

# 12A JOHN STREET AVALON, NSW, 2107

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02 - GROUND FLOOR PLAN

03 - FIRST FLOOR PLAN

10 - ELEVATIONS

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12 - ELEVATIONS

13 - ELEVATIONS

14 - ELEVATIONS
- 20 - SECTIONS

21 - SECTIONS

100 - SITE ANALYSIS

101 - ANALYSIS SECTIONS

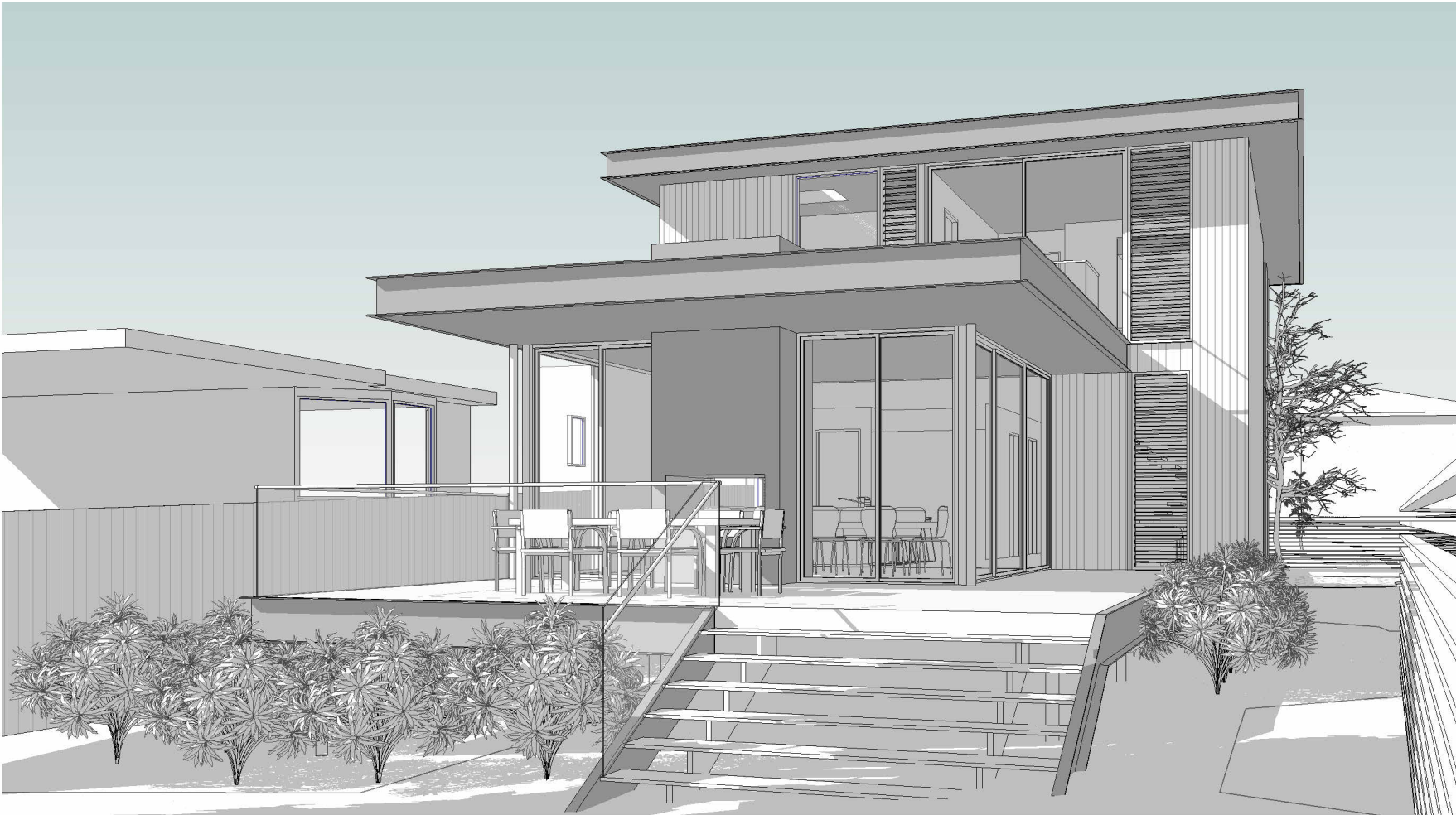
102 - SHADOW PLANS

103 - SHADOW 3D'S

104 - COLOUR & FINISHES

105 - 3D'S

106 - BASIX & NATHERS



NUM #	SILL	HEIGHT	WIDTH
WA01	1200	1200	2100
WA02	900	700	3000
WA03	900	700	4200
WA04	0	2800	1600
WA05	0	2800	1885
WA06	0	2800	1885
WA07	0	2800	4900
WA08	0	2800	1300
WA09	0	2800	2200
WA10	0	2800	800
WA11	1200	1200	2000
WA12	1200	1200	2100
WA13	1200	1200	2100
WA14	1200	1200	2100
WA15	0	2800	2000
WA16	0	2800	3900
WA17	0	2800	2200
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WA19	0	2800	1250
WA20	1200	1200	2000
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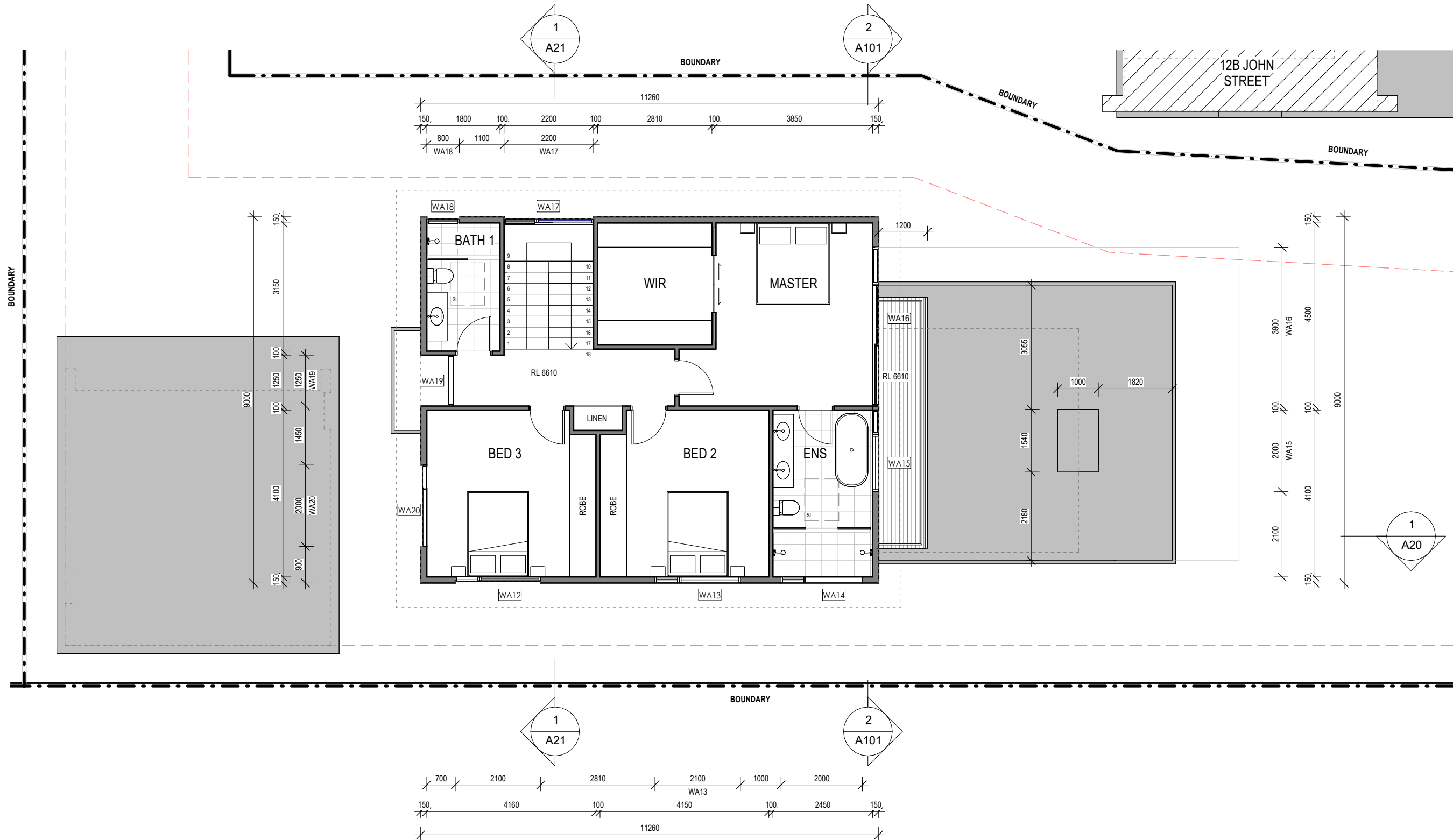
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	<div>STORMWATER / FLOOD</div> <div>BARRENJOEY CONSULTING ENGINEERS</div> <div>34 GEORGE ST, AVALON, NSW, 2107</div> <div>LUCASBCE@BIGPOND.COM</div> <div>0418 620 330</div>			<div>BASIX / NATHERS</div> <div>SUSTAINABLE THERMAL SOLUTIONS</div> <div>138 COWLES RD, MOSMAN, NSW, 2088</div> <div>ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU</div> <div>0420 312 721</div>				<div>BIODIVERSITY / COASTAL</div> <div>ECOLOGICAL CONSULTANTS AUSTRALIA</div> <div>ECOLOGICALCA@OUTLOOK.COM</div> <div>9918 4486</div>			<div>CLIENT</div> <div>TIM DONOVAN</div> <div>TDONOVAN@CITYFREEHOLDS.COM.AU</div>			<div>PROJECT NAME</div> <div>12A JOHN ST</div>			<div>SCALE</div> <div>1 : 100</div>		
	<div>DRAWING NAME</div> <div>COVER PAGE</div>			<div>DRAWING NUMBER</div> <div>A A00 -C</div>															







# FIRST FLOOR PLAN

1  
A10 A03 1 : 100

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9999 4922

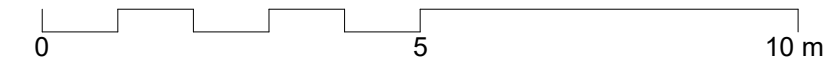
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**PROJECT**  
PROPOSED DWELLING  
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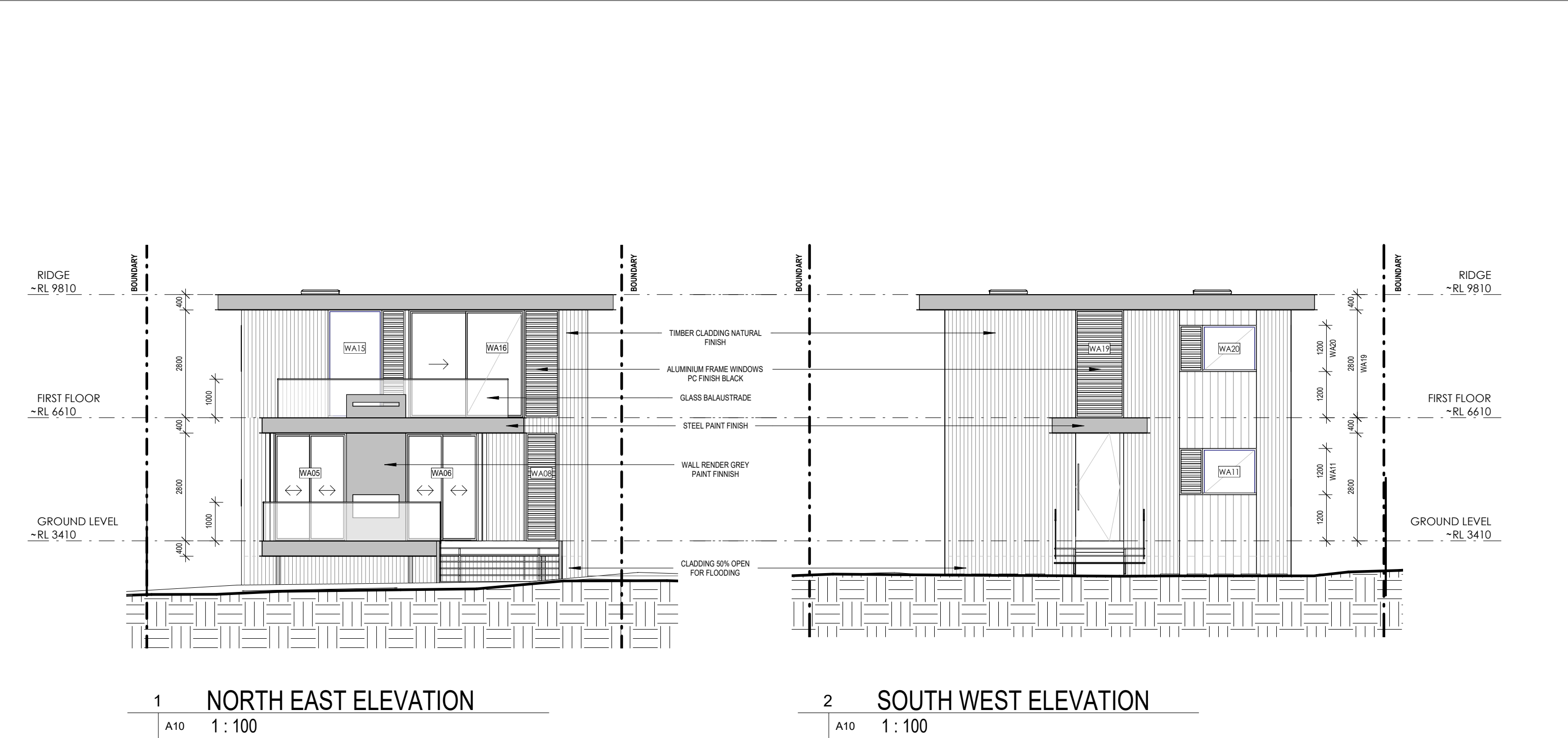
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- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

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 FIRST FLOOR PLAN			DRAWING NUMBER A A03 -C

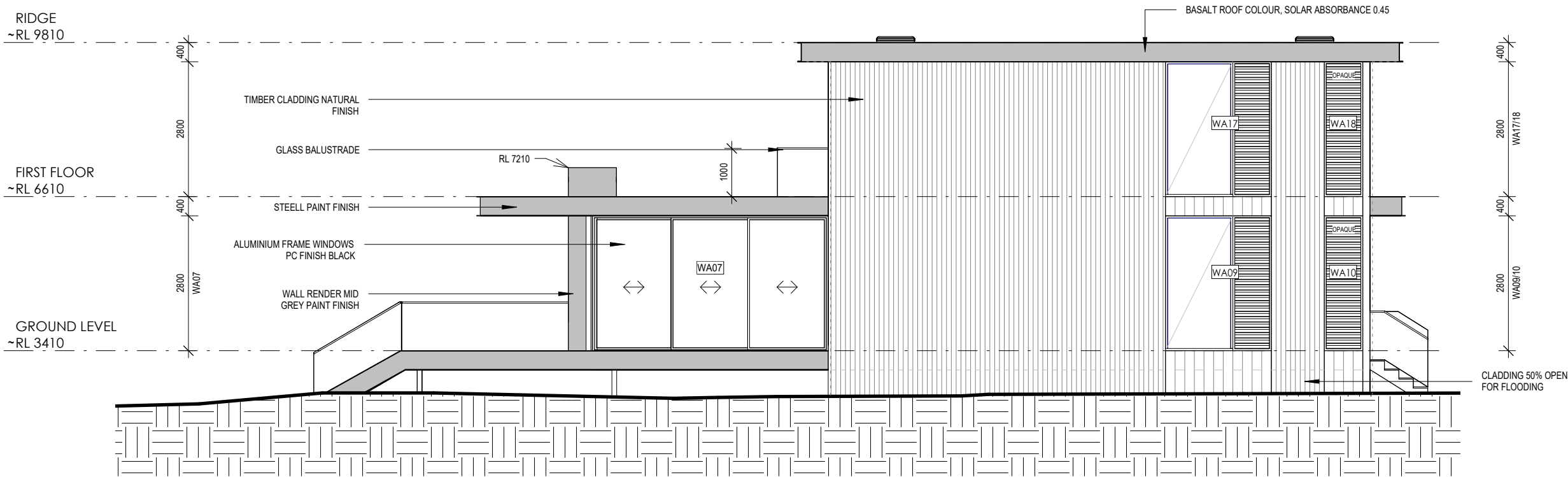




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	PROJECT NAME 12A JOHN ST			SCALE 1 : 100						
	DRAWING NAME NE/SW ELEVATIONS			DRAWING NUMBER A A10 -C						

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1 NORTH WEST ELEVATION  
A11 1 : 100

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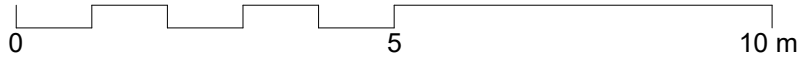
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**PROJECT**

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PROJECT NAME 12A JOHN ST			SCALE 1 : 100
DRAWING NAME NW ELEVATION			DRAWING NUMBER A A11 -C

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B	05/03/2025	2025 DA - WINDOWS
A	01/12/2023	DA
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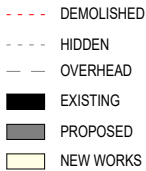
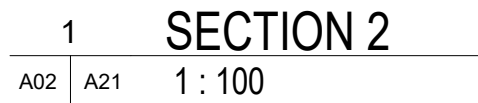






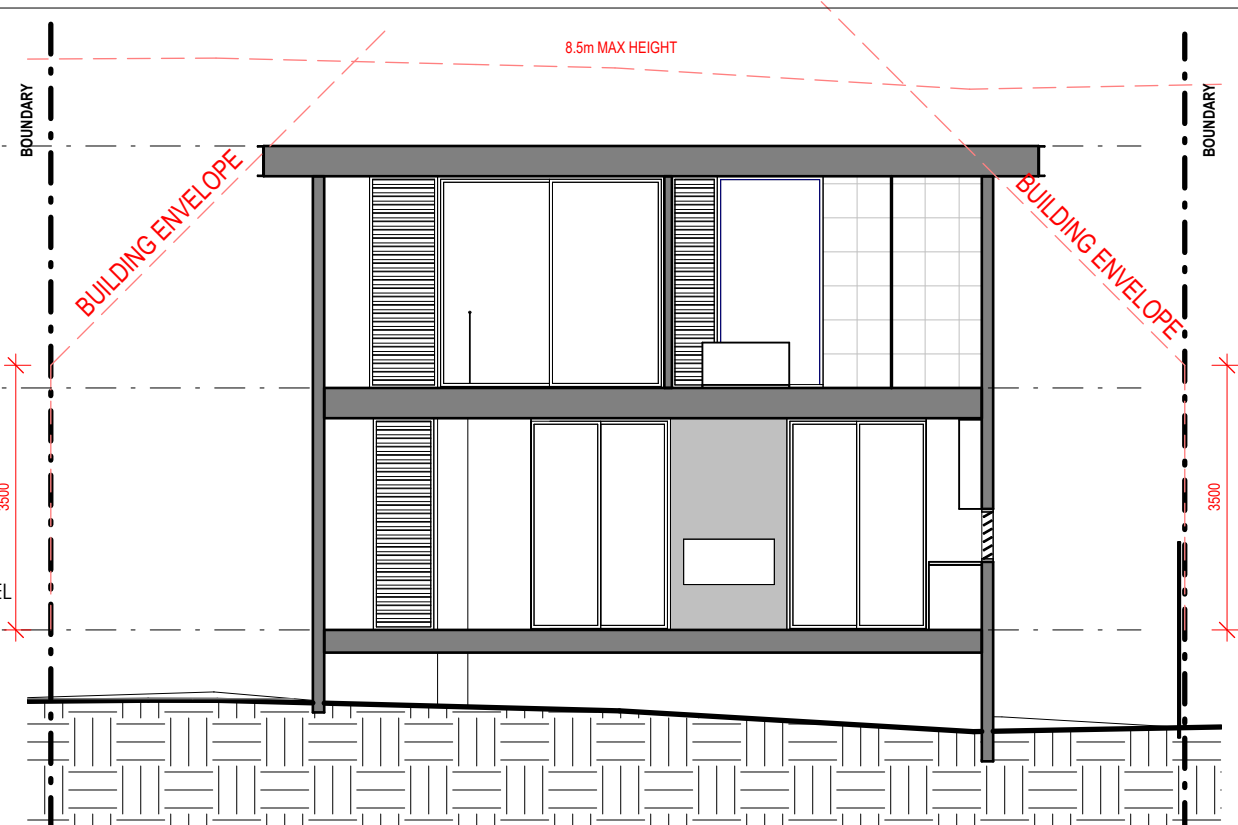






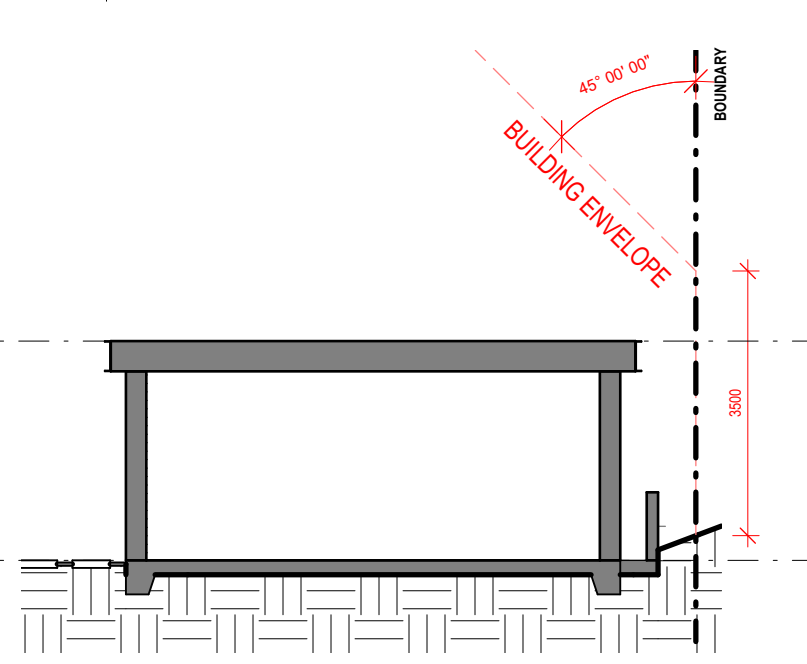
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	PROJECT NAME 12A JOHN ST		SCALE 1 : 100								
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A02	A101	1 : 100
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A101	1 : 100
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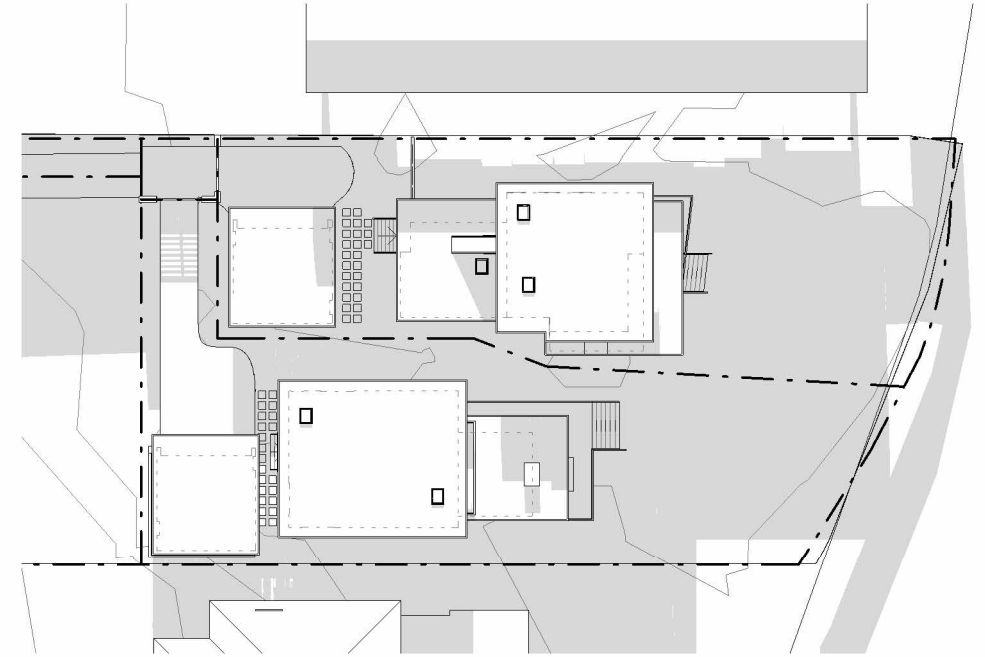
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-  NON COMPLIANCE  
 LANDSCAPING  
 BUILDING COVERAGE  
 OTHER COVERAGE  
 NEIGHBOURING HOUSE  
 BOUNDARY  
 SETBACK

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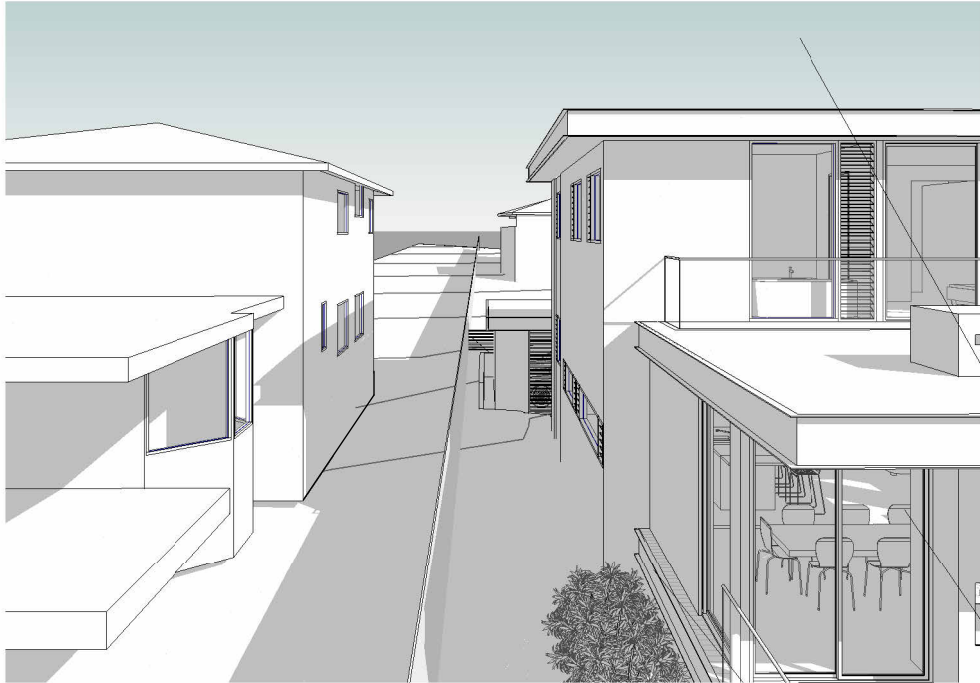




3	SHADOWS PLAN JUNE 21ST 3PM
A102	1:500

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				IS	DATE	COMMENTS	<div>DRAWING NAME</div> <div>SHADOW PLANS</div>	<div>DRAWING NUMBER</div> <div>A A102-C</div>			



1 SHADOWS 3D JUNE 21ST 9AM

A103

2 SHADOWS 3D JUNE 21ST 12AM

A103

3 SHADOWS 3D JUNE 21ST 3PM

A103

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							<div>DRAWING NAME</div> <div>SHADOW 3D'S</div>		<div>DRAWING NUMBER</div> <div>A A103-C</div>	











(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/or 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.						✓	✓

(iii) 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.							
(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.					✓		

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	fibre/glass 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	fibre/glass batts or roll	-	-	-	-	-	
All other dwellings	framed (fibre cement sheet or boards), frame: timber - H2 treated softwood	89	fibre/glass 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	fibre/glass batts or roll	-	-	-
All other dwellings	-	-	-	plasterboard, frame: timber - H2 treated softwood	22	fibre/glass 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)
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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