25 Angler Street Woy Woy NSW

2 1 1

BE QUICK, massive 876sqm of level land in a premier location!
Offering a two bedroom house with carport and storage area this property is perfect for the knock down re build, ideal first home or investment as there is nothing more valuable than land!
With land dimensions of 15.72m x 55.78m and a great quiet street which is walking distance to Golf course, transport and local hospital.

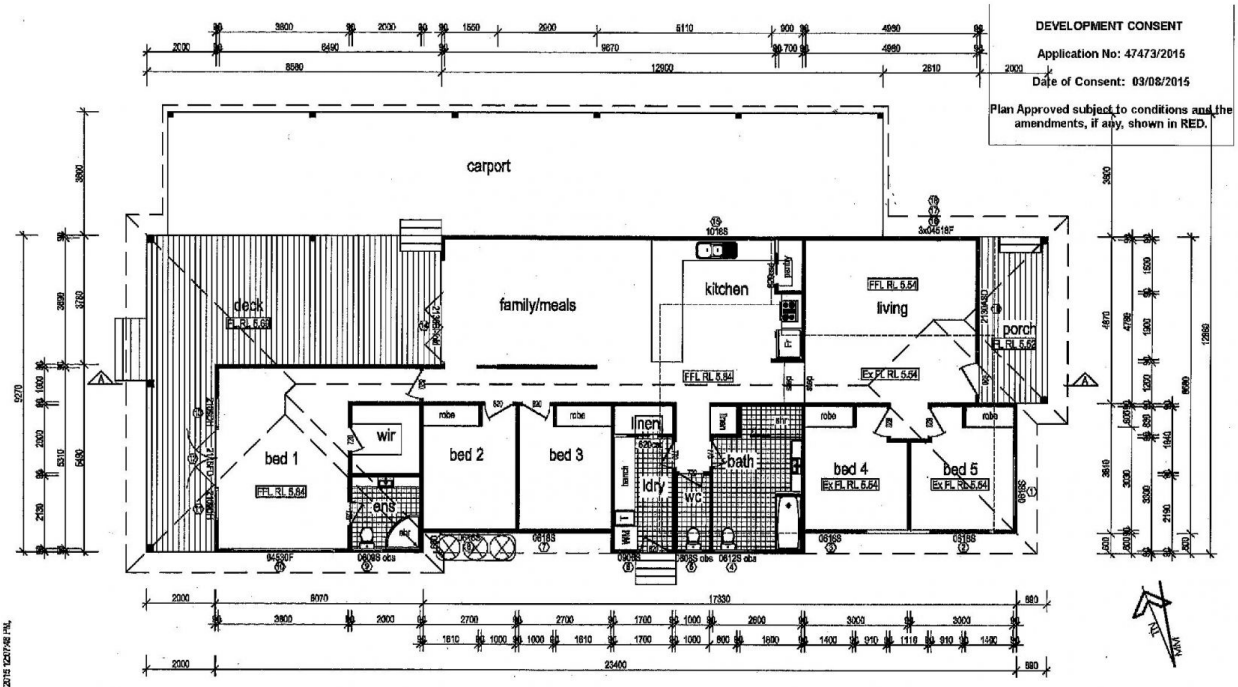
- Premier location with modern homes in the street selling over $1,000,000
- Ideal blank canvas or house and granny flat site
- DA approval for executive 5 bedroom house, pool and two bedroom studio

For full version visit the website

Type : House
Price : $ 670,000
Land Size : 876 sqm
View : https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/woy-woy/residential/house/5831769

Andrew Quilkey
02 4344 2511

Jackson White
02 4344 2511



DEVELOPMENT CONSENT

Application No: 47473/2015

Date of Consent: 03/08/2015

Plan Approved subject to conditions and the amendments, if any, shown in RED.

LEGEND

- Existing walls
- Existing walls to be demolished
- New walls - stud
- New walls - masonry
- ex Existing windows to remain
- 1500L New windows
- (1) BASIX WINDOW NUMBER

NOTE:
1. ALL LEVELS INDICATED ARE TO AHD.
2. LEVELS AND GROUND LINES SHOWN ARE APPROXIMATE ONLY.

SCALES
1 0.5 0 1 2 3 4 5m 1 : 100 @ A3

BASIX COMMITMENTS

Comply with the requirements of BASIX Certificate number A217077 dated 22 April 2015, including but not limited to the following:

1. All new or altered showerheads in the development to have a minimum 3 star rating.
2. All new or altered taps in the development to have a minimum 3 star rating.
3. A minimum of 40% of all new or altered light fittings are to be fitted with fluorescent, compact fluorescent or light-emitting-diode (LED) lamps.
4. The swimming pool:
   - must not have a capacity greater than 32kL;
   - must have a pool cover;
   - must have a swimming pool pump timer;
5. Any swimming pool heating system must be solar only.
6. Added insulation requirements:
   - Nil to concrete slab on ground;
   - R0.8 (down) to suspended framed floor above open sub-floor (or R1.5 total including construction);
   - R1.3 to new external framed and clad walls (or R1.7 total including construction);
   - R1.95 (up) to new flat ceilings;
   - 55mm thick foil backed blanket to roof.
7. Roof colour to be MEDIUM - SA 0.475 - 0.7
   (Note: Roof colour can be altered but may require an adjustment to the above added insulation requirements)
8. Window and skylight glazing and shading requirements as indicated in BASIX certificate number A217077.
   a. All window systems, except windows 4, 5, 9, 21 and 22, are to be aluminium framed with single clear glass and have ratings not greater than the following:
      - Uw - 7.83
      - SHGCw - 0.75±10%
   b. Windows 4, 5, 9, 21 and 22 are to be aluminium framed with single obscure (toned) glass and have ratings not greater than the following:
      - Uw - 7.57
      - SHGCw - 0.57±10%

Note: If any of the above commitments are required to be altered, contact the assessor prior to the change to arrange for an amended BASIX Certificate.

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO STARTING ANY WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT SUPERINTENDENT. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALE READINGS. LEVELS SHOWN ARE APPROXIMATE ONLY.

© COPYRIGHT 2014
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS SUBJECT COPYRIGHT AND MAY NOT BE COPIED, USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF KNIGHT-MAPLETON DESIGN PARTNERS.

issue	revision	date
B	1.Sleepout & covered area relocated; bathrm & ldry altered; tanks relocated.	9/6/15
	2 Main Bathrm enlarged	9/7/15

issue	revision	date
B	DA/CC	21/4/15
A	Preliminary	22/1/15
A	Preliminary	6/1/15

scale	date	drawn
1:100 @ A3	DEC 14	CPS

project no.	drawing no.	issue
14-980	200	B.2

drawing: Dwelling Floor Plan

project: Alterations & Additions

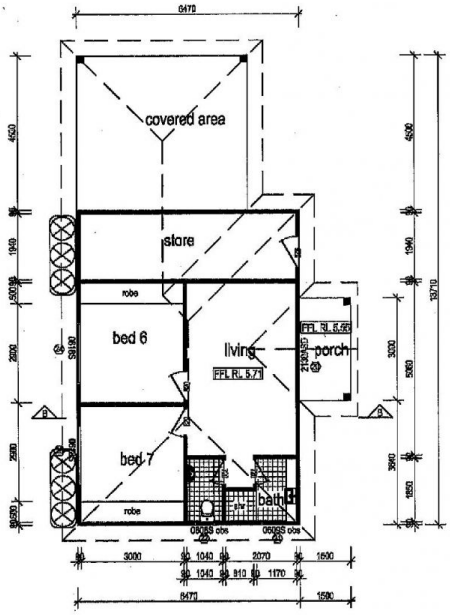
site: Lot 97 DP 8213, 26 Angler Street, Way Way

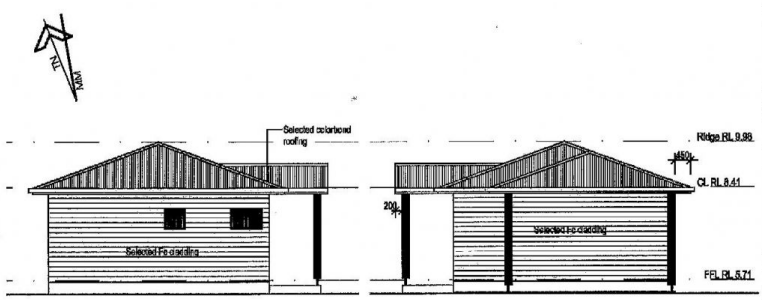
local authority: Gosford City Council

client: C & L Gilligan

knight-mapleton design partners
sustainable building design
PO BOX 3014, UMINA BEACH, NSW, 2257
308 OCEAN BEACH RD, UMINA BEACH, NSW
ph: 02 4342 2721
email: km@knightmapleton.com.au
web: www.knightmapleton.com.au
Accredited Building Designer No. BLD7
Chartered Member No. 048-00 ct
bda BUILDING DESIGNERS AUSTRALIA NSW

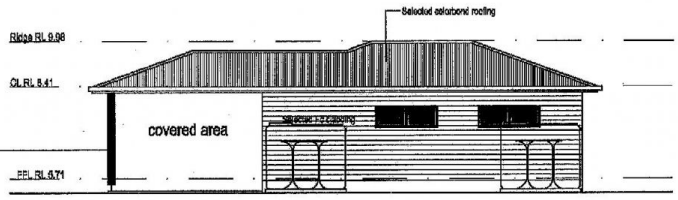
12-X-48 Working\K JM 2014\14-980_Gilligan\B-DA\CC_DS.dwg, AS-980-Floor Plan, 6/07/2015 12:07:42 PM, Copyright C3S Design Pty Ltd



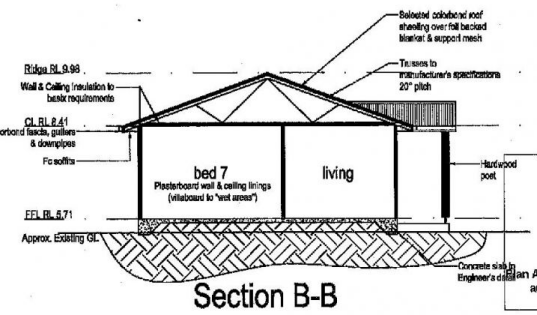


South Elevation

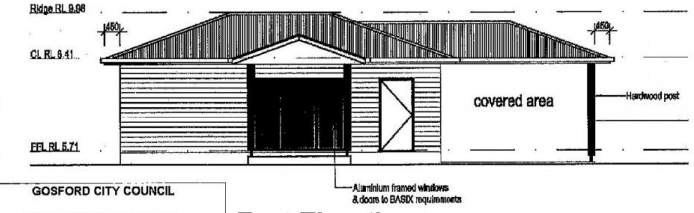
North Elevation



West Elevation



Section B-B



East Elevation

GOSFORD CITY COUNCIL

DEVELOPMENT CONSENT

Application No: 47473/2015

Date of Consent: 03/08/2015

Plan Approved subject to conditions and the amendments, if any, shown in RED.

NOTE:
1. ALL LEVELS INDICATED ARE TO AHD.
2. LEVELS AND GROUND LINES SHOWN ARE APPROXIMATE ONLY.

SCALES
1 0.5 0 1 2 3 4 5m 1 : 100 @ A3

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO STARTING ANY WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT SUPERINTENDENT. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALE READINGS. LEVELS SHOWN ARE APPROXIMATE ONLY.

© COPYRIGHT 2014
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS SUBJECT COPYRIGHT AND MAY NOT BE COPIED, USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF KNIGHT-MAPLETON DESIGN PARTNERS.

issue	revision	date
B	1.Sleepout & covered area relocated; bathrm & ldry altered; tanks relocated	9/6/15

issue	revision	date
B	DA/CC	21/4/15
A	Preliminary	22/1/15
A	Preliminary	6/1/15

scale	date	drawn
1:100 @ A3	DEC 14	CPS

project no.	drawing no.	issue
14-980	400	B.1

drawing: Sleepout

project: Alterations & Additions

site: Lot 97 DP 8213, 26 Angler Street, Way Way

local authority: Gosford City Council

client: C & L Gilligan

knight-mapleton design partners
sustainable building design
PO BOX 3014, UMINA BEACH, NSW, 2257
308 OCEAN BEACH RD, UMINA BEACH, NSW
ph: 02 4342 2721
email: km@knightmapleton.com.au
web: www.knightmapleton.com.au
Accredited Building Designer No. BLD7
Chartered Member No. 048-00 ct
bda BUILDING DESIGNERS AUSTRALIA NSW

12-X-48-Sleepout, 18/06/2015 10:26:26 AM, Copyright C3S Design Pty Ltd