DEVELOPMENT APPLICATION DRAWING REGISTER

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AERIAL IMAGE

SCALE N.T.S





GENERAL NOTES:

COMMITMENTS: BASIX CERT NO: A1763191_02

POOL & SPA

The applicant must install a rainwater tank of at least 2329.69 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. The applicant must configure the rainwater tank to collect rainwater runoff from at least 372 square metres of roof area. The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

The swimming pool must be outdoors. The swimming pool must not have a capacity greater than 127 kilolitres. The swimming pool must have a pool cover. The applicant must install a pool pump timer for the swimming pool. The applicant must install the following heating system for the swimming pool that is part of this development: solar only.

FIXTURES & SYSTEMS

The applicant must install the following hot water system in the development: gas instantaneous.

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emittingdiode (LED) lamps.

FIXTURES The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

CONSTRUCTION

INSULATION REQUIREMENTS

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (Rvalue)	Other specifications
Concrete slab on floor.	Nil	N/A
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.50 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)
flat ceiling, pitched roof: framed	ceiling: R1.20 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)

GLAZING REQUIREMENTS

WINDOWS AND GLAZED DOORS

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Vindow/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading Device	Frame and glass type
W1	SW	13	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W2	SW	4	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W3	NW	9	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W4	NW	3	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W5	NE	8	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W6	NE	6	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W7	NE	3	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W8	NW	13	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W9	NE	13	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W10	SE	13	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W11	NE	3	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W12	NE	2	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W13	NE	8	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W14	SE	5	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W15	SW	2	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W16	SW	2	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W17	SE	5	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W21	SW	6	0	0	none	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W22	SW	6	0	0	none	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W23	SW	2	0	0	none	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W24	NE	3	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W25	NE	5	0	0	eave/ verandah/	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W26	SW	5	0	0	none	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W27	NE	14	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W28	SW	4	0	0	none	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W29	SW	14	0	0	none	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)

VV30	INC	0	0	U	pergola/balcony >=750 mm	clear, (or Uvalue:5.71, SHGC: 0.66)
W31	SW	6	0	0	none	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W32	NW	6	0	0	eave/ verandah/ pergola/balcony >=750 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W33	NE	6	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W34	SE	4	0	0	none	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W35	SE	4	0	0	none	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W36	SE	4	0	0	none	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W37	SE	4	0	0	none	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W38	SE	4	0	0	none	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W39	SW	6	0	0	none	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)
W40	NW	5	0	0	eave/ verandah/ pergola/balcony >=750 mm	timber or uPVC, single clear, (or Uvalue:5.71, SHGC: 0.66)

SKYLIGHTS

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

Skylight number	Area of glazing incl. frame (m2)	Shading device	Frame and glass type
S1	1.5	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S2	1.5	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S 3	1.5	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S4	1.5	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

cc sc

cc sc

A 19.09.2024 DEVELOPMENT APPLICATION

B 28.03.2025 S4.55

PROJECT	814 MANNING POINT ROAD
ADDRESS	814 MANNING POINT ROAD, OXLEY ISLAND, NSW
CLIENT	DAN & SAM WHITE
DOCUMENT	DEVELOPMENT APPLICATION
DRAWING	DRAWING SCHEDULE & BASIX
	COMMITMENTS
DATE	28.03.2025

DRAWING NO. DA0001

@ A1



SCALE

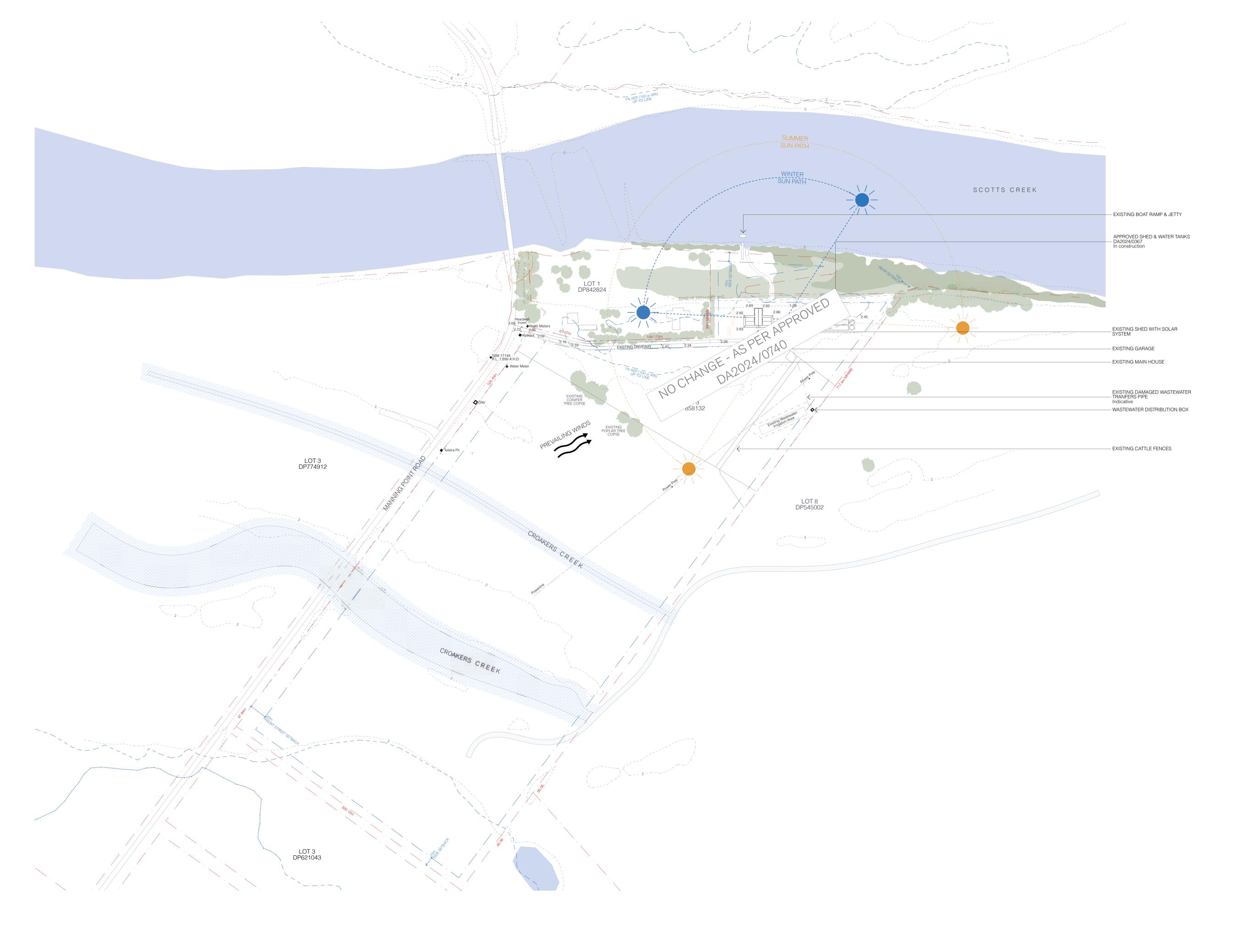
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LEGEND:

—— SITE BOUNDARY

---- SITE SETBACK

---- CONTOUR LINES (2m INTERVALS)

ABBREVIATIONS:

S.IO SEWER INSPECTION POINT
VS VENT STACK
WTS EXISTING WORM FARM SYSTEM

DEVELOPMENT SUMMARY & SITE ANALYSIS

ZONING

C2 - Environmental Conservation, RU1 - Primary Production

MIN LOT SIZE

LAND AREA

FLOOR SPACE RATIO

MAX BUILDING HEIGHT

ACID SULPHATE SOILS

BUSHFIRE

FLOOD

COASTAL ENVIRONMENT

C2 - Environmental Conservation, RU1 - Primary Production

40.0ha

LAND 40.0ha

23.170 Ha

N/A

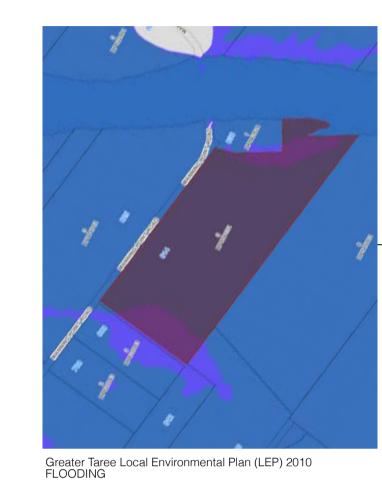
N/A

Class 1, Class 2a, Class 2b, Class 3

Is bushfire prone

Yes, flood controls apply

N/A



DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

FPL2: 1% AEP (100 yr ARI)

FPL2: 1% AEP (100 yr ARI)

REV	DATE	REVISION	BY	C
Α	19.09.2024	DEVELOPMENT APPLICATION	CC	S
В	28.03.2025	S4.55	CC	5
PROJ	ECT	814 MANNING POINT ROAD		

ADDRESS 814 MANNING POINT ROAD, OXLEY ISLAND, NSW

CLIENT DAN & SAM WHITE

DOCUMENT DEVELOPMENT APPLICATION

DRAWING EXISTING LOCATION PLAN & SITE ANALYSIS

DATE 28.03.2025 SCALE 1:2000 @ A1

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DRAWING NO. DA1001

REV



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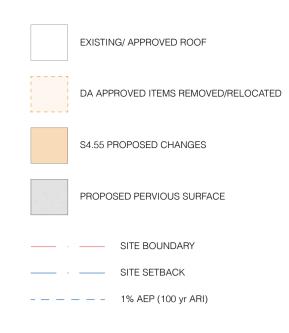
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LEGEND:



ABBREVIATIONS:

SK SKYLIGHT SP SOLAR PANEL CH CHIMNEY

LANDSCAPE & OPEN SPACE	DCP REQUIREMENT	COMPLIANCE
LANDSCAPE	30%	COMPLIES
DEEP SOIL ZONE	50%	COMPLIES
NATIVE FLORA/FLAUNA	90%	COMPLIES
MATURE TREES	1 per 300m2	COMPLIES
ROOF AREAS	EXISTING	PROPOSED
	770 sqm	986 sqm

GENERAL NOTES:

CONTOURS SHOWN TO EXTENT OF DETAILED SURVEY. DASHED CONTOURS BEYOND ARE INDICATIVE ONLY.

DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

REV	DATE	REVISION	BY	CHK
Α	19.09.2024	DEVELOPMENT APPLICATION	CC	sc
В	28.03.2025	S4.55	СС	SC

814 MANNING POINT ROAD, OXLEY ISLAND, CLIENT DAN & SAM WHITE

814 MANNING POINT ROAD

DOCUMENT DEVELOPMENT APPLICATION

DRAWING PROPOSED SITE & LANDSCAPE PLAN

28.03.2025

SCALE 1:1000 @ A1

DRAWN BY

DATE

PROJECT

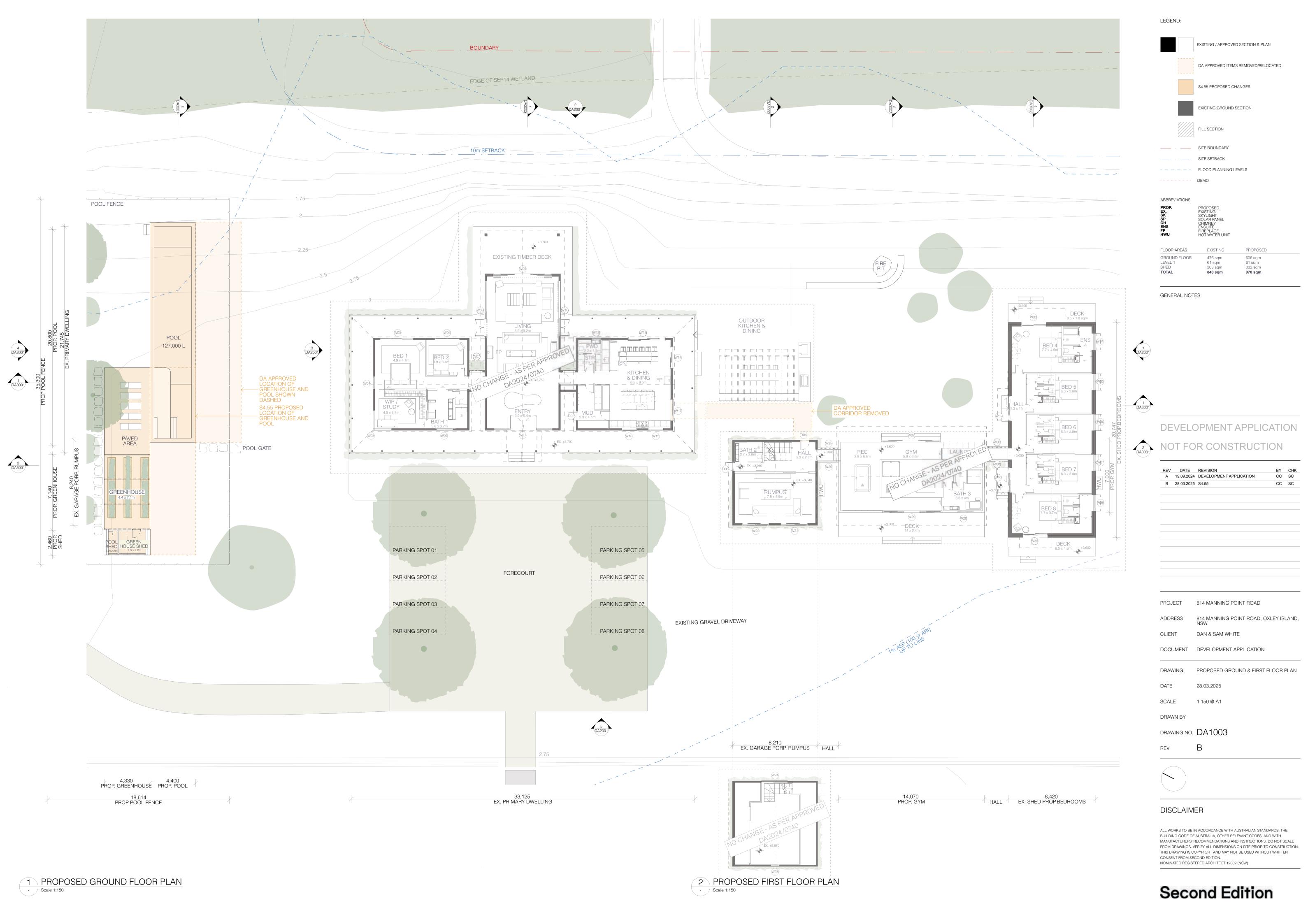
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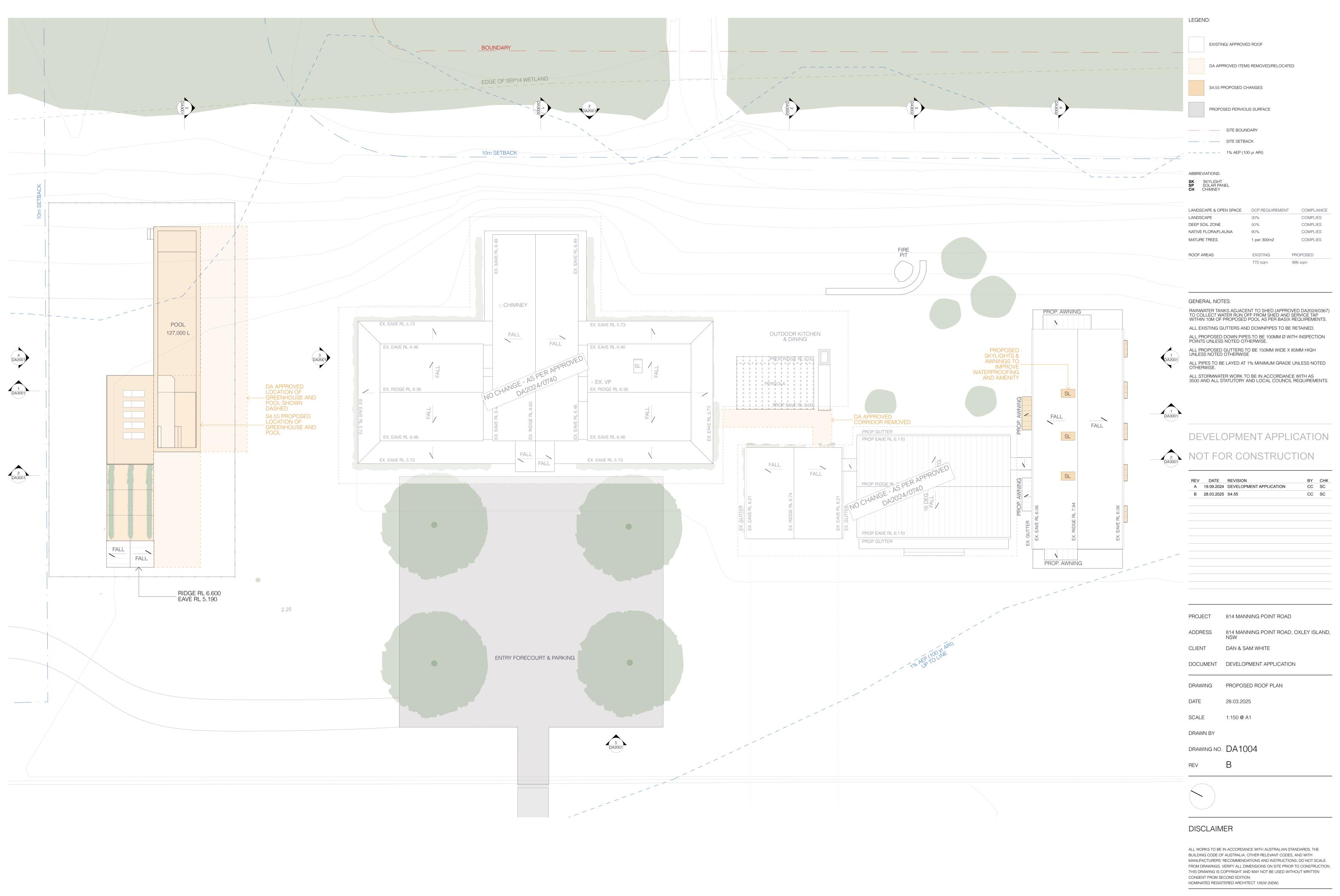
REV



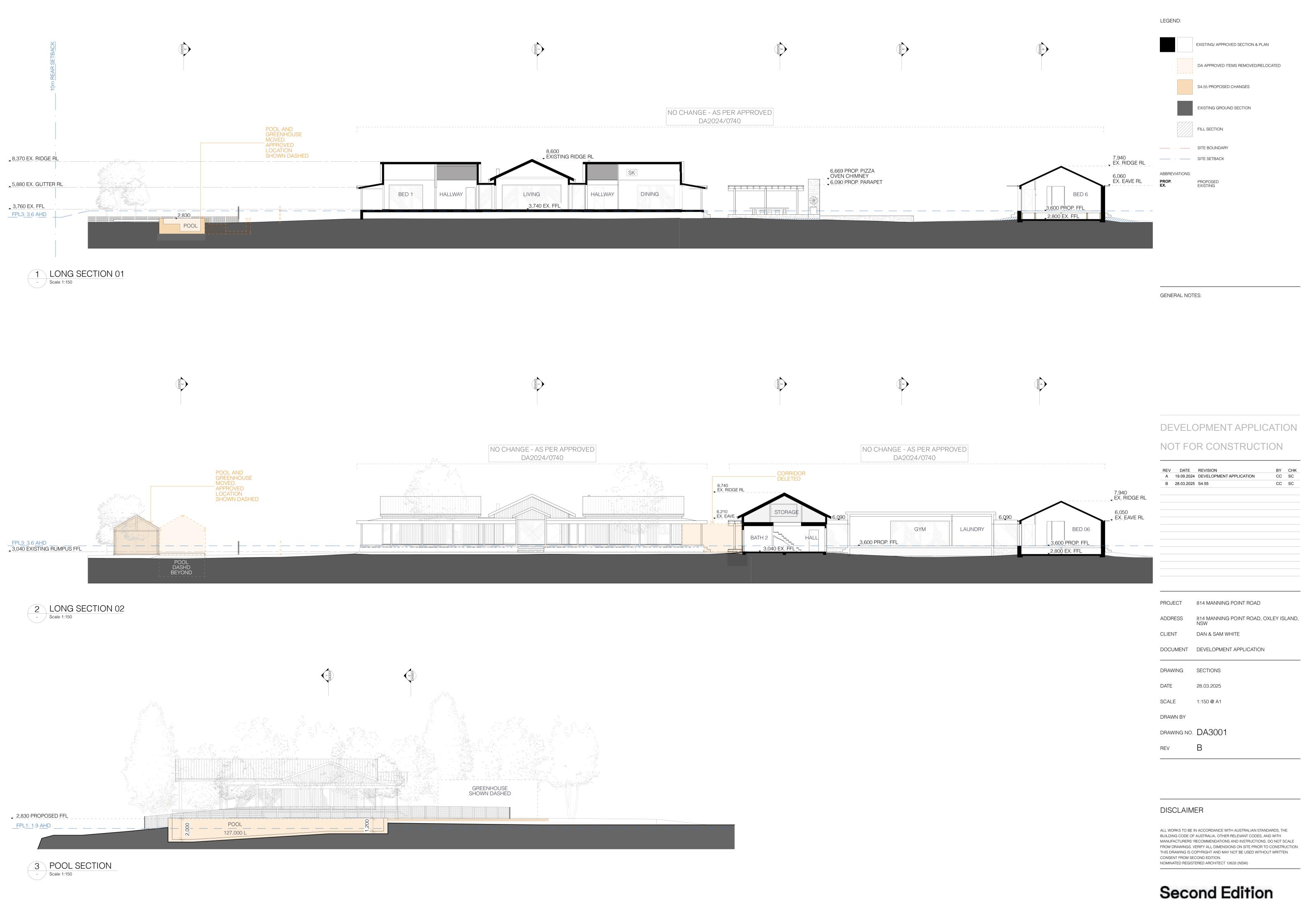
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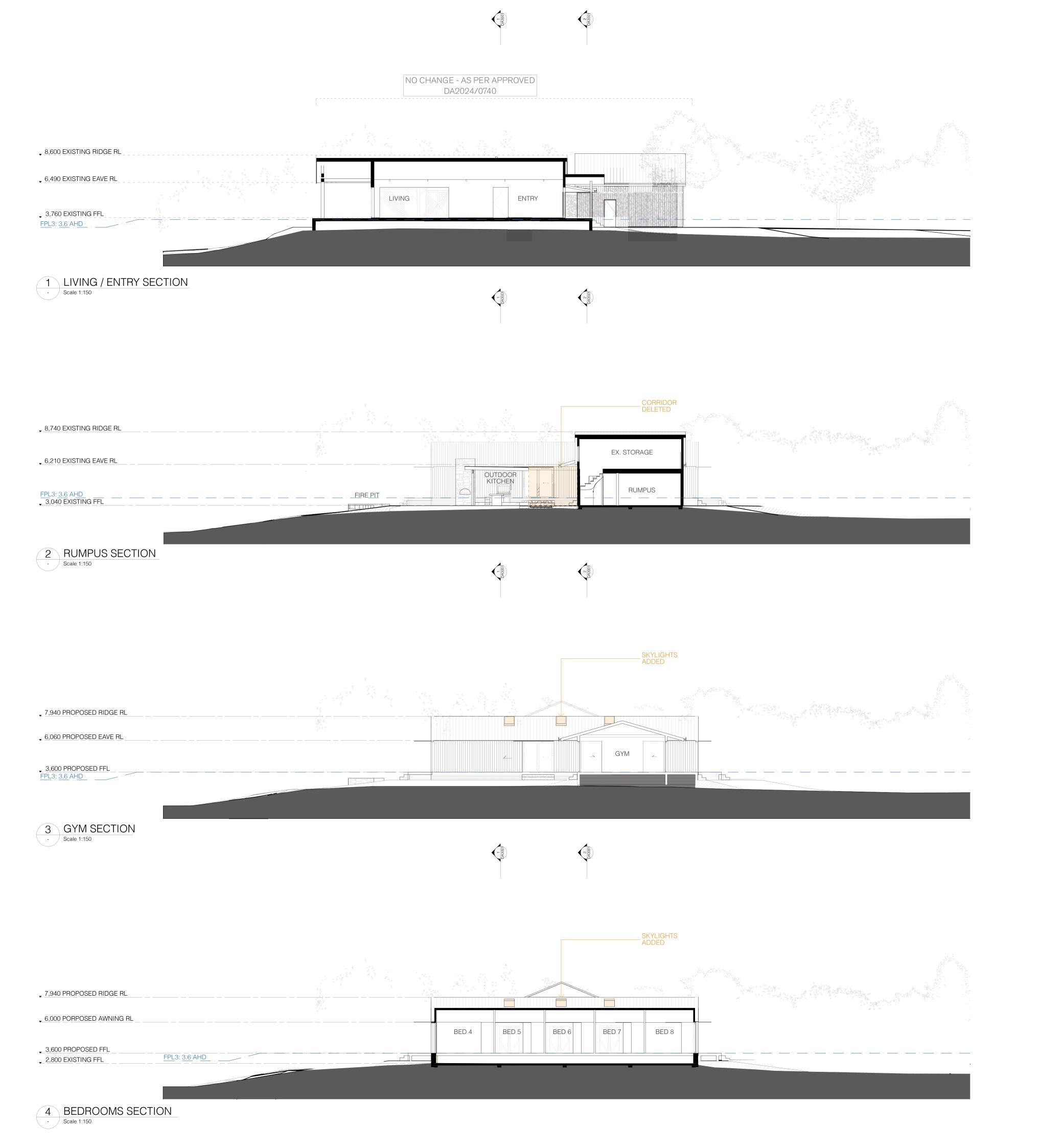
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EXISTING/ APPROVED SECTION & PLAN

DA APPROVED ITEMS REMOVED/RELOCATED

S4.55 PROPOSED CHANGES

EXISTING GROUND SECTION

FILL SECTION

—— SITE BOUNDARY

LEGEND:

GENERAL NOTES:

DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

BY CHK CC SC

cc sc

REV DATE REVISION
A 19.09.2024 DEVELOPMENT APPLICATION

B 28.03.2025 S4.55

PROJECT 814 MANNING POINT ROAD

ADDRESS 814 MANNING POINT ROAD, OXLEY ISLAND, NSW

CLIENT DAN & SAM WHITE

DOCUMENT DEVELOPMENT APPLICATION

DRAWING SHORT SECTIONS

DATE 28.03.2025

1:150 @ A1

DRAWING NO. DA3002

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NOMINATED REGISTERED ARCHITECT 12632 (NSW)

NO CHANGE - AS PER APPROVED DA2024/0740







Glazing Screens Nominated external windows & glazed doors



ST1 STONE WALLS Colour: Natural Stone

External landscape steps &

stone podium to corridors



ST2 STONE CLADDING Colour: Natural Stone

External walls: circulation

corridor & outdoor kitchen



M.E1 EXISTING STEEL ROOFING Colour: Dover White Existing House, Rumpus,

M1 PROPOSED STEEL ROOFING Colour: Dover White

Green House, Gγm



T.E EXISTING TIMBER Silvered timber Main House: deck and



T1TIMBER CLADDING & DECKING

External Walls: Existing House,

External Floors: New decking

Bedrooms, Green House

External Door Leafs



M.E2 STEEL WALL & ROOFING



GW1 GREEN WALL Steel trellis over existing fibre cement weather boards. Native climbers

External Rumpus Walls



T2 TIMBER All external windows and glazed doors frames. Green house trusses



T3 TIMBER POOL FENCE



FC1 FIBRE CEMENT **FASCIA** Colour: Paint white Main House, verandah roof



N1 PE SHADE NET Colour: Greγ

GENERAL NOTES:

DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

REV DATE REVISION
A 19.09.2024 DEVELOPMENT APPLICATION

PROJECT	814 MANNING POINT ROAD	

814 MANNING POINT ROAD, OXLEY ISLAND, NSW

CLIENT DAN & SAM WHITE

DOCUMENT DEVELOPMENT APPLICATION

@ A1

DRAWING EXTERNAL FINISHES

DATE 19.09.2024

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SCALE

DRAWING NO. DA4001

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