



1 PROPOSED PRIVACY SCREENS
ADJUSTABLE VERTICAL BLADES



2 PROPOSED PRIVACY SHUTTERS
STACKING PANELS WITH
ADJUSTABLE HORIZONTAL BLADES

For Development Application Only

PROPOSED PRIVACY FINISHES

RESIDENTIAL SUBDIVISION

1801 SK220 A

96-104 CABARITA ROAD AVALON BEACH




northern
beaches
council

THIS PLAN IS TO BE READ IN
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DA NUMBER: DA2018/1996

(Activation of consent must be obtained
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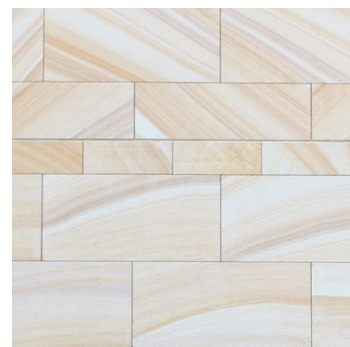


1

NORTH-WEST ELEVATION

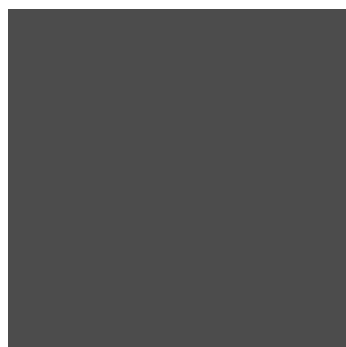
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NOTE: EXTENT OF FINISHES ON
ELEVATIONS ARE INDICATIVE ONLY



SANDSTONE CLADDING

SSC



RENDERED MASONRY

COLOUR : DARK GREY

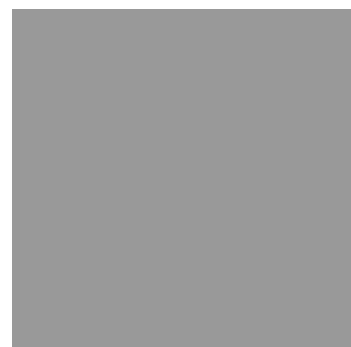
EP1



RENDERED MASONRY

COLOUR : MID GREY 1

EP2



RENDERED MASONRY

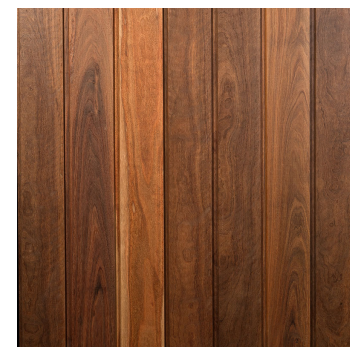
COLOUR : MID GREY 2

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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NOVEMBER 2018
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1801 A9101 House 9 Plans Current.vwx

Tuesday, 27 November 2018



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BASIX COMMITMENTS SUMMERY 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
Rating		4 Star>4.5 But<=6L/Min	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)				
		Toilets, L'dry & Hallway	Living	Kitchen
Dedicated		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	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



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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

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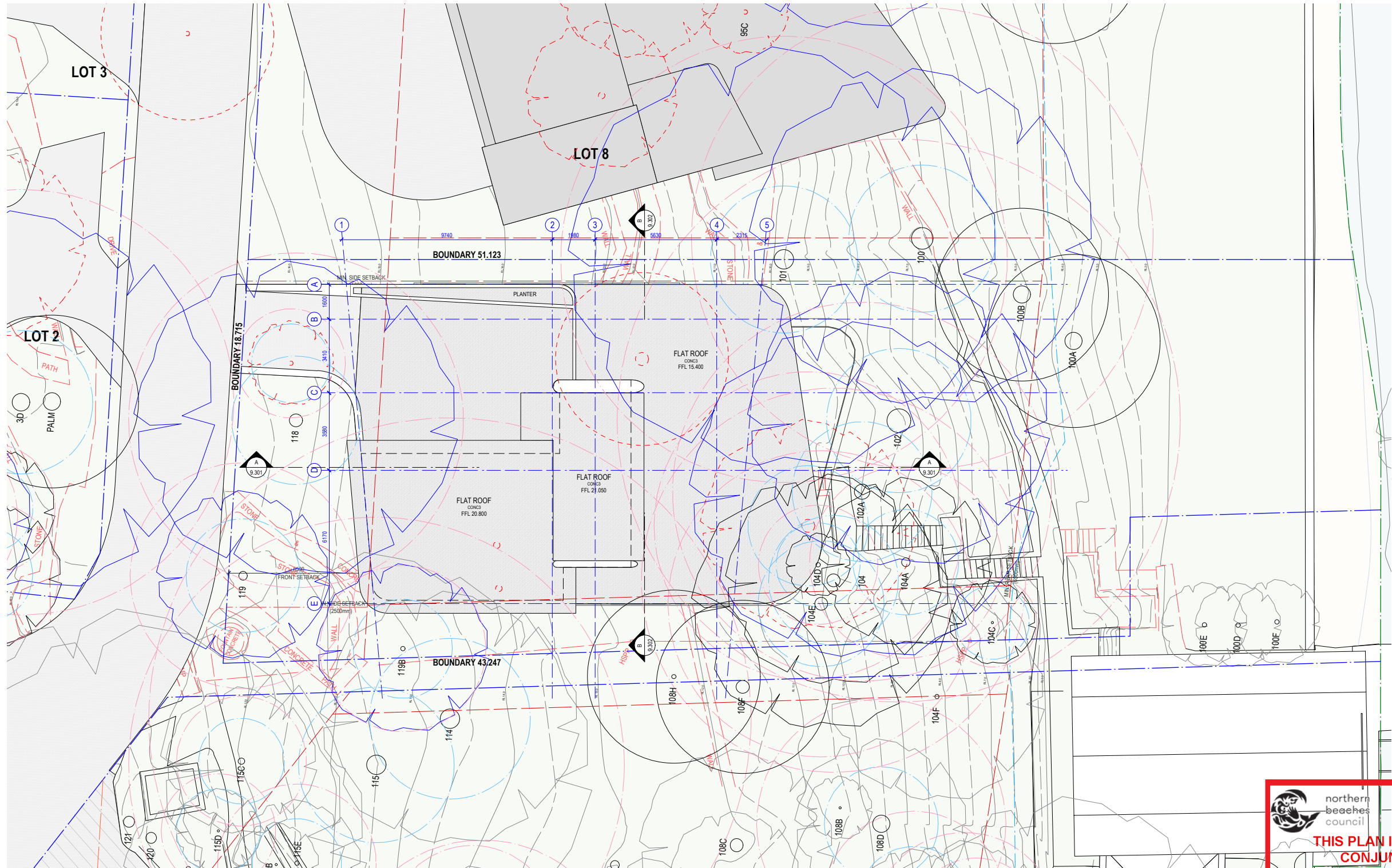
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**Energy Rating**

Certificate Number: 15212111

☒ single-dwelling rating

5.1

star

☐ multi-unit development (attach listing of ratings)

heating 39.0 MJ/m²

cooling 25.0 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ved Baheti VIC/BDAN/13/1521

Assessor Signature:  Date: 10/12/2018



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LOT 9 - LOT / ROOF PLAN

DWELLING HOUSE FOR LOT 9 IN PROPOSED SUBDIVISION OF

1801 A9.002 A

96-104 CABARITA ROAD AVALON BEACH

SCALE: 1:200
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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

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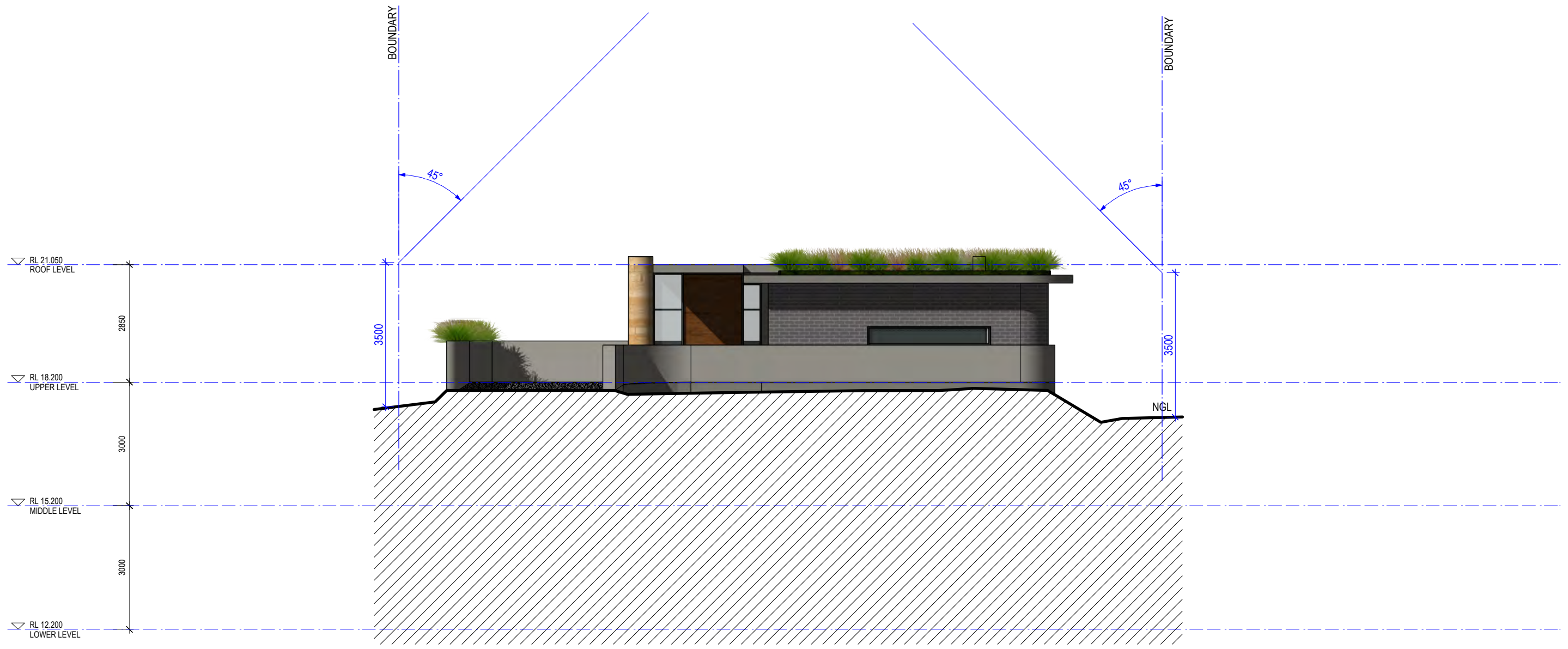
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1 SOUTH-WEST ELEVATION
Scale 1:100



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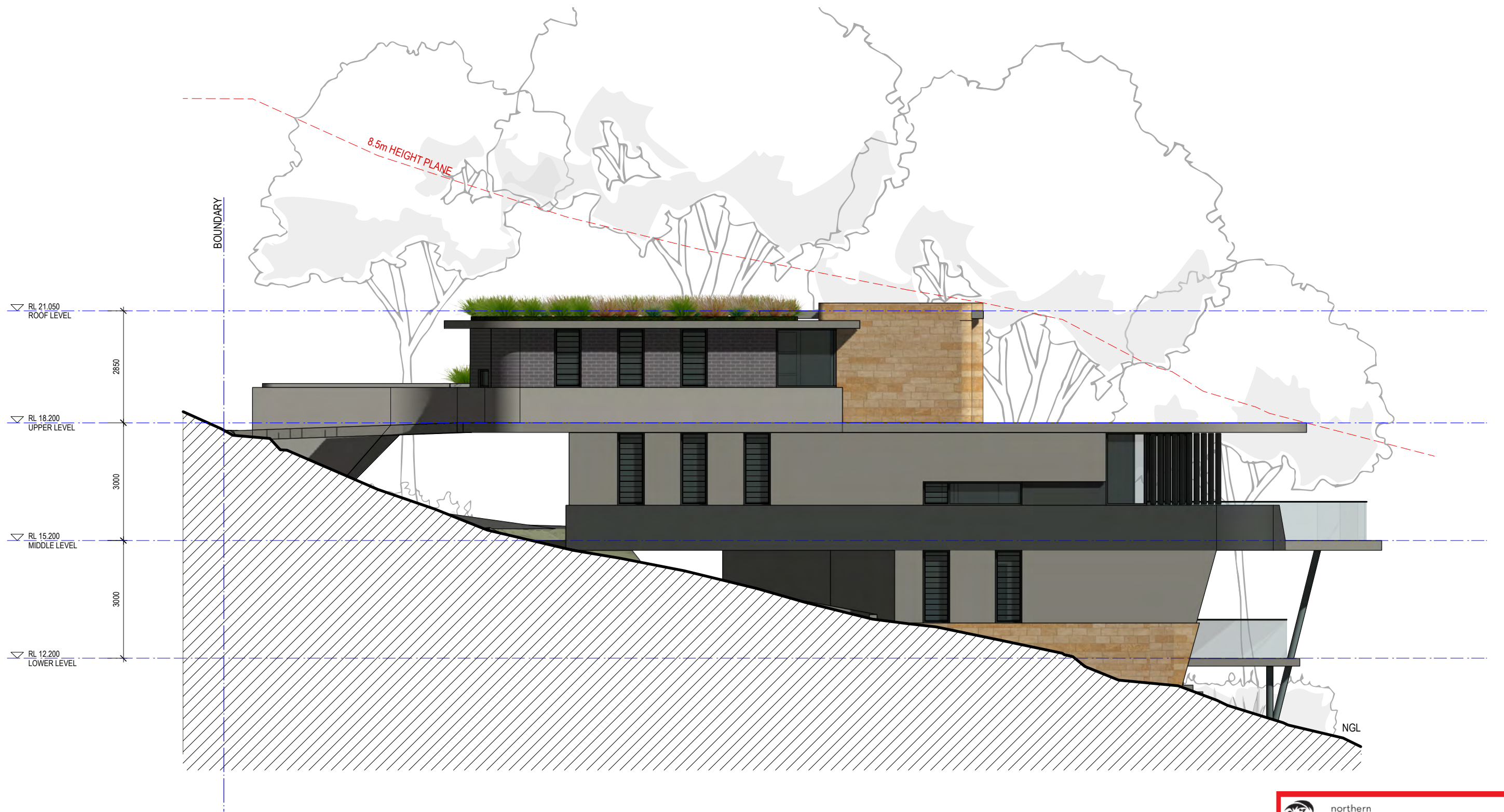
LOT 9 - SOUTH-WEST ELEVATION

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1 SOUTH-EAST ELEVATION
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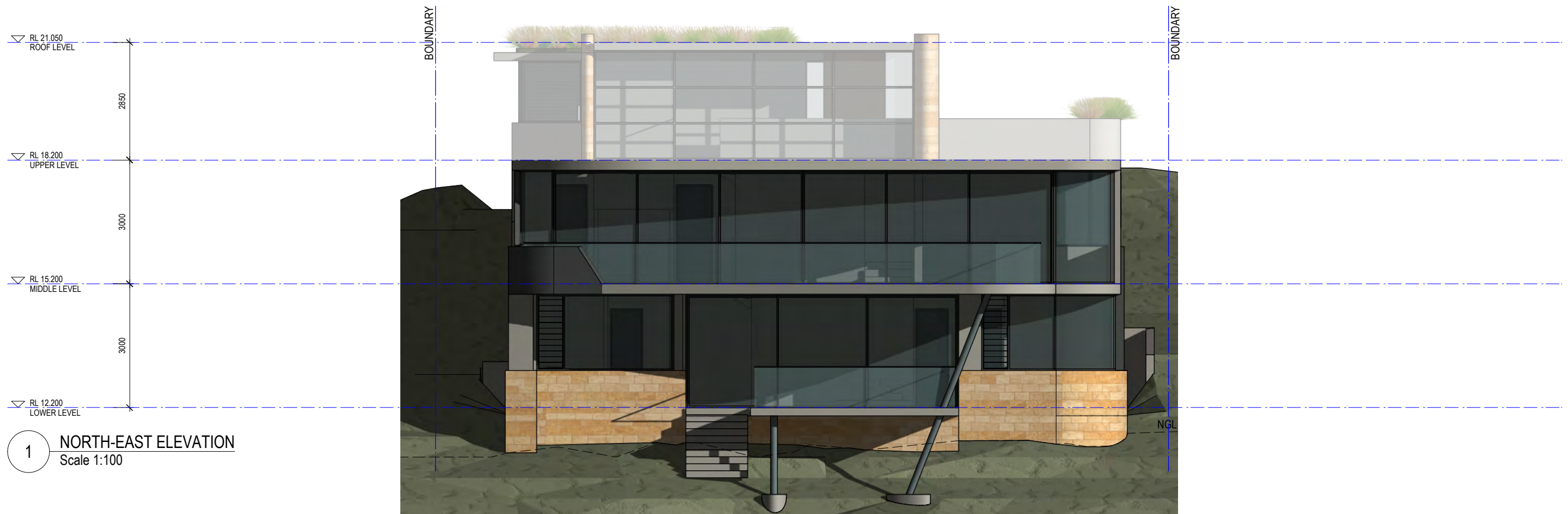
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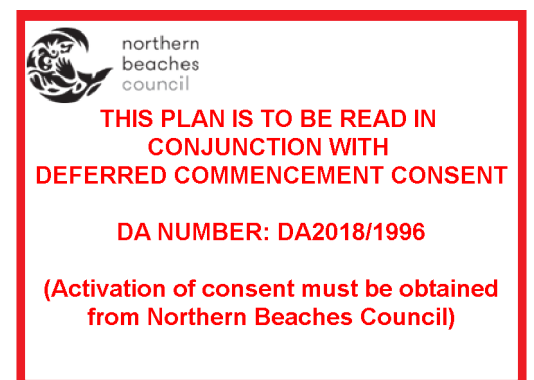
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LOT 9 - NORTH-EAST ELEVATION

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