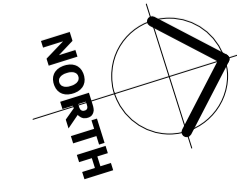


1 Site Plan  
1 : 350

DEVELOPMENT CALCULATIONS		DEVELOPMENT CALCULATIONS	
DWELLING A		DWELLING B	
LOT: 2 DP: 512998 64 CLARK ROAD, LONDONDERRY LOT AREA: 2.02ha		LOT: 2 DP: 512998 64 CLARK ROAD, LONDONDERRY LOT AREA: 2.02ha	
<b>ITEMISED FLOOR AREAS:</b>	<b>AREA:</b>	<b>ITEMISED FLOOR AREAS:</b>	<b>AREA:</b>
GROUND FLOOR AREA:	453.6m <sup>2</sup>	GROUND FLOOR AREA:	199.5m <sup>2</sup>
GARAGE AREA:	117.1m <sup>2</sup>	GARAGE AREA:	52.5m <sup>2</sup>
ENTERTAINMENT AREA:	58.0m <sup>2</sup>	ALFRESCO:	33.5m <sup>2</sup>
COURTYARD:	17.8m <sup>2</sup>	ENTRY PORCH:	10.7m <sup>2</sup>
ALFRESCO/VERANDAH:	70.0m <sup>2</sup>		
ENTRY PORCH/FRONT VERANDAH:	24.0m <sup>2</sup>		
<b>TOTAL AREA:</b>	<b>740.5m<sup>2</sup></b>	<b>TOTAL AREA:</b>	<b>296.2m<sup>2</sup></b>
<b>GROSS FLOOR AREA:</b>	<b>453.6m<sup>2</sup></b>	<b>GROSS FLOOR AREA:</b>	<b>199.5m<sup>2</sup></b>
<b>PROPOSED SITE COVERAGE:</b>	<b>3.6%</b>	<b>PROPOSED SITE COVERAGE:</b>	<b>1.4%</b>
PRO. DETAILED LANDSCAPED AREA : 900m <sup>2</sup>		PRO. DETAILED LANDSCAPED AREA : 480m <sup>2</sup>	

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E	DRAFT DA ISSUE	08.12.20
F	DA ISSUE - FOR APPROVAL	08.02.21
H	DA AMENDMENTS - FOR APPROVAL	30.03.21



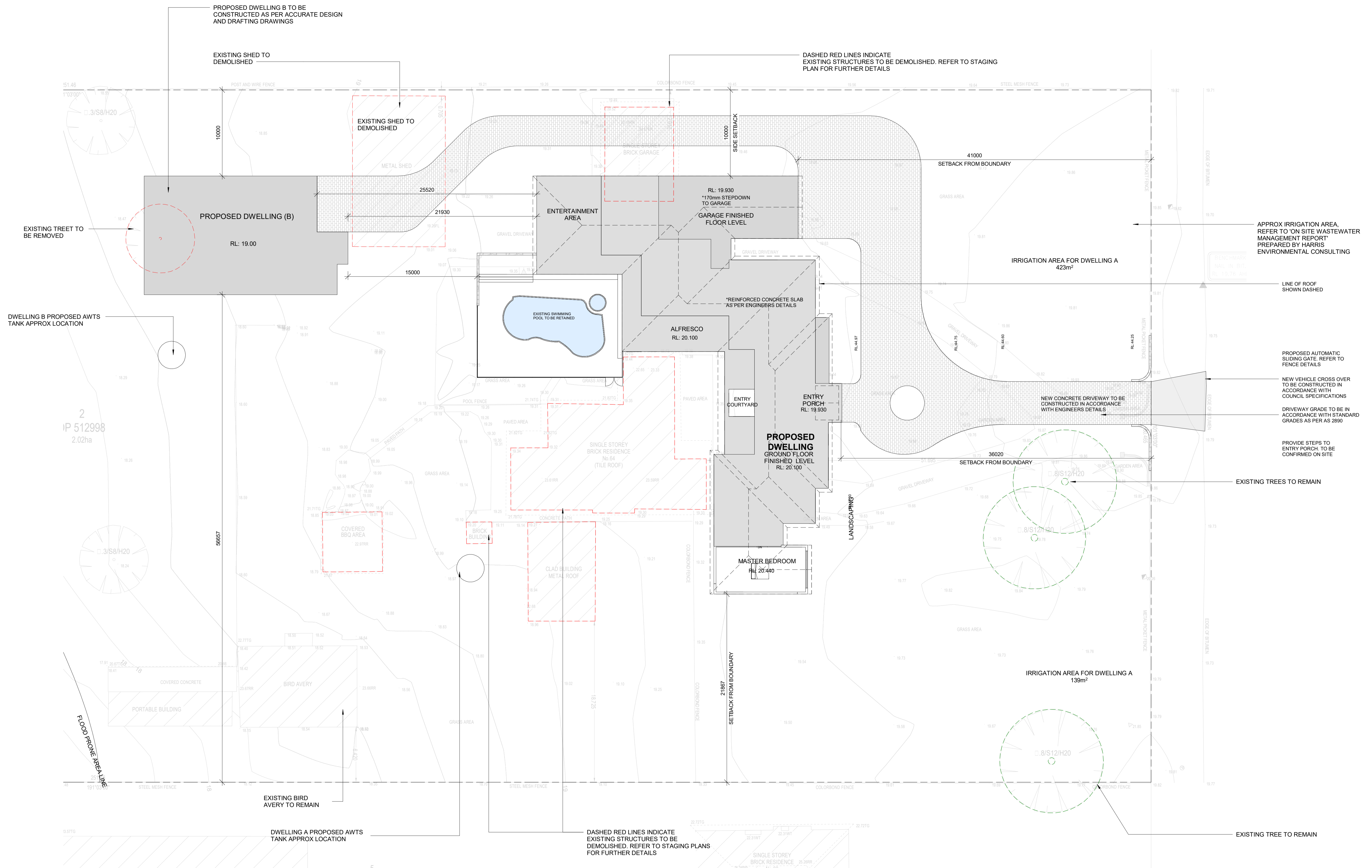
**SITE PLAN**

PROPOSED DUAL OCCUPANCY

64 CLARK ROAD LONDONDERRY

Date	Job No.	Sheet No.
08.02.21	JMA-075	01
Scale at A1	Drawn by	Issue
1 : 350	JM	H

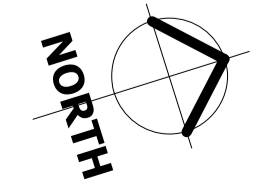
**JMA** J MAMMONE ARCHITECTURE  
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admin@jmmammonearchitecture.com.au  
Nominated Architect:  
Joseph Mammone Reg No. 9450



**2 Detailed Site Plan**  
1 : 200

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F	DA ISSUE - FOR APPROVAL	08.02.21
H	DA AMENDMENTS - FOR APPROVAL	30.03.21

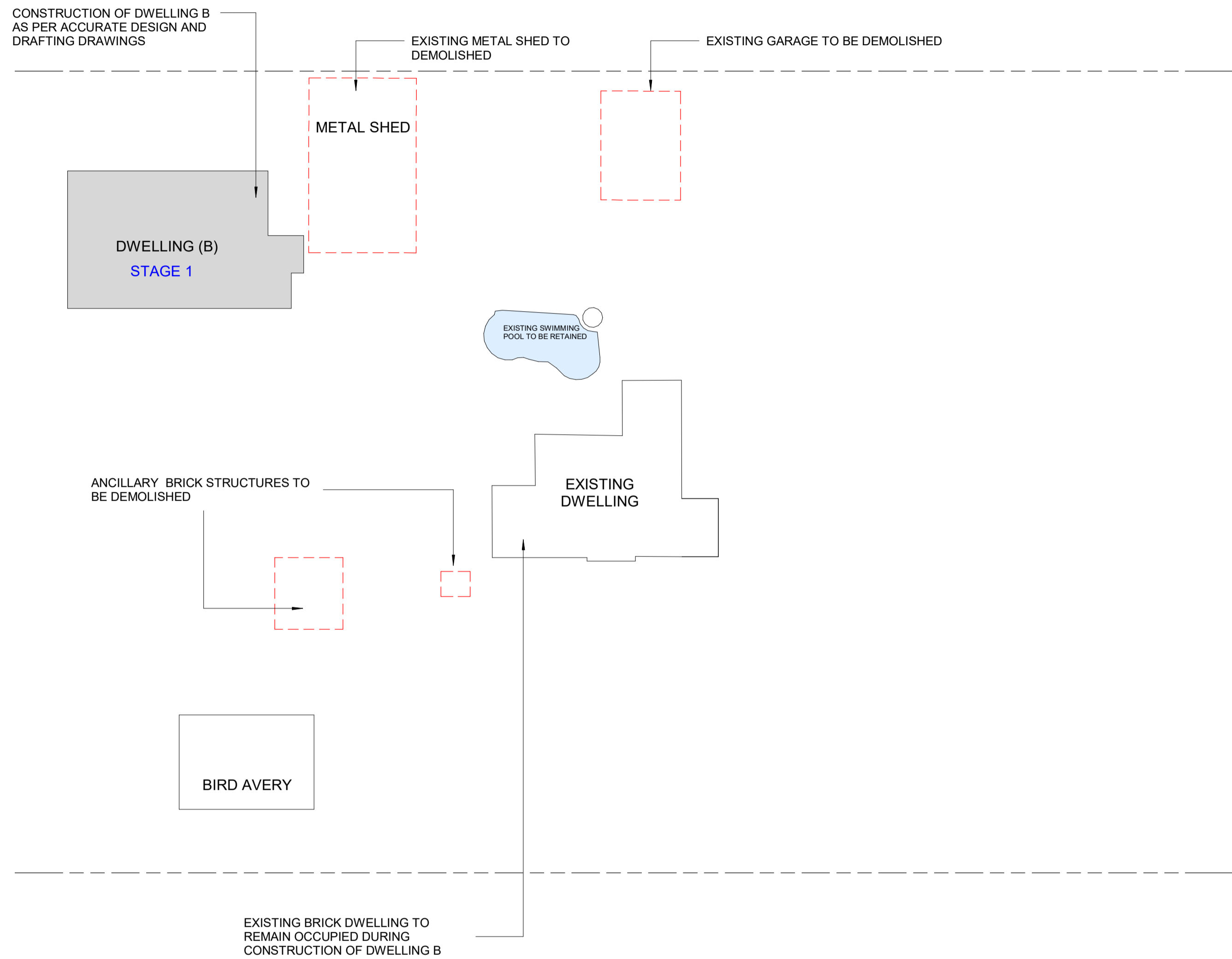


DETAILED SITE PLAN	
PROPOSED DUAL OCCUPANCY	
64 CLARK ROAD LONDONDERRY	

Date	Job No.	Sheet No.
08.02.21	JMA-075	02
Scale at A1	Drawn by	Issue
1 : 200	JM	H

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 jmmamnonearchitecture.com.au  
 Nominated Architect:  
 Joseph Mammonne Reg No. 9450

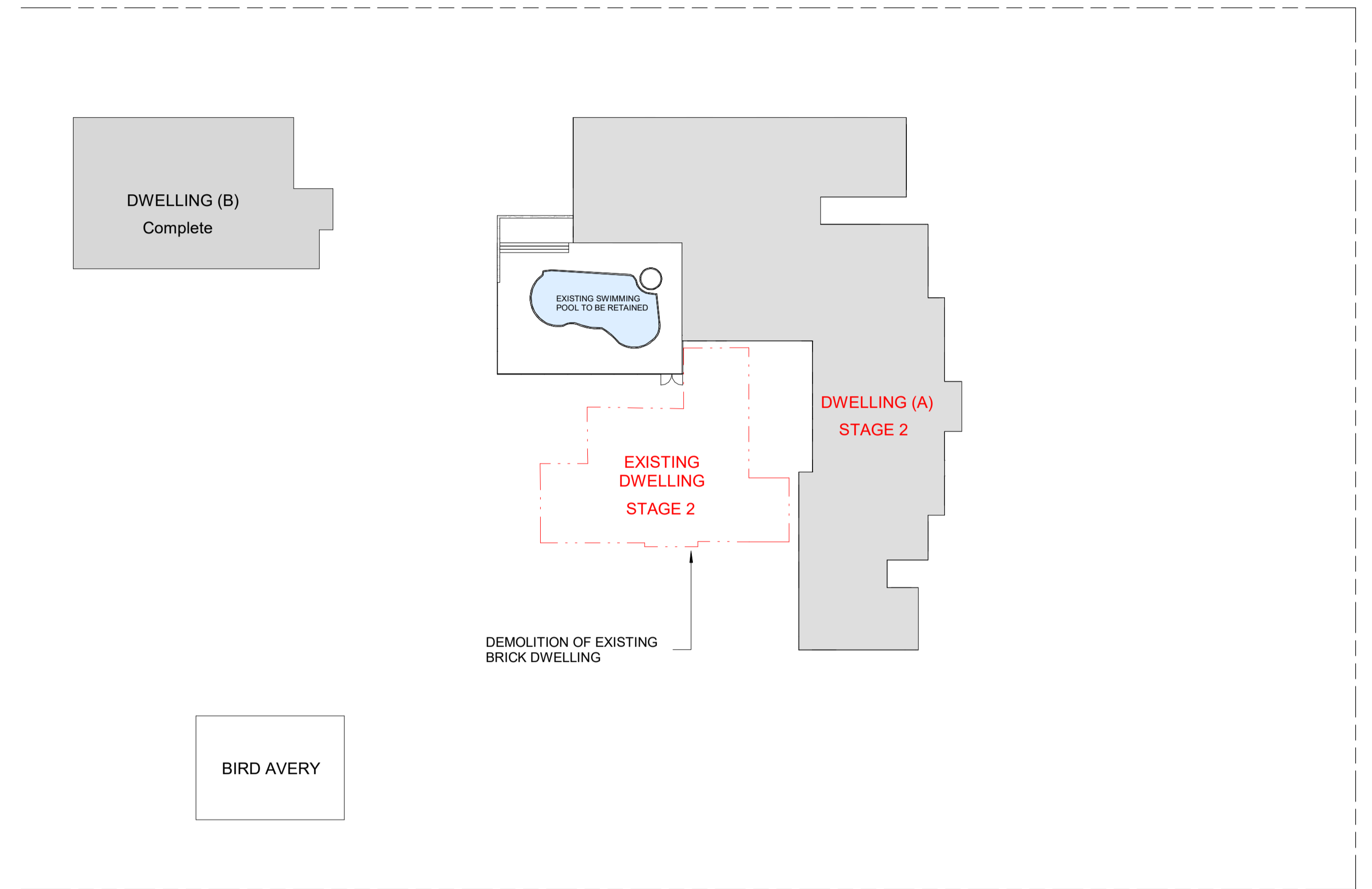




**STAGE 1:**

Demolition of existing garage, metal shed and ancillary structures. Construction of Dwelling B.

**1** Staging Plan - Stage 1  
1 : 350



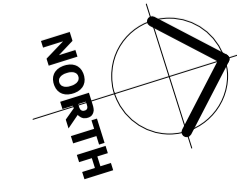
**STAGE 2:**

Demolition of existing brick dwelling prior to the commencement of construction for Dwelling A. Construction of Dwelling A

**2** Staging Plan - Stage 2  
1 : 350

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No.	Description	Date
F	DA ISSUE - FOR APPROVAL	08.02.21
H	DA AMENDMENTS - FOR APPROVAL	30.03.21



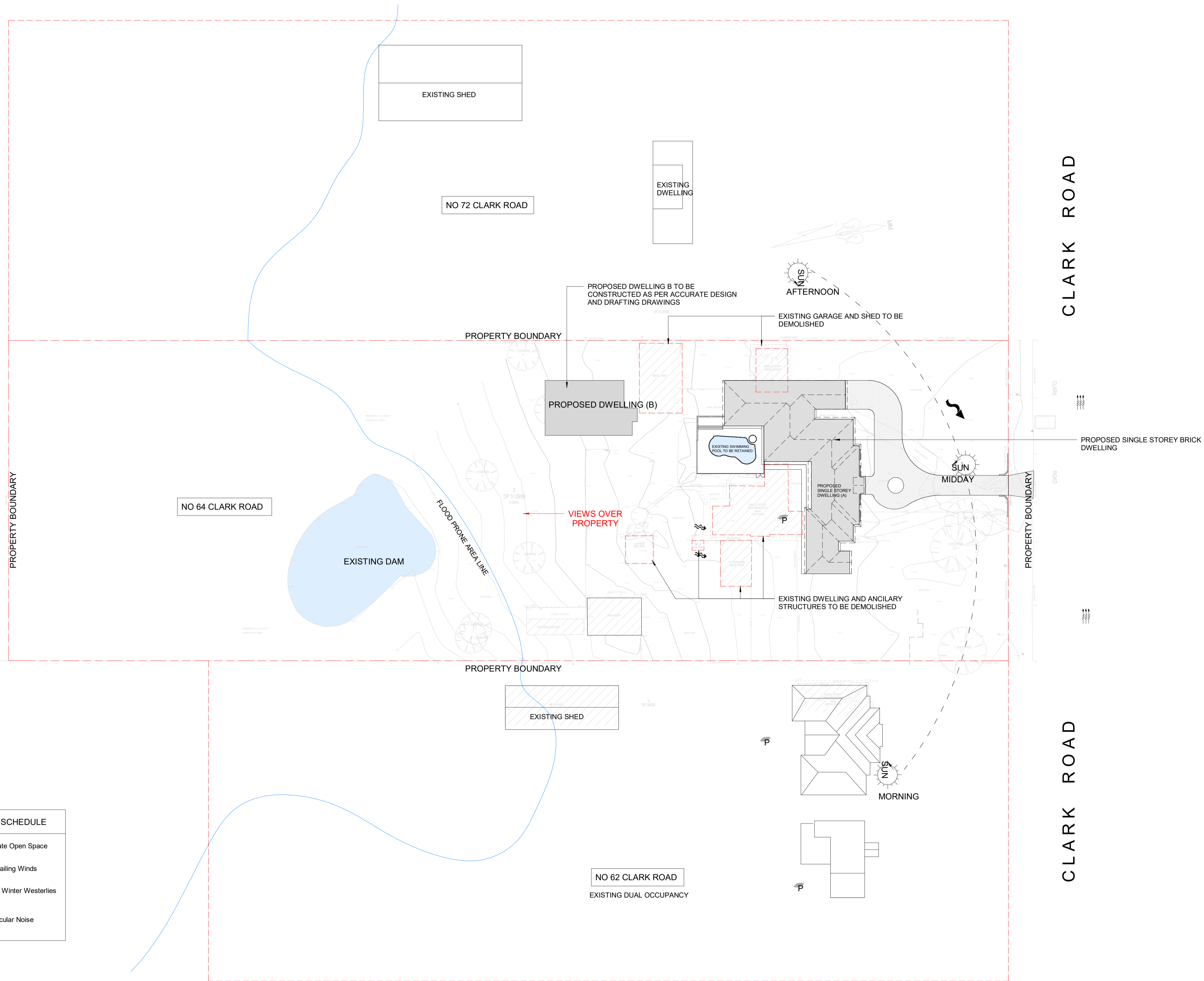
**STAGING DIAGRAMS**

PROPOSED DUAL OCCUPANCY

64 CLARK ROAD LONDONDERRY

Date	Job No.	Sheet No.
08.02.21	JMA-075	04
Scale at A1	Drawn by JM	Issue.
1 : 350		H

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 Nominated Architect:  
 Joseph Mamzone Reg No. 9450

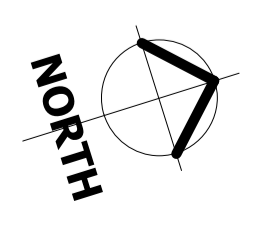


SITE ANALYSIS SCHEDULE	
	Private Open Space
	Prevailing Winds
	Cold Winter Westerlies
	Vehicular Noise

**1 Site Analysis**  
1 : 500

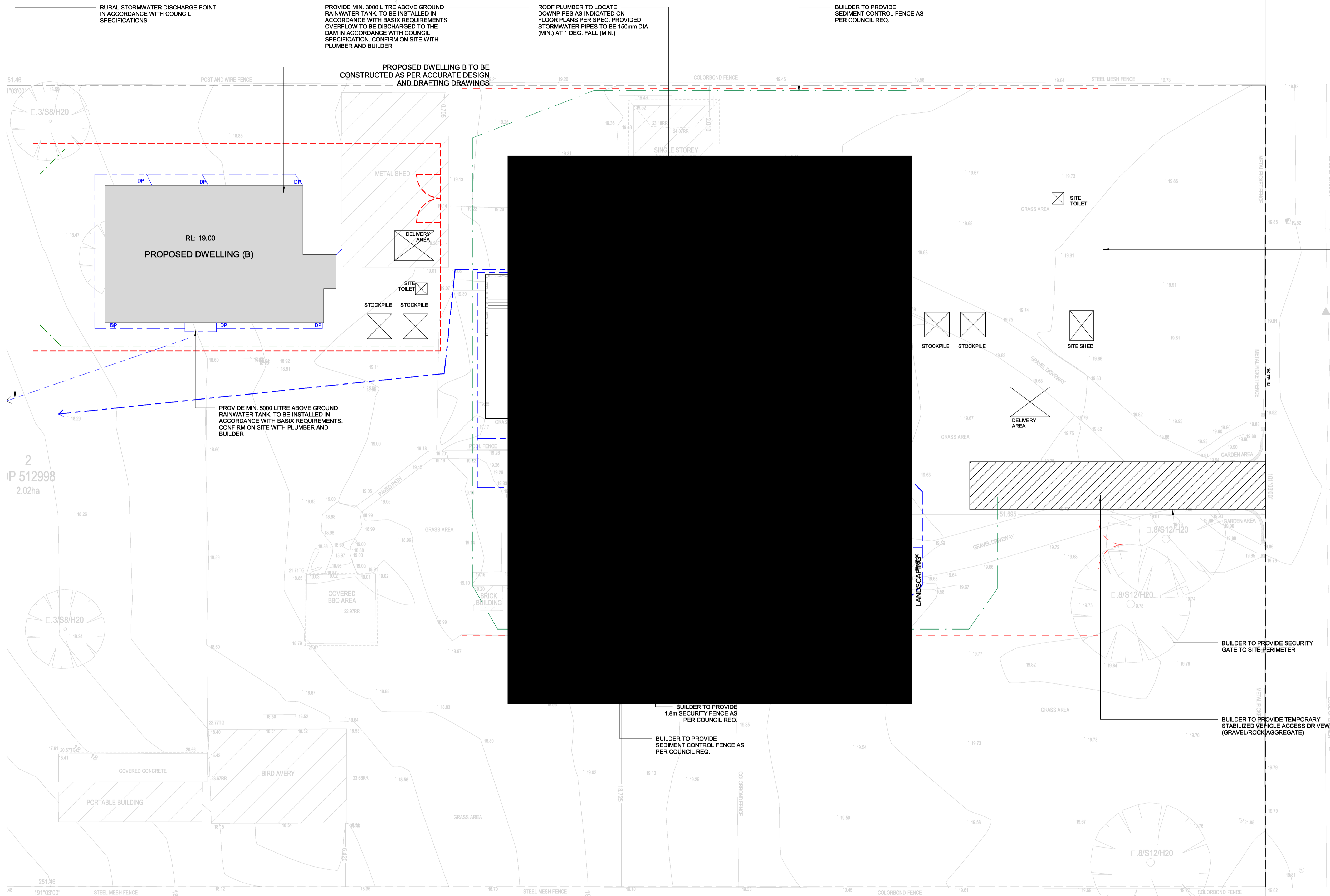
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E	DRAFT DA ISSUE	08.12.20
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H	DA AMENDMENTS - FOR APPROVAL	30.03.21



SITE ANALYSIS	
PROPOSED DUAL OCCUPANCY	
64 CLARK ROAD LONDONDERRY	

Date	Job No.	Sheet No.
08.02.21	JMA-075	05
Scale at A1	Drawn by JM	Issue H
J MAMMONNE ARCHITECTURE ph. 0420 945 363 admin@jmammonearchitecture.com.au Nominated Architect: Joseph Mammonne Reg No. 9450		

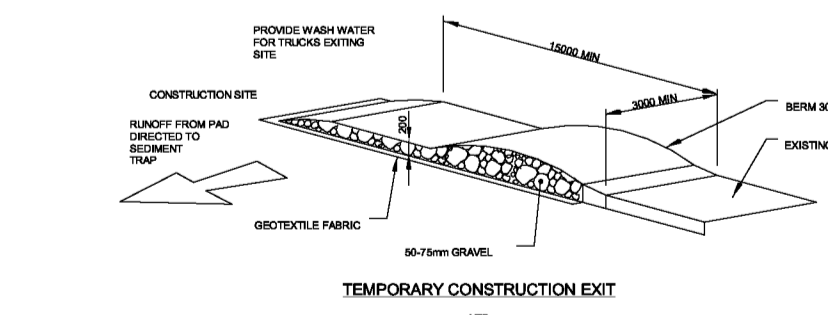
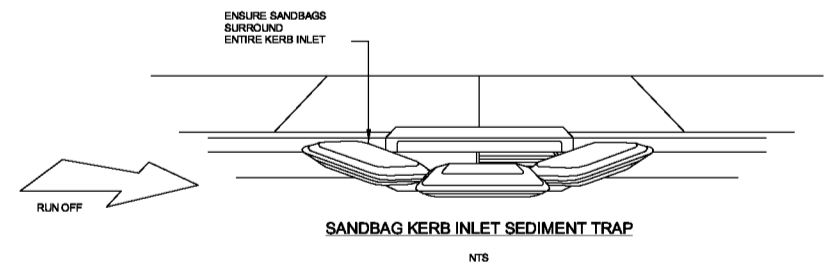
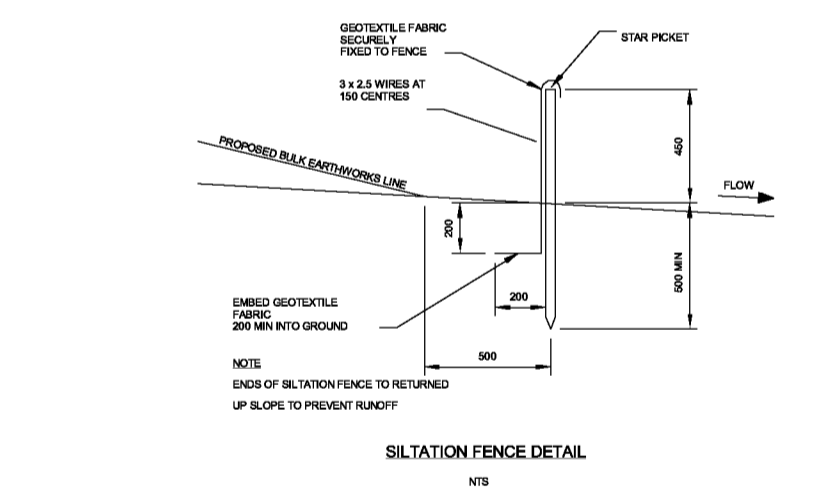


BUILDER TO PROVIDE 1.8m SECURITY FENCE TO PERIMETER OF SITE AS PER COUNCIL REQUIREMENTS.

REAR YARD TO BE GRADED AWAY AND ANY RETAINING WALLS TO BE CONSTRUCTED. (BY OWNER UNO)

MAINTAIN NATURAL GROUND LINE. ALL FILL TO BE CONTAINED WITHIN BUILDING ENVELOPE VIA DEB.

- DRAINAGE NOTES:**
1. PLUMBER TO CONFIRM POSITION OF DOWNPIPES AS INDICATED ON FLOOR PLANS PER SPEC. PROVIDED.
  2. STORMWATER PIPES TO BE 90MM DIA. (MIN) AT 1 DEG. GRADE (MIN).
  3. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D.
  4. OVERFLOW DISCHARGED INTO EXISTING CITY DRAINAGE SYSTEM & CONNECTED TO COUNCIL REQUIREMENTS.
  5. STORMWATER DRAINAGE TO THE STREET IN ACCORDANCE WITH COUNCIL'S STORMWATER REQUIREMENTS INVERT LEVELS TO BE CONFIRMED.
- SEDIMENT CONTROL NOTES:**
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
  2. MINIMISE DISTURBED AREAS.
  3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTER AND FOOTPATHS.
  4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
  5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
  6. ALL POLLUTED RUNOFF IS TO BE RETAINED AND TREATED ON SITE.
  7. ALL DISTURBED AREAS ARE TO BE RE-STABILIZED/ RE-VEGETATED.



2  
IP 512998  
2.02ha

**Erosion and Sediment Control Plan**  
1:200

**NOTES, METAL ROOF**  
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H	DA AMENDMENTS - FOR APPROVAL	30.03.21



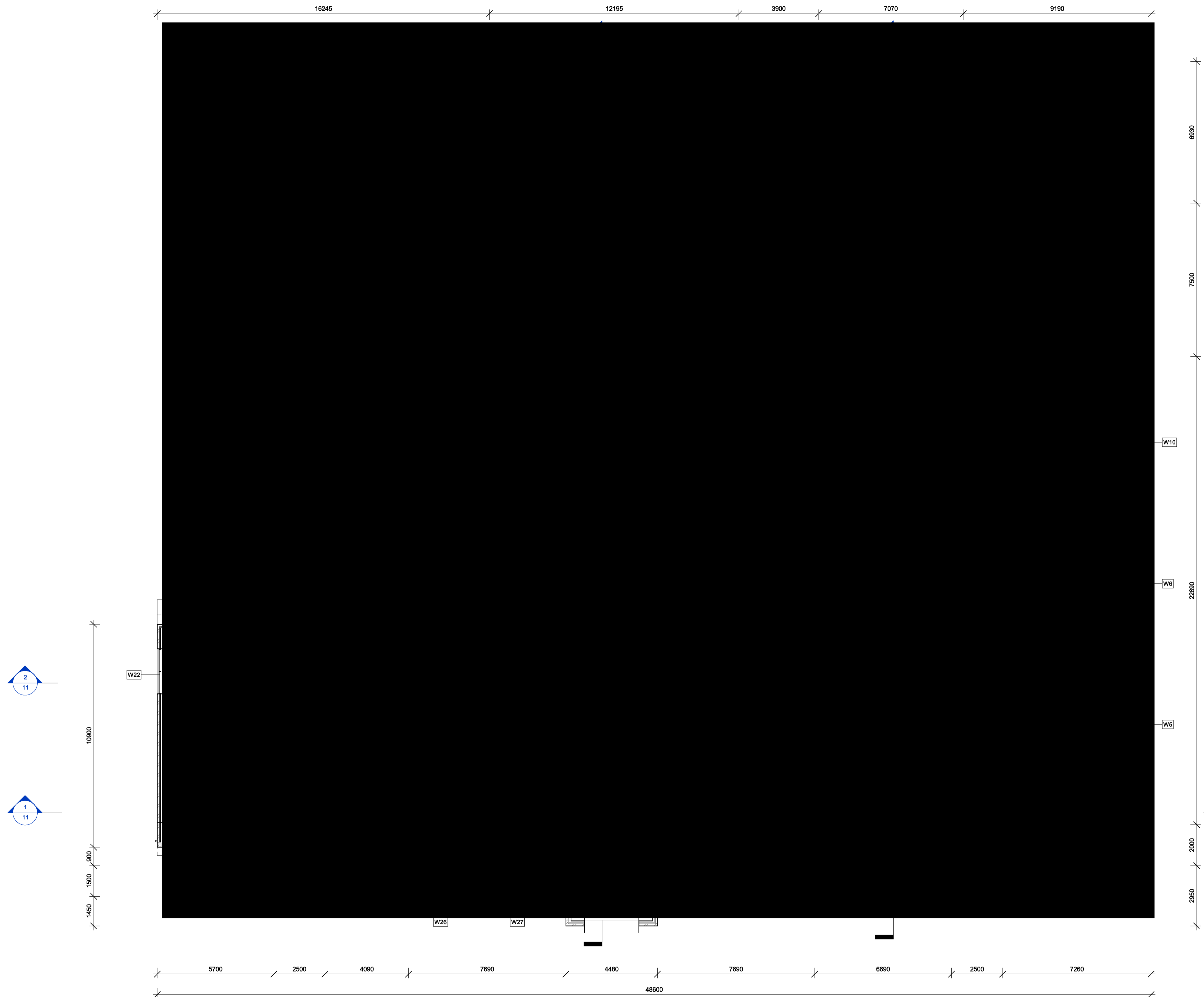
**EROSION AND SEDIMENT CONTROL PLAN**

Date: 08.02.21 Job No: JMA-075 Sheet No: 06  
Scale at A1: As indicated Drawn by: JM Issue: H

**PROPOSED DUAL OCCUPANCY**

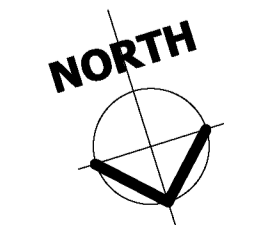
64 CLARK ROAD LONDONDERRY

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admin@jammonearchitecture.com.au  
Nominated Architect: Joseph Mammonne Reg No. 9450



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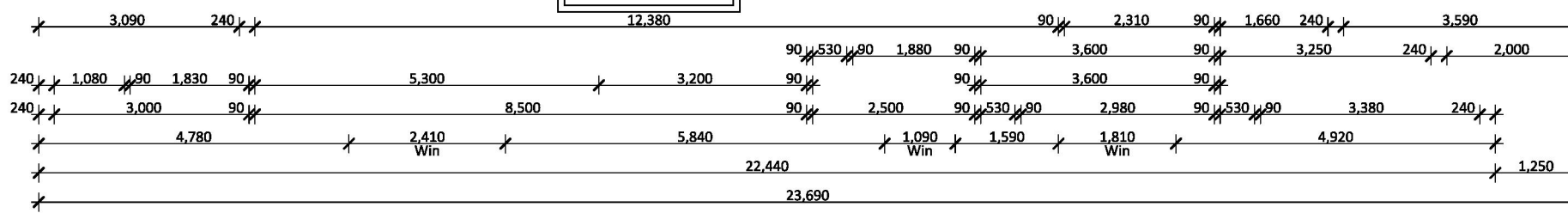
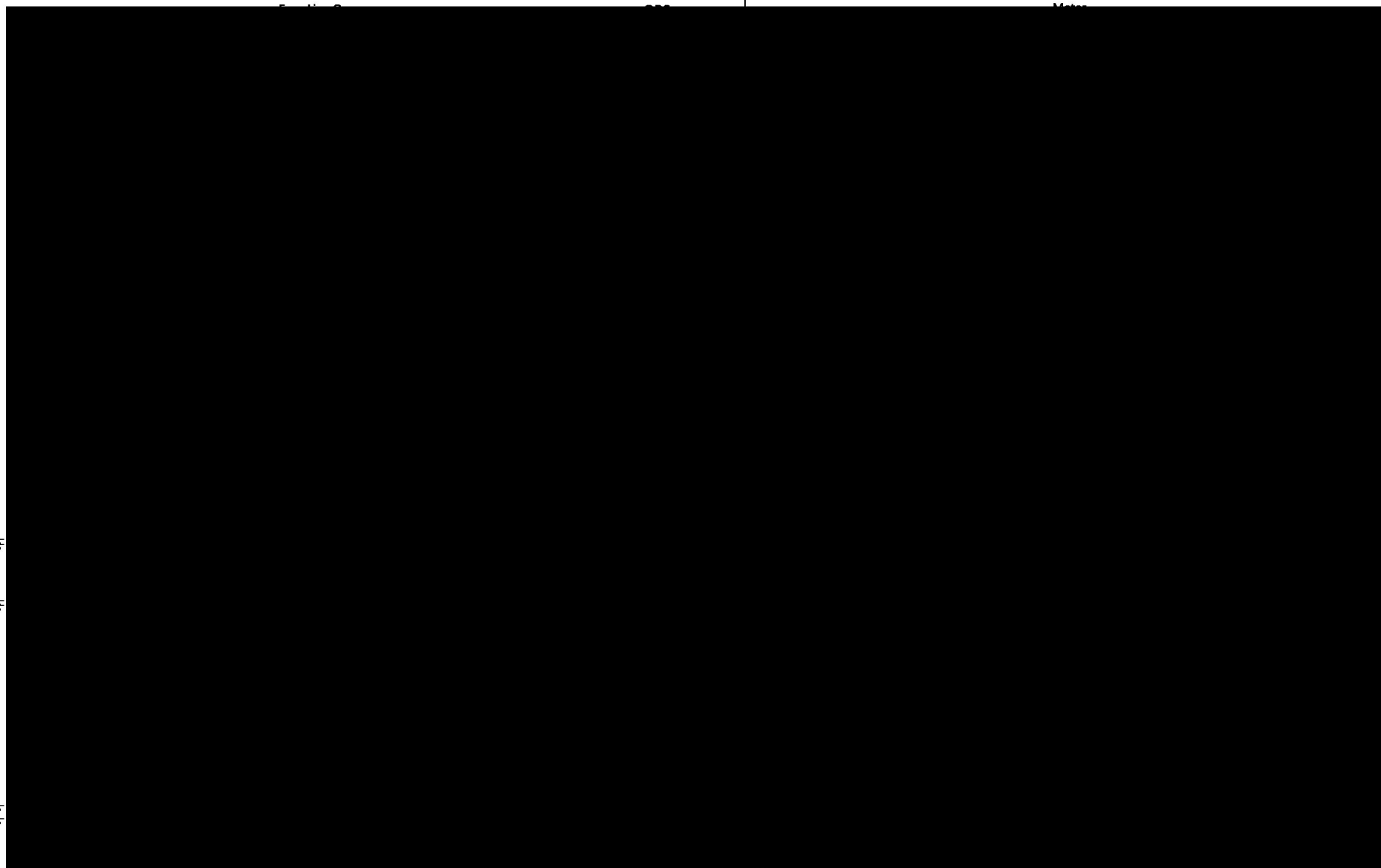
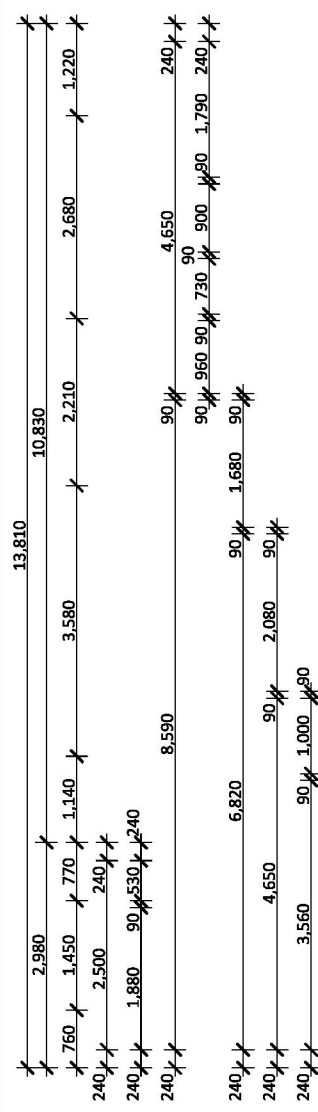
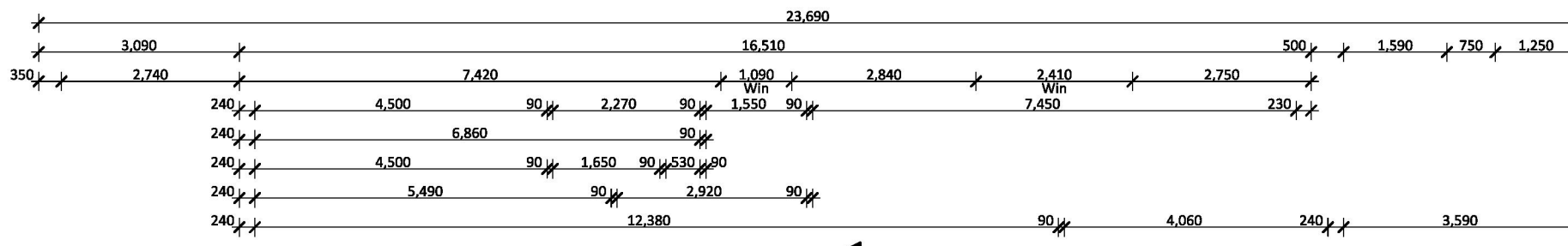
**GROUND FLOOR PLAN**

PROPOSED DUAL OCCUPANCY

64 CLARK ROAD LONDONDERRY

Date	Job No.	Sheet No.
08.02.21	JMA-075	07
Scale at A1	Drawn by JM	Issue H
1 : 100		

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 Nominated Architect:  
 Joseph Mamzone Reg No. 9450



Floor Area (m2)	
Porch	10.69
Alfresco	33.46
Garage	52.45
Living	199.50
	<b>296.10 m<sup>2</sup></b>

Floor Plan  
1:100

- Legend:**
- ACU - Air Conditioning Unit
  - AJ - Articulation Joint
  - B/Bar - Breakfast Bar
  - DP - Downpipe
  - DW - Dishwasher
  - Ens - Ensuite
  - F/P - Fire Place
  - FW - Floor Waste
  - HWS - Hot Water System
  - L - Linen
  - LC - Laundry Chute
  - LOH - Lift off Hinge
  - LT - Laundry Tub
  - MH - Manhole
  - MW - Microwave Oven
  - OBS - Obscure
  - OHC - Over Head Cupboard
  - P - Pantry
  - R - Robe
  - RHS - Rolled Hollow Steel
  - S - Smoke Alarm
  - Shr - Shower
  - TR - Towel Rail
  - Van - Vanity
  - w.i.l. - Walk in Linen
  - w.i.r. - Walk in Robe
  - w.i.p. - Walk in Pantry
  - w.c. - Wash Closet
  - WM - Washing Machine

- Notes:**
1. Levels shown are approx and should be verified on site
  2. Figured dimensions are to be taken in preference to scaling
  3. All measurements are in mm unless otherwise stated
  4. Window sizes are nominal only. Final window sizes by builder
  5. Dimensions are to be verified on site by builder before commencement of work.
  6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA/NCC
  7. Final AJ's to engineers specifications
  8. Plus or minus 200mm to floor levels
  9. Steel beam required if any openings have more than 6 courses of brickwork above
  10. Material finishes are indicative, for final selections see builders tender

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Client:  
**RMF Homes**

Job:  
**Proposed Dual Occupancy**

LOT: 2 DP: 512998  
**64-70 Clark Road,  
Londonderry**

Drawing:  
**Floor Plan**

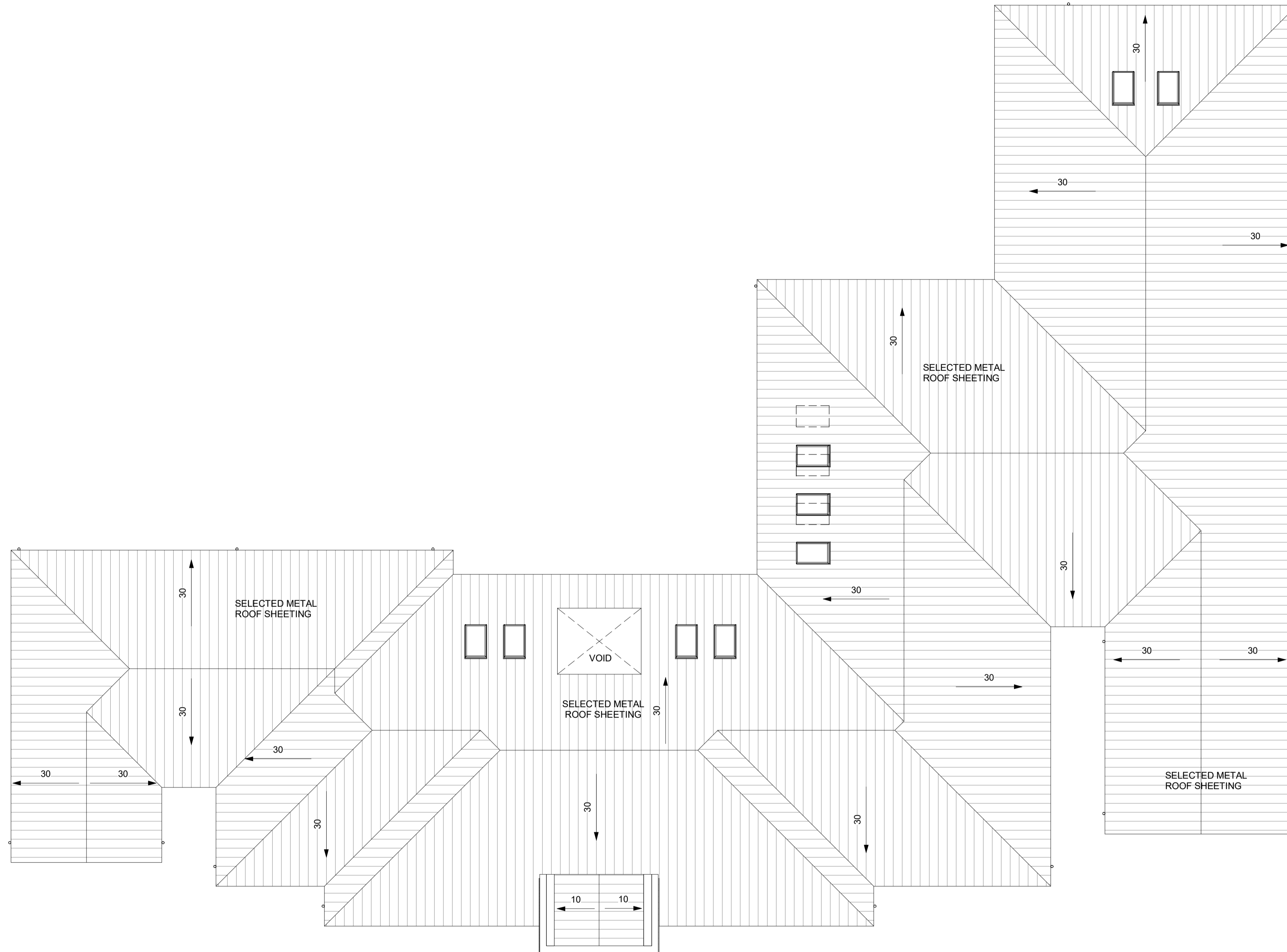
Scale: **1:100** Date: **22-03-21**

Drawing No: **20058-4** Sheet: **3/10** Issue: **E**

House Design: Custom

**Accurate**  
design and drafting

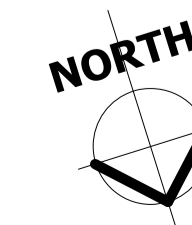
Office: 1a/10 Exchange Parade  
Narellan NSW 2567  
**Phone : 0246472552**  
Email: info@accuratedesign.com.au



1 Roof Plan  
1 : 100

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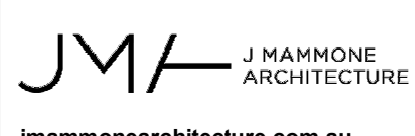
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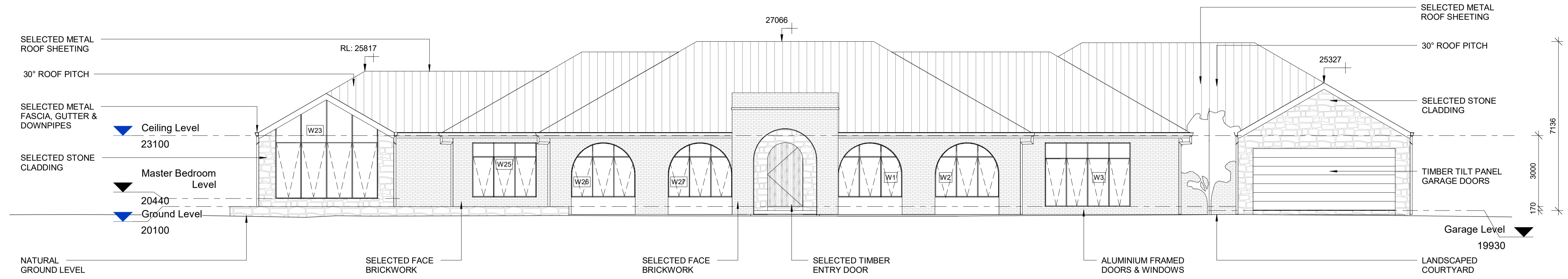


ROOF PLAN	
PROPOSED DUAL OCCUPANCY	64 CLARK ROAD LONDONDERRY

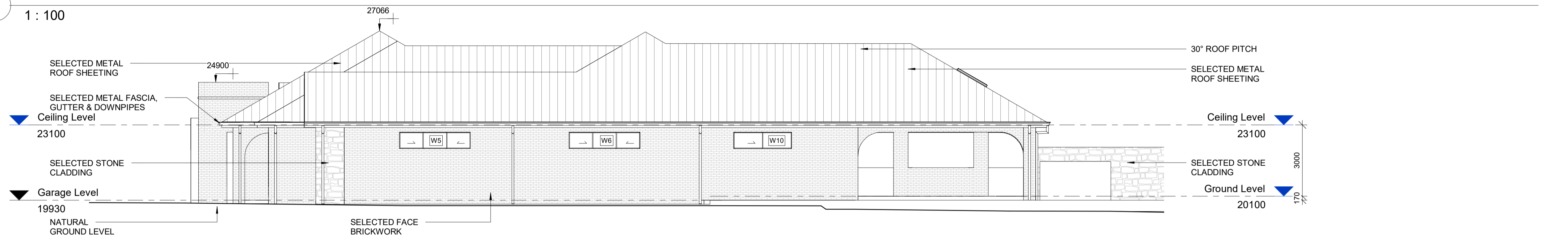
Date	Job No.	Sheet No.
08.02.21	JMA-075	08
Scale at A1	Drawn by JM	Issue H
1 : 100		

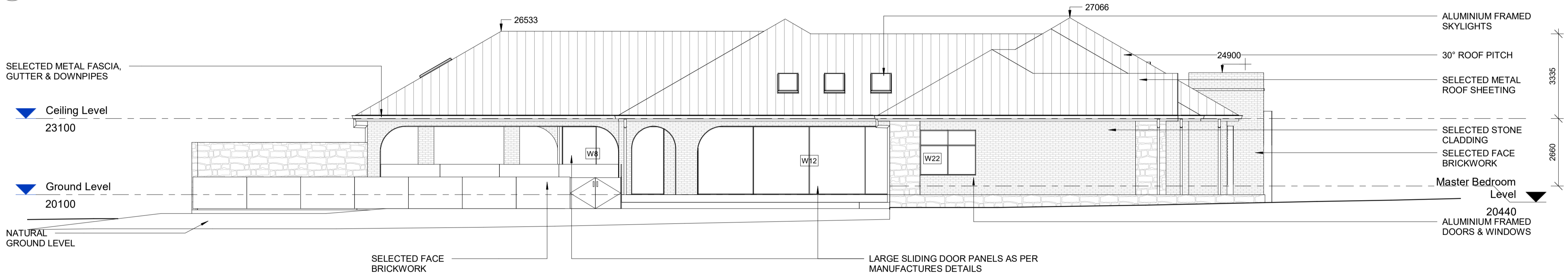
 <b>J MAMMONE ARCHITECTURE</b> jmammonearchitecture.com.au	ph. 0420 945 363 admin@jmammonearchitecture.com.au Nominated Architect: Joseph Mammone Reg No. 9450
--	--



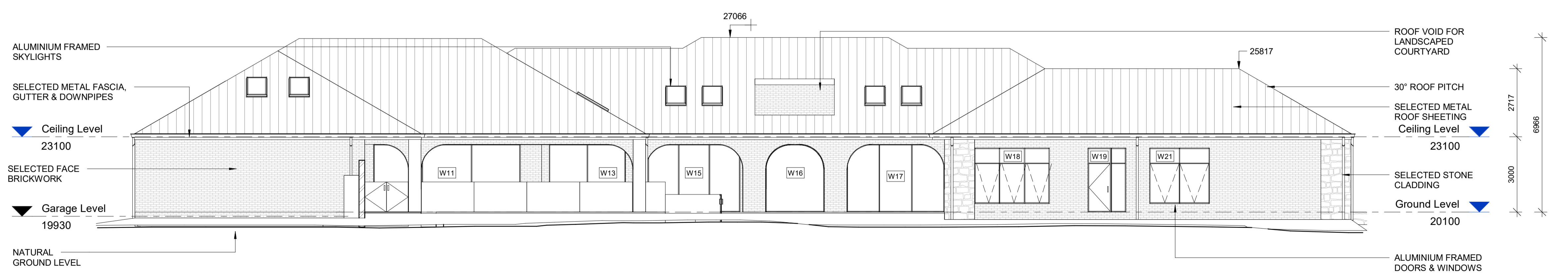
1 North Elevation  
1 : 100



2 West Elevation  
1 : 100



3 East Elevation  
1 : 100



4 South Elevation  
1 : 100

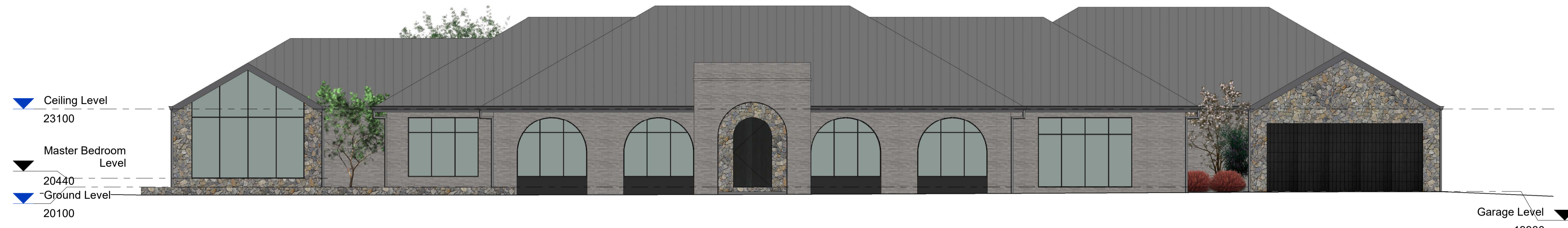
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ELEVATIONS	
PROPOSED DUAL OCCUPANCY	
64 CLARK ROAD LONDONDERRY	

Date	Job No.	Sheet No.
08.02.21	JMA-075	09
Scale at A1	Drawn by	Issue
1 : 100	JM	H

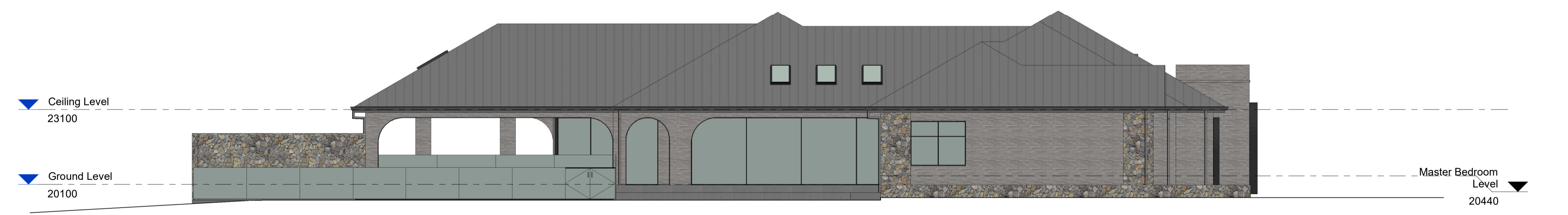
**JMA** J MAMMONE ARCHITECTURE  
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 admin@jmammonearchitecture.com.au  
 Nominated Architect:  
 Joseph Mammone Reg No. 9450



1 North Elevation - Finishes  
1 : 100



2 West Elevation - Finishes  
1 : 100



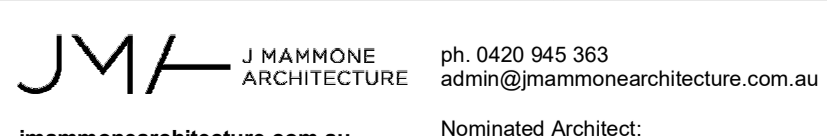
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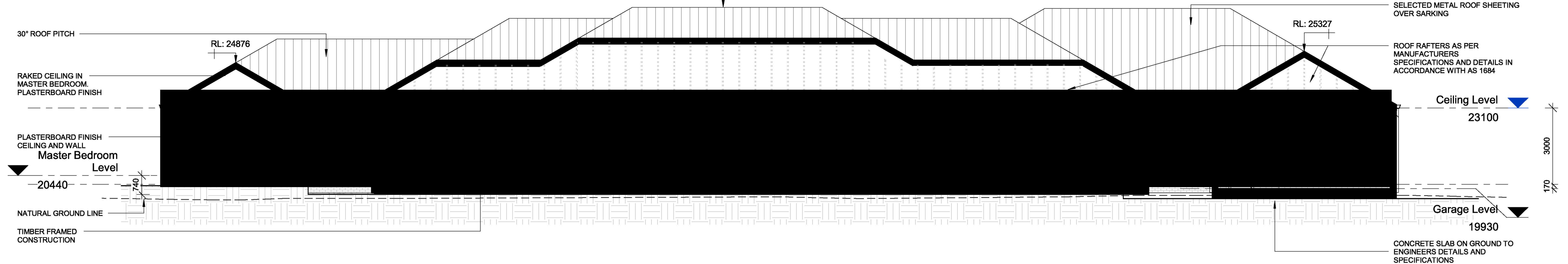


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1 : 100

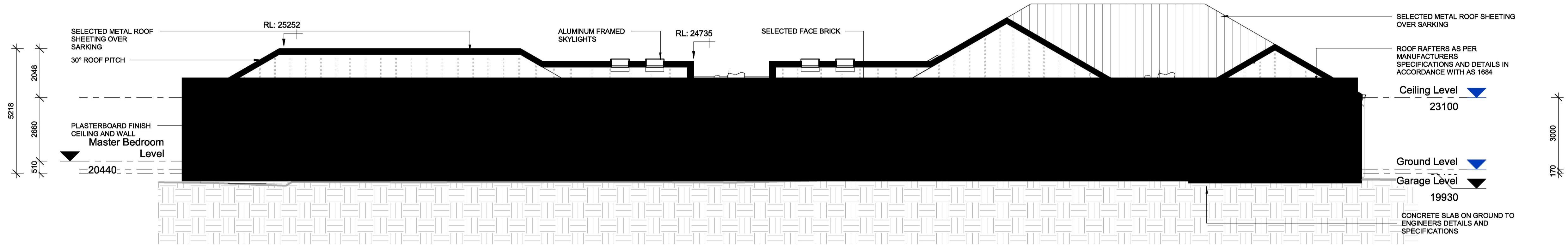
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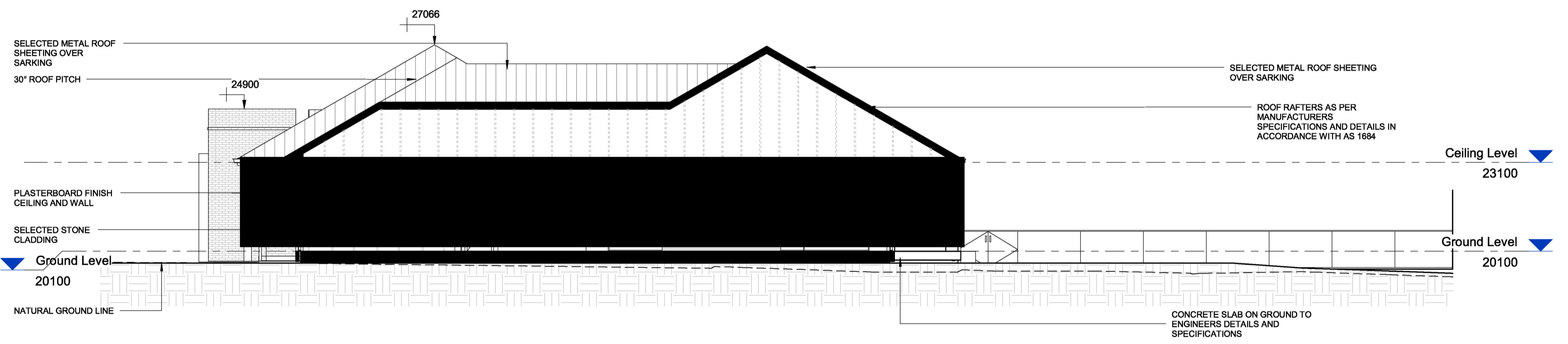
ELEVATION - FINISHES		Date	Job No.	Sheet No.
		08.02.21	JMA-075	10
		Scale at A1	Drawn by JM	Issue
		1 : 100		H
PROPOSED DUAL OCCUPANCY		 <b>J MAMMONE ARCHITECTURE</b> ph. 0420 945 363 admin@jammonearchitecture.com.au Nominated Architect: Joseph Mamzone Reg No. 9450		
64 CLARK ROAD LONDONDERRY				



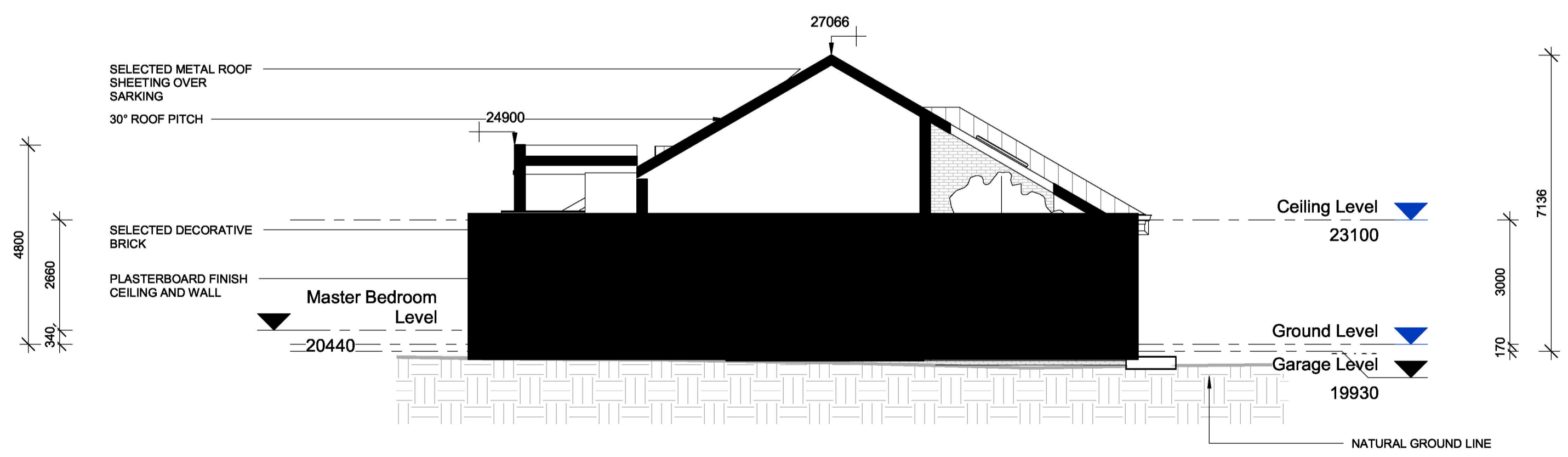
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2 Section 2  
1 : 100



3 Section 3  
1 : 100



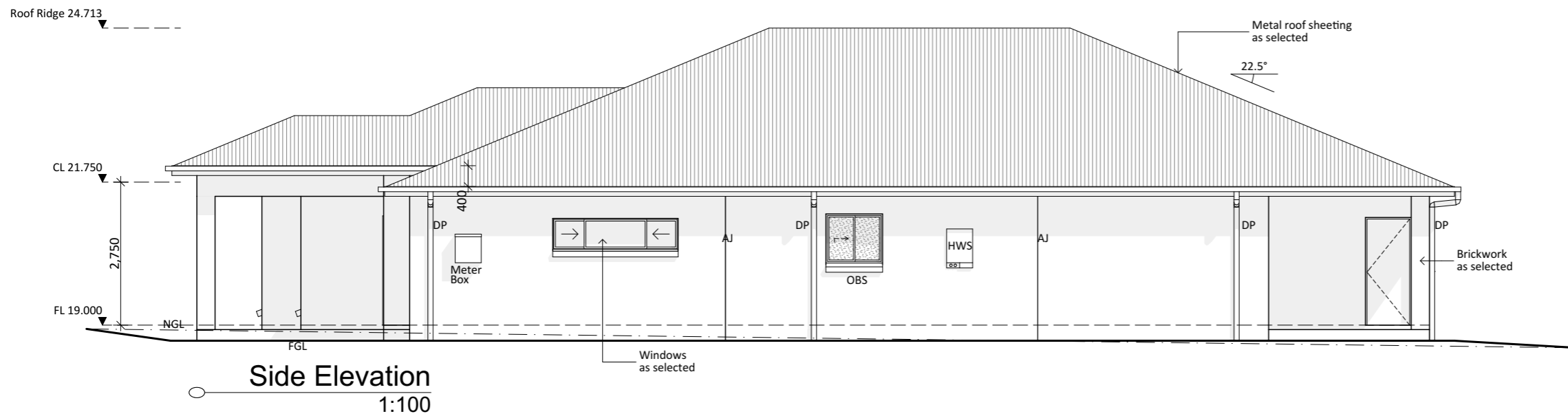
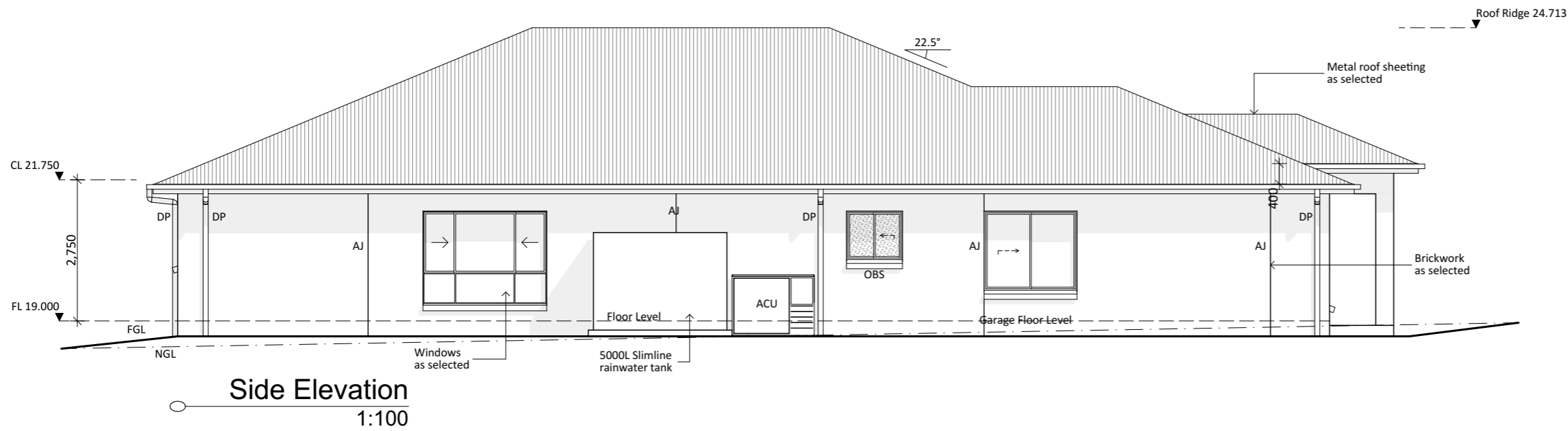
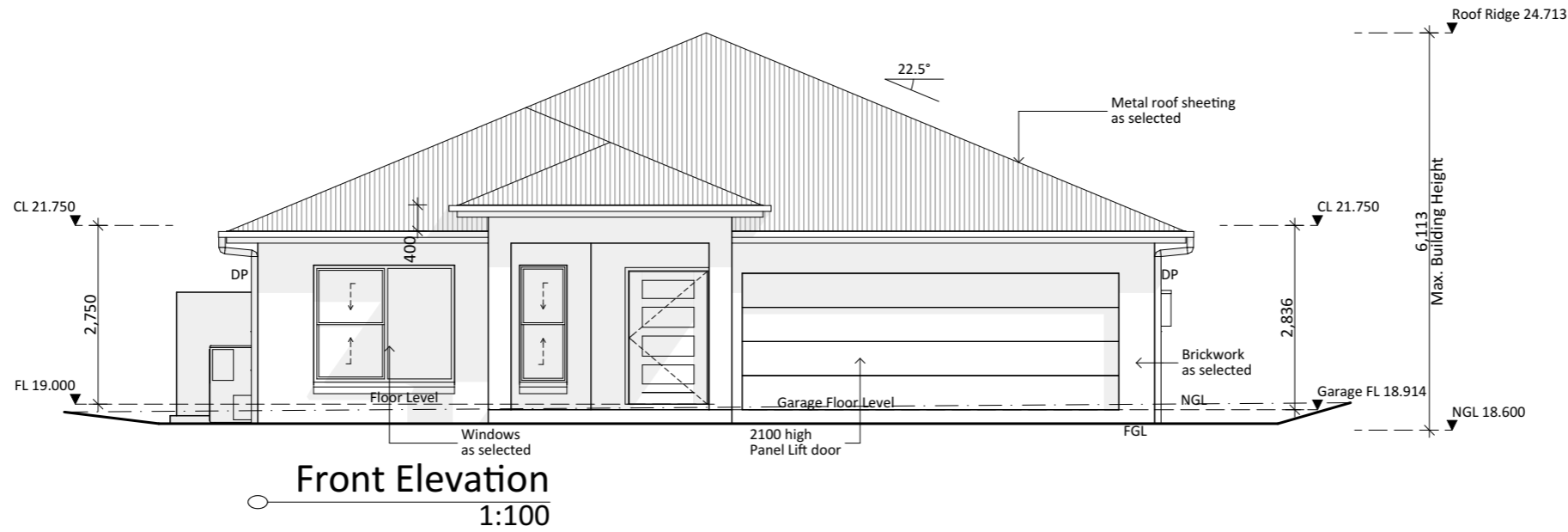
4 Section 4  
1 : 100

Thermal Comfort Specifications	
Glazing Doors/windows/clerestory	Glazed windows and doors: U-Value: 4.10 (equal to or lower than) SHCC: 0.52 (±10%)  Given values are AFRC, total window system values (glass and frame)
Roof & Ceiling	Metal roof with foil backed blanket (R <sub>tot</sub> 3.3 and R <sub>equiv</sub> 1.3) (ie. Bradfords Anticon 60) Plasterboard ceiling with R4.0 insulation (insulation value only) where roof is above excluding garage External Colour: Medium (0.475<SA<0.7)
Ceiling Penetrations	Sealed LED downlights, one every 5m <sup>2</sup> . Once lighting plan has been developed NatHERS certificate can be updated to improve specification.
External walls	Brick veneer wall with R2.7 insulation (insulation value only) No insulation required to external garage walls External Colour: Medium (0.475<SA<0.7)
Internal walls	Plasterboard on studs and reverse brick veneer wall to internal walls adjacent to the garage/storage as shown on plans R2.0 insulation required to internal garage walls shared with other internal areas
Floors	Concrete slab on ground Floor coverings: Carpet to bedrooms, timber to foyer/hallway, study & toy/craft room and tiles elsewhere
External shading	Covered outdoor Alfresco and deck. Eaves as per stamped plans
BASIX Water Commitments	
Fixtures	Install showerheads minimum rating of 4 stars-Mid flow (>6 and <= 7.5 Litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with minimum rating of 4 stars in the kitchen Install taps with minimum rating of 4 stars in each bathroom
Alternative water	Install rainwater tank, minimum 3,000L capacity collected from min. 250m <sup>2</sup> roof area. Tank connected to - toilets and at least one outdoor tap for garden & lawn
BASIX Energy Commitments	
Hot water system	Solar (gas boosted, flat plate) hot water system: performance - not specified
Cooling system	Single phase air conditioning to living areas: EER 3.0-3.5 Single phase air conditioning + ceiling fans to bedrooms: EER 3.0-3.5
Heating system	Single phase air conditioning to living area and bedrooms: EER 3.5-4.0
Alternative energy	Solar Photovoltaic system minimum of 0.5 peak KW
Ventilation	Kitchen- Individual fan, externally ducted to roof or façade, manual on/off switch Bathrooms - Individual fan, externally ducted to roof or façade, manual on/off switch Laundry- Individual fan, externally ducted to roof or façade, manual on/off switch
Other	Gas cooktop & gas oven Outdoor clothes drying line Well ventilated refrigerator space Air conditioning day-night zoned between bedrooms and living areas

No.	Description	Date	SECTIONS					
C	UPDATED FOR CLIENT	17.11.20	Date	08.02.21	Job No.	JMA-075	Sheet No.	11
D	CONSULTANT ISSUE	19.11.20	Scale at A1	1 : 100	Drawn by	JM	Issue	H
E	DRAFT DA ISSUE	08.12.20	PROPOSED DUAL OCCUPANCY  64 CLARK ROAD LONDONDERRY					
F	DA ISSUE - FOR APPROVAL	08.02.21						
H	DA AMENDMENTS - FOR APPROVAL	30.03.21						

**JMA ARCHITECTURE**  
 ph: 0420 945 363  
 admin@jmmammonearchitecture.com.au  
 Nominated Architect:  
 Joseph Mammone Reg No. 9450

- Legend:**  
 ACU - Air Conditioning Unit  
 AJ - Articulation Joint  
 CL - Ceiling Level  
 FGL - Finish Ground Line  
 FL - Floor Level  
 HWS - Hot Water System  
 NGL - Natural Ground Line  
 OBS - Obscure  
 DP - Downpipe  
 RW - Retaining Wall



- Notes:**  
 1. Levels shown are approx and should be verified on site  
 2. Figured dimensions are to be taken in preference to scaling  
 3. All measurements are in mm unless otherwise stated  
 4. Window sizes are nominal only. Final window sizes by builder  
 5. Dimensions are to be verified on site by builder before commencement of work.  
 6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA/NCC  
 7. Final AJ's to engineers specifications  
 8. Plus or minus 200mm to floor levels  
 9. Steel beam required if any openings have more than 6 courses of brickwork above  
 10. Material finishes are indicative, for final selections see builders tender

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Client:  
**RMF Homes**

Job:  
**Proposed Dual Occupancy**

LOT: 2 DP: 512998  
**64-70 Clark Road,  
 Londonderry**

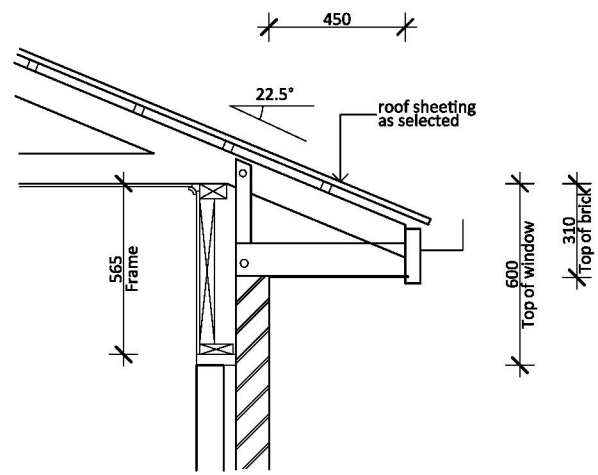
Drawing:  
**Elevations**

Scale: **1:100** Date: **22-03-21**

Drawing No: **20058-4** Sheet: **4/10** Issue: **E**

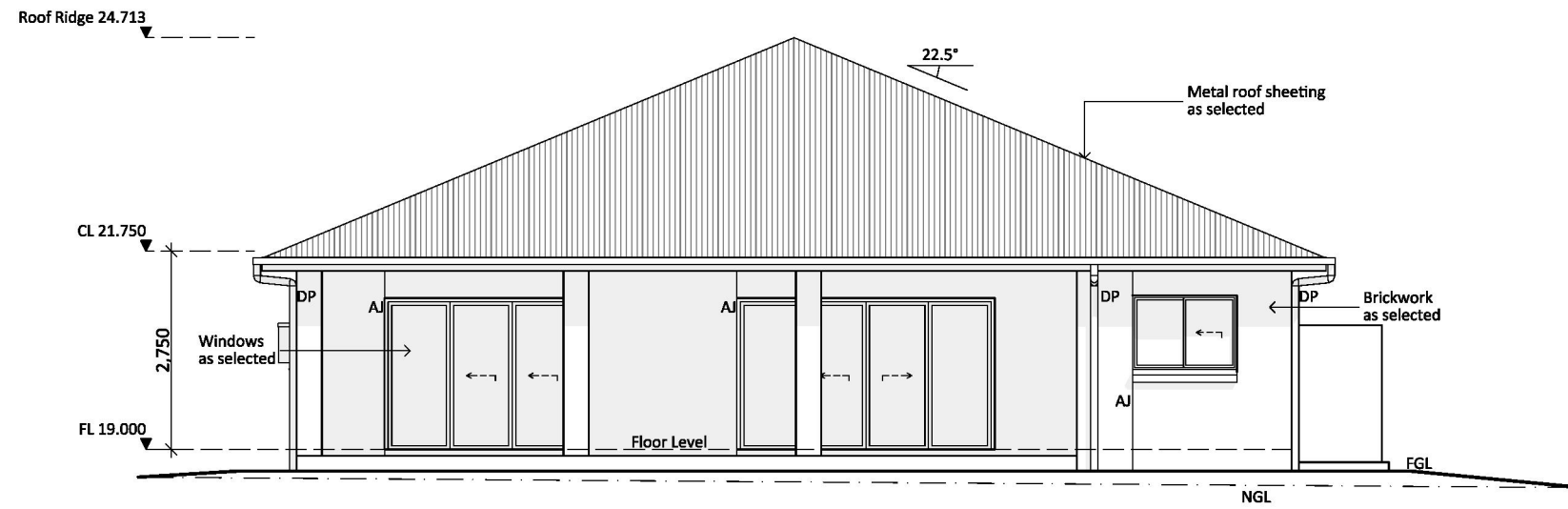
House Design: Custom

**Accurate**  
 design and drafting  
 Office: 1a/10 Exchange Parade  
 Narellan NSW 2567  
**Phone : 0246472552**  
 Email: info@accuratedesign.com.au



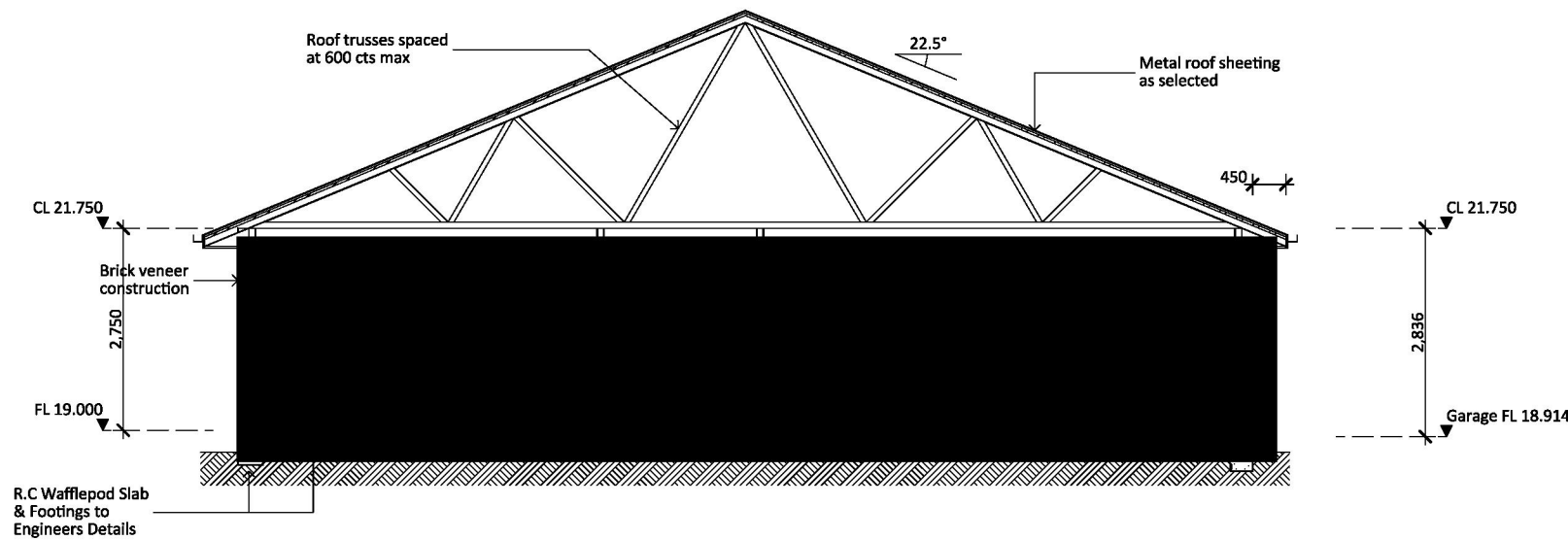
**Eave Details**

2750 Ceiling Height 1:25



**Rear Elevation**

1:100



**Section A-A**

1:100

- Legend:**
- ACU - Air Conditioning Unit
  - AJ - Articulation Joint
  - CL - Ceiling Level
  - FGL - Finish Ground Line
  - FL - Floor Level
  - HWS - Hot Water System
  - NGL - Natural Ground Line
  - OBS - Obscure
  - DP - Downpipe
  - RW - Retaining Wall

- Notes:**
1. Levels shown are approx and should be verified on site
  2. Figured dimensions are to be taken in preference to scaling
  3. All measurements are in mm unless otherwise stated
  4. Window sizes are nominal only. Final window sizes by builder
  5. Dimensions are to be verified on site by builder before commencement of work.
  6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA/NCC
  7. Final AJ's to engineers specifications
  8. Plus or minus 200mm to floor levels
  9. Steel beam required if any openings have more than 6 courses of brickwork above
  10. Material finishes are indicative, for final selections see builders tender

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Client:  
**RMF Homes**

Job:  
**Proposed Dual Occupancy**

LOT: 2 DP: 512998  
**64-70 Clark Road,  
Londonderry**

Drawing:  
**Elevation, Section &  
Details**

Scale: **1:100, 1:25** Date: **22-03-21**

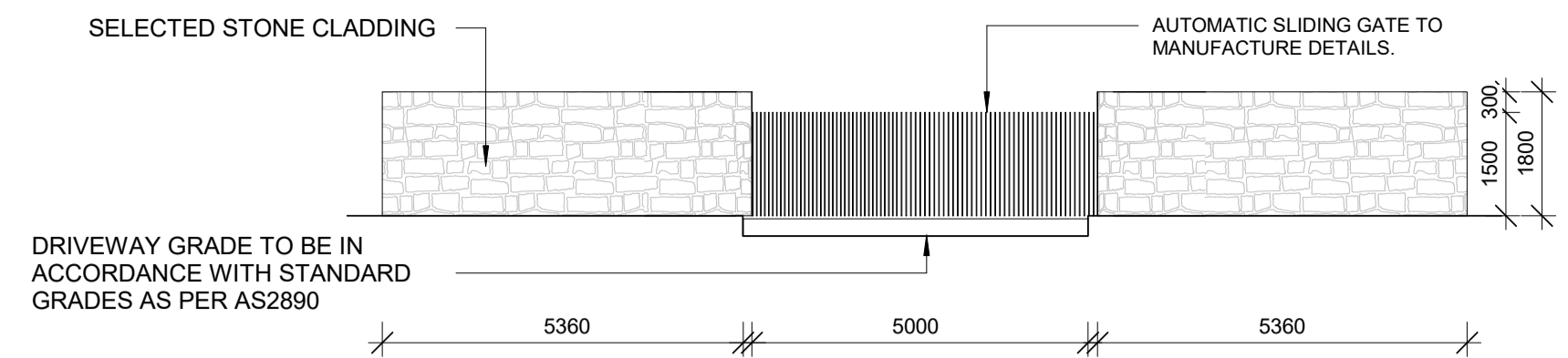
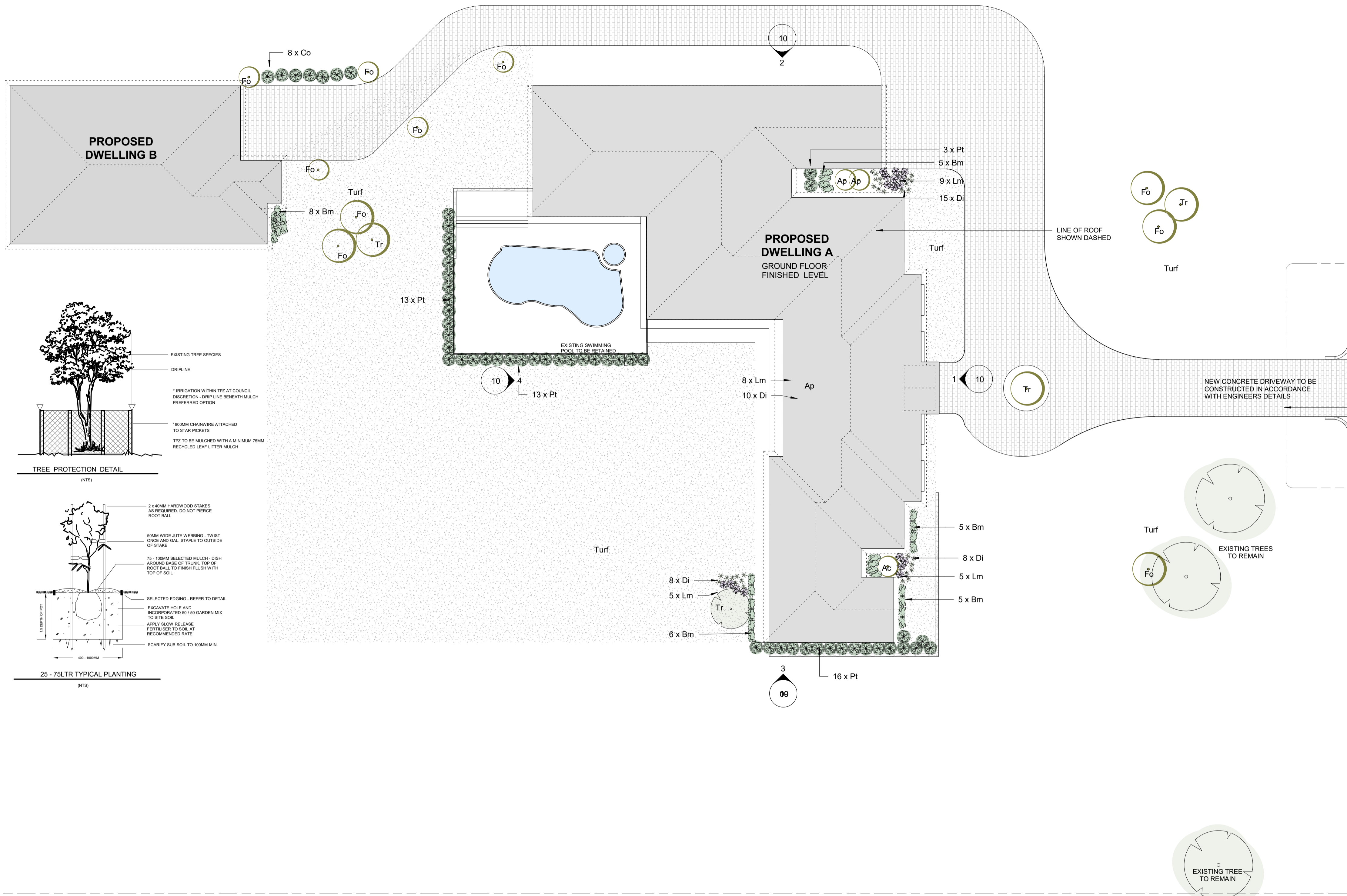
Drawing No: **20058-4** Sheet: **5/10** Issue: **E**

House Design: Custom

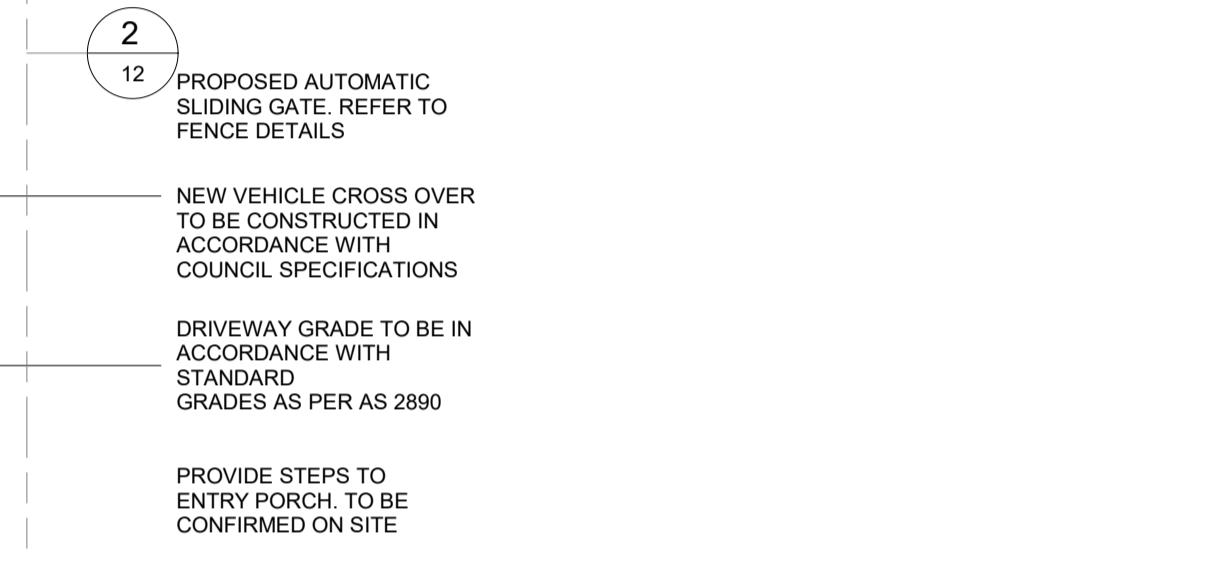
**Accurate**  
design and drafting

Office: 1a/10 Exchange Parade  
Narellan NSW 2567  
**Phone : 0246472552**  
Email: info@accuratedesign.com.au

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**3 Entry Gate Elevation**  
1 : 100



**2 Entry Gate Plan**  
1 : 100

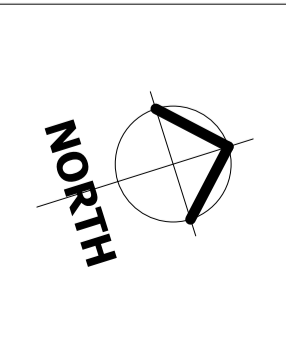
**1 Landscape Plan**  
1 : 200

PROPOSED PLANTING SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE	HEIGHT	QTY
<b>Trees</b>					
Ap	Acer Palmatum	Japanese Maple	100L	5m	2
Ac	Acer Capillipes	Snake Bark Maple	50L	4m	2
Fo	Fraxinus Oxycarpa	Desert Ash	100L	12m	10
Tr	Tristaniopsis Laurina	Luscious Water Gum	45L	10m	4
<b>Shrubs</b>					
Bm	Buxus Microphylla	Japanese Box	300mm	0.6m	29
Pt	Pittosporum Tenuifolium	Silver Sheen	300mm	1m	16
Co	Cordyline	Cordyline	200mm	1.2m	18
Cv	Convolvulus	Bindweeds	200mm	0.5m	7
<b>Ground Covers</b>					
Di	Dichondra	Silver Falls	140mm	0.2m	27
Lm	Liloupe Muscari	Just Right	140mm	0.6m	41



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No.	Description	Date
C	UPDATED FOR CLIENT	17.11.20
D	CONSULTANT ISSUE	19.11.20
E	DRAFT DA ISSUE	08.12.20
F	DA ISSUE - FOR APPROVAL	08.02.21
H	DA AMENDMENTS - FOR APPROVAL	30.03.21



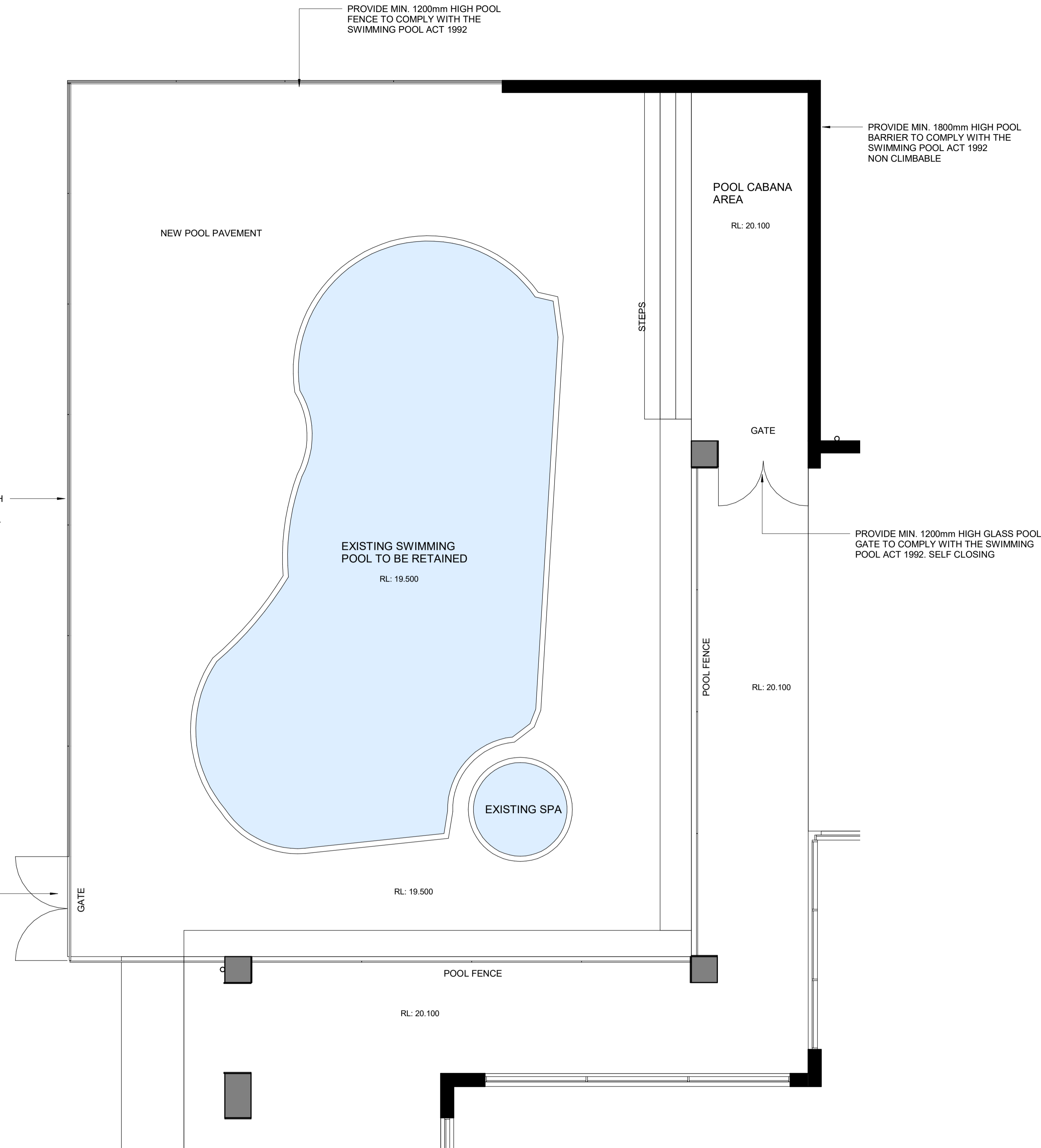
LANDSCAPE PLAN & FENCE DETAILS		Date	Job No.	Sheet No.
		08.02.21	JMA-075	12
		Scale at A1	Drawn by	Issue.
		As indicated	JM	H
PROPOSED DUAL OCCUPANCY		<b>J MAMMONE ARCHITECTURE</b> ph: 0420 945 363 admin@mammonearchitecture.com.au jmmammonearchitecture.com.au Nominated Architect: Joseph Mammone Reg No. 9450		
64 CLARK ROAD LONDONDERRY				

Window Schedule									
Mark	Location 1	Length(mm)	Height(mm)	Area(m <sup>2</sup> )	Base Constraint	Base Offset	Glazing Type	Glazing Style	Comments
W1	Study	2720	1996	5 m <sup>2</sup>	Ground Level	0	Awning/Fixed	Clear	
W2	Toy Room	2700	2011	5 m <sup>2</sup>	Ground Level	0	Awning/Fixed	Clear	
W3	Living	3600	2700	10 m <sup>2</sup>	Ground Level	0	Awning/Fixed	Clear	
W4	Living/Dining	5400	2700	15 m <sup>2</sup>	Ground Level	0	Awning/Fixed	Clear	
W5	Garage	3000	700	2 m <sup>2</sup>	Garage Level	2170	Sliding Window	Clear	
W6	Garage	3000	700	2 m <sup>2</sup>	Garage Level	2170	Sliding Window	Clear	
W8	Retreat/Lounge	4025	2700	11 m <sup>2</sup>	Ground Level	0	Stacker Door	Clear	
W9	Retreat/Lounge	6625	2700	18 m <sup>2</sup>	Ground Level	0	Stacker Door	Clear	
W10	Retreat/Lounge - WC	2495	687	2 m <sup>2</sup>	Ground Level	2000	Sliding Window	Opaque	
W11	Retreat/Lounge/Link	5870	2700	16 m <sup>2</sup>	Ground Level	0	Stacker Door	Clear	
W12	Kitchen	8820	2700	24 m <sup>2</sup>	Ground Level	0	Stacker Door	Clear	
W13	Piano Space	3050	2700	8 m <sup>2</sup>	Ground Level	0	Fixed	Clear	
W14	Piano Space	2505	2565	6 m <sup>2</sup>	Ground Level	0	Fixed	Clear	
W15	Courtyard	3675	2700	10 m <sup>2</sup>	Ground Level	0	Fixed	Clear	
W16	Courtyard	3000	1972	6 m <sup>2</sup>	Ground Level	0	Fixed	Clear	
W17	Courtyard	4025	2616	11 m <sup>2</sup>	Ground Level	0	Fixed	Clear	
W18	Bathroom	3000	2210	7 m <sup>2</sup>	Ground Level	340	Awning	Opaque	
W19	Laundry	920	2550	2 m <sup>2</sup>	Ground Level	0	Hinged Door	Opaque	
W20	Laundry	600	2550	2 m <sup>2</sup>	Ground Level	0	Awning	Opaque	
W21	Ensuite	2400	2210	5 m <sup>2</sup>	Master Bedroom Level	0	Awning	Opaque	
W22	Dressing Room	2200	1780	4 m <sup>2</sup>	Master Bedroom Level	430	Fixed	Clear	
W23	Master Bedroom	4320	3582	15 m <sup>2</sup>	Master Bedroom Level	0	Awning/Fixed	Clear	
W24	Master Bedroom	1800	2360	4 m <sup>2</sup>	Master Bedroom Level	0	Fixed	Clear	
W25	Bedroom 4	2700	2300	6 m <sup>2</sup>	Ground Level	400	Awning/Fixed	Clear	
W26	Bedroom 3	2700	2011	5 m <sup>2</sup>	Ground Level	400	Awning/Fixed	Clear	
W27	Bedroom 2	2825	1922	5 m <sup>2</sup>	Ground Level	400	Awning/Fixed	Clear	

Thermal Comfort Specifications	
Glazing Doors/windows/cl erestory	Glazed windows and doors. U-Value: 4.10 (equal to or lower than) SHCC: 0.52 (±10%)
Roof & Ceiling	Given values are AFRC, total window system values (glass and frame) Metal roof with foil backed blanket (R <sub>top</sub> 1.3 and R <sub>down</sub> 1.3) (ie. Bradfords Anticon 60) Plasterboard ceiling with R4.0 insulation (insulation value only) where roof is above excluding garage External Colour: Medium (0.475<SA<0.7)
Ceiling Penetrations	Sealed LED downlights, one every 5m <sup>2</sup> . Once lighting plan has been developed NatHERS certificate can be updated to improve specification.
External walls	Brick veneer wall with R2.7 insulation (insulation only value) No insulation required to external garage walls External Colour: Medium (0.475<SA<0.7)
Internal walls	Plasterboard on studs and reverse brick veneer wall to internal walls adjacent to the garage/storage as shown on plans R2.0 insulation required to internal garage walls shared with other internal areas
Floors	Concrete slab on ground Floor coverings: Carpet to bedrooms, timber to foyer/hallway, study & toy/craft room and tiles elsewhere
External shading	Covered outdoor Alfresco and deck. Eaves as per stamped plans
BASIX Water Commitments	
Fixtures	Install showerheads minimum rating of 4 stars Mid flow (>6 and <= 7.5 Litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with minimum rating of 4 stars in the kitchen Install taps with minimum rating of 4 stars in each bathroom
Alternative water	Install rainwater tank, minimum 3,000L capacity collected from min. 250m <sup>2</sup> roof area. Tank connected to - toilets and at least one outdoor tap for garden & lawn
BASIX Energy Commitments	
Hot water system	Solar (gas boosted, flat plate) hot water system; performance - not specified
Cooling system	Single phase air conditioning to living areas: EER 3.0-3.5 Single phase air conditioning + ceiling fans to bedrooms: EER 3.0-3.5
Heating system	Single phase air conditioning to living area and bedrooms: EER 3.5-4.0
Alternative energy	Solar Photovoltaic system minimum of 0.5 peak KW
Ventilation	Kitchen- Individual fan, externally ducted to roof or façade, manual on/off switch Bathrooms - Individual fan, externally ducted to roof or façade, manual on/off switch Laundry- Individual fan, externally ducted to roof or façade, manual on/off switch
Other	Gas cooktop & gas oven Outdoor clothes drying line Well ventilated refrigerator space Air conditioning day-night zoned between bedrooms and living areas

PROVIDE MIN. 1200mm HIGH  
POOL FENCE TO COMPLY WITH THE SWIMMING POOL  
ACT 1992

PROVIDE MIN. 1200mm HIGH GLASS POOL  
GATE TO COMPLY WITH THE SWIMMING  
POOL ACT 1992. SELF CLOSING



1 Pool Plan  
1 : 50

**NOTES.**  
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WINDOW SCHEDULE & POOL PLAN




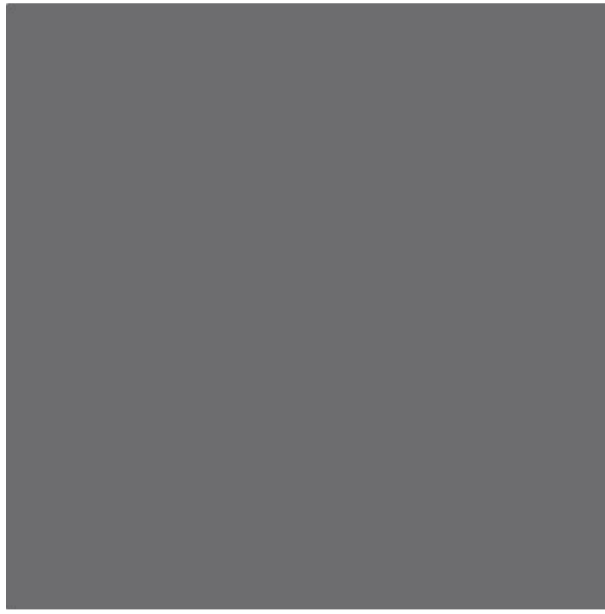




PROPOSED DUAL OCCUPANCY

64 CLARK ROAD LONDONDERRY

Date	Job No.	Sheet No.
08.02.21	JMA-075	13
Scale at A1 1 : 50	Drawn by JM	Issue H
J MAMMONE ARCHITECTURE jmammorearchitecture.com.au		ph: 0420 945 363 admin@jmammorearchitecture.com.au Nominated Architect: Joseph Mammore Reg No. 9450

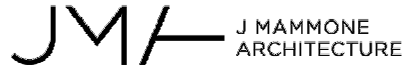
# Schedule of External Finishes

64 CLARK ROAD LONDONDERRY

<p>FACE BRICK T1</p>  <p>KRAUSE BRICKS 'PHOENIX' OR SIMILAR</p>	<p>NATURAL STONE WALLS T2</p>  <p>ECO OUTDOORS 'WAMBERAL' OR SIMILAR</p>	<p>ROOFING T3</p>  <p>COLORBOND - MAXLINE 'BASALT' OR SIMILAR</p>	<p>FASCIA, GUTTER &amp; DOWNPIPES T4</p>  <p>COLORBOND 'BASALT' OR SIMILAR</p>
<p>PANEL LIFT DOOR T5</p>  <p>CONCEALED DOOR 'BLACK TIMBER CLADDING' OR SIMILAR</p>	<p>WINDOW FRAMES T6</p>  <p>ALUMINIUM 'MONUMENT' OR SIMILAR</p>	<p>ENTRY DOOR T7</p>  <p>TIMBER DOOR 'MONUMENT' PAINT FINISH OR SIMILAR</p>	<p>LANDSCAPE RETAINING WALLS T8</p>  <p>SANDSTONE BLOCKS OR SIMILAR</p>

**NOTES.**  
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EXTERNAL FINISHES	Date	08.02.21	Job No.	JMA-075	Sheet No.	14
	Scale at A1		Drawn by	JM	Issue.	H
PROPOSED DUAL OCCUPANCY			J MAMMONE ARCHITECTURE ph. 0420 945 363 admin@jammonearchitecture.com.au			
64 CLARK ROAD LONDONDERRY	jammonearchitecture.com.au		Nominated Architect: Joseph Mamzone Reg No. 9450			

# BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

## Single Dwelling

Certificate number: 10922045\_04

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/06/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Monday, 22 March 2021  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	20058 - 64-70 Clark Road _04	
Street address	64-70 Clark Road Londonderry 2753	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited 512998	
Lot no.	2	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 50

Certificate Prepared by	
Name / Company Name:	Abeaut Design Pty Ltd t/a Accurate Design and Draft
ABN (if applicable):	6611635651

## Description of project

Project address		Assessor details and thermal loads	
Project name	20058 - 64-70 Clark Road _04	Assessor number	n/a
Street address	64-70 Clark Road Londonderry 2753	Certificate number	n/a
Local Government Area	Penrith City Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 512998	Area adjusted cooling load (MJ/m <sup>2</sup> -year)	n/a
Lot no.	2	Area adjusted heating load (MJ/m <sup>2</sup> -year)	n/a
Section no.	-	Ceiling fan in at least one bedroom	n/a
Project type	separate dwelling house	Ceiling fan in at least one living room or other conditioned area	n/a
Project type		Project score	
Project type	separate dwelling house	Water	✓ 40 Target 40
No. of bedrooms	3	Thermal Comfort	✓ Pass Target Pass
Energy	✓ 50 Target 50	Energy	✓ 50 Target 50
Site details			
Site area (m <sup>2</sup> )	20234		
Roof area (m <sup>2</sup> )	326		
Conditioned floor area (m <sup>2</sup> )	159.0		
Unconditioned floor area (m <sup>2</sup> )	20.0		
Total area of garden and lawn (m <sup>2</sup> )	600		

## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	✓
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 5000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 300 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

- Notes:
- Levels shown are approx and should be verified on site
  - Figured dimensions are to be taken in preference to scaling
  - All measurements are in mm unless otherwise stated
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  - Dimensions are to be verified on site by builder before commencement of work.
  - All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA/NCC
  - Final AJ's to engineers specifications
  - Plus or minus 200mm to floor levels
  - Steel beam required if any openings have more than 6 courses of brickwork above
  - Material finishes are indicative, for final selections see builders tender

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Client: **RMF Homes**

Job: **Proposed Dual Occupancy**

LOT: 2 DP: 512998  
64-70 Clark Road,  
Londonderry

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>General features</b>			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
<b>Floor, walls and ceiling/roof</b>			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
<b>Construction</b>			
floor - concrete slab on ground	Additional insulation required (R-Value)	Other specifications	
external wall - brick veneer	nil		
internal wall shared with garage - plasterboard	2.06 (or 2.60 including construction)		
ceiling and roof - flat ceiling / pitched roof	ceiling: 5 (up), roof: foil/sarking	unventilated, dark (solar absorbance > 0.70)	
Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.		
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Windows, glazed doors and skylights</b>			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
• For the following glass and frame types, the certifier check can be performed by visual inspection.			✓
- Aluminium single clear			✓
- Aluminium double (air) clear			✓
- Timber/UPVC/ fiberglass single clear			✓
- Timber/UPVC/ fiberglass double (air) clear			✓
<b>Window/glazed door no.</b>	<b>Maximum height (mm)</b>	<b>Maximum width (mm)</b>	<b>Type</b>
<b>Shading Device (Dimension within 10%)</b>	<b>Overshadowing</b>		
<b>North facing</b>			
Bed 3	1800	2100	aluminium, single, clear
Bed 3	1800	700	aluminium, single, clear
<b>East facing</b>			
Bed 2	1500	1800	aluminium, single, clear
Bath	900	1000	aluminium, single, clear
Meals	1800	2400	aluminium, single, clear
<b>South facing</b>			

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
Lobby	1000	1400	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
Family SD	2100	3500	aluminium, single, clear	eave 3690 mm, 300 mm above head of window or glazed door	not overshadowed
Bed 1	2100	2600	aluminium, single, clear	eave 3690 mm, 300 mm above head of window or glazed door	not overshadowed
<b>West facing</b>					
Ents	900	1000	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
Garage	600	2400	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning. Energy rating: EER > 4.0	✓	✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning. Energy rating: EER > 4.0	✓	✓	✓
The cooling system must provide for daylight zoning between living areas and bedrooms.	✓	✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning. Energy rating: EER > 4.0	✓	✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning. Energy rating: EER > 4.0	✓	✓	✓
The heating system must provide for daylight zoning between living areas and bedrooms.	✓	✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted. Operation control: manual switch on/off	✓	✓	✓
Kitchen: individual fan, not ducted. Operation control: manual switch on/off	✓	✓	✓
Laundry: natural ventilation only, or no laundry. Operation control: n/a	✓	✓	✓
<b>Artificial lighting</b>			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 3 of the bedrooms / study, dedicated	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Energy Commitments</b>			
• at least 2 of the living / dining rooms, dedicated	✓	✓	✓
• the kitchen, dedicated	✓	✓	✓
• all bathrooms/toilets, dedicated	✓	✓	✓
• the laundry, dedicated	✓	✓	✓
• all hallways, dedicated	✓	✓	✓
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.	✓	✓	✓
The applicant must install a fixed outdoor clothes drying line as part of the development.	✓	✓	✓
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.	✓	✓	✓

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

Scale: \_\_\_\_\_ Date: **22-03-21**

Drawing No: **20058-4** Sheet: **10/10** Issue: **E**

House Design: Custom

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