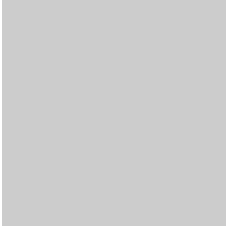
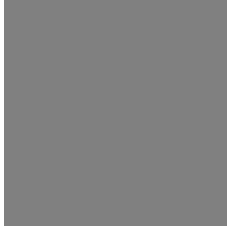
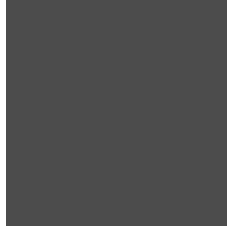
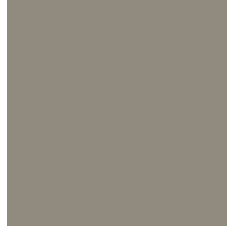
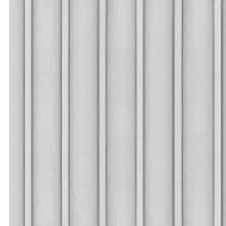



LEGEND		
AWN	-	AWNING
BG	-	BOX GUTTER
BLK	-	CONCRETE BLOCK RETAINING WALL TO ENG. DETAILS
BRK	-	BRICKWORK WALL TO ENG. DETAILS
CL	-	CEILING LEVEL
COL1	-	STEEL COLUMN TO ENGINEERS DETAILS
CONC1	-	CONCRETE SLAB TO ENG. DETAILS
CONC2	-	CONCRETE SLAB TO ENG. DETAILS (GARAGE/ EXTERNAL)
COS	-	CHECK ON SITE
CPT1	-	CARPET ON UNDERLAY
CSD	-	CAVITY SLIDING DOOR
CT1	-	CERAMIC FLOOR TILE1
CT2	-	CERAMIC FLOOR TILE2
DP	-	COLORBOND FINISH RAINWATER CIRCULAR
EP1-3	-	EXTERNAL PAINT FINISH. REFER SCHEDULE OF COLOURS AND FINISHES
EX	-	EXISTING
FC1	-	COMPRESSED FIBROUS CEMENT WALL CLADDING
FEN1	-	PAINT FINISH GALV. M.S. FENCE AND GATES
FFL	-	FINISHED FLOOR LEVEL
FL	-	FLASHING
FW	-	FLOOR WASTE
G	-	COLORBOND FINISH EAVES GUTTER
GD	-	GRATED DRAIN
GL1	-	POWDERCOAT ALUMINIUM FRAMED GLAZED DOORS AND WINDOWS
GLB	-	STEEL FRAMED GLAZED BALUSTRADE
HWU	-	GAS STORAGE HOT WATER UNIT
MR1	-	COLORBOND METAL ROOF SHEET ON SARKING AND NSULATION
NTS	-	NOT TO SCALE
O	-	OBSCURE GLAZING
OF	-	OVERFLOW OUTLET
PAV1	-	CERAMIC FLOOR TILES ON WATERPROOF MEMBRANE
PAR	-	PARAPET
PL	-	PLANTER
RL	-	STRUCTURAL LEVEL
RWH	-	RAINWATER HEAD
SKL	-	NEW ROOF SKYLIGHT
SL	-	SOFFIT LINING
SP	-	SPITTER OUTLET
TB1	-	INTERNAL POLISHED TIMBER FLOOR BOARDS
TD1	-	EXTERNAL TIMBER DECKING
TC1	-	TIMBER BATTENS ON FC

BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)					
Assessor # ABSA 20901			BASIX Certificate # 1179023S		
Assessor's name: Ved Baheti		m: 0421 530 876		e: ved@outsourceideas.com.au	
WATER	No hot water reticulation required				
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps	
Rating	3 Star(>4.5 But<=6L/Min)	4 star	4 star	4 star	
Alternate water source					
	Type	Size	Roof area connected	Connections	
	RWT	4000L	130 m2	Toilet & Landscape	
Swimming pool					
Outdoor Pool with Pump Timer	Volume	Heated	Cover	Shaded	
	50 KL	No	Yes	No	
Spa					
Outdoor Spa with Pump Timer	Volume	Heated	Cover	Shaded	
	4KL	No	Yes	No	
ENERGY					
Hot water	Type		Rating		
	Individual, gas instantaneous		6 star		
Mech. Ventilation	System		Operation Control		
Bath	Indiv. fan, ducted to facade or roof		Manual Switch On/Off		
L'dry	Indiv. fan, ducted to facade or roof		Manual Switch On/Off		
Kitchen	Indiv. fan, ducted to facade or roof		Manual Switch On/Off		
Cooling System	Type		Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned		EER 2.5 - 3.0	EER 2.5 - 3.0	
Heating System	Type		Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned		EER 2.5 - 3.0	EER 2.5 - 3.0	
Artificial Lighting	Primary type of artificial lighting is fluorescent or light emitting diode (LED)				
	Toilets, L'dry & Hallway	Living	Kitchen	Bed rooms	
Dedicated	Yes	Yes	Yes	All	
Others	Indoor private Cloth Line		No		
	Outdoor or sheltered Cloth Line		Yes		
	Well ventilated Fridge space		No		
	Kitchen Cook top / Oven		Gas Cook top + Electric Oven		
Alternate Energy	Min. 2.5 KW Solar panel				
THERMAL	As per thermal simulation carried out by assessor				
	External Wall Insulation: R2.0				
	Ceiling Insulation: R4.0				
	Roof type : Metal roof, Medium colour (SA 0.475 - 0.7) + 55mm Foil blanket (R1.3)				
	Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70				
	All External doors & windows to be weather sealed				
	Eaves / shading as per drawings				

DRAWING LIST		
A000	-	COVER SHEET
A001	-	SITE PLAN AND SITE ANALYSIS PLAN
A002	-	DEMOLITION AND EXCAVATION PLAN
A003	-	LANDSCAPE CONCEPT PLAN
A004	-	DRIVE PROFILE AND SECTION
A101	-	LOWER GROUND FLOOR PLAN
A102	-	GROUND FLOOR PLAN
A103	-	FIRST FLOOR PLAN
A104	-	ROOF PLAN
A201	-	EAST ELEVATION
A202	-	WEST ELEVATION
A203	-	SOUTH AND NORTH ELEVATION
A301	-	SECTION A-A
SK11	-	SHADOW DIAGRAMS - WINTER 0900
SK12	-	SHADOW DIAGRAMS - WINTER 1200
SK13	-	SHADOW DIAGRAMS - WINTER 1500
SK14	-	SHADOW ELEVATIONS - 37 ATTUNGA ROAD SHEET 01
SK16	-	SHADOW ELEVATIONS - 41 ATTUNGA ROAD SHEET 01
SK17	-	EROSION AND SEDIMENT CONTROL PLAN
SK18	-	PERSPECTIVE - VIEW FROM NORTHERN ATTUNGA ROAD
SK19	-	PERSPECTIVE - VIEW FROM SOUTHERN ATTUNGA ROAD
N01	-	NOTIFICATION PLAN



EXTERNAL FINISHES SCHEDULE					
					
RENDERED MASONRY COLOUR: LIGHT GREY EP1	RENDERED MASONRY COLOUR: MID GREY EP2	RENDERED MASONRY COLOUR: DARK GREY EP3	RENDERED MASONRY COLOUR: WARM GREY EP4	METAL ROOF COLOUR: TBC MR1	ALUMINIUM FRAMED WINDOWS/DOORS GL1

	Energy Rating	Certificate Number 20901386
<input checked="" type="checkbox"/> single-dwelling rating	5.5 stars	
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating 39.0 MJ/m²	
If selected, data specified is the average across the entire development	cooling 26.0 MJ/m²	
Recessed downlights confirmation:	<input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without
Assessor Name/Number	Ved B. 20901	
Assessor Signature		Date 18/03/2021

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ISSUED FOR DEVELOPMENT APPLICATION
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LEVEL 2 / 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
EMAIL: architects@mhdp.com.au
TELEPHONE (02) 9955 5608
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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

COVER SHEET
NOT TO SCALE

2003
MARCH 2021

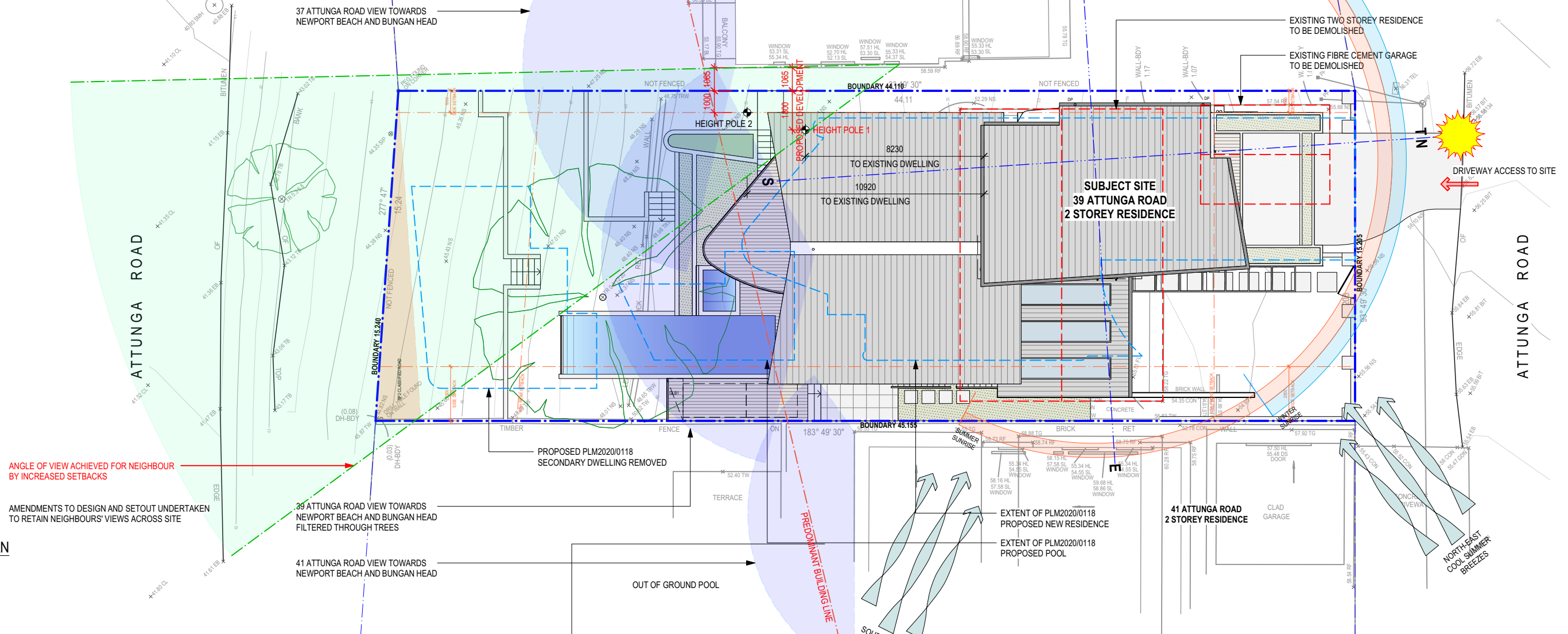
A000 A

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1 SITE PLAN
NOT TO SCALE

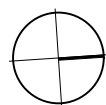
2 SITE ANALYSIS PLAN
SCALE 1:200



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NORTH SYDNEY NSW 2060
EMAIL: architects@mhdpa.com.au
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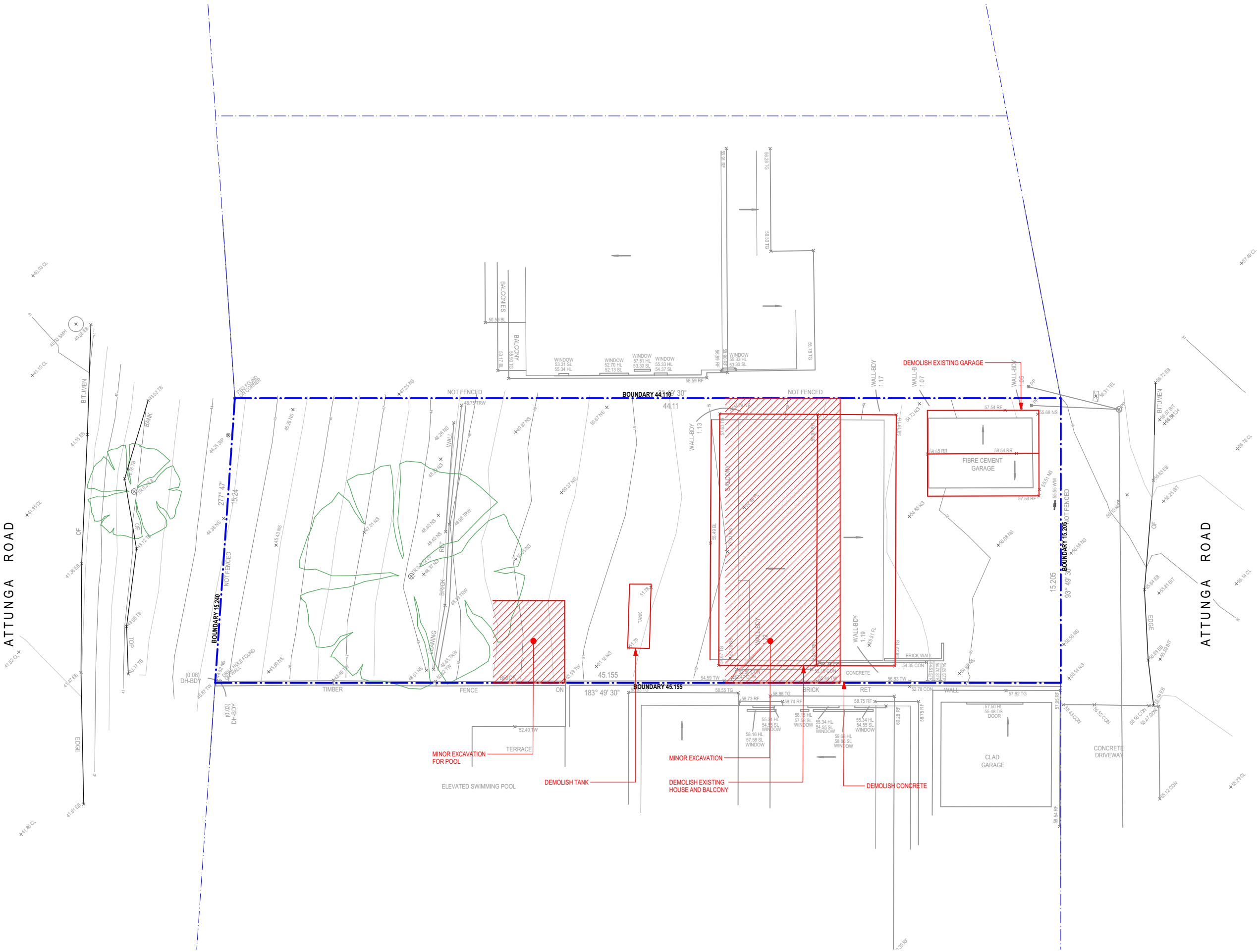
NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

SITE PLAN AND SITE ANALYSIS PLAN
AS NOTED @ A3

2003
FEB 2021

A001 A

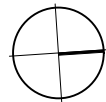




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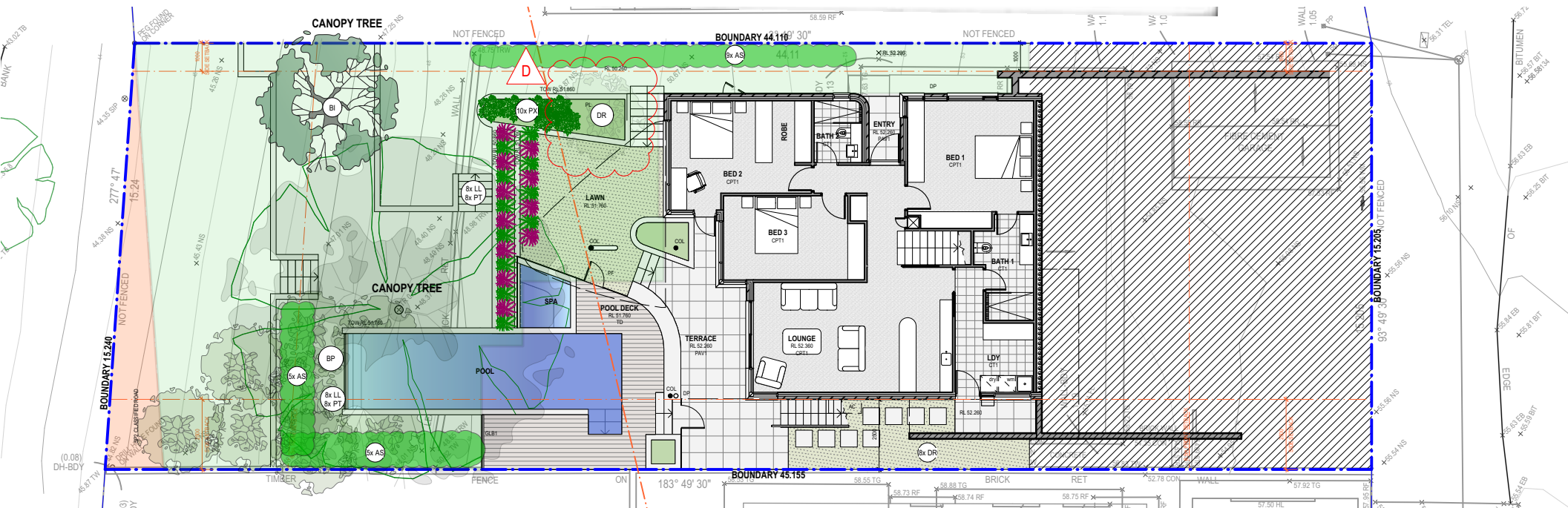


NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

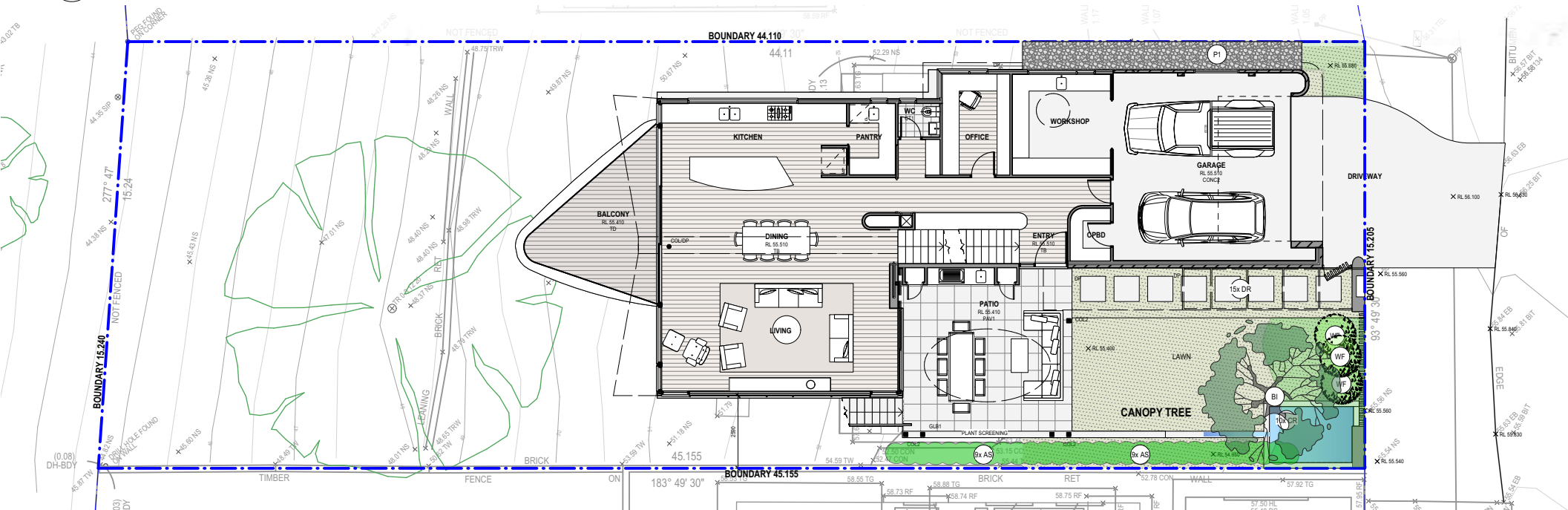
DEMOLITION AND EXCAVATION PLAN 2003 A002 A
1:200 @ A3
FEB 2021

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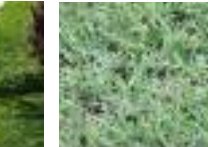


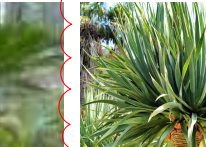


1 LOWER GROUND FLOOR
SCALE 1:200



3 FIRST FLOOR
SCALE 1:200

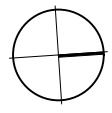
2 GROUND FLOOR
SCALE 1:200

												
AS MIN 25L POT SMALL-LEAF LILLY PILLY <i>Acmena smithii</i> 'Hot Flush'	BI MIN 25L POT COASTAL BANKSIA <i>Banksia integrifolia</i>	PX PHILODENDRON <i>philodendron xanadu</i>	WF COASTAL ROSEMARY <i>Westringia fruticosa</i>	PT NEW ZEALAND FLAX <i>Phormium Bronze Warrior</i>	LL SPINY MAT RUSH <i>Lomandra longifolia</i>	DE GYMEA LILLY <i>Doryanthes excelsa</i>	CR NATIVE PIGFACE <i>Carpobrotus rossii</i>	DR Kidney Weed <i>Dichondra Repens</i>	LAWN (L) NARA NATIVE TURF <i>Nara Zoysia</i>	P1 WASHED RIVER PEBBLES	BP BURRAWANG PALM <i>Macrozamia Communis</i>	DR DRAGON TREE <i>Dracaena Draco</i>
Fast growing Lilly Pilly that will grow to 10 metres, but can be pruned to desired height. Will grow up to 2 metres annually in perfect conditions. Will tolerate shade, full sun, part shade. This variety of Lilly Pilly is not susceptible to psyllids.	A species of tree that grows along the east coast of Australia. One of the most widely distributed Banksia species, it occurs between Victoria and Central Queensland in a broad range of habitats, from coastal dunes to mountains. It is highly variable in form, but is most often encountered as a tree up to 25 metres (82 ft) in height.	Philodendron xanadu is a plant that belongs to the family Araceae and subgenus Meconostigma, one of three subgenera within the genus Philodendron. This plant is native to Brazil, but is widely cultivated as a landscape plant in tropical, subtropical and warm temperate climates. Philodendron xanadu eventually forms dense clumps up to 1.5 metres tall by 2 metres wide.	A shrub that grows near the coast in eastern Australia. The flowers are white, hairy and have the upper petal divided into two lobes. They also have orange-to-purple spots on their bottom half. This shrub is very tough and grows on cliffs right next to the ocean. It reaches at least 2 m high and 5 m across	The plant grows as a clump of long, straplike leaves, up to two metres long, from which arises a much taller flowering shoot, with dramatic yellow or red flowers	A perennial, rhizomatous herb found throughout eastern Australia. The leaves are 40 cm to 80 cm in long, and generally have a leaf of about 8 mm to 12 mm wide. It grows in a variety of soil types and is frost, heat and drought tolerant.	A flowering plant indigenous to the coastal areas of New South Wales near Sydney. The plant has sword-like leaves more than a meter long. It flowers in spring and summer, sending up a flower spike up to 6 m high, which at its apex bears a large cluster of bright red flowers, each 10 cm across.	A hardy Australian native ground cover, bright pink daisy flowers throughout most of the year with the main flush in spring and summer. Is drought hardy and suitable for sandy soils. Prefers a full sun position and is suitable for pots.	- Ground Cover - Attractive between pavers and is useful for shaded areas steep banks and other inaccessible positions - Preferred aspect is full sun to 80% shade	Nara has excellent salt tolerance, so in this respect, it is an excellent choice for coastal regions where other grasses simply cannot cope with excessive amounts of salt in the environment.			

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NORTH SYDNEY NSW 2060
EMAIL: architects@mhdp.com.au
TELEPHONE (02) 9955 5608
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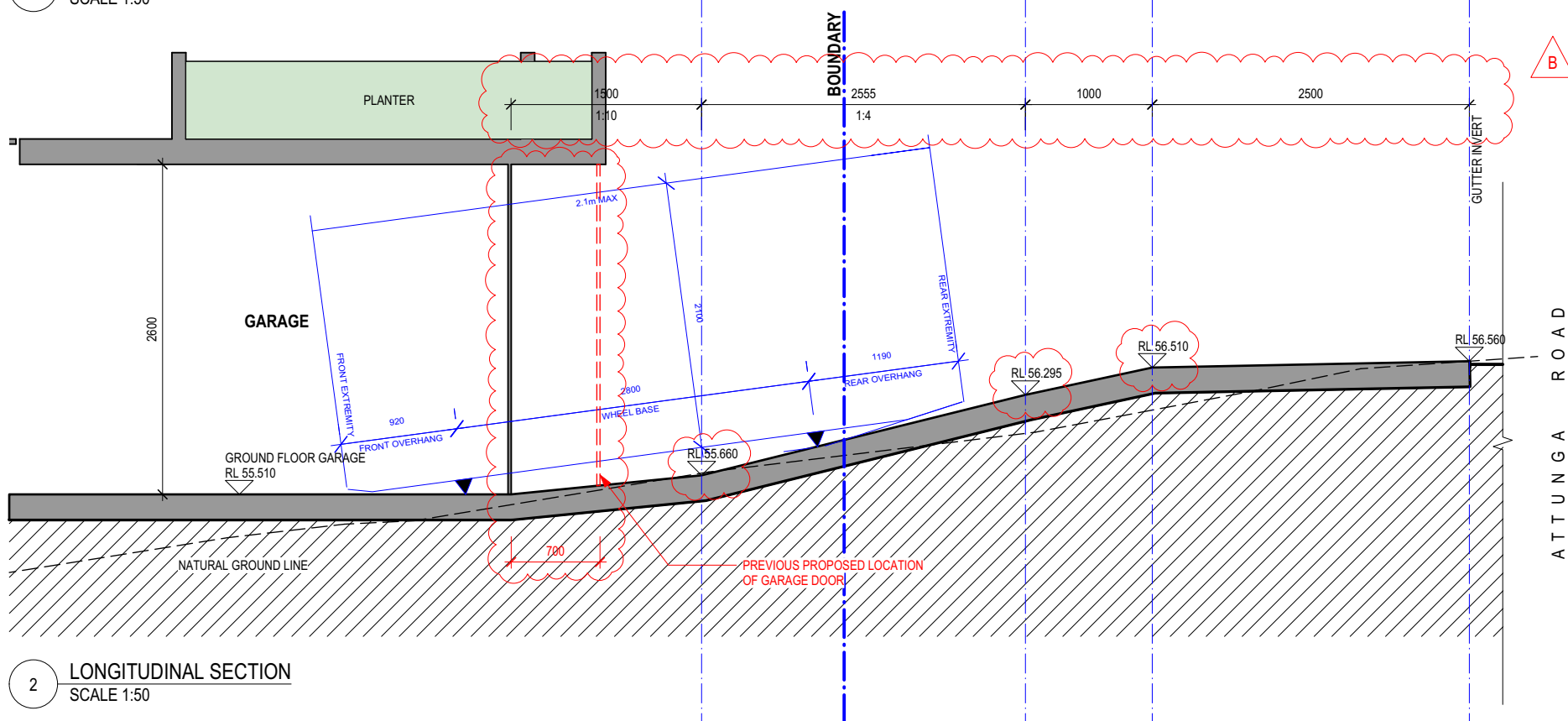
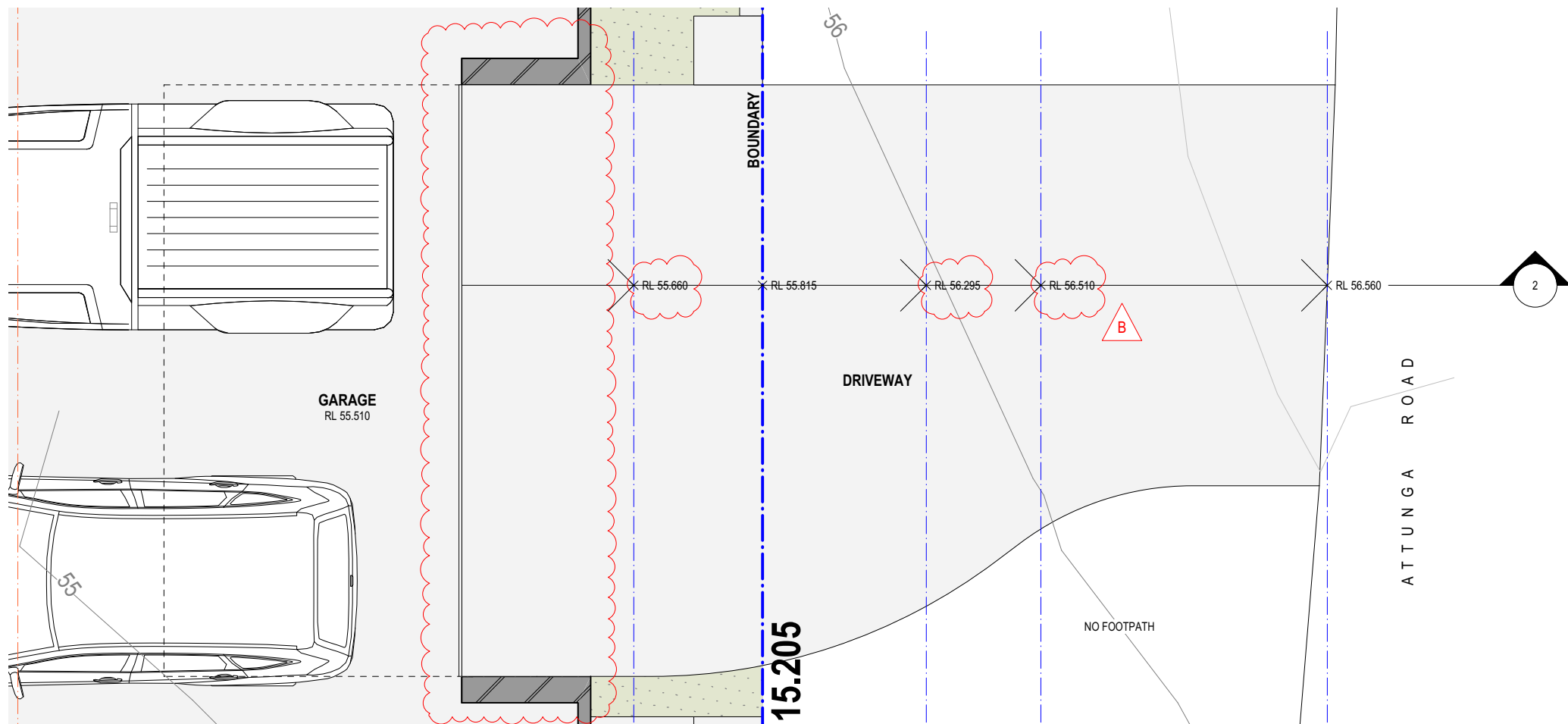


NEW HORTON RESIDENCE 39 ATTUNGA ROAD NEWPORT

LANDSCAPE CONCEPT PLAN
1:200 @ A3

2003
FEB 2021
A003 D

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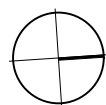


3 EXISTING FRONT STREETScape
NOT TO SCALE

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EMAIL: architects@mhdpc.com.au
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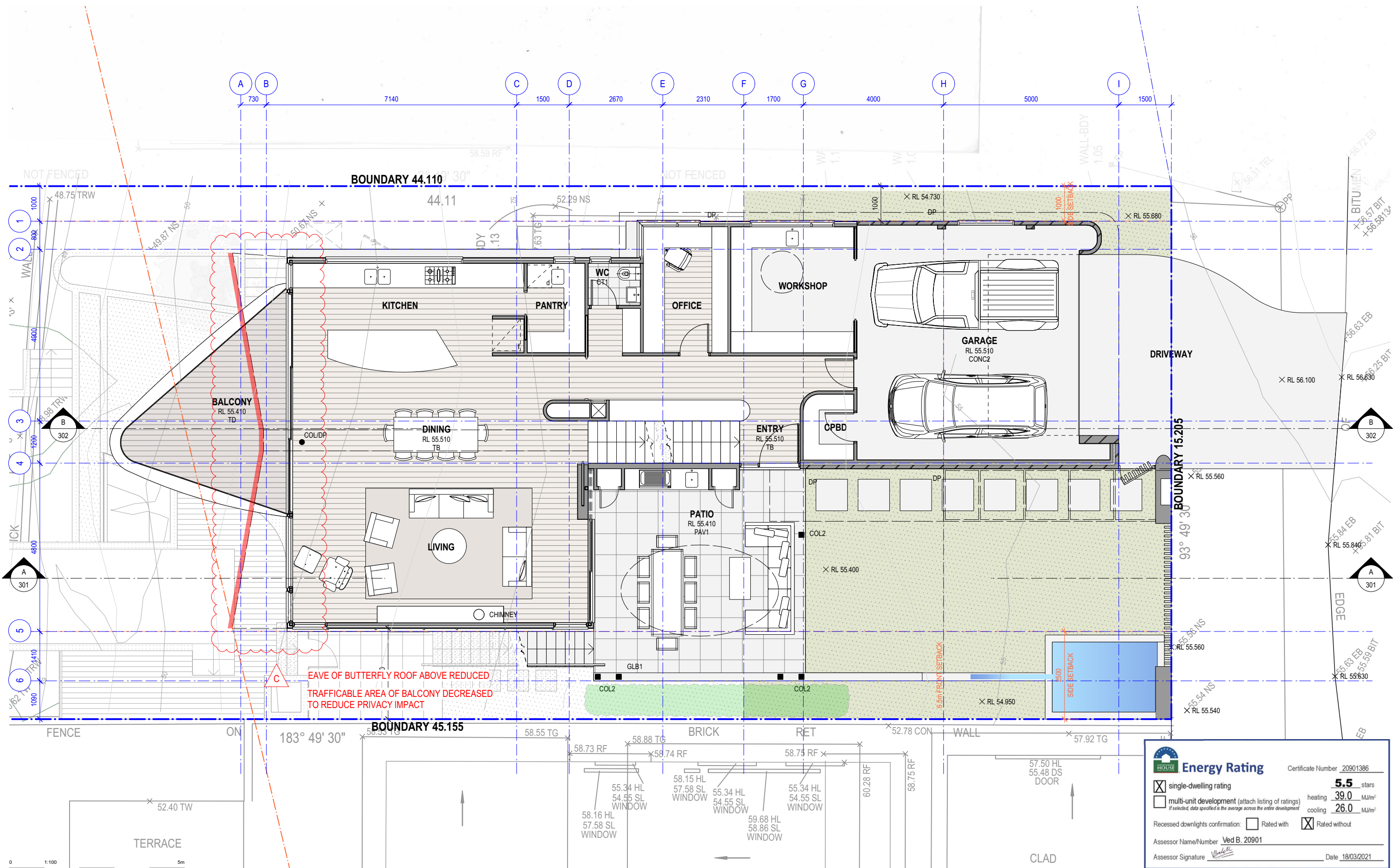
DRIVEWAY PROFILE AND SECTION
1:50 @ A3

2003
FEB 2021
A003 B

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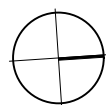
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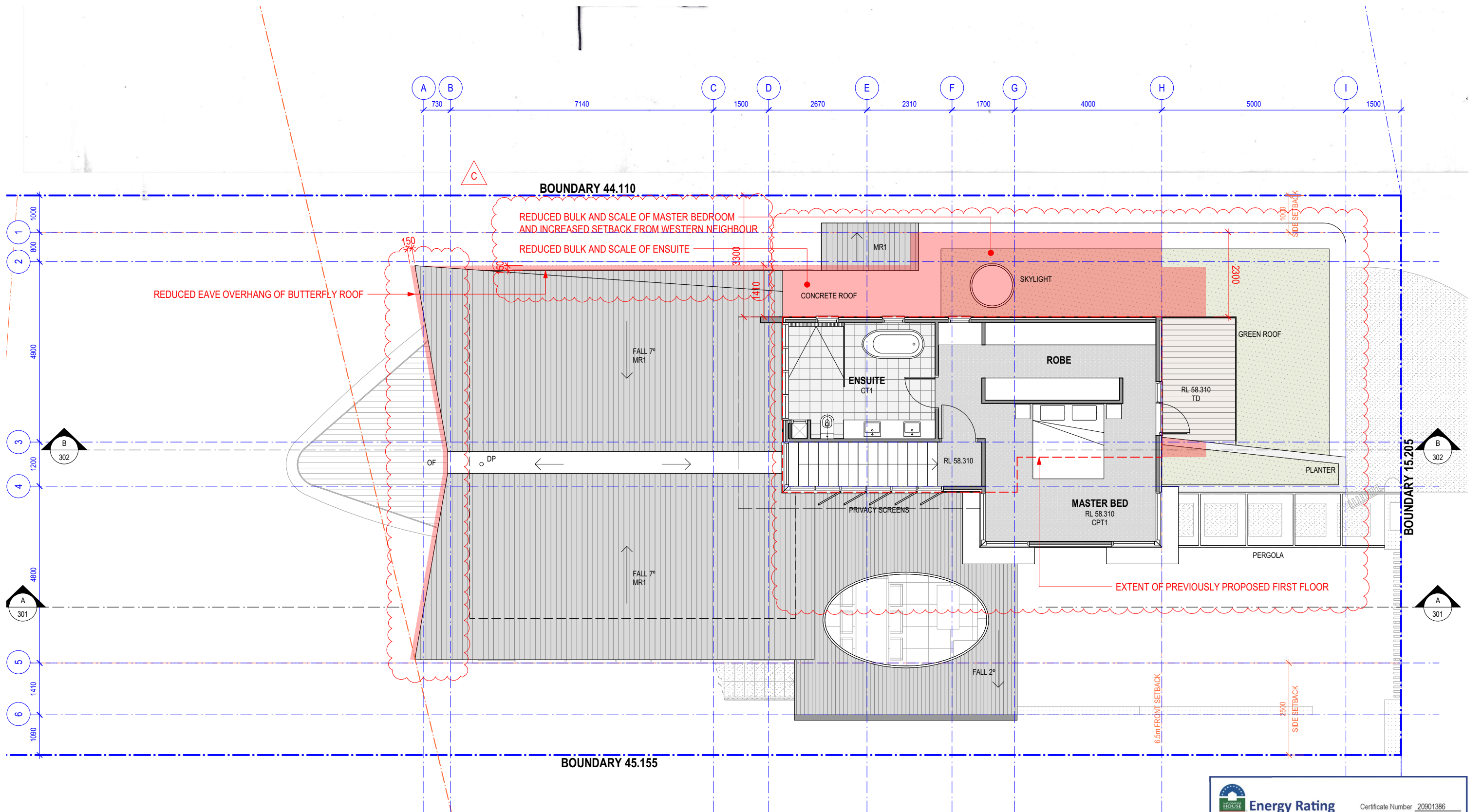
NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT



GROUND FLOOR PLAN
1:100 @ A3

2003
FEB 2021

A102 C

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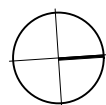


 Energy Rating		Certificate Number 20901386
<input checked="" type="checkbox"/> single-dwelling rating		5.5 stars
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating	39.0 MJ/m²
<small>If selected, data specified is the average across the entire development</small>	cooling	26.0 MJ/m²
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number Ved B. 20901		
Assessor Signature  Date 18/03/2021		

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LEVEL 2 / 271 ALFRED STREET NORTH
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EMAIL architects@mhdpc.com.au
TELEPHONE (02) 9955 5608
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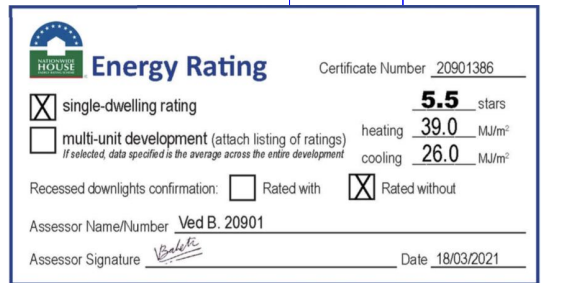


NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

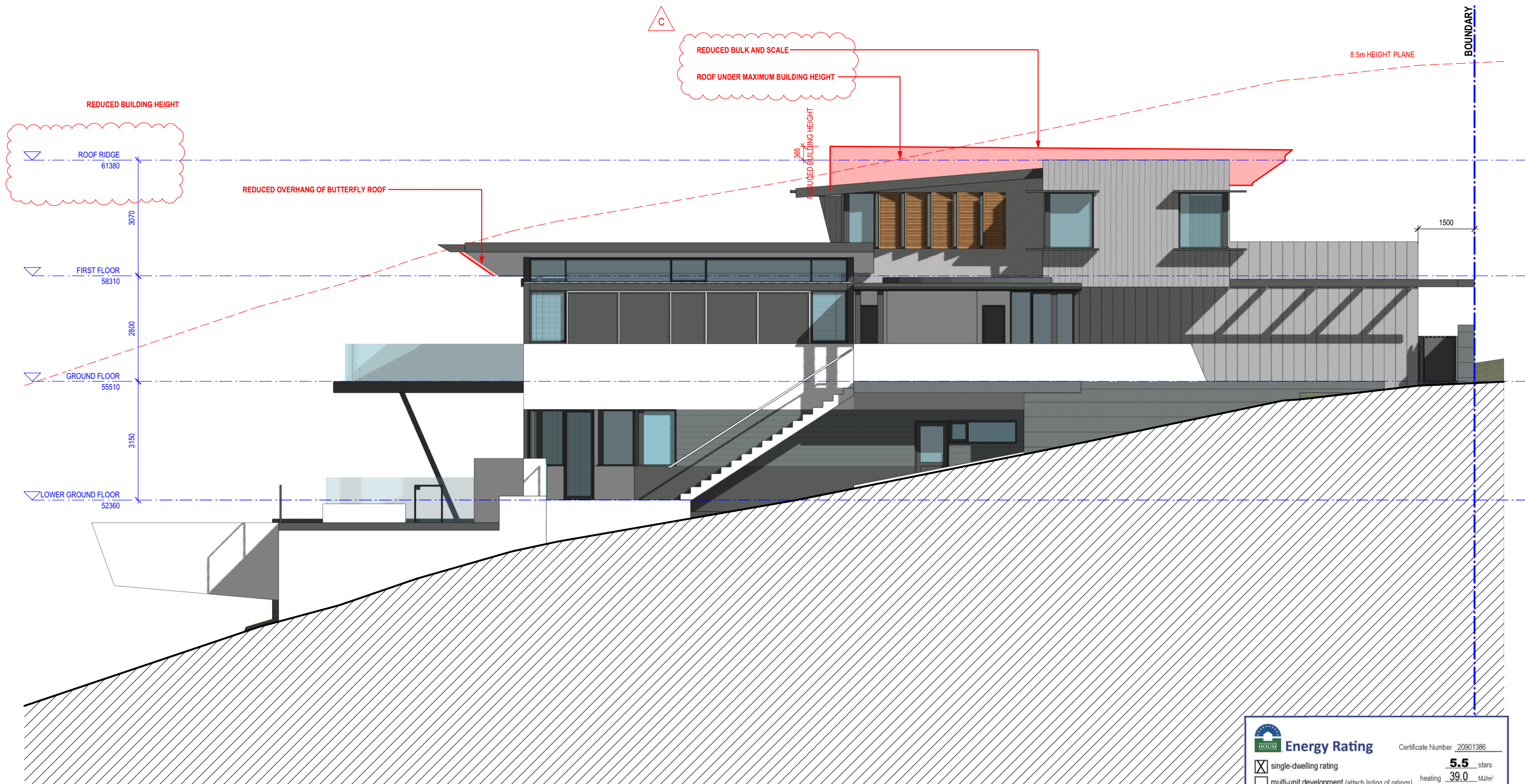
FIRST FLOOR PLAN
1:100 @ A3

2003 A103 C
FEB 2021





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NORTH SYDNEY NSW 2060
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TELEPHONE (02) 9955 5608
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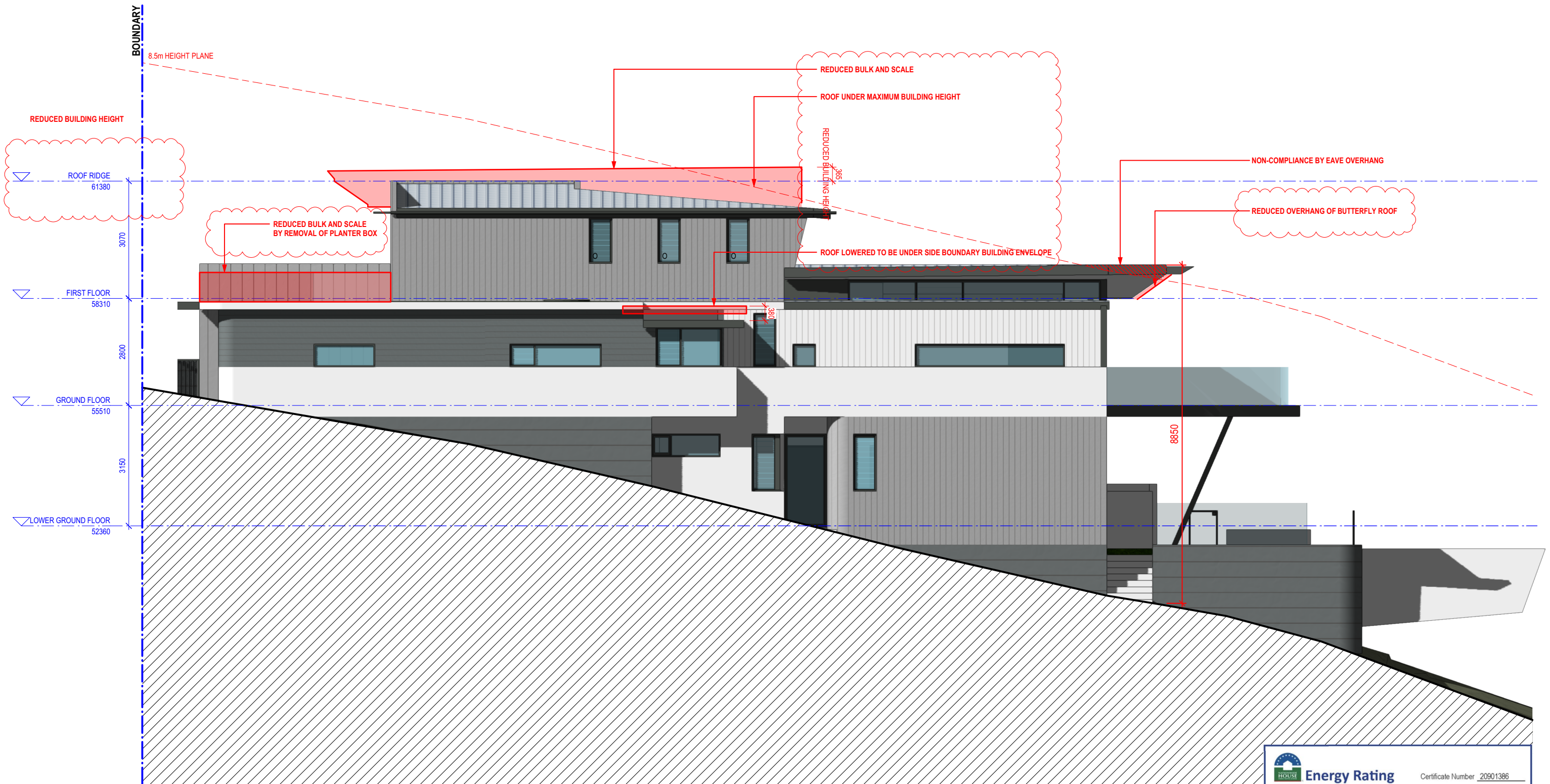
EAST ELEVATION
1:100 @ A3


2003
FEB 2021
A201 C

MHDP
ARCHITECTS



	Energy Rating	Certificate Number 20901386
<input checked="" type="checkbox"/> single-dwelling rating		5.5 stars
<input type="checkbox"/> multi-unit development (attach listing of ratings) <small>If selected, data specified is the average across the entire development</small>	heating 39.0 MJ/m ²	
	cooling 26.0 MJ/m ²	
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number Ved B. 20901		
Assessor Signature <i>Ved B.</i> Date 18/03/2021		



**Energy Rating**

Certificate Number 20901386


☒ single-dwelling rating

☐ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **5.5** stars
cooling **39.0** MJ/m²
26.0 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved B. 20901

Assessor Signature  Date 18/03/2021

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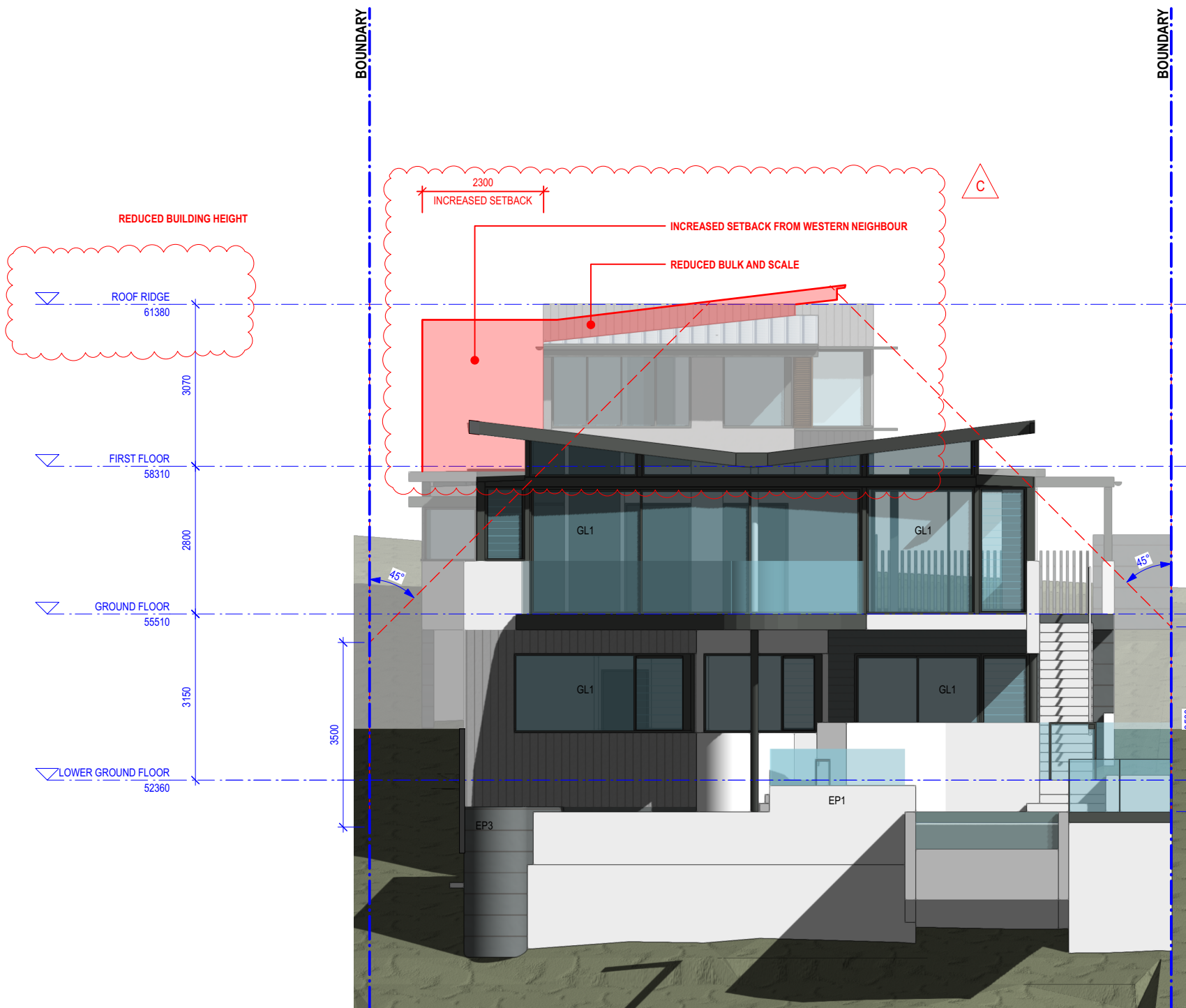
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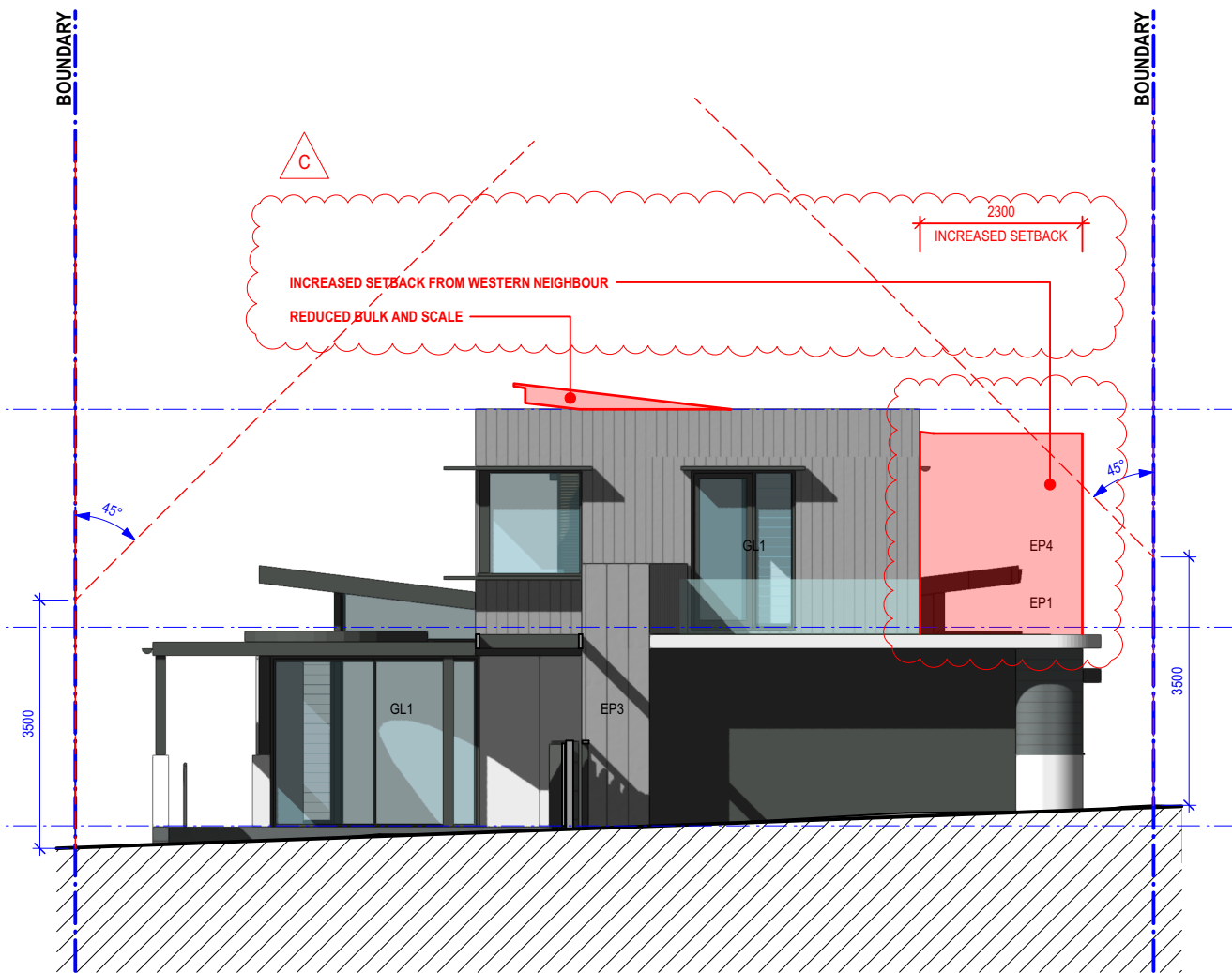
WEST ELEVATION
1:100 @ A3

2003 A202 C
FEB 2021





1 SOUTH ELEVATION
SCALE 1:100



2 NORTH ELEVATION
SCALE 1:100

0 1:100 5m

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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

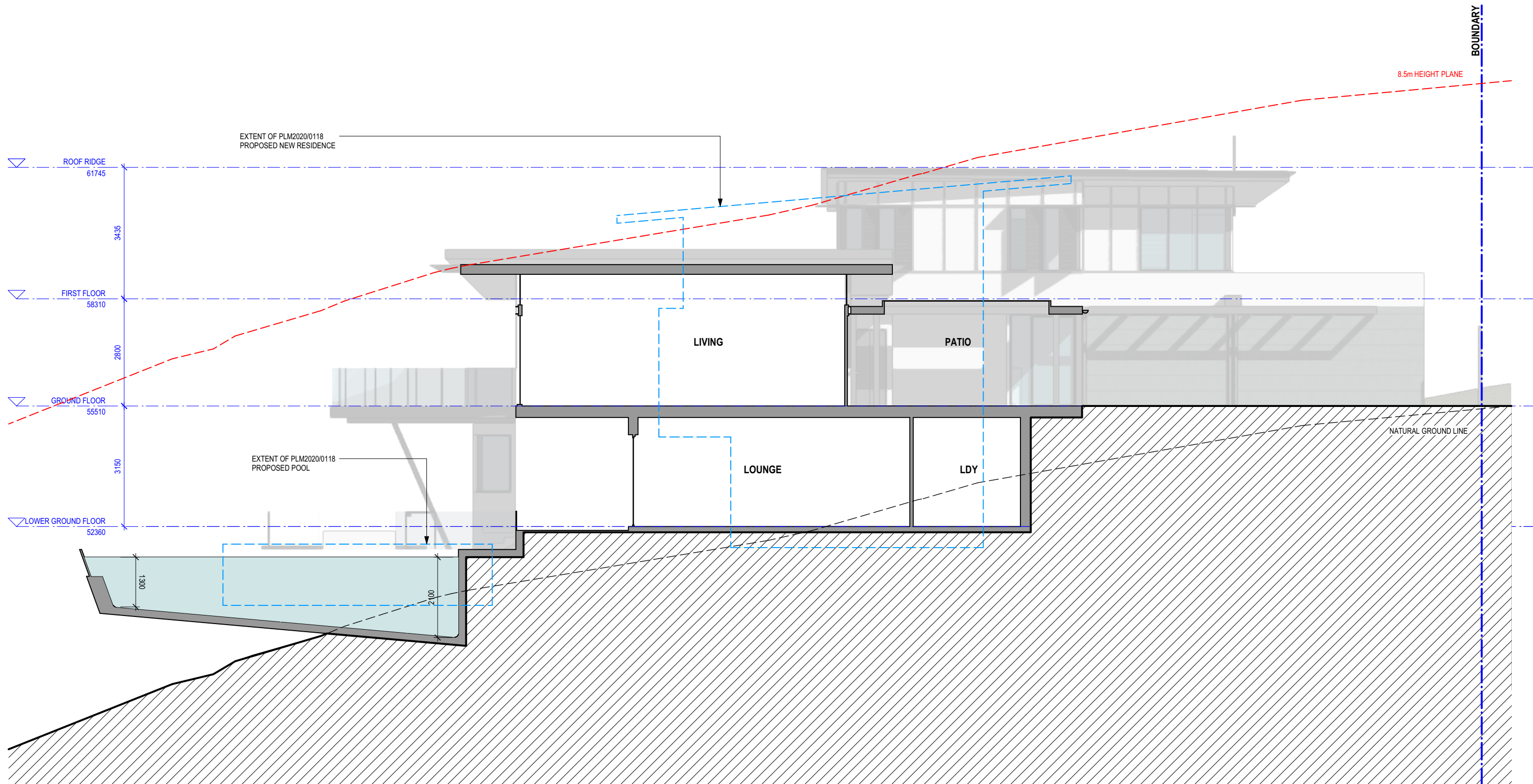
SOUTH & NORTH ELEVATION
1:100 @ A3

2003 A203 C
FEB 2021

	Energy Rating	Certificate Number 20901386
<input checked="" type="checkbox"/> single-dwelling rating		5.5 stars
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating	39.0 MJ/m ²
<small>If selected, data specified is the average across the entire development</small>	cooling	26.0 MJ/m ²
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number Ved B. 20901		
Assessor Signature Date 18/03/2021		

0 1:100 5m

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0 1:100 5m

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AMENDMENT
LEVEL 2 / 271 ALFRED STREET NORTH
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EMAIL: architects@mhdp.com.au
TELEPHONE (02) 9955 5608
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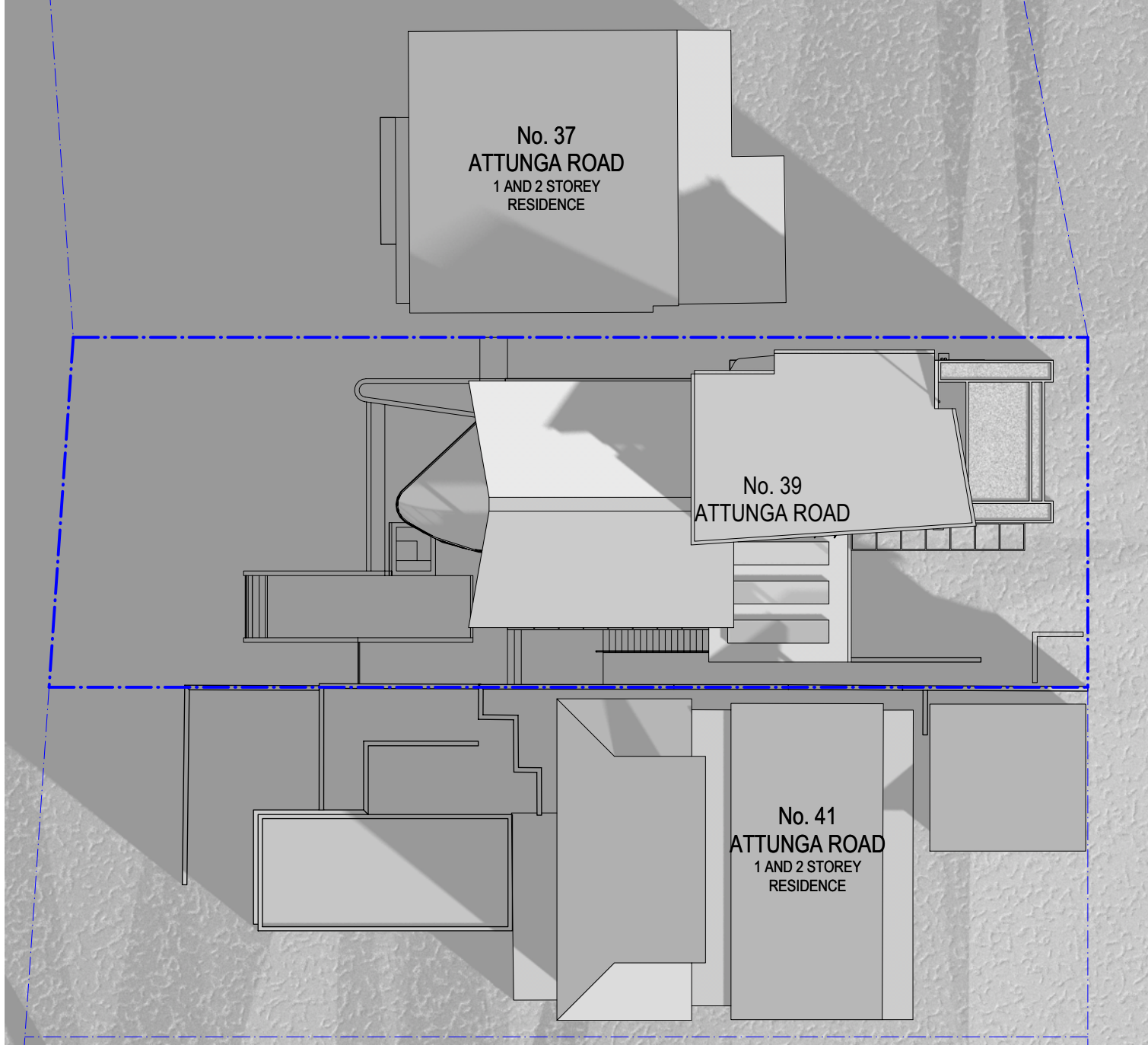
SECTION A-A
1:100 @ A3

2003
FEB 2021
A301 A

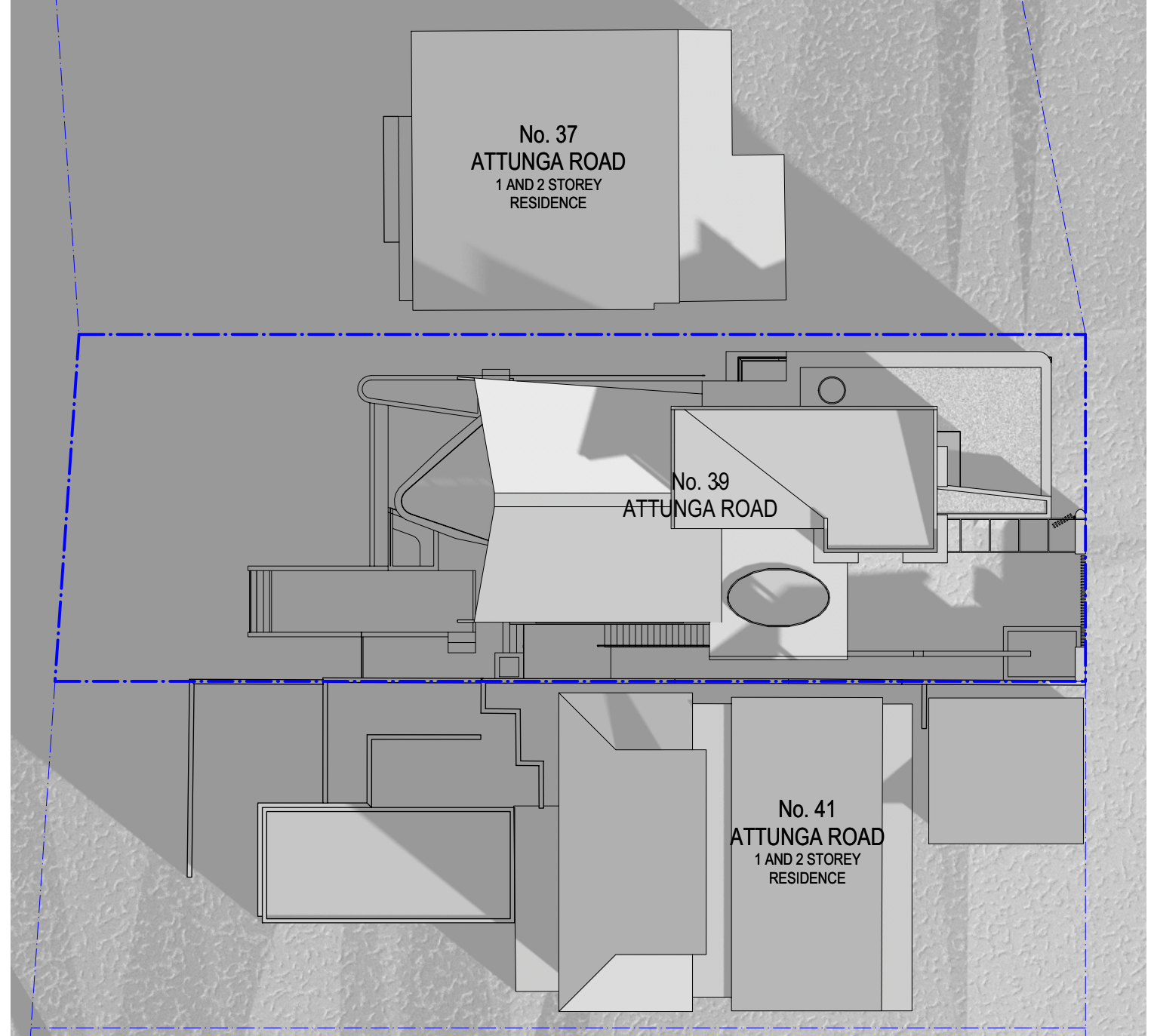
MHDP
ARCHITECTS







1 PREVIOUSLY PROPOSED
WINTER 0900

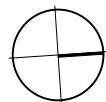


2 CURRENT PROPOSED
WINTER 0900

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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

SHADOW DIAGRAMS - WINTER 0900

1:250 @ A3

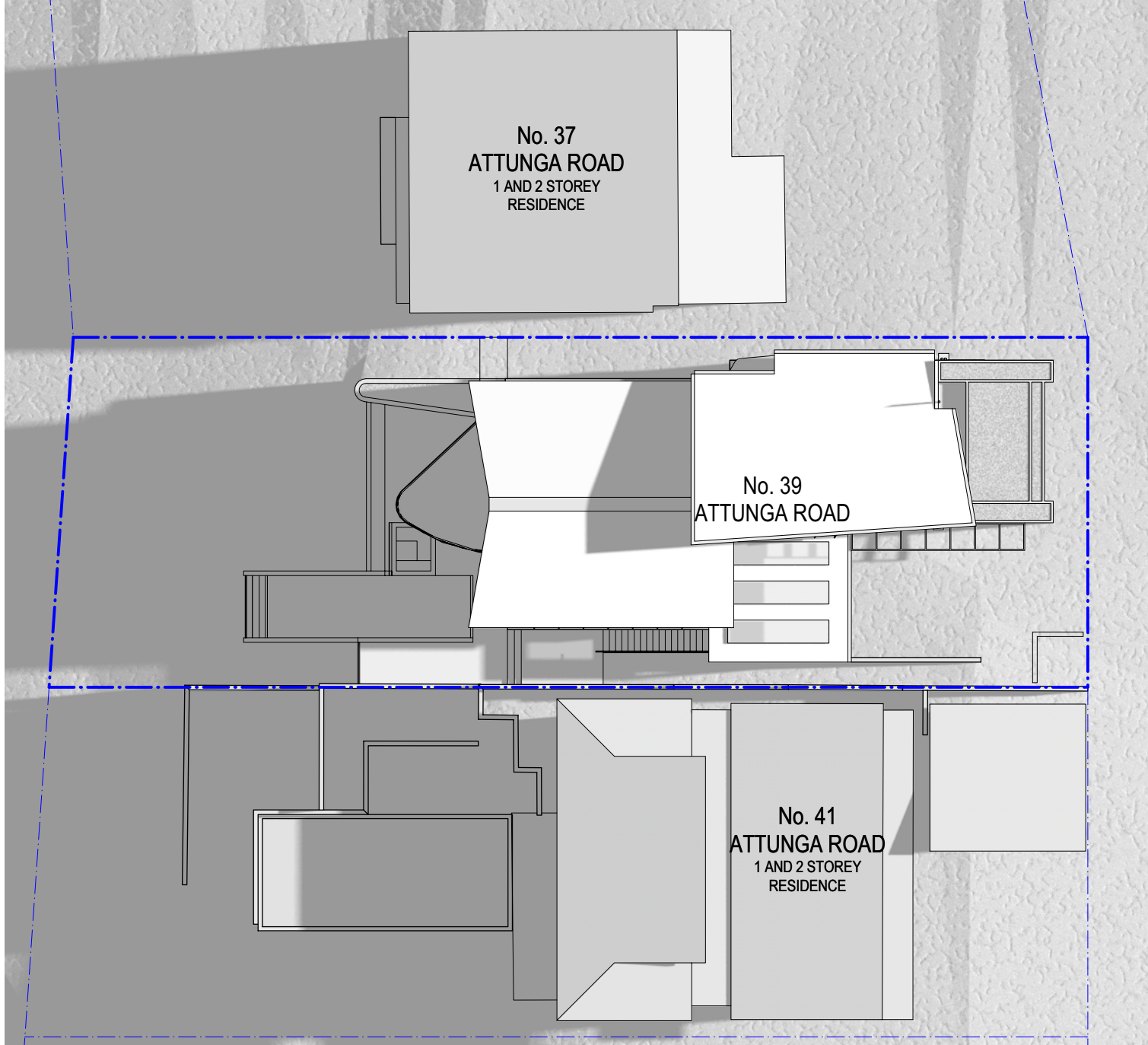
2003

FEB 2021

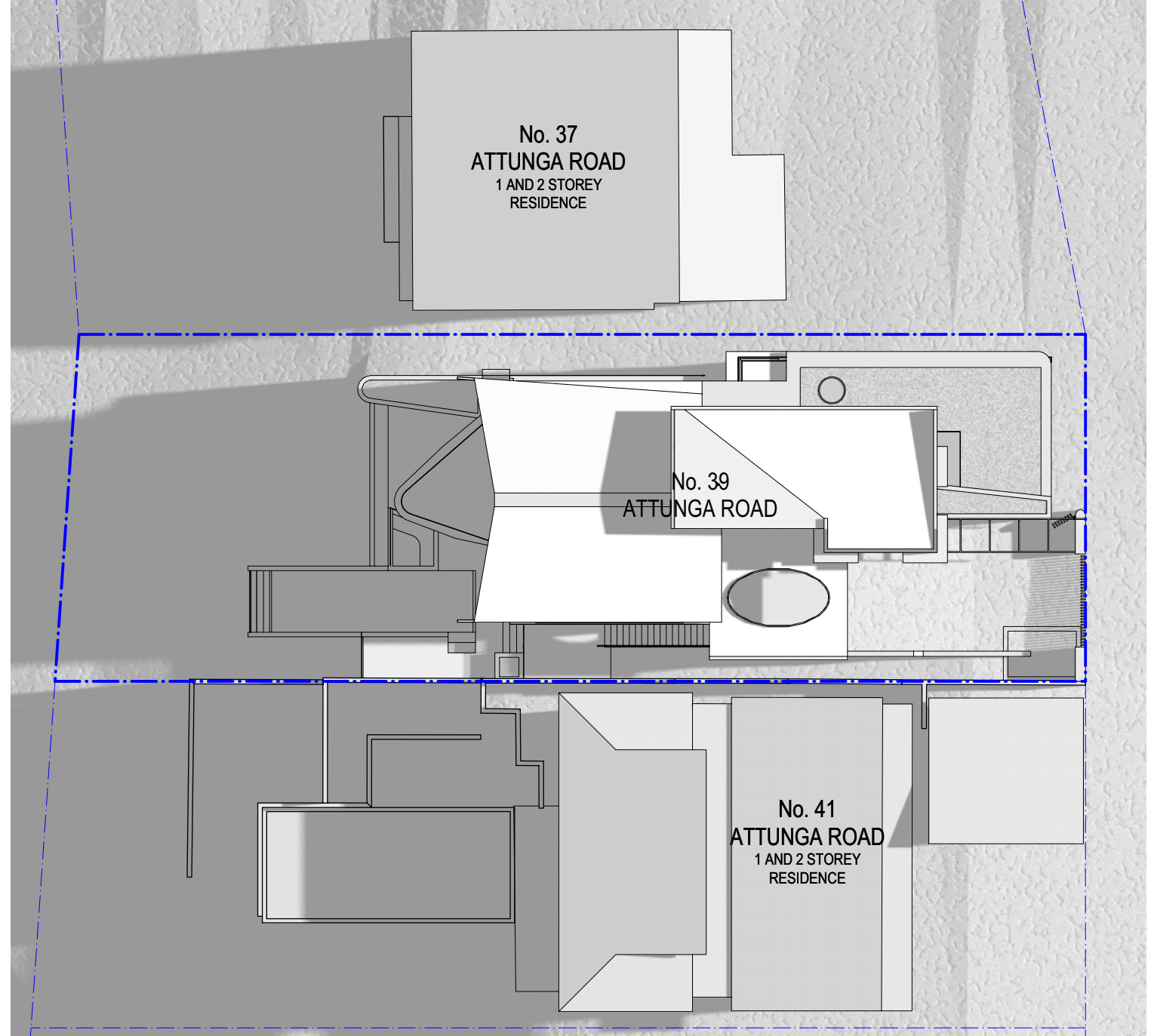
SK11 B

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1 PREVIOUSLY PROPOSED
WINTER 1200

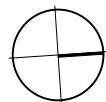


2 CURRENT PROPOSED
WINTER 1200

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39 ATTUNGA ROAD NEWPORT

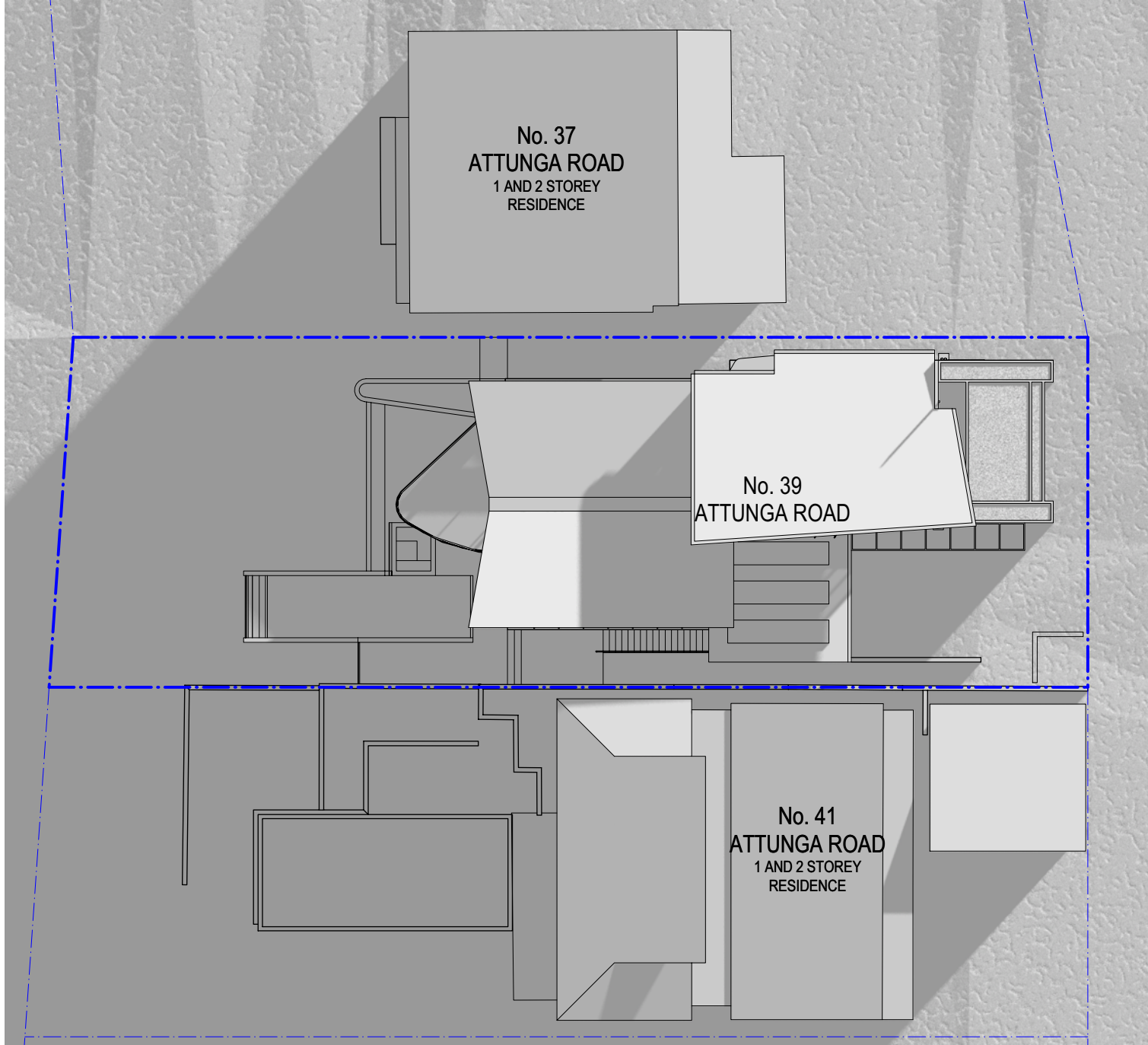
SHADOW DIAGRAMS - WINTER 1200
1:250 @ A3

2003
FEB 2021

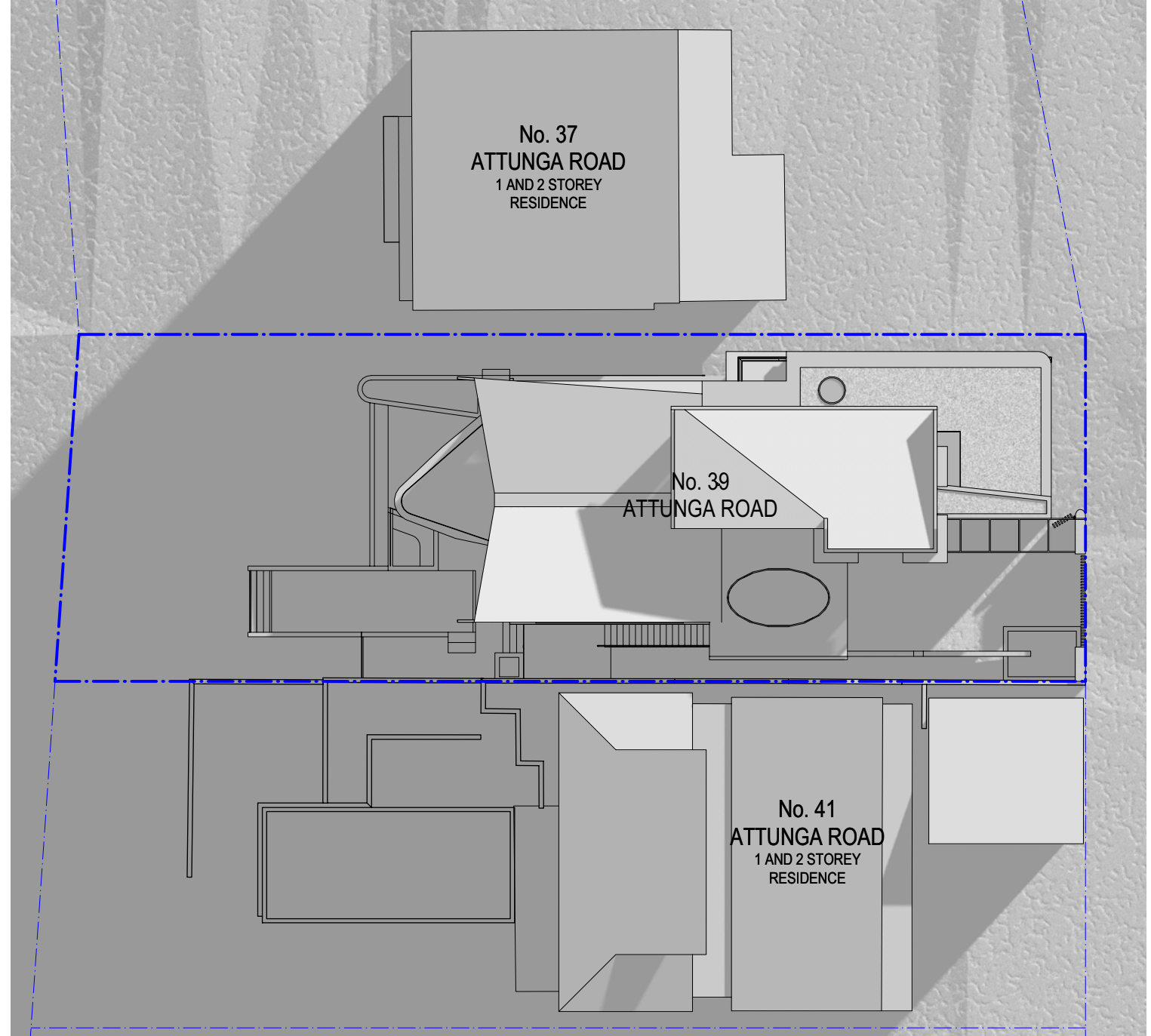
SK12 B

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1 PREVIOUSLY PROPOSED
WINTER 1500

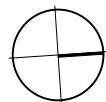


2 CURRENT PROPOSED
WINTER 1500

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TELEPHONE (02) 9955 5608
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NEW HORTON RESIDENCE 39 ATTUNGA ROAD NEWPORT

SHADOW DIAGRAMS - WINTER 1500

1:250 @ A3

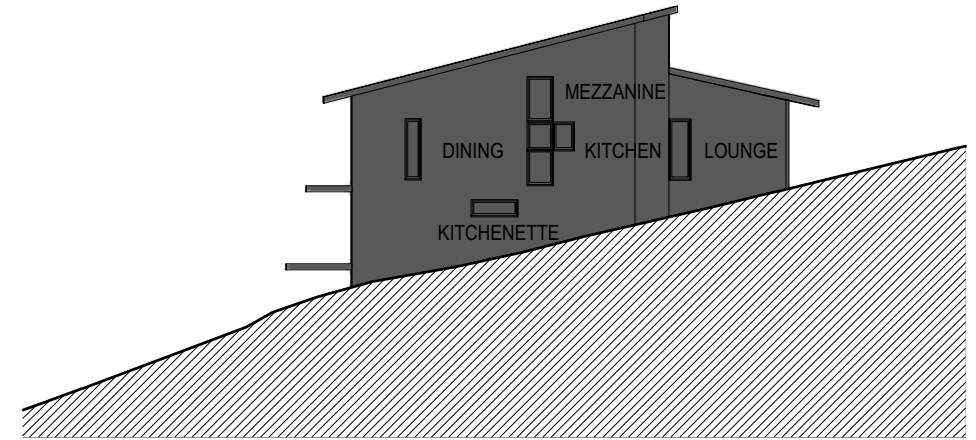
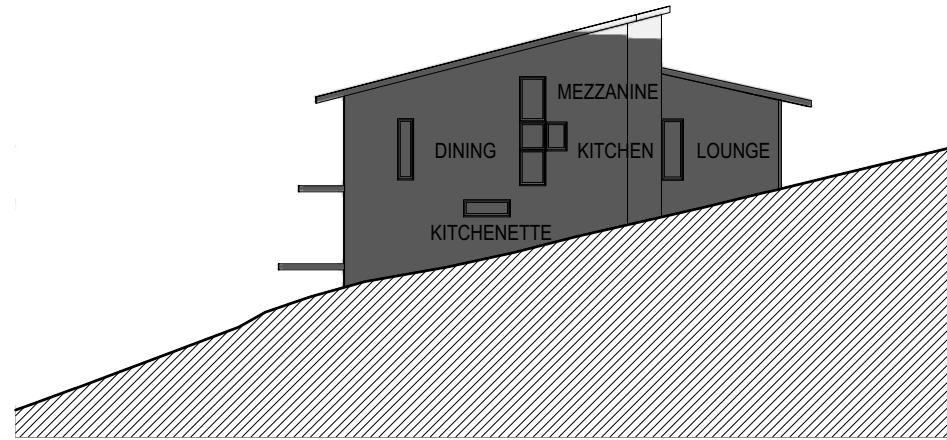
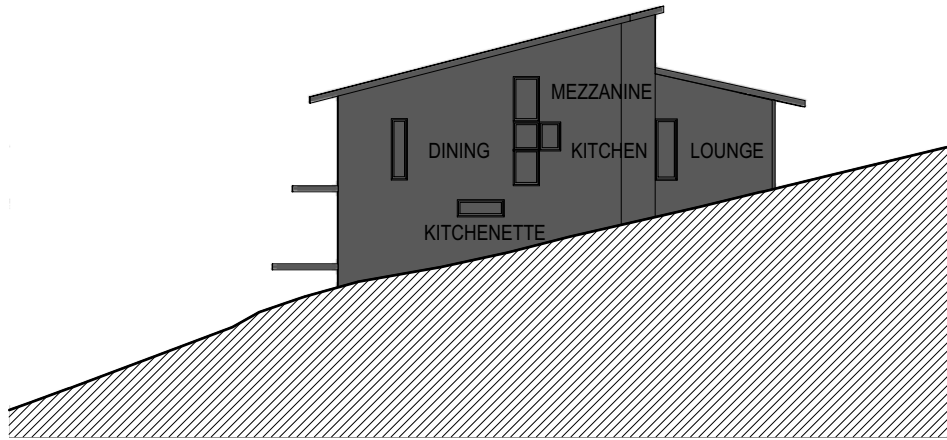
2003

FEB 2021

SK13 B

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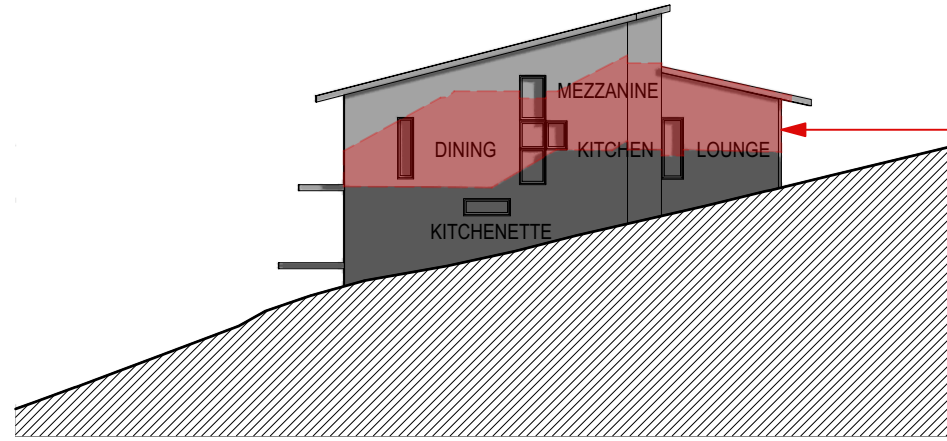
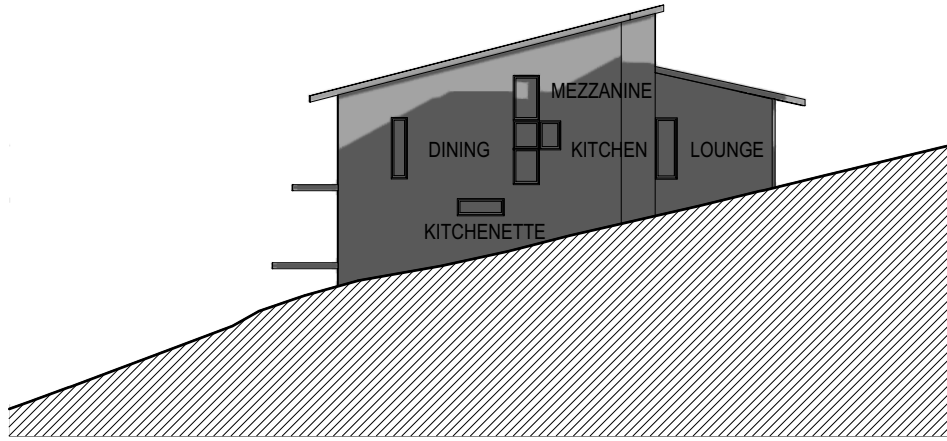


1 NO. 37 ATTUNGA ROAD
PREVIOUSLY PROPOSED - WINTER 0900

2 NO. 37 ATTUNGA ROAD
CURRENT PROPOSED - WINTER 0900

7 NO. 37 ATTUNGA ROAD
CURRENT PROPOSED - WINTER 1200

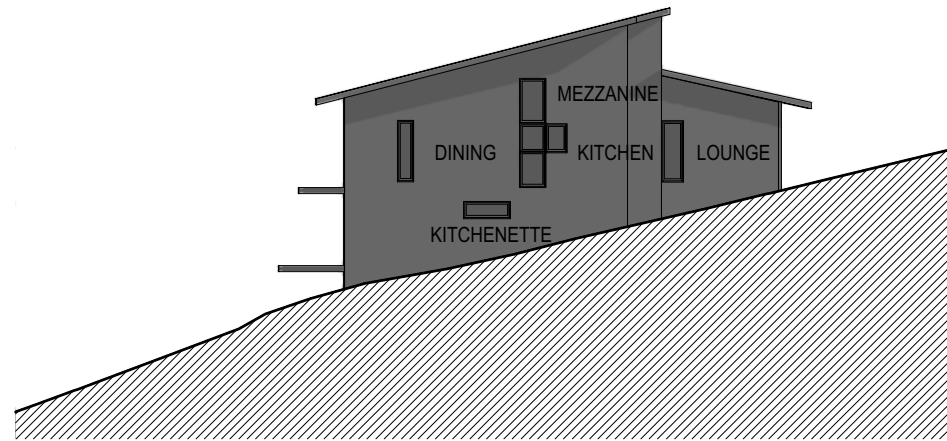
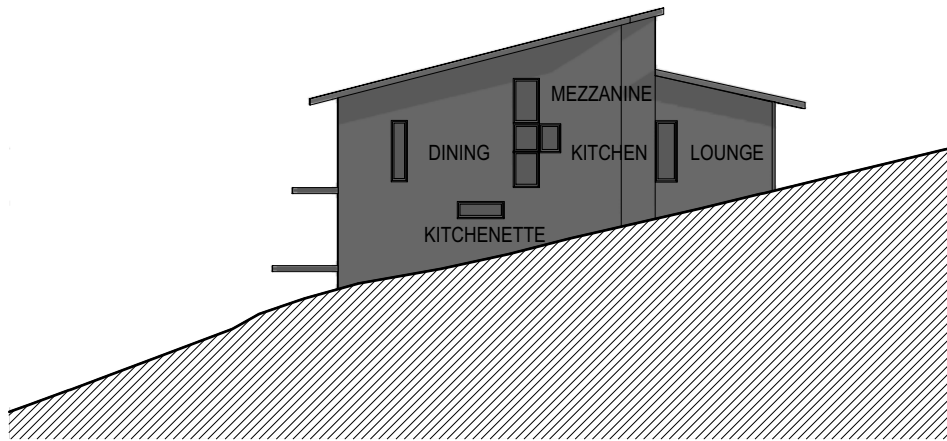
NOTE: NO OVERSHADOWING FROM SUBJECT SITE.
EASTERN FACADE SELF-SHADING
FROM 11:45AM.



3 NO. 37 ATTUNGA ROAD
PREVIOUSLY PROPOSED - WINTER 1030

4 NO. 37 ATTUNGA ROAD
CURRENT PROPOSED - WINTER 1030

GAIN IN SOLAR ACCESS FROM PREVIOUSLY PROPOSED



5 NO. 37 ATTUNGA ROAD
PREVIOUSLY PROPOSED - WINTER 1130

6 NO. 37 ATTUNGA ROAD
CURRENT PROPOSED - WINTER 1130

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EMAIL: architects@mhdp.com.au
TELEPHONE (02) 9955 5608
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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

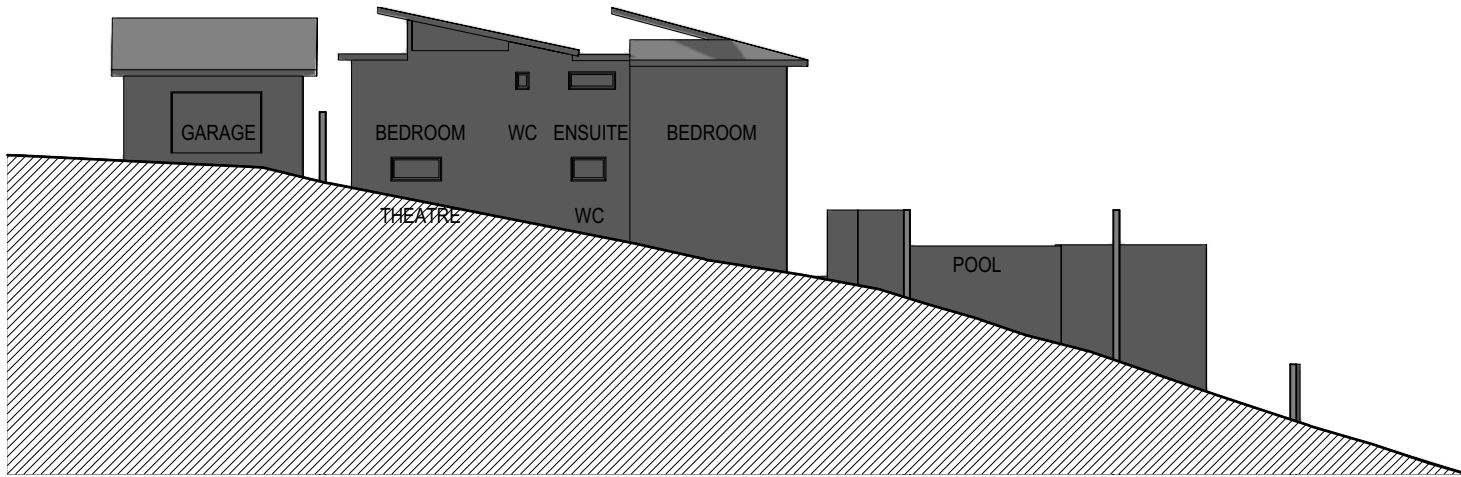
SHADOW ELEVATIONS -
37 ATTUNGA ROAD
1:250 @ A3

2003
FEB 2021

SK14 B

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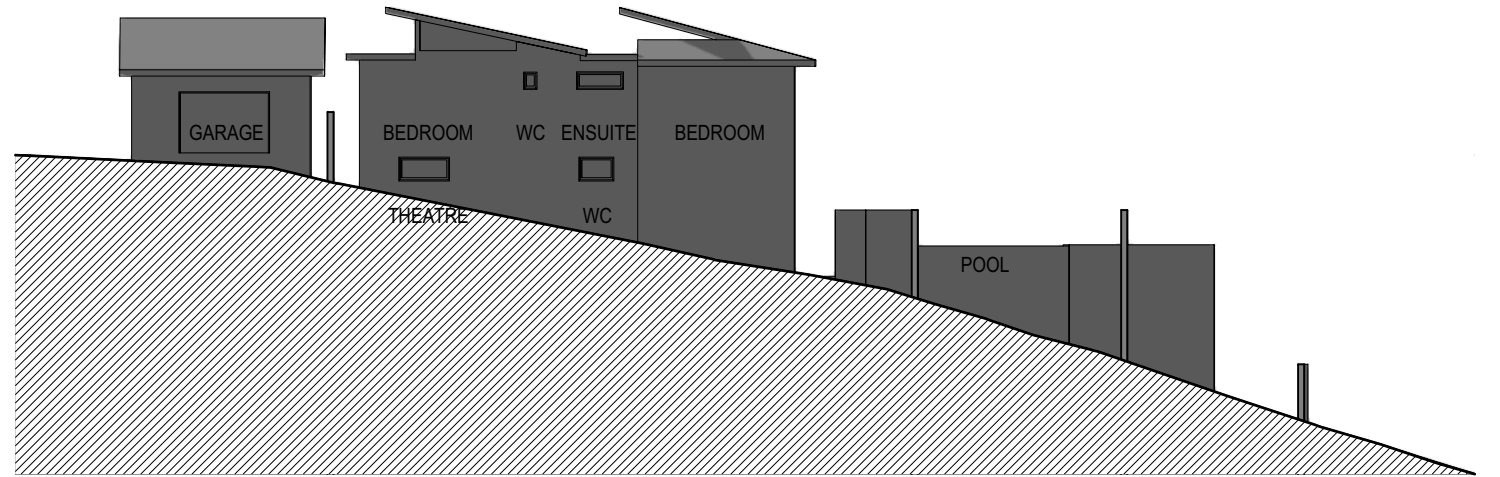




1

NO. 41 ATTUNGA ROAD
EXISTING - WINTER 0900

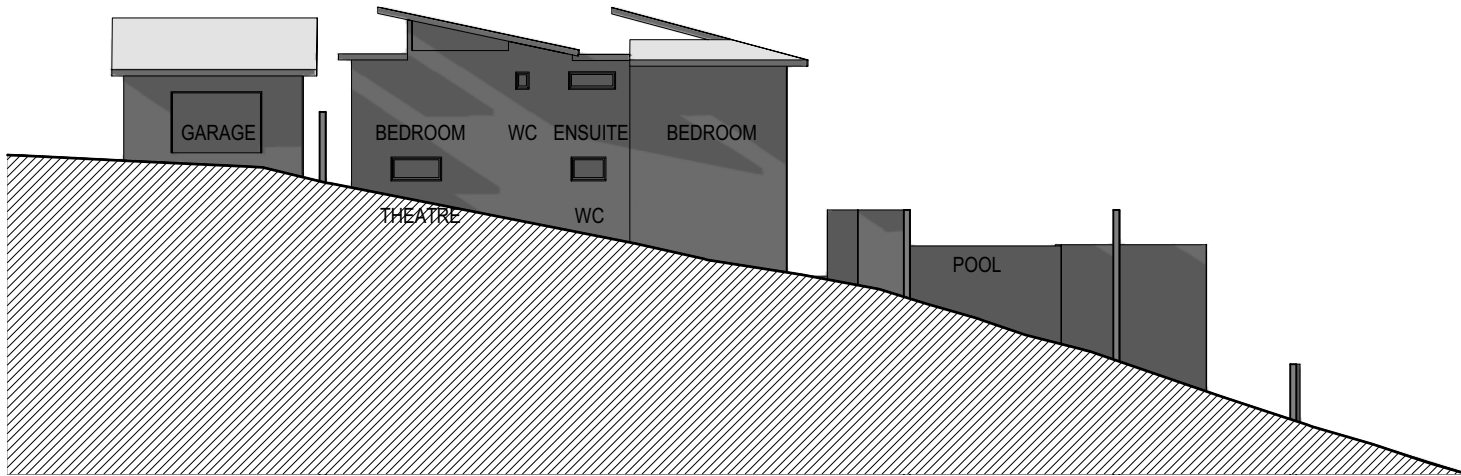
NOTE: NO OVERSHADOWING FROM
SUBJECT SITE



2

NO. 41 ATTUNGA ROAD
PROPOSED - WINTER 0900

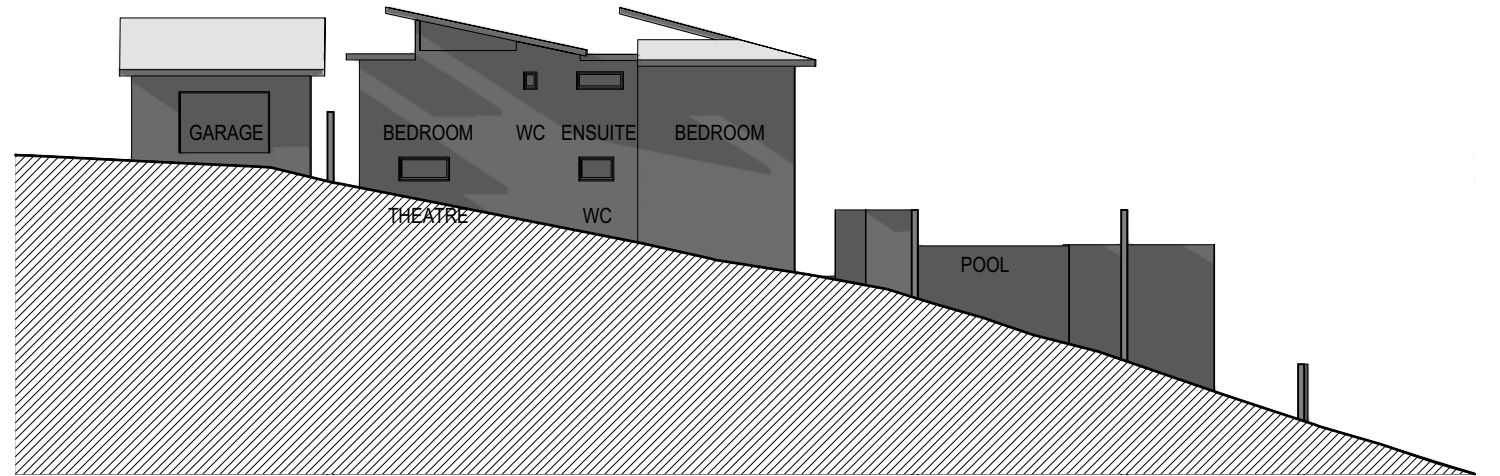
NOTE: NO OVERSHADOWING FROM
SUBJECT SITE



3

NO. 41 ATTUNGA ROAD
EXISTING - WINTER 1200

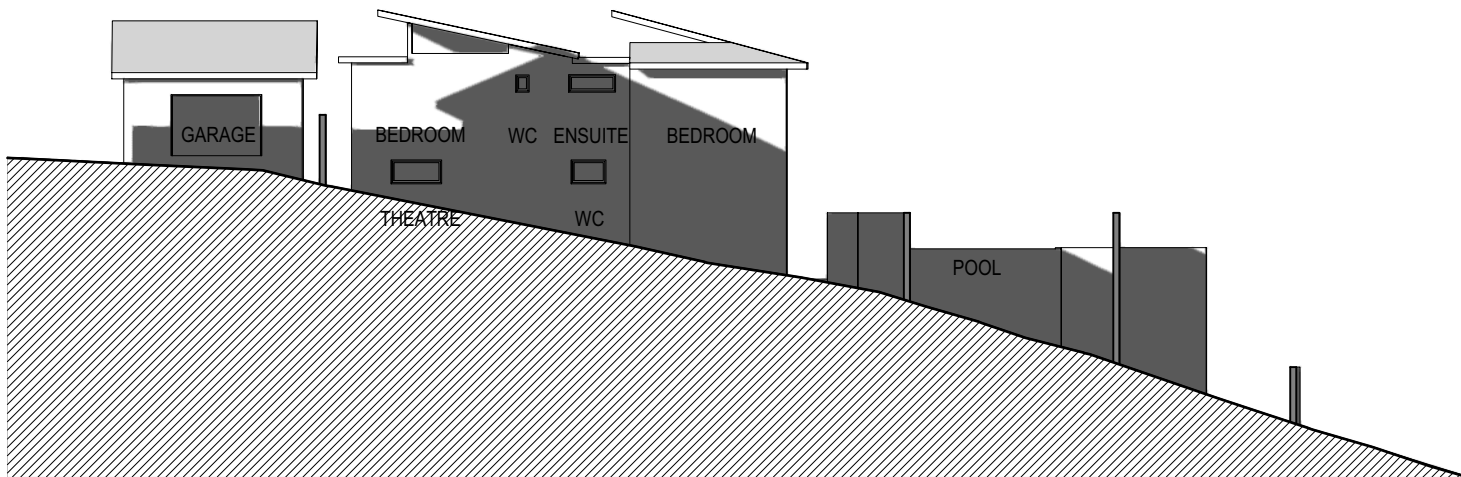
NOTE: NO OVERSHADOWING FROM
SUBJECT SITE



4

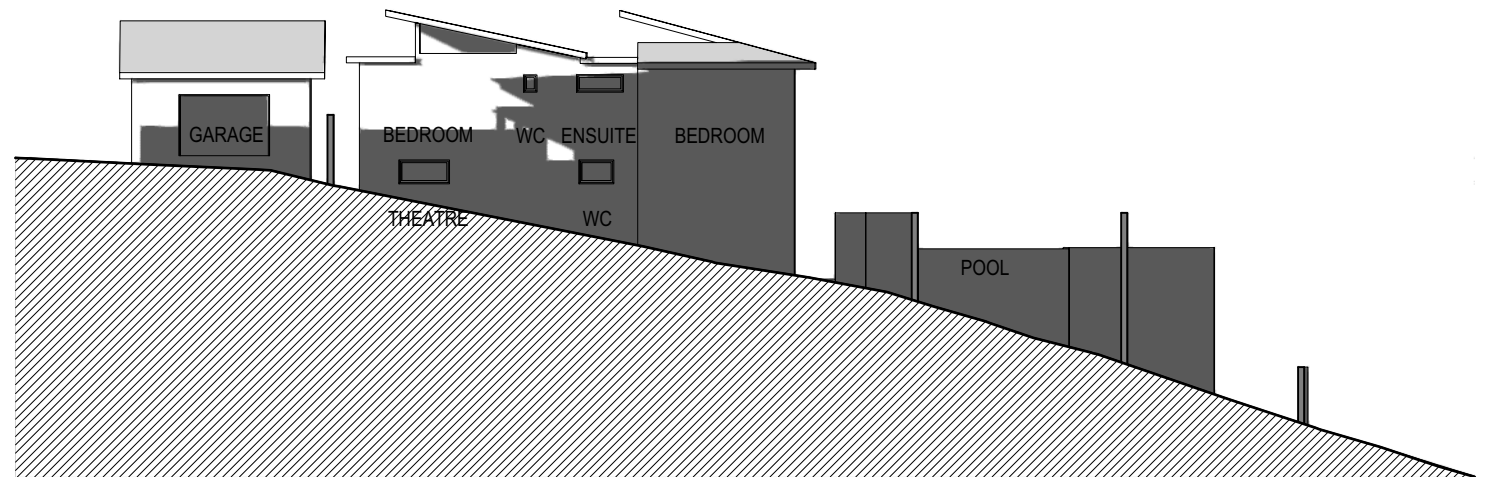
NO. 41 ATTUNGA ROAD
EXISTING - WINTER 1200

NOTE: NO OVERSHADOWING FROM
SUBJECT SITE



5

NO. 41 ATTUNGA ROAD
EXISTING - WINTER 1500



6

NO. 41 ATTUNGA ROAD
PROPOSED - WINTER 1500

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EMAIL: architects@mhdp.com.au
TELEPHONE (02) 9955 5608
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39 ATTUNGA ROAD NEWPORT

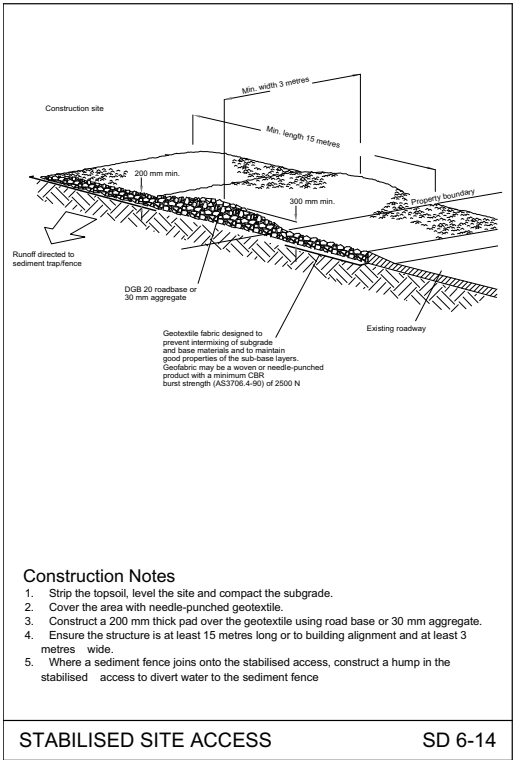
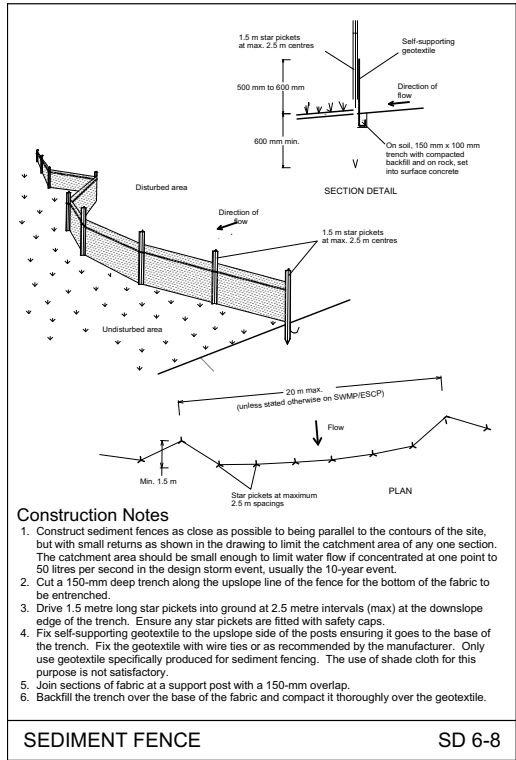
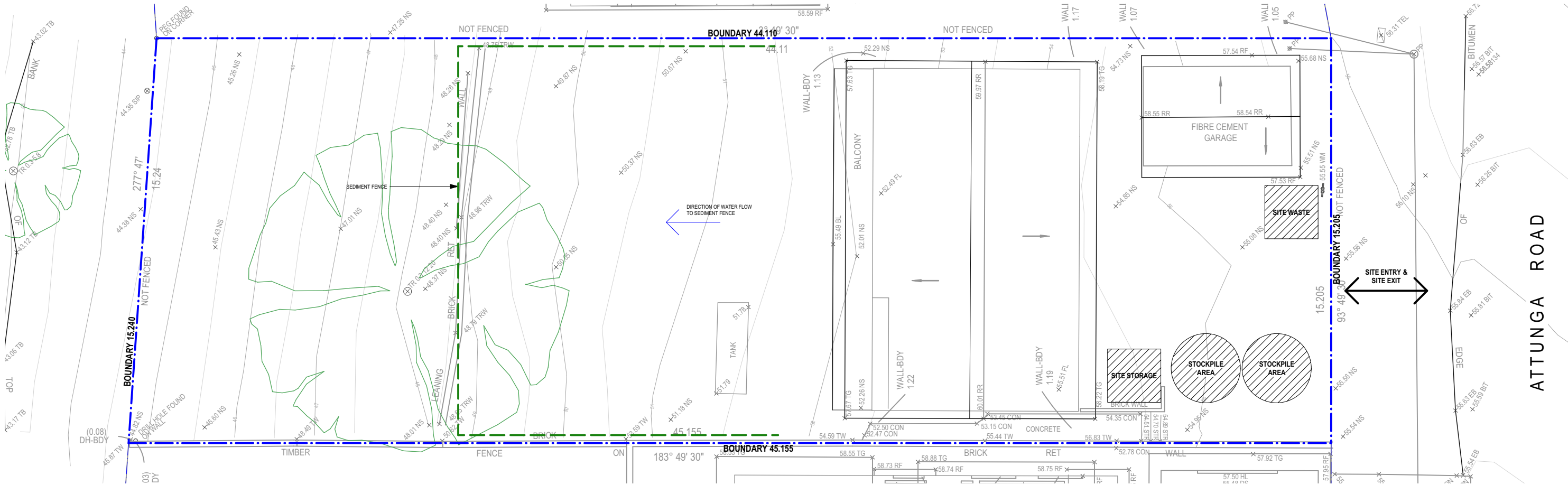
SHADOW ELEVATIONS -
41 ATTUNGA ROAD
1:250 @ A3

2003
FEB 2021

SK16 A

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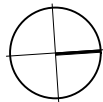




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39 ATTUNGA ROAD NEWPORT

EROSION AND
SEDIMENT CONTROL PLAN
1:200 @ A3

2003
FEB 2021
SK17 A

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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

41 ATTUNGA ROAD
BULK AND SCALE
NOT TO SCALE

2003
JUL 2021

SK22 A





29 ATTUNGA ROAD
 3 LEVEL DWELLING WITH BASEMENT GARAGE AND DRIVEWAY ACCESS FROM SOUTHERN BOUNDARY WITH ATTUNGA ROAD
 NOTE: BUILDING CLEARLY EXCEEDS SIDE ENVELOPE



33 ATTUNGA ROAD
 3 LEVEL DWELLING WITH BASEMENT GARAGE AND DRIVEWAY ACCESS FROM SOUTHERN BOUNDARY WITH ATTUNGA ROAD
 NOTE: BUILDING CLEARLY EXCEEDS SIDE ENVELOPE

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NEW HORTON RESIDENCE 39 ATTUNGA ROAD NEWPORT

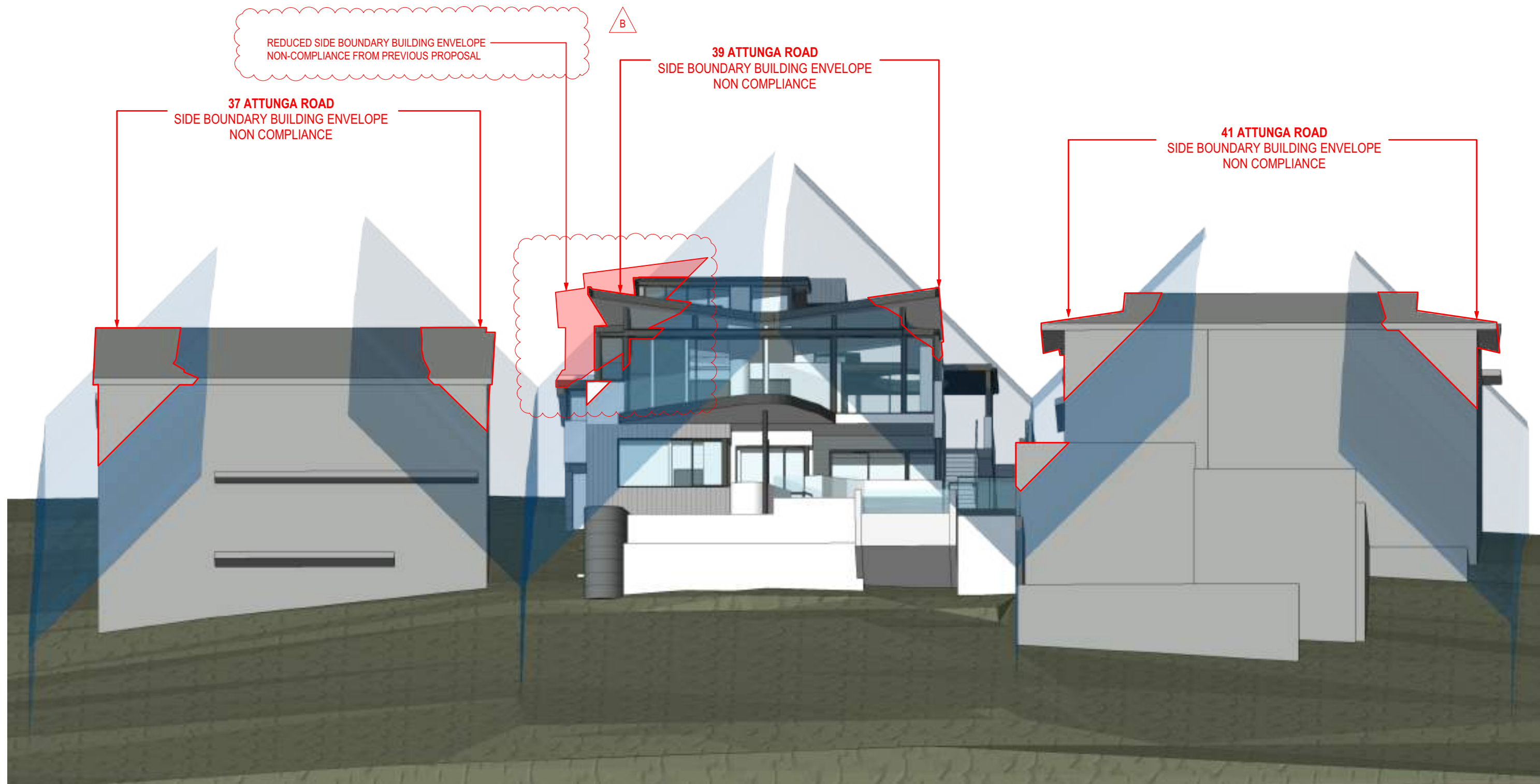
NEIGHBOURING SITES SHOWING
 SCALE OF SURROUNDING BUILDINGS
 NOT TO SCALE

2003
 JUL 2021

SK23 A

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TYPICAL VIEW FROM BELOW PROPOSED DEVELOPMENT

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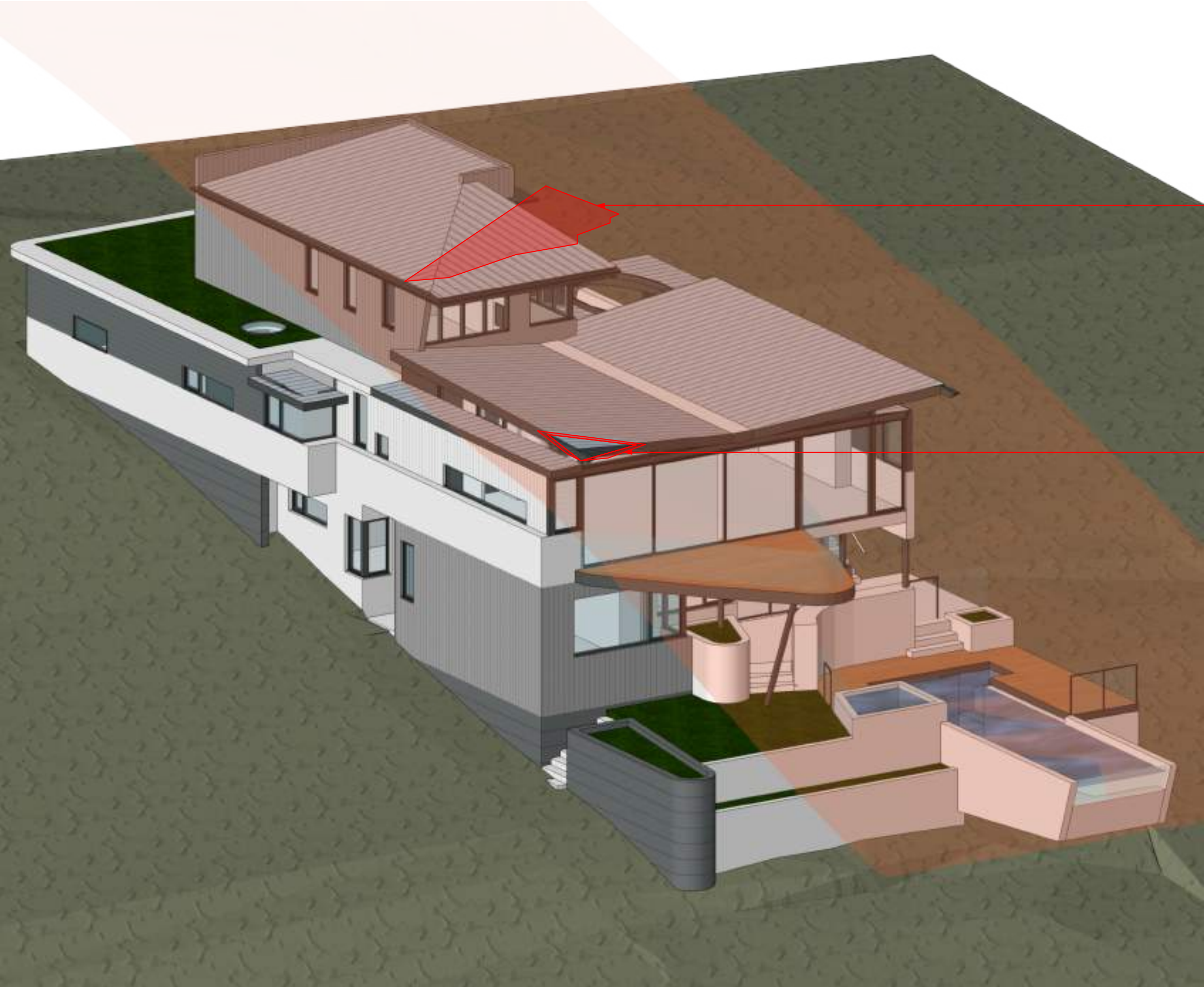
37, 39 & 41 ATTUNGA ROAD
SIDE BOUNDARY BUILDING ENVELOPE
NOT TO SCALE

2003
JUL 2021

SK24 B

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EXTENT OF NON-COMPLIANCE REDUCED FROM PREVIOUSLY SUBMITTED PROPOSAL

CURRENT ROOF OF FIRST FLOOR IS UNDER THE MAXIMUM BUILDING HEIGHT CONTROL

EXTENT OF NON-COMPLIANCE REDUCED FROM PREVIOUSLY SUBMITTED PROPOSAL

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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

COMPLIANCE -
MAXIMUM BUILDING HEIGHT
NOT TO SCALE

2003 SK27 A
SEP 2021

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