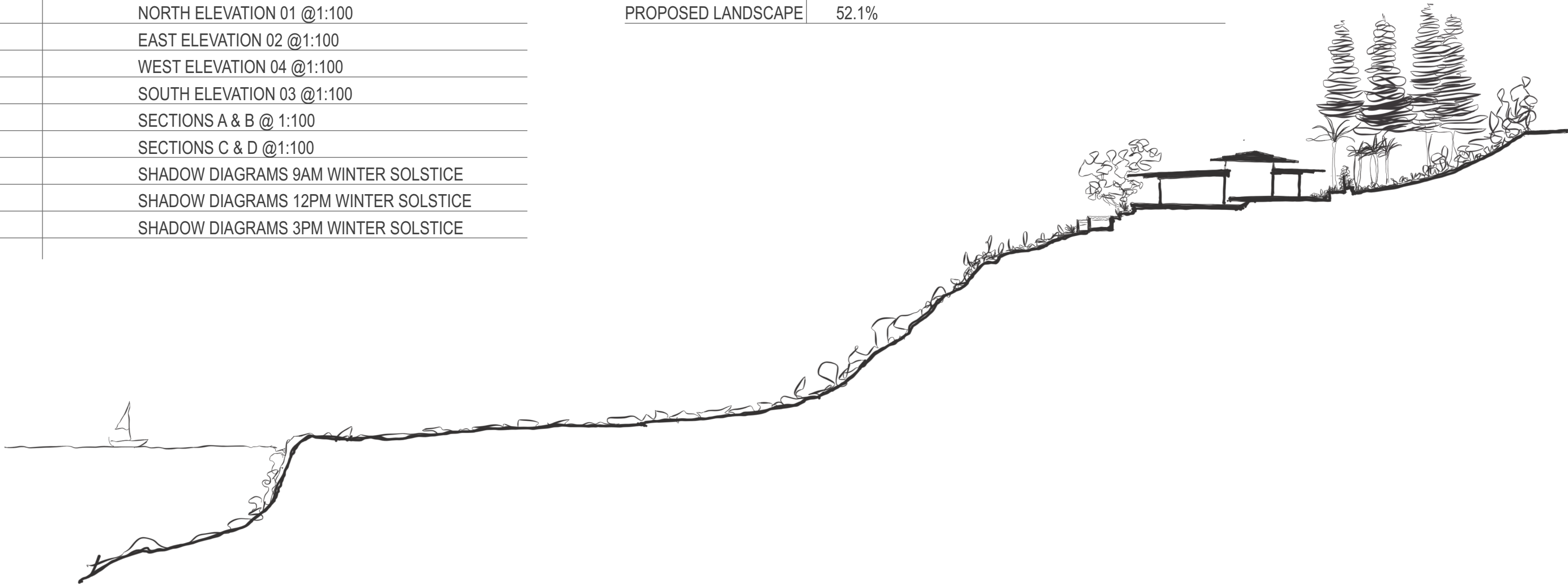


COVER PAGE

1000	COVER PAGE
1001	SITE CONTEXT
1002	SITE ANALYSIS
1003	SITE PLAN @ 1:200
1004	FLOOR PLAN @ 1:200
1005	DEMOLITION PLAN @ 1:200
1006	ROOF PLAN @ 1:200
1007	SITE AREA CALCULATIONS
1008	BASIX REQUIREMENTS
1009	BASIX REQUIREMENTS
1010	BASIX REQUIREMENTS
2001	NORTH ELEVATION 01 @1:100
2002	EAST ELEVATION 02 @1:100
2003	WEST ELEVATION 04 @1:100
2004	SOUTH ELEVATION 03 @1:100
3001	SECTIONS A & B @ 1:100
3002	SECTIONS C & D @1:100
9001	SHADOW DIAGRAMS 9AM WINTER SOLSTICE
9002	SHADOW DIAGRAMS 12PM WINTER SOLSTICE
9003	SHADOW DIAGRAMS 3PM WINTER SOLSTICE

ADDRESS	325 WHALE BEACH ROAD, PALM BEACH
LOT	241/242 IN DP 16362
SITE AREA	1577sqm
LAND USE ZONE	C4
HOB	8.5m
FORESHORE AREA	YES: NO NEW WORK PROPOSED WITHIN FBL
BASIX CERTIFICATE No.	A179 4194
EXISTING HARDSCAPE	47.6%
EXISTING LANDSCAPE	52.4%
PROPOSED HARDSCAPE	47.9%
PROPOSED LANDSCAPE	52.1%



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ARCHITECTS PTY LTD

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NOMINATED ARCHITECT - JORGE HRDINA NSW REGISTRATION NO. 6014

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PROJECT TITLE  
QUASARA

PROJECT ADDRESS  
325 WHALE BEACH ROAD PALM BEACH NSW 2108 AUSTRALIA  
LOTS 242 & 241 , DP 16362

BASIX CERT. No. A1794194

PROJECT NO  
2501



ON ORIGINAL @ A3

DRAWING TITLE  
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REV	DESCRIPTION	DATE

SCALE @ A3	DATE 6/5/2025	DRAWN JW	CHECKED JH
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STATUS	DEVELOPMENT APPLICATION
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QUASARA

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325 WHALE BEACH ROAD PALM BEACH NSW 2108 AUSTRALIA

LOTS 242 & 241 , DP 16362

BASIX CERT. No. A1794194

PROJECT NO

2501

ON ORIGINAL @ A3

DRAWING TITLE

SITE CONTEXT

REV	DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION	6/5/2025

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1:1000 @ A3

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1001

STATUS

DEVELOPMENT APPLICATION

DATE

6/5/2025

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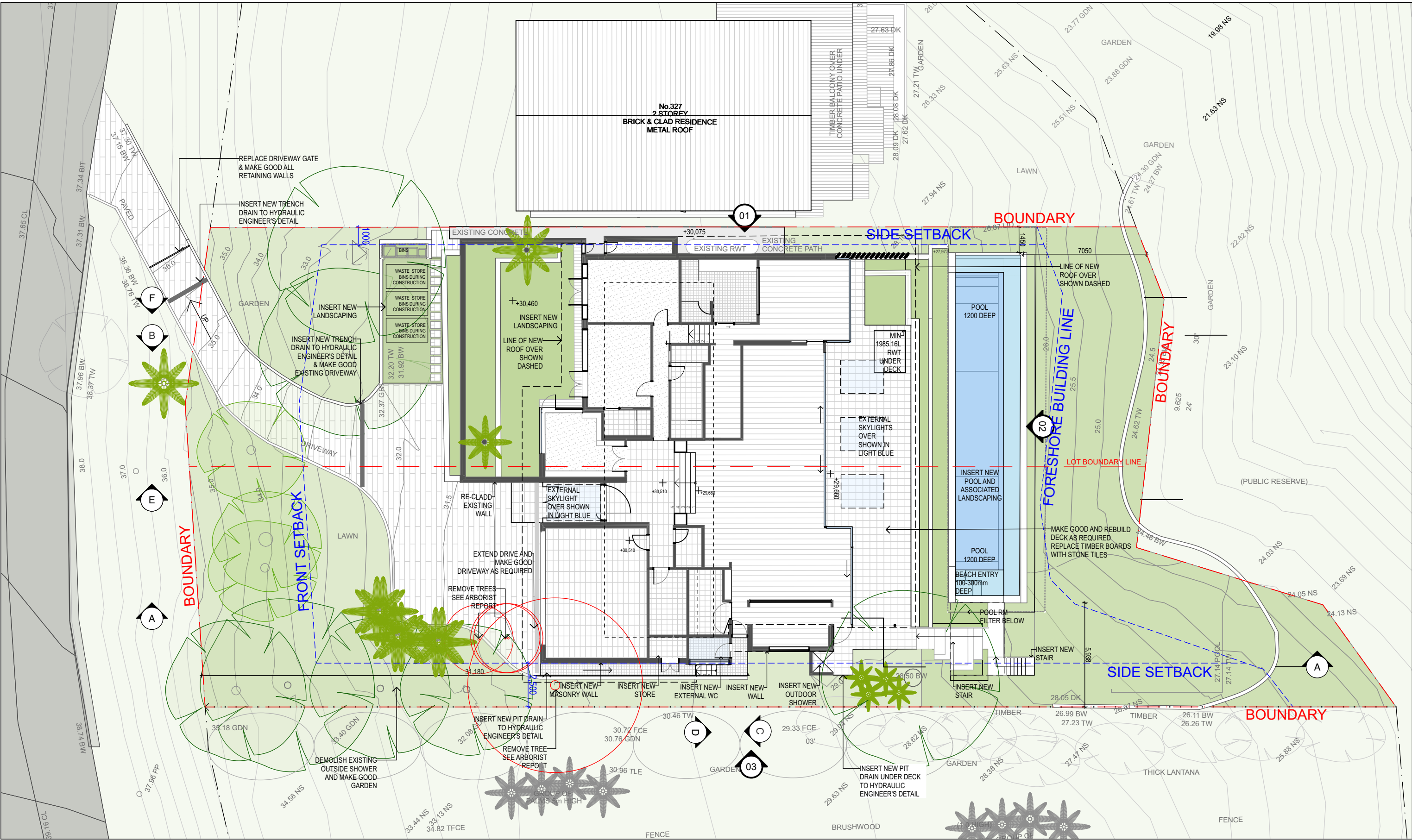
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### PROJECT TITLE

## QUASARA

PROJECT ADDRESS  
325 WHALE BEACH ROAD PALM BEACH NSW 2108  
AUSTRALIA  
LOTS 242 & 241, DP 16362

BASIX CERT. No. A1794194

PROJECT NO  
**2501**



ON ORIGINAL @ A3

### DRAWING TITLE

## SITE PLAN

REV	DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION	6/5/2025

SCALE  
1:200 @ A3

DRAWING NO

# 1003

STATUS **DEVELOPMENT APPLICATION**

DATE  
6/5/2025

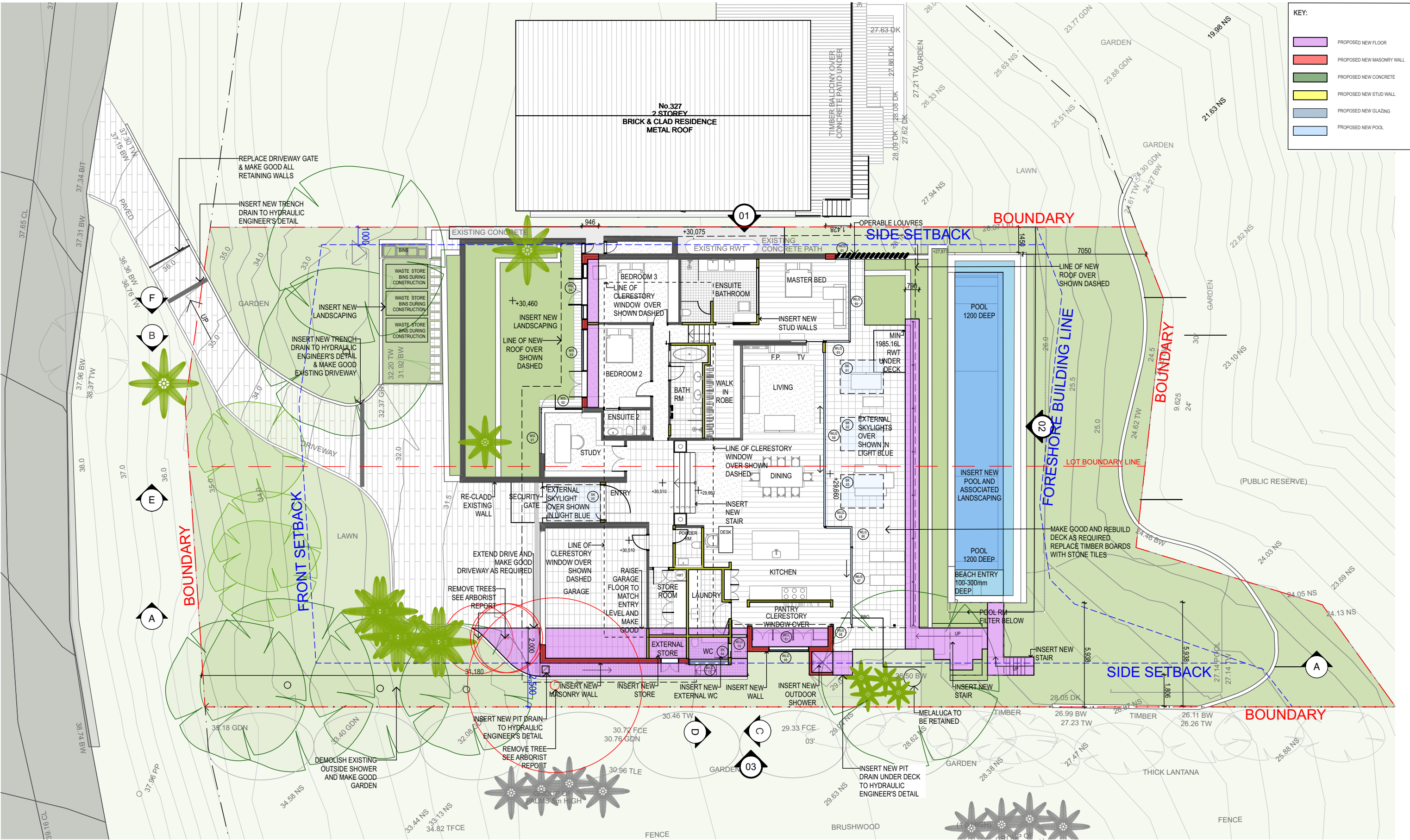
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PROJECT TITLE  
QUASARA

PROJECT ADDRESS  
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AUSTRALIA  
LOTS 242 & 241 , DP 16362

BASIX CERT. No. A1794194

PROJECT NO  
2501



ON ORIGINAL @ A3

DRAWING TITLE  
FLOOR PLAN 1:200

REV	DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION DRAFT A	17/4/2025

SCALE  
1:200, 1:100 @ A3

DATE  
6/5/2025

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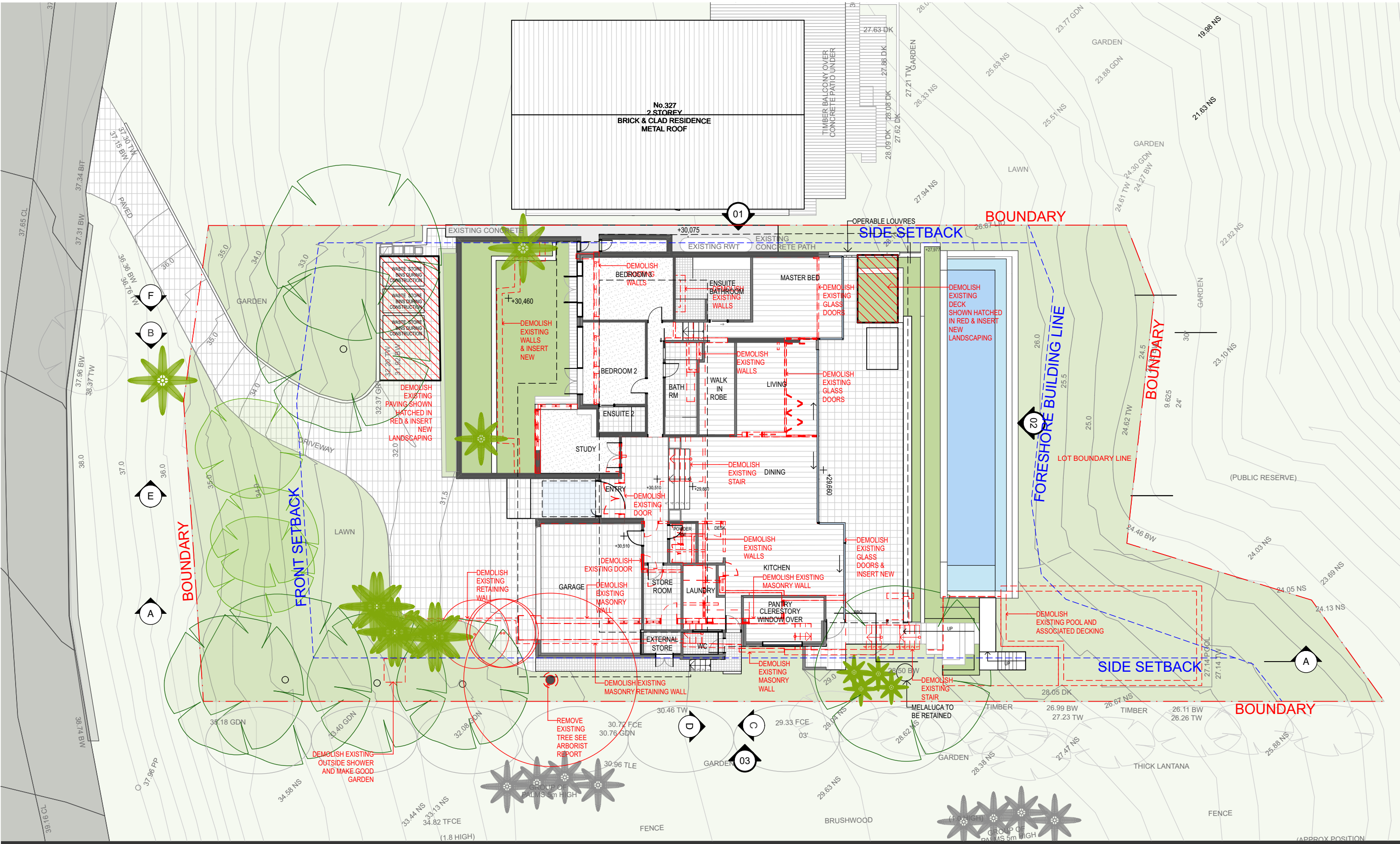
1004

STATUS DEVELOPMENT APPLICATION

REVISION

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PROJECT TITLE  
**QUASARA**

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LOTS 242 & 241 , DP 16362

BASIX CERT. No. A1794194

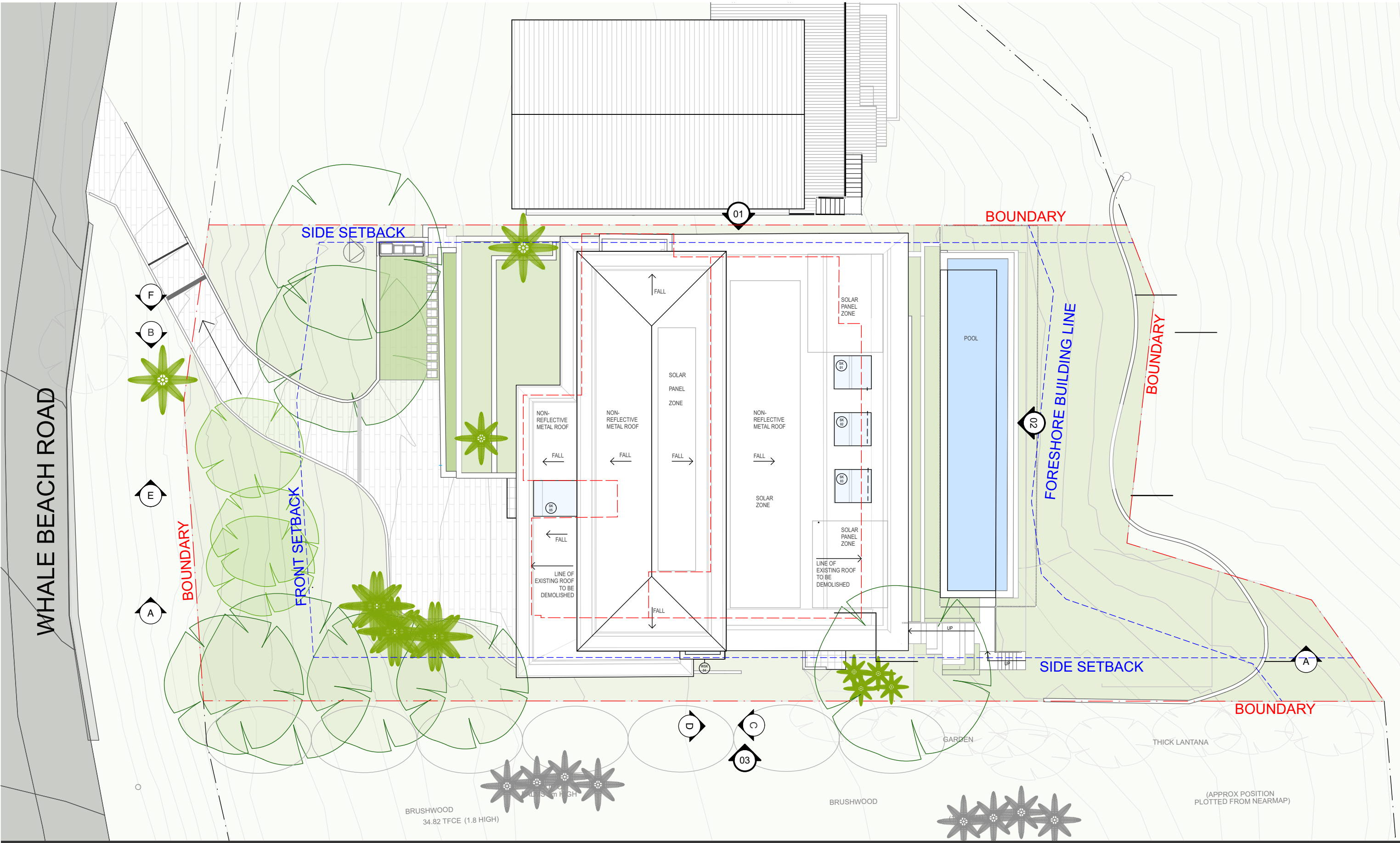
PROJECT NO  
**2501**

ON ORIGINAL @ A3

DRAWING TITLE DEMOLITION PLAN 1:200		
REV	DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION DRAFT A	17/4/2025

SCALE 1:200 @ A3	DATE 6/5/2025	DRAWN JW	CHECKED JH
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PROJECT TITLE  
**QUASARA**

PROJECT ADDRESS  
325 WHALE BEACH ROAD PALM BEACH NSW 2108  
AUSTRALIA  
LOTS 242 & 241 , DP 16362

BASIX CERT. No. A1794194

PROJECT NO  
**2501**



ON ORIGINAL @ A3

DRAWING TITLE  
**ROOF PLAN 1:200**

REV	DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION DRAFT A	17/4/2025

SCALE  
1:200 @ A3

DATE  
6/5/2025

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**1006**

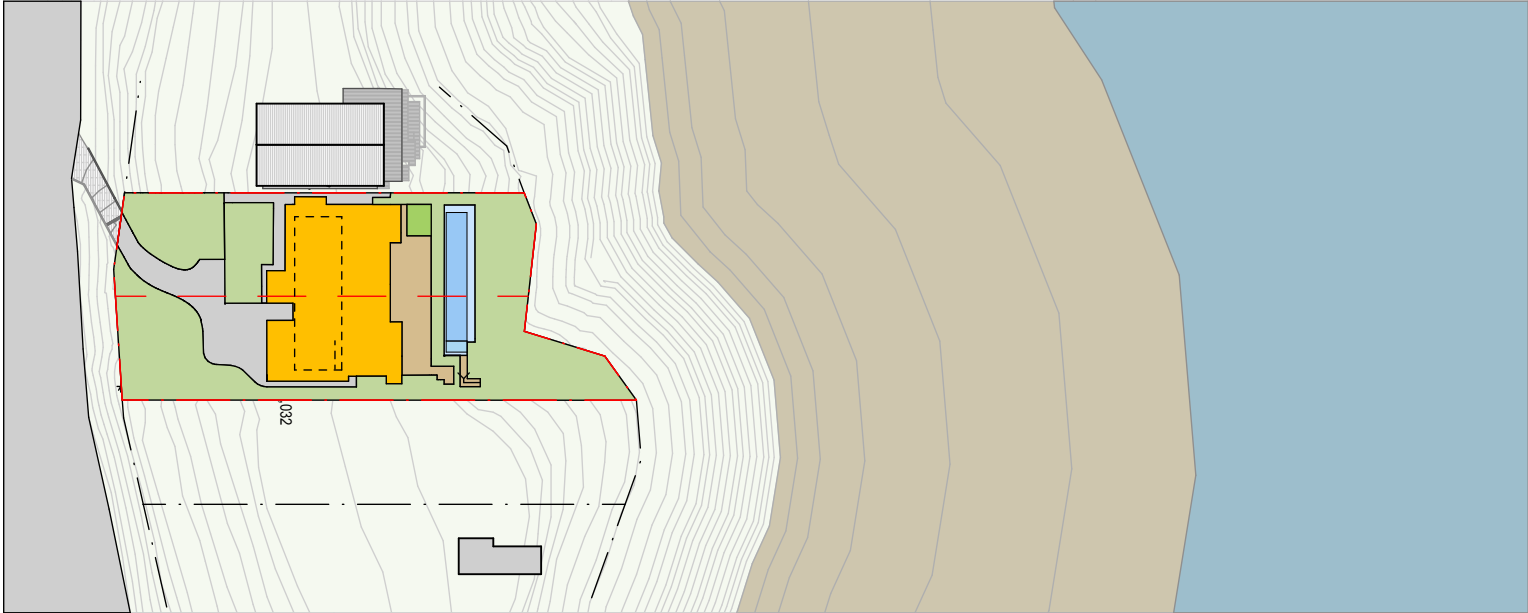
STATUS **DEVELOPMENT APPLICATION**

REVISION

**D**



LEGEND:		EXISTING	PROPOSED
<div></div>	SITE AREA	1577sqm	
<div></div>	HARDSCAPE: DWELLING Including Garage	307sqm	373sqm
<div></div>	HARDSCAPE: DRIVE/PATHS	260sqm	206sqm
<div></div>	HARDSCAPE: DECKING	132sqm	103sqm
<div></div>	HARDSCAPE: POOL	61sqm	80sqm
<div></div>	HARDSCAPE TOTAL	760sqm - 48.2%	762sqm - 48.3%
	Deep soil under deck cover	13sqm	
<div></div>	Landscape excluding deep soil under deck	802sqm	
<div></div>	LANDSCAPE TOTAL	815sqm - 51.8%	815sqm - 51.7%



02 LANDSCAPE AREA KEY PLAN 1:1000

01 LANDSCAPE NUMERICALS 1:1000

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PROJECT TITLE  
QUASARA

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325 WHALE BEACH ROAD PALM BEACH NSW 2108  
AUSTRALIA  
LOTS 242 & 241 , DP 16362

BASIX CERT. No. A1794194

PROJECT NO  
2501



ON ORIGINAL @ A3

DRAWING TITLE  
SITE AREA CALCULATIONS

REV	DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION	6/5/2025

SCALE  
1:1000, 1:500 @ A3

DATE  
6/5/2025

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DRAWING NO

1007

STATUS DEVELOPMENT APPLICATION

REVISION

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BASIX™ Certificate

Building Sustainability Index  
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1794194

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary  
Date of issue: Tuesday, 06 May 2025  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	325 Whale Beach Rd GA141
Street address	325 WHALE BEACH Road PALM BEACH 2108
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP16362
Lot number	241
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa).
N/A	N/A
Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name: Gradwell Consulting	
ABN (if applicable): 68872791784	

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1985.16 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 140 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 50 kilolitres.	✓	✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: solar only.		✓	✓

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	N/A			
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A			
external wall: cavity brick	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
internal wall shared with garage: plasterboard (R0.36)	nil				
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			

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PROJECT TITLE  
QUASARA

PROJECT ADDRESS  
325 WHALE BEACH ROAD PALM BEACH NSW 2108  
AUSTRALIA  
LOTS 242 & 241 , DP 16362

BASIX CERT. No. A1794194

PROJECT NO  
2501

ON ORIGINAL @ A3

DRAWING TITLE  
BASIX REQUIREMENTS

REV	DESCRIPTION	DATE

SCALE  
1:1.95 @ A3

DATE  
6/5/2025

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STATUS  
DEVELOPMENT APPLICATION



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.		✔	✔
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✔	✔
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✔	✔	✔
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 at least that shown in the table below.	✔	✔	✔
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✔	✔
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✔	✔
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✔	✔
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✔	✔	✔

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WLG01	NE	2.3	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WLG02	SE	14.6	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WLG03	SW	3.5	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WLG04	SE	29	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WLG05	NE	3.2	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WLG06	SE	3.2	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WLG07	SE	12.8	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WLG08	SW	3	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WLG09	SW	1.4	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WLG10	SW	2.6	0	0	projection/ height above sill ratio >=0.29	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WLG11	SW	0.7	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG01	NW	7.4	2.6	4.2	projection/ height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
WG02	NE	7	2.6	9.3	projection/ height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG03	NW	11.3	2.6	6.6	projection/ height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG04	NW	9.3	2.6	6.6	projection/ height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

REV	DESCRIPTION	DATE

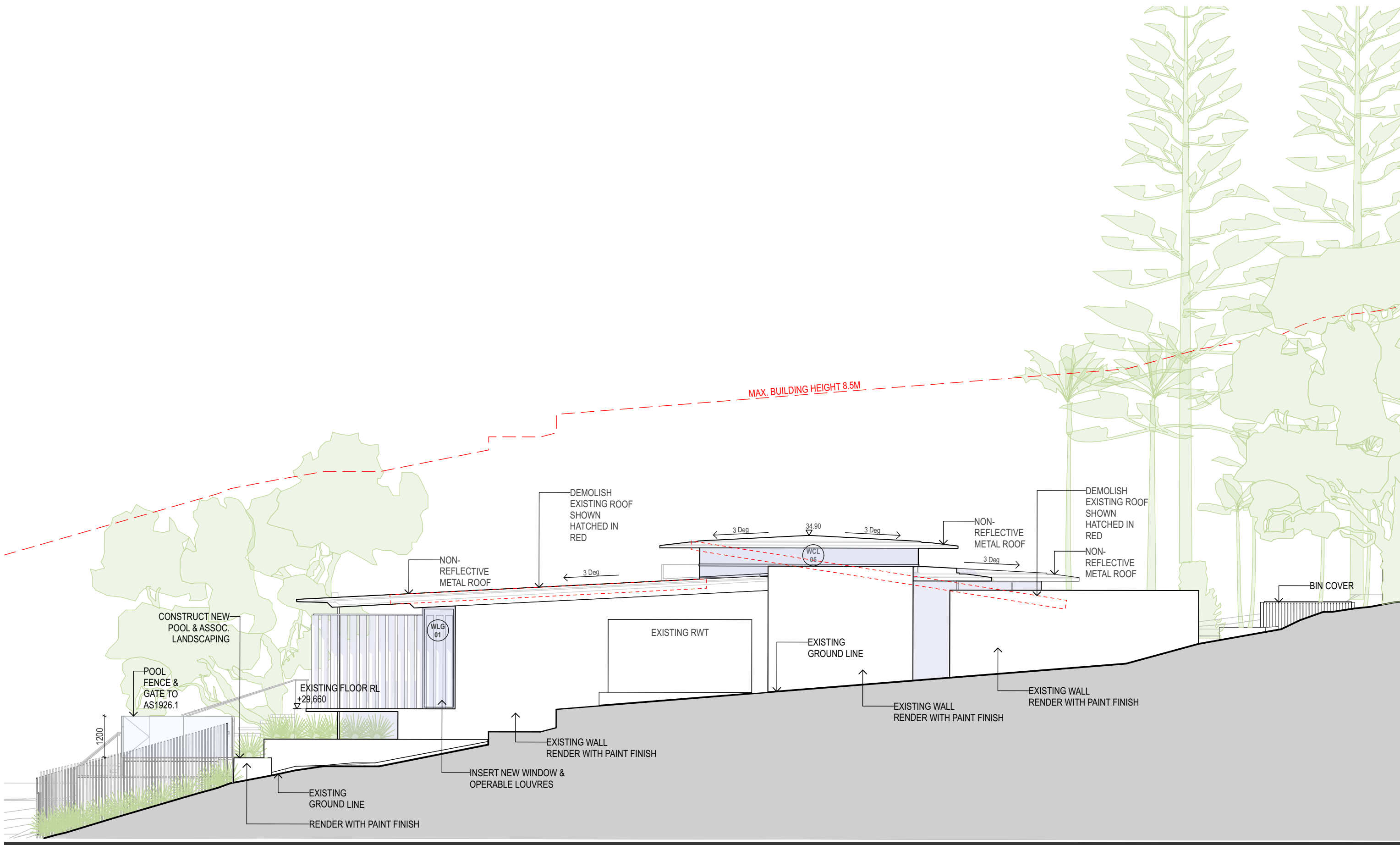


Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WCL01	SW	3.4	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WCL02	SE	17.6	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WCL03	SW	3.2	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WCL04	NW	10.4	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WCL05	NE	3.2	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Glazed roofs						
The applicant must install the glazed roofs described in the table below, in accordance with the specifications listed in the table.				✔	✔	✔
The following requirements must also be satisfied in relation to each glazed roof:					✔	✔
Glazed roofs glazing requirements						
Glazed roof number	Area of glazing (m2)	Shading device	Glass type			
SK04	2.8	no shading	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

REV	DESCRIPTION	DATE



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NOMINATED ARCHITECT - JORGE HRDINA NSW REGISTRATION NO. 6014

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PROJECT TITLE  
**QUASARA**

PROJECT ADDRESS  
325 WHALE BEACH ROAD PALM BEACH NSW 2108  
AUSTRALIA  
LOTS 242 & 241 , DP 16362

BASIX CERT. No. A1794194

PROJECT NO  
**2501**

ON ORIGINAL @ A3

DRAWING TITLE  
**NORTH ELEVATION 01**

REV	DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION DRAFT A	17/4/2025

SCALE  
1:100 @ A3

DATE  
6/5/2025

DRAWN  
JW

CHECKED  
JH

DRAWING NO

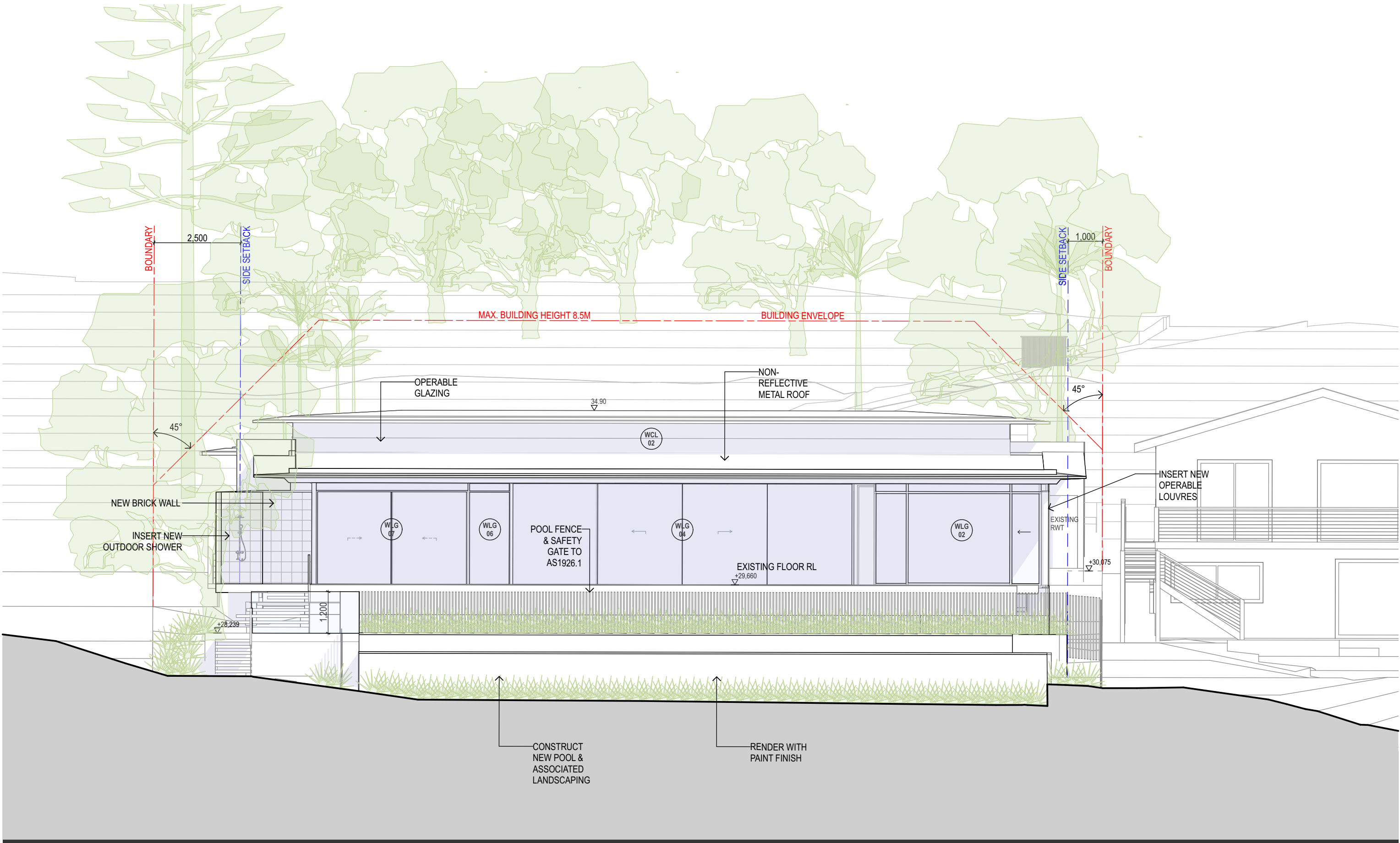
REVISION

**2001**

**D**

STATUS **DEVELOPMENT APPLICATION**





# JORGE HRDINA

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### PROJECT TITLE

## QUASARA

PROJECT ADDRESS  
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AUSTRALIA  
LOTS 242 & 241 , DP 16362

BASIX CERT. No. A1794194

PROJECT NO  
**2501**

### DRAWING TITLE

## EAST ELEVATION 02

REV	DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION DRAFT A	17/4/2025

ON ORIGINAL @ A3

SCALE  
1:100 @ A3

DATE  
6/5/2025

DRAWN  
JW

CHECKED  
JH

DRAWING NO

REVISION

# 2002

# D

STATUS **DEVELOPMENT APPLICATION**

KEY:

PROPOSED NEW FLOOR

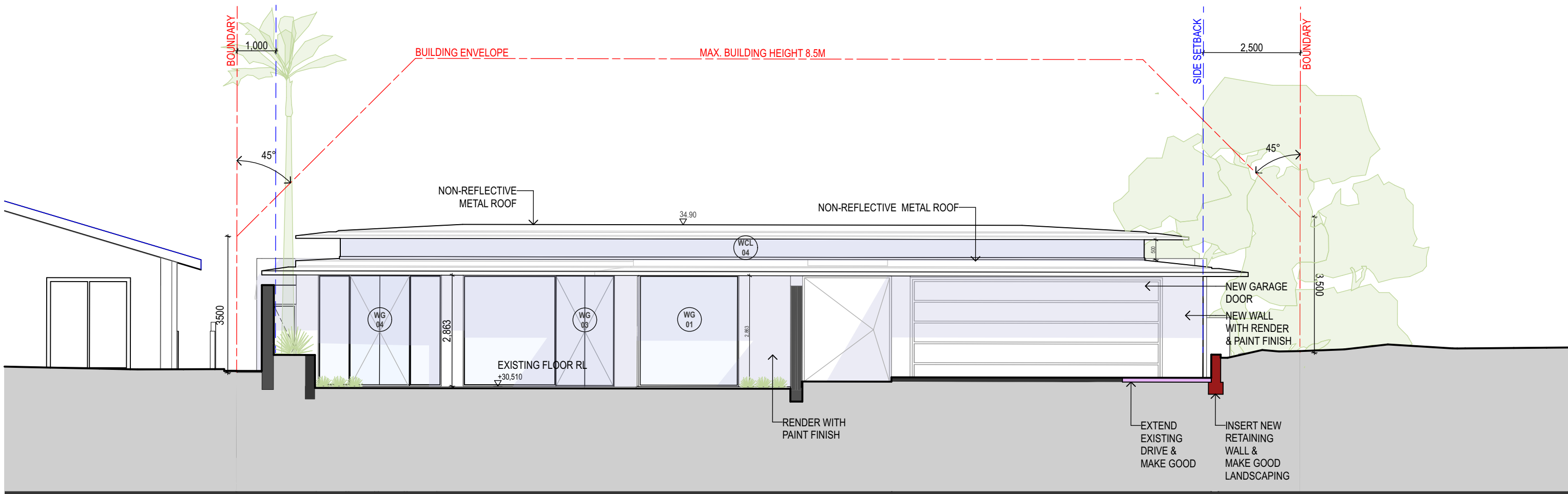
PROPOSED NEW MASONRY WALL

PROPOSED NEW CONCRETE

PROPOSED NEW STUD WALL

PROPOSED NEW GLAZING

PROPOSED NEW POOL



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PROJECT TITLE

QUASARA

PROJECT ADDRESS  
325 WHALE BEACH ROAD PALM BEACH NSW 2108 AUSTRALIA  
LOTS 242 & 241 , DP 16362

BASIX CERT. No. A1794194

PROJECT NO

2501

DRAWING TITLE

WEST ELEVATION 04

REV	DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION DRAFT A	17/4/2025

SCALE

1:100 @ A3

DATE

6/5/2025

DRAWN

JW

CHECKED

JH

DRAWING NO

REVISION

2003

D

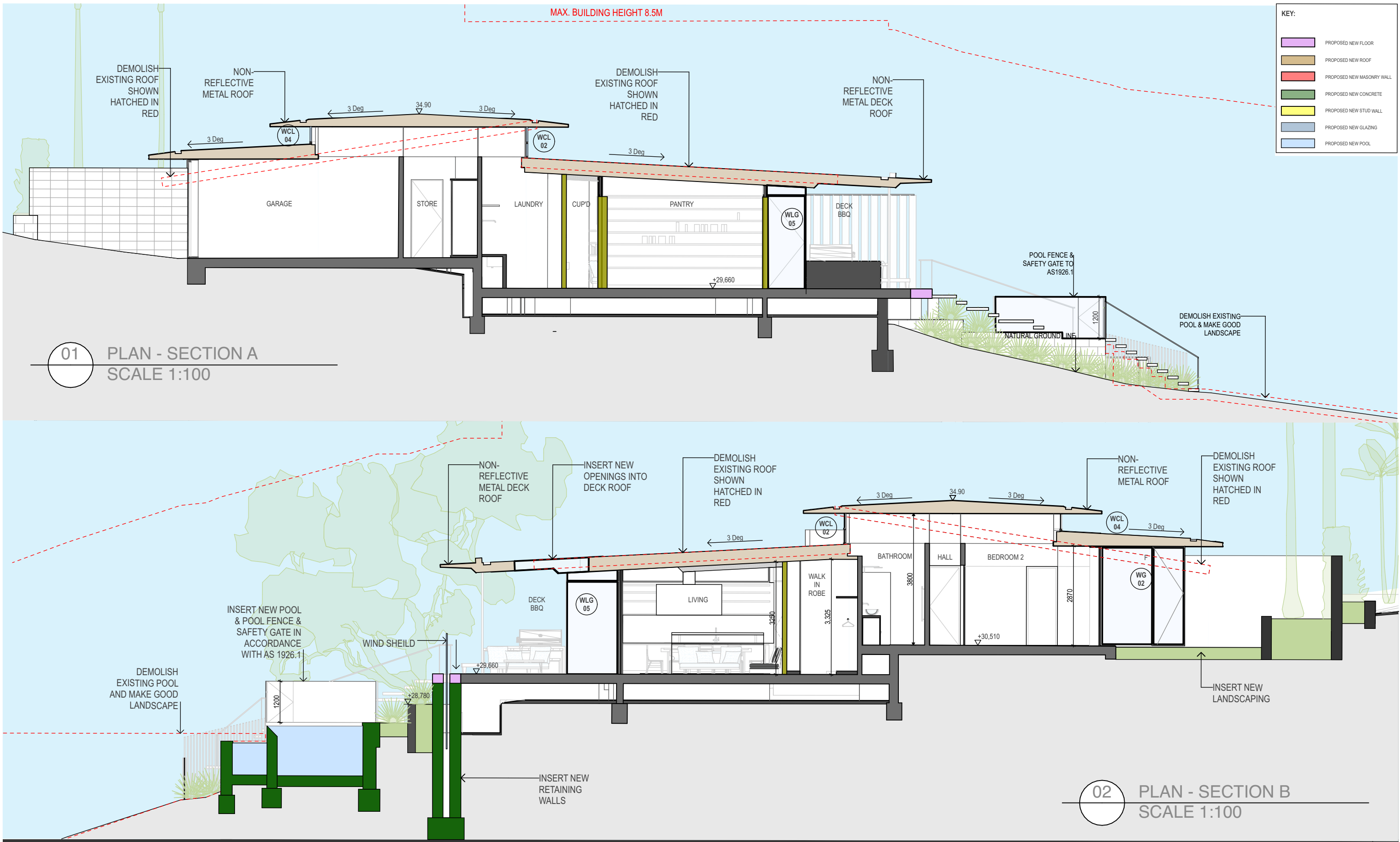
STATUS

DEVELOPMENT APPLICATION

ON ORIGINAL @ A3







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PROJECT TITLE  
**QUASARA**

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AUSTRALIA  
LOTS 242 & 241 , DP 16362

BASIX CERT. No. A1794194

PROJECT NO  
**2501**



ON ORIGINAL @ A3

DRAWING TITLE  
**SECTIONS A & B**

REV	DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION	6/5/2025

SCALE  
1:100 @ A3

DATE	DRAWN	CHECKED
6/5/2025	JW	JH

DRAWING NO

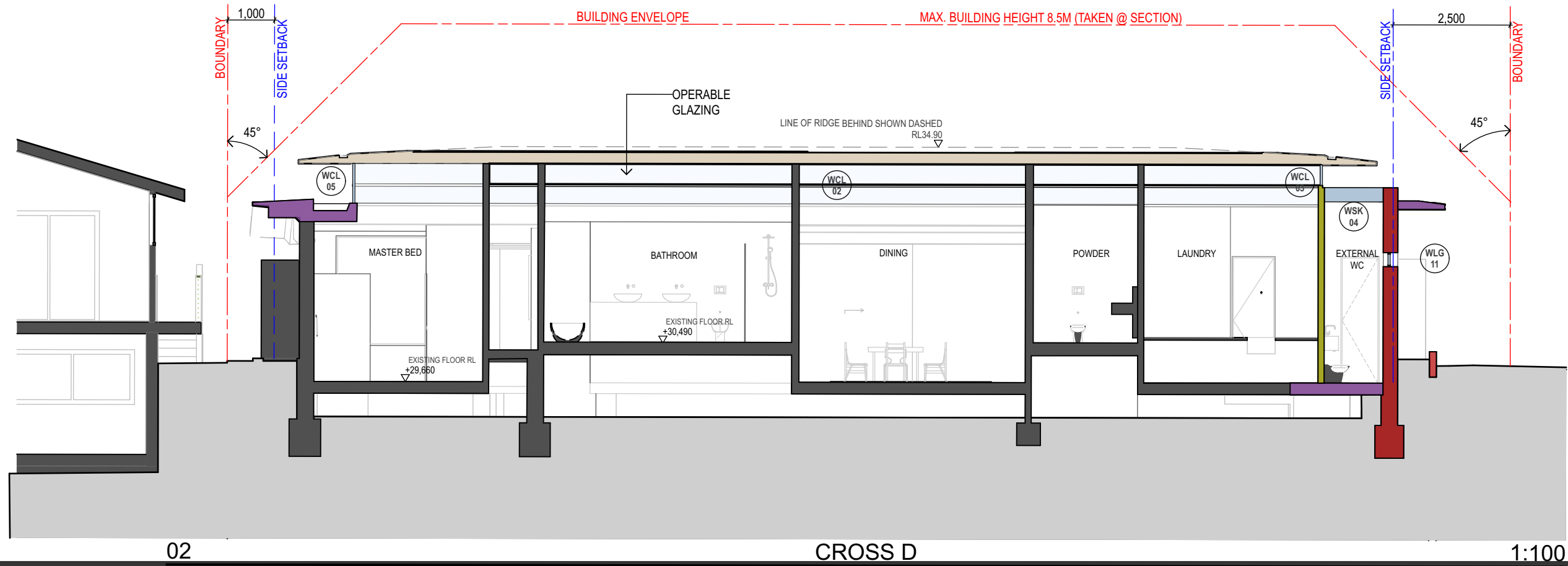
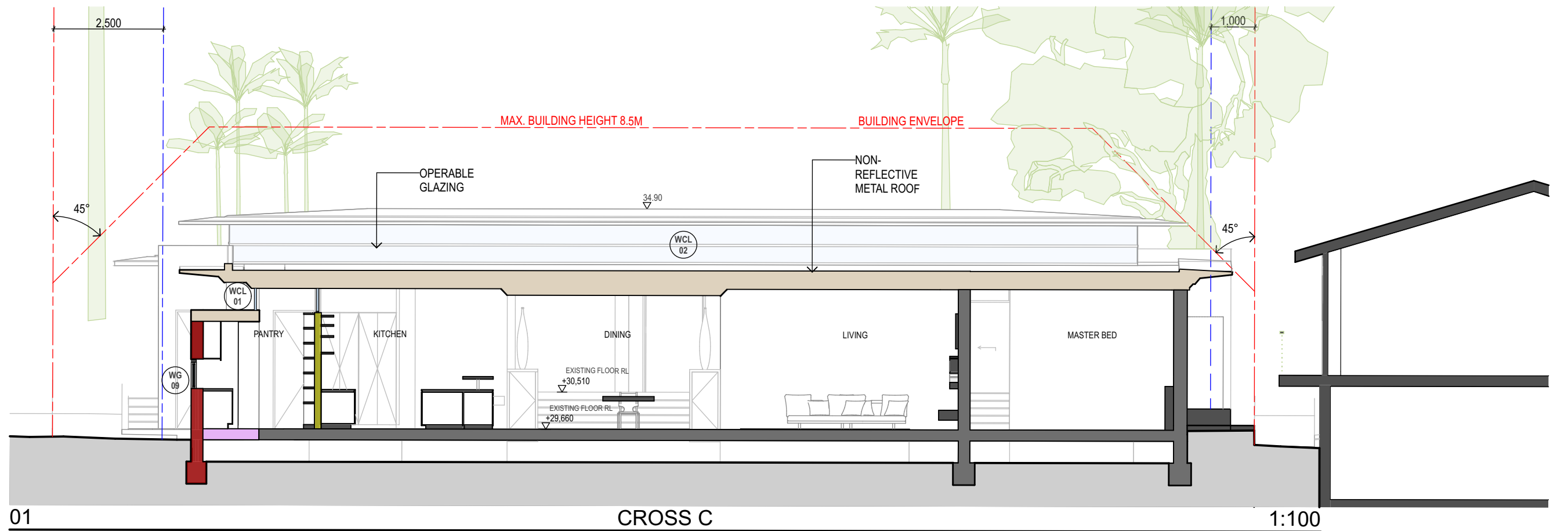
**3001**

STATUS **DEVELOPMENT APPLICATION**

REVISION

**C**





KEY:	
	PROPOSED NEW FLOOR
	PROPOSED NEW ROOF
	PROPOSED NEW MASONRY WALL
	PROPOSED NEW CONCRETE
	PROPOSED NEW STUD WALL
	PROPOSED NEW GLAZING
	PROPOSED NEW POOL

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PROJECT TITLE  
**QUASARA**

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AUSTRALIA  
LOTS 242 & 241 , DP 16362

BASIX CERT. No. A1794194

PROJECT NO  
**2501**

DRAWING TITLE  
**SECTIONS C & D**

REV	DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION DRAFT A	17/4/2025

ON ORIGINAL @ A3

SCALE  
1:100 @ A3

DATE  
6/5/2025

DRAWN  
JW

CHECKED  
JH

DRAWING NO

**3002**

STATUS  
**DEVELOPMENT APPLICATION**

REVISION

**D**