

# WILLOUGHBY HOMES



# **PROPOSED** 'CUSTOM'



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

PHOBOS HERA P/L

ADDRESS:

LOT 318, 33 KIRKWOOD STREET, SEAFORTH

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#### WILLOUGHBY HOMES

#### SCHEDULE OF DRAWINGS

PA	GE N	10.	SHEET NAME	
	1		COVER PAGE	
	2		SITE PI	LAN
	3		DEMO	LITION PLAN
	4		GROU	ND FLOOR PLAN
	5		FIRST	FLOOR PLAN
	6		ELEVA	TIONS
	7		ELEVA	TIONS
	8		SECTIO	DNS/BASIX
	9		SLAB/I	DRAINAGE PLANS
	10		SITE ANALYSIS	
	11		SITE MANAGEMENT/SEDIMENT PL	
	12		SHAD	OW DIAGRAMS
	13		ELECTRICAL PLAN	
	14		LANDSCAPE PLAN	
REV	DRW	СНК	DATE	STAGE

Ь	AF	CR	06/12/19	PRESENTATION PLANS	
С	AF	CR	24/01/20	APPROVAL PLANS	
D	AF	CR	27/01/20	COUNCIL REQUESTED AMENDMENTS	
Е	AF	CR	20/07/20	BENCH HEIGHT INCREASE 330MM	
HOU	SE TYP	E			
MODEL:			CUSTOM		
FACADE:			HAMPTONS		
GARAGE SIDE:			RH		
GARAGE SIDE.		1	1311		

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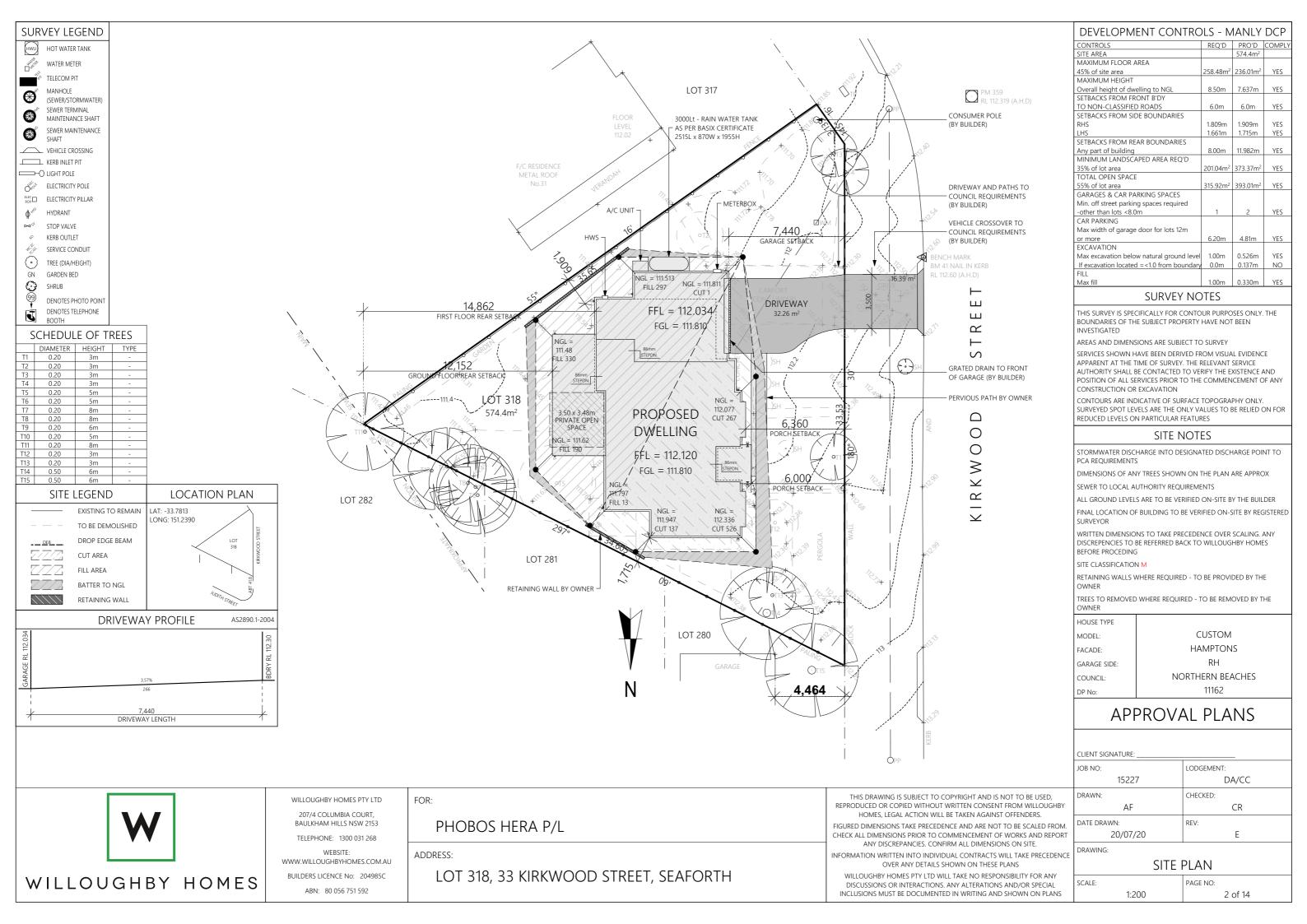
#### APPROVAL PLANS

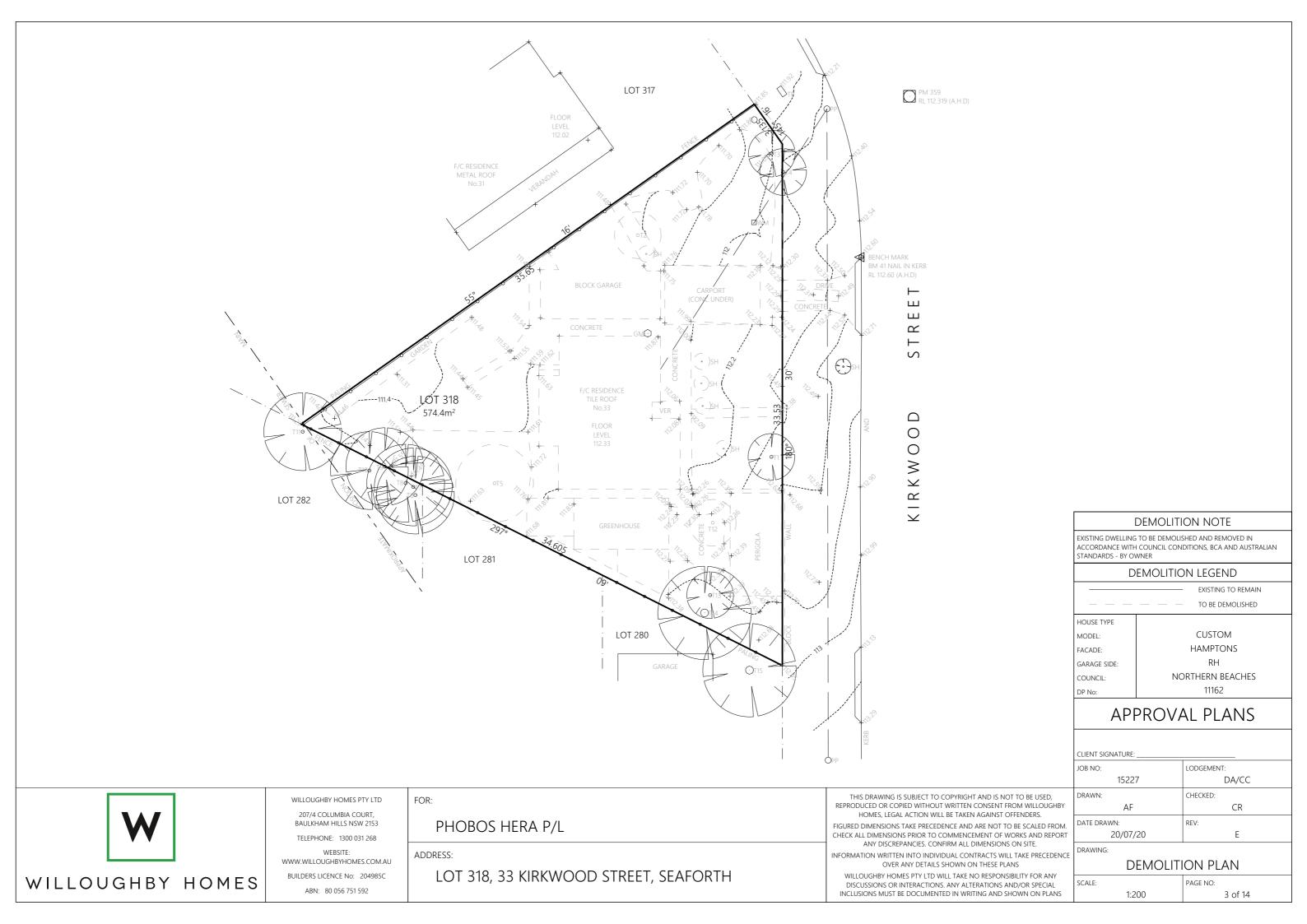
NORTHERN BEACHES

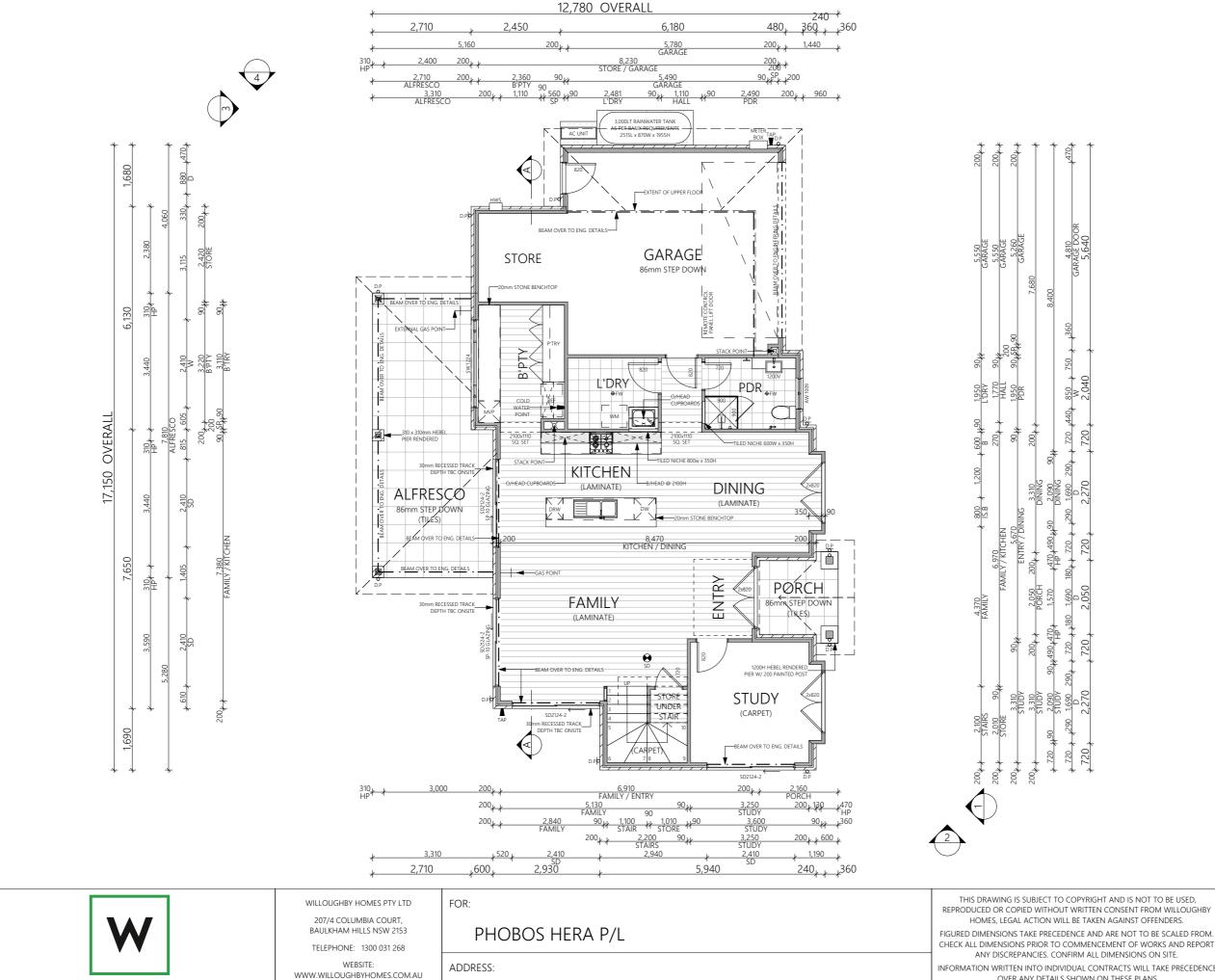
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AF	CR		
DATE DRAWN:	REV:		
20/07/20	E		
DRAWING:			

**COVER PAGE** 

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STEEL & H/W TIMBER POSTS TO ENG'S DETAILS TO SUPPORT STEEL BEAMS OVER TO BE LOCATED WITHIN TIMBER STUD WALL FRAMES, REFER TO STRUCTURAL ENGINEERS PLANS FOR POST TYPE & LOCATIONS



DENOTES LOCATION OF SMOKE DETECTOR

ELECTRICAL & GAS METER POSITIONS ARE TO BE CONFIRMED BY CONTRACTORS ON SITE TO CLOSEST POINT OF CONNECTION

ALL WET AREAS ARE TO BE PROVIDED WITH A SMART TILE FLOOR WASTE

ALL GLAZING TO COMPLY WITH AS 1288 - 2006 GLASS IN BUILDINGS

ALL TOUGHENED GLASS TO COMPLY WITH CLAUSE 3.6.4.5 OF THE BCA AND AS 1288 - 2006 GLASS IN BUILDINGS

AIR CONDITIONING DUCT AND OUTLET LOCATIONS ARE INDICATIVE ONLY AND MAY BE ADJUSTED ONSITE AS REQUIRED

PROVIDE 2340H INTERNAL DOORS & 2100H SQUARE SET OPENINGS TO GROUND FLOOR ONLY ( \* **EXCLUDING BEDROOM ROBES) UNLESS OTHERWISE** 

TERMITE PROTECTION AS PER AS3660.1 (1995) AUSTRALIAN STANDARD

FULL HEIGHT TILES TO ENSUITE, BATH & POWDER (EXCLUDING SEPERATE WCs & LAUNDRY) INCLUDES SQUARE SET WALL & CEILING JUNCTIONS

> CARPET  $= 11.49 \text{m}^2$ LAMINATE  $= 56.47 \text{m}^2$ W/A TILES  $= 9.83 \text{m}^2$ EX. TILES  $= 29.00 \text{m}^2$

FLOOR AREAS		
GROUND FLOC	OR 98.81	
GARAGE	41.66	
PORCH	4.70	
ALFRESCO	23.60	
FIRST FLOOR	121.64	
	290.41 m <sup>2</sup>	
HOUSE TYPE		
MODEL	CLISTOM	

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

#### APPROVAL PLANS

CLIENT SIGNATURE LODGEMENT: 15227 DA/CC DRAWN: CHECKED: CR 20/07/20

**GROUND FLOOR PLAN** 

SCALE: 1:100 4 of 14

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> OVER ANY DETAILS SHOWN ON THESE PLANS WILLOUGHBY HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY DISCUSSIONS OR INTERACTIONS. ANY ALTERATIONS AND/OR SPECIAL

BUILDERS LICENCE No: 204985C

ABN: 80 056 751 592

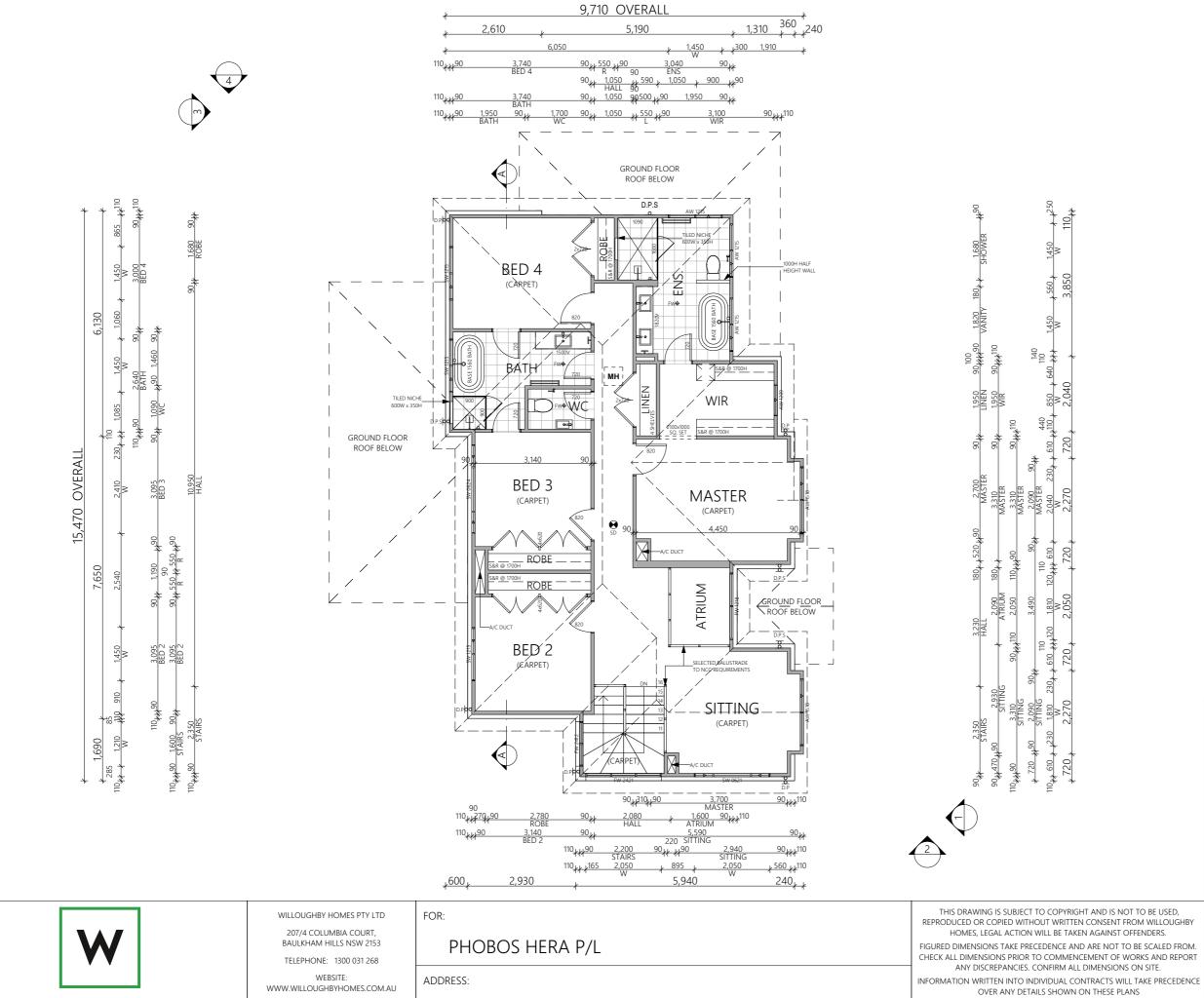
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AIR CONDITIONING DUCT AND OUTLET LOCATIONS ARE INDICATIVE ONLY AND MAY BE ADJUSTED ONSITE AS REQUIRED

PROVIDE 2040H INTERNAL DOORS & 2100H SQUARE SET OPENINGS TO FIRST FLOOR ONLY (UNLESS OTHERWISE NOTED)

TERMITE PROTECTION AS PER AS3660.1 (1995) AUSTRALIAN STANDARD

FULL HEIGHT TILES TO ENSUITE, BATH & POWDER (EXCLUDING SEPERATE WCs & LAUNDRY) INCLUDES SQUARE SET WALL & CEILING JUNCTIONS

CARPET	$= 11.49 \text{m}^2$
LAMINATE	$= 56.47 \text{m}^2$
W/A TILES	$= 9.83 \text{m}^2$
EX. TILES	$= 29.00 \text{m}^2$

	FLOOR AF	REAS
GROUND FLOC	OR .	98.81
GARAGE		41.66
PORCH		4.70
ALFRESCO		23.60
FIRST FLOOR		121.64
		290.41 m <sup>2</sup>
LIGHES TUBE	1	

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

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	15227	DA/CC	
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FIRST FLOOR PLAN

1:100

LOT 318, 33 KIRKWOOD STREET, SEAFORTH

BUILDERS LICENCE No: 204985C

ABN: 80 056 751 592

WILLOUGHBY HOMES



#### **ELEVATION 1**

1:100



#### **ELEVATION 2**

1:100

	W		
WILLOU	GHBY	HOMES	

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

#### APPROVAL PLANS

CLIENT SIGNATURE:	CLIENT SIGNATURE:				
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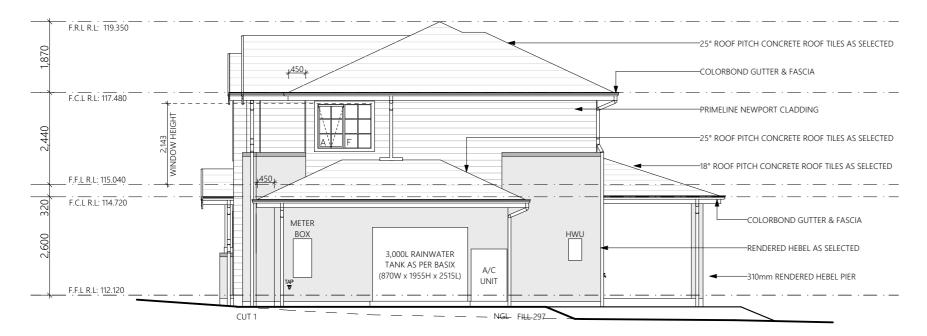
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## **ELEVATION 3**

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#### **ELEVATION 4**

1:100

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

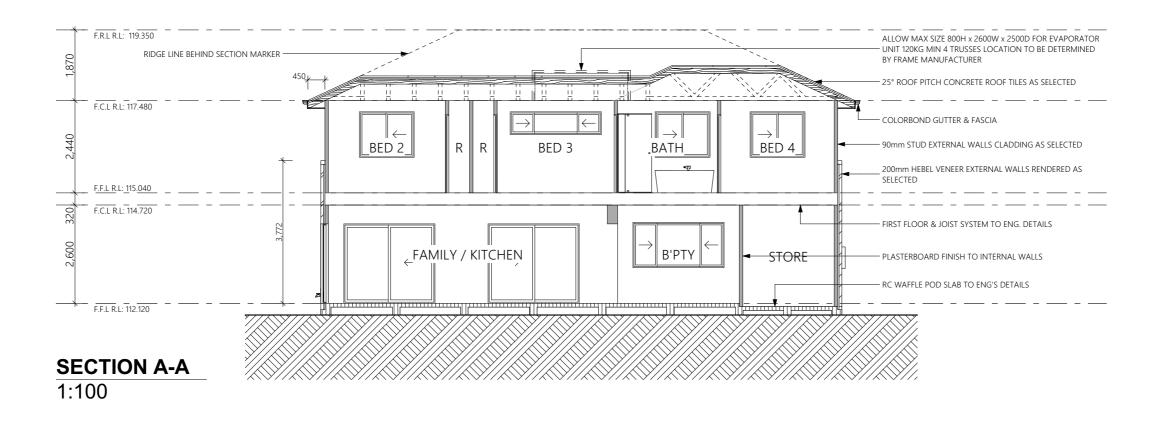
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NSW Planning, Industry & Environment

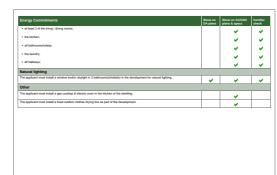
Project name	Lot 318, 33 Kirkwoo	d Street
Street address	33 Kirkwood Street	Seaforth 2092
Local Government Area	Northern Beaches 0	Council
Plan type and plan number	deposited 11162	
Lot no.	318	
Section no.		
Project type	separate dwelling h	ouse
No. of bedrooms	4	
Project score		
Water	<b>✓</b> 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	<b>✓</b> 51	Target 50



Water Commitments	Show on DA plans	Show on CCICDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 Limin) in all showers in the development.		~	~
The applicant must install a tollet flushing system with a minimum rating of 4 star in each tollet 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			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 130 square metres of the roof area of the development (excluding the area of the roof which drains to any stormester tank or private dam).		~	~
The applicant must connect the rainwater tank to:			
all tolists in the development		-	-
<ul> <li>the cold water tap that supplies each clothes washer in the development</li> </ul>		-	-
<ul> <li>at least one outdoor tap in the development (Note: NOW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> </ul>			-

		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 tone page of this BASIX certificate (the "Assessor Certificate") for the development application and construction certificate application for the proposed development; if the applicated 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 allow on the juliese accompanying the development application for the proposed development, all matters which the Assessed Confidence separates to be shown on these juliese. These paleses must be set as simple of environment from the Ascendidate confidence is complying development confidence, all applicability, all formula partitionates are stated in the Assessed Confidence, and all applicate of the proposed development environment to the confidence to the proposed development environment to the confidence to the proposed development of the development of the development is accordance with all formula performance applications and out in the Assessed Confidence and an accordance with all formula performance applications are confidence and the accordance and the development application and only applications are confidence with the accordance and the development application of an application according development confidence with these careful or administration that applications are confidence and the accordance and application are confidence and accordance and accordan		~	~	~
			~	~
The applicant must construct the floors and walls of the devilling in accordance with the specif	cations listed in the table below.	~	~	~
Floor and wall construction	Area			
	All or part of floor area square metres			
floor - concrete slab on ground				

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.	~	~	-
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		~	~
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		~	~
The cooling system must provide for daylnight zoning between living areas and bedrooms.		~	~
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		~	~
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		~	~
The heating system must provide for day/hight zoning between living areas and bedrooms.		~	~
Ventilation			
The applicant must install the following exhaust systems in the development:	T		Т
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off			
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off			
Laundry: natural ventilation only, or no laundry; Operation control: n/a			
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting dods (LED) lighting in each of the following norms, and where the world "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or eight entiting dods (LED) lamps:			
at lesst 4 of the bedrooms / study;			





#### **INSULATION NOTES**

R2.5 WALL INSULATION

- RS.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

MODEL: ACADE: GARAGE SIDE

COUNCIL:

CUSTOM HAMPTONS NORTHERN BEACHES

#### APPROVAL PLANS

LODGEMENT: 15227 DA/CC DRAWN: CHECKED: DATE DRAWN: 20/07/20

SECTIONS/BASIX 1:100, 1:4 8 of 14



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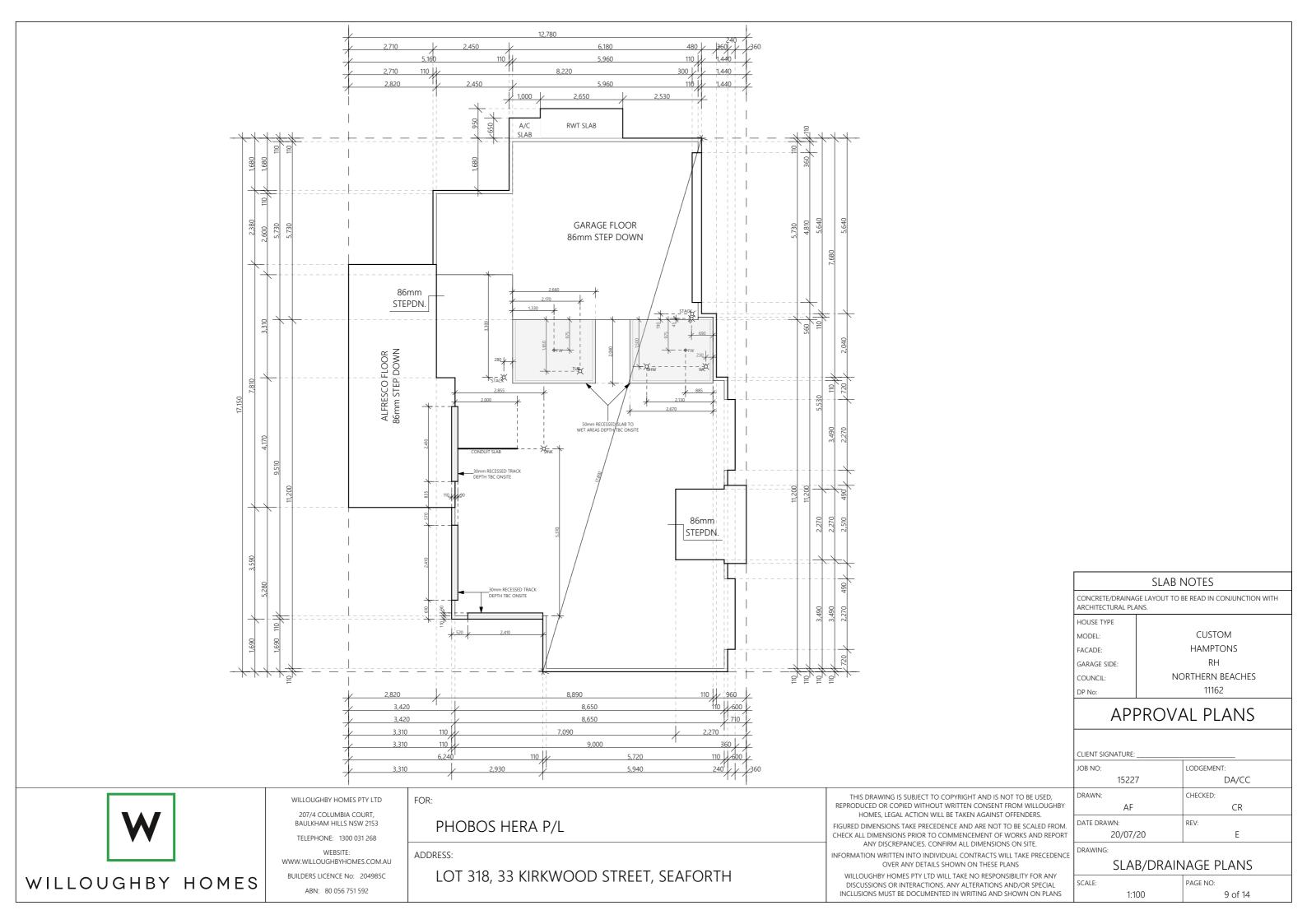
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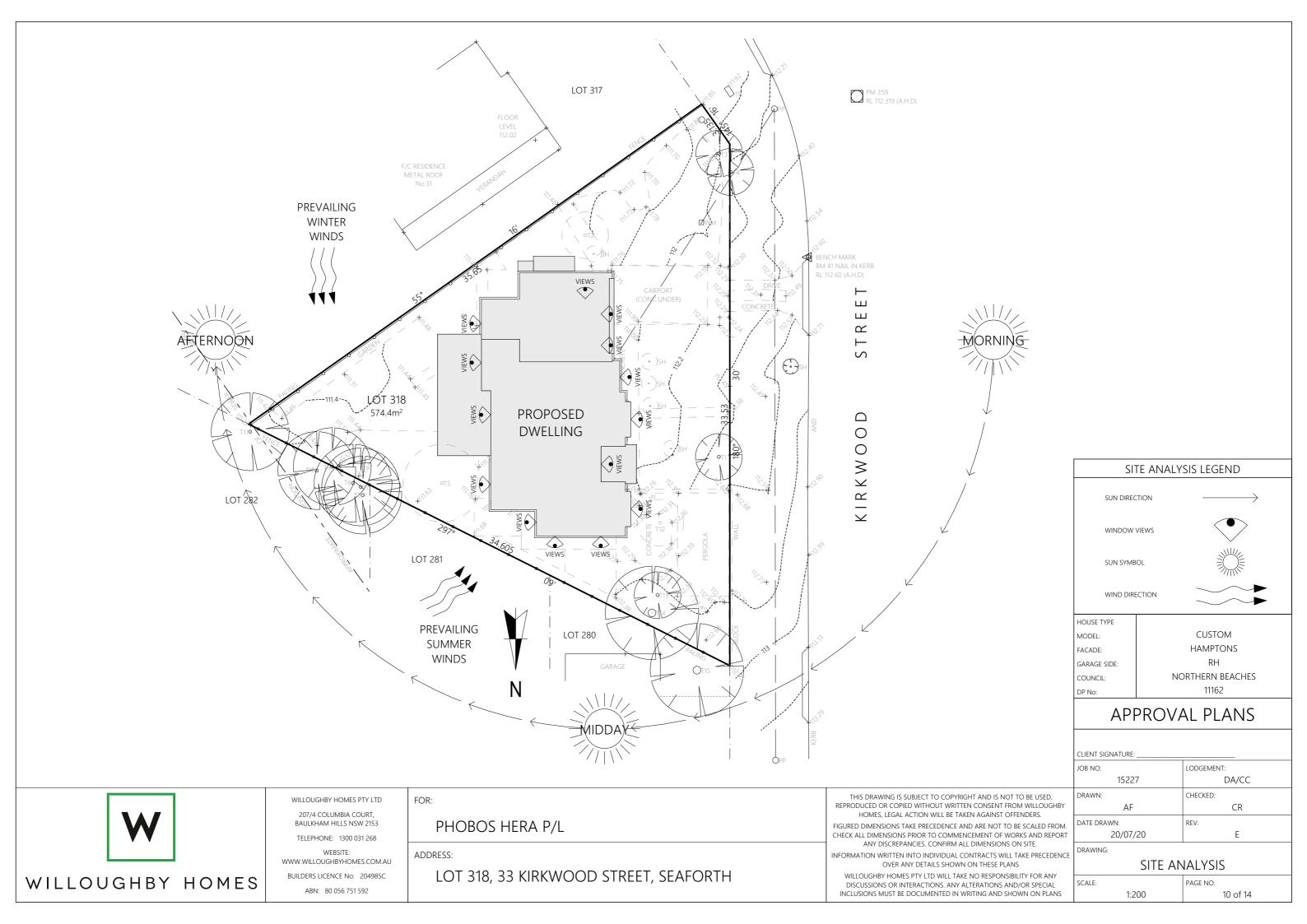
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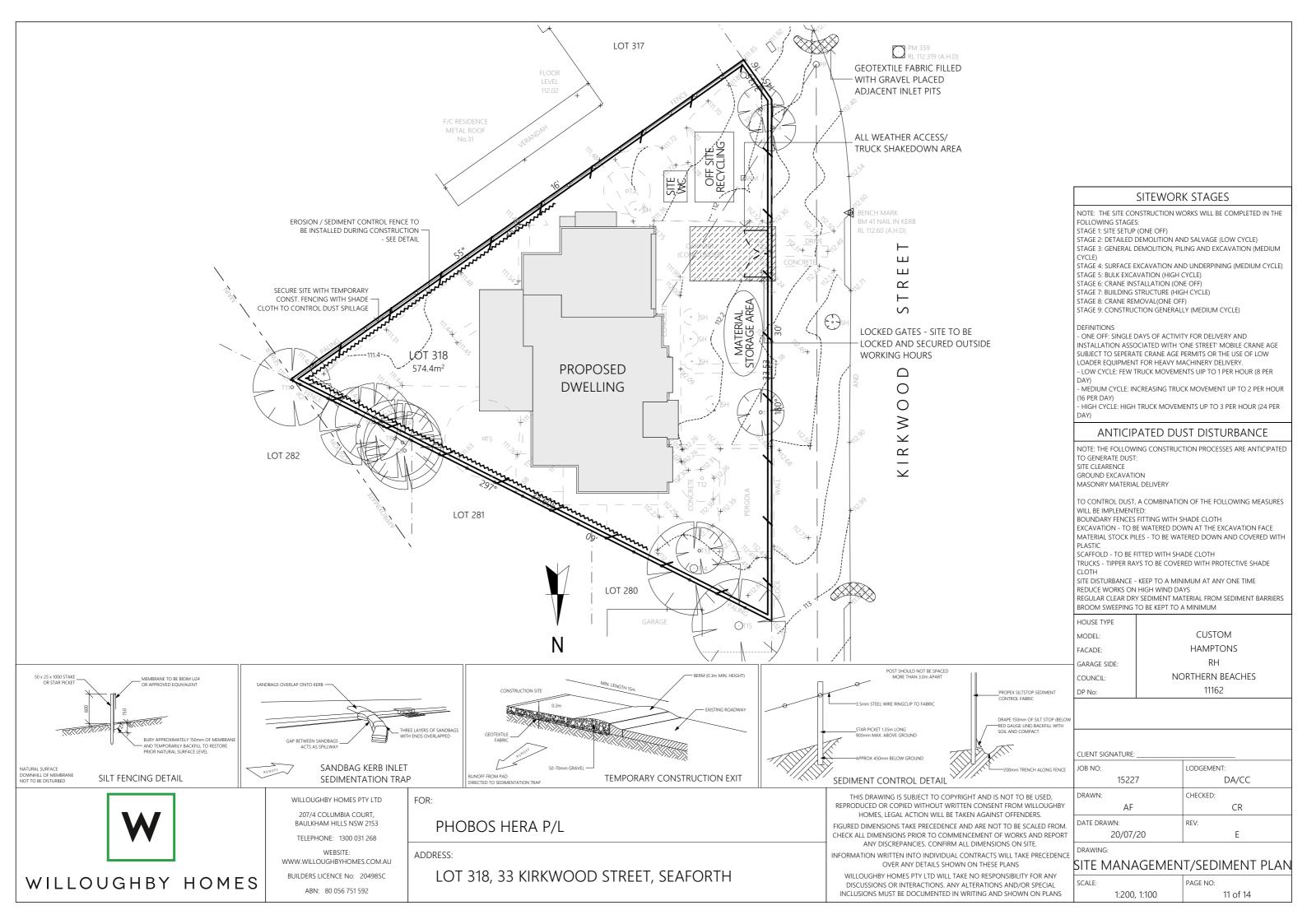
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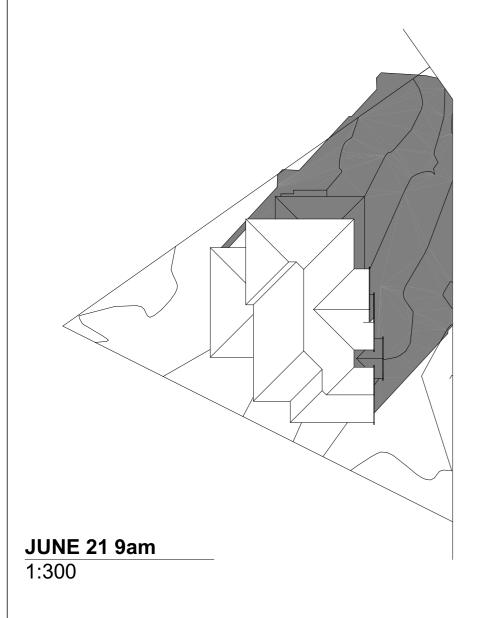
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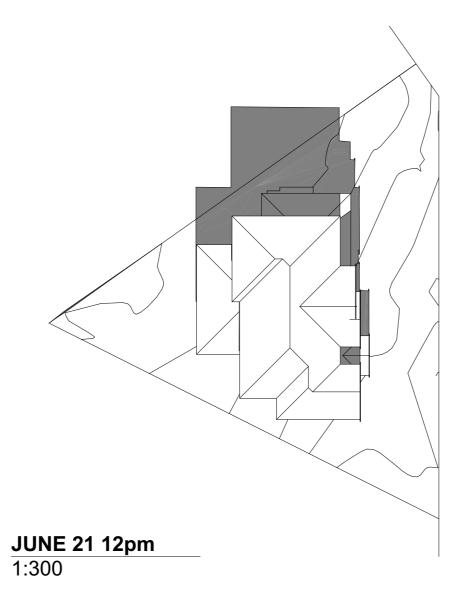
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JUNE 21 3pm 1:300

HOUSE TYPE CUSTOM MODEL: HAMPTONS FACADE: GARAGE SIDE: NORTHERN BEACHES COUNCIL:

## APPROVAL PLANS

CLIENT SIGNATURE JOB NO: LODGEMENT: 15227 DA/CC DRAWN: CHECKED: 20/07/20

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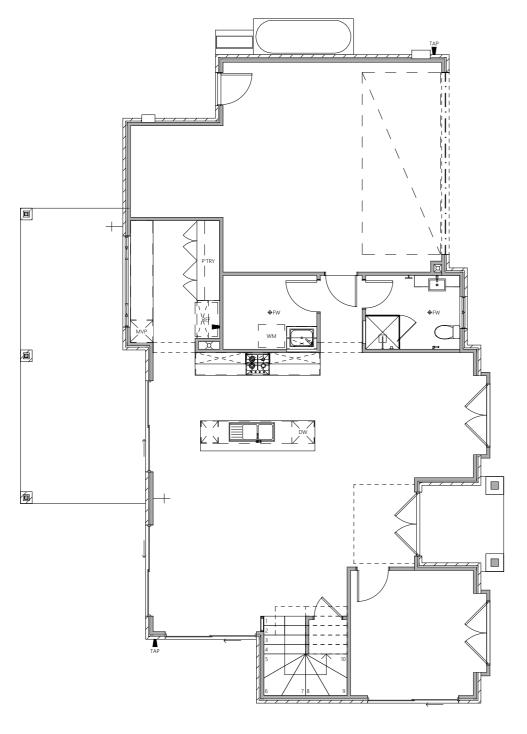
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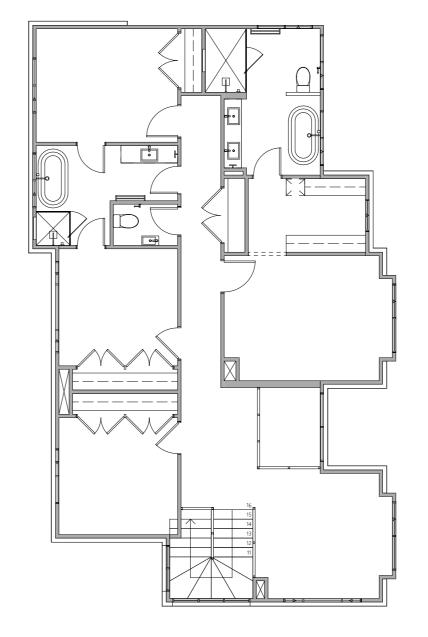
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# **ELECTRICAL PLANS GF**

1:100

# **ELECTRICAL PLANS FF**

1:100



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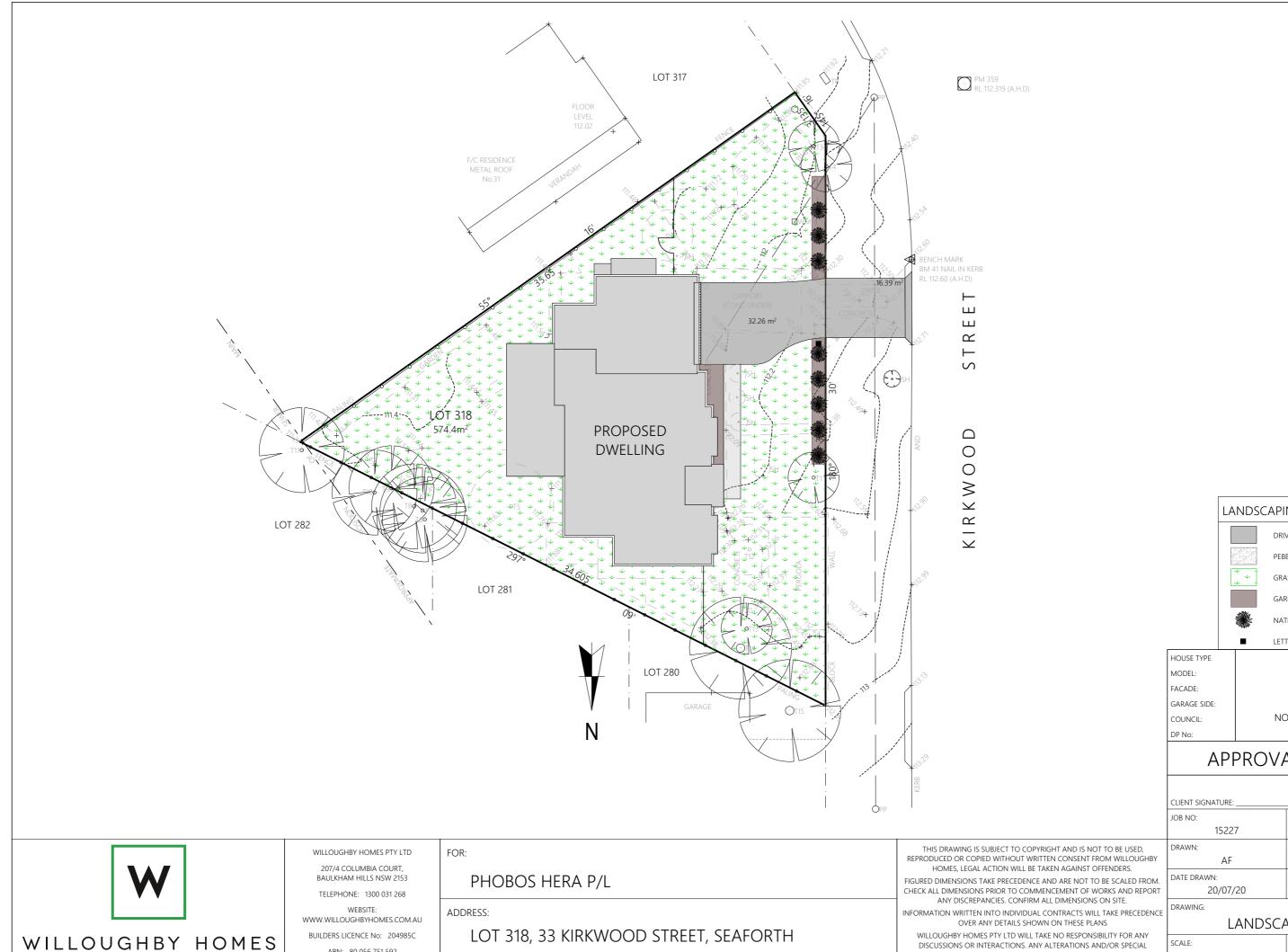
HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	HAMPTONS
GARAGE SIDE:	RH
COUNCIL:	NORTHERN BEACHES
DP No:	11162

## APPROVAL PLANS

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	15227	DA/CC
	DRAWN:	CHECKED:
	AF	CR
	DATE DRAWN:	REV:
	20/07/20	E
	DRAWING:	
-		

ELECTRICAL PLAN

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

> CUSTOM HAMPTONS NORTHERN BEACHES

### APPROVAL PLANS

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15227	DA/CC
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DATE DRAWN:	REV:
20/07/20	E
DRAWING:	

LANDSCAPE PLAN

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INCLUSIONS MUST BE DOCUMENTED IN WRITING AND SHOWN ON PLANS

ABN: 80 056 751 592