

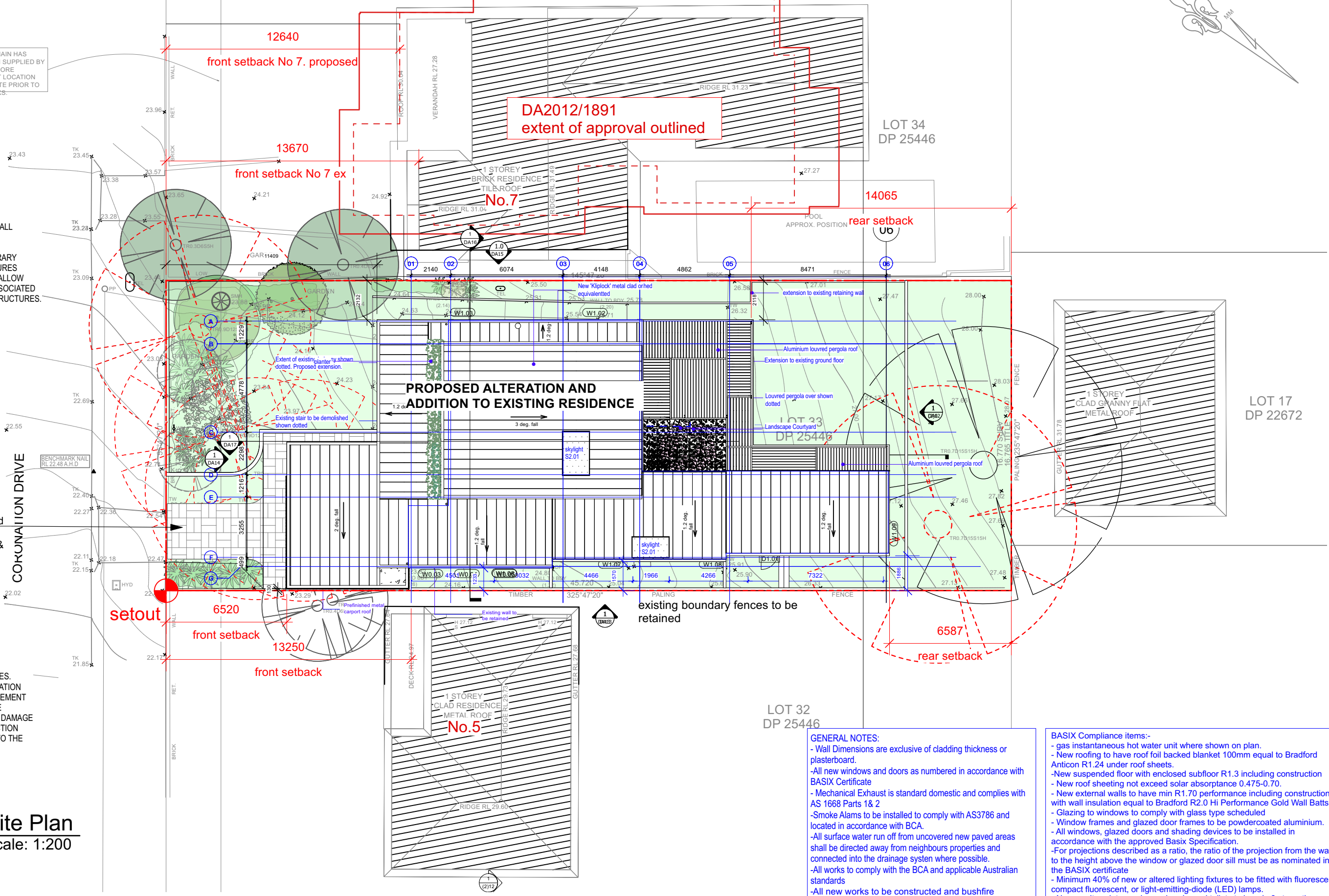
THE POSITION OF THE SEWER MAIN HAS BEEN SCALED FROM A DIAGRAM SUPPLIED BY SYDNEY WATER AND IS THEREFORE APPROXIMATE ONLY. THE EXACT LOCATION SHOULD BE DETERMINED ON SITE PRIOR TO ANY COMMENCEMENT OF WORKS.

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:-**  
- 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.

**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  
ORIGINAL DRAWING AT A3 SIZE. A4 REDUCTION: 33.33%  
Drawing No. Rev #  
DA02 A

Project No.  
24015

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