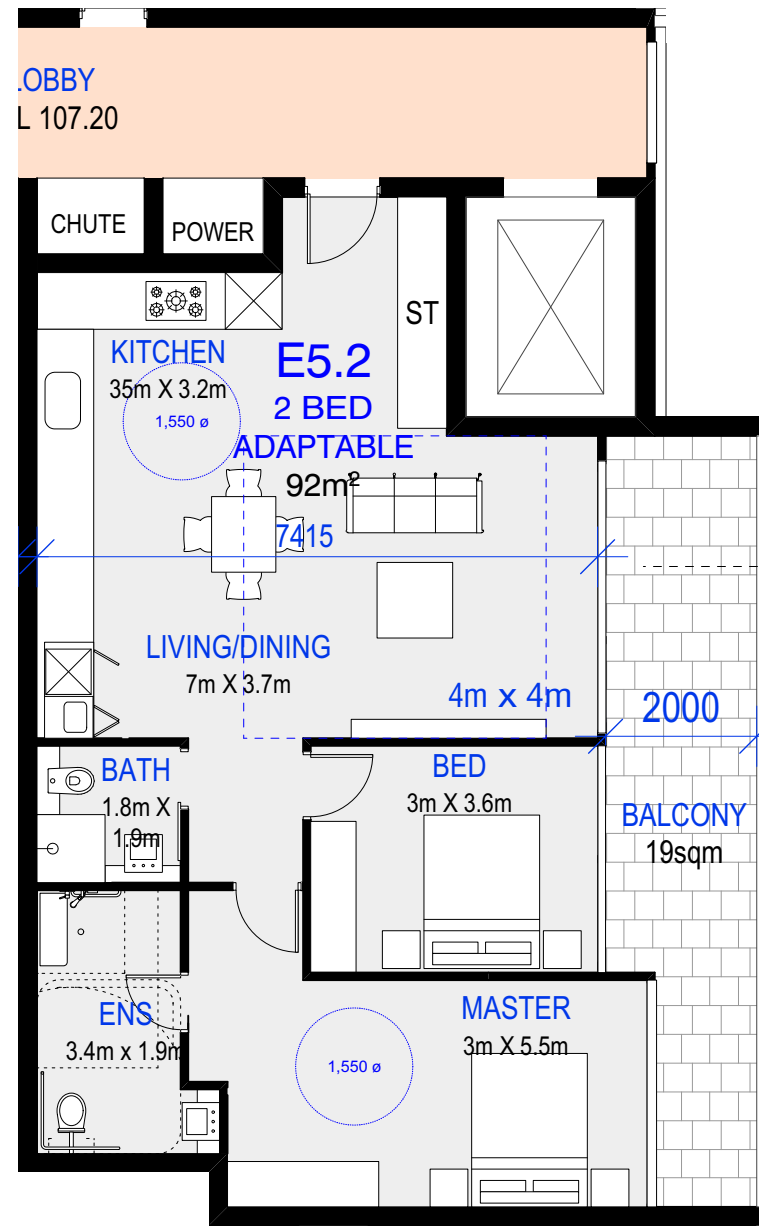
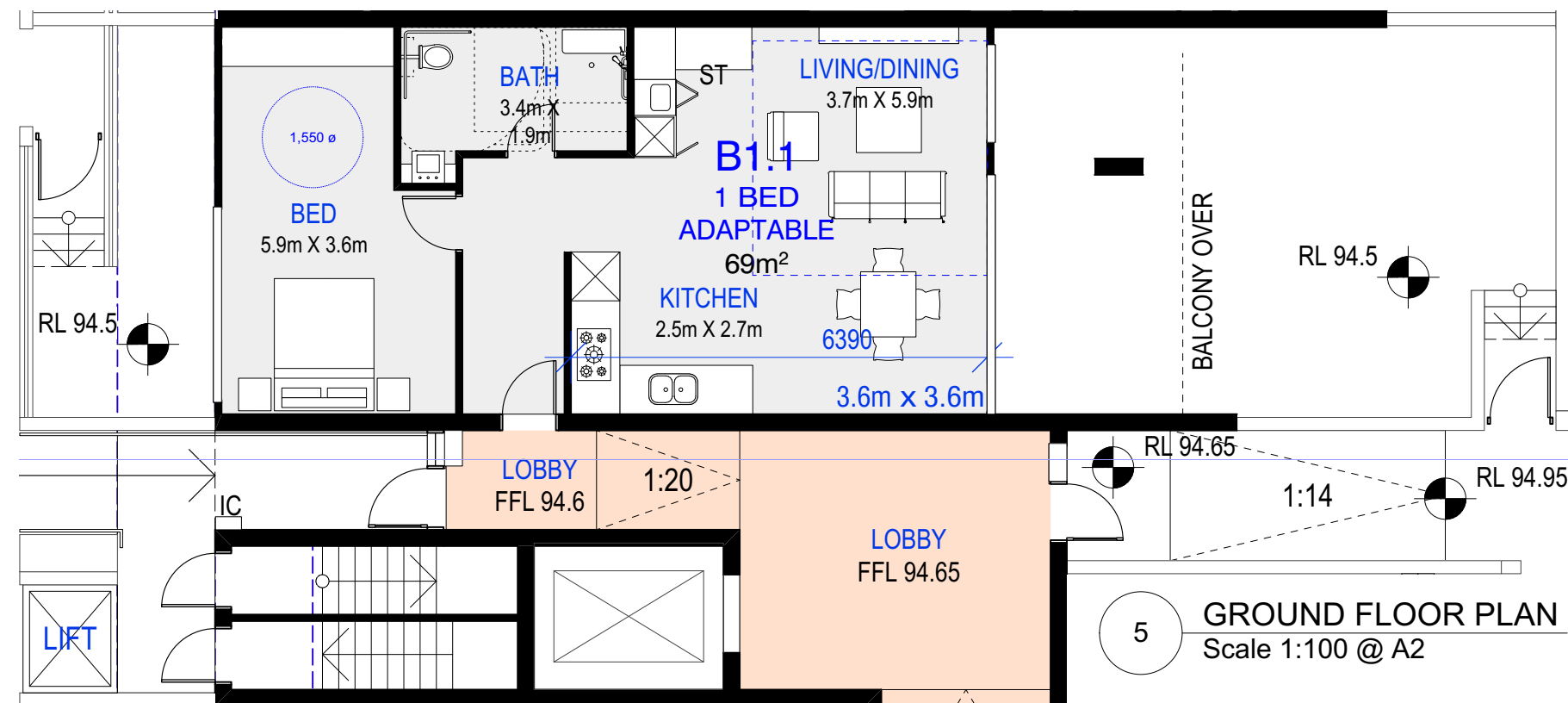
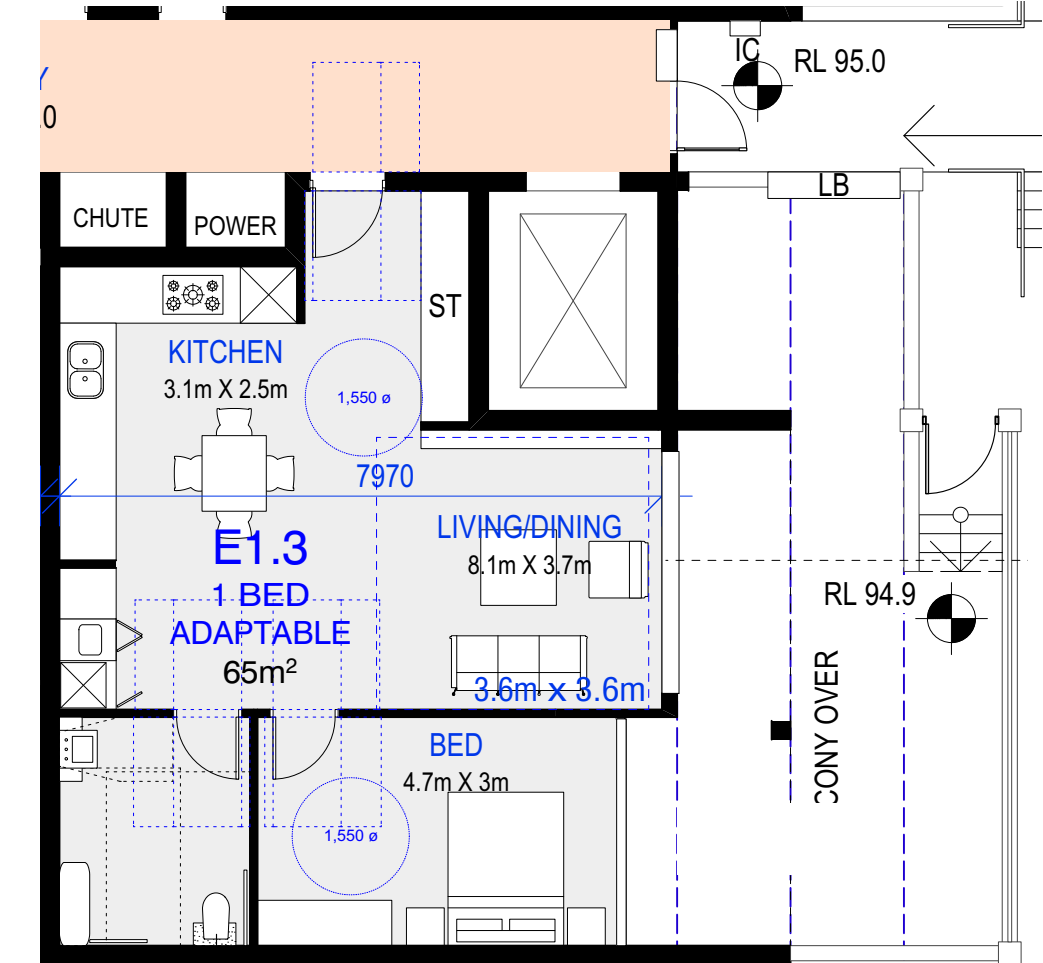
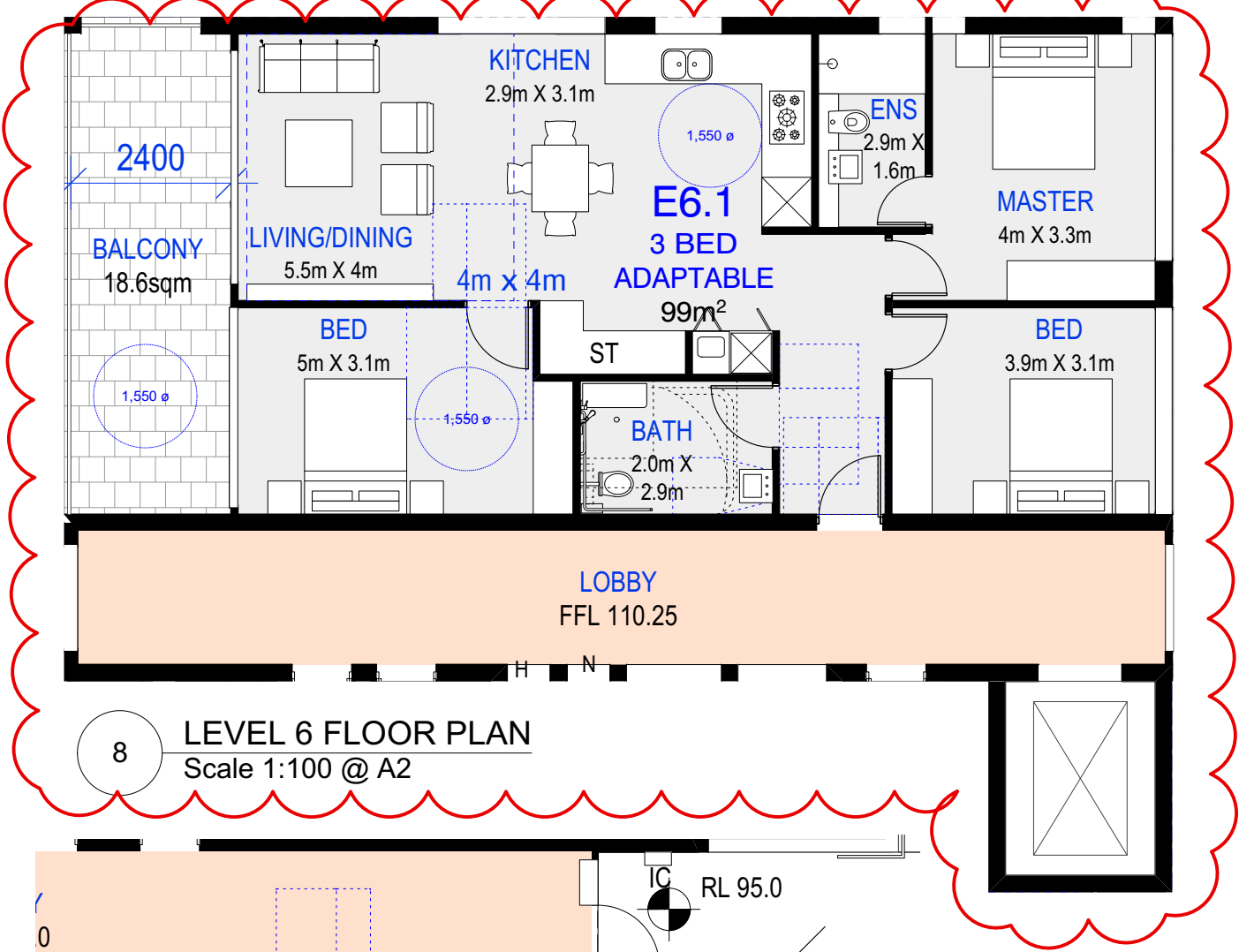


2 EAST ELEVATION
Scale 1:200 @ A2



3 WEST ELEVATION
Scale 1:250 @ A2

KEY	PROPOSED MATERIAL	COLOUR / FINISH	REFERENCE IMAGE
01	JAMES HARDIE 325MM HORIZONTAL STRIA CLADDING	DULUX - LEXICON (OR SIMILAR)	
02	ALUMINIUM FRAMING	DULUX DURALLOY - BASALT	
03	RENDER FINISH	DULUX - N14 WHITE (OR SIMILAR)	
04	GLASS	CLEAR GLAZING	
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		CHILLINGHAM WHITE	
10		GERTRUDIS BROWN	
12		INNOWOOD - SPOTTED GUM COMPOSITE TIMBER CLADDING	



Adaptable Units:
 Level 1- B1.1, E1.1
 Level 2- E2.3, D2.3
 Level 3- E3.3, D3.2
 Level 4- E4.3, D4.2
 Level 5- E5.2
 Level 6- E6.2, E6.1

SCHEDULE OF BASIX COMMITMENTS

Water Requirements for all Dwellings

- Indigenous or low water use species off 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 4 star
- No HWV 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 4.5 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
 - The applicant must construct floors and walls of the development in accordance with the specifications listed in the table in the BASIX certificate

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 G-L6 lobby
- All common area artificial lighting to be daylight and motion sensitive
- 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 lighting
- All lift cars to incorporate light emitting diode as the primary type of artificial lighting.
- All lift cars to be connected to lift call button as a light efficiency measure
- All lift cars to have gearless traction with V V W IF motor
- All common areas primary type of artificial lighting to be compact fluorescent

LOT-2			
Assessor Certificate # 15210734		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	22	26	6.5
A1.2	40	17	5.8
A1.3	32	16	6.2
A2.1	32	18	6.1
A2.2	25	26	6.5
A2.3	24	17	7.2
A3.1	32	18	6.1
A3.2	25	26	6.5
A3.3	24	17	7.2
A4.1	32	18	6.1
A4.2	25	26	6.5
A4.3	24	17	7.2
A5.1	32	20	6.1
A5.2	24	26	6.5
A5.3	25	16	7.1
A6.1	46	30	5.7
A6.2	45	31	5.9
A6.3	39	23	6.4
Total (18)	548	388	115.6

Assessor Certificate # 15210734		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	48	30	5.6
C1.2	44	31	5.8
C1.3	53	26	5.3
C2.1	44	31	6.1
C2.2	43	26	5.5
C2.3	40	30	5.8
C3.1	43	30	6.1
C3.2	42	25	5.5
C3.3	40	29	5.8
C4.1	43	30	6.1
C4.2	42	25	5.5
C4.3	40	29	5.8
C5.1	50	25	5.9
C5.2	43	21	5.8
C6.1	54	46	5.4
C6.2	45	13	5.7
Total (16)	714	447	91.7

Assessor Certificate # 15210734		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	48	28	5.7
B1.2	44	32	5.9
B1.3	21	24	6.3
B1.4	50	27	5.7
B2.1	44	23	6.1
B2.2	42	27	5.7
B2.3	22	23	6.5
B2.4	44	26	5.8
B3.1	44	23	6.1
B3.2	42	27	5.7
B3.3	22	23	6.5
B3.4	44	26	5.8
B4.1	44	23	6.1
B4.2	42	27	5.7
B4.3	22	23	6.5
B4.4	44	26	5.8
B5.1	49	31	5.5
B5.2	55	36	5.2
B5.3	53	36	5.4
B6.1	53	37	5.4
B6.2	49	29	5.6
B6.3	50	22	5.9
Total (22)	928	599	128.9

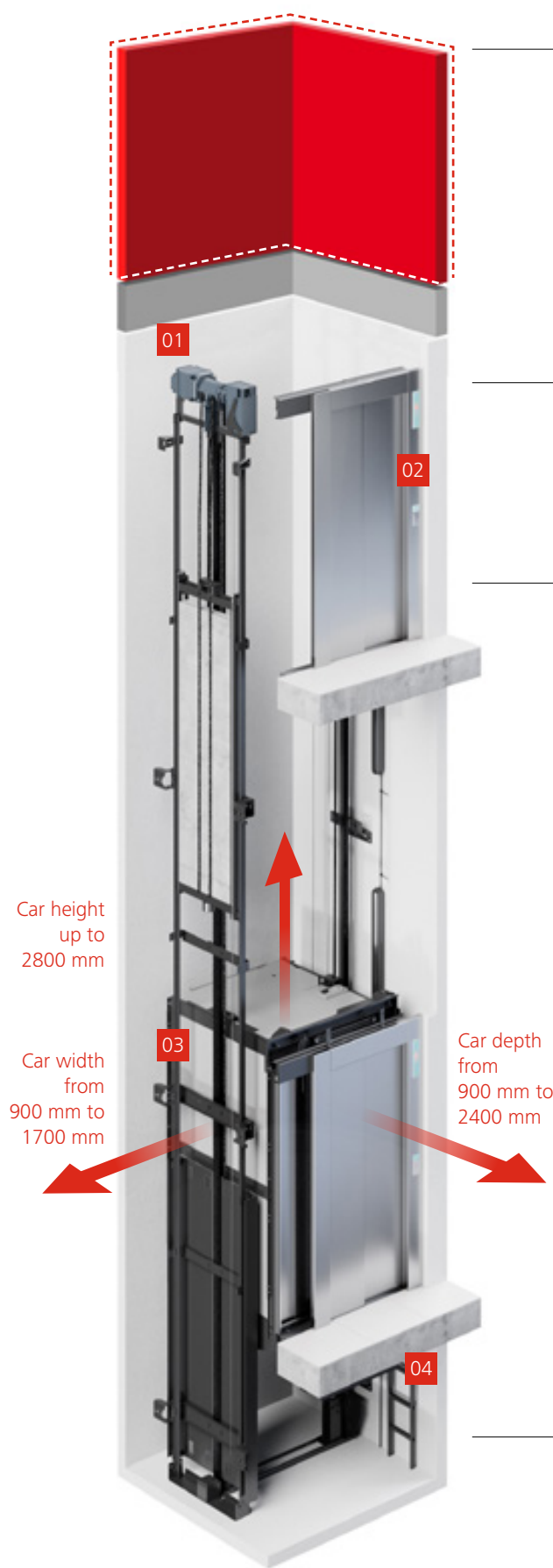
Assessor Certificate # 15210734		Assessor # BDAV/13/1521	
Thermal Load & NatHERS Spec			
Block-D			
D1.1	26	23	6.4
D1.2	35	27	6.2
D2.1	26	23	6.6
D2.2	35	27	6.4
D2.3	42	25	6.2
D3.1	26	24	6.5
D3.2	35	26	6.4
D3.3	42	24	6.2
D4.1	26	24	6.5
D4.2	35	26	6.4
D4.3	42	25	6.2
D5.1	25	27	6.5
D5.2	38	30	6.2
D5.3	44		6
D6.1	33	35	5.8
D6.2	48	36	5.6
D6.3	46	32	5.7
Total (17)	604	460	105.8

Lot-2				
Building	No of units	Total Heating load MJ/m2/yr	Total Cooling load MJ/m2/yr	Total Star Rating
Bld-A	18	548	388	115.6
Bld-B	22	972	626	134.7
Bld-C	16	714	447	91.7
Bld-D	17	604	460	105.8
Bld-E	22	1063	753	127.6
Total	95	3901	2674	575.4
Average for project		40.63	27.85	5.9
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				

Architectural flexibility

You design, we adapt

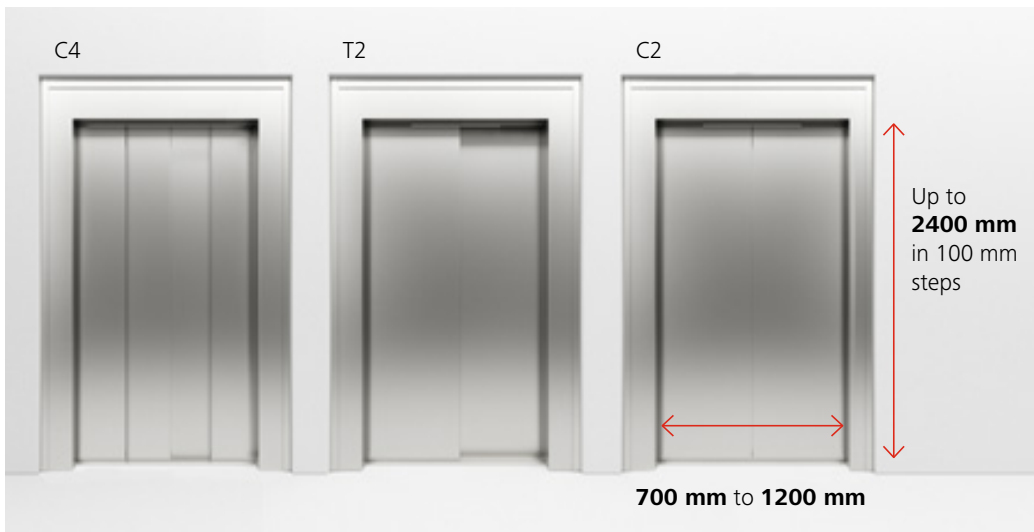
Schindler 3000 has outstanding architectural flexibility for car, door and shaft dimensions. Machine-room-less (MRL) offer less space for components, more usable space for your building.



- 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.

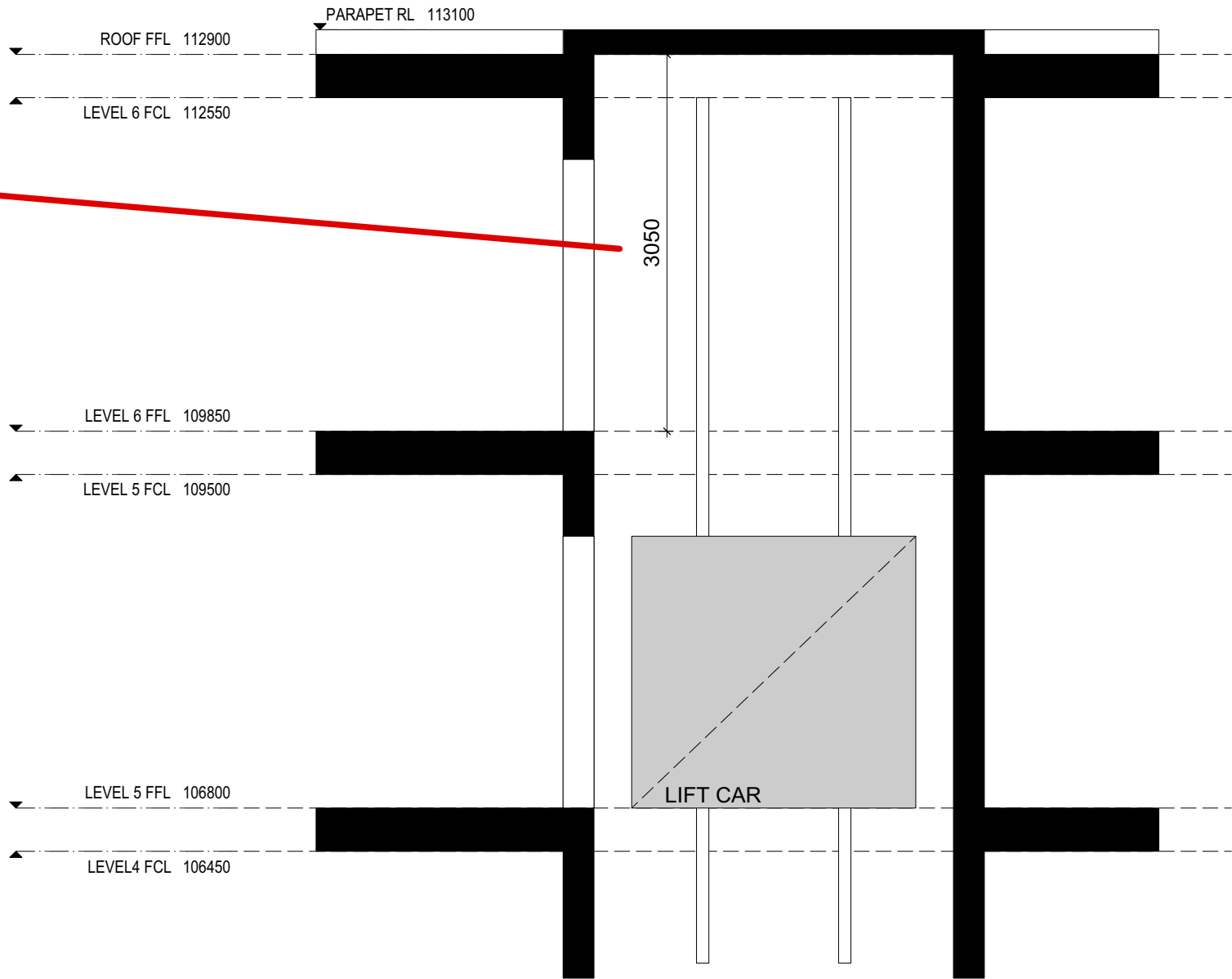
- 02 Built-in inspection and test panel**
- For machine-room-less (MRL) solutions, the inspection and test panel is integrated into the top of the landing door frame for simpler installation and easier access.

- 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).

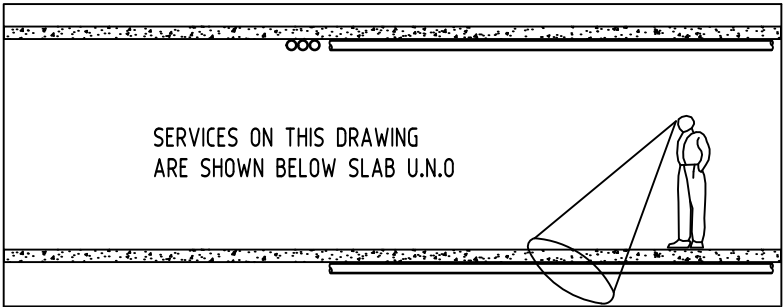
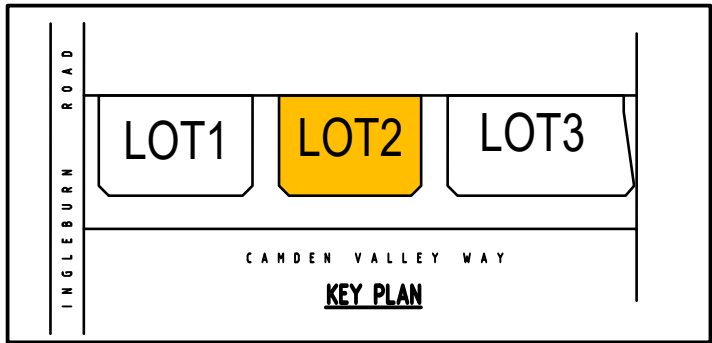


- 04 Reduced pit depth**
- Depending on the speed of the lift, Schindler 3000 allows you to have minimum pit depth starting 800 mm.

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= 43.69m²

V=Axd
=43.69x(80/1000)
=43.69x0.080
=3.50m³

THEREFORE A VOLUME OF 3.6m³ SUBSOIL
PUMP OUT PIT WILL BE APPLIED AS PER
AUSTRALIAN STANDARD AS3500.3.2.

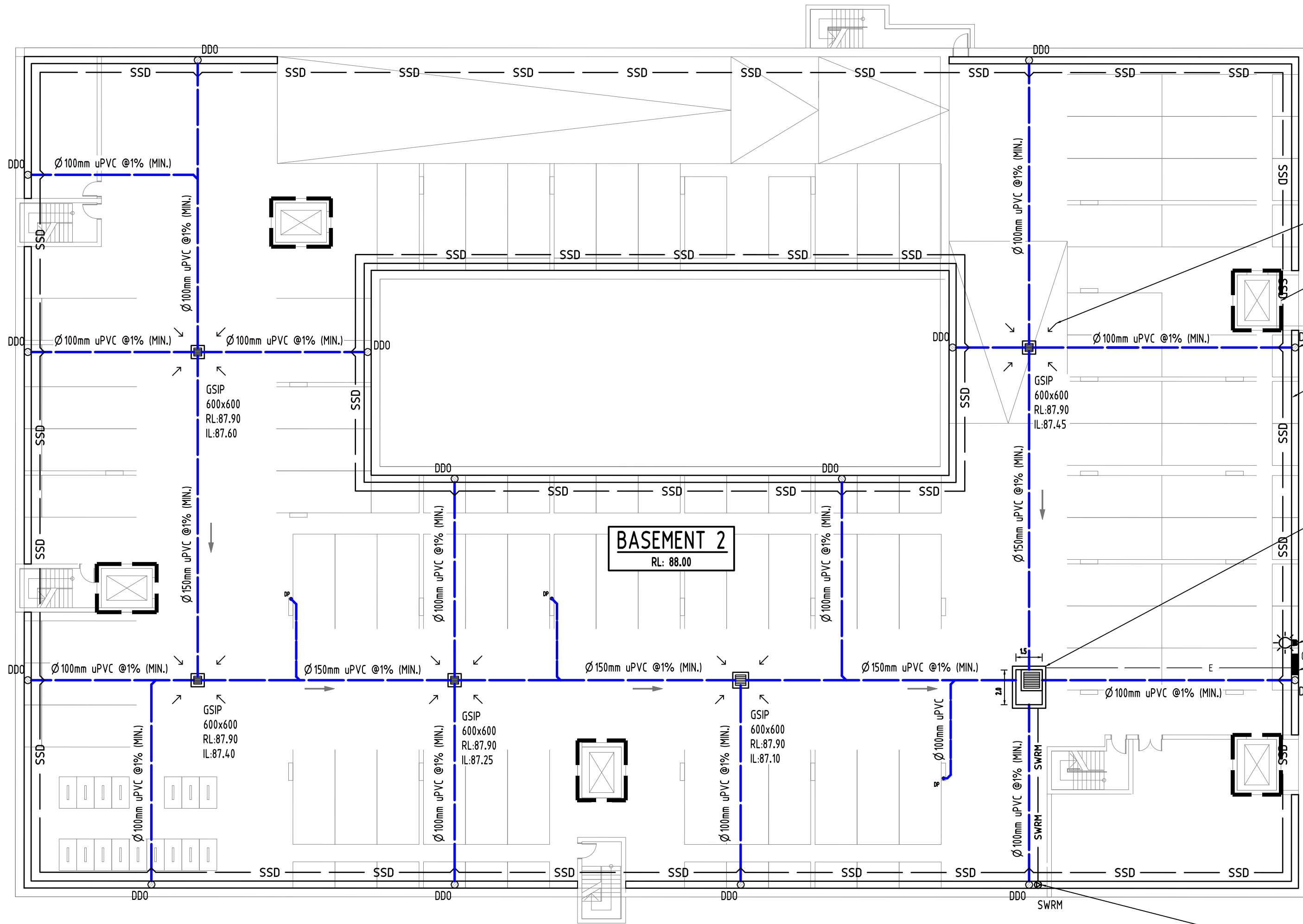
NOTE:
BASEMENT DRAINAGE DESIGN SUBJECT TO
GEOTECHNICAL INVESTIGATION AND STRUCTURAL
DESIGN OF WALLS AND SLABS.

PUMP-OUT PIT NOTE:

INSTALL WITH THE FOLLOWING ITEMS:
- 900SD 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.



ARROWS INDICATE SLOPE OF FINISHED
FLOOR (TYP.).

LIFT PIT TO BE FULLY TANKED TO
STRUCTURAL DETAILS.

Ø100mm DISH DRAIN OUTLET TYPE SPS
OR APPROVED EQUIVALENT. (TYP)

200mm WIDE ROUND DISH DRAIN TO
PERIMETER WALL OF BASEMENT. (TYP.)

SUBSOIL PUMP OUT PIT:
RL:87.90
TWL:87.60
IL:86.40
HEIGHT:1.2m
AREA:3.3m²
VOLUME REQUIRED:3.5m³
VOLUME PROVIDED:3.6m³

INSTALL WARNING FLASH LIGHT TO
PROVIDE INDICATION OF PUMP FAILURE.

PUMP OUT PIT CONTROL BOX,
TO MANUFACTURERS SPECIFICATIONS.

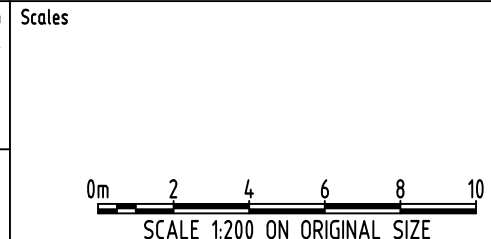
STORMWATER RISING MAIN.
80mm uPVC CLASS 12.

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	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	FIRE			
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	

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

WARNING: THE DESIGNS, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF SAG CONSULTANTS PTY LTD AND MUST NOT BE USED, COPIED, ALTERED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF SAG CONSULTANTS PTY LTD



CLIENT
BALINTORE
DEVELOPMENTS

ARCHITECT
ae design
partnership
architecture urban design planning

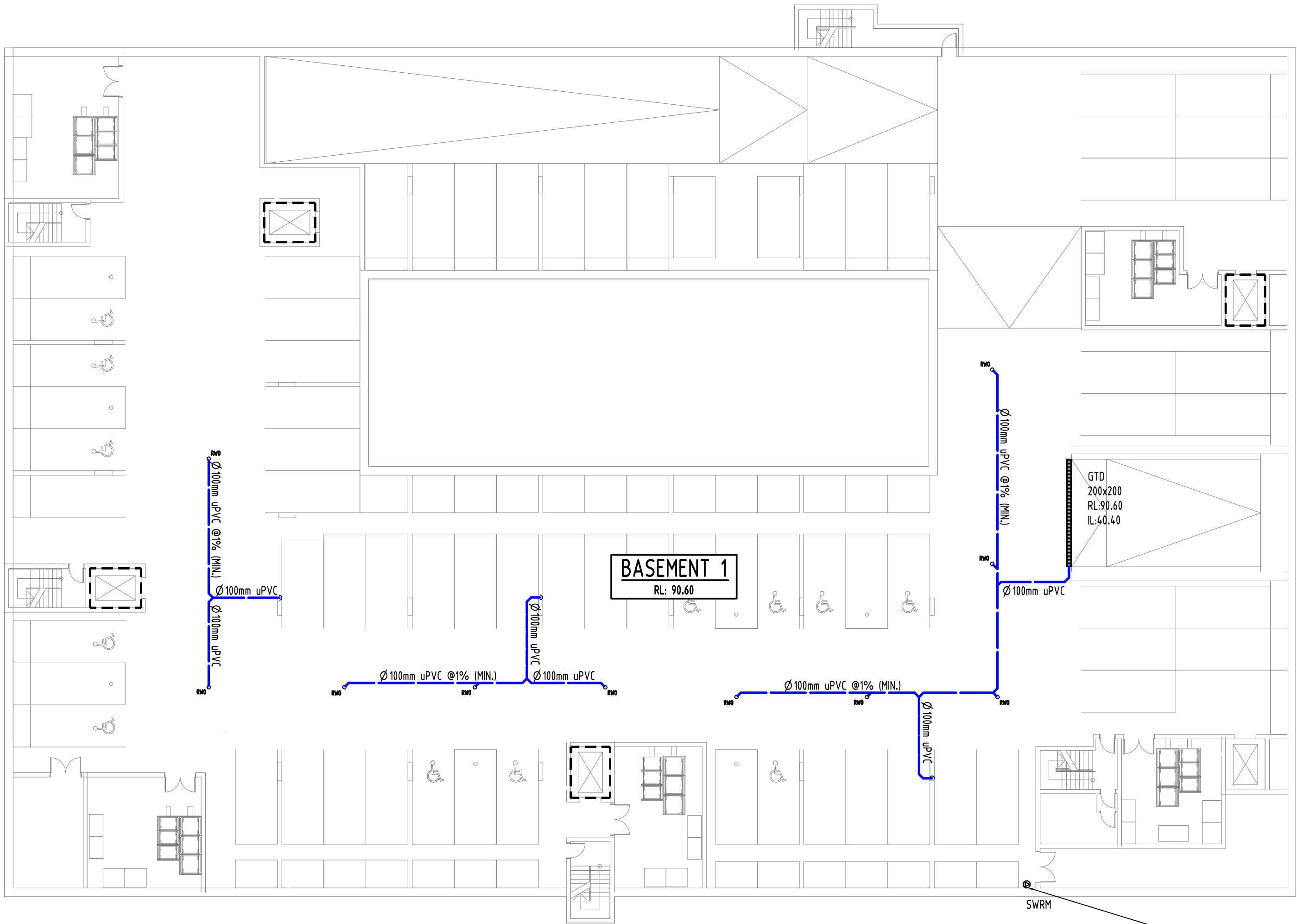
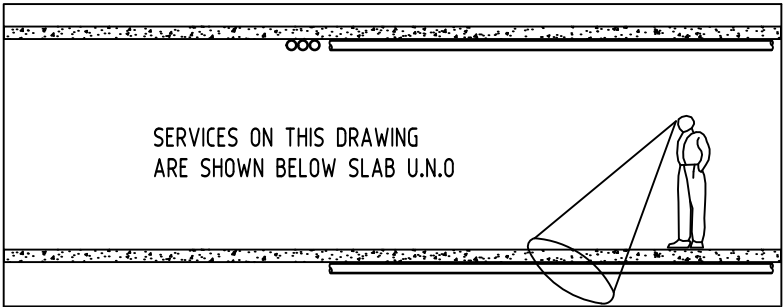
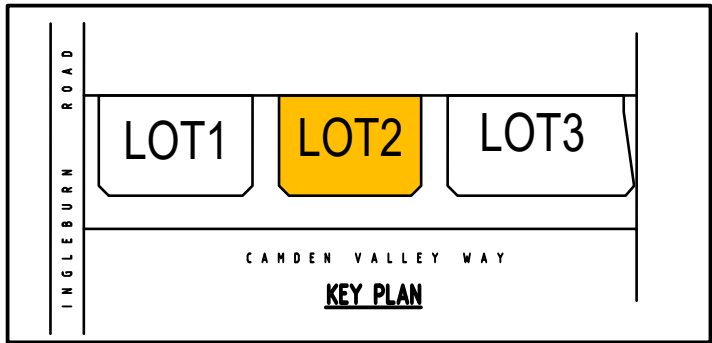
Suite 5.03, Level 5,
156 PACIFIC HIGHWAY
ST. LEONARDS, NSW 2065
T: +61 2 8883 4239
Email: office@sgce.com.au
Web: www.sgce.com.au

A.B.N. 21 118 222 530

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

Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	7 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	SW220	H	



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	STRUKT		
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			CIVIL		
4-tender	5-construction	6-other			SURVEY		



ENGINEERS
AUSTRALIA
Chartered Professional Engineer
MEMBER

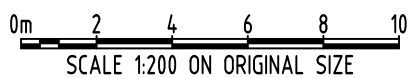
DIMENSIONS NOT SHOWN TO BE CHECKED ON SITE. DO NOT SCALE OF THIS DRAWING. POSITIONS OF AUTHORITIES MANS AND/OR EXISTING SERVICES ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE CONSULTING ENGINEER FOR DECISION/CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THIS DRAWING 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

WARNING: THE DESIGNS, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF SAG CONSULTANTS PTY LTD AND MUST NOT BE USED, COPIED, ALTERED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF SAG CONSULTANTS PTY LTD

Scales



CLIENT
BALINTORE
DEVELOPMENTS

ARCHITECT
ae design
partnership
architecture urban design planning



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

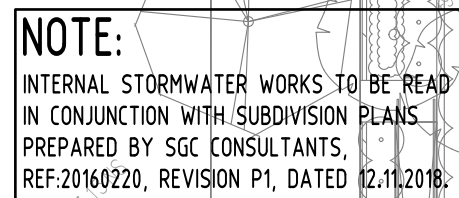
PROJECT
**PROPOSED RESIDENTIAL
DEVELOPMENT**
28 INGLEBURN ROAD - LOT 2,
LEPPINGTON

Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	8 OF 19	1:200 @ A1

Drawing Status
FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawing Title
**STORMWATER CONCEPT DESIGN
BASEMENT 1 PLAN**

Project No	Drawing No	Revision No
20180324	SW221	H



**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.

WARNING: THE DESIGNS, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF S&G CONSULTANTS PTY LTD AND MUST NOT BE USED, COPIED, ALTERED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF S&G CONSULTANTS PTY LTD



CLIENT
BALINTORE
DEVELOPMENTS

ARCHITECT
ae design
partnership
architecture urban design planning

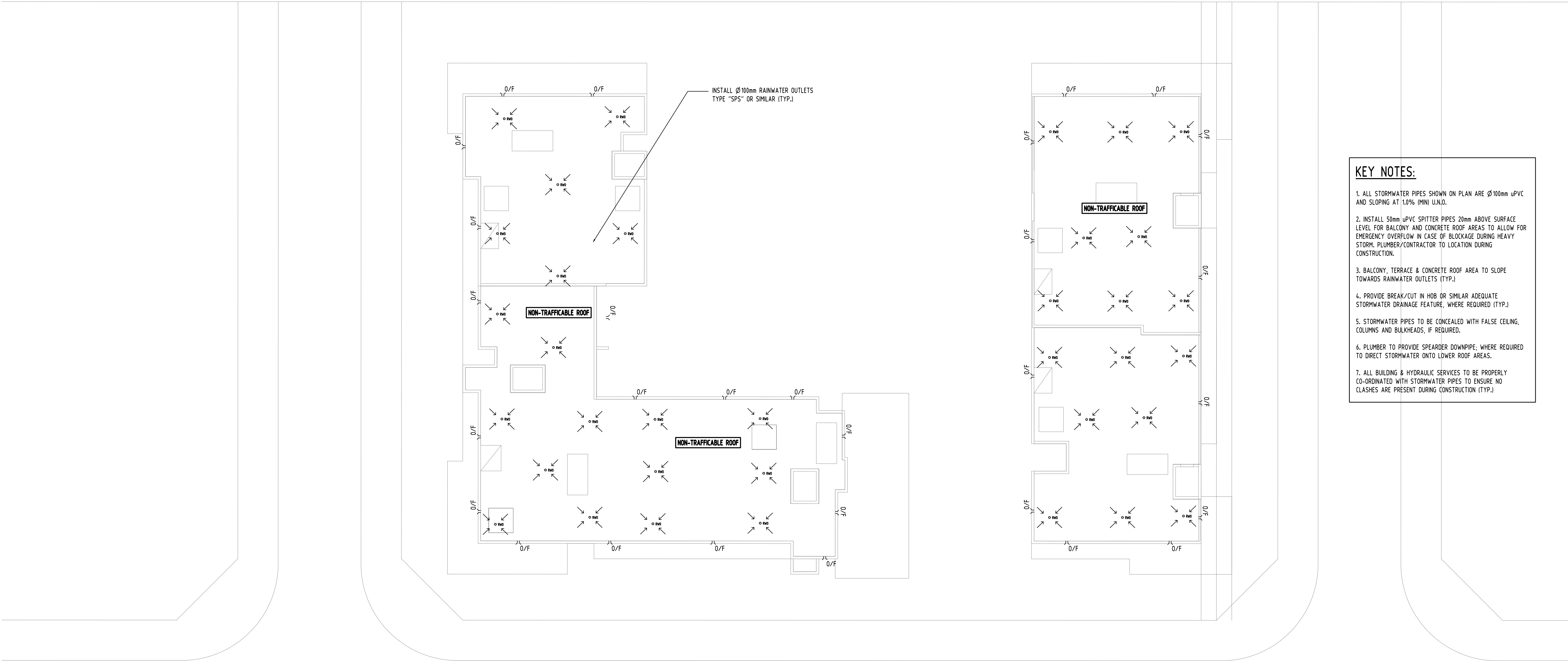
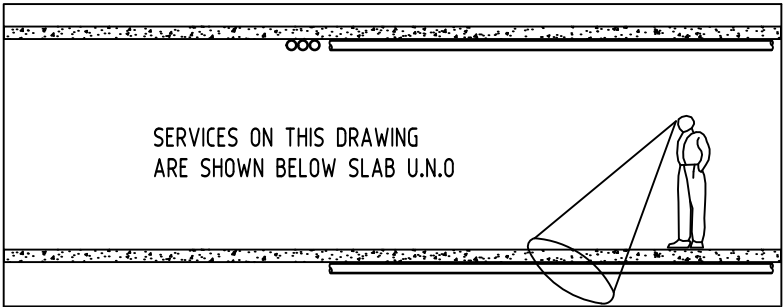
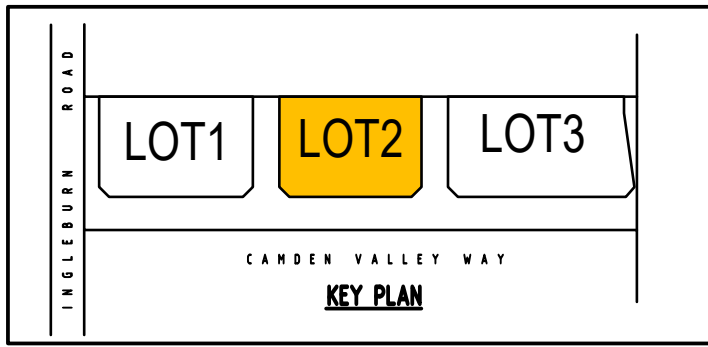


Suite 5.03, Level 5,
156 PACIFIC HIGHWAY
ST. LEONARDS, NSW 2065
T: +61 2 8883 4239
Email: office@sgce.com.au
Web: www.sgce.com.au

A.B.N. 21 118 222 530

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

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		SW222	H



KEY NOTES:

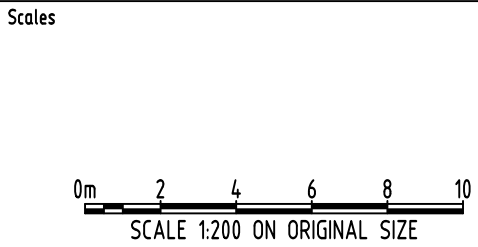
1. ALL STORMWATER PIPES SHOWN ON PLAN ARE Ø100mm uPVC AND SLOPING AT 1.0% (MIN) U.N.O.
2. INSTALL 50mm uPVC SPITTER PIPES 20mm ABOVE SURFACE LEVEL FOR BALCONY AND CONCRETE ROOF AREAS TO ALLOW FOR EMERGENCY OVERFLOW IN CASE OF BLOCKAGE DURING HEAVY STORM. PLUMBER/CONTRACTOR TO LOCATION DURING CONSTRUCTION.
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.)

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

	ENGINEERS AUSTRALIA Chartered Professional Engineer MEMBER
--	--

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

WARNING: THE DESIGNS, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF SAG CONSULTANTS PTY LTD AND MUST NOT BE USED, COPIED, ALTERED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF SAG CONSULTANTS PTY LTD



CLIENT
BALINTORE DEVELOPMENTS

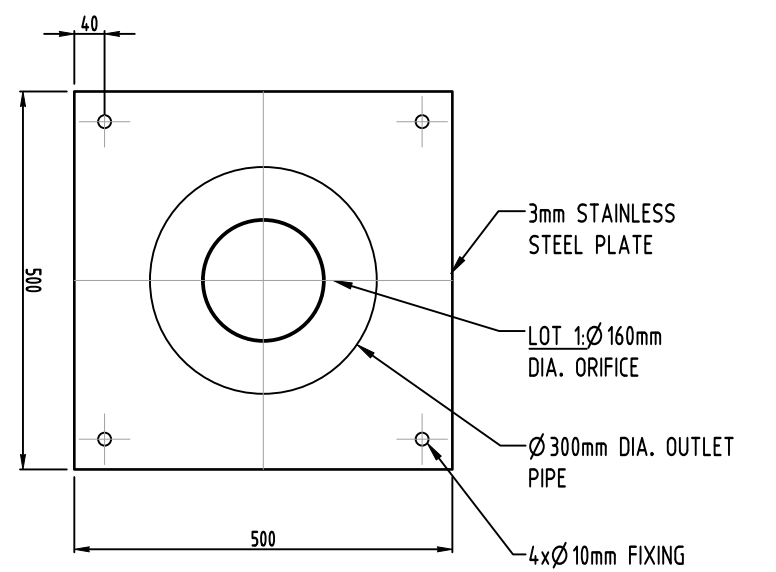
ARCHITECT
ae design partnership
architecture urban design planning

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

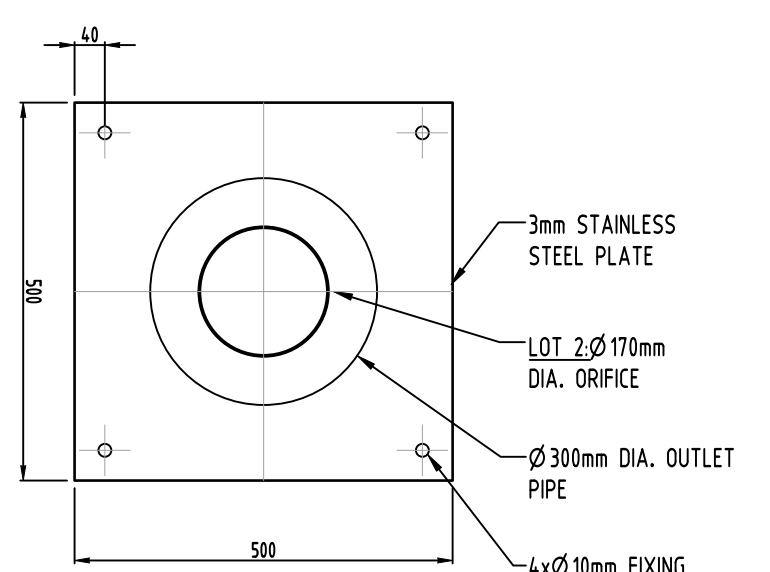
A.B.N. 21 118 222 530

PROJECT PROPOSED RESIDENTIAL DEVELOPMENT 28 INGELBURN ROAD - LOT 2, LEPPINGTON			
Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	10 OF 19	1:200 @ A1

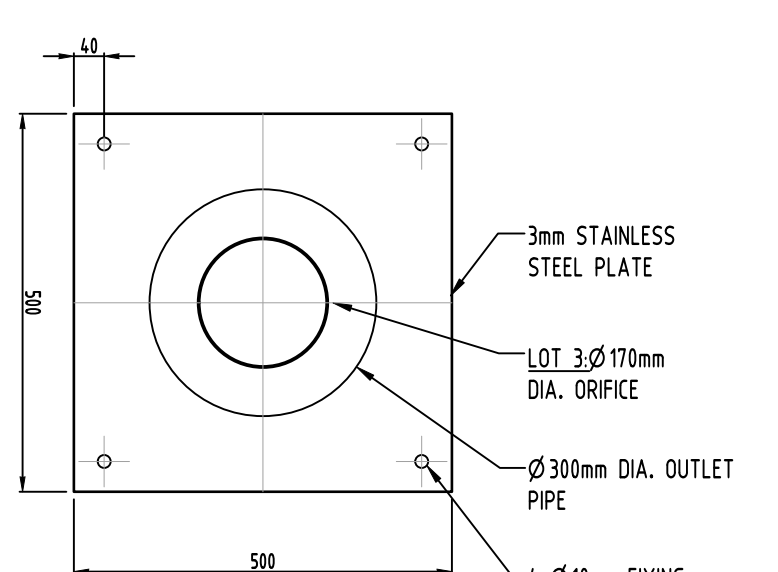
Drawing Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Title	STORMWATER CONCEPT DESIGN ROOF PLAN		
Project No	Drawing No	Revision No	
20180324	SW223	H	



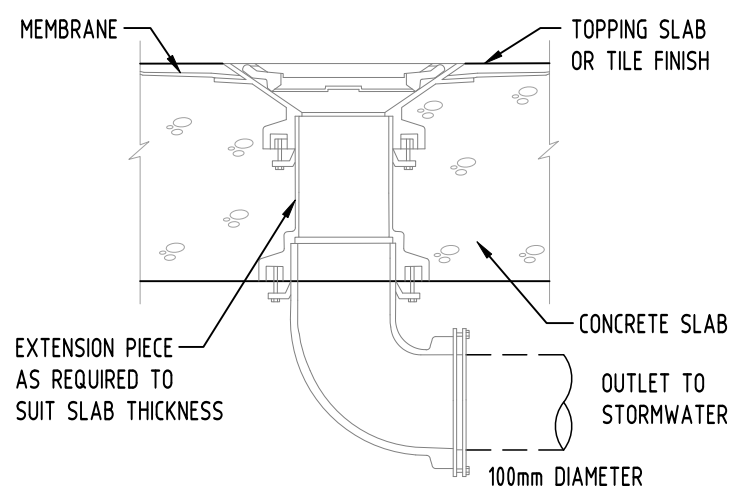
ORIFICE PLATE (LOT 1)
SCALE 1:10



ORIFICE PLATE (LOT 2)
SCALE 1:10



ORIFICE PLATE (LOT 3)
SCALE 1:10



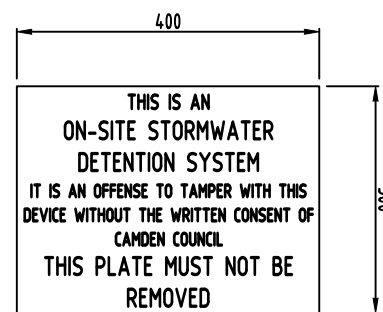
DETAIL
RAINWATER OUTLET

NOT TO SCALE



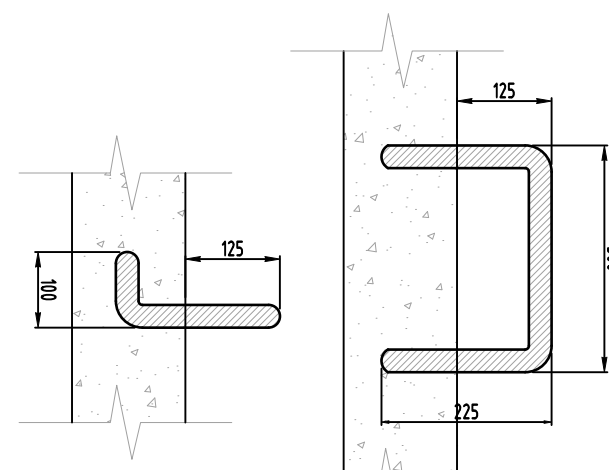
DETAIL
CONFINED SPACE SIGN

SCALE 1:10



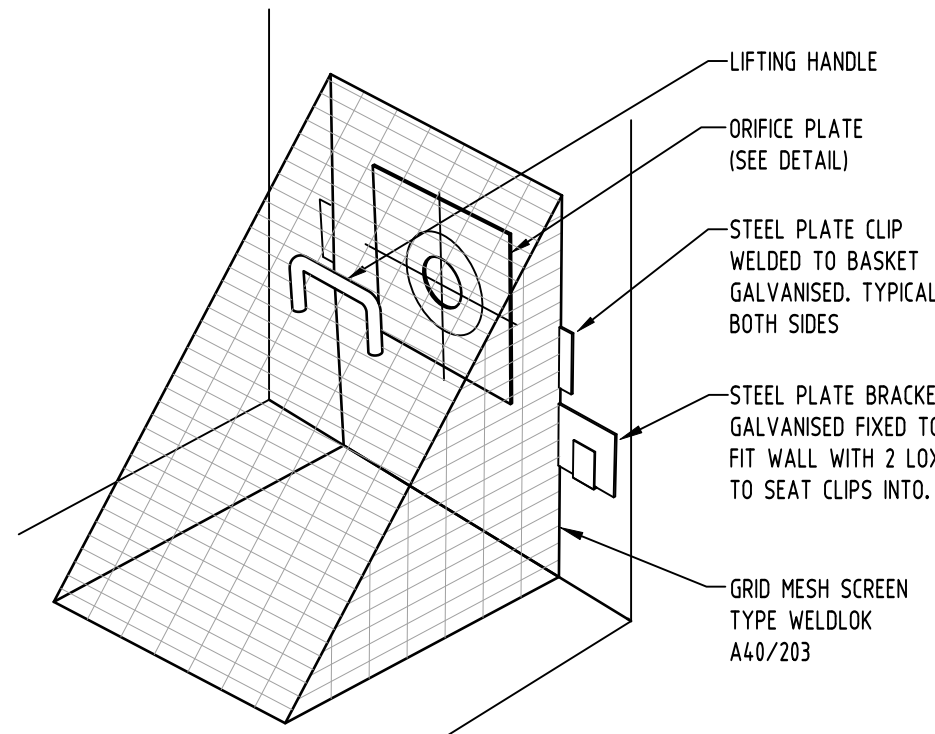
DETAIL
OSD SIGN

SCALE 1:10



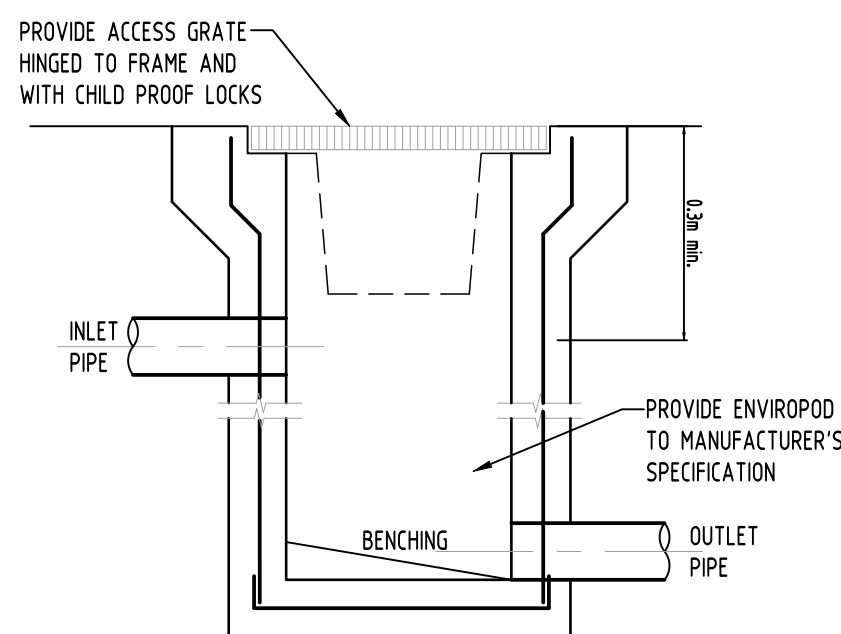
DETAIL
STEP IRONS

SCALE 1:10



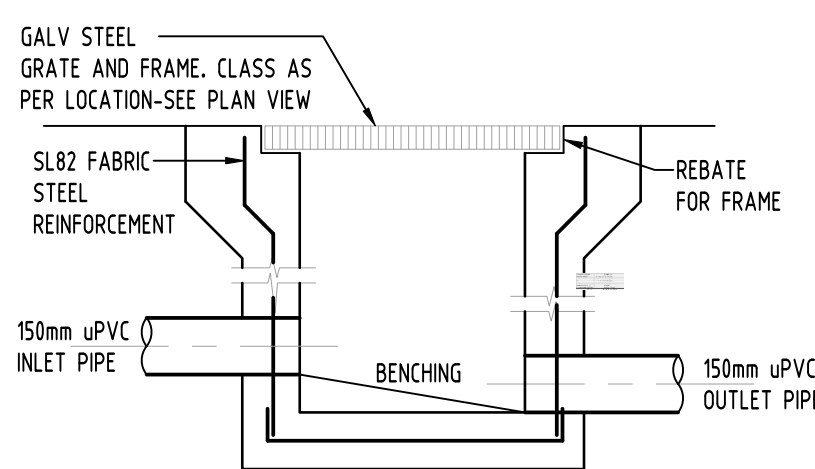
DETAIL
TRASH SCREEN

SCALE 1:20



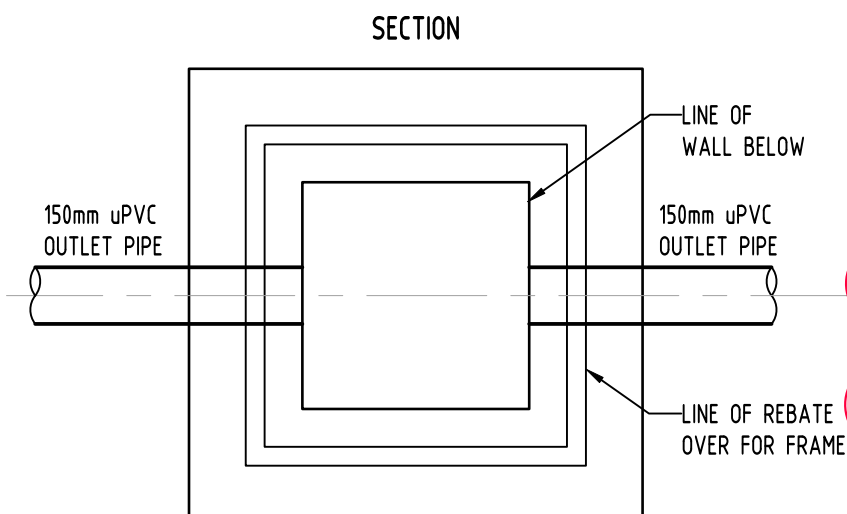
DETAIL
STORMWATER PIT

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%.

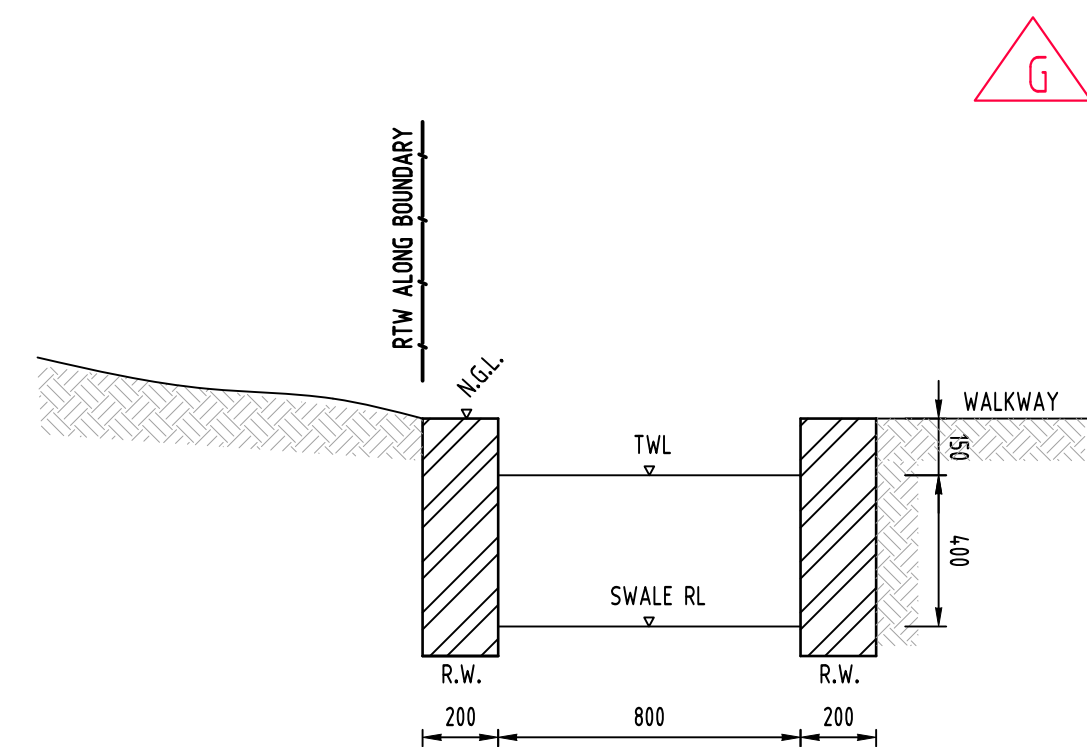
SWALE DESIGN NOTES:

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

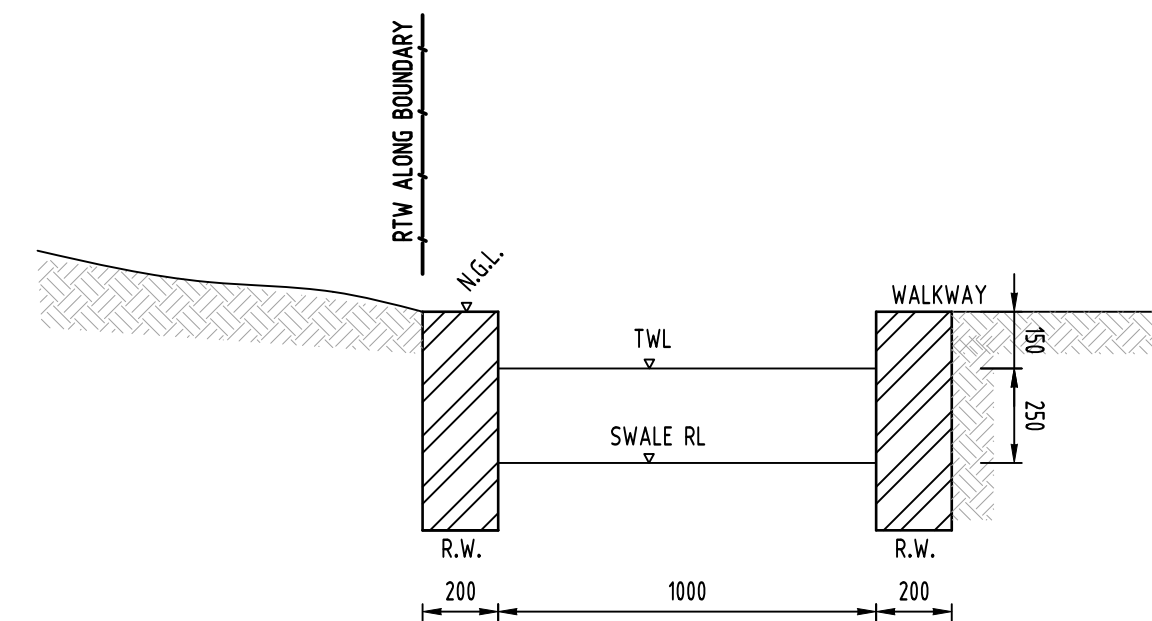
Tc = 6mins
I (100yr 6mins) = 205 mm/hr
C = 0.62

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

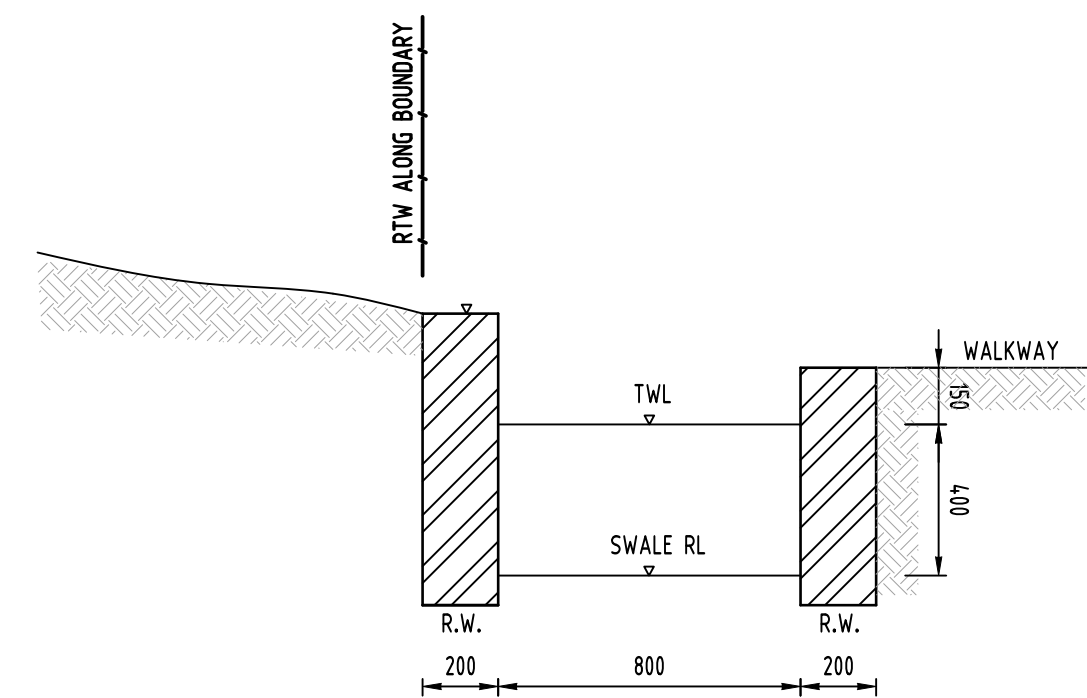
PROPOSED SWALE FOR LOT 1 TO CATER CATCHMENT 1
DIMENSION: 0.8m (W min.) x 0.4m (D) @2.3% SURFACE FALL.
PROPOSED SWALE FOR LOT 2 TO CATER CATCHMENT 2
DIMENSION: 1.0m (W) x 0.25m (D) @ 1% SURFACE FALL.
PROPOSED SWALE FOR LOT 3 TO CATER CATCHMENT 3 WITH PITS AND PIPES SYSTEM.
DIMENSION: 0.8m (W) x 0.4m (D) @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 WELDOLOK 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 --- W --- AUTHORITY WATER LINE
---	S --- S --- AUTHORITY SEWER LINE
---	G --- G --- AUTHORITY GAS LINE
---	E --- E --- AUTHORITY ELECTRICITY LINE

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

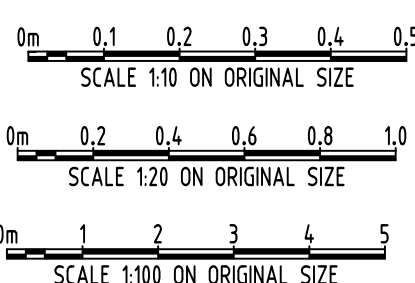
H	ISSUE FOR DEVELOPMENT APPLICATION	MN	06.10.20	2	
G	ISSUE FOR DEVELOPMENT APPLICATION	MN	24.09.20	2	
F	ISSUE FOR DEVELOPMENT APPLICATION	AA	15.07.20	2	
E	ISSUE FOR DEVELOPMENT APPLICATION	AA	08.05.20	2	
D	ISSUE FOR DEVELOPMENT APPLICATION	AA	19.02.20	2	
C	ISSUE FOR DEVELOPMENT APPLICATION	AA	29.01.20	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	Drawing Title and Number	Date	Rev.
1	1	06.10.20	2
2	2	24.09.20	2
3	3	15.07.20	2
4	4	08.05.20	2
5	5	19.02.20	2
6	6	29.01.20	2
7	7	05.06.19	2
8	8	13.05.19	2
9	9	15.04.19	1

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

WARNING: THE DESIGNS, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF SAG CONSULTANTS PTY LTD AND MUST NOT BE USED, COPIED, ALTERED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF SAG CONSULTANTS PTY LTD
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.

Scales



CLIENT
BALINTORE
DEVELOPMENTS

ARCHITECT
ae design
partnership
architecture urban design planning



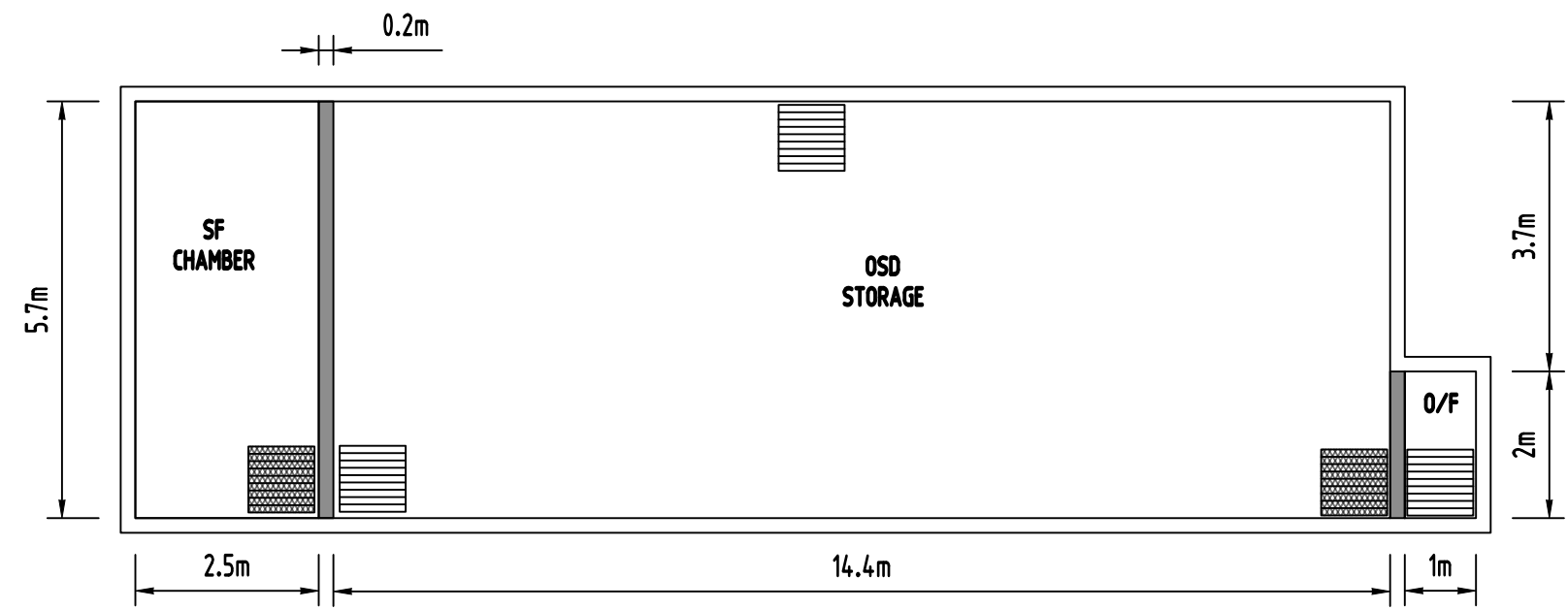
Suite 5.03, Level 5,
156 PACIFIC HIGHWAY
ST. LEONARDS, NSW 2065
T: +61 2 8883 4239
Email: office@sgce.com.au
Web: www.sgce.com.au

A.B.N. 21 118 222 530

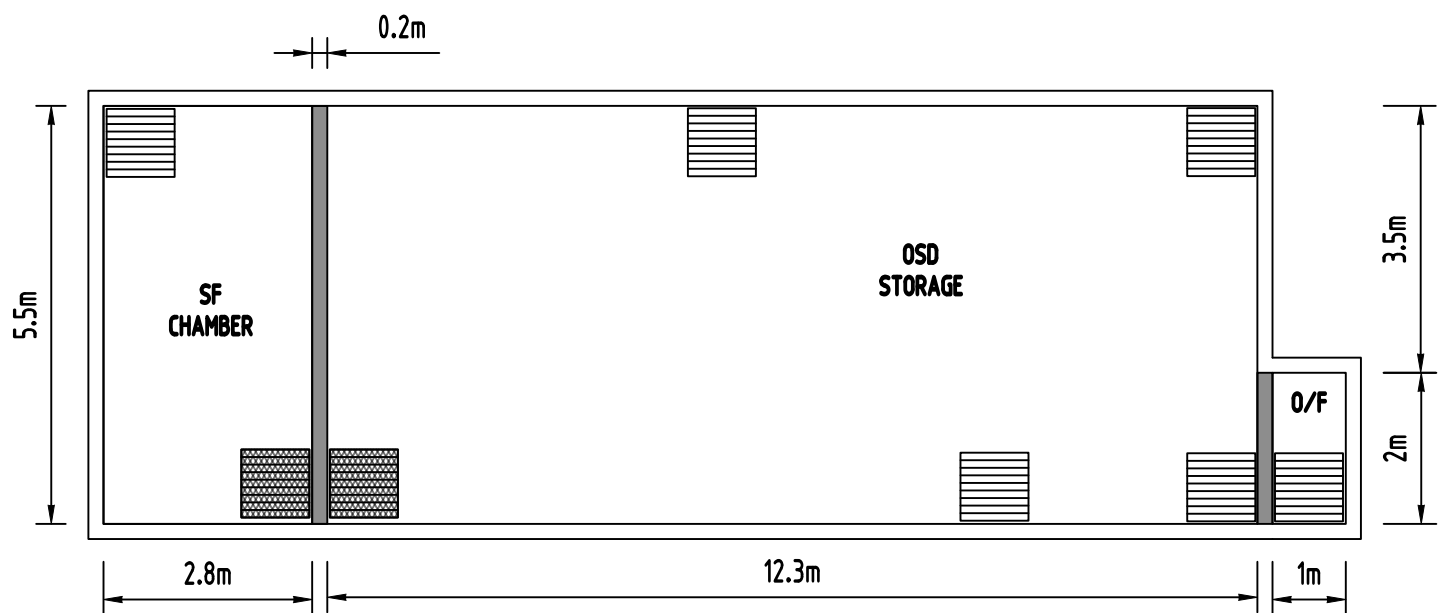
PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT
28 INGLEBURN ROAD - LOT 1, 2 & 3,
LEPPINGTON

Drawing Status	FOR APPROVAL
Drawing Title	NOT TO BE USED FOR CONSTRUCTION PURPOSES
Project No	20180324
Drawing No	SW300
Revision No	H

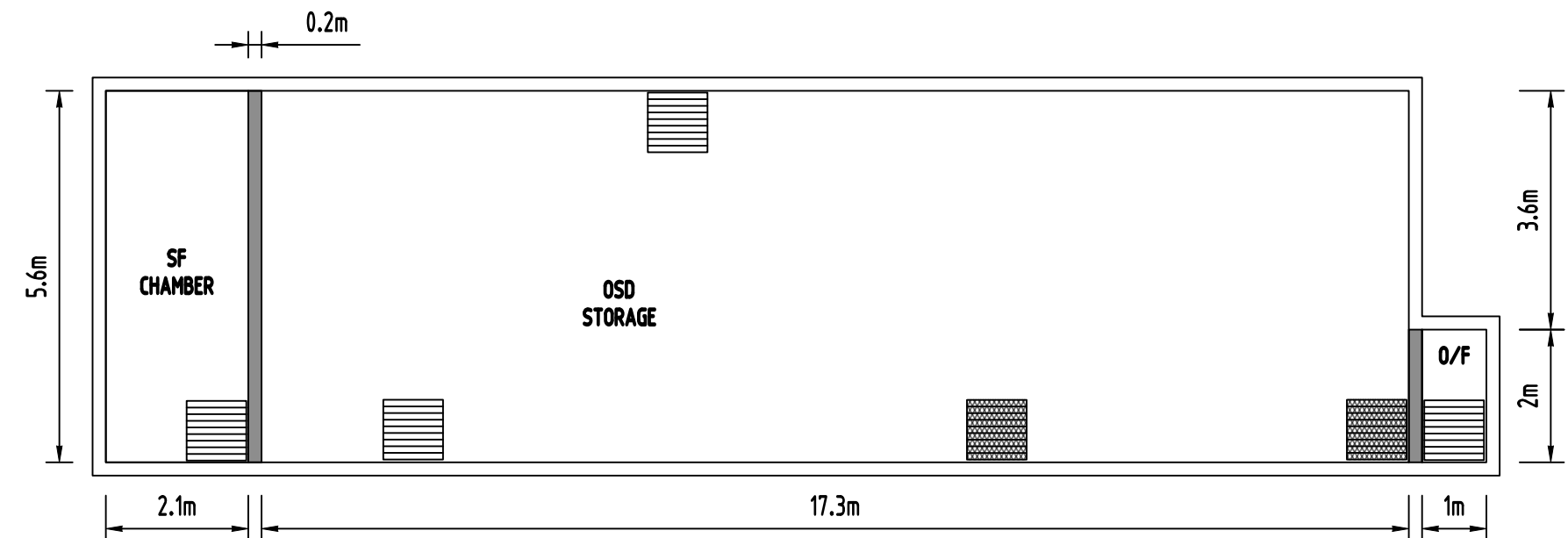
A1



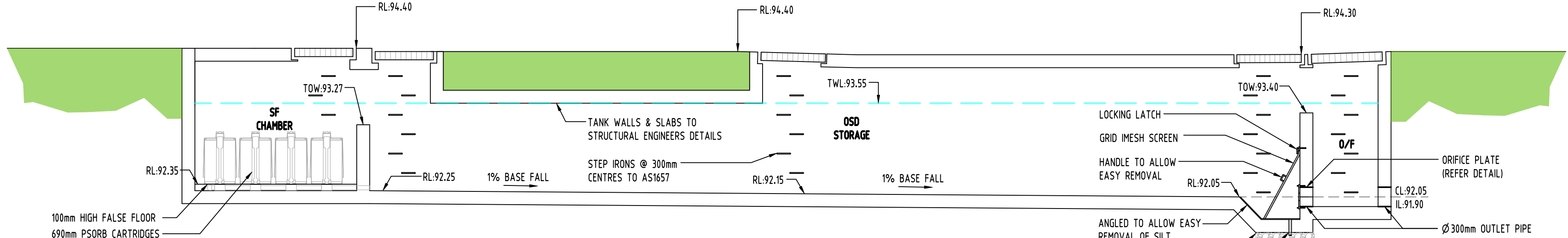
LOT 1 OSD PLAN
SCALE 1:100



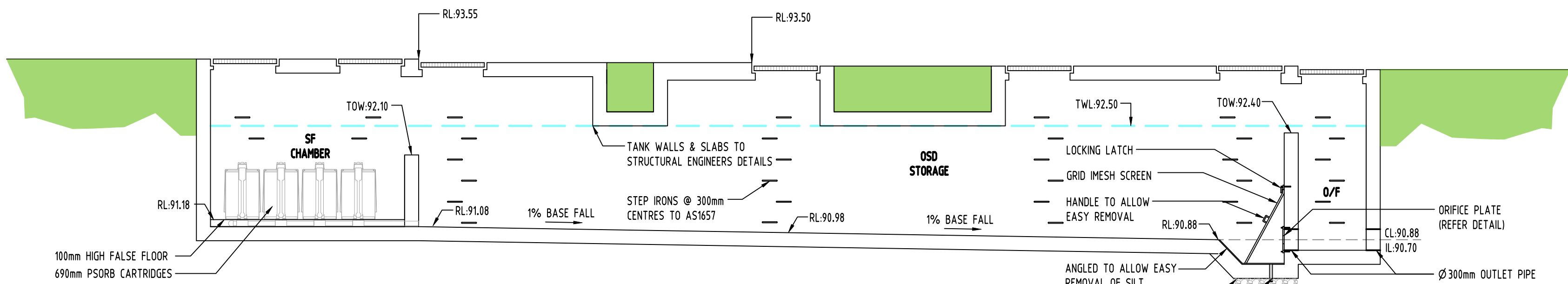
LOT 2 OSD PLAN
SCALE 1:100



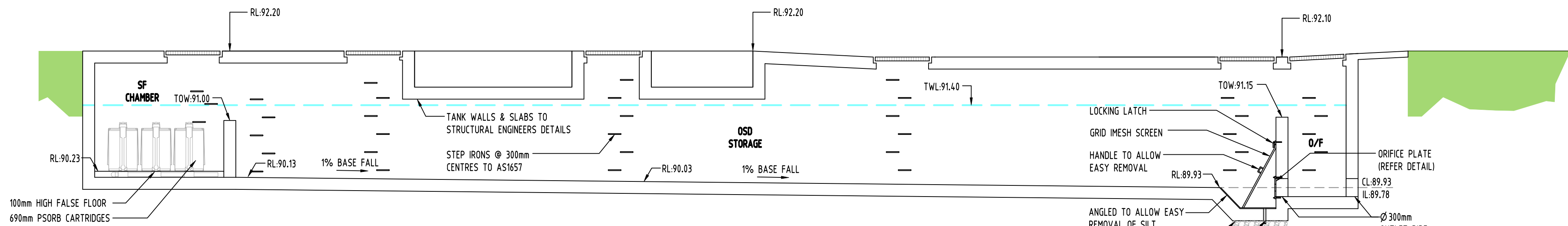
LOT 3 OSD PLAN
SCALE 1:100



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			

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

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

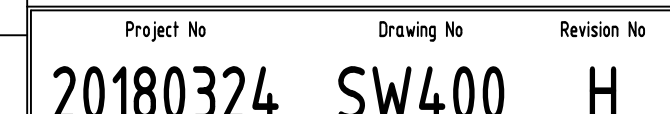
Reference Coordination Drawing			
Discipline	Drawing Title and Number	Date	Rev.
ARCH			
STRUCT			
MECH			
ELEC			
HYD			

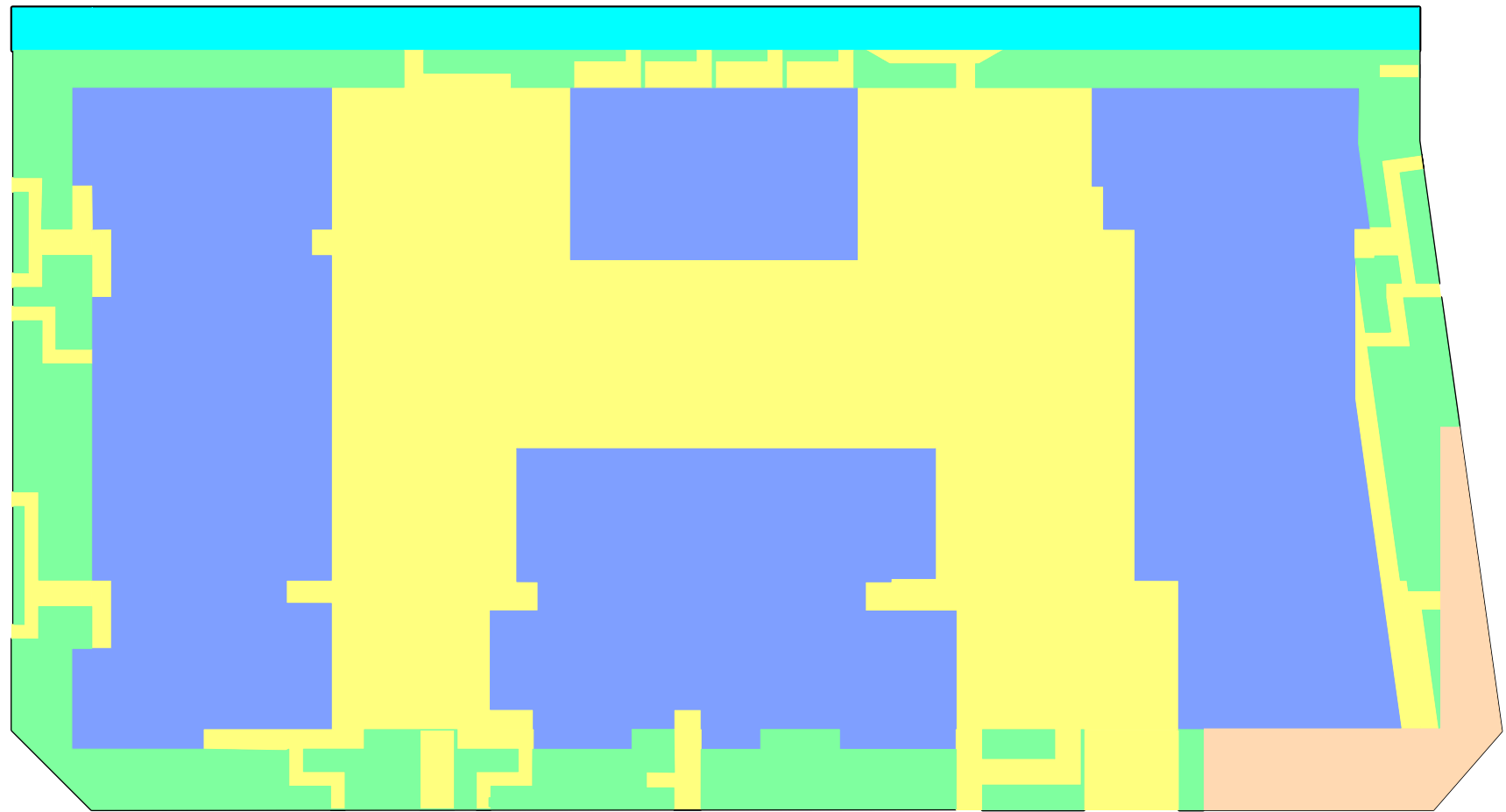
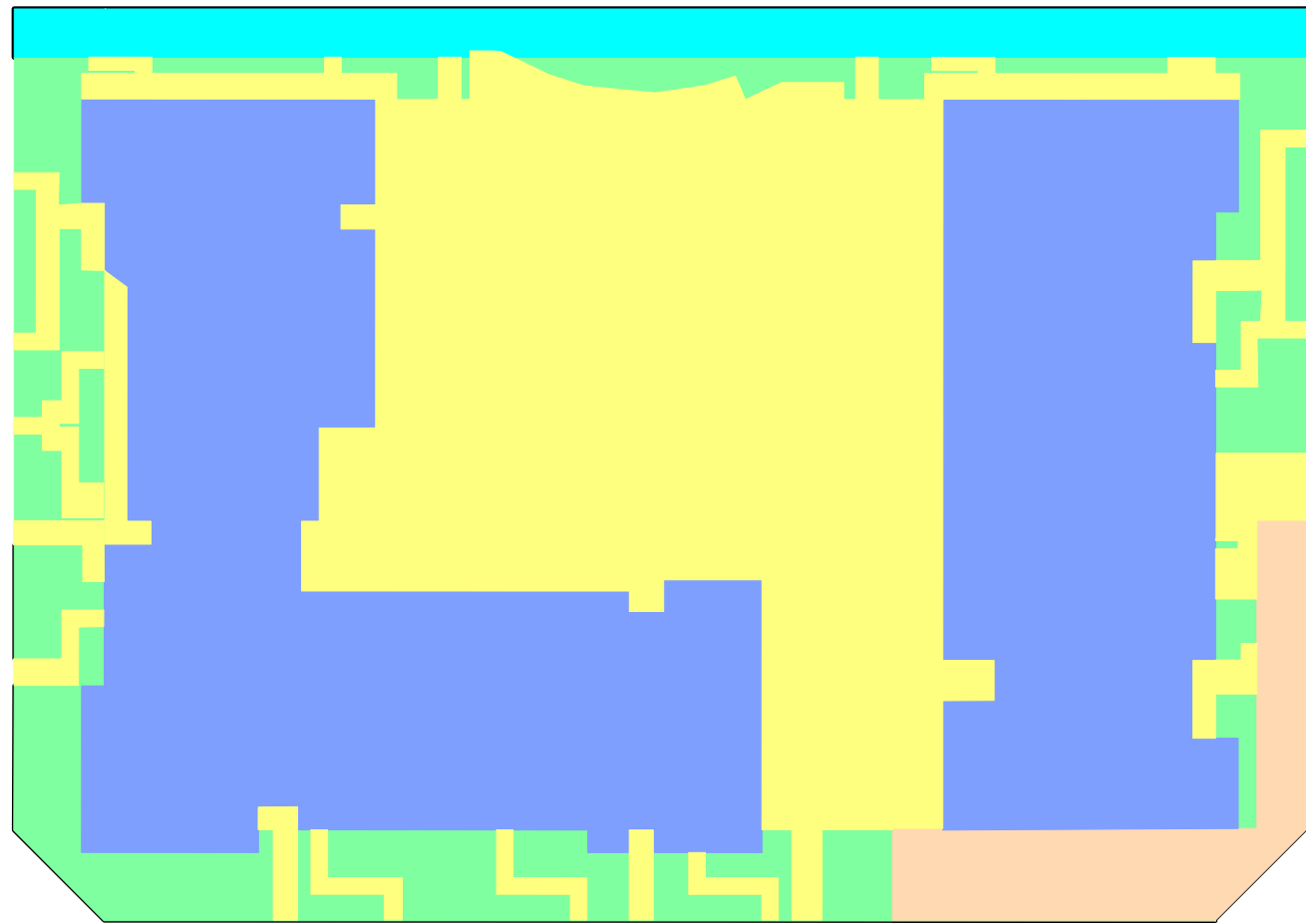
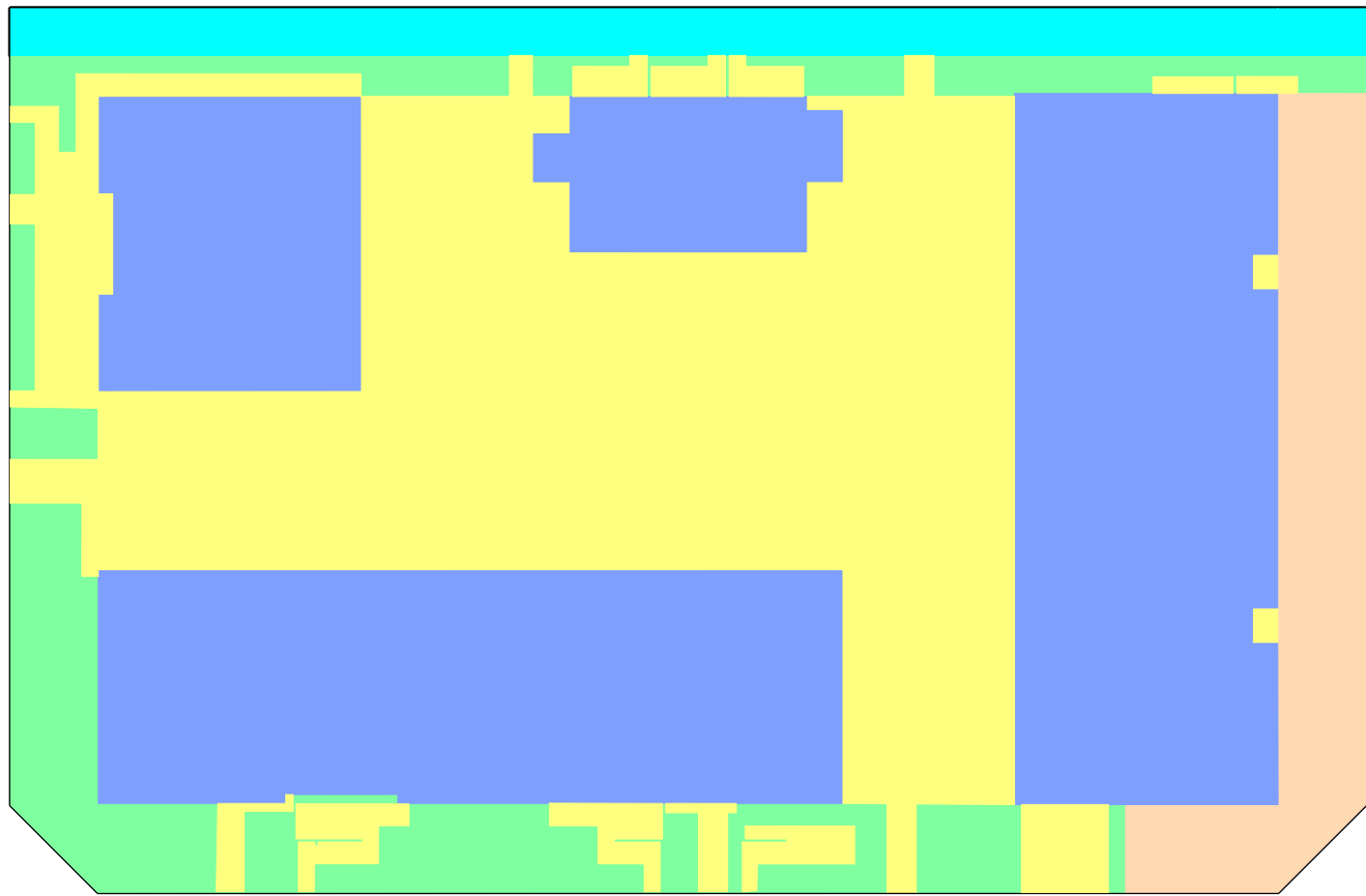
Reference Coordination Drawing			
Discipline	Drawing Title and Number	Date	Rev.
ARCH			
STRUCT			
MECH			
ELEC			
HYD			

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

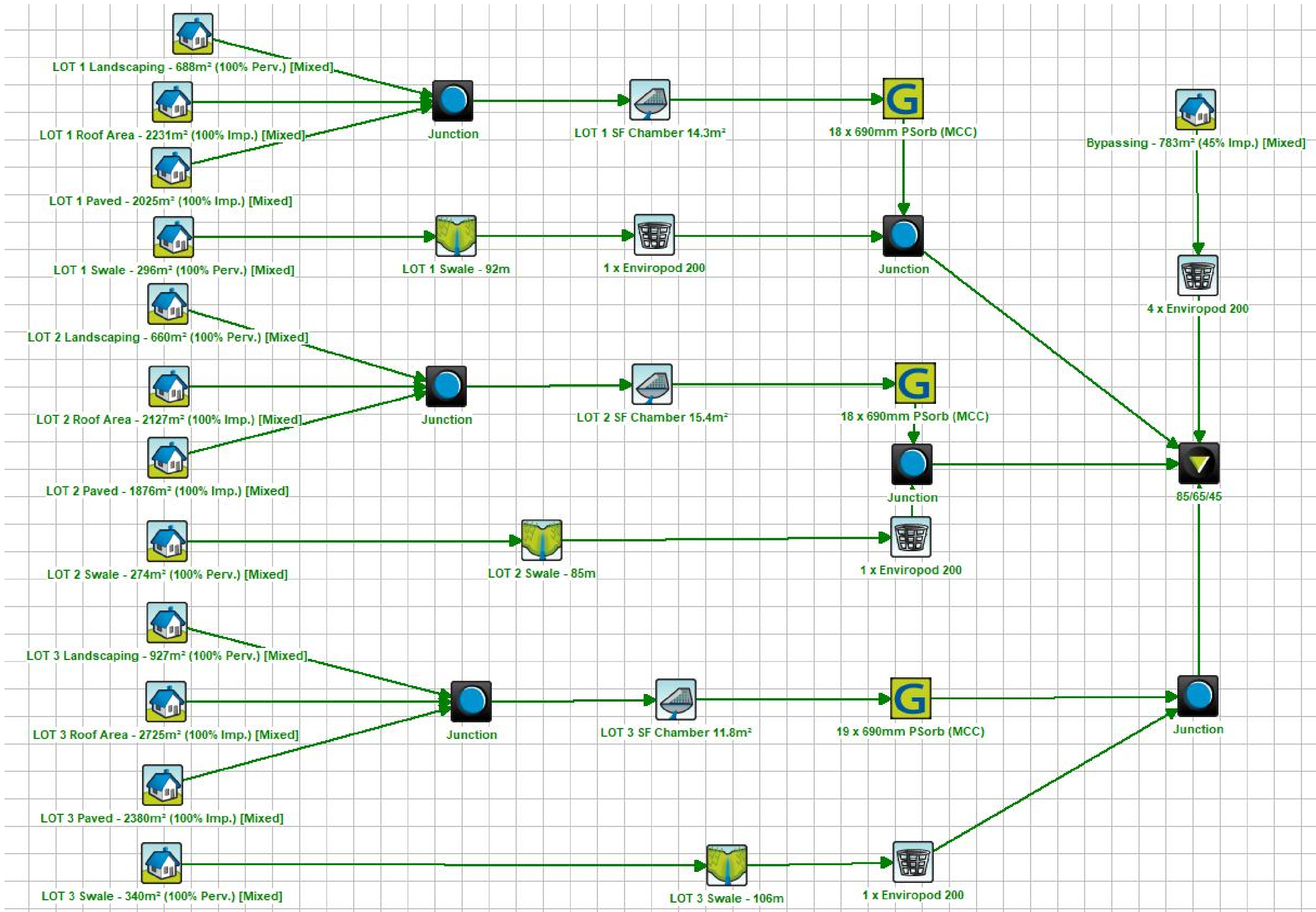
Reference Coordination Drawing			
Discipline	Drawing Title and Number	Date	Rev.
ARCH			
STRUCT			
MECH			
ELEC			
HYD			

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





- 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



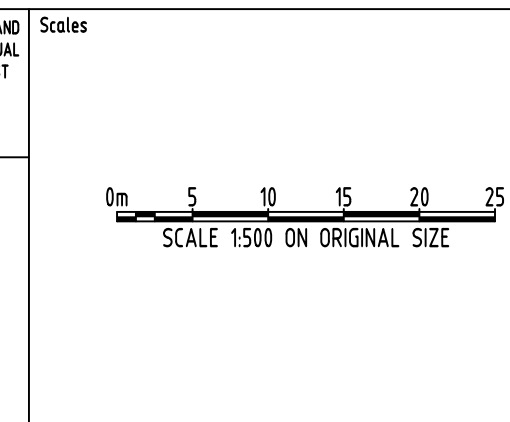
Treatment Train Effectiveness - 85/65/45

	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

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			
1	preliminary				LANDS		
2	development application				CIVIL		
3	construction certificate				SURVEY		
4	tender						
5	construction						
6	other						

ENGINEERS AUSTRALIA	QUALITY CONTROL
MEMBER	
CHECKED	SH
DESIGNED	MN
VERIFIED	SH
APPROVED	SH

WARNING: THE DESIGNS, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF SAG CONSULTANTS PTY LTD AND MUST NOT BE USED, COPIED, ALTERED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF SAG CONSULTANTS PTY LTD



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

Drawing Status	FOR APPROVAL
Drawing Title	NOT TO BE USED FOR CONSTRUCTION PURPOSES
Project No	20180324
Drawing No	SW500
Revision No	H

LEGEND

- + 95.20 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
- COURTYARD PAVING
- CONCRETE PAVING
- DECOMPOSED GRANITE
- SOFT FALL RUBBER
- TIMBER DECK
- PEBBLE MULCH
- MASONRY WALLS
- 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.
- 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.



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 ija@netspace.net.au

project

Proposed Development
Lot 2 28 Ingleburn Road,
Lepington

drawing

Lot 2 Landscape Plan

client

Balintore Developments

date 31.20(19)/107'E
job.dwg no. 31.20(19)/107'E
designed by IJ
scale 1:125 @ A0
1:250 @ A2
no. in set THREE/SIX
drawn by HL

DEEP SOIL PLANTING

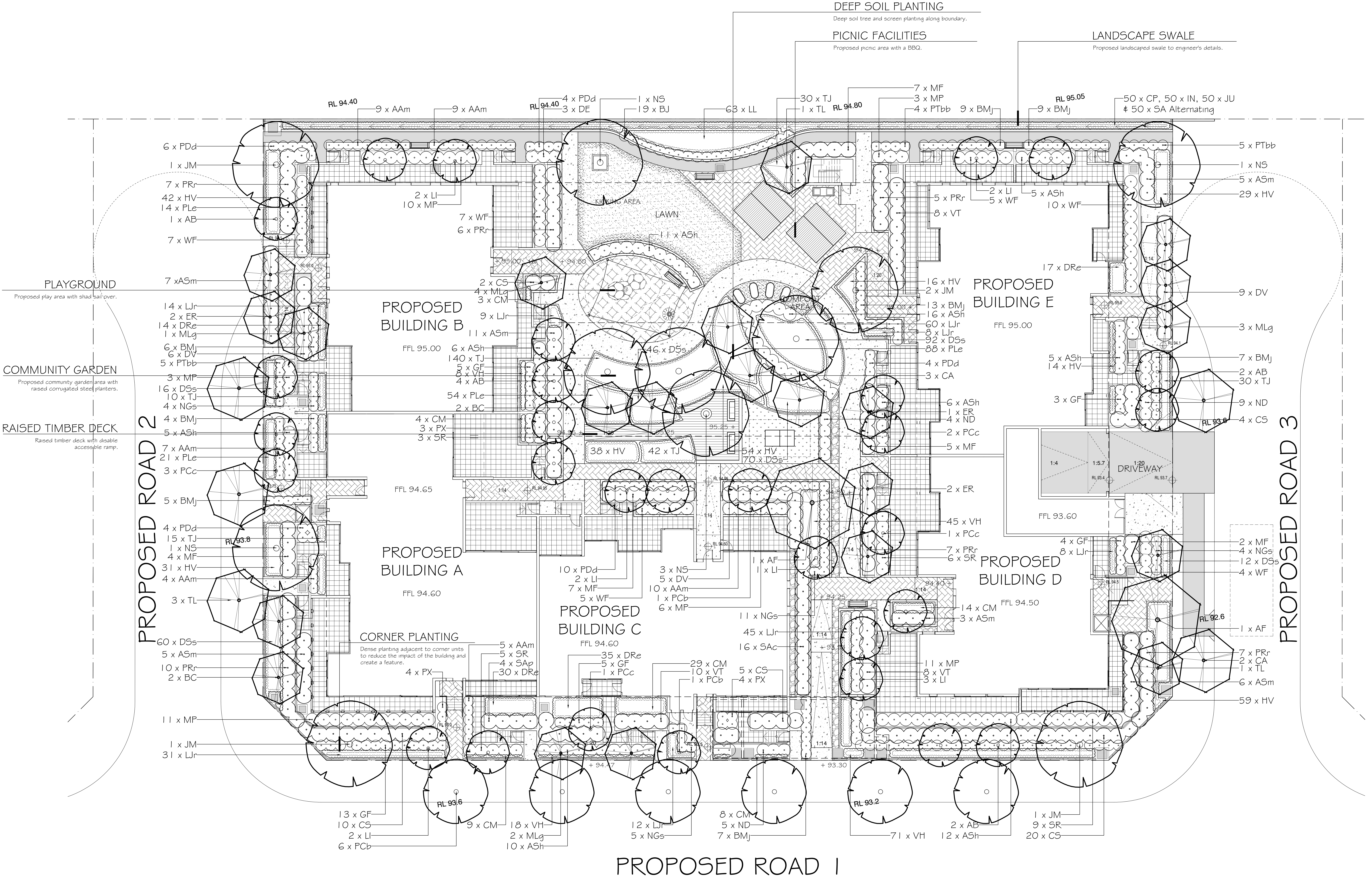
Deep soil tree and screen planting along boundary.

PICNIC FACILITIES

Proposed picnic area with a BBQ.

LANDSCAPE SWALE

Proposed landscaped swale to engineer's details.

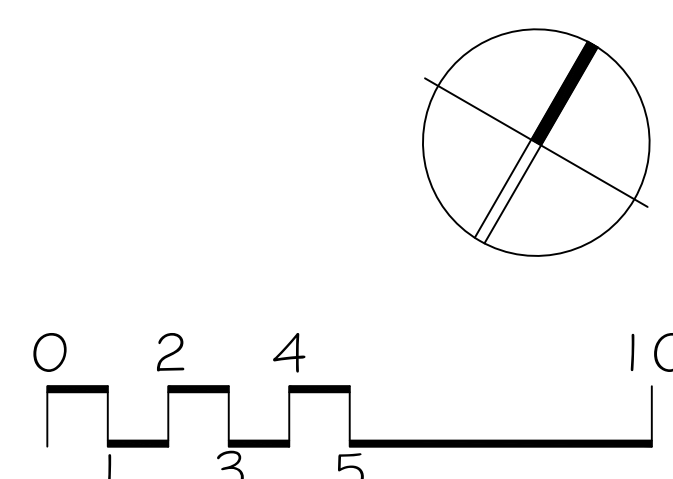


SCHEDULE OF PLANT MATERIAL

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 Lilly Pilli	44	1m	200mm	-
ASh	Acmena smithii 'Hedgemaster'	Dwarf Lilly Pilli	76	1.5m	200mm	-
ASm	Acmena smithii 'Minor'	Dwarf Lilly Pilli	26	3m	200mm	-
AF	Angophora floribunda	Rough Barked Apple	2	15m	45 litre	2
BC	Backhousia citrifolia	Lemon Scented Myrtle	5	7m	45 litre	2
BJ	Baumea juncea	Twig Rush	19	1m	200mm	-
BMJ	Buxus microphylla var. japonica	Japanese Box	60	1m	200mm	-
CS	Camellia sasanqua	Sasanqua Camellia	41	3m	200mm	-
CM	Clivia miniata	Bush Lily	67	0.4m	140mm	-
CA	Cupaniopsis anacardioides	Tuckeroo	5	10m	45 litre	2
CP	Cyperus polystachyos	Leafy Twigrush	50	0.6m	140mm	-
DSs	Dianella 'Silver Streak'	Silver Streak Dianella	296	0.4m	140mm	-
DRe	Dichondra repens	Kidney Weed	96	0.4m	140mm	-
DV	Dodonaea viscosa 'Purpurea'	Purple Hop Bush	20	3m	200mm	-
DE	Doryanthes excelsa	Gymea Lily	3	1.5m	200mm	-
ER	Elaeocarpus reticulatus	Blueberry Ash	5	5m	45 litre	2
GF	Gardenia augusta 'Florida'	Gardenia	30	1m	200mm	-
HV	Hardenbergia violacea	Native Sarsaparilla	283	prostrate	140mm	-
IN	Isolepis nodosa	Nobby Clubrush	50	1m	200mm	-
JM	Jacaranda mimosaefolia	Jacaranda	5	15m	45 litre	2
JU	Juncus ustulatus	Common Rush	50	0.6m	140mm	-
LI	Lagerstroemia indica	Crape Myrtle	12	4m	45 litre	2

LJr	Liriope 'Just Right'	Turf Lily	187	0.4m	140mm	-
LL	Lomandra longifolia	Mat Rush	63	1m	140mm	-
MLg	Magnolia grandiflora 'Little Gem'	Dwarf Magnolia	10	5m	45 litre	2
MF	Michelia figo	Port Wine Magnolia	25	4m	300mm	-
MP	Murraya paniculata	Orange Jasmine	43	2m	200mm	-
ND	Nandina domestica	Sacred Bamboo	18	2m	200mm	-
NGs	Nandina domestica 'Gulf Stream'	Dwarf Sacred bamboo	24	0.6m	200mm	-
NS	Nyssa sylvatica	Tupelo	6	15m	45 litre	2
PX	Philodendron 'Xanadu'	Dwarf Philodendron	11	1m	200mm	-
PTb	Phormium tenax 'Bronze Baby'	Dwarf NZ flax	14	1m	140mm	-
PDg	Phormium 'Dark Delight'	New Zealand flax	28	1m	140mm	-
PRr	Photinia 'Red Robin'	Red Robin Photinea	42	2.5m	200mm	-
PL	Poa labillardieri 'Eskdale'	Eskdale	177	0.6m	140mm	-
PCb	Pyrus calleryana 'Bradford'	Ornamental Pear	8	12m	45 litre	2
PCc	Pyrus calleryana 'Chanticleer'	Pear	7	10m	45 litre	2
SA	Schoenus apogon	Common Bog-rush	50	0.25m	140mm	-
SR	Streptocarpus reginae	Bird of Paradise	23	1.5m	200mm	-
SAC	Syzygium 'Aussie Compact'	Dwarf Lilly Pilli	16	4.5m	200mm	-
SAP	Syzygium australe 'Pinnacle'	Dwarf Lilly Pilli	4	3m	200mm	-
TJ	Trachelospermum jasminoides	Star Jasmine	267	prostrate	140mm	-
TL	Tristanopsis laurina	Water Gum	5	8m	45 litre	2
VT	Viburnum tinus	Sweet Viburnum	26	3m	200mm	-
VH	Viola hederacea	Native Violet	142	0.1m	140mm	-
WF	Westringia frutescens	Coastal Rosemary	38	2m	200mm	-

PROPOSED ROAD 1



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

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



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 iija@netspace.net.au

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				

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

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

job.dwg no.
31.20(19)/143'D'

designed by
IJ

scale
1:300 @ A0
1:150 @ A2

no. in set
ONE/SIX

drawn by
HL

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.



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

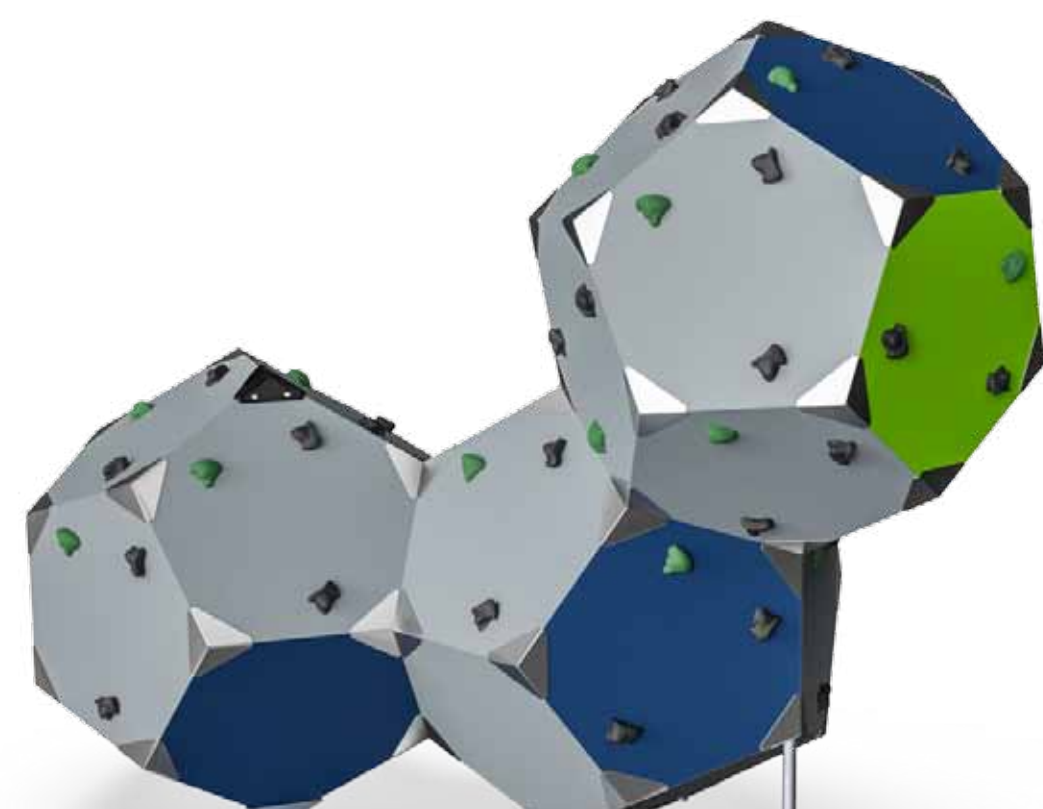


Table Tennis Table
POPP The Local Table Tennis Table

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



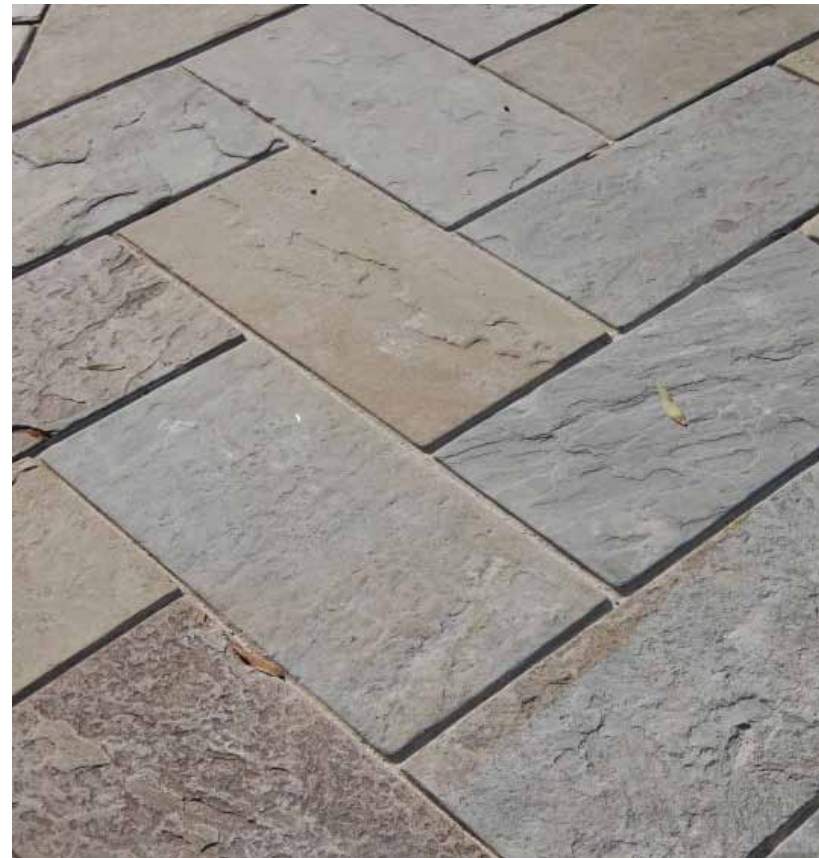
Plain Concrete Paving
Broom finish



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

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



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 ija@netspace.net.au

project
Proposed Development
28 Ingleburn Road,
Leppington

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