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All Windows And Glazed Door/ Door Comply With The Acoustic Report Dated 25/05/2021

All Elevations 'BAL-LOW' Comply With The Bush Fire Assessment Report Dated 07/06/2021

**DINASTIA**  
RENOVATIONS & ADDITIONS

Level 15/ 60 Station St East Parramatta 2150  
Telephone: 9627 8924 www.dinastia.com.au

**PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION**

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No.	Description	Date
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2	Revise Ground Floor Layout According to First Discussion	29/04/21
3	DA Application	07/06/21

Client: Sam Frank Larobina & Antonietta Larobina  
**Project: Development Application**

No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

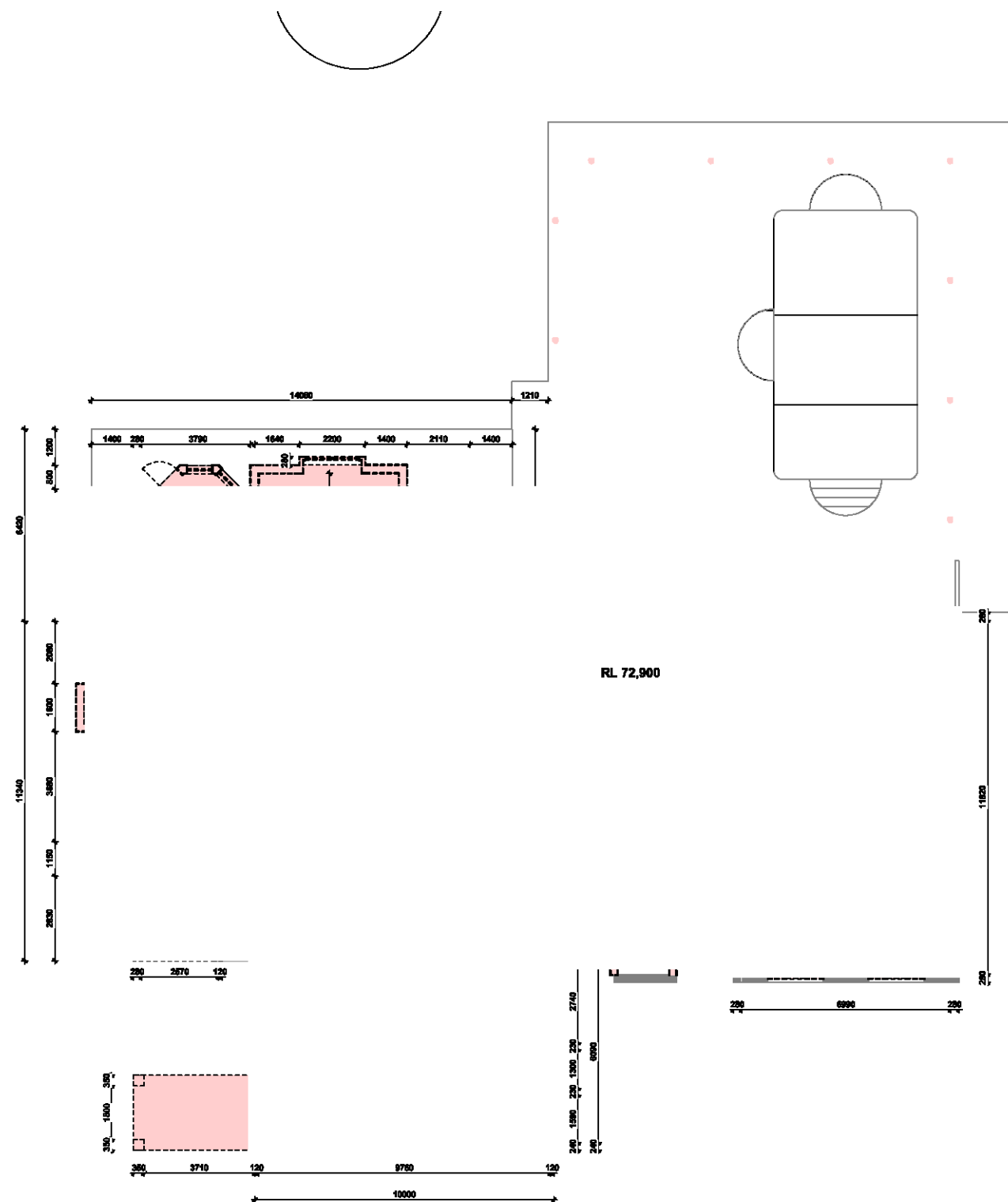
Cover Sheet

Project number	0179	0.0
Date	07/06/21	
Drawn by	YL	
Checked by	CM	Scale





**GF-Demolish Plan**  
1 : 200



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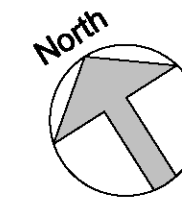
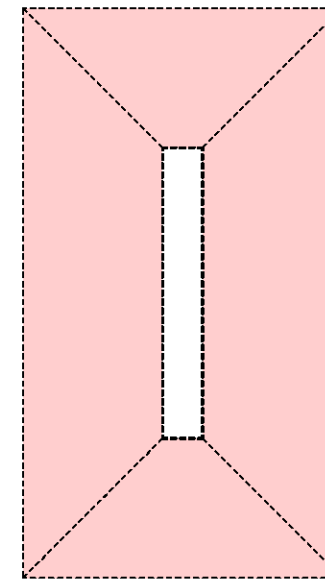
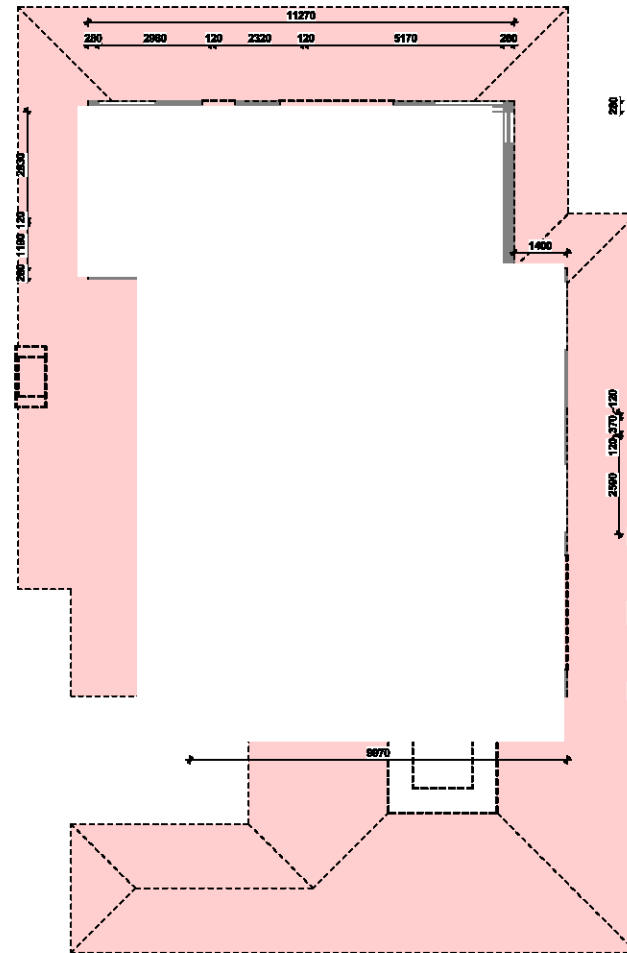
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Client: Sam Frank Larobina &  
Antonieta Larobina  
**Project: Development  
Application**

No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

**Ground Floor Demolish Plan**

Project number	0179	1.0
Date	07/06/21	
Drawn by	YL	
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**FF-Demolish Plan**  
1 : 200



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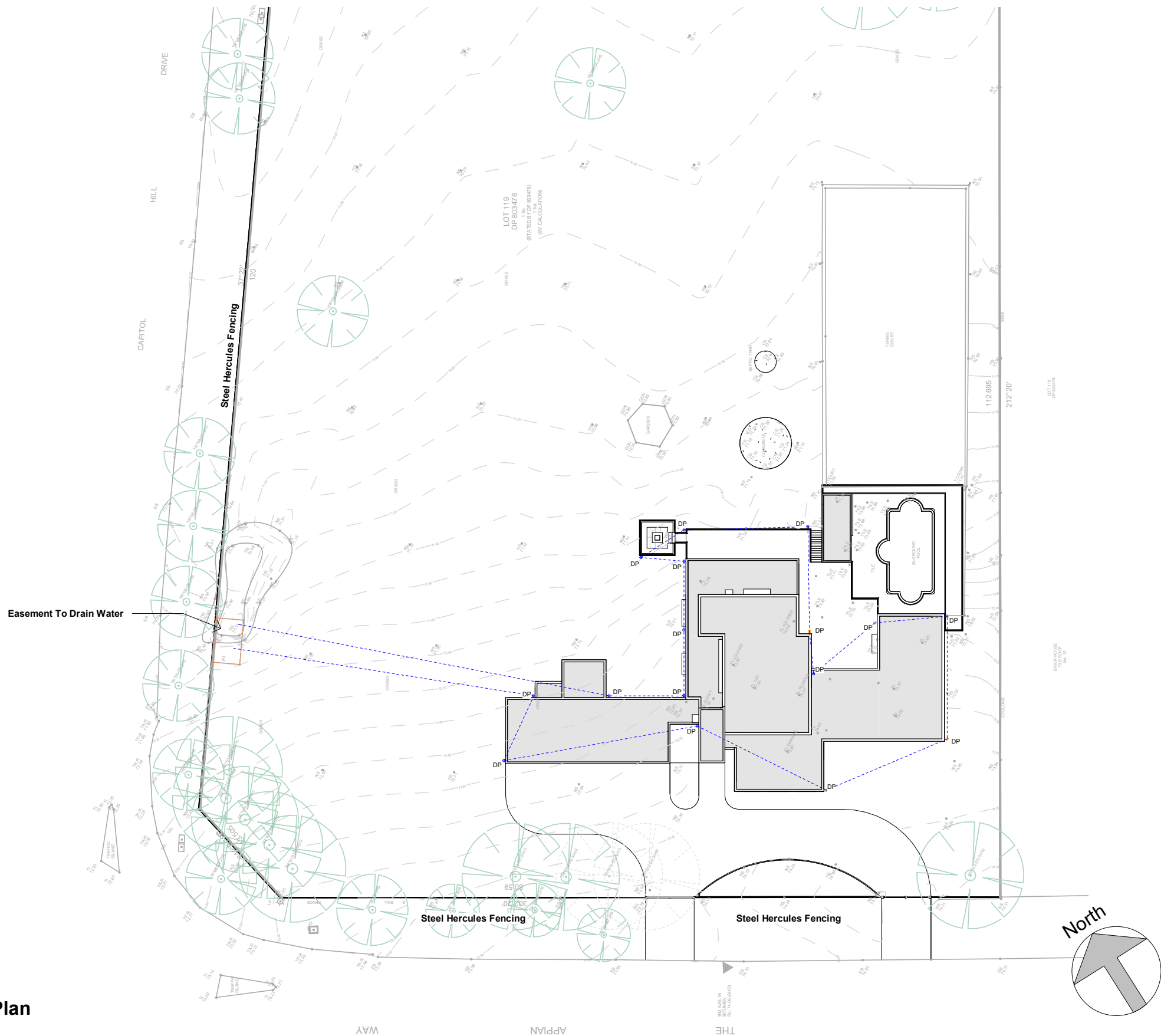
Client: Sam Frank Larobina & Antonietta Larobina

**Project: Development Application**

No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

**First Floor Demolish Plan**

Project number	0179	1.1
Date	07/06/21	
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Stormwater Concept Plan  
1 : 500

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**Project: Development Application**  
  
No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

Proposed Stormwater Concept Plan		
Project number	0179	2.0
Date	07/06/21	
Drawn by	YL	
Checked by	CM	Scale 1 : 500

Dust Control Management Plan

During excavation, demolition and construction adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood. The following measures will be adopted when required on site.

- Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust.
- Earthwork and scheduling activities shall be managed to coincide with the next stage of the development to minimise the amount of time the site is left cut or exposed.
- All materials shall be stored or stockpiled at the best locations.
- The ground surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs.
- All vehicles carrying spoil or rubble to or from the site shall be covered.
- All equipment wheel shall be washed before exiting the site using manual sprayers.
- Gates shall be closed between vehicle movements and shall be fitted with shade cloth.
- Cleaning of footpaths and roadways shall be carried out daily when required.

Construction Management Plan

- Location of material storage.
- Location of any plant & equipment (cranes, hoists etc)
- Maximum intended weight and size of construction and delivery vehicles.
- How vehicles will access and egress the site.
- How material storage (loading/unloading) will be carried out on site without blocking access to adjoining properties for residents, service and emergency vehicles.
- intended timing of deliveries to site.
- Contact details for of person with authority to respond to any construction related access issues.
- Intended communication of construction details to adjoining residents.
- Details of any signage to be erected on site.

**NOTE** - Material deliveries are to be timed so that only materials required for the scope of works to be carried out at that stage are on site in order to ensure the site is not cluttered and to allow easy access for trades/residents to and from the site.

Location Of Material Storage

**Materials will be stored on site in location marked "A" as shown on associated plans.**

- Location "A" - Heavy/bulky materials such as bricks, steel, roof tiles etc will be stored on the front lawn in order to allow unloading off the delivery truck and placement for storage without "double handling" of materials.
- Timber/prefabricated frames and trusses etc will be stored on the lawn as materials are generally longer in length and light enough to allow manual handling from delivery truck to storage area.
- Location "B" - Fragile material such as tiles, plumbing fittings & fixtures etc will be stored internally to minimise the possibility of damage and theft.
- Internal finishing materials (skirting/architraves/doors etc) will be stored internally for protection from weather conditions and theft.
- Location "C" - Stockpile location for materials associated with the rear extension work.

General Notes

1. All erosion & sediment control measures to be inspected & maintained daily.
2. Council approval must be obtained prior to the placement of any materials on the footpath.
3. All stockpiles to be clear of drains & gutters.
4. Drainage is to be connected to storm water as soon as possible.
5. Noise from construction activities shall comply with the protection of the *Environment Operations (Noise Control) Regulations 2000*.
6. A crane is not anticipated. A mobile crane approval permit together with necessary fee in accordance with Council's adopted schedule of fees & charges to be submitted by builder if a crane is deemed necessary.
- 7.Refer waste management plan for re-cycling & materials to be removed from the site.The waste management plan is to be maintained on site throughout the construction period.
8. Hazardous materials & asbestos removal to be in accordance with the requirements of the relevant legislation, codes, standards & guidelines prior to any demolition works. Prior to any asbestos removal full details to be submitted to council on the method of containment & control of emission of fibres to the air.

Location Soil & Water Management

All sediment controls are to be installed before work commences. Any areas of exposed soil are to be minimised. All top-soil is to be retained on site for re-use. Material & soil stockpiles are to be protected by sediment fencing stockpiles & work areas are to be as indicated by the Construction Management Plan to preserve existing vegetation surface water flow during construction are to be controlled as follows;

- Clean run off is to be diverted around disturbed areas.
- Slope gradient & flow distance are to be minimised within disturbed area.
- Disturbed areas are to be promptly rehabilitated.

Sediment fence are to be regularly monitored & maintained during construction.

Construction & Delivery Vehicles

Construction vehicles will generally take shape of trade utes/vans. Delivery vehicles are to be of fixed tray type with maximum weight of 3 tones. Concrete delivery is to be in the form of mini-mix vehicle. Rubbish bins are to be limited to 4 cubic meter bins during demolition stage and reduced to 3 cubic meter bins for general site cleaning as necessary.

Hours Of Work

All construction/demolition work relating to the Development Consent within the city must be carried out only between the hours of 7:00am to 5:00pm Mondays to Fridays and 7:00am to 12:00 noon on Saturday. No work is to be done on Sunday and Public Holidays.

Timing Of Work

Material deliveries will generally take place between 8:00am and 3:00pm the day before the materials will be required on site.

Vehicle Access & Egress

Construction vehicles (utes/vans) can access and egress the site without any special requirements. Delivery trucks are not to enter the site and must stay on the public road to avoid damage to road crossing, footpath and or driveway.

Location Of Any Plant & Equipment

Plant and equipment (cranes,hoists, rubbish bins etc) will be located in location "A" (same as for material storage) to avoid damage to existing established landscaping.

**NOTE** - Use of plant & equipment is to be timed so that material storage does not interfere with locating plant or equipment in the required area.

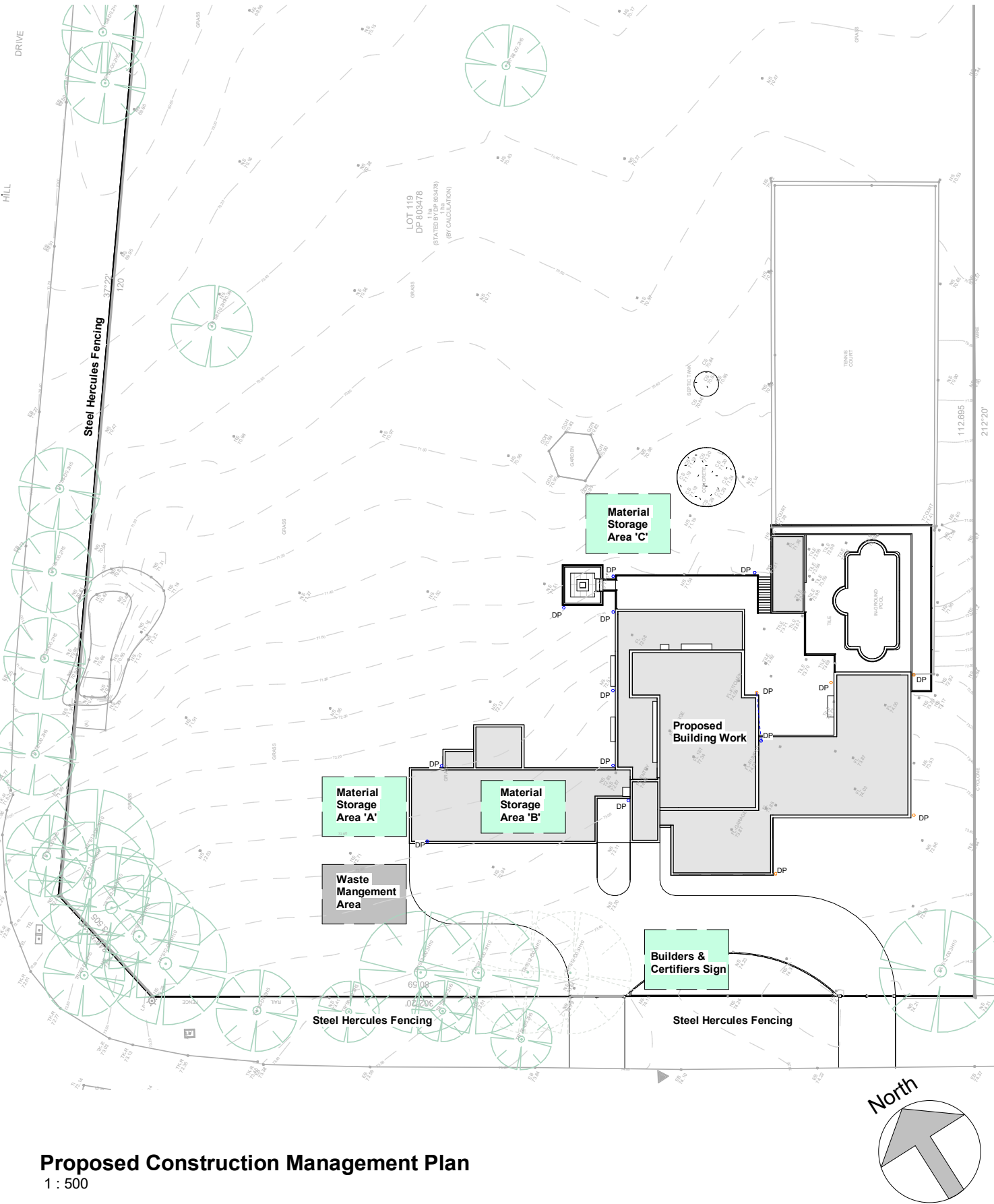
Contact Details

A Construction Supervisor will be appointed upon receipt of the required Construction Certificate. The supervisors details including name and mobile contact number will be provided to the adjoining residents. Emergency contact details (name & contact number) will also be provided in the event that the supervisor is out of reach. The office number for contact during normal business hours will be displayed on signage to be erected on the subject site ( to identify the site to trades and material deliveries).

**NOTE** - These details cannot be provided at this time as work is located to one of the supervisors pending current workload at time of Construction Certificate release.

Communication With Adjoing Residents

upon receipt of the Construction Certificate the adjoining residents will be notified that works are being arranged to begin.This will provide approximately 3 weeks notice in this regard. This negotiation will include all contact details as mentioned above. Further to this the Construction Supervisor will introduce himself/herself to these residents a minimum of 48 hours prior to commencement.



<div><div><div>DINASTIA</div><div>RENOVATIONS &amp; ADDITIONS</div></div><div>Level 15/ 60 Station St East Parramatta 2150 Telephone: 9627 8924 www.dinastia.com.au</div></div>	<p><b>PRELIMINARY ISSUE NOT FOR CONSTRUCTION</b></p> <p>CONTRACTORS NOTE: The contractor shall check all figured dimensions before commencing work. Figured dimensions shall take preference over scaling. If the contractor is in any doubts as to the intent of any information shown or indicated on this drawing, the advice of Dinastia Group shall be sought before commencement of work. All dimensions are in millimeters unless stated otherwise. This drawing remains the property of Dinastia Group. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of the engagement for that commission.</p>		<table><tr><th>No.</th><th>Description</th><th>Date</th></tr><tr><td>1</td><td>Initial Design for Client Discussion</td><td>21/04/21</td></tr><tr><td>2</td><td>Revise Ground Floor Layout According to First Discussion</td><td>29/04/21</td></tr><tr><td>3</td><td>DA Application</td><td>07/06/21</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		No.	Description	Date	1	Initial Design for Client Discussion	21/04/21	2	Revise Ground Floor Layout According to First Discussion	29/04/21	3	DA Application	07/06/21																			<div><div>Client: Sam Frank Larobina &amp; Antonietta Larobina</div><div>Project: Development Application</div><div>No 2 - 10, THE APPIAN WAY, MOUNT VERNON</div></div>		<div>Proposed Construction Management Plan</div> <table><tr><td>Project number</td><td>0179</td><td rowspan="3">2.1</td></tr><tr><td>Date</td><td>07/06/21</td></tr><tr><td>Drawn by</td><td>YL</td></tr><tr><td>Checked by</td><td>CM</td><td>Scale</td><td>1 : 500</td></tr></table>		Project number	0179	2.1	Date	07/06/21	Drawn by	YL	Checked by	CM	Scale	1 : 500
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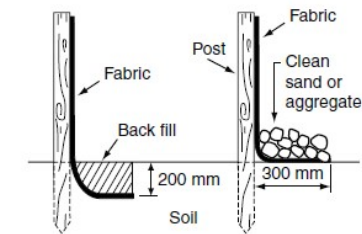
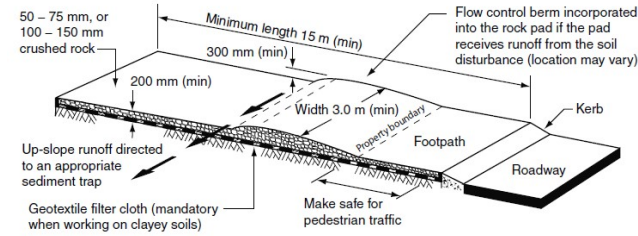
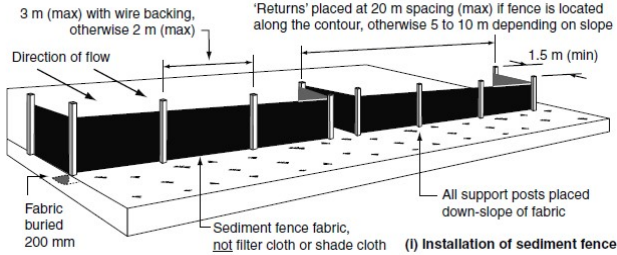


Geotech Sediment Fencing

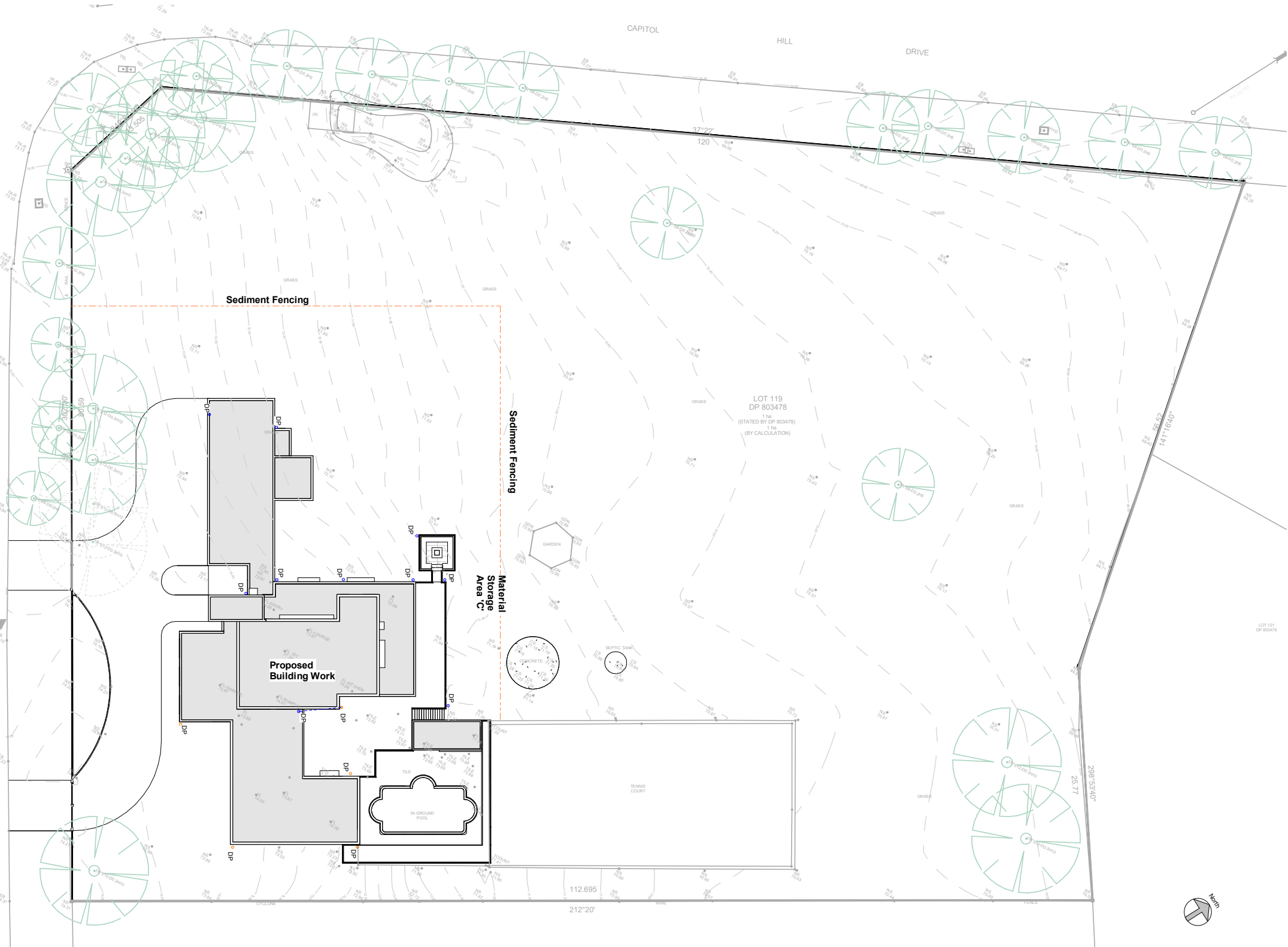
Signage in the form of a site sign to identify the Builder's name and contact details and the Principal Certifying Authority will be required on site. The location of this signage is shown on the associated plans. Geotextile sausage to be placed around drains to protect from sediment entry as back up measure to on site sediment controls.

Geotech Sediment Fencing

Materials delivered to site are to be unloaded from delivery truck on site wherever possible and stored in appropriate locations as specified immediately. Where unloading is not possible on site materials are to be unloaded at street level and manually carried onto site and stored in appropriate locations as specified immediately. **NOTE** - At no time are materials to be stored on the road, access handle, nature strip or adjoining properties.



1 : 500  
Proposed Sediment & Erosion Control Plan



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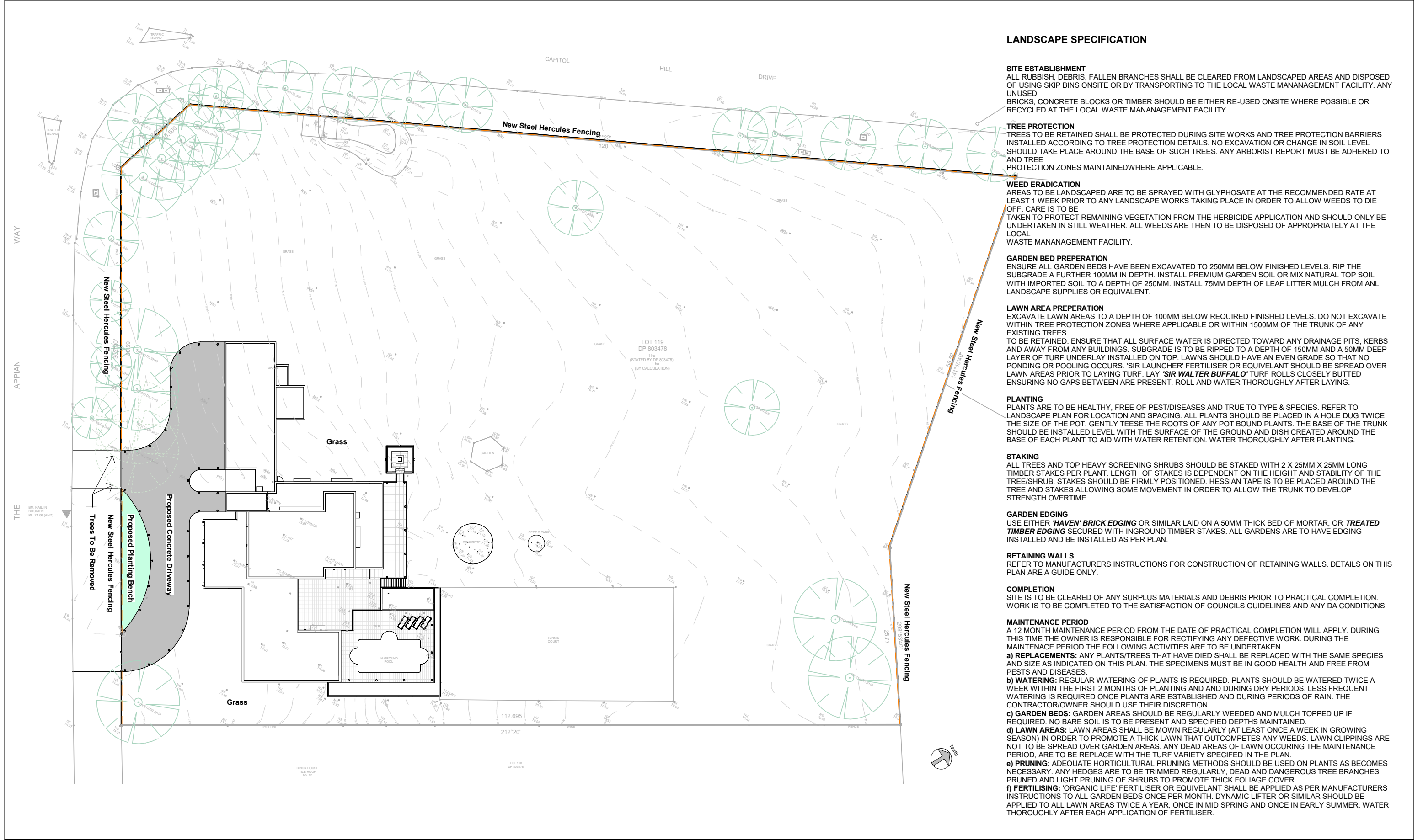
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No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

Proposed Sediment & Erosion Control Plan

Project number	0179	2.2
Date	07/06/21	
Drawn by	YL	
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LANDSCAPE SPECIFICATION

**SITE ESTABLISHMENT**  
ALL RUBBISH, DEBRIS, FALLEN BRANCHES SHALL BE CLEARED FROM LANDSCAPED AREAS AND DISPOSED OF USING SKIP BINS ONSITE OR BY TRANSPORTING TO THE LOCAL WASTE MANANAGEMENT FACILITY. ANY UNUSED BRICKS, CONCRETE BLOCKS OR TIMBER SHOULD BE EITHER RE-USED ONSITE WHERE POSSIBLE OR RECYCLED AT THE LOCAL WASTE MANANAGEMENT FACILITY.

**TREE PROTECTION**  
TREES TO BE RETAINED SHALL BE PROTECTED DURING SITE WORKS AND TREE PROTECTION BARRIERS INSTALLED ACCORDING TO TREE PROTECTION DETAILS. NO EXCAVATION OR CHANGE IN SOIL LEVEL SHOULD TAKE PLACE AROUND THE BASE OF SUCH TREES. ANY ARBORIST REPORT MUST BE ADHERED TO AND TREE PROTECTION ZONES MAINTAINED WHERE APPLICABLE.

**WEED ERADICATION**  
AREAS TO BE LANDSCAPED ARE TO BE SPRAYED WITH GLYPHOSATE AT THE RECOMMENDED RATE AT LEAST 1 WEEK PRIOR TO ANY LANDSCAPE WORKS TAKING PLACE IN ORDER TO ALLOW WEEDS TO DIE OFF. CARE IS TO BE TAKEN TO PROTECT REMAINING VEGETATION FROM THE HERBICIDE APPLICATION AND SHOULD ONLY BE UNDERTAKEN IN STILL WEATHER. ALL WEEDS ARE THEN TO BE DISPOSED OF APPROPRIATELY AT THE LOCAL WASTE MANANAGEMENT FACILITY.

**GARDEN BED PREPERATION**  
ENSURE ALL GARDEN BEDS HAVE BEEN EXCAVATED TO 250MM BELOW FINISHED LEVELS. RIP THE SUBGRADE A FURTHER 100MM IN DEPTH. INSTALL PREMIUM GARDEN SOIL OR MIX NATURAL TOP SOIL WITH IMPORTED SOIL TO A DEPTH OF 250MM. INSTALL 75MM DEPTH OF LEAF LITTER MULCH FROM ANL LANDSCAPE SUPPLIES OR EQUIVALENT.

**LAWN AREA PREPERATION**  
EXCAVATE LAWN AREAS TO A DEPTH OF 100MM BELOW REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES WHERE APPLICABLE OR WITHIN 1500MM OF THE TRUNK OF ANY EXISTING TREES TO BE RETAINED. ENSURE THAT ALL SURFACE WATER IS DIRECTED TOWARD ANY DRAINAGE PITS, KERBS AND AWAY FROM ANY BUILDINGS. SUBGRADE IS TO BE RIPPED TO A DEPTH OF 150MM AND A 50MM DEEP LAYER OF TURF UNDERLAY INSTALLED ON TOP. LAWN SHOULD HAVE AN EVEN GRADE SO THAT NO PONDING OR POOLING OCCURS. 'SIR LAUNCHER' FERTILISER OR EQUIVELANT SHOULD BE SPREAD OVER LAWN AREAS PRIOR TO LAYING TURF. LAY 'SIR WALTER BUFFALO' TURF ROLLS CLOSELY BUTTED ENSURING NO GAPS BETWEEN ARE PRESENT. ROLL AND WATER THOROUGHLY AFTER LAYING.

**PLANTING**  
PLANTS ARE TO BE HEALTHY, FREE OF PEST/DISEASES AND TRUE TO TYPE & SPECIES. REFER TO LANDSCAPE PLAN FOR LOCATION AND SPACING. ALL PLANTS SHOULD BE PLACED IN A HOLE DUG TWICE THE SIZE OF THE POT. GENTLY TEESE THE ROOTS OF ANY POT BOUND PLANTS. THE BASE OF THE TRUNK SHOULD BE INSTALLED LEVEL WITH THE SURFACE OF THE GROUND AND DISH CREATED AROUND THE BASE OF EACH PLANT TO AID WITH WATER RETENTION. WATER THOROUGHLY AFTER PLANTING.

**STAKING**  
ALL TREES AND TOP HEAVY SCREENING SHRUBS SHOULD BE STAKED WITH 2 X 25MM X 25MM LONG TIMBER STAKES PER PLANT. LENGTH OF STAKES IS DEPENDENT ON THE HEIGHT AND STABILITY OF THE TREE/SHRUB. STAKES SHOULD BE FIRMLY POSITIONED. HESSIAN TAPE IS TO BE PLACED AROUND THE TREE AND STAKES ALLOWING SOME MOVEMENT IN ORDER TO ALLOW THE TRUNK TO DEVELOP STRENGTH OVERTIME.

**GARDEN EDGING**  
USE EITHER 'HAVEN' BRICK EDGING OR SIMILAR LAID ON A 50MM THICK BED OF MORTAR, OR TREATED TIMBER EDGING SECURED WITH INGROUND TIMBER STAKES. ALL GARDENS ARE TO HAVE EDGING INSTALLED AND BE INSTALLED AS PER PLAN.

**RETAINING WALLS**  
REFER TO MANUFACTURERS INSTRUCTIONS FOR CONSTRUCTION OF RETAINING WALLS. DETAILS ON THIS PLAN ARE A GUIDE ONLY.

**COMPLETION**  
SITE IS TO BE CLEARED OF ANY SURPLUS MATERIALS AND DEBRIS PRIOR TO PRACTICAL COMPLETION. WORK IS TO BE COMPLETED TO THE SATISFACTION OF COUNCILS GUIDELINES AND ANY DA CONDITIONS

**MAINTENANCE PERIOD**  
A 12 MONTH MAINTENANCE PERIOD FROM THE DATE OF PRACTICAL COMPLETION WILL APPLY. DURING THIS TIME THE OWNER IS RESPONSIBLE FOR RECTIFYING ANY DEFECTIVE WORK. DURING THE MAINTENANCE PERIOD THE FOLLOWING ACTIVITIES ARE TO BE UNDERTAKEN.  
**a) REPLACEMENTS:** ANY PLANTS/TREES THAT HAVE DIED SHALL BE REPLACED WITH THE SAME SPECIES AND SIZE AS INDICATED ON THIS PLAN. THE SPECIMENS MUST BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES.  
**b) WATERING:** REGULAR WATERING OF PLANTS IS REQUIRED. PLANTS SHOULD BE WATERED TWICE A WEEK WITHIN THE FIRST 2 MONTHS OF PLANTING AND AND DURING DRY PERIODS. LESS FREQUENT WATERING IS REQUIRED ONCE PLANTS ARE ESTABLISHED AND DURING PERIODS OF RAIN. THE CONTRACTOR/OWNER SHOULD USE THEIR DISCRETION.  
**c) GARDEN BEDS:** GARDEN AREAS SHOULD BE REGULARLY WEEDED AND MULCH TOPPED UP IF REQUIRED. NO BARE SOIL IS TO BE PRESENT AND SPECIFIED DEPTHS MAINTAINED.  
**d) LAWN AREAS:** LAWN AREAS SHALL BE MOWN REGULARLY (AT LEAST ONCE A WEEK IN GROWING SEASON) IN ORDER TO PROMOTE A THICK LAWN THAT OUTCOMPETES ANY WEEDS. LAWN CLIPPINGS ARE NOT TO BE SPREAD OVER GARDEN AREAS. ANY DEAD AREAS OF LAWN OCCURING THE MAINTENANCE PERIOD, ARE TO BE REPLACE WITH THE TURF VARIETY SPECIFIED IN THE PLAN.  
**e) PRUNING:** ADEQUATE HORTICULTURAL PRUNING METHODS SHOULD BE USED ON PLANTS AS BECOMES NECESSARY. ANY HEDGES ARE TO BE TRIMMED REGULARLY, DEAD AND DANGEROUS TREE BRANCHES PRUNED AND LIGHT PRUNING OF SHRUBS TO PROMOTE THICK FOLIAGE COVER.  
**f) FERTILISING:** 'ORGANIC LIFE' FERTILISER OR EQUIVELANT SHALL BE APPLIED AS PER MANUFACTURERS INSTRUCTIONS TO ALL GARDEN BEDS ONCE PER MONTH. DYNAMIC LIFTER OR SIMILAR SHOULD BE APPLIED TO ALL LAWN AREAS TWICE A YEAR, ONCE IN MID SPRING AND ONCE IN EARLY SUMMER. WATER THOROUGHLY AFTER EACH APPLICATION OF FERTILISER.



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Proposed Landscape Concept Plan

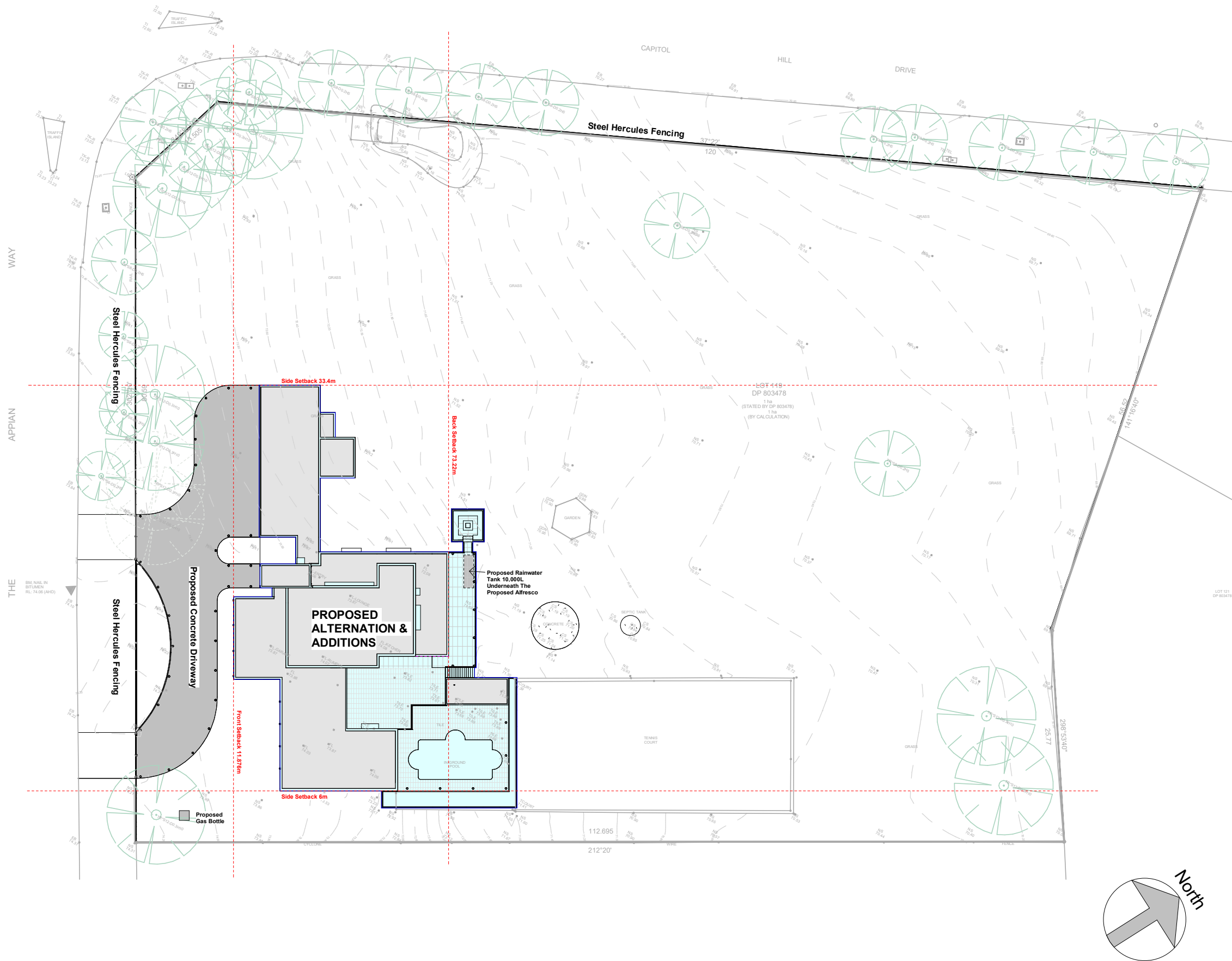
Project number	0179	2.3
Date	07/06/21	
Drawn by	YL	
Checked by	CM	Scale 1 : 500



DP 803478		Lot119	
Area Calculations			
Site Area	1 ha		
Zoning	E4 Environmental Living		
	Existing	Requirement	Proposed
Ground Floor Area (Garage Inc.)	330 sqm	N/A	546 sqm
First Floor Area	127 sqm	N/A	129 sqm
Garage	59 sqm	Min 2 car space	151 sqm
Porch	8 sqm	N/A	5 sqm
Alfresco	33 sqm	N/A	51 sqm
Gross Floor Area	457 sqm	N/A	675 sqm
Floor Space Ratio	0.046:1	0.5:1	0.068 : 1
Driveway	237 sqm	N/A	393 sqm
Paved Area	354 sqm	N/A	334 sqm
Site Coverage	1678 sqm	Max 30% = 3000 sqm	1987.9 sqm
Landscaped Area	8322 sqm	Min 40% = 4000 sqm	8079 sqm
Private Open Space	N/A	N/A	N/A

Area Schedule (Existing)	
Name	Area
Porch	8 m²
Alfresco	33 m²
Garage Existing	59 m²
Granny Flat Existing	82 m²
FF Existing	127 m²
GF Existing	189 m²

Area Schedule (Proposed)	
Name	Area
Porch	5 m²
Alfresco	51 m²
FF Area	129 m²
Garage Area	151 m²
GF Area	395 m²



Level 15/ 60 Station St East Parramatta 2150  
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**PRELIMINARY ISSUE  
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No.	Description	Date
1	Initial Design for Client Discussion	21/04/21
2	Revise Ground Floor Layout According to First Discussion	29/04/21
3	DA Application	07/06/21

Client: Sam Frank Larobina & Antonietta Larobina  
**Project: Development Application**

No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

**Proposed Site Plan**

Project number	0179	3.0
Date	07/06/21	
Drawn by	YL	
Checked by	CM	Scale
		1 : 500

**Important!!**

- W14, W15, W16, W32 require a hood measuring 435mm
- W27, D5 requires a hood measuring 600mm
- W28 requires a hood measuring 525mm
- W29 requires a hood measuring 465mm
- W30 requires a hood measuring 380mm
- W33 requires a hood measuring 750mm

These projections are the minimum dimension and can be extended further. Any of these can be substituted by external louvres or blinds that are fixed or movable.

## Floor Area

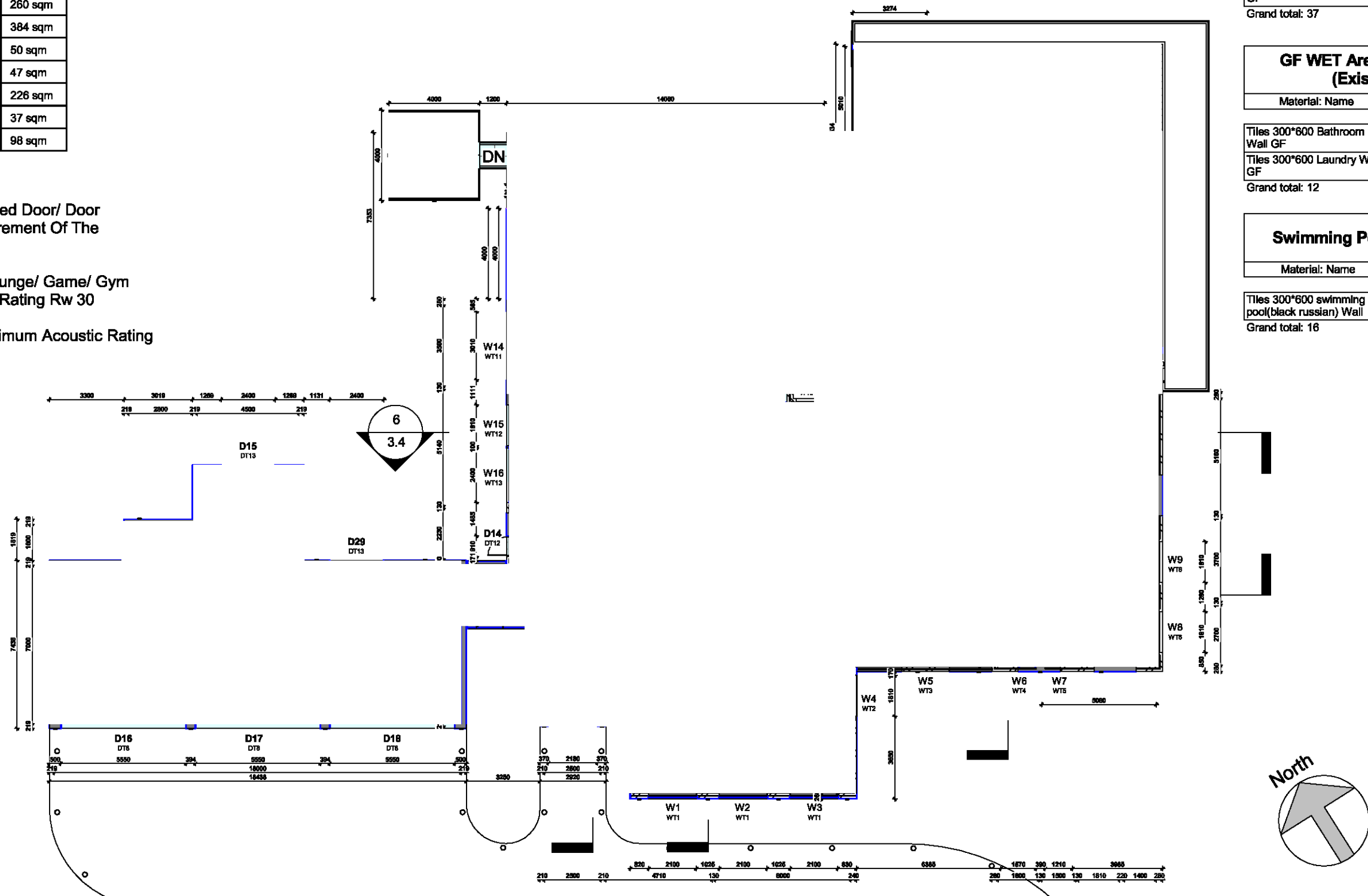
Indoor Tile (excl Wet Area)	260 sqm
Outdoor Tile	384 sqm
Swimming Pool Tile Floor	50 sqm
Swimming Pool Tile Wall	47 sqm
Wet Area Wall Tile	226 sqm
Wet Area Tile	37 sqm
Carpet	98 sqm

Windows And Glazed Door/ Door  
Comply The Requirement Of The  
Acoustic Report

Dining/ Kitchen/ Lounge/ Game/ Gym  
Minimum Acoustic Rating Rw 30

Main Bedroom Minimum Acoustic Rating  
RW=w34

Ground Floor  
1 : 200



## GF Wet Area Wall Area (NEW)

Material: Name	Material: Area
----------------	----------------

Tiles 300*600 Bathroom Wall GF	149 m²
Tiles 300*600 Laundry Wall GF	27 m²
Grand total: 37	176 m²

## GF WET Area Wall Area (Existing)

Material: Name	Material: Area
----------------	----------------

Tiles 300*600 Bathroom Wall GF	39 m²
Tiles 300*600 Laundry Wall GF	11 m²
Grand total: 12	50 m²

## Swimming Pool Wall Area

Material: Name	Material: Area
----------------	----------------

Tiles 300*600 swimming pool(black russian) Wall	47 m²
Grand total: 16	47 m²

## PRELIMINARY ISSUE NOT FOR CONSTRUCTION

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Client: Sam Frank Larobina &  
Antonieta Larobina  
**Project: Development  
Application**

No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

## Proposed Ground Floor Plan

Project number	0179	3.1
Date	07/06/21	
Drawn by	YL	
Checked by	CM	Scale 1 : 200



Level 15/ 60 Station St East Parramatta 2150  
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**Important!!**

- W14, W15, W16, W32 require a hood measuring 435mm
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- W28 requires a hood measuring 525mm
- W29 requires a hood measuring 465mm
- W30 requires a hood measuring 580mm
- W33 requires a hood measuring 750mm

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**Floor Area**

LoungeTile	17 sqm
Wet Area Tile	23 sqm
Wet Area Wall Tile	117 sqm
Carpet	83 sqm

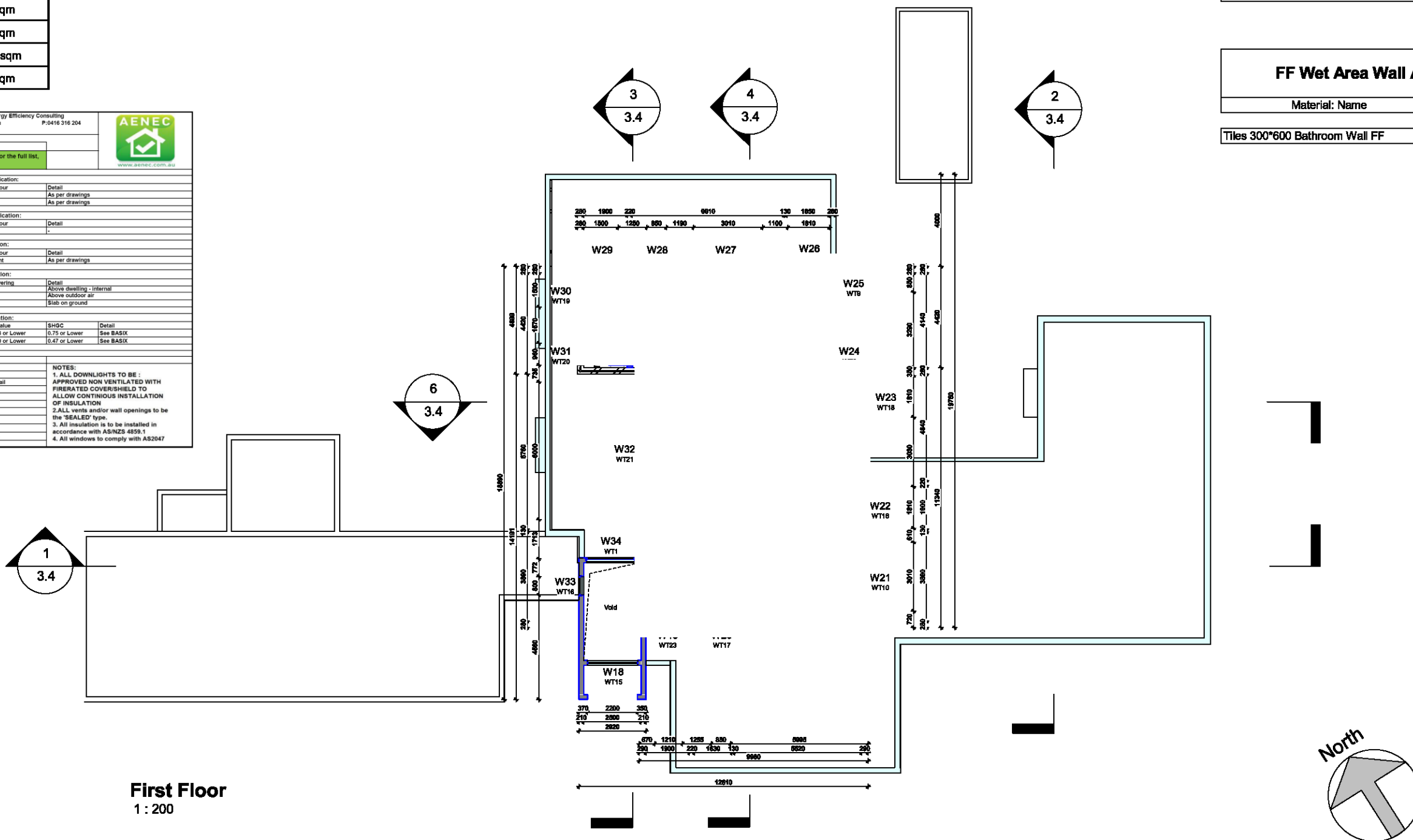
Project Specification	Form # AEO.3	Australian Energy Efficiency Consulting E:info@aenecc.com.au P:0416 316 204	
Project Address: 10 The Appian Way, Mount Vernon BASIX CERTIFICATION NUMBER: A417907			
This Project Specification outlines ONLY some of the BASIX commitments. For the full list, you must refer to BASIX document.			
External Walls Specification:			
Type	Material	Added Insulation	Colour
Masonry	Brick Cavity	Nil	-
Framed	Double stud FC wall	R1.25	-
Internal Walls Specification:			
Type	Material	Added Insulation	Colour
Framed	Plasterboard	Nil	-
Roof Specification:			
Type	Material	Added Insulation	Colour
Framed	As per Drawings	R3.50 + sarking	Light
Floors Specification:			
Type	Material	Added Insulation	Covering
Masonry	Concrete	Nil	-
Masonry	Concrete	R1.10	-
Masonry	Concrete	Nil	-
Window Specification:			
Frame material	Glazing	U Value	SHGC
Aluminum	Single	7.63 or Lower	0.75 or Lower
Aluminum	Single - Low E	5.79 or Lower	0.47 or Lower
Skylight Specification:			
Frame material	Glazing	U Value	SHGC
Aluminum	Single	7.63 or Lower	0.75 or Lower
Aluminum	Single - Low E	5.79 or Lower	0.47 or Lower
Various Notes if Applicable:			
Showerheads	3 star no greater than 9lit/min flow rate		
Toilet Flush	3 star no greater than 4 litres/flush		
Kitchen taps	3 star no greater than 9lit/min flow rate		
Bathroom taps	3 star no greater than 9lit/min flow rate		
Rainwater tank	N/A	Pool	N/A
NOTES: 1. ALL DOWNLIGHTS TO BE : APPROVED NON VENTILATED WITH FIRERATED COVER/SHIELD TO ALLOW CONTINUOUS INSTALLATION OF INSULATION 2. ALL vents and/or wall openings to be the 'SEALED' type. 3. All insulation is to be installed in accordance with AS/NZS 4859.1 4. All windows to comply with AS2047			

**FF WET Area Wall Area (Existing)**

Material: Name	Material: Area
Tiles 300*600 Bathroom Wall FF	39 m²
	39 m²

**FF Wet Area Wall Area (NEW)**

Material: Name	Material: Area
Tiles 300*600 Bathroom Wall FF	78 m²



Level 15/ 60 Station St East Parramatta 2150  
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**PRELIMINARY ISSUE  
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3	DA Application	07/06/21

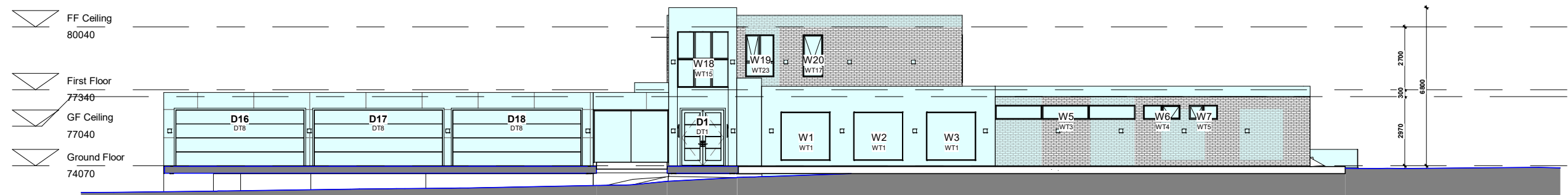
Client: Sam Frank Larobina &  
Antonieta Larobina  
**Project: Development  
Application**

No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

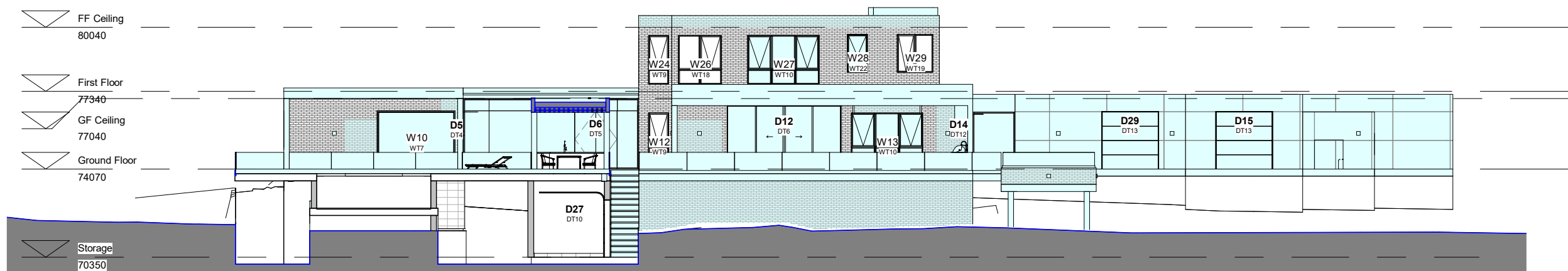
**Proposed First Floor Plan**

Project number	0179	3.2
Date	07/06/21	
Drawn by	YL	
Checked by	CM	Scale
		1 : 200

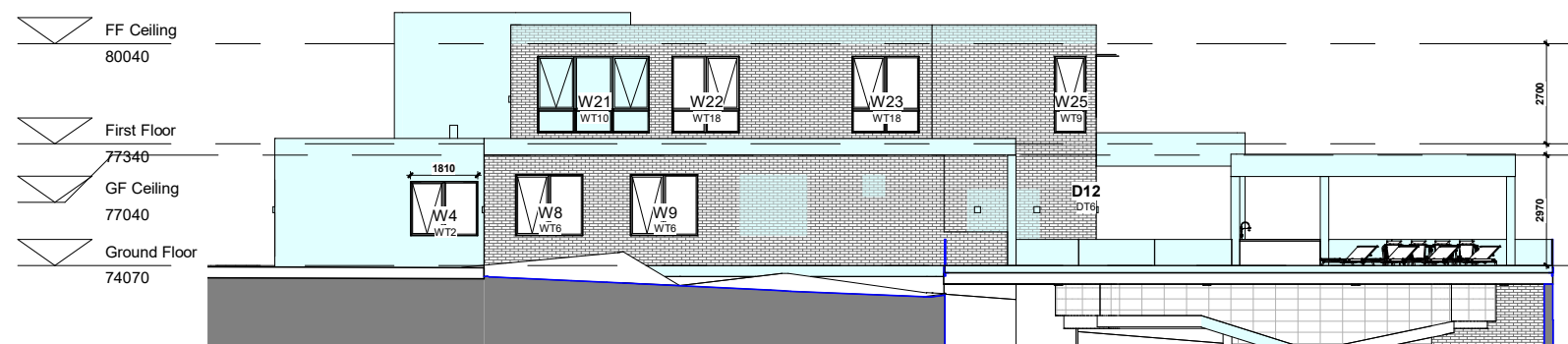




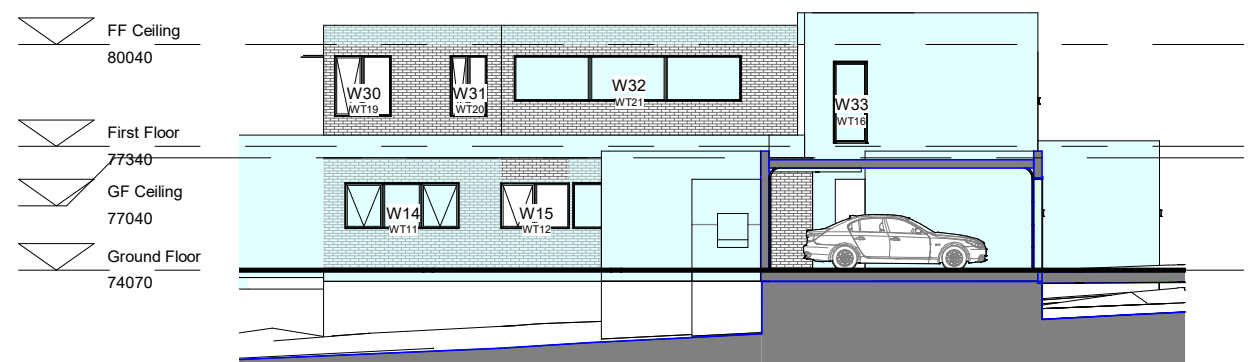
**South**  
1 : 200



**North**  
1 : 200



**East**  
1 : 200



**West**  
1 : 200

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3	DA Application	07/06/21

Client: Sam Frank Larobina & Antonietta Larobina  
**Project: Development Application**

No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

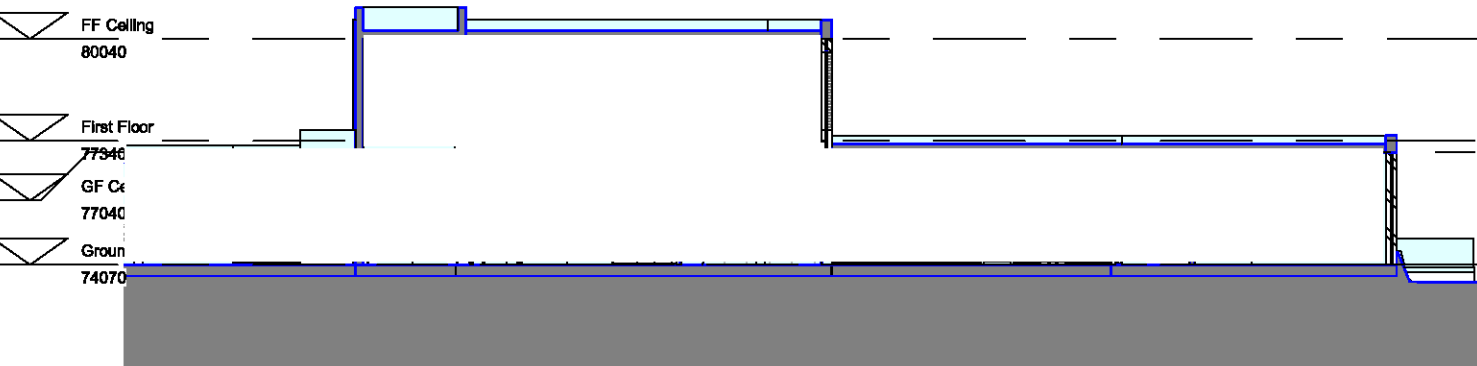
**Proposed Elevation**

Project number	0179	3.3
Date	07/06/21	
Drawn by	YL	
Checked by	CM	Scale
		1 : 200

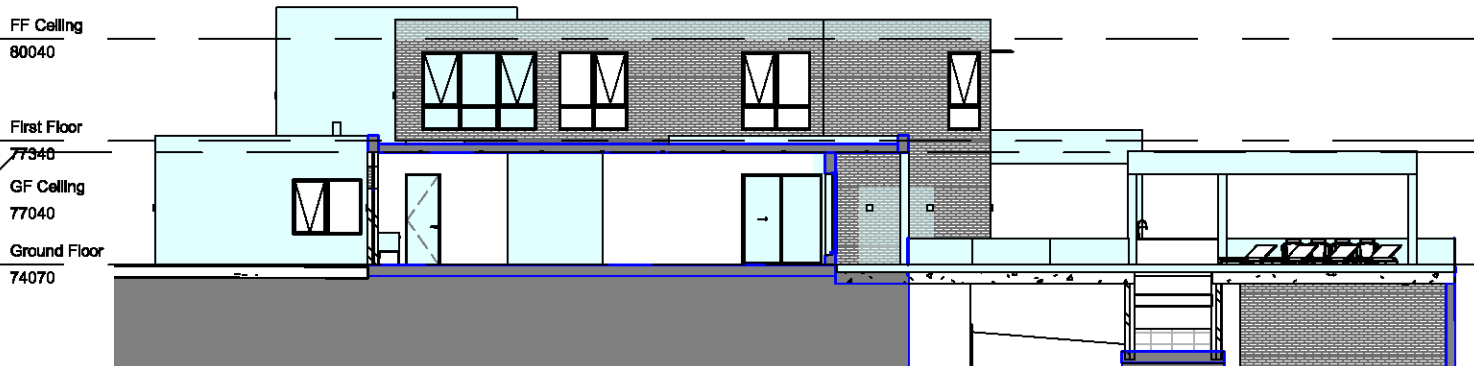
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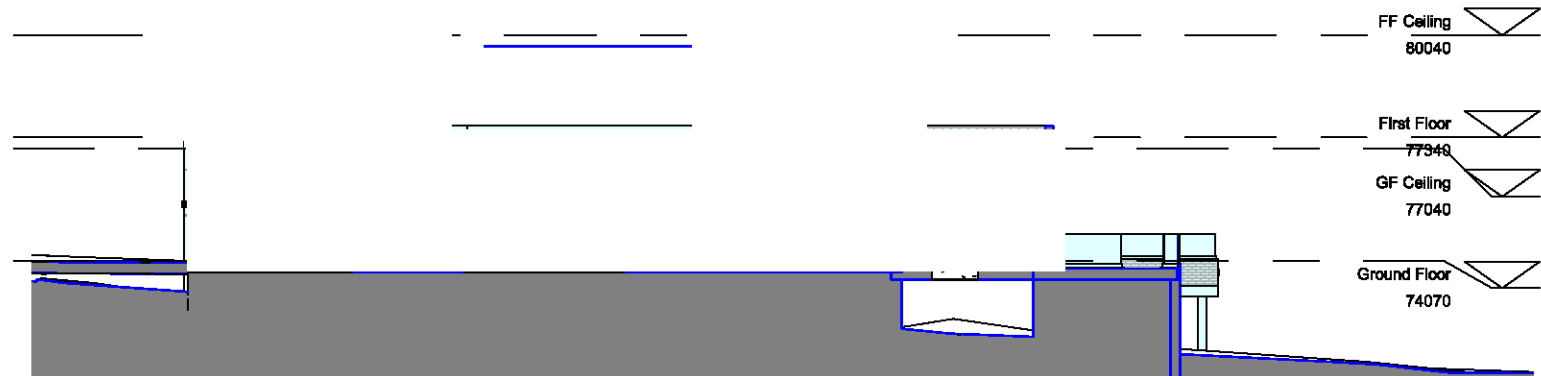
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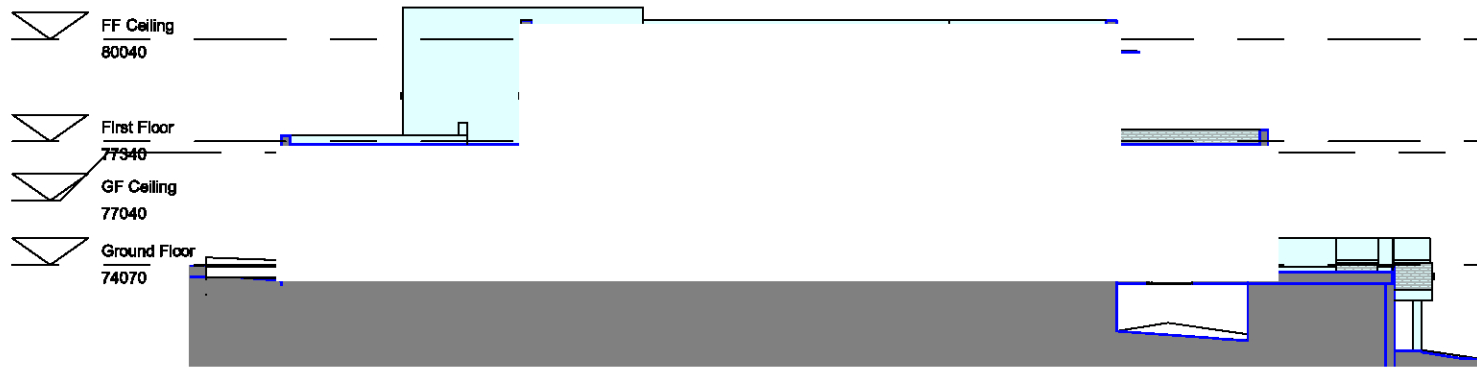
**Section1**  
1 : 200



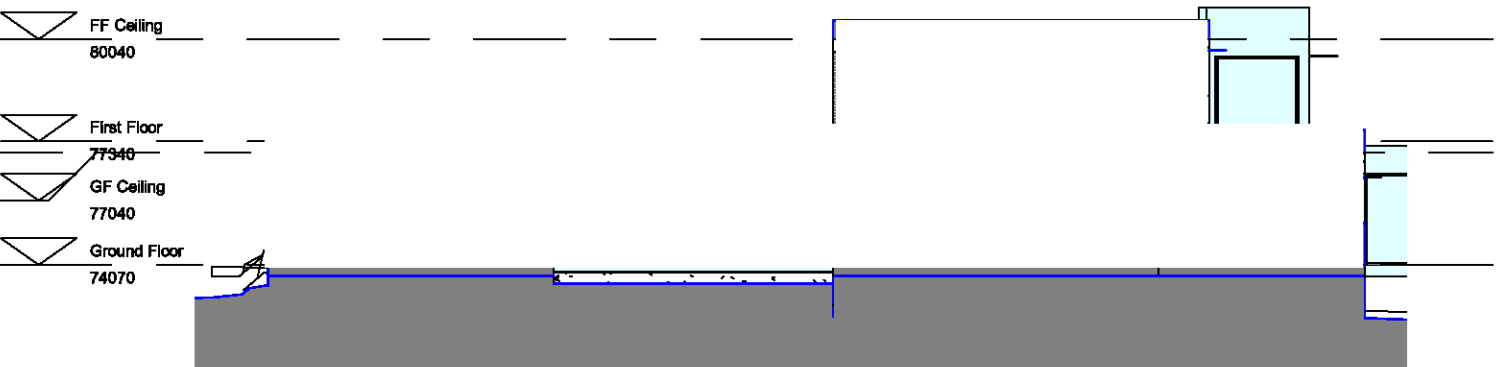
**Section2**  
1 : 200



**Section 3**  
1 : 200



**Section4**  
1 : 200



**Section 5**  
1 : 200



Level 15/ 60 Station St East Parramatta 2150  
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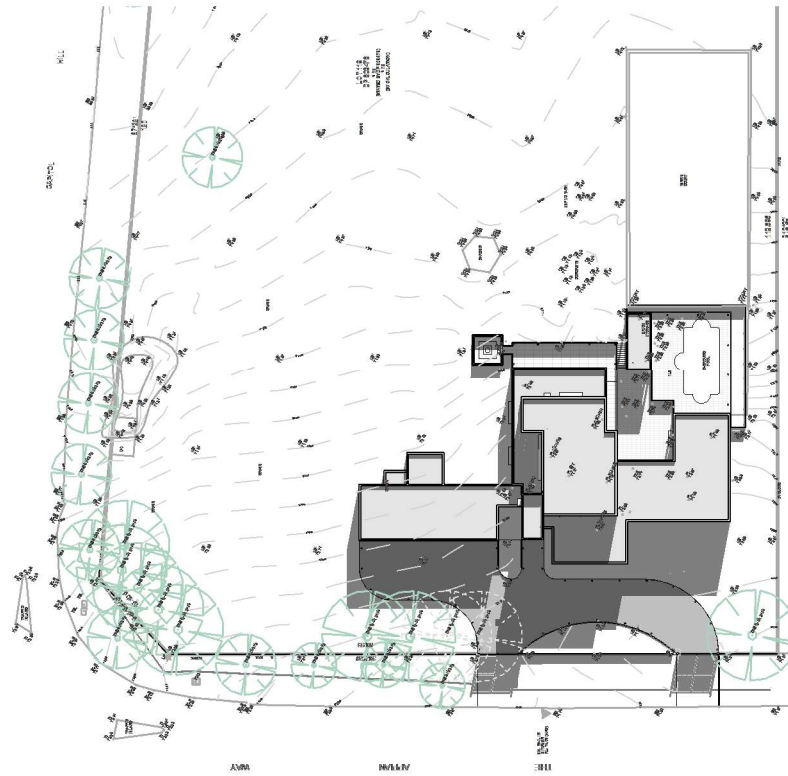
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Client: Sam Frank Larobina & Antonietta Larobina  
**Project: Development Application**

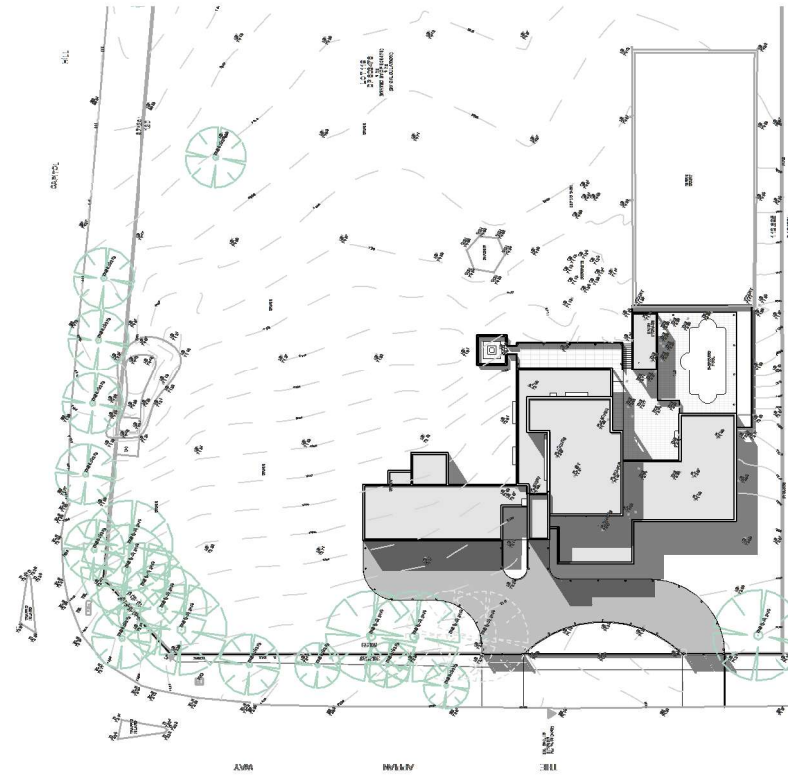
No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

**Proposed Sections**

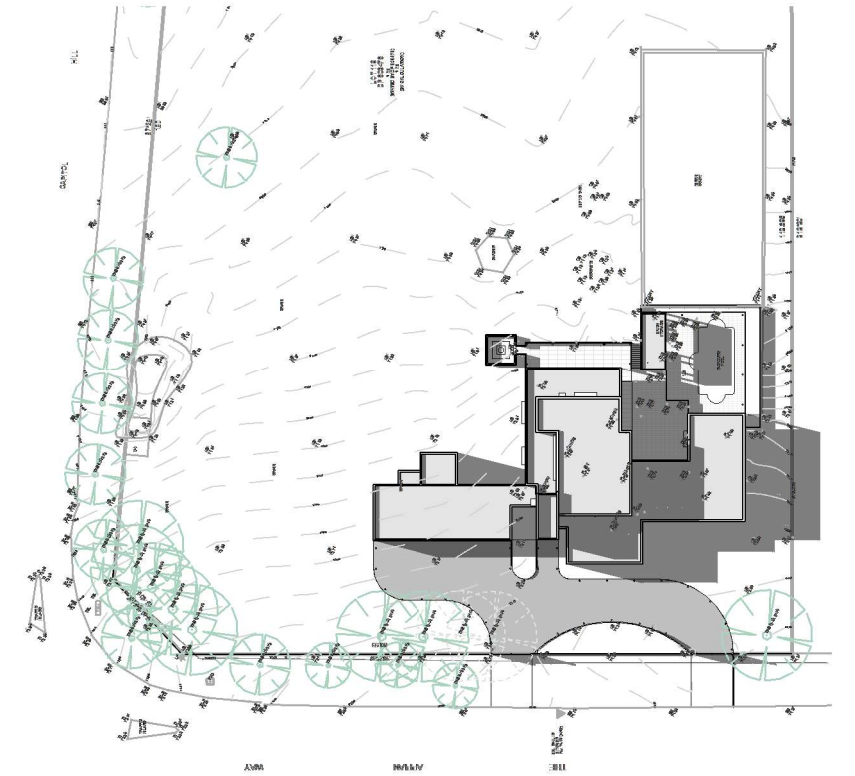
Project number	0179	3.4
Date	07/06/21	
Drawn by	YL	
Checked by	CM	Scale 1 : 200



Shadow Diagram\_21 June 9AM  
1 : 1000



Shadow Diagram\_21 June 12PM  
1 : 1000



Shadow Diagram\_21 June 3PM  
1 : 1000



Level 15/ 60 Station St East Parramatta 2150  
Telephone: 9627 8924 [www.dinastia.com.au](http://www.dinastia.com.au)

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No.	Description	Date

Client: Sam Frank Larobina &  
Antonieta Larobina  
**Project: Development  
Application**

No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

**Shadow Diagrams-June**

Project number	0179	4.0
Date	07/06/21	
Drawn by	Author	
Checked by	Checker	Scale
		1 : 1000

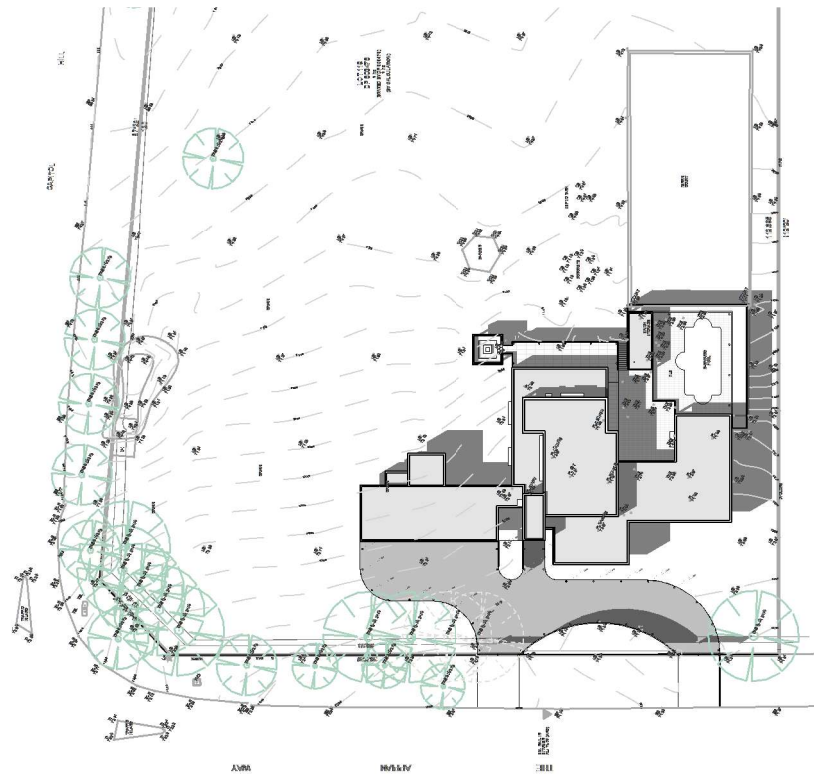




Shadow Diagram\_21 Dec 9AM  
1 : 1000



Shadow Diagram\_21 Dec 12PM  
1 : 1000



Shadow Diagram\_21 Dec 3PM  
1 : 1000



Level 15/ 60 Station St East Parramatta 2150  
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No.	Description	Date

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**Project: Development  
Application**

No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

**Shadow Diagrams-December**

Project number	0179	4.1
Date	07/06/21	
Drawn by	Author	
Checked by	Checker	Scale
		1 : 1000

Window Schedule								
Mark	Type Mark	Type	Sill Height	Height	Width	Phase Created	Comments	Level
W1	WT1	Fixed Window 2100x2100	200	2100	2100	New Construction		Ground Floor
W2	WT1	Fixed Window 2100x2100	200	2100	2100	New Construction		Ground Floor
W3	WT1	Fixed Window 2100x2100	200	2100	2100	New Construction		Ground Floor
W4	WT2	AF-1460x1810	800	1460	1810	Existing		Ground Floor
W5	WT3	Fixed Window 600x6000	2000	600	6000	New Construction		Ground Floor
W6	WT4	AF-600x1570mm	2000	600	1570	New Construction		Ground Floor
W7	WT5	AF-600x1210mm	2000	600	1210	New Construction		Ground Floor
W8	WT6	AF-1640x1810	800	1640	1810	Existing		Ground Floor
W9	WT6	AF-1640x1810	800	1640	1810	Existing		Ground Floor
W10	WT7	Fixed 3200x2100	300	2100	3200	New Construction		Ground Floor
W11	WT8	AF-1200x1570mm	800	1200	1570	New Construction		Ground Floor
W12	WT9	A/F-2060x910mm	300	2060	850	Existing	Opaque	Ground Floor
W13	WT10	AFA/FFF-2060x3010	300	2060	3010	New Construction		Ground Floor
W14	WT11	AFA-1200x3010mm	1100	1200	3010	New Construction		Ground Floor
W15	WT12	AF-1200x1810mm	1100	1200	1810	Existing		Ground Floor
W16	WT13	Fixed 1200x2400	1100	1200	2400	New Construction		Ground Floor
W17	WT14	1910x900	530	1910	900	Existing		Ground Floor
W18	WT15	Fixed 2000x3000	100	2400	2200	New Construction		First Floor
W19	WT23	AF/F-1800x1210	560	1800	1210	New Construction	Opaque	First Floor
W20	WT17	A/F-1800x850	560	1800	850	New Construction		First Floor
W21	WT10	AFA/FFF-2060x3010	300	2060	3010	New Construction		First Floor
W22	WT18	AF/FF-2060x1810	300	2060	1810	Existing		First Floor
W23	WT18	AF/FF-2060x1810	300	2060	1810	Existing		First Floor
W24	WT9	A/F-2060x910mm	300	2060	850	Existing		First Floor
W25	WT9	A/F-2060x910mm	300	2060	850	Existing		First Floor
W26	WT18	AF/FF-2060x1810	300	2060	1810	Existing		First Floor
W27	WT10	AFA/FFF-2060x3010	300	2060	3010	New Construction		First Floor
W28	WT22	1600x850	800	1600	850	New Construction		First Floor
W29	WT19	AF-1600x1500	800	1600	1500	Existing		First Floor
W30	WT19	AF-1600x1500	800	1600	1500	Existing		First Floor
W31	WT20	AF-1600x960	800	1600	960	Existing		First Floor
W32	WT21	Fixed 1200x6000	1200	1200	6000	New Construction		First Floor
W33	WT16	Fixed 800x2100	100	2100	800	New Construction		First Floor
W34	WT1	Fixed Window 2100x2100	100	2100	2100	New Construction		First Floor

Grand total: 34



Level 15/ 60 Station St East Parramatta 2150  
Telephone: 9627 8924 www.dinastia.com.au

PRELIMINARY ISSUE  
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3	DA Application	07/06/21

Client: Sam Frank Larobina & Antonietta Larobina  
Project: Development Application

No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

Window Schedule

Project number	0179	5.0
Date	07/06/21	
Drawn by	Author	
Checked by	Checker	Scale

Door Schedule Exterior							
Mark	Type Mark	Type	Height	Width	Comments	Function	Level
D1	DT1	Entry Door-Double-1800 x 2400	2400	1800		Exterior	Ground Floor
D5	DT4	Sliding Glass Door2400x2100	2400	2100	Exterior	Exterior	Ground Floor
D6	DT5	Double Glass Swing Door	2400	1770		Exterior	Ground Floor
D11	DT12	Single Swing 910x2400 Exterior	2400	910	Bathroom	Exterior	Ground Floor
D12	DT6	4 Panel Sliding Door-FSSF-2700x4800mm	2700	4800	Exterior	Exterior	Ground Floor
D14	DT12	Single Swing 910x2400 Exterior	2400	910	Laundry	Exterior	Ground Floor
D15	DT13	Garage Gate 2400 x2400	2400	2350		Exterior	Ground Floor
D16	DT8	Garage Gate 2400 x4800mm	2400	5500		Exterior	Ground Floor
D17	DT8	Garage Gate 2400 x4800mm	2400	5500		Exterior	Ground Floor
D18	DT8	Garage Gate 2400 x4800mm	2400	5500		Exterior	Ground Floor
D26	DT9	1510x2400mm	2400	1510		Exterior	Storage
D27	DT10	2400 x 2400mm	2400	2400		Exterior	Storage
D29	DT13	Garage Gate 2400 x2400	2400	2350		Exterior	Ground Floor

Grand total: 13

Door Schedule Interior							
Mark	Type Mark	Type	Height	Width	Comments	Function	Level
D2	DT2	Single Pocket Door1300 x 2400	2400	1300		Interior	Ground Floor
D3	DT3	Single Swing 910x2400	2400	910		Interior	Ground Floor
D4	DT3	Single Swing 910x2400	2400	910	Bathroom	Interior	Ground Floor
D7	DT3	Single Swing 910x2400	2400	910		Interior	Ground Floor
D8	DT3	Single Swing 910x2400	2400	910	Bathroom	Interior	Ground Floor
D9	DT3	Single Swing 910x2400	2400	910	Bathroom	Interior	Ground Floor
D10	DT3	Single Swing 910x2400	2400	910		Interior	Ground Floor
D13	DT7	820 x 2400mm	2400	820		Interior	Ground Floor
D19	DT7	820 x 2400mm	2400	820	Bathroom	Interior	First Floor
D20	DT3	Single Swing 910x2400	2400	910		Interior	First Floor
D21	DT7	820 x 2400mm	2400	820	Bathroom	Interior	First Floor
D22	DT3	Single Swing 910x2400	2400	910		Interior	First Floor
D23	DT3	Single Swing 910x2400	2400	910		Interior	First Floor
D24	DT3	Single Swing 910x2400	2400	910		Interior	First Floor
D25	DT7	820 x 2400mm	2400	820	Bathroom	Interior	First Floor
D28	DT3	Single Swing 910x2400	2400	910		Interior	Ground Floor

Grand total: 16



Level 15/ 60 Station St East Parramatta 2150  
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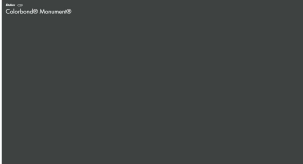

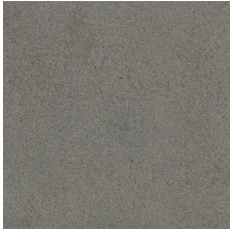

No.	Description	Date
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3	DA Application	07/06/21

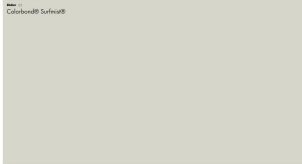
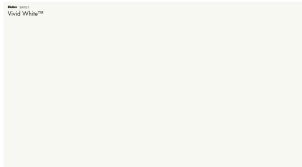

Client: Sam Frank Larobina & Antonietta Larobina  
**Project: Development Application**  
  
No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

Door Schedule

Project number	0179	5.1
Date	07/06/21	
Drawn by	YL	
Checked by	CM	Scale



External Building Component	Material	Finish and Colour
Roof	Colorbond	Dulux Colorbond 'Monument' or similar 
Existing External Walls	Double Brick Wall with Rockcote Quicksand Coarse Render Finish	Dulux 'Tranquil Retreat' or similar 
Additional External Walls	Dintel or Hebal Wall With Cemintel Cladding	Cemintel Barestone-External- 'Ash' or Similar 
Driveway	Concrete	Dark Grey With Texture Similar To The Picture Below 

External Building Component	Material	Finish and Colour
Gutters Downpipes	Ace Quad Gutters	Dulux Colorbond 'Surfmist' or similar 
Eaves Lining Fascia Boards	Fibrous Cement, Painted	Dulux ' Vivid White' or similar 
Windows	Aluminium	Dulux Colorbond 'Monument' or similar 



Level 15/ 60 Station St East Parramatta 2150  
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**PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION**

CONTRACTORS NOTE:  
The contractor shall check all figured dimensions before commencing work. Figured dimensions shall take preference over scaling. If the contractor is in any doubts as to the intent of any information shown or indicated on this drawing, the advice of Dinastia Group shall be sought before commencement of work. All dimensions are in millimeters unless stated otherwise. This drawing remains the property of Dinastia Group. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of the engagement for that commission.

No.	Description	Date
1	Initial Design for Client Discussion	21/04/21
2	Revise Ground Floor Layout According to First Discussion	29/04/21
3	DA Application	07/06/21

Client: Sam Frank Larobina & Antonietta Larobina  
**Project: Development Application**

No 2 - 10, THE APPIAN WAY,  
MOUNT VERNON

**Schedule Of Finishes**

Project number	0179	5.2
Date	07/06/21	
Drawn by	YL	
Checked by	CM	Scale