

SENIORS LIVING

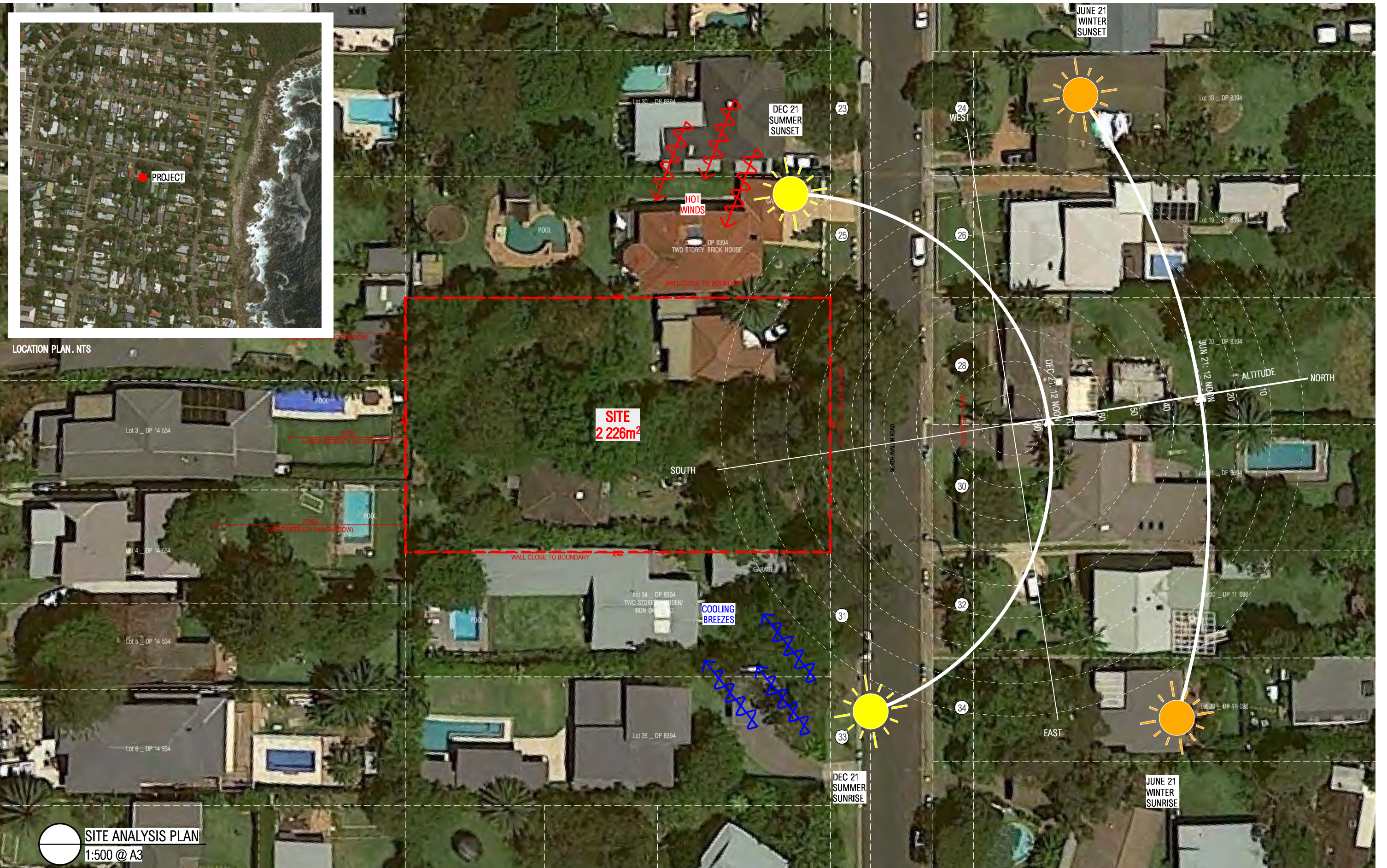
Address: **27-29 NORTH AVALON ROAD, AVALON BEACH**
Client: **ARMADA AVALON PTY LTD**
Project: **991**
Stage: **DEVELOPMENT APPLICATION (DA2019/1260)**
Date: **21-Sept-20**

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01 PHOTOMONTAGE
NTS

	notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.
	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.	A 23/01/19 issued for information A 25/02/19 issued to council for information B 08/03/19 issued for information C 16/04/19 issued for information D 30/04/19 issued for information D 03/05/19 issued to consultants E 10/05/19 issued to consultants F 30/05/19 issued to consultants	F 14/06/19 issued to consultants + client G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 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 information	M 09/10/19 issued to council - da submission N 23/03/20 issued to information O 08/04/20 issued to client P 11/05/20 issued to client Q 13/05/20 issued to client Q 28/05/20 without prejudice submission R 18/09/20 issued to mills oakley R 21/09/20 issued to mills oakley - minor corrections	SENIORS LIVING ARMADA AVALON PTY LTD	27-29 NORTH AVALON ROAD at AVALON BEACH	PHOTOMONTAGE drawing	DA chkd TW drwn MB	991 date 21/09/20	001 revision R							




LOCATION PLAN . NTS

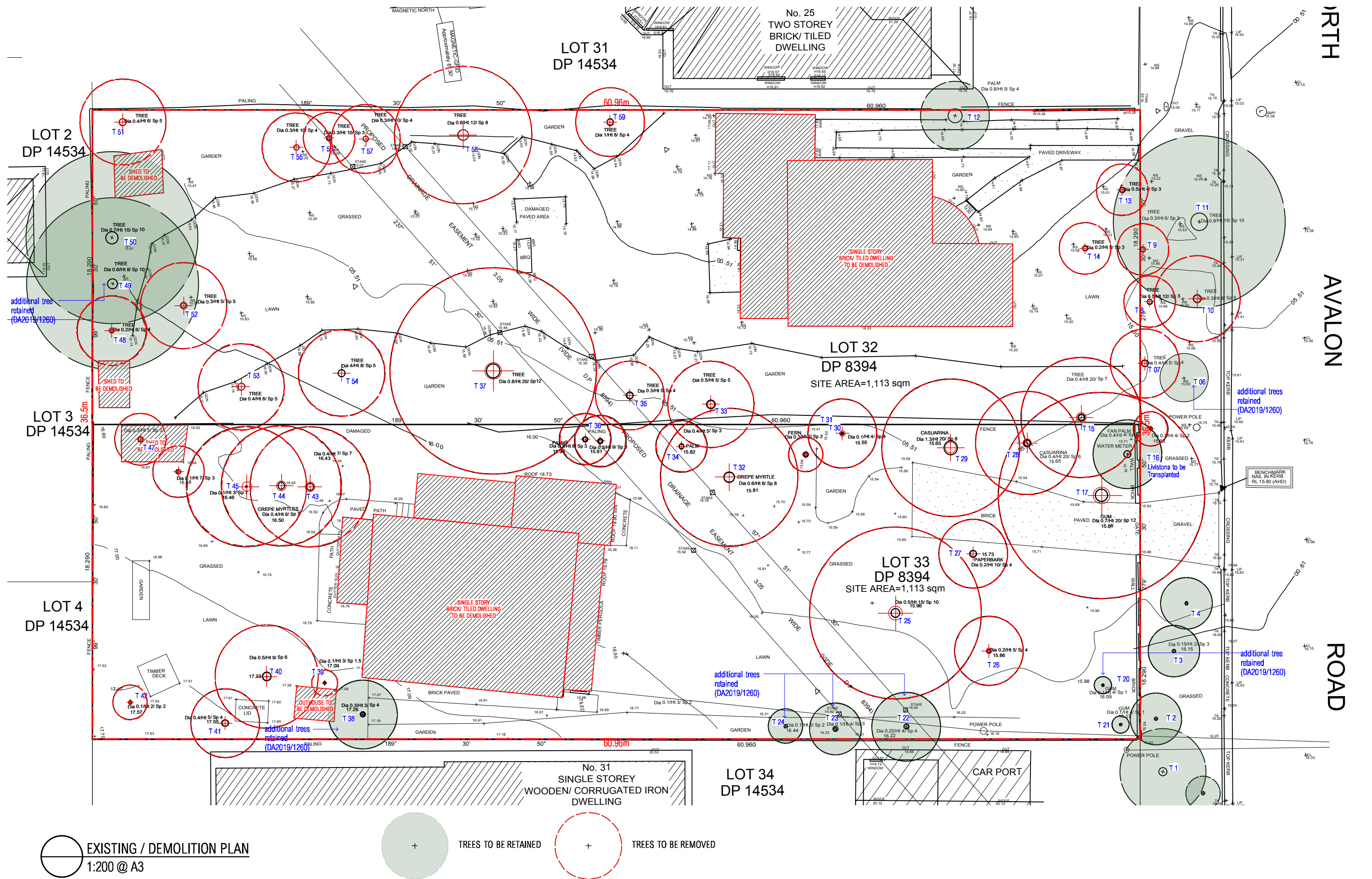
SITE ANALYSIS PLAN
1:500 @ A3

	notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing SITE ANALYSIS PLAN	stage DA	project no. 991	dwg no. 020
	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.	A 23/01/19 issued for information B 25/02/19 issued to council for information C 08/03/19 issued for information D 16/04/19 issued for information E 30/04/19 issued for information F 03/05/19 issued to consultants G 10/05/19 issued to consultants H 30/05/19 issued to consultants	F 14/06/19 issued to consultants G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment K 19/08/19 issued to client for comment L 27/08/19 issued to client for comment M 30/09/19 issued to client for information	M 09/10/19 issued to council - da submission N 23/03/20 issued to information O 08/04/20 issued to client P 11/05/20 issued to client Q 13/05/20 issued to client R 28/05/20 without prejudice submission S 18/09/20 issued to mills oakley T 21/09/20 issued to mills oakley - minor corrections	for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing	chkd drwn TW MB	date 21/09/20	revision R							



 SITE PLAN
1:300 @ A3

 0 0.5 1.0 2.0 3.0m	notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudiacom.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing SITE PLAN	stage DA	project no. 991	dwg no. 030
	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.	A 23/01/19 issued for information B 25/02/19 issued to council for information C 08/03/19 issued for information D 16/04/19 issued for information E 30/04/19 issued for information F 03/05/19 issued to consultants G 10/05/19 issued to consultants H 30/05/19 issued to consultants	F 14/06/19 issued to consultants + client G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment K 19/08/19 issued to client for comment L 27/08/19 issued to client for comment M 30/09/19 issued to client for information	M 09/10/19 issued to council - da submission N 23/03/20 issued to information O 28/04/20 issued to client P 11/05/20 issued to client Q 13/05/20 issued to client R 28/05/20 without prejudice submission S 18/09/20 issued to mills oakley T 21/09/20 issued to mills oakley - minor corrections	for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing 	chkd TW	drwn MB	date 21/09/20	revision R						



EXISTING / DEMOLITION PLAN
1:200 @ A3

	notes 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.	rev A 23/01/19 issued for information	rev F 14/06/19 issued to consultants	rev M 09/10/19 issued to council - da submission	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing EXISTING / DEMOLITION PLAN	stage DA	project no. 991	dwg no. 040
		rev B 25/02/19 issued to council for information	rev G 19/06/19 issued to consultants + client	rev N 23/03/20 issued to information		for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing	chkd TW	drwn MB	date 21/09/20

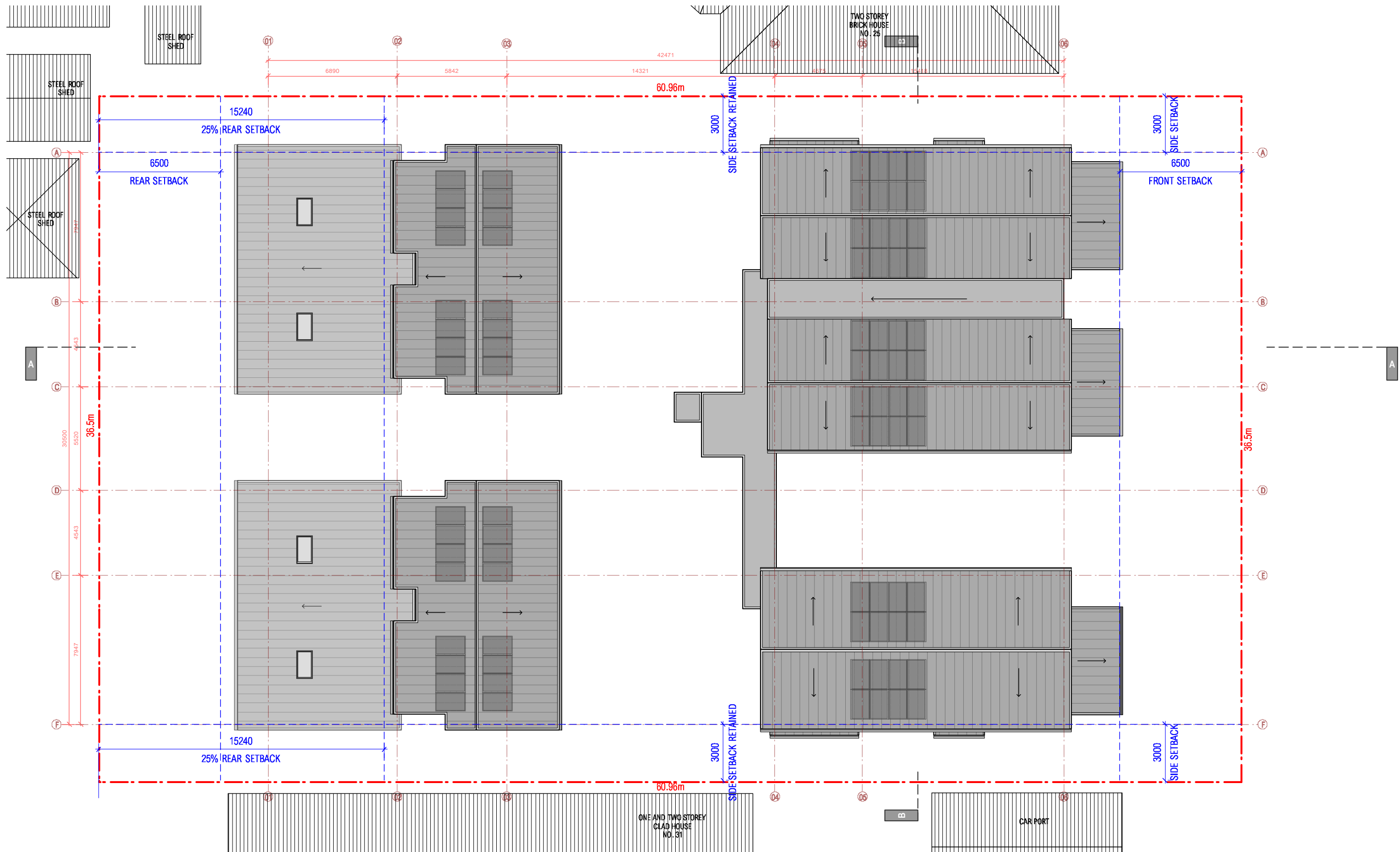


BASEMENT
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	<p>notes</p> <p>all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.</p>	<p>rev date amendment</p> <p>A 23/01/19 issued for information</p>	<p>rev date amendment</p> <p>F 14/06/19 issued to consultants</p>	<p>rev date amendment</p> <p>M 09/10/19 issued to council - da submission</p>	<p>project</p> <p>SENIORS LIVING</p>	<p>location</p> <p>27-29 NORTH AVALON ROAD</p>	<p>drawing</p> <p>BASEMENT</p>	<p>stage</p> <p>DA</p>	<p>project no.</p> <p>991</p>	<p>dwg no.</p> <p>101</p>
		<p>A 25/02/19 issued to council for information</p> <p>B 08/03/19 issued for information</p> <p>C 16/04/19 issued for information</p> <p>D 30/04/19 issued to consultants</p> <p>E 10/05/19 issued to consultants</p> <p>F 30/05/19 issued to consultants</p>	<p>G 19/06/19 issued to consultants + client</p> <p>H 21/06/19 issued to consultants + client</p> <p>I 02/07/19 issued to consultants + client</p> <p>J 31/07/19 issued to client for comment</p> <p>K 19/08/19 issued to client for comment</p> <p>L 27/08/19 issued to client for comment</p> <p>L 30/09/19 issued to client for information</p>	<p>N 23/03/20 issued to information</p> <p>O 08/04/20 issued to client</p> <p>P 11/05/20 issued to client</p> <p>Q 13/05/20 issued to client</p> <p>Q 28/05/20 issued without prejudice submission</p> <p>R 18/09/20 issued to mills oakley</p> <p>R 21/09/20 issued to mills oakley - minor corrections</p>	<p>for/client</p> <p>ARMADA AVALON PTY LTD</p>	<p>at</p> <p>AVALON BEACH</p>	<p>drawing</p> <p>FLOOR PLAN</p>	<p>chkd</p> <p>TW</p>	<p>drwn</p> <p>MB</p>	<p>date</p> <p>21/09/20</p>

environa studio
224 riley st surry hills 2010
t: 02 9211 0000
w: www.environastudio.com.au
architects registration number 6239

NORTH AVALON ROAD



ROOF LEVEL
1:200 @ A3

	<p>notes</p> <p>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.</p>	<p>rev date amendment</p> <p>A 23/01/19 issued for information</p>	<p>rev date amendment</p> <p>F 14/06/19 issued to consultants</p>	<p>rev date amendment</p> <p>M 09/10/19 issued to council - da submission</p>	<p>project</p> <p>SENIORS LIVING</p>	<p>location</p> <p>27-29 NORTH AVALON ROAD</p>	<p>drawing</p> <p>ROOF LEVEL</p>	<p>stage</p> <p>DA</p>	<p>project no.</p> <p>991</p>	<p>dwg no.</p> <p>110</p>
		<p>A 25/02/19 issued to council for information</p> <p>B 08/03/19 issued for information</p> <p>C 16/04/19 issued for information</p> <p>D 30/04/19 issued for information</p> <p>E 10/05/19 issued to consultants</p> <p>F 30/05/19 issued to consultants</p>	<p>G 19/06/19 issued to consultants + client</p> <p>H 21/06/19 issued to consultants + client</p> <p>I 02/07/19 issued to consultants + client</p> <p>J 31/07/19 issued to client for comment</p> <p>K 19/08/19 issued to client for comment</p> <p>L 30/09/19 issued to client for information</p>	<p>N 23/03/20 issued to information</p> <p>O 08/04/20 issued to client</p> <p>P 11/05/20 issued to client</p> <p>Q 13/05/20 issued to client</p> <p>R 21/09/20 issued to mills oakley - minor corrections</p>	<p>for/client</p> <p>ARMADA AVALON PTY LTD</p>	<p>at</p> <p>AVALON BEACH</p>	<p>drawing</p> <p>PLAN</p>	<p>chkd drwn</p> <p>TW MB</p>	<p>date</p> <p>21/09/20</p>	<p>revision</p> <p>R</p>

environa studio

224 riley st surry hills 2010
t: 02 9211 0000
w: www.environastudio.com.au
architects registration number 6239

location

27-29 NORTH AVALON ROAD

at

AVALON BEACH

drawing

ROOF LEVEL

drawing

PLAN

stage

DA

chkd drwn

TW MB

project no.

991

date

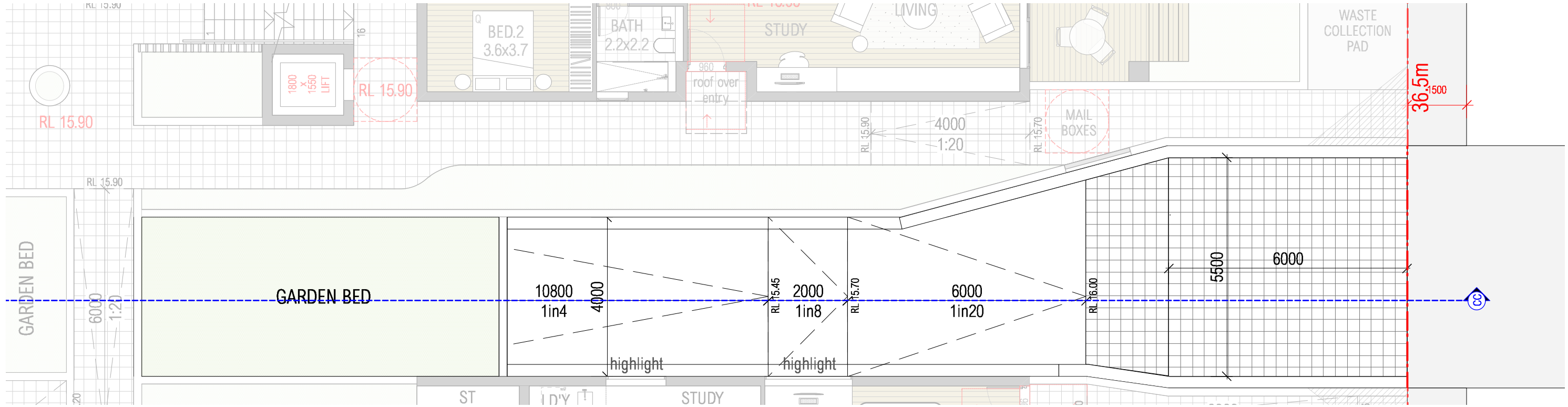
21/09/20

dwg no.

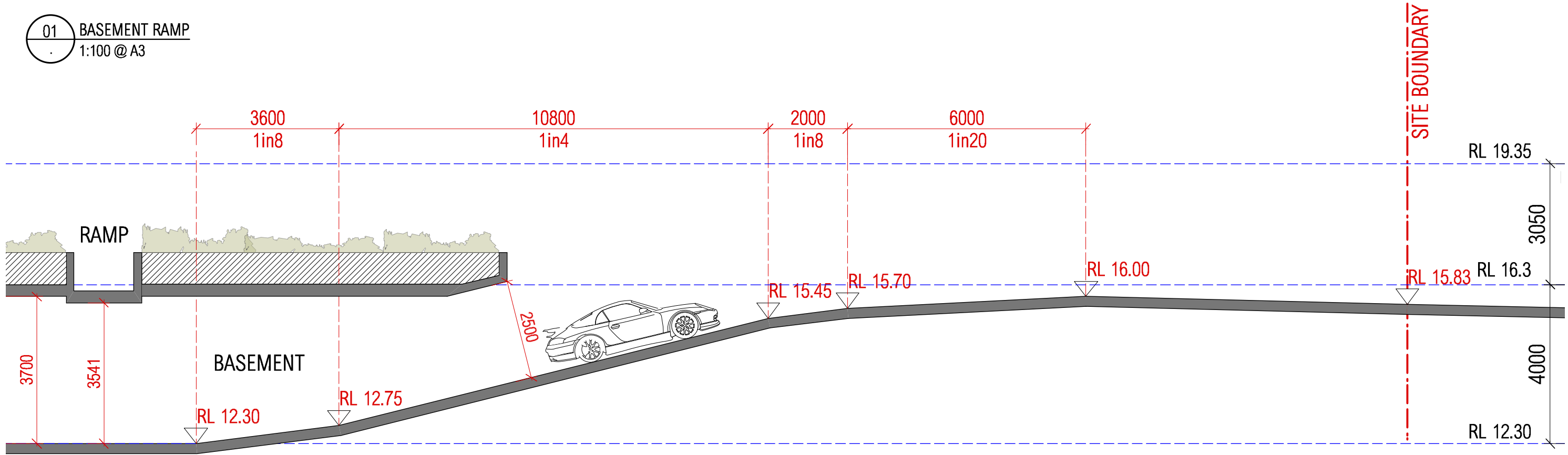
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revision

R



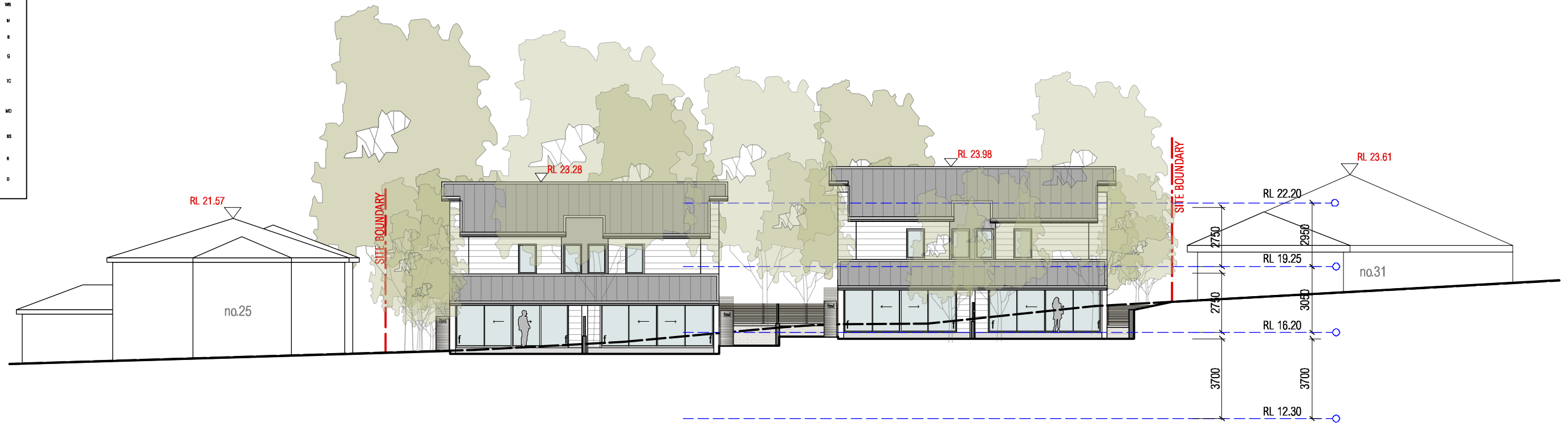
01 BASEMENT RAMP
1:100 @ A3



02 SECTION CC
1:100 @ A3

	notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing BASEMENT RAMP	stage DA	project no. 991	dwg no. 121
	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.	A 23/01/19 issued for information B 08/03/19 issued for information C 16/04/19 issued for information D 30/04/19 issued for information E 10/05/19 issued to consultants F 30/05/19 issued to consultants	F 14/06/19 issued to consultants + client G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment K 19/08/19 issued to client for comment L 30/09/19 issued to client for information	M 09/10/19 issued to council - da submission N 23/03/20 issued to information O 08/04/20 issued to client P 11/05/20 issued to client Q 13/05/20 issued to client R 28/05/20 without prejudice submission R 18/09/20 issued to mills oakley R 21/09/20 issued to mills oakley - minor corrections	for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing SECTION	chkd TW	drwn MB	date 21/09/20	revision R						

MATERIALS + FINISHES LEGEND			
EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	LEGEND ABBREVIATION
EXTERNAL WALLS	BATHURST STONE WALLING	ECO OUTDOOR	SW
EXTERNAL WALLS	WEATHERBOARD	"WHITE"	WB
EXTERNAL WALL	COLORBOND	MONUMENT	M
WALLSTRIPS	WEATHER BOARD	WHITE	W
METALWORK - BUTTRES COMPRESS, JARNING	COLORBOND STEEL	"SUN WEST"	S
DECKING + FENCING	TIMBER CLAD	"SPOTTED OAK"	TO
DECKING	MOONWOOD	NATURAL GRASS COLLECTION - BLACK BEAK, JARRAW SILVER OAK	MO
EXTERNAL PAVING DRIVEWAY	BRANFORD SANDSTONE	"1000R TILE ECO OUTDOOR"	BS
METALWORKS ROOFING	COLORBOND STEEL	"SHALE GREY"	R
DOOR FRAMES + WINDOW FRAMES + FROD SCREENS	POWDER COATED ALUMINIUM	"LONDON QUARTER"	D



01 SOUTH ELEVATION
1:200 @ A3



02 WEST ELEVATION
1:200 @ A3

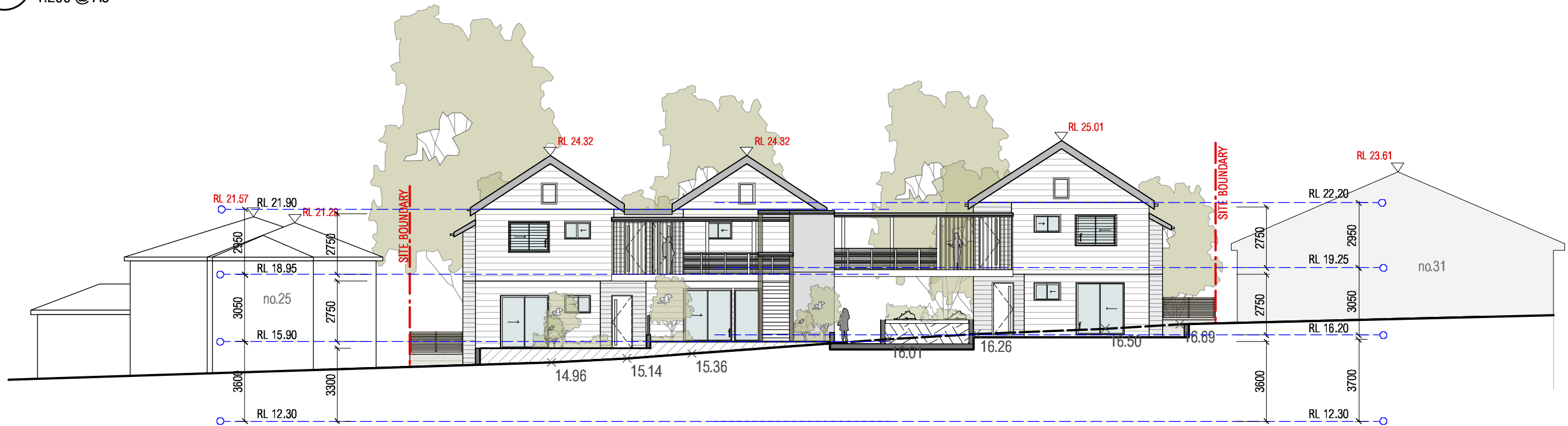
notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	environa studio	project	location	drawing	stage	project no.	dwg no.
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	B	08/03/19	issued for information	G	19/06/19	issued to consultants + client	N	23/03/20	issued to information							
	C	16/04/19	issued for information	H	21/06/19	issued to consultants + client	O	08/04/20	issued to client							
	D	30/04/19	issued for information	I	02/07/19	issued to consultants + client	P	11/05/20	issued to client							
	E	10/05/19	issued to consultants	J	31/07/19	issued to client for comment	Q	13/05/20	issued to client							
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				L	30/09/19	issued to client for information										



MATERIALS + FINISHES LEGEND			
EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	LEGEND ABBREVIATION
EXTERNAL WALLS	BATHURST STONE WALLING	ECO OUTDOOR	SW
EXTERNAL WALLS	WEATHERBOARD	"WHITE"	WB
EXTERNAL WALL	COLORBOND	MONUMENT	M
BALLUSTRADES	WEATHER BOARD	WHITE	W
METALWORK - BUTTRES	COLORBOND STEEL	"SUN WEST"	S
DISKING + FENCING	TIMBER CLAD	"SPOTTED OAK"	TO
DISKING	MOONWOOD	NATURAL GRASS COLLECTION - BLACK BARK JARRAW SILVER OAK	MO
EXTERNAL PAVING DRIVEWAY	BRANFORD SANDSTONE	"1000R TILE ECO OUTDOOR"	BS
METALWORKS ROOFING	COLORBOND STEEL	"SHALE GREY"	R
DOOR FRAMES + WINDOW FRAMES + FROD SCREENS	POWDER COATED ALUMINIUM	"LONDON QUARTER"	D



01 NORTH ELEVATION (INTERNAL)
1:200 @ A3



02 SOUTH ELEVATION (INTERNAL)
1:200 @ A3

notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	environa studio	project	location	drawing	stage	project no.	dwg no.
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	B	25/02/19	issued to council for information	G	19/06/19	issued to consultants + client	N	23/03/20	issued to information							
	C	08/03/19	issued for information	H	21/06/19	issued to consultants + client	O	08/04/20	issued to client							
	D	16/04/19	issued for information	I	02/07/19	issued to consultants + client	P	11/05/20	issued to client							
	D	30/04/19	issued for information	J	31/07/19	issued to client for comment	Q	13/05/20	issued to client							
	D	03/05/19	issued to consultants	K	19/08/19	issued to client for comment	R	28/05/20	without prejudice submission							
	E	10/05/19	issued to consultants	L	27/08/19	issued to client for comment	R	18/09/20	issued to mills oakley							
	F	30/05/19	issued to consultants	L	30/09/19	issued to client for information	R	21/09/20	issued to mills oakley - minor corrections							

TERMS AND ABBREVIATIONS

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

AFS	As further specified
BWB	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)
F	Fixed glass
FB	Face brickwork
FC	Fibre Cement (painted sheets)
FCR	Fibre Cement Rendered (Harditex)
FFL	Finished floor level
GB	Glass blockwork
GP	General Power Outlet
HW	Hardwood
HDG	Hot Dipped Galvanised
HDPE	High Density Polyethylene (piping)
HPP	Hebel Power Panel
HSF	Hebel Sound Floor
HTP	Harditex cladding
HWS	Hot water service
L	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 floor 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
TT	Terracotta Tile
UB	Universal Beam
UC	Universal Column
UNO	Unless noted otherwise
VOS	Verify on site
VR	Veneer
WRC	Western Red Cedar (timber)

NOTES

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 authorities

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 timber 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 following:

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 following:

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

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

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 queen 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.

- 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 lux.

- 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 bathroom

- 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 cooktop.

- 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 width

All stairways, ramps and pathways to comply with AS1428.1

	notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.	
	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.	A	23/01/19	issued for information	F	14/06/19	issued to consultants	M	09/10/19	issued to council - da submission		SENIORS LIVING ARMADA AVALON PTY LTD	27-29 NORTH AVALON ROAD AVALON BEACH	TERMS AND ABBREVIATIONS + SPECIFICATION SEPP SENIORS	DA	991	211	
												for/client	at	drawing	chkd	drwn	date	revision
															TW	MB	21/09/20	R



notes 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.	rev	date	amendment	rev	date	amendment	rev	date	amendment	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing SHEET 1	stage DA	project no. 991	dwg no. 901
	A	23/01/19	issued for information	F	14/06/19	issued to consultants	M	09/10/19	issued to council - da submission	for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing PERSPECTIVES	chkd TW	drwn MB	date 21/09/20	revision R
	A	25/02/19	issued to council for information	G	19/06/19	issued to consultants + client	N	23/03/20	issued to information							
	B	08/03/19	issued for information	H	21/06/19	issued to consultants + client	O	08/04/20	issued to client							
	C	16/04/19	issued for information	I	02/07/19	issued to consultants + client	P	11/05/20	issued to client							
	D	30/04/19	issued for information	J	31/07/19	issued to client for comment	Q	13/05/20	issued to client							
	D	03/05/19	issued to consultants	J	19/08/19	issued to client for comment	Q	28/05/20	without prejudice submission							
	E	10/05/19	issued to consultants	K	27/08/19	issued to client for comment	R	18/09/20	issued to mills oakley							
	F	30/05/19	issued to consultants	L	30/09/19	issued to client for information	R	21/09/20	issued to mills oakley - minor corrections							



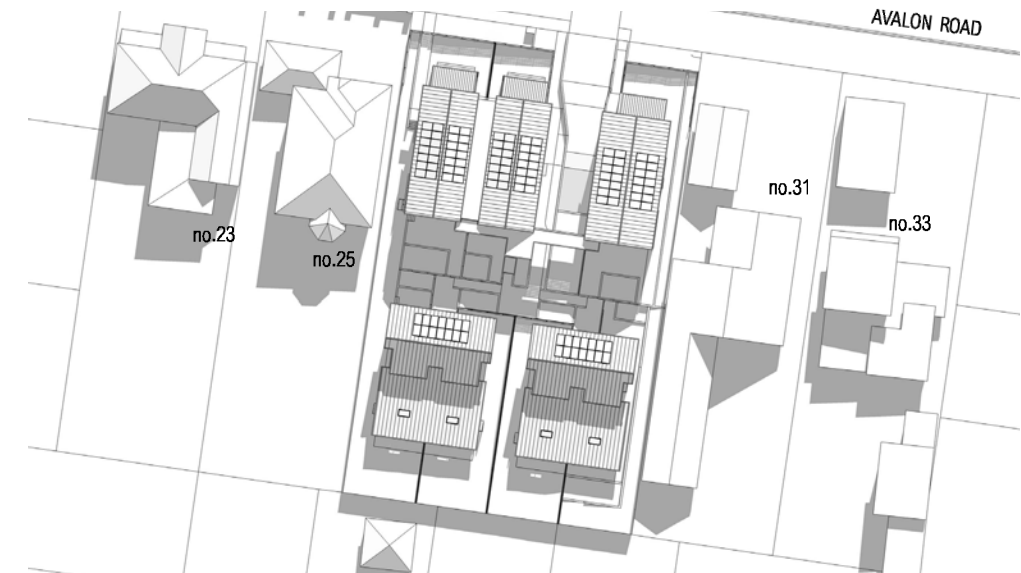
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	A	23/01/19	issued for information	F	14/06/19	issued to consultants	M	09/10/19	issued to council - da submission	for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing PERSPECTIVES	chkd TW	drwn MB	date 21/09/20	revision R
	A	25/02/19	issued to council for information	G	19/06/19	issued to consultants + client	N	23/03/20	issued to information							
	B	08/03/19	issued for information	H	21/06/19	issued to consultants + client	O	08/04/20	issued to client							
	C	16/04/19	issued for information	I	02/07/19	issued to consultants + client	P	11/05/20	issued to client							
	D	30/04/19	issued for information	J	31/07/19	issued to client for comment	Q	13/05/20	issued to client							
	D	03/05/19	issued to consultants	J	19/08/19	issued to client for comment	Q	28/05/20	without prejudice submission							
	E	10/05/19	issued to consultants	K	27/08/19	issued to client for comment	R	18/09/20	issued to mills oakley							
	F	30/05/19	issued to consultants	L	30/09/19	issued to client for information	R	21/09/20	issued to mills oakley - minor corrections							



June 21
9am



June 21
10am



June 21
11am



June 21
12pm



June 21
1pm



June 21
2pm



June 21
3pm



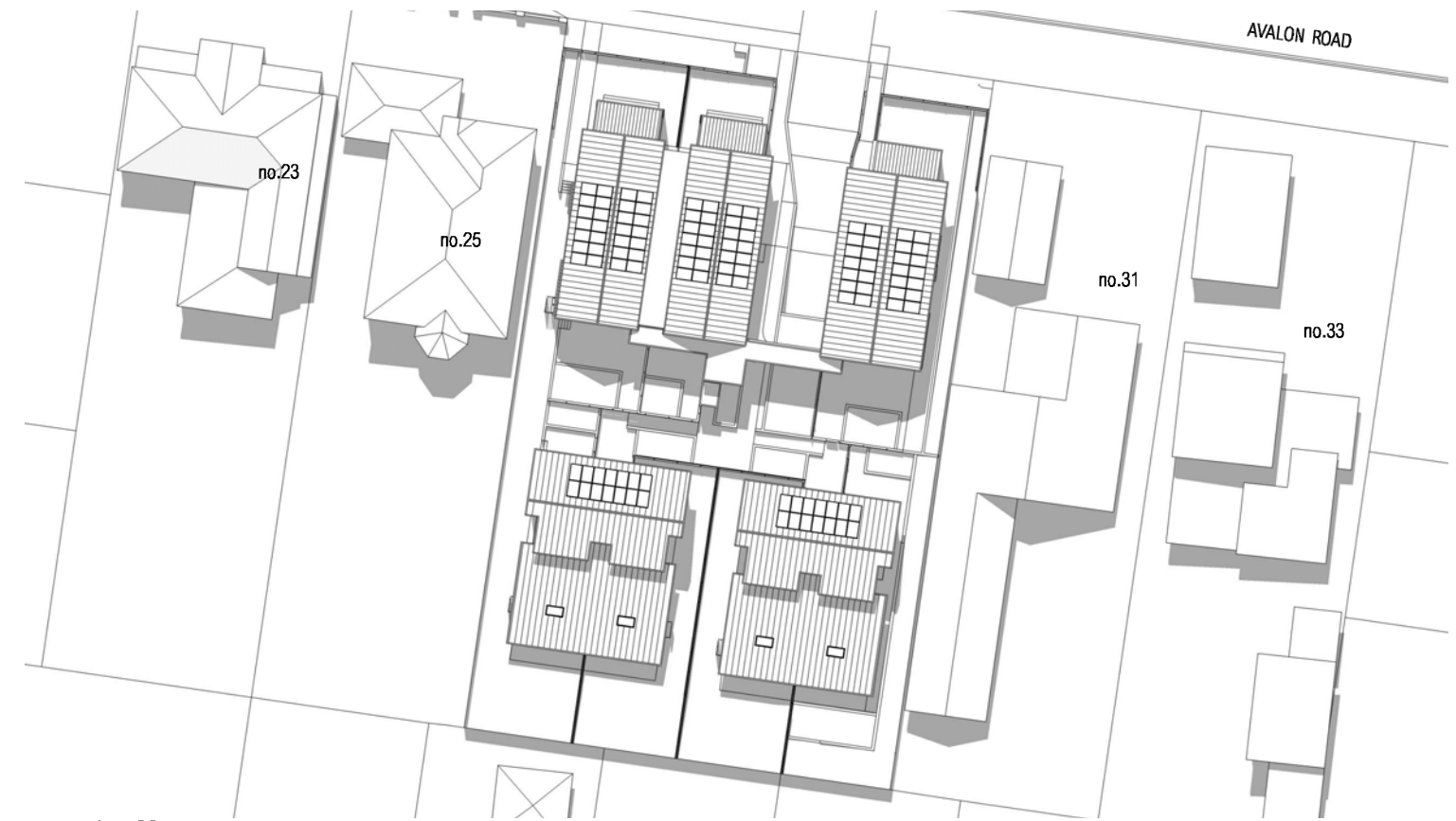
additional shadow generated by the proposed development

*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 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing JUNE 21st	stage DA	project no. 991	dwg no. 910
	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.	A 23/01/19 issued for information B 25/02/19 issued to council for information C 08/03/19 issued for information D 16/04/19 issued for information E 30/04/19 issued for information F 03/05/19 issued to consultants G 10/05/19 issued to consultants H 30/05/19 issued to consultants	F 14/06/19 issued to consultants G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment K 19/08/19 issued to client for comment L 27/08/19 issued to client for comment M 30/09/19 issued to client for information	M 09/10/19 issued to council - da submission N 23/03/20 issued to information O 08/04/20 issued to client P 11/05/20 issued to client Q 13/05/20 issued to client R 28/05/20 without prejudice submission S 18/09/20 issued to mills oakley T 21/09/20 issued to mills oakley - minor corrections	for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing SHADOW DIAGRAMS	chkd drwn TW MB	date 21/09/20	revision R							



september 23
9am



september 23
12pm



september 23
3pm

 additional shadow generated by the proposed development

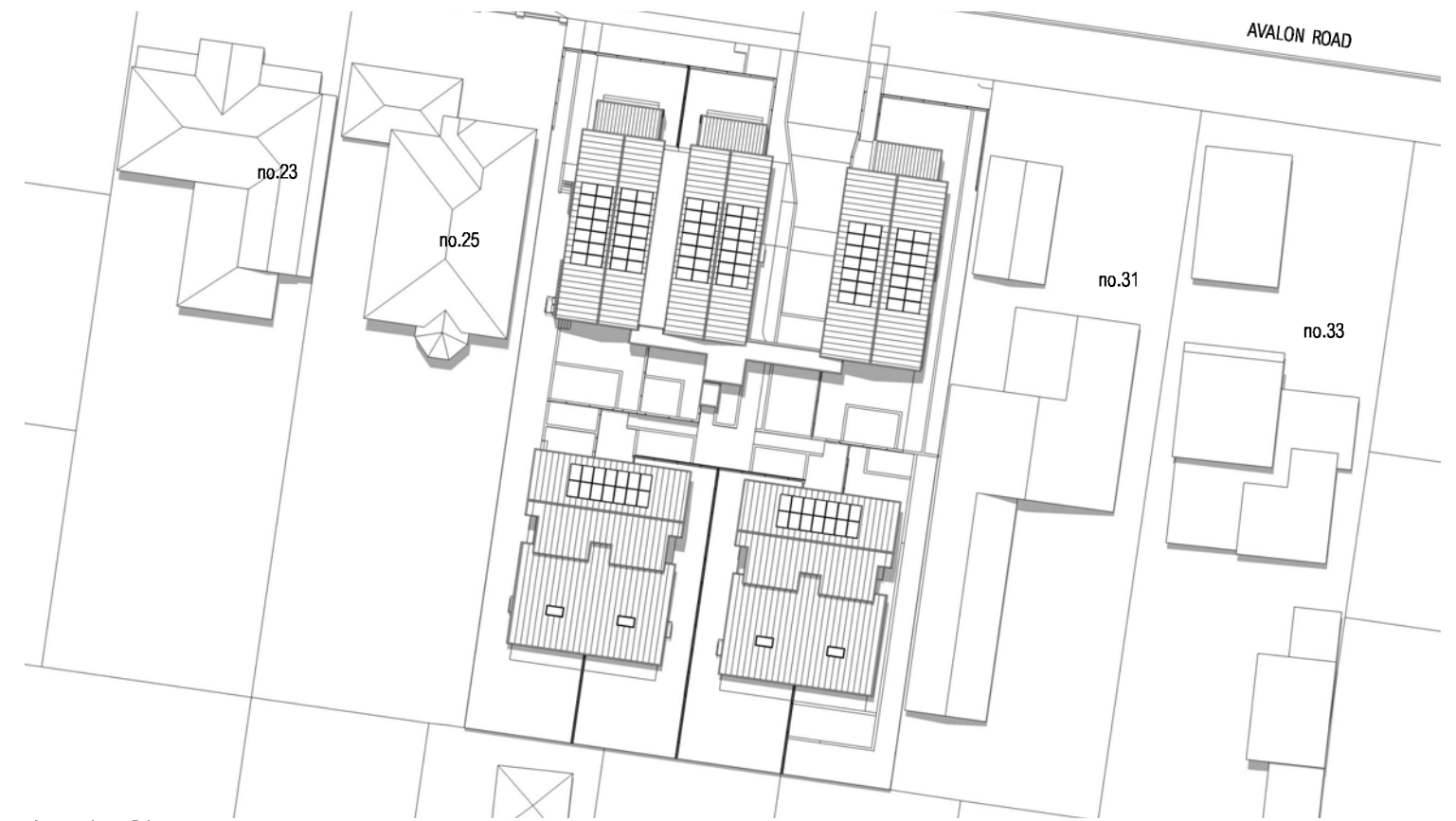
*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect.

<p>notes</p> <p>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.</p> <p>0 0.5 1.0 2.0 3.0m</p>	<p>rev</p> <p>A</p>	<p>date</p> <p>23/01/19</p>	<p>amendment</p> <p>issued for information</p>	<p>rev</p> <p>F</p>	<p>date</p> <p>14/06/19</p>	<p>amendment</p> <p>issued to consultants</p>	<p>rev</p> <p>M</p>	<p>date</p> <p>09/10/19</p>	<p>amendment</p> <p>issued to council - da submission</p>	<p>project</p> <p>SENIORS LIVING</p>	<p>location</p> <p>27-29 NORTH AVALON ROAD</p>	<p>drawing</p> <p>SEPT 23rd</p>	<p>stage</p> <p>DA</p>	<p>project no.</p> <p>991</p>	<p>dwg no.</p> <p>911</p>
	<p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>D</p> <p>E</p> <p>F</p>	<p>25/02/19</p> <p>08/03/19</p> <p>16/04/19</p> <p>30/04/19</p> <p>03/05/19</p> <p>10/05/19</p> <p>30/05/19</p>	<p>issued to council for information</p> <p>issued for information</p> <p>issued for information</p> <p>issued to consultants</p> <p>issued to consultants</p> <p>issued to consultants</p>	<p>G</p> <p>H</p> <p>I</p> <p>J</p> <p>J</p> <p>K</p> <p>L</p>	<p>19/06/19</p> <p>21/06/19</p> <p>02/07/19</p> <p>31/07/19</p> <p>19/08/19</p> <p>27/08/19</p> <p>30/09/19</p>	<p>issued to consultants + client</p> <p>issued to consultants + client</p> <p>issued to consultants + client</p> <p>issued to client for comment</p> <p>issued to client for comment</p> <p>issued to client for comment</p> <p>issued to client for information</p>	<p>N</p> <p>O</p> <p>P</p> <p>Q</p> <p>Q</p> <p>R</p> <p>R</p>	<p>23/03/20</p> <p>08/04/20</p> <p>11/05/20</p> <p>13/05/20</p> <p>28/05/20</p> <p>18/09/20</p> <p>21/09/20</p>	<p>issued to information</p> <p>issued to client</p> <p>issued to client</p> <p>issued to client</p> <p>without prejudice submission</p> <p>issued to mills oakley</p> <p>issued to mills oakley - minor corrections</p>	<p>for/client</p> <p>ARMADA AVALON PTY LTD</p>	<p>at</p> <p>AVALON BEACH</p>	<p>drawing</p> <p>SHADOW DIAGRAMS</p>	<p>chkd</p> <p>TW</p>	<p>drwn</p> <p>MB</p>	<p>date</p> <p>21/09/20</p>

environa studio
 224 riley st surry hills 2010
 t: 02 9211 0000
 w: www.environastudio.com.au
 architects registration number 6239



december 21
9am



december 21
12pm



december 21
3pm

 additional shadow generated by the proposed development

*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 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing DEC 21st	stage DA	project no. 991	dwg no. 912
	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.	A 23/01/19 issued for information B 25/02/19 issued to council for information C 08/03/19 issued for information D 16/04/19 issued for information E 30/04/19 issued for information F 03/05/19 issued to consultants G 10/05/19 issued to consultants H 30/05/19 issued to consultants	F 14/06/19 issued to consultants G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment K 19/08/19 issued to client for comment L 27/08/19 issued to client for comment M 30/09/19 issued to client for information	M 09/10/19 issued to council - da submission N 23/03/20 issued to information O 08/04/20 issued to client P 11/05/20 issued to client Q 13/05/20 issued to client R 28/05/20 without prejudice submission S 18/09/20 issued to mills oakley T 21/09/20 issued to mills oakley - minor corrections	for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing SHADOW DIAGRAMS	chkd drwn TW MB	date 21/09/20	revision R							



June 21
9am



June 21
10am



June 21
11am



June 21
12pm



June 21
1pm



June 21
2pm



June 21
3pm

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

	notes 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.	rev date amendment	rev date amendment	rev date amendment	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing LIVING SPACE SHEET 1	stage DA	project no. 991	dwg no. 913
		A 23/01/19 issued for information A 25/02/19 issued to council for information B 08/03/19 issued for information C 16/04/19 issued for information D 30/04/19 issued for information D 03/05/19 issued to consultants E 10/05/19 issued to consultants F 30/05/19 issued to consultants	F 14/06/19 issued to consultants G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 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 information	M 09/10/19 issued to council - da submission N 23/03/20 issued to information O 08/04/20 issued to client P 11/05/20 issued to client Q 13/05/20 issued to client Q 28/05/20 without prejudice submission R 18/09/20 issued to mills oakley R 21/09/20 issued to mills oakley - minor corrections		for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing SOLAR ACCESS STUDY	chkd drwn TW MB	date 21/09/20	revision R



June 21
9am



June 21
10am



June 21
11am



June 21
12pm



June 21
1pm




June 21
2pm



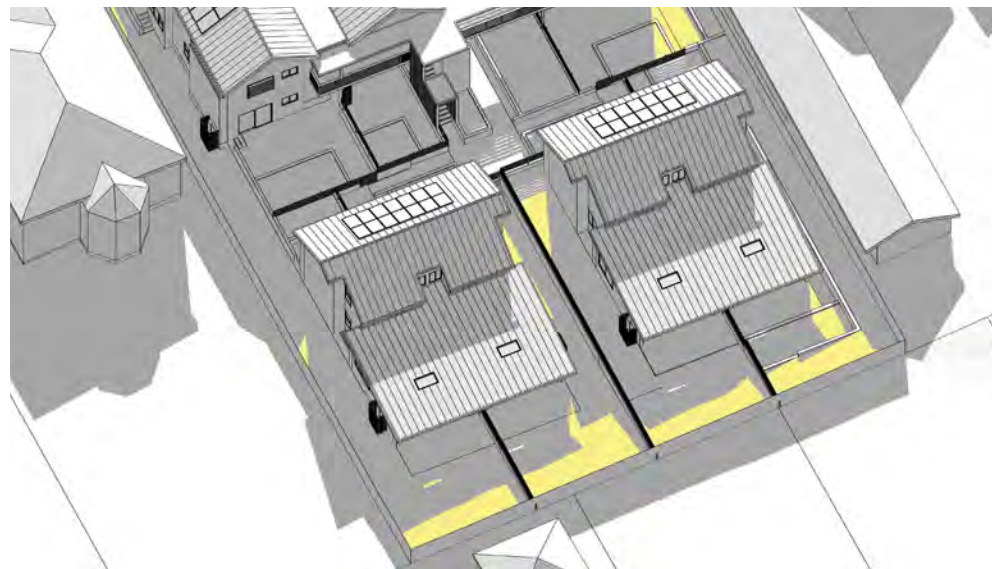
June 21
3pm

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

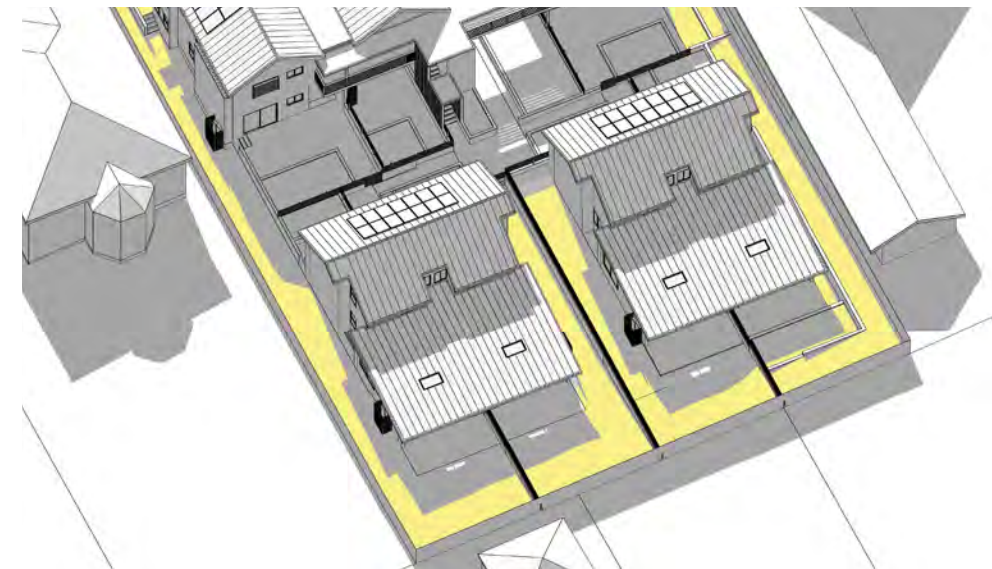
	notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing LIVING SPACE SHEET 3	stage DA	project no. 991	dwg no. 915
	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.	A 23/01/19 issued for information B 08/03/19 issued for information C 16/04/19 issued for information D 30/04/19 issued for information E 10/05/19 issued to consultants F 30/05/19 issued to consultants	G 14/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment K 19/08/19 issued to client for comment L 27/08/19 issued to client for comment M 09/10/19 issued to council - da submission N 23/03/20 issued to information O 08/04/20 issued to client P 11/05/20 issued to client Q 13/05/20 issued to client R 28/05/20 without prejudice submission S 18/09/20 issued to mills oakley T 21/09/20 issued to mills oakley - minor corrections	M 09/10/19 issued to council - da submission N 23/03/20 issued to information O 08/04/20 issued to client P 11/05/20 issued to client Q 13/05/20 issued to client R 28/05/20 without prejudice submission S 18/09/20 issued to mills oakley T 21/09/20 issued to mills oakley - minor corrections	project ARMADA AVALON PTY LTD	location AVALON BEACH	drawing SOLAR ACCESS STUDY	stage chkd TW drwn MB	date 21/09/20	revision R							



June 21
9am



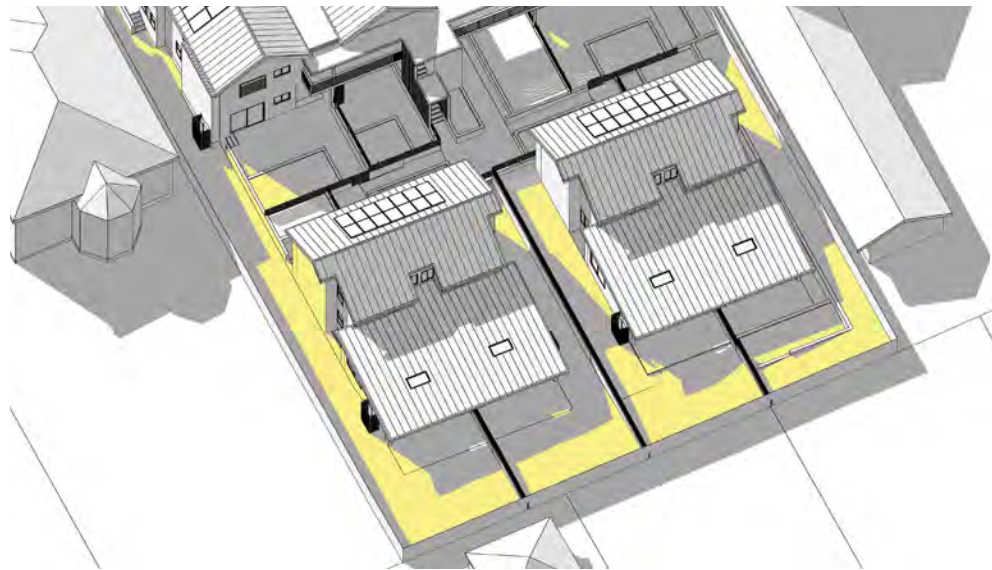
June 21
10am



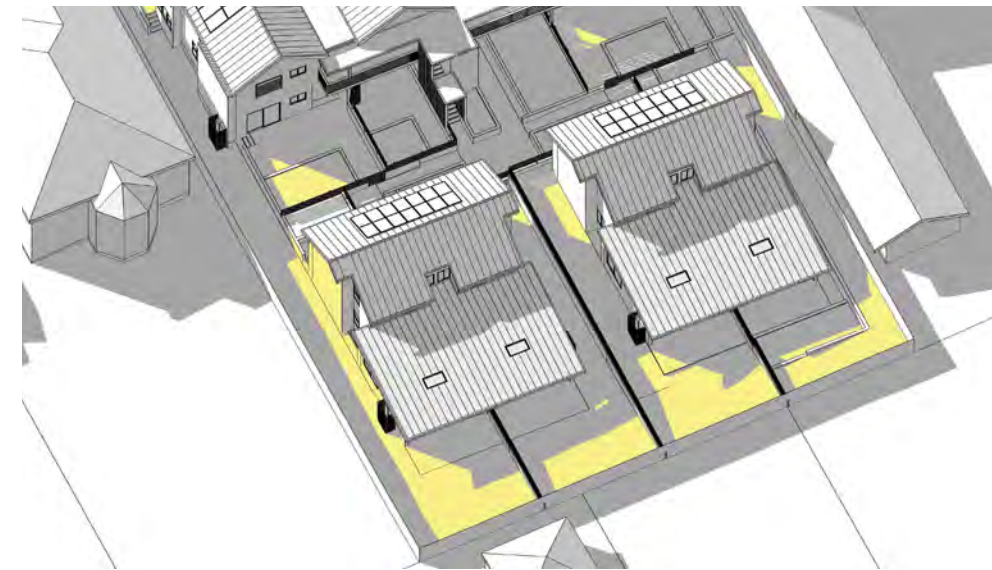
June 21
11am



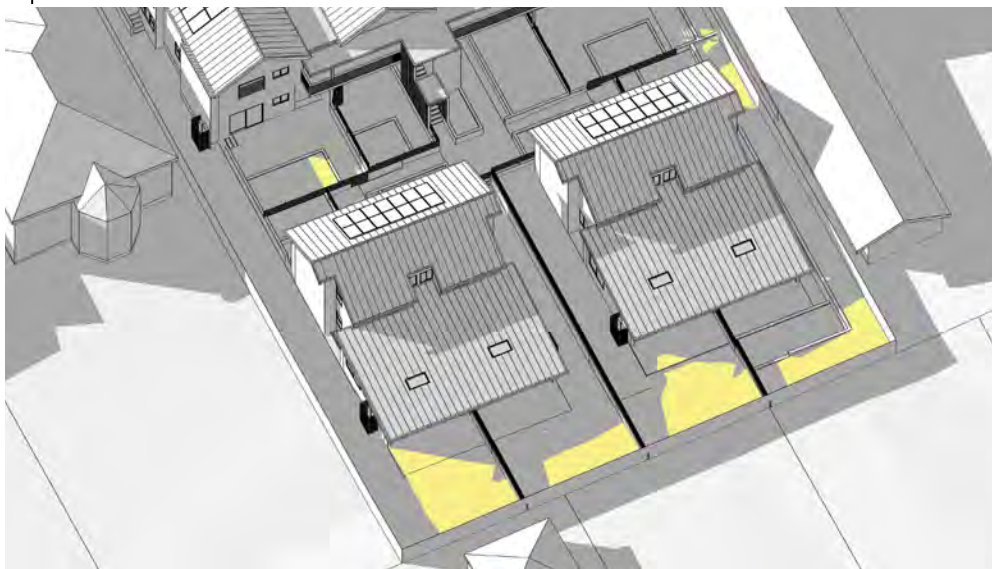
June 21
12pm



June 21
1pm



June 21
2pm



June 21
3pm

living room alazina	Jun-21 9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM		minimum 3 hours
dwelling 01	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 02	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 03	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 04	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 05	no	yes	yes	yes	yes	yes	yes	5 hour	yes
dwelling 06	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 07	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 08	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 09	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 10	no	yes	yes	yes	yes	yes	yes	5 hour	yes

private open space	Jun-21 9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM		minimum 3 hours
dwelling 01	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 02	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 03	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 04	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 05	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 06	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 07	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 08	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 09	yes	yes	yes	yes	yes	yes	yes	6 hour	yes
dwelling 10	yes	yes	yes	yes	yes	yes	yes	6 hour	yes

*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 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing PRIVATE OPEN SPACE SHEET 2	stage DA	project no. 991	dwg no. 917
	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.	A 23/01/19 issued for information B 08/03/19 issued for information C 16/04/19 issued for information D 30/04/19 issued for information E 10/05/19 issued to consultants F 30/05/19 issued to consultants	F 14/06/19 issued to consultants + client G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment K 19/08/19 issued to consultants L 27/08/19 issued to client for comment M 09/10/19 issued to council - da submission N 23/03/20 issued to information O 08/04/20 issued to client P 11/05/20 issued to client Q 13/05/20 issued to client R 28/05/20 without prejudice submission S 18/09/20 issued to mills oakley T 21/09/20 issued to mills oakley - minor corrections	M 09/10/19 issued to council - da submission N 23/03/20 issued to information O 08/04/20 issued to client P 11/05/20 issued to client Q 13/05/20 issued to client R 28/05/20 without prejudice submission S 18/09/20 issued to mills oakley T 21/09/20 issued to mills oakley - minor corrections	project ARMADA AVALON PTY LTD	location AVALON BEACH	drawing SOLAR ACCESS STUDY	stage DA	project no. 991	dwg no. 917							

BASIX thermal comfort inclusions – 27-29 North Avalon Road	
Floors	<p>Suspended concrete slab above carpark with R0.9 insulation (insulation only value)</p> <p>Concrete slab on ground – no insulation required</p> <p>Framed floor between levels, no insulation required</p> <p>R0.9 insulation (insulation only value) where open sub floor is below</p>
Walls	<p>External walls:</p> <p>Lightweight weatherboard cladding on framed construction with R2.5 insulation (insulation only value)</p> <p>External Colour: Light (SA<0.475)</p> <p>Walls within dwellings:</p> <p>Plasterboard on studs – no insulation</p> <p>Plasterboard on studs with R2.0 insulation between Garage and internal stair walls to units 4, 5, 9 and 10</p> <p>Inter-tenancy walls</p> <p>Double stud walls lined with plasterboard to areas adjacent to neighbours (no insulation required)</p>
Glazing	<p>Aluminium framed, low-e single glazing to units 4, 5, 8, 9 and 10 (as per assessor's certificate)</p> <p>U-value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)</p> <p>Aluminium framed single clear glazing elsewhere (units 1, 2, 3, 6 and 7):</p> <p>Group A – awning windows</p> <p>U-value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%)</p> <p>Group B – sliding doors/windows + double hung + fixed glazing</p> <p>U-value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%)</p> <p>Given values are AFRC total window system values (glass and frame)</p>
Ceilings	<p>Plasterboard ceiling with R3.0 insulation (insulation only value) where roof is over</p> <p>Plasterboard ceiling with R1.5 insulation (insulation only value) to Garage ceiling where habitable rooms are above</p> <p>Plasterboard ceiling, no insulation where neighbouring units are above</p> <p>Sealed LED downlights at a maximum of one every 2.5m²</p>
Roof	<p>Metal roof with foil backed blanket (R_u1.3 and R_d1.3)</p> <p>External Colour: Light (SA <0.475)</p>
Floor Coverings	Tiles to wet areas; timber elsewhere.
BASIX water inclusions	
Rainwater tank	<p>Tank size: 14,000L</p> <p>Collecting from 800m² roof area</p> <p>Connected to outdoor tap for irrigation of landscaping common and private gardens</p>
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

	notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.
	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.	A	23/01/19	issued for information	F	14/08/19	issued to consultants	M	09/10/19	issued to council - da submission		ARMADA AVALON PTY LTD	27-29 NORTH AVALON ROAD	BASIX COMMITMENTS	DA	991	930
		A	25/02/19	issued to council for information	G	19/08/19	issued to consultants + client	N	23/03/20	issued to information							
		B	08/03/19	issued for information	H	21/08/19	issued to consultants + client	O	08/04/20	issued to client							
		C	16/04/19	issued for information	I	02/07/19	issued to consultants + client	P	11/05/20	issued to client							
		D	30/04/19	issued for information	J	31/07/19	issued to client for comment	Q	13/05/20	issued to client							
		D	03/05/19	issued to consultants	J	19/08/19	issued to client for comment	Q	28/05/20	without prejudice submission							
		E	10/05/19	issued to consultants	K	27/08/19	issued to client for comment	R	18/09/20	issued to mills oakley							
		F	30/05/19	issued to consultants	L	30/09/19	issued to client for information	R	21/09/20	issued to mills oakley - minor corrections							
											for/client	at	drawing	chkd	drwn	date	revision
											ARMADA AVALON PTY LTD	AVALON BEACH		TW	MB	21/09/20	R



satellite image 1:1750 @ A3

A **B** bus stops

--- south accessible path of travel to bus stop A (361m)

--- south accessible path of travel to bus stop B (412m)

	notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing BUS ROUTE PLAN	stage DA	project no. 991	dwg no. 960
	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.	A 23/01/19 issued for information A 25/02/19 issued to council for information B 08/03/19 issued for information C 16/04/19 issued for information D 30/04/19 issued for information D 03/05/19 issued to consultants E 10/05/19 issued to consultants F 30/05/19 issued to consultants	F 14/06/19 issued to consultants G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 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 information	M 09/10/19 issued to council - da submission N 23/03/20 issued to information O 08/04/20 issued to client P 11/05/20 issued to client Q 13/05/20 issued to client Q 28/05/20 without prejudice submission R 18/09/20 issued to mills oakley R 21/09/20 issued to mills oakley - minor corrections	for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing	chkd drwn TW MB	date 21/09/20	revision R							