

HOUSE

Energy Rating

Certificate Number _15212059_

single-dwelling rating

5.4

stars

multi-unit development (attach listing of ratings)


If selected, data specified is the average across the entire development

heating 37.0 MJ/m²

cooling 24.0 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name#Number Ved Baheti VIC/BDAM/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 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 bathrooms 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					
		Outdoor or sheltered Cloth Line					
		Well ventilated Fridge space					
		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 10 - COVER SHEET

DWELLING HOUSE FOR LOT 10 IN PROPOSED SUBDIVISION OF

1801 A10.000 A

96-104 CABARITA ROAD AVALON BEACH

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NOVEMBER 2018
MERAKI DEVELOPMENTS PTY LIMITED

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NOVEMBER 2018
DATE

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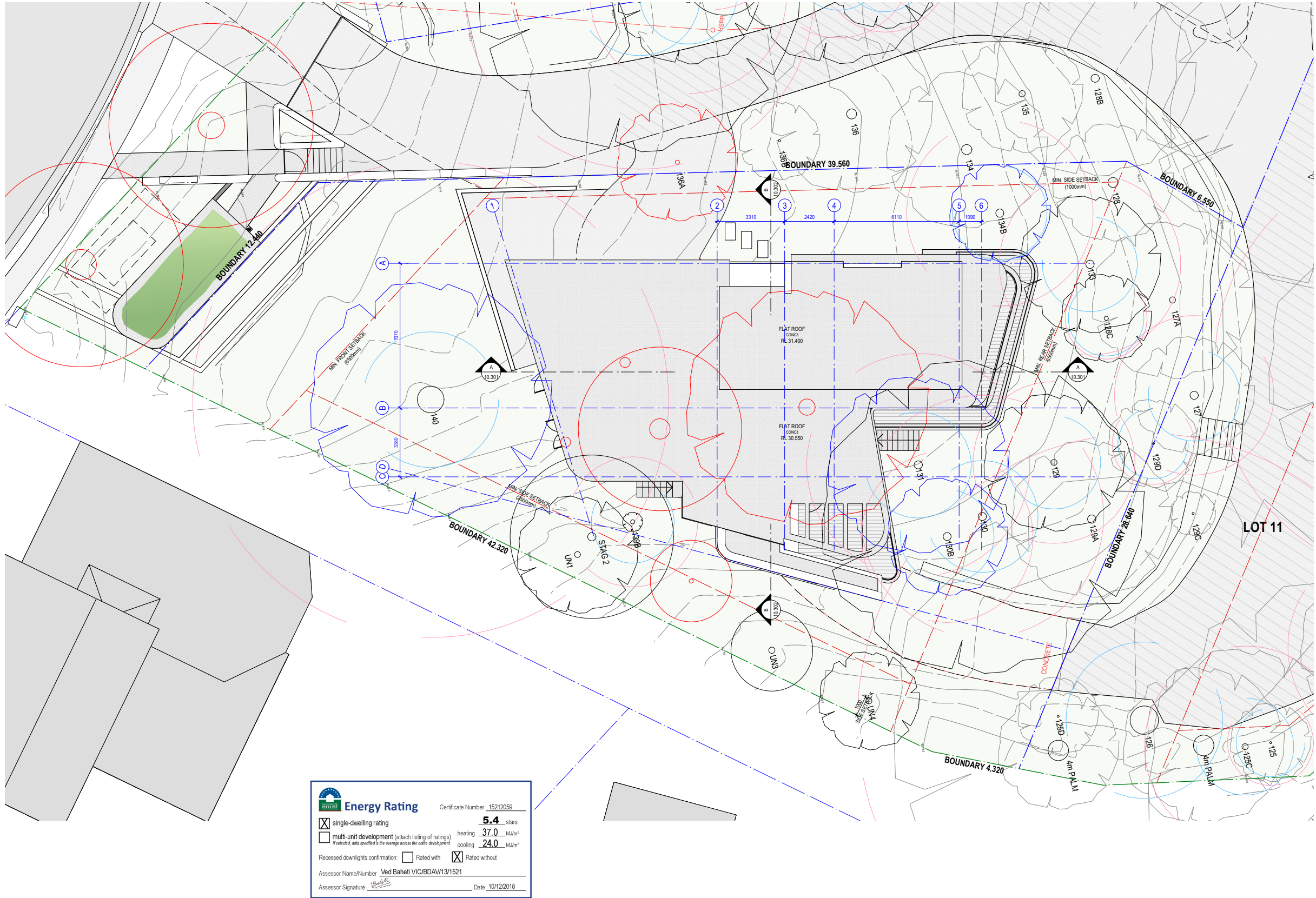
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LOT 10 - LOT / ROOF PLAN

DWELLING HOUSE FOR LOT 10 IN PROPOSED SUBDIVISION OF

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1801 A10.002 A

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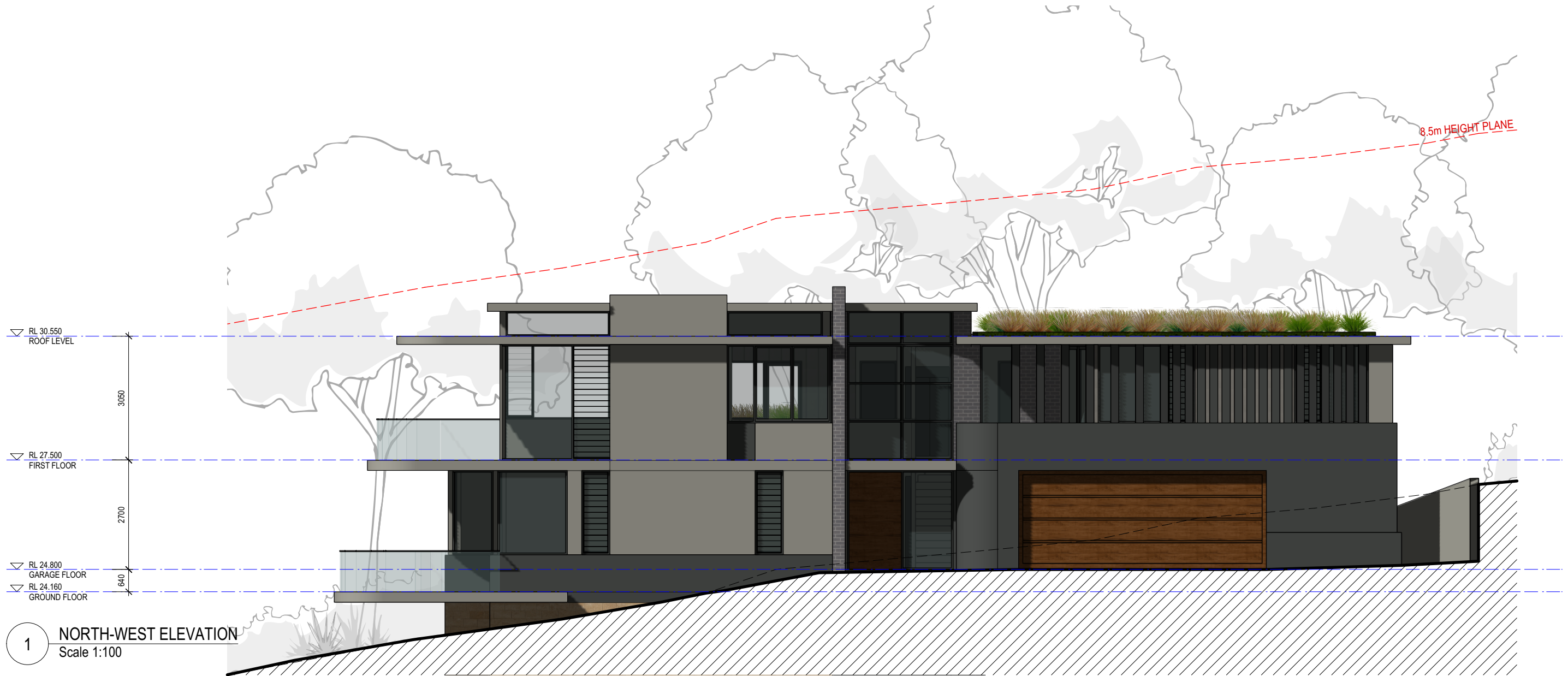
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Energy Rating Certificate Number 15212059

☒ single-dwelling rating **5.4** stars

☐ multi-unit development (attach listing of ratings) heating 37.0 MJ/m² cooling 24.0 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

Assessor Signature *Ved Baheti* Date 10/12/2018

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LOT 10 - NORTH-WEST ELEVATION

DWELLING HOUSE FOR LOT 10 IN PROPOSED SUBDIVISION OF

1801 A10.204 A

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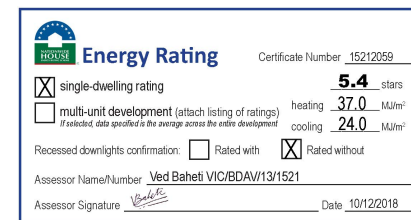
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LOT 10 - SOUTH-WEST ELEVATION

DWELLING HOUSE FOR LOT 10 IN PROPOSED SUBDIVISION OF

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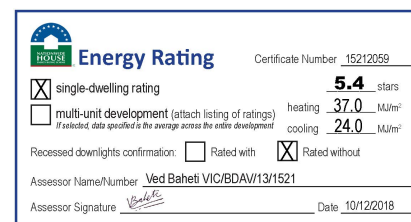
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1 SOUTH-EAST ELEVATION
Scale 1:100



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LOT 10 - SOUTH-EAST ELEVATION

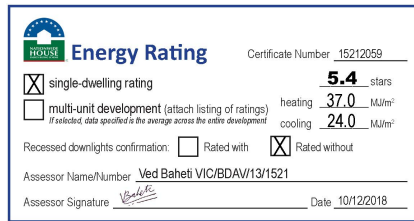
DWELLING HOUSE FOR LOT 10 IN PROPOSED SUBDIVISION OF

1801 A10.202 A

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LOT 10 - NORTH-EAST ELEVATION

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CUT & FILL PLAN

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1:250 @ A1 1:500 @ A3

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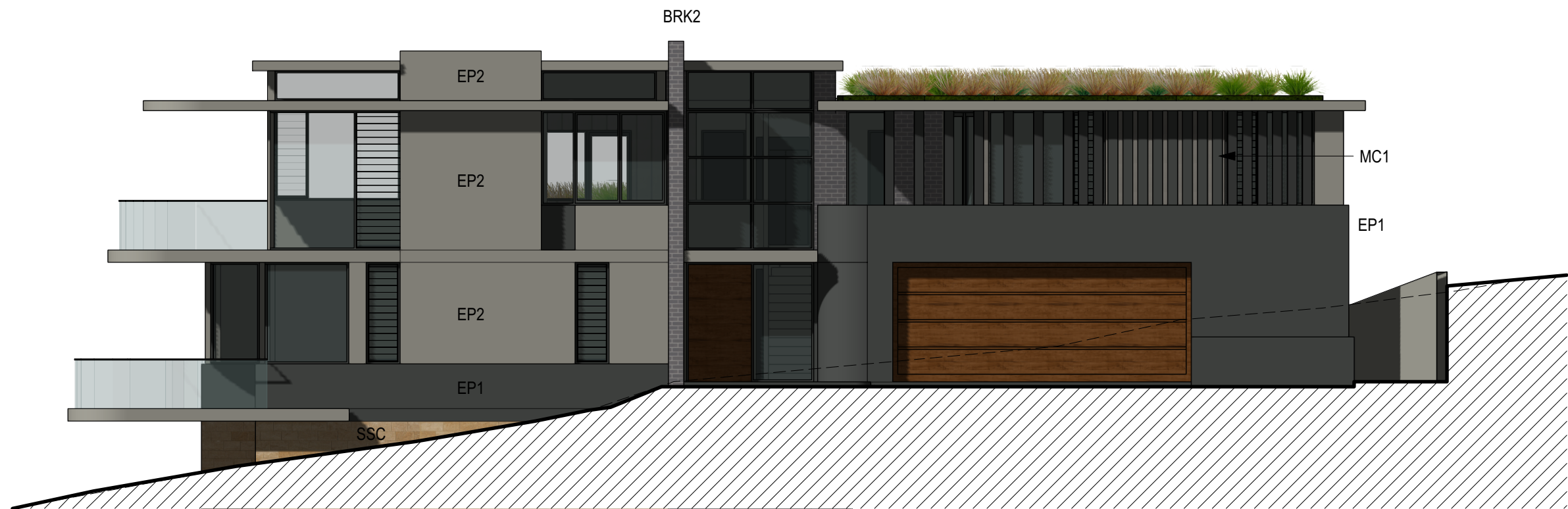
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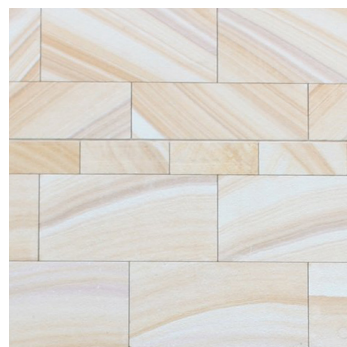
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1 NORTH-WEST ELEVATION
Scale 1:100

NOTE: EXTENT OF FINISHES ON
ELEVATIONS ARE INDICATIVE ONLY



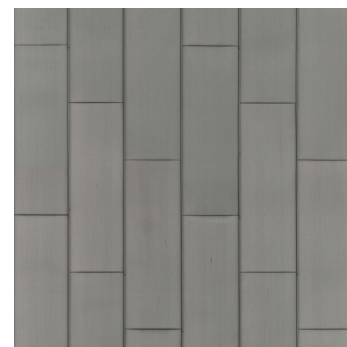
SANDSTONE CLADDING
SSC



RENDERED MASONRY
COLOUR : DARK GREY
EP1



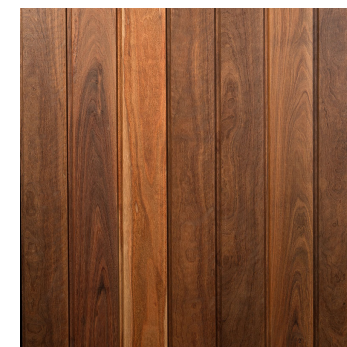
RENDERED MASONRY
COLOUR : MID GREY 1
EP2



METAL CLADDING
MC1



FACE BRICKWORK
BRK2



TIMBER CLADDING
TC1



ALUMINIUM FRAMED
WINDOWS/DOORS
GL1

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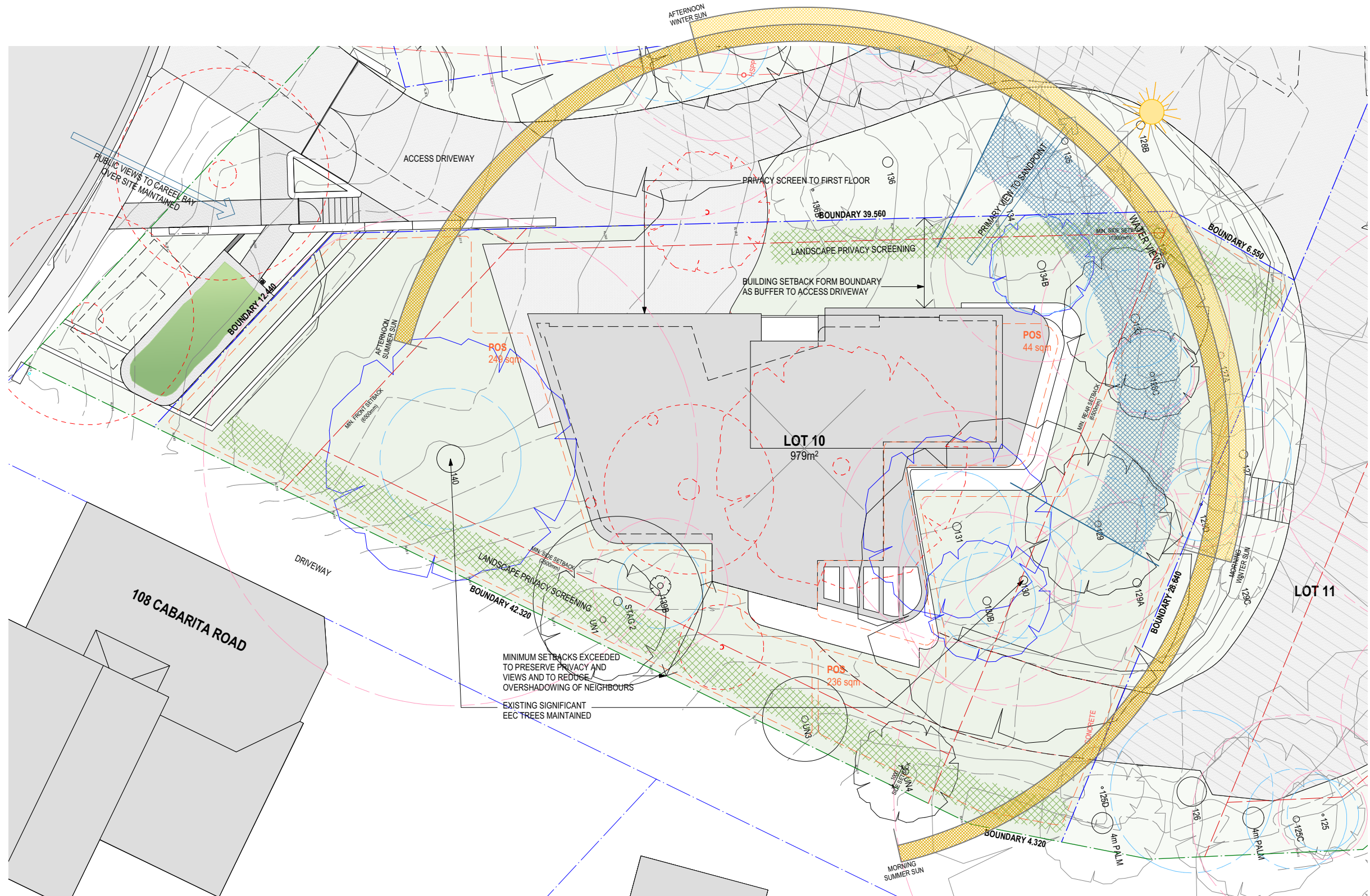
LOT 10 - EXTERNAL FINISHES SCHEDULE

DWELLING HOUSE FOR LOT 10 IN PROPOSED SUBDIVISION OF

1801A10.SK03 A

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LOT 10 - SITE ANALYSIS

DWELLING HOUSE FOR LOT 10 IN PROPOSED SUBDIVISION OF

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SITE PLAN

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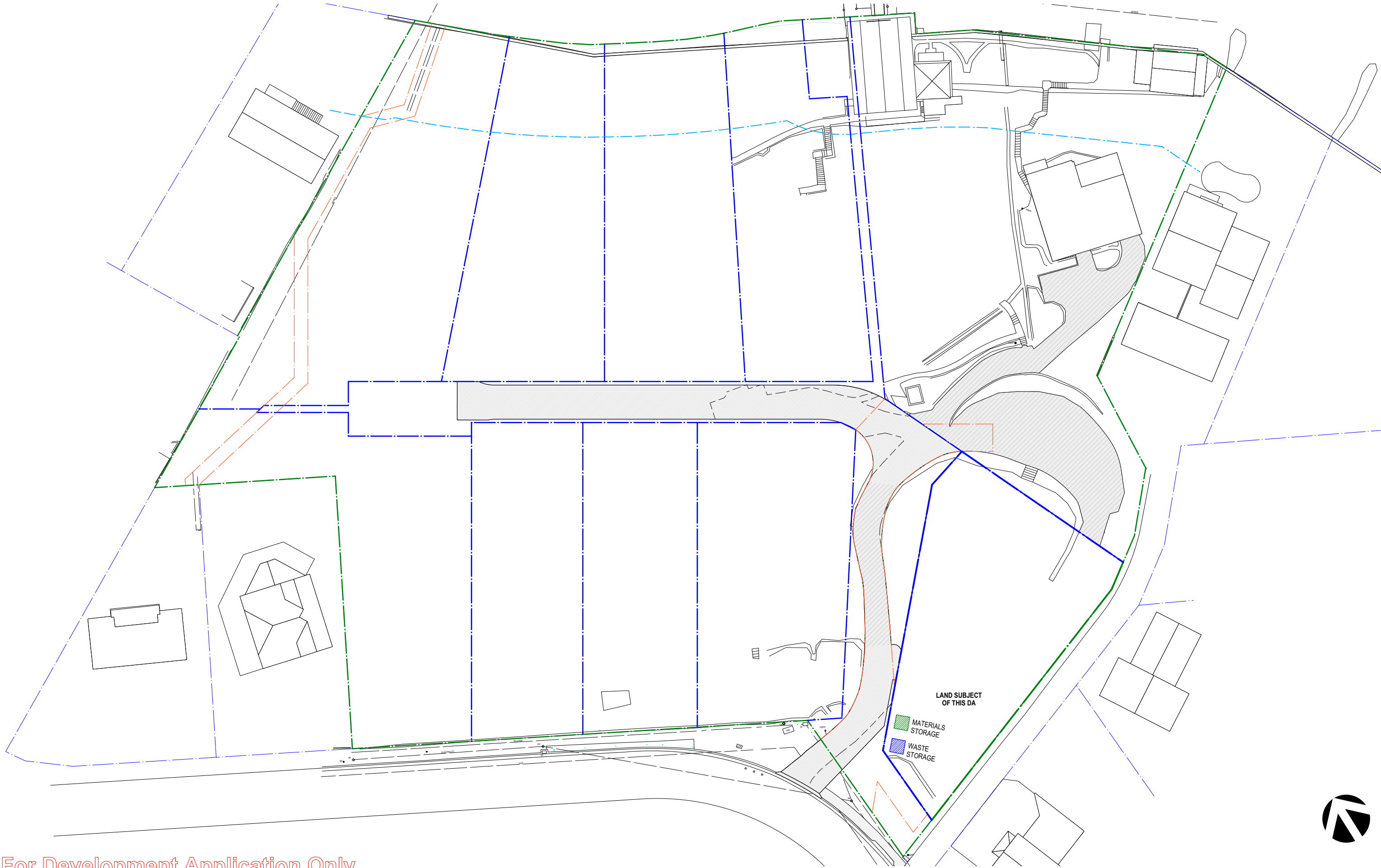
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LOT 10 - WASTE MANAGEMENT SITE PLAN DWELLING HOUSE FOR LOT 10 IN PROPOSED SUBDIVISION OF 1801A10.SK04 A

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PLANNING COMPLIANCE
BUILDING HEIGHT

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LEGEND

8.5m HEIGHT PLANE SHOWN AS AN ORANGE
TRANSPARENT LAYER.

NO ROOF ELEMENTS PROTRUDE,
THEREFORE NO BUILDINGS EXCEED THE
8.5m MAXIMUM BUILDING HEIGHT PLANE.

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SHADOW DIAGRAM
JUNE 21 - 9AM

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SHADOW DIAGRAM
JUNE 21 - 12PM

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SHADOW DIAGRAM
JUNE 21 - 3PM

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