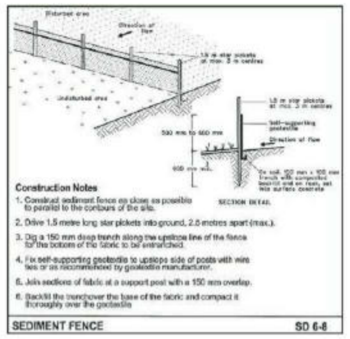
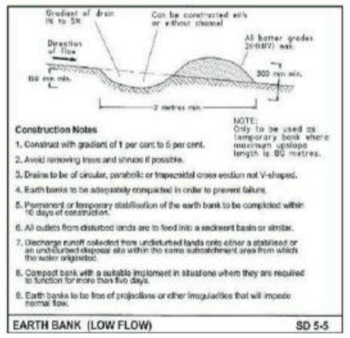
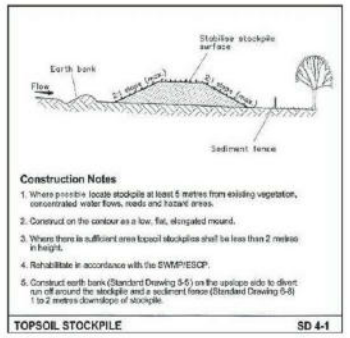
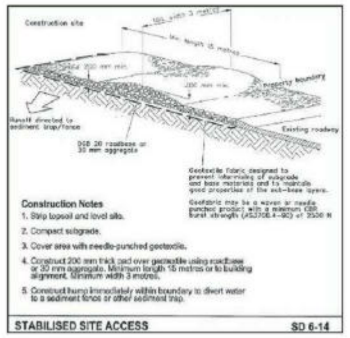
DA ISSUE - NOT FOR CONSTRUCTION

[redacted]









NCC 2022 VOLUME 2 COMPLIANCE SUMMARY

2 STRUCTURE
- PART 2.1 SCOPE AND APPLICATION OF SECTION 2
- PART 2.2 STRUCTURAL PROVISIONS

3 SITE PREPARATION
- PART 3.1 SCOPE AND APPLICATION OF SECTION 3
- PART 3.2 EARTHWORKS
- PART 3.3 DRAINAGE
- PART 3.4 TERMITE RISK MANAGEMENT

4 FOOTINGS AND SLABS
- PART 4.1 SCOPE AND APPLICATION OF SECTION 4
- PART 4.2 FOOTINGS, SLABS AND ASSOCIATED ELEMENTS

5 MASONRY
- PART 5.1 SCOPE AND APPLICATION OF SECTION 5
- PART 5.2 MASONRY VENEER
- PART 5.3 CAVITY MASONRY
- PART 5.4 UNREINFORCED SINGLE LEAF MASONRY
- PART 5.5 ISOLATED PIERS
- PART 5.6 MASONRY COMPONENTS AND ACCESSORIES
- PART 5.7 WEATHERPROOFING OF MASONRY

6 FRAMING
- PART 6.1 SCOPE AND APPLICATION OF SECTION 6
- PART 6.2 SUBFLOOR VENTILATION
- PART 6.3 STRUCTURAL STEEL MEMBERS

7 ROOF AND WALL CLADDING
- PART 7.1 SCOPE AND APPLICATION OF SECTION 7
- PART 7.2 SHEET ROOFING
- PART 7.3 ROOF TILES AND SHINGLES
- PART 7.4 GUTTERS AND DOWNPIPES
- PART 7.5 TIMBER AND COMPOSITE WALL CLADDING

8 GLAZING
- PART 8.1 SCOPE AND APPLICATION OF SECTION 8
- PART 8.2 WINDOWS AND EXTERNAL GLAZED DOORS
- PART 8.3 GLASS
- PART 8.4 GLAZING HUMAN IMPACT

9 FIRE SAFETY
- PART 9.1 SCOPE AND APPLICATION OF SECTION 9
- PART 9.2 FIRE SEPARATION OF EXTERNAL WALLS
- PART 9.3 FIRE PROTECTION OF SEPARATING WALLS AND FLOORS
- PART 9.4 FIRE PROTECTION OF GARAGE TOP DWELLINGS
- PART 9.5 SMOKE ALARMS AND EVACUATION LIGHTING

10 HEALTH AND AMENITY
- PART 10.1 SCOPE AND APPLICATION OF SECTION 10
- PART 10.2 WET AREA WATERPROOFING
- PART 10.3 ROOM HEIGHTS
- PART 10.4 FACILITIES
- PART 10.5 LIGHT
- PART 10.6 VENTILATION
- PART 10.7 SOUND INSULATION
- PART 10.8 CONDENSATION MANAGEMENT

11 SAFE MOVEMENT AND ACCESS
- PART 11.1 SCOPE AND APPLICATION OF SECTION 11
- PART 11.2 STAIRWAY AND RAMP CONSTRUCTION
- PART 11.3 BARRIERS AND HANDRAILS

12 ANCILLARY PROVISIONS
- PART 12.1 SCOPE AND APPLICATION OF SECTION 12
- PART 12.2 CONSTRUCTION IN ALPINE AREAS
- PART 12.3 ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE
- PART 12.4 HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES

13 ENERGY EFFICIENCY
- PART 13.1 SCOPE AND APPLICATION OF SECTION 13
- PART 13.2 BUILDING FABRIC
- PART 13.3 EXTERNAL GLAZING
- PART 13.4 BUILDING SEALING
- PART 13.5 CEILING FANS

COMPLIANCE DECLARATION

THIS DOCUMENTATION HAS BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH:
- NCC 2022 (VOLUME 2)
- NSW STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)
- BASIX CERTIFICATE COMMITMENTS
- LOCAL ENVIRONMENTAL PLAN (LEP) AND DEVELOPMENT CONTROL PLAN (DCP)
- ALL APPLICABLE AUSTRALIAN STANDARDS
- ALL DIMENSIONS, LEVELS, AND CONSTRUCTION DETAILS ARE SUBJECT TO FINAL CONFIRMATION BY THE BUILDER AND CERTIFIER PRIOR TO COMMENCEMENT OF WORKS.

FLOOR PLAN LEGEND

AC	AIR CONDITIONING UNIT
B	BASIN (WALL-MOUNTED OR ON VANITY)
BT	BATH TUB (BUILT-IN OR FREESTANDING)
CT	COOKTOP (GAS OR INDUCTION)
DP	DOWNPIPE
DR	CLOTHES DRYER
DS	DOUBLE SINK
DW	DISHWASHER
F	FIXED GLAZING
FR	REFRIGERATOR
GD	GLAZED DOOR PANEL
HWS	HOT WATER SYSTEM (RELOCATED FROM INSIDE HOUSE)
MB	ELECTRICAL METER BOARD (RELOCATED)
MW	MICROWAVE
OV	OVEN
RS	BUILT-IN ROSE (WITH HANGING RAIL)
SH	SHOWER ROSE
S	SINGLE SINK
TH	TOILET ROLL HOLDER
TR	TOWEL RAIL
WC	TOILET SUITE
WM	WASHING MACHINE

PLANNING CONTROL	REQUIRED/PROVIDED
TOTAL SITE AREA	961.4m² (BY DEED) 963.8m² (BY CALC)
ZONE	R2 - LOW-DENSITY RESIDENTIAL
DEVELOPMENT	ALTERATIONS & ADDITIONS, STUDIO + POOL
LOT SIZE	MINIMUM = 550m² / PROVIDED = 963.8m²
SITE CONSTRAINTS	ACID SULPHATE SOILS - CLASS 1 + CLASS 2
SETBACKS	FRONT = 1.26m / SIDE = 1.09m / REAR = 10m
PROPOSED FSR (GFA)	PROPOSED = 0.306:1
HEIGHT	MAXIMUM = 8.5m / PROPOSED = 7.5m
PARKING	2 COVERED SPACES (AS PER EXISTING)

BASIX CERTIFICATE REQUIREMENTS

THE OWNER(S) OF THE PROPERTY AND NOMINATED BUILDER MUST ENSURE ALL WORK IS DONE IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CURRENT BASIX CERTIFICATE (REFER TO SHEET A26).

SAFE DESIGN REQUIREMENTS

THE SAFETY NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES (BUT IS NOT EXCLUDED TO): THE OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS AND DEMOLITION CONTRACTORS (REFER TO SHEET A27).

ARTHAUS BUILDING DESIGN

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
bdaa ACCREDITED BUILDING DESIGNER

COMPANY DETAILS
ARTHAUS BUILDING DESIGN
ABN: 36 456 060 216

CLIENT NAME
LISA & DAVID GAFFNEY

PROJECT DESCRIPTION
PROPOSED ALTERATIONS & ADDITIONS INCLUDING STUDIO + POOL

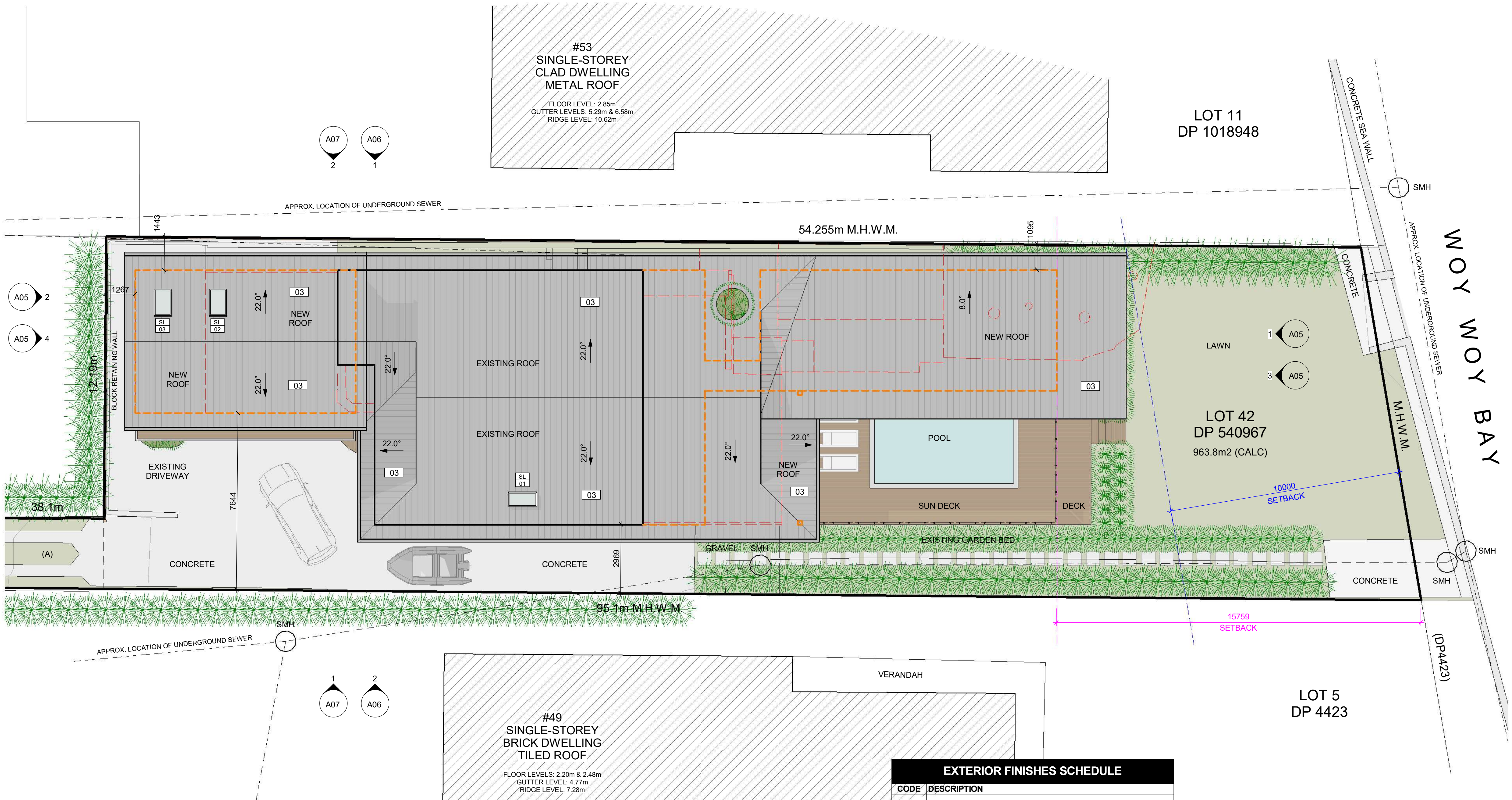
PROJECT ADDRESS
LOT 42 / DP 540967
51 TAYLOR STREET
WOY WOY BAY NSW 2256

NO:	DATE:	DESCRIPTION:	BY:
2	11.11.2025	ISSUED FOR DA APPROVAL	NMW
1	04.05.2025	ISSUE FOR REVIEW	NMW

DRAWING TITLE	COVER SHEET
PROJECT NO.	AH1071-2024
SHEET NO.	A00
DESIGNED BY	NMW
DRAWN BY	NMW
SCALE @ A1	As indicated
REVISION NO.	2

NORTH POINT

SITE PLAN 1:200 @ A3



NCC 2022 VOLUME 2 COMPLIANCE SUMMARY

2 STRUCTURE
- PART 2.1 SCOPE AND APPLICATION OF SECTION 2
- PART 2.2 STRUCTURAL PROVISIONS

3 SITE PREPARATION
- PART 3.1 SCOPE AND APPLICATION OF SECTION 3
- PART 3.2 EARTHWORKS
- PART 3.3 DRAINAGE
- PART 3.4 TERMITE RISK MANAGEMENT

4 FOOTINGS AND SLABS
- PART 4.1 SCOPE AND APPLICATION OF SECTION 4
- PART 4.2 FOOTINGS, SLABS AND ASSOCIATED ELEMENTS

5 MASONRY
- PART 5.1 SCOPE AND APPLICATION OF SECTION 5
- PART 5.2 MASONRY VENEER
- PART 5.3 CAVITY MASONRY
- PART 5.4 UNREINFORCED SINGLE LEAF MASONRY
- PART 5.5 ISOLATED PIERS
- PART 5.6 MASONRY COMPONENTS AND ACCESSORIES
- PART 5.7 WEATHERPROOFING OF MASONRY

6 FRAMING
- PART 6.1 SCOPE AND APPLICATION OF SECTION 6
- PART 6.2 SUBFLOOR VENTILATION
- PART 6.3 STRUCTURAL STEEL MEMBERS

7 ROOF AND WALL CLADDING
- PART 7.1 SCOPE AND APPLICATION OF SECTION 7
- PART 7.2 SHEET ROOFING
- PART 7.3 ROOF TILES AND SHINGLES
- PART 7.4 GUTTERS AND DOWNPIPES
- PART 7.5 TIMBER AND COMPOSITE WALL CLADDING

8 GLAZING
- PART 8.1 SCOPE AND APPLICATION OF SECTION 8
- PART 8.2 WINDOWS AND EXTERNAL GLAZED DOORS
- PART 8.3 GLASS
- PART 8.4 GLAZING HUMAN IMPACT

9 FIRE SAFETY
- PART 9.1 SCOPE AND APPLICATION OF SECTION 9
- PART 9.2 FIRE SEPARATION OF EXTERNAL WALLS
- PART 9.3 FIRE PROTECTION OF SEPARATING WALLS AND FLOORS
- PART 9.4 FIRE PROTECTION OF GARAGE TOP DWELLINGS
- PART 9.5 SMOKE ALARMS AND EVACUATION LIGHTING

10 HEALTH AND AMENITY
- PART 10.1 SCOPE AND APPLICATION OF SECTION 10
- PART 10.2 WET AREA WATERPROOFING
- PART 10.3 ROOM HEIGHTS
- PART 10.4 FACILITIES
- PART 10.5 LIGHT
- PART 10.6 VENTILATION
- PART 10.7 SOUND INSULATION
- PART 10.8 CONDENSATION MANAGEMENT

11 SAFE MOVEMENT AND ACCESS
- PART 11.1 SCOPE AND APPLICATION OF SECTION 11
- PART 11.2 STAIRWAY AND RAMP CONSTRUCTION
- PART 11.3 BARRIERS AND HANDRAILS

12 ANCILLARY PROVISIONS
- PART 12.1 SCOPE AND APPLICATION OF SECTION 12
- PART 12.2 CONSTRUCTION IN ALPINE AREAS
- PART 12.3 ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE
- PART 12.4 HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES

13 ENERGY EFFICIENCY
- PART 13.1 SCOPE AND APPLICATION OF SECTION 13
- PART 13.2 BUILDING FABRIC
- PART 13.3 EXTERNAL GLAZING
- PART 13.4 BUILDING SEALING
- PART 13.5 CEILING FANS

COMPLIANCE DECLARATION

THIS DOCUMENTATION HAS BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH:
- NCC 2022 (VOLUME 2)
- NSW STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)
- BASIX CERTIFICATE COMMITMENTS
- LOCAL ENVIRONMENTAL PLAN (LEP) AND DEVELOPMENT CONTROL PLAN (DCP)
- ALL APPLICABLE AUSTRALIAN STANDARDS
- **ALL DIMENSIONS, LEVELS, AND CONSTRUCTION DETAILS ARE SUBJECT TO FINAL CONFIRMATION BY THE BUILDER AND CERTIFIER PRIOR TO COMMENCEMENT OF WORKS.**

FLOOR PLAN LEGEND

AC	AIR CONDITIONING UNIT
B	BASIN (WALL-MOUNTED OR ON VANITY)
BT	BATH TUB (BUILT-IN OR FREESTANDING)
CT	COOKTOP (GAS OR INDUCTION)
DP	DOWNPIPE
DR	CLOTHES DRYER
DS	DOUBLE SINK
DW	DISHWASHER
F	FIXED GLAZING
FR	REFRIGERATOR
GD	GLAZED DOOR PANEL
HWS	HOT WATER SYSTEM (RELOCATED FROM INSIDE HOUSE)
MB	ELECTRICAL METER BOARD (RELOCATED)
MW	MICROWAVE
OV	OVEN
RB	BUILT-IN ROBE (WITH HANGING RAIL)
SH	SHOWER ROSE
S	SINGLE SINK
TH	TOILET ROLL HOLDER
TR	TOWEL RAIL
WC	TOILET SUITE
WM	WASHING MACHINE

EXTERIOR FINISHES SCHEDULE

CODE	DESCRIPTION
01	EXISTING FACE BRICK EXTERNAL WALLS (PAINT FINISH - COLOUR TO BE CONFIRMED) NEW WALLS TO MATCH.
02	JAMES HARDIE FC LINEA WALL CLADDING INSTALLED TO MANUFACTURER DETAILS (PAINT FINISH) DULUX NAMADJI.
03	LYSAGHT KLIPLOK 700 ROOF SHEETING TO MANUFACTURER SPECIFICATIONS - COLORBOND SURFMIST OR SIMILAR.
04	SOLID TIMBER FASCIA BOARD WITH PAINT FINISH TO MATCH ROOF AND GUTTER COLOUR SCHEME (TO BE CONFIRMED).
05	TIMBER BEAMS & POSTS (PAINT FINISH) DULUX NAMADJI.
06	1.2M HIGH FRAMELESS GLASS POOL BARRIER FENCE WITH STAINLESS STEEL FIXINGS AND SELF-CLOSING GATES.
07	SELECTED STONE WALL CLADDING (SANDSTONE OR SIMILAR MATERIAL) 30-50MM THICK WITH CORNERS & CAPPING.
08	HARDWOOD TIMBER POSTS & VERTICAL SLATS - BLACKBUTT OR SIMILAR SPECIES + CLEAR FINISH (TO BE CONFIRMED).
09	POWDERCOATED ALUMINIUM FRAME WINDOWS AND SLIDING DOORS (REFER TO BASIX FOR MINIMUM GLAZING SPECS).
10	OFF-FORM CONCRETE WALLS - BOARD FORM FINISH OR MINIMUM CLASS 2 IN ACCORDANCE WITH AS3610.1-2010.

PLANNING CONTROL	REQUIRED/PROVIDED
TOTAL SITE AREA	961.4m² (BY DEED) 963.8m² (BY CALC)
ZONE	R2 - LOW-DENSITY RESIDENTIAL
DEVELOPMENT	ALTERATIONS & ADDITIONS, STUDIO + POOL
LOT SIZE	MINIMUM = 550m² / PROVIDED = 963.8m²
SITE CONSTRAINTS	ACID SULPHATE SOILS - CLASS 1 + CLASS 2
SETBACKS	FRONT = 1.26m / SIDE = 1.09m / REAR = 10m
PROPOSED FSR (GFA)	PROPOSED = 0.308:1
HEIGHT	MAXIMUM = 8.5m / PROPOSED = 7.5m
PARKING	2 COVERED SPACES (AS PER EXISTING)

BASIX CERTIFICATE REQUIREMENTS

THE OWNER(S) OF THE PROPERTY AND NOMINATED BUILDER MUST ENSURE ALL WORK IS DONE IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CURRENT BASIX CERTIFICATE (REFER TO SHEET A25).

SAFE DESIGN REQUIREMENTS

THE SAFETY NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES (BUT IS NOT EXCLUDED TO): THE OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENANCE AND DEMOLITION CONTRACTORS (REFER TO SHEET A27).

0 1.0 2.5 5.0 7.5 10m

DA ISSUE - NOT FOR CONSTRUCTION

ARTHAUS BUILDING DESIGN

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
bdaa ACCREDITED BUILDING DESIGNER

COMPANY DETAILS
ARTHAUS BUILDING DESIGN
ABN: 38 456 080 216
ADDRESS: 8 HARCOURT PLACE, NORTH AVOCA NSW 2260
EMAIL: PROJECTS@ARTHAUSDESIGN.COM.AU
PHONE: 0414287363

CLIENT NAME
LISA & DAVID GAFFNEY

PROJECT DESCRIPTION
PROPOSED ALTERATIONS & ADDITIONS INCLUDING STUDIO + POOL

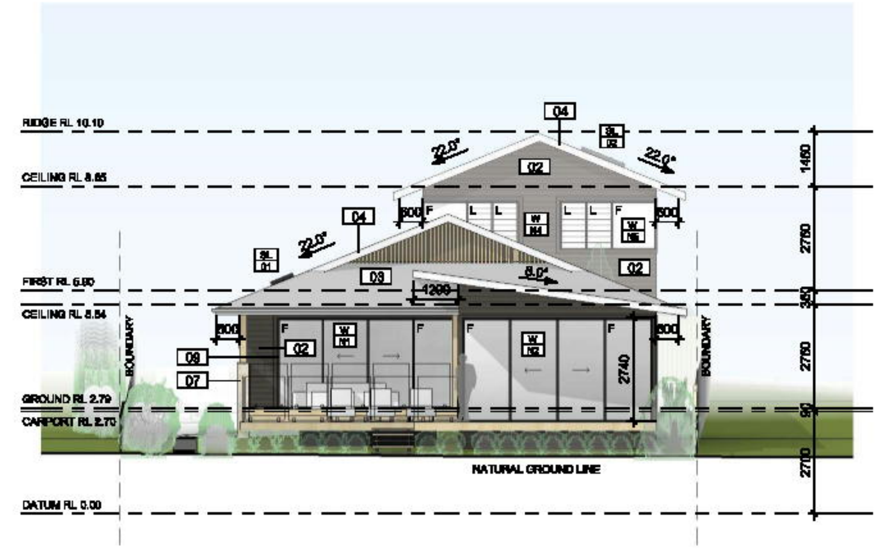
PROJECT ADDRESS
LOT 42 / DP 540967
51 TAYLOR STREET
WOY WOY BAY NSW 2256

NO:	DATE:	DESCRIPTION:	BY:
2	11.11.2025	ISSUED FOR DA APPROVAL	NMW
1	04.05.2025	ISSUE FOR REVIEW	NMW

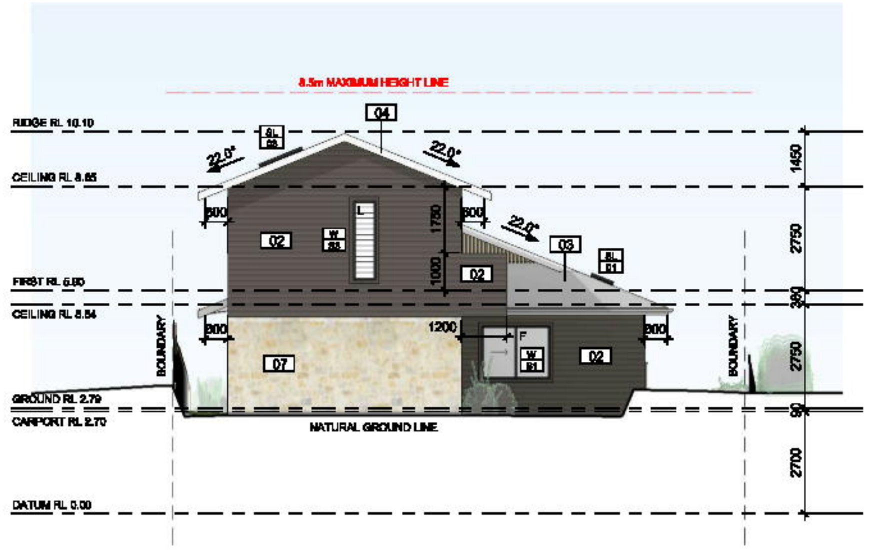
DRAWING TITLE
SITE PLAN & SEDIMENT CONTROL PLAN

PROJECT NO.	AH1071-2024	DESIGNED BY	NMW
		DRAWN BY	NMW
SHEET NO.	A01	SCALE @ A1	As indicated
		REVISION NO.	2

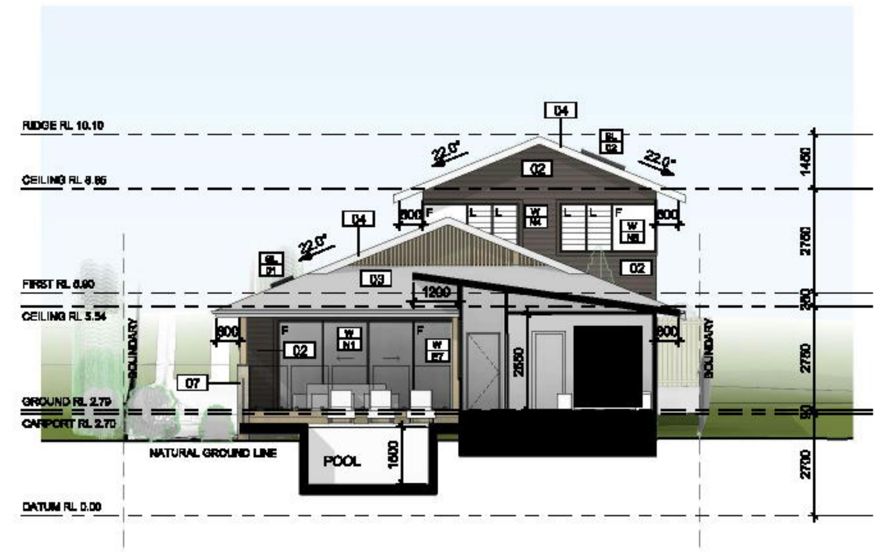
NORTH POINT



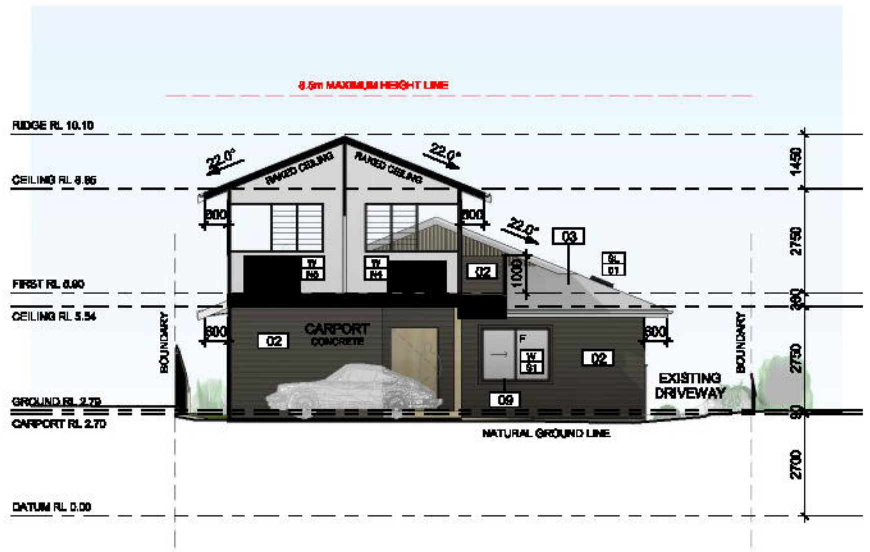
NORTHERN ELEVATION 1:200 @ A3



SOUTHERN ELEVATION 1:200 @ A3



CROSS SECTION 01 1:200 @ A3



CROSS SECTION 02 1:200 @ A3

WINDOW SCHEDULE

ID #	HEIGHT	WIDTH	AREA	COMMENTS
W E1	700	1200	0.8 m²	ALUMINIUM FRAMED WINDOWS
W E2	700	2400	1.7 m²	ALUMINIUM FRAMED WINDOWS
W E3	700	1800	1.3 m²	ALUMINIUM FRAMED WINDOWS
W E4	700	1800	1.3 m²	ALUMINIUM FRAMED WINDOWS
W E5	2400	2445	5.9 m²	ALUMINIUM FRAMED WINDOWS
W E6	1500	2960	4.4 m²	ALUMINIUM FRAMED WINDOWS
W E7	1500	2960	4.4 m²	ALUMINIUM FRAMED WINDOWS
W E8	1500	2960	4.4 m²	ALUMINIUM FRAMED WINDOWS
W E9	1500	1535	2.3 m²	ALUMINIUM FRAMED WINDOWS
W E10	1000	1510	1.5 m²	ALUMINIUM FRAMED WINDOWS
W E11	2400	4200	10.1 m²	ALUMINIUM FRAMED WINDOWS
W E12	1300	1100	1.4 m²	ALUMINIUM FRAMED WINDOWS
W N1	2400	4845	11.6 m²	ALUMINIUM FRAMED WINDOWS
W N2	2740	5130	14.1 m²	ALUMINIUM FRAMED WINDOWS

WINDOW SCHEDULE

ID #	HEIGHT	WIDTH	AREA	COMMENTS
W N3	2100	2400	5.0 m²	ALUMINIUM FRAMED WINDOWS
W N4	1300	2500	3.3 m²	ALUMINIUM FRAMED WINDOWS
W N5	1300	2500	3.3 m²	ALUMINIUM FRAMED WINDOWS
W S1	1400	1800	2.5 m²	ALUMINIUM FRAMED WINDOWS
W S2	2100	2400	5.0 m²	ALUMINIUM FRAMED WINDOWS
W S3	2100	600	1.3 m²	ALUMINIUM FRAMED WINDOWS
W W1	2400	700	1.7 m²	ALUMINIUM FRAMED WINDOWS
W W2	700	2800	2.0 m²	ALUMINIUM FRAMED WINDOWS
W W3	700	1400	1.0 m²	ALUMINIUM FRAMED WINDOWS
W W4	2400	2445	5.9 m²	ALUMINIUM FRAMED WINDOWS
W W5	700	4200	2.9 m²	ALUMINIUM FRAMED WINDOWS
W W6	940	500	0.5 m²	ALUMINIUM FRAMED WINDOWS
W W7	1200	2400	2.9 m²	ALUMINIUM FRAMED WINDOWS
W W8	1200	2400	2.9 m²	ALUMINIUM FRAMED WINDOWS
W W9	1300	1100	1.4 m²	ALUMINIUM FRAMED WINDOWS
W W10	1300	700	0.9 m²	ALUMINIUM FRAMED WINDOWS
W W11	1300	1400	1.8 m²	ALUMINIUM FRAMED WINDOWS

Grand total: 31 109.4 m²

EXTERIOR FINISHES SCHEDULE

CODE	DESCRIPTION
01	EXISTING FACE BRICK EXTERNAL WALLS (PAINT FINISH - COLOUR TO BE CONFIRMED) NEW WALLS TO MATCH.
02	JAMES HARDIE FC LINEA WALL CLADDING INSTALLED TO MANUFACTURER DETAILS (PAINT FINISH) DULUX NAMADJI.
03	LYSAGHT KLIPLOK 700 ROOF SHEETING TO MANUFACTURER SPECIFICATIONS - COLORBOND SURFMIST OR SIMILAR.
04	SOLID TIMBER FASCIA BOARD WITH PAINT FINISH TO MATCH ROOF AND GUTTER COLOUR SCHEME (TO BE CONFIRMED).
05	TIMBER BEAMS & POSTS (PAINT FINISH) DULUX NAMADJI.
06	1.2M HIGH FRAMELESS GLASS POOL BARRIER FENCE WITH STAINLESS STEEL FIXINGS AND SELF-CLOSING GATES.
07	SELECTED STONE WALL CLADDING (SANDSTONE OR SIMILAR MATERIAL) 30-50MM THICK WITH CORNERS & CAPPING.
08	HARDWOOD TIMBER POSTS & VERTICAL SLATS - BLACKBUTT OR SIMILAR SPECIES + CLEAR FINISH (TO BE CONFIRMED).
09	POWDERCOATED ALUMINIUM FRAME WINDOWS AND SLIDING DOORS (REFER TO BASIX FOR MINIMUM GLAZING SPECS).
10	OFF-FORM CONCRETE WALLS - BOARD FORM FINISH OR MINIMUM CLASS 2 IN ACCORDANCE WITH AS3610.1-2010.

DA ISSUE - NOT FOR CONSTRUCTION

PLANNING CONTROL	REQUIRED/PROVIDED
TOTAL SITE AREA	961.4m² (BY DEED) 963.8m² (BY CALC)
ZONE	R2 - LOW-DENSITY RESIDENTIAL
DEVELOPMENT	ALTERATIONS & ADDITIONS, STUDIO + POOL
LOT SIZE	MINIMUM = 550m² / PROVIDED = 963.8m²
SITE CONSTRAINTS	ACID SULPHATE SOILS - CLASS 1 + CLASS 2
SETBACKS	FRONT = 1.26m / SIDE = 1.09m / REAR = 10m
PROPOSED FSR (GFA)	PROPOSED = 0.306:1
HEIGHT	MAXIMUM = 8.5m / PROPOSED = 7.5m
PARKING	2 COVERED SPACES (AS PER EXISTING)

NCC 2022 VOLUME 2 COMPLIANCE SUMMARY

2 STRUCTURE
- PART 2.1 SCOPE AND APPLICATION OF SECTION 2
- PART 2.2 STRUCTURAL PROVISIONS

3 SITE PREPARATION
- PART 3.1 SCOPE AND APPLICATION OF SECTION 3
- PART 3.2 EARTHWORKS
- PART 3.3 DRAINAGE
- PART 3.4 TERMITE RISK MANAGEMENT

4 FOOTINGS AND SLABS
- PART 4.1 SCOPE AND APPLICATION OF SECTION 4
- PART 4.2 FOOTINGS, SLABS AND ASSOCIATED ELEMENTS

5 MASONRY
- PART 5.1 SCOPE AND APPLICATION OF SECTION 5
- PART 5.2 MASONRY VENEER
- PART 5.3 CAVITY MASONRY
- PART 5.4 UNREINFORCED SINGLE LEAF MASONRY
- PART 5.5 ISOLATED PIERS
- PART 5.6 MASONRY COMPONENTS AND ACCESSORIES
- PART 5.7 WEATHERPROOFING OF MASONRY

6 FRAMING
- PART 6.1 SCOPE AND APPLICATION OF SECTION 6
- PART 6.2 SUBFLOOR VENTILATION
- PART 6.3 STRUCTURAL STEEL MEMBERS

7 ROOF AND WALL CLADDING
- PART 7.1 SCOPE AND APPLICATION OF SECTION 7
- PART 7.2 SHEET ROOFING
- PART 7.3 ROOF TILES AND SHINGLES
- PART 7.4 GUTTERS AND DOWNPIPES
- PART 7.5 TIMBER AND COMPOSITE WALL CLADDING

8 GLAZING
- PART 8.1 SCOPE AND APPLICATION OF SECTION 8
- PART 8.2 WINDOWS AND EXTERNAL GLAZED DOORS
- PART 8.3 GLASS
- PART 8.4 GLAZING HUMAN IMPACT

9 FIRE SAFETY
- PART 9.1 SCOPE AND APPLICATION OF SECTION 9
- PART 9.2 FIRE SEPARATION OF EXTERNAL WALLS
- PART 9.3 FIRE PROTECTION OF SEPARATING WALLS AND FLOORS
- PART 9.4 FIRE PROTECTION OF GARAGE TOP DWELLINGS
- PART 9.5 SMOKE ALARMS AND EVACUATION LIGHTING

10 HEALTH AND AMENITY
- PART 10.1 SCOPE AND APPLICATION OF SECTION 10
- PART 10.2 WET AREA WATERPROOFING
- PART 10.3 ROOM HEIGHTS
- PART 10.4 FACILITIES
- PART 10.5 LIGHT
- PART 10.6 VENTILATION
- PART 10.7 SOUND INSULATION
- PART 10.8 CONDENSATION MANAGEMENT

11 SAFE MOVEMENT AND ACCESS
- PART 11.1 SCOPE AND APPLICATION OF SECTION 11
- PART 11.2 STAIRWAY AND RAMP CONSTRUCTION
- PART 11.3 BARRIERS AND HANDRAILS

12 ANCILLARY PROVISIONS
- PART 12.1 SCOPE AND APPLICATION OF SECTION 12
- PART 12.2 CONSTRUCTION IN ALPINE AREAS
- PART 12.3 ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE
- PART 12.4 HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES

13 ENERGY EFFICIENCY
- PART 13.1 SCOPE AND APPLICATION OF SECTION 13
- PART 13.2 BUILDING FABRIC
- PART 13.3 EXTERNAL GLAZING
- PART 13.4 BUILDING SEALING
- PART 13.5 CEILING FANS

COMPLIANCE DECLARATION

THIS DOCUMENTATION HAS BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH:
- NCC 2022 (VOLUME 2)
- NSW STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)
- BASIX CERTIFICATE COMMITMENTS
- LOCAL ENVIRONMENTAL PLAN (LEP) AND DEVELOPMENT CONTROL PLAN (DCP)
- ALL APPLICABLE AUSTRALIAN STANDARDS
- ALL DIMENSIONS, LEVELS, AND CONSTRUCTION DETAILS ARE SUBJECT TO FINAL CONFIRMATION BY THE BUILDER AND CERTIFIER PRIOR TO COMMENCEMENT OF WORKS.

FLOOR PLAN LEGEND

AC	AIR CONDITIONING UNIT
B	BASIN (WALL-MOUNTED OR ON VANITY)
BT	BATH TUB (BUILT-IN OR FREESTANDING)
CT	COOKTOP (GAS OR INDUCTION)
DP	DOWNPIPE
DR	CLOTHES DRYER
DS	DOUBLE SINK
DW	DISHWASHER
F	FIXED GLAZING
FR	REFRIGERATOR
GD	GLAZED DOOR PANEL
HWS	HOT WATER SYSTEM (RELOCATED FROM INSIDE HOUSE)
MB	ELECTRICAL METER BOARD (RELOCATED)
MW	MICROWAVE
OV	OVEN
RS	BUILT-IN ROBE (WITH HANGING RAIL)
SH	SHOWER ROSE
S	SINGLE SINK
TH	TOILET ROLL HOLDER
TR	TOWEL RAIL
WC	TOILET SUITE
WM	WASHING MACHINE

BASIX CERTIFICATE REQUIREMENTS

THE OWNER(S) OF THE PROPERTY AND NOMINATED BUILDER MUST ENSURE ALL WORK IS DONE IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CURRENT BASIX CERTIFICATE (REFER TO SHEET A26).

SAFE DESIGN REQUIREMENTS

THE SAFETY NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES (BUT IS NOT EXCLUDED TO): THE OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS AND DEMOLITION CONTRACTORS (REFER TO SHEET A27).

0 1.0 2.5 5.0 7.5 10m

ARTHAUS BUILDING DESIGN

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
bdaa ACCREDITED BUILDING DESIGNER

COMPANY DETAILS
ARTHAUS BUILDING DESIGN

CLIENT NAME
LISA & DAVID GAFFNEY

PROJECT DESCRIPTION
PROPOSED ALTERATIONS & ADDITIONS INCLUDING STUDIO + POOL

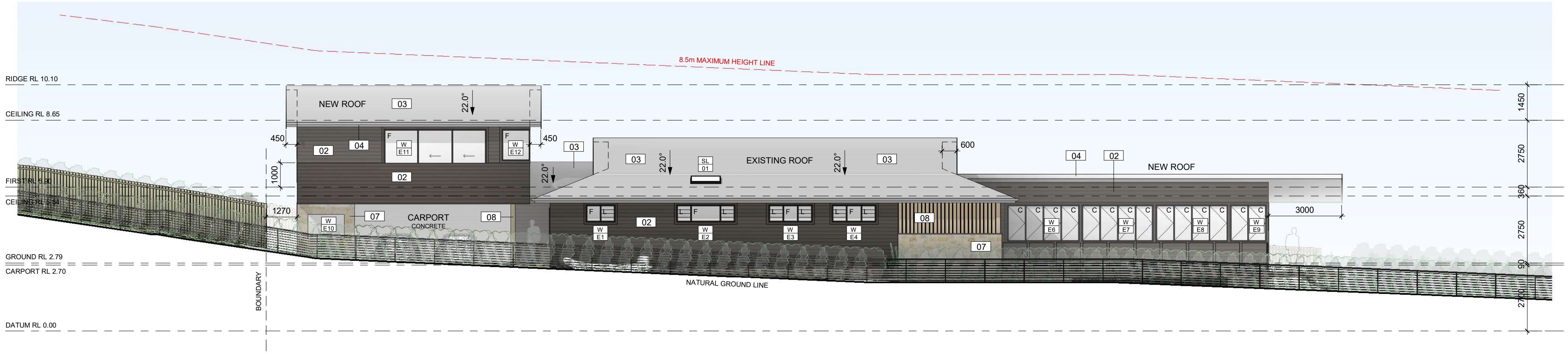
PROJECT ADDRESS
LOT 42 / DP 540967
51 TAYLOR STREET
WOY WOY BAY NSW 2256

NO:	DATE:	DESCRIPTION:	BY:
2	11.11.2025	ISSUED FOR DA APPROVAL	NMW
1	04.05.2025	ISSUE FOR REVIEW	NMW

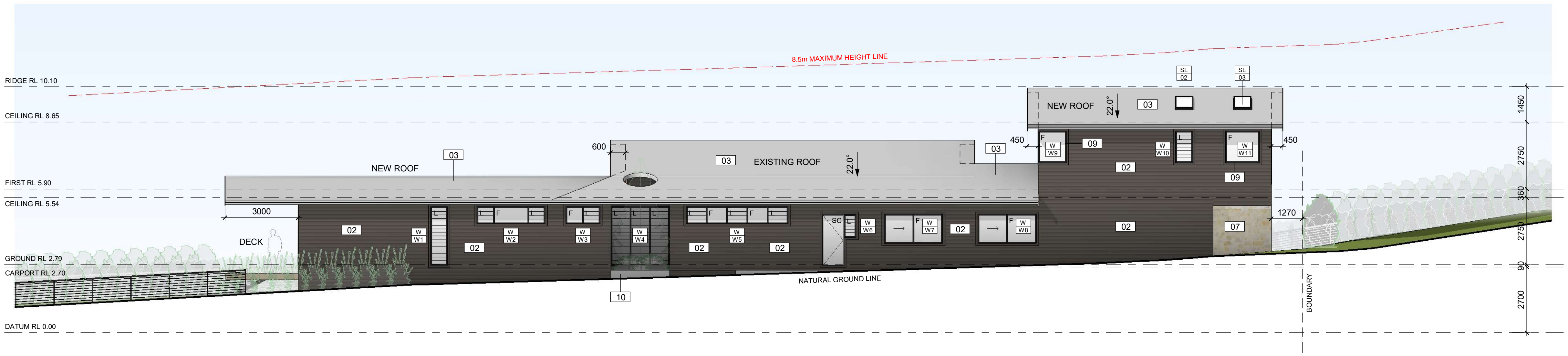
DRAWING TITLE
ELEVATIONS & CROSS SECTIONS

PROJECT NO.	AH1071-2024
DESIGNED BY	NMW
DRAWN BY	NMW
SHEET NO.	A05
SCALE @ A3	As indicated
REVISION NO.	2

NORTH POINT



EASTERN ELEVATION 1:200 @ A3



WESTERN ELEVATION 1:200 @ A3

NCC 2022 VOLUME 2 COMPLIANCE SUMMARY

2 STRUCTURE
- PART 2.1 SCOPE AND APPLICATION OF SECTION 2
- PART 2.2 STRUCTURAL PROVISIONS

3 SITE PREPARATION
- PART 3.1 SCOPE AND APPLICATION OF SECTION 3
- PART 3.2 EARTHWORKS
- PART 3.3 DRAINAGE
- PART 3.4 TERMITE RISK MANAGEMENT

4 FOOTINGS AND SLABS
- PART 4.1 SCOPE AND APPLICATION OF SECTION 4
- PART 4.2 FOOTINGS, SLABS AND ASSOCIATED ELEMENTS

5 MASONRY
- PART 5.1 SCOPE AND APPLICATION OF SECTION 5
- PART 5.2 MASONRY VENEER
- PART 5.3 CAVITY MASONRY
- PART 5.4 UNREINFORCED SINGLE LEAF MASONRY
- PART 5.5 ISOLATED PIERS
- PART 5.6 MASONRY COMPONENTS AND ACCESSORIES
- PART 5.7 WEATHERPROOFING OF MASONRY

6 FRAMING
- PART 6.1 SCOPE AND APPLICATION OF SECTION 6
- PART 6.2 SUBFLOOR VENTILATION
- PART 6.3 STRUCTURAL STEEL MEMBERS

7 ROOF AND WALL CLADDING
- PART 7.1 SCOPE AND APPLICATION OF SECTION 7
- PART 7.2 SHEET ROOFING
- PART 7.3 ROOF TILES AND SHINGLES
- PART 7.4 GUTTERS AND DOWNPIPES
- PART 7.5 TIMBER AND COMPOSITE WALL CLADDING

8 GLAZING
- PART 8.1 SCOPE AND APPLICATION OF SECTION 8
- PART 8.2 WINDOWS AND EXTERNAL GLAZED DOORS
- PART 8.3 GLASS
- PART 8.4 GLAZING HUMAN IMPACT

9 FIRE SAFETY
- PART 9.1 SCOPE AND APPLICATION OF SECTION 9
- PART 9.2 FIRE SEPARATION OF EXTERNAL WALLS
- PART 9.3 FIRE PROTECTION OF SEPARATING WALLS AND FLOORS
- PART 9.4 FIRE PROTECTION OF GARAGE TOP DWELLINGS
- PART 9.5 SMOKE ALARMS AND EVACUATION LIGHTING

10 HEALTH AND AMENITY
- PART 10.1 SCOPE AND APPLICATION OF SECTION 10
- PART 10.2 WET AREA WATERPROOFING
- PART 10.3 ROOM HEIGHTS
- PART 10.4 FACILITIES
- PART 10.5 LIGHT
- PART 10.6 VENTILATION
- PART 10.7 SOUND INSULATION
- PART 10.8 CONDENSATION MANAGEMENT

11 SAFE MOVEMENT AND ACCESS
- PART 11.1 SCOPE AND APPLICATION OF SECTION 11
- PART 11.2 STAIRWAY AND RAMP CONSTRUCTION
- PART 11.3 BARRIERS AND HANDRAILS

12 ANCILLARY PROVISIONS
- PART 12.1 SCOPE AND APPLICATION OF SECTION 12
- PART 12.2 CONSTRUCTION IN ALPINE AREAS
- PART 12.3 ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE
- PART 12.4 HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES

13 ENERGY EFFICIENCY
- PART 13.1 SCOPE AND APPLICATION OF SECTION 13
- PART 13.2 BUILDING FABRIC
- PART 13.3 EXTERNAL GLAZING
- PART 13.4 BUILDING SEALING
- PART 13.5 CEILING FANS

COMPLIANCE DECLARATION

THIS DOCUMENTATION HAS BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH:
- NCC 2022 (VOLUME 2)
- NSW STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)
- BASIX CERTIFICATE COMMITMENTS
- LOCAL ENVIRONMENTAL PLAN (LEP) AND DEVELOPMENT CONTROL PLAN (DCP)
- ALL APPLICABLE AUSTRALIAN STANDARDS
- **ALL DIMENSIONS, LEVELS, AND CONSTRUCTION DETAILS ARE SUBJECT TO FINAL CONFIRMATION BY THE BUILDER AND CERTIFIER PRIOR TO COMMENCEMENT OF WORKS.**

FLOOR PLAN LEGEND

AC	AIR CONDITIONING UNIT
B	BASIN (WALL-MOUNTED OR ON VANITY)
BT	BATH TUB (BUILT-IN OR FREESTANDING)
CT	COOKTOP (GAS OR INDUCTION)
DP	DOWNPIPE
DR	CLOTHES DRYER
DS	DOUBLE SINK
DW	DISHWASHER
F	FIXED GLAZING
FR	REFRIGERATOR
GD	GLAZED DOOR PANEL
HWS	HOT WATER SYSTEM (RELOCATED FROM INSIDE HOUSE)
MB	ELECTRICAL METER BOARD (RELOCATED)
MW	MICROWAVE
OV	OVEN
RB	BUILT-IN ROBE (WITH HANGING RAIL)
SH	SHOWER ROSE
S	SINGLE SINK
TH	TOILET ROLL HOLDER
TR	TOWEL RAIL
WC	TOILET SUITE
WM	WASHING MACHINE

WINDOW SCHEDULE

ID #	HEIGHT	WIDTH	AREA	COMMENTS
W E1	700	1200	0.8 m²	ALUMINIUM FRAMED WINDOWS
W E2	700	2400	1.7 m²	ALUMINIUM FRAMED WINDOWS
W E3	700	1800	1.3 m²	ALUMINIUM FRAMED WINDOWS
W E4	700	1800	1.3 m²	ALUMINIUM FRAMED WINDOWS
W E5	2400	2445	5.9 m²	ALUMINIUM FRAMED WINDOWS
W E6	1500	2960	4.4 m²	ALUMINIUM FRAMED WINDOWS
W E7	1500	2960	4.4 m²	ALUMINIUM FRAMED WINDOWS
W E8	1500	2960	4.4 m²	ALUMINIUM FRAMED WINDOWS
W E9	1500	1535	2.3 m²	ALUMINIUM FRAMED WINDOWS
W E10	1000	1510	1.5 m²	ALUMINIUM FRAMED WINDOWS
W E11	2400	4200	10.1 m²	ALUMINIUM FRAMED WINDOWS
W E12	1300	1100	1.4 m²	ALUMINIUM FRAMED WINDOWS
W N1	2400	4845	11.6 m²	ALUMINIUM FRAMED WINDOWS
W N2	2740	5130	14.1 m²	ALUMINIUM FRAMED WINDOWS

WINDOW SCHEDULE

ID #	HEIGHT	WIDTH	AREA	COMMENTS
W N3	2100	2400	5.0 m²	ALUMINIUM FRAMED WINDOWS
W N4	1300	2500	3.3 m²	ALUMINIUM FRAMED WINDOWS
W N5	1300	2500	3.3 m²	ALUMINIUM FRAMED WINDOWS
W S1	1400	1800	2.5 m²	ALUMINIUM FRAMED WINDOWS
W S2	2100	2400	5.0 m²	ALUMINIUM FRAMED WINDOWS
W S3	2100	600	1.3 m²	ALUMINIUM FRAMED WINDOWS
W W1	2400	700	1.7 m²	ALUMINIUM FRAMED WINDOWS
W W2	700	2800	2.0 m²	ALUMINIUM FRAMED WINDOWS
W W3	700	1400	1.0 m²	ALUMINIUM FRAMED WINDOWS
W W4	2400	2445	5.9 m²	ALUMINIUM FRAMED WINDOWS
W W5	700	4200	2.9 m²	ALUMINIUM FRAMED WINDOWS
W W6	940	500	0.5 m²	ALUMINIUM FRAMED WINDOWS
W W7	1200	2400	2.9 m²	ALUMINIUM FRAMED WINDOWS
W W8	1200	2400	2.9 m²	ALUMINIUM FRAMED WINDOWS
W W9	1300	1100	1.4 m²	ALUMINIUM FRAMED WINDOWS
W W10	1300	700	0.9 m²	ALUMINIUM FRAMED WINDOWS
W W11	1300	1400	1.8 m²	ALUMINIUM FRAMED WINDOWS
Grand total: 31			109.4 m²	

EXTERIOR FINISHES SCHEDULE

CODE	DESCRIPTION
01	EXISTING FACE BRICK EXTERNAL WALLS (PAINT FINISH - COLOUR TO BE CONFIRMED) NEW WALLS TO MATCH.
02	JAMES HARDIE FC LINEA WALL CLADDING INSTALLED TO MANUFACTURER DETAILS (PAINT FINISH) DULUX NAMADJI.
03	LYSAGHT KLIPLOK 700 ROOF SHEETING TO MANUFACTURER SPECIFICATIONS - COLORBOND SURFMIST OR SIMILAR.
04	SOLID TIMBER FASCIA BOARD WITH PAINT FINISH TO MATCH ROOF AND GUTTER COLOUR SCHEME (TO BE CONFIRMED).
05	TIMBER BEAMS & POSTS (PAINT FINISH) DULUX NAMADJI.
06	1.2M HIGH FRAMELESS GLASS POOL BARRIER FENCE WITH STAINLESS STEEL FIXINGS AND SELF-CLOSING GATES.
07	SELECTED STONE WALL CLADDING (SANDSTONE OR SIMILAR MATERIAL) 30-50MM THICK WITH CORNERS & CAPPING.
08	HARDWOOD TIMBER POSTS & VERTICAL SLATS - BLACKBUTT OR SIMILAR SPECIES + CLEAR FINISH (TO BE CONFIRMED).
09	POWDERCOATED ALUMINIUM FRAME WINDOWS AND SLIDING DOORS (REFER TO BASIX FOR MINIMUM GLAZING SPECS).
10	OFF-FORM CONCRETE WALLS - BOARD FORM FINISH OR MINIMUM CLASS 2 IN ACCORDANCE WITH AS3610.1-2010.

PLANNING CONTROL	REQUIRED/PROVIDED
TOTAL SITE AREA	961.4m² (BY DEED) 963.8m² (BY CALC)
ZONE	R2 - LOW-DENSITY RESIDENTIAL
DEVELOPMENT	ALTERATIONS & ADDITIONS, STUDIO + POOL
LOT SIZE	MINIMUM = 550m² / PROVIDED = 963.8m²
SITE CONSTRAINTS	ACID SULPHATE SOILS - CLASS 1 + CLASS 2
SETBACKS	FRONT = 1.26m / SIDE = 1.09m / REAR = 10m
PROPOSED FSR (GFA)	PROPOSED = 0.308:1
HEIGHT	MAXIMUM = 8.5m / PROPOSED = 7.5m
PARKING	2 COVERED SPACES (AS PER EXISTING)

BASIX CERTIFICATE REQUIREMENTS

THE OWNER(S) OF THE PROPERTY AND NOMINATED BUILDER MUST ENSURE ALL WORK IS DONE IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CURRENT BASIX CERTIFICATE (REFER TO SHEET A25).

SAFE DESIGN REQUIREMENTS

THE SAFETY NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES (BUT IS NOT EXCLUDED TO): THE OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS AND DEMOLITION CONTRACTORS (REFER TO SHEET A27).

0 1.0 2.5 5.0 7.5 10m

DA ISSUE - NOT FOR CONSTRUCTION

ARTHAUS BUILDING DESIGN

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
bdaa ACCREDITED BUILDING DESIGNER

COMPANY DETAILS
ARTHAUS BUILDING DESIGN
ABN: 38 456 080 216
ADDRESS: 8 HARCOURT PLACE, NORTH AVOCA NSW 2260
EMAIL: PROJECTS@ARTHAUSDESIGN.COM.AU
PHONE: 0414287363

CLIENT NAME
LISA & DAVID GAFFNEY

PROJECT DESCRIPTION
PROPOSED ALTERATIONS & ADDITIONS INCLUDING STUDIO + POOL

PROJECT ADDRESS
LOT 42 / DP 540967
51 TAYLOR STREET
WOY WOY BAY NSW 2256

NO:	DATE:	DESCRIPTION:	BY:
2	11.11.2025	ISSUED FOR DA APPROVAL	NMW
1	04.05.2025	ISSUE FOR REVIEW	NMW

DRAWING TITLE
ELEVATIONS

PROJECT NO.	AH1071-2024
SHEET NO.	A06
DESIGNED BY	NMW
DRAWN BY	NMW
SCALE @ A1	As indicated
REVISION NO.	2

NORTH POINT

NCC 2022 VOLUME 2 COMPLIANCE SUMMARY

2 **STRUCTURE**
- PART 2.1 SCOPE AND APPLICATION OF SECTION 2
- PART 2.2 STRUCTURAL PROVISIONS

3 **SITE PREPARATION**
- PART 3.1 SCOPE AND APPLICATION OF SECTION 3
- PART 3.2 EARTHWORKS
- PART 3.3 DRAINAGE
- PART 3.4 TERMITE RISK MANAGEMENT

4 **FOOTINGS AND SLABS**
- PART 4.1 SCOPE AND APPLICATION OF SECTION 4
- PART 4.2 FOOTINGS, SLABS AND ASSOCIATED ELEMENTS

5 **MASONRY**
- PART 5.1 SCOPE AND APPLICATION OF SECTION 5
- PART 5.2 MASONRY VENEER
- PART 5.3 CAVITY MASONRY
- PART 5.4 UNREINFORCED SINGLE LEAF MASONRY
- PART 5.5 ISOLATED PIERS
- PART 5.6 MASONRY COMPONENTS AND ACCESSORIES
- PART 5.7 WEATHERPROOFING OF MASONRY

6 **FRAMING**
- PART 6.1 SCOPE AND APPLICATION OF SECTION 6
- PART 6.2 SUBFLOOR VENTILATION
- PART 6.3 STRUCTURAL STEEL MEMBERS

7 **ROOF AND WALL CLADDING**
- PART 7.1 SCOPE AND APPLICATION OF SECTION 7
- PART 7.2 SHEET ROOFING
- PART 7.3 ROOF TILES AND SHINGLES
- PART 7.4 GUTTERS AND DOWNPIPES
- PART 7.5 TIMBER AND COMPOSITE WALL CLADDING

8 **GLAZING**
- PART 8.1 SCOPE AND APPLICATION OF SECTION 8
- PART 8.2 WINDOWS AND EXTERNAL GLAZED DOORS
- PART 8.3 GLASS
- PART 8.4 GLAZING HUMAN IMPACT

9 **FIRE SAFETY**
- PART 9.1 SCOPE AND APPLICATION OF SECTION 9
- PART 9.2 FIRE SEPARATION OF EXTERNAL WALLS
- PART 9.3 FIRE PROTECTION OF SEPARATING WALLS AND FLOORS
- PART 9.4 FIRE PROTECTION OF GARAGE TOP DWELLINGS
- PART 9.5 SMOKE ALARMS AND EVACUATION LIGHTING

10 **HEALTH AND AMENITY**
- PART 10.1 SCOPE AND APPLICATION OF SECTION 10
- PART 10.2 WET AREA WATERPROOFING
- PART 10.3 ROOM HEIGHTS
- PART 10.4 FACILITIES
- PART 10.5 LIGHT
- PART 10.6 VENTILATION
- PART 10.7 SOUND INSULATION
- PART 10.8 CONDENSATION MANAGEMENT

11 **SAFE MOVEMENT AND ACCESS**
- PART 11.1 SCOPE AND APPLICATION OF SECTION 11
- PART 11.2 STAIRWAY AND RAMP CONSTRUCTION
- PART 11.3 BARRIERS AND HANDRAILS

12 **ANCILLARY PROVISIONS**
- PART 12.1 SCOPE AND APPLICATION OF SECTION 12
- PART 12.2 CONSTRUCTION IN ALPINE AREAS
- PART 12.3 ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE
- PART 12.4 HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES

13 **ENERGY EFFICIENCY**
- PART 13.1 SCOPE AND APPLICATION OF SECTION 13
- PART 13.2 BUILDING FABRIC
- PART 13.3 EXTERNAL GLAZING
- PART 13.4 BUILDING SEALING
- PART 13.5 CEILING FANS

COMPLIANCE DECLARATION

THIS DOCUMENTATION HAS BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH:
- NCC 2022 (VOLUME 2)
- NSW STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)
- BASIX CERTIFICATE COMMITMENTS
- LOCAL ENVIRONMENTAL PLAN (LEP) AND DEVELOPMENT CONTROL PLAN (DCP)
- ALL APPLICABLE AUSTRALIAN STANDARDS
- ALL DIMENSIONS, LEVELS, AND CONSTRUCTION DETAILS ARE SUBJECT TO FINAL CONFIRMATION BY THE BUILDER AND CERTIFIER PRIOR TO COMMENCEMENT OF WORKS.

FLOOR PLAN LEGEND

AC	AIR CONDITIONING UNIT
B	BASIN (WALL-MOUNTED OR ON VANITY)
BT	BATH TUB (BUILT-IN OR FREESTANDING)
CT	COOKTOP (GAS OR INDUCTION)
DP	DOWNPIPE
DR	CLOTHES DRYER
DS	DOUBLE SINK
DW	DISHWASHER
F	FIXED GLAZING
FR	REFRIGERATOR
GD	GLAZED DOOR PANEL
HWS	HOT WATER SYSTEM (RELOCATED FROM INSIDE HOUSE)
MB	ELECTRICAL METER BOARD (RELOCATED)
MW	MICROWAVE
OV	OVEN
RB	BUILT-IN ROBE (WITH HANGING RAIL)
SH	SHOWER ROSE
S	SINGLE SINK
TH	TOILET ROLL HOLDER
TR	TOWEL RAIL
WC	TOILET SUITE
WM	WASHING MACHINE

WINDOW SCHEDULE

ID #	HEIGHT	WIDTH	AREA	COMMENTS
W E1	700	1200	0.8 m²	ALUMINIUM FRAMED WINDOWS
W E2	700	2400	1.7 m²	ALUMINIUM FRAMED WINDOWS
W E3	700	1800	1.3 m²	ALUMINIUM FRAMED WINDOWS
W E4	700	1800	1.3 m²	ALUMINIUM FRAMED WINDOWS
W E5	2400	2445	5.9 m²	ALUMINIUM FRAMED WINDOWS
W E6	1500	2960	4.4 m²	ALUMINIUM FRAMED WINDOWS
W E7	1500	2960	4.4 m²	ALUMINIUM FRAMED WINDOWS
W E8	1500	2960	4.4 m²	ALUMINIUM FRAMED WINDOWS
W E9	1500	1535	2.3 m²	ALUMINIUM FRAMED WINDOWS
W E10	1000	1510	1.5 m²	ALUMINIUM FRAMED WINDOWS
W E11	2400	4200	10.1 m²	ALUMINIUM FRAMED WINDOWS
W E12	1300	1100	1.4 m²	ALUMINIUM FRAMED WINDOWS
W N1	2400	4845	11.6 m²	ALUMINIUM FRAMED WINDOWS
W N2	2740	5130	14.1 m²	ALUMINIUM FRAMED WINDOWS

WINDOW SCHEDULE

ID #	HEIGHT	WIDTH	AREA	COMMENTS
W N3	2100	2400	5.0 m²	ALUMINIUM FRAMED WINDOWS
W N4	1300	2500	3.3 m²	ALUMINIUM FRAMED WINDOWS
W N5	1300	2500	3.3 m²	ALUMINIUM FRAMED WINDOWS
W S1	1400	1800	2.5 m²	ALUMINIUM FRAMED WINDOWS
W S2	2100	2400	5.0 m²	ALUMINIUM FRAMED WINDOWS
W S3	2100	600	1.3 m²	ALUMINIUM FRAMED WINDOWS
W W1	2400	700	1.7 m²	ALUMINIUM FRAMED WINDOWS
W W2	700	2800	2.0 m²	ALUMINIUM FRAMED WINDOWS
W W3	700	1400	1.0 m²	ALUMINIUM FRAMED WINDOWS
W W4	2400	2445	5.9 m²	ALUMINIUM FRAMED WINDOWS
W W5	700	4200	2.9 m²	ALUMINIUM FRAMED WINDOWS
W W6	940	500	0.5 m²	ALUMINIUM FRAMED WINDOWS
W W7	1200	2400	2.9 m²	ALUMINIUM FRAMED WINDOWS
W W8	1200	2400	2.9 m²	ALUMINIUM FRAMED WINDOWS
W W9	1300	1100	1.4 m²	ALUMINIUM FRAMED WINDOWS
W W10	1300	700	0.9 m²	ALUMINIUM FRAMED WINDOWS
W W11	1300	1400	1.8 m²	ALUMINIUM FRAMED WINDOWS
Grand total: 31			109.4 m²	

EXTERIOR FINISHES SCHEDULE

CODE	DESCRIPTION
01	EXISTING FACE BRICK EXTERNAL WALLS (PAINT FINISH - COLOUR TO BE CONFIRMED) NEW WALLS TO MATCH.
02	JAMES HARDIE FC LINEA WALL CLADDING INSTALLED TO MANUFACTURER DETAILS (PAINT FINISH) DULUX NAMADJI.
03	LYSAGHT KLIPLOK 700 ROOF SHEETING TO MANUFACTURER SPECIFICATIONS - COLORBOND SURFMIST OR SIMILAR.
04	SOLID TIMBER FASCIA BOARD WITH PAINT FINISH TO MATCH ROOF AND GUTTER COLOUR SCHEME (TO BE CONFIRMED).
05	TIMBER BEAMS & POSTS (PAINT FINISH) DULUX NAMADJI.
06	1.2M HIGH FRAMELESS GLASS POOL BARRIER FENCE WITH STAINLESS STEEL FIXINGS AND SELF-CLOSING GATES.
07	SELECTED STONE WALL CLADDING (SANDSTONE OR SIMILAR MATERIAL) 30-50MM THICK WITH CORNERS & CAPPING.
08	HARDWOOD TIMBER POSTS & VERTICAL SLATS - BLACKBUTT OR SIMILAR SPECIES + CLEAR FINISH (TO BE CONFIRMED).
09	POWDERCOATED ALUMINIUM FRAME WINDOWS AND SLIDING DOORS (REFER TO BASIX FOR MINIMUM GLAZING SPECS).
10	OFF-FORM CONCRETE WALLS - BOARD FORM FINISH OR MINIMUM CLASS 2 IN ACCORDANCE WITH AS3610.1-2010.

PLANNING CONTROL	REQUIRED/PROVIDED
TOTAL SITE AREA	961.4m² (BY DEED) 963.8m² (BY CALC)
ZONE	R2 - LOW-DENSITY RESIDENTIAL
DEVELOPMENT	ALTERATIONS & ADDITIONS, STUDIO + POOL
LOT SIZE	MINIMUM = 550m² / PROVIDED = 963.8m²
SITE CONSTRAINTS	ACID SULPHATE SOILS - CLASS 1 + CLASS 2
SETBACKS	FRONT = 1.25m / SIDE = 1.09m / REAR = 10m
PROPOSED FSR (GFA)	PROPOSED = 0.306:1
HEIGHT	MAXIMUM = 8.5m / PROPOSED = 7.5m
PARKING	2 COVERED SPACES (AS PER EXISTING)

BASIX CERTIFICATE REQUIREMENTS

THE OWNER(S) OF THE PROPERTY AND NOMINATED BUILDER MUST ENSURE ALL WORK IS DONE IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CURRENT BASIX CERTIFICATE (REFER TO SHEET A26).

SAFE DESIGN REQUIREMENTS

THE SAFETY NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES (BUT IS NOT EXCLUDED TO): THE OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS AND DEMOLITION CONTRACTORS (REFER TO SHEET A27).

DA ISSUE - NOT FOR CONSTRUCTION

ARTHAUS BUILDING DESIGN

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

bdaa ACCREDITED BUILDING DESIGNER

COMPANY DETAILS

ARTHAUS BUILDING DESIGN

ABN: 36 456 050 216

CLIENT NAME: LISA & DAVID GAFFNEY

PROJECT DESCRIPTION: PROPOSED ALTERATIONS & ADDITIONS INCLUDING STUDIO + POOL

PROJECT ADDRESS: LOT 42 / DP 540967, 51 TAYLOR STREET, WOY WOY BAY NSW 2256

NO:	DATE:	DESCRIPTION:	BY:
2	11.11.2025	ISSUED FOR DA APPROVAL	NMW
1	04.03.2025	ISSUE FOR REVIEW	NMW

DRAWING TITLE: PERSPECTIVES

PROJECT NO.: AH1071-2024

SHEET NO.: A12

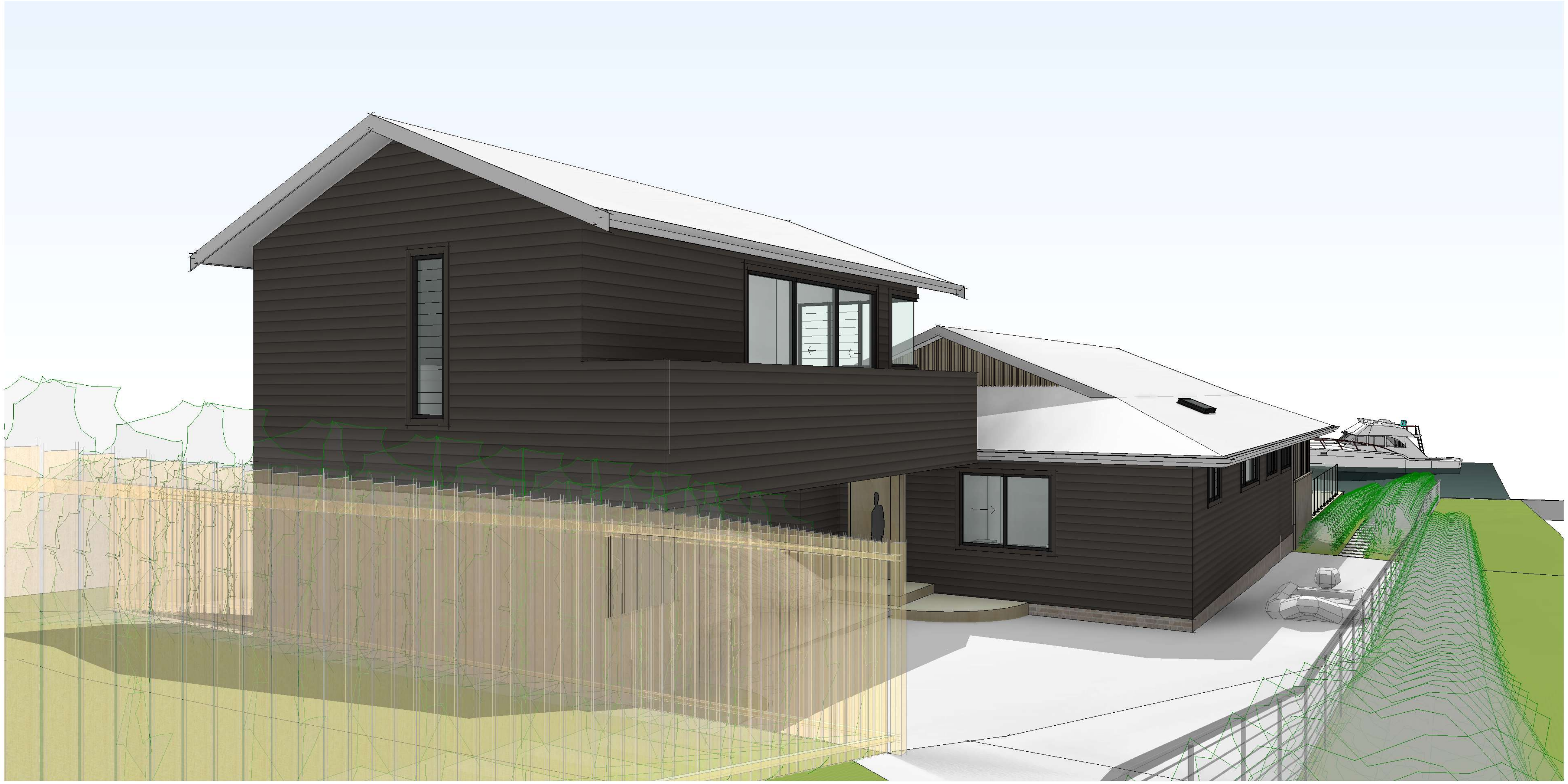
DESIGNED BY: NMW

DRAWN BY: NMW

SCALE @ A1: As Indicated

REVISION NO.: 2

NORTH POINT



NCC 2022 VOLUME 2 COMPLIANCE SUMMARY

2 STRUCTURE
- PART 2.1 SCOPE AND APPLICATION OF SECTION 2
- PART 2.2 STRUCTURAL PROVISIONS

3 SITE PREPARATION
- PART 3.1 SCOPE AND APPLICATION OF SECTION 3
- PART 3.2 EARTHWORKS
- PART 3.3 DRAINAGE
- PART 3.4 TERMITE RISK MANAGEMENT

4 FOOTINGS AND SLABS
- PART 4.1 SCOPE AND APPLICATION OF SECTION 4
- PART 4.2 FOOTINGS, SLABS AND ASSOCIATED ELEMENTS

5 MASONRY
- PART 5.1 SCOPE AND APPLICATION OF SECTION 5
- PART 5.2 MASONRY VENEER
- PART 5.3 CAVITY MASONRY
- PART 5.4 UNREINFORCED SINGLE LEAF MASONRY
- PART 5.5 ISOLATED PIERS
- PART 5.6 MASONRY COMPONENTS AND ACCESSORIES
- PART 5.7 WEATHERPROOFING OF MASONRY

6 FRAMING
- PART 6.1 SCOPE AND APPLICATION OF SECTION 6
- PART 6.2 SUBFLOOR VENTILATION
- PART 6.3 STRUCTURAL STEEL MEMBERS

7 ROOF AND WALL CLADDING
- PART 7.1 SCOPE AND APPLICATION OF SECTION 7
- PART 7.2 SHEET ROOFING
- PART 7.3 ROOF TILES AND SHINGLES
- PART 7.4 GUTTERS AND DOWNPIPES
- PART 7.5 TIMBER AND COMPOSITE WALL CLADDING

8 GLAZING
- PART 8.1 SCOPE AND APPLICATION OF SECTION 8
- PART 8.2 WINDOWS AND EXTERNAL GLAZED DOORS
- PART 8.3 GLASS
- PART 8.4 GLAZING HUMAN IMPACT

9 FIRE SAFETY
- PART 9.1 SCOPE AND APPLICATION OF SECTION 9
- PART 9.2 FIRE SEPARATION OF EXTERNAL WALLS
- PART 9.3 FIRE PROTECTION OF SEPARATING WALLS AND FLOORS
- PART 9.4 FIRE PROTECTION OF GARAGE TOP DWELLINGS
- PART 9.5 SMOKE ALARMS AND EVACUATION LIGHTING

10 HEALTH AND AMENITY
- PART 10.1 SCOPE AND APPLICATION OF SECTION 10
- PART 10.2 WET AREA WATERPROOFING
- PART 10.3 ROOM HEIGHTS
- PART 10.4 FACILITIES
- PART 10.5 LIGHT
- PART 10.6 VENTILATION
- PART 10.7 SOUND INSULATION
- PART 10.8 CONDENSATION MANAGEMENT

11 SAFE MOVEMENT AND ACCESS
- PART 11.1 SCOPE AND APPLICATION OF SECTION 11
- PART 11.2 STAIRWAY AND RAMP CONSTRUCTION
- PART 11.3 BARRIERS AND HANDRAILS

12 ANCILLARY PROVISIONS
- PART 12.1 SCOPE AND APPLICATION OF SECTION 12
- PART 12.2 CONSTRUCTION IN ALPINE AREAS
- PART 12.3 ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE
- PART 12.4 HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES

13 ENERGY EFFICIENCY
- PART 13.1 SCOPE AND APPLICATION OF SECTION 13
- PART 13.2 BUILDING FABRIC
- PART 13.3 EXTERNAL GLAZING
- PART 13.4 BUILDING SEALING
- PART 13.5 CEILING FANS

COMPLIANCE DECLARATION

THIS DOCUMENTATION HAS BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH:
- NCC 2022 (VOLUME 2)
- NSW STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)
- BASIX CERTIFICATE COMMITMENTS
- LOCAL ENVIRONMENTAL PLAN (LEP) AND DEVELOPMENT CONTROL PLAN (DCP)
- ALL APPLICABLE AUSTRALIAN STANDARDS
- **ALL DIMENSIONS, LEVELS, AND CONSTRUCTION DETAILS ARE SUBJECT TO FINAL CONFIRMATION BY THE BUILDER AND CERTIFIER PRIOR TO COMMENCEMENT OF WORKS.**

FLOOR PLAN LEGEND

AC	AIR CONDITIONING UNIT
B	BASIN (WALL-MOUNTED OR ON VANITY)
BT	BATH TUB (BUILT-IN OR FREESTANDING)
CT	COOKTOP (GAS OR INDUCTION)
DP	DOWNPIPE
DR	CLOTHES DRYER
DS	DOUBLE SINK
DW	DISHWASHER
F	FIXED GLAZING
FR	REFRIGERATOR
GD	GLAZED DOOR PANEL
HWS	HOT WATER SYSTEM (RELOCATED FROM INSIDE HOUSE)
MB	ELECTRICAL METER BOARD (RELOCATED)
MW	MICROWAVE
OV	OVEN
RB	BUILT-IN ROBE (WITH HANGING RAIL)
SH	SHOWER ROSE
S	SINGLE SINK
TH	TOILET ROLL HOLDER
TR	TOWEL RAIL
WC	TOILET SUITE
WM	WASHING MACHINE

WINDOW SCHEDULE

ID #	HEIGHT	WIDTH	AREA	COMMENTS
W E1	700	1200	0.8 m²	ALUMINIUM FRAMED WINDOWS
W E2	700	2400	1.7 m²	ALUMINIUM FRAMED WINDOWS
W E3	700	1800	1.3 m²	ALUMINIUM FRAMED WINDOWS
W E4	700	1800	1.3 m²	ALUMINIUM FRAMED WINDOWS
W E5	2400	2445	5.9 m²	ALUMINIUM FRAMED WINDOWS
W E6	1500	2960	4.4 m²	ALUMINIUM FRAMED WINDOWS
W E7	1500	2960	4.4 m²	ALUMINIUM FRAMED WINDOWS
W E8	1500	2960	4.4 m²	ALUMINIUM FRAMED WINDOWS
W E9	1500	1535	2.3 m²	ALUMINIUM FRAMED WINDOWS
W E10	1000	1510	1.5 m²	ALUMINIUM FRAMED WINDOWS
W E11	2400	4200	10.1 m²	ALUMINIUM FRAMED WINDOWS
W E12	1300	1100	1.4 m²	ALUMINIUM FRAMED WINDOWS
W N1	2400	4845	11.6 m²	ALUMINIUM FRAMED WINDOWS
W N2	2740	5130	14.1 m²	ALUMINIUM FRAMED WINDOWS

WINDOW SCHEDULE

ID #	HEIGHT	WIDTH	AREA	COMMENTS
W N3	2100	2400	5.0 m²	ALUMINIUM FRAMED WINDOWS
W N4	1300	2500	3.3 m²	ALUMINIUM FRAMED WINDOWS
W N5	1300	2500	3.3 m²	ALUMINIUM FRAMED WINDOWS
W S1	1400	1800	2.5 m²	ALUMINIUM FRAMED WINDOWS
W S2	2100	2400	5.0 m²	ALUMINIUM FRAMED WINDOWS
W S3	2100	600	1.3 m²	ALUMINIUM FRAMED WINDOWS
W W1	2400	700	1.7 m²	ALUMINIUM FRAMED WINDOWS
W W2	700	2800	2.0 m²	ALUMINIUM FRAMED WINDOWS
W W3	700	1400	1.0 m²	ALUMINIUM FRAMED WINDOWS
W W4	2400	2445	5.9 m²	ALUMINIUM FRAMED WINDOWS
W W5	700	4200	2.9 m²	ALUMINIUM FRAMED WINDOWS
W W6	940	500	0.5 m²	ALUMINIUM FRAMED WINDOWS
W W7	1200	2400	2.9 m²	ALUMINIUM FRAMED WINDOWS
W W8	1200	2400	2.9 m²	ALUMINIUM FRAMED WINDOWS
W W9	1300	1100	1.4 m²	ALUMINIUM FRAMED WINDOWS
W W10	1300	700	0.9 m²	ALUMINIUM FRAMED WINDOWS
W W11	1300	1400	1.8 m²	ALUMINIUM FRAMED WINDOWS
Grand total: 31			109.4 m²	

EXTERIOR FINISHES SCHEDULE

CODE	DESCRIPTION
01	EXISTING FACE BRICK EXTERNAL WALLS (PAINT FINISH - COLOUR TO BE CONFIRMED) NEW WALLS TO MATCH.
02	JAMES HARDIE FC LINEA WALL CLADDING INSTALLED TO MANUFACTURER DETAILS (PAINT FINISH) DULUX NAMADJI.
03	LYSAGHT KLIPLOK 700 ROOF SHEETING TO MANUFACTURER SPECIFICATIONS - COLORBOND SURFMIST OR SIMILAR.
04	SOLID TIMBER FASCIA BOARD WITH PAINT FINISH TO MATCH ROOF AND GUTTER COLOUR SCHEME (TO BE CONFIRMED).
05	TIMBER BEAMS & POSTS (PAINT FINISH) DULUX NAMADJI.
06	1.2M HIGH FRAMELESS GLASS POOL BARRIER FENCE WITH STAINLESS STEEL FIXINGS AND SELF-CLOSING GATES.
07	SELECTED STONE WALL CLADDING (SANDSTONE OR SIMILAR MATERIAL) 30-50MM THICK WITH CORNERS & CAPPING.
08	HARDWOOD TIMBER POSTS & VERTICAL SLATS - BLACKBUTT OR SIMILAR SPECIES + CLEAR FINISH (TO BE CONFIRMED).
09	POWDERCOATED ALUMINIUM FRAME WINDOWS AND SLIDING DOORS (REFER TO BASIX FOR MINIMUM GLAZING SPECS).
10	OFF-FORM CONCRETE WALLS - BOARD FORM FINISH OR MINIMUM CLASS 2 IN ACCORDANCE WITH AS3610.1-2010.

PLANNING CONTROL	REQUIRED/PROVIDED
TOTAL SITE AREA	961.4m² (BY DEED) 963.8m² (BY CALC)
ZONE	R2 - LOW-DENSITY RESIDENTIAL
DEVELOPMENT	ALTERATIONS & ADDITIONS, STUDIO + POOL
LOT SIZE	MINIMUM = 550m² / PROVIDED = 963.8m²
SITE CONSTRAINTS	ACID SULPHATE SOILS - CLASS 1 + CLASS 2
SETBACKS	FRONT = 1.26m / SIDE = 1.09m / REAR = 10m
PROPOSED FSR (GFA)	PROPOSED = 0.308:1
HEIGHT	MAXIMUM = 8.5m / PROPOSED = 7.5m
PARKING	2 COVERED SPACES (AS PER EXISTING)

BASIX CERTIFICATE REQUIREMENTS

THE OWNER(S) OF THE PROPERTY AND NOMINATED BUILDER MUST ENSURE ALL WORK IS DONE IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CURRENT BASIX CERTIFICATE (REFER TO SHEET A25).

SAFE DESIGN REQUIREMENTS

THE SAFETY NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES (BUT IS NOT EXCLUDED TO): THE OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS AND DEMOLITION CONTRACTORS (REFER TO SHEET A27).

DA ISSUE - NOT FOR CONSTRUCTION

ARTHAUS BUILDING DESIGN

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

bdaa ACCREDITED BUILDING DESIGNER

COMPANY DETAILS
ARTHAUS BUILDING DESIGN
ABN: 38 456 080 216
ADDRESS: 8 HARCOURT PLACE, NORTH AVOCA NSW 2260
EMAIL: PROJECTS@ARTHAUSDESIGN.COM.AU
PHONE: 0414287363

CLIENT NAME
LISA & DAVID GAFFNEY

PROJECT DESCRIPTION
PROPOSED ALTERATIONS & ADDITIONS INCLUDING STUDIO + POOL

PROJECT ADDRESS
LOT 42 / DP 540967
51 TAYLOR STREET
WOY WOY BAY NSW 2256

NO:	DATE:	DESCRIPTION:	BY:
2	11.11.2025	ISSUED FOR DA APPROVAL	NMW
1	04.05.2025	ISSUE FOR REVIEW	NMW

DRAWING TITLE
PERSPECTIVES

PROJECT NO. AH1071-2024

SHEET NO. A15

DESIGNED BY NMW

DRAWN BY NMW

SCALE @ A1 As indicated

REVISION NO. 2

NORTH POINT