

DEVELOPMENT APPLICATION

KEAVENEY HOUSE

LOT:2 DP:260241

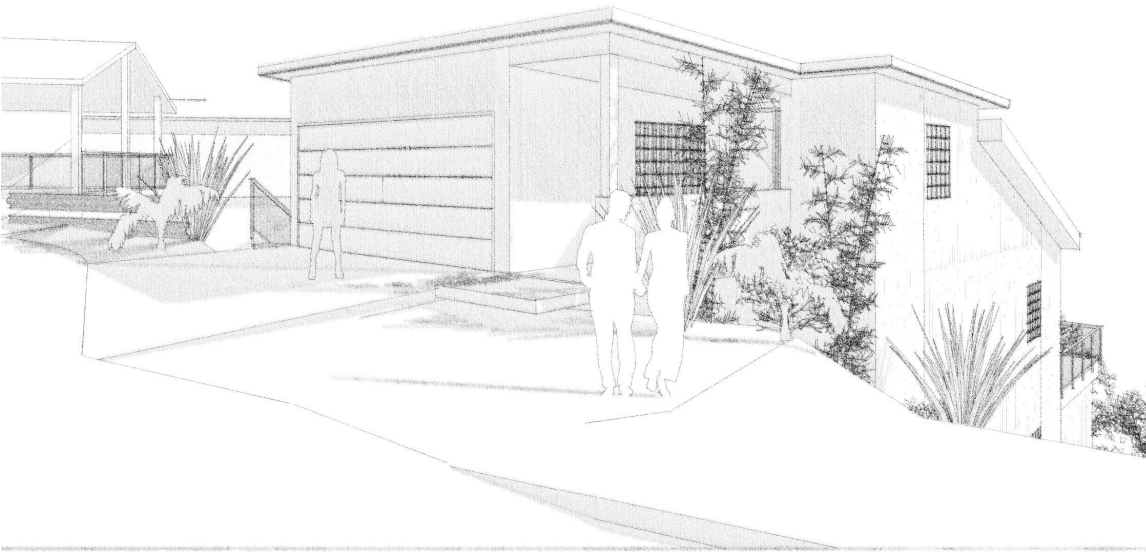
100 HILLTOP ROAD AVALON BEACH NSW .

NO.	DRAWING - DA SET	SCALE	AREAS
A1.1	COVER SHEET	-	AREA SQM
A1.2	COLOURS & MATERIALS	-	SITE AREA
A1.3	NgTHERS REQUIREMENTS	-	SITE AREA 1,004.04
A1.4	BASIX REQUIREMENTS		LANDSCAPE OPEN SPACE
A1.5	LANDSCAPE / STORMWATER	1:250	1: LANDSCAPE 674.48
A1.6	SITE ANALYSIS	1:250	FLOOR AREA
A1.7	SITE MANAGEMENT	1:250	1: LEVEL 1 90.27
A1.8	SHADOW DIAGRAMS	1:250	2: LEVEL 2 107.43
A1.9	SHADOW DIAGRAMS	1:250	3: LEVEL 3 108.85
A1.10	SHADOW DIAGRAMS	1:250	4: LEVEL 4 11.37
A2.1	SITE / ROOF PLAN	1:250	5: L4 GARAGE 60.34
A2.2	LEVEL 4 FLOOR PLAN	1:100	6: L2 DECK 20.85
A2.3	LEVEL 3 FLOOR PLAN	1:100	7: L3 DECK 69.81
A2.4	LEVEL 2 FLOOR PLAN	1:100	
A2.5	LEVEL 1 FLOOR PLAN	1:100	
A3.1	ELEVATIONS	1:100	
A3.2	ELEVATIONS	1:100	
A3.3	ELEVATIONS	1:100	
A3.4	ELEVATIONS	1:100	
A3.5	SECTIONS	1:100	
A3.6	SECTIONS	1:100	
A3.7	SECTIONS	1:100	
A3.8	SECTION - DRIVEWAY DETAILS	1:100	

NORTHERN BEACHES COUNCIL
PITTWATER LEP 2014 COASTAL WARD - PITTWATER
LAND WITHIN AREA 1 OF THE LANDSCAPED AREA MAP
BUSHFIRE PRONE LAND - LAND ZONE C4 - ENVIRONMENTAL LIVING
- CLASS 5 A.S.S. - PITTWATER BIODIVERSITY MAP - GEOTECHNICAL HAZARD H1

CONTROL	REQUIREMENT	PROPOSED	COMPLYING
SITE AREA:	1000sqm		
DENSITY:	Q: 1 dwelling / 700sqm	1	YES
LEP HEIGHT:	8.5m -	11.6m	NO REFER SOEE
FRONT SETBACK:	6.5 or established building line (whichever greater)	6.5m to house 1.526m to garage	YES NO REFER SOEE
SIDE SETBACK:	Side 1 - 2.5m Side 2 - 1m	2.5m 1m to garage	YES YES
BUILDING ENVELOPE	Refer Statement of Environmental Effects (based on slope)		
REAR SETBACK:	6.5m	21.1m	YES
LANDSCAPED AREA	60% SITE	60% (635sqm)	YES
PARKING:	2 car spaces / dwelling	2	YES

NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH
LEGEND



OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION

CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE
COVER SHEET

REVISION
DEVELOPMENT APPLICATION
DATE
14 JUN 2024

PLOT DATE
14/06/24
SCALE@A3
PROJECT NO.
18456
DRAWING NO.
A1.1

1
LOCATION PLAN
1:2000



OFF FORM CONCRETE



CLADDING 1: Firecrunch 12mm K.Cladb vertical cladding
WINDOW FRAME: PEARL WHITE



CLADDING 2: FIBRE CEMENT
DECKING: FIRE RATED COMPOSITE DECKING
BALUSTRADES: GLASS & STEEL



EXTERNAL PAINT COLOUR



ROOF / CAPPING COLOUR - SHALE GREY



NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH
LEGEND



OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE
COLOURS & MATERIALS

REVISION	DATE
DEVELOPMENT APPLICATION	14 JUN 2024
.	.
.	.

NaTHERS REQUIREMENTS PLAN STAMP 204.0 ESD-NAT-BAX-250522

NaTHERS requirements set out below are part of the requirements to achieve final occupation certification.

Any items that are changed or altered require a new NatHERS certificate to be issue.

Compliance with this is required to be demonstrated upon completion to the certifying authority. The Certifier must confirm that these commitments have been installed and not altered.

PROJECT DETAILS

ADDRESS	SUBURB / TOWN / POST CODE	LOT # DP#
100 Hilltop Road	AVALON BEACH 2107 NSW	LOT 2 DP 260241

ENERGY RATING

STAR RATING	DWELLING #	HEATING LOAD	COOLING LOADS
7.4	HOUSE	17.7	8.3

FLOORS

FLOOR TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
CSOG 100MM	NIL	
SUSP CONC 100MM	R2.00	LEVEL 3,2,1
SUSP CONC 150MM	NONE	LEVEL 4
CSOG 100MM	R1.00 UNDERSLAB	LEVEL 1

FLOOR COVERINGS

AREA	COVERING	OTHER INFORMATION
BEDROOMS	CARPET	
WET AREAS / UTILITY ROOM	TILE	
ALL OTHER	TIMBER	
GARAGE	CONCRETE EXPOSED	

WALL INSULATION

INTERNAL / EXTERNAL	WALL TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
EXTERNAL	CONC BLOCK 190MM CORE FILLED	R2.00	L1 - NTH EAST & STH EAST WALLS, L2 LIFT WELL EXTERNAL, L3 LIFT WELL EXTERNAL, L4 LIFT WELL/ENTRY DOOR/ BLOCK WALL TO W404
EXTERNAL	FC NON REFL CAVITY STUD WALL	R2.50	L4 - STAIR WELL. L3 STAIR WELL
EXTERNAL	CONC BLOCK 190MM CORE FILLED	NIL	L4 - GARAGE
EXTERNAL	REVERSE BRICK VENEER NON REFL CAVITY STUD	R2.00	L1, L2, L3
INTERNAL	CONC BLOCK 190MM CORE FILLED	NIL	LIFT WALLS INTERNAL
INTERNAL	CONC BLOCK 190MM CORE FILLED	R1.50	GARAGE WALL INTERNAL ADJACENT ENTRY

INTERNAL / EXTERNAL	WALL TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
INTERNAL	PLASTERBOARD	R1.50	L3 WC, L2 BATHROOM, L1 BATHROOM
INTERNAL	SINGLE BRICK PLASTERBOARD DIRECT FIX	NIL	SEE VISUAL

SOLAR ABSORPTANCE MEDIUM 0.50SA

ROOF AND CEILINGS

ROOF CONSTRUCTION TYPE	INSULATION	OTHER INFORMATION
METAL	R1.30 ANTICON	

SOLAR ABSORPTANCE SHALE GREY 0.44SA

CEILING TYPE	INSULATION	OTHER INFORMATION
PLASTERBOARD	R4.00	L1 - ROBE, BED1.2 ADJACENT DECK
PLASTERBOARD	R4.00	L3 - DINING LIVING ADJACENT EXTERNAL ROOF
PLASTERBOARD	R4.00	L4 - ENTRY LIFT AREA
PLASTERBOARD	R3.00	L2 - FAMILY, BED 4, ADJACENT TO EXTERNAL DECK

WINDOWS AND GLAZING

WINDOW DESCRIPTION	FRAME TYPE	U VALUE	SHGC
HINGED DOOR 208D	ALM DG LOW E CLEAR	3.23	0.41
AWNING 102W	ALM SG LOW E CLEAR	6.45	0.64
SLIDING 404W, 304W, 307W, 202W, 107W	ALM DG LOW E CLEAR	3.08	0.55
SLIDING 101W, 104W, W106, 108W, 204W, 305W, 306W	ALM SG CLEAR	6.38	0.72
SLIDING DOOR 203D, 301D, 302D	ALM DG LOW E CLEAR	2.02	0.51
FIXED 105W, 205W, 206W, 303W, ENTRY DOOR FIXED GLAZE	ALM DG LOW E CLEAR	1.92	0.54
FIXED 401W, 402W, 405W, 109W, 103W	ALM SG CLEAR	5.91	0.75

SKYLIGHTS

FRAME TYPE	GLAZING	U VALUE	SHGC	SHAFT INSULATION / COVERINGS
VELUX VENTILATING	3MM LOE 366, 10.5 ARGON GAP, 3MM CLEAR	2.61	0.21	

CEILING FANS - EXHAUST FANS

AREA	TYPE	SIZE
FAMILY/GAMES X 1 - LIVING X 1 - KITCHEN LIVING X 1	CEILING FAN	1400MM MIN DIA.
KITCHEN, L1 BATH ENS, L2 BATH,	EXHAUST FAN	250MM MAX DIA.

NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH
LEGEND



OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
DRAWING TITLE

NaTHERS REQUIREMENTS

REVISION
DEVELOPMENT APPLICATION
.
.
.
DATE
14 JUN 2024
.

PLOT DATE
14/06/24
SCALE@A3
PROJECT NO.
18456
DRAWING NO.
A1.3

BASIX REQUIREMENTS

PROJECT DETAILS

PROJECT DETAILS

ADDRESS	LOT AND DP #	DWELLING TYPE
100 Hilltop Road, Clareville	LOT 2 DP 260241	Single dwelling

WATER REQUIREMENTS

DWELLINGS

TOILET	SHOWER	KITCHEN TAPS	BATH TAPS	Clothes Dryer	Dishwasher
minimum rating of 4 star	minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests)	minimum rating of 4 star	minimum rating of 4 star		

DWELLINGS RAINWATER TANKS

LTRS	COLLECTION AREAS	SUPPLIED AREAS
3500 ltr	231 sqm roof diverted to tank	Toilet, ldry, outside tap

Other Information	100 sqm gardens or lawns to be low water species planting
-------------------	---

ENERGY REQUIREMENTS

HWS

TYPE	ENERGY RATING	OTHER REQUIREMENTS
Electric Storage		

VENTILATION

AREA	OPERATION TYPE
Bathroom Kitchen	Ducted to facade or roof - Manual switch on / off
Ldry	natrual ventilation only

HEATING AND COOLING

AREA	SYSTEM	ENERGY EFFIECENCY	ZONED
Cooling Bedrooms / Livings room	1 Phase ducted air con	2.5 - 3.0 EER	yes
Heating Bedrooms / Livings room	1 Phase ducted air con	2.5 - 3.0 EER	yes

DWELLING LIGHTING

TYPE		AREAS
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emittingdiode(LED) lamps.	The following areas will be primarily lit (minimum 80% of light fittings) by compact fluorescent, fluorescent, or LED lamps	Whole of dwelling

APPLIANCES TYPE AND STAR RATING

OVEN / C TOP	FRIDGE	DISHWASHER	WASHING MACHINE	Clothes Dryer	Other Information
Electric oven - electric cooktop					

MISC

CLOTHES LINE	UNDERCOVER COTHES LINE	VENTILATED FRIDGE SPACE
Out door required	NO	Optional

ALTERNATIVE ENERGY

SOLAR PHOTVOLTAIC SIZE	OTHER INFORMATION
Min 3 KW system	installed at an angle between 0 degrees and 10 degrees to the horizontal facing north east

NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH
LEGEND



OLIVER **KEAVENEY**
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE

BASIX REQUIREMENTS

REVISION
DEVELOPMENT APPLICATION
.
.
.
DATE
14 JUN 2024
.
.
.

PLOT DATE
14/06/24
SCALE@A3
PROJECT NO.
18456
DRAWING NO.
A1.4

NOTES:
- RIDGE & GUTTER LEVELS HAVE BEEN DETERMINED BY REMOTE METHODS & ARE APPROXIMATE ONLY.
+ DENOTES SPOT HEIGHT POSITION
- TREE DIMENSIONS ARE APPROXIMATE ONLY.
- NO SERVICES SEARCH HAS BEEN UNDERTAKEN. ONLY THOSE SERVICE STRUCTURES EVIDENT / VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED. DIAL 1100 BEFORE YOU DIG FOR SERVICES CONFIRMATION.
- BOUNDARIES SHOULD BE MARKED PRIOR TO ANY CONSTRUCTION

-THE PROPERTY IS SUBJECT TO COVENANT C243319
-THE PROPERTY IS SUBJECT TO RESTRICTIONS ON THE USE OF LAND DP260241

NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH
LEGEND

VIEWS

PREVAILING SUMMER AFTERNOON BREEZES



WINTER SUNRISE



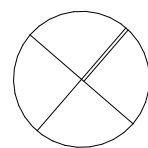
SUMMER SUNRISE



REFER DRAINAGE PLANS & EROSION & SEDIMENT CONTROL PLAN BY NITMA CONSULTING

REFER DRAWING A3.6 FOR ADDITIONAL DRIVEWAY DETAILS
REFER DRAWING A1.6 FOR SITE MANAGEMENT DETAILS

SURVEY DATA BY GEOGRAPHIC SOLUTIONS SURVEYORS



0 1 2 5 10m

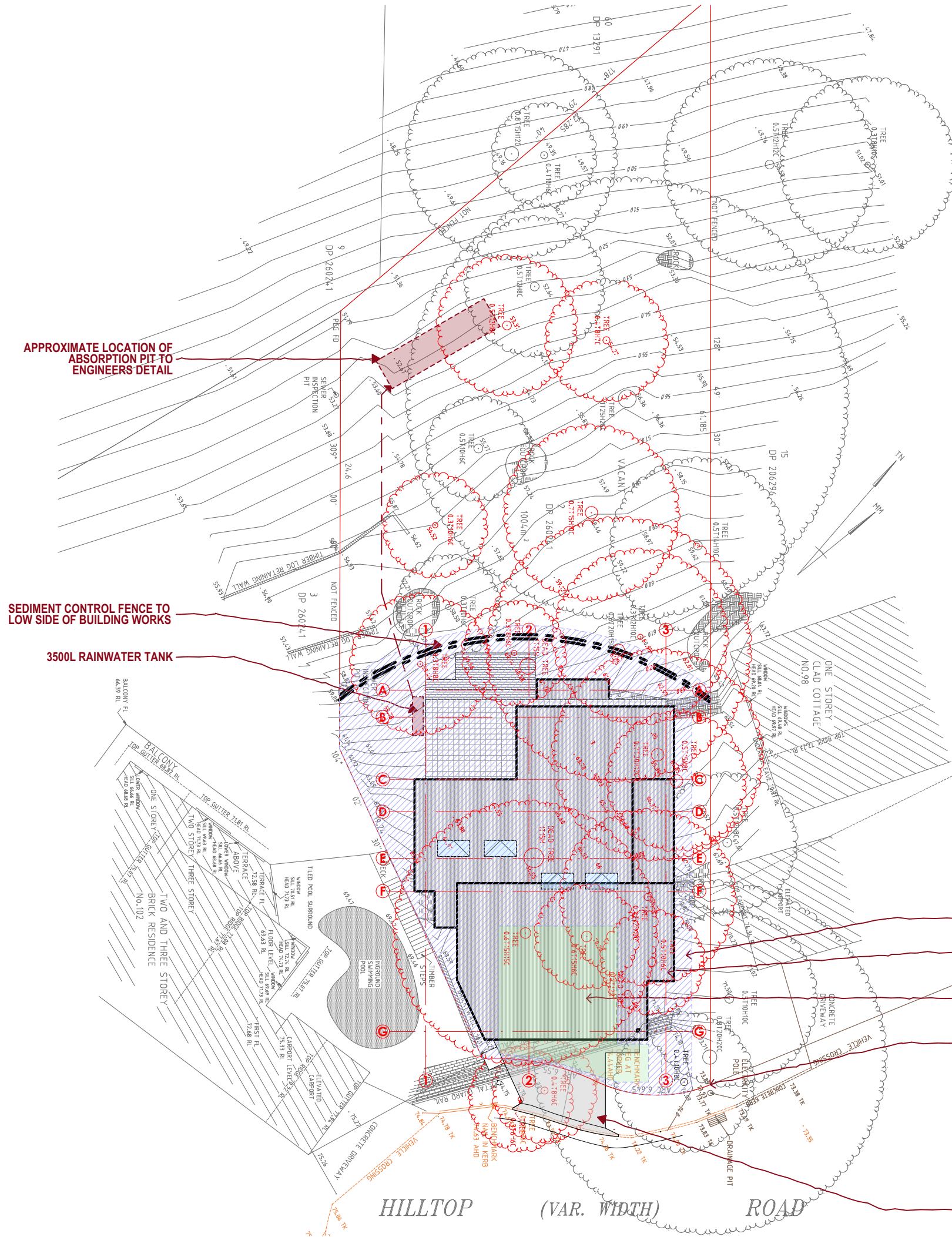
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE
SITE ANALYSIS

REVISION
DEVELOPMENT APPLICATION
14 JUN 2024

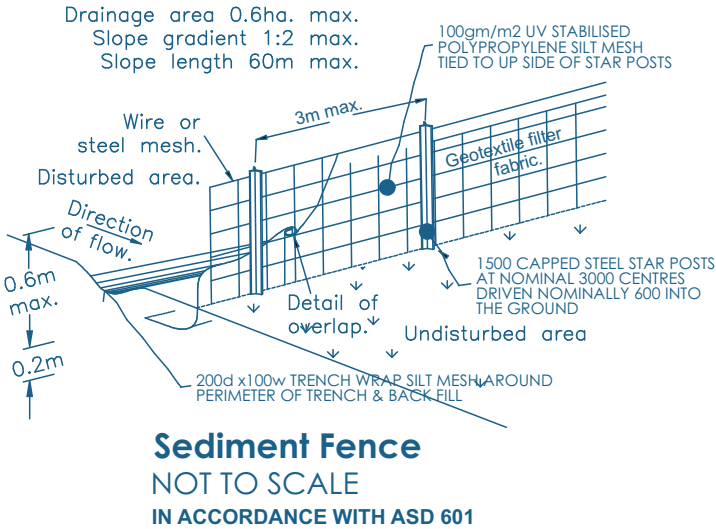
PLOT DATE 14/06/24
SCALE@A3 1:250
PROJECT NO. 18456
DRAWING NO. A1.6



NOTES:

- RIDGE & GUTTER LEVELS HAVE BEEN DETERMINED BY REMOTE METHODS & ARE APPROXIMATE ONLY.
- + DENOTES SPOT HEIGHT POSITION
- TREE DIMENSIONS ARE APPROXIMATE ONLY.
- NO SERVICES SEARCH HAS BEEN UNDERTAKEN, ONLY THOSE SERVICE STRUCTURES EVIDENT & VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED. DIAL 1100 BEFORE YOU DIG FOR SERVICES CONFIRMATION.
- BOUNDARIES SHOULD BE MARKED PRIOR TO ANY CONSTRUCTION

-THE PROPERTY IS SUBJECT TO COVENANT C243319
-THE PROPERTY IS SUBJECT TO RESTRICTIONS ON THE USE OF LAND DP260241



SEDIMENT CONTROL NOTES

- THE SITE IS TO BE LEFT CLEAN AFTER ALL DEMOLITION WORKS AND EXISTING SITE LEVELS ARE TO GENERALLY REMAIN.
- THE SITE SHALL BE APPROPRIATELY MAINTAINED DURING ANY PERIOD OF UNOCCUPANCY.
- SEDIMENT FENCING AND EROSION CONTROL FILTERS SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION WORKS ARE COMPLETED.
- PERIODIC REMOVAL OF BUILT-UP SEDIMENT AROUND SEDIMENT FENCES AND FILTERS SHALL TAKE PLACE.
- SEDIMENT CONTROL FENCES AND FILTERS SHALL BE REGULARLY MAINTAINED TO ENSURE CONTINUOUS PERFORMANCE AS PER DESIGN.

REFER ABRORIST REPORT FOR TREE REMOVAL DETAILS

**CONNECT ALL DOWNPIPES TO RAINWATER TANKS VIA 100 DIA. PIPE
RAINWATER TANK OVERFLOW TO ABSORPTION PIT TO ENGINEERS DETAIL**

NOTE:
HOUSE BINS NOMINAL LOCATION IN GARAGE

EXISTING LAWN

EXTENT OF ALL BUILDING WORKS ON SITE INCLUDING SCAFFOLD & FENCING

PROPOSED ON-SITE SORTING & STORAGE AREA TO BE USED FOR WASTE MATERIAL & MATERIAL STORAGE. TO BE LOCATED WITHIN SITE BOUNDARIES

SECURITY FENCING TO SITE FRONT BOUNDARY

REFER DRAINAGE PLANS & EROSION & SEDIMENT CONTROL PLAN BY NITMA CONSULTING

**REFER DRAWING A3.6 FOR ADDITIONAL DRIVEWAY DETAILS
REFER DRAWING A1.6 FOR SITE MANAGEMENT DETAILS**

SURVEY DATA BY GEOGRAPHIC SOLUTIONS SURVEYORS

CONSTRUCTION VEHICLE ACCESS

NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

LEGEND



0 1 2 5 10m

OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
DRAWING TITLE
SITE MANAGEMENT

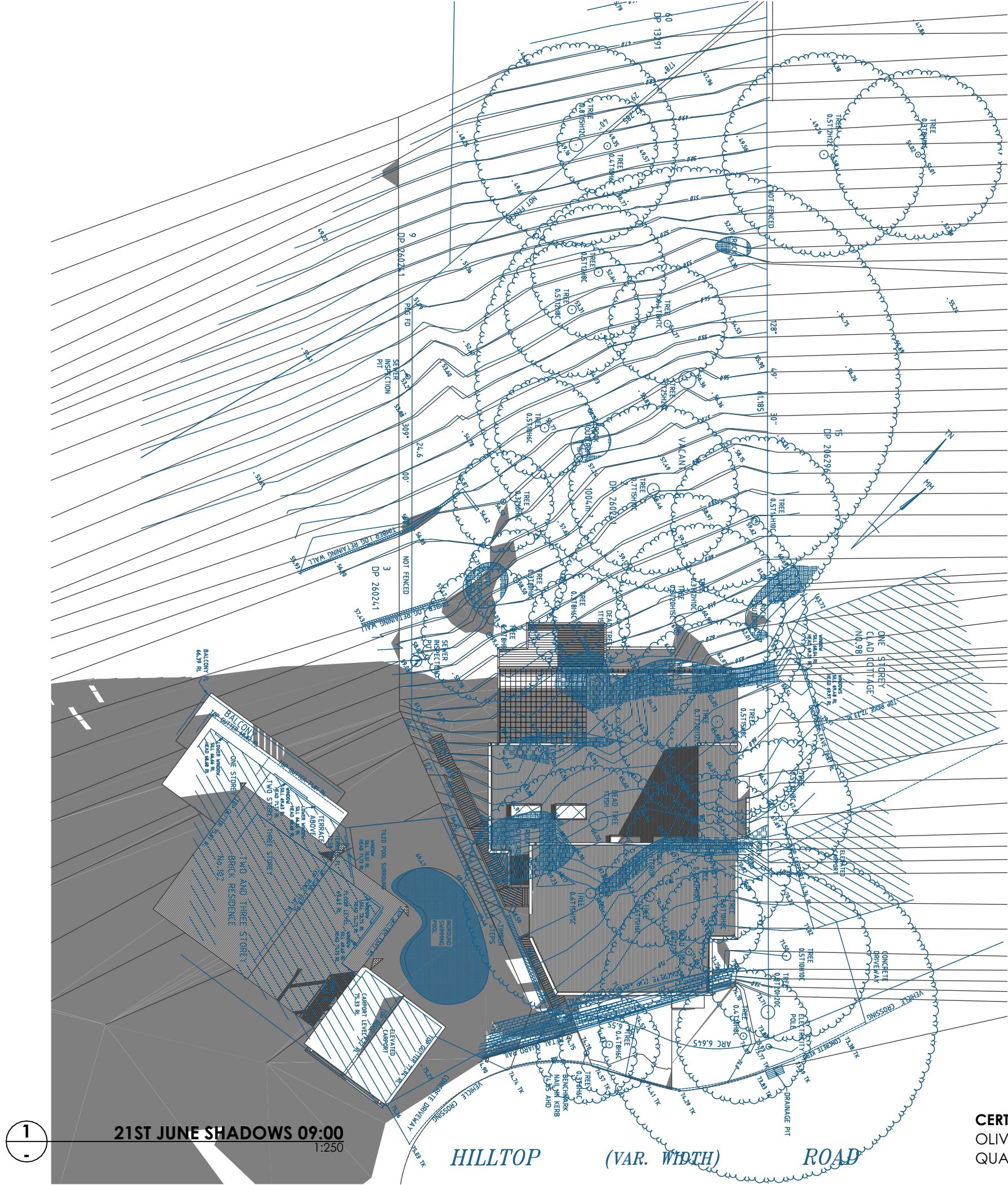
REVISION
DEVELOPMENT APPLICATION
14 JUN 2024

PLOT DATE
14/06/24

SCALE@A3
1:250

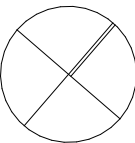
PROJECT NO.
18456

DRAWING NO.
A1.7



NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

LEGEND



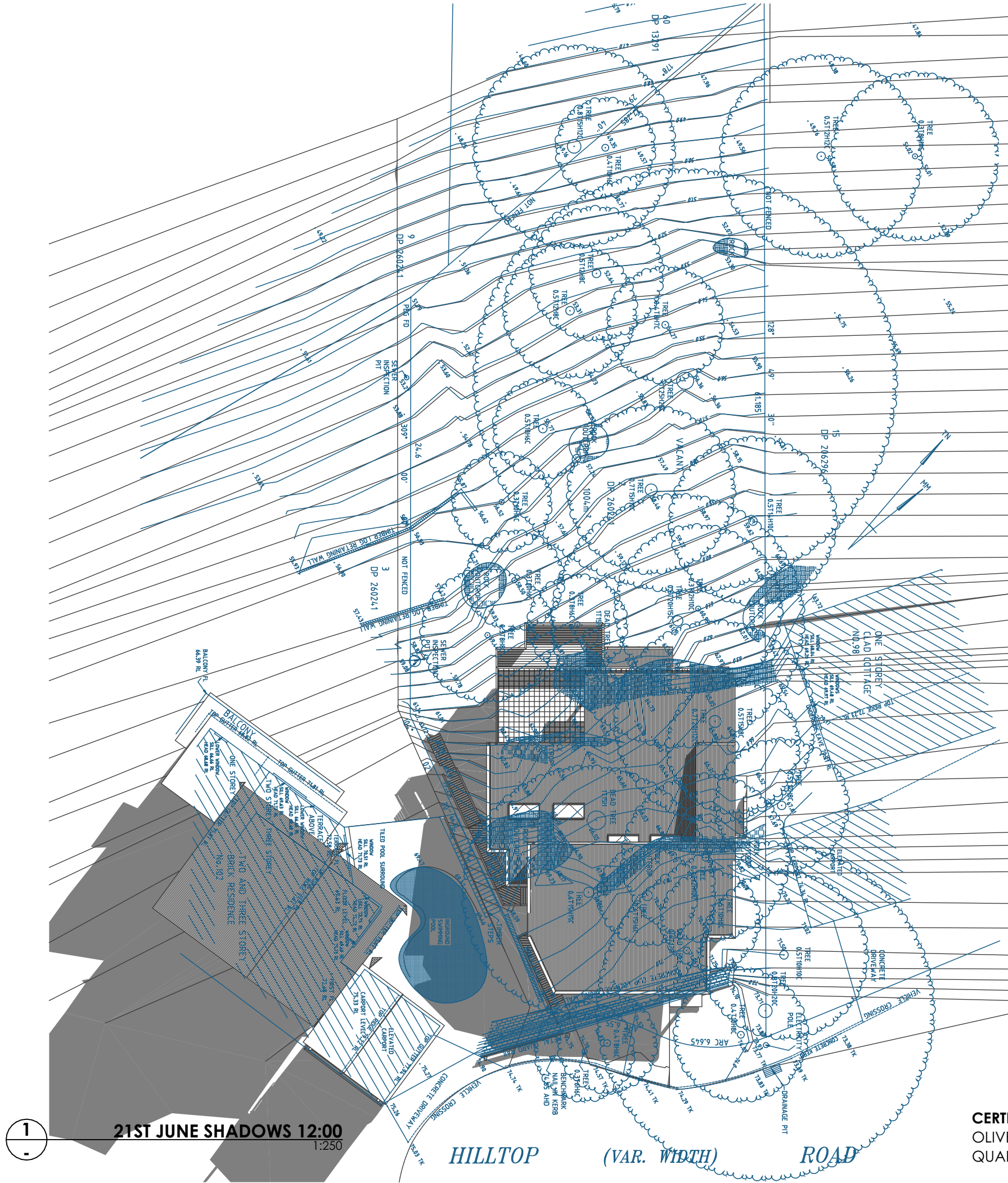
0 1 2 5 10m

OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
DRAWING TITLE

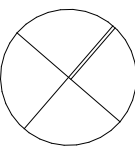
SHADOW DIAGRAMS

REVISION DEVELOPMENT APPLICATION .	DATE 14 JUN 2024 .
PLOT DATE 14/06/24	SCALE@A3 1:250
PROJECT NO. 18456	DRAWING NO. A1.8



NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

LEGEND



0 1 2 5 10m

OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION

CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE

SHADOW DIAGRAMS

REVISION
DEVELOPMENT APPLICATION
.

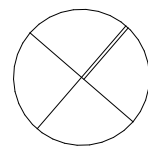
DATE
14 JUN 2024

PLOT DATE 14/06/24 **SCALE@A3** 1:250 **PROJECT NO.** 18456 **DRAWING NO.** A1.9

CERTIFICATION OF SHADOW DIAGRAMS:
OLIVER ANTHONY KEAVENEY,
QUALIFIED SUPERVISOR: LICENCE NUMBER: QR31993

NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

LEGEND



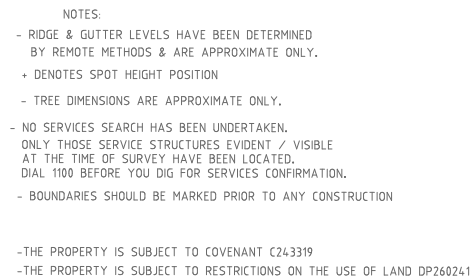
0 1 2 5 10m

OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
DRAWING TITLE

SHADOW DIAGRAMS

REVISION DEVELOPMENT APPLICATION .	DATE 14 JUN 2024 .
PLOT DATE 14/06/24	SCALE@A3 1:250
PROJECT NO. 18456A	DRAWING NO. 1.10



NOTES

This drawing shall be read in conjunction with all other drawings and specifications for the project.

Any discrepancies shall be referred to the architect for clarification before proceeding with work.

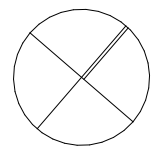
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.

Figured dimensions to be used rather than scaling.

All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

LEGEND



OLIVER **KEAVENEY**
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION

CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

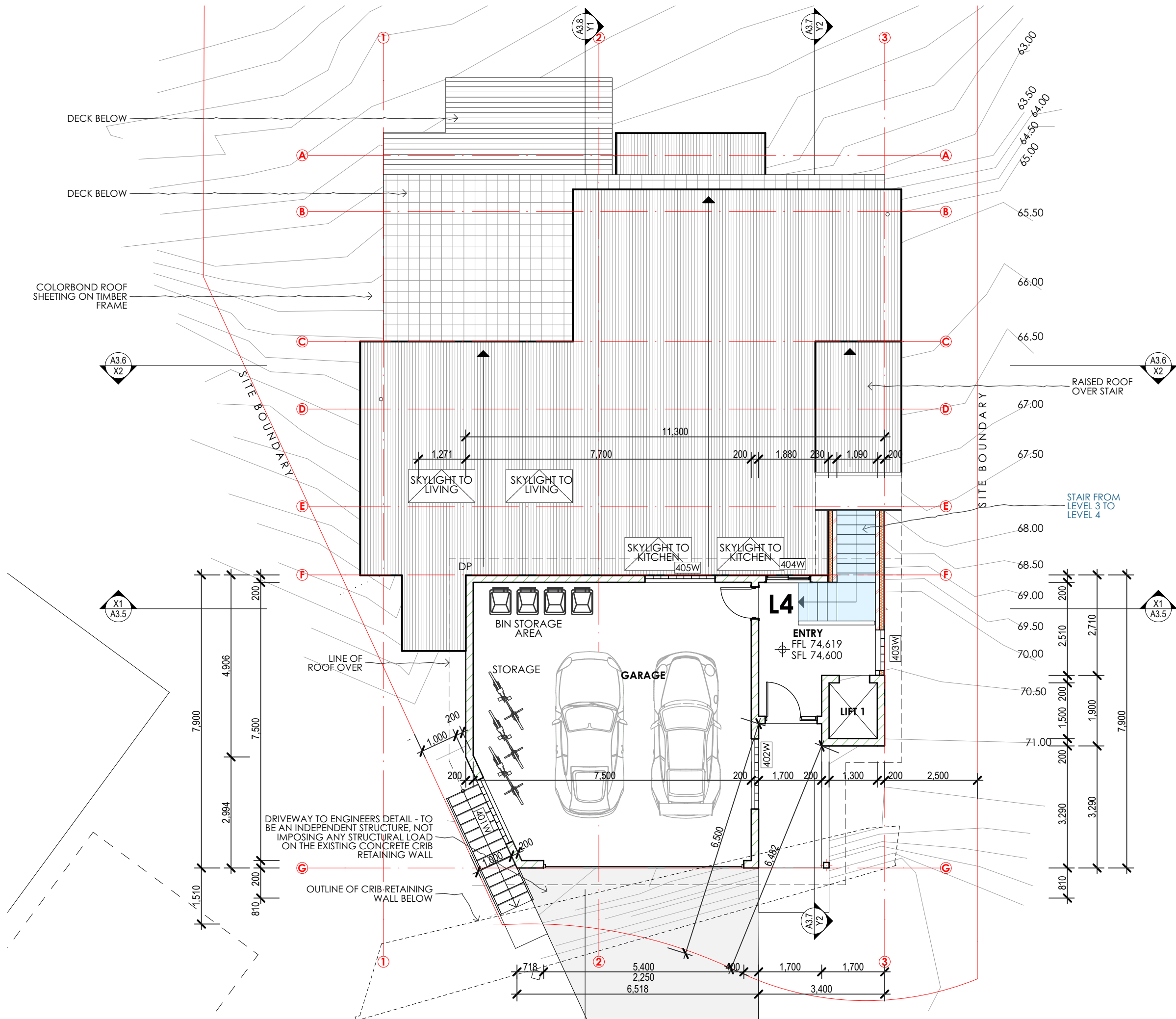
DRAWING TITLE

SITE / ROOF PLAN

REVISION
DEVELOPMENT APPLICATION

DATE
14 JUN 2024

PLOT DATE SCALE@A3 PROJECT NO. DRAWING NO.
14/06/24 1:250 18456 A2.1



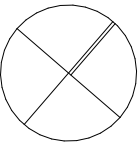
NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

- LEGEND**
- | | |
|------|-------------------|
| CL | CLOTHES LINE |
| DW | DISHWASHER |
| F | FREEZER |
| FP | FIREPLACE |
| GAS | GAS CYLINDER |
| GB | GAS BAYONET |
| HT:M | HOSE TAP MAINS |
| HT:T | HOSE TAP TANK |
| HW | GAS INSTANTANEOUS |
| IN | INVERTER |
| R | BAR FRIDGE |
| R | REFRIGERATOR |
| WP | WATER PUMP |
| WT | WATERTANK |



- D01 DOOR No. TAG
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG

- FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL



0 1 2 5m

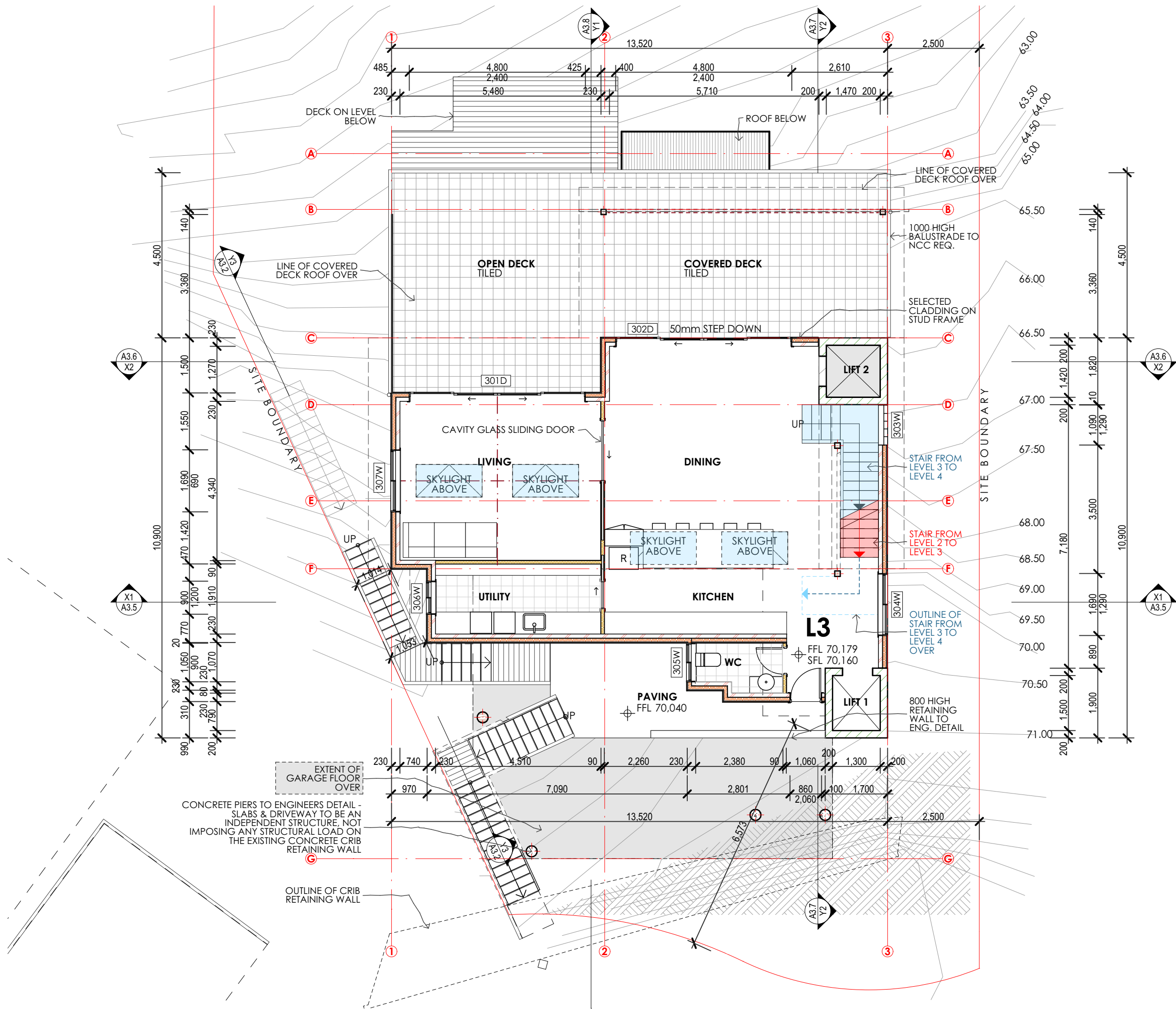
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE
LEVEL 4 FLOOR PLAN

REVISION
DEVELOPMENT APPLICATION
14 JUN 2024

PLOT DATE 14/06/24
SCALE@A3 1:100
PROJECT NO. 18456
DRAWING NO. A2.2



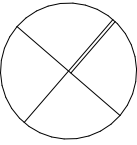
NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

- LEGEND**
- | | |
|------|-------------------|
| CL | CLOTHES LINE |
| DW | DISHWASHER |
| F | FREEZER |
| FP | FIREPLACE |
| GAS | GAS CYLINDER |
| GB | GAS BAYONET |
| HT:M | HOSE TAP MAINS |
| HT:T | HOSE TAP TANK |
| HW | GAS INSTANTANEOUS |
| IN | INVERTER |
| R | BAR FRIDGE |
| R | REFRIGERATOR |
| WP | WATER PUMP |
| WT | WATERTANK |



- D01 DOOR No. TAG
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG

- FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL



0 1 2 5m

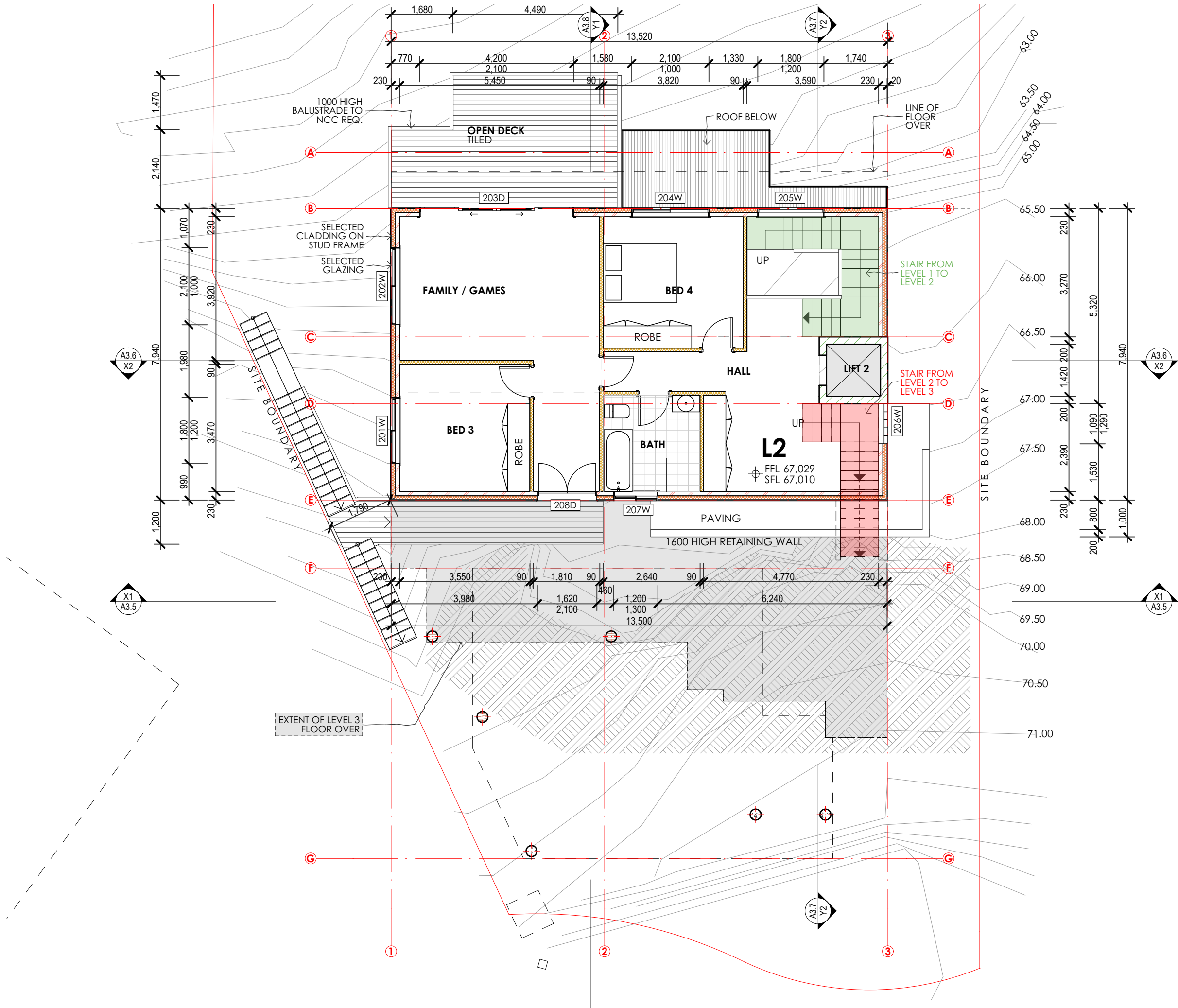
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE
LEVEL 3 FLOOR PLAN

REVISION
DEVELOPMENT APPLICATION
14 JUN 2024

PLOT DATE 14/06/24
SCALE@A3 1:100
PROJECT NO. 18456
DRAWING NO. A2.3



NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

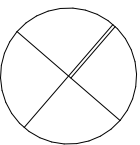
LEGEND

CL	CLOTHES LINE
DW	DISHWASHER
F	FREEZER
FP	FIREPLACE
GAS	GAS CYLINDER
GB	GAS BAYONET
HT:M	HOSE TAP MAINS
HT:T	HOSE TAP TANK
HW	GAS INSTANTANEOUS
IN	INVERTER
R	BAR FRIDGE
R	REFRIGERATOR
WP	WATER PUMP
WT	WATERTANK



D01 DOOR No. TAG
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG

FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL



0 1 2 5m

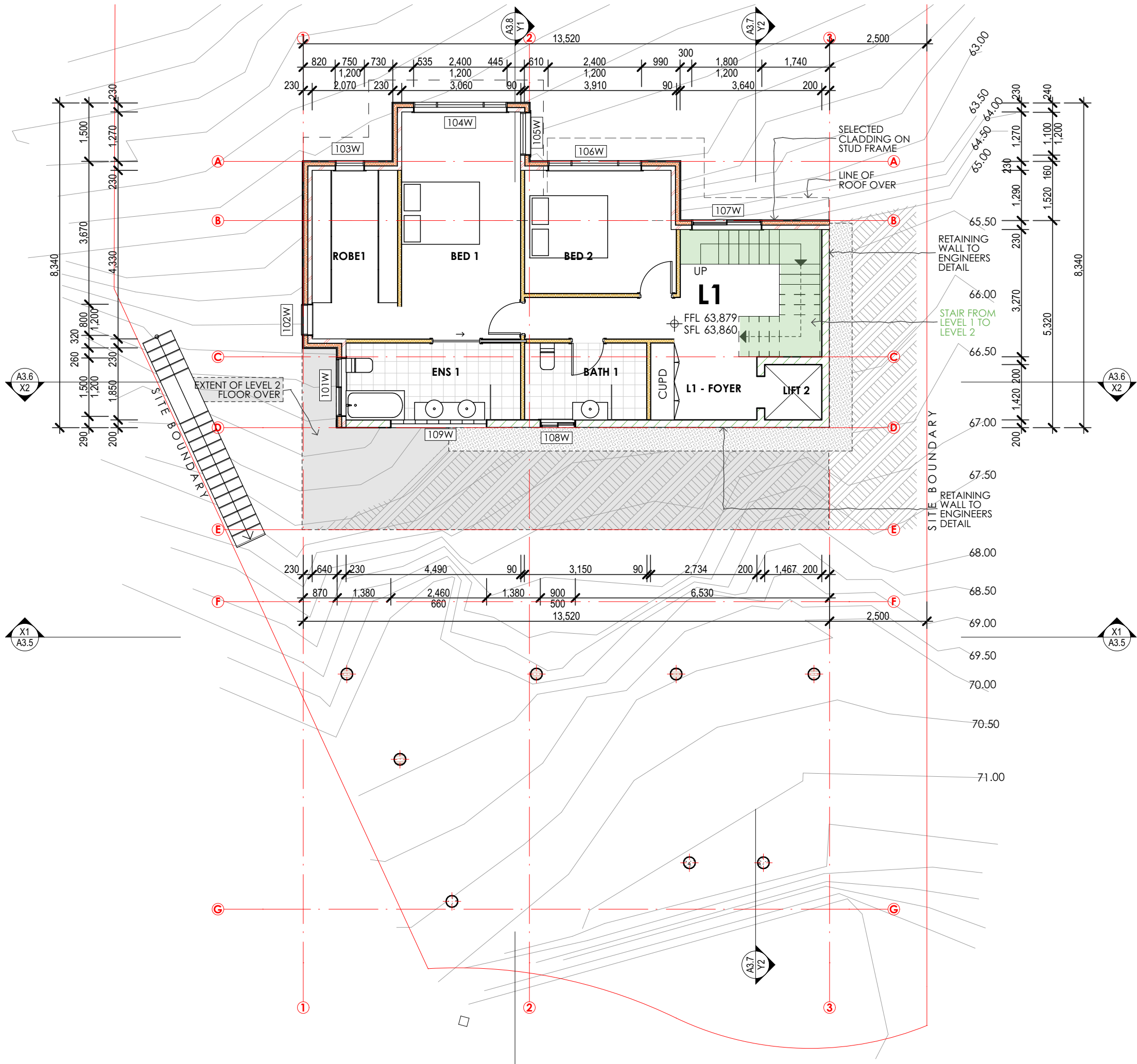
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE
LEVEL 2 FLOOR PLAN

REVISION
DEVELOPMENT APPLICATION
14 JUN 2024

PLOT DATE 14/06/24
SCALE@A3 1:100
PROJECT NO. 18456
DRAWING NO. A2.4



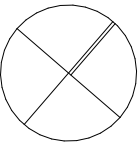
NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

- LEGEND**
- | | |
|------|-------------------|
| CL | CLOTHES LINE |
| DW | DISHWASHER |
| F | FREEZER |
| FP | FIREPLACE |
| GAS | GAS CYLINDER |
| GB | GAS BAYONET |
| HT:M | HOSE TAP MAINS |
| HT:T | HOSE TAP TANK |
| HW | GAS INSTANTANEOUS |
| IN | INVERTER |
| R | BAR FRIDGE |
| R | REFRIGERATOR |
| WP | WATER PUMP |
| WT | WATERTANK |



- D01 DOOR No. TAG
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG

- FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL



0 1 2 5m

OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

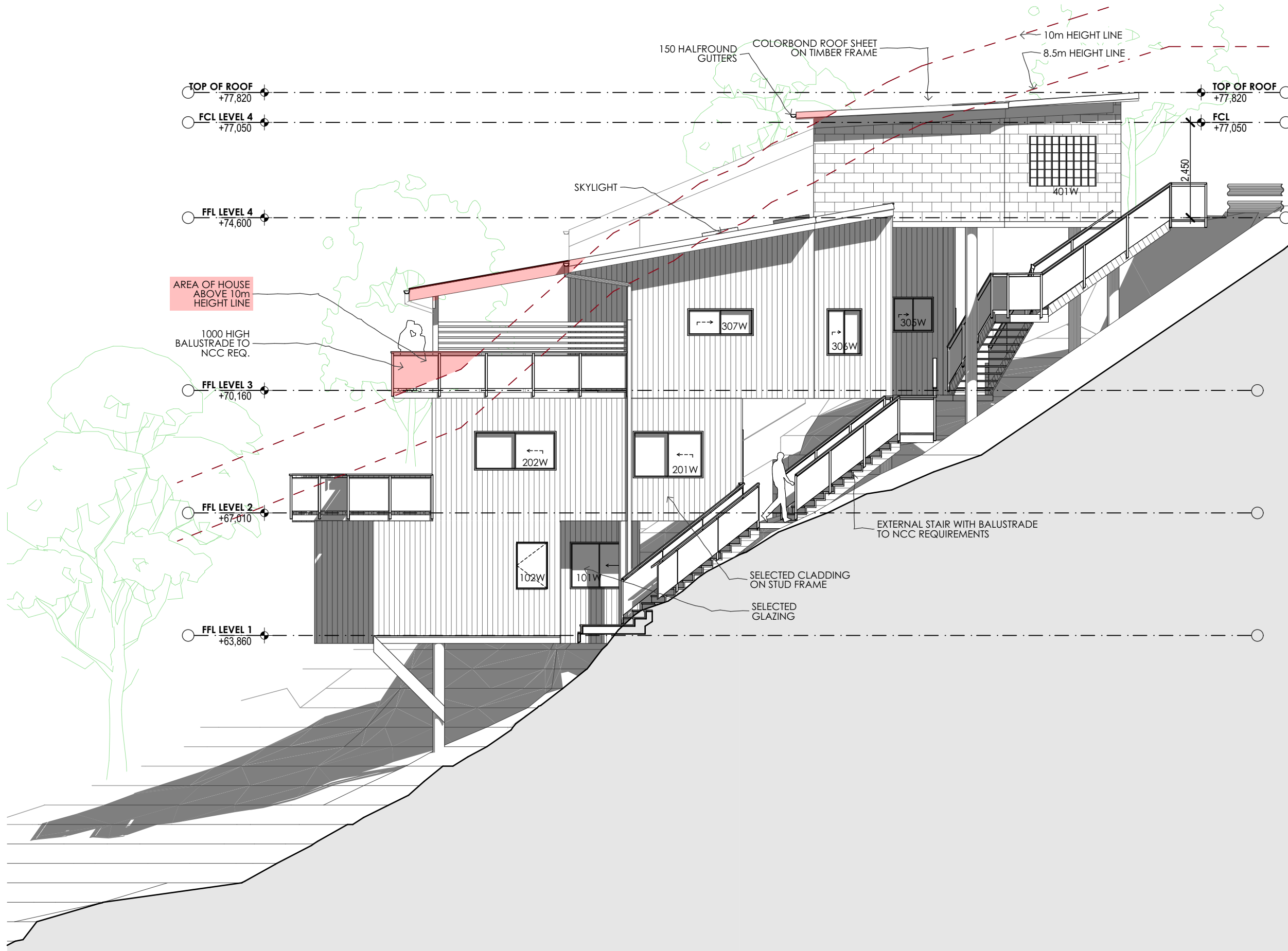
PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION

CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE
LEVEL 1 FLOOR PLAN

REVISION
DEVELOPMENT APPLICATION
14 JUN 2024

PLOT DATE 14/06/24
SCALE@A3 1:100
PROJECT NO. 18456
DRAWING NO. A2.5



NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

- LEGEND**
- | | |
|------|-------------------|
| CL | CLOTHES LINE |
| DW | DISHWASHER |
| F | FREEZER |
| FP | FIREPLACE |
| GAS | GAS CYLINDER |
| GB | GAS BAYONET |
| HT:M | HOSE TAP MAINS |
| HT:T | HOSE TAP TANK |
| HW | GAS INSTANTANEOUS |
| IN | INVERTER |
| R | BAR FRIDGE |
| R | REFRIGERATOR |
| WP | WATER PUMP |
| WT | WATERTANK |



- D01 DOOR No. TAG
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG
- FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL

0 1 2 5m

OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION

CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE

ELEVATIONS

REVISION
DEVELOPMENT APPLICATION

DATE
14 JUN 2024

PLOT DATE 14/06/24
SCALE@A3 1:100
PROJECT NO. 18456
DRAWING NO. A3.2



NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

LEGEND

CL	CLOTHES LINE
DW	DISHWASHER
F	FREEZER
FP	FIREPLACE
GAS	GAS CYLINDER
GB	GAS BAYONET
HT:M	HOSE TAP MAINS
HT:T	HOSE TAP TANK
HW	GAS INSTANTANEOUS
IN	INVERTER
R	BAR FRIDGE
R	REFRIGERATOR
WP	WATER PUMP
WT	WATERTANK



D01 DOOR No. TAG
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG

FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL

0 1 2 5m

OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION

CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

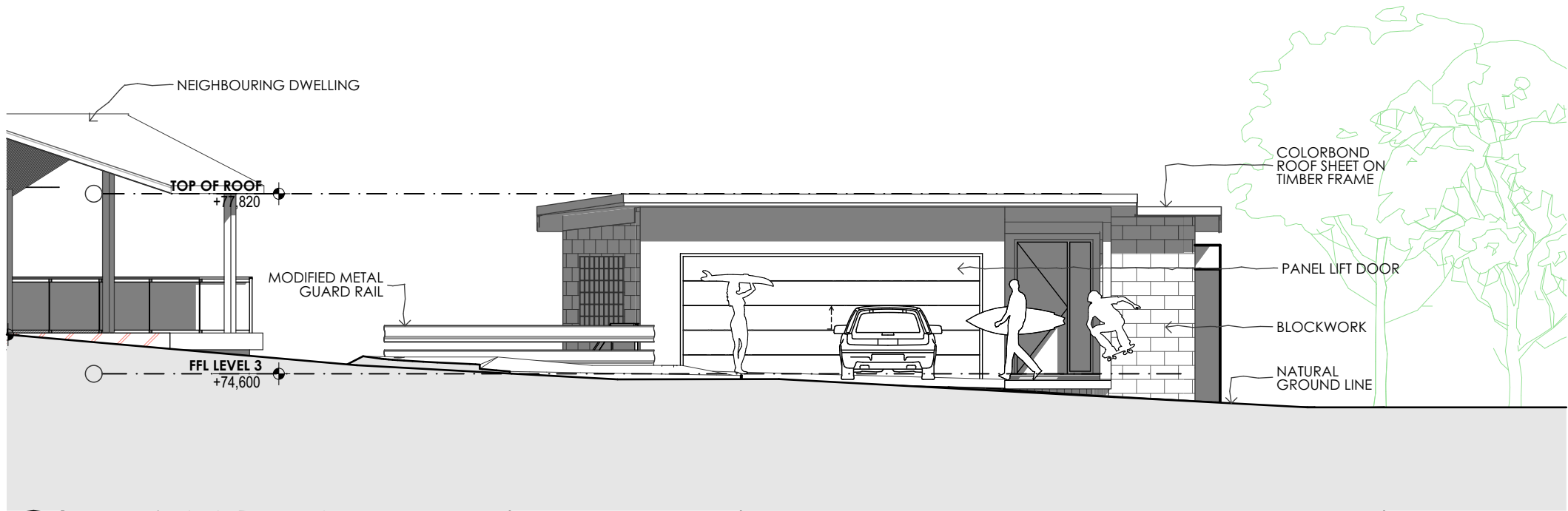
DRAWING TITLE

ELEVATIONS

REVISION
DEVELOPMENT APPLICATION

DATE
14 JUN 2024

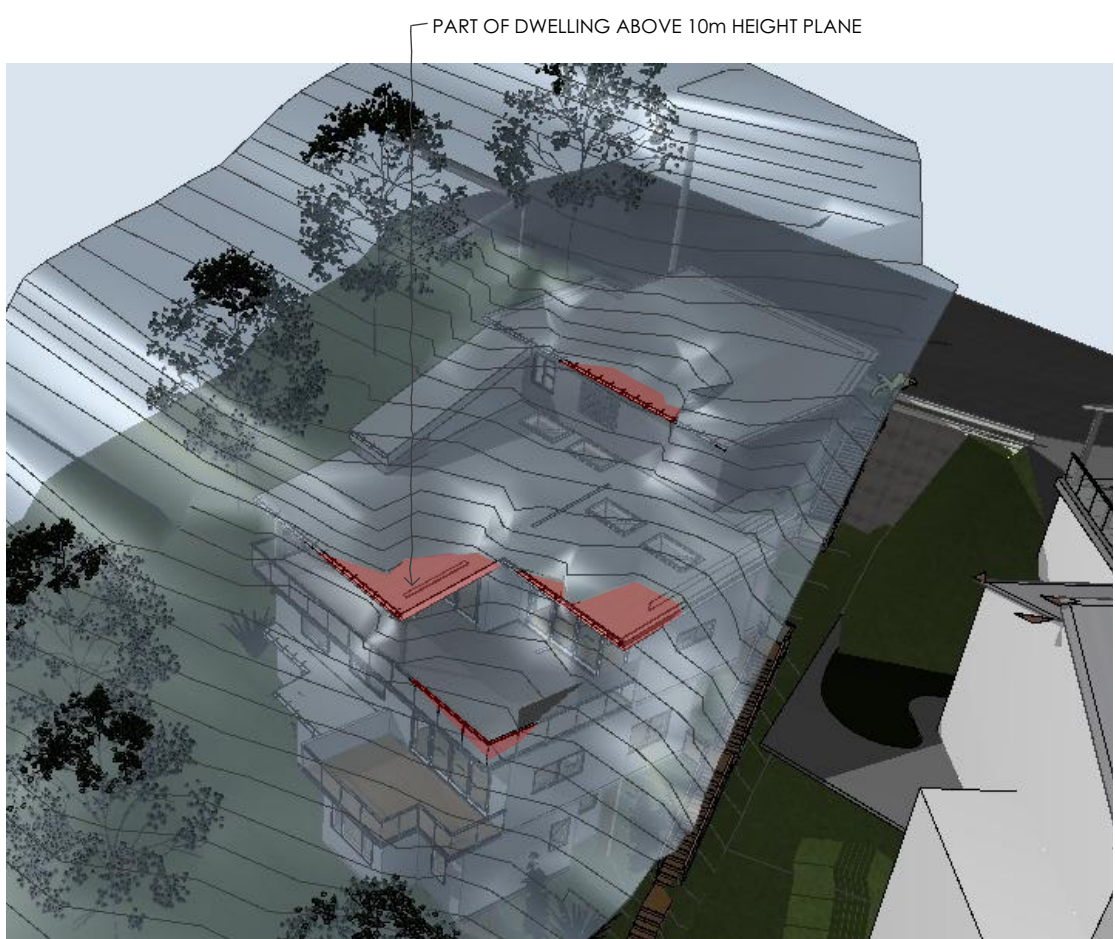
PLOT DATE 14/06/24 **SCALE@A3** 1:100 **PROJECT NO.** 18456 **DRAWING NO.** A3.3



1 SOUTH EAST ELEVATION
1:100



AERIAL VIEW SHOWING 8.5m HEIGHT PLANE



AERIAL VIEW SHOWING 10m HEIGHT PLANE

NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

LEGEND	
CL	CLOTHES LINE
DW	DISHWASHER
F	FREEZER
FP	FIREPLACE
GAS	GAS CYLINDER
GB	GAS BAYONET
HT:M	HOSE TAP MAINS
HT:T	HOSE TAP TANK
HW	GAS INSTANTANEOUS
IN	INVERTER
R	BAR FRIDGE
R	REFRIGERATOR
WP	WATER PUMP
WT	WATERTANK



D01	DOOR No. TAG
101D	GLAZED DOOR No. TAG
101W	GLAZED WINDOW No. TAG
FFL	FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
SFL	STRUCTURAL FLOOR LEVEL

0 1 2 5m

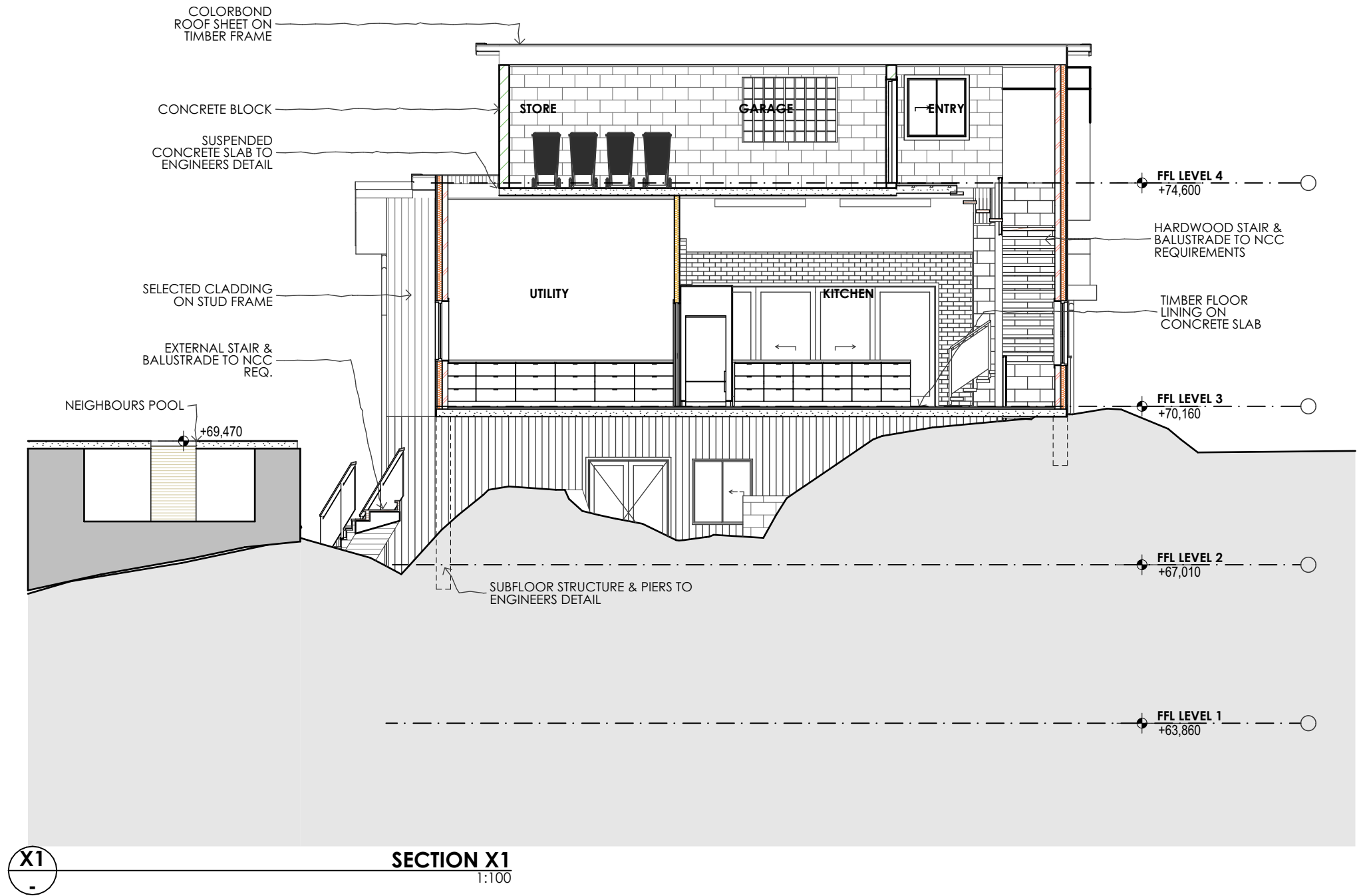
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE
ELEVATIONS

REVISION
DEVELOPMENT APPLICATION
14 JUN 2024

PLOT DATE 14/06/24
SCALE@A3 1:100
PROJECT NO. 18456
DRAWING NO. A3.4



NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

LEGEND

CL	CLOTHES LINE
DW	DISHWASHER
F	FREEZER
FP	FIREPLACE
GAS	GAS CYLINDER
GB	GAS BAYONET
HT:M	HOSE TAP MAINS
HT:T	HOSE TAP TANK
HW	GAS INSTANTANEOUS
IN	INVERTER
R	BAR FRIDGE
R	REFRIGERATOR
WP	WATER PUMP
WT	WATERTANK



D01 DOOR No. TAG
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG

FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL

0 1 2 5m

OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

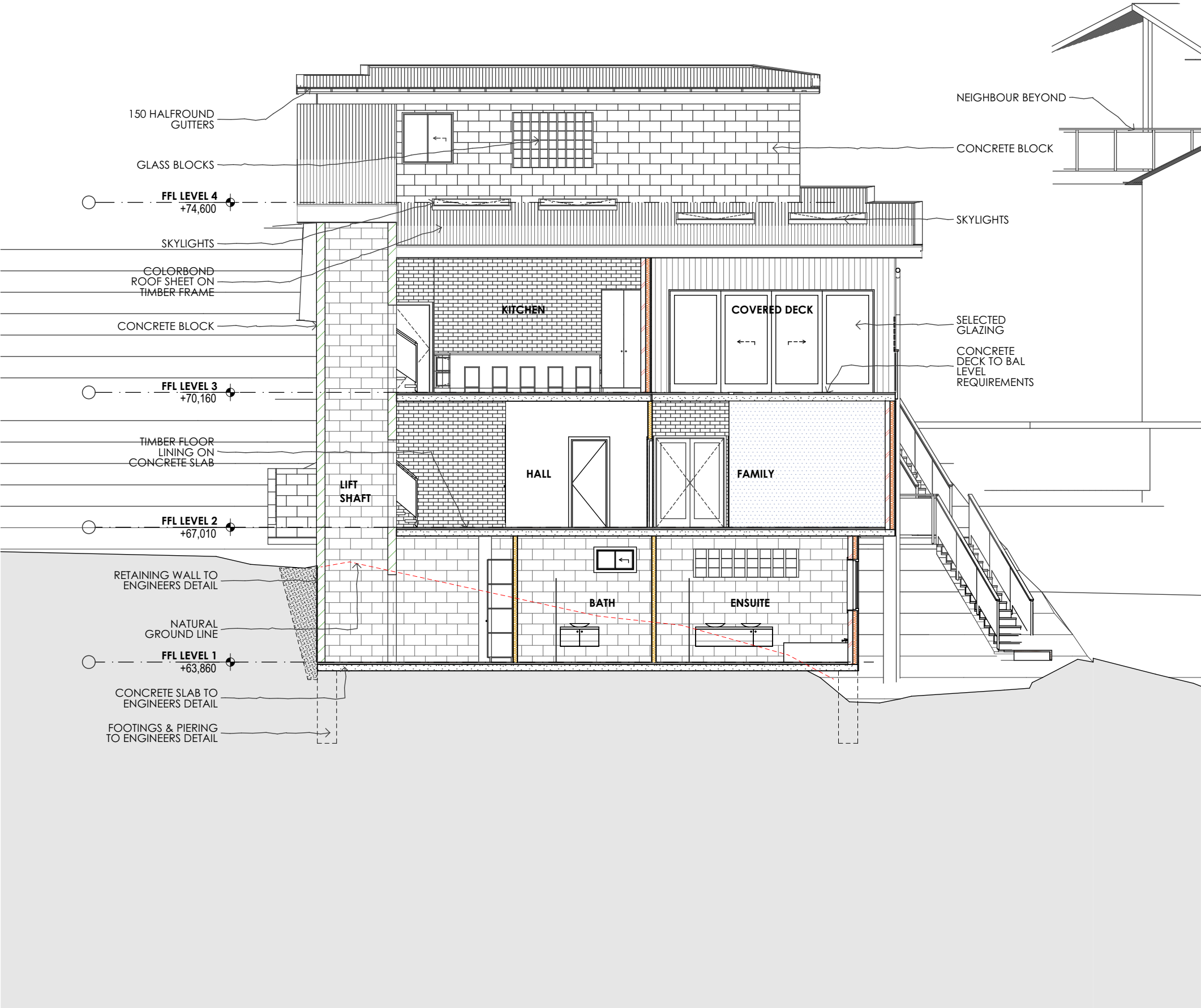
PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE

SECTIONS

REVISION
DEVELOPMENT APPLICATION
DATE
14 JUN 2024

PLOT DATE
14/06/24
SCALE@A3
1:100
PROJECT NO.
18456
DRAWING NO.
A3.5



NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

LEGEND	
CL	CLOTHES LINE
DW	DISHWASHER
F	FREEZER
FP	FIREPLACE
GAS	GAS CYLINDER
GB	GAS BAYONET
HT:M	HOSE TAP MAINS
HT:T	HOSE TAP TANK
HW	GAS INSTANTANEOUS
IN	INVERTER
R	BAR FRIDGE
R	REFRIGERATOR
WP	WATER PUMP
WT	WATERTANK



D01	DOOR No. TAG
101D	GLAZED DOOR No. TAG
101W	GLAZED WINDOW No. TAG
FFL	FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
SFL	STRUCTURAL FLOOR LEVEL



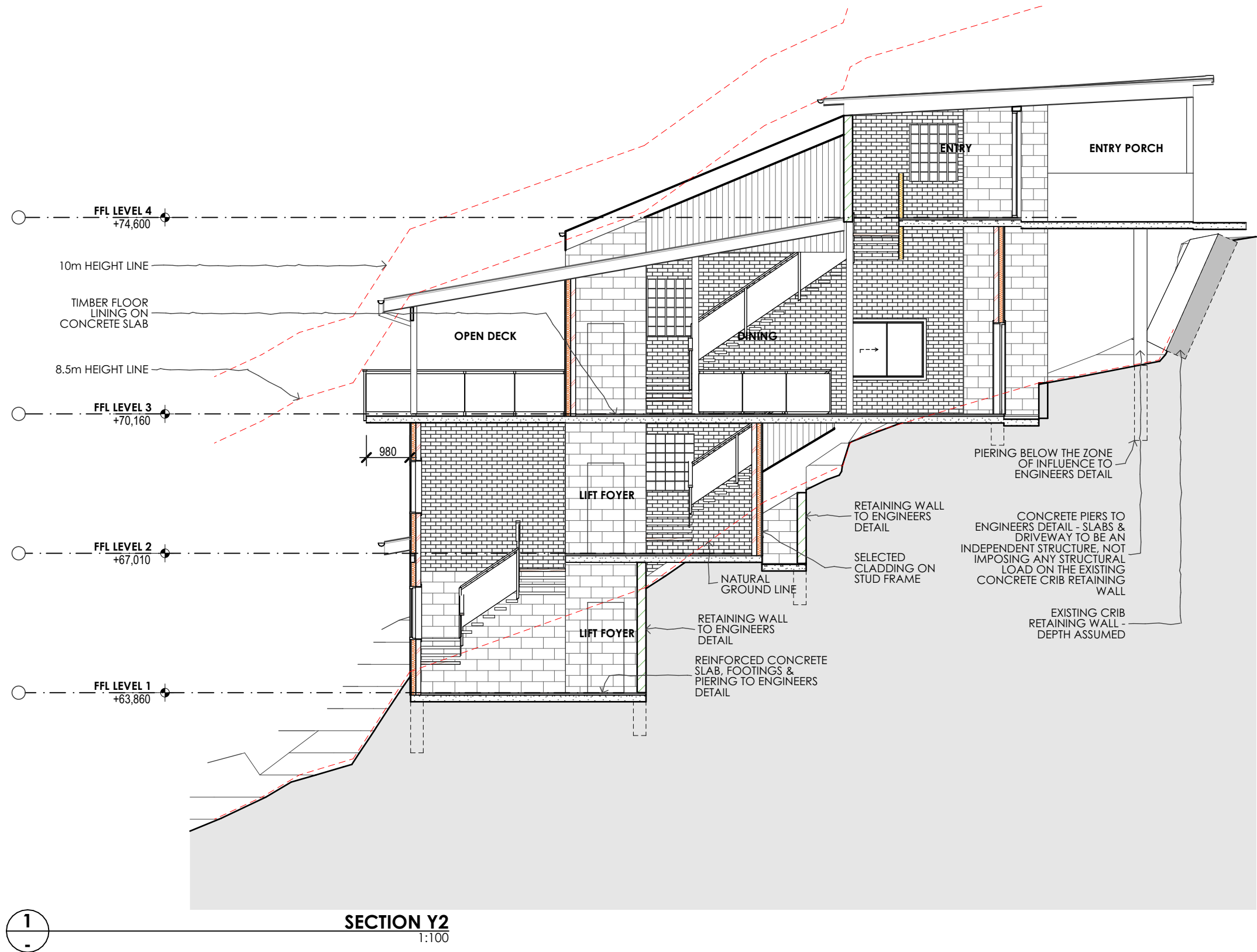
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
DRAWING TITLE

SECTIONS

REVISION	DATE
DEVELOPMENT APPLICATION	14 JUN 2024

PLOT DATE	SCALE@A3	PROJECT NO.	DRAWING NO.
14/06/24	1:100	18456	A3.6



NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

CL	CLOTHES LINE
DW	DISHWASHER
F	FREEZER
FP	FIREPLACE
GAS	GAS CYLINDER
GB	GAS BAYONET
HT:M	HOSE TAP MAINS
HT:T	HOSE TAP TANK
HW	GAS INSTANTANEOUS
IN	INVERTER
R	BAR FRIDGE
R	REFRIGERATOR
WP	WATER PUMP
WT	WATERTANK



D01	DOOR No. TAG
101D	GLAZED DOOR No. TAG
101W	GLAZED WINDOW No. TAG

FFL	FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
SFL	STRUCTURAL FLOOR LEVEL



OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION

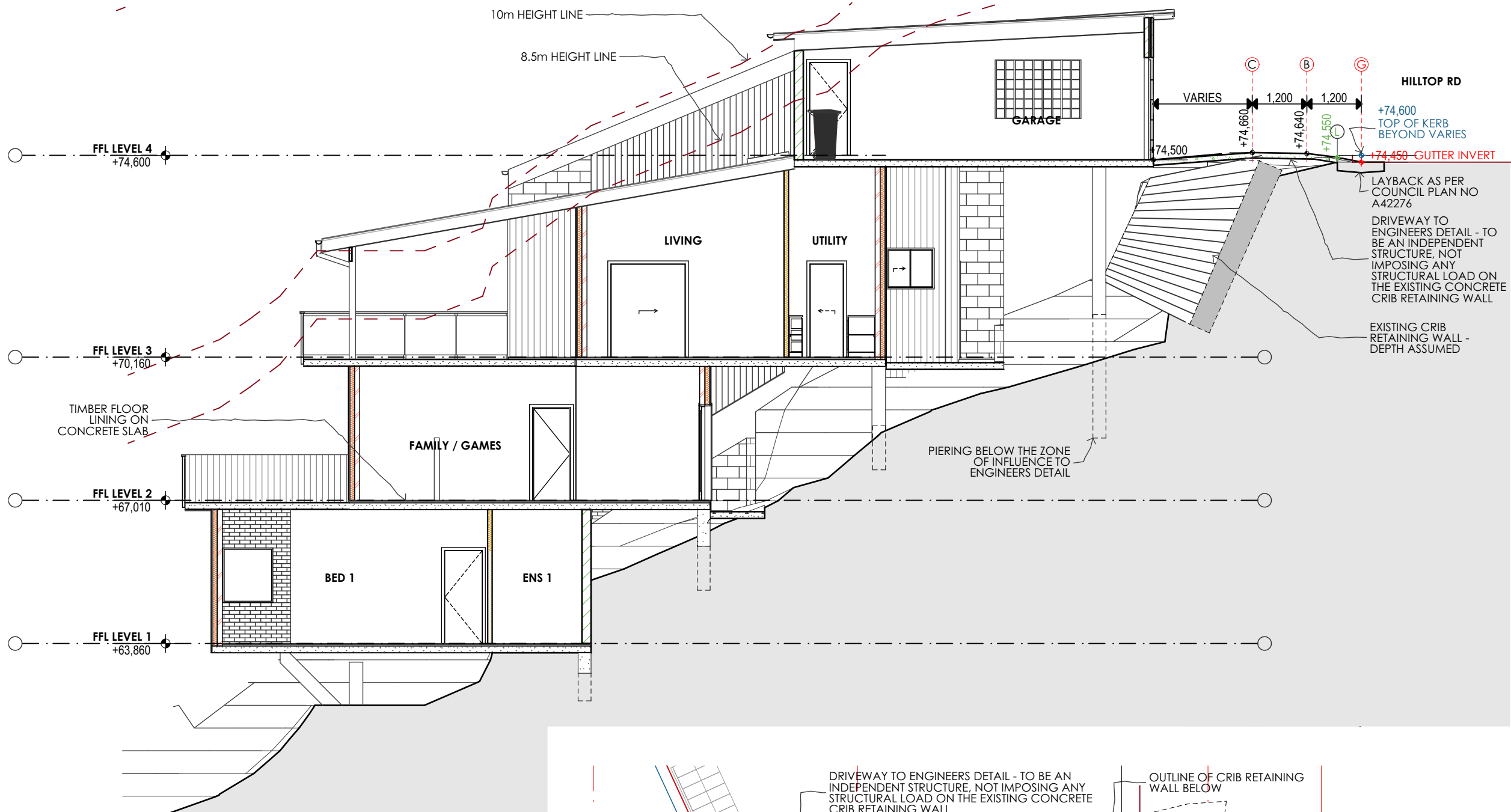
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE

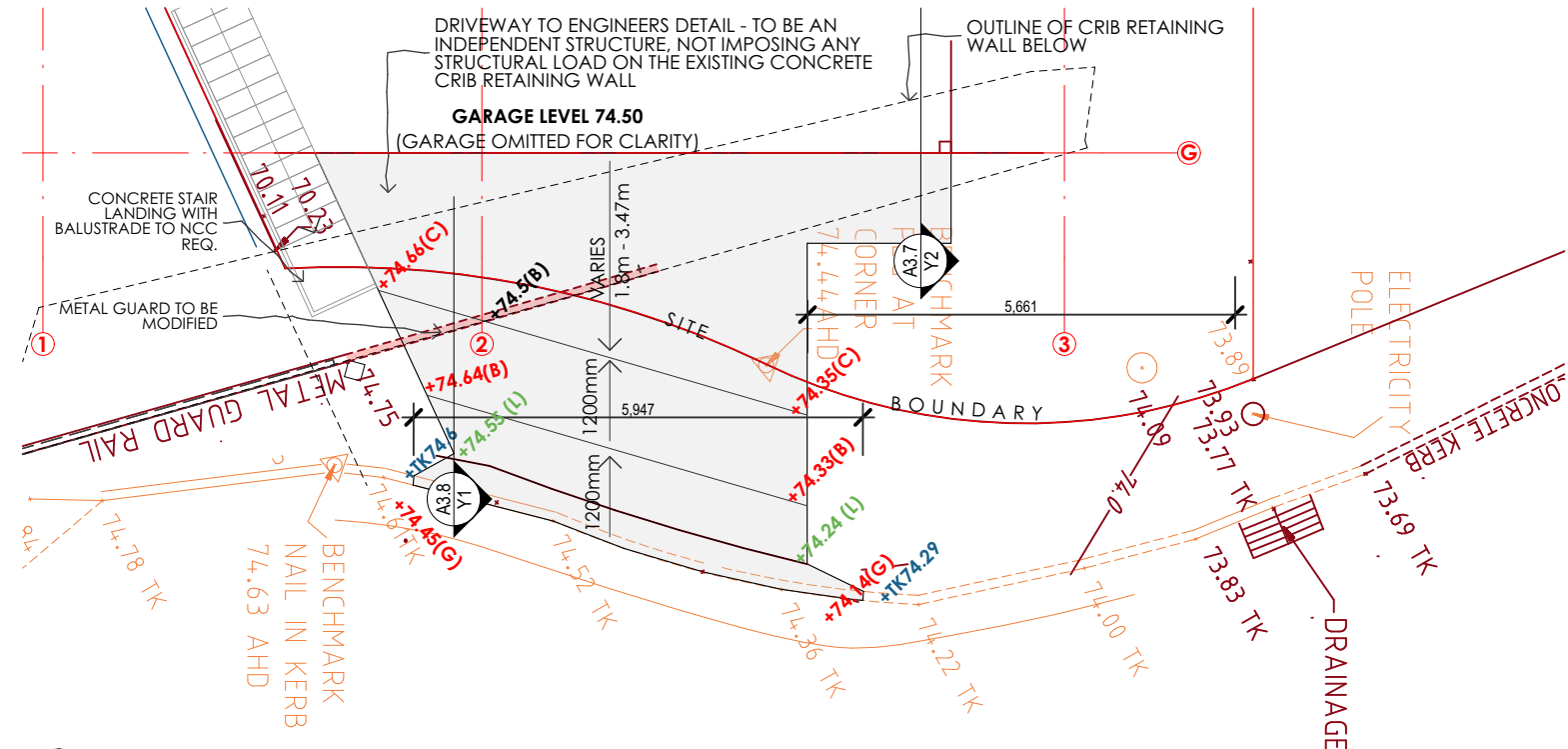
SECTIONS

REVISION	DATE
DEVELOPMENT APPLICATION	14 JUN 2024

PLOT DATE	SCALE@A3	PROJECT NO.	DRAWING NO.
14/06/24	1:100	18456	A3.7



1 SECTION Y1 - SHOWING DRIVEWAY LEVELS
1:100



2 DRIVEWAY PLAN
1:100

NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH

LEGEND	
CL	CLOTHES LINE
DW	DISHWASHER
F	FREEZER
FP	FIREPLACE
GAS	GAS CYLINDER
GB	GAS BAYONET
HT:M	HOSE TAP MAINS
HT:T	HOSE TAP TANK
HW	GAS INSTANTANEOUS INVERTER
IN	BAR FRIDGE
R	REFRIGERATOR
WP	WATER PUMP
WT	WATERTANK



D01	DOOR No. TAG
101D	GLAZED DOOR No. TAG
101W	GLAZED WINDOW No. TAG
FFL	FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
SFL	STRUCTURAL FLOOR LEVEL



OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103
oliver@oak.net.au

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE
SECTION - DRIVEWAY
DETAILS

REVISION
DEVELOPMENT APPLICATION
DATE
14 JUN 2024

PLOT DATE
14/06/24
SCALE@A3
1:100
PROJECT NO.
18456
DRAWING NO.
A3.8