

DEVELOPMENT APPLICATION
KEAVENEY HOUSE LOT:2 DP:260241

100 HILLTOP ROAD CLAREVILLE NSW .

NO.	DRAWING - DA SET	SCALE	AREAS	
A1.1	COVER SHEET	-	AREA	SQM
A1.2	BASIX / NatHERS REQUIREMENTS	-	SITE AREA	
A1.3	COLOURS & MATERIALS	-	SITE AREA	999.95
A1.4	LANDSCAPE / STORMWATER	1:250	LANDSCAPE OPEN SPACE	
A1.5	SITE ANALYSIS	1:250	1: LANDSCAPE	635.79
A1.6	SITE MANAGMENT	1:250	FLOOR AREA	
A1.7	SHADOW DIAGRAMS	1:250	1: LEVEL 1	103.07
A1.8	SHADOW DIAGRAMS	1:250	2: LEVEL 2	104.74
A1.9	SHADOW DIAGRAMS	1:250	3: LEVEL 3	90.53
A2.1	SITE / ROOF PLAN	1:250	4: CARPORT	82.53
A2.2	LEVEL 3 FLOOR PLAN	1:100	5: L2 DECK	68.68
A2.3	LEVEL 2 FLOOR PLAN	1:100	6: L1 DECK	33.76
A2.4	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	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 E4 - 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 -	14.7m	NO REFER SOEE
FRONT SETBACK:	6.5 or established building line (whichever greater)	6.5m to house 0.3m TO CARPORT	YES NO REFER SOEE
SIDE SETBACK:	Side 1 - 2.5m Side 2 - 1m	2.5m 0.24m to carport	YES NO REFER SOEE
BUILDING ENVELOPE	Refer Statement of Environmental Effects (based on slope)		
REAR SETBACK:	6.5m	19.8m	YES
LANDSCAPED AREA	60% SITE	60% (635sqm)	YES
PARKING:	2 car spaces / dwelling	2	YES

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LEGEND



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PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
CLAREVILLE 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 04 AUG 2022

PLOT DATE 04/08/22 SCALE@A3 PROJECT NO. 18456 DRAWING NO. A1.1

1 LOCATION PLAN 1:2000

Refer NatHERS Assessment by:



BASIX PLAN REQUIREMENTS - 100 Hilltop Road, Clareville 24 Jun 2022

PROJECT DETAILS

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

Dwelling	BASIX Water target	Dwelling Water Usage	BASIX Energy Target	Dwelling Energy Usage
	616.5 L/day	613.4 L/day	6834.7 kg (CO2)/year	5036 kg (CO2)/year

WATER REQUIREMENTS

TOILET	SHOWER	KITCHEN TAPS	BATH TAPS	Clothes Dryer	Dishwasher
4 star	4 star (>6 but <=7.5 l/min	4 star	4 star		

LTRS	COLLECTION AREAS	SUPPLIED AREAS
3500 ltr	150 sqm roof	Toilet, ldry, outside tap

ENERGY REQUIREMENTS

TYPE	ENERGY RATING	OTHER REQUIREMENTS
Electric Storage		

AREA	OPERATION TYPE
Bathroom Kitchen	Ducted to facade - Manual switch on / off

AREA	SYSTEM	ENERGY EFFIECENCY	ZONED
Cooling Bedrooms / Livings room	1 Phase air con	2.5 Star	yes
Heating Bedrooms / Livings room	1 Phase air con	3.5 Star	yes

TYPE	AREAS
LED or Fluorescent	The following areas will be primarily lit (minimum 80% of light fittings) by compact fluorescent, fluorescent, or LED lamps Whole of dwelling

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

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

SOLAR PHOTVOLTAIC SIZE	OTHER INFORMATION
Min 3 KW system	



NaTHERS REQUIREMENTS PLAN STAMP - 100 Hilltop Road Clareville NSW 2107 24 Jun 2022

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	Clareville NSW 2107	LOT 2 DP 260241

STAR RATING	DWELLING #	HEATING LOAD	COOLING LOADS
5.2		41.3	21.5

FLOORS

FLOOR TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
Suspended timer INTERNAL FLOORS		
Suspended timber lined under = EXT FLOORS	R3.5	

AREA	COVERING
Bedrooms	Covering
Living areas	Timber
Wet Areas	Tiled

WALL INSULATION

INTERNAL / EXTERNAL	WALL TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
External walls	Light weight cladd - Reflective cavity	R2.7	
Bathroom, WC, Store, Bath 1	PB	R1.5	
External	Concrete block -		
INTERNAL	Concrete block - PB lined	R1.0	

ROOF AND CEILINGS

ROOF CONSTRUCTION TYPE	INSULATION	OTHER INFORMATION
Metal	R1.3 Reflective foil blanket	
Tiled balcony		

SOLAR ABSORPTANCE	Shale Grey	
CEILING TYPE	INSUALTION	OTHER INFORMATION
Lined	R6.0	

AREA	TYPE
Kitchen, Bathroom, Ensuite	Exhaust fan sealed

WINDOWS AND GLAZING

WINDOW DESCRIPTION	FRAME TYPE	U VALUE	SHGC
Sliding window	ALM - DG - ARGON FILLED - LOWe clear	3.57	0.33
Sliding doors	ALM - DG - ARGON FILLED - LOWe clear	3.33	0.34
Casement door	ALM - DG - ARGON FILLED - LOWe clear	3.52	0.28
Fixed window	ALM - DG - air filled - LOWe clear	2.17	0.39
Block windows	ALM - DG clear		

SOLAR ABSORPTANCE	Pearl (0.27)
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FRAME TYPE	GLAZING	U VALUE	SHGC	SHAFT INSULATION / COVERINGS
	Double glazed	2.58	0.24	Opening - Holland blind internally

LIGHTING

DESCRIPTION	OTHER INFORMATION
Recessed downlights (not shown - 29 allowed)	Sealed

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LEGEND

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A1.2
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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

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EXTERNAL PAINT COLOUR



ROOF / CAPPING COLOUR - SHALE GREY



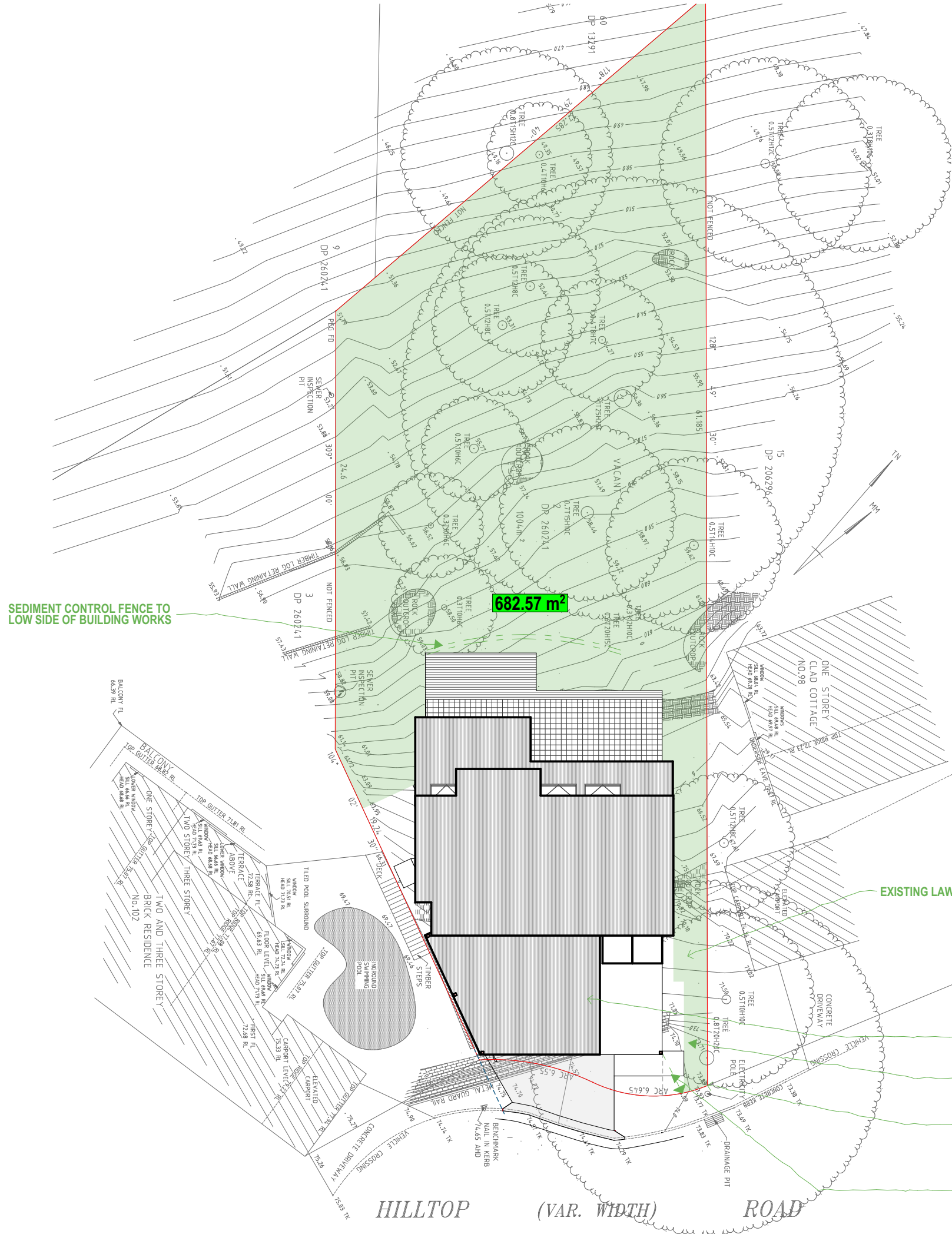
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COLOURS & MATERIALS

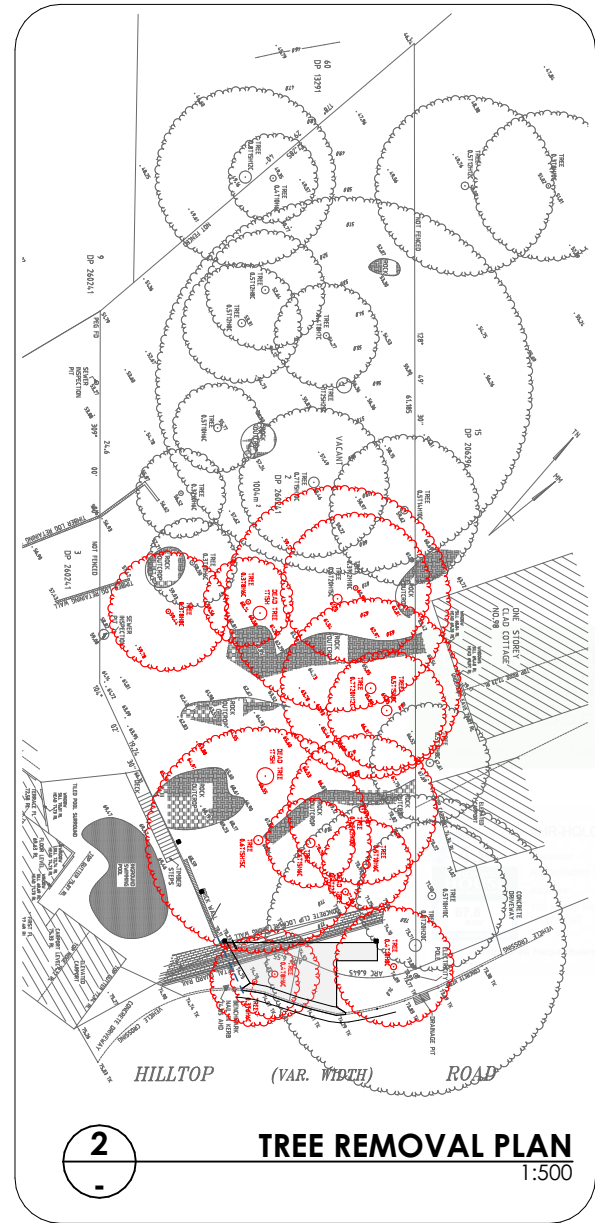
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DEVELOPMENT APPLICATION	04 AUG 2022
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PLOT DATE	SCALE@A3	PROJECT NO.	DRAWING NO.
04/08/22		18456	A1.3



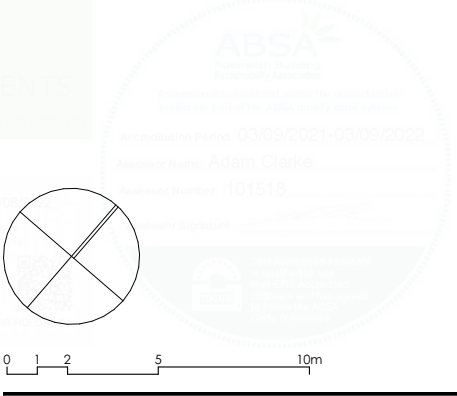
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 - + DENOTES SPOT HEIGHT POSITION
 - TREE DIMENSIONS ARE APPROXIMATE ONLY.
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 - BOUNDARIES SHOULD BE MARKED PRIOR TO ANY CONSTRUCTION

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



- CONNECT ALL DOWNPIPES TO RAINWATER TANKS VIA 100 DIA. PIPE
- RAINWATER TANK OVERFLOW TO DETENTION BASIN VIA 100 DIA. PIPE
- PROPOSED ON-SITE SORTING & STORAGE AREA TO BE USED FOR WASTE MATERIAL & MATERIAL STORAGE IN CARPORT
- STORMWATER BASIN STORAGE AREA TO BE CONFIRMED AS PART OF CONSTRUCTION CERTIFICATE
- SECURITY FENCING TO SITE FRONT BOUNDARY
- REFER DRAWING A3.6 FOR ADDITIONAL DRIVEWAY DETAILS
- LAY 200x100x6 RHS (GALV) TO KERB AT 1% MIN. GRADE, WHERE CONCENTRATED FLOWS ARE LESS THAN 20l/s. ALTERNATIVELY, ALLOW FLOWS TO OVERFLOW FROM A CONVERTOR AT THE BOUNDARY AS UNCONCENTRATED FLOWS WHERE THEY EXCEED 20l/s

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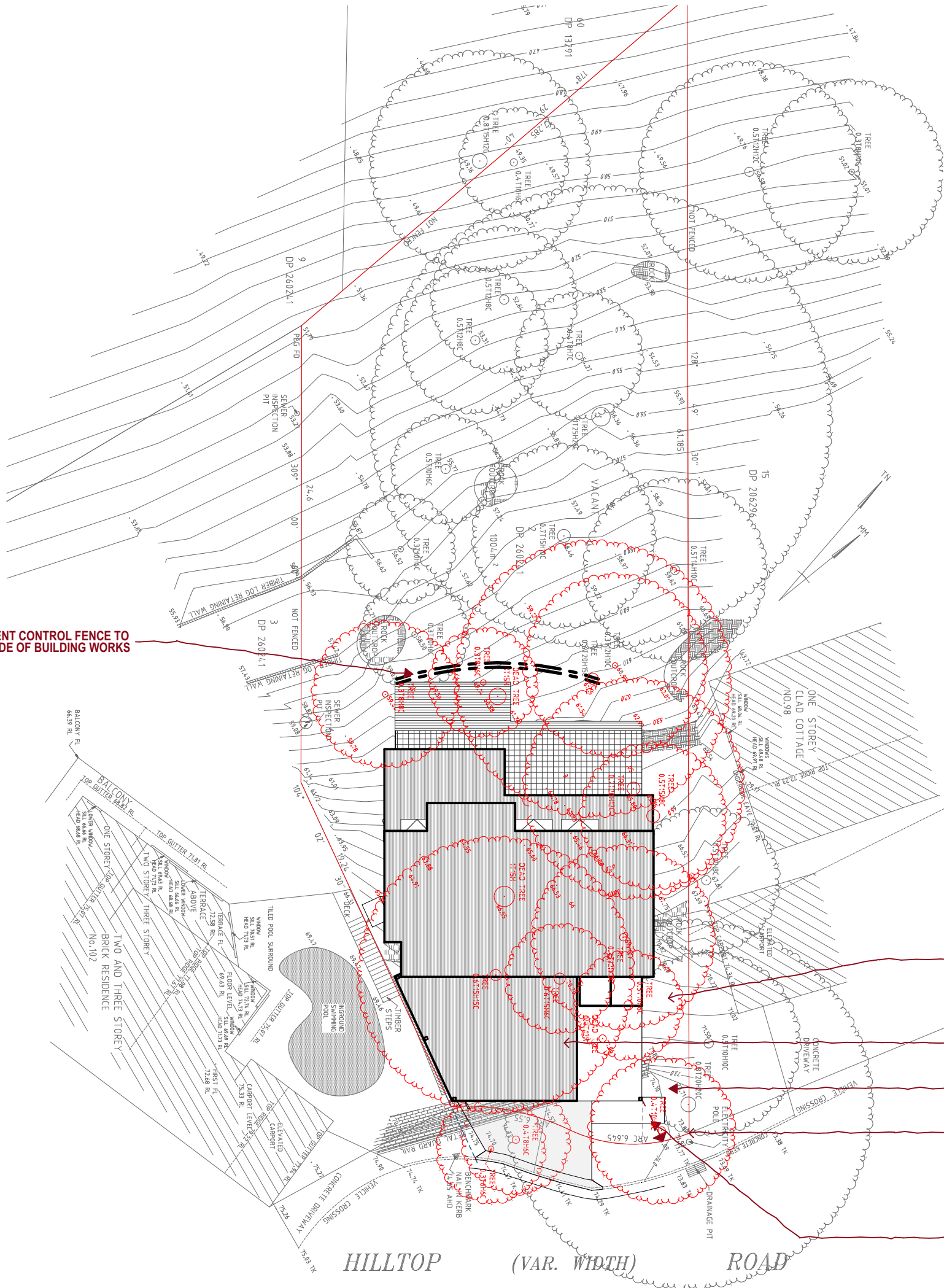
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LANDSCAPE /
STORMWATER
REVISION
DEVELOPMENT APPLICATION

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SCALE@A3
1:250
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A1.4

DATE
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SEDIMENT CONTROL FENCE TO LOW SIDE OF BUILDING WORKS

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- 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.

CONNECT ALL DOWNPIPES TO RAINWATER TANKS VIA 100 DIA. PIPE
RAINWATER TANK OVERFLOW TO DETENTION BASIN VIA 100 DIA. PIPE

NOTE:
HOUSE BINS NOMINAL LOCATION IN CARPORT

EXISTING LAWN

PROPOSED ON-SITE SORTING & STORAGE AREA TO BE USED FOR WASTE MATERIAL & MATERIAL STORAGE IN CARPORT

STORMWATER BASIN STORAGE AREA TO BE CONFIRMED AS PART OF CONSTRUCTION CERTIFICATE

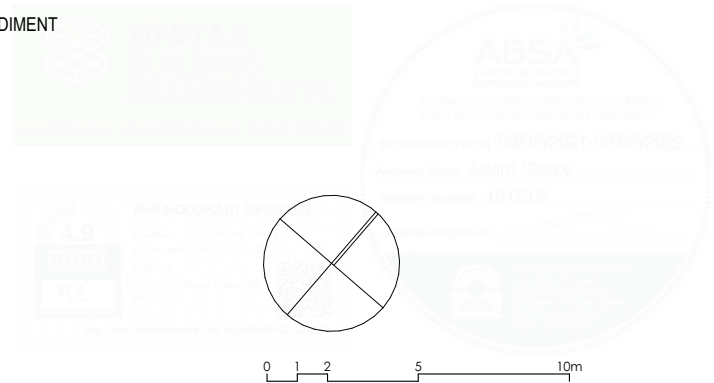
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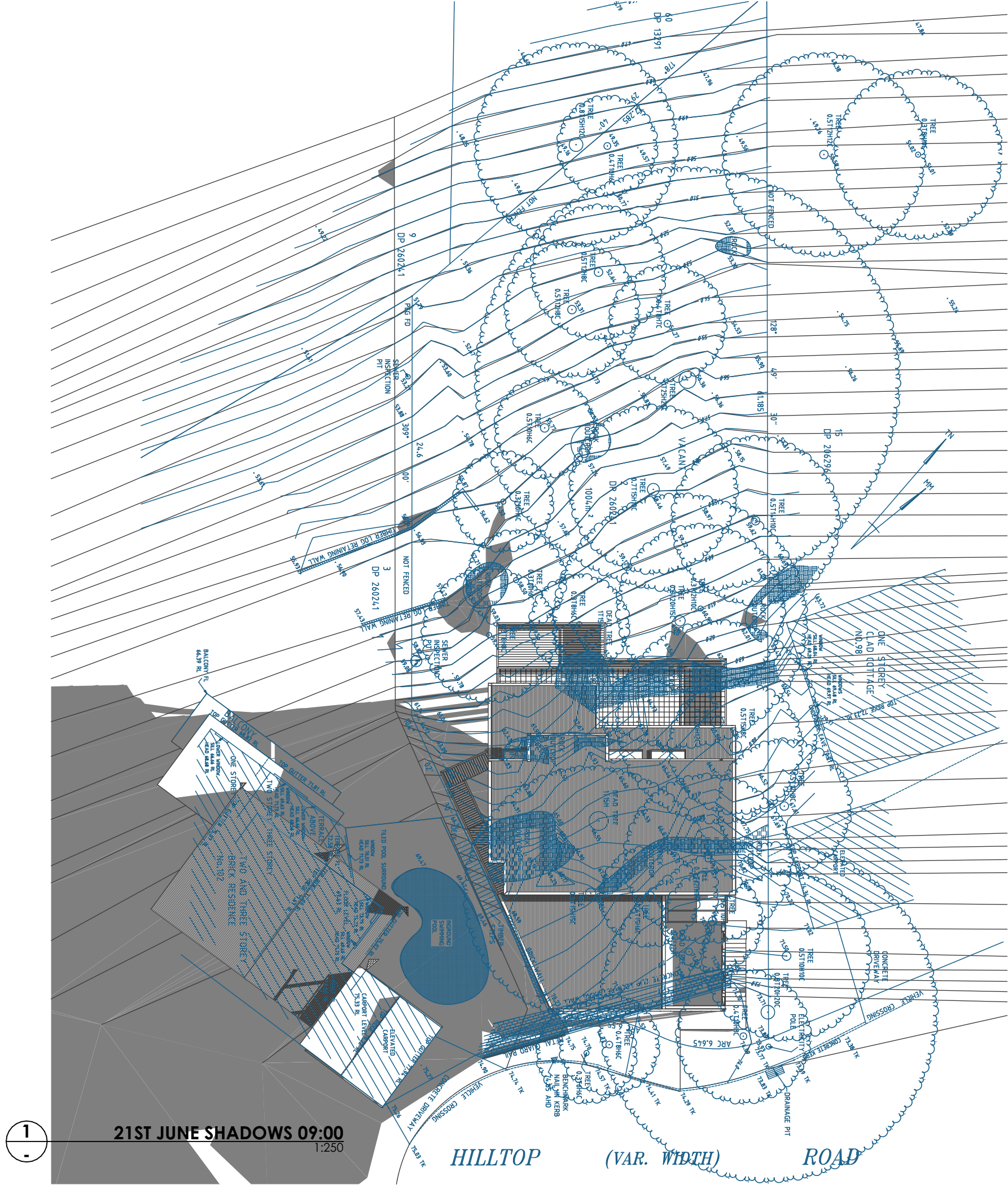
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DRAWING TITLE
SITE MANAGMENT

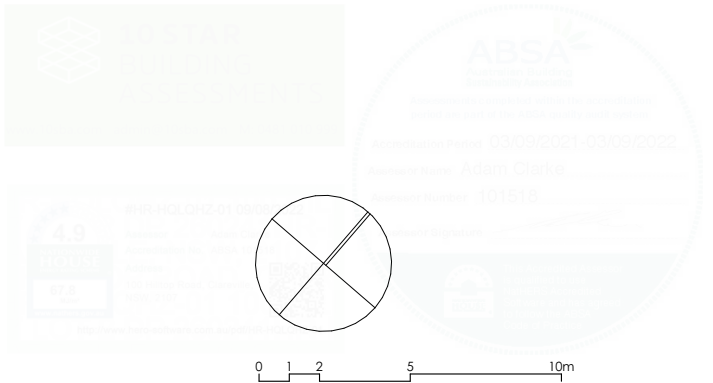
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SCALE@A3
1:250
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18456
DRAWING NO.
A1.6



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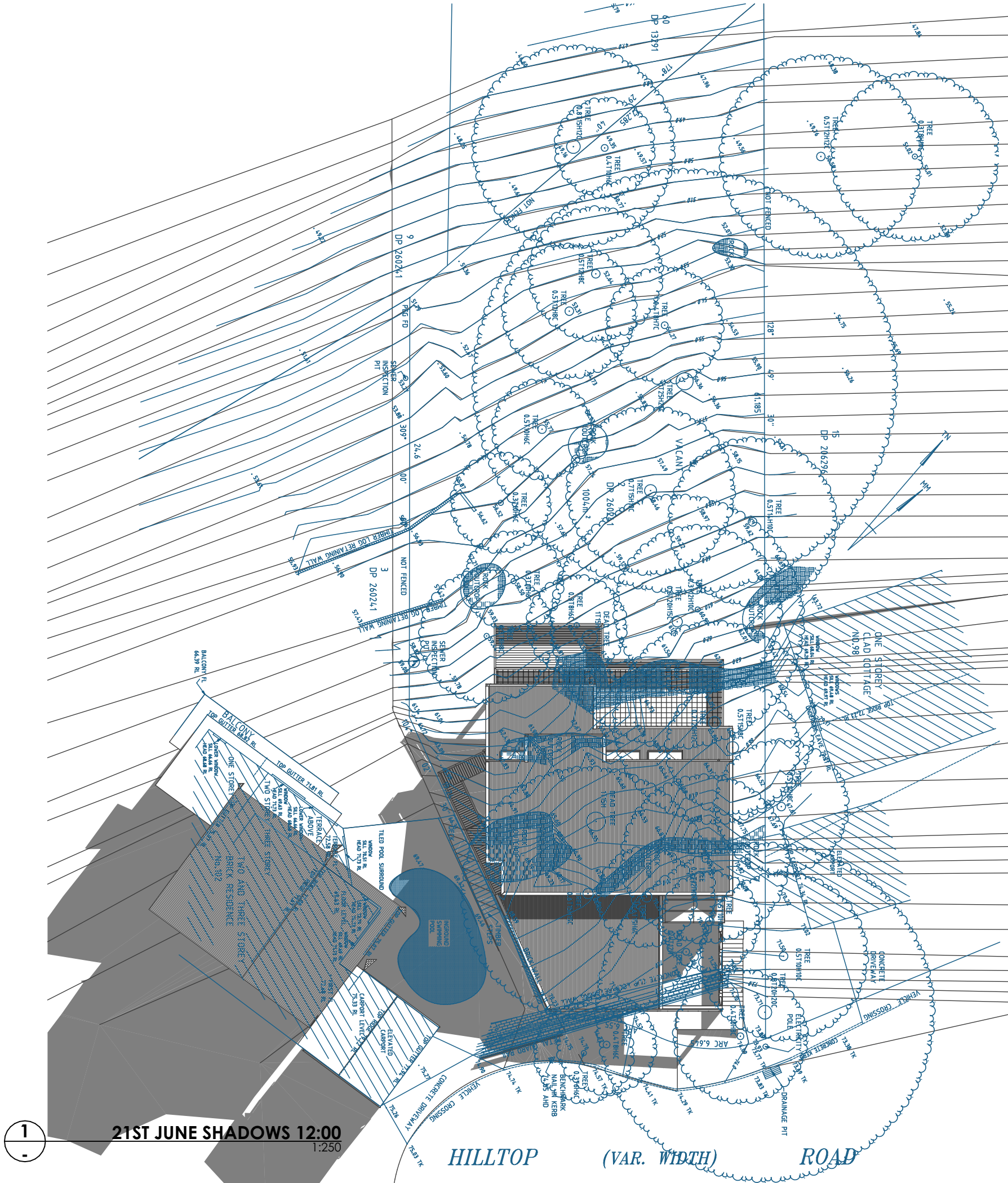
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DRAWING TITLE
SHADOW DIAGRAMS

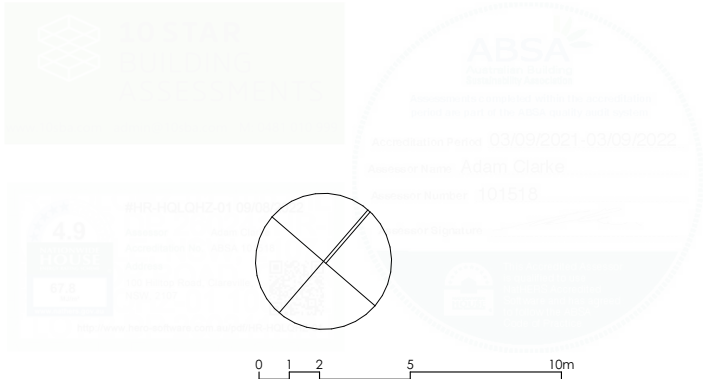
REVISION	DATE
DEVELOPMENT APPLICATION	04 AUG 2022
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PLOT DATE	SCALE@A3	PROJECT NO.	DRAWING NO.
04/08/22	1:250	18456	A1.7



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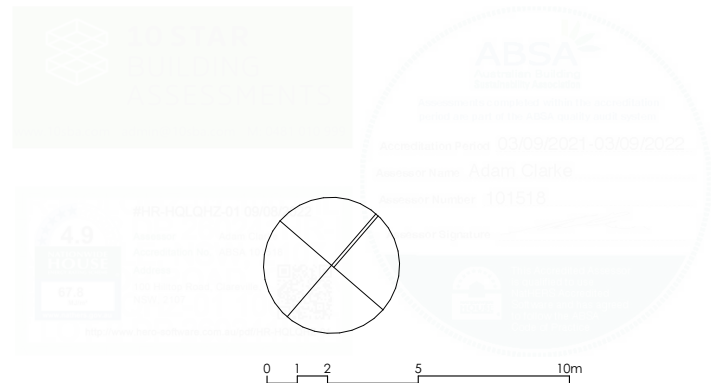
SHADOW DIAGRAMS

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SCALE@A3
1:250
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A1.8

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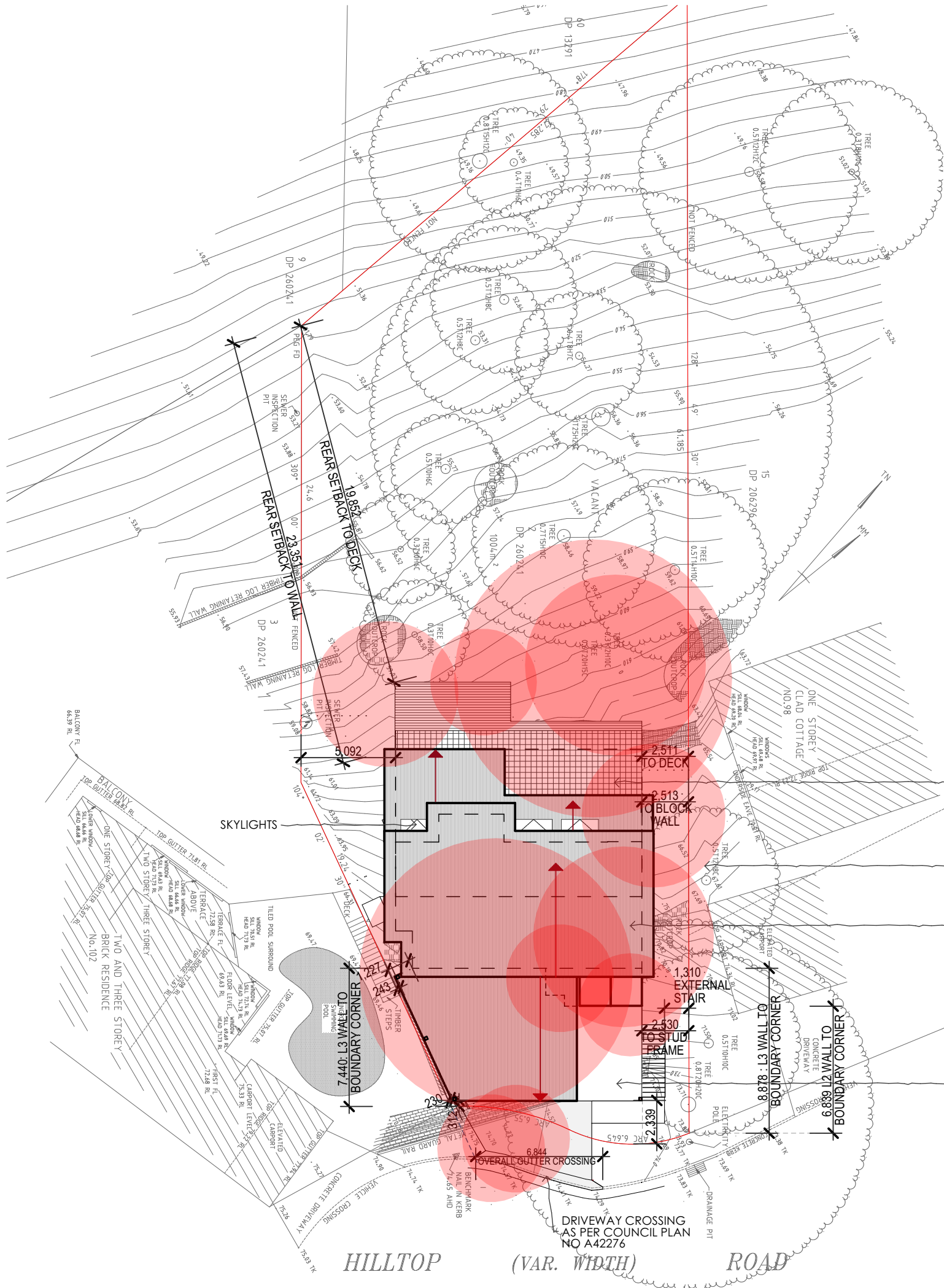
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DRAWING TITLE

SITE / ROOF PLAN

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SCALE@A3
1:250

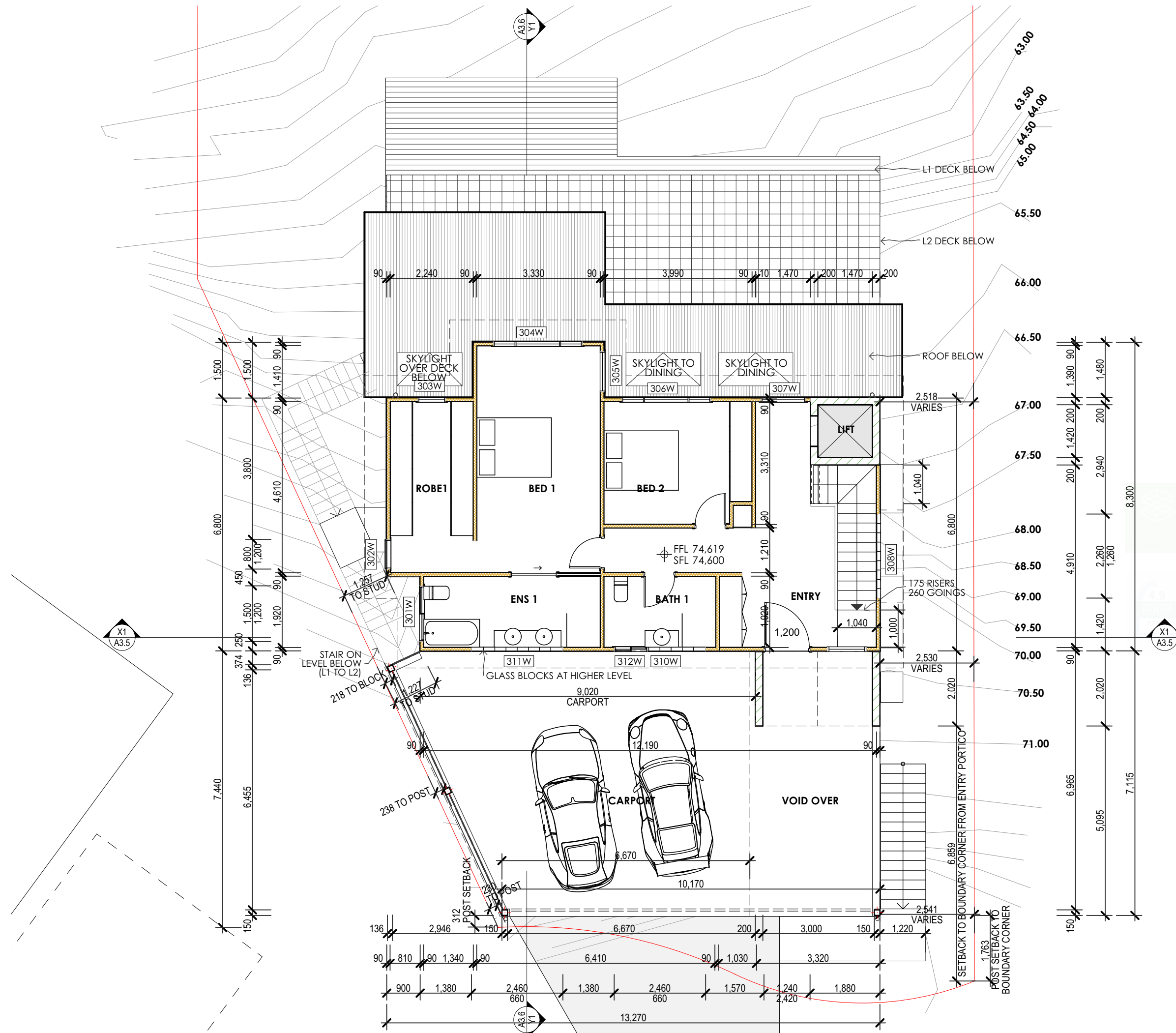
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DRAWING NO.
A2.1

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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



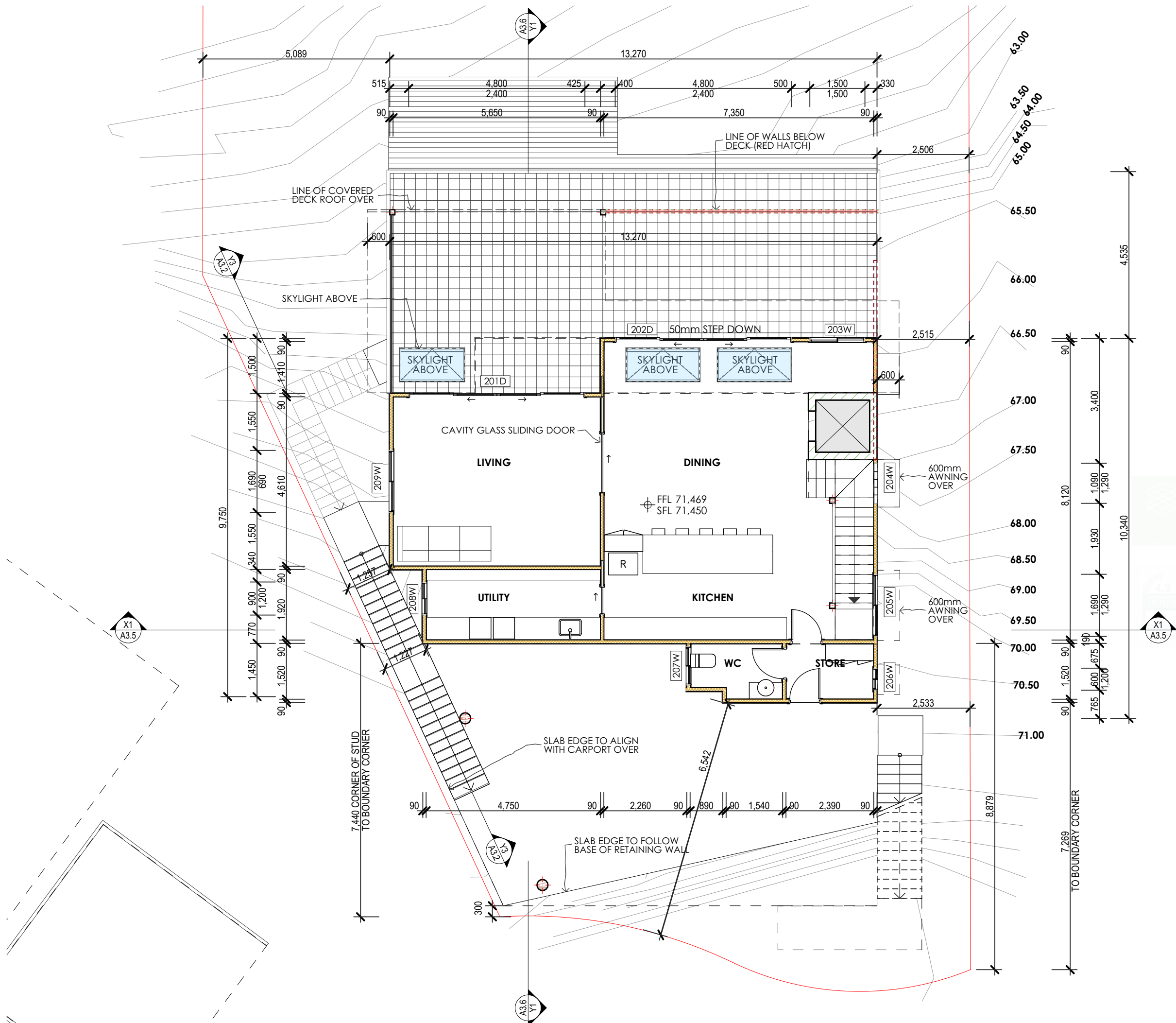
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LEVEL 3 FLOOR PLAN

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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



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

PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
CLAREVILLE 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

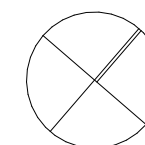
REVISION
DEVELOPMENT APPLICATION
DATE
04 AUG 2022

PLOT DATE
04/08/22
SCALE@A3
1:100
PROJECT NO.
18456
DRAWING NO.
A2.3

NOTES
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CAD Ref: 18546Keaveney-V25.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



0 1 2 5m

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UNIT 4/101 DARLEY ST
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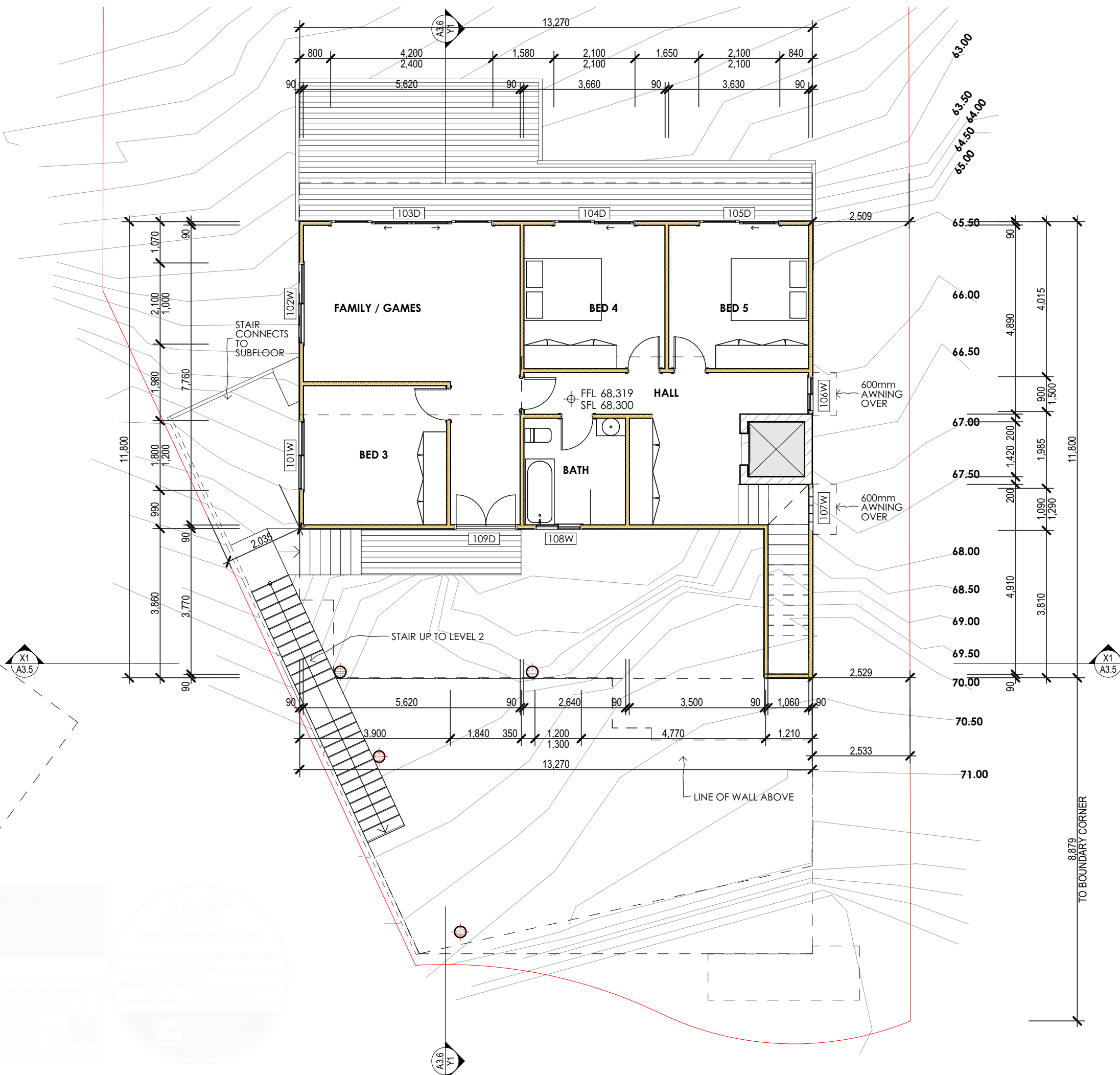
PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
CLAREVILLE NSW
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION

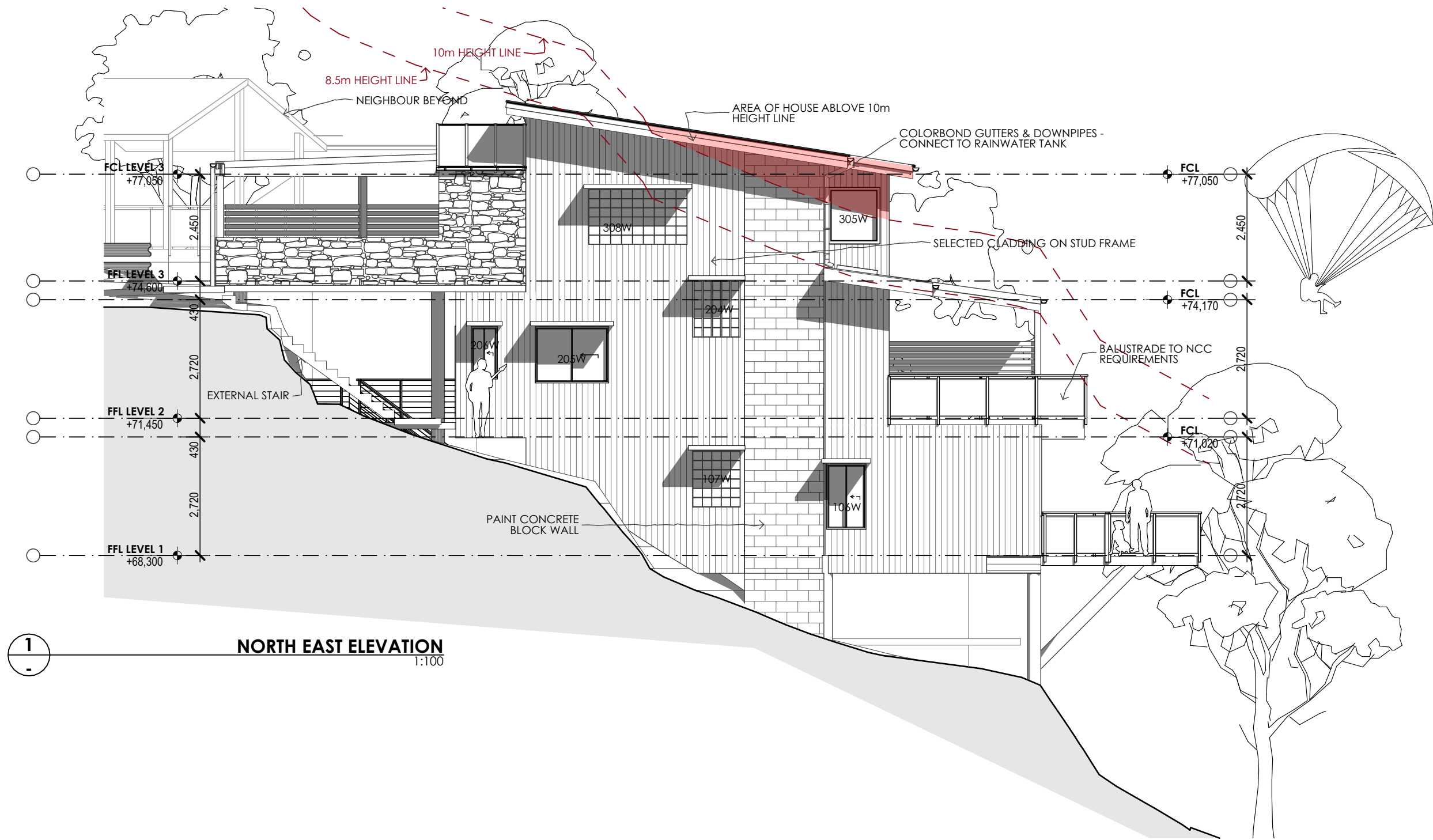
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE
LEVEL 1 FLOOR PLAN

REVISION
DEVELOPMENT APPLICATION
DATE
04 AUG 2022

PLOT DATE
04/08/22
SCALE@A3
1:100
PROJECT NO.
18456
DRAWING NO.
A2.4

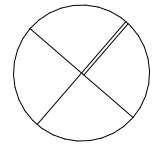




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LEGEND

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



0 1 2 5m

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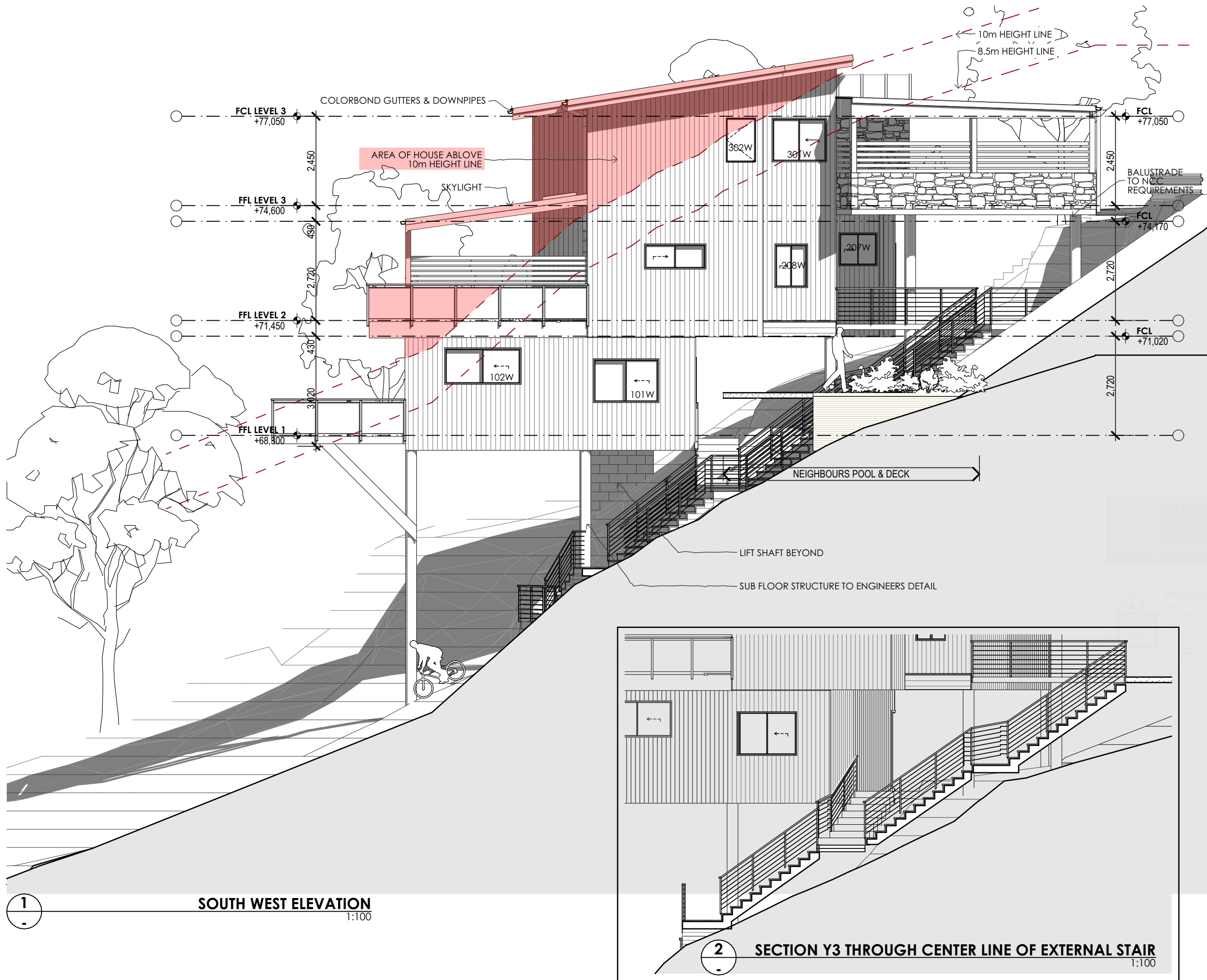
PROJECT
KEAVENEY HOUSE
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CLAREVILLE NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION

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

DRAWING TITLE
ELEVATIONS

REVISION
DEVELOPMENT APPLICATION
DATE
04 AUG 2022

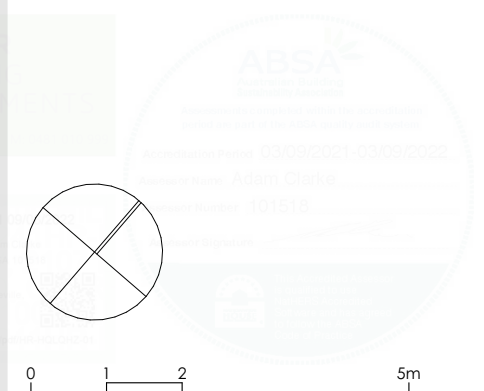
PLOT DATE
04/08/22
SCALE@A3
1:100
PROJECT NO.
18456
DRAWING NO.
A3.1



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LEGEND

CL	CLOTHES LINE
DW	DISHWASHER
F	FREEZER
FP	FIREPLACE
GAS	GAS CYLINDER
GB	GAS BAYONET
HT:M	HOSE TAP MAINS
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LOT:2 DP:260241
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MONA VALE NSW 2103

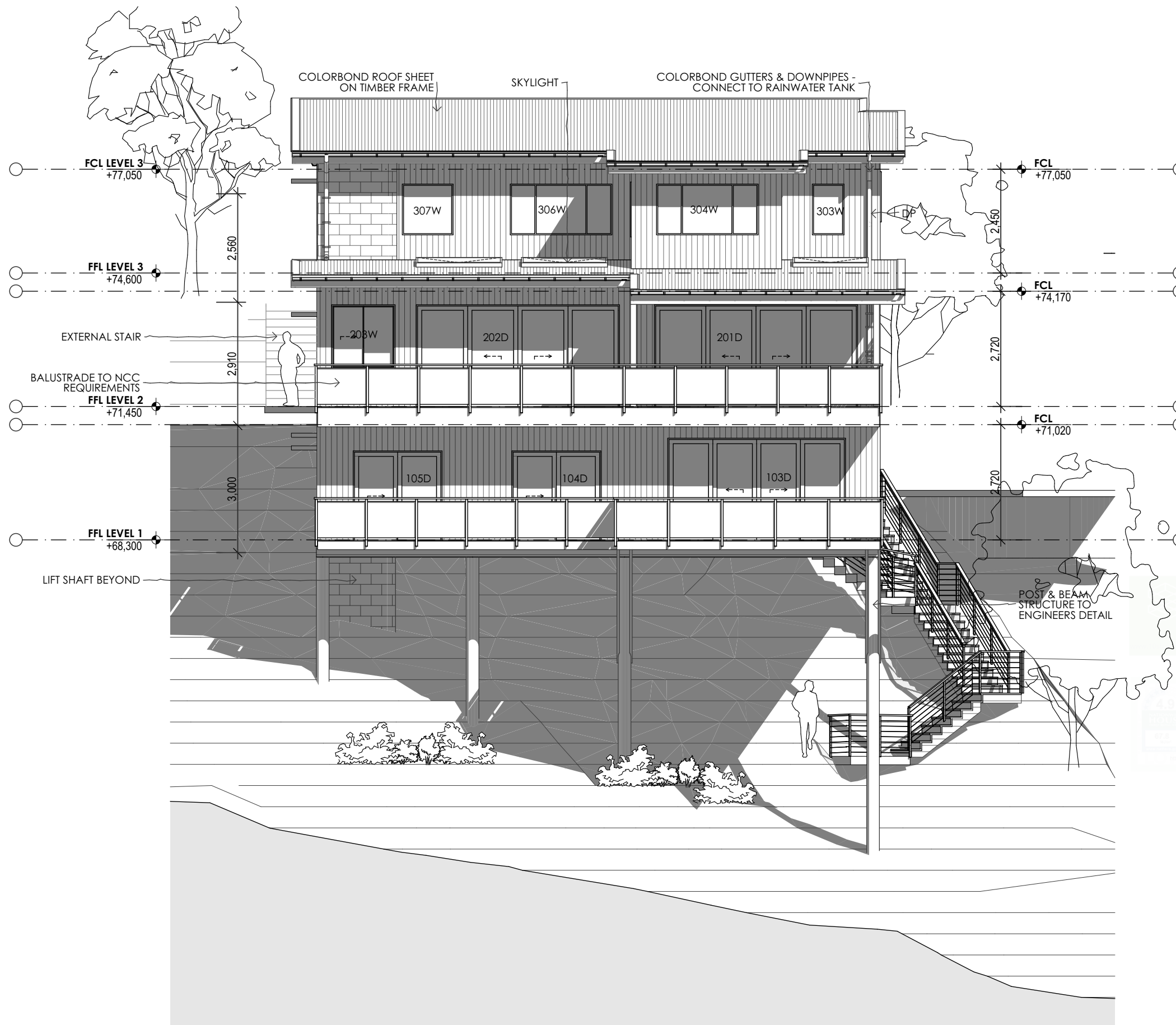
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ELEVATIONS

REVISION
DEVELOPMENT APPLICATION

DATE
04 AUG 2022

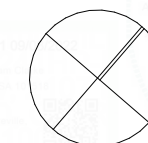
PLOT DATE 04/08/22 **SCALE@A3** 1:100 **PROJECT NO.** 18456 **DRAWING NO.** A3.2



NOTES
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CAD Ref: 18546Keaveney-V25.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
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DEVELOPMENT APPLICATION

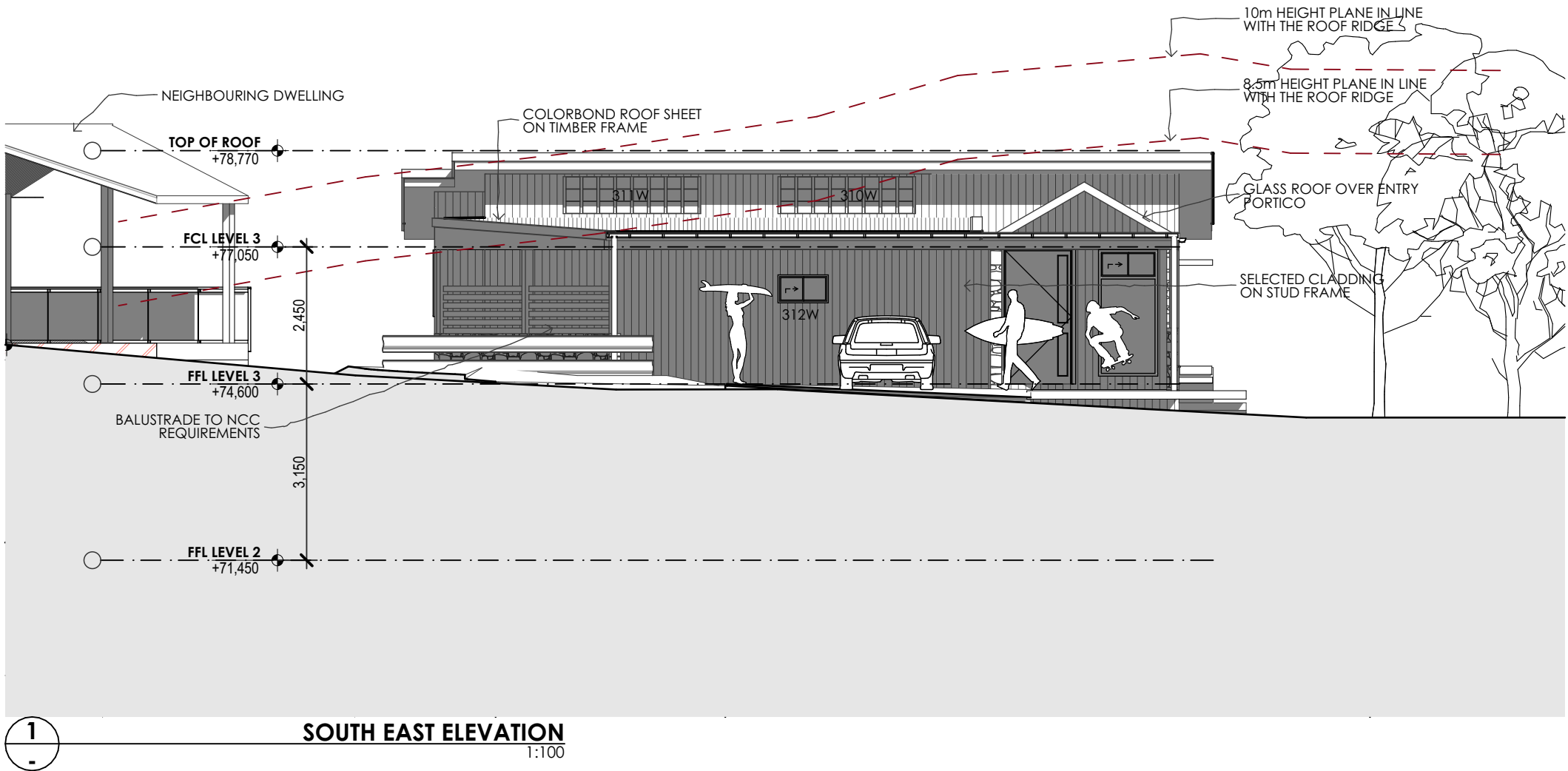
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
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DRAWING TITLE
ELEVATIONS

REVISION
DEVELOPMENT APPLICATION

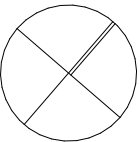
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PLOT DATE 04/08/22 **SCALE@A3** 1:100 **PROJECT NO.** 18456 **DRAWING NO.** A3.3



NOTES
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CAD Ref: 18546Keaveney-V25.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
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LOT:2 DP:260241
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DRAWING TITLE
ELEVATIONS

REVISION
DEVELOPMENT APPLICATION

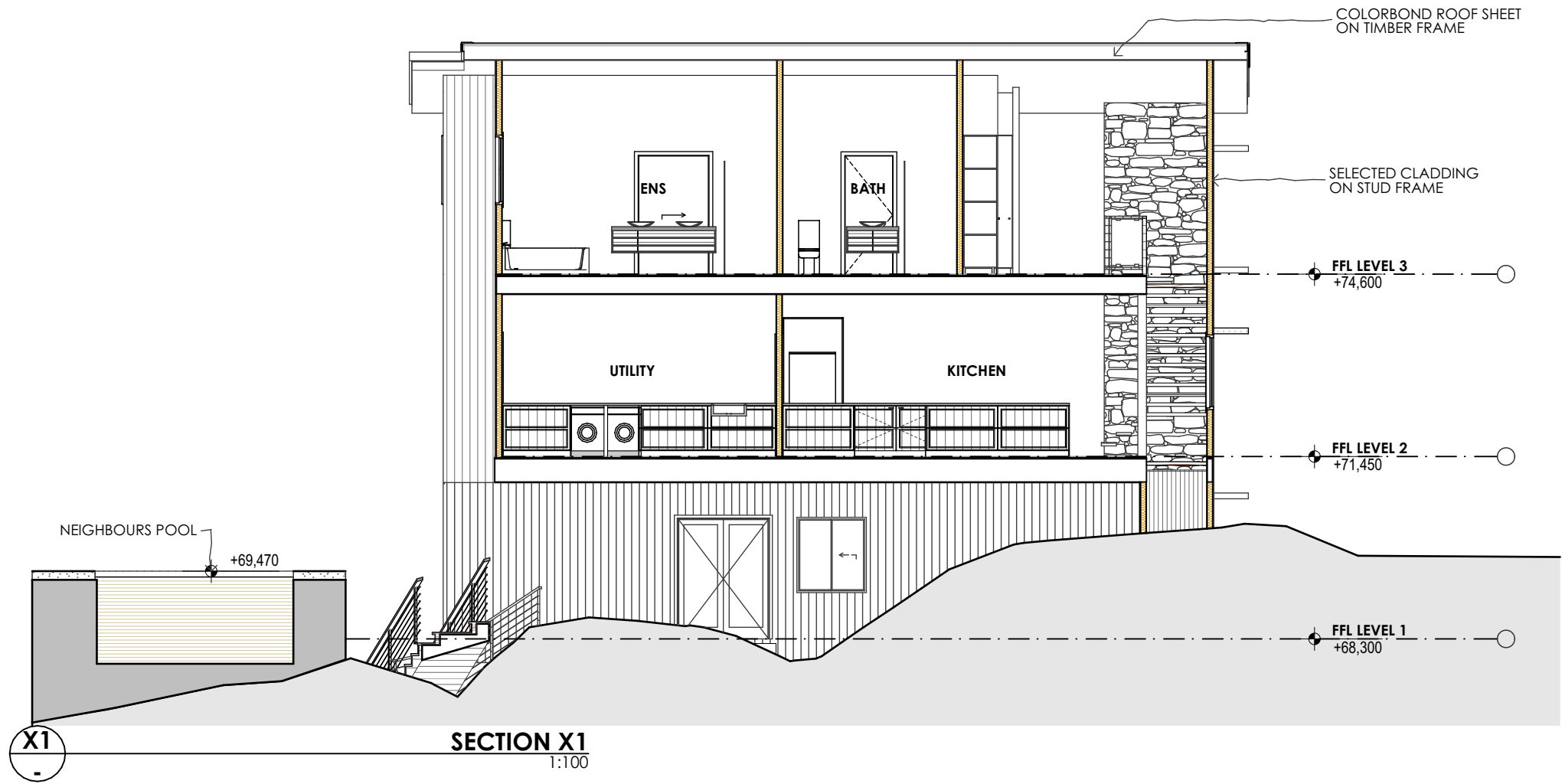
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PLOT DATE
04/08/22

SCALE@A3
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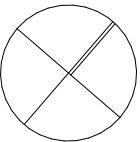
PROJECT NO.
18456

DRAWING NO.
A3.4



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CL	CLOTHES LINE
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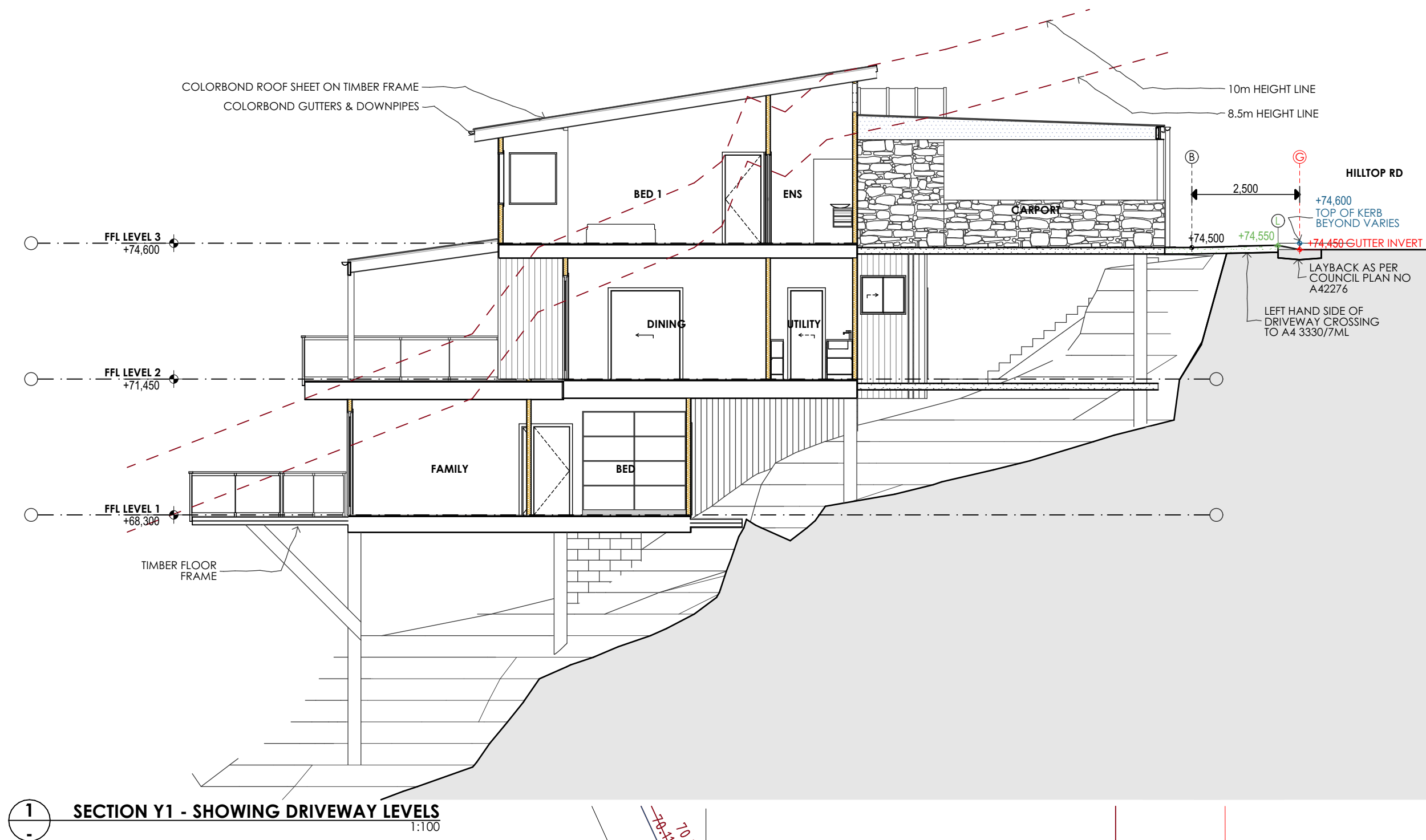
PROJECT
KEAVENEY HOUSE
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LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
OLIVER KEAVENEY
UNIT 4/101 DARLEY ST
MONA VALE NSW 2103

DRAWING TITLE

SECTIONS

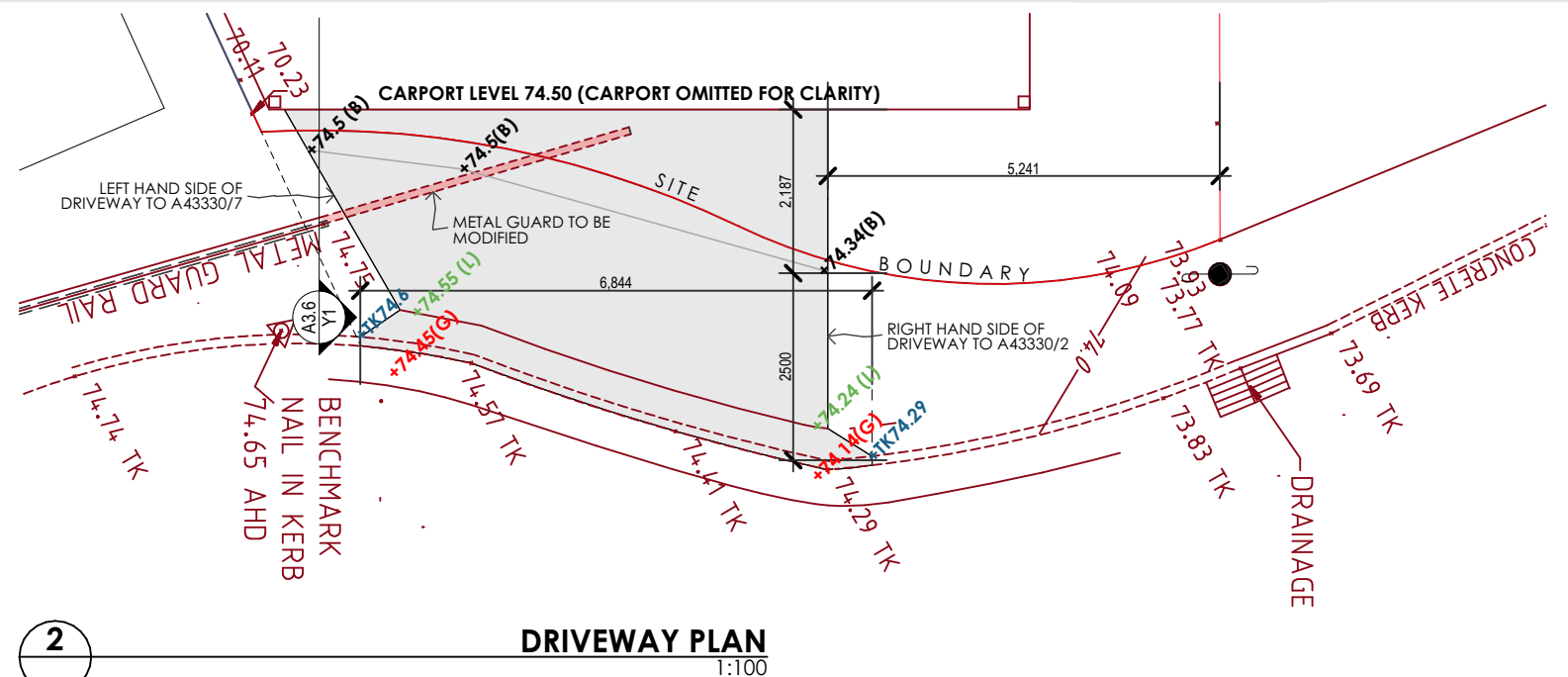
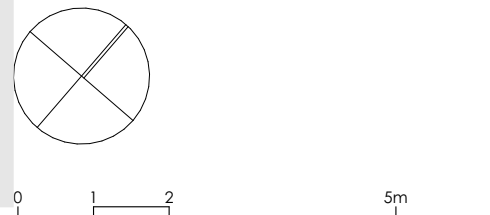
REVISION
DEVELOPMENT APPLICATION
DATE
04 AUG 2022

PLOT DATE
04/08/22
SCALE@A3
1:100
PROJECT NO.
18456
DRAWING NO.
A3.5



NOTES
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LEGEND	
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HT:M	HOSE TAP MAINS
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LOT:2 DP:260241
NEW DWELLING
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MONA VALE NSW 2103
DRAWING TITLE

SECTION - DRIVEWAY
DETAILS

REVISION
DEVELOPMENT APPLICATION
DATE
04 AUG 2022

PLOT DATE
04/08/22
SCALE@A3
1:100
PROJECT NO.
18456
DRAWING NO.
A3.6