

ACTION PLANS

m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

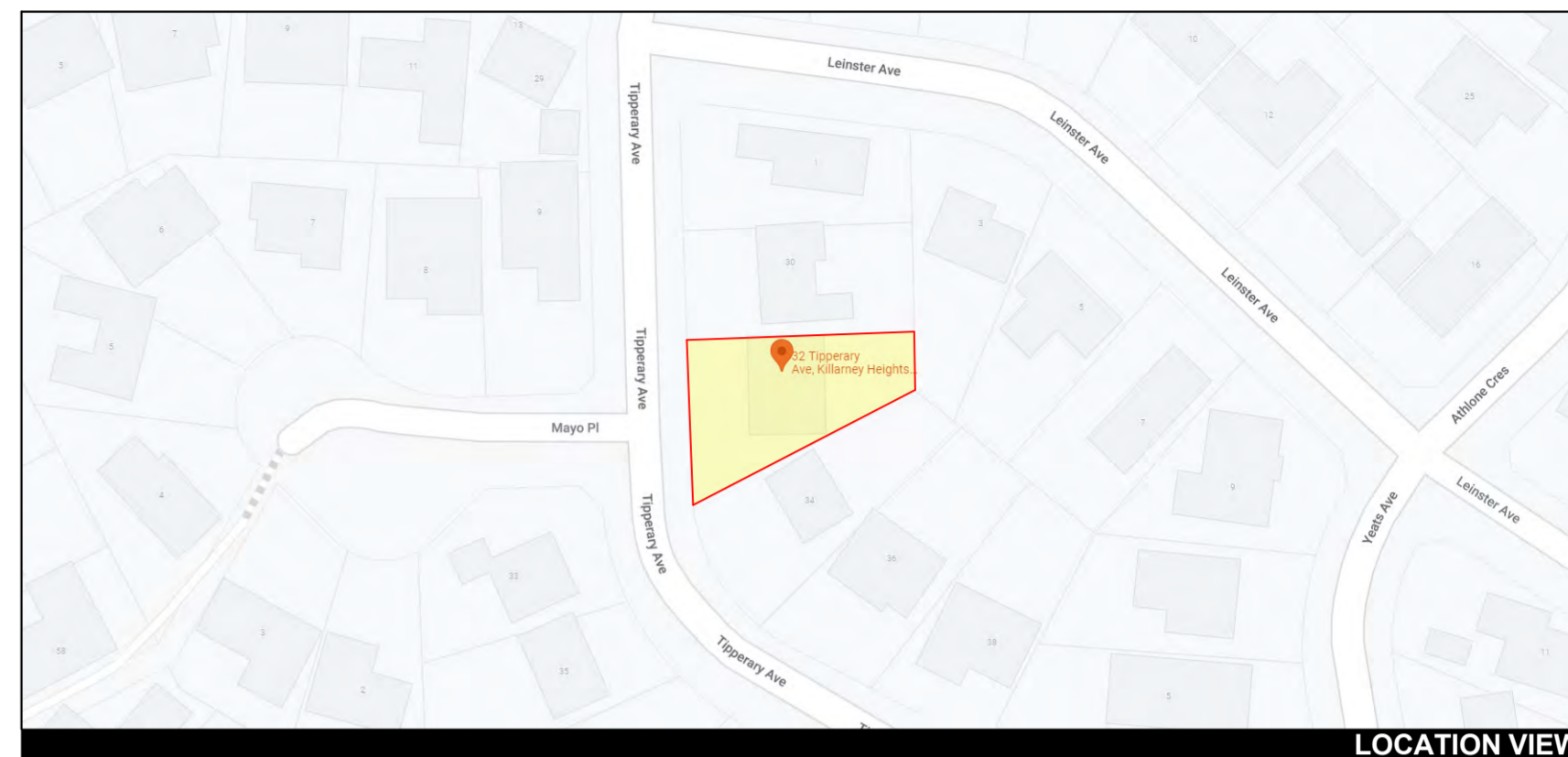
PLANS PUBLISHED
08 May 2024

DEVELOPMENT APPLICATION

These plans are for Council Approval only.

NO.	DRAWING NAME
DA00	COVER
DA01	NOTATION / SAFETY NOTES
DA02	SITE ANALYSIS
DA03	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN
DA04	EXISTING LOWER GROUND FLOOR PLAN - DEMOLITION
DA05	EXISTING GROUND FLOOR PLAN - DEMOLITION
DA06	PROPOSED LOWER GROUND FLOOR PLAN
DA07	PROPOSED GROUND FLOOR PLAN
DA08	PROPOSED FIRST FLOOR PLAN
DA09	NORTH / EAST ELEVATION - (SIDE / REAR)
DA10	SOUTH / WEST ELEVATION - (PRIMARY / SIDE)
DA11	LONG / CROSS SECTION
DA12	AREA CALCULATIONS / SAMPLE BOARD
DA13	WINTER SOLSTICE 9 AM
DA14	WINTER SOLSTICE 12 PM
DA15	WINTER SOLSTICE 3 PM
DA16	BASIX COMMITMENTS

32 TIPPERARY AVENUE, KILLARNEY HEIGHTS NSW 2087



LOCATION VIEW

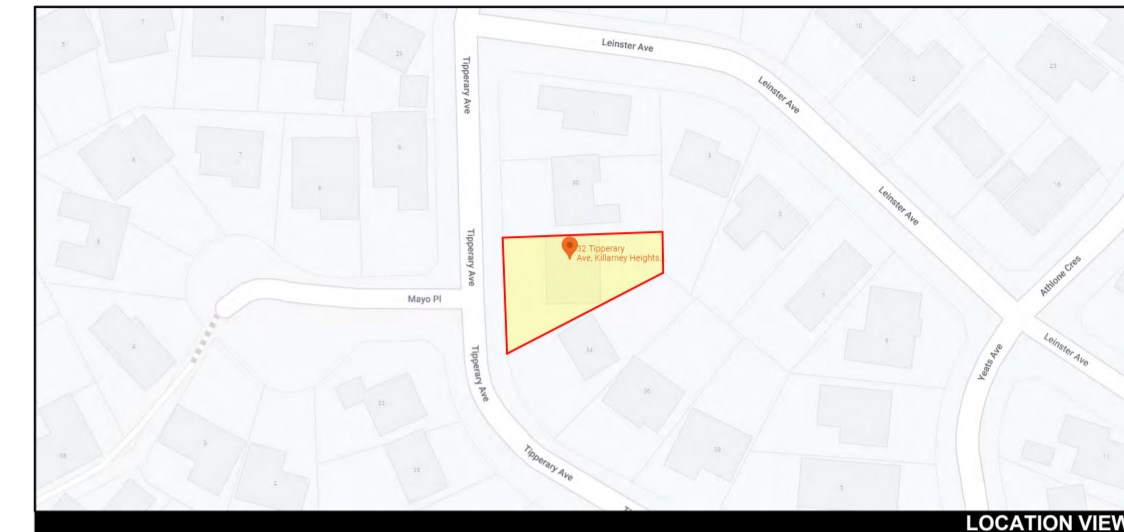
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	32 TIPPERARY AVENUE, KILLARNEY HEIGHTS, NSW 2086			
LOT & DP/SP	LOT 491 DP 218045			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	697.7m ²			
FRONTAGE	24.585m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m ²	697.7m ²	UNCHANGED	YES
MAXIMUM BUILDING HEIGHT	8.5m	3.68m	9.268m	NO
HAZARDS				
DEVELOPMENT ON SLOPING LAND	LANDSLIP RISK MAP - AREA B	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	7.261m	6.878m	YES
NUMBER OF STOREYS	2	3	UNCHANGED	NO
SIDE BOUNDARY ENVELOPE	4m	-	-	YES
SIDE BOUNDARY SETBACKS	0.9m	N: 0.91m S: 2.35m	N: 0.91m S: 0.9m	YES
FRONT BOUNDARY SETBACK	6.5m	10.69m	UNCHANGED	YES
REAR BOUNDARY SETBACK	6.0m	19.279m	14.778m	YES
LANDSCAPE OPEN SPACE	40% (279.08m ²)	38% (263.82m ²)	41% (285.47m ²)	YES
PRIVATE OPEN SPACE	60m ²	51.45m ²	60m ²	YES

NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS 2870:2011
- MASONRY - PART 3.3 OF NCC INCLUDING AS 3700:2018
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS 1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPARATION OF EXTERNAL WALLS - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIRWAY AND RAMP CONSTRUCTION - PART 3.9.1 OF NCC
- BARRIERS AND HANDRAILS - PART 3.9.2 OF NCC
- SWIMMING POOLS - PART 3.10.1 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART 3.10.5 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926.1 2012
- DEMOLITION WORKS - AS2601-2001 THE DEMOLITION OF STRUCTURES.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740-2010
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500:2018
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100-1992 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600:2018
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562.1-2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285-2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS 2047-2014 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-2002 & AS 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700:2018 & AS 3600:2018
- ALL CONSTRUCTION TO COMPLY WITH AS 3959:2018



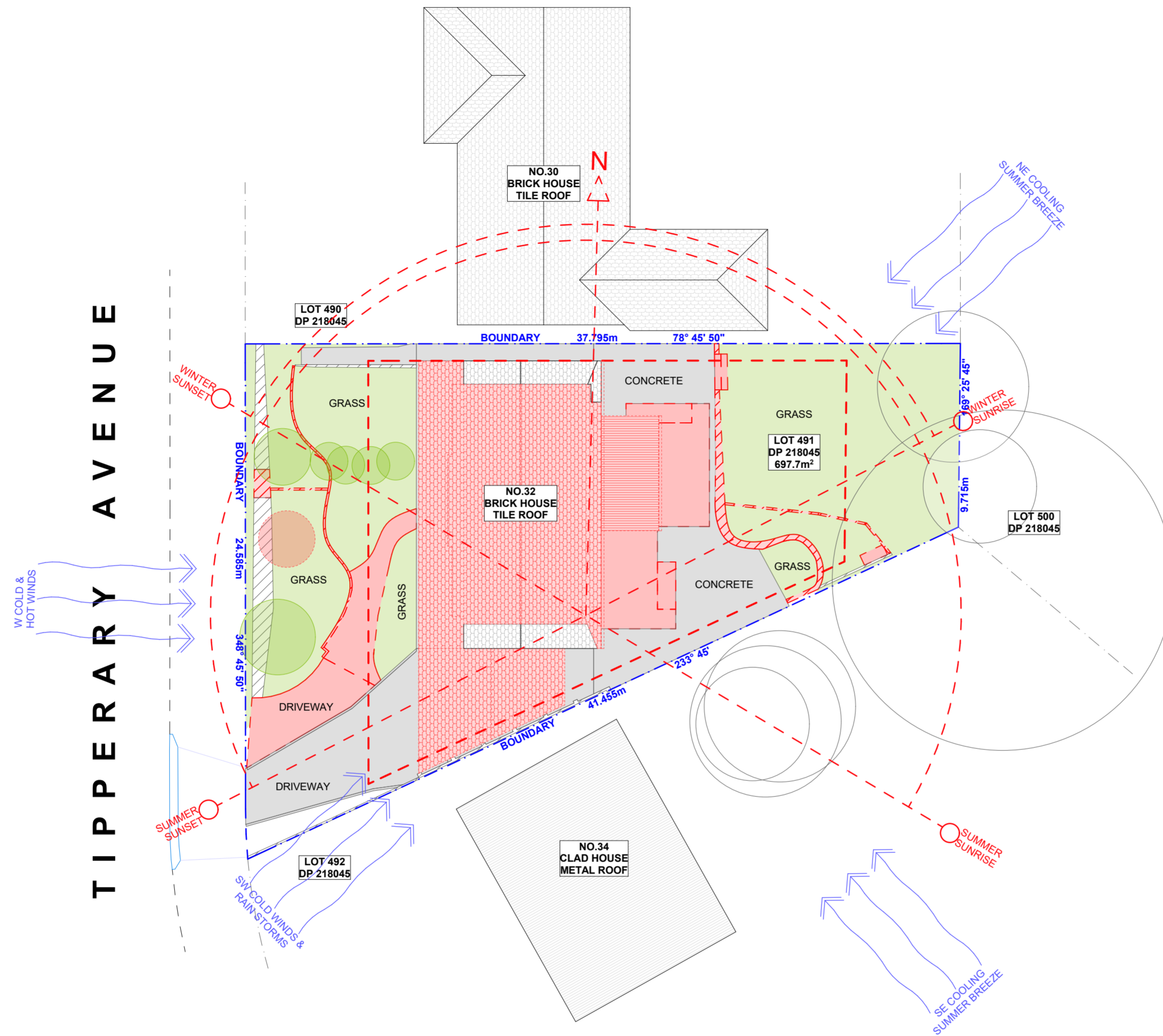
STREET VIEW



LOCATION VIEW



AERIAL MAP



ACTION PLANS
 m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	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.

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT
 DANIELA & SAM
 ROSSINGTON

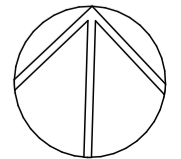
PROJECT ADDRESS
 32 TIPPERARY
 AVENUE, KILLARNEY
 HEIGHTS NSW 2087

DRAWING NO.
DA02

DATE
 Wednesday, 8 May
 2024

DRAWING NAME
 SITE ANALYSIS

SCALE
 1:200 @A2



NOTES REGARDING BOUNDARY
 THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

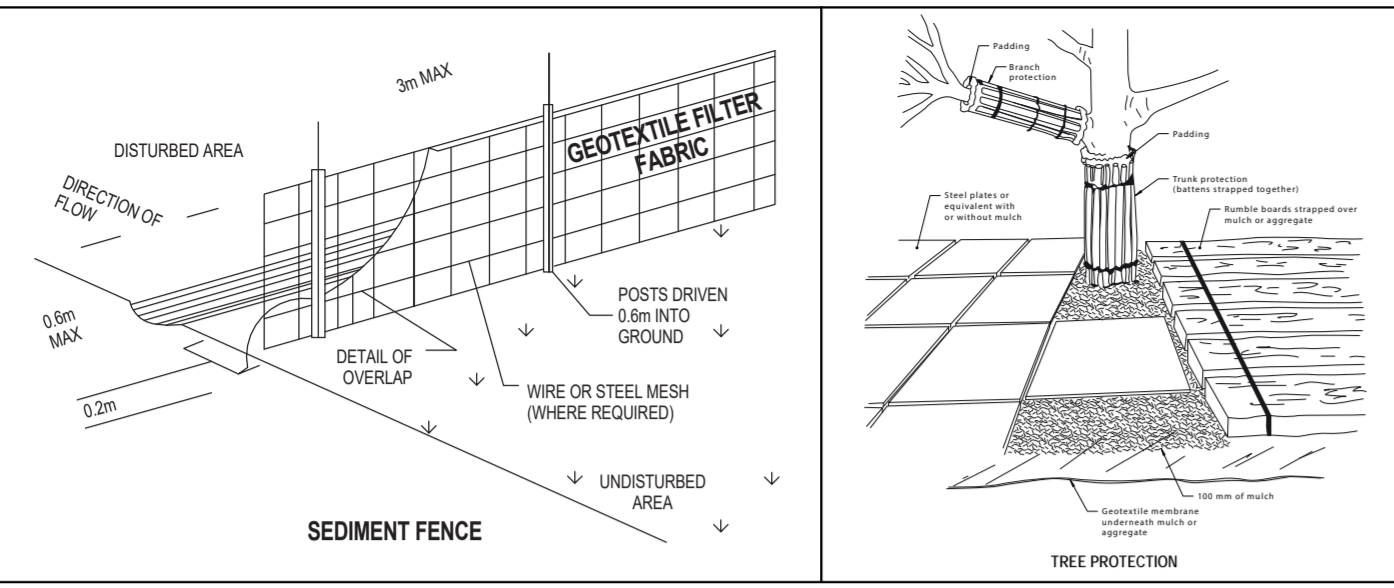
DUST CONTROL :
 TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL 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.

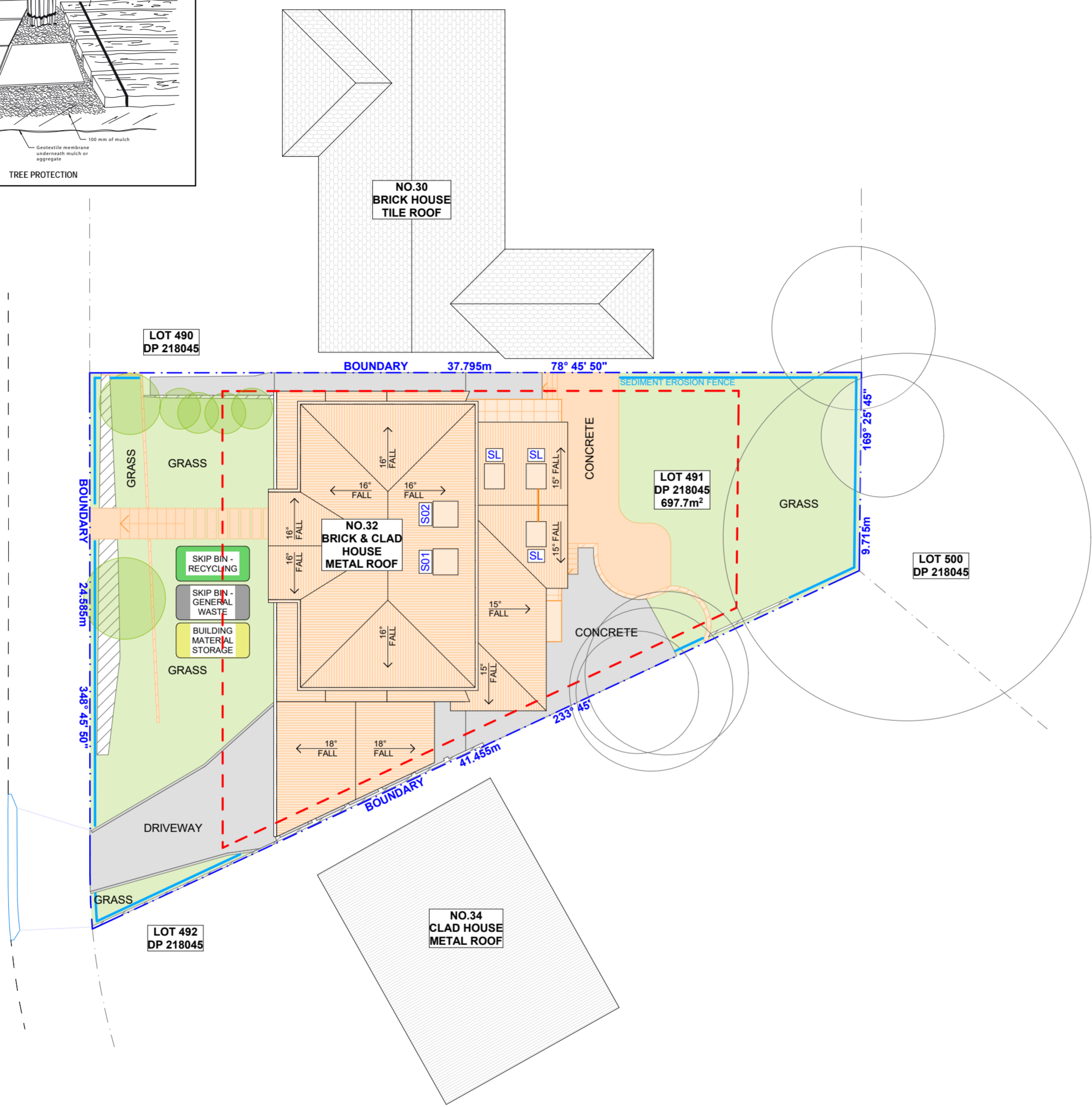
STOCKPILES :
 ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.
 ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. 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



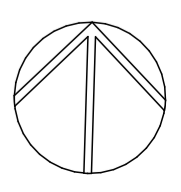
TIPPERARY AVENUE

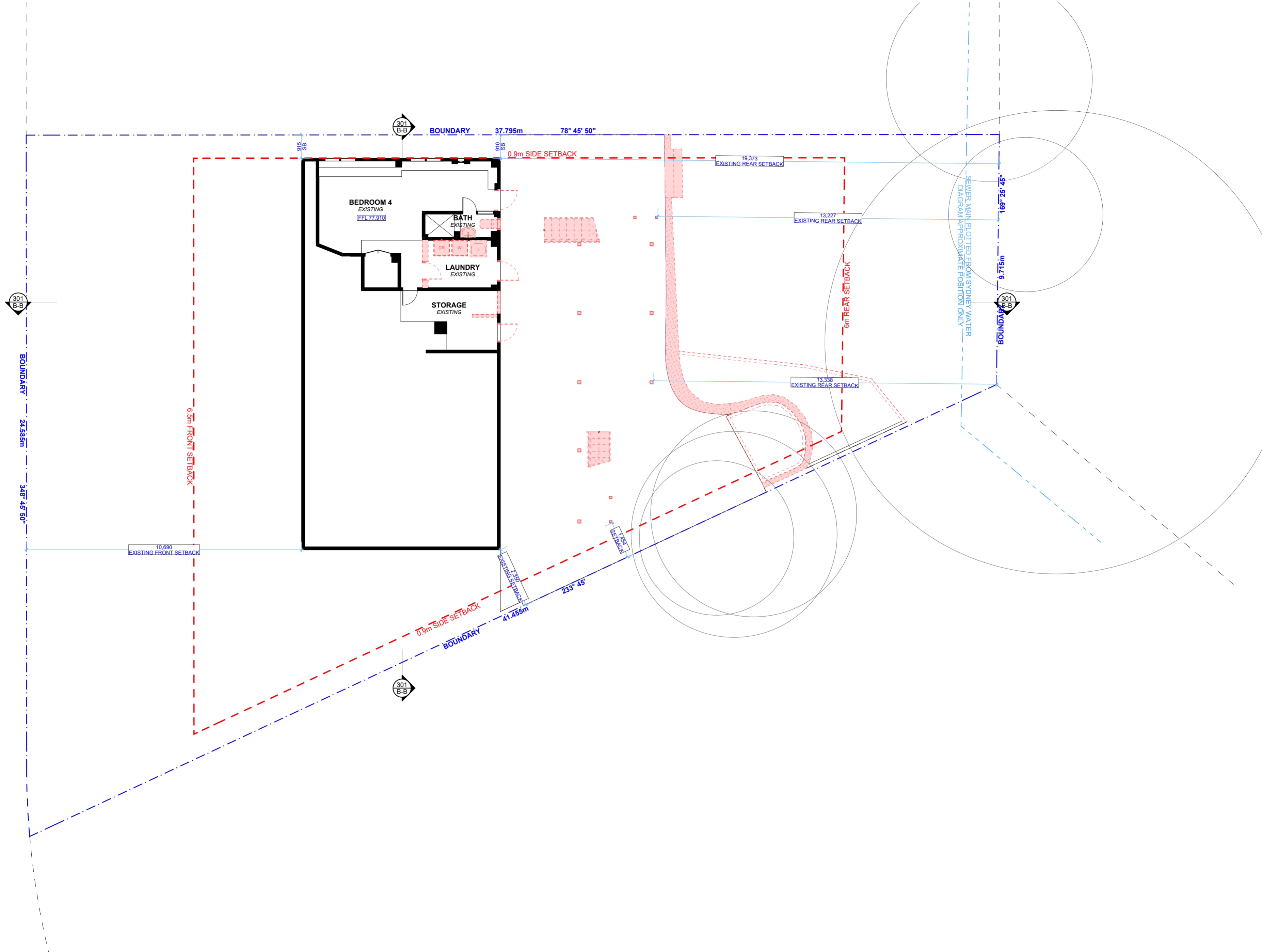


REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions 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.

LEGEND

	EXISTING
	PROPOSED
	DEMOLISHED





1 EXISTING LOWER GROUND FLOOR PLAN - DEMOLITION 1:100

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

ACTION PLANS
 m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	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.

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT
 DANIELA & SAM
 ROSSINGTON

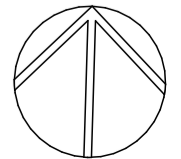
PROJECT ADDRESS
 32 TIPPERARY
 AVENUE, KILLARNEY
 HEIGHTS NSW 2087

DRAWING NO.
DA04

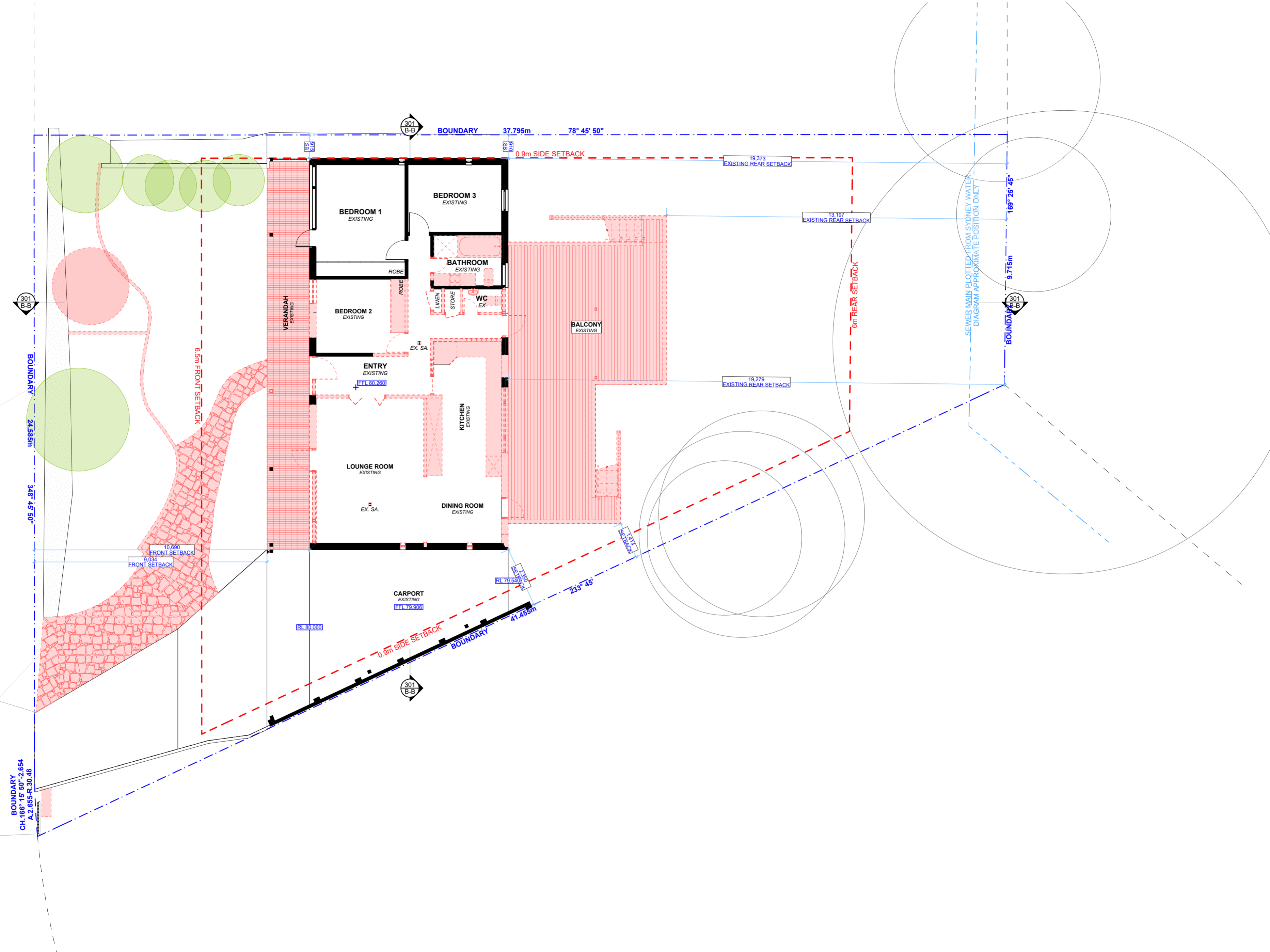
DATE
 Wednesday, 8 May
 2024

DRAWING NAME
 EXISTING LOWER GROUND FLOOR
 PLAN - DEMOLITION

SCALE
 1:100 @A2



TIPPERARY AVENUE



1 EXISTING GROUND FLOOR PLAN - DEMOLITION **1:100**

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

ACTION PLANS
 m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	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.

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT
 DANIELA & SAM
 ROSSINGTON

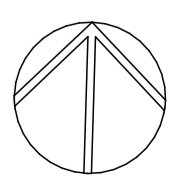
PROJECT ADDRESS
 32 TIPPERARY
 AVENUE, KILLARNEY
 HEIGHTS NSW 2087

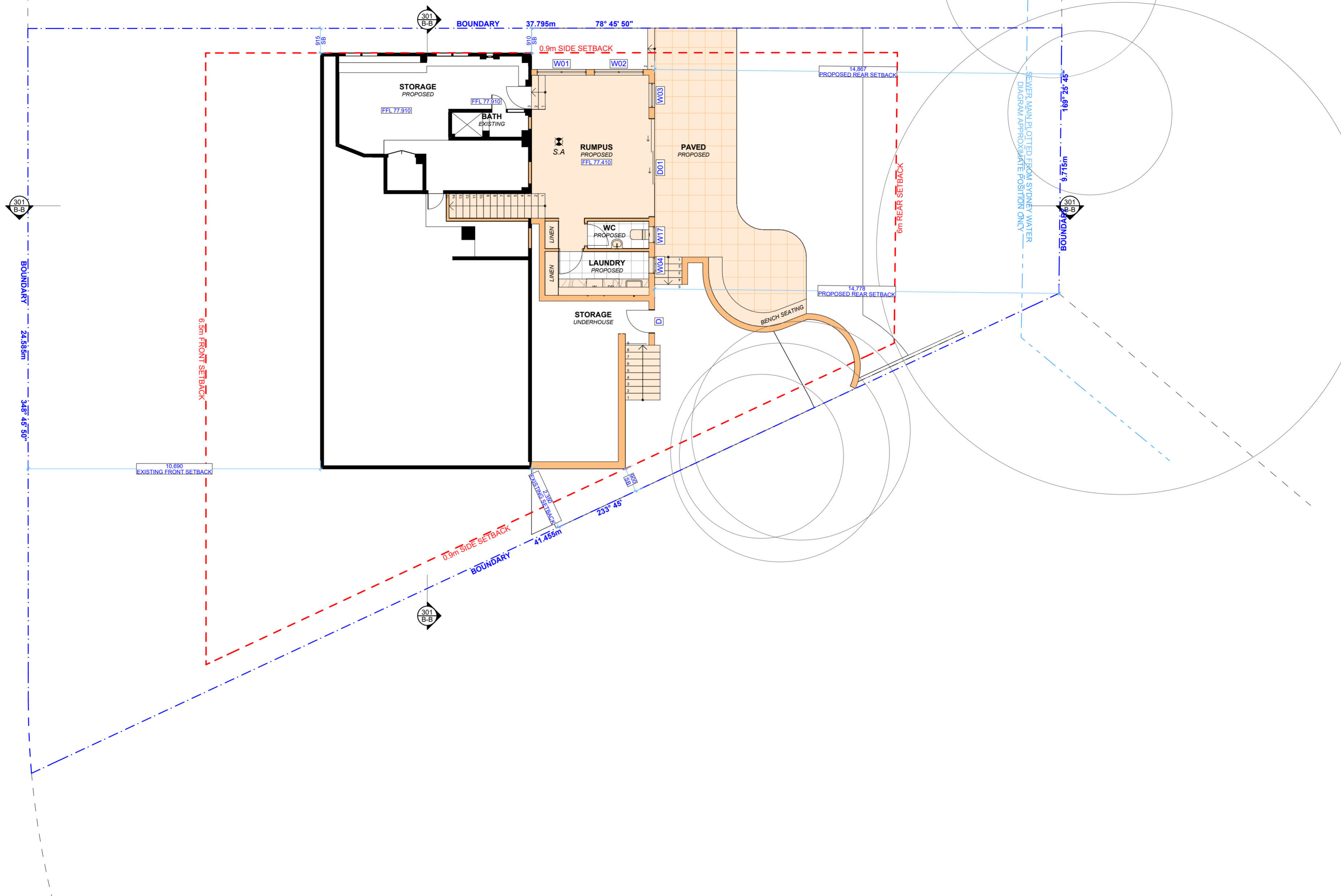
DRAWING NO.
DA05

DATE
 Wednesday, 8 May
 2024

DRAWING NAME
 EXISTING GROUND FLOOR PLAN -
 DEMOLITION

SCALE
 1:100 @A2





1 PROPOSED LOWER GROUND FLOOR PLAN 1:100

REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	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.

LEGEND

	EXISTING
	PROPOSED
	DEMOLISHED

CLIENT
 DANIELA & SAM
 ROSSINGTON

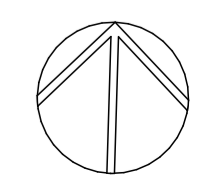
PROJECT ADDRESS
 32 TIPPERARY
 AVENUE, KILLARNEY
 HEIGHTS NSW 2087

DRAWING NO.
 DA06

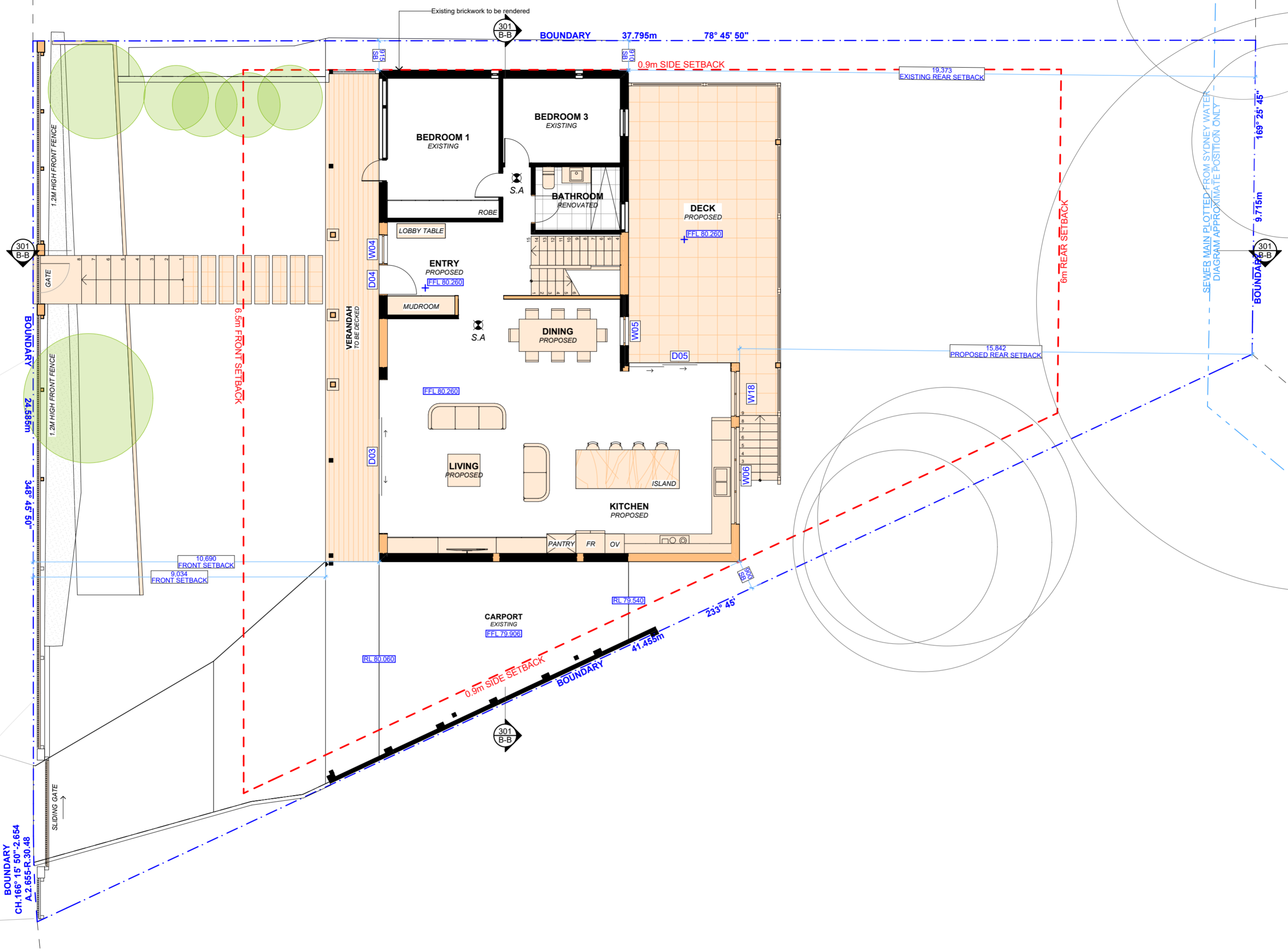
DATE
 Wednesday, 8 May
 2024

DRAWING NAME
 PROPOSED LOWER GROUND
 FLOOR PLAN

SCALE
 1:100 @A2



TIPPERARY AVENUE



1 PROPOSED GROUND FLOOR PLAN 1:100

REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	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.

LEGEND	
	EXISTING
	PROPOSED
	DEMOLISHED

CLIENT
DANIELA & SAM
ROSSINGTON

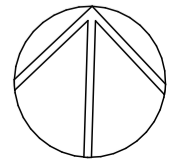
PROJECT ADDRESS
32 TIPPERARY
AVENUE, KILLARNEY
HEIGHTS NSW 2087

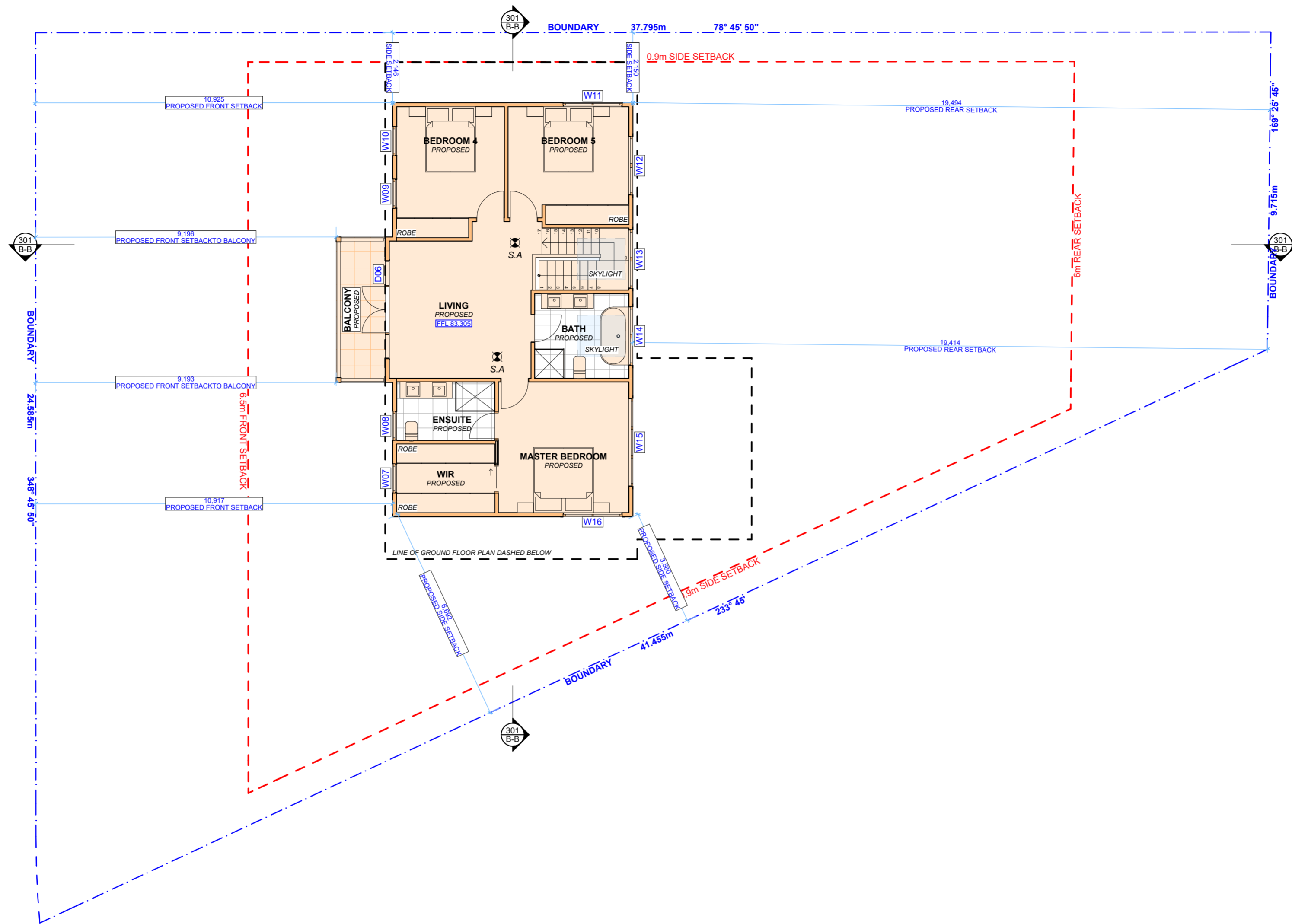
DRAWING NO.
DA07

DATE
Wednesday, 8 May
2024

DRAWING NAME
PROPOSED GROUND FLOOR PLAN

SCALE
1:100 @A2





ACTION PLANS

m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	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.

LEGEND
 ■ EXISTING
 ■ PROPOSED
 - - - DEMOLISHED

CLIENT
 DANIELA & SAM
 ROSSINGTON

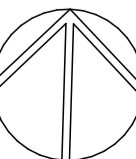
PROJECT ADDRESS
 32 TIPPERARY
 AVENUE, KILLARNEY
 HEIGHTS NSW 2087

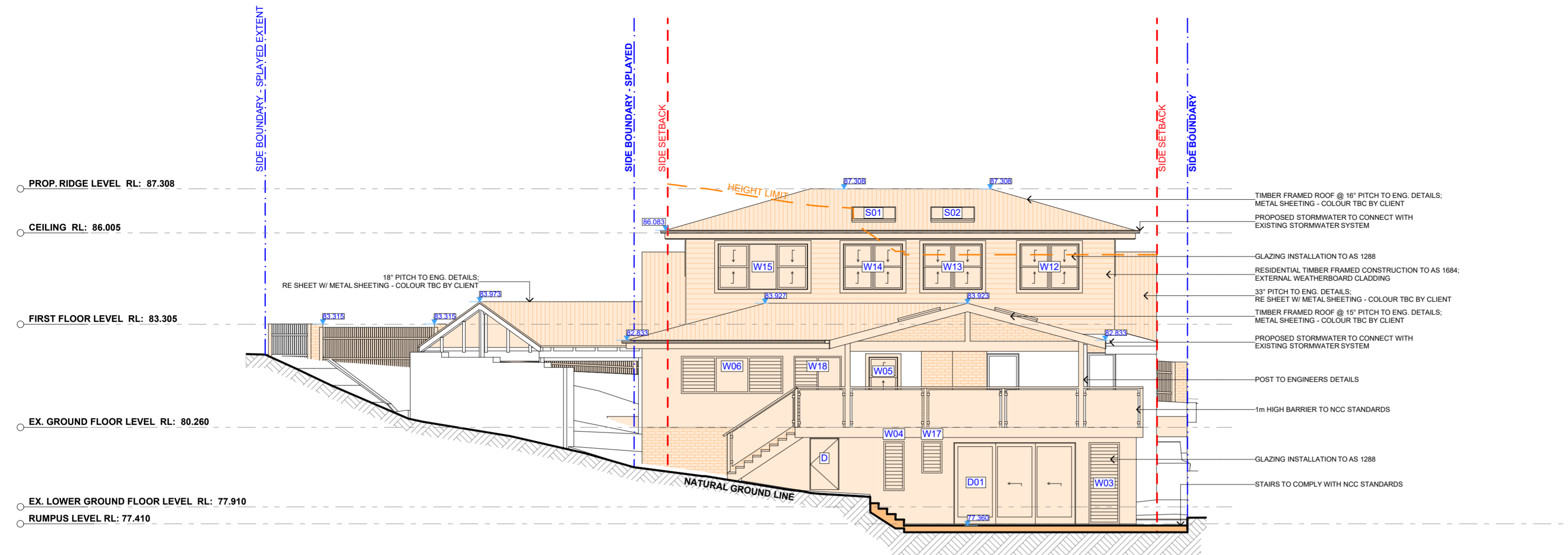
DRAWING NO.
DA08

DATE
 Wednesday, 8 May
 2024

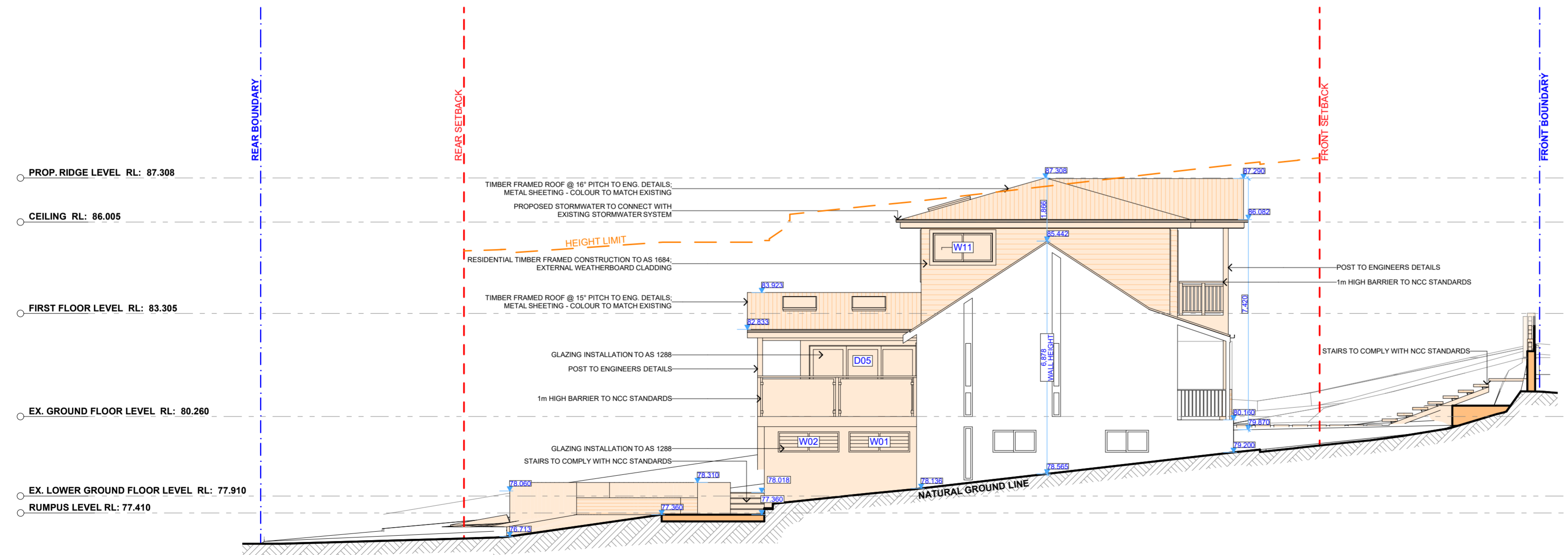
DRAWING NAME
 PROPOSED FIRST FLOOR PLAN

SCALE
 1:100 @A2





2. EAST ELEVATION - REAR 1:100

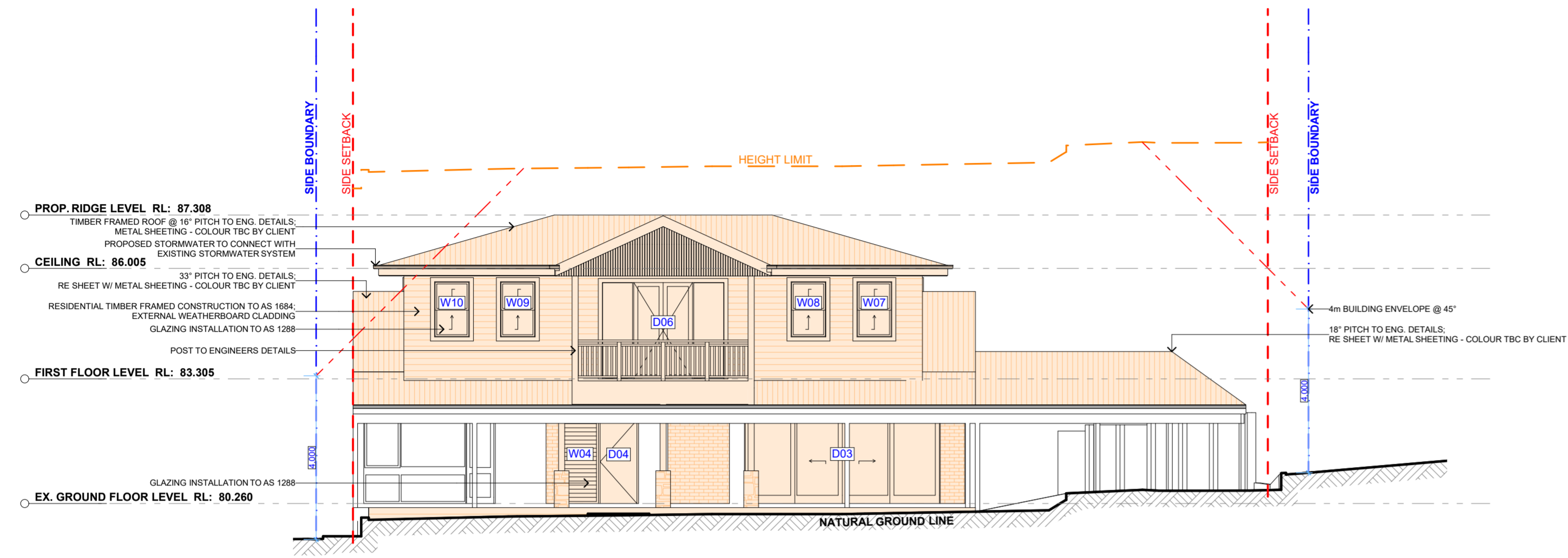


1 NORTH ELEVATION - SIDE 1:100

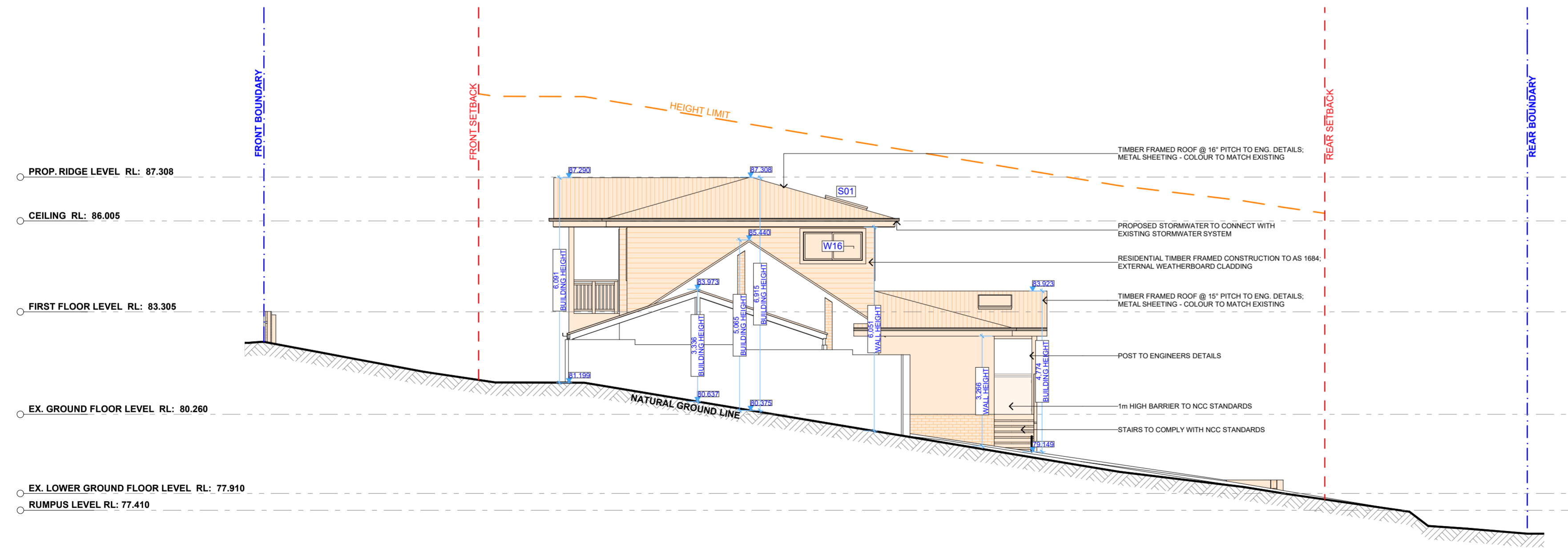
REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions 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.

LEGEND

	EXISTING
	PROPOSED
	DEMOLISHED



2 RUMPUS LEVEL RL: 77.410 WEST ELEVATION - PRIMARY ROAD 1:100



1 SOUTH ELEVATION - SIDE 1:100

ACTION PLANS
 m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	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.

LEGEND
 [Grey Box] EXISTING
 [Orange Box] PROPOSED
 [Red Dashed Line] DEMOLISHED

CLIENT
 DANIELA & SAM
 ROSSINGTON

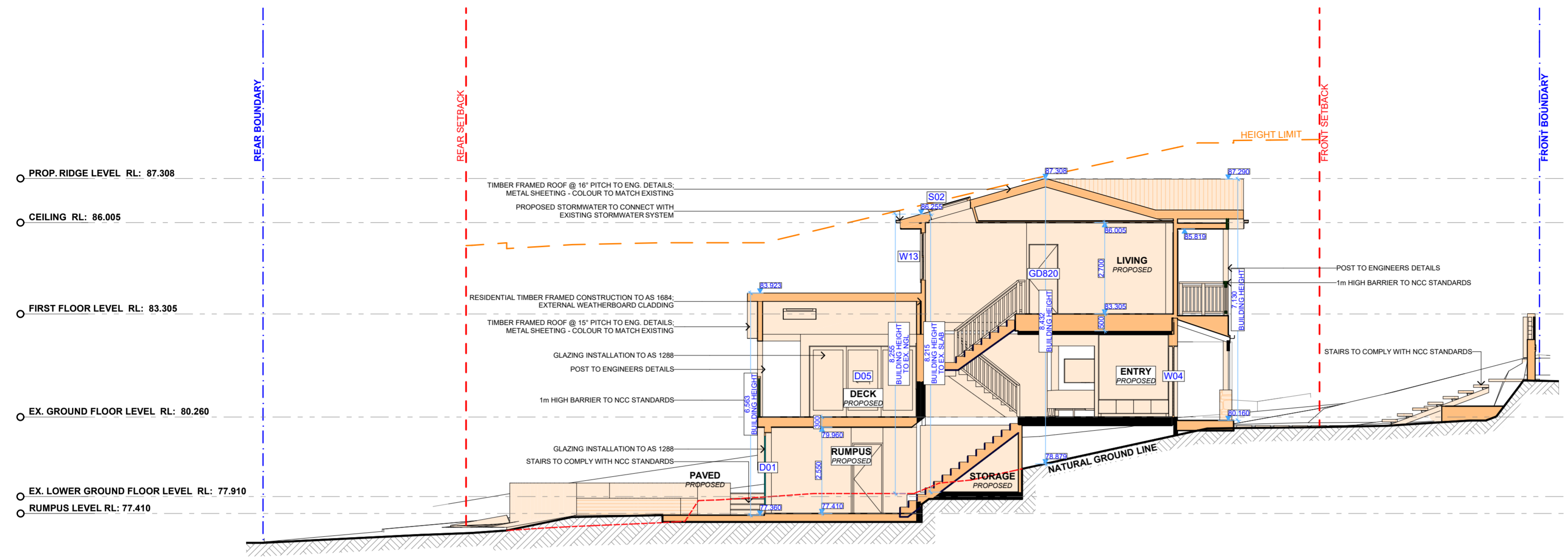
PROJECT ADDRESS
 32 TIPPERARY
 AVENUE, KILLARNEY
 HEIGHTS NSW 2087

DRAWING NO.
DA10

DATE
 Wednesday, 8 May
 2024

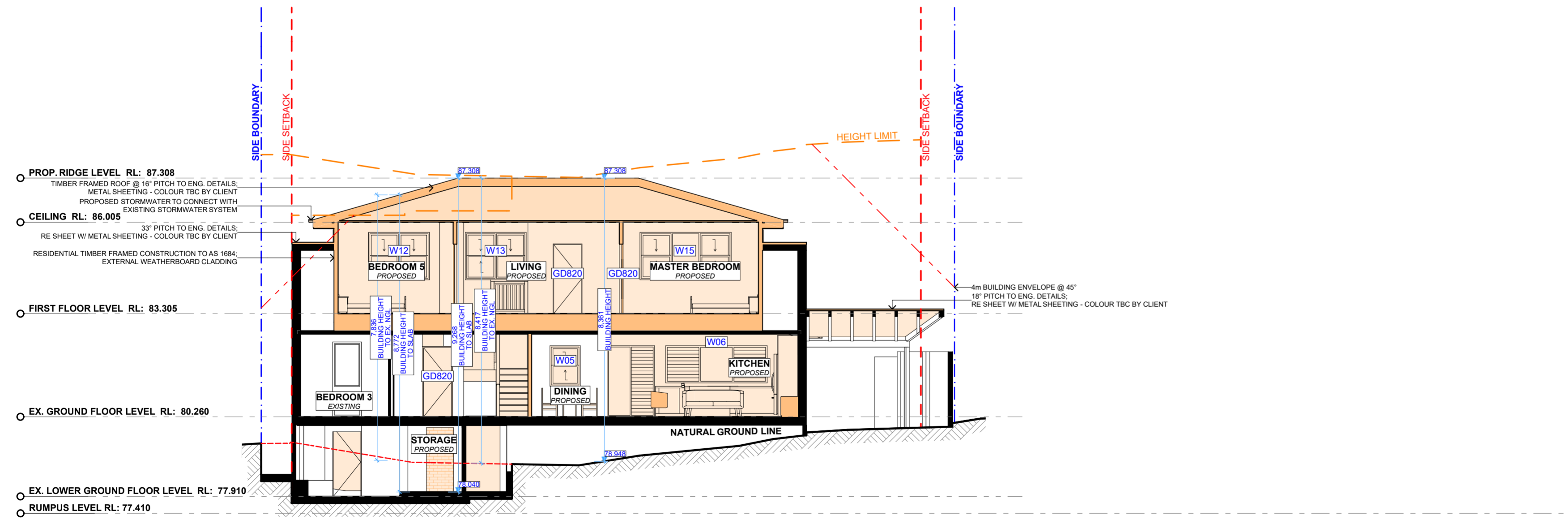
DRAWING NAME
 SOUTH / WEST ELEVATION -
 (PRIMARY / SIDE)

SCALE
 1:100 @A2



2 PROPOSED LONG SECTION

1:100



1 PROPOSED CROSS SECTION

1:100

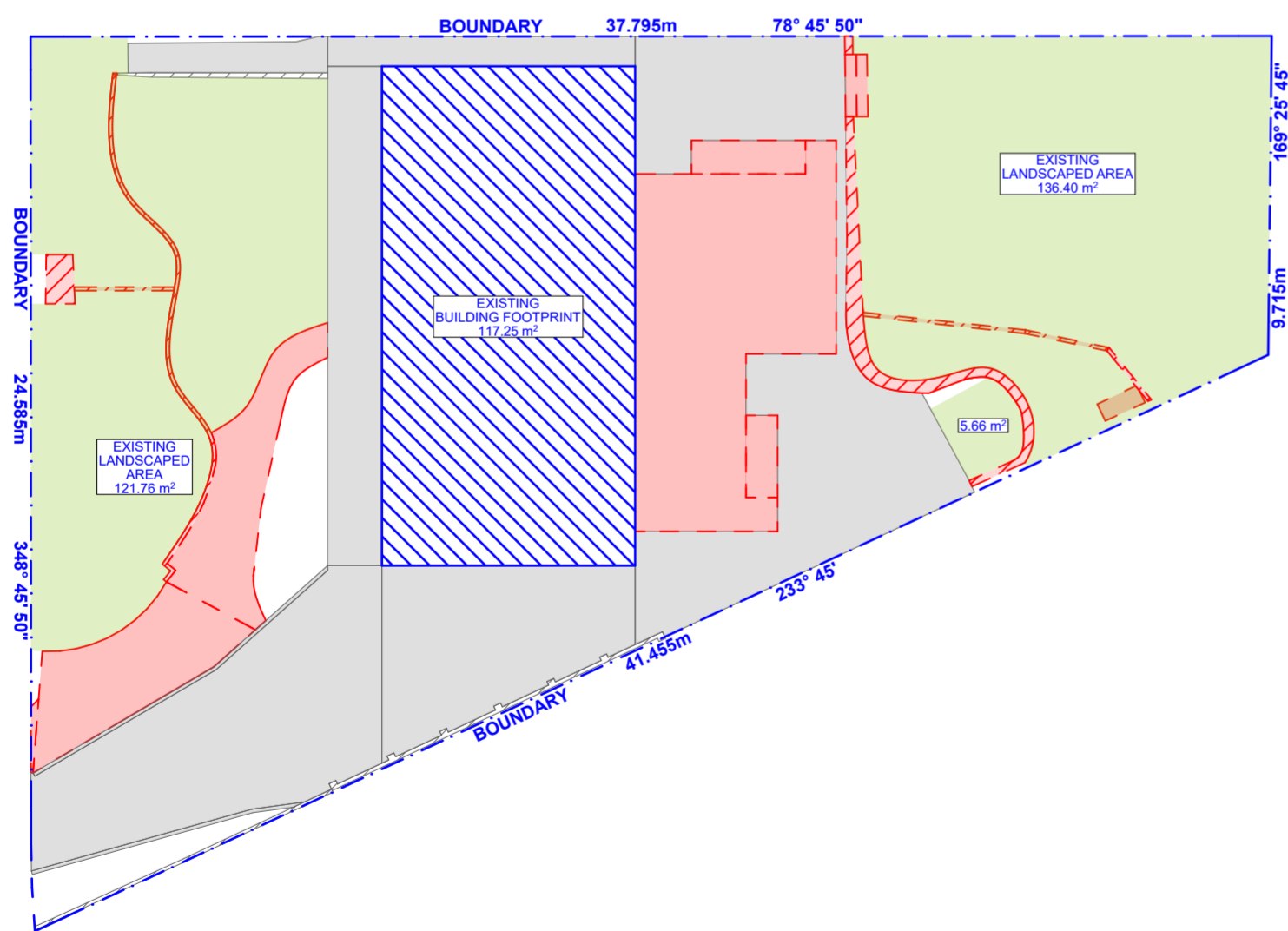
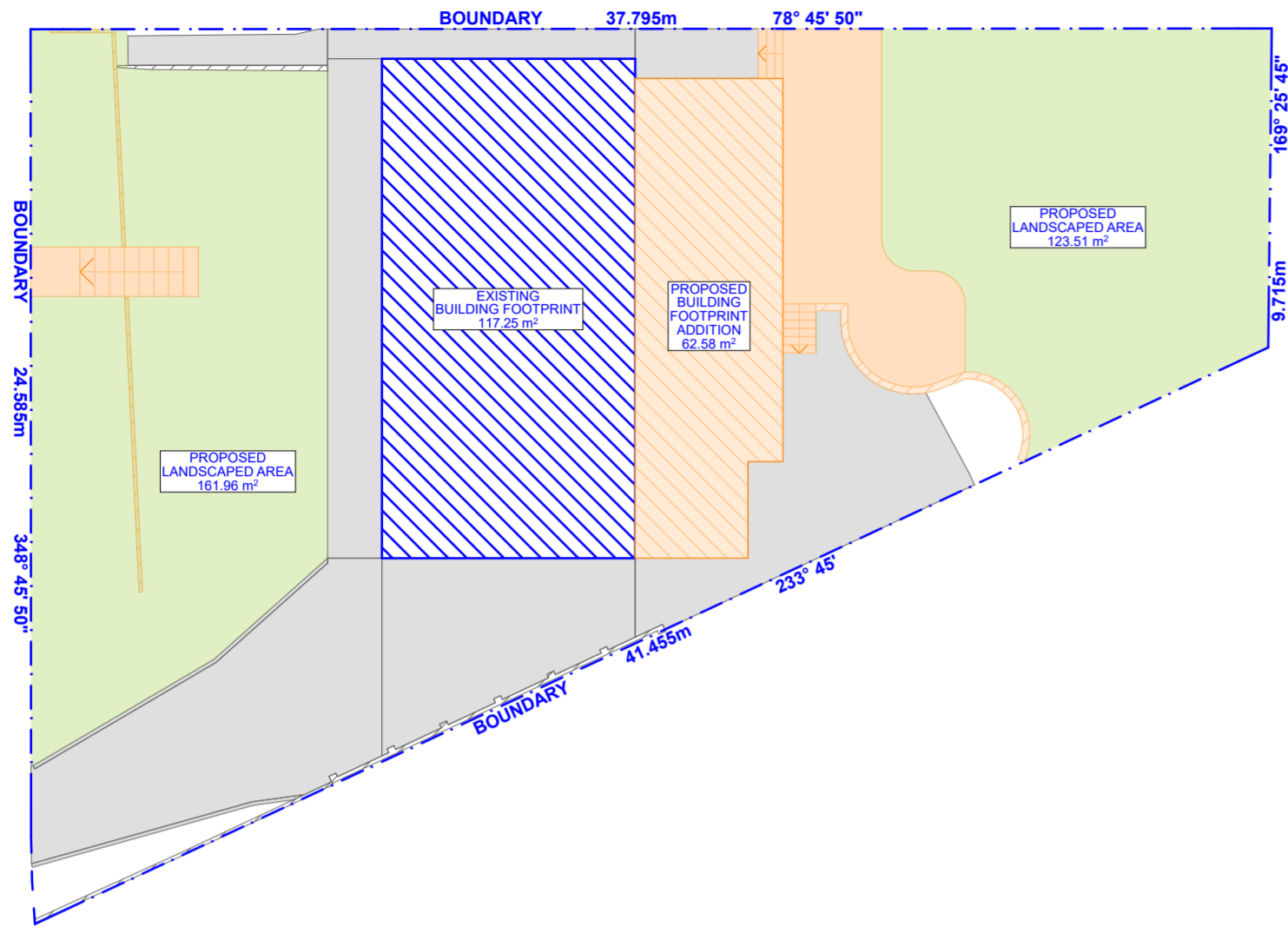
REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions 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.

LEGEND

	EXISTING
	PROPOSED
	DEMOLISHED

CONTROL TABLE

SITE AREA 697.7m ²			
	REQUIRED	EXISTING	PROPOSED
LANDSCAPED AREA	40% (279.08m ²)	30.56% (213.28m ²)	33.23% (231.91m ²)
PRIVATE OPEN SPACE	60m ²	51.45m ²	60m ²



EXTERNAL WEATHERBOARD CLADDING - COLOUR TO BE CONFIRMED BY CLIENT



METAL ROOFING - COLOUR TO BE CONFIRMED BY CLIENT



ALUMINIUM FRAMED WINDOWS BY STEGBAR

2 PROPOSED AREA CALCULATIONS 1:200

1 EXISTING AREA CALCULATIONS 1:200

3 MATERIALS SAMPLE BOARD



ACTION PLANS

m: 0426 957 518
e: operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	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.

LEGEND

CLIENT
DANIELA & SAM
ROSSINGTON

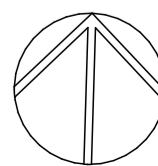
PROJECT ADDRESS
32 TIPPERARY
AVENUE, KILLARNEY
HEIGHTS NSW 2087

DRAWING NO.
DA12

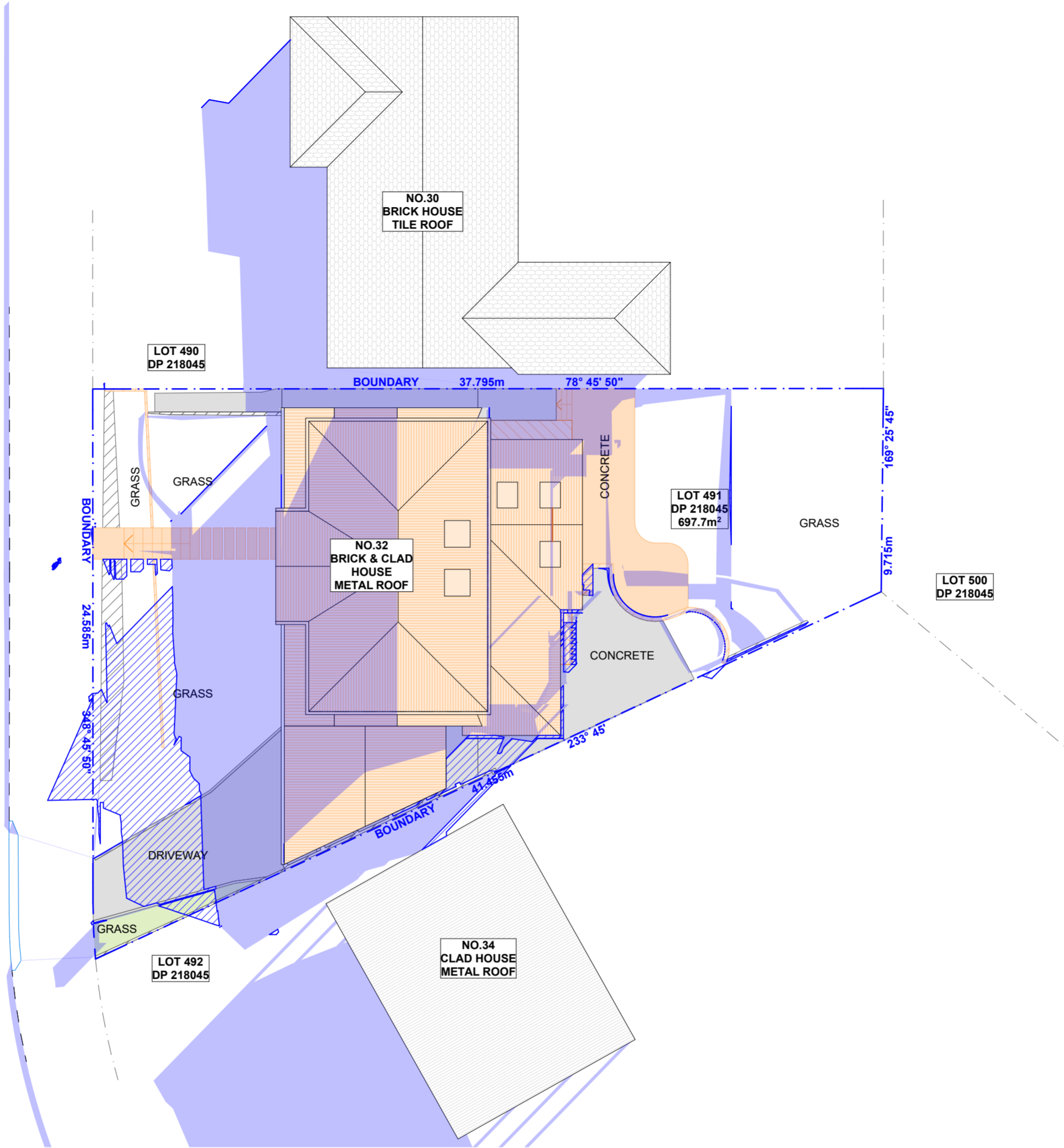
DATE
Wednesday, 8 May
2024

DRAWING NAME
AREA CALCULATIONS /
SAMPLE BOARD

SCALE
1:200 @A2



TIPPERARY AVENUE



REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	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.

LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS

CLIENT
DANIELA & SAM
ROSSINGTON

PROJECT ADDRESS
32 TIPPERARY
AVENUE, KILLARNEY
HEIGHTS NSW 2087

DRAWING NO.
DA13

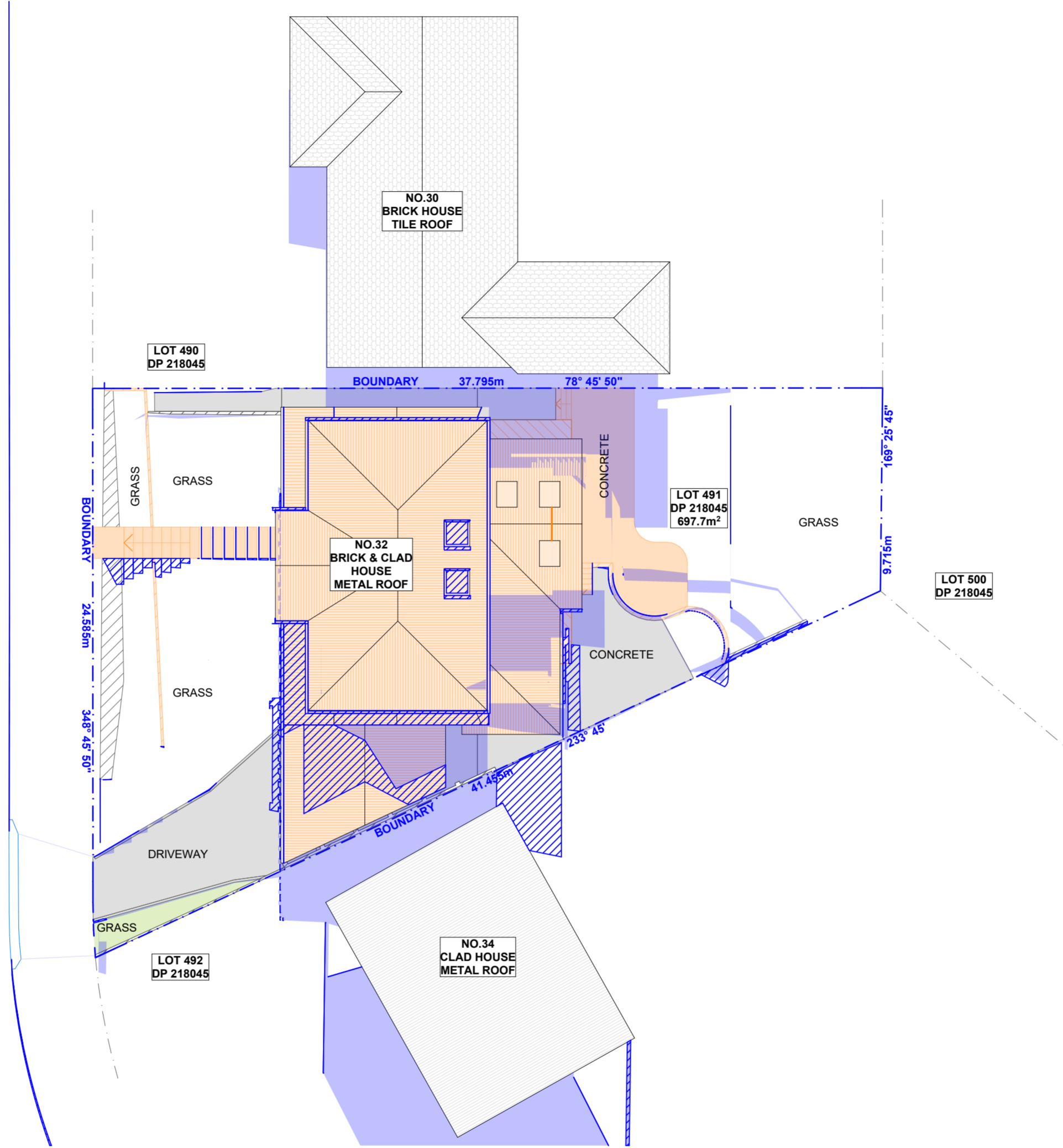
DATE
Wednesday, 8 May
2024

DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:200 @A2



TIPPERARY AVENUE



ACTION PLANS

m: 0426 957 518
e: operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	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.

LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS

CLIENT
DANIELA & SAM
ROSSINGTON

PROJECT ADDRESS
32 TIPPERARY
AVENUE, KILLARNEY
HEIGHTS NSW 2087

DRAWING NO.
DA14

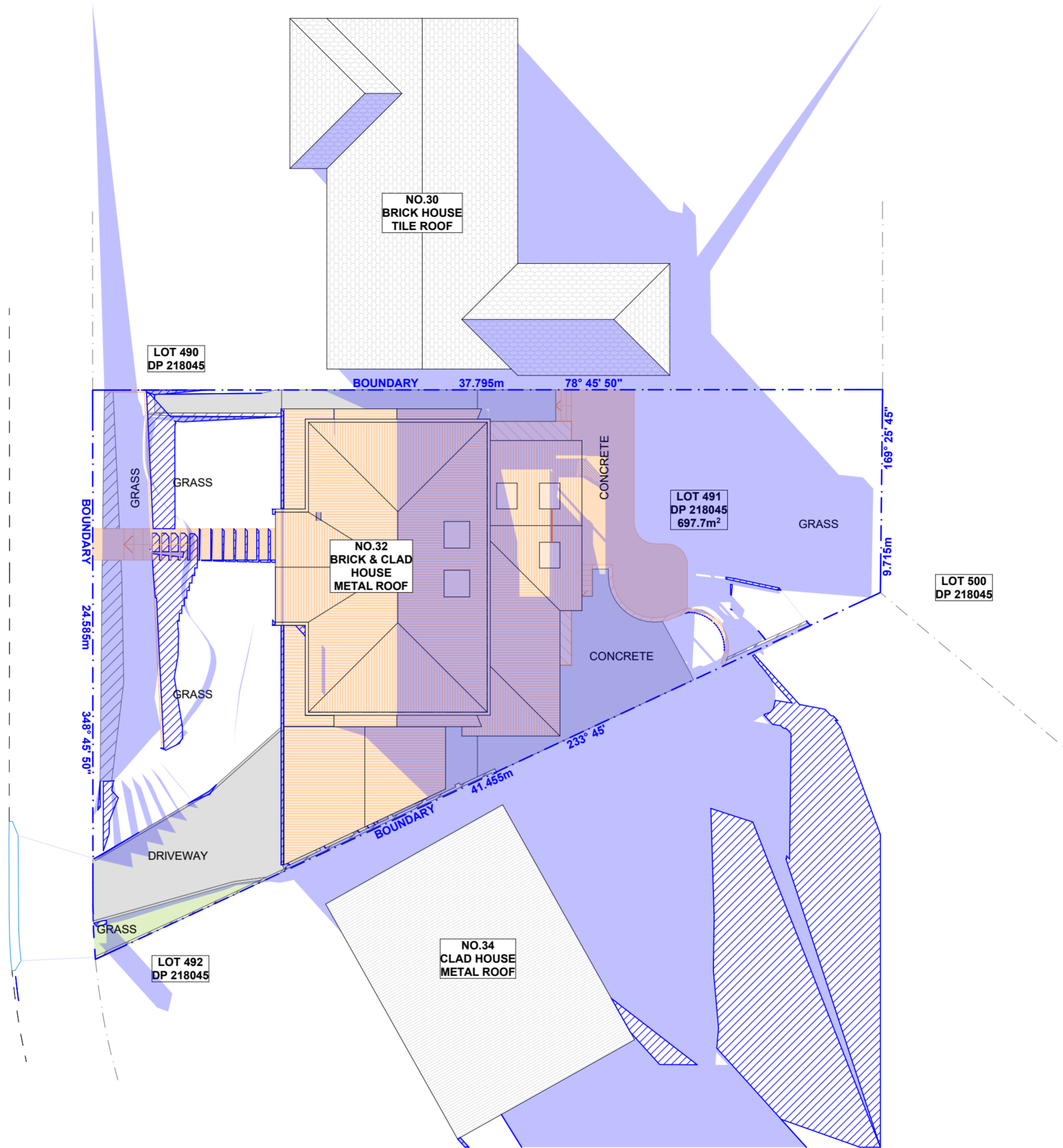
DATE
Wednesday, 8 May
2024

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A2



TIPPERARY AVENUE



ACTION PLANS

m: 0426 957 518
e: operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	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.

LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS

CLIENT
DANIELA & SAM
ROSSINGTON

PROJECT ADDRESS
32 TIPPERARY
AVENUE, KILLARNEY
HEIGHTS NSW 2087

DRAWING NO.
DA15

DATE
Wednesday, 8 May
2024

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A2



Alterations and Additions

Certificate number: A487503_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 07 March 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	0973_02
Street address	32 TIPPERARY AVENUE - KILLARNEY HEIGHTS 2087
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 218045
Lot number	491
Section number	-
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	ACTION PLANS PTY LTD
ABN (if applicable):	55660048711

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or tinted/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. This description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/floor number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W11	N	1.63	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W12	E	2.52	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W13	E	2.52	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W14	E	2.52	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W15	E	3.78	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction			
Additional insulation required (R-value)			
Other specifications			
concrete slab on ground floor.	nil	N/A	
floor above existing dwelling or building.	nil	N/A	
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R0.95 (sp), roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check						
Windows and glazed doors glazing requirements									
Window/floor number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W01	N	1.08	0	0	none	timber or uPVC, double LoTintlar gap/clear, (U-value: 2.3, SHGC: 0.19)			
W02	N	1.08	0	0	none	timber or uPVC, double LoTintlar gap/clear, (U-value: 2.3, SHGC: 0.19)			
W03	E	2.16	0	0	none	timber or uPVC, double LoTintlar gap/clear, (U-value: 2.3, SHGC: 0.19)			
W04	W	1.89	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W05	E	1.08	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check						
Window/floor number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W06	E	5.28	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W07	W	1.26	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W08	W	1.26	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W09	W	1.26	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	W	1.26	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check						
Window/floor number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W16	S	1.63	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D01	E	8.64	0	0	none	timber or uPVC, double LoTintlar gap/clear, (U-value: 2.3, SHGC: 0.19)			
D02	W	6.75	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D03	W	10.05	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D05	N	6.66	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D06	W	7.1	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W17	E	0.54	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W18	E	2.94	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
Skylights The applicant must install the skylights in accordance with the specifications listed in the table below. The following requirements must also be satisfied in relation to each skylight: Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.	✓	✓	✓			
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type			
S01	1.625	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S02	1.625	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			



REV.	DATE	COMMENTS	DRWN	NOTES
A	27.03.2024	DEVELOPMENT APPLICATION	JW	

LEGEND
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.

LEGEND

CLIENT
DANIELA & SAM ROSSINGTON

PROJECT ADDRESS
32 TIPPERARY AVENUE, KILLARNEY HEIGHTS NSW 2087

DRAWING NO.
DA16

DATE
Wednesday, 8 May 2024

DRAWING NAME
BASIX COMMITMENTS

SCALE
@A2