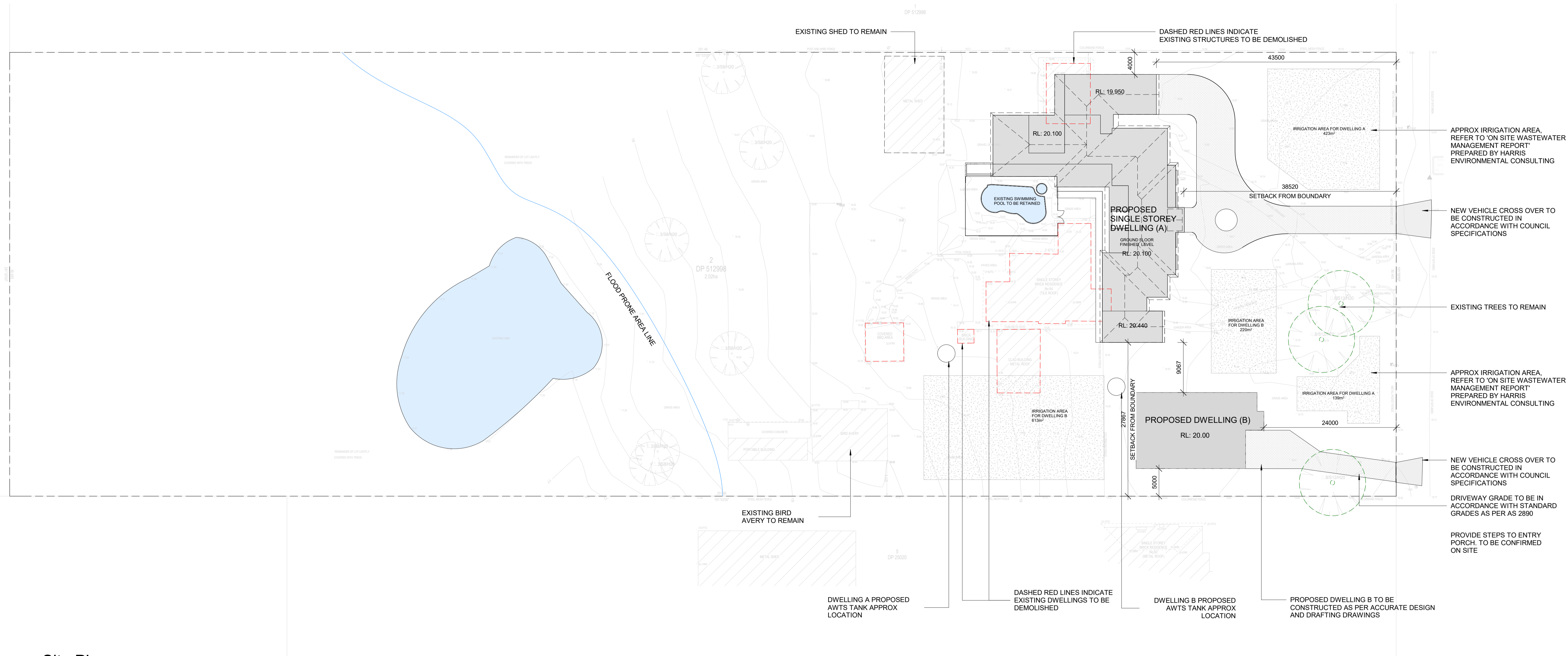




NOTIFICATION PLAN



1 Site Plan  
1 : 350

# NOTIFICATION PLAN

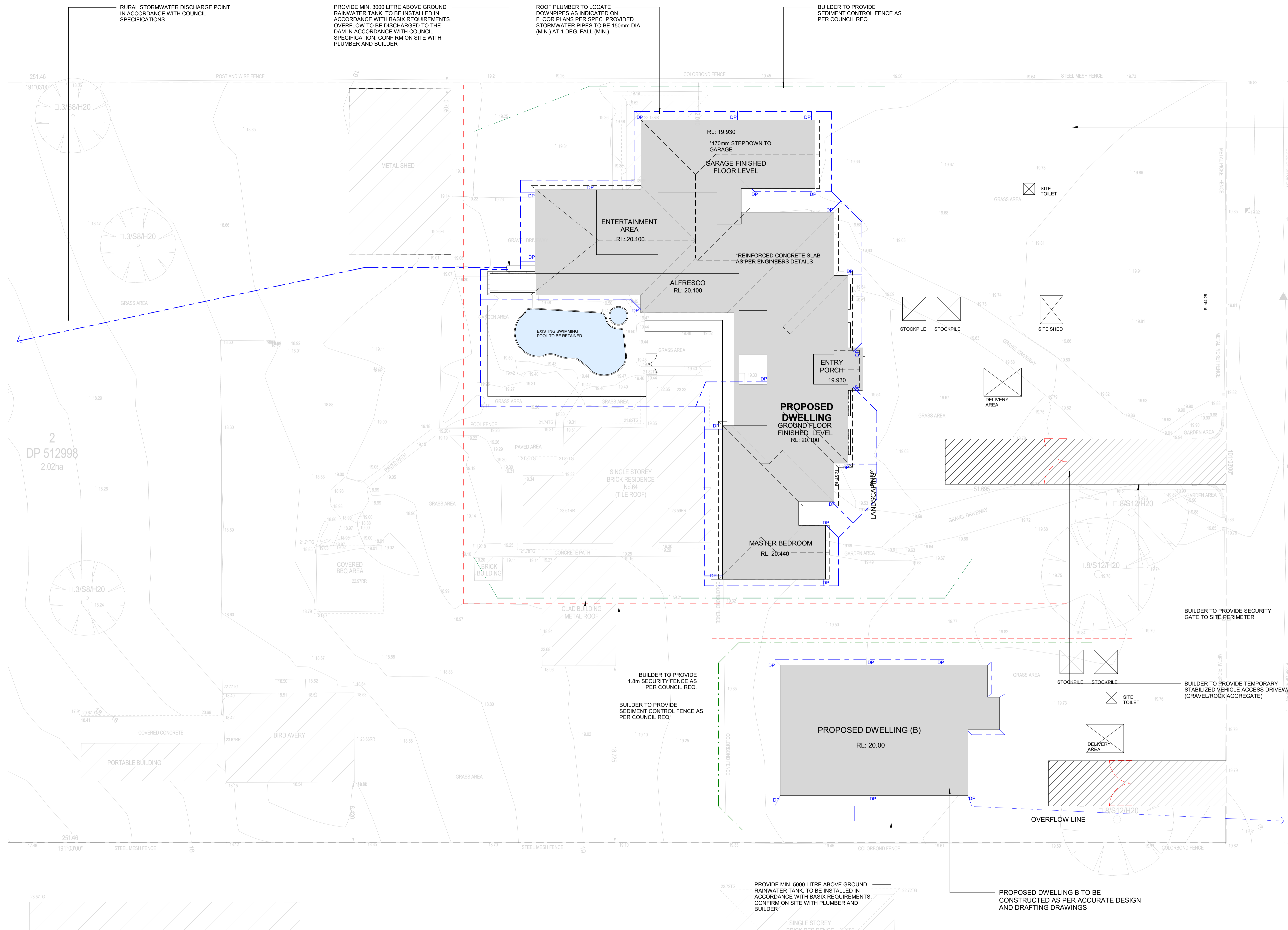
DEVELOPMENT CALCULATIONS		DEVELOPMENT CALCULATIONS	
DWELLING A		DWELLING B	
LOT: 2 DP: 512998 64 CLARK ROAD, LONDONDERRY LOT AREA: 2.02ha		LOT: 2 DP: 512998 64 CLARK ROAD, LONDONDERRY LOT AREA: 2.02ha	
<b>ITEMISED FLOOR AREAS:</b>	<b>AREA:</b>	<b>ITEMISED FLOOR AREAS:</b>	<b>AREA:</b>
GROUND FLOOR AREA:	453.6m <sup>2</sup>	GROUND FLOOR AREA:	199.2m <sup>2</sup>
GARAGE AREA:	117.1m <sup>2</sup>	GARAGE AREA:	49.1m <sup>2</sup>
ENTERTAINMENT AREA:	47.0m <sup>2</sup>	ALFRESCO:	33.5m <sup>2</sup>
COURTYARD:	17.5m <sup>2</sup>	ENTRY PORCH:	10.8m <sup>2</sup>
ALFRESCO/VERANDAH:	70.0m <sup>2</sup>	<b>TOTAL AREA:</b>	<b>292.5m<sup>2</sup></b>
ENTRY PORCH/FRONT VERANDAH:	24.0m <sup>2</sup>	<b>GROSS FLOOR AREA:</b>	<b>199.2m<sup>2</sup></b>
<b>TOTAL AREA:</b>	<b>729.5m<sup>2</sup></b>	<b>PROPOSED SITE COVERAGE:</b>	<b>1.4%</b>
<b>GROSS FLOOR AREA:</b>	<b>453.6m<sup>2</sup></b>	<b>PRO. DETAILED LANDSCAPED AREA:</b>	<b>480m<sup>2</sup></b>
<b>PROPOSED SITE COVERAGE:</b>	<b>3.6%</b>		
<b>PRO. DETAILED LANDSCAPED AREA:</b>	<b>900m<sup>2</sup></b>		

No.	Description	Date
B	UPDATED FOR CONSULTANTS	21.10.20
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	27.01.21

SITE PLAN	
PROPOSED DUAL OCCUPANCY	
64 CLARK ROAD LONDONDERRY	

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

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



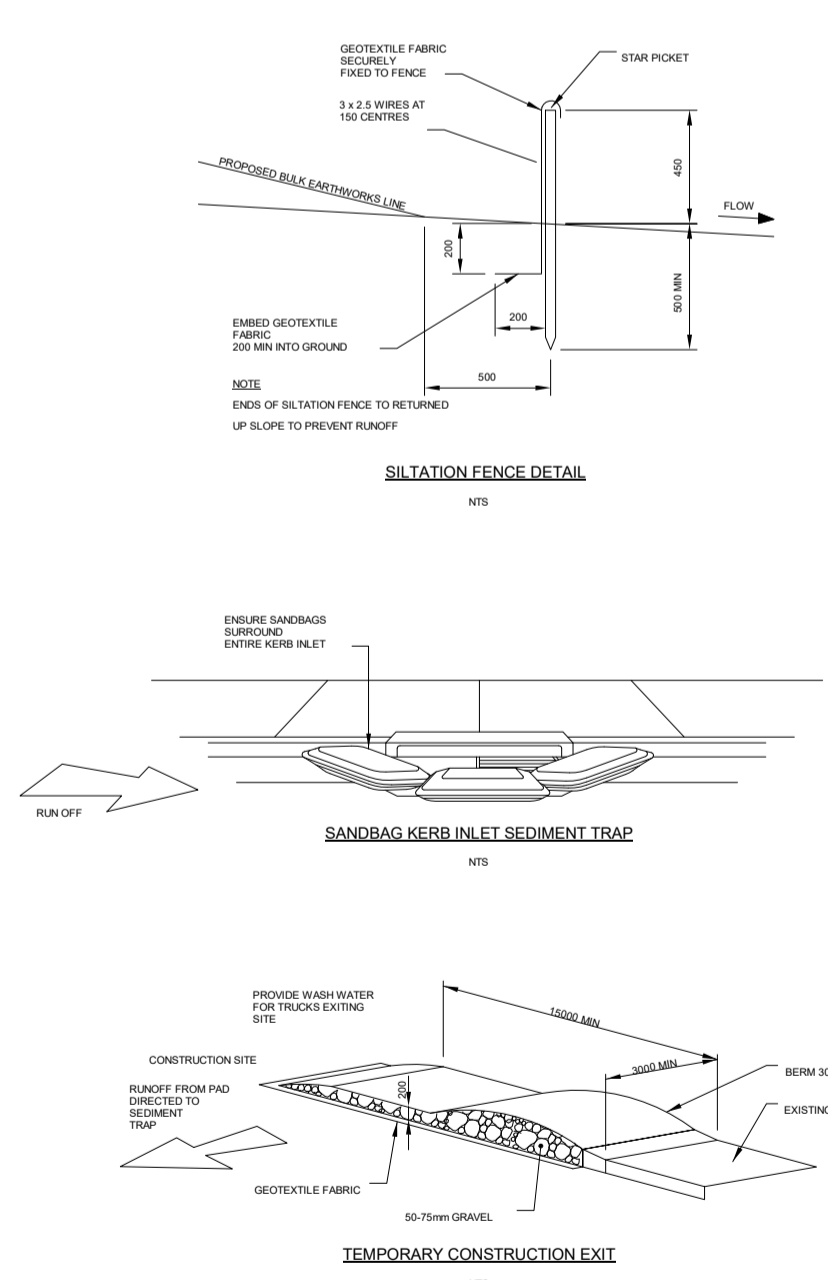
BUILDER TO PROVIDE 1.8m SECURITY FENCE TO PERIMETER OF SITE AS PER COUNCIL REQUIREMENTS.

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.

BUILDER TO PROVIDE SECURITY FENCE & GATE TO SITE PERIMETER

- 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.

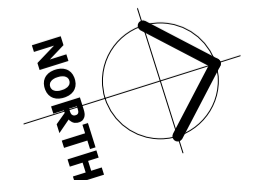


1 Erosion and Sediment Control Plan  
1:200

NOTIFICATION PLAN

**NOTES.**  
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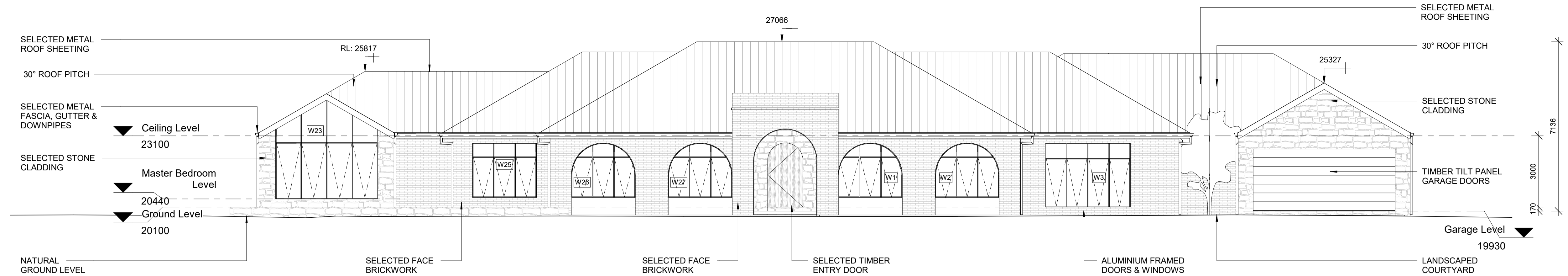
**EROSION AND SEDIMENT CONTROL PLAN**

Date: 27.01.21  
Scale at A1: As indicated

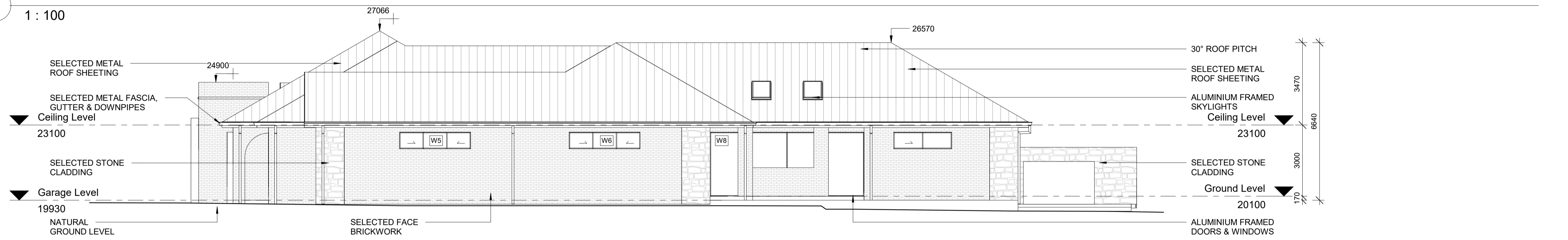
Job No: JMA-075  
Drawn by: JM

Sheet No: 06  
Issue: F

**JMA J MAMMONNE ARCHITECTURE**  
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admin@mammonnearchitecture.com.au  
jmammonnearchitecture.com.au  
Nominated Architect: Joseph Mammonne Reg No. 9450



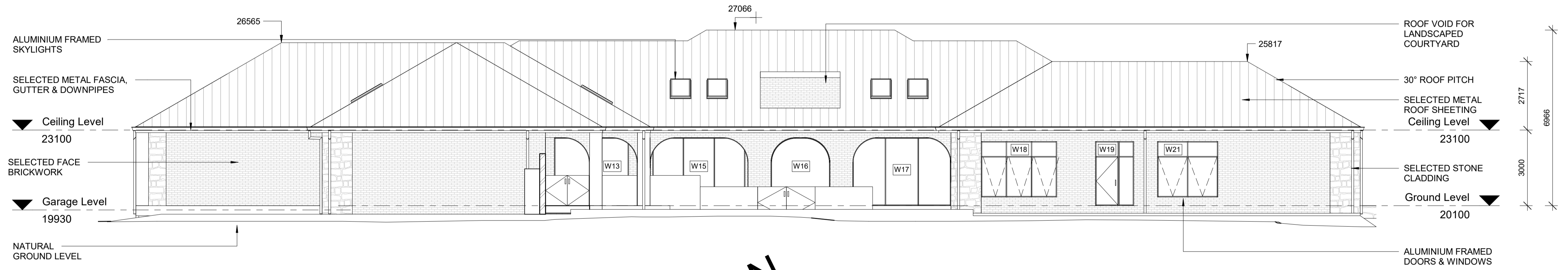
1 North Elevation  
1 : 100



2 West Elevation  
1 : 100



3 East Elevation  
1 : 100



4 South Elevation  
1 : 100

**NOTIFICATION PLAN**

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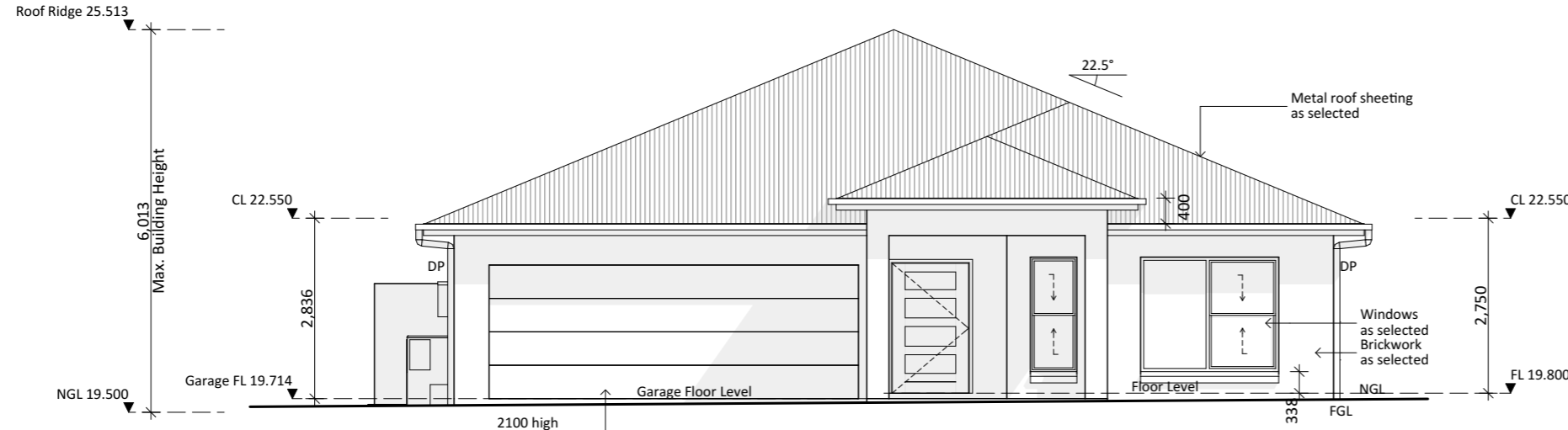
No.	Description	Date
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ELEVATIONS	
PROPOSED DUAL OCCUPANCY	
64 CLARK ROAD LONDONDERRY	

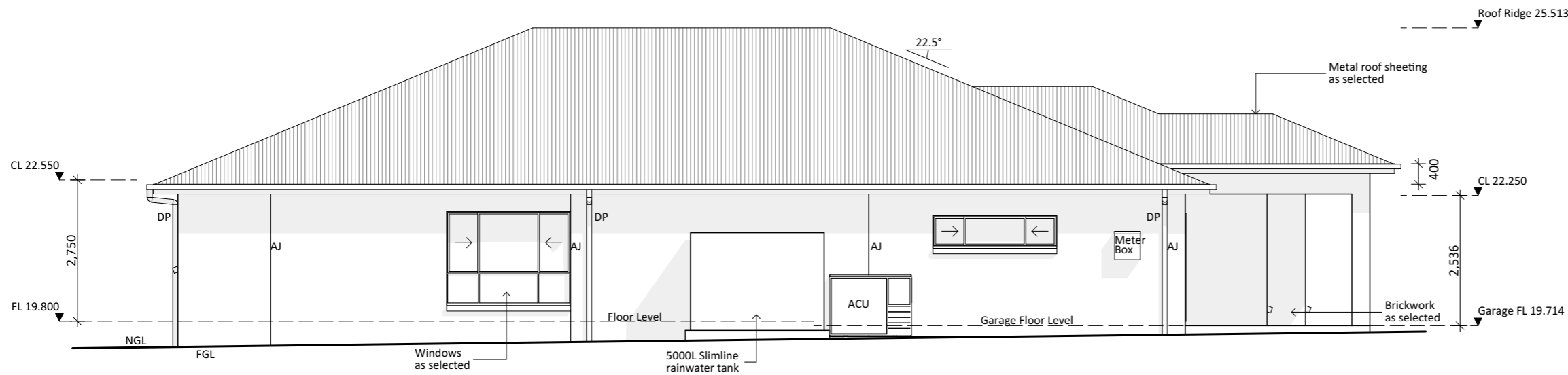
Date	Job No.	Sheet No.
27.01.21	JMA-075	09
Scale at A1	Drawn by JM	Issue
1 : 100		F

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

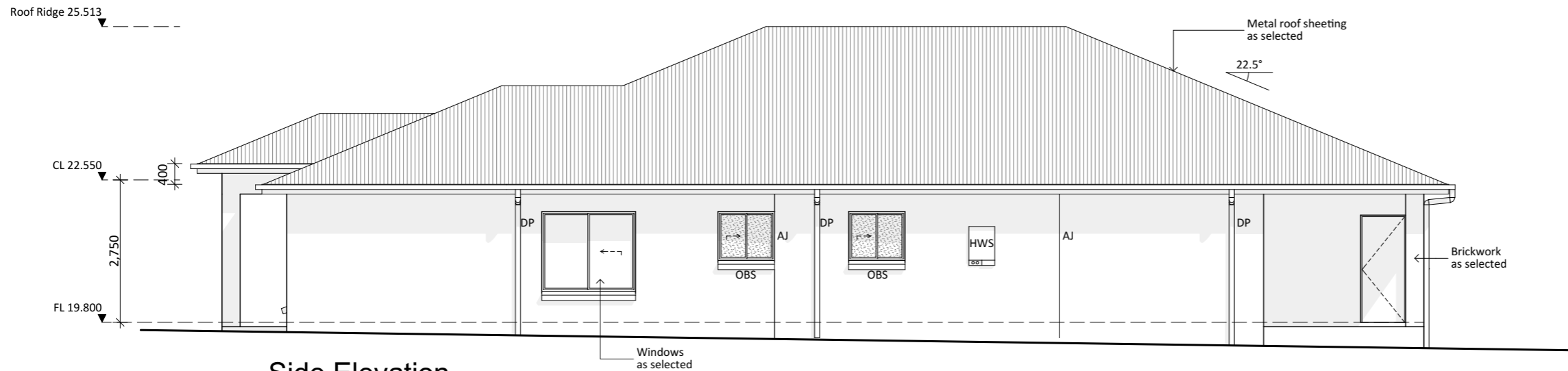
- Legend:**  
 ACU - Air Conditioning Unit  
 AJ - Articulation Joint  
 CL - Ceiling Level  
 FGL - Finish Ground Line  
 FL - Floor Level  
 HWS - Hot Water System  
 NGL - Natural Ground Line  
 OBS - Obscure  
 DP - Downpipe  
 RW - Retaining Wall



**Front Elevation**  
1:100



**Side Elevation**  
1:100



**Side Elevation**  
1:100

- 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**

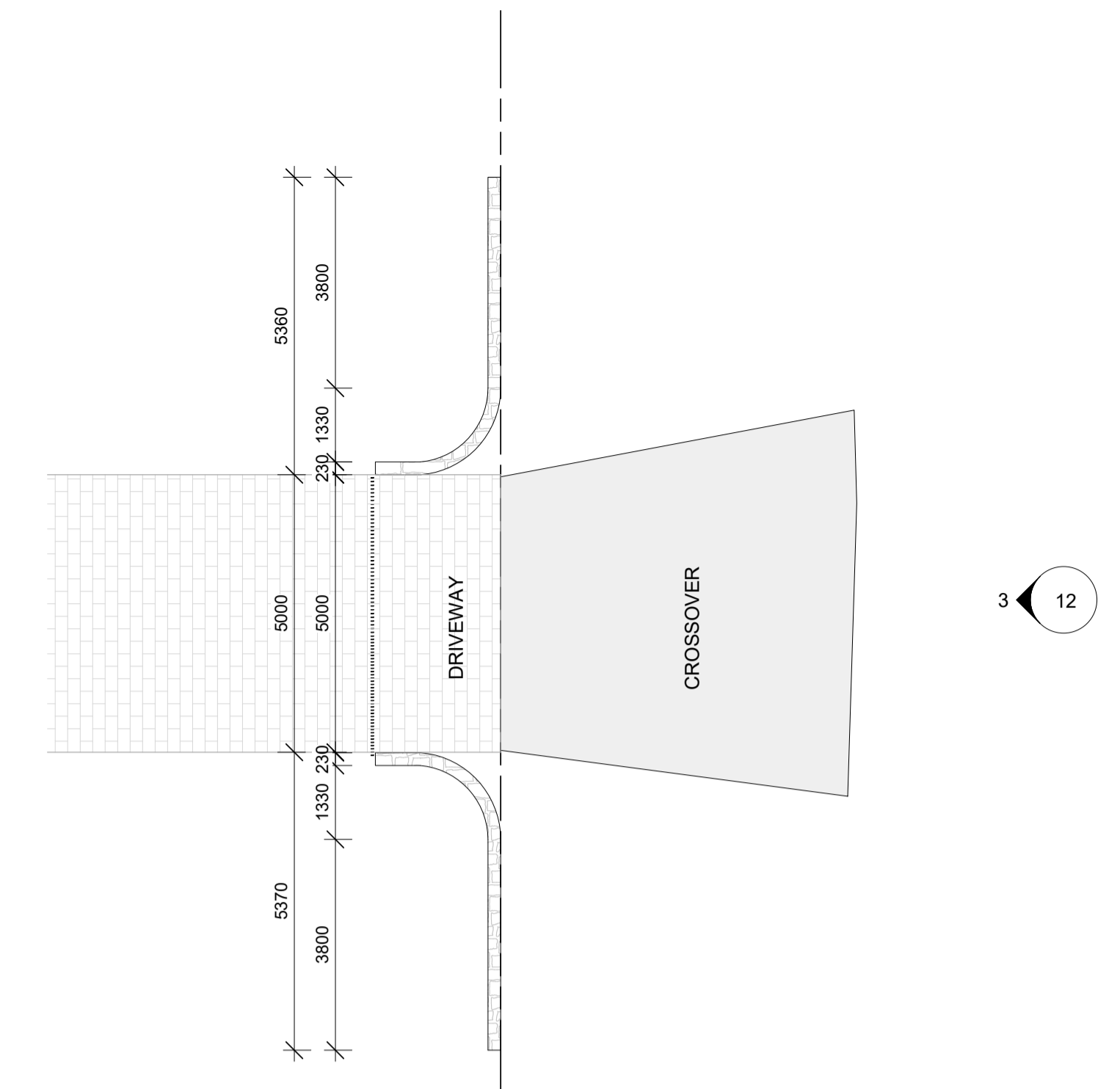
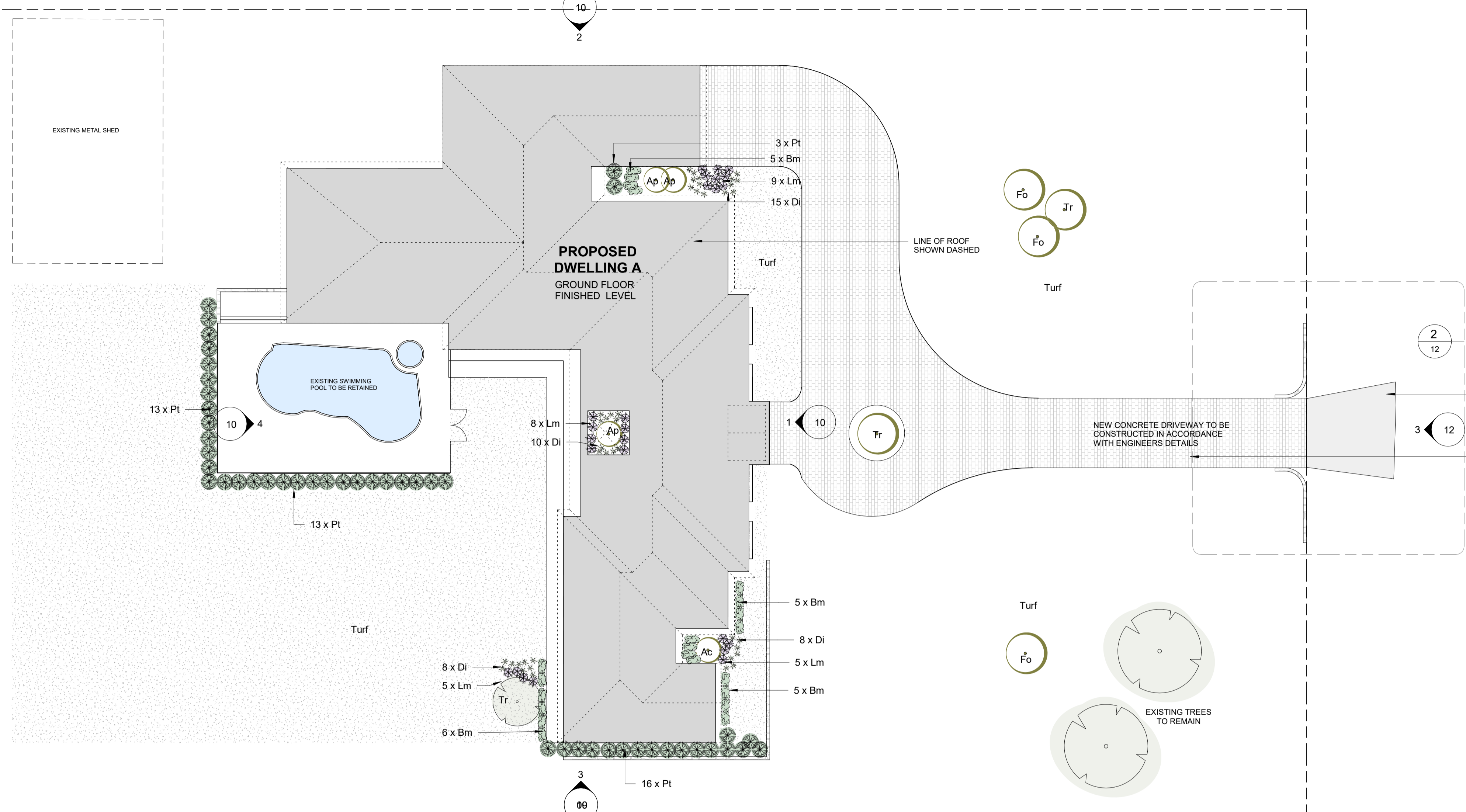
Drawing:  
**Elevations**

Scale: **1:100** Date: **20-01-21**

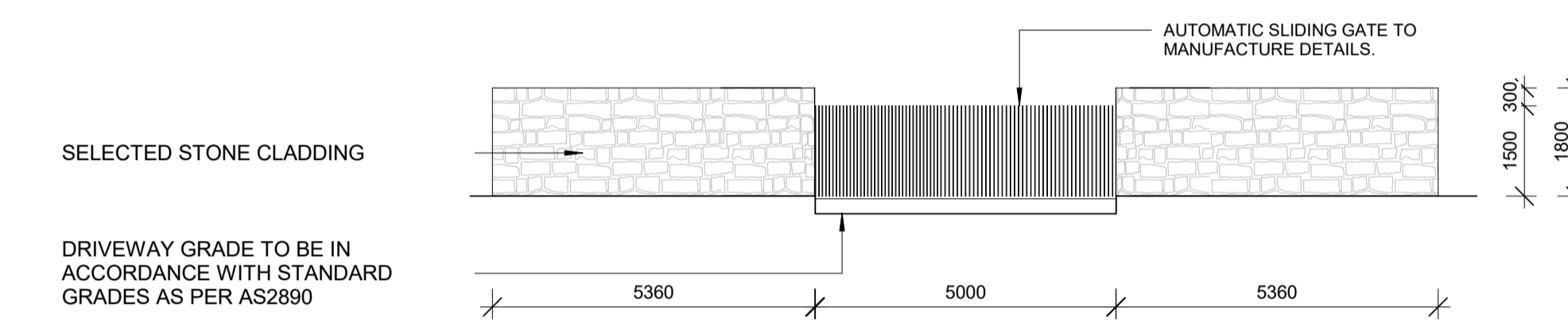
Drawing No: **20058-3** Sheet: **4/10** Issue: **D**

House Design: Custom

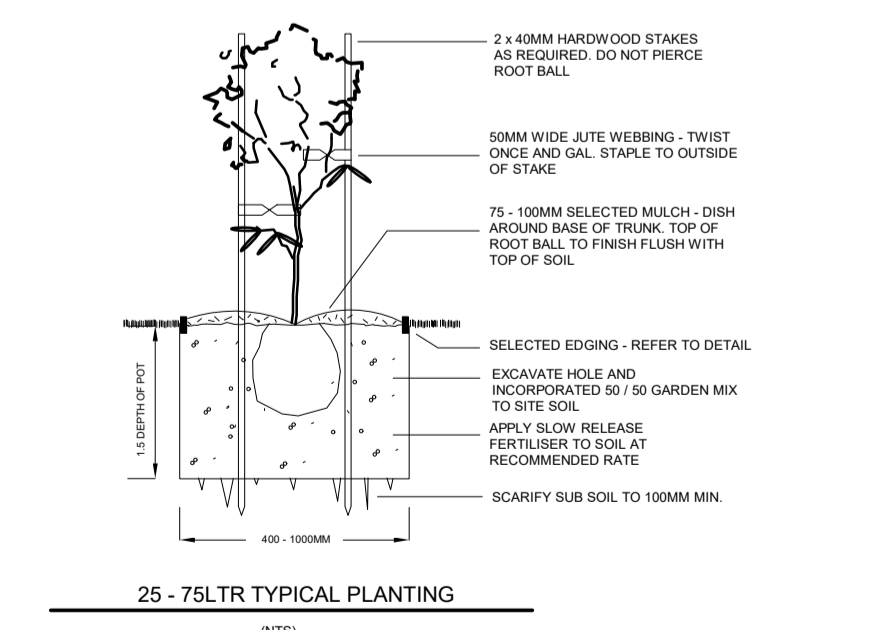
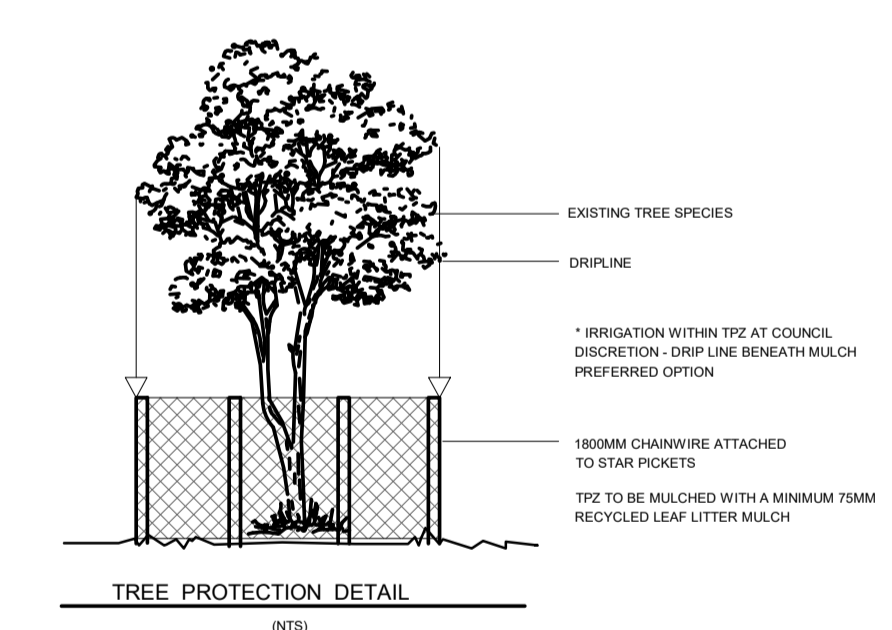
**Accurate**  
 design and drafting  
 Office: 1a/10 Exchange Parade  
 Narellan NSW 2567  
**Phone : 0246472552**  
 Email: info@accuratedesign.com.au



2 Entry Gate Plan  
1 : 100



3 Entry Gate Elevation  
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	5
Fo	Fraxinus Oxycarpa	Desert Ash	100L	12m	2
Tr	Tristaniopsis Laurina	Luscious Water Gum	45L	10m	
<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



NOTIFICATION PLAN

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