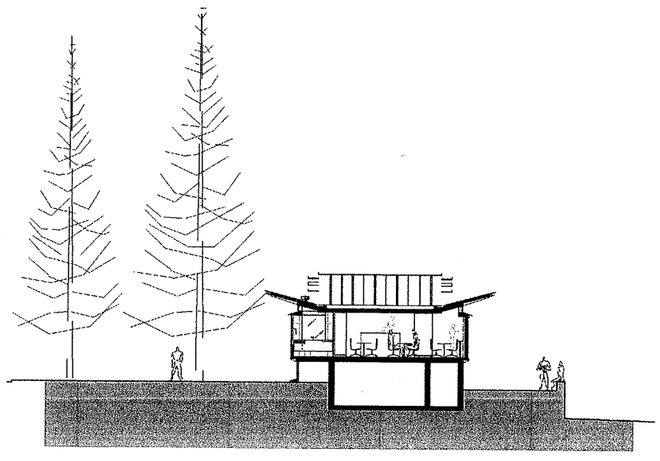
development application / construction certificate

manly ocean beach house



issue	date	comments
c	10.11.2008	D.A. & C.C.
b	30.10.2008	D.A. & C.C.
a	oct 2008	design concept

alterations - new toilets
manly ocean beach house

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client manly ocean beach house

site manly ocean beach house
manly nsw

project consultants

architect **lesiuk architects pty lts**

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architectural drawing schedule

issue	date	dwg no.	drawing	scale
c	10.11.2008	10.08.B01	floor plan	1:100@A3
c	10.11.2008	10.08.B02	W.C. floor plan	1:50@A3
c	10.11.2008	10.08.B03	W.C. setout plan	1:50@A3
c	10.11.2008	10.08.B04	section a	1:50@A3
c	10.11.2008	10.08.B05	east elevation	1:100@A3
c	10.11.2008	10.08.B06	west elevation	1:100@A3

summary list of changes

1. white tint to be applied to existing bi-fold windows to new toilet area.
2. remove existing timber floor.
   adjust floor framing as required for existing timber floor to be flush with new floor tiles on screed over CFC sheeting.
   to fall to waste to connect to sewer to all relevant codes & requirements (waterproofing to A.S. typical)
3. new timber stud framed wall to WC.
   dining room side to be paint finish to set plasterboard/ skirting to match existing.
   new solid core door with sealed frame.
4. new nib walls to either side of vanity joinery.
5. new fc sheeting with wall tiles to internal walls to WC. (waterproofing to A.S. typical)
6. new toilet cubicle divider with doors.
7. new toilets (2) installed.
   to connect to sewer to all relevant codes & requirements
8. new vanity joinery with limestone bench to match to existing.
   new mirror to wall above vanity.
   new pelmet with lighting above vanity/mirror.
9. new basin & tapware installed to vanity.
10. new mechanical exhaust to ceiling / roof to be consistent with BCA F4.9
11. new select lights above toilet cubicles.
12. new select hand dryer & towel dispenser to wall.
13. new GPO located for hand dryer.

date	issue	
10.11.2008	C	DA / CC
30.10.2008	B	DA / CC
oct 2008	A	design concept

amendments

Alterations - New Toilets
Manly Ocean Beach House
Manly NSW

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STATEMENT OF EFFECTS + HERITAGE REPORT

Background

• The existing Manly Ocean Beach House was constructed in 2002 replacing the previous Information Centre constructed in the 1980's.

• The proposed Development Application identifies;

1. NO change to the existing structure to the building,
2. No change to the exterior fabric of the building
3. No increase to the buildings footprint or bulk and scale

Application

• The Development Application identifies two (2) internal toilets and associated facilities to be provided in the location of an existing sitting nook.
• Existing plumbing connections are available immediately below this existing structure.

Impact on Amenity

Nil.

Heritage Impact

Nil

Location of Proposed Toilets - No change to exterior fabric or structure

Location of Proposed Toilets within building

latitude

longitude

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amendments

issue	date	comments
A	11th Nov. 2008	development application + const. cert.

notes

manly ocean beach house
toilet alterations
statement of effect

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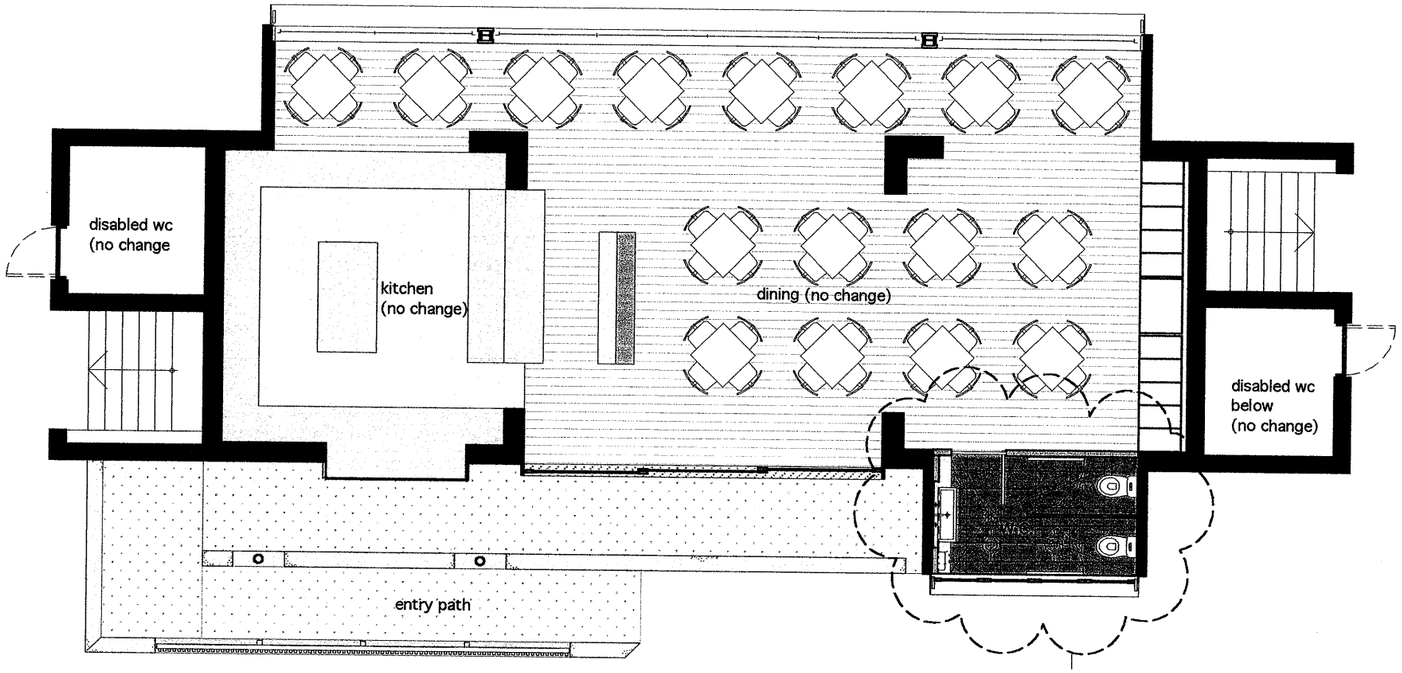

new WC to cafe.
refer drg no. 10.08.B02.

note: existing disabled toilets still to be used consistent with lease document.

floor plan
1:100 @ A3

All works to comply with BCA & all ASA Standards.

PC Items

1. floor tiles
2. wall tiles
3. toilet suites (2)
4. basin
5. tapware
6. hand dryer
7. towel dispenser
8. toilet roll holders (2)

date	issue	
10.11.2008	C	DA / CC
30.10.2008	B	DA / CC
oct 2008	A	design concept

amendments

drawing : floor plan
dwg. no. : 10.08.B01
date : oct 2008
drawn :
checked :

Alterations - New Toilets
Manly Ocean Beach House
Manly NSW

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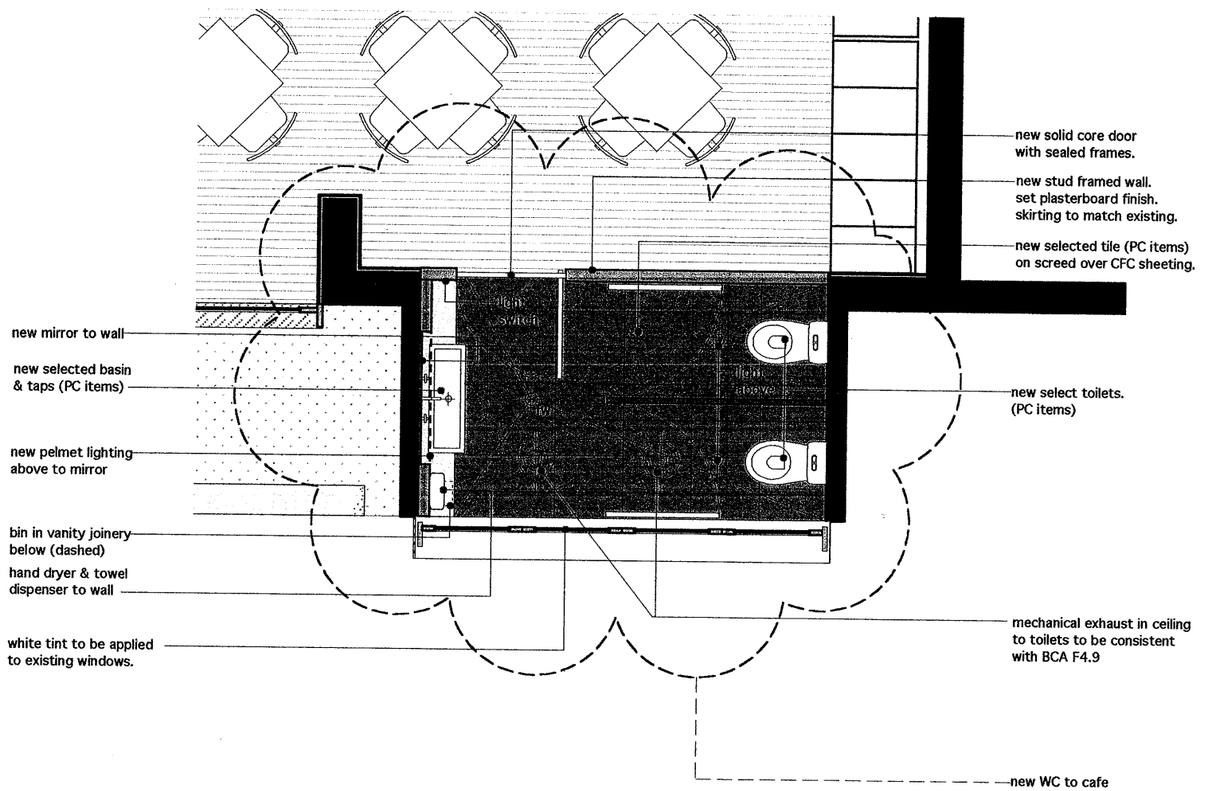

W.C. Floor Plan

scale 1:50@A3

All works to comply with BCA & all ASA Standards.

PC Items

1. floor tiles
2. wall tiles
3. toilet suites (2)
4. basin
5. tapware
6. hand dryer
7. towel dispenser
8. toilet roll holders (2)

date	issue	amendments
10.11.2008	C	DA / CC
30.10.2008	B	DA / CC
oct 2008	A	design concept

drawing : W.C. Plan
dwg. no. : 10.08.B02
date : oct 2008
drawn :
checked :

Alterations - New Toilets
Manly Ocean Beach House
Manly NSW

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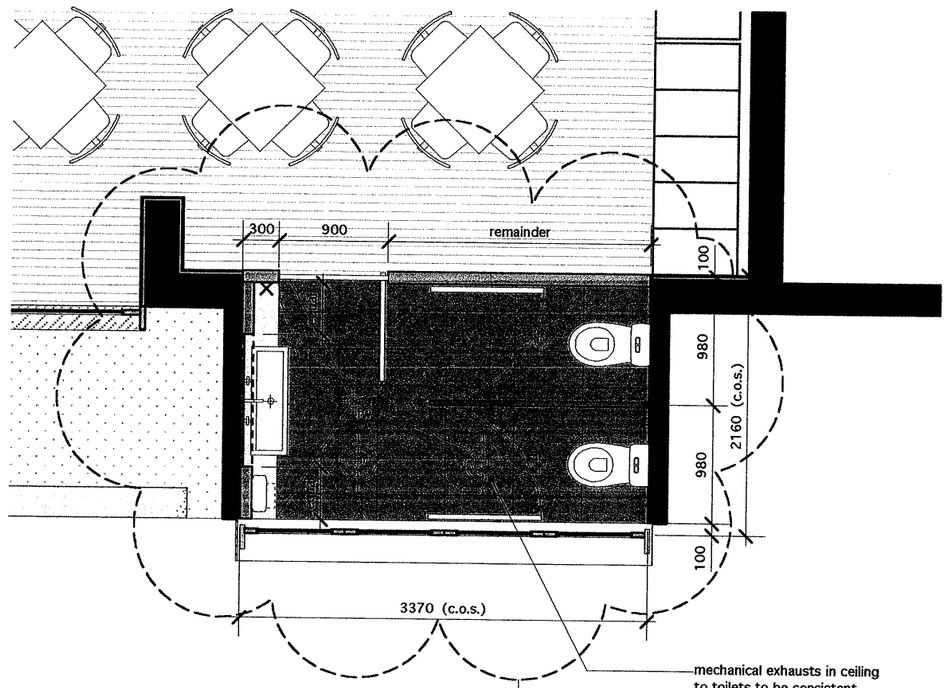

W.C. Setout Plan

scale 1:50@A3

mechanical exhausts in ceiling to toilets to be consistent with BCA F4.9 C.O.S. for location.

new WC to cafe

note: existing disabled toilets still to be used consistent with lease document.

All works to comply with BCA & all ASA Standards.

PC Items

1. floor tiles
2. wall tiles
3. toilet suites (2)
4. basin
5. tapware
6. hand dryer
7. towel dispenser
8. toilet roll holders (2)

date	issue	
10.11.2008	C	DA / CC
30.10.2008	B	DA / CC
oct 2008	A	design concept

amendments

drawing : W.C. Setout Plan
dwg. no. : 10.08.B03
date : oct 2008
drawn :
checked :

Alterations - New Toilets
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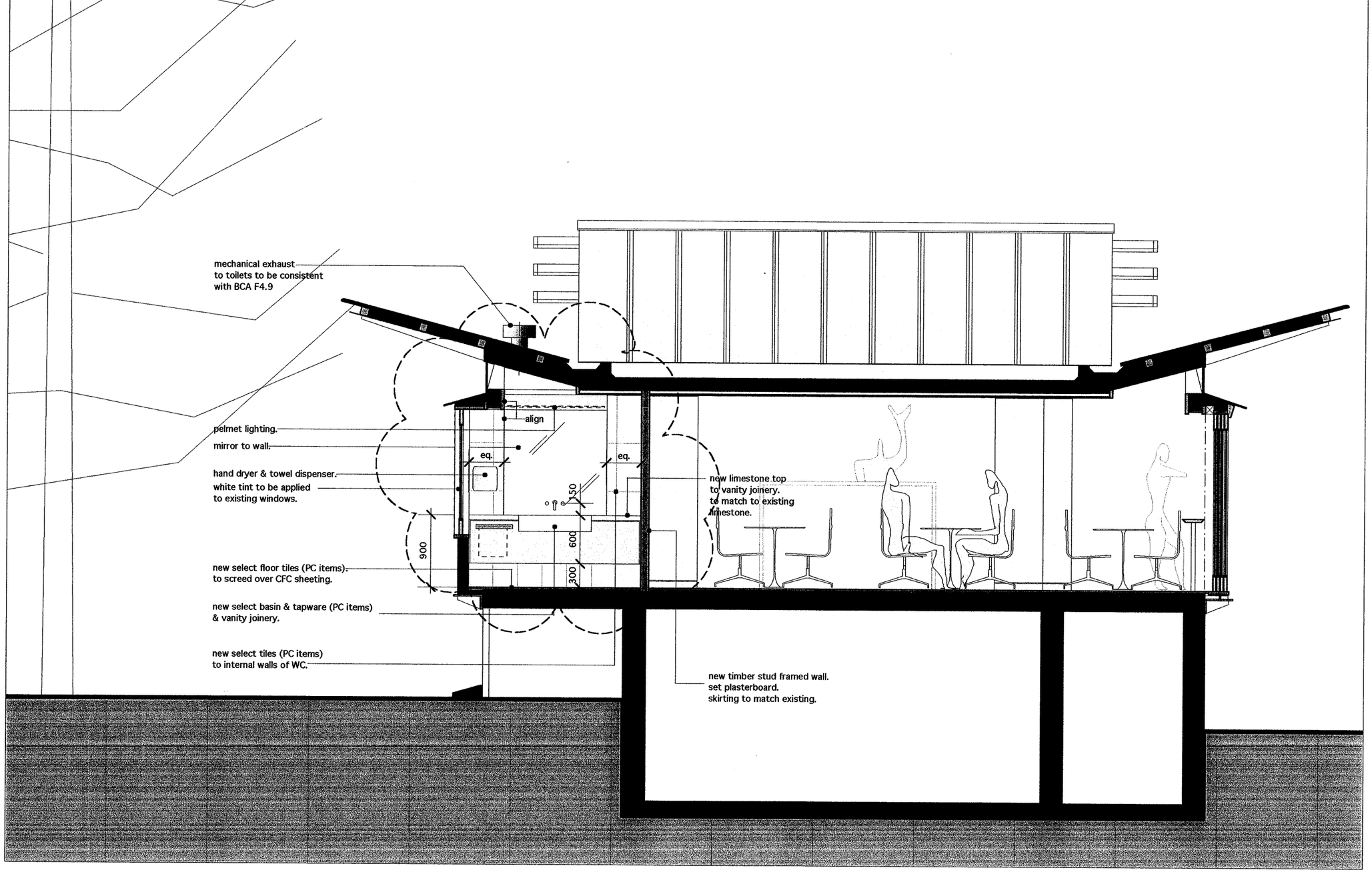
ASA Standards.

PC Items

1. floor tiles
2. wall tiles
3. toilet suites (2)
4. basin
5. tapware
6. hand dryer
7. towel dispenser
8. toilet roll holders (2)



section A

scale 1:50@A3

date	issue	
10.11.2008	C	DA / CC
30.10.2008	B	DA / CC
oct 2008	A	design concept

amendments

drawing :
dwg. no. : 10.08.B 04
date : oct 2008
drawn :
checked :

Alterations - New Toilets
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Manly NSW

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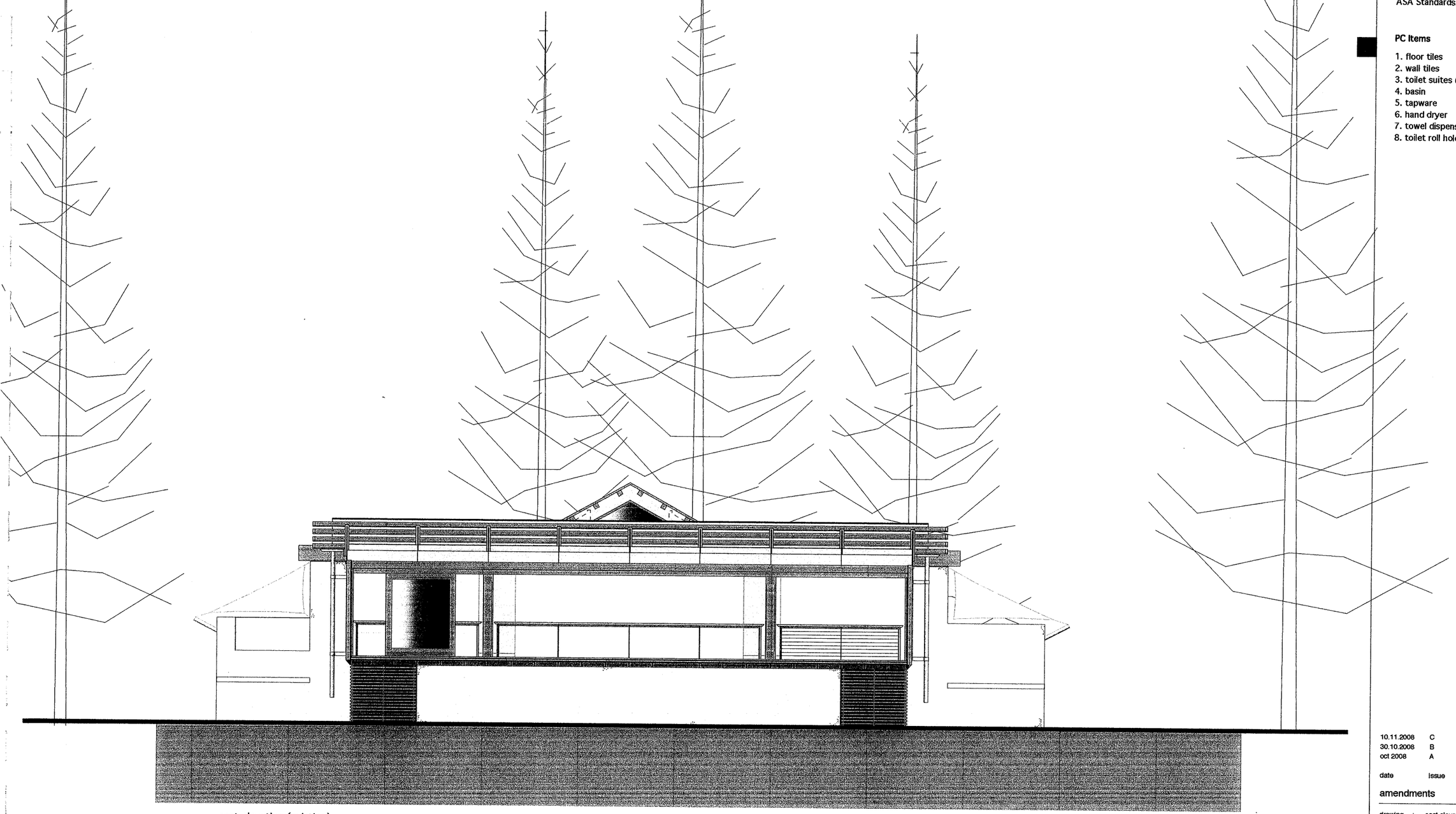

east elevation (existing)
1:100 @ A3

*note: north, south & east elevations - no change.
existing disabled toilets still to be used
consistent with lease document.

ASA Standards.

PC Items

1. floor tiles
2. wall tiles
3. toilet suites (2)
4. basin
5. tapware
6. hand dryer
7. towel dispenser
8. toilet roll holders (2)

date	issue	
10.11.2008	C	DA / CC
30.10.2008	B	DA / CC
oct 2008	A	design concept

amendments

drawing : east elevation - existing
dwg. no. : 10.08.B05
date : oct 2008
drawn :
checked :

Alterations - New Toilets
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Manly NSW

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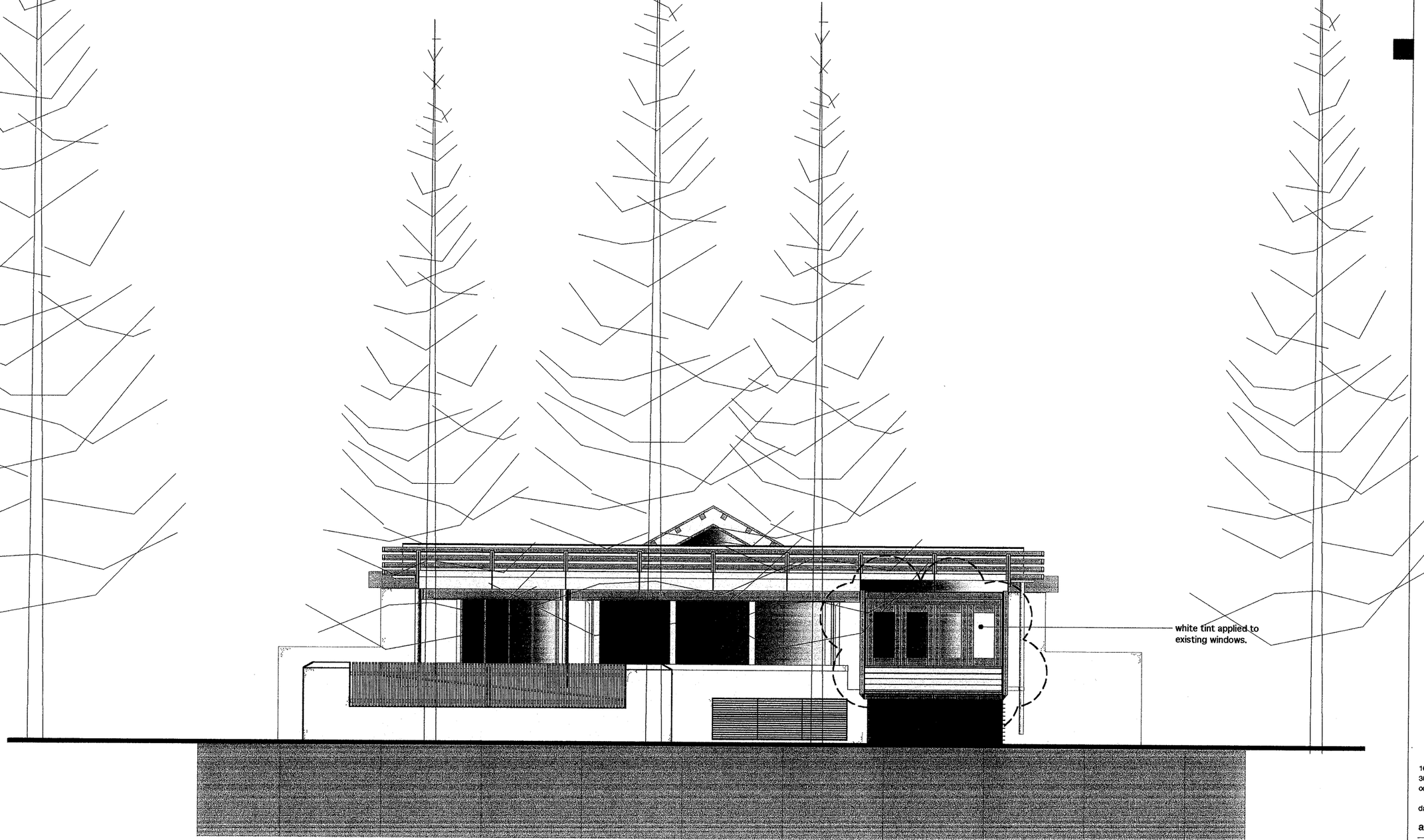

west elevation
1:100 @ A3

*note: north, south & east elevations - no change.
existing disabled toilets still to be used
consistent with lease document.

ASA Standards.

PC Items

1. floor tiles
2. wall tiles
3. toilet suites (2)
4. basin
5. tapware
6. hand dryer
7. towel dispenser
8. toilet roll holders (2)

date	issue	
10.11.2008	C	DA / CC
30.10.2008	B	DA / CC
oct 2008	A	design concept

amendments

drawing : west elevation
dwg. no. : 10.08.B06
date : oct 2008
drawn :
checked :

Alterations - New Toilets
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Manly NSW

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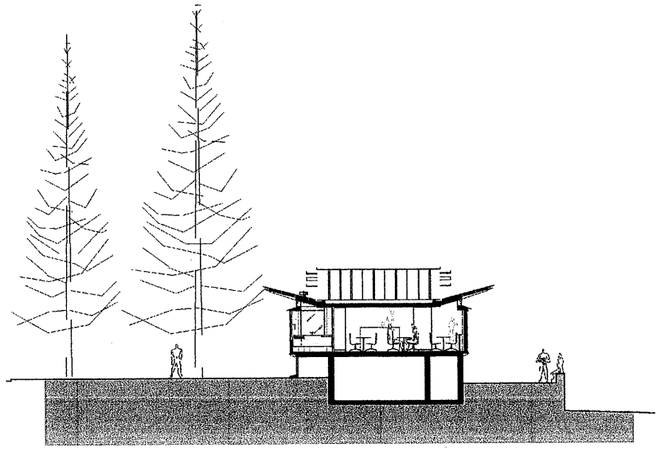
development application / construction certificate

manly ocean beach house



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