





PROPOSED PRIVACY SCREENS
ADJUSTABLE VERTICAL BLADES

PROPOSED PRIVACY SHUTTERS STACKING PANELS WITH ADJUSTABLE HORIZONTAL BLADES

For Development Application Only

PROPOSED PRIVACY FINISHES

RESIDENTIAL SUBDIVISION

1801

MARK HURCUM DESIGN PRACTICE A R C H I T E C T S



1 NORTH-WEST ELEVATION
Scale 1:100



SANDSTONE CLADDING **SSC**



RENDERED MASONRY COLOUR : DARK GREY



RENDERED MASONRY COLOUR : MID GREY 1 EP2



METAL CLADDING
MC1



FACE BRICKWORK BRK2



TIMBER CLADDING
TC1



NOTE: EXTENT OF FINISHES ON ELEVATIONS ARE INDICATIVE ONLY

ALUMINIUM FRAMED WINDOWS/DOORS **GL1**

For Development Application Only

LOT 7 - EXTERNAL FINISHES SCHEDULE

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A7.SK03

SCALE NOVEMBEI



SCALE: 1:100

NOVEMBER 2018

MERAKI DEVELOPMENTS PTYLIMITED

| | (TO BE READ IN | CONJUNCTION W | ITH BASIX CERTIFICATE) | | | | |
|-------------------------------|---|---------------------|----------------------------------|--------------------|--|--|--|
| Assessor's name: Ved Baheti m | | n: 0421 530 876 | e: ved@outsourceideas.com.au | | | | |
| WATER | No hot water reticulation re- | quired | | | | | |
| Fixtures | All shower heads | All toilets | All kitchen taps | All bathrooms taps | | | |
| Rating | 4 Star(>4.5 But<=6L/Min) | 4 star | 4 star | 4 star | | | |
| Alternate water so | ırce | | • | | | | |
| | Type | Size | Roof area connected | Connections | | | |
| | RWT | 3000L | 200 m2 | Landscape tap | | | |
| ENERGY | | | | | | | |
| Hot water | уре | | Rating | | | | |
| | Individual, gas instantaneous | | 6 star | | | | |
| Mech. Ventilation | System | | Operation Control | | | | |
| Bath | Indiv. fan, ducted to facade or roof | | Manual Switch On/Off | | | | |
| L'dry | Indiv. fan, ducted to facade or roof | | Manual Switch On/Off | | | | |
| Kitchen | Indiv. fan, ducted to facade or roof | | Manual Switch On/Off | | | | |
| Cooling System | Туре | | Living areas | Bed rooms | | | |
| | 3 Phase Air conditioning: D | ay / Night Zoned | EER > 4.0 EER > 4.0 | | | | |
| Heating System | Туре | | Living areas Bed roo | | | | |
| | 3 Phase Air conditioning: D | ay / Night Zoned | EER > 4.0 EER > 4.0 | | | | |
| Artificial Lighting | Primary type of artificial I | ighting is fluoresc | nt or light emitting diode (LED) | | | | |
| | Toilets, L'dry & Hallway | Living | Kitchen | Bed rooms | | | |
| Dedicated | Yes | Yes | Yes | Yes | | | |
| Others | Indoor private Cloth Line | | NA | | | | |
| | Outdoor or sheltered Clot | th Line | Yes | | | | |
| Well ventilated Fridge | | ace | Yes | | | | |
| | Kitchen Cook top / Oven | | Gas Cook top + Electric Oven | | | | |
| THERMAL | | | | | | | |
| | External Wall Insulation: R2.0 Ceiling Insulation: R2.0 | | | | | | |
| | | | | | | | |
| | Roof type :Suspended concrete roof Medium Col (0.475 - 0.7) Glazing: Awning, Fixed: ALM-001-03 A: Aluminium A SG Clear U=5.4 SHGC =0.49 | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | All other glazing :ALM-002-04 A: Aluminium B SG Clear U=5.6 SHGC =0.41 | | | | | | |
| | All External doors & windows to be weather sealed Eaves / shading as per drawings | | | | | | |
| | | | | | | | |

LEGEND

| AWN1/2/3 | - | LIGHTWEIGHT AWNING | G | - | EAVES GUTTER |
|----------|---|-------------------------------------|--------|---|---|
| BAL1 | - | GLAZED BALUSTRADE TO CODE | GD1 | - | GRATED DRAIN |
| BAL2 | - | MASONRY BALUSTRADE TO CODE | GL1 | - | ALUMINIUM FRAMED WINDOW/DOOR |
| BRK1/2 | - | MASONRY WALL | LMC | - | LIFT MOTOR CONTROLLER |
| CL | - | CEILING LEVEL | MR1 | - | METAL ROOF SHEETING |
| COL | - | STEEL COLUMN TO ENGINEERS DETAILS | NTS | - | NOT TO SCALE |
| CONC1/2 | - | CONCRETE FLOOR SLAB TO ENG. DETAILS | PAR | - | PARAPET |
| CONC3 | - | CONCRETE ROOF SLAB TO ENG. DETAILS | PAV1/2 | - | EXTERNAL PAVING |
| CONC5 | - | CONCRETE DRIVEWAY | PF | - | SWIMMING POOL FENCING TO COMPLY WITH AS1926.1 |
| COS | - | CHECK ON SITE | POS | - | PRIVATE OPEN SPACE |
| CPT1 | - | CARPET ON UNDERLAY | RL | - | RELATIVE LEVEL |
| CT1/2/3 | - | CERAMIC TILE | ROW | - | RIGHT OF WAY |
| DP | - | DOWNPIPE | RWH | - | RAINWATER HEAD |
| EP1/2/3 | - | EXTERNAL PAINT FINISH | RWO | - | RAINWATER OUTLET |
| EX | - | EXISTING | RWT | - | RAINWATER TANK |
| EXGL | - | EXISTING GROUND LEVEL | SFL | - | STRUCTURAL FLOOR LEVEL |
| FC1 | - | FIBRE CEMENT WALL CLADDING | SSC | - | SANDSTONE CLADDING |
| FEN1 | - | TIMBER LAP AND CAP FENCE | TC1 | - | TIMBER CLADDING |
| FEN2 | - | TIMBER PICKET FENCE | TD1 | - | TIMBER DECKING |
| FFL | - | FINISHED FLOOR LEVEL | TB1 | - | INTERNAL TIMBER FLOORBOARD |
| | | | | | |





For Development Application Only

LOT 7 - COVER SHEET

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

1801 A7.000

MARK HURCUM DESIGN PRACTICE A R C H I T E C T S

LEVEL 2 271 ALFRED STREET NORTH . NORTH SYDNEY NSW 2060 . FACSIMILE 02) 9955 5668 .





LOT 7 - LOT / ROOF PLAN

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

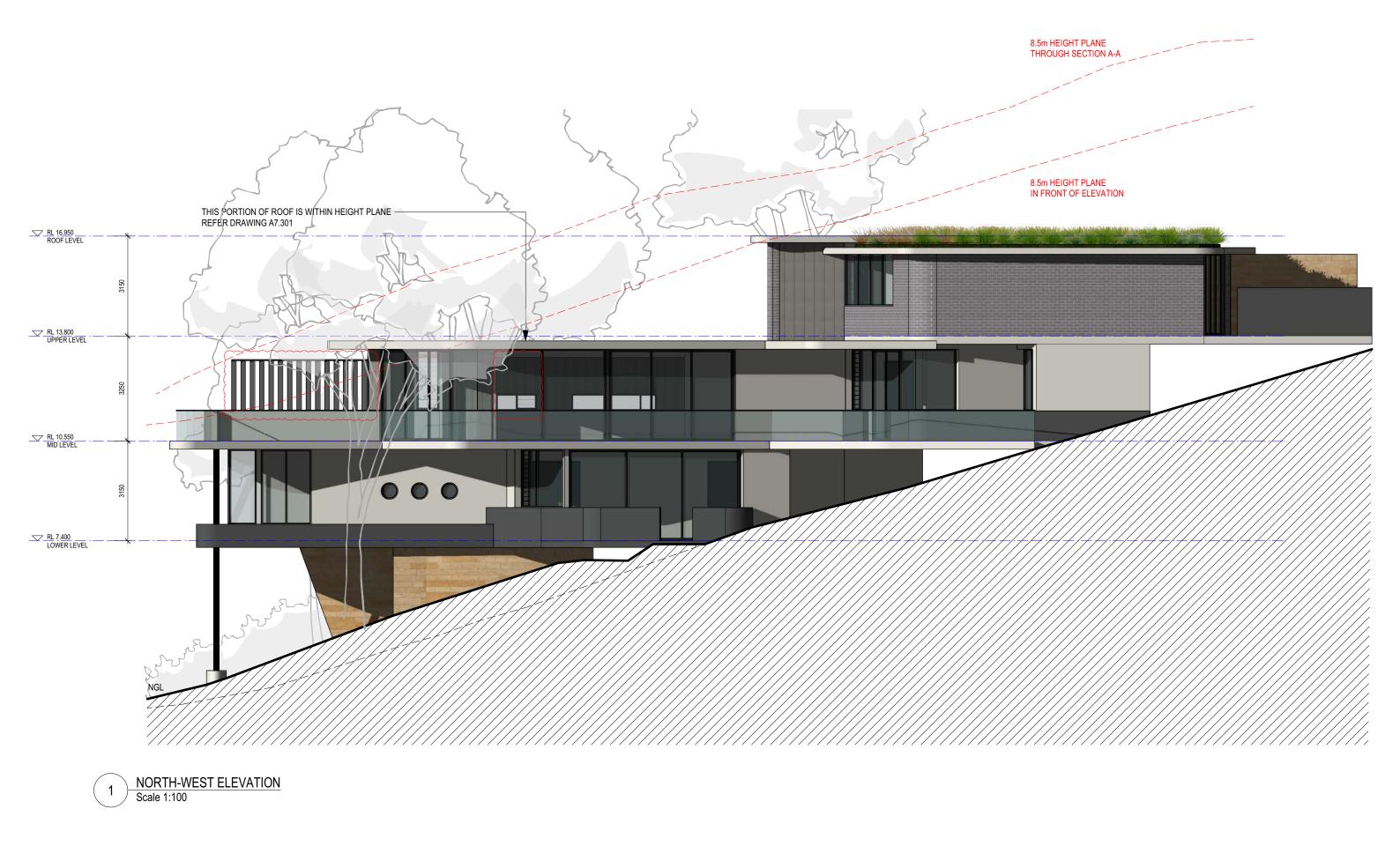
96-104 CABARITA ROAD AVALON BEACH

1801 A7.002

NOVEMBER 2018

MARK HURCUM DESIGN PRACTICE A R C H I T E C T S Scale 1:200

LEVEL 2 271 ALFRED STREET NORTH : NORTH SYDNEY NSW 2060 : FACSIMILE 02) 9955 5063 : TELEPHONE 02) 9955 5608 : DESIGN PRACTICE



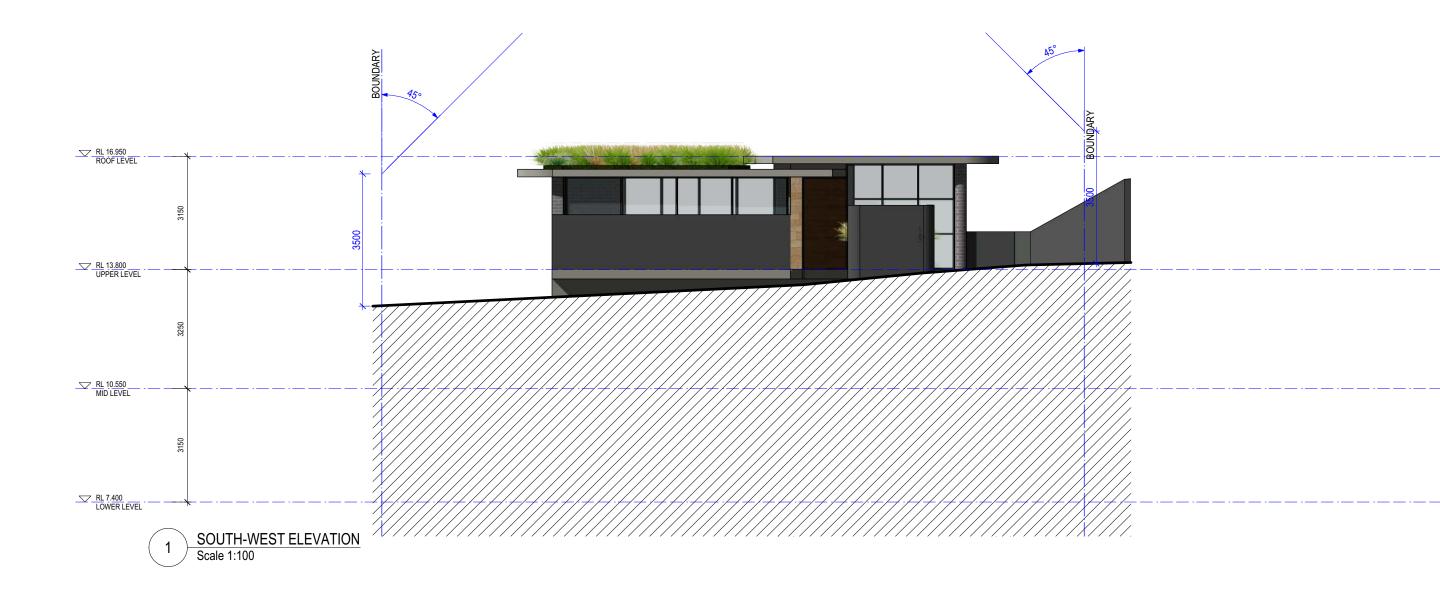
LOT 7 - NORTH-WEST ELEVATION

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

1801 A7.204

MARK HURCUM DESIGN PRACTICE A R C H I T E C T S LEVEL 2 271 ALFRED STREET NORTH NORTH SYDNEY NSW 2060 FACSIMILE 02) 9955 5063 TELEPHONE 02) 9955 5608







LOT 7 - SOUTH-WEST ELEVATION

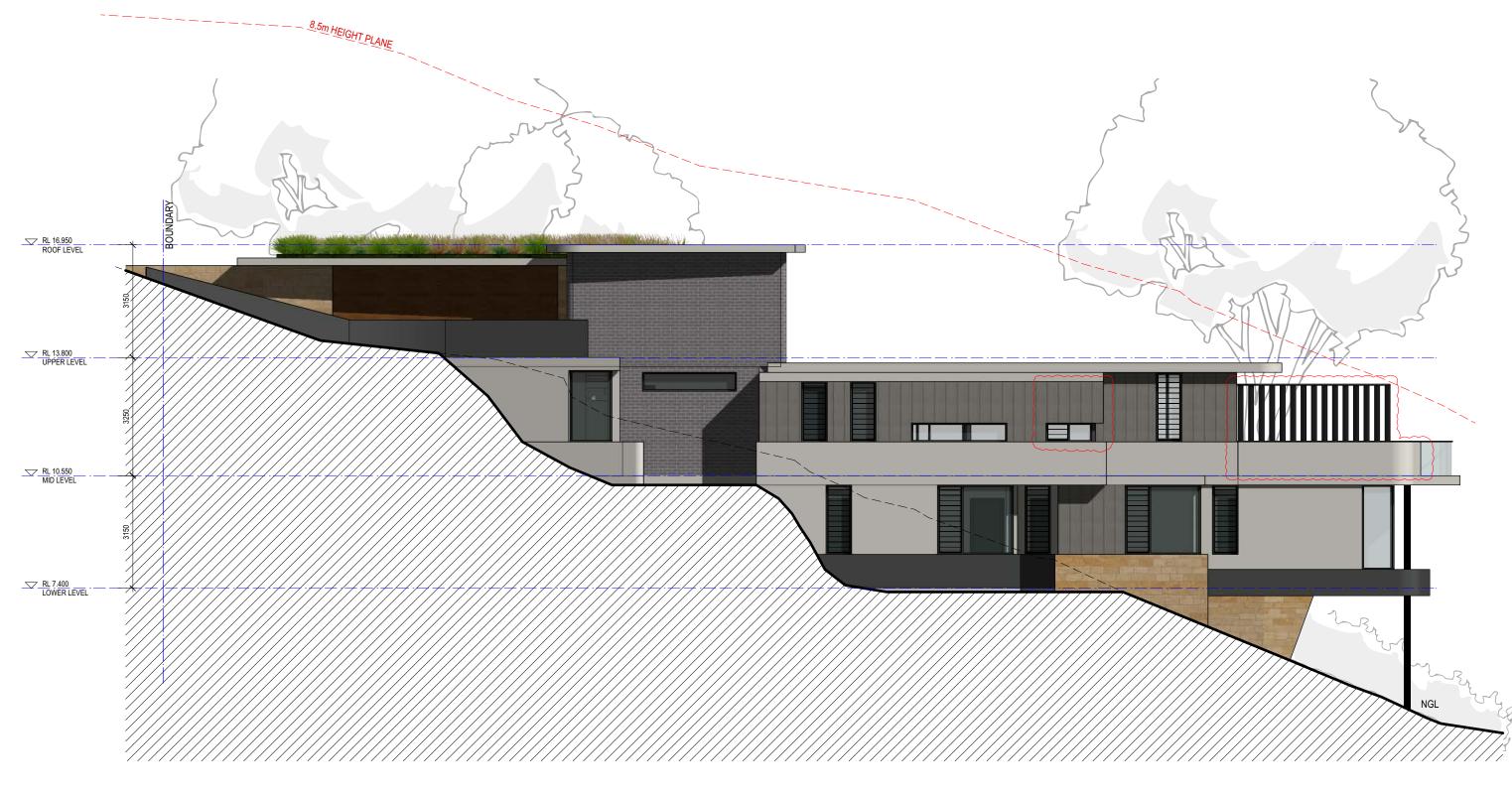
DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A7.203

MARK HURCUM DESIGN PRACTICE A R C H I T E C T S LEVEL 2 271 ALFRED STREET NORTH NORTH SYDNEY NSW 2060 FACSIMILE 02) 9955 5063 TELEPHONE 02) 9955 5608

SCALE: 1:100



1 SOUTH-EAST ELEVATION
Scale 1:100

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LOT 7 - SOUTH-EAST ELEVATION

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A7.202

SCALE: 1:

RE-ISSUED FOR DEVELOPMENT APPLICATION
AMENDMENT

MARK HURCUM DESIGN PRACTICE
A R C H I T E C T S :

LEVEL 2 271 ALFRED STREET NORTH .
NORTH SYDNEY NSW 2060
FACSIMILE 02) 9955 5063 .
TELEPHONE 02) 9955 5608 .

DESIGN

SCALE: 1:100 NOVEMBER 2018



LOT 7 - NORTH-EAST ELEVATION

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

1801 A7.201

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