

DA DRAWINGS

GENERAL SPECIFICATION

(for more detail refer to main Specification provided with CC Documents)

Demolition works to be carried out in accordance with AS 2601.

All general construction to conform to the current NCC 2022-BCA and Local Govt conditions of Development Consent.

All masonry work in accordance with AS 3700.

All roof water and storm-water runoff to be connected to a Council approved system of collection and/or disposal.

All carpentry work to conform to AS1684 for Light Timber Framing.

All pre-fabricated timber trusses and frames to utilize sustainable plantation timbers installed to the manufacturer's detail and specification.

Termite protection to be installed in accordance with AS 3660.1 and the current BCA.

All concrete slabs, retaining walls, structural steel, foundations and footings to be designed & specified by the consulting structural engineer and built strictly in accordance with such details, as approved.

All sewer waste to be connected to the existing mains service in accordance with AS 3500.

Plumbing services to be carried out only by licenced tradespersons and in accordance with AS 3500.3.2, AS 3500.2.2, AS 3500.1.2, AG 601 and other associated standards and codes.

All electrical services to be installed by licenced electricians and in accordance with AS3000. Telecommunications cabling to be installed in accordance with AS/ACIF S009:2000 and associated standards and guidelines. Upgrade safety switches & smoke alarms as required to meet relevant standards.

All insulation to be provided and installed in accordance with AS4859.1, AS3999 (bulk insul'n), AS1904 (foil insul'n) and associated standards and codes.

Contractor to ensure selected tiles, fittings, etc, are appropriate and suitable for each application.

Any proposed variations to the details supplied in these documents must be discussed with and approved by Duktig Design in writing, before the Contractor orders or installs the relevant materials or systems. The Contractor must ensure that all proprietary systems and materials used in the construction of these works will be compatible with the details provided by Duktig Design.

All measurements shown and scheduled are nominal. The contractor shall check all measurements on site before ordering materials and check any anomalies with Duktig Design before proceeding.

Nibs to internal doorways to allow 50mm min. clearance to architrave and where this is not possible discuss approved alternative.

Provide matching insect screens as approved to all opening window sashes.

If shown, louvre windows to be 'Breezeway Altair' units or approved equal.

Provide approved in-built extension controls to operable clerestory windows if shown.

DRAWING REGISTER		Issue Date	
Drawing Number	Drawing Title	Rev	
DA00	Cover Page & Drawing Schedule	A	
DA01	Site Analysis & Demolition Plan 1:200	A	
DA02	Site Plan 1:200	A	
DA03	Lower Ground Floor Existing	A	
DA04	Ground Floor Plan Existing	A	
DA05	Roof Plan Existing	A	
DA06	Lower Ground Floor Plan	A	
DA07	Ground Floor Plan	A	
DA08	First Floor Plan	A	
DA09	Roof Plan	A	
DA13	Elevation South	A	
DA14	Elevation East West	A	
DA15	Elevation North	A	
DA16	Sections A-A	A	
DA17	Sections B-B	A	
DA18	Landscape Area Calcs	A	
DA19	Floor Area	A	
DA20	Window Schedule Sheet 1	A	
DA21	Window Sheet 2	A	
DA22	Window Sheet 3	A	
DA23	External Finishes	A	
DA24	Concept Landscape Plan	A	
SD01	Shadow Study Sheet 1	A	
SD02	Shadow Study Sheet 12	A	
Client		X	
Builder			
Structural Engineer			
Hydraulic Engineer			
Landsc. Consultant			
Certifier			
Approval Authority		X	
Tenderers			
Type of Issue:			
H	Hard copy sent		
E	Electronic copy sent	X	
B	Both Hard and Electronic copies sent		

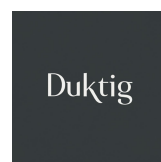


Location Plan

Coronation St

6 Coronation St Mona Vale

No.	Date	REVISION	By	No.	Date	ISSUE	By
A	15/11/24	Development Application	AW				



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Nominated Architect: Alexandra Warren: 12541
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Cover Page

Coronation Street

6 Coronation Street Mona Vale 2103

Mr Adam and Mrs Vanessa Lucas

Status
DEVELOPMENT APPLICATION

SCALE 1:100

ORIGINAL DRAWING: A1 A3 SIZE A4 REDUCTION: 35.33%

Drawn By | AW/R | Date: | 6/7/2024

Checked By | AW | Plot Date: |

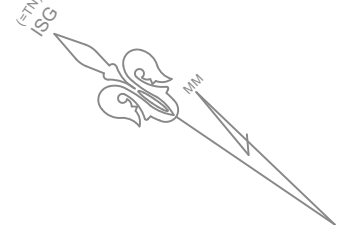
CAD File Name | 6 Coronation St DA Application 16.11.24.vaa |

Project No.
24015

Drawing No. Rev #

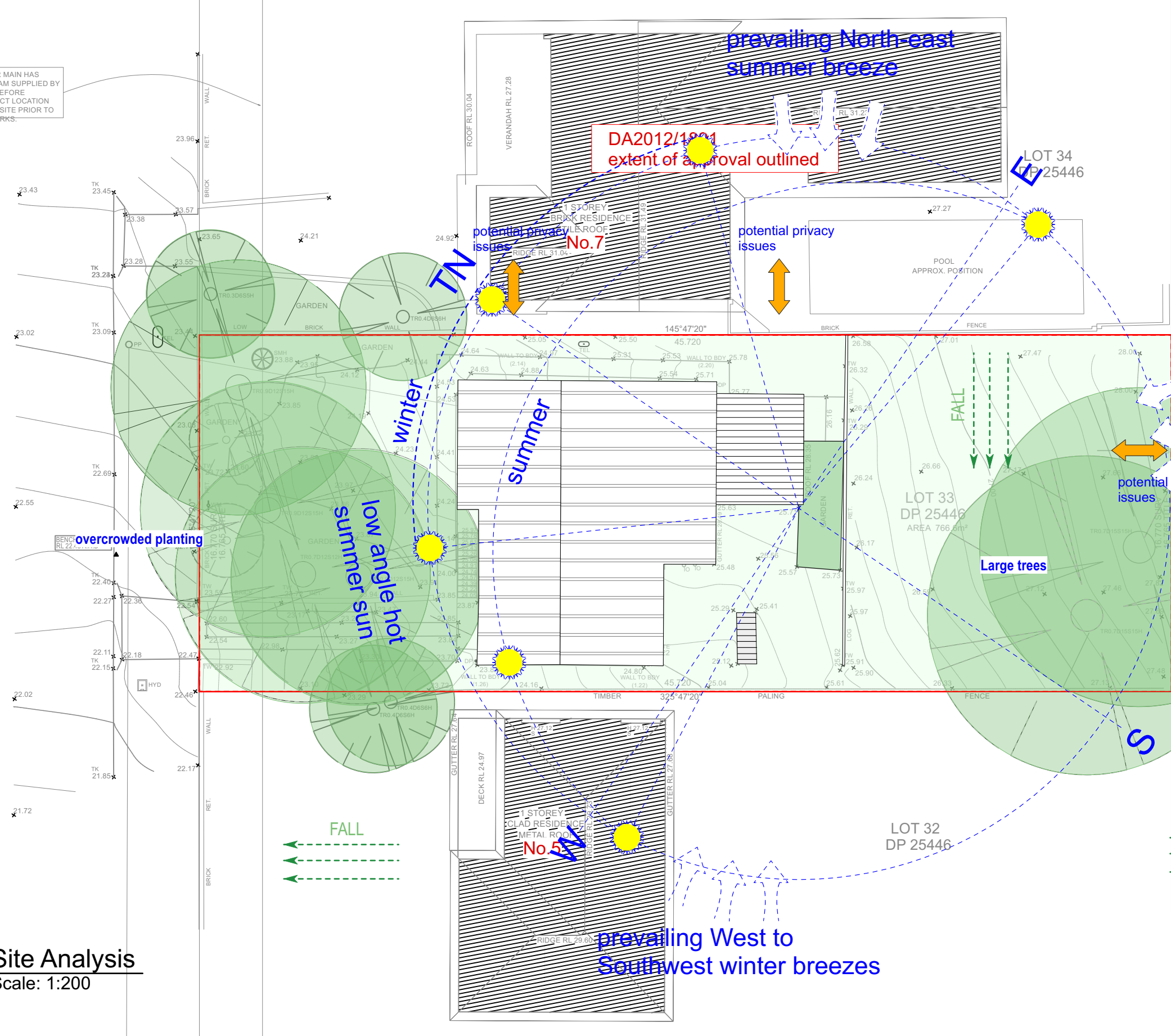
DA00 A

THE POSITION OF THE SEWER MAIN HAS BEEN SCALED FROM A DIAGRAM SUPPLIED BY SYDNEY WATER AND IS THEREFORE APPROXIMATE ONLY. THE EXACT LOCATION SHOULD BE DETERMINED ON SITE PRIOR TO ANY COMMENCEMENT OF WORKS.



STREET

CORONATION



1 Site Analysis
Scale: 1:200



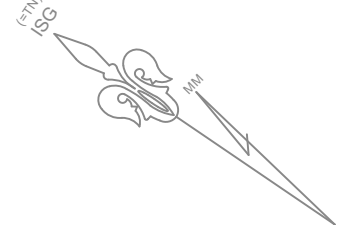
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Site Analysis
Coronation Street
6 Coronation Street Mona Vale 2103
Mr Adam and Mrs Vanessa Lucas

Status
DEVELOPMENT APPLICATION
SCALE 1:100
ORIGINAL DRAWING AT A3 SIZE A4 REDUCTION: 33.33%
Drawn By: AW/RP Dwg Date: 6/7/2024
Checked By: AW Plot Date:
CAD File Name: 4 Coronation St DA Application 16.11.24.vex

Project No.
24015
Drawing No. Rev #
DA01 A

No.	Date	REVISION	By	No.	Date	ISSUE	By
A	15/11/24	Development Application	AW				



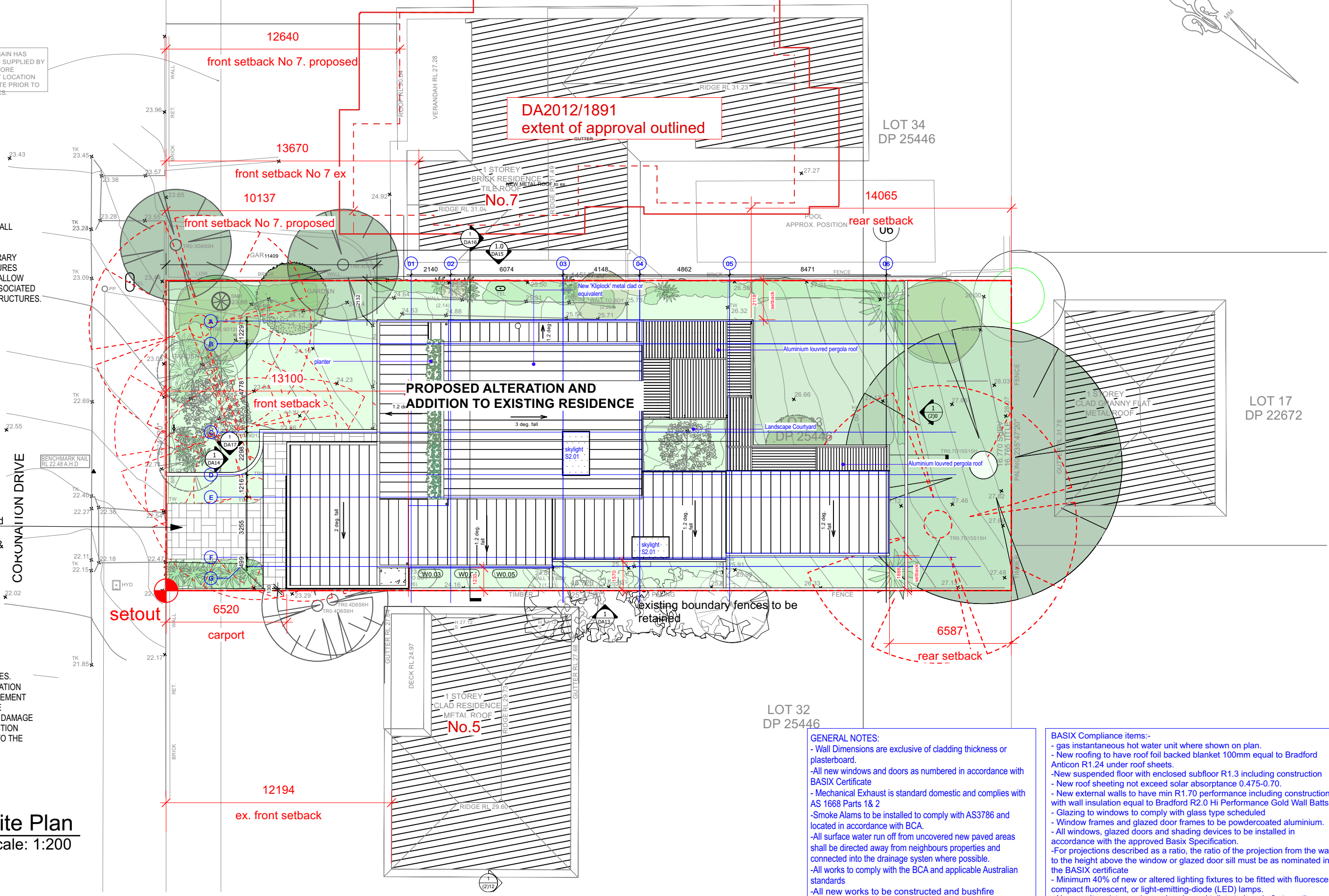
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NOTE:-
REFER TO LANDSCAPE PLAN FOR ALL LANDSCAPE WORKS.
PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR EXISTING STRUCTURES TO BE RETAINED OR MAINTAINED. ALLOW FOR ANY ENGINEERING COSTS ASSOCIATED WITH THE PROVISION OF SUCH STRUCTURES.

existing driveway and cross-over to be refurbished as required in accordance with Council requirements & AS 2890.1.

PRESERVE AND PROTECT ALL PROPERTY, SERVICES, ROAD AND FOOTPATH FINISHES. PROVIDE A DETAILED DILAPIDATION REPORT PRIOR TO COMMENCEMENT ON SITE TO COUNCIL AND THE ARCHITECT. MAKE GOOD ANY DAMAGE RESULTING FROM CONSTRUCTION OF THE WORKS AT NIL COST TO THE PROPRIETOR.

1 Site Plan
Scale: 1:200



GENERAL NOTES:
 - Wall Dimensions are exclusive of cladding thickness or plasterboard.
 - All new windows and doors as numbered in accordance with BASIX Certificate
 - Mechanical Exhaust is standard domestic and complies with AS 1668 Parts 1 & 2
 - Smoke Alarms to be installed to comply with AS3786 and located in accordance with BCA.
 - All surface water run off from uncovered new paved areas shall be directed away from neighbours properties and connected into the drainage system where possible.
 - All works to comply with the BCA and applicable Australian standards
 - All new works to be constructed and bushfire compliant to AS 3959: 2018 consultant report

BASIX Compliance items:-
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 - New roofing to have roof foil backed blanket 100mm equal to Bradford Anticon R1.24 under roof sheets.
 - New suspended floor with enclosed subfloor R1.3 including construction
 - New roof sheeting not exceed solar absorptance 0.475-0.70.
 - New external walls to have min R1.70 performance including construction with wall insulation equal to Bradford R2.0 Hi Performance Gold Wall Batts.
 - Glazing to windows to comply with glass type scheduled
 - Window frames and glazed door frames to be powdercoated aluminium.
 - All windows, glazed doors and shading devices to be installed in accordance with the approved Basix Specification.
 - For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be as nominated in the BASIX certificate
 - Minimum 40% of new or altered lighting fixtures to be fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
 - New or altered, taps, shower heads, and toilets to be min 3 star rating.
 - Concrete slab on ground provided to new building areas.

WALL TYPES:-
 - 90mm Stud frame wall. Insulation as spec for external walls.
 - Feature cladding and timber stud wall
 - New brick veneer walls.
 - Existing brick walls.
 - Wall to be demolished



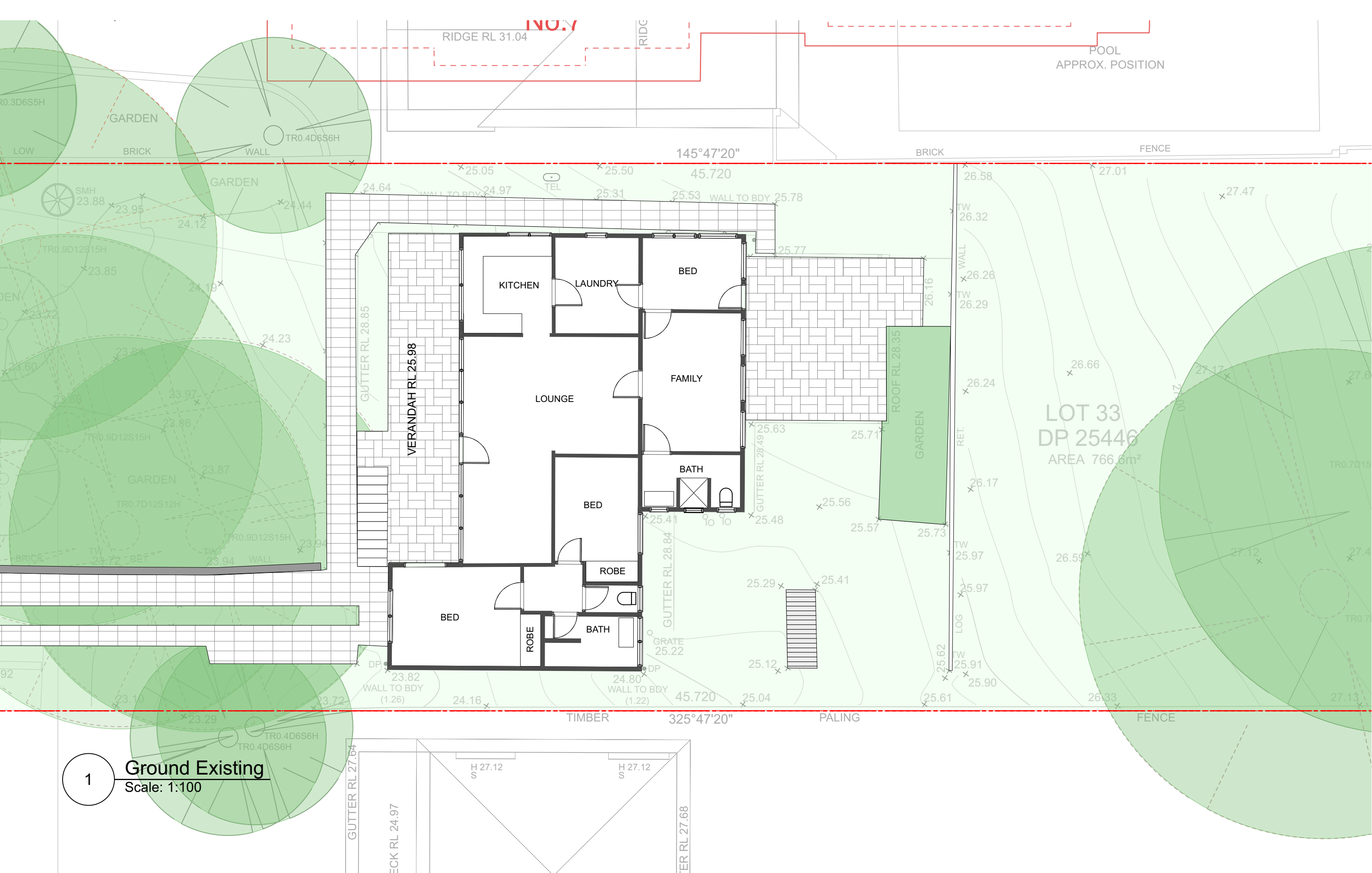
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Site Plan
 Coronation Street
 6 Coronation Street Mona Vale 2103
 Mr Adam and Mrs Vanessa Lucas

Status
DEVELOPMENT APPLICATION
 SCALE 1:100
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 Drawn By: AW/R Dwg Date: 6/7/2024
 Checked By: AW Plot Date:
 CAD File Name: 4 Coronation St DA Application 16.11.24.vex

Project No.
24015
 Drawing No. Rev #
DA02 A

No.	Date	REVISION	By
A	15/11/24	Development Application	AW



LOT 33
DP 25446
AREA 766.6m²

1 Ground Existing
Scale: 1:100

No.	Date	REVISION	By
A	15/11/24	Development Application	AW

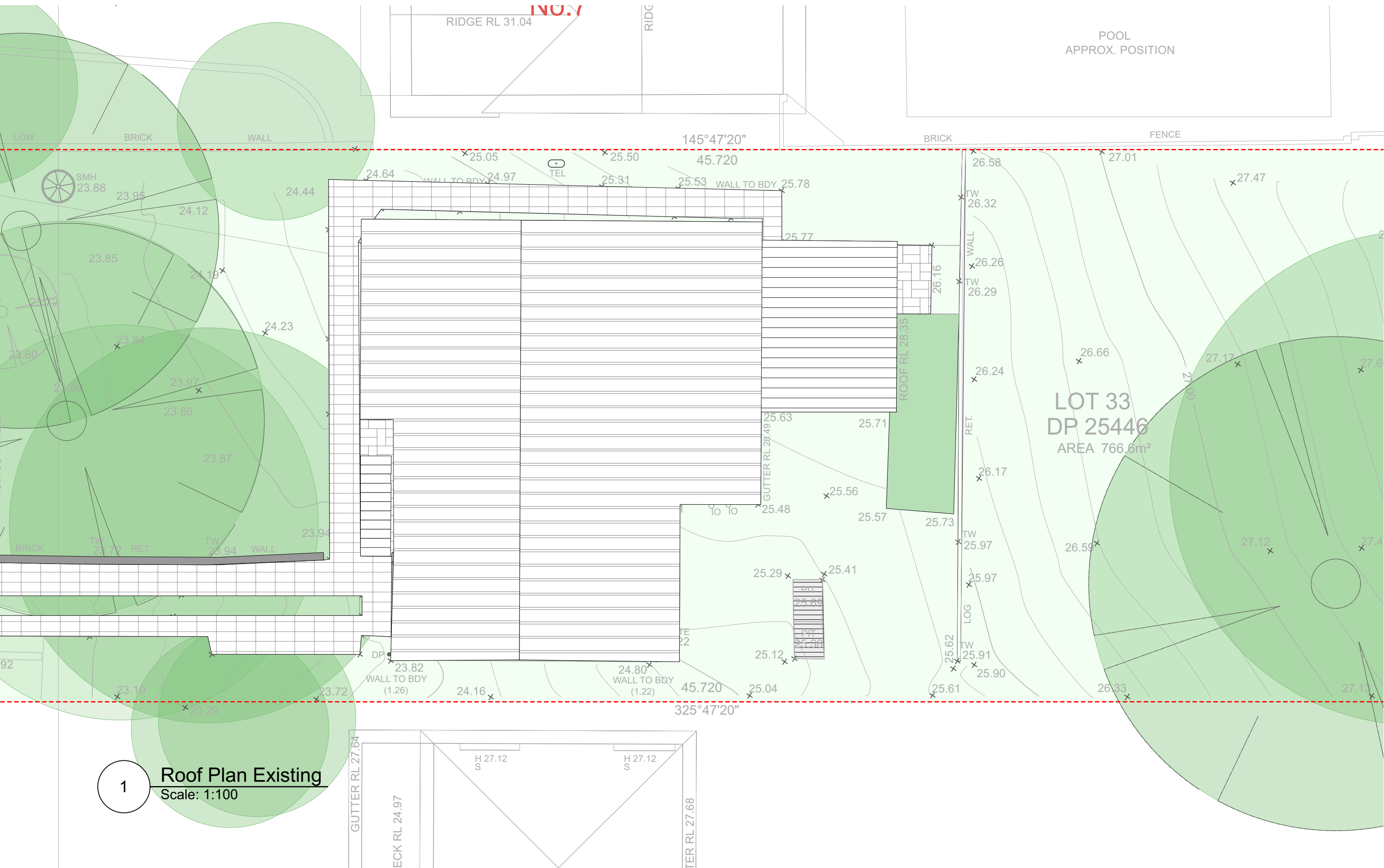


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Ground Floor Existing
Coronation Street
6 Coronation Street Mona Vale 2103
Mr Adam and Mrs Vanessa Lucas

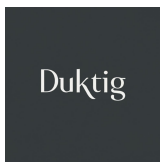
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ORIGINAL DRAWING: A4 A3 SIZE A4 REDUCTION: 35.35%
Drawn By | AW/R | Date: | 6/7/2024
Checked By | AW | Plot Date: |
CAD File Name | 6 Coronation St DA Application 16.11.24.v05 |

Project No.
24015
Drawing No. | Rev #
DA04 A



1 Roof Plan Existing
Scale: 1:100

No.	Date	REVISION	By
A	15/11/24	Development Application	AW



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Roof Plan Existing

Coronation Street

6 Coronation Street Mona Vale 2103

Mr Adam and Mrs Vanessa Lucas

Status
DEVELOPMENT APPLICATION

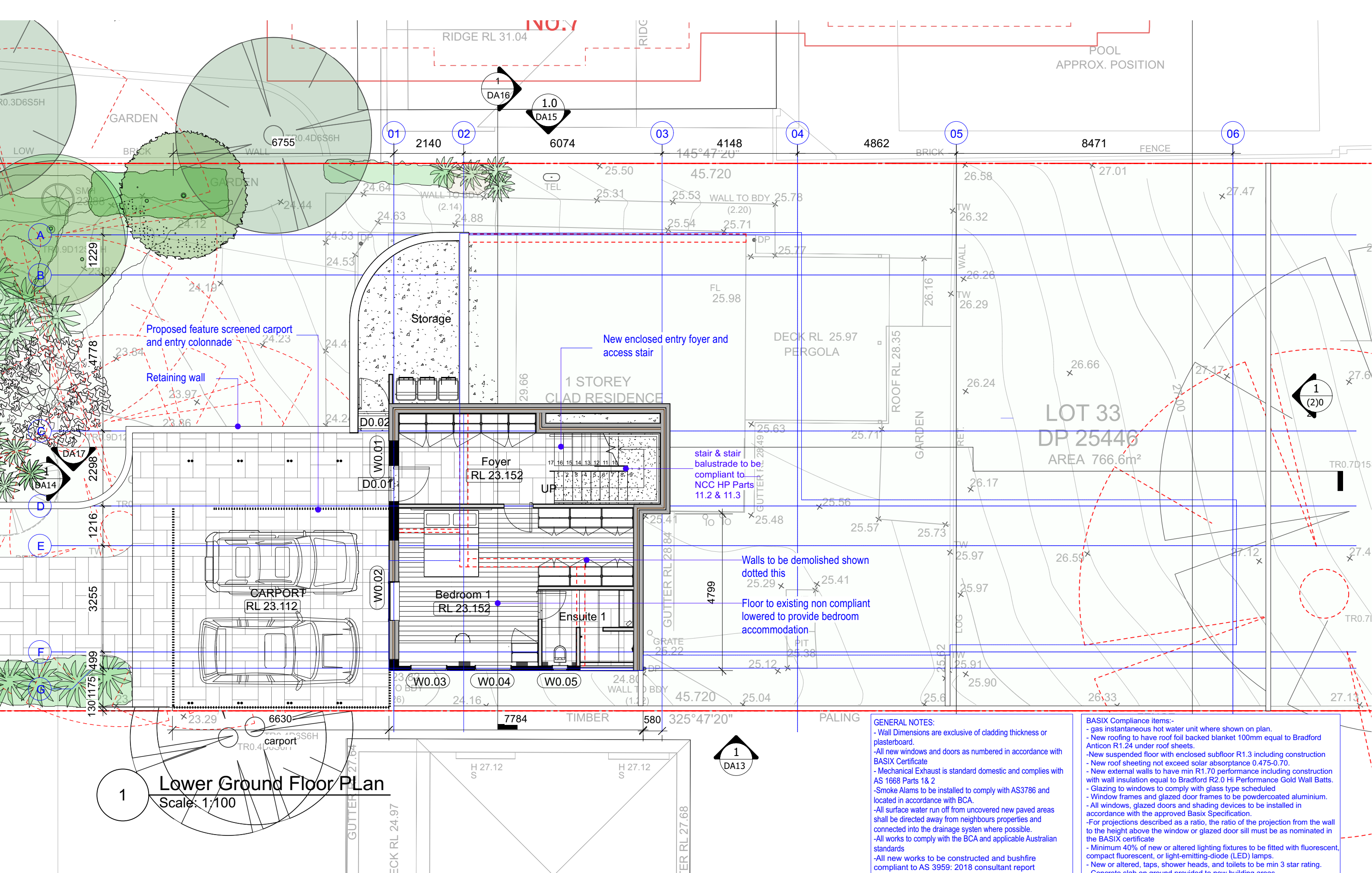
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Checked By | AW | Plot Date: |
CAD File Name | 6 Coronation St DA Application 16.11.24.vwx |

Project No.
24015

Drawing No. Rev #

DA05 A



1 Lower Ground Floor Plan
Scale: 1:100

GENERAL NOTES:

- Wall Dimensions are exclusive of cladding thickness or plasterboard.
- All new windows and doors as numbered in accordance with BASIX Certificate
- Mechanical Exhaust is standard domestic and complies with AS 1668 Parts 1 & 2
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BASIX Compliance items:-

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WALL TYPES:-

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	Existing brick walls.
	Wall to be demolished

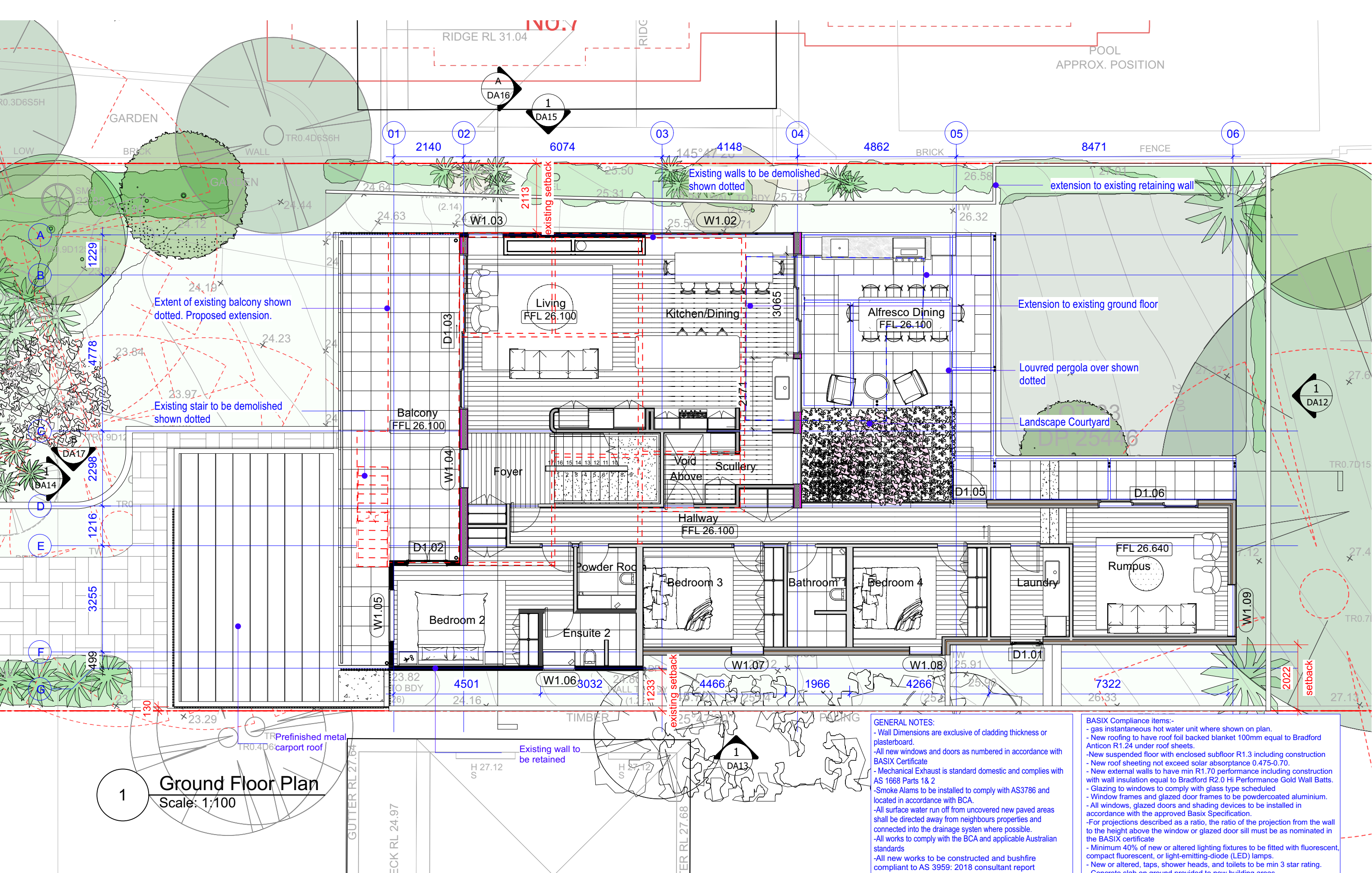


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Lower Ground Floor Plan
 Coronation Street
 6 Coronation Street Mona Vale 2103
 Mr Adam and Mrs Vanessa Lucas

Status: **DEVELOPMENT APPLICATION**
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 ORIGINAL DRAWING: AT A3 SIZE A4 REDUCTION: 33.33%
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 Checked By: AW Plot Date:
 CAD File Name: 6 Coronation St DA Application 16.11.24.vaa

Project No. 24015
 Drawing No. Rev # DA06 A



1 Ground Floor Plan
Scale: 1:100

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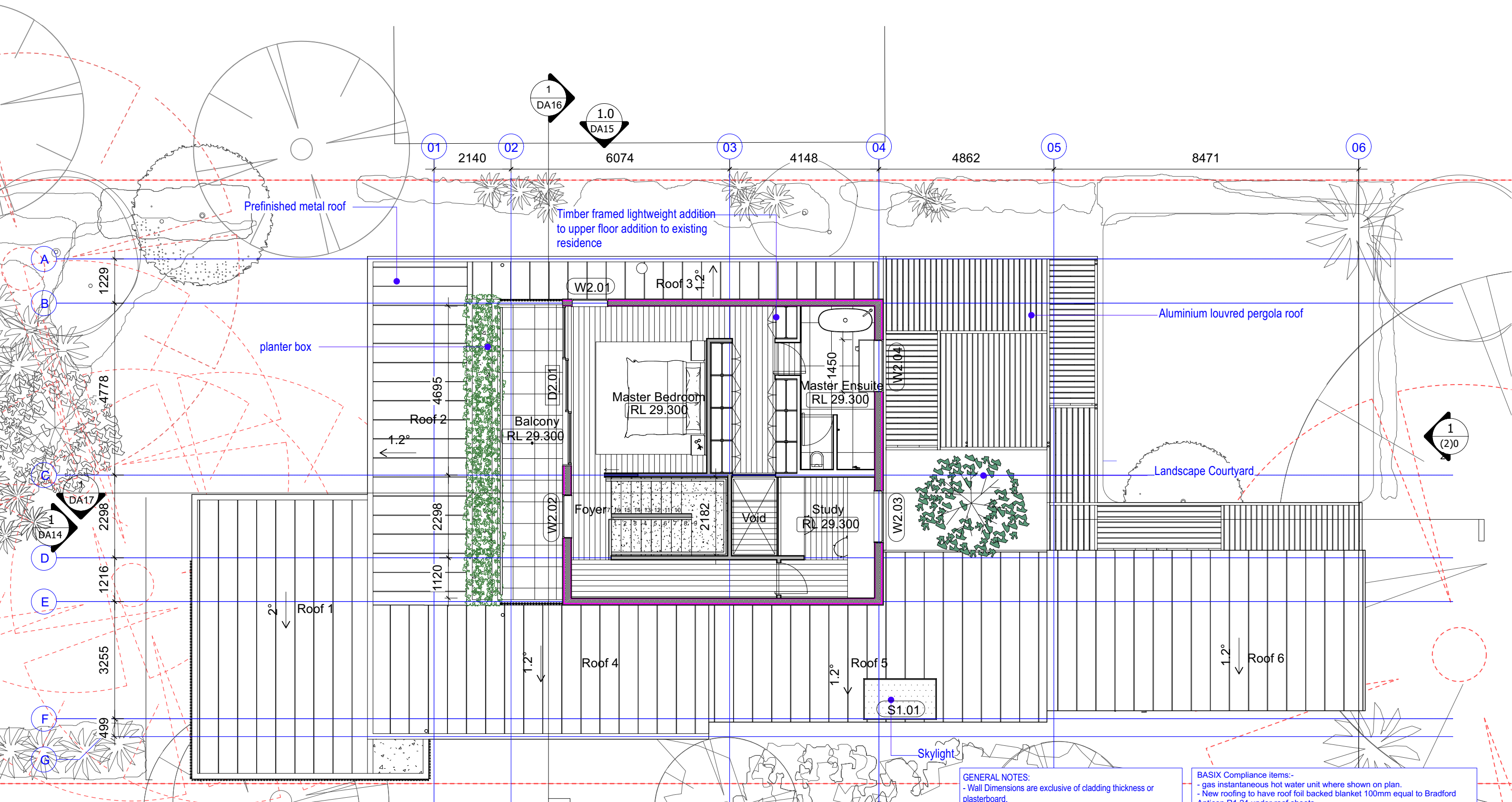
	90mm Stud frame wall. Insulation as spec for external walls.
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	Existing brick walls.
	Wall to be demolished



Duktig Design Pty Ltd Ground Floor Plan plan
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 Drawn By: AW/R Dwg Date: 6/7/2024
 Checked By: AW Plot Date:
 CAD File Name: 6 Coronation St DA Application 16.11.24.vaa
 Project No: 24015
 Drawing No. Rev # DA07 A

No.	Date	REVISION	By
A	15/11/24	Development Application	AW



1 First Floor Plan
Scale: 1:100

GENERAL NOTES:

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First Floor Plan
Coronation Street
6 Coronation Street Mona Vale 2103
Mr Adam and Mrs Vanessa Lucas

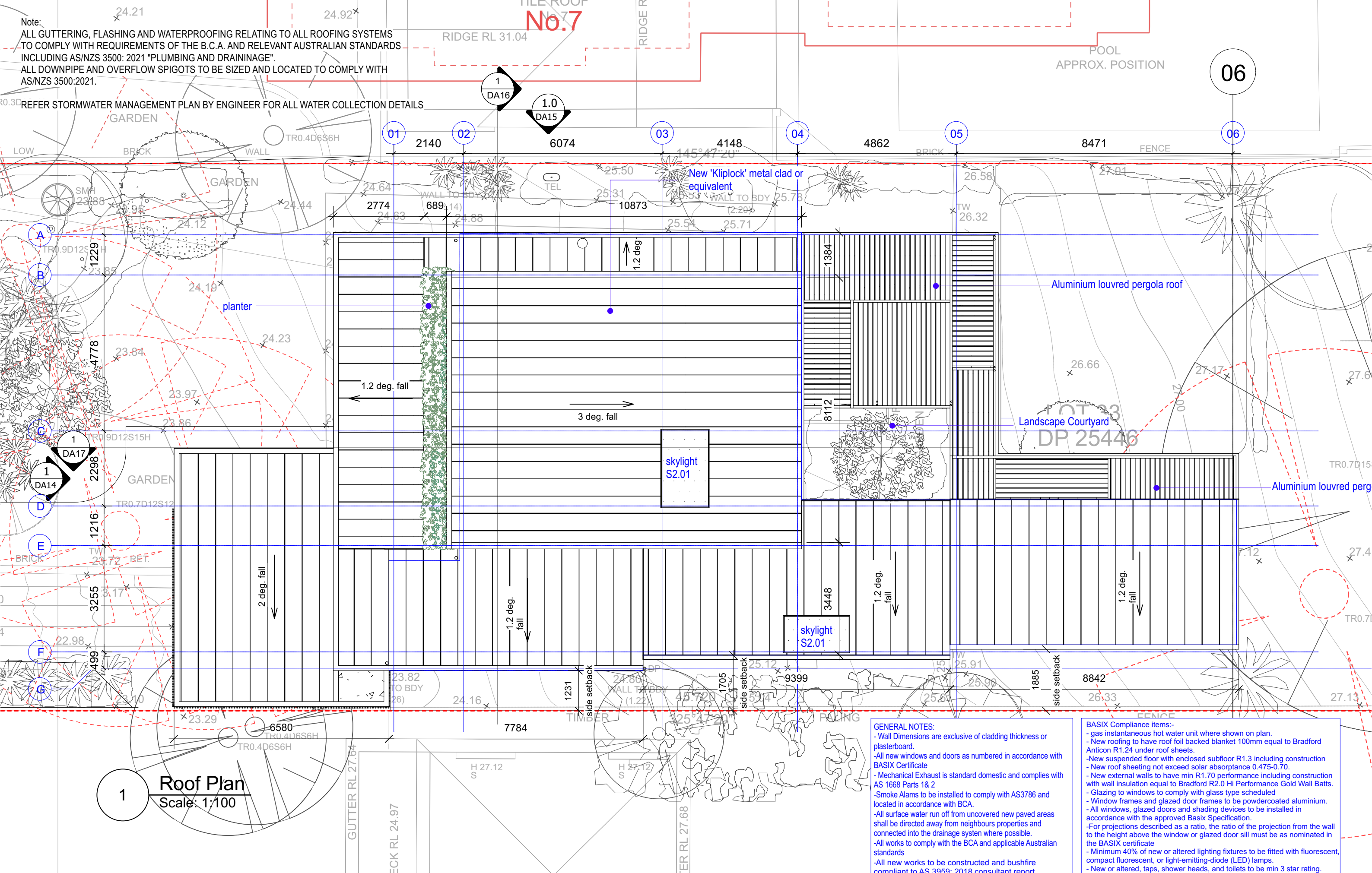
Status: **DEVELOPMENT APPLICATION**
SCALE: 1:100
ORIGINAL DRAWING: AT A3 SIZE A4 REDUCTION: 33.33%
Drawn By: AW/R Dwg Date: 6/7/2024
Checked By: AW Plot Date:
CAD File Name: 6 Coronation St DA Application 16.11.24.vwx

Project No. **24015**
Drawing No. **DA08 A**
Rev #

No.	Date	REVISION	By
A	15/11/24	Development Application	AW

Note:
 ALL GUTTERING, FLASHING AND WATERPROOFING RELATING TO ALL ROOFING SYSTEMS TO COMPLY WITH REQUIREMENTS OF THE B.C.A. AND RELEVANT AUSTRALIAN STANDARDS INCLUDING AS/NZS 3500: 2021 "PLUMBING AND DRAINAGE".
 ALL DOWNPIPE AND OVERFLOW SPIGOTS TO BE SIZED AND LOCATED TO COMPLY WITH AS/NZS 3500:2021.

REFER STORMWATER MANAGEMENT PLAN BY ENGINEER FOR ALL WATER COLLECTION DETAILS



1 Roof Plan
 Scale: 1:100

GENERAL NOTES:
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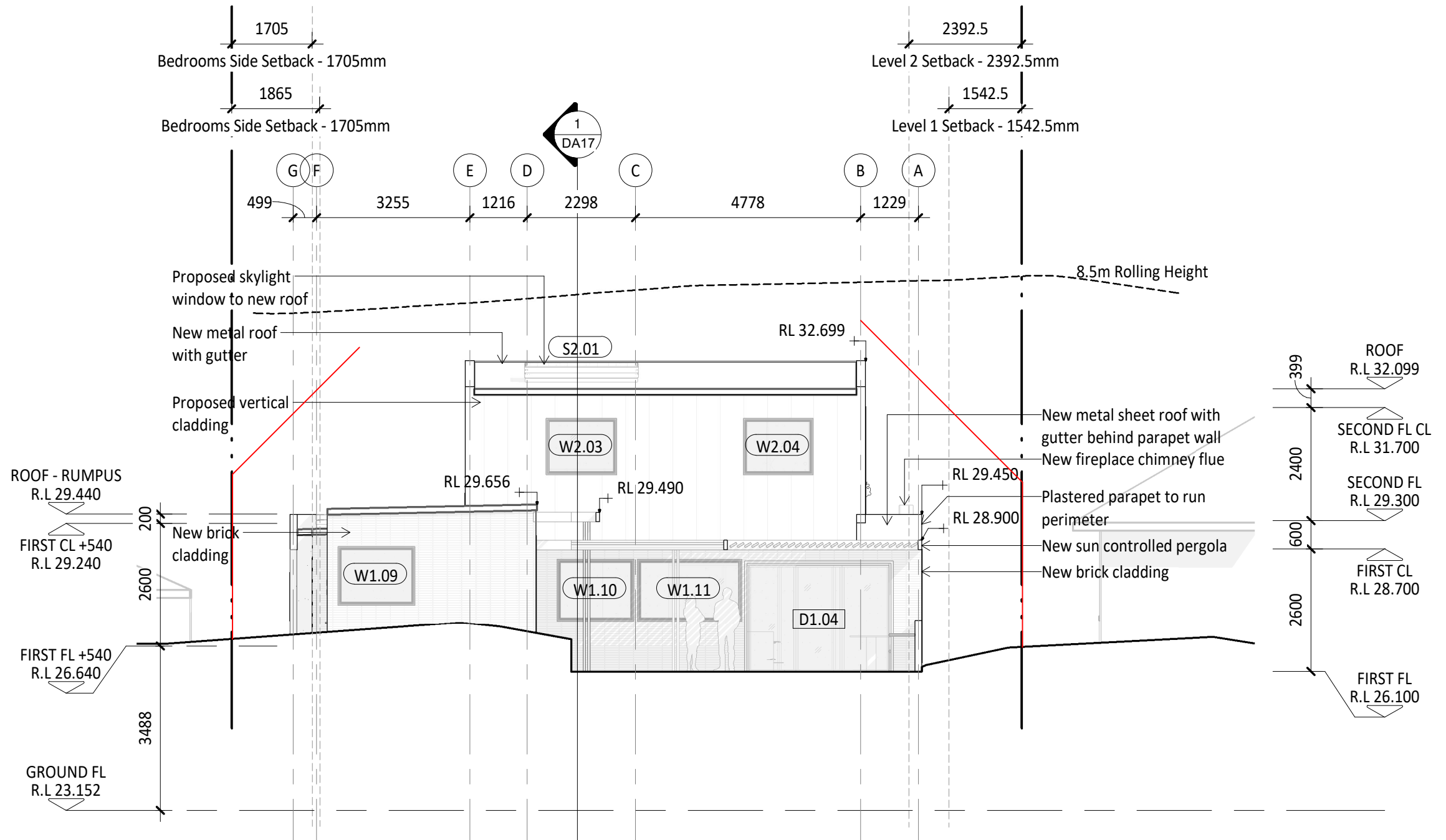


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Roof Plan
 Coronation Street
 6 Coronation Street Mona Vale 2103
 Mr Adam and Mrs Vanessa Lucas

Status: **DEVELOPMENT APPLICATION**
 SCALE: 1:100
 ORIGINAL DRAWING: AT A3 SIZE A4 REDUCTION: 33.33%
 Drawn By: AW/R Deg Date: 6/7/2024
 Checked By: AW Plot Date:
 CAD File Name: 6 Coronation St DA Application 16.11.24.vwx

Project No. 24015
 Drawing No. DA09 A
 Rev #



GENERAL NOTES:

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1 East Elevation
Scale: 1:100

No.	Date	REVISION	By
A	15/11/24	Development Application	AW

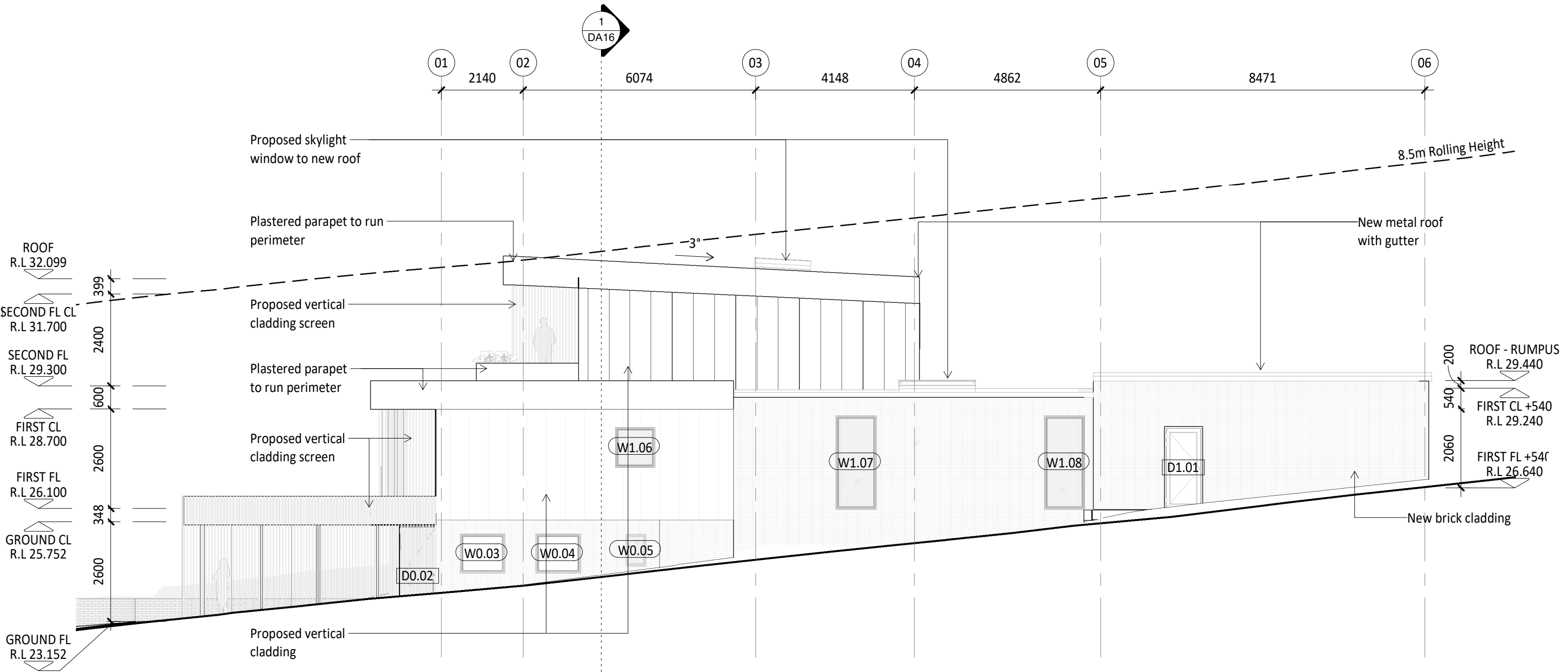


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 E: alex@duktig.com.au
 Nominated Architects: Alexandra Warren: 12541
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East Elevation
 Coronation Street
 6 Coronation Street Mona Vale 2103
 Mr Adam and Mrs Vanessa Lucas

Status: DEVELOPMENT APPLICATION
 SCALE: 1:100
 ORIGINAL DRAWING: A4 SIZE
 A4 REDUCTION: 35.33%
 Drawn By: AW/R
 Dwg Date: 6/7/2024
 Checked By: AW
 Plot Date:
 CAD File Name: 6 Coronation St DA Application 16.11.24.vsw

Project No. 24015
 Drawing No. Rev #
 DA12 A



1 South Elevation
Scale: 1:100

GENERAL NOTES:

- Wall Dimensions are exclusive of cladding thickness or plasterboard.
- All new windows and doors as numbered in accordance with BASIX Certificate
- Mechanical Exhaust is standard domestic and complies with AS 1668 Parts 1 & 2
- Smoke Alarms to be installed to comply with AS3786 and located in accordance with BCA.
- All surface water run off from uncovered new paved areas shall be directed away from neighbours properties and connected into the drainage system where possible.
- All works to comply with the BCA and applicable Australian standards
- All new works to be constructed and bushfire compliant to AS 3959: 2018 consultant report

BASIX Compliance items:-

- gas instantaneous hot water unit where shown on plan.
- New roofing to have roof foil backed blanket 100mm equal to Bradford Anticon R1.24 under roof sheets.
- New suspended floor with enclosed subfloor R1.3 including construction
- New roof sheeting not exceed solar absorbance 0.475-0.70.
- New external walls to have min R1.70 performance including construction with wall insulation equal to Bradford R2.0 Hi Performance Gold Wall Batts.
- Glazing to windows to comply with glass type scheduled
- Window frames and glazed door frames to be powdercoated aluminium.
- All windows, glazed doors and shading devices to be installed in accordance with the approved Basix Specification.
- For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be as nominated in the BASIX certificate
- Minimum 40% of new or altered lighting fixtures to be fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
- New or altered, taps, shower heads, and toilets to be min 3 star rating.
- Concrete slab on ground provided to new building areas.

No.	Date	Development Application	By
A	15/11/24	Development Application	AW

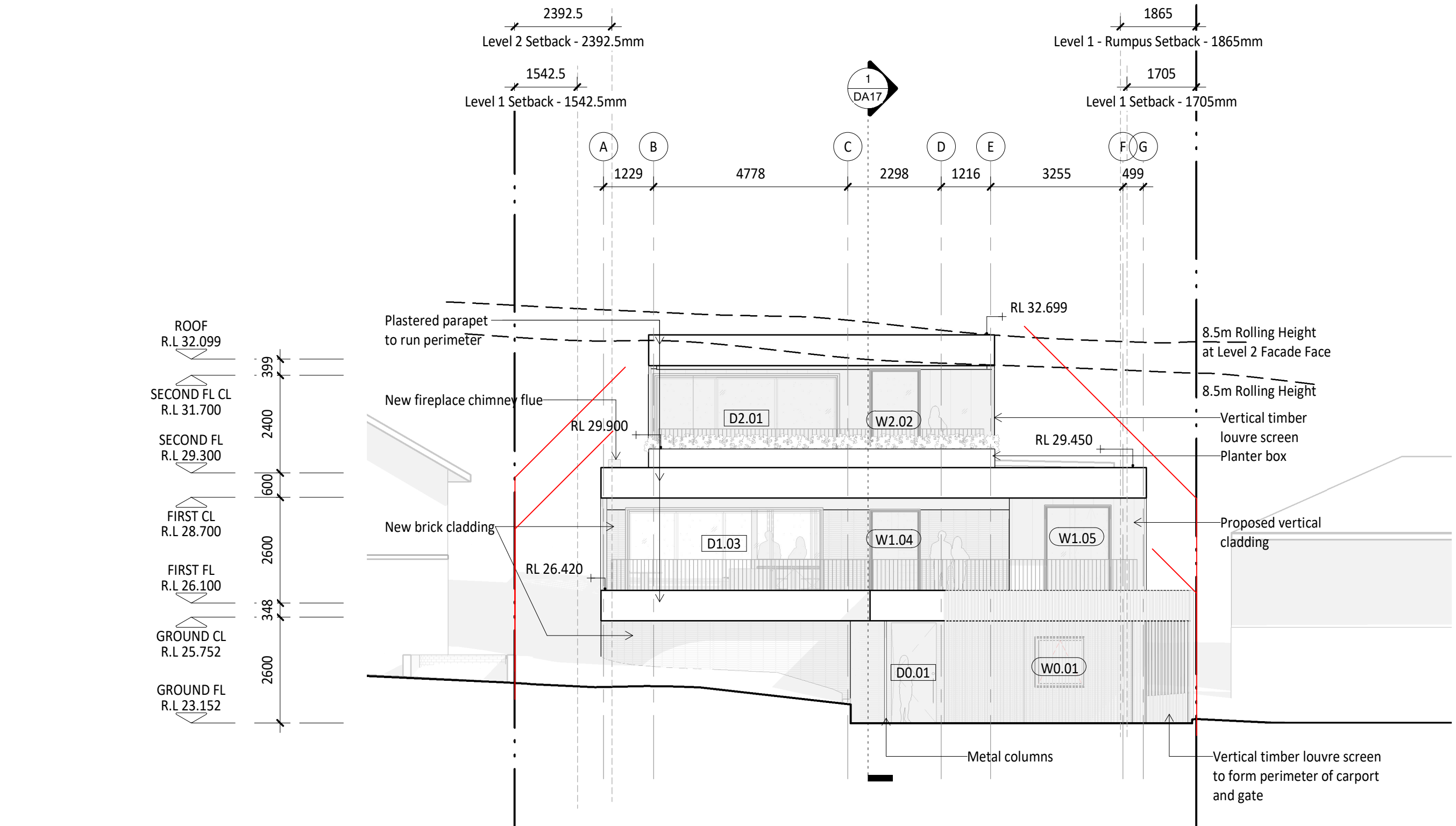


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South Elevation
 Coronation Street
 6 Coronation Street Mona Vale 2103
 Mr Adam and Mrs Vanessa Lucas

Status
DEVELOPMENT APPLICATION
 SCALE 1:100
 ORIGINAL DRAWING: A4 SIZE A4 REDUCTION: 35.35%
 Drawn By | AW/R | Date: | 6/7/2024
 Checked By | AW | Plot Date: |
 CAD File Name | 6 Coronation St DA Application 16.11.24.v04 |

Project No.
24015
 Drawing No. | Rev #
DA13 A



ROOF	R.L. 32.099
SECOND FL CL	R.L. 31.700
SECOND FL	R.L. 29.300
FIRST CL	R.L. 28.700
FIRST FL	R.L. 26.100
GROUND CL	R.L. 25.752
GROUND FL	R.L. 23.152

1 West Elevation
Scale: 1:100

GENERAL NOTES:

- Wall Dimensions are exclusive of cladding thickness or plasterboard.
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- Mechanical Exhaust is standard domestic and complies with AS 1668 Parts 1 & 2
- Smoke Alarms to be installed to comply with AS3786 and located in accordance with BCA.
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- All new works to be constructed and bushfire compliant to AS 3959: 2018 consultant report

BASIX Compliance items:-

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- Concrete slab on ground provided to new building areas.

No.	Date	REVISION	By
A	15/11/24	Development Application	AW

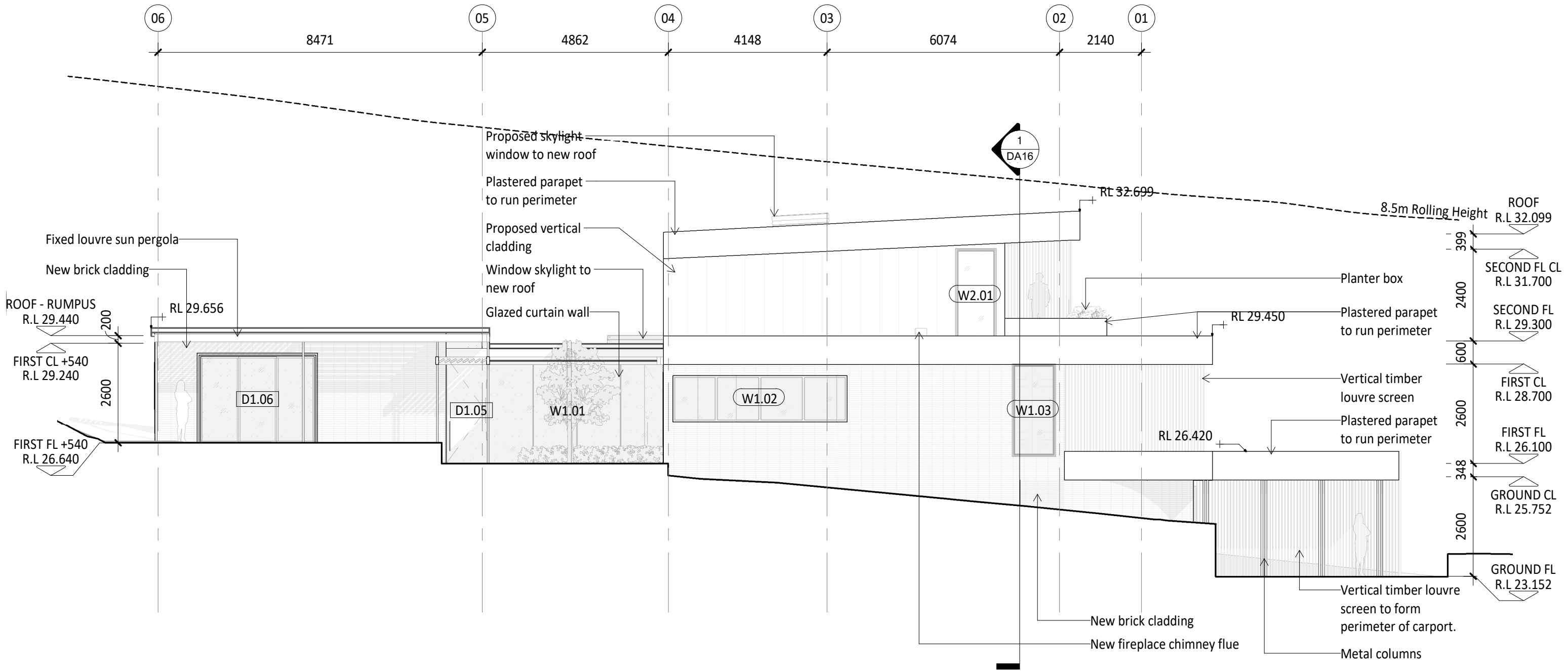


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West Elevation
Coronation Street
6 Coronation Street Mona Vale 2103
Mr Adam and Mrs Vanessa Lucas

Status
DEVELOPMENT APPLICATION
SCALE 1:100
ORIGINAL DRAWING: A4 SIZE A4 REDUCTION: 35.35%
Drawn By | AW/R | Dwg Date: | 6/7/2024
Checked By | AW | Plot Date: |
CAD File Name | 6 Coronation St DA Application 16.11.24.vsw |

Project No.
24015
Drawing No. | Rev #
DA14 A



1 North Elevation
Scale: 1:99.99877278

GENERAL NOTES:

- Wall Dimensions are exclusive of cladding thickness or plasterboard.
- All new windows and doors as numbered in accordance with BASIX Certificate
- Mechanical Exhaust is standard domestic and complies with AS 1668 Parts 1 & 2
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BASIX Compliance items:-

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No.	Date	REVISION	By
A	15/11/24	Development Application	AW



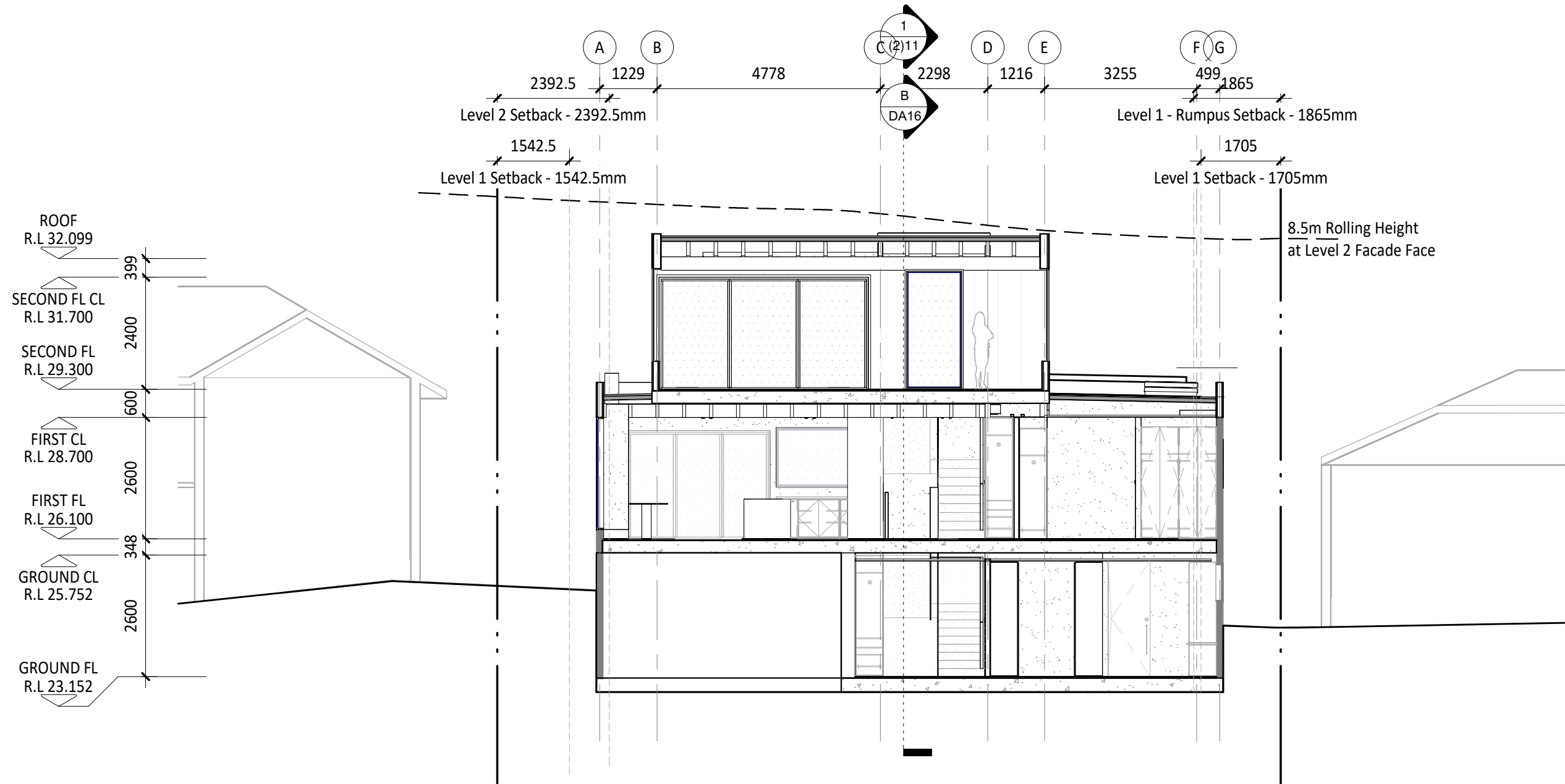
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Nominated Architects: Alexandra Warren: 12541
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North Elevation
Coronation Street
6 Coronation Street Mona Vale 2103
Mr Adam and Mrs Vanessa Lucas

Status: **DEVELOPMENT APPLICATION**
SCALE: 1:100
ORIGINAL DRAWING: A3 SIZE, A4 REDUCTION: 35.33%
Drawn By: AW/R, Dwg Date: 6/7/2024
Checked By: AW, Plot Date:
CAD File Name: 6 Coronation St DA Application 16.11.24.vsw

Project No. 24015
Drawing No. Rev # DA15 A

1 Section A-A
Scale: 1:100



GENERAL NOTES:
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No.	Date	REVISION	By
A	15/11/24	Development Application	AW

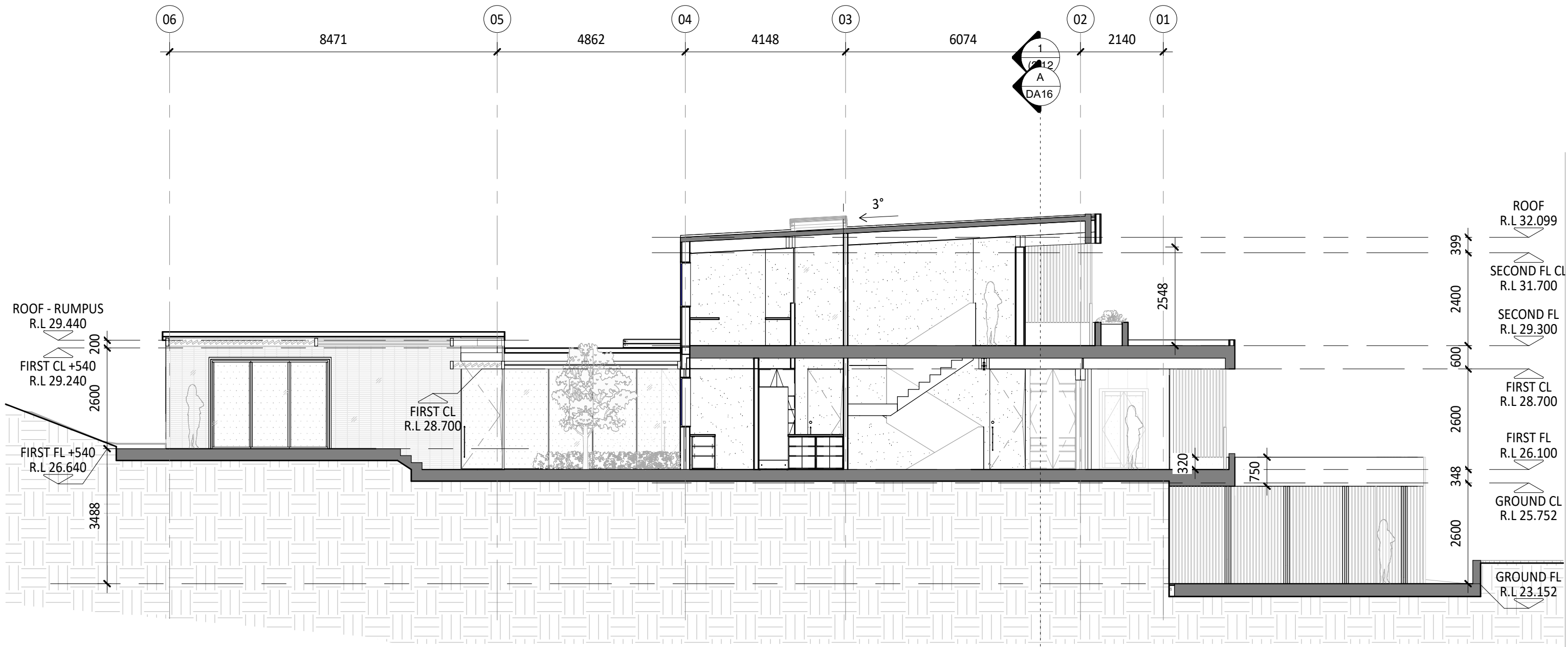


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Section A-A
 Coronation Street
 6 Coronation Street Mona Vale 2103
 Mr Adam and Mrs Vanessa Lucas

Status
DEVELOPMENT APPLICATION
 SCALE 1:100
 ORIGINAL DRAWING: A4 SIZE A4 REDUCTION: 35.33%
 Drawn By | AW/R | Date: | 6/7/2024
 Checked By | AW | Plot Date: |
 CAD File Name | 6 Coronation St DA Application 16.11.24.vsw |

Project No.
24015
 Drawing No. | Rev #
DA16 A



GENERAL NOTES:

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1 Section A-A
Scale: 1:100

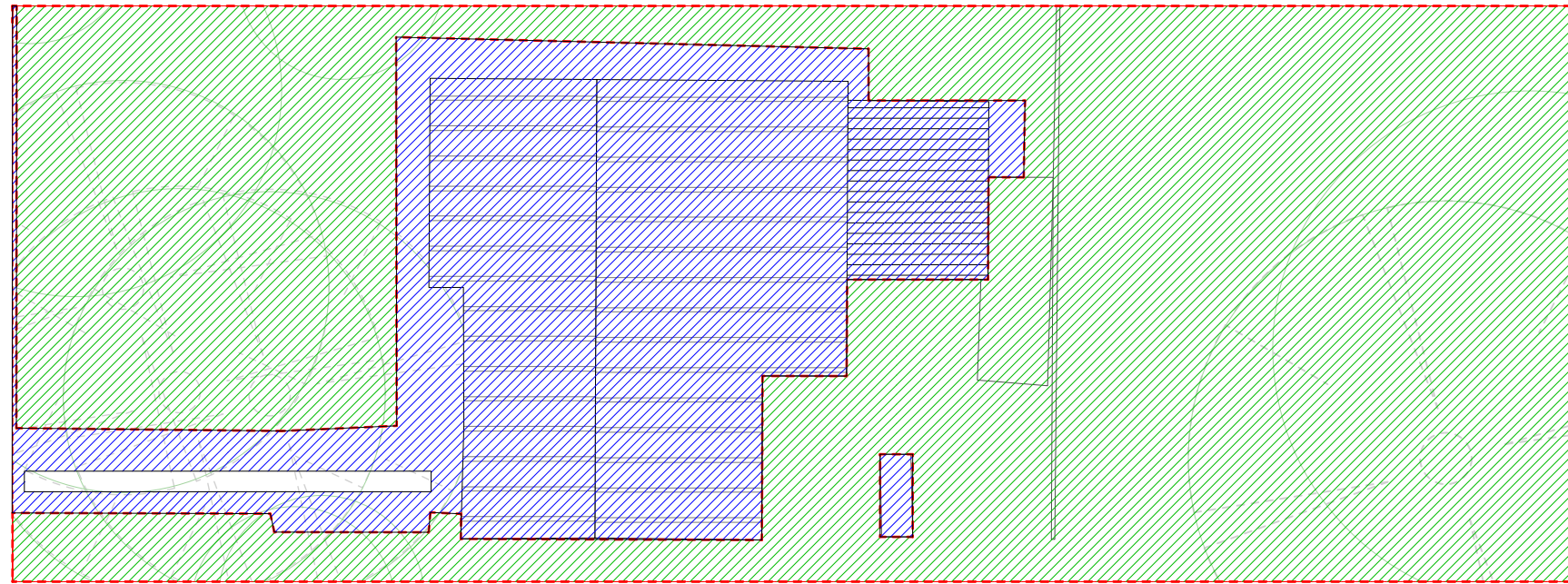
No.	Date	REVISION	By
A	15/11/24	Development Application	AW



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Section B-B
 Coronation Street
 6 Coronation Street Mona Vale 2103
 Mr Adam and Mrs Vanessa Lucas

Status	DEVELOPMENT APPLICATION	Project No.	24015
SCALE	1:100	Drawing No.	DA17 A
Original Drawing At A3 Size	A4 REDUCTION: 35.35%	Rev #	
Drawn By	AW/R	Dep Date:	6/7/2024
Checked By	AW	Plot Date:	
CAD File Name	6 Coronation St DA Application 16.11.24.v04		



SITE AREA = 766.6m²
 LANDSCAPE AREA = 383.3m² (50%)
 REQUIRED

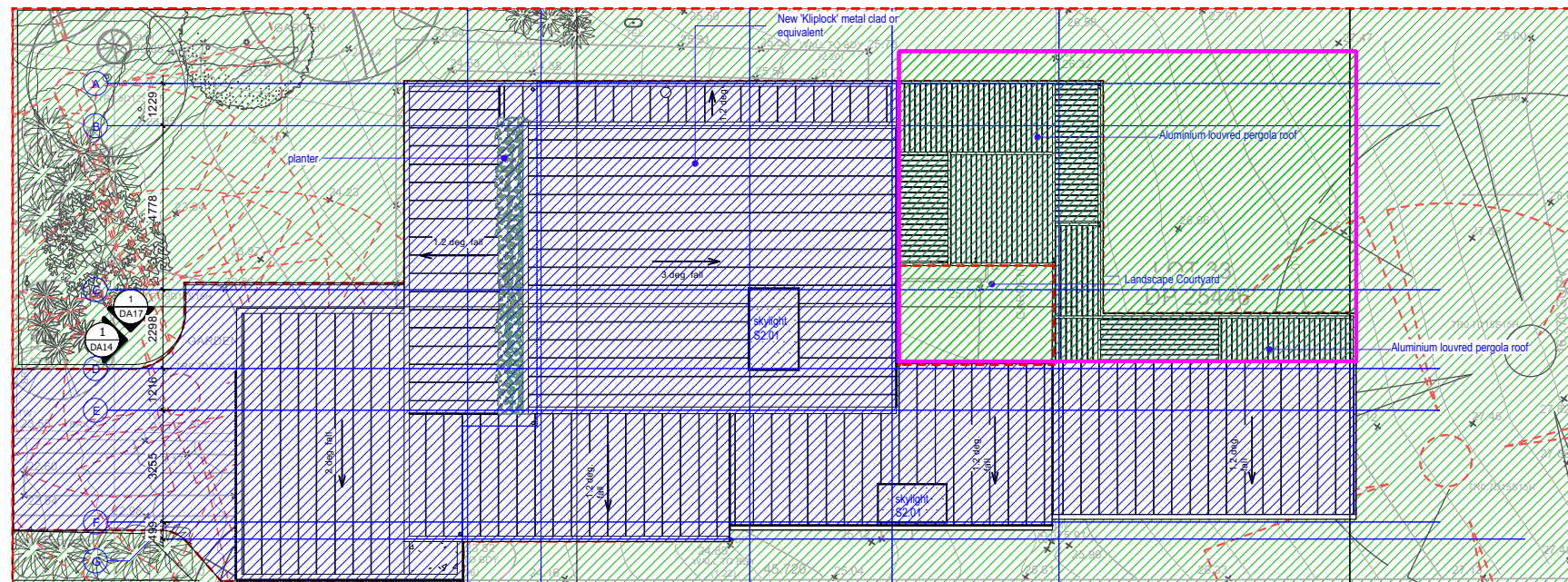
— SITE BOUNDARY

LANDSCAPED AREA Existing = 531.7m² (69%)

IMPERVIOUS AREA

REQUIREMENT: 50%(COMPLIANT)

1 **Landscape Area Existing**
 Scale: 1:200



SITE AREA = 766.6m²
 LANDSCAPE AREA = 383.3m² (50%)
 REQUIRED

— SITE BOUNDARY

LANDSCAPED AREA PROPOSED = 387.7m² (51%)

Impervious Area

Private Open Space-120m²

REQUIREMENT: 50%(COMPLIANT)

2 **Landscape Area Proposed**
 Scale: 1:200

No.	Date	REVISION	By
A	15/11/24	Development Application	AW



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Landscaped Area

Coronation Street

6 Coronation Street Mona Vale 2103

Mr Adam and Mrs Vanessa Lucas

Status
DEVELOPMENT APPLICATION

SCALE 1:100

ORIGINAL DRAWING: A4 SIZE A4 REDUCTION: 35.35%

Drawn By | AW/R | Date: | 6/7/2024

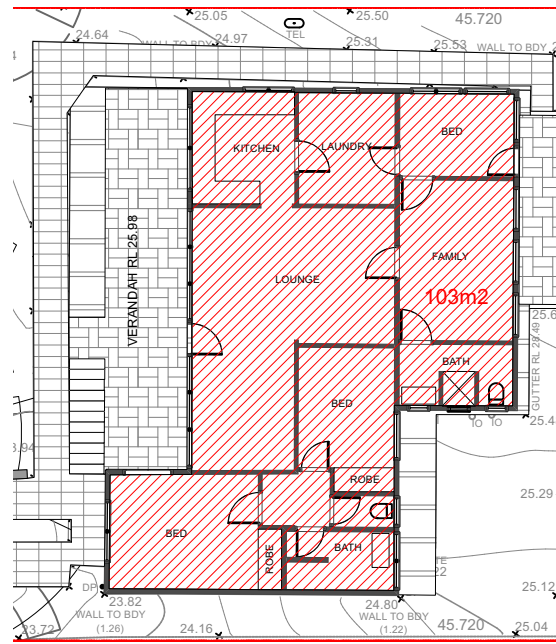
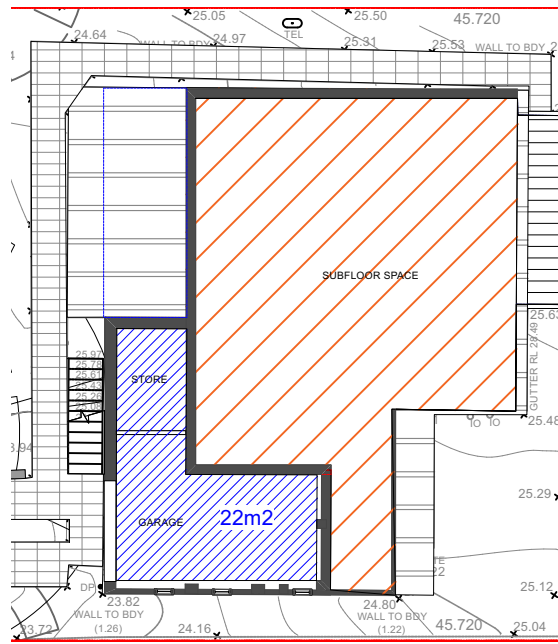
Checked By | AW | Plot Date: |

CAD File Name | 6 Coronation St DA Application 16.11.24.vcx |

Project No.
24015

Drawing No. Rev #

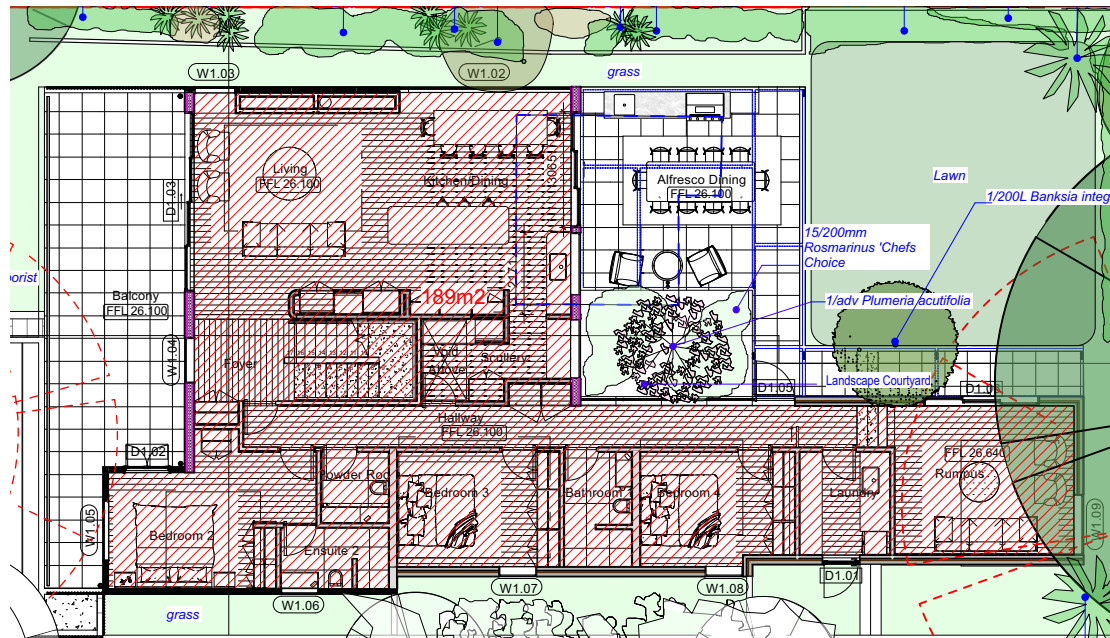
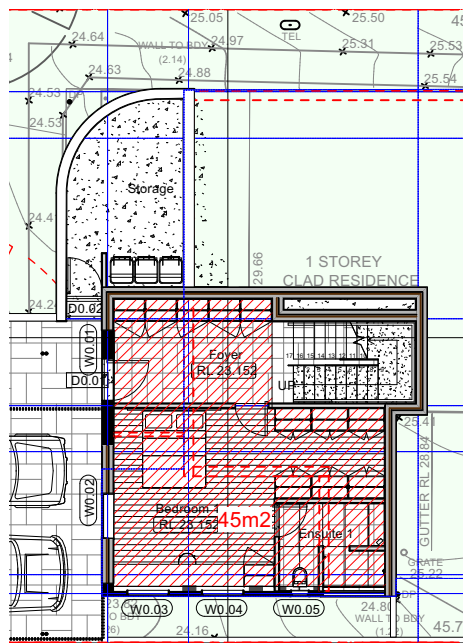
DA18 A



SITE AREA = 766.6m²
 FLOOR AREA EXISTING = 125m² (16.3%)

- SITE BOUNDARY
- FLOOR AREA Existing = 103m² +(22) m²
- FSR: 0.2:1

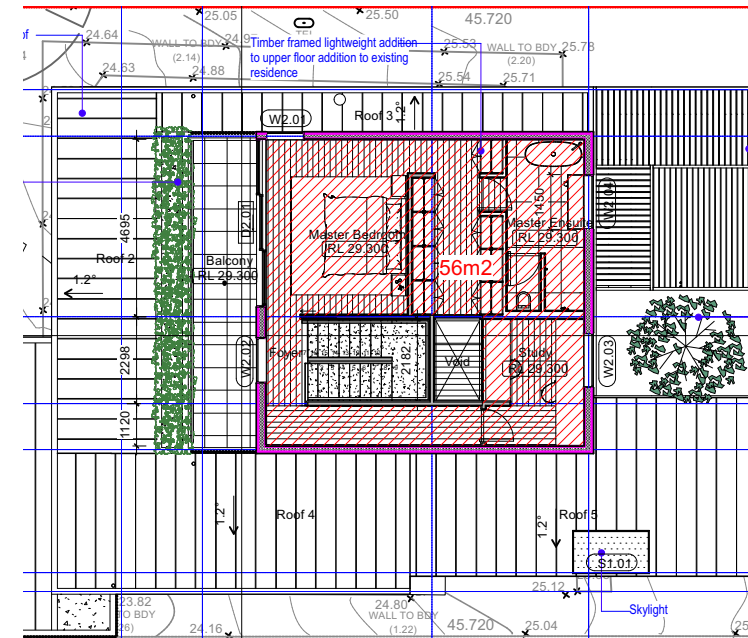
1 Floor Area Existing
 Scale: 1:200

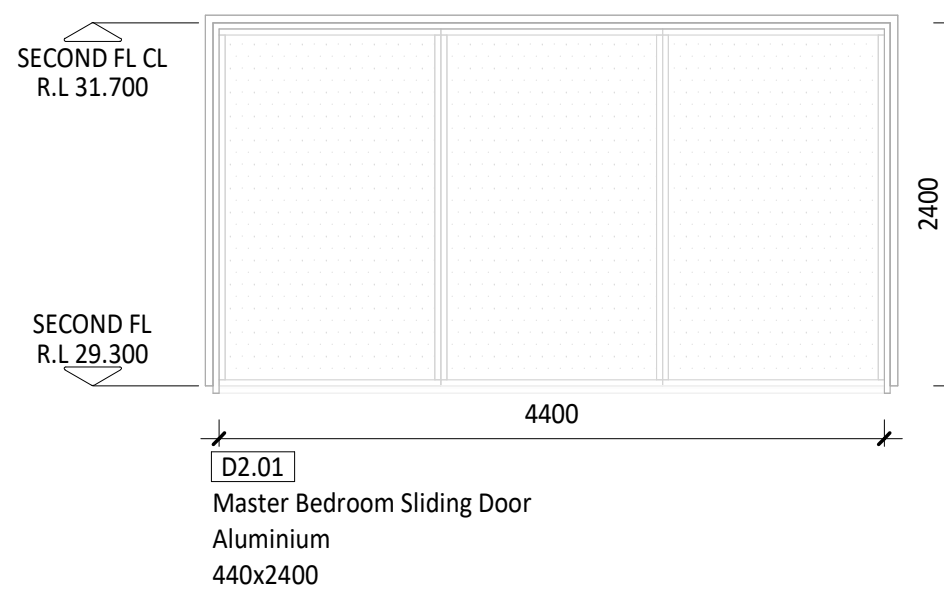
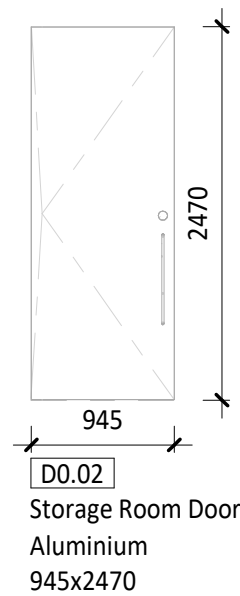
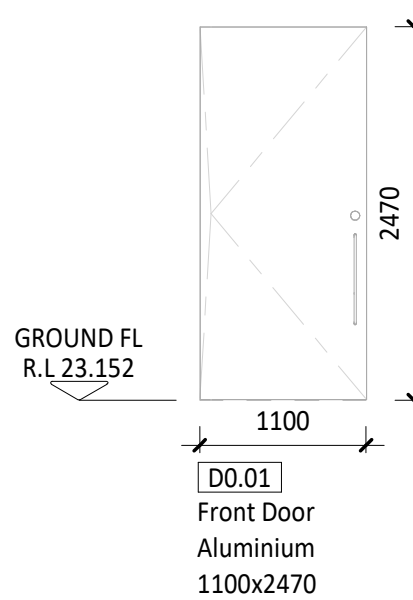
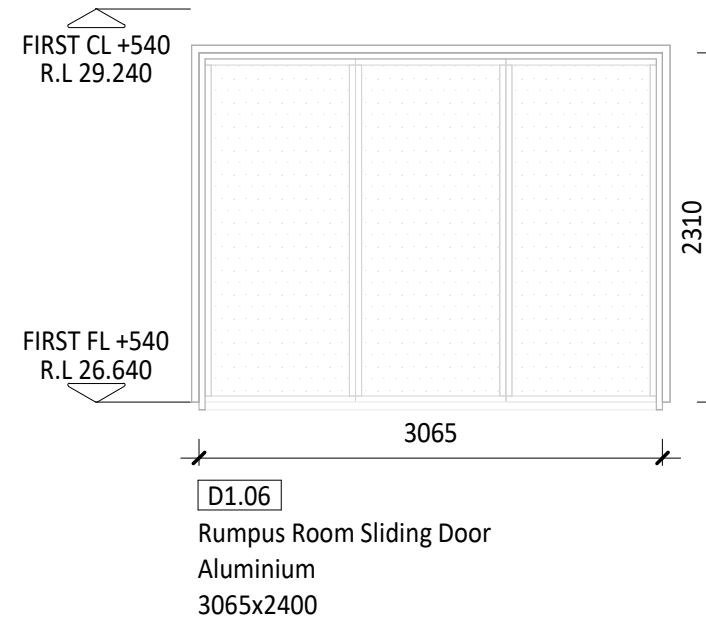
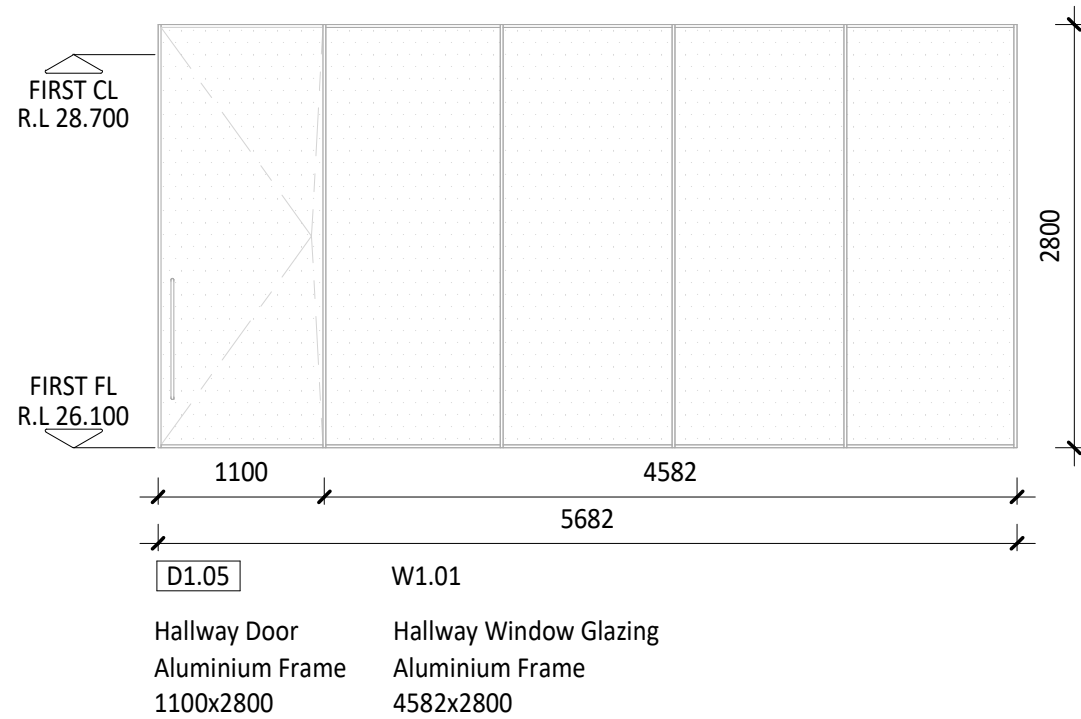
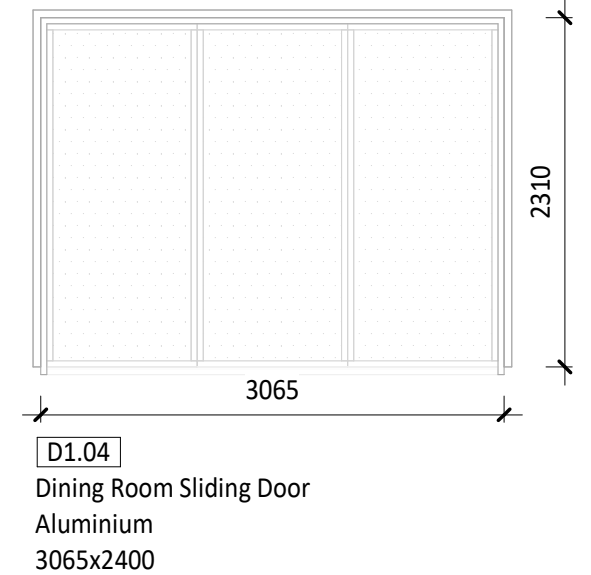
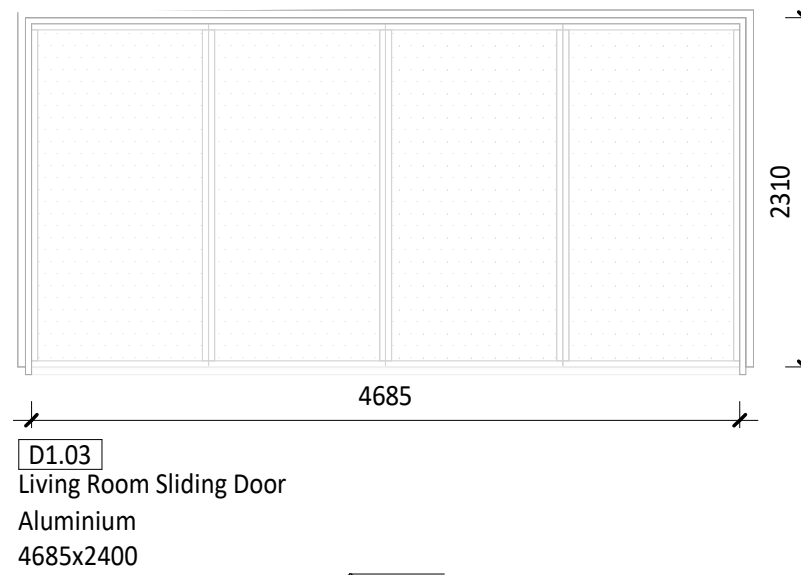
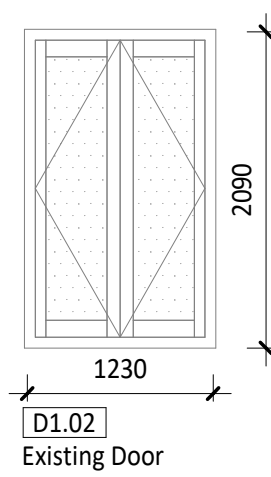
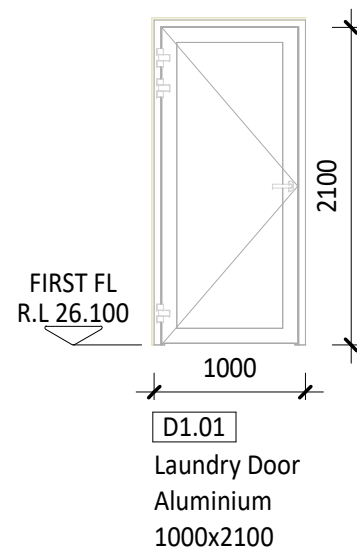


SITE AREA = 766.6m²
 FLOOR AREA PROPOSED = 290m² (38%)

- SITE BOUNDARY
- FLOOR AREA Proposed = 290 m²

2 Floor Area Proposed
 Scale: 1:200





- BASIX Compliance items:-**
- gas instantaneous hot water unit where shown on plan.
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 - Concrete slab on ground provided to new building areas.

No.	Date	REVISION	By
A	15/11/24	Development Application	AW



Duktig Design Pty Ltd

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Nominated Architects: Alexandra Warren: 12541

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window sheet 1

Coronation Street

6 Coronation Street Mona Vale 2103

Mr Adam and Mrs Vanessa Lucas

Status
DEVELOPMENT APPLICATION

SCALE 1:100

ORIGINAL DRAWING: A4 A3 SIZE A4 REDUCTION: 35.35%

Drawn By | AW/R | Date: | 6/7/2024

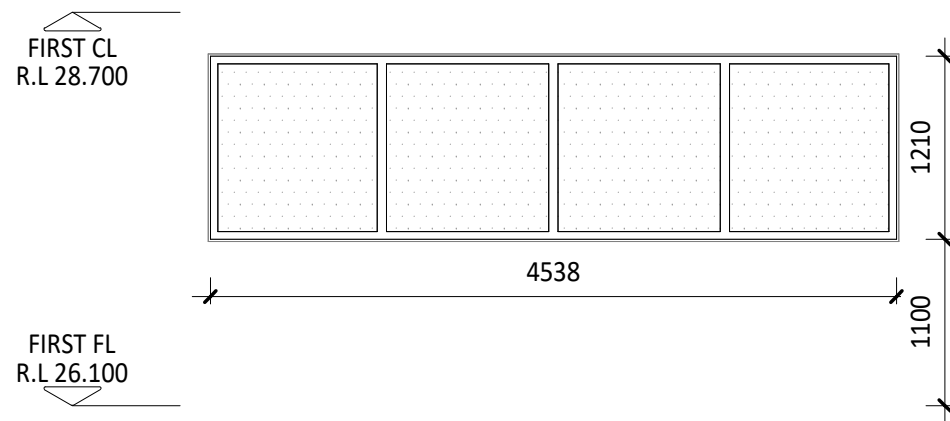
Checked By | AW | Plot Date: |

CAD File Name | 6 Coronation St DA Application 16.11.24.v04 |

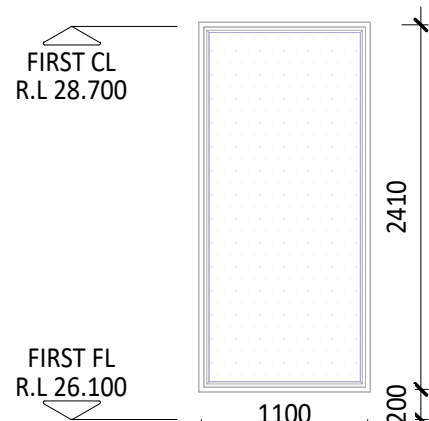
Project No.
24015

Drawing No. Rev #

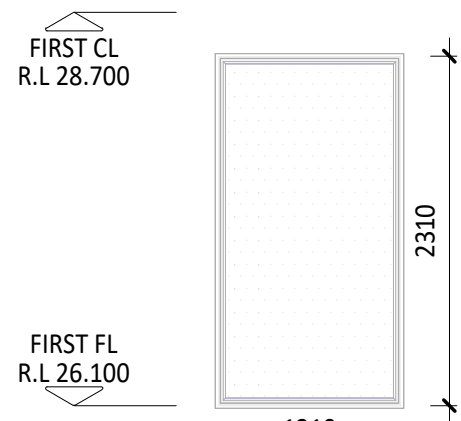
DA20 A



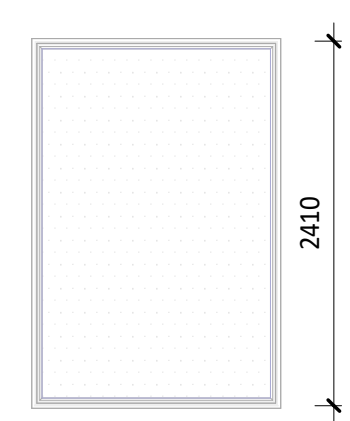
W1.02
Dining Room Window
Aluminium
4538x1210



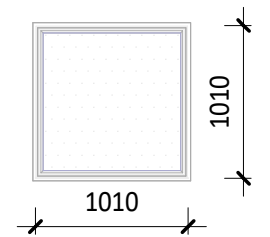
W1.03
Living Room Window
Aluminium
1100x2410



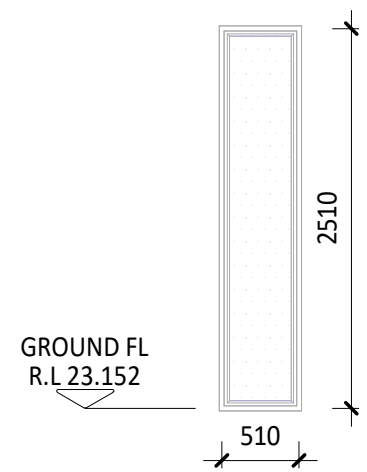
W1.04
Foyer Window
Aluminium
1210x2310



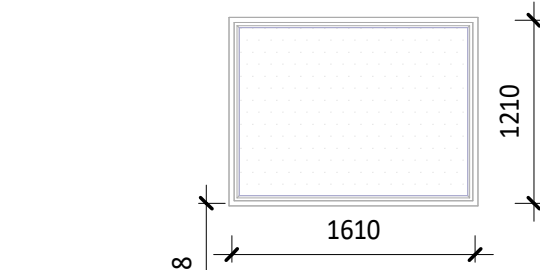
W1.05
Bedroom 2 Window
Aluminium
1610x2410



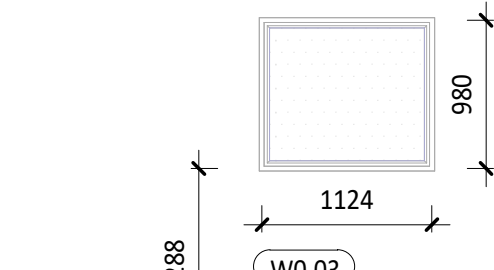
W1.06
Ensuite 2 Window
Aluminium
1010x1010



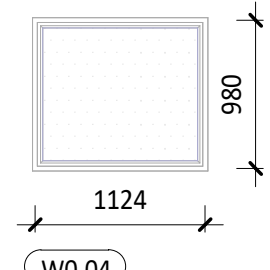
W0.01
Foyer Window
Aluminium
510x2510



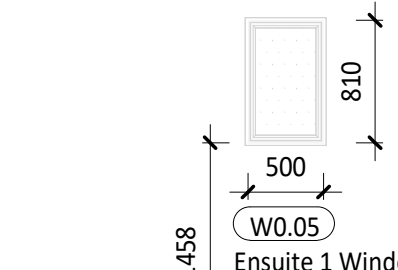
W0.02
Bedroom 1 Window
Aluminium
1610x1210



W0.03
Bedroom 1 Window
Aluminium
1124x980



W0.04
Bedroom 1 Window
Aluminium
1124x980



W0.05
Ensuite 1 Window
Aluminium
500x810

BASIX Compliance items:-

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No.	Date	REVISION	By
A	15/11/24	Development Application	AW

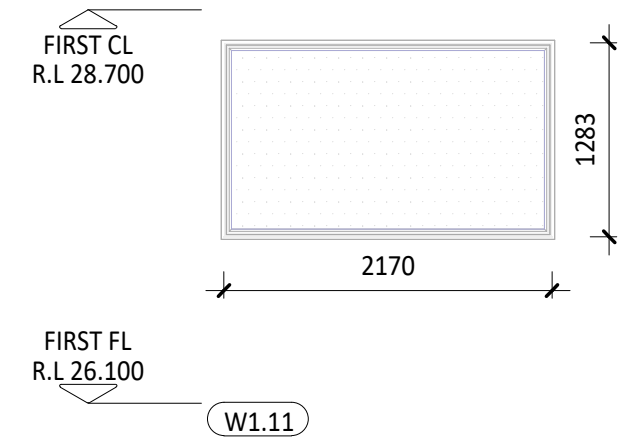
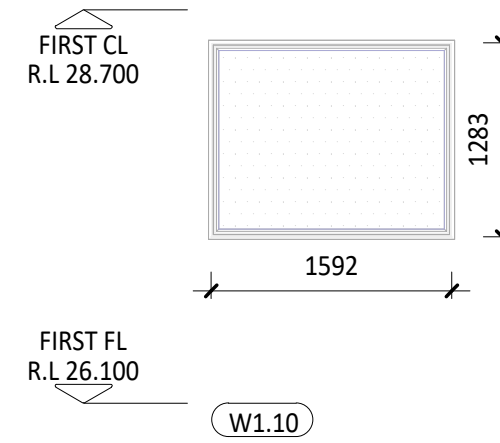
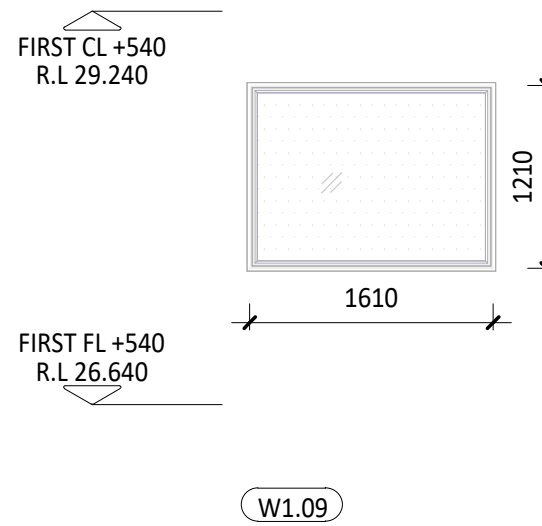
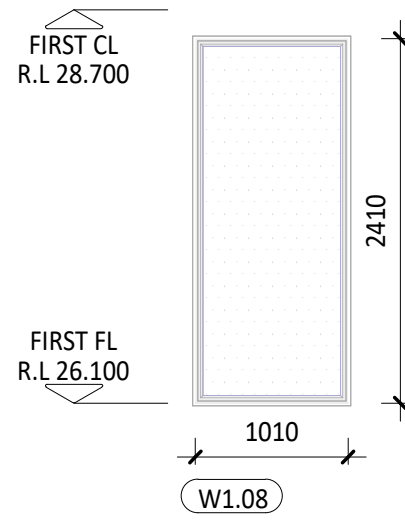
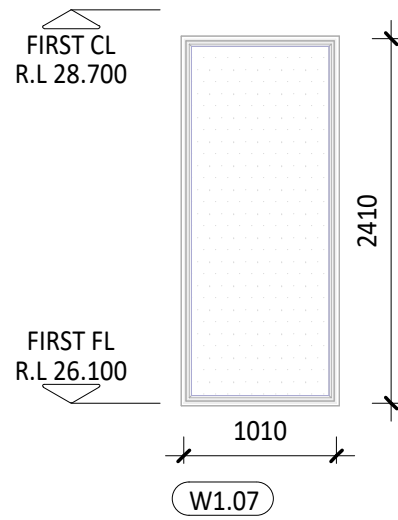
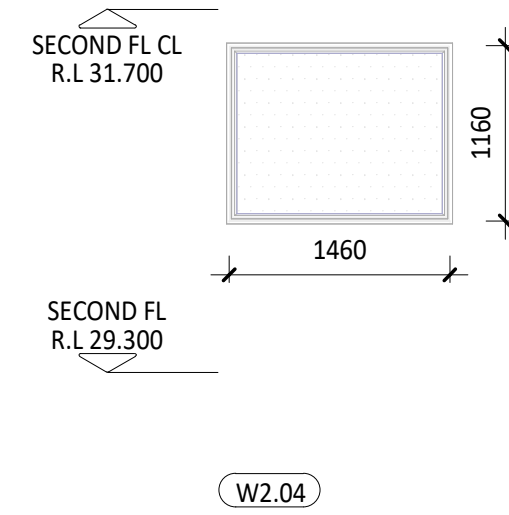
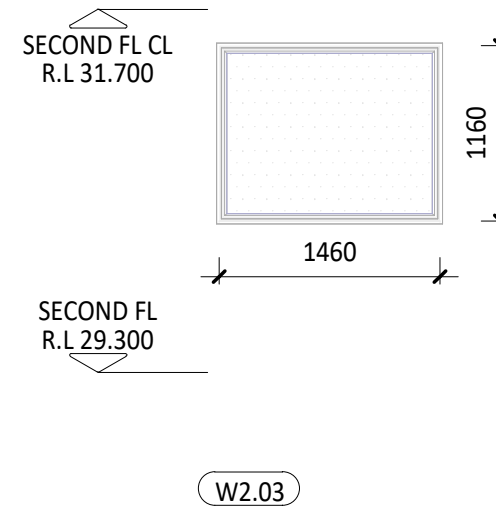
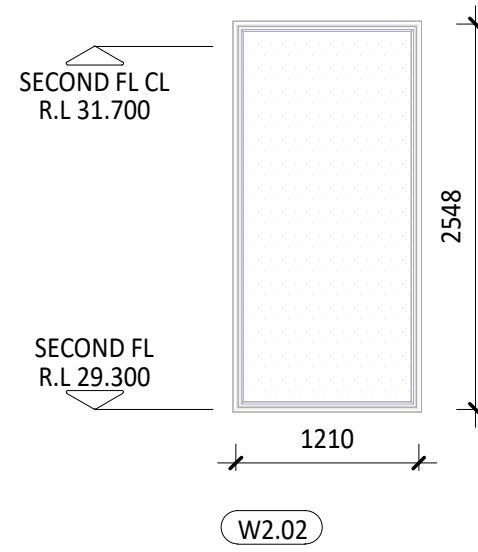
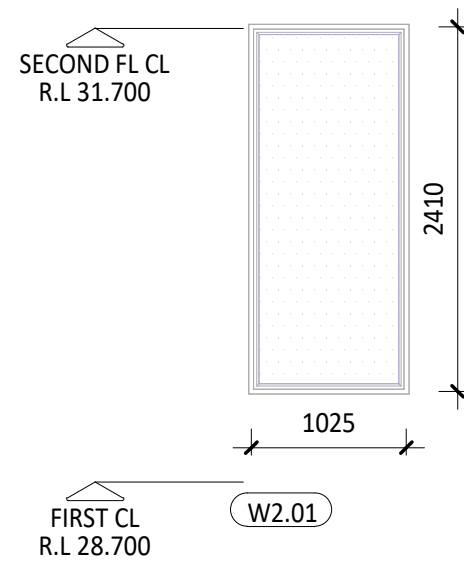


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Nominated Architects: Alexandra Warren: 12541
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window sheet 2
Coronation Street
6 Coronation Street Mona Vale 2103
Mr Adam and Mrs Vanessa Lucas

Status
DEVELOPMENT APPLICATION
SCALE 1:100
ORIGINAL DRAWING: A4 SIZE A4 REDUCTION: 35.35%
Drawn By | AW/R | Dwg Date: | 6/7/2024
Checked By | AW | Plot Date: |
CAD File Name | 6 Coronation St DA Application 16.11.24.v04

Project No.
24015
Drawing No. | Rev #
DA21 A



- BASIX Compliance items:-**
- gas instantaneous hot water unit where shown on plan.
 - New roofing to have roof foil backed blanket 100mm equal to Bradford Anticon R1.24 under roof sheets.
 - New suspended floor with enclosed subfloor R1.3 including construction
 - New roof sheeting not exceed solar absorptance 0.475-0.70.
 - New external walls to have min R1.70 performance including construction with wall insulation equal to Bradford R2.0 Hi Performance Gold Wall Batts.
 - Glazing to windows to comply with glass type scheduled
 - Window frames and glazed door frames to be powdercoated aluminium.
 - All windows, glazed doors and shading devices to be installed in accordance with the approved Basix Specification.
 - For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be as nominated in the BASIX certificate
 - Minimum 40% of new or altered lighting fixtures to be fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
 - New or altered, taps, shower heads, and toilets to be min 3 star rating.
 - Concrete slab on ground provided to new building areas.

No.	Date	REVISION	By
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window sheet 3

Coronation Street

6 Coronation Street Mona Vale 2103

Mr Adam and Mrs Vanessa Lucas

Status
DEVELOPMENT APPLICATION

SCALE 1:100

ORIGINAL DRAWING: A4 SIZE A4 REDUCTION: 33.33%

Drawn By | AW/R | Date: | 6/7/2024

Checked By | AW | Plot Date: |

CAD File Name | 6 Coronation St DA Application 16.11.24.vwx |

Project No.
24015

Drawing No. Rev #

DA22 A



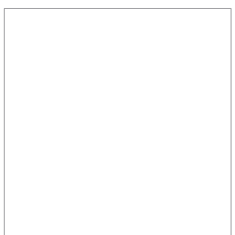
Bagged or White face Brick

External Facade



**Aluminium Timber Grained
battened screen
Grey Ash20.x 30 Cladding**

External Facade AL



Powdercoated aluminium

Doors and windows
Classic pearl white



**Fibre cement
Rendered Finish
Resene Eight Bison Hide**

External Facade

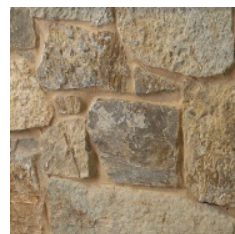


Colorbond/ Shale Grey
Roofing material (non reflective)
Downpipes
Coping on parapets



White Pebble

Roof Ballast



Eco stone

Stone plinth
Feature Fencing



Aluminum Louvres

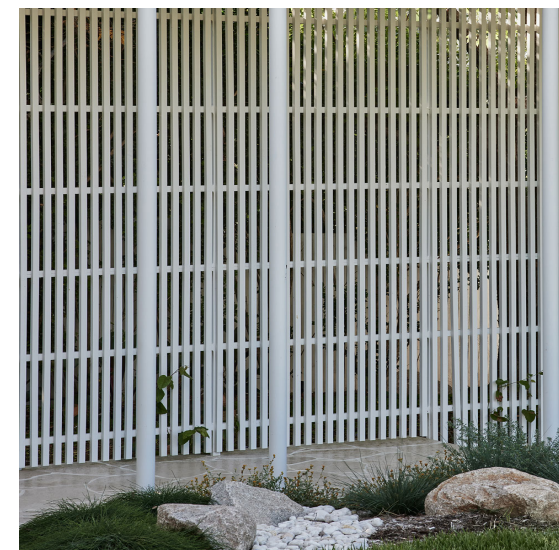
Cladding and Battened
Louvres



Planters



Colour Palette



Aluminim screens and courtyards



White painted steel internal balustrade



Aluminum glass windows and doors/Alfresco



Aluminium screens and courtyards



Standing Seam Metal roof cladding

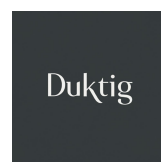


Powdercoated aluminum shade box window



Alfresco / Operable Roof

No.	Date	Development Application	By
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		REVISION	



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External Finishes

Coronation Street

6 Coronation Street Mona Vale 2103

Mr Adam and Mrs Vanessa Lucas

Status
DEVELOPMENT APPLICATION

SCALE 1:100

ORIGINAL DRAWING: A1 A3 SIZE A4 REDUCTION: 35.35%

Drawn By | AW/R | Draw Date: | 6/7/2024

Checked By | AW | Plot Date: |

CAD File Name | 6 Coronation St DA Application 16.11.24.v04 |

Project No.
24015

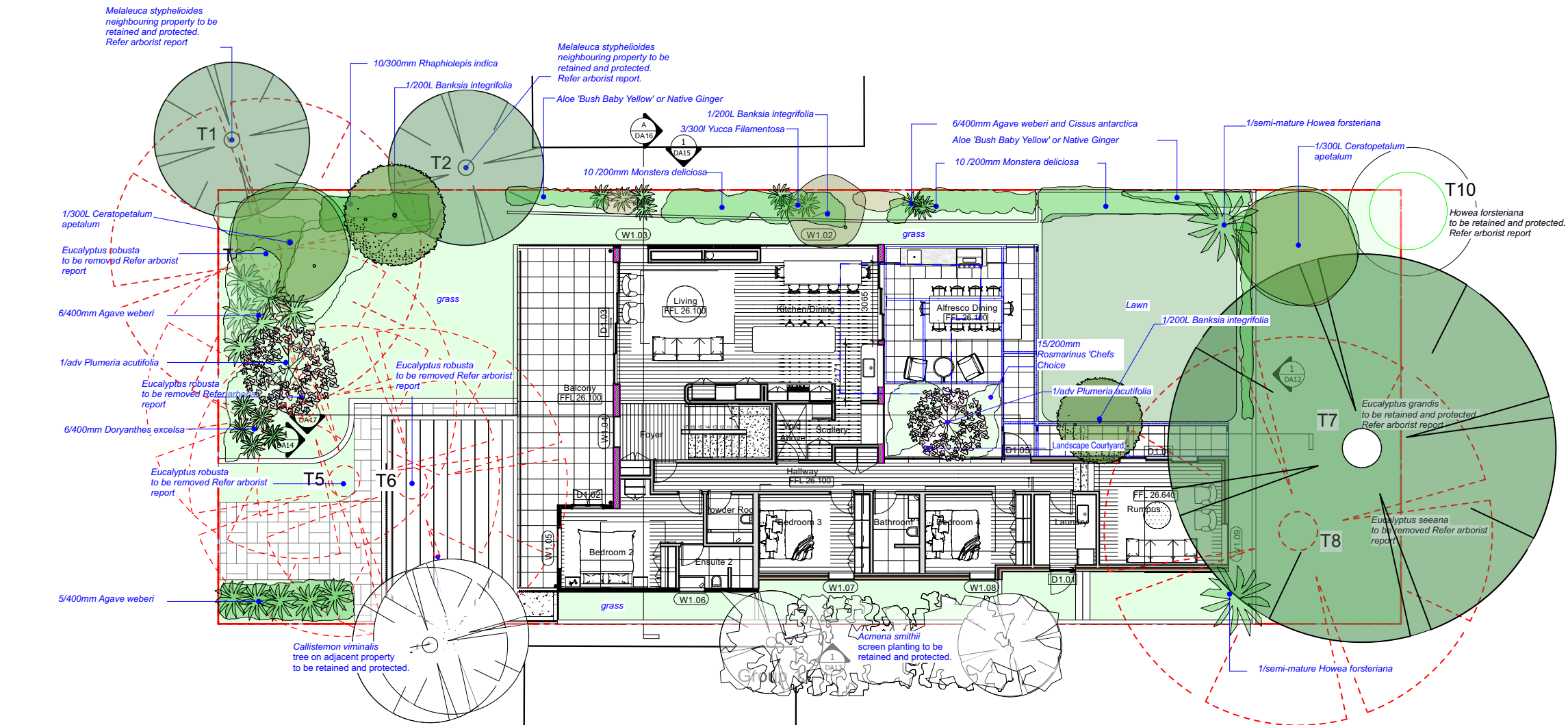
Drawing No. Rev #

DA23 A

CONCEPT PLANTING SCHEDULE

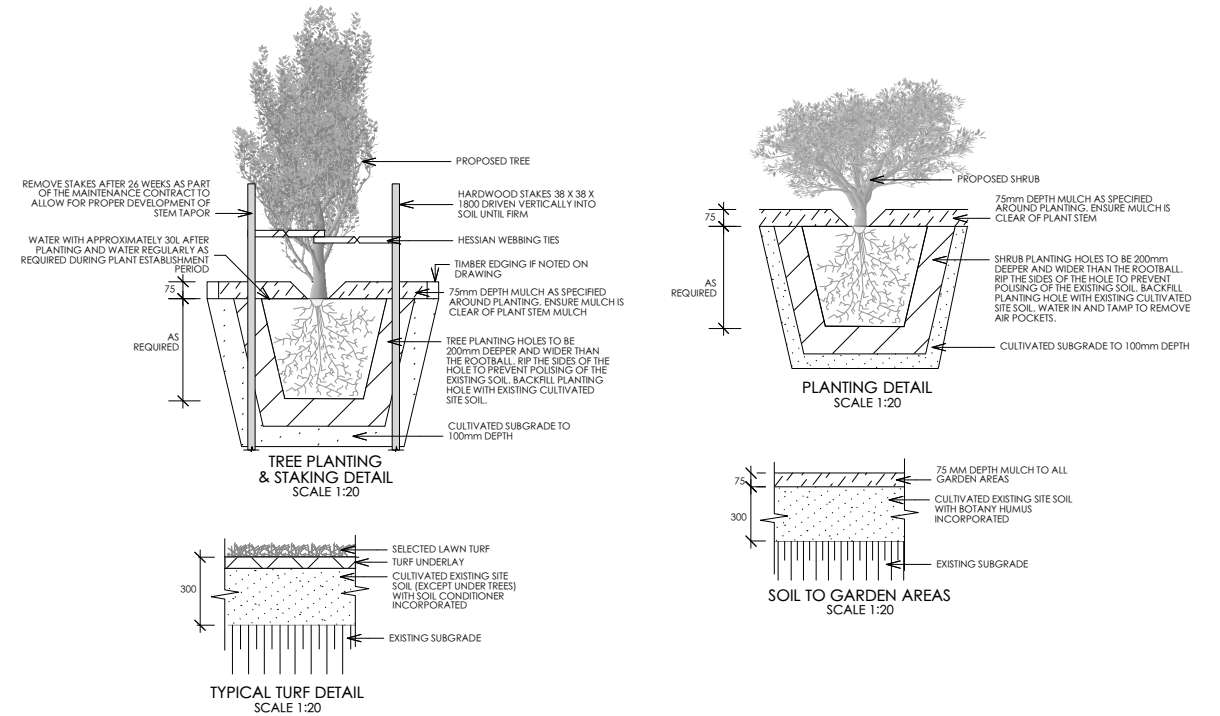
Botanic Name	Common Name	Mature Height	Pot Size	Qty
Agave weberi	Magvey Liso	1m	300mm	11
Aloe 'Bush Baby Yellow'	Baby Bush Yellow	0.4m	200mm	t.b.a
Alpinia caerulea	Native Ginger	0.7m	200mm	t.b.a
Banksia integrifolia	Coastal Banksia	5-10m	200L	3
Carpobrotus glaucescens	Pig Face	0.3m	200mm	t.b.a
Ceratopetalum apetalum	Coachwood	2.5m	300L	2
Callistemon Citrus	Cromson bottlebrush	2.5m	2.5l	
Doryanthes excelsa	Gynea Lily	1-3m	400mm	6
Grevillea 'Robyn Gordon'	Robyn Gordon Grevillea	1.5m	200mm	t.b.c
Howea forsteriana	Kentia Palm	5-12m	Semi-mature	2
Hymenopodium flavum	Native Frangipani	4-10m	Semi-Mature	1
Lomandra longifolia	Spiney Headed Matt Grass	1.2m	200mm	t.b.c.
Lomandra 'Tanika'	Matt Grass Fine	1.2m	200mm	t.b.c.
Monstera deliciosa	Fruit Salad Plant	0.5-1.5m	200mm	10
Philodendron selloum	Philodendron	1.5-2.5m	200mm	5
Plumeria acutifolia	Frangipani	3-5m	Adv	2
Rhaphiolepis indica	Indian Hawthorn	2-3m	300mm	10
Westringia Jervis Gem	Coastal Rosemary	0.4m-0.6m	200mm	15
Syzygium 'Resilience'	Resilient Lilly Pilly	2-4m	400mm	10
Yucca filamentosa	Adam's Needle	2-3m	300mm	3

Native Species shown highlighted min 70%



1 CONCEPT LANDSCAPE DRAWING
Scale: 1:200

LANDSCAPE DETAILS



Legend

	PROPOSED LEVEL		DRIVEWAY		EXISTING PALM TO BE REMOVED
	EXISTING LEVEL		POUROUS PAVING		EXISTING PALM TO BE RETAINED
	PROPOSED TILED AREA		GARDEN AREA		SANDSTONE RETAINING WALL
	FRONT FENCE		STEPPING STONES		
	LAWN AREA				



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Concept Landscape Plan
 Coronation Street
 6 Coronation Street Mona Vale 2103
 Mr Adam and Mrs Vanessa Lucas

Status: **DEVELOPMENT APPLICATION**
 SCALE: 1:100
 ORIGINAL DRAWING: A1 A3 SIZE A4 REDUCTION: 35.33%
 Drawn By: AW/R Dwg Date: 6/7/2024
 Checked By: AW Plot Date:
 CAD File Name: 6 Coronation St DA Application 16.11.24.vw
 Project No: 24015
 Drawing No: DA24 A
 Rev #

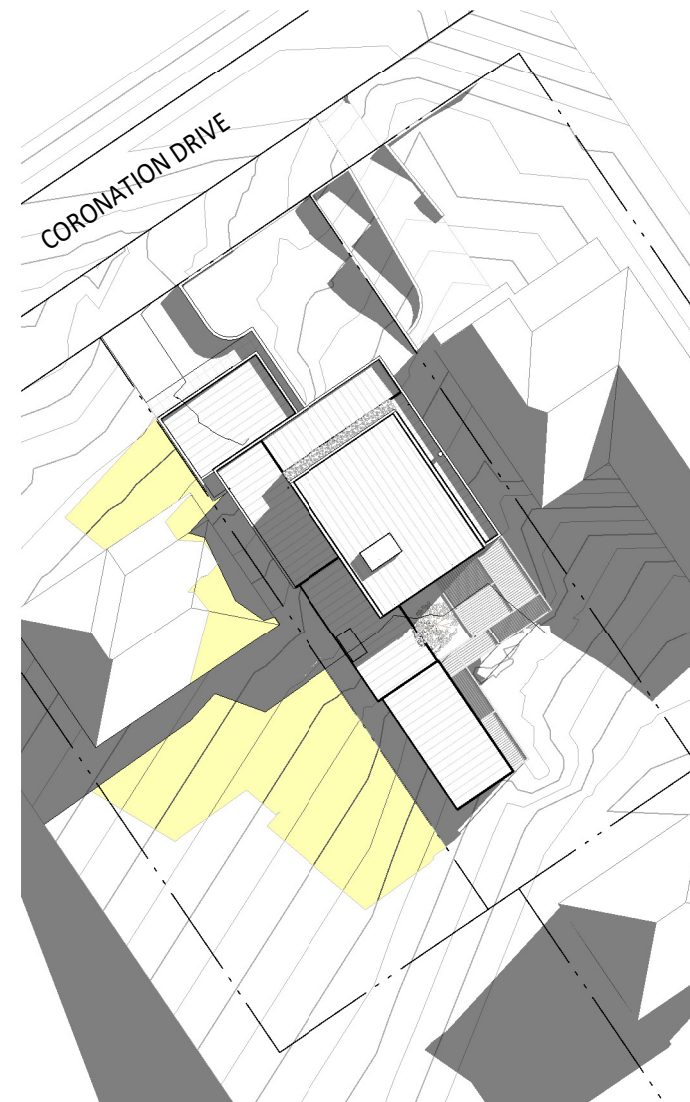
No.	Date	REVISION	By
A	15/11/24	Development Application	AW



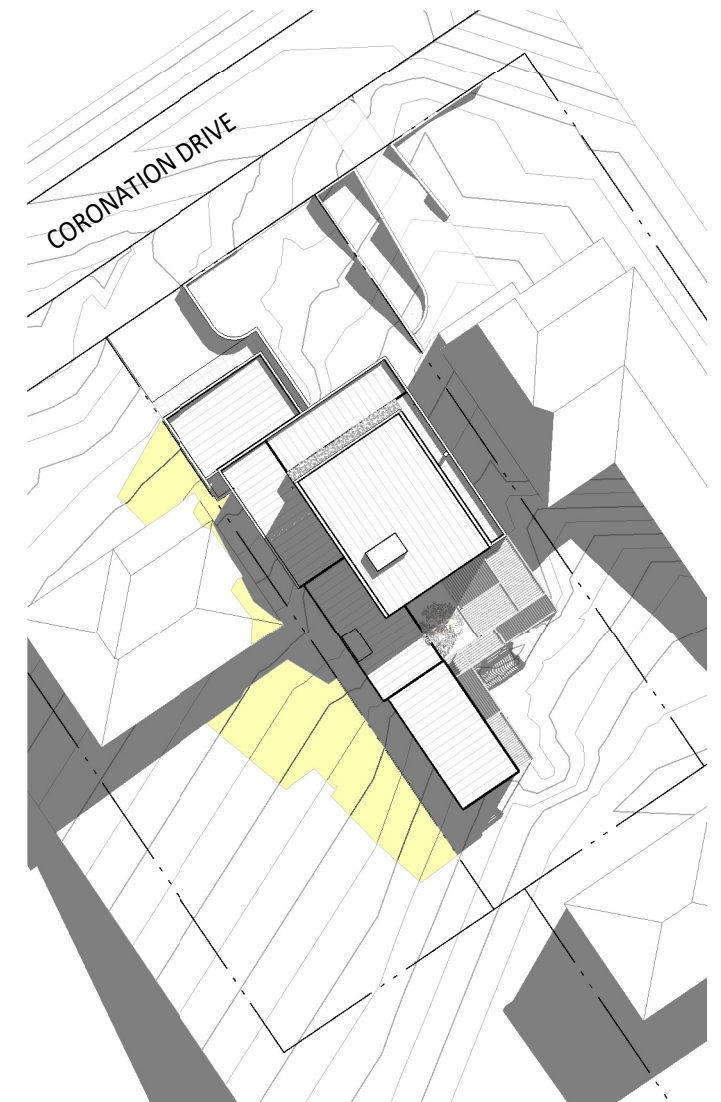
JUNE 21 9:00AM



JUNE 21 10:00AM



JUNE 21 11:00AM



JUNE 21 12:00PM

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Shadow Study Sheet 1

Coronation Street

6 Coronation Street Mona Vale 2103

Mr Adam and Mrs Vanessa Lucas

Status
DEVELOPMENT APPLICATION

SCALE 1:100

ORIGINAL DRAWING: A4 SIZE | A4 REDUCTION: 35.35%
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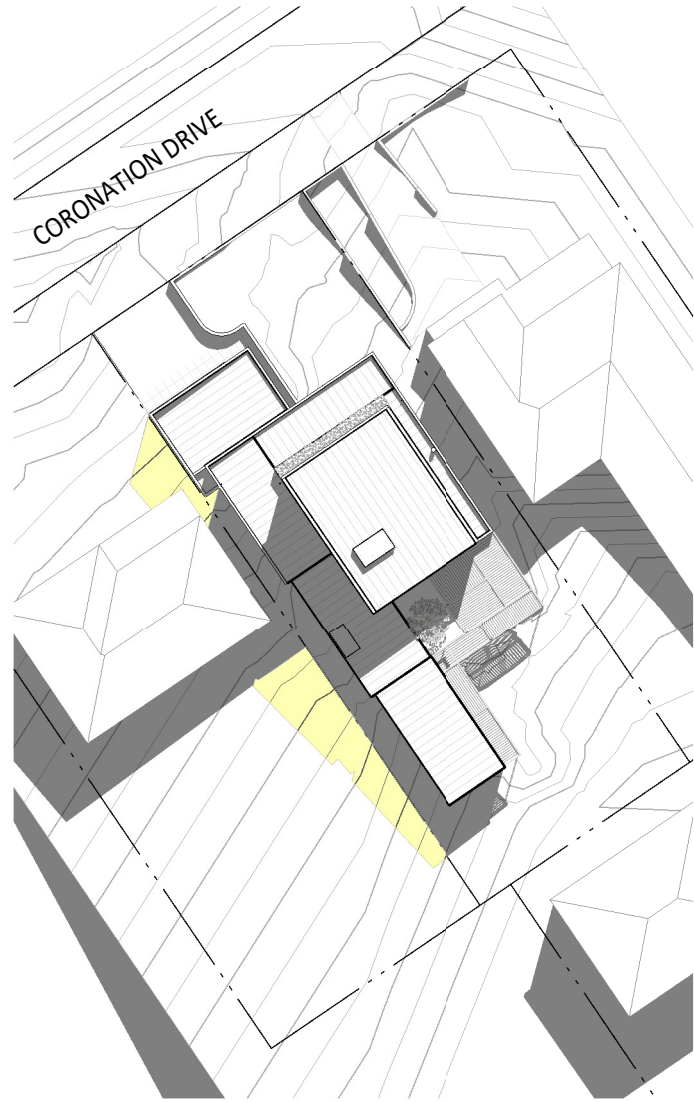
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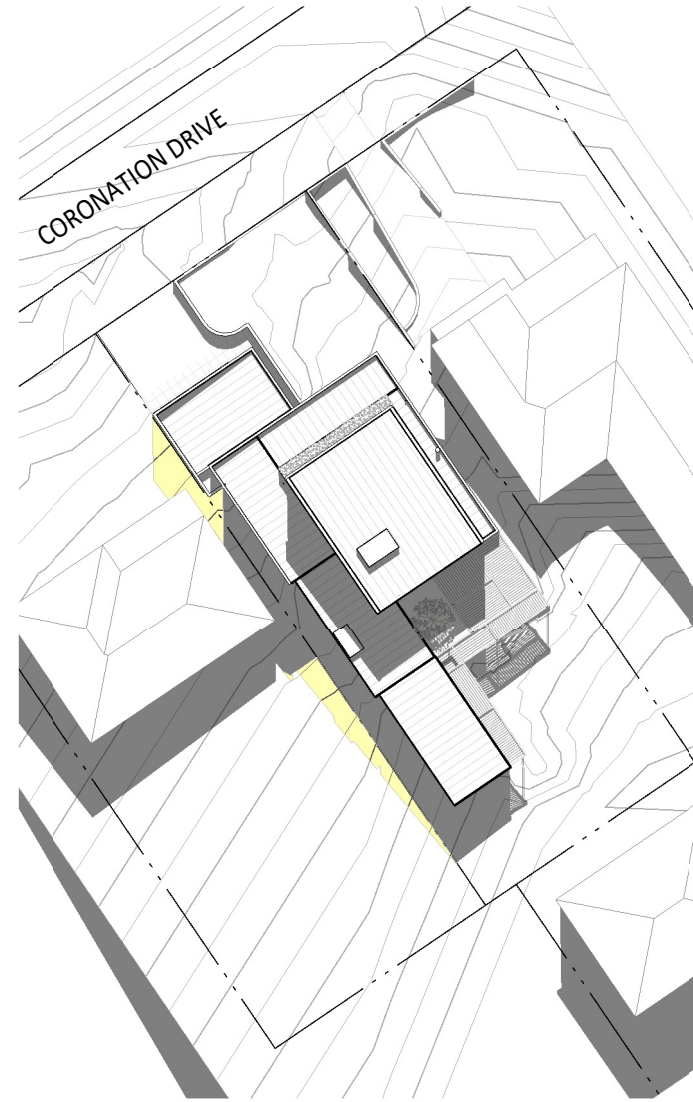
Project No.
24015

Drawing No. | Rev #

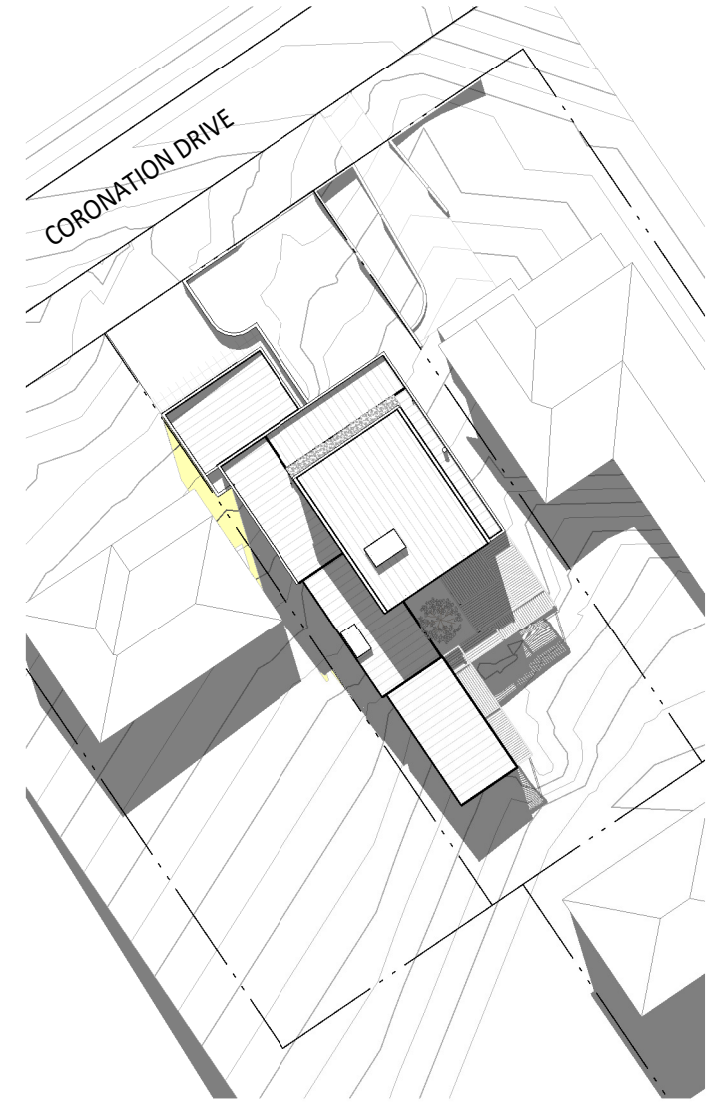
SD01 A



JUNE 21 1:00PM



JUNE 21 2:00PM



JUNE 21 3:00PM

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Shadow Study Sheet 2

Coronation Street

6 Coronation Street Mona Vale 2103

Mr Adam and Mrs Vanessa Lucas

Status
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Project No.
24015

Drawing No. Rev #

SD02 A