

ABN: 80 056 751 592

CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2020/0331

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

CUSTOM HAMPTONS

NORTHERN BEACHES

APPROVAL PLANS

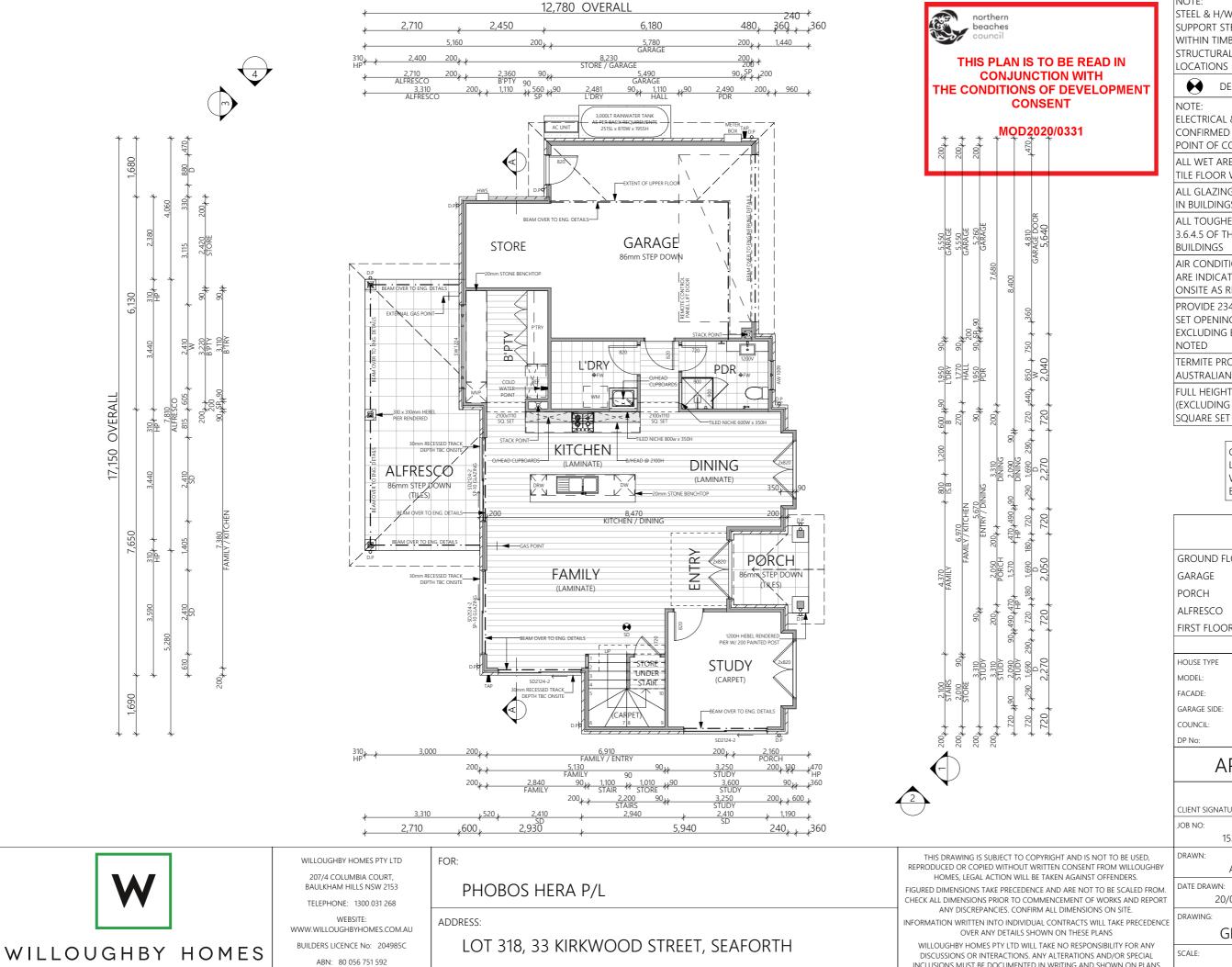
LODGEMENT: DA/CC CHECKED:

DEMOLITION PLAN

1:200 3 of 14

DISCUSSIONS OR INTERACTIONS. ANY ALTERATIONS AND/OR SPECIAL

INCLUSIONS MUST BE DOCUMENTED IN WRITING AND SHOWN ON PLANS



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 &

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

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

FLOOR AREAS				
GROUND FLOC)R	98.81		
GARAGE		41.66		
PORCH		4.70		
ALFRESCO		23.60		
FIRST FLOOR		121.64		
		290.41 m ²		
HOUSE TYPE				
MODEL:	(CUSTOM		

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

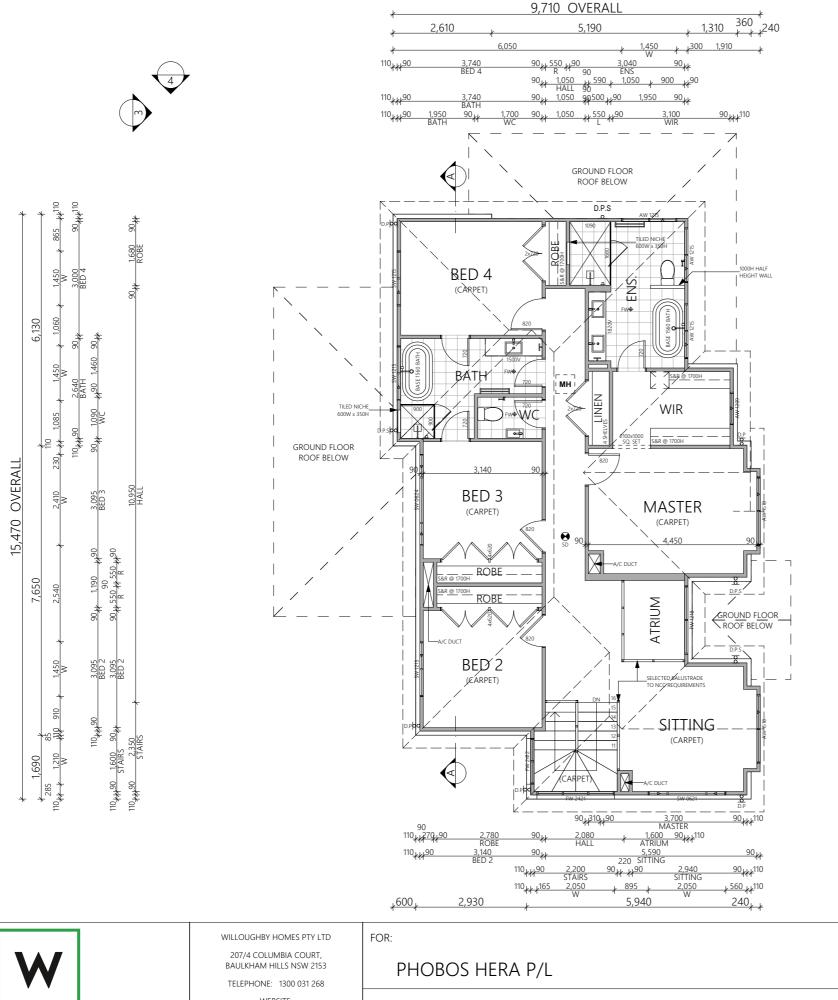
APPROVAL PLANS

	CLIENT SIGNATURE:			
JOB NO:		LODGEMENT:		
	15227	DA/CC		
	DRAWN:	CHECKED:		
	AF	CR		
DATE DRAWN: 20/07/20		REV:		
		E		
	DRAWING:			

GROUND FLOOR PLAN

1:100 4 of 14

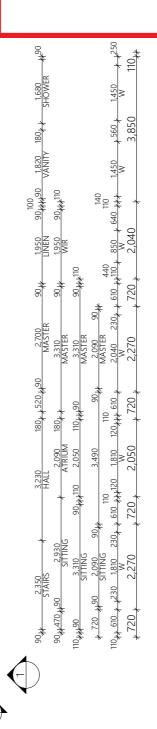
INCLUSIONS MUST BE DOCUMENTED IN WRITING AND SHOWN ON PLANS





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

MOD2020/0331



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

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	$= 11.49 m^2$
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	R 98.81
	GARAGE	41.66
	PORCH	4.70
	ALFRESCO	23.60
	FIRST FLOOR	121.64
		290.41 m ²
	HOUSE TYPE	
	MODEL:	CUSTOM
	FACADE:	HAMPTONS
GARAGE SIDE:		RH

APPROVAL PLANS

NORTHERN BEACHES

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

COUNCIL:

FIRST FLOOR PLAN

5 of 14

1:100

THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED, REPRODUCED OR COPIED WITHOUT WRITTEN CONSENT FROM WILLOUGHBY HOMES, LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS AND REPORT ANY DISCREPANCIES. CONFIRM ALL DIMENSIONS ON SITE. NFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE

FIGURED DIMENSIONS TAKE PRECEDENCE AND ARE NOT TO BE SCALED FROM.

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 INCLUSIONS MUST BE DOCUMENTED IN WRITING AND SHOWN ON PLANS

WILLOUGHBY HOMES

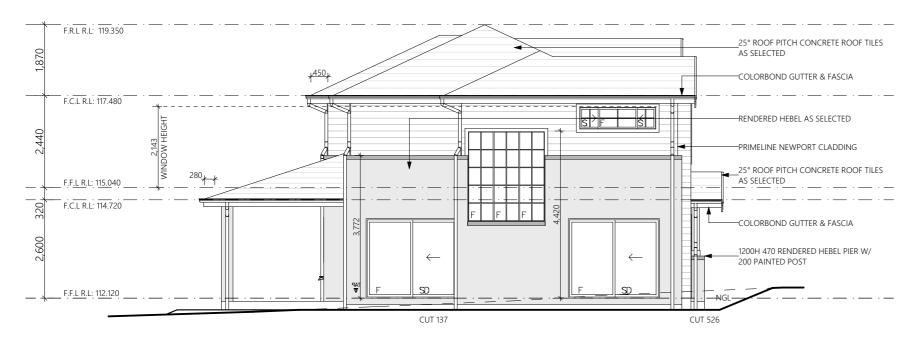
WWW.WILLOUGHBYHOMES.COM.AU BUILDERS LICENCE No: 204985C ABN: 80 056 751 592

LOT 318, 33 KIRKWOOD STREET, SEAFORTH



ELEVATION 1

1:100



FOR:

ELEVATION 2

1:100



HOUSE TYPE CUSTOM MODEL: HAMPTONS ACADE: GARAGE SIDE NORTHERN BEACHES COUNCIL: DP No:

APPROVAL PLANS

CLIENT SIGNATURE LODGEMENT: JOB NO: 15227 DA/CC CHECKED: DRAWN: CR DATE DRAWN: 20/07/20 DRAWING: **ELEVATIONS**

1:100

PAGE NO:

6 of 14

WILLOUGHBY HOMES PTY LTD 207/4 COLUMBIA COURT, BAULKHAM HILLS NSW 2153

PHOROS HERA P/I

T, SEAFORTH

THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED, REPRODUCED OR COPIED WITHOUT WRITTEN CONSENT FROM WILLOUGHBY HOMES, LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS. FIGURED DIMENSIONS TAKE PRECEDENCE AND ARE NOT TO BE SCALED FROM. CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS AND REPORT ANY DISCREPANCIES. CONFIRM ALL DIMENSIONS ON SITE. INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE

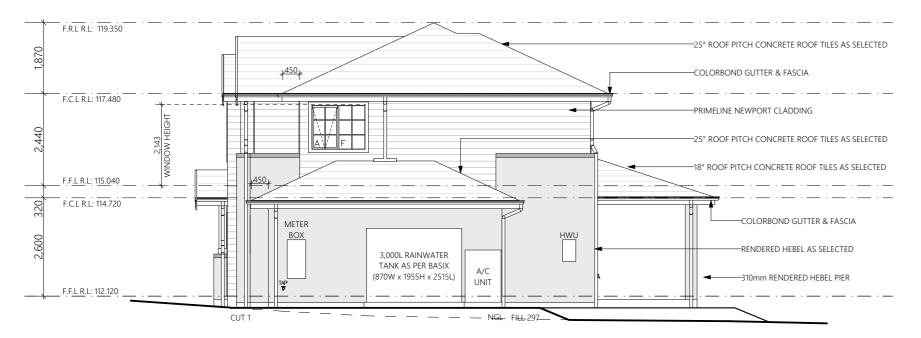
OVER ANY DETAILS SHOWN ON THESE PLANS WILLOUGHBY HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY DISCUSSIONS OR INTERACTIONS. ANY ALTERATIONS AND/OR SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING AND SHOWN ON PLANS

	V V		TELEPHONE: 1300 031 268	THOBOSTIEWTYE		
			WEBSITE: WWW.WILLOUGHBYHOMES.COM.AU	ADDRESS:		
WILLOUGHBY HOM		HOMES	BUILDERS LICENCE No: 204985C	LOT 318, 33 KIRKWOOD STREET		
WILLOU	СПБІ	HOMES	ABN: 80 056 751 592	·		



ELEVATION 3

1:100



ELEVATION 4

1:100



HOUSE TYPE CUSTOM MODEL: HAMPTONS ACADE: GARAGE SIDE NORTHERN BEACHES

APPROVAL PLANS

1:100

LODGEMENT: 15227 DA/CC CHECKED: DRAWN: 20/07/20 **ELEVATIONS**

PAGE NO:

7 of 14

WILLOUGHBY HOMES

WILLOUGHBY HOMES PTY LTD 207/4 COLUMBIA COURT. BAULKHAM HILLS NSW 2153

TELEPHONE: 1300 031 268

WWW.WILLOUGHBYHOMES.COM.AU BUILDERS LICENCE No: 204985C ABN: 80 056 751 592

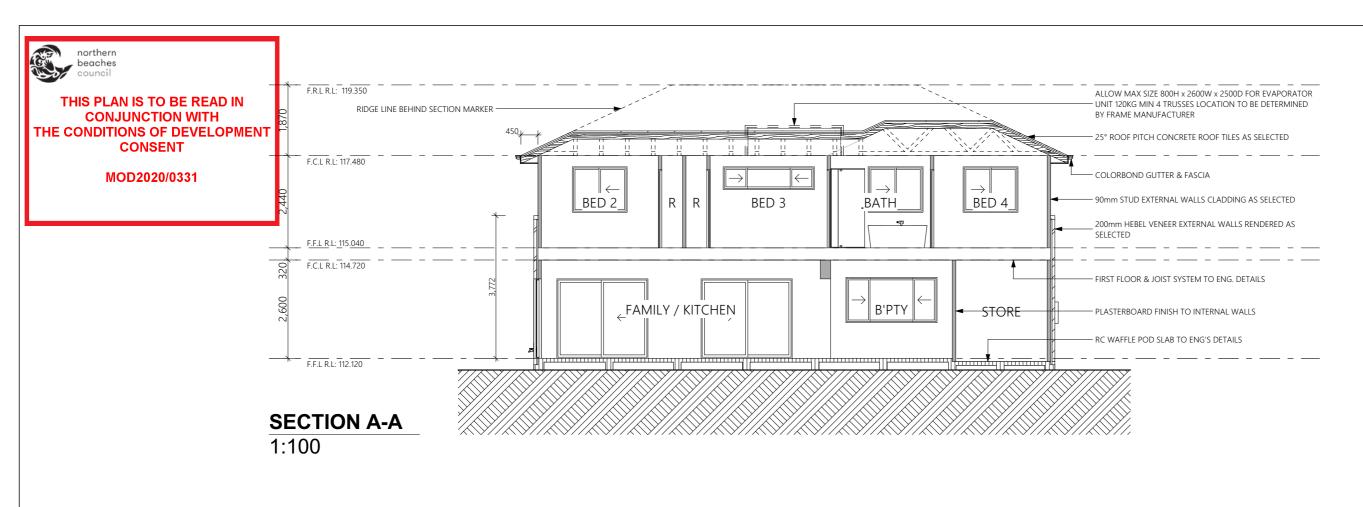
PHOBOS HERA P/L

LOT 318, 33 KIRKWOOD STREET, SEAFORTH

THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED, REPRODUCED OR COPIED WITHOUT WRITTEN CONSENT FROM WILLOUGHBY HOMES, LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS. FIGURED DIMENSIONS TAKE PRECEDENCE AND ARE NOT TO BE SCALED FROM. CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS AND REPORT ANY DISCREPANCIES. CONFIRM ALL DIMENSIONS ON SITE.

INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER ANY DETAILS SHOWN ON THESE PLANS

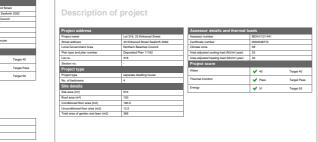
OVER ANY DETAILS SHOWN ON THESE PLANS	
WILLOUGHBY HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY	
DISCUSSIONS OR INTERACTIONS. ANY ALTERATIONS AND/OR SPECIAL	SCALE:
INCLUSIONS MUST BE DOCUMENTED IN WRITING AND SHOWN ON PLANS	





NSW Planning, Industry & Environment

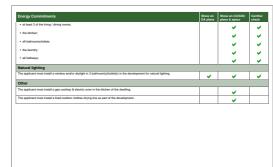
Project name	Lot 318, 33 Kirkwood Street		
Street address	33 Kirkwood Street Seaforth 2092		
Local Government Area Northern Beaches Co Plan type and plan number deposited 11162		ouncil	
Section no.	-		
Project type	separate dwelling house		
No. of bedrooms	4		
Project score			
Water	✓ 40	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	✓ 51	Target 50	



Vater Commitments	Show on DA plans	Show on CCICDC plans & specs	Certifier check
lixtures			
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 tolks flushing system with a minimum rating of 4 star in each tolks 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 naineater tank of at least 3000 litres on the site. This naineater 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 Sevelopment (excluding the area of the roof which drains to any stormeaster tank or private dam).		~	~
The applicant must connect the rainwater tank to:			
all tollets in the development			
 the cold water tap that supplies each clothes washer in the development 			-
 at least one outdoor top in the development (Note: NOW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 			-

		DA plans	plans & specs	check
Simulation Method				
The applicant must statich the certificate referred to under "Assessor Details" on the frost page of the IRADX certificate (the "Assessor Certificate") to the development application and consistence certificate and project on the special consistence of the special certificate (i.e., the applicant is applying the velopment certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificates to the application for an occusion certificate for the accrossed 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.				
ha applicant must above on the piens accompanying the development application for the proposed development, all makes which the isseasor Certifician engines to be shown on hose plains. Those plains must be are already of endorsement from the Accredible isseasor to certify that this is the case. The applicant must above on the plans accompanying the application for a contribution entitions (or camping development certificant, all applicability and themsel performance applications and on the Adeassor entitions (or camping development certificant, all applicability and the harmed performance applications and or in the Adeassor		~	~	~
The applicant must construct the development in accordance with all thermal performance sp. Certificate, and in accordance with those aspects of the development application or application which were used to calculate those specifications.	construct the development in accordance with all thermal performance specifications set out in the Assessor coordance with those aspects of the development application or application for a complying development certificate calculate those specifications.		~	~
The applicant must construct the floors and walls of the dwelling in accordance with the speci	fications listed in the table below.	~	~	~
Floor and wall construction	Area			
floor - concrete slab on ground	All or part of floor area square metres			
or - suspended floor above garage All or part of floor area				

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 day/night 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		~	v
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:			
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 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 entiting dock (LED) larger.			
at least 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

HOUSE TYPE MODEL: ACADE:

GARAGE SIDE

CUSTOM HAMPTONS

COUNCIL:

NORTHERN BEACHES

APPROVAL PLANS

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

WILLOUGHBY HOMES

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

LOT 318, 33 KIRKWOOD STREET, SEAFORTH

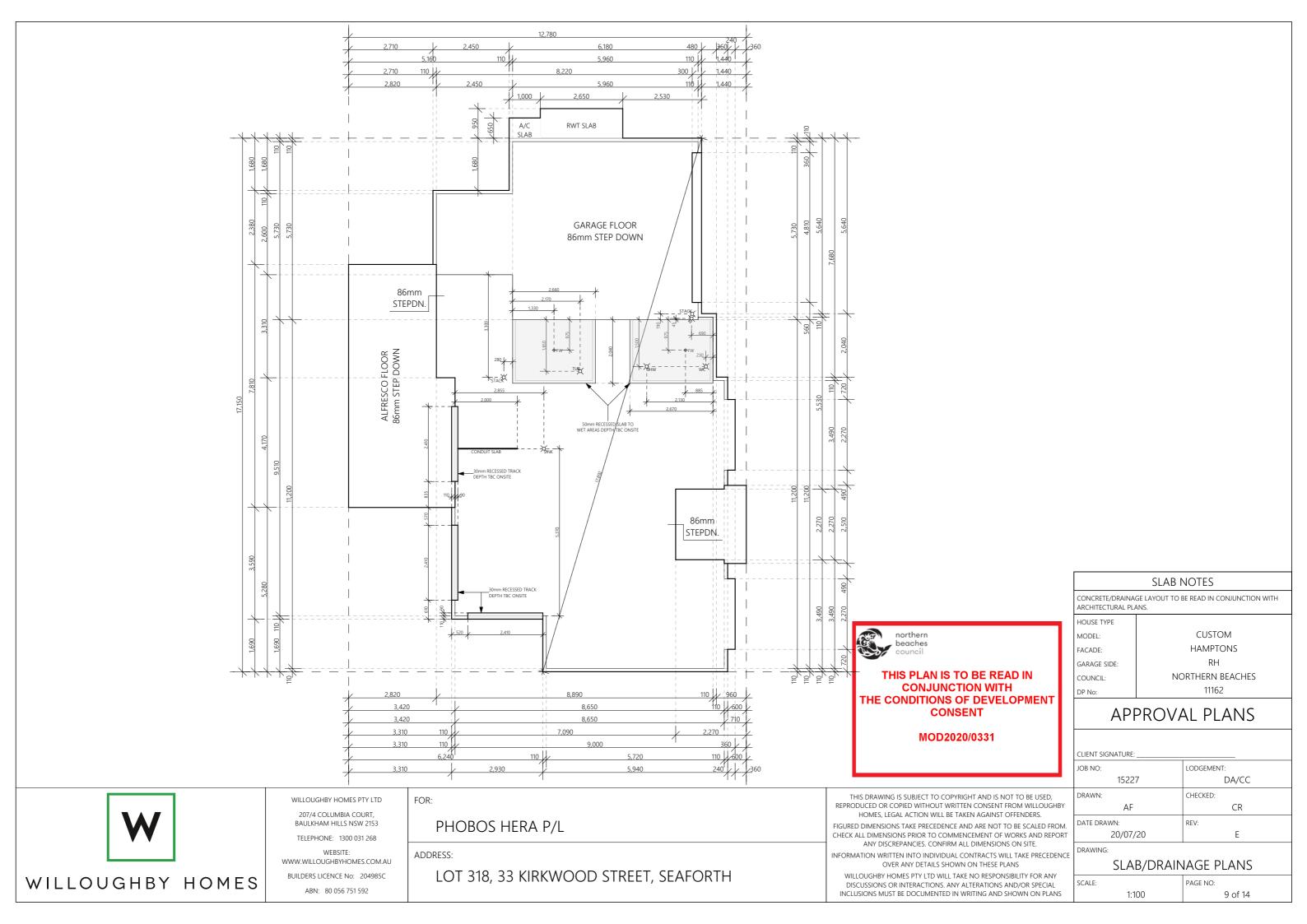
THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED, REPRODUCED OR COPIED WITHOUT WRITTEN CONSENT FROM WILLOUGHBY HOMES, LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.

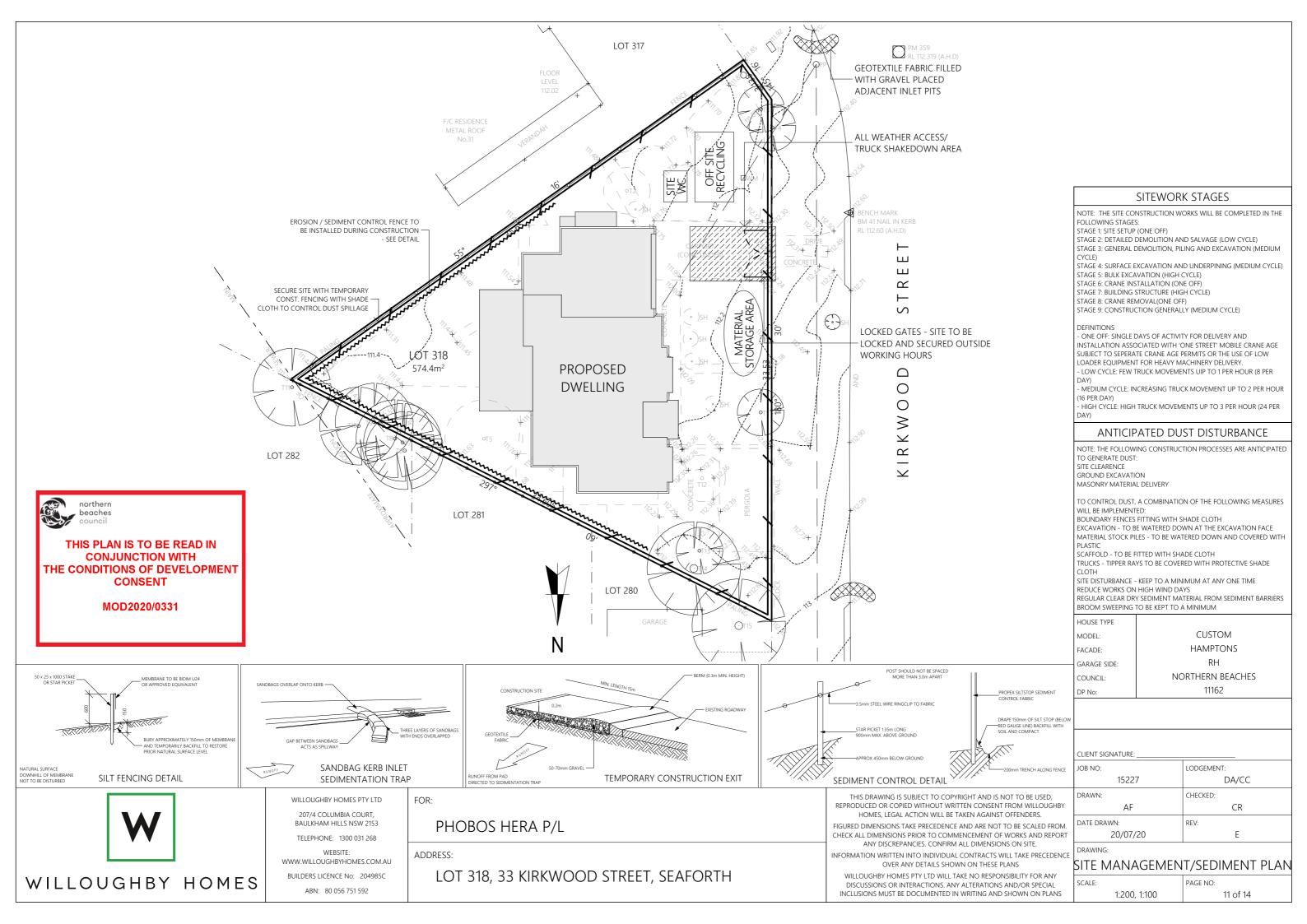
FIGURED DIMENSIONS TAKE PRECEDENCE AND ARE NOT TO BE SCALED FROM. CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS AND REPORT ANY DISCREPANCIES. CONFIRM ALL DIMENSIONS ON SITE.

NFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE 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 INCLUSIONS MUST BE DOCUMENTED IN WRITING AND SHOWN ON PLANS SECTIONS/BASIX

1:100, 1:4 8 of 14







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

HOUSE TYPE MODEL: FACADE: GARAGE SIDE COUNCIL:

CUSTOM HAMPTONS NORTHERN BEACHES

APPROVAL PLANS

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

DATE DRAWN: 20/07/20

LANDSCAPE PLAN

1:200 14 of 14

207/4 COLUMBIA COURT,

BAULKHAM HILLS NSW 2153 TELEPHONE: 1300 031 268

WEBSITE: $\hbox{WWW.WILLOUGHBYHOMES.COM.AU}$ BUILDERS LICENCE No: 204985C

ABN: 80 056 751 592

PHOBOS HERA P/L

LOT 318, 33 KIRKWOOD STREET, SEAFORTH

THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED, REPRODUCED OR COPIED WITHOUT WRITTEN CONSENT FROM WILLOUGHBY HOMES, LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.

FIGURED DIMENSIONS TAKE PRECEDENCE AND ARE NOT TO BE SCALED FROM. CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS AND REPORT ANY DISCREPANCIES. CONFIRM ALL DIMENSIONS ON SITE.

INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE 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 INCLUSIONS MUST BE DOCUMENTED IN WRITING AND SHOWN ON PLANS

	* *	
VILLOU	GHBY	HOMES