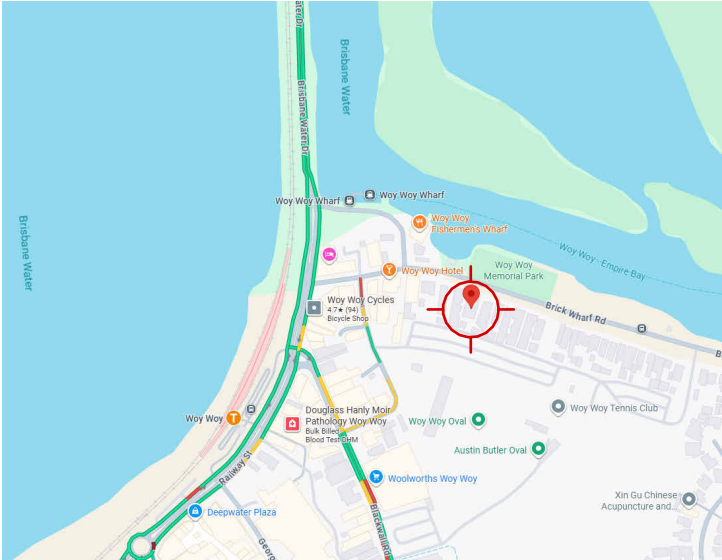


59 Brick Wharf Road, Woy Woy



Location

Specification notes

- All works are to be undertaken in accordance with the requirements of the National Construction Code (NCC), Australian Standards, Workcover Authority requirements, DA/CC conditions, Council requirements, Water & Sewer authority requirements, and any other applicable standards, codes or requirements.
- Locations of services & existing site conditions are to be verified by the builder prior to commencement of works.
- All contour levels and reduced levels (RL's) are shown to Australian Height Datum (AHD)
- Timber framed construction is to be in accordance with AS1684
- Smoke alarms are to be installed in accordance with Specification 20 of the NCC 'Smoke detection & alarm systems', AS3786, and the manufacturers specification, and must be connected to mains power supply.
- Emergency lighting & exit signage to be provided & to comply with AS 2293.1
- Required exit doors that do not swing in the direction of egress to be fitted with hold open devices
- Stair construction must comply with the applicable parts of NCC Part D3 'Construction of exits'
- Balustrades & handrails are to comply with the applicable parts of NCC Part D3 'Construction of exits' and Australian Standards.
- Waterproofing of wet area's is to comply with the requirements of AS3740 or Specification 26 'Waterproofing and water-resistance requirements for building elements in wet areas'
- Glass & glazing is to be installed in accordance with AS1288 & be of adequate thickness for the terrain category & wind loading applicable
- Termite protection is to be provided in accordance with AS3660.1
- Doors to fully enclosed sanitary compartments are to comply with the provisions of part F4D8 'Construction of Sanitary Compartments' of the NCC.
- All bathrooms/toilets/laundries with no access to natural ventilation or lighting are to be provided with mechanical ventilation and/or artificial lighting in accordance with the NCC and AS1668.2
- All laundries are to be provided with floor wastes.
- The hot water installation shall deliver hot water not exceeding 50°C at the outlets, excluding kitchen sinks & laundry tubs.
- Exit doors in the path of travel to a required exit must comply with NCC D3D26
- Construction generally should be (at minimum) in accordance with detailing at <https://app.buildingtools.co/>

Area calculations

Site Area	1035m ²
Floor Area	Unchanged
Floor Space Ratio	Unchanged
Building Footprint	Unchanged
Site Cover	Unchanged

Council

Zoning	R1
Bushfire	no
Flooding	yes
Acid sulphate soils	Class 2
Heritage	no
Environmental constraint	no

NCC

Classification	2
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Drawings

DA 000	Cover Sheet/ Location Plan
DA 001	Site Plan
DA 010	Existing Ground Floor/ Demolition Plan
DA 011	Existing Level 1/ Demolition Plan
DA 012	Existing Roof/ Demolition Plan
DA 100	Ground Floor Plan
DA 101	Level 1 Floor Plan
DA 102	Roof Plan
DA 200	Elevations Sheet 1
DA 201	Elevations Sheet 2
DA 202	Sections

revision

no.	description
A	DA Issue

date	26.06.26
------	----------

NOT FOR CONSTRUCTION



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info@studio23design.com.au

client

The Owners Corp.
project
Remedial Works
59 Brick Wharf Road, Woy Woy
Lots 1-4, SP 78941

title

Cover Sheet/ Location
Plan

scale @ A3

drawn by
JK

document date
26.06.26

drawing number

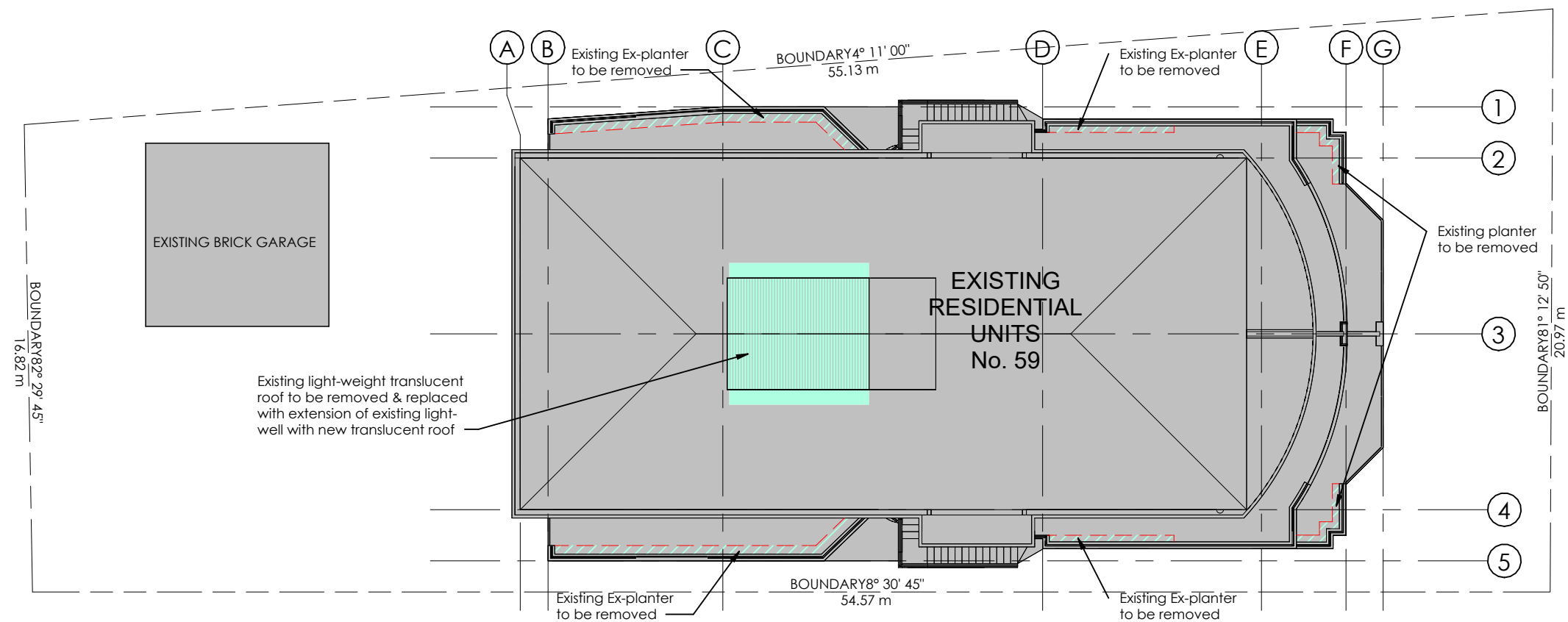
DA 000

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ABN. 74 054 691 492

revision

A

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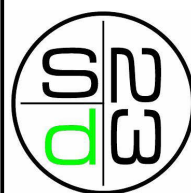
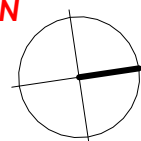


- | Legend | |
|---|--------------------------------------|
|  | Contours |
|  | Reduced Level |
|  | Sewer main |
|  | Gas main |
|  | Telstra lines |
|  | Water main |
|  | Electrical main |
|  | Electricity Point of Attachment |
|  | Meter Box |
|  | Gas Meter |
|  | Water Meter |
|  | Man Hole |
|  | Sewer Man Hole |
|  | Power Pole |
|  | Bench Mark |
|  | New tree/ shrub |
|  | Existing tree/ shrub to be protected |
|  | Existing Tree/ Shrub to be Removed |

no.	description
A	DA Issue

date
26.06.26

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| title

Site Plan

scale @ A3
1 : 200

drawn by
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document date
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drawing number

DA 001

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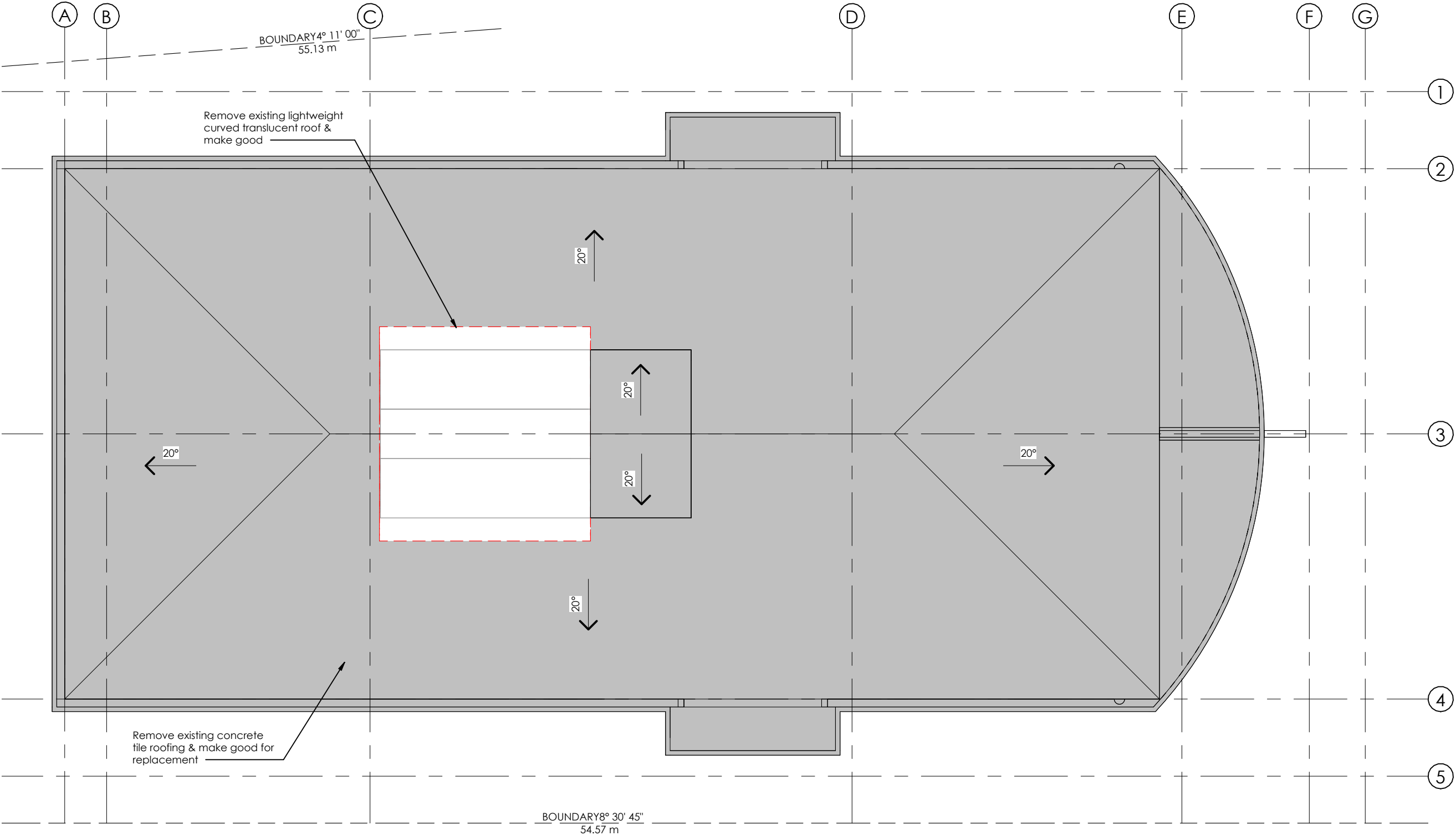
A

Legend

- - - existing items to be demolished
- existing items to be retained
- = = = existing wall to be demolished
- █ existing wall to be retained

Notes

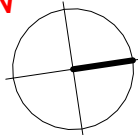
All building demolition work is to be carried out in accordance with the requirements/provisions of AS 2601-2001 - Demolition of Structures



revision	
no.	description
A	DA Issue

date
26.06.26

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Remedial Works
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Lots 1-4, SP 78941

title

Existing Roof/
Demolition Plan

scale @ A3
1 : 100

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26.06.26

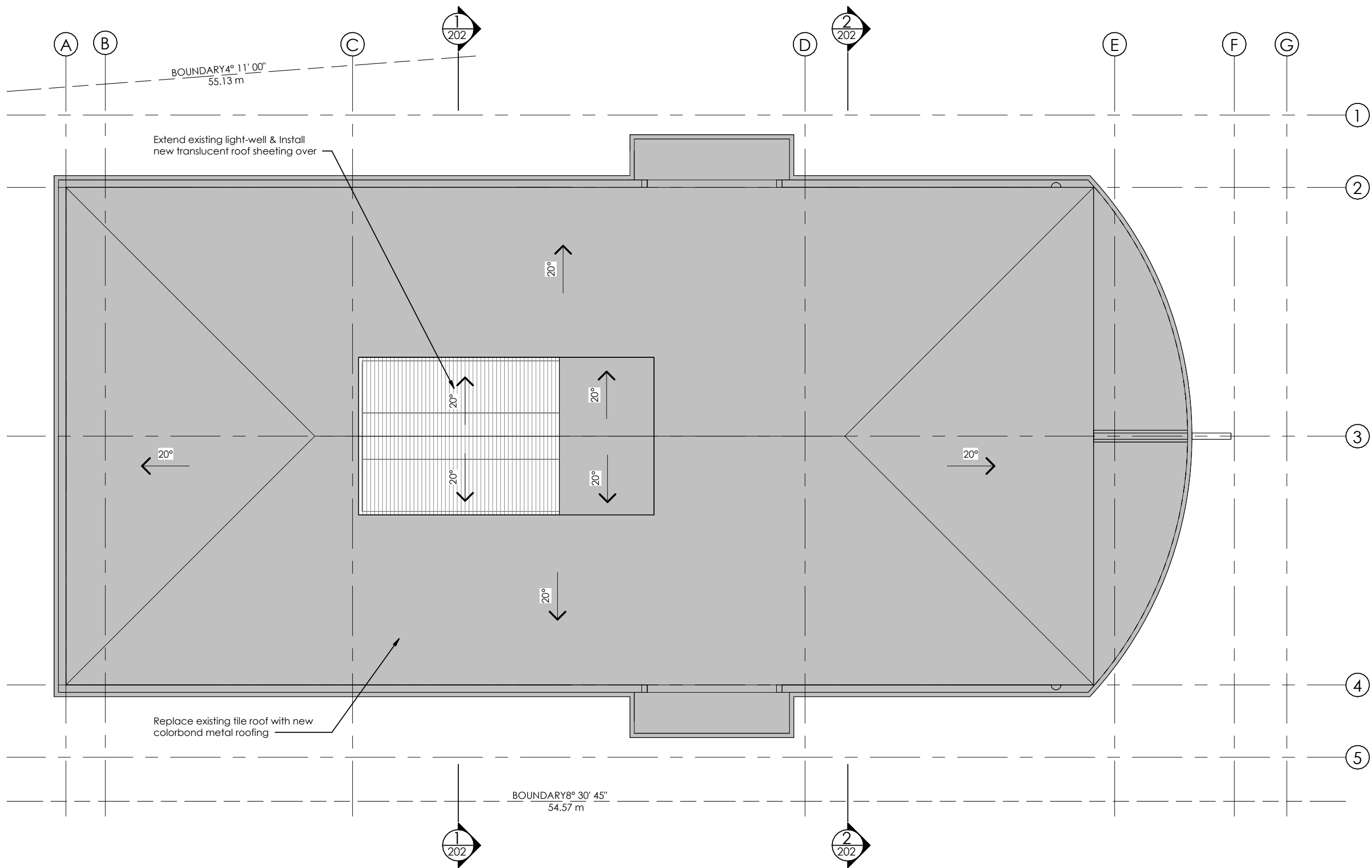
drawing number

DA 012

Studio 23 design
ABN. 74 054 691 492

revision

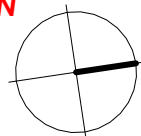
A



revision	
no.	description
A	DA Issue

date
26.06.26

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Lots 1-4, SP 78941

title

Roof Plan

scale @ A3
1 : 100

drawn by
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document date
26.06.26

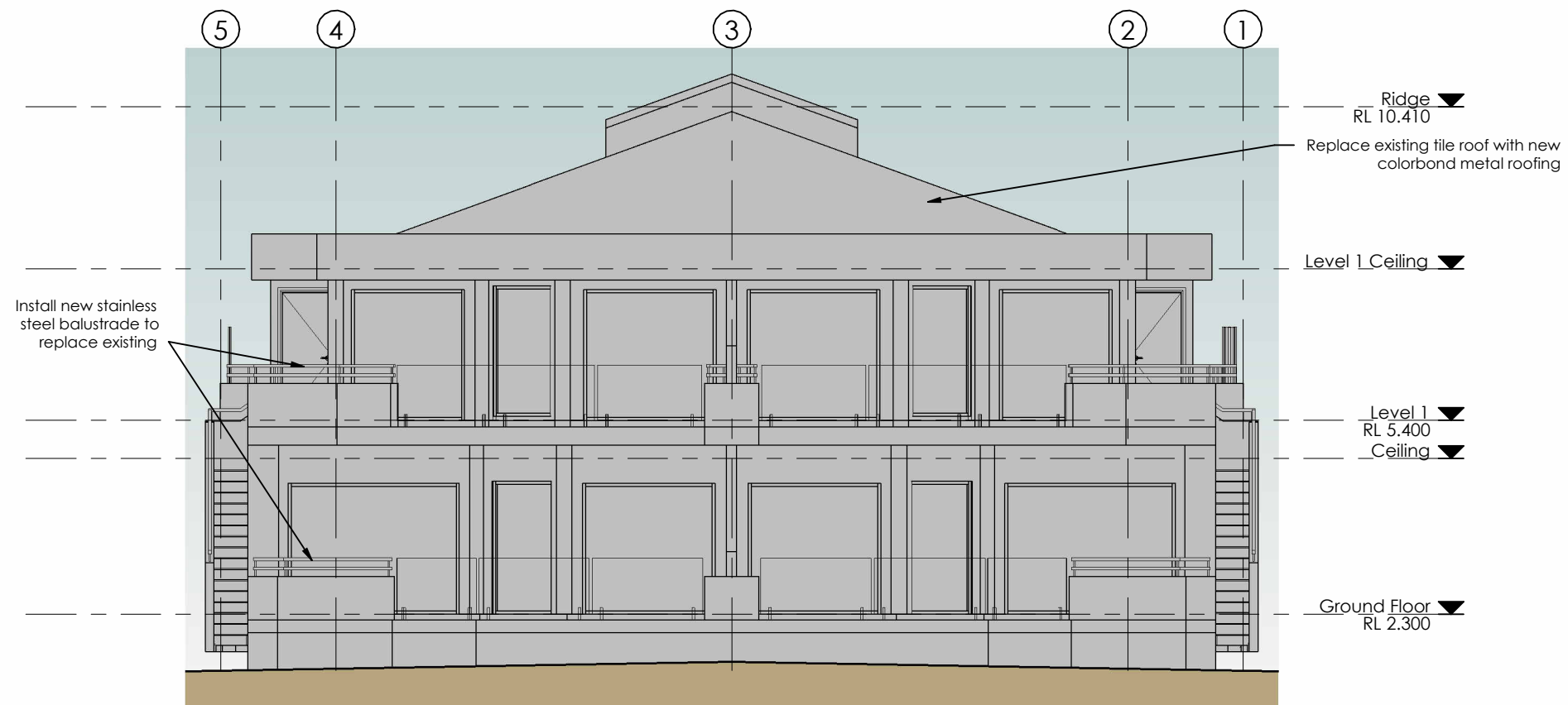
drawing number

DA 102

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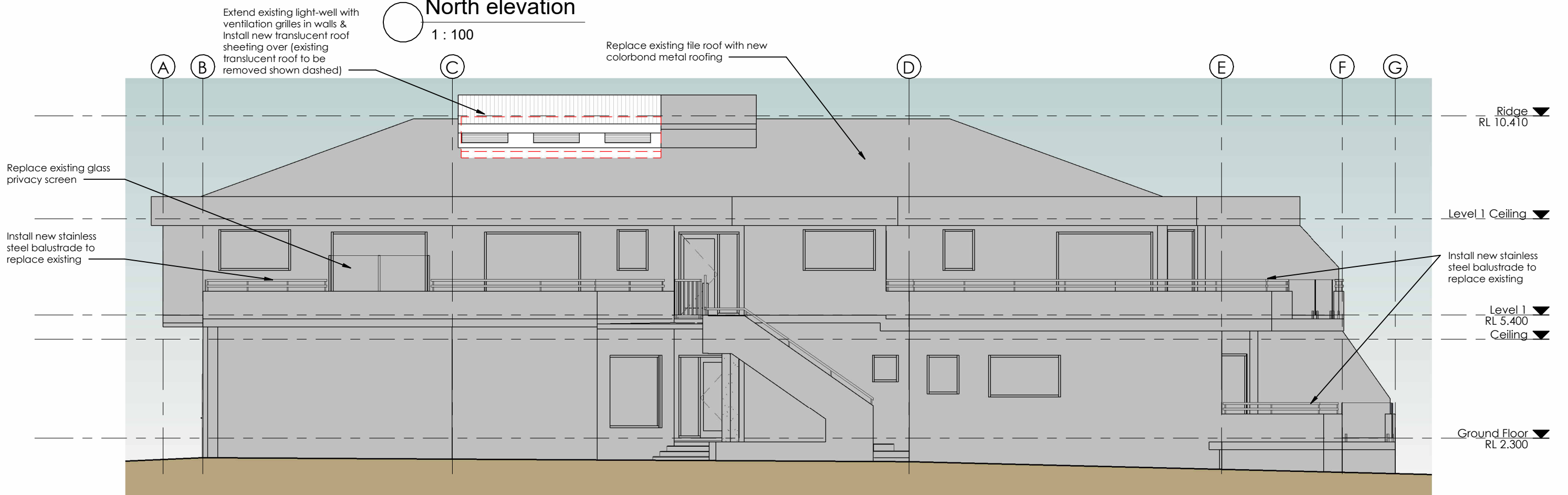
revision

A



North elevation

1 : 100

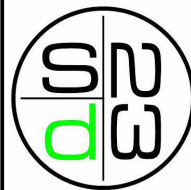


East elevation

1 : 100

revision no.	description	date
A	DA Issue	26.06.26
B	Assumed Levels added	30.06.26

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Lots 1-4, SP 78941

title

Elevations Sheet 1

scale @ A3
1 : 100

drawn by
JK

document date
30.06.26

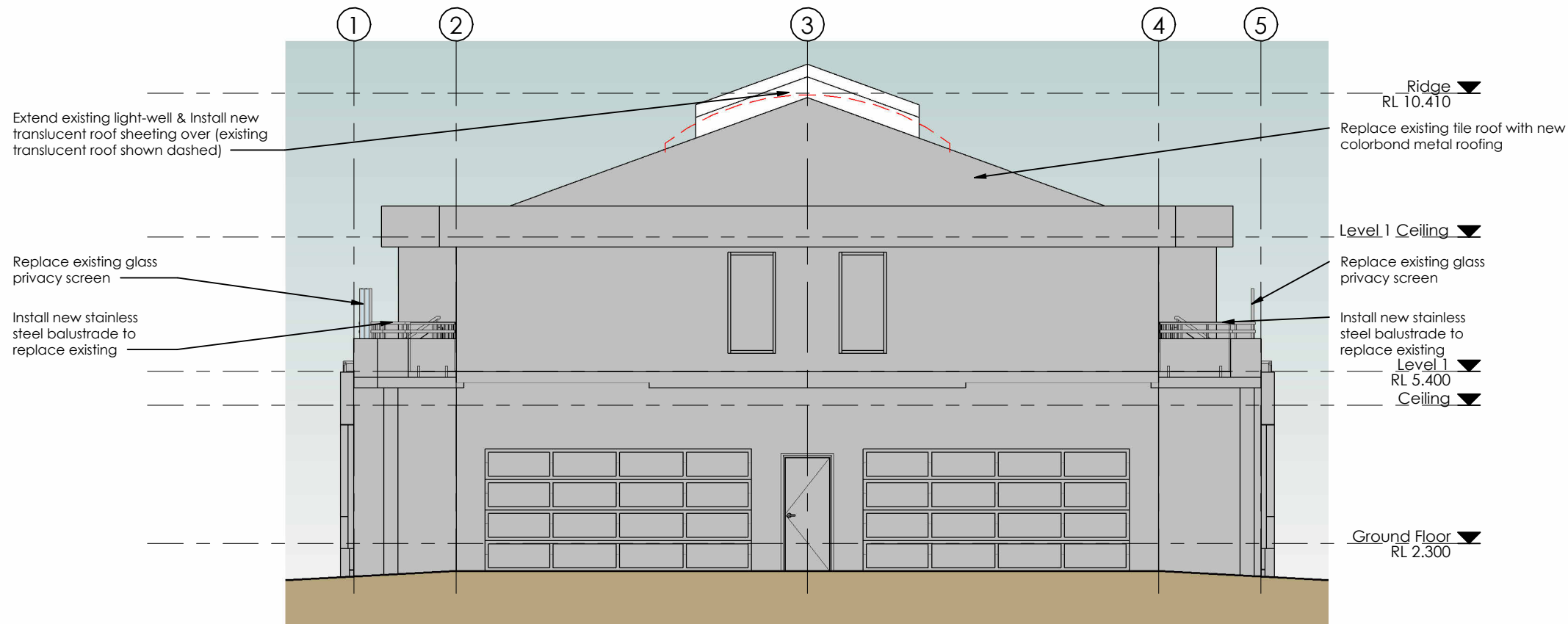
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DA 200

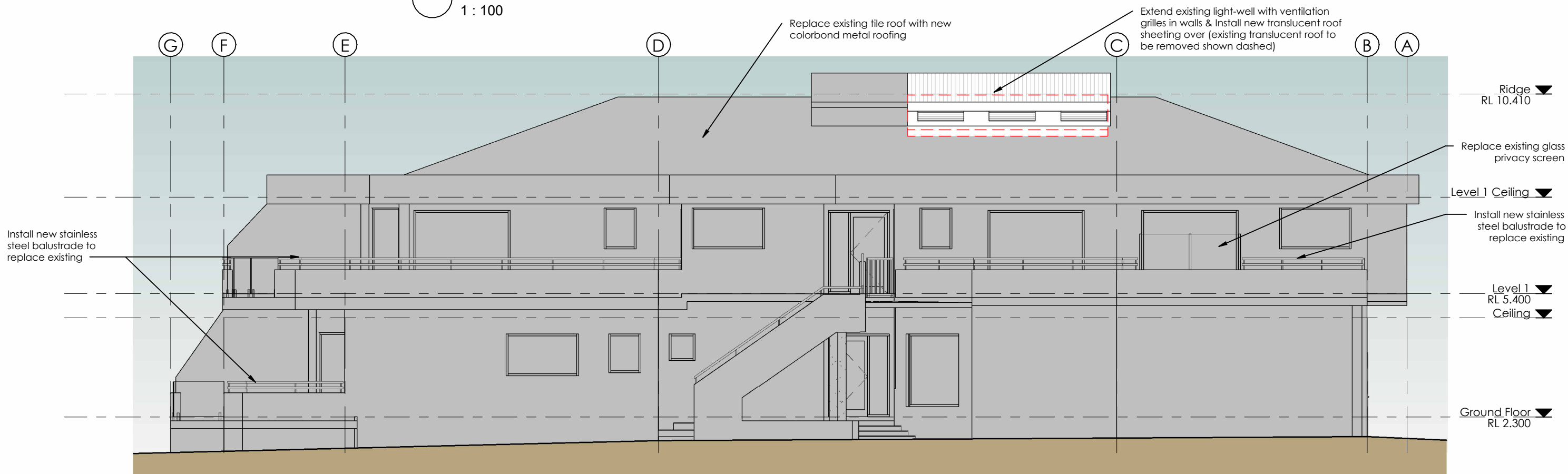
Studio 23 design
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revision

B



South elevation
1 : 100



West elevation
1 : 100

revision	no.	description	date
	A	DA Issue	26.06.26
	B	Assumed Levels added	30.06.26

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Lots 1-4, SP 78941

title
Elevations Sheet 2

scale @ A3
1 : 100
drawn by
JK
document date
30.06.26

drawing number
DA 201
revision
B
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