**Energy Rating**

Certificate Number 15212085

☒ single-dwelling rating


☐ multi-unit development (attach listing of ratings)  
If selected, data specified is the average across the entire development

heating 40.0 MJ/m<sup>2</sup>

cooling 24.0 MJ/m<sup>2</sup>

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BDV/13/1521

Assessor Signature  Date 10/12/2018

BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE )				
Assessor's name: Ved Baheti				

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

-

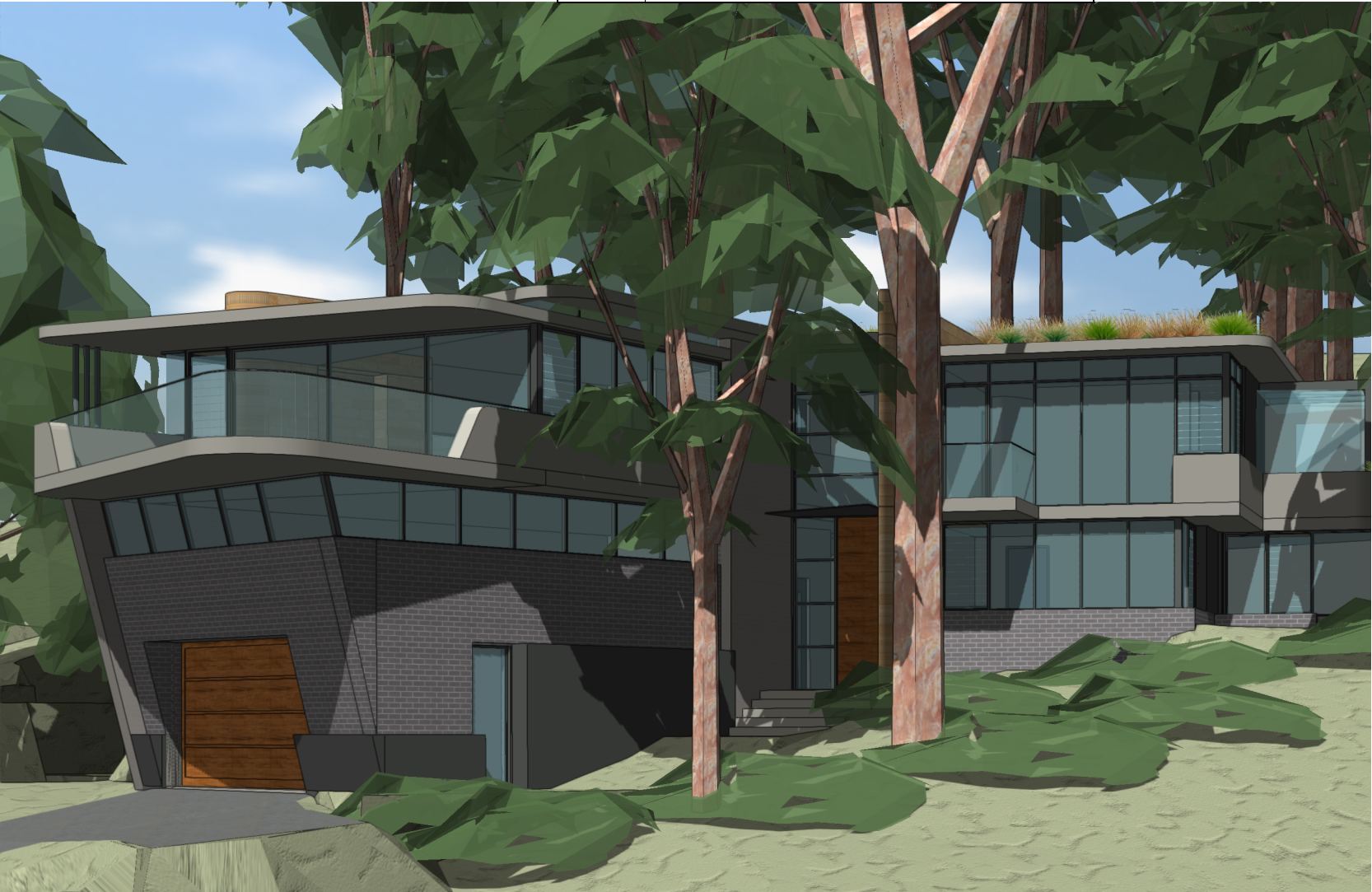
TIMBER CLADDING
- TD1

-

TIMBER DECKING
- TB1

-

INTERNAL TIMBER FLOORBOARD



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LOT 5 - COVER SHEET

DWELLING HOUSE FOR LOT 5 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A5.000 A

NOVEMBER 2018

ISSUED FOR CONSULTANT COORDINATION  
AMENDMENT

NOVEMBER 2018  
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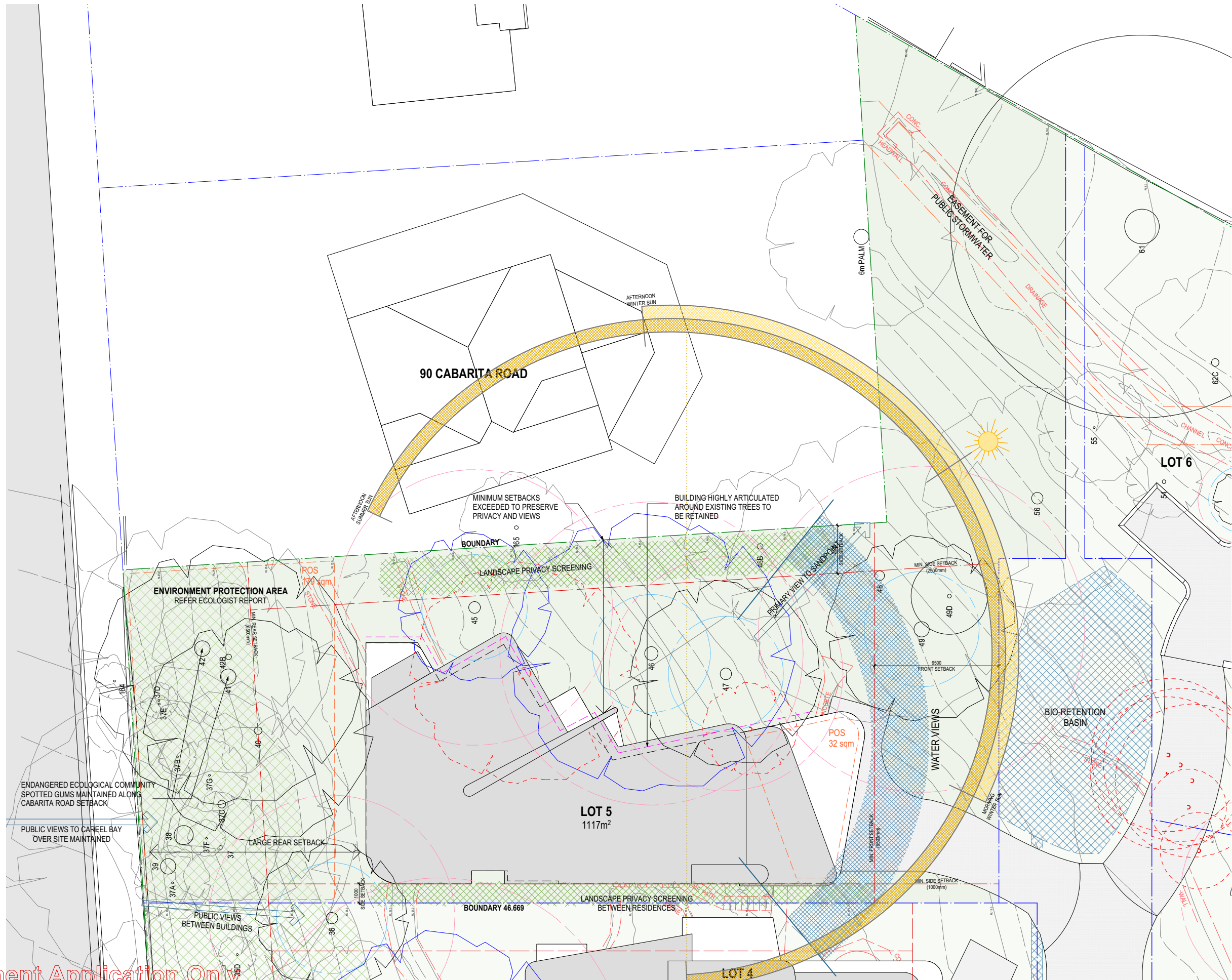
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1801 A5101 House 5 Plans Current.vwx

Tuesday, 27 November 2018





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LOT 5 - SITE ANALYSIS

DWELLING HOUSE FOR LOT 5 IN PROPOSED SUBDIVISION OF

1801 A5.001 A

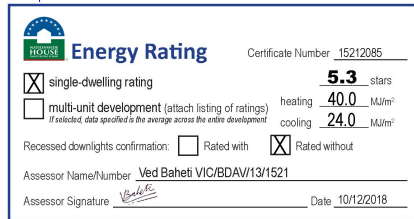
96-104 CABARITA ROAD AVALON BEACH

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90 CABARITA ROAD

**LOT 6**

**LOT 4**

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## LOT 5 - LOT / ROOF PLAN

DWELLING HOUSE FOR LOT 5 IN PROPOSED SUBDIVISION OF

1801      A5.002      A

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## 96-104 CABARITA ROAD AVALON BEACH

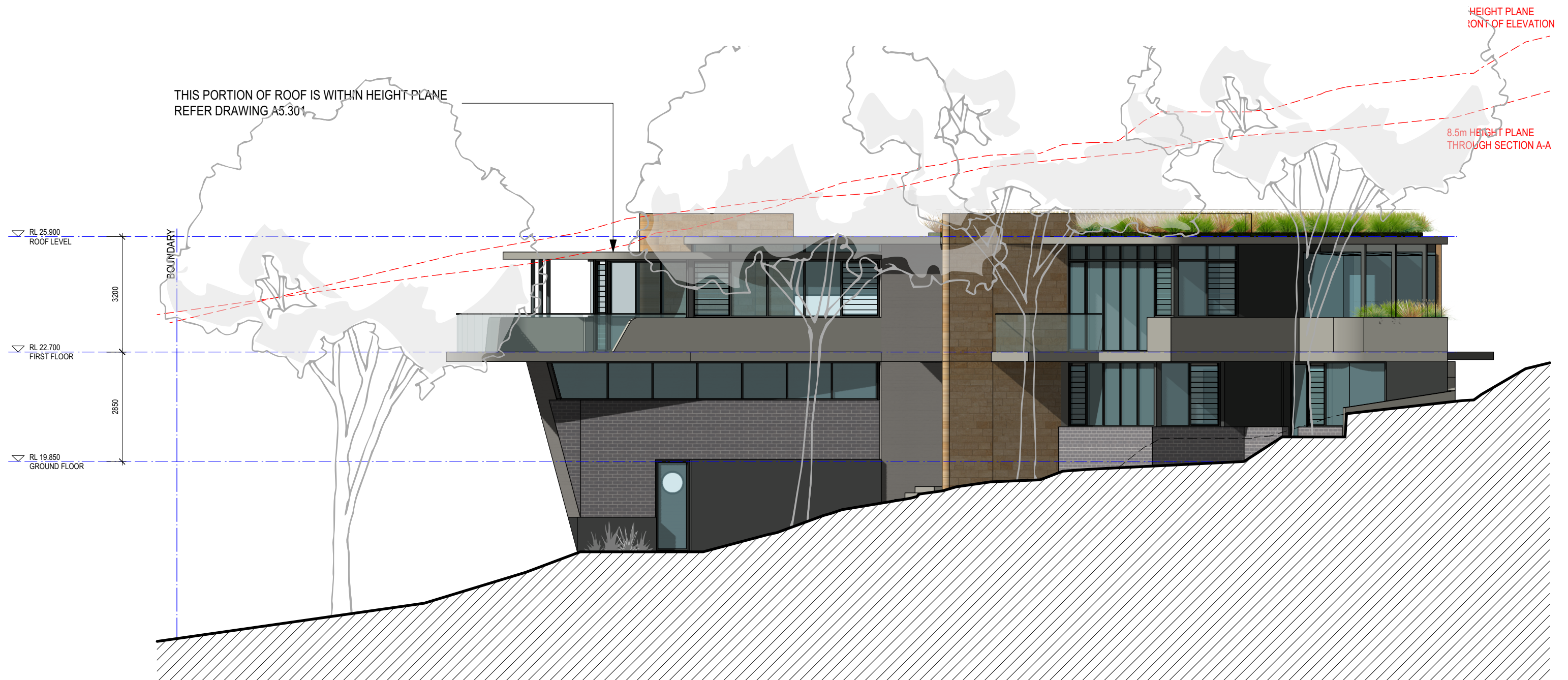
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NOVEMBER 2018

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1801 A5101 House 5 Plans Current.vwx

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1 NORTH-WEST ELEVATION  
Scale 1:100

<b>Energy Rating</b>		Certificate Number 15212085
<input checked="" type="checkbox"/> single-dwelling rating	<b>5.3</b> stars	
<input type="checkbox"/> multi-unit development (attach listing of ratings) <small>If selected, data specified is the average across the entire development</small>	heating <b>40.0</b> MJ/m <sup>2</sup>	cooling <b>24.0</b> MJ/m <sup>2</sup>
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number Ved Baheti VIC/BDV/13/1521		
Assessor Signature		Date 10/12/2018

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LOT 5 - NORTH-WEST ELEVATION

DWELLING HOUSE FOR LOT 5 IN PROPOSED SUBDIVISION OF

1801 A5.204 A

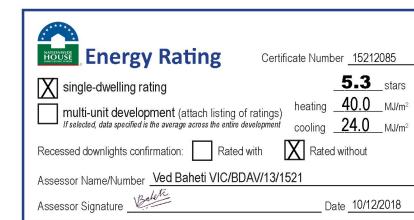
**96-104 CABARITA ROAD AVALON BEACH**

SCALE 1:100  
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LOT 5 - SOUTH-WEST ELEVATION

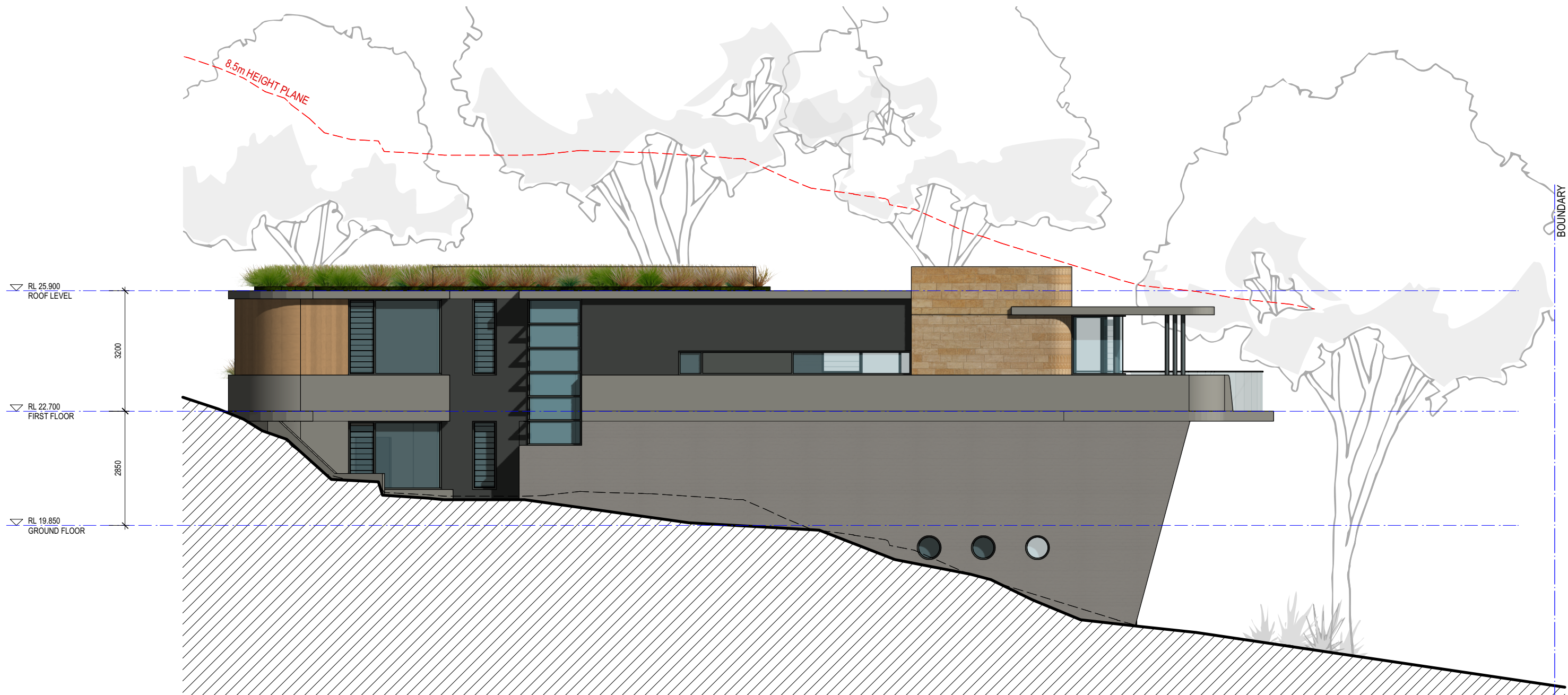
DWELLING HOUSE FOR LOT 5 IN PROPOSED SUBDIVISION OF

1801 A5.203 A



96-104 CABARITA ROAD AVALON BEACH

SCALE 1:100  
NOVEMBER 2018





1 SOUTH-EAST ELEVATION  
Scale 1:100

		Energy Rating		Certificate Number 15212070	
<input checked="" type="checkbox"/>	single-dwelling rating			5.3 stars	
<input type="checkbox"/>	multi-unit development (attach listing of ratings)	heating 38.0 MJ/m <sup>2</sup>			
If selected, data specified is the average across the entire development		cooling 25.0 MJ/m <sup>2</sup>			
Recessed downlights confirmation:				<input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without
Assessor Name/Number Ved Baheti VIC/BD4V13/1521					
Assessor Signature 				Date 10/12/2018	

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LOT 5 - SOUTH-EAST ELEVATION

DWELLING HOUSE FOR LOT 5 IN PROPOSED SUBDIVISION OF

1801 A5.202 A

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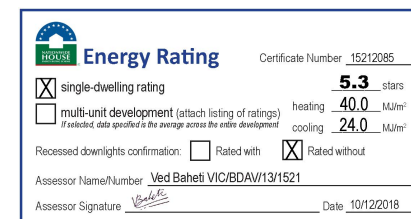
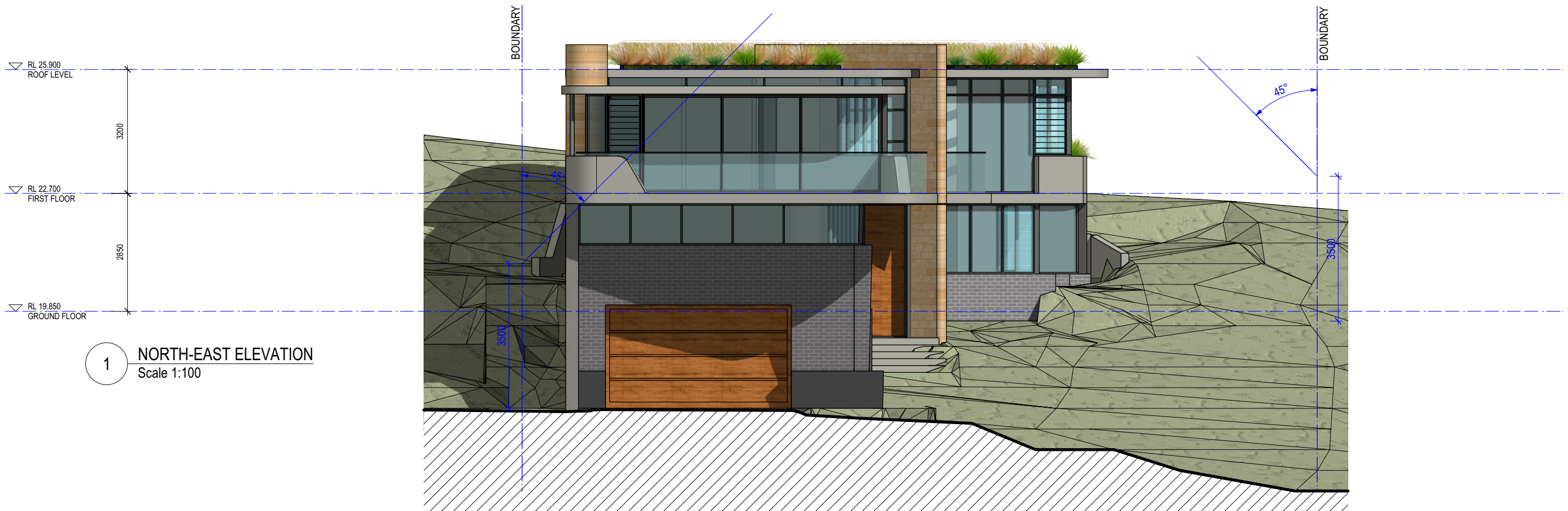
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LOT 5 - NORTH-EAST ELEVATION

DWELLING HOUSE FOR LOT 5 IN PROPOSED SUBDIVISION OF

1801 A5.201 A

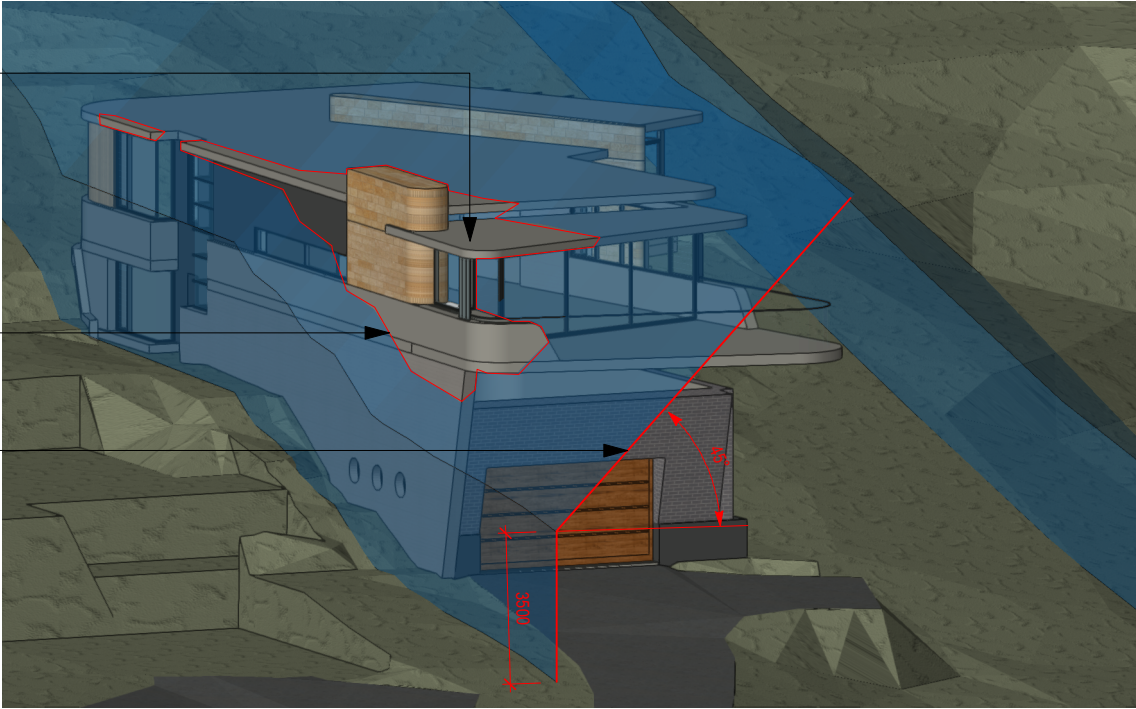
96-104 CABARITA ROAD AVALON BEACH

SCALE 1:100  
NOVEMBER 2018

MINOR NON-COMPLIANCE  
EAVES ARE PERMITTED TO  
EXTEND OUTSIDE THE  
BUILDING ENVELOPE

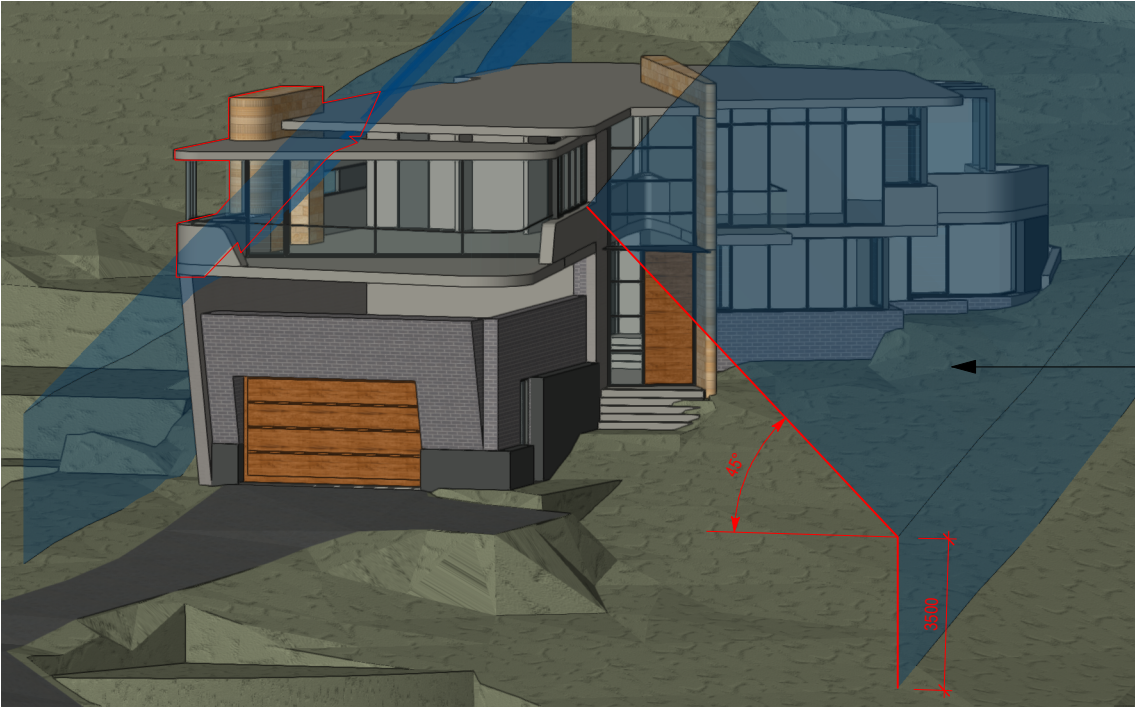
MINOR NON-COMPLIANCE

BUILDING ENVELOPE AT  
SIDE BOUNDARY  
DCP D1.11



1

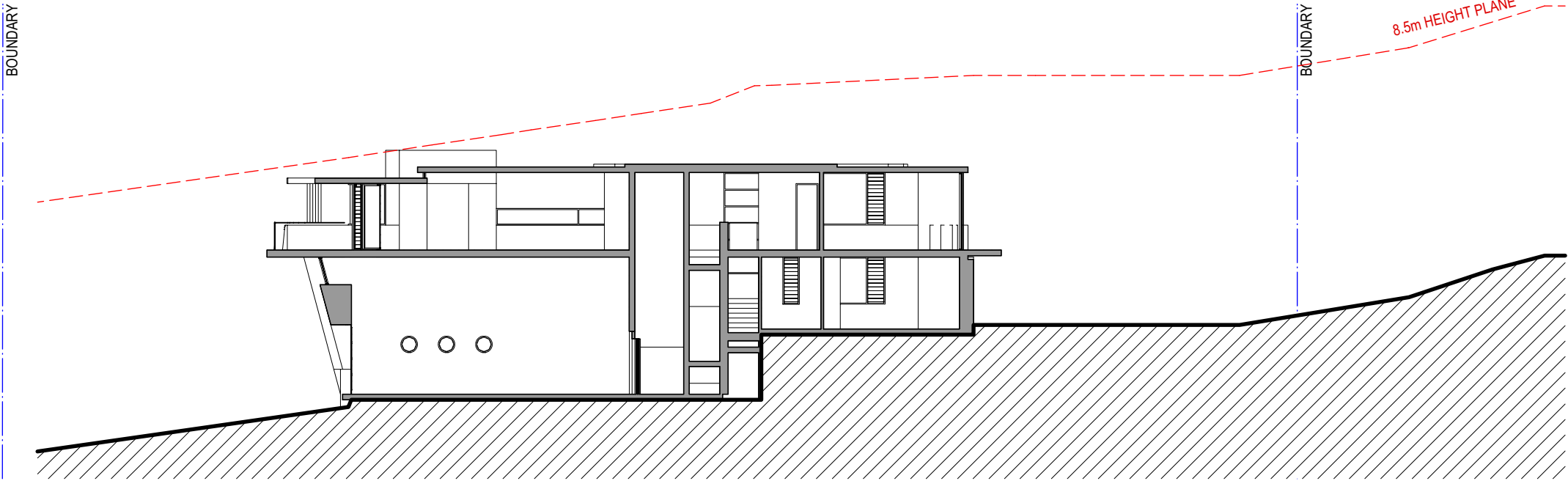
PERSPECTIVE VIEW - FROM NORTH-EAST



2

PERSPECTIVE VIEW FROM NORTH

NO NON-COMPLIANCE WITH  
SIDE BUILDING ENVELOPE



3

SITE SECTION  
Scale 1:200

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LOT 5 - PLANNING COMPLIANCE  
BUILDING HEIGHT AND ENVELOPE

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DWELLING HOUSE FOR LOT 5 IN PROPOSED SUBDIVISION OF  
**96-104 CABARITA ROAD AVALON BEACH**

1801 A5.SK02 A

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PLANNING COMPLIANCE  
BUILDING HEIGHT

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1801 A001 Site Plan Drawings.vwx

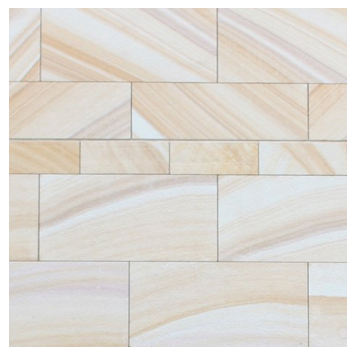
Wednesday, 5 December 2018





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**



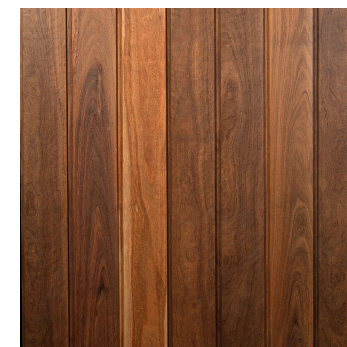
RENDERED MASONRY  
COLOUR : MID GREY 1  
**EP2**



PAINTED BRICKWORK  
COLOUR : GREY  
**BRK1**



FACE BRICKWORK  
**BRK2**



TIMBER CLADDING  
**TC1**



ALUMINIUM FRAMED  
WINDOWS/DOORS  
**GL1**

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LOT 5 - EXTERNAL FINISHES SCHEDULE

DWELLING HOUSE FOR LOT 5 IN PROPOSED SUBDIVISION OF

1801 A5.SK03 A

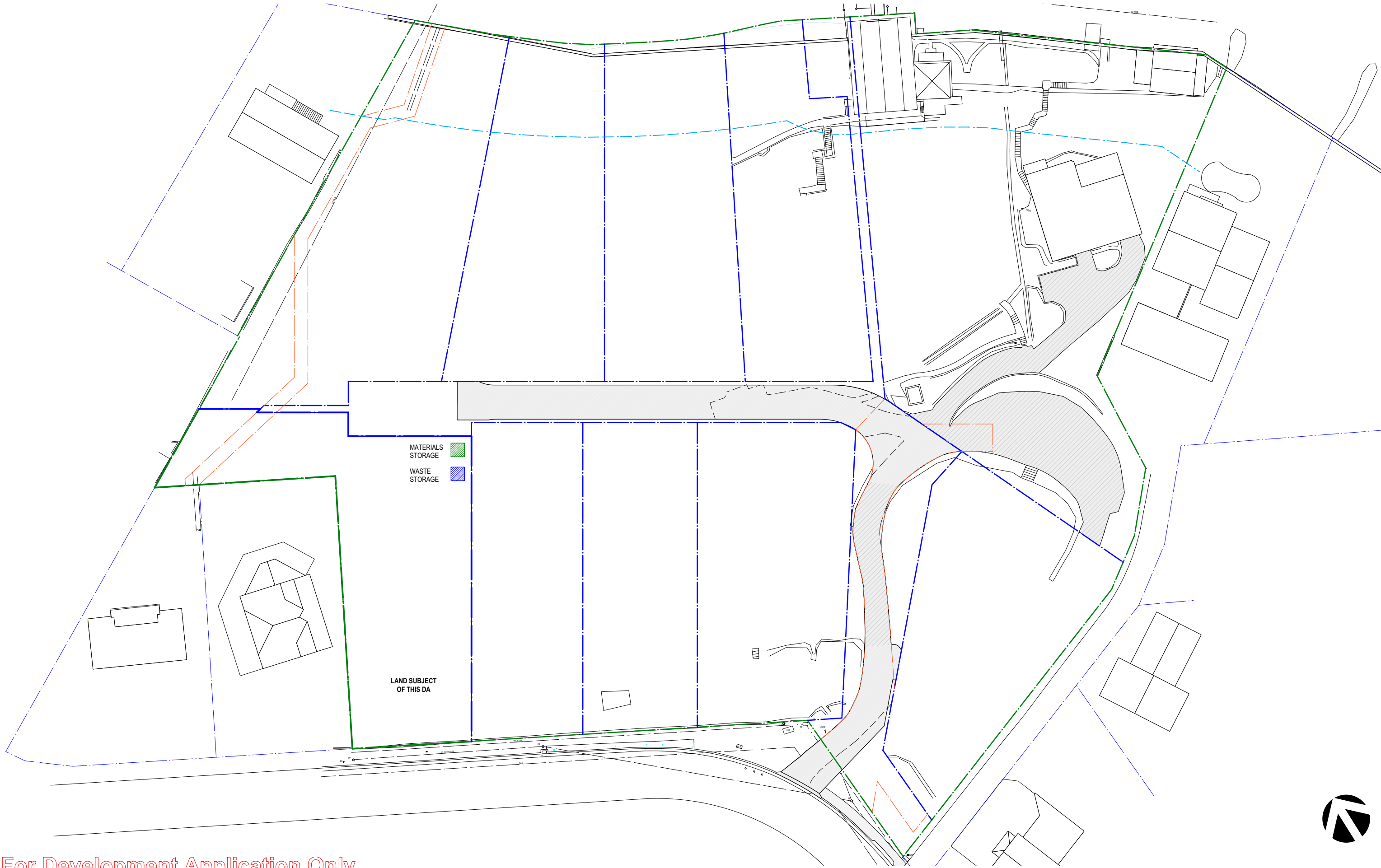
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LOT 5 - WASTE MANAGEMENT SITE PLAN

DWELLING HOUSE FOR LOT 5 IN PROPOSED SUBDIVISION OF

1801 A5.SK04 A

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1:500 @ A3  
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SITE PLAN

RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

1801 A005 A

1:250 @ A1 1:500 @ A3

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DESIGN RESPONSE

RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

1801 SK203 A

1:250 @ A1 1:500 @ A3

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