

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

PAGE NO.	SHEET NAME
1	COVER PAGE
2	SITE PLAN
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5	FIRST FLOOR PLAN
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	Α	AF	JB	11/11/19	SALES PLANS	
	В	AF	CR	06/12/19	PRESENTATION PLANS	
	С	AF	CR	24/01/20	APPROVAL PLANS	
	D	AF	CR	27/01/20	COUNCIL REQUESTED AMENDMENTS	
	E	AF	CR	20/07/20	BENCH HEIGHT INCREASE 330MM	
	HOUSE TYPE MODEL: FACADE:					
				CUSTOM		
				HAMPTONS		

REV DRW CHK DATE

STAGE

APPROVAL PLANS

NORTHERN BEACHES

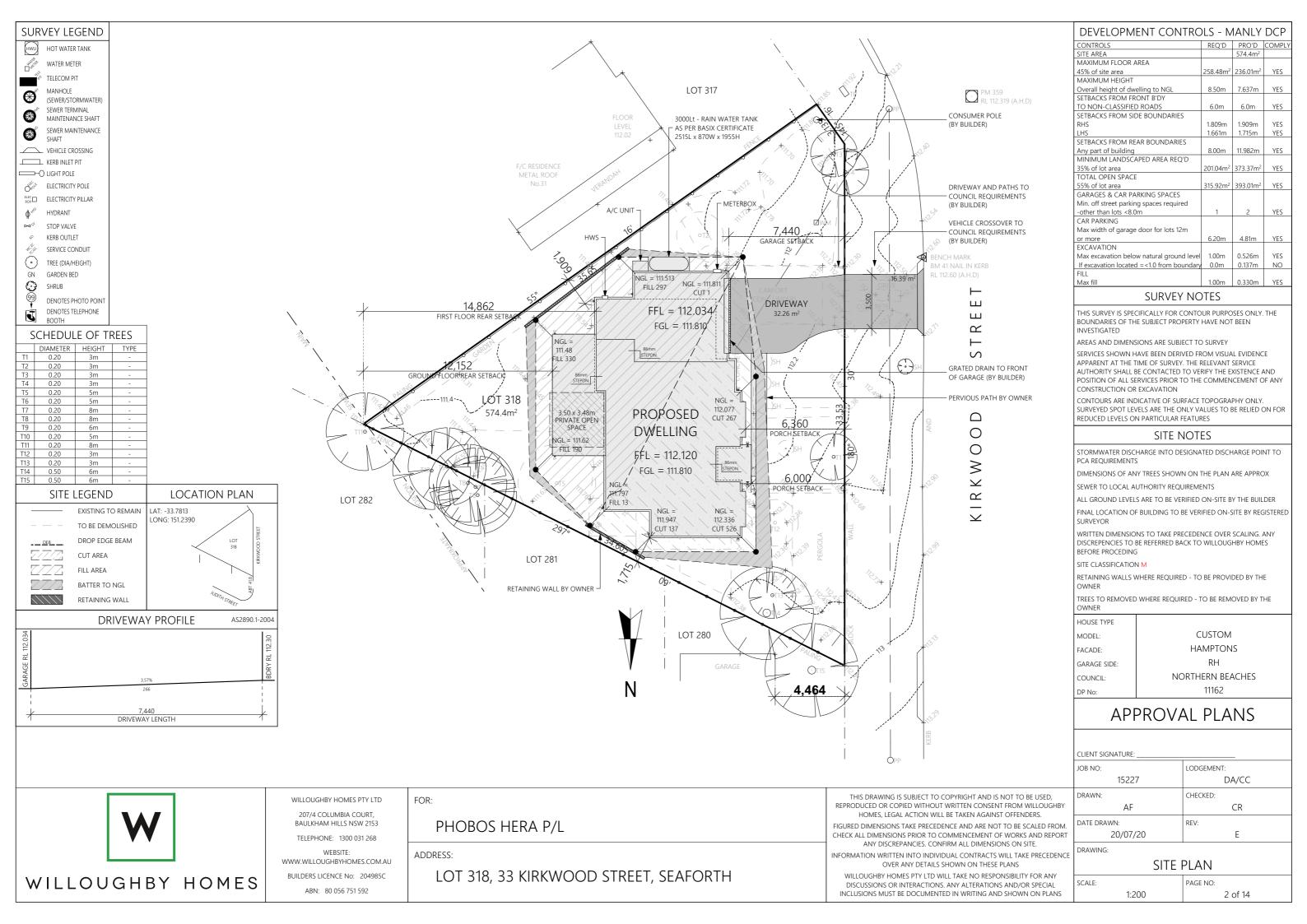
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	JOB NO:	LODGEMENT:	
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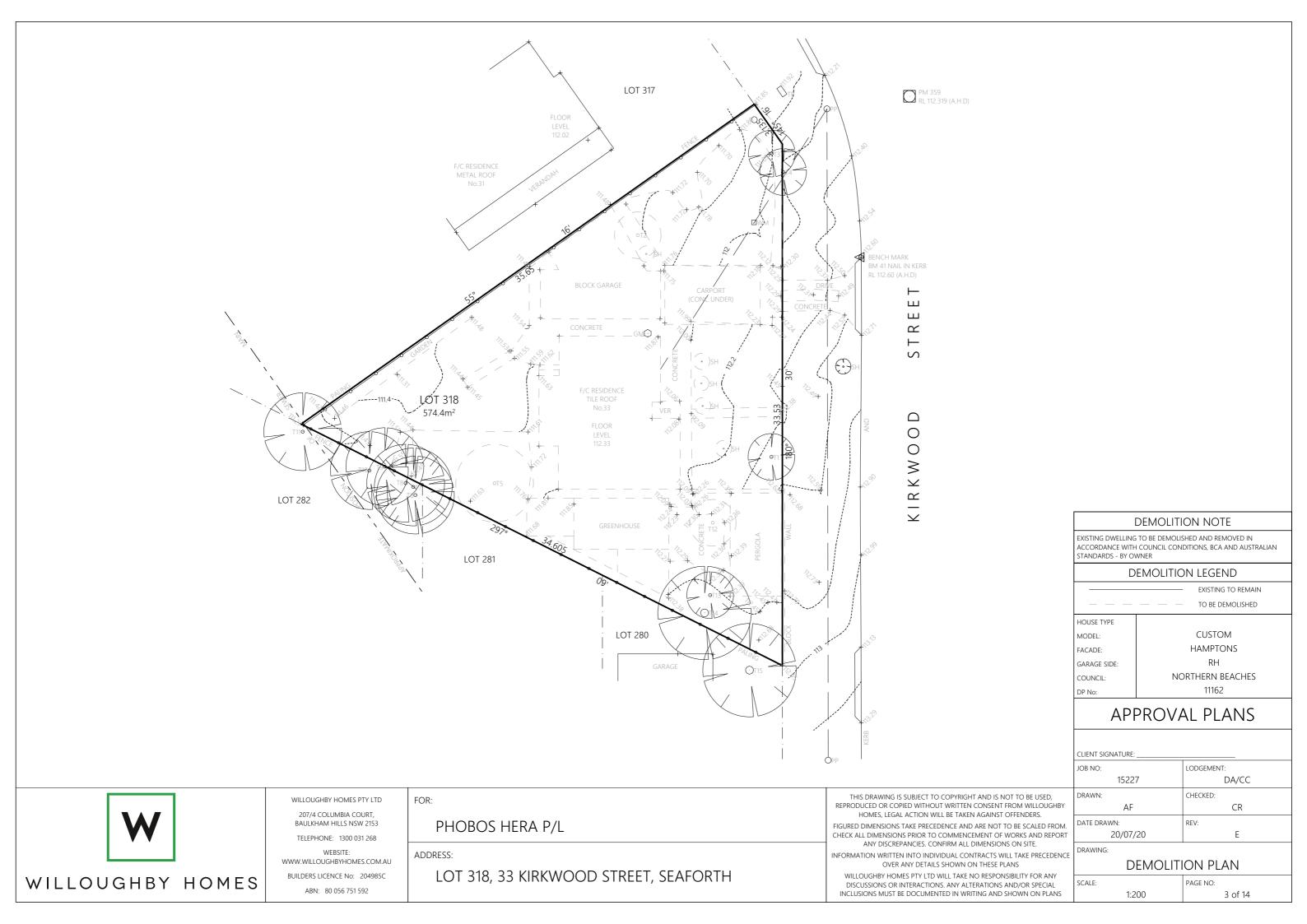
GARAGE SIDE:

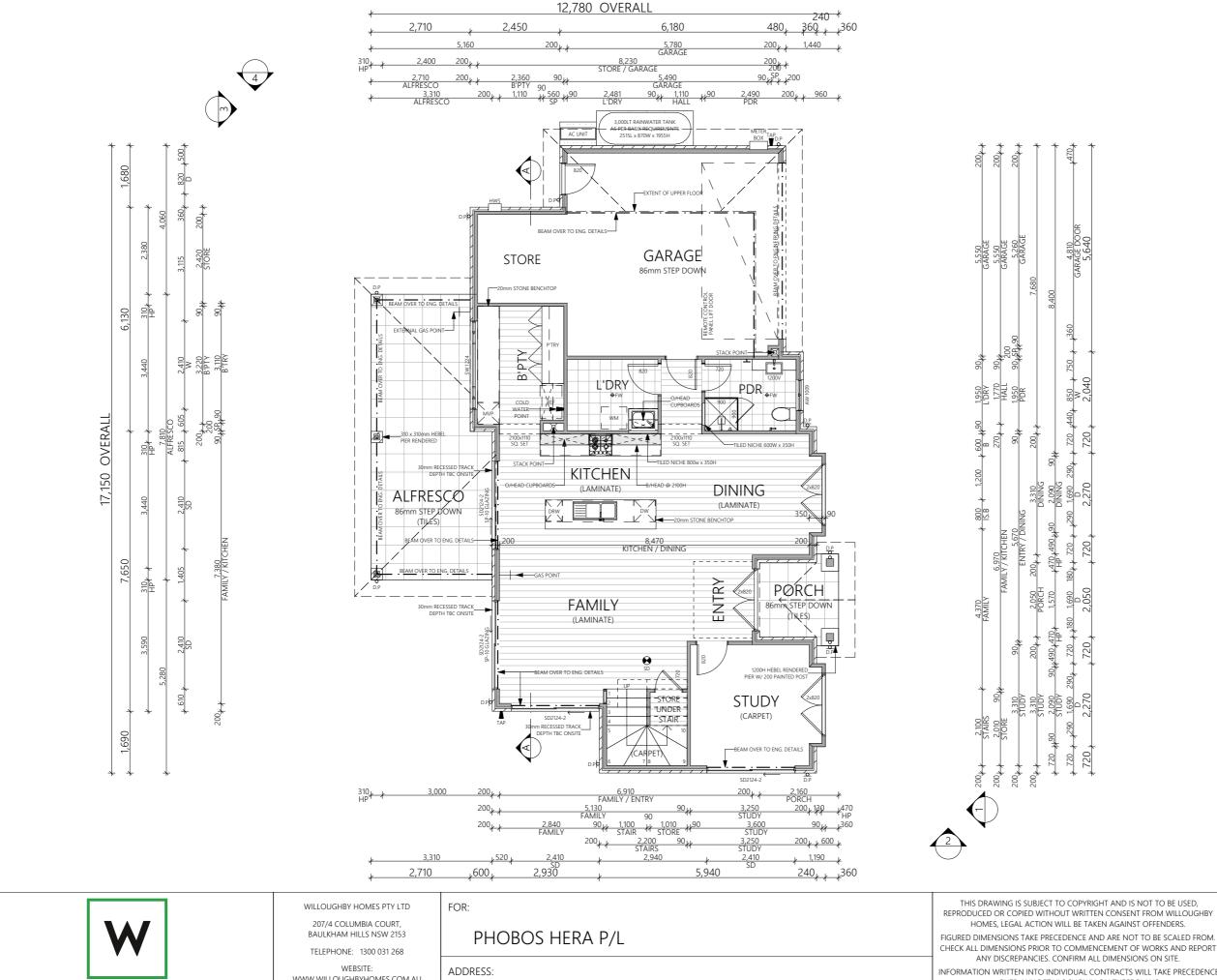
COUNCIL:

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	PR 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:	REV:	
20/07/20	E	
DRAWING:		

GROUND FLOOR PLAN

1:100 4 of 14

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ABN: 80 056 751 592

LOT 318, 33 KIRKWOOD STREET, SEAFORTH

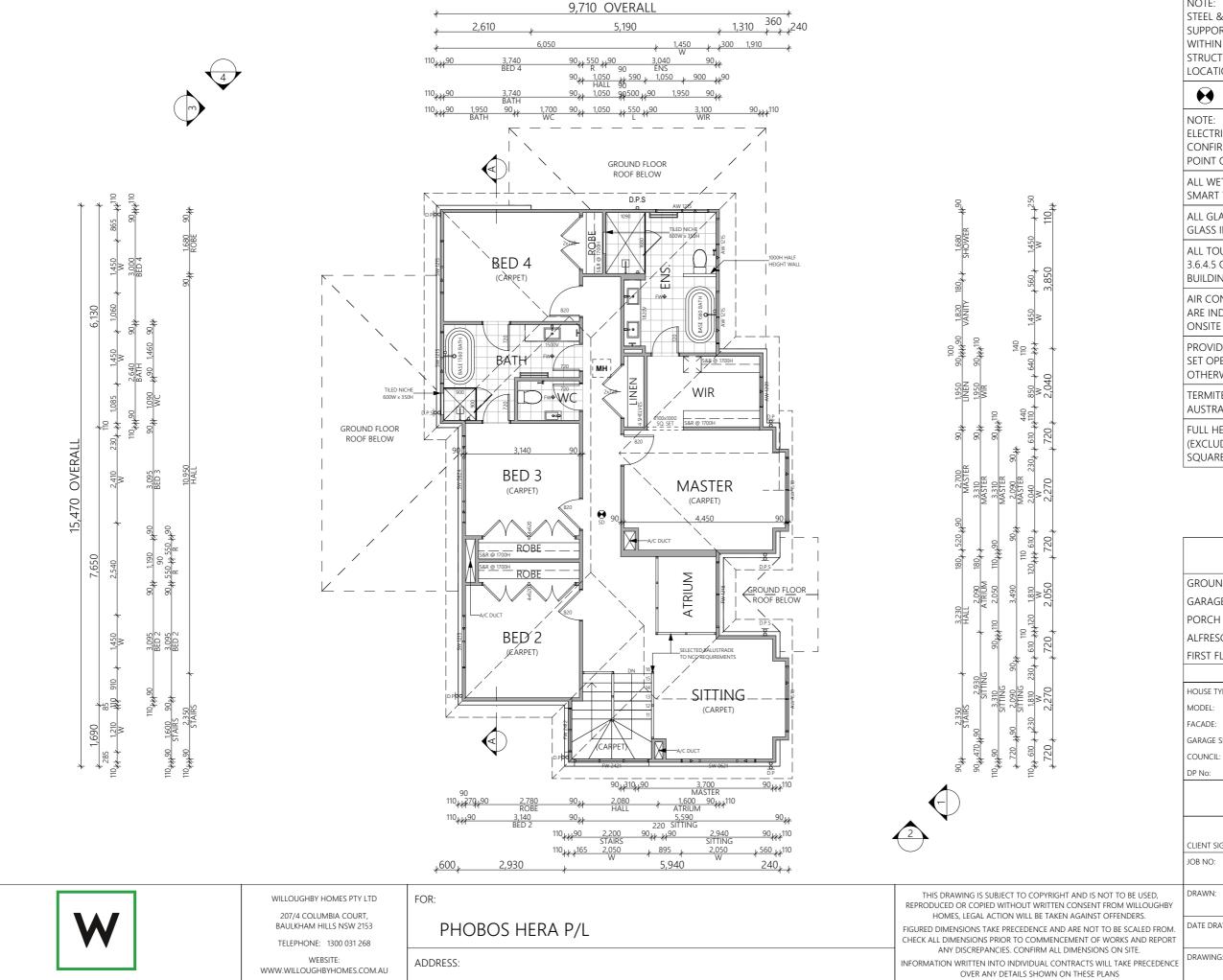
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AIR CONDITIONING DUCT AND OUTLET LOCATIONS ARE INDICATIVE ONLY AND MAY BE ADJUSTED ONSITE AS REQUIRED

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

	$= 11.49 \text{m}^2$
ATE	$= 56.47 \text{m}^2$
_ES	$= 9.83 \text{m}^2$
S	$= 29.00 \text{m}^2$
	ATE LES

FLOOD ADEAC

	FLOOR AF	KEAS	
GROUND FLOC	OR .	98.81	
GARAGE		41.66	
PORCH		4.70	
ALFRESCO		23.60	
FIRST FLOOR		121.64	
		290.41 m ²	
LIQUICE TVDE			

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

APPROVAL PLANS

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JOB NO:		LODGEMENT:	
	15227	DA/CC	
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	DATE DRAWN:	REV:	
	20/07/20	Е	

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FIRST FLOOR PLAN

1:100

LOT 318, 33 KIRKWOOD STREET, SEAFORTH

BUILDERS LICENCE No: 204985C

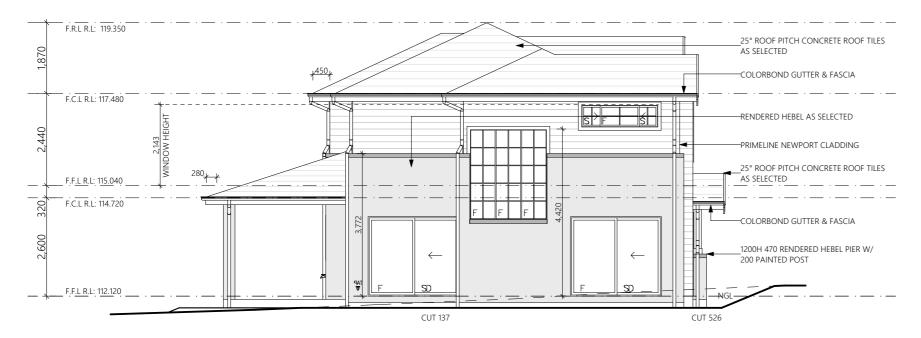
ABN: 80 056 751 592

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

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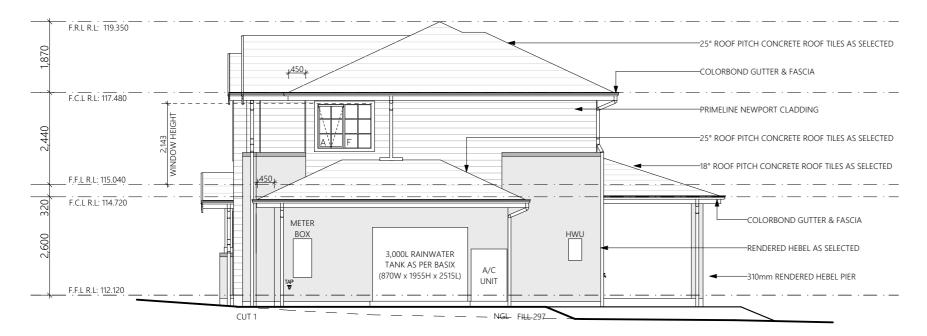
ELEVATIONS

E: PAGE NO: 6 of 14



ELEVATION 3

1:100



ELEVATION 4

1:100

	W		
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MODEL:	CUSTOM
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COUNCIL:	NORTHERN BEACHES
DP No:	11162

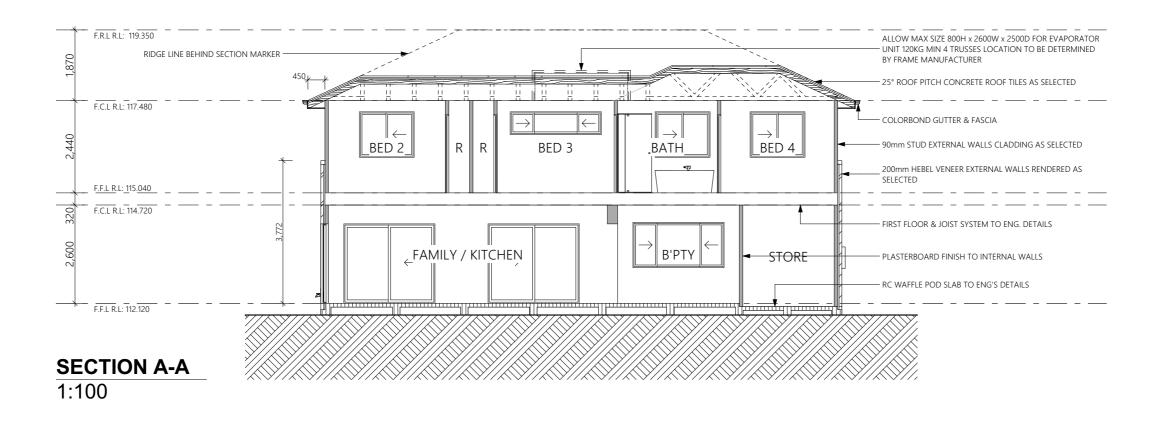
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ELEVATIONS				

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NSW Planning, Industry & Environment

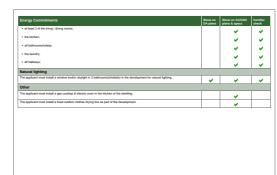
Project name	Lot 318, 33 Kirkwoo	Lot 318, 33 Kirkwood Street			
Street address	33 Kirkwood Street	33 Kirkwood Street Seaforth 2092			
Local Government Area	Northern Beaches 0	Council			
Plan type and plan number	deposited 11162				
Lot no.	318				
Section no.					
Project type	separate dwelling h	separate dwelling house			
No. of bedrooms	4	4			
Project score					
Water	✓ 40	Target 40			
Thermal Comfort	✓ Pass	Target Pass			
Energy	✓ 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		-	-
 the cold water tap that supplies each clothes washer in the development 		-	-
 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.) 			-

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 Certificate" to the development application and construction certificate application for the prop- leptying for a complying development certificate for the proposed development, to that applicat keasesor Certificate to the application for an occupation certificate for the proposed development.	osed development (or, if the applicant is sion). The applicant must also attach the			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance wit	h the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with to pertificate, including the Cooling and Heating loads shown on the front page of this certificate.	he details shown in this BASIX			
The applicant must show on the plans accomplanying the development application for the prop- seasour Certificate requires to be shown on those plans. Those plans must bear a stamp of a Reasour to certify that this is the case. The applicant must show on the plans accomplanying sentificates (or complying development certificate, it applicable), all thermal performance specific Certificate, and all supects of the proposed development which were used to calculate those is	indorsement from the Accredited the application for a construction cations set out in the Assessor	~	~	~
The applicant must construct the development in accordance with all thermal performance spe- certificate, and in accordance with thesis aspects of the development application or application thick were used to calculate those specifications.	ofications set out in the Assessor n for a complying development certificate		~	~
The applicant must construct the floors and walls of the deelling 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.		~	v
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		
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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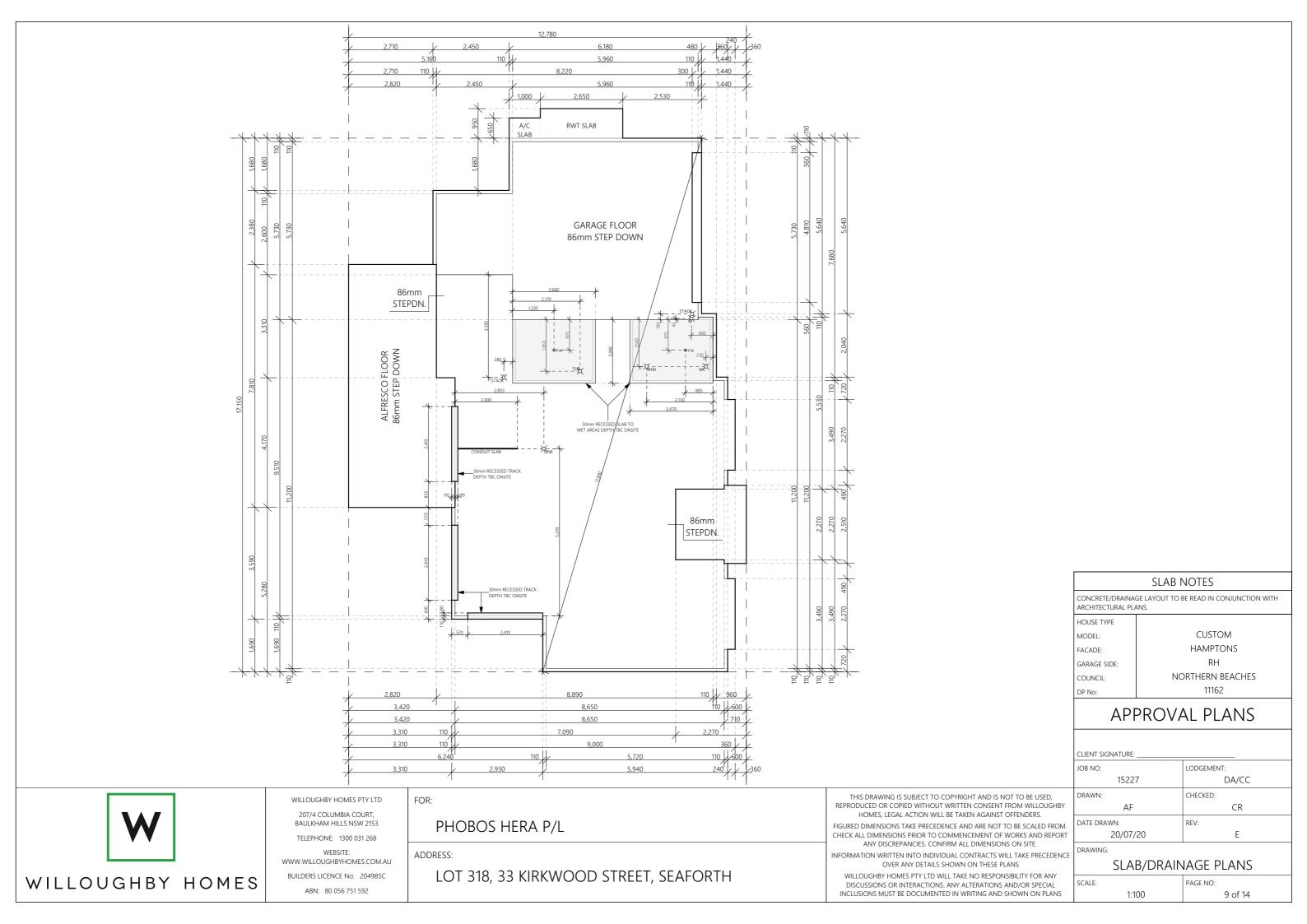
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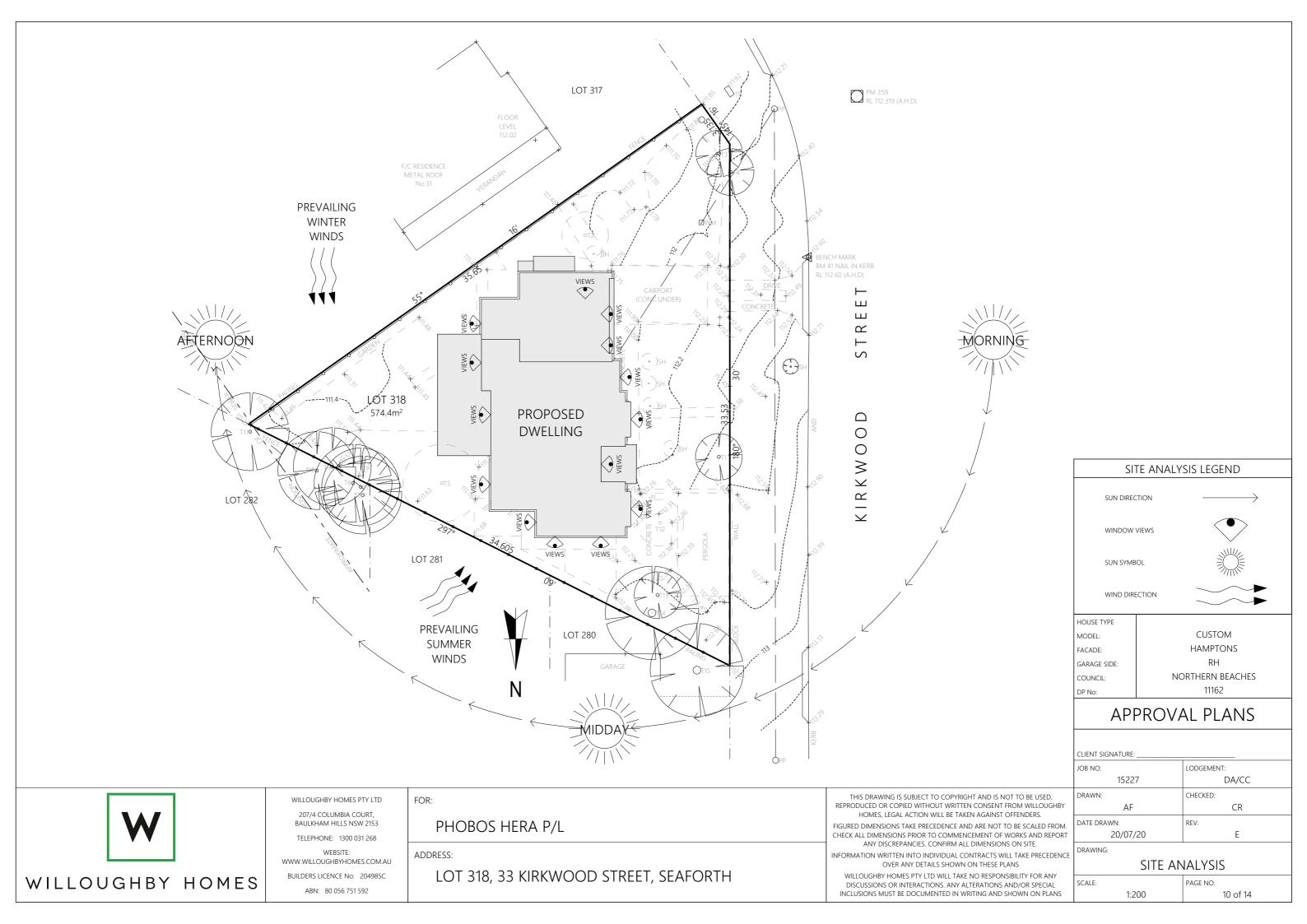
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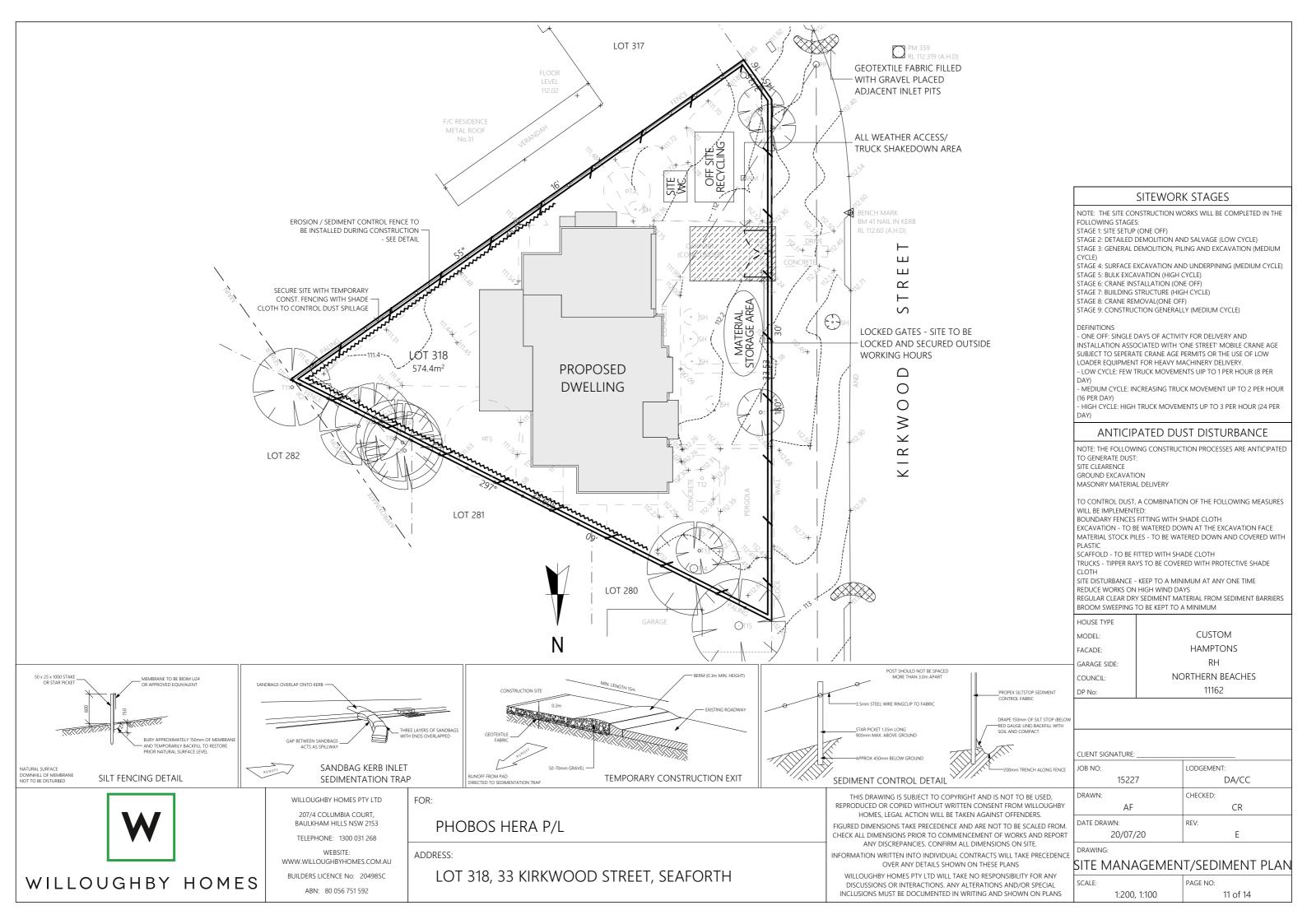
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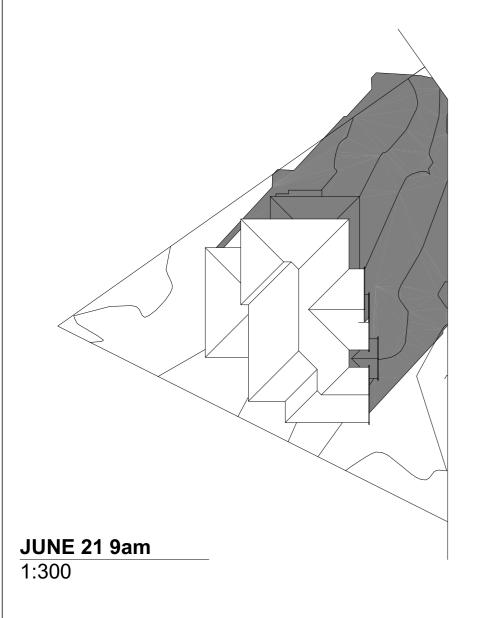
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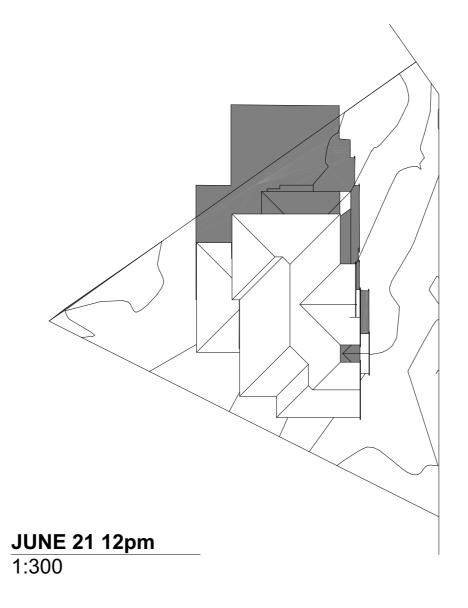








WILLOUGHBY HOMES





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

APPROVAL PLANS

CUSTOM

HAMPTONS

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

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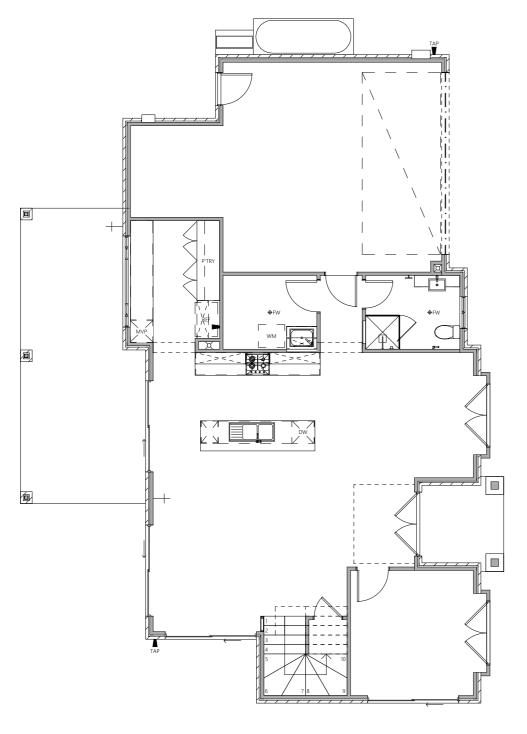
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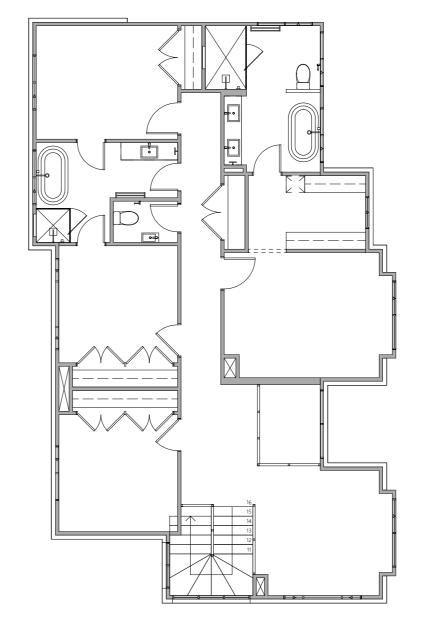
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1:300

1:300

INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE SHADOW DIAGRAMS OVER ANY DETAILS SHOWN ON THESE PLANS 12 of 14





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

CLIENT SIGNATURE:			
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15227	DA/CC		
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20/07/20	E		
DRAWING:			

ELECTRICAL PLAN

1:100 13 of 14



WILLOUGHBY HOMES

ABN: 80 056 751 592

LOT 318, 33 KIRKWOOD STREET, SEAFORTH

DISCUSSIONS OR INTERACTIONS. ANY ALTERATIONS AND/OR SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING AND SHOWN ON PLANS

			GARDEN BED	
	*		NATIVE GRASSES	
		•	LETTER BOX	
ГҮРЕ				
		CUSTOM		
:		HAMPTONS		
SIDE:		RH		
L:		NORTHERN BEACHES		

APPROVAL PLANS

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20/07/20	E
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LANDSCAPE PLAN

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