

# 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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### 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  
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D - PRELIMINARY DA DRAWINGS

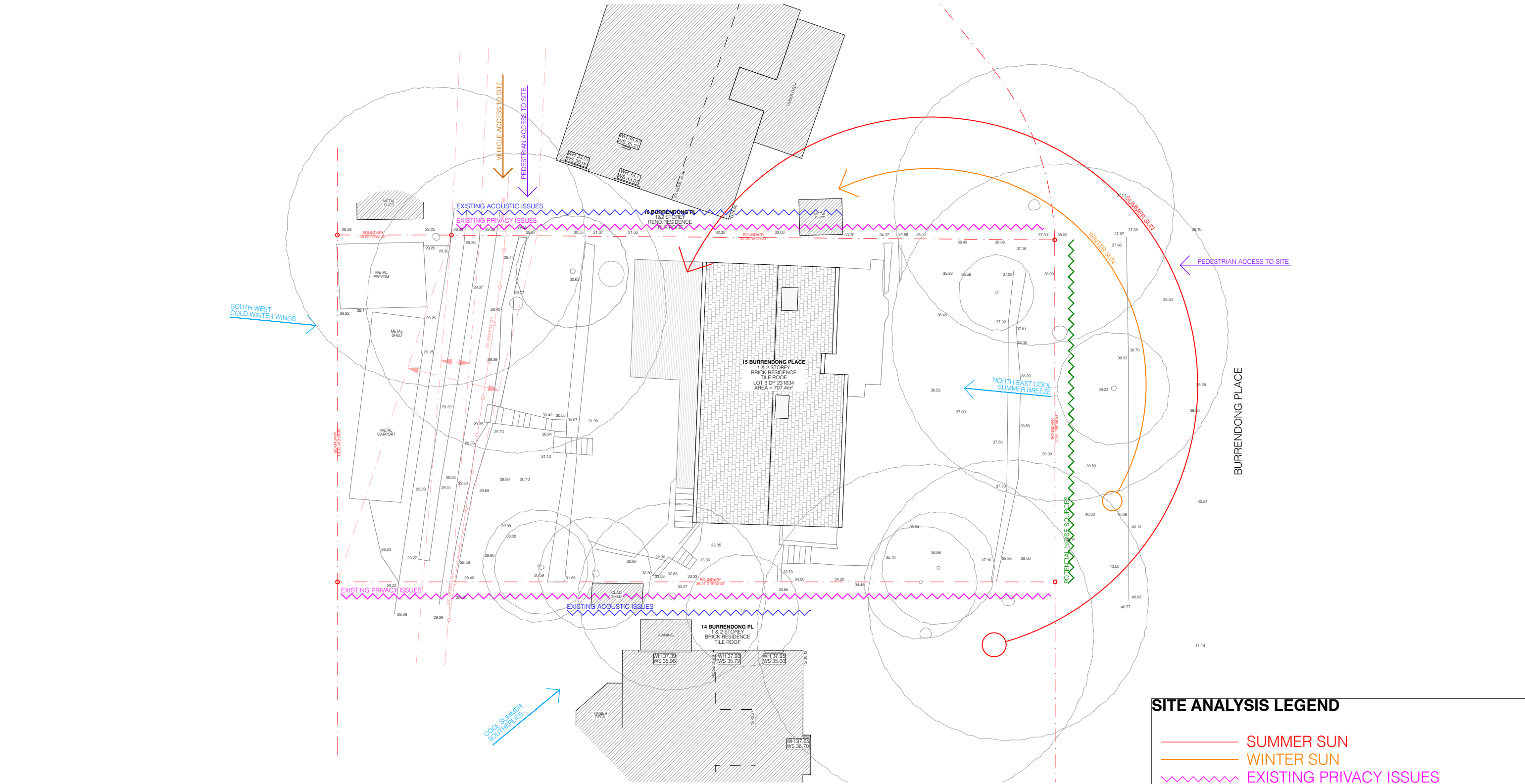


MUSACCHIO **DA.00 (F)** COVER

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SITE ANALYSIS PLAN  
SCALE 1:200

SITE ANALYSIS LEGEND

SUMMER SUN

WINTER SUN

EXISTING PRIVACY ISSUES

EXISTING ACOUSTIC ISSUES

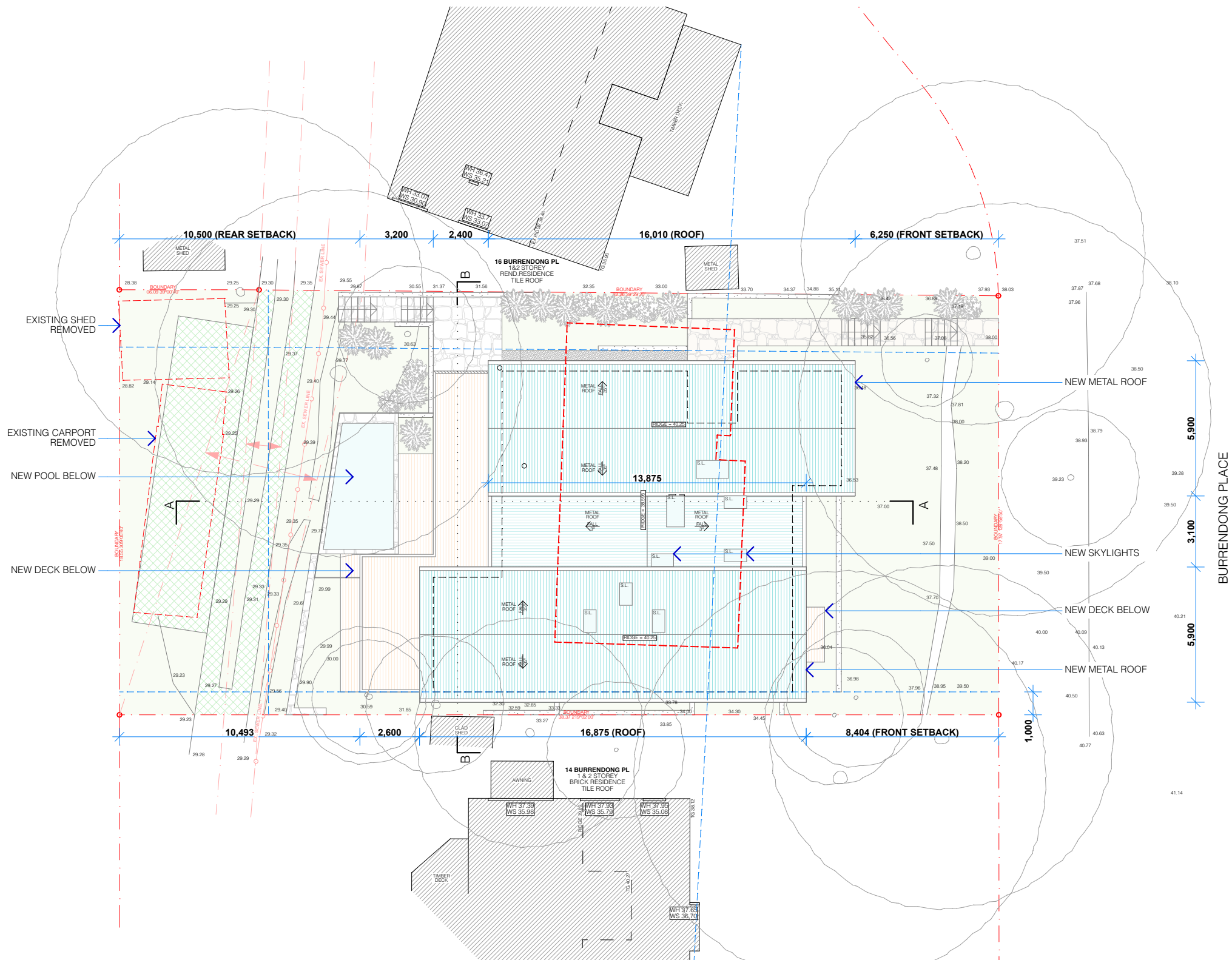
POTENTIAL NOISE SOURCES

PEDESTRIAN ACCESS TO SITE

VEHICLE ACCESS TO SITE

WIND





**SITE PLAN**  
SCALE 1:200



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**SITE PLAN. 1:200**

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MUSACCHIO

**DA.02 (F)**  
**SITE PLAN**

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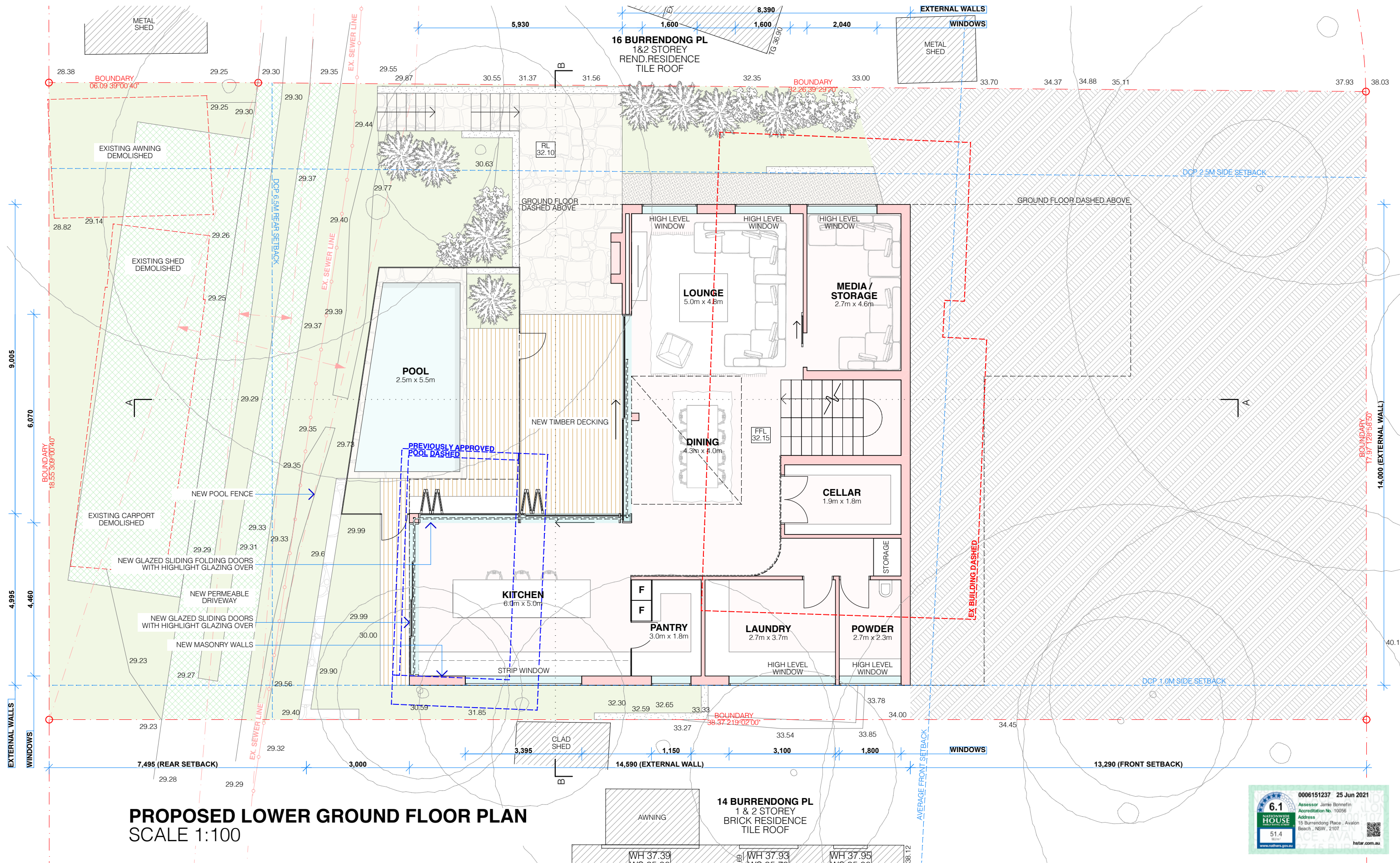
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1:200 @ A3







**PROPOSED LOWER GROUND FLOOR PLAN**  
SCALE 1:100

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### PROPOSED LOWER GROUND. 1:100

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**DA.04 (F)**

MUSACCHIO **PROPOSED LOWER GROUND**

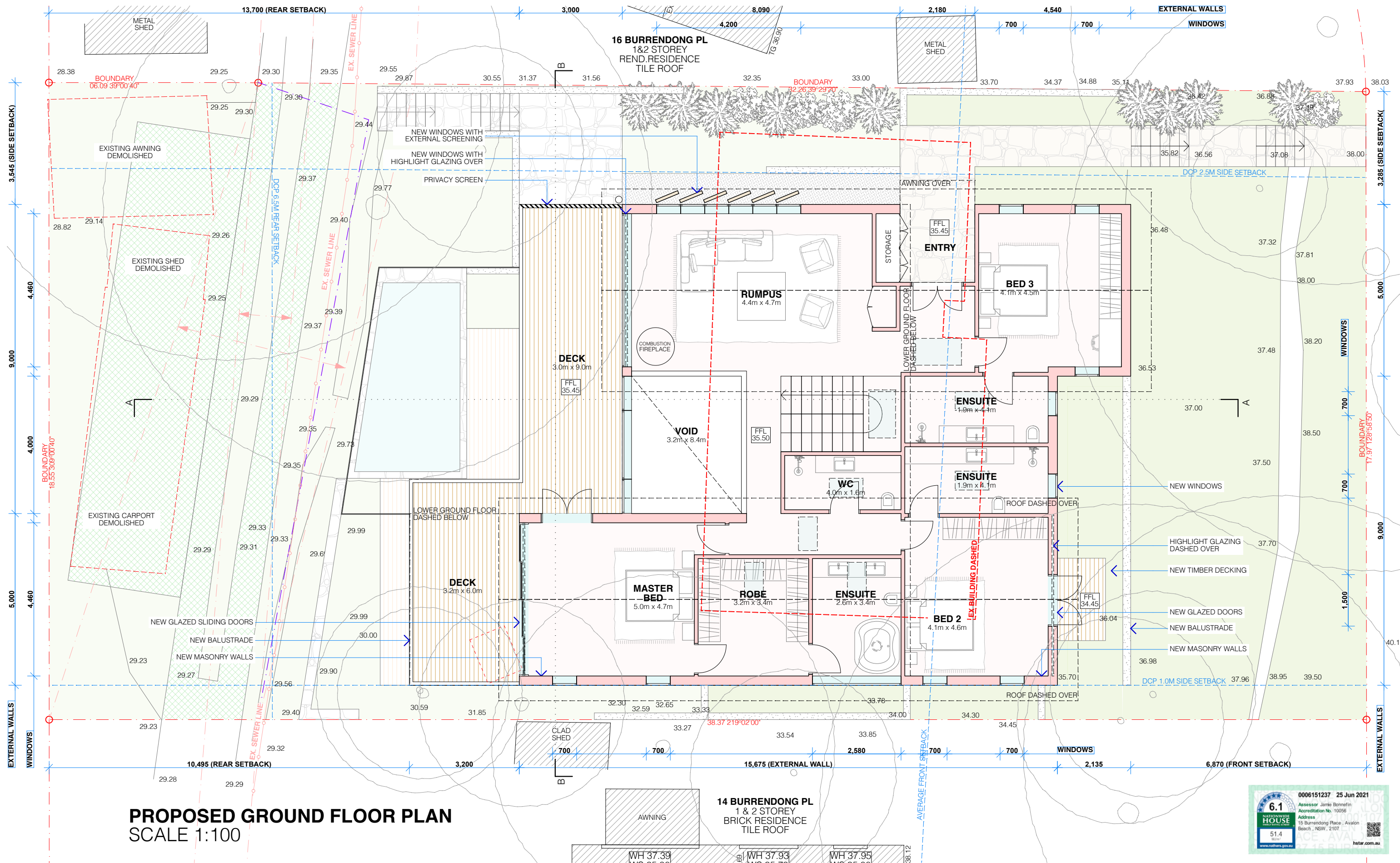
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**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:100

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**PROPOSED GROUND. 1:100**  
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MUSACCHIO

**DA.05 (F)**  
**PROPOSED GROUND**

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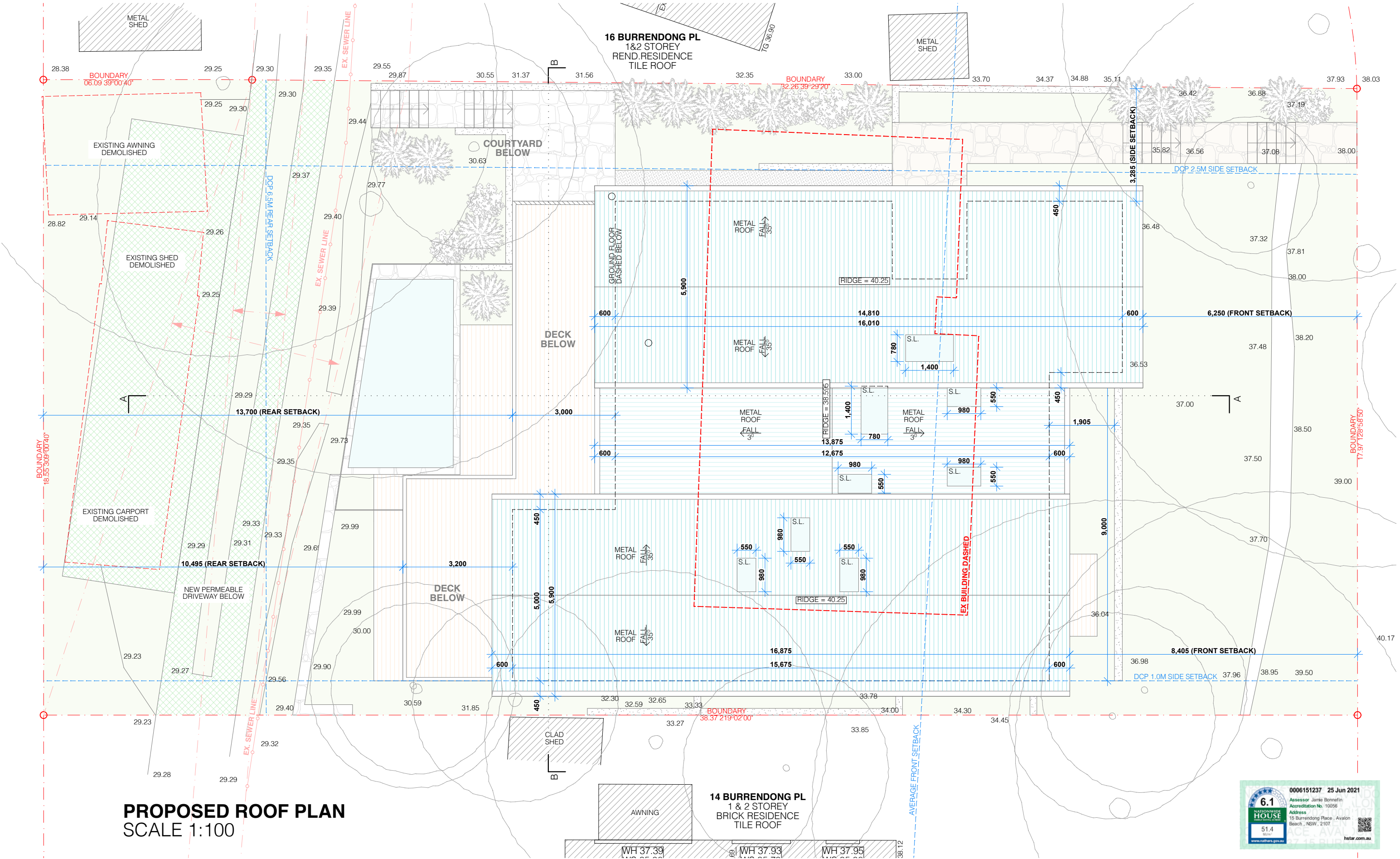
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PROPOSED ROOF PLAN  
SCALE 1:100

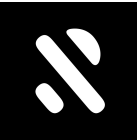
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PROPOSED ROOF. 1:100

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DA.06 (F)

PROPOSED ROOF



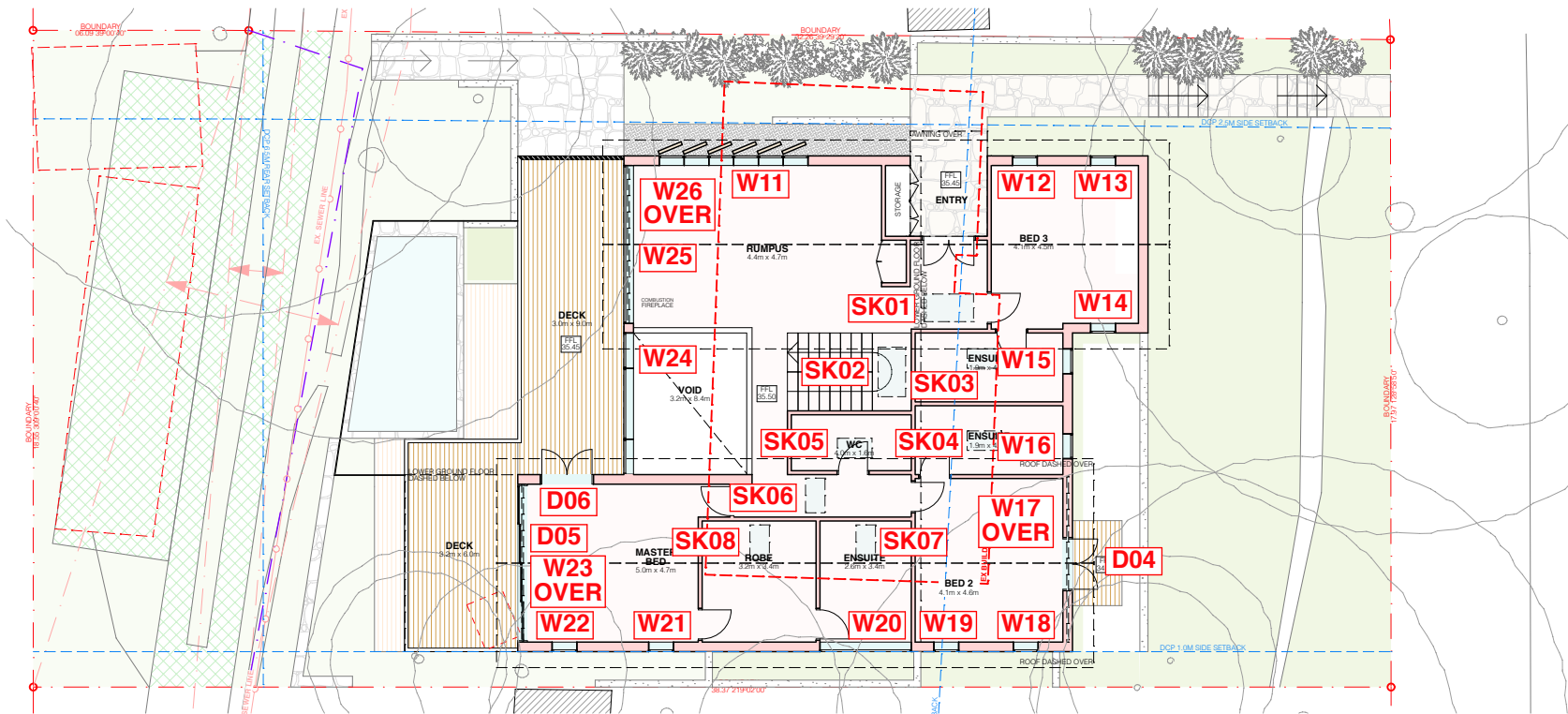
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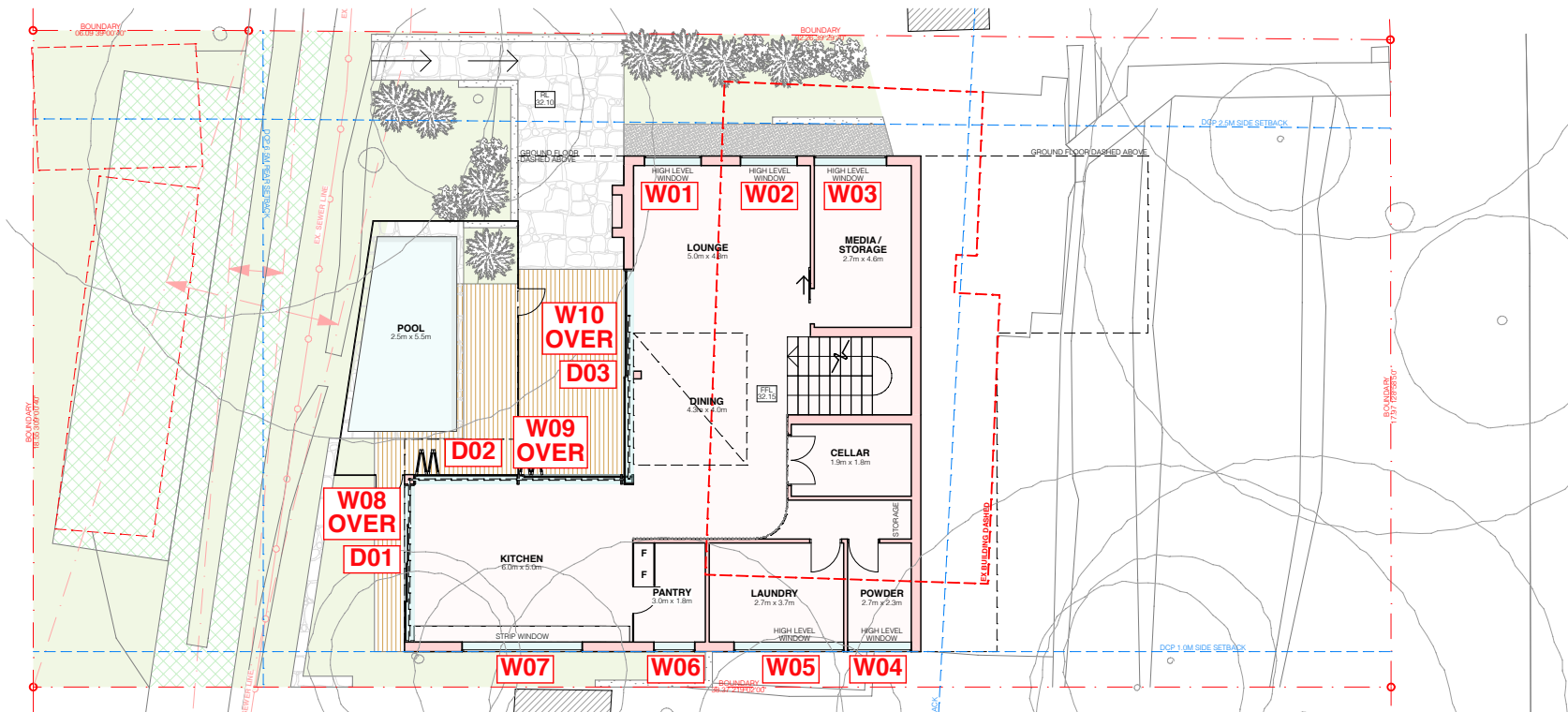
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FIRST FLOOR



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

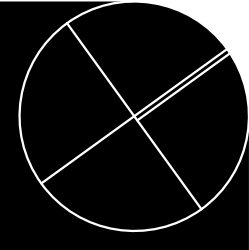
**ARTIFICIAL LIGHTING**  
THE APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS, AND WHERE THE WORD "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT 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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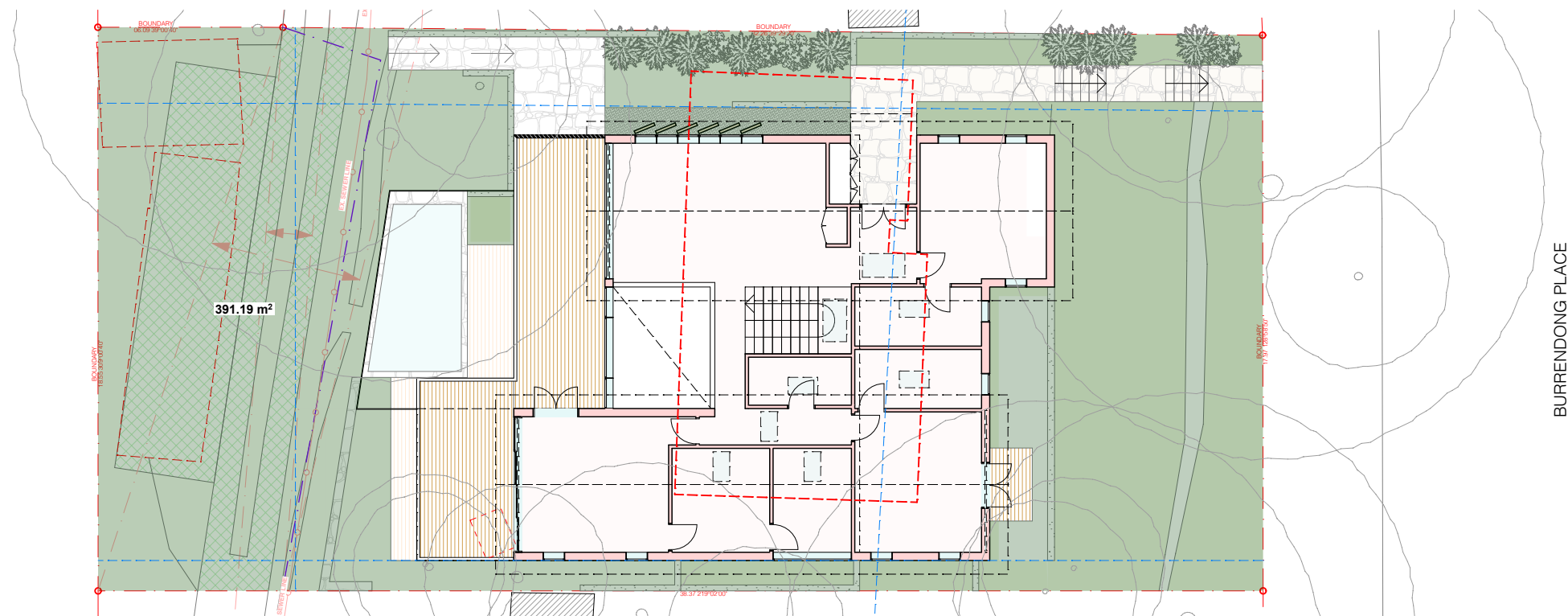
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MUSACCHIO

**DA.07 (F)**

**BASIX PLANS**

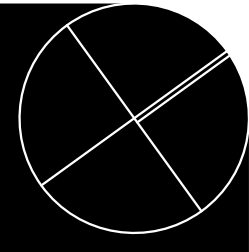


**COMPLIANCE DIAGRAM**  
SCALE 1:200

**LANDSCAPED AREA**

MINIMUM LANDSCAPED AREA = **60% OF SITE AREA**  
SITE AREA = 707.4 m<sup>2</sup>

PROPOSED LANDSCAPED AREA = 391.2m<sup>2</sup>  
  
**= 55.3% OF SITE AREA**



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**COMPLIANCE LANDSCAPE. 1:200**  
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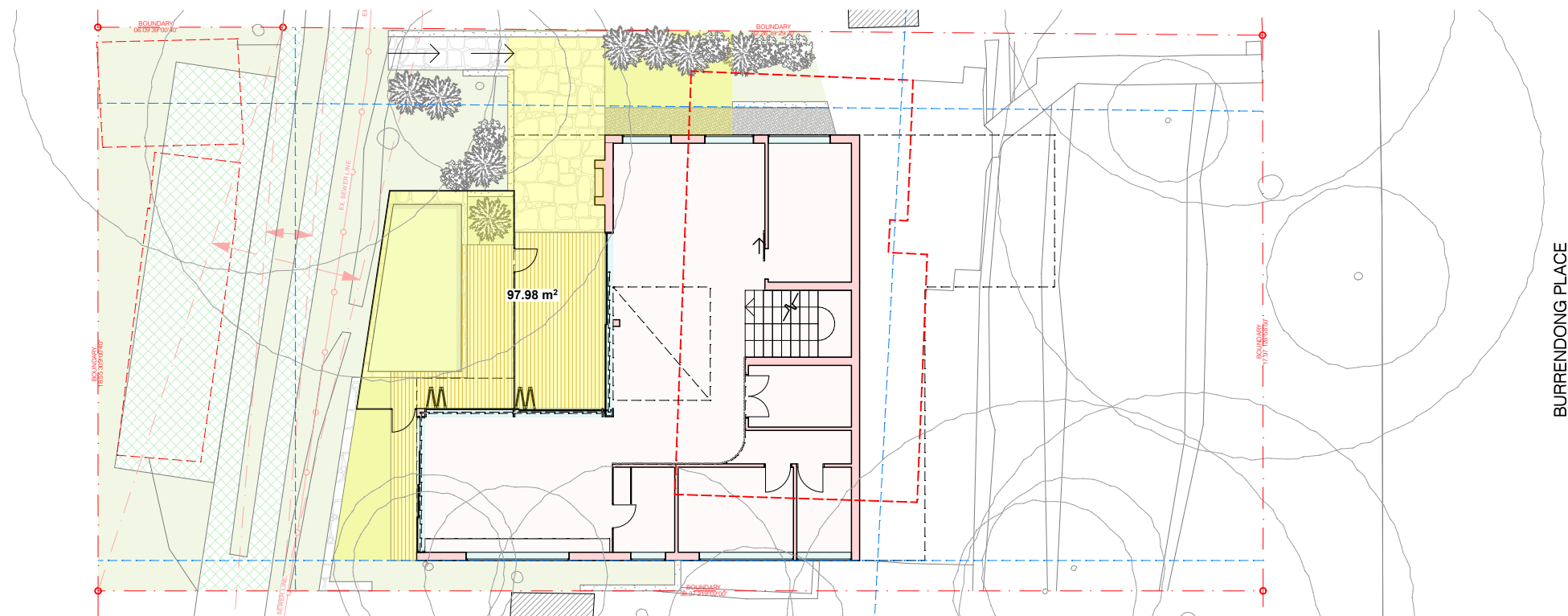


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MUSACCHIO **COMPLIANCE LANDSCAPE**

**DA.08 (F)**





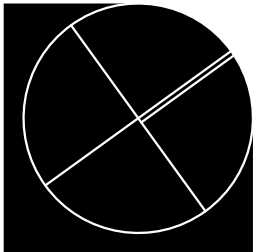
COMPLIANCE DIAGRAM  
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PRIVATE OPEN SPACE

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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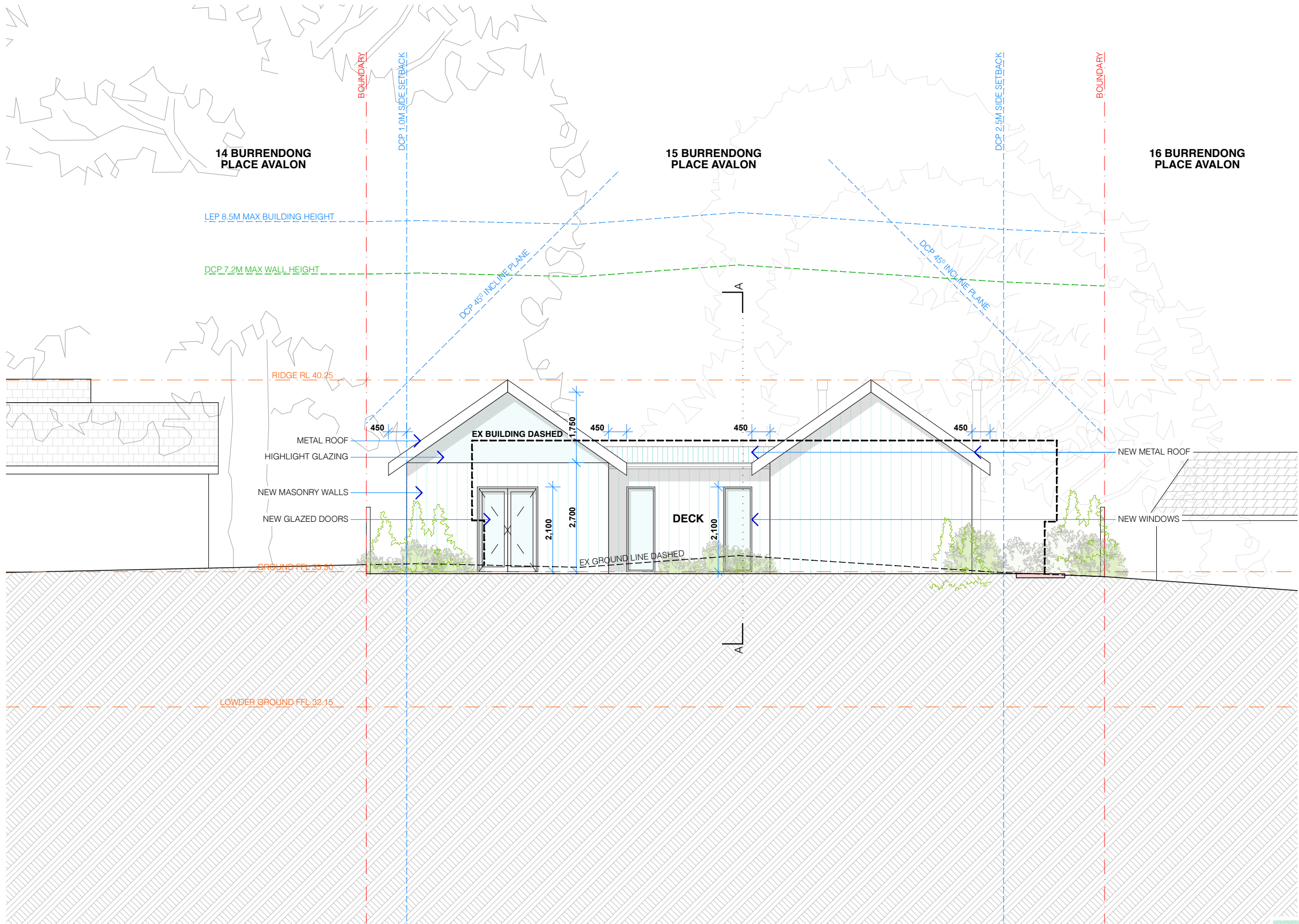
MUSACCHIO

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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MUSACCHIO

**DA.10 (F)**  
**ELEVATION FRONT**

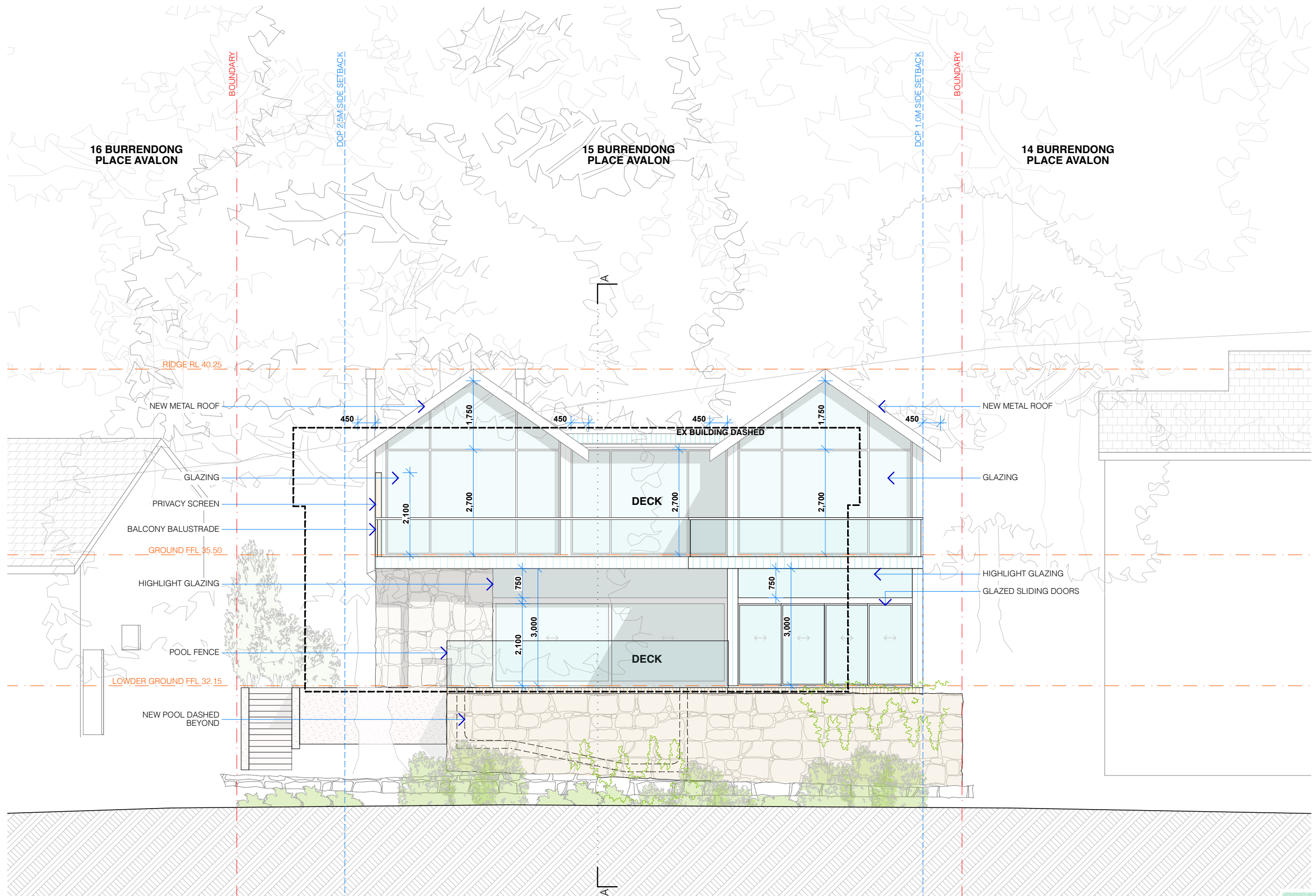
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1:100 @ A3



REAR (SOUTH) ELEVATION  
SCALE 1:100



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ELEVATION REAR. 1:100

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MUSACCHIO

DA.11 (F)  
ELEVATION REAR

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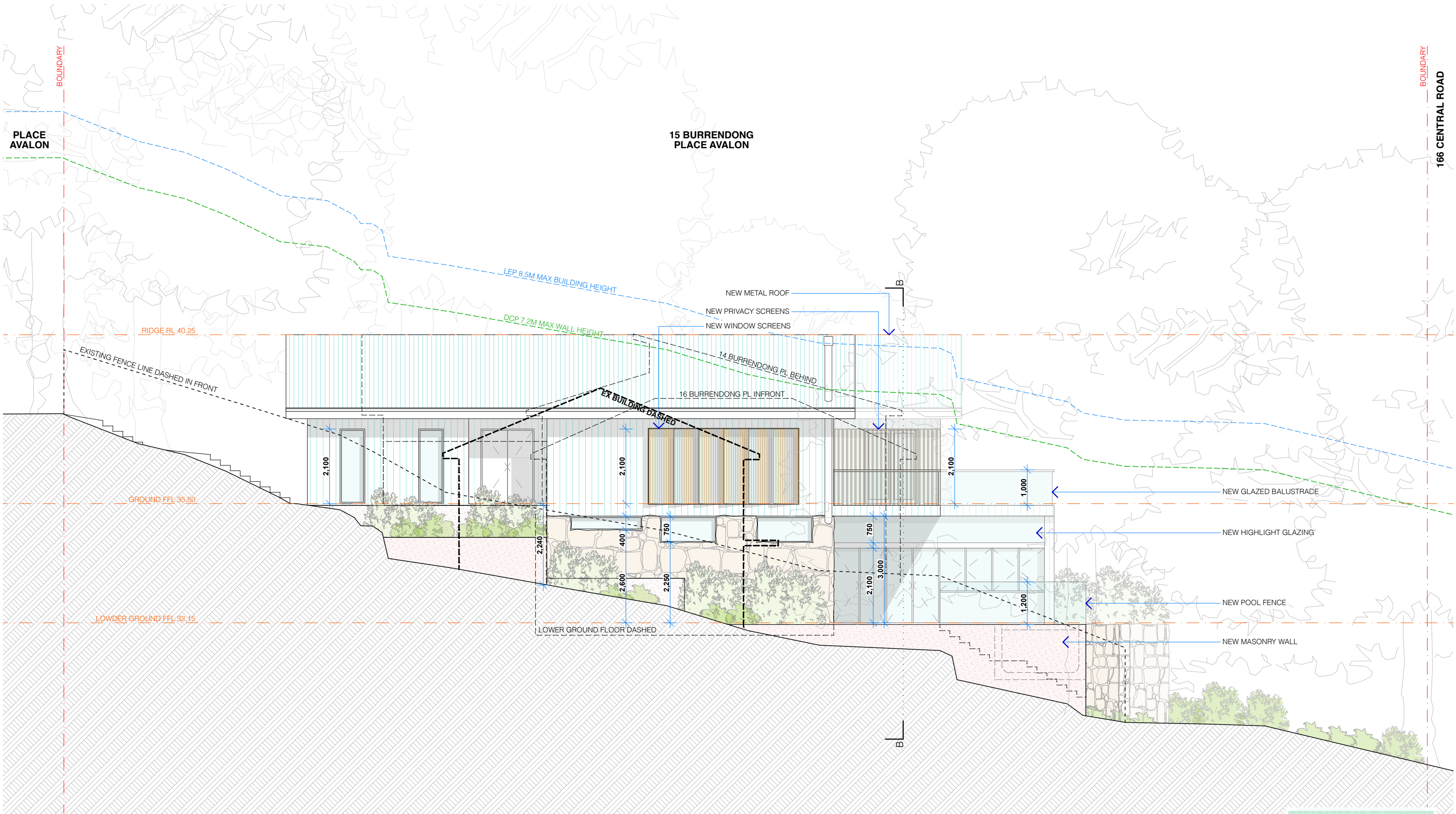
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**SIDE (WEST) ELEVATION**  
SCALE 1:100



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**ELEVATION SIDE. 1:100**

**AMENDMENTS**

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



**ROTH**  
ARCHITECTS

MUSACCHIO

**DA.12 (F)**

**ELEVATION SIDE**

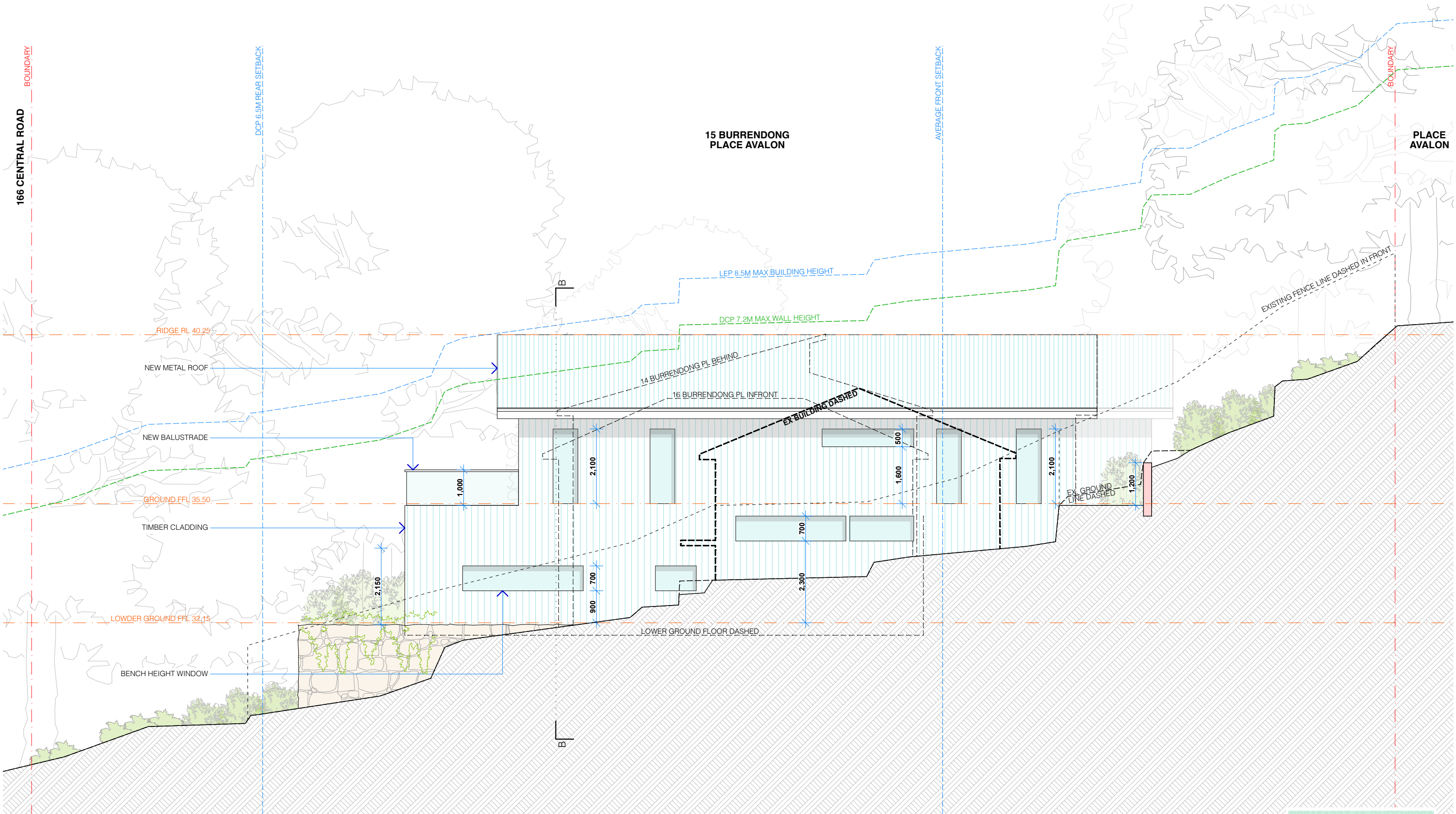
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4/8/21

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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

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



MUSACCHIO

DA.13 (F)

ELEVATION SIDE

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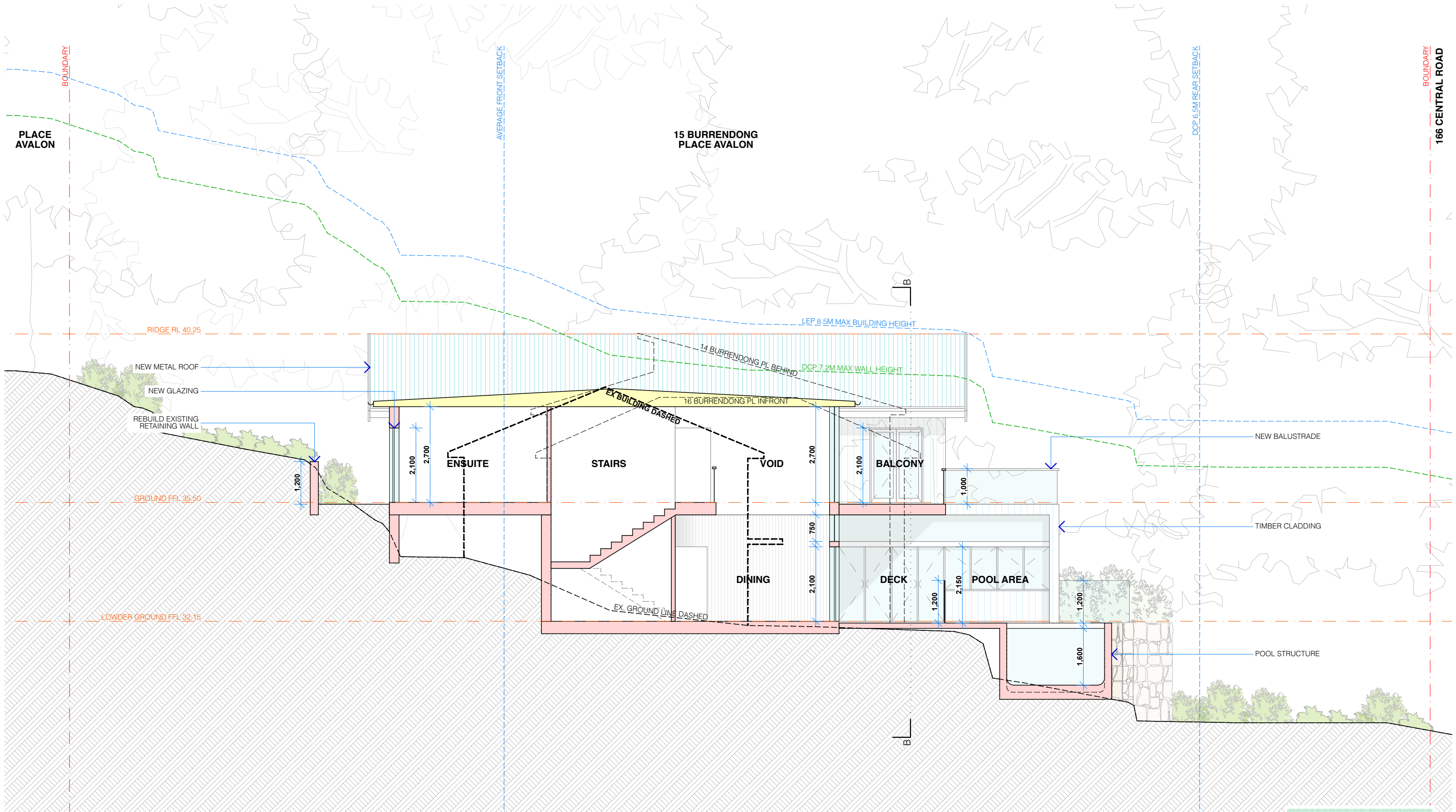
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SECTION AA  
SCALE 1:100



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



MUSACCHIO

DA.14 (F)

SECTION AA

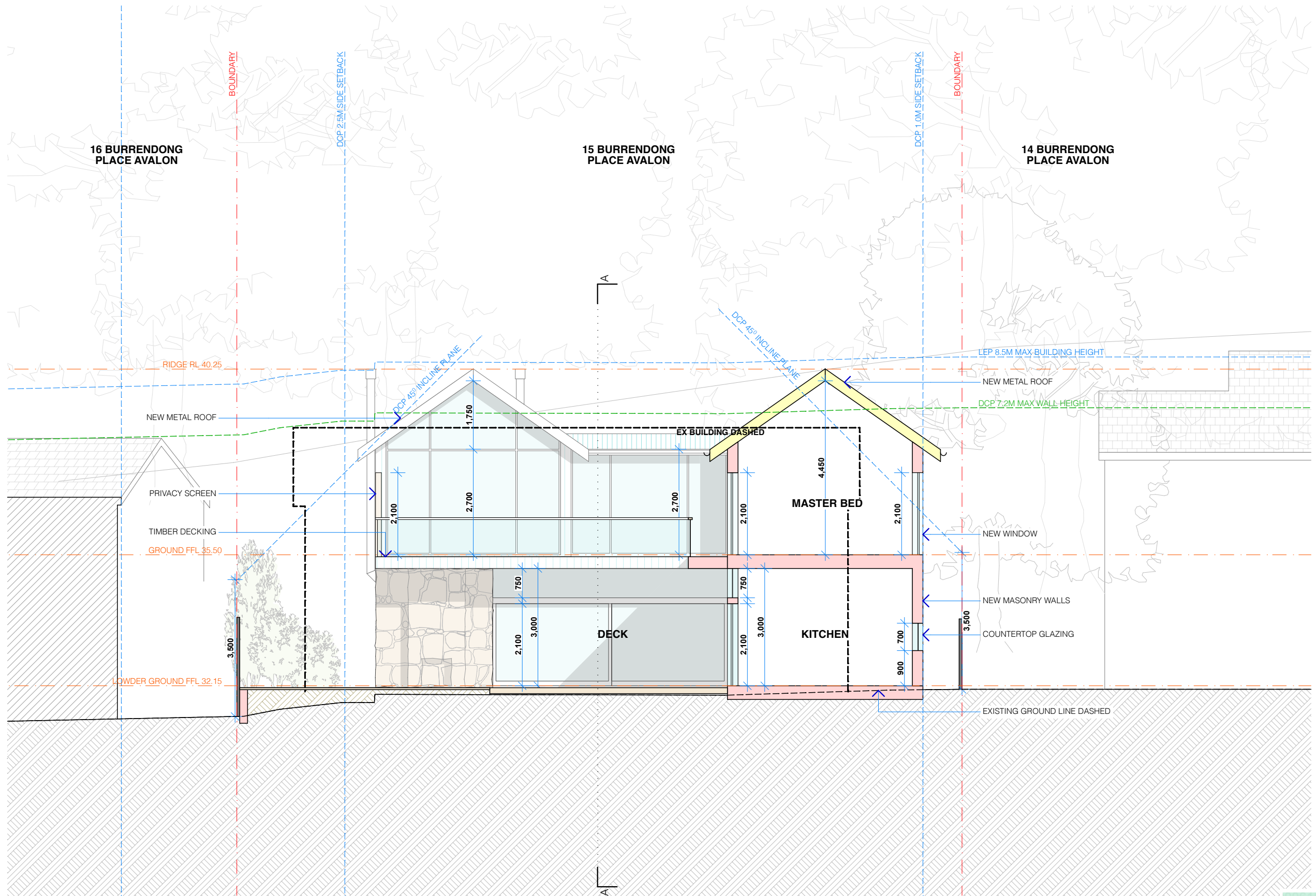
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SECTION BB  
SCALE 1:100



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 BB. 1:100

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



MUSACCHIO

DA.15 (F)

SECTION BB

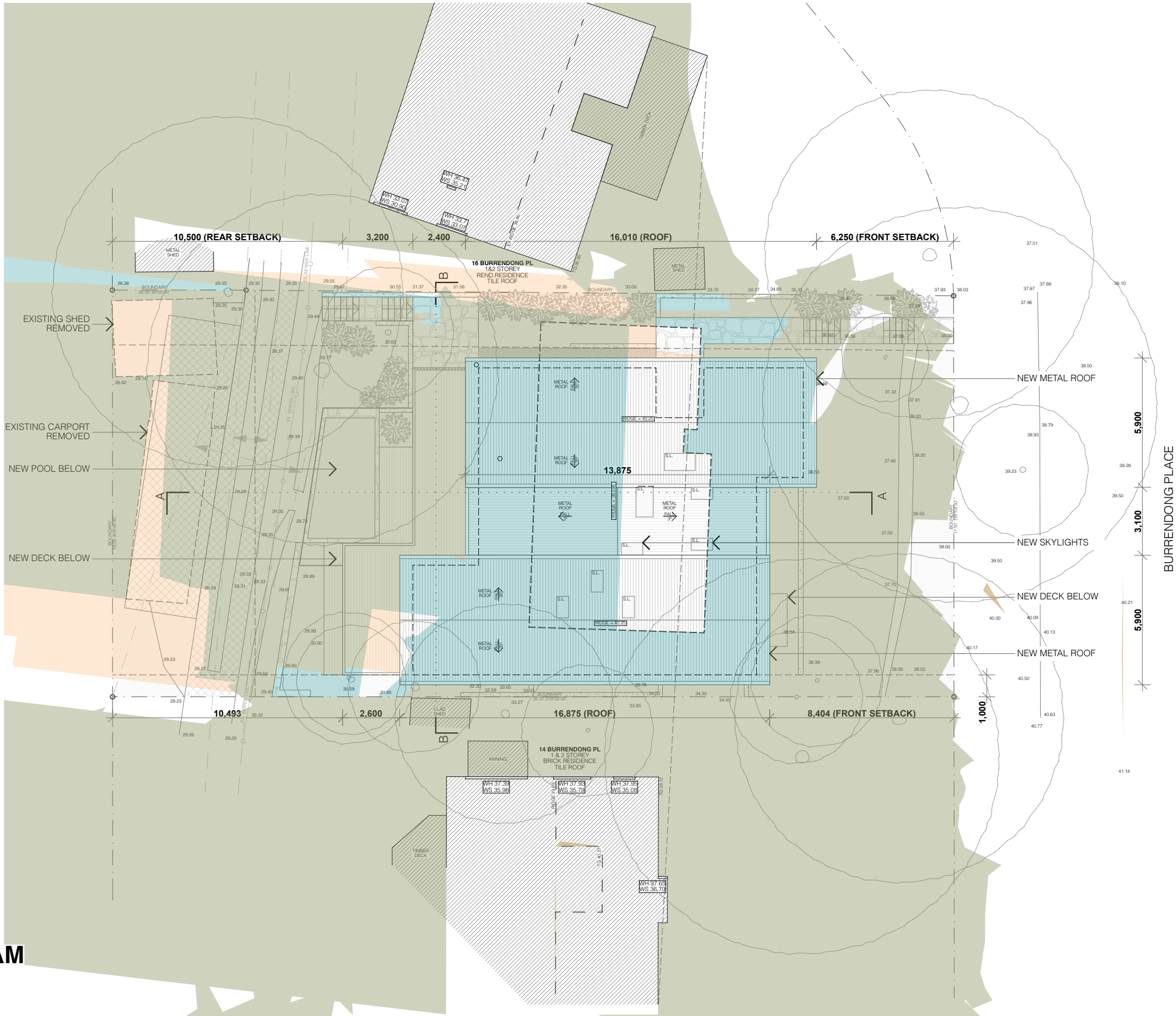
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21 JUNE - 9AM

SHADOW DIAGRAMS  
SCALE 1:200

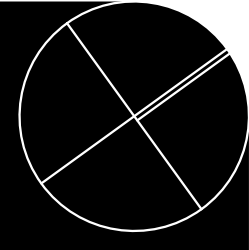
- EXISTING SHADOW
- NEW SHADOW
- REMOVED SHADOW

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



DA.16 (F)

MUSACCHIO

SHADOWS 21 JUNE 9AM

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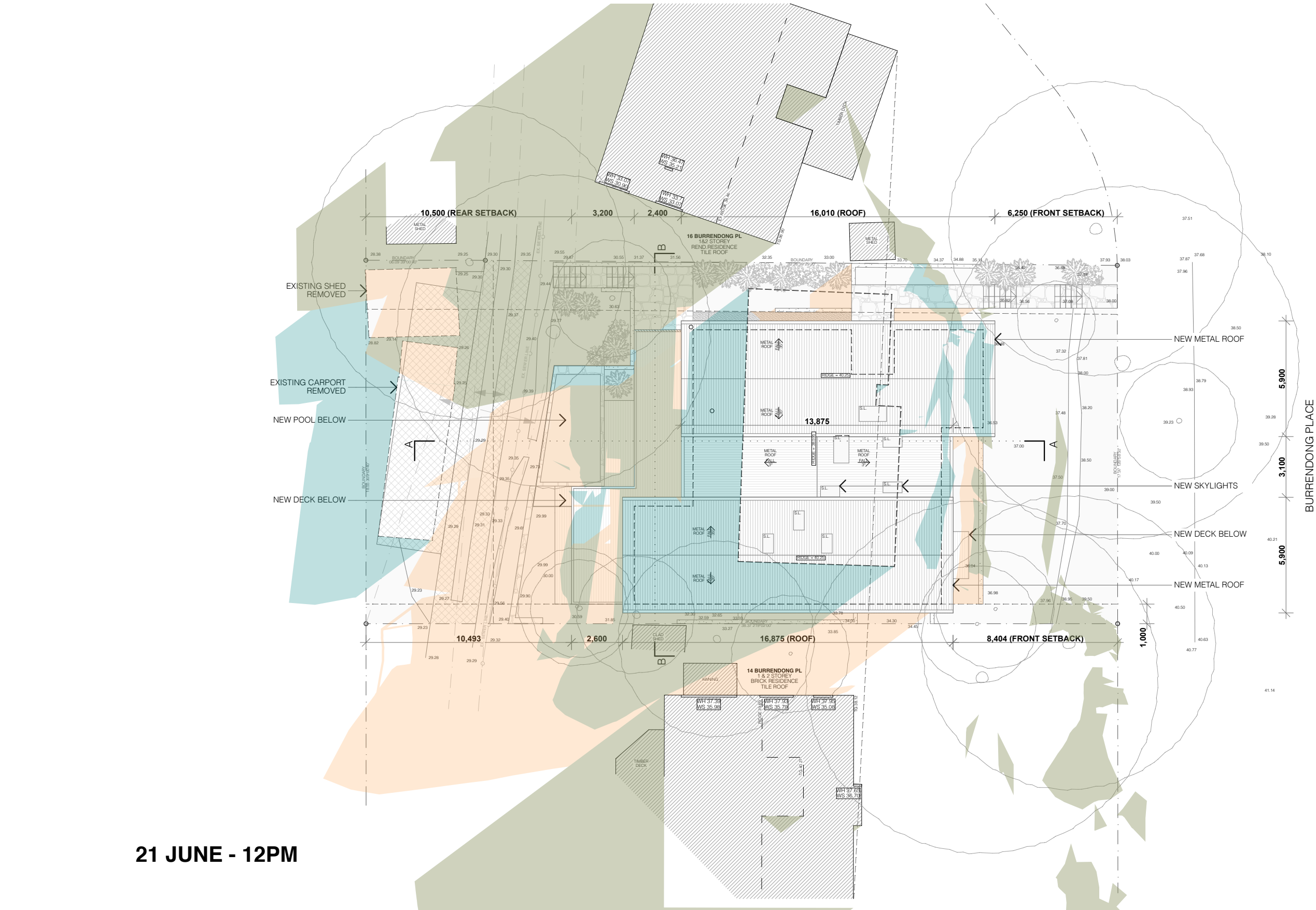
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1:200 @ A3





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



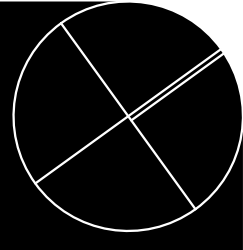
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MUSACCHIO

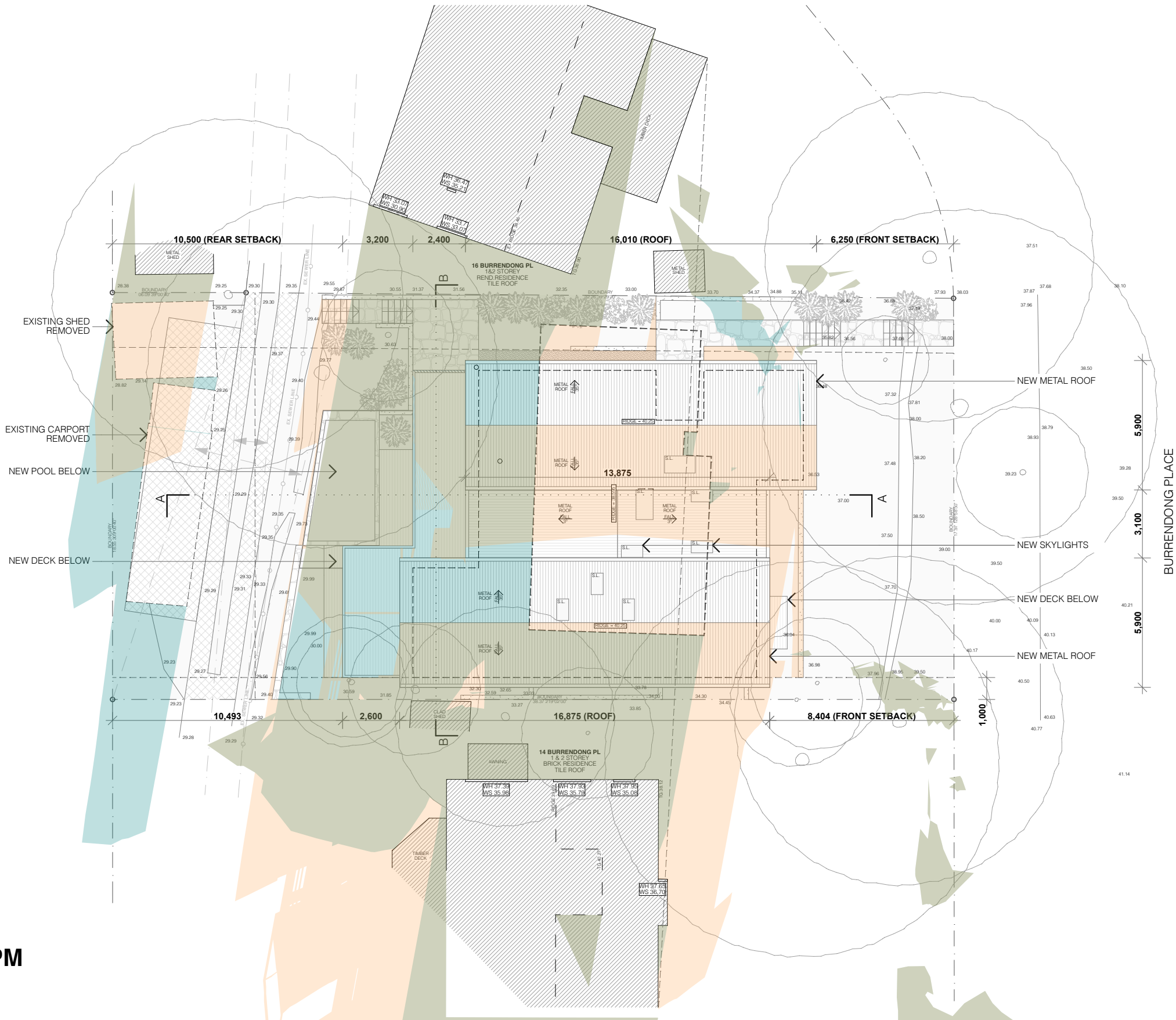
SHADOWS 21 JUNE 12PM



DA.17 (F)



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21 JUNE - 3PM

SHADOW DIAGRAMS  
SCALE 1:200

- EXISTING SHADOW
- NEW SHADOW
- REMOVED SHADOW



PROJECT DETAILS

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LOT 3 DP 231634

SHADOWS 21 JUNE 3PM. 1:200

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



MUSACCHIO

SHADOWS 21 JUNE 3PM

DA.18 (F)

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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  
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## EXTERNAL FINISHES

AMENDMENTS  
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MUSACCHIO

DA.19 (F)

EXTERNAL FINISHES

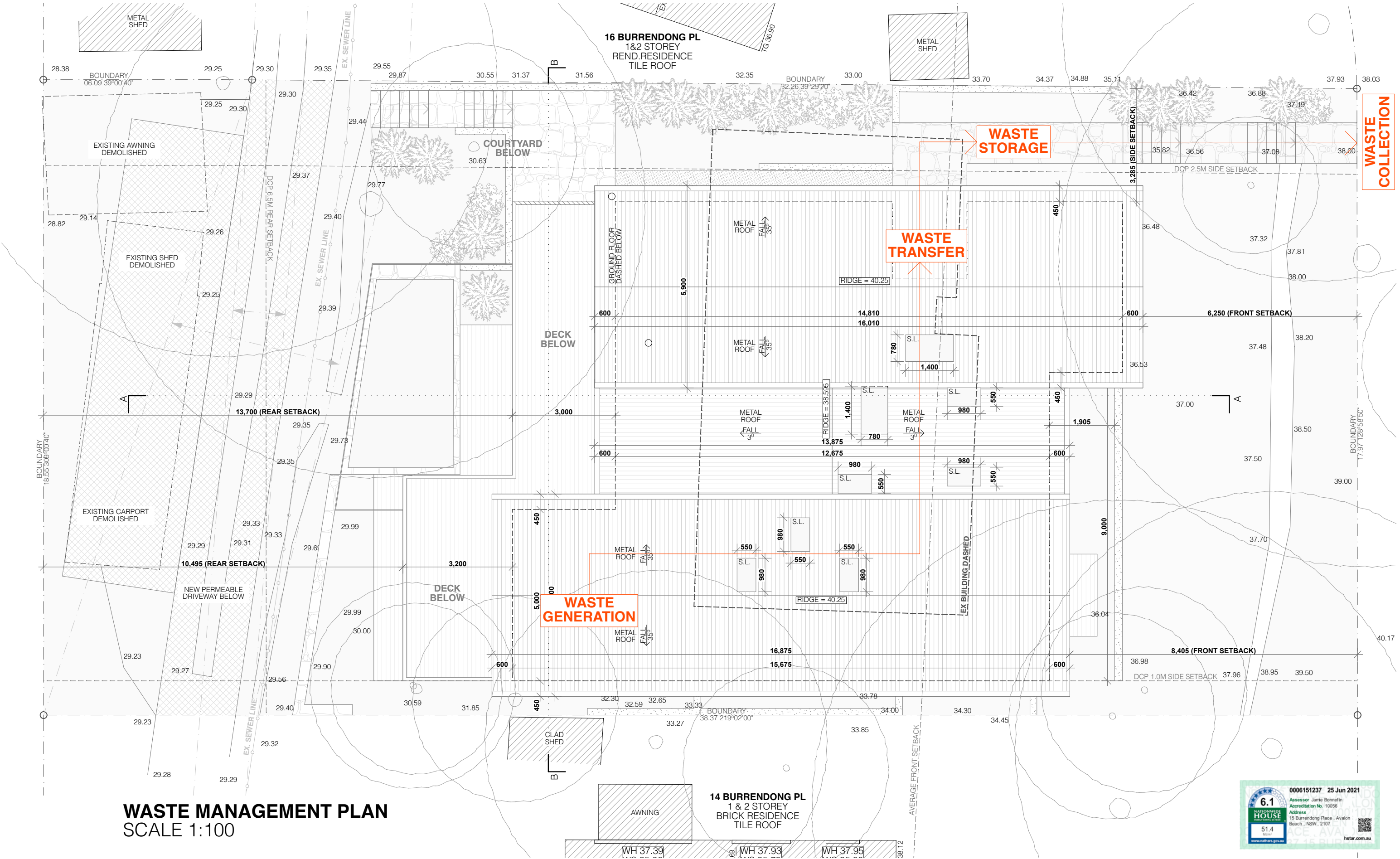
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**WASTE MANAGEMENT PLAN**  
SCALE 1:100

**PROJECT DETAILS**

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LOT 3 DP 231634

**WASTE MANAGEMENT PLAN. 1:100**

**AMENDMENTS**

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



**ROTH**  
ARCHITECTS

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**DA.20 (F)**

MUSACCHIO **WASTE MANAGEMENT PLAN**

4/8/21

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