



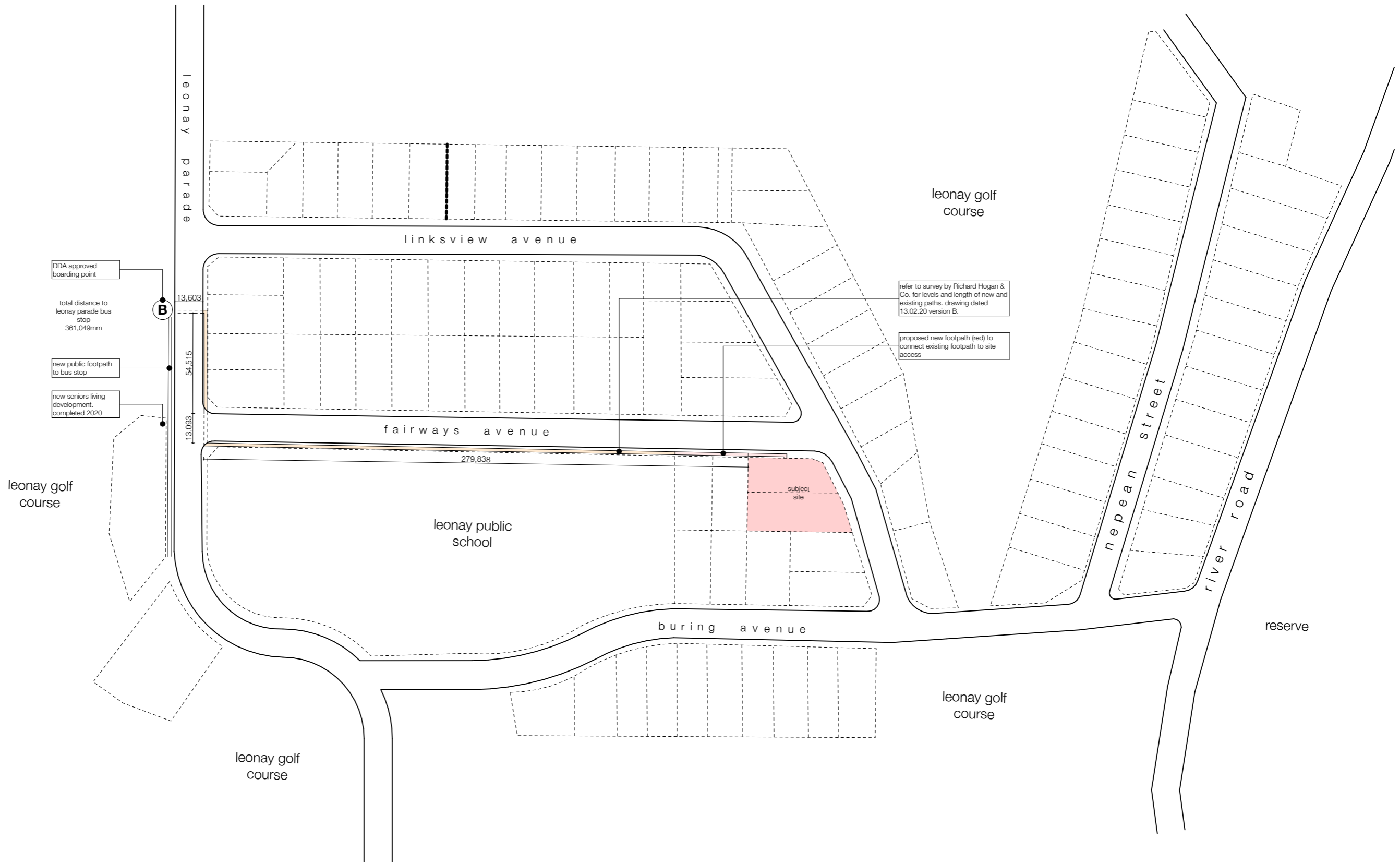
seniors living development

8 linksview avenue, LEONAY
for GLENSTONE CONSTRUCTIONS



drawing No.	drawing name	revision	drawing No.	drawing name	revision	drawing No.	drawing name	revision	drawing No.	drawing name	revision	drawing No.	drawing name	revision
0001	cover page	AB	0006	SEPP Seniors Compliance	AB	1101	level 1 plan	AB	3000	sections 1	AB	9600	finishes schedule	AB
0002	location plan	AB	0100	site plan	AC	1102	roof plan	AB	3001	sections 2	AB	9601	finishes schedule 2	AB
0003	site analysis - environmental	AB	0101	erosion & sediment control	AB	2000	north & south elevation	AB	9100	shadow diagrams	AB	9602	finishes schedule 3	AB
0004	site analysis - context	AA	0200	demolition plan	AB	2001	east & west elevation	AB	9200	driveway section	AB	9901	notification plan	AA
0005	BASIX commitments	AB	1100	ground floor plan	AC	2002	internal site elevations	AB	9201	threshold sections	AB			

<p>architect</p> <p>integrated DESIGN group architects bathurst penrith sydney</p> <p>copyright integratedDESIGNgroup p/l abn 84 115 006 329</p> <p>bathurst 02 6332 6206 penrith 02 4732 4430 sydney 02 9764 6100</p> <p>nominated architects tony mcburney reg#5273 simon thorne reg#7093</p> <p>info@idgarchitects.com.au www.idgarchitects.com.au</p>	<p>general notes</p> <ol style="list-style-type: none"> figured dimensions take precedence over scaled drawings contractors to check and verify all levels datum and dimensions on site all materials and workmanship to be in accordance with current written manufacturers instructions local regulations and SAA codes conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works all drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements. 	<p>finishes</p> <table border="0"> <tr> <td>BDRY</td> <td>boundary</td> 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general notes

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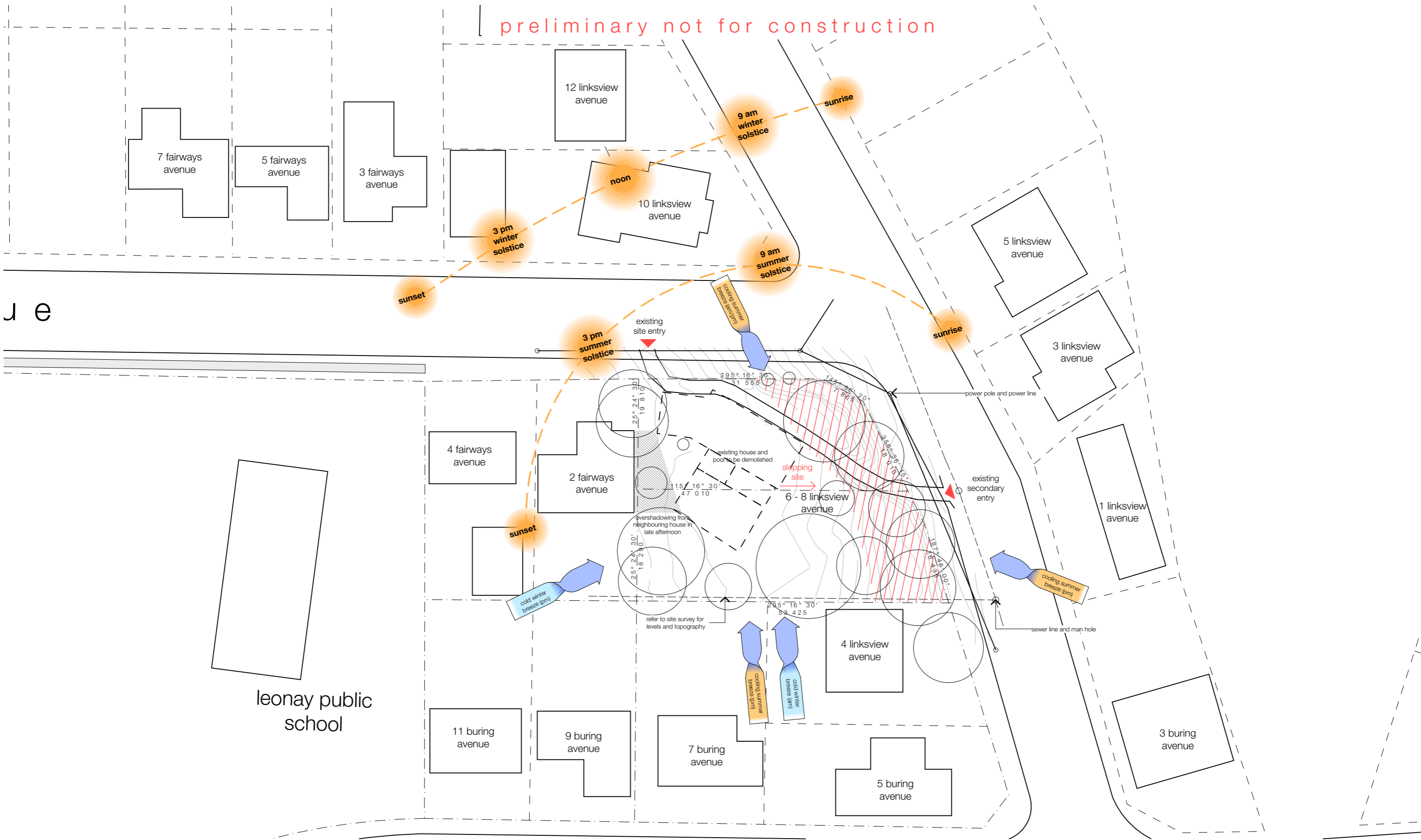
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title

location plan
multi-dwelling development
glenstone group | 8 linksvie ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
scale: 1:2000 @ a3

preliminary not for construction



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issue for consultant co-ordination
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site analysis - environmental

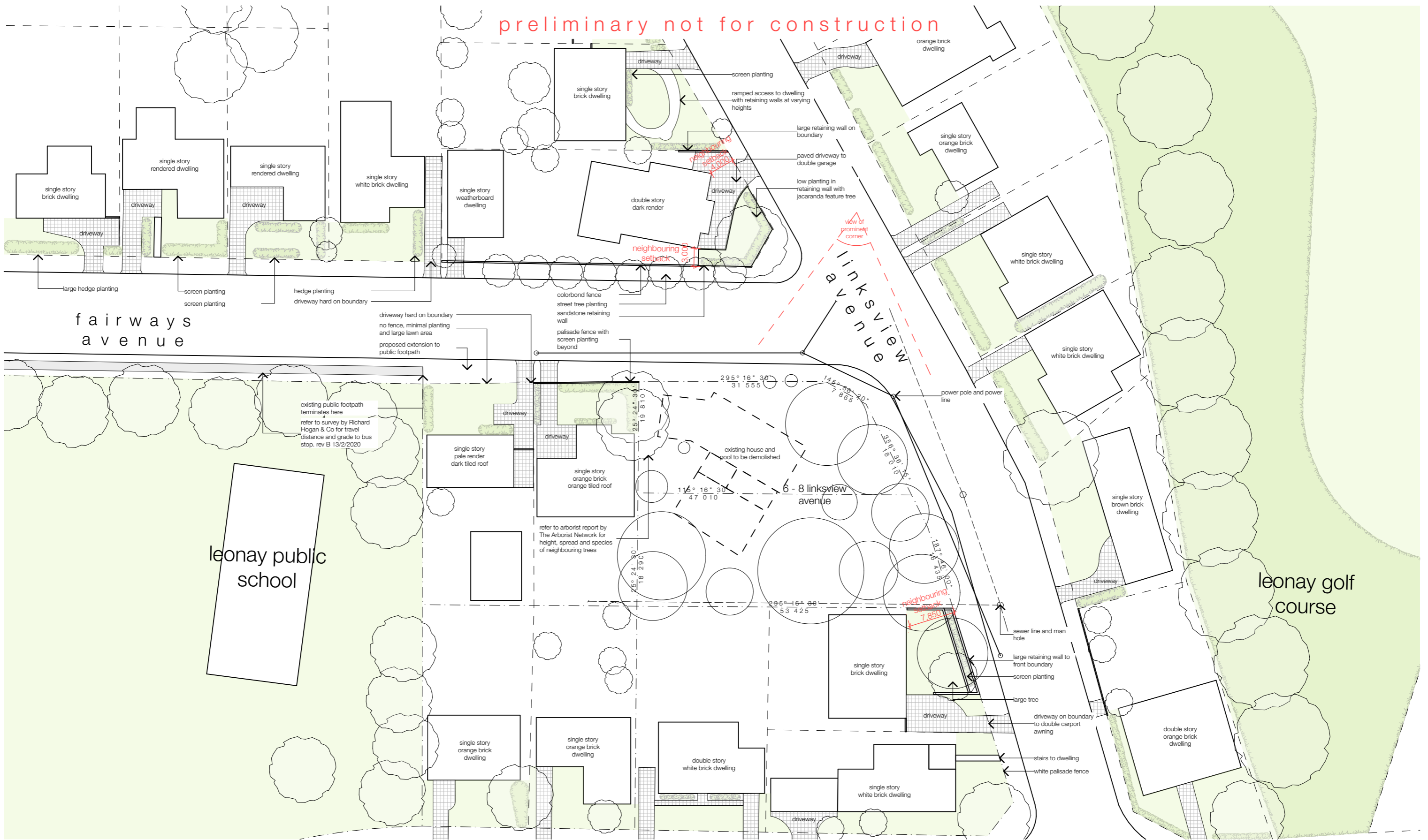
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DA
0003

issue
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site analysis - context

multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

project ref: GLE18074
drawn: TG | SL
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DA
0004

issue
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area schedule

	GFA* (m ²)	private open space (m ²)	bedrooms		parking
			2B	3B	
unit 1	101.56	80.99	1		1
unit 2	118.63	178.57	1		1
unit 3	105.59	188.53	1		1
unit 4	112.15	91.56	1		1
unit 5	100.82	139.81	1		1
total	538.75	679.46	5	0	5

* measured in accordance with SEPP Seniors to external face of external walls

totals

site area (m ²)	1,762 m ²	total dwellings	5
total GFA	538.75 m ²	total adaptable dwellings	5
total landscape	632.11 m ²	total car parks	5
total deep soil	511.77 m ²		

SEPP compliance

proposed FSR	0.31 :1	0.5:1 allowable	complies
private open space	>15m ² m ²	15m ² per dwelling	complies
landscape area	35.87% %	33% of site area	complies
deep soil	29.04% %	15% of site area	complies
parking	5 spaces	0.5 per bedroom	complies
allowable height	<8 m	8m ceiling level above NGL	complies

generated waste volumes

premises	unit	general waste			recyclable material		
		rate	frequency	no. bins	rate	frequency	no. bins
residential	5 units	0.5 bins/units	twice/week	3 x 240L	0.5 bins/unit	once/week	3 x 240L

based on rates provided in Penrith City Council - Multi Dwelling Waste Management Guidelines - Section 2

SEPP compliance

Requirement	Complies
Site Related Requirements	
>400m distance to public transport	complies
travel to public transport with an average gradient of 1:14	complies
transport frequency	complies
Design Requirements	
site area more than 1000sqm	complies
site frontage more than 20m	complies
8m in height	complies
Self Contained Dwellings	
FSR of 0.5:1	complies
30% of site area to be landscaped	complies
15% of site area to be deep soil zone	complies
Solar access for 3 hours between 9am - 3pm on 21/06	complies
15sqm of private open space accessible from a living area	complies
0.5 car spaces for each bedroom	complies
Accessibility	
Refer to Access Report prepared by Funktion dated 29/05/2020	complies

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cs	cavity sliding door	sh	soap holder
dry	dryer	ss	stainless steel sink
dw	dishwasher	st	stove
exh	exhaust fan	shwr	shower
fr	freezer	t	tub
fw	floor waste	tr	towel rail
hc	hollow core door	trh	toilet roll holder
hr	handrail	typ.	typical
lb	letterbox	wc	water closet
m	mirror	wm	washing machine
mw	microwave	v	vent pipe
o/h	overhead	vp	vent pipe
p	pantry	uo	under bench oven
ref	refrigerator	wo	wall oven

date issue amendment

22/5/20	AA	issue for consultant co-ordination
29/5/20	AB	issue for consultant co-ordination
5/6/20	AC	ISSUE FOR DA

title

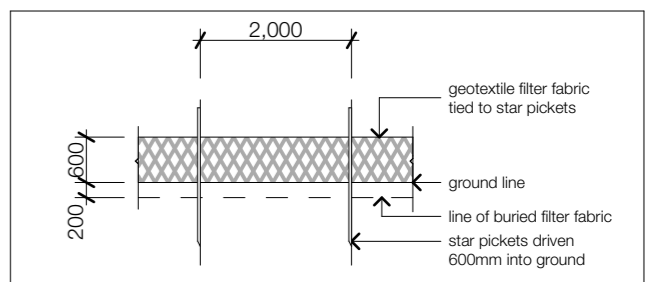
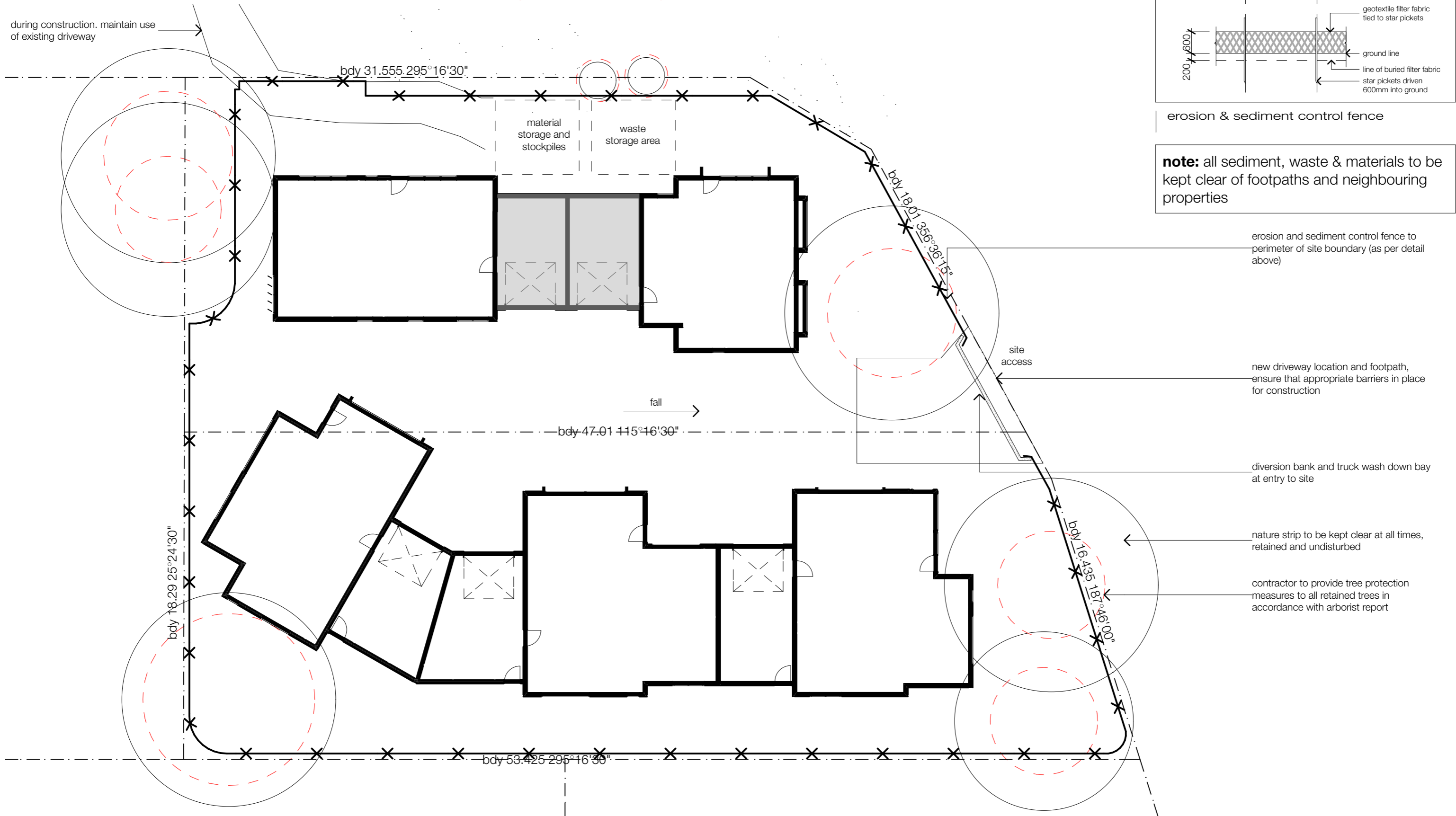
site plan
multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
scale: 1:200 @ a3

DA
0100

issue
AC

preliminary not for construction

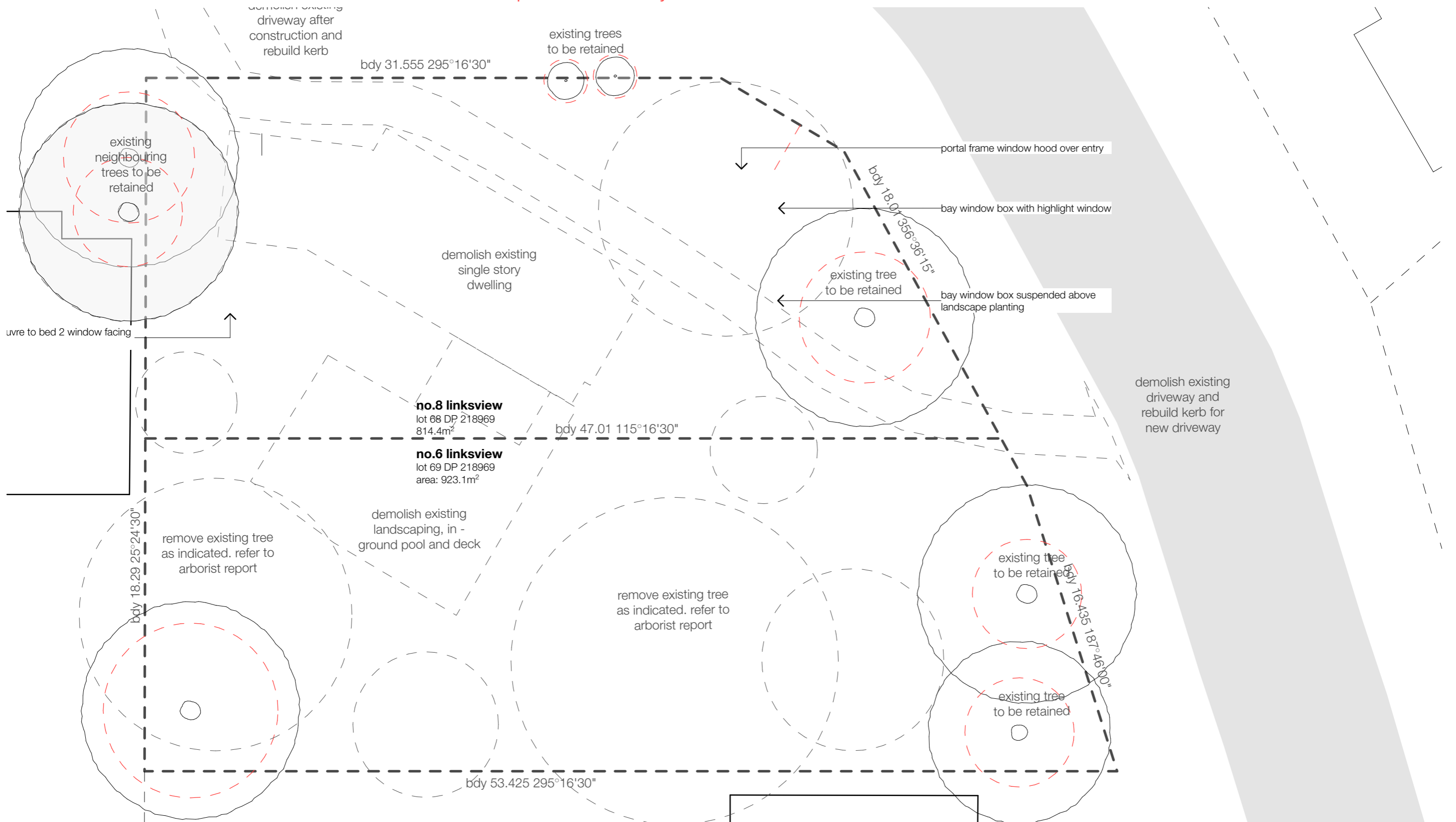


erosion & sediment control fence

note: all sediment, waste & materials to be kept clear of footpaths and neighbouring properties

architect	general notes	finishes	fixtures	date	issue	amendment	title
integrated DESIGN group architects bathurst penrith sydney copyright integratedDESIGNgroup p/l abn 84 115 006 329 bathurst 02 6332 6206 penrith 02 4732 4430 sydney 02 9764 6100 nominated architects tony mcburney reg#5273 simon thorne reg#7093 info@idgarchitects.com.au www.idgarchitects.com.au	1. figured dimensions take precedence over scaled drawings 2. contractors to check and verify all levels datum and dimensions on site 3. all materials and workmanship to be in accordance with current written manufacturers instructions local regulations and SAA codes 4. conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works 5. all drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.	BDRY boundary BOE brick on edge BPB bagged paint brickwork CCR corrugated steel roof CF colorbond fascia CFC comp. fibre cement CONC concrete CJ control joint CT ceramic tile PCR painted cement render PFB painted face brick PFC painted fibre cement PWB painted weatherboard DP downpipe DP&S downpipe & spreader EGL existing ground line EMB electrical meterboard	FB face brick FC fibre cement FFL finished floor level F fixed glass FGL finished ground line GM gas meter HWS hot water service PB plasterboard PCR painted cement render PFB painted face brick PFC painted fibre cement PWB painted weatherboard SC soldier course TFB timber floor boards TFC terracotta roof tiles WM water meter	b basin b/head bulkhead cs cavity sliding door dry dryer dw dishwasher exh exhaust fan fr freezer fw floor waste hc hollow core door hr handrail lb letterbox m mirror mw microwave o/h overhead p pantry ref refrigerator	rh rangehood sc solid core door sh soap holder ss stainless steel sink st stove shwr shower t tub tr towel rail trh toilet roll holder typ. typical wc water closet wm washing machine v vinyl vp vent pipe uo under bench oven wo wall oven	22/5/20 AA issue for consultant co-ordination 5/6/20 AB ISSUE FOR DA	erosion & sediment control multi-dwelling development glenstone group 8 linksview ave, LEONAY project ref: GLE18074 drawn: TG SL checked: AE scale: 1:200 @ a3

preliminary not for construction



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finishes

BDRY	boundary	FB	face brick
BOE	brick on edge	FC	fibre cement
BPB	bagged paint brickwork	FFL	finished floor level
CCR	corrugated steel roof	F	fixed glass
CF	colorbond fascia	FGL	finished ground line
CFC	comp. fibre cement	GM	gas meter
CONC	concrete	HWS	hot water service
CJ	control joint	PB	plasterboard
CT	ceramic tile	PCR	pointed cement render
CPT	carpet	PFB	pointed face brick
CRT	concrete roof tile	PFC	pointed fibre cement
COG	colorbond quad gutter	PWB	pointed weatherboard
DP	downpipe	SC	solder course
DP&S	downpipe & spreader	TFB	timber floor boards
EGL	existing ground line	TFC	terracotta roof tiles
EMB	electrical meterboard	WM	water meter

fixtures

b	basin	rh	rangehood
b/head	bulkhead	sc	solid core door
cs	cavity sliding door	sh	soap holder
dry	dryer	ss	stainless steel sink
dw	dishwasher	st	stove
exh	exhaust fan	shwr	shower
fr	freezer	t	tub
fw	floor waste	tr	towel rail
hc	hollow core door	trh	toilet roll holder
hr	handrail	typ.	typical
lb	letterbox	wc	water closet
m	mirror	wm	washing machine
mw	microwave	v	vinyl
o/h	overhead	vp	vent pipe
p	pantry	uo	under bench oven
ref	refrigerator	wo	wall oven

date

22/5/20	AA	issue for consultant co-ordination
5/6/20	AB	ISSUE FOR DA

issue amendment

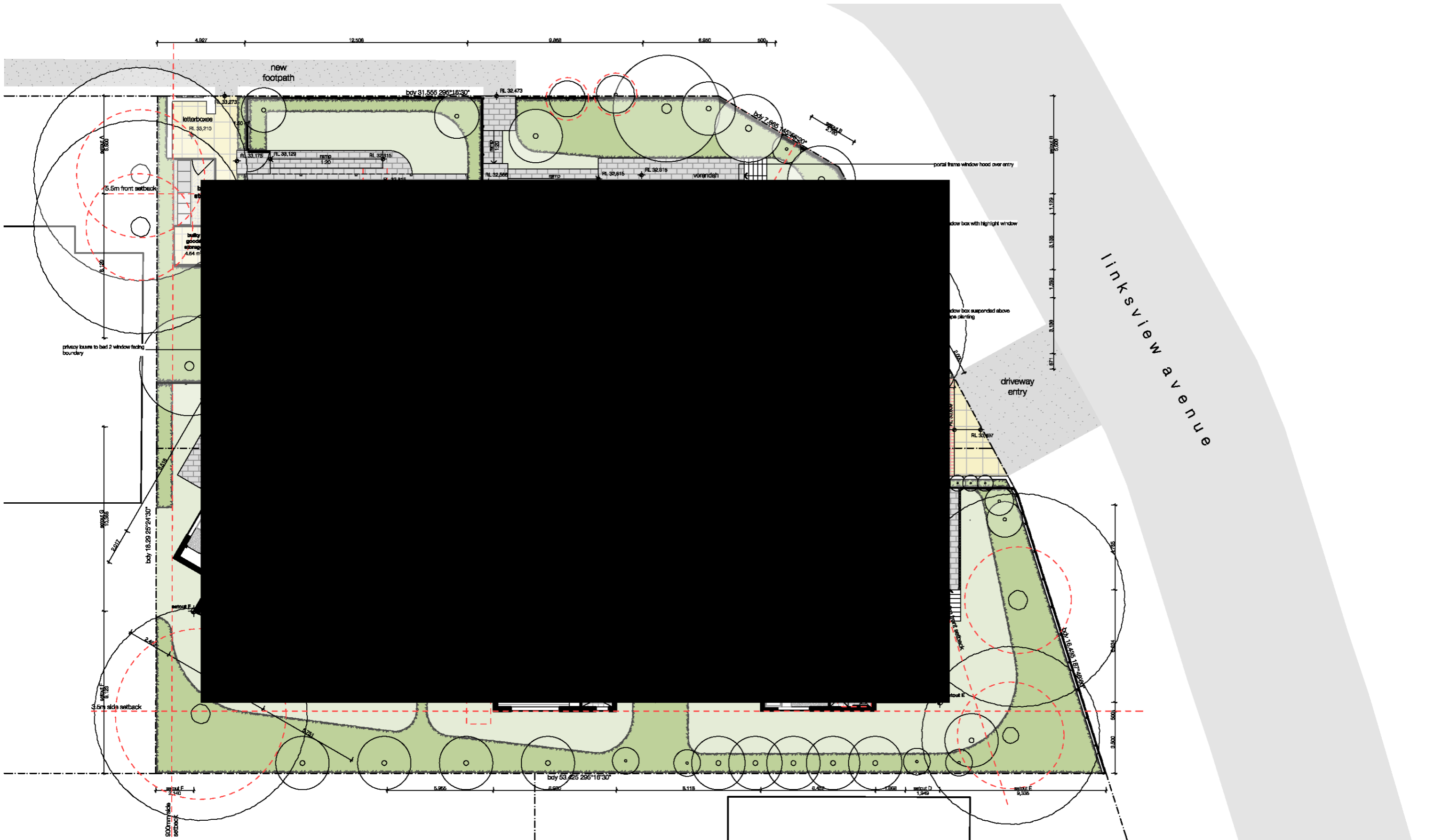
title

demolition plan

multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
scale: 1:200 @ a3





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finishes

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BOE	brick on edge	FC	fibre cement
BPB	bagged paint brickwork	FFL	finished floor level
CGR	corrugated steel roof	F	floor gress
CF	colorbond fascia	FGL	finished ground line
CFC	comp. fibre cement	GM	gas meter
CONC	concrete	HWS	hot water service
CJ	control joint	PB	plasterboard
CT	ceramic tile	PCR	pointed cement render
CPT	carpet	PFB	pointed face brick
CRT	concrete roof tile	PFC	pointed fibre cement
COG	colorbond quad gutter	PWB	pointed weatherboard
DP	downpipe	SC	solicter course
DP&S	downpipe & spreader	TFB	timber floor boards
EGL	existing ground line	TTC	tarmacotta roof tile
EMB	electrical meterboard	WM	water meter

fixtures

b	basin	rh	rangehood
b/head	bulkhead	rc	solid core door
cs	cavity sliding door	sh	soap holder
dy	dryer	ss	stainless steel sink
dw	dishwasher	st	stove
edh	exhaust fan	shwr	shower
fr	freezer	t	tub
fw	floor waste	tr	towel rail
hc	hollow core door	trh	toilet roll holder
hr	handrail	typ.	typical
lb	letterbox	wc	water closet
m	mirror	wm	washing machine
mw	microwave	v	vent pipe
oh	overhead	vp	vent pipe
p	pantry	uo	under bench oven
ref	refrigerator	wo	wall oven

date	issue	amendment
22/5/20	AA	issue for consultant co-ordination
29/5/20	AB	issue for consultant co-ordination
5/6/20	AC	ISSUE FOR DA

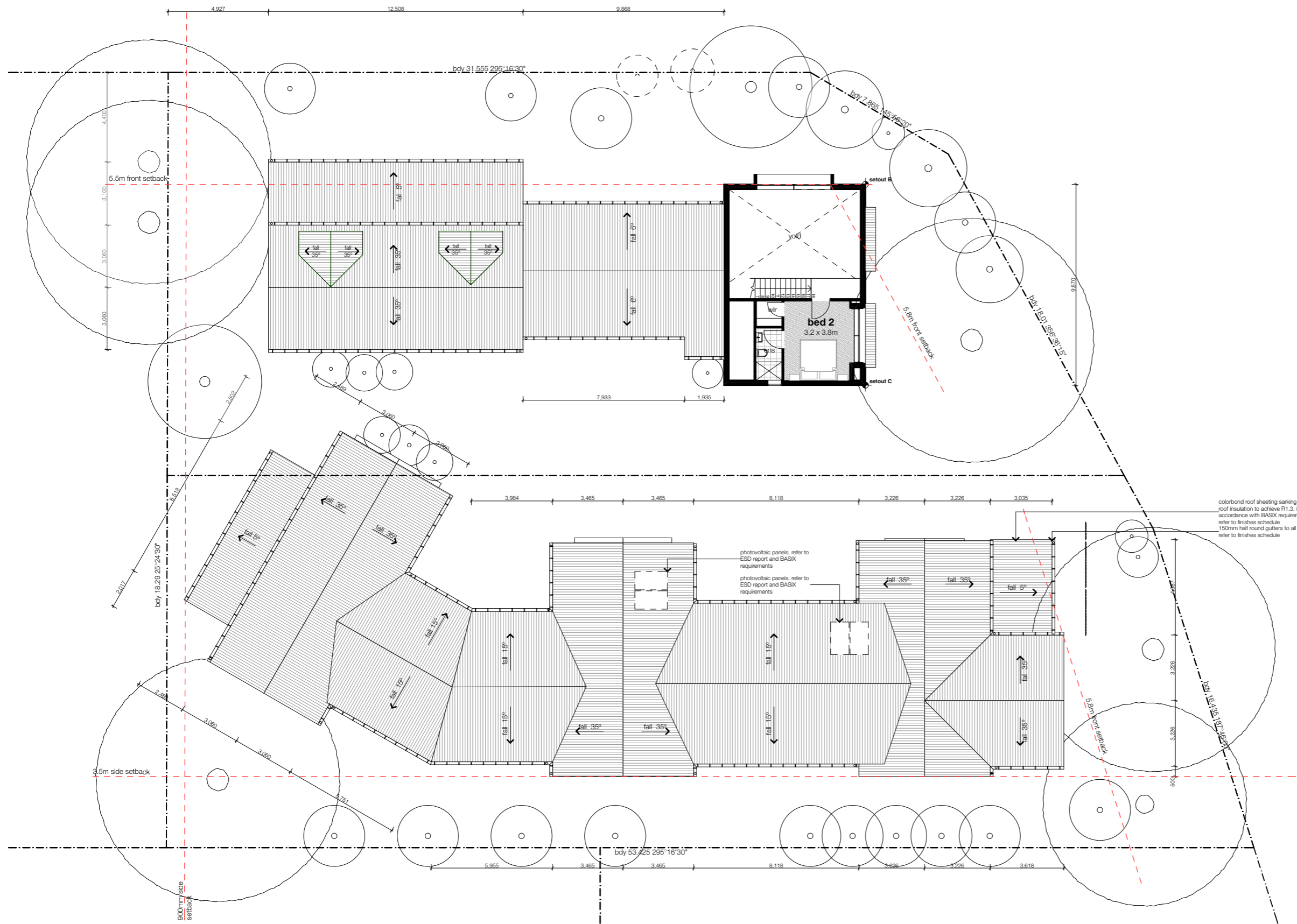
ground floor plan

multi-dwelling development
glenstone group | 8 linksvie ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
scale: @ a3

DA 1100

issue AC

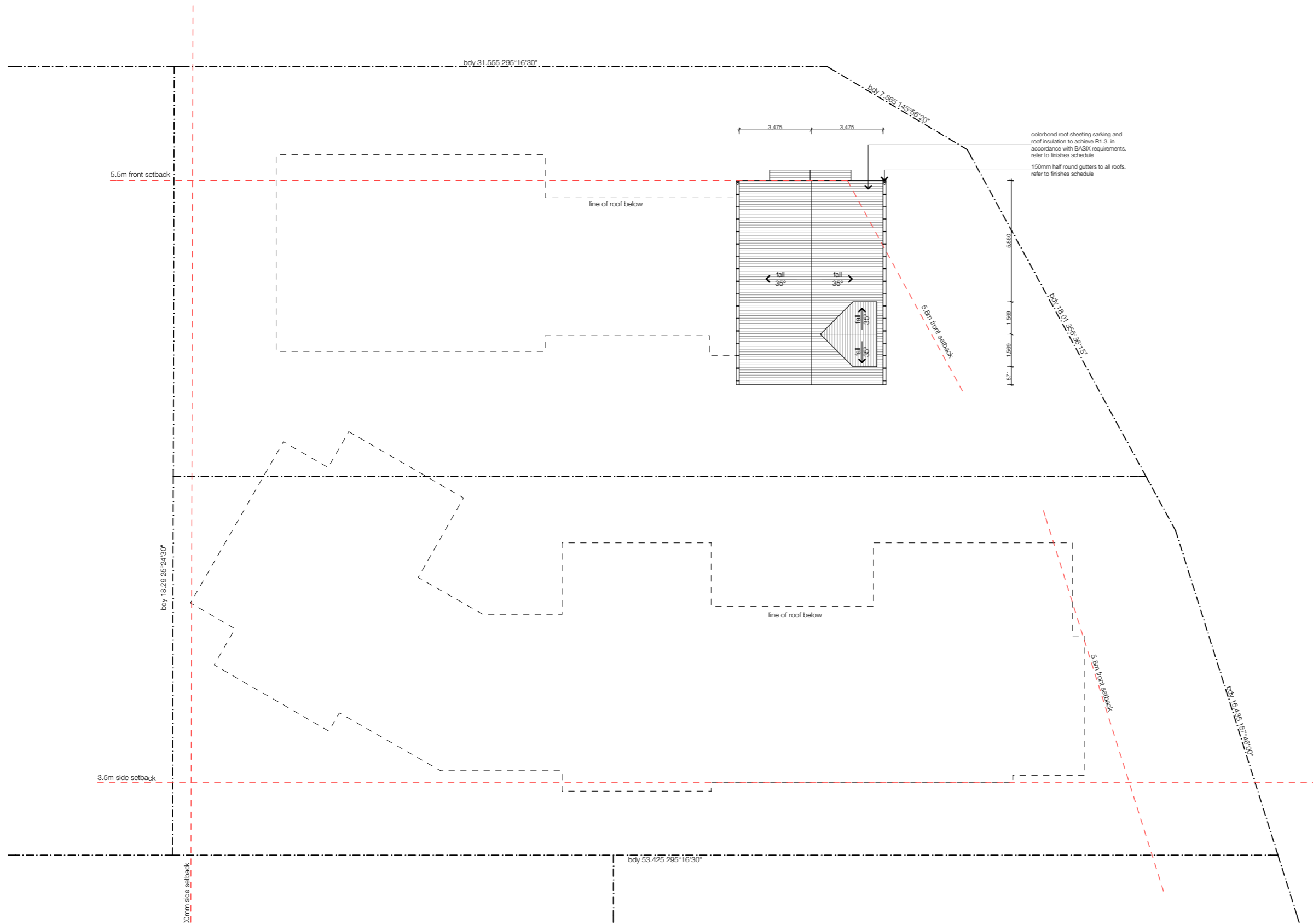


colorbond roof sheeting sarking and roof insulation to achieve R1.3. in accordance with BASIX requirements. refer to finishes schedule 150mm half round gutters to all roofs. refer to finishes schedule

architect	general notes	finishes	fixtures	date	issue	amendment	title	
integrated DESIGN group architects bathurst penrith sydney copyright integratedDESIGNgroup p/l abn 84 115 006 329 bathurst 02 6332 6206 penrith 02 4732 4430 sydney 02 9764 6100 nominated architects tony mcburney reg#5273 simon thorne reg#7093 info@idgarchitects.com.au www.idgarchitects.com.au	1. figured dimensions take precedence over scaled drawings 2. contractors to check and verify all levels datum and dimensions on site 3. all materials and workmanship to be in accordance with current written manufacturers instructions local regulations and SAA codes 4. conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works 5. all drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.	BDRY boundary BOE brick on edge BPB bagged paint brickwork CCR corrugated steel roof CF colorbond fascia CFC comp. fibre cement CONC concrete CJ control joint CT ceramic tile CPT carpet CRT corrugated roof tile COG colorbond quad gutter DP downpipe TP&S downpipe & spreader EGL existing ground line EMB electrical meterboard	FB face brick FC fibre cement FFL finished floor level F fixed glass FGL finished ground line GM gas meter HWS hot water service PB plasterboard PCR painted cement render PFB painted face brick PFC painted fibre cement PWB painted weatherboard SC soldier course TFB timber floor boards TFC terracotta roof tiles WM water meter	b basin b/head bulkhead cs cavity sliding door dry dryer dw dishwasher exh exhaust fan fr freezer fw floor waste hc hollow core door hr handrail lb letterbox m mirror mw microwave o/h overhead p pantry ref refrigerator	22/5/20 5/6/20	AA AB	issue for consultant co-ordination ISSUE FOR DA	level 1 plan multi-dwelling development glenstone group 8 linksview ave, LEONAY project ref: GLE18074 drawn: TG SL checked: AE scale: 1:200 @ a3
	rh rangehood sc solid core door sh soap holder ss stainless steel sink st stove shwr shower t tub tr towel rail trh toilet roll holder typ. typical wc water closet wm washing machine v vinyl vp vent pipe uo under bench oven wo wall oven							



preliminary not for construction



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finishes

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BPB	bagged paint brickwork	FFL	finished floor level
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CPT	carpet	PFB	pointed face brick
CRT	concrete roof tile	PFC	pointed fibre cement
COG	colorbond quad gutter	PWB	pointed weatherboard
DP	downpipe	SC	soldier course
DP&S	downpipe & spreader	TFB	timber floor boards
EGL	existing ground line	TFC	terracotta roof tiles
EMB	electrical meterboard	WM	water meter

fixtures

b	basin	rh	rangehood
b/head	bulkhead	sc	solid core door
cs	cavity sliding door	sh	soap holder
dry	dryer	ss	stainless steel sink
dw	dishwasher	st	stove
exh	exhaust fan	shwr	shower
fr	freezer	t	tub
fw	floor waste	tr	towel rail
hc	hollow core door	trh	toilet roll holder
hr	handrail	typ.	typical
lb	letterbox	wc	water closet
m	mirror	wm	washing machine
mw	microwave	v	vinyl
o/h	overhead	vp	vent pipe
p	pantry	uo	under bench oven
ref	refrigerator	wo	wall oven

date

22/5/20

issue

AA

amendment

AB

issue for consultant co-ordination

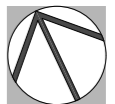
ISSUE FOR DA

title

roof plan

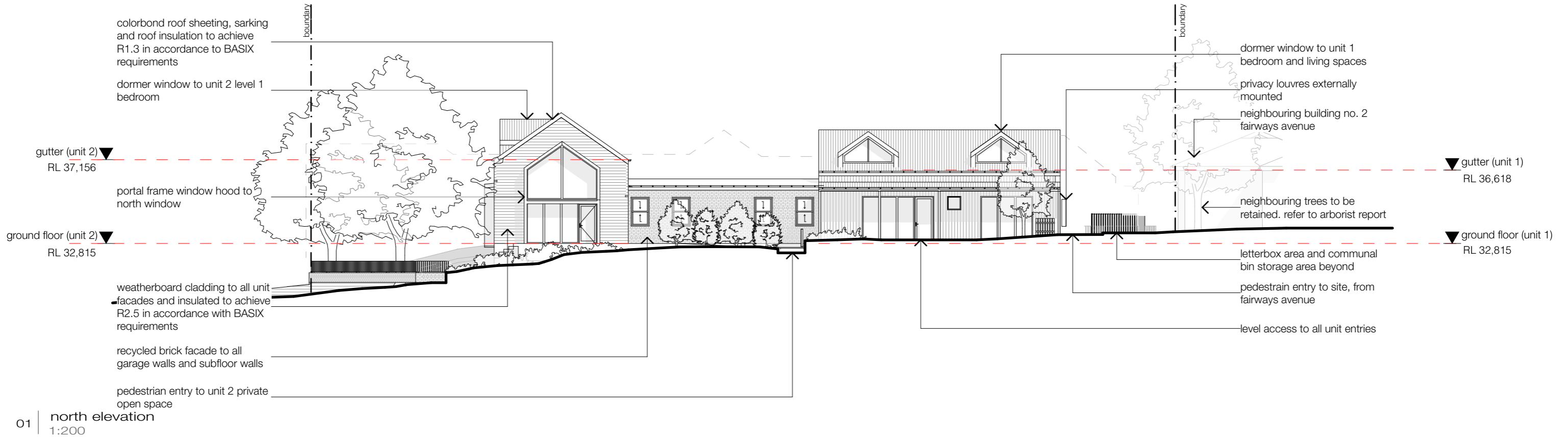
multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
scale: 1:200 @ a3



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finishes

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CFC	comp. fibre cement	GM	gas meter
CONC	concrete	HWS	hot water service
CJ	control joint	PB	plasterboard
CT	ceramic tile	PCR	pointed cement render
CPT	carpet	PFB	pointed face brick
CRT	concrete roof tile	PFC	pointed fibre cement
COG	colorbond quad gutter	PWB	pointed weatherboard
DP	downpipe	SC	solder course
DP&S	downpipe & spreader	TFB	timber floor boards
EGL	existing ground line	TFC	terra-cotta roof tiles
EMB	electrical meterboard	WM	water meter

fixtures

b	basin	rh	rangehood
b/head	bulkhead	sc	solid core door
cs	cavity sliding door	sh	soap holder
dry	dryer	ss	stainless steel sink
dw	dishwasher	st	stove
exh	exhaust fan	shwr	shower
fr	freezer	t	tub
fw	floor waste	tr	towel rail
hc	hollow core door	trh	toilet roll holder
hr	handrail	typ.	typical
lb	letterbox	wc	water closet
m	mirror	wm	washing machine
mw	microwave	v	vinyl
o/h	overhead	vp	vent pipe
p	pantry	uo	under bench oven
ref	refrigerator	wo	wall oven

date **issue** **amendment**

22/5/20	AA	issue for consultant co-ordination
5/6/20	AB	ISSUE FOR DA

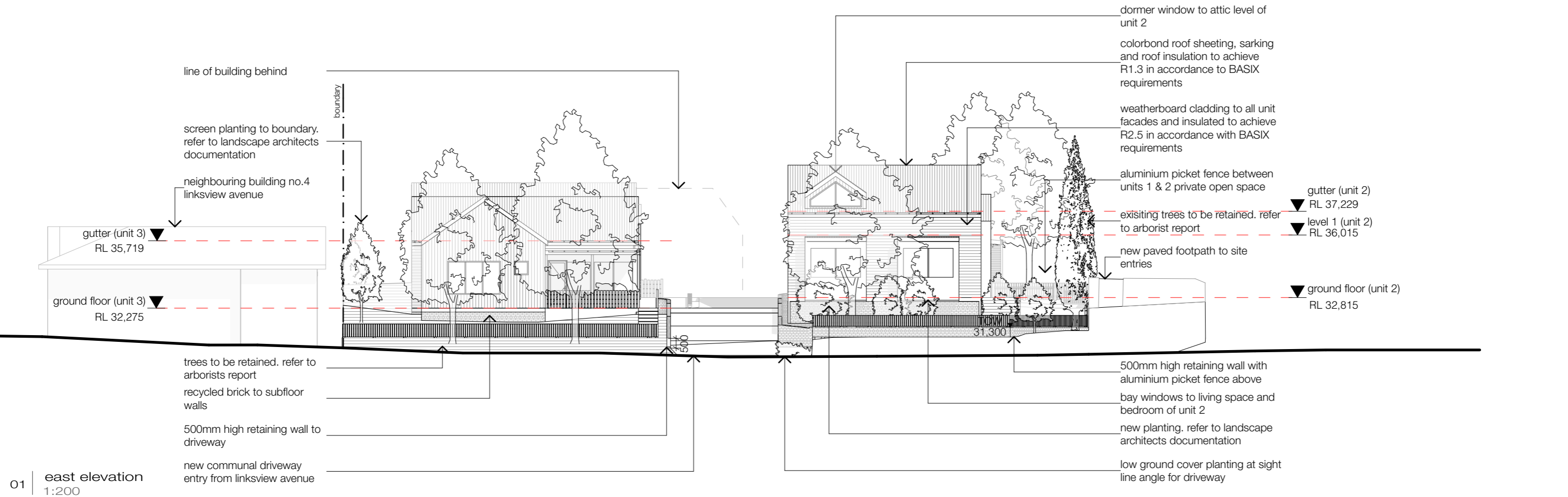
north & south elevation

multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

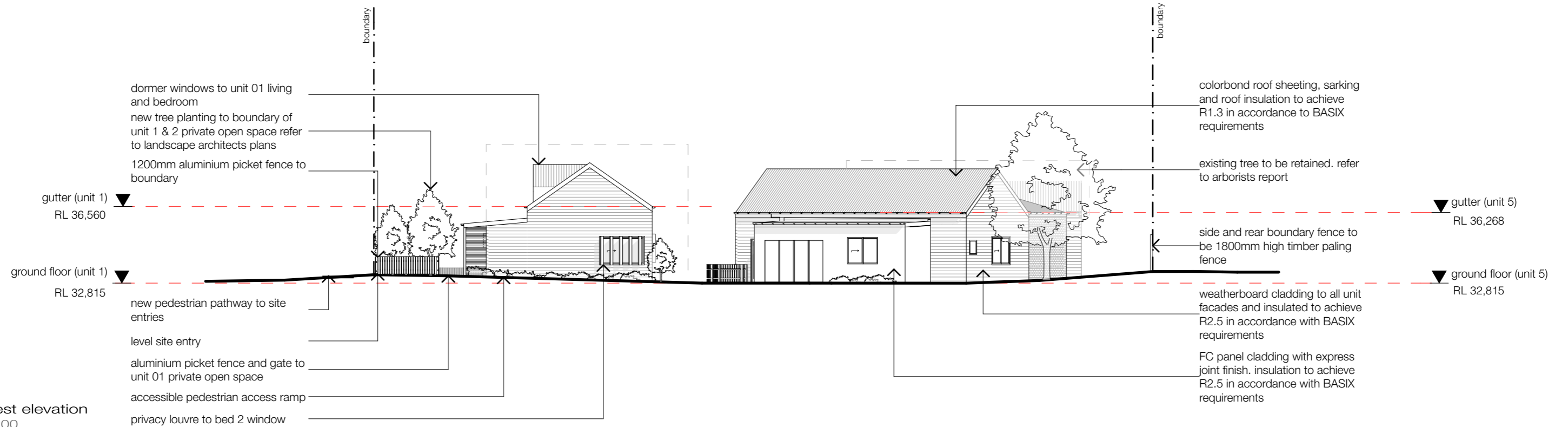
project ref: GLE18074
drawn: TG | SL
checked: AE
scale: 1:200 @ a3

DA 2000

issue AB



01 | east elevation
1:200



02 | west elevation
1:200

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BOE	brick on edge	FC	fibre cement
BPB	bagged paint brickwork	FFL	finished floor level
CCR	corrugated steel roof	F	fixed glass
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CFC	comp. fibre cement	GM	gas meter
CONC	concrete	HWS	hot water service
CJ	control joint	PB	plasterboard
CT	ceramic tile	PCR	plasterboard
CPT	carpet	PFR	plasterboard
CRT	concrete roof tile	PFB	plasterboard
COG	colorbond quad gutter	PFC	plasterboard
DP	downpipe	PWB	plasterboard
DP&S	downpipe & spreader	SC	solder course
EGL	existing ground line	TFC	terra-cotta roof tiles
EMB	electrical meterboard	WM	water meter

fixtures

b	basin	rh	rangehood
b/head	bulkhead	sc	solid core door
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p	pantry	uo	under bench oven
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date

22/5/20 AA issue for consultant co-ordination
5/6/20 AB ISSUE FOR DA

issue

22/5/20 AA issue for consultant co-ordination
5/6/20 AB ISSUE FOR DA

amendment

22/5/20 AA issue for consultant co-ordination
5/6/20 AB ISSUE FOR DA

title

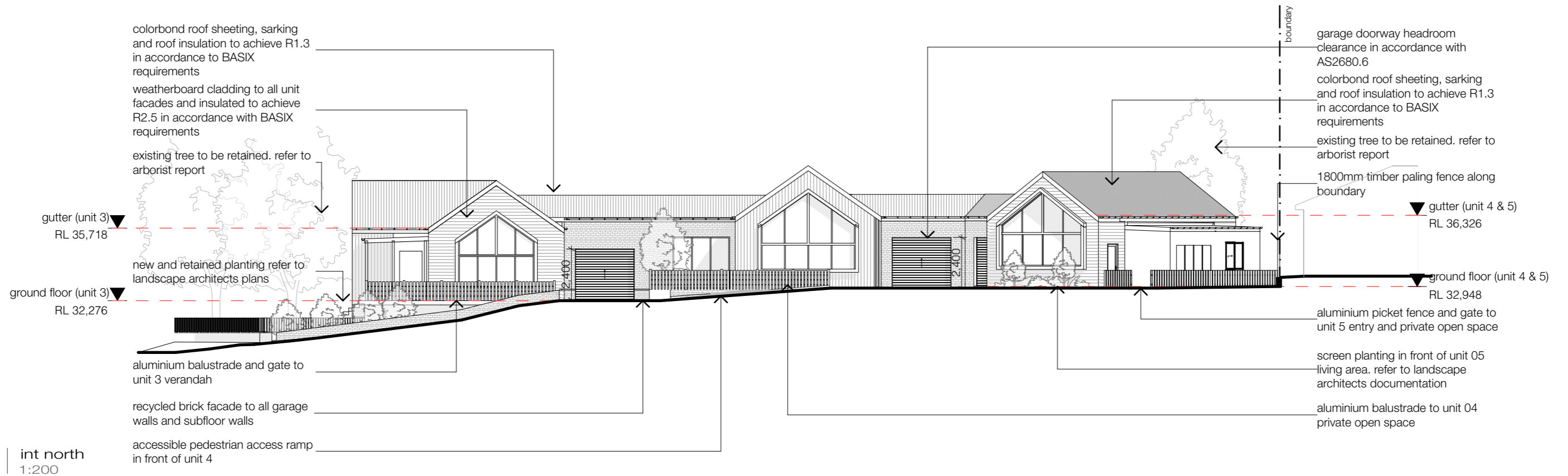
east & west elevation
multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
scale: 1:200 @ a3

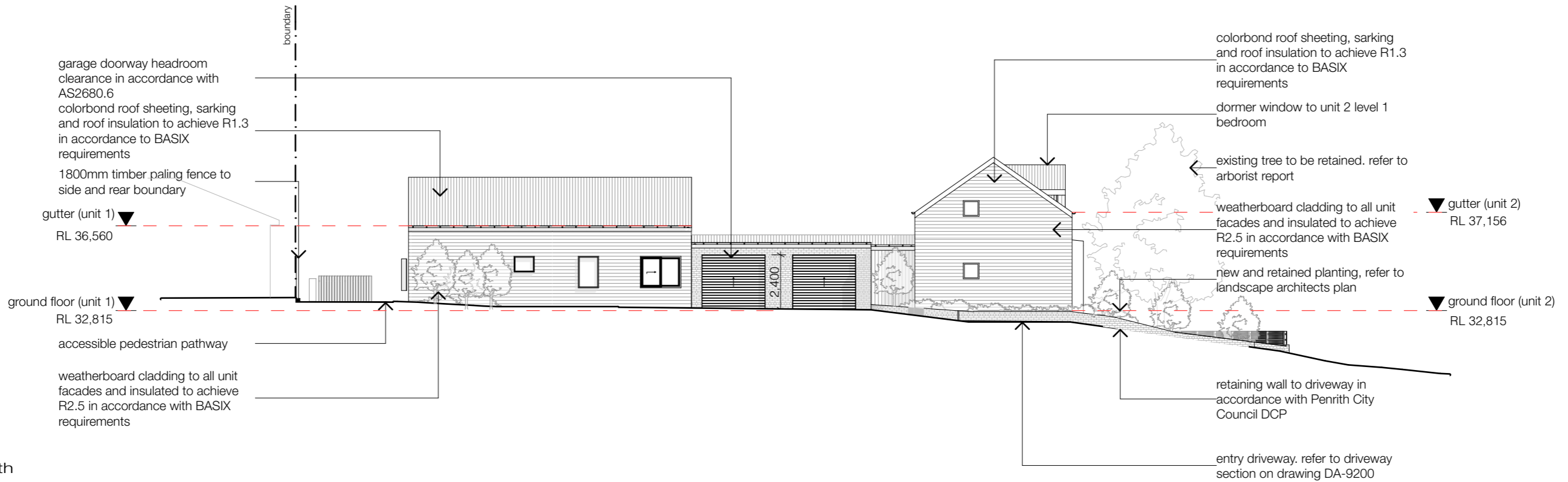


DA
2001

issue
AB



01 | int north
1:200



02 | int south
1:200

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date

date	issue	amendment	title
22/5/20	AA	issue for consultant co-ordination	
5/6/20	AB	ISSUE FOR DA	

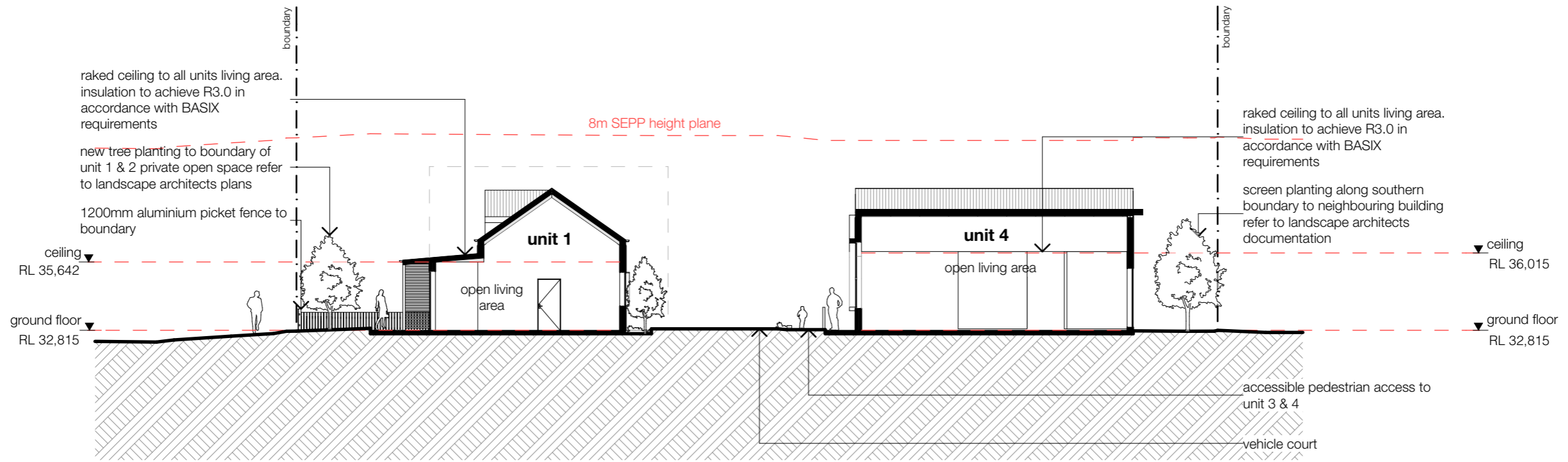
internal site elevations

multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

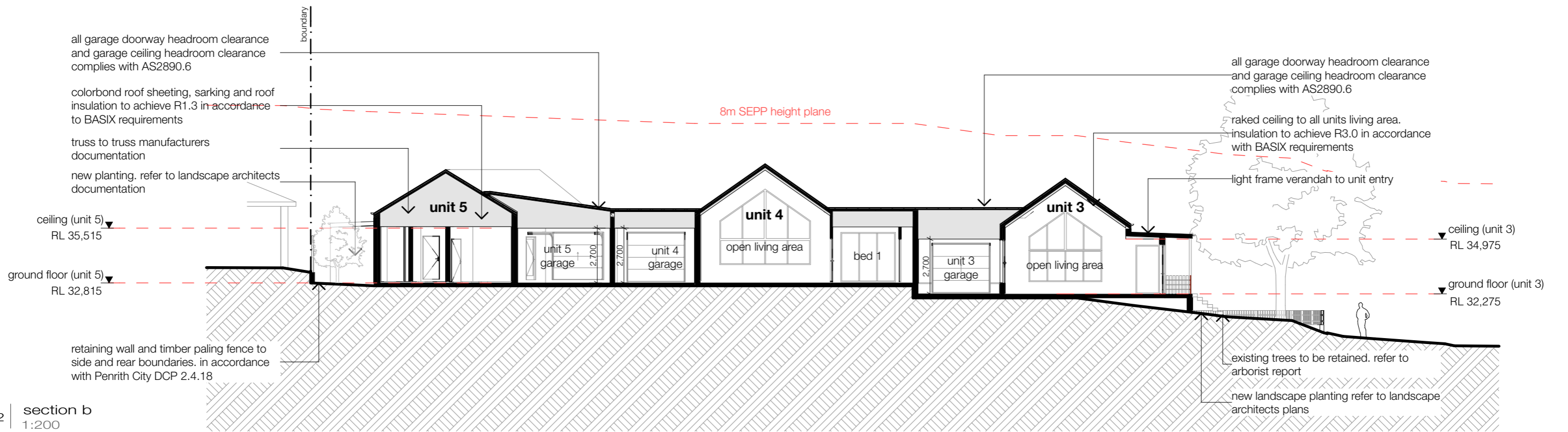
project ref: GLE18074
 drawn: TG | SL
 checked: AE
 scale: 1:200 @ a3

DA 2002

issue AB



01 section a
1:200



02 section b
1:200

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DP	downpipe	PWB	plasterboard
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hr	handrail	typ.	typical
lb	letterbox	wc	water closet
m	mirror	wm	washing machine
mw	microwave	v	vinyl
o/h	overhead	vp	vent pipe
p	pantry	uo	under bench oven
ref	refrigerator	wo	wall oven

date

22/5/20 AA issue for consultant co-ordination
5/6/20 AB ISSUE FOR DA

issue

amendment

title

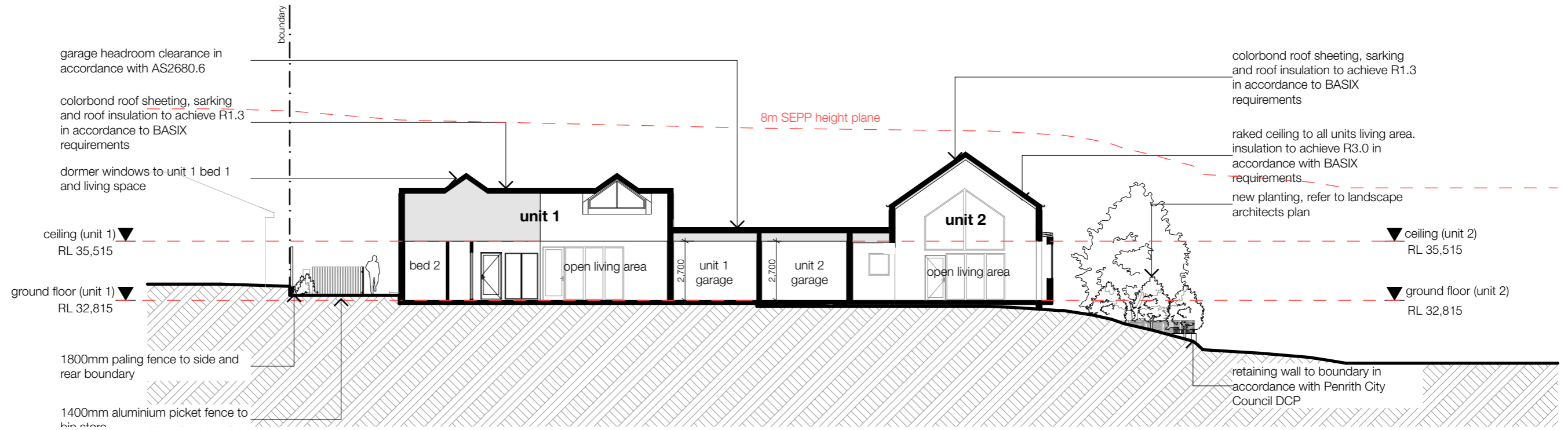
sections 1
multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
scale: 1:200 @ a3



DA
3000

issue
AB



01 section c
1:200

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date

date	issue	amendment
22/5/20	AA	issue for consultant co-ordination
5/6/20	AB	ISSUE FOR DA

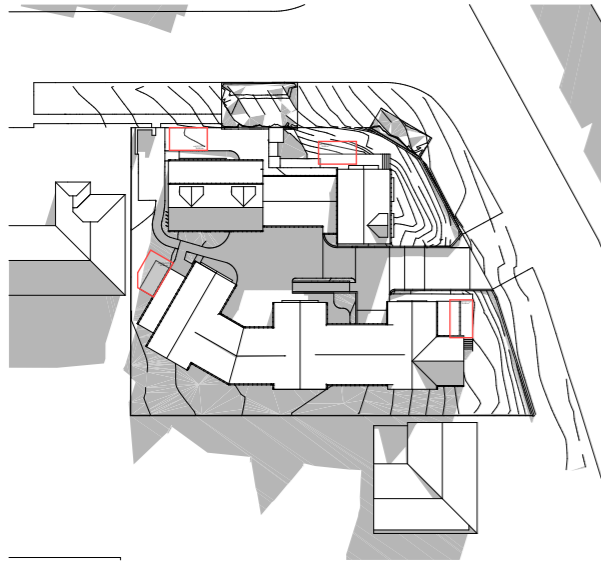
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glenstone group | 8 linksview ave, LEONAY

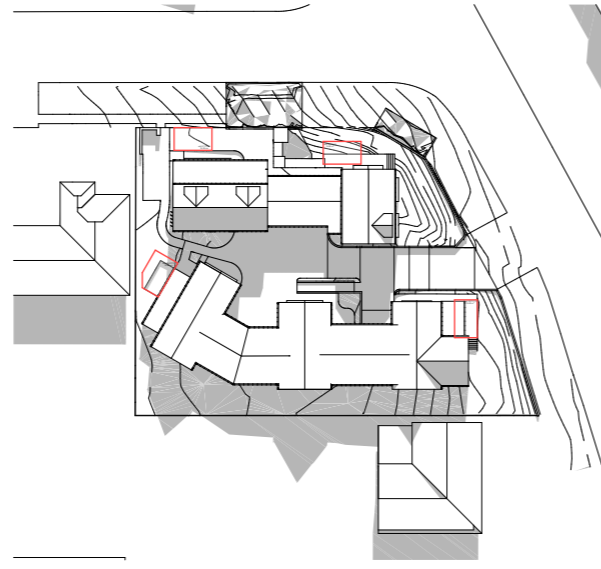
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checked: AE
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DA
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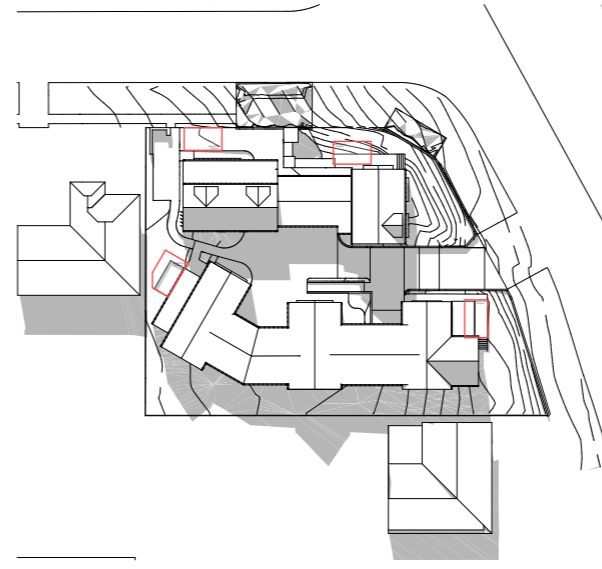
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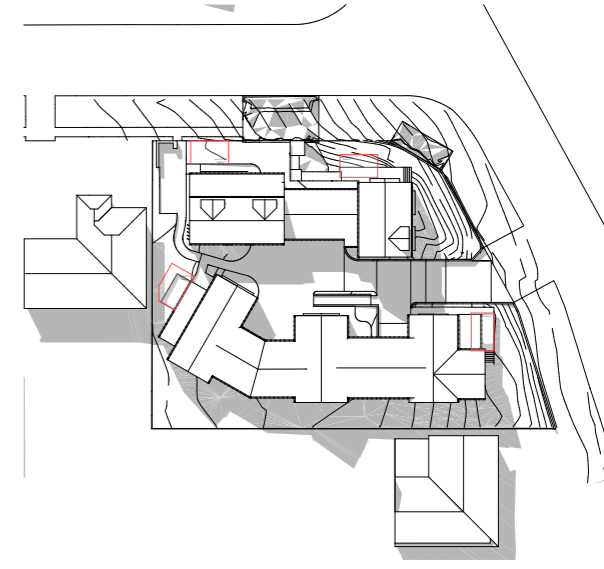
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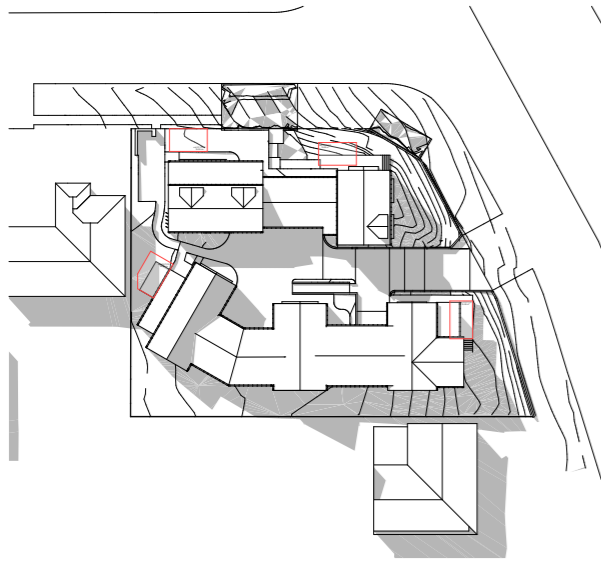
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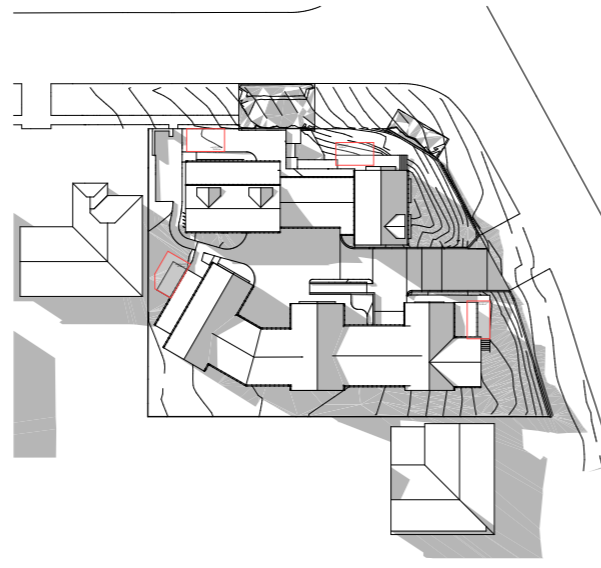
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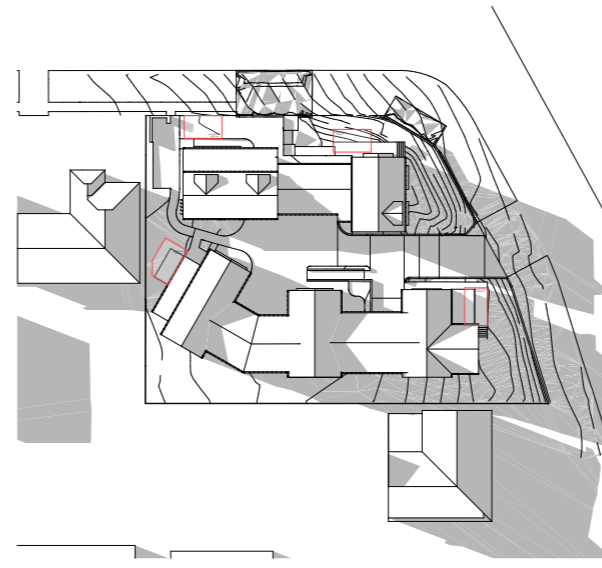
june 21 - 12pm



june 21 - 1pm



june 21 - 2pm



june 21 - 3pm

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m	mirror	wm	washing machine
mw	microwave	v	vinyl
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p	pantry	uo	under bench oven
ref	refrigerator	wo	wall oven

date

date	issue	amendment
22/5/20	AA	issue for consultant co-ordination
5/6/20	AB	ISSUE FOR DA

title

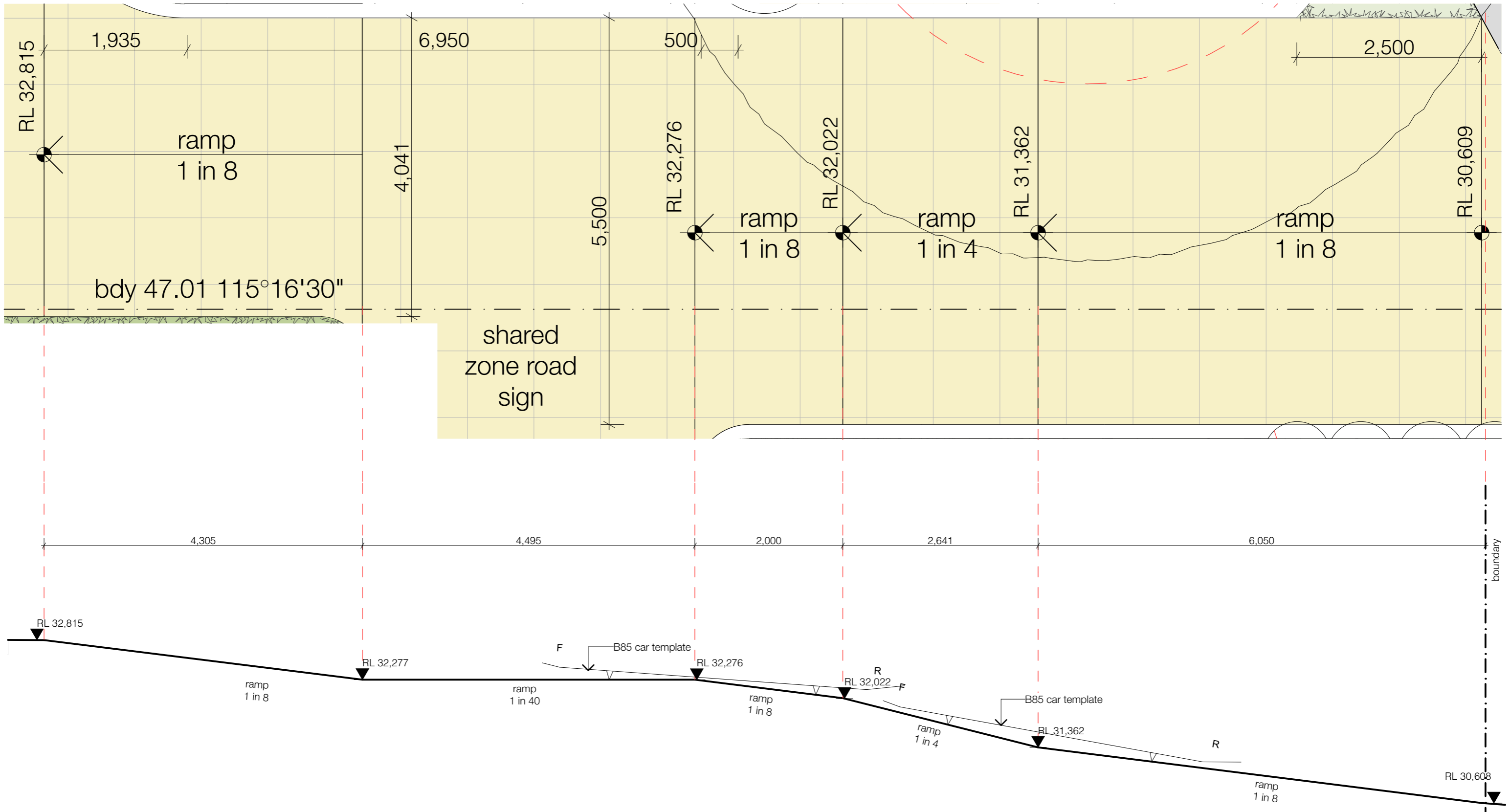
shadow diagrams
multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
scale: @ a3

DA
9100

issue
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preliminary not for construction



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5/6/20	AB	ISSUE FOR DA

title

driveway section

multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

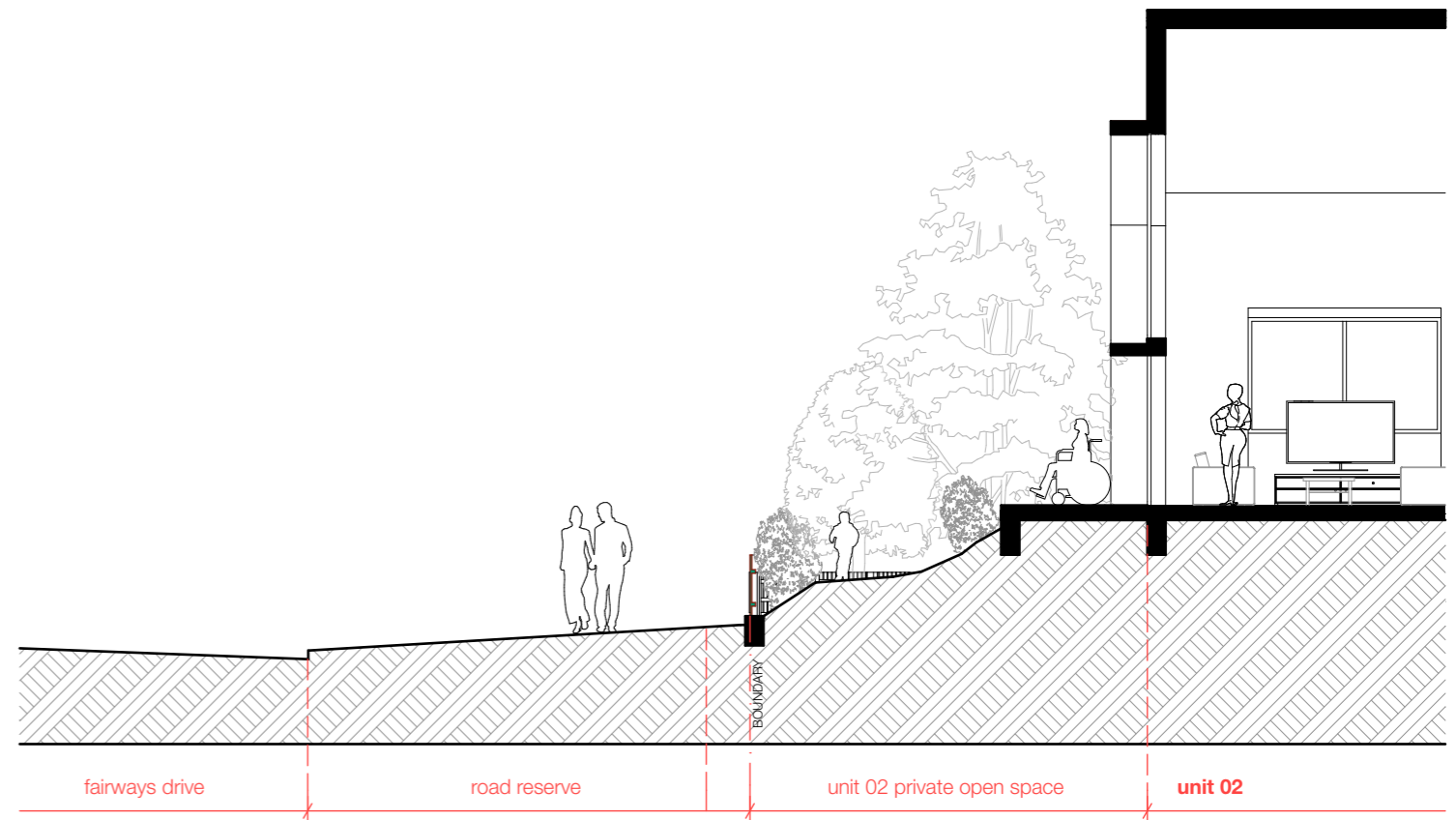
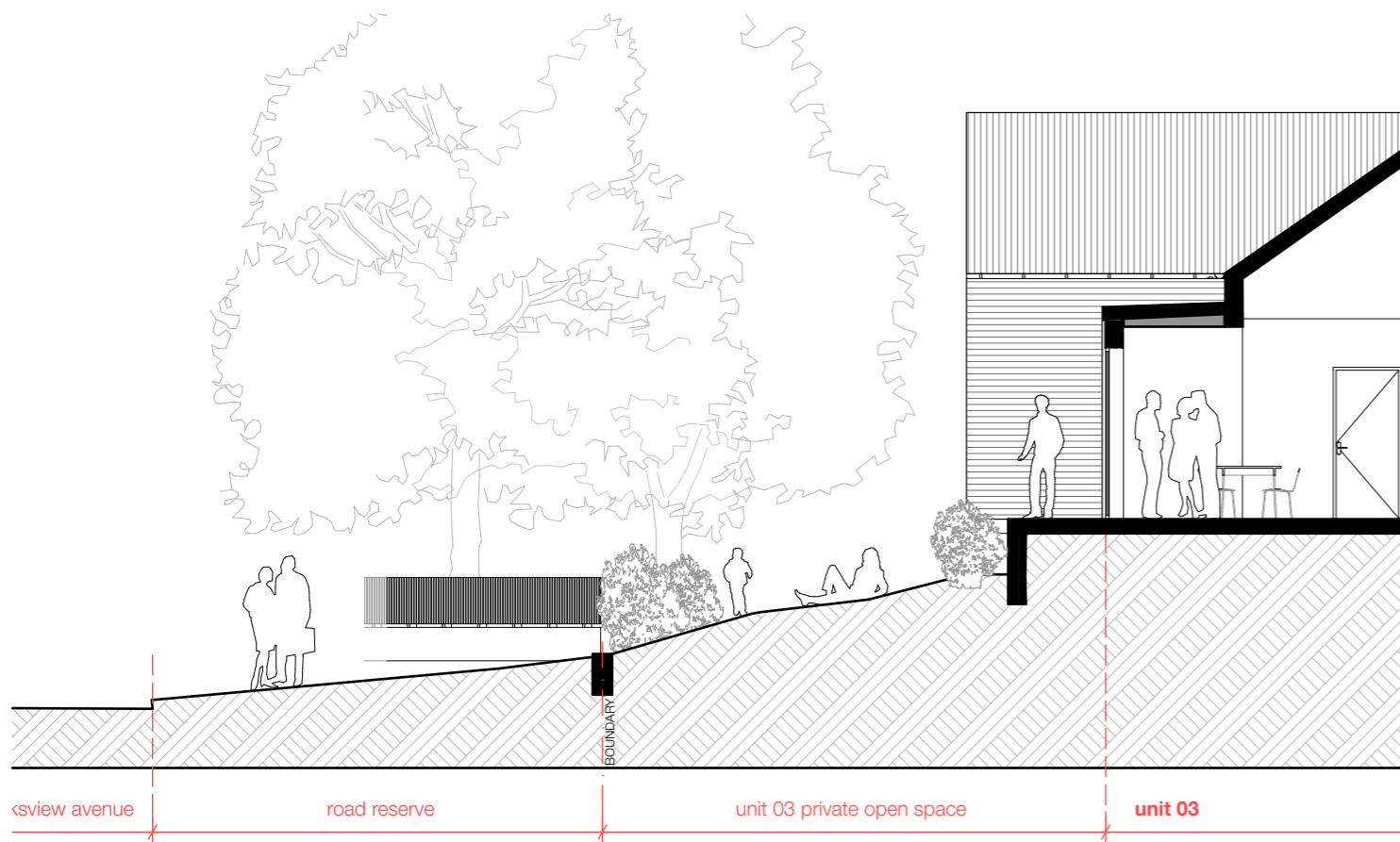
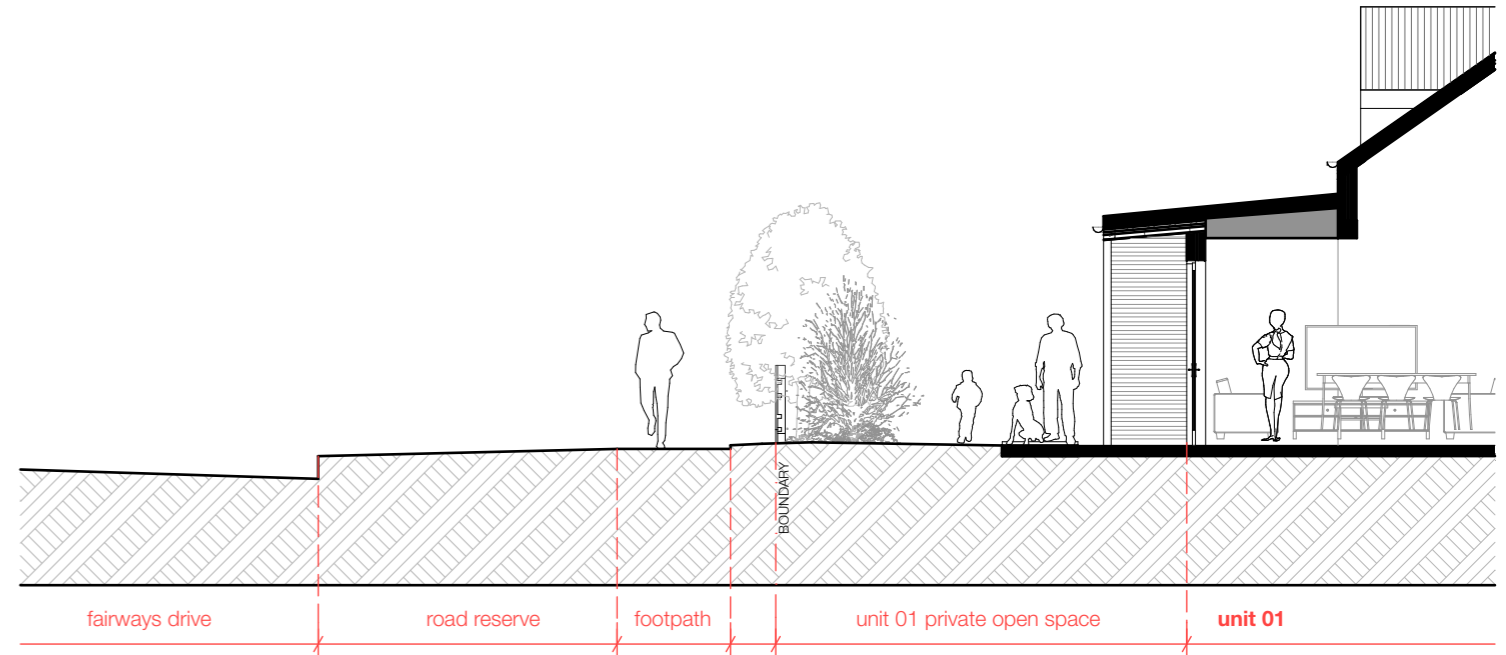
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checked: AE
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issue
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22/5/20	AA	issue for consultant co-ordination
5/6/20	AB	ISSUE FOR DA

issue amendment

title

threshold sections

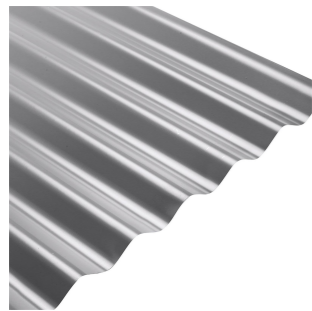
multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
scale: @ a3



DA
9201

issue
AB



01
grey custom orb roof sheeting



02
white weatherboard cladding



03
dark grey aluminium fence



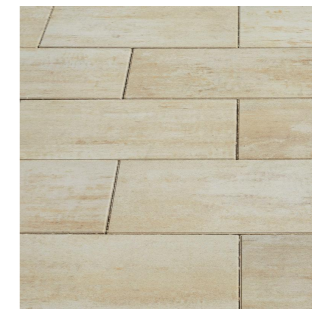
04
grey FC cladding



05
recycled brick
external walls & subfloor



06
stencilled/stamped concrete
colour to match stone wall



07
external pavers

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22/5/20	AA	issue for consultant co-ordination
5/6/20	AB	ISSUE FOR DA

title

finishes schedule

multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

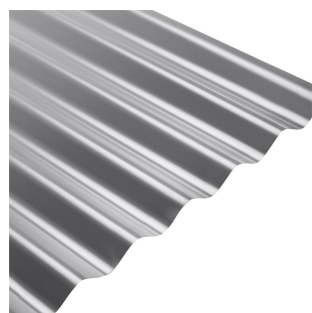
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GLE18074
TG | SL
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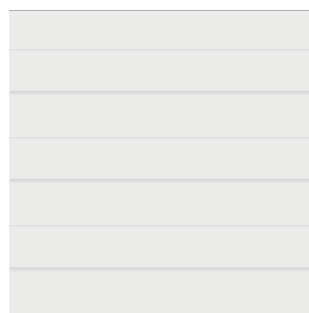


DA
9600

issue
AB



01
grey custom orb roof sheeting



02
white weatherboard cladding



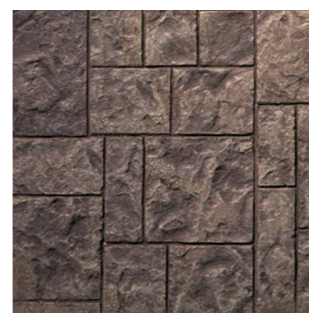
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dark grey aluminium fence



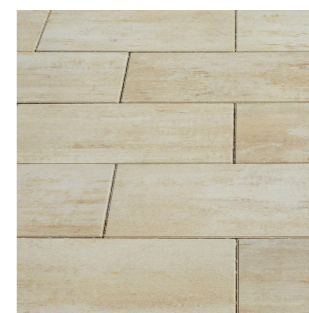
04
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stencilled/stamped concrete
colour to match stone wall



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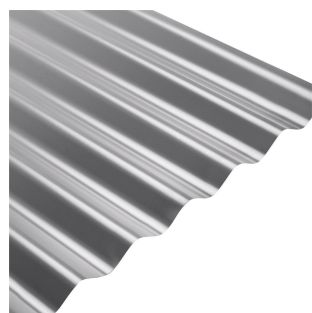
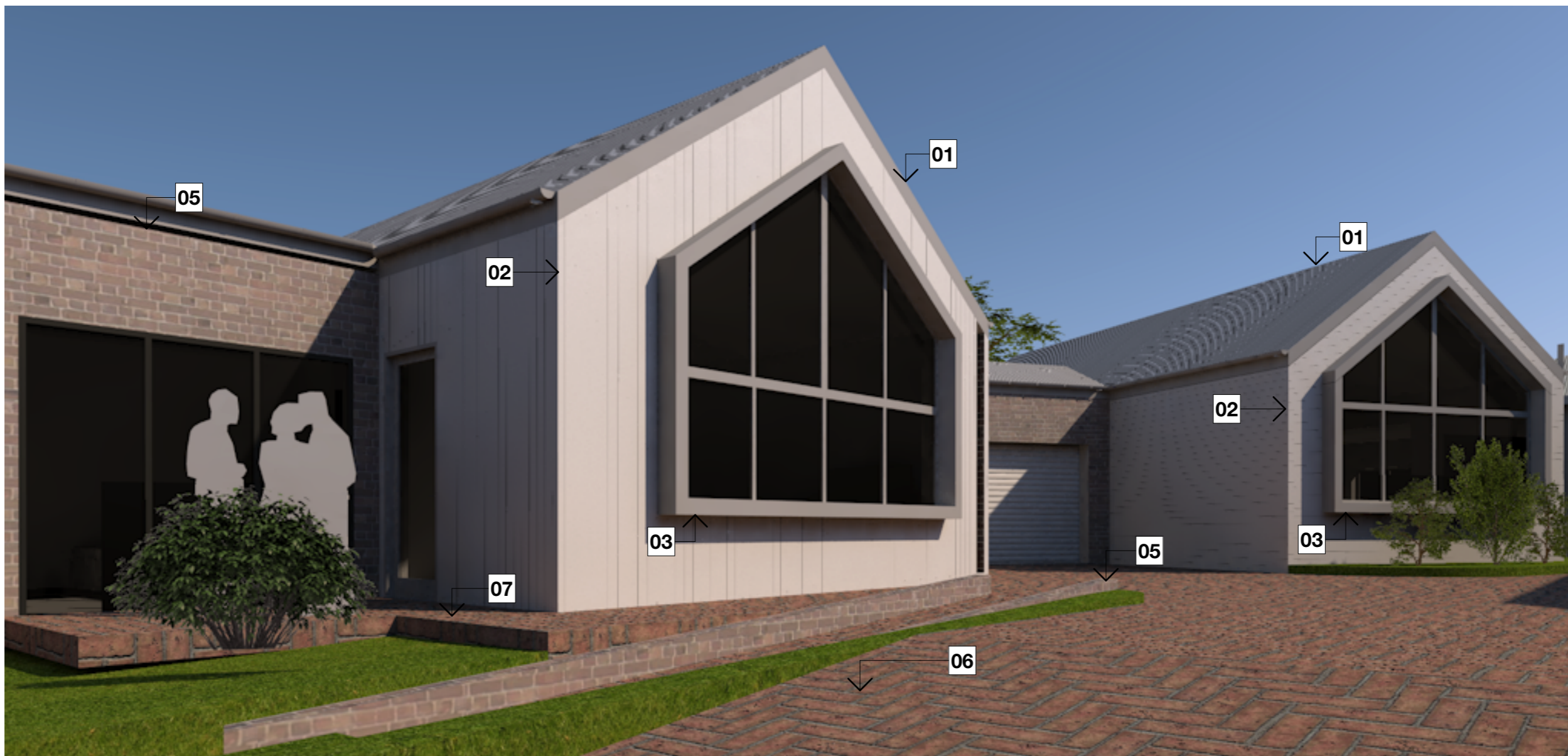
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multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
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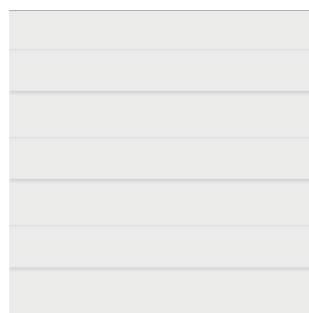


DA
9601

issue
AB



01
grey custom orb roof sheeting



02
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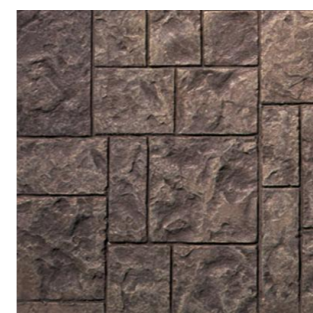
03
dark grey aluminium fence



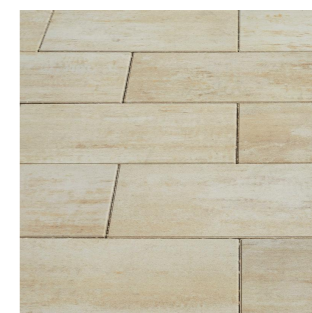
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recycled brick
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stencilled/stamped concrete
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date

22/5/20	AA	issue for consultant co-ordination
5/6/20	AB	ISSUE FOR DA

issue amendment

title

finishes schedule 3
multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

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drawn: TG | SL
checked: AE
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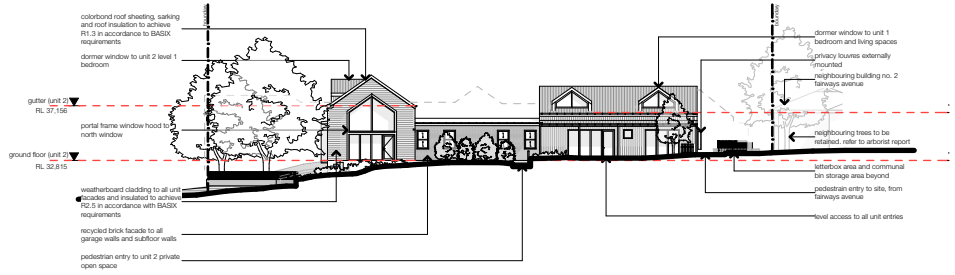


DA
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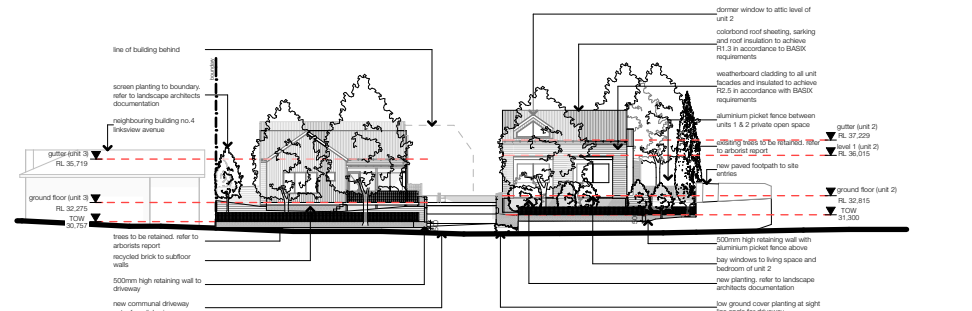
issue
AB



site plan



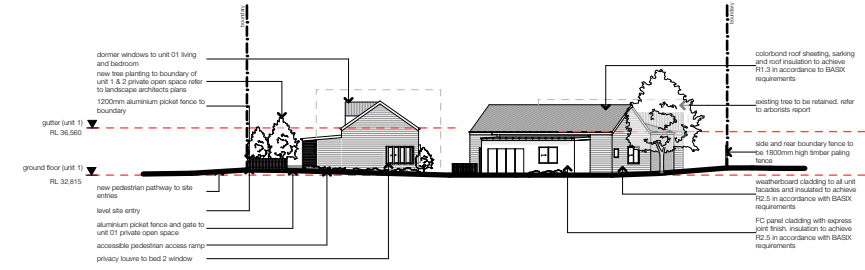
north elevation



east elevation



south elevation



west elevation

notification plan

multi-dwelling development

GLE18074 | glenstone group | 8 linksview ave LEONAY

all drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.

integrated **DESIGN** group
architects | bathurst penrith sydney



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nominated architect simon thorne reg. no. 7093

true north

current issue
5/6/20