

SITE INFORMATION:

LOT 67X, D.P.408603, 24A TANGO AVE., DEE WHY. NSW 2096

TOTAL SITE AREA:	1066m²
EXISTING DWELLING FLOOR AREA	201.8m²
PROPOSED ADDITIONAL DWELLING FLOOR AREA	99.40m²
PROPOSED DWELLING FLOOR AREA	301.2m²
SURFACE AREA OF EXISTING POOL	26.95m²
EXISTING LANDSCAPE AREA (Incl. Surface area of pool)	26.26% of site 279.95m²
LANDSCAPE AREA TO BE REMOVED	0.0m²
TOTAL PROPOSED LANDSCAPE OPEN SPACE AREA	26.26% of site 279.95m²



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

DA2022/0969

SITE SURVEY & SITE EVALUATION PLAN & SITE INFORMATION

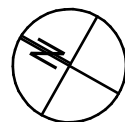
1:200

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION.
NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER.
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
CHARTERED ACCREDITED MEMBER
ACCREDITATION No.6120



02-06-2022	A	DEVELOPMENT APPLICATION ISSUE
DATE	REV.	AMENDMENT

LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER

P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

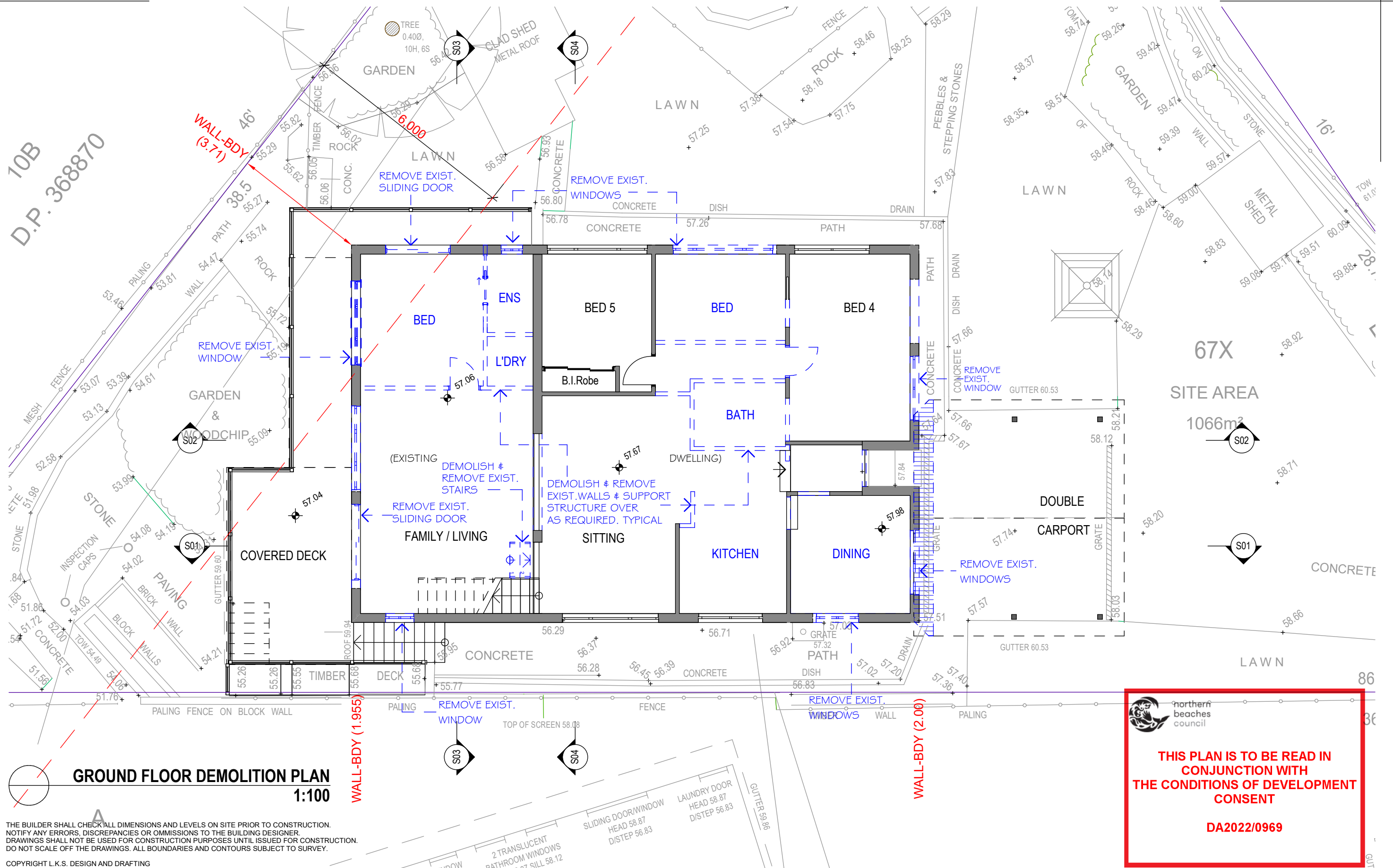
PROJECT:
PROPOSED ALTERATIONS
AND ADDITIONS
24A TANGO AVENUE,
DEE WHY. N.S.W. 2099
LOT. 67X.DP.408603

CLIENT:
Mr. & Mrs. N. & S. COLTMAN
DRAWING TITLE:
SITE EVALUATION PLAN &
SITE INFORMATION

DATE: 2nd June, 2022
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2202 **DA02** **Rev. A**

DEVELOPMENT APPLICATION ISSUE

10B
D.P.: 368870



GROUND FLOOR DEMOLITION PLAN
1:100

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02-06-2022	A	DEVELOPMENT APPLICATION ISSUE

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ABN 62343830351
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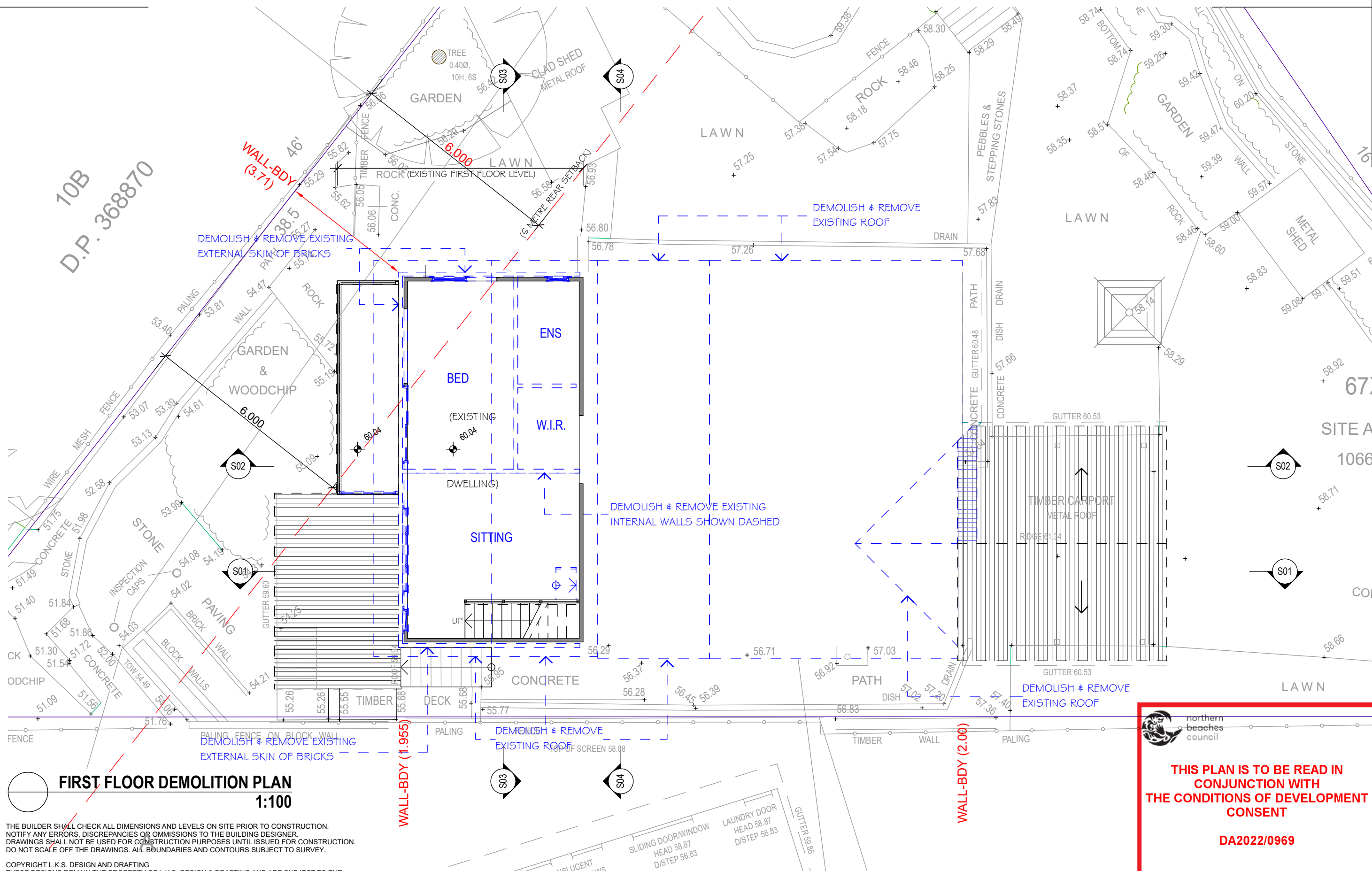
PROJECT:
PROPOSED ALTERATIONS
AND ADDITIONS
24A TANGO AVENUE,
DEE WHY, N.S.W. 2099
LOT. 67X.DP.408603

CLIENT:
Mr. & Mrs. N. & S. COLTMAN
DRAWING TITLE:
GROUND FLOOR
DEMOLITION PLAN

DATE: 2nd June, 2022
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2202 **DA04** **Rev. A**

DEVELOPMENT APPLICATION ISSUE

10B
D.P. 368870



FIRST FLOOR DEMOLITION PLAN
1:100

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02-06-2022	A	DEVELOPMENT APPLICATION ISSUE

LKS DESIGN & DRAFTING
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PROJECT:
PROPOSED ALTERATIONS
AND ADDITIONS
24A TANGO AVENUE,
DEE WHY, N.S.W. 2099
LOT. 67X.DP.408603

CLIENT:
Mr. & Mrs. N. & S. COLTMAN
DRAWING TITLE:
FIRST FLOOR DEMOLITION
PLAN

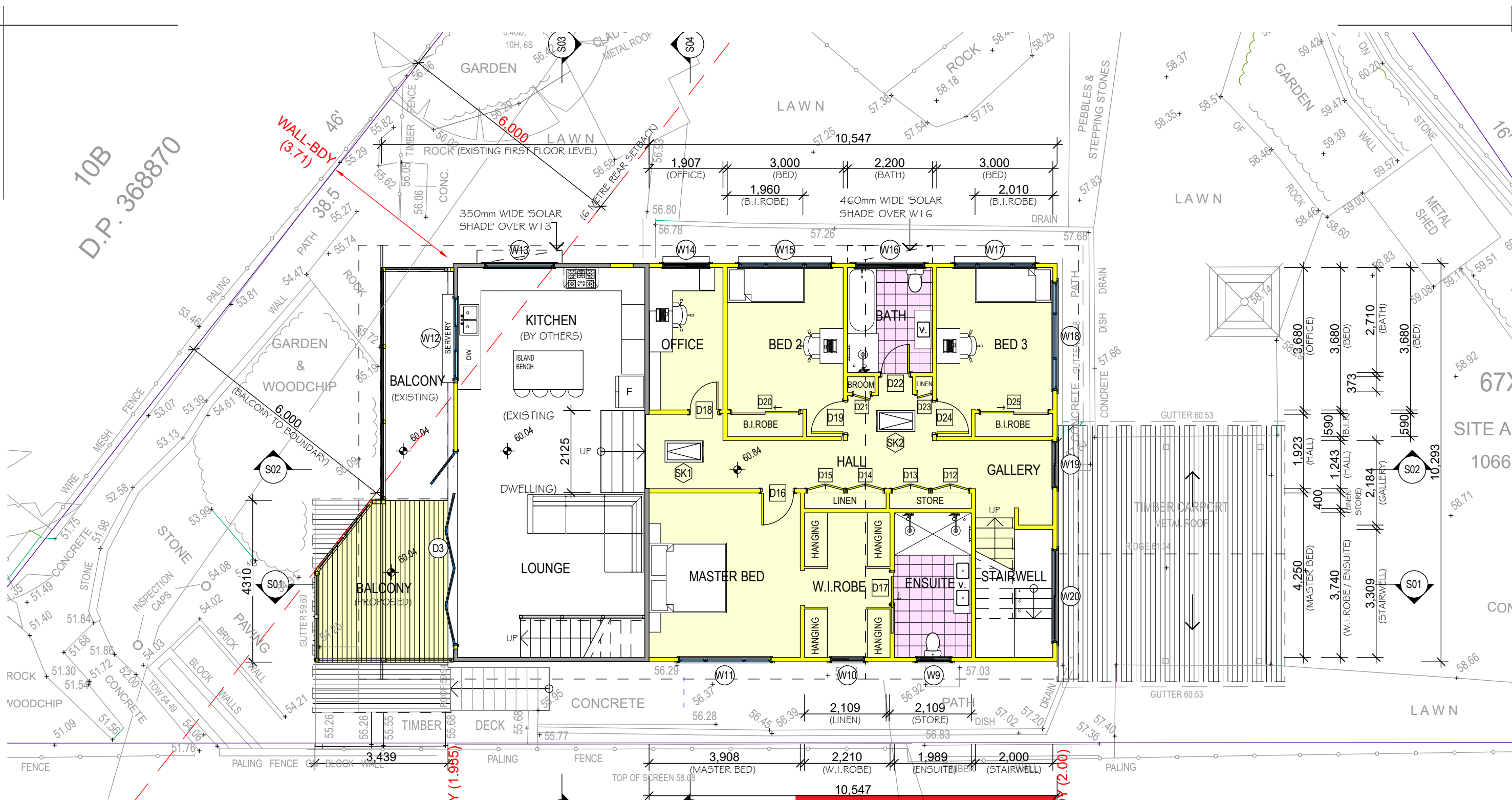
DATE: 2nd June, 2022
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2202 **DA05** **Rev. A**



**THIS PLAN IS TO BE READ IN
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CONSENT**

DA2022/0969

DEVELOPMENT APPLICATION ISSUE



FIRST FLOOR PLAN
1:100

NOTES REFERRING TO THE FIRST FLOOR:
NOTE (A): DEMOLISH EXISTING WALLS & STRUCTURES SHOWN DASHED

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DA2022/0969

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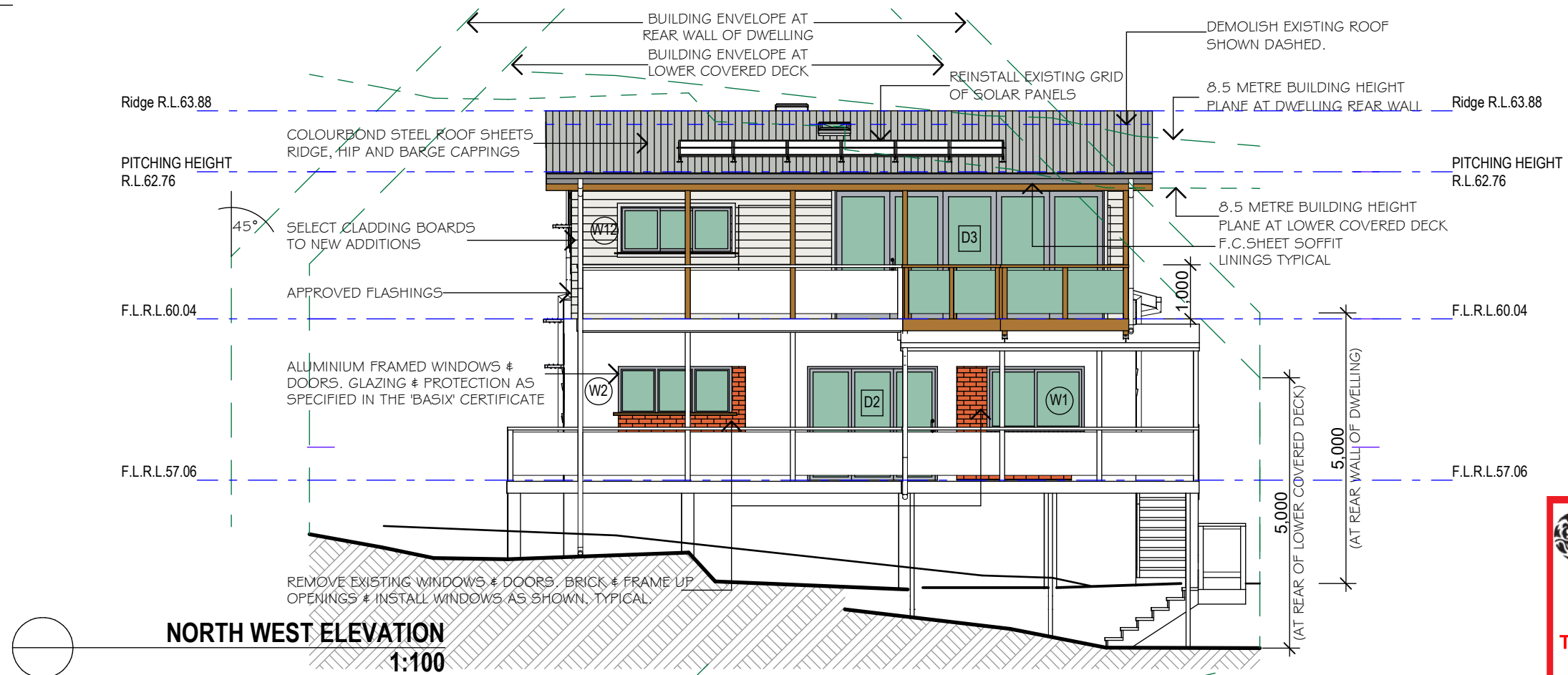
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PROJECT:
PROPOSED ALTERATIONS
AND ADDITIONS
24A TANGO AVENUE,
DEE WHY, N.S.W. 2099
LOT. 67X.DP.408603

DEVELOPMENT APPLICATION ISSUE

CLIENT:
Mr. & Mrs. N. & S. COLTMAN
DRAWING TITLE:
FIRST FLOOR PLAN

DATE: 2nd June, 2022
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2202 **DA07** **Rev. A**



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 DA2022/0969



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02-06-2022	A	DEVELOPMENT APPLICATION ISSUE

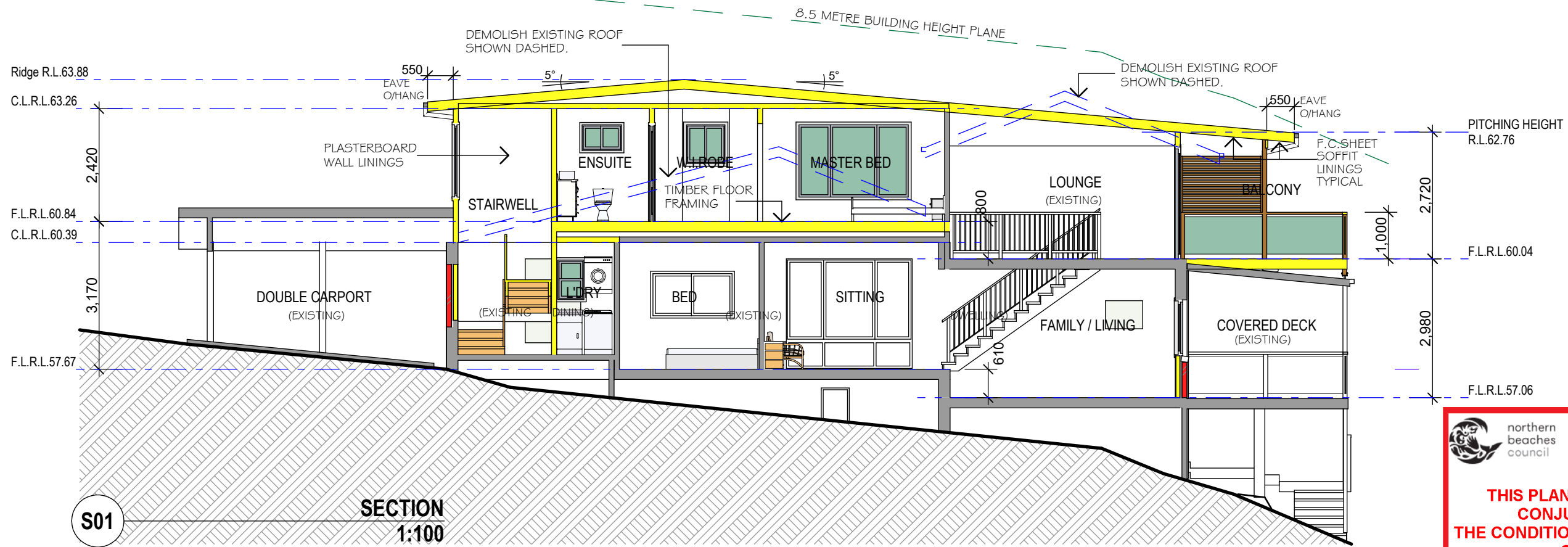
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 Mobile: 0418 662 771
 Email: lks1@bigpond.net.au

PROJECT:
 PROPOSED ALTERATIONS
 AND ADDITIONS
 24A TANGO AVENUE,
 DEE WHY, N.S.W. 2099
 LOT. 67X.DP.408603

CLIENT:
 Mr. & Mrs. N. & S. COLTMAN
DRAWING TITLE:
 NORTH WEST ELEVATION &
 SOUTH EAST ELEVATION

DATE: 2nd June, 2022
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2202 DA08 Rev. A

DEVELOPMENT APPLICATION ISSUE

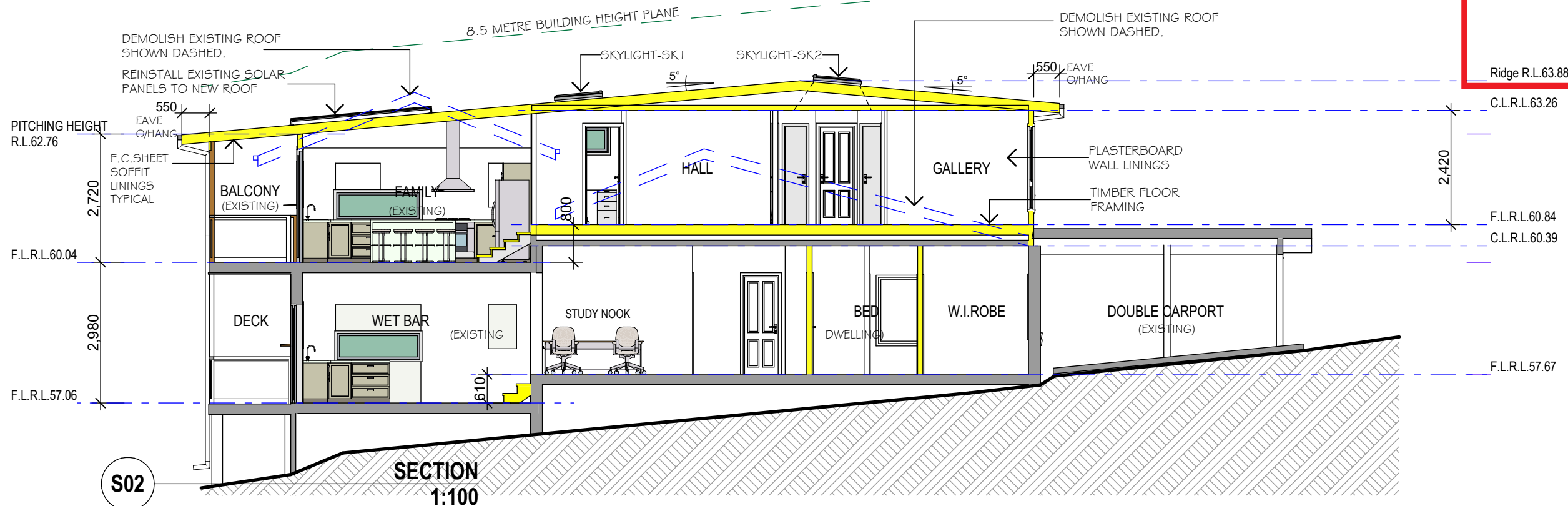


 northern beaches council

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

DA2022/0969

Ridge R.L.63.88



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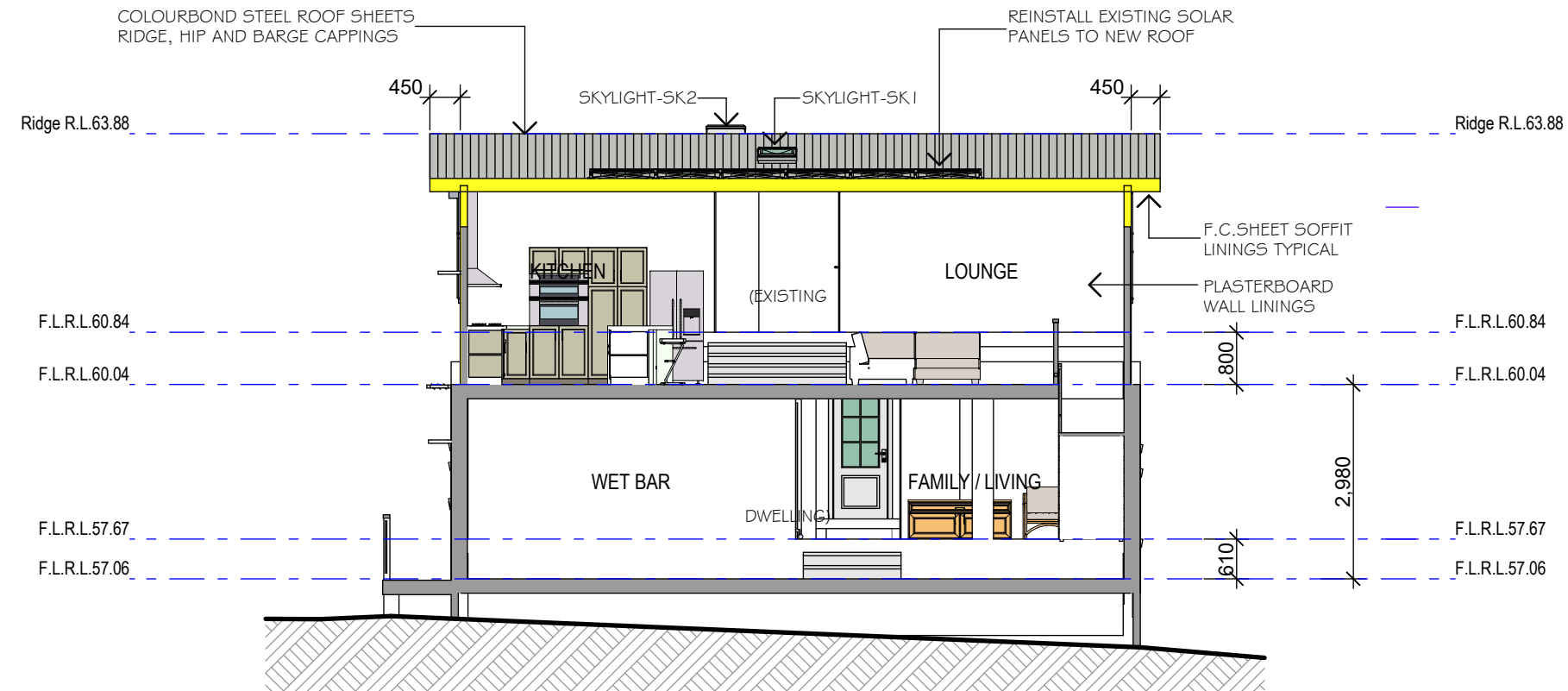
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PROJECT:
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 AND ADDITIONS
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 DEE WHY, N.S.W. 2099
 LOT. 67X.DP.408603

CLIENT:
 Mr. & Mrs. N. & S. COLTMAN
DRAWING TITLE:
 SECTION S01 and
 SECTION S02

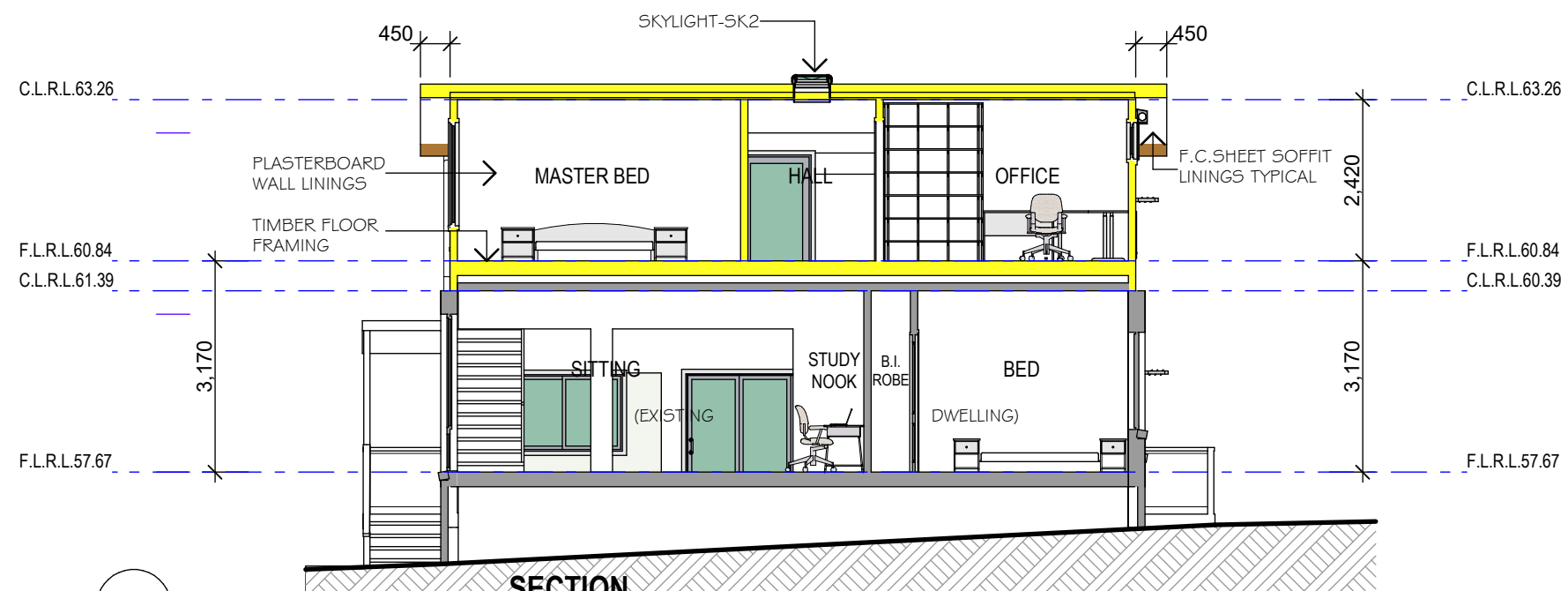
DATE: 2nd June, 2022
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2202 **DA10** **Rev. A**

DEVELOPMENT APPLICATION ISSUE



S03

**SECTION
1:100**



S04

**SECTION
1:100**



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DA2022/0969

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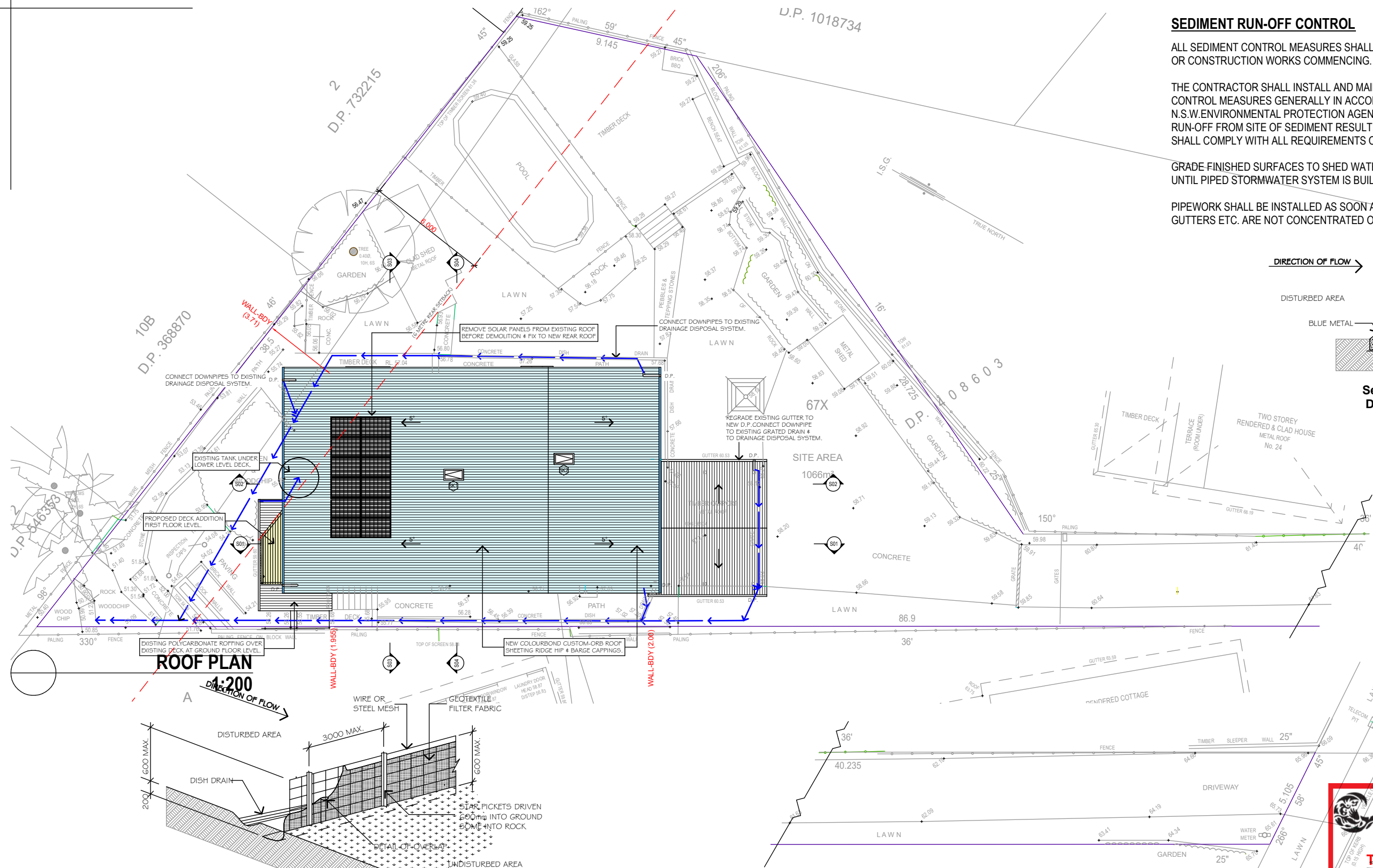
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PROJECT:
PROPOSED ALTERATIONS
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24A TANGO AVENUE,
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LOT. 67X.DP.408603

DEVELOPMENT APPLICATION ISSUE

CLIENT:
Mr. & Mrs. N. & S. COLTMAN
DRAWING TITLE:
SECTION S03 and
SECTION S04

DATE: 2nd June, 2022
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2202 **DA11** **Rev. A**



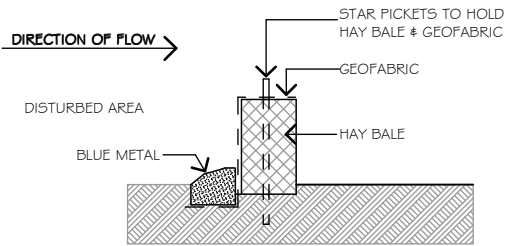
SEDIMENT RUN-OFF CONTROL

ALL SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORKS COMMENCING.

THE CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROL MEASURES GENERALLY IN ACCORDANCE WITH THE GUIDELINES OF THE N.S.W. ENVIRONMENTAL PROTECTION AGENCY AND AS NECESSARY TO PREVENT RUN-OFF FROM SITE OF SEDIMENT RESULTING FROM WORKS. SUCH MEASURES SHALL COMPLY WITH ALL REQUIREMENTS OF ALL STATUTORY AUTHORITIES.

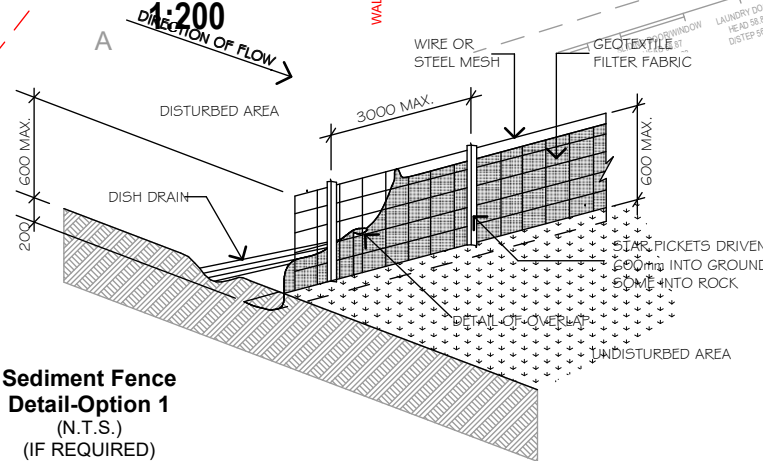
GRADE FINISHED SURFACES TO SHED WATER EVENLY WITHOUT CHANNELLING UNTIL PIPED STORMWATER SYSTEM IS BUILT IN.

PIPEWORK SHALL BE INSTALLED AS SOON AS PRACTICAL TO ENSURE THAT GUTTERS ETC. ARE NOT CONCENTRATED ONTO DISTURBED SOIL.



Sediment Fence Detail-Option 2
(N.T.S.)
(IF REQUIRED)

ROOF PLAN

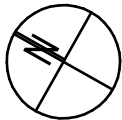


Sediment Fence Detail-Option 1
(N.T.S.)
(IF REQUIRED)

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NOTE:
ALL STORMWATER DRAINAGE WORKS SHALL BE CERTIFIED AS COMPLIANT WITH ALL RELEVANT AUSTRALIAN STANDARDS AND CODES BY A SUITABLY QUALIFIED PERSON.
ALL DRAINAGE WORKS SHALL COMPLY WITH AS/NZS 3500.3-2003 PLUMBING AND DRAINAGE - STORMWATER DRAINAGE AND AS/NZS 3500-2003/AMDT1-2006-PLUMBING AND DRAINAGE-STORMWATER DRAINAGE AND NATIONAL PLUMBING AND DRAINAGE CODE.



02-06-2022	A	DEVELOPMENT APPLICATION ISSUE
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ACCREDITED BUILDING DESIGNER
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PROJECT:
PROPOSED ALTERATIONS AND ADDITIONS
24A TANGO AVENUE,
DEE WHY, N.S.W. 2099
LOT. 67X.DP.408603

DEVELOPMENT APPLICATION ISSUE

CLIENT:
Mr. & Mrs. N. & S. COLTMAN
DRAWING TITLE:
ROOF PLAN, CONCEPT DRAINAGE PLAN & TYPICAL SILT FENCE DETAIL

DATE: 2nd June, 2022
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2202 **DA12** **Rev. A**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2022/0969