



# ACTION PLANS

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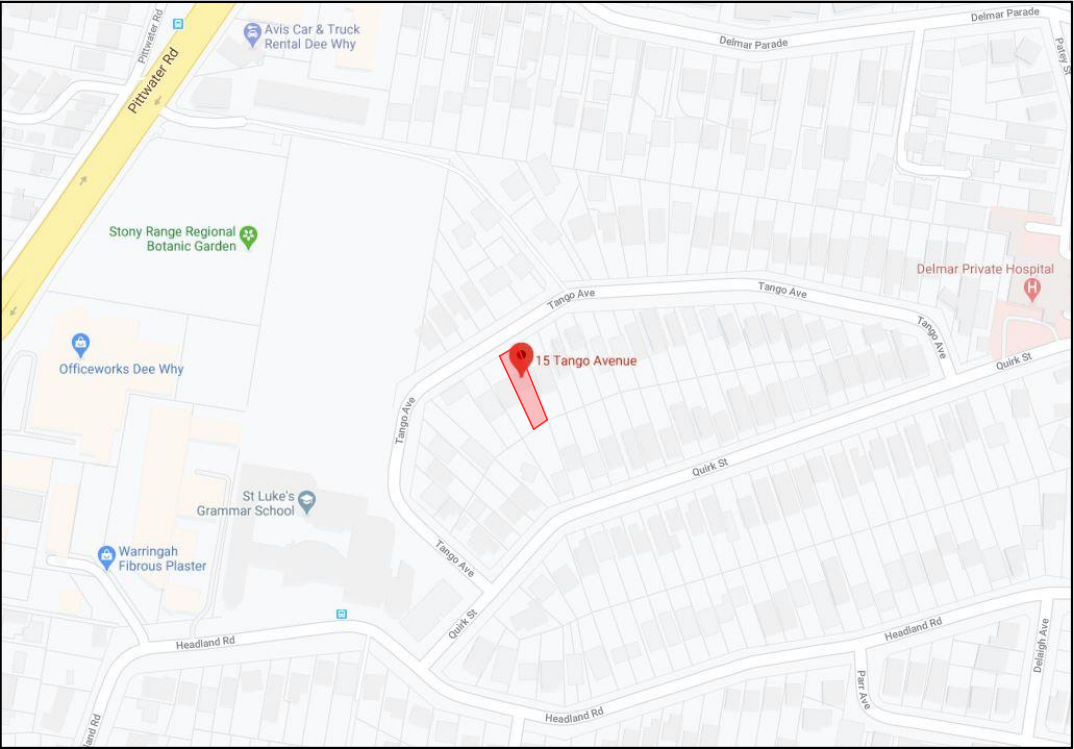
## DEVELOPMENT APPLICATION:REV A

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	12/10/2020
DA01	SITE ANALYSIS	12/10/2020
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	12/10/2020
DA03	EXISTING GROUND FLOOR PLAN	12/10/2020
DA04	EXISTING FIRST FLOOR PLAN	12/10/2020
DA05	PROPOSED GARAGE FLOOR PLAN	12/10/2020
DA06	PROPOSED GROUND FLOOR PLAN	12/10/2020
DA07	PROPOSED FIRST FLOOR PLAN	12/10/2020
DA08	NORTH / SOUTH ELEVATION	12/10/2020
DA09	EAST ELEVATION	12/10/2020
DA10	WEST ELEVATION	12/10/2020
DA11	CROSS SECTION	12/10/2020
DA12	LONG SECTION	12/10/2020
DA13	DRIVEWAY PLAN / LONG SECTION	12/10/2020
DA14	AREA CALCULATIONS	12/10/2020
DA15	SAMPLE BOARD	12/10/2020
DA16	WINTER SOLSTICE 9 AM	12/10/2020
DA17	WINTER SOLSTICE 12 PM	12/10/2020
DA18	WINTER SOLSTICE 3 PM	12/10/2020
DA19	BASIX COMMITMENTS	12/10/2020

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	15 TANGO AVENUE, DEE WHY NSW 2099			
LOT & DP/SP	LOT 44 SEC B DP 8139			
COUNCIL	NORTHERN BEACHES COUNCIL (WARRINGAH)			
SITE AREA	645m <sup>2</sup>			
FRONTAGE	15.24m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m <sup>2</sup> / %	m / m <sup>2</sup> / %	m / m <sup>2</sup> / %	
<b>LEP</b>				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m <sup>2</sup>	645m <sup>2</sup>	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	6.6m	UNCHANGED	YES
<b>HAZARDS</b>				
DEVELOPMENT ON SLOPING LAND	AREA A – SLOPES LESS THAN 5 DEGREES AREA B – SLOPES FROM 5 TO 25 DEGREES			PLEASE READ IN CONJUNCTION WITH STATEMENT OF ENVIRONMENTAL EFFECTS
<b>DCP</b>				
WALL HEIGHT	7.2m	6.319m	UNCHANGED	YES
NUMBER OF STOREYS	NOT IDENTIFEID	2	UNCHANGED	N/A
SIDE BOUNDARY ENVELOPE	5m		UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	E: 0.359m W: 0.894m	UNCHANGED	NO (EXISTING)
FRONT BOUNDARY SETBACK	6.5m	DWELLING: 12.8m	D: UNCHANGED GARAGE: 5.524m	YES NO
REAR BOUNDARY SETBACK	6.0m	24.642m	17.772m	YES
LANDSCAPE OPEN SPACE	40% (258m <sup>2</sup> )	64% (413.05m <sup>2</sup> )	47% (304.61m <sup>2</sup> )	YES
PRIVATE OPEN SPACE	60m <sup>2</sup>	60m <sup>2</sup>	UNCHANGED	YES

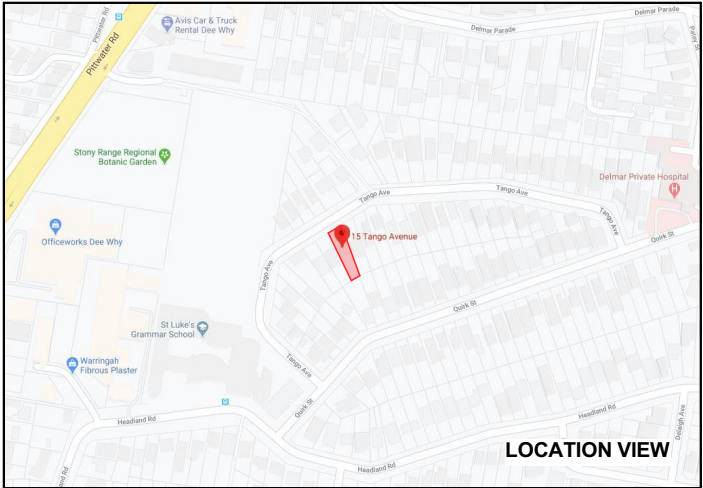
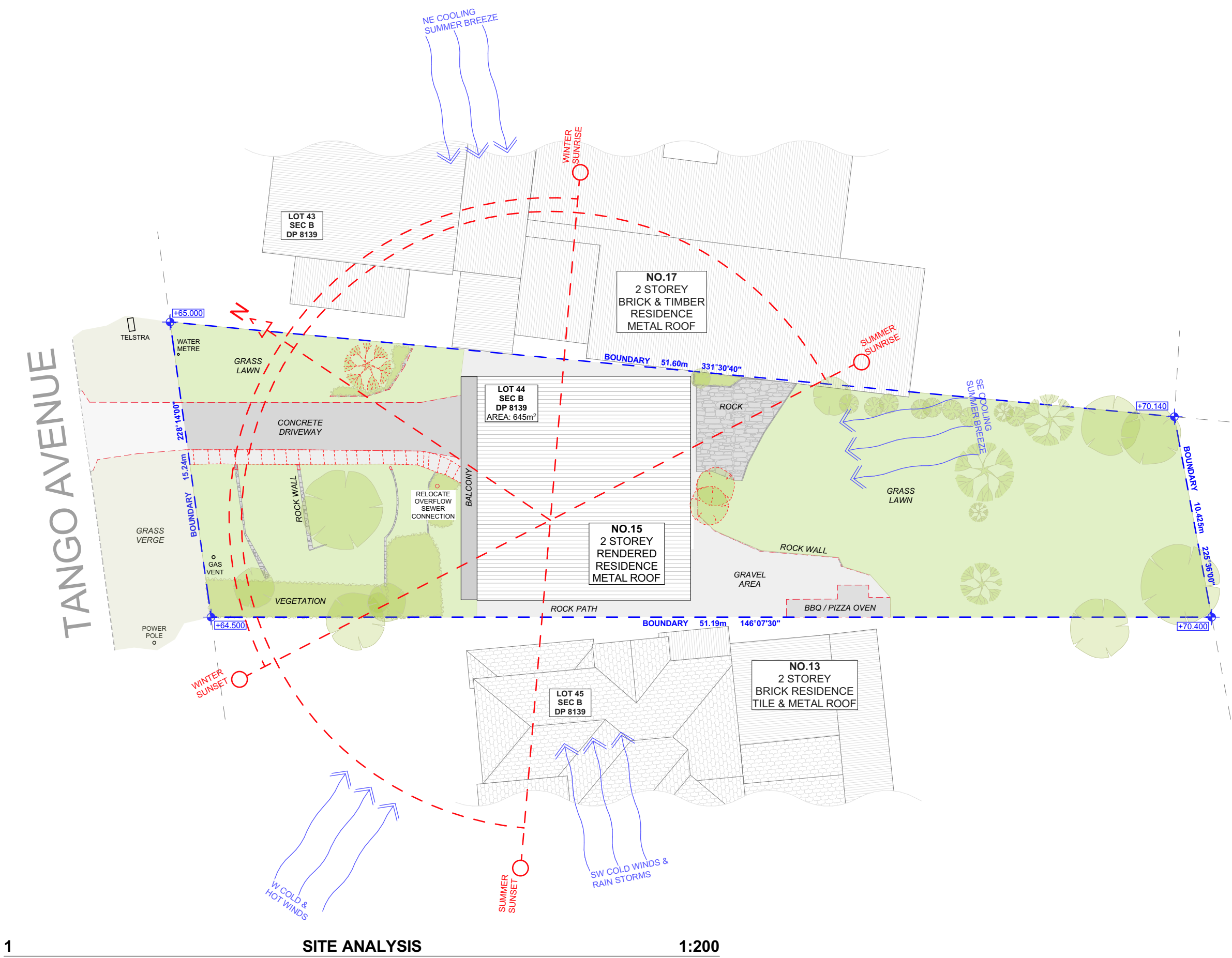
## 15 TANGO AVENUE DEE WHY NSW 2099



### NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATIONAND FILL - PART 3.1.1 OF NCC
- SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- FRAMING - PART 3.4 OF NCC
- ROOF, WALL-CLADDING, GUTTERS & DOWNPIPES - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SEPARATION - PART 3.7.1 OF NCC
- SMOKE ALARMS - PART 3.7.2 OF NCC
- HEATING APPLIANCES - PART 3.7.3 OF NCC
- WET AREAS-PROTECTION OF WALLS & FLOORS - PART 3.8.1 OF NCC
- MINIMUM ROOF HEIGHTS - PART 3.8.3 OF NCC
- FACILITIES REQUIRED & SANITARY DOOR CONSTRUCTION - PART 3.8.3 OF NCC
- LIGHT: NATURAL AND ARTIFICIAL - PART 3.8.4 OF NCC
- VENTILATION & LOCATION OF TOILETS - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIR CONSTRUCTION INCLUDING DIMENSIONS - PART 3.9.1 OF NCC
- BALUSTRADES & OTHER BARRIERS - PART 3.9.2 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2004
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
- SITE CLASSIFICATION AS TO AS 2870
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
- ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-1993
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001
- ALL CONSTRUCTION TO COMPLY TO AS3959- 1991





1

SITE ANALYSIS

1:200

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001










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**LEGEND**

	SOFT LANDSCAPE		EXISTING DOWNPIPE
	HARD LANDSCAPE		PROPOSED DOWNPIPE
	PROPOSED		
	EXISTING		
	DEMOLISHED		

**CLIENT**

MARK HOPKINS &  
CATHERINE MANU

**PROJECT ADDRESS**

15 TANGO AVENUE  
DEE WHY NSW 2099

**DRAWING NO.**

DA01

**DATE**

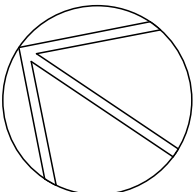
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SITE ANALYSIS

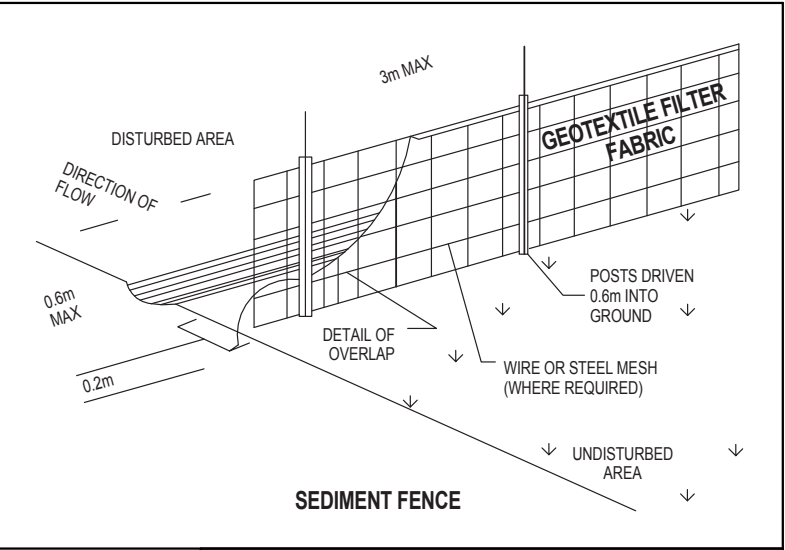
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TANGO AVENUE



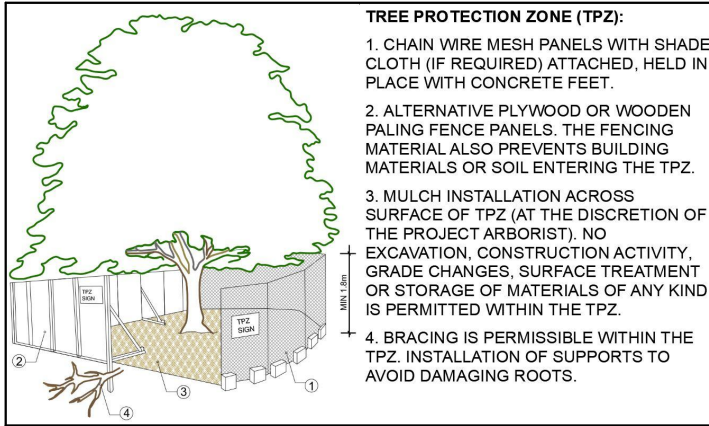
**DUST CONTROL :**  
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

**SEDIMENT NOTE :**  
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.  
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.  
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.  
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.  
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

**STOCKPILES :**  
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.  
ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES. IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

**GUTTER PROTECTION :**  
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

**NOTE:** ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING



**TREE PROTECTION ZONE (TPZ):**  
1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.  
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.  
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.  
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS.

1

SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN

1:200



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LEGEND

- SOFT LANDSCAPE
- HARD LANDSCAPE
- PROPOSED
- EXISTING
- DEMOLISHED

EX. DP. EXISTING DOWNPIPE  
PROP. DP. PROPOSED DOWNPIPE

CLIENT

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PROJECT ADDRESS

15 TANGO AVENUE  
DEE WHY NSW 2099

DRAWING NO.

DA02

DATE

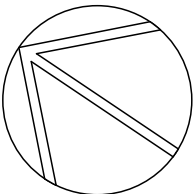
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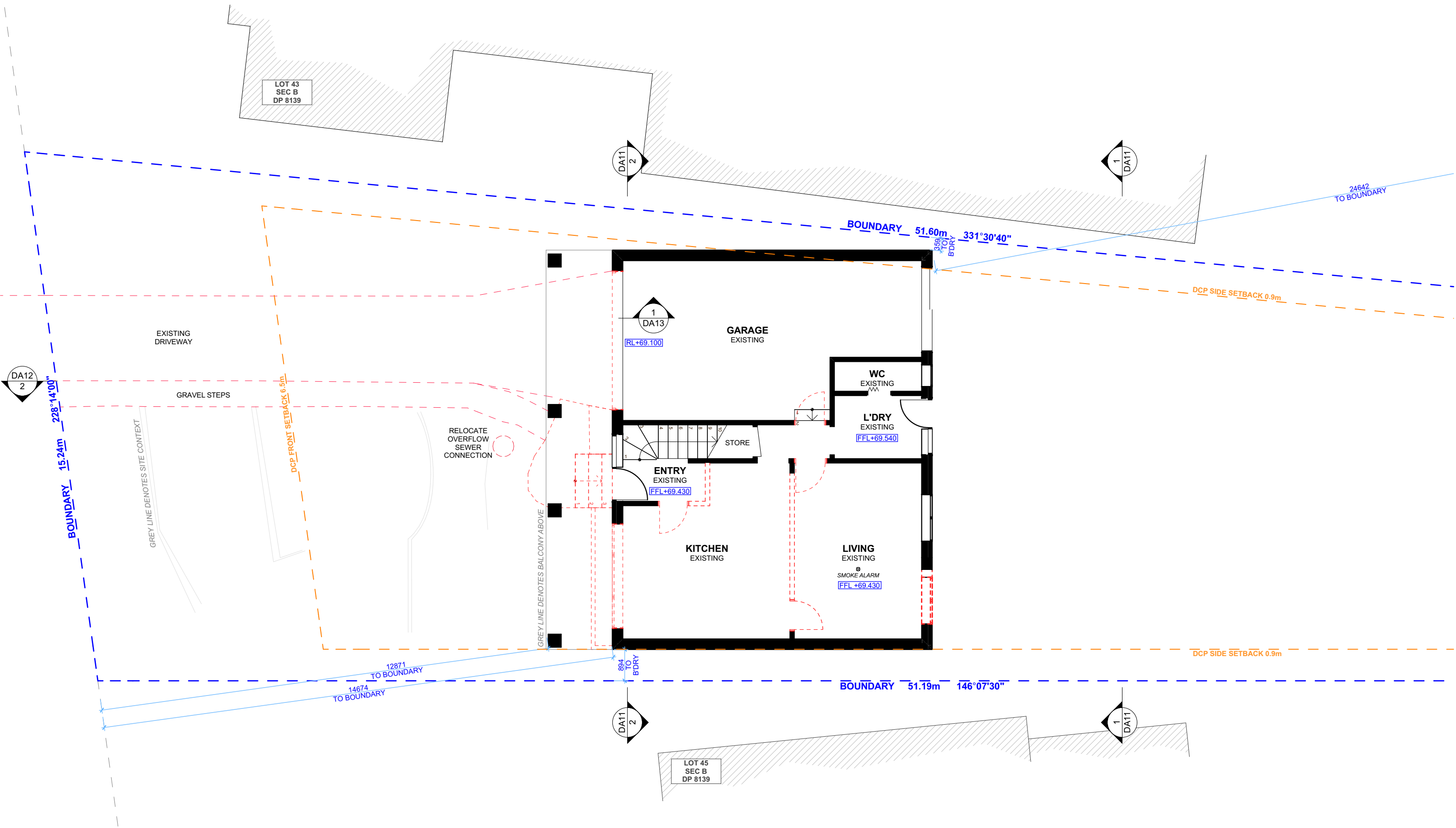
DRAWING NAME

SITE / ROOF / SEDIMENT  
EROSION / WASTE  
MANAGEMENT / STORMWATER  
CONCEPT PLAN

SCALE

1:200 @A3





1

EXISTING GROUND FLOOR PLAN

1:100

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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**LEGEND**

EXISTING

PROPOSED

DEMOLISHED

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DA03

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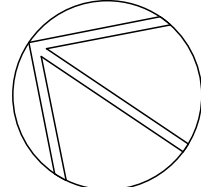
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DRAWING NAME

EXISTING GROUND FLOOR PLAN

SCALE

1:100 @A3







1

EXISTING FIRST FLOOR PLAN

1:100

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

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DA04

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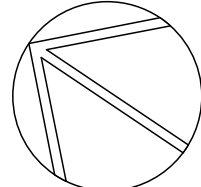
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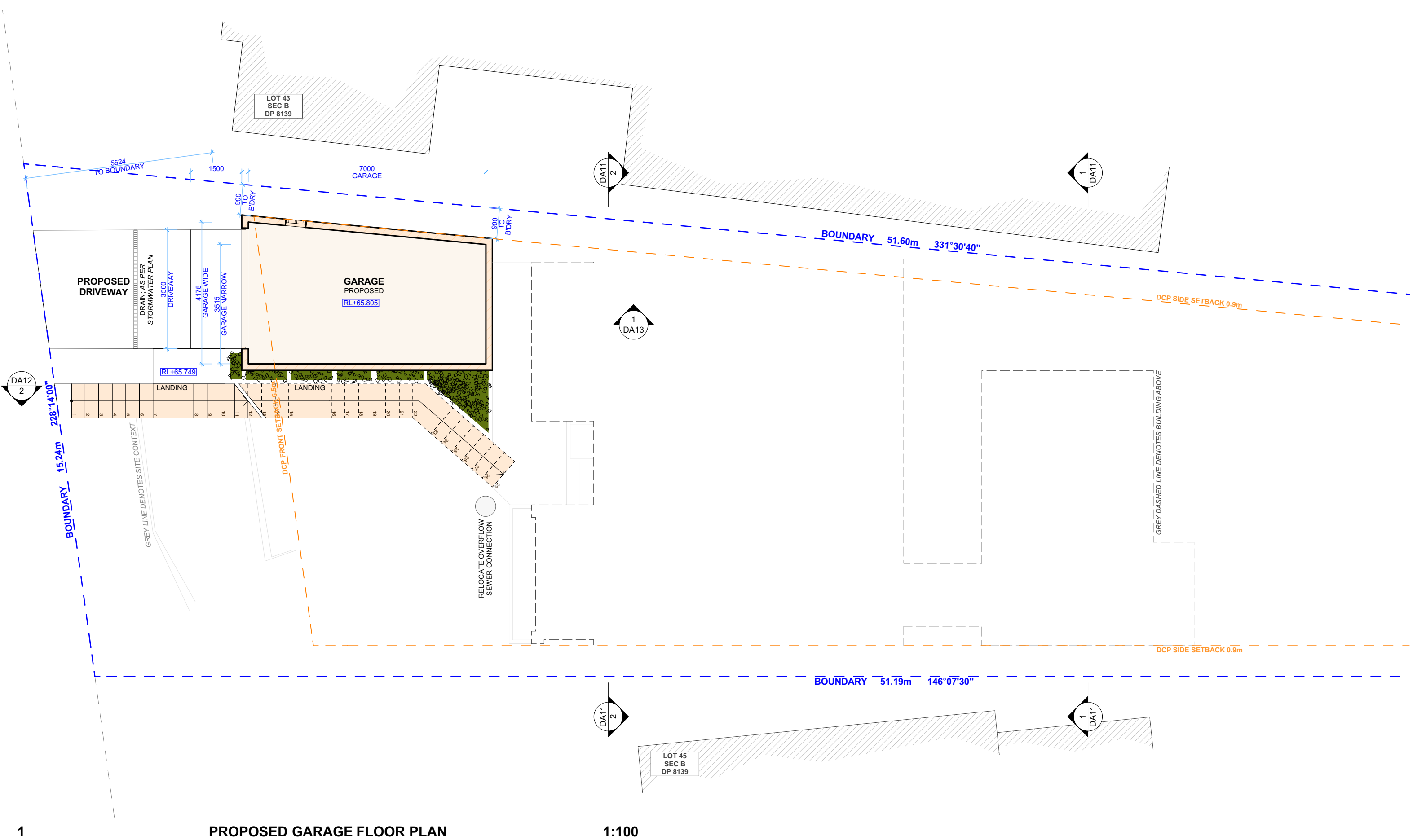
DRAWING NAME

EXISTING FIRST FLOOR PLAN

SCALE

1:100 @A3





1

PROPOSED GARAGE FLOOR PLAN

1:100



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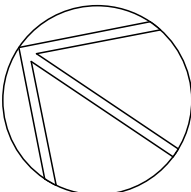
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**LEGEND**  
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PROPOSED  
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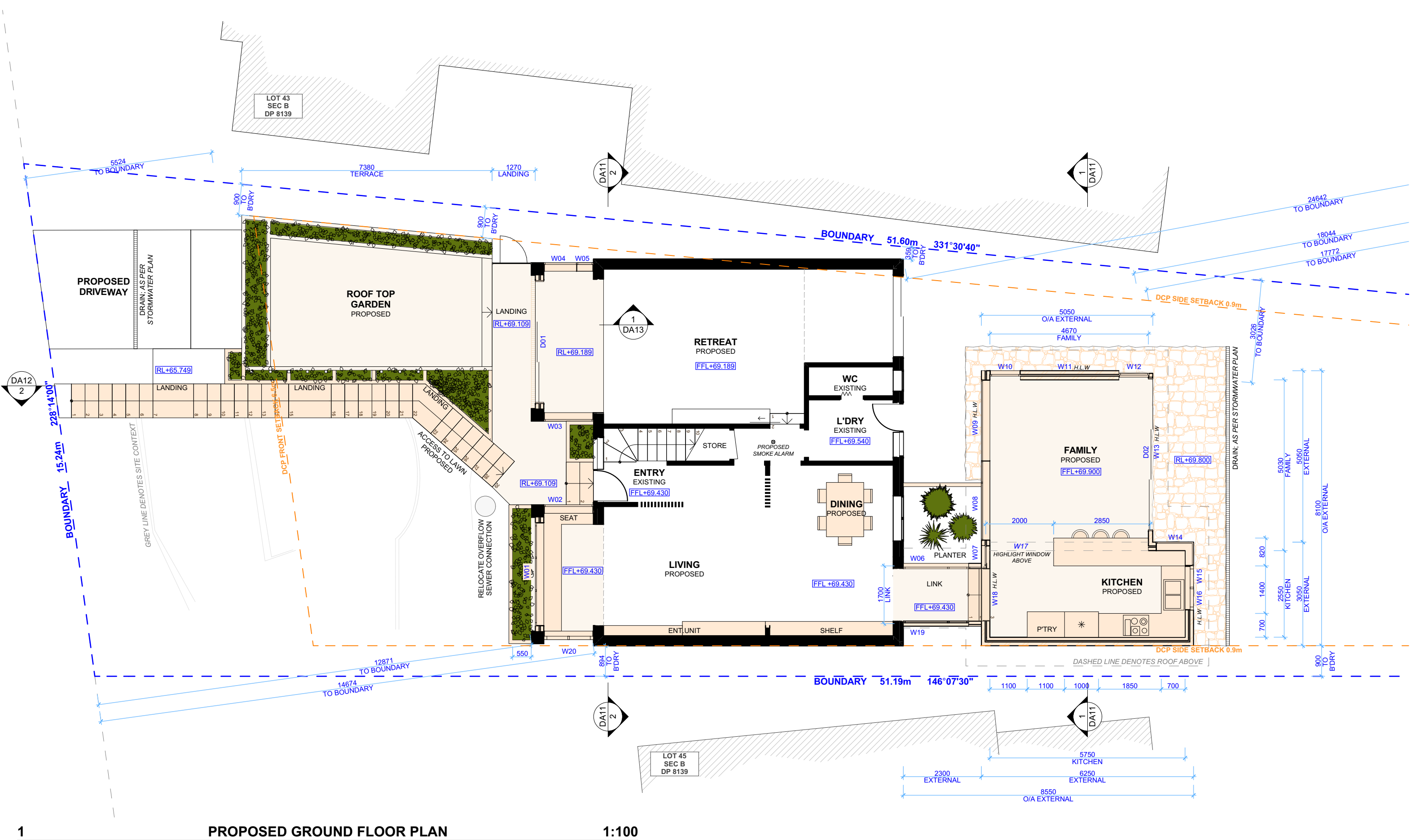
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**DRAWING NO.**  
DA05  
  
**DATE**  
Monday, 12 October  
2020

**DRAWING NAME**  
PROPOSED GARAGE FLOOR  
PLAN  
  
**SCALE**  
1:100 @A3







1

PROPOSED GROUND FLOOR PLAN

1:100

NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF NCC



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

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DRAWING NO.

DA06

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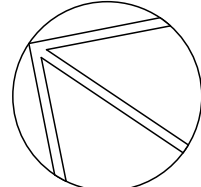
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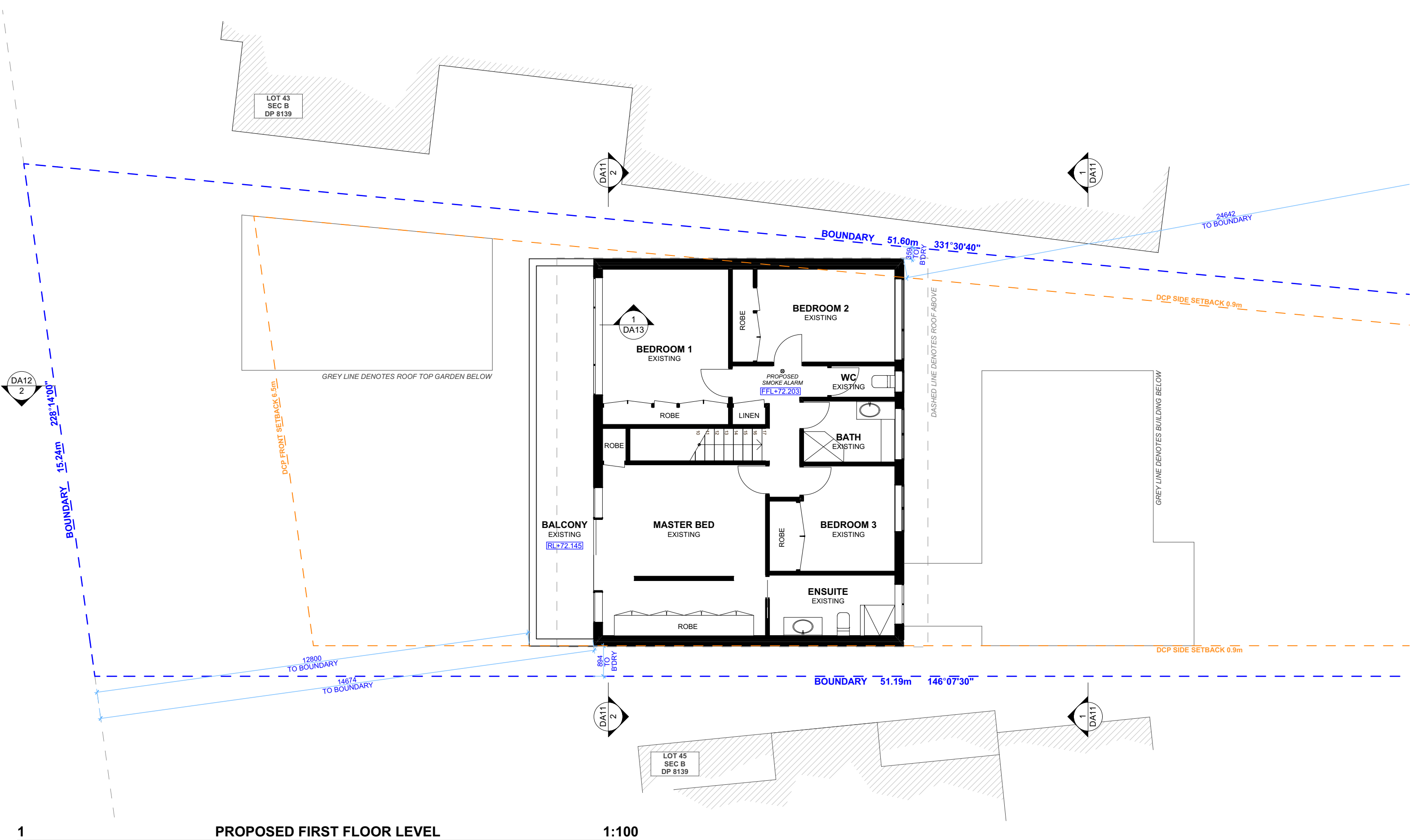
DRAWING NAME

PROPOSED GROUND FLOOR PLAN

SCALE

1:100 @A3





1

PROPOSED FIRST FLOOR LEVEL

1:100

NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF NCC. NO CHANGES TO THIS LEVEL.



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DRAWING NO.

DA07

DATE

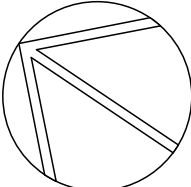
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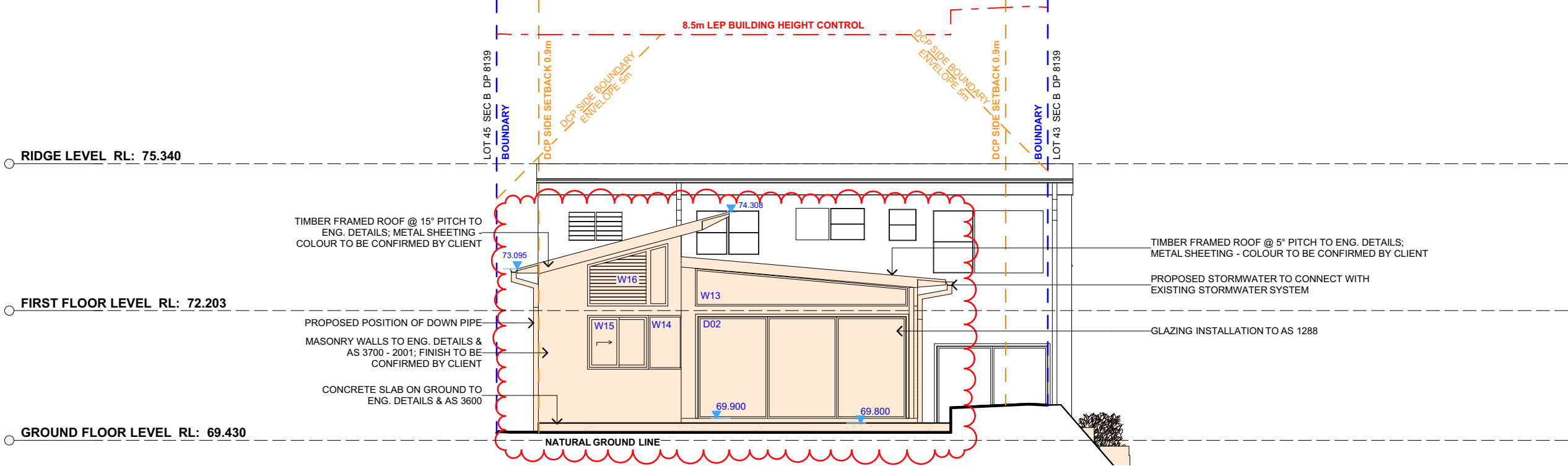
PROPOSED FIRST FLOOR PLAN

SCALE

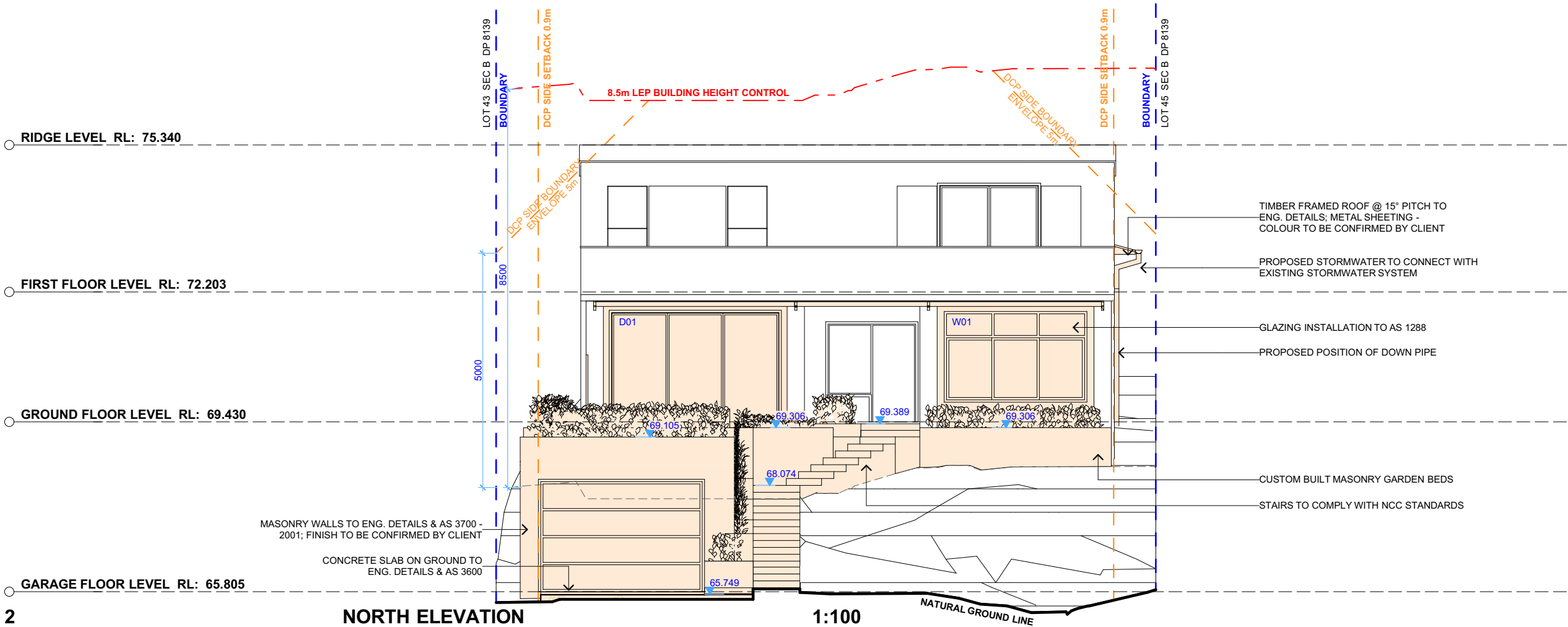
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1 SOUTH ELEVATION 1:100



2 NORTH ELEVATION 1:100

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CATHERINE MANU

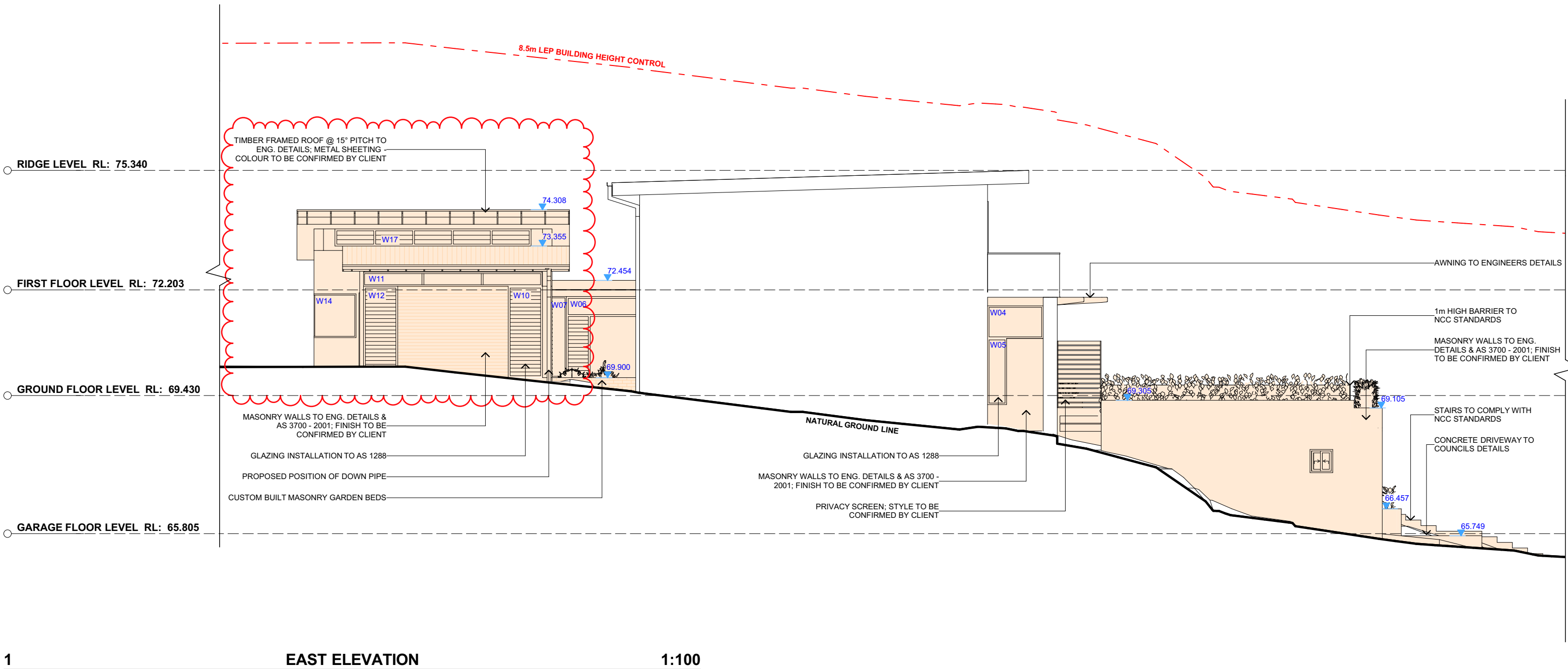
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**DRAWING NO.**  
**DA08**

**DATE**  
Monday, 12 October  
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**DRAWING NAME**  
NORTH / SOUTH ELEVATION

**SCALE**  
1:100 @A3



1

EAST ELEVATION

1:100



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EXISTING

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CLIENT

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DRAWING NO.

DA09

DATE

Monday, 12 October 2020

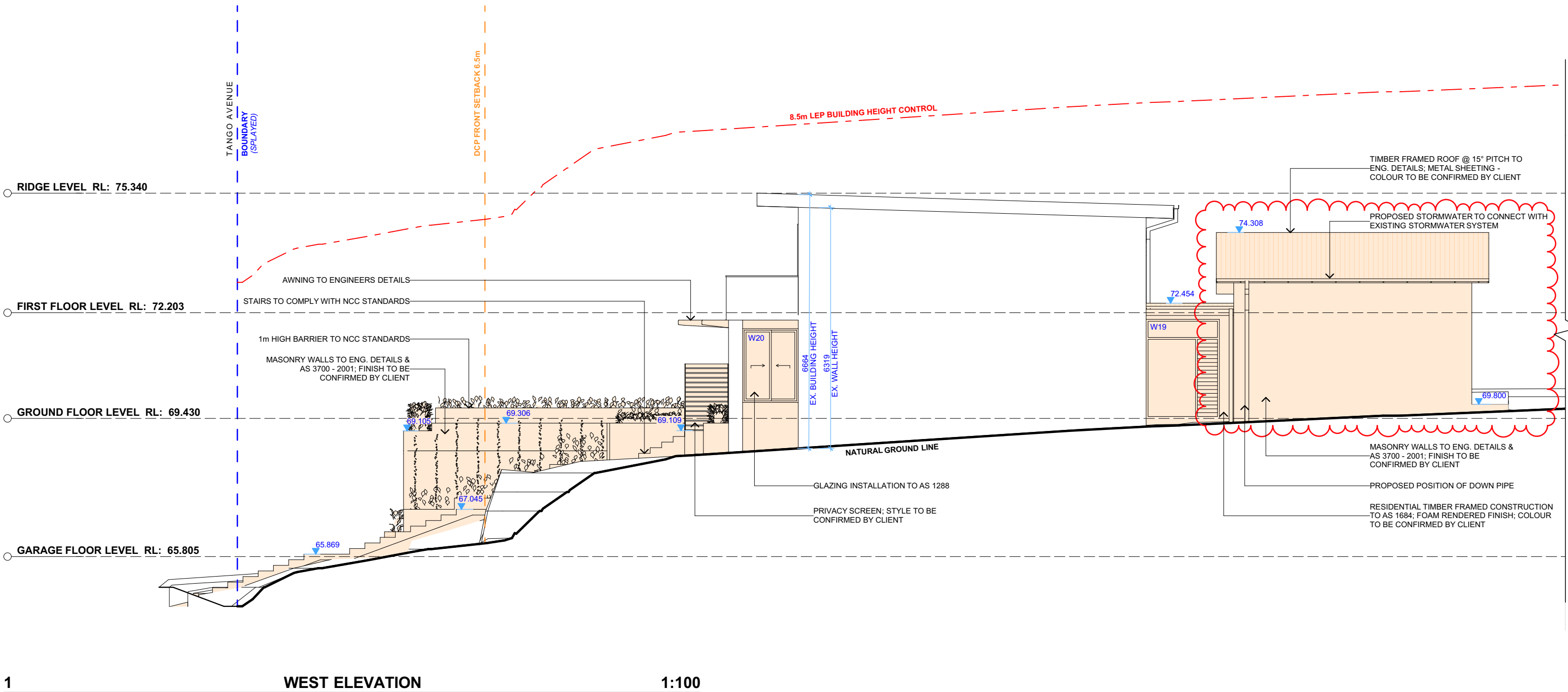
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EAST ELEVATION

SCALE

1:100 @A3





1

WEST ELEVATION

1:100



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

MARK HOPKINS &  
CATHERINE MANU

PROJECT ADDRESS

15 TANGO AVENUE  
DEE WHY NSW 2099

DRAWING NO.

DA10

DATE

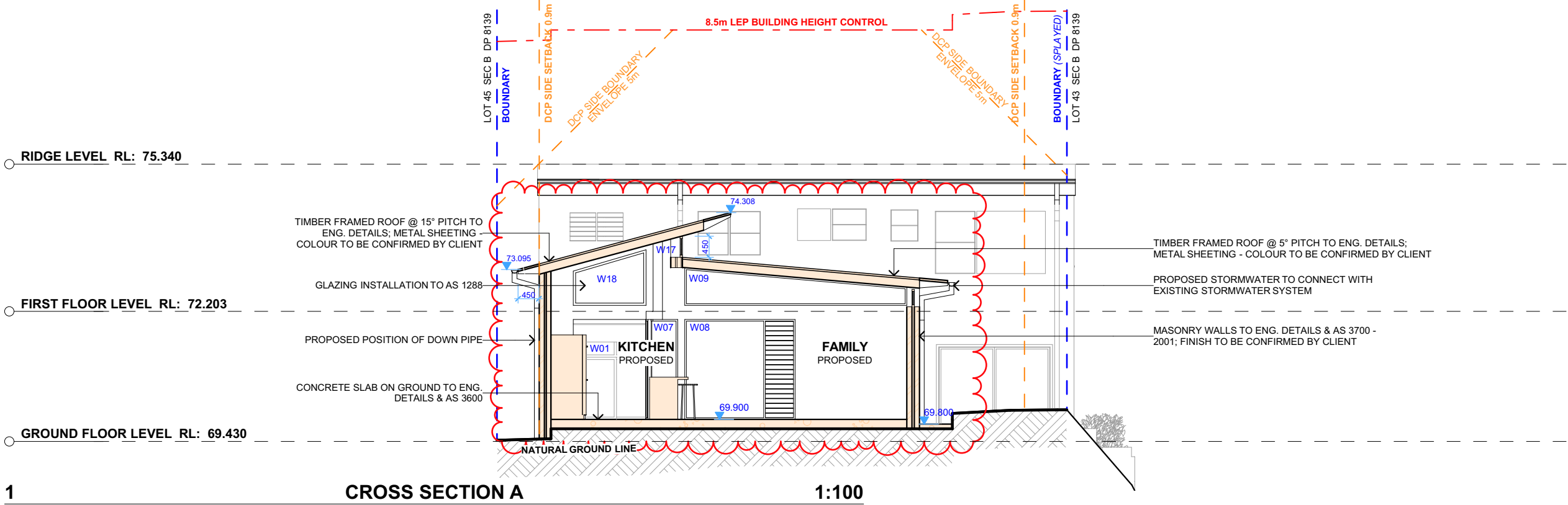
Monday, 12 October  
2020

DRAWING NAME

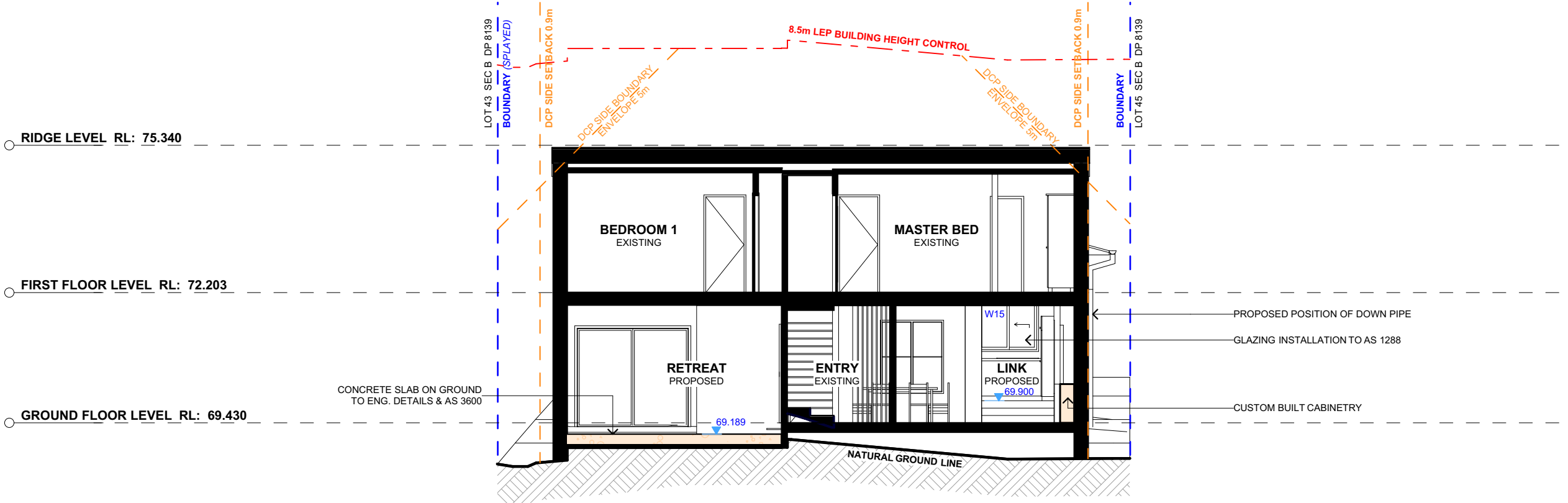
WEST ELEVATION

SCALE

1:100 @A3

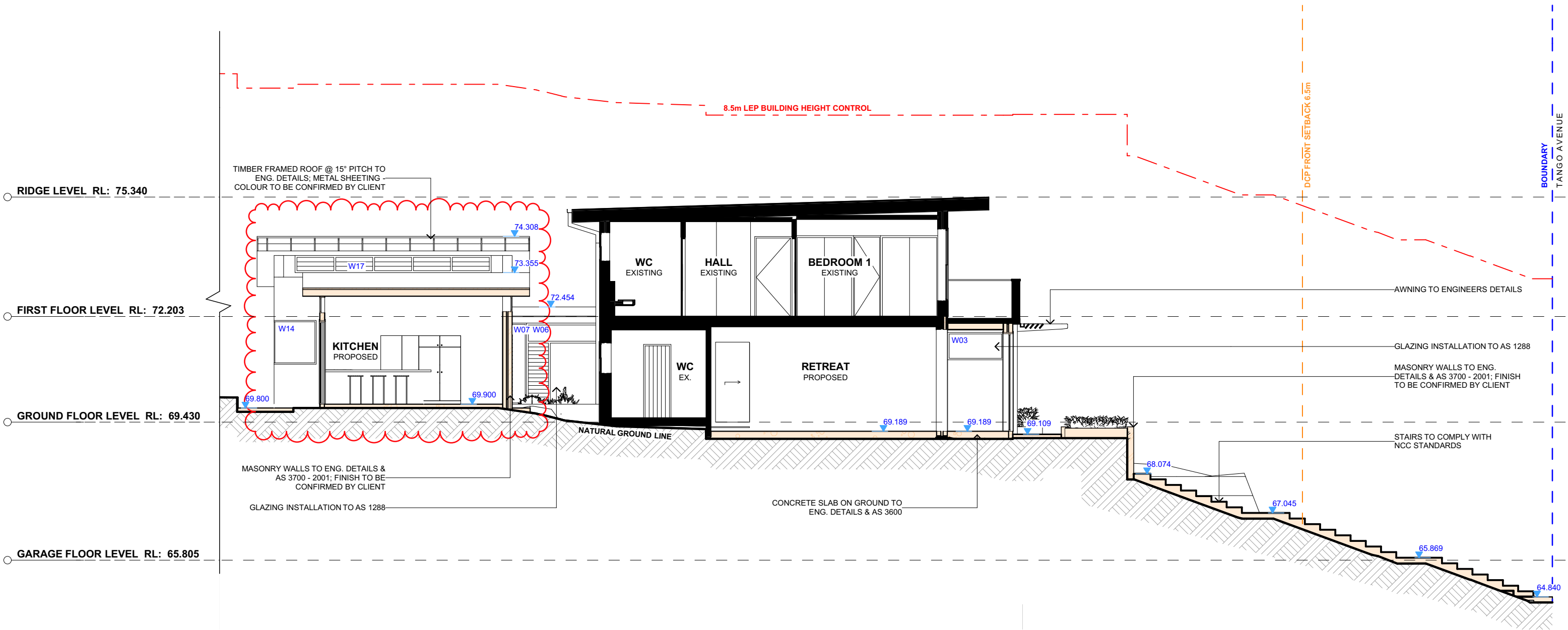


1 CROSS SECTION A 1:100



2 CROSS SECTION B 1:100

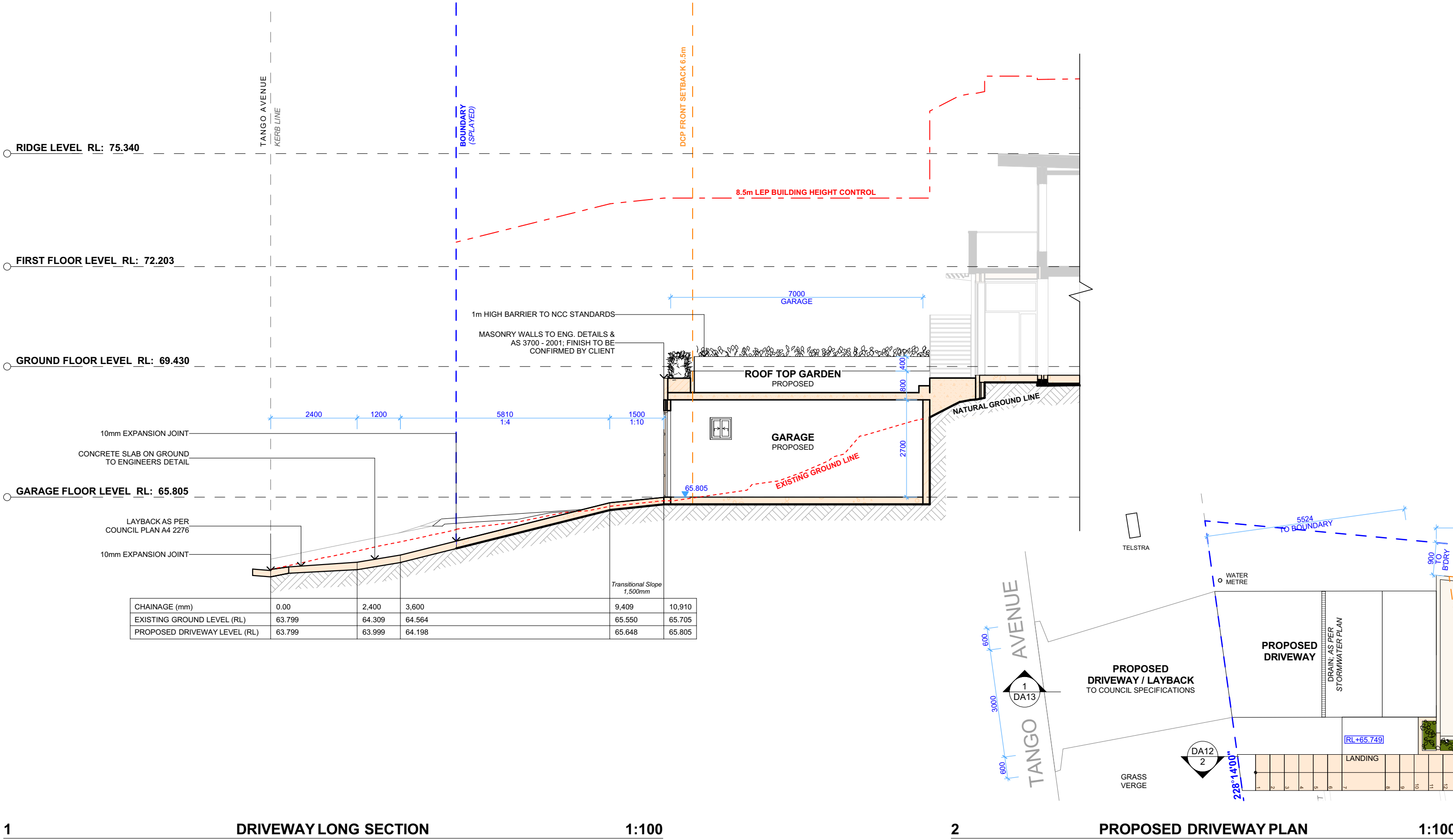


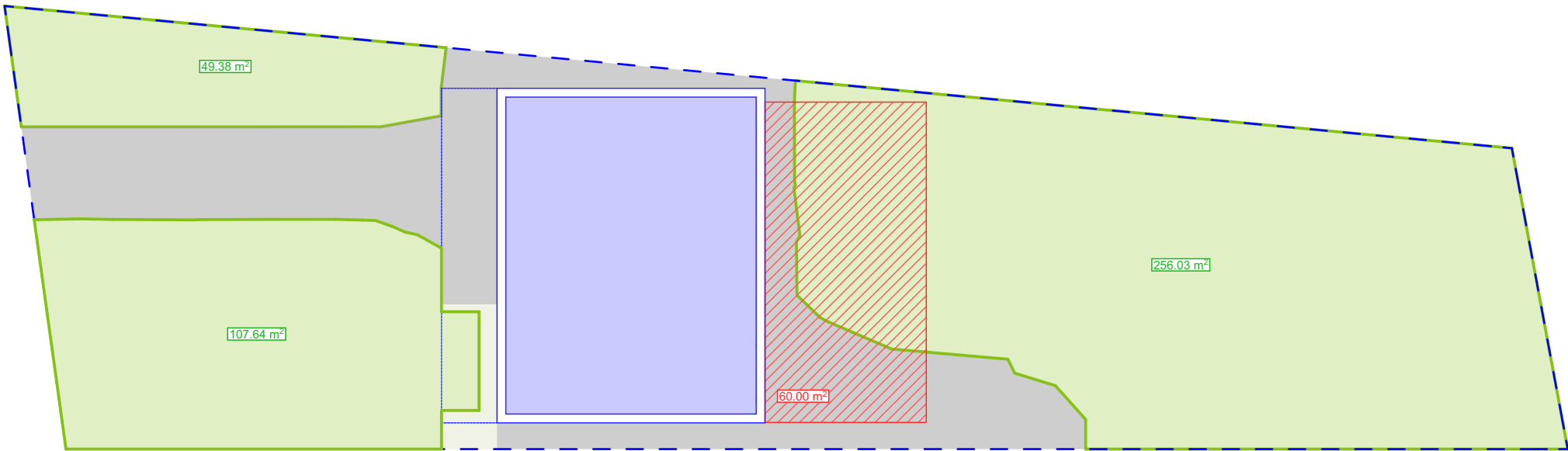


2

LONG SECTION

1:100

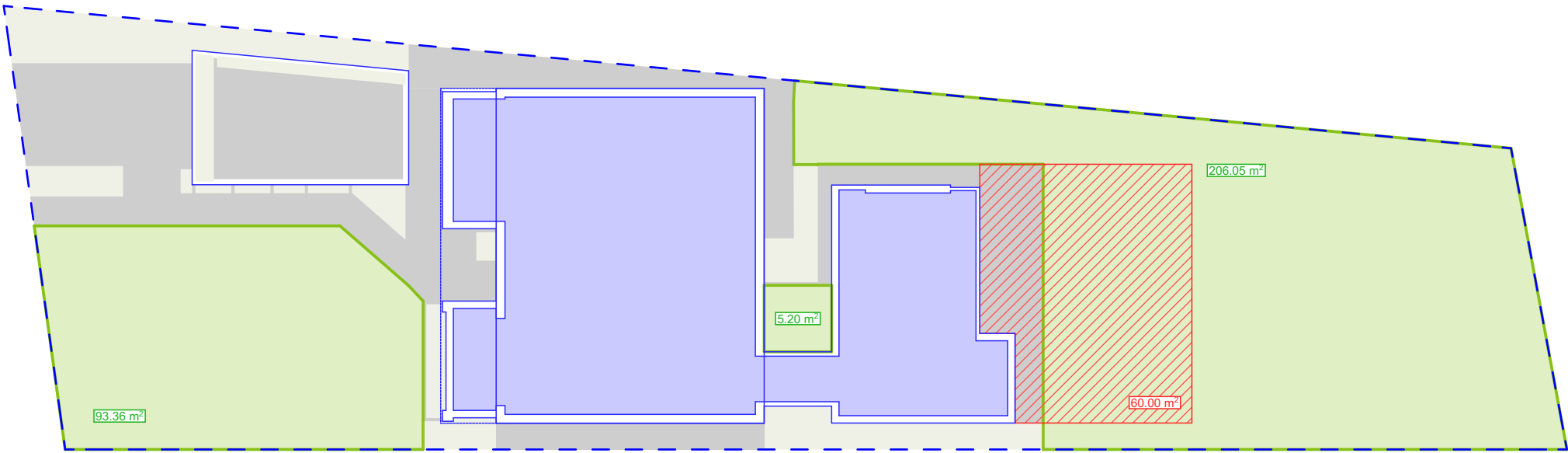




1

EXISTING AREA CALCULATIONS

1:200



2

PROPOSED AREA CALCULATIONS

1:200

CONTROL AREA CALCULATIONS

**SITE AREA**  
SIZE: 645m<sup>2</sup>

**LANDSCAPED AREA**  
REQUIRED: 40% (258m<sup>2</sup>)

EXISTING: 64% (413.05m<sup>2</sup>)  
PROPOSED: 47% (304.61m<sup>2</sup>)

**PRIVATE OPEN SPACE**  
REQUIRED: 60m<sup>2</sup>

EXISTING: 60m<sup>2</sup>  
PROPOSED: 60m<sup>2</sup>



**ACTION PLANS**  
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w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	30/06/20	DA DOCUMENTATION	EAS
B	12/10/20	DA - REV A	RNA

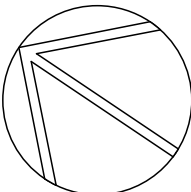
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All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

LEGEND

**CLIENT**  
MARK HOPKINS &  
CATHERINE MANU  
  
**PROJECT ADDRESS**  
15 TANGO AVENUE  
DEE WHY NSW 2099

**DRAWING NO.**  
**DA14**  
  
**DATE**  
Monday, 12 October  
2020

**DRAWING NAME**  
AREA CALCULATIONS  
  
**SCALE**  
1:200 @A3







OPEN EAVE DETAIL  
STYLE TO BE CONFIRMED BY CLIENT



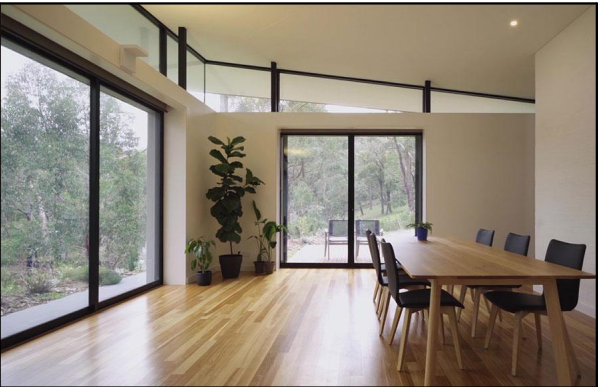
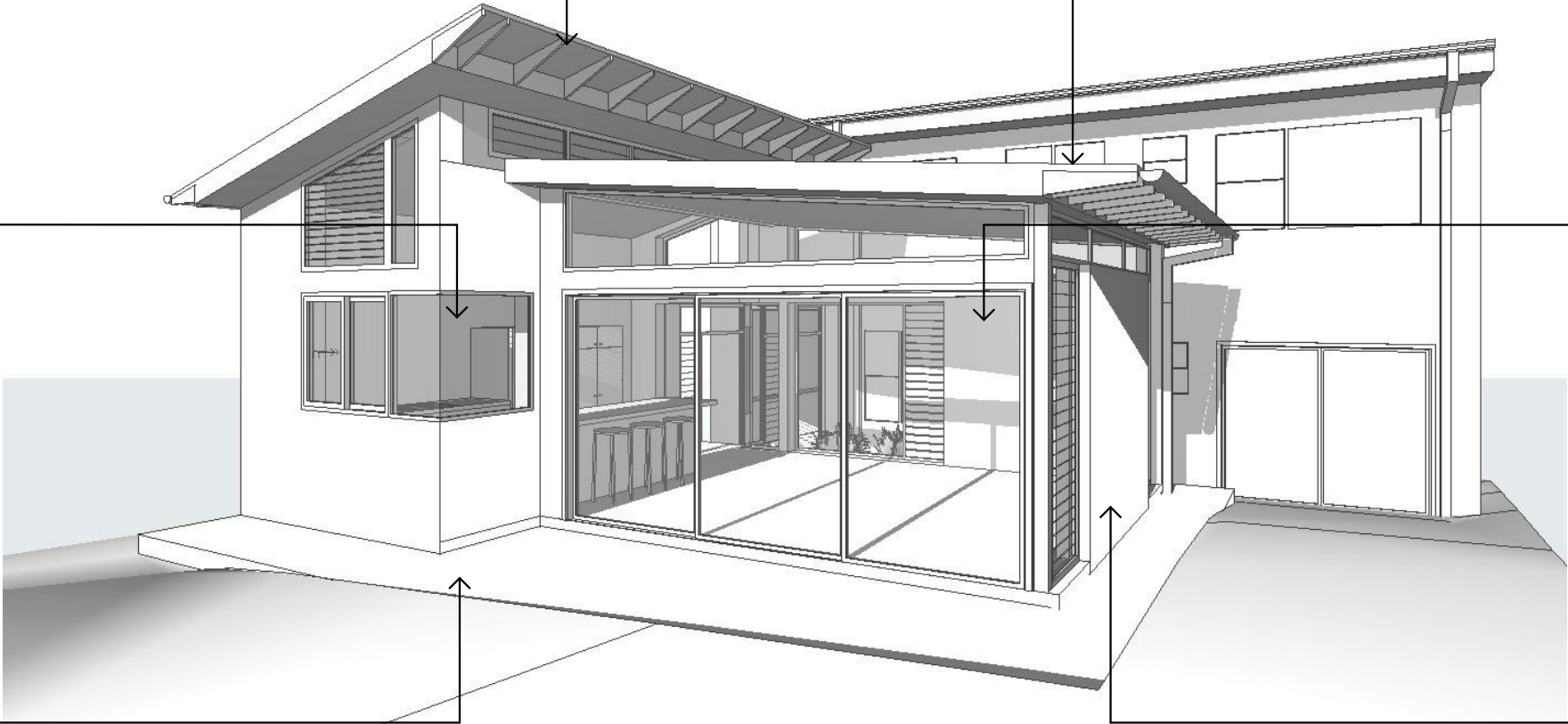
ALUMINIUM FRAMED CORNER WINDOW  
BY STEGBAR OR OTHER



PAVED LANDSCAPED AREA  
MATERIAL TO BE CONFIRMED BY CLIENT



METAL SHEET ROOFING  
COLOUR TO BE CONFIRMED BY CLIENT



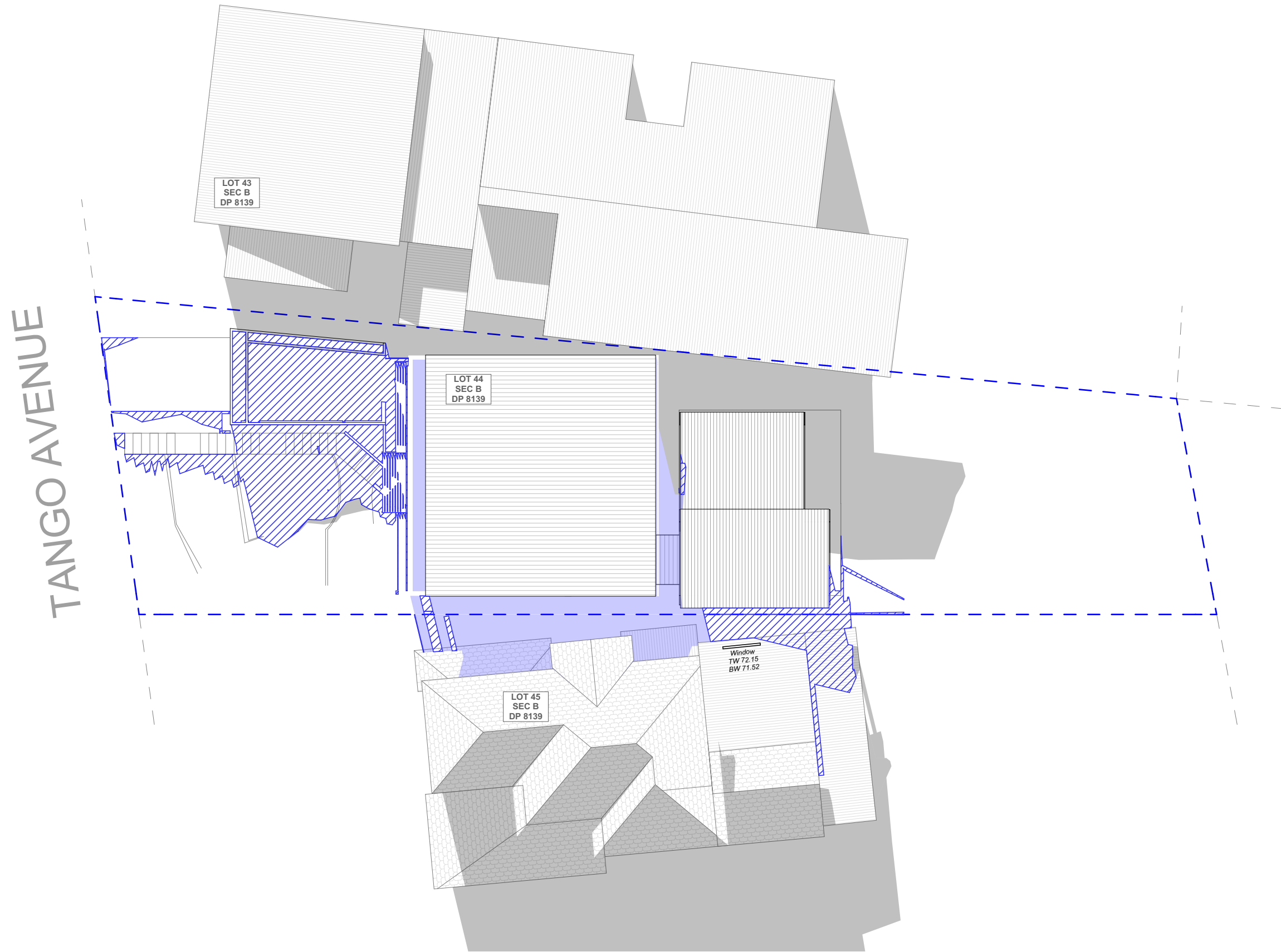
ALUMINIUM FRAMED DOORS  
BY STEGBAR OR OTHER



RENDERED FINISH  
COLOUR TO BE CONFIRMED BY CLIENT

REV.	DATE	COMMENTS	DRWN	NOTES
A	30/06/20	DA DOCUMENTATION	EAS	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.
B	12/10/20	DA - REV A	RNA	

LEGEND		CLIENT	DRAWING NO.	DRAWING NAME
		MARK HOPKINS & CATHERINE MANU	DA15	SAMPLE BOARD
		PROJECT ADDRESS	DATE	SCALE
		15 TANGO AVENUE DEE WHY NSW 2099	Monday, 12 October 2020	@A3



1

WINTER SOLSTICE 9AM

1:200



**ACTION PLANS**  
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REV.	DATE	COMMENTS	DRWN
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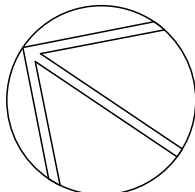
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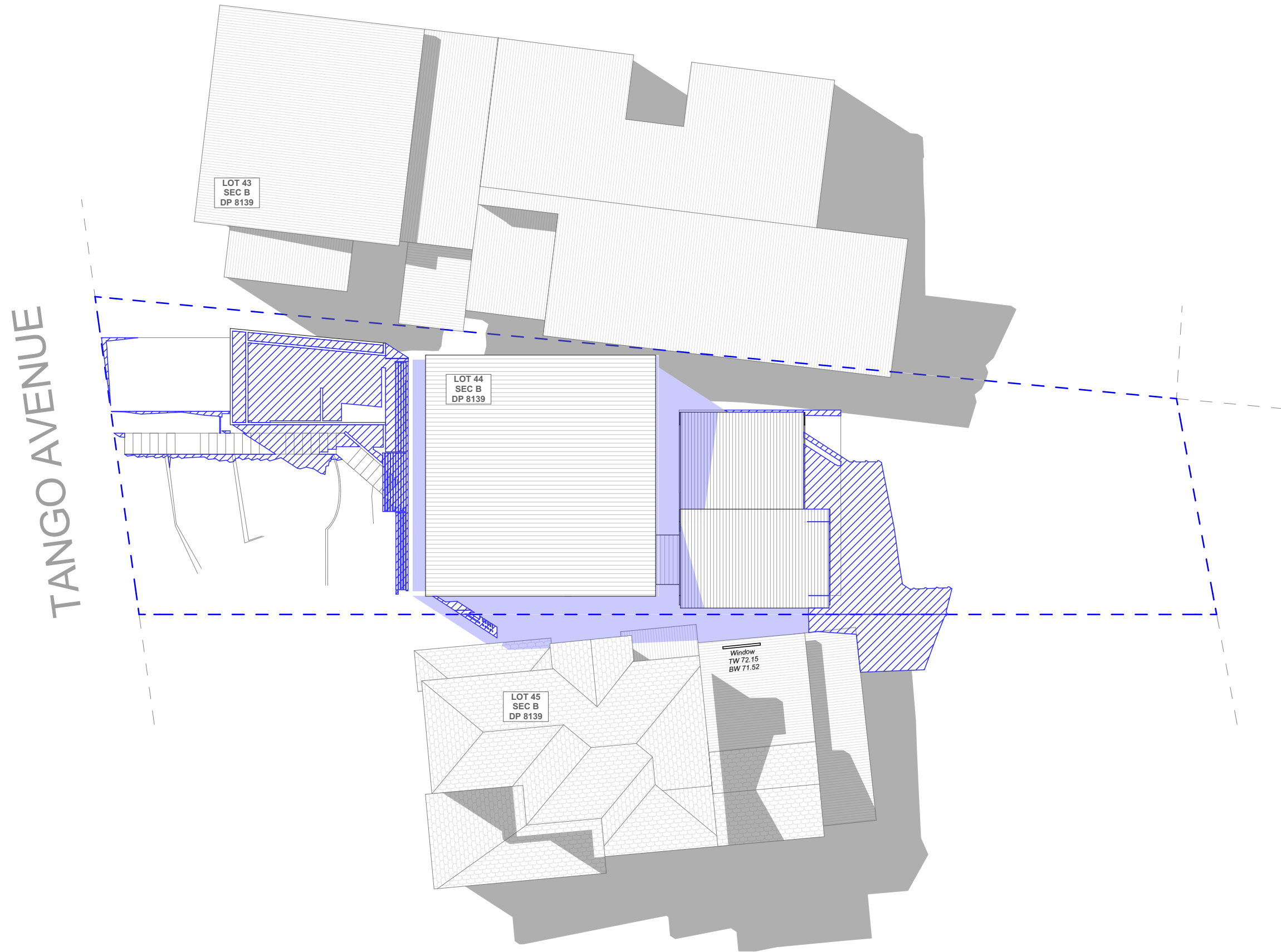
LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

**CLIENT**  
MARK HOPKINS &  
CATHERINE MANU  
  
**PROJECT ADDRESS**  
15 TANGO AVENUE  
DEE WHY NSW 2099

**DRAWING NO.**  
**DA16**  
  
**DATE**  
Monday, 12 October  
2020

**DRAWING NAME**  
WINTER SOLSTICE 9 AM  
  
**SCALE**  
1:200 @A3





1

WINTER SOLSTICE 12PM

1:200



**ACTION PLANS**

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REV.	DATE	COMMENTS	DRWN
A	30/06/20	DA DOCUMENTATION	EAS
B	12/10/20	DA - REV A	RNA

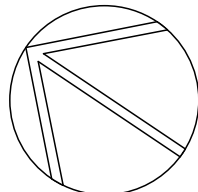
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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

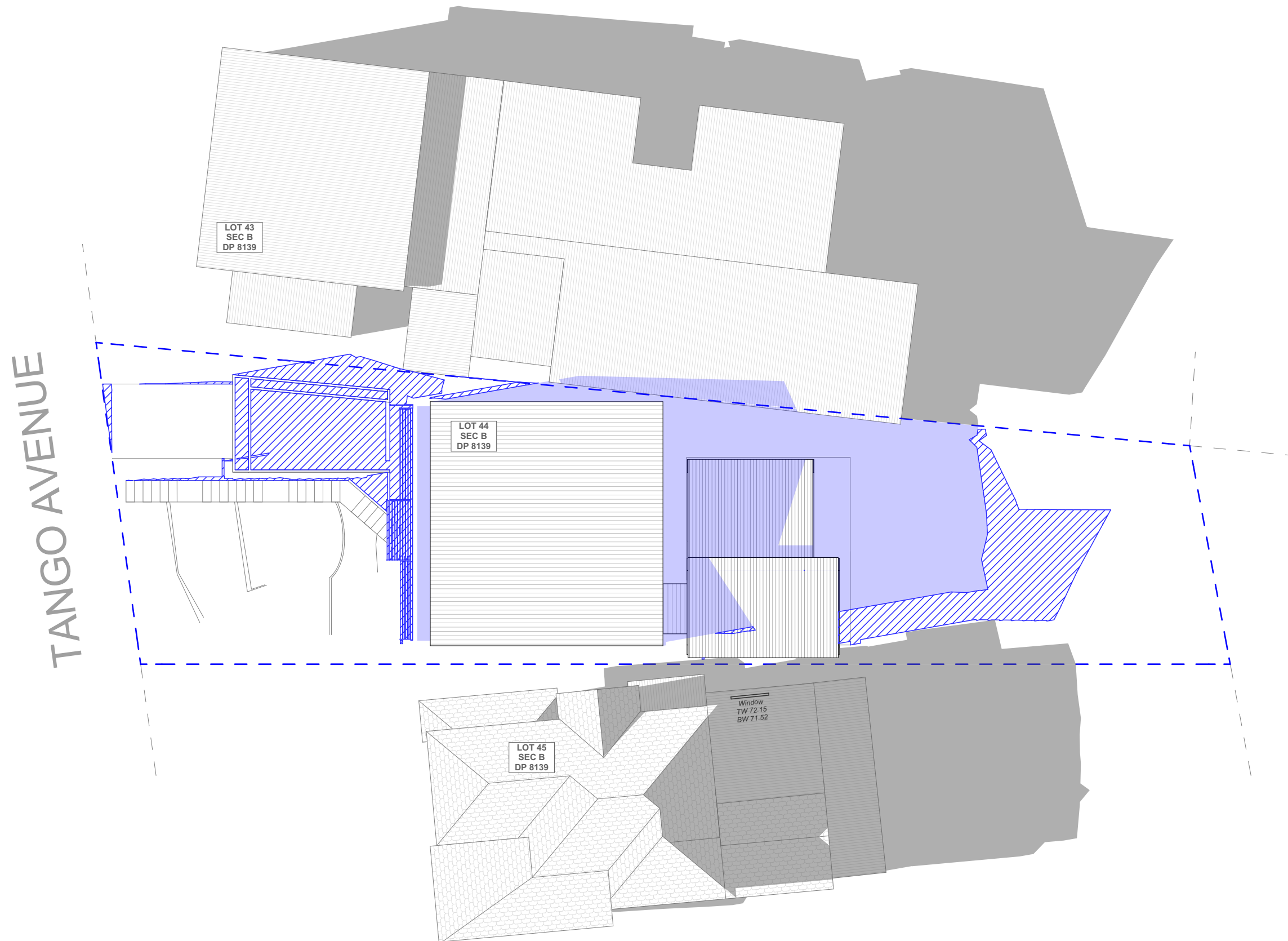
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MARK HOPKINS &  
CATHERINE MANU  
  
**PROJECT ADDRESS**  
15 TANGO AVENUE  
DEE WHY NSW 2099

**DRAWING NO.**  
**DA17**  
  
**DATE**  
Monday, 12 October  
2020

**DRAWING NAME**  
WINTER SOLSTICE 12 PM  
  
**SCALE**  
1:200 @A3







1

WINTER SOLSTICE 3PM

1:200

