



drawing No.	drawing name
0000	cover page
0001	location plan
0002	site analysis
0100	site plan
0101	erosion & sediment control
0200	demolition plan
1100	ground floor plan
1101	roof plan
2000	north & south elevation
2001	east & west elevation
3000	sections
9000	landscape concept plan
9100	shadow diagrams
9300	area calculations
9500	finishes schedule

architect

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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
OCR	corrugated steel roof	F	finished glass
OF	colourbond fascia	FGL	finished ground line
CFC	concrete fibre cement	GM	gas meter
COAC	concrete	HWS	hot water service
CJ	control joint	PCB	plasterboard
CT	ceramic tile	PCR	pointed cement render
CPT	carpet	PFB	pointed face brick
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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
ca	cavity sliding door	sh	shelp holder
dry	dryer	ss	stainless steel sink
dw	dishwasher	st	stove
exh	exhaust fan	shwr	shower
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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	wc	wall oven

date

14/12/18

issue

A

amendment

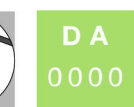
ISSUE FOR DA

title

**cover page**

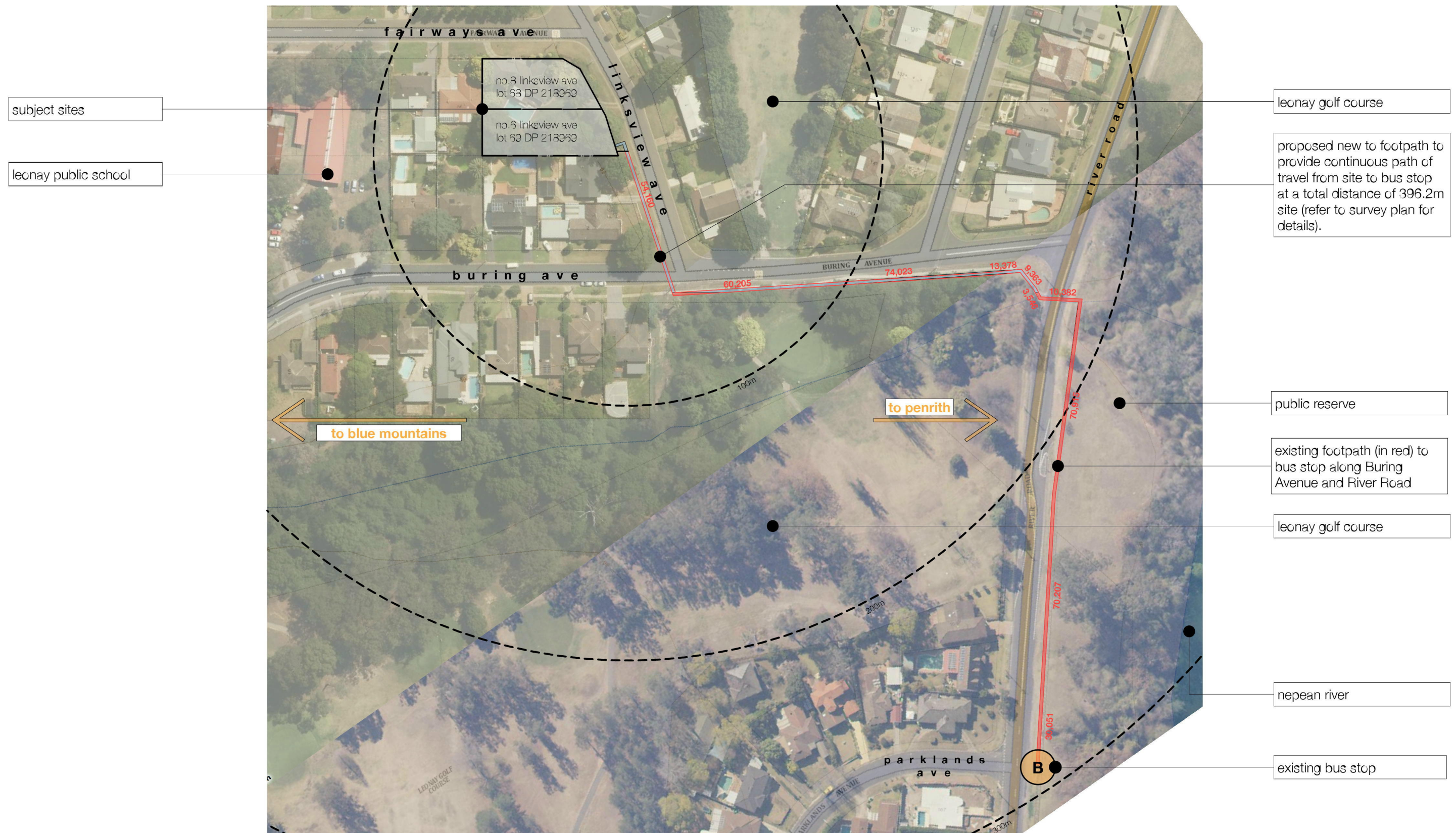
multi-dwelling development  
glenstone group | 8 linksview ave, LEONAY

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





preliminary not for construction



subject sites

leonay public school

leonay golf course

proposed new to footpath to provide continuous path of travel from site to bus stop at a total distance of 396.2m site (refer to survey plan for details).

public reserve

existing footpath (in red) to bus stop along Buring Avenue and River Road

leonay golf course

nepean river

existing bus stop

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date	issue	amendment
14/12/18	A	ISSUE FOR DA

**location plan**

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

project ref: GLE18074  
drawn: TG | SL  
checked: AE  
scale: 1:1500 @ a3

DA  
0001

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date	issue	amendment
12/12/18	A	issue for consultant co-ordination
14/12/18	B	ISSUE FOR DA

**title**

**site analysis**

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

project ref: GLE18074  
drawn: TG | SL  
checked: AE  
scale: 1:500 @ a3

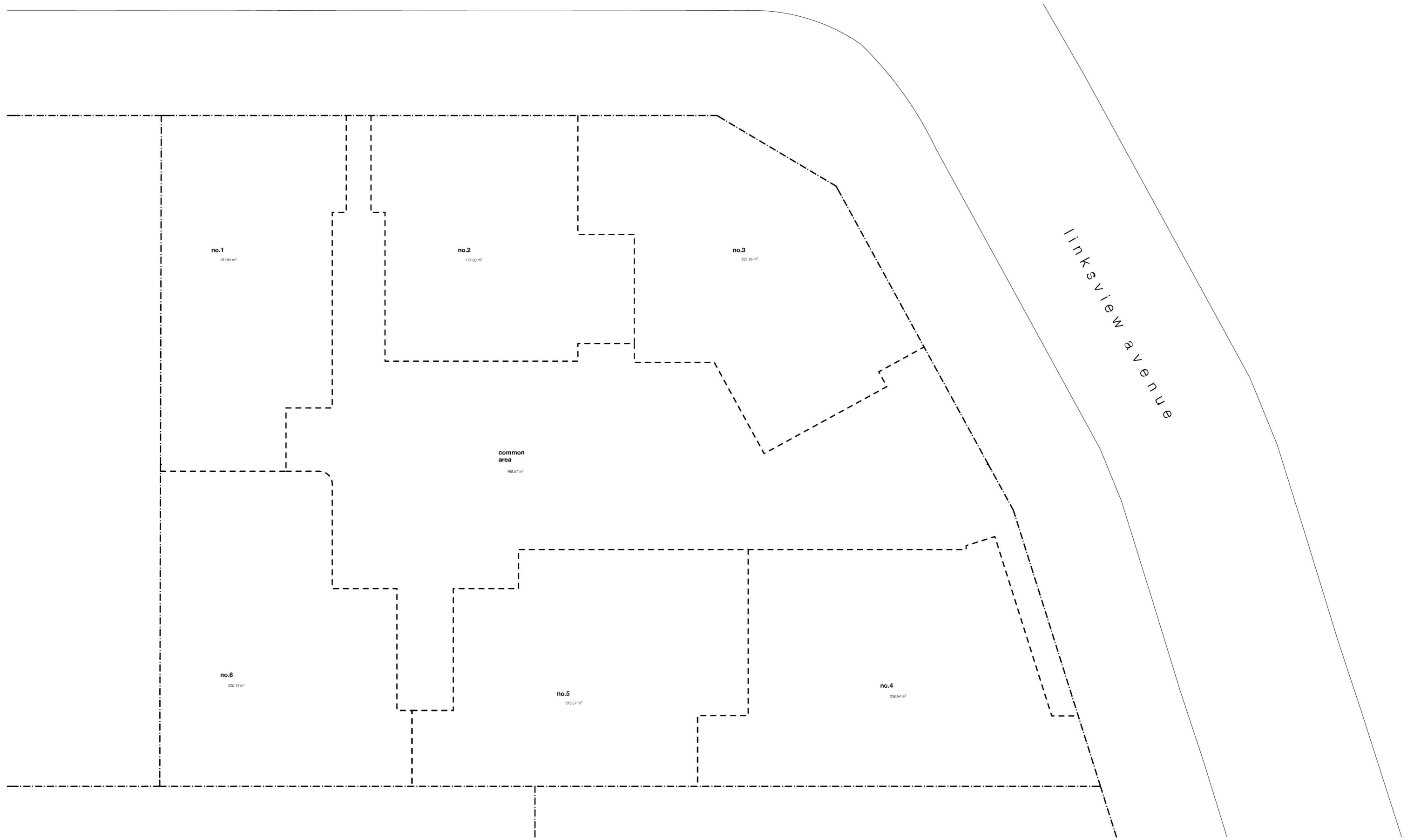
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0002

issue  
B



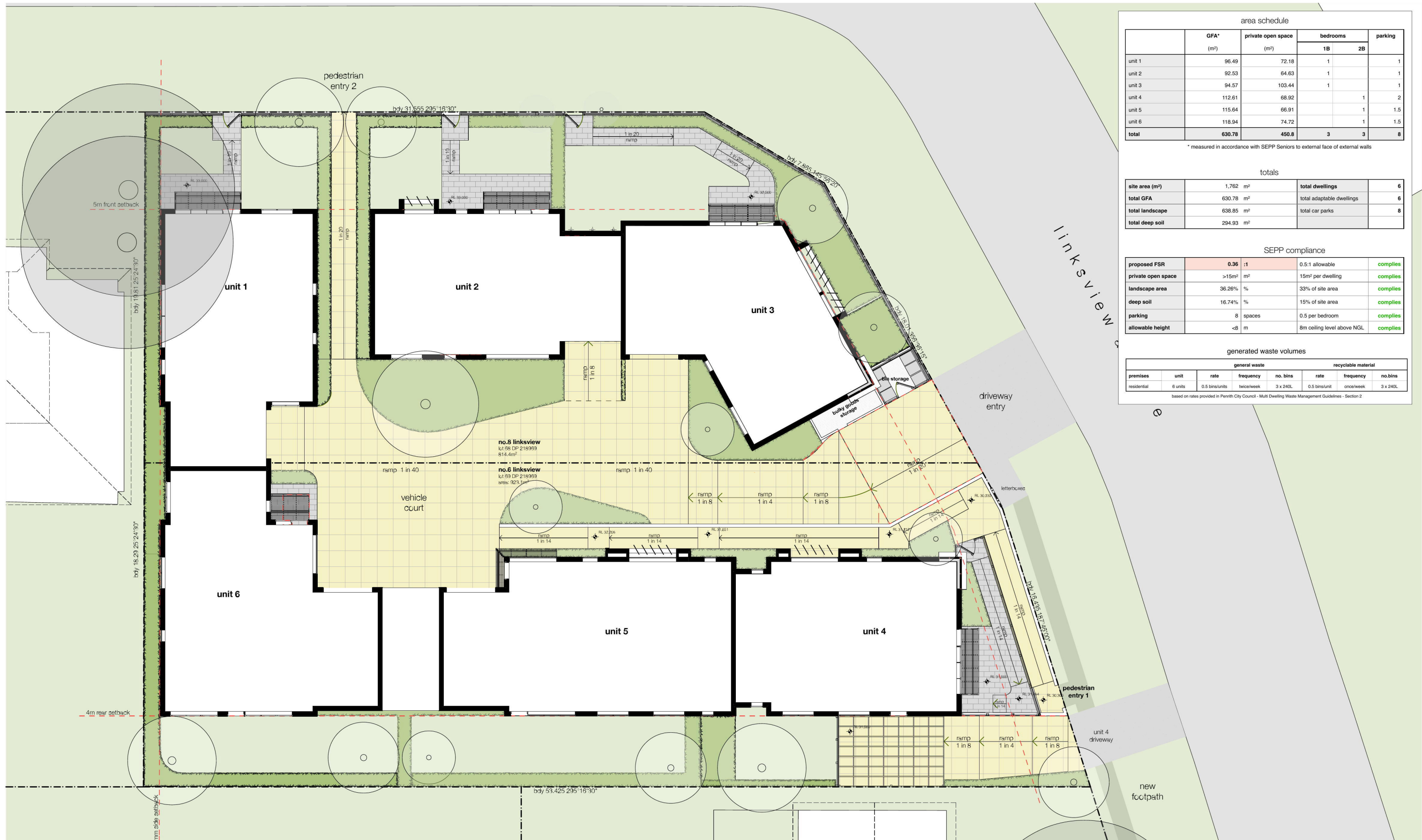






architect	general notes	finishes	fixtures	date	issue	amendment	title		
<b>integrated DESIGN group</b> architects   bathurst penrith sydney  	1. figured dimensions take precedence over scaled drawings 2. contractors to check and verify all levels datum and dimensions on site 3. all materials and workmanship 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 BFB bagged paint brickwork OCR corrugated steel roof OF colourbond fascia CFC concrete CONC concrete CJ control joint CT ceramic tile PCR painted cement render CPT carpet CRT concrete roof tile COG colourbond quad gutter 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 scoop 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 wc wall oven	20/12/18 A ISSUE FOR DA	<b>draft subdivision plan</b> multi-dwelling development glenstone group   8 linksview ave, LEONAY  project ref: GLE18074 drawn: TG   SL checked: AE scale: 1:200 @ a3		





area schedule					
	GFA* (m <sup>2</sup> )	private open space (m <sup>2</sup> )	bedrooms		parking
			1B	2B	
unit 1	96.49	72.18	1		1
unit 2	92.53	64.63	1		1
unit 3	94.57	103.44	1		1
unit 4	112.61	68.92		1	2
unit 5	115.64	66.91		1	1.5
unit 6	118.94	74.72		1	1.5
<b>total</b>	<b>630.78</b>	<b>450.8</b>	<b>3</b>	<b>3</b>	<b>8</b>

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

totals			
site area (m <sup>2</sup> )	1,762 m <sup>2</sup>	total dwellings	6
total GFA	630.78 m <sup>2</sup>	total adaptable dwellings	6
total landscape	638.85 m <sup>2</sup>	total car parks	8
total deep soil	294.93 m <sup>2</sup>		

SEPP compliance			
proposed FSR	0.36 :1	0.5:1 allowable	complies
private open space	>15m <sup>2</sup> m <sup>2</sup>	15m <sup>2</sup> per dwelling	complies
landscape area	36.26% %	33% of site area	complies
deep soil	16.74% %	15% of site area	complies
parking	8 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	6 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

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date	issue	amendment	title
10/12/18	A	ISSUE FOR CONSULTANT CO-ORDINATION	
14/12/18	B	ISSUE FOR DA	
18/12/18	C	updated ISSUE FOR DA	

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

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

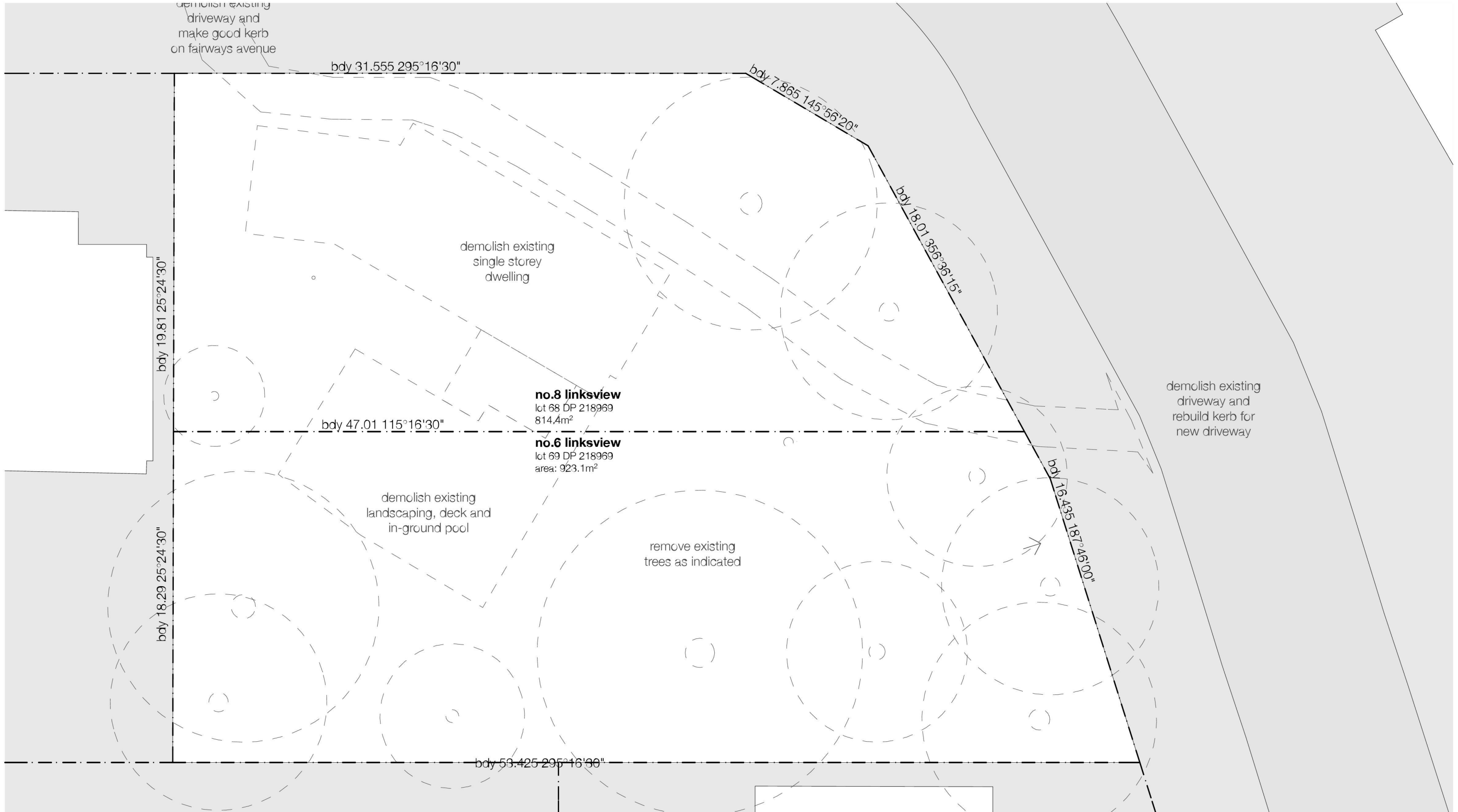
DA 0100  
issue C







preliminary not for construction



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**date**    **issue**    **amendment**

12/12/18	A	issue for consultant co-ordination
14/12/18	B	ISSUE FOR DA

**demolition plan**

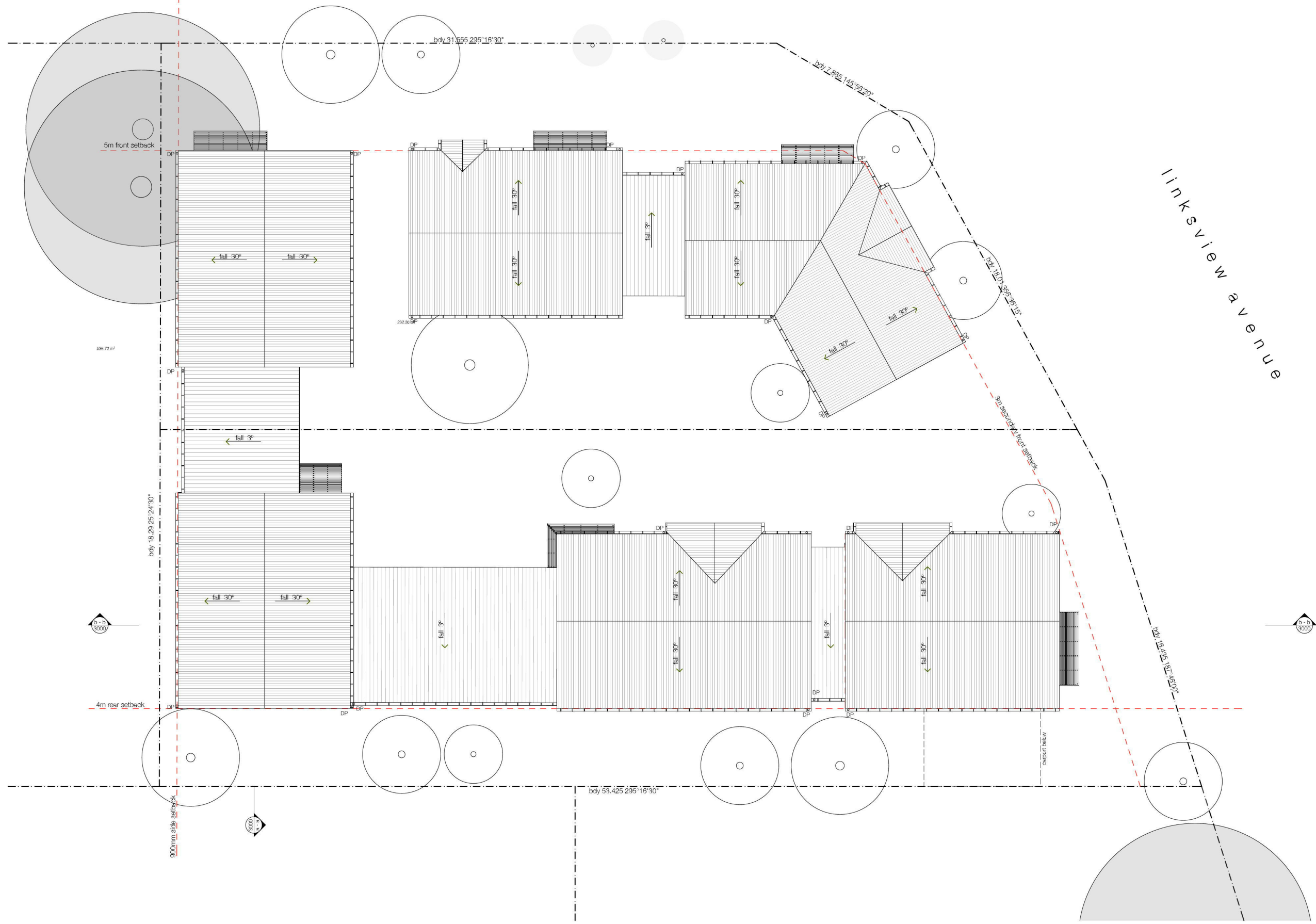
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glenstone group | 8 linksview ave, LEONAY

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

**DA**  
0200

**issue**  
**B**





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date	issue	amendment	title
27/11/18	A	issue for consultant co-ordination	
04/12/18	B	revised issue for consultant co-ordination	
10/12/18	C	final issue for consultant co-ordination	
14/12/18	D	ISSUE FOR DA	
18/12/18	E	updated ISSUE FOR DA	

**roof plan**

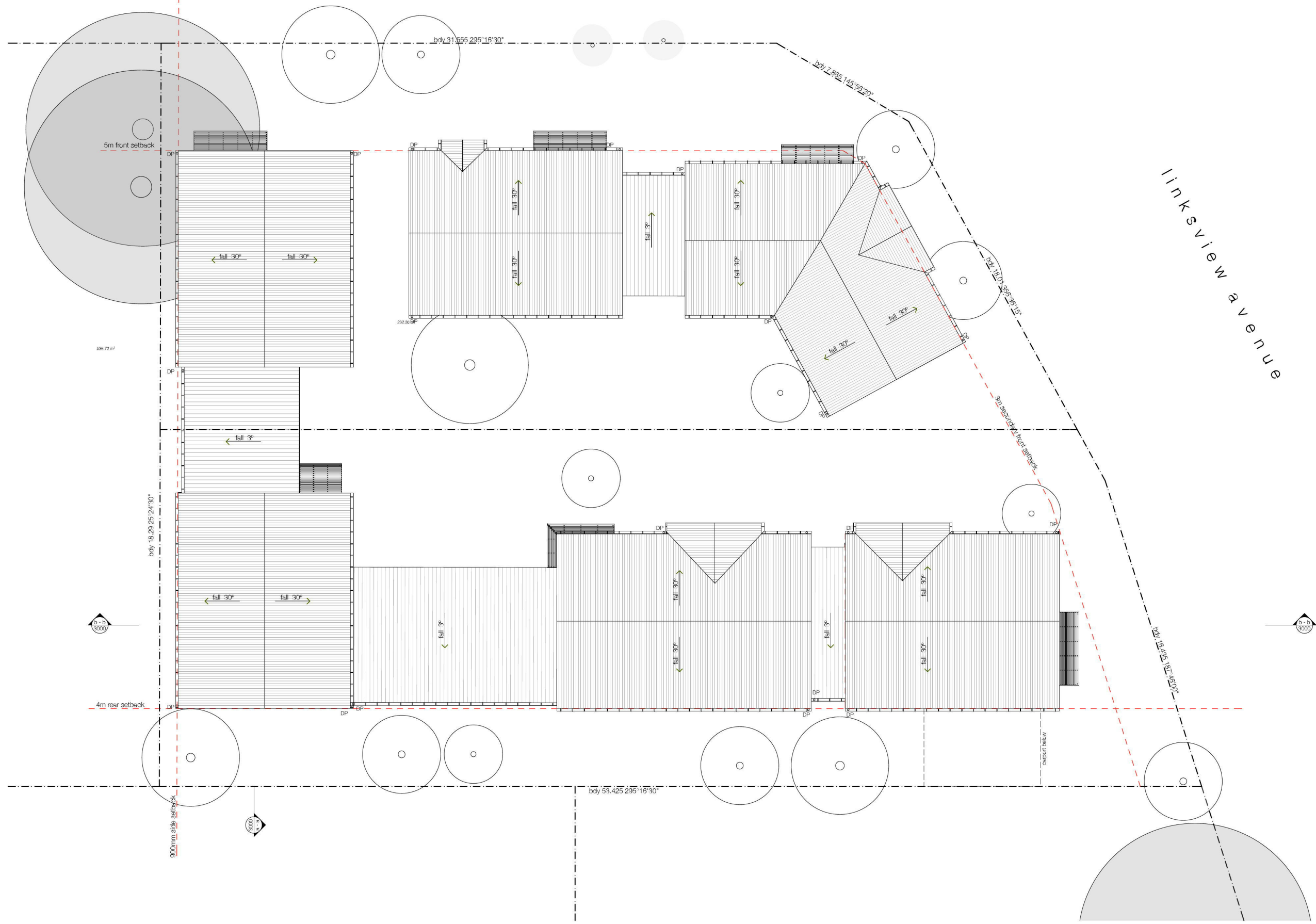
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project ref: GLE18074  
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DA 1101

**issue E**





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**roof plan**

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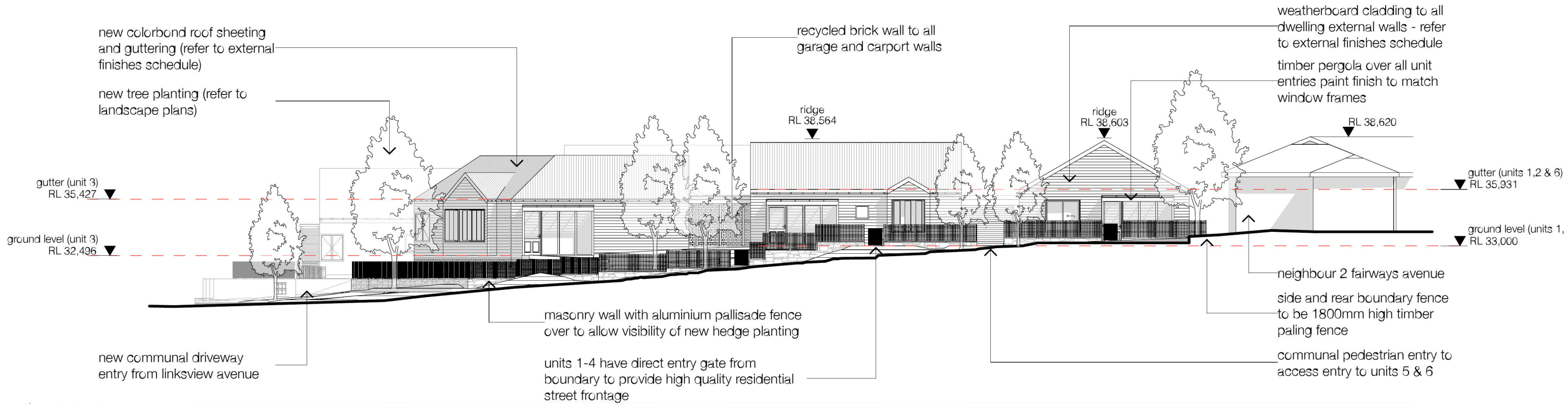
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drawn: TG | SL  
checked: AE  
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**DA**  
1101

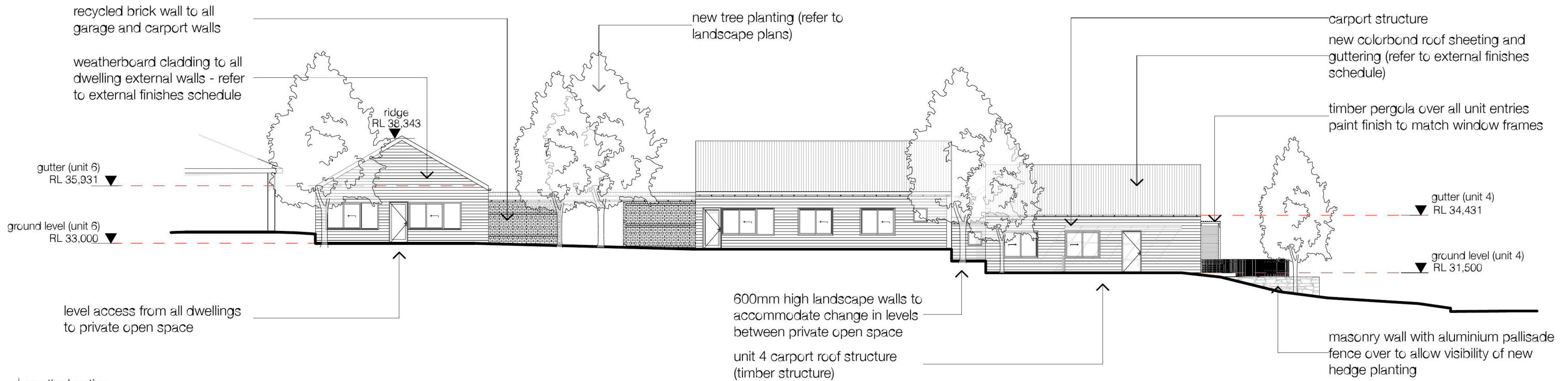
**issue**  
**E**



preliminary not for construction



1 | north elevation



2 | south elevation

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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
OCR	corrugated steel roof	F	fixed glass
OF	colourbond fascia	FGL	finished ground line
CFC	concrete 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	colourbond 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
ca	cavity sliding door	sh	shelp holder
cd	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
c/h	coverhead	vp	vent pipe
p	pantry	uo	under bench oven
ref	refrigerator	wc	wall oven

date

date	issue	amendment
28/11/19	A	issue for client review
12/12/18	B	issue for consultant co-ordination
14/12/18	C	ISSUE FOR DA

title

**north & south elevation**

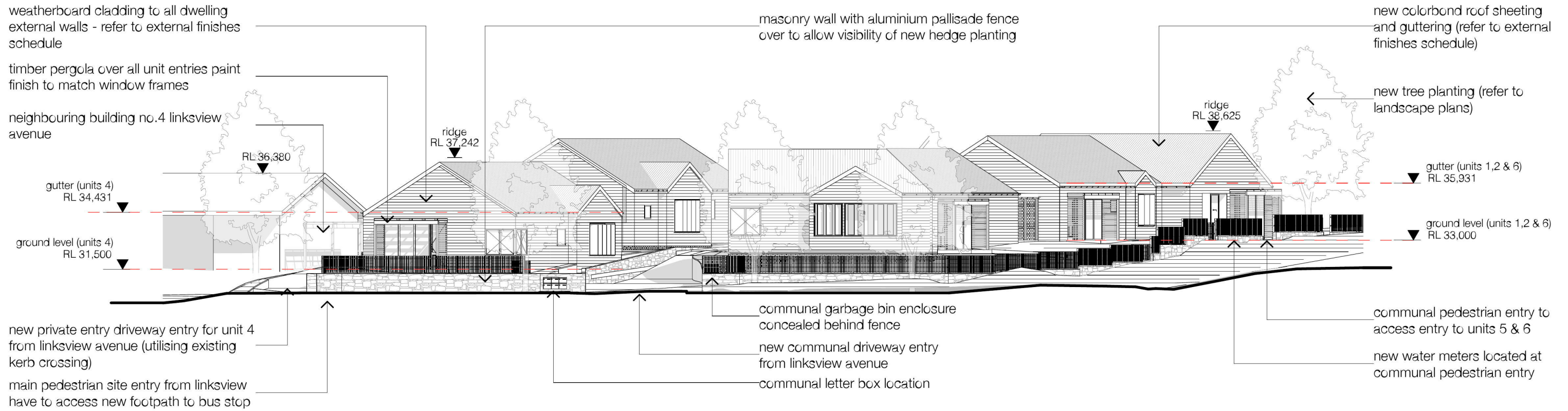
multi-dwelling development  
glenstone group | 8 linksview ave, LEONAY

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

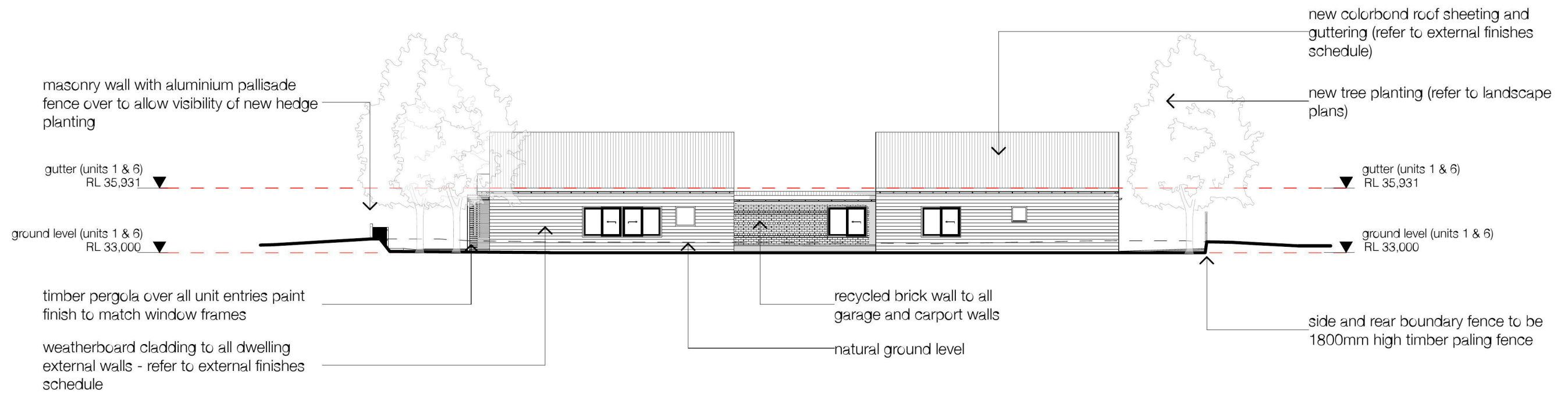
DA 2000  
issue C



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1 | east elevation

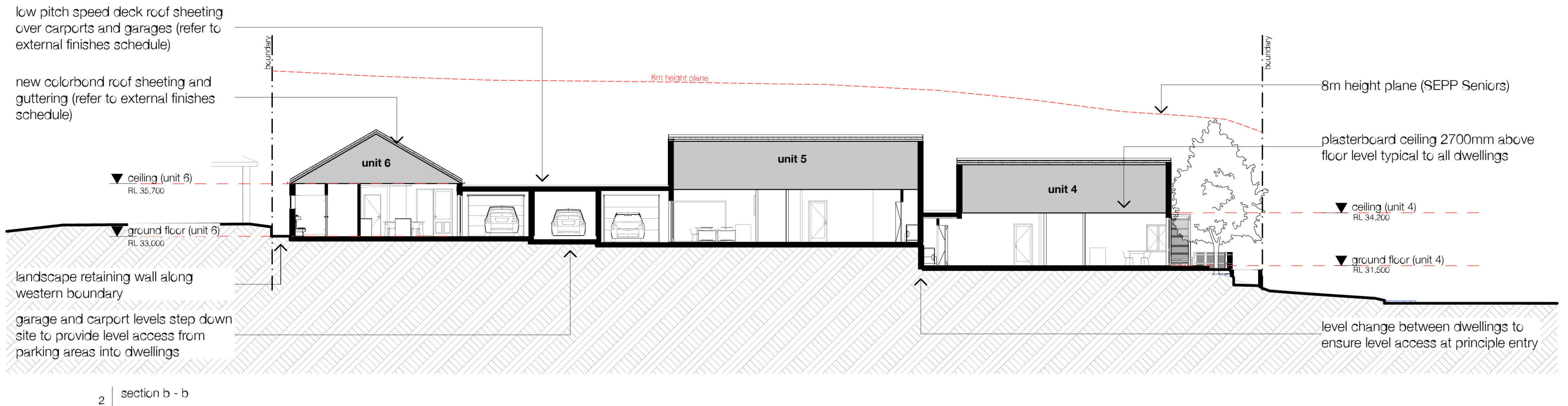
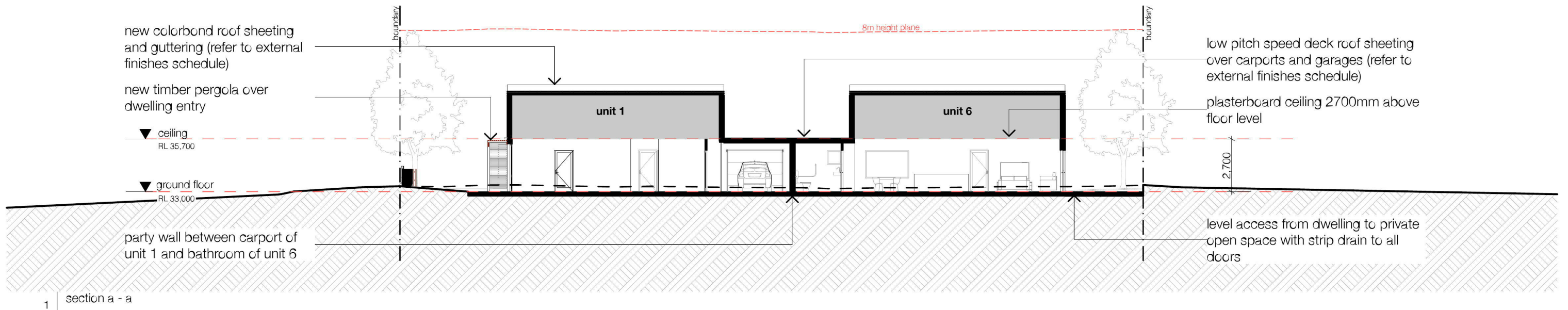


2 | west elevation

architect	general notes	finishes	fixtures	date	issue	amendment	title
<b>integrated DESIGN group</b> architects   bathurst penrith sydney  copyright integratedDESIGNgroup p/l abn 84 115 005 329 bathurst   02 6332 6205 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 BPF bagged paint brickwork on site OCR corrugated steel roof OF colorbond fascia CFC concrete COCNC concrete CJ control joint CT ceramic tile CPT carpet CRT concrete roof tile COG colorbond quad gutter DP downpipe DP&S downpipe & spreader EGL existing ground line EMS 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 c/h overhead p pantry ref refrigerator	rh rangehood sc solid core door sh scoop 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 wc wall oven	28/11/19 A issue for client review 12/12/18 B issue for consultant co-ordination 14/12/18 C ISSUE FOR DA	<b>east &amp; west elevation</b> 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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penrith | 02 4732 4430  
sydney | 02 9764 6100

nominated architects  
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finishes

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BOE	brick on edge	FC	fibre cement
BPF	bagged paint brickwork	FFL	finished floor level
CCR	corrugated steel roof	F	fixed glass
CF	colorbond fascia	FGL	finished ground line
CFC	concrete fibre cement	GM	gas meter
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fixtures

b	basin	rh	rangehood
b/head	bulkhead	sc	solid core door
cs	cavity sliding door	sh	scrap 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
c/h	coverhead	vp	vent pipe
p	pantry	uo	under bench oven
ref	refrigerator	wc	wall oven

date

date	issue	amendment
04/12/18	A	issue for consultant review
12/12/18	B	issue for consultant co-ordination
14/12/18	C	ISSUE FOR DA

title

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

project ref: GLE18074

drawn: TG | SL

checked: AE

scale: @ a3

DA 3000

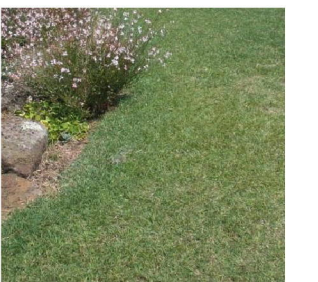
issue C



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tree ID	species	common name
01	jacaranda mimosifolia or similar	jacaranda
02	acer palmatum or similar	japanese maple
03	acmena smithii or similar	lilly pilly
04	dianella revoluta or similar	mauve flax lily
05	syzygium australe or similar	tiny trev lilly pilly
06	bothriochloa macra or similar	red grass



**deep soil zone**  
in accordance with SEPP Seniors definition

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sydney | 02 9764 6100

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BPB	bagged paint brickwork	FFL	finished floor level
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mw	microwave	v	vinyl
o/h	overhead	v	vent pipe
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**date** 14/12/18 **issue** A **amendment** ISSUE FOR DA

**title**

**landscape concept plan**  
multi-dwelling development  
glenstone group | 8 linksview ave, LEONAY

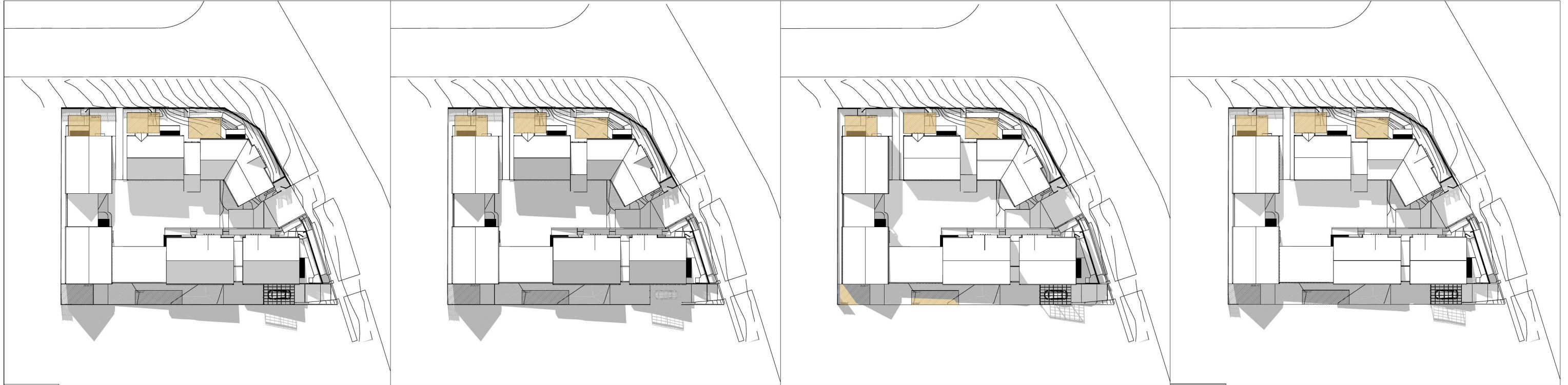
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drawn: TG | SL  
checked: AE  
scale: @ a3

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**issue**  
**A**



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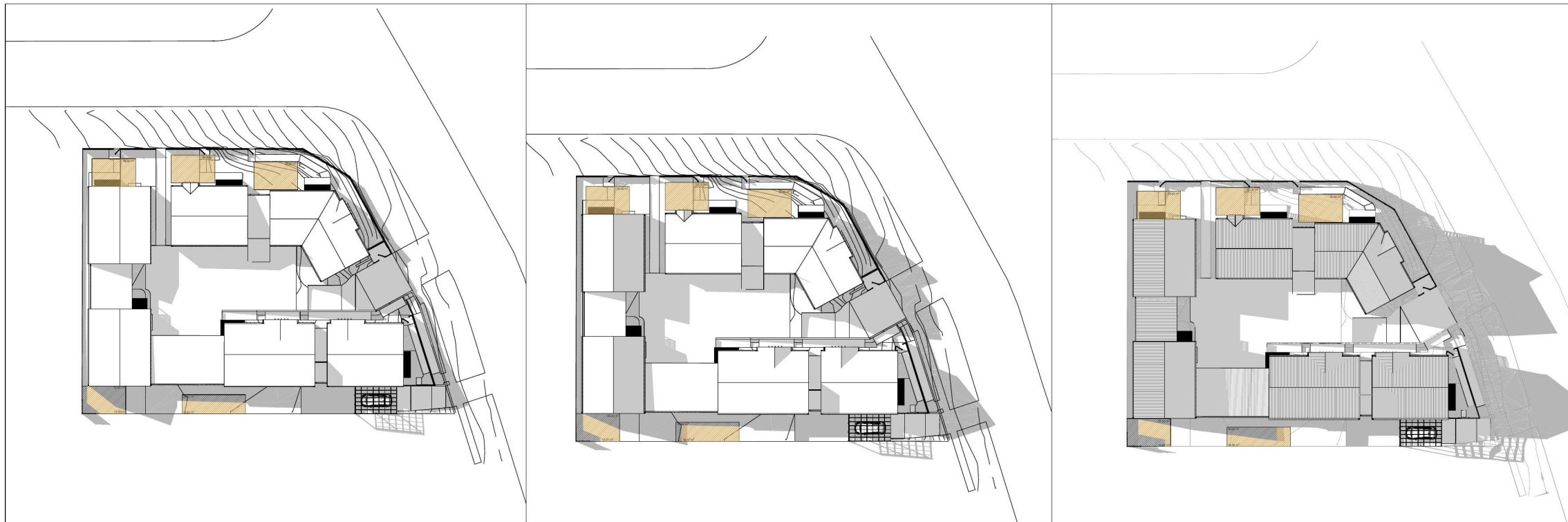


21 June - 9.00am

21 June - 10.00am

21 June - 11.00am

21 June - 12.00pm



21 June - 1.00pm

21 June - 2.00pm

21 June - 3.00pm

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date

14/12/18

issue

A

amendment

ISSUE FOR DA

title

**shadow diagrams**

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

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drawn: TG | SL  
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scale: @ a3



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9100

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