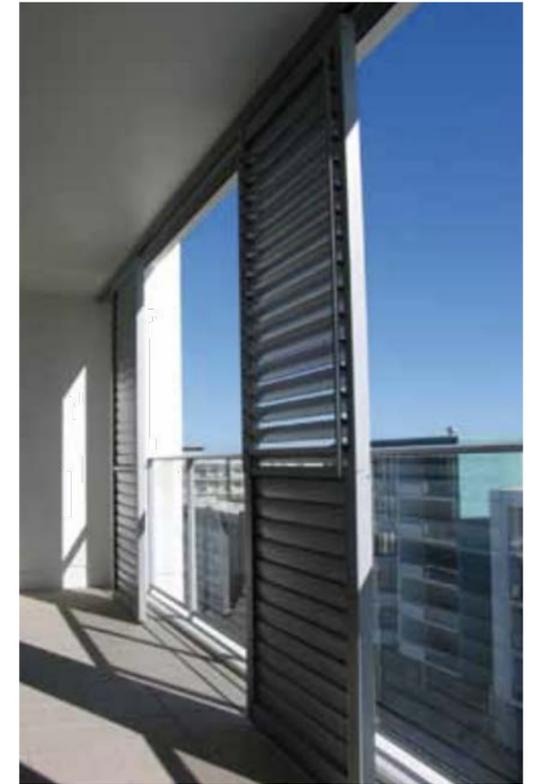




1 PROPOSED PRIVACY SCREENS
ADJUSTABLE VERTICAL BLADES



2 PROPOSED PRIVACY SHUTTERS
STACKING PANELS WITH
ADJUSTABLE HORIZONTAL BLADES

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PROPOSED PRIVACY FINISHES

RESIDENTIAL SUBDIVISION

1801 SK220 A

96-104 CABARITA ROAD AVALON BEACH

NTS
SEPTEMBER 2019

ISSUED FOR DEVELOPMENT APPLICATION
AMENDMENT

SEPTEMBER 2019
DATE

A
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MARK HURCUM DESIGN PRACTICE
ARCHITECTS

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

DESIGN PRACTICE

1801 A001 Site Plan Drawings.vwx
Friday, 13 September 2019



1 NORTH-WEST ELEVATION
Scale 1:100

NOTE: EXTENT OF FINISHES ON ELEVATIONS ARE INDICATIVE ONLY



SANDSTONE CLADDING
SSC



RENDERED MASONRY
COLOUR : DARK GREY
EP1



RENDERED MASONRY
COLOUR : MID GREY 1
EP2



RENDERED MASONRY
COLOUR : MID GREY 2
EP3



FACE BRICKWORK
BRK2



TIMBER CLADDING
TC1



ALUMINIUM FRAMED
WINDOWS/DOORS
GL1

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LOT 9 - EXTERNAL FINISHES SCHEDULE

DWELLING HOUSE FOR LOT 9 IN PROPOSED SUBDIVISION OF

1801 A9.SK03 A

96-104 CABARITA ROAD AVALON BEACH

SCALE: 1:100
NOVEMBER 2018

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

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1801 A9101 House 9 Plans Current.vwx

Tuesday, 27 November 2018

BASIX COMMITMENTS SUMMARY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
Assessor's name: Ved Baheti m: 0421 530 876 e: ved@outsourcideas.com.au				
WATER	No hot water reticulation required			
Fixtures	All shower heads	All toilets	All kitchen taps	All bathroom taps
Rating	4 Star-4.5 But(<=6L/Min)	4 star	4 star	4 star
Alternate water source				
	Type	Size	Roof area connected	Connections
	RWT	3000L	200 m2	Landscape tap
ENERGY				
Hot water	Type	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	Type	Living areas	Bed rooms	
	3 Phase Air conditioning: Day / Night Zoned	EER > 4.0	EER > 4.0	
Heating System	Type	Living areas	Bed rooms	
	3 Phase Air conditioning: Day / Night Zoned	EER > 4.0	EER > 4.0	
Artificial Lighting				
Primary type of artificial lighting is fluorescent or light emitting diode (LED)				
Dedicated	Toilets, L'dry & Hallway	Living	Kitchen	Bed rooms
	Yes	Yes	Yes	Yes
Others	Indoor private Cloth Line	NA		
	Outdoor or sheltered Cloth Line	Yes		
	Well ventilated Fridge space	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
- BAL1 - GLAZED BALUSTRADE TO CODE
- BAL2 - MASONRY BALUSTRADE TO CODE
- BRK1/2 - MASONRY WALL
- CL - CEILING LEVEL
- COL - STEEL COLUMN TO ENGINEERS DETAILS
- CONC1/2 - CONCRETE FLOOR SLAB TO ENG. DETAILS
- CONC3 - CONCRETE ROOF SLAB TO ENG. DETAILS
- CONC5 - CONCRETE DRIVEWAY
- COS - CHECK ON SITE
- CPT1 - CARPET ON UNDERLAY
- CT1/2/3 - CERAMIC TILE
- DP - DOWNPIPE
- EP1/2/3 - EXTERNAL PAINT FINISH
- EX - EXISTING
- EXGL - EXISTING GROUND LEVEL
- FC1 - FIBRE CEMENT WALL CLADDING
- FEN1 - TIMBER LAP AND CAP FENCE
- FEN2 - TIMBER PICKET FENCE
- FFL - FINISHED FLOOR LEVEL
- G - EAVES GUTTER
- GD1 - GRATED DRAIN
- GL1 - ALUMINIUM FRAMED WINDOW/DOOR
- LMC - LIFT MOTOR CONTROLLER
- MR1 - METAL ROOF SHEETING
- NTS - NOT TO SCALE
- PAR - PARAPET
- PAV1/2 - EXTERNAL PAVING
- PF - SWIMMING POOL FENCING TO COMPLY WITH AS1926.1
- POS - PRIVATE OPEN SPACE
- RL - RELATIVE LEVEL
- ROW - RIGHT OF WAY
- RWH - RAINWATER HEAD
- RWO - RAINWATER OUTLET
- RWT - RAINWATER TANK
- SFL - STRUCTURAL FLOOR LEVEL
- SSC - SANDSTONE CLADDING
- TC1 - TIMBER CLADDING
- TD1 - TIMBER DECKING
- TB1 - INTERNAL TIMBER FLOORBOARD



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LOT 9 - COVER SHEET

DWELLING HOUSE FOR LOT 9 IN PROPOSED SUBDIVISION OF 1801 A9.000 A

96-104 CABARITA ROAD AVALON BEACH

NOVEMBER 2018

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NOVEMBER 2018 DATE

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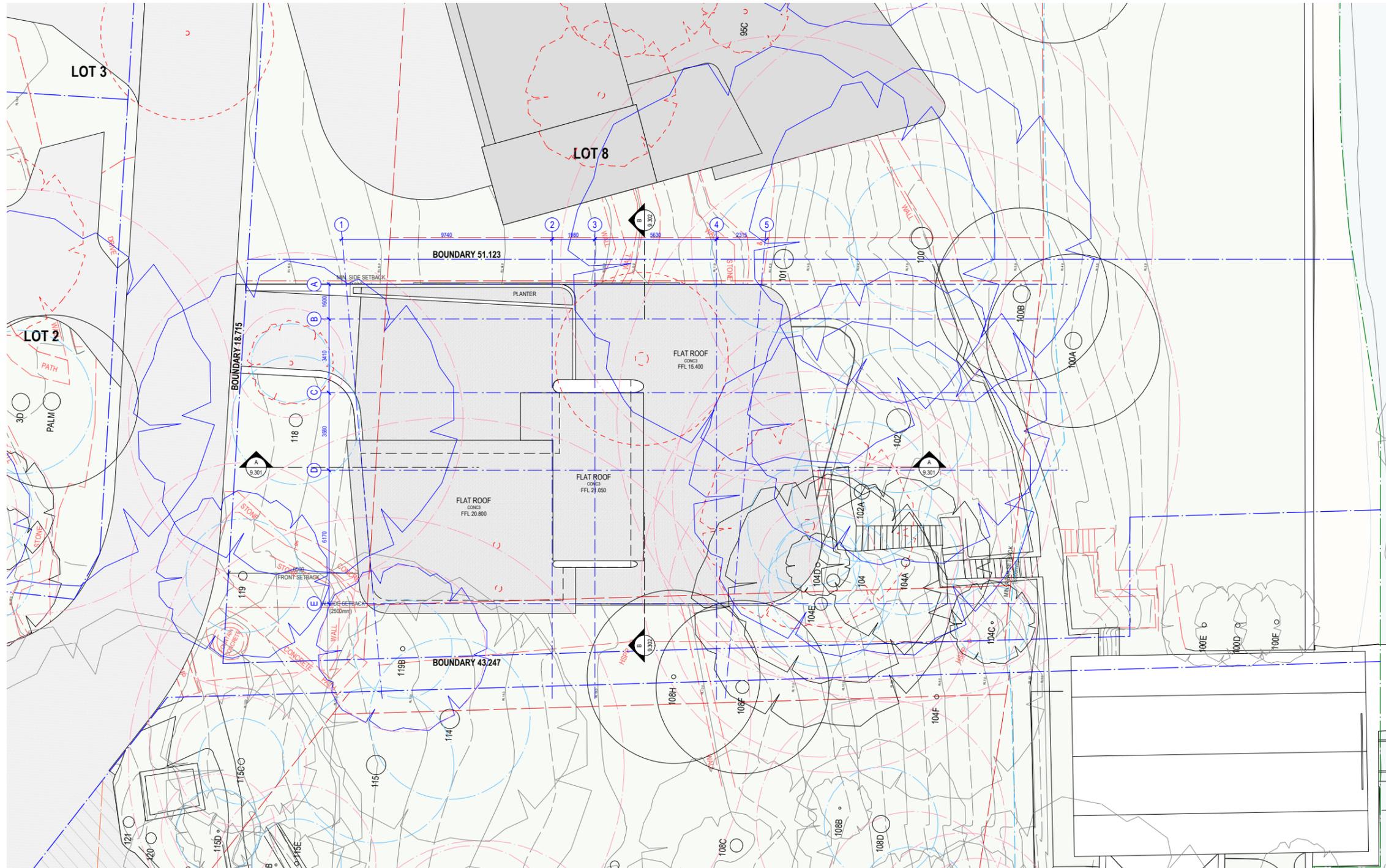
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LEVEL 2 271 ALFRED STREET NORTH NORTH SYDNEY NSW 2060 FACSIMILE (02) 9955 5063 TELEPHONE (02) 9955 5608

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Tuesday, 27 November 2018



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LOT 9 - LOT / ROOF PLAN

Energy Rating		Certificate Number: 15212111
<input checked="" type="checkbox"/> single-dwelling rating	5.1 stars	
<input type="checkbox"/> multi-unit development (attach listings of ratings)	heating 39.0 MJ/m ²	
	cooling 25.0 MJ/m ²	
Recessed downlights confirmation: <input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without	
Assessor Name/Number: Ved Baheti VIC/BDAN13/1521		
Assessor Signature: <i>Ved Baheti</i>		Date: 10/12/2018

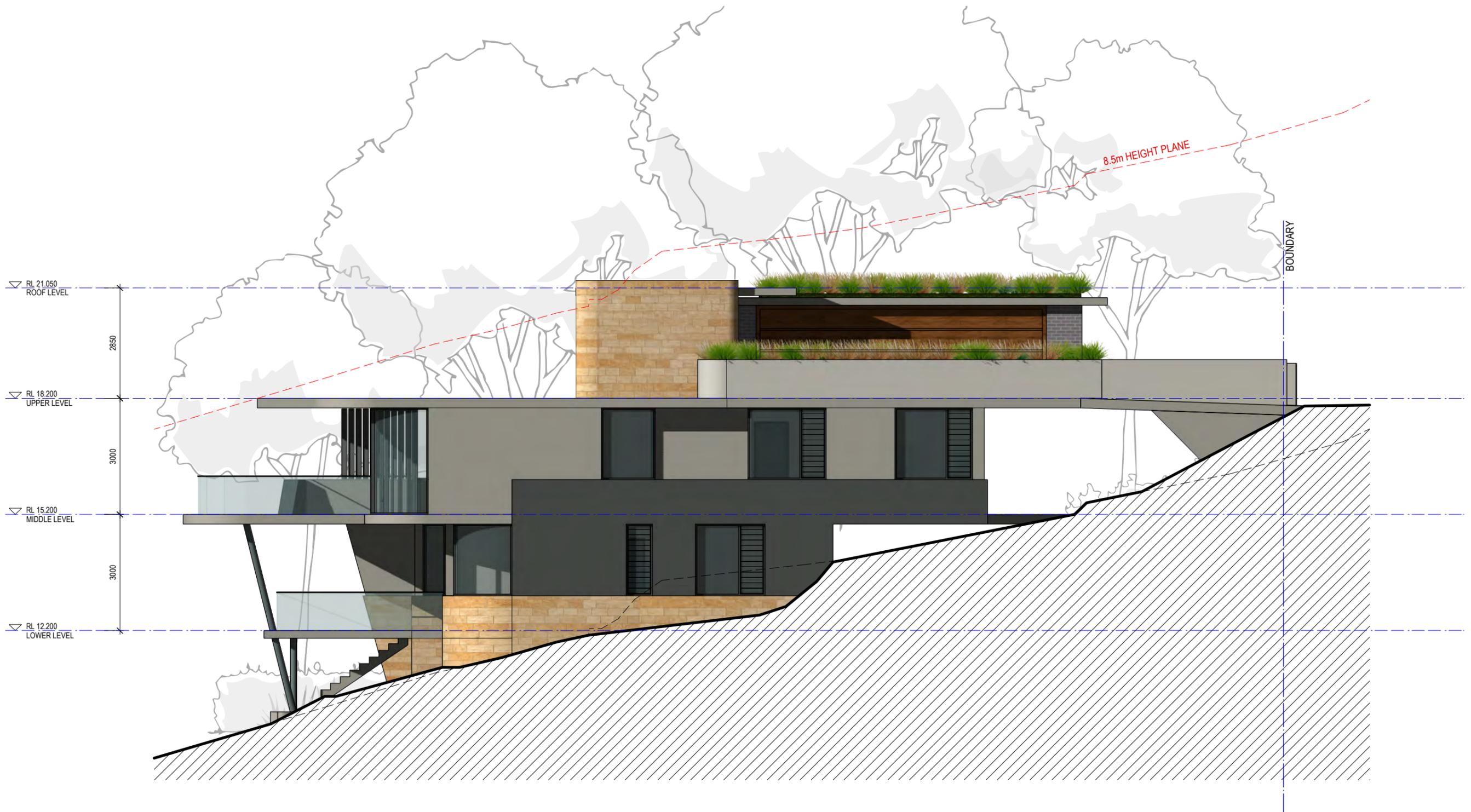
DWELLING HOUSE FOR LOT 9 IN PROPOSED SUBDIVISION OF

1801 A9.002 A

96-104 CABARITA ROAD AVALON BEACH

SCALE: 1:200
NOVEMBER 2018

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		Wednesday, 28 November 2018



1 NORTH-WEST ELEVATION
Scale 1:100



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LOT 9 - NORTH-WEST ELEVATION

DWELLING HOUSE FOR LOT 9 IN PROPOSED SUBDIVISION OF

1801 A9.204 A

96-104 CABARITA ROAD AVALON BEACH

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NOVEMBER 2018

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NOVEMBER 2018 DATE

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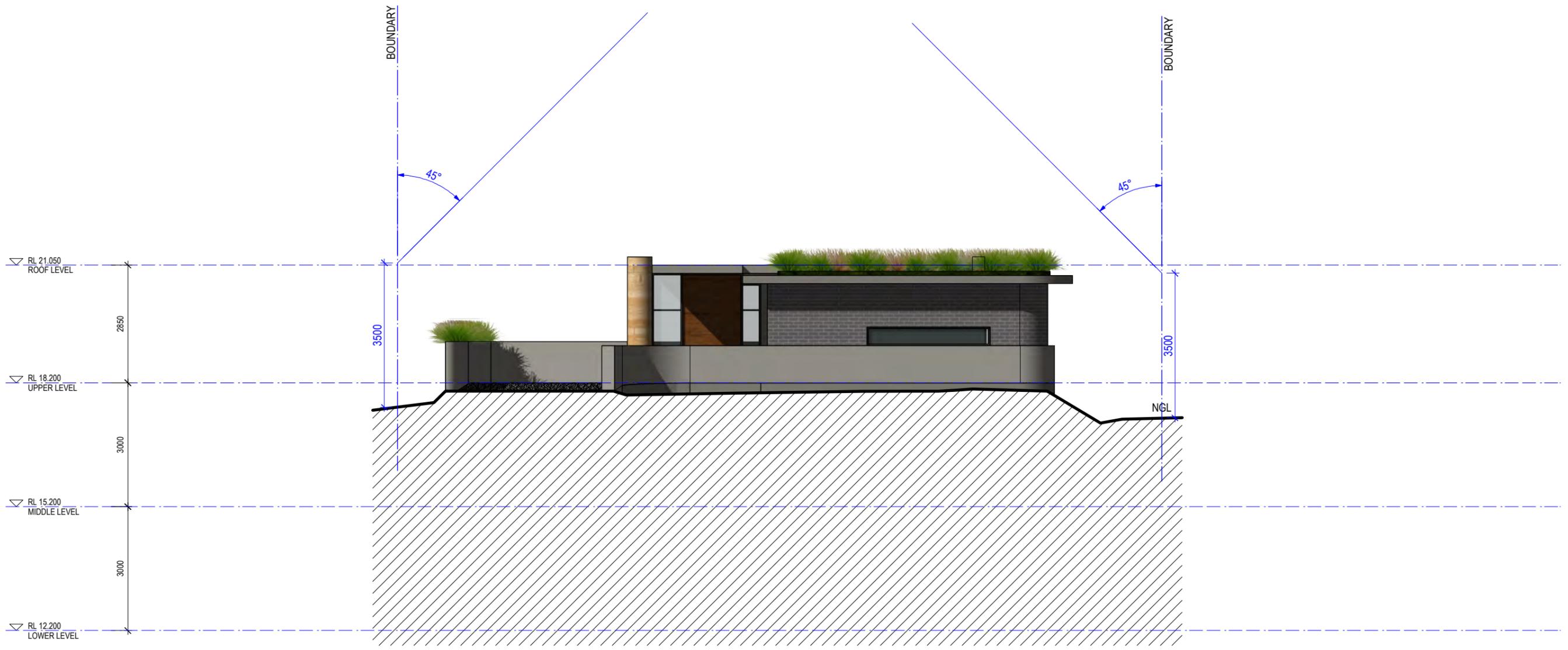
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FACSIMILE (02) 9955 5063
TELEPHONE (02) 9955 5808

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1 SOUTH-WEST ELEVATION
Scale 1:100



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LOT 9 - SOUTH-WEST ELEVATION

DWELLING HOUSE FOR LOT 9 IN PROPOSED SUBDIVISION OF

1801 A9.203 A

96-104 CABARITA ROAD AVALON BEACH

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ARCHITECTS

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

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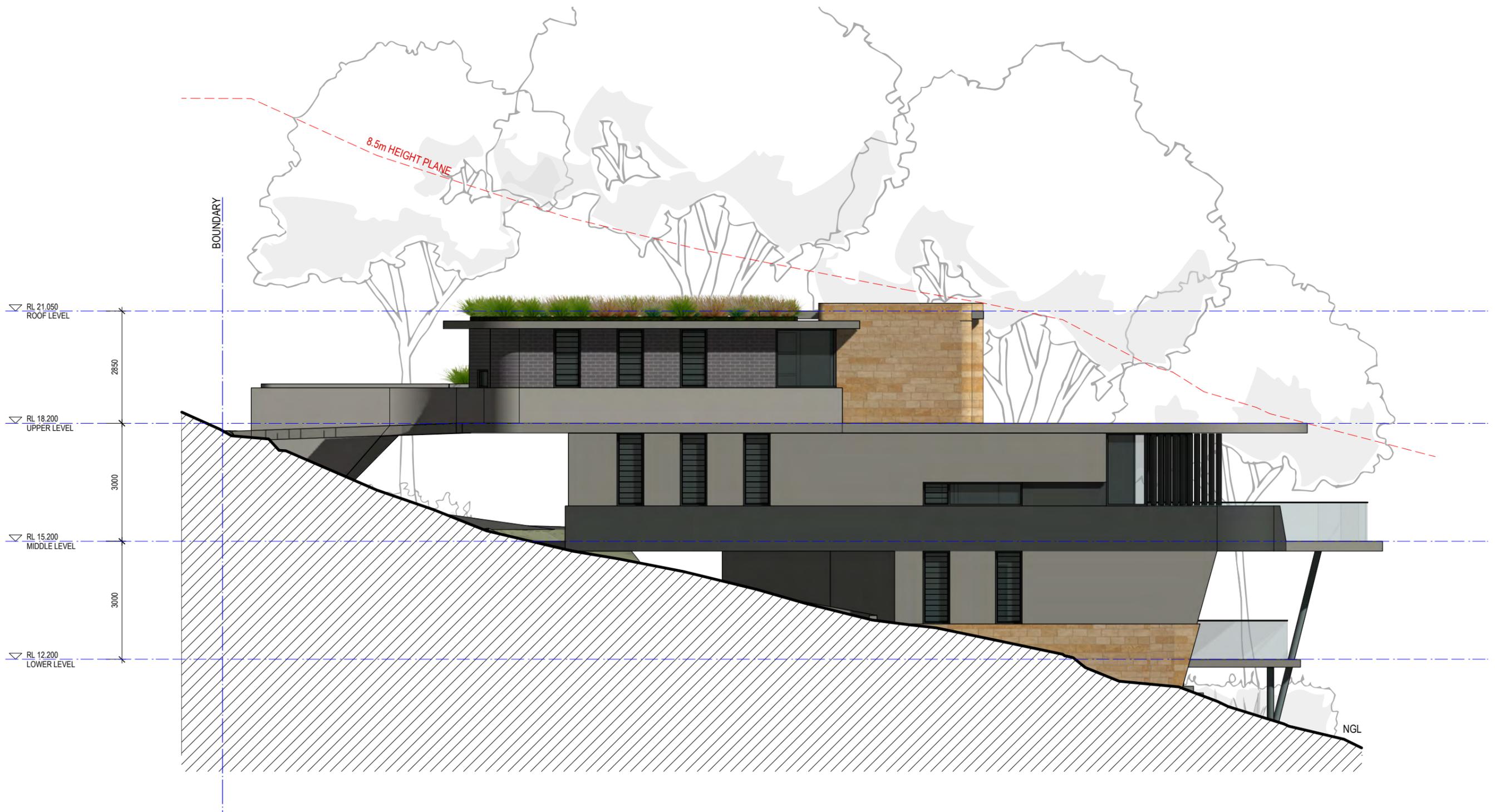
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1 SOUTH-EAST ELEVATION
Scale 1:100



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LOT 9 - SOUTH-EAST ELEVATION

DWELLING HOUSE FOR LOT 9 IN PROPOSED SUBDIVISION OF

1801 A9.202 A

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TELEPHONE 02) 9955 5808

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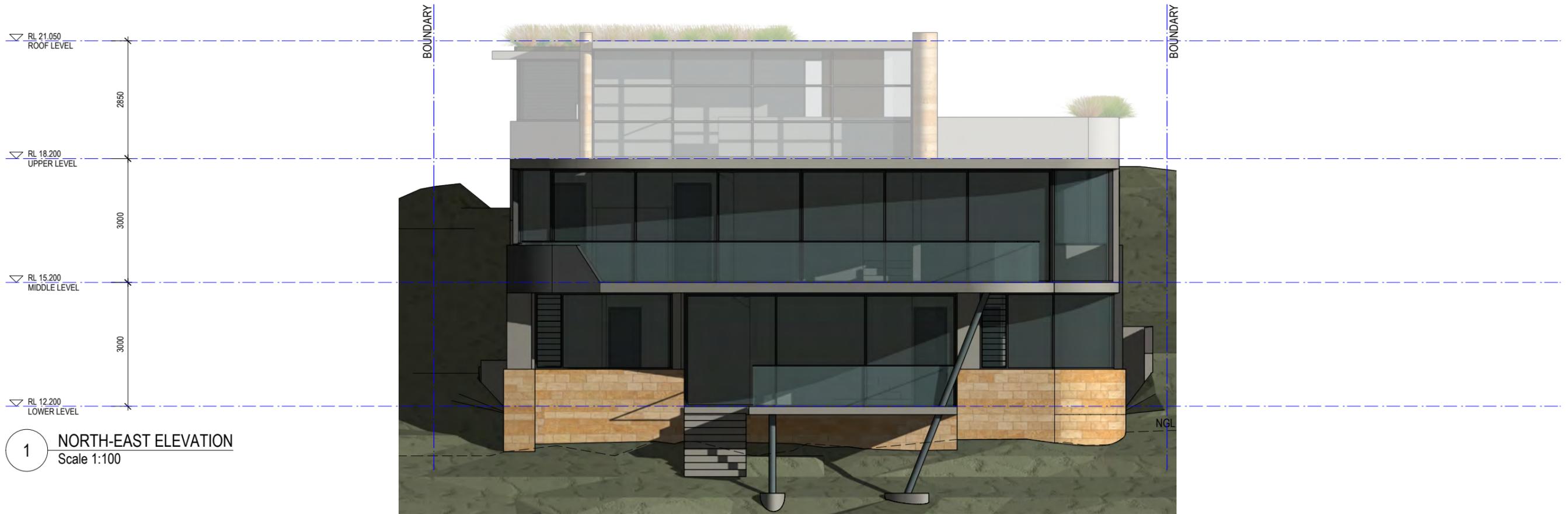
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1 NORTH-EAST ELEVATION
Scale 1:100



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LOT 9 - NORTH-EAST ELEVATION

DWELLING HOUSE FOR LOT 9 IN PROPOSED SUBDIVISION OF

1801 A9.201 A

96-104 CABARITA ROAD AVALON BEACH

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NORTH SYDNEY NSW 2060
FACSIMILE 02) 9955 5063
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