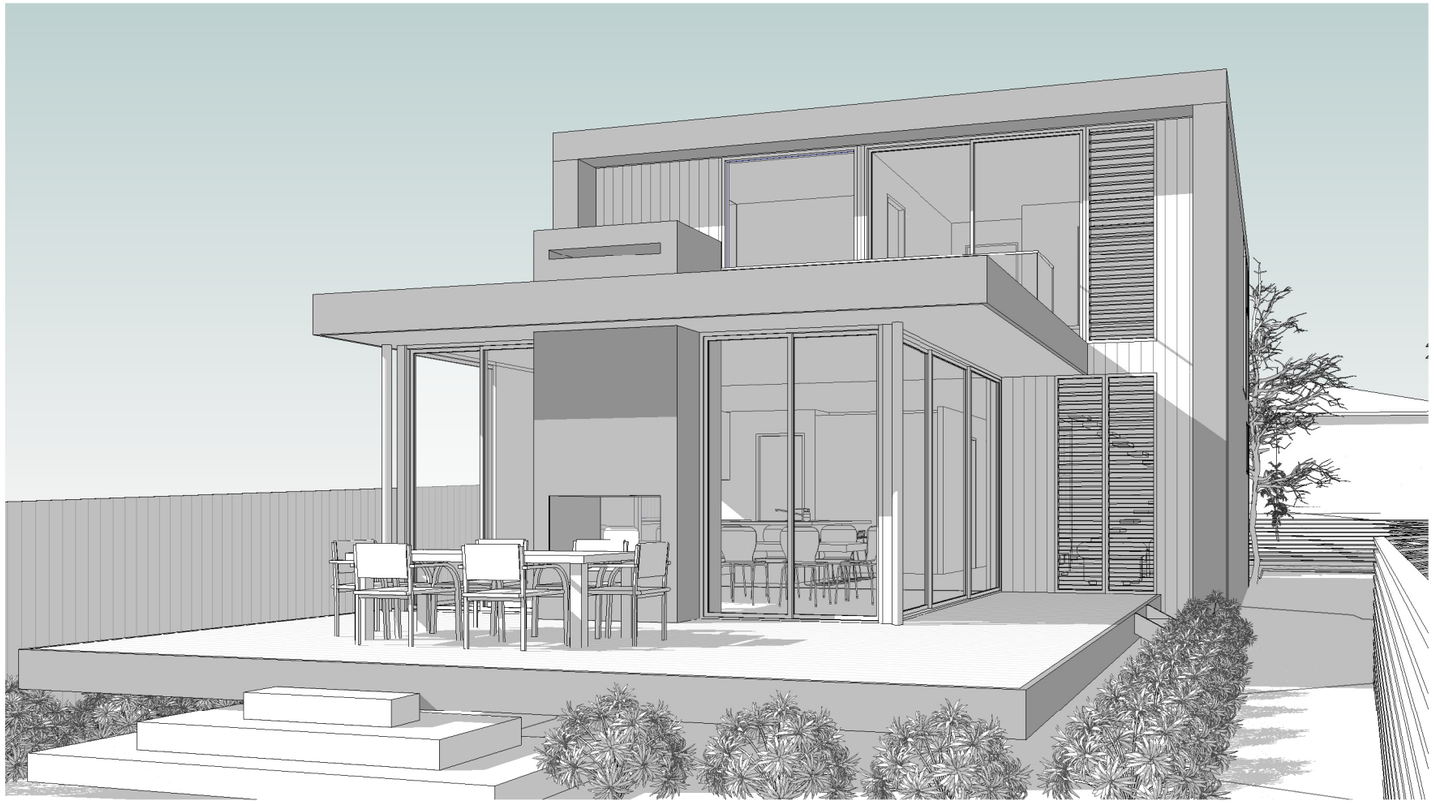
12A JOHN STREET
AVALON, NSW, 2107

SHEET LIST:

00 - COVER PAGE
01 - SITE PLAN
02 - GROUND FLOOR PLAN
03 - FIRST FLOOR PLAN
10 - ELEVATIONS
11 - ELEVATIONS
12 - ELEVATIONS
13 - ELEVATIONS
14 - ELEVATIONS
20 - SECTIONS
21 - SECTIONS
100 - SITE ANALYSIS
101 - ANALYSIS SECTIONS
102 - SHADOW PLANS
103 - SHADOW 3D'S
104 - COLOUR & FINISHES
105 - 3D'S
106 - BASIX & NATHERS

Building Component	Construction Materials		Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	Weatherboard	Plasterboard lined	R4.1	Medium (0.475 to 0.70)	Walls as marked
	Fibre Cement	Plasterboard lined	R1.8	Medium (0.475 to 0.70)	Main Dwelling: 12A (Cavity slider wall dining room)
	Fibre Cement	Plasterboard lined	R4.1	Medium (0.475 to 0.70)	Walls as marked
Internal walls (within)	Plasterboard on studs		R3.6		Granny Flats: All internal walls
	Plasterboard on studs		R2.7		Main Dwellings 12B wet areas
	Plasterboard on studs		R2.5		Main Dwelling 12A: All wet areas
	Plasterboard on studs		None		Main Dwellings 12A and 12B: All other areas
Windows/Glazing*	Alum SG Clear: U = 6.70: SHGC = 0.57				Granny flat A and B: All garage windows
	Alum DG Argon Fill High Solar Gain low-E -Clear: U = 4.1: SHGC = 0.52				Granny flat A and B: Sliding window
	Aluminium Louvre Secondary Glaze SG 6mmLE: U = 3.71: SHGC = 0.54				Louvre windows in all dwellings (except garages). WA16
	Al Thermally Broken DG Air Fill High Solar Gain low-E -Clear: U = 3.1: SHGC = 0.49				All other windows
Roof	Metal Deck		R9.2	Medium (0.475 to 0.70)	
Ceiling	Timber				As above
Floor Structure	Concrete		None		Granny flats ground floor
	Timber		R4.1		Main dwelling floors. Granny flats first floors
Floor Covering	Timber	All other rooms			As drawn
	Ceramic Tiles	Wet areas			
Ceiling/Wall Penetrations	Must be sealed				
External Shading Devices	As drawn				
Roof Windows	None				
Skylights	None				

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.



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WA02	900	700	3000
WA03	900	700	4200
WA04	0	2800	1600
WA05	0	2800	1845
WA06	0	2800	1845
WA07	0	2800	4960
WA08	0	2800	1300
~~WA09~~	~~0~~	~~2800~~	~~2200~~
WA10	1800	1000	1400
WA11	1200	1200	2000
WA12	1200	1200	2100
WA13	1200	1200	2100
WA14	1400	1000	2000
WA15	0	2800	2000
WA16	0	2800	3900
WA17	0	2800	2200
WA18	1800	1000	1400
WA19	0	2800	1400
WA20	1200	1200	2000
WA21	1300	800	1800
WA22	0	2400	900
WA23	1300	800	1800
WA24	0	2400	900
WA25	0	2600	6000
WA26	900	700	2550
WA27	0	2600	900

Certificate No. # 94YOOEA7WS

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Assessor name Jennifer Edwards
Accreditation No. DMN/17/1795
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THW ARCHITECTS
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
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65 WEST ST, NORTH SYDNEY, NSW, 2060
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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

IS	DATE	COMMENTS
A	01/12/2023	DA

JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
142A	MV	TW	A3

PROJECT NAME: 12A JOHN ST
SCALE: 1 : 100
DRAWING NAME: COVER PAGE
DRAWING NUMBER: A 00 -A

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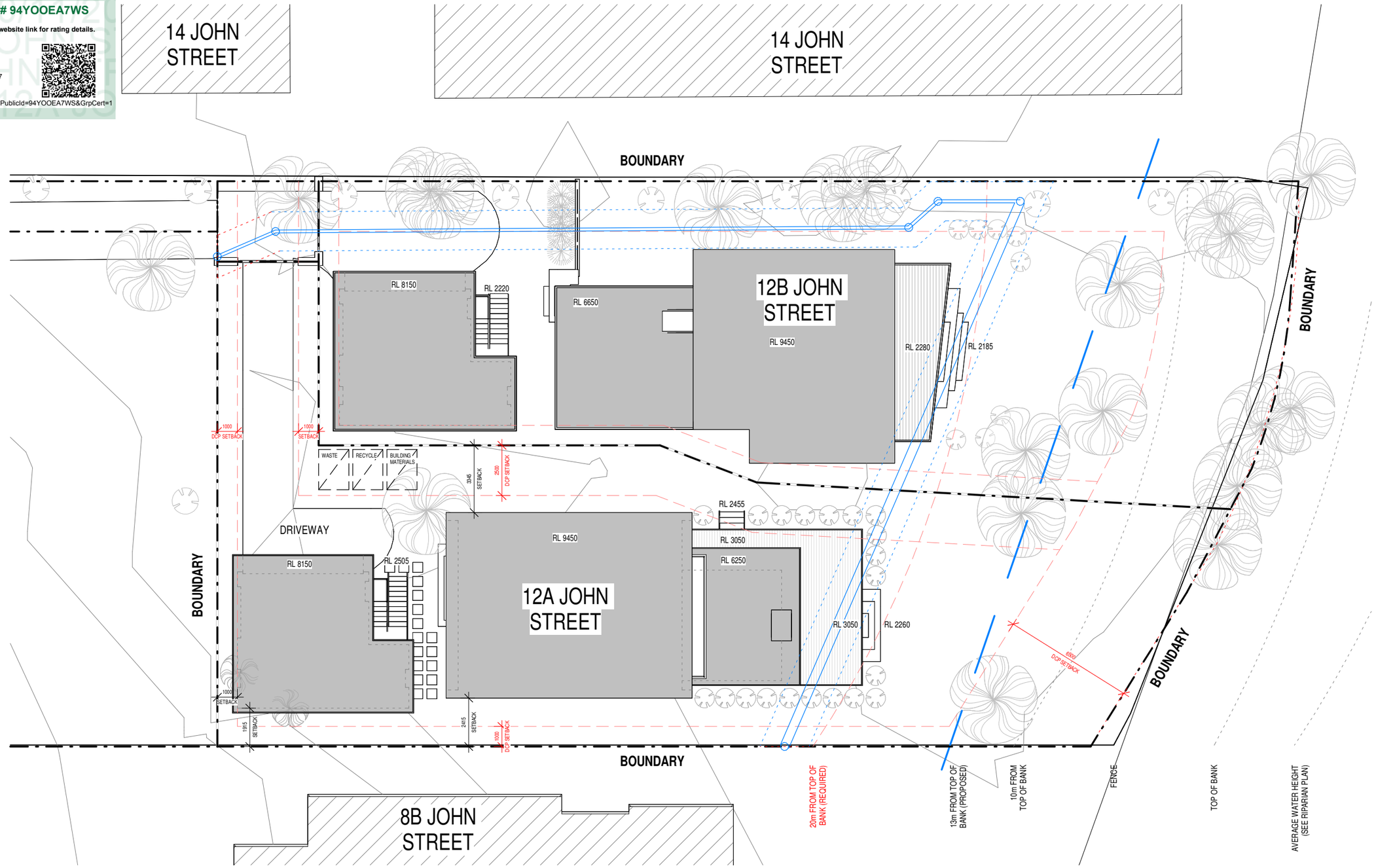

1 SITE PLAN
01 1 : 200

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9918 4486

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A	01/12/2023	DA

JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
142A	MV	TW	A3

PROJECT NAME: 12A JOHN ST
SCALE: As indicated
DRAWING NAME: SITE PLAN
DRAWING NUMBER: A 01 -A

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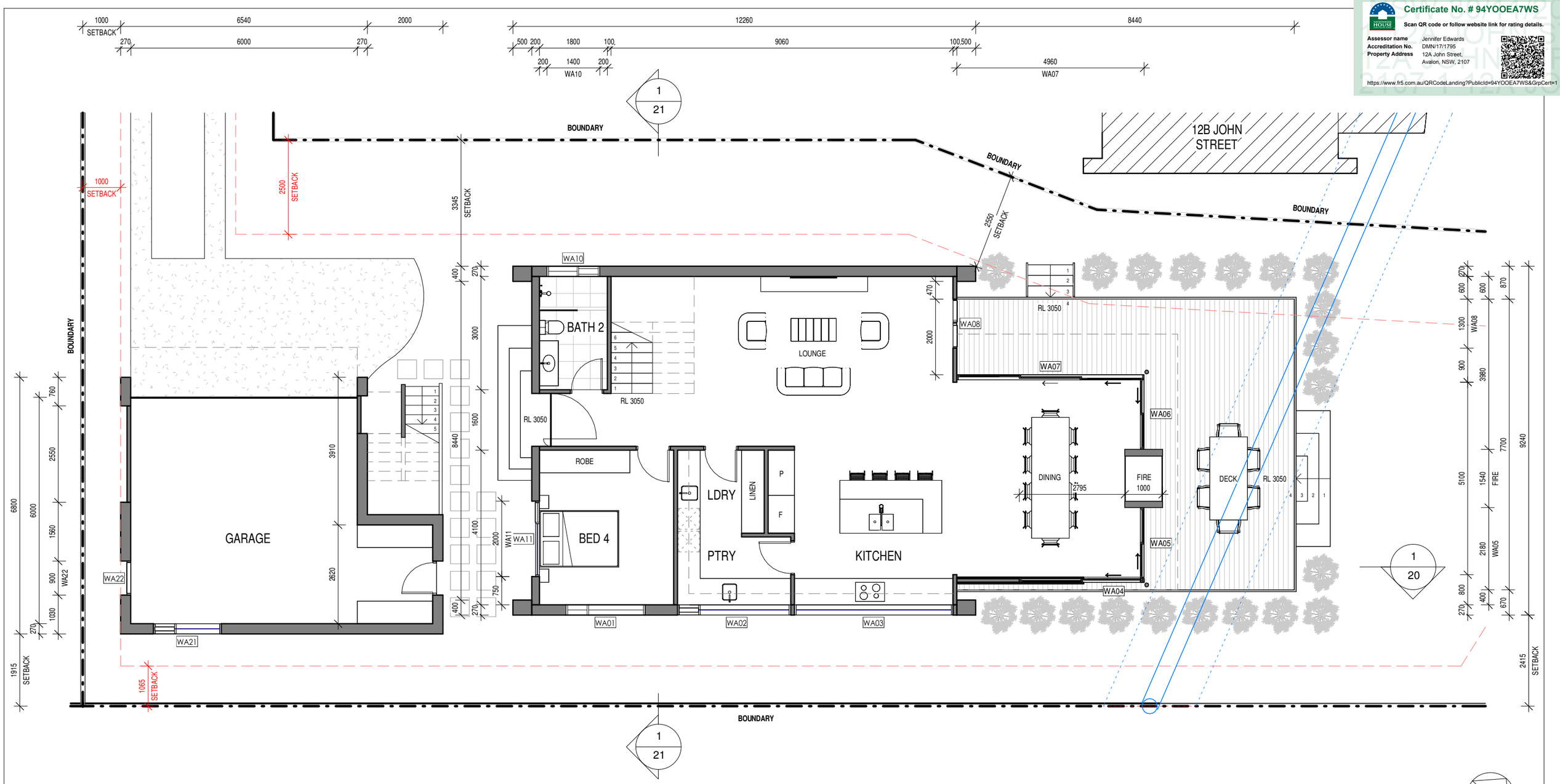

1 GROUND FLOOR PLAN

10 02 1 : 100

SEWER PIPE ZONE OF INFLUENCE
SEWER PIPE BELOW

0 5 10 m

DEMOLISHED
HIDDEN
OVERHEAD
EXISTING
PROPOSED
NEW WORKS

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STORMWATER / FLOOD
BARRENJOEY CONSULTING ENGINEERS
34 GEORGE ST, AVALON, NSW, 2107
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0418 620 330

BASIX / NATHERS
SUSTAINABLE THERMAL SOLUTIONS
138 COWLES RD, MOSMAN, NSW, 2088
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0420 312 721

BIODIVERSITY / COASTAL
ECOLOGICAL CONSULTANTS AUSTRALIA
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9918 4486

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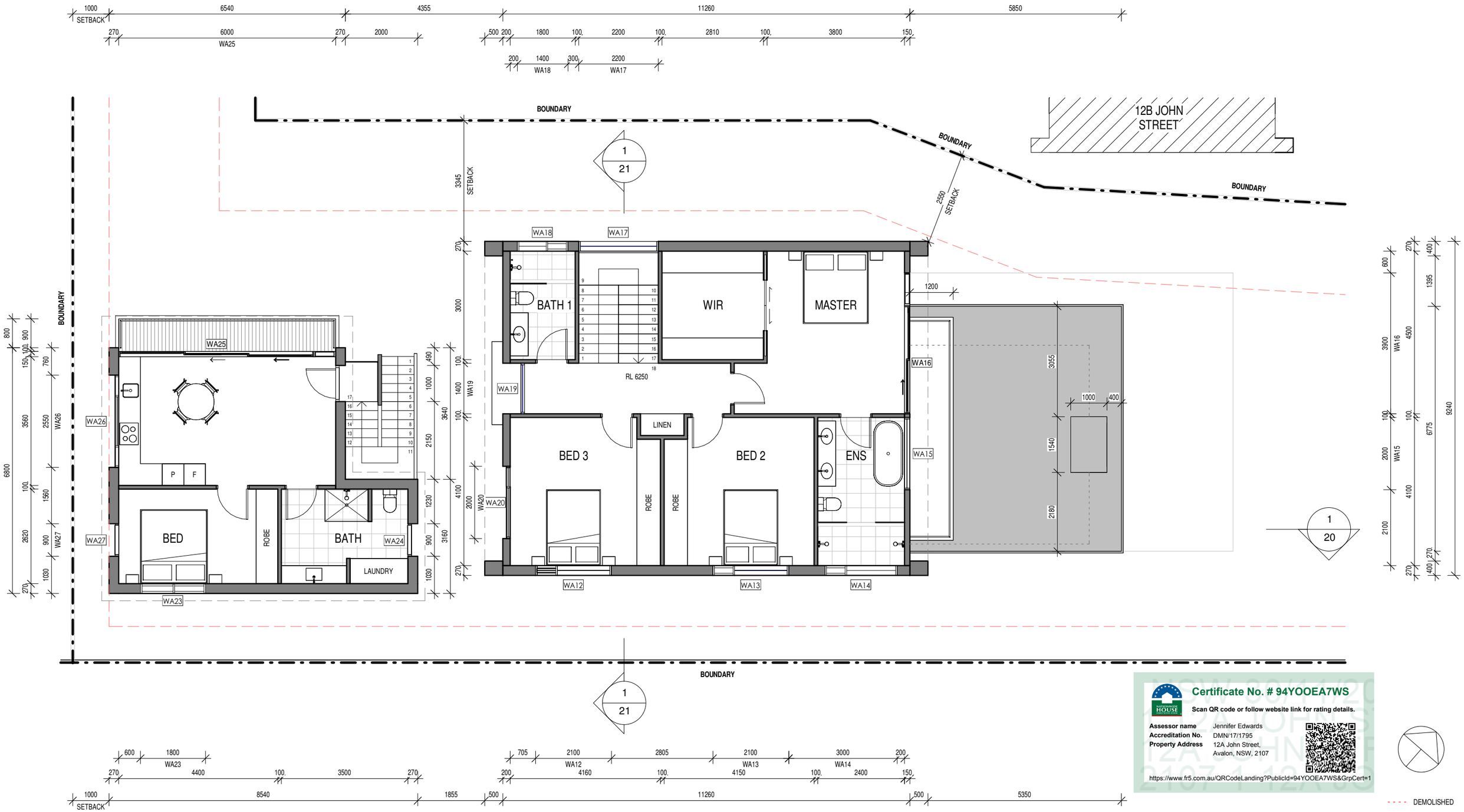
PROJECT NAME: 12A JOHN ST
SCALE: 1 : 100
DRAWING NAME: GROUND FLOOR PLAN
DRAWING NUMBER: A 02 -A



1 FIRST FLOOR PLAN

10 | 03 1 : 100

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- DEMOLISHED
- HIDDEN
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- NEW WORKS

0 5 10 m

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PROJECT NAME: 12A JOHN ST
SCALE: 1 : 100
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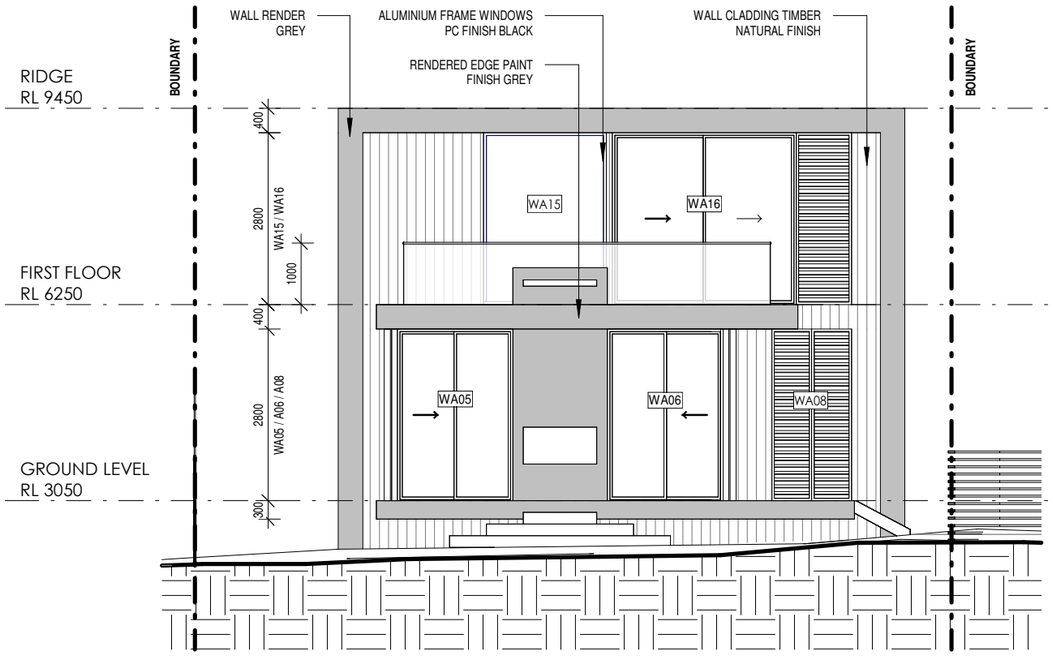
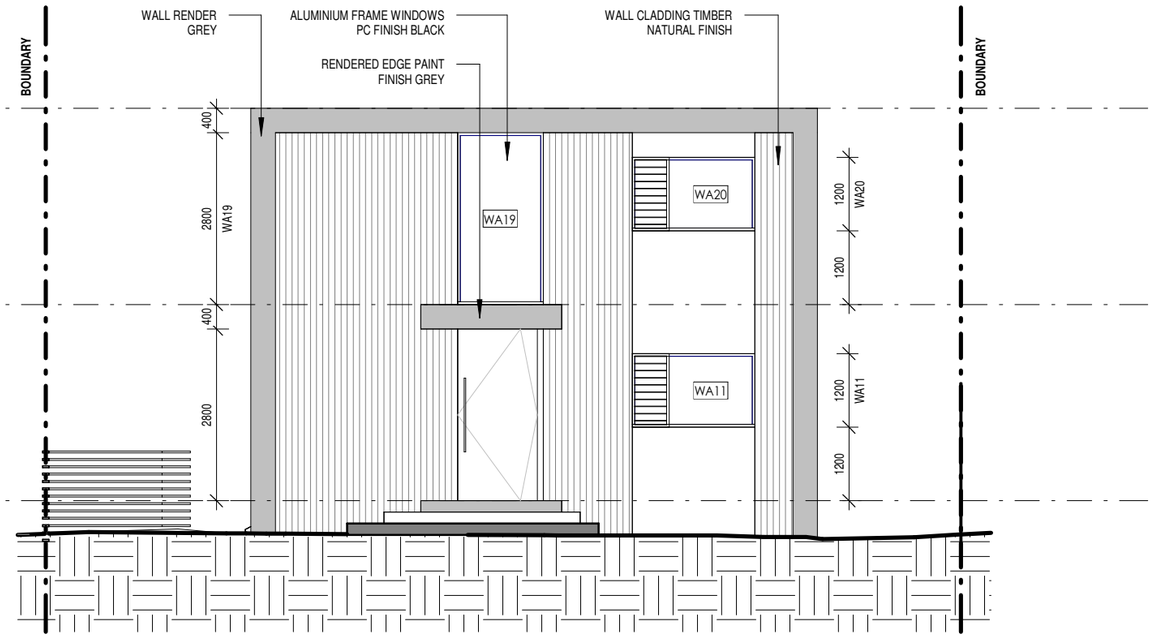


1 NORTH EAST ELEVATION

10 1 : 100



2 SOUTH WEST ELEVATION

10 1 : 100

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0418 620 330

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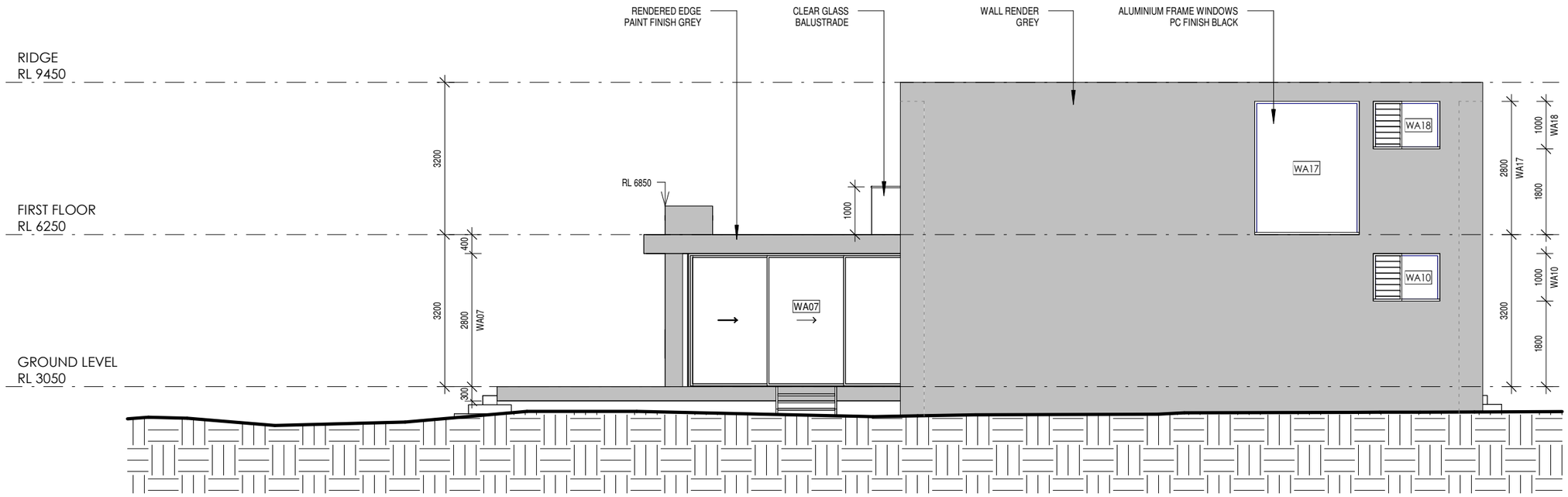
PROJECT NAME	SCALE
12A JOHN ST	1 : 100

DRAWING NAME	DRAWING NUMBER
NE/SW ELEVATIONS	A 10 -A



1 NORTH WEST ELEVATION

11 1 : 100

Certificate No. # 94YOOEA7WS

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JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
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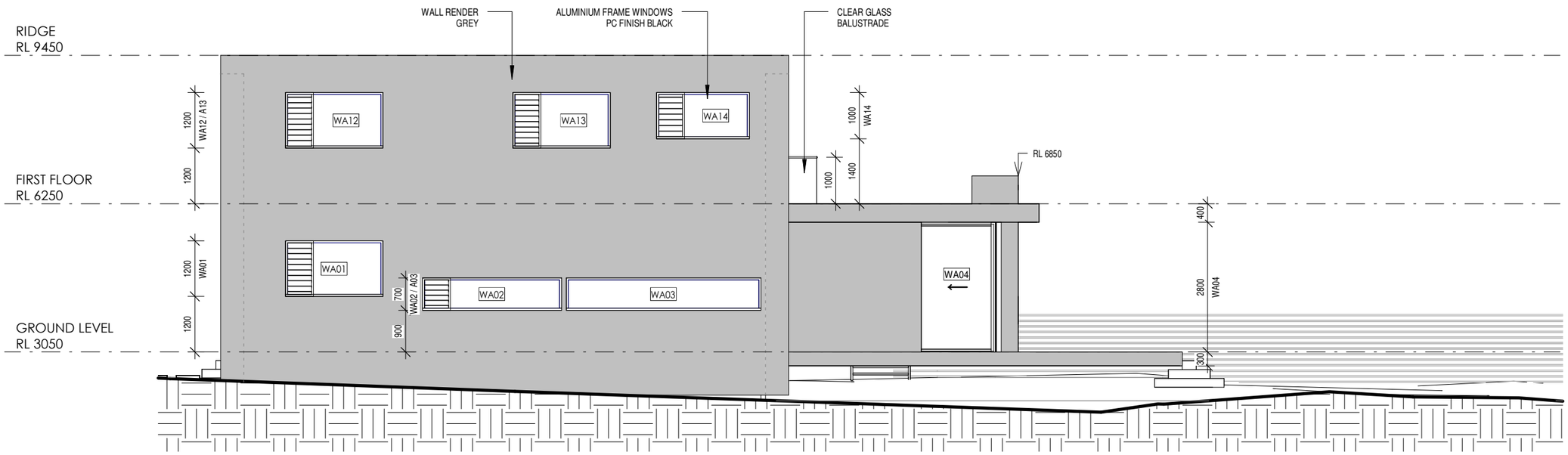
PROJECT NAME: 12A JOHN ST

SCALE: 1 : 100

DRAWING NAME: NW ELEVATION

DRAWING NUMBER: A 11 -A



1 SOUTH EAST ELEVATION

12 1 : 100

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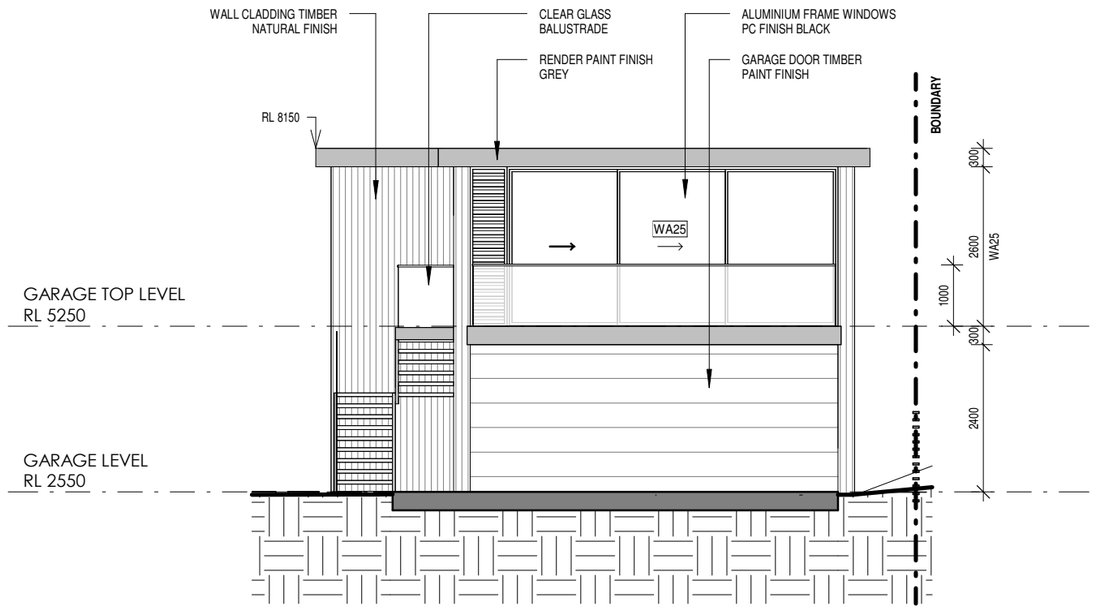
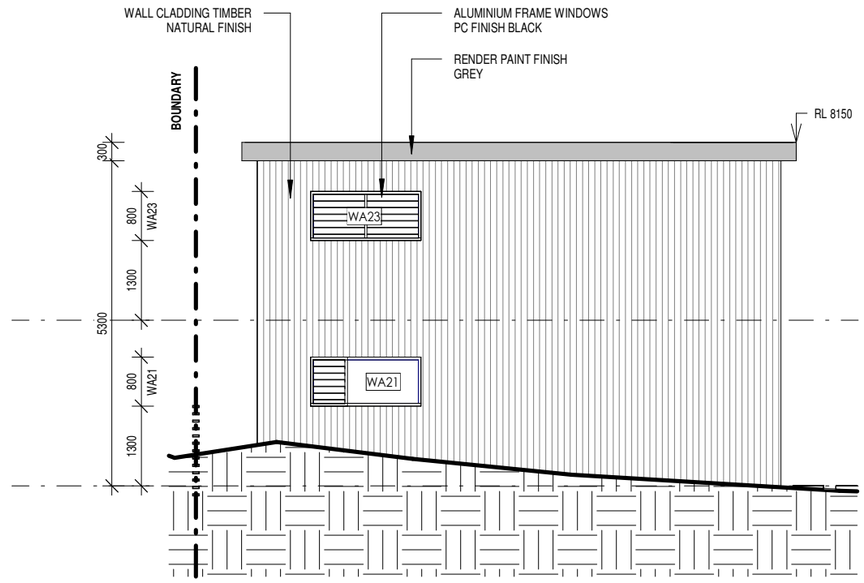
142A	MV	TW	A3

PROJECT NAME: 12A JOHN ST
SCALE: 1 : 100
DRAWING NAME: SE ELEVATION
DRAWING NUMBER: A 12 -A



1 GARAGE NW ELEVATION

13 1 : 100



2 GARAGE SE ELEVATION

13 1 : 100

Certificate No. # 94YOOEA7WS

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

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ARCHITECT
THW ARCHITECTS
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
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9957 5122

PROJECT
PROPOSED DWELLING
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BARRENJOEY CONSULTING ENGINEERS
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LUCASBCE@BIGPOND.COM
0418 620 330

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138 COWLES RD, MOSMAN, NSW, 2088
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ECOLOGICAL CONSULTANTS AUSTRALIA
ECOLOGICALCA@OUTLOOK.COM
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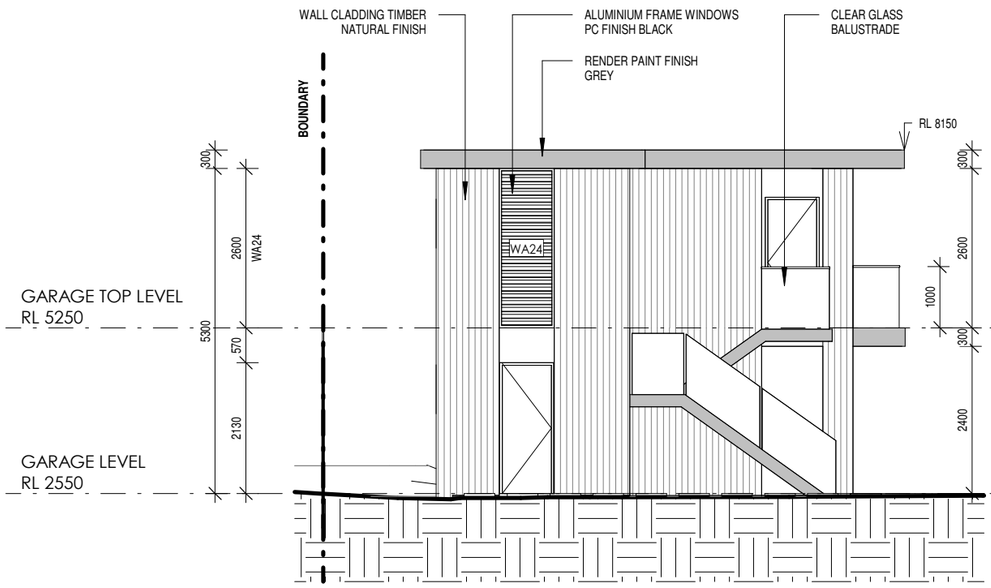
142A	MV	TW	A3

PROJECT NAME: 12A JOHN ST

SCALE: 1 : 100

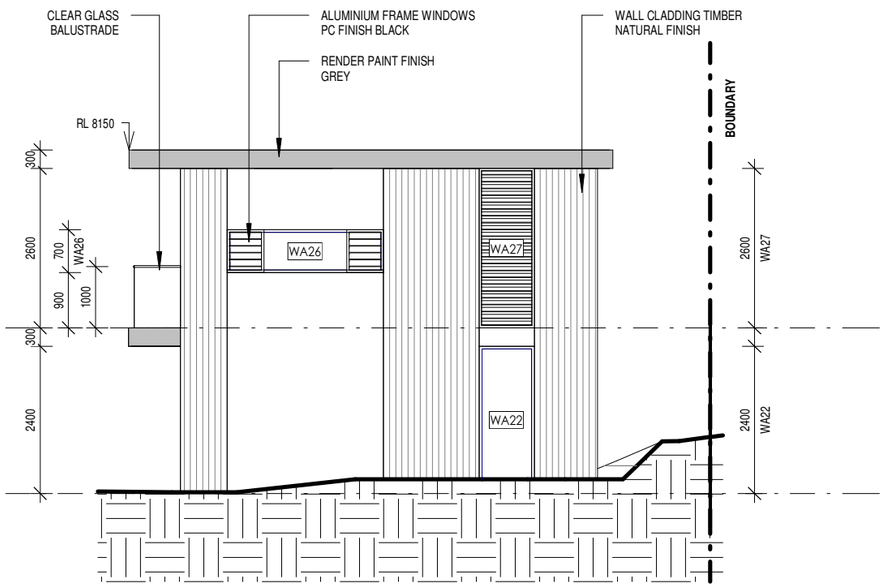
DRAWING NAME: GARAGE ELEVATIONS

DRAWING NUMBER: A 13 -A



1 GARAGE NE ELEVATION

14 1 : 100



2 GARAGE SW ELEVATION

14 1 : 100

Certificate No. # 94YOOEA7WS

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0418 620 330

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SUSTAINABLE THERMAL SOLUTIONS
138 COWLES RD, MOSMAN, NSW, 2088
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0420 312 721

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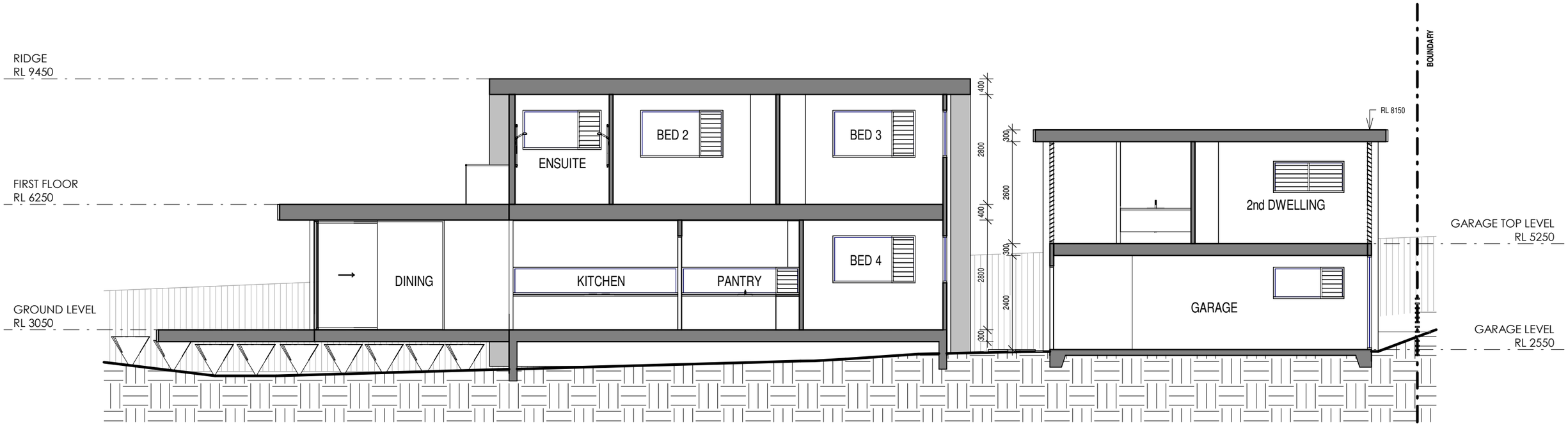
JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
142A	MV	TW	A3

PROJECT NAME: 12A JOHN ST
SCALE: 1 : 100
DRAWING NAME: GARAGE ELEVATIONS
DRAWING NUMBER: A 14 -A



1 SECTION 1

02 | 20 1 : 100

Certificate No. # 94YOOEA7WS

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BASIX / NATHERS
SUSTAINABLE THERMAL SOLUTIONS
138 COWLES RD, MOSMAN, NSW, 2088
ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU
0420 312 721

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ECOLOGICAL CONSULTANTS AUSTRALIA
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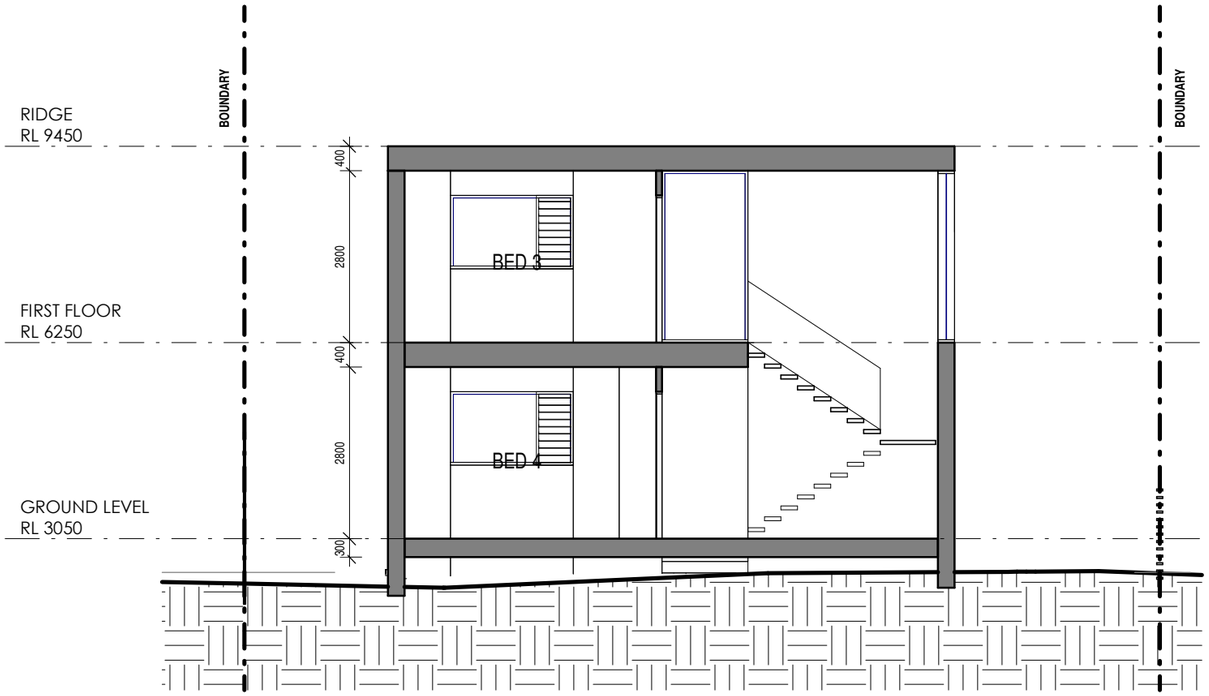
JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
142A	MV	TW	A3

PROJECT NAME: 12A JOHN ST
SCALE: 1 : 100
DRAWING NAME: SECTION
DRAWING NUMBER: A 20 -A



1 SECTION 2

02 | 21 1 : 100

Certificate No. # 94YOOEA7WS

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Property Address 12A John Street, Avalon, NSW, 2107

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THW ARCHITECTS
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
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W. BEELETH.COM.AU

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VAUGHAN MILLIGAN DEVELOPMENT CONSULTING
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8/1 KALINYA ST, NEWPORT, NSW, 2106
9999 4922

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BASIX / NATHERS
SUSTAINABLE THERMAL SOLUTIONS
138 COWLES RD, MOSMAN, NSW, 2088
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0420 312 721

BIODIVERSITY / COASTAL
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9918 4486

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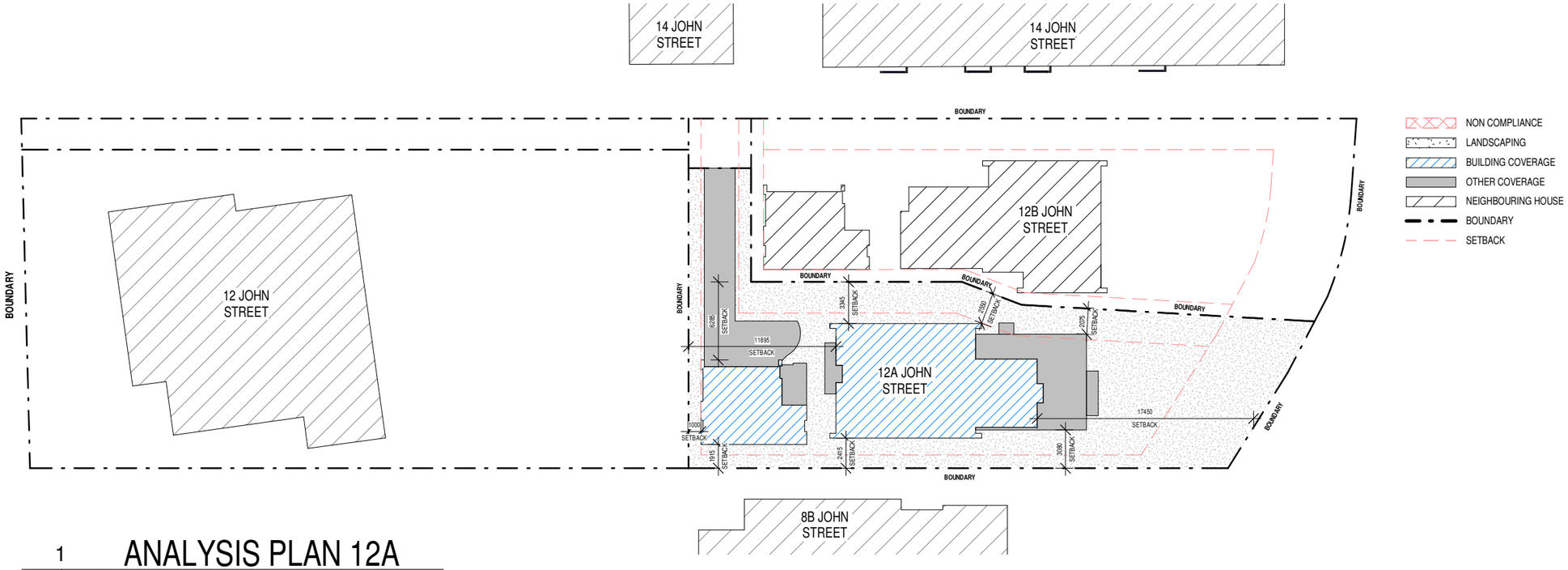
JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
142A	MV	TW	A3

PROJECT NAME: 12A JOHN ST

SCALE: 1 : 100

DRAWING NAME: SECTION

DRAWING NUMBER: A 21 -A

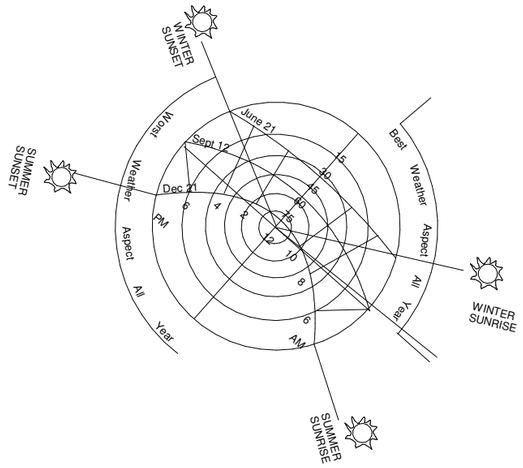


1 ANALYSIS PLAN 12A

10 | 100 1 : 400

SITE ANALYSIS

SITE AREA	700m²
ZONE	E4
MAX COVERAGE	40% = 280m²
BUILDING FOOTPRINT	178.9m²
HARD PAVING / DECK / STAIRS	113.8m²
PRO COVERAGE	292.7m² = 41.8%
REQ LANDSCAPE	60% = 420m²
PRO LANDSCAPE	407.3m² = 58.2%
MAX HEIGHT	8.50m
PRO HEIGHT	7.39m
REQ FRONT SETBACK	6.50m
PRO FRONT SETBACK HOUSE	11.9m
PRO FRONT SETBACK GARAGE	1.00m
REQ REAR SETBACK	6.50m
PRO REAR SETBACK HOUSE	17.5m
PRO REAR SETBACK GARAGE	35.2m
REQ SIDE SETBACK	1.00m / 2.50m
PRO SIDE SETBACK HOUSE	2.42m / 2.55m
PRO SIDE SETBACK GARAGE	1.00m / 6.28m



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Accreditation No.	DMN/17/1795
Property Address	12A John Street, Avalon, NSW, 2107

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9999 4922

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BARRENJOEY CONSULTING ENGINEERS
34 GEORGE ST, AVALON, NSW, 2107
LUCASBCE@BIGPOND.COM
0418 620 330

BASIX / NATHERS
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138 COWLES RD, MOSMAN, NSW, 2088
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ECOLOGICAL CONSULTANTS AUSTRALIA
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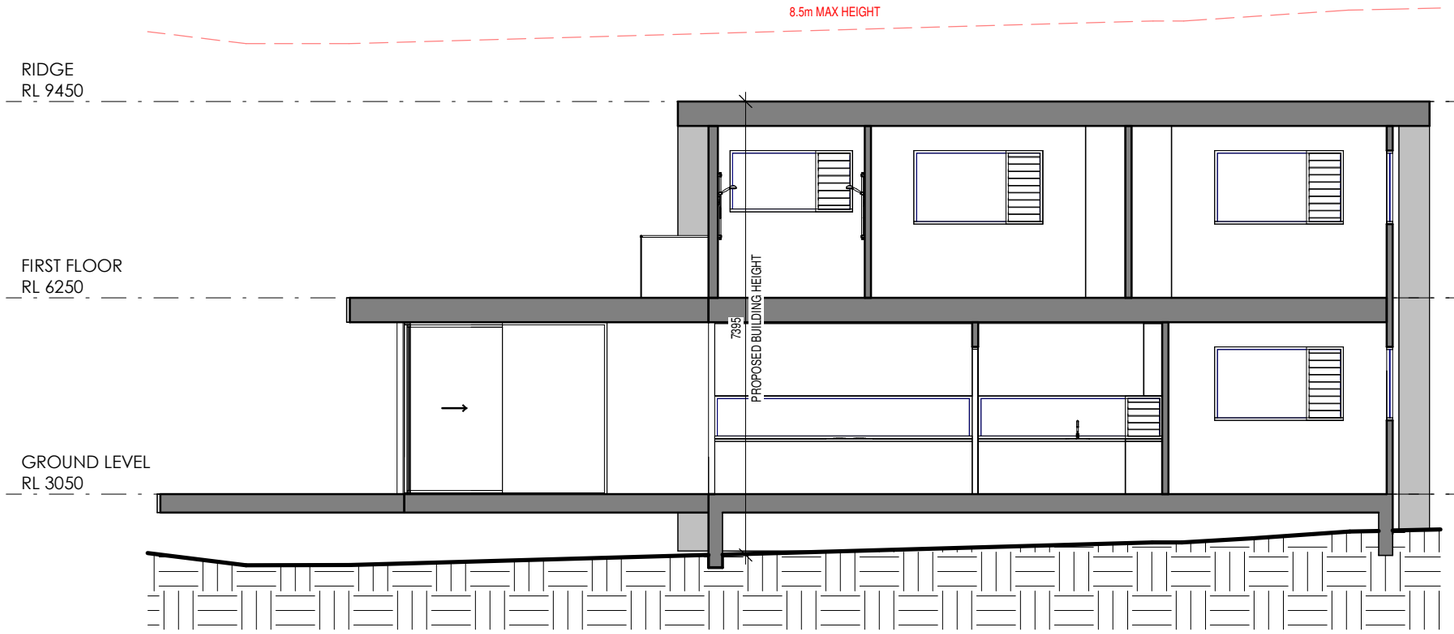
A	01/12/2023	DA

JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
142A	MV	TW	A3

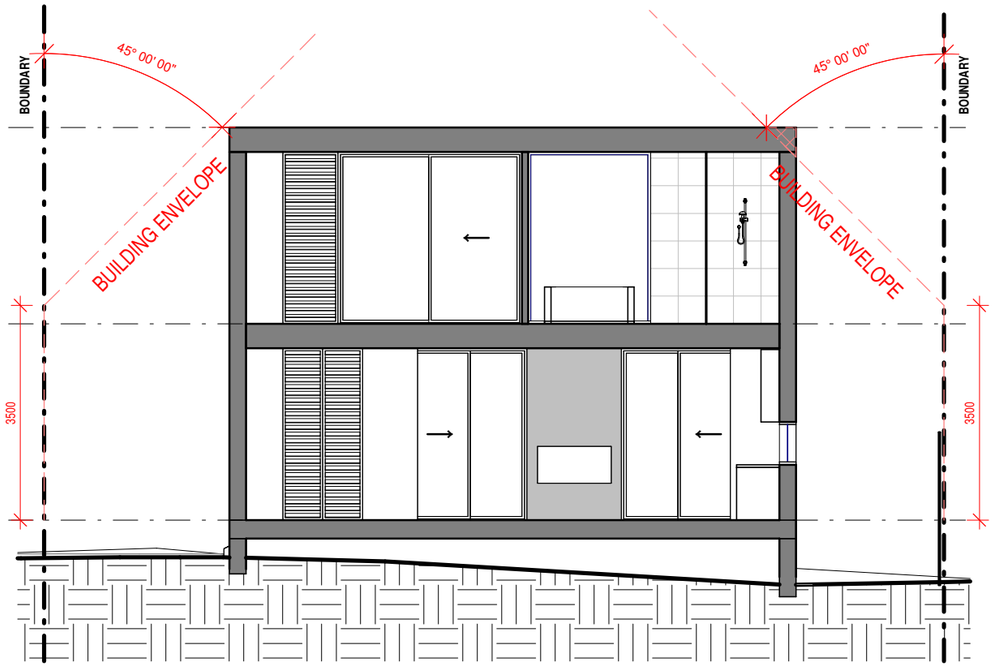
PROJECT NAME	SCALE
12A JOHN ST	As indicated

DRAWING NAME	DRAWING NUMBER
SITE ANALYSIS	A 100 -A



1 ANALYSIS SECTION 1

101 1 : 100



2 ANALYSIS SECTION 2

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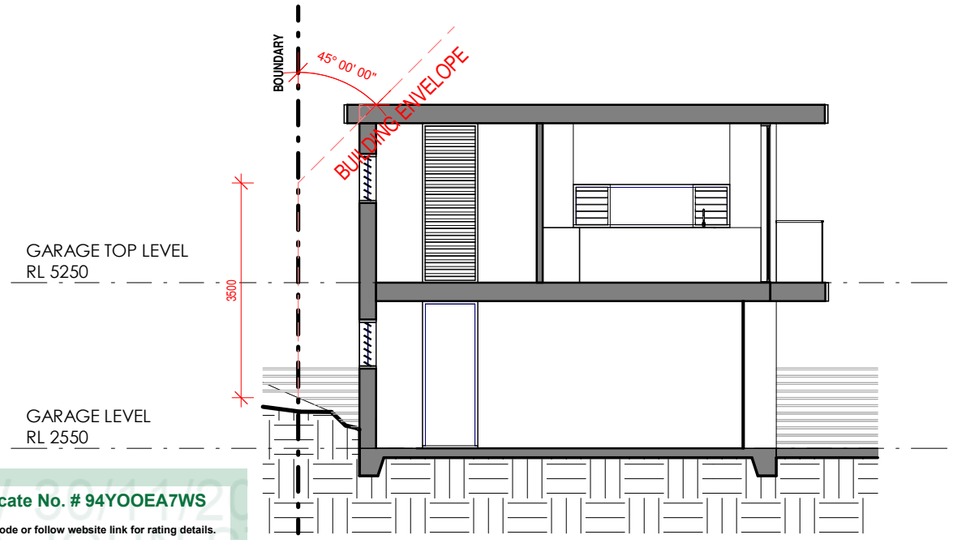
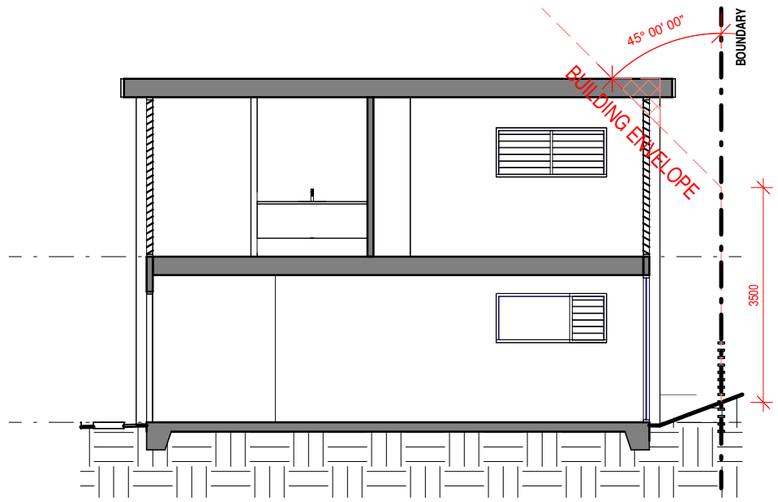


3 ANALYSIS SECTION 3

101 1 : 100



4 ANALYSIS SECTION 4

101 1 : 100

NON COMPLIANCE
LANDSCAPING
BUILDING COVERAGE
OTHER COVERAGE
NEIGHBOURING HOUSE
BOUNDARY
SETBACK

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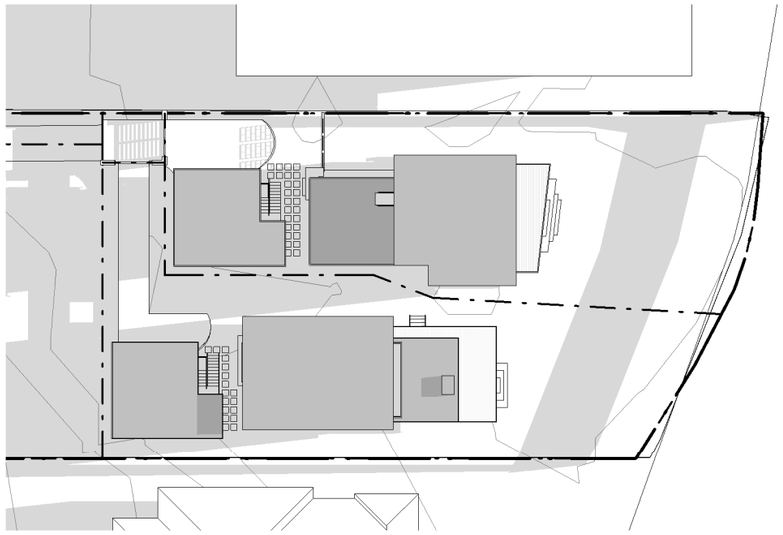
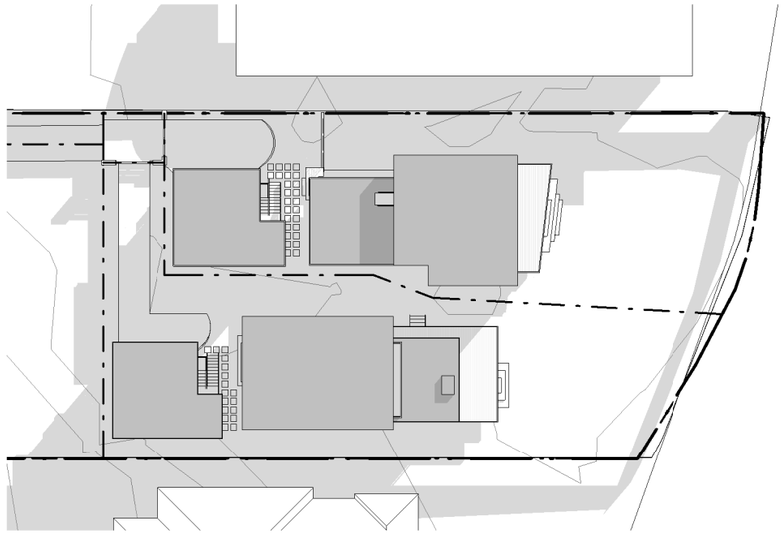
PROJECT NAME: 12A JOHN ST
SCALE: 1 : 100
DRAWING NAME: ANALYSIS SECTIONS
DRAWING NUMBER: A 101 -A



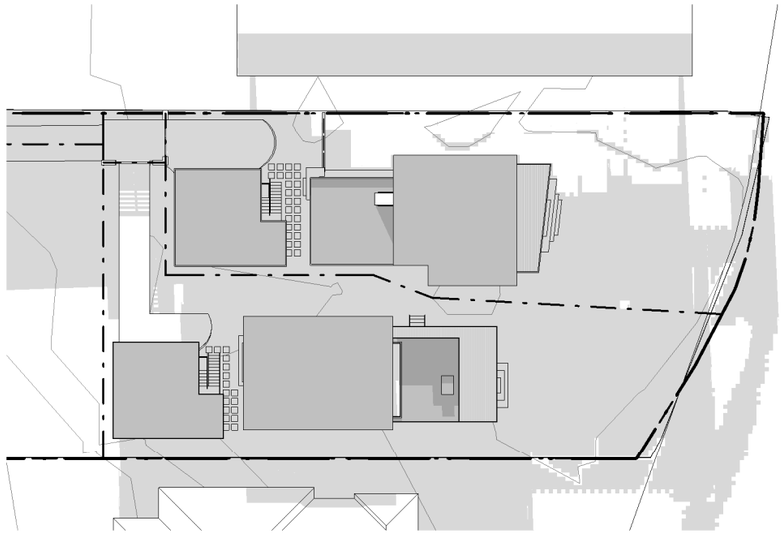
1 SHADOWS PLAN JUNE 21ST 9AM

102 1 : 500



2 SHADOWS PLAN JUNE 21ST 12AM

102 1 : 500



3 SHADOWS PLAN JUNE 21ST 3PM

102 1 : 500

Certificate No. # 94YOOEA7WS

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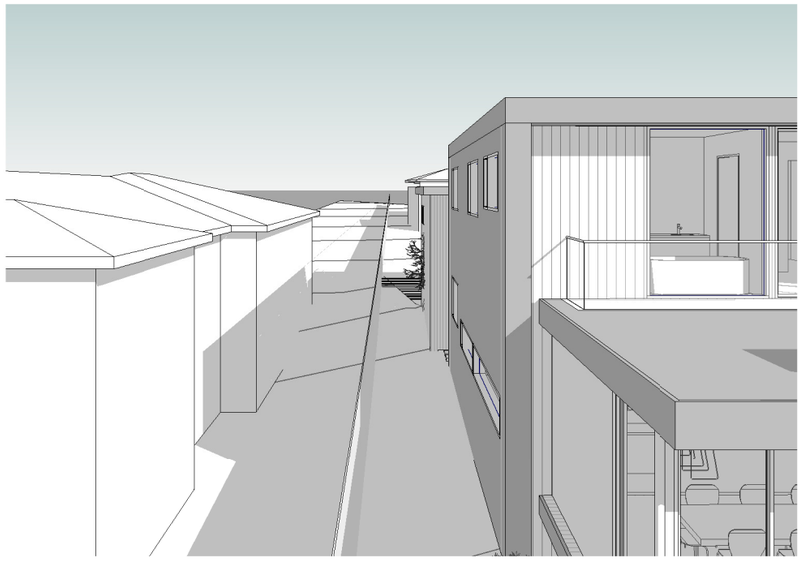
PROJECT NAME	SCALE
12A JOHN ST	1 : 500

DRAWING NAME	DRAWING NUMBER
SHADOWS	A 102 -A

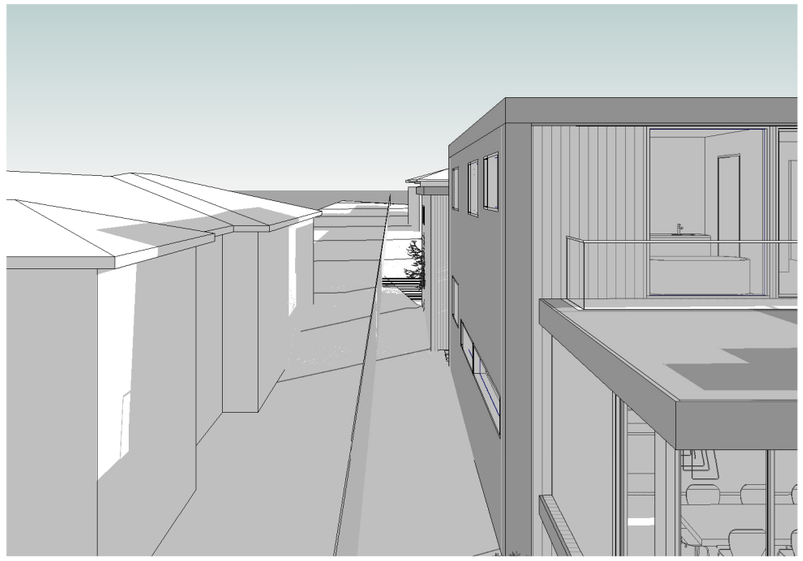
1 SHADOWS 3D JUNE 21ST 9AM

103



2 SHADOWS 3D JUNE 21ST 12AM

103



3 SHADOWS 3D JUNE 21ST 3PM

103

Certificate No. # 94YOOEA7WS

Scan QR code or follow website link for rating details.

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

https://www.fr5.com.au/QRCodeLanding?PublicId=94YOOEA7WS&GrpCert=1

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ARCHITECT

THW ARCHITECTS

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
12A JOHN ST, AVALON, NSW, 2107

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

IS	DATE	COMMENTS
A	01/12/2023	DA

JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
142A	MV	TW	A3

PROJECT NAME: 12A JOHN ST

SCALE:

DRAWING NAME: SHADOWS

DRAWING NUMBER: A 103 -A

Certificate No. # 94YOOEA7WS

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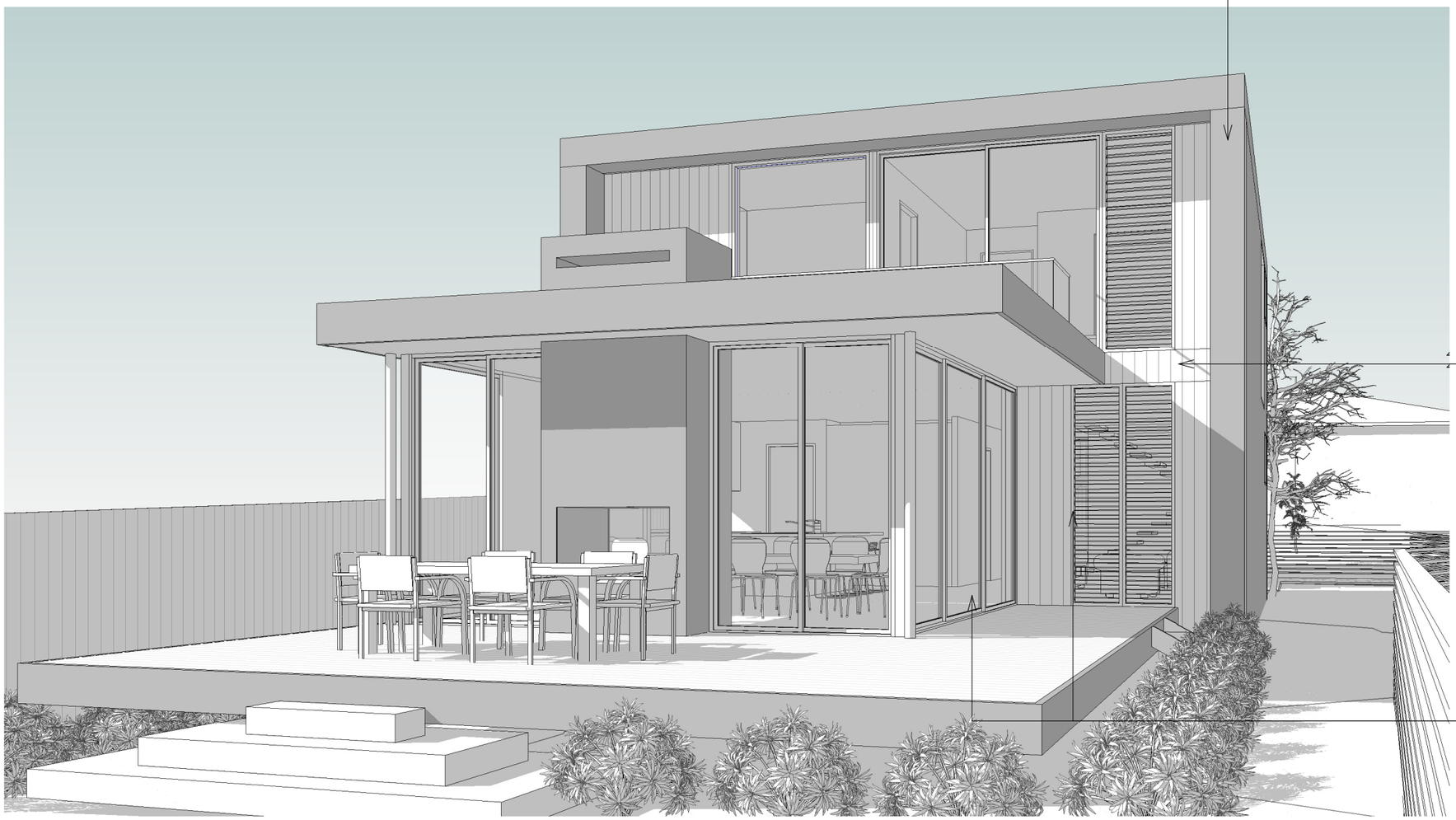
WALL RENDER:
GREY



WALL CALDDING:
TIMBER NATURAL FINISH

STEEL EDGES & WINDOW FRAMES:
BLACK PC FINISH

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0418 620 330

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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

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142A	MV	TW	A3

PROJECT NAME: 12A JOHN ST

SCALE:

DRAWING NAME: EXTERNAL FINISHES

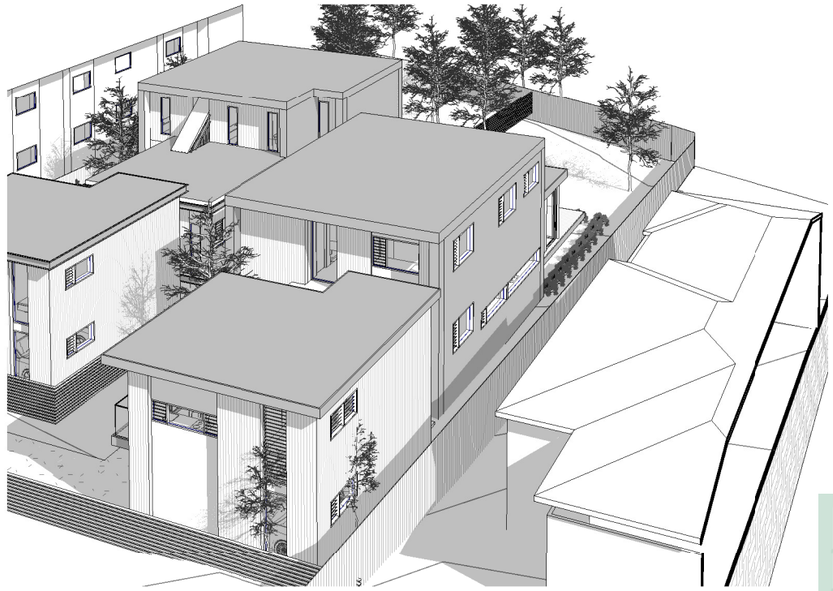
DRAWING NUMBER: A 104 -A

1 3D VIEW 1

105

2 3D VIEW 2

105



4 3D VIEW 4

105

3 3D VIEW 3

105

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A	01/12/2023	DA

JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
142A	MV	TW	A3

PROJECT NAME: 12A JOHN ST

SCALE:

DRAWING NAME: 3D VIEWS

DRAWING NUMBER: A 105 -A

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	5 star	5 star	5 star	-	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
Main	Central water tank (No. 1)	See central systems	See central systems	yes	yes	no	no	no
Main	No alternative water supply	-	-	-	-	-	-	-
All other dwellings	Central water tank (No. 1)	See central systems	See central systems	yes	no	no	no	no
All other dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous - 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
Main	-	-	-	-	3	yes
All other dwellings	-	-	-	-	1	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	-	-	yes	yes

	Alternative energy		
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	-	-	-

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
Main	-	-	-	-	3	yes
All other dwellings	-	-	-	-	1	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	-	-	yes	yes

	Alternative energy		
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	-	-	-

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
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	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
Main	-	-	-	-	-	120	-	-	-	-
All other dwellings	-	-	-	conventional slab	-	-	-	-	-	-

	Floor types											
	First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor					
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation
Main	-	-	-	-	-	-	-	-	-	-	-
All other dwellings	-	-	-	particle board, frame: timber - H2 treated softwood	43	fibreglass batts or roll	concrete slab on ground	43	-	none	conventional slab

	External walls							
	External wall type 1				External wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
Main	framed (fibre cement sheet or boards), frame : timber - H2 treated softwood	249	fibreglass batts or roll	-	-	-	-	-
All other dwellings	framed (fibre cement sheet or boards), frame : timber - H2 treated softwood	89	fibreglass batts or roll	-	-	-	-	-

	External walls							
	External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

	Internal walls								
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
Main	-	-	-	plasterboard, frame: timber - H2 treated softwood	159	fibreglass batts or roll	-	-	-
All other dwellings	-	-	-	plasterboard, frame: timber - H2 treated softwood	22	fibreglass batts or roll	-	-	-

	Ceiling and roof								
	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
Main	-	-	-	-	-	-	framed - metal roof, frame: timber - H2 treated softwood	151	-
All other dwellings	-	-	-	-	-	-	framed - metal roof, frame: timber - H2 treated softwood	61	-

	Glazing type			Frame types				
Dwelling no.	Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
Main	-	81	-	81	-	-	-	-
All other dwellings	-	27	-	27	-	-	-	-

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	5000	To collect run-off from at least: - 150 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Central energy systems	Type	Specification
Other	-	-

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TIM DONOVAN
TDONOVAN@CITYFREEHOLDS.COM.AU

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