

# Proposed New Residence

# 10 Gardere Avenue Curl Curl NSW



	<b>DVED BY</b> NAME(s):	DESIGN / DRAWN		01			 29/5/20	Torrington Residence	Site and Location D	rawings
DATE:			Urban Rural, Coastal, Alpine M 0402 200 700 . T 02 9973 4697 PO Box 858 Avglon Beach NSW 2107					10 Gardere Avenue Curl Curl NSW	DRAWN / DESIGNED:	Jeremy McCulla
			Jeremy@urbanharmony.com.au www.urbanharmony.com.au		CHANGE	CHANGE NAME	 DATE	P & A Torrington	SCALE:	As Ind @ A3

DATE 9/9/20	drawn JMC	PRINT DATE 9/9/20
PROJECT NUMBER	DRAWING NUMBER	PROJECT STATUS
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Page No.	Title	REV	Issued	Published	Comment
A00	Cover	01	$\boxtimes$	$\boxtimes$	
A01	Drawing List   Site Location	01	$\boxtimes$	$\boxtimes$	
A02	Site Survey	01	$\boxtimes$	$\boxtimes$	
A03	Site Plan	01	$\boxtimes$	$\boxtimes$	
A04	Landscaped Open Space Plan	01	$\boxtimes$	$\boxtimes$	
A05	Site Analysis Plan	01		$\boxtimes$	
A100	Ground Floor	01	$\boxtimes$	$\boxtimes$	
A101	First Floor	01		$\boxtimes$	
A102	Roof Plan	01	$\boxtimes$	$\boxtimes$	
A103	Floor Areas	01	$\boxtimes$	$\boxtimes$	
A104	Gross Floor Areas	01	$\boxtimes$	$\boxtimes$	
A300	Elevations 1	01		$\boxtimes$	
A301	Elevations 2	01		$\boxtimes$	
A400	Sections 1	01	$\boxtimes$	$\boxtimes$	
A401	Sections 2	01		$\boxtimes$	
A402	Sections 3	01	$\boxtimes$	$\boxtimes$	
A500	Shadow Diagram 9am	01	$\boxtimes$	$\boxtimes$	
A501	Shadow Diagram 12pm	01		$\boxtimes$	
A502	Shadow Diagram 3pm	01	$\boxtimes$	$\boxtimes$	
A600	Window Schedule	01		$\boxtimes$	
A601	BASIX	01		$\boxtimes$	
A602	Colours and Materials	01	$\boxtimes$	$\boxtimes$	
A700	Landscape Concept Plan	01	$\boxtimes$	$\boxtimes$	
A701	Front Fence Elevation & 3D	01	$\boxtimes$	$\boxtimes$	

# General List of Abbreviations:

AL	Aluminium
AC	Air Conditioning
ALC	Aluminium Cladding
B BAL BDY BLWK BBQ BFD BV BV BW BW BWRP	Brick Balcony Boundary Blockwork Barbecue Bifold Doors Brick Veneer Brick Veneer Brick Face Work Rendered & Painted Brickwork
CONC	Concrete
CSD	Cavity Sliding Door
CST	Concrete Steel Trowel Finish
CPT	Ceramic Tile
CED	Cupboard
CPS	Concrete, Polished & Sealed
CFC	Compressed Fibre Cement
CJ	Control Joint
C/L	Centre Line
CTS	Centre to
C/C	Centre to Centre
CL	Ceiling Level
D	Door
DRY	Clothes Dryer
DG	Double Glazing
DP	Downpipe
DW	Dishwasher
DPC	Damp Proof Course
DBW	Dumb Waiter
DAR	Dressed All Round
EJ	Expansion Joint
EXG	Existing
EDB	Electrical Distribution Board
F FG FML FB FC FSS FCL FFL FL FGL	Fixed Fixed Glazing Fixed Metal Louvre Face Brickwork Fibrous Cement Floor Waste Frameless Shower Screen Finished Ceiling Level Finished Floor Level Floor Level Finished Ground Level

# APPROVED BY

CLIENT NAME(s):

DATE:

GL	Ground Level
GFP	Gas Fireplace
G	Glazing
GR	Glazed Roofing
HWU	Hot Water Unit
LOH	Lift Off Hinge
LIN	Linen
LV	Louvre Window
LWF	Lightweight Foam
LWC	Lightweight Cladding
MDR	Metal Deck Roofing
MH	Manhole
MW	Microwave
NGL	Natural Ground Level
OG	Opaque Glazing
PB	Plasterboard
PBB	Plasterboard on Brick
PF	Paint Finished
PLD	Panel Lift Door
RWH	Rainwater Head
REF	Refrigerator
RP	Rendered & Painted
SC	Stone Cladding
SD	Smoke Detector
SHR	Shower
SLD	Sliding Glazed Door
SP	Solar Panel
ST	Stonework
SS	Stainless Steel
T	Timber
TF	Timber Flooring
TL	Timber Louvres
TR	Tiled Roof
TS	Timber Screen
TOW	Top of Wall
UHD	UrbanHarmonyDesign
U/S	Underside
WB WC WR WS WS	Weatherboard Water Closet Wardrobe Window Waste Stack Washing Machine

DESIGN / DRAWN

# **General Notes**

If the status of this drawing is not signed off For Construction, it may be subject to change, alteration or amendment at the discretion of Urban Harmony. No liability will be accepted for any loss, damage harm or injury whether special, consequential, direct or indirect, suffered by you or any other parage as gradited the use of this drawing. person as a result of the use of this drawing This plan is to be read in conjunction with Engineering plans, Landscape plans and any other plans or written instructions issued relating to the development at the subject site. All dimensions are NOMINAL. Figured dimensions take preference to scale readings. Contractors are to verify all dimensions and levels on site before commencement of ANY work. Figured dimensions take preference to scale. Report any discrepancies to the designer for confirmation before proceeding with the work. All construction practices are to be in accordance with the current issue of the National Construction Code (NCC) and all other relevant Australian Standards and codes. All carpentry work to comply with AS 1684 Residential Timber Framed Construction. All prefabricated timber trusses & frames to be installed to the manufacturers detail & specification. All concrete slabs, retaining walls, structural steel, foundations & footings etc to be designed and specified by the consulting structural engineer and built strictly in accordance with such details as approved. Termite protection to be installed in accordance with AS 3660.1 and the NCC. Smoke alarms to be installed as required to meet AS3786. Safe Movement and Access in accordance with part 3.9 of the NCC, including Landings where required Stair Construction to be as per Part 3.9.1, Balustrades and Handrails per Part 3.9.2. Treads to have Slip-resistance classification be as per Part 3.9.1.3 of the NCC and AS 4586. Protection of Openable windows to be as per Part 3.9.2.5 of the NCC

Light & Ventilation to be as per Parts 3.8.4/5 of the NCC



LEP Requirements.	Proposed Floor Areas				
Lot 5 DP DP6000	Area	Floor Level	Measured Area (m2)		
Site Area: 455.3m2 Warringah (Map Map 10)	First Floor	First Floor	193.65		
and Zoning Map - R2 Low Density Residential	Front Balcony	First Floor	34.16		
Height of Buildings - 8.5m (LEP) - ĆOMPLIES Floor Space Ratio: N/A	Garage	Ground Floor	47.69		
Minimum Lot size: 450m2 Heritage: N/A Acid Sulphate Soils: N/A	Ground Floor	Ground Floor	145.77		
Warringah LEP 2011 - Land slip risk map - Area B	Porch	Ground Floor	5.35		
DCP Requirements.			426.62 m <sup>2</sup>		
Site Area: 455.3m2					

Site Area:		400.3M2
Narringah <b>Ll</b>	EP 2011	
Side bounda Nall Height: Setbacks:	ry envelope:	5m high / 45 degrees 7.2 maximum wall height - COMPLIES
	Front: Side: Rear:	6.5m - Dwelling Complies, front balcony to predominant street setback 900mm - COMPLIES 6m - COMPLIES

Landscaped open space: 40% of site 173.4m2 required (NOTE NARROW LOT)



# **Torrington Residence**

10 Gardere Avenue Curl Curl NSW CLIENT P & A Torrington

DATE

### WING TITLE: Site and Location Drawings Drawing List | Site Location

AWN / DESIGNED:		
	Jeremy McCulla	
ALE:	As Ind @ A3	

29/5/20 01 PROJECT UrbanHarmony SITE Luxury Residential Design Urban . Rural . Coastal . Alpine M 0402 200 700 . T 02 9973 4697 PO Box 858 Avalon Beach NSW 2107 Jeremy@urbanharmony.com.au

www.urbanharmony.com.au ISSUE CHANGE CHANGE NAME

FSR Calculation						
Location	Measured Area					
First Floor GFA	169.59					
Ground Floor GFA	126.81					
	296.40 m <sup>2</sup>					

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APPROVED BY CLIENT NAME(s):	UrbanHarmony	01	29/5/20	Torrington Residence	DRAWING TITLE: Site and Location I Site Survey	Drawings
DATE:	Utban Rural . Coastal . Alpine M 0402 200 700 . T 02 9973 4697 PO Box 858 Avalon Beach NSW 2107 Jeremy@utbanharmony.com.au www.utbanharmony.com.au		E CHANGE NAME DATE	10 Gardere Avenue Curl Curl NSW CLENT: P & A Torrington	DRAWN / DESIGNED: SCALE:	Jeremy McCulla











P & A Torrington









As	Ind	@ A3	

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CLIENT NAME(s):						Torrington Residence	Shadow Diagrams Shadow Diag	ram 9am
 DATE:	Utban, Rural. Coastal. Apine Witban, Rural. Coastal. Apine M 0402:200 T 02 9973 4697 PO Box 858 Avaion Beach, NSW 2107					10 Gardere Avenue Curl Curl NSW	DRAWN / DESIGNED:	Jeremy McCulla
	Jeremy@urbanharmony.com.au www.urbanharmony.com.au		CHANGE	CHANGE NAME	DATE	P & A Torrington	SCALE:	As Ind @ A3

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DATE 9/9/20 PROJECT NUMBER 580	DRAWN JMC DRAWING NUMBER 580.A5500	PRINT DATE 9/9/20 PROJECT STATUS DA



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				Torrington Residence	Shadow Diagrams	40
CLIENT NAME(s):				SITE:	Shadow Diag	jram 12pm
	Luxury Residential D Urban, Rural-, Coastal .			10 Gardere Avenue	DRAWN / DESIGNED:	
DATE:	M 0402 200 700 . T 02 9973 ·			Curl Curl NSW	DRAWN / DESIGNED:	Jeremy McCulla
	PO Box 858 Avaton Beach NSW Jeremy@urbanharmony.com				SCALE:	
	www.urbanharmony.com	n.au ISSUE CHANGE CHANGE NAME	DATE	P & A Torrington		As Ind @ A3

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Number	Height	Width	Sill Height	Head Height	Comments	Story	Location	Elevation	Glazing	Frame
W01	2700	1020	0	2700	Entry Combination	Ground Floor	Entry	S-01	ТВА	Aluminium
W02	2400	900	-172	2228	Fixed	Ground Floor	Garage	Left / East	OBS	Aluminium
W03	2400	900	0	2400	Single Glazed Door	Ground Floor	Laundry	Left / East	TBA	Aluminium
W04	600	1510	2100	2700	Sliding	Ground Floor	Ens 2	Left / East	OG	Aluminium
W05	1500	1810	900	2400	Sliding	Ground Floor	Bed 2	Left / East	TBA	Aluminium
W06	1500	1810	900	2400	Sliding	Ground Floor	Bed 3	Left / East	TBA	Aluminium
W07	2400	600	0	2400	Louvre	Ground Floor	Rumpus	Left / East	TBA	Aluminium
W08	2400	600	0	2400	Louvre	Ground Floor	Rumpus	Left / East	TBA	Aluminium
W09	2400	4200	0	2400	Sliding Door	Ground Floor	Ground Floor	Rear / South	TBA	Aluminium
W10	2400	600	0	2400	Louvre	Ground Floor	Rumpus	Right / West	TBA	Aluminium
W11	2400	600	0	2400	Louvre	Ground Floor	Rumpus	Right / West	TBA	Aluminium
W12	600	1510	2100	2700	Sliding	Ground Floor	Bath	Right / West	OG	Aluminium
W13	2700	6620	0	2700	Sliding Door	First Floor	Living Room	Front / North	TBA	Aluminium
W14	1645	6620	2700	4345	Angled Highlight	First Floor Highlight	Living Room	Front / East	TBA	Aluminium
W15	2105	600	380	2485	Louvre	First Floor	Living Room.	Left / East	TBA	Aluminium
W16	2105	600	380	2485	Louvre	First Floor	Living Room.	Left / East	TBA	Aluminium
W17	600	4000	900	1500	Fixed	First Floor	Kitchen	Left / East	TBA	Aluminium
W18	600	1210	900	1500	Fixed	First Floor	Pantry	Left / East	TBA	Aluminium
W19	1500	1810	900	2400	Sliding	First Floor	Guest	Left / East	TBA	Aluminium
W20	600	1510	1800	2400	Sliding	First Floor	Pdr	Left / East	OG	Aluminium
W21	1500	1810	900	2400	Sliding	First Floor	Study	Left / East	TBA	Aluminium
W22	1500	2710	900	2400	Sliding	First Floor	Master Suite	Left / East	TBA	Aluminium
W23	600	3640	1800	2400	Awning	First Floor	Master Suite	Left / South	TBA	Aluminium
W24	600	2000	1800	2400	Sliding	First Floor	Ensuite	Right / West	OG	Aluminium
W25	900	610	1500	2400	Sliding	First Floor	Ens WC	Right / West	OG	Aluminium
W26	2400	1810	-480	1920	Fixed	First Floor	Stair	Right / West	TBA	Aluminium
W27	2105	600	380	2485	Louvre	First Floor	Meals	Right / West	TBA	Aluminium
W28	2105	600	380	2485	Louvre	First Floor	Living Room.	Right / West	TBA	Aluminium
W29	2105	600	380	2485	Louvre	First Floor	Living Room.	Right / West	TBA	Aluminium



APPROVED BY	DESIGN / DRAWN	01			29/5/20	PROJECT:	DRAWING TITLE: Schedules	
CLIENT NAME(s):	UrbanHarmony					Torrington Residence	Window Sche	edule
	Uvkury Residential Design Urban Rural. Coastal Alpine M 0402 200 700 . T 02 9973 4697					10 Gardere Avenue Curl Curl NSW	DRAWN / DESIGNED:	
DATE:	PO Box 858 Avaion Beach NSW 2107 Jeremy@urbanharmony.com.au						SCALE:	Jeremy McCulla
	www.urbanharmony.com.au	ISSUE	CHANGE	CHANGE NAME	DATE	P & A Torrington		As Ind @ A3

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## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		~	~
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		~	~
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		~	
Alternative water	1		
Rainwater tank			
The applicant must install a rainwater tank of at least 1800 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 rain runoff from at least 150 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		<ul> <li></li> </ul>	~
The applicant must connect the rainwater tank to:			
all toilets in the development			
the cold water tap that supplies each clothes washer in the development			
<ul> <li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> </ul>		Ĵ.	Ĵ
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate (and all aspects of the proposed development which were used to calculate those specifications.	~	~	~
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		~	~

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	~	<ul> <li>Image: A set of the set of the</li></ul>	<b>~</b>
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		<ul> <li>Image: A set of the set of the</li></ul>	~
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		<ul> <li></li> </ul>	~
The cooling system must provide for day/night zoning between living areas and bedrooms.		<ul> <li>Image: A set of the set of the</li></ul>	~
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		<ul> <li></li> </ul>	~
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		<ul> <li>Image: A set of the set of the</li></ul>	~
The heating system must provide for day/night zoning between living areas and bedrooms.		<ul> <li>Image: A set of the set of the</li></ul>	~
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		<ul> <li>Image: A set of the set of the</li></ul>	~
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		<ul> <li>Image: A set of the set of the</li></ul>	~
Laundry: natural ventilation only, or no laundry; Operation control: n/a		<ul> <li>Image: A set of the set of the</li></ul>	<b>~</b>
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
at least 5 of the bedrooms / study; dedicated			
at least 3 of the living / dining rooms; dedicated		1 J	1 J
the kitchen; dedicated			
all bathrooms/toilets; dedicated			
the laundry; dedicated			
all hallways; dedicated		. J.	Ŭ
Natural lighting	1	•	•
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	~	~	~
The applicant must install a window and/or skylight in 5 bathroom(s)/toilet(s) in the development for natural lighting.	~	<ul> <li>Image: A set of the set of the</li></ul>	~
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		~	
The applicant must install a fixed outdoor clothes drying line as part of the development.		<b>_</b>	

# **BASIX NOTES**

# Water

Floor and wall construction

floor - concrete slab on ground

floor - suspended floor above garage

1,800 Rain water tank, approx. 60% of roof draining to it, connect to WC, garden tap & washing ٠ machine

Area

All or part of floor area square metres

All or part of floor area

3 star showerhead 7.5-9 litres/min .

The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below

- 4 star wc .
- 4 star taps

# Thermal

- Medium colour walls .
- Medium colour roof .
- Wafflepod slab .
- . 15mm foil faced foam cavity insulation (incl. Garage external wall)
- . R2.5 wall insulation to first floor
- R4.0 ceiling insulation (excl. Garage)
- R2.5 to exposed 1<sup>st</sup> floors and between garage & rooms above ٠
- Anticon to roof
- Self sealing exhaust fans to wet areas with shower •
- Weather stripping ٠

- Downlights
- Standard windows (AWS)
  - Sliding/Fixed Uw 6.4 & shgc 0.73 clear glass
  - Sliding door Uw 3.2 & shgc 0.57 double glazed low e (rumpus) ٠
  - Awning Uw 4.9 & shgc 0.41 comfort plus glass (kitchen & pantry, stairwell) .
  - Sliding/Fixed Uw 3.5 & shgc 0.55 double glazed low e (entry sidelight, highlight in living) ٠
  - Stacking door door Uw 3.3 & shgc 0.56 double glazed low e (living) .
  - Entry door Uw 5.9 & shgc 0.56 single glazed ٠
  - Louver Uw 4.5 & shgc 0.54 low e .
- Energy
  - Gas instantaneous HWS 6 stars
  - Three phase reverse cycle a/c ٠ ٠
  - Exhaust fan to wet areas, ducted to outside air
  - Rangehood, ducted to outside air .
  - Gas cooktop, electric oven . .
  - External clothesline

APPROVED BY CLIENT NAME(s):	DESIGN / DRAWN UrbanHarmony Luxury Residential Design	01		28/8/20	Torrington Residence	DRAWING TITLE: Schedules BASIX	
DATE:	Utora, Rarde Tadi Sasterna I Apine Utora, Rarde Coastal Apine M 0402 200 700 . T 02 9973 4697 PO Box 858 Avalon Beach NSW 2107 Jeremy@urbonharmony.com.au				10 Gardere Avenue Curl Curl NSW	DRAWN / DESIGNED:	Jeremy McCulla
	www.urbanharmony.com.au	ISSUE CHANGE	CHANGE NAME	DATE	P & A Torrington		As Ind @ A3

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9/9/20 JMC 9/5 PROJECT NUMBER DRAWING NUMBER PRO
80 580.A601 D



Stone Cladding



# Rendered areas - Dulux malay grey

NOTE Colours Must be confirmed on site by client utilising 1.0m x 1.0m swatches as environment can atter final colour

Preliminary selections only . Final colour and material selection at owner's discretion.

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DATE:

DESIGN / DRAWN	01		
UrbanHarmony			
Luxury Residential Design			
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M 0402 200 700 . T 02 9973 4697			
PO Box 858 Avaion Beach NSW 2107			
Jeremy@urbanharmony.com.au			
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Torrington Residence
site: 10 Gardere Avenue Curl Curl NSW
CLIENT: P & A Torrington

Window & External door frames - Vivid white

28/8/20

DATE

Painted Weatherboards - Dulux - Dieskau

Colours and	d Materials
DRAWN / DESIGNED:	
	Jeremy McCulla
SCALE:	

As Ind @ A3



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