

DEVELOPMENT APPLICATION

MUSACCHIO

15 BURRENDONG PLACE AVALON BEACH NSW 2107

LOT 3 DP 231634

NORTHERN BEACHES COUNCIL

DA DRAWING REGISTER		
DWG	DRAWING TITLE	SCALE
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DA.02	SITE PLAN	1:200
DA.03	DEMOLITION PLAN	1:200
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DA.20	WASTE MANAGEMENT PLAN	1:100



PROJECT DETAILS

NEW DWELLING AND ASSOCIATED LANDSCAPING WORKS
ANDREA MUSACCHIO & MONIQUE RYAN-MUSACCHIO
15 BURRENDONG PLACE AVALON BEACH NSW 2107
LOT 3 DP 231634

COVER

AMENDMENTS
F - DEVELOPED DA DRAWINGS
E - DEVELOPED DA DRAWINGS
D - PRELIMINARY DA DRAWINGS



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DA.00 (F)

MUSACCHIO

COVER

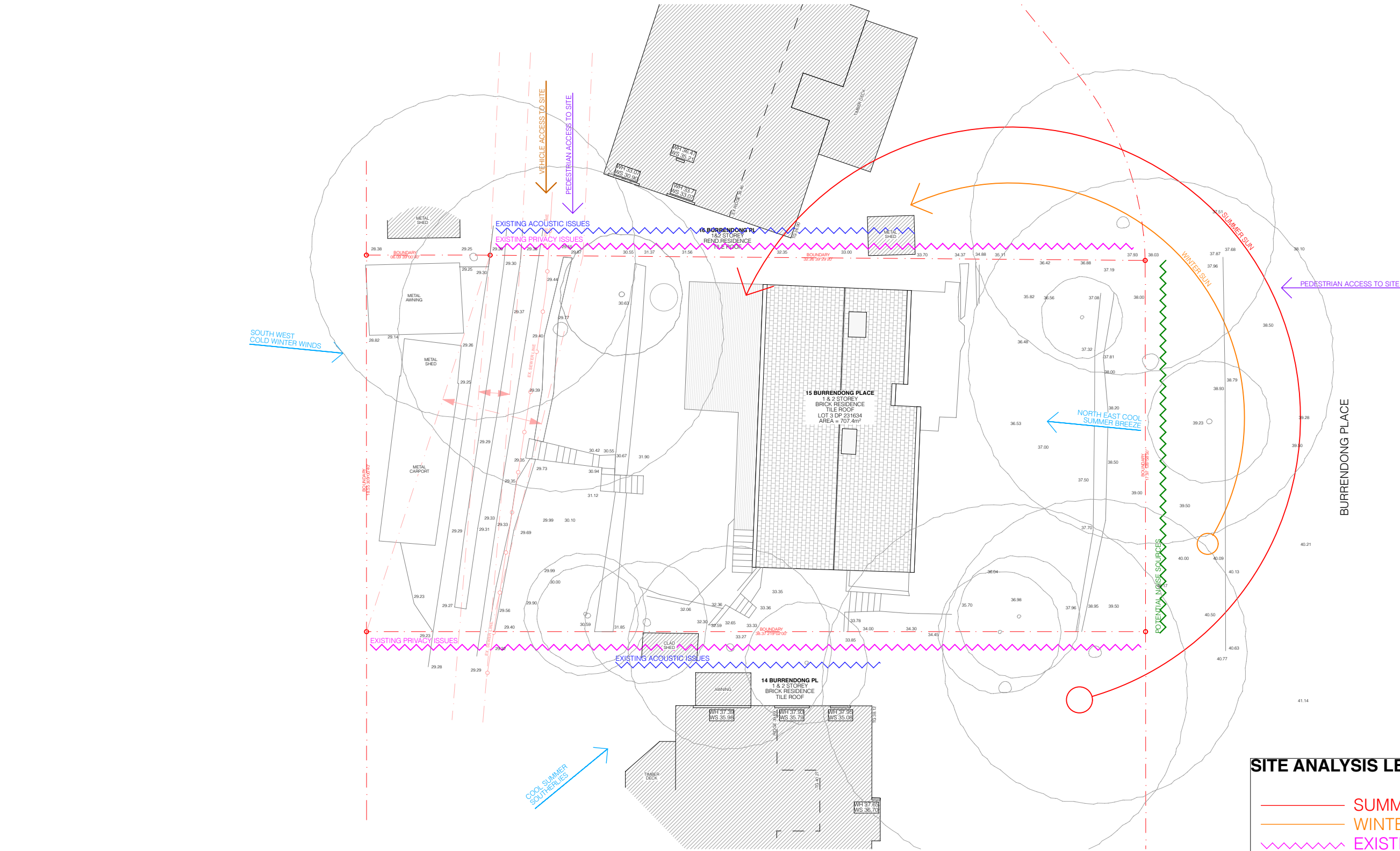
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NTS @ A3



SITE ANALYSIS LEGEND

SUMMER SUN

WINTER SUN

EXISTING PRIVACY ISSUES

EXISTING ACOUSTIC ISSUES

POTENTIAL NOISE SOURCES

PEDESTRIAN ACCESS TO SITE

VEHICLE ACCESS TO SITE

WIND

SITE ANALYSIS PLAN

SCALE 1:200

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SITE ANALYSIS PLAN. 1:200

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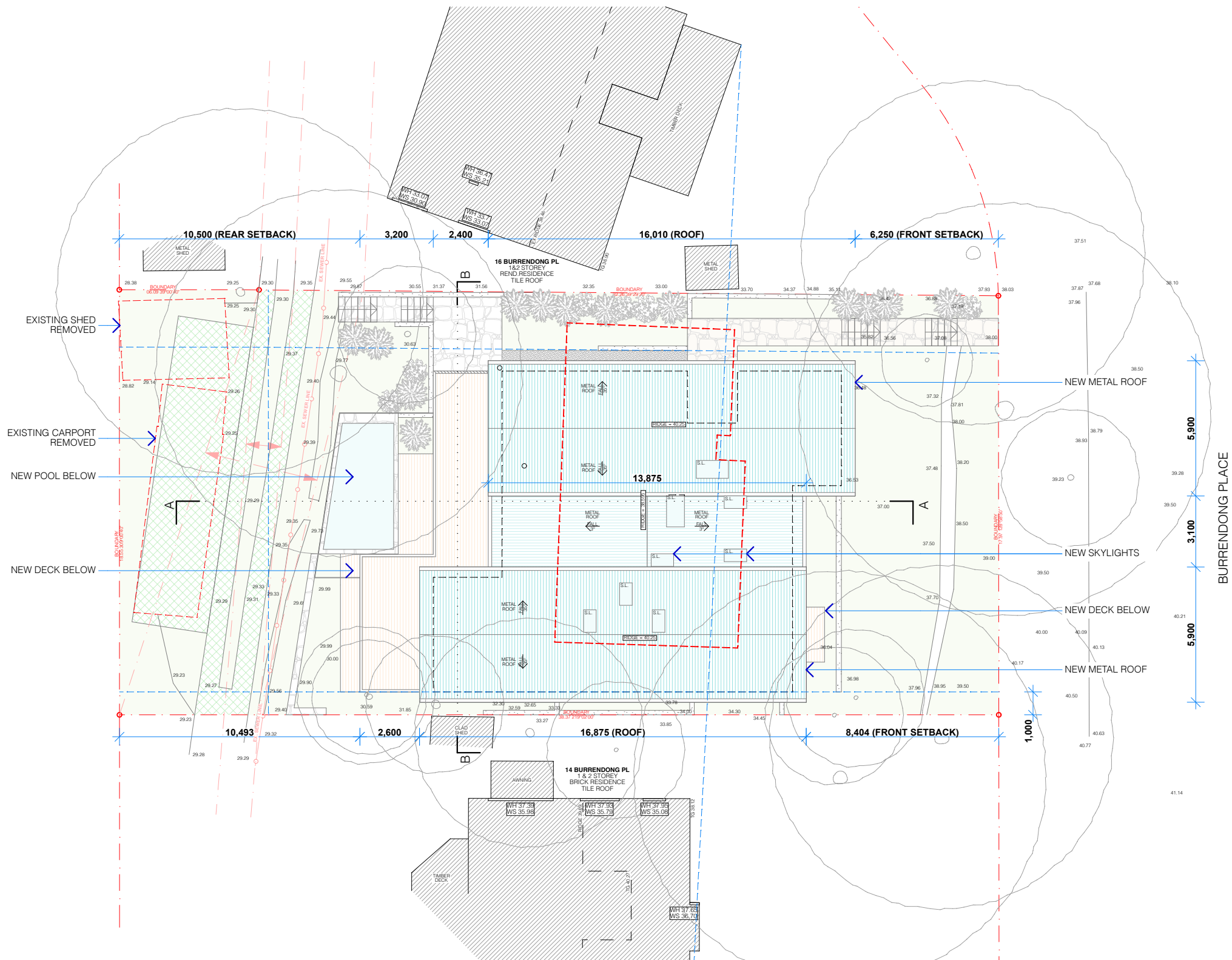
DA.01 (F)

MUSACCHIO

SITE ANALYSIS PLAN

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SITE PLAN
SCALE 1:200



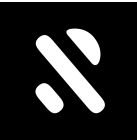
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SITE PLAN. 1:200

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DA.02 (F)

SITE PLAN

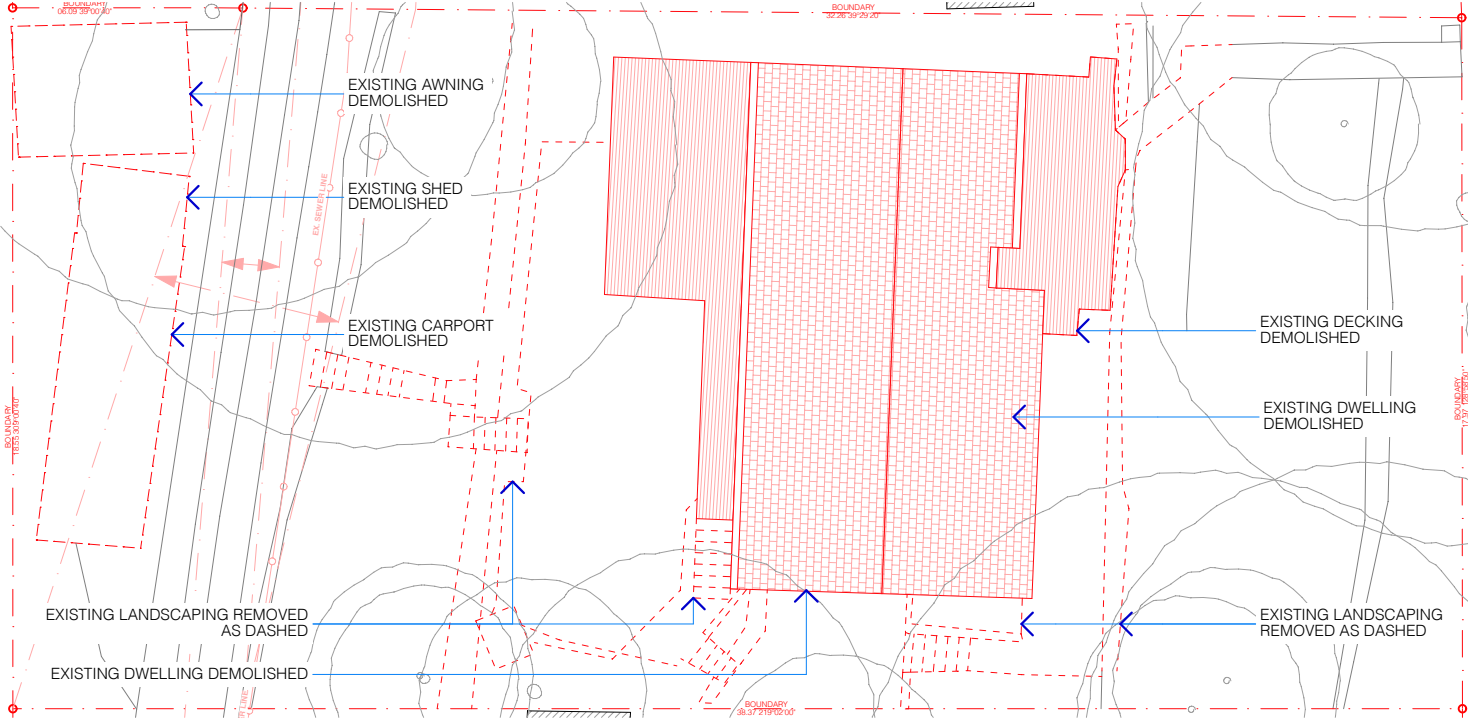
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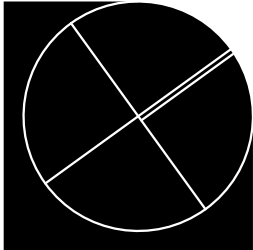
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1:200 @ A3



DEMOLITION PLAN
SCALE 1:200



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DEMOLITION PLAN. 1:200

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DA.03 (F)

DEMOLITION PLAN

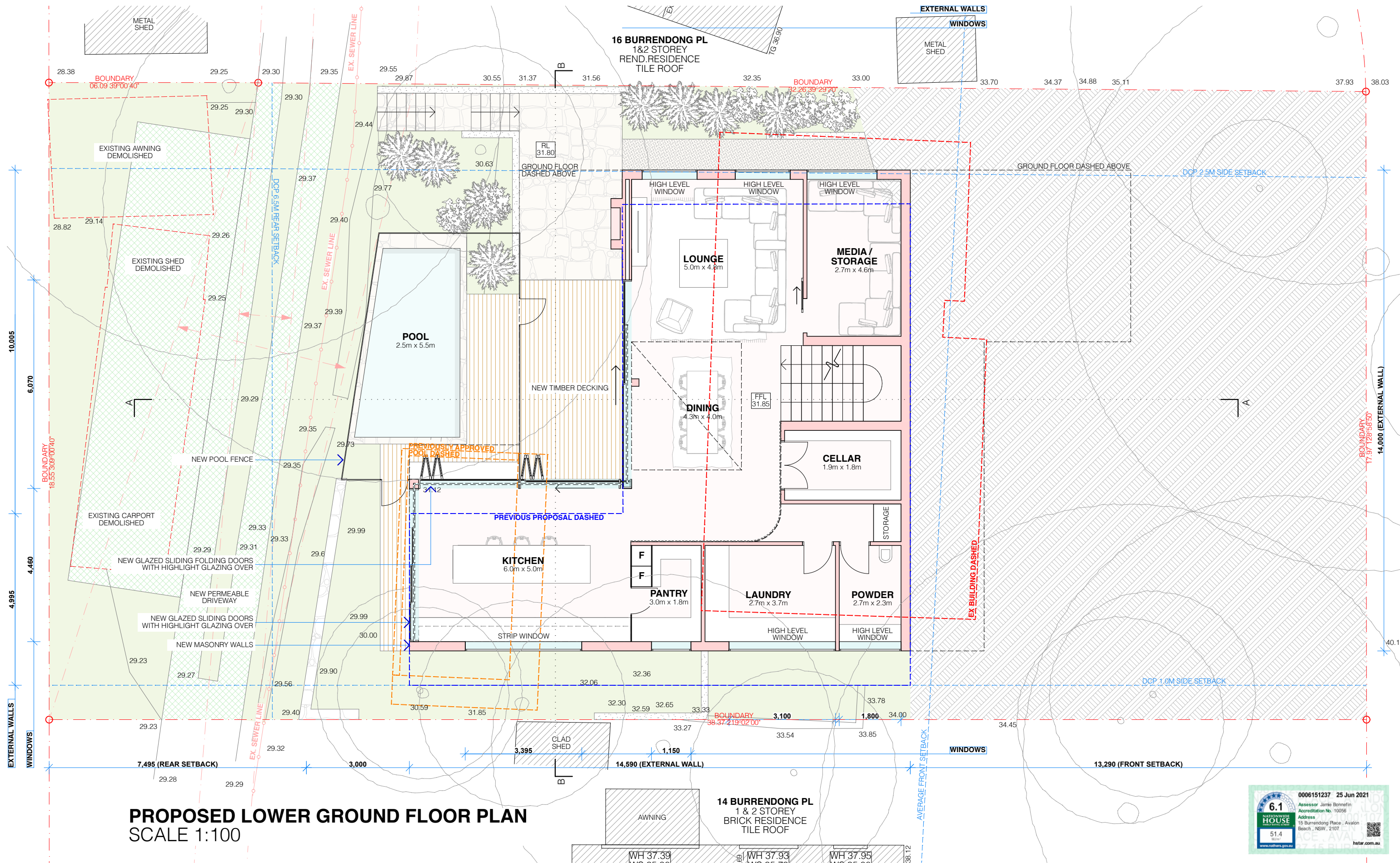
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PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:100

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PROPOSED LOWER GROUND. 1:100
AMENDMENTS
G - COUNCIL RFI
F - DEVELOPED DA DRAWINGS
E - DEVELOPED DA DRAWINGS



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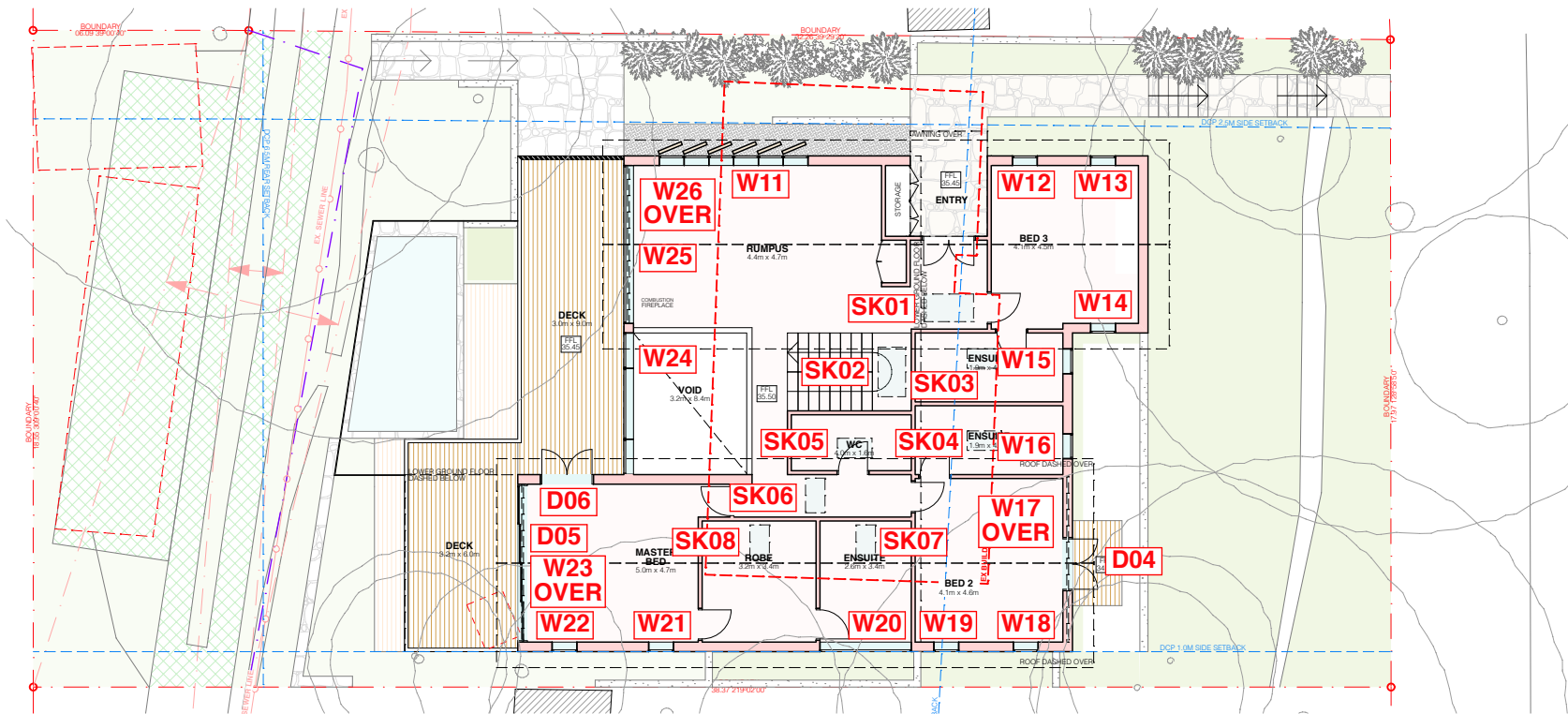


DA.04 (G)

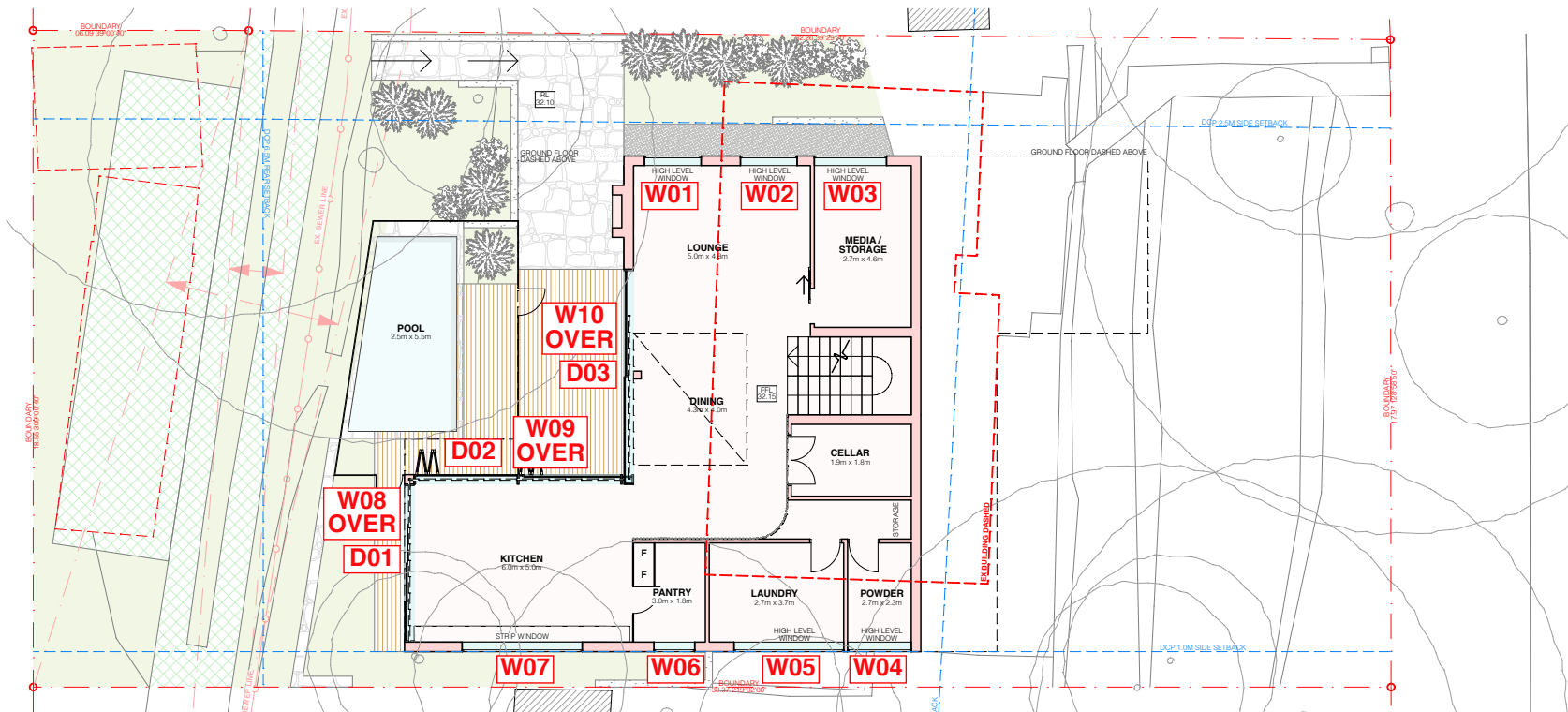
MUSACCHIO **PROPOSED LOWER GROUND**



1:100 @ A3



FIRST FLOOR



GROUND FLOOR

BASIX PLAN
SCALE 1:200



BASIX COMMITMENTS

WATER COMMITMENTS
THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 4 STAR (> 4.5 BUT <= 6 L/MIN PLUS SPRAY FORCE AND/OR COVERAGE TESTS) IN ALL SHOWERS IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 5 STAR IN EACH TOILET IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM RATING OF 5 STAR IN THE KITCHEN IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM RATING OF 5 STAR IN THE KITCHEN IN THE DEVELOPMENT.

ALTERNATIVE WATER - RAINWATER TANK
THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 2500 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 RAIN RUNOFF FROM AT LEAST 91 SQUARE METRES OF THE ROOF AREA OF THE DEVELOPMENT (EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY STORMWATER TANK OR PRIVATE DAM).
THE APPLICANT MUST CONFIGURE THE RAINWATER TANK SO THAT OVERFLOW IS DIVERTED TO A STORMWATER TANK.
THE APPLICANT MUST CONNECT THE RAINWATER TANK TO ALL TOILETS IN THE DEVELOPMENT

STORMWATER TANK
THE APPLICANT MUST INSTALL A STORMWATER TANK WITH A CAPACITY OF AT LEAST 2000 LITRES ON THE SITE. THIS STORMWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.
THE APPLICANT MUST CONFIGURE THE STORMWATER TANK TO COLLECT OVERFLOW FROM THE RAINWATER TANK.
THE APPLICANT MUST CONFIGURE THE STORMWATER TANK TO COLLECT RUNOFF FROM:
• AT LEAST 227.53 SQUARE METRES OF ROOF AREA OF THE DEVELOPMENT (EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY RAINWATER TANK OR PRIVATE DAM)

THE APPLICANT MUST CONNECT THE STORMWATER TANK TO:
• A SUB-SURFACE OR NON-AEROSOL IRRIGATION SYSTEM, OR IF THE STORMWATER HAS BEEN APPROPRIATELY TREATED IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS, TO AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT (NOTE: NSWHEALTH DOES NOT RECOMMEND THAT STORMWATER BE USED TO IRRIGATE EDIBLE PLANTS WHICH ARE CONSUMED RAW.)

SWIMMING POOL
THE SWIMMING POOL MUST NOT HAVE A VOLUME GREATER THAN 27.12 KILOLITRES.
THE SWIMMING POOL MUST HAVE A POOL COVER.
THE SWIMMING POOL MUST BE OUTDOORS.

ENERGY COMMITMENTS

HOT WATER
THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A HIGHER ENERGY RATING: GAS INSTANTANEOUS WITH A PERFORMANCE OF 5 STARS.

COOLING SYSTEM
THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0 - 3.5
THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0 - 3.5

HEATING SYSTEM
THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: GAS FIXED FLUED HEATER; ENERGY RATING: 4 STAR
THE BEDROOMS MUST NOT INCORPORATE ANY HEATING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM.

VENTILATION
THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:
AT LEAST 1 BATHROOM: INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF
KITCHEN: INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF
LAUNDRY: INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF

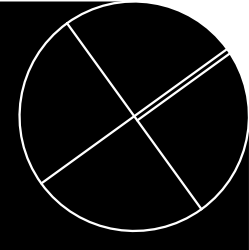
ARTIFICIAL LIGHTING
THE APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS, AND WHERE THE WORD "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS:
• AT LEAST 3 OF THE BEDROOMS / STUDY; DEDICATED
• AT LEAST 5 OF THE LIVING / DINING ROOMS; DEDICATED
• THE KITCHEN; DEDICATED
• ALL BATHROOMS/TOILETS; DEDICATED
• THE LAUNDRY; DEDICATED
• ALL HALLWAYS; DEDICATED

NATURAL LIGHTING
THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING.
THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 5 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

SWIMMING POOL
THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM FOR THE SWIMMING POOL IN THE DEVELOPMENT (OR ALTERNATIVELY MUST NOT INSTALL ANY HEATING SYSTEM FOR THE SWIMMING POOL): SOLAR (GAS BOOSTED)
THE APPLICANT MUST INSTALL A TIMER FOR THE SWIMMING POOL PUMP IN THE DEVELOPMENT.

ALTERNATIVE ENERGY
THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 1 PEAK KILOWATTS OF ELECTRICITY AS PART OF THE DEVELOPMENT. THE APPLICANT MUST CONNECT THIS SYSTEM TO THE DEVELOPMENT'S ELECTRICAL SYSTEM.

OTHER
THE APPLICANT MUST INSTALL A GAS COOKTOP & GAS OVEN IN THE KITCHEN OF THE DWELLING.
THE APPLICANT MUST CONSTRUCT EACH REFRIGERATOR SPACE IN THE DEVELOPMENT SO THAT IT IS "WELL VENTILATED", AS DEFINED IN THE BASIX DEFINITIONS.
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.



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BASIX PLANS. 1:200

AMENDMENTS

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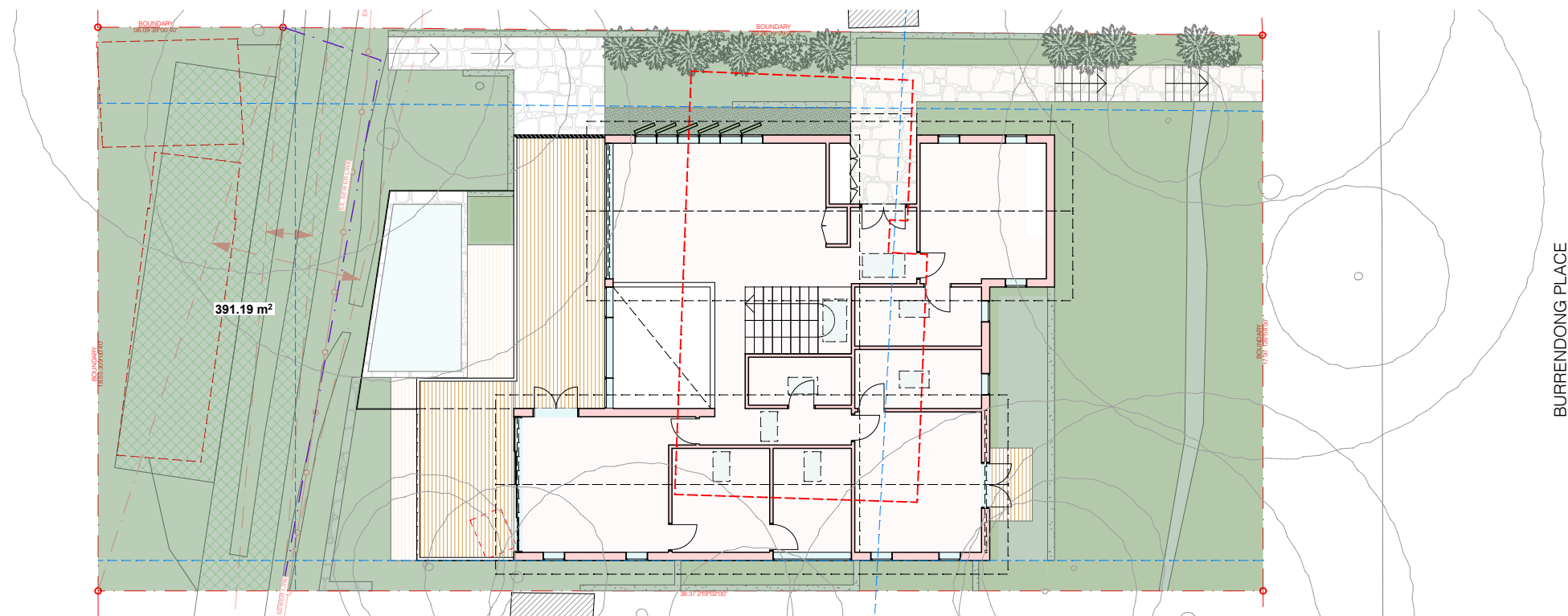
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DA.07 (F)

BASIX PLANS



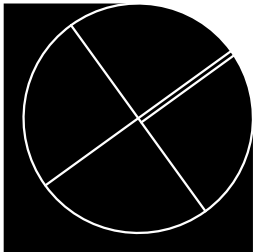
COMPLIANCE DIAGRAM
SCALE 1:200

LANDSCAPED AREA

MINIMUM LANDSCAPED AREA = 60% OF SITE AREA
SITE AREA = 707.4 m²

PROPOSED LANDSCAPED AREA = 391.2m²

= 55.3% OF SITE AREA



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COMPLIANCE LANDSCAPE. 1:200
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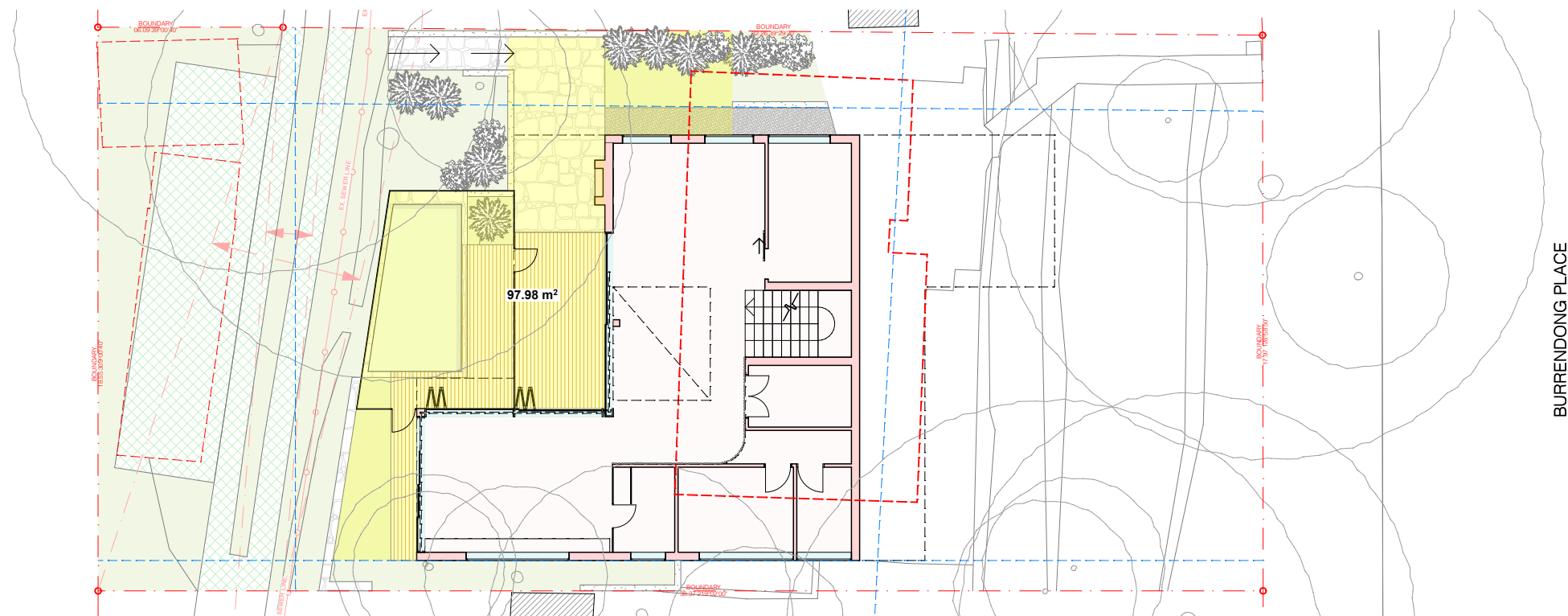


DA.08 (F)

MUSACCHIO COMPLIANCE LANDSCAPE

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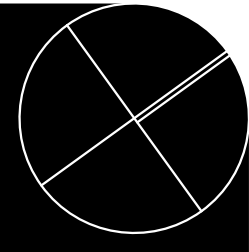
COMPLIANCE DIAGRAM
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PRIVATE OPEN SPACE

MINIMUM PRIVATE OPEN SPACE = 80 m²

PROPOSED PRIVATE OPEN SPACE = 98 m²

COMPLIES 😊



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COMPLIANCE POS. 1:200

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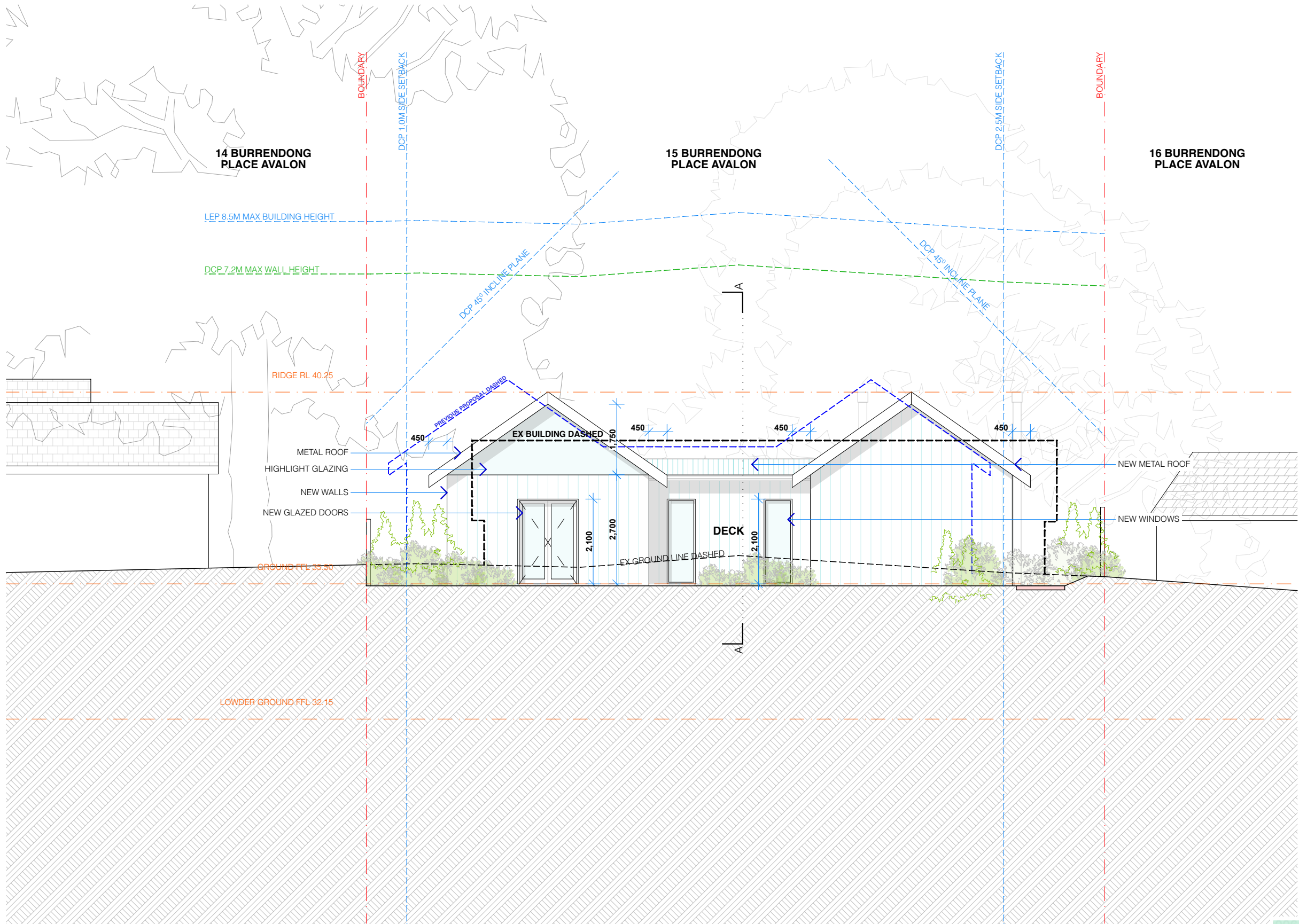
MUSACCHIO

DA.09 (F)

COMPLIANCE POS

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FRONT (NORTH) ELEVATION
SCALE 1:100



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ELEVATION FRONT. 1:100

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G - COUNCIL RFI
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E - DEVELOPED DA DRAWINGS



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DA.10 (G)
ELEVATION FRONT

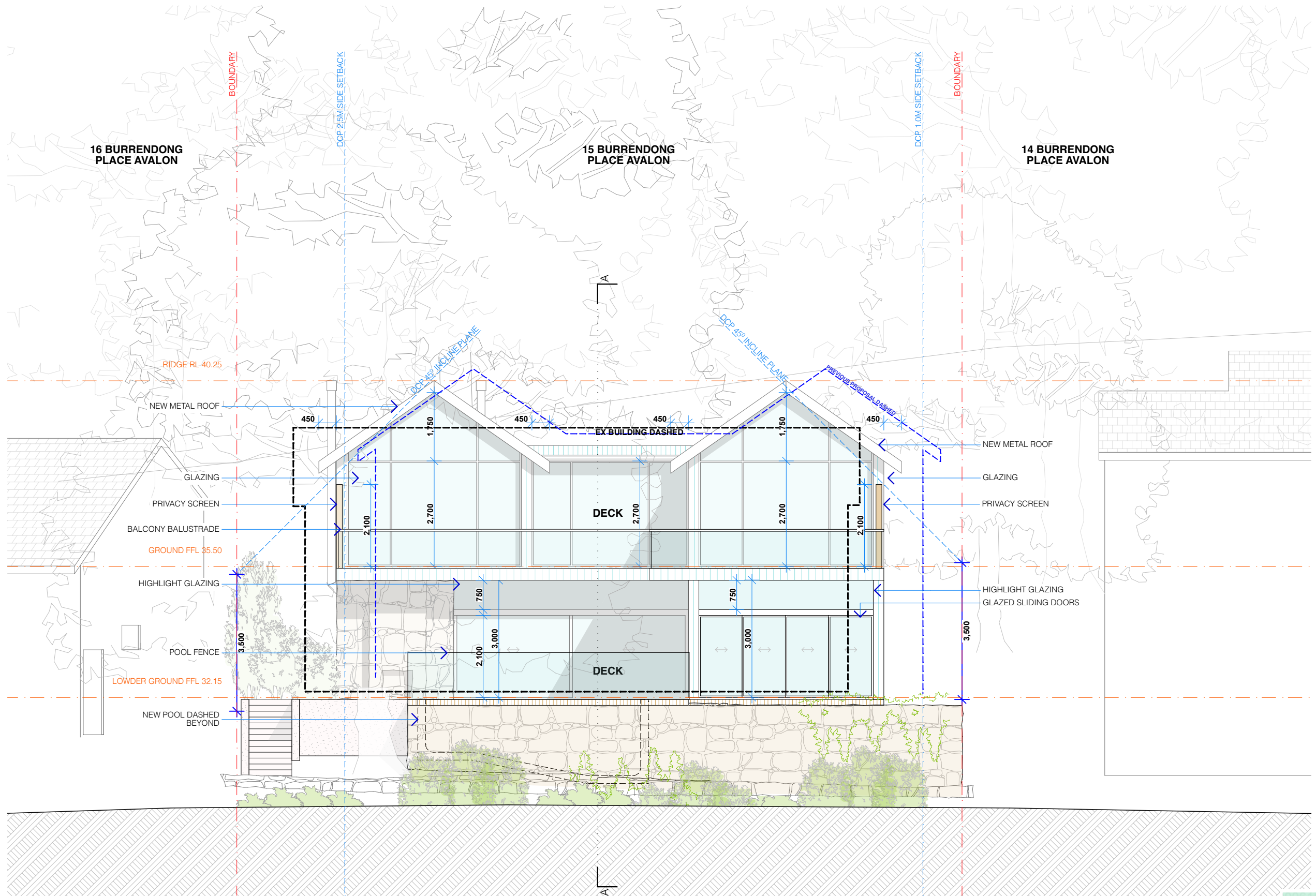
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1:100 @ A3



REAR (SOUTH) ELEVATION
SCALE 1:100



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ELEVATION REAR. 1:100

AMENDMENTS
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MUSACCHIO

DA.11 (G)
ELEVATION REAR

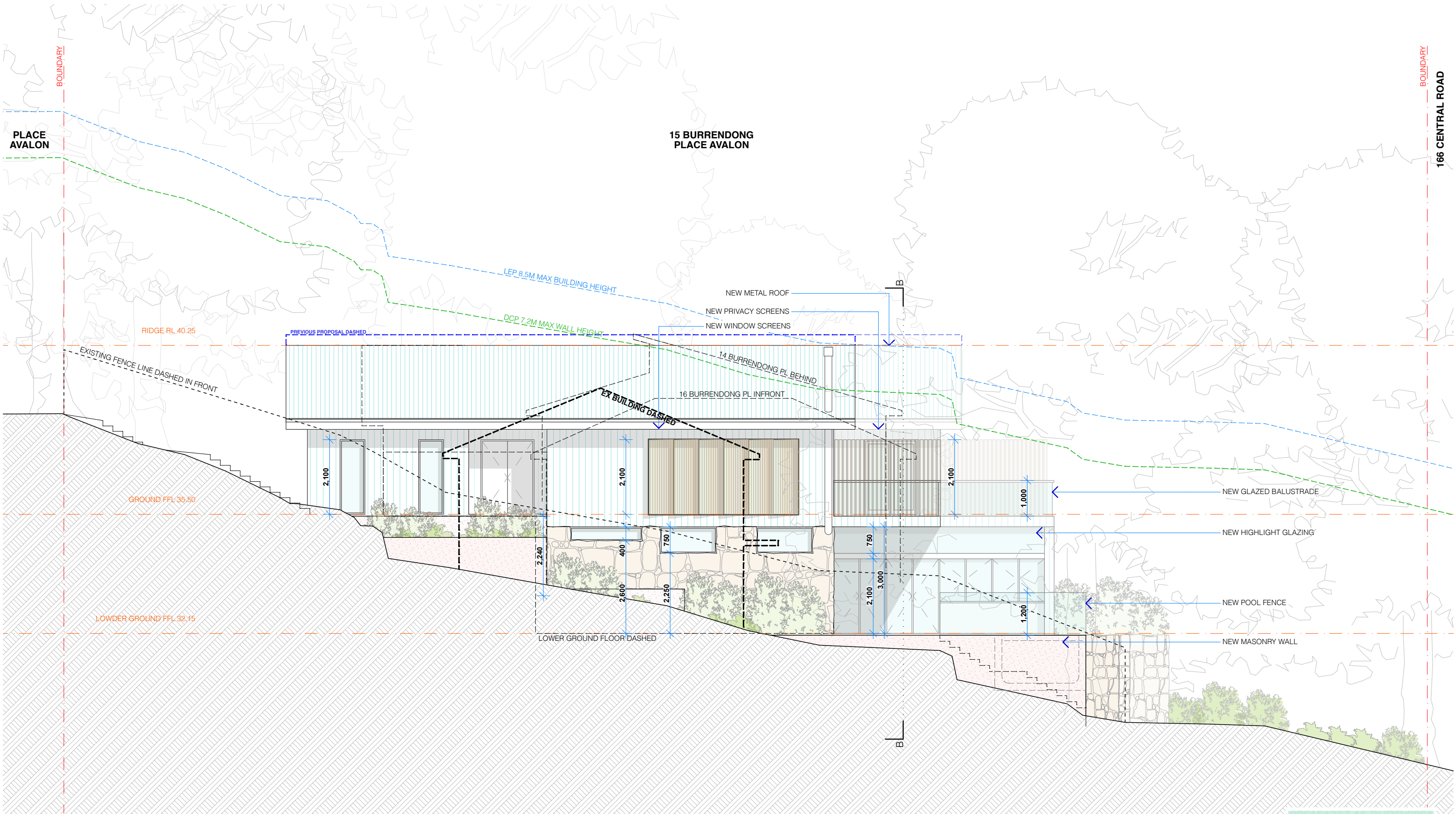
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SIDE (WEST) ELEVATION
SCALE 1:100



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ELEVATION SIDE. 1:100

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DA.12 (G)

ELEVATION SIDE

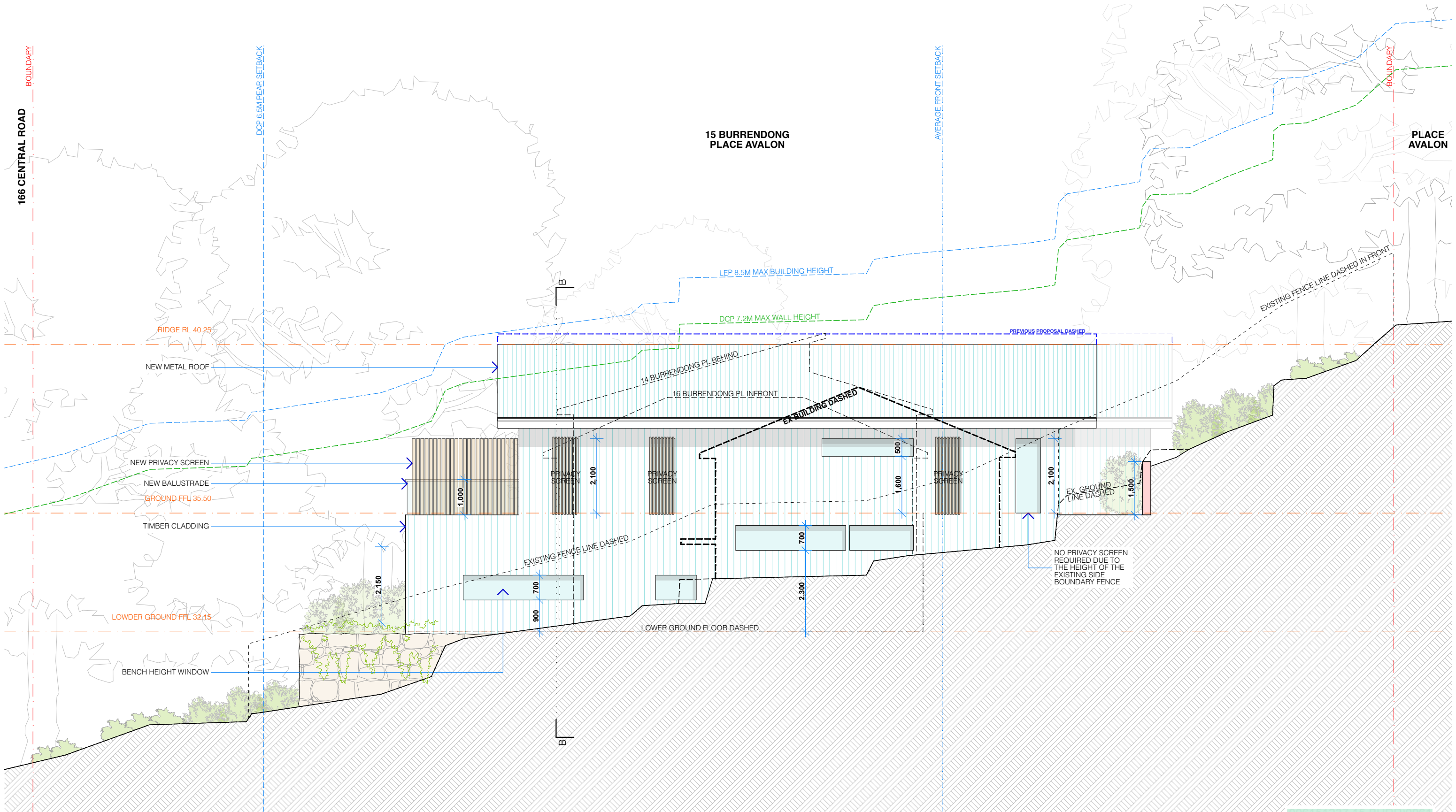
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15/12/21

CHECKED BY **AGR** / DRAWN BY **DD**

1:100 @ A3



SIDE (EAST) ELEVATION
SCALE 1:100



PROJECT DETAILS

NEW DWELLING AND ASSOCIATED LANDSCAPING WORKS
ANDREA MUSACCHIO & MONIQUE RYAN-MUSACCHIO
15 BURRENDONG PLACE AVALON BEACH NSW 2107
LOT 3 DP 231634

ELEVATION SIDE. 1:100

AMENDMENTS
G - COUNCIL RFI
F - DEVELOPED DA DRAWINGS
E - DEVELOPED DA DRAWINGS



MUSACCHIO

DA.13 (G)
ELEVATION SIDE

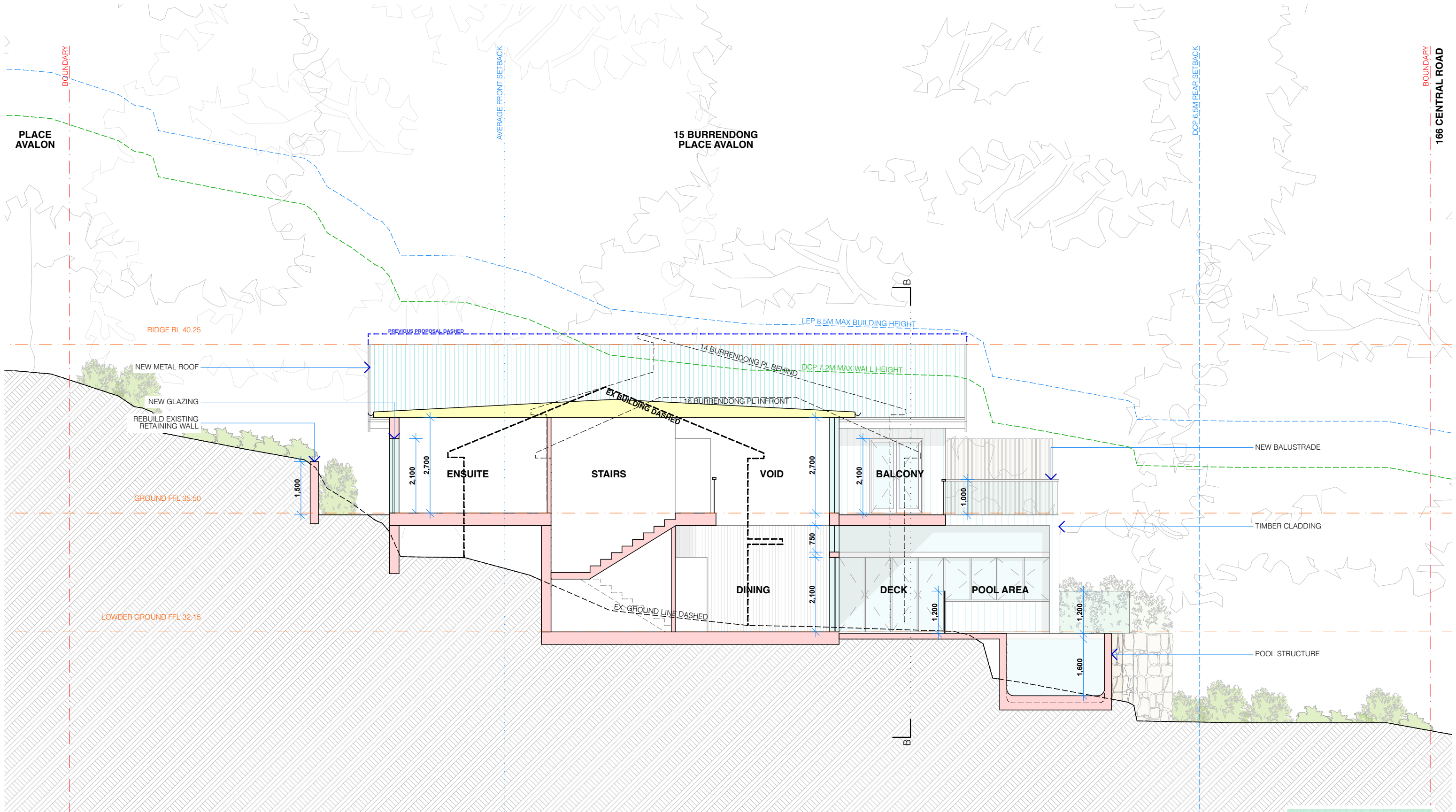
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15/12/21

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SECTION AA
SCALE 1:100



PROJECT DETAILS

NEW DWELLING AND ASSOCIATED LANDSCAPING WORKS
ANDREA MUSACCHIO & MONIQUE RYAN-MUSACCHIO
15 BURRENDONG PLACE AVALON BEACH NSW 2107
LOT 3 DP 231634

SECTION AA. 1:100

AMENDMENTS
G - COUNCIL RFI
F - DEVELOPED DA DRAWINGS
E - DEVELOPED DA DRAWINGS



MUSACCHIO

DA.14 (G)

SECTION AA

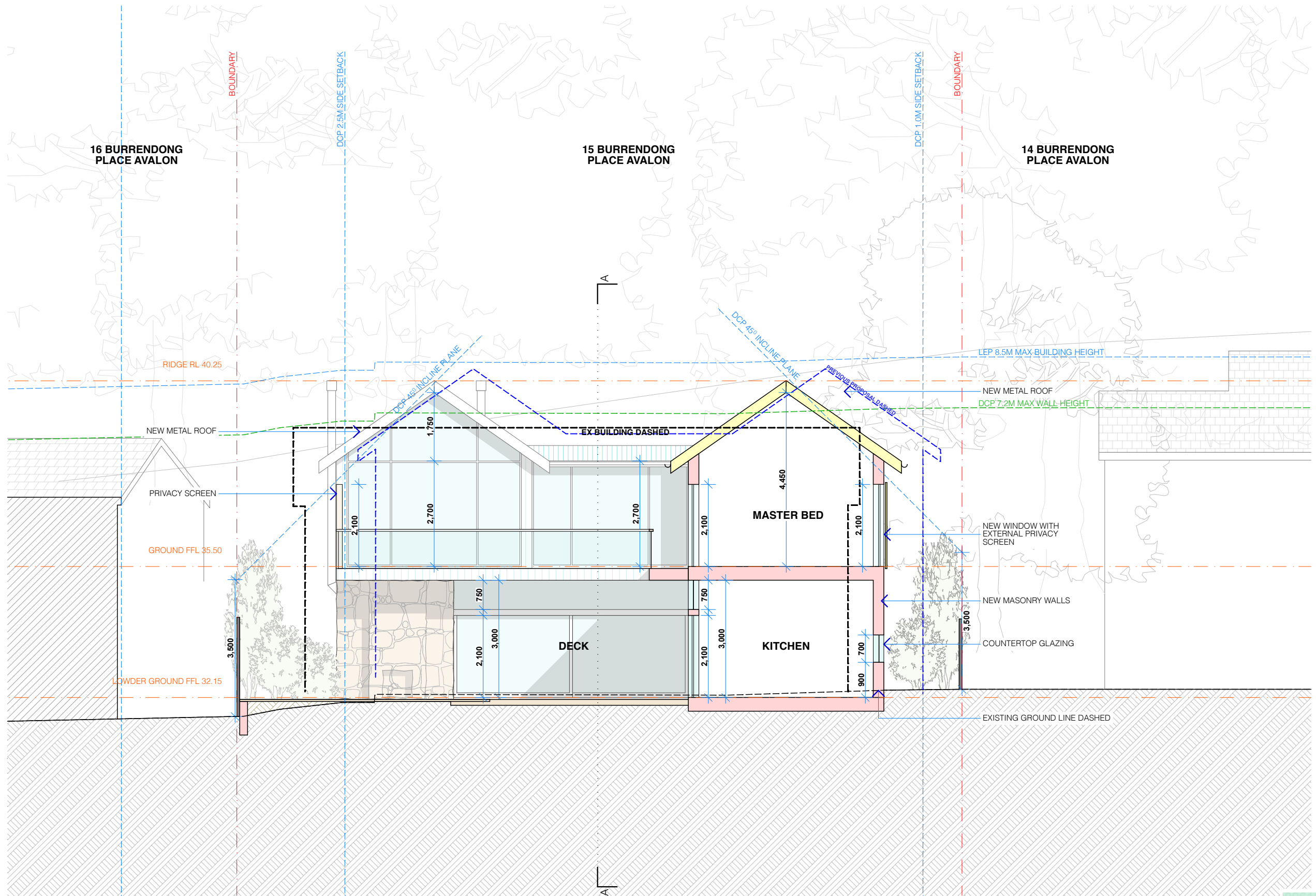
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SECTION BB
SCALE 1:100



PROJECT DETAILS

NEW DWELLING AND ASSOCIATED LANDSCAPING WORKS
ANDREA MUSACCHIO & MONIQUE RYAN-MUSACCHIO
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SECTION BB. 1:100

AMENDMENTS
G - COUNCIL RFI
F - DEVELOPED DA DRAWINGS
E - DEVELOPED DA DRAWINGS



MUSACCHIO

DA.15 (G)

SECTION BB

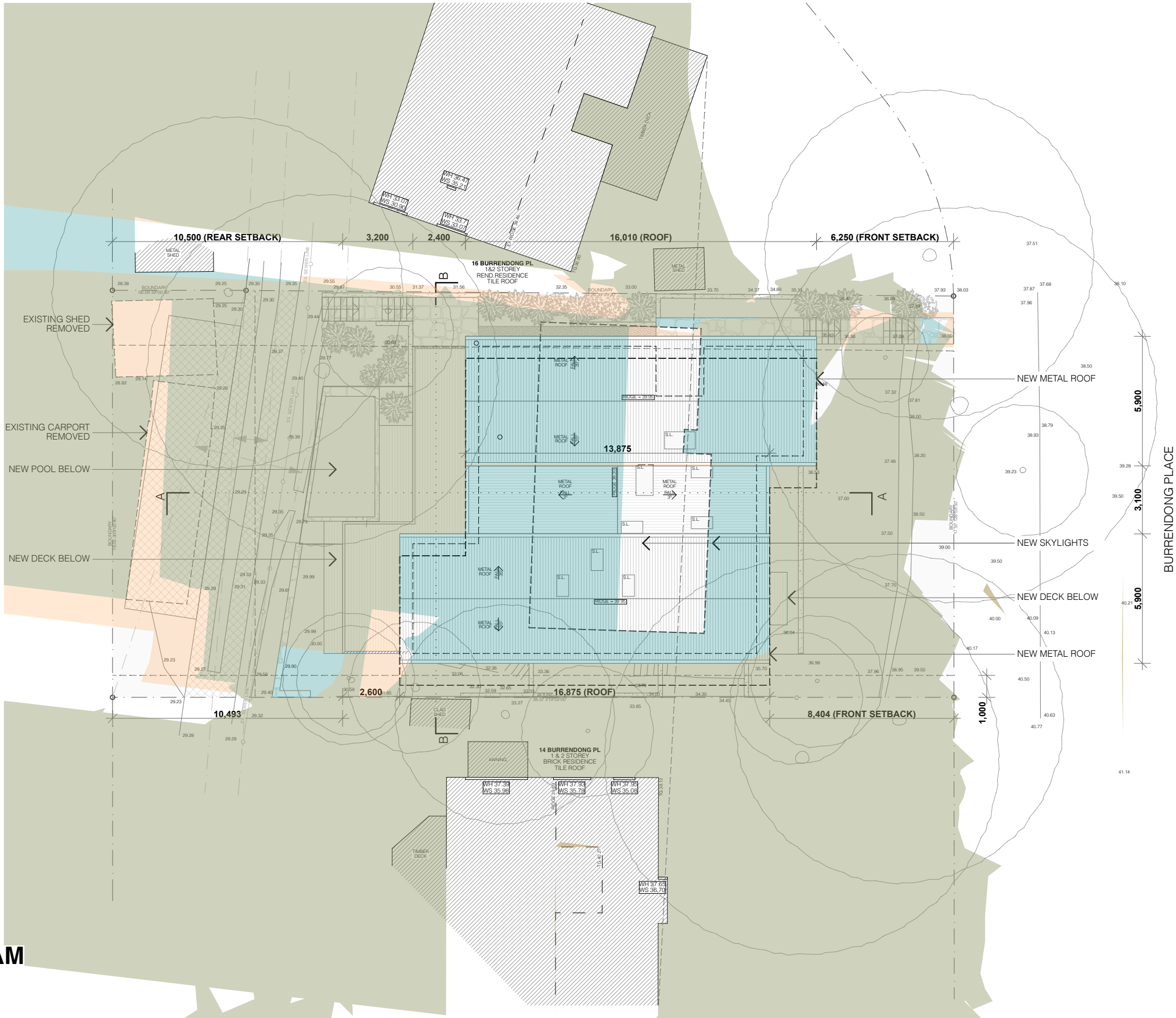
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21 JUNE - 9AM

SHADOW DIAGRAMS

SCALE 1:200

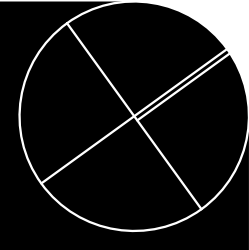
- EXISTING SHADOW
- NEW SHADOW
- REMOVED SHADOW

PROJECT DETAILS

NEW DWELLING AND ASSOCIATED LANDSCAPING WORKS
ANDREA MUSACCHIO & MONIQUE RYAN-MUSACCHIO
15 BURRENDONG PLACE AVALON BEACH NSW 2107
LOT 3 DP 231634

SHADOWS 21 JUNE 9AM. 1:200

AMENDMENTS
G - COUNCIL RFI
F - DEVELOPED DA DRAWINGS
E - DEVELOPED DA DRAWINGS



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MUSACCHIO

SHADOWS 21 JUNE 9AM

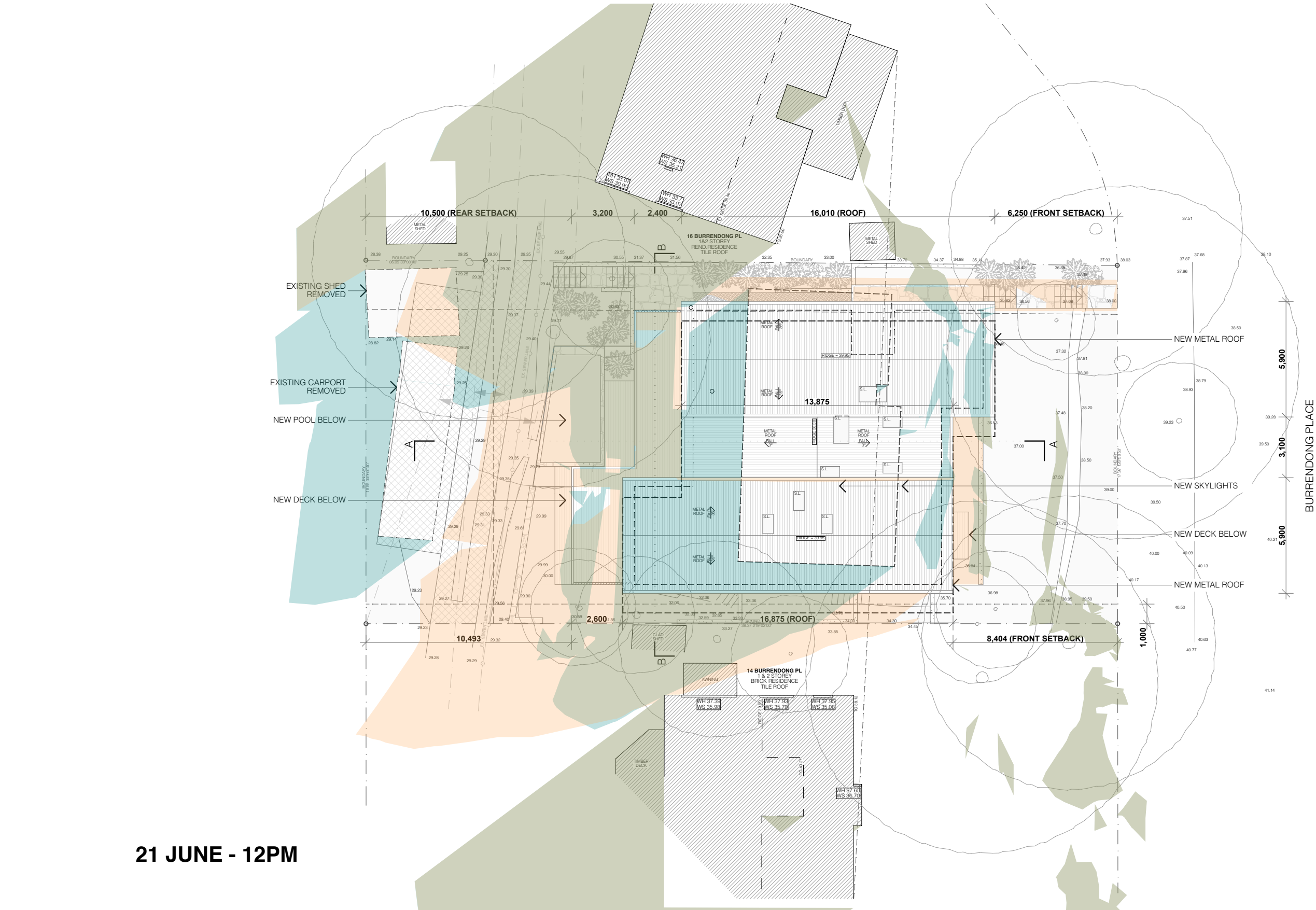
DA.16 (G)

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16/12/21

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1:200 @ A3



21 JUNE - 12PM

SHADOW DIAGRAMS

SCALE 1:200

- EXISTING SHADOW
- NEW SHADOW
- REMOVED SHADOW

PROJECT DETAILS

NEW DWELLING AND ASSOCIATED LANDSCAPING WORKS
ANDREA MUSACCHIO & MONIQUE RYAN-MUSACCHIO
15 BURRENDONG PLACE AVALON BEACH NSW 2107
LOT 3 DP 231634

SHADOWS 21 JUNE 12PM. 1:200

AMENDMENTS
G - COUNCIL RFI
F - DEVELOPED DA DRAWINGS
E - DEVELOPED DA DRAWINGS



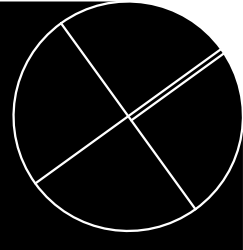
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MUSACCHIO

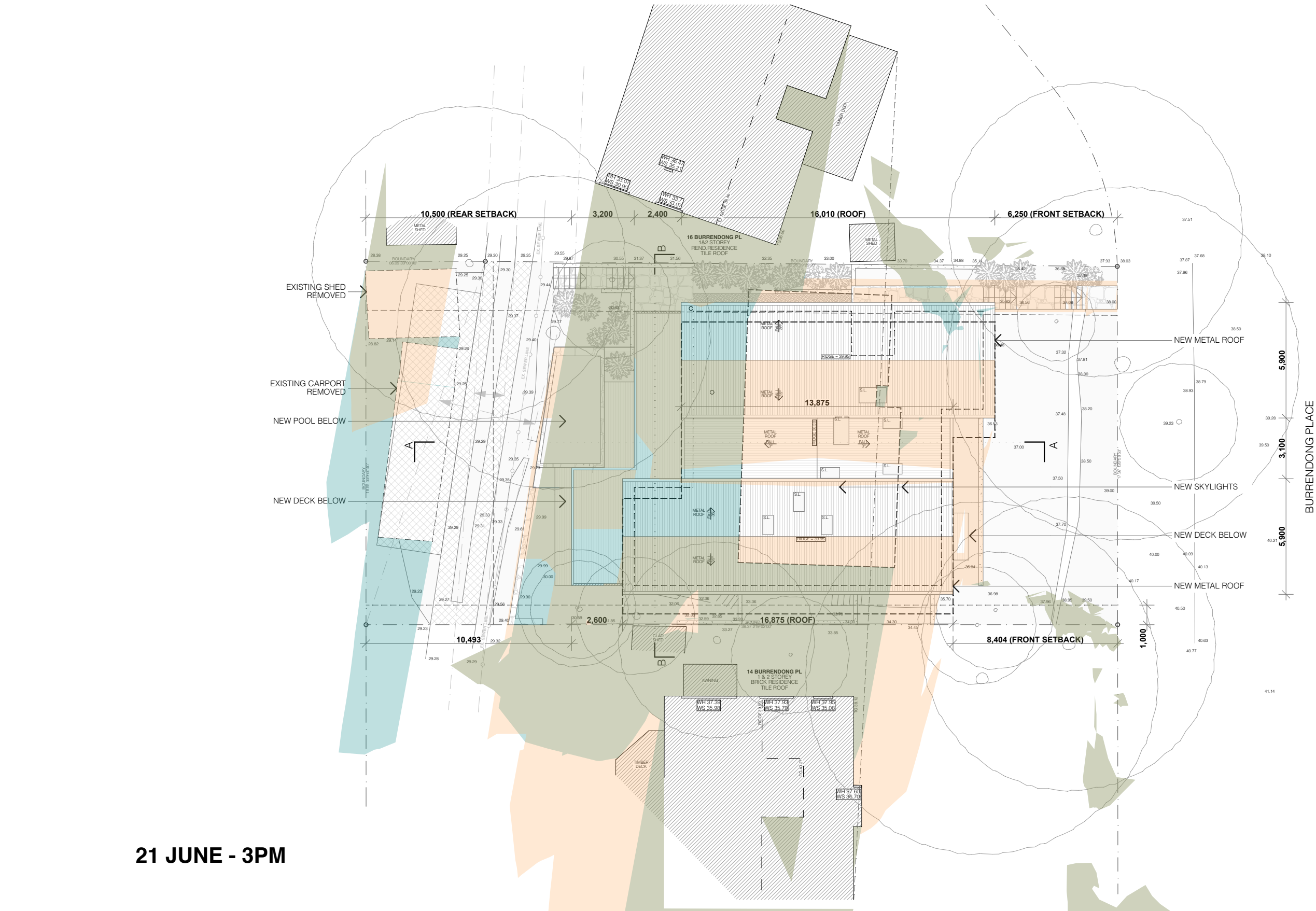
SHADOWS 21 JUNE 12PM



DA.17 (G)



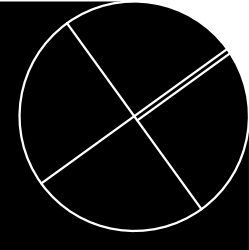
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21 JUNE - 3PM

SHADOW DIAGRAMS
SCALE 1:200

- EXISTING SHADOW
- NEW SHADOW
- REMOVED SHADOW



PROJECT DETAILS
NEW DWELLING AND ASSOCIATED LANDSCAPING WORKS
ANDREA MUSACCHIO & MONIQUE RYAN-MUSACCHIO
15 BURRENDONG PLACE AVALON BEACH NSW 2107
LOT 3 DP 231634

SHADOWS 21 JUNE 3PM. 1:200
AMENDMENTS
G - COUNCIL RFI
F - DEVELOPED DA DRAWINGS
E - DEVELOPED DA DRAWINGS



DA.18 (G)

MUSACCHIO SHADOWS 21 JUNE 3PM

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EXTERNAL FINISHES SCHEDULE

ITEM	MATERIAL / FINISH	
ROOF	COLORBOND MATT BLACK FINISH	
EXTERNAL WALLS	METAL CLADDING MATT BLACK FINISH	
WINDOWS	ALUMINIUM-FRAMED BLACK	
EXTERNAL DOORS	ALUMINIUM-FRAMED BLACK	
SKYLIGHTS	VELUX	

PROJECT DETAILS

NEW DWELLING AND ASSOCIATED LANDSCAPING WORKS
ANDREA MUSACCHIO & MONIQUE RYAN-MUSACCHIO
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EXTERNAL FINISHES

AMENDMENTS
F - DEVELOPED DA DRAWINGS
E - DEVELOPED DA DRAWINGS
D - PRELIMINARY DA DRAWINGS



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DA.19 (F)

EXTERNAL FINISHES



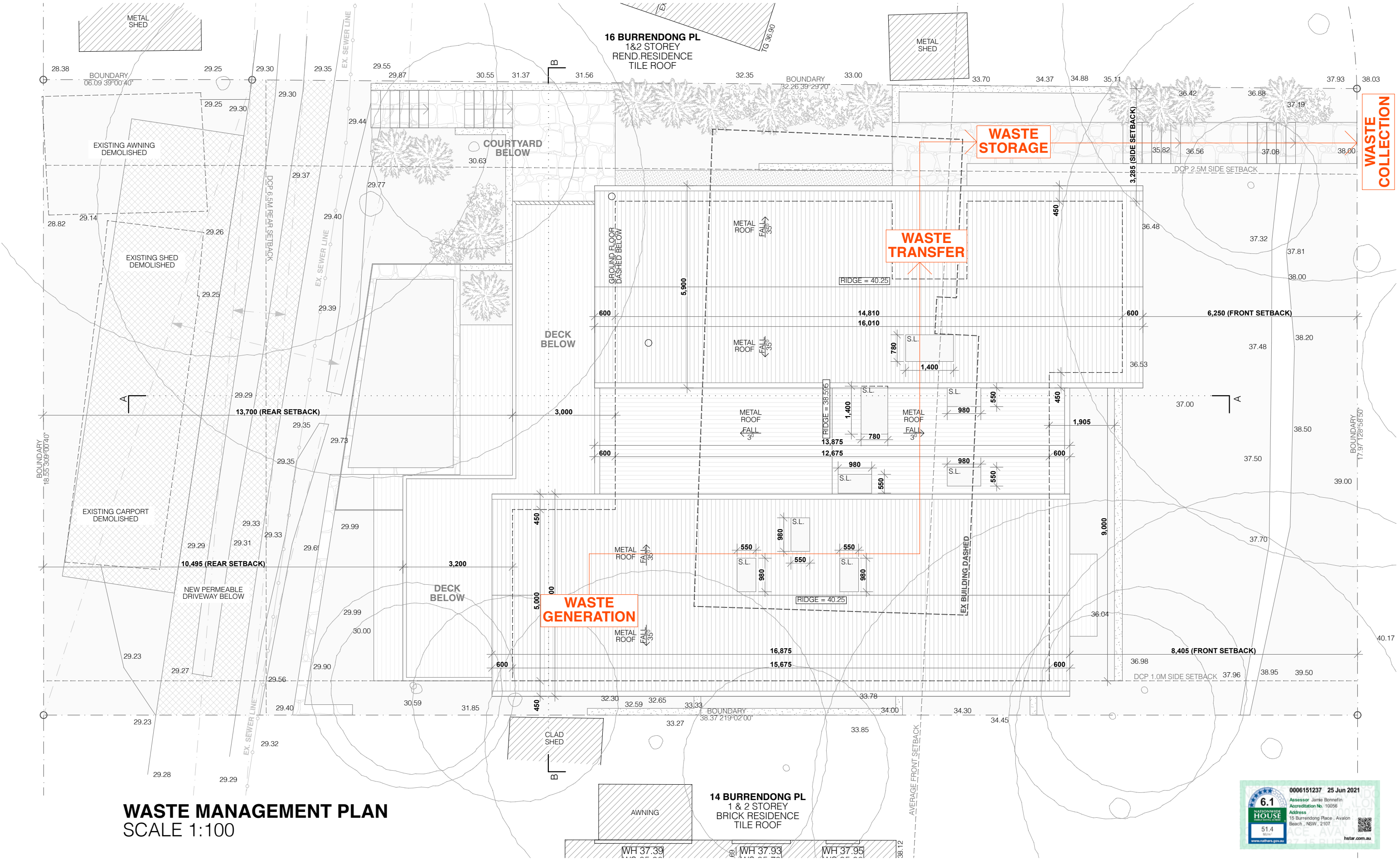
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4/8/21

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NTS @ A3



WASTE MANAGEMENT PLAN

SCALE 1:100

PROJECT DETAILS

NEW DWELLING AND ASSOCIATED LANDSCAPING WORKS
ANDREA MUSACCHIO & MONIQUE RYAN-MUSACCHIO
15 BURRENDONG PLACE AVALON BEACH NSW 2107
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WASTE MANAGEMENT PLAN. 1:100

AMENDMENTS

- F - DEVELOPED DA DRAWINGS
- E - DEVELOPED DA DRAWINGS
- D - PRELIMINARY DA DRAWINGS



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DA.20 (F)

MUSACCHIO WASTE MANAGEMENT PLAN