

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0556

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

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



BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
Assessor #		BASIX Certificate #		
Assessor's name: Ved Baheti		m: 0421 530 876		e: ved@outsourcideas.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			

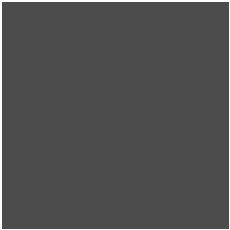
EXTERNAL FINISHES SCHEDULE



RENDERED MASONRY
COLOUR: LIGHT GREY
EP1



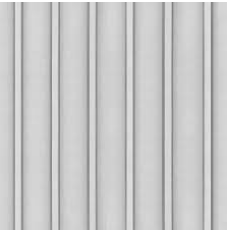
RENDERED MASONRY
COLOUR: MID GREY
EP2



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

☒ single-dwelling rating

5.5 stars

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

heating 39.0 MJ/m²

cooling 26.0 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved B. 20901

Assessor Signature *Ved B. 20901* Date 18/03/2021

FOR DEVELOPMENT APPLICATION ONLY

ISSUED FOR DEVELOPMENT APPLICATION
AMENDMENT

LEVEL 2 / 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
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TELEPHONE (02) 9955 5608
NSW NOMINATED ARCHITECT
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APRIL 2021
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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

COVER SHEET

NOT TO SCALE

2003

MARCH 2021

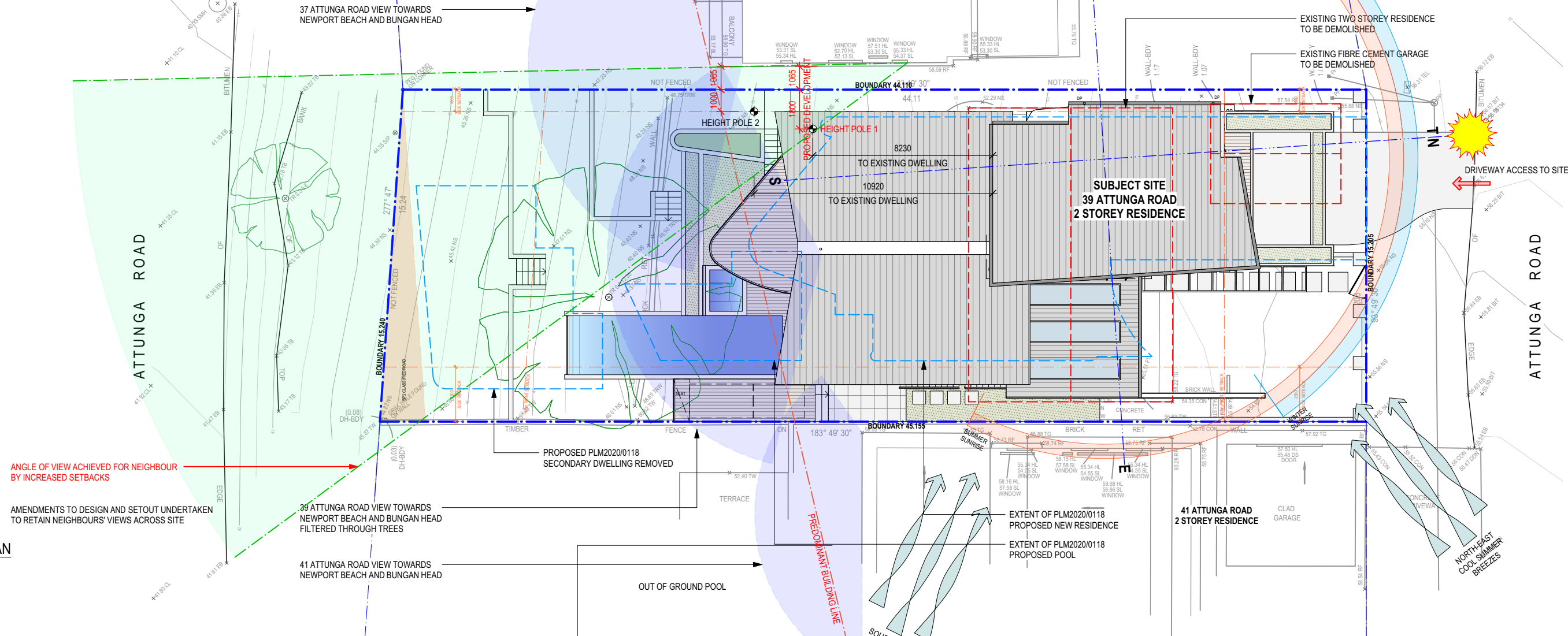
A000 A

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1 SITE PLAN
NOT TO SCALE

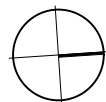


2 SITE ANALYSIS PLAN
SCALE 1:200

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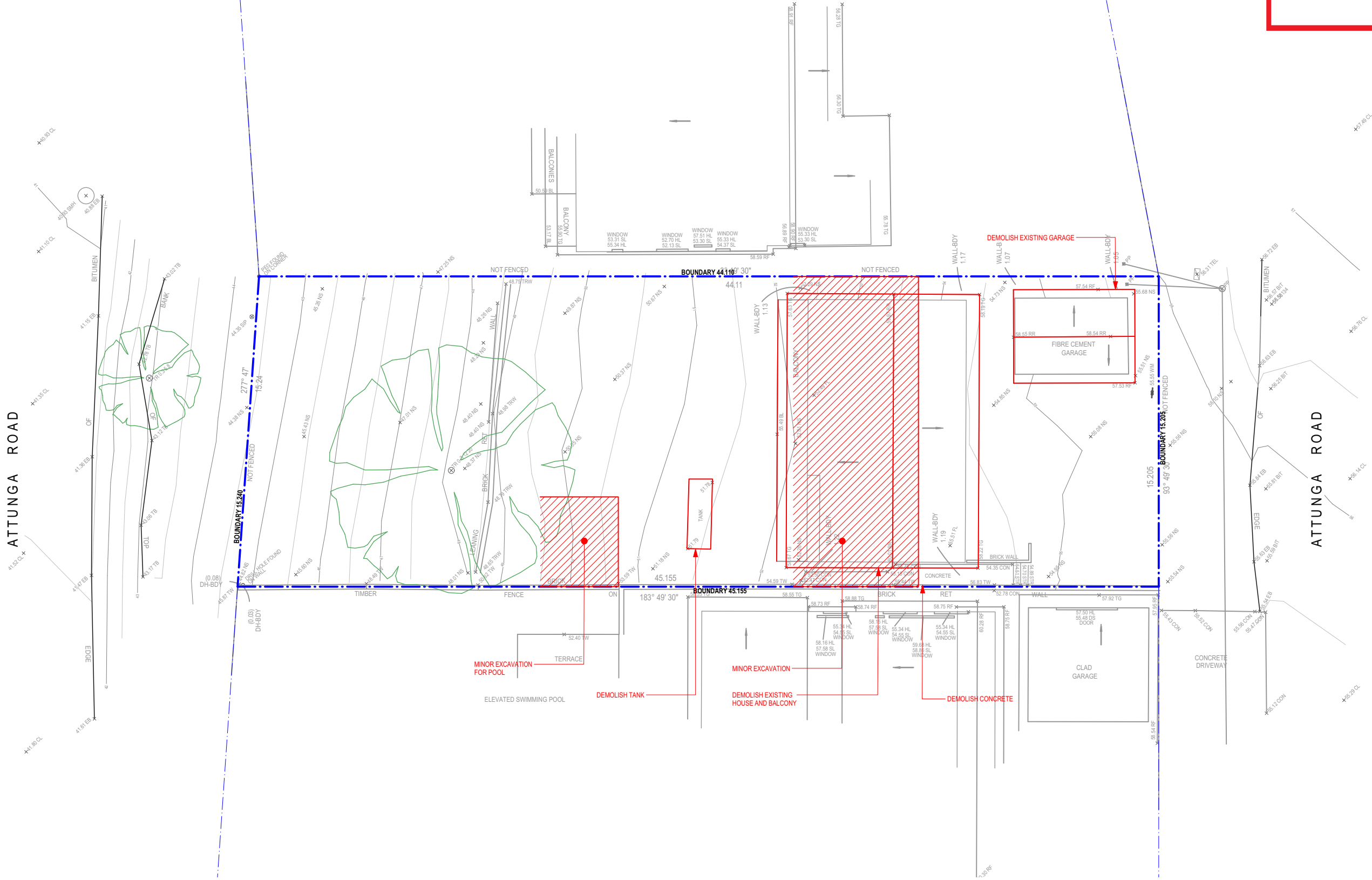
SITE PLAN AND SITE ANALYSIS PLAN
AS NOTED @ A3

2003
FEB 2021

A001 A

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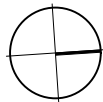
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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

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

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DA2021/0556

ATTUNGA ROAD

ATTUNGA ROAD

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
Acmena smithii 'Hot Flush'

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.



BI MIN 25L POT
COASTAL BANKSIA
Banksia integrifolia

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.



PX PHILODENDRON
philodendron xanadu

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.



WF COASTAL ROSEMARY
Westringia fruticosa

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



PT NEW ZEALAND FLAX
Phormium Bronze Warrior

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



LL SPINY MAT RUSH
Lomandra longifolia

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.



DE GYMEA LILLY
Doryanthes excelsa

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.



CR NATIVE PIGFACE
Carpobrotus rossii

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.



DR KIDNEY WEED
Dichondra Repens

- 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



LAWN (L) NARA NATIVE TURF
Nara Zoysia

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.



P1 WASHED RIVER PEBBLES



BP BURRAWANG PALM
Macrozamia Communis

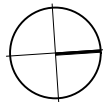


DR DRAGON TREE
Dracaena Draco

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NEW HORTON RESIDENCE 39 ATTUNGA ROAD NEWPORT

LANDSCAPE CONCEPT PLAN

1:200 @ A3

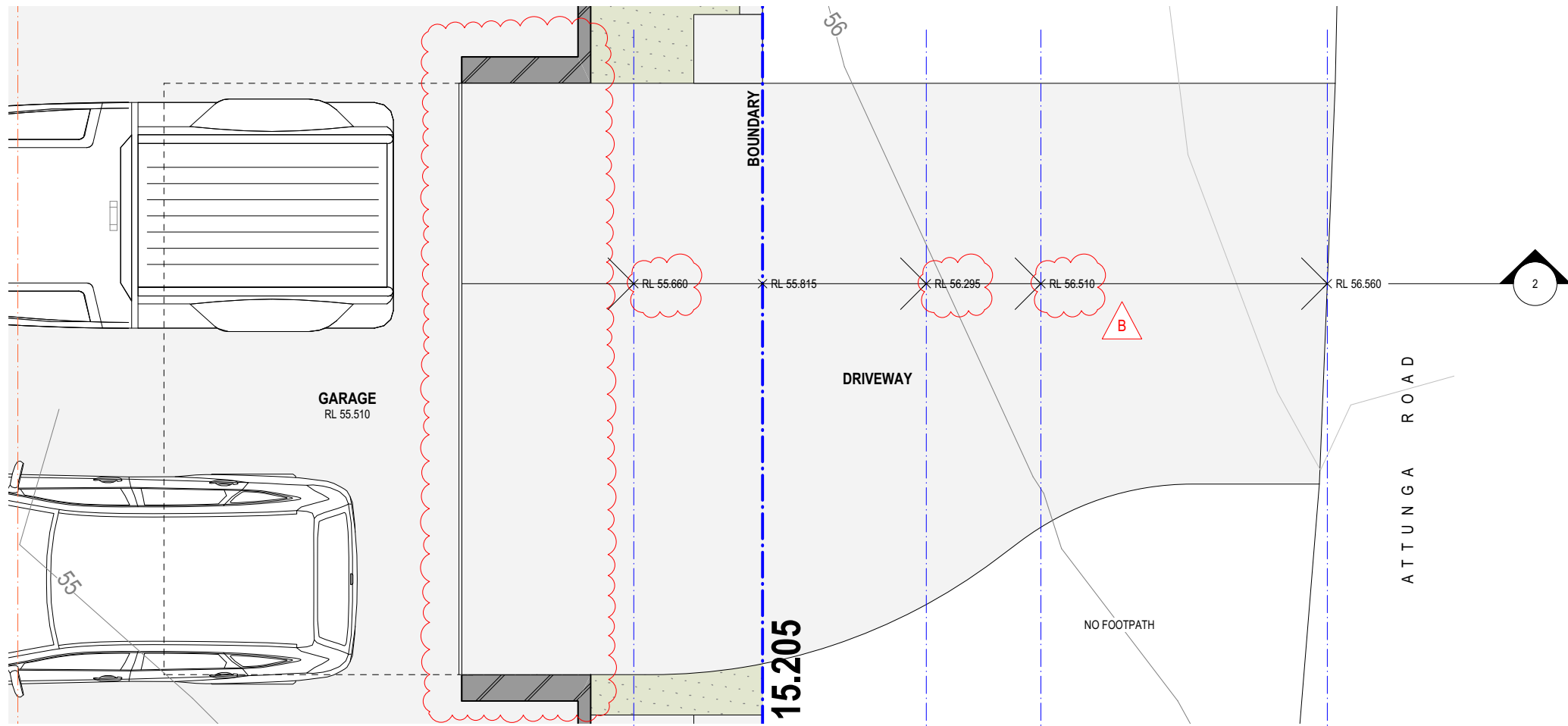
2003

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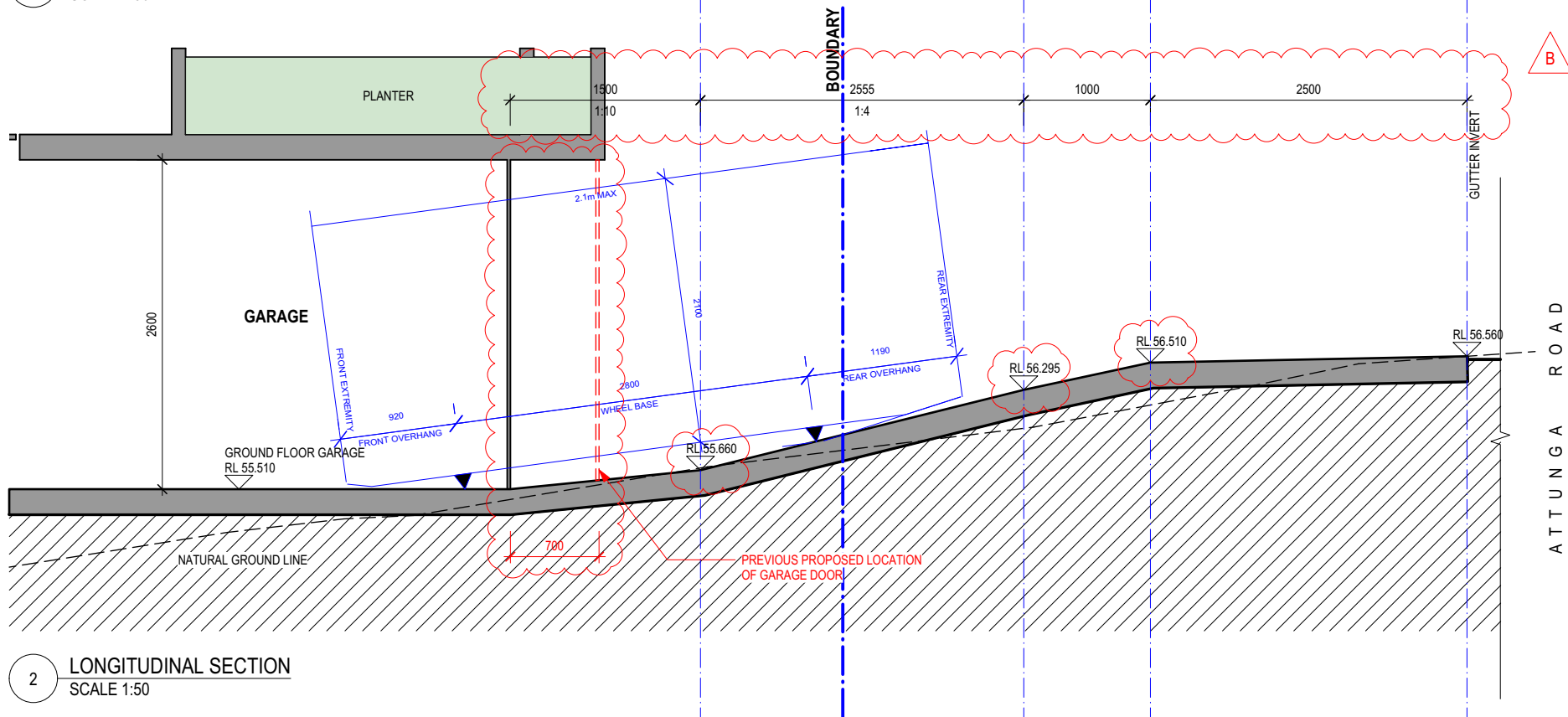
A003 D

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1 PLAN
SCALE 1:50



2 LONGITUDINAL SECTION
SCALE 1:50

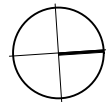


3 EXISTING FRONT STREETScape
NOT TO SCALE

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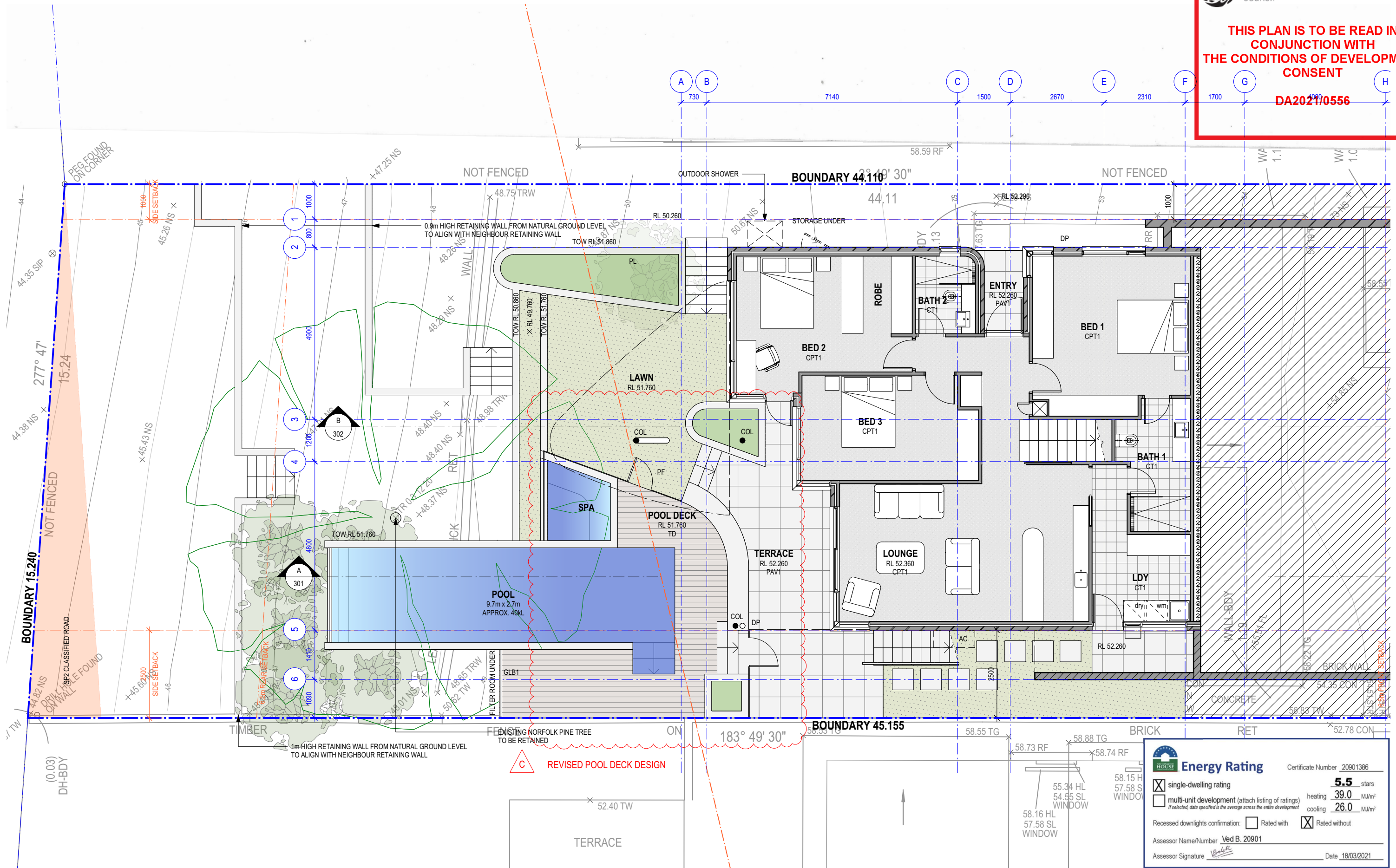
NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

DRIVEWAY PROFILE AND SECTION
1:50 @ A3

2003
FEB 2021
A003 B

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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/m ²
If selected, data specified is the average across the entire development		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. 20901</i>	Date 18/03/2021

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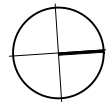
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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

LOWER GROUND FLOOR PLAN
1:100 @ A3

2003
FEB 2021

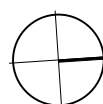
A101 C

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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

1:100 @ A3

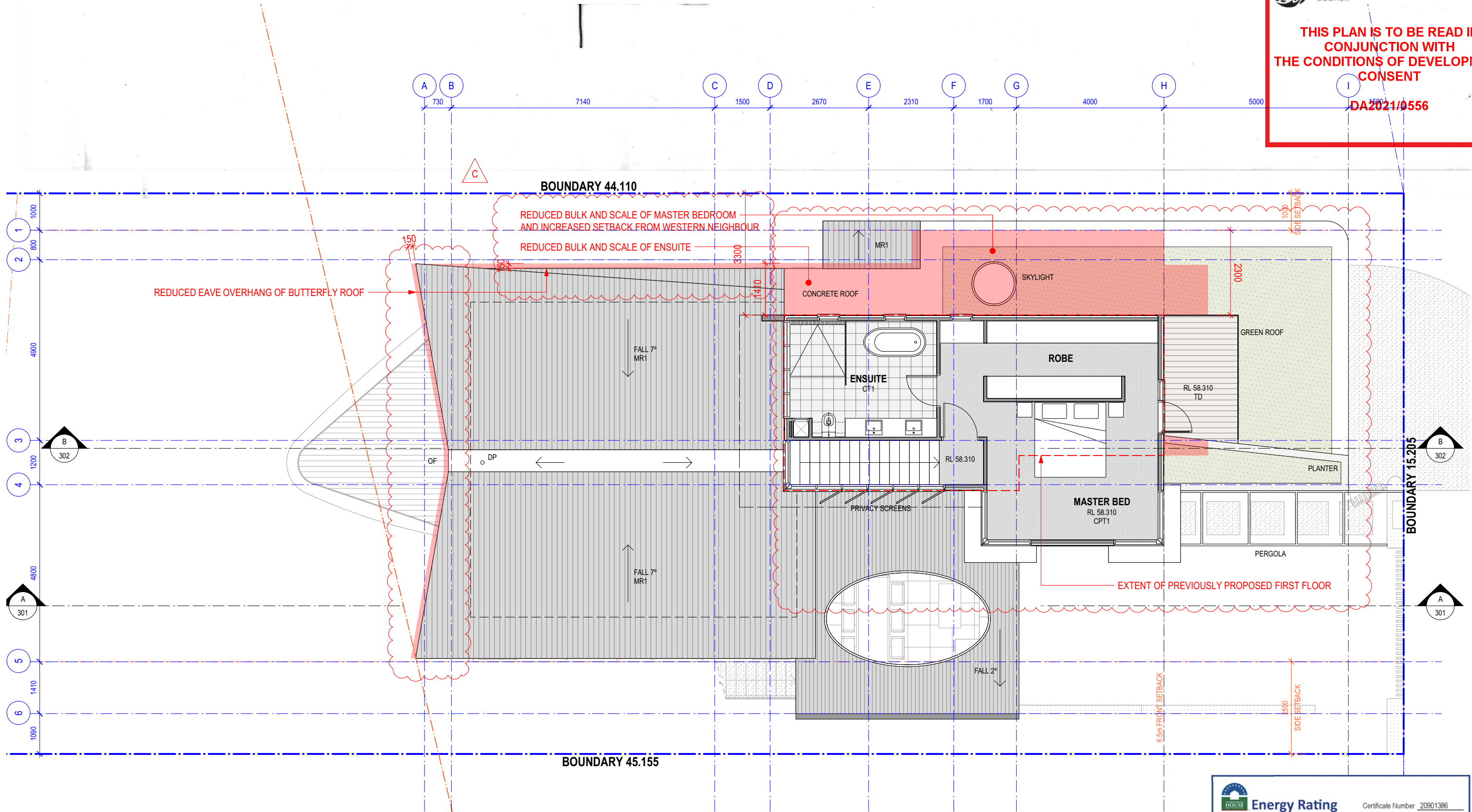
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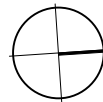
0 1:100 5m

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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

FIRST FLOOR PLAN

1:100 @ A3

2003 A103 C

FEB 2021

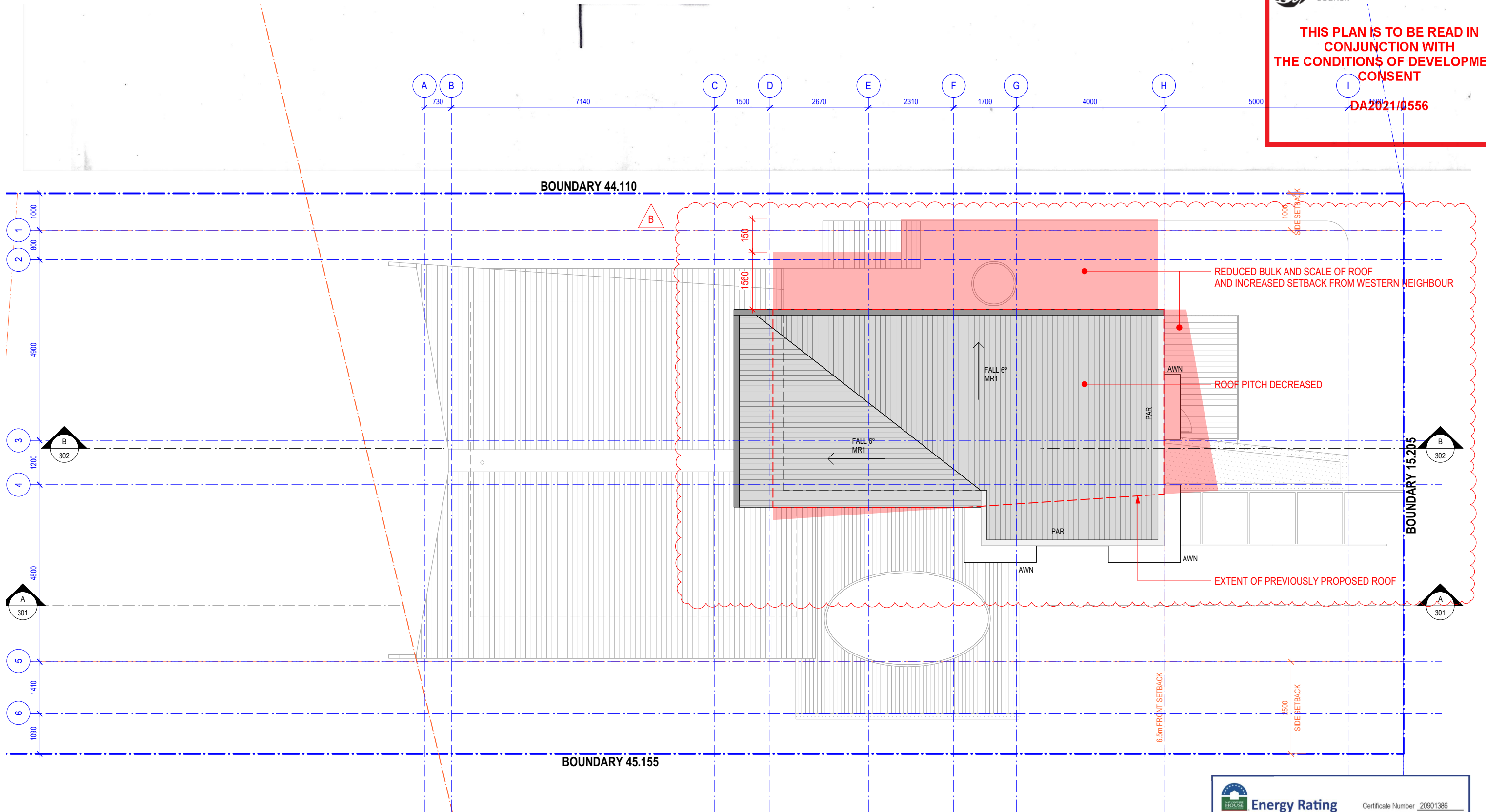
	Energy Rating	Certificate Number 20901386
<input checked="" type="checkbox"/> single-dwelling rating		5.5 stars
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating	39.0 MJ/m ²
<small>If selected, data specified is the average across the entire development</small>	cooling	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

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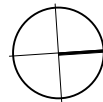
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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

ROOF PLAN
1:100 @ A3

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FEB 2021
A104 B

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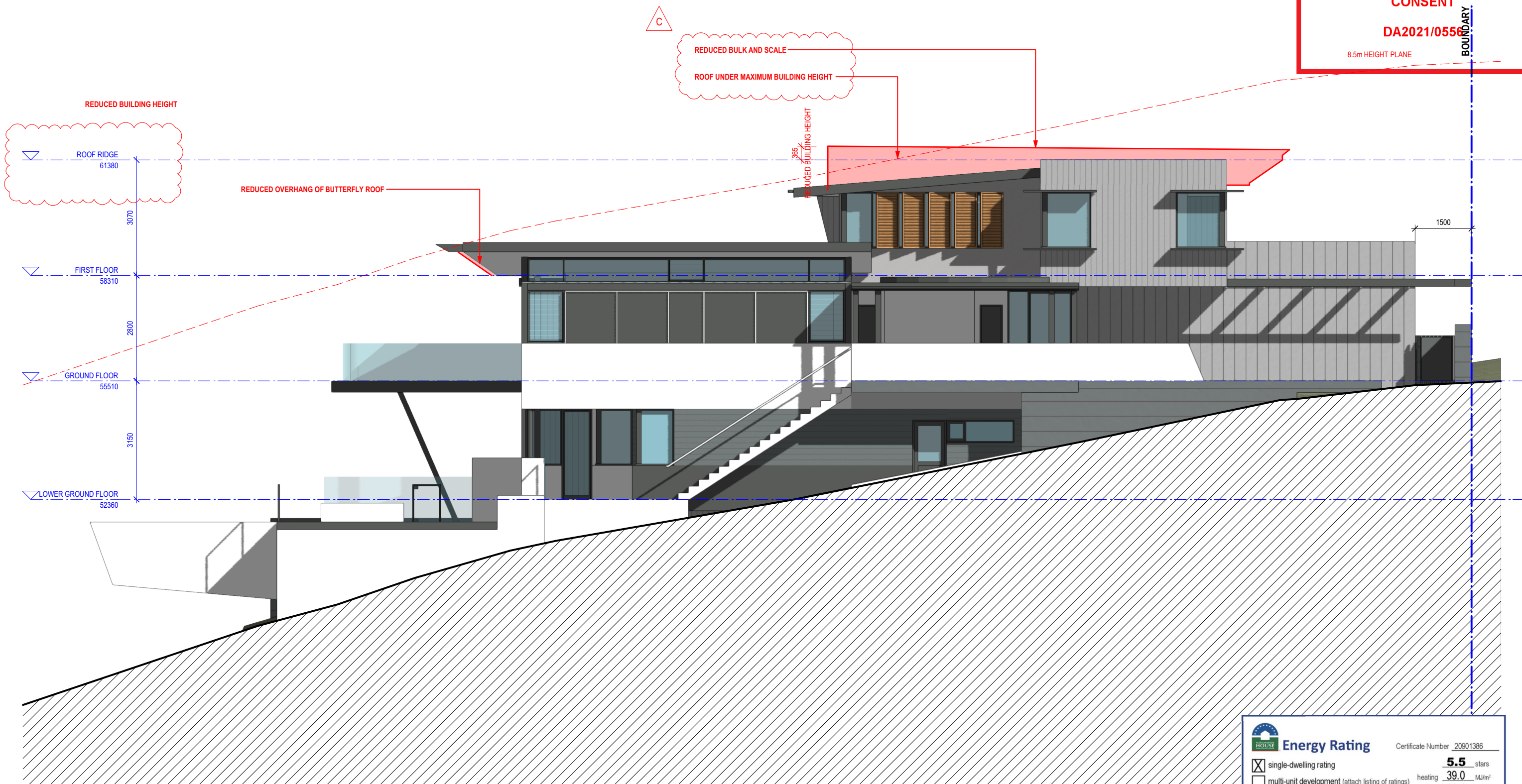
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<input checked="" type="checkbox"/> single-dwelling rating		5.5 stars
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating	39.0 MJ/m²
<small>If selected, data specified is the average across the entire development</small>	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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8.5m HEIGHT PLANE

BOUNDARY



Energy Rating Certificate Number 20901386

☒ single-dwelling rating **5.5** stars

☐ 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: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved B. 20901

Assessor Signature *Ved B. 20901* Date 18/03/2021

0 1:100 5m

0 1:100 5m

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39 ATTUNGA ROAD NEWPORT

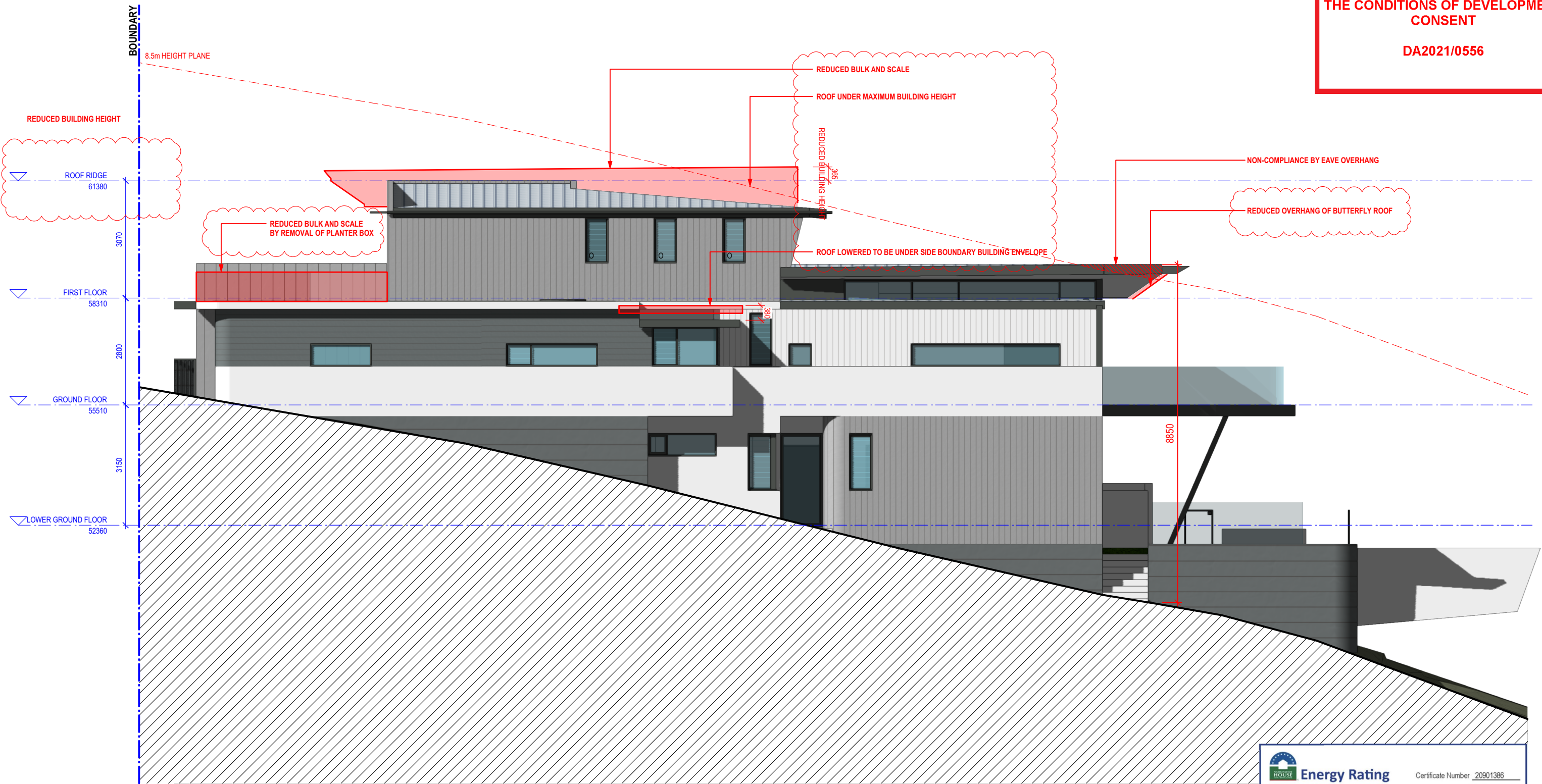
EAST ELEVATION
1:100 @ A3



2003 A201 C
FEB 2021

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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

WEST ELEVATION
1:100 @ A3

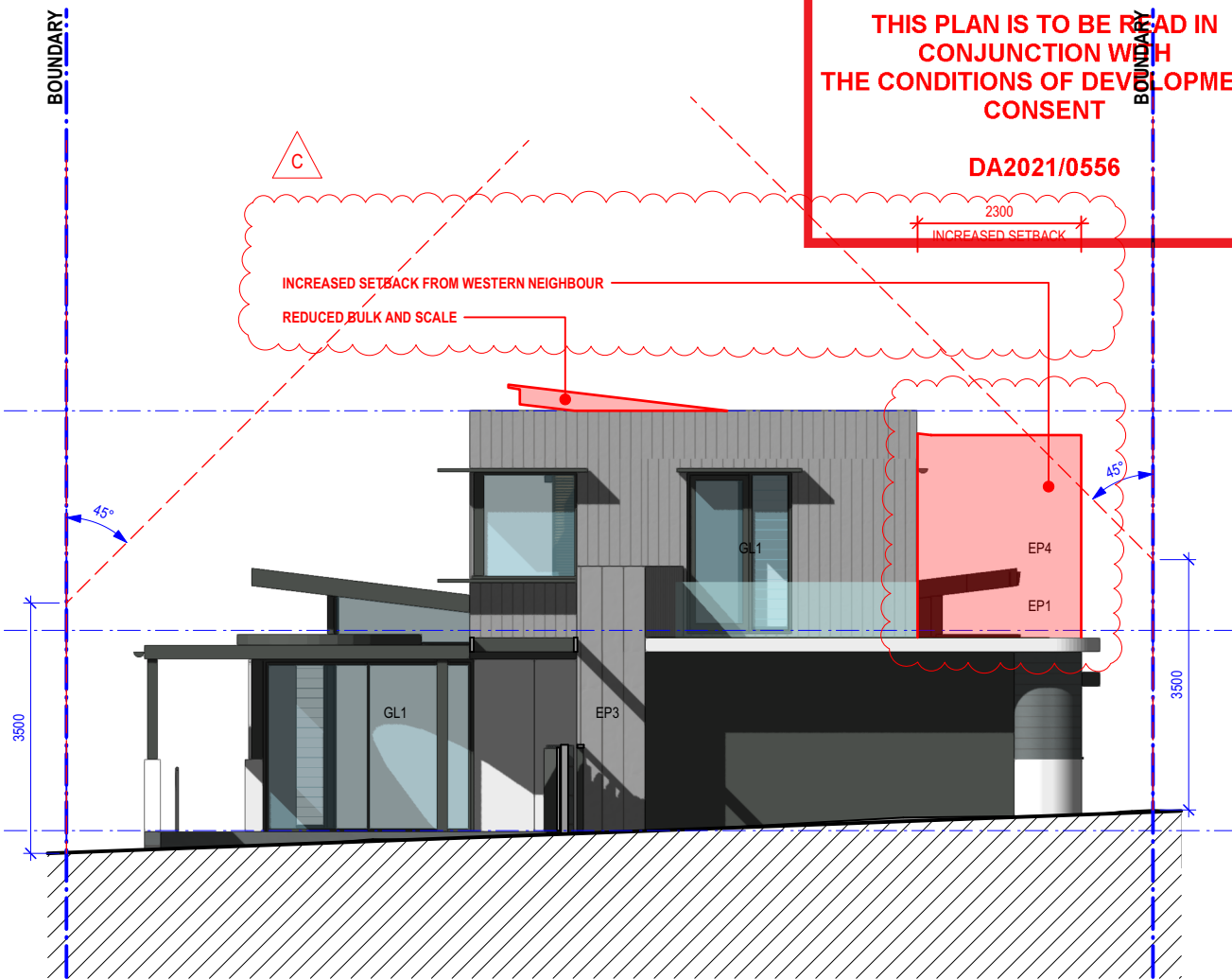
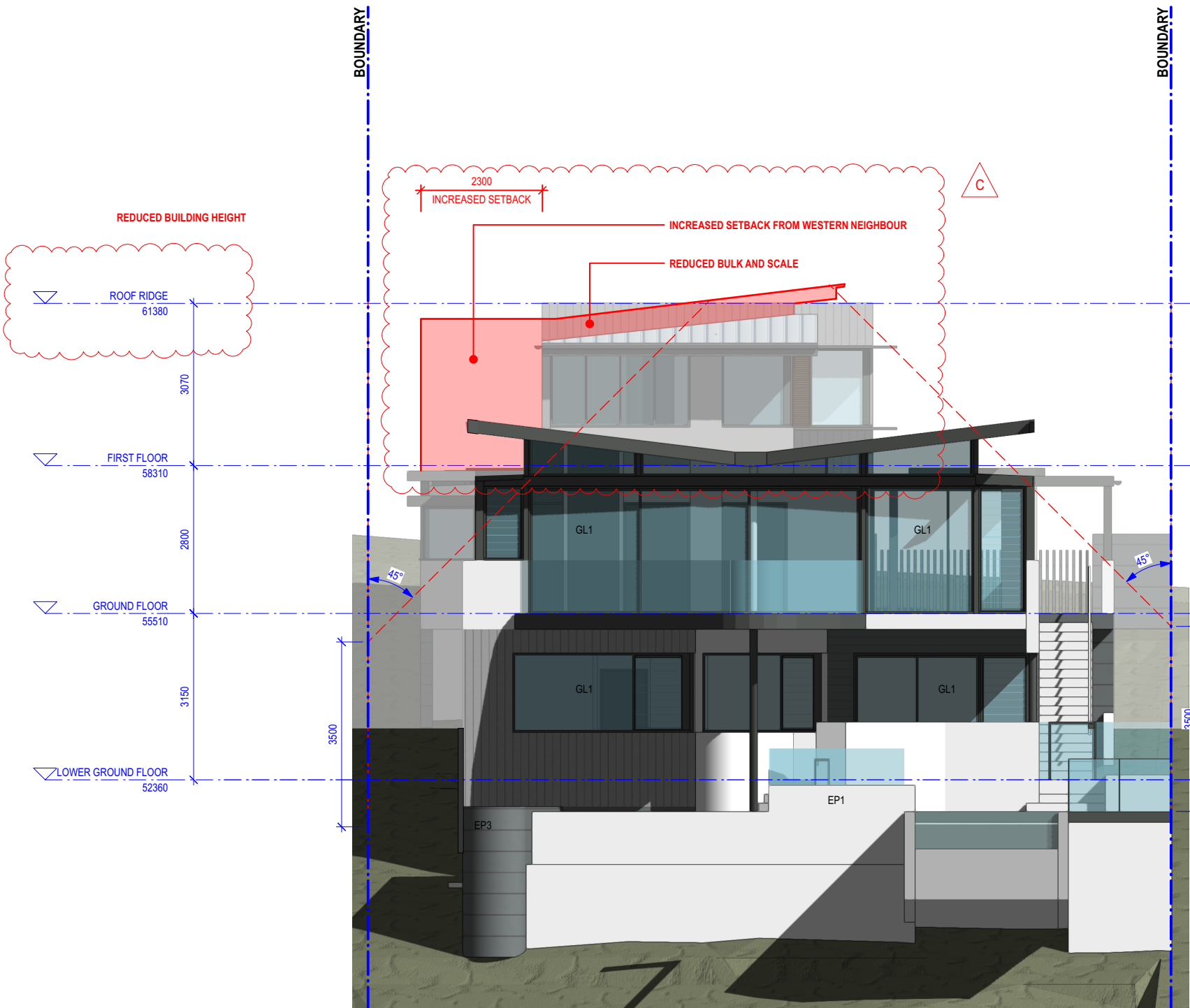
2003 A202 C
FEB 2021

MHDP
ARCHITECTS



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0556



0 1:100 5m

FOR DEVELOPMENT APPLICATION ONLY

RE-ISSUED FOR DEVELOPMENT APPLICATION
AMENDMENT

LEVEL 2 / 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
EMAIL: architects@mhdpc.com.au
TELEPHONE (02) 9955 5608
NSW NOMINATED ARCHITECT
MARK HURCUM - Reg. No. 5605
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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/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		

0 1:100 5m

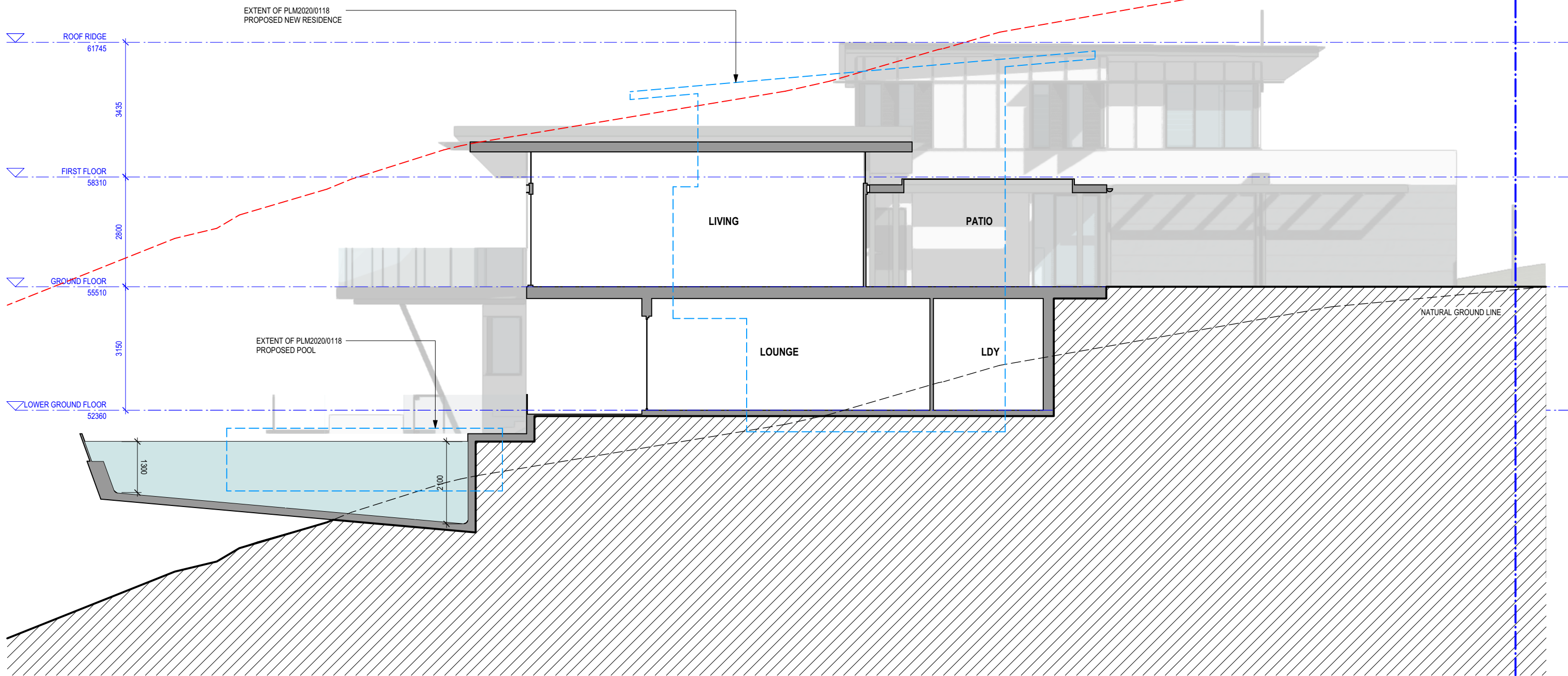
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CONSENT

DA2021/0556

8.5m HEIGHT PLANE



0 1:100 5m

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APRIL 2021
DATE

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NEW HORTON RESIDENCE
39 ATTUNGA ROAD NEWPORT

SECTION A-A

1:100 @ A3

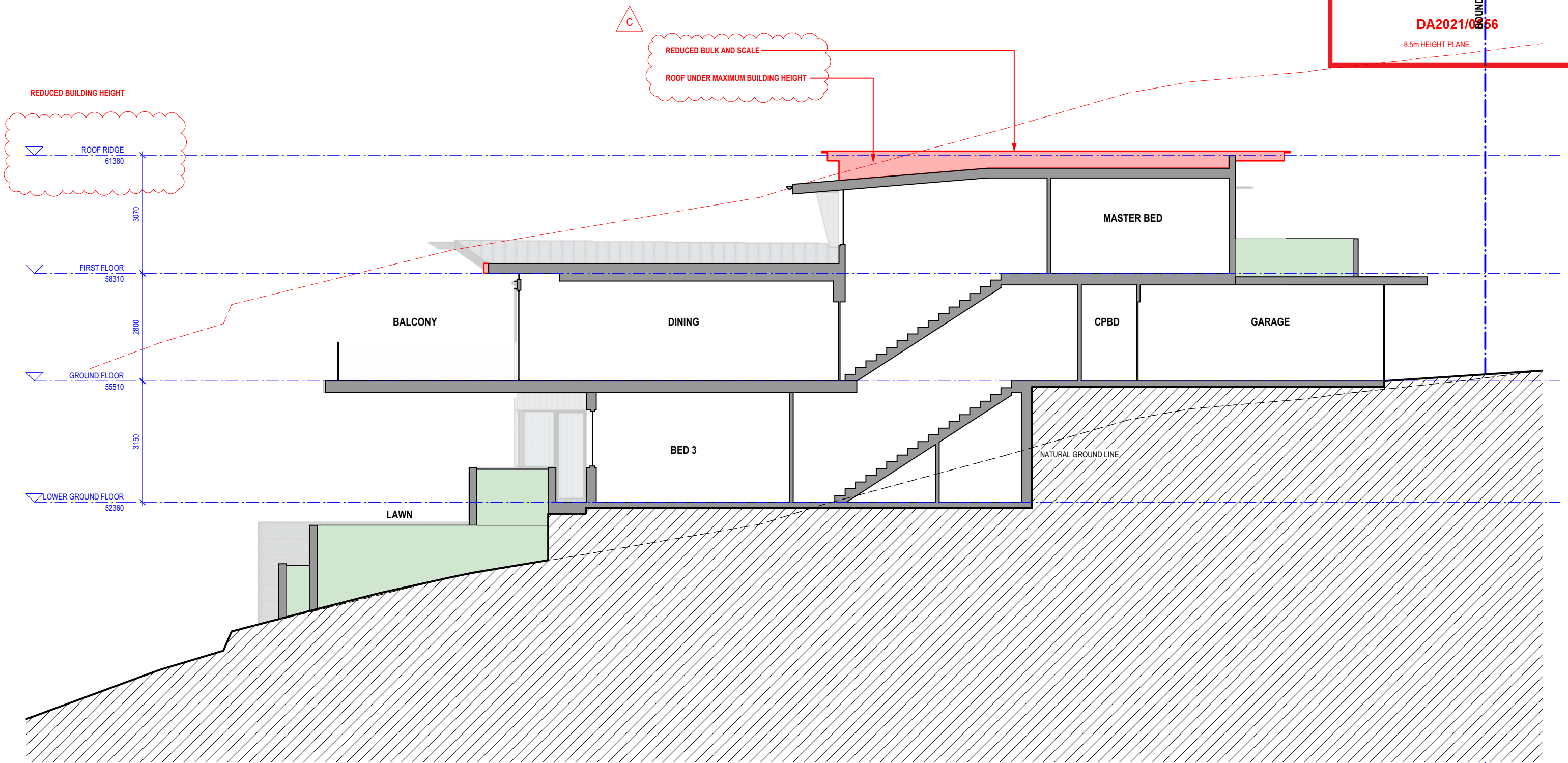
2003

FEB 2021

A301 A

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NEW HORTON RESIDENCE
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SECTION B-B
1:100 @ A3

2003 A302 C
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