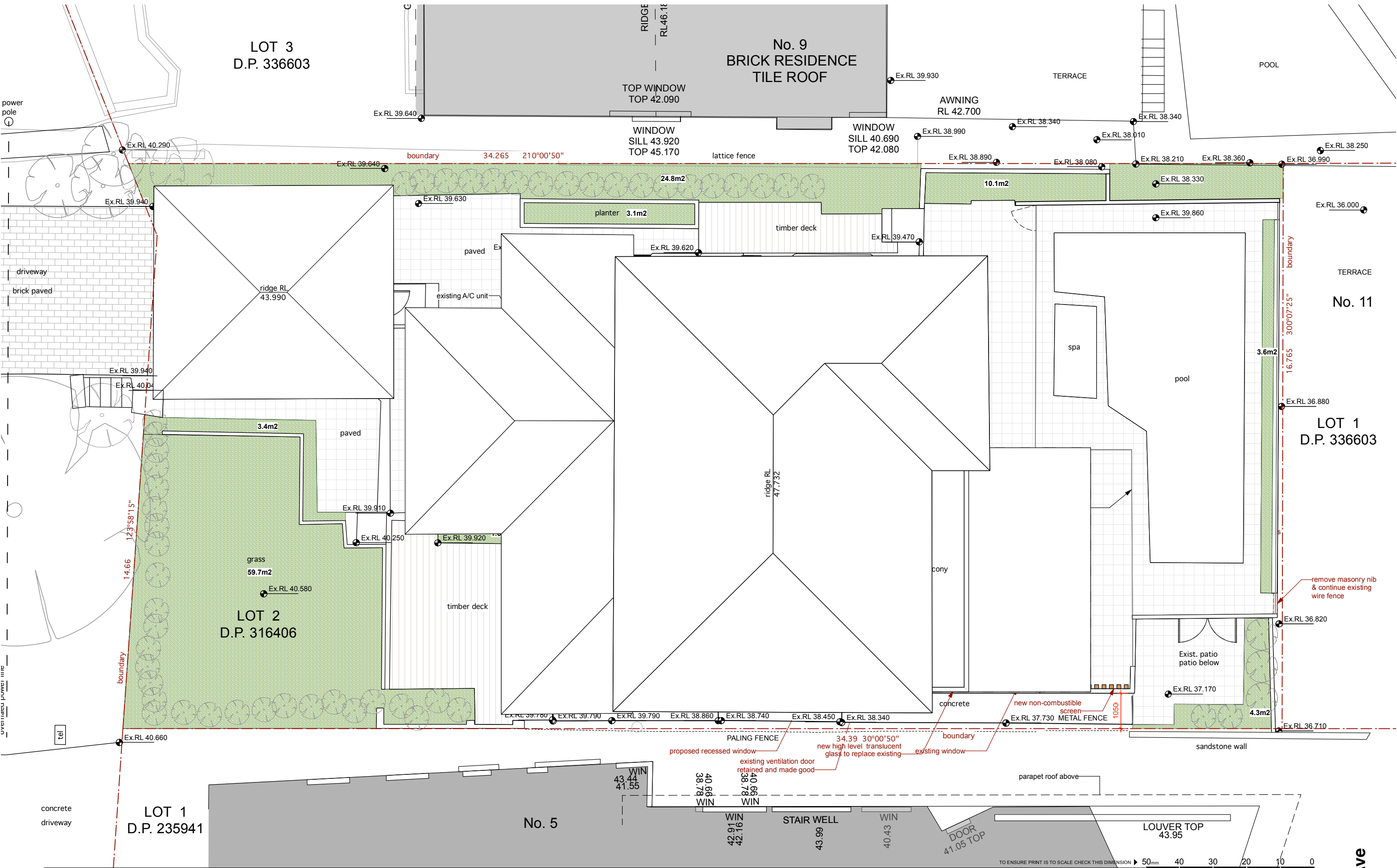




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ALL BUILDING WORK TO COMPLY WITH AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

AMENDMENTS

REVISION	DATE	AMENDMENT DESCRIPTION
A	24/02/20	Initial Issue
B	04/08/21	Court Issue

TITLE Site Plan

SCALE 1:100 @ A3

TYPE	NUMBER	AMENDT
1.00		B
PURPOSE	L&E Court	

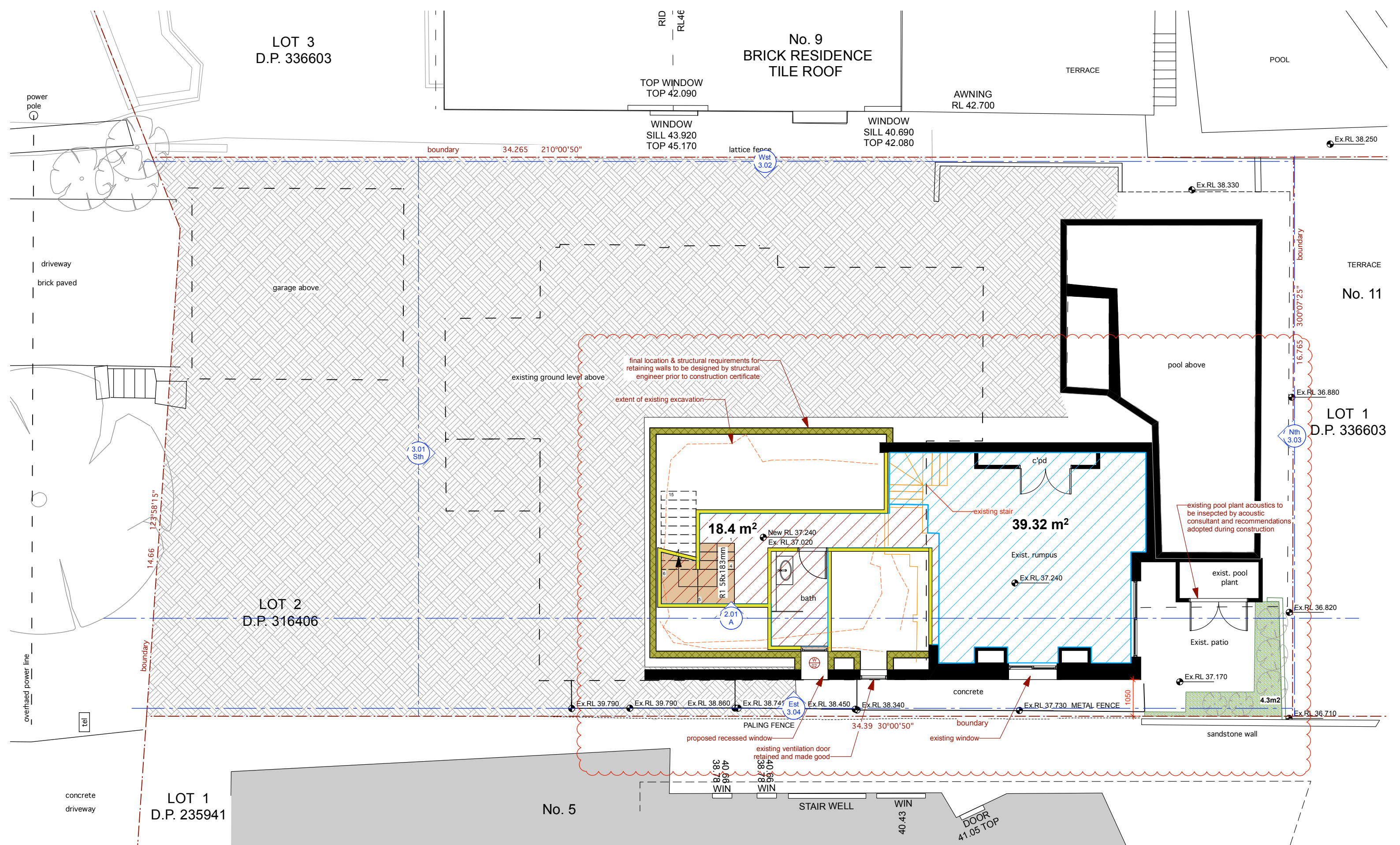
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AMENDMENTS

REVISION	DATE	AMENDMENT DESCRIPTION
A	24/02/20	Initial Issue
B	04/08/21	Court Issue
C	24/8/21	LEC Option

TITLE Lower Ground Plan

SCALE 1:100 @ A3

TYPE	NUMBER	AMENDT
1.01		C
PURPOSE	L&E Court	

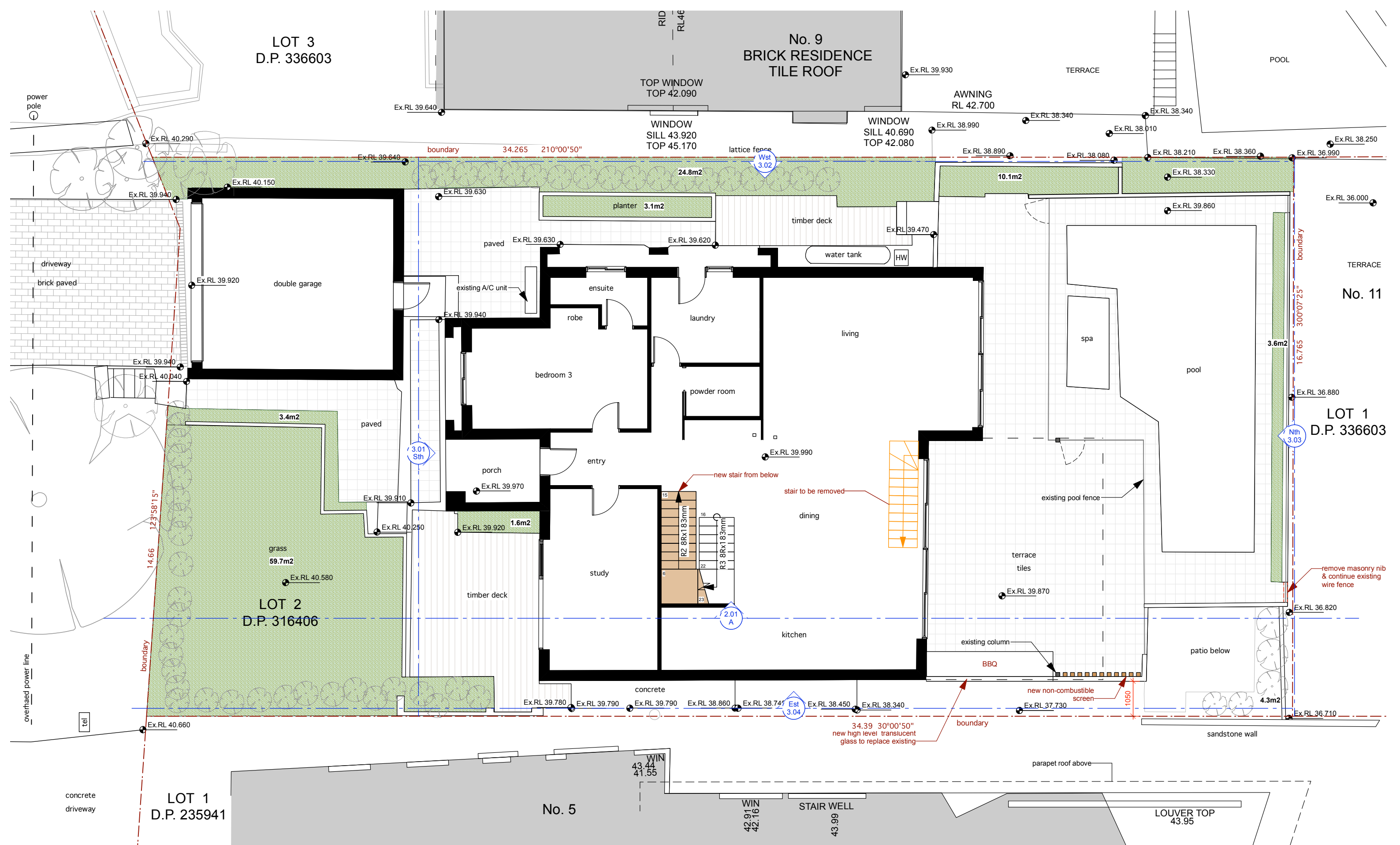
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AMENDMENTS

REVISION	DATE	AMENDMENT DESCRIPTION
A	24/02/20	Initial Issue
B	04/08/2	Court Issue

TITLE Ground Level Plan

SCALE 1:100 @ A3

TYPE	NUMBER	AMENDT
1.02		B
PURPOSE	L&E Court	

Coronation Ave

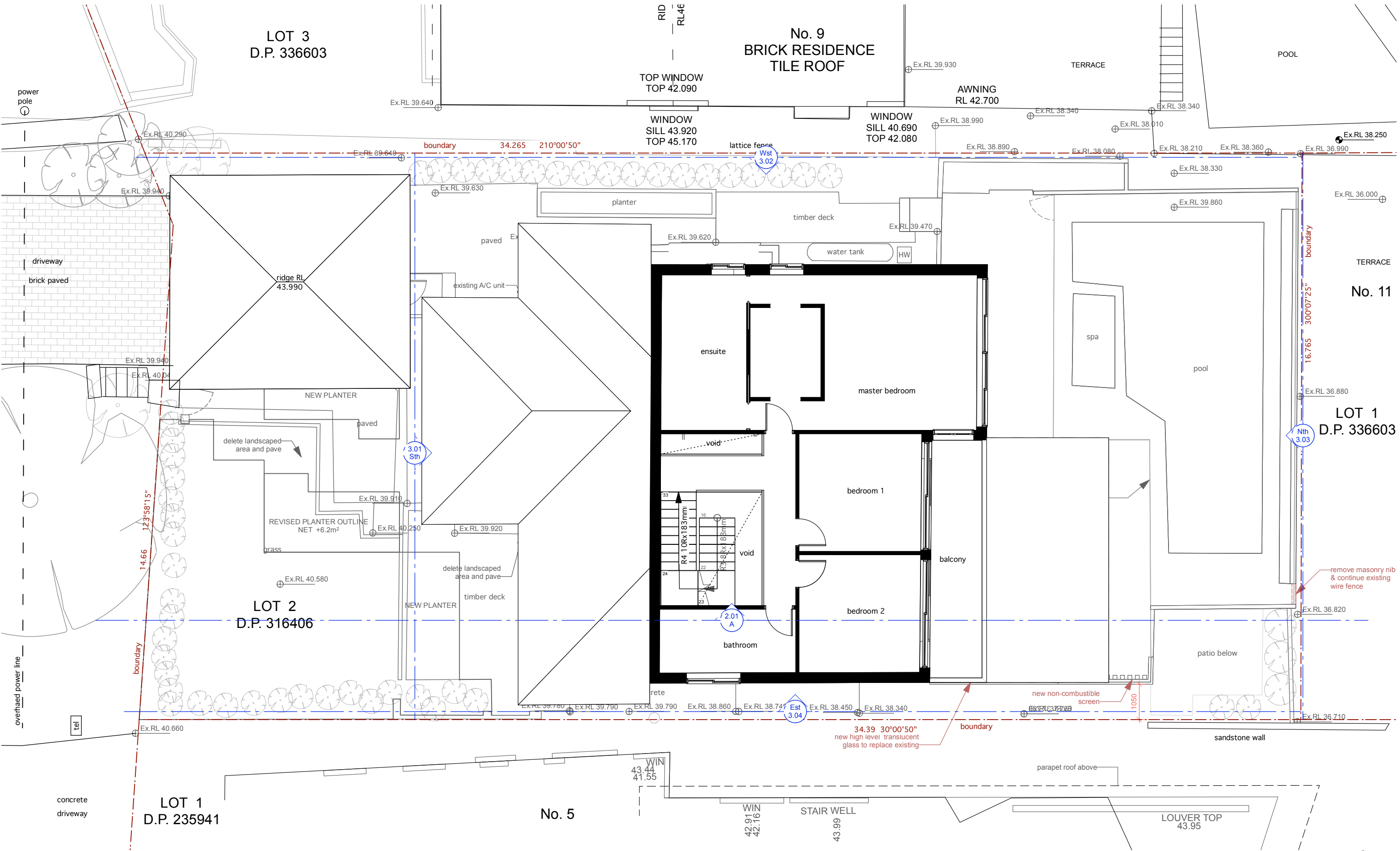
04.08.2021

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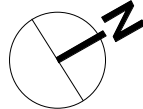
AMENDMENTS

REVISION	DATE	AMENDMENT DESCRIPTION
A	24/02/20	Initial Issue
B	04/08/21	Court Issue

TITLE Level 1

SCALE 1:100 @ A3

TYPE	NUMBER	AMENDT
1.03		B
PURPOSE	L&E Court	



TO ENSURE PRINT IS TO SCALE CHECK THIS DIMENSION ► 50mm 40 30 20 10 0

Coronation Ave

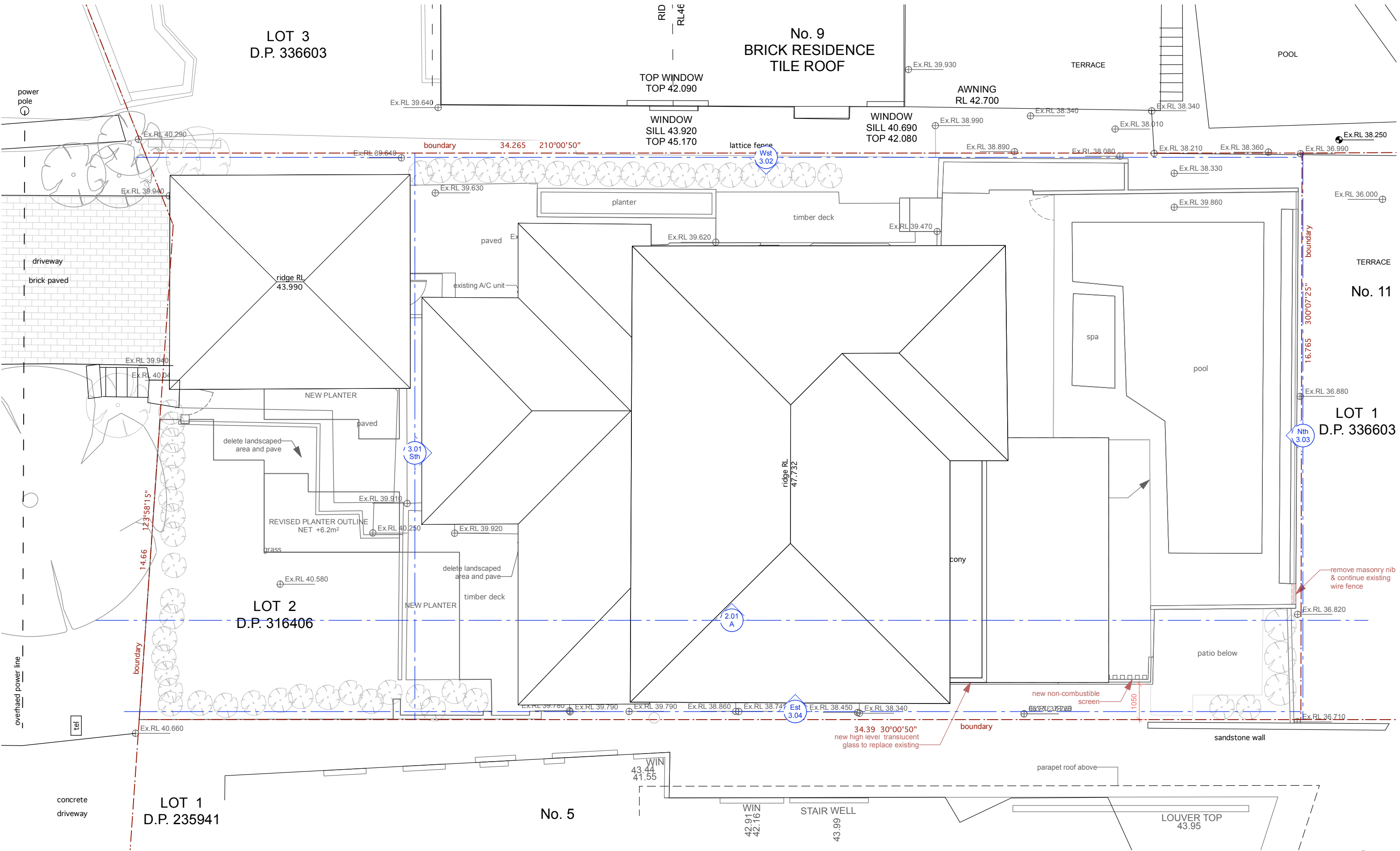
04.08.2021

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REVISION	DATE	AMENDMENT DESCRIPTION
A	24/02/20	Initial Issue
B	04/08/21	Court Issue

AMENDMENTS

TITLE Roof Plan

SCALE 1:100 @ A3

TYPE	NUMBER	AMENDT
1.04		B
PURPOSE	L&E Court	

Coronation Ave

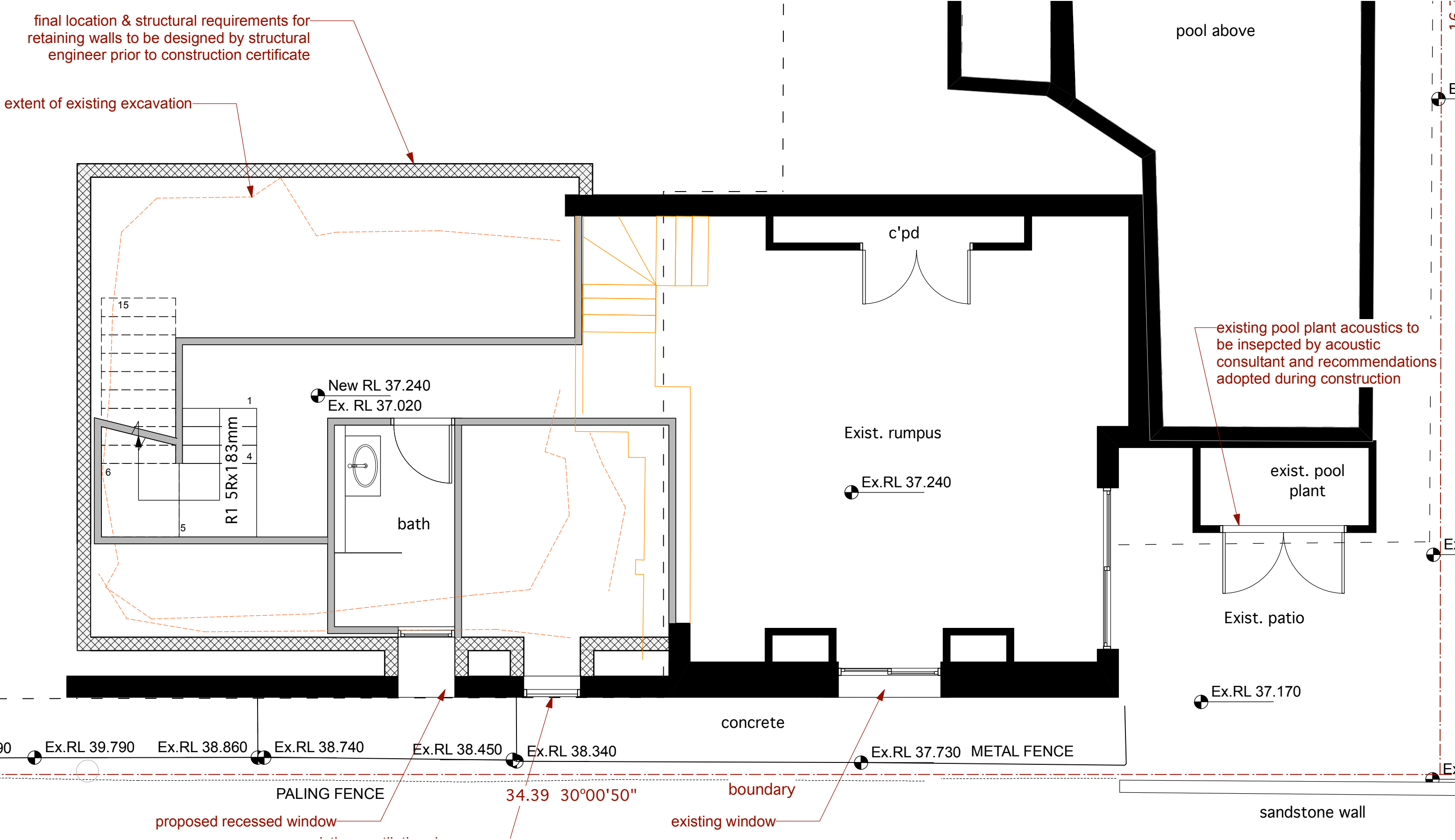
04.08.2021

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REFER TO SURVEY BY FRANK M MASON & CO NO. 32884-05 Dated 16.12.2020

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2010

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AMENDMENTS

REVISION	DATE	AMENDMENT DESCRIPTION
A	04/08/21	Initial Issue
B	24/8/21	Plan amd.

TO ENSURE PRINT IS TO SCALE CHECK THIS DIMENSION

50mm 40 30 20 10 0

TITLE Lower Ground _ Extend of existing excavation

SCALE 1:50 @ A3

TYPE
1.06

NUMBER

AMENDT
B

PURPOSE
L&E Court

Coronation Ave

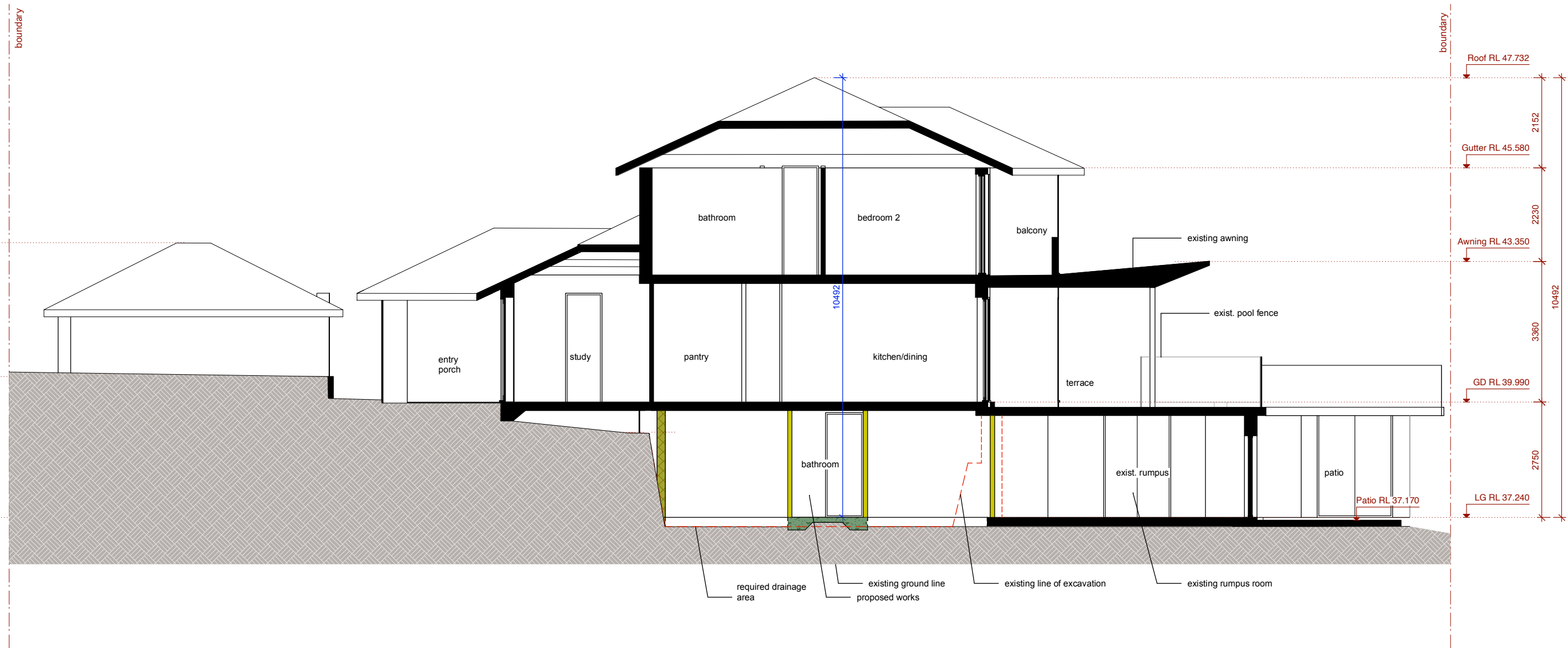
24.08.2021

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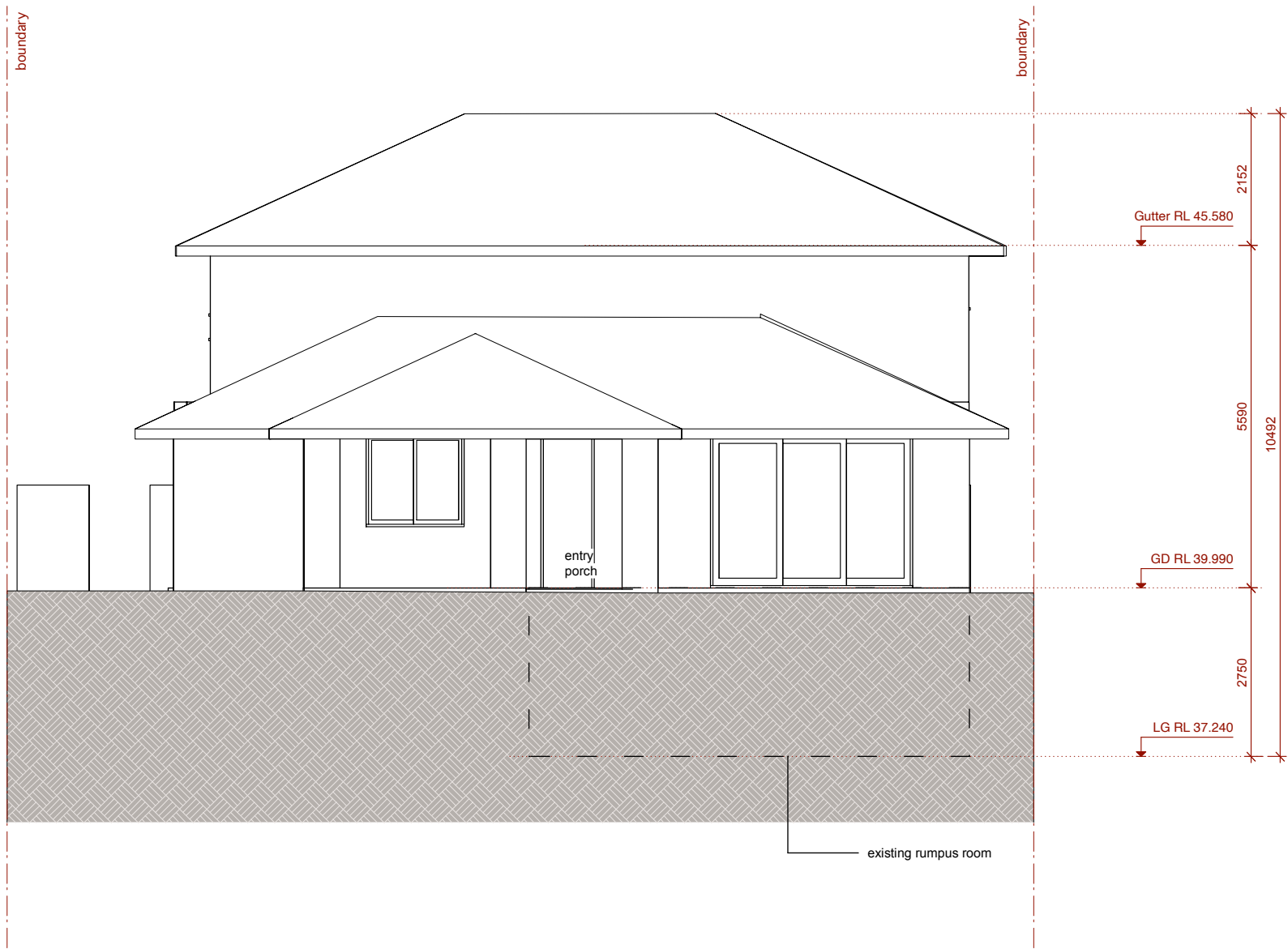
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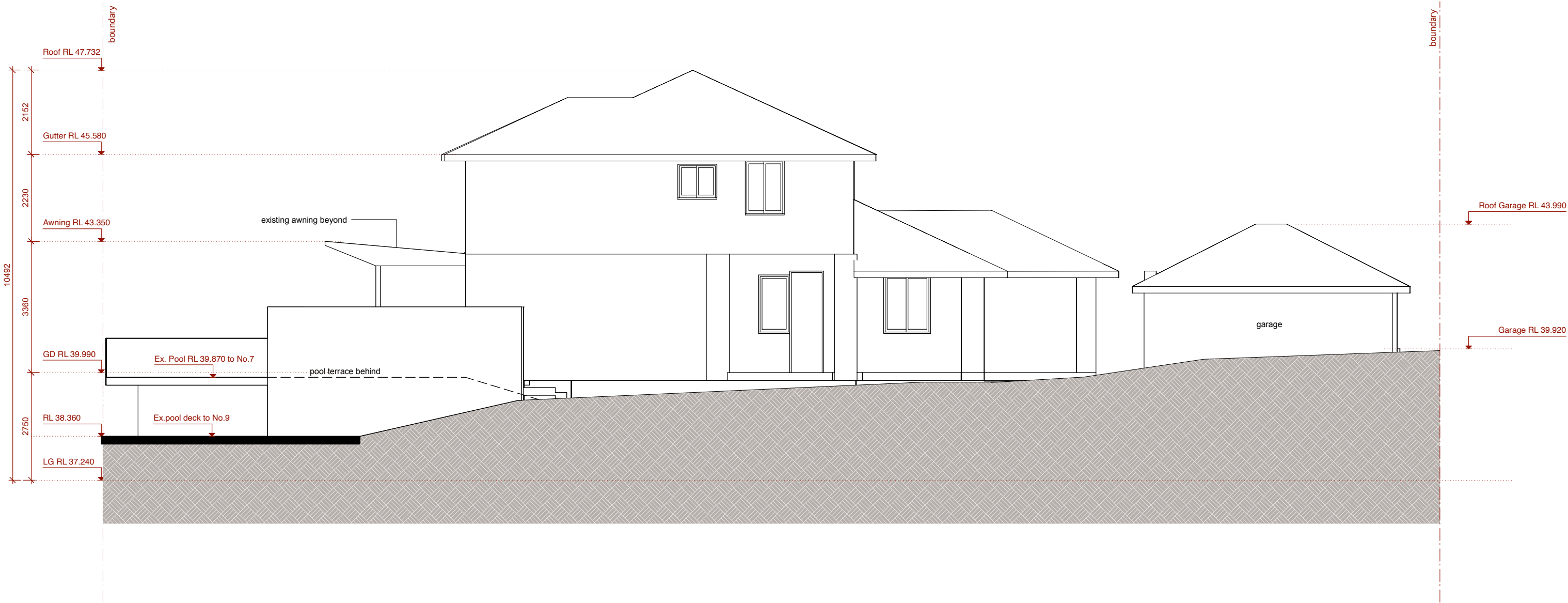


Section A
Scale: 1:100

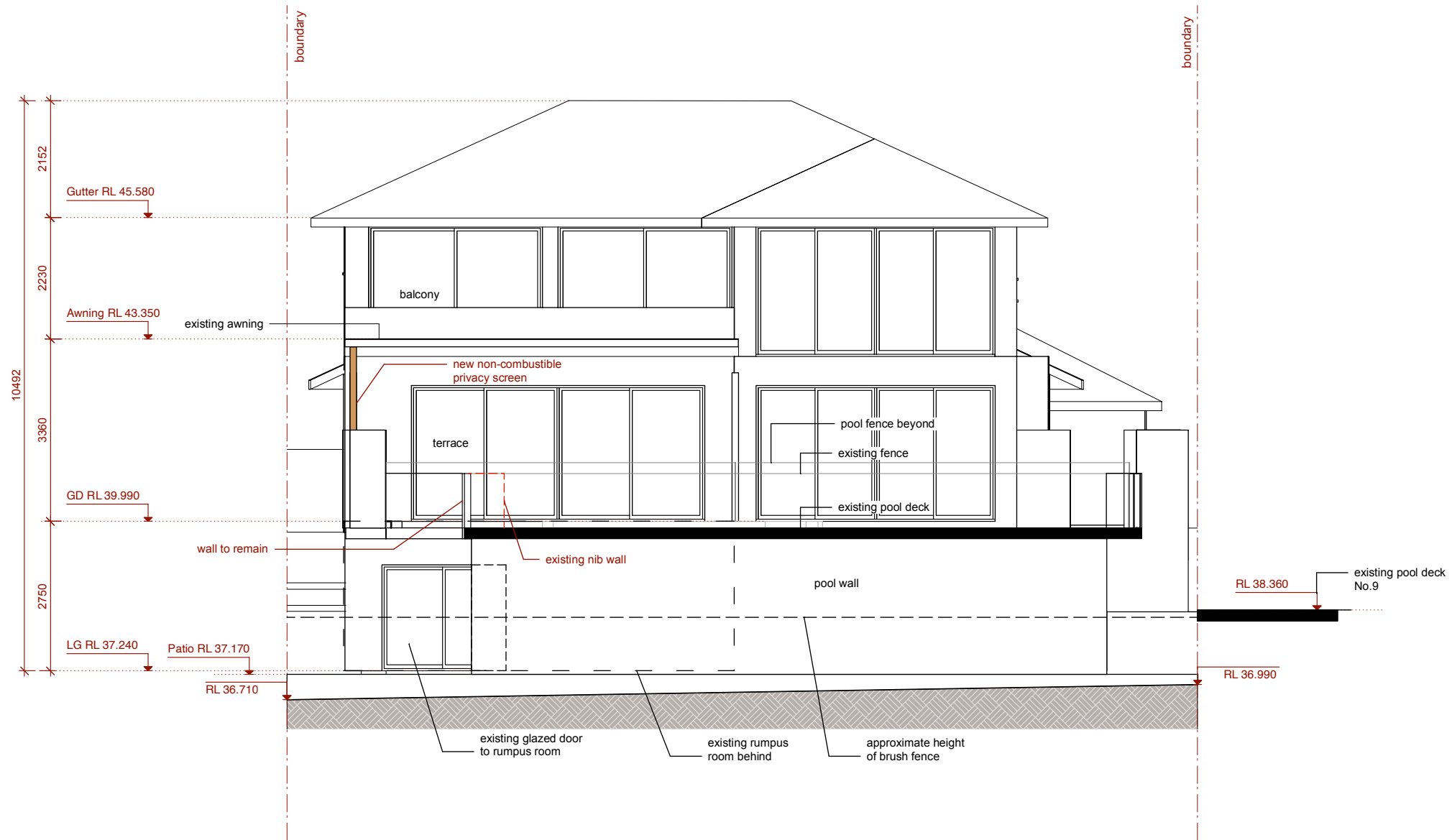
CLIENT Mirella Brovedani & Iain MacClean		PROJECT NO. 2010		NOTE: CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION ALL BUILDING WORK TO COMPLY WITH AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA		REVISION A 24/02/20 Initial Issue B 04/08/21 Court Issue C 24/8/21 Amd to current plan		DATE 24/02/20 04/08/21 24/8/21		AMENDMENT DESCRIPTION		TITLE Section A	
ADDRESS 7 Coronation Ave, Mosman												SCALE 1:100 @ A3	
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												NUMBER C	
												PURPOSE L&E Court	



S South Elevation
Scale: 1:100



W West Elevation
Scale: 1:100



N North Elevation
Scale: 1:100

CLIENT PROJECT NO.
Mirella Brovedani & Iain MacClean 2010

ADDRESS
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OF AUSTRALIA

AMENDMENTS

REVISION	DATE	AMENDMENT DESCRIPTION
A	24/02/20	Initial Issue
B	04/08/21	Court Issue

TITLE Elevation North

SCALE 1:100 @ A3

TYPE	NUMBER	AMENDT
	3.03	B
PURPOSE	L&E Court	

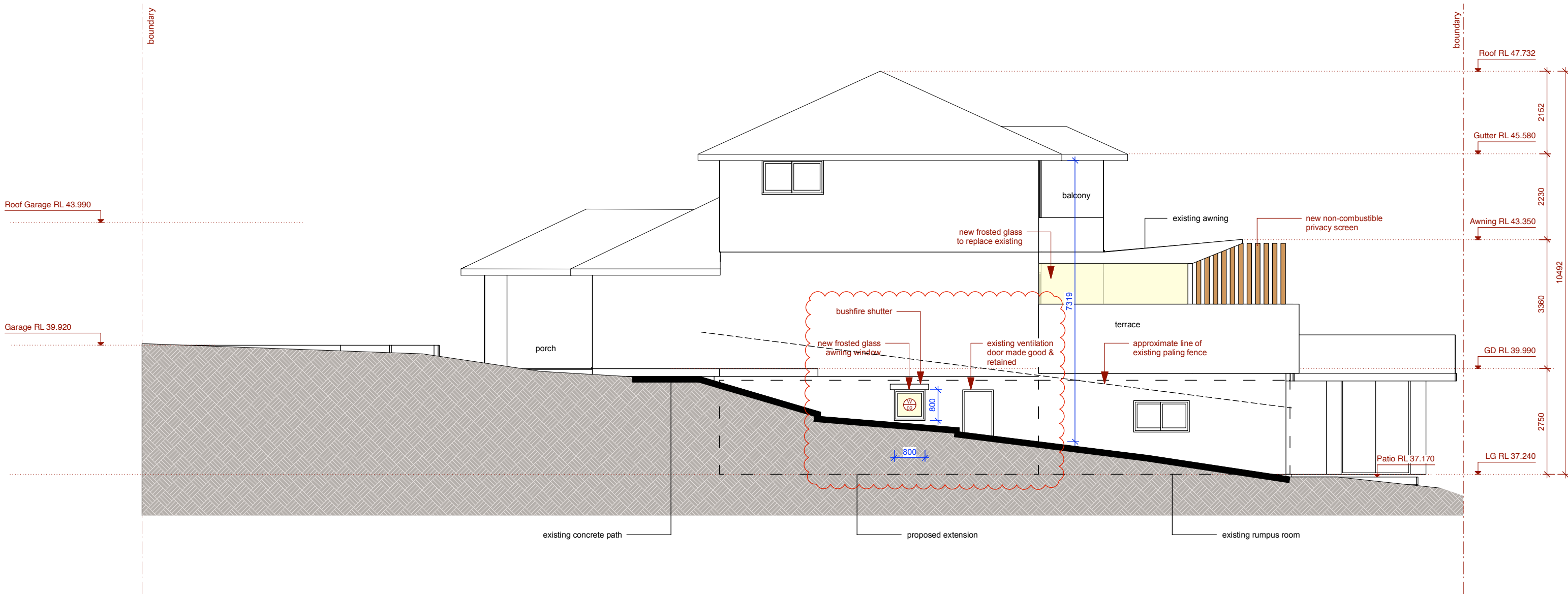
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Coronation Ave



E East Elevation
Scale: 1:100

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PROJECT NO.
2010

ADDRESS
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AMENDMENTS
REVISION
A
B
C
DATE
24/02/20
04/08/21
24/8/21
AMENDMENT DESCRIPTION
Initial Issue
Court Issue
Window 01 deleted

TO ENSURE PRINT IS TO SCALE CHECK THIS DIMENSION ▶ 50mm 40 30 20 10 0

TITLE
Elevation East

SCALE 1:100 @ A3

TYPE	NUMBER	AMENDT
	3.04	C
PURPOSE	L&E Court	

24.08.2021

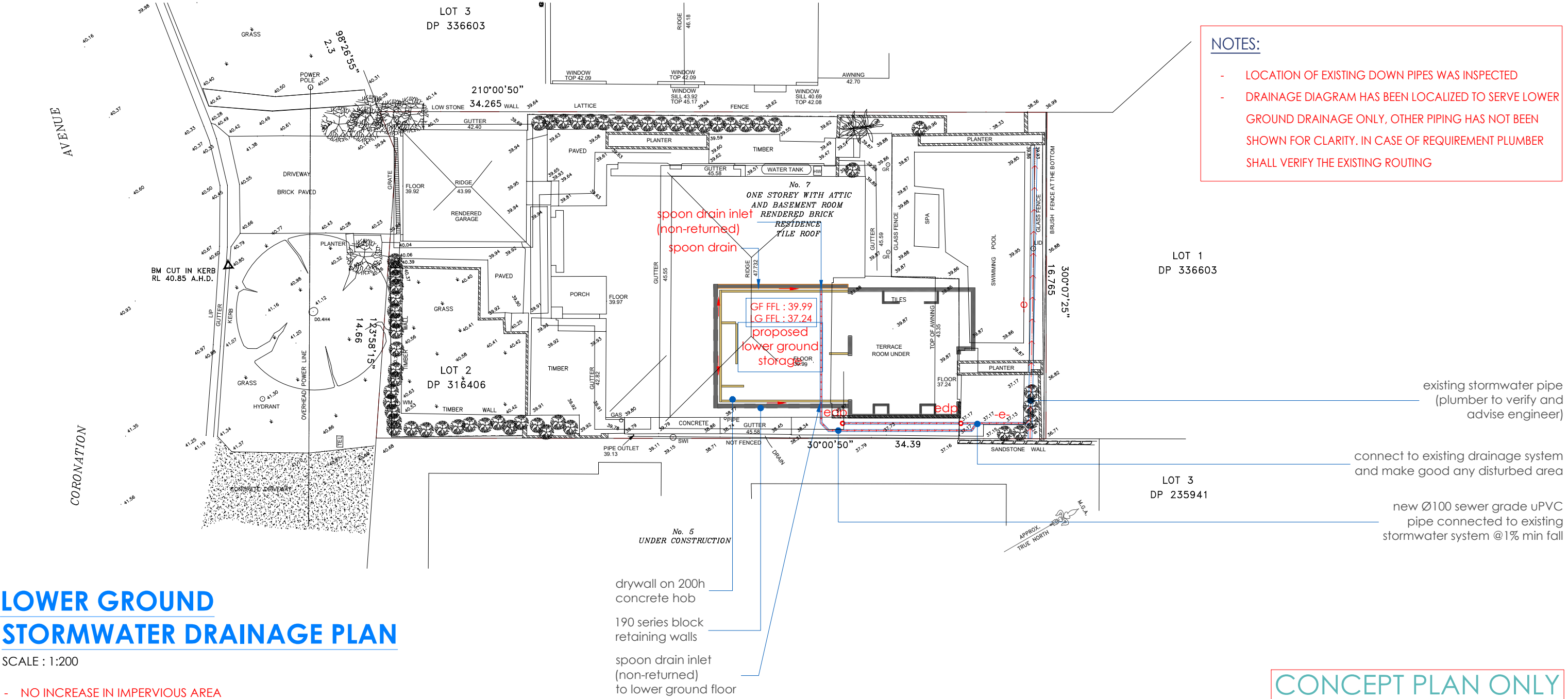
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Coronation Ave



- NOTES:**

 1. THE PLUMBER/ DRAINER SHALL INSPECT THE SITE AND CONFIRM THE EXISTING SITE STRUCTURES, SERVICES AND CONDITIONS PRIOR TO PROCEEDING. IF ANY DISCREPANCIES FOUND, CONTACT THE ENGINEER FOR DISCUSSION.
 2. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL GOVERNMENT'S REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE PLUMBER/ DRAINER TO OBTAIN ANY APPROVALS/ PERMITS/
- LICENSES ISSUED BY THE AUTHORITIES PRIOR TO PROCEEDING WITH STORMWATER WORKS.

 3. ALL MATERIALS USED IN THE WORK SHALL BE NEW AND CONFORM WITH RELEVANT AUSTRALIAN STANDARDS AND BEAR THE REQUIRED STANDARDS MARK.
 4. LOCATION OF STORMWATER SYSTEMS, INCLUDING DOWNPIPES, PIPES, PITS AND RAINWATER TANK ARE INDICATIVE ONLY. EXACT LOCATION SHALL BE DETERMINED ON SITE TO SUIT SITE CONDITIONS.
 5. SUB-SOIL DRAINS FOR RETAINING WALL SHALL BE INSTALLED BY THE BUILDER AND CONNECTED TO STORMWATER LINES. ALL AGG. LINES SHALL BE 100mm DIA., UNLESS
- NOTED OTHERWISE.

 6. LEVELS ARE APPROXIMATE ONLY. THE PLUMBER/ DRAINER SHALL CONFIRM THE LEVELS PRIOR TO PROCEEDING. IF ANY DISCREPANCIES FOUND, CONTACT THE ENGINEER FOR DISCUSSION.
 7. INSPECTION AND CERTIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO BACKFILLING. ALLOW 24 HOUR NOTICE FOR THE ENGINEER TO CARRY OUT INSPECTION.
 8. ANY DAMAGE TO SERVICES DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT THE PLUMBER/ DRAINER'S OWN EXPENSE.

DO NOT SCALE THE DRAWING.
ALL DIMENSIONS ARE IN MILLIMETER.
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE
COMMENCEMENT OF WORKS.
ANY DISCREPANCIES SHALL BE REFERRED TO THE
DESIGNERS/ARCHITECTS/ENGINEERS FOR
CLARIFICATION.
DIAL 1100 BEFORE DIGGING

Rev	Date	Description	By
A	30.07.2019	issued for CC	LT

plama projects

STRUCTURE ▼ STORMWATER ▼ CIVIL

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w: www.plamaprojects.com.au

e: plama.pro@outlook.com

m: 0452 588 578 | ABN: 4862 100 2659

P/L

CLIENT

Northshore Prestige Construction P/L

PROPOSED
ALTERATIONS & ADDITIONS

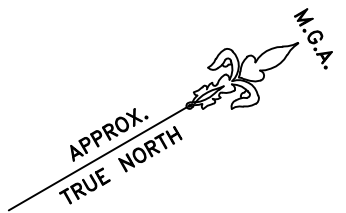
7 Coronation Avenue, Mosman

LOWER GROUND STORMWATER DRAINAGE

Scale	1/100	SW01	Approved
Designed By	LT		
Drawn By	LQ	Issued for	CC
Checked By	LT	Total sheet	4

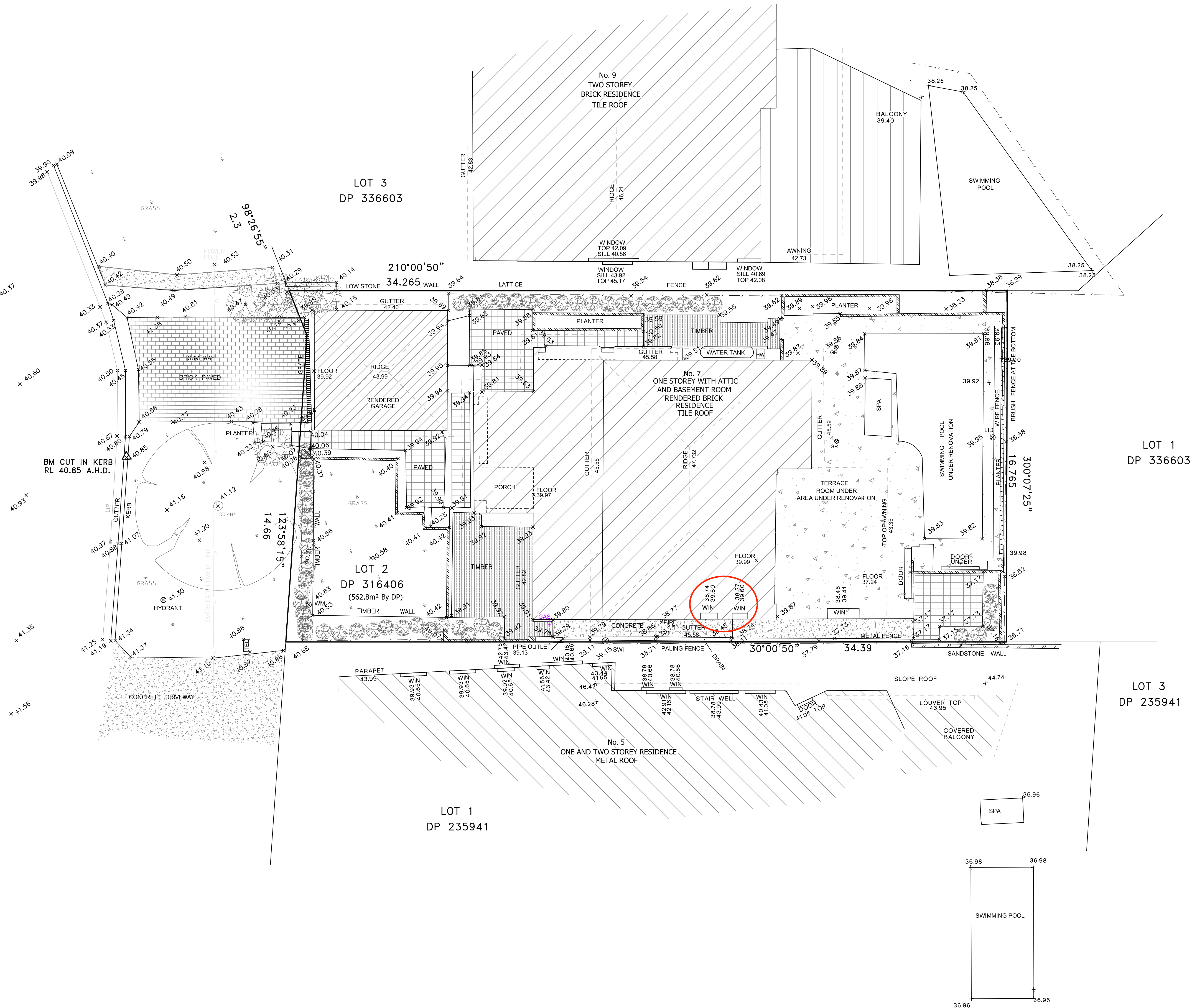


Lucas Tran
BE, MIEAust
Lic. 5222 075

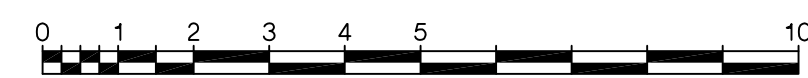


AVENUE

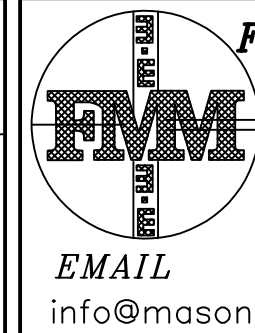
CORONATION



- NOTES:
1. The Boundaries shown hereon have been compiled from Plans available from the Department of Lands and are subject to survey.
 2. The relationship between features and boundaries is diagrammatic only.
 3. No investigation has been made of underground services on or adjacent to this land.
 4. Restriction on building may apply to this land.
 5. Origin of levels PM 35740 adopted as RL 61.62 A.H.D.
 6. GR Denotes Grate.
SWI Denotes Sewer Inspection Lid.
WM Denotes Water Meter.
HW Denotes Hot Water.

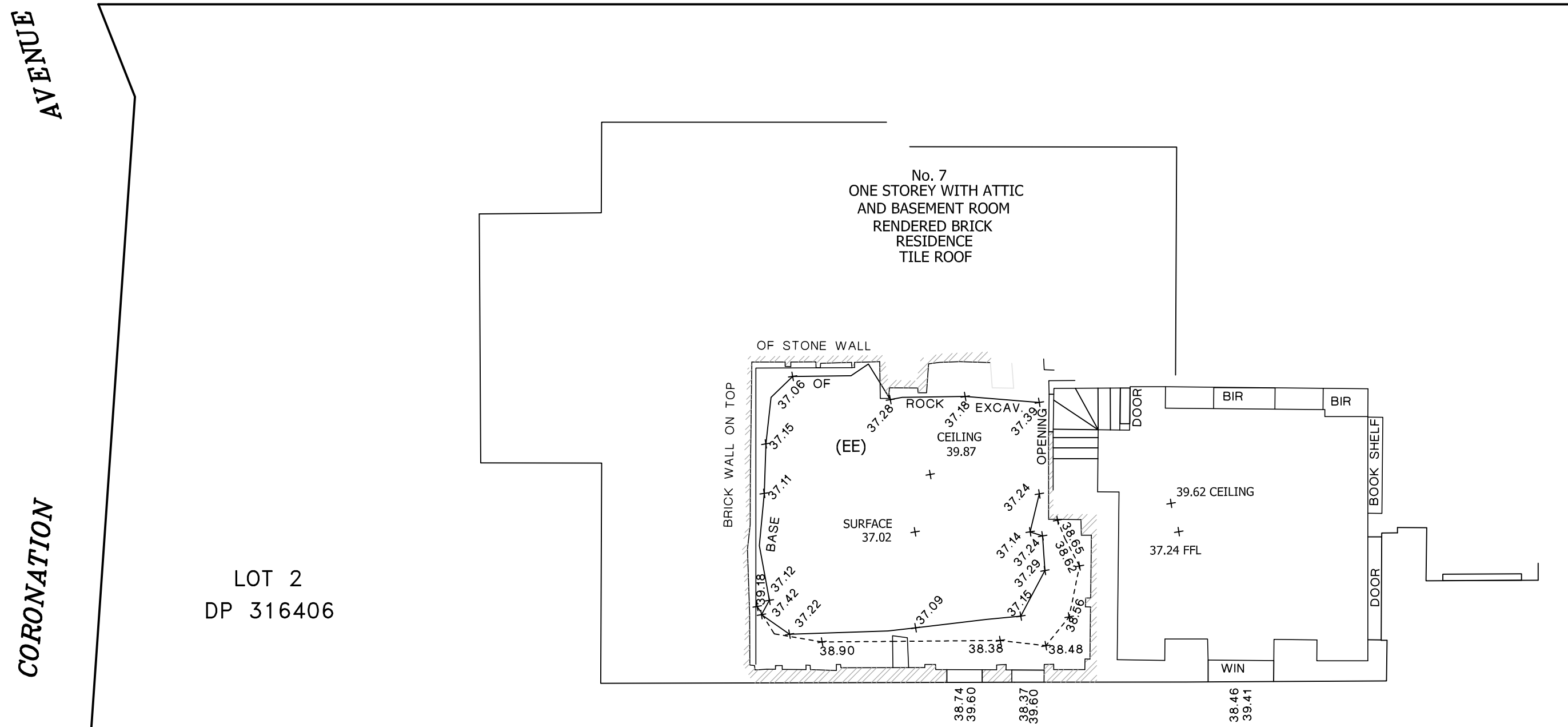


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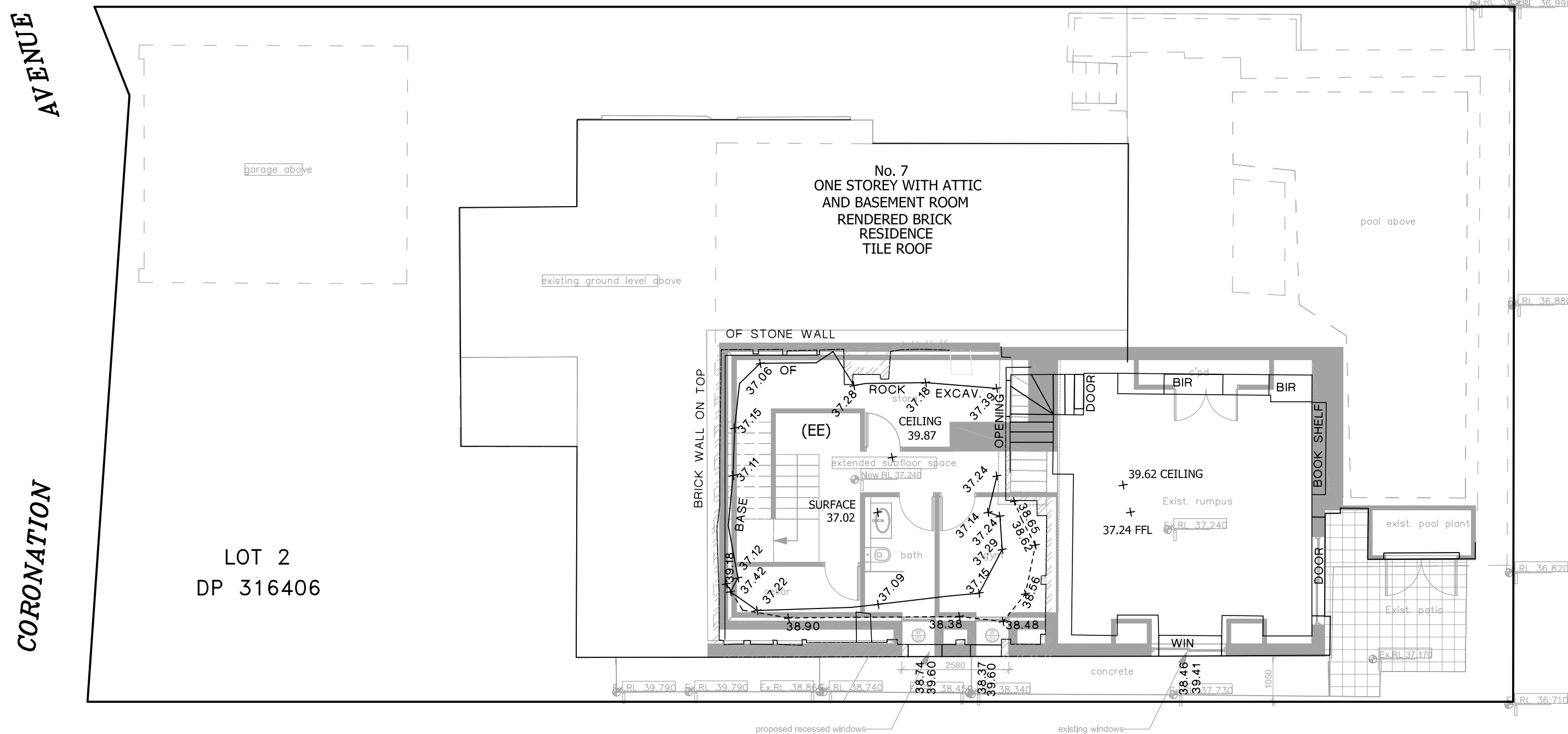


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LAND AND ENGINEERING SURVEYORS
CONSULTANTS IN LAND DEVELOPMENT
2 Winslow Street KIRRIBILLI
P.O. Box 56, MILSONS POINT NSW 1565
Tel 02 9929 6233
02 9955 5385
Fax 02 9929 7727
EMAIL
info@mason.net.au

PLAN SHOWING RELATIVE HEIGHTS AND FEATURES OF LOT 2 DP 316406 BEING LAND AT MOSMAN IN THE L.G.A. OF MOSMAN						
Drawn	RS	Surveyor	RS	Datum	AHD	Date 16.12.2020
Reduction Ratio	Size	Drawing Name				Sheet of
1:100	A1	32884-04				



SURVEY



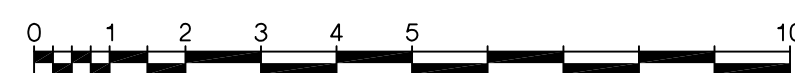
DESIGN OVERLAYED

NOTES:

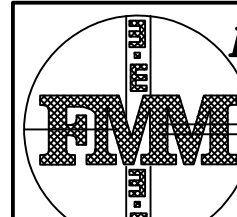
1. The Boundaries shown hereon have been compiled from Plans available from the Department of Lands and are subject to survey.
2. The relationship between features and boundaries is diagrammatic only.
3. No investigation has been made of underground services on or adjacent to this land.
4. Restriction on building may apply to this land.
5. Origin of levels PM 35740 adopted as RL 61.62 A.H.D.
6. GR Denotes Grate.
SWI Denotes Sewer Inspection Lid.
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HW Denotes Hot Water.



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P.O. Box 56, MILSONS POINT NSW 1565
Tel 02 9929 6233
02 9955 5385
Fax 02 9929 7727
EMAIL
info@mason.net.au

PLAN SHOWING LOWER LEVEL ROOM AND
EXTEND OF EXISTING EXCAVATED AREA
AT No. 7 CORONATION AVENUE, MOSMAN
IN THE L.G.A. OF MOSMAN

Drawn RS	Surveyor RS	Datum AHD	Date 16.12.2020
Reduction Ratio 1:100	Size A1	Drawing Name 32884-05	Sheet of

Project address	
Project name	7 Coronation Avenue_02
Street address	7 Coronation Avenue Mosman 2088
Local Government Area	Mosman Municipal Council
Plan type and number	Deposited Plan 316406
Lot number	2
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil		

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.							✓	✓	✓
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W01	SE	0.65	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W02	SE	0.65	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			