70 ATTUNGA ROAD, NEWPORT, NSW, 2106

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DA CONDITIONS:
- The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following Ausgrid & NSW Rural Fire Services.
- Nothing in this consent shall authorise the use of site/onsite structures/units/tenancies as detailed on the approved plans for any land use of the site beyond the definition of a dwelling house.
- No Approval is granted under this consent for any works within or on the property boundaries of adjoining land. This consent does not authorise any existing works on adjoining land or within Attunga Reserve.
- All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- This consent does not authroise any tree removal or the clearing of any vegetation outside the property boundaries of the subject site.
- The boundaries of the bushfire Asset Protection Zone (APZ) are to be surveyed and clearly marked by way of temporary fencing, flagging tape or markers.
- Existing trees and vegetation shall be retained and protected, including:
i) all trees and vegetation within the site, excluding exempt trees and vegetation under the relevant planning instruments of legislation,
ii) all trees and vegetation located on adjoining properties,
iii) all road reserve trees and vegetation.
- Refer tp condition 22. for proper tree and vegetation protection.
- The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.
- Site access is not approved for delivery of materials nor construction of the development through adjacent land owned or managed by Council, without the written approval of Council.
- The dumping or storage of building materials, spoil, vegetation, green waste or any other material in land owned or managed by Council or the Department of Planning, Industry and Environment (Crown Lands) is prohibited.
- Any damage to Council's public assets shall be made good by the applicant, and/or the contractor, to the satisfaction of Council.
- Any asbestos material arising from the demolition process shall be removed and disposed of properly.
- Demolition works must be carried out in compliance with WorkCover Short Guide to Working with Asbestos Cement and Australian Standard AS 2601 2001 The Demolition of Structures.
- If in undertaking excavations or works any Aboriginal site or object is, or is thought to have been DA2021/2067 Page 14 of 29 found, all works are to cease immediately and the applicant is to contact the Aboriginal Heritage Officer for Northern Beaches Council, and the Cultural Heritage Division of the Department of Environment and Climate Change (DECC).
- Construction access to the property is to be via the existing approved driveway only.
- No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan 2019 – 2023) are to be imported on to the site prior to or during construction works.
- All Priority weeds as specified in the Northern Beaches Local Weed Management Plan 2019 – 2023) within the development footprint are to be removed.
- Any damage to the right of way, caused by the construction of the development, is to be repaired prior to the issue of the occupation certificate.
- Prior to the issue of a Final Occupation Certificate, evidence / documentation must be submitted to the Principal Certifying Authority that all waste material from the development site arising from demolition and/or construction works has been appropriately recycled, reused or disposed of generally in accordance with the approved Waste Management Plan.
- Once construction has been completed all silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences are to be removed from the site.
- The solid fuel heater must be certified to comply with Australian Standards 4012 and 4013.
- House/building number is to be affixed to the building to be readily visible from the public domain.
- The existing onsite Swimming Pool / Spa fencing enclosure shall be upgraded to comply with:
(a) All required safety fencing has been erected in accordance with and all other requirements have been fulfilled with regard to the relevant legislative requirements and relevant Australian Standards (including but not limited) to:
(i) Swimming Pools Act 1992;
(ii) Swimming Pools Amendment Act 2009
(iii) Swimming Pools Regulation 2008;
(iv) Australian Standard AS1926 Swimming Pool Safety;
(v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools;
(vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
(b) A warning sign stating 'YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS POOL' has been installed.
(c) All signage shall be located in a prominent position within the pool area.
All new roofing, external walls and openings are to be fire rated to BAL FZ and according to AS 3959-2018

Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction	Additional insulation required (R-value)	Other specifications
floor above existing dwelling or building.	nil	
external wall: cavity brick	nil	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W01	E	4.45	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W02	E	4.78	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D01	N	31	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W03	E	6.91	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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L	24/02/2023	SECTION 4.55
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J	04/01/2022	STRUCTURAL AMENDMENTS
I	02/12/2022	LIFT UPDATE
H	16/06/2022	TENDER
G	19/05/2022	SEWER

JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
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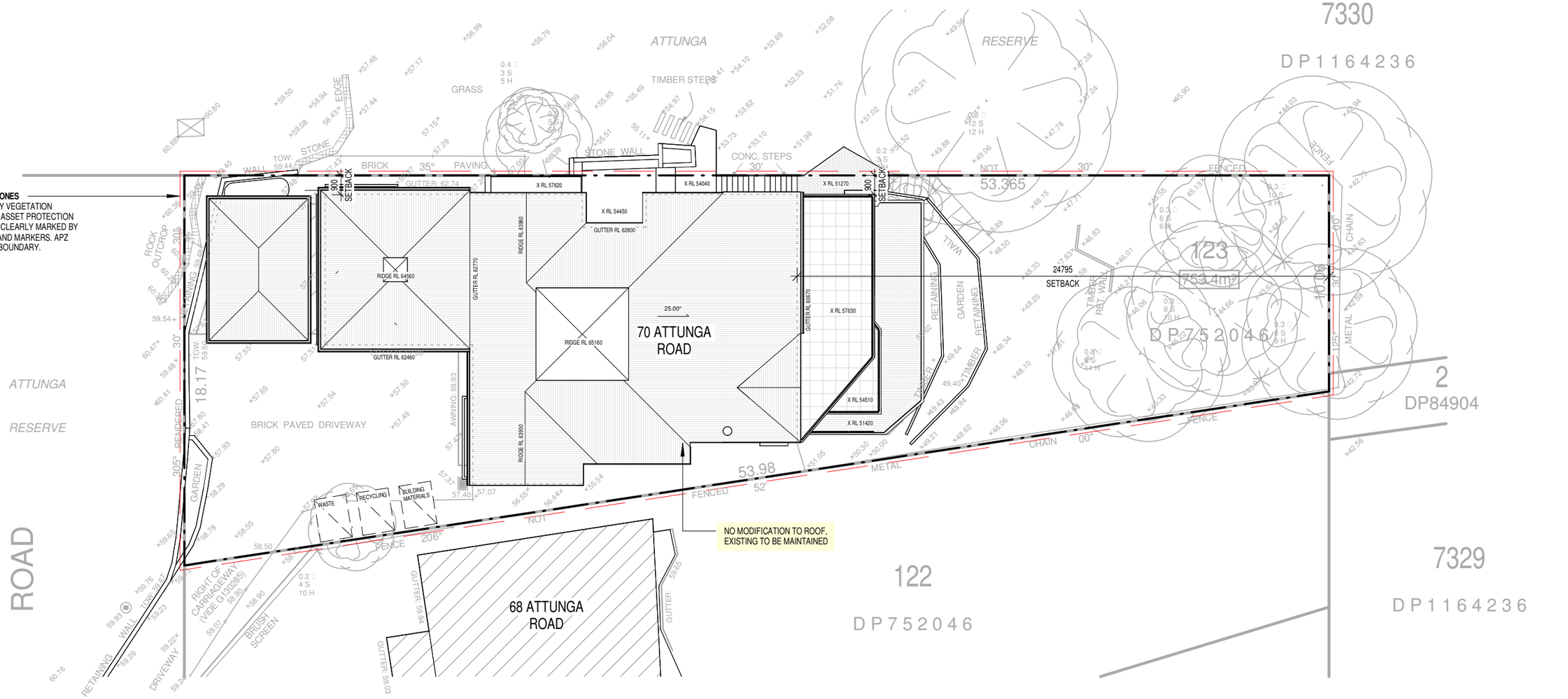

1 SITE PLAN

01 1 : 200

BUSHFIRE NOTES

BUILDING ELEVATION	CONSTRUCTION STANDARD (BUSHFIRE)
NORTH	BAL - FZ AS3959-2018
SOUTH	BAL - FZ
EAST	BAL - FZ
WEST	BAL - FZ

AS3959-2018 CONSTRUCTION STANDARDS FOR THE PROPOSED ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING

BUSHFIRE RECOMMENDATIONS:

THE PROPOSED CONSTRUCTION OF ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING ON THE SUBJECT LOT HAS BEEN ASSESSED AS BAL-FZ AND MUST BE CONSTRUCTED TO A VARIED SECTION 9 BAL-FZ OF AS 3959-2018.

THE EXISTING APZ IS DEEMED AN INNER PROTECTION AREA ON THE SUBJECT LOT AND AS SUCH ANY LANDSCAPING GARDENS AND THE LIKE SHOULD COMPLY WITH APPENDIX 4 PBP 018.

THE OCCUPANTS DEVELOP A BUSHFIRE EMERGENCY PLAN TO BE ABLE TO BE PREPARED FOR A BUSHFIRE EVENT IN THE VICINITY.

- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

0 10 20 m

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F	17/05/2022	REVISED CC
E	11/05/2022	CC
D	29/04/2022	SYDNEY WATER
C	29/04/2022	CONSTRUCTION TRAFFIC MANAGEMENT PLAN

JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
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PROJECT NAME: 70 ATTUNGA RD

SCALE: As indicated

DRAWING NAME: SITE & ROOF PLAN

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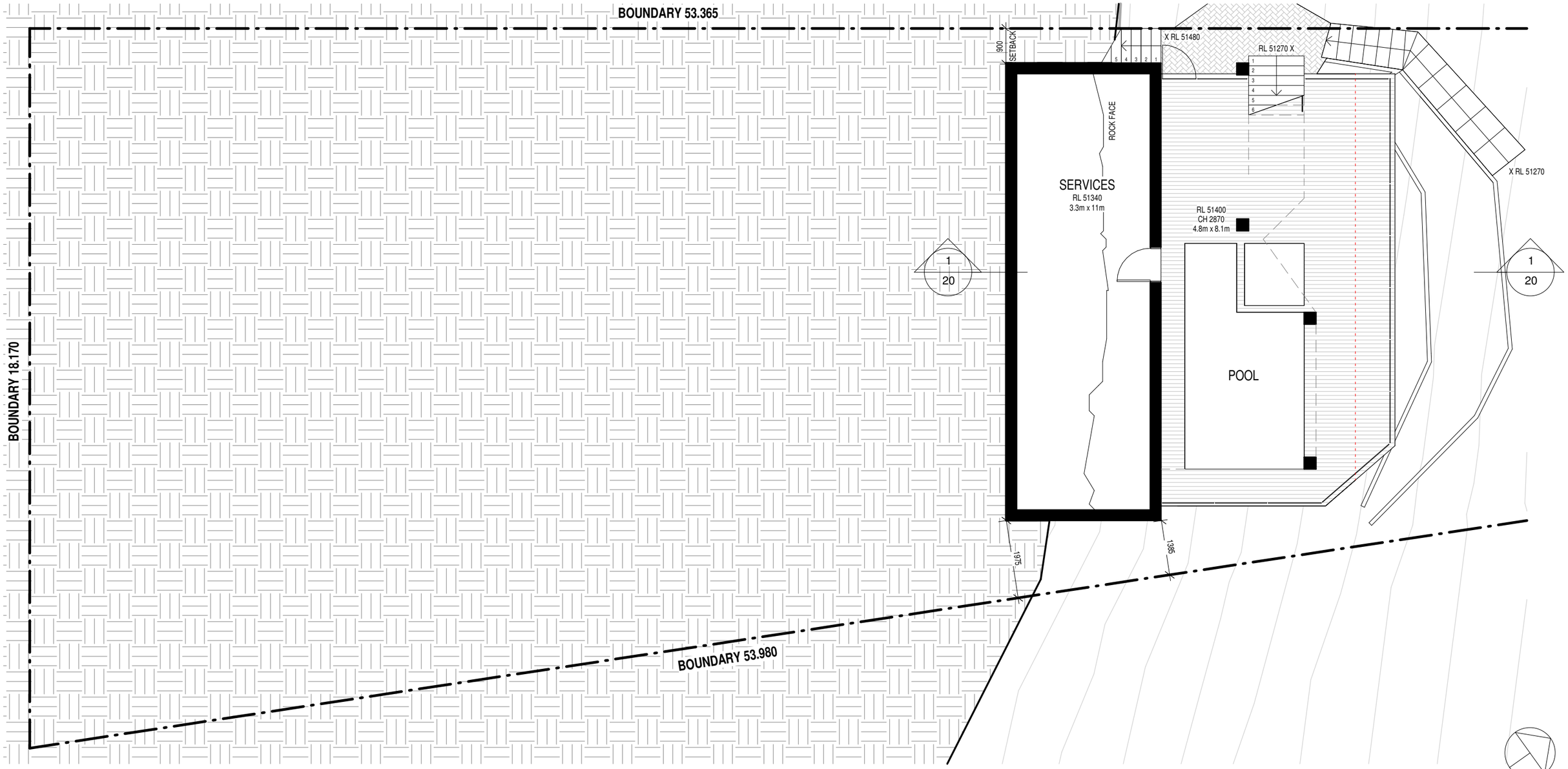

1 LEVEL 1 FLOOR PLAN

10 | 02 1 : 100

STUD WALL
SINGLE BRICK
DOUBLE BRICK

S SMOKE ALARM
DEMOLISHED
HIDDEN
OVERHEAD
EXISTING
PROPOSED
NEW WORKS

0 5 10 m

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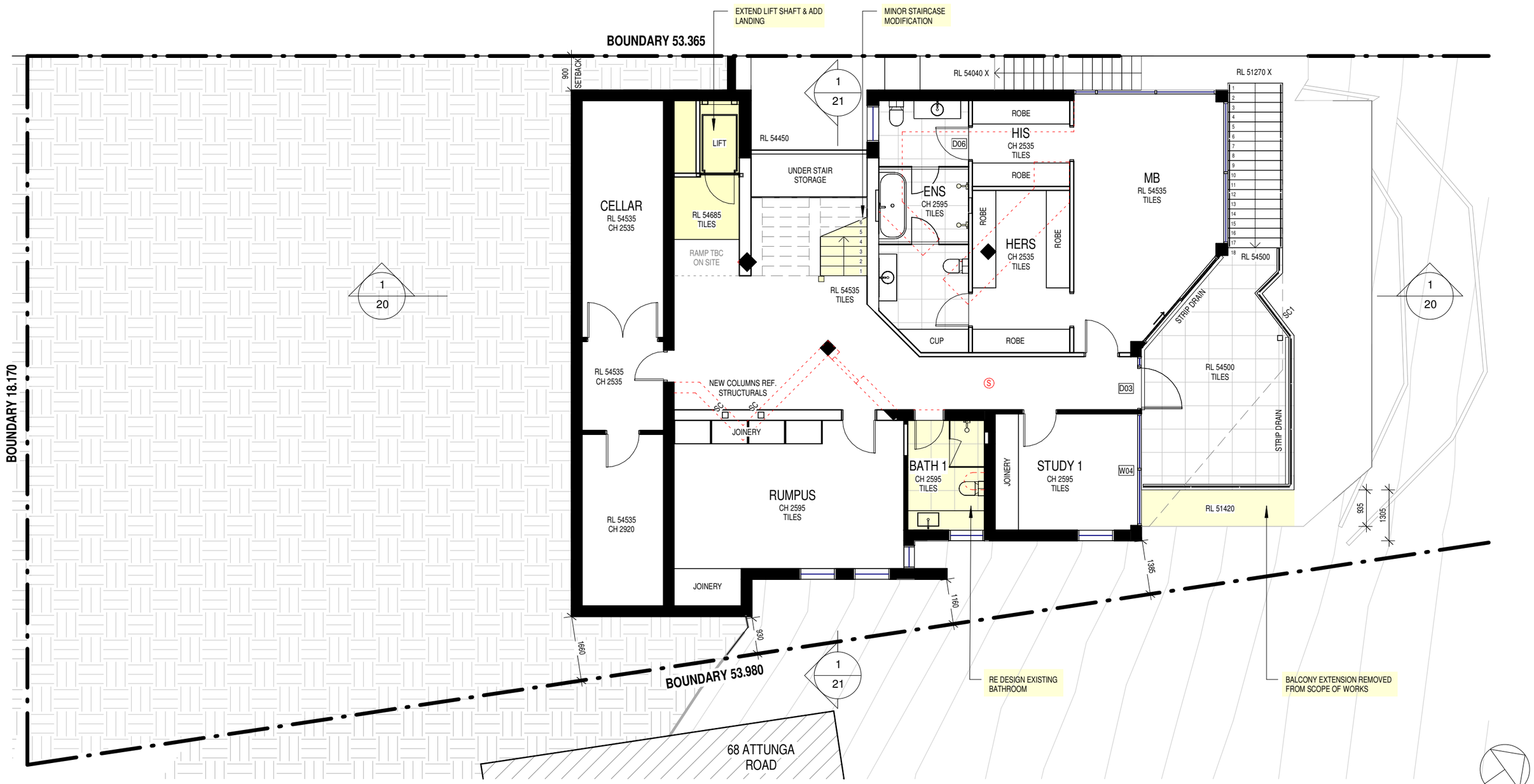

1 LEVEL 2 FLOOR PLAN

10 | 03 1 : 100

STUD WALL
SINGLE BRICK
DOUBLE BRICK

SMOKE ALARM
DEMOLISHED
HIDDEN
OVERHEAD
EXISTING
PROPOSED
NEW WORKS

0 5 10 m

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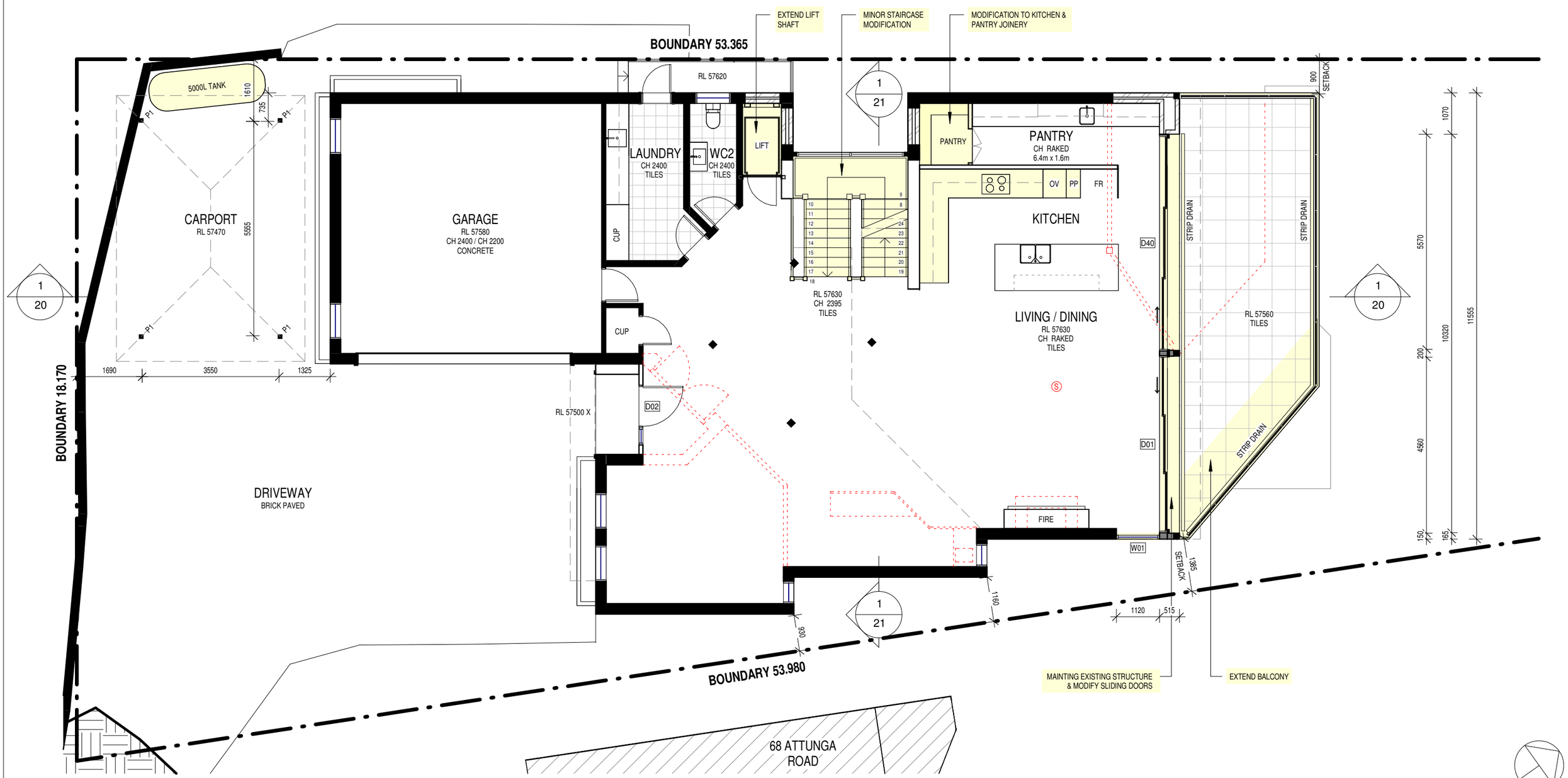

1 LEVEL 3 FLOOR PLAN

10 | 04 1 : 100

STUD WALL
SINGLE BRICK
DOUBLE BRICK

SMOKE ALARM
DEMOLISHED
HIDDEN
OVERHEAD
EXISTING
PROPOSED
NEW WORKS

0 5 10 m

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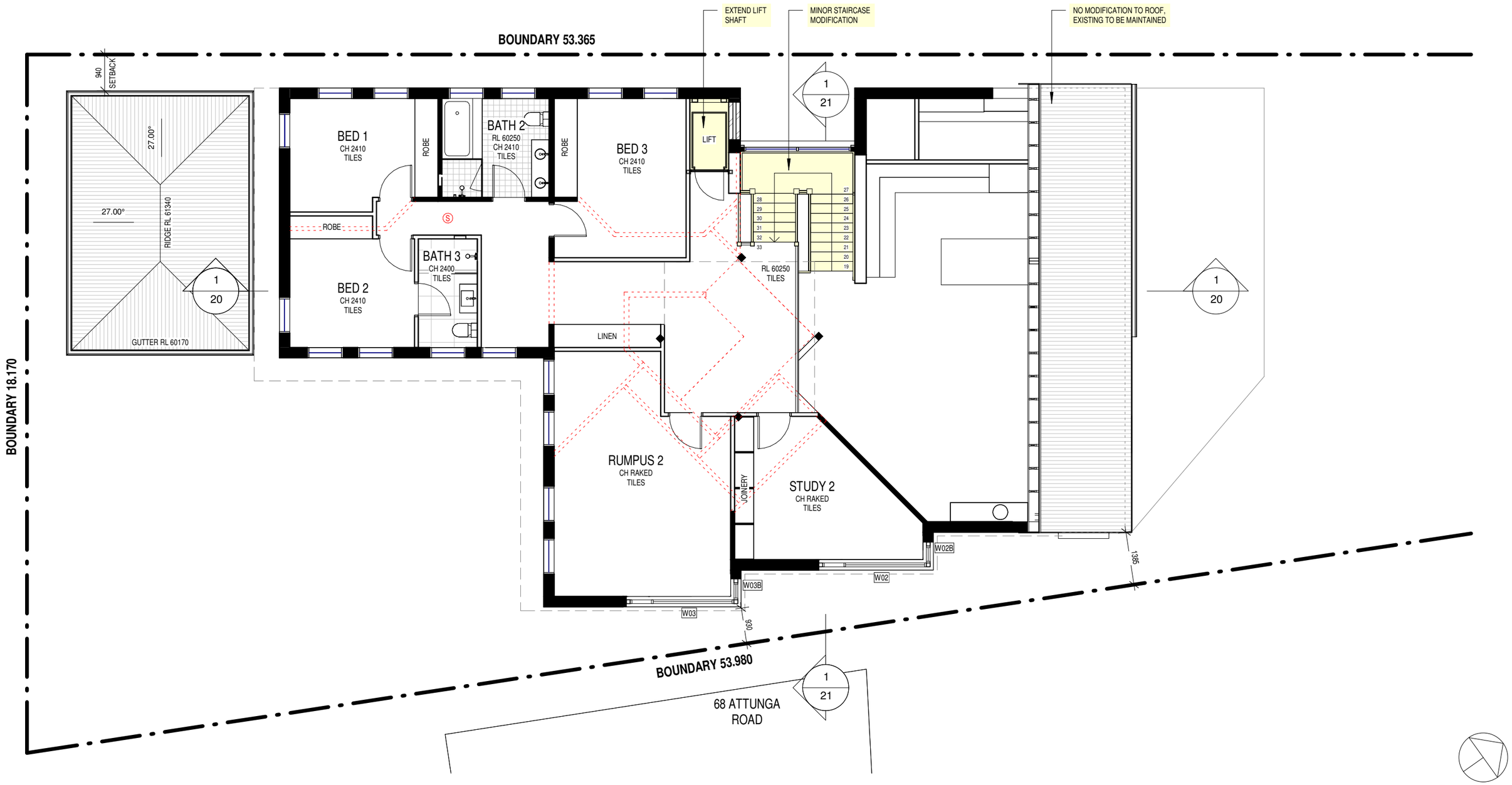

1 LEVEL 4 FLOOR PLAN

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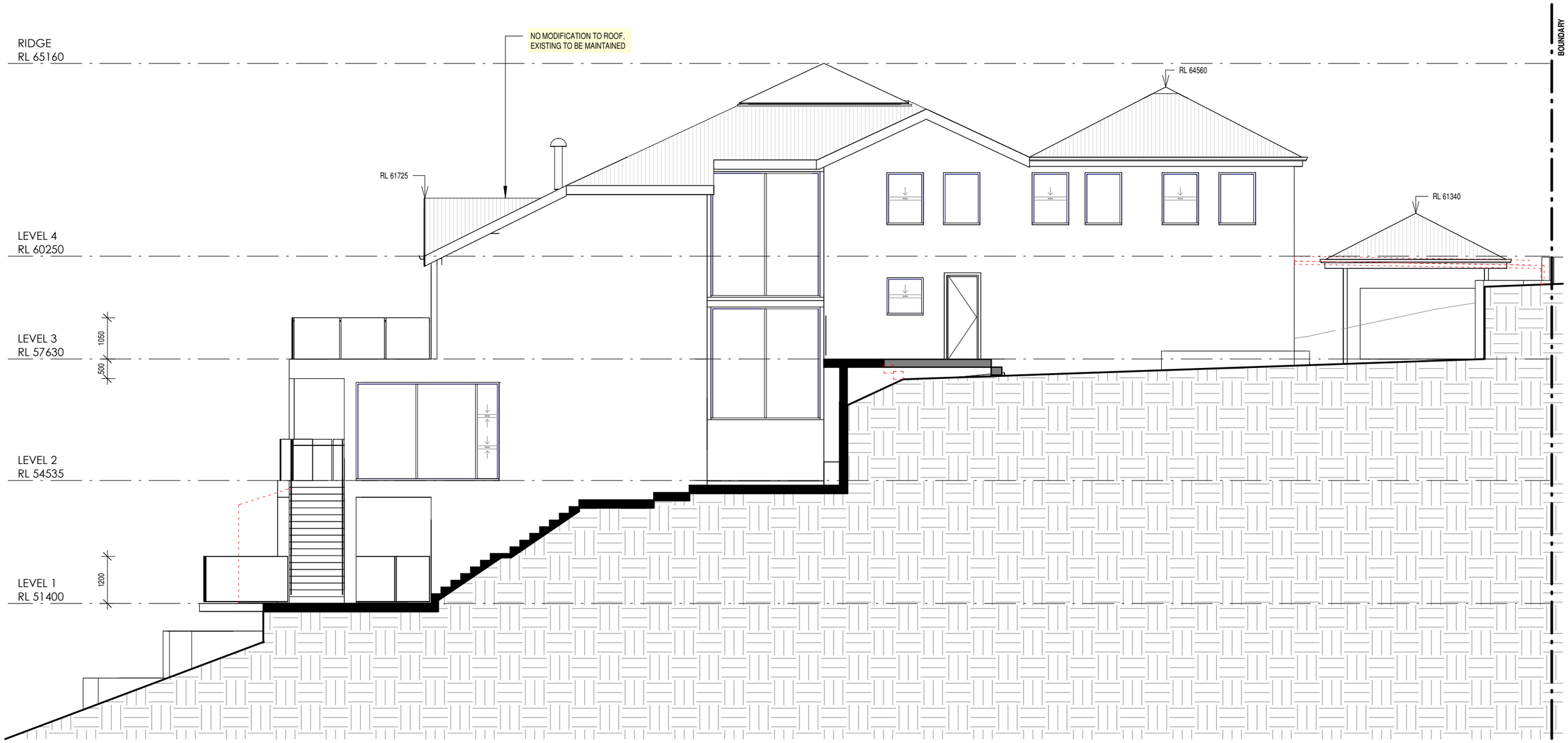

1 NORTH ELEVATION

10 1 : 100

DEMOLISHED
HIDDEN
OVERHEAD
EXISTING
PROPOSED
NEW WORKS

0 5 10 m

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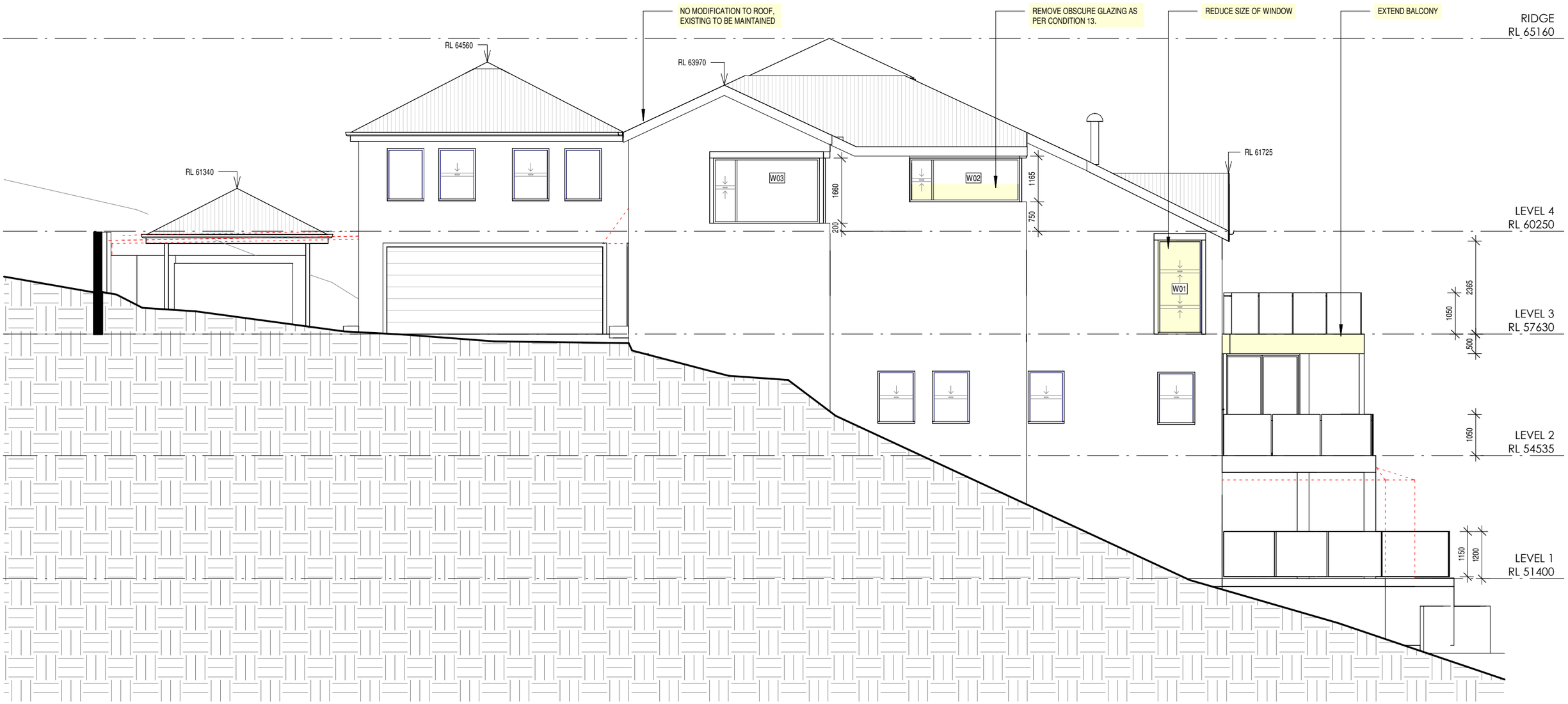
PROJECT NAME: 70 ATTUNGA RD

SCALE: 1 : 100

DRAWING NAME: ELEVATIONS

DRAWING NUMBER: A 10 -L



1 SOUTH ELEVATION

11 1 : 100

DEMOLISHED
HIDDEN
OVERHEAD
EXISTING
PROPOSED
NEW WORKS

0 5 10 m

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PROJECT
ALTERATIONS & ADDITIONS
70 ATTUNGA ROAD, NEWPORT, NSW, 2106

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IS	DATE	COMMENTS
L	24/02/2023	SECTION 4.55
H	16/06/2022	TENDER
F	17/05/2022	REVISED CC
E	11/05/2022	CC
A	27/09/2021	DA

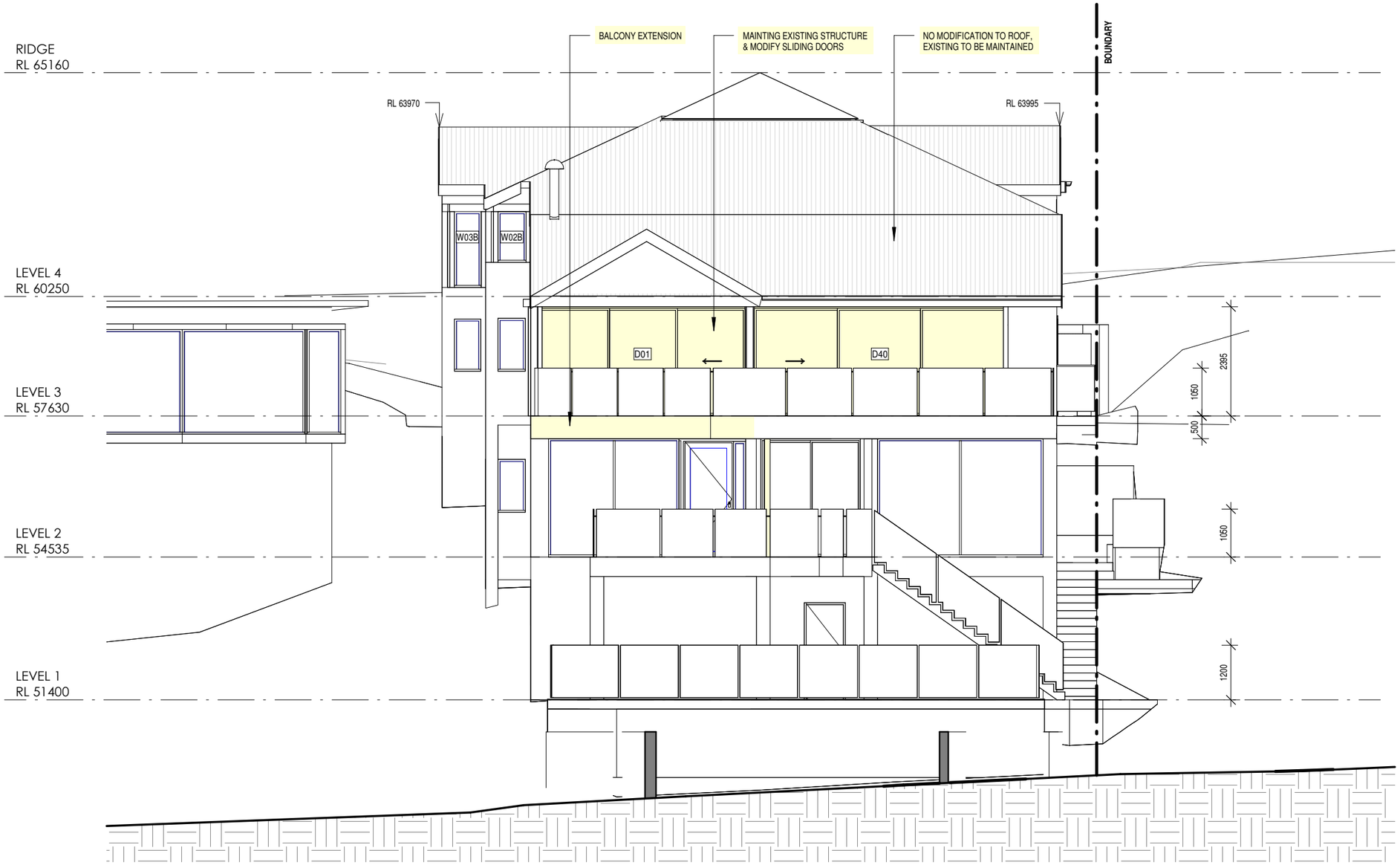
JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
185	MV	TW	A3

PROJECT NAME: 70 ATTUNGA RD

SCALE: 1 : 100

DRAWING NAME: ELEVATIONS

DRAWING NUMBER: A 11 -L



1 EAST ELEVATION

12 1 : 100

- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

0 5 10 m

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DRAWING NAME: ELEVATIONS

DRAWING NUMBER: A 12 -L

1 WEST ELEVATION

13 1 : 100

- - - - DEMOLISHED
- - - - HIDDEN
— — OVERHEAD
EXISTING
PROPOSED
NEW WORKS

0 5 10 m

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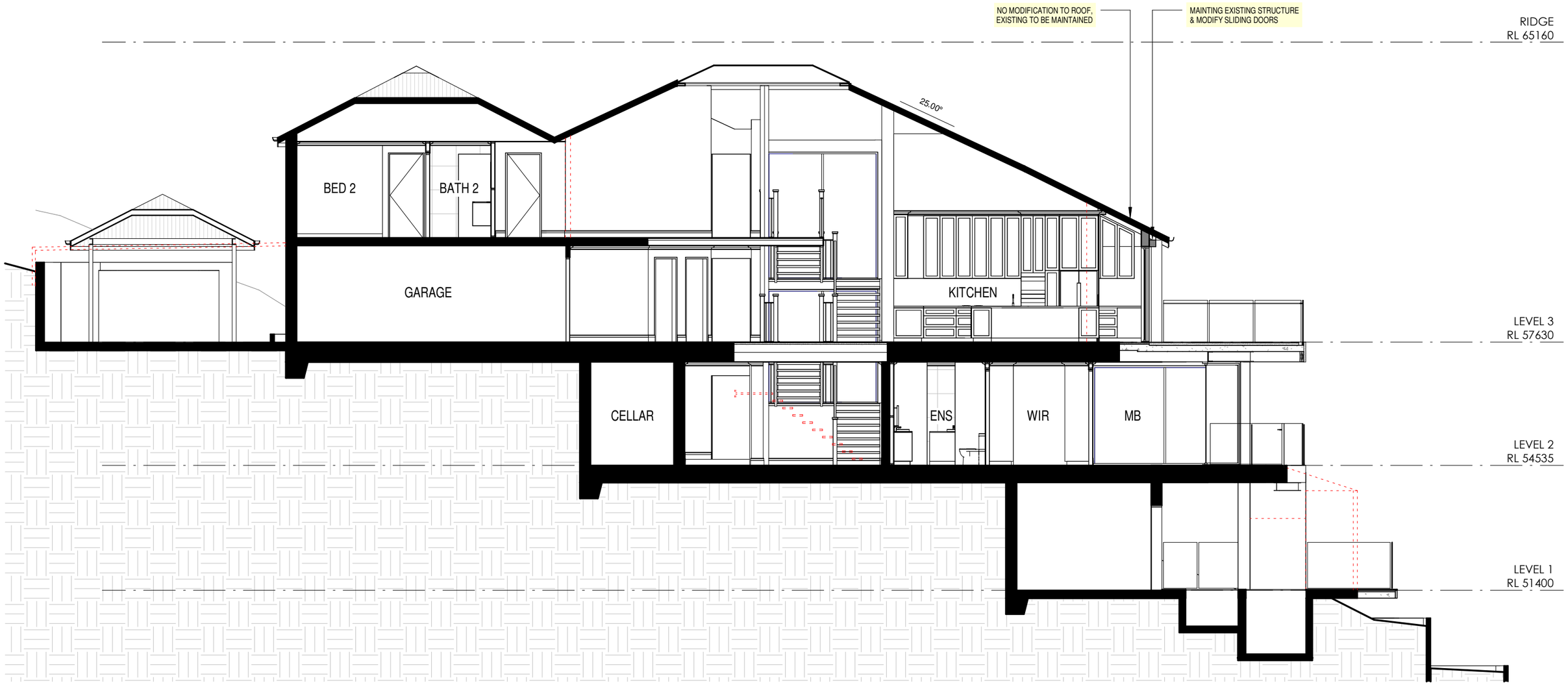

1 SECTION 1

02 | 20 1 : 100

STUD WALL
SINGLE BRICK
DOUBLE BRICK
DEMOLISHED
HIDDEN
OVERHEAD
EXISTING
PROPOSED
NEW WORKS

0 5 10 m

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SCALE: 1 : 100
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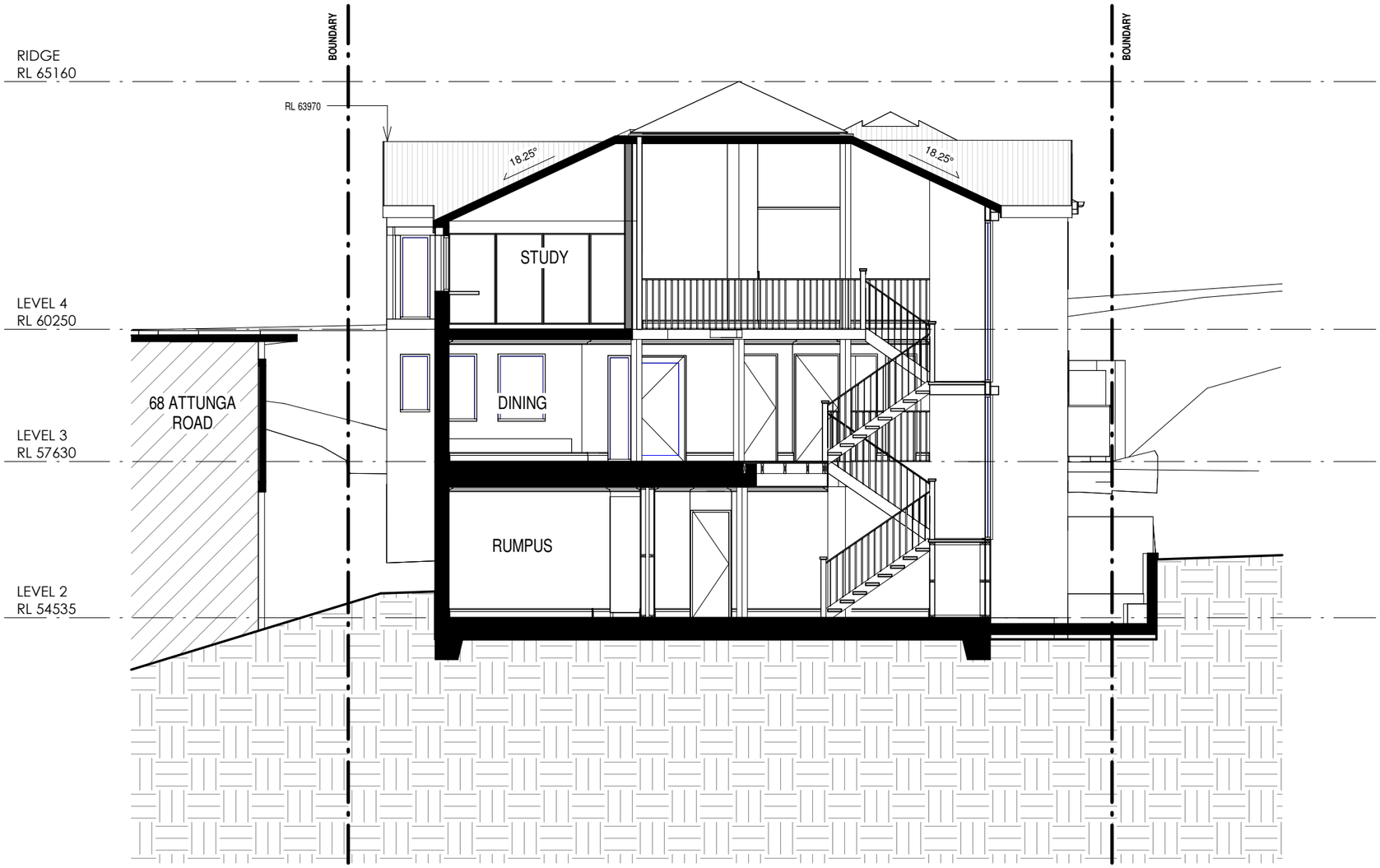

1 SECTION 2

03 | 21 1 : 100

STUD WALL
SINGLE BRICK
DOUBLE BRICK
DEMOLISHED
HIDDEN
OVERHEAD
EXISTING
PROPOSED
NEW WORKS

0 5 10 m

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SCALE: 1 : 100

DRAWING NAME: SECTION

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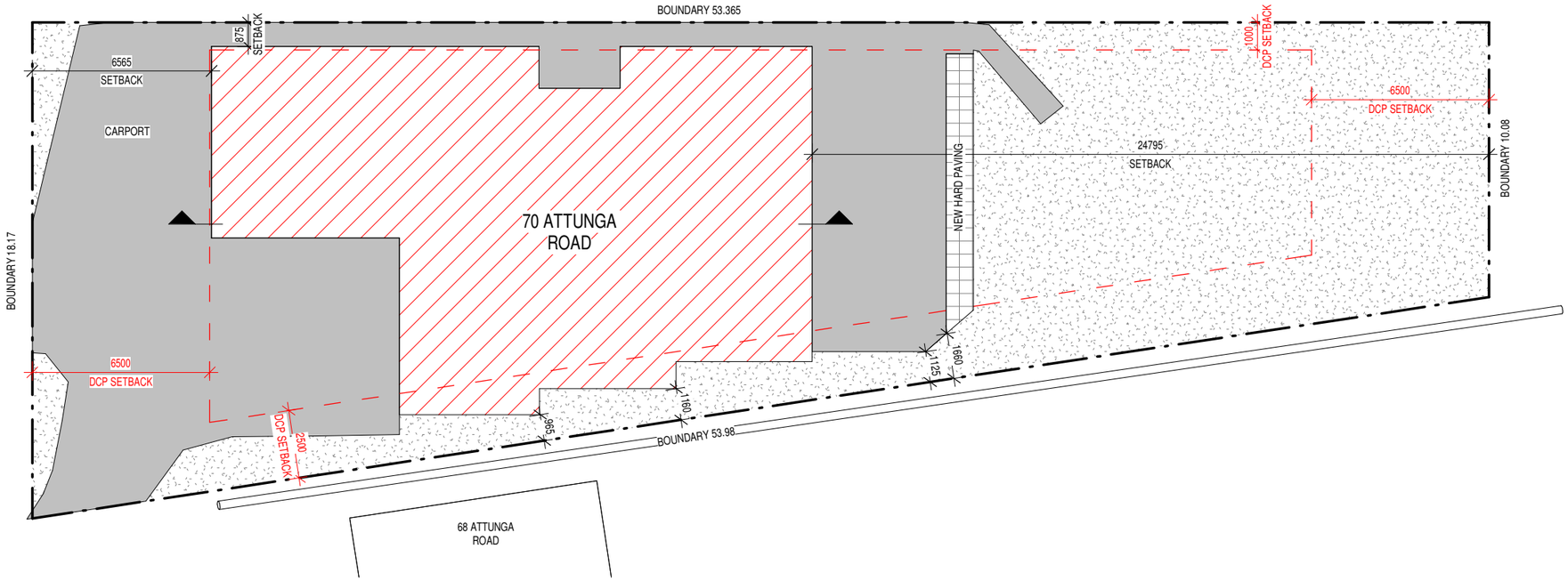
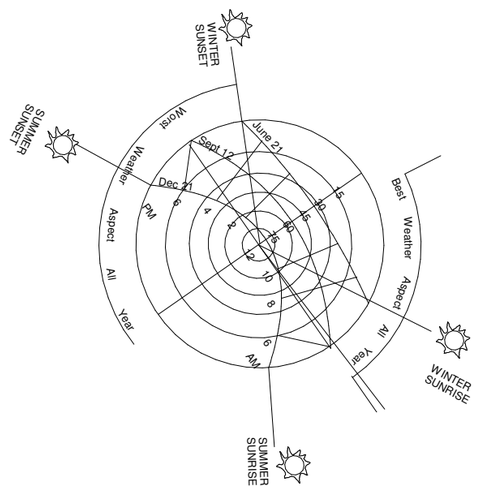


1 SITE ANALYSIS PLAN

100 1 : 200



LEGEND:

- BUILDING ENVELOPE
- BOUNDARY
- EXISTING
- PROPOSED
- NEW WORKS
- EX SITE FOOTPRINT
- PRO SITE FOOTPRINT
- EX HARD PAVING
- PRO HARD PAVING
- LANDSCAPED AREA
- NON COMPLIANCE

SITE ANALYSIS

SITE AREA	753.4m²	REQ FRONT SETBACK	PREVAILING BUILDING LINE OR 6.5m
ZONE	E4	EX FRONT SETBACK	6.65m
		PRO FRONT SETBACK HOUSE	6.65m (UNCHANGED)
MIN LANDSCAPE	60% = 452m²		
EX LANDSCAPE	37.2% = 280.3m²	REQ REAR SETBACK	6.5m
PRO LANDSCAPE	35.7% = 269.4m²	EX REAR SETBACK	24.8m
INC. 6% VARIATION	41.7% = 315.1m²	PRO REAR SETBACK HOUSE	24.8m (UNCHANGED)
MAX BUILDING HEIGHT	8.0m / 10m FOR SLOPE	REQ SIDE SETBACK	1.0m / 2.5m
BUILDING FOOTPRINT SLOPE	21.57°	EX SIDE SETBACK	0.87 / 0.96m
EX BUILDING HEIGHT	9.26m	PRO SIDE SETBACK HOUSE	0.87 / 0.96m (UNCHANGED)
PRO BUILDING HEIGHT	9.94m		

0 10 20 m

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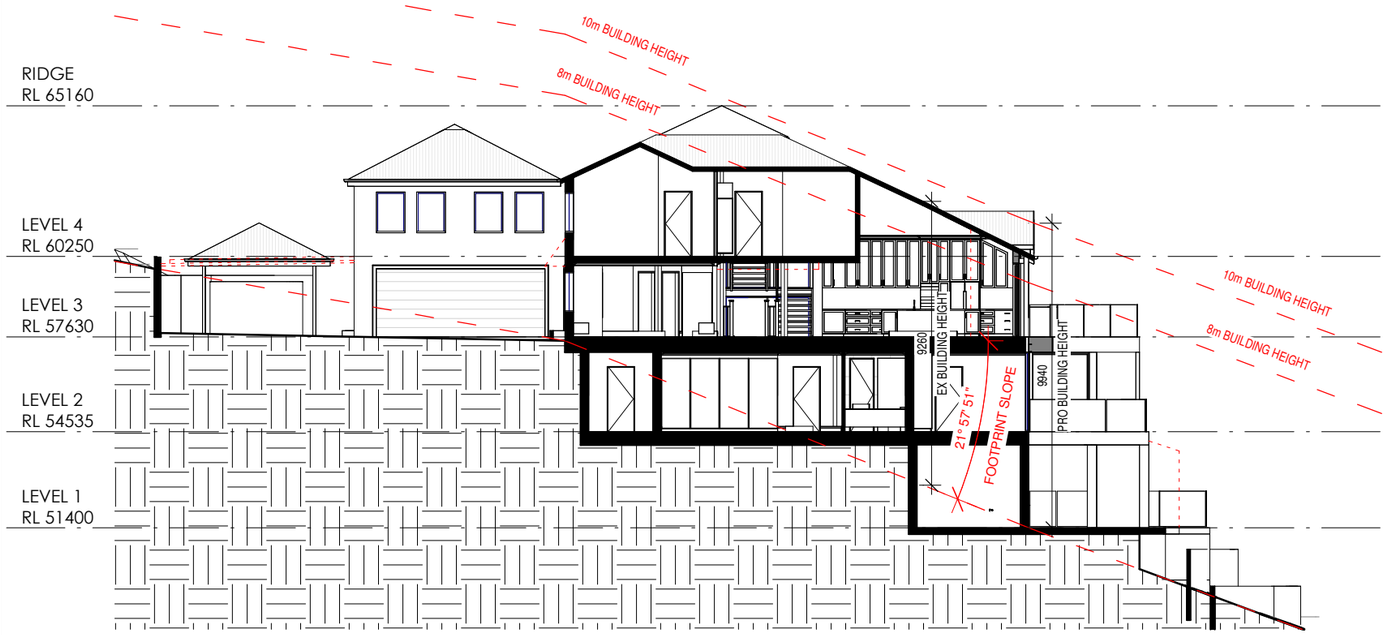
PROJECT NAME: 70 ATTUNGA RD

SCALE: 1 : 200

DRAWING NAME: SITE ANALYSIS

DRAWING NUMBER: A 100 -L



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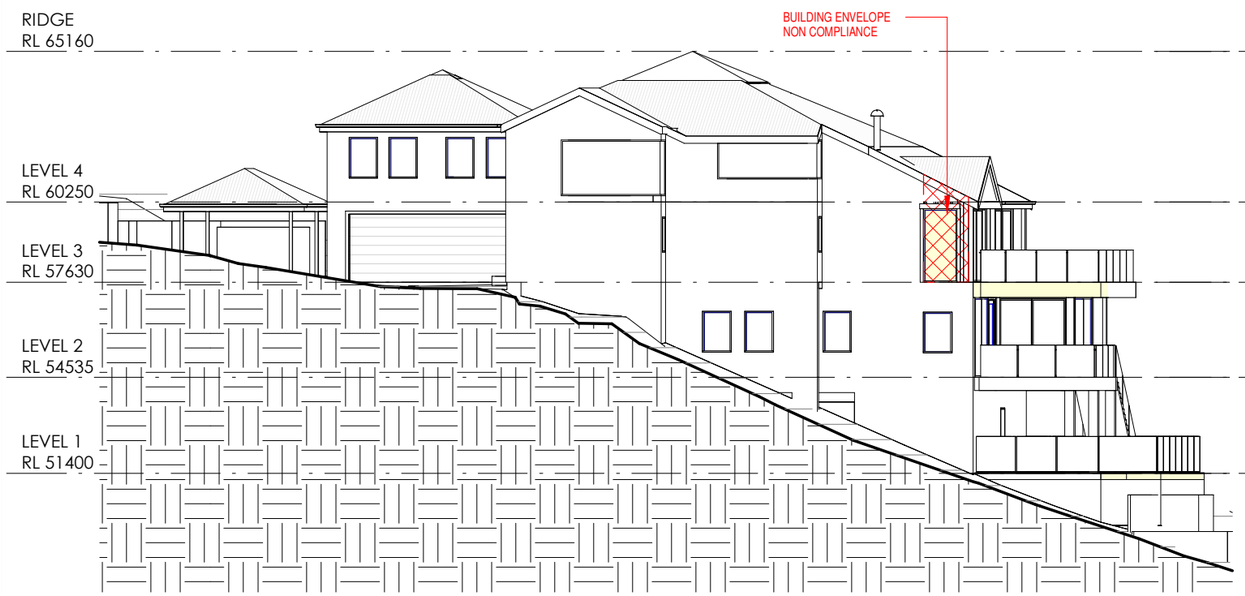
- PRO SITE FOOTPRINT
- EX HARD PAVING
- PRO HARD PAVING
- LANDSCAPED AREA
- NON COMPLIANCE

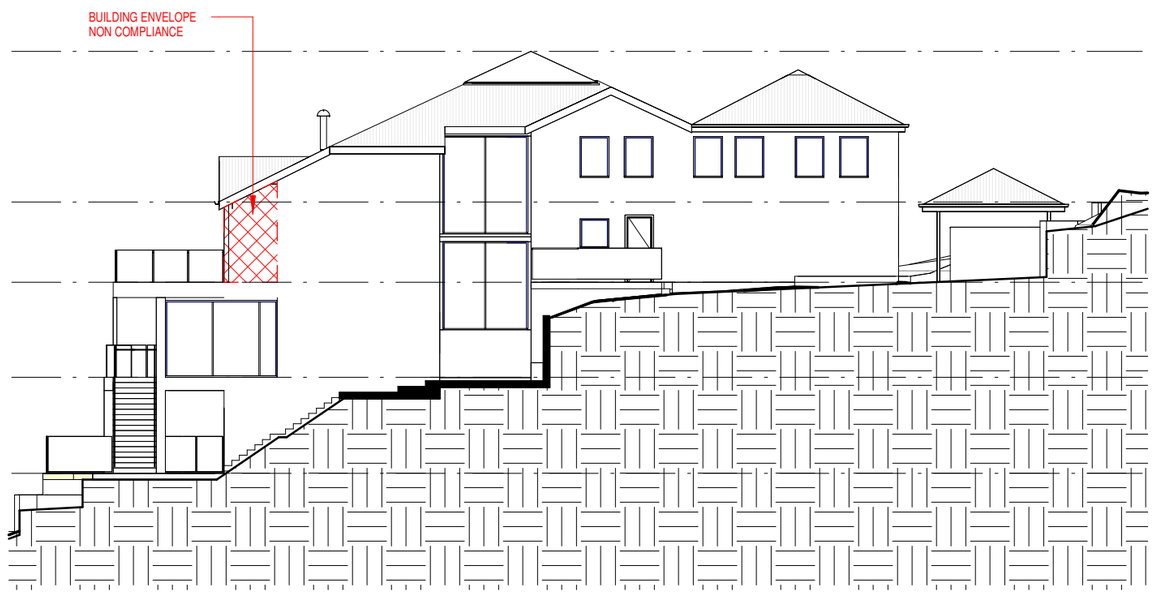
1 ANALYSIS BUILDING HEIGHT & SLOPE

101 1 : 200



3 BUILDING ENVELOPE 2

101 1 : 200



2 BUILDING ENVELOPE 1

101 1 : 200

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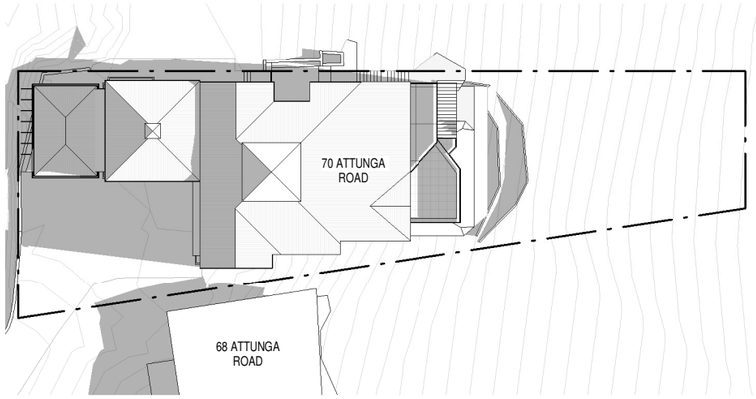
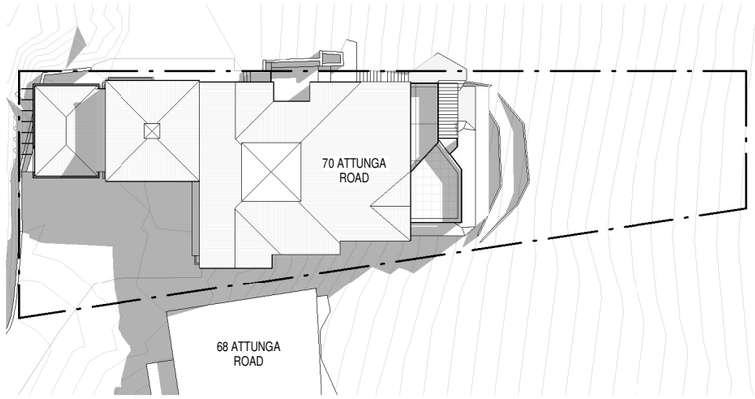


1 EX SHADOWS 9AM JUNE 21ST
102 1 : 450



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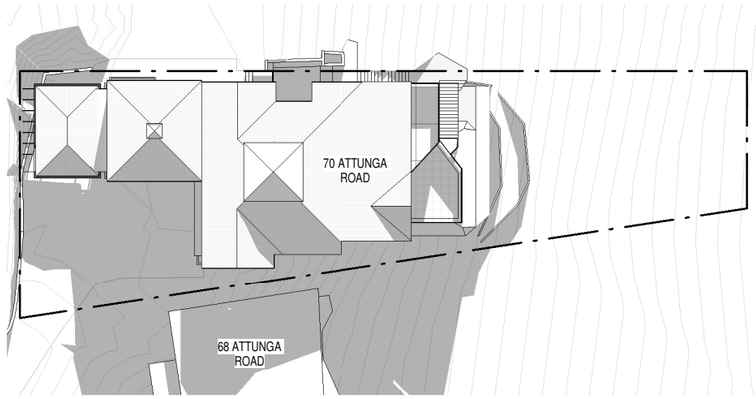
102 1 : 450



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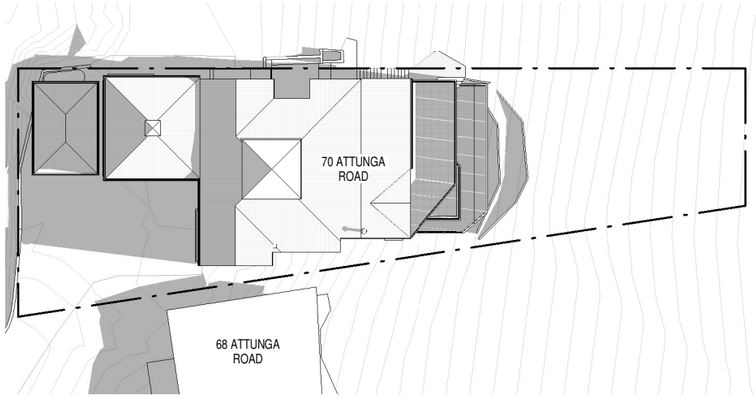
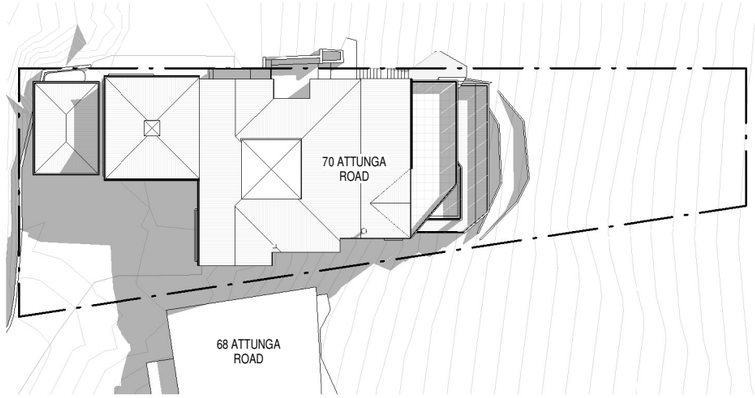


4 PRO SHADOWS 9AM JUNE 21ST
102 1 : 450



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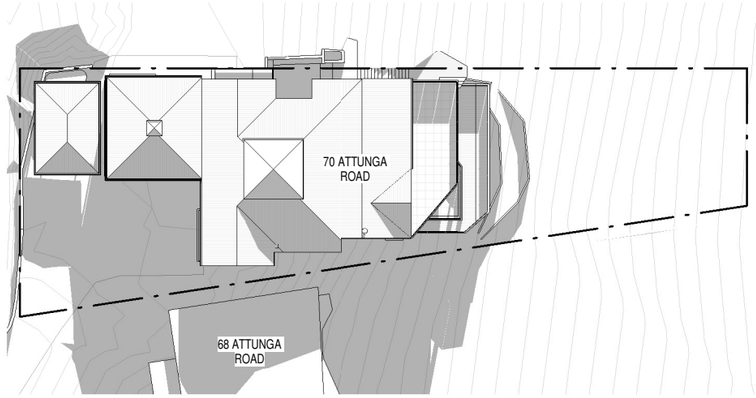

6 PRO SHADOWS 3PM JUNE 21ST
102 1 : 450

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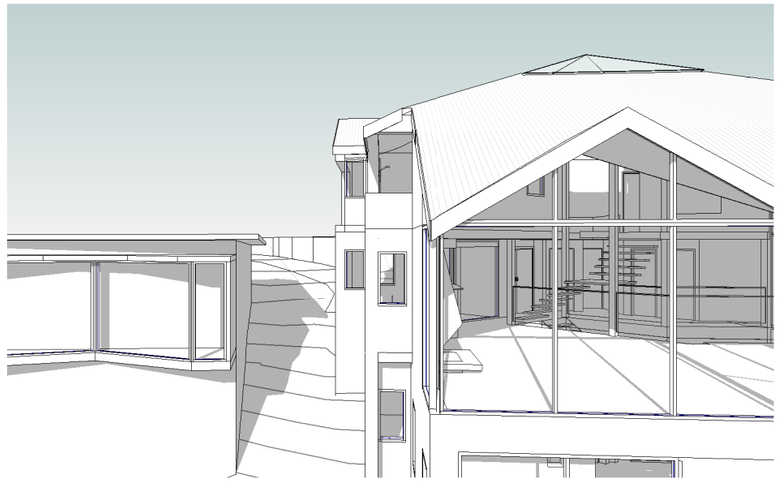
SCALE: 1 : 450
DRAWING NAME: SHADOWS
DRAWING NUMBER: A 102 -L



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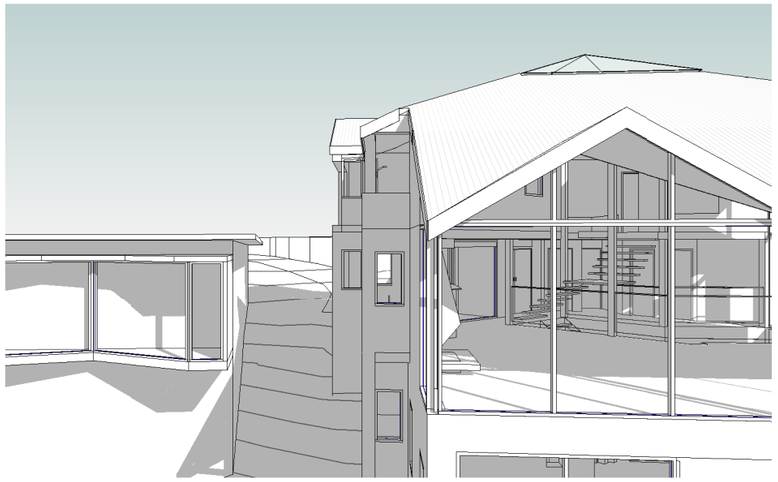

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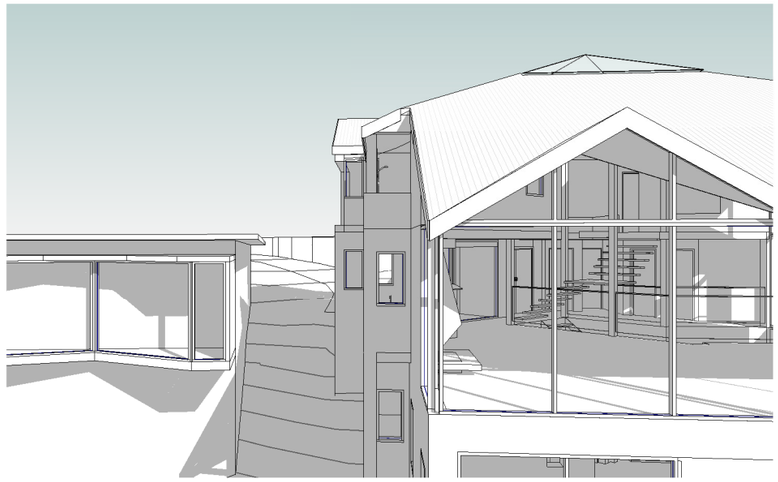
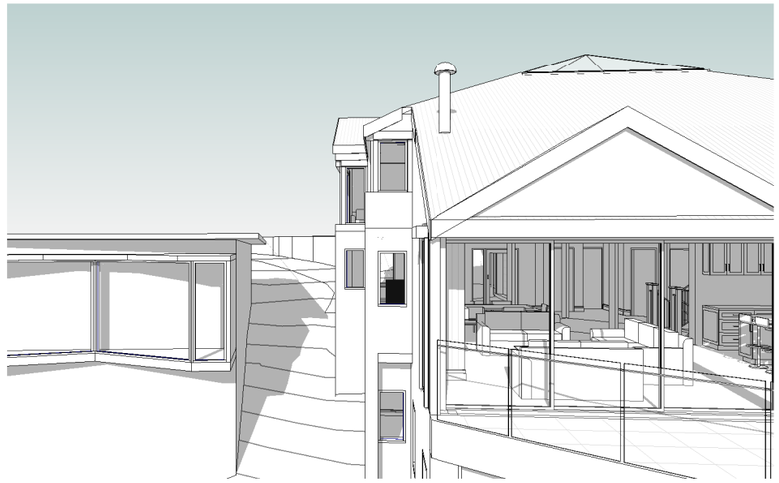


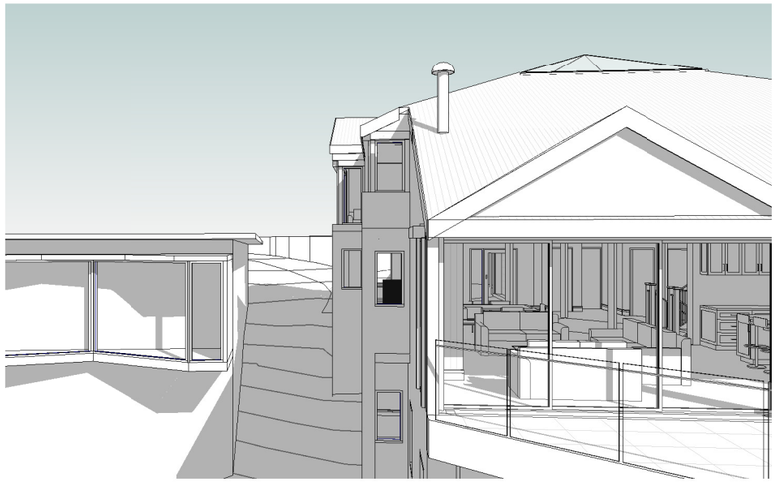
3 EX SHADOWS 3PM JUNE 21ST

103



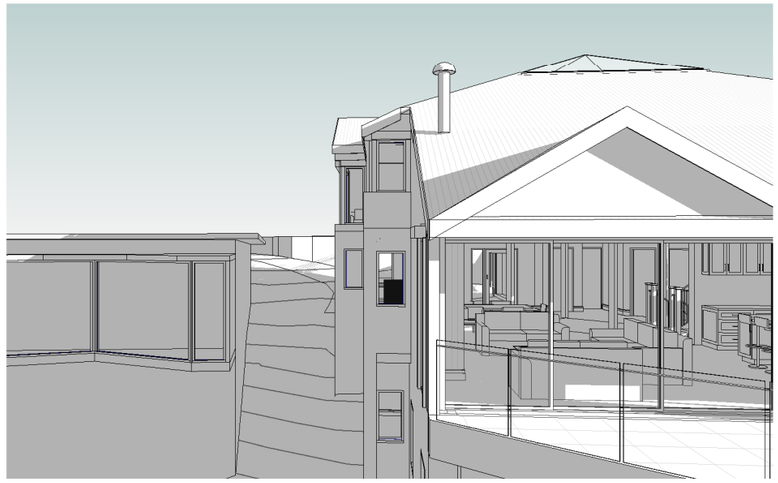
4 PRO SHADOWS 9AM JUNE 21ST

103



5 PRO SHADOWS 12PM JUNE 21ST

103



6 PRO SHADOWS 3PM JUNE 21ST

103

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IS	DATE	COMMENTS
L	24/02/2023	SECTION 4.55
A	27/09/2021	DA

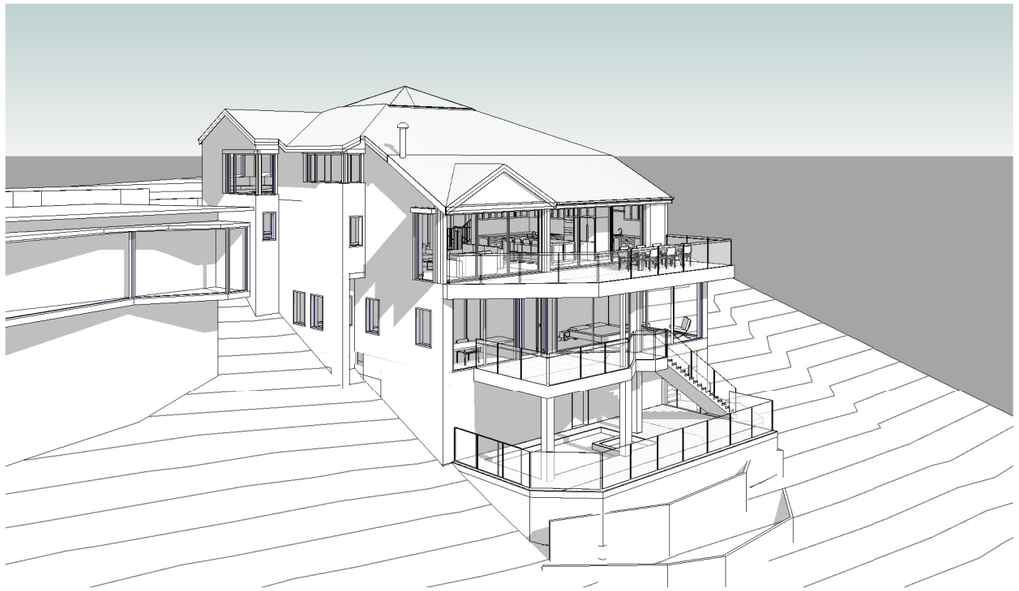
JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
185	MV	TW	A3

PROJECT NAME: 70 ATTUNGA RD

SCALE:

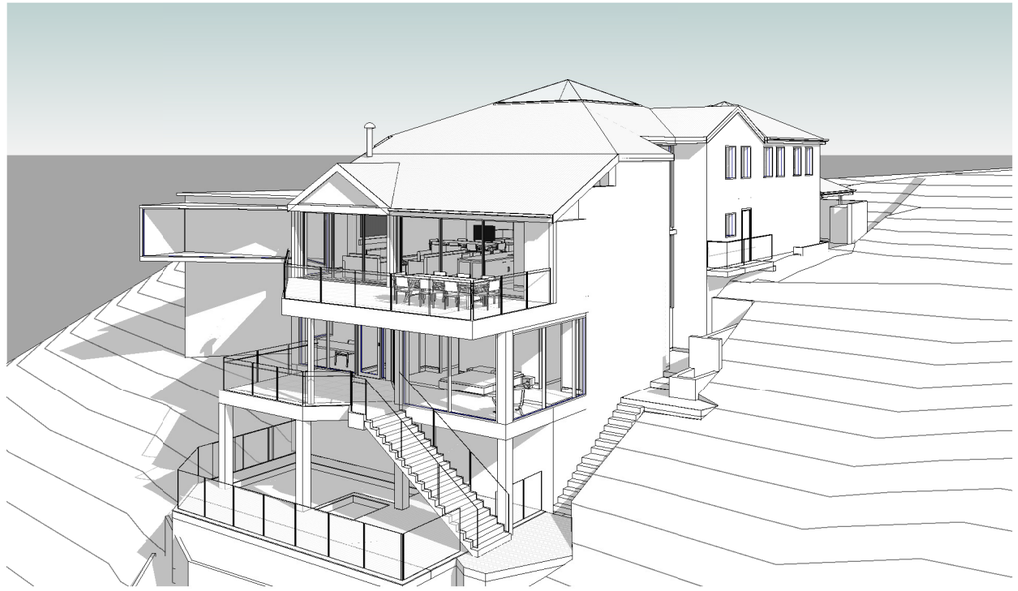
DRAWING NAME: SHADOWS

DRAWING NUMBER: A 103 -L



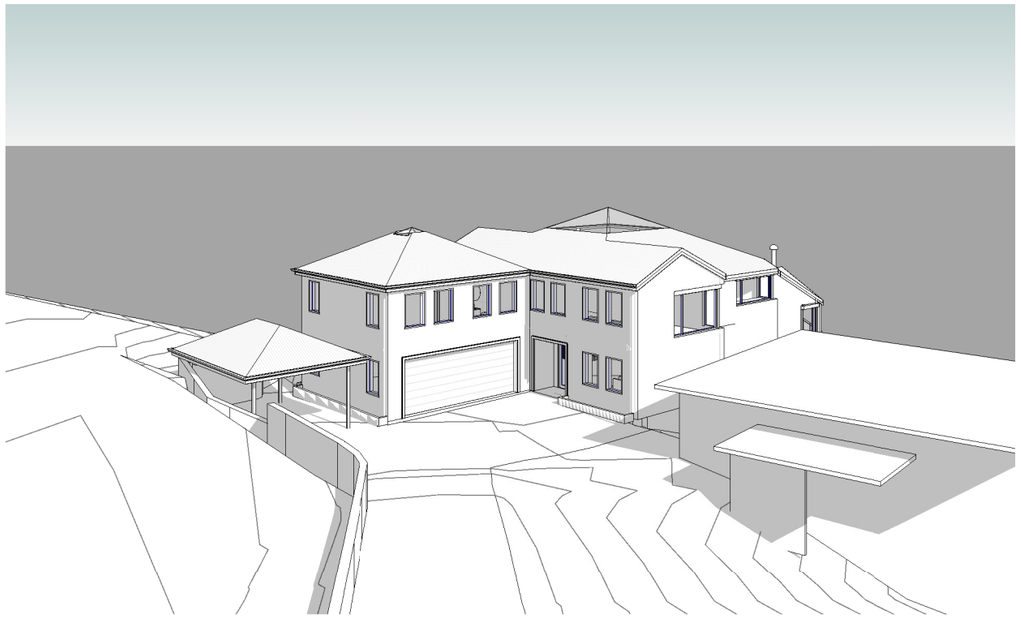
1 3D VIEW 1

104



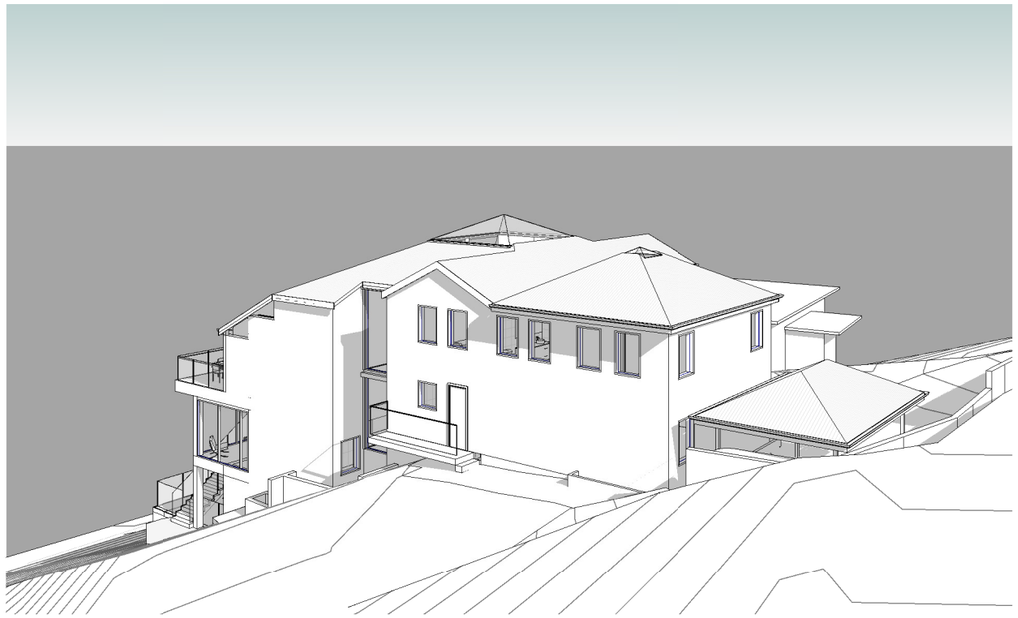
2 3D VIEW 2

104



3 3D VIEW 3

104



4 3D VIEW 4

104

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IS	DATE	COMMENTS
L	24/02/2023	SECTION 4.55
H	16/06/2022	TENDER
F	17/05/2022	REVISED CC
E	11/05/2022	CC
A	27/09/2021	DA

JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
185	MV	TW	A3

PROJECT NAME: 70 ATTUNGA RD

SCALE:

DRAWING NAME: 3D VIEWS

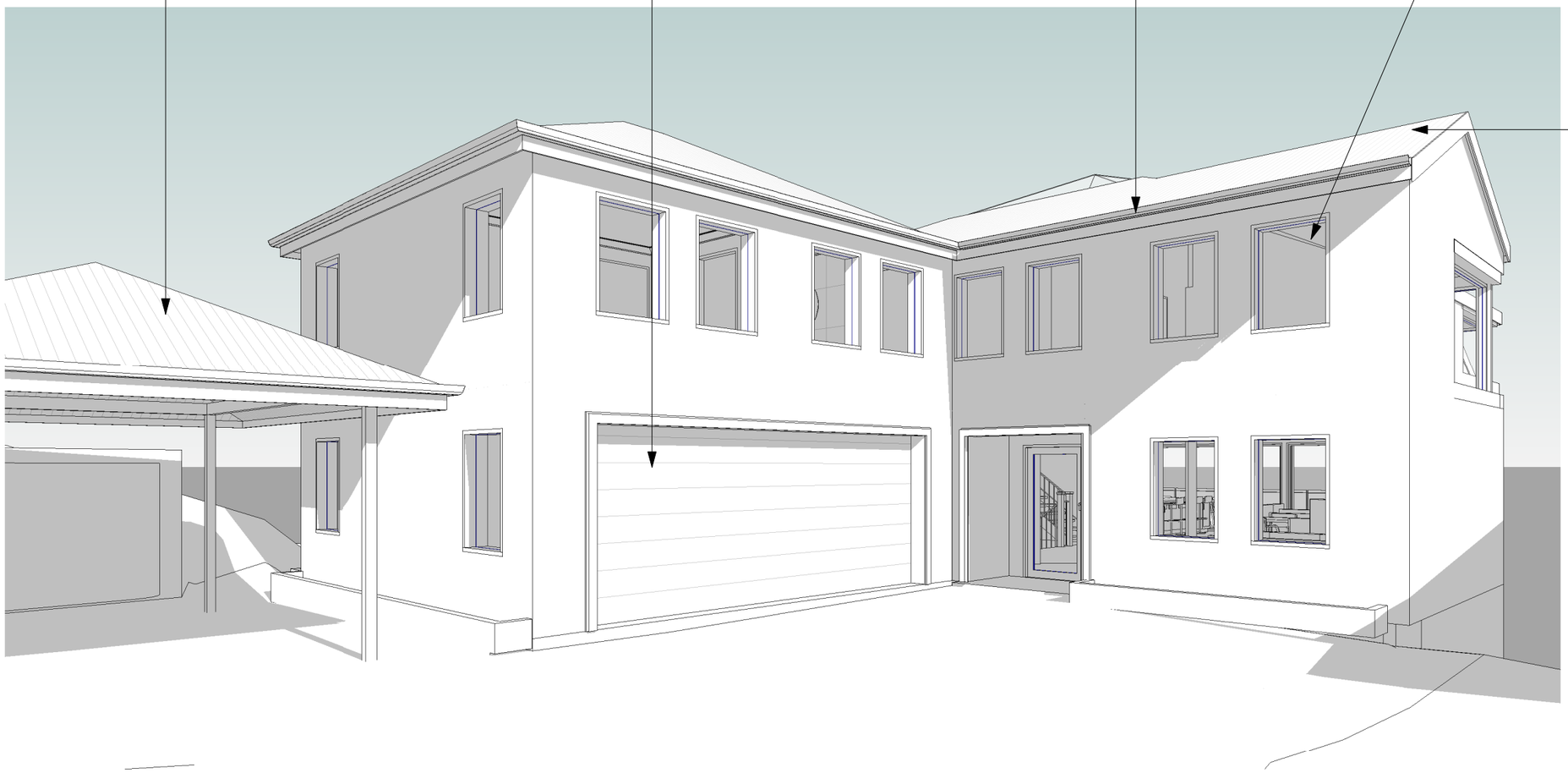
DRAWING NUMBER: A 104 -L

ROOF: COLORBOND MEDIUM GREY FINISH

GARAGE DOOR: COLORBOND HORIZONTAL PATTERN WHITE FINISH

GUTTER, FACIA, SOFFIT: COLORBOND GUTTER AND FACIA LIGHT GREY W/ WHITE SOFFIT

WINDOW FRAME: COLORBOND PC FINISH WHITE



ROOF: EXISTING LIGHT GREY ROOF

1 EXTERNAL FINISHES

105

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A	27/09/2021	DA

JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
185	MV	TW	A3

PROJECT NAME: 70 ATTUNGA RD

SCALE: As indicated

DRAWING NAME: EXTERNAL FINISHES

DRAWING NUMBER: A 105 -L