

Building Elements	Material	Detail
External walls	Concrete + furring channel + Insulation + plasterboard	R1.5 bulk Insulation
Internal walls	Plasterboard on studs	-
Common walls between Units	Concrete	-
Common walls between Units and corridors	Concrete + furring channel + Insulation + plasterboard	R1.5 bulk Insulation to units to with external corridors
Common walls between units and fire stairs/lift shafts	Concrete + furring channel + Insulation + plasterboard	R1.5 bulk Insulation
Ceiling	Plasterboard	R2.5 bulk insulation to ceilings with metal roof above
Roof	Concrete	R1.0 bulk insulation to exposed concrete roof to units <u>4.3, 4.4, 4.5, 4.7</u> R2.0 bulk insulation to exposed concrete roof to units <u>4.8, 7.1, 7.2, 7.3</u>
	Metal roof, colour medium	Foil sisalation to underside of roof
Floors	Concrete	-
Windows	Aluminium framed, single glazed low e or similar	U value 4.7 or less and a SHGC of 0.63 +/- 10% to units <u>4.3, 4.5, 4.7, 5.3, 6.3, 7.2</u> only
	Aluminium framed, double glazed clear or similar	U value 4.27 or less and a SHGC of 0.67 +/- 10% to units <u>7.3</u> only
	Aluminium framed, single glazed clear	U value 6.57 or less and a SHGC of 0.74 +/- 10% rest of units
Skylights	Double glazed	-

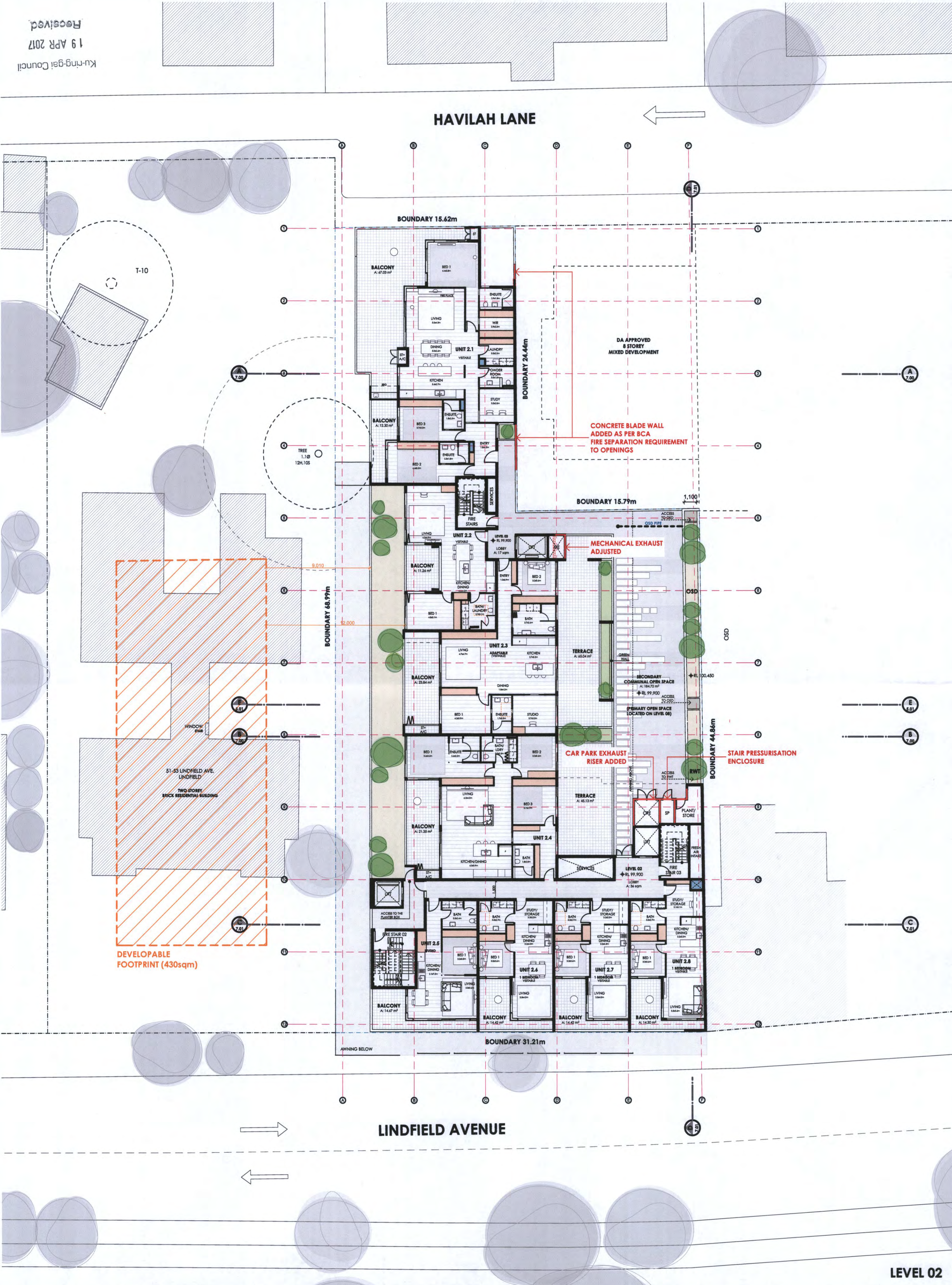
Lighting: Units have been rated without downlights
Self closing dampers to exhaust fans and fire place flue

BASIX COMMITMENTS NOTES * TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*			
WATER			
Fixtures	All Shower Heads 3 star (4.5 litres/min)	All toilet flushing systems 4 star	All kitchen taps 5 star
			All bathroom taps 5 star
	Appliances: Dishwashers 3.5 star		
Sprinkler System	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.		
ENERGY	<i>Hot water system: Central hot water system - solar (gas boosted)</i> <i>Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off</i> <i>Kitchen ventilation system: Individual fan, not ducted manual switch on/off</i> <i>Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off</i> <i>Cooling system: 1 Phase air-conditioning EER 3.0-3.5 (zoned)</i> <i>Heating system: 1 Phase air-conditioning EER 3.0-3.5 (zoned)</i>		
REFER TO APPROVED BASIX	<i>Artificial lighting: As per BASIX</i> <i>Natural lighting: As per BASIX</i> <i>Appliances:</i> <i>Gas cooktop & electric oven in the kitchen of the dwellings</i> <i>Dishwashers: 4 star Energy Rating</i> <i>Clothes dryer: 2.5 star</i> <i>Indoor or sheltered clothes drying line</i> <i>Well ventilated fridge space</i>		
COMMON AREAS	REFER TO APPROVED BASIX CERTIFICATE		
SWIMMING POOL	REFER TO APPROVED BASIX CERTIFICATE		

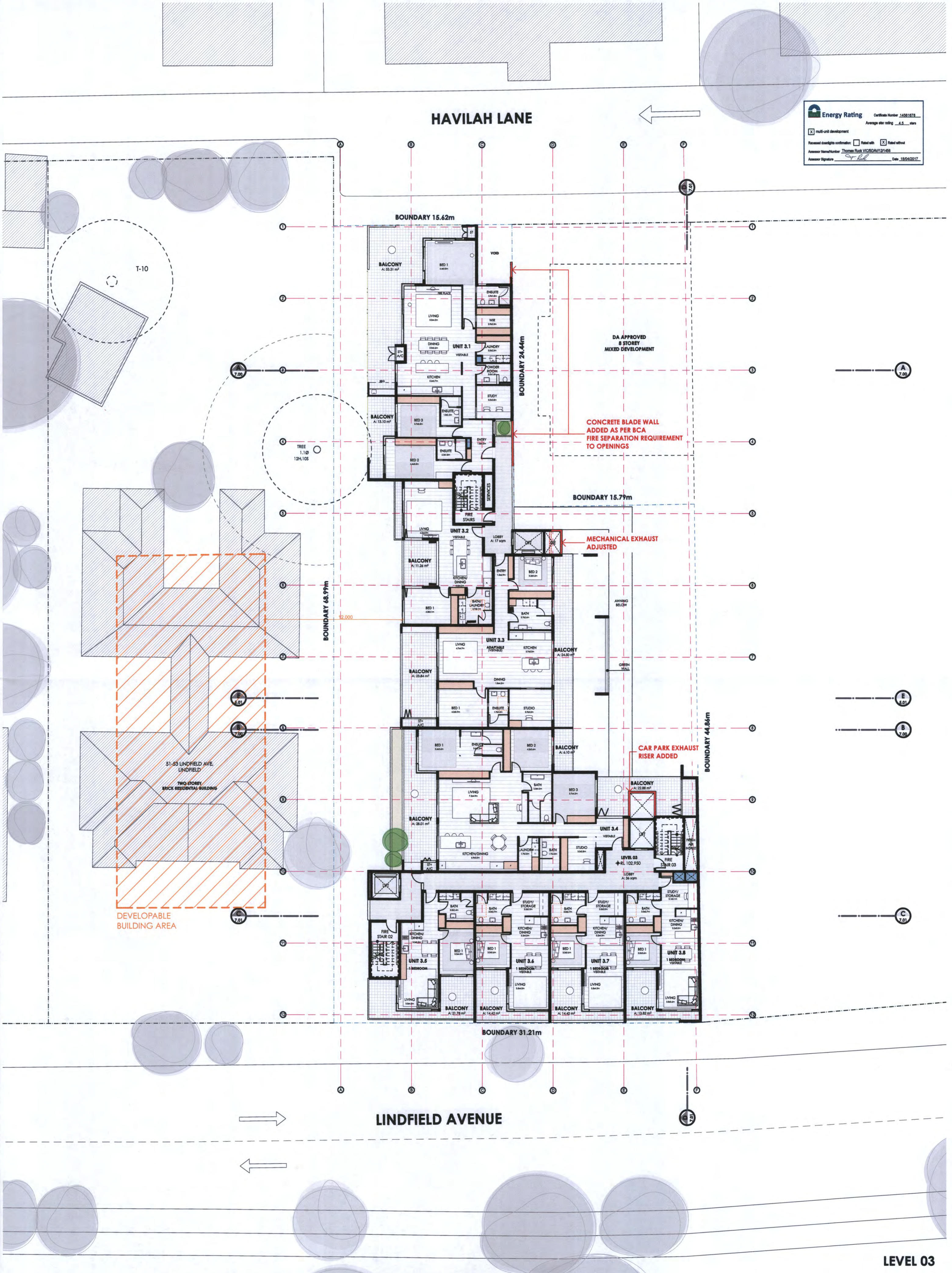


Kochia Lane

LEVEL 01

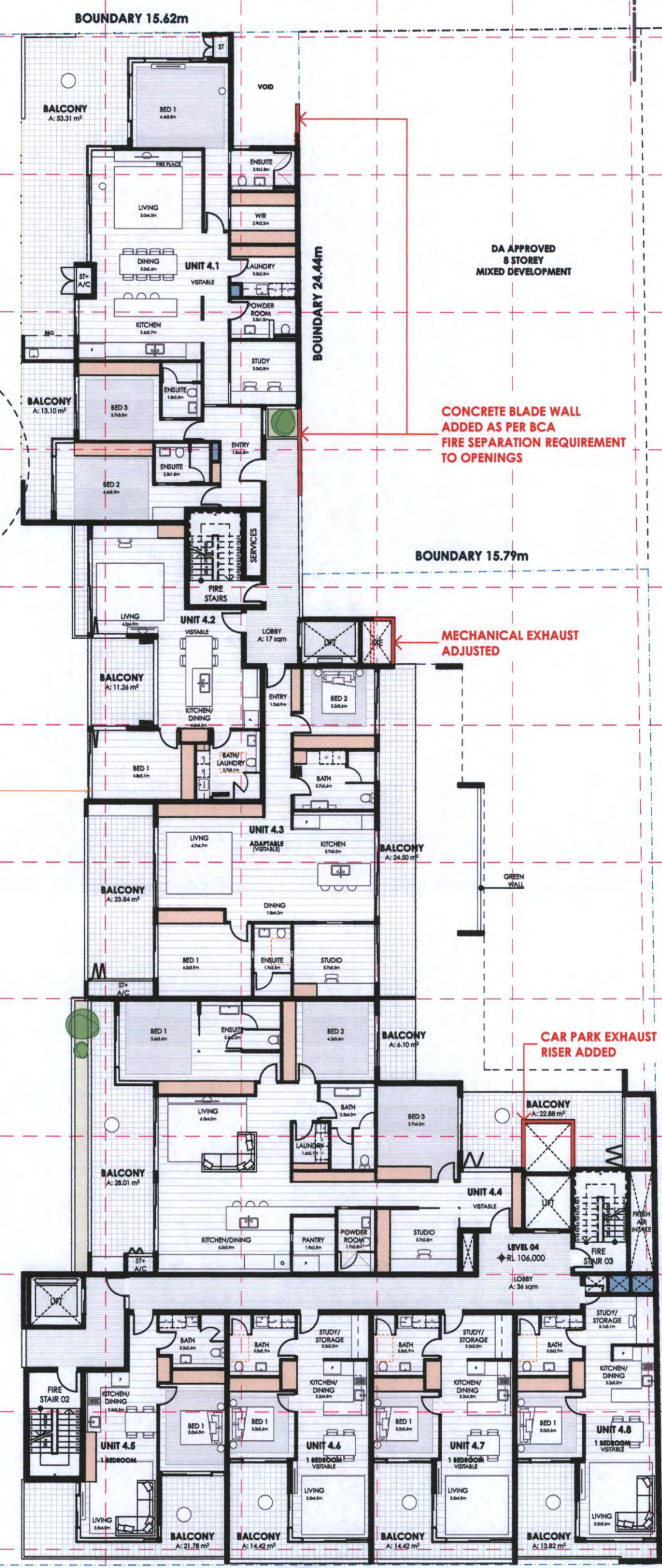


LEVEL 02



LEVEL 03

HAVILAH LANE



CONCRETE BLADE WALL
ADDED AS PER BCA
FIRE SEPARATION REQUIREMENT
TO OPENINGS

BOUNDARY 15.79m

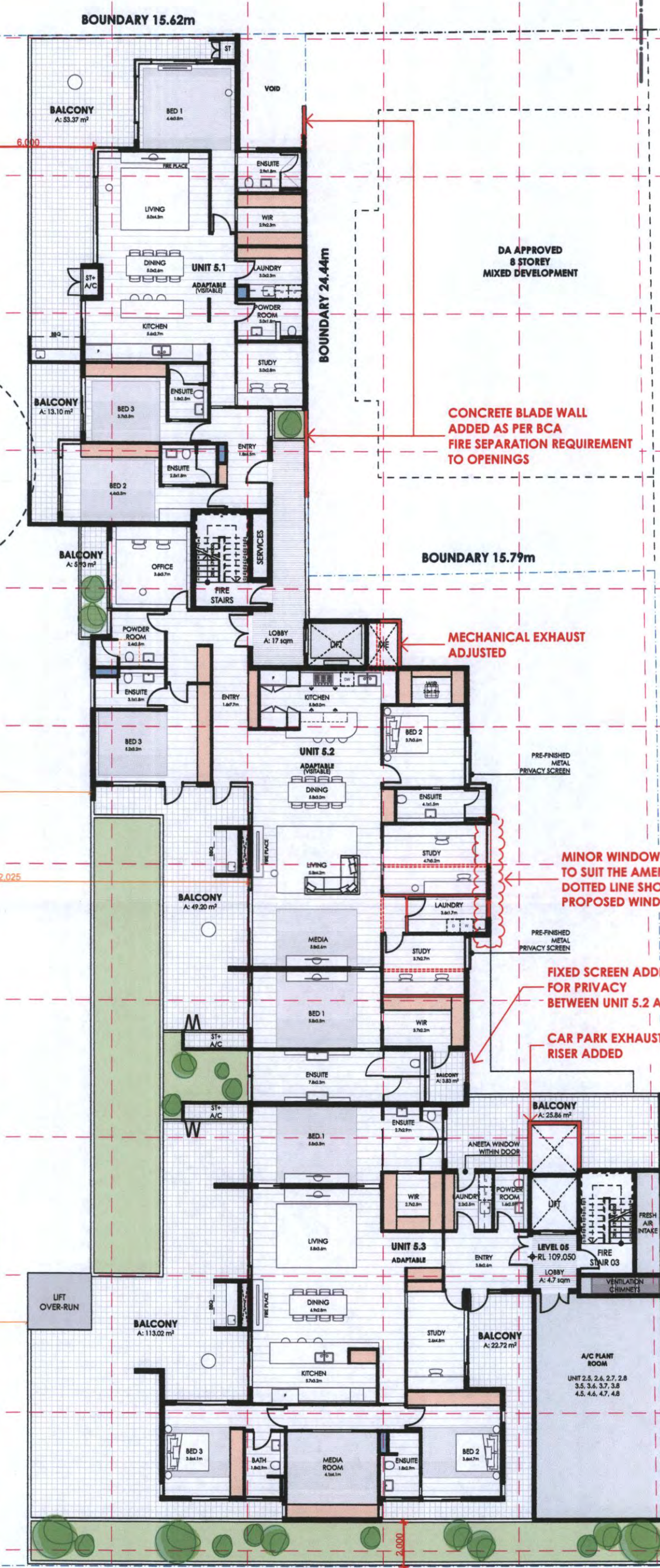
MECHANICAL EXHAUST
ADJUSTED

CAR PARK EXHAUST
RISER ADDED

LINDFIELD AVENUE

LEVEL 04

HAVILAH LANE



CONCRETE BLADE WALL
ADDED AS PER BCA
FIRE SEPARATION REQUIREMENT
TO OPENINGS

BOUNDARY 15.79m

MECHANICAL EXHAUST
ADJUSTED

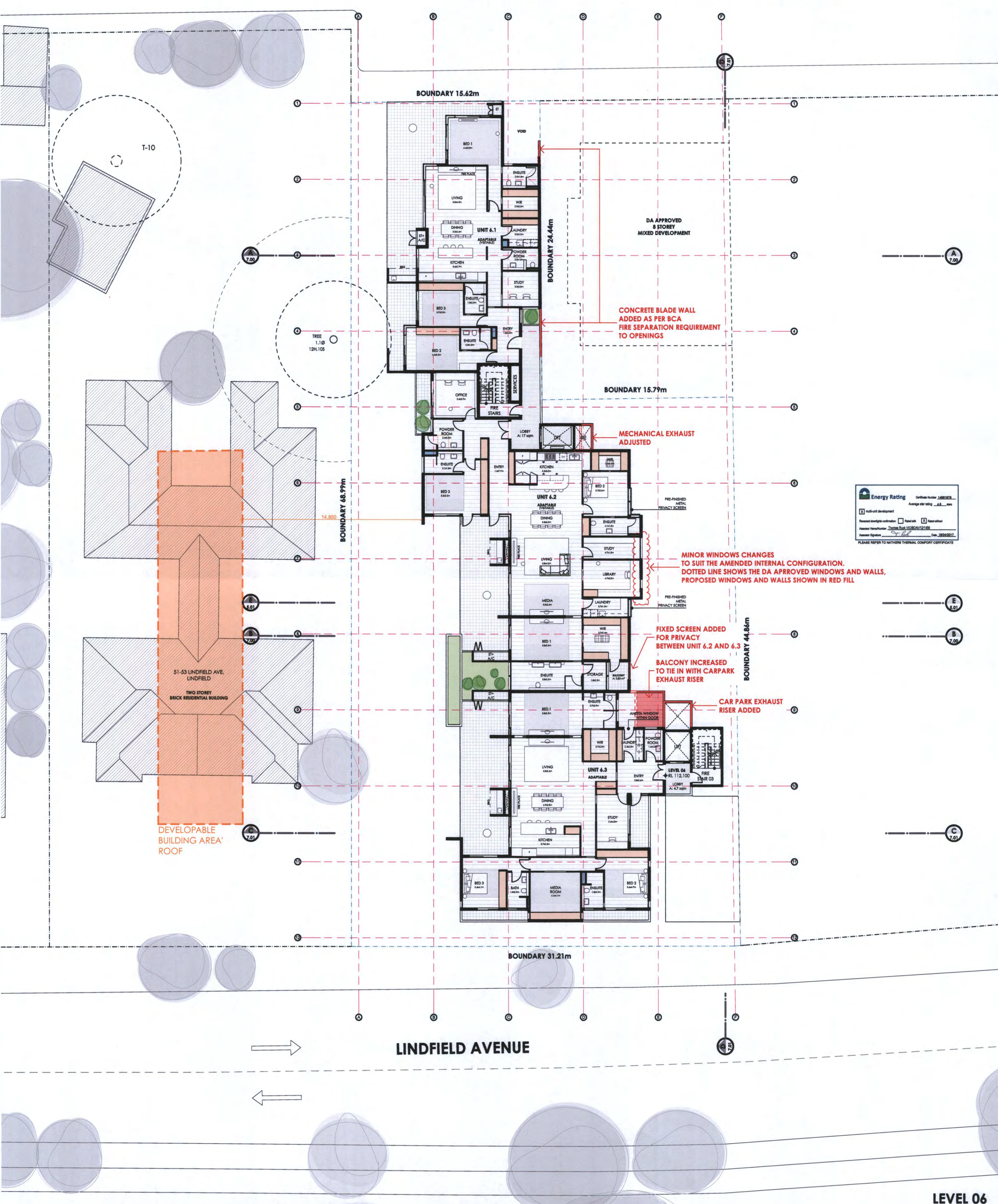
CAR PARK EXHAUST
RISER ADDED

LINDFIELD AVENUE

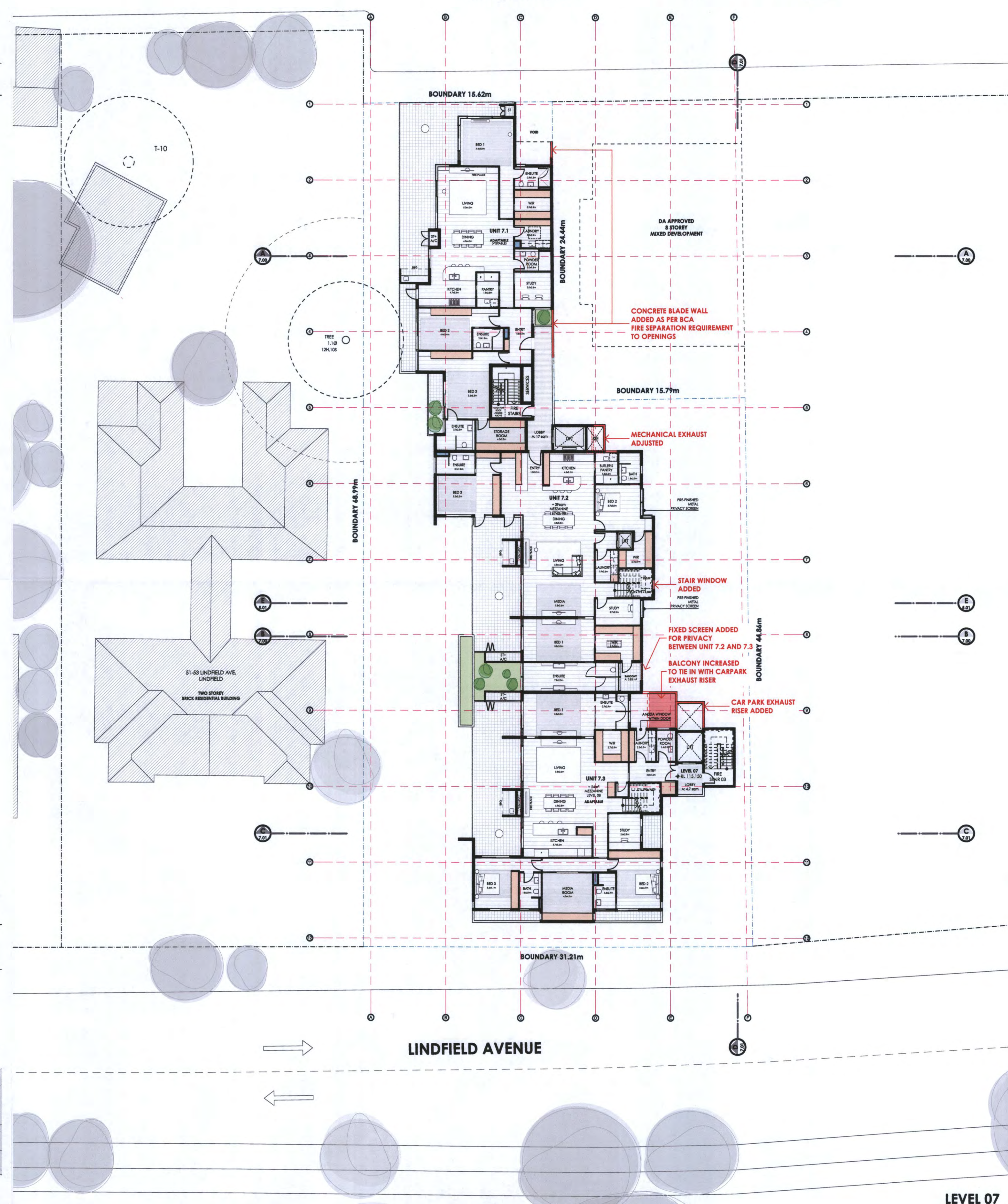
LEVEL 05



HAVILAH LANE

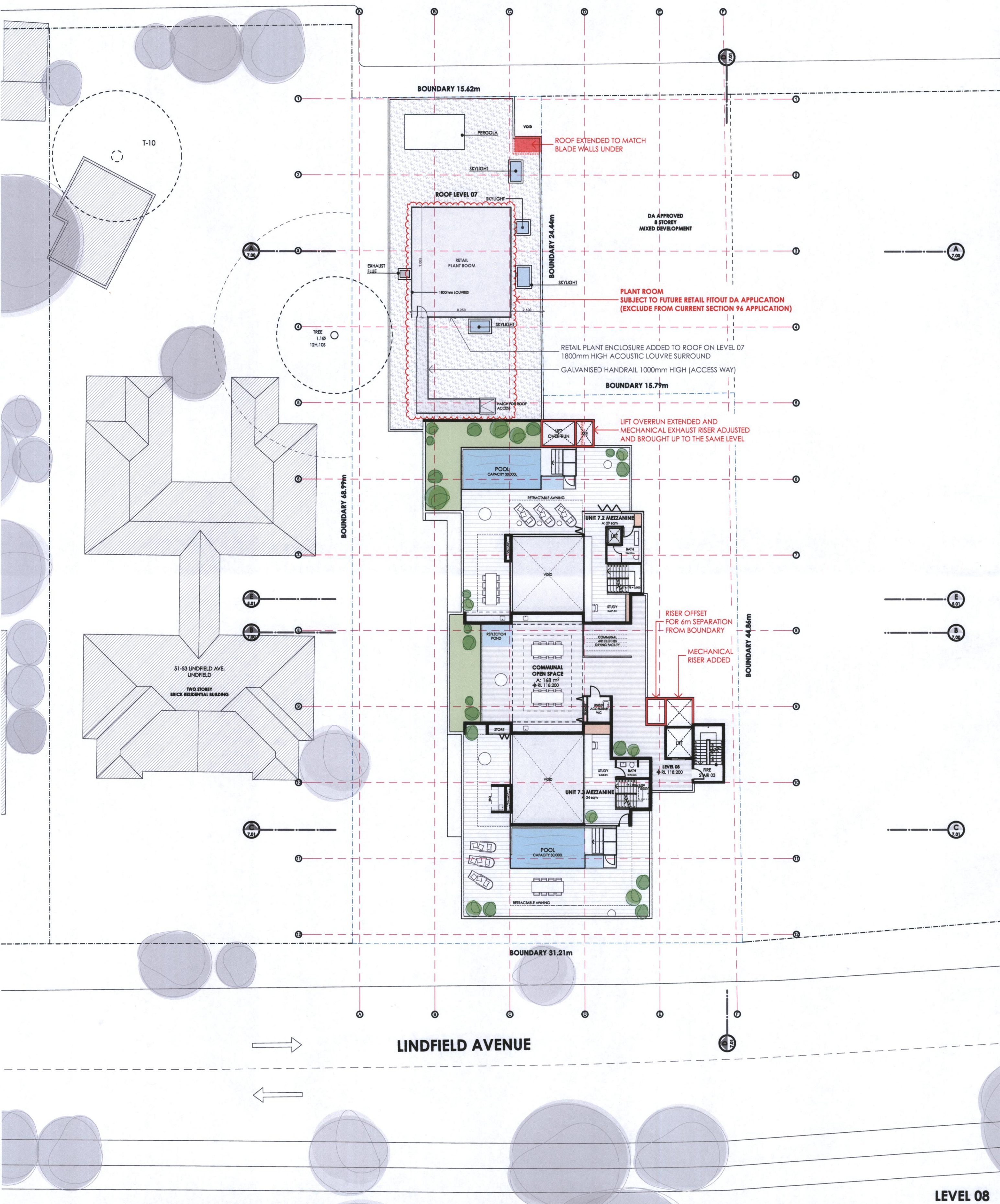


LEVEL 06



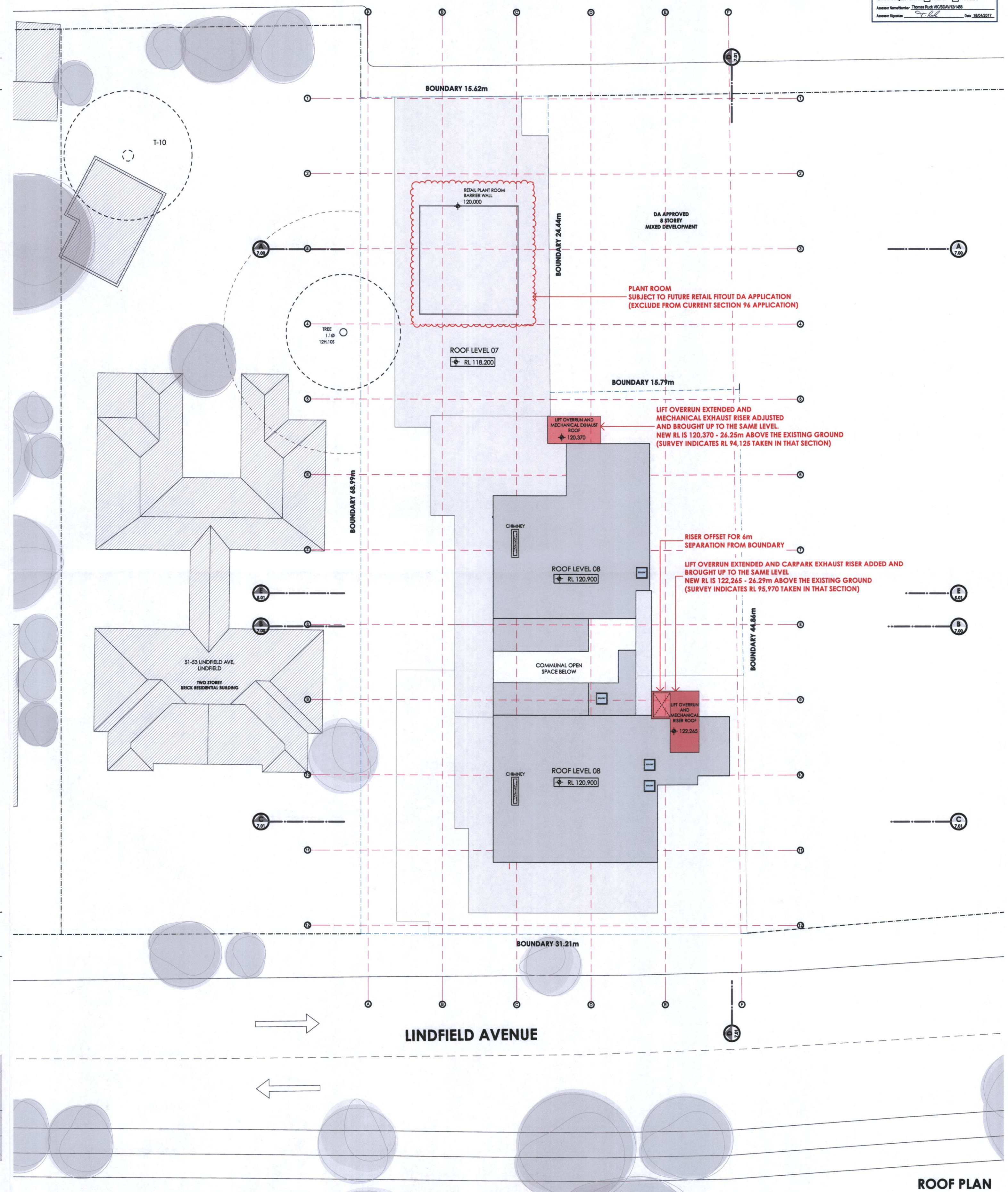
LEVEL 07

HAVILAH LANE



LEVEL 08

HAVILAH LANE



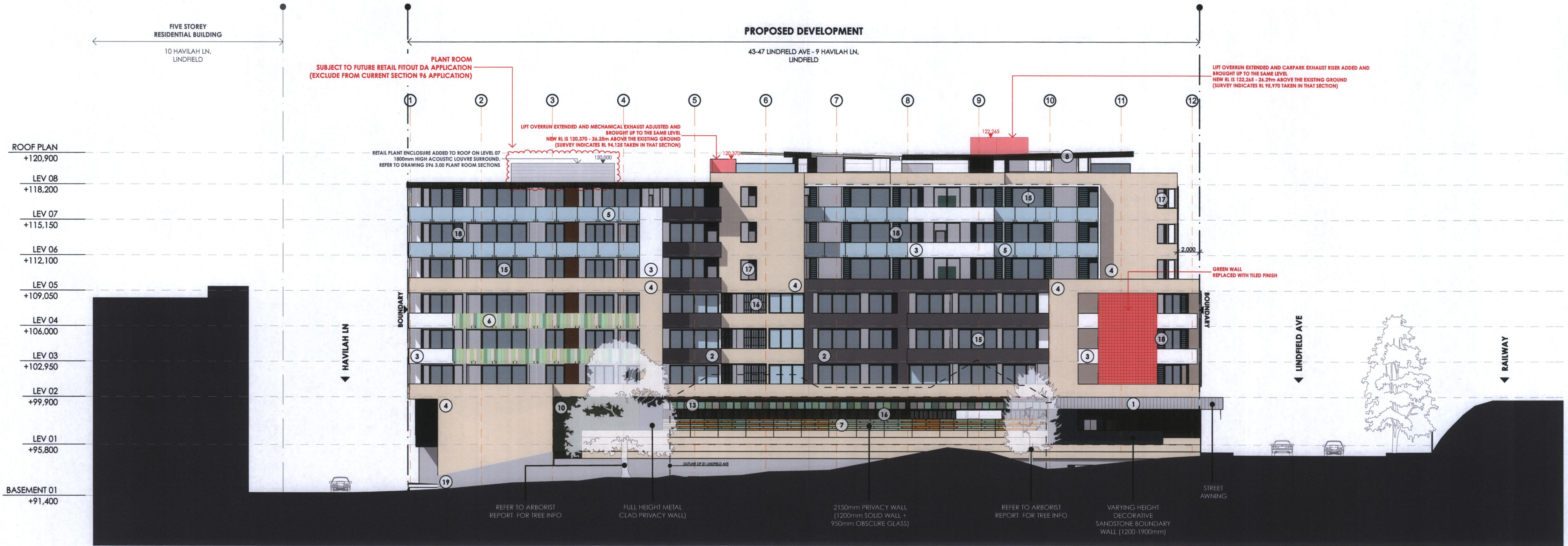
ROOF PLAN

Energy Rating
Certificate Number: 24881823
Average Star Rating: 4.5 stars

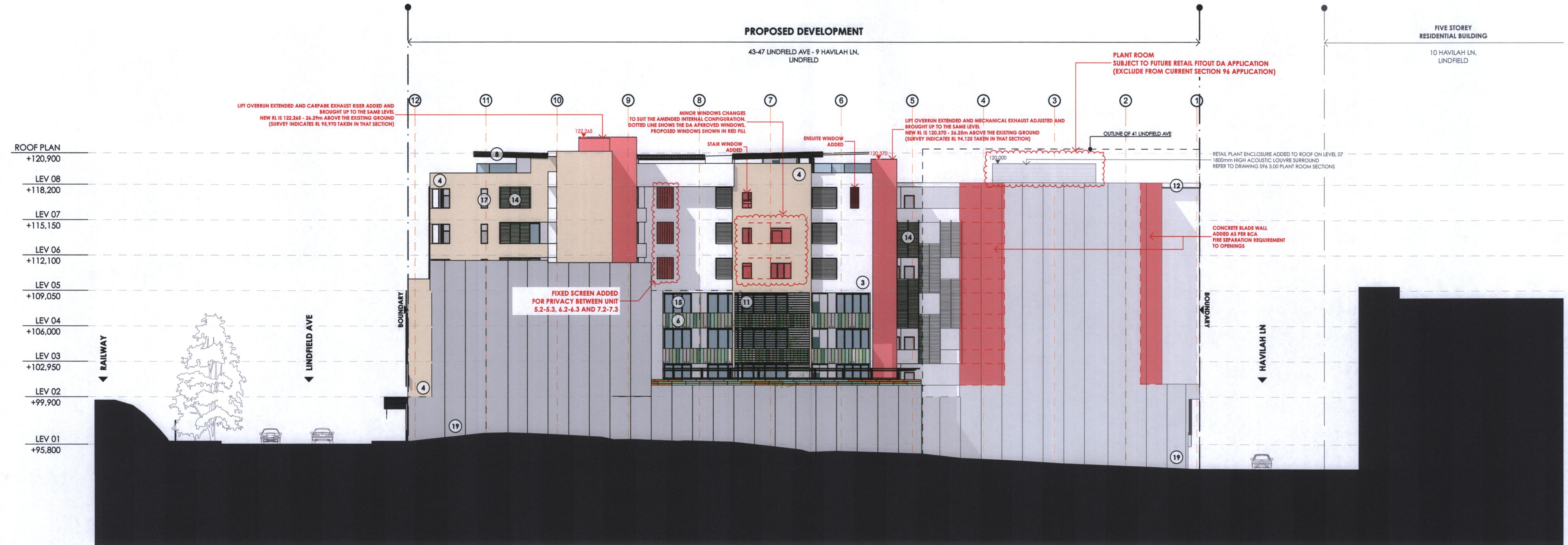
Assessment completed on: 18/04/2017
Assessor: Thomas Park VISOGRAPHY/081 238 6666
Assessor Signature: [Signature]
Date: 18/04/2017

MATERIAL SCHEDULE

- 1 COPPER FACIA
- 2 PAINTED MASONRY (DARK GREY)
- 3 PAINTED MASONRY (WHITE)
- 4 SANDSTONE CLADDING
- 5 TOUGHENED FRAMELESS GLASS BALUSTRADE
- 6 COLOURED GLASS BALUSTRADE
- 7 OPAQUE COLOURED GLASS BALUSTRADE
- 8 POWDER-COATED ALUMINIUM BATTONS (TIMBER-LOOK)
- 9 BLACK ALUMINIUM FRAME LOUVRES
- 10 GREEN WALL
- 11 VERTICAL WIRE TRELLIS
- 12 CONCRETE ROOF
- 13 COLOURED GLASS HIGHLIGHTS
- 14 ALUMINIUM FRAME COLOURED GLASS LOUVRES
- 15 ALUMINIUM FRAME GLAZED SLIDING DOORS
- 16 ALUMINIUM FRAME GLAZED FOLDING DOORS
- 17 ALUMINIUM FRAME FIXED GLAZING
- 18 ALUMINIUM FRAME OPERABLE GLASS LOUVRES
- 19 MASONRY PANELS



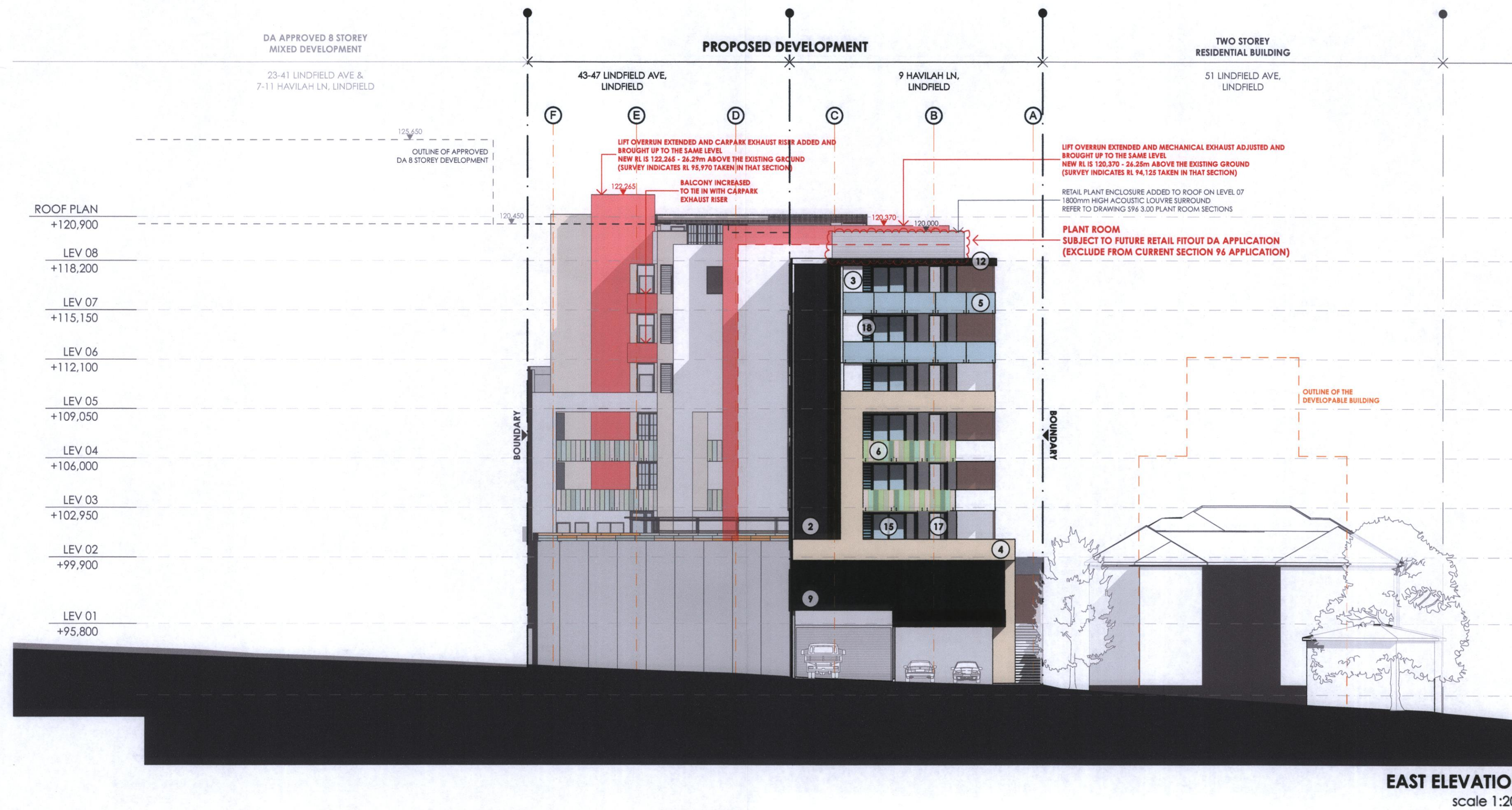
NORTH ELEVATION
scale 1:200



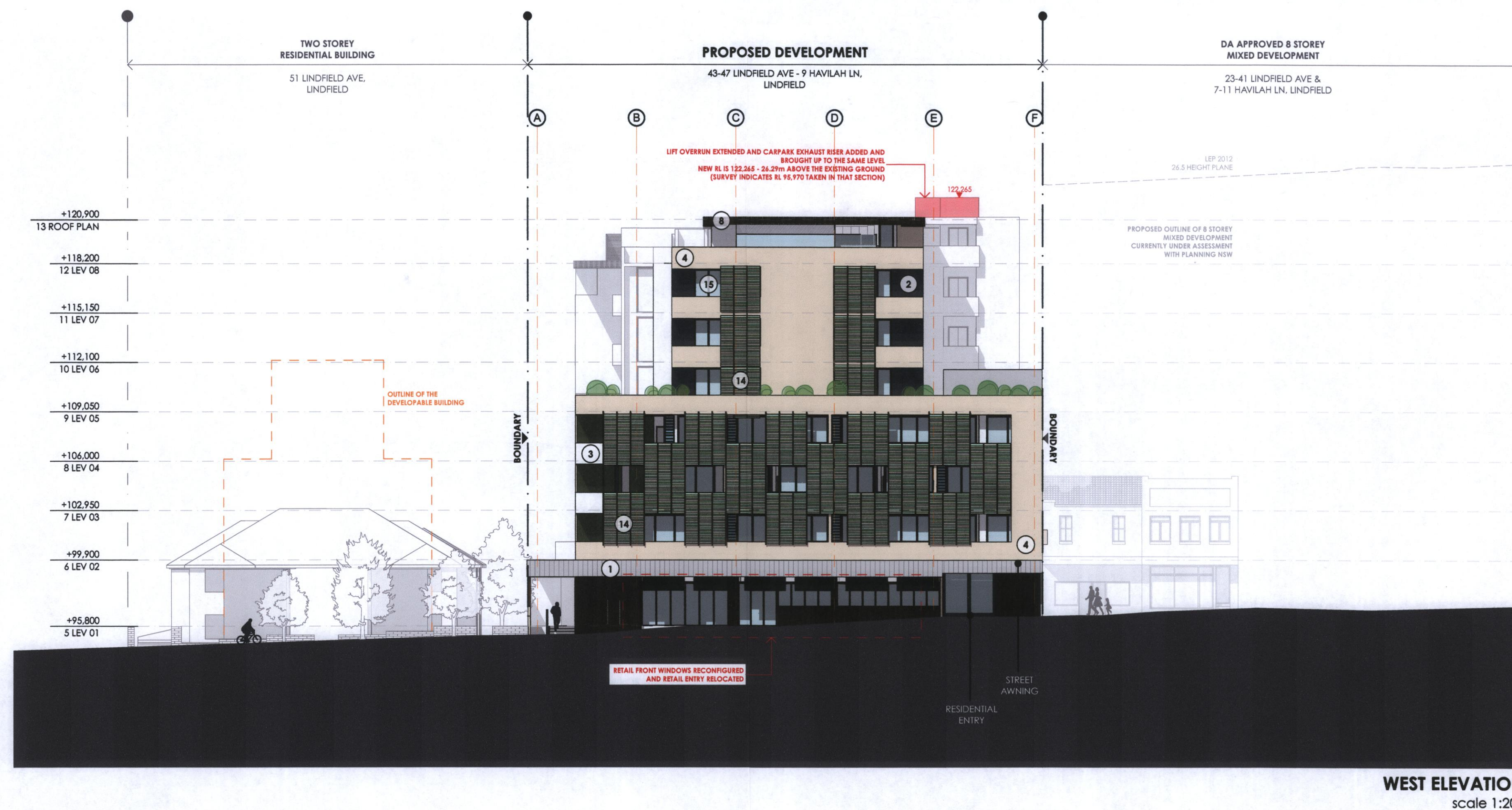
SOUTH ELEVATION
scale 1:200



Received
19 APR 2017
Ku-ring-gai Council



- MATERIAL SCHEDULE**
- 1 COPPER FACIA
 - 2 PAINTED MASONRY (DARK GREY)
 - 3 PAINTED MASONRY (WHITE)
 - 4 SANDSTONE CLADDING
 - 5 TOUGHENED FRAMELESS GLASS BALUSTRADE
 - 6 COLOURED GLASS BALUSTRADE
 - 7 OPAQUE COLOURED GLASS BALUSTRADE
 - 8 POWDER-COATED ALUMINIUM BATONS (TIMBER-LOOK)
 - 9 BLACK ALUMINIUM FRAME LOUVRES
 - 10 GREEN WALL
 - 11 VERTICAL WIRE TRELLIS
 - 12 CONCRETE ROOF
 - 13 COLOURED GLASS HIGHLIGHTS
 - 14 ALUMINIUM FRAME COLOURED GLASS LOUVRES
 - 15 ALUMINIUM FRAME GLAZED SLIDING DOORS
 - 16 ALUMINIUM FRAME GLAZED FOLDING DOORS
 - 17 ALUMINIUM FRAME FIXED GLAZING
 - 18 ALUMINIUM FRAME OPERABLE GLASS LOUVRES
 - 19 MASONRY PANELS



Ku-ring-gai Council
19 APR 2017
Received

vic lake architect

ARKIBUILT

★ THE MARKETS ^{AT} LINDFIELD

PROJECT: PROPOSED MIXED DEVELOPMENT
PROJECT ADDRESS: 43-47 LINDFIELD AVE - 9 HAVILAH LANE, LINDFIELD
DRAWING NAME: EAST & WEST ELEVATIONS

PROJECT NUMBER: 140220
CLIENT: ARKIBUILT

SCALE: 1:200 @ A1
DATE: 18/4/17
DRAWING NUMBER: S96 2.01 A



GREEN WALL
REPLACED WITH TILED FINISH

RETAIL FRONT WINDOWS RECONFIGURED
AND RETAIL ENTRY RELOCATED

Ku-ring-gai Council
19 APR 2017
Received

SCALE:
NOT TO SCALE @A3
DATE:
18/4/17
DRAWING NUMBER:
S96 4.00 A

"161025 LINDFIELD AVE, LINDFIELD SEC96.pln" /Volumes/Shared Data/3. PROJECTS/1. CURRENT/120418 THE MARKETS/5 DOCUMENTATION/0 archiCAD:Vectorworks MASTER/1. CURRENT/161025 LINDFIELD AVE, LINDFIELD SEC96.pln

vic lake architect
0414 46 3573
viclakearchitect.com.au
REG 4475

THE MARKETS

A	18/4/17	SECTION 96 ISSUED TO COUNCIL
REV	DATE	DESCRIPTION

PROJECT:
PROPOSED MIXED DEVELOPMENT
PROJECT ADDRESS:
43-47 LINDFIELD AVE - 9 HAVILAH LANE, LINDFIELD
DRAWING NAME:
LINDFIELD AVE VIEW

In accepting and using this document the recipient agrees that Victor Robert Bryce Lake and Associates Pty Ltd. (VRBL) ACN retains all common law, statutory law including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose than its intended use and to waive all claims against VRBL resulting from unauthorised changes or to reuse the document on other projects without written consent from VRBL. This document cannot be transferred or on-sold without written consent from VRBL. VRBL does not provide warranties of fitness for use unless the construction documentation and specifications have been prepared by VRBL. Figured dimensions to take precedence over scaling of documents.