

**SURVEY LEGEND**

- HOT WATER TANK
- WATER METER
- TELECOM PIT
- MANHOLE (SEWER/STORMWATER)
- SEWER TERMINAL
- MAINTENANCE SHAFT
- SEWER MAINTENANCE SHAFT
- VEHICLE CROSSING
- KERB INLET PIT
- LIGHT POLE
- ELECTRICITY POLE
- ELECTRICITY PILLAR
- HYDRANT
- STOP VALVE
- KERB OUTLET
- SERVICE CONDUIT
- TREE (DIA/HEIGHT)
- GARDEN BED
- SHRUB
- DENOTES PHOTO POINT
- DENOTES TELEPHONE BOOTH

**SCHEDULE OF TREES**

T	DIAMETER	HEIGHT	TYPE
T1	0.20	3m	-
T2	0.20	3m	-
T3	0.20	3m	-
T4	0.20	3m	-
T5	0.20	5m	-
T6	0.20	5m	-
T7	0.20	8m	-
T8	0.20	8m	-
T9	0.20	6m	-
T10	0.20	5m	-
T11	0.20	8m	-
T12	0.20	3m	-
T13	0.20	3m	-
T14	0.50	6m	-
T15	0.50	6m	-

**SITE LEGEND**

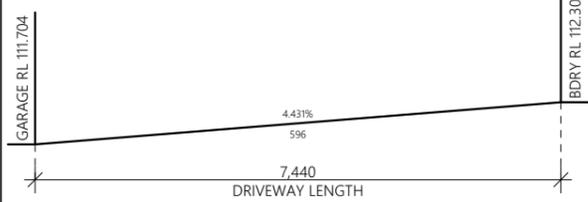
- EXISTING TO REMAIN
- TO BE DEMOLISHED
- DROP EDGE BEAM
- CUT AREA
- FILL AREA
- BATTER TO NGL
- RETAINING WALL

**LOCATION PLAN**



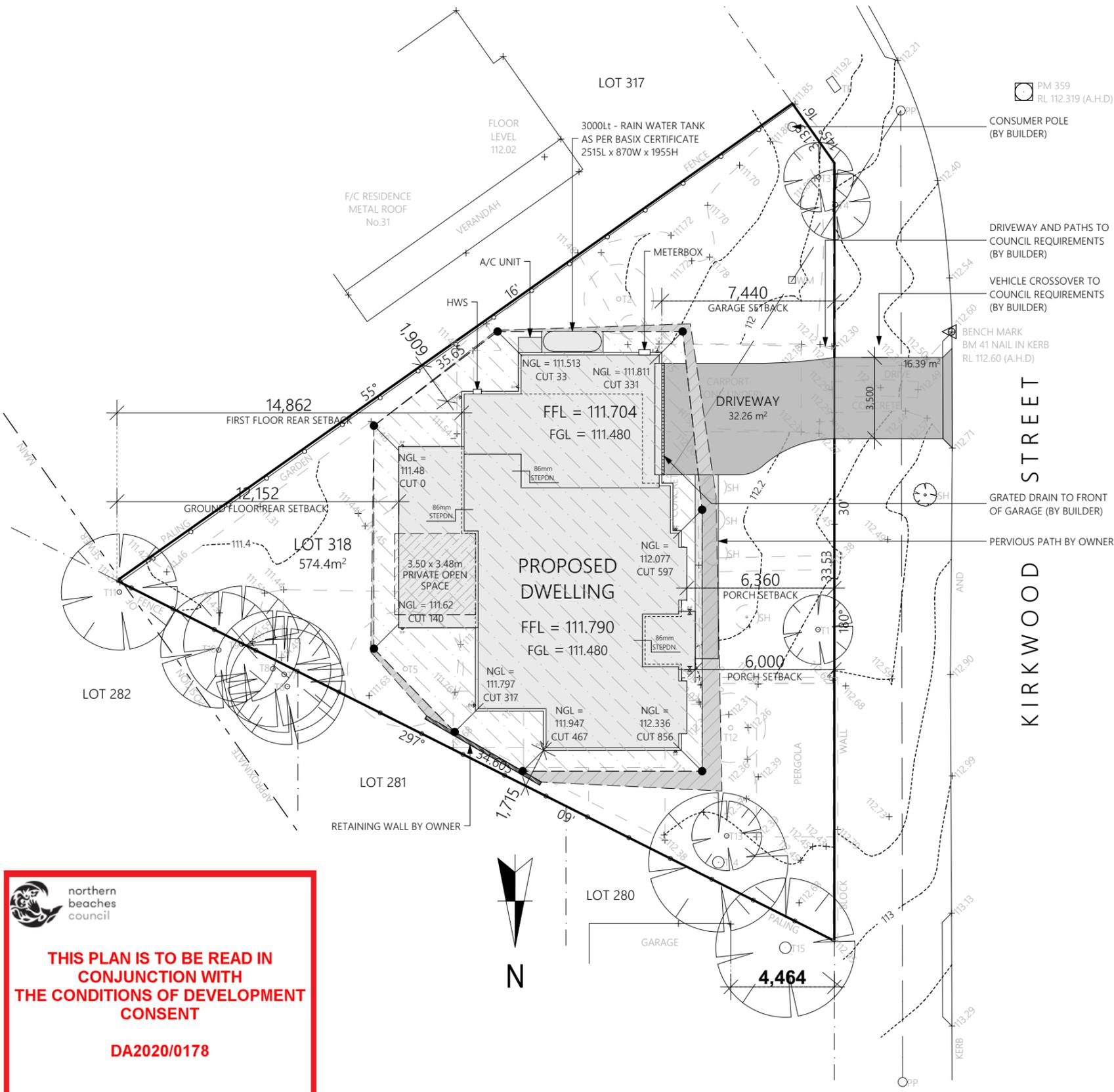
**DRIVEWAY PROFILE**

AS2890.1-2004



**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2020/0178**



**DEVELOPMENT CONTROLS - MANLY DCP**

CONTROLS	REQ'D	PRO'D	COMPLY
SITE AREA		574.4m²	
MAXIMUM FLOOR AREA			
45% of site area	258.48m²	236.01m²	YES
MAXIMUM HEIGHT			
Overall height of dwelling to NGL	8.50m	7.307m	YES
SETBACKS FROM FRONT B'DY TO NON-CLASSIFIED ROADS	6.0m	6.0m	YES
SETBACKS FROM SIDE BOUNDARIES			
RHS	1.809m	1.909m	YES
LHS	1.661m	1.715m	YES
SETBACKS FROM REAR BOUNDARIES			
Any part of building	8.00m	11.982m	YES
MINIMUM LANDSCAPED AREA REQ'D			
35% of lot area	201.04m²	373.37m²	YES
TOTAL OPEN SPACE			
55% of lot area	315.92m²	393.01m²	YES
GARAGES & CAR PARKING SPACES			
Min. off street parking spaces required - other than lots <8.0m	1	2	YES
CAR PARKING			
Max width of garage door for lots 12m or more	6.20m	4.81m	YES
EXCAVATION			
Max excavation below natural ground level	1.00m	0.856m	YES
If excavation located =<1.0 from boundary	0.0m	0.467m	NO
FILL			
Max fill	1.00m	0.0m	YES

**SURVEY NOTES**

THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED

AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION

CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES

**SITE NOTES**

STORMWATER DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS

DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROX

SEWER TO LOCAL AUTHORITY REQUIREMENTS

ALL GROUND LEVELS ARE TO BE VERIFIED ON-SITE BY THE BUILDER

FINAL LOCATION OF BUILDING TO BE VERIFIED ON-SITE BY REGISTERED SURVEYOR

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY DISCREPANCIES TO BE REFERRED BACK TO WILLOUGHBY HOMES BEFORE PROCEEDING

SITE CLASSIFICATION **M**

RETAINING WALLS WHERE REQUIRED - TO BE PROVIDED BY THE OWNER

TREES TO REMOVED WHERE REQUIRED - TO BE REMOVED BY THE OWNER

HOUSE TYPE	CUSTOM
MODEL:	HAMPTONS
FACADE:	RH
GARAGE SIDE:	NORTHERN BEACHES
COUNCIL:	1162
DP No:	

**APPROVAL PLANS**

CLIENT SIGNATURE: _____	
JOB NO: 15227	LODGEMENT: DA/CC
DRAWN: AF	CHECKED: CR
DATE DRAWN: 27/01/20	REV: D
<b>SITE PLAN</b>	
SCALE: 1:200	PAGE NO: 2 of 14

WILLOUGHBY HOMES PTY LTD  
 207/4 COLUMBIA COURT,  
 BAULKHAM HILLS NSW 2153  
 TELEPHONE: 1300 031 268  
 WEBSITE:  
 WWW.WILLOUGHBYHOMES.COM.AU  
 BUILDERS LICENCE No: 204985C  
 ABN: 80 056 751 592

FOR:  
**PHOBOS HERA P/L**

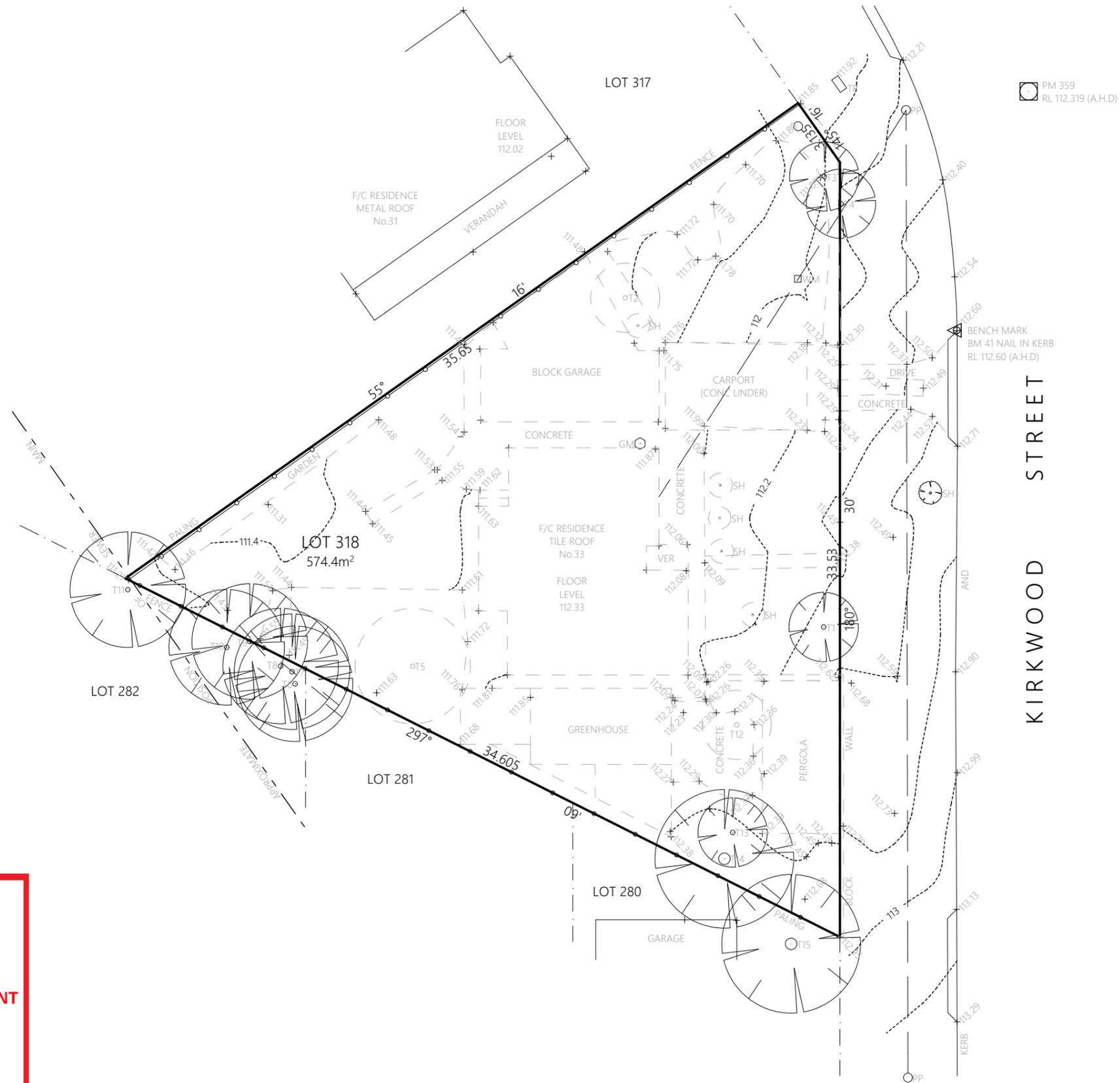
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**LOT 318, 33 KIRKWOOD STREET, SEAFORTH**

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PM 359  
RL 112.319 (A.H.D)

BENCH MARK  
BM 41 NAIL IN KERB  
RL 112.60 (A.H.D)

KIRKWOOD STREET

**DEMOLITION NOTE**

EXISTING DWELLING TO BE DEMOLISHED AND REMOVED IN ACCORDANCE WITH COUNCIL CONDITIONS, BCA AND AUSTRALIAN STANDARDS - BY OWNER

**DEMOLITION LEGEND**

- EXISTING TO REMAIN
- - - TO BE DEMOLISHED

HOUSE TYPE	CUSTOM
MODEL:	HAMPTONS
FACADE:	RH
GARAGE SIDE:	NORTHERN BEACHES
COUNCIL:	11162
DP No:	

**APPROVAL PLANS**

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JOB NO: 15227	LODGE MENT: DA/CC
DRAWN: AF	CHECKED: CR
DATE DRAWN: 27/01/20	REV: D
DRAWING: <b>DEMOLITION PLAN</b>	
SCALE: 1:200	PAGE NO: 3 of 14

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**DA2020/0178**



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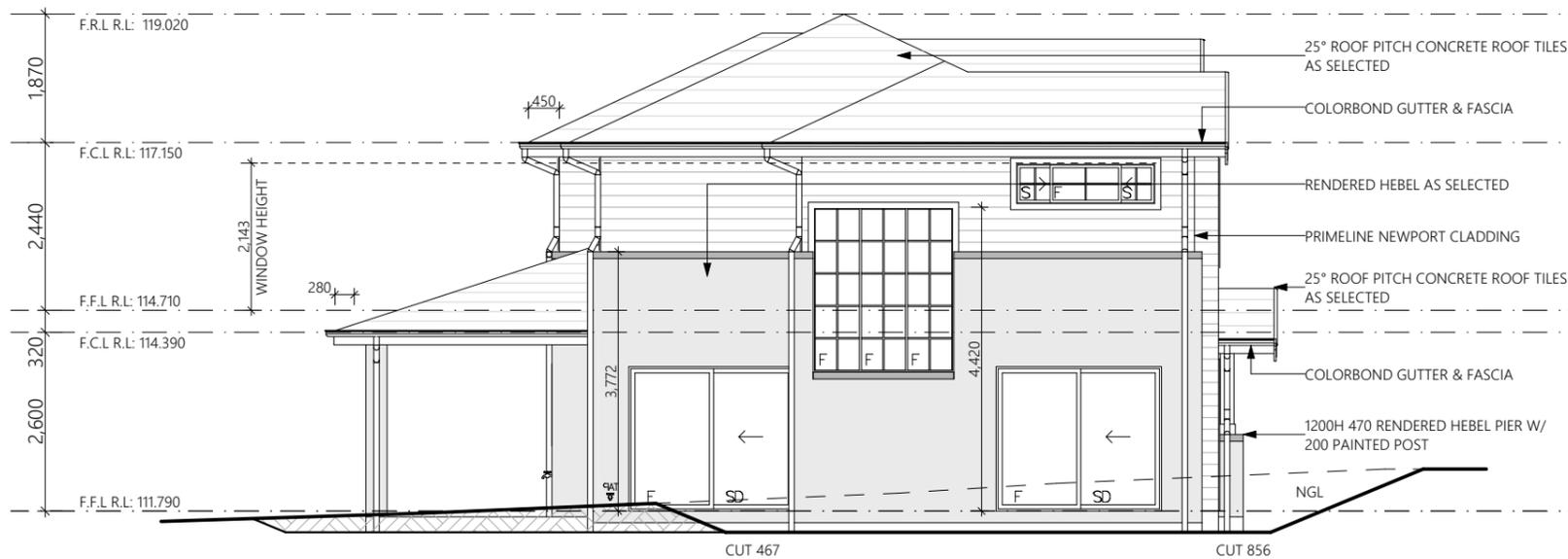
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**ELEVATION 1**  
1:100



**ELEVATION 2**  
1:100


  
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**DA2020/0178**

HOUSE TYPE	CUSTOM HAMPTONS
MODEL:	RH
FACADE:	NORTHERN BEACHES
GARAGE SIDE:	11162
COUNCIL:	
DP No:	

**APPROVAL PLANS**

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JOB NO: 15227	LODGEMENT: DA/CC
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DATE DRAWN: 27/01/20	REV: D
<b>ELEVATIONS</b>	
SCALE: 1:100	PAGE NO: 6 of 14



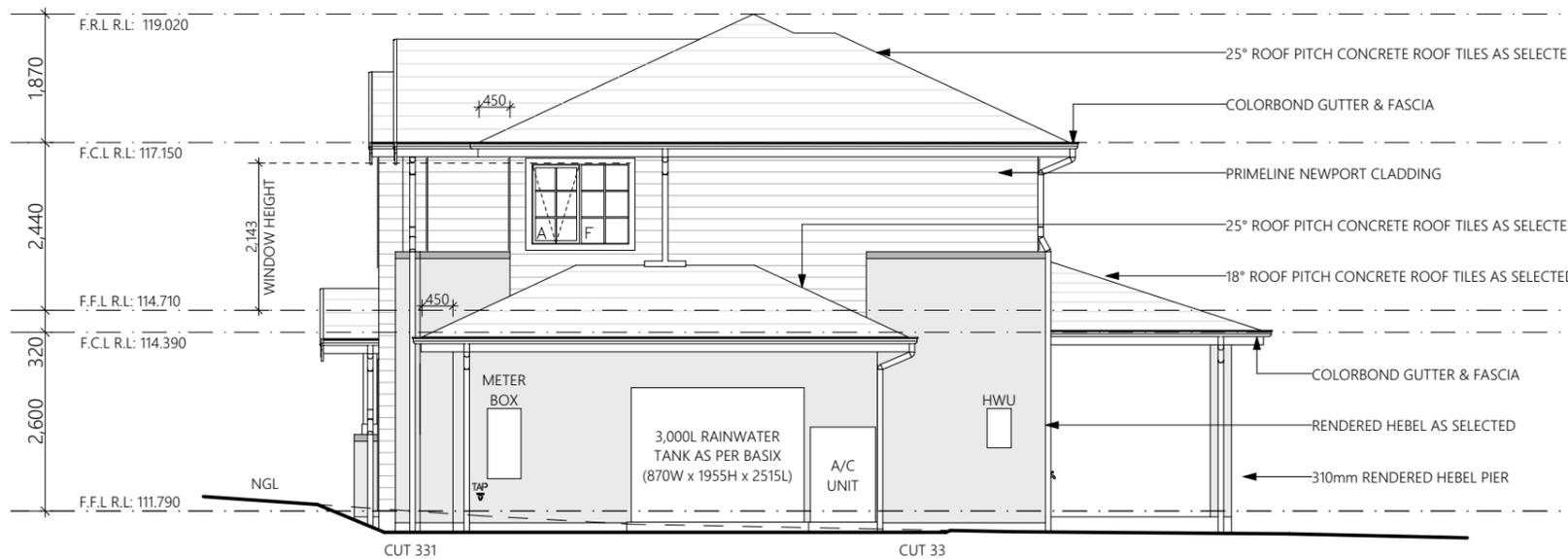
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**ELEVATION 3**  
1:100



**ELEVATION 4**  
1:100

  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**  
**DA2020/0178**

HOUSE TYPE	CUSTOM HAMPTONS
MODEL:	RH
FACADE:	NORTHERN BEACHES
GARAGE SIDE:	11162
COUNCIL:	
DP No:	

**APPROVAL PLANS**

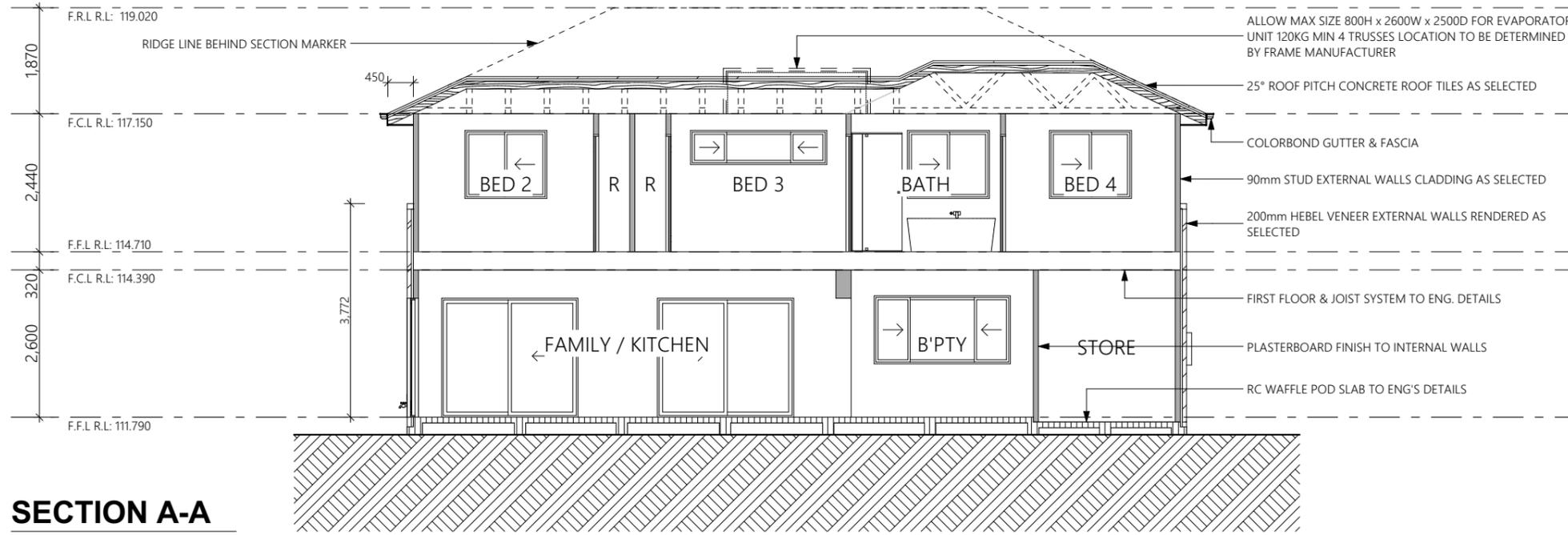
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DATE DRAWN: 27/01/20	REV: D
<b>ELEVATIONS</b>	
SCALE: 1:100	PAGE NO: 7 of 14



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**SECTION A-A**  
1:100

ALLOW MAX SIZE 800H x 2600W x 2500D FOR EVAPORATOR UNIT 120KG MIN 4 TRUSSES LOCATION TO BE DETERMINED BY FRAME MANUFACTURER

25° ROOF PITCH CONCRETE ROOF TILES AS SELECTED

COLORBOND GUTTER & FASCIA

90mm STUD EXTERNAL WALLS CLADDING AS SELECTED

200mm HEBEL VENEER EXTERNAL WALLS RENDERED AS SELECTED

FIRST FLOOR & JOIST SYSTEM TO ENG. DETAILS

PLASTERBOARD FINISH TO INTERNAL WALLS

RC WAFFLE POD SLAB TO ENG'S DETAILS

**BASIX Certificate**

Building Sustainability Index www.basix.nsw.gov.au

**Single Dwelling**

Certificate number: 1073175

This certificate confirms that the proposed development will meet the NSW governments requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled 'BASIX Certificate', dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Version: 1.0 of issue: Monday, 02 February 2020  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary	Value	Target
Project name	Lot 318, 33 Kirkwood Street	
Street address	33 Kirkwood Street Seaforth 2082	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Residential 11162	
Lot no.	318	
Section no.	4	
Project type	Separate dwelling house	
No. of bedrooms	4	
Water	Pass	Target 40
Thermal Comfort	Pass	Target Pass
Energy	Pass	Target 50

Certificate Prepared by	
Name (Complete Name, Full Emergency)	
ABN (if applicable) 021410245	

**Description of project**

Project address	Assessor details and thermal loads
Project name: Lot 318, 33 Kirkwood Street	Assessor number: 82010211441
Street address: 33 Kirkwood Street Seaforth 2082	Certificate number: 020404272
Local Government Area: Northern Beaches Council	Climate zone: 5B
Plan type and plan number: Residential Plan 11162	Area adjusted heating load (MJ/m² year): 26
Lot no.: 318	Area adjusted heating load (MJ/m² year): 40
Section no.: 4	
Project type: Separate dwelling house	
Project details:	
Water: Pass	✓ 40 Target 40
Thermal Comfort: Pass	✓ Pass Target Pass
Energy: Pass	✓ 51 Target 50

**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 CCDDC plans & specs	Compliance check
<b>Fixtures</b>			
The applicant must install showerheads with a maximum rating of 3 star (> 7.5 but <= 9 Litres) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a maximum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a maximum rating of 4 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a maximum rating of 4 star in each bathroom in the development.		✓	✓
<b>Alternative water</b>			
<b>Refrigerator tank</b>			
The applicant must install a refrigerator tank of at least 3000 litres on the site. This refrigerator tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the refrigerator tank to collect rain runoff from at least 1.0 square metres of the roof area of the development (excluding the area of the roof which drains to any abatement tank or passive pipe).	✓	✓	✓
The applicant must connect the refrigerator tank to:			
• at least one tap in the development	✓	✓	✓
• at least one tap that supplies each clothes washer in the development	✓	✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that automatic be used for human consumption in areas with potable water supply.)	✓	✓	✓

**Thermal Comfort Commitments**

Simulation Method	Show on DA plans	Show on CCDDC plans & specs	Compliance check
The applicant must attach the certificate referred to under "Assessor Details" on the front page of the 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 the BASIX certificate, including the Cooling and Heating loads shown on the front page of the certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all details which the Assessor Certificate requires to be shown on those plans. These plans must bear a stamp of endorsement from the Accredited Assessor to verify that they are the plans. The applicant must show on the plans accompanying the application for a construction certificate or complying development certificate, if applicable, all relevant 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.	✓	✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floors and walls construction	Pass
Floor concrete slab on ground	All or part of floor area requires marks
Floor suspended floor above garage	All or part of floor area

**INSULATION NOTES**

- R2.5 WALL INSULATION
- R5.0 CEILING INSULATION (EXCLUDING GARAGE, PORCH & ALFRESCO)
- R2.5 CEILING INSULATION TO GARAGE
- R2.5 WALL INSULATION TO LAUNDRY WALLS
- R2.0 WALL INSULATION TO BATH WALLS
- SARKING TO TILED ROOF

HOUSE TYPE	CUSTOM
MODEL:	HAMPTONS
FACADE:	RH
GARAGE SIDE:	NORTHERN BEACHES
COUNCIL:	1162
DP No.:	

**APPROVAL PLANS**

CLIENT SIGNATURE: \_\_\_\_\_

JOB NO:	15227	LODGEMENT:	DA/CC
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DRAWN:	AF	CHECKED:	CR
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DATE DRAWN:	27/01/20	REV:	D
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**SECTIONS/BASIX**

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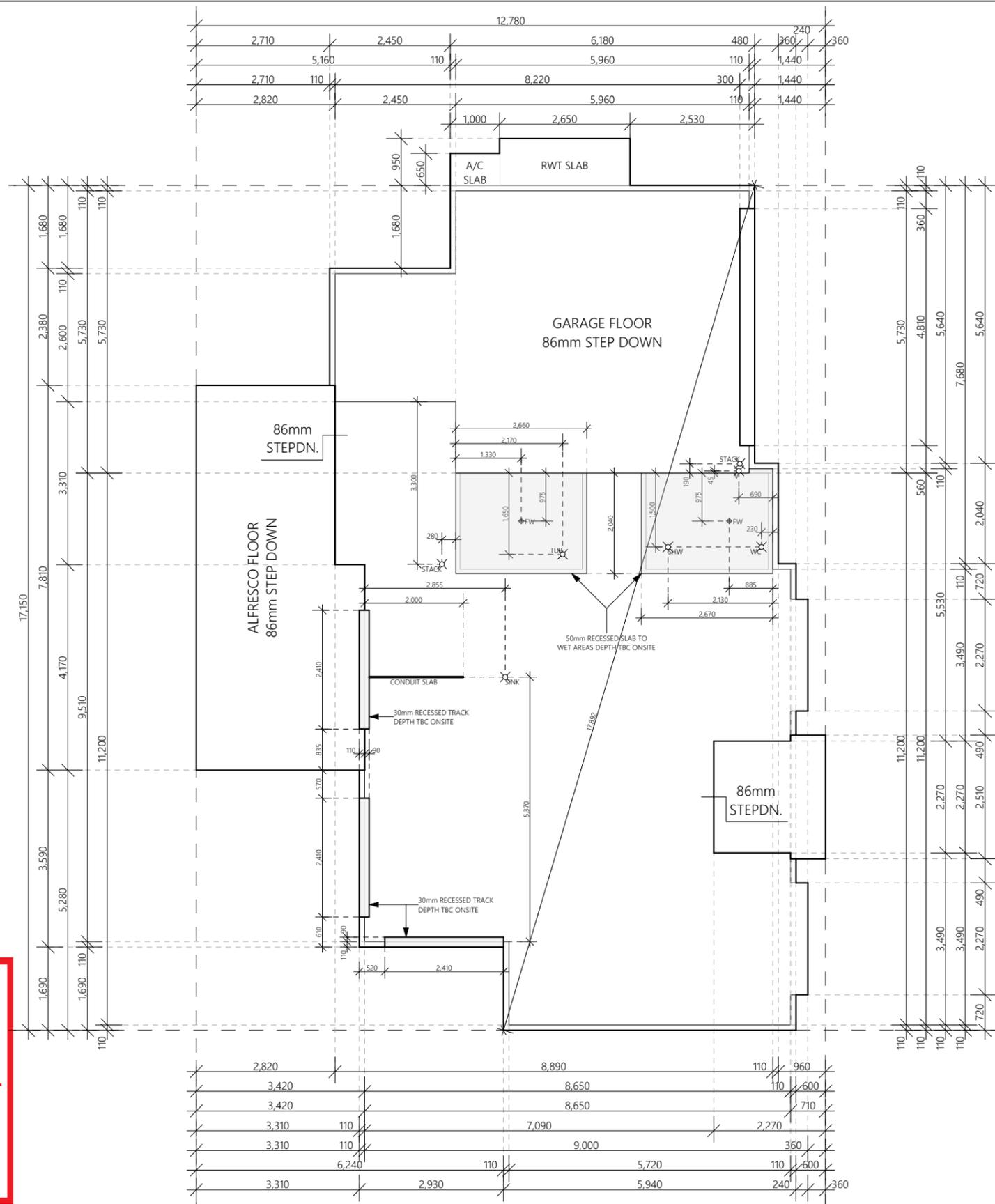
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WILLOUGHBY HOMES

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**northern beaches council**

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2020/0178**

SLAB NOTES	
CONCRETE/DRAINAGE LAYOUT TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS.	
HOUSE TYPE	CUSTOM
MODEL:	HAMPTONS
FACADE:	RH
GARAGE SIDE:	NORTHERN BEACHES
COUNCIL:	11162
DP No:	

APPROVAL PLANS	
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SLAB/DRAINAGE PLANS	
SCALE:	PAGE NO:
1:100	9 of 14



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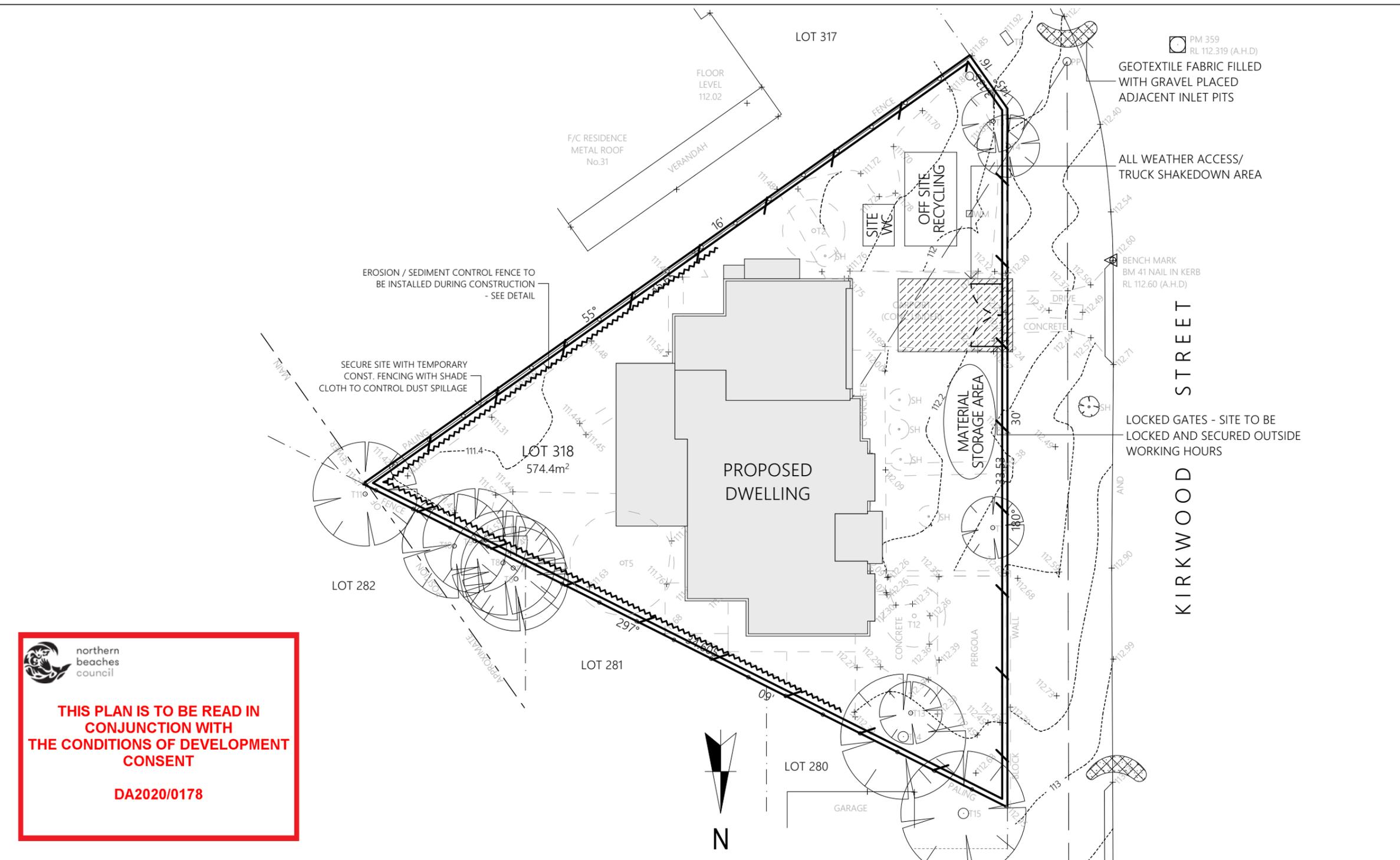
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SITework STAGES
NOTE: THE SITE CONSTRUCTION WORKS WILL BE COMPLETED IN THE FOLLOWING STAGES: STAGE 1: SITE SETUP (ONE OFF) STAGE 2: DETAILED DEMOLITION AND SALVAGE (LOW CYCLE) STAGE 3: GENERAL DEMOLITION, PILING AND EXCAVATION (MEDIUM CYCLE) STAGE 4: SURFACE EXCAVATION AND UNDERPINNING (MEDIUM CYCLE) STAGE 5: BULK EXCAVATION (HIGH CYCLE) STAGE 6: CRANE INSTALLATION (ONE OFF) STAGE 7: BUILDING STRUCTURE (HIGH CYCLE) STAGE 8: CRANE REMOVAL(ONE OFF) STAGE 9: CONSTRUCTION GENERALLY (MEDIUM CYCLE)

**DEFINITIONS**  
 - ONE OFF: SINGLE DAYS OF ACTIVITY FOR DELIVERY AND INSTALLATION ASSOCIATED WITH 'ONE STREET' MOBILE CRANE AGE SUBJECT TO SEPARATE CRANE AGE PERMITS OR THE USE OF LOW LOADER EQUIPMENT FOR HEAVY MACHINERY DELIVERY.  
 - LOW CYCLE: FEW TRUCK MOVEMENTS UP TO 1 PER HOUR (8 PER DAY)  
 - MEDIUM CYCLE: INCREASING TRUCK MOVEMENT UP TO 2 PER HOUR (16 PER DAY)  
 - HIGH CYCLE: HIGH TRUCK MOVEMENTS UP TO 3 PER HOUR (24 PER DAY)

**ANTICIPATED DUST DISTURBANCE**

NOTE: THE FOLLOWING CONSTRUCTION PROCESSES ARE ANTICIPATED TO GENERATE DUST:  
 SITE CLEARANCE  
 GROUND EXCAVATION  
 MASONRY MATERIAL DELIVERY

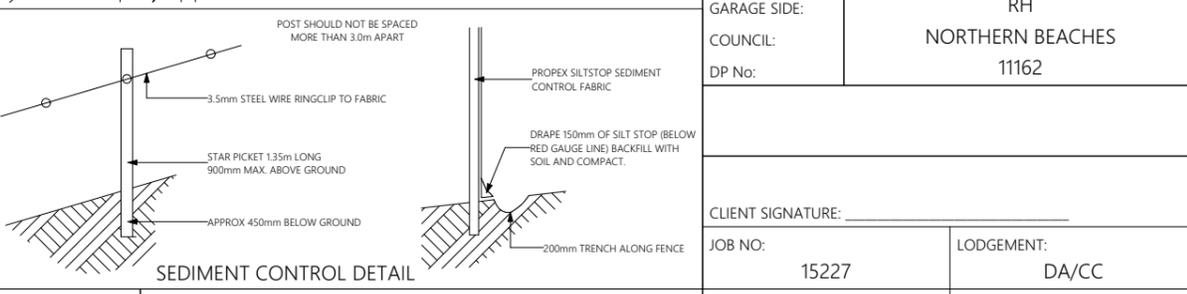
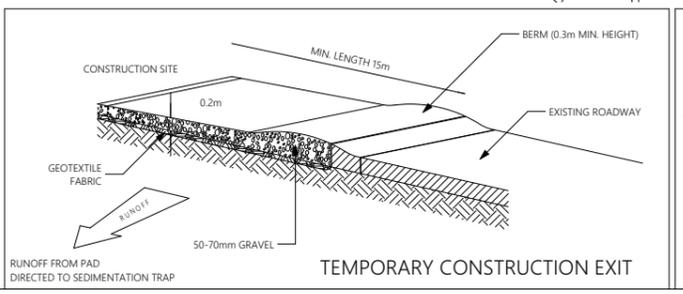
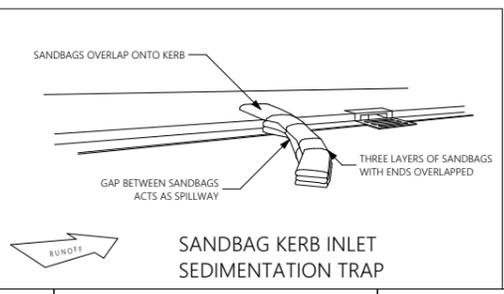
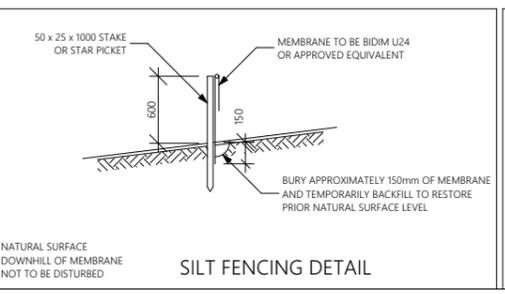
TO CONTROL DUST, A COMBINATION OF THE FOLLOWING MEASURES WILL BE IMPLEMENTED:  
 BOUNDARY FENCES FITTING WITH SHADE CLOTH  
 EXCAVATION - TO BE WATERED DOWN AT THE EXCAVATION FACE  
 MATERIAL STOCK PILES - TO BE WATERED DOWN AND COVERED WITH PLASTIC  
 SCAFFOLD - TO BE FITTED WITH SHADE CLOTH  
 TRUCKS - TIPPER RAYS TO BE COVERED WITH PROTECTIVE SHADE CLOTH  
 SITE DISTURBANCE - KEEP TO A MINIMUM AT ANY ONE TIME  
 REDUCE WORKS ON HIGH WIND DAYS  
 REGULAR CLEAR DRY SEDIMENT MATERIAL FROM SEDIMENT BARRIERS  
 BROOM SWEEPING TO BE KEPT TO A MINIMUM

HOUSE TYPE	CUSTOM HAMPTONS
MODEL:	RH
FACADE:	NORTHERN BEACHES
GARAGE SIDE:	11162
COUNCIL:	
DP No:	

**northern beaches council**

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2020/0178**



WILLOUGHBY HOMES PTY LTD  
 207/4 COLUMBIA COURT,  
 BAULKHAM HILLS NSW 2153  
 TELEPHONE: 1300 031 268  
 WEBSITE:  
 WWW.WILLOUGHBYHOMES.COM.AU  
 BUILDERS LICENCE No: 204985C  
 ABN: 80 056 751 592

FOR:  
**PHOBOS HERA P/L**

ADDRESS:  
**LOT 318, 33 KIRKWOOD STREET, SEAFORTH**

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CLIENT SIGNATURE:	
JOB NO:	15227
LODGE MENT:	DA/CC
DRAWN:	AF
CHECKED:	CR
DATE DRAWN:	27/01/20
REV:	D
DRAWING:	SITE MANAGEMENT/SEDIMENT PLAN
SCALE:	1:200, 1:100
PAGE NO:	11 of 14



LANDSCAPING LEGEND	
	DRIVEWAY AREA
	PEBBLES AREA
	GRASS/TURFED AREA
	GARDEN BED
	NATIVE GRASSES
	LETTER BOX

northern beaches council

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2020/0178**

HOUSE TYPE:	CUSTOM HAMPTONS
MODEL:	RH
FACADE:	NORTHERN BEACHES
GARAGE SIDE:	11162
COUNCIL:	
DP No:	

**APPROVAL PLANS**

CLIENT SIGNATURE: _____	
JOB NO: 15227	LODGEMENT: DA/CC
DRAWN: AF	CHECKED: CR
DATE DRAWN: 27/01/20	REV: D
DRAWING: LANDSCAPE PLAN	
SCALE: 1:200	PAGE NO: 14 of 14

**WILLOUGHBY HOMES**

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