

# DEVELOPMENT APPLICATION -

## DEMOLITION, SECONDARY DWELLING & GARAGE ALTS & ADD'S

205 OCEAN BEACH ROAD, WOY WOY  
CHRISTOPHER & FRANCES MANUELLE

- A00 COVERPAGE
- A01 SITE PLAN
- A02 FLOOR PLAN
- A03 ROOF PLAN
- A04 ELEVATIONS
- BASIX COMMITMENTS
- A05 ELEVATIONS
- A06 SECTIONS
- A07 3D CONCEPTS
- A08 SAFETY NOTES



Project Partners  
Refer to consultant documentation when directed  
- Engineer - #Structural Engineer  
- Planning Consultant - #Certifier  
- Surveyor - #Surveyor  
- Builder - #Builder

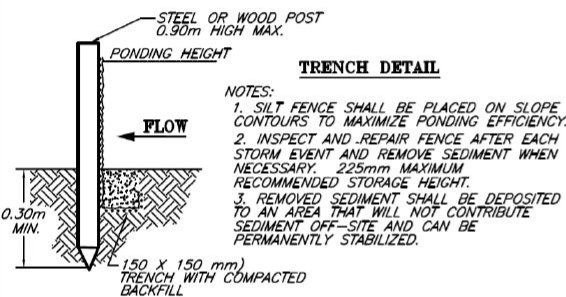
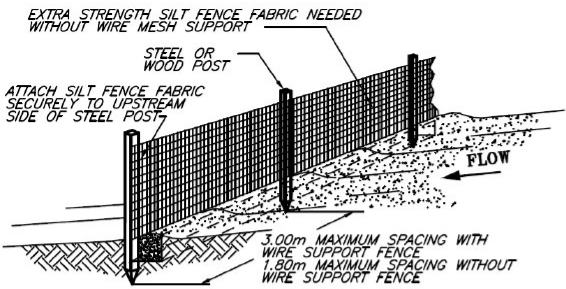
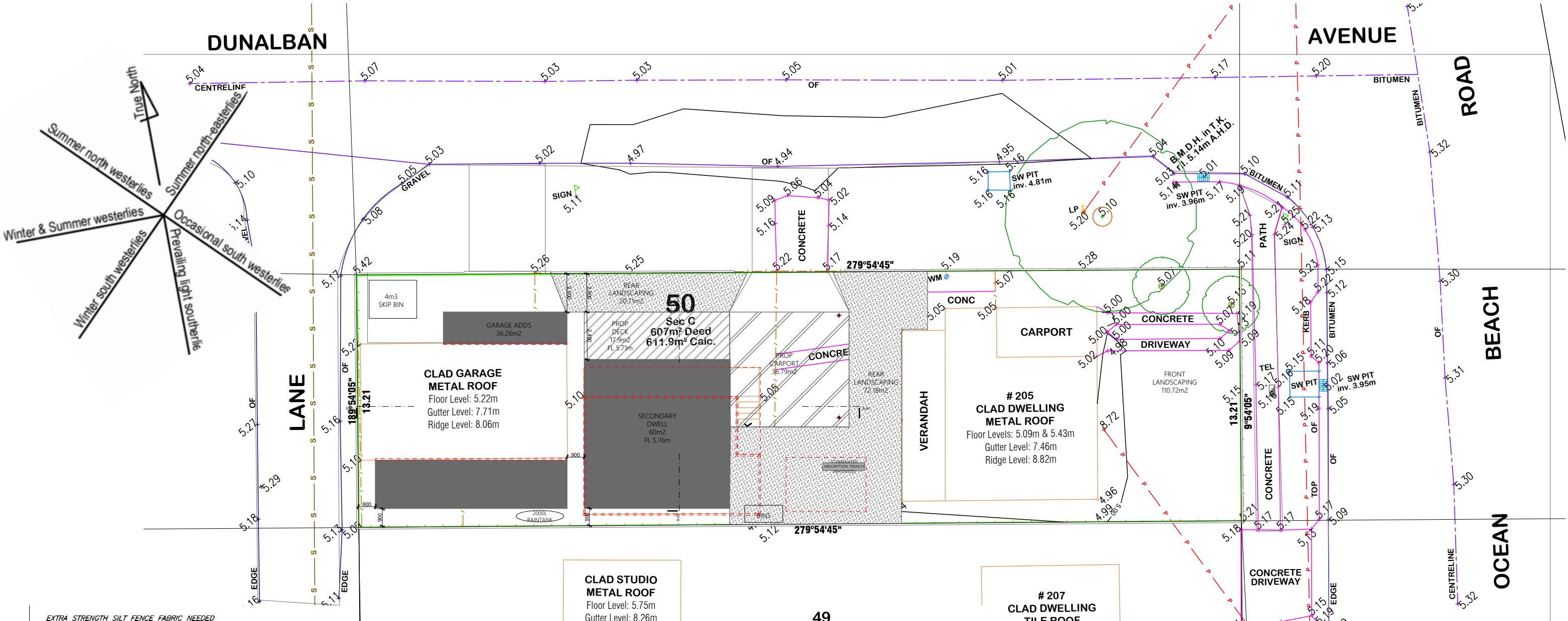
NOTE  
The builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Building Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ASM Design and is to be used only for work when authorised in writing by ASM Design.  
All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations on any services prior to work on site. All documents here within are Australian Copyright Laws.



Drawn   Checked	Alison Manuelle
Plot Date:	02-Mar-23
Project Status	Sketch Design V1
Client	4U & ME NOMINEES P/L
Site:	205 OCEAN BEACH ROAD WOY WOY NSW 2256 Lot 50 SEC C DP 13328

DRAWING TITLE :	Development Application Plans Coverpage
PROJECT NAME :	GARAGE & SECONDARY DWELLING ADDS'

REVISION NO.
DRAWING NO.
A00



#### TRENCH DETAIL

- NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
  2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 225mm MAXIMUM RECOMMENDED STORAGE HEIGHT.
  3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

NOT TO SCALE

DEVELOPMENT APPLICATION - DCP  
LOT SIZE 607m<sup>2</sup>

	EXISTING	PROPOSED	NEW	COMPLIANT
SITE COVER	250.16m <sup>2</sup>	69.95m <sup>2</sup>	320.11m <sup>2</sup>	NO EXCEEDS 2.73%
GFA COTTAGE	65.11m <sup>2</sup>	-	-	
GFA SECONDARY DWELLING	54.21m <sup>2</sup>	60m <sup>2</sup>	60m <sup>2</sup>	YES
CARPORT ATTACHED	-	36m <sup>2</sup>	36m <sup>2</sup>	
OUTBUILDING/GARAGE DECK	63.81m <sup>2</sup>	34.36m <sup>2</sup>	98.17m <sup>2</sup>	NO EXCEEDS 63.31%
SETBACKS	2m	REAR .9m	SIDE .9m	YES
LANDSCAPING	FRONT 110.72m <sup>2</sup>	92.89m <sup>2</sup>		YES

SECONDARY FRONT  
2m

REAR  
.9m

SIDE  
.9m

Project Partners  
Refer to consultant documentation when directed  
- Engineer - #Structural Engineer  
- Planning Consultant - #Certifier  
- Surveyor - #Surveyor  
- Builder - #Builder

NOTE  
The builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Building Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ASM Design and is to be used only for work when authorised in writing by ASM Design.  
All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations on any services prior to work on site.  
All documents here within are Australian Copyright Laws.



Drawn | Checked Alison Manuelle  
Plot Date: 02-Mar-23

Project Status Sketch Design V1

Client 4U & ME NOMINEES P/L  
Site: 205 OCEAN BEACH ROAD WOY  
WOY NSW 2256  
Lot 50 SEC C DP 13328

DRAWING TITLE :  
Development Application Plans  
**Site Plan**

PROJECT NAME :  
**GARAGE &  
SECONDARY DWELLING ADDS'**

REVISION NO.

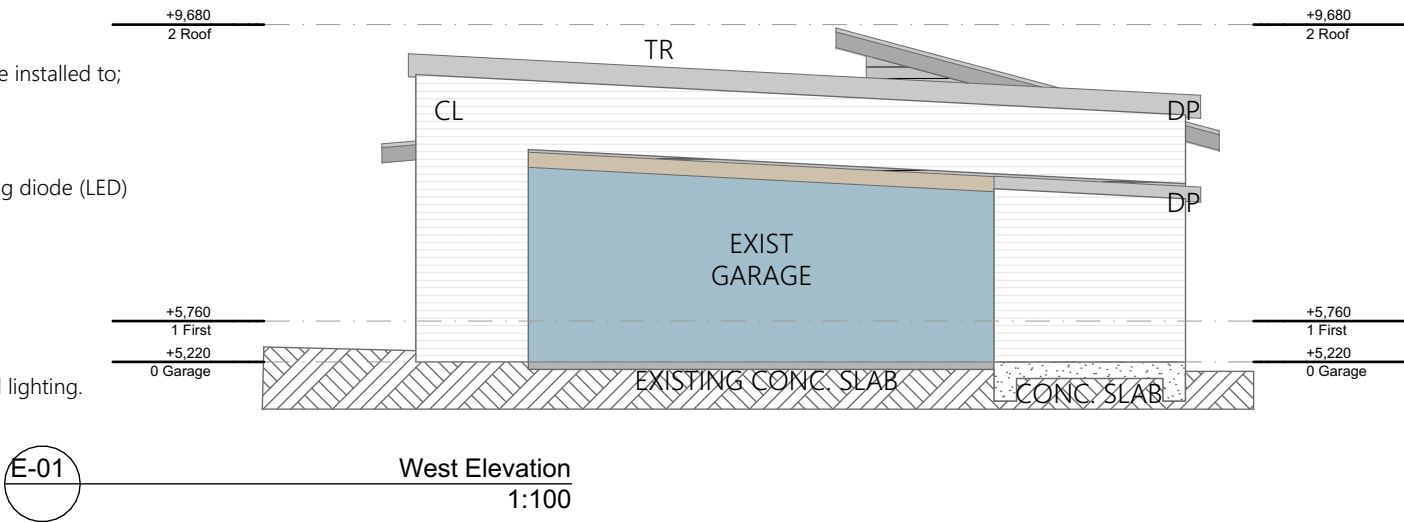
DRAWING NO.

**A01**

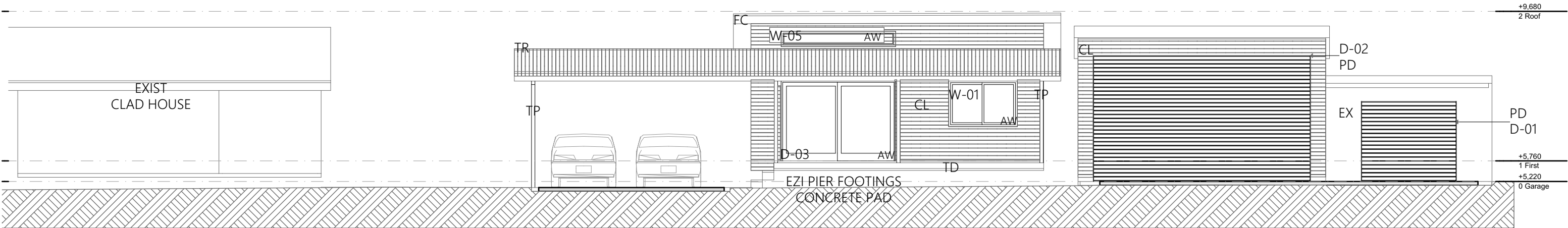
1. COMPLY WITH THE NECESSARY REQUIREMENTS OF SAFETY NOTES FOR THE PROJECT- SEE SAFETY NOTES
2. COMPLY WITH THE NECESSARY REQUIREMENTS OF CONSTRUCTION OF BUILDING IN BUSH FIRE PRONE AREAS FOR THE PROJECT
3. All measurements are in millimetres.
4. Dimensions should be read in preference to scaling.
5. Levels and ground lines are approximate only.
6. Check all dimensions, details and levels on site prior to commencing work or ordering any materials.
7. Comply with the current New South Wales building regulations, the current National Construction Code (NCC), the latest relevant Australian Standards AS8959 (2009) and the Ordinances and By-Laws of various Authorities.
8. All timber framing to be in accordance with AS1684-Light Timber Framing Code.
9. Give all notices and pay all fees in connection with the work.
10. Smoke detectors to be installed in accordance to NCC requirements.
11. Termite treatment to be in accordance with AS3660 and Local Authority requirements.
12. Erosion control to be in accordance with Local Authority requirements.
13. Stairs, balustrades and balusters to meet NCC requirements.
14. Carry out all work in a tradesman like manner using best industry practice to complete the works contemplated by these drawings.
15. All structural elements, including but not limited to slabs, footings, piers, underpinning, beams, columns, retaining walls and sub-soil drainage, are to be able to withstand the effects of immersion.
16. Sewer and waste water to be connect to existing systems to Local Authorities requirements.
17. All external fittings, where stainless steel must be 316 marine grade with protective anti corrosion coating.

**BASIX COMMITMENTS**  
**Comply with the requirements of BASIX CERITIFCATE 1374325S including, but not limited to, the following:**

1. All new showerheads in the deveelopment to have a minimum 4 star rating.
2. All new or altered taps in the developemnt to have a minimum 4 star rating.
3. Rainwater Tank of at least 2000 litres must be installed
  - Tank must connect to at least 1 outdoor tap, all toilets & cold water tap that supplies the washing machine.
  - To be collected from at least 70m2 roof area
4. Greywater Treatment must be installed
  - Greywater recycling is to connected from the
5. Landscaping, 25m2 indigenous or low water use species must be planted
6. Added insulation requirements:
  - Suspended floor with open subfloor: Framed (R0.8) (or R1.5 including construction)
  - External Wall, framed (weatherboard): R2.0 (or R2.40 including construction)
  - Raked Ceiling, Pitched/Skillion: Ceiling, R4 (up), Roof: foil blanket 55mm
  - Flat Ceiling, Pitched/Skillion: Ceiling R4 (up), Roof: foil blanket 55mm
7. Roof color to be LIGHT - SA <0.475 SHALE GREY.
8. Window glazing and shading requirements as indicated in BASIX certificate
  - a. W-03 to be aluminium framed with single OBSCURE glass or system no greater U-vauue 7.63, SHGC: 0.75)
9. Hot Water, must install Gas Instantaneous with a performance of 6 stars.
10. Cooling System, Ceiling Fans must be installed in
  - at least 1 living area
  - at least 1 bedroom
11. Ventilation, Individual fans, ducted to facade or roof, manual switch on/off to be installed to;
  - at least 1 bathroom,
  - Kitchen &
  - Laundry
12. Artificial Lighting, Primary type of artificial lighting is fluorescent or light emitting diode (LED) in the following rooms;
  - at least 2 bedrooms
  - at least 1 living room
  - the kitchen
  - all bathrooms
  - the laundry
13. Natural Lighting, must install a window in the kitchen and bathroom for natural lighting.
14. Regrigerator space must be "well ventilated"
15. Fixed outdoor clothes drying must be installed.
16. Fixed indoor or sheltered clothes drying must be installed.
17. Kitchen, must install Gas Cooktop & Electric Oven.



AW	ALUMINIUM WINDOW
CL	LINEAR CLADDING
CP	CARPET
EX	EXISTING
FC	FC LININGS TO EAVES
FL	FLOATING FLOOR BOARD
HC	HOLLOW CORE HINGED DOOR
HCC	HOLLOW CORE CAVITY DOOR
LC	LEVEL CEILING
PB	PAINTED FINISH
PD	PANELIFT GARAGE DOOR
RC	PAINTED FINISH
SC	SOLID CORE HINGED DOOR
TR	TRIMDECK ROOF SHEETS
TD	ENVIRODECKING BOARDS
TP	TIMBER POST
TL	TILE FINISH



E-02

North Elevation  
1:100

Project Partners  
Refer to consultant documentation when directed  
- Engineer - #Structural Engineer  
- Planning Consultant - #Certifier  
- Surveyor - #Surveyor  
- Builder - #Builder

NOTE  
The builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Building Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for constructions purposes until issued for construction. This drawing reflects a design by ASM Design and is to be used only for work when authorised in writing by ASM Design.  
All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations on any services prior to work on site. All documents here within are Australian Copyright Laws.



Drawn | Checked Alison Manuelle  
Plot Date: 02-Mar-23

Project Status Sketch Design V1

Client 4U & ME NOMINEES P/L  
Site: 205 OCEAN BEACH ROAD WOY  
WOY NSW 2256  
Lot 50 SEC C DP 13328

DRAWING TITLE :

Development Application Plans  
**Elevations**

PROJECT NAME :

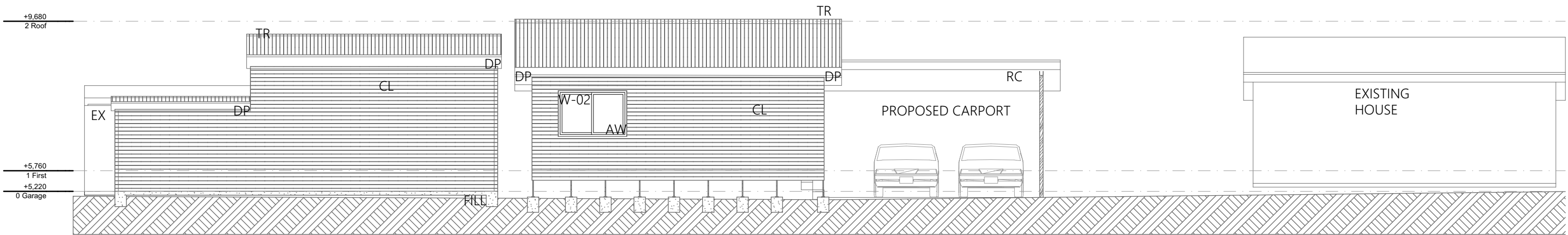
**GARAGE &  
SECONDARY DWELLING ADDS'**

REVISION NO.

DRAWING NO.

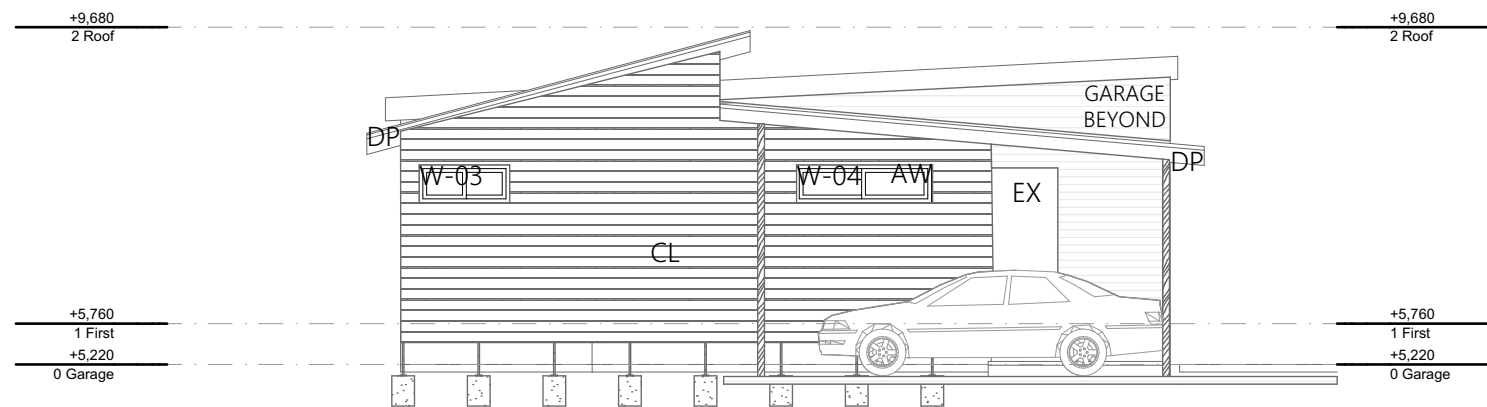
**A04**





E-03 South Elevation  
1:100

- AW ALUMINIUM WINDOW  
CL LINEAR CLADDING  
CP CARPET  
DP DOWNPIPE  
TO BE CONNECTED TO EXISTING SYSTEM  
EX EXISTING  
FC FC LININGS TO EAVES  
PAINTED CEILING  
FL FLOATING FLOOR BOARD  
HC HOLLOW CORE HINGED DOOR  
HCC HOLLOW CORE CAVITY DOOR  
LC LEVEL CEILING  
PAINTED FINISH  
PB PLASTERBOARD LININGS  
PLASTER, PAINT FINISH  
PD PANELIFT GARAGE DOOR  
RC RAKED CEILING  
PAINTED FINISH  
SC SOLID CORE HINGED DOOR  
TR TRIMDECK ROOF SHEETS  
TD HARDWOOD TIMBER DECK  
TP TIMBER POST  
TL TILE FINISH



E-05 East Elevation  
1:100

Project Partners  
Refer to consultant documentation when directed  
- Engineer - #Structural Engineer  
- Planning Consultant - #Certifier  
- Surveyor - #Surveyor  
- Builder - #Builder

NOTE  
The builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Building Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for constructions purposes until issued for construction. This drawing reflects a design by ASM Design and is to be used only for work when authorised in writing by ASM Design.  
All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations on any services prior to work on site. All documents here within are Australian Copyright Laws.



Drawn | Checked Alison Manuelle  
Plot Date: 02-Mar-23  
Project Status Sketch Design V1  
Client 4U & ME NOMINEES P/L  
Site: 205 OCEAN BEACH ROAD WOY  
WOY NSW 2256  
Lot 50 SEC C DP 13328

DRAWING TITLE :  
Development Application Plans  
Elevations f  
PROJECT NAME :  
GARAGE &  
SECONDARY DWELLING ADDS'

REVISION NO.  
DRAWING NO.  
A05



Generic Perspective  
1:125



Generic Perspective (1)  
1:125

Project Partners  
Refer to consultant documentation when directed  
- Engineer - #Structural Engineer  
- Planning Consultant - #Certifier  
- Surveyor - #Surveyor  
- Builder - #Builder

NOTE  
The builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Building Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for constructions purposes until issued for construction. This drawing reflects a design by ASM Design and is to be used only for work when authorised in writing by ASM Design.  
All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations on any services prior to work on site. All documents here within are Australian Copyright Laws.



Drawn   Checked	Alison Manuelle
Plot Date:	02-Mar-23
Project Status	Sketch Design V1
Client	4U & ME NOMINEES P/L
Site:	205 OCEAN BEACH ROAD WOY WOY NSW 2256 Lot 50 SEC C DP 13328

DRAWING TITLE :	Development Application Plans <b>3d Concepts 1</b>
PROJECT NAME :	<b>GARAGE &amp; SECONDARY DWELLING ADDS'</b>

REVISION NO.

DRAWING NO.

**A07**