

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			

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BOE brick on edge
BPB bagged paint brickwn
CCR corrugated steel roof
CF colorbond fascia
CFC comp. fibre cement
CONC concrete
CJ control loint

colorbond fascia comp. fibre cement concrete control joint ceramic tile carpet concrete roof tile colorbond quad gutter downpipe downpipe & spreader existing ground line

face brick fibre cement finished floor level fixed glass finished ground line gas meter hot water service plasterboard painted cement render painted fibre cement painted fibre cement painted water services painted fibre services and services painted waterbarboard and services water services and services water painted waterbarboard and services water services and services water services and se basin
bulkhead
cavity sliding door
dryer
dishwasher
exhaust fan
freezer
floor waste
hollow core door
handrall
letterbox
mirror
microwave

rangehood solid core door soap holder stainless steel sink stove shower tub towel rail toilet roll holder typical water closet washing machine vinyl

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

cover page

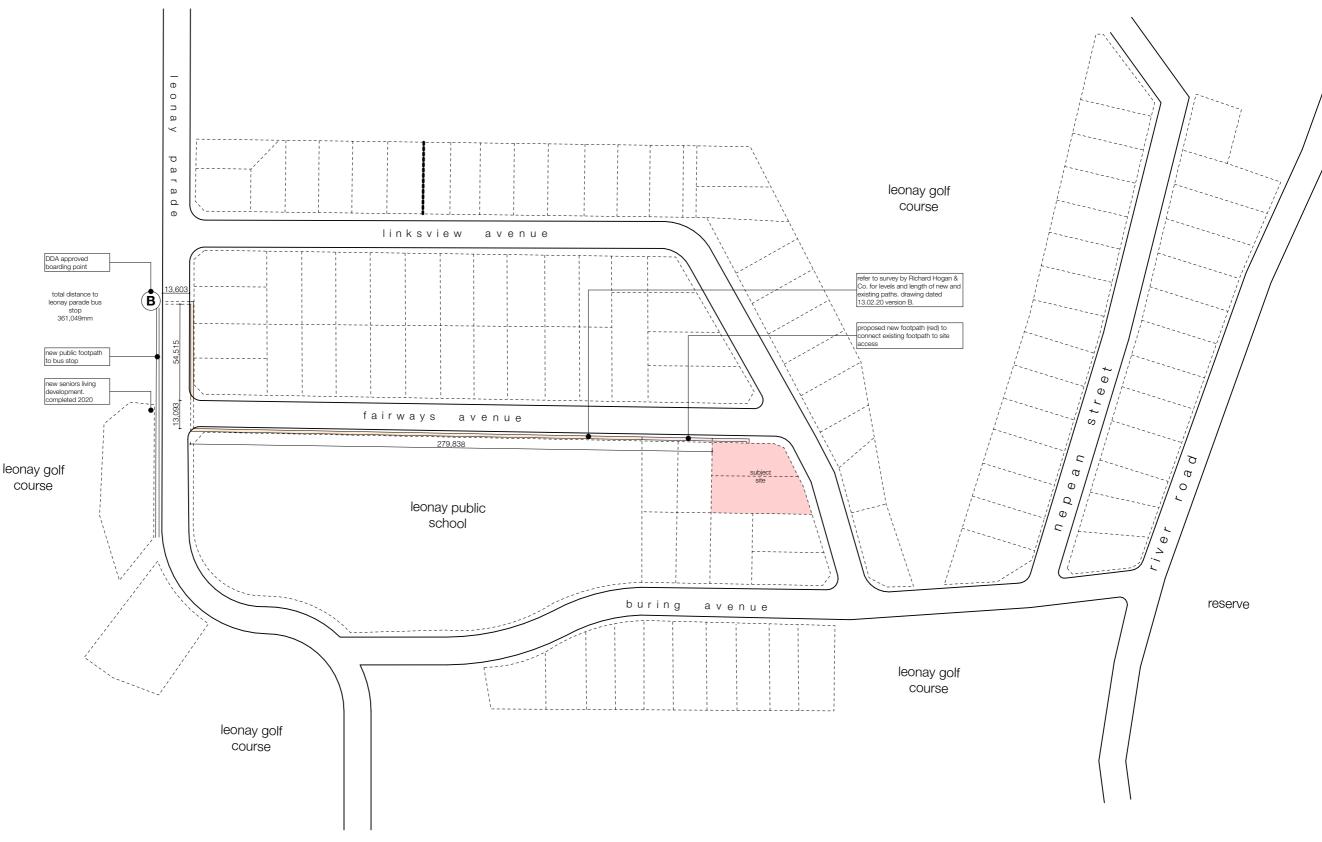
multi-dwelling development glenstone group | 8 linksview ave, LEONAY

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CQG	colorbond quad gutter
DP	downpipe

face brick
fibre cement
L finished floor level
fixed glass
L finished ground line
gas meter
Shot water senice
plasterboard
painted cement render
painted face brick
C painted fibre cement
painted weatherboard
soldier course

b basin bhead bullhead cs cavity sliding door dry dryer dw dishwasher exhaust fan fr freezer fw floor waste hc hollow core door hr handrall bletterbox m mirror mw microwaye

th rangehood so solid core doc soliding door sh soap holder here st stove stainless stee stev shower t tub stee tr towel rall vyp. and typical wc water closet wm washing mad vy vyp. ent pipe dd vyp. ent pipe dd

rangehood solid ore door soap holder stainless steel sink stowe shower tub towel rail toilet roll holder typical water closet washing machine viryl vent pipe

/20 AA issue for consultant co-ordination 20 AB ISSUE FOR DA IOC multi-

location plan

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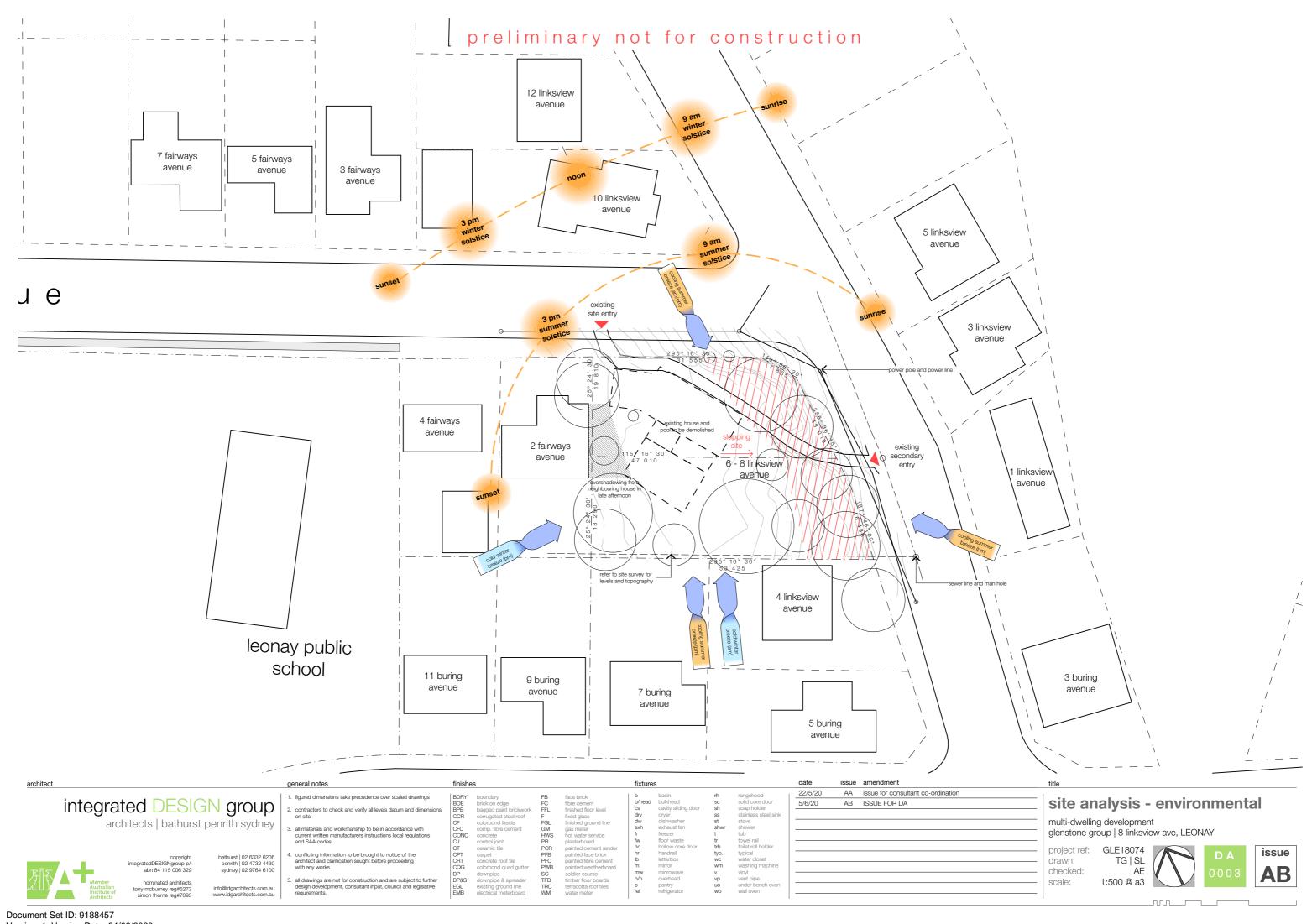
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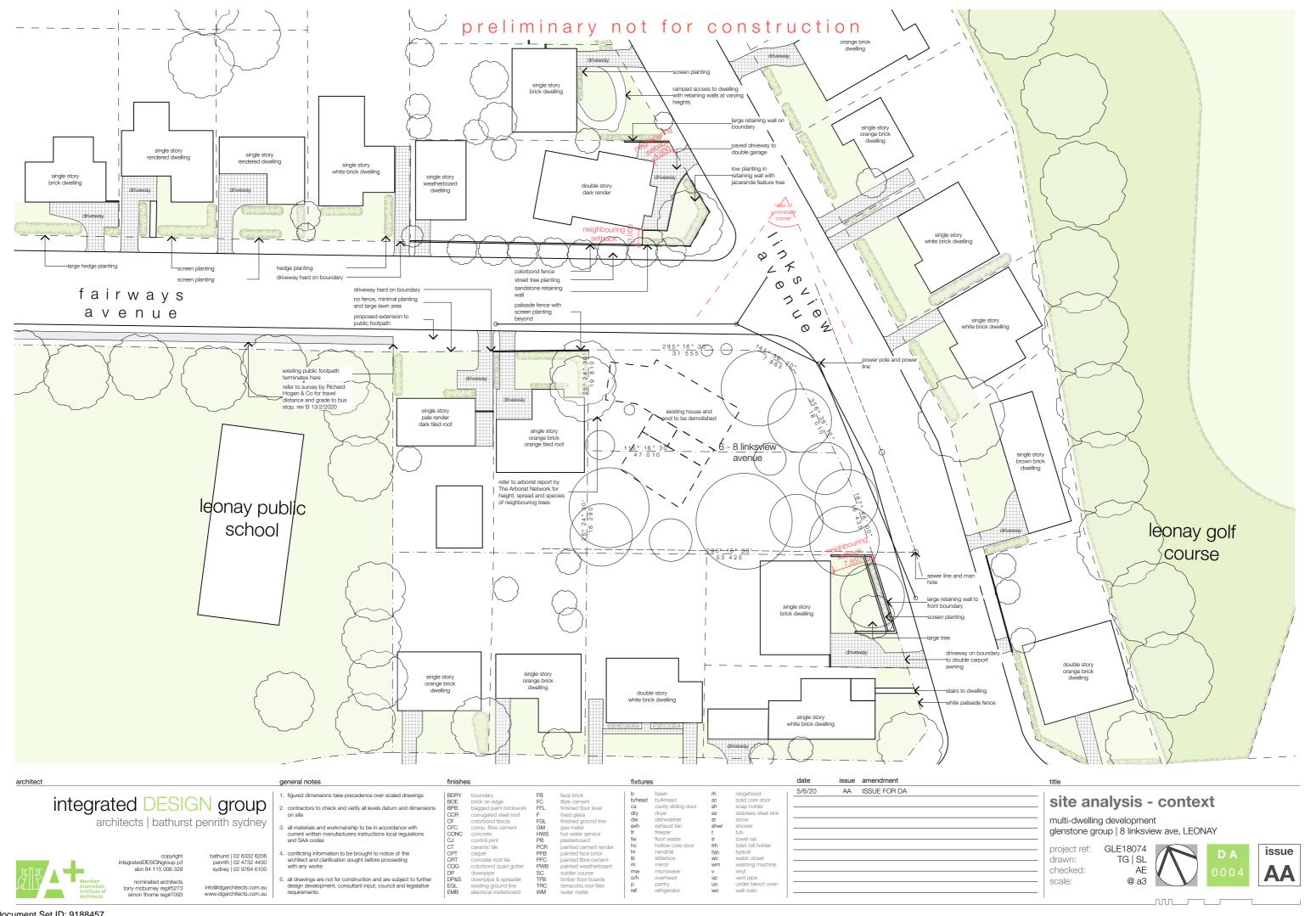
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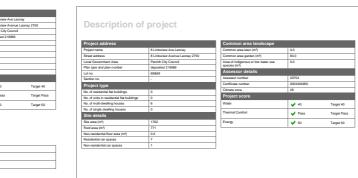


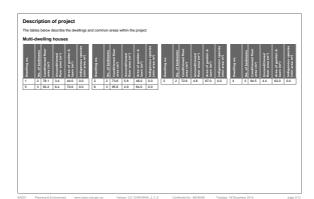
Multi Dwelling



Project summary			
Project name	8 Linksview Ave Lea	nay	
Street address	8 Linksview Avenue	Leonay 2750	
Local Government Area	Penrith City Council		
Plan type and plan number	deposited 218969		
Lot no.	68869		
Section no.	-		
No. of residential flat buildings	0		
No. of units in residential flat buildings	0		
No. of multi-dwelling houses	6		
No. of single dwelling houses	0		
Project score			
Water	✓ 40	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	✓ 50	Target 50	

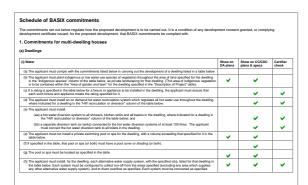
Certificate Prepare	ed by	
Name / Company Name: I	ESD Synergy Pty Ltd	



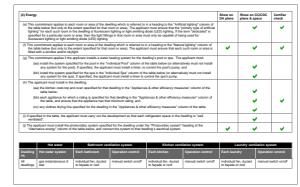


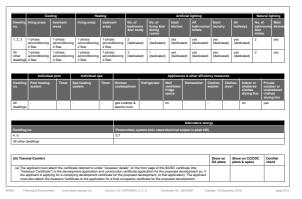




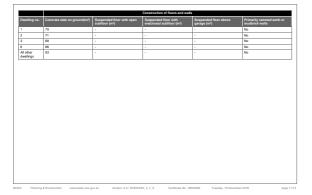








(iii) Thermal Comfort				Show on DA plans	Show on CC/CDC plans & specs	Certifie
(b) The Assessor Certifica	te must have been issued by an Accredited Assessor in accordance v	vith the Thermal C	omfort Protocol.			
	used development on the Assessor Certificate must be consistent with the details shown in the "Thermal Loads" table below.	the details shown	in this BASIX			
which the Thermal Cor	ow on the plans accompanying the development application for the p offort Protocol requires to be shown on those plans. Those plans must or, to certify that this is the case.			~		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.					~	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.					~	~
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab: or					~	~
(aa) Install installation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install installation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.						
(h) The applicant must con below.	struct the floors and walls of the development in accordance with the	specifications liste	ed in the table	~	V	~
		Thermal i	oads			
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)		krea adjusted coolin	g load (in m.	l/m²/yr)	
1	40.2	4	13.0			
2	37.7		4.2			
3	47.1	4	17.7			
4	34.6	3	14.1			
5	41.2	4	0.7			
All other dwellings	54.8	2	11.0			



(i) Water					Show on DA plans	Show on CC/CDC plans & specs	Certifie check
 (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table. 						~	-
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table, such case, the system must be sized, be configured, and be connected, as specified in the table.					~	~	
(c) A swimming pool or spa listed in the table must not have a volume (in M.s.) greater than that specified for the pool or spa in the table.					~		
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.							
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.					v		
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.							
						_	-
	Showerheads rating	Tollets rating	Taps rating		thes washen	s rating	_
Common area All common areas	Showerheads rating no common facility	Toilets rating no common facility	Taps rating no common facility		thes washen	s rating	
All common areas						s rating	Certifie
areas (ii) Energy (a) If, in carryin	no common facility	no common facility icant installs a ventilation system to s		no d	Show on	is rating dry facility Show on CCICDC	
All common areas (ii) Energy (a) If, in carryin below, then specified. (b) in carrying specified in	no common facility g out the development, the applic that ventilation system must be but the development, the applic the table below, the lighting spent must be a must be a more than a controlled a controlled and a controlled	no common facility icont installs a vertilation system to s of the type specified for that commor art must install, as the "primary type widel for that common uses." This	no common facility envice a common area specified in the t	able source	Show on	is rating dry facility Show on CCICDC	check







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3. all materials and workmanship to be in accordance with

general notes

2. contractors to check and verify all levels datum and dimensions

fixtures

5/6/20

AA isselforcomsultant co-ordination 22/5/20R AB ISSUE FOR DA project ref:

BASIX commitments

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area schedule

	GFA*	private open space	bedr	ooms	parking
	(m²)	(m²)	2B	3В	
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 (m²)	1,762 m²	total dwellings	5
total GFA	538.75 m²	total adaptable dwellings	5
total landscape	632.11 m ²	total car parks	5
total deep soil	511.77 m²		

SEPP compliance

proposed FSR	0.31	:1	0.5:1 allowable	complies
private open space	>15m²	m²	15m² 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

general waste					re	cyclable materia	al
premises	unit	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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	finishes		
	BDRY	boundary	- 8
	BOE	brick on edge	- 8
S	BPB	bagged paint brickwork	- 8
	CCR	corrugated steel roof	- 8
	CF	colorbond fascia	- 8
	CFC	comp. fibre cement	(
	CONC	concrete	- 1
	CJ	control joint	- 8
	CT	ceramic tile	- 8
	CPT	carpet	- 8
	CRT	concrete roof tile	- 8
	CQG	colorbond quad gutter	- 8
	DP	downpipe	
	DP&S	downpipe & spreader	-

AB ISSUE FOR DA 5/6/20

22/5/20

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SEPP Seniors Compliance

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BDRY BOE BPB CCR CF CFC CONC CJ CT CPT CRT CQG DP DP&S EGL EMB	boundary brick on edge bagged paint brickwork corrugated steel roof colorbond fascia comp. fibre cement concrete control joint ceramic tile carpet concrete roof tile colorbond quad gutter downpipe & spreader existing ground line electrical meterboard
----------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

face brick
fibre cement
finished floor level
fixed glass
Lixed glass
finished ground line
gas meter
Shot water service
plasterboard
painted cement render
painted face brick
compainted flore cement
painted weatherboard
soldier course
fine painted flore coment
painted flore flore branches
fine flore flore flore fore fore flore flo

b basin brhead selection of the selectio

rangehood solid core door soap holder stainless steel sink stove shower tub towel rail tollet roll holder typical water closet washing machine vinyl vent pipe under bench oven wall oven

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

site plan

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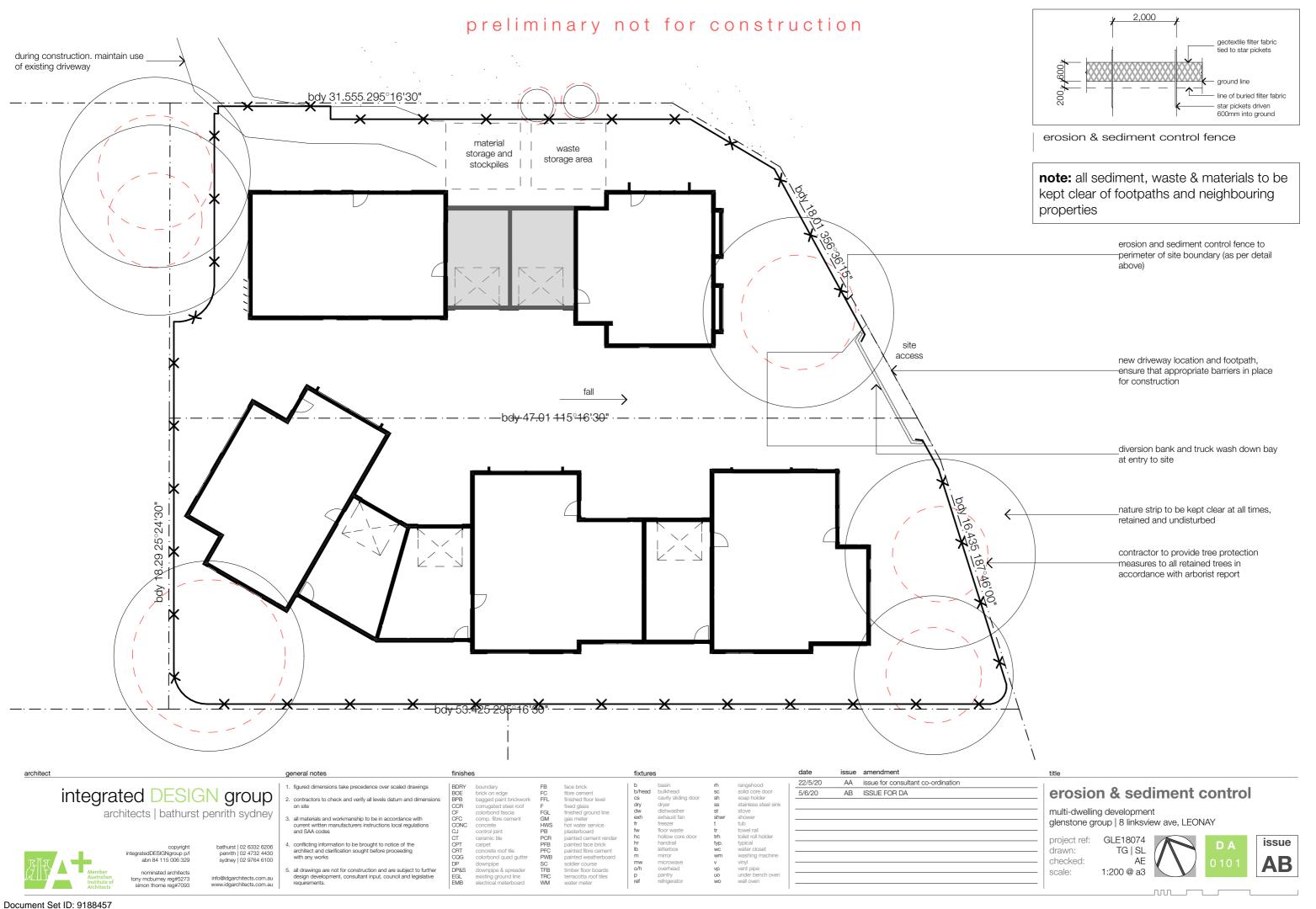
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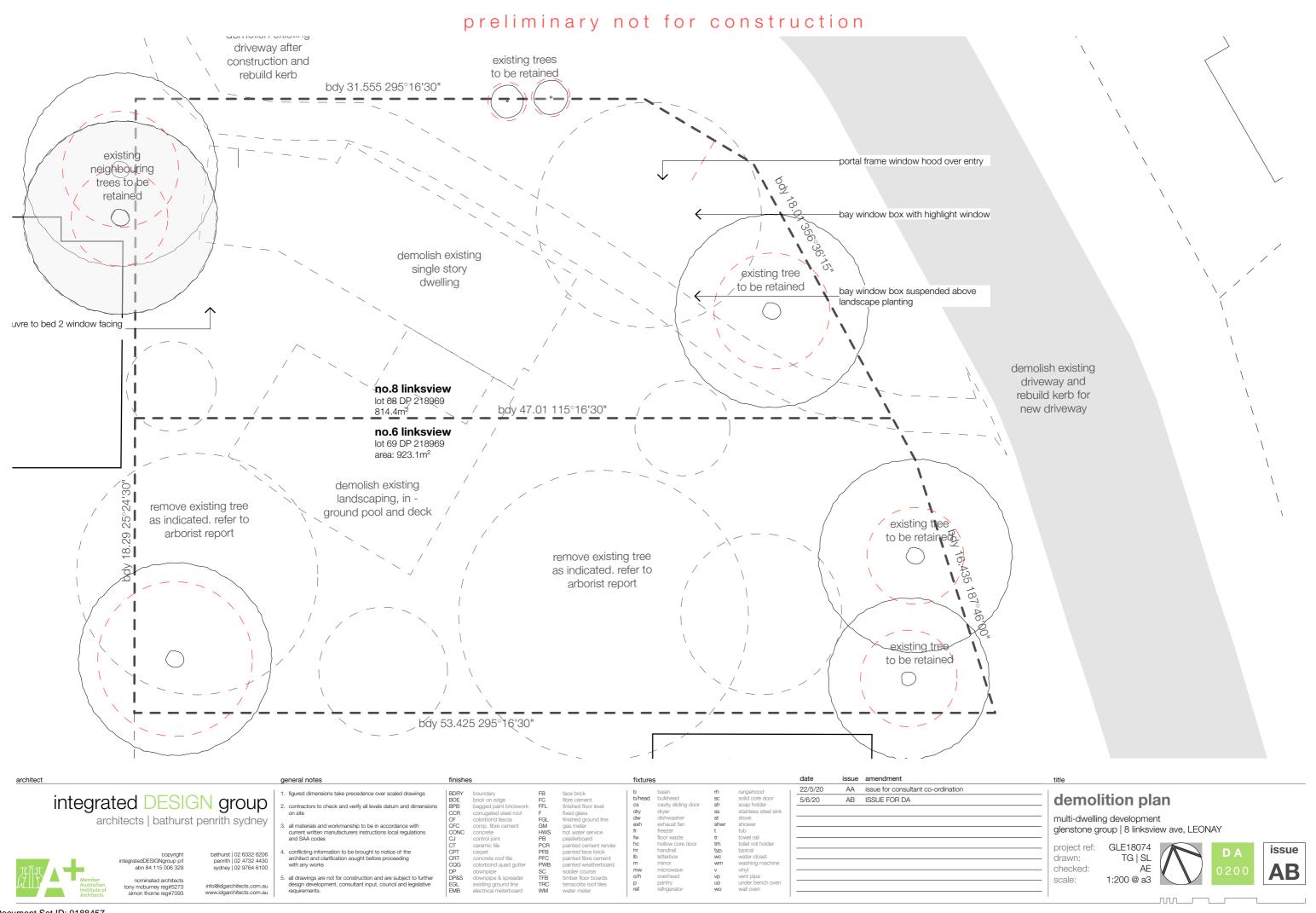
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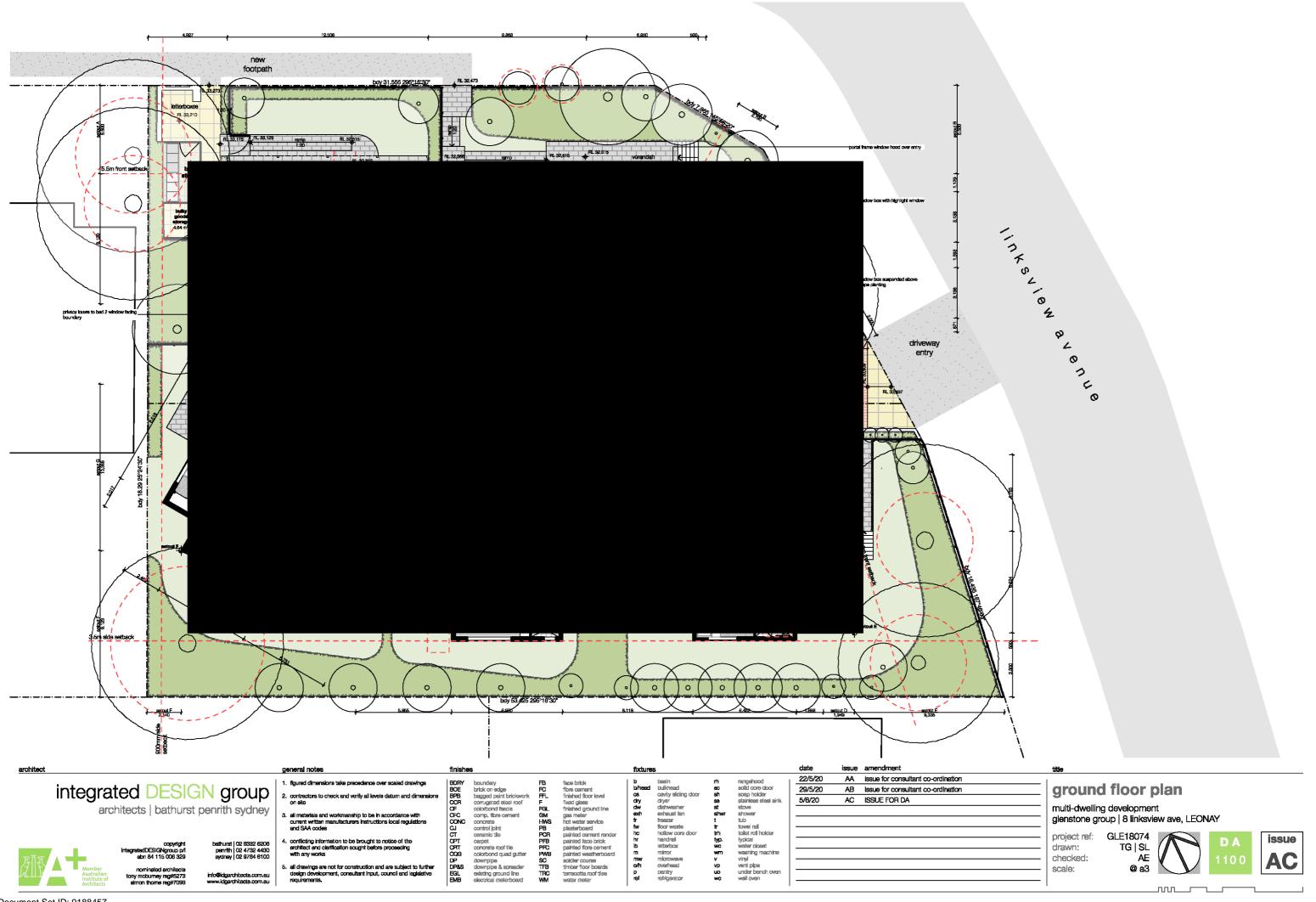




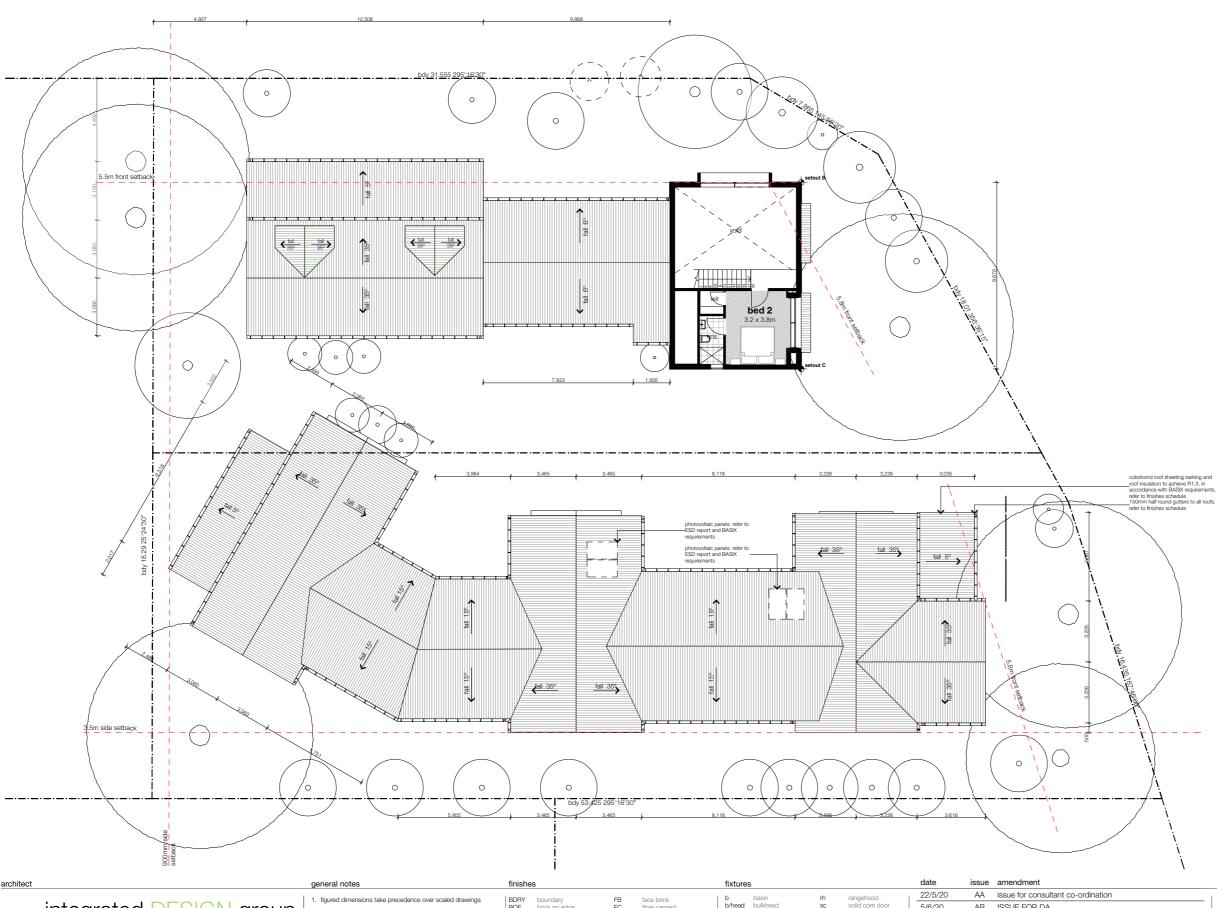








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face brick
fibre cement
finished floor level
fixed glass
finished ground line
gas meter
hot water service
plasterboard
painted cement render
painted face brick
painted fibre cement
painted weatherboard
soldier course
timber floor boards

rangehood solid core door soap holder stainless steel sink stove shower tub towel rail tollet roll holder typical water closet washing machine vinyl vent pipe under bench over wall oven

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level 1 plan

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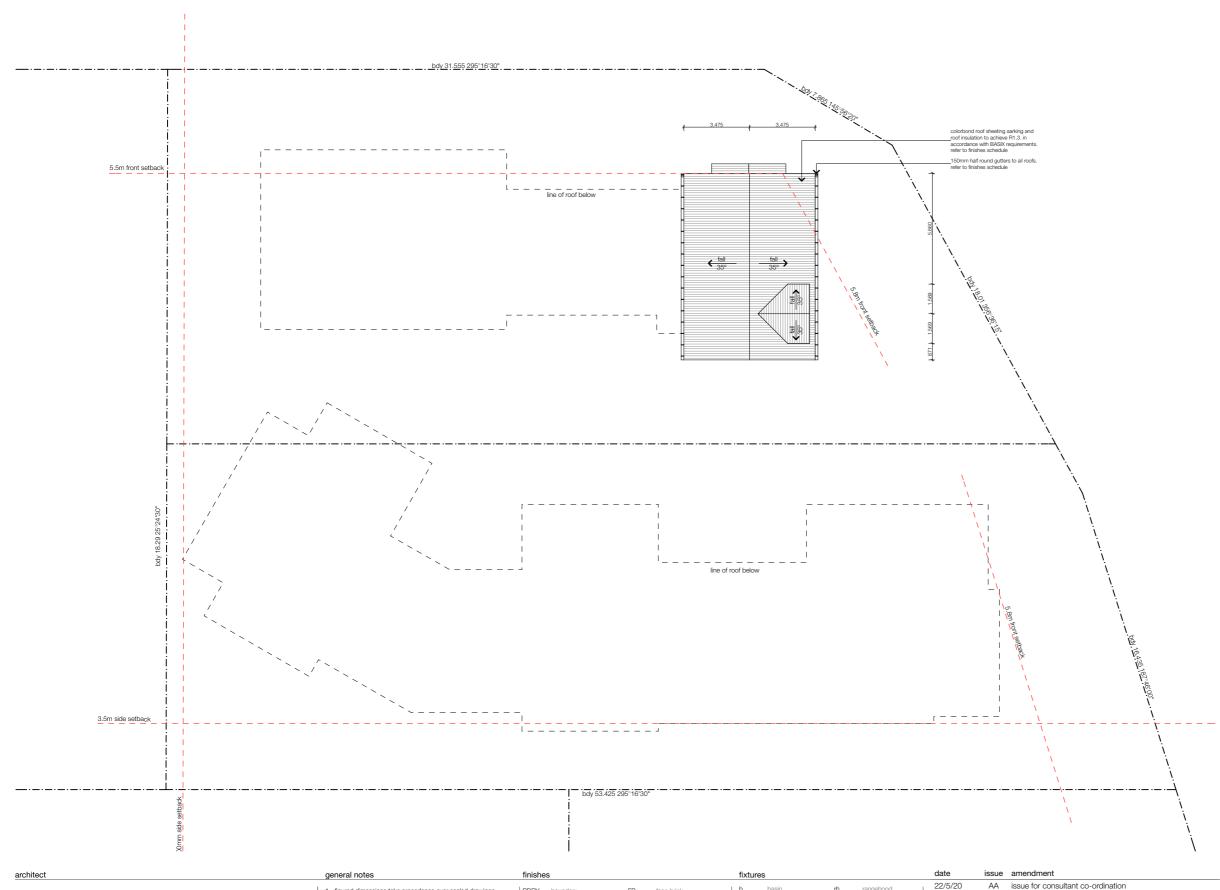
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DP	downpipe
DP&S	downpipe & spreader

AA issue for consultant co-ordination roof plan AB ISSUE FOR DA

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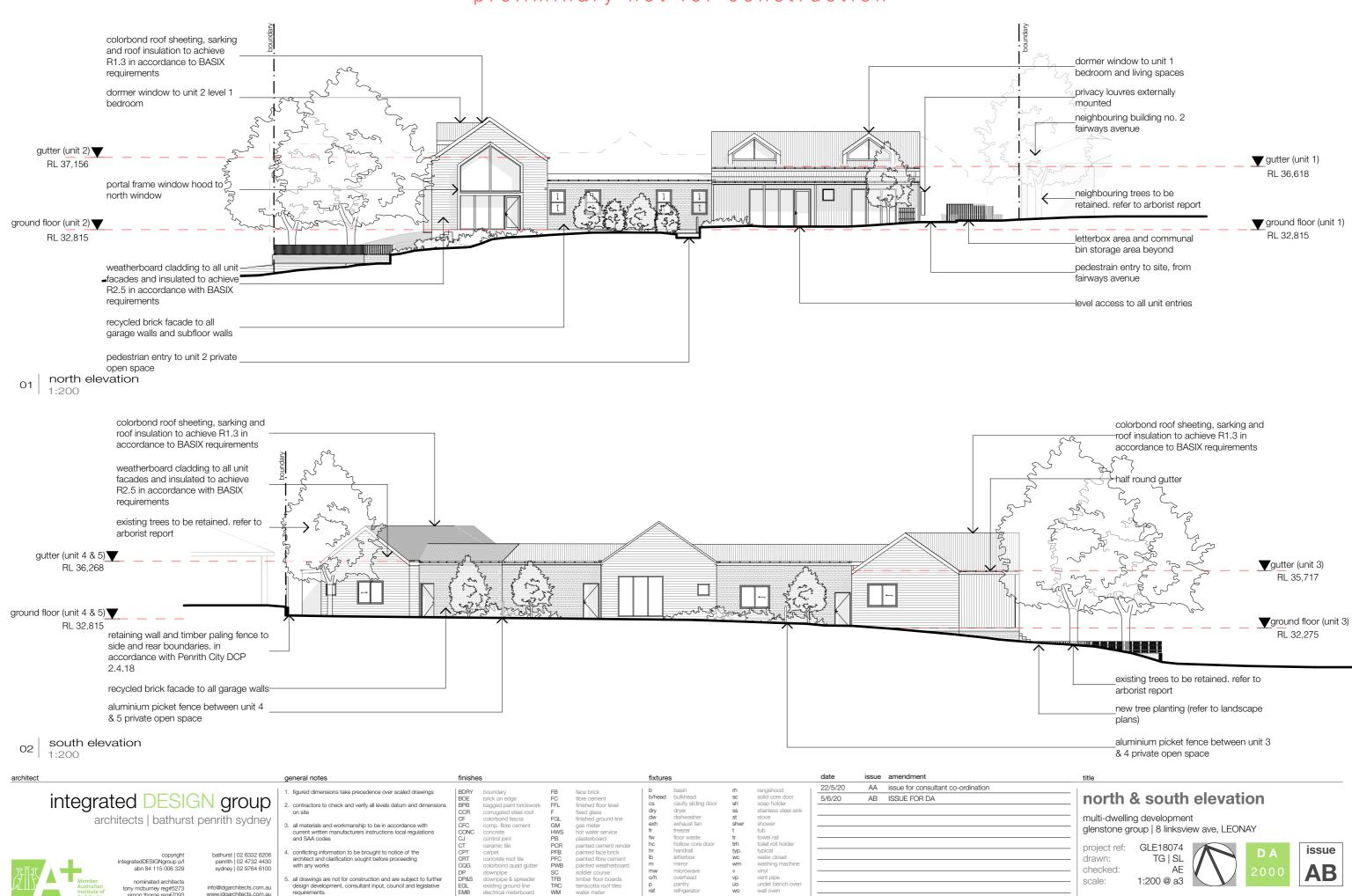
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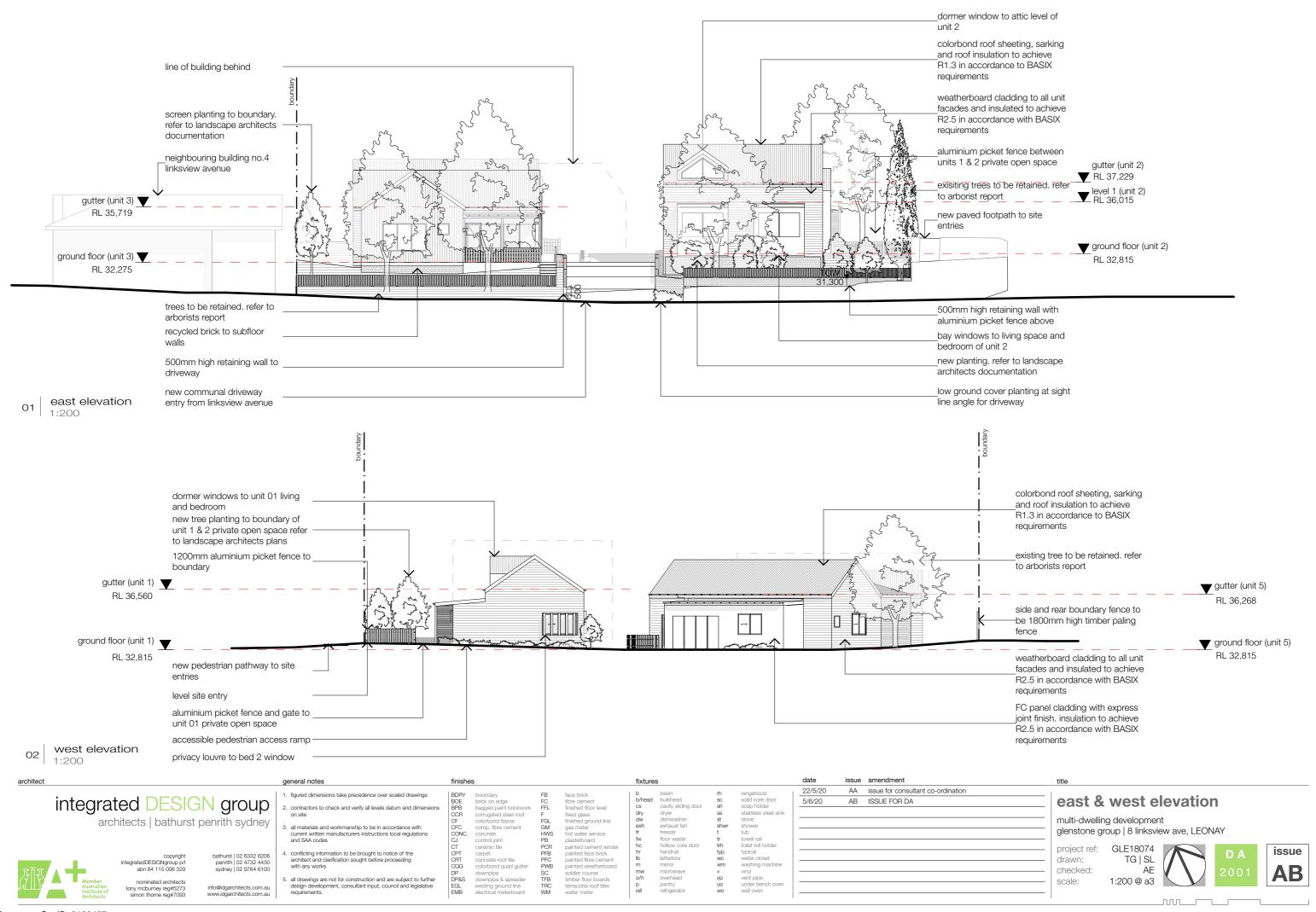
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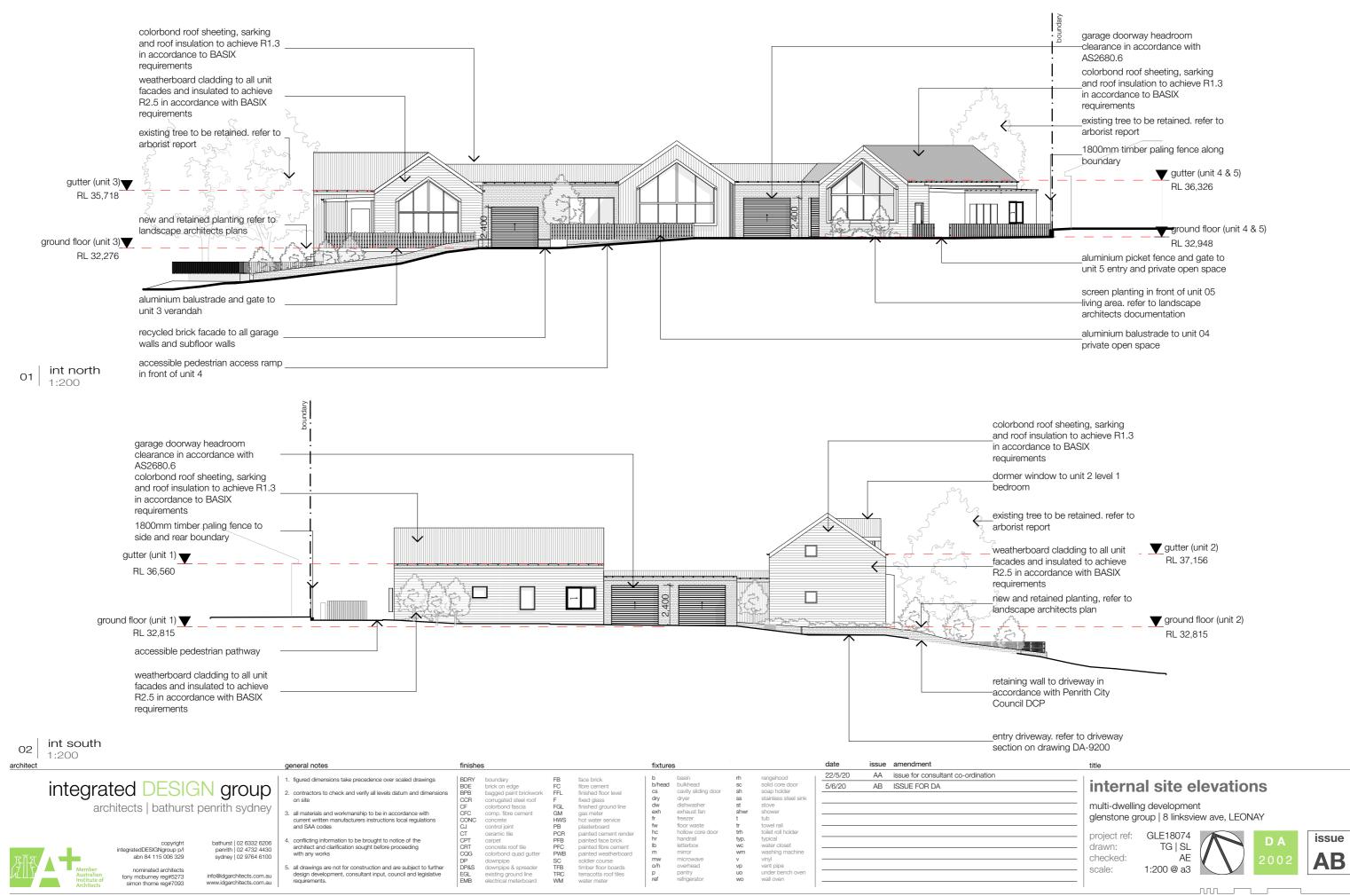




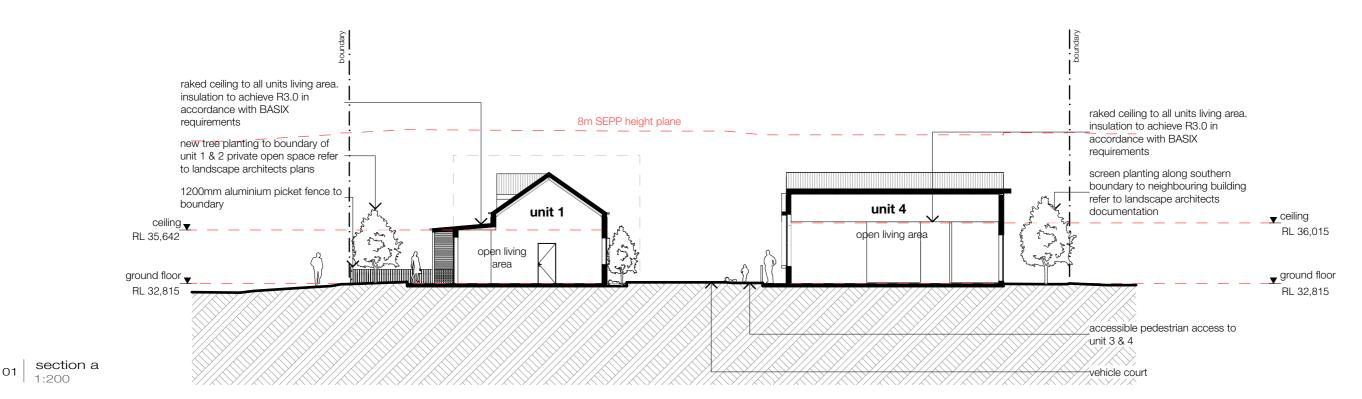


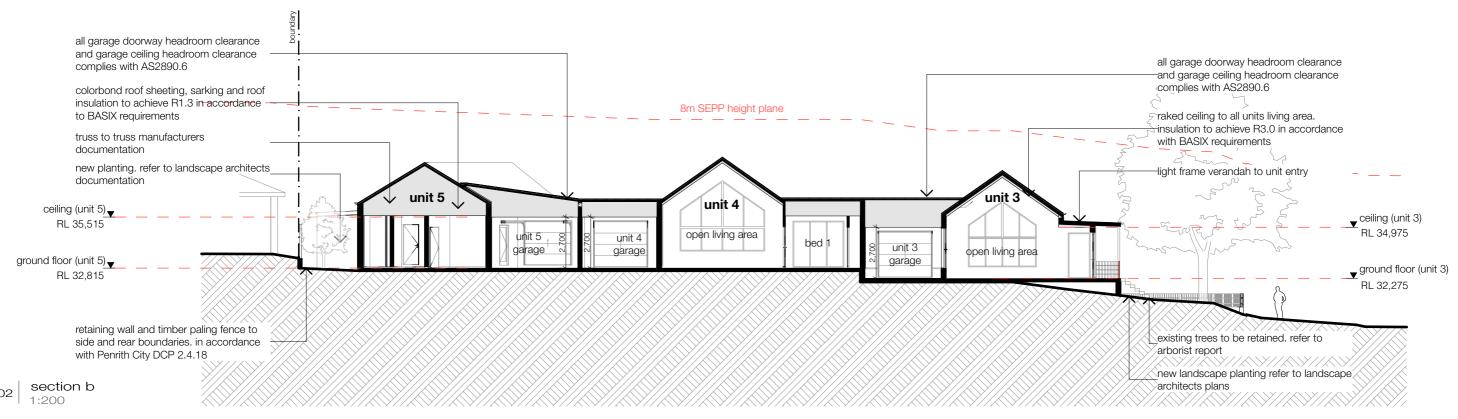




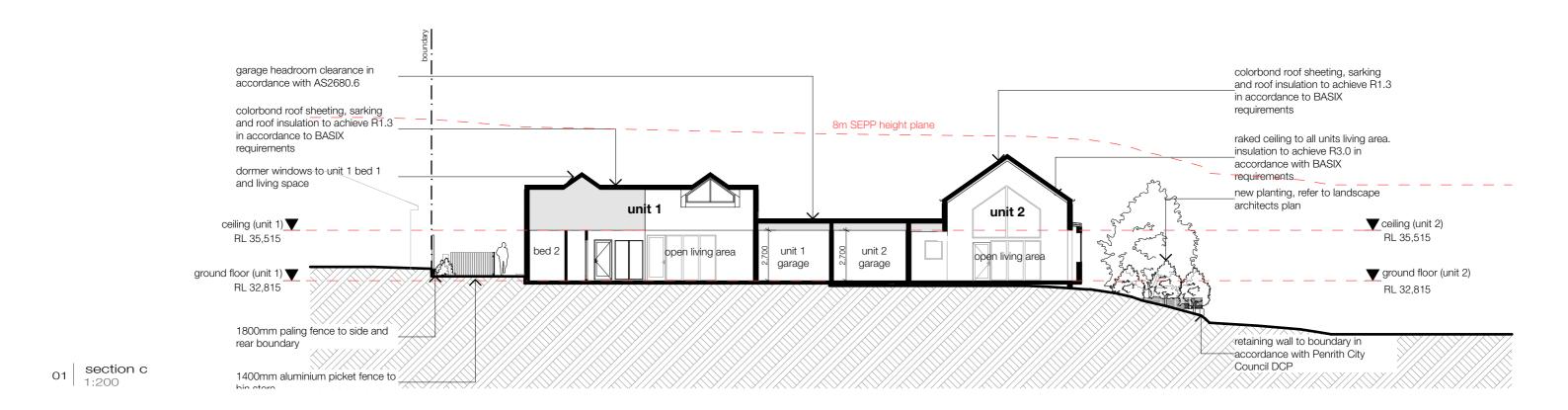


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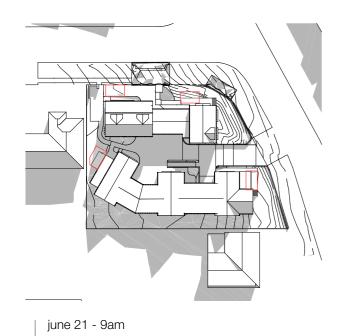


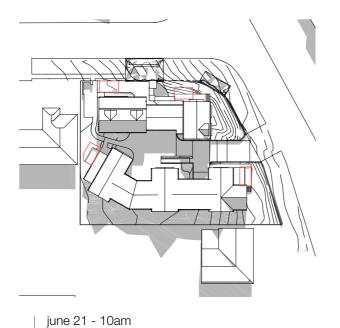


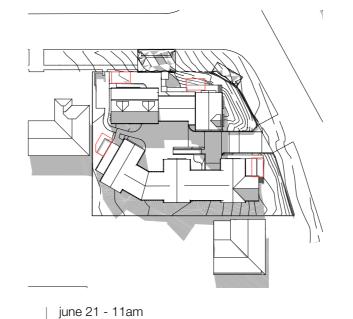


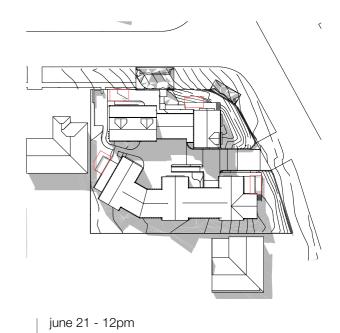




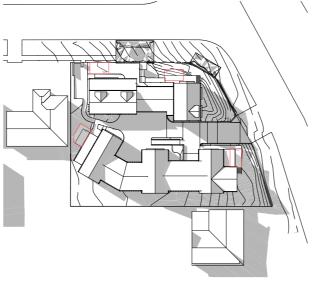




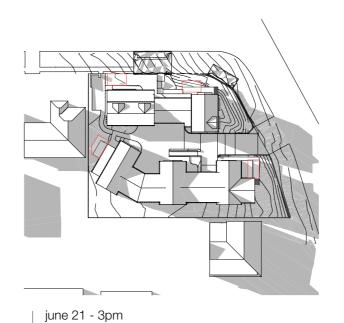




june 21 - 1pm



june 21 - 2pm



22/5/20

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CCR	corrugated steel roo
CF	colorbond fascia
CFC	comp. fibre cement
CONIC	oonoroto

AB ISSUE FOR DA

AA issue for consultant co-ordination

shadow diagrams

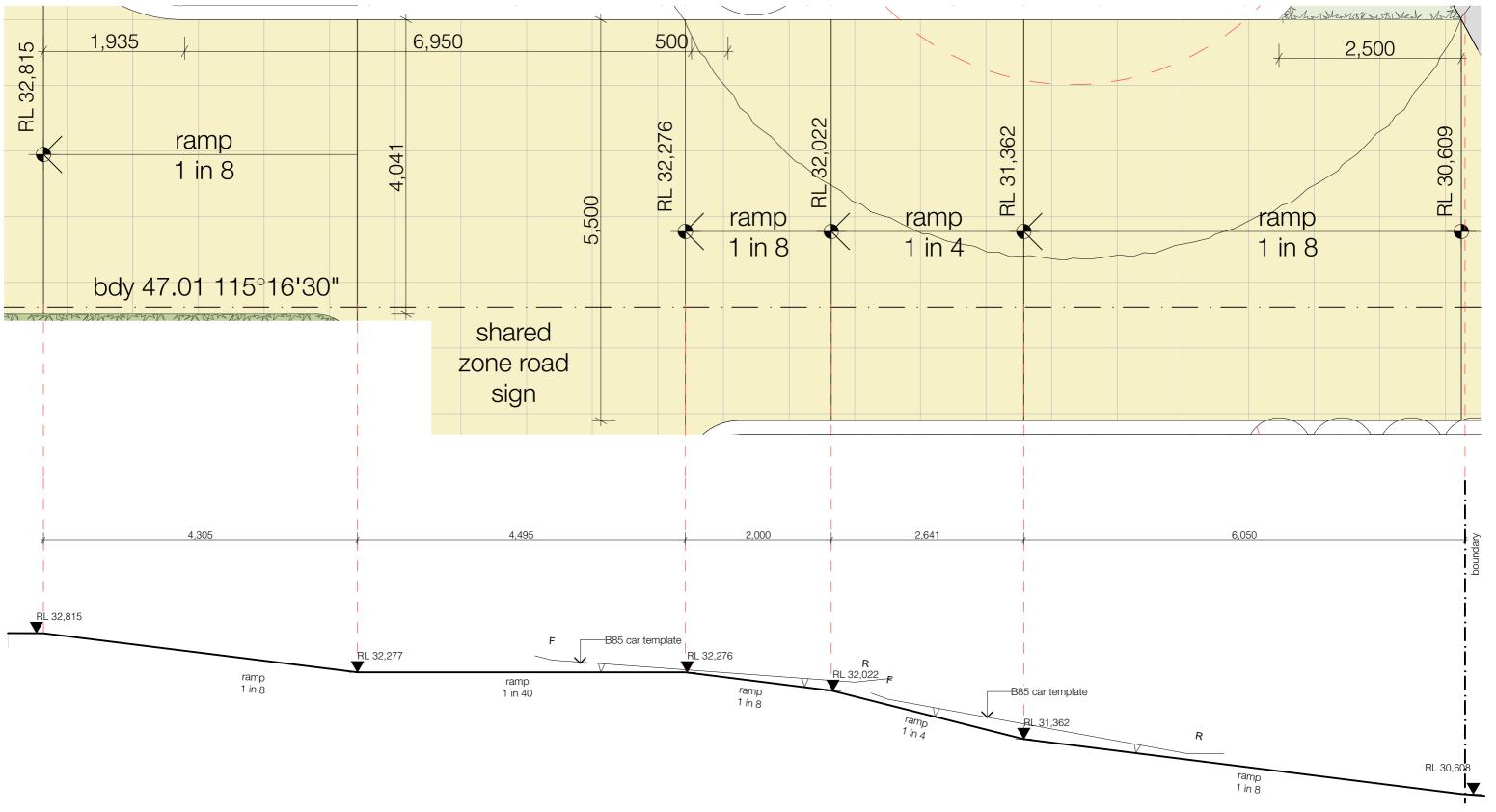
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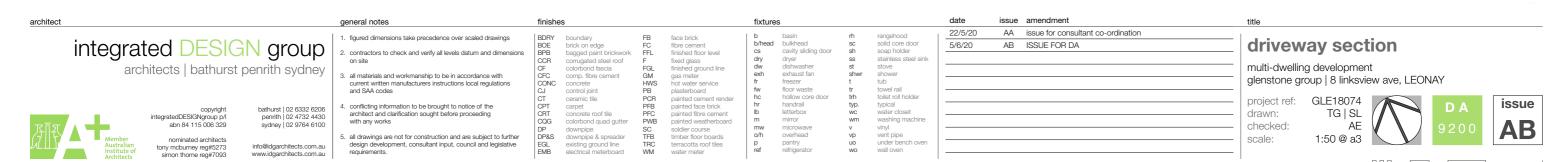
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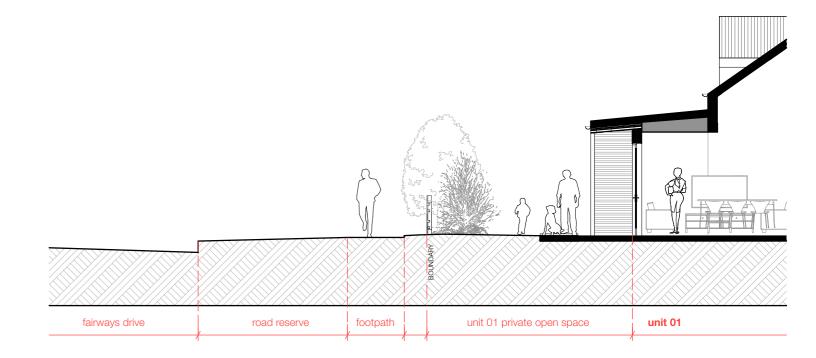


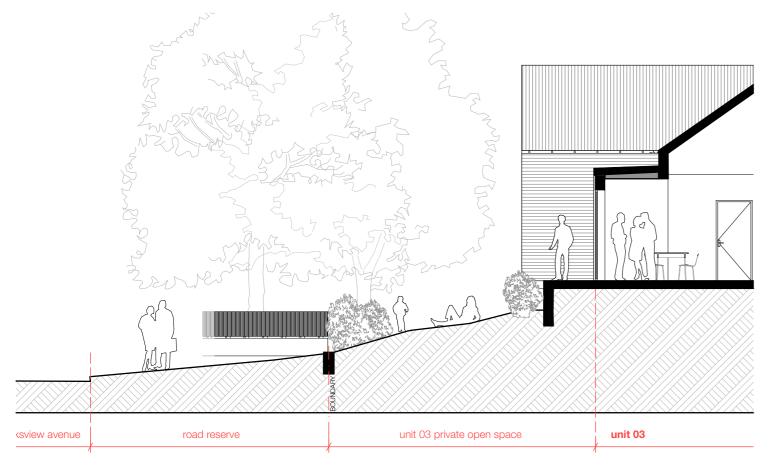


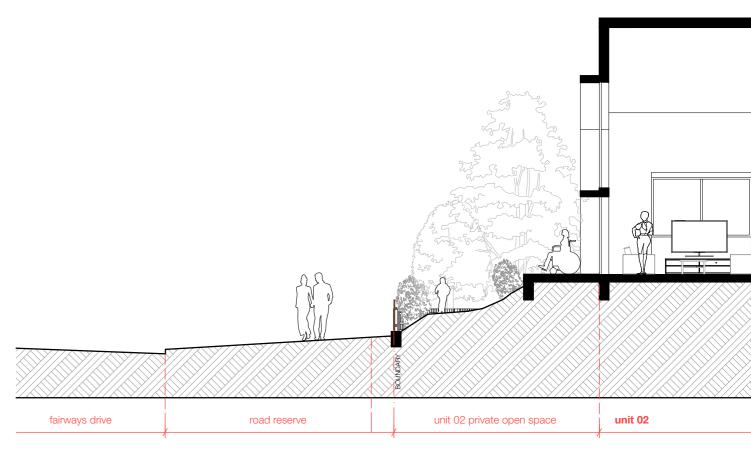












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threshold sections

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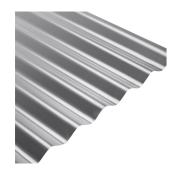
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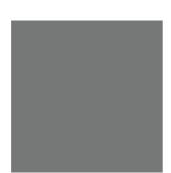








white weatherboard cladding



dark grey aluminium fence



grey FC cladding



recycled brick external walls & subfloor



stencilled/stamped concrete colour to match stone wall

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external pavers

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finishes schedule

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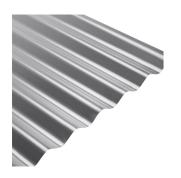








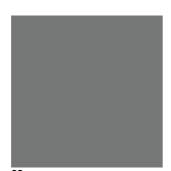




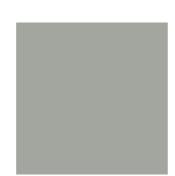




02 white weatherboard cladding



dark grey aluminium fence



grey FC cladding



recycled brick external walls & subfloor



stencilled/stamped concrete colour to match stone wall



external pavers

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figured dimensions take precedence over scaled drawings

figured dimensions take precedence over scaled drawings
 contractors to check and verify all levels datum and dimension on site

 all materials and workmanship to be in accordance with current written manufacturers instructions local regulation 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. BDRY boundary
BOE brick on edge
BPB bagged paint brickwor
CCR corrugated steel roof
CF comp. fibre cement
CONC concrete

bagged paint brickwork
corrugated steel roof
colorbond fascia
comp. fibre cement
concrete
control joint
ceramic tile
carpet
concrete roof tile
colorbond quad gutter
downpipe & spreader
existing ground line

face brick fibre cement finished floor level fixed glass finished ground line gas meter hot water service plasterboard painted cement render painted face brick painted fibre cement painted weatherboard soldier course basin
bulkhead
cavity sliding door
dryer
dishwasher
exhaust fan
freezer
floor waste
hollow core door
handrail
letterbox
mirror

solid core door soap holder stainless steel sink stove shower tub towel rail toilet roll holder typical water closet washing machine viryl

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

finishes schedule 2

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

project redrawn: checked: scale:

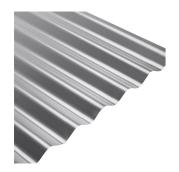


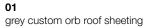










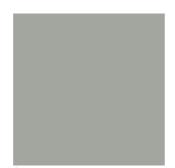




white weatherboard cladding



dark grey aluminium fence



grey FC cladding



recycled brick external walls & subfloor



stencilled/stamped concrete colour to match stone wall



external pavers

integrated DESIGN group

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r scaled drawings	E
-	E
datum and dimensions	F

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

finishes schedule 3

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

checked: scale:

GLE18074 TG | SL ΑE @ a3

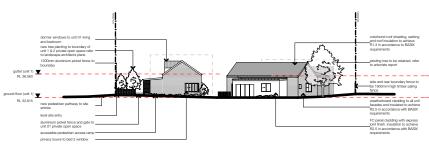






Document Set ID: 9188457 Version: 1, Version Date: 24/06/2020

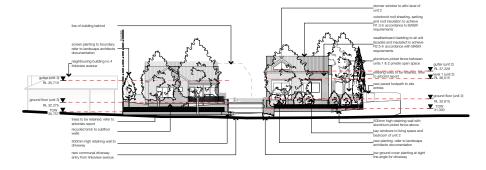




west elevation



north elevation



east elevation



south 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

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true north

5/6/20