

### SHEET LIST - DA

SHEET NUMBER	SHEET NAME
01	COVER PAGE
02	SCHEDULE OF COLOUR & FINISHES
03	SITE PLAN
04	CALCULATION DATA DIAGRAMS
05	DEMOLITION PLAN
06	PLAN-BASEMENT
07	PLAN-GROUND
08	PLAN-ROOF
09	ELEVATIONS
10	ELEVATIONS
11	SECTIONS
12	POOL SECTION

### SHEET LIST - DA

SHEET NUMBER	SHEET NAME
13	SECTIONS
14	WINDOW & DOOR SCHEDULE
15	SHADOW DIAGRAMS
16	EROSION AND SEDIMENT CONTROL PLAN
17	EROSION AND SEDIMENT CONTROL PLAN
18	LANDSCAPE PLAN
19	LANDSCAPING DETAILS
20	BASIX-MAIN DWELLING
21	BASIX-MAIN DWELLING
22	NOTIFICATION PLAN
Grand total: 22	

#### AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
S1	ISSUED FOR INFORMATION			2021.11.19
S2	ISSUED FOR INFORMATION			2021.12.16
S3	ISSUED FOR INFORMATION			2022.01.04
S4	AS PER CLIENT REVISION			2022.01.31
S5	AS PER CLIENT REVISION			2022.02.03
A	ISSUED FOR APPROVAL			2022.02.20

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E : [info@maadesign.info](mailto:info@maadesign.info)

ABN 24 667315279

CLIENT  
**GUY SCALIA**

DRAWING TITLE  
**COVER PAGE**

DATE  
2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**01/**

DRAWN  
MT

ISSUE  
**A**

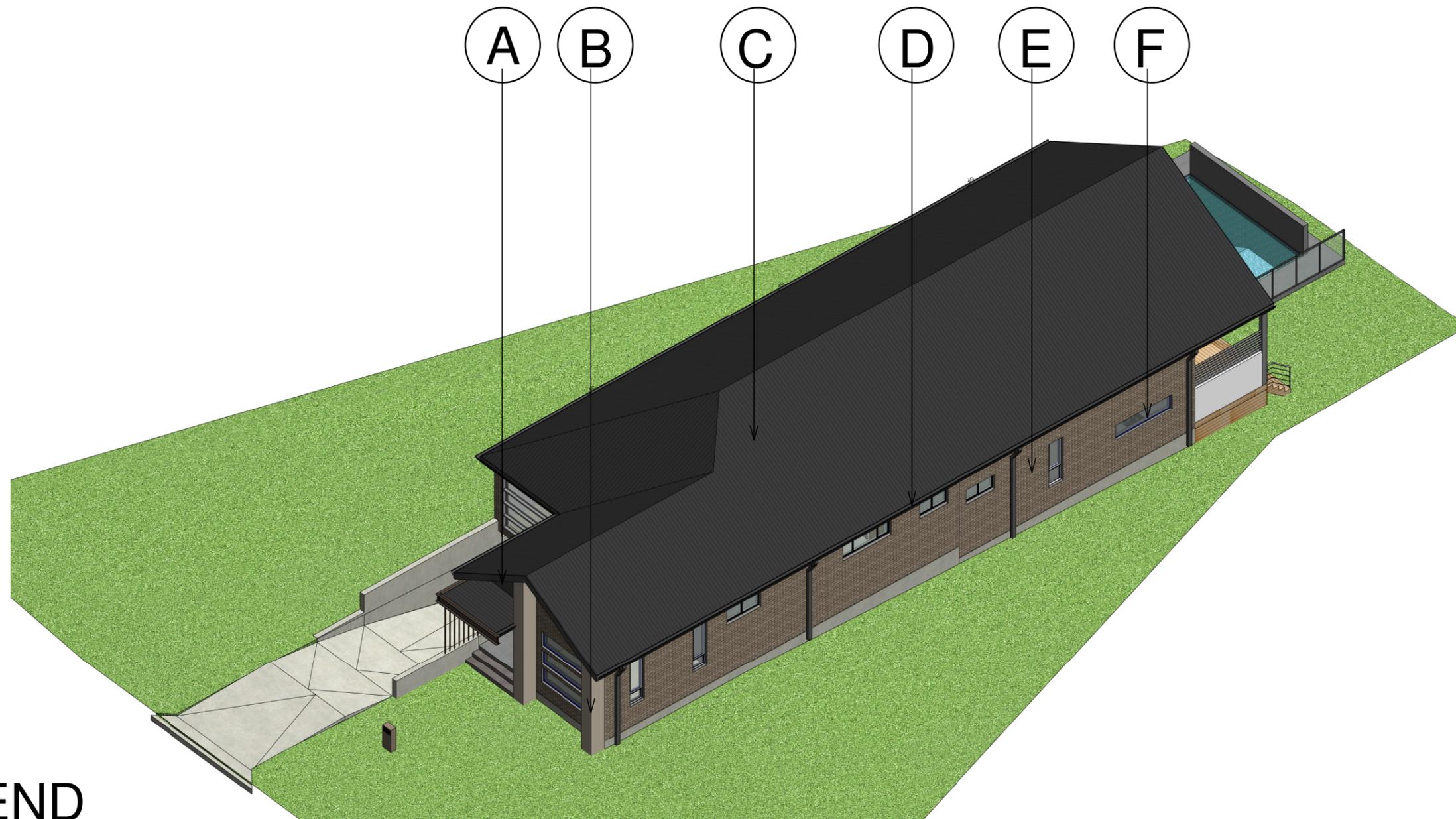
PROJECT  
**SINGLE STOREY HOUSE + BASEMENT  
+ POOL**

**76 LAMBETH ST, PANANIA**

**MANUEL THOMAS  
NSW DESIGN PRACTITIONER**

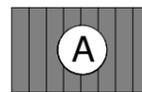
Registration Number:  
**DEP0001663**





# LEGEND

## MATERIAL SCHEDULE



**A** - LIGHTWEIGHT CLADDING - VERTICAL SLAT- DARK GREY PAINT



**B** - BRICK VENEER WALL RENDERED & TEXTURE COATED (DULUX - LIMED WHITE)



**C** - METAL SHEET ROOF-MONUMENT



**D** - GUTTER & FASCIA - MONUMENT



**E** - BORAL BRICKS VOLCANIC FACE FINISH



**F** - ALUM GREY WINDOW FRAME

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CLIENT  
**GUY SCALIA**

DRAWING TITLE  
**SCHEDULE OF COLOUR & FINISHES**

DATE: 2022.02.20      SCALE @ A3      DRAWN: MT

PROJECT NUMBER: **4**      DRAWING No.: **02/**      ISSUE: **A**

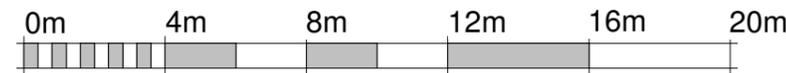
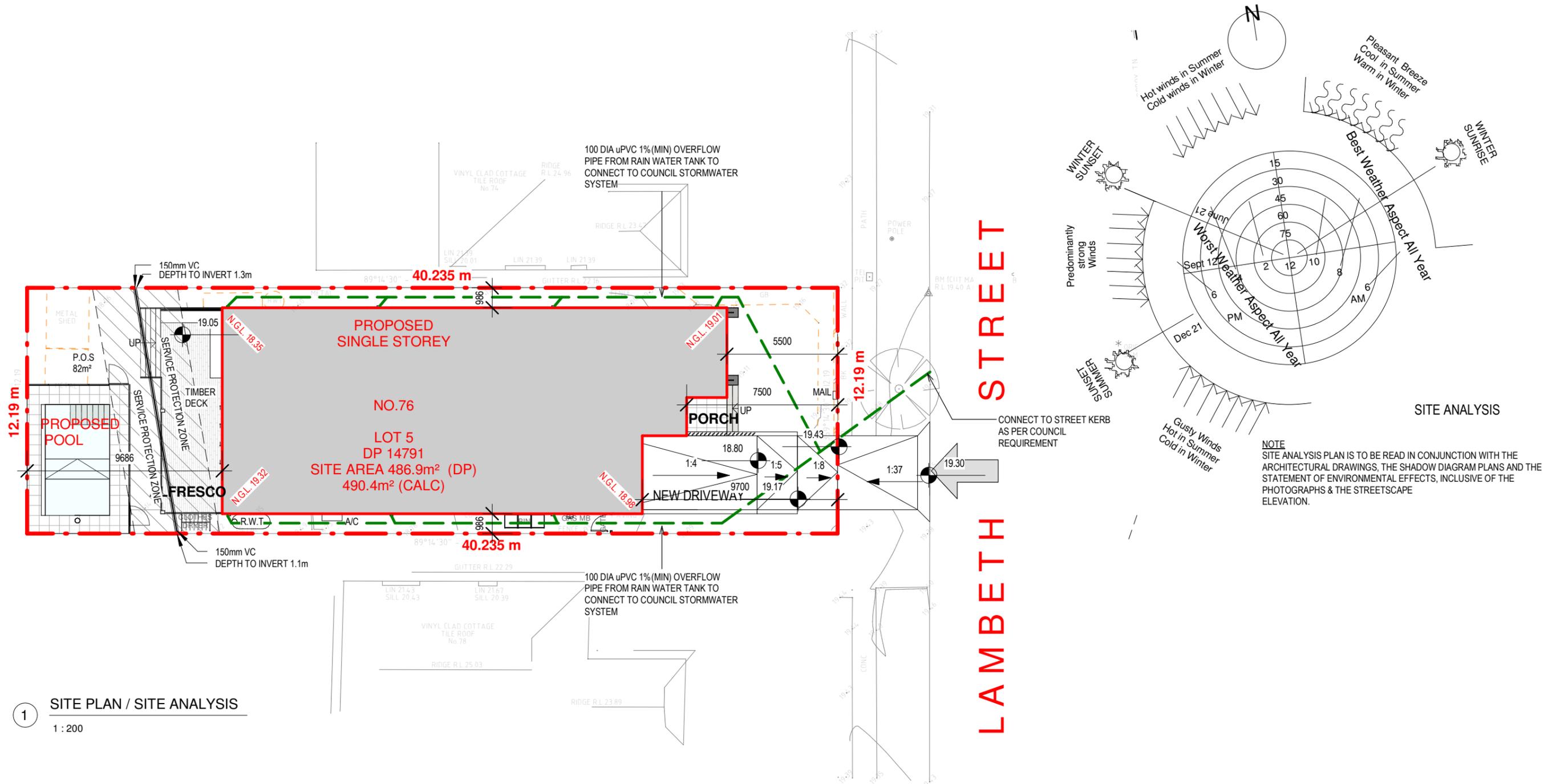
PROJECT  
**SINGLE STOREY HOUSE + BASEMENT + POOL**

**76 LAMBETH ST, PANANIA**

**MANUEL THOMAS**  
**NSW DESIGN PRACTITIONER**

Registration Number:  
**DEP0001663**

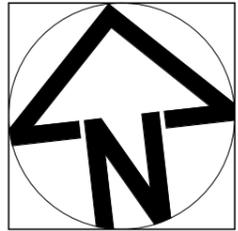




VISUAL SCALE 1:200 @ A3

**AMENDMENTS**

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ABN 24 667315279

CLIENT  
**GUY SCALIA**

DRAWING TITLE  
**SITE PLAN**

DATE  
2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**03/**

DRAWN  
MT

ISSUE  
**A**

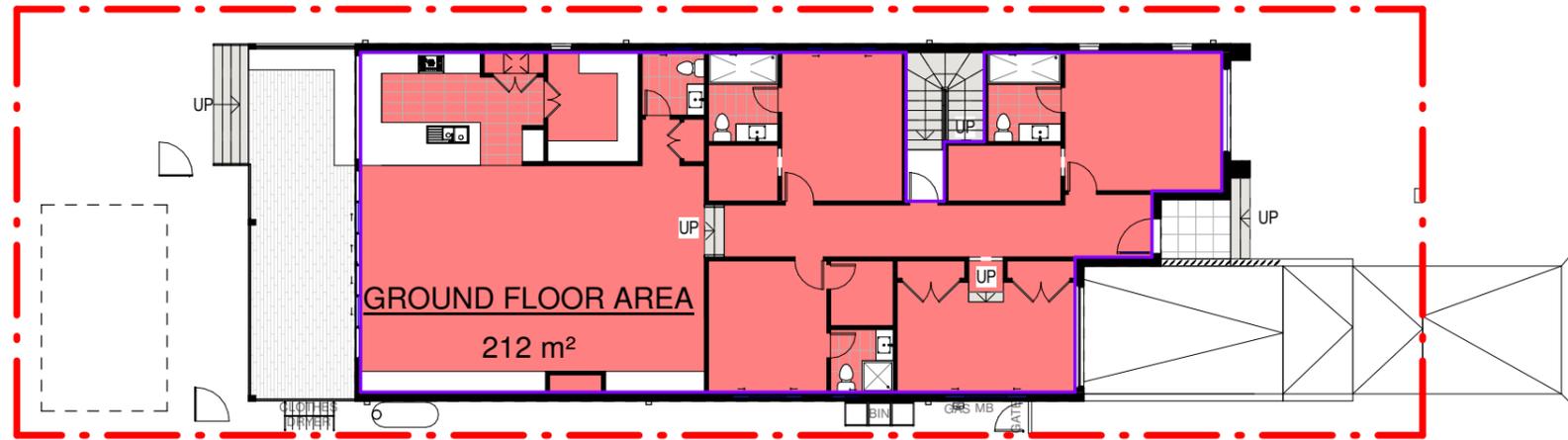
PROJECT  
**SINGLE STOREY HOUSE + BASEMENT + POOL**  
**76 LAMBETH ST, PANANIA**

**MANUEL THOMAS**  
**NSW DESIGN PRACTITIONER**

Registration Number:  
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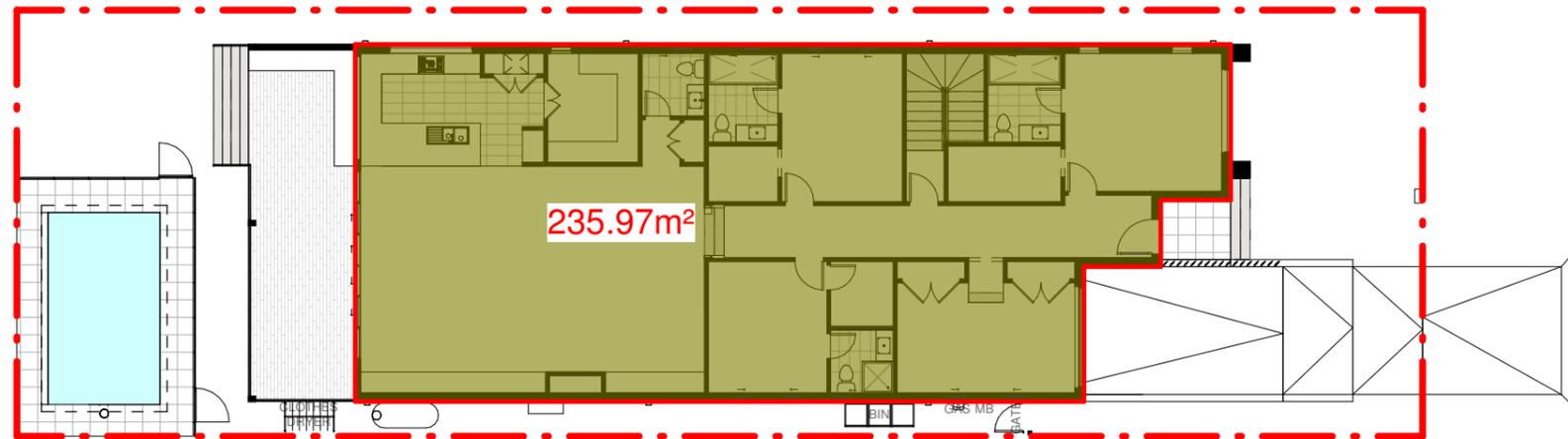
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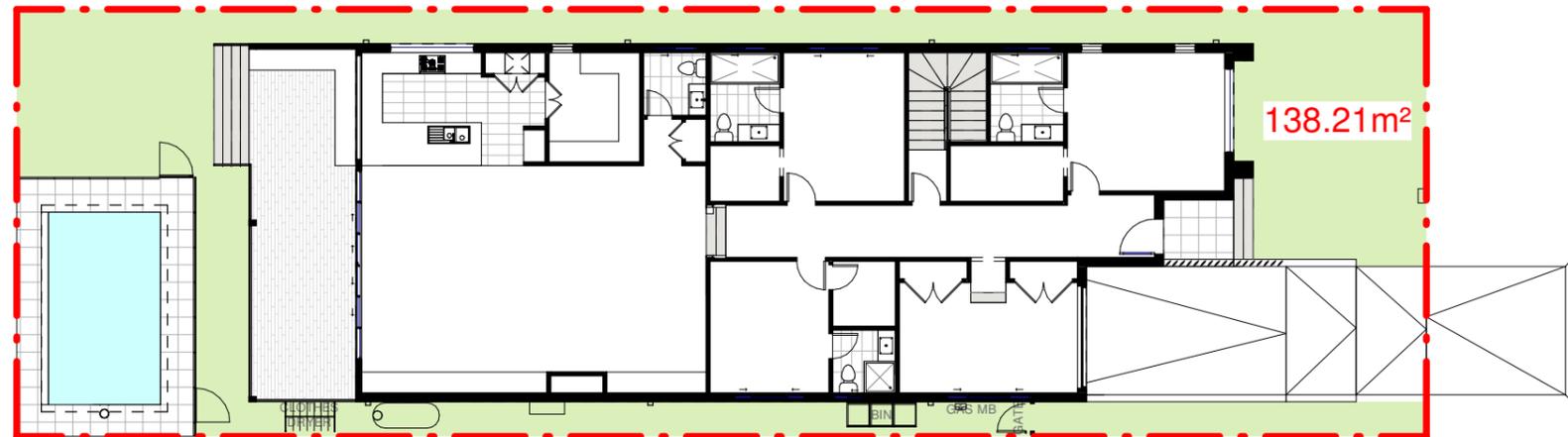
AREA SCHEDULE	
Name	Area
GROUND FLOOR AREA	211.93 m <sup>2</sup>

MAXIMUM ALLOWABLE GFA / FSR 243.45m<sup>2</sup>

1 GROSS FLOOR AREA (FSR) DIAGRAM-GROUND FLOOR  
1 : 200



2 SITE COVERAGE DIAGRAM.  
1 : 200

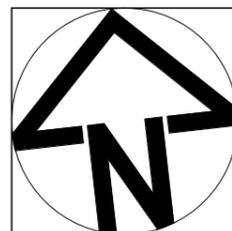


3 LANDSCAPE DIAGRAM  
1 : 200

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ABN 24 667315279

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DRAWING TITLE  
**CALCULATION DATA DIAGRAMS**

DATE: 2022.02.20      SCALE @ A3      DRAWN: MT

PROJECT NUMBER: 4      DRAWING No.: 04/      ISSUE: A

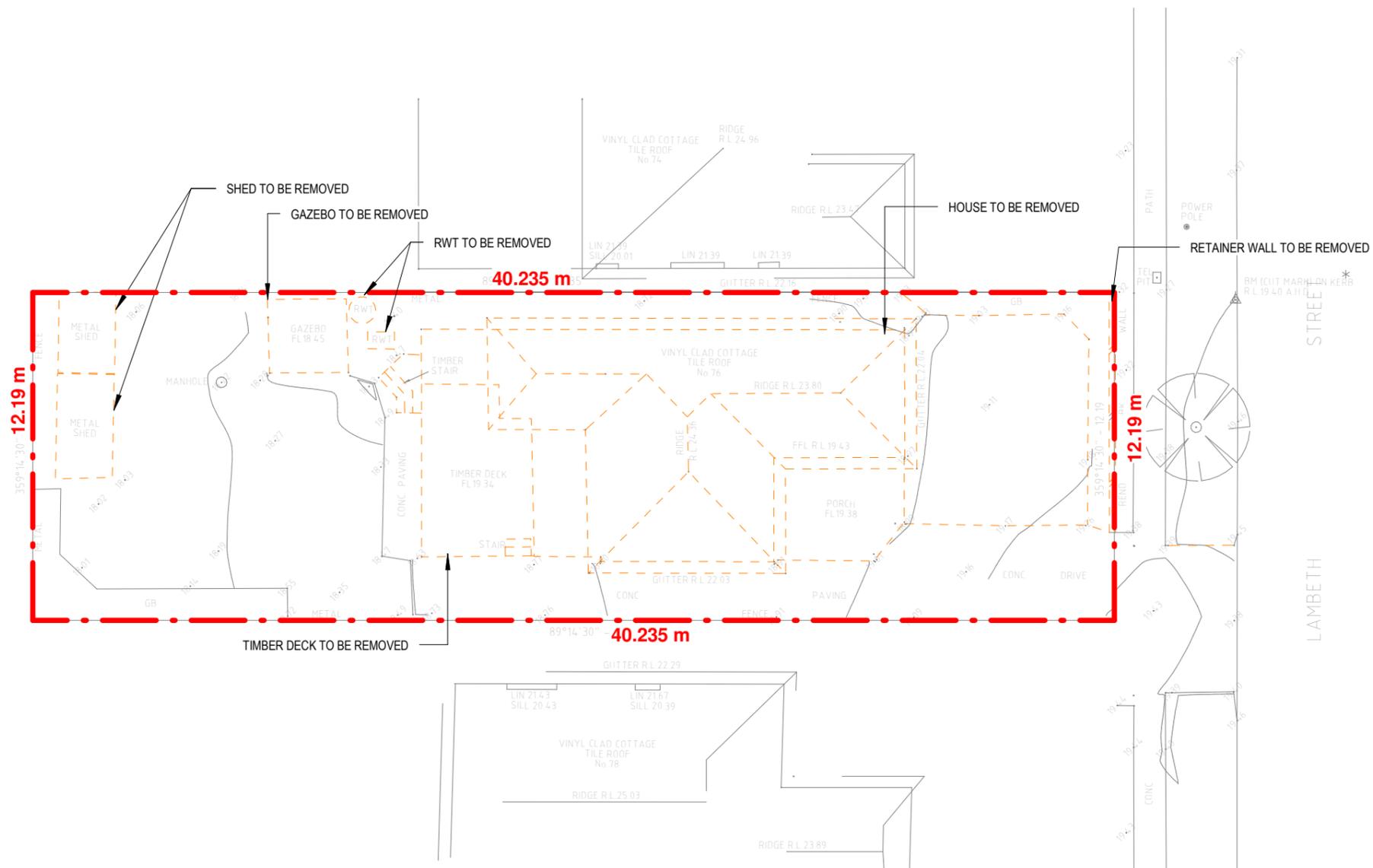
PROJECT  
**SINGLE STOREY HOUSE + BASEMENT + POOL**

**76 LAMBETH ST, PANANIA**

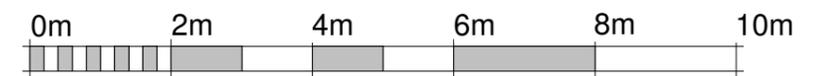
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NSW DESIGN PRACTITIONER

Registration Number:  
DEP0001663





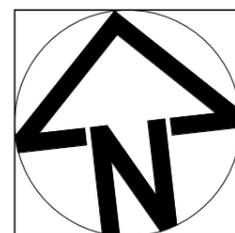
1 **DEMOLITION PLAN**  
1 : 200



VISUAL SCALE 1:100 @ A3

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ABN 24 667315279

CLIENT  
**GUY SCALIA**

DRAWING TITLE  
**DEMOLITION PLAN**

DATE  
2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**05/**

DRAWN  
MT

ISSUE  
**A**

PROJECT  
**SINGLE STOREY HOUSE + BASEMENT  
+ POOL**

**76 LAMBETH ST, PANANIA**

MANUEL THOMAS

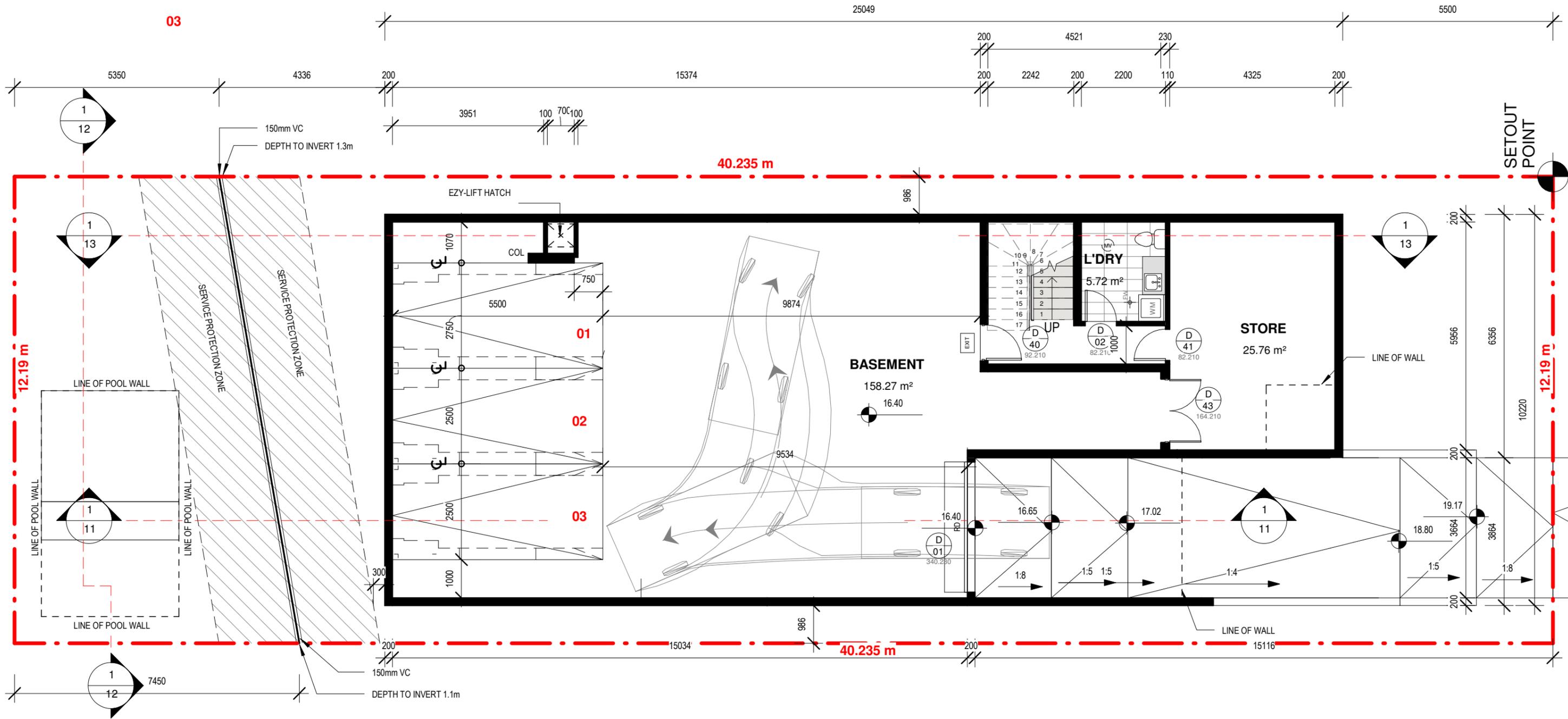
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Registration Number:

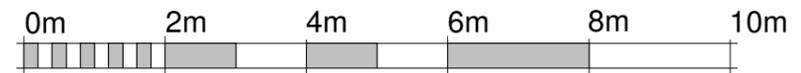
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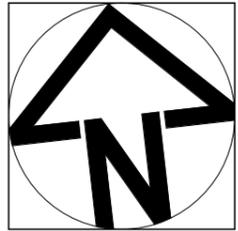


1 **BASEMENT LEVEL**  
1 : 100



VISUAL SCALE 1:100 @ A3

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DRAWING TITLE  
**PLAN-BASEMENT**

DATE  
2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**06/**

DRAWN  
MT

ISSUE  
**A**

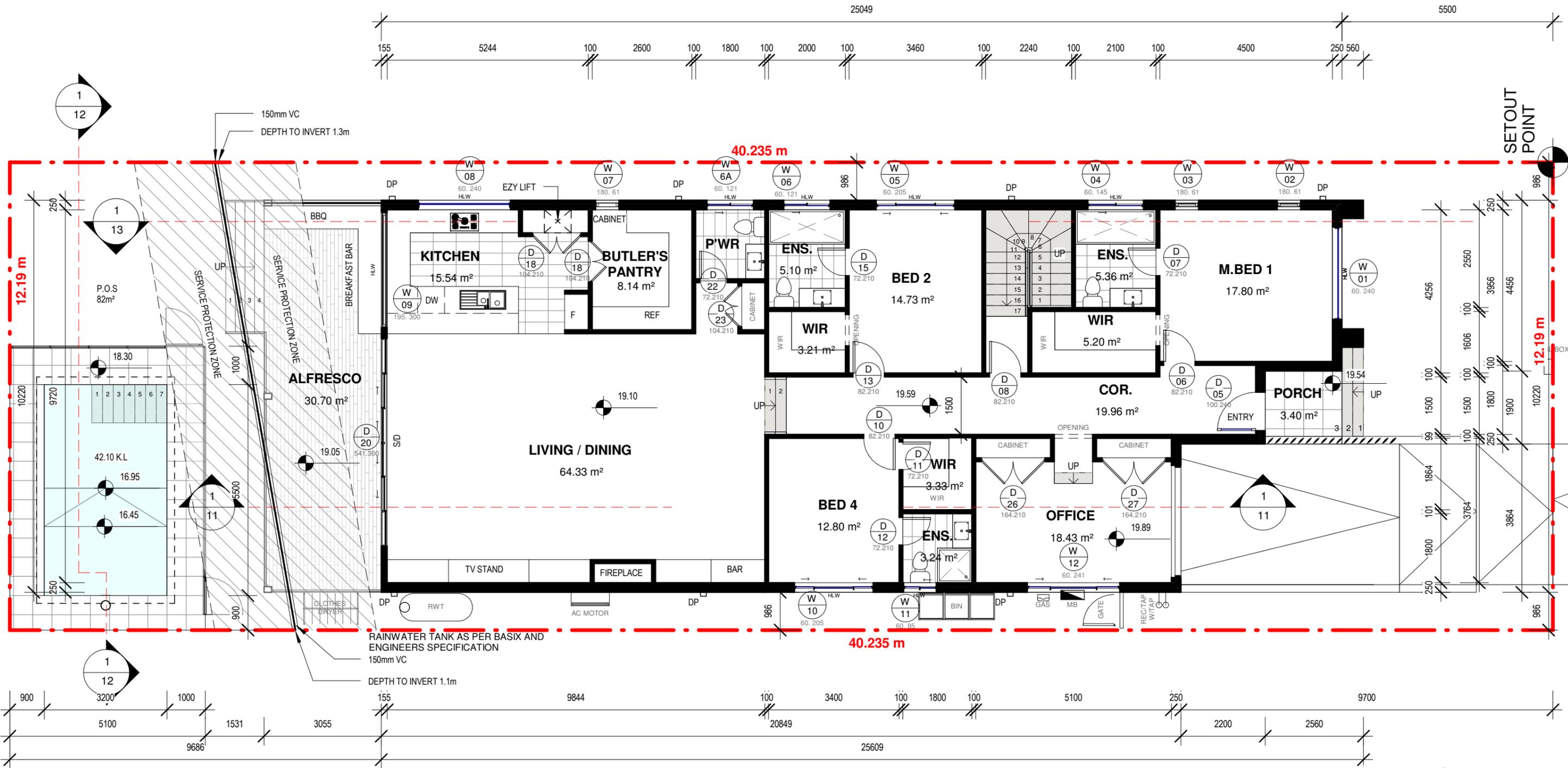
PROJECT  
**SINGLE STOREY HOUSE + BASEMENT + POOL**  
**76 LAMBETH ST, PANANIA**

**MANUEL THOMAS**  
NSW DESIGN PRACTITIONER

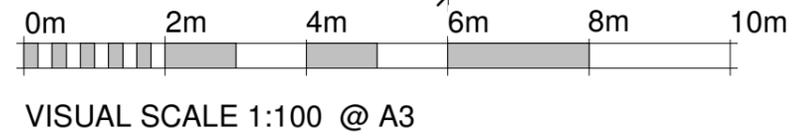
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DEP0001663



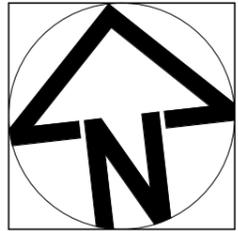
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1 PLAN-GROUND  
1 : 100



AMENDMENTS			
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CLIENT  
**GUY SCALIA**

DRAWING TITLE  
**PLAN-GROUND**

DATE  
2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**07/**

DRAWN  
MT

ISSUE  
**A**

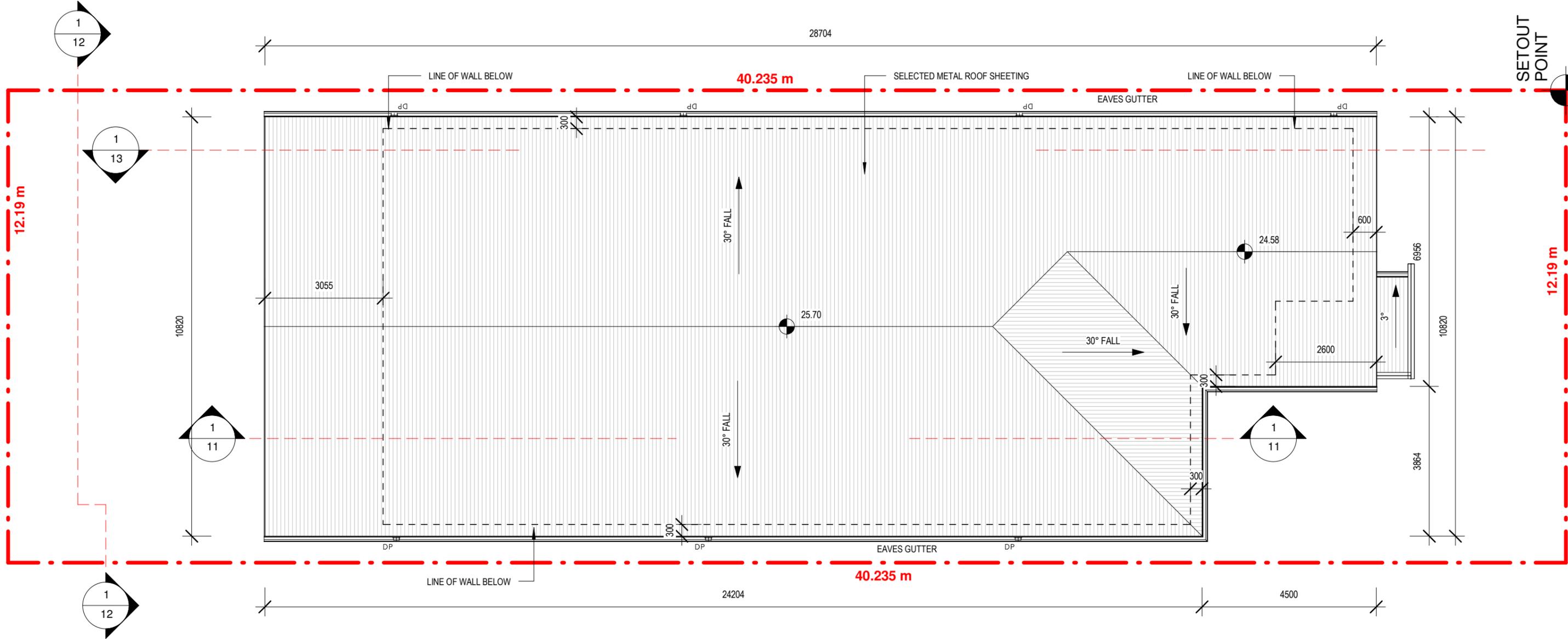
PROJECT  
**SINGLE STOREY HOUSE + BASEMENT + POOL**  
**76 LAMBETH ST, PANANIA**

**MANUEL THOMAS**  
NSW DESIGN PRACTITIONER

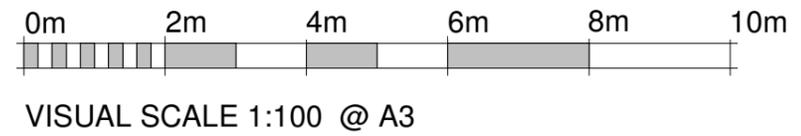
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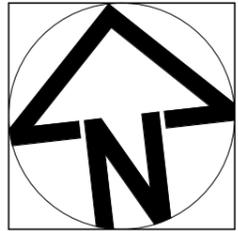
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1 PLAN-ROOF  
1:100



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**GUY SCALIA**

DRAWING TITLE  
**PLAN-ROOF**

DATE  
 2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**08/**

DRAWN  
 MT

ISSUE  
**A**

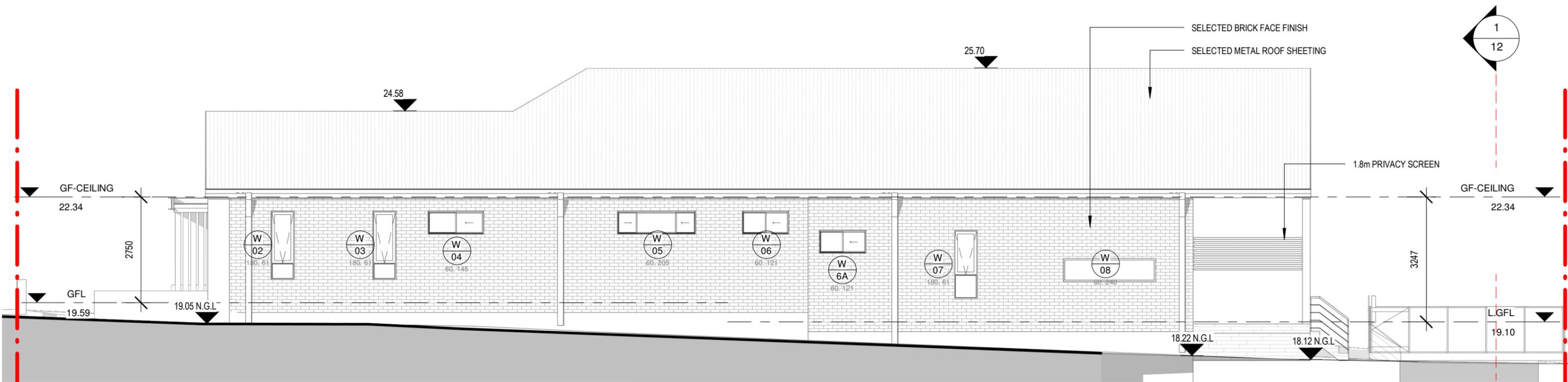
PROJECT  
**SINGLE STOREY HOUSE + BASEMENT  
 + POOL**  
**76 LAMBETH ST, PANANIA**

MANUEL THOMAS  
 NSW DESIGN PRACTITIONER

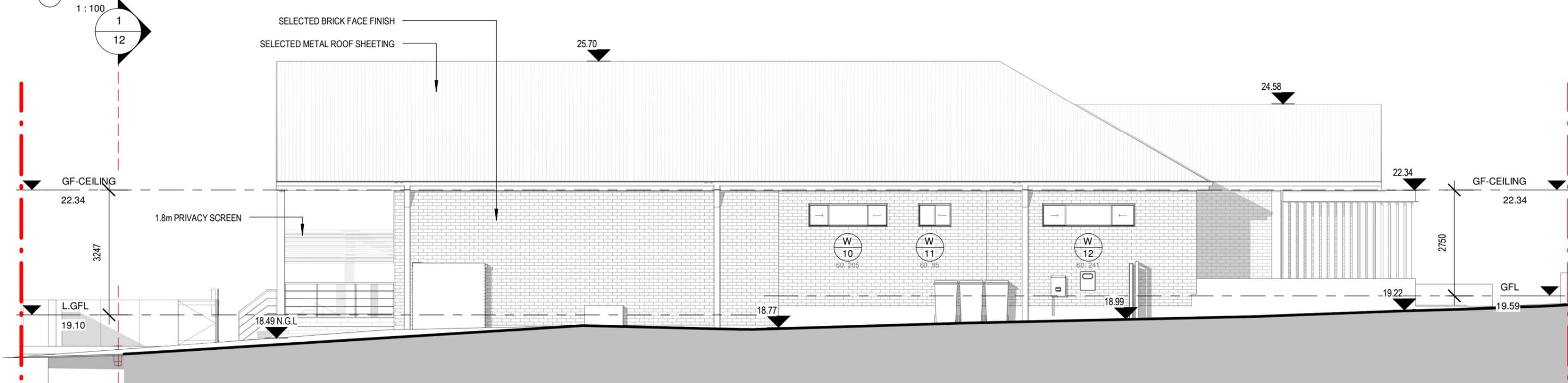
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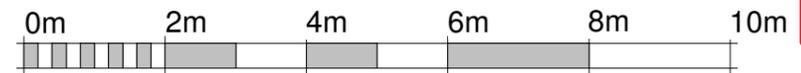
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1 ELEVATION-NORTH



2 ELEVATION-SOUTH



VISUAL SCALE 1:100 @ A3

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CLIENT  
**GUY SCALIA**

DRAWING TITLE  
**ELEVATIONS**

DATE  
2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**09/**

DRAWN  
MT

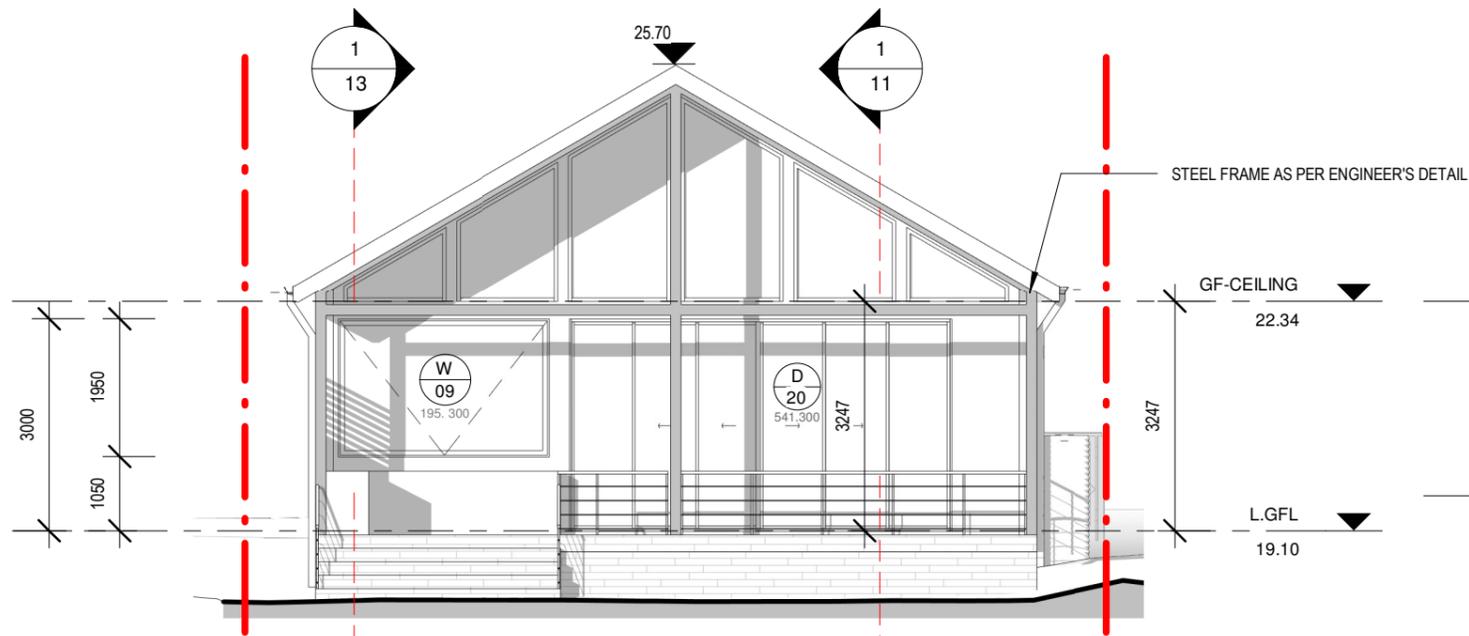
ISSUE  
**A**

PROJECT  
**SINGLE STOREY HOUSE + BASEMENT + POOL**  
**76 LAMBETH ST, PANANIA**

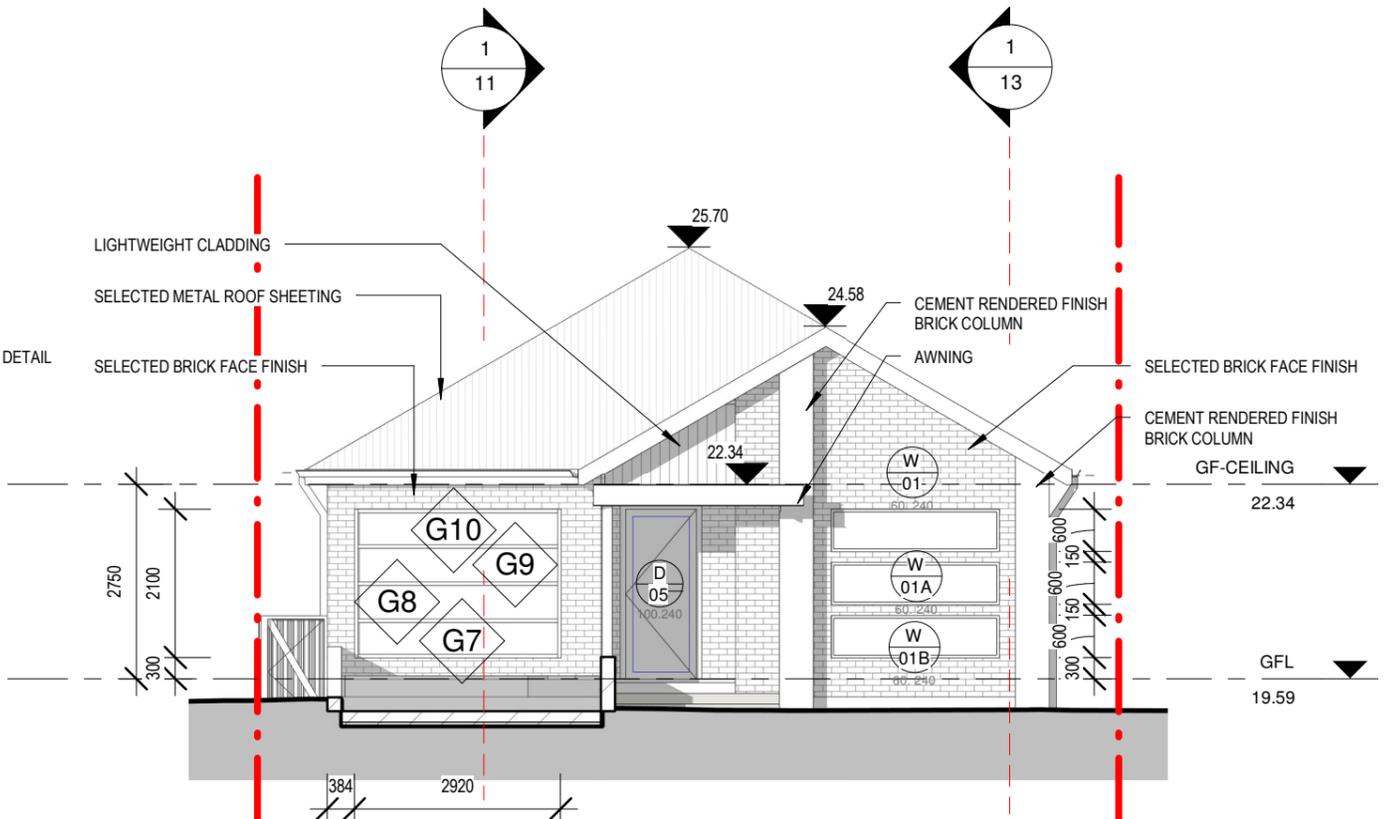
**MANUEL THOMAS**  
**NSW DESIGN PRACTITIONER**

Registration Number:  
**DEP0001663**

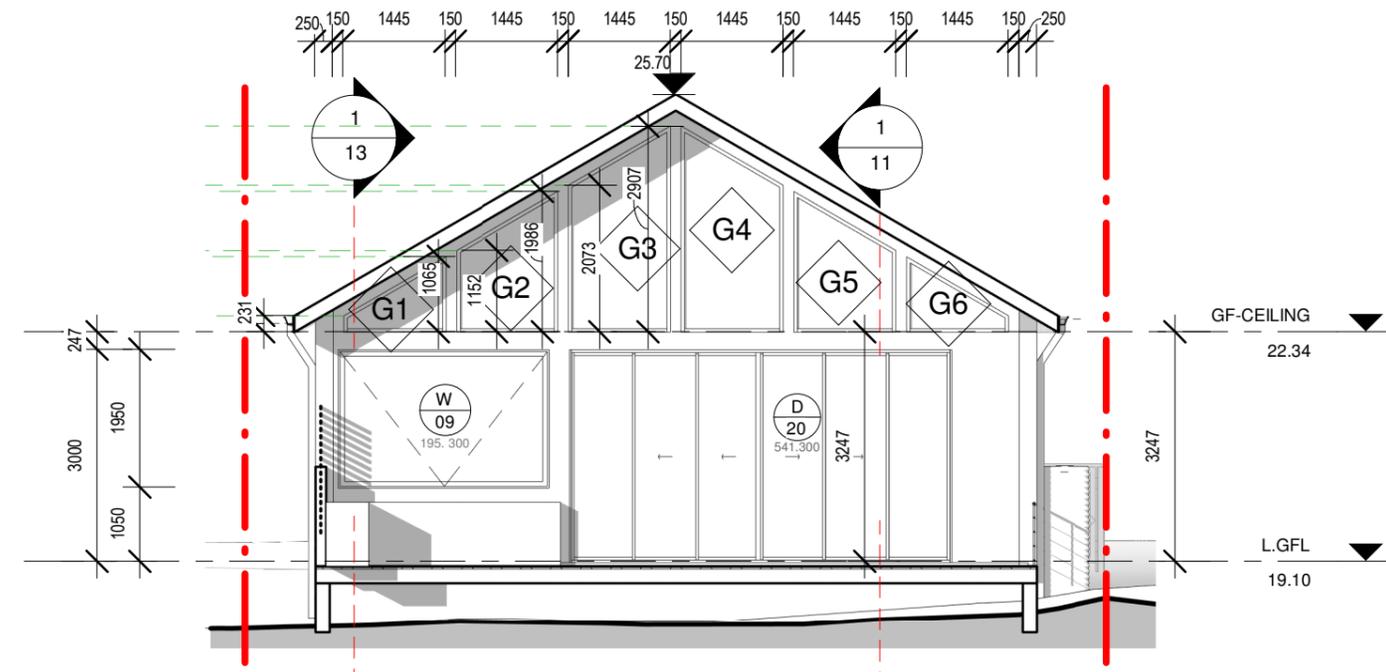




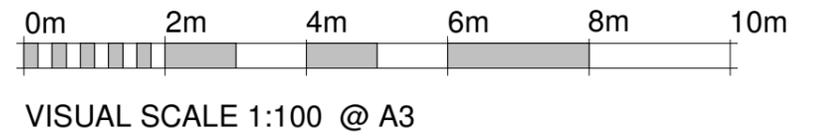
1 ELEVATION-WEST  
1 : 100



2 ELEVATION-EAST  
1 : 100



3 ELEVATION-WEST (GLAZING)  
1 : 100



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CLIENT  
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DRAWING TITLE  
**ELEVATIONS**

DATE  
2022.02.20

PROJECT NUMBER  
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SCALE @ A3  
**10/**

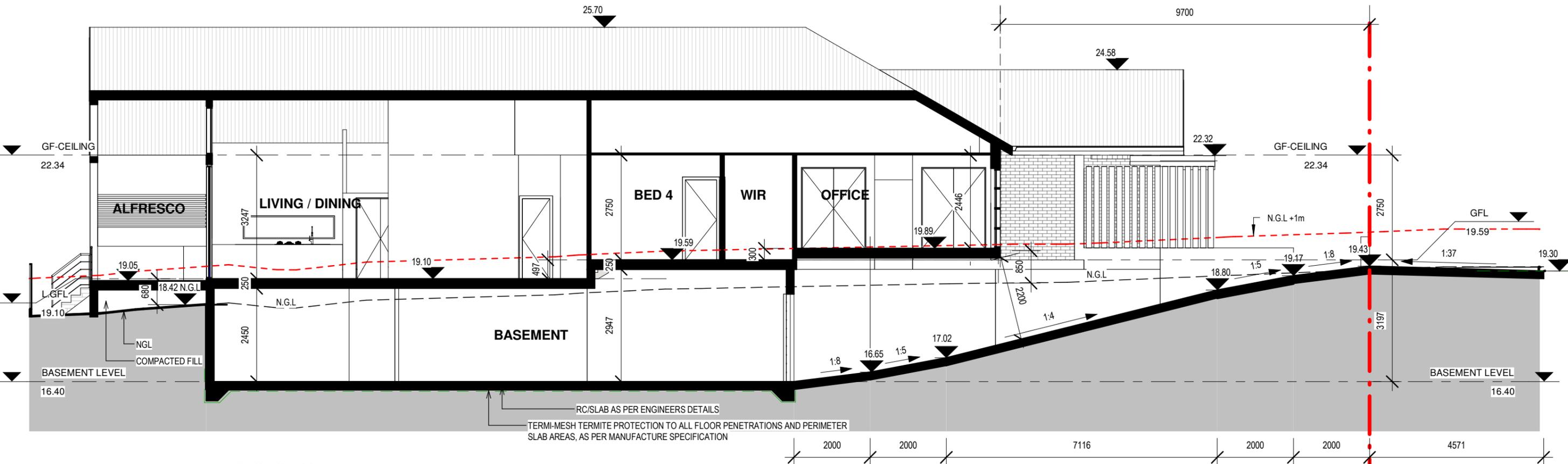
DRAWING No.  
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PROJECT  
**SINGLE STOREY HOUSE + BASEMENT + POOL**  
**76 LAMBETH ST, PANANIA**

DRAWN  
MT  
ISSUE

REGISTRATION NUMBER  
DEP0001663





1 SECTION-01  
1 : 100



VISUAL SCALE 1:100 @ A3

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S5	AS PER CLIENT REVISION			2022.02.03
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 ABN 24 667315279

CLIENT  
**GUY SCALIA**

DRAWING TITLE  
**SECTIONS**

DATE  
 2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**11/**

DRAWN  
 MT

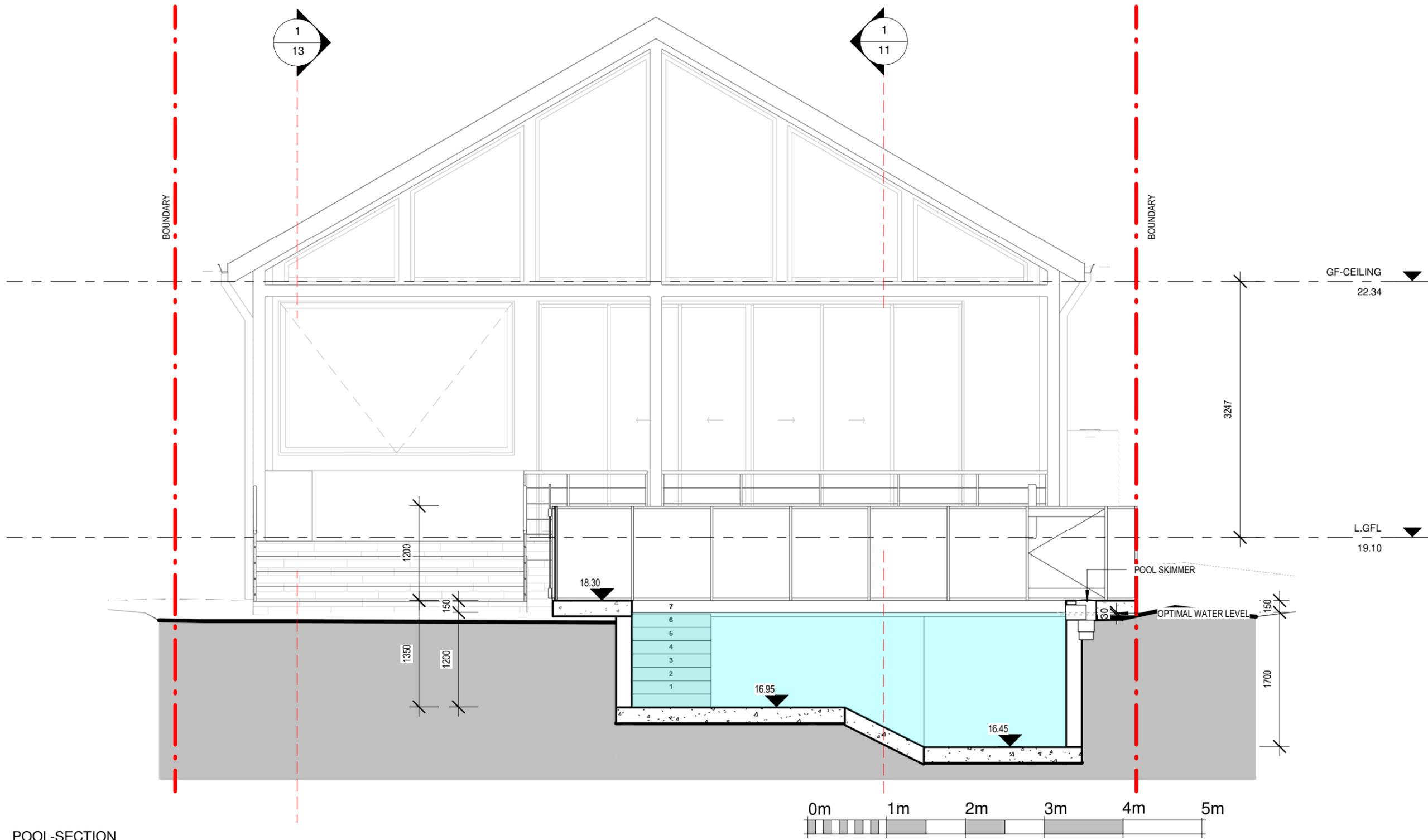
ISSUE  
**A**

PROJECT  
**SINGLE STOREY HOUSE + BASEMENT  
 + POOL**  
**76 LAMBETH ST, PANANIA**

**MANUEL THOMAS**  
 NSW DESIGN PRACTITIONER

Registration Number:  
 DEP0001663





1 POOL-SECTION  
1 : 50

0m 1m 2m 3m 4m 5m  
VISUAL SCALE 1:50 @ A3

**AMENDMENTS**

ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
A	ISSUED FOR APPROVAL			2022.02.20

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CLIENT  
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DRAWING TITLE  
**POOL SECTION**

DATE  
2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**12/**

DRAWN  
MT

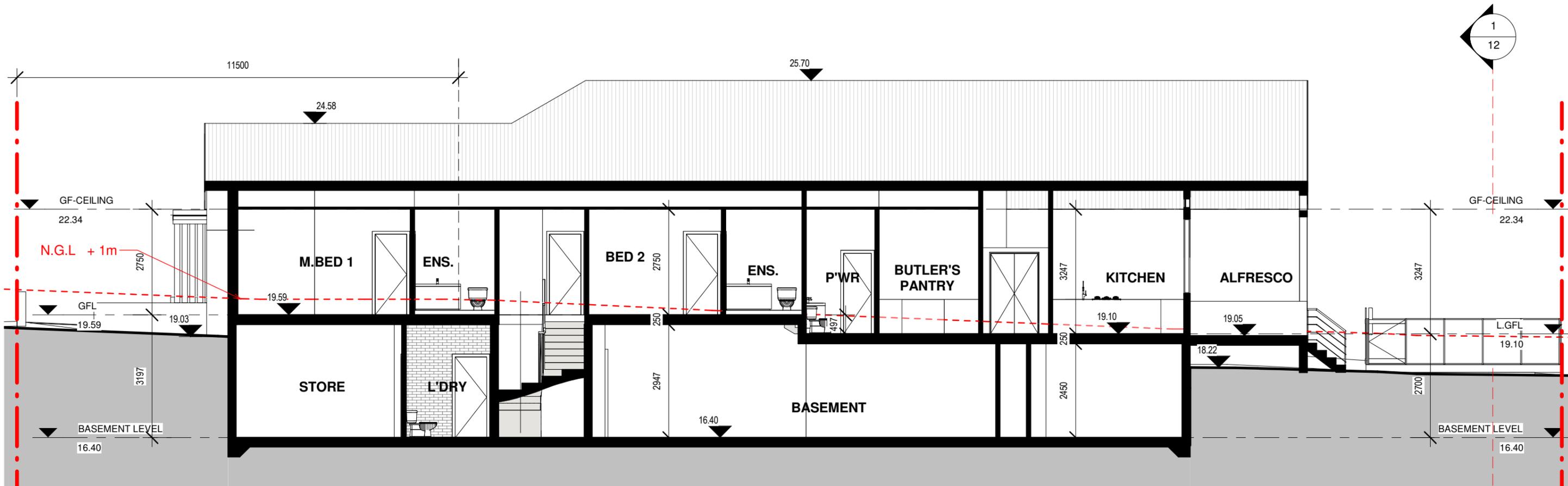
ISSUE  
**A**

PROJECT  
**SINGLE STOREY HOUSE + BASEMENT + POOL**  
**76 LAMBETH ST, PANANIA**

**MANUEL THOMAS**  
**NSW DESIGN PRACTITIONER**

Registration Number:  
**DEP0001663**





1 SECTION 2  
1 : 100

**AMENDMENTS**

ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
S2	ISSUED FOR INFORMATION			2021.12.16
S3	ISSUED FOR INFORMATION			2022.01.04
S4	AS PER CLIENT REVISION			2022.01.31
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**SECTIONS**

DATE  
2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**13/**

DRAWN  
MT

ISSUE  
**A**

PROJECT  
**SINGLE STOREY HOUSE + BASEMENT  
+ POOL**

**76 LAMBETH ST, PANANIA**

**MANUEL THOMAS  
NSW DESIGN PRACTITIONER**

Registration Number:  
**DEP0001663**



Window Schedule				
Mark	Level	Width	Height	Description
01	GFL	2400	600	ALUMINIUM FIXED HIGHLIGHT WINDOW
01A	GFL	2400	600	ALUMINIUM FIXED HIGHLIGHT WINDOW
01B	GFL	2400	600	ALUMINIUM FIXED HIGHLIGHT WINDOW
02	GFL	610	1800	ALUMINIUM AWNING WINDOW WITH FIXED BOTTOM
03	GFL	610	1800	ALUMINIUM AWNING WINDOW WITH FIXED BOTTOM
04	GFL	1450	600	ALUMINIUM SLIDING HIGHLIGHT WINDOW
05	GFL	2050	600	ALUMINIUM SLIDING HIGHLIGHT WINDOW
06	GFL	1210	600	ALUMINIUM SLIDING HIGHLIGHT WINDOW
10	GFL	2050	600	ALUMINIUM SLIDING HIGHLIGHT WINDOW
11	GFL	850	600	ALUMINIUM SLIDING HIGHLIGHT WINDOW
12	GFL	2410	600	ALUMINIUM SLIDING HIGHLIGHT WINDOW

6A	L.GFL	1210	600	ALUMINIUM SLIDING HIGHLIGHT WINDOW
07	L.GFL	610	1800	ALUMINIUM AWNING WINDOW WITH FIXED BOTTOM
08	L.GFL	2400	600	ALUMINIUM FIXED HIGHLIGHT WINDOW
09	L.GFL	3000	1950	ALUMINIUM AWNING WINDOW CUSTOM WITH STRUT

**Grand total: 15**

NOTE  
- TO BE CHECKED AND CONFIRMED BY BUILDER ON SITE BEFORE PLACING ORDER

- FALL PREVENTION FROM WINDOWS

- WINDOWS TO BE MANUFACTURED IN ACCORDANCE WITH REQUIREMENTS OF BCA CLAUSE 3.9.2.5

- MECHANICAL VENTILATION TO BE INCLUDED IN THE LAUNDRY in compliance with Clause 3.8.5.2(c)

1-If Opening within 1700 mm above the floor;and climbable elements between 150 and 750 mm above the floor,Opening must be permanently restricted to 125 mm ;or fitted with a non-removable robust screen.

2-If opening between 865 and 1700 mm above the floor;and no climbable elements between 150 and 760 mm above the floor,Opening must be restricted to 125 mm ;or fitted with a removable robust screen

3-If opening between 865 of the floor;and climbable elements between 150 and 760 mm above the floor,Opening must be permanently restricted to 125 mm ;or fitted with a non-removable robust screen

4-If no opening within 1700 mm of the floor.No restrictions apply

Panel Schedule			
Mark	Height	Width	Area
G1			1 m <sup>2</sup>
G2			2 m <sup>2</sup>
G3			3 m <sup>2</sup>
G4			3 m <sup>2</sup>
G5			2 m <sup>2</sup>
G6			1 m <sup>2</sup>
G7	450	2820	1 m <sup>2</sup>
G8	475	2820	1 m <sup>2</sup>
G9	475	2820	1 m <sup>2</sup>
G10	450	2820	1 m <sup>2</sup>

**Grand total: 10**

Door Schedule				
Level	Mark	Height	Width	Description
BASEMENT LEVEL	01	2300	3400	
BASEMENT LEVEL	02	2100	820	
BASEMENT LEVEL	40	2100	920	
BASEMENT LEVEL	41	2100	820	
BASEMENT LEVEL	43	2100	1640	

L.GFL		1140	955	
L.GFL		1140	970	
L.GFL	18	2100	1040	
L.GFL	20	3000	5410	EXTERIOR GLAZED DOORS -ALUMINIUM STACKER
L.GFL	22	2100	720	
L.GFL	23	2100	1040	
L.GFL	25	2100	1240	

GFL	05	2400	1000	GLAZED PANEL TIMBER FRAME ENTRY DOOR
GFL	06	2100	820	
GFL	07	2100	720	
GFL	08	2100	820	
GFL	10	2100	820	
GFL	11	2100	720	
GFL	12	2100	720	
GFL	13	2100	820	
GFL	15	2100	720	
GFL	26	2100	1640	
GFL	27	2100	1640	
GFL	30	1500	800	GATE

**Grand total: 24**

#### AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
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ABN 24 667315279

CLIENT

**GUY SCALIA**

DRAWING TITLE

WINDOW & DOOR SCHEDULE

DATE

2022.02.20

SCALE @ A3

DRAWN

MT

PROJECT NUMBER

**4**

DRAWING No.

**14/**

ISSUE

**A**

PROJECT

**SINGLE STOREY HOUSE + BASEMENT + POOL**

**76 LAMBETH ST, PANANIA**

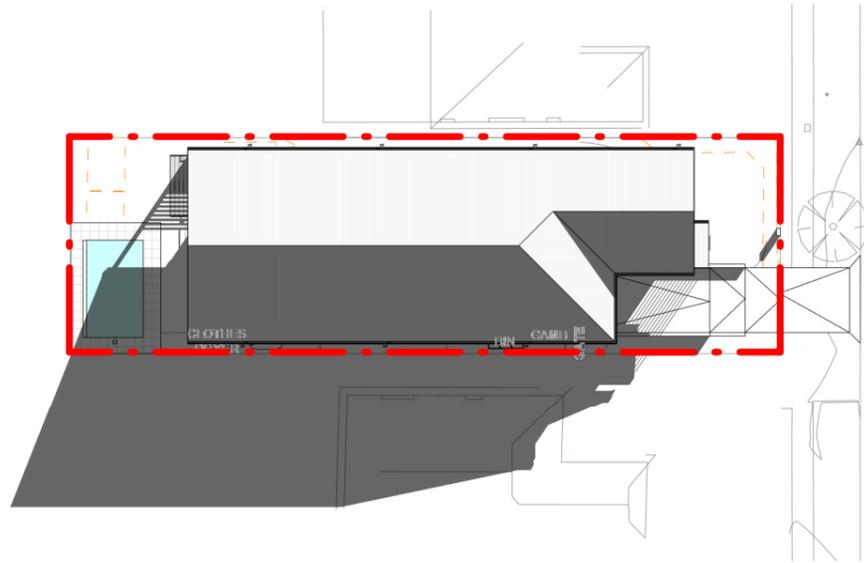
MANUEL THOMAS

NSW DESIGN PRACTITIONER

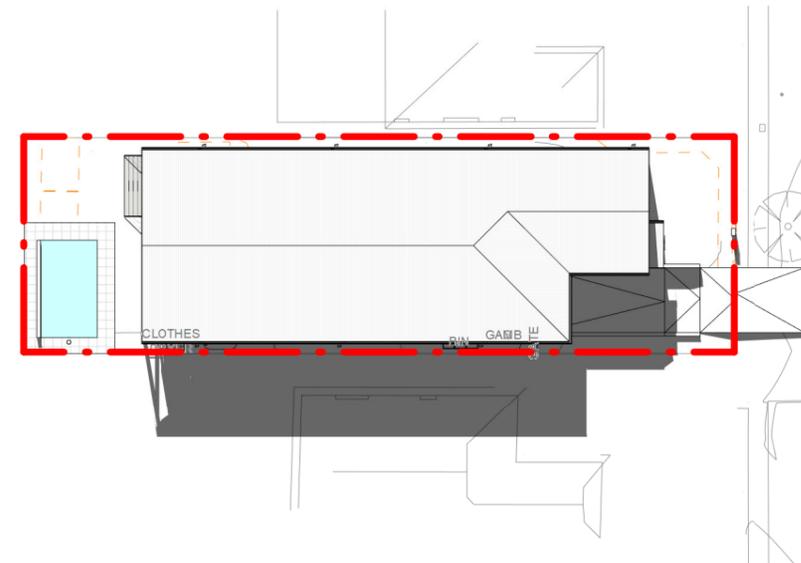
Registration Number:

DEP0001663

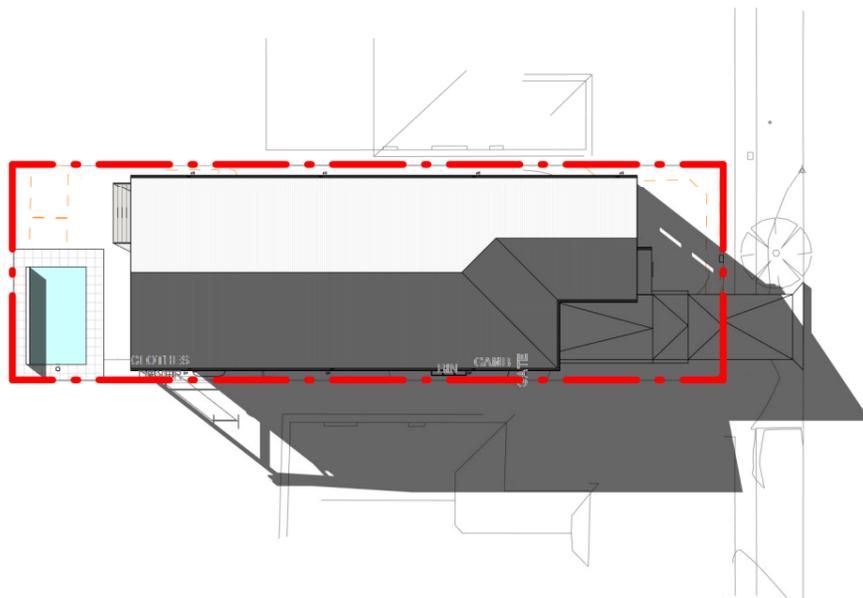




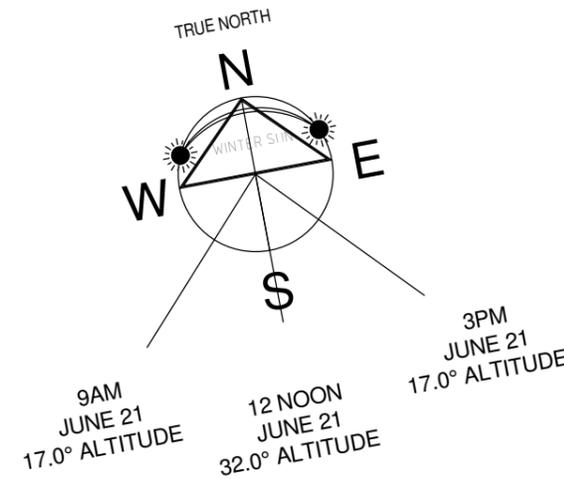
1 SHADOW DIAGRAM JUNE 21st 9am  
1 : 400



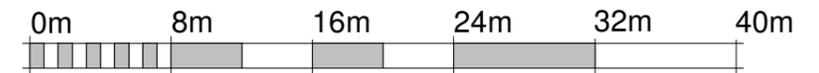
2 SHADOW DIAGRAM JUNE 21st 12pm  
1 : 400



3 SHADOW DIAGRAM JUNE 21st 3pm  
1 : 400



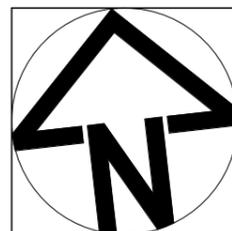
SUN ANGLE INFORMATION		
Winter Solstice On June 21st		
TIME	ALTITUDE	AZIMUTH
9 AM	17 °	42°E OF N
12 NOON	32 °	0° NORTH
3 PM	17 °	42° W OF N



VISUAL SCALE 1:400 @ A3

**AMENDMENTS**

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ABN 24 667315279

CLIENT  
**GUY SCALIA**

DRAWING TITLE  
**SHADOW DIAGRAMS**

DATE  
2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**15/**

DRAWN  
MT

ISSUE  
**A**

PROJECT  
**SINGLE STOREY HOUSE + BASEMENT  
+ POOL**

**76 LAMBETH ST, PANANIA**

MANUEL THOMAS

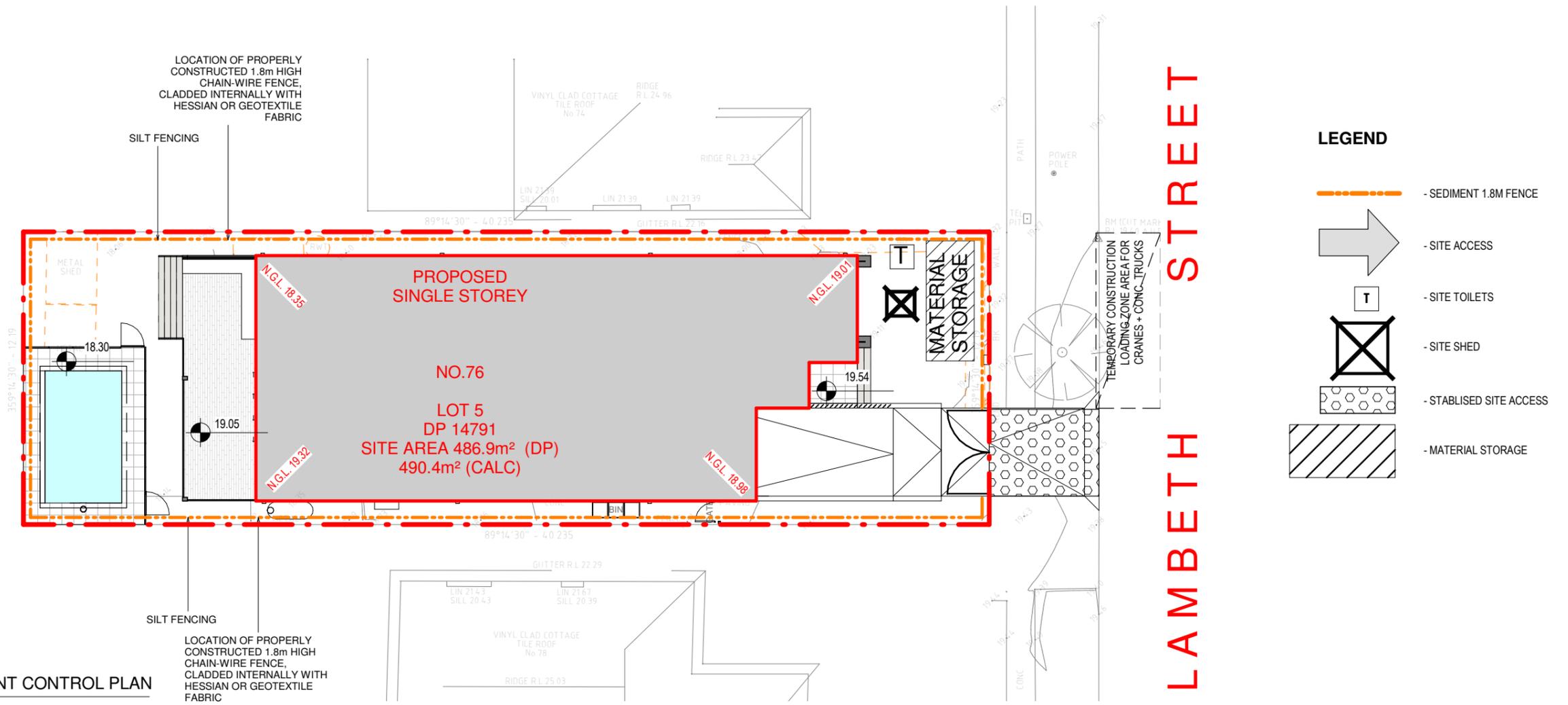
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**1 SOIL EROSION AND SEDIMENT CONTROL PLAN**

1 : 200

**NOTES**

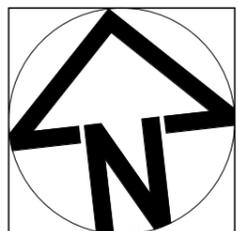
- B1. THIS PLAN TO BE READ IN CONJUNCTION WITH SEDIMENT AND EROSION CONTROL DETAILS AS ATTACHED.
- B2. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF COUNCIL PRIOR TO THE COMMENCEMENT OF AND DURING CONSTRUCTION. NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE AREA OF THE WORKS AND NO MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT COUNCIL'S APPROVAL. ALL SEDIMENT AND EROSION CONTROL DEVICES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH STANDARDS OUTLINED IN NSW DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTIONS".
- B3. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPIRED LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY, (I.E. ALL FOOTPATHS, BATTERS, SITE REGARDING AREAS, BASINS AND CATCHDRAINS). TOPSOIL SHALL NOT BE RESPIRED ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SILT LADEN RUNOFF.
- B4. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES SUCH THAT MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- B5. LAY TURF STRIP (MIN 300mm WIDE) ON 100mm TOPSOIL, WITH 1.0m LONG RETURNS EVERY 6.0m BEHIND ALL KERB AT THE TOP OF ALL BATTERS AND AROUND STRUCTURES IMMEDIATELY AFTER BACKFILLING OR FORMATION.
- B6. THE CONTRACTOR SHALL GRASS SEED ALL DISTURBED AREAS WITH AN APPROVED MIX AS SOON AS PRACTICABLE AFTER COMPLETION OF EARTHWORKS AND REGRADING.
- B7. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO NOMINATED STABILISED ACCESS POINTS.
- B8. WHEN ANY DEVICES ARE TO BE HANDED OVER TO COUNCIL THEY SHALL BE B8. IN CLEAN AND STABLE CONDITION.
- B9. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN, (BUT NOT SATURATING) DISTURBED AREA.
- B10. PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED.
- B11. REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.
- B12. ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL :
  - A) DOWNPIPES CONNECTED
  - B) PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER - BA



VISUAL SCALE 1:200 @ A3

**AMENDMENTS**

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E : info@maadesign.info

ABN 24 667315279

CLIENT  
**GUY SCALIA**

DRAWING TITLE  
**EROSION AND SEDIMENT CONTROL PLAN**

DATE: 2022.02.20      SCALE @ A3:      DRAWN: MT

PROJECT NUMBER: **4**      DRAWING No.: **16/**      ISSUE: **A**

PROJECT  
**SINGLE STOREY HOUSE + BASEMENT + POOL**

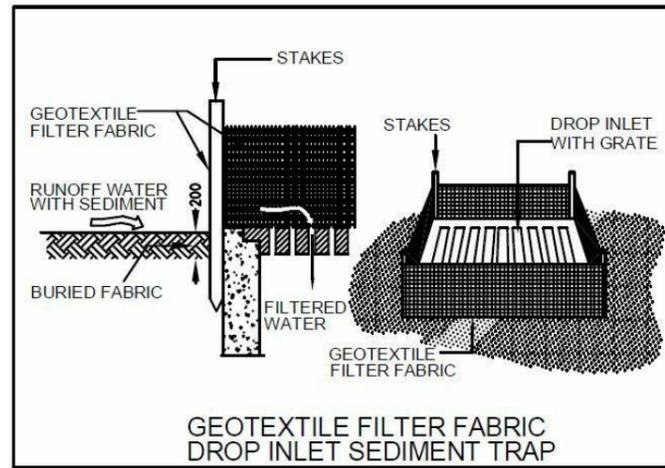
**76 LAMBETH ST, PANANIA**

**MANUEL THOMAS**  
**NSW DESIGN PRACTITIONER**

Registration Number:  
**DEP0001663**

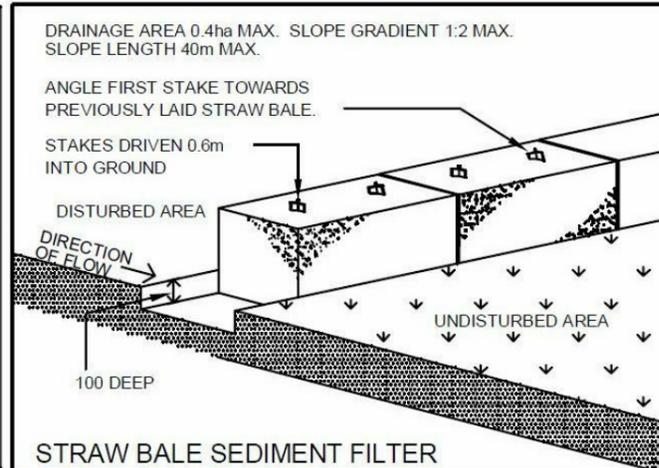
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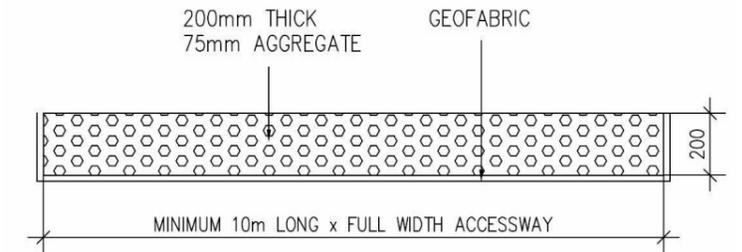
GEOTEXTILE FILTER FABRIC  
DROP INLET SEDIMENT TRAP

SCALE: NTS

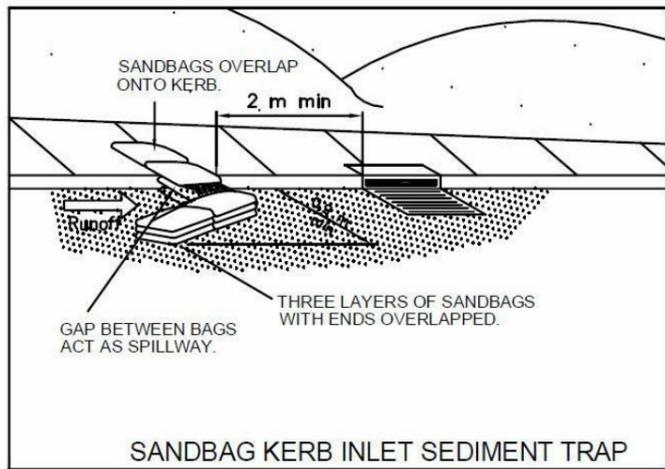


STRAW BALE SEDIMENT FILTER

SCALE: NTS

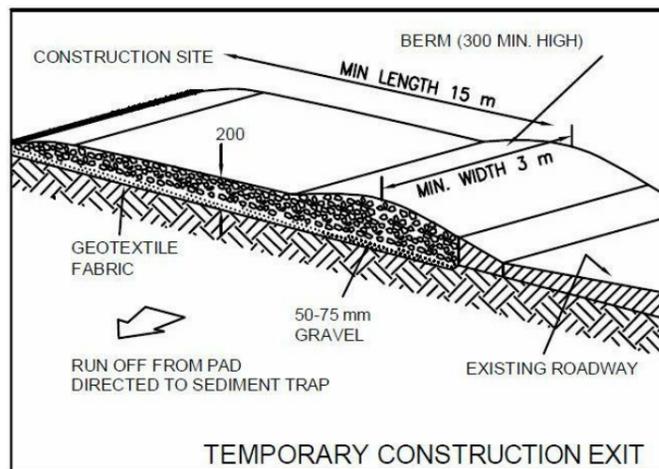


DETAIL OF STABILISED SITE ACCESS



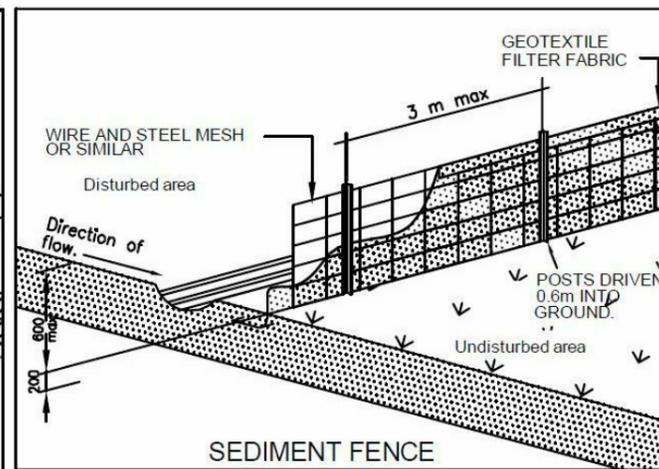
SANDBAG KERB INLET SEDIMENT TRAP

SCALE: NTS



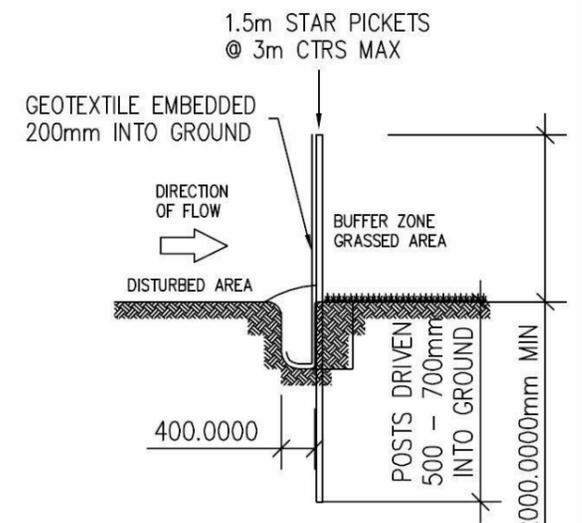
TEMPORARY CONSTRUCTION EXIT

SCALE: NTS



SEDIMENT FENCE

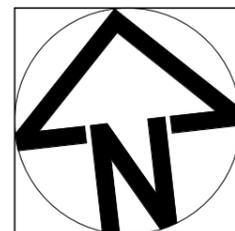
SCALE: NTS



GEOFABRIC LINED SILT FENCE  
(STRUCTURE TYPE A)

AMENDMENTS

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DATE  
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PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**17/**

DRAWN  
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ISSUE  
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+ POOL**

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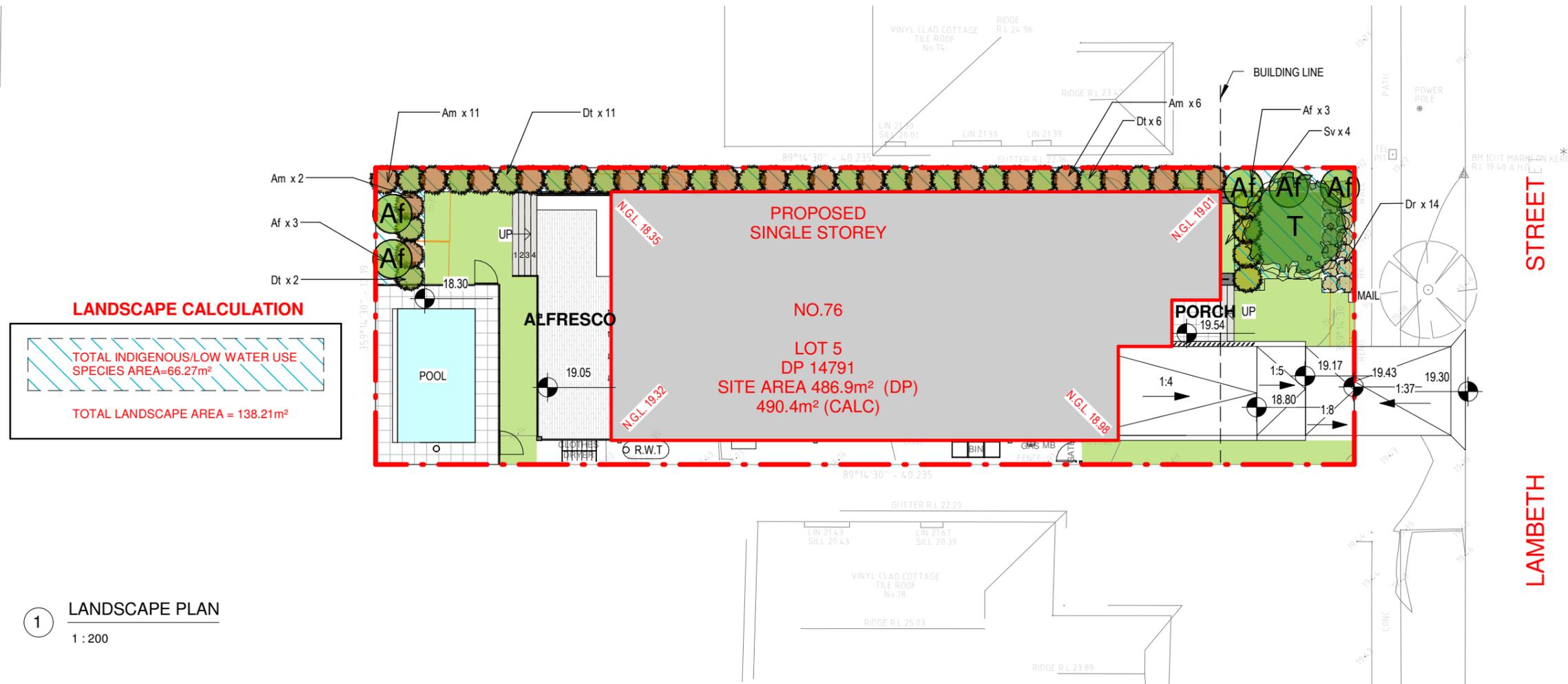
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1 LANDSCAPE PLAN  
1 : 200

**PLANT SCHEDULE**

**TREES**

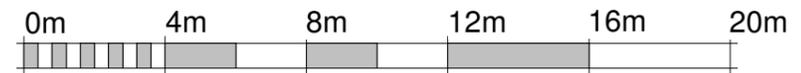
CODE	BOTANICAL NAME	COMMON NAME	APPROX. MATURE HEIGHT	POT SIZE	QUANTITY
T	Bursaria spinosa	Blackthorn	10m	75L	1

**TALL & LOW SHRUBS**

CODE	BOTANICAL NAME	COMMON NAME	APPROX. MATURE HEIGHT	POT SIZE	QUANTITY
Dt	Dodonaea triquetra	Hop Bush	2m	5L	19
Af	Acacia falcata	Sickle Wattle	5m	5L	5
Am	Acacia myrtifolia	Myrtle Wattle	1.5m	5L	20
Sv	Scaevola villosa	Pale Fan-flower	0.5m	0.3L	4

**GROUNDCOVER**

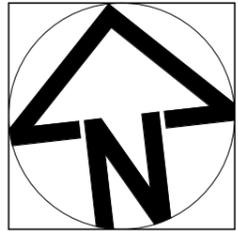
CODE	BOTANICAL NAME	COMMON NAME	APPROX. MATURE HEIGHT	POT SIZE	QUANTITY
Dr	Dichondra repens	Kidney Weed	0.05m	50mm	14



VISUAL SCALE 1:200 @ A3

**AMENDMENTS**

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M : 0422-40-30-99  
E : info@maadesign.info  
ABN 24 667315279

CLIENT  
**GUY SCALIA**

DRAWING TITLE  
**LANDSCAPE PLAN**

DATE  
2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3  
**18/**

DRAWN  
MT

DRAWING No.  
**A**

ISSUE  
**A**

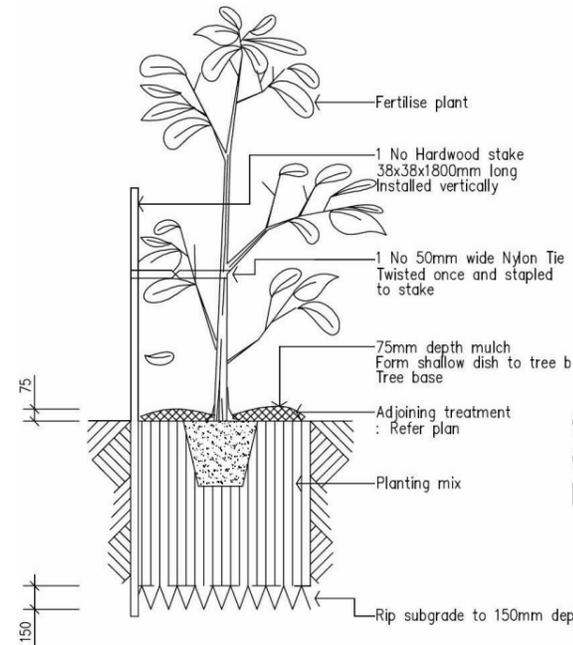
PROJECT  
**SINGLE STOREY HOUSE + BASEMENT + POOL**  
**76 LAMBETH ST, PANANIA**

MANUEL THOMAS  
NSW DESIGN PRACTITIONER

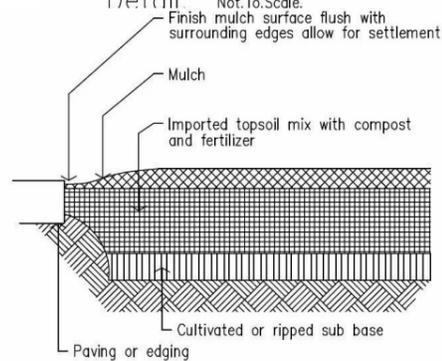
Registration Number:  
**DEP0001663**



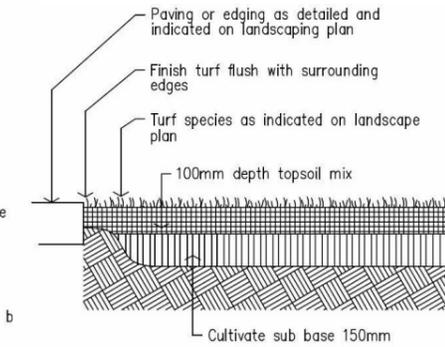
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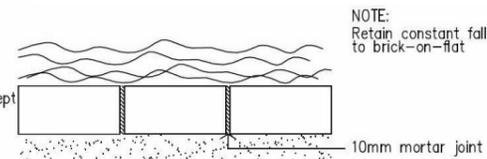
15 - 35 litre Tree planting Detail. Not To Scale.



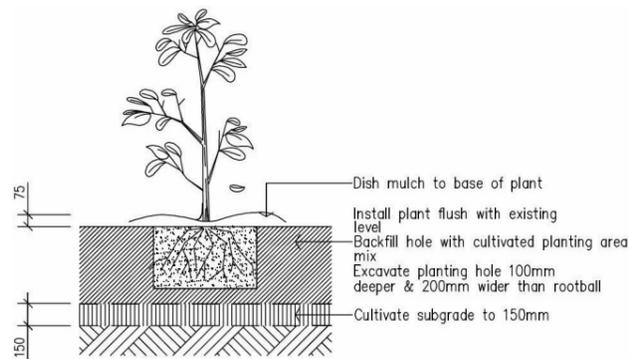
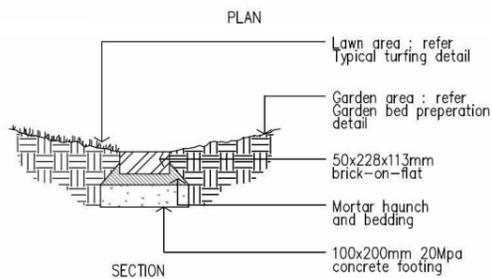
Ground preparation Planting area using imported topsoil Detail. Not To Scale.



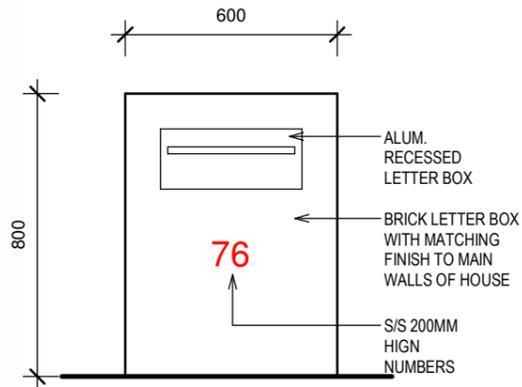
Ground preparation Grassed area: turf using imported topsoil Detail. Not To Scale.



Brick garden edge Detail.



Planting in garden beds Detail. Not To Scale.



LETTER BOX

SCALE: 1 : 20

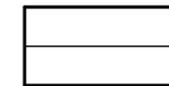
## LEGEND



**TURF**  
EXCAVATE / GRADE ALL AREAS TO BE TURFED TO 120MM BELOW REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITHIN 1500MM OF THE TRUNK OF ANY EXISTING TREE TO BE RETAINED. ENSURE THAT ALL SURFACE WATER RUNOFF IS DIRECTED TOWARDS THE INLET PITS, KERBS ETC.. AND AWAY FROM BUILDINGS. ENSURE THAT NO POOLING OR PONDING WILL OCCUR. RIP THE SUBGRADE TO 150MM. INSTALL 100MM DEPTH OF IMPORTED TOPSOIL. JUST PRIOR TO SPREADING THE TURF, SPREAD "SHIRLEY'S NO.17 LAWN FERTILIZER" OVER THE TOPSOIL AT THE RECOMMENDED RATE. LAY "KIKUYU" TURF ROLLS CLOSELY BUTTED. FILL ANY SMALL GAPS WITH TOPSOIL. WATER THOROUGHLY.



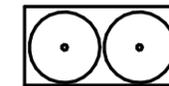
PARALINE



**BRICK GARDEN EDGING**  
LAY A SINGLE COARSE OF PAVING BRICKS IN A MORTAR HAUNCH (200MM WIDE AND 100MM DEEP). THE EDGES ARE TO BE LAID IN EVEN CURVES AND STRAIGHT LINE AS SHOWN ON THE PLAN. WHERE TIGHT CURVES ARE SHOWN USE HALF BRICKS TO SHOW A MORE EVEN CURVE. THE TOP OF THE EDGE IS TO FINISH FLUSH WITH THE ADJACENT TURF AND MULCH LEVELS.



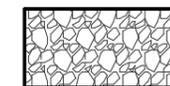
1800MM HIGH COLORBOND FENCE



**PLANTING AREAS**  
ENSURE THAT THE MASS PLANTING AREAS HAVE BEEN EXCAVATED TO 300 BELOW FINISHED LEVELS. RIP TO A FURTHER DEPTH OF 150MM. SUPPLY AND INSTALL 300MM SOIL MIX. SOIL MIX TO COMPRISE OF ONE PART APPROVED COMPOST TO THREE PARTS TOPSOIL. TOPSOIL SHALL BE EITHER IMPORTED TOPSOIL OR STOCKPILED SITE TOPSOIL (IF SUITABLE IE: NO CLAY) INSTALL 75MM DEPTH OF SELECTED MULCH. EXISTING TREES TO BE REMOVED



EXISTING TREES TO BE RETAINED



PEBBLES



CONCRETE

**NOTE: MAINTENANCE:**  
ALL LANDSCAPE WORKS ARE TO BE MAINTAINED FOR A PERIOD OF THREE MONTHS FROM THE DATE OF PRACTICAL COMPLETION. THIS INCLUDES ALL WATERING, WEEDING, SPRAYING AND RE-MULCHING NECESSARY TO ACHIEVE VIGOROUS GROWTH. ANY DEFECTS WHICH ARISE DURING THIS PERIOD ARE TO BE RECTIFIED IMMEDIATELY. ANY PLANTS OR AREAS OF TURF WHICH FAIL DURING THIS PERIOD ARE TO BE REPLACED AT NO ADDITIONAL COST.

### AMENDMENTS

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S2	ISSUED FOR INFORMATION			2021.12.16
S3	ISSUED FOR INFORMATION			2022.01.04
S4	AS PER CLIENT REVISION			2022.01.31
S5	AS PER CLIENT REVISION			2022.02.03
A	ISSUED FOR APPROVAL			2022.02.20

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E : info@maadesign.info

ABN 24 667315279

CLIENT  
**GUY SCALIA**

DRAWING TITLE  
**LANDSCAPING DETAILS**

DATE  
2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**19/**

DRAWN  
MT

ISSUE  
**A**

PROJECT  
**SINGLE STOREY HOUSE + BASEMENT + POOL**

**76 LAMBETH ST, PANANIA**

MANUEL THOMAS

NSW DESIGN PRACTITIONER

Registration Number:

DEP0001663



Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Landscape</b>			
The applicant must plant indigenous or low water use species of vegetation throughout 89.86 square metres of the site.	✓	✓	
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
<b>Alternative water</b>			
Hot water recirculation or diversion system			
The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the development.		✓	✓

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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
floor - suspended floor above garage, concrete	nil	
external wall - brick veneer	2.86 (or 3.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 4.5 (up), roof: foil/sarking	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: foil/sarking	framed; medium (solar absorptance 0.475-0.70)

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:	✓	✓	✓
<ul style="list-style-type: none"> <li>For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> <li>Aluminium single clear</li> <li>Aluminium double (air) clear</li> <li>Timber/uPVC/fibreglass single clear</li> <li>Timber/uPVC/fibreglass double (air) clear</li> </ul> </li> <li>Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.</li> </ul>	✓	✓	✓

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W10	600	2410	aluminium, single, clear	eave 600 mm, 350 mm above head of window or glazed door	2-4 m high, 5-8 m away
W22	860	2650	aluminium, single, clear	eave 600 mm, 1200 mm above head of window or glazed door	>4 m high, 8-12 m away
W23	860	2650	aluminium, single, clear	eave 600 mm, 1200 mm above head of window or glazed door	>4 m high, 8-12 m away
<b>East facing</b>					
W01	1800	610	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	eave 600 mm, 350 mm above head of window or glazed door	>4 m high, 2-5 m away
W02	1800	610	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	eave 600 mm, 350 mm above head of window or glazed door	>4 m high, 2-5 m away
W03	1800	610	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	eave 600 mm, 350 mm above head of window or glazed door	>4 m high, 2-5 m away
<b>South facing</b>					
W12	600	2050	aluminium, single, clear	eave 600 mm, 350 mm above head of window or glazed door	2-4 m high, 2 m away
W13	600	2050	aluminium, single, clear	eave 600 mm, 350 mm above head of window or glazed door	2-4 m high, 2 m away
W14	600	2410	aluminium, single, clear	eave 600 mm, 350 mm above head of window or glazed door	2-4 m high, 2 m away
W15	600	1210	aluminium, single, clear	eave 600 mm, 350 mm above head of window or glazed door	2-4 m high, 2 m away
W16	600	2410	aluminium, single, clear	eave 600 mm, 350 mm above head of window or glazed door	2-4 m high, 2 m away
W17	600	1210	aluminium, single, clear	eave 600 mm, 350 mm above head of window or glazed door	2-4 m high, 2 m away
<b>West facing</b>					
W11	2650	2050	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 600 mm, 1500 mm above head of window or glazed door	>4 m high, 8-12 m away
D24	1000	2100	timber/uPVC/fibreglass, single, clear	eave 600 mm, 2000 mm above head of window or glazed door	>4 m high, 8-12 m away
D25	4180	2100	aluminium, single, clear	eave 600 mm, 350 mm above head of window or glazed door	>4 m high, 8-12 m away

CLIENT  
**GUY SCALIA**

DRAWING TITLE  
**BASIX-MAIN DWELLING**

DATE  
**2022.02.20**

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**20/**

DRAWN  
**MT**

ISSUE  
**A**

PROJECT  
**SINGLE STOREY HOUSE + BASEMENT + POOL**

**76 LAMBETH ST, PANANIA**

**MANUEL THOMAS**

**NSW DESIGN PRACTITIONER**

Registration Number:

**DEP0001663**



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.	✓	✓	✓
<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: 1-phase airconditioning; Energy rating: 5.5 Star (old label)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5.5 Star (old label)		✓	✓
<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: 1-phase airconditioning; Energy rating: 5 Star (old label)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5 Star (old label)		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
<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 4 of the bedrooms / study; dedicated • at least 1 of the living / dining rooms; dedicated • the kitchen; dedicated		✓ ✓ ✓	✓ ✓ ✓
<b>Energy Commitments</b>			
• all bathrooms/toilets; dedicated		✓	✓
• the laundry; dedicated		✓	✓
• all hallways; dedicated		✓	✓
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
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 & gas oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

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ABN 24 667315279

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**GUY SCALIA**

DRAWING TITLE  
**BASIX-MAIN DWELLING**

DATE  
2022.02.20

PROJECT NUMBER  
**4**

SCALE @ A3

DRAWING No.  
**21/**

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PROJECT  
**SINGLE STOREY HOUSE + BASEMENT + POOL**

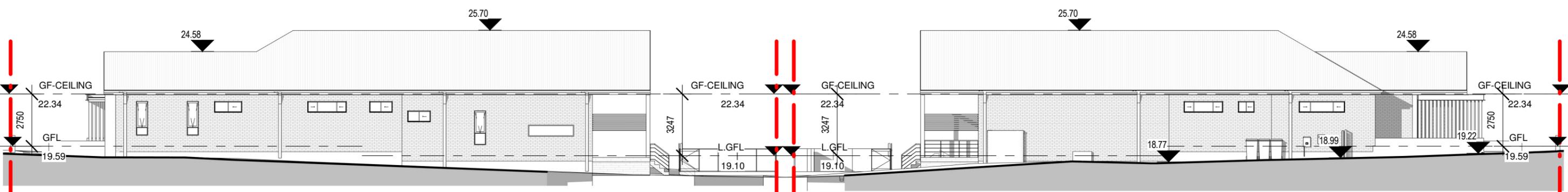
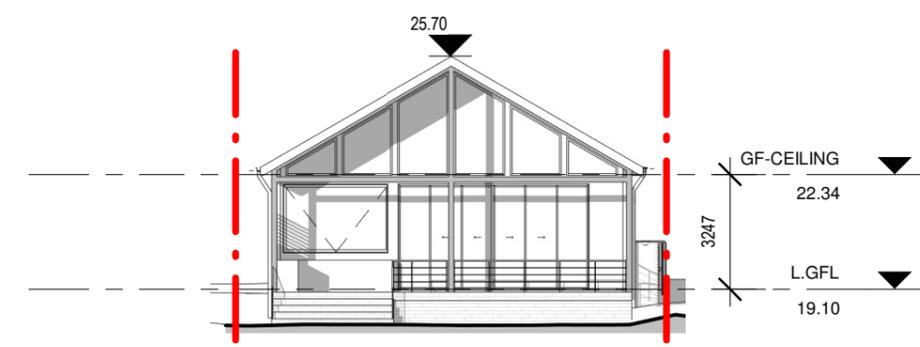
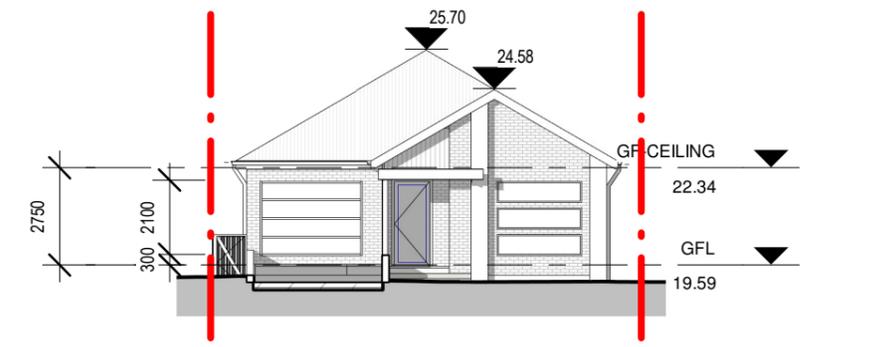
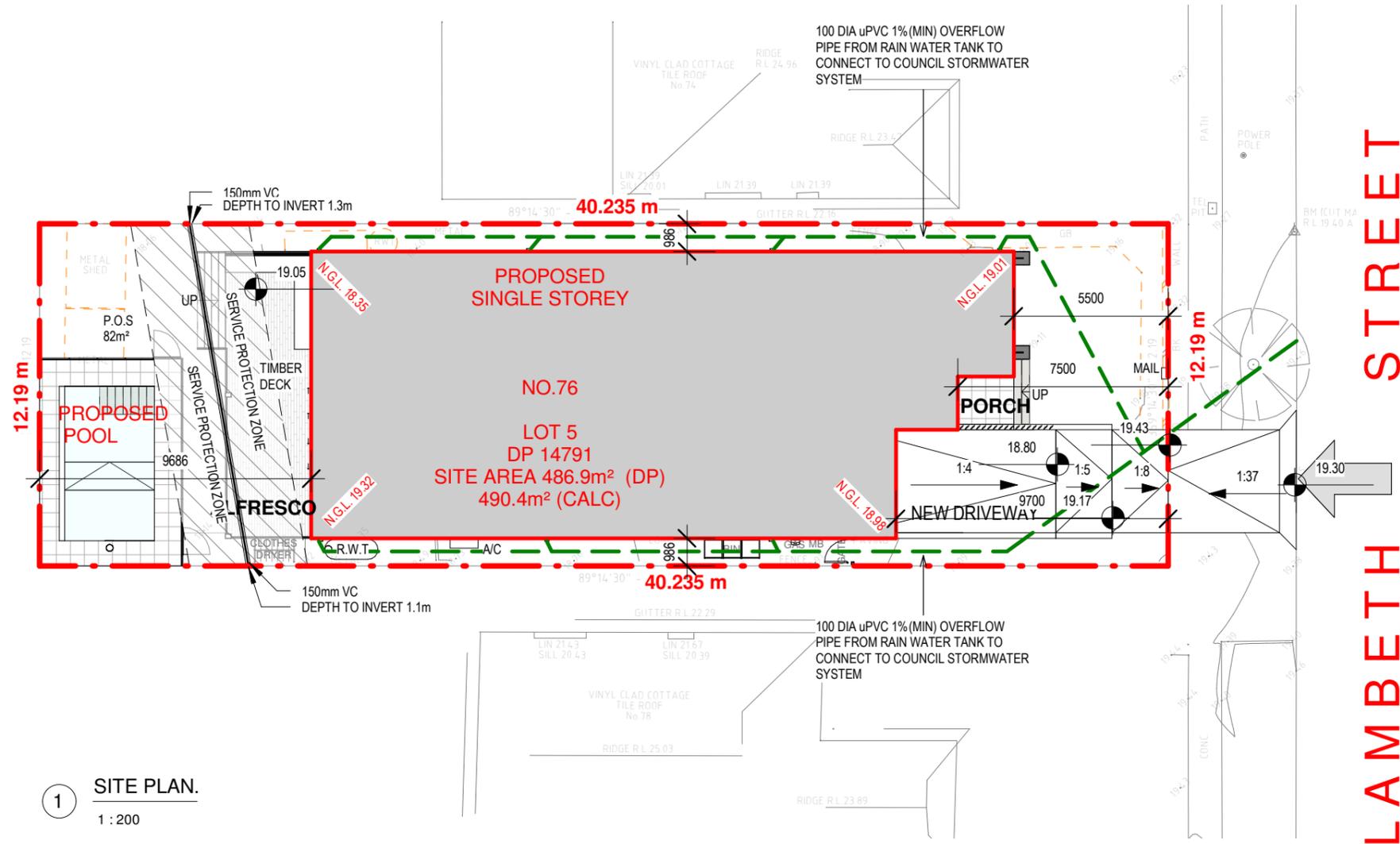
**76 LAMBETH ST, PANANIA**

**MANUEL THOMAS**

**NSW DESIGN PRACTITIONER**

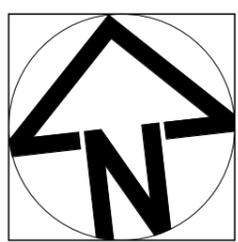
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**DEP0001663**





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CLIENT  
**GUY SCALIA**

DRAWING TITLE  
**NOTIFICATION PLAN**

DATE  
2022.02.20

SCALE @ A3  
**22/**

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**SINGLE STOREY HOUSE + BASEMENT + POOL**  
**76 LAMBETH ST, PANANIA**

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