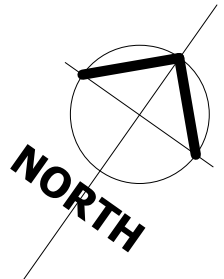


1 Site Plan  
1 : 400

NOTIFICATION PLAN

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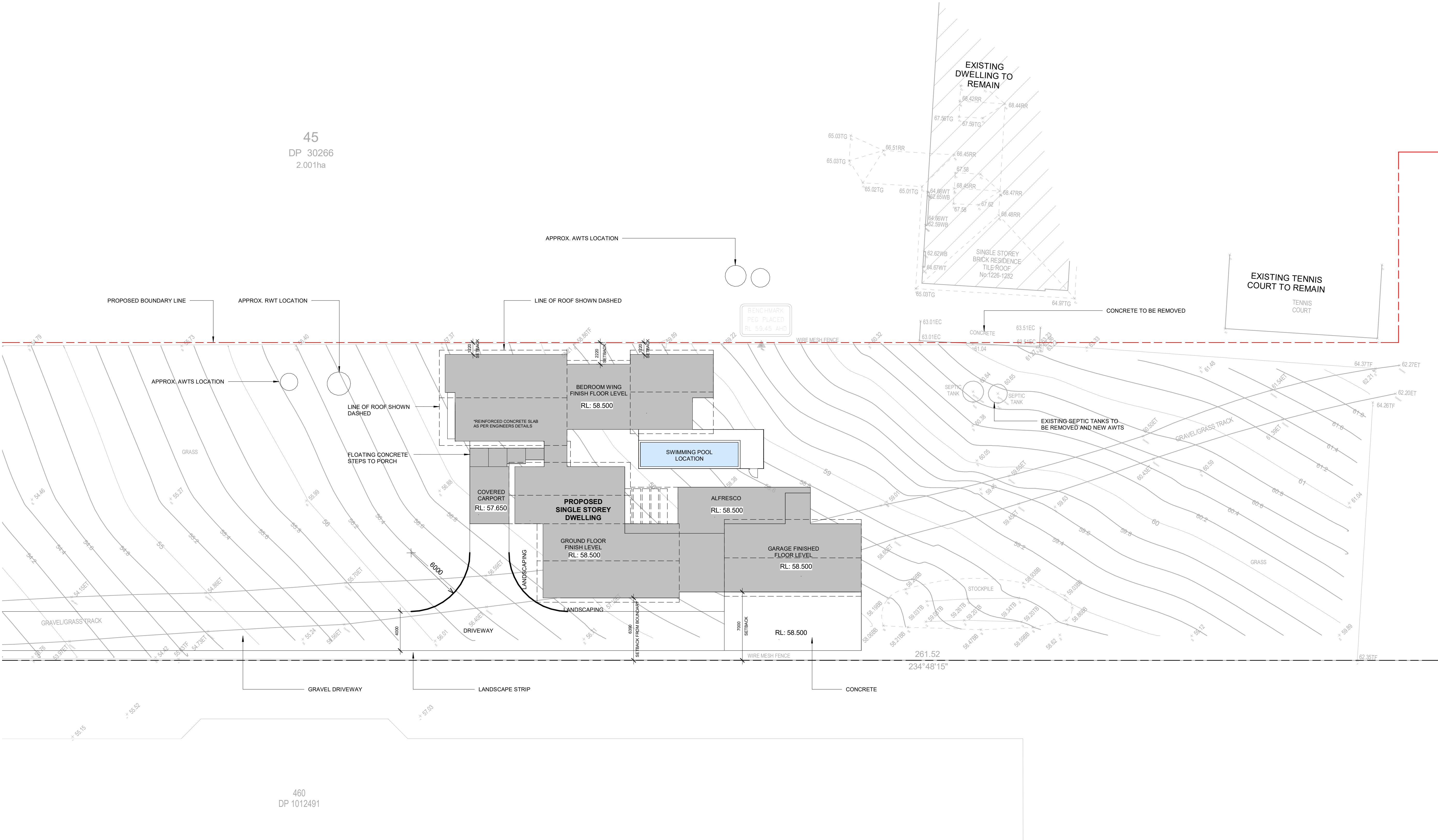
No.	Description	Date
A	Draft Issue For Consultants	19.01.21
B	UPDATED PLANS FOR BASIX	16.02.21
C	DA ISSUE - FOR APPROVAL	20.05.21



SITE PLAN
PROPOSED DWELLING AND SUBDIVISION
1226 MAMRE ROAD MOUNT VERNON

Date 20.05.21	Job No. JMA-077	Sheet No. 01
Scale at A1 1 : 400	Drawn by CL	Issue. C
<b>JMA</b> J MAMMONE ARCHITECTURE jmmamnonearchitecture.com.au ph. 0420 945 363 admin@jmmamnonearchitecture.com.au Nominated Architect: Joseph Mammone Reg No. 9450		

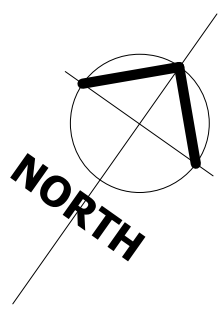
DEVELOPMENT CALCULATIONS	
PROPOSED LOT: 2 DP: 30266 1226 MAMRE ROAD, MOUNT VERNON PROPOSED LOT AREA: 1.0037ha	
ITEMISED FLOOR AREAS.	AREA:
GROUND FLOOR AREA:	379.8m <sup>2</sup>
GARAGE AREA:	87.8m <sup>2</sup>
ALFRESCO:	47.2m <sup>2</sup>
ENTRY PORCH:	12.5m <sup>2</sup>
CARPORT:	23.3m <sup>2</sup>
PROPOSED FLOOR AREA:	550.6m <sup>2</sup>
PROPOSED SITE COVERAGE:	5.4%
PRO. DETAILED LANDSCAPED AREA :	TBC
APPROXIMATE FLOOR AREA OF EXISTING HOUSE:	335m <sup>2</sup>



1 Detailed Site Plan  
1 : 200

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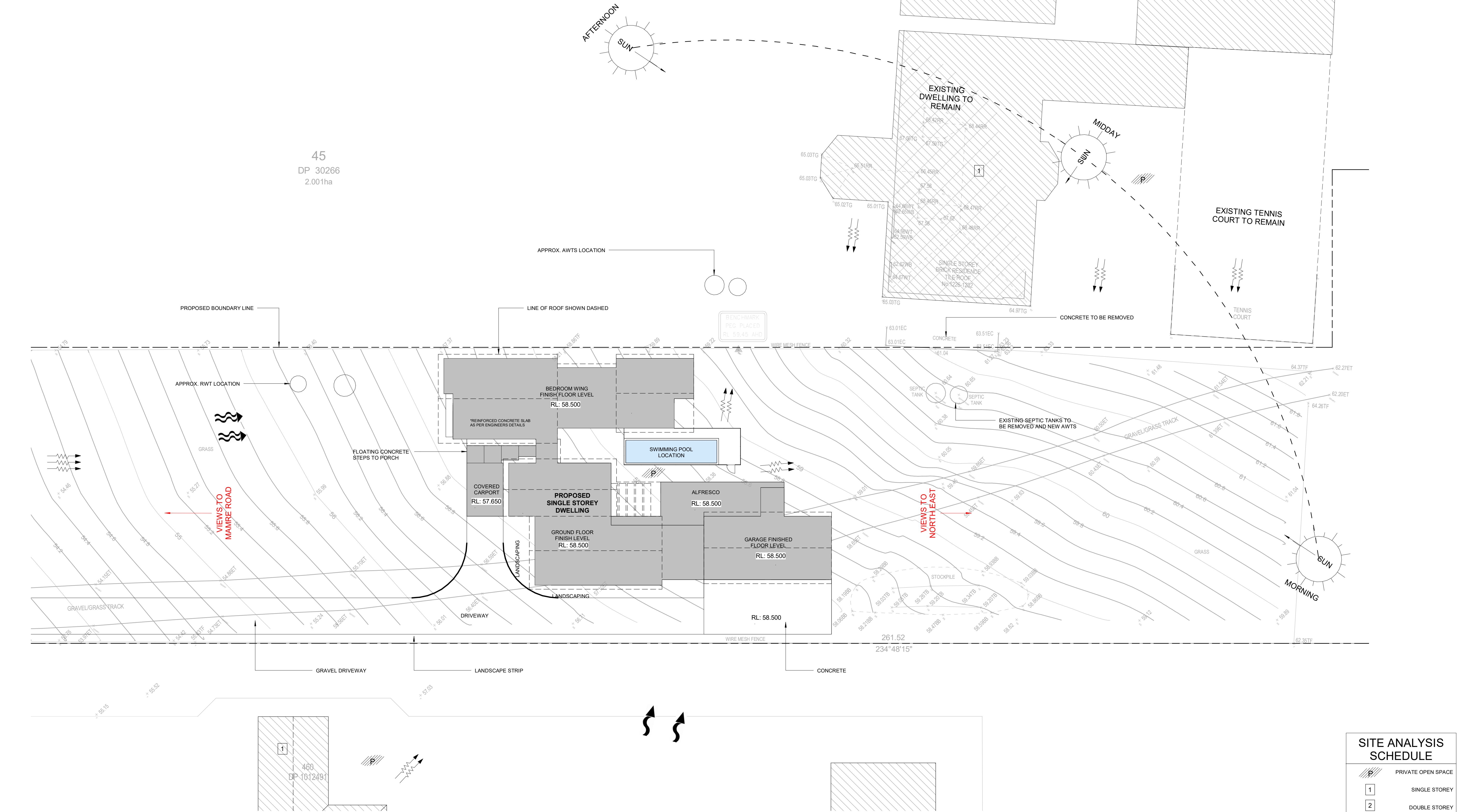
No.	Description	Date
A	Draft Issue For Consultants	19.01.21
B	UPDATED PLANS FOR BASIX	16.02.21
C	DA ISSUE - FOR APPROVAL	20.05.21



DETAILED SITE PLAN	
PROPOSED DWELLING AND SUBDIVISION	
1226 MAMRE ROAD MOUNT VERNON	

Date	Job No.	Sheet No.
20.05.21	JMA-077	02
Scale at A1	Drawn by	Issue.
1 : 200	CL	C
JMA J MAMMONE ARCHITECTURE jmammorearchitecture.com.au		ph. 0420 945 363 admin@jmammorearchitecture.com.au Nominated Architect: Joseph Mammore Reg No. 9450





1 Site Analysis  
1 : 200

SITE ANALYSIS SCHEDULE			
	PRIVATE OPEN SPACE		
	SINGLE STOREY		
	DOUBLE STOREY		
	PREVAILING WINDS		
	COLD WINTER WESTERLIES		
	TRAFFIC NOISE		
	DOMESTIC NOISE		

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No.	Description	Date
A	Draft Issue For Consultants	19.01.21
B	UPDATED PLANS FOR BASIX	16.02.21
C	DA ISSUE - FOR APPROVAL	20.05.21

SITE ANALYSIS

PROPOSED DWELLING AND SUBDIVISION

1226 MAMRE ROAD MOUNT VERNON

Date

20.05.21

Job No.

JMA-077

Sheet No.

03

Scale at A1

1 : 200

Drawn by

CL

Issue.

C

JMA

J MAMMONE ARCHITECTURE

jmmamnonearchitecture.com.au

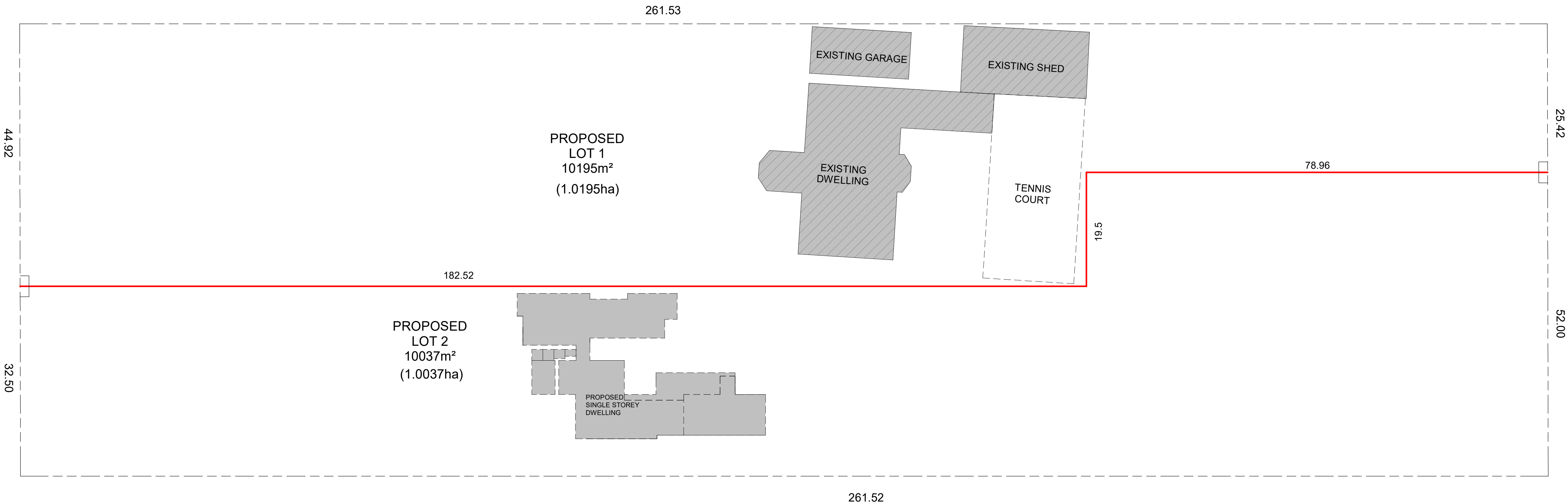
ph. 0420 945 363

admin@mammonearchitecture.com.au

Nominated Architect:

Joseph Mammone Reg No. 9450





1 Subdivision Plan  
1 : 400

NOTIFICATION PLAN

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B	UPDATED PLANS FOR BASIX	16.02.21
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SUBDIVISION PLAN

Date	20.05.21	Job No.	JMA-077	Sheet No.	04
Scale at A1	1 : 400	Drawn by	CL	Issue.	C

PROPOSED DWELLING AND SUBDIVISION

1226 MAMRE ROAD MOUNT VERNON



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ARCHITECTURE

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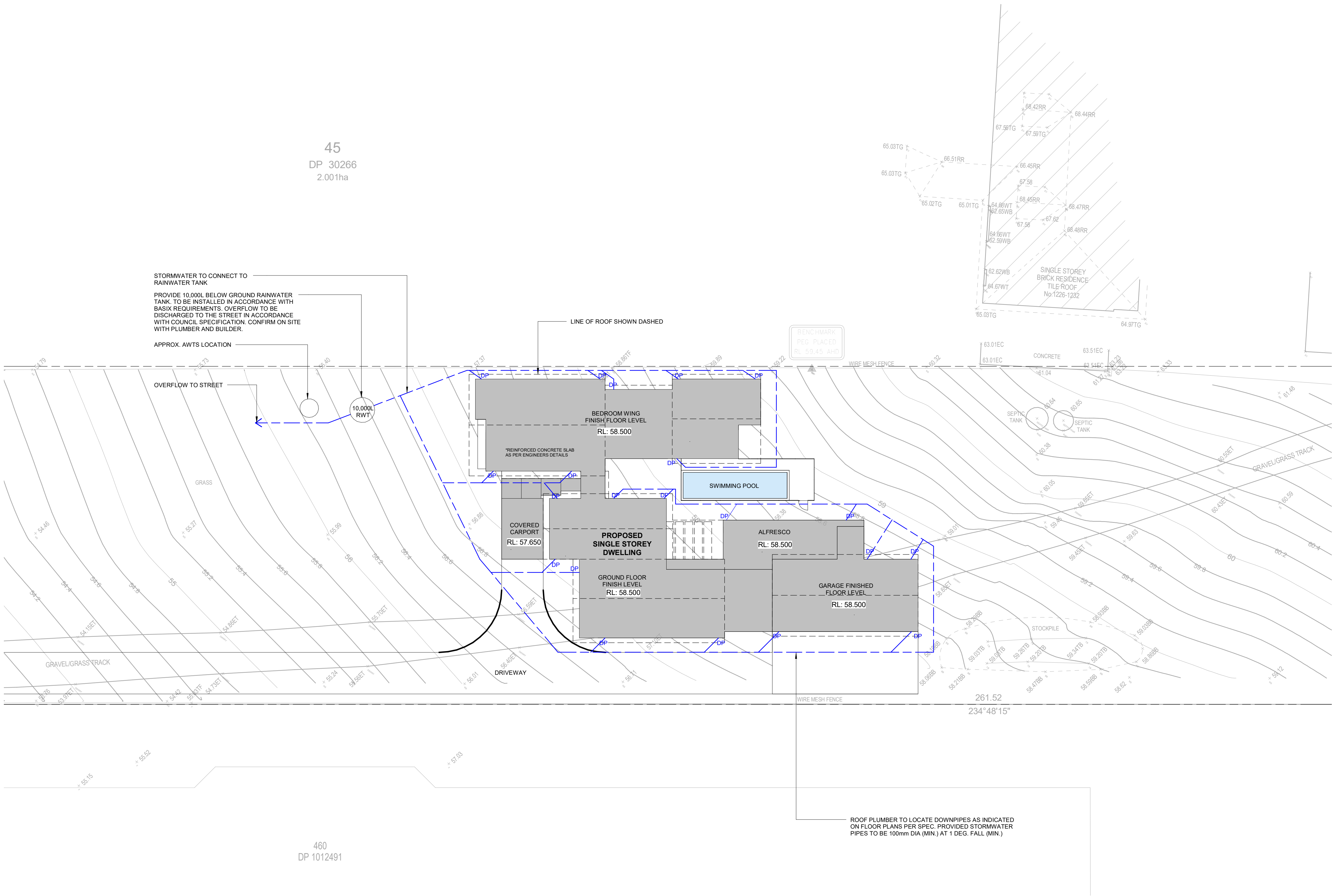
ph. 0420 945 363  
admin@jammonearchitecture.com.au

Nominated Architect:  
Joseph Mammone Reg No. 9450









- 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.

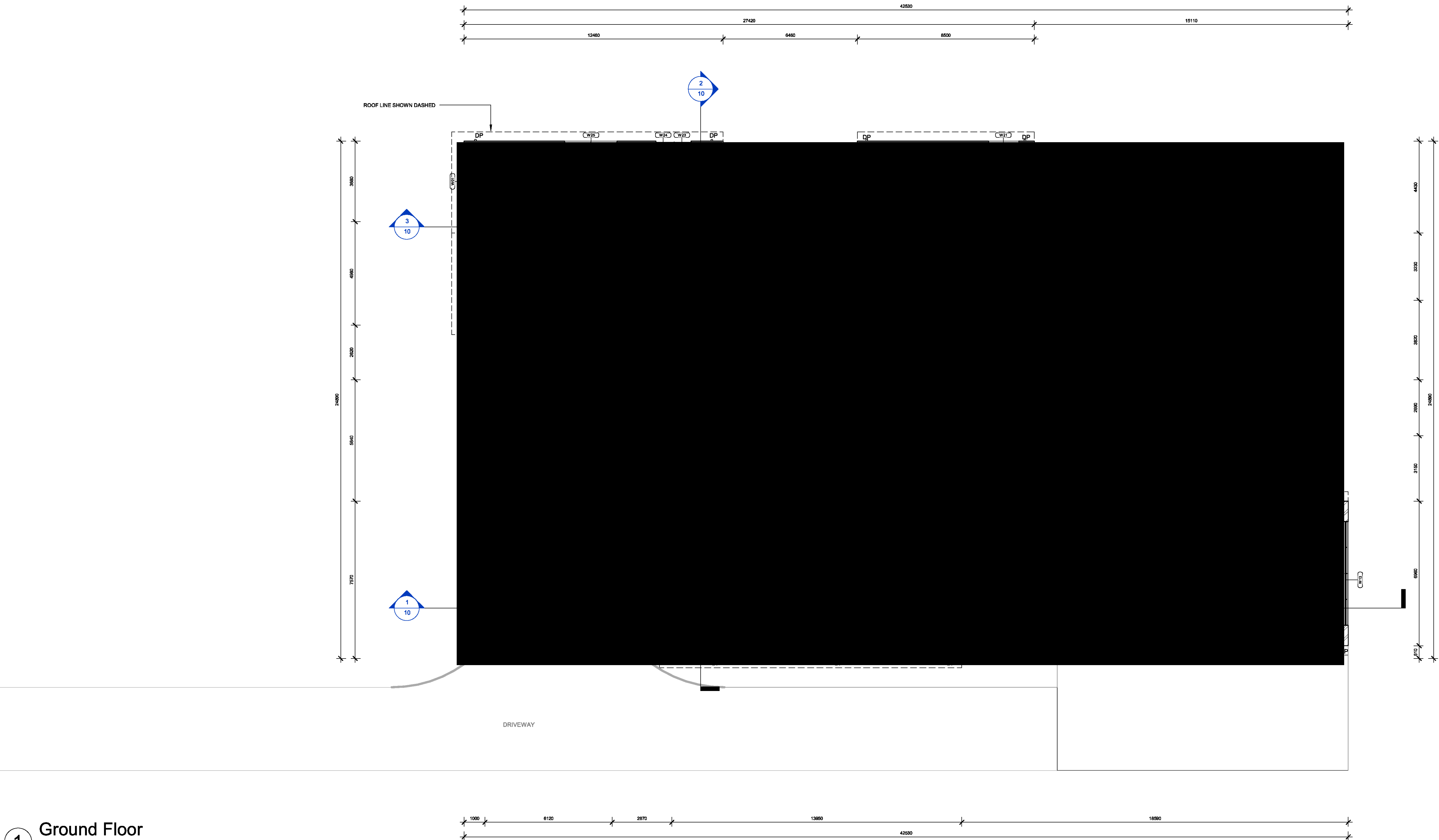
1 Stormwater Plan  
1 : 200

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No.	Description	Date
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1 Ground Floor  
1 : 100

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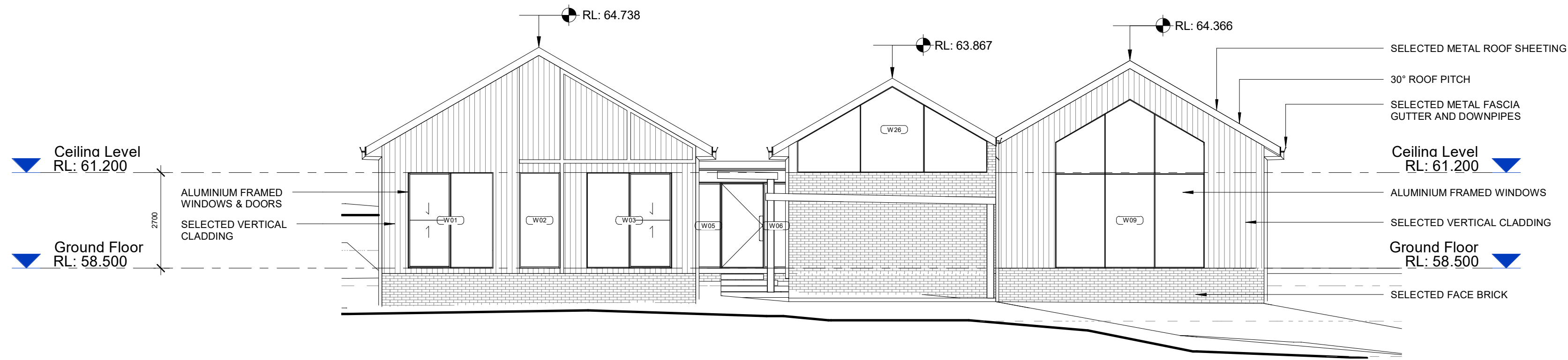
No.	Description	Date
A	Draft Issue For Consultants	19.01.21
B	UPDATED PLANS FOR BASIX	16.02.21
C	DA ISSUE - FOR APPROVAL	20.05.21

GROUND FLOOR	
PROPOSED DWELLING AND SUBDIVISION	
1226 MAMRE ROAD MOUNT VERNON	

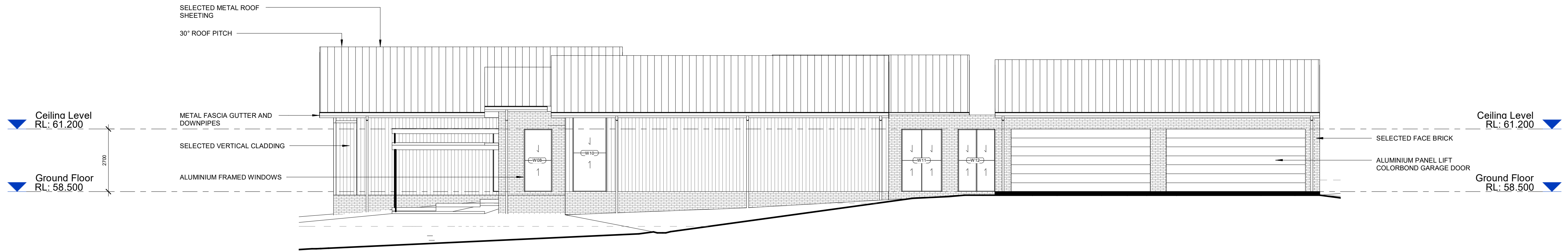
Date	Job No.	Sheet No.
20.05.21	JMA-077	07
Scale at A1	Drawn by CL	Issue. C

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

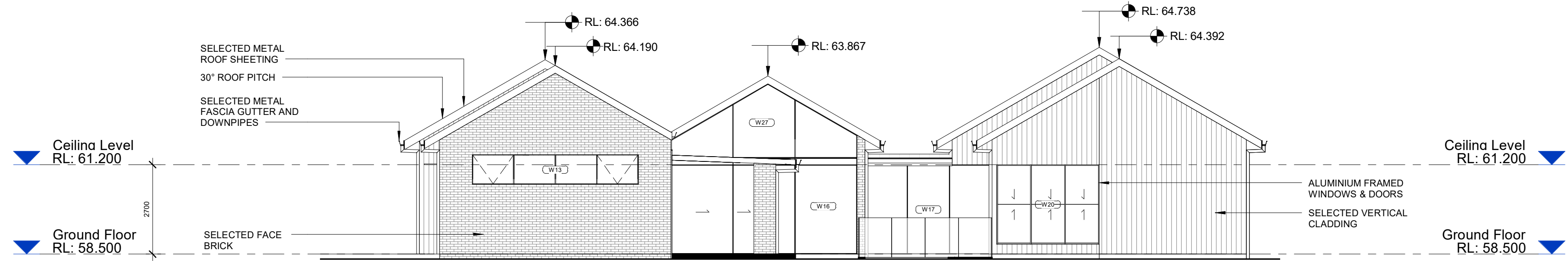




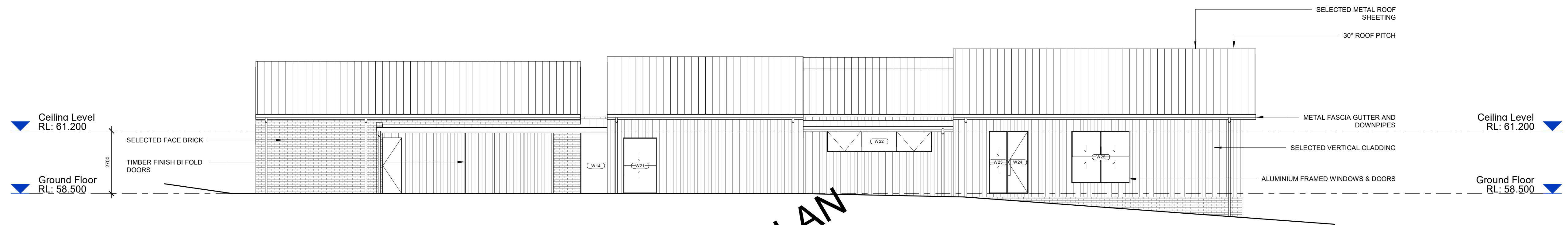
1 SOUTH-WEST ELEVATION  
1 : 100



2 SOUTH-EAST ELEVATION  
1 : 100



3 NORTH-EAST ELEVATION  
1 : 100



4 NORTH-WEST ELEVATION  
1 : 100

NOTIFICATION PLAN

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No.	Description	Date
A	Draft Issue For Consultants	19.01.21
B	UPDATED PLANS FOR BASIX	16.02.21
C	DA ISSUE - FOR APPROVAL	20.05.21

ELEVATIONS

PROPOSED DWELLING AND SUBDIVISION

1226 MAMRE ROAD MOUNT VERNON

Date	20.05.21	Job No.	JMA-077	Sheet No.	08
Scale at A1	1 : 100	Drawn by	CL	Issue.	C
<b>JMA</b>		J MAMMONE ARCHITECTURE			
		ph. 0420 945 363 admin@jammonearchitecture.com.au Nominated Architect: Joseph Mammone Reg No. 9450			





1 SOUTH-WEST ELEVATION -FINISHES  
1 : 100



2 SOUTH-EAST ELEVATION - FINISHES  
1 : 100



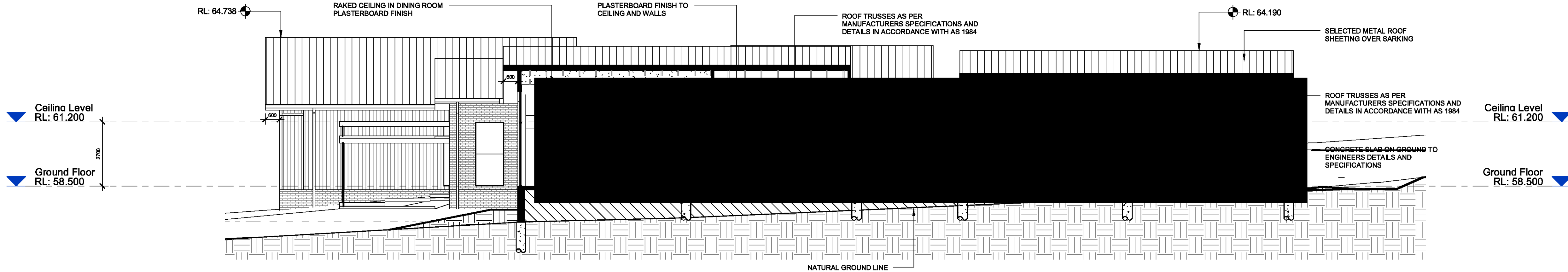
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1 : 100



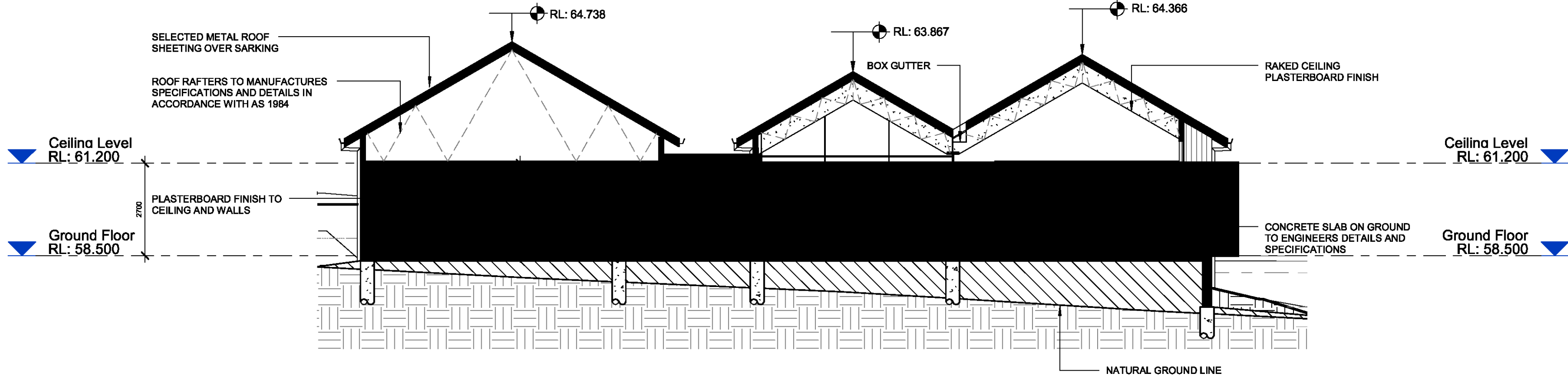
4 NORTH-WEST ELEVATION - FINISHES  
1 : 100

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	A	Draft Issue For Consultants			19.01.21	<b>PROPOSED DWELLING AND SUBDIVISION</b>			20.05.21	JMA-077	09
	B	UPDATED PLANS FOR BASIX			16.02.21				Scale at A1	Drawn by	Issue.
	C	DA ISSUE - FOR APPROVAL			20.05.21						
									<b>1226 MAMRE ROAD MOUNT VERNON</b>		
									jammonearchitecture.com.au		

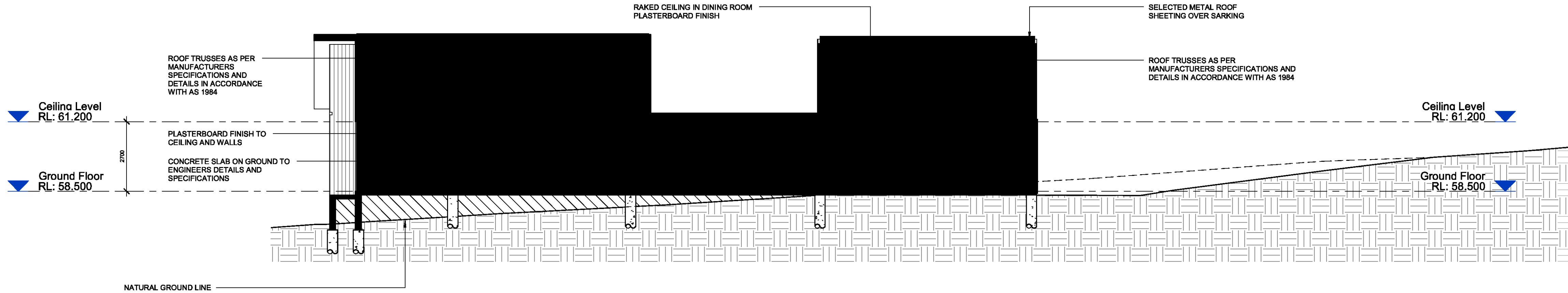




1 SECTION 1  
1 : 100



2 SECTION 2  
1 : 100



3 SECTION 3  
1 : 100

Thermal Comfort Specifications	
Glazing Doors/windows/clere story	Glazing Doors/Windows <b>Windows and glazed doors to Bath, laundry, PDR and garage area :</b> <b>Group A</b> – Hinged glazed doors and awning windows U-value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%) <b>Group B</b> – Double Hung windows U-value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%)  <b>All other windows and glazed doors :</b> U-value: 4.30 (equal to or lower than) SHGC: 0.53 (±10%)  Given values are AFRC total window system values (glass and frame)
Roof & Ceiling	Metal roof with foil backed blanket ( $R_{op}$ 1.3 and $R_{down}$ 1.3) (ie. Bradfords Anticon 60) Plasterboard ceiling with R4.0 insulation (insulation value only) where roof is above excluding garage External Colour: Dark ( $SA < 0.7$ )
Ceiling Penetrations	Sealed LED downlights not to exceed NatHERS certificate
External walls	Brick veneer and lightweight weatherboard walls 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, no insulation required Brickwork with R2.0 insulation between garage and habitable areas Plasterboard on studs with R2.0 insulation required to walls between Bathroom/laundry/PDR and internal conditioned areas.
Floors	Concrete slab on ground – 300mm waffle pods + 100mm concrete Floor coverings: Carpet to bedrooms and lounge, 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 6,200 L capacity collected from min. 550m <sup>2</sup> roof area. Tank connected to – toilets and at least one outdoor tap for garden & lawn
BASIX Energy Commitments	
Hot water system	Gas instantaneous -6 star
Cooling system	Single phase air conditioning + ceiling fans 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 1.0 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 & Electric oven Outdoor clothes drying line Well ventilated refrigerator space Air conditioning day-night zoned between bedrooms and living areas

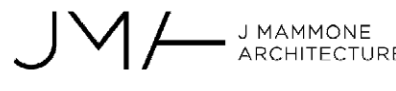
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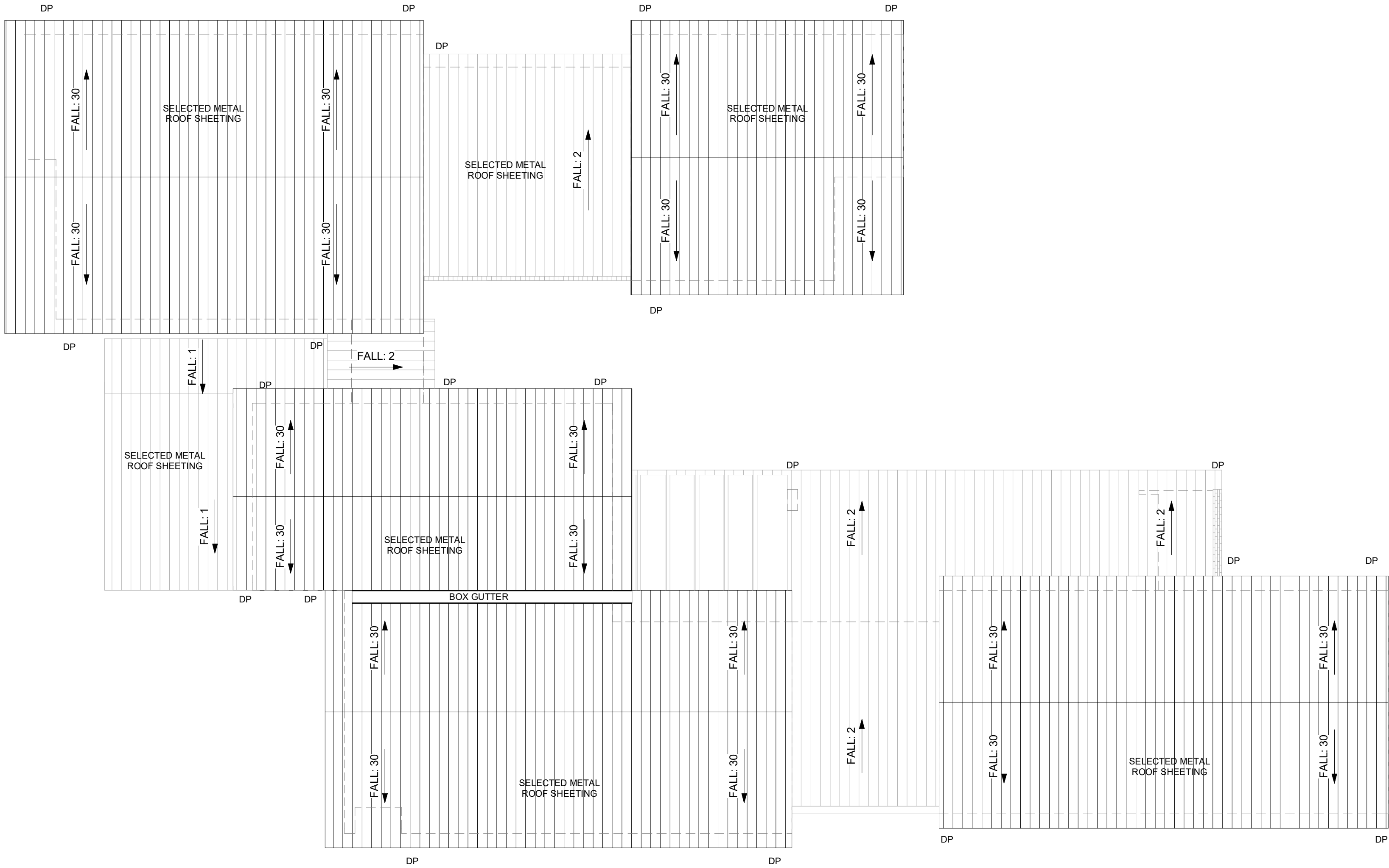
SECTIONS

PROPOSED DWELLING AND SUBDIVISION

1226 MAMRE ROAD MOUNT VERNON

Date	Job No.	Sheet No.
20.05.21	JMA-077	10
Scale at A1	Drawn by	Issue
1 : 100	CL	C
 J MAMMONE ARCHITECTURE ph. 0420 945 363 admin@jmammonearchitecture.com.au Nominated Architect: Joseph Mammonne Reg No. 9450		





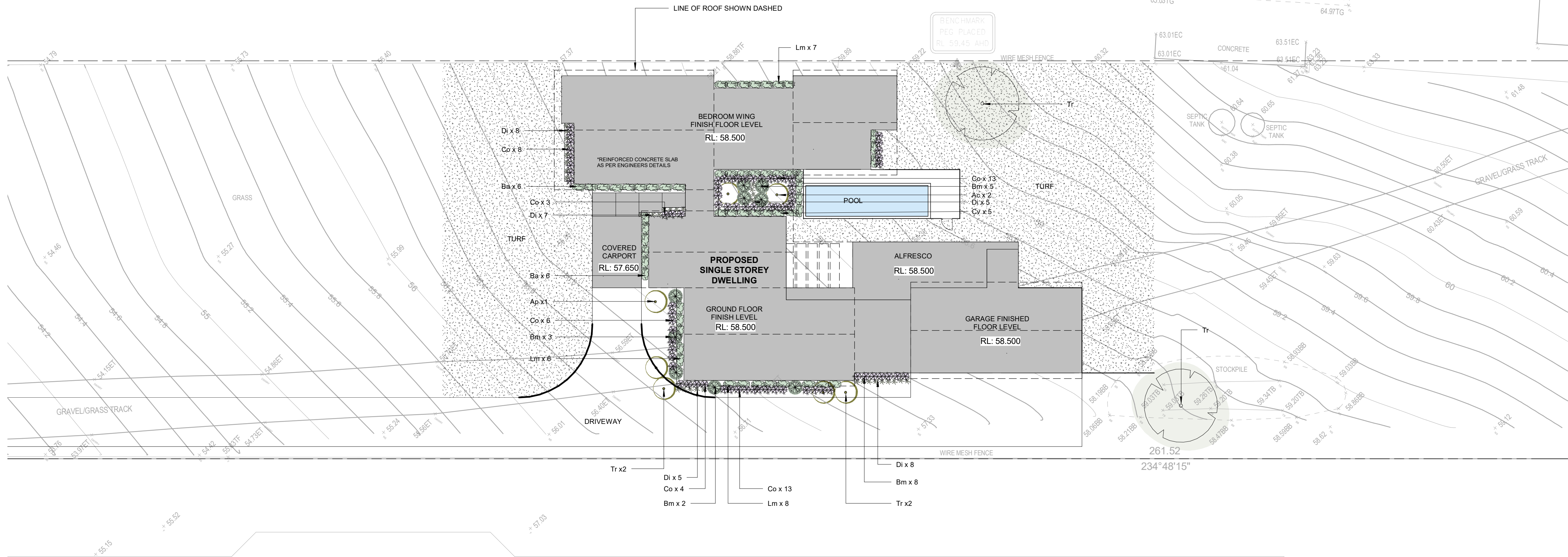
1

Roof Plan

1 : 100



45  
DP 30266  
2.001ha



460  
DP 1012491

## 1 Landscape Plan

1 : 200

PROPOSED PLANTING SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE	HEIGHT	QTY
Trees					
Ap	Acer Palmatum	Japanese Maple	100L	5m	1
Ac	Acer Capillipes	Snake Bark Maple	50L	4m	2
Tr	Tristanopsis Laurina	Luscious Water Gum	45L	10m	6
Ba	Bambusa	Slender Weavers Bamboo	45L	4	12
Shrubs					
Bm	Buxus Microphylla	Japanese Box	300mm	0.6m	36
Pt	Pittosporum Tenuifolium	Silver Sheen	300mm	1m	16
Co	Cordyline	Cordyline	200mm	1.2m	47
Cv	Convolvulus	Bindweeds	200mm	0.5m	5
Ground Covers					
Di	Dichondra	Silver Falls	140mm	0.2m	33
Lm	Liriope Muscari	Just Right	140mm	0.6m	30



Japanese Maple



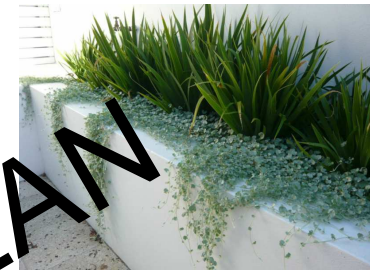
Snake Bark Maple



Luscious Water Gum



Silver Falls



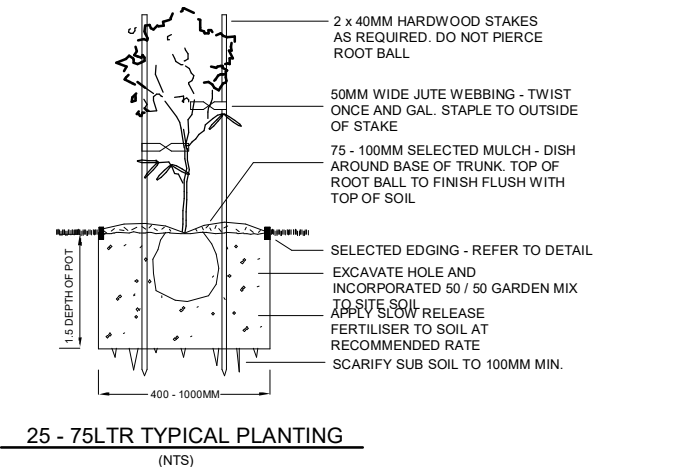
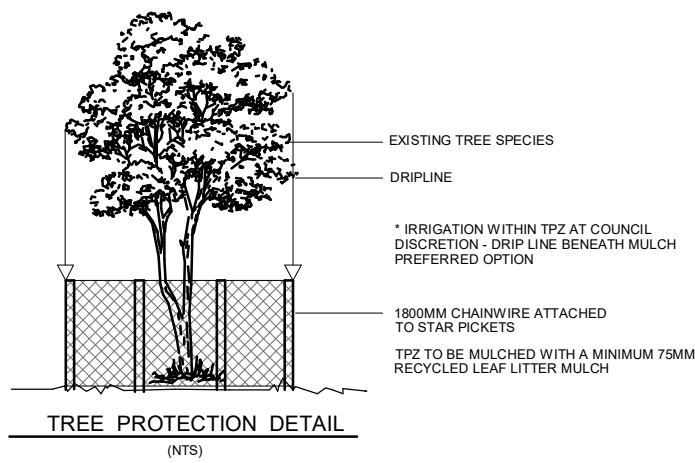
Silver Falls



Just Right



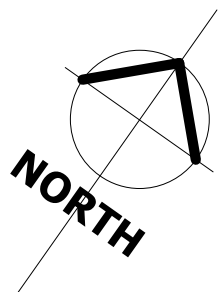
Japanese Box



NOTIFICATION PLAN

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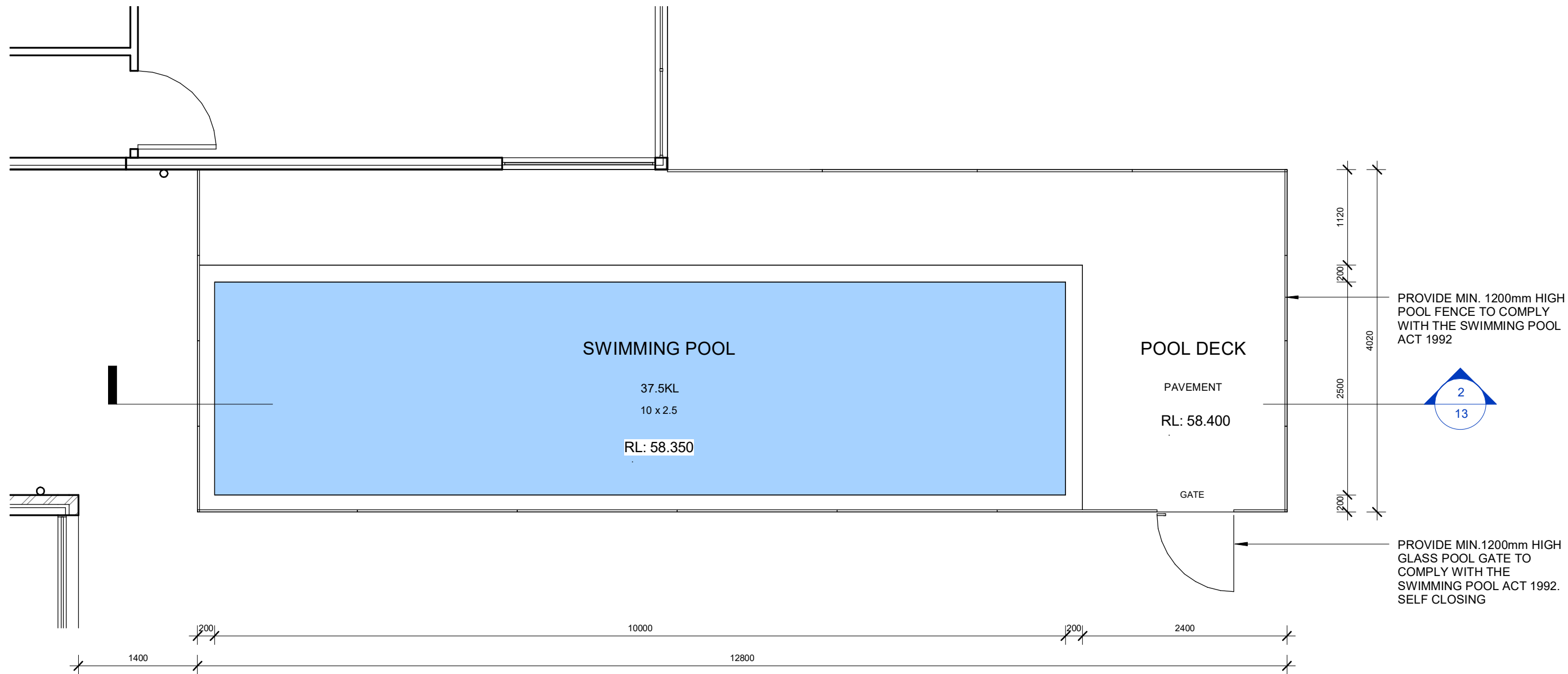
LANDSCAPE PLAN

PROPOSED DWELLING AND SUBDIVISION

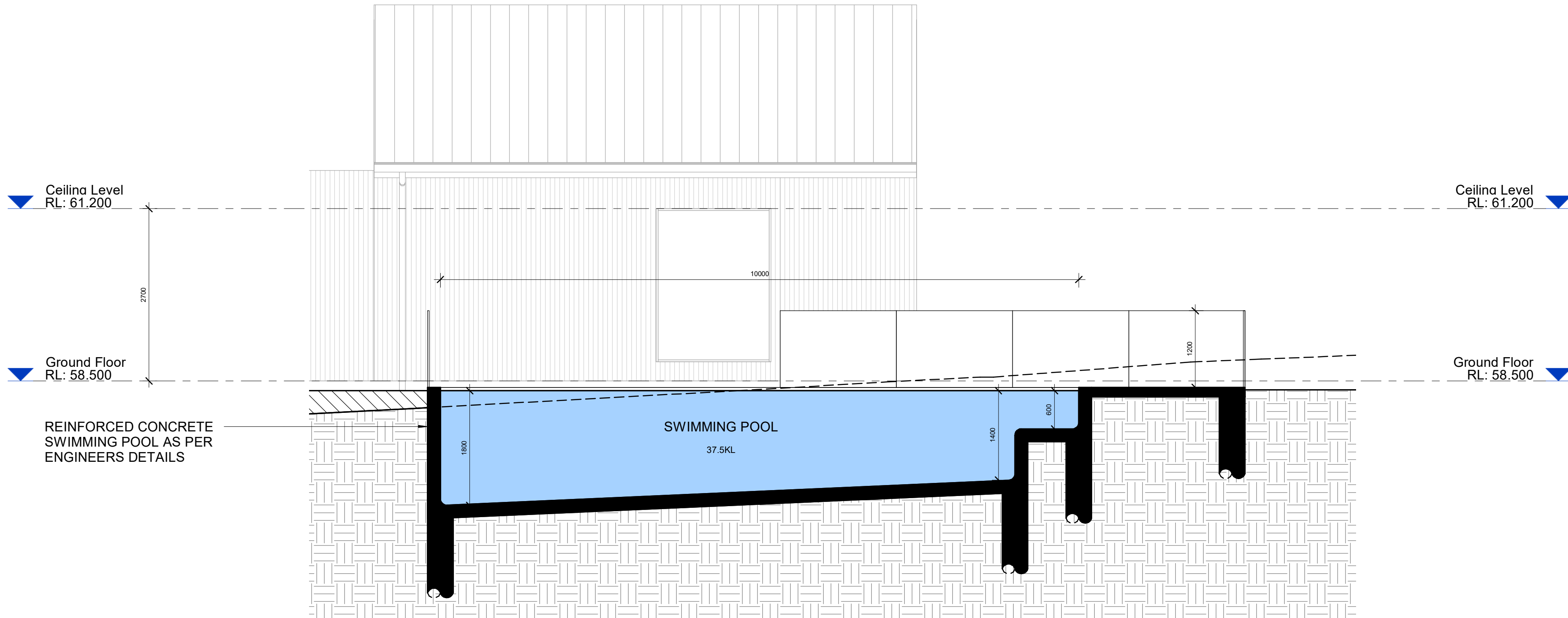
1226 MAMRE ROAD MOUNT VERNON

Date	20.05.21	Job No.	JMA-077	Sheet No.	12
Scale at A1	1 : 200	Drawn by	CL	Issue.	C
JMA J MAMMONE ARCHITECTURE		ph. 0420 945 363 admin@jmmamnonearchitecture.com.au			
jmmamnonearchitecture.com.au		Nominated Architect: Joseph Mammone Reg No. 9450			





1 Pool Plan  
1 : 50




2 Pool Section  
1 : 50

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C	DA ISSUE - FOR APPROVAL	20.05.21

POOL PLAN & SECTION		Date	Job No.	Sheet No.
		20.05.21	JMA-077	13
		Scale at A1	Drawn by	Issue.
		1 : 50	CL	C

PROPOSED DWELLING AND SUBDIVISION	 <b>J MAMMONE</b> ARCHITECTURE ph. 0420 945 363 admin@jammonearchitecture.com.au
1226 MAMRE ROAD MOUNT VERNON	

jammonearchitecture.com.au	Nominated Architect: Joseph Mammone Reg No. 9450
----------------------------	---



Window Schedule							
Mark	Base Constraint	Location 1	Length	Unconnected Height	Area	Glazing Type	Glazing Style
W01	Ground Floor	Bedroom 2	2400	2700	6 m²	Fixed/Double Hung	Clear
W02	Ground Floor	Hallway	1150	2700	3 m²	Fixed	Clear
W03	Ground Floor	Bedroom 3	2400	2700	6 m²	Fixed/Double Hung	Clear
W04	Ground Floor	Bedroom 4	2700	2700	7 m²	Fixed/Double Hung	Clear
W05	Ground Floor	Entry	710	2400	2 m²	Fixed	Clear
W06	Ground Floor	Entry	710	2400	2 m²	Fixed	Clear
W07	Ground Floor	Study	1200	2400	3 m²	Aneeta Double Hung	Clear
W08	Ground Floor	Study	1200	2700	3 m²	Aneeta Double Hung	Clear
W09	Ground Floor	Dining	4200	2400	17 m²	Fixed	Clear
W10	Ground Floor	Dining	1450	3340	5 m²	Aneeta Double Hung	Clear
W11	Ground Floor	Pantry	1750	2700	5 m²	Aneeta Double Hung	Clear
W12	Ground Floor	Powder Room	1645	2700	4 m²	Aneeta Double Hung	Opaque
W13	Ground Floor	Garage	5000	900	5 m²	Awning	Clear
W14	Ground Floor	Hallway	3915	2700	11 m²	Stacker Door	Clear
W15	Ground Floor	Kitchen	5440	2400	13 m²	Stacker Door	Clear
W16	Ground Floor	Living	5720	2900	16 m²	Stacker Door	Clear
W17	Ground Floor	Entry	3890	2700	10 m²	Fixed	Clear
W18	Ground Floor	Hallway	2400	2400	6 m²	Fixed	Clear
W19	Ground Floor	Master Suite	1800	2400	4 m²	Fixed	Clear
W20	Ground Floor	Master Suite	3160	2400	7 m²	Aneeta Double Hung	Clear
W21	Ground Floor	Ensuite	1450	2400	3 m²	Aneeta Double Hung	Opaque
W22	Ground Floor	Rumpus	4500	900	4 m²	Awning	Clear
W23	Ground Floor	Laundry	800	2700	2 m²	Aneeta Double Hung	Clear
W24	Ground Floor	Laundry	900	2700	2 m²	Hinged	Clear
W25	Ground Floor	Bathroom	2520	2250	6 m²	Aneeta Double Hung	Clear
W26	Ceiling Level	Study	5480	2400	9 m²	Fixed	Clear
W27	Ceiling Level	Living	5600	2400	8 m²	Fixed	Clear
W28	Ground Floor	Pool Shr	3115	500	2 m²	Awning	Opaque

Thermal Comfort Specifications	
Glazing Doors/windows/clere story	Glazing Doors/Windows  <b>Windows and glazed doors to Bath, laundry, PDR and garage area :</b> <b>Group A</b> – Hinged glazed doors and awning windows U-value: 6.70 (equal to or lower than)    SHGC: 0.57 (±10%)  <b>Group B</b> – Double Hung windows U-value: 6.70 (equal to or lower than)    SHGC: 0.70 (±10%)  <b>All other windows and glazed doors :</b> U-value: 4.30 (equal to or lower than)    SHGC: 0.53 (±10%)  Given values are AFRC total window system values (glass and frame)
Roof & Ceiling	Metal roof with foil backed blanket (R <sub>up</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: Dark (SA<0.7)
Ceiling Penetrations	Sealed LED downlights not to exceed NatHERS certificate
External walls	Brick veneer and lightweight weatherboard walls 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, no insulation required  Brickwork with R2.0 insulation between garage and habitable areas  Plasterboard on studs with R2.0 insulation required to walls between Bathroom/laundry/PDR and internal conditioned areas.
Floors	Concrete slab on ground – 300mm waffle pods + 100mm concrete Floor coverings: Carpet to bedrooms and lounge, 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 6,200 L capacity collected from min. 550m² roof area. Tank connected to – toilets and at least one outdoor tap for garden & lawn
BASIX Energy Commitments	
Hot water system	Gas instantaneous -6 star
Cooling system	Single phase air conditioning + ceiling fans 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 1.0 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 & Electric oven Outdoor clothes drying line Well ventilated refrigerator space Air conditioning day-night zoned between bedrooms and living areas

NOTES.

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No.	Description	Date
A	Draft Issue For Consultants	19.01.21
B	UPDATED PLANS FOR BASIX	16.02.21
C	DA ISSUE - FOR APPROVAL	20.05.21

WINDOW SCHEDULE

PROPOSED DWELLING AND SUBDIVISION

1226 MAMRE ROAD MOUNT VERNON

Date	20.05.21	Job No.	JMA-077	Sheet No.	14
Scale at A1		Drawn by	CL	Issue.	C

JMA

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Nominated Architect:

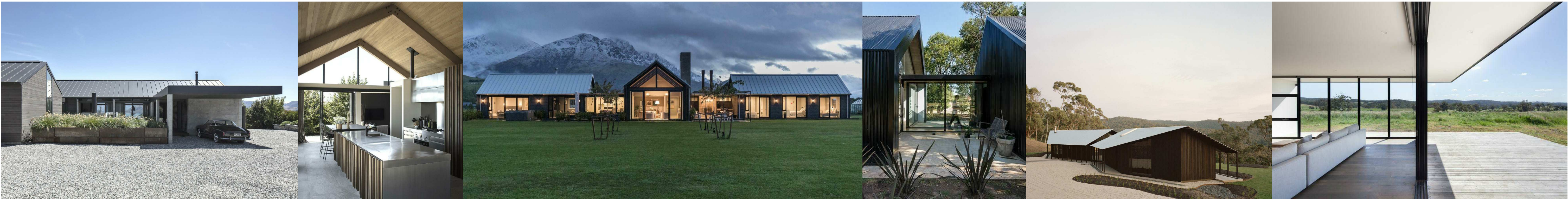
Joseph Mammone Reg No. 9450



# Schedule of External Finishes

1226 MAMRE ROAD MOUNT VERNON

<p>VERTICAL CLADDING T1</p>  <p>WEATHERTEX NATURAL 150 GREY STAIN OR SIMILAR</p>	<p>FACE BRICK T2</p>  <p></p>	<p>ROOFING T3</p>  <p>COLORBOND - TRIMDEK 'MONUMENT' OR SIMILAR</p>	<p>FASCIA, GUTTER &amp; DOWNPIPES T4</p>  <p>COLORBOND 'MONUMENT' OR SIMILAR</p>
<p>PANEL LIFT DOOR T5</p>  <p>ALUMINIUM GARAGE DOOR 'MONUMENT' OR SIMILAR</p>	<p>WINDOW FRAMES T6</p>  <p>ALUMINIUM 'MONUMENT' OR SIMILAR</p>	<p>ENTRY DOOR T7</p>  <p>ALUMINIUM FRAME GLAZED DOOR 'MONUMENT' OR SIMILAR</p>	<p>EXPOSED STEEL POST &amp; BEAMS T8</p>  <p>'MONUMENT' OR SIMILAR</p>



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EXTERNAL FINISHES

Date	20.05.21	Job No.	JMA-077	Sheet No.	15
Scale at A1		Drawn by	CL	Issue.	C

PROPOSED DWELLING AND SUBDIVISION

1226 MAMRE ROAD MOUNT VERNON



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