

12B JOHN STREET
AVALON, NSW, 2107

SHEET LIST:

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B12 - SE ELEVATION	104 - EXTERNAL FINISHES
B13 - NE/SW GARAGE ELEVATIONS	105 - 3D VIEWS
B14 - NW/SE GARAGE ELEVATIONS	106 - BASIX & NATHERS



NUM #	SILL	HEIGHT	WIDTH
WB01	1200	1200	2400
WB02	1200	1200	1800
WB03	1200	1200	1800
WB04	0	2800	600
WB05	0	2700	8300
WB06	900	700	3200
WB07	0	2800	600
WB08	0	2800	4800
WB09	0	2800	2000
WB10	0	2800	600
WB11	0	2800	600
WB12	0	2800	4400
WB13	0	2800	3000
WB14	0	2800	600
WB15	0	2800	600
WB16	0	2500	900
WB17	0	2500	900
WB18	0	1000	1500
WB19	0	1000	1500

Certificate No. # PJQZ6QTLIL-02

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Assessor name Jennifer Edwards
Accreditation No. DMN/17/1795
Property Address 1, 12B John Street Avalon,
Avalon, NSW, 2107



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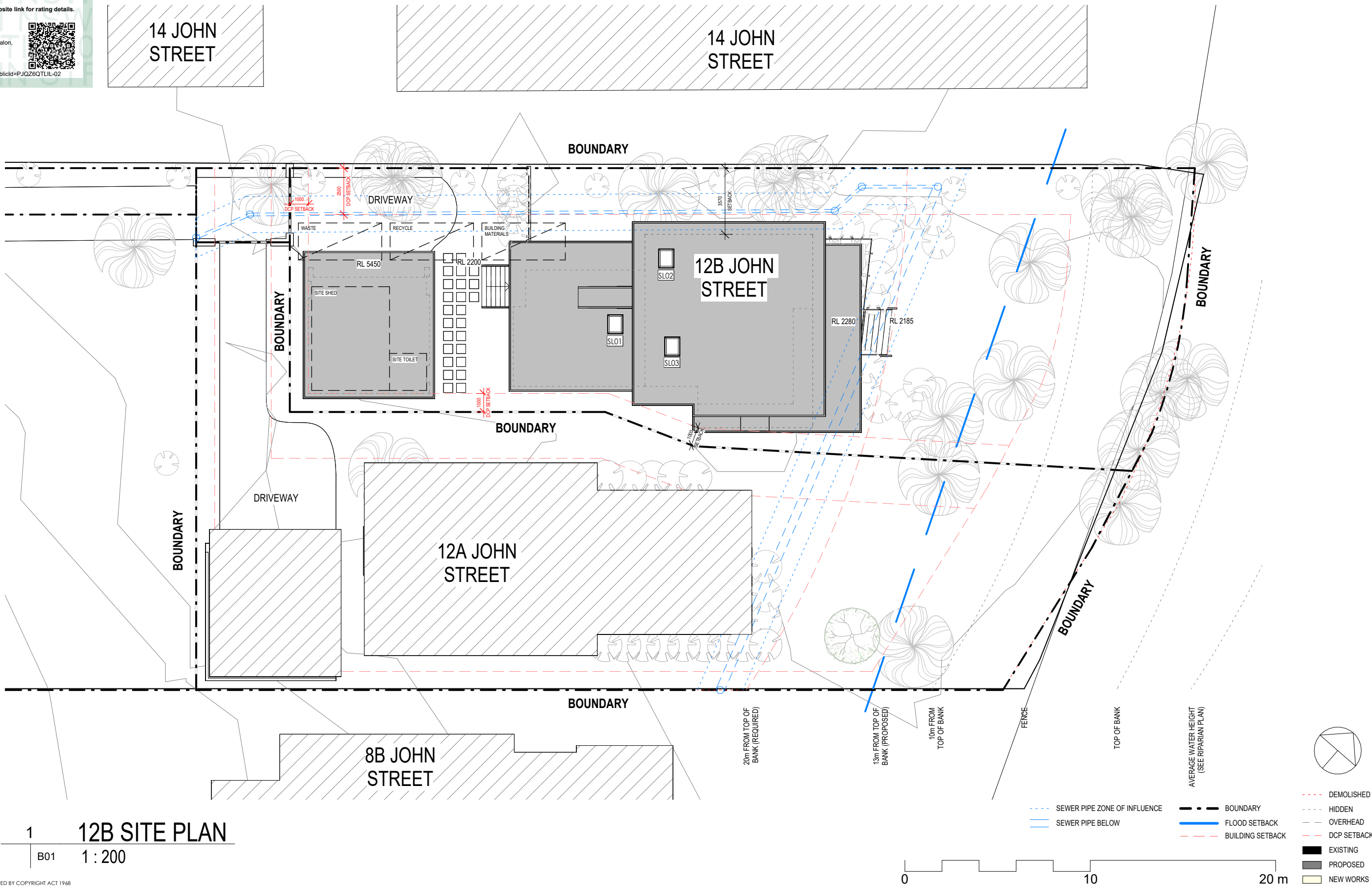
NATHERS Construction & Insulation Specifications:

Building Component	Construction Materials		Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls*	Timber	Plasterboard lined	R3.6	Medium (0.475 to 0.70)	As drawn
	Timber	Plasterboard lined	R1.15	Medium (0.475 to 0.70)	Wall area for WAG4 slider (eg: Insulated plasterboards)
	Fibre Cement	Plasterboard lined	R3.6	Medium (0.475 to 0.70)	As drawn
	Rendered cavity brick	None	R1.75 + Reflective foil	Medium (0.475 to 0.70)	As drawn. Chimneys: E = 0.05.
Internal walls (within)	Plasterboard on studs		R3.6		12A: Bathrooms: 12B: Ensuite, bathrooms and laundry.
	Plasterboard on studs		None		All other areas:
	Al Thermally Broken DG Air Fill High Solar Gain low-E -Clear: U = 2.91: SHGC = 0.44				12A: All windows except louvre
	Aluminium Louvre Secondary Glaze 5G 6mmLE: U = 5.71: SHGC = 0.54				All louvre windows
Roof	Al Thermally Broken DG Air Fill Low Solar Gain low-E -Clear: U = 3.0: SHGC = 0.26				12B: All window except louvre
	Metal Deck		R6.0 + reflective foil	Medium (0.475 to 0.70)	As drawn. Foil E = 0.05
Ceiling	Plasterboard		None		
Floor Structure	Timber		R4.6		Ground floors
	Timber		R3.0 + reflective foil		First floors: E = 0.05
Floor Covering	Timber	All other rooms			As drawn
	Ceramic Tiles	Wet areas			As drawn
Ceiling/Wall Penetrations	Must be sealed except those in the bathrooms and laundry.				
External Walls*	Walls should be battened as required to allow for insulation and foil construction.				
External Shading Devices	As drawn				
Roof Windows*	DG, Argon Filled, Clear, Ventilating: U = 2.61: SHGC = 0.21				All skylights
Skylights*	None				
Ceiling fans	12A: Kitchen/living 2x2700 diameter. Dining room 1 x 2700 diameter. Bed 4 1 x 1200 diameter. Other bedrooms 1400mm diameter. 12B: Kitchen/living 2 x 3000. Entry hallway 1 x 1400. Bedrooms 1 x 1200.				
*Glazing note:	U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower than that specified and the SHGC is within 5% of the above figures.				
Construction notes:	These construction and insulation specifications are for the NatHERS thermal performance requirements of this development. Designers, engineers and builders should ensure building construction satisfies the NCC requirements including, but not limited to; air tightness, fresh air ventilation, natural lighting, thermal bridging and condensation prevention.				

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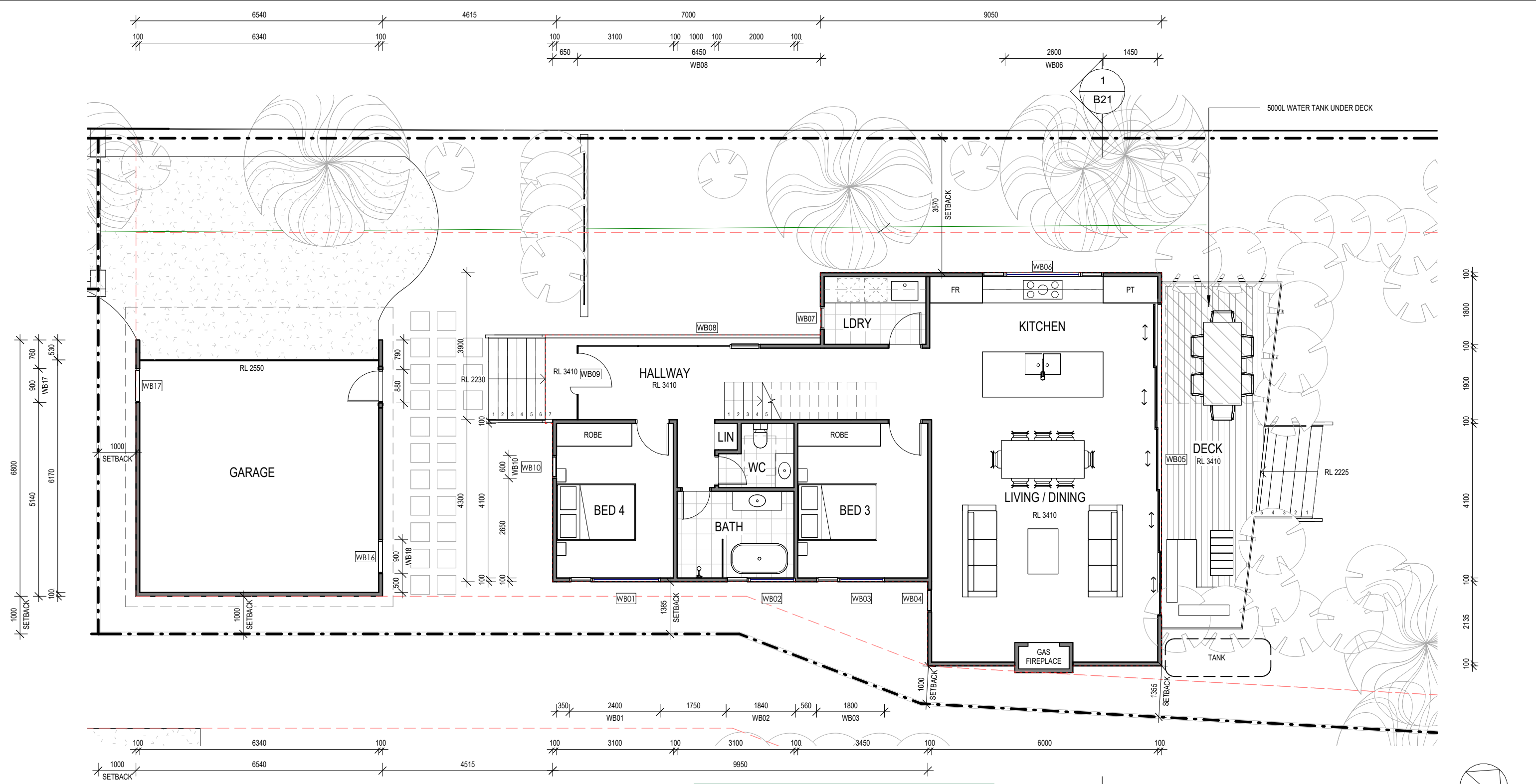
ARCHITECT  reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107	SURVEY BEE & LETHBRIDGE PTY LTD SUITE 2, 14 STARKEY ST, FORESTVILLE, NSW, 2087 P. 9975 3535 E. SURVEY@BEELETH.COM.AU W. BEELETH.COM.AU	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING VAUGHAN MILLIGAN 8/1 KALINYA ST, NEWPORT, NSW, 2106 9999 4922	LANDSCAPE A TOTAL CONCEPT 65 WEST ST, NORTH SYDNEY, NSW, 2060 DESIGN@ATOTALCONCEPT.COM.AU 9957 5122	PROJECT PROPOSED DWELLING 12B JOHN ST, AVALON, NSW, 2107	C 28/04/2025DA 2025 B 05/03/20252025 DA - WINDOWS A 01/12/2023DA IS DATECOMMENTS	JOB NUM# 142B	DRAWN BY TC	CHK. BY TW	PAGE SIZE A3
	STORMWATER / FLOOD BARRENJOEY CONSULTING ENGINEERS 34 GEORGE ST, AVALON, NSW, 2107 LUCASBCE@BIGPOND.COM 0418 620 330	BASIX / NATHERS SUSTAINABLE THERMAL SOLUTIONS 138 COWLES RD, MOSMAN, NSW, 2088 ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU 0420 312 721	BIODIVERSITY / COASTAL ECOLOGICAL CONSULTANTS AUSTRALIA ECOLOGICALCA@OUTLOOK.COM 9918 4486	CLIENT TIM DONOVAN TDONOVAN@CITYFREEHOLDS.COM.AU		PROJECT NAME 12B JOHN ST			SCALE 1 : 100
						DRAWING NAME COVER PAGE			DRAWING NUMBER A B00 -C



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												DRAWING NAME SITE PLAN		DRAWING NUMBER A B01 -C	



1 12B GROUND FLOOR PLAN
A10 B02 1 : 100

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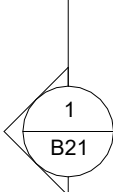
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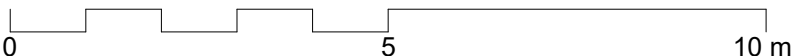
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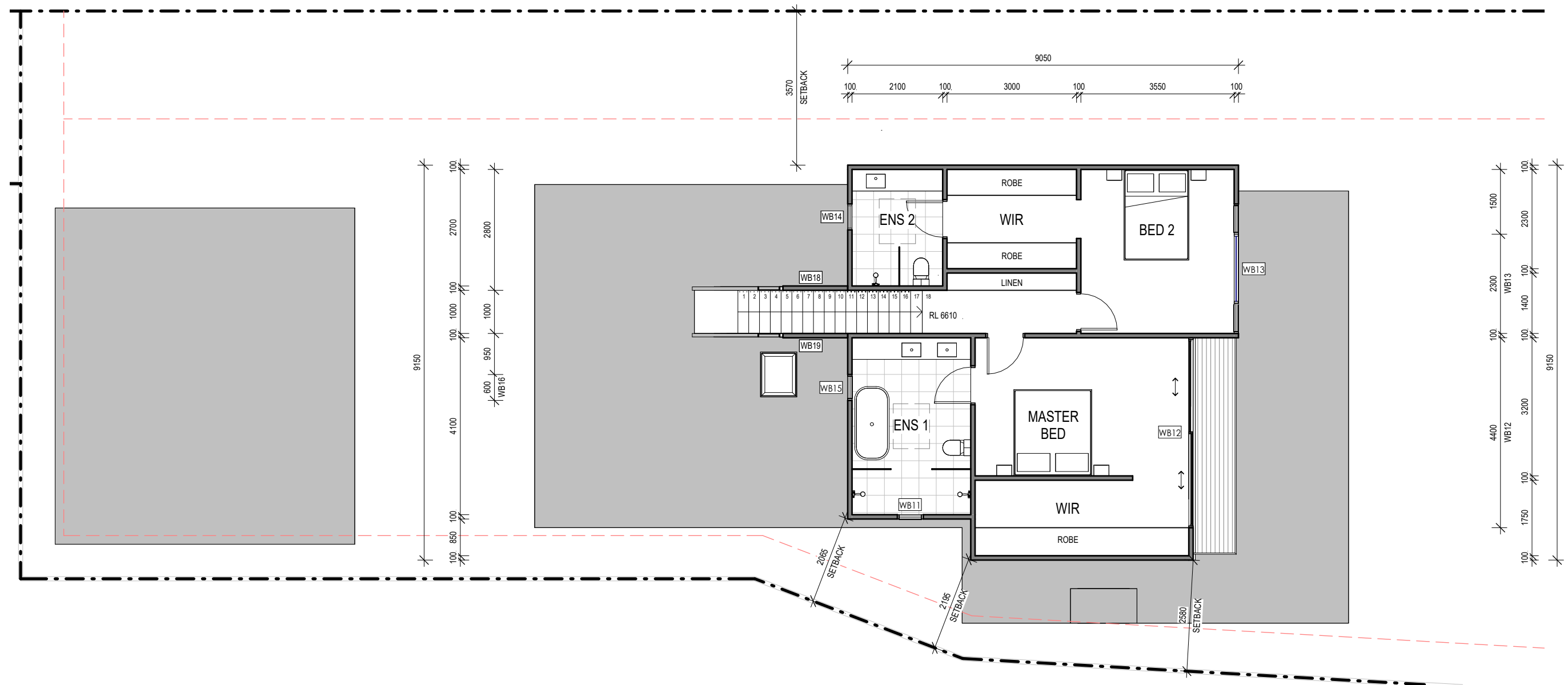
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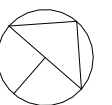
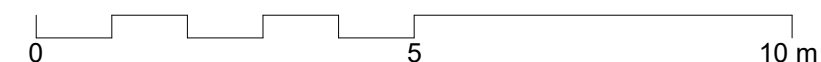
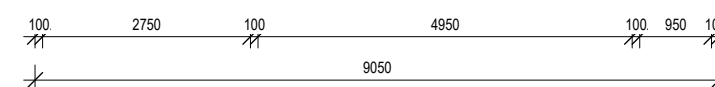
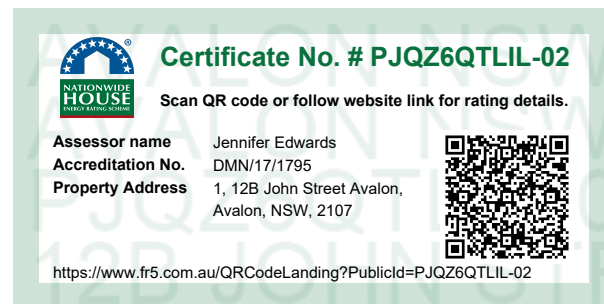
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						DRAWING NAME GROUND FLOOR PLAN	DRAWING NUMBER A B02 -C		



1 12B FIRST FLOOR PLAN
A10 B03 1 : 100

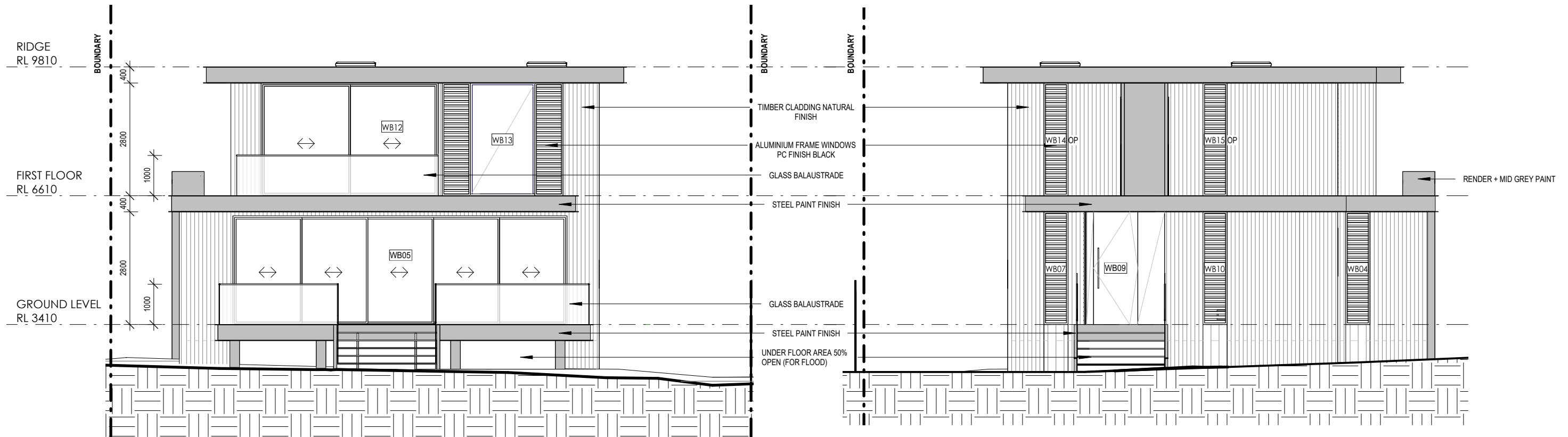


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1 NORTH EAST ELEVATION 12B
B10 1 : 100

2 SOUTH WEST ELEVATION 12B
B10 1 : 100

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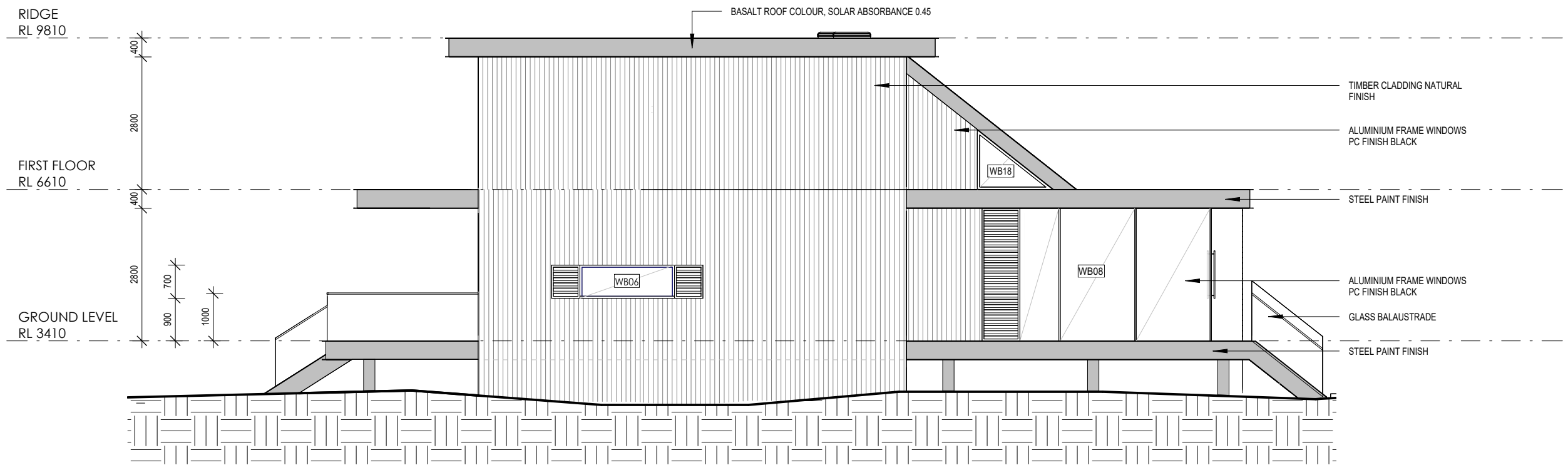
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	DRAWING NAME NE/SW ELEVATIONS									DRAWING NUMBER A B10 -C			



1 NORTH WEST ELEVATION 12B
B11 1 : 100

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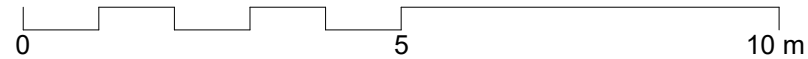
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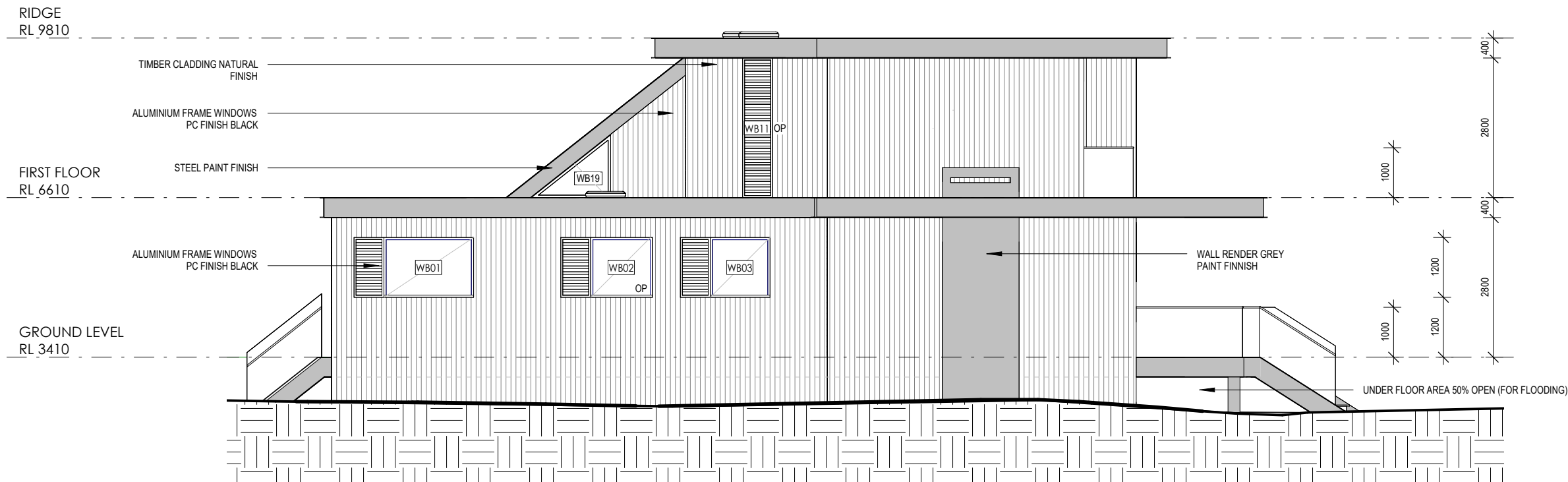
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	DRAWING NAME NW ELEVATION							DRAWING NUMBER A B11 -C			



1 SOUTH EAST ELEVATION 12B
B12 1 : 100



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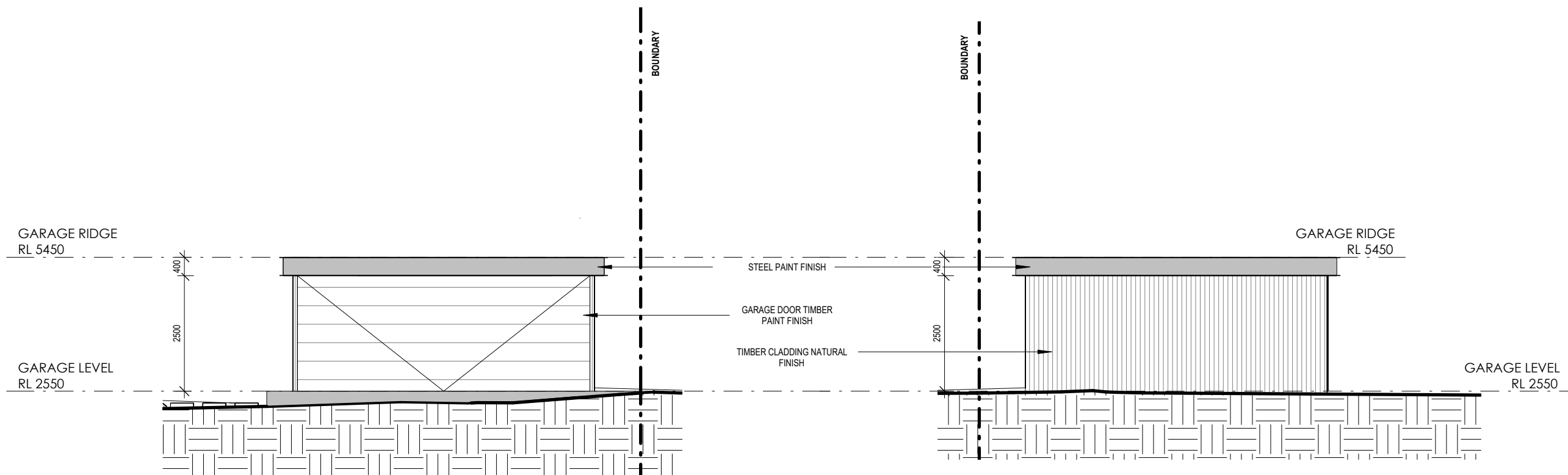


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						DRAWING NAME SE ELEVATION			DRAWING NUMBER A B12 -C



1 GARAGE NORTH ELEVATION 12B
B13 1 : 100

2 GARAGE SOUTH ELEVATION 12B
B13 1 : 100



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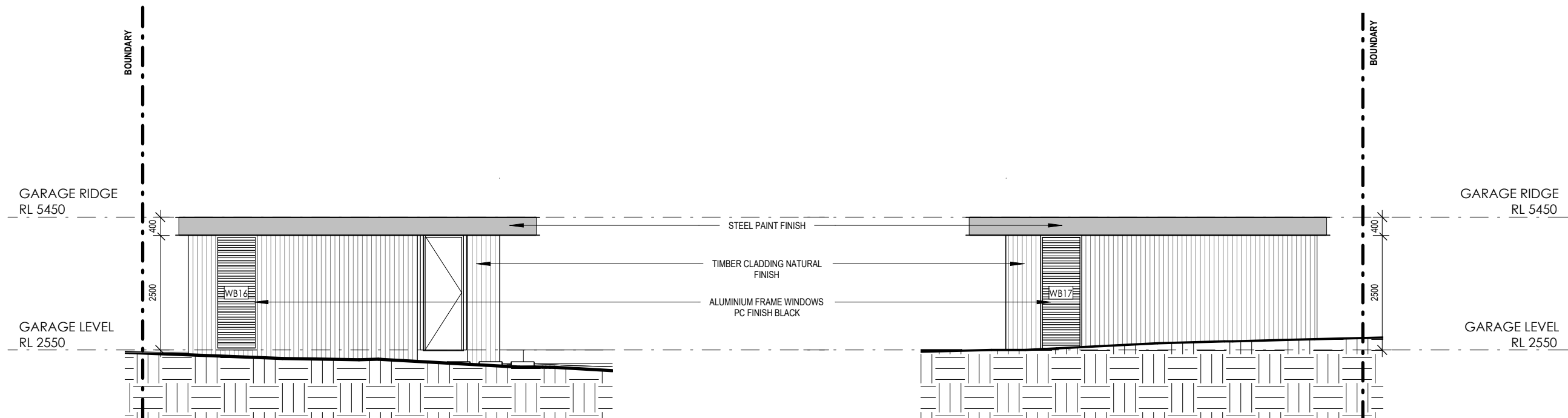
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									DRAWING NAME NE/SW GARAGE ELEVATIONS		DRAWING NUMBER A B13 -C		



1 GARAGE EAST ELEVATION 12B
B14 1 : 100

2 GARAGE WEST ELEVATION 12B
B14 1 : 100



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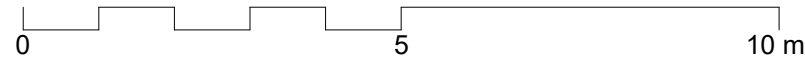
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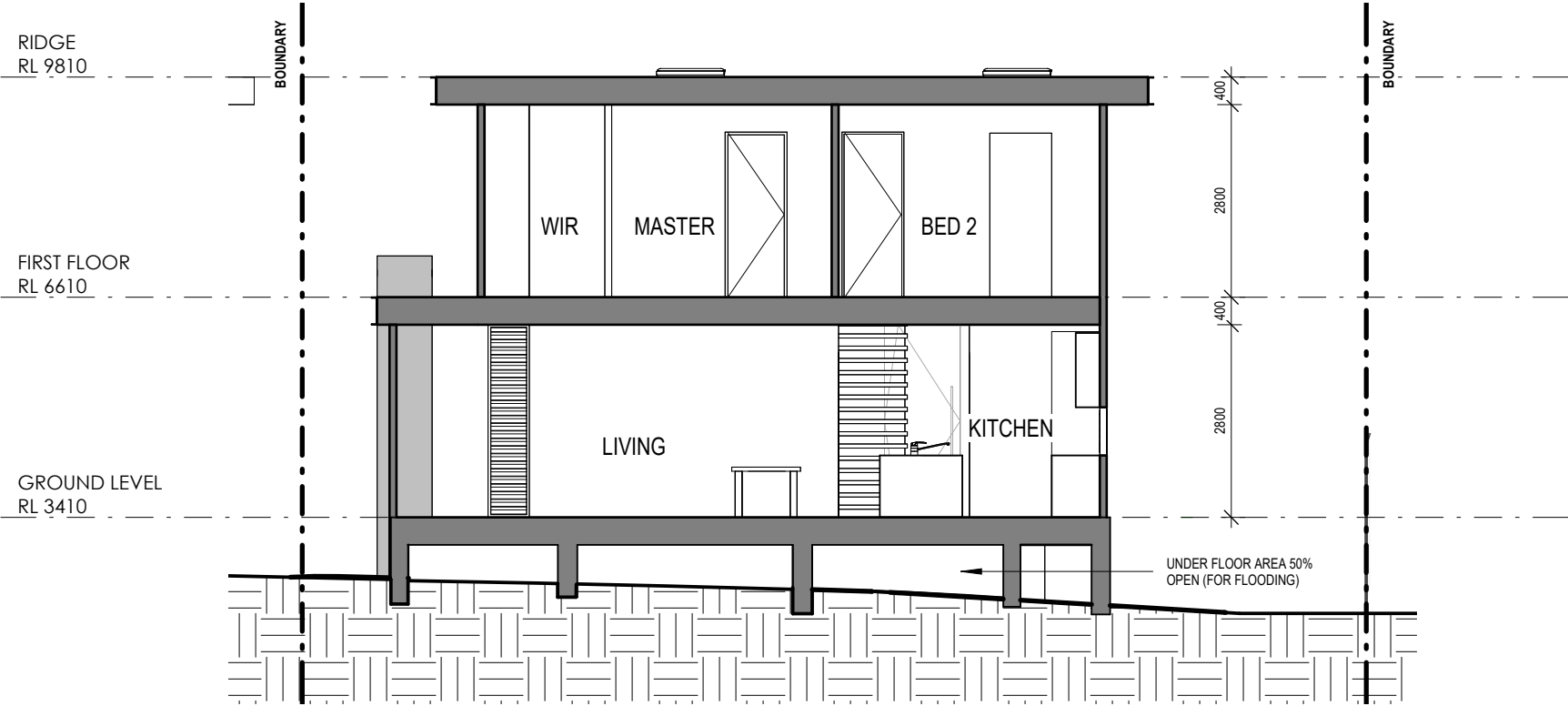
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- PROPOSED
- NEW WORKS

ARCHITECT  reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107	SURVEY BEE & LETHBRIDGE PTY LTD SUITE 2, 14 STARKEY ST, FORESTVILLE, NSW, 2087 P. 9975 3535 E. SURVEY@BEELETH.COM.AU W. BEELETH.COM.AU		PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING VAUGHAN MILLIGAN 8/1 KALINYA ST, NEWPORT, NSW, 2106 9999 4922		LANDSCAPE A TOTAL CONCEPT 65 WEST ST, NORTH SYDNEY, NSW, 2060 DESIGN@ATOTALCONCEPT.COM.AU 9957 5122		PROJECT PROPOSED DWELLING 12B JOHN ST, AVALON, NSW, 2107		C B A IS	28/04/2025 05/03/2025 01/12/2023 DATE	DA 2025 2025 DA - WINDOWS DA COMMENTS	JOB NUM# 142B	DRAWN BY TC	CHK. BY TW	PAGE SIZE A3
	STORMWATER / FLOOD BARRENJOEY CONSULTING ENGINEERS 34 GEORGE ST, AVALON, NSW, 2107 LUCASBCE@BIGPOND.COM 0418 620 330		BASIX / NATHERS SUSTAINABLE THERMAL SOLUTIONS 138 COWLES RD, MOSMAN, NSW, 2088 ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU 0420 312 721		BIODIVERSITY / COASTAL ECOLOGICAL CONSULTANTS AUSTRALIA ECOLOGICALCA@OUTLOOK.COM 9918 4486		CLIENT TIM DONOVAN TDONOVAN@CITYFREEHOLDS.COM.AU					PROJECT NAME 12B JOHN ST		SCALE 1 : 100	
												DRAWING NAME NW/SE GARAGE ELEVATIONS		DRAWING NUMBER A B14 -C	



1 SECTION 2 12B
B02 B21 1 : 100



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Assessor name
Accreditation No.
Property Address

Jennifer Edwards
DMN/17/1795
1, 12B John Street Avalon,
Avalon, NSW, 2107



<https://www.fr5.com.au/QRCodeLanding?PublicId=PJQZ6QTLIL-02>

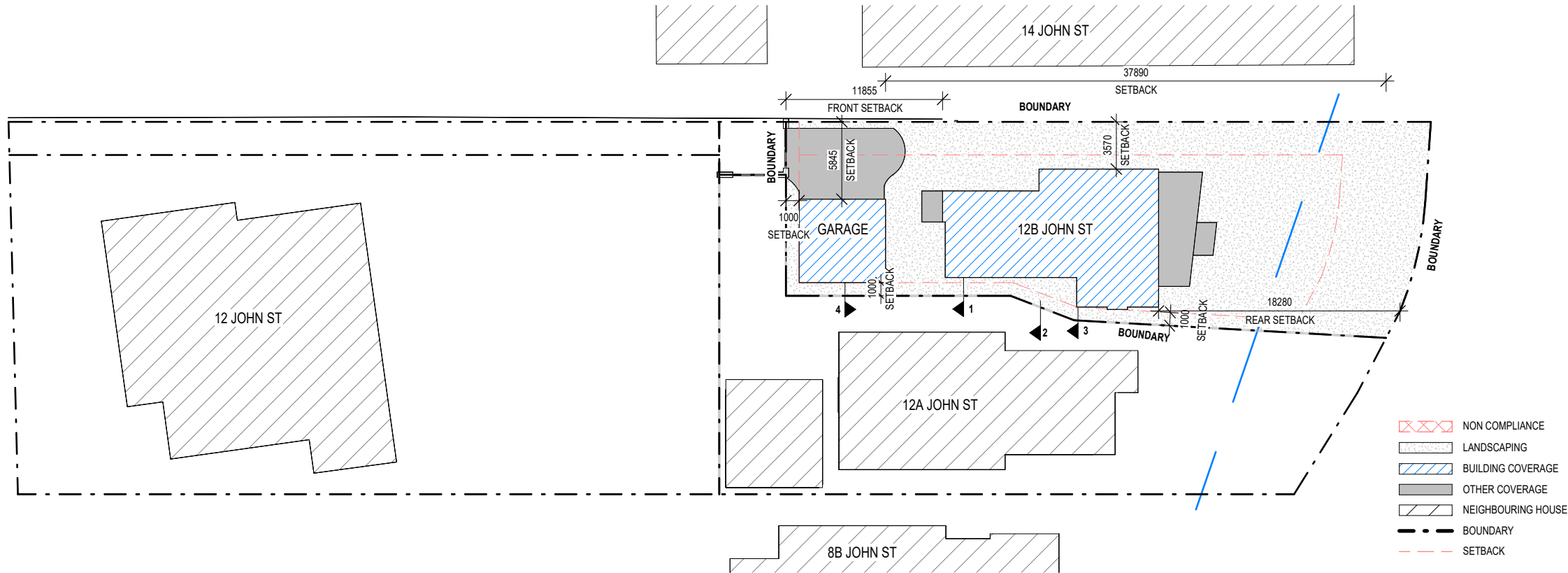
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- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

ARCHITECT  reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107	SURVEY BEE & LETHBRIDGE PTY LTD SUITE 2, 14 STARKEY ST, FORESTVILLE, NSW, 2087 P. 9975 3535 E. SURVEY@BEELETH.COM.AU W. BEELETH.COM.AU		PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING VAUGHAN MILLIGAN 8/1 KALINYA ST, NEWPORT, NSW, 2106 9999 4922		LANDSCAPE A TOTAL CONCEPT 65 WEST ST, NORTH SYDNEY, NSW, 2060 DESIGN@ATOTALCONCEPT.COM.AU 9957 5122		PROJECT PROPOSED DWELLING 12B JOHN ST, AVALON, NSW, 2107		C B A IS	28/04/2025 05/03/2025 01/12/2023 DATE	DA 2025 2025 DA - WINDOWS DA COMMENTS	JOB NUM# 142B	DRAWN BY TC	CHK. BY TW	PAGE SIZE A3
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												DRAWING NAME SECTIONS		DRAWING NUMBER A B21 -C	

JOHN STREET

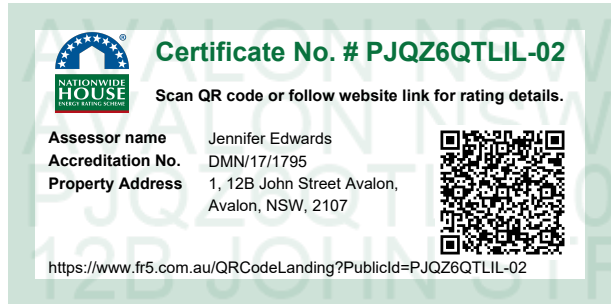
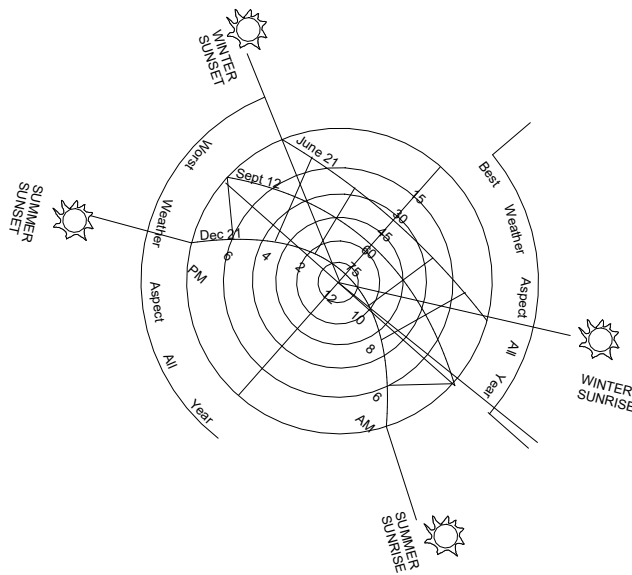


1 SITE ANALYSIS NEW

B100 1 : 400

SITE ANALYSIS

SITE AREA	700m ²
ZONE	E4
MAX COVERAGE	40% = 280m ²
BUILDING FOOTPRINT	176.5m ²
HARD PAVING / DECK / STAIRS	75.3m ²
PRO COVERAGE	251.8m ² = 36.0%
REQ LANDSCAPE	60% = 420m ²
PRO LANDSCAPE	448.2m ² = 64.0%
MAX HEIGHT	8.5m
PRO HEIGHT	7.5m
REQ FRONT SETBACK	6.50m
PRO FRONT SETBACK HOUSE	11.9 m
PRO FRONT SETBACK GARAGE	1.00m
REQ REAR SETBACK	6.50m
PRO REAR SETBACK HOUSE	18.3m
PRO REAR SETBACK GARAGE	37.9m
REQ SIDE SETBACK	1.0m / 2.5m
PRO SIDE SETBACK HOUSE	1.0m / 3.6m
PRO SIDE SETBACK GARAGE	1.0m / 5.8m

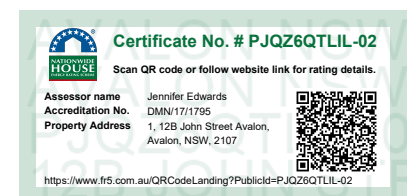
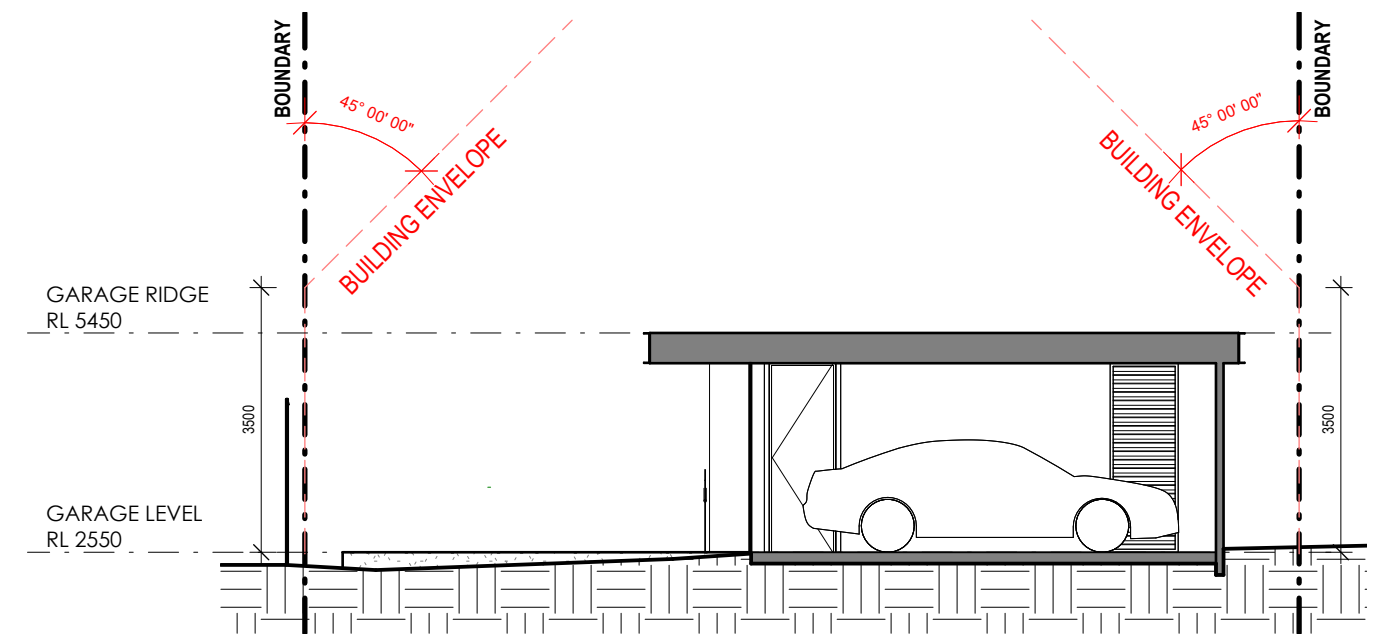
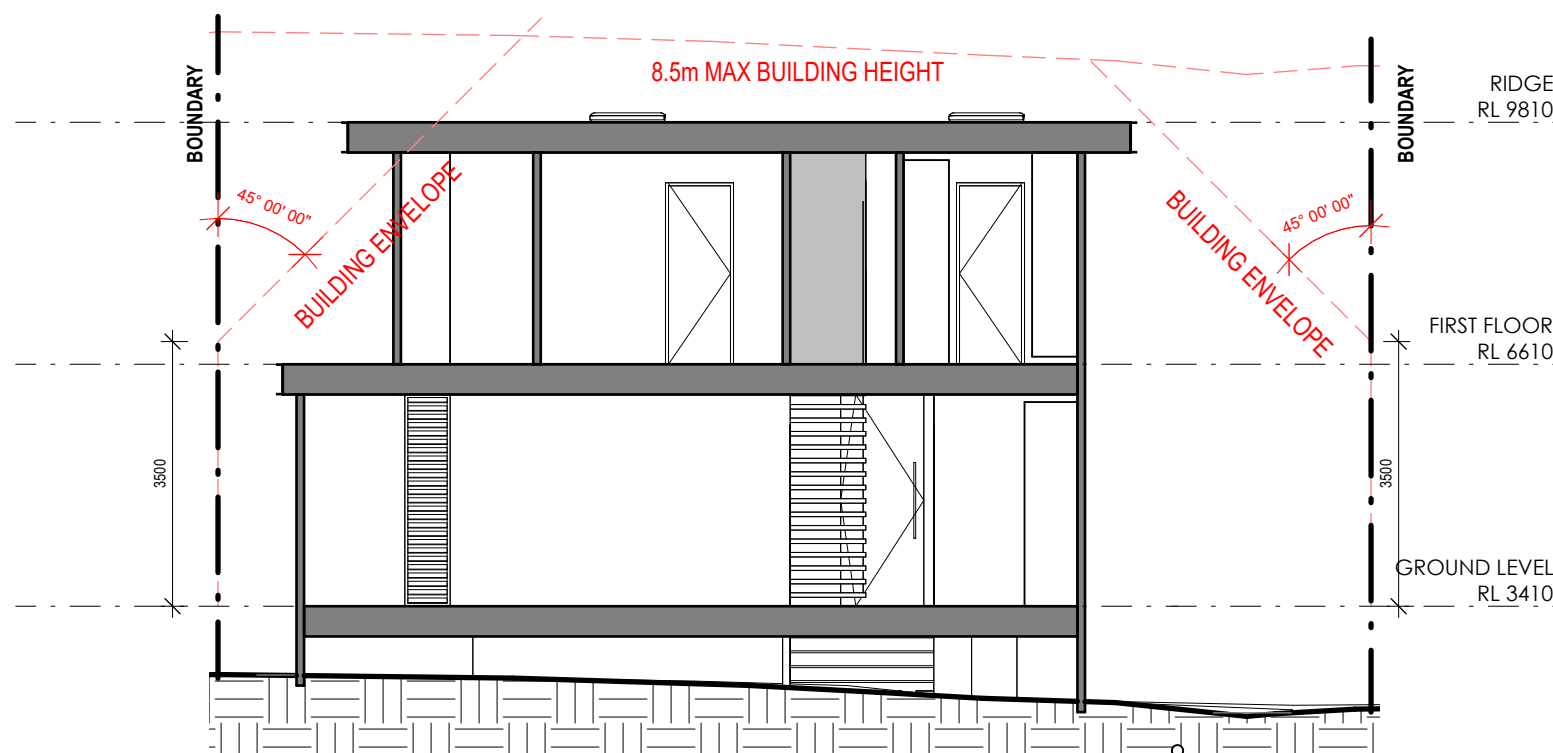
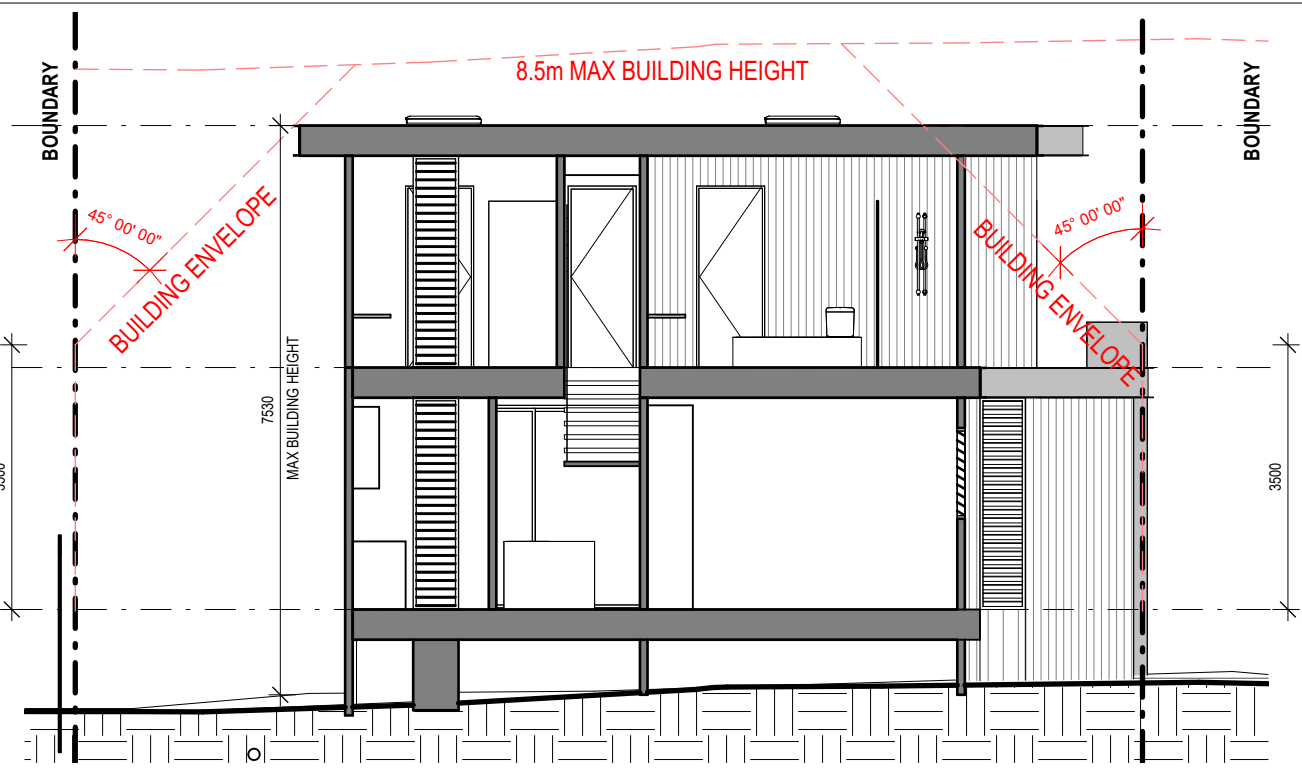
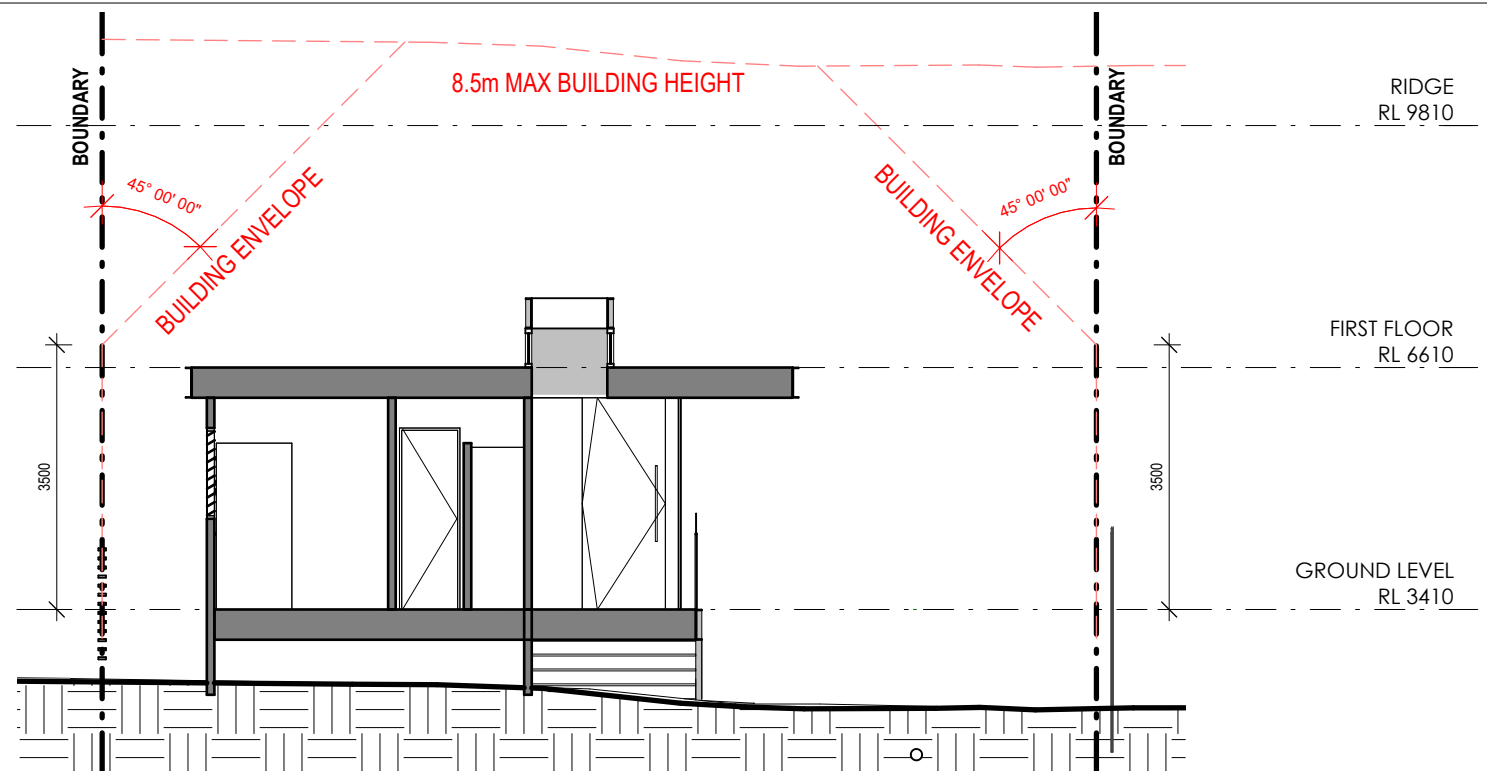


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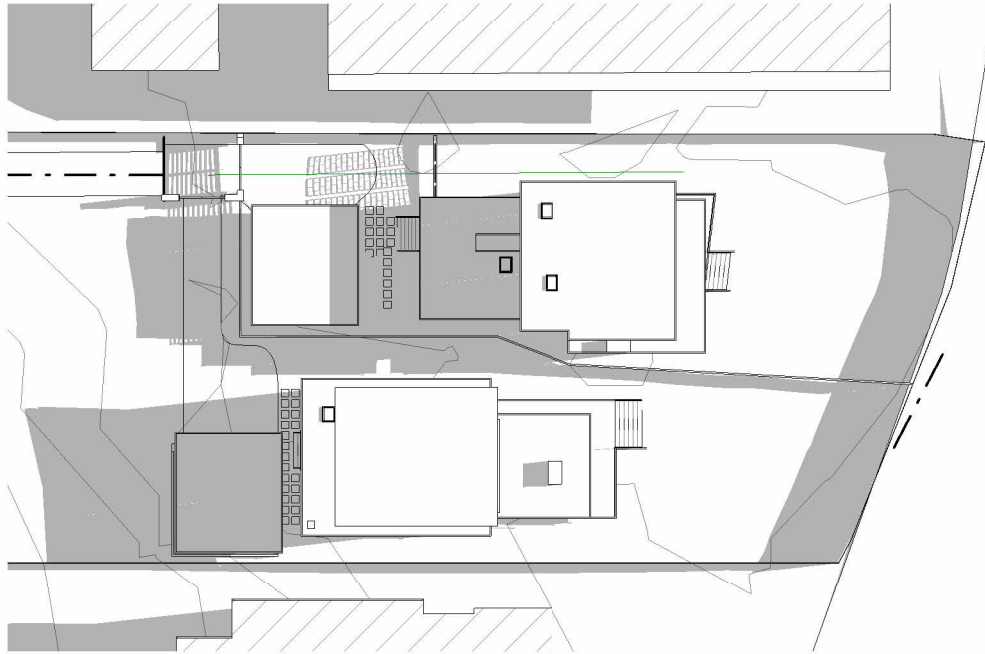
ARCHITECT  reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107	SURVEY BEE & LETHBRIDGE PTY LTD SUITE 2, 14 STARKEY ST, FORESTVILLE, NSW, 2087 P. 9975 3535 E. SURVEY@BEELETH.COM.AU W. BEELETH.COM.AU	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING VAUGHAN MILLIGAN 8/1 KALINYA ST, NEWPORT, NSW, 2106 9999 4922	LANDSCAPE A TOTAL CONCEPT 65 WEST ST, NORTH SYDNEY, NSW, 2060 DESIGN@ATOTALCONCEPT.COM.AU 9957 5122	PROJECT PROPOSED DWELLING 12B JOHN ST, AVALON, NSW, 2107	C B A IS	28/04/2025 05/03/2025 01/12/2023 DATE	DA 2025 2025 DA - WINDOWS DA COMMENTS	JOB NUM# 142B	DRAWN BY TC	CHK. BY TW	PAGE SIZE A3
	STORMWATER / FLOOD BARRENJOEY CONSULTING ENGINEERS 34 GEORGE ST, AVALON, NSW, 2107 LUCASBCE@BIGPOND.COM 0418 620 330	BASIX / NATHERS SUSTAINABLE THERMAL SOLUTIONS 138 COWLES RD, MOSMAN, NSW, 2088 ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU 0420 312 721	BIODIVERSITY / COASTAL ECOLOGICAL CONSULTANTS AUSTRALIA ECOLOGICALCA@OUTLOOK.COM 9918 4486	CLIENT TIM DONOVAN TDONOVAN@CITYFREEHOLDS.COM.AU				PROJECT NAME 12B JOHN ST		SCALE As indicated	
								DRAWING NAME SITE ANALYSIS		DRAWING NUMBER A B100-C	



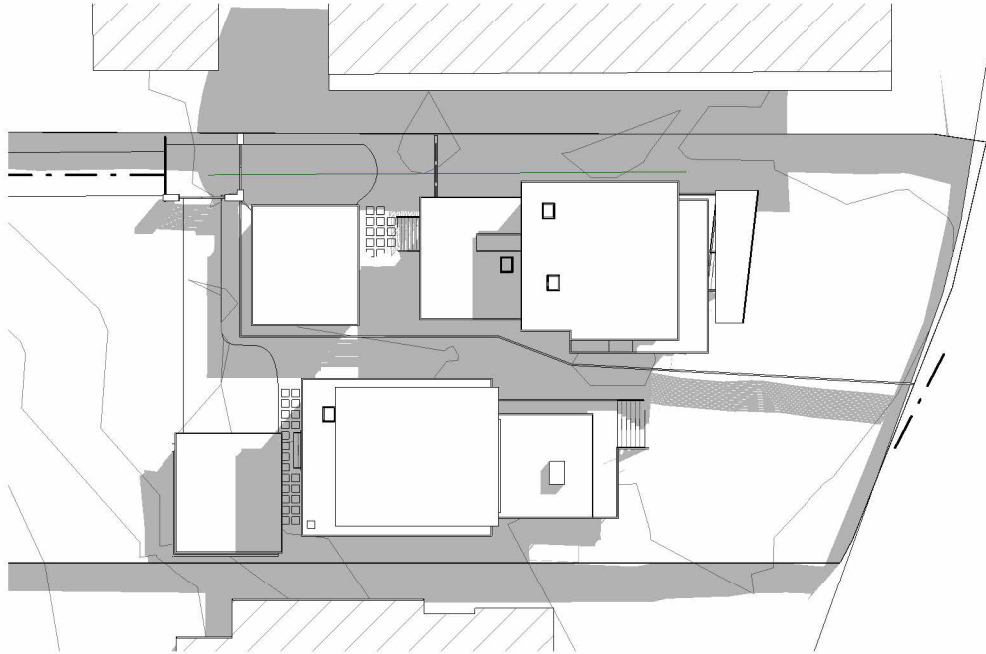
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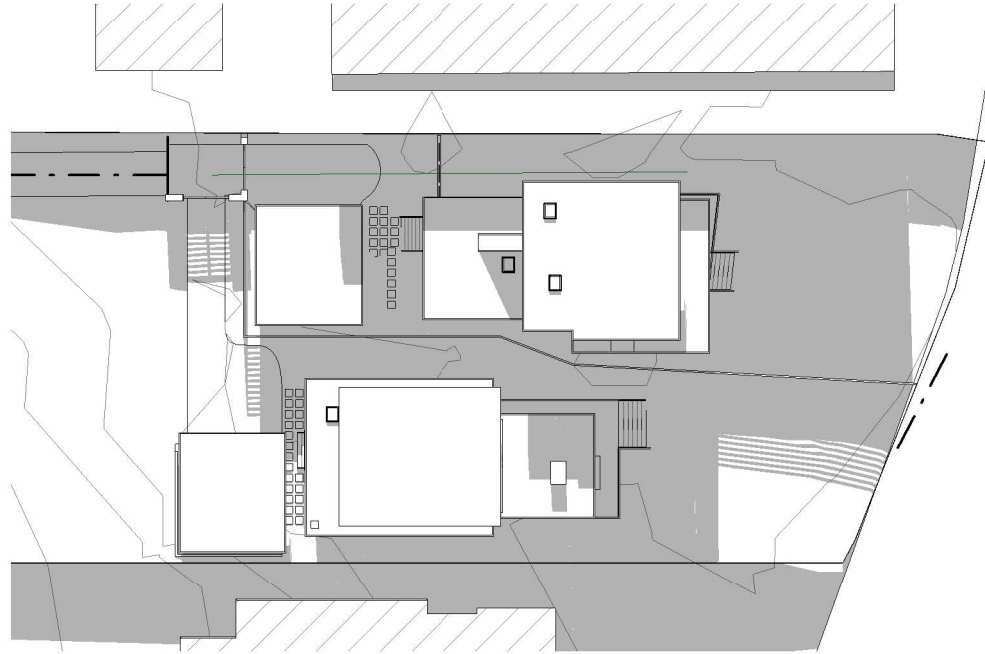
ARCHITECT  reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107	SURVEY BEE & LETHBRIDGE PTY LTD SUITE 2, 14 STARKEY ST, FORESTVILLE, NSW, 2087 P. 9975 3535 E. SURVEY@BEELETH.COM.AU W. BEELETH.COM.AU	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING VAUGHAN MILLIGAN 8/1 KALINYA ST, NEWPORT, NSW, 2106 9999 4922	LANDSCAPE A TOTAL CONCEPT 65 WEST ST, NORTH SYDNEY, NSW, 2060 DESIGN@ATOTALCONCEPT.COM.AU 9957 5122	PROJECT PROPOSED DWELLING 128 JOHN ST, AVALON, NSW, 2107	C B A IS	28/04/2025 05/03/2025 01/12/2023 DATE	DA 2025 2025 DA - WINDOWS DA COMMENTS	JOB NUM# 142B	DRAWN BY TC	CHK. BY TW	PAGE SIZE A3
			PROJECT NAME 12B JOHN ST					SCALE 1 : 100			
			DRAWING NAME ANALYSIS SECTIONS					DRAWING NUMBER A B101-C			
	STORMWATER / FLOOD BARRENJOEY CONSULTING ENGINEERS 34 GEORGE ST, AVALON, NSW, 2107 LUCAS@BIGPOND.COM 0418 620 330	BASIS / NATHERS SUSTAINABLE THERMAL SOLUTIONS 138 COWLES RD, MOSMAN, NSW, 2088 ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU 0420 312 721	BIODIVERSITY / COASTAL ECOLOGICAL CONSULTANTS AUSTRALIA 138 COWLES RD, MOSMAN, NSW, 2088 9918 4486	CLIENT TIM DONOVAN TDONOVAN@CITYFREEHOLDS.COM.AU							



1 SHADOWS 9AM JUNE 21ST
B102 1 : 500



2 SHADOWS 12PM JUNE 21ST
B102 1 : 500



3 SHADOWS 3PM JUNE 21ST
B102 1 : 500



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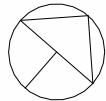
Assessor name Jennifer Edwards
Accreditation No. DMN/17/1795
Property Address 1, 12B John Street Avalon,
Avalon, NSW, 2107



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ARCHITECT  reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107	SURVEY BEE & LETHBRIDGE PTY LTD SUITE 2, 14 STARKEY ST, FORESTVILLE, NSW, 2087 P. 9975 3535 E. SURVEY@BEELETH.COM.AU W. BEELETH.COM.AU		PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING VAUGHAN MILLIGAN 8/1 KALINYA ST, NEWPORT, NSW, 2106 9999 4922		LANDSCAPE A TOTAL CONCEPT 65 WEST ST, NORTH SYDNEY, NSW, 2060 DESIGN@ATOTALCONCEPT.COM.AU 9957 5122		PROJECT PROPOSED DWELLING 12B JOHN ST, AVALON, NSW, 2107		C B A IS	28/04/2025 05/03/2025 01/12/2023 DATE	DA 2025 2025 DA - WINDOWS DA COMMENTS	JOB NUM# 142B	DRAWN BY TC	CHK. BY TW	PAGE SIZE A3
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												DRAWING NAME SHADOW PLANS		DRAWING NUMBER A B102-C	





1 3D SHADOWS JUNE 21ST 9AM

B103



2 3D SHADOWS JUNE 21ST 12PM

B103



3 3D SHADOWS JUNE 21ST 3PM

B103



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Assessor name

Jennifer Edwards

Accreditation No.

DMN/17/1795

Property Address

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Avalon, NSW, 2107



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								PROJECT NAME 12B JOHN ST		SCALE	
								DRAWING NAME SHADOW 3D'S		DRAWING NUMBER A B103-C	



WALL CALDDING:
TIMBER NATURAL FINISH



PAINT FINISH:
GREY



ALUMINIUM FRAME WINDOWS:
BLACK PC FINISH



STEEL EDGES: BLACK PAINT FINISH

1 COLOUR AND FINISHES

B104

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Assessor name Jennifer Edwards
Accreditation No. DMN/17/1795
Property Address 1, 12B John Street Avalon, Avalon, NSW, 2107



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								DRAWING NAME EXTERNAL FINISHES		DRAWING NUMBER A B104C	



1 3D View 1

B105



2 3D View 2

B105



3 3D View 3

B105



4 3D View 4

B105



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Assessor name	Jennifer Edwards
Accreditation No.	DMN/17/1795
Property Address	1, 12B John Street Avalon, Avalon, NSW, 2107



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	STORMWATER / FLOOD BARRENJOEY CONSULTING ENGINEERS 34 GEORGE ST, AVALON, NSW, 2107 LUCASBCE@BIGPOND.COM 0418 620 330	BASIX / NATHERS SUSTAINABLE THERMAL SOLUTIONS 138 COWLES RD, MOSMAN, NSW, 2088 ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU 0420 312 721	BIODIVERSITY / COASTAL ECOLOGICAL CONSULTANTS AUSTRALIA ECOLOGICALCA@OUTLOOK.COM 9918 4486	CLIENT TIM DONOVAN TDONOVAN@CITYFREEHOLDS.COM.AU			