

DEVELOPMENT APPLICATION

KEAVENEY HOUSE

LOT:2 DP:260241

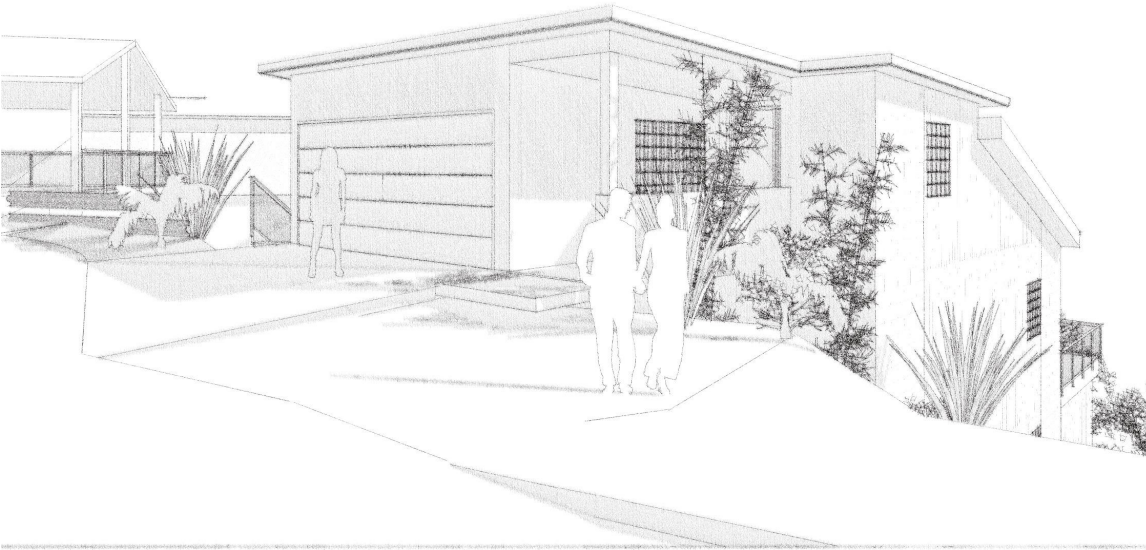
100 HILLTOP ROAD AVALON BEACH NSW .

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
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Figured dimensions to be used rather than scaling.
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CAD Ref: 18546Keav2025-V28.pln DRAWN BY: SH
LEGEND



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

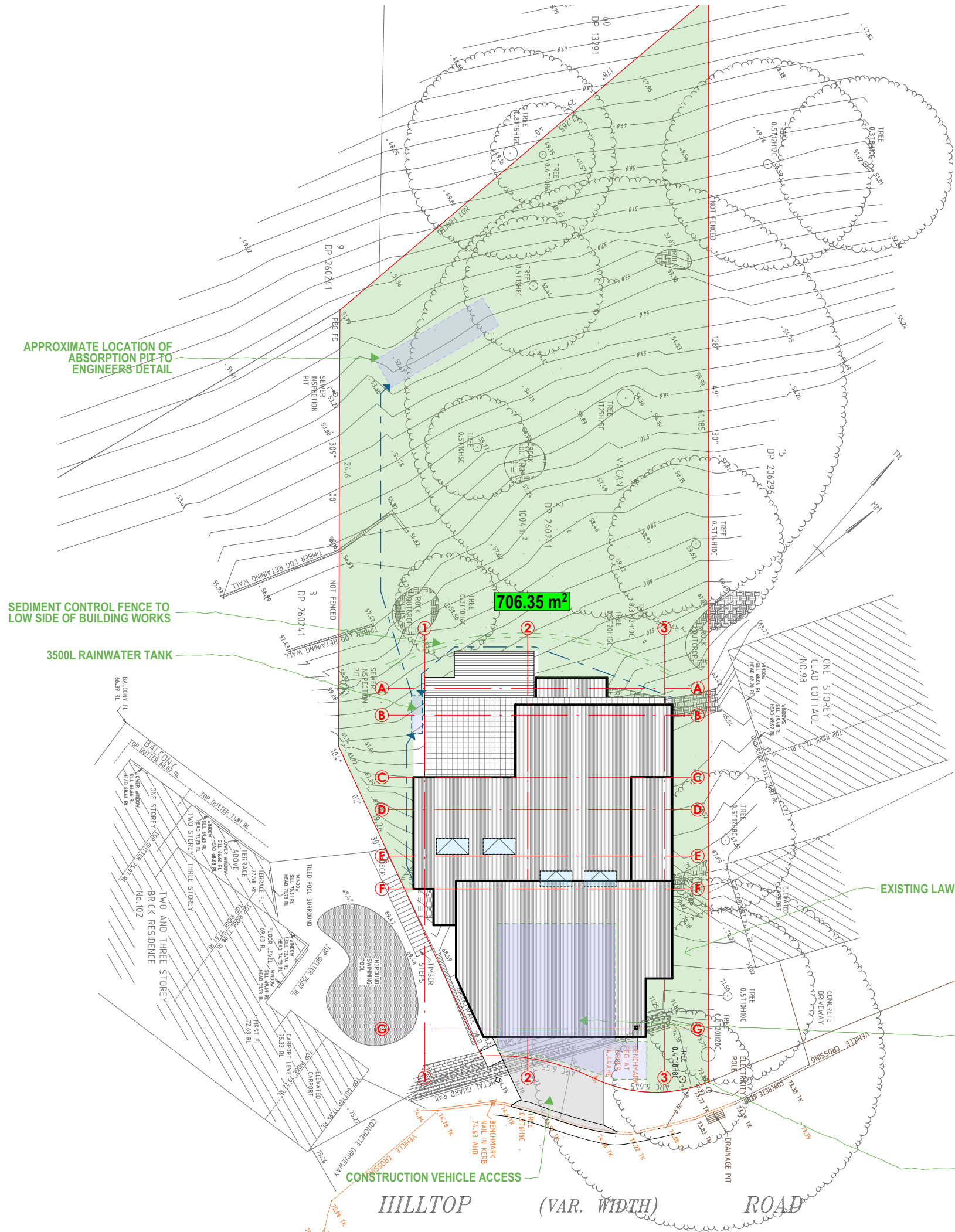
PROJECT
KEAVENEY HOUSE
100 HILLTOP ROAD
AVALON BEACH NSW .
LOT:2 DP:260241
NEW DWELLING
DEVELOPMENT APPLICATION

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

DRAWING TITLE
COVER SHEET

REVISION
DEVELOPMENT APPLICATION
DATE
14 JUN 2024

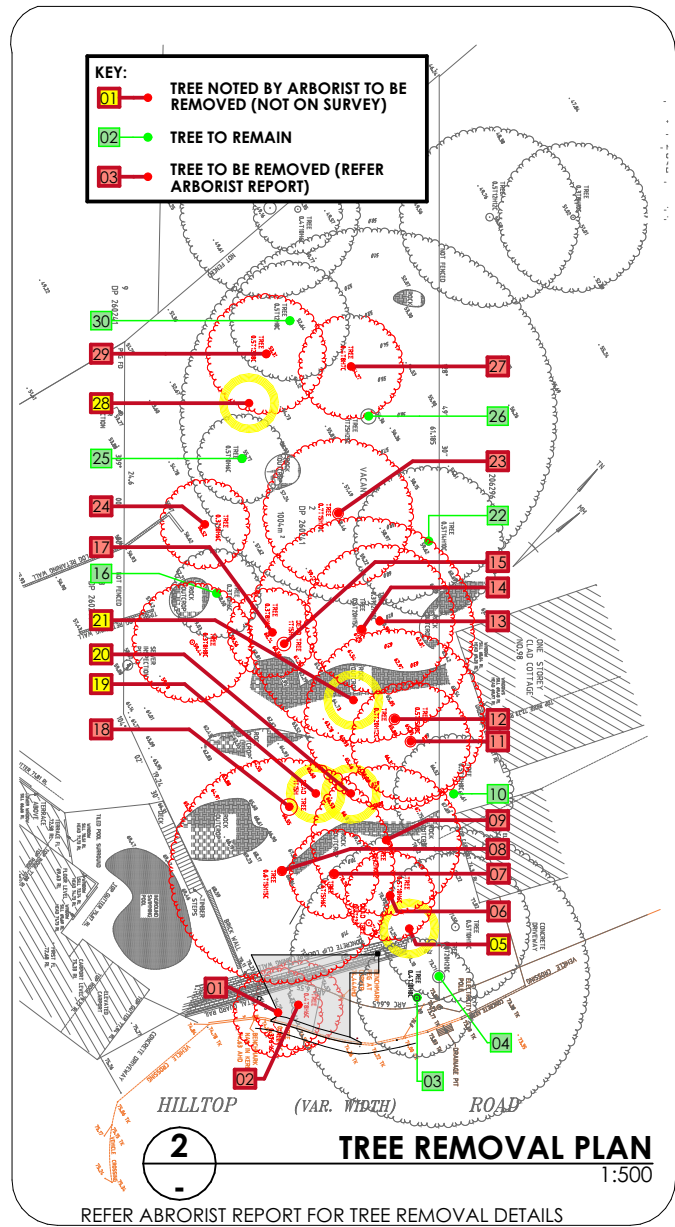
PLOT DATE
14/06/24
SCALE@A3
PROJECT NO.
18456
DRAWING NO.
A1.1



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



CONNECT ALL DOWNPIPES TO RAINWATER TANKS
VIA 100 DIA. PIPE
RAINWATER TANK OVERFLOW TO ABSORPTION PIT.
REFER STORMWATER CONSULTANTS PLANS

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

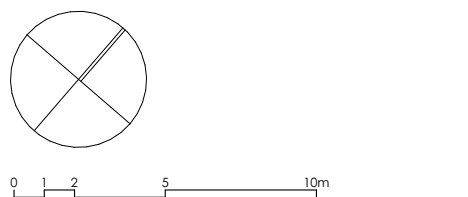
REFER DRAINAGE PLANS & EROSION & SEDIMENT
CONTROL PLAN BY NITMA CONSULTING

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

SURVEY DATA BY GEOGRAPHIC SOLUTIONS SURVEYORS

SECURITY FENCING TO SITE FRONT BOUNDARY

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DRAWING TITLE

**LANDSCAPE /
STORMWATER**
REVISION
DEVELOPMENT APPLICATION

PLOT DATE
14/06/24
SCALE@A3
1:250
PROJECT NO.
18456
DRAWING NO.
A1.5

DATE
14 JUN 2024

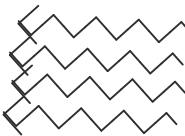
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LEGEND

VIEWS

PREVAILING SUMMER AFTERNOON BREEZES



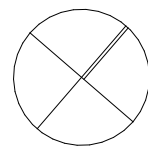
WINTER SUNRISE



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

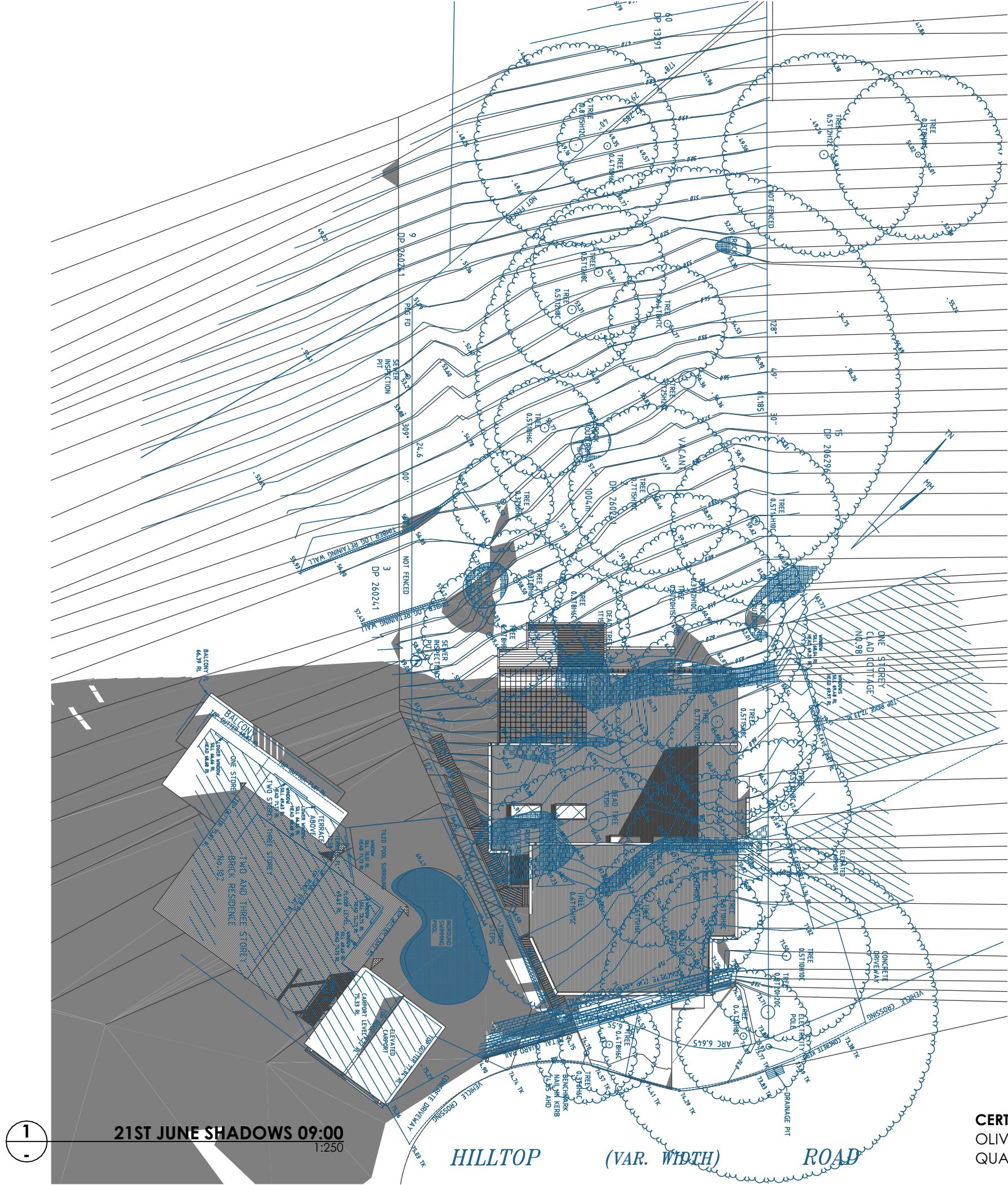
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DRAWING TITLE
SITE ANALYSIS

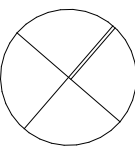
REVISION
DEVELOPMENT APPLICATION
DATE
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PLOT DATE
14/06/24
SCALE@A3
1:250
PROJECT NO.
18456
DRAWING NO.
A1.6



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LEGEND



0 1 2 5 10m

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LOT:2 DP:260241
NEW DWELLING
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CLIENT
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DRAWING TITLE

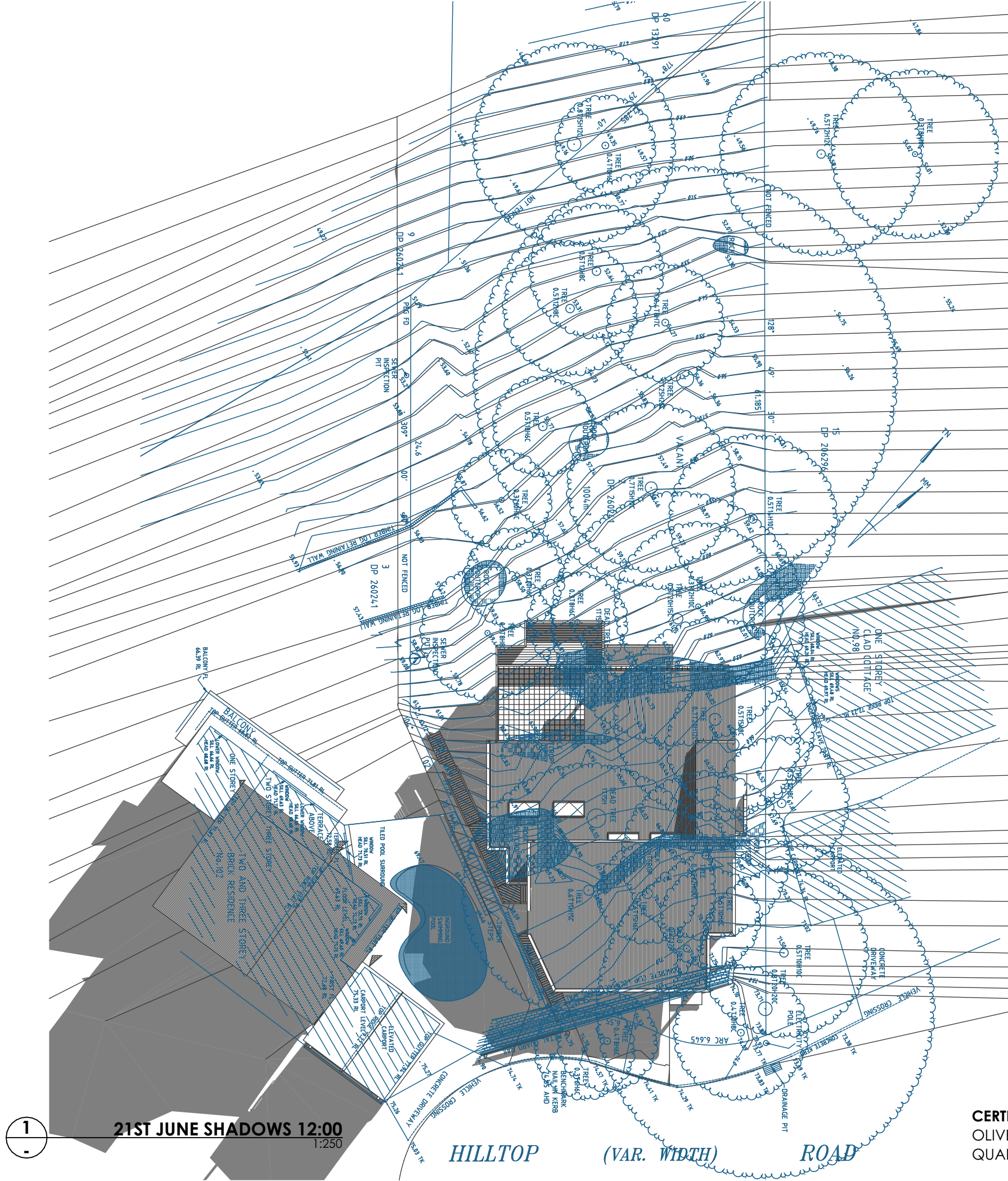
SHADOW DIAGRAMS

REVISION
DEVELOPMENT APPLICATION
.

DATE
14 JUN 2024

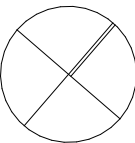
PLOT DATE 14/06/24 **SCALE@A3** 1:250 **PROJECT NO.** 18456 **DRAWING NO.** A1.8

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



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LEGEND



0 1 2 5 10m

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oliver@oak.net.au

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

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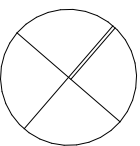
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LEGEND



A horizontal number line is shown with tick marks at 0, 1, 2, 5, and 10m. Below the line, there are two rectangular boxes. The first box starts at 1 and ends at 2. The second box starts at 5 and ends at 10m.

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

REVISION
DEVELOPMENT APPLICATION

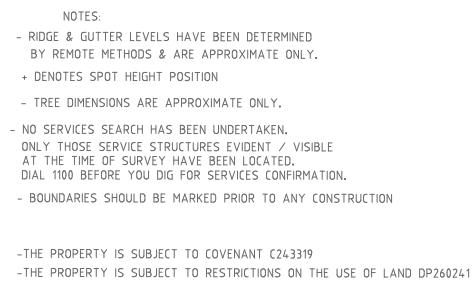
DATE
14 JUN 2024

PLOT DATE SCALE@A3 PROJECT NO. DRAWING NO.
14/06/24 1:250 18456A1.10

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

21ST JUNE SHADOWS 15:00

HILLTOP (VAR. WIDTH) ROAD



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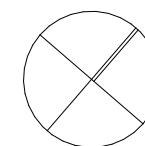
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MONA VALE NSW 2103
DRAWING TITLE

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