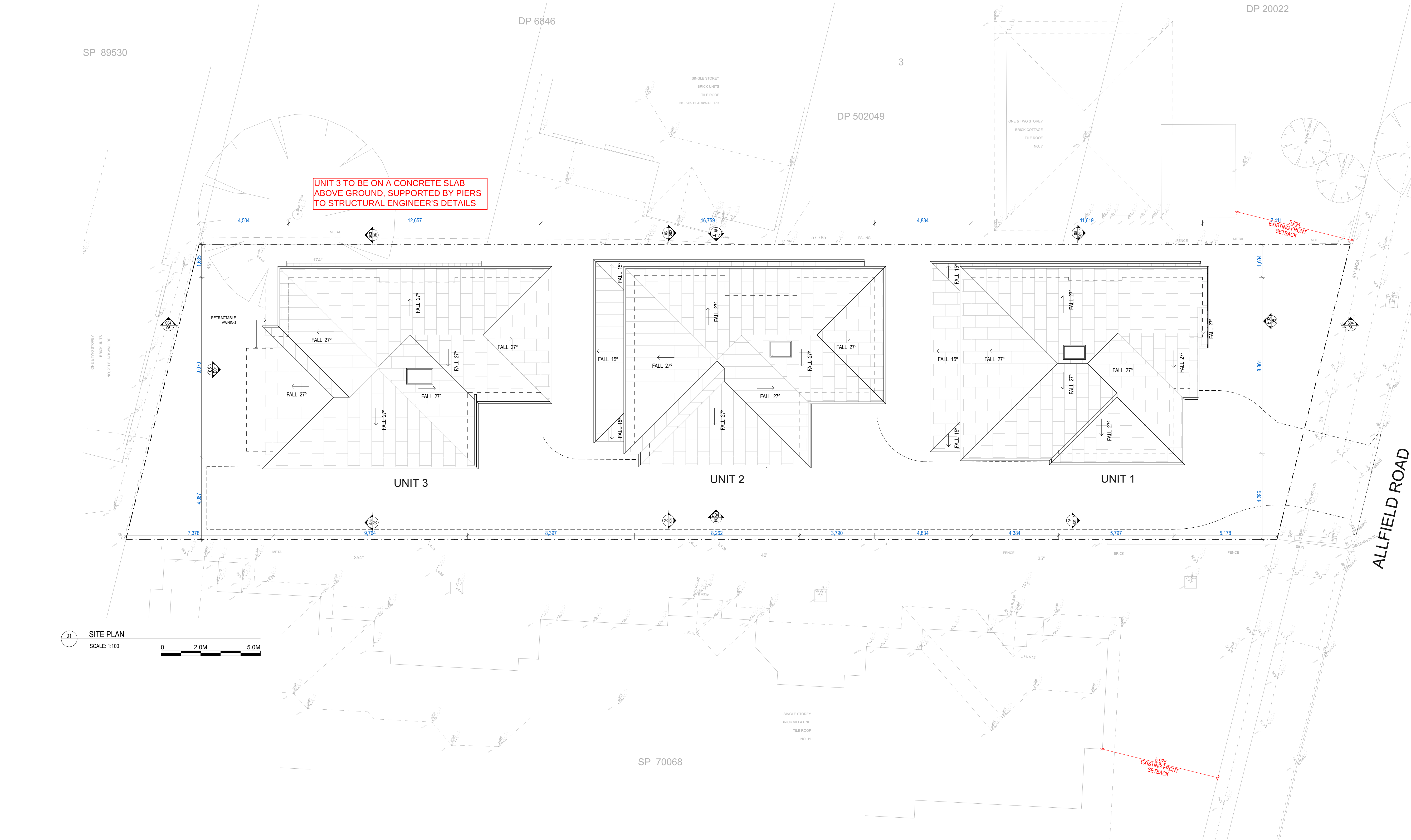




OBJECTIVES

TO ENSURE THAT NECESSARY MEASURES ARE EMPLOYED ON THE SITE THAT PROTECT BOTH THE NEIGHBOURHOOD AMENITY AND THE SURROUNDING ENVIRONMENT AND MINIMISE SITE DEGRADATION. THE RECYCLING OF MATERIALS WILL REDUCE TIPPING COSTS.

RESPONSIBILITY

THE CONTRACTOR WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS INCLUDES ASSUMING RESPONSIBILITY FOR THE ACTIONS OF ALL THE SUBCONTRACTORS AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT THE WORK.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE VIEWED ALL APPROVED PLANS PRIOR TO THE COMMENCEMENT OF DEMOLITION, EARTHWORKS AND CONSTRUCTION WORKS.

COUNCIL PROPERTY

COUNCIL PROPERTY IS NOT TO BE USED FOR CONSTRUCTION OR STORAGE ACTIVITIES UNLESS PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED. COUNCIL PROPERTY IS NOT TO BE DAMAGED AND IS TO BE KEPT IN A CLEAN, SAFE AND FUNCTIONAL COONDITION BEFORE, DURING AND ON COMPLETION OF THE WORKS.

SHOULD ANY COUNCIL PROPERTY INCLUDING FOOTPATHS BE INADVERTENTLY DAMAGED AS A RESULT OF THE WORKS, COUNCIL MUST BE NOTIFIED IMMEDIATELY.

OPERATING HOURS

TO MINIMISE UNDUE LOSS OF AMENITY, HOURS OF WORK FOR DEMOLITION / EXCAVATION / CONSTRUCTION ARE TO BE RESTRICTED ABSOLUTELY TO THE HOURS INDICATED IN THE CONDITIONS OF CONSENT. NO PLANT OR MACHINERY MAY MOVE ON OR OFF THE SITE OUTSIDE OF RESTRICTED HOURS OF OPERATION.

LARGE EXCAVATION VEHICLES WAITING TO COMMENCE WORK MUST BE REMOTELY LOCATED FROM THE SITE SO AS NOT TO AFFECT THE LOCAL AMENITY. THE CONTRACTOR IS RESPONSIBLE FOR ANY CONTRAVENTION BY SUBCONTRACTORS OF THESE CONDITIONS.

ACCESS POINT

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET, ALL VEHICLES AND PLANT EQUIPMENT WILL USE A SINGLE ENTRY / EXIT POINT. A SEDIMENT CONTROL DEVICE IS TO BE PLACED AT THE SITE ACCESS POINT TO PREVENT SEDIMENT DEPOSITION ON ADJOINING ROADS. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ANY MATERIAL DEPOSITED OFFSITE AS A RESULT OF SPILLAGE OR VEHICLE MOVEMENT. RESTORE AREA TO PREVIOUS STANDARD OR EQUAL. FORM VEHICLE CROSSING FROM 150x50 HARDWOOD PLANKS, CHAMFERED AT ENDS. LAY OVER 150mm ROAD BASE. TIE WITH HOOP IRON STRAPS AT 600 C/C.

HAZARDOUS MATERIALS

ASBESTOS CEMENT SHEETING IF ENCOUNTERED IS TO BE WRAPPED TIGHTLY IN PLASTIC TO COMPLY WITH THE AUSTRALIAN STANDARD AND WORK COVER AUTHORITIES REQUIREMENTS AND TAKEN TO AN APPROVED LANDFILL TIP.

BUILDING MATERIAL STOCKPILE

AT NO TIME MAY BUILDING MATERIALS OR STOCKPILES BE SITUATED ON A PUBLIC RESERVE, ROAD GUTTER OR FOOTPATH. THIS INCLUDES BUILDING OR DEMOLITION MATERIAL, WASTE CONTAINERS, PORTABLE SHEDS, PORTABLE TOILETS AND THE LIKE. ALL BUILDING MATERIALS ARE TO BE STORED WITHIN THE SEDIMENT FENCE ENVELOPE OF THE SUBJECT SITE. ALL LOOSE MATERIAL TO BE COVERED WITH TARPULINS. A SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS ETC. AS REQUIRED. THE FEASIBILITY OF THE NOMINATED SITE FOR THE STOCKPILE MUST BE CONFIRMED PRIOR TO COMMENCEMENT.

DUST CONTROL

APPROPRIATE METHODS ARE TO BE USED TO PREVENT WIND BLOWN DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR ADJOINING PROPERTIES. WHERE DUST IS CREATED AS A RESULT OF THE WORKS OR SOIL EXPOSURE, THE BARE SOIL AREAS ARE TO BE WATERED DURING THE DAY AND AT THE END OF DAY TO LAY THE DUST. AVOID EARTH MOVING ACTIVITIES WHEN THE WIND IS STRONG ENOUGH TO RAISE VISIBLE DUST.

CONTAINMENT OF SITE WASTE

BUILDING MATERIALS MUST NOT BE BURIED ON SITE. DEMOLITION WASTE RESULTING FROM THE WORKS IS NOT TO BE STORED ON FOOTPATHS, STREET GUTTERS OR ROADWAYS ETC. ALL WASTE TO BE PLACED IN RUBBISH SKIPS OR CONTAINERS FOR COLLECTION.

VEHICLE MOVEMENTS

ALL VEHICLES VISITING THE SITE ARE TO COMPLY WITH THE PARKING REGULATIONS IN THE AREA. ALL VEHICLES ARE TO BE WASHED DOWN BEFORE LEAVING THE SITE. ALL POLLUTED WATERS ARE TO REMAIN ON SITE FOR TREATMENT. ALL TRUCKS AND UTILITIES MUST COVER THEIR LOADS. NO VEHICLE VISITING THE SITE IS TO IMPEDE LOCAL AREA TRAFFIC FLOWS. A LICENSED PERSON WILL DIRECT TRAFFIC AND PEDESTRIANS WHEN TRUCKS ENTER THE SITE.

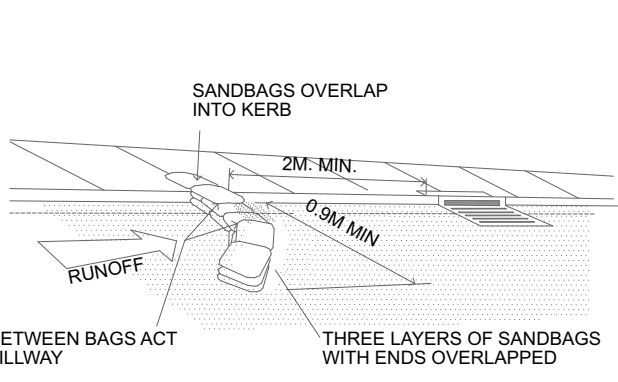
CONSTRUCTION NOTES

- FABRICATE A SEDIMENT BARRIER FROM GEOTEXTILE MATERIAL
- SUPPORT GEOTILE WITH MESH TIED TO POSTS AT 1m CTS.
- DO NOT COVER INLET WITH GEOTEXTILE

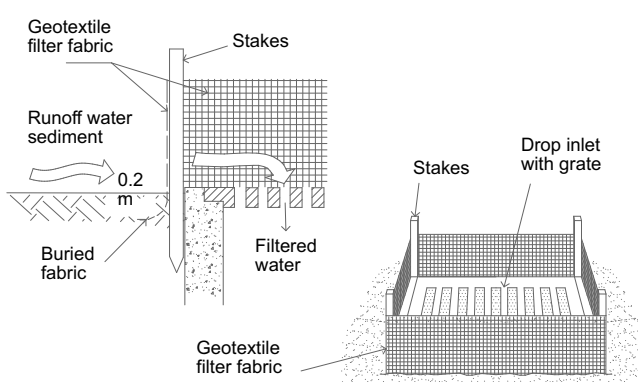
BCA COMPLIANCE NOTES:

STAIRS AND BALUSTRADES, HANDRAILS BEING DESIGNED TO COMPLY WITH PART 11.2.1 AND PART 11.2.2 OF THE BCA

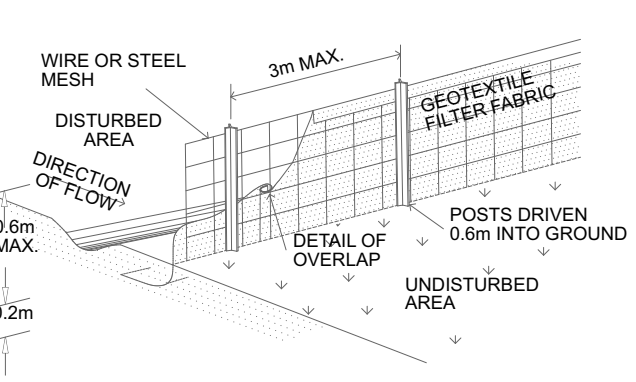
ENCLOSED SHOWER TO THE ENSUITE TO COMPLY WITH AS3740-2021 (15MM STEP INTO SHOWER WITH ANGLE OR A 5MM WATER STOP)



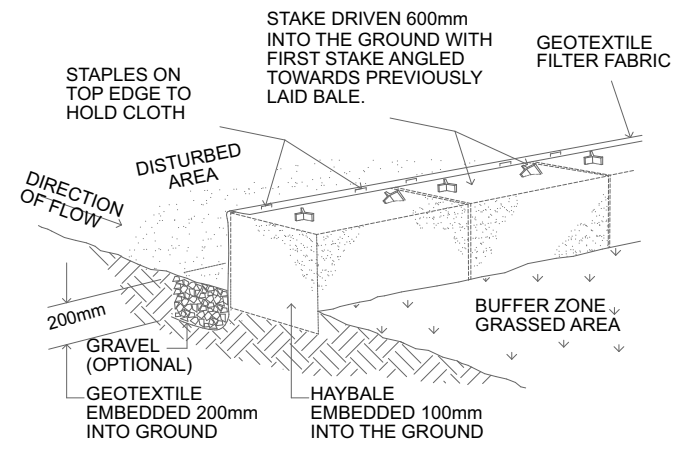
SANDBAG SEDIMENT TRAP FOR KERB INLET ON GRADE



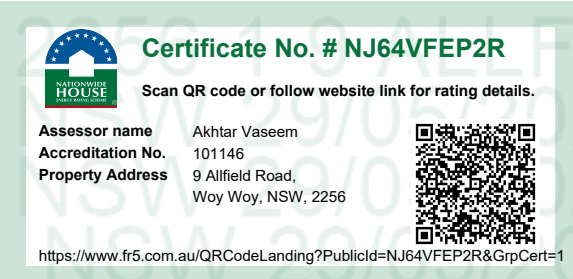
GEOTEXTILE FILTER FABRIC SURROUND



SEDIMENT FENCE



STRAW BALE AND GEOTEXTILE SEDIMENT FILTER



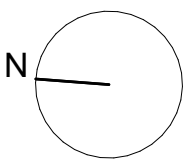
AMENDMENTS				DRAWING: SITE PLAN	PROJECT: NEW DWELLING	SHEET No: 01	DATE: APRIL 2026

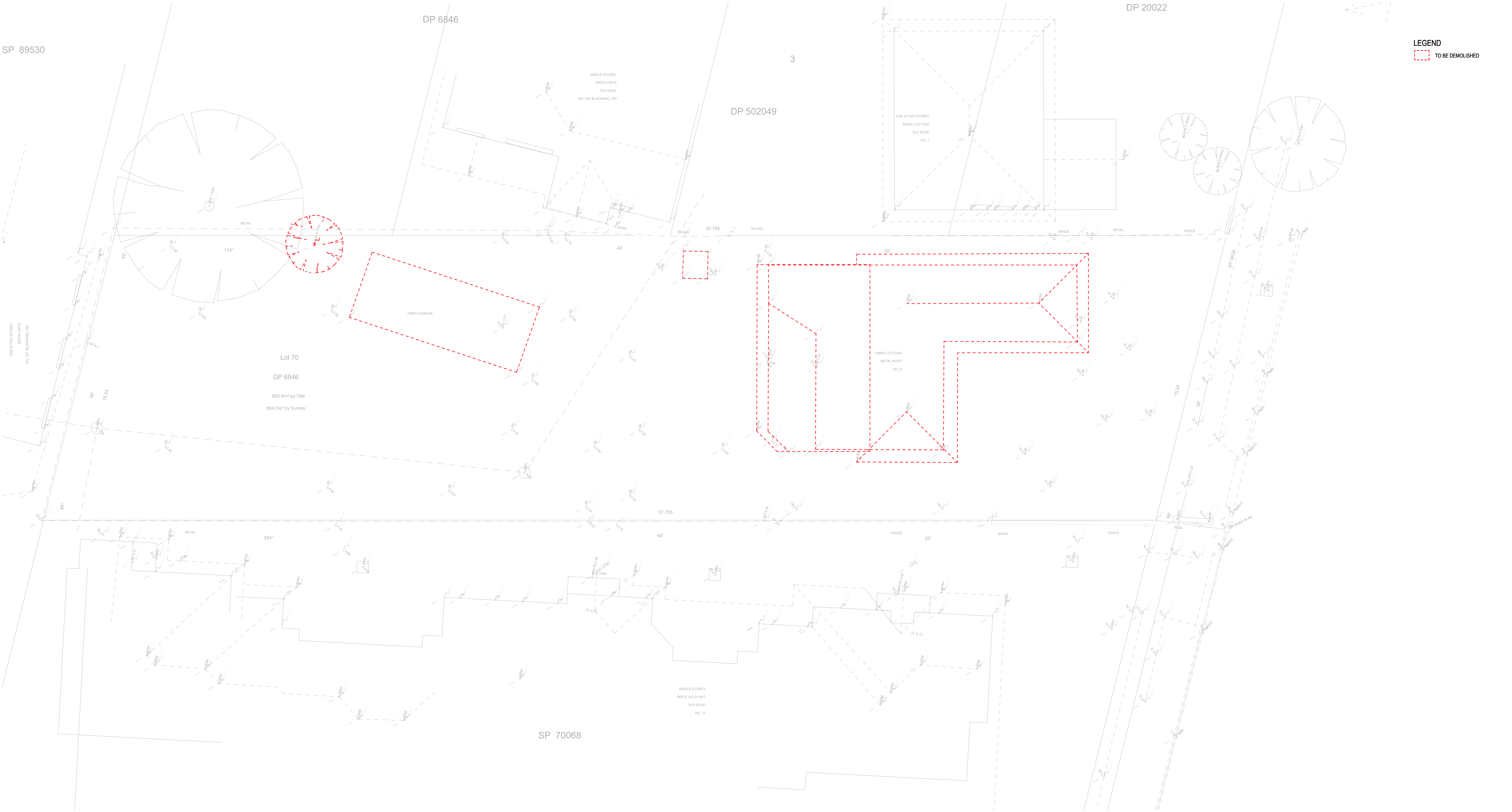
THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BYLAWS.
THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, PLACING, HOLDINGS AND CONNECTIONS PRIOR TO COMMENCEMENT OF WORK.
DIFFERENCES OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS.
THESE CHANGING HAVE BEEN REVIEWED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE CHANGING ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS.
A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE ARCHITECT TO THE LOCAL COUNCIL FOR APPROVAL. APPROVED BY THE ARCHITECT FOR APPROVAL.
DESIGN INTENT ONLY NOT FOR CONSTRUCTION.

PO BOX 1749 BONDI JUNCTION NSW 1535
PHONE: 0419 438 956
EMAIL: info@coronaprojects.com.au

SCALE:
REFER TO DRAWING TITLES
ORIGINAL PAPER SIZE : A3

ADDRESS:
9 ALLFIELD ROAD, WOY WOY
CROMER





01 DEMOLITION PLAN

0 2.0M 5.0M

DEMOLITION WORK PLAN

THE DEMOLITION OF BUILDINGS AND THE REMOVAL, STORAGE, HANDLING AND DISPOSAL OF BUILDING MATERIALS MUST BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS OF WORKCOVER NSW, THE NSW DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE & WATER INCLUDING:

· WORK HEALTH & SAFETY ACT 2011 AND REGULATIONS

· WORKCOVER NSW CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS

· WORKCOVER NSW GUIDELINES AND CODES OF PRACTICE

· AUSTRALIAN STANDARD 2601 (2001) - DEMOLITION OF STRUCTURES

· THE PROTECTION OF ENVIRONMENT OPERATIONS ACT 1997 AND REGULATIONS

· RELEVANT EPA GUIDELINES

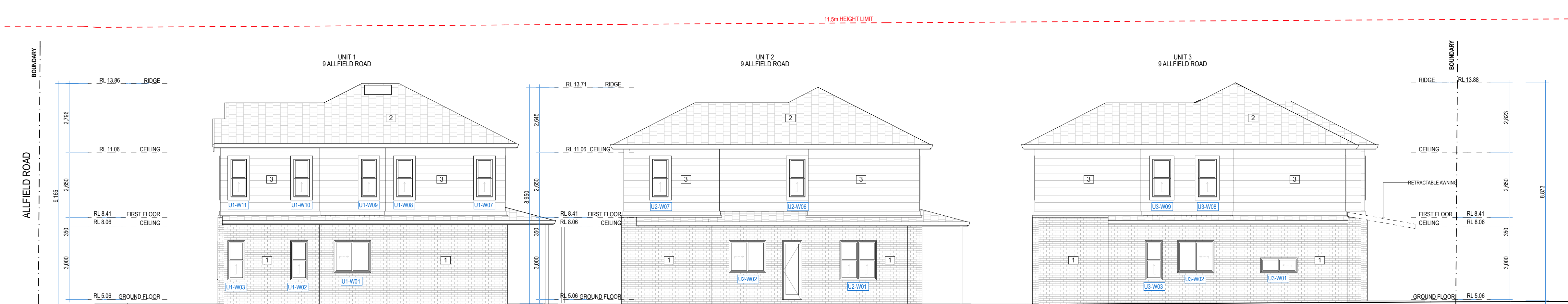
REMOVAL OF ASBESTOS MATERIALS

WORK INVOLVING THE DEMOLITION, STORAGE OR DISPOSAL OF ASBESTOS PRODUCTS AND MATERIALS MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

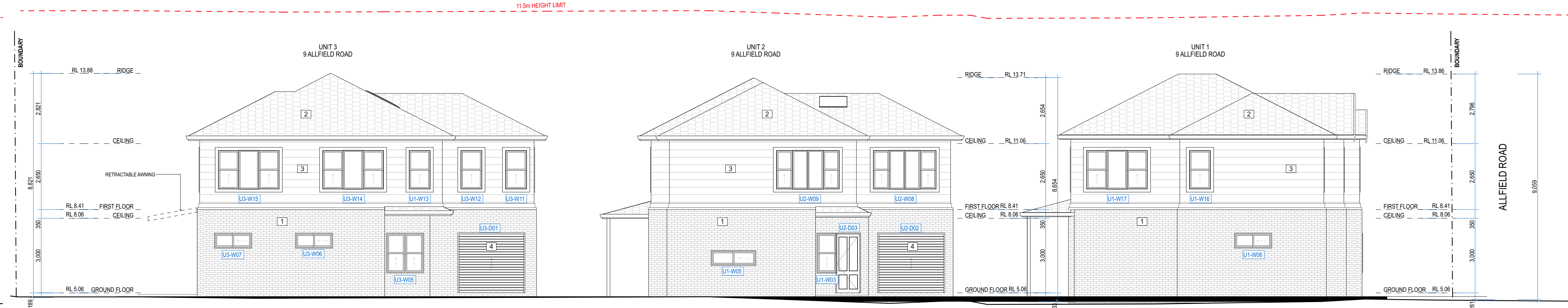
· RELEVANT OCCUPATIONAL HEALTH & SAFETY LEGISLATION AND WORKCOVER NSW REQUIREMENTS

· A WORKCOVER LICENSED DEMOLITION OF ASBESTOS REMOVAL CONTRACTOR MUST UNDERTAKE REMOVAL OF MORE THAN 10m³ OF BONDED ASBESTOS (OR AS OTHERWISE SPECIFIED BY WORKCOVER OR RELEVANT LEGISLATION). REMOVAL OF FRIABLE ASBESTOS MATERIAL MUST ONLY BE UNDERTAKEN BY CONTRACTOR THAT HOLDS A CURRENT FRIABLE ASBESTOS REMOVAL LICENCE. A COPY OF THE RELEVANT LICENCE MUST BE PROVIDED TO THE PRINCIPAL CERTIFYING AUTHORITY.

AMENDMENTS	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BYLAWS. THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, PL, GRADIENTS AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCES OR DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. THESE DRAWINGS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE APPLICANT TO THE WORKCOVER FOR APPROVAL, AS REQUIRED BY THE LOCAL COUNCIL. DESIGN INTENT ONLY NOT FOR CONSTRUCTION.	 Corona projects PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com.au	DRAWING: DEMOLITION PLAN	PROJECT: NEW DWELLING	SHEET No: 02	N 
			SCALE: REFER TO DRAWING TITLES ORIGINAL PAPER SIZE : A3	ADDRESS: 9 ALLFIELD ROAD, WOY WOY CROMER	DATE: APRIL 2026	



02 EAST ELEVATION 02
SCALE: 1:100

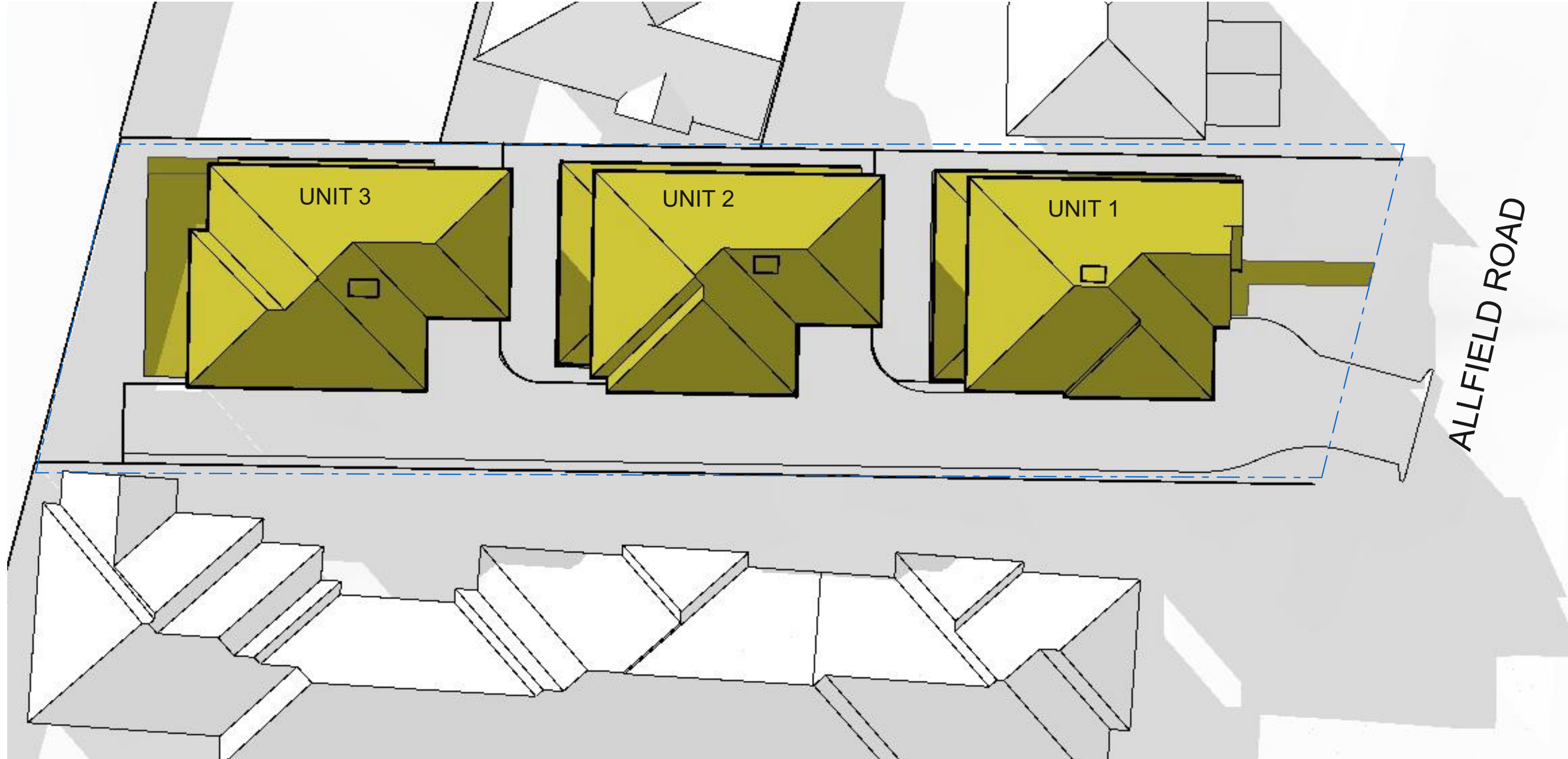


04 WEST ELEVATION 04
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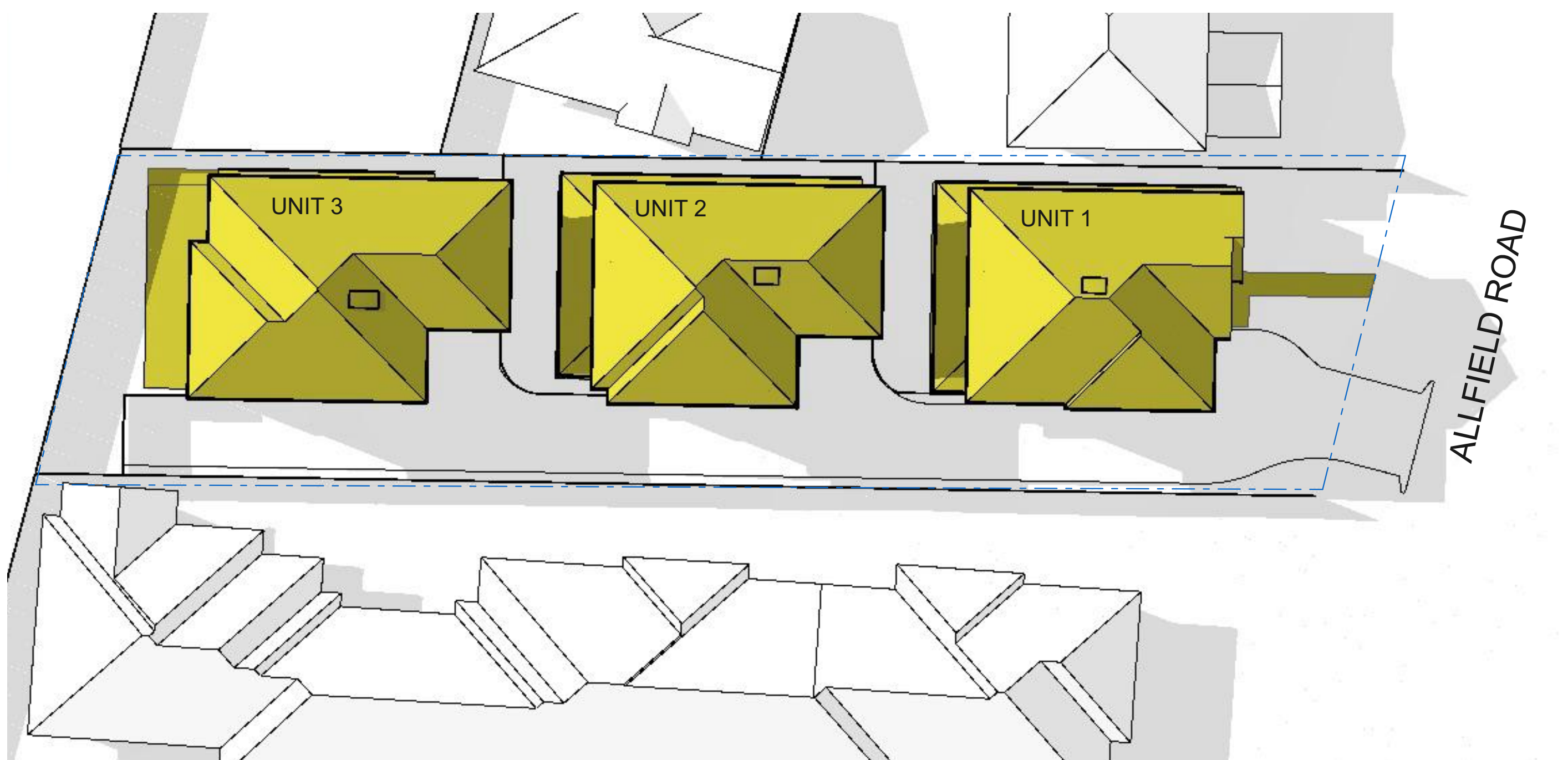
6 TIMBER FENCE



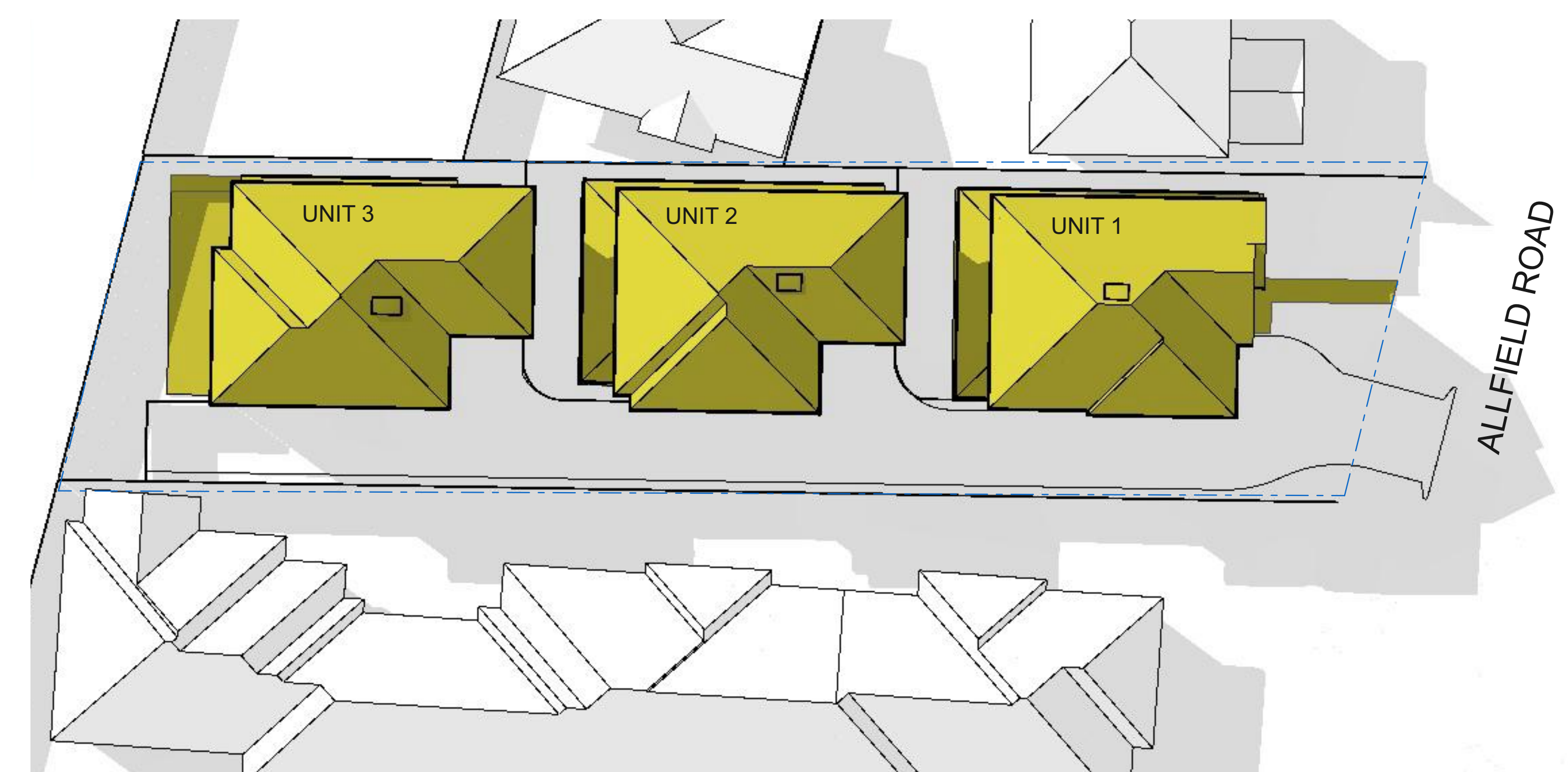
AMENDMENTS	THE WORK IS TO BE COMPIRED WITH THE BUILDING CODE OF AUSTRALIA, BSA CODES AND RELEVANT BY-LAWS. THE BUILDING MANUFACTURERS SHALL CERTAINLY VERIFY THE METHODS IN WORKING ORDER AND THE VERIFICATION METHODS PRIOR TO COMMENCEMENT OF WORK. PRIORITIES OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCHEDULE REQUIREMENTS. THESE DRAWINGS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DRAWINGS ARE NOT TO BE USED IN ANY MANNER WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED TO THE APPLICABLE TO THE UNDERGOING APPROVAL, AS REQUESTED BY THE LOCAL COUNCIL. DESIGN INTENT ONLY NOT FOR CONSTRUCTION.	 Corona projects PO BOX 1749 BONDI JUNCTION NSW 1555 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com.au	DRAWING: ELEVATION SHEET 1 SCALE: REFER TO DRAWING TITLES ORIGINAL PAPER SIZE : A3	PROJECT: NEW DWELLING ADDRESS: 9 ALLFIELD ROAD, WOY WOY CROMER	SHEET No: 05 DATE: APRIL 2026
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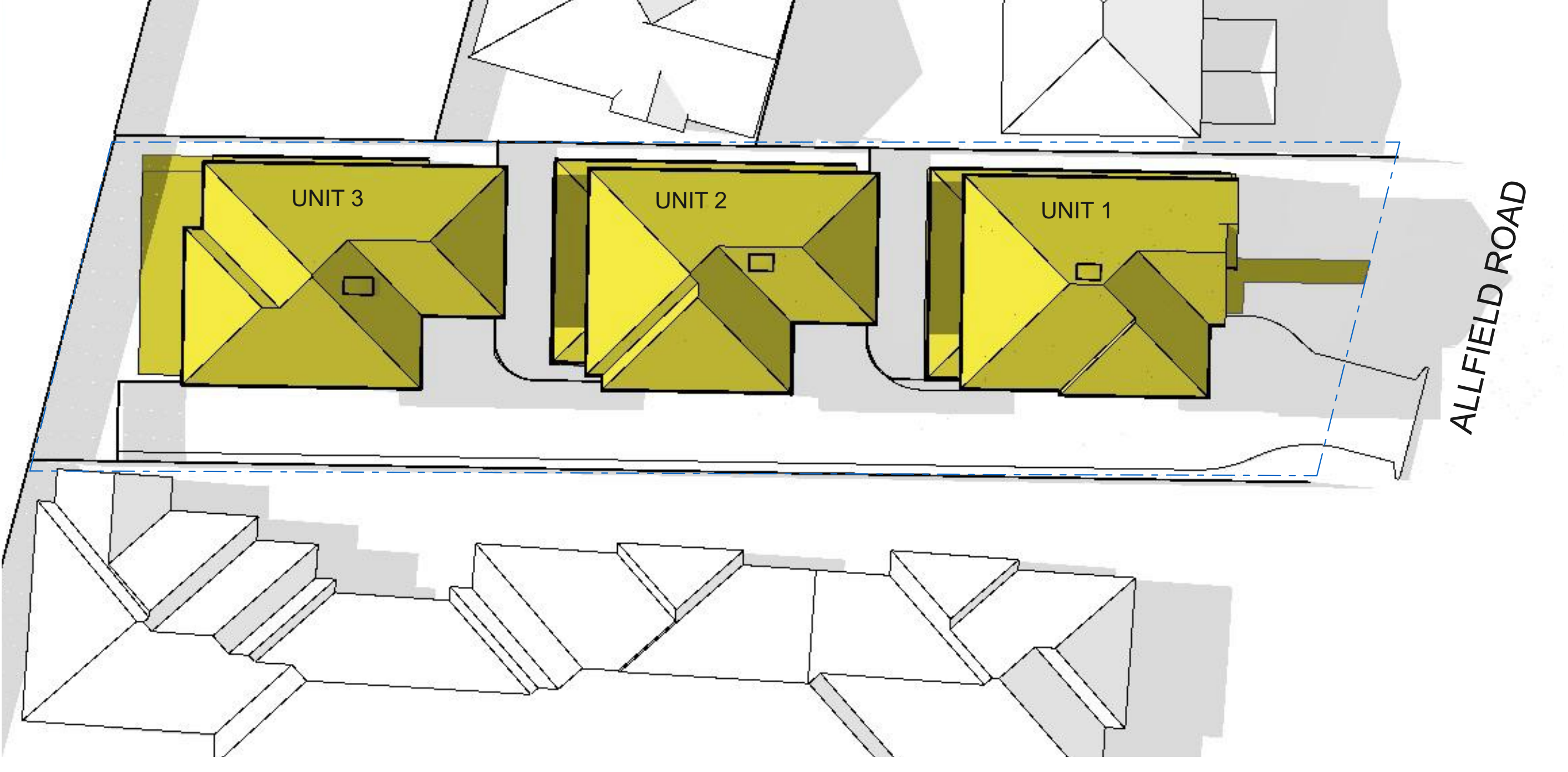
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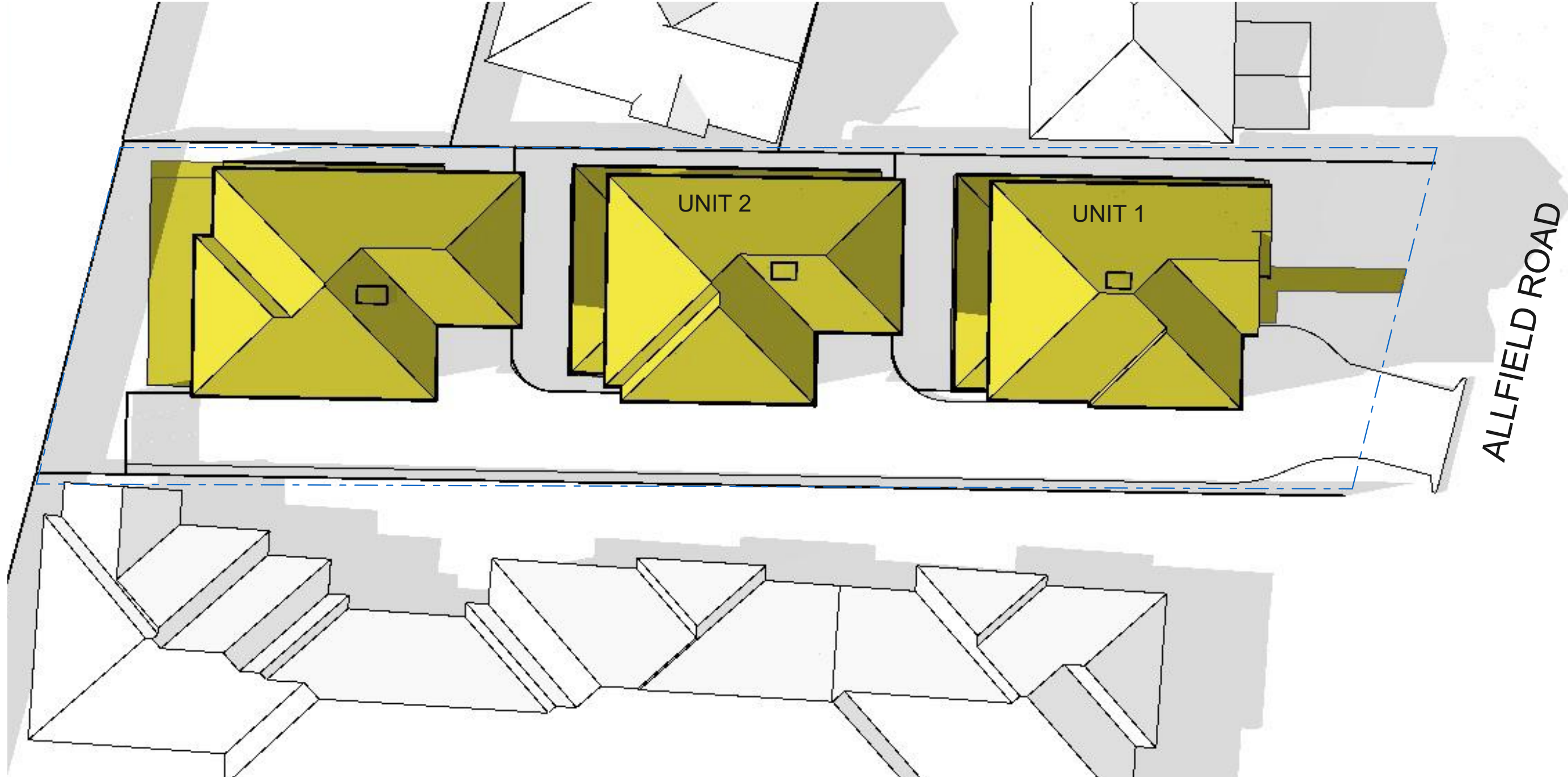
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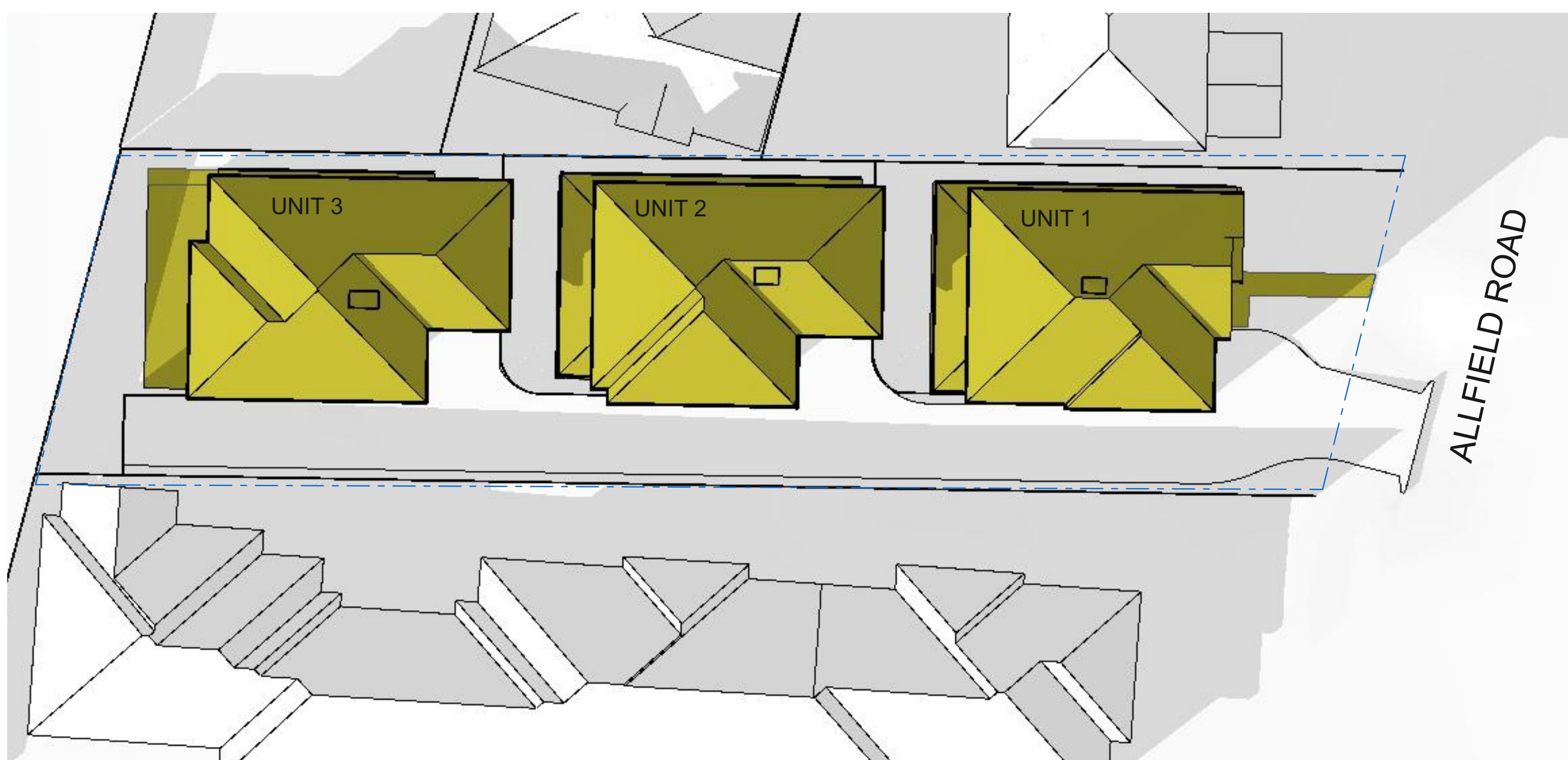
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AMENDMENTS			Corona projects PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com.au	DRAWING: SHADOWS - SHEET 1	PROJECT: NEW DWELLING	SHEET No: 07	DATE: APRIL 2026	N
				SCALE: REFER TO DRAWING TITLES ORIGINAL PAPER SIZE : A3	ADDRESS: 9 ALLFIELD ROAD, WOY WOY CROMER			

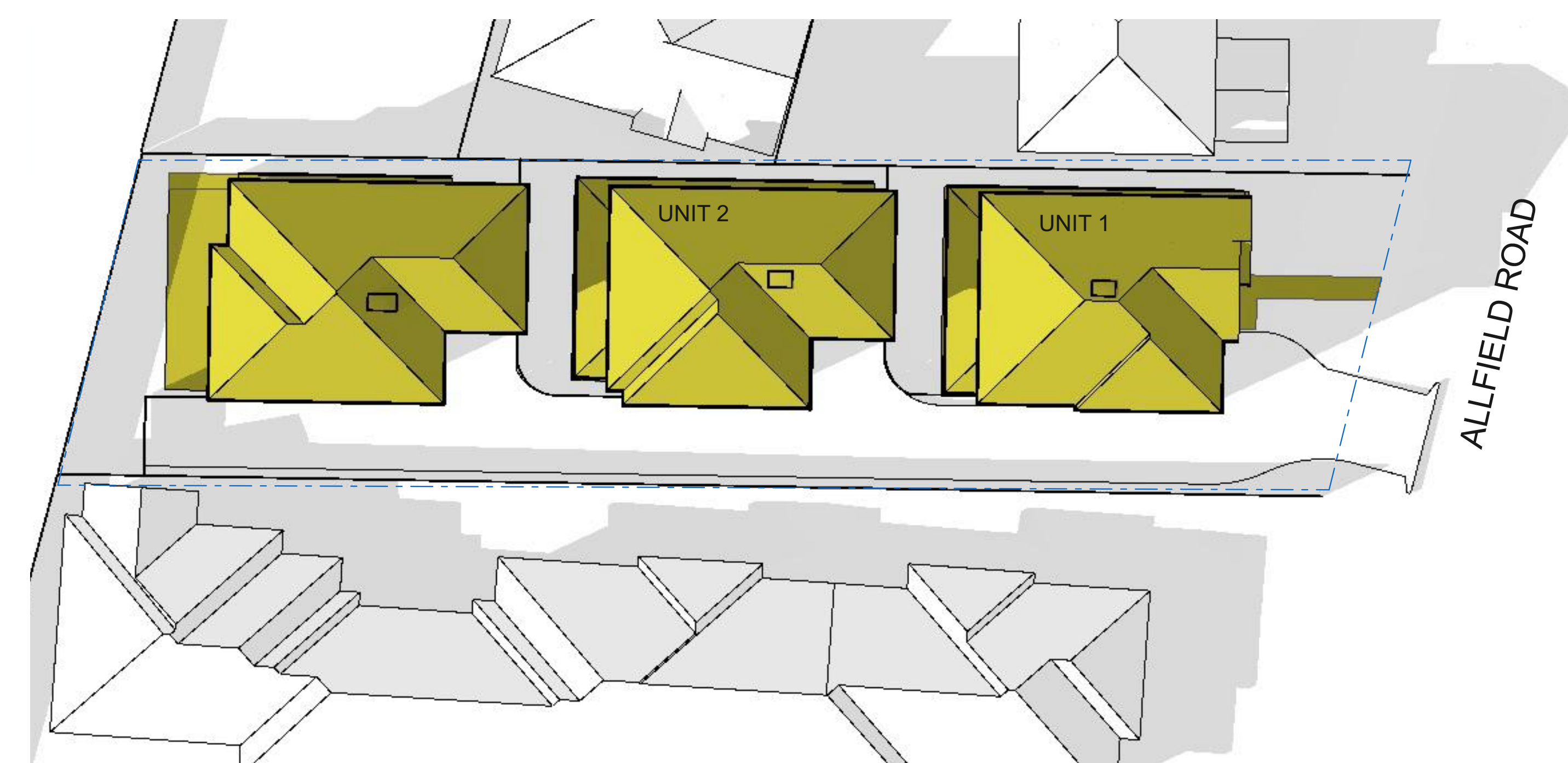
THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BYLAWS.
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DESIGN INTENT ONLY NOT FOR CONSTRUCTION.



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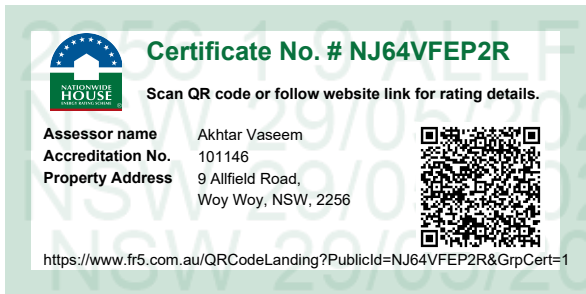


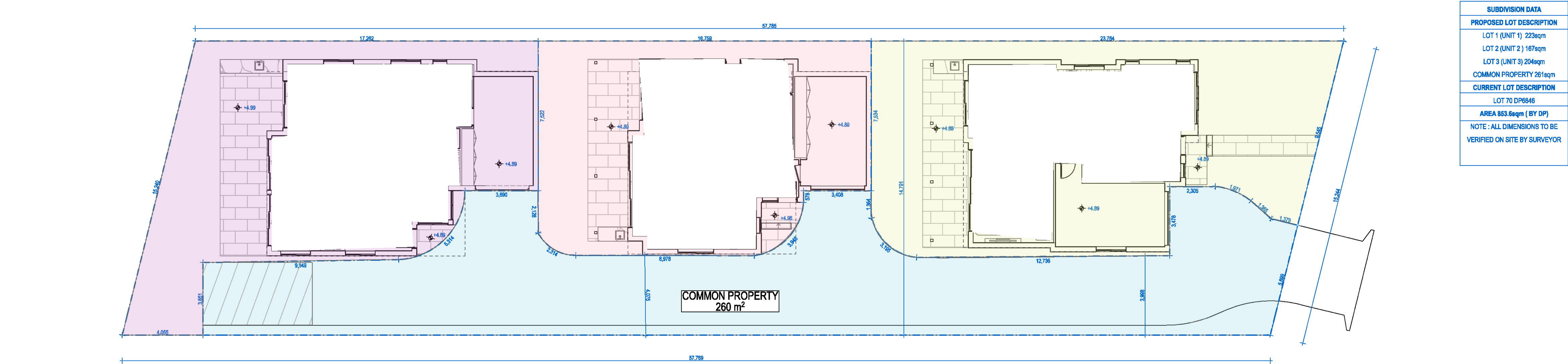
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02 2PM 21ST JUNE

AMENDMENTS		Corona projects PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com.au	DRAWING: SHADOWS - SHEET 2	PROJECT: NEW DWELLING	SHEET No: 08	N
THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS. THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, PLACING, LOCATIONS AND CONNECTIONS BEFORE COMMENCEMENT OF WORK. PREFERENCES OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. THESE DRAWINGS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE ARCHITECT TO THE BUILDING BOARD FOR APPROVAL, AS REQUIRED BY THE LOCAL COUNCIL. DESIGN INTENT ONLY NOT FOR CONSTRUCTION.			SCALE: REFER TO DRAWING TITLES ORIGINAL PAPER SIZE : A3	ADDRESS: 9 ALLFIELD ROAD, WOY WOY CROMER	DATE: APRIL 2026	





SUBDIVISION DATA
PROPOSED LOT DESCRIPTION
LOT 1 (UNIT 1) 223sqm
LOT 2 (UNIT 2) 167sqm
LOT 3 (UNIT 3) 204sqm
COMMON PROPERTY 261sqm
CURRENT LOT DESCRIPTION
LOT 70 DP6846
AREA 853.6sqm (BY DP)
NOTE : ALL DIMENSIONS TO BE VERIFIED ON SITE BY SURVEYOR

01 STRATA PLAN
SCALE: 1:100
0 2.0M 5.0M

Specifications for compliance of Thermal section of BASIX '9 Allfield Road, Woy Woy, NSW 2256'	
For full details of BASIX commitments refer to BASIX and NatHERS certificates	
The following Specifications are the basis of the "BASIX" assessment and are subsequently indicated on the Assessor certificate. If they vary from drawings or other specifications these Specification shall take precedence. If only one specification is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specifications are detailed in the table below and/or clearly indicated on referenced documentation.	
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works	
Building fabric	External walls are brick veneer types with R2.7 Insulation and 40mm reflective air gaps.
Internal walls	Internal walls are timber stud type without insulation except the walls separating the areas such as garage, bath & laundry of unit-1 which are to be with R2.7 insulation between timber studs.
Floor construction	Ground floor is on 'Concrete slab on ground' type, Slab Edge Insulation R2.0 . First floor is on Timber joists with R2.0 insulation between timber joists.
Floor coverings	Tiles everywhere.
Windows	Windows are double glazed types with thermal performances as indicated on the NatHERS certificates. The thermal performance of the glazing is based on Bradnam's make type windows with thermal performance as indicated on NatHERS certificate. U value of 2.97 and SHGC of 0.50 for sliding windows, U value of 2.72 and SHGC of 0.47 for fixed windows, U value of 2.92 and SHGC of 0.49 for sliding doors, U value of 3.46 and SHGC of 0.46 for double hung windows.
Roof	Skylights are double clear type, with 10% openability, 0.75 shaft reflectance, R2.0 insulation on the shaft Unit-1&2: Exposed roofs are tiled type with reflective sarking facing the air gap and R6.5 Insulation on ceiling and R1.8 Insulation on the underside of the roof. Unit-3: Exposed roofs are tiled type with reflective sarking facing the air gap and R3.5 Insulation on ceiling.
Color	Roofs are dark colored and walls are light & medium colored (with solar absorptance as indicated on the NatHERS certificate).
Ceiling insulation loss	No loss of ceiling insulation due to downlights, as the lights considered is 'IC-F rated LED' type downlights that do not require insulation loss. All exhaust fans are to be with self-closing damper.
Lighting types	IC-F rated LED type downlights
Ventilation fans:	Exhaust fans are for Kitchen, bath, ensuite and laundry are to be with self-closing damper. For full details please refer to the BASIX report.
Ceiling fans	Unit 1 is with ceiling fans in all bedrooms and living area of first floor. Fan dia. 1400mm
Notes:	- The dwelling design should allow for insulation to be installed in compliance with the National Construction Code Part 13.2.2 - Thermal breaks are installed in accordance with clauses 13.2.3(7) and 13.2.5(5) 13.2.6(4), 13.2.6(5) and 13.2.6(6) for floor edge insulation part 13.4 for building sealing - Windows and doors to be sealed with weather stripped. - All windows above 1.7m above the ground are with openability less than 125mm as per NCC 2022 BCA Vol Two Section 3.8.2.2 Protection of Openable windows. - All windows are considered to be with standard Holland blinds. - Thermal bridges are to be insulated with R0.2 - All air conditioning ducts are considered insulated. Hence, we have not allowed any ceiling insulation loss due to duct penetrations

AMENDMENTS	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, BAA CODES AND RELEVANT BY LAWS. THE BUILDING SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, BAA CODES AND RELEVANT BY LAWS. CONSTRUCTION NOT TO BE COMPLETED WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO THE BUILDING CODE OF AUSTRALIA, BAA CODES AND RELEVANT BY LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE APPLICANT TO THE LOCAL COUNCIL. DESIGN INTENT ONLY, NOT FOR CONSTRUCTION.	Corona projects PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com.au	DRAWING: STRATA PLAN SCALE: REFER TO DRAWING TITLES ORIGINAL PAPER SIZE : A3	PROJECT: NEW DWELLING ADDRESS: 9 ALLFIELD ROAD, WOY WOY CROMER	SHEET No: 11 DATE: APRIL 2026
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