

BASIX COMMITMENTS SUMMARY 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 bathroom 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	
		L'dry	indiv. fan, ducted to facade or roof	
		Kitchen	indiv. fan, ducted to facade or roof	
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
		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				

Energy Rating Certificate Number 15212105

single-dwelling rating **5.3** stars

multi-unit development (attach listing of ratings) heating **38.0** MJ/m²

If selected, data specified is the average across the entire development cooling **23.0** MJ/m²

Recessed downlights confirmation: Rated with Rated without

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

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

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

ISSUED FOR DEVELOPMENT APPLICATION AMENDMENT

NOVEMBER 2018 DATE

A ISSUE

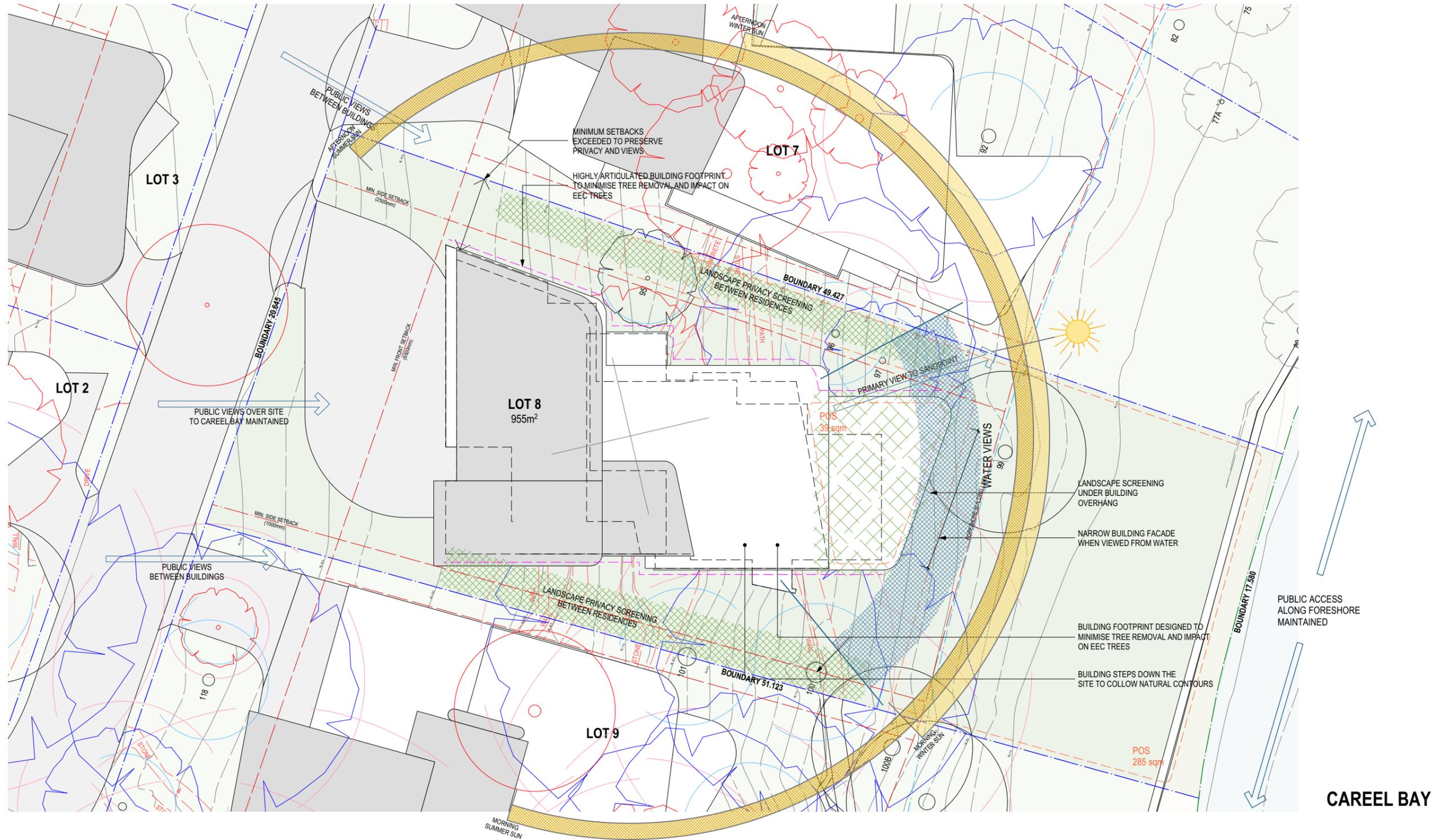
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ARCHITECTS

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NORTH SYDNEY NSW 2060
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TELEPHONE (02) 9955 5608

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1801 A8101 House 8 Plans Current.vwx

Tuesday, 27 November 2018



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LOT 8 - SITE ANALYSIS

DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

1801 A8.001 A

96-104 CABARITA ROAD AVALON BEACH

SCALE: 1:200
NOVEMBER 2018

ISSUED FOR DEVELOPMENT APPLICATION AMENDMENT

NOVEMBER 2018 DATE

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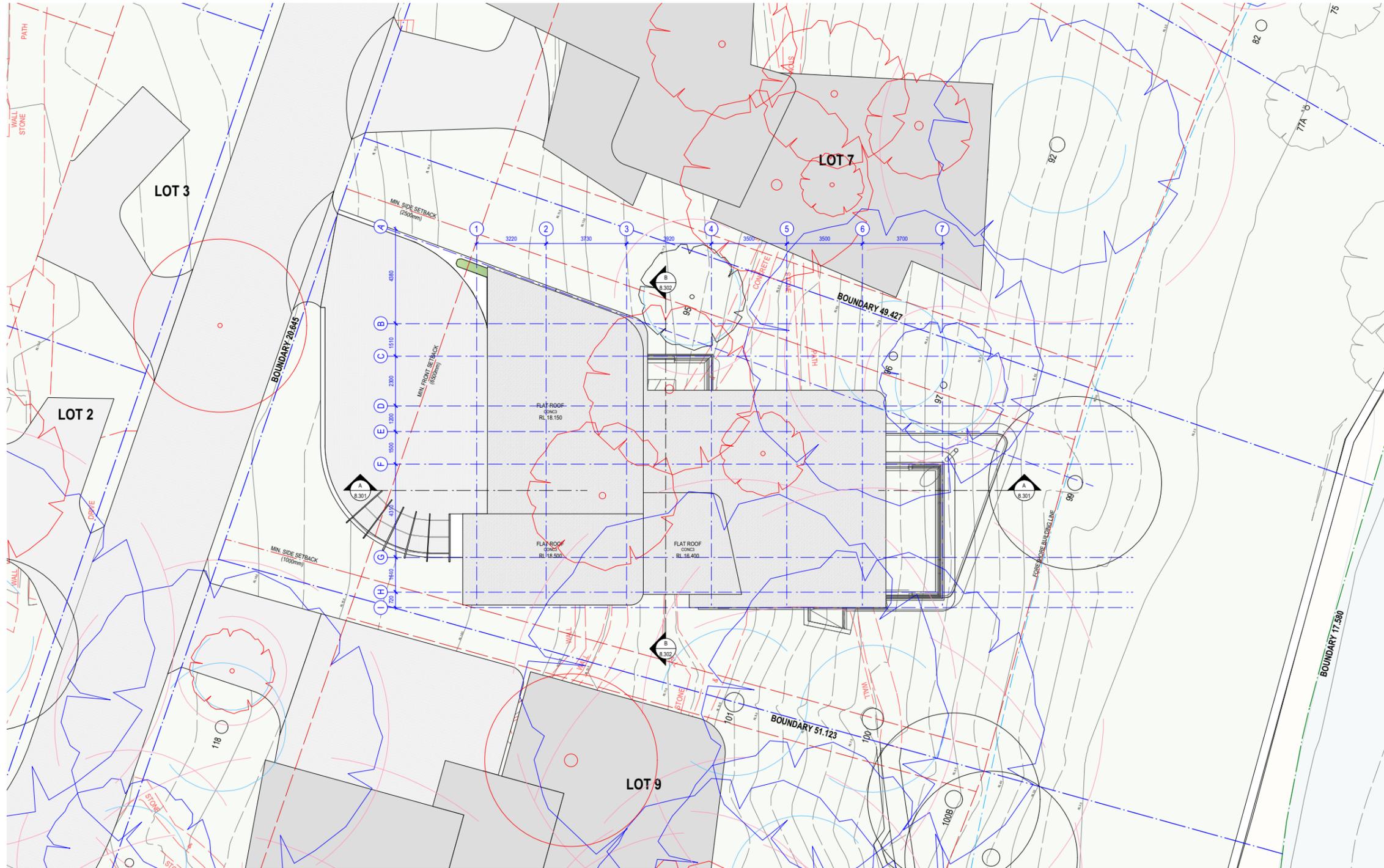
Friday, 30 November 2018

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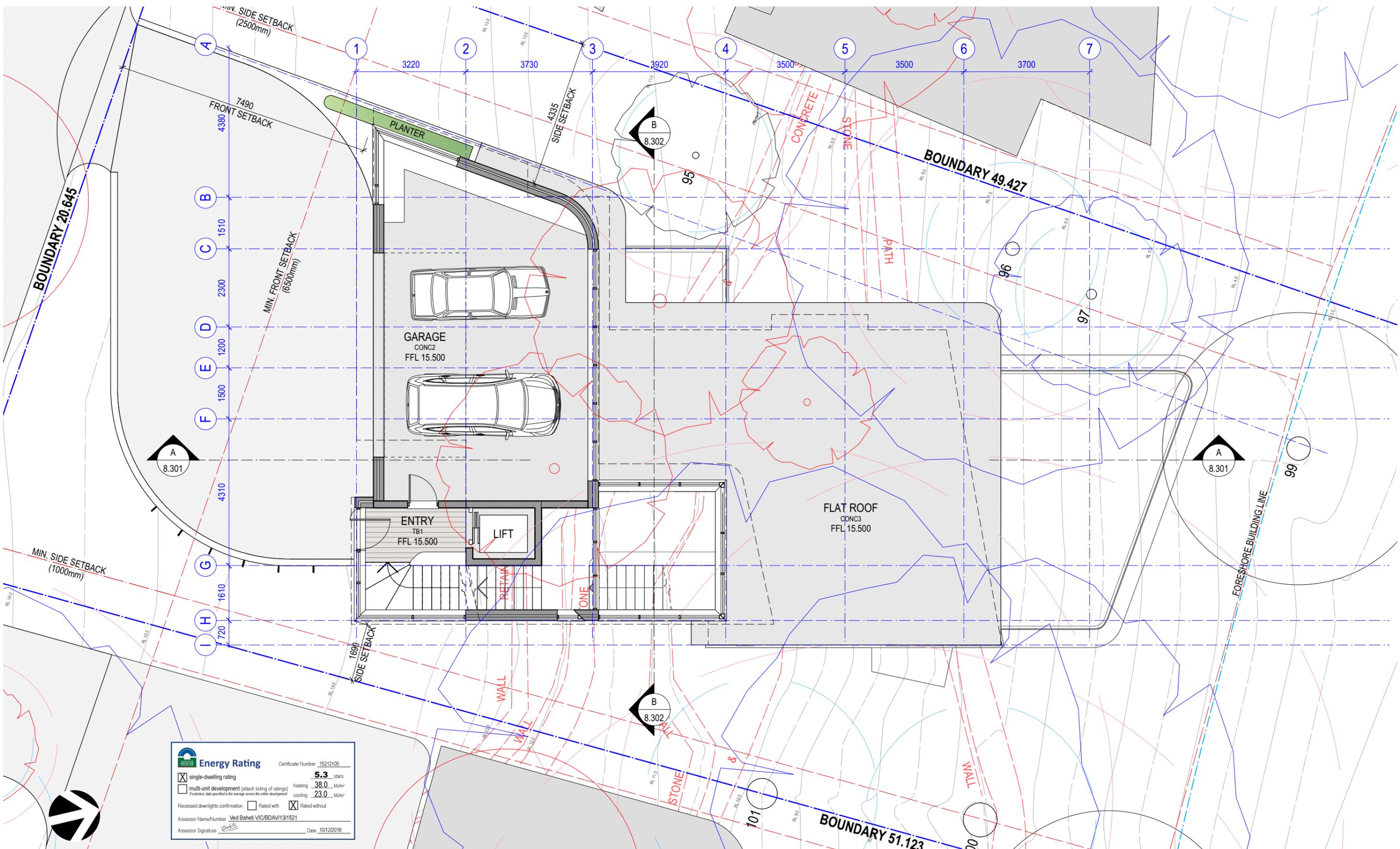
LOT 8 - LOT / ROOF PLAN

DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

1801 A8.002 A

96-104 CABARITA ROAD AVALON BEACH

Energy Rating		Certificate Number 15212105
<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 ²	
<small>If selected, data specified is the average across the entire development</small>	cooling 23.0 MJ/m ²	
Recessed downlights confirmation:	<input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without
Assessor Name/Number	Ved Baheti VIC/BDAA/13/1521	
Assessor Signature	Date 10/12/2016	



	Energy Rating	Certificate Number: 15212105
<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 ²	
	cooling 23.0 MJ/m ²	
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number: Ved Baheti VIC/BDAAV13/1521		
Assessor Signature: <i>Ved Baheti</i> Date: 10/12/2018		

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LOT 8 - UPPER LEVEL PLAN

DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

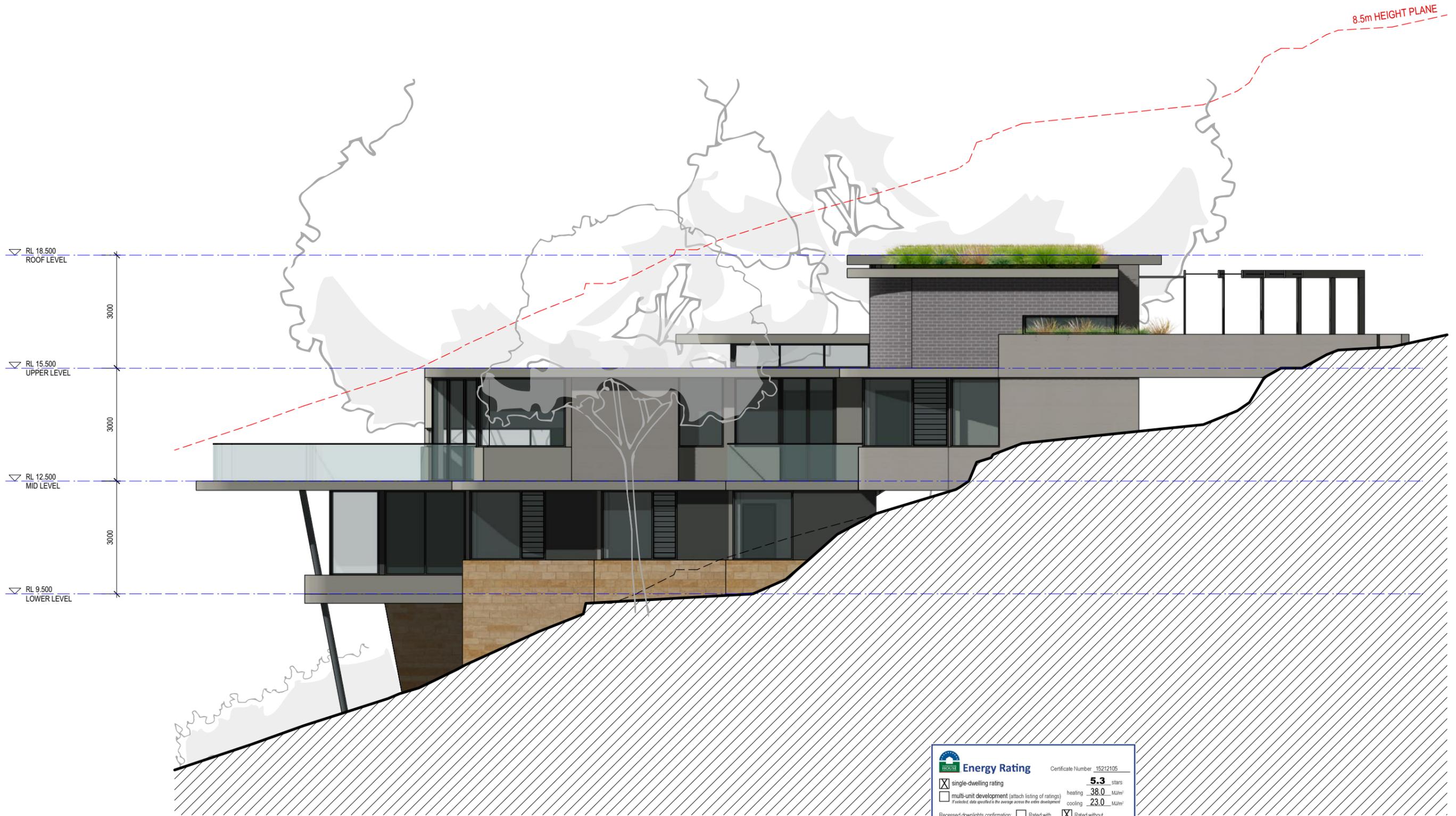
1801 A8.103 A

96-104 CABARITA ROAD AVALON BEACH

SCALE 1:100
NOVEMBER 2018

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Energy Rating		Certificate Number	15212105
<input checked="" type="checkbox"/> single-dwelling rating		stars	5.3
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating	MJ/m ²	38.0
<small>If selected, data specified is the average across the entire development</small>	cooling	MJ/m ²	23.0
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without			
Assessor Name/Number		Ved Baheti VIC/BDAV13/1521	
Assessor Signature		Date 10/12/2018	

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 A

96-104 CABARITA ROAD AVALON BEACH

SCALE 1:100
NOVEMBER 2018

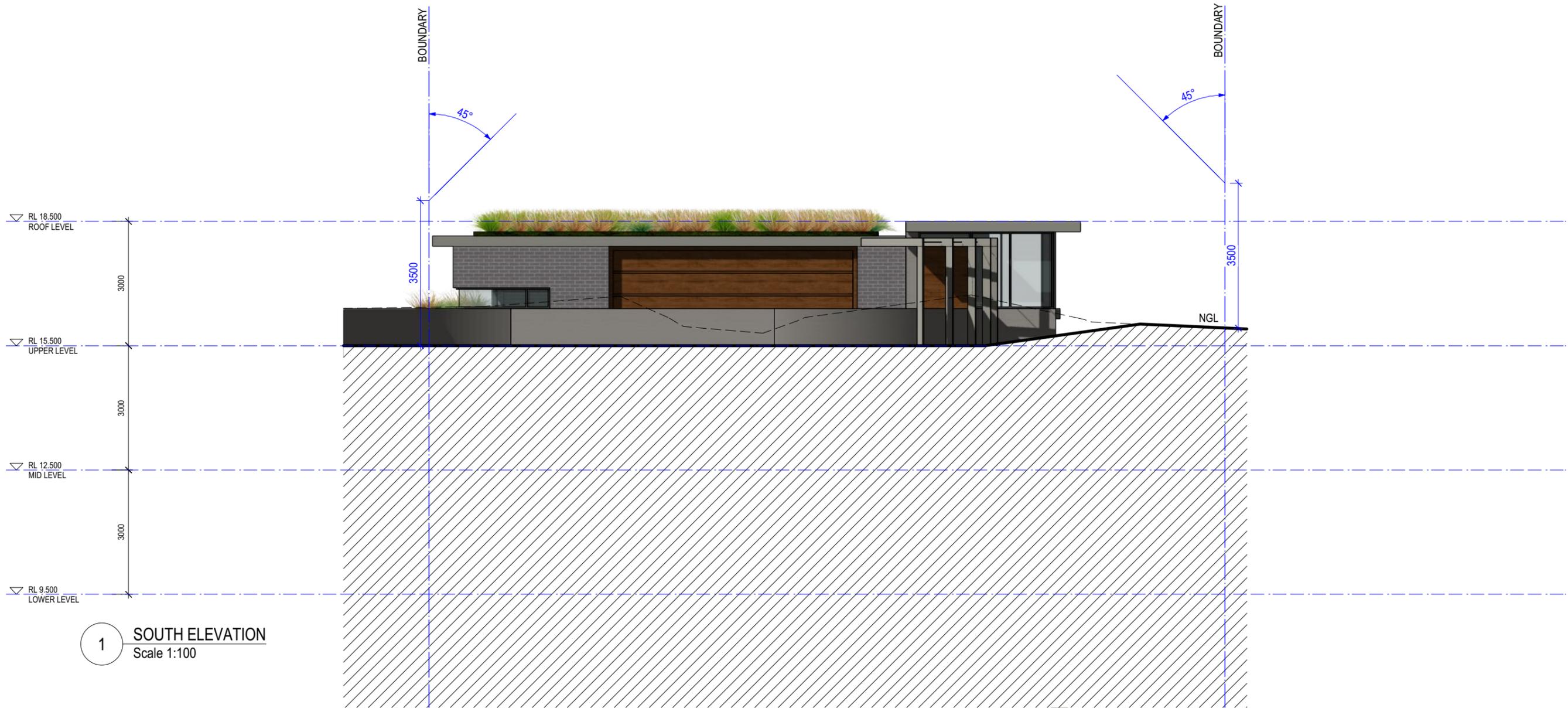
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Energy Rating		Certificate Number 15212105
<input checked="" type="checkbox"/> single-dwelling rating		5.3 stars
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating 38.0 MJ/m ²	
<small>If selected, data specified is the average across the entire development</small>	cooling 23.0 MJ/m ²	
Recessed downlights confirmation:	<input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without
Assessor Name/Number	Ved Baheti VIC/BDAV13/1521	
Assessor Signature		Date 10/12/2018

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LOT 8 - SOUTH ELEVATION

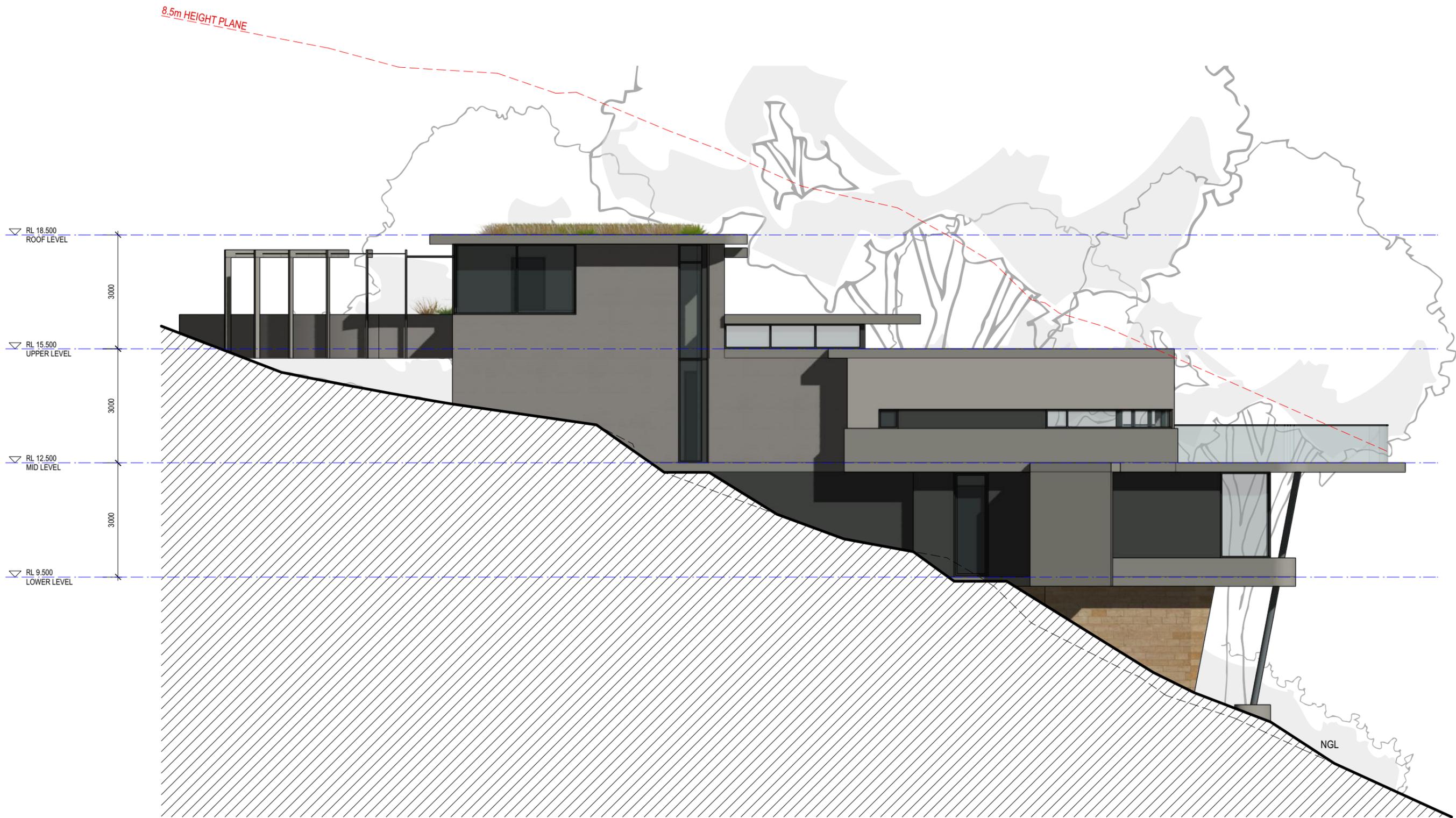
DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

1801 A8.203 A

96-104 CABARITA ROAD AVALON BEACH

SCALE 1:100
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1 EAST ELEVATION
Scale 1:100

Energy Rating		Certificate Number 15212105
<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 ²	
	cooling 23.0 MJ/m ²	
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number Ved Baheti VIC/BD/AV/13/1521		
Assessor Signature <i>Ved Baheti</i>		Date 10/12/2018

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LOT 8 - EAST ELEVATION

DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

1801 A8.202 A

96-104 CABARITA ROAD AVALON BEACH

SCALE 1:100
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1 NORTH ELEVATION
Scale 1:100

Energy Rating		Certificate Number 15212105
<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 ²
<small>If selected, data specified is the average across the entire development</small>	cooling	23.0 MJ/m ²
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 8 - NORTH ELEVATION

DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

1801 A8.201 A

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SCALE 1:100
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LOT 8
LAND SUBJECT OF THIS DA

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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PLANNING COMPLIANCE
BUILDING HEIGHT

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RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

1801 SK202 A

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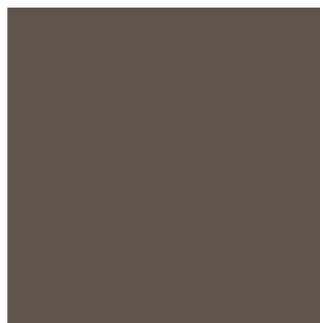


1 WEST ELEVATION
Scale 1:100

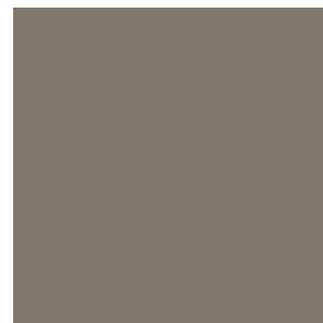
NOTE: EXTENT OF FINISHES ON ELEVATIONS ARE INDICATIVE ONLY



SANDSTONE CLADDING
SSC



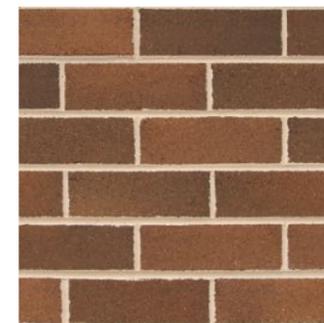
RENDERED MASONRY
COLOUR : DARK WARM GREY
EP1



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

1801 A8.SK03 A

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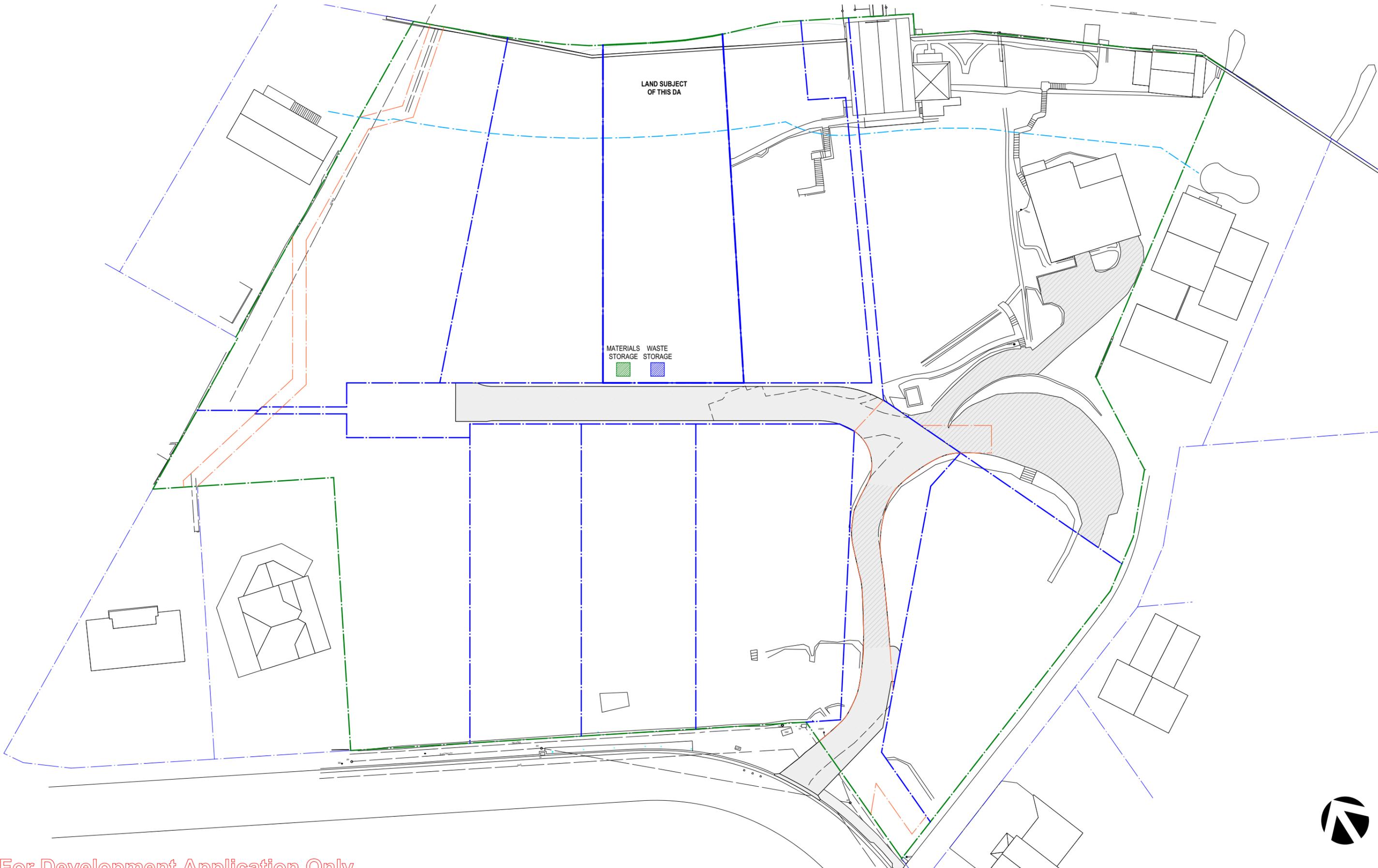
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LOT 8 - WASTE MANAGEMENT SITE PLAN

DWELLING HOUSE FOR LOT 8 IN PROPOSED SUBDIVISION OF

1801 A8.SK04 A

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1:500 @ A3
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SITE PLAN

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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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