12B JOHN STREET AVALON, NSW, 2107

SHEET LIST:

B00 - COVER PAGE B01 - SITE PLAN

B02 - GROUND FLOOR PLAN

B03 - FIRST FLOOR PLAN

B10 - NE/SW ELEVATIONS

B11 - NW ELEVATION

B12 - SE ELEVATION

B13 - NE/SW GARAGE ELEVATIONS

B14 - NW/SE GARAGE ELEVATIONS

20 - SECTIONS

21 - SECTIONS

100 - SITE ANALYSIS

101 - ANALYSIS SECTIONS

102 - SHADOW PLANS

103 - SHADOW 3D'S

104 - EXTERNAL FINISHES

105 - 3D VIEWS

106 - BASIX & NATHERS



NUM#	SILL	HEIGHT	WIDTH
WB01 WB02 WB03 WB04 WB05 WB06 WB07 WB08 WB09 WB10 WB11 WB12 WB13 WB14 WB15 WB16 WB17 WB18	1200 1200 1200 0 0 0 0 0 0 0 0 0 0 0 0 0	1200 1200 1200 2800 2700 700 2800 2800 2800 2800 28	2400 1800 1800 600 8300 3200 600 4800 600 600 600 600 600 600 900 1500
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LANDSCAPE

A TOTAL CONCEPT

CLIENT TIM DONOVAN TDONOVAN@CITYFREEHOLDS.

PROJECT

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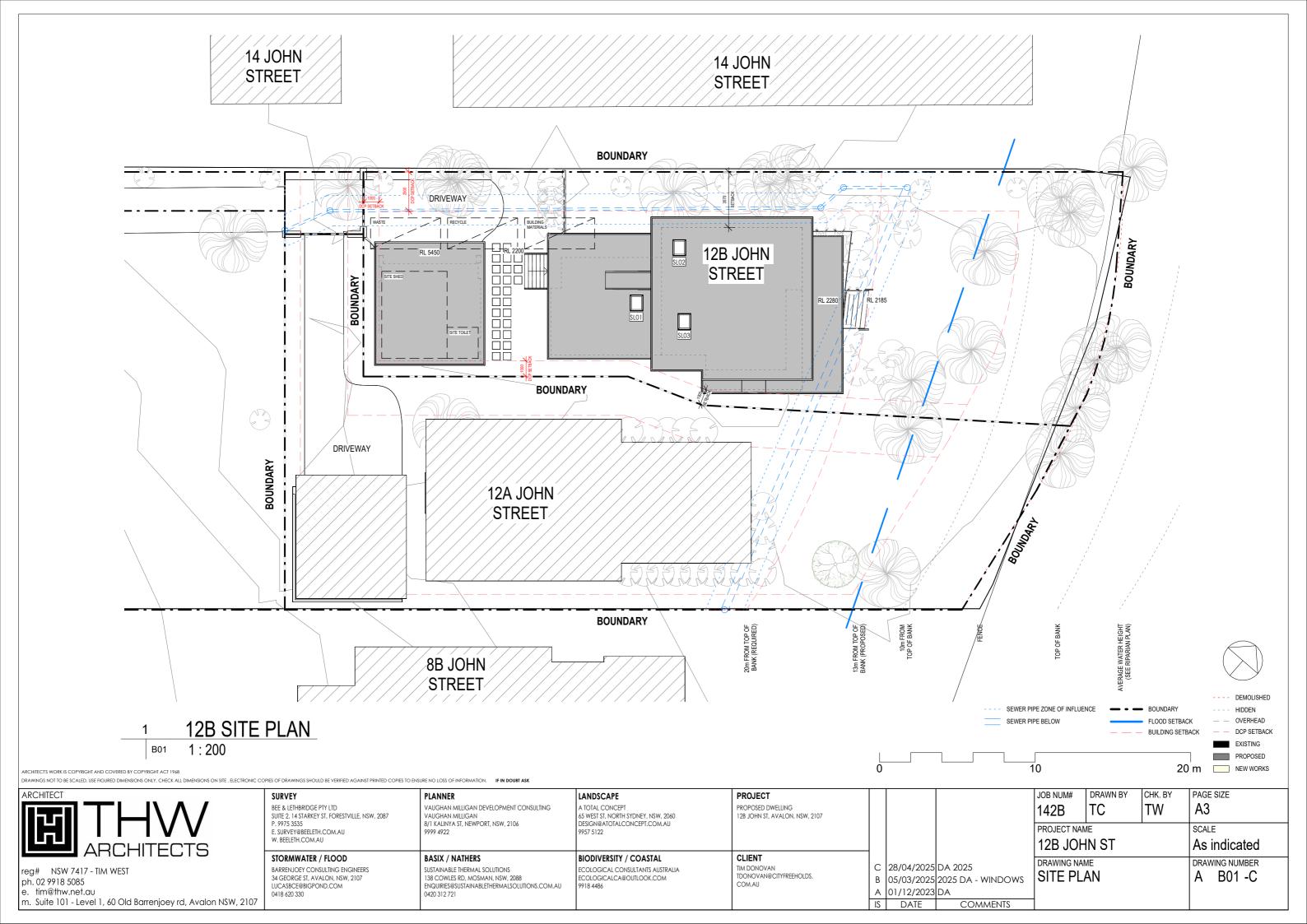
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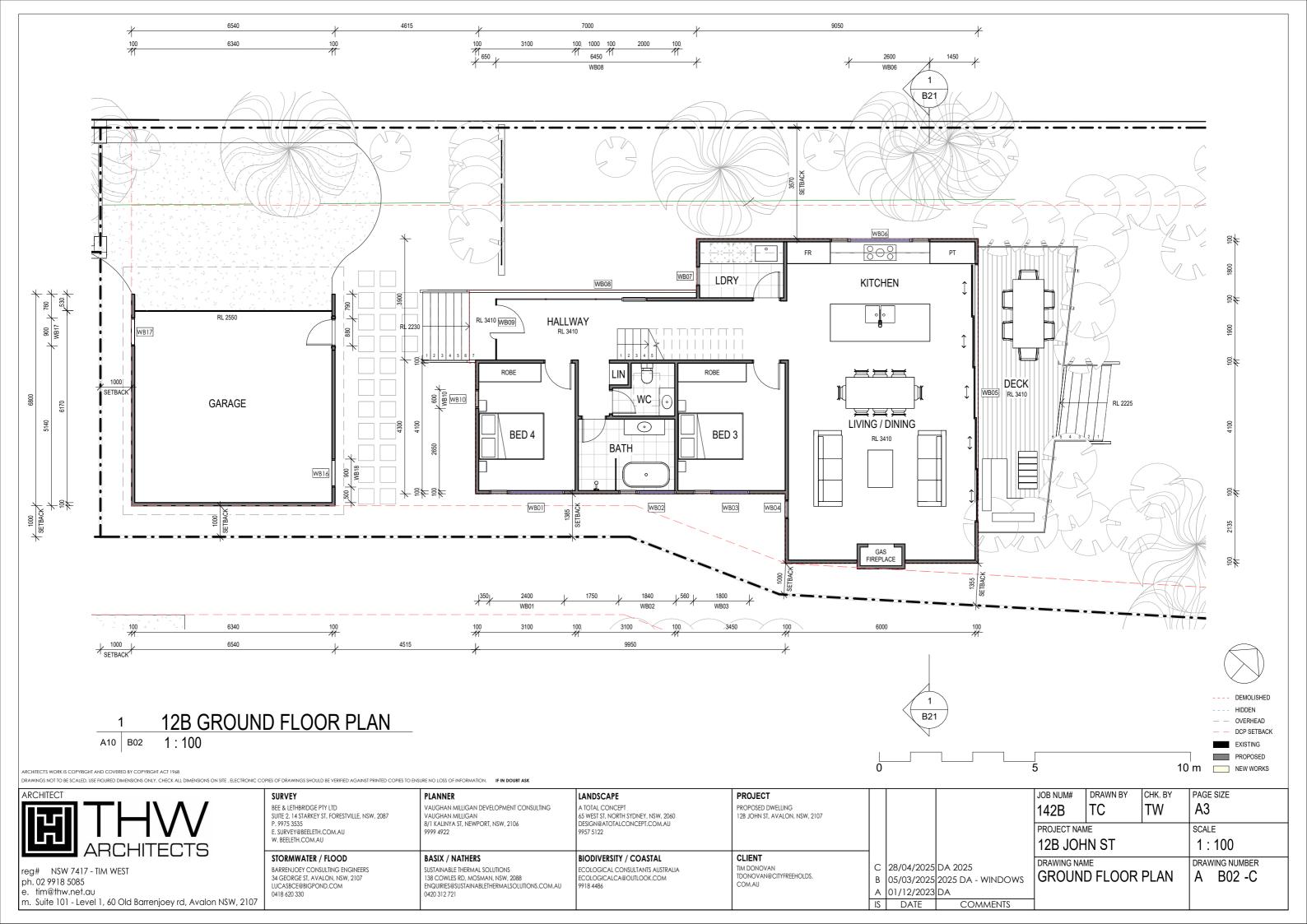
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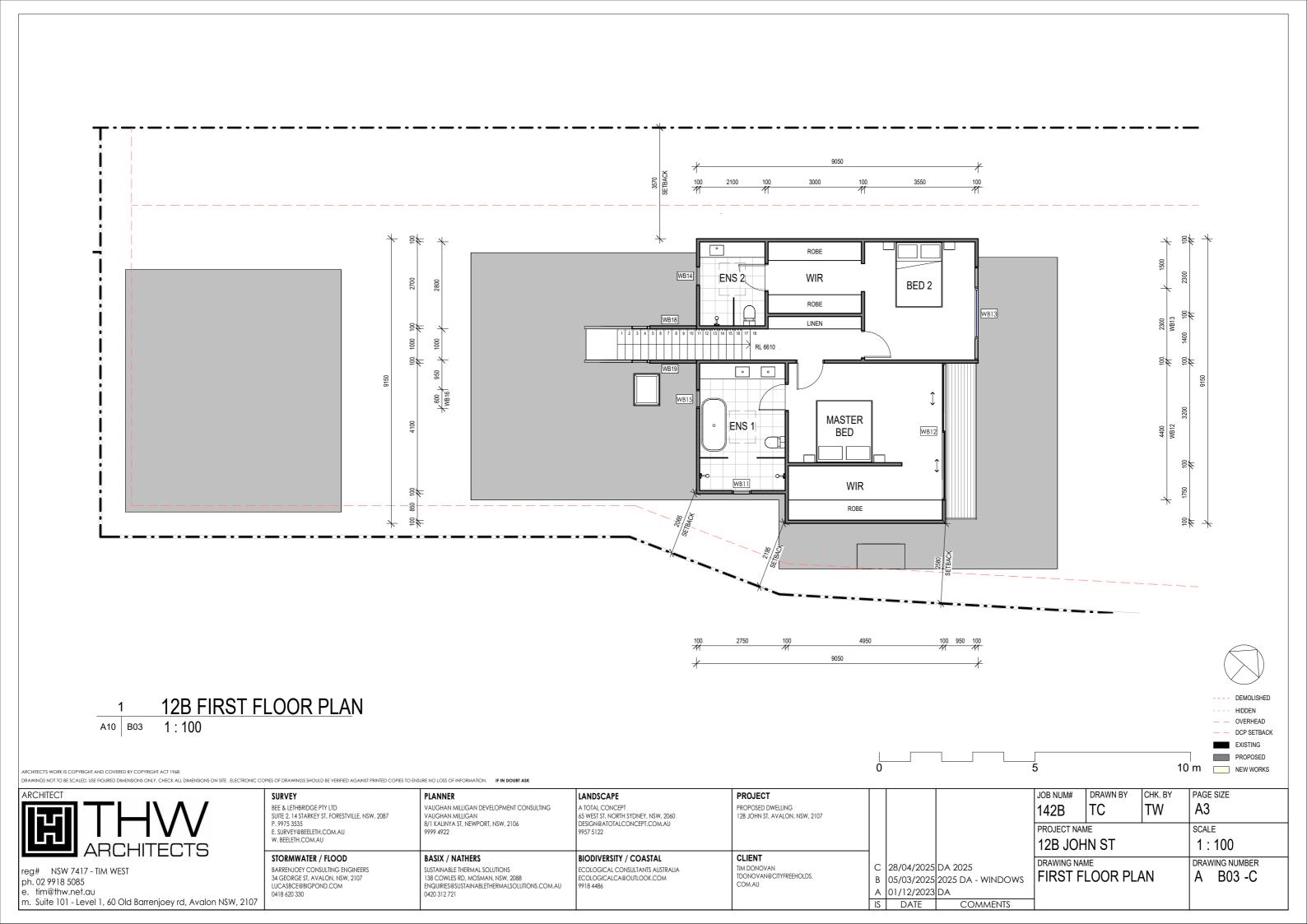
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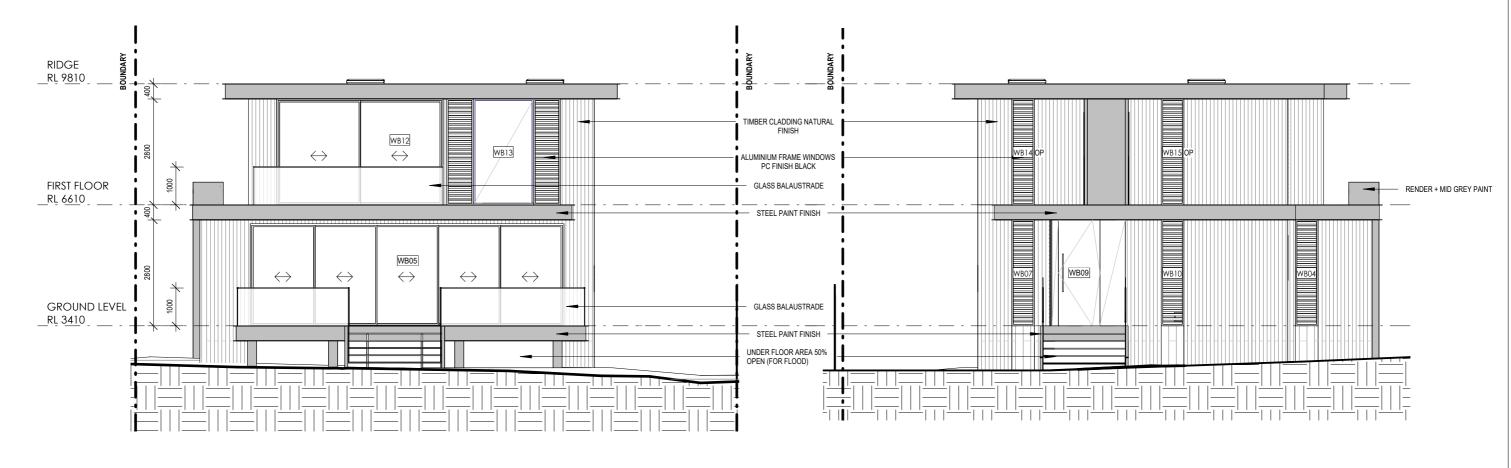
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NORTH EAST ELEVATION 12B B10

SOUTH WEST ELEVATION 12B

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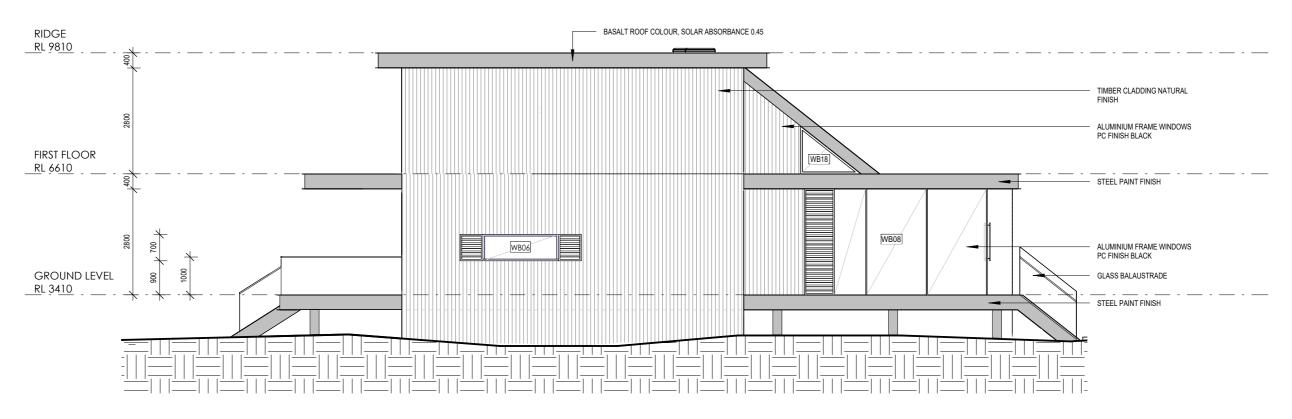
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PROPOSED 10 m NEW WORKS



NORTH WEST ELEVATION 12B

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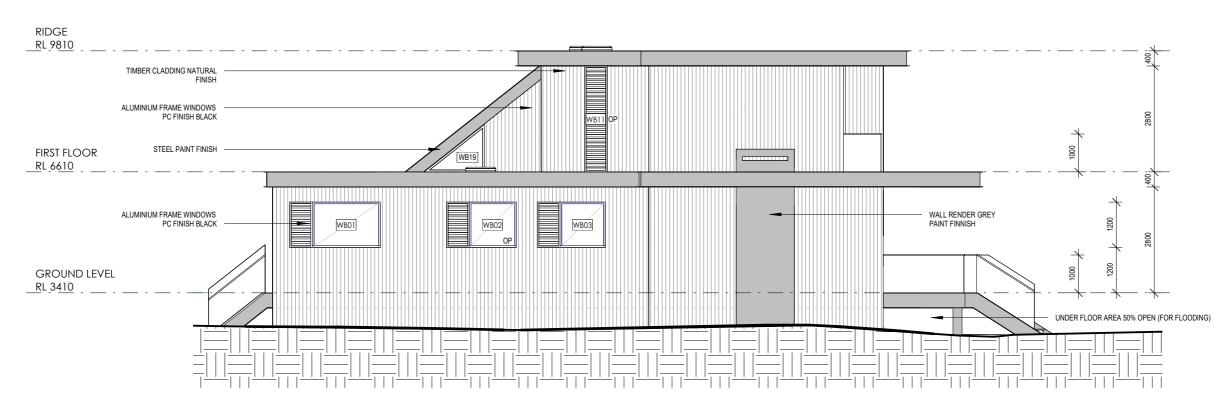
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SOUTH EAST ELEVATION 12B

B12

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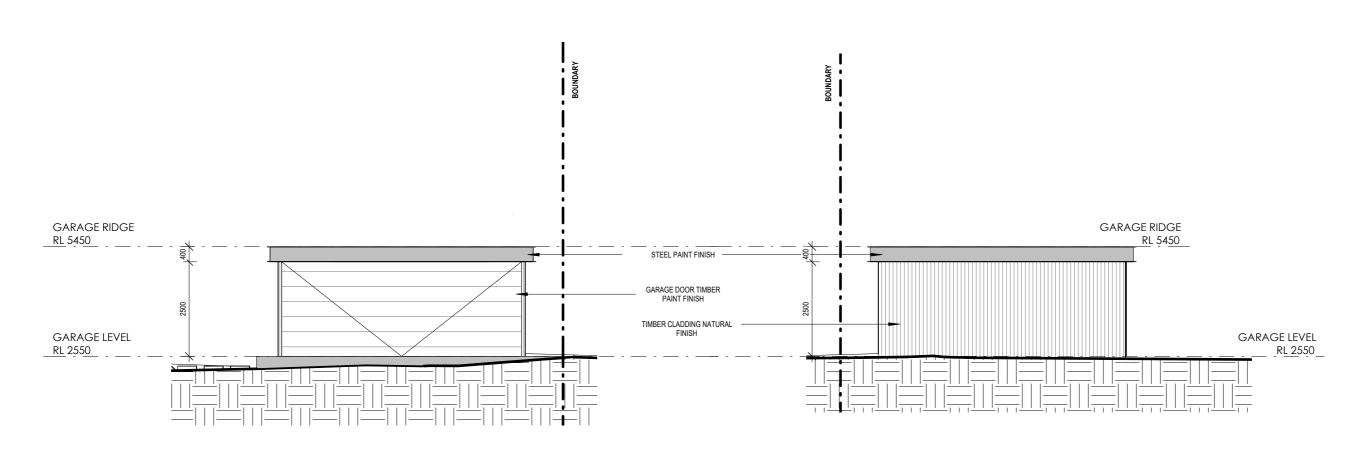
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GARAGE NORTH ELEVATION 12B B13

GARAGE SOUTH ELEVATION 12B B13

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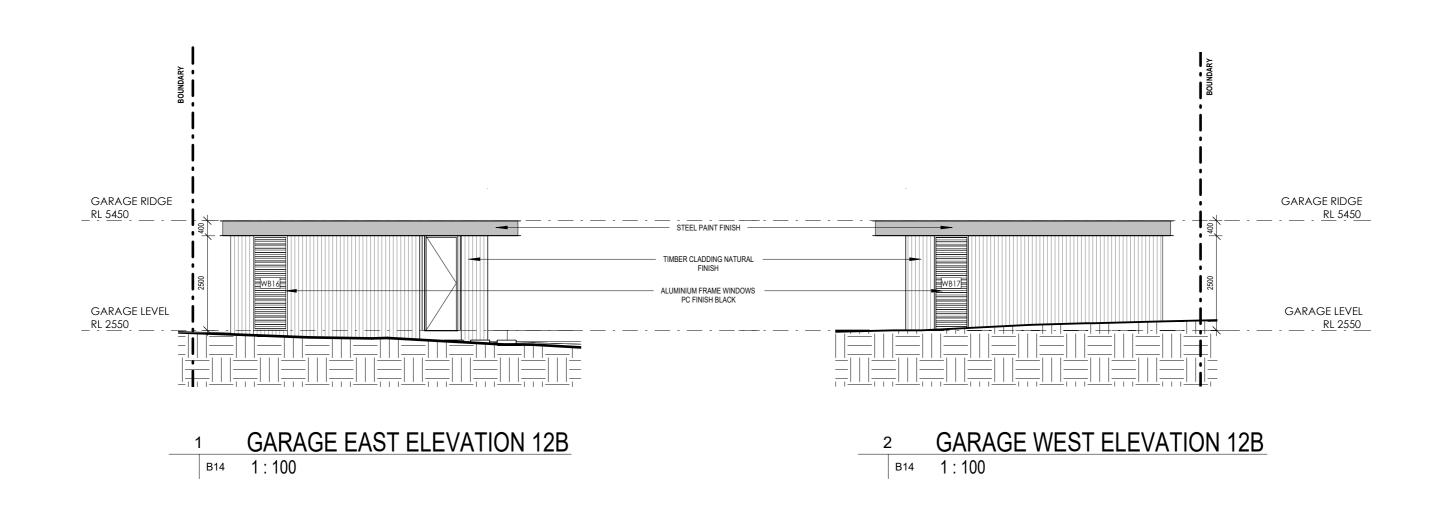
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ELEVATIONS

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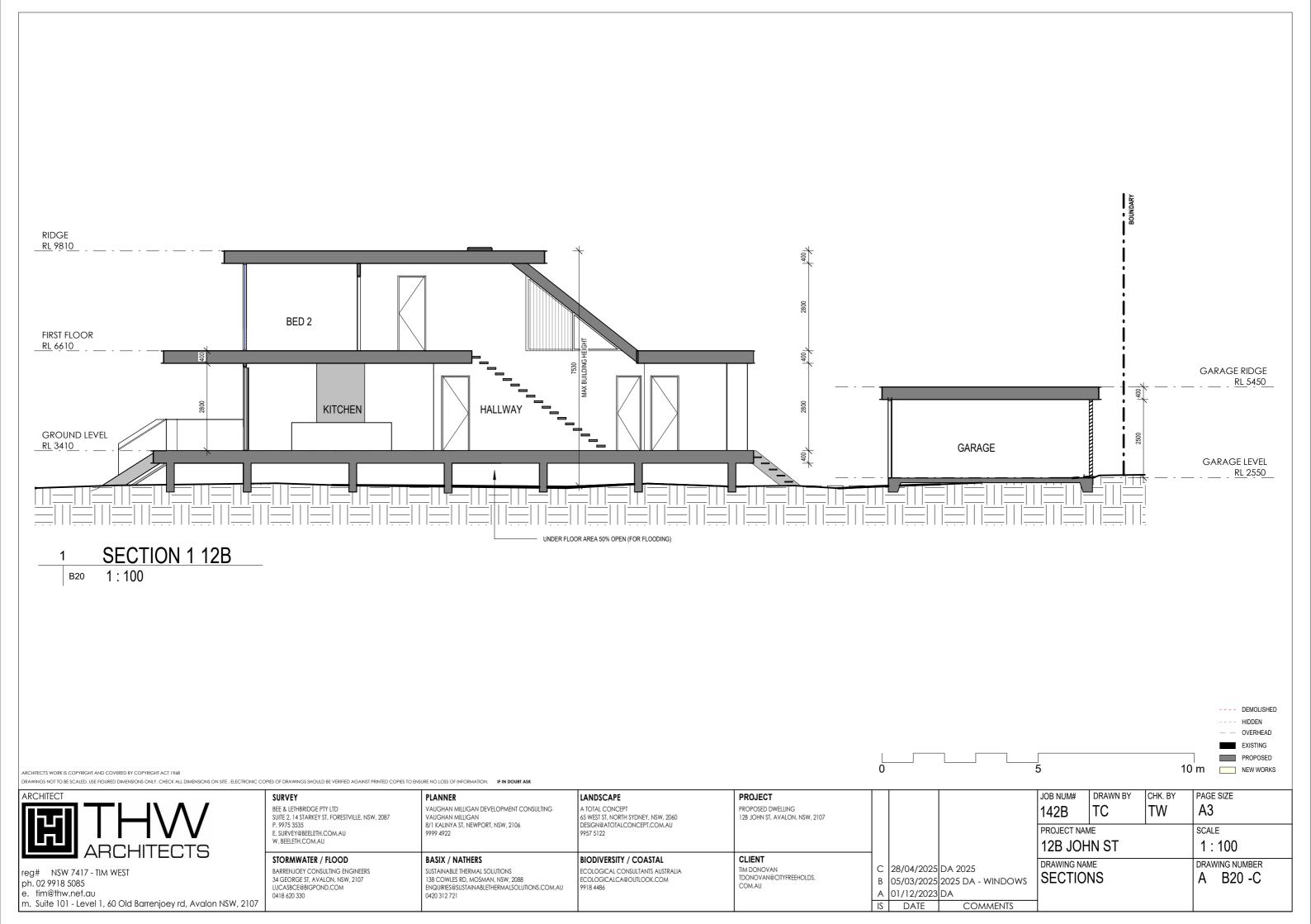
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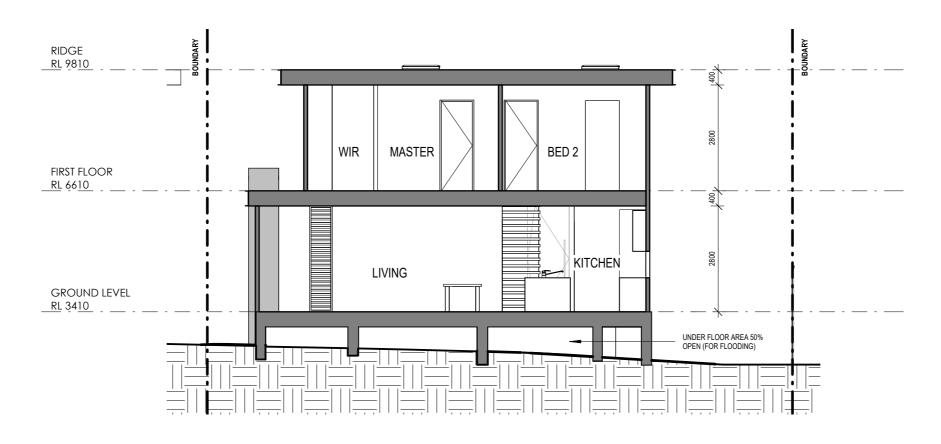
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SECTION 2 12B B02 B21

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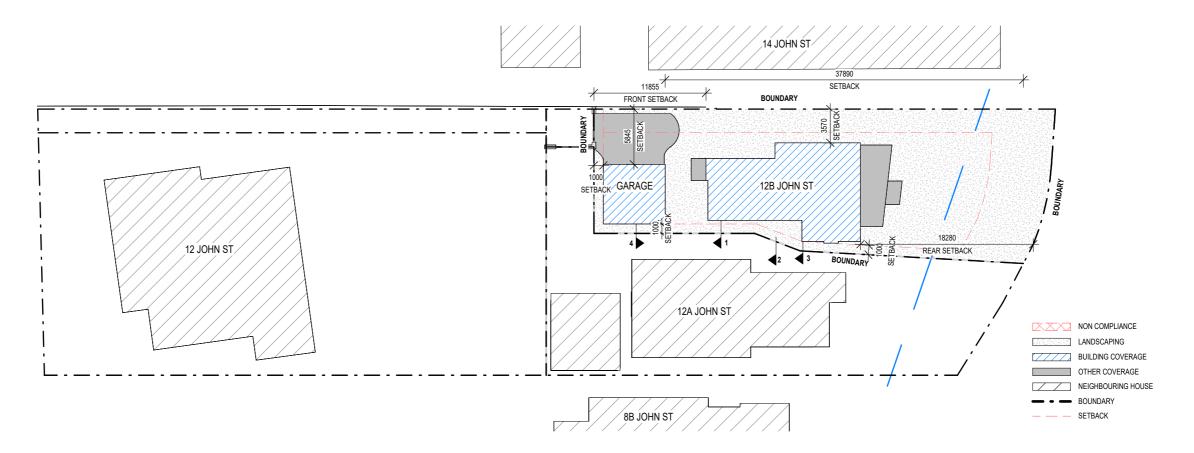
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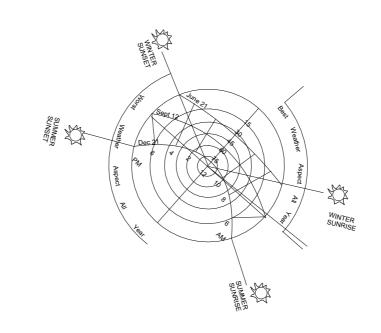


SITE ANALYSIS NEW

в100 1:400

SITE ANALYSIS

SITE AREA 700m² ZONE E4 MAX COVERAGE 40% = 280m² **BUILDING FOOTPRINT** 176.5m² HARD PAVING / DECK / STAIRS 75.3m² PRO COVERAGE 251.8m² = 36.0% REQ LANDSCAPE 60% = 420m² PRO LANDSCAPE 448.2m² = 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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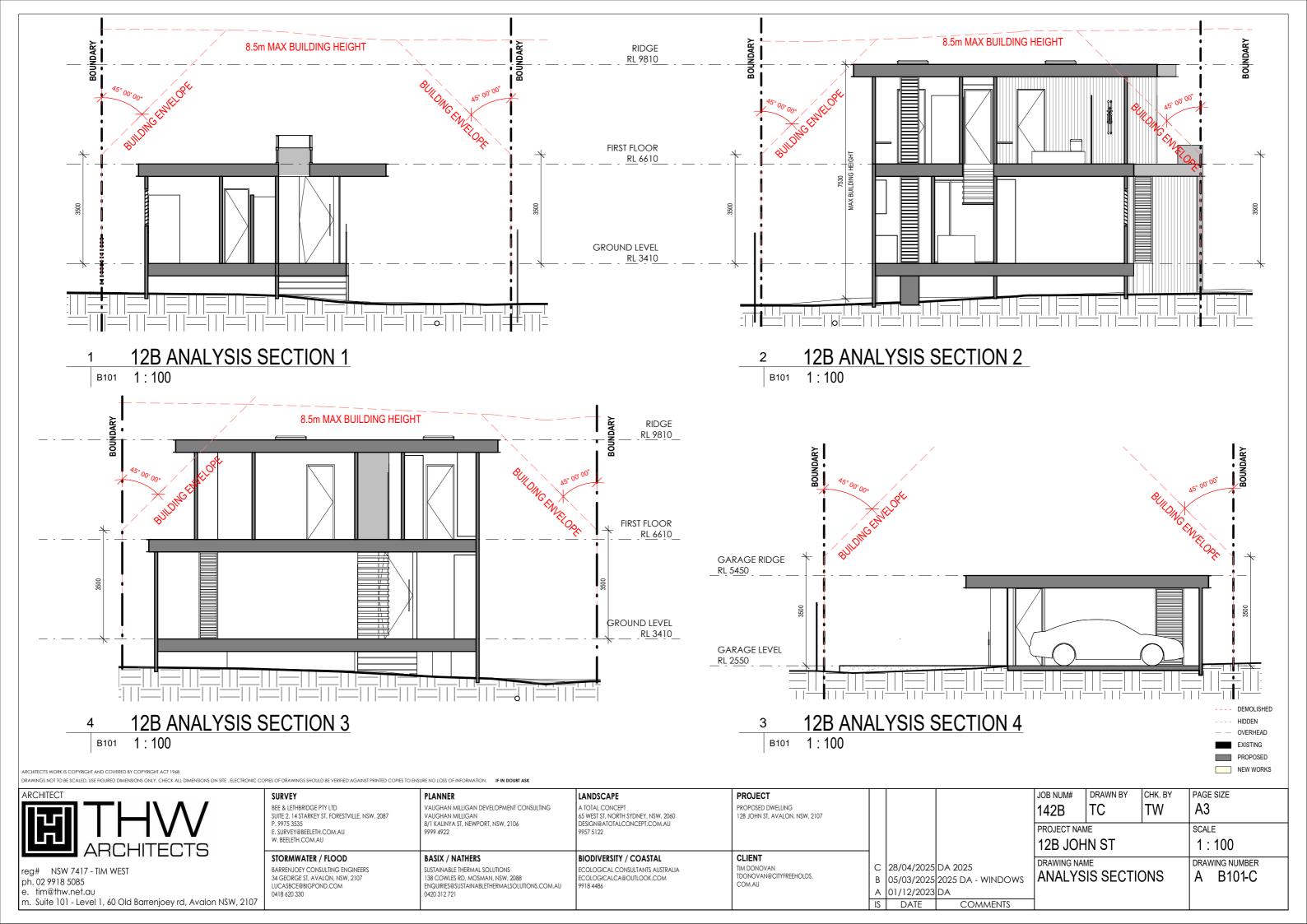
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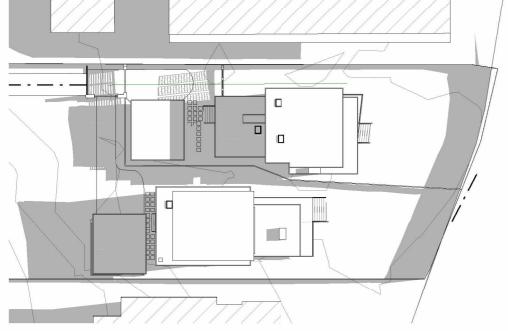
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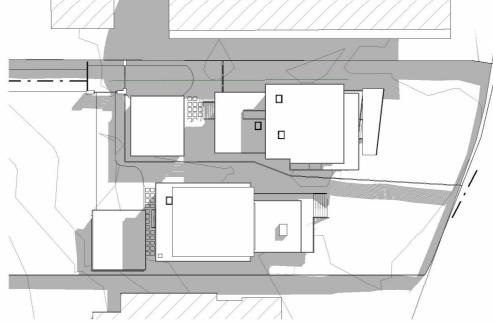
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SHADOWS 9AM JUNE 21ST

в102 1:500



SHADOWS 12PM JUNE 21ST

в102 1:500



SHADOWS 3PM JUNE 21ST

в102 1:500



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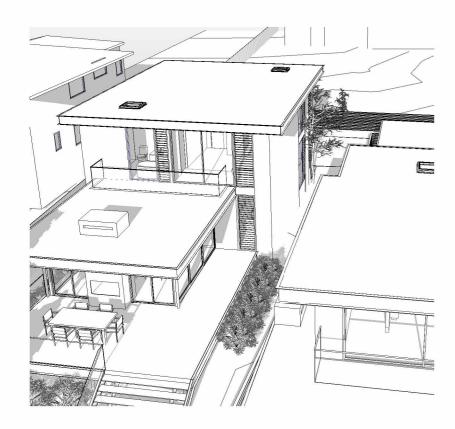
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DATE

C 28/04/2025 DA 2025 B 05/03/2025 2025 DA - WINDOWS 01/12/2023 DA COMMENTS

PAGE SIZE JOB NUM# DRAWN BY А3 TC 142B PROJECT NAME SCALE 12B JOHN ST 1:500 DRAWING NAME DRAWING NUMBER SHADOW PLANS A B102-C



3D SHADOWS JUNE 21ST 9AM

B103



3D SHADOWS JUNE 21ST 12PM B103



3D SHADOWS JUNE 21ST 3PM B103

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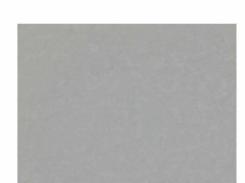
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PAGE SIZE





WALL CALDDING: TIMBER NATURAL FINISH



PAINT FINISH: **GREY**



COLOUR AND FINISHES

B104

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PROJECT PROPOSED DWELLING 12B JOHN ST, AVALON, NSW, 2107

CLIENT

TIM DONOVAN TDONOVAN@CITYFREEHOLDS.

C 28/04/2025 DA 2025 B 05/03/2025 2025 DA - WINDOWS 01/12/2023 DA

COMMENTS

DATE

JOB NUM# DRAWN BY TC 142B PROJECT NAME 12B JOHN ST

SCALE DRAWING NAME

EXTERNAL FINISHES

DRAWING NUMBER A B104-C

PAGE SIZE

A3



1 3D View 1



3 3D View 3



2 3D View 2



4 3D View 4

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PROPOSED DWELLING 12B JOHN ST, AVALON, NSW, 2107

CLIENT

TIM DONOVAN TDONOVAN@CITYFREEHOLDS. COM.AU C 28/04/2025 DA 2025

DATE

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

COMMENTS

JOB NUM# DRAWN BY CHK. BY A3

PROJECT NAME
12B JOHN ST

DRAWING NAME
3D VIEWS

CHK. BY PAGE SIZE
A3

PROWING NAME
A B105-C

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.		~	V
(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		~	V
(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.		V	~
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.	V	~	
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.	~	V	
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			Appl	Appliances Individual pool			idual pool			Individual spa			
Dwelling no.	All shower- heads	All toilet flushing systems	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
dwellings	4 star (> 4.5 but <= 6 L/min)	5 star	5 star	5 star	*	×	×	. = 0	=	-1	-	-	-	~

	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	120	54	58	2	51	5 5 2	æ			
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	75k			20	41	4	12			

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier
(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, jurfor 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 entiting 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.		V	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		~	
(i) 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 ven	tilation system	Laundry ven	tilation 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	e:	es:	51	150	3	yes	
All other dwellings	2.5	51	20	(S)	1	yes	

Individual pool Individual spa Appliances other efficien					y 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	S.		2	¥	ē	gas cooktop & electric oven	C	70	yes	yes

	Alternative energy				
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs		
All dwellings	-	=	₩ 0		
			-		

(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	z:	6:	5	150	3	yes	
All other dwellings	a.	-	21	7.	1	ves	

		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	φ.	-	8	3	1-	gas cooktop & electric oven	e	ă	yes	yes

Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientatio	n inputs	
All dwellings)-	×	wc.		
(iii) Thermal Performance			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
"Assessor Certificate") to the applicant is applying	th the certificate referred to under "Assessor details" on the development application and construction certificate for a complying development certificate for the proposed sessor Certificate to the application for a final occupation of the complete to the proposed sessor Certificate to the application for a final occupation of the complete to the proposed sessor Certificate to the application for a final occupation of the complete the complete the complete the complete the complete the certificate the complete the comp	application for the proposed development (or, if development, to that application). The applicant			
(b) The Assessor Certificate	must have been issued by an Accredited Assessor in ac	cordance with the Thermal Comfort Protocol.			
	sed development on the Assessor Certificate must be con details shown in the "Thermal Loads" table below.	sistent with the details shown in this BASIX			
	on the plans accompanying the development application obtool requires to be shown on those plans. Those plans occurring that this is the case.		v		

Concrete slab on ground				d	Suspended flo	oor above end	losed 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	2	20	2	12	S	120	-	2		2	
All other dwellings	-	i Ge	9	conventional slab	2	21	2	2	120	2	

	Floor types										
		oor above ha		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	-	28	1=	2	-	-	-	-	1-	-	2
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									
		Exter	nal 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	-		-1	-	-		
All other dwellings	framed (fibre cement sheet or boards), frame : timber - H2 treated softwood	89	fibreglass batts or roll	er er	<u>.</u>	l=3	-	E		

	External walls							
		Exterr	al wall type 3	24		Extern	nal wall type 4	22
elling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
wellings	-	F	-	(m)	-	-0	5	5

	Internal walls	;								
	Inter	nal walls shared v	vith garage		Internal wall ty	pe 1	Internal wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	
Main	8	ā	la.	plasterboard, frame: timber - H2 treated softwood	159	fibreglass batts or roll	i.	=	8	
All other dwellings	3	ā	(B)	plasterboard, frame: timber - H2 treated softwood	22	fibreglass batts or roll	ii .	-	8	

	Ceiling and roo	f							
	Fla	t ceiling / pitch	ed roof	Raked ce	iling / pitched o	r skillion roof	1	Flat ceiling / flat	roof
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
Main	8	ā	576	el .	ā.	a	framed - metal roof, frame: timber - H2 treated softwood	151	5
All other dwellings		in .	150	E1	8	5	framed - metal roof, frame: timber - H2 treated softwood	61	EI .

		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	is .	81	±1	150	j _e	в		
All other dwellings	173	27		27	-	1.50	in .			

(i) Materials	DA plans	plans & specs	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 'Gazing' 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' fables 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
(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.		~	V
(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.		V	
(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.		v	U

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 stommwater (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.	<u> </u>		~
(ii) Fnerry	Show on	Show on CC/CDC	Certifier

(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.	V	<u> </u>	~

v	2	· · · · · · · · · · · · · · · · · · ·
Central energy systems	Туре	Specification
Other	8	

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MV А3 142A PROJECT NAME SCALE 12A JOHN ST DRAWING NAME DRAWING NUMBER BASIX & NATHERS A 106 -B

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