

list of abbreviations

A/C	air conditioning	MSB	main switch board
ALUM	aluminium	MS	metal sheeting
AP	access panel	MT	mosaic tile
AS	adjustable shelf	MW	microwave
AW	awning window	MX	mixer
BAL	balustrade	Ø	diameter
BALC	balcony	OF	overflow
BDY	boundary	PAV	paving
BLWK	block work	PB	plasterboard
BS	bath spout	PBFR	plasterboard- fire resistant 90/90/90
BSN	basin	PBM	plasterboard- moisture resistant
BWBP	brickwork bagged & painted	PLY	plywood
BWF	brickwork faced	PNT	paint
COF	concrete- off form	PU	polyurethane
CPS	concrete- polished & sealed	PV	photo voltaic
CST	concrete- steel trowel finish	RA	return air
CONC	concrete	RH	range hood
COS	check on site	RHS	rectangular hollow section
CCTV	closed circuit TV	RL	reduced level
CFC	compressed fibre cement	RWH	rainwater head
COL	column	RWO	rainwater outlet
CPD	cupboard	SD	smoke detector
CPT	carpet	SH	shutters
CR	cement render	SHA	shutters automated
CT	ceramic tile	SH	shingles
CTP	cooktop	SHR	shower
DH	double hung	SK	skirting
DP	down pipe	SP	set plaster
DPC	damp proof course	SPM	set plaster moisture resistant
DRY	dryer	SS	stainless steel
DR	drawer	ST	stone
DW	dishwasher	STL	steel
EDB	electrical switch board	SWP	sewer pipe
EQ	equal	T	timber
EX	existing	TB	timber- battens
F	fridge	TF	timber- frame
FC	fibrous cement sheet	TFB	timber- floorboards
FCL	finished ceiling level	THR	timber- handrail
FFL	finished floor level	TOF	top of fence
FGL	finished ground level	TOW	top of wall
FP	fixed panel	TRH	toilet roll holder
FR	freezer	TR	tiled roof
FS	fixed shelf	TRZO	terrazzo
FW	floor waste	TS	timber screen
G	glass/ glazing	U/S	underside
GBL	glass balustrade	VB	vapour barrier
GL	glass- louvre	VN	veneer- timber
GO	glass- obscure	VP	vent pipe
GALV	galvanised	WB	weatherboards
GD	grated drain	WC	water closet
GPO	general purpose outlet	WM	washing machine
GU	gutter	WPM	water proof membrane
HR	hanging rail		
HT	hose tap		
HTR	heated towel rail		
HWU	hot water unit		
LAM	laminated		
LV	louvre		
MB	metal balustrade		
MDF	medium density fibreboard		
MI	mirror		
MPBR	membrane pebble ballast roof		
MR	metal roof		

BASIX notes

NatHERS Thermal Comfort Inclusions
Floors Minimum 150 mm concrete slab on ground, no insulation Minimum 150 mm Concrete slab between levels, no insulation required where habitable rooms are above and below
External Walls Cavity brick with AIR-CELL Permican insulator for a minimum Total system R-value of RT1.47 FC cladding on stud wall with R2.0 insulation (insulation only value) 150mm concrete wall to lift, no insulation required Note: No insulation is required to external Garage walls External Colour: Medium (0.475 < SA < 0.7)
Walls within dwellings Single skin brick, no insulation between habitable rooms Plasterboard on stud, no insulation required R2.0 insulation only required to walls between garage and foyer.
Glazing Doors/Windows Glazed windows and doors: Group A – awning/bifold/casement windows/hinged glazed doors U-value: 4.30 (equal to or lower than) SHGC: 0.47 (±10%) Group B – sliding doors/windows/ fixed glazing/louvre windows U-value: 4.30 (equal to or lower than) SHGC: 0.53 (±10%) Given values are AFRC total window system values (glass and frame)
Skylights U-value: 4.2 and SHGC: 0.72
Roof and Ceilings Concrete roof, with R1.8 insulation (insulation only value) where habitable rooms below Plasterboard ceiling, no insulation required No insulation to garage where roof above. External Colour: Medium (0.475 < SA < 0.7)
Ceiling Penetrations No downlights modelled Sealed exhaust fans: ceiling penetration 250mm diameter with 50mm clearance Once lighting plan has been developed NatHERS certificate can be updated to improve specification.
Floor coverings Exposed concrete to garage, tiles to wet areas, carpet with rubber underlay to bedrooms and timber elsewhere
External Shading Shading as per stamped drawings
Ventilation All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights proposed will have capped fittings
BASIX Water Commitments
Fixtures Install showerheads minimum rating of 4 stars – High flow (> 6 and <= 7.5 litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with a minimum rating of 6 stars in the kitchen Install taps with a minimum rating of 6 stars in each bathroom
Alternative water Install rainwater tank, minimum 5,000L capacity collected from min. 212m² roof area. Tank connected to – at least one outdoor tap, and toilets
Pool Maximum 42.6 kL outdoor pool Pool will have a cover
BASIX Energy Commitments
Hot water system Electric Heat Pump – performance not specified
Cooling system 3-phase air-conditioning to living areas and bedrooms: EER 3.0-3.5
Heating system Ground source heat pump (direct exchange): EER < 2.5
Ventilation Bathrooms – individual fan, externally ducted to roof or façade, manual on/off switch Kitchen – individual fan, externally ducted to roof or façade, manual on/off switch Laundry – individual fan, externally ducted to roof or façade, manual on/off switch
Pool Heating system - Solar (electric boosted)
Other Induction cooktop & electric oven Outdoor clothes drying line
Alternative energy 3.0kW solar Photovoltaic system

drawing list

No.	Drawing Name	Rev.
DA00	Cover Sheet	E
DA01	Site Analysis Plan	C
DA02	Excavation and Fill Plan	D
DA03	Roof & Site Plan	D
DA04	Level 1 Plan	D
DA05	Level 2 Plan	D
DA06	Level 3 Plan	C
DA07	Level 4 Plan	D
DA08	Level 5 Plan	C
DA09	North Elevation	C
DA10	East Elevation	D
DA11	South Elevation	D
DA12	West, North (Boatshed) & South (Boatshed) Elevations	D
DA13	Section AA	C
DA14	Section AA Boatshed	D
DA15	Section BB Boatshed	D
DA16	Section BB & CC	C
DA17	Section DD & EE	D
DA18	Area Calculations	D
DA19	Building Envelope Analysis	C
DA20	Building Height Analysis	C
DA21	Shadow Diagram 9am	D
DA22	Shadow Diagram 12pm	D
DA23	Shadow Diagram 3pm	D
DA24	Sun Path Diagram 9am	D
DA25	Sun Path Diagram 12pm	D
DA26	Sun Path Diagram 3pm	D
DA27	Finishes	D
DA28	Perspectives	C
DA29	Perspectives - Boat shed	D
DA30	Perspectives - New	D



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2024/0223



s4.55 Application

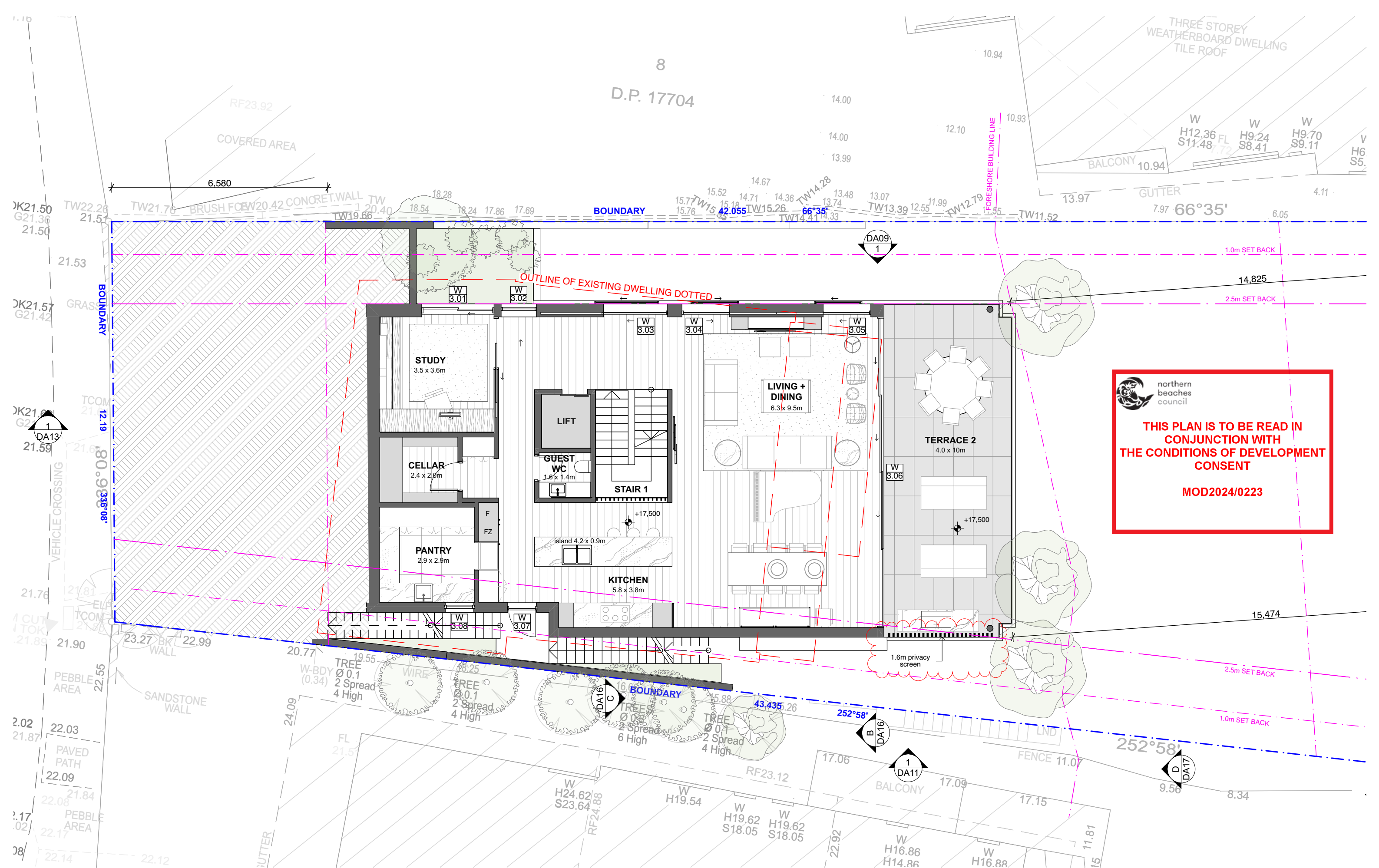
MacDiarmid House Avalon

at

24 Cabarita Road, Avalon

for

Bruce & Libby MacDiarmid



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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2024/0223

revisions

RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue
D	14/3/2024	s4.55 Issue

notes

- Any discrepancies to be brought to Architect's attention
- Use figure dimensions in preference to scaling
- Only scale under direction from Architect
- Builder to examine site and verify conditions and dimensions
- This drawing remains the property of the architect
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project

MacDiarmid House
Avalon

address

24 Cabarita Road
Avalon NSW

client

Bruce & Libby
MacDiarmid

title

Level 4 Plan

issue

s4.55 Application

job no.

MACA

drawn

RV

checked

MC

scale

1:100

dwg no.

DA07

revision

D

