

Fixtures and systems		
Hot water		
The applicant must install the following hot water system in the development: gas instantaneous.		
Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)
Glazing requirements		
Windows and glazed doors		
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.		
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.		
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.		

Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	SW	4.62	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	SE	1.89	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	SE	5.04	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	NE	7.59	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W5	NW	0.96	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W6	NE	2.96	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W7	NE	1.7	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W8	NW	6.98	1.46	2.85	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	NW	6.6	3.17	3.2	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	SE	0.62	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W11	SE	0.94	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W12	NE	5.98	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W13	NE	5.98	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W14	NE	0.36	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
Skylights						
The applicant must install the skylights in accordance with the specifications listed in the table below.						
The following requirements must also be satisfied in relation to each skylight:						
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.						
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	1.5	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			

02 Schedule of Basix Commitments
As per Certificate No.A436170

DA Drawing List

- A100 Site & Roof Plan & Basix Commitments
A101 Existing Basement & Lower Level Floor Plan
A102 Existing Mid & Upper Level Floor Plan
A103 Existing Elevations
A104 Proposed Basement & Lower Level Floor Plan
A105 Proposed Mid & Upper Level Floor Plan
A200 Proposed Elevations
A300 Shadow Diagrams
A401 View from 43 Attunga St
A402 View from 45 Attunga St
A403 Photo Image Locations
A405 Headland View from No.32 The Serpentine
A801 Landscape Areas
A802 Build Upon Area
A803 8m Building Height Plane
A804 Driveway Plan and Section

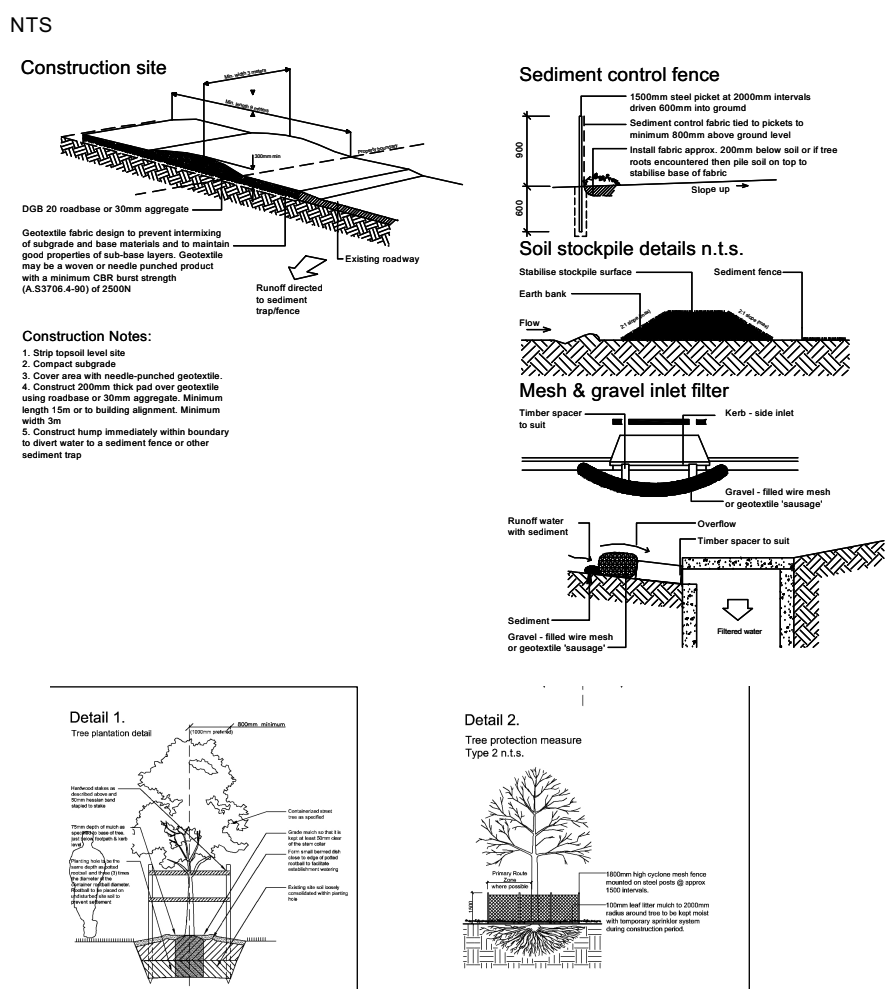
Stormwater Note:
New Downpipes to connect into existing system.

- LEGEND
- Area of New or Altered Work
 - Existing Wall To Remain
 - Proposed New Brick Veneer Walls
 - Proposed New Lightweight Walls
 - Structure or Wall To Be Demolished
 - Sediment Control Fence

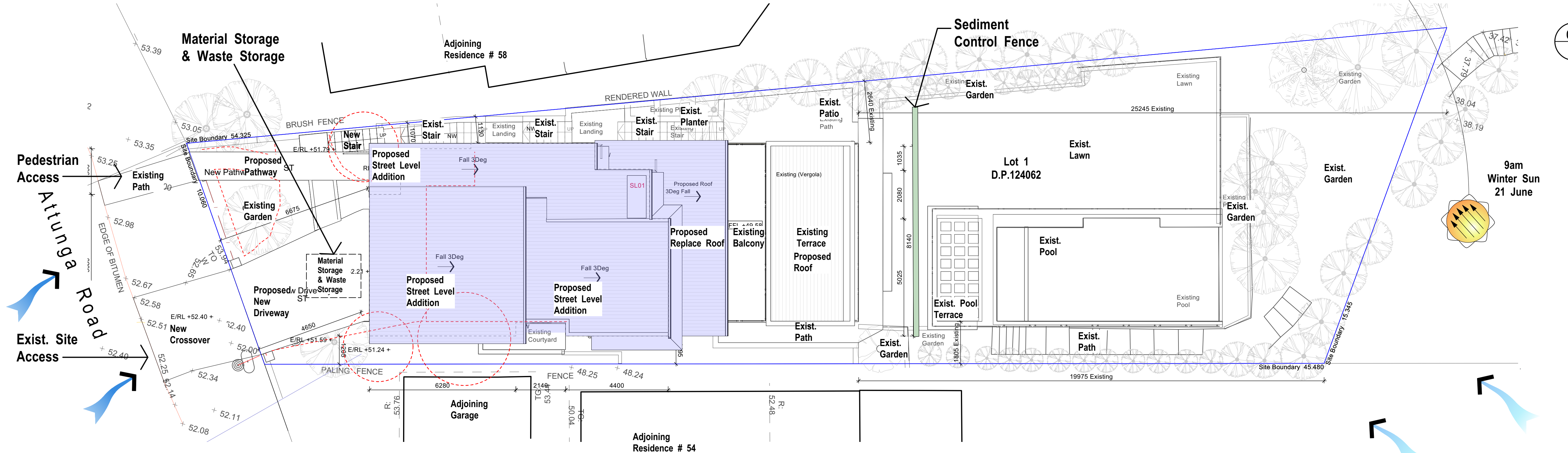


01 Location Plan

PROPOSED DEVELOPMENT



04 Sediment Control Diagrams

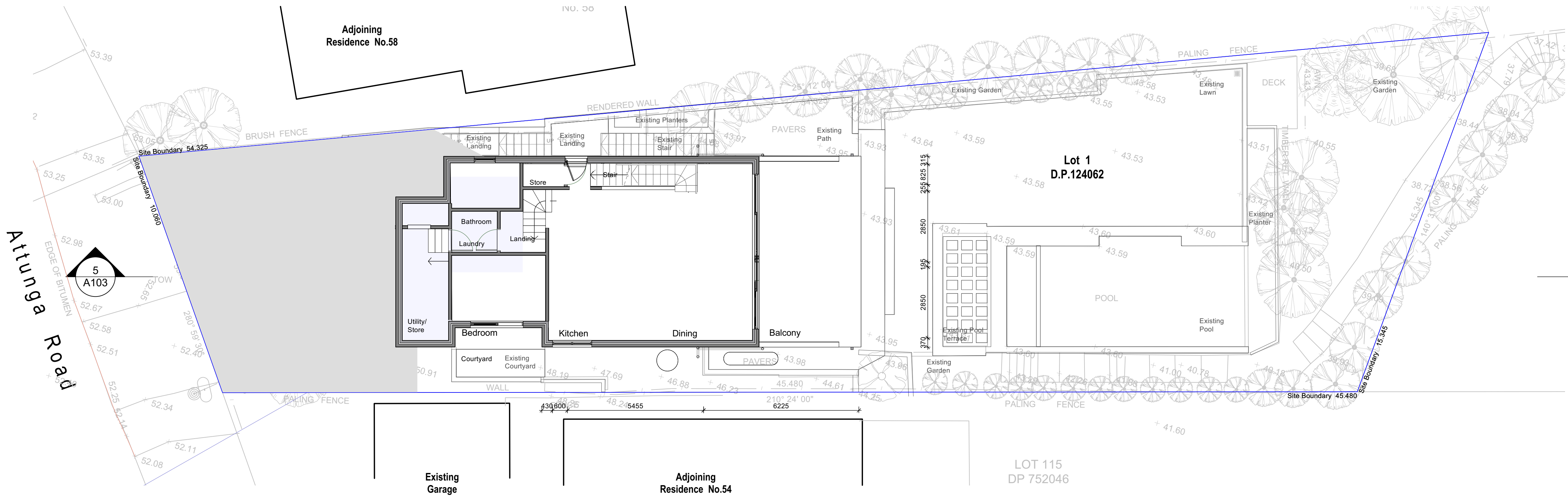


03 Site & Roof Plan

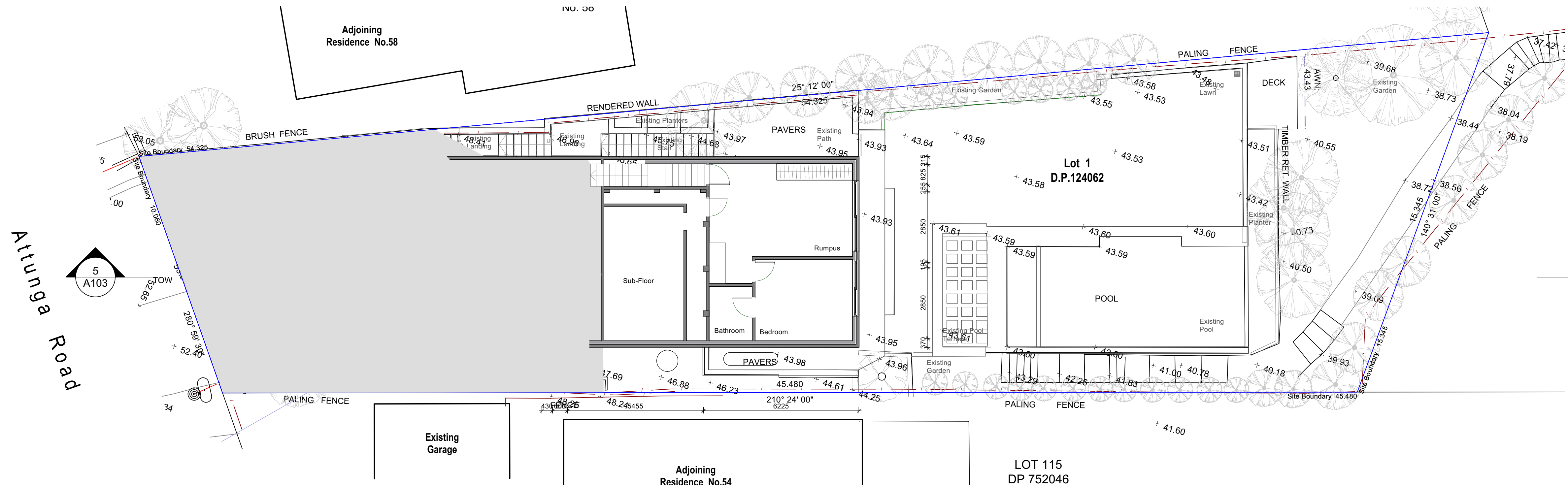
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56 Attunga Road			
Newport, NSW 2096			
Lot 1, DP 124062			
client			
Claire & Tim Wearne			
dwg			
Site & Roof Plan			
printed	drawn	ckd	scale@A1
8/11/21	PCA	LP	1:100

DEVELOPMENT APPLICATION		
stage	drawing #	revision
DA	A100	A
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02 Lower Level Floor Plan
- Existing
Scale: 1:100



01 Basement Level Floor Plan
- Existing
Scale: 1:100

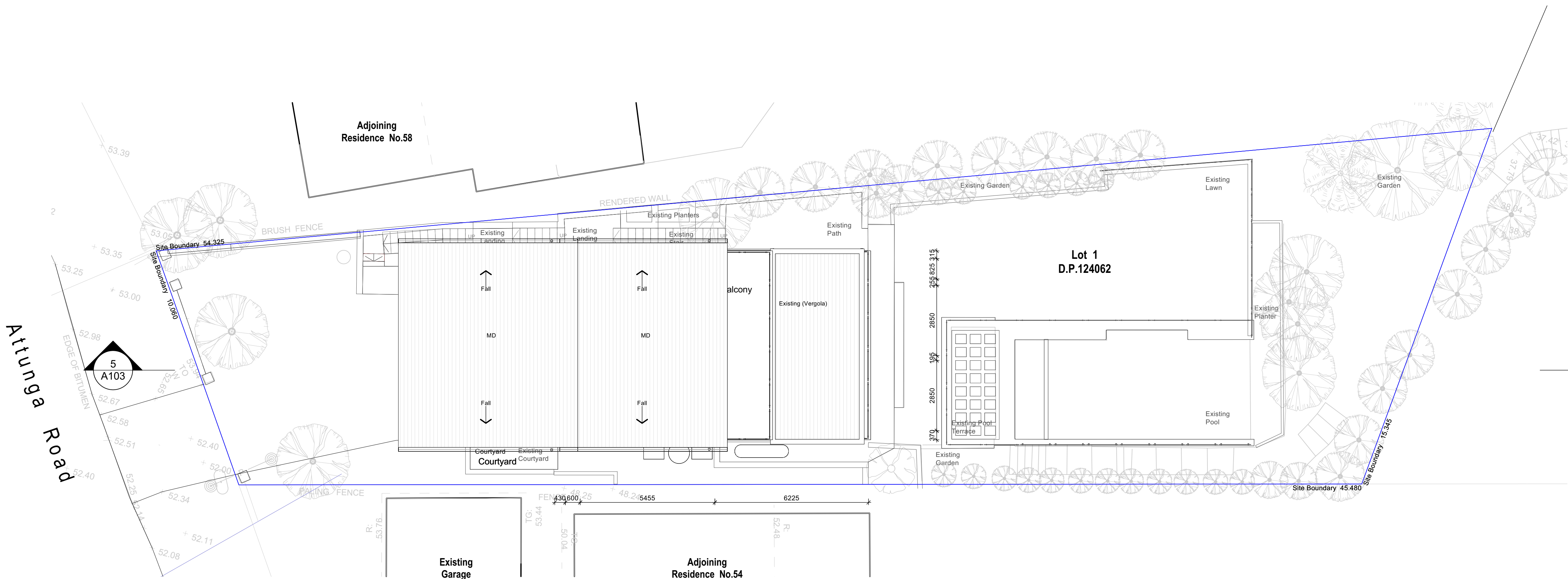
(Note: No Alterations to
Basement Level)

GENERAL LEGEND	
COS	Check On Site
DAR	Dressed All Round
FL	Existing (Where E shown at start of abbreviation it is existing)
FFL	Finished Floor Level
FCL	Finished Ceiling Level
G.L	Ground Level
MI	Minor Image
SFL	Structural Floor Level
SOS	Soffit Of Slab
TBC	To Be Confirmed
TBA	To Be Advised
WINDOWS AND DOORS	
AW	Awining Window
CD	Concertina Door
CSD	Cavity Sliding Door
CW	Casement Window
D	Door
DH	Double Hung Window
FD	Front Door
FG	Fixed Glass
FP	Fixed Panel
GA	Glazed Assembly
MI	Minor Image
SD	Swing Door
SDH	Sashless Double Hung
SL	Sliding Door
SW	Sliding Window
W	Window
FINISHES LEGEND	
AL	Aluminum
AR	Architrave
BQ	Barbecue
BL	Balustrade
BWK	Brickwork
C	Corice
CBF	Concrete Broom Finish
CBG	Colour Back Glass
CP	Concrete Paver
CPT	Carpet and Underlay
CR	Cement Render
FC	Cement Rendered Foambord
CS	Concrete Slab
CST	Concrete Steel Trowelled
CT	Ceramic Tile
DP	Downpipe
DPS	Downpipe Spreader
DS	Door Stop
EF	Eaves Fascia
EG	Eaves Gutter
EGF	Eaves Gable Fascia
ES	Eaves Soffit
F	Fence
FC	Fibre Cement
FCL	Finished Ceiling Level
FFL	Finished Floor Level
FR	Floor Grate
FL	Flue
FP	Fixed Panel
FLP	Fire Place
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RD	Roller Door
RLC	Rendered Lightweight Cladding
RT	Roof Tile
RWH	Rain Water Head
S	Steel
SC	Steel Column
SCE	Steel Column External
SF	Steel Frame
SK	Skirting
SL	Skylight
SP	Set Plaster
SPR	Spreader
SS	Stainless Steel
SSL	Structural Slab Level
ST	Stone
STP	Stone Paving
STS	Stone Slab
T	Timber
TB	Timber Battens
TC	Timber Cladding
TD	Timber Decking
TF	Timber Floor
TFA	Timber Fascia
TP	Timber Post
TPL	Timber Pergola
TS	Timber Screen
TSH	Timber Shingles
TSL	Timber Sleeper Wall
TSS	Timber Screen Sliding
TI	Timber Tread
TV	Television
VB	Villaboard
WB	Weather Board
WRC	Western Red Cedar
WT	Wall Tile
Exist. Level	
RL +37.40 -	New Site Level
FFL +37.40 -	Finished Floor Level

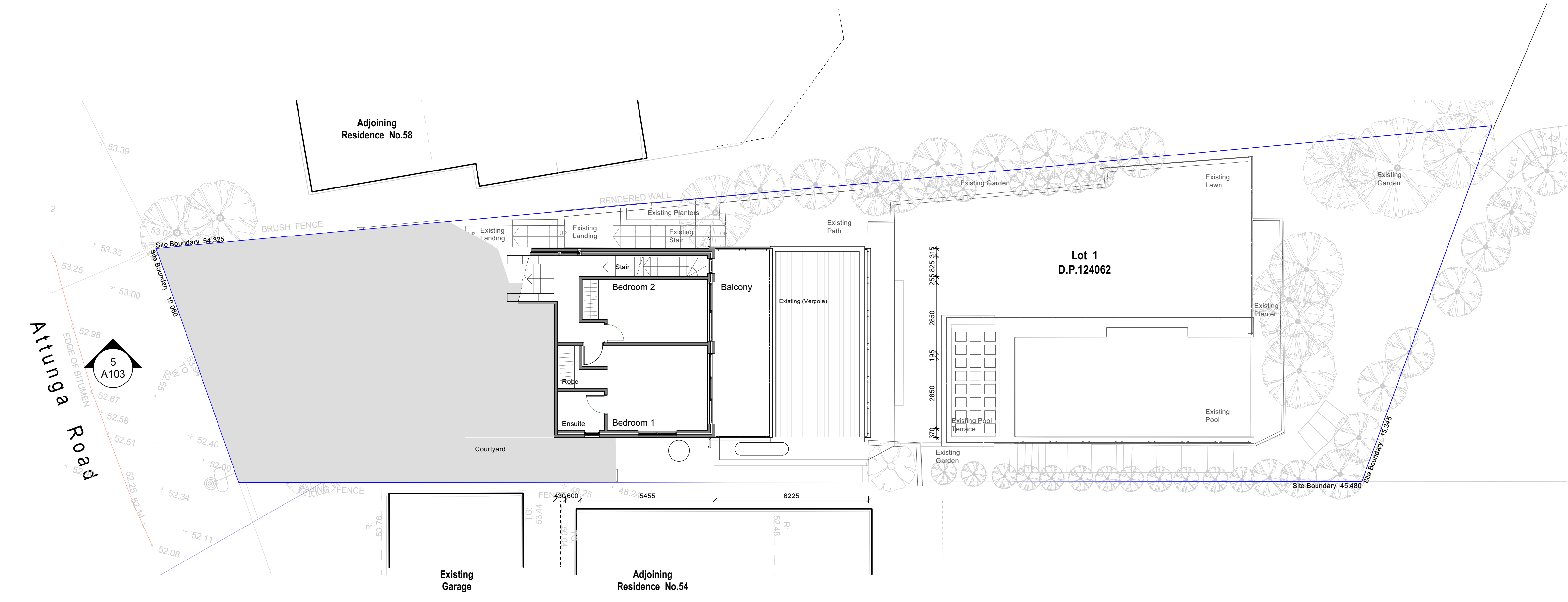
LEGEND	
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	Existing Wall To Remain
	Proposed New Brick Veneer Walls
	Proposed New Lightweight Walls
	Structure or Wall To Be Demolished

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Wearne Residence			
56 Attunga Road			
Newport, NSW 2096			
Lot 1, DP 124062			
client	Claire & Tim Wearne		
dwg			
Existing Basement & Lower Level Floor Plan			
printed	drawn	ckd	scale@A1
8/11/21	PCA	LP	1:100

DEVELOPMENT APPLICATION		
stage	drawing #	revision
DA	A101	A
11 marian street killara nsw 2071 T 02 9498 8811 F 02 9498 4970		
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04 Street Level Floor Plan
Existing
Scale: 1:100



03 Mid Level Floor Plan
Existing
Scale: 1:100

GENERAL LEGEND			
COS	Check On Site		
DAR	Dressed All Round		
FL	Existing (Where E shown at start of abbreviation it is existing)		
FFL	Finished Floor Level		
FCL	Finished Ceiling Level		
G.L	Ground Level		
MI	Minor Image		
SFL	Structural Floor Level		
SOS	Soffit Of Slab		
TBC	To Be Confirmed		
TBA	To Be Advised		
WINDOWS AND DOORS			
AW	Awining Window		
CD	Concertina Door		
CSD	Cavity Sliding Door		
CW	Casement Window		
D	Door		
DH	Double Hung Window		
FD	Front Door		
FG	Fixed Glass		
FP	Fixed Panel		
GA	Glazed Assembly		
MI	Minor Image		
SD	Swing Door		
SDH	Sashless Double Hung		
SL	Sliding Door		
SW	Sliding Window		
W	Window		
FINISHES LEGEND			
AL	Aluminum	MS	Mild Steel
AR	Architrave	OF	Overflow Spitter
BBO	Baroque	P	Paint Finish
BL	Balustrade	PB	Plasterboard Painted
BWK	Brickwork	PBM	Plasterboard Moisture Resistant Paint
C	Coricce	PCRS	Polycarbonate Roof Sheetting
CBF	Concrete Broom Finish	PFN	Pool Finish
CBG	Colour Back Glass	PR	Picture Rail
CP	Concrete Paver	RB	Roller Blind
CPT	Carpet and Underlay	RD	Roller Door
CR	Cement Render	RLC	Rendered Lightweight Cladding
FC	Cement Rendered Foamboard	RT	Roof Tile
CS	Concrete Slab	RWH	Rain Water Head
CST	Concrete Steel Trowelled	S	Steel
CT	Ceramic Tile	SC	Steel Column
DP	Downpipe	SCE	Steel Column External
DPS	Downpipe Spreader	SF	Steel Frame
DS	Door Stop	SK	Skirting
EF	Eaves Fascia	SL	Skylight
EG	Eaves Gutter	SP	Set Plaster
EGF	Eaves Gable Fascia	SPR	Spreader
ES	Eaves Soffit	SS	Stainless Steel
F	Fence	SSL	Structural Slab Level
FC	Fibre Cement	ST	Stone
FCL	Finished Ceiling Level	STP	Stone Paving
FFL	Finished Floor Level	STS	Stone Slab
FGR	Floor Grate	T	Timber
FL	Flue	TB	Timber Battens
FP	Fixed Panel	TC	Timber Cladding
FPL	Fire Place	TD	Timber Decking
FT	Floor Tiles	TF	Timber Floor
G	Gate	TFA	Timber Fascia
GC	Gas Cock	TP	Timber Post
GD	Garage Door	TPL	Timber Pergola
GRD	Grated Drain	TS	Timber Screen
GG	Gutter Guard	TSH	Timber Shingles
GMT	Glass Mosaic Tiles	TSL	Timber Sleeper Wall
GR	Glazed Roof	TSS	Timber Screen Sliding
HC	Hose cock	TI	Timber Tread
HR	Handrail	TV	Television
HWU	Hot Water Unit	VB	Villaboard
INS	Insulation	WB	Weather Board
M	Metal	WRC	Western Red Cedar
MC	Metal Cladding	WT	Wall Tile
MFC	Metal Fascia Capping		
MR	Membrane Roof		
MRC	Metal Roofing Colorbond		
+36.24 Exist. Level			
RL +37.40 New Site Level			
FFL +37.40 Finished Floor Level			

LEGEND

- Area of New or Altered Work
- Existing Wall To Remain
- Proposed New Brick Veneer Walls
- Proposed New Lightweight Walls
- Structure or Wall To Be Demolished

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Claire & Tim Wearne			
dwg			
Existing Mid & Upper Level Floor Plan			
printed	drawn	ckd	scale@A1
8/11/21	PCA	LP	1:100

DEVELOPMENT APPLICATION

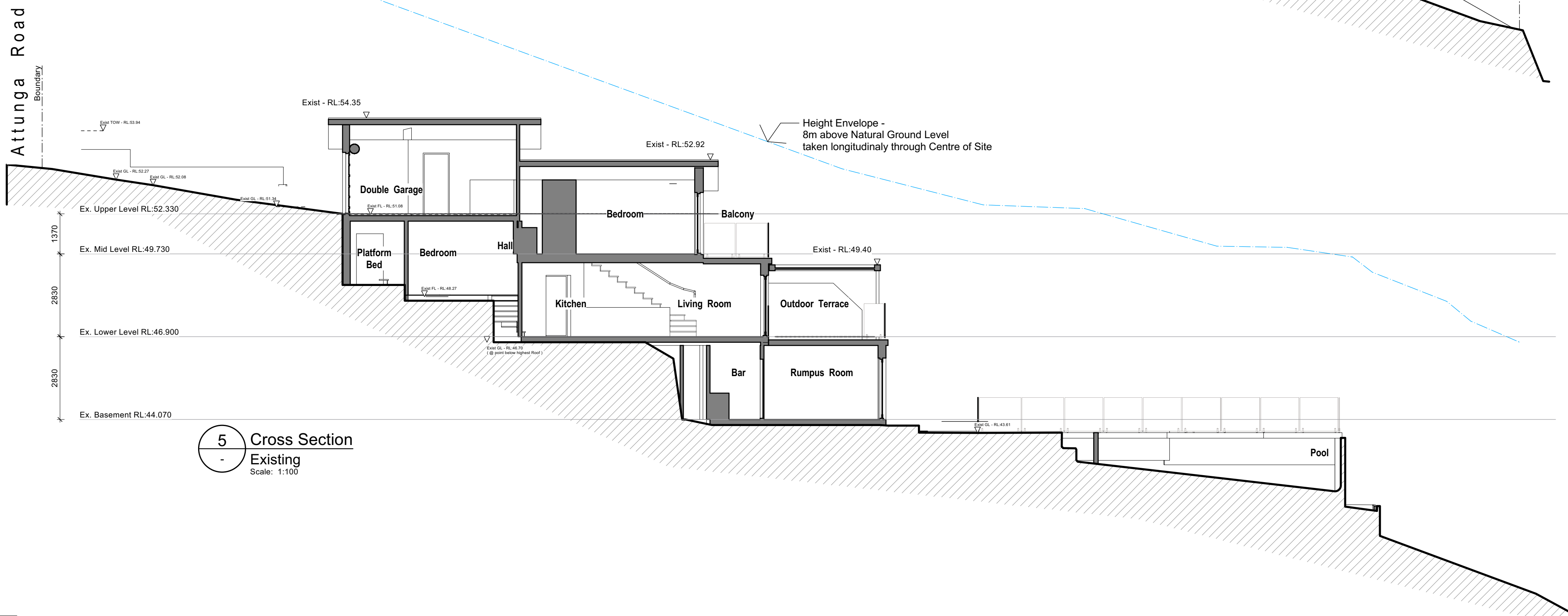
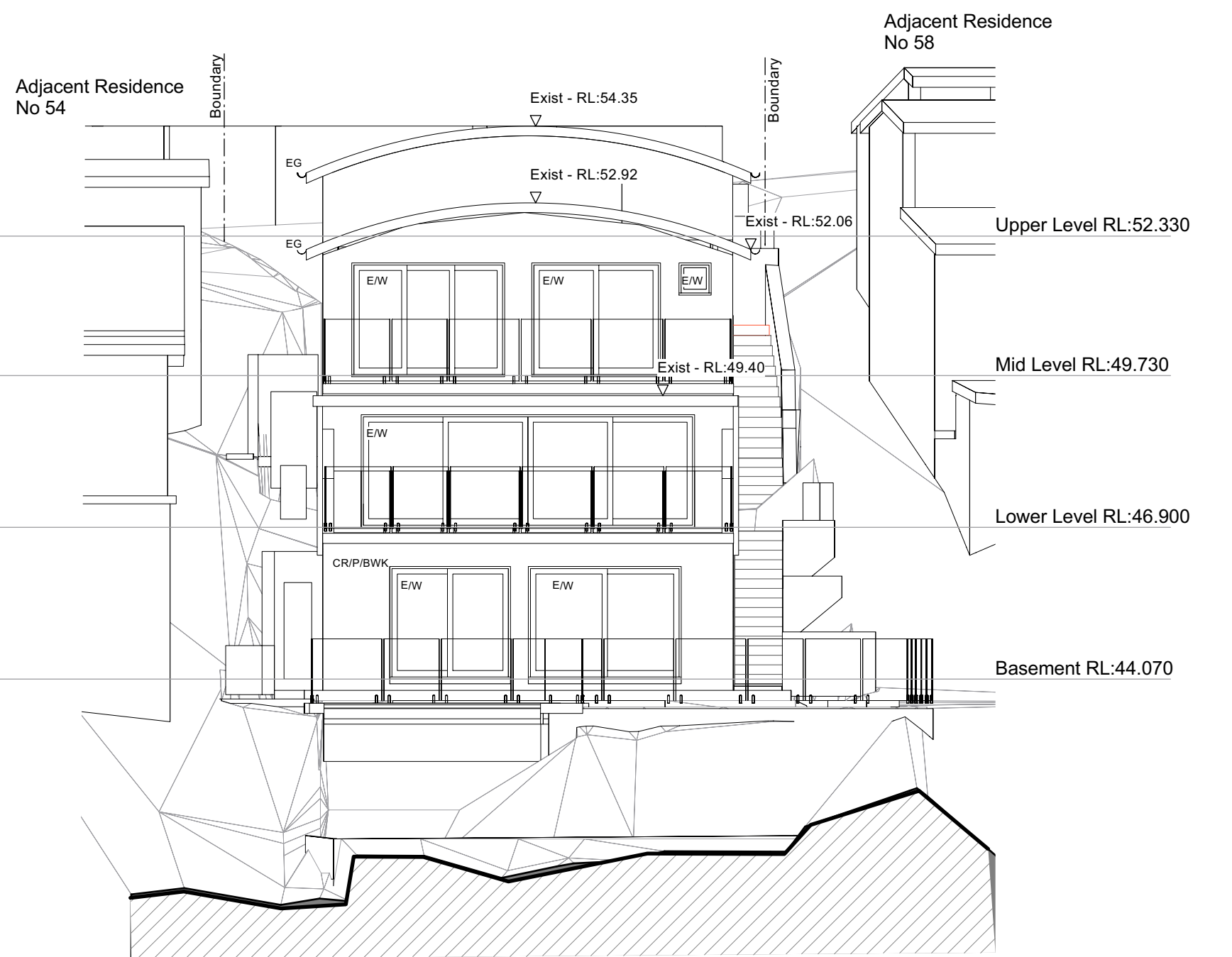
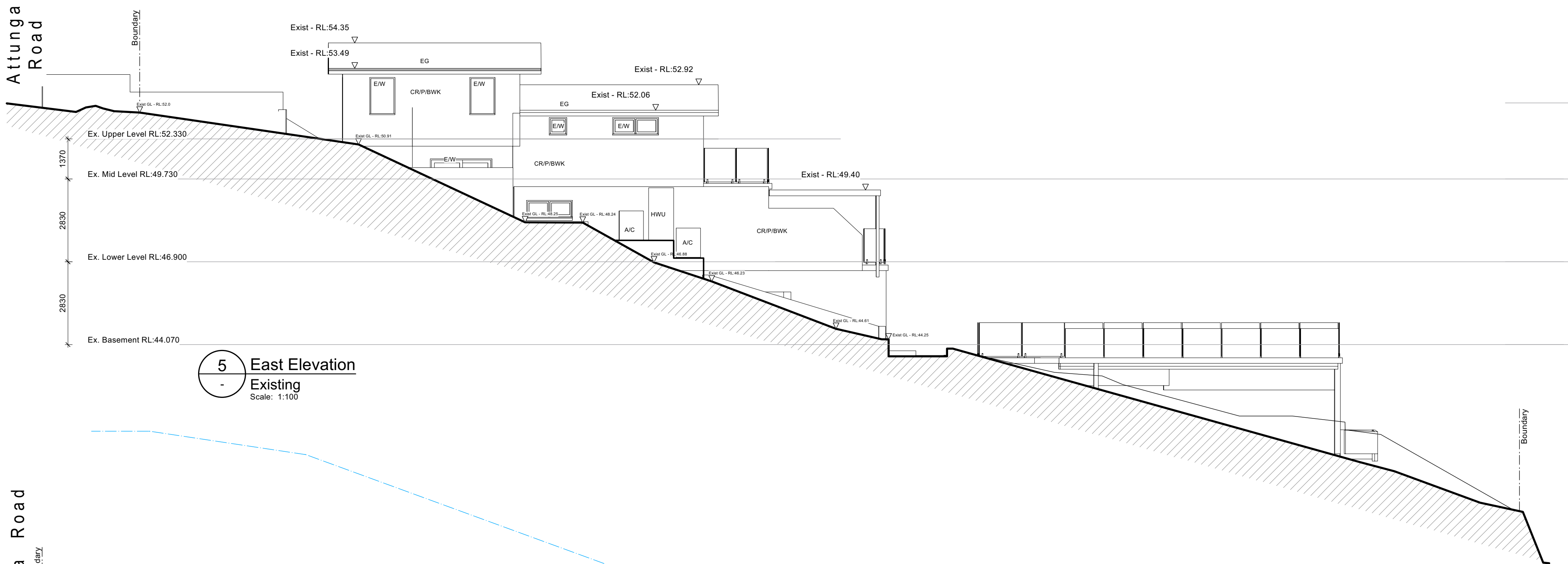
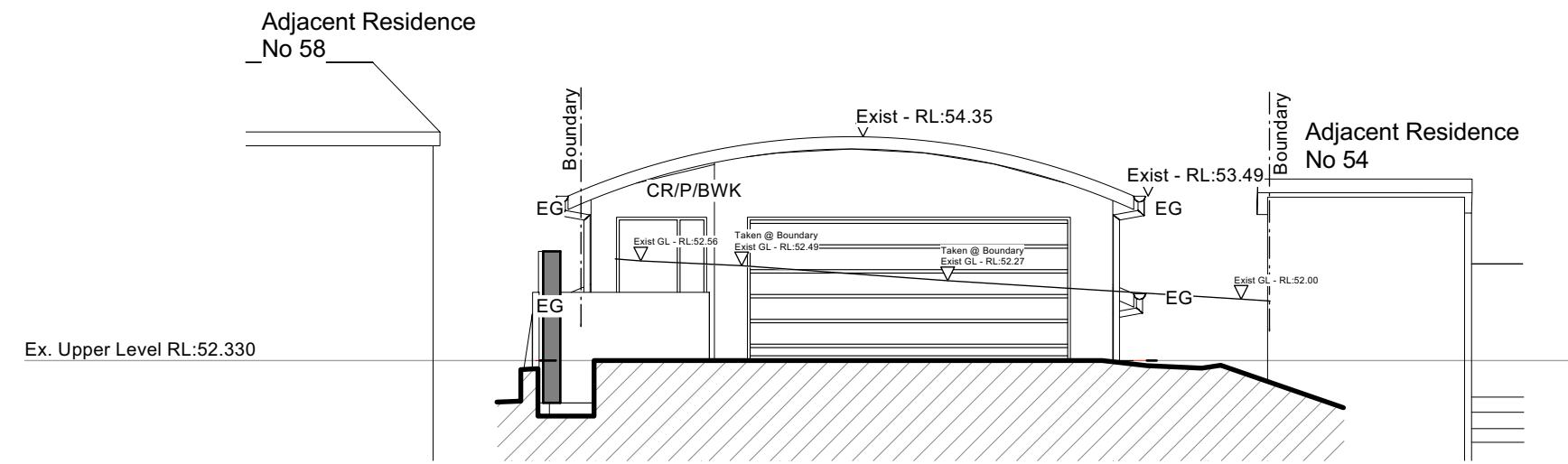
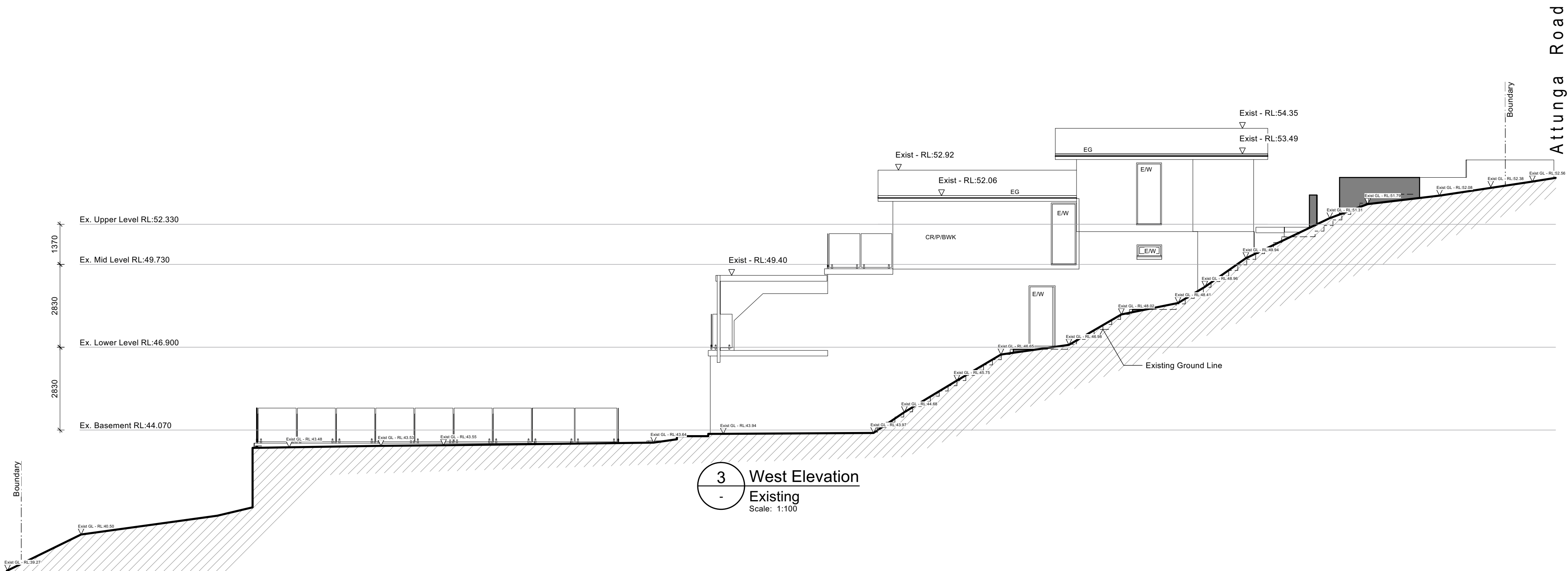
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DA	A102	A

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Wearne Residence

56 Attunga Road

Newport, NSW 2096

Lot 1, DP 124062

client

Claire & Tim Wearne

dwg

Existing Elevations

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stage drawing # revision

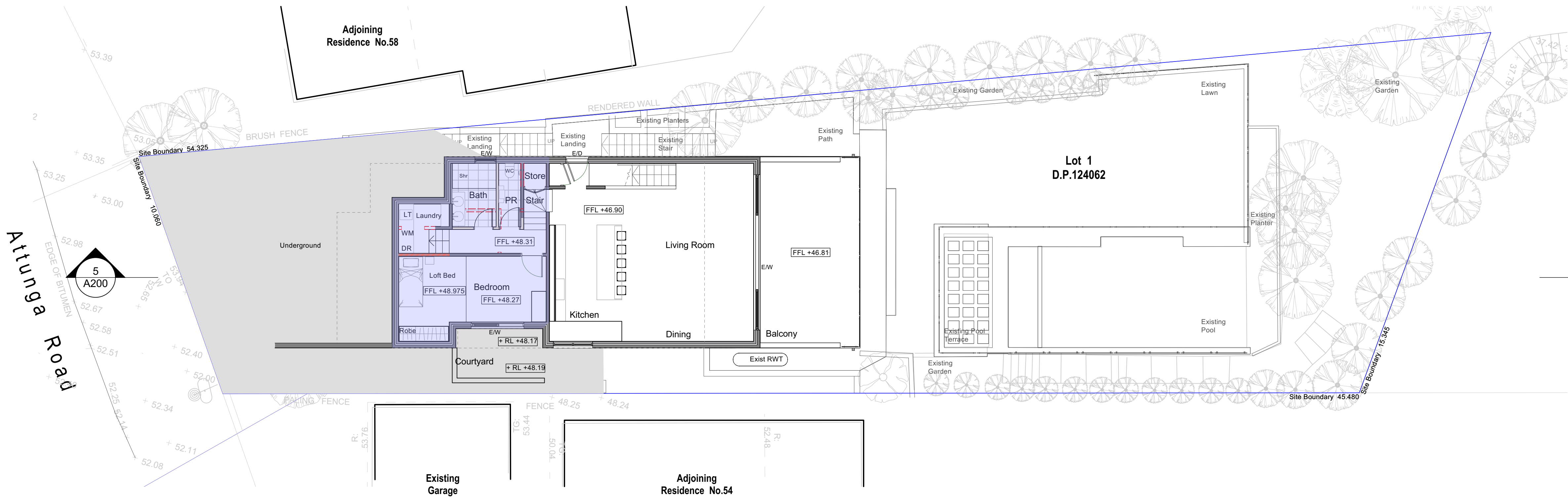
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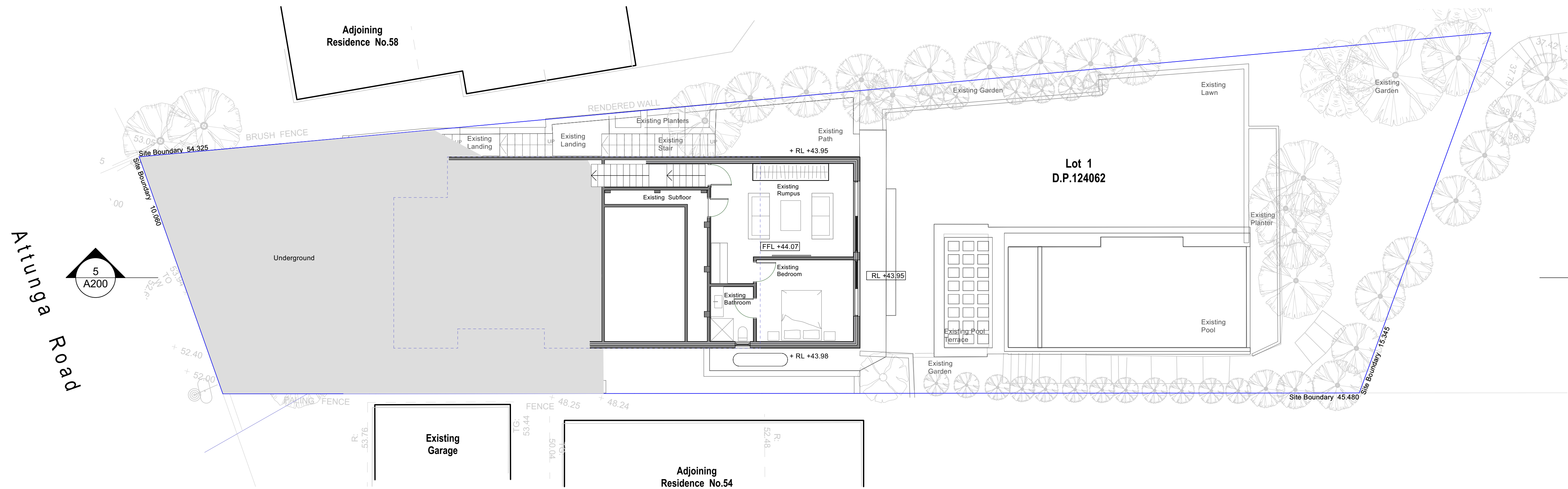
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02 Lower Level Floor Plan

Scale: 1:100



01 Basement Level Floor Plan

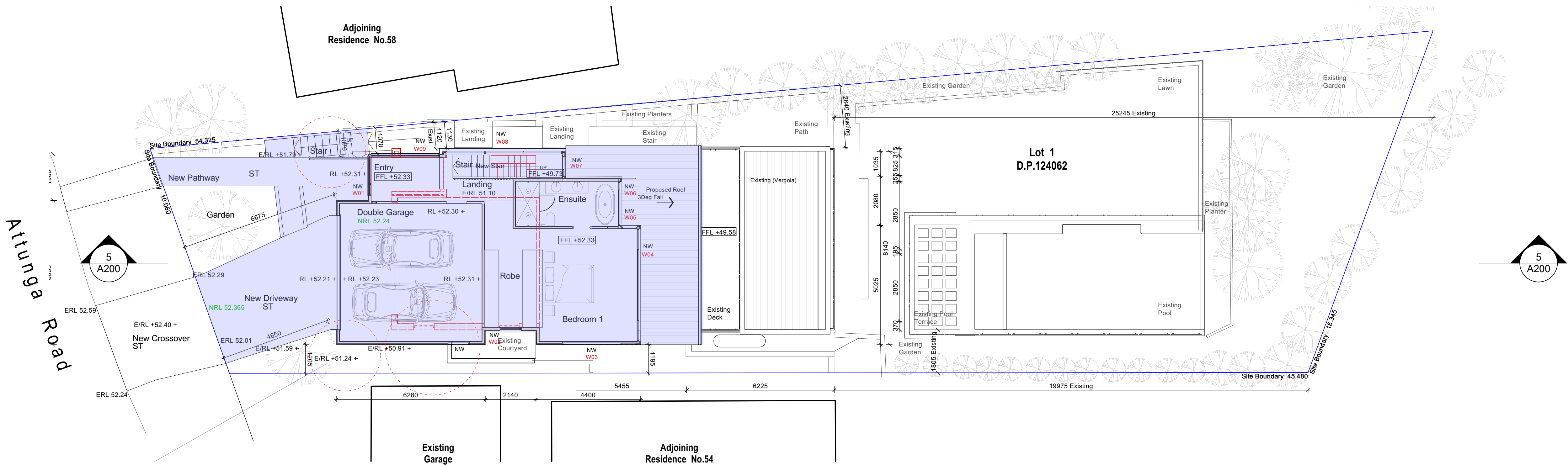
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DEVELOPMENT APPLICATION		
stage	drawing #	revision
DA	A104	A
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04 Street Level Floor Plan

Scale: 1:100

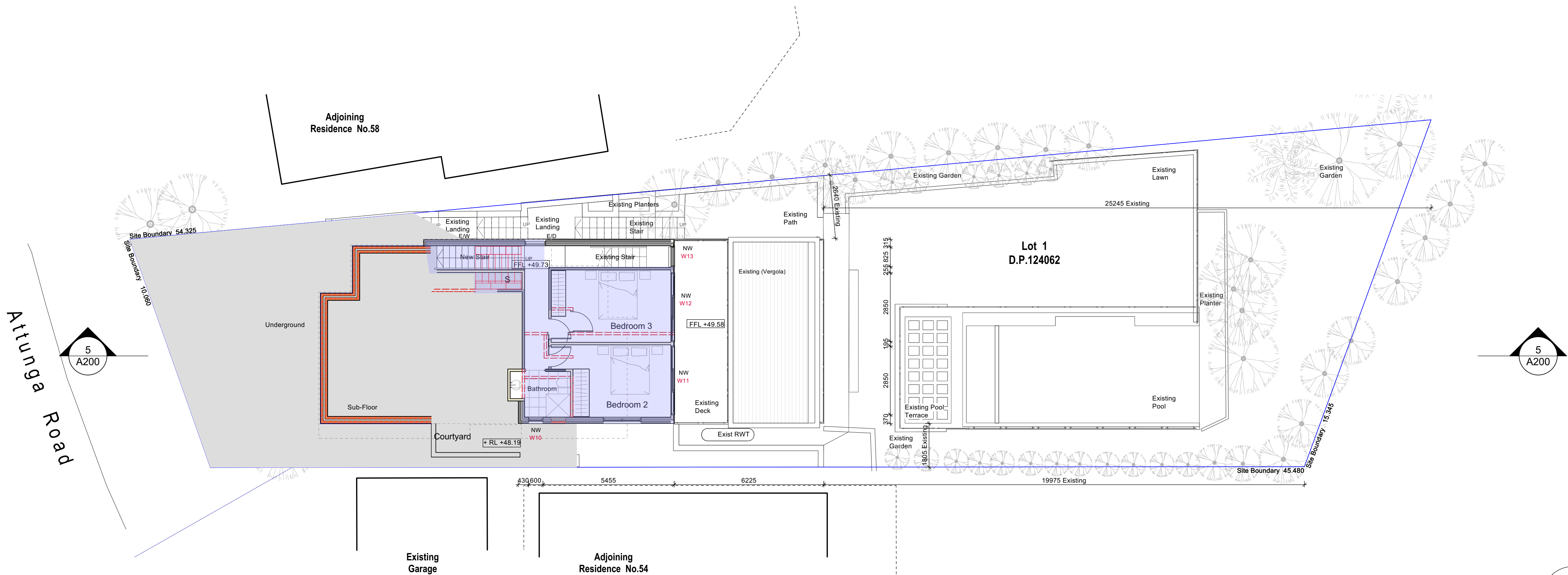
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 - FG Fixed Glass
 - FP Fixed Panel
 - GA Glazed Assembly
 - MI Mirror Image
 - SD Swing Door
 - SDH Sashless Double Hung
 - SL Sliding Door
 - SW Sliding Window
 - W Window

- FINISHES LEGEND**
- AL Aluminium
 - AR Architrave
 - BGO Baroque
 - BL Balustrade
 - BWK Brickwork
 - C Cornice
 - CBF Concrete Broom Finish
 - CBG Colour Back Glass
 - CP Concrete Paver
 - CPT Carpet and Underlay
 - CR Cement Render
 - FC Cement Rendered Foamboard
 - CS Concrete Slab
 - CST Concrete Steel Trowelled
 - CT Ceramic Tile
 - DP Downpipe
 - DPS Downpipe Spreader
 - DS Door Stop
 - EF Eaves Fascia
 - EG Eaves Gutter
 - EGF Eaves Gable Fascia
 - ES Eaves Soffit
 - F Fence
 - FC Fibre Cement
 - FCL Finished Ceiling Level
 - FFL Finished Floor Level
 - FR Floor Grate
 - FL Flue
 - FP Fixed Panel
 - FPL Fire Place
 - FT Floor Tiles
 - G Gate
 - GC Gas Cock
 - GD Garage Door
 - GRD Grated Drain
 - GG Gutter Guard
 - GMT Glass Mosaic Tiles
 - GR Glazed Roof
 - HC Hose cock
 - HR Handrail
 - HWU Hot Water Unit
 - INS Insulation
 - M Metal
 - MC Metal Cladding
 - MFC Metal Fascia Capping
 - MR Membrane Roof
 - MRC Metal Roofing Colorbond
 - MS Mild Steel
 - OF Overflow Spitter
 - P Paint Finish
 - PB Plasterboard Painted
 - PBM Plasterboard Moisture Resistant Paint
 - PCRS Polycarbonate Roof Sheet
 - PFN Pool Finish
 - PR Picture Rail
 - RB Roller Blind
 - RD Roller Door
 - RLC Rendered Lightweight Cladding
 - RT Roof Tile
 - RWH Rain Water Head
 - S Steel
 - SC Steel Column
 - SCE Steel Column External
 - SF Steel Frame
 - SK Skirting
 - SL Skylight
 - SP Set Plaster
 - SPR Spreader
 - SS Stainless Steel
 - SSL Structural Slab Level
 - ST Stone
 - STP Stone Paving
 - STS Stone Slab
 - T Timber
 - TB Timber Battens
 - TF Timber Cladding
 - TD Timber Decking
 - TF Timber Floor
 - TFA Timber Fascia
 - TP Timber Post
 - TPL Timber Pergola
 - TS Timber Screen
 - TSH Timber Shingles
 - TSL Timber Sleeper Wall
 - TSS Timber Screen Sliding
 - TI Timber Tread
 - TV Television
 - VB Villaboard
 - WB Weather Board
 - WRC Western Red Cedar
 - WT Wall Tile

- Exist. Level
- New Site Level
- Finished Floor Level

- LEGEND**
- Area of New or Altered Work
 - Existing Wall To Remain
 - Proposed New Brick Veneer Walls
 - Proposed New Lightweight Walls
 - Structure or Wall To Be Demolished



03 Mid Level Floor Plan

Scale: 1:100

A 26/10/21 DA Issue PCA
rev date revision notes by
Figured dimensions to be taken in preference to scaling. Contractor to verify all dimensions on job before commencing any work or making shop drawings

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project 19-778

Wearne Residence

56 Attunga Road

Newport, NSW 2096

Lot 1, DP 124062

client

Claire & Tim Wearne

Proposed Mid & Upper Level Floor Plan

printed 8/11/21 drawn PCA ckd LP scale@A1 1:100

DEVELOPMENT APPLICATION

stage drawing # revision

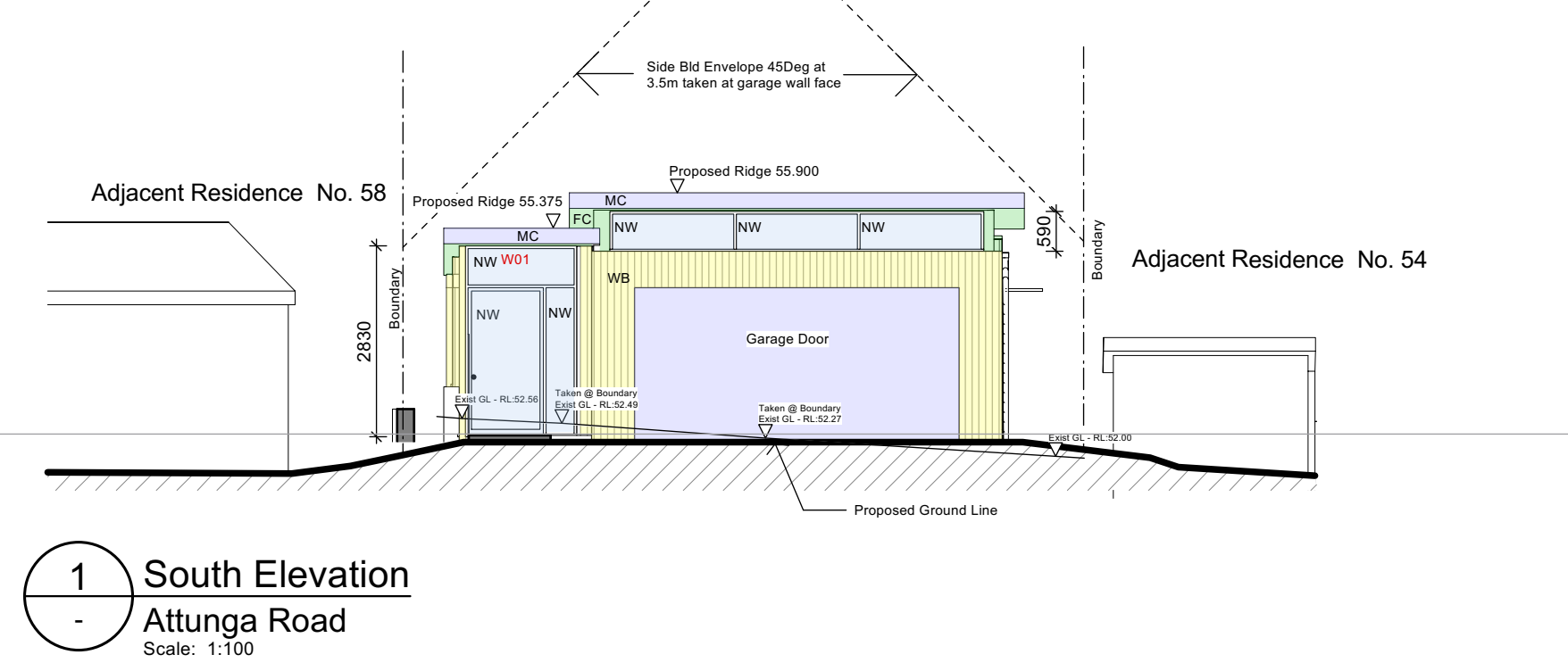
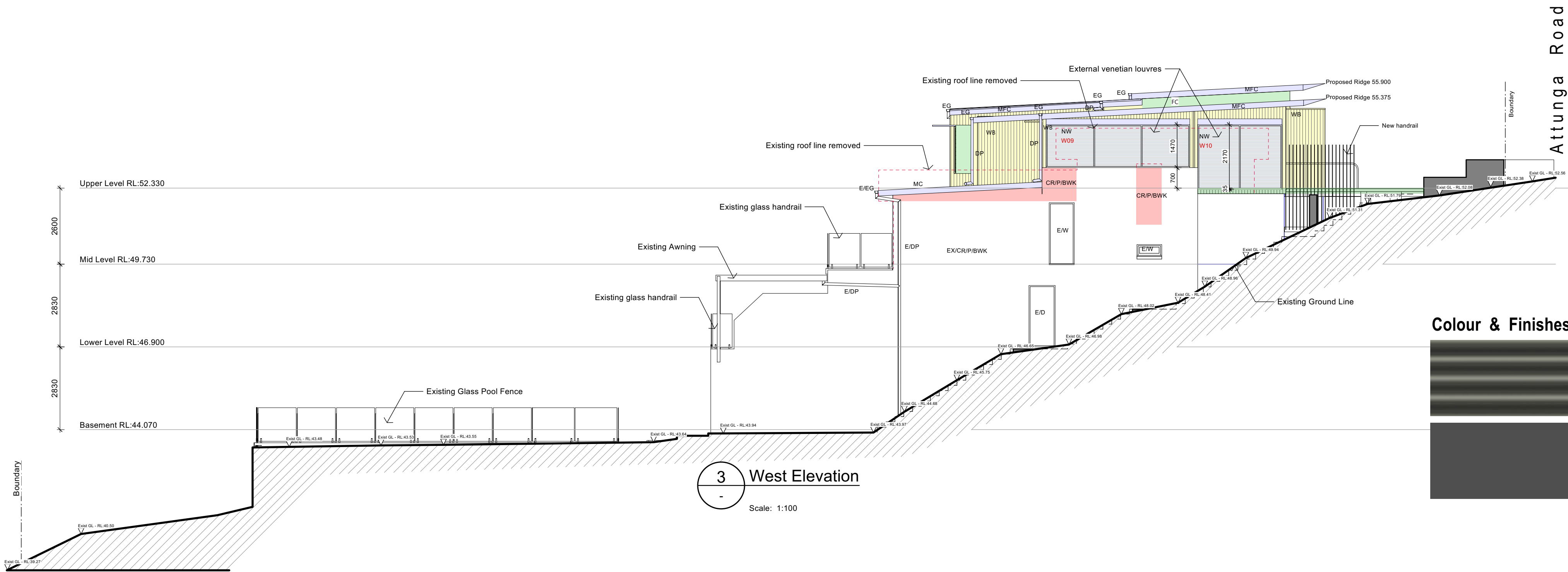
DA A105 A

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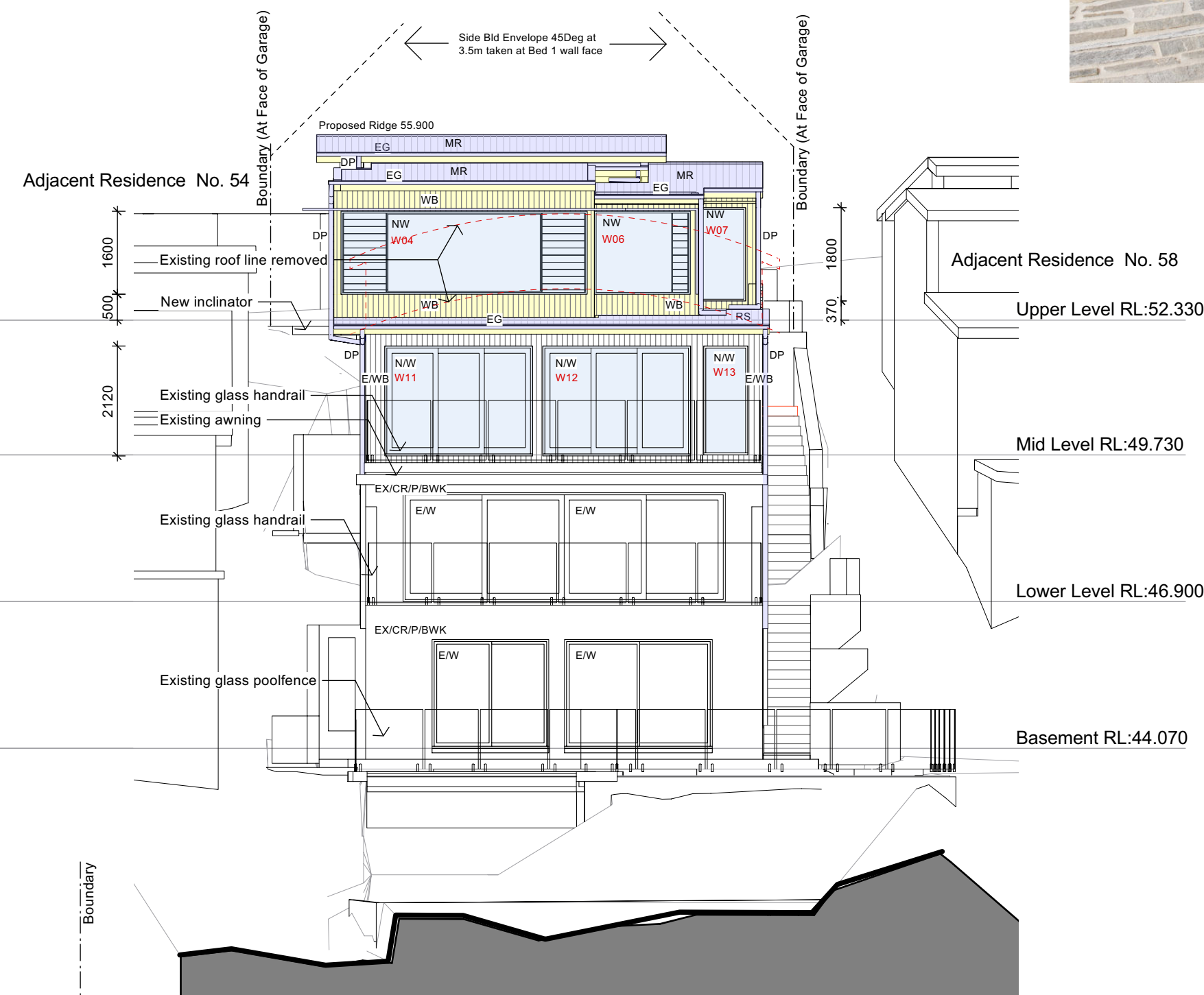
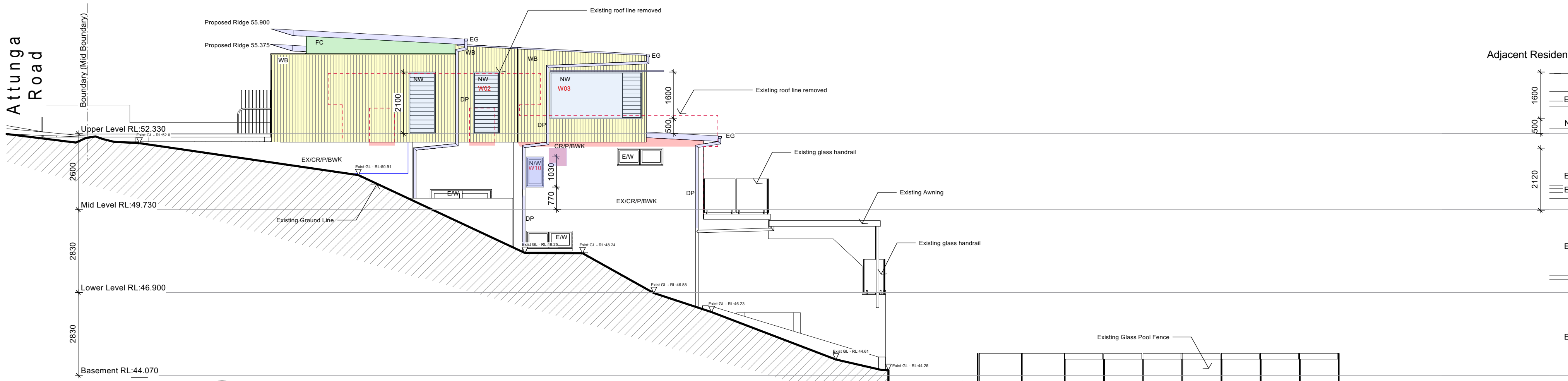
info@playoustchurcher.com.au
www.playoustchurcher.com.au

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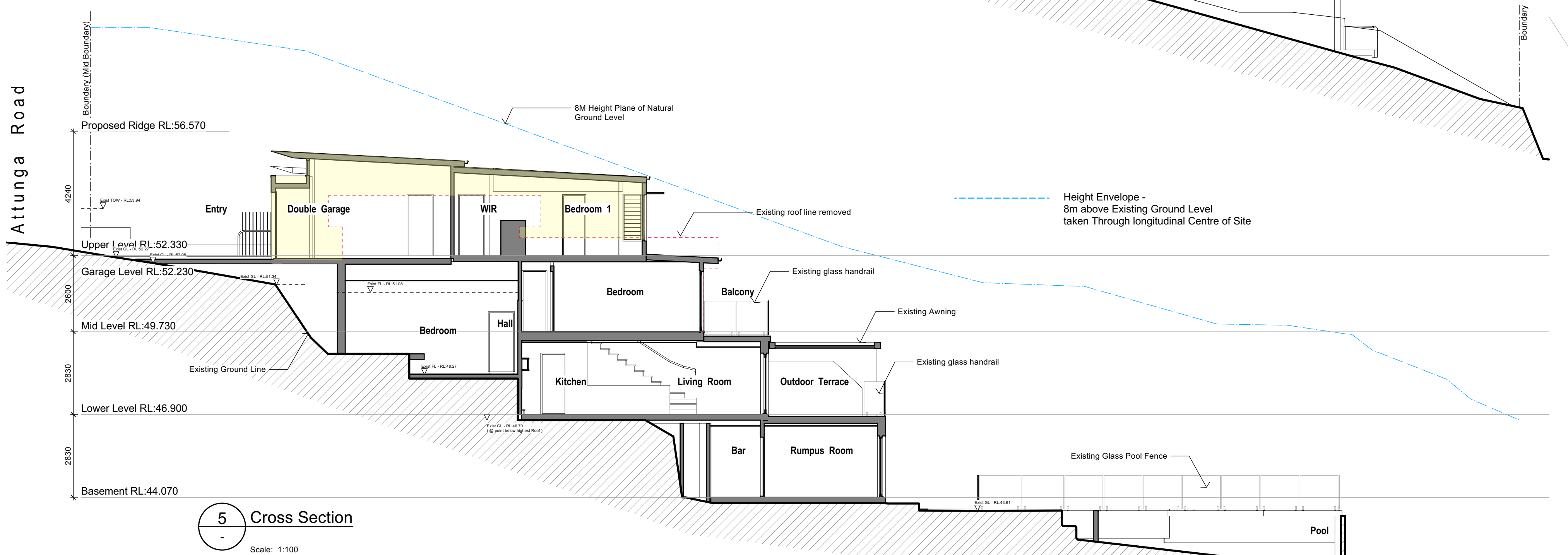
Colour & Finishes Legend



WINDOWS AND DOORS	
AW	Awning Window
CD	Concealment Door
CSD	Cavity Sliding Door
OW	Casement Window
D	Door
DH	Double Hung Window
FD	Front Door
FG	Fixed Glass
FP	Fixed Panel
GA	Glazed Assembly
MI	Mirror Image
SD	Swing Door
SDH	Sashless Double Hung
SL	Sliding Door
SW	Sliding Window
W	Window

DA Colour Legend	
Coloured areas indicate new or altered work as a generally	

	Lightweight material
	Glass
	Metal Roof Sheetting (Colorbond)
	Timber
	Brick



GENERAL LEGEND

COS Check On Site
DAR Dressed All Round
E/- Existing (Where E shown at start of abbreviation it is existing)
FFL Finished Floor Level
G.L Ground Level
MI Mirror Image
SFL Structural Floor Level
SOS Soffit Of Slab
TBC To Be Confirmed
TBA To Be Advised

FINISHES LEGEND

AL Aluminium
AR Architrave
BBQ Barbecue
BL Balustrade
BWK Brickwork
CBF Concrete Broom Finish
CBG Colour Back Glass
CH Chimney
CP Concrete Paver
CPT Carpet and Underlay
CR Cement Render
CRFB Cement Rendered Foamboard
CS Concrete Slab
CST Concrete Steel Trowelled
CT Ceramic Tile
DP Downpipe
DPS Downpipe Spreader
DS Door Stop
EAV Eaves Fascia
EG Eaves Gutter
EGF Eaves Gable Fascia
ES Eaves Soffit
F Fence
FC Fibre Cement
FCL Finished Ceiling Level
FFL Finished Floor Level
FGR Floor Grate
FL Flue
FP Fixed Panel
FPL Fine Place
FT Floor Tiles
G Gate
GD Garage Door
GRD Grated Drain
GG Gutter Guard
GR Glazed Roof
HR Handrail
HWU Hot Water Unit
INS Insulation
M Metal
MC Metal Cladding
MFC Metal Fascia Capping
MR Metal Roof
MS Mild Steel
OF Overflow Spitter

P Paint Finish
PB Plasterboard Painted
PBM Plasterboard Moisture Resistant Paint
PCRS Polycarbonate Roof Sheetting
PN Pool Finish
PR Picture Rail
RB Roller Blind
RD Roller Door
RL Rendered Lightweight Cladding
RS Roof Sheet
RT Rain Water Head
RWH Rain Water Head
S Steel
SC Steel Column
SCE Steel Column External
SF Steel Frame
SK Skirting
SL Skylight
SP Steel Post
SPR Spreader
SS Stainless Steel
SSL Structural Slab Level
ST Stone
STC Stone Capping
STP Stone Paving
STS Stone Slab
T Timber
TB Timber Battens
TC Timber Cladding
TD Timber Decking
TF Timber Floor
TFA Timber Fascia
TP Timber Post
TPP Timber Pergola
TS Timber Screen
TSB Timber Shingles
TSLS Timber Sleeper Wall
TSS Timber Screen Sliding
TT Timber Tread
TV Television
VB Vitrified Board
WB Weather Board
WRC Western Red Cedar
WT Wall Tile

DA 26/10/21 DA Issue
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project # 19-778

Wearne Residence
56 Attunga Road
Newport, NSW 2096
Lot 1, DP 124062
client

Claire & Tim Wearne

dwg

Proposed Elevations

printed 8/11/21 drawn PCA ckd LP scale@A1 1:100

DEVELOPMENT APPLICATION

stage drawing # revision

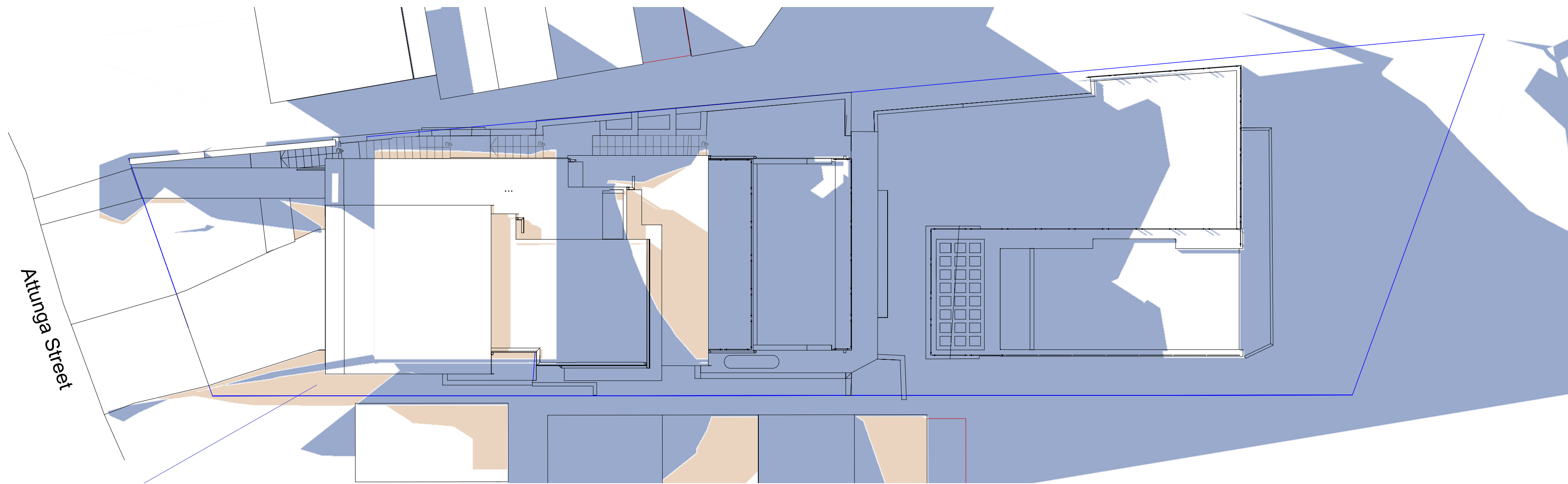
DA A200 A

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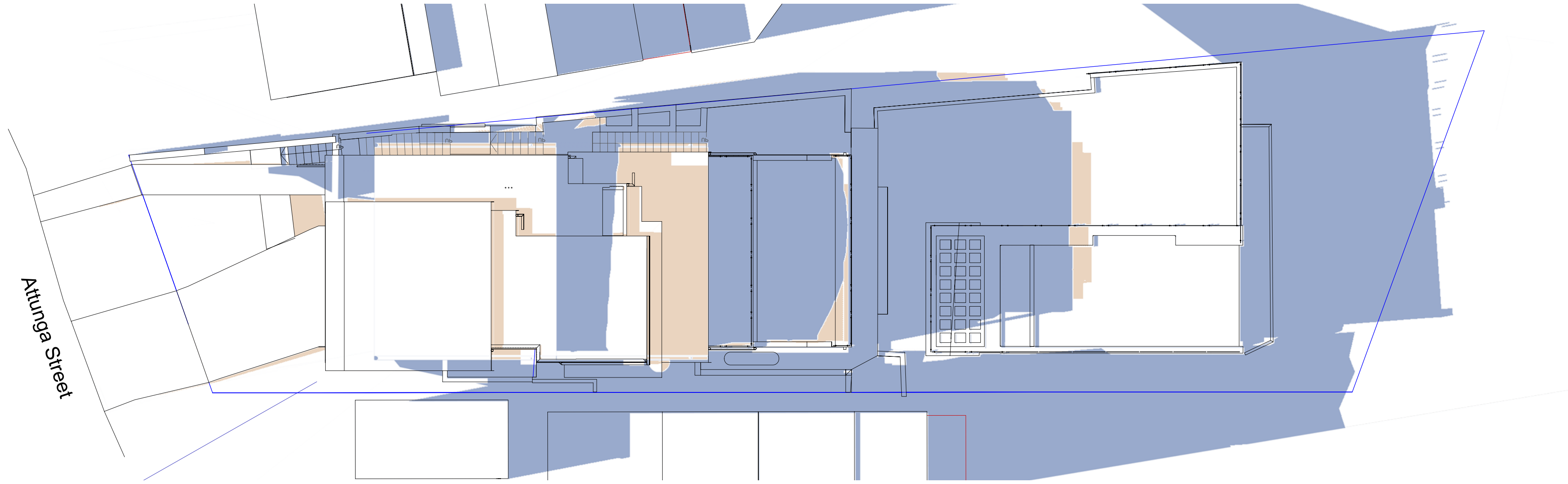
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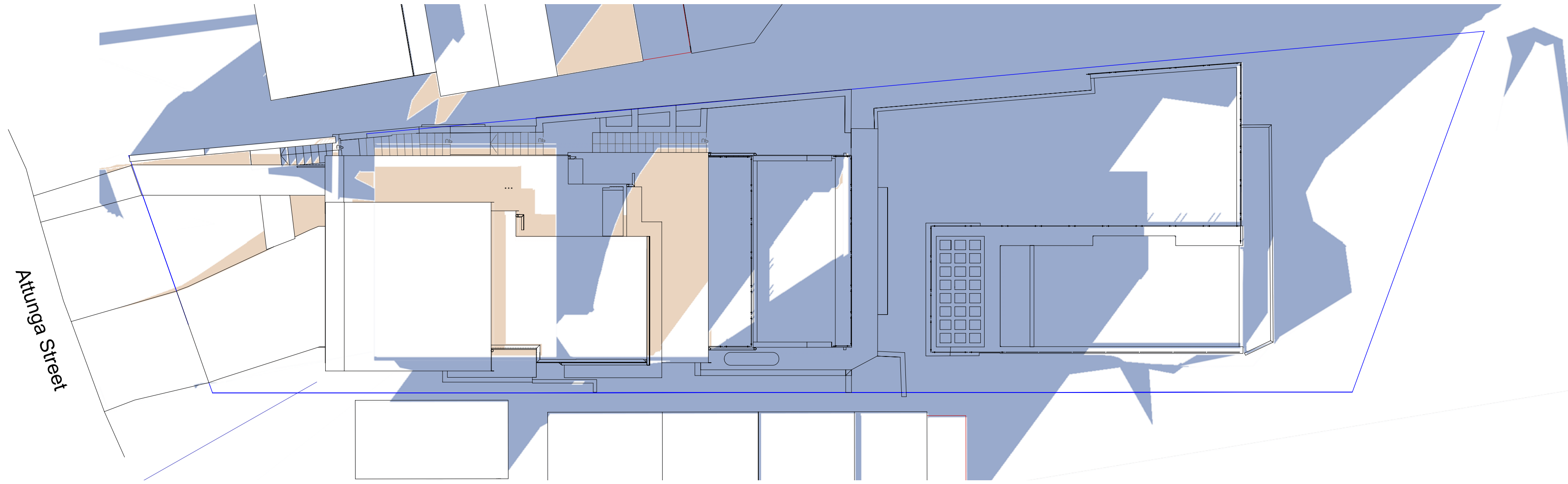
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01 Shadow Diagram for June 21st at 9.00am
Scale: 1:200



02 Shadow Diagram for June 21st at 12.00pm
Scale: 1:200



03 Shadow Diagram for June 21st at 3.00pm
Scale: 1:200

- LEGEND**
- Shadows cast by existing structures
 - Additional shadows cast by proposed structures

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project 19-778

Wearne Residence

56 Attunga Road

Newport, NSW 2096

Lot 1, DP 124062

client

Claire & Tim Wearne

dwg

Shadow Diagrams

printed 8/11/21 drawn PCA ckd LP scale@A1 1:200

DEVELOPMENT APPLICATION

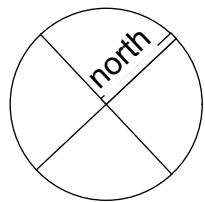
stage drawing # revision

DA A300 A

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Adjacent
Residence No.60

Adjacent
Residence No.58

Proposed
Street level
Addition No.56

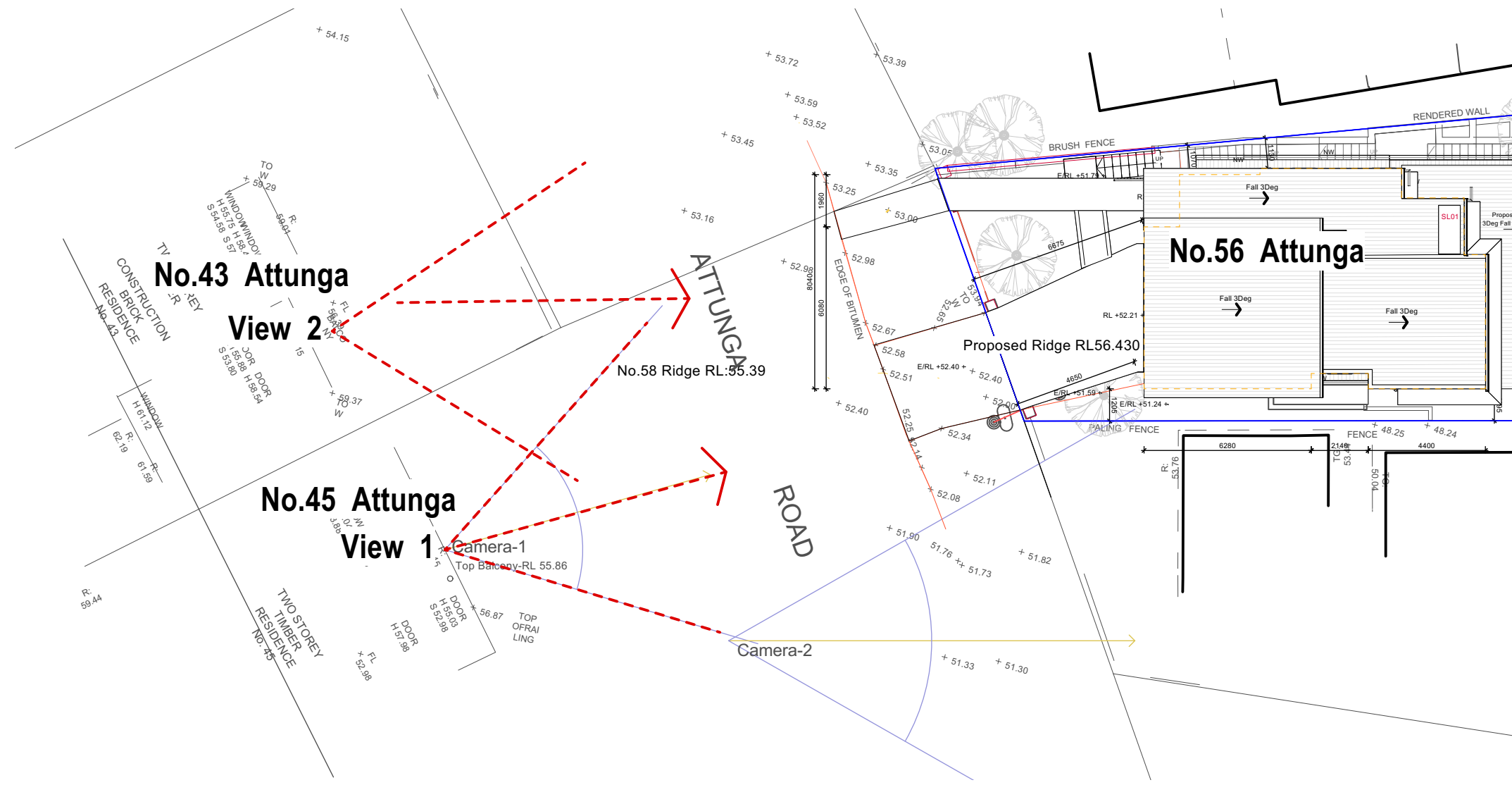
Existing
Crossover

Adjacent
Residence No.54

View from balcony of 43 Attunga Street



View from balcony of 45 Attunga Street





Headland View (from Street) No.32 The Serpentine

Image Source - Playoust Churcher Architects

Wearne Residence
56 Attunga Road, Newport, NSW 2096

revision A date 26/10/21 revision notes DA Issue by PCA

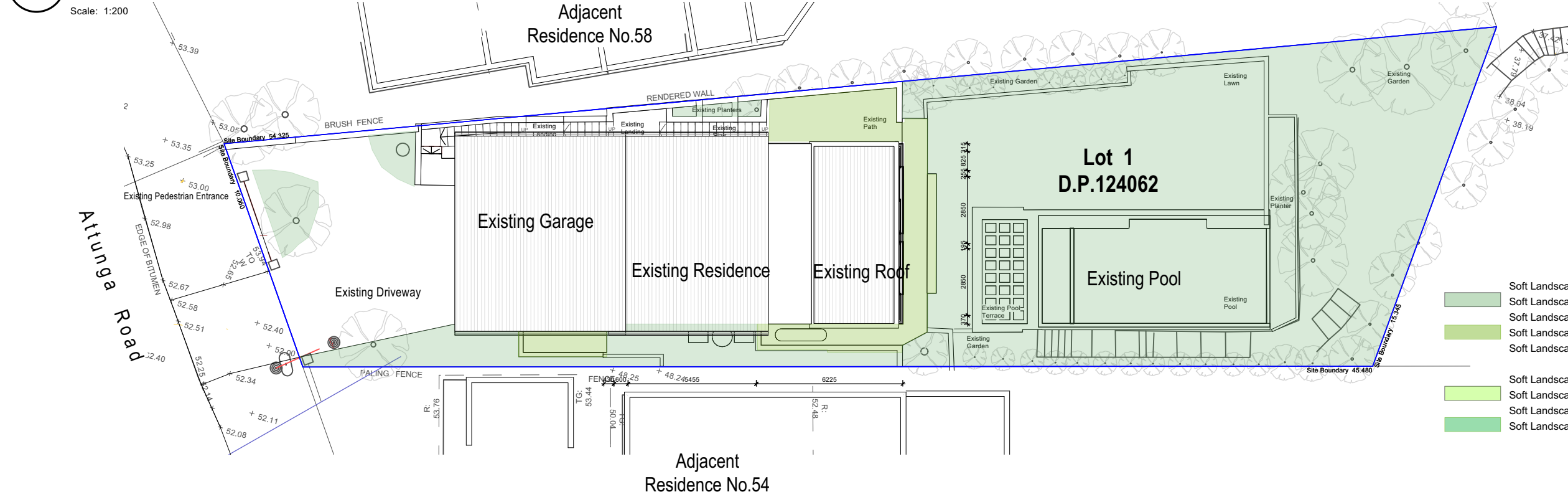
dwg Headland View from No32 The Serpentine

printed 26/10/21 drawing # A405 revision A
drawn PCA scale @ A4 NTS



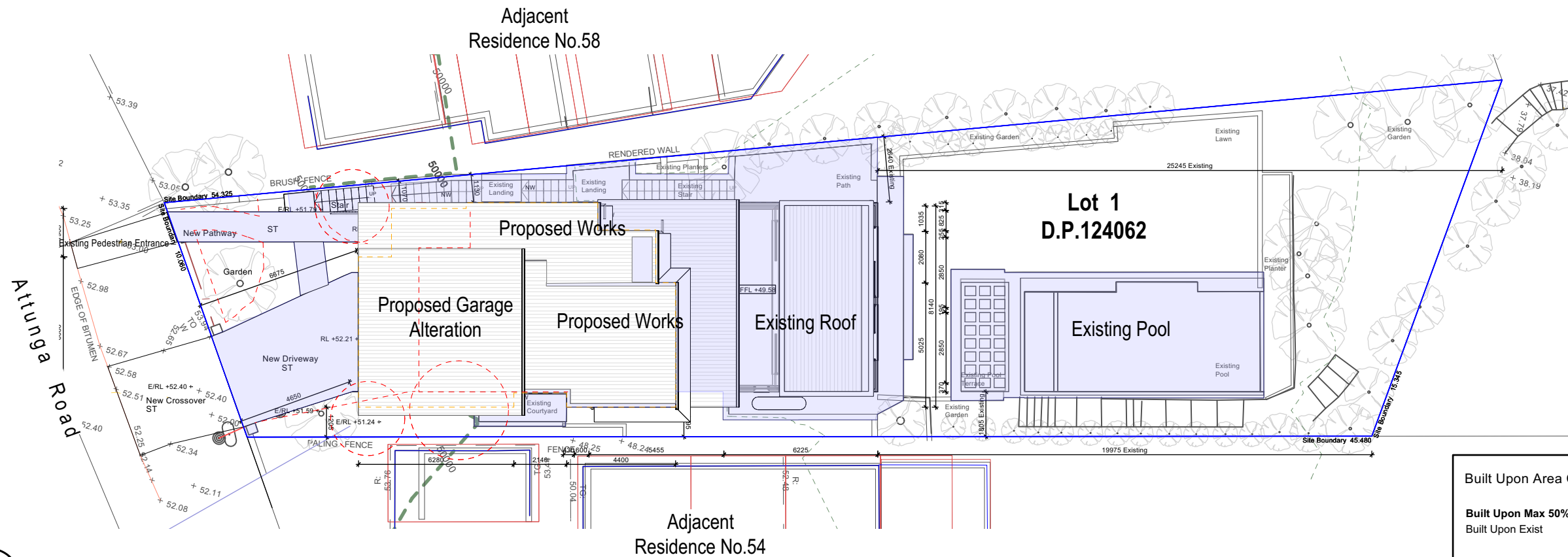
PLAYOUST
CHURCHER
ARCHITECTS

02 Landscape Area - Proposed



Soft Landscaping 60% Min (Permissible)	355.5 Sqm
Soft Landscaping Existing Area	334.003 Sqm
Soft Landscaping Existing 6% Allowance	35.550
Soft Landscaping Existing 6% on site	64.938 Sqm
Soft Landscaping Existing %	56.37%
Soft Landscaping Proposed Area	326.597 Sqm
Soft Landscaping Proposed 6% Allowance	35.550
Soft Landscaping Proposed 6% on site	34.985 Sqm
Soft Landscaping Proposed %	55.12%

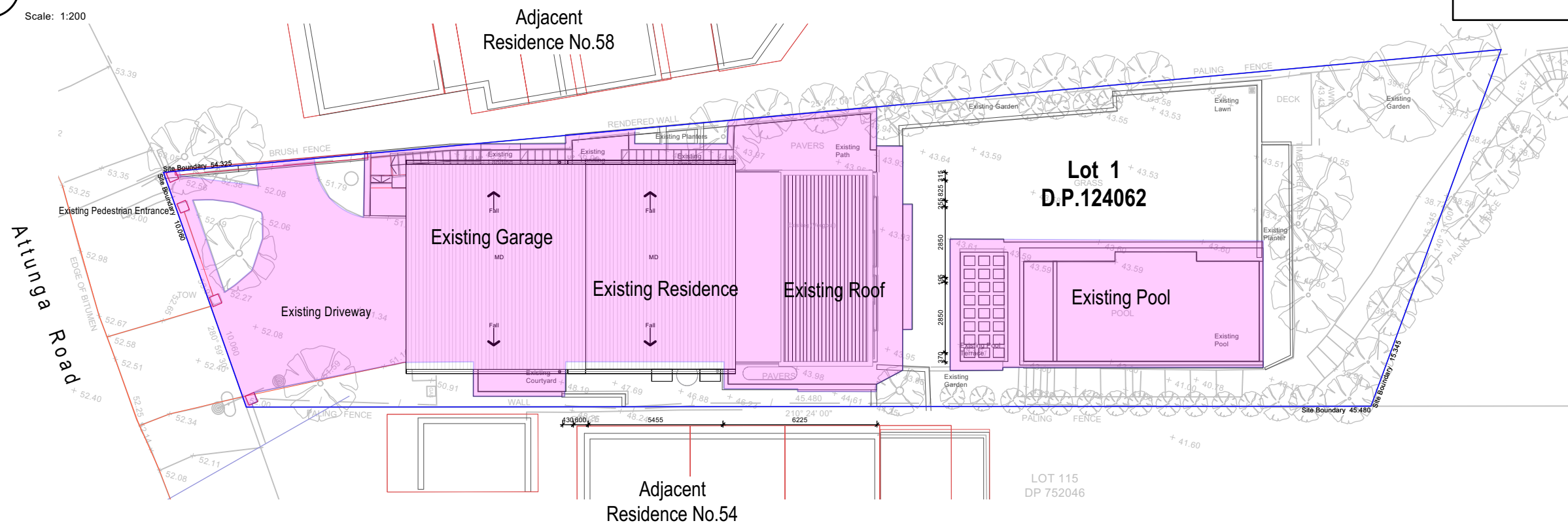
01 Landscape Area - Existing



Built Upon Area Calculations	
Built Upon Max 50% Permissible	296.250
Built Upon Exist	327.605 Sqm
	55.29%
Built Upon Proposed	324.939 Sqm
	54.84%

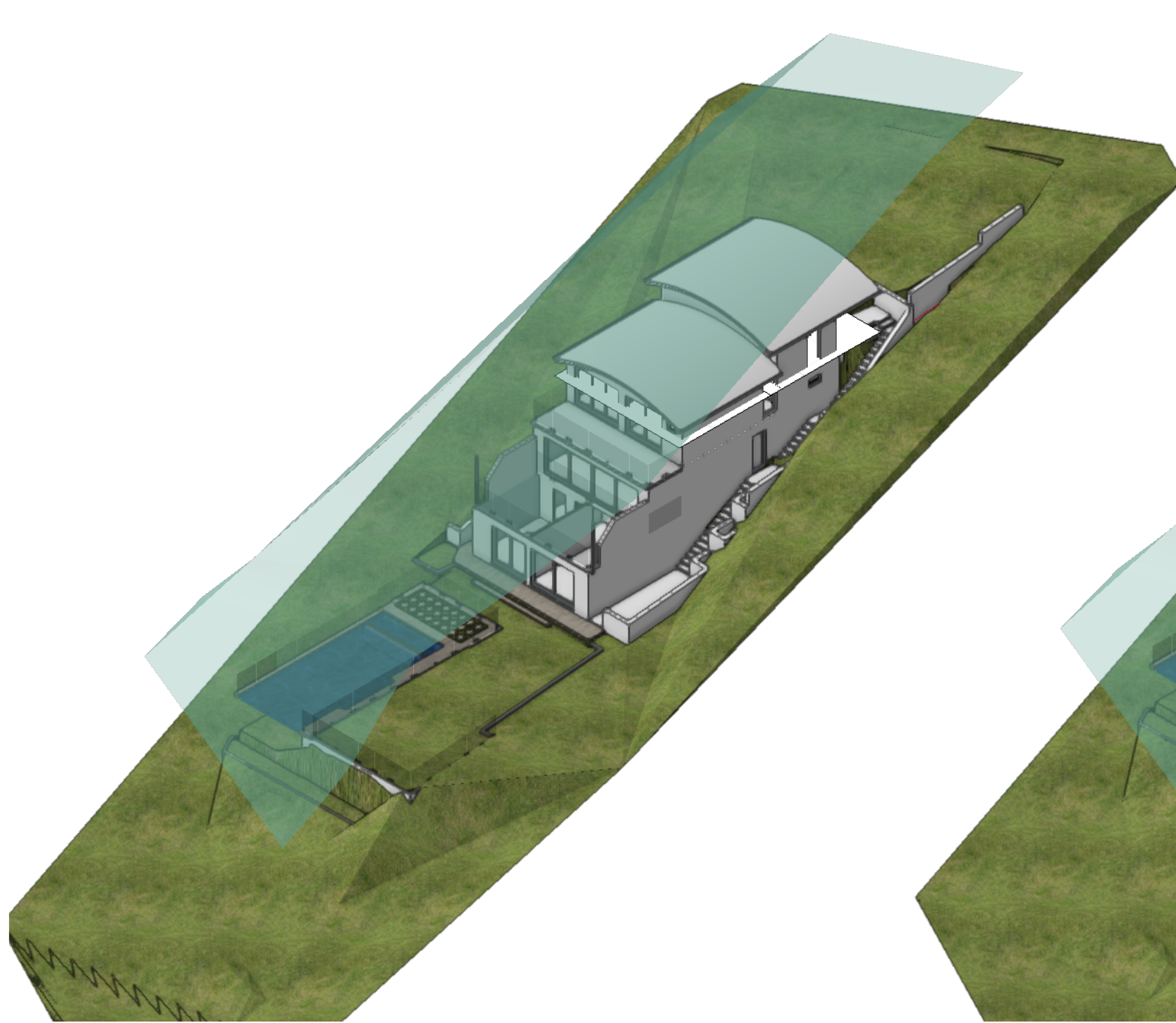
02 Built Upon Area - Proposed

Scale: 1:200

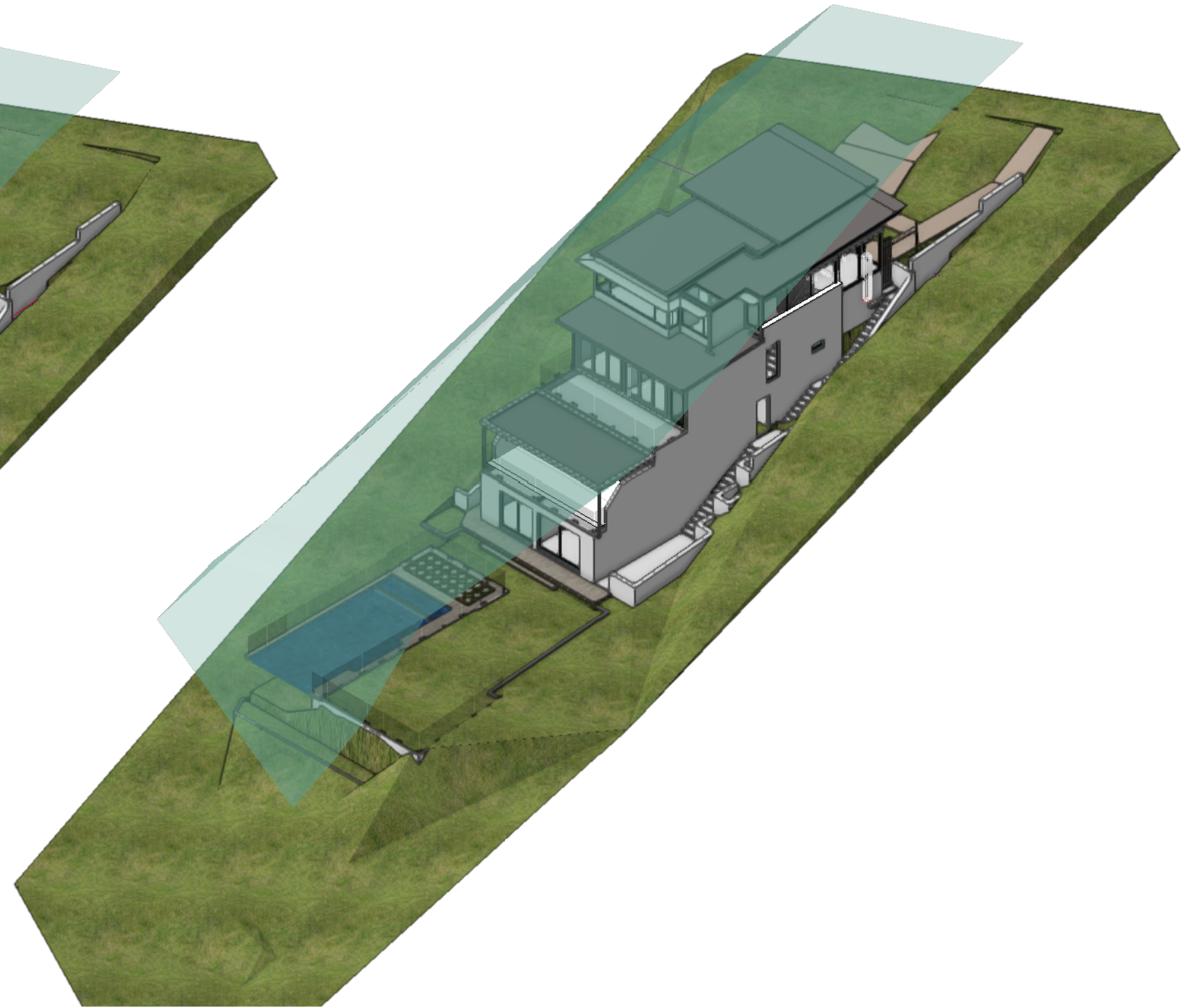


01 Built Upon Area - Existing

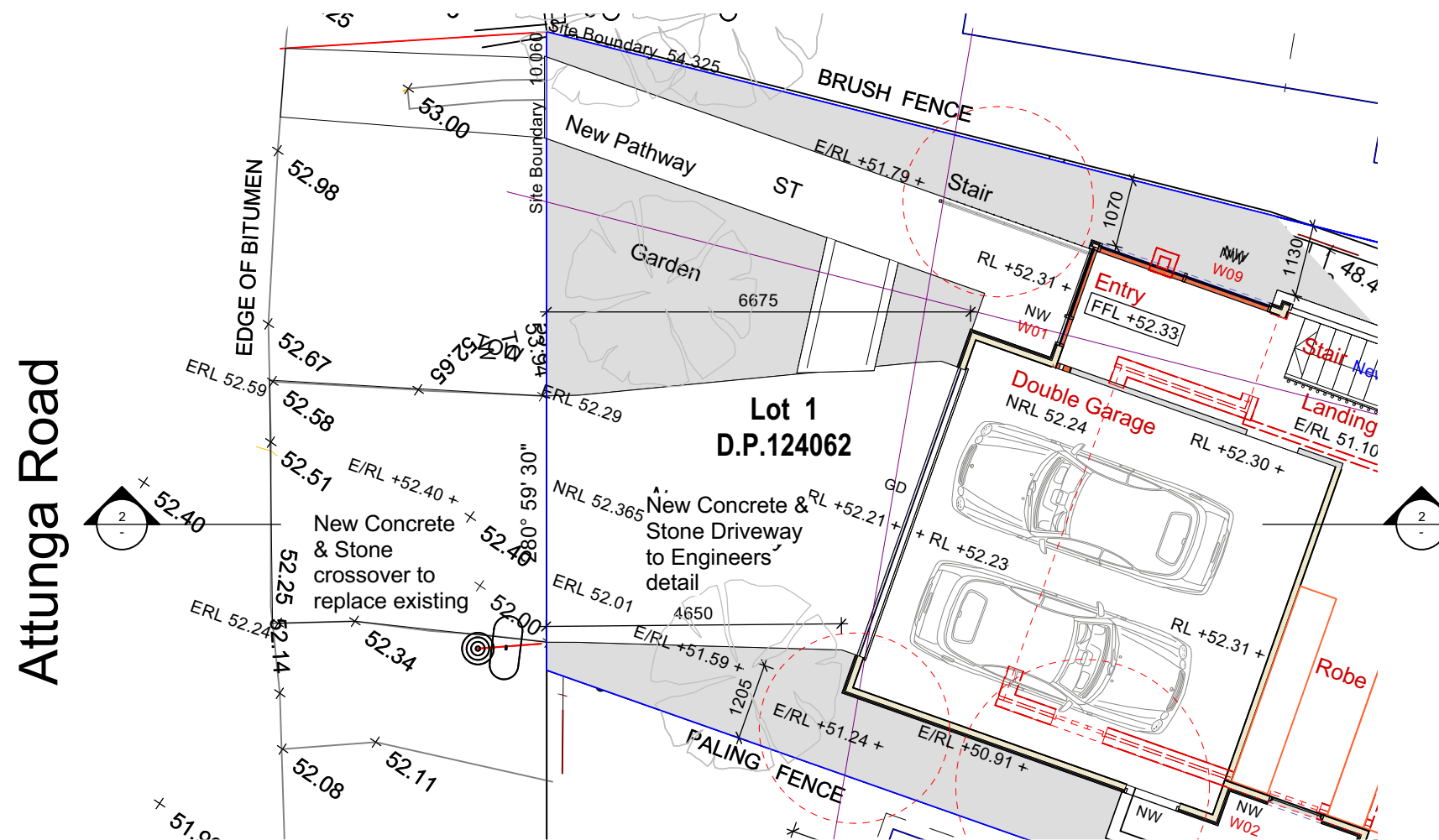
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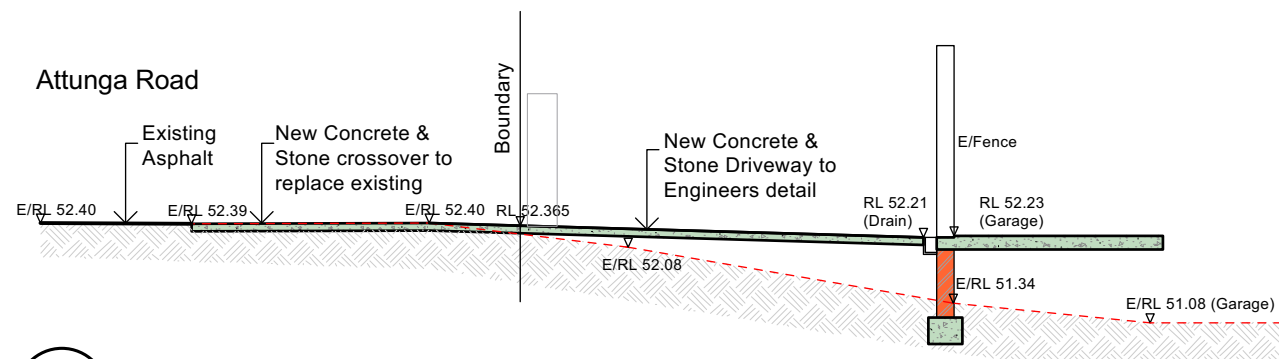
01 Building Height Plane - Existing
 - 8m Height Taken at Natural Ground Level
 Scale: NTS



02 Building Height Plane - Proposed
 - 8m Height Taken at Natural Ground Level
 Scale: NTS



02 Driveway Plan



01 Driveway Section

Scale: 1:100