# SENIORS LIVING

Address: 27-29 NORTH AVALON ROAD, AVALON BEACH

Client: ARMADA AVALON PTY LTD

Project: 991

Stage: DEVELOPMENT APPLICATION (DA2019/1260)

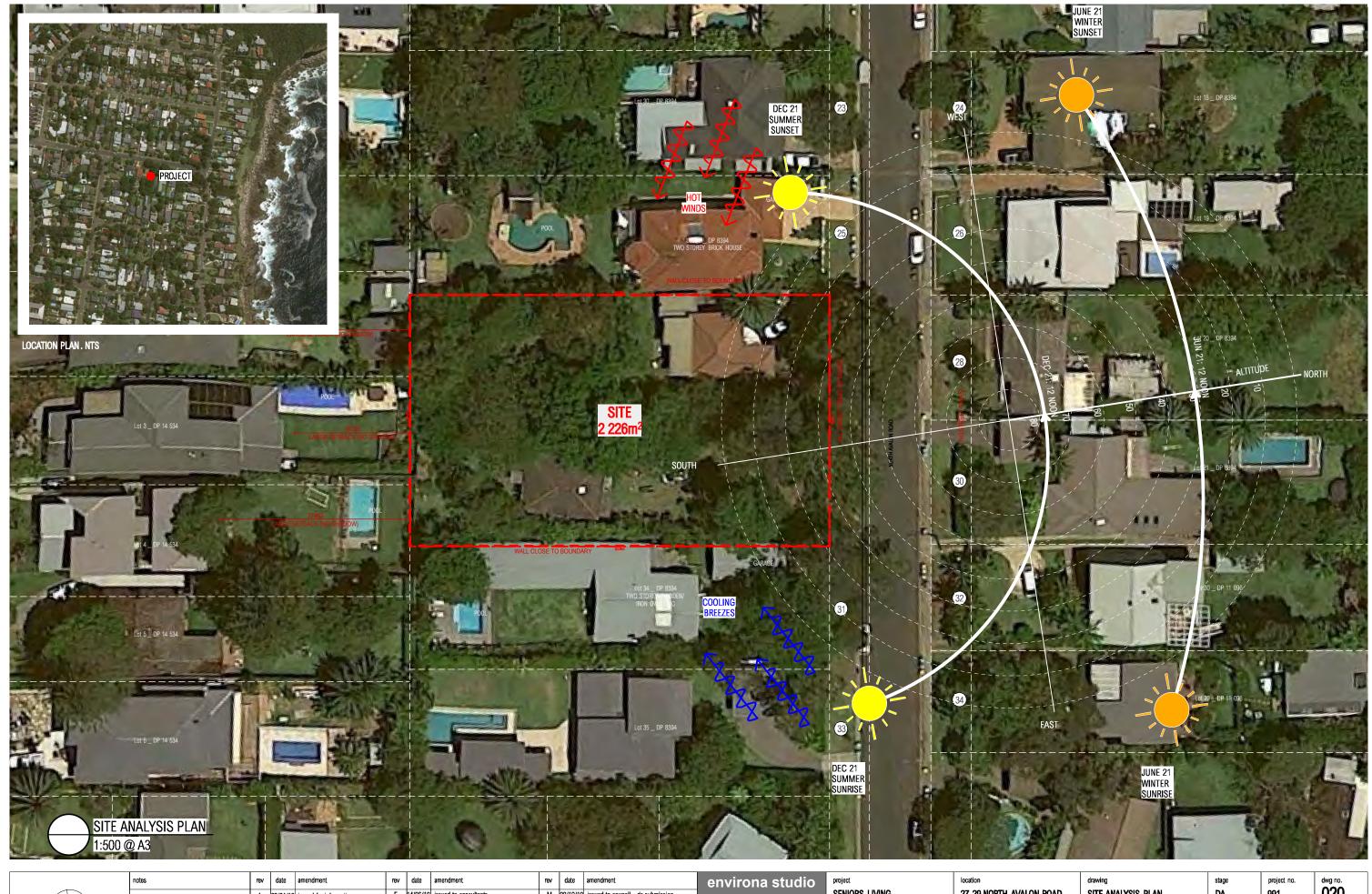
Date: **21-Sept-20** 

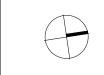
DWG	TITLE	ISSU
000	PRE-CONSTRUCTION INFORMATION	
001	PHOTOMONTAGE	R
020	SITE ANALYSIS PLAN	R
030	SITE PLAN	R
040	EXISTING/ DEMOLITION PLAN	R
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notes		rev	date amendment	rev	date amendment	rev	date	amendment	environa studio	project	location	drawing	stage		project no.	dwg no.
bca, saa code	carried out in accordance with s and conditions of council.	A 2	3/01/19 issued for information 5/02/19 issued to council for information 8/03/19 issued for information	G H	19/06/19 issued to consultants + client 21/06/19 issued to consultants + client	N	23/03/20	issued to council - da submission issued to information issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	PHOTOMONTAGE	DA		991	001
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all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.

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A 25/02/19 issued to council for information
B 08/03/19 issued for information
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224 riley st surry hills 2010 t: 02 9211 0000 v: www.environastudio.com.au

project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing SITE ANALYSIS PLAN	stage <b>DA</b>		project no. 991	dwg no. <b>020</b>
for/client	at	drawing	chkd	drwn	date	revision
ARMADA AVALON PTY LTD	AVALON BEACH		TW	МВ	21/09/20	R



SITE PLAN 1:300 @ A3

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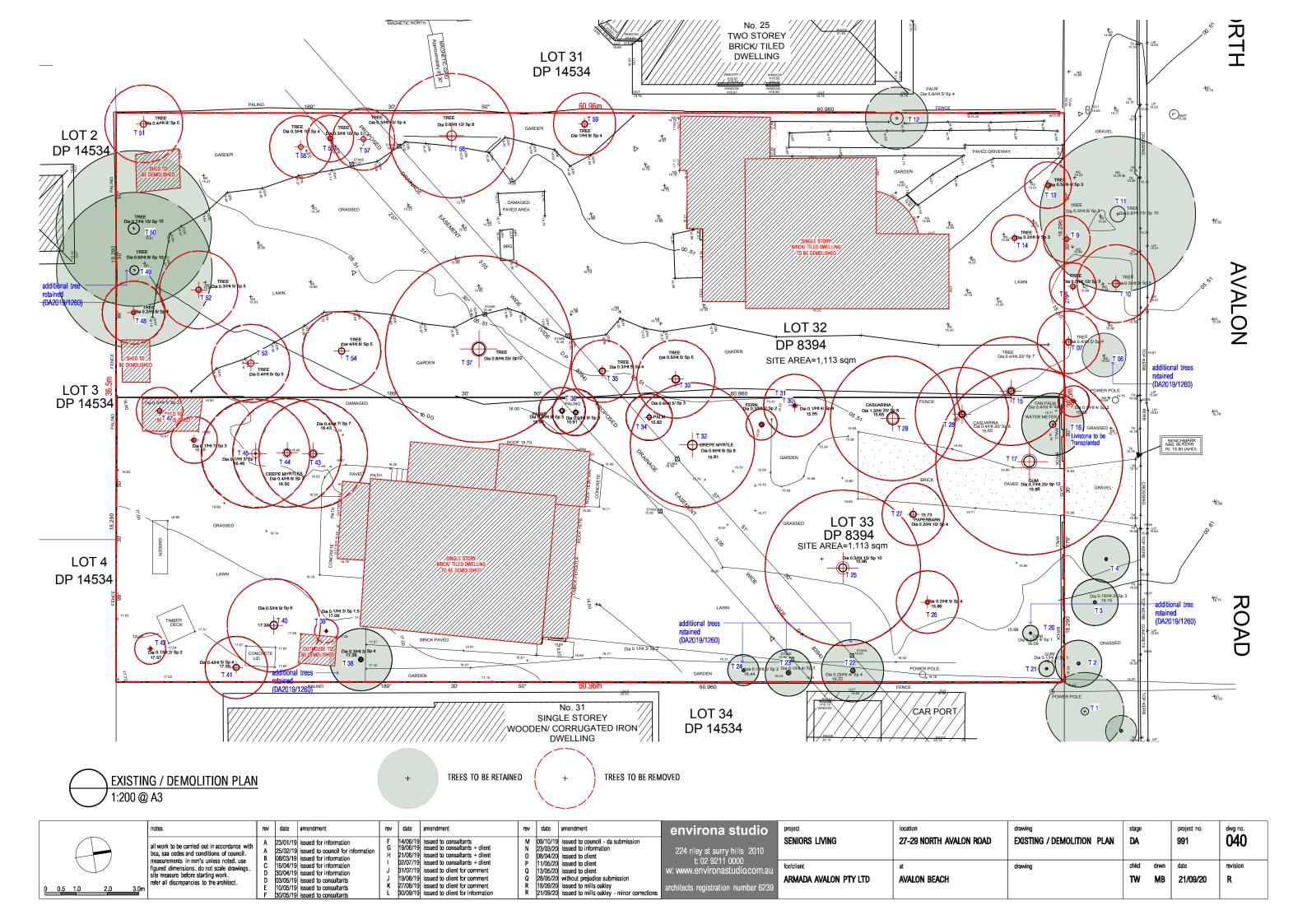
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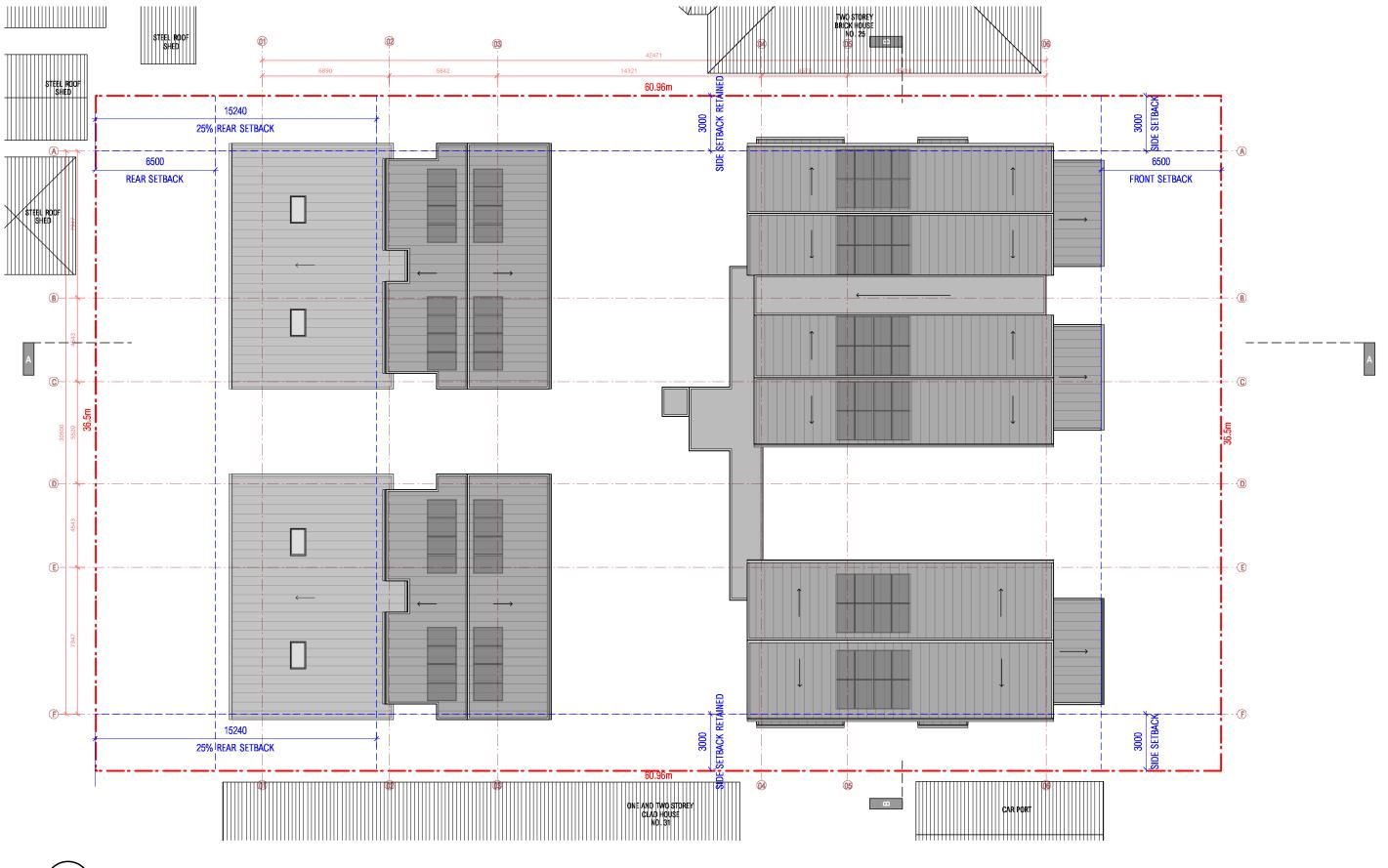
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030 27-29 NORTH AVALON ROAD SITE PLAN DA SENIORS LIVING drawing revision ARMADA AVALON PTY LTD AVALON BEACH TW MB 21/09/20



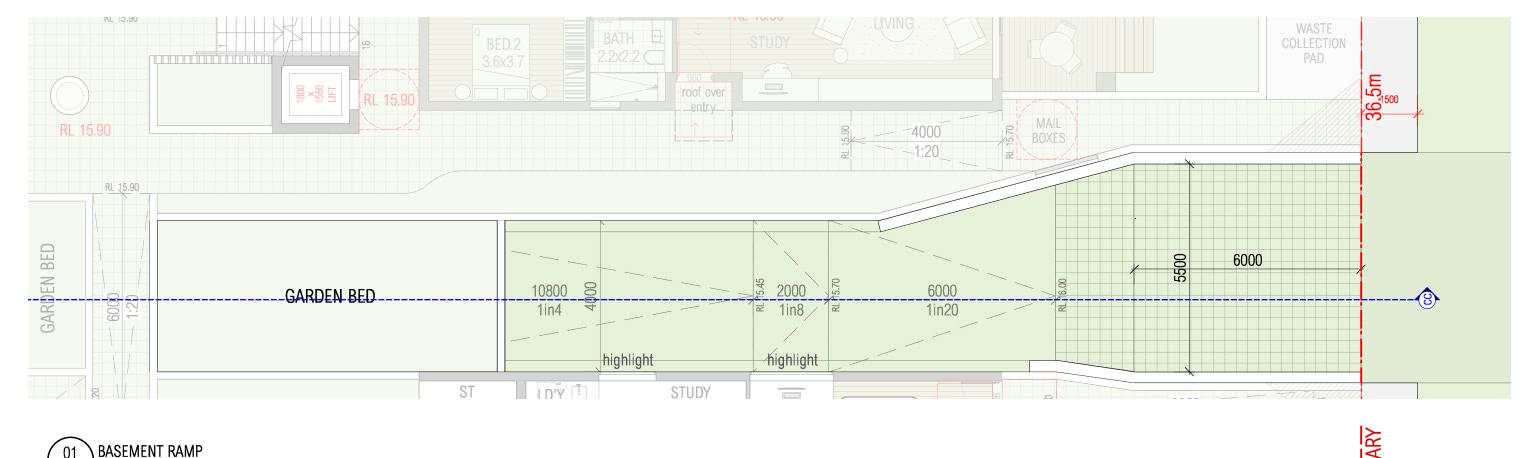


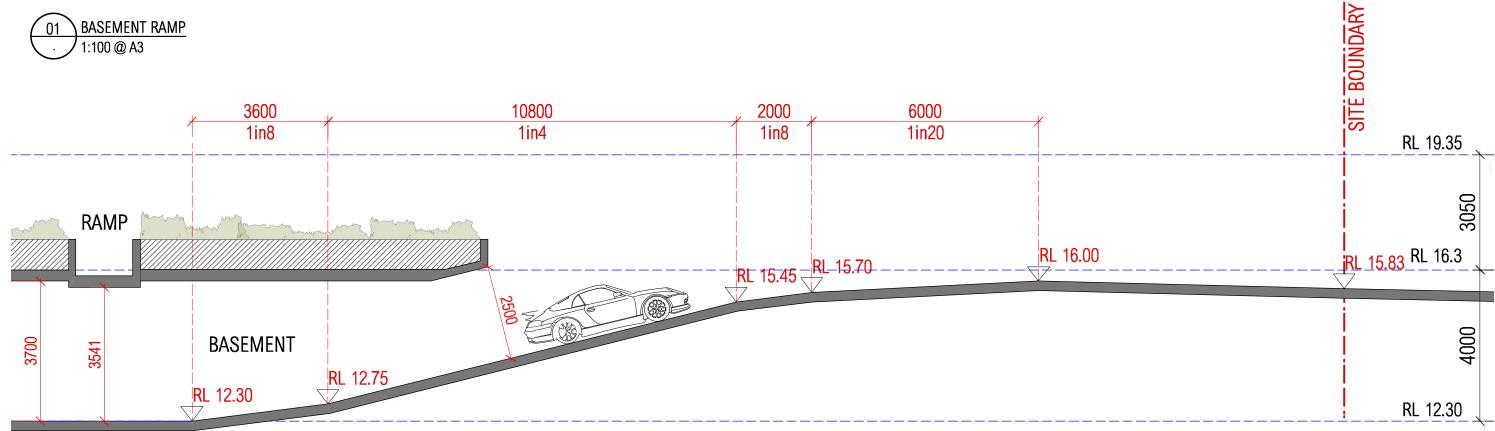
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	all work to be carried out in accordance with bea, saa codes and conditions of council.	A 25/02/	19 issued for information 19 issued to council for information 19 issued for information	G	19/06/19	issued to consultants issued to consultants + client issued to consultants + client	N 23/03/	19 issued to council - da submission 20 issued to information 20 issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	BASEMENT	DA		991	101
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ROOF LEVEL 1:200 @ A3

	notes	rev	date amendment	rev	date	amendment	rev	date	te ameno	endment	environa studio	project	location	drawing	stage	pi	project no.	dwg no.
	all work to be carried out in accordance with bea, saa codes and conditions of council.	Α	23/01/19 issued for information 25/02/19 issued to council for information 08/03/19 issued for information	G	19/06/1	issued to consultants issued to consultants + client issued to consultants + client	N	23/03/	3/20 issued	ued to council - da submission ued to information ued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	ROOF LEVEL	DA	9	991	110
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02	SECTION CO
	1:100 @ A3

	notes	rev	date amendment	rev date	amendment	rev	date amendment	environa studio	project	location	drawing	stage			dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council.	Α	23/01/19 issued for information 25/02/19 issued to council for information 08/03/19 issued for information	G 19/06/	9 issued to consultants 9 issued to consultants + client 9 issued to consultants + client	N	09/10/19 issued to council - da submission 23/03/20 issued to information 08/04/20 issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	BASEMENT RAMP	DA		991	121
	measurements in mm's unless noted use figured dimensions do not scale drawings site measure before starting work.	С	16/04/19 issued for information 30/04/19 issued for information	J 31/07/	9 issued to consultants + client 9 issued to client for comment	Q	11/05/20 issued to client 13/05/20 issued to client	t: 02 9211 0000 w: www.environastudio.com.au	for/client	at	drawing	chkd			revision
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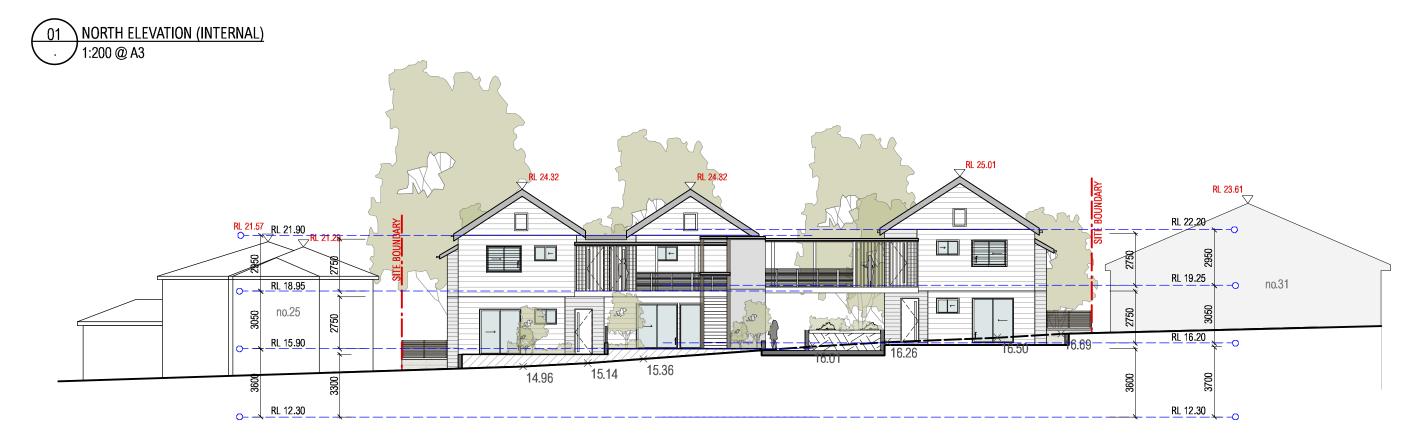
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02 WEST ELEVATION 1:200 @ A3

	notes	ev da	ate amendment r	ev (	date amendment r	rev	date amendment	environa studio	project	location	drawing	stage		project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council.	A 25/	01/19 issued for information 02/19 issued to council for information 03/19 issued for information	G 19 H 21	/06/19 issued to consultants + client /06/19 issued to consultants + client	N	09/10/19 issued to council - da submission 23/03/20 issued to information 08/04/20 issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	SOUTH + WEST	DA		991	131
	measurements in mm's unless noted use figured dimensions do not scale drawings . site measure before starting work.	C 16/0 D 30/0	04/19 issued for information 04/19 issued for information	J β1	/07/19 issued to consultants + client /07/19 issued to client for comment /08/19 issued to client for comment	Q	11/05/20 issued to client 13/05/20 issued to client 28/05/20 without prejudice submission	t: 02 9211 0000 w: www.environastudio.com.au	for/client  ARMADA AVALON PTY LTD	at AVALON BEACH	drawing		drwn MB		revision
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O2 SOUTH ELEVATION (INTERNAL) 1:200 @ A3

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EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	LEGEND ABREVIATION	EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	LEGEND ABREVIATION
external walls	BARRIMAH STONE WALLING	ECO OUTDOOR	sw	DECKING + FENCING	TIMBER CLAD	"SPOTTED GUM"	TC
external walls	WEATHERBOARD	"WHITE"	WB	DECKING	MODWOOD	NATURAL GRAIN COLLECTION- BLACK BEAN/ JARRAH/ SILVER GUM	MD
EXTERNAL FEATURE WALL	COLORBOND	MONUMENT	М	EXTERNAL PAVING DRIVEWAY	BEAUFORD SANDSTONE	"FLOOR TILE ECO OUTDOOR"	BS
METALWORK , GUTTERS DOWPIPES , AWNING	COLORBOND STEEL	"SURF MIST"	G	METALWORKS ROOFING	COLORBOND STEEL	"SHALE GREY"	R
BALLUSTRADES	TIMBER	WHITE'	В	DOOR FRAMES + WINDOW FRAMES + FIXED SCREENS	Powder Coated Aluminium	'WHITE'	D

	notes	rev	date	amendment	rev date	amendment	rev	date amendment	GIIVII OIIA Studio	project	location	drawing	stage		project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council.	Α	25/02/19	9 issued for information 9 issued to council for information 9 issued for information	G 19/06/ H 21/06/	9 issued to consultants + client 9 issued to consultants + client	N 2	09/10/19 issued to council - da submission 23/03/20 issued to information 08/04/20 issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	MATERIALS AND FINISHES	DA		991	210
	measurements in mm's unless noted. use figured dimensions. do not scale drawings . site measure before starting work.	С	16/04/19	9 issued for information 9 issued for information	J 31/07/	9 issued to client for comment	Q 1		t: 02 9211 0000 w: www.environastudio.com.au	for/client	at	drawing	chkd	drwn	date	revision
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### TERMS AND ABBREVIATIONS

AFS RWR

Abbreviations used on the drawings and in the specifications and schedules are as follows:

As further specified

Block / Brickwork - Bagged BWR Block / Brickwork - Rendered BCA Building Code of Australia BC Bright Chrome CCA Copper/Chrome/Arsenate treated timber CCR Corrugated Colorbond Roofing CCW Corrugated Colorbond Wall Sheeting CFC Compressed Fibre Cement sheet CIS Concrete in situ CT Ceramic Tiles cts Centres DP Downpipe EPS Expanded Polystyrene (insulation) Fixed glass FB Face brickwork FC Fibre Cement (painted sheets) Fibre Cement Rendered (Harditex) FCR FFL Finished floor level GB Glass blockwork \GP0 General Power Outlet HW Hardwood HDG Hot Dipped Galvanised High Density Polyethylene (piping) HDPF HPP Hebel Power Panel HSF Hebel Sound Floor HTP Harditex cladding HWS Hot water service Glass Louvres (in windows) LFC Linoleum floor covering LSOP. Light Oil Solvent Preservative = 'Gold' Treated timber LVL Laminated Veneer Lumber MDF Medium density fibreboard = customwood MGP Machine Graded Pine framing (Wall/Roof) MI Manufacturer's instructions NIC Not in Contract OFC Off form concrete PB Plasterboard PCC Pre cast concrete PFC Parallel Flange Channel PRF Pirelli rubber floori covering PS Provisional Sum PTB Particle Board RFL Reflective foil laminate RHS Rectangular hollow section RP Radiata Pine S+I Supply and Install SC Satin Chrome SHS Square Hollow section SS Stainless Steel T+G Tongue and grooved (flooring/walling) TBA To be advised TR Towel rail TRH Tiolet roll holderz П Terracotta Tile UB Universal Beam UC Universal Column UNO Unless noted otherwise VOS Verify on site VR Veneer WRC Western Red Cedar (timber)

All work as shown in the drawings and schedule, including all necessary work even if not drawn or scheduled. Refer all queries and discrepancies to the architects. All

measurements in mm unless noted otherwise.

Standard of Work and Regulations All work to be carried out in accordance with:

Building Code of Australia 2016

AS Codes

· Conditions of Council

. Conditions of service supply authorities

· All relevant Australian Standards including, but not limited to the standards listed below.

Site Survey

Provide registered surveyor report at bearer + joist stage.

**Demolition and Recycled Material** 

Demolition in accordance with Metro. Waste Board Guide.

Site management

No building activities on Council land.

Establish sediment controls as required by all aurthorities

Earthworks and excavation

All work to be carried out in accordance with the following:

BCA Part 3.1.1

Australian Standard AS2870

Stormwater Disposal

All work to be carried out in accordance with the following:

BCA Part 3.1.2 and BCA Part 3.5.2 Australian Standard AS/NZ3500.3.2

Termite Protection

All work to be carried out in accordance with the following:

BCA Part 3.1.3

Termite protection in accordance AS3660.1

Footings, Slab Design and Retaining Walls

All work to be carried out in accordance with the engineer's drawings

and specifications and the following,

BCA Part 3.2

Australian Standard AS2870

Masonry Construction

All work to be carried out in accordance with the following:

BCA Part 3.3

Australian Standard AS3700

Structural Steel Framing

All work to be carried out in accordance with the engineer's drawings

and specifications and the following:

BCA Part 3.4.2

Australian Standard AS1250 and AS3623

Timber Framing

All work to be carried out in accordance with the following:

BCA Part 3.4.3

Australian Standard AS1684

All timber to be from sustainable sources as follows: plantation and/or recycled timbers, the framing shall be in plantation Radiata Pine or NZ Douglas Fir, all structural timer shall be plantation grown glue

laminated timber and all flooring shall be from recycled timber or bamboo T+G flooring.

Roof Cladding

All work to be carried out in accordance with the following:

BCA Part 3.5.1.

Australian Standard AS1562.1

Gutters and downpipes

All work to be carried out in accordance with the following:

BCA Part 3.5.2.

Australian Standard AS3500.3.2.

Wall Cladding

All work to be carried out in accordance with the following:

BCA Part 3.5.3

Windows and Doors and Installation of Glazing

All work to be carried out in accordance with the following:

BCA Part 3.6.

Australian Standard AS1288 or AS2047.

External Windows and Doors

All work to be carried out in accordance with the following:

BCA Part 3.5.4 and BCA Part 3.6. Australian Standard AS 2047. Ventilation and Exhaust Fans

All work to be carried out in accordance with:

BCA Part 2.4, BCA Part 3.8.5 Australian Standard AS1668.2 Construction of Roof, Walls and Floor

All work to be carried out in accordance with the

following: BCA Part 3.5, BCA Part 3.12

Hot Water Supply System

All work to be carried out in accordance with the

BCA Part 3.12.5, Australian Standard AS/NZS 3500.4 9section 8) or cl. 3.38 of AS/NZ 3500.5.

Fire Separation

All work to be carried out in accordance with the following:

BCA Part 3.7.1

Smoke Alarms

All work to be carried out in accordance with the

BCA Part 3.7.2, and Australian Standard AS 3786

Building Fabric Thermal Insulation

All work to be carried out in accordance with the following:

BCA NSW Clause 2.3.1

Australian Standard AS/NZS4859.1

BASIX compliance

Sound Insulation

All work to be carried out in accordance with the

following:

BCA Part 3.8.6

Waterproofing of Wet Areas

All work to be carried out in accordance with the following:

BCA Part 3.8.1, and Australian Standard AS3740

Facilities (Health and Amenity)

All work to be carried out in accordance with the following:

BCA Part 3.8.3

Australian Standard AS 1668.2

Hydraulics

Hot water service pipes shall be provided with insulation in accordance with BCA Part 3.12.1 Australian Standard AS 3500

## SPECIFICATION FOR SEPP SENIORS

#### External works

- Units on ground floor level and lift area to be linked by an AS1428.1 compliant accessible path to the adjoining road.
- Pathway lighting to be Glare free for pedestrians and dwelling and must provide at least 20 lux at ground level.
- Letterboxes must be provided on a hard-standing area, lockable and have wheelchair circulation (1550mm diameter) and linked via an accessible path as per AS1428.1
- There should be no step to the main entry door, entry to external verandah that contain clothes line and between path from street to the verandah. A max threshold of 35mm is permitted where a threshold ramp is provided.
- A garbage storage area must be provided in an accessible location. Provide 1550mm circulation spaces in front of bins

### Doorway requirements

- Main entry door, door to courtyards, main accessible bathroom, laundry to be 850mm clear (920mm door leaf) with door circulation spaces as per AS1428.1. All other doors to have 850mm clear opening with scope of provision of door circulation in the future.

-Door handles and hardware for all doors must be provided in accordance with AS 4299 with single hand operation, lever style, operation located between 900-100mm above FFL and all external doors to be keyed alike.

#### Bedroom requirements

- Main bedroom to have size of gueen bed with 1,200mm wide at the foot of the bed, and 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction.

#### Electrical requirements

- Bedroom must have a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet.
- Bedroom must have wiring to allow a potential illumination level of at least 300
- Switches and power points must be provided in accordance with AS 4299 with switches located between 900-1000mm and in line with door handles, (Rocker action / toggle / push pad switches with 35mm width are preferred) and GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners.
- Living room, must have a telephone adjacent to a general power outlet and Living and dining room must have wiring to allow a potential illumination level of at least 300 lux.

### Laundry / Linen cupd

- Laundry must have the provision for the installation of an automatic washing machine and a clothes dryer, a slip-resistant floor surface and an accessible path to clothes line is to be provided.
- At least 1 linen cupboard is to be provides as 600mm minimum width and adjustable shelving

### Main hathmorn

- Bathroom must be Slip-resistant floor surface
- Bathroom must have shower as per AS1428.1 without a hob, waterproofed to AS 3740, floor falls to waste, walls reinforced to accommodate grabrails / folding seat in the future, taps to be lever or capstan with single outlet, taps to be easily reached from shower entry, wall cabinet that is sufficiently illuminated, and a double general power outlet beside the mirror.
- All tiled areas such as bathrooms, kitchen, and laundries to be such that there is no lip at the doorway. Recess the concrete slab at wet areas if required for compliance.

Kitchen fittings must be provided as per Clause 4.5 of AS 4299:

- 800mm wide work surface which is adjustable or a replaceable as a unit at variable heights within range of 750mm to 850mm above FFL in between the wall oven and cookton.
- Tap set with capstan or lever handles with the taps or operating handles to be located 300mm from front of the sink.
- Cooktops with front or side controls with raised crossbars, isolating switch and a work surface of 800mm length at the same height and - Wall oven located next to adjustable height work bench minimum 800mm
- All stairways, ramps and pathways to comply with AS1428.1

	notes	rev	date	amendment	rev	date	amendment	rev	date	e amendment	environa studio	project	location	drawing TERMS AND ABBREVIATIONS +	stage		project no.	dwg no.
	all work to be carried out in accordance with bea, saa codes and conditions of council.	Α	25/02/19	issued for information issued to council for information issued for information	G	19/06/19	9 issued to consultants 9 issued to consultants + client 9 issued to consultants + client	N	23/03/	1/19 issued to council - da submission 1/20 issued to information 1/20 issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	SPECIFICATION SEPP SENIORS	DA		991	211
	measurements in mm's unless noted. use figured dimensions. do not scale drawings.	С	16/04/19	9 issued for information 9 issued for information			9 issued to consultants + client 9 issued to client for comment			i/20 issued to client i/20 issued to client	t: 02 9211 0000 w: www.environastudio.com.au	for/client	at	drawing	chkd	drwn	date	revision
0 0.5 1.0 2.0 3.0m	site measure before starting work. refer all discrepancies to the architect.	D E	03/05/19 10/05/19	issued to consultants issued to consultants issued to consultants issued to consultants	K	27/08/19	9 issued to client for comment 9 issued to client for comment 9 issued to client for information	R	18/09/	//20 without prejudice submission //20 issued to mills oakley //20 issued to mills oakley - minor corrections	architects registration number 6239	armada avalon PTY LTD	AVALON BEACH		TW	МВ	21/09/20	R

## **WASTE MANAGEMENT PLAN**

PROJECT:

MULTI RESIDENTIAL
27-29 NORTH AVALON ROAD, AVALON BEACH
NORTHERN BEACHES COUNCIL ADDRESS:

COUNCIL:

DATE: 14-May-19

MATERIALS	SOURCE	Volume cum	EST. QUAN Area sqm	ITITY weight tonne	ONSITE RECYCLING	OFF SITE RECYCLING	OFF SITE DISPOSAL
DEMOLITION STAGE							
Green waste	Trees shrubs removed		21.00		All small branches and leaves chipped for mulch.	Mulch to garden recyclers. Large trunks recycled for timber salvage.	
Bricks	existing building	21.00			Some bricks retained and set aside for reuse.	Broken bricks stored for collection to crushing.	
Concrete blocks	existing building	0.00			Some blocks set aside for reuse.	Broken bricks sent to collection for crushing to road base at Waste Transfer Station.	
Concrete	existing building		262.00		Nil	Slabs/footings broken up on site, stored for collection for crushing as road base.	To Waste Transfer Station that recycles building waste.
Timber framing	existing building	4.50			Denail useful pieces and set aside for reuse.	Unused large pieces recycled for timber salvage.	To Waste Transfer Station as land fill.
Timber cladding	existing building	0.00			Denail useful pieces and set aside for reuse.	Nil	To Waste Transfer Station as land fill.
FC cladding	existing building		30.00		Nil	Material broken up on site, stored separately for collection to crushing.	To Waste Transfer Station that recycles FC building waste.
Asbestos sheet	existing building	nil			Nil	Nil	Removal in accordance with Workcover requirements to Land Fill site.
Plasterboard	existing building		50.00		Nil	Binned separately for recycling by Boral Plasterboard	Nil
Roofing: tiles	existing building		187.00		Some tiles set aside for reuse.	Broken tiles stored for collection to crushing to road base at Waste Transfer Station.	Nil
Roofing: Tin	existing building				Some sheets retained and set aside for reuse.	Unusable sheets stored for recycling at Mini MII steel plant by BHP/equiv.	Nil
Insulation	existing building	2.00			Set aside for reuse.		Nil
Metal piping etc	existing building			0.002	Nil	Non ferrous metals binned separately for recycling.	
PVC piping	existing building	nil			Nil		Removal to Land Fill site.
Tiles + pavers	existing building		0.00		Some tiles set aside for reuse.	Broken tiles stored for collection to crushing to road base at Waste Transfer Station.	Nil
Stone	existing building		6.00		set aside useful stone for reuse in landscaping.		
EXCAVATION STAGE							
Top soil		20.00			Top soil stored on site for use in landscaped gardens.		
Sand/clay/shale		0.00			Sand/clay stored on site for use as backfill where volumes allow.		Balance sent to authorised land fill site.
Rock		nil			Stored on site for use as backfill where volumes allow.		Balance sent to authorised land fill site.
CONSTRUCTION STAGE							
Bricks		1.00			Offcut bricks retained, crushed and used for drainage fill.	Excess broken blocks stored for collection to crushing.	
Concrete blocks		1.00			Offcut bricks retained, crushed and used for drainage fill.	Broken blocks sent to collection for crushing to road base at Waste Transfer Station.	
Concrete		1.00			Excess concrete poured into moulds on site for garden pavers.	Nil	Nil
Timber framing		2.00			Useful pieces set aside for reuse.	Unused large pieces recycled into store by builder.	Nil
Timber cladding		nil			Useful pieces set aside for reuse.	Unused large pieces recycled into store by builder.	Nil
FC cladding		1.00			Nil	Material broken up on site, stored separately for collection to crushing.	To Waste Transfer Station that recycles FC building waste.
Plasterboard		1.00			Nil	Binned separately for recycling by Boral Plasterboard	Nil
Roofing: tiles			nil		Full tiles stored on site as spares	Broken tiles stored for collection to crushing to road base at Waste Transfer Station.	Nil
Roofing: Steel			nil		Sheets ordered cut to size to minimise waste	Offcut sheets stored for recycling at Mini MII steel plant by BHP/equiv.	Nil
Insulation			10.00		Nil	Unused returned to manufacturer/store by builder.	Nil
Metal piping etc				0.001	Nil	Non ferrous metals binned separately for recycling.	
PVC piping		nil			Nil		Removal to Land Fill site.
Tiles + pavers		0.80			Full tiles set aside as spares.	$\hbox{\it Cut tiles stored for collection to crushing to road base at Waste Transfer Station.}$	Nil
Misc packaging, fixings glues etc	:	0.50			Timber packaging sorted for reuse as above.		Removal to Land Fill site.

	notes rev	date amendment	rev date	amendment	rev	date	amendment	environa studio	project	location	drawing	stage	project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council.	23/01/19 issued for information 25/02/19 issued to council for information 08/03/19 issued for information	G 19/06/ H 21/06/	19 issued to consultants + client 19 issued to consultants + client	N	23/03/20	issued to council - da submission issued to information issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	CONSTRUCTION WASTE MANAGEMENT PLAN	DA	991	220
	measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work.	16/04/19 issued for information 30/04/19 issued for information	J 31/07/	19 issued to consultants + client 19 issued to client for comment 19 issued to client for comment	Q	13/05/20	issued to client issued to client without prejudice submission	t: 02 9211 0000 w: www.environastudio.com.au	for/client  ARMADA AVALON PTY LTD	at AVALON BEACH	drawing	chkd di	m date B 21/09/20	revision
0 0.5 1.0 2.0 3.0m	refer all discrepancies to the architect.	03/05/19 issued to consultants 10/05/19 issued to consultants	K 27/08/	19 issued to client for comment 19 issued to client for comment 19 issued to client for information	R	18/09/20	issued to mills oakley issued to mills oakley - minor corrections	architects registration number 6239	ARMADA AVALUN PIT LID	AVALUN DEACT		I AA M	21/09/20	, N









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for/client	at	drawing	chkd	drwn	date	revision
ARMADA AVALON PTY LTD	AVALON BEACH	PERSPECTIVES	TW	МВ	21/09/20	R









all work to be carried out in accordance with bea, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions, do not scale drawings, site measure before starting work.

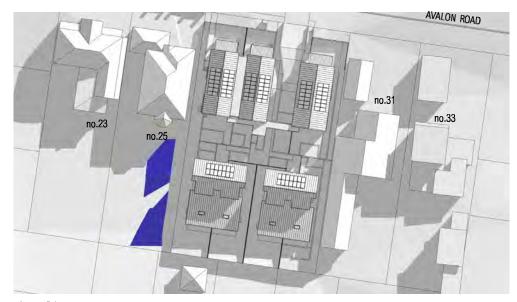
rev	date	amendment
Α	23/01/19	issued for information
Α	25/02/19	issued to council for information
В	08/03/19	issued for information
С	16/04/19	issued for information
D	30/04/19	issued for information
D	03/05/19	issued to consultants
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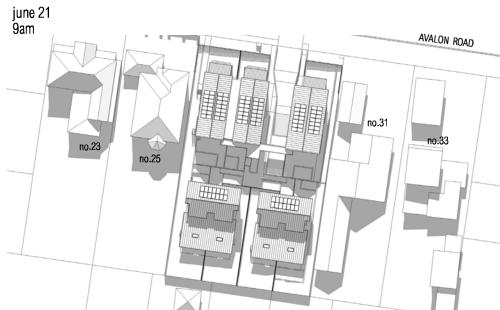
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G 19/06/19 issued to consultants + client
H 21/06/19 issued to consultants + client
D 2/07/19 issued to consultants + client
J 31/07/19 issued to client for comment
J 19/08/19 issued to client for comment
K 27/08/19 issued to client for comment
L 30/09/19 issued to client for comment

| M | 09/10/19 | sixued to council - da submission | N | 23/03/20 | issued to information | 0 | 08/04/20 | issued to client | 11/05/20 | issued to client | 0 | 13/05/20 | issued to client | 0 | 28/05/20 | without prejudice submission | R | 18/09/20 | issued to mills oakley | R | 21/09/20 | issued to mills oakley - minor corrections

environa studio 224 riley st surry hills 2010 t: 02 9211 0000 r: www.environastudio.com.au

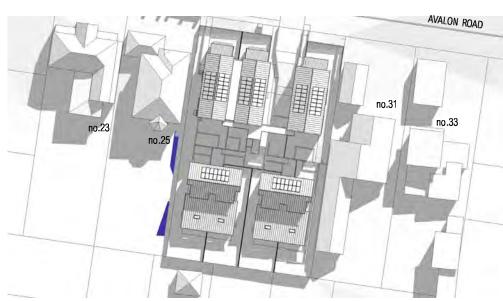
dwg no. **902** SENIORS LIVING 27-29 NORTH AVALON ROAD SHEET 2 DA revision drawing ARMADA AVALON PTY LTD AVALON BEACH PERSPECTIVES TW MB 21/09/20

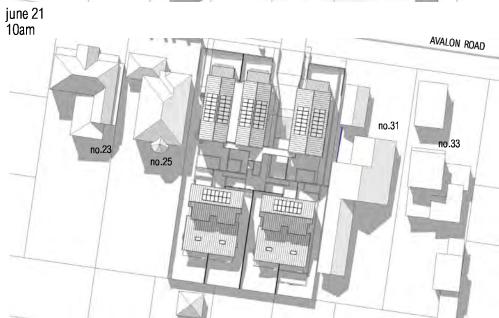






additional shadow generated by the proposed development







AVALON ROAD

AVALON ROAD

no.31

june 21 1pm

june 21 2pm

notes	rev	date amendment	rev	date amendment	rev	date	amendment	environa studio	project	location	drawing	stage		project no.	dwg no.
all work to be carried out in accordance wit bca, saa codes and conditions of council.	A	23/01/19 issued for information 25/02/19 issued to council for information 08/03/19 issued for information	G H	9/06/19 issued to consultants + client 1/06/19 issued to consultants + client	N	23/03/2	9 issued to council - da submission 0 issued to information 0 issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	JUNE 21st	DA		991	910
measurements in mm's unless noted. use figured dimensions. do not scale drawings site measure before starting work.		16/04/19 issued for information 30/04/19 issued for information	J	2/07/19 issued to consultants + client 1/07/19 issued to client for comment	Q	13/05/2	0 issued to client 0 issued to client	t: 02 9211 0000 w: www.environastudio.com.au	for/client	at	drawing	chkd	drwn	date	revision
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september 23 3pm additional shadow generated by the proposed development

notes rev date amendment	rev date	amendment	rev	date	amendment	environa studio	project	location	drawing	stage		project no.	dwg no.
all work to be carried out in accordance with boa, saa codes and conditions of council.  A 23/01/19 issued for information 25/02/19 issued to council for information	G 19/06	19 issued to consultants 19 issued to consultants + client 19 issued to consultants + client	N	23/03/2	9 issued to council - da submission 0 issued to information 0 issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	SEPT 23rd	DA		991	911
measurements in mm's unless noted use figured dimensions. do not scale drawings. site measure before starting work. Site measure before starting work.	J 02/07 J 31/07	19 issued to consultants + client 19 issued to client for comment	P Q	11/05/2 13/05/2	0 issued to client 0 issued to client	t: 02 9211 0000 w: www.environastudio.com.au	for/client	at	drawing	chkd	drwn	date	revision
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december 21 additional shadow generated by the proposed development 3pm

	notes	rev	date amendment	rev	date	amendment	rev	date	amendment	environa studio	project	location	drawing	stage	pro	oject no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council.	Α	23/01/19 issued for information 25/02/19 issued to council for information 08/03/19 issued for information	G	19/06/1	issued to consultants issued to consultants + client issued to consultants + client	N	23/03	19 issued to council - da submission 20 issued to information 20 issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	DEC 21st	DA	99	91	912
	measurements in mm's unless noted. use figured dimensions. do not scale drawings . site measure before starting work.	С	16/04/19 issued for information 30/04/19 issued for information	J	31/07/1	9 issued to consultants + client 9 issued to client for comment	Q	13/05	20 issued to client 20 issued to client	t: 02 9211 0000 w: www.environastudio.com.au	for/client	at	drawing	chkd	drwn dat	te	revision
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june 21 12pm





june 21 10am



june 21 1pm

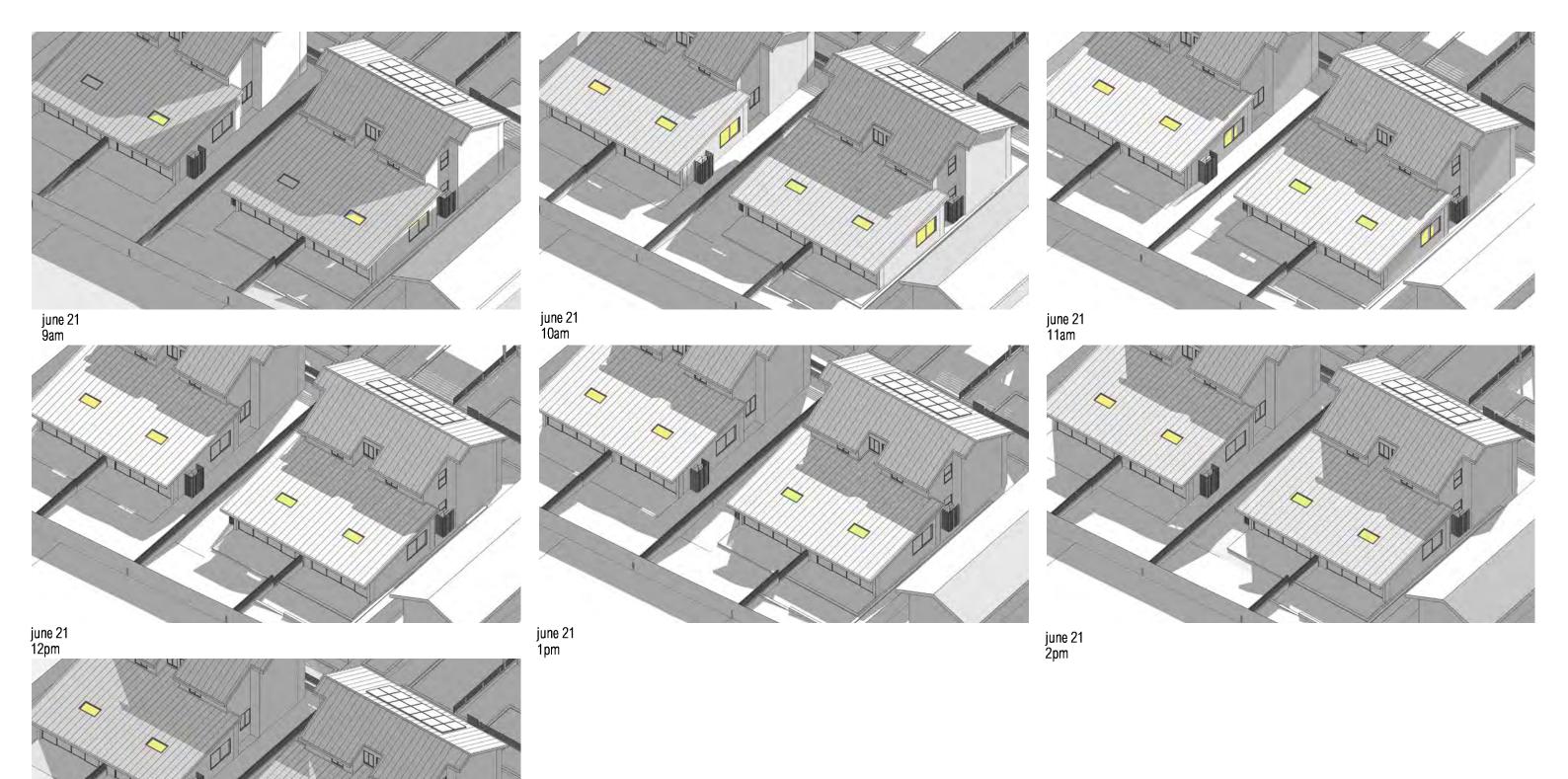


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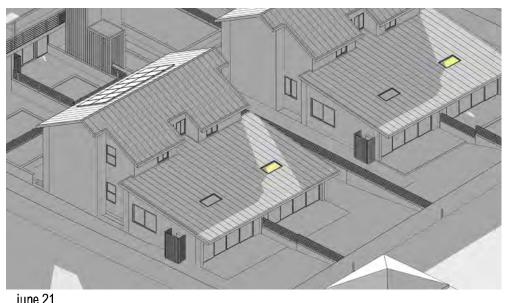
june 21 2pm

	notes	rev	date amendment	rev	date amendment	rev	date	amendment	environa studio	project	location	drawing	stage		project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council.	Α	23/01/19 issued for information 25/02/19 issued to council for information 08/03/19 issued for information	G H	14/06/19 issued to consultants 19/06/19 issued to consultants + client 21/06/19 issued to consultants + client	N	23/03/2	gissued to council - da submission oissued to information oissued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	LIVING SPACE SHEET 1	DA		991	913
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june 21 3pm \*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect.

	notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	environa studio	project	location	drawing	stage		project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council.	Α	25/02	/19 issued for information /19 issued to council for information /19 issued for information	G H	19/06/ <sup>-</sup> 21/06/ <sup>-</sup>	9 issued to consultants 9 issued to consultants + client 9 issued to consultants + client	N	23/03	/19 issued to council - da submission /20 issued to information /20 issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	LIVING SPACE SHEET 2	DA		991	914
	measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work.	C	16/04/ 30/04/	/19 issued for information /19 issued for information	J	31/07/	9 issued to consultants + client 9 issued to client for comment		13/05	/20 issued to client /20 issued to client	t: 02 9211 0000 w: www.environastudio.com.au	for/client	at	drawing	chkd	drwn	date	revision
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june 21 12pm



june 21 10am



june 21 1pm

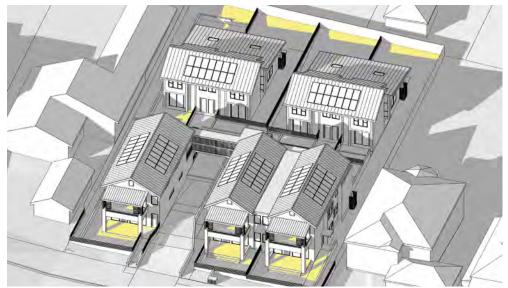




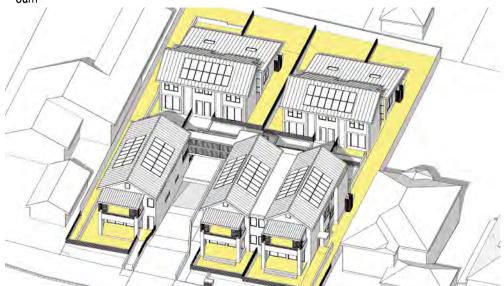
june 21 2pm

\*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect.

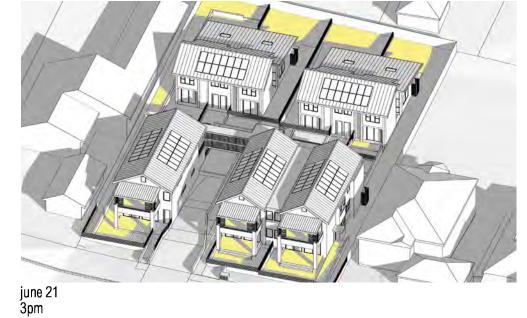
	notes	rev	date	e amendment	rev	date	amendment	rev	date	amendment	environa studio	project	location	drawing	stage		project no.	dwg no.
	all work to be carried out in accordance with bea, saa codes and conditions of council.	Α	25/02	1/19 issued for information 2/19 issued to council for information 3/19 issued for information	G H	19/06/1 21/06/1	9 issued to consultants 9 issued to consultants + client 9 issued to consultants + client	N	23/03	/19 issued to council - da submission /20 issued to information /20 issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	LIVING SPACE SHEET 3	DA		991	915
	measurements in mm's unless noted use figured dimensions do not scale drawings . site measure before starting work.	C	16/04 30/04	1/19 issued for information 1/19 issued for information		31/07/1	9 issued to consultants + client 9 issued to client for comment 9 issued to client for comment	1 -	13/05	/20 issued to client /20 issued to client /20 without prejudice submission	t: 02 9211 0000 w: www.environastudio.com.au	for/client  ARMADA AVALON PTY LTD	at AVALON BEACH	drawing SOLAR ACCESS STUDY	chkd TW	drwn	date 21/09/20	revision
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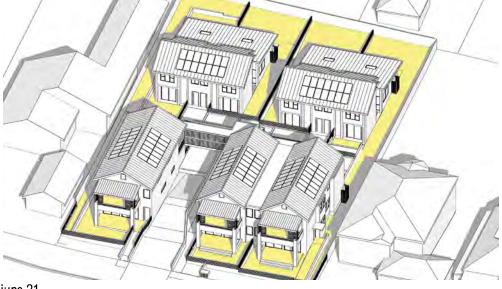




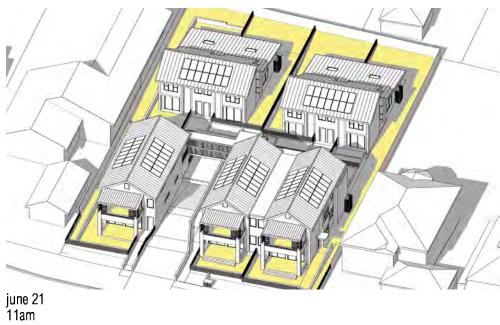
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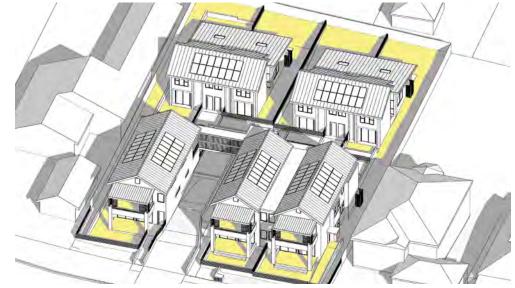


june 21 10am



june 21 1pm

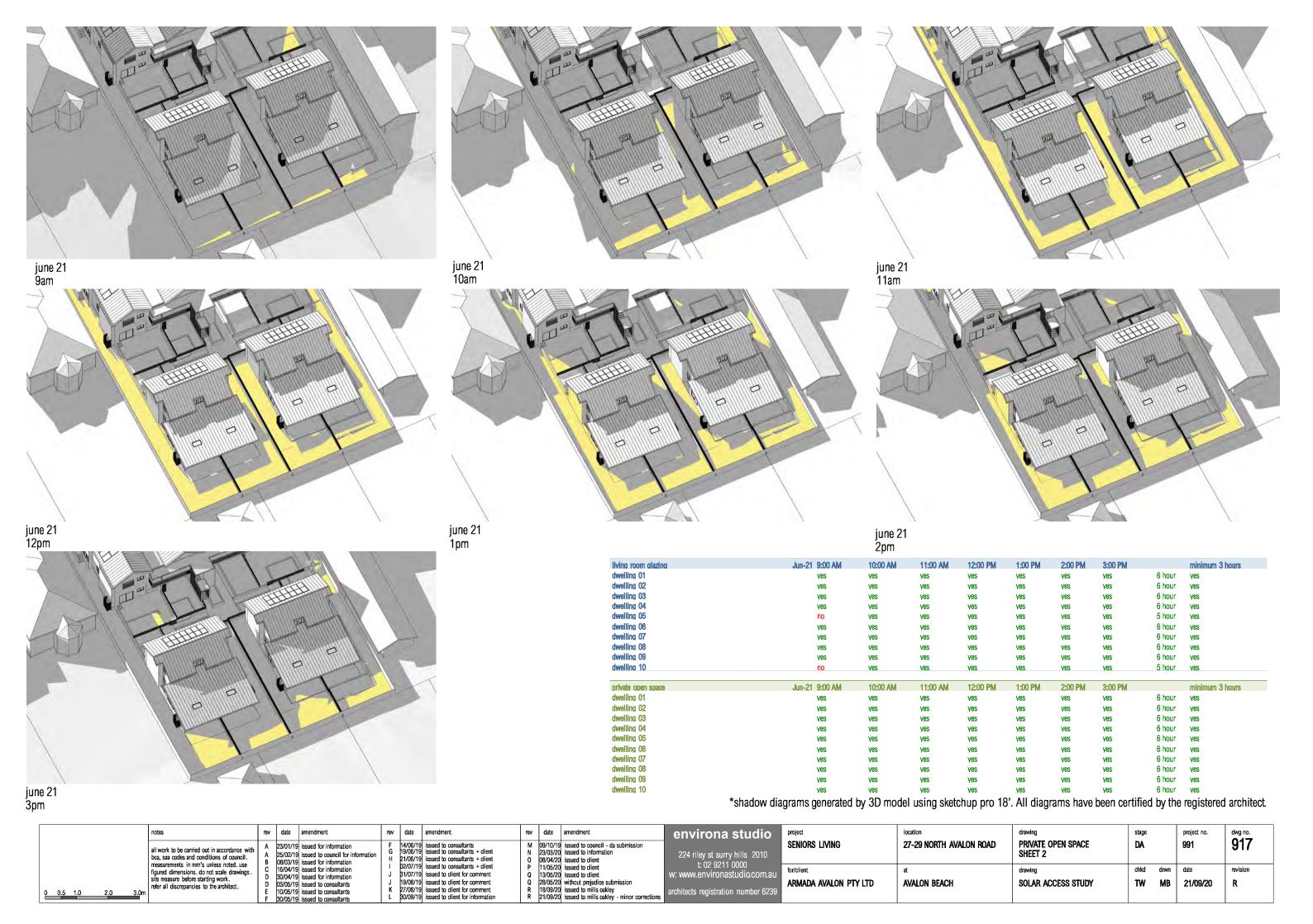




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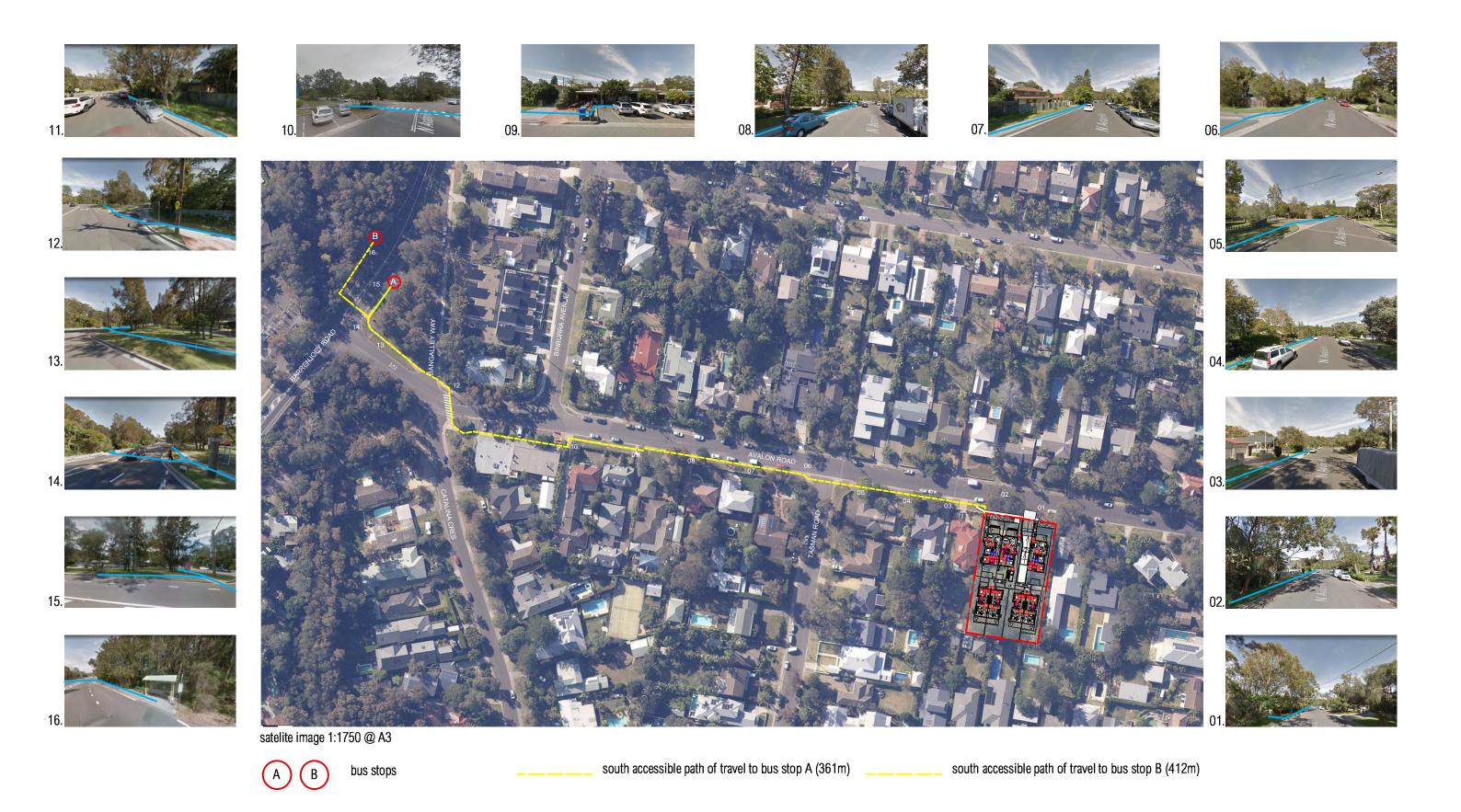
\*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect.

	notes	rev	date arr	amendment	rev	date	amendment	rev	date	amendment	environa studio	project	location	drawing	stage		project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council.	Α	25/02/19 iss	ssued for information ssued to council for information ssued for information	G H	19/06/19 21/06/19	issued to consultants + client issued to consultants + client	N	23/03/2	9 issued to council - da submission issued to information to issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	PRIVATE OPEN SPACE SHEET 1	DA		991	916
	measurements in mm's unless noted use figured dimensions do not scale drawings.	С	16/04/19 iss	ssued for information ssued for information			issued to consultants + client issued to client for comment	P Q		10 issued to client 10 issued to client	t: 02 9211 0000 w: www.environastudio.com.au	for/client	at	drawing	chkd	drwn	date	revision
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Floors	Suspended concrete slab above carpark with R0.9 insulation (insulation only value)
FIOOIS	Concrete slab on ground - no insulation required
	Framed floor between levels, no insulation required
	RO.9 insulation (insulation only value) where open sub floor is below
Walls	External walls:
	Lightweight weatherboard cladding on framed construction with R2.5 insulation (insulation only value)
	External Colour: Light (SA<0.475)
	Walls within dwellings:
	Plasterboard on studs - no insulation
	Plasterboard on studs with R2.0 insulation between Garage and internal stair walls to units 4, 5, 9 and 10
	Inter-tenancy walls
	Double stud walls lined with plasterboard to areas adjacent to neighbours (no insulation required)
Glazing	Aluminium framed, low-e single glazing to units 4, 5, 8, 9 and 10 (as per assessor's certificate)
	U-value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)
	Aluminium framed single clear alazing elsewhere (units 1.2.7.6 and 7)
	Aluminium framed single clear glazing elsewhere (units 1, 2, 3, 6 and 7): Group A – awning windows
	U-value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%)
	Group B - sliding doors/windows + double hung + fixed glazing
	U-value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%)
	Given values are AFRC total window system values (glass and frame
Ceilings	Plasterboard ceiling with R3.0 insulation (insulation only value) where roof is over
	Plasterboard ceiling with R1.5 insulation (insulation only value) to Garage ceiling where habitable rooms are abo
	Plasterboard ceiling, no insulation where neighbouring units are above
	Sealed LED downlights at a maximum of one every 2.5m <sup>2</sup>
Roof	Metal roof with foil backed blanket ( $R_u$ 1.3 and $R_d$ 1.3)
Floor Coverings	External Colour: Light (SA <0.475)  Tiles to wet areas; timber elsewhere.
Floor Coverings	BASIX water inclusions
Rainwater tank	Tank size: 14,000L
Namwater tark	Collecting from 800m² roof area
	Connected to outdoor tap for irrigation of landscaping common and private gardens
	BASIX energy inclusions
Hot water system	Individual electric heat pumps (air sourced) – 31-35 STCs
Alternative energy	Photovoltaic system with a minimum output of 6.5kW

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	all work to be carried out in accordance with bea, saa codes and conditions of council.	Α	25/02/1	19 issued for information 19 issued to council for information 19 issued for information	G H	14/06/19 issued to consultants 19/06/19 issued to consultants + client 21/06/19 issued to consultants + client	N	23/03/2	9 issued to council - da submission issued to information issued to client	224 riley st surry hills 2010	SENIORS LIVING	27-29 NORTH AVALON ROAD	BUS ROUTE PLAN	DA		991	960
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