



THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2018/1994

(Activation of consent must be obtained from Northern Beaches Council)

**Energy Rating**

Certificate Number **15212099**

☒ single-dwelling rating

☐ multi-unit development (attach listing of ratings)

heating **37.0** MJ/m²

cooling **23.0** 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				

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



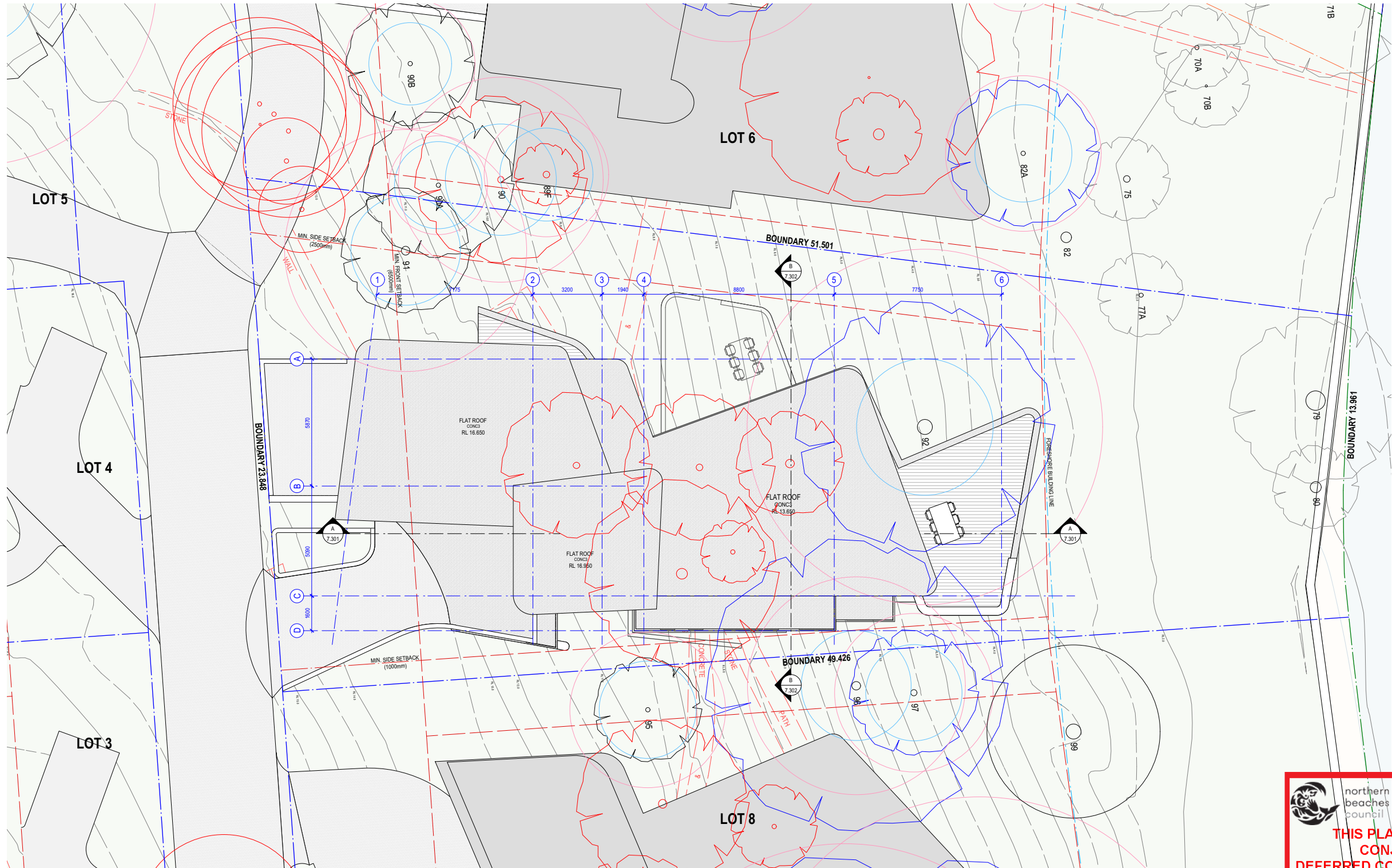
For Development Application Only

LOT 7 - COVER SHEET

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

1801 A7.000 A

96-104 CABARITA ROAD AVALON BEACH





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LOT 7 - LOT / ROOF PLAN

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

1801 A7.002 A

96-104 CABARITA ROAD AVALON BEACH

Scale 1:200
NOVEMBER 2018

ISSUED FOR DEVELOPMENT APPLICATION
AMENDMENT

NOVEMBER 2018
DATE

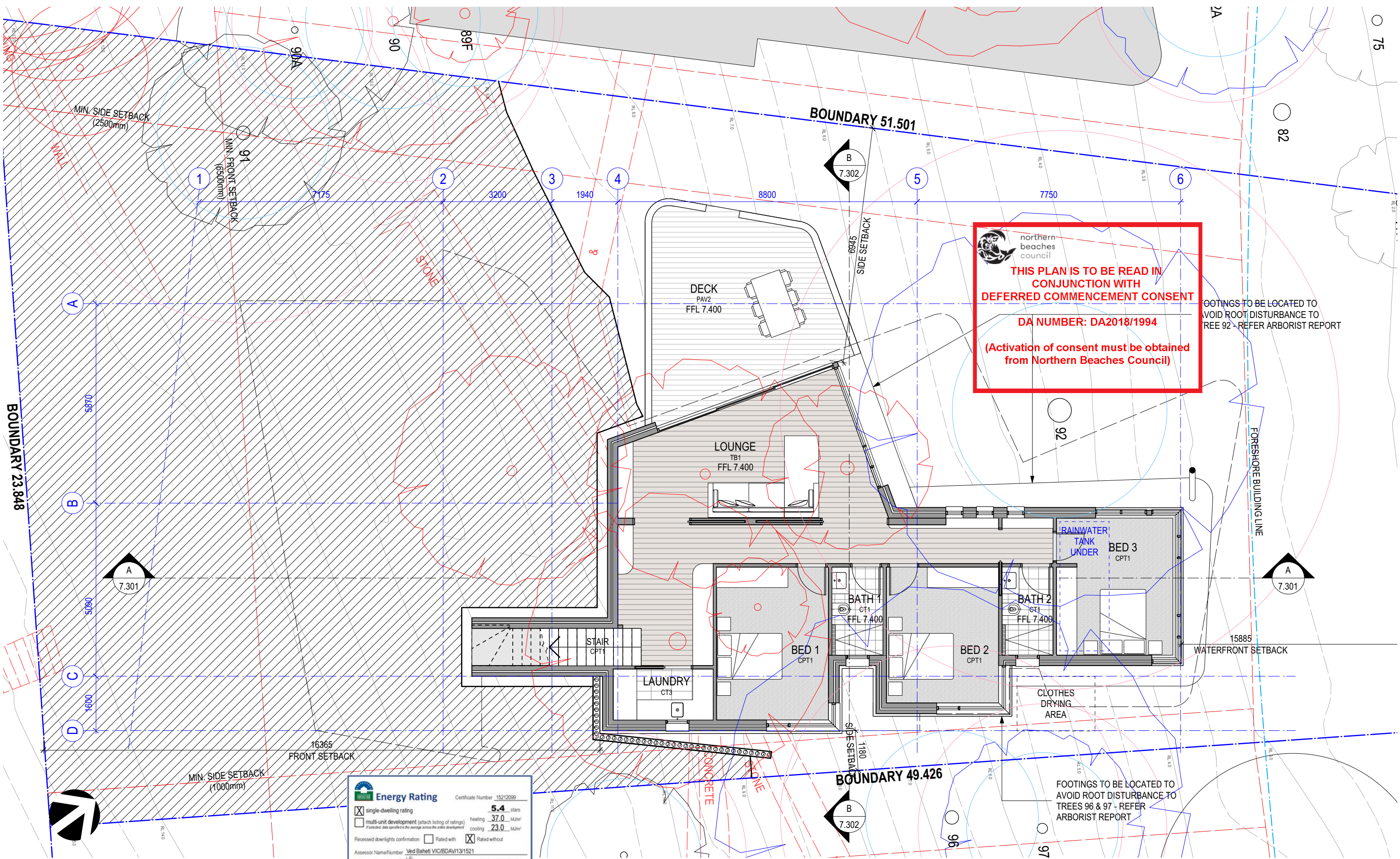
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MARK HURCUM DESIGN PRACTICE
ARCHITECTS

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

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1801 A7101 House 7 Plans Current.vwx
Wednesday, 28 November 2018



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FOOTINGS TO BE LOCATED TO AVOID ROOT DISTURBANCE TO TREE 92 - REFER ARBORIST REPORT

FOOTINGS TO BE LOCATED TO AVOID ROOT DISTURBANCE TO TREES 96 & 97 - REFER ARBORIST REPORT

**Energy Rating**

Certificate Number 15212099

☒ single-dwelling rating **5.4** stars

☐ multi-unit development (attach listing of ratings)

heating 37.0 MJ/m²

cooling 23.0 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BD4W/13/1521

Assessor Signature  Date 10/12/2018

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LOT 7 - LOWER LEVEL PLAN DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF 1801 A7.101 A

96-104 CABARITA ROAD AVALON BEACH

SCALE: 1:100
NOVEMBER 2018

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NOVEMBER 2018
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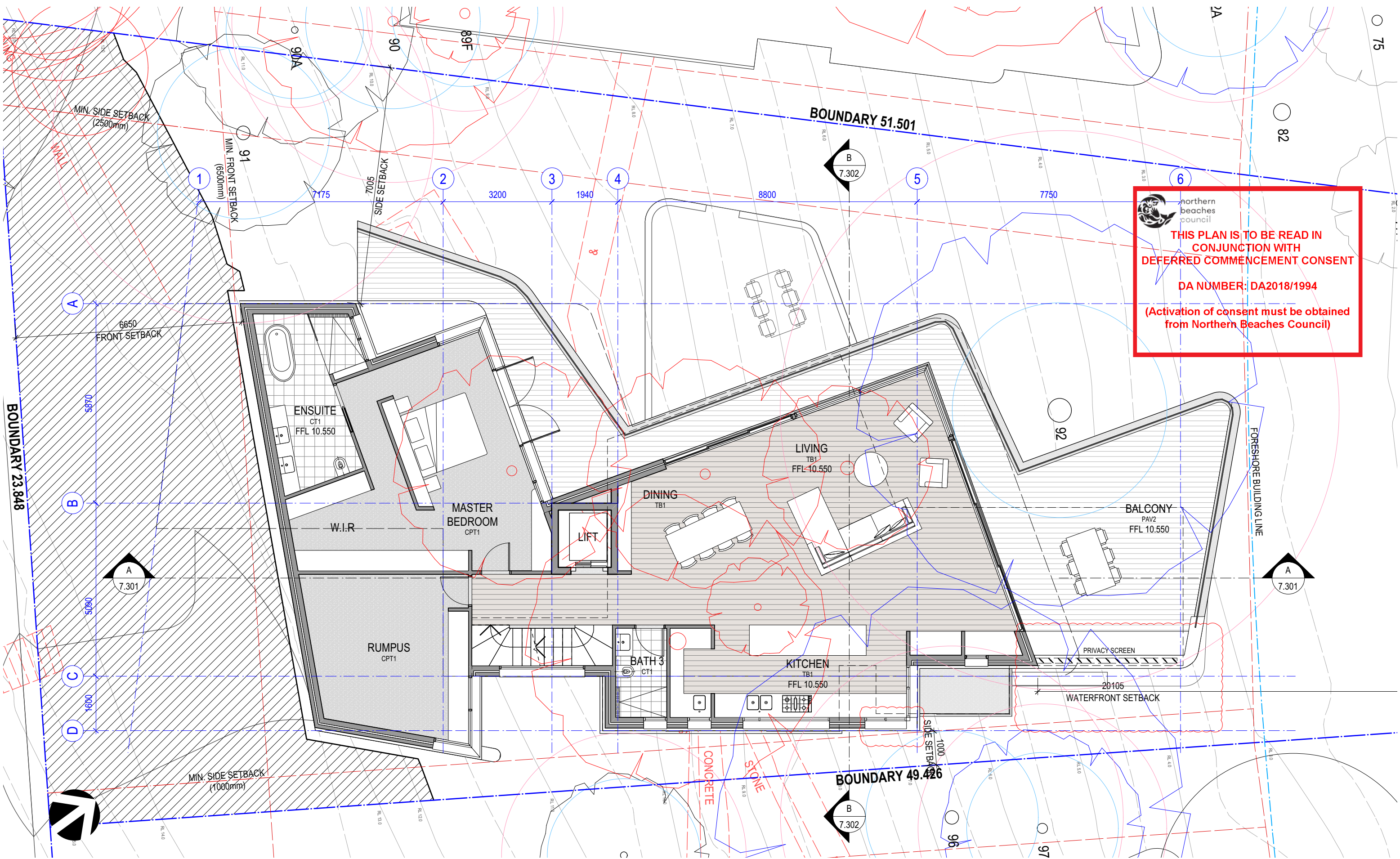
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MERAKI DEVELOPMENTS PTY LIMITED

1801 A7101 House 7 Plans Current.vwx

Tuesday, 27 November 2018

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LOT 7 - MID LEVEL PLAN

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF 1801 A7.102 B

96-104 CABARITA ROAD AVALON BEACH

SCALE: 1:100
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LOT 7 - UPPER LEVEL PLAN

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

1801 A7.103 A

96-104 CABARITA ROAD AVALON BEACH

Scale 1:100
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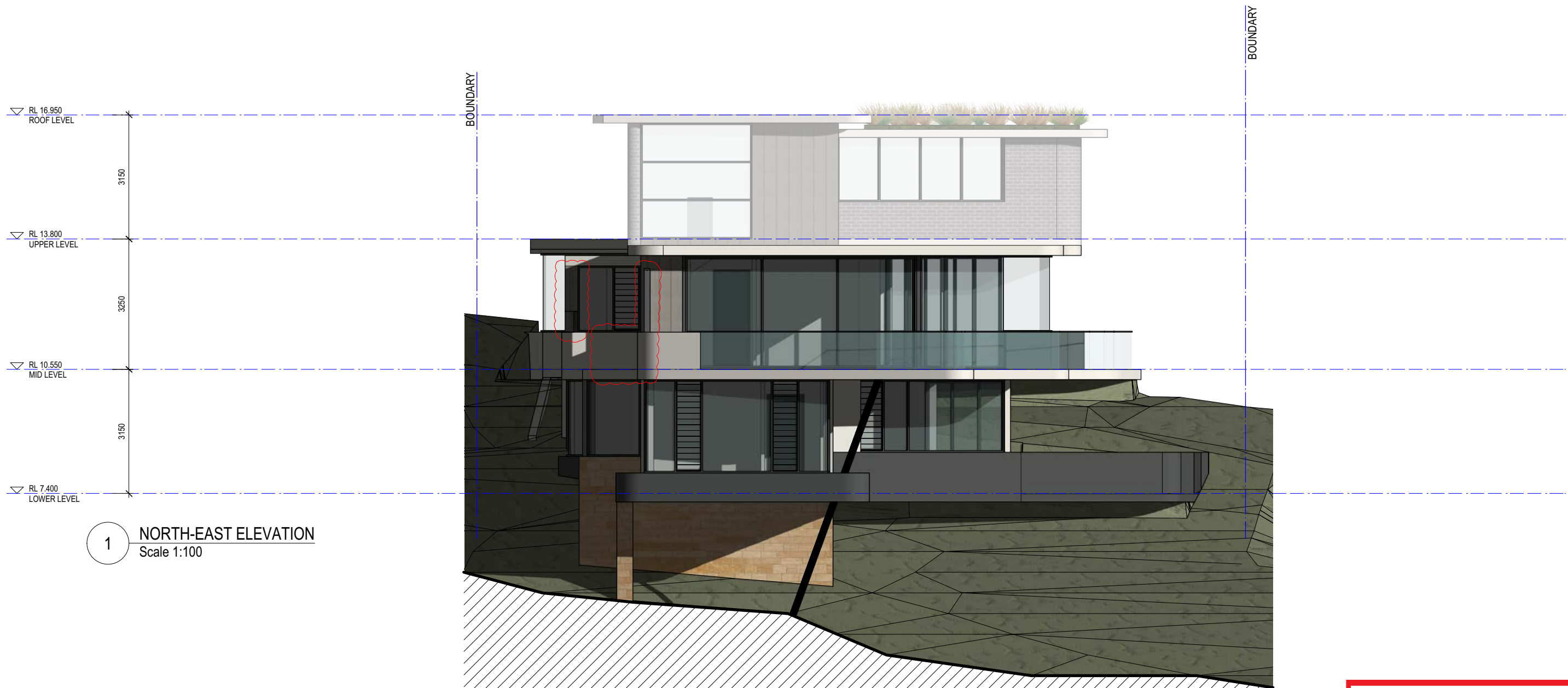
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LOT 7 - NORTH-EAST ELEVATION

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

1801 A7.201 B

96-104 CABARITA ROAD AVALON BEACH

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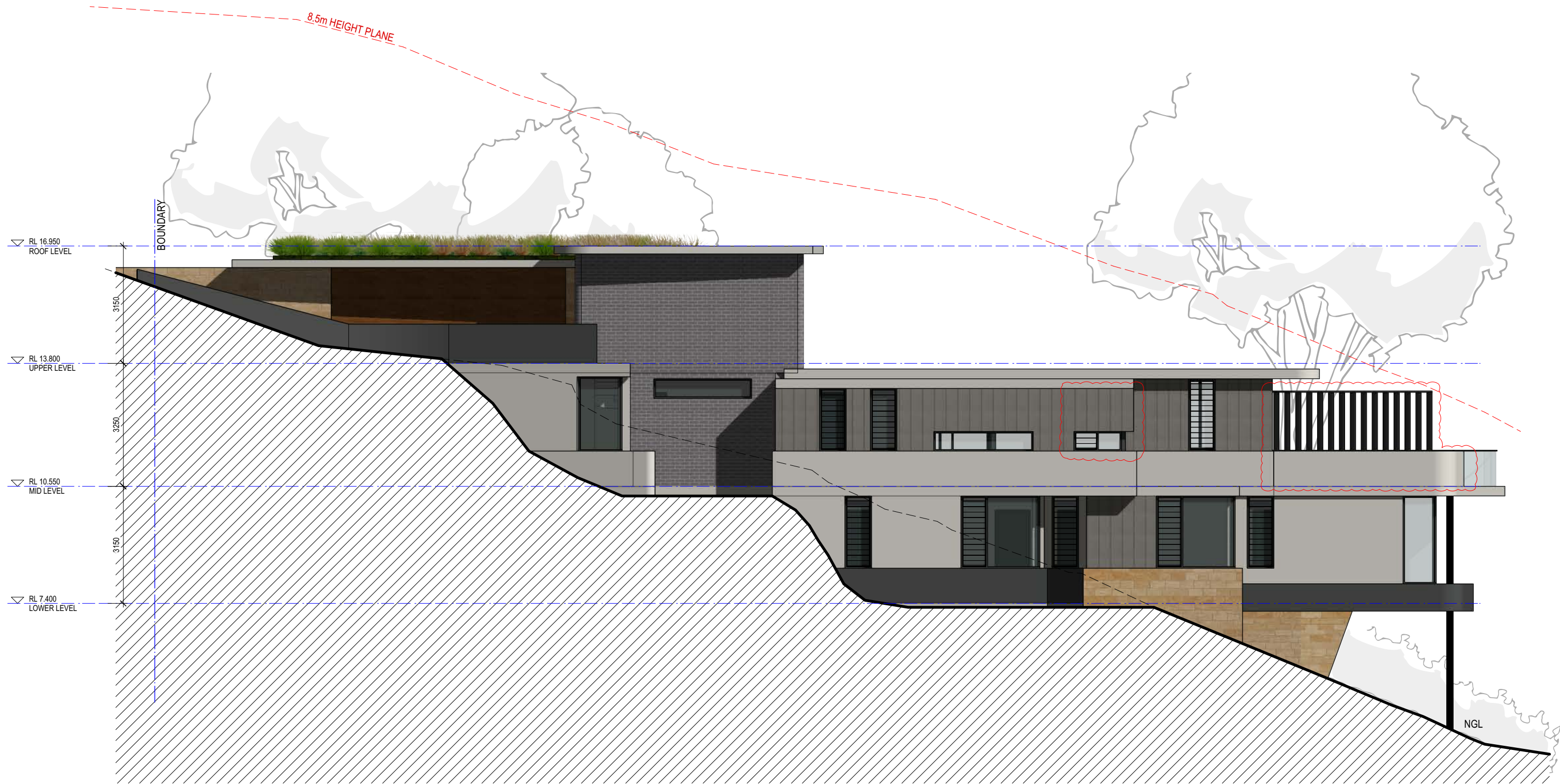
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1 SOUTH-EAST ELEVATION
Scale 1:100

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LOT 7 - SOUTH-EAST ELEVATION

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

1801 A7.202 B

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SCALE: 1:100
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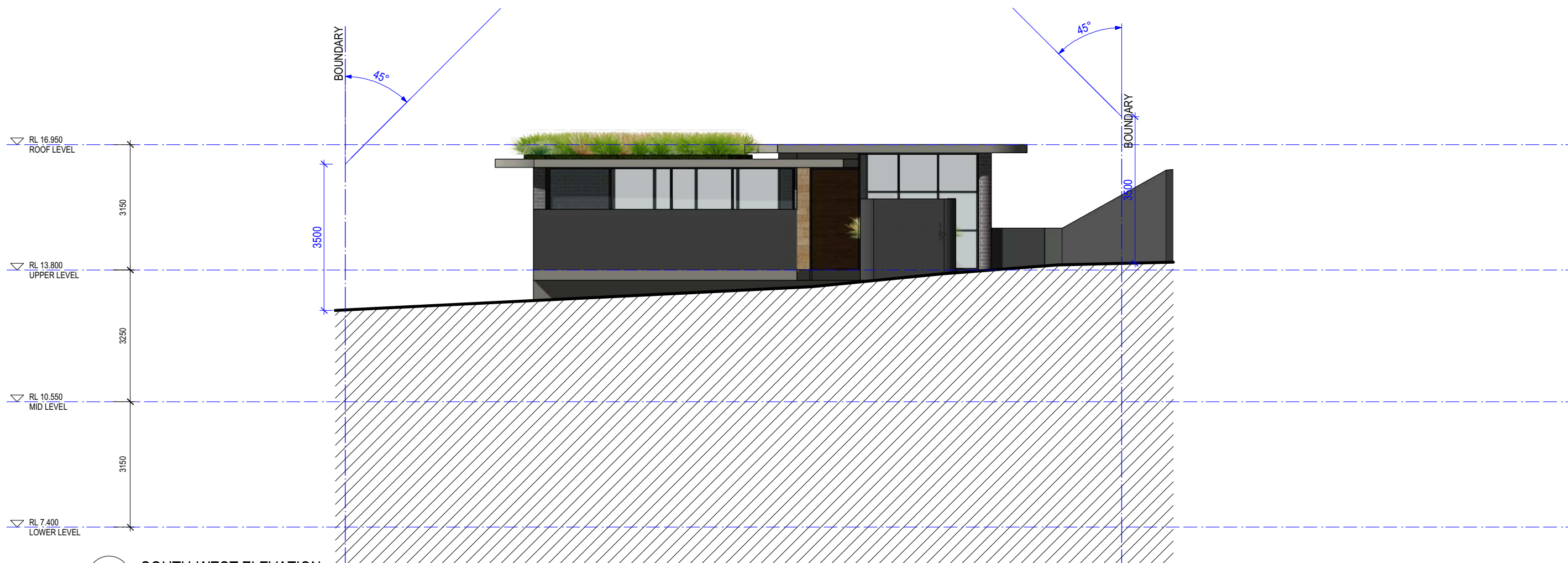
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1 SOUTH-WEST ELEVATION
Scale 1:100



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LOT 7 - SOUTH-WEST ELEVATION

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

1801 A7.203 A

96-104 CABARITA ROAD AVALON BEACH

SCALE: 1:100
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THIS PORTION OF ROOF IS WITHIN HEIGHT PLANE
REFER DRAWING A7.301

RL 16.950
ROOF LEVEL

3150

RL 13.800
UPPER LEVEL

3250

RL 10.550
MID LEVEL

3150

RL 7.400
LOWER LEVEL

NGL

8.5m HEIGHT PLANE
THROUGH SECTION A-A

8.5m HEIGHT PLANE
IN FRONT OF ELEVATION

1

NORTH-WEST ELEVATION

Scale 1:100

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LOT 7 - NORTH-WEST ELEVATION

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

1801 A7.204 B

96-104 CABARITA ROAD AVALON BEACH

SCALE: 1:100
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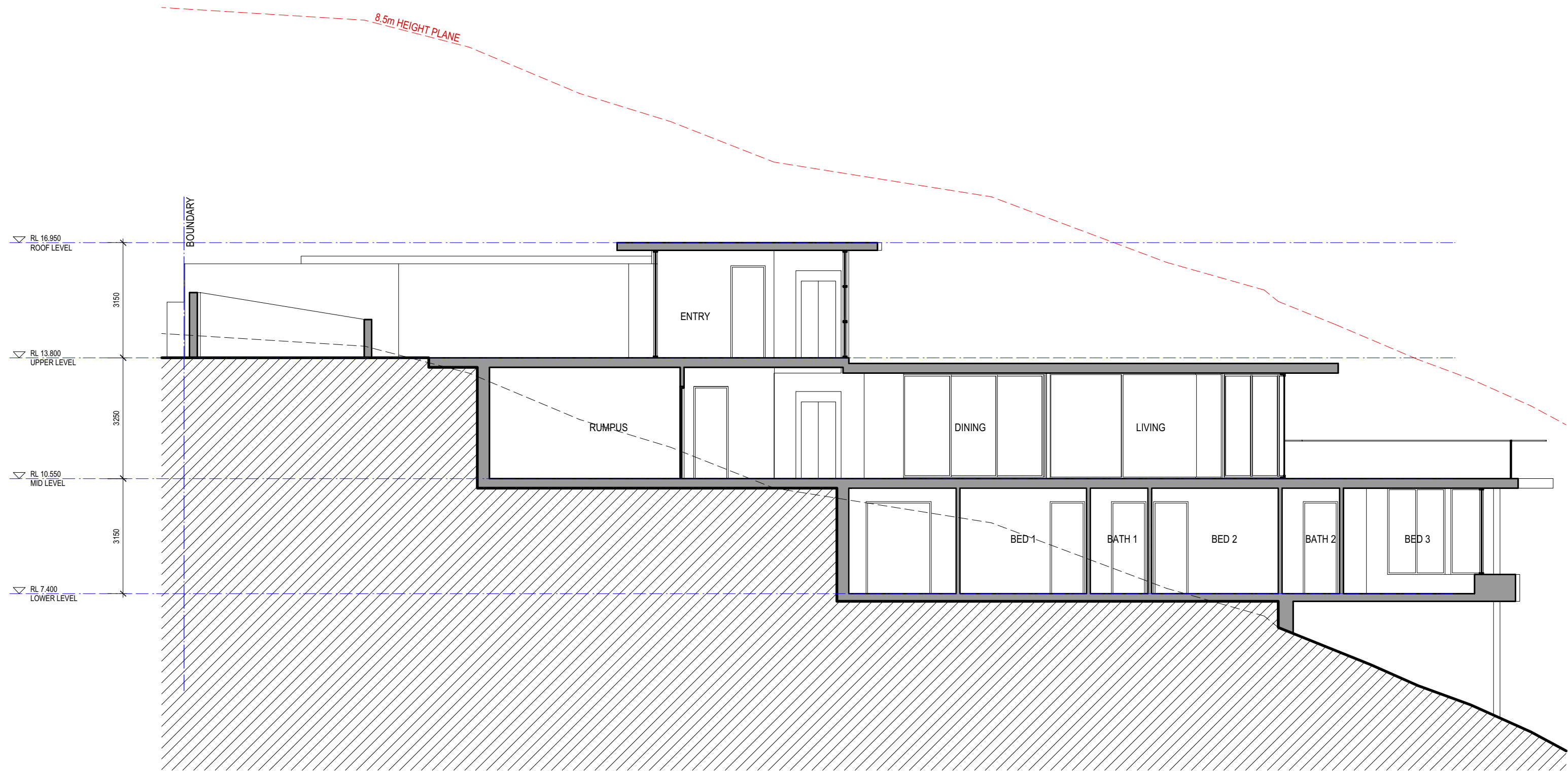
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1 SECTION A-A
Scale 1:100



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LOT 7 - SECTION A-A

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

1801 A7.301 A

96-104 CABARITA ROAD AVALON BEACH

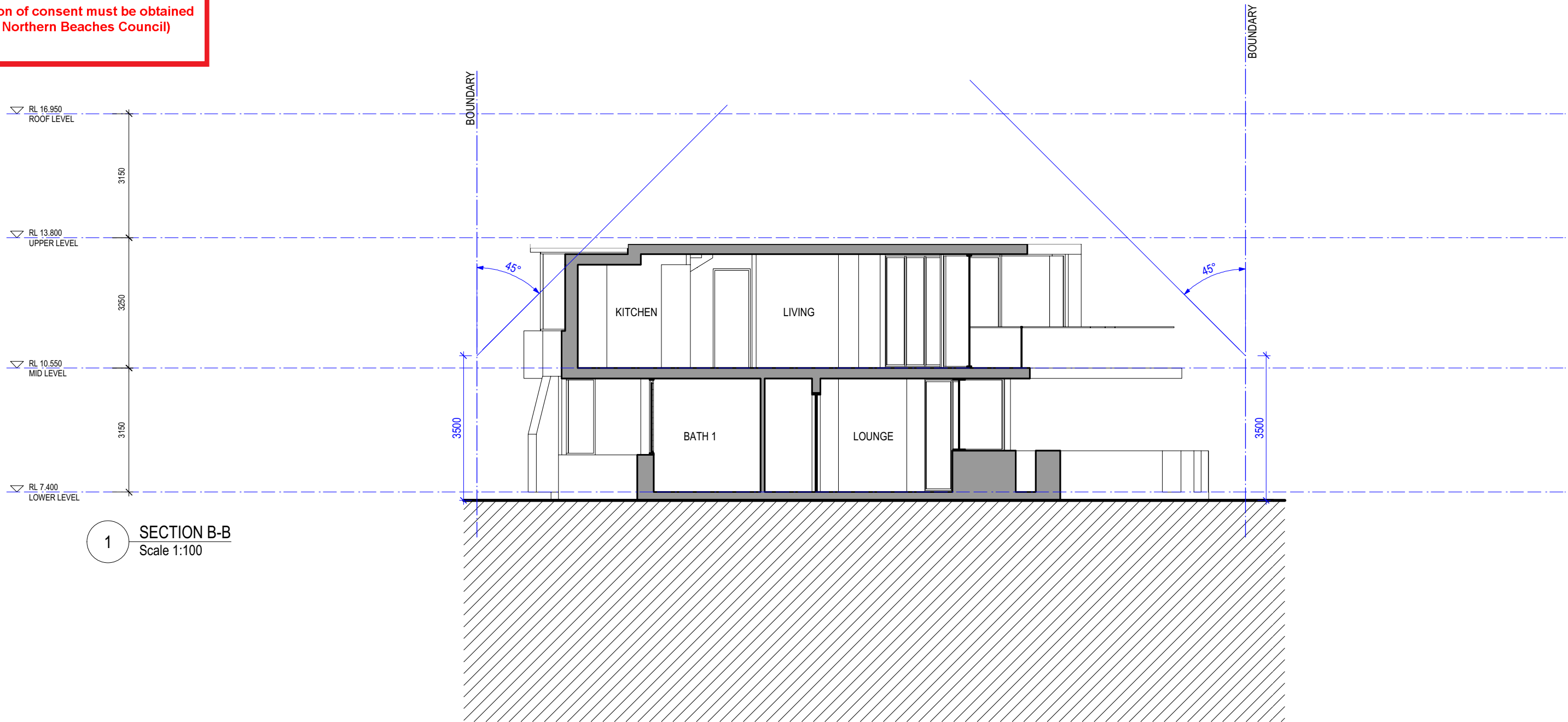
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LOT 7 - SECTION B-B

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

1801 A7.302 A

96-104 CABARITA ROAD AVALON BEACH

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1 NORTH-WEST ELEVATION
Scale 1:100

NOTE: EXTENT OF FINISHES ON
ELEVATIONS ARE INDICATIVE ONLY



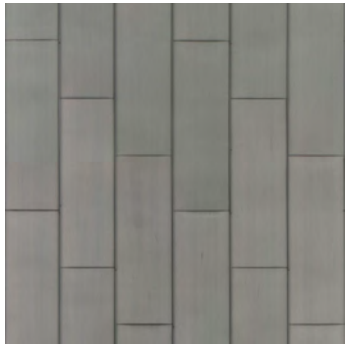
SANDSTONE CLADDING
SSC



RENDERED MASONRY
COLOUR : DARK GREY
EP1



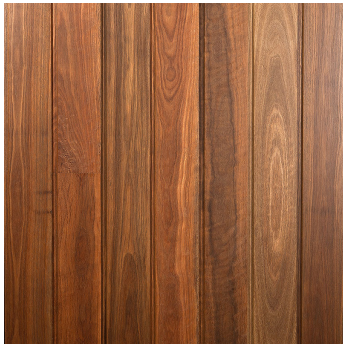
RENDERED MASONRY
COLOUR : MID GREY 1
EP2



METAL CLADDING
MC1



FACE BRICKWORK
BRK2



TIMBER CLADDING
TC1



ALUMINIUM FRAMED
WINDOWS/DOORS
GL1

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LOT 7 - EXTERNAL FINISHES SCHEDULE

DWELLING HOUSE FOR LOT 7 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A7.SK03 A

SCALE: 1:100
NOVEMBER 2018