

PROJECT DATA

LOCAL AREA:
ZONING:
BUILDING USE:
MAXIMUM BUILDING HEIGHT:
SITE AREA:

CENTRAL COAST COUNCIL
R2
SINGLE RESIDENTIAL
8.5M
445.9m2

Bushfire

- N/A

Flood

- No Impact

Acid Sulfate Soil

- Not mapped

The site plan shows a residential property with several buildings and outdoor areas. At the top is a GARAGE (Floor Level: 5.29m) and a #8 BRICK DWELLING (TILE ROOF, Floor Level: 5.42m, Gutter Level: 7.74m, Ridge Level: 10.15m). To the left is a CLAD GARAGE (METAL ROOF, Floor Level: 5.28m, Gutter Level: 7.39m, Ridge Level: 7.98m) and a METAL SHED (Gutter Level: 7.84m, Ridge Level: 8.46m). In the center is a #10 CLAD DWELLING (METAL ROOF, Floor Level: 5.56m, Gutter Level: 8.28m, Ridge Level: 9.51m) with an adjacent CLAD SHED (F.L.: 5.22m). At the bottom is a #12 CLAD DWELLING (METAL ROOF, Floor Level: 5.48m, Gutter Level: 8.14m, Ridge Level: 9.18m) and a METAL CARPORT (Gutter Level: 8.14m). The plan also includes various gardens, an enclosed porch, a patio (roof over), and concrete areas. Surrounding roads include LANE, DOROTHY AVENUE, and GRAVEL. Elevation points are marked throughout the site.

1 Site Plan Existing 1:200

1:200	0	2m	4m	6m	8m	10m	15m	20m
1:100	0	1m	2m	3m	4m	5m	7.5m	10m

Joshua Taylor Design

330 Tumbi Road

Tumbi Umbi, NSW, 2261 Australia

joshuataylordesign@gmail.com

Mob 0410512799

NOTES

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ISSUE	DATE	AMENDMENT
A	28/02/2026	SD Review
B	04/03/2026	Wall PP 2600. Updated Entry, windows & swap bathroom/laundry
C	19/03/2026	House Wall PP 2700. Updated garage, full width & window schedule
D	10/04/2026	DA Submission

PROJECT:

ALTERATIONS & ADDITIONS AND NEW DETACHED GARAGE

CLIENT:

FISHER

10 Dorothy Avenue, Woy Woy, NSW, 2251

Lot 38 DP Section E

SHEET TITLE:

Site Plan Existing

CONCEPT ONLY

NOT FOR CONSTRUCTION

DA ISSUE

REVISION	PRINTED	SCALE AT A3
D	10/4/2026	1:200
		SCALE AT A4
		SHEET A100

CODE SUMMARY

- NCC - NATIONAL CONSTRUCTION CODE
- BCA - BUILDING CODE OF AUSTRALIA
- AS - AUSTRALIAN STANDARDS
- ENVIRONMENTAL PLANNING AN ASSESSMENT ACT 1979 AND REGULATIONS
- BUILDING CLASS 1a

NOTES

SURFACE WATER DRAINAGE

ALL STEP DOWNS TO SLAB ON GROUND MUST MEET NCC 3.3.3.

SURFACE WATER DRAINAGE

SURFACE WATER DRAINAGE PROVIDE STEP DOWN TO PREVENT INGRESS OF WATER PER CLAUSE H208 OF THE NCC BCA & AS4854-2012

GUTTERING AND DOWNPIPES

OVERFLOW MEASURES TO COMPLY PARTS 7.1.1 & 7.1.2 OF THE NCC BCA

Water Cycle management plan

- Existing water cycle management plan to remain

Stormwater Management Plan

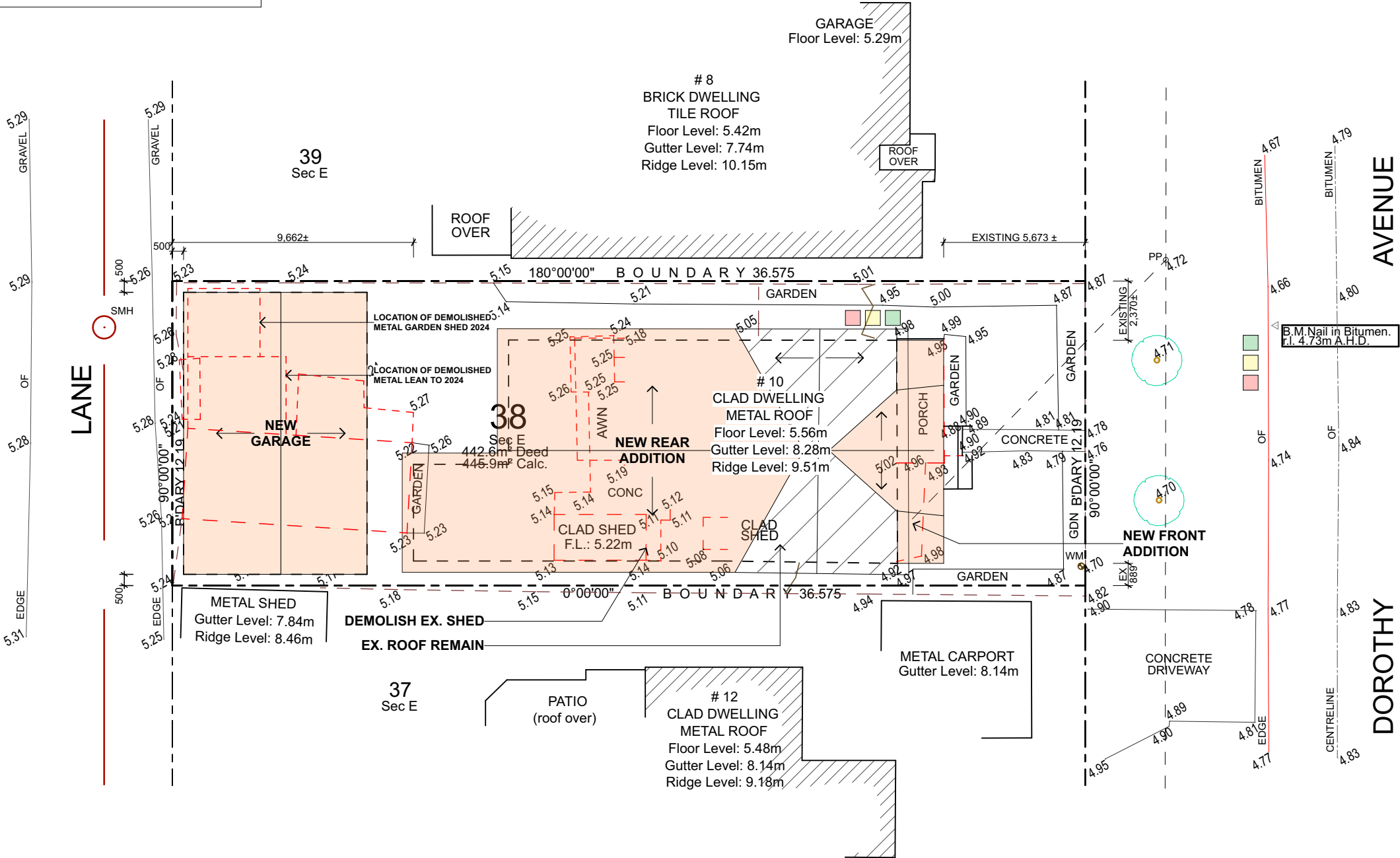
- New down pipe's to connect to the existing stormwater system to legal point of disposal

Waste Management Plan

- Refer to the waste management plan report.

SITE COVERAGE	
Site Area:	445.90m2
Existing Site Coverage:	145.04m2
Proposed New Coverage	76.59m2
Total Site Coverage	221.63m2
Ratio	0.49:1
Ex House Roof Area:	166.00m2
New Hose Roof Area	189.57m2
New Garage Roof Area	77.91m2

FLOOR SPACE RATIO	
Site Area:	445.90m2
Existing Floor Area:	80.70m2
New Addition Floor Area:	55.08m2
Total New Floor Area:	135.78m2
FSR:	0.30:1



1

Site Plan Proposed

1:200

- SITE NOTES
- NO CUT AND FILL SHOWN ON SECTIONS
 - PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL
 - COLLECTED RAINWATER TO BE DIRECTED TO EXISTING STORMWATER SYSTEM AND RAINWATER TANK.
 - EXISTING TREES TO BE REMOVED SHOWN AS DASHED LINE
 - THE BUILDING SITE IS TO BE SECURED BY A SAFETY FENCE TO PROHIBIT UNAUTHORISED PUBLIC ACCESS DURING THE COURSE OF CONSTRUCTION.
 - ALL LEVELS ARE TO AHD.
 - DRAINAGE/STORMWATER INDICATIVE ONLY: SUBJECT TO SITE CONDITIONS
 - ALL LEVELS ARE TO AHD.

GENERAL NOTES

Drawings shall not be used for construction purposes until issued for construction.

Check all dimensions on site -do not scale off plans

Dimensions to boundaries are subject to surveyors set-out.

Ground lines shown are approximate.

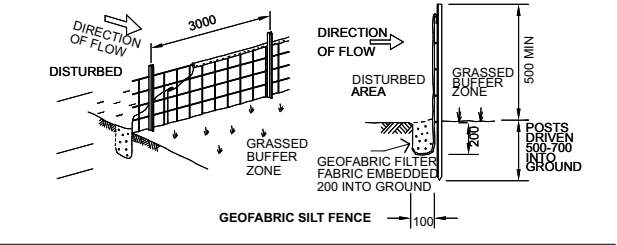
These drawings shall be read in conjunction with all structural and other consultants drawings & specifications & with other written instructions as may be issued during the course of the contract.

All information illustrated in this document is to be checked and varified on site. In the event of discripencies refer to designer prior to commencement of work. Do not scale drawings manually or electronically.

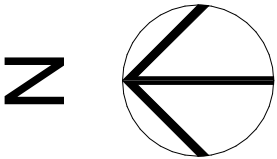
All workmanship shall be in accordance with the requirements of the B.C.A. codes and the by-laws & or ordinances of the relevant building authorities.

IF IN DOUBT, ASK!

- SEDIMENT CONTROL NOTES
- All erosion and sedimentation control measure, including revegetationand storage of soil and topsoil, shall be implemented to council requirements.
 - All drainage works shall be constructed and stabilised as early as possible during development .
 - Sediment traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench.
 - All sediment basins and trapsshall be cleaned when the structures are 60% full of soil materials, including the maintenance period.
 - All disturbed areas shall be revegetated as soon as soon as the relevant works are completed.
 - Soil and topsoil stockpiles shall be located away from drainage lines and area where water maybe concentrate.
 - Filter shall be constructed by stretching a filter fabric (propex or approved equivalent between posts at 3.0m centres, fabric shall be buried 150mm along its lower edge.



1:200	0	2m	4m	6m	8m	10m	15m	20m
1:100	0	1m	2m	3m	4m	5m	7.5m	10m



DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

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330 Tumbi Road
Tumbi Umbi, NSW, 2261 Australia
joshuataylor@design@gmail.com
Mob 0410512799

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PROJECT:
ALTERATIONS & ADDITIONS AND NEW DETACHED GARAGE

CLIENT:
FISHER
10 Dorothy Avenue, Woy Woy, NSW, 2251
Lot 38 DP Section E

SHEET TITLE:
Site Plan Proposed

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NOT FOR CONSTRUCTION

DA ISSUE

REVISION

D

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10/4/2026

SCALE AT A3

1:200

SCALE AT A4

SHEET

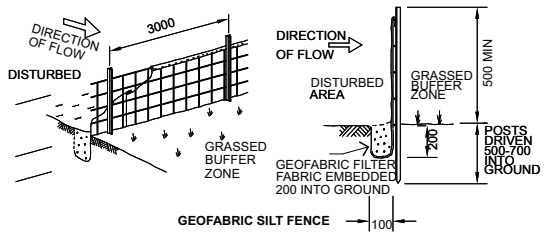
A101

Stormwater Management Plan

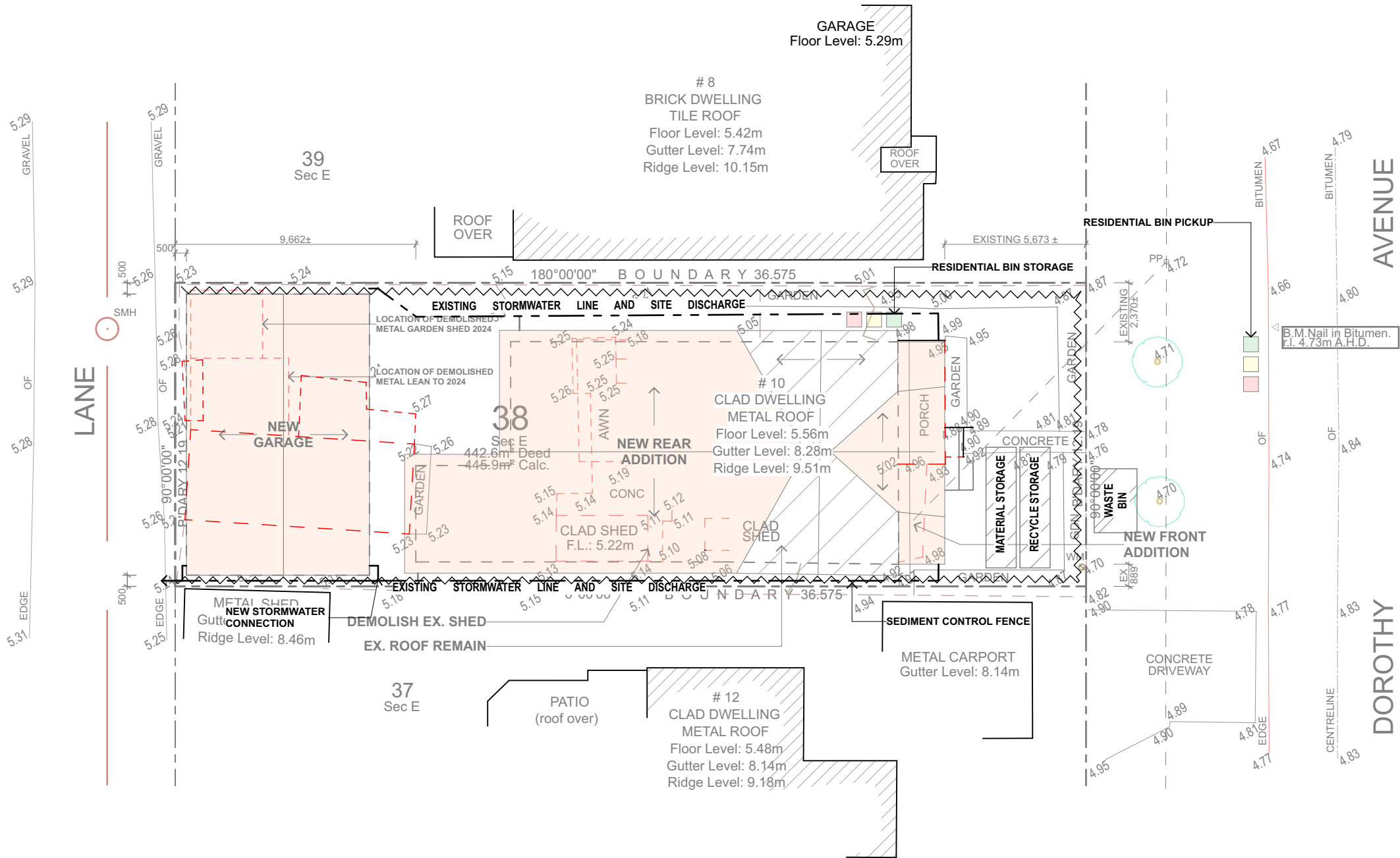
- New stormwater downpipes to connect to existing stormwater system to the legal point of disposal

SEDIMENT CONTROL NOTES

1. All erosion and sedimentation control measure, including revegetation and storage of soil and topsoil, shall be implemented to council requirements.
2. All drainage works shall be constructed and stabilised as early as possible during development .
3. Sediment traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench.
4. All sediment basins and trap shall be cleaned when the structures are 60% full of soil materials, including the maintenance period.
5. All disturbed areas shall be revegetated as soon as soon as the relevant works are completed.
6. Soil and topsoil stockpiles shall be located away from drainage lines and area where water maybe concentrate.
7. Filter shall be constructed by stretching a filter fabric (propex or approved equivalent between posts at 3.0m centres, fabric shall be buried 150mm along its lower edge.



- EXISTING BUILDING REMAIN
- EXISTING BUILDING DEMOLISHED
- NEW CONSTRUCTION
- CONSTRUCTION WASTE SKIP BIN
- CONSTRUCTION MATERIAL STORAGE
- RECYCLED CONSTRUCTION MATERIAL STORAGE
- GREEN BIN - GARDEN ORGANICS
- YELLOW BIN - MIXED RECYCLABLES
- RED BIN - HOUSEHOLD GENERAL WASTE
- ACCESS FOR CONSTRUCTION WASTE BIN PICK UP & SITE ACCESS
- SEDIMENT CONTROL BARRIER
- STORMWATER

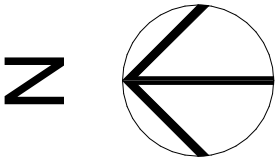


1

ENVIRONMENTAL PLANS

1:200

1:200	0	2m	4m	6m	8m	10m	15m	20m
1:100	0	1m	2m	3m	4m	5m	7.5m	10m



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Tumby Umbi, NSW, 2261 Australia
joshuataylor@design@gmail.com
Mob 0410512799

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PROJECT:
ALTERATIONS & ADDITIONS AND NEW DETACHED GARAGE

CLIENT:
FISHER
10 Dorothy Avenue, Woy Woy, NSW, 2251
Lot 38 DP Section E

SHEET TITLE:
Environmental Management Plans

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DA ISSUE

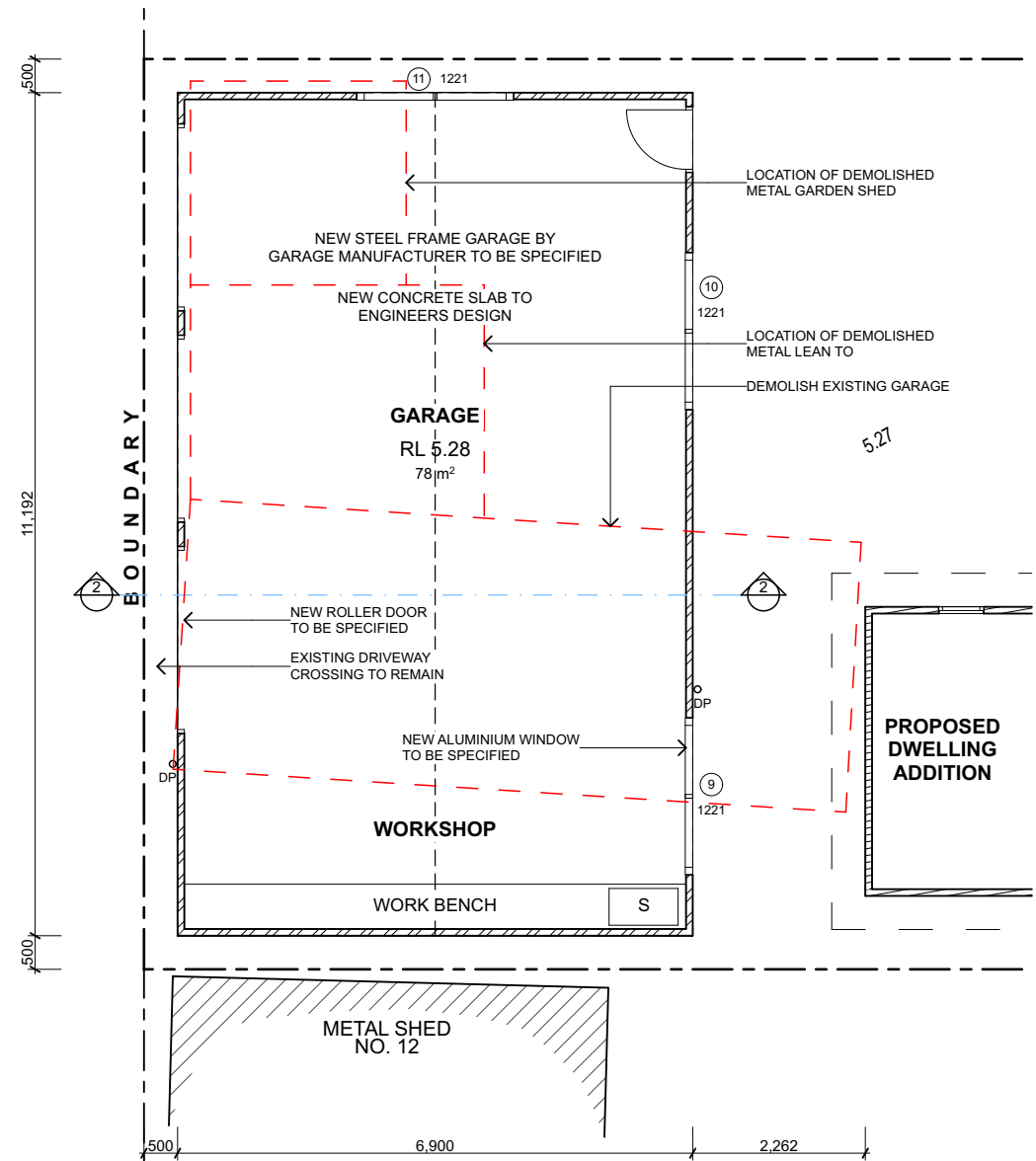
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SCALE AT A3
1:200

SCALE AT A4

SHEET
A102



1 Garage Plan Proposed 1:100

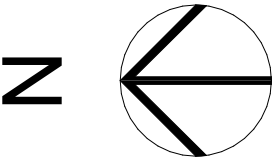
MATERIALS



WINDOW SCHEDULE

WINDOW NUMBER	LOCATION	ORIENTATION	DIMENSION H x W (m)	AREA (m2)	OPERATION	SHADING DEVICE	OVER SHADOWING	SIL EAVE (mm)
1	Bathroom	West	1.20 x 1.20	1.44	GSW F	EAVE 450		900 600
2	Laundry	West	1.20 x 0.72	0.86	GSW	EAVE 450		900 600
3	Ensuite	West	0.30 x 1.20	0.36	GSW	EAVE 450		1800 600
4	Bedroom 1	West	0.45 x 1.80	0.81	GSW	EAVE 450		1800 450
5	Walk In Robe	North	Iregular	1.50	F	EAVE 450		2400 70
6	Walk In Robe	East	2.05 X 0.60	1.23	LV	EAVE 450		50 450
7	Bedroom 1	East	2.10 x 1.60	6.00	GFD	EAVE 450		0 450
8	Living Room	North	2.10 x 3.13	6.57	GSSW	FIXED AWNING 1M +		0 1000
9	Garage	South	1.20 x 2.10	2.52	GSW	-		900 1500
10	Garage	South	1.20 x 2.10	2.52	GSW	-		900 1500
11	Master Bedroom 1	North	1.20 x 2.1	2.52	GSW	-		900 1500

1:2000 -	0	20m	40m	60m	80m	100m	150m	200m
1:1000 -	0	10m	20m	30m	40m	50m	75m	100m



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Tumbi Umbi, NSW, 2261 Australia
joshuataylor@design@gmail.com
Mob 0410512799

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CLIENT:
FISHER
10 Dorothy Avenue, Woy Woy, NSW, 2251
Lot 38 DP Section E

SHEET TITLE:
Proposed Garage Plan

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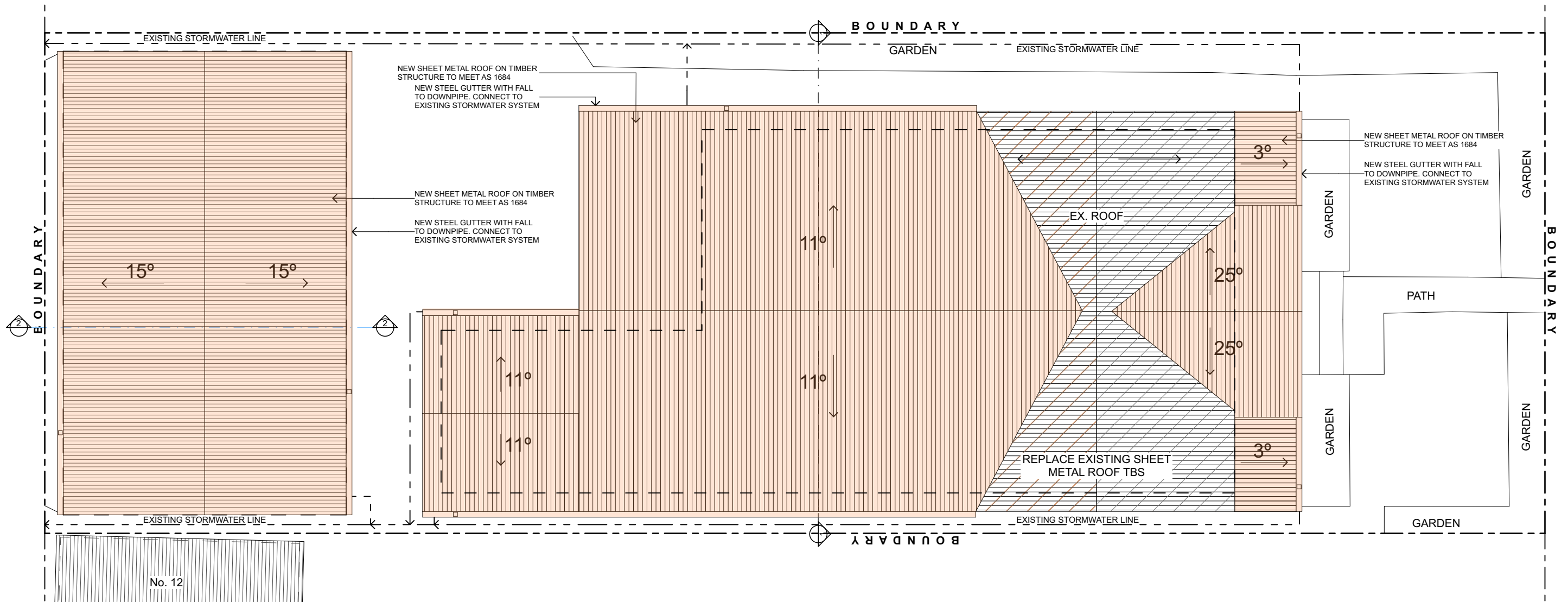
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SCALE AT A3
1:100

SCALE AT A4

SHEET
A201

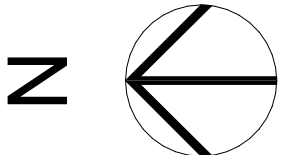


1

Proposed Roof Plan & Stormwater

1:100

1:2000	-0	20m	40m	60m	80m	100m	150m	200m
1:1000	-0	10m	20m	30m	40m	50m	75m	100m



DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

Joshua Taylor Design
330 Tumby Road
Tumby Umbi, NSW, 2261 Australia
joshuataylordesign@gmail.com
Mob 0410512799

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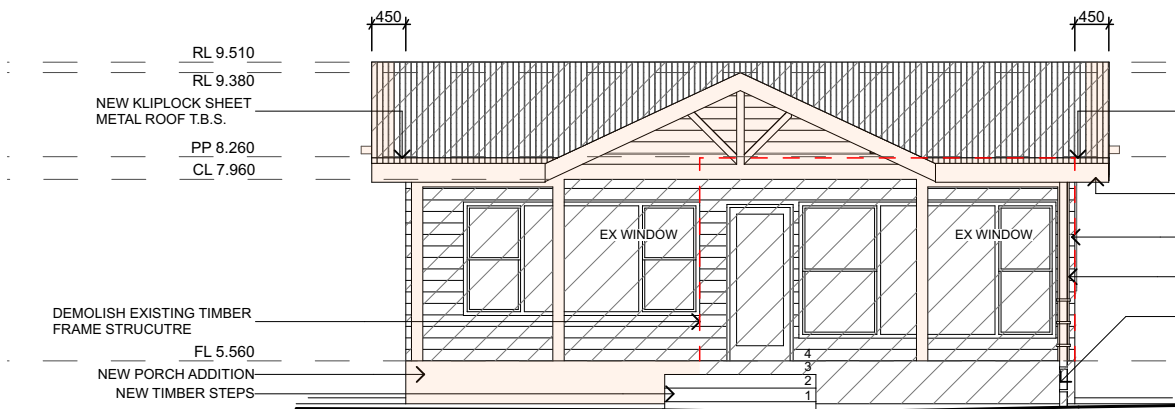
SHEET TITLE:
Proposed Roof Plan & Stormwater

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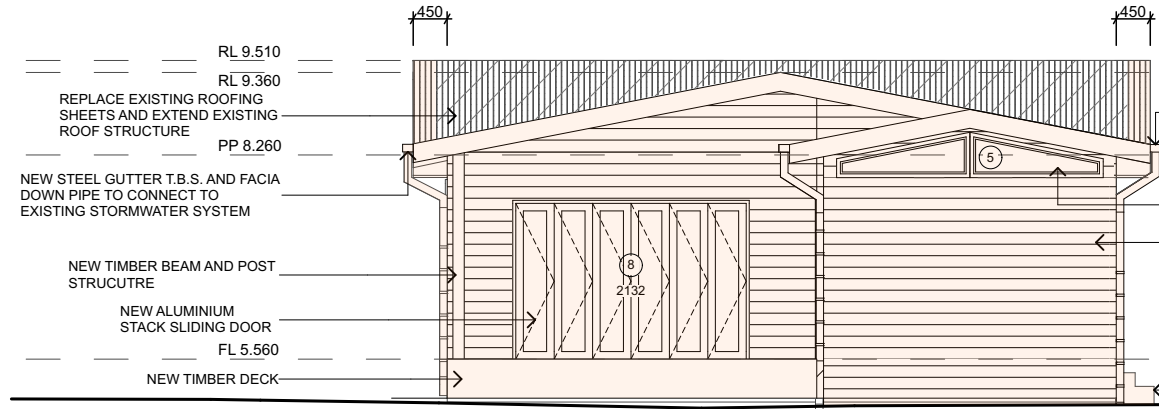
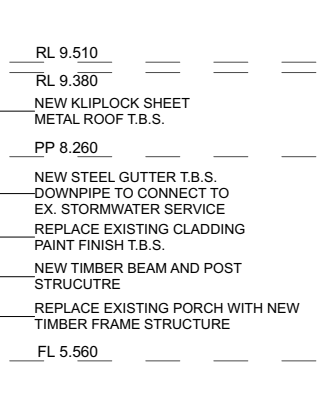
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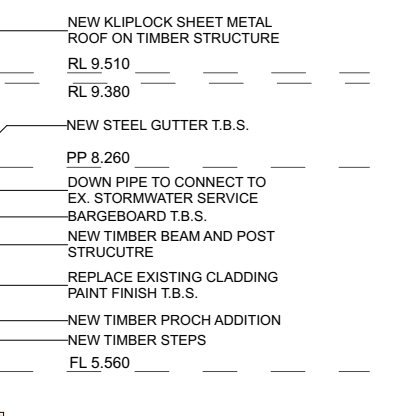
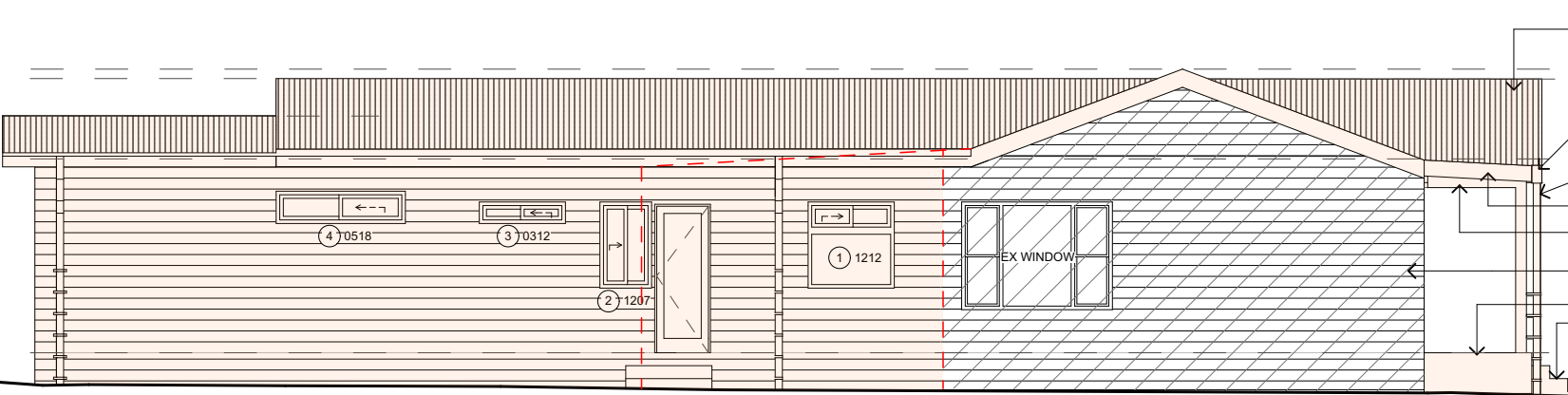
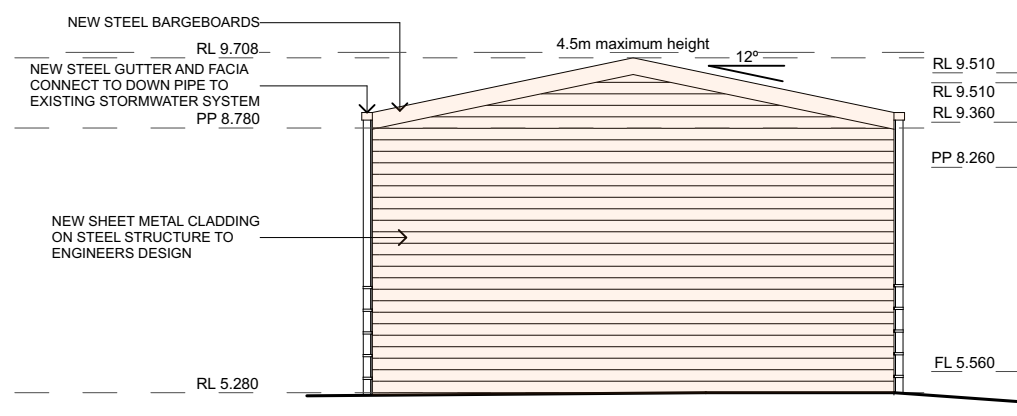
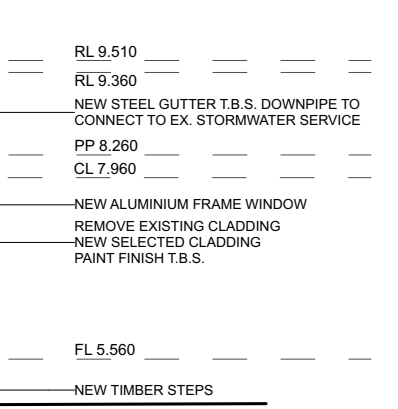
SCALE AT A3
1:100
SCALE AT A4
SHEET
A202



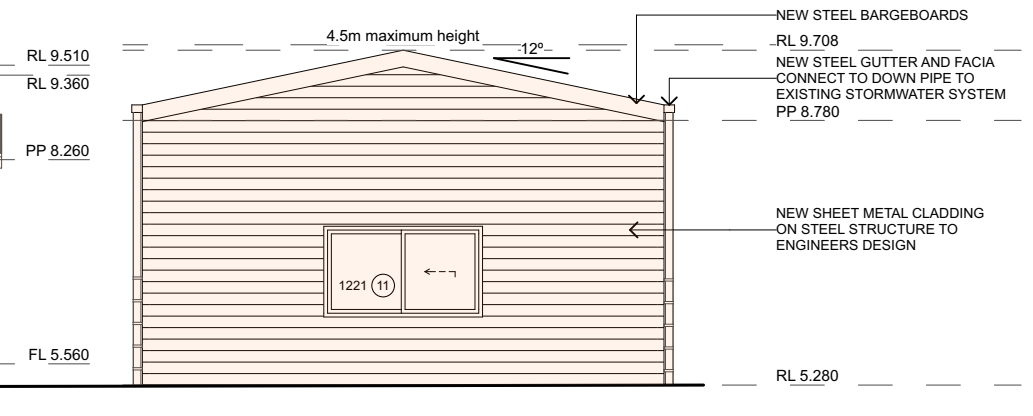
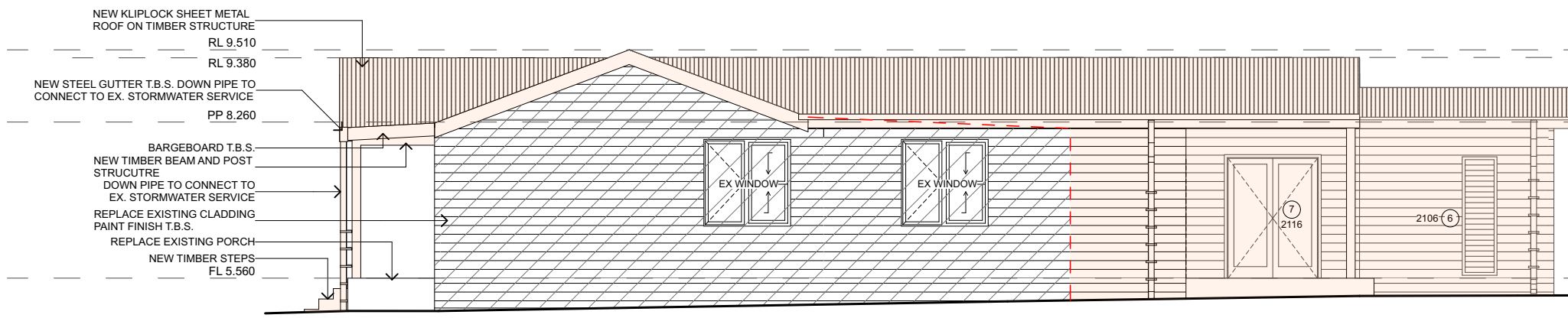
1 Elevation South 1:100



2 Elevation North 1:100



3 Elevation East 1:100



4 Elevation West 1:100

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330 Tumbi Road
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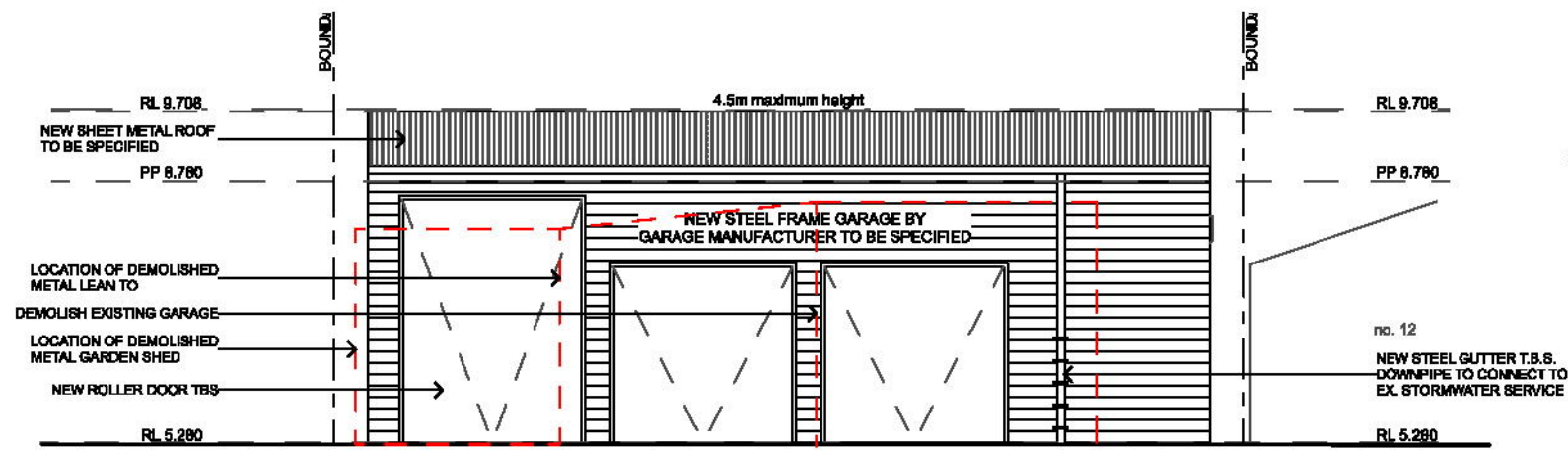
SHEET TITLE:
External Elevation

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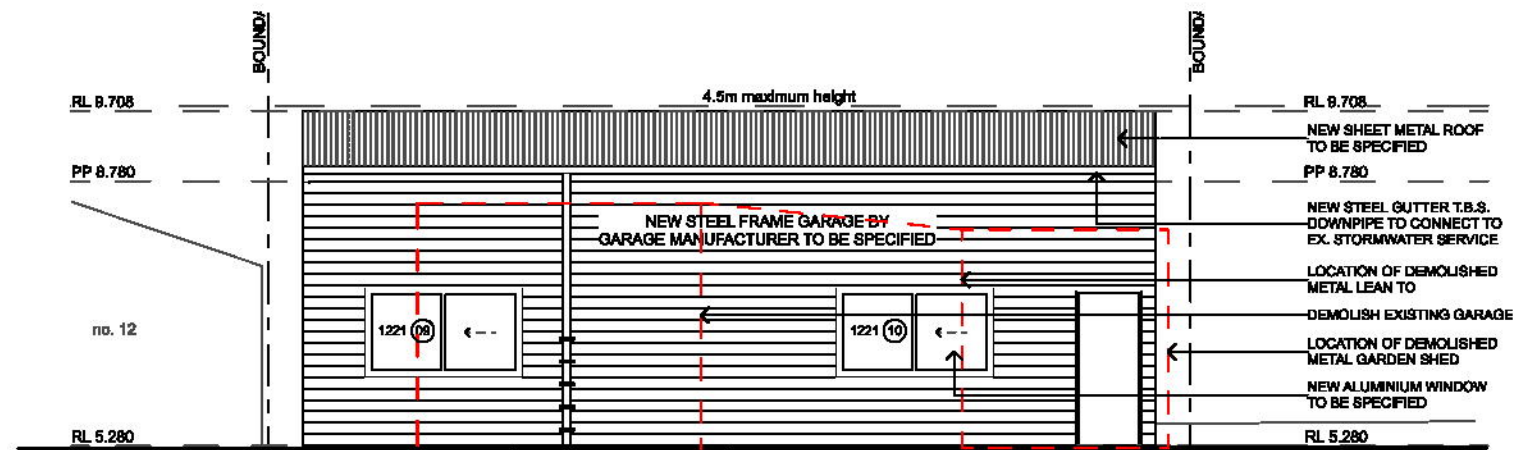
DA ISSUE

SCALE AT A3 1:100
SCALE AT A4
REVISION D
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SHEET A300

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



1 Garage Elevation West 1:100



2 Garage Elevation East 1:100

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

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ALTERATIONS & ADDITIONS AND NEW DETACHED GARAGE

CLIENT:
FISHER
10 Dorothy Avenue, Way Way, NSW, 2251
Lot 38 DP Section E

SHEET TITLE:
Garage - Elevation West, Section 1 & 2

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SCALE AT A3
1:100

SCALE AT A4

SHEET
A301