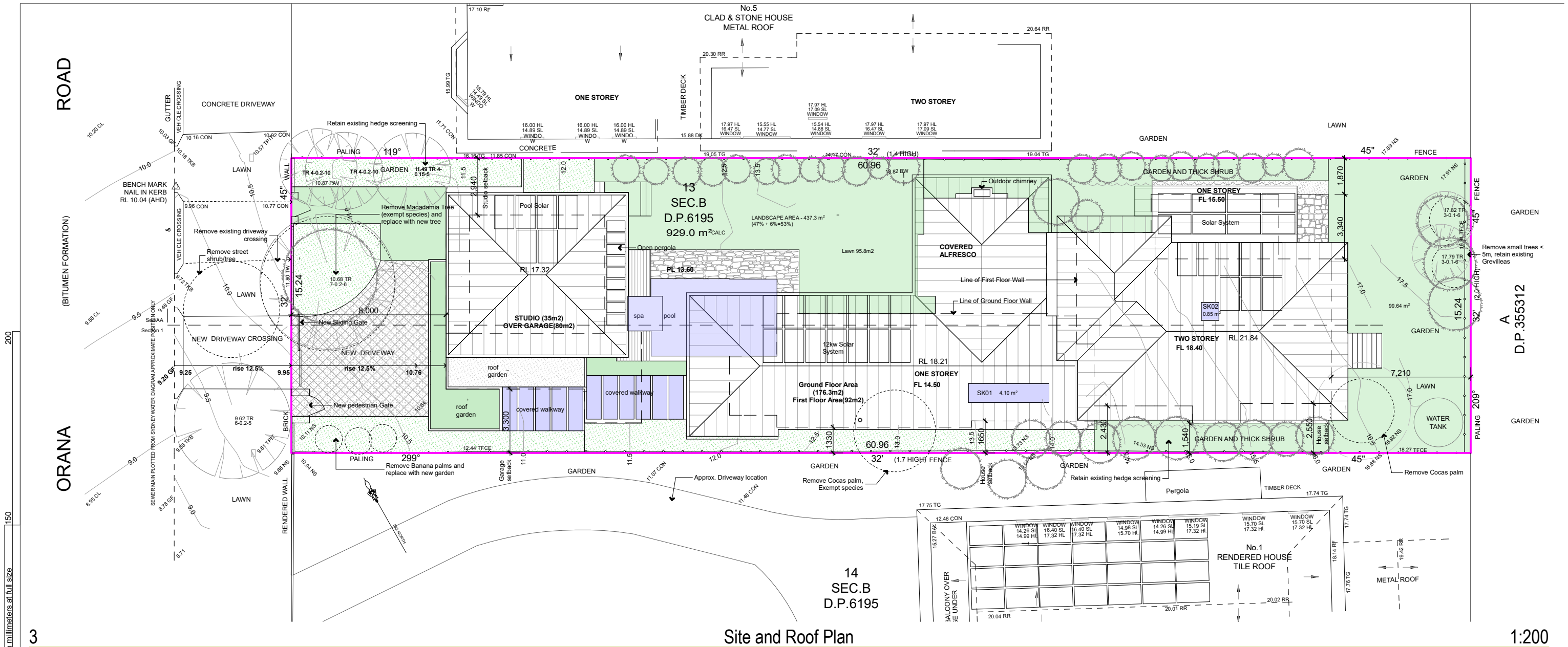




Site and Roof Plan

1:200

Steve Halpin 3 Orana Road Mona Vale		NSW 2103		Basic Requirements Summary - Multi Dwelling Prepared by Chapman Environmental Services www.basixcertificates.com.au 1300 004 914				
Water Target		40	Water Score		40			
Energy Target		50	Energy Score		71			
Max. Heating Load is (MJ/m²)		43.1	Actual Heating Load		34.8			
Max. Cooling Load is (MJ/m²)		26.3	Actual Cooling Load		24.9			
Basic Commitments								
Landscaping		Total area of garden & lawn (m²)		473	Area of indigenous/low water use plants (m²)		0	
Fixtures		Shower heads		3 star (> 7.5 but <= 9 L/min)	Toilets		4 star	
							All taps 5 star	
Alternative Water (House only)		Minimum Rainwater tank size (L)		5000	Collect run off from roof area of at least (m²)		148	
		Toilet connection Yes		Laundry connection Yes	Landscape connection Yes		Pool top up Yes	
							Spa top up Yes	
Pool and Spa		Max pool volume (kL)		39	Pool does not require a cover		Pool pump must have a timer	
		Max spa volume (kL)		3	Spa does not require a cover		Spa pump must have a timer	
		Pool heating		Solar (gas boosted)	Spa Heating		Solar (gas boosted)	
Energy		Hot water system		Gas instantaneous		Rating 6 star		
		Bathroom ventilation		Individual fan, ducted to facade or roof		with Manual switch on/off		
		Kitchen ventilation		Individual fan, ducted to facade or roof		with Manual switch on/off		
		Laundry ventilation		Natural ventilation only, or no laundry				
		Cooling - living areas		Ceiling fans + 3-phase airconditioning		Rating EER 3.0 - 3.5		
		Cooling - bedrooms		Ceiling fans + 3-phase airconditioning		Rating EER 3.0 - 3.5		
		Heating - living areas		1-phase airconditioning		Rating EER 3.0 - 3.5		
		Heating - bedrooms		1-phase airconditioning		Rating EER 3.0 - 3.5		
		Alternate Energy		Photovoltaic system able to generate at least		12 (house)	peak kilowatts of electricity	
		Gas cooktop & electric oven		Outdoor clothesline required		No indoor clothesline required		

Thermal Performance Assessment Based on the Following Requirements			
Floor Types	Concrete slab on ground	with	R1.1 under slab insulation
	Suspended concrete slab	with	R1.1 underslab insulation
	Suspended timber	with	R2.5 bulk insulation
	Suspended concrete slab - Studio	with	R1.1 underslab insulation (garage ceiling)
Floor Coverings	Tiles	Wet areas	Timber
	Carpet	Bedrooms	Hall / Studio
External Walls	Brick veneer	with	Sarking and R2.5 bulk insulation
	Timber framed Polystyrene clad	with	Sarking and R2.5 bulk insulation
Internal Walls	Plasterboard	with	No insulation required
Ceiling (floor over)	Timber above plasterboard	with	Nil
Ceilings (roof over)	Timber above plasterboard	with	R4.0 bulk insulation
Roof	Metal	with	R1.3 roof blanket
Windows and Doors	AF double glazed Low E Grey - House	Fixed Glass	AWS-067-18 U-Value 2.19 or less SHGC 0.34 +/- 5%
		Sliding Windows	AWS-003-13 U-Value 3.80 or less SHGC 0.34 +/- 5%
		Sliding Doors	AWS-089-07 U-Value 2.63 or less SHGC 0.41 +/- 5%
		Hinged Door	AWS-019-11 U-Value 3.71 or less SHGC 0.30 +/- 5%
		BiHung Windows	VAN-002-13 U-Value 6.36 or less SHGC 0.43 +/- 5%
		Louvers	VAN-004-07 U-Value 6.14 or less SHGC 0.45 +/- 5%
	AF single glazed Low E Grey - Studio	Fixed Glass	AWS-066-01 U-Value 3.92 or less SHGC 0.45 +/- 5%
		Sliding Windows	AWS-001-12 U-Value 4.70 or less SHGC 0.36 +/- 5%
		Sliding Doors	AWS-011-18 U-Value 4.36 or less SHGC 0.43 +/- 5%
		Hinged Door	AWS-018-20 U-Value 4.42 or less SHGC 0.34 +/- 5%
		BiHung Windows	VAN-002-13 U-Value 6.36 or less SHGC 0.43 +/- 5%
		Louvers	VAN-004-07 U-Value 6.14 or less SHGC 0.45 +/- 5%
AF = Aluminium Framed TS = Thermally Broken Aluminium Framed TF = Timber Framed			



Client	S & J Halpin
Project Name	Halpin House and Pool
Address	3 Orana Rd Mona Vale
Postcode	2103
Site Specific Designs	Sheralee Hogan B.Sc(Arch) U Syd
Phone	0416 954 635
Email	sheralee.ssd@bigpond.com
Drawing Title	Plans Ground - Cover Sheet
Site and Roof Plan, Basix 1 2022-06-24 103346	
Basix 1 2022-06-24 103346	
Status: DA	Checked By: SH
Project No: 2022 02	Drawing No.: DA
Plot Date:	24/06/2022

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client
S & J Halpin
Project Name
Halpin House and Pool
3 Orana Rd Mona Vale
2103

SITE SPECIFIC DESIGNS
Sheralee Hogan B.Sc(Arch) U Syd
0416 954 635 sheralee.ssd@bigpond.com

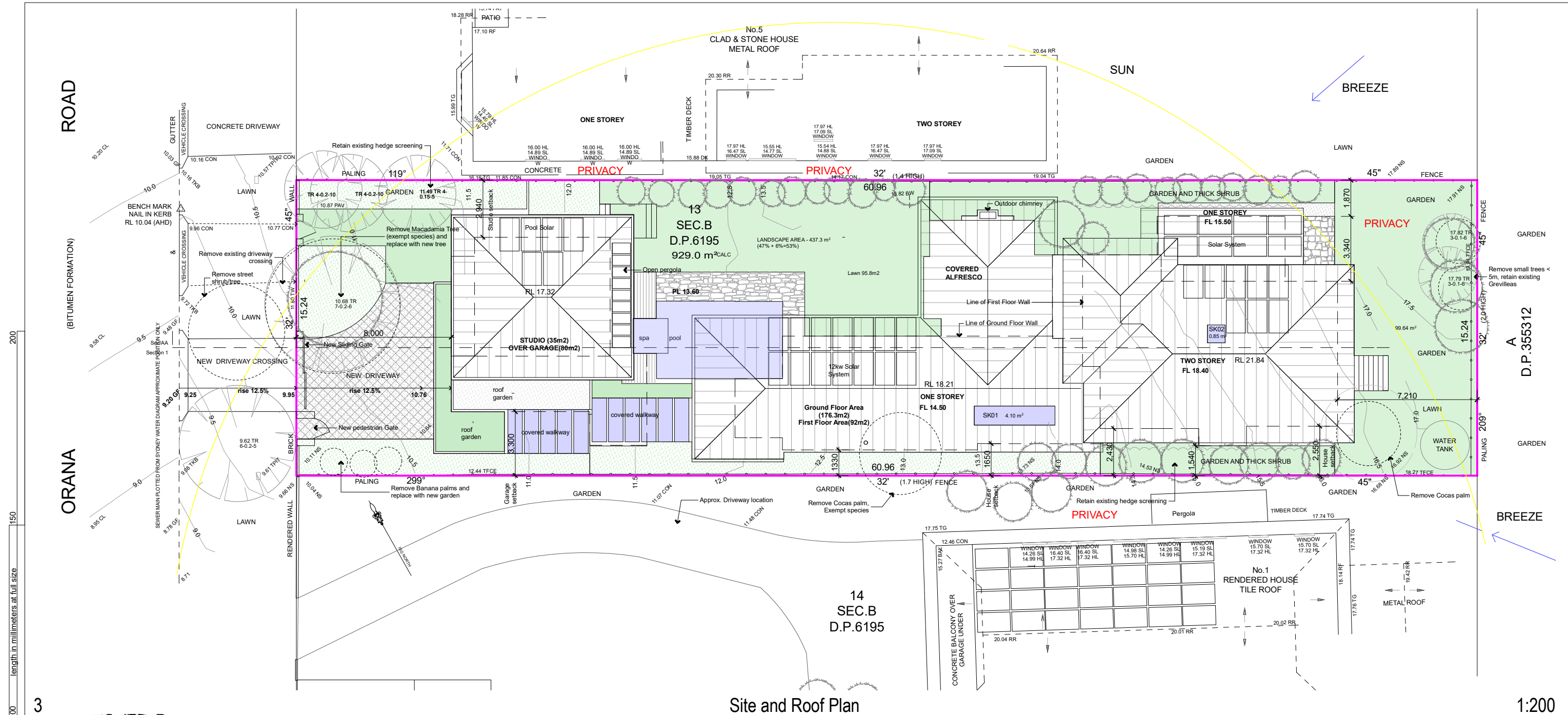
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Plans Ground - Cover Sheet
Site and Roof Plan, Basix 1 2022-06-24 103346

Basix 1 2022-06-24 103346

Status: DA Checked By: SH

Project No: 2022 02 Drawing No.: DA

Plot Date: 24/06/2022



Streetfront View

[illegible]

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Client
S & J Halpin
Project Name
Halpin House and Pool
3 Orana Rd Mona Vale
2103

SITE SPECIFIC DESIGNS
Sherallee Hogan B.Sc(Arch) B.(Arch) U.Syd
0416 954 635 sherallee.ssd@bigpond.com

Plans Ground - Site and Roof Plan
Streetfront View, Site and Roof Plan

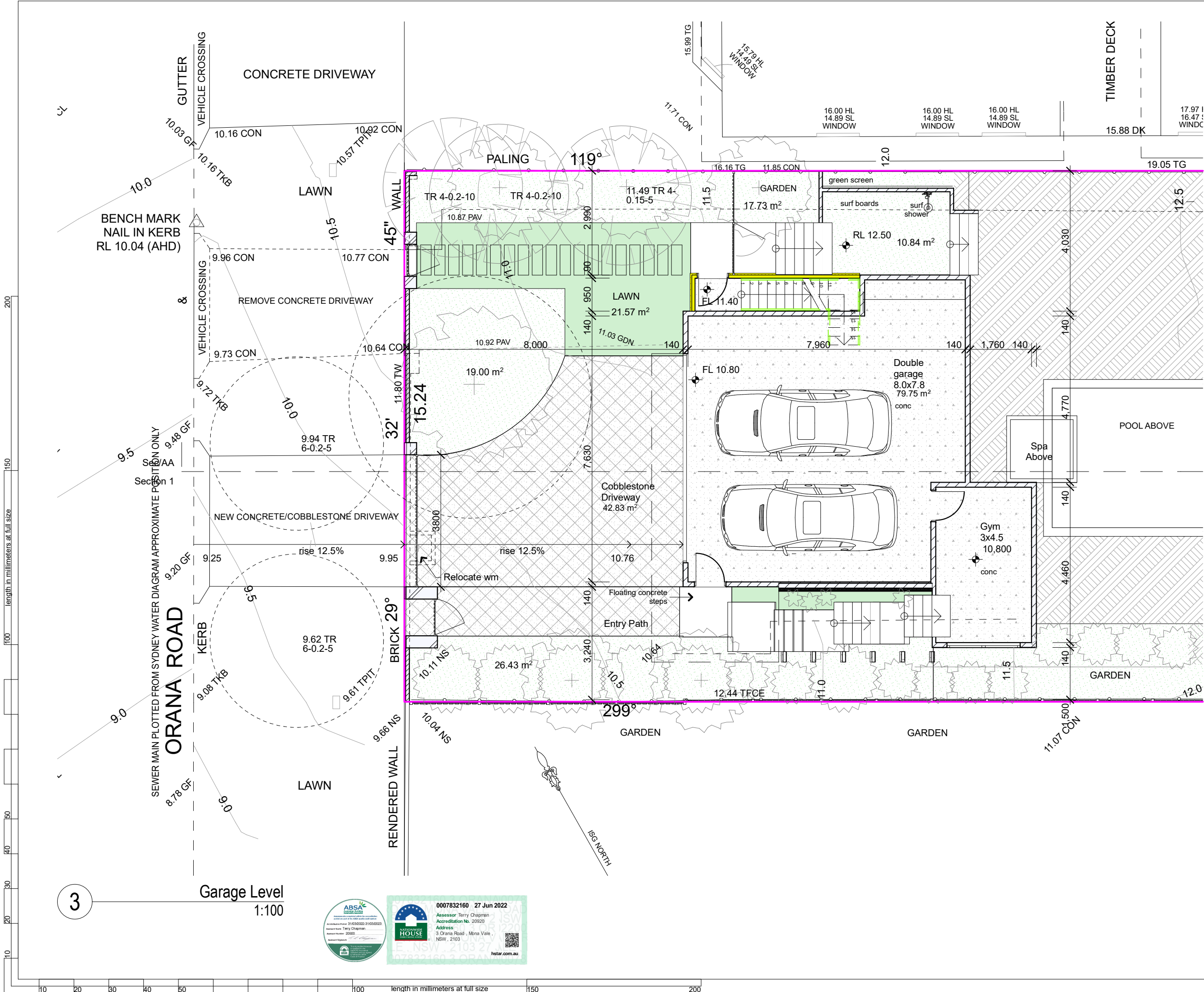
Scale: as noted	Date: 10.06.22
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Status: DA	Checked By: SH
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Project No:	Drawing No.:
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2022 02	DA00
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Plot Date:	16/06/2022
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Client
S & J Halpin
Project Name
Halpin House and Pool
3 Orana Rd Mona Vale
2103

SITE SPECIFIC DESIGNS
Sheralee Hogan B.Sc(Arch) B.(Arch) U.Syd
0416 954 635 sheralee.ssd@bigpond.com

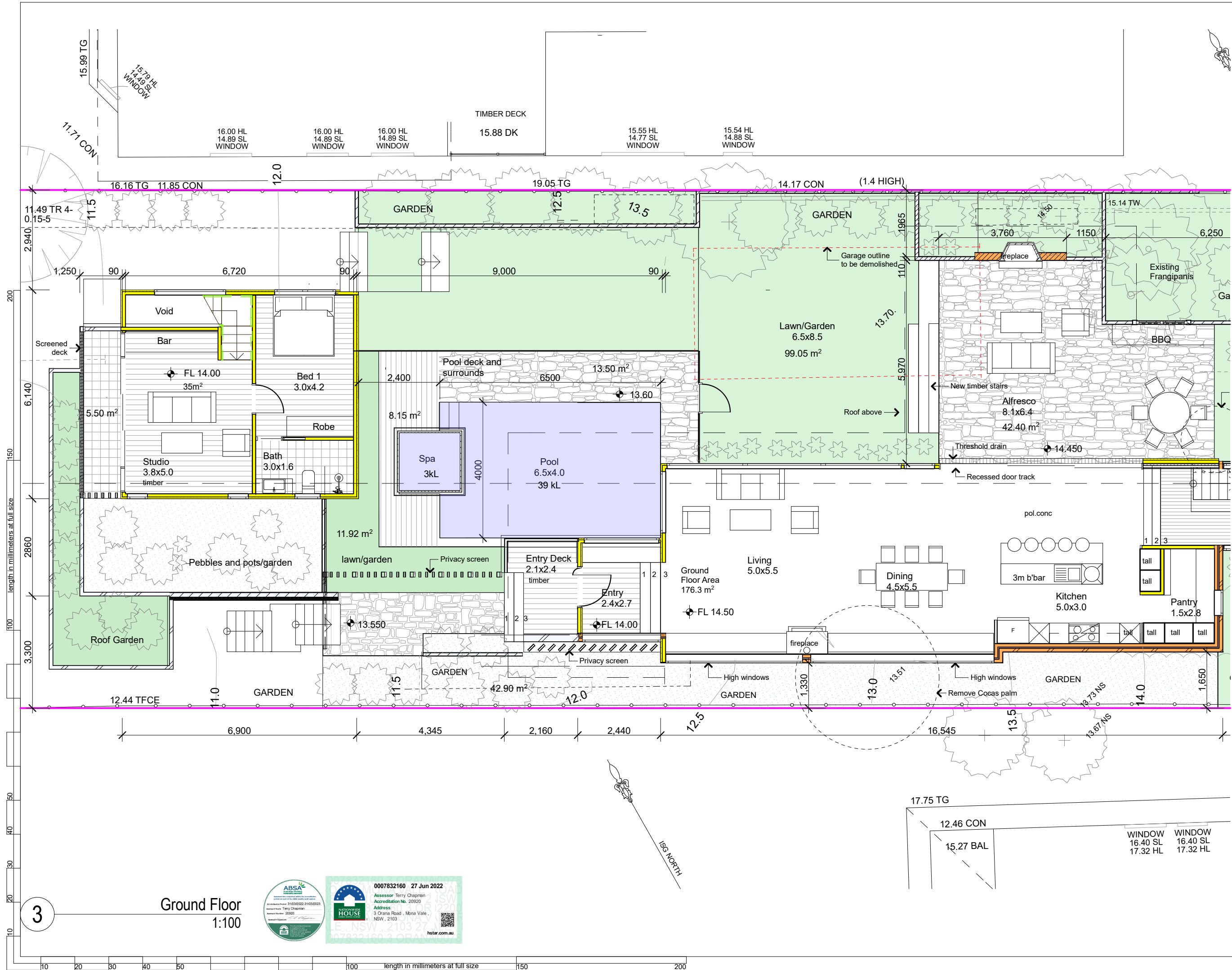
Drawing Title:
Plans Ground - Garage Floor
Garage Level

Scale: as noted Date: 10.06.22

Status: DA Checked By: SH

Project No:
2022 02
Drawing No.:
DA01

Plot Date: 16/06/2022



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Project Name
Halpin House and Pool
3 Orana Rd Mona Vale
2103

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0416 954 635 sheralee.ssd@bigpond.com

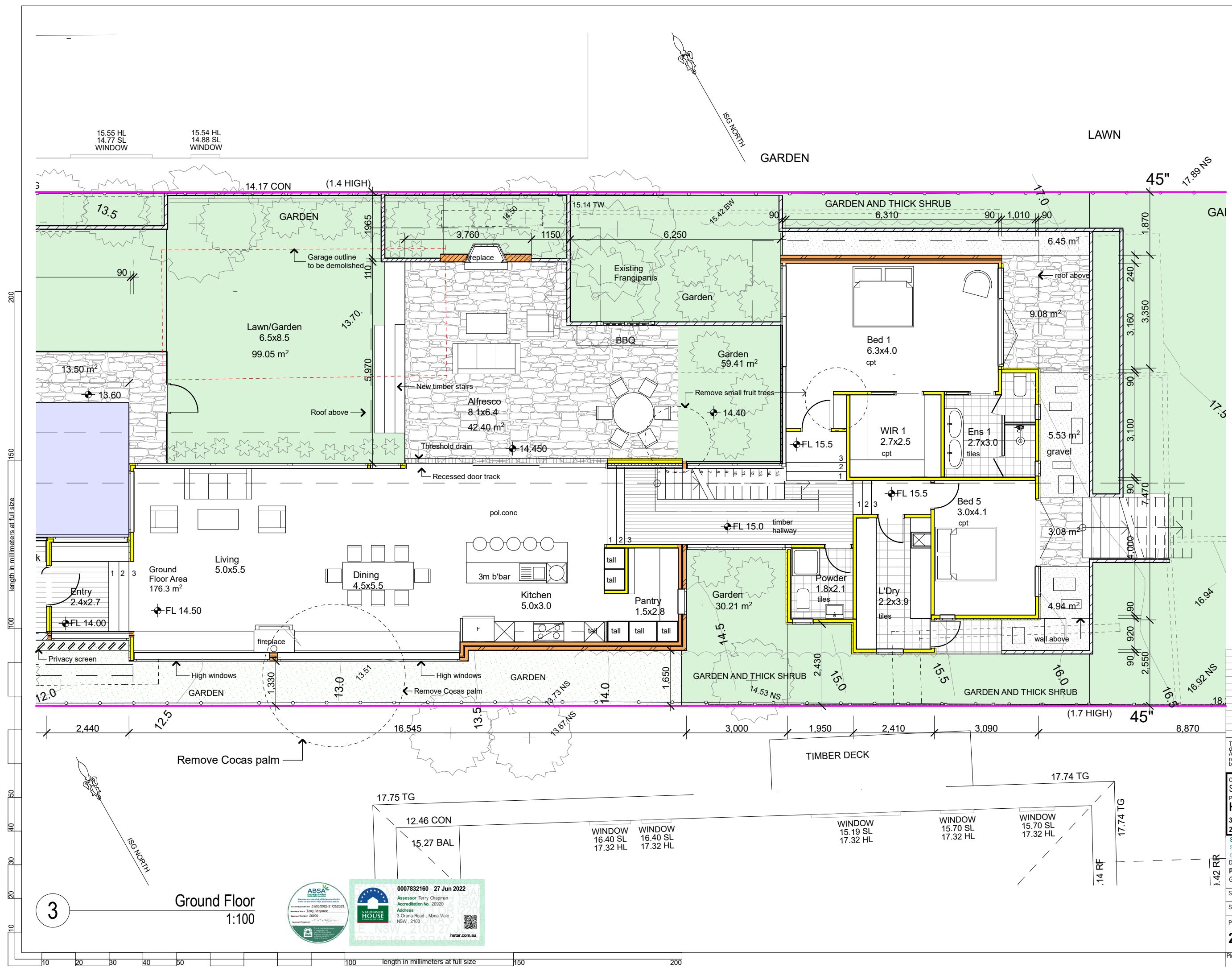
Drawing Title:
Plans Ground - Ground Floor Plan
Ground Floor

Scale: as noted Date: 10.06.22

Status: DA Checked By: SH

Project No:
2022 02
Drawing No.:
DA02

Plot Date: 16/06/2022



Ground Floor
1:100



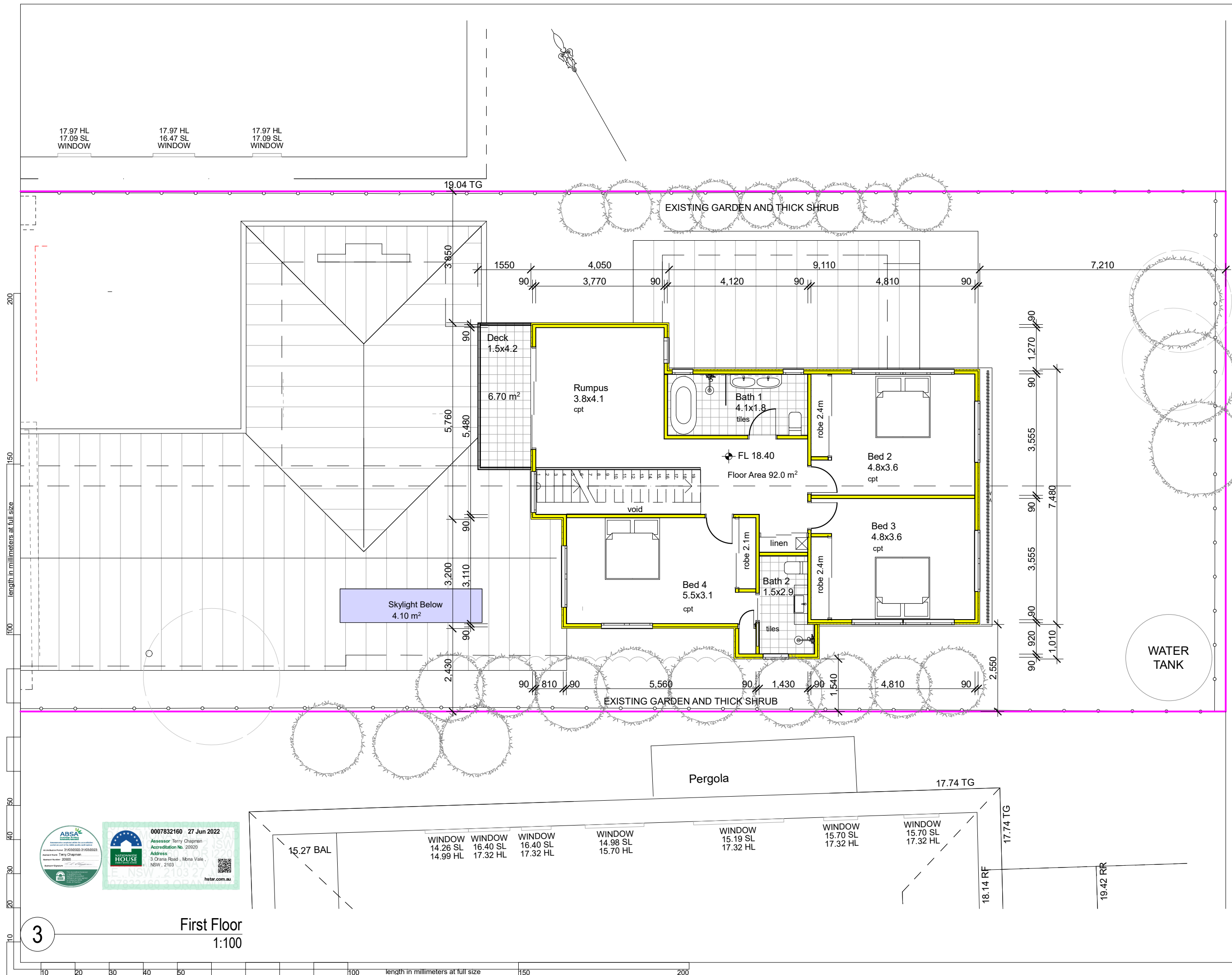
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2103

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Sheralee Hogan B.Sc(Arch) B.(Arch) U.Syd
0416 954 635 sheralee.ssd@bigpond.com

Drawing Title:
Plans Ground - Ground Floor Plan
Ground Floor

Scale: as noted	Date: 10.06.22
Status: DA	Checked By: SH
Project No: 2022 02	Drawing No.: DA02-b
Plot Date:	16/06/2022



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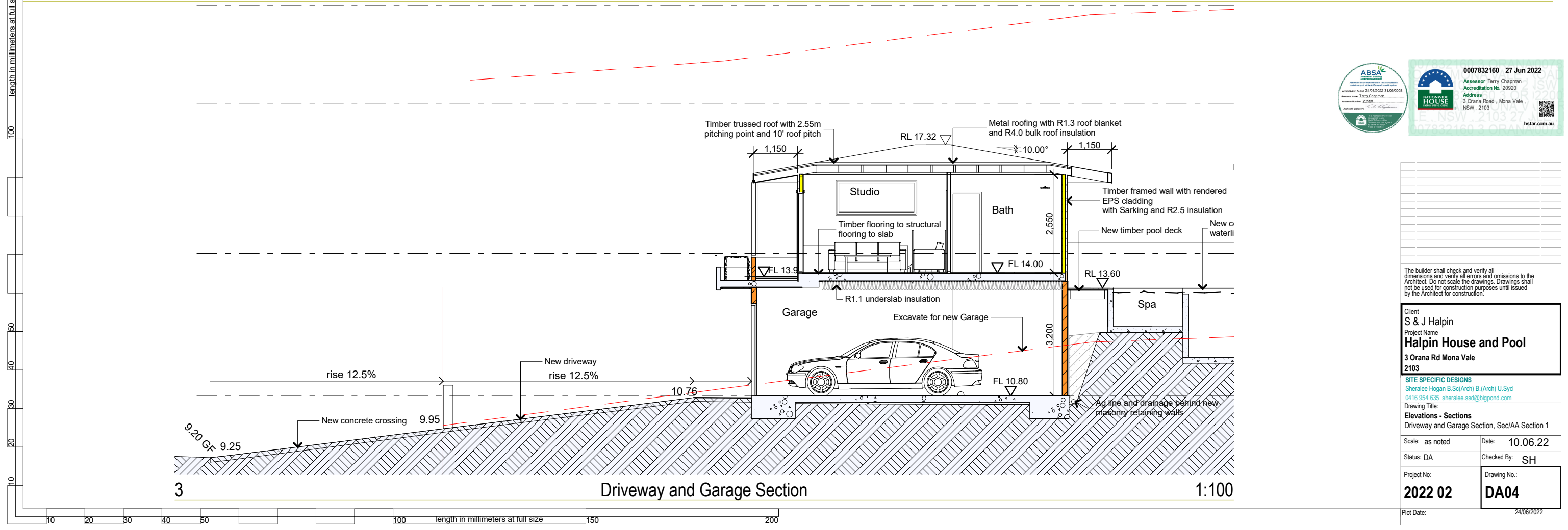
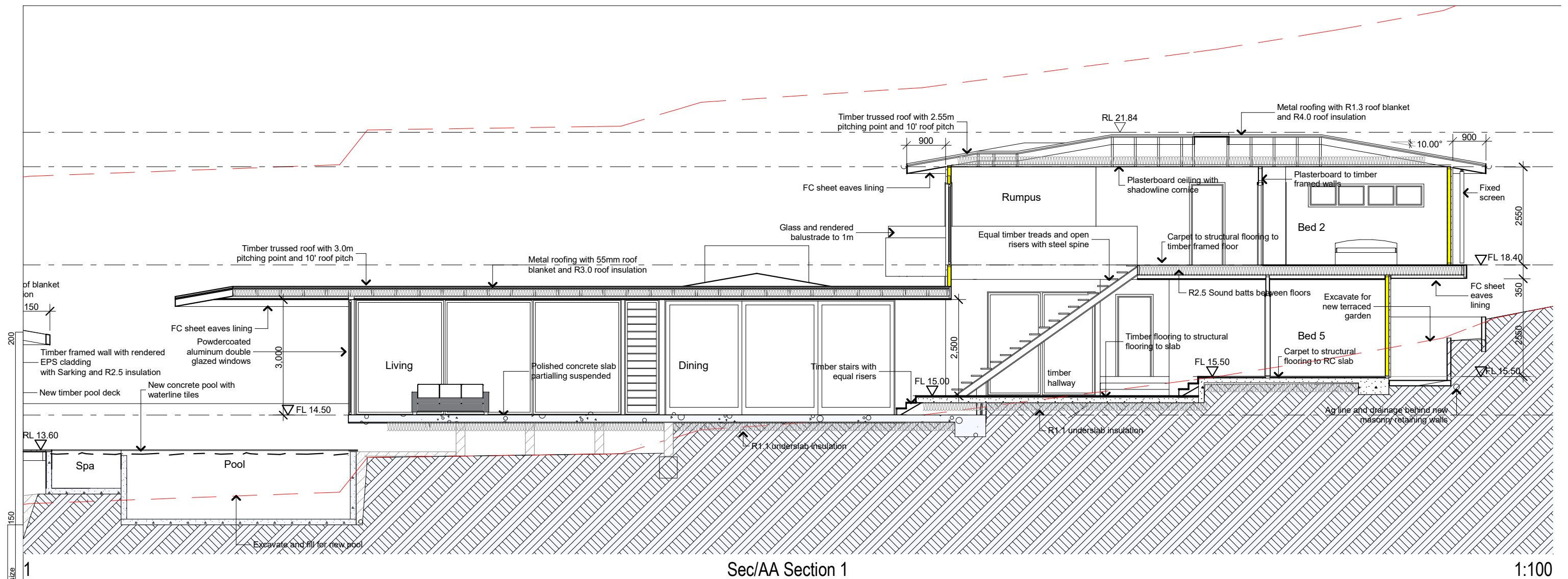
Drawing Title:
Plans Ground - First Floor Plan
First Floor

Scale: as noted	Date: 10.06.22
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Status: DA	Checked By: SH
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Project No:	Drawing No.:
2022 02	DA03

Plot Date:	16/06/2022
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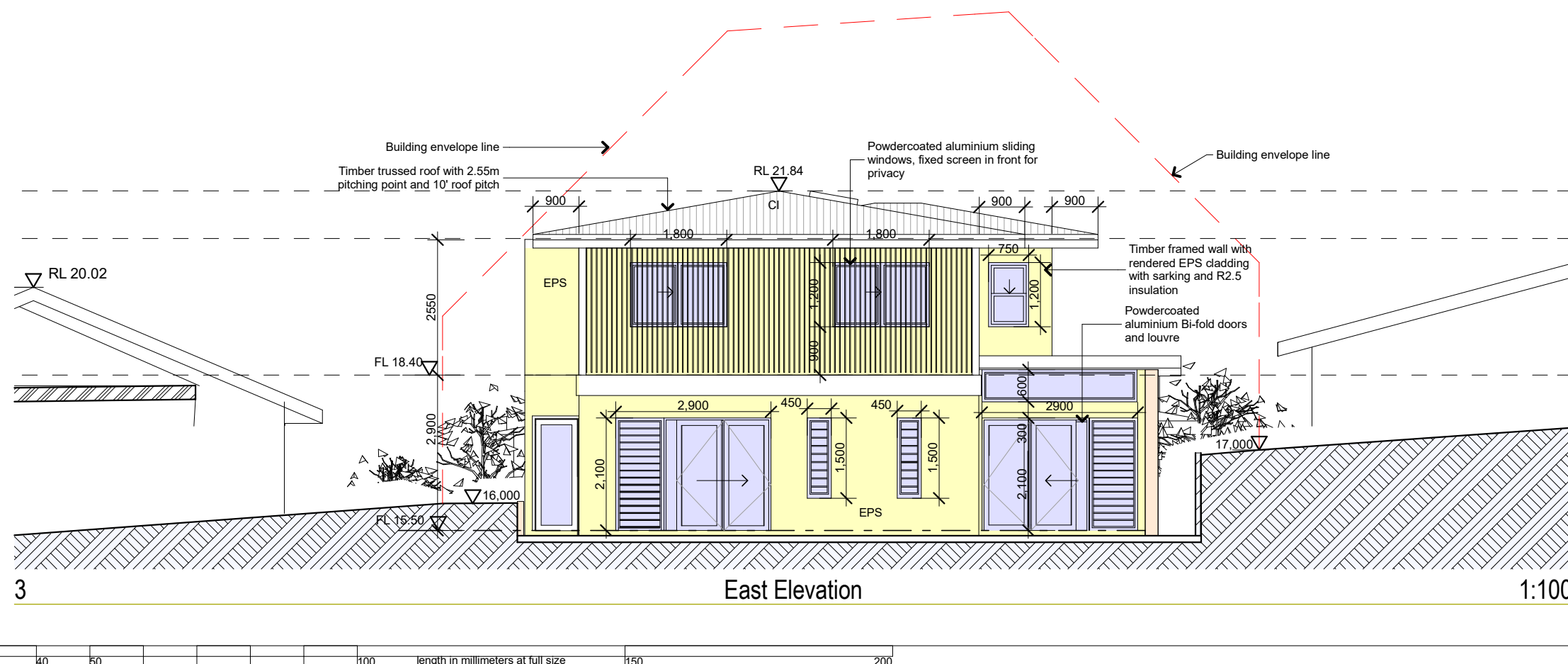
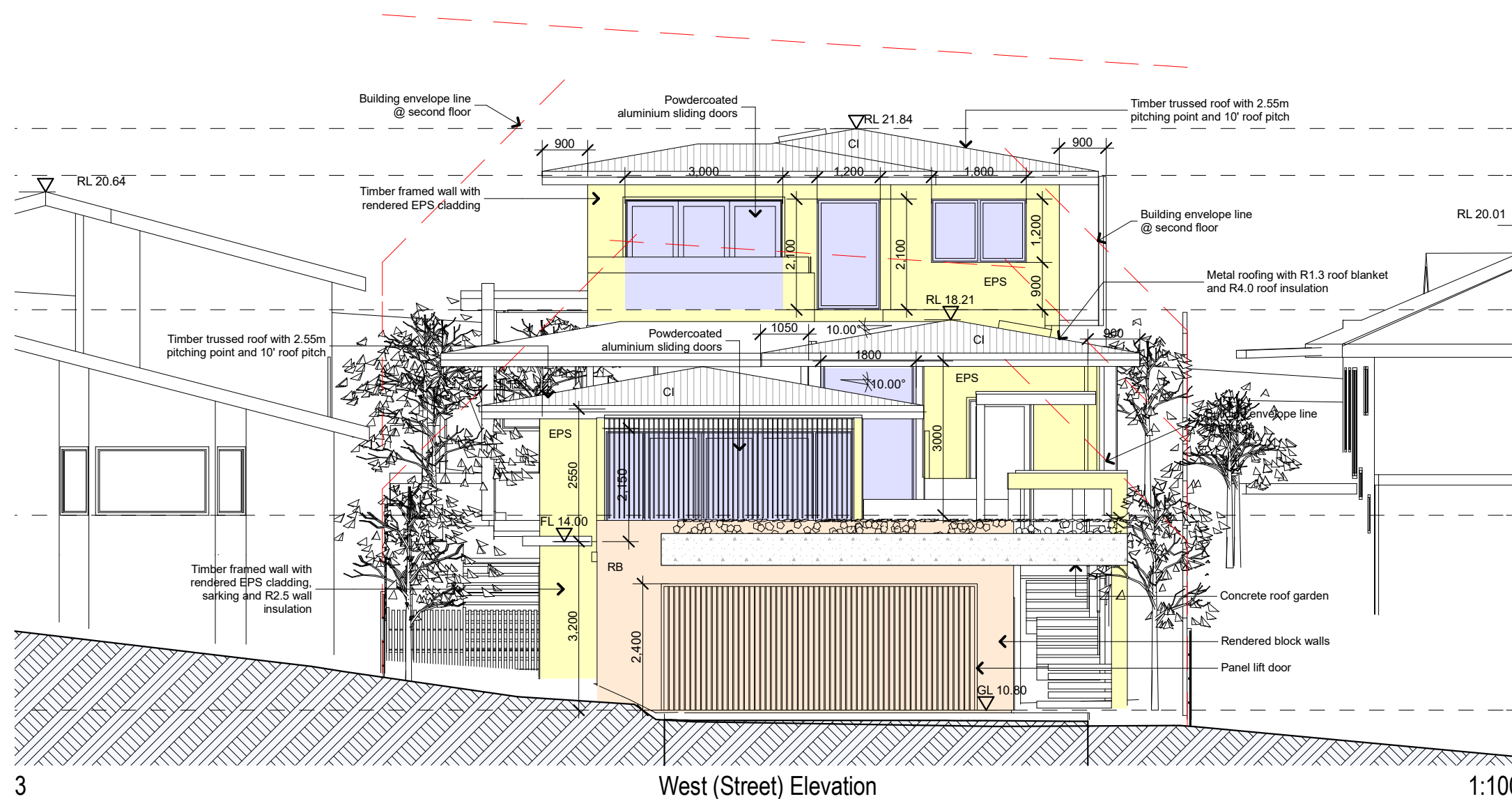
Client
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Project Name
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3 Orana Rd Mona Vale
2103

SITE SPECIFIC DESIGNS
Sheralee Hogan B.Sc(Arch) B.(Arch) U.Syd
0416 954 635 sheralee.ssd@bigpond.com

Drawing Title:
Elevations - Sections
Driveway and Garage Section, Sec/AA Section 1

Scale: as noted	Date: 10.06.22
Status: DA	Checked By: SH
Project No: 2022 02	Drawing No.: DA04

Plot Date: 24/06/2022



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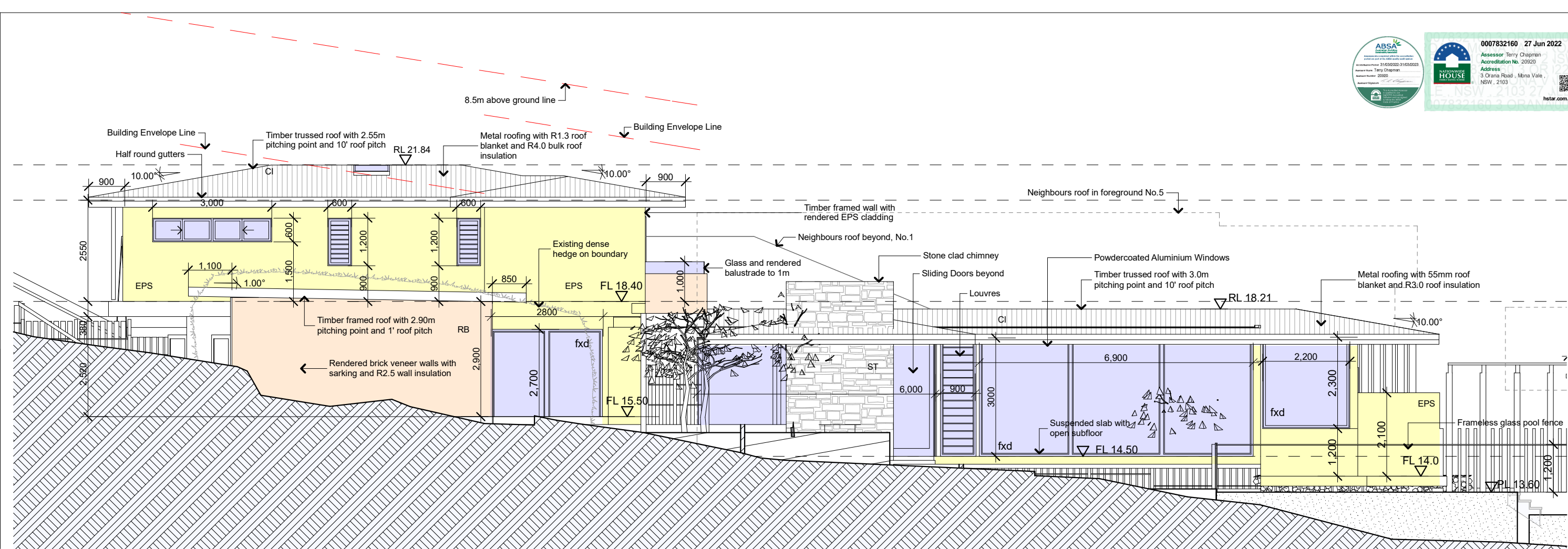
Drawing Title:
Elevations - Elevations
West (Street) Elevation, East Elevation

Scale: as noted Date: 10.06.22

Status: DA Checked By: SH

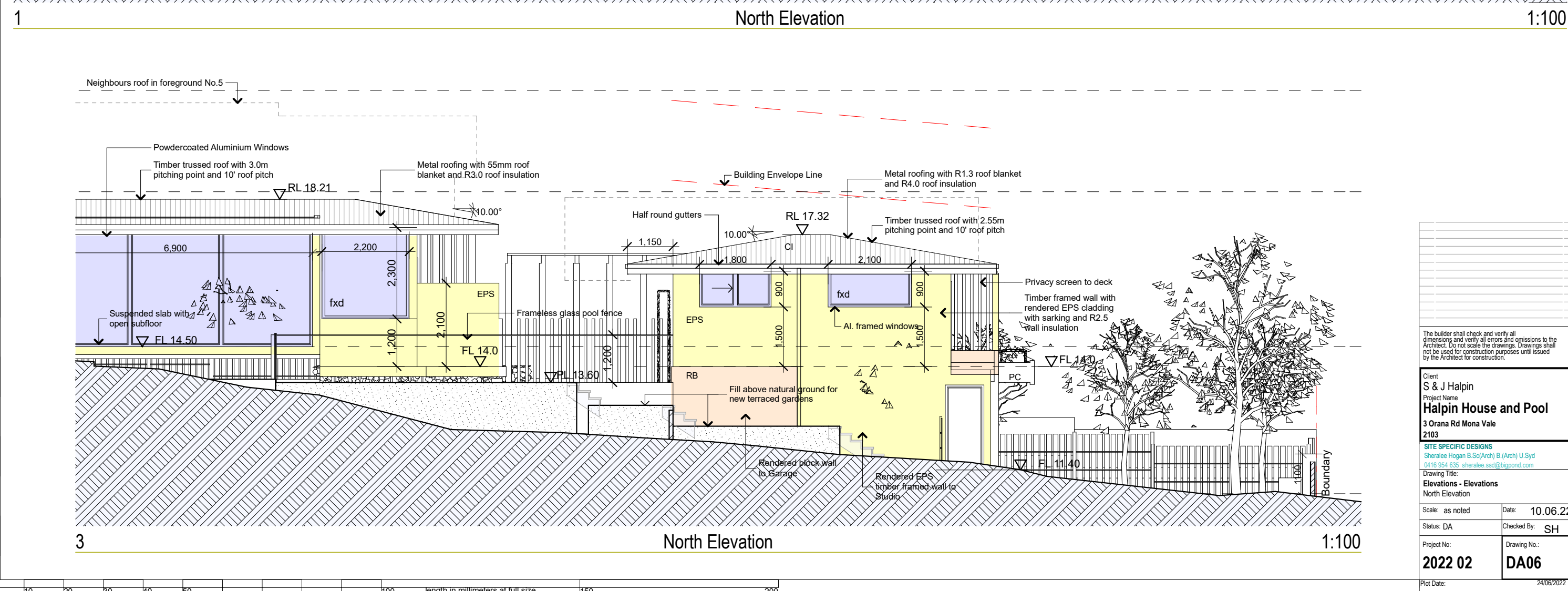
Project No:
2022 02
Drawing No.:
DA05

Plot Date: 24/06/2022



North Elevation

1:100



North Elevation

1:100

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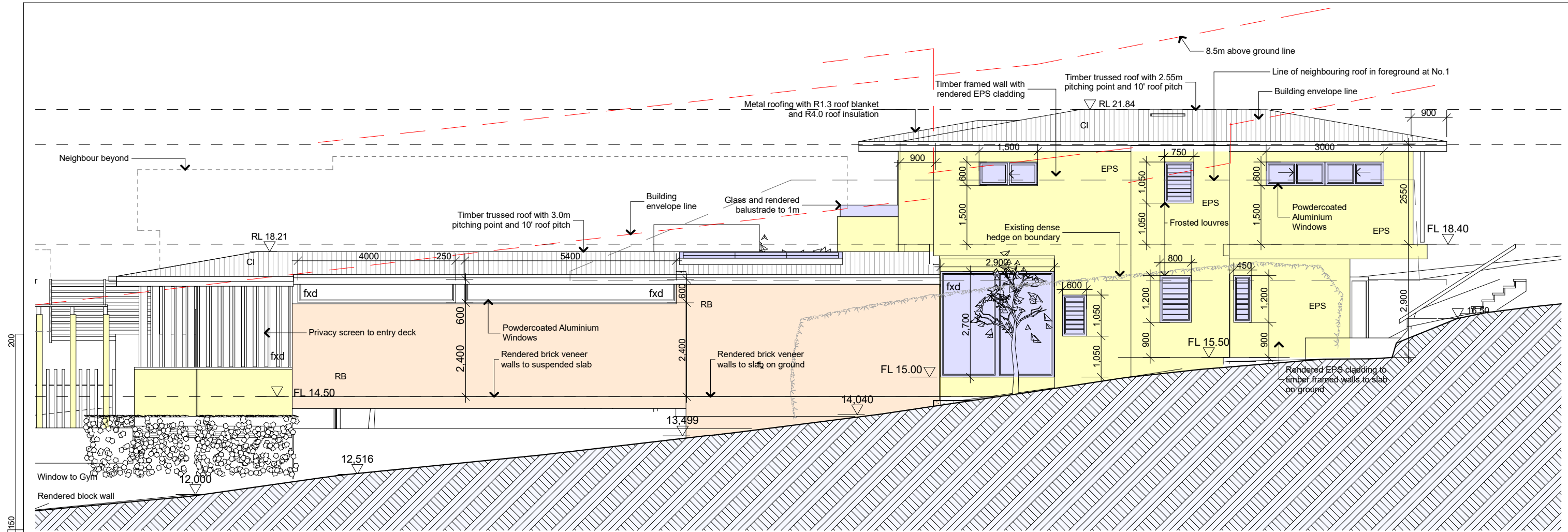
Client
S & J Halpin
Project Name
Halpin House and Pool
3 Orana Rd Mona Vale
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Drawing Title:
Elevations - Elevations
North Elevation

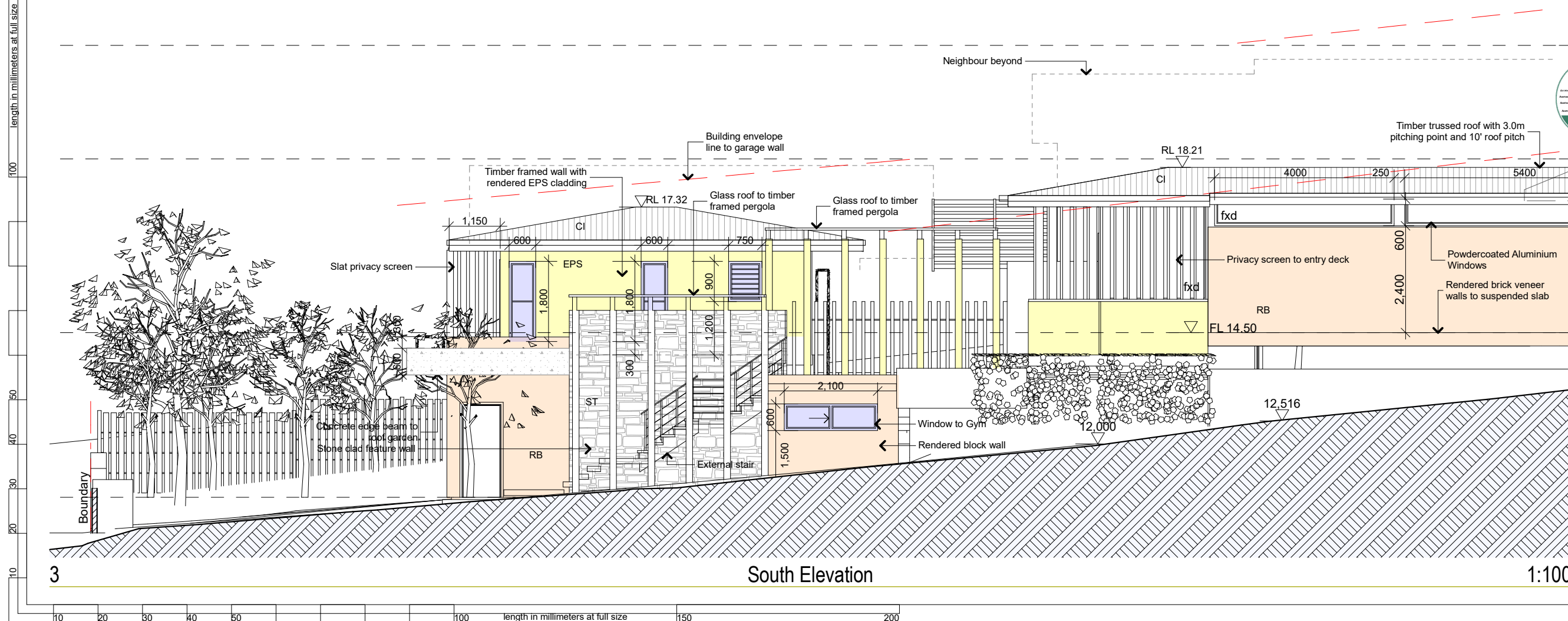
Scale: as noted	Date: 10.06.22
Status: DA	Checked By: SH
Project No: 2022 02	Drawing No.: DA06

Plot Date: 24/06/2022



South Elevation

1:100



South Elevation

1:100



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Project Name
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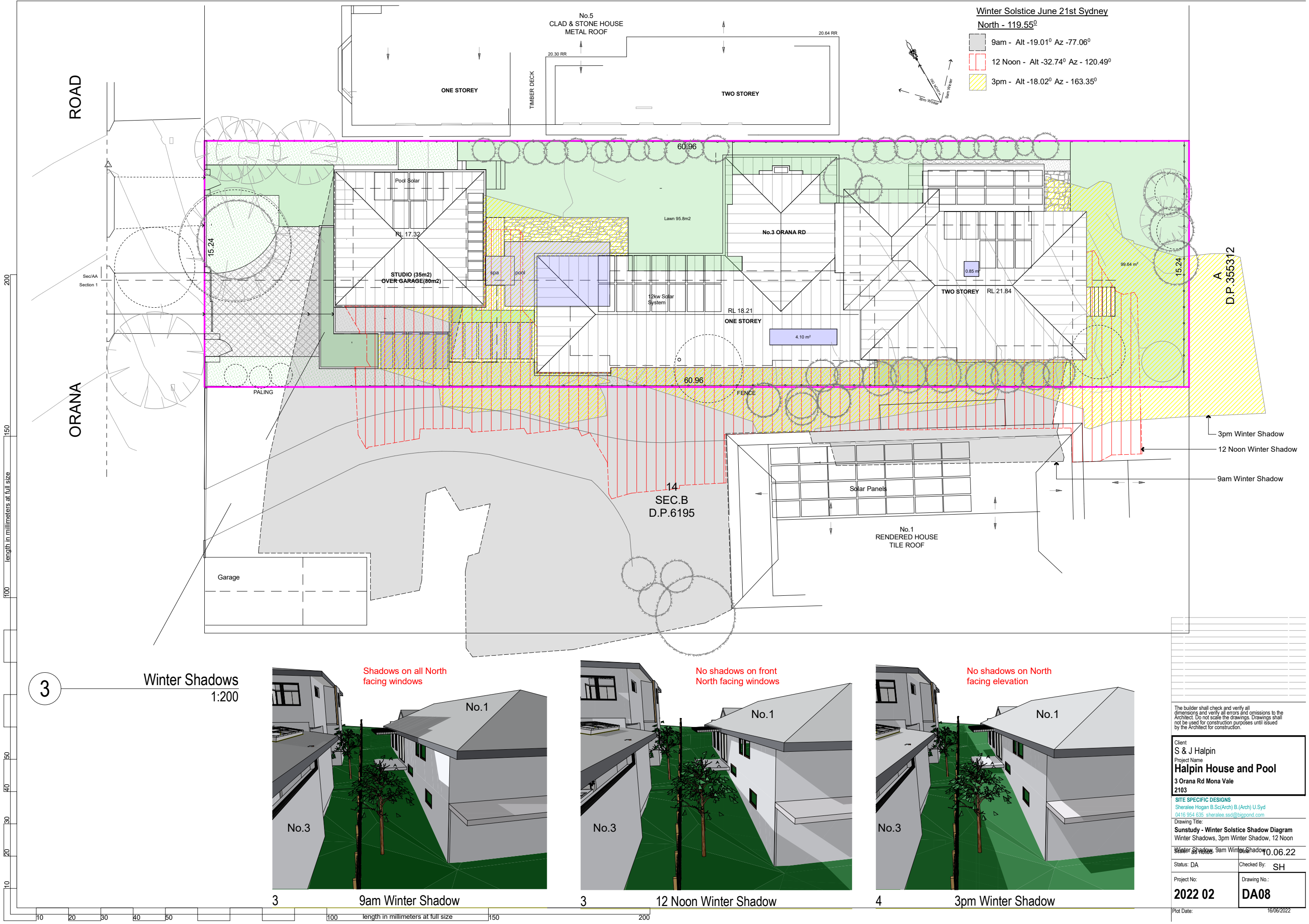
Drawing Title:
Elevations - Elevations
South Elevation

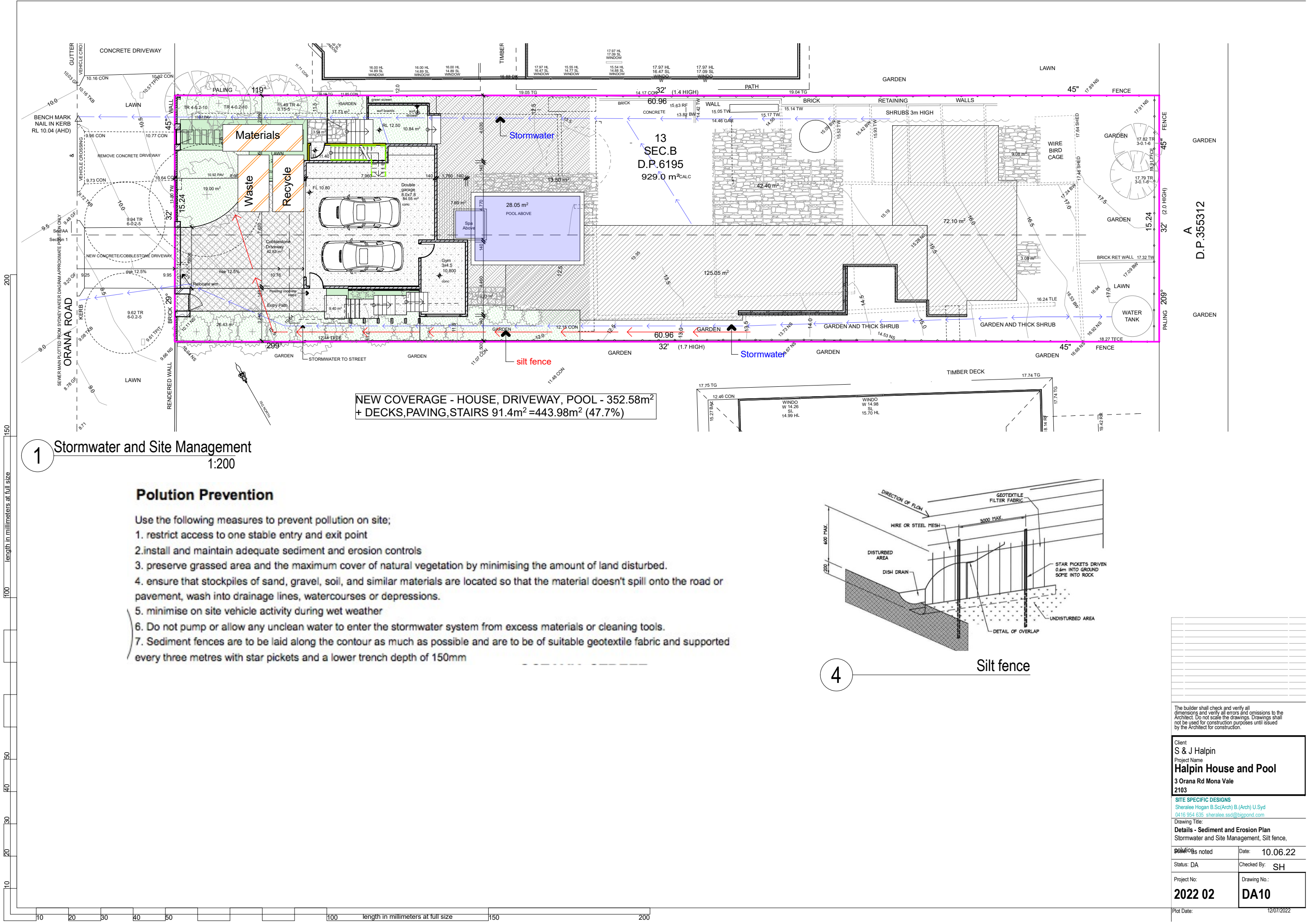
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Status: DA Checked By: SH

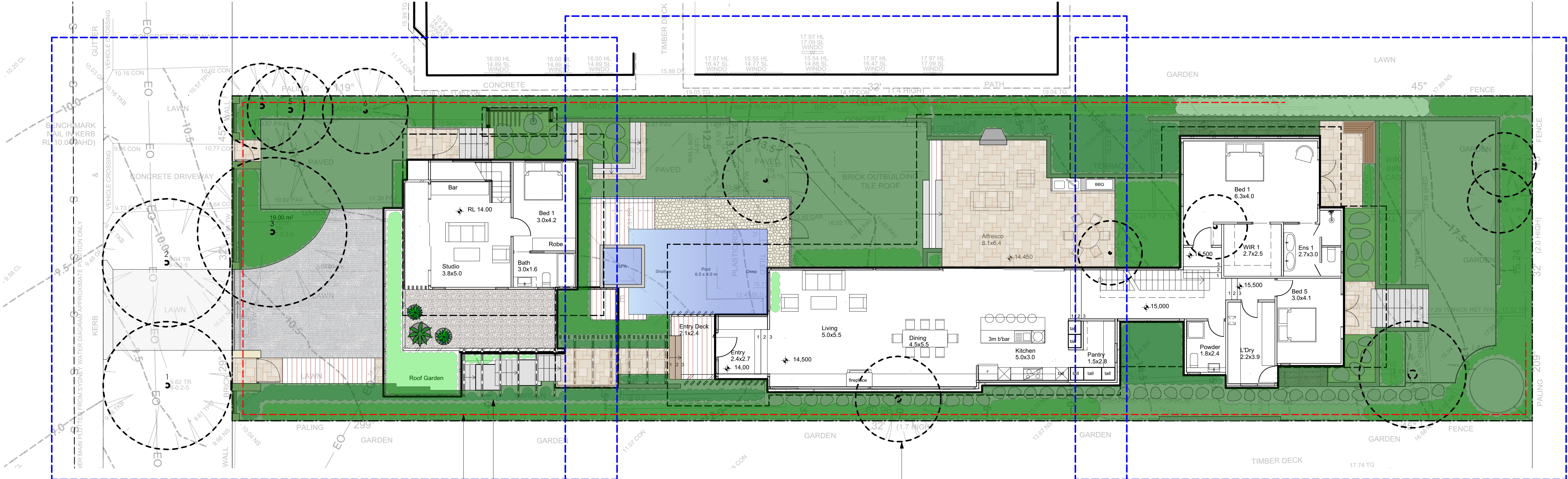
Project No:
2022 02
Drawing No.:
DA07

Plot Date: 24/06/2022





ORANA ROAD (BITUMEN FORMATION)



See Detail Plan on Sht-103

See Detail Plan on Sht-104

See Detail Plan on Sht-105

Red dashed line indicates sedimentation control fence to be implemented throughout construction to appropriate standard

Green shaded area indicates compliant landscape area

All existing trees onsite are to be removed. All trees are exempt from the TPO.

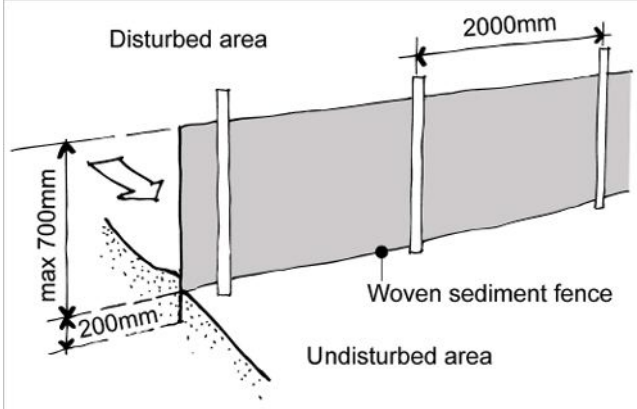
Legend

- MULCH AREA
- TURF AREA
- TIMBER DECKING
- CONCRETE PAVING
- UNIT PAVING
- STAIRS
- PEBBLE
- GRAVEL
- COBBLESTONE
- TIMBER
- WATER
- MASONRY RETAINING WALL
- STONE RETAINING WALL
- TIMBER RETAINING WALL
- BOULDER RETAINING WALL
- SITE OR WORKS BOUNDARY
- + 88.88 PROPOSED LEVEL
- +TW 88.88 TOP OF WALL LEVEL
- Paving 1 MATERIAL NAME
- Fall SURFACE FALL DIRECTION
- SURFACE DRAINS
- +88.88 SURVEY (50% GREY LINES)
- EXISTING TREE TO RETAIN
- EXISTING TREE TO REMOVE
- EXISTING ROCK OUTCROP

Existing Tree Table

Number	Name	Action
1	Callistemon	Remove
2	Callistemon	Remove
3	Macadamia	Remove
4	Palm	Remove
5	Palm	Remove
6	Palm	Remove

AREA CALCULATION		
	AREA (m2)	PERCENTAGE
Site	929	
Landscape total as per DCP	456.87	49.18%



Sedimentation Control Fence
Not to scale.
Source: www.yourhome.gov.au

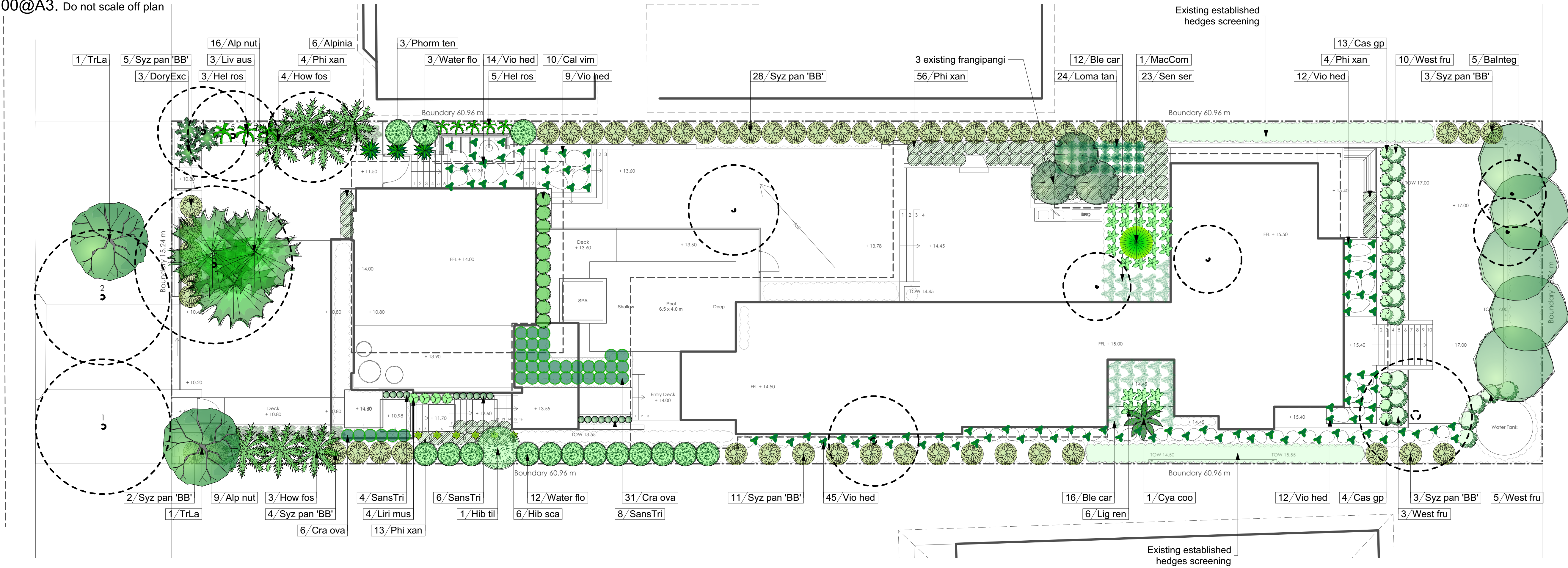


JAMIE KING
LANDSCAPE ARCHITECT
DESIGN • APPROVE • MANAGE

C	05/07/22	Issue for DA.		
B	23/06/22	DRAFT issue for DA.		
A	27/04/22	DRAFT issue for review.		
PROJECT	3 Orana Road, Mona Vale			PROJECT # 22101
CLIENT	S & J Halpin			DATE # See above DWG #
DWG	Master Landscape Plan			SCALE @ A1 See Plan Sht-101
CHKD	JK			DRAWN RAR
			REVISION	
Jamie King Landscape Architect			W: www.jamieking.com.au	
22 Coonanga Road, Avalon, NSW, 2107			T: 0421 517 991	
			E: jamie@jamieking.com.au	

Notes:
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>Contractors to check all measurements onsite before quoting or commencing work.
>If abnormalities arise, contact the Landscape Architect.
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ROAD
ORANA



Legend

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- PROPOSED LEVEL
- TOP OF WALL LEVEL
- MATERIAL NAME
- SURFACE FALL DIRECTION
- SURFACE DRAINS
- SURVEY (50% GREY LINES)
- EXISTING TREE TO RETAIN
- EXISTING TREE TO REMOVE
- EXISTING ROCK OUTCROP



ALPINIA NUTANS



ALPINIA



BANKSIA



BLECHNUM



CALLISTEMON



CASUARINA



CRASSULA



CYATHEA



DORYANTHES



HELICONIA



HIBBERTIA SCANDENS



HIBISCUS RUBRA



HOWEA



LIGULARIA



LIRIOPE



LIVISTONA



LOMANDRA TANIKA



MACROZAMIA



PHILODENDRON



PHORMIUM



SANSEVIERIA



SENECIO SERPENS



SYZYGIUM



TRISTANIOPSIS



VIOLA HEDERACEA



WATERHOUSEA



WESTRINGIA

ID	Quantity	Latin Name	Common Name	Scheduled Size	Mature Height	Mature Spread
Alp nut	25	Alpinia nutans	Dwarf cardamom	200mm	0.9 - 1.5m	0.9 - 1.2m
Alpinia	6	Alpinia zerumbet 'Variegated'	Ginger	200mm	0.9 - 1.5m	0.9 - 1.2m
Balnteg	5	Banksia integrifolia	Coastal Banksia	25lt	15m	3.5 - 6m
Ble car	28	Blechnum cartilagineum	Gristle Fern	200mm	0.0 - 0.3m	0.5m
Cal vim	10	Callistemon viminalis 'slim'	Narrow Bottlebrush	150mm	0.9 - 1.5m	0.9 - 1.2m
Cas gp	17	Casuarina glauca prostrate	Swamp Oak	200mm	0.3m	0.3m
Cra ova	37	Crassula ovata	Jade plant	200mm	0.5m	0.5m
Cya coo	1	Cyathea cooperi	Rough Tree Fern	200mm	5 - 10m	6 - 10m
DoryExc	3	Doryanthes excelsa	Gymea Lily, Giant Lily	25lt	1.5 - 3m	1.2 - 2.0m
Hel ros	8	Heliconia rostrata	Heliconia	200mm	3m	1m
Hib sca	6	Hibbertia scandens	Golden Guinea Flower	150mm	0.0 - 0.3m	3.5 - 6m
Hib til	1	Hibiscus tiliaceus rubra	Cottonwood	25lt	5 - 10m	3.5 - 6m
How fos	7	Howea fosteriana	Kentia Palm	45lt	5 - 10m	3.5 - 6m
Lig ren	6	Ligularia reniformis	Tractor Seat Plant	200mm	1m	1.5m
Liri mus	4	Liriope muscari 'Evergreen Giant'	Evergreen Giant Lillyturf	150mm	0.45 - 0.6m	0.3 - 0.6m
Liv aus	3	Livistona australis	Cabbage-tree Palm	25lt	15 - 20m	6 - 10m
Loma tan	24	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	150mm	0.45 - 0.6m	0.6 - 0.9m
MacCom	1	Macrozamia communis	Burrawang	200mm	0.5 - 1m	1m
Phi xan	77	Philodendron 'Xanadu'	Xanadu	200mm	0.8m	1 - 1.2m
Phorm ten	3	Phormium tenax	New Zealand Flax	200mm	1.5 - 3m	1.2 - 2.0m
SansTri	18	Sansevieria trifasciata	Mother in law toung	200mm	0.3m	0.8m
Sen ser	23	Senecio serpens	Blue Chalksticks	200mm	0.3m	0.5m
Syz pan 'BB'	56	Syzygium paniculatum 'Backyard Bliss'	Lillypilly 'Backyard Bliss'	200mm	5 - 10m	6 - 10m
TrLa	2	Tristaniopsis laurina	Kanooka, Water Gum	45lt	15m	5m
Vio hed	92	Viola hederacea	Native Violet	100mm	0.0 - 0.3m	1.2 - 2.0m
Water flo	15	Waterhousea floribunda	Weeping Lilly Pilly	45lt	5 - 10m	3.5 - 6m
West fru	18	Westringia fruticosa	Coastal Rosemary	150mm	0.9 - 1.5m	0.9 - 1.2m

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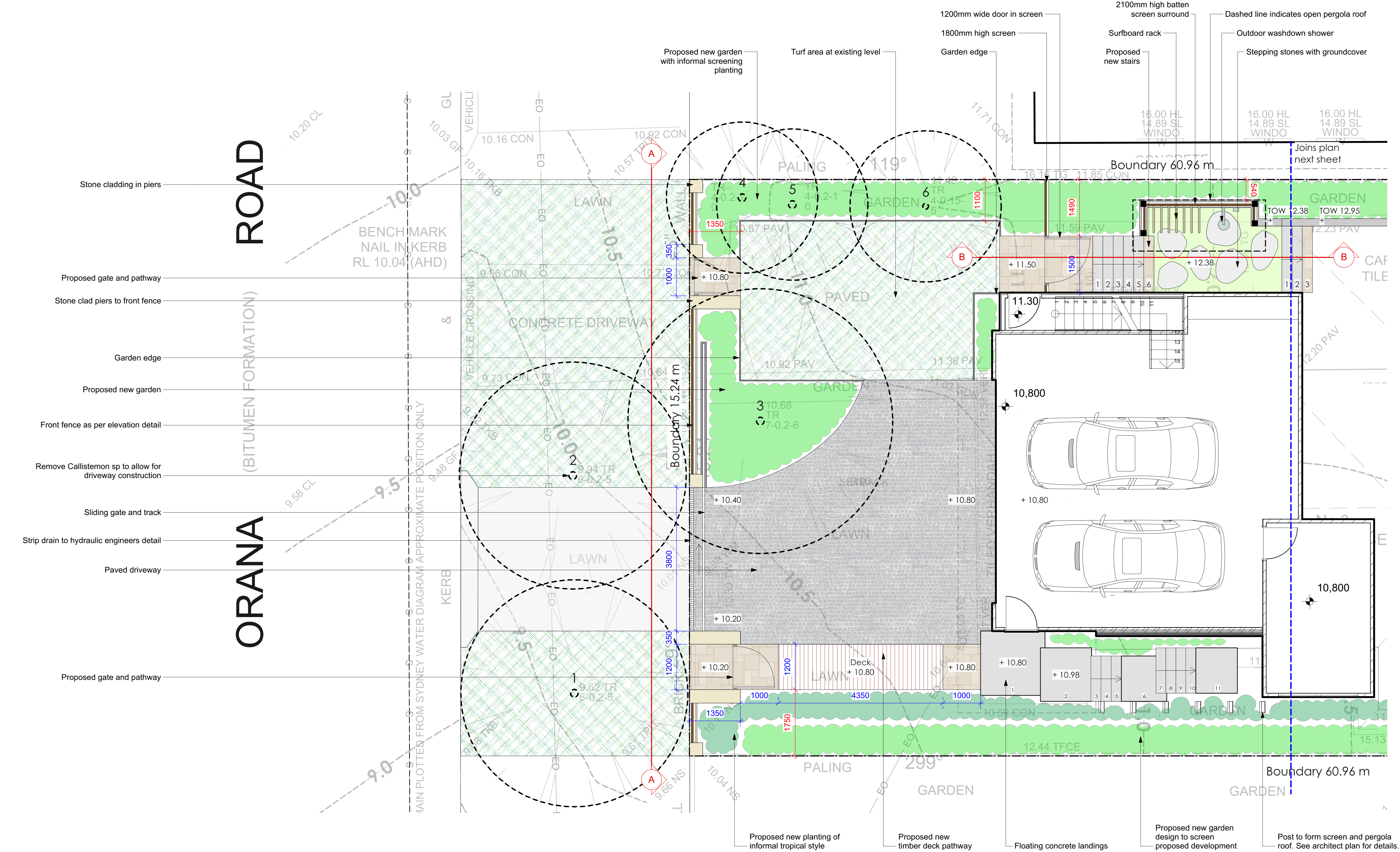
JAMIE KING
LANDSCAPE ARCHITECT
DESIGN • APPROVE • MANAGE

C	05/07/22	Issue for DA.	PROJECT #	22101
B	23/06/22	DRAFT issue for DA.	CLIENT	S & J Halpin
A	27/04/22	DRAFT issue for review.	DATE #	See above
ISSUE	DATE	REVISION	DWG #	Sht-102
PROJECT	3 Orana Road, Mona Vale		DRAWN	RAR
CLIENT	S & J Halpin		CHKD	JK
DWG	Planting Plan		REVISION	
Jamie King Landscape Architect 22 Coonanga Road, Avalon, NSW, 2107 W: www.jamieking.com.au T: 0421 517 991 E: jamie@jamieking.com.au				

ROAD

ORANA

(BITUMEN FORMATION)



Legend

- MULCH AREA
- TURF AREA
- TIMBER DECKING
- CONCRETE PAVING
- UNIT PAVING
- STAIRS
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- GRAVEL
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A 27/04/22 DRAFT issue for review.

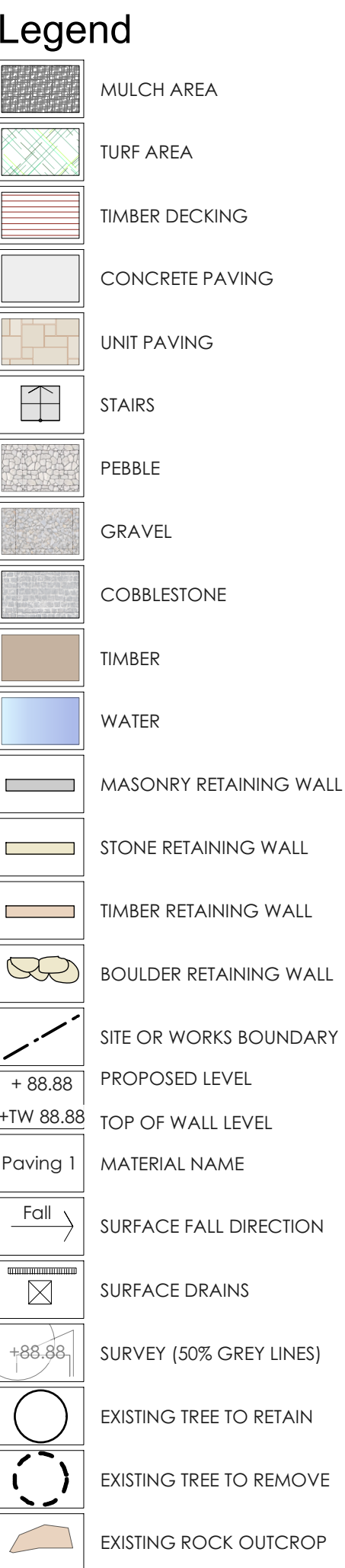
ISSUE	DATE	REVISION	PROJECT #
PROJECT			22101
CLIENT			S & J Halpin
DWG			Front Yard Detail Plan
CHKD			JK
DATE #	See above	DWG #	Sht-103
SCALE @ A1	See Plan		
DRAWN	RAR		
REVISION			

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1:50@A1 1:100@A3. Do not scale off plan



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C	05/07/22	Issue for DA.	Architect.
B	23/06/22	DRAFT issue for DA.	>This design is copyright and is not to be
A	27/04/22	DRAFT issue for review.	reproduced in anyway without written consent of Jamie King Landscape Architect.

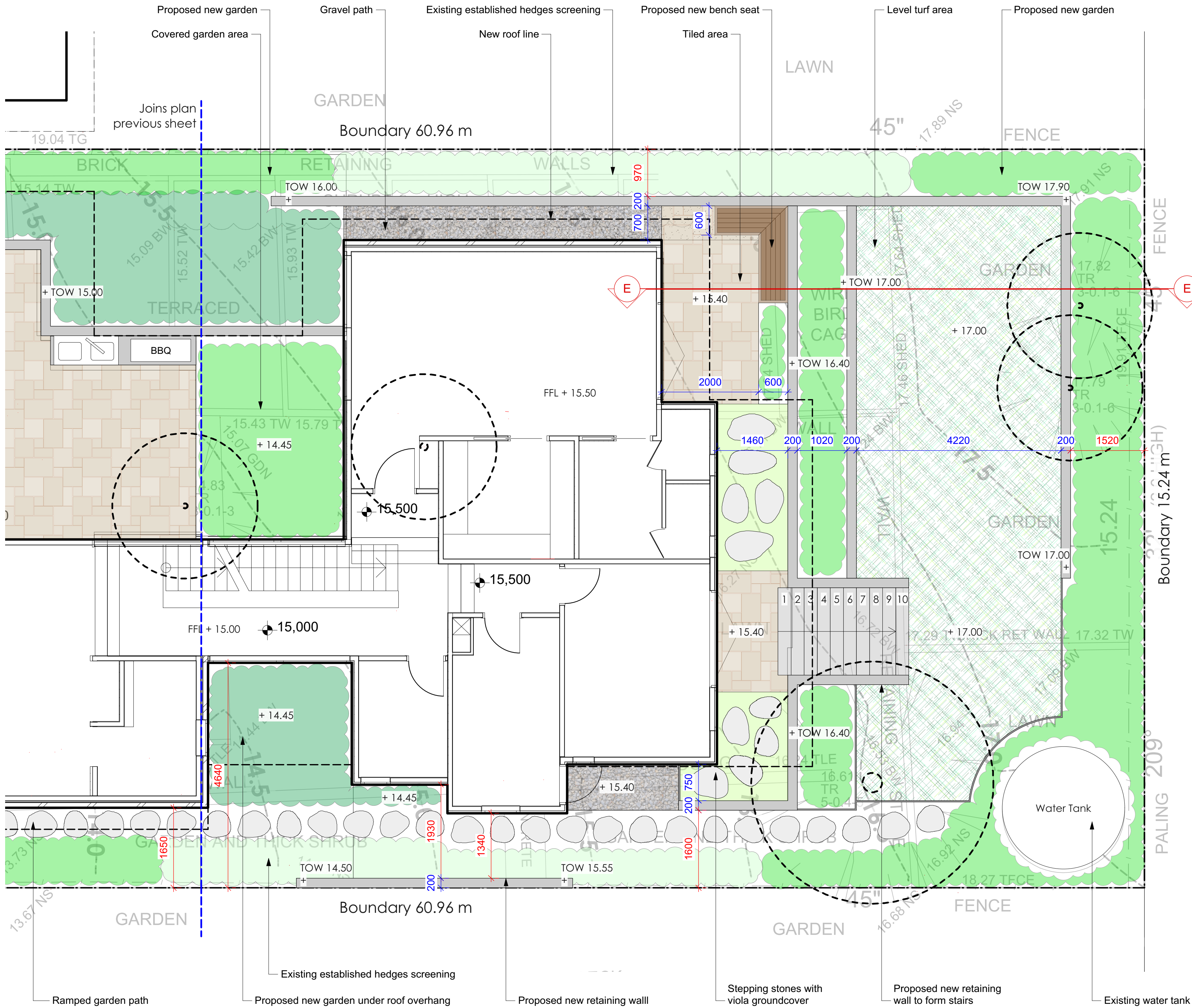
ISSUE	DATE	REVISION
PROJECT	3 Orana Road, Mona Vale	
CUSTOMER	S & J Halpin	
DWG	Middle Yard Detail Plan	

DATE #	See above	DWG #	2210
SCALE @ A1	See Plan	Sht-10	
DRAWN	RAR		
CHKD	JK	REVISION	

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Legend

- MULCH AREA
- TURF AREA
- TIMBER DECKING
- CONCRETE PAVING
- UNIT PAVING
- STAIRS
- PEBBLE
- GRAVEL
- COBBLESTONE
- TIMBER
- WATER
- MASONRY RETAINING WALL
- STONE RETAINING WALL
- TIMBER RETAINING WALL
- BOULDER RETAINING WALL
- SITE OR WORKS BOUNDARY
- PROPOSED LEVEL
- TOP OF WALL LEVEL
- MATERIAL NAME
- SURFACE FALL DIRECTION
- SURFACE DRAINS
- SURVEY (50% GREY LINES)
- EXISTING TREE TO RETAIN
- EXISTING TREE TO REMOVE
- EXISTING ROCK OUTCROP

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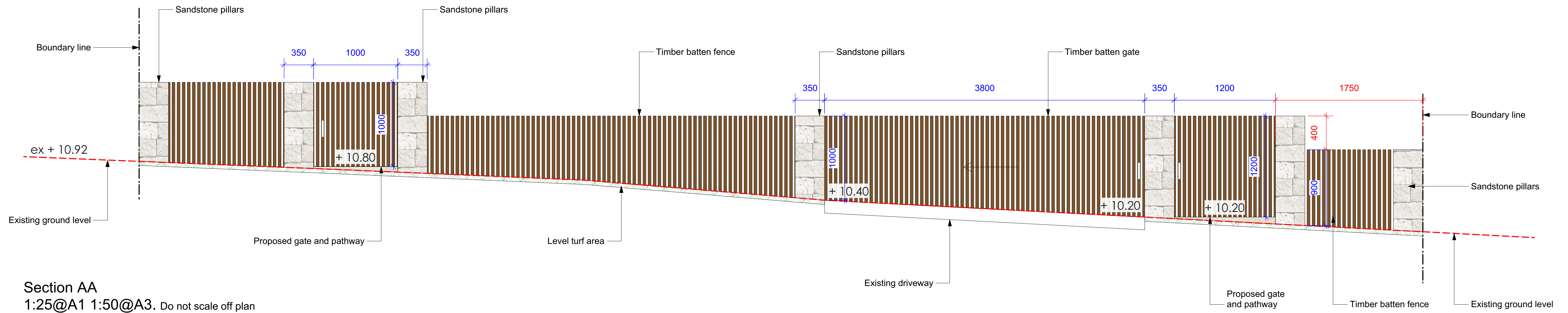
C 05/07/22 Issue for DA.
B 23/06/22 DRAFT issue for DA.
A 27/04/22 DRAFT issue for review.

ISSUE	DATE	REVISION	PROJECT #
PROJECT	3 Orana Road, Mona Vale		22101
CLIENT	S & J Halpin	DATE # See above SCALE @ A1 See Plan	DWG # Sht-105
DWG	Upper Backyard Detail Plan	DRAWN RAR CHKD JK	REVISION

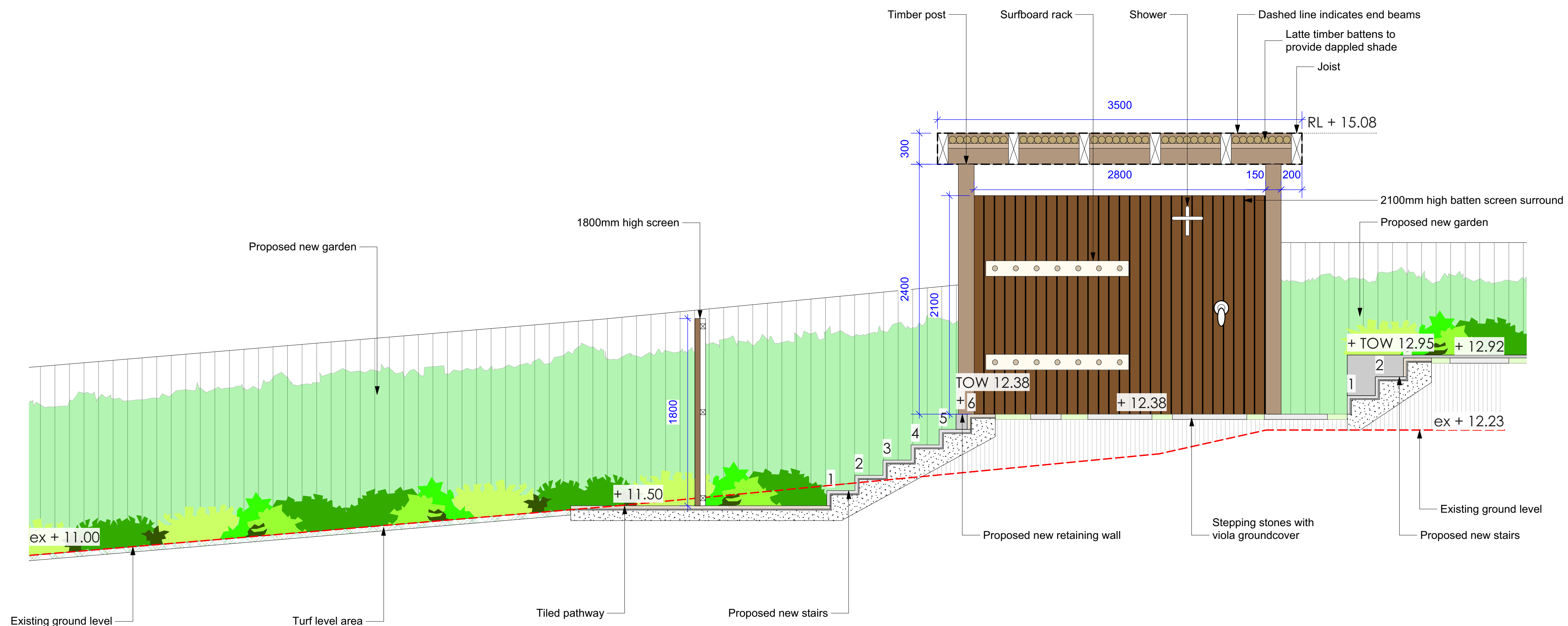
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Section AA
1:25@A1 1:50@A3. Do not scale off plan



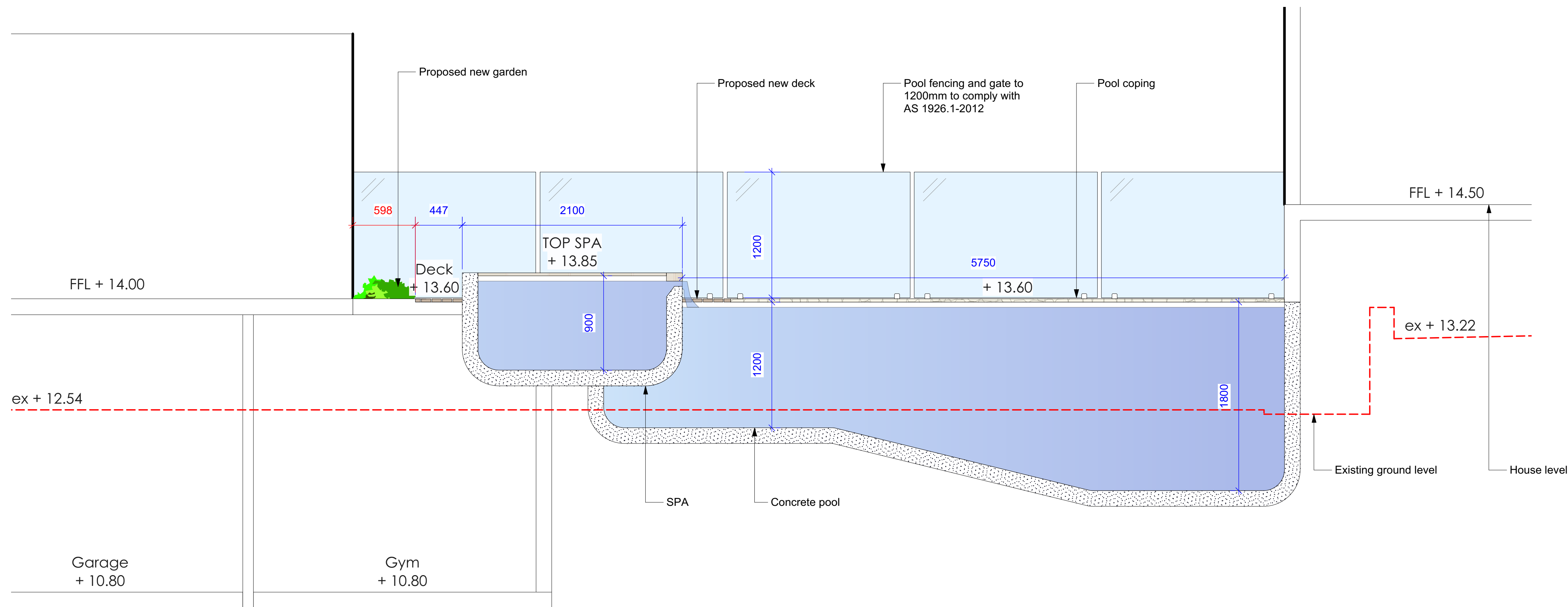
Section BB
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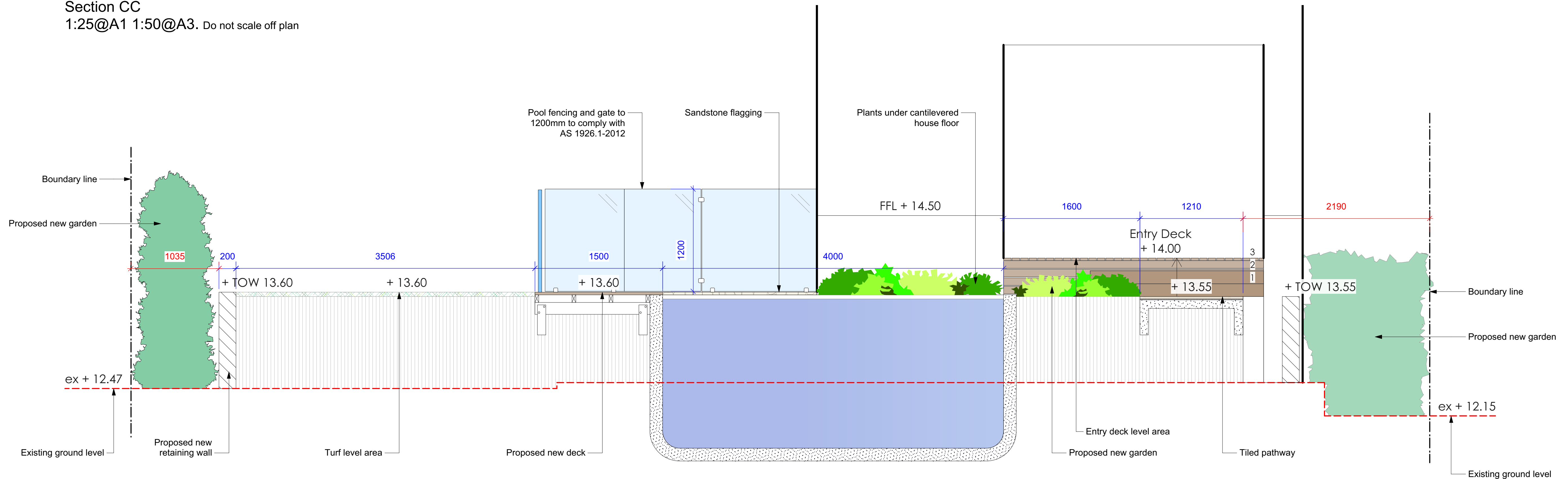


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C	05/07/22	Issue for DA.	PROJECT #	22101
B	23/06/22	DRAFT issue for DA.	CLIENT	3 Orana Road, Mona Vale
A	27/04/22	DRAFT issue for review.	SCALE @ A1	See above
ISSUE	DATE	REVISION	DWG #	Sht-106
PROJECT	3 Orana Road, Mona Vale		DRAWN	RAR
CLIENT	S & J Halpin		CHKD	JK
DWG	Sections		REVISION	
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Section CC
1:25@A1 1:50@A3. Do not scale off plan



Section DD
1:25@A1 1:50@A3. Do not scale off plan

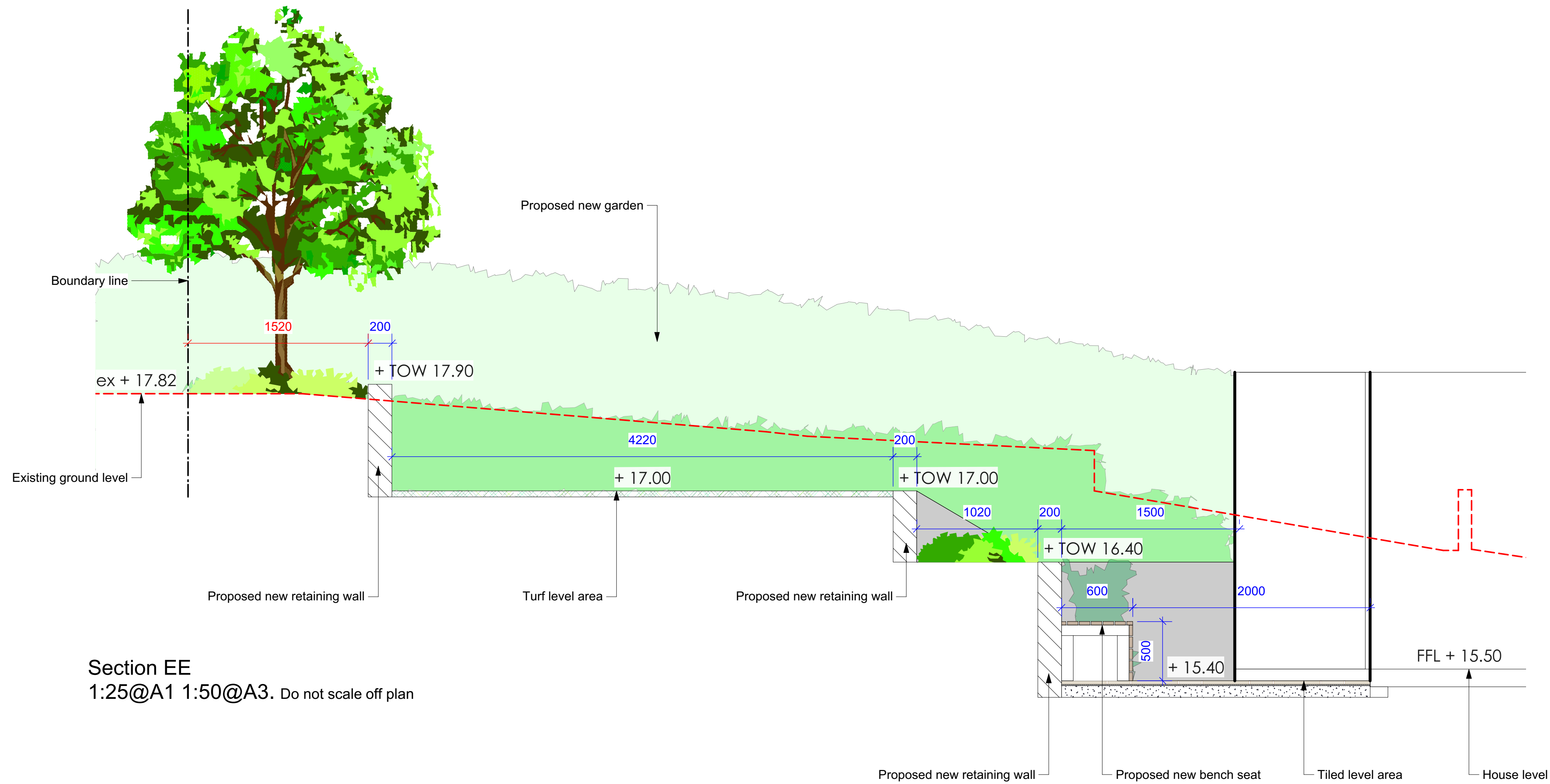
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C	05/07/22	Issue for DA.	PROJECT #	22101
B	23/06/22	DRAFT issue for DA.	CLIENT	S & J Halpin
A	27/04/22	DRAFT issue for review.	SCALE @ A1	See Plan
ISSUE	DATE	REVISION	DWG	Sections
PROJECT	3 Orana Road, Mona Vale		DRAWN	RAR
			CHKD	JK
			REVISION	



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Section EE
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C	05/07/22	Issue for DA.
B	23/06/22	DRAFT issue for DA.
A	27/04/22	DRAFT issue for review.

ISSUE	DATE	REVISION	PROJECT #
PROJECT	3 Orana Road, Mona Vale		22101
CLIENT	S & J Halpin	DATE # See above SCALE @ A1 See Plan	DWG #
DWG	Sections	DRAWN RAR CHKD JK	Sht-108
		REVISION	

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