



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

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NTS
SEPTEMBER 2019
MERAKI DEVELOPMENTS PTY LIMITED

ISSUED FOR DEVELOPMENT APPLICATION
AMENDMENT

SEPTEMBER 2019
DATE

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DESIGN PRACTICE

Friday, 13 September 2019

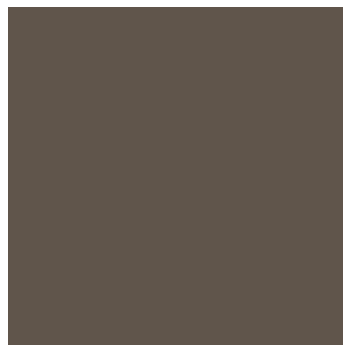


1 WEST ELEVATION
Scale 1:100

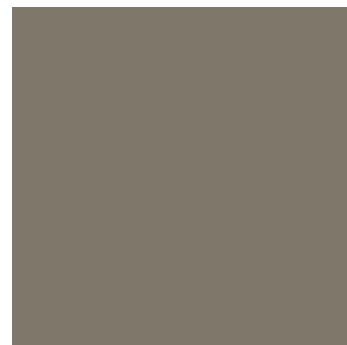
NOTE: EXTENT OF FINISHES ON
ELEVATIONS ARE INDICATIVE ONLY



SANDSTONE CLADDING
SSC



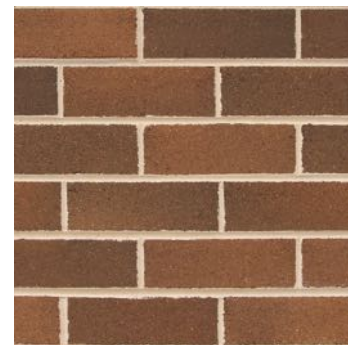
RENDERED MASONRY
COLOUR : DARK WARM GREY
EP1



RENDERED MASONRY
COLOUR : MID WARM GREY 1
EP2



PAINTED BRICKWORK
COLOUR : GREY
BRK1



FACE BRICKWORK
BRK2



TIMBER CLADDING
TC1



ALUMINIUM FRAMED
WINDOWS/DOORS
GL1

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LOT 8 - EXTERNAL FINISHES SCHEDULE

DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A8.SK03 A

NOVEMBER 2018
MERAKI DEVELOPMENTS PTY LIMITED



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
- 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



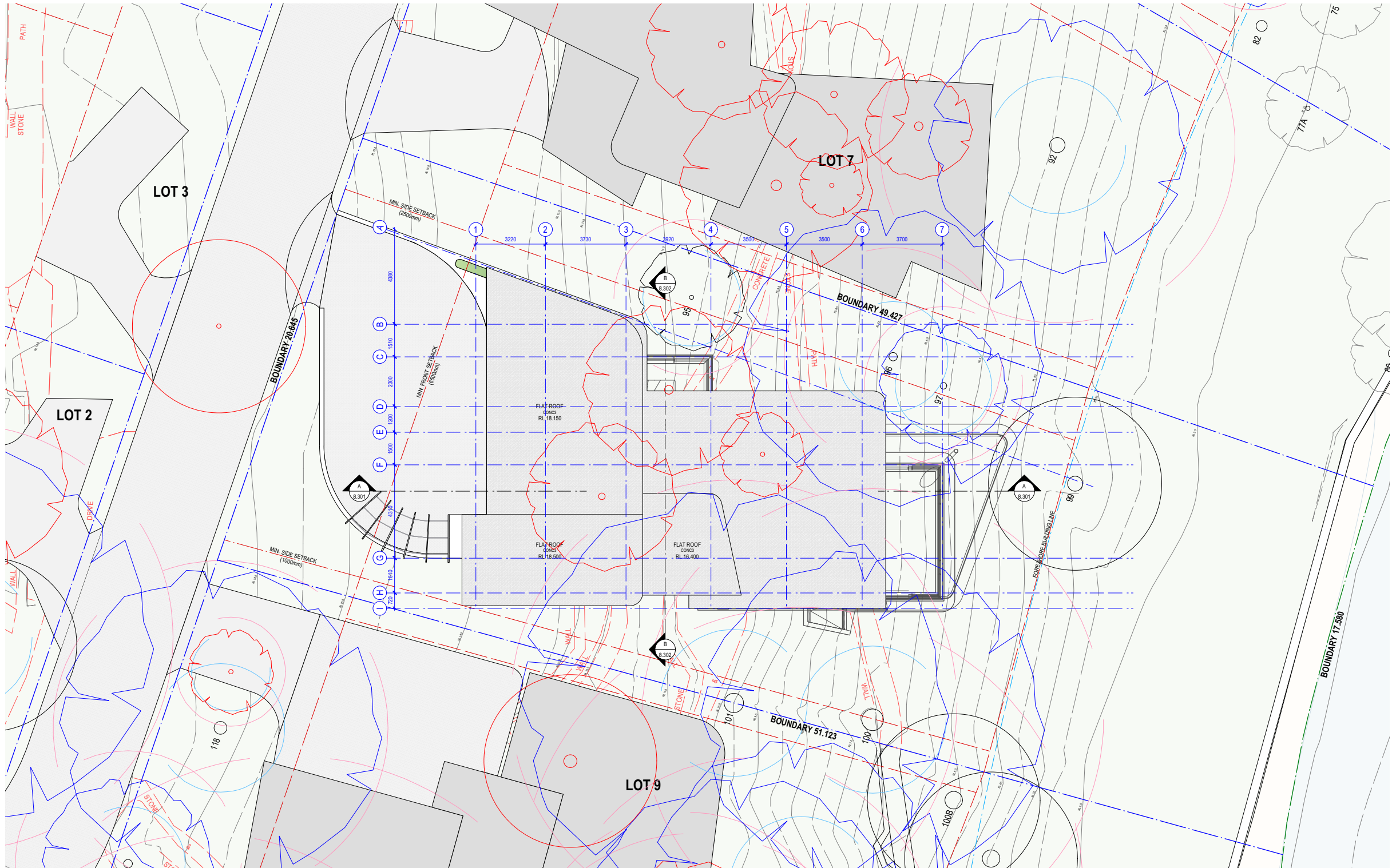
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LOT 8 - COVER SHEET

DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

1801 A8.000 A

96-104 CABARITA ROAD AVALON BEACH



**Energy Rating**

Certificate Number 15212105

☒ single-dwelling rating

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

heating 38.0 MJ/m²

cooling 23.0 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BD4V131521

Assessor Signature  Date 10/12/2018



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LOT 8 - LOT / ROOF PLAN

DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

1801 A8.002 A

96-104 CABARITA ROAD AVALON BEACH

SCALE: 1:200
NOVEMBER 2018

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DATE

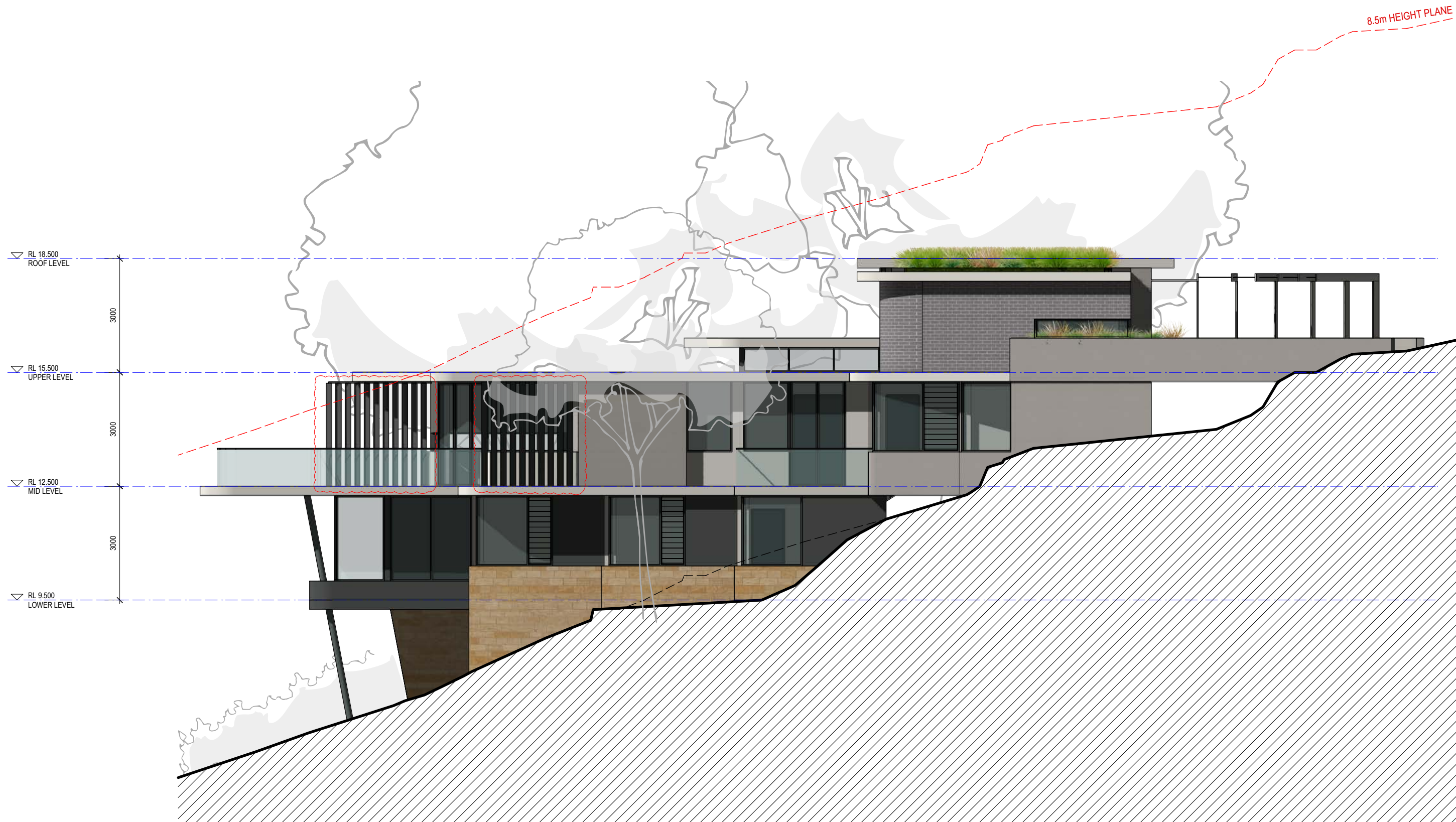
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1801 A8101 House 8 Plans Current.vwx
Wednesday, 28 November 2018



1 WEST ELEVATION
Scale 1:100

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LOT 8 - WEST ELEVATION

DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

1801 A8.204 B

96-104 CABARITA ROAD AVALON BEACH

SCALE 1:100
NOVEMBER 2018

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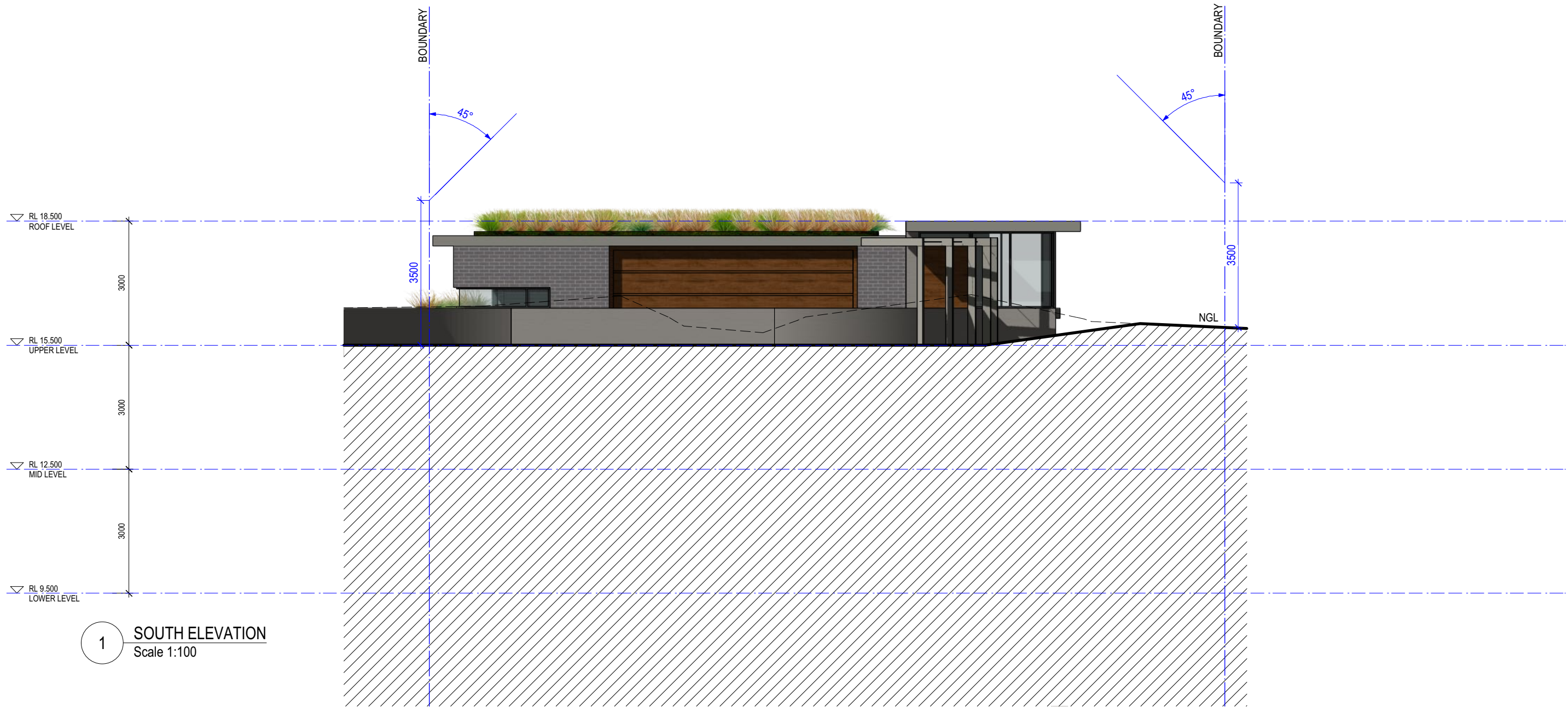
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LOT 8 - SOUTH ELEVATION

DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

1801 A8.203 A

96-104 CABARITA ROAD AVALON BEACH

SCALE 1:100
NOVEMBER 2018

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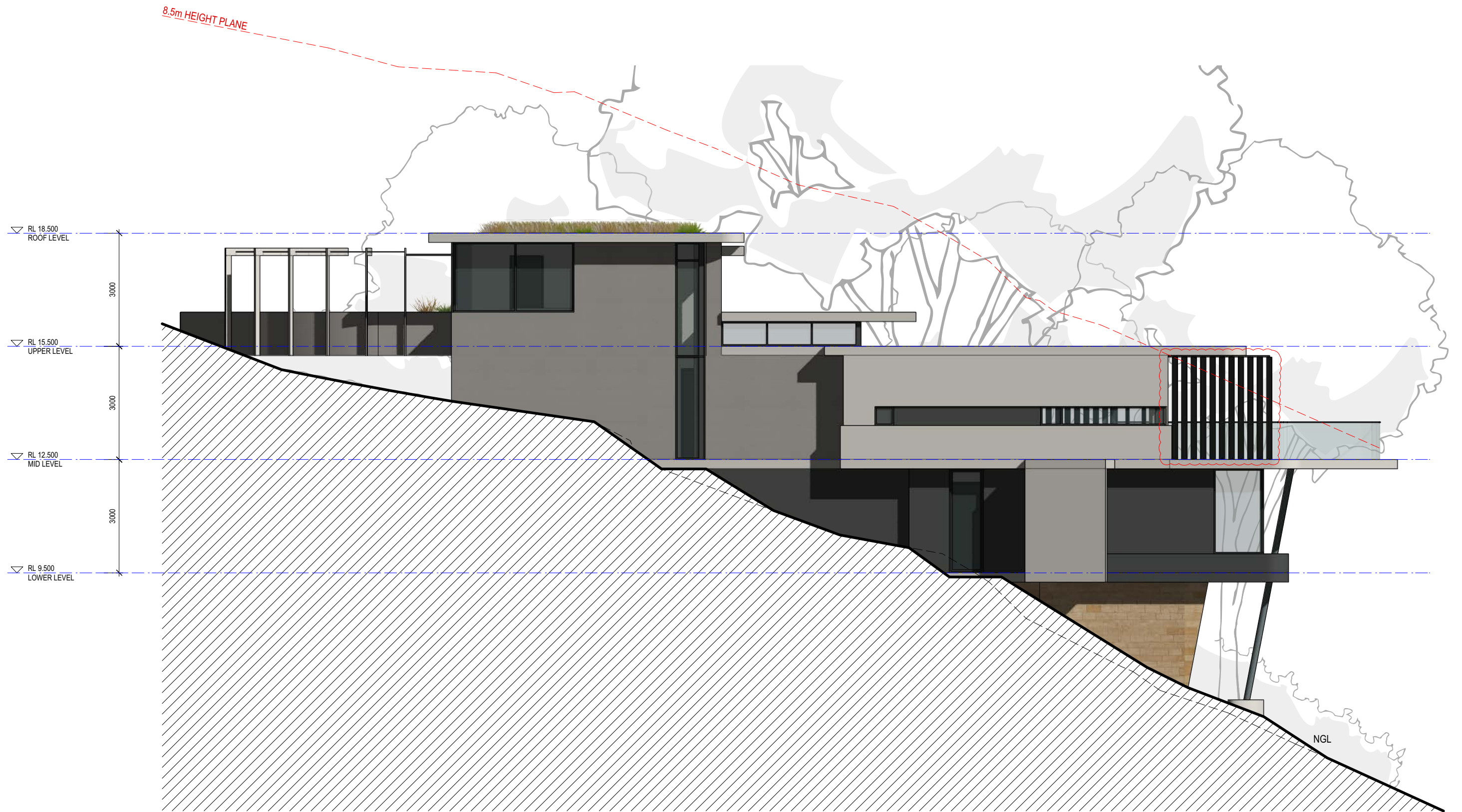
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Tuesday, 27 November 2018



1 EAST ELEVATION
Scale 1:100

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LOT 8 - EAST ELEVATION

DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A8.202 B

SCALE 1:100
NOVEMBER 2018

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LOT 8 - NORTH ELEVATION

DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

1801 A8.201 B

96-104 CABARITA ROAD AVALON BEACH

SCALE 1:100
NOVEMBER 2018