

SITE LOCATION

SITE AREA - 1417m2

LOCAL AUTHORITY
STREET ADDRESS
CITY

NORTHERN BEACHES COUNCIL
3 CENTRAL ROAD
AVALON BEACH

3 CENTRAL ROAD, AVALON BEACH, NSW, 2107

DEVELOPMENT APPLICATION SET

DRAWING SCHEDULE			
DRAWING NO.	DRAWING NAME	SCALE	REVISION
0001	TITLE SHEET		A
0201	3D DRAWING & RENDERS - 01		A
0202	3D DRAWING & RENDERS - 02		A
0601	NOTIFICATION PLAN 01	1:500	A
0602	NOTIFICATION PLAN 02	1:500	A
1001	LOCALITY PLAN		A
1002	PRECINCT AREA ANALYSIS		A
1003	SITE SURVEY		A
1004	SITE ANALYSIS: EXISTING CONDITION	1:500	A
1005	SITE ANALYSIS: STREET PHOTOS		A
1006	SITE ANALYSIS: STREET & SITE PHOTOS		A
1007	SITING OPTIONS		A
1008	BENCH MARK FINISHES		A
1009	SITE PLAN	1:500	A
1201	DEMOLITION PLAN	1:250	A
1202	EXCAVATION DIAGRAM	1:250	A
2007	FLOOR PLAN - BASEMENT 01	1:250	A
2008	FLOOR PLAN - LOWER GROUND	1:250	A
2009	FLOOR PLAN - GROUND FLOOR	1:250	A
2010	FLOOR PLAN - LEVEL 01	1:250	A
2011	FLOOR PLAN - ROOF	1:250	A
2801	GFA & FSR SCHEDULE	1:500	A
2802	LANDSCAPE, PRIVATE OPEN SPACE & DEEP SOIL	1:500	A
2803	HEIGHT PLANE ANALYSIS	1:250	A
2804	TREE PROTECTION ZONE	1:200	A
2805	SHADOW DIAGRAMS 1	1:500	A
2806	SHADOW DIAGRAMS 2	1:500	A
2807	SOLAR ACCESS DIAGRAM - VIEW FROM SUN		A
2808	SOLAR ACCESS DIAGRAM - VIEW FROM SUN		A
3001	STREET ELEVATIONS	1:250	A
3002	STREET ELEVATIONS	1:250	A
3003	ELEVATIONS	1:250	A
3101	SECTIONS 1	1:250	A
3102	SECTIONS 2	1:250	A

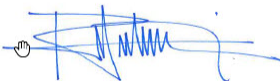


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ISSUE	PURPOSE	DATE	D.	C.	A.	5914	SD0001	ISSUE
	SD							A



EXISTING CENTRAL RD STREET VIEW



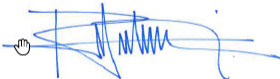
PROPOSED CENTRAL RD STREET VIEW PHOTOMONTAGE

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	SD				

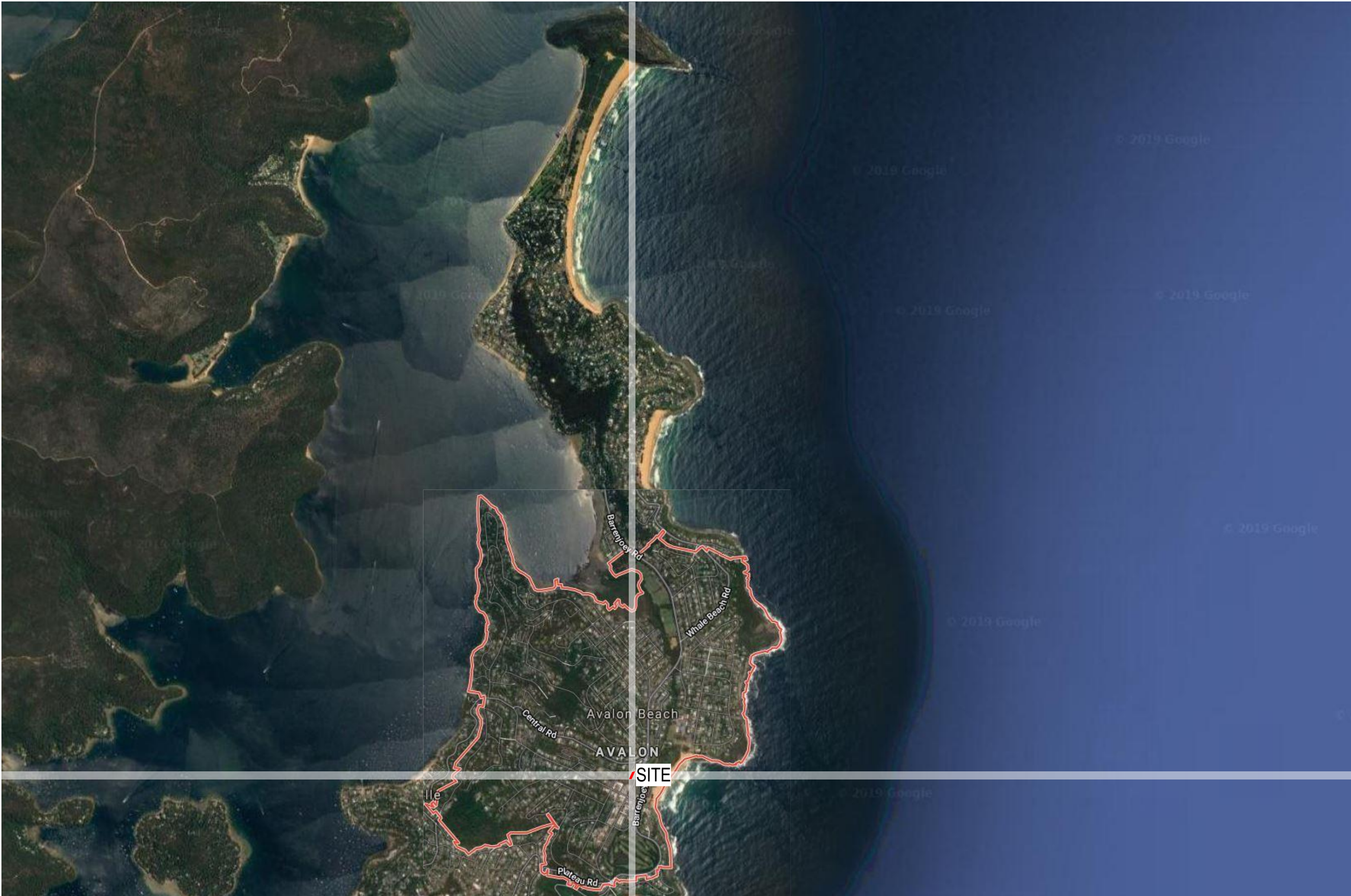
3 CENTRAL ROAD		
3 CENTRAL ROAD, AVALON BEACH		
CLIENT - AVALON CENTRAL PTY LTD		
TITLE		
3D DRAWING & RENDERS - 01		
JOB No	DWG No	ISSUE
5914	SD0201	A



EXISTING DUNBAR PARK VIEW



PROPOSED DUNBAR PARK VIEW PHOTOMONTAGE



1 LOCALITY PLAN
SCALE 1:2900@ A3

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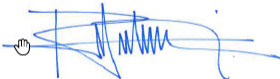
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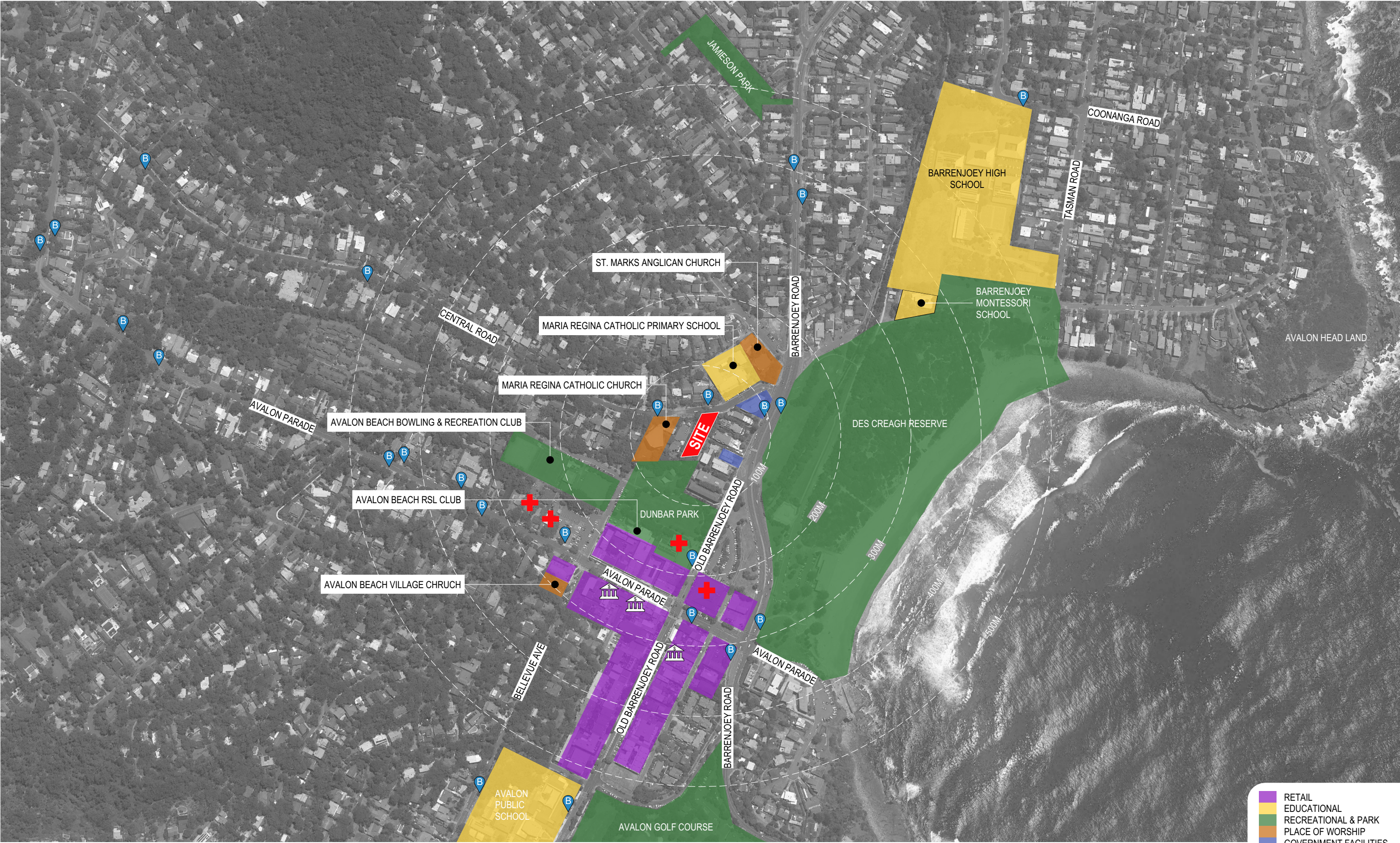
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ISSUE PURPOSE	DATE	D.	C.	A.	
SD					

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
LOCALITY PLAN
DWG No
SD1001
ISSUE
A



1 SITE CONTEXT MAP
SCALE 1:5000 @ A3

- RETAIL
- EDUCATIONAL
- RECREATIONAL & PARK
- PLACE OF WORSHIP
- GOVERNMENT FACILITIES
- BUS STOP
- BANK
- MEDICAL CENTRE

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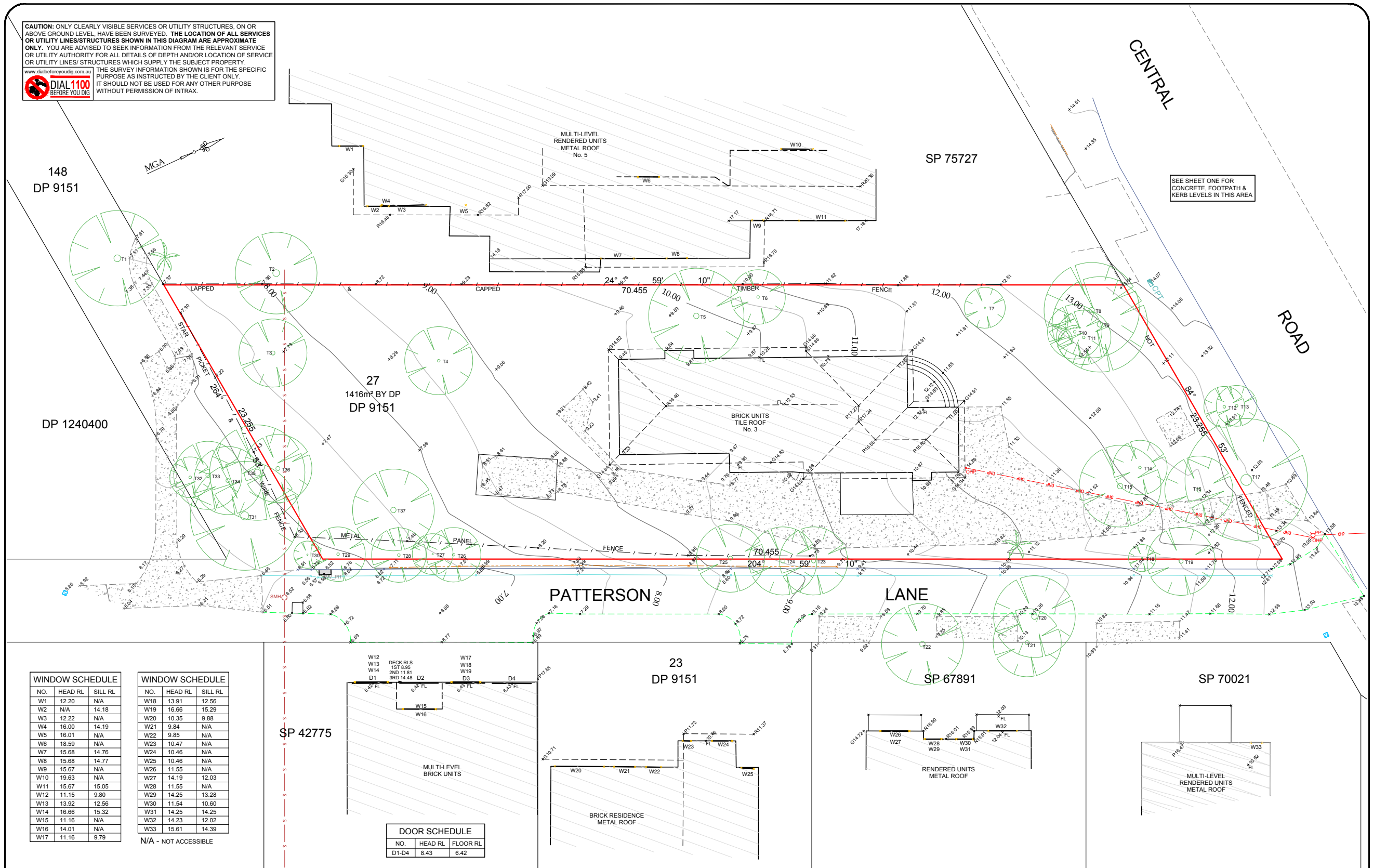
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ISSUE PURPOSE	DATE	D.	C.	A.	
SD					

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
PRECINCT AREA ANALYSIS
JOB No 5914
DWG No SD1002
ISSUE A

CAUTION: ONLY CLEARLY VISIBLE SERVICES OR UTILITY STRUCTURES, ON OR ABOVE GROUND LEVEL, HAVE BEEN SURVEYED. THE LOCATION OF ALL SERVICES OR UTILITY LINES/STRUCTURES SHOWN IN THIS DIAGRAM ARE APPROXIMATE ONLY. YOU ARE ADVISED TO SEEK INFORMATION FROM THE RELEVANT SERVICE OR UTILITY AUTHORITY FOR ALL DETAILS OF DEPTH AND/OR LOCATION OF SERVICE OR UTILITY LINES/ STRUCTURES WHICH SUPPLY THE SUBJECT PROPERTY. THE SURVEY INFORMATION SHOWN IS FOR THE SPECIFIC PURPOSE AS INSTRUCTED BY THE CLIENT ONLY. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PERMISSION OF INTRAX.

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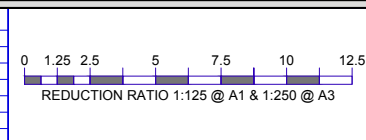
REV A T17 LOCATION AMENDED 20/11/19

REGISTERED SURVEYOR 27/05/2019

THIS PLAN TO BE READ IN CONJUNCTION WITH CBH REPORT WITH REFERENCE: S#125698

DRAWING NO: 125698_SUR_2019-05-09 DE (A)

REV	REVISION DETAILS	DATE
A	T17 LOCATION AMENDED	20/11/19



CLIENT: BIOGENE PROPERTY INVESTMENT PTY LTD

REF: S#125698

SURVEYED BY: D JOHNSON

DRAWN BY: E JACK

DATE OF SURVEY: 9/05/19

CHECKED BY: S BISHOP

LOT No. 27

SECTION DP 9151

PLAN No. AVALON BEACH

SUBURB NORTHERN BEACHES

LGA NARRABEEN

PARISH CUMBERLAND

COUNTY

CONTOUR INTERVAL: 0.5m

DATUM: AHD

AUSTRALIAN HEIGHT DATUM

ORIGIN OF LEVELS: SSM 38125

RL: 13.5



PLAN SHOWING LEVELS, FEATURES & CONTOURS FOR LOT 27 IN DP 9151 "No. 3" CENTRAL ROAD, AVALON BEACH

SHEET No. 2

No. of SHEETS: 2

DRAWING NO: 125698_SUR_2019-05-09 DE(A)

REV: A

1 REFER TO PG 5/5 EO 2019-05-27 Biogene Property Investment Pty Ltd - Detail Report.pdf

SCALE NTS @ A3

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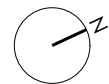
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A DA SUBMISSION PURPOSE ONLY

ISSUE PURPOSE SD

17/12/2019

DATE

KT RM RM

D. C. A.

JOB No 5914

DWG No SD1003

SITE SURVEY

ISSUE

3 CENTRAL ROAD

3 CENTRAL ROAD, AVALON BEACH

CLIENT - AVALON CENTRAL PTY LTD

TITLE



1 DUNBAR PARK - KIDS PLAYGROUND
-



2 63 OLD BARRENJOEY RD
-



3 65 OLD BARRENJOEY RD
-



4 PATTERSON LANEWAY
-



5 691 BARRENJOEY RD
-



6 693 BARRENJOEY RD
-

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	SD				

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE

SITE ANALYSIS: STREET PHOTOS
JOB No **5914** DWG No **SD1005** ISSUE **A**

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7 42 CENTRAL RD - MARIA REGINA PRIMARY SCHOOL
-



8 54 CENTRAL RD
-



9 56 CENTRAL RD
-



10 7 CENTRAL RD
-



11 5 CENTRAL RD
-



12 PROPOSED SITE EXISTING BUILDING 3 CENTRAL RD
-

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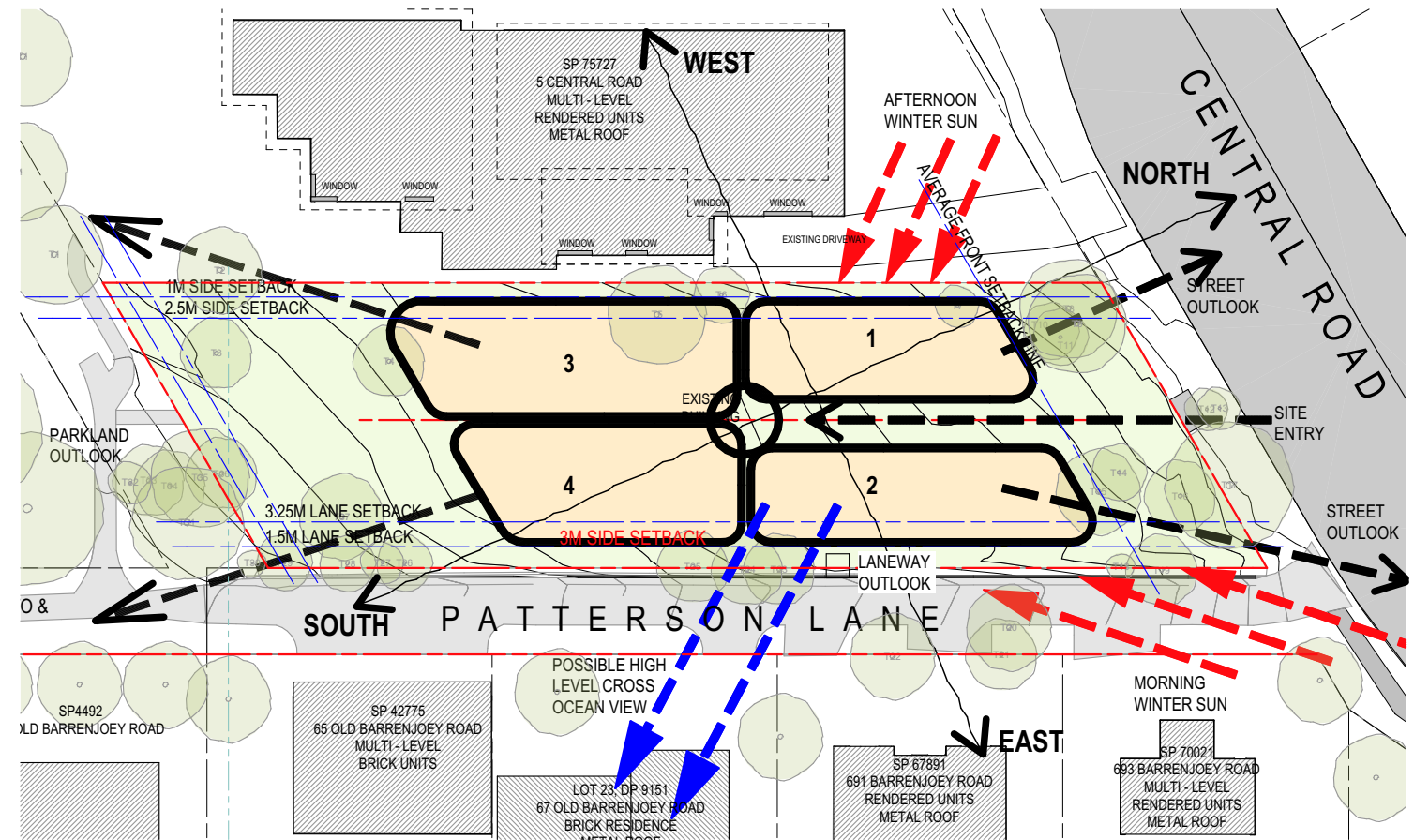
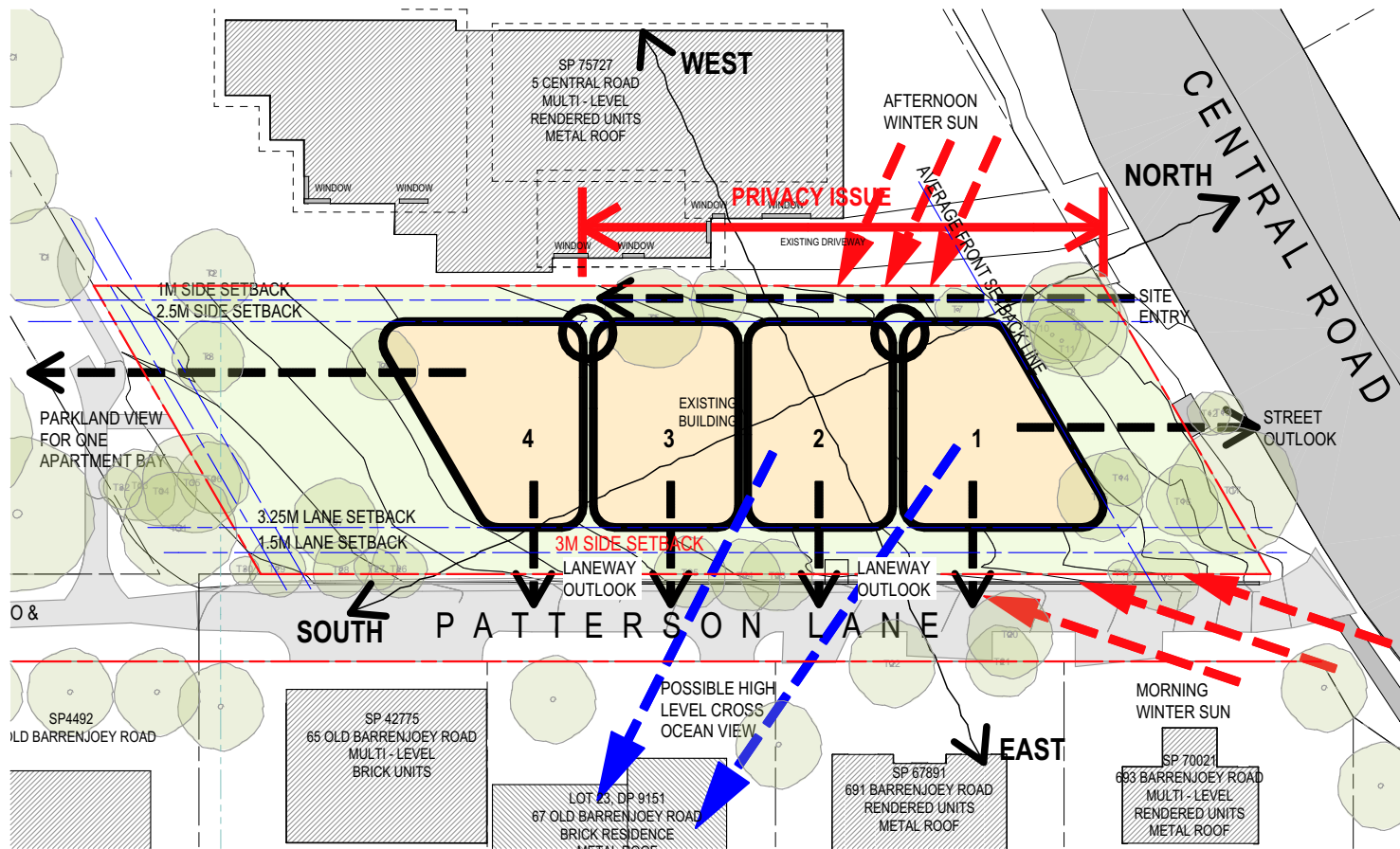
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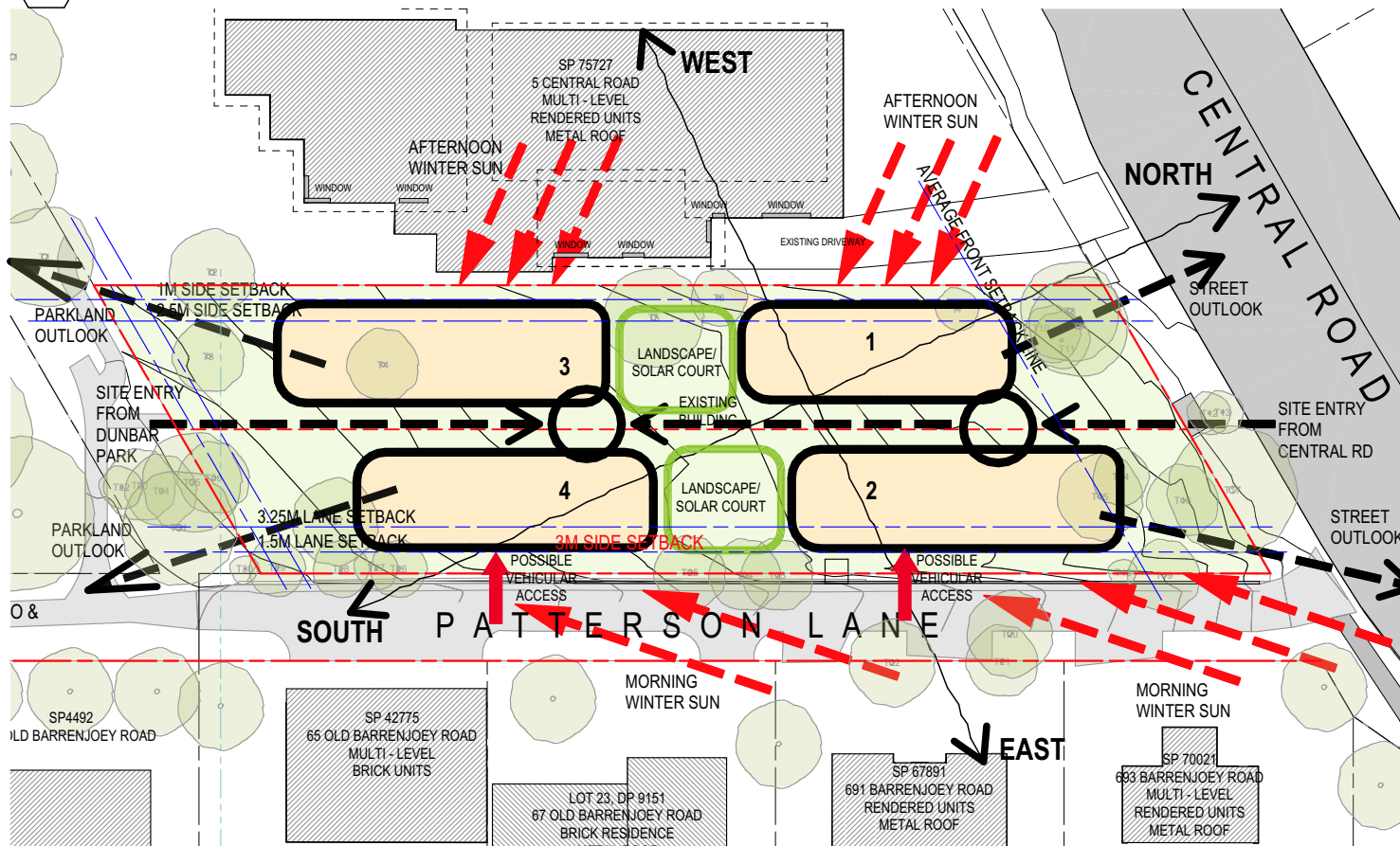
A	DA SUBMISSION PURPOSE ONLY	17/12/2019	KT	RM	RM
ISSUE	PURPOSE	DATE	D.	C.	A.
	SD				

3 CENTRAL ROAD		
3 CENTRAL ROAD, AVALON BEACH		
CLIENT - AVALON CENTRAL PTY LTD		
TITLE		
SITE ANALYSIS: STREET & SITE PHOTOS		
JOB No	DWG No	ISSUE
5914	SD1006	A



SITING OPTION 1

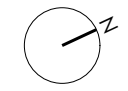
SITING OPTION 2



SITING OPTION 3

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3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE

A DA SUBMISSION PURPOSE ONLY				17/12/2019	KT	RM	RM	JOB No			SITING OPTIONS		
ISSUE PURPOSE				DATE	D.	C.	A.	DWG No			ISSUE		
SD								5914			SD1007		
											A		

BENCH MARK FINISHES



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ISSUE PURPOSE	DATE	D.	C.	A.	
SD					

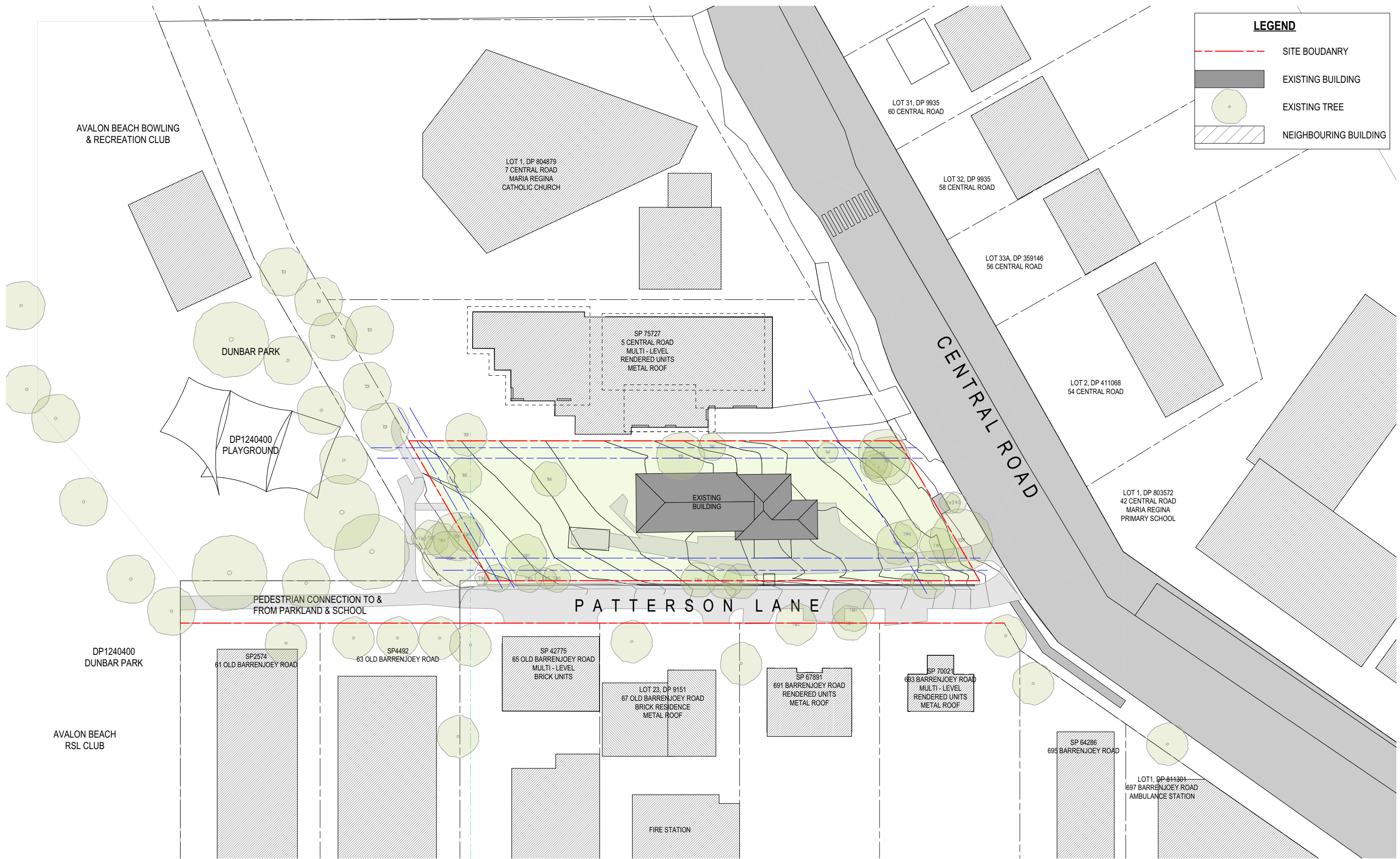
JOB No
5914

DWG No
SD1008

ISSUE
A

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE

BENCH MARK FINISHES



LEGEND

- SITE BOUNDARY
- EXISTING BUILDING
- EXISTING TREE
- NEIGHBOURING BUILDING

1

SITE PLAN

SCALE 1:500 @ A3

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0 5 10 15 20 25

SCALE 1:500 @ A3

A DA SUBMISSION PURPOSE ONLY

17/12/2019

KT RM RM

DATE

D. C. A.

SD

JOB No

5914

DWG No

SD1009

ISSUE

A

3 CENTRAL ROAD

3 CENTRAL ROAD, AVALON BEACH

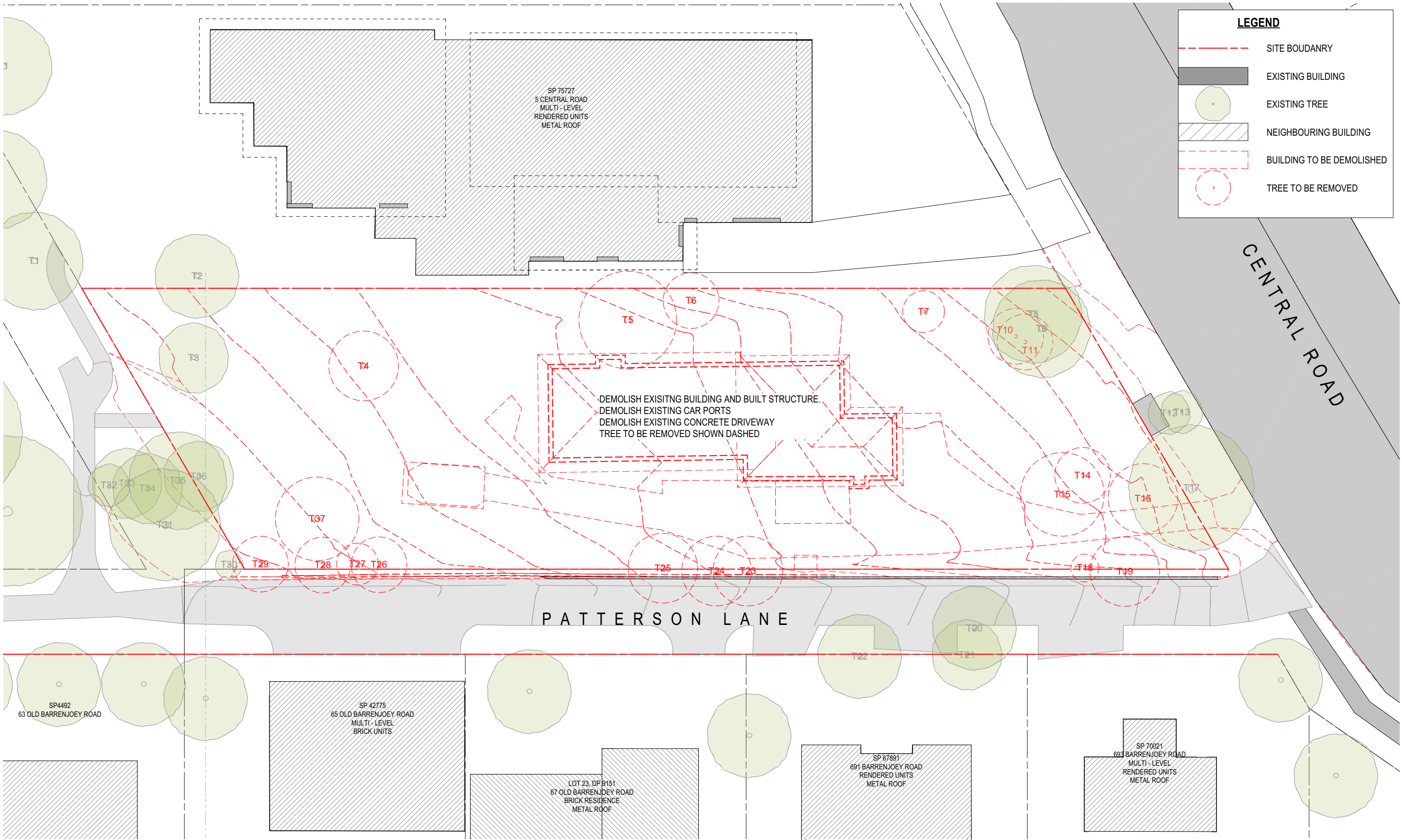
CLIENT - AVALON CENTRAL PTY LTD

TITLE

SITE PLAN

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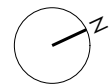


1 EXISTING & DEMOLITION PLAN - GROUND FLOOR
SCALE 1:250 @ A3

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0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3



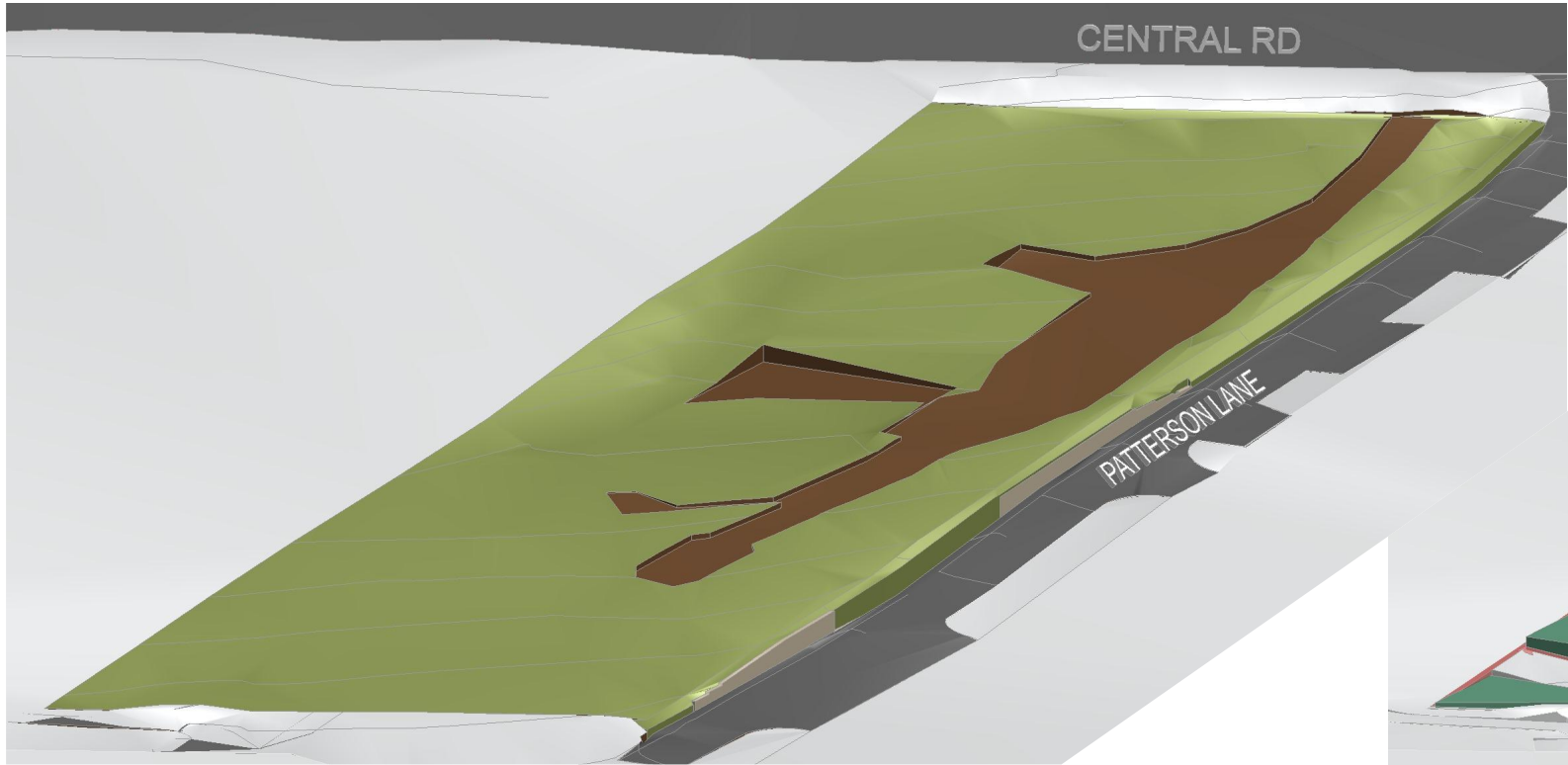
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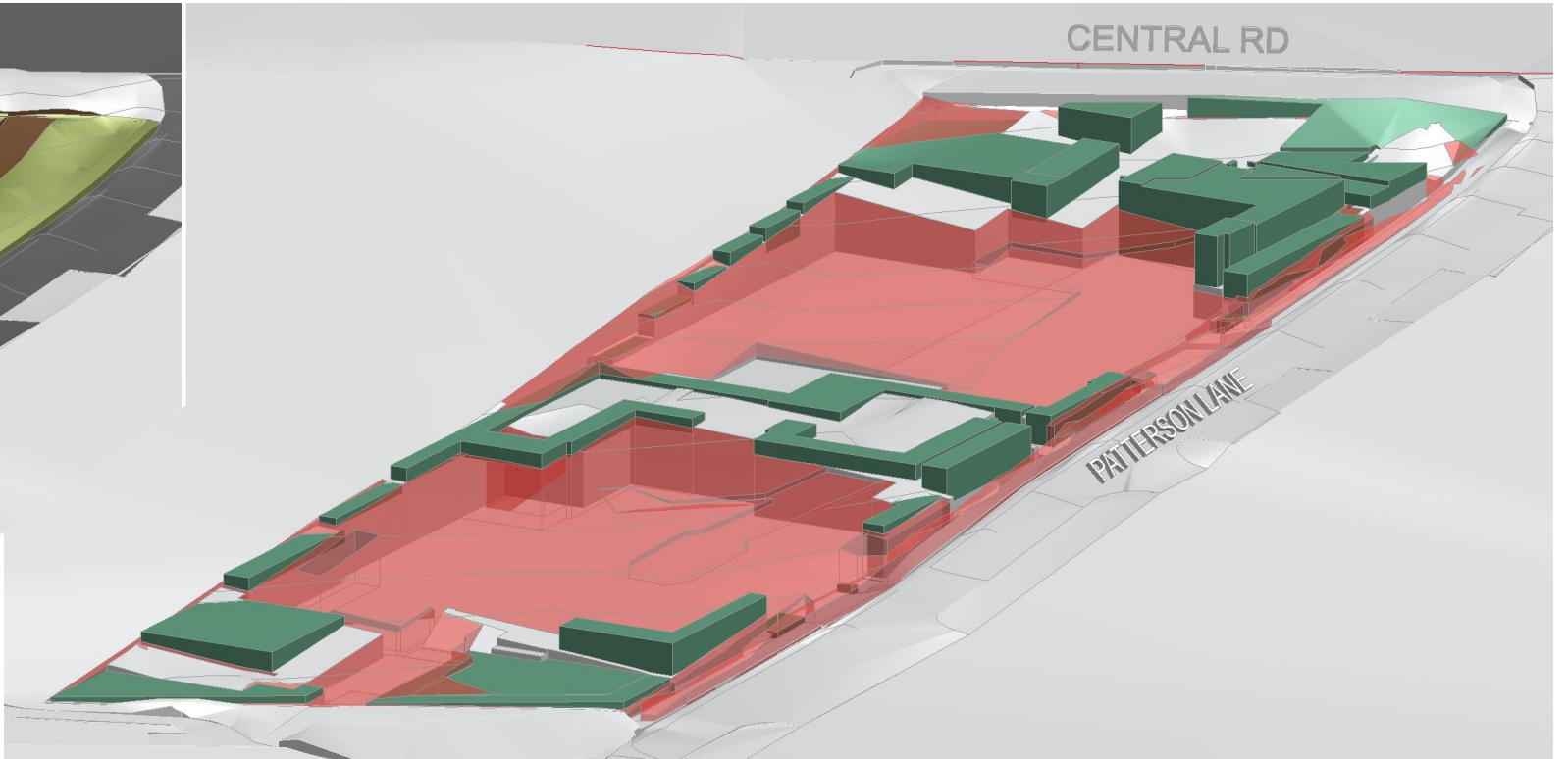
A DA SUBMISSION PURPOSE ONLY 17/12/2019 KT RM RM
ISSUE PURPOSE DATE D. C. A.
SD

JOB No
5914

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
DEMOLITION PLAN
DWG No
SD1201
ISSUE
A



1
-
EXISTING SITE GROUND CONDITION



1
-
PROPOSED EXCAVATION DIAGRAM - 3D



1
-
PROPOSED EXCAVATION DIAGRAM - 2D / PLAN
SCALE 1:250 @ A3

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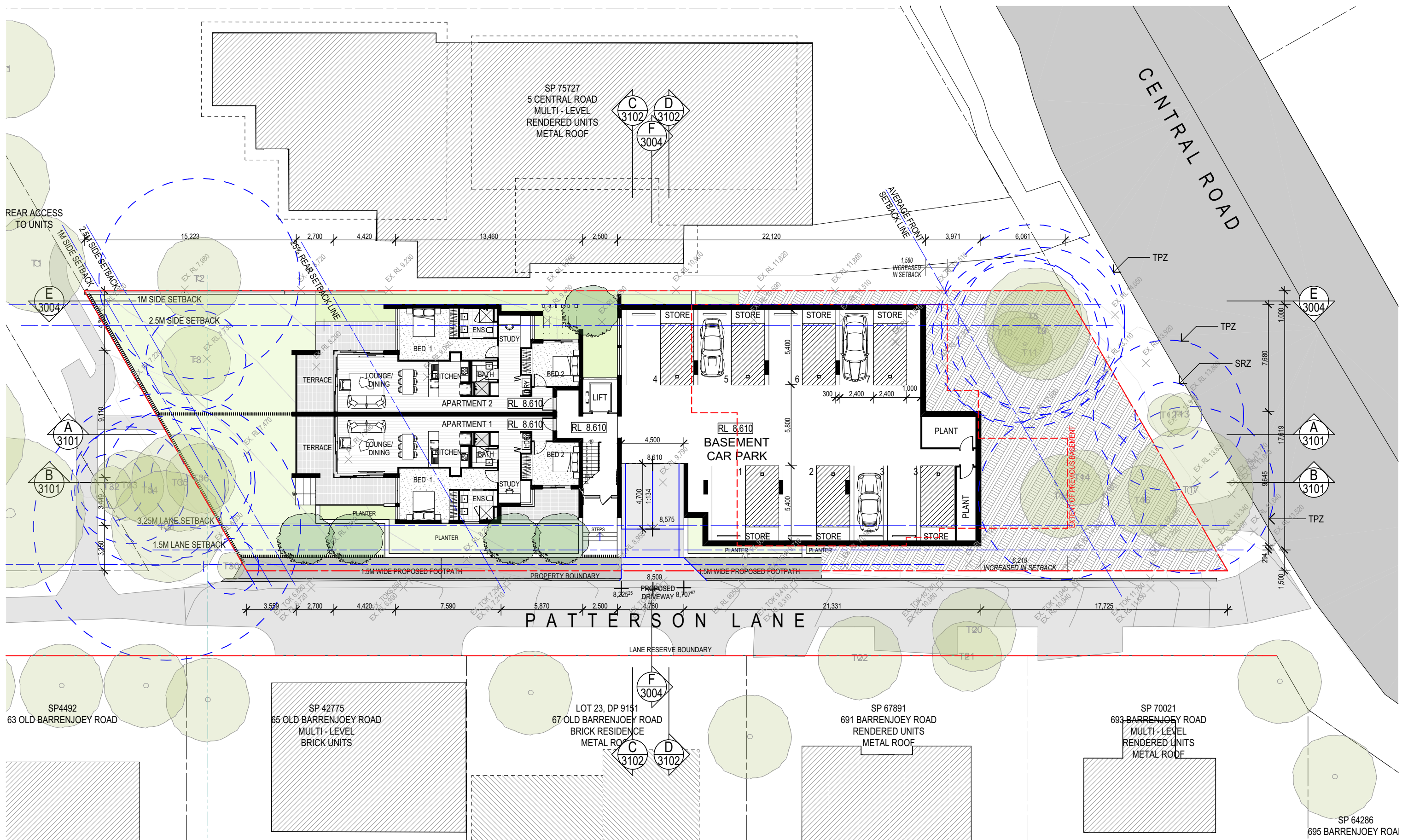
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0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3

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ISSUE PURPOSE	DATE	D.	C.	A.	
SD					

3 CENTRAL ROAD			3 CENTRAL ROAD, AVALON BEACH		
CLIENT - AVALON CENTRAL PTY LTD			TITLE		
EXCAVATION DIAGRAM			DWG No		
ISSUE			ISSUE		
JOB No			5914		
SD1202			A		



FLOOR PLAN - LOWER GROUND
SCALE 1:250 @ A3

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0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3



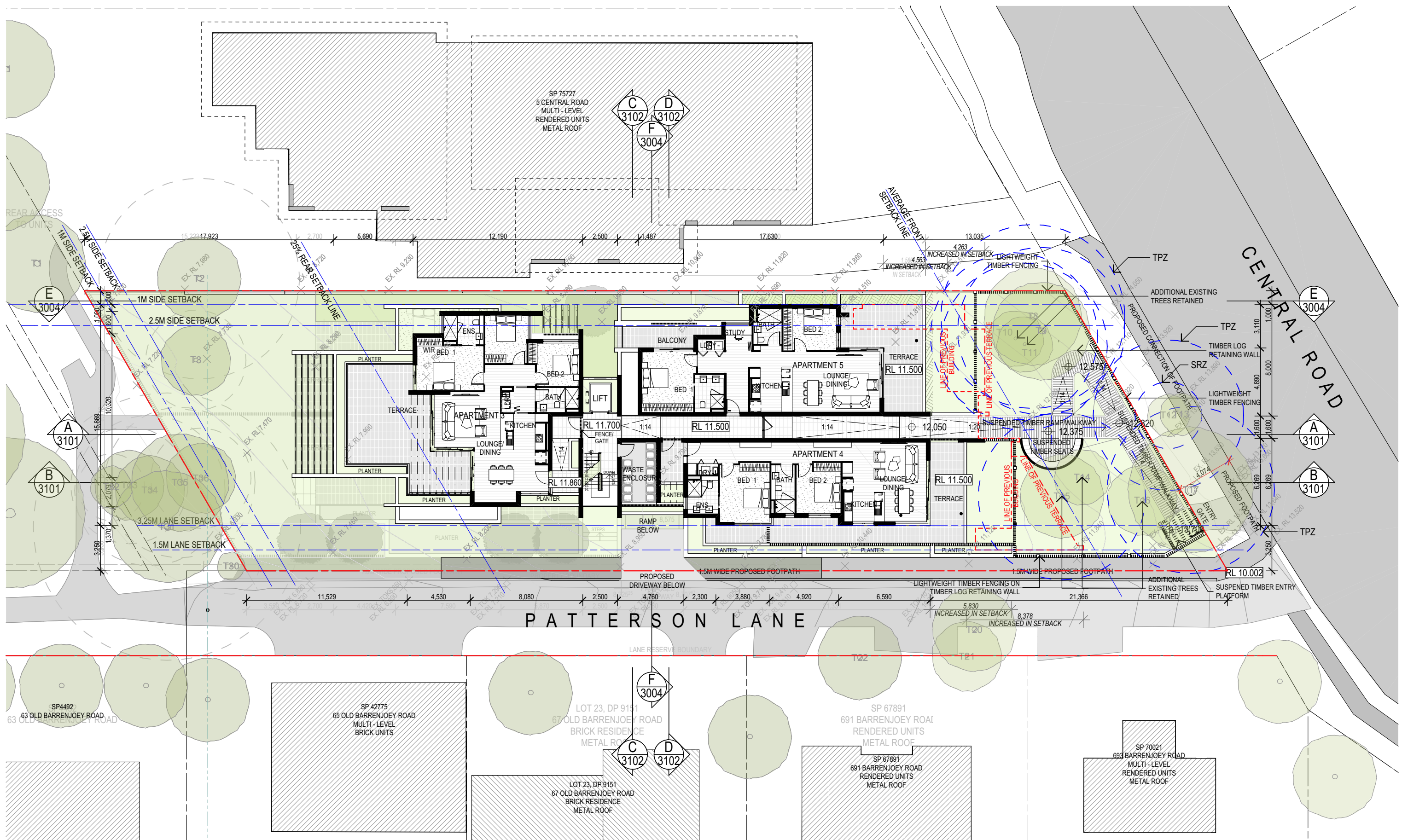
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B	DA AMENDMENT SUBMISSION	29/05/2020	KT	RM	RM
A	DA SUBMISSION PURPOSE ONLY	17/12/2019	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.
SD					

BASEMENT PARKING REDUCED,
SETBACK INCREASED, DRIVEWAY
REDUCED TO 1, APARTMENT
REDUCED BY 1, LAYOUT AMENDED,
ADDITIONAL TREES RETAINED

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - LOWER GROUND
JOB No 5914
DWG No SD2007
ISSUE B



FLOOR PLAN - GROUND FLOOR
SCALE 1:250 @ A3

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0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3

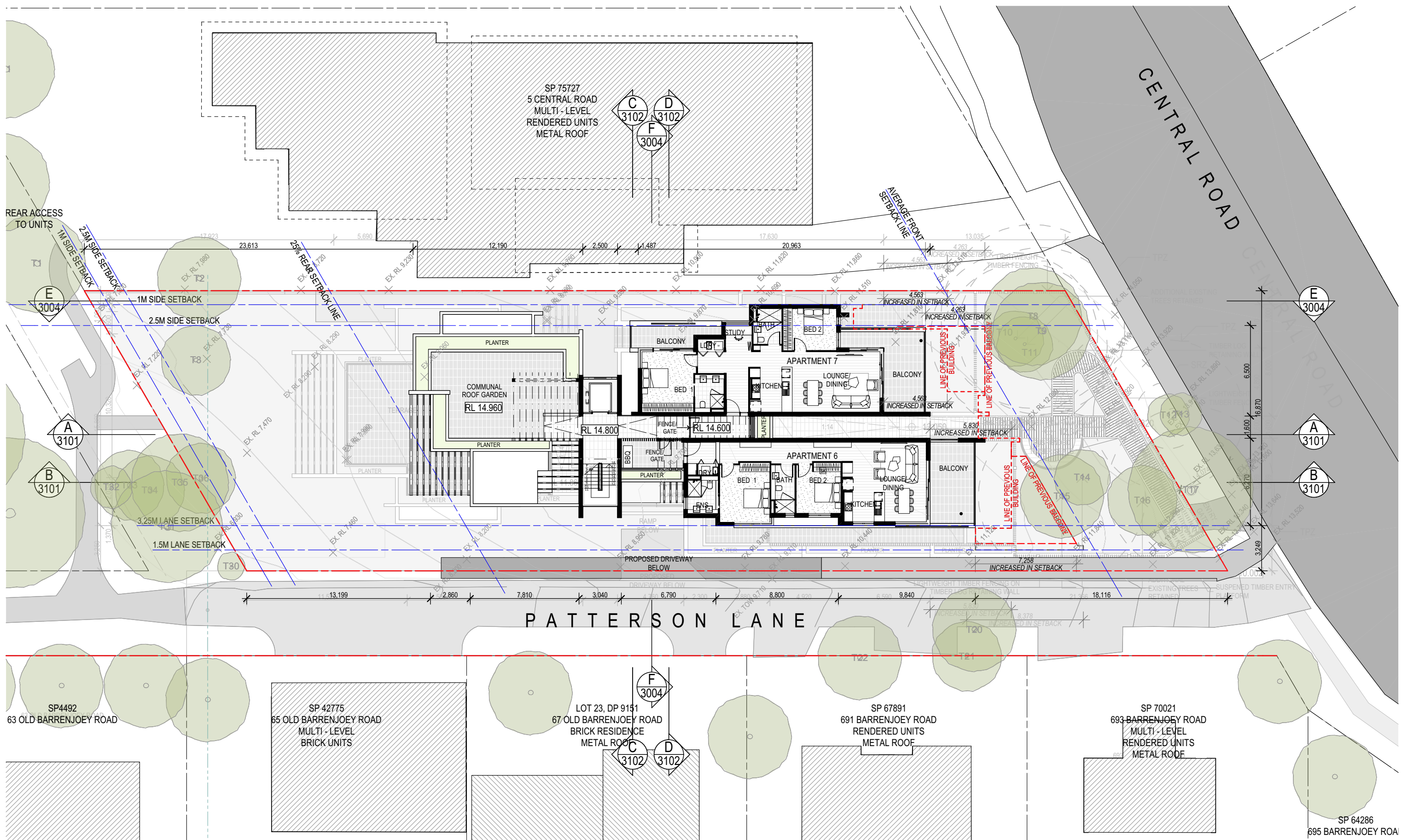


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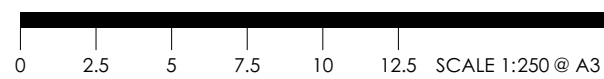
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A	DA SUBMISSION PURPOSE ONLY		17/12/2019	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	
SD						

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - GROUND FLOOR
JOB No 5914
DWG No SD2008
ISSUE B



FLOOR PLAN - LEVEL 01
SCALE 1:250 @ A3

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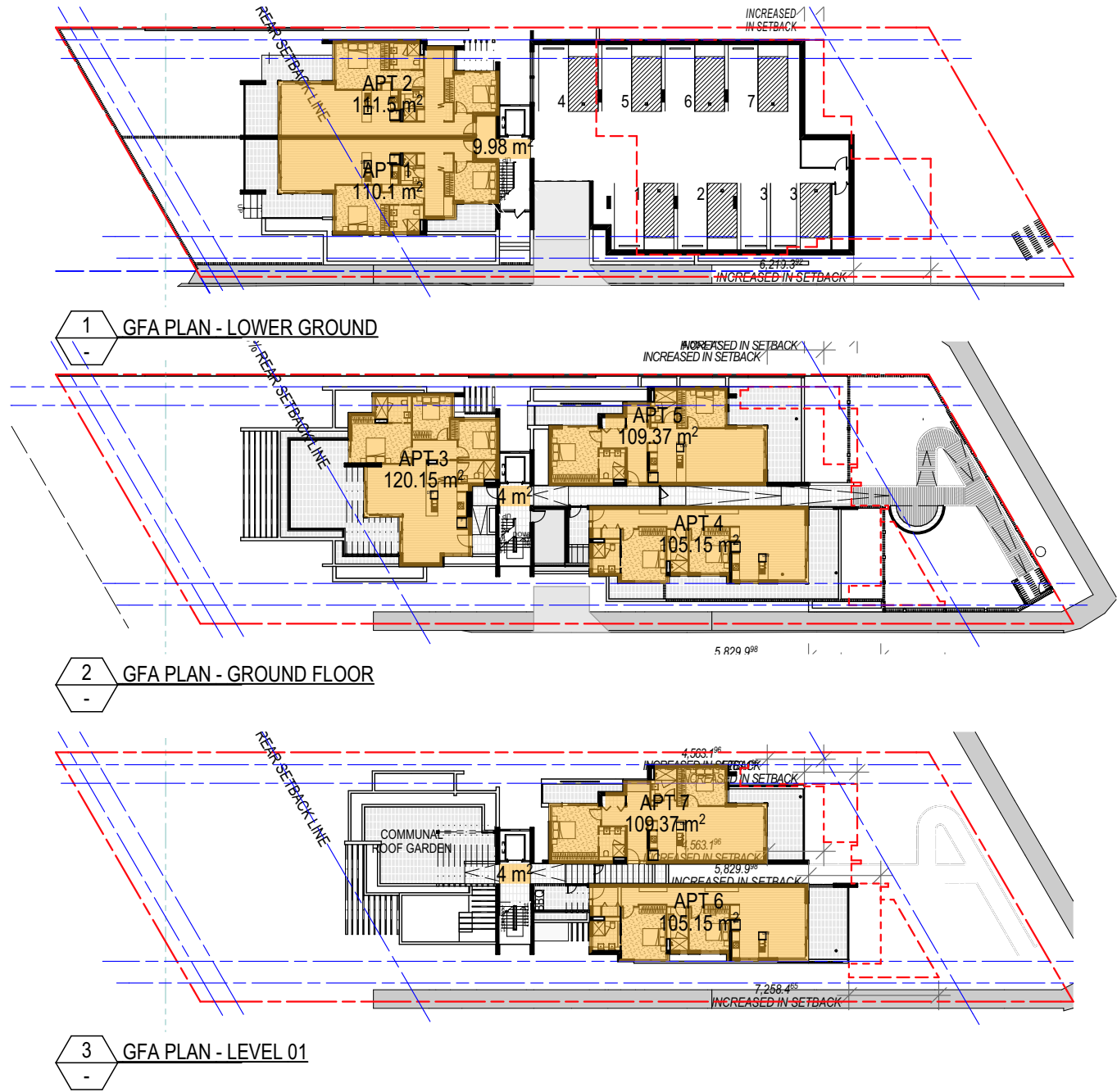
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ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
B	DA AMENDMENT SUBMISSION	29/05/2020	KT	RM	RM	5914	SD2009	B
A	DA SUBMISSION PURPOSE ONLY	17/12/2019	KT	RM	RM			
SD								

BASEMENT PARKING REDUCED,
SETBACK INCREASED, DRIVEWAY
REDUCED TO 1, APARTMENT
REDUCED BY 1, LAYOUT AMENDED,
ADDITIONAL TREES RETAINED

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - LEVEL 01
DWG No
SD2009
ISSUE
B



GFA SCHEDULE	
STORY	AREA
LOWER GROUND	231
GROUND FLOOR	338
LEVEL 01	218
PROPOSED GFA	787 m²

FSR SCHEDULE	
SITE AREA	1416 m²
PROPOSED GFA	789.00 m²
PROPOSED FSR	0.557:1

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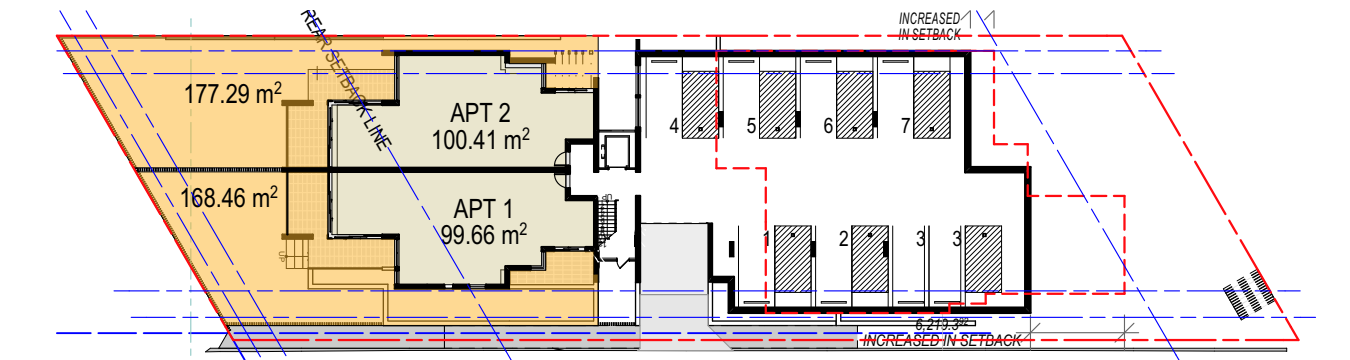
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ABN 77 010 924 106
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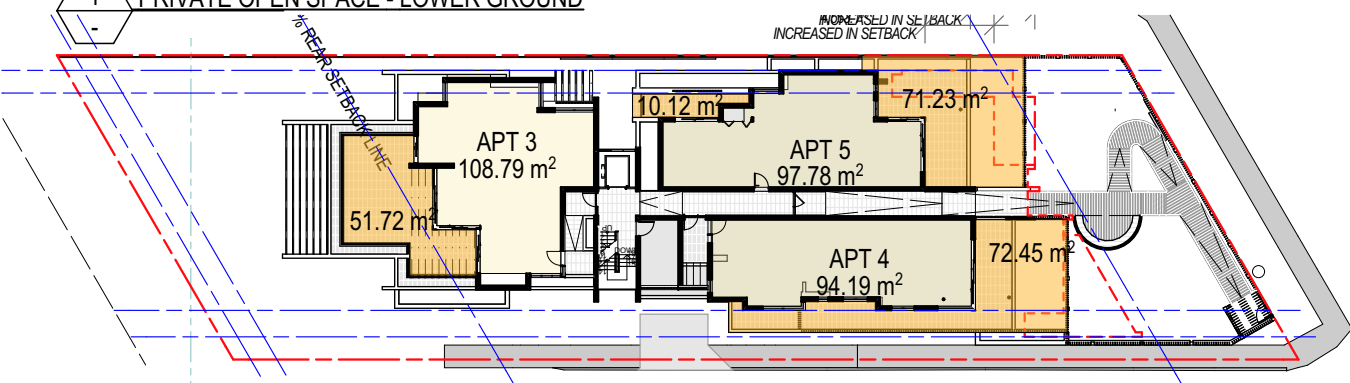
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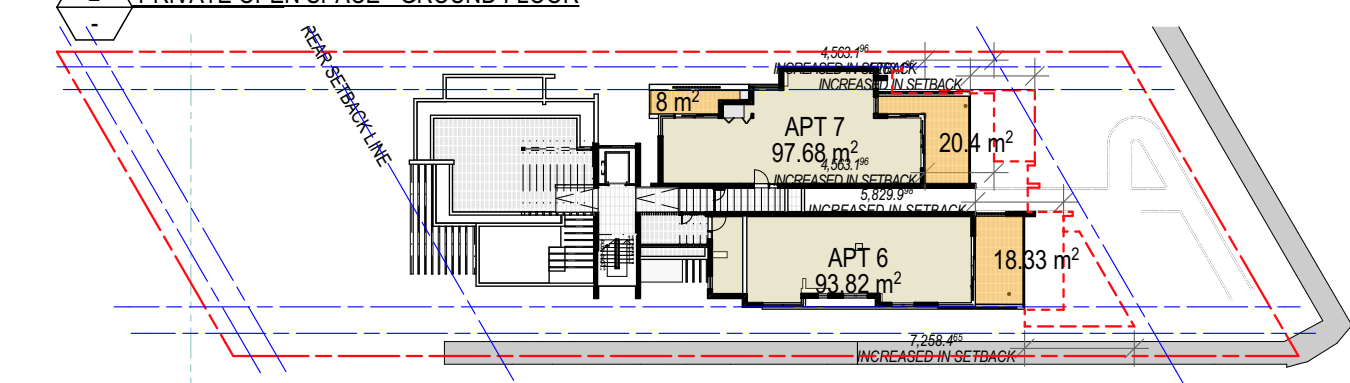
B	DA AMENDMENT SUBMISSION	BASEMENT PARKING REDUCED, APARTMENT REDUCED BY 1, LAYOUT AMENDED, GFA FSR REDUCED	29/05/2020	KT	RM	RM	3 CENTRAL ROAD 3 CENTRAL ROAD, AVALON BEACH CLIENT - AVALON CENTRAL PTY LTD TITLE		
	A	DA SUBMISSION PURPOSE ONLY	17/12/2019	KT	RM	RM	GFA & FSR SCHEDULE		
ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
	SD						5914	SD2801	B



1 PRIVATE OPEN SPACE - LOWER GROUND



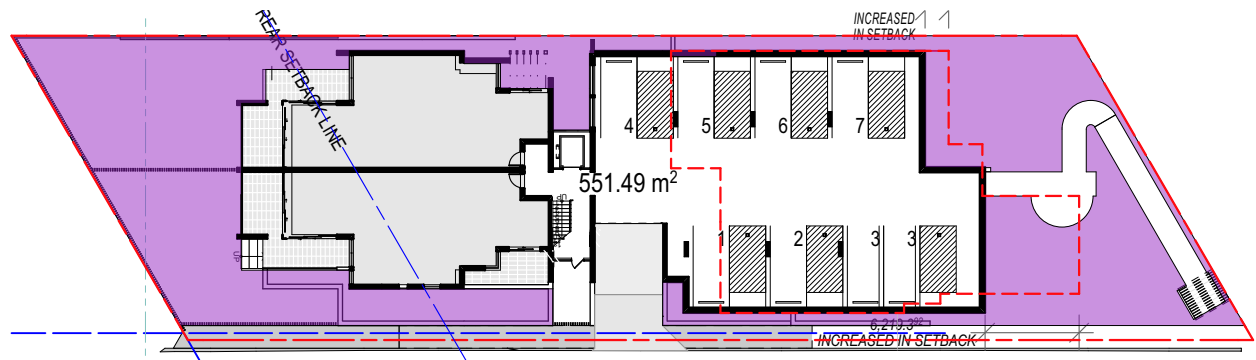
2 PRIVATE OPEN SPACE - GROUND FLOOR



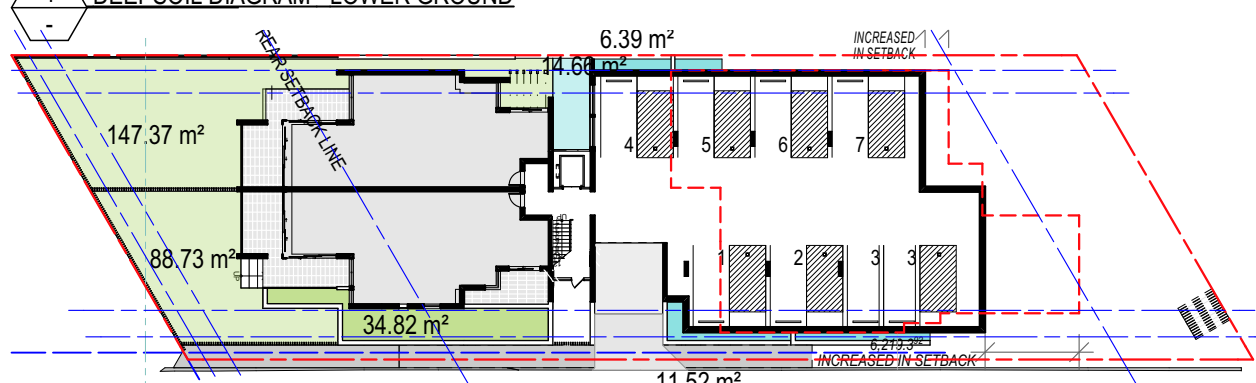
3 PRIVATE OPEN SPACE - LEVEL 01

PRIVATE OPEN SPACE SCHEDULE

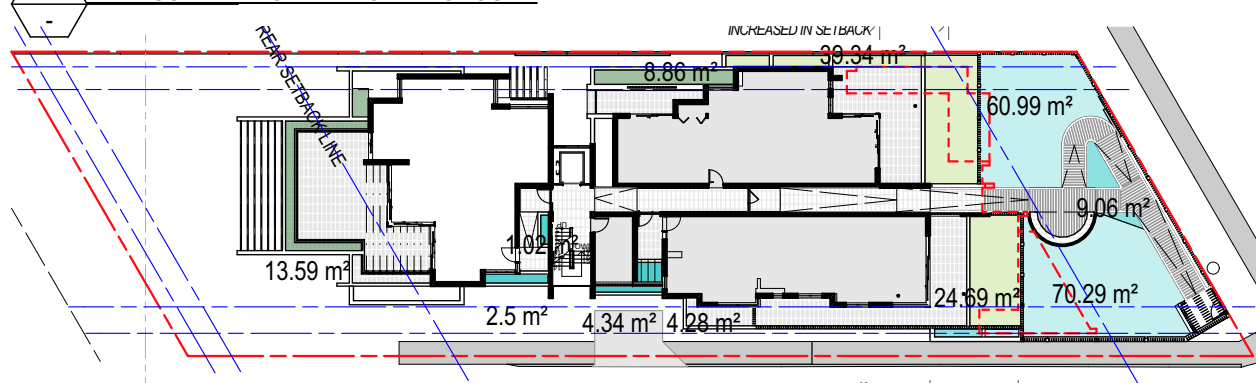
APARTMENT NO.	AREA			
APARTMENT 1	168			
APARTMENT 2	177			
APARTMENT 3	52			
APARTMENT 4	72			
APARTMENT 5	81			
APARTMENT 6	18			
APARTMENT 7	28			
		COMMON GARDEN	29	
		COMMON LAWN	146	
		COMMON PLANTER	37	
		PRIVATE GARDEN	99	
		PRIVATE LAWN	236	
		PRIVATE PLANTER	27	



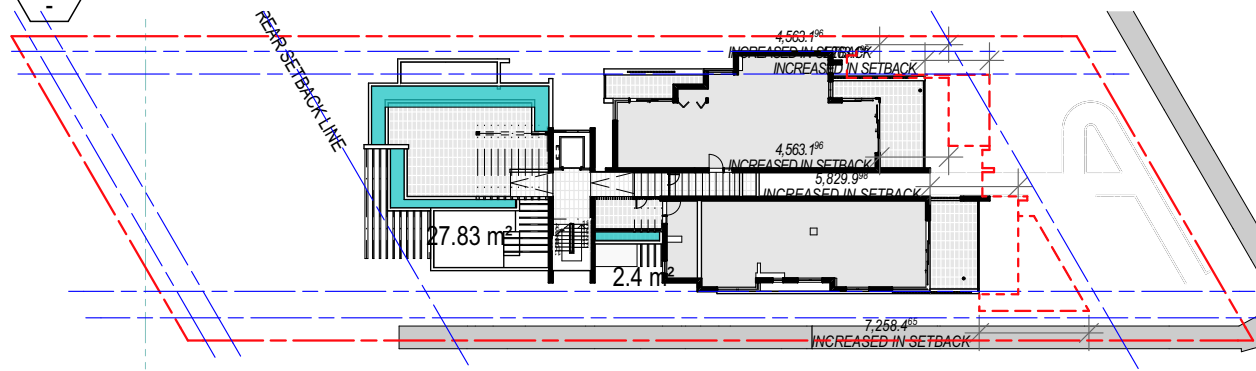
4 DEEPSOIL DIAGRAM - LOWER GROUND



5 LANDSCAPE DIAGRAM - LOWER GROUND



6 LANDSCAPE DIAGRAM GROUND FLOOR



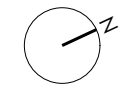
7 LANDSCAPE DIAGRAM LEVEL 01

SITE AREA 1416 m²

	PROPOSED	REQUIRED (SEPP)	PROPOSED	REQUIRED (SEPP)
DEEPSOIL AREA	551 m² 38.9%	212.4 m² 15%	LANDSCAPED AREA	574 m² 40.5%
				424.8 m² 30%

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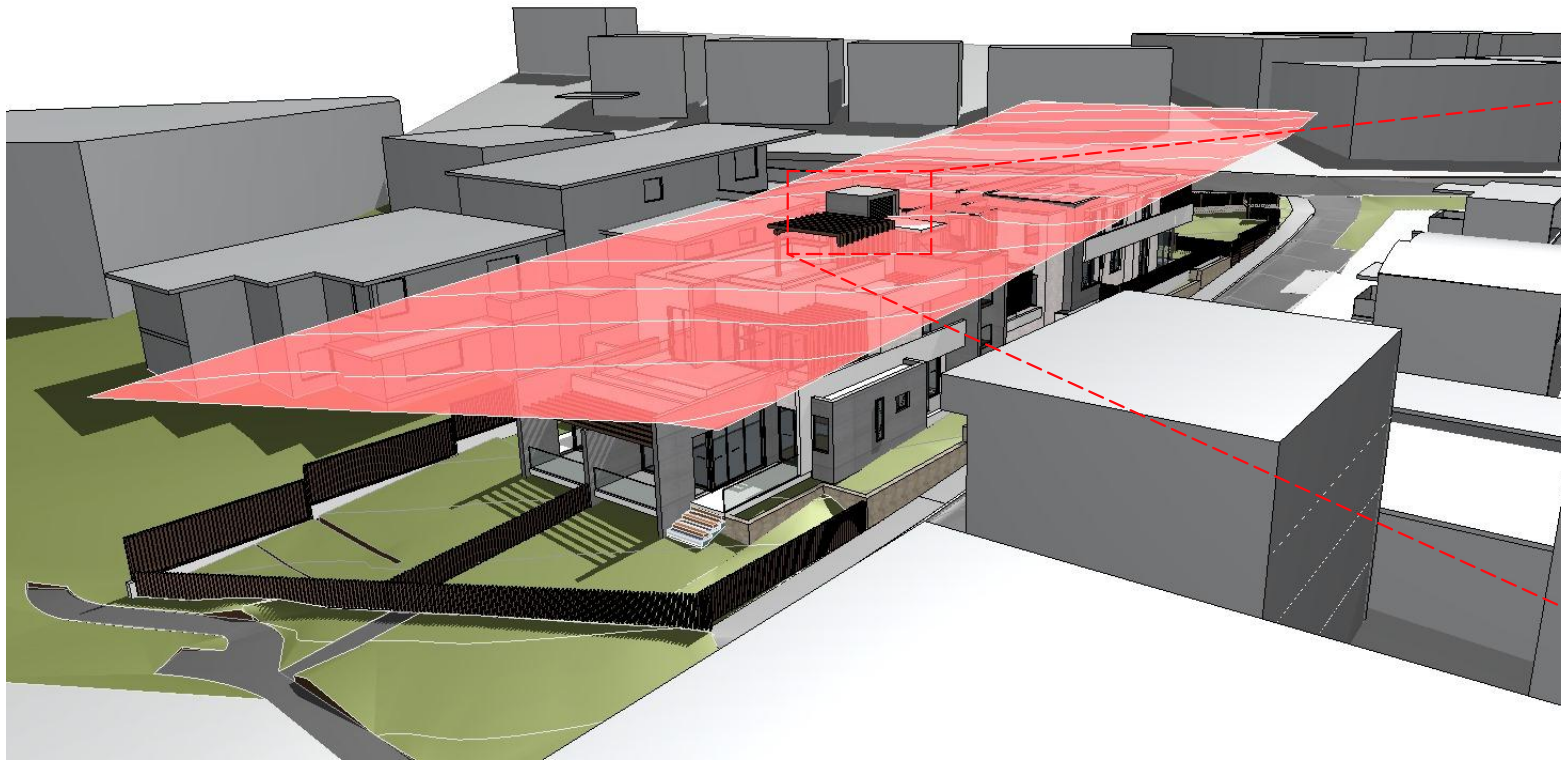
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ABN 77 010 924 106
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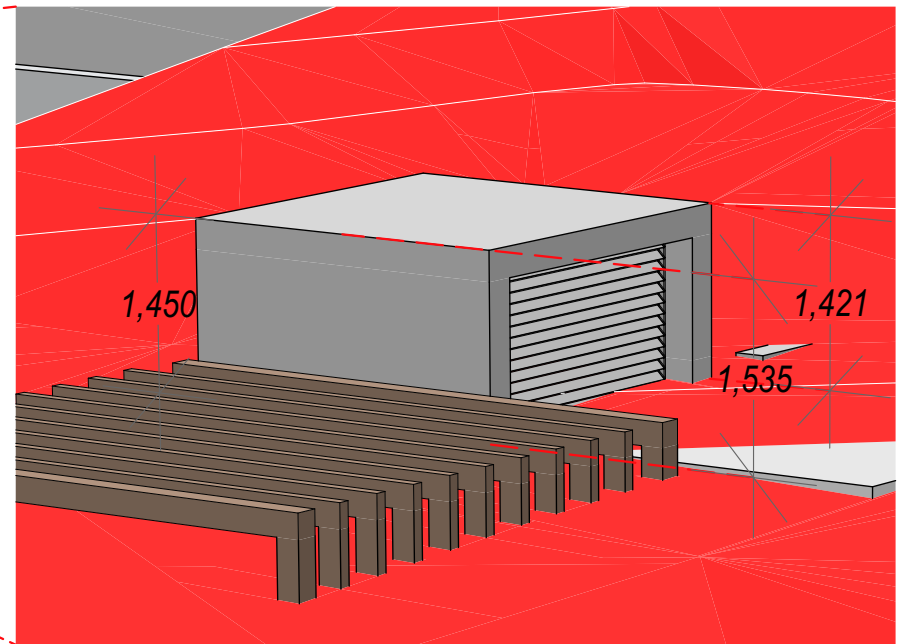
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B	DA AMENDMENT SUBMISSION	DEEPSOIL CALCULATION UPDATED, LANDSCAPE CALCULATION UPDATED, PUBLIC/PRIVATE SPACE CALCULATION UPDATED	29/05/2020	KT	RM	RM
A	DA SUBMISSION PURPOSE ONLY		17/12/2019	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	
SD						

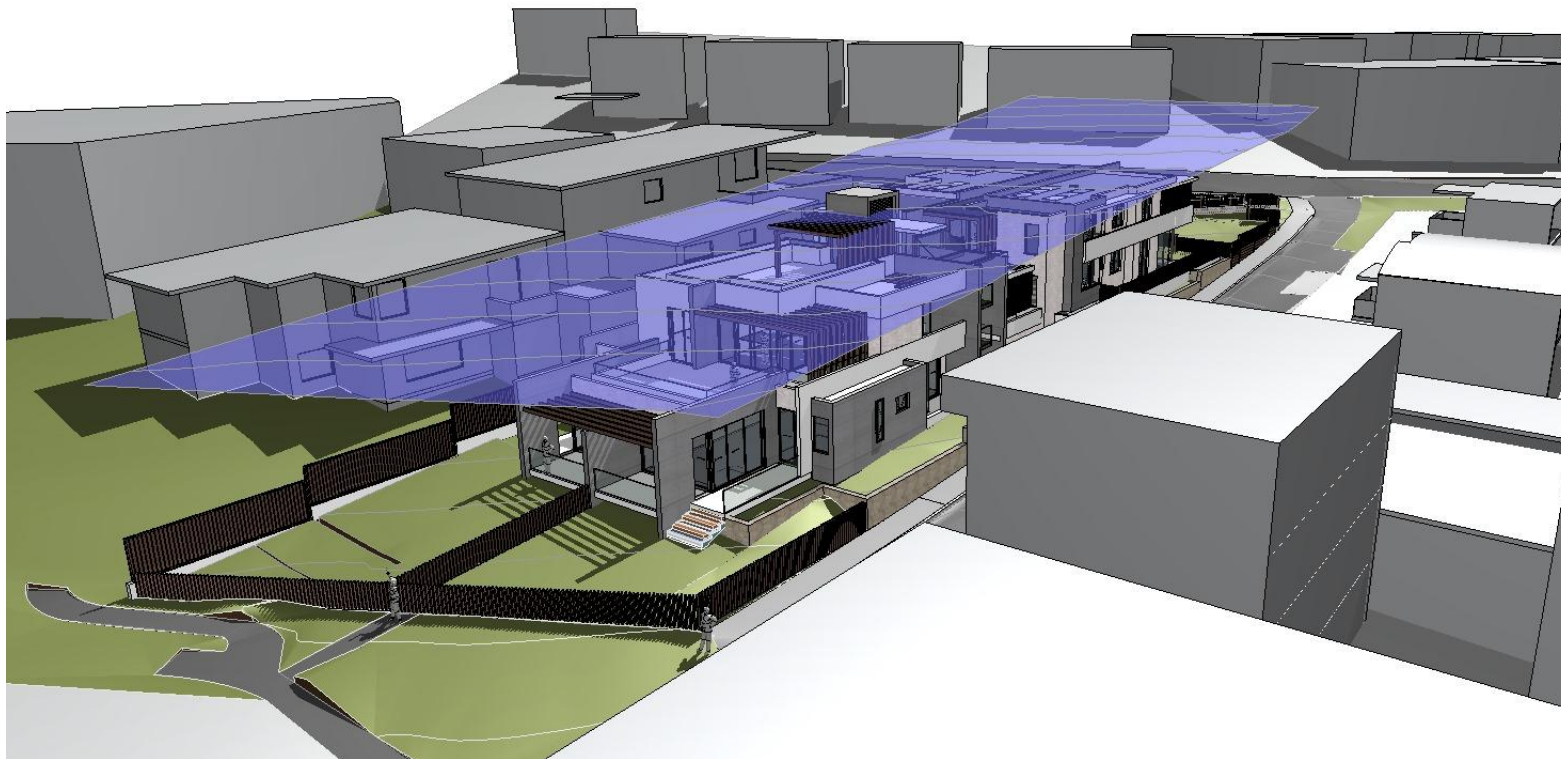
3 CENTRAL ROAD		
3 CENTRAL ROAD, AVALON BEACH		
CLIENT - AVALON CENTRAL PTY LTD		
TITLE		
LANDSCAPE, PRIVATE OPEN SPACE & DEEP SOIL	JOB No	DWG No
	5914	SD2802
		ISSUE
		B



1 HEIGHT PLANE DIAGRAM - 8M (SEPP)



4 HEIGHT PLANE DIAGRAM - 8.5M DIMENSIONS



2 HEIGHT PLANE DIAGRAM - 8.5M (LEP)

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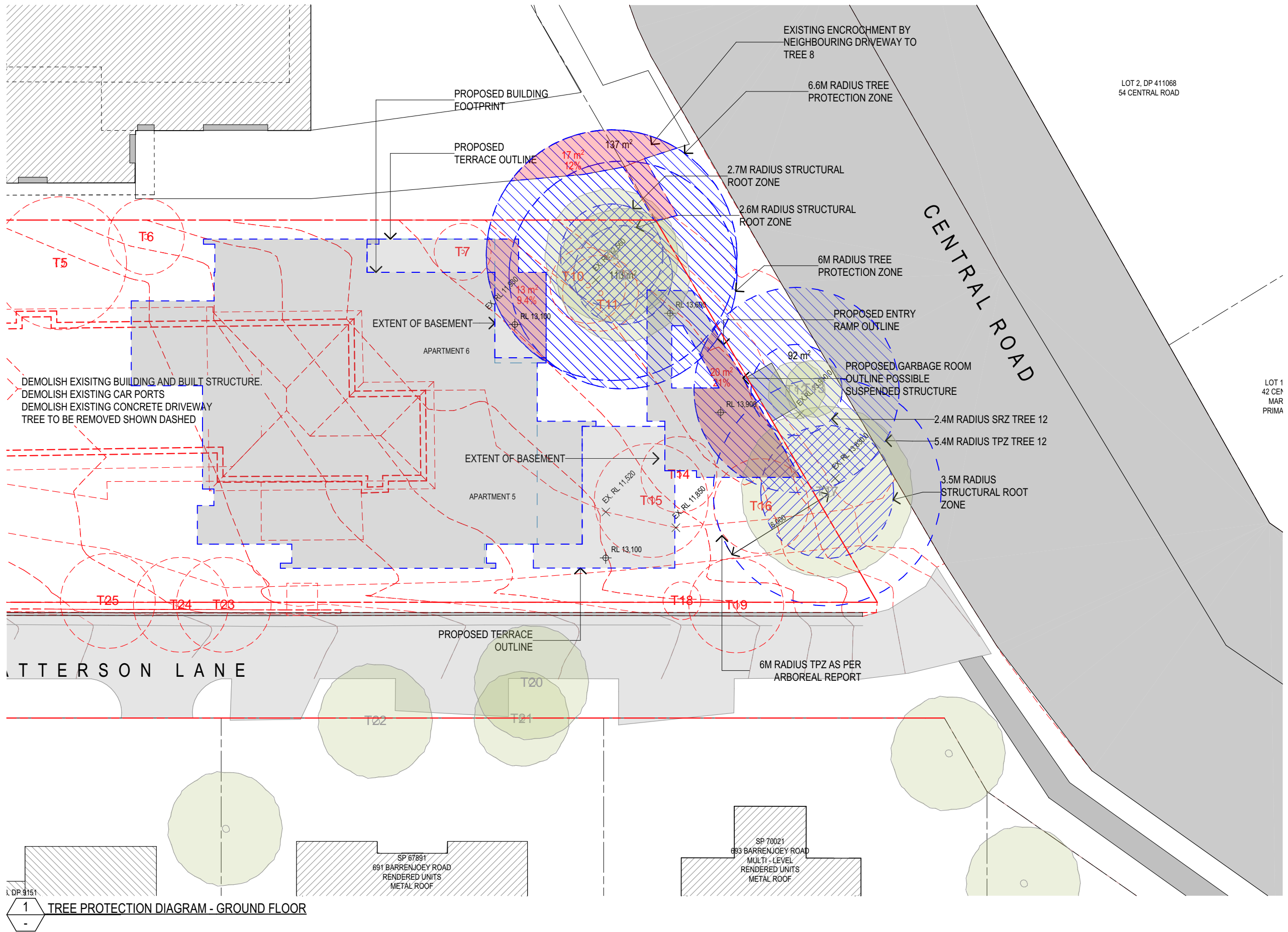
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B	DA AMENDMENT SUBMISSION	DRAWING UPDATED AS PER GENERAL ARRANGEMENTS	29/05/2020	KT	RM	RM
A	DA SUBMISSION PURPOSE ONLY		17/12/2019	KT	RM	RM
ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
SD						

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
HEIGHT PLANE ANALYSIS
JOB No 5914
DWG No SD2803
ISSUE B

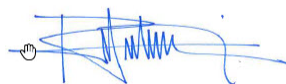


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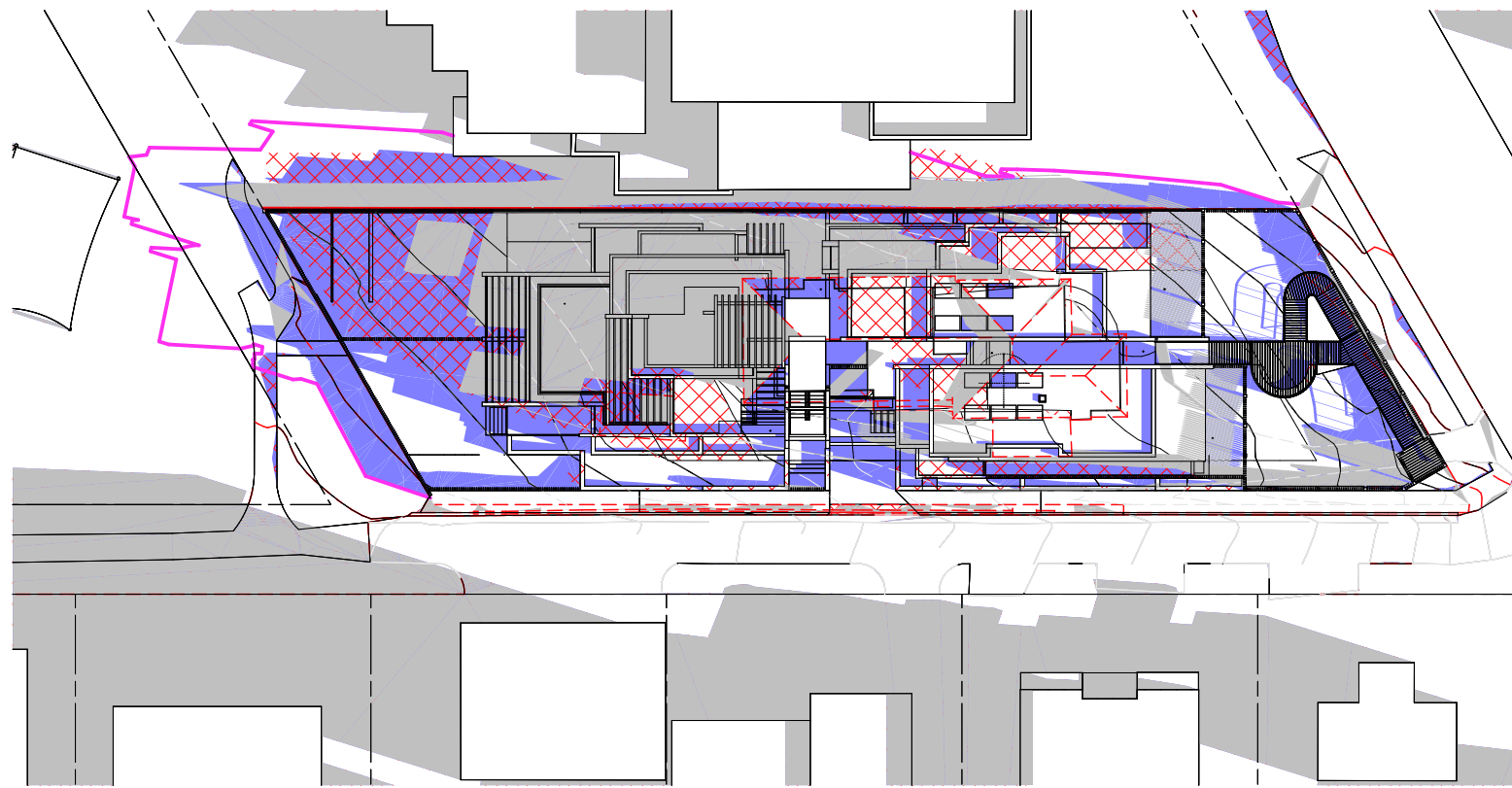
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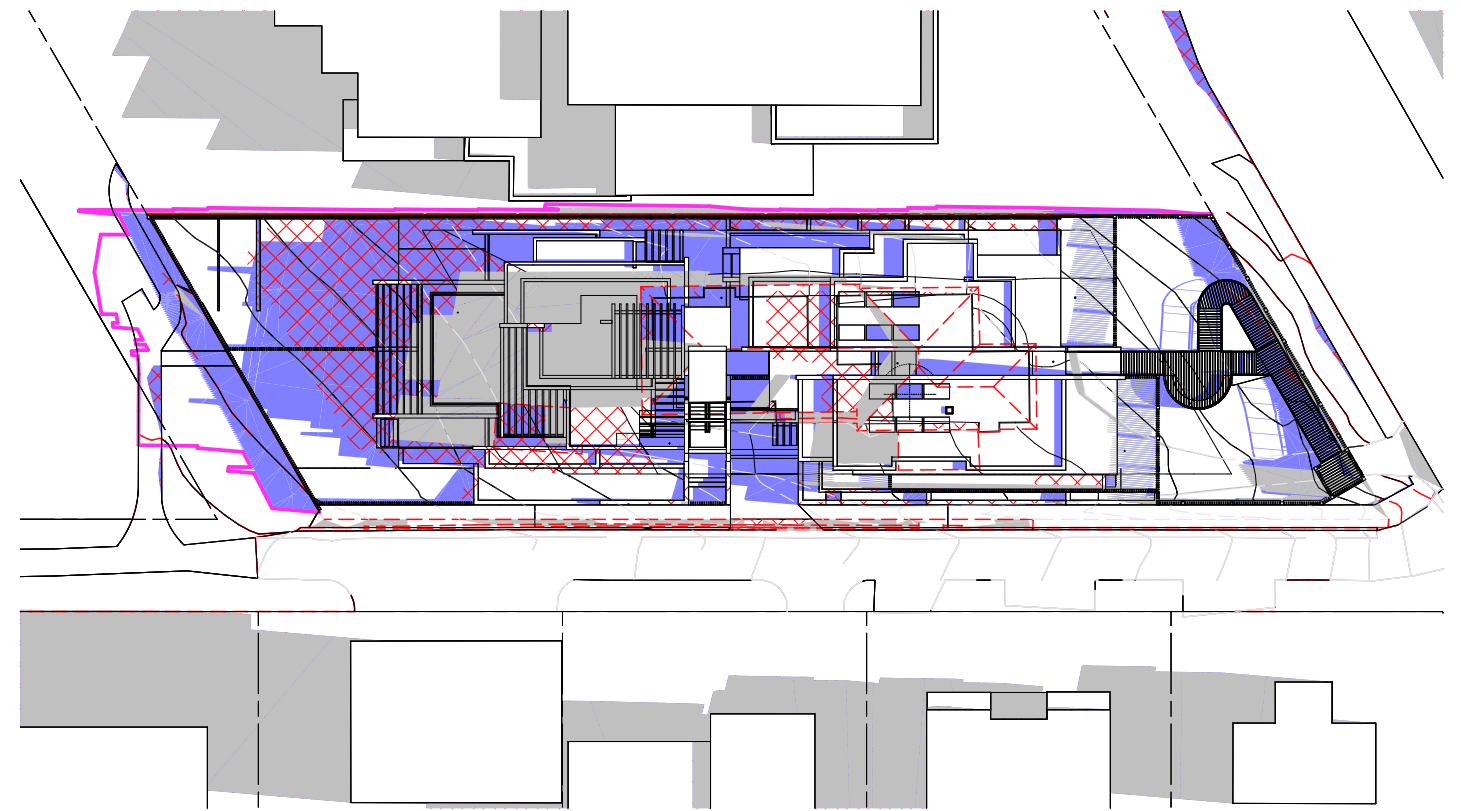
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ISSUE PURPOSE	DATE	D.	C.	A.	
SD					

JOB No
5914

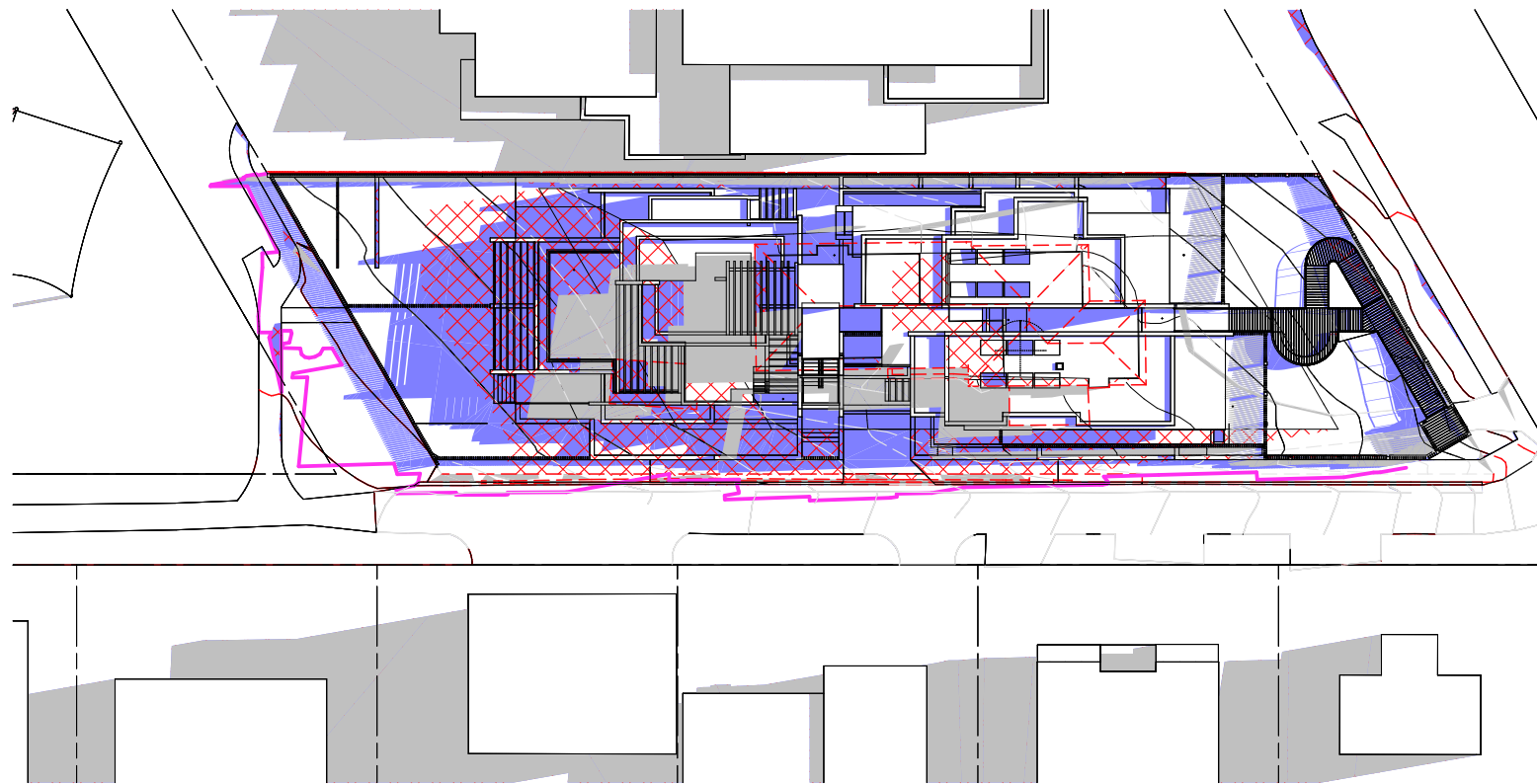
3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
TREE PROTECTION ZONE
DWG No
SD2804
ISSUE
A



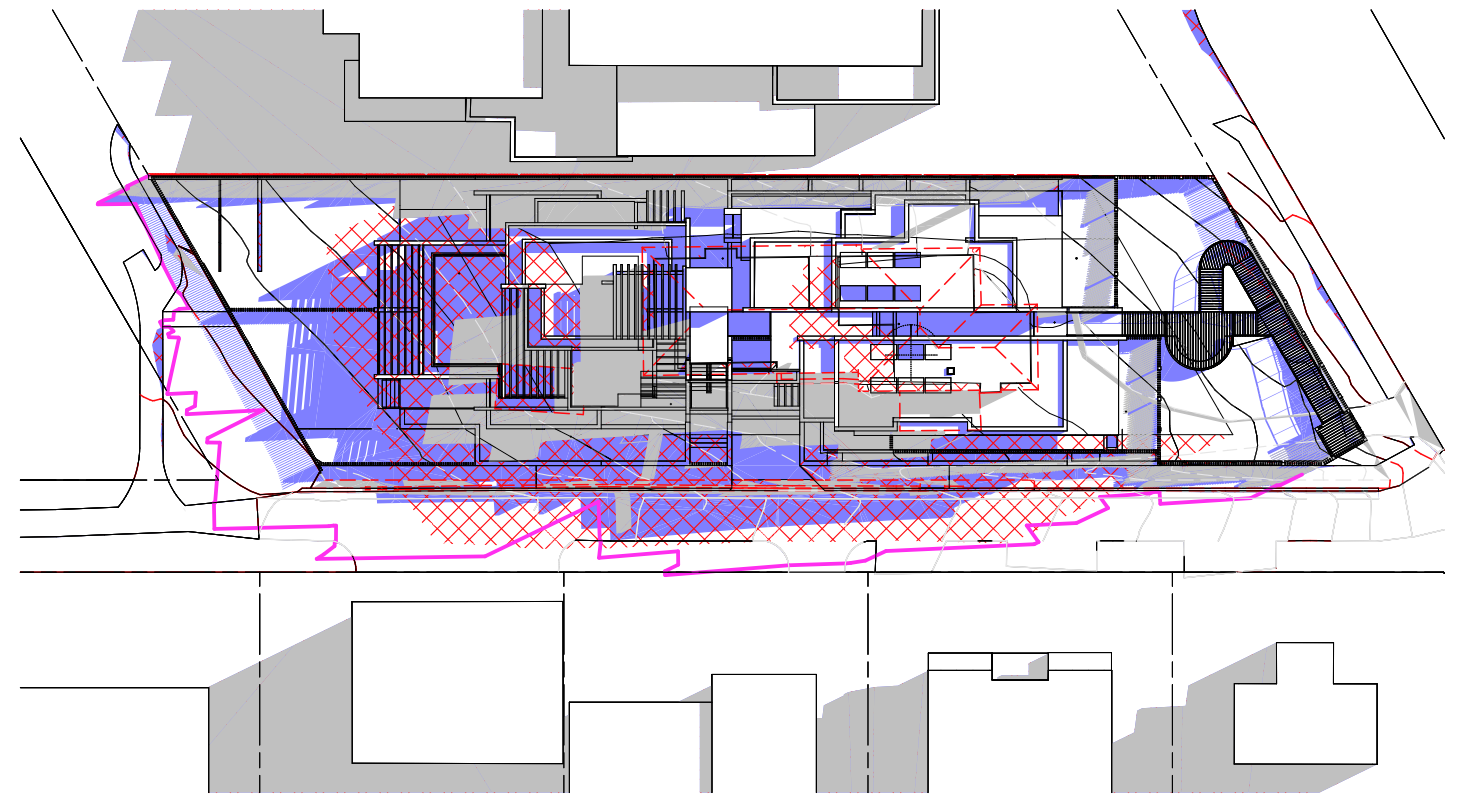
1 SHADOW DIAGRAMS JUNE 21 09:00 AM



2 SHADOW DIAGRAMS JUNE 21 10:00 AM



3 SHADOW DIAGRAMS JUNE 21 11:00 AM



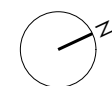
4 SHADOW DIAGRAMS JUNE 21 12:00 PM

- LEGEND**
- EXISTING SHADOW
 - OUTLINE OF EXISTING BUILDING
 - SHADOW CAST BY PROPOSED DEVELOPMENT
 - SHADOW CAST BY 4.2M - 8M HEIGHT PLANE BUILDING ENVELOPE (SEPP)
 - SHADOW CAST BY ORIGINAL DA

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0 5 10 15 20 25 SCALE 1:500 @ A3

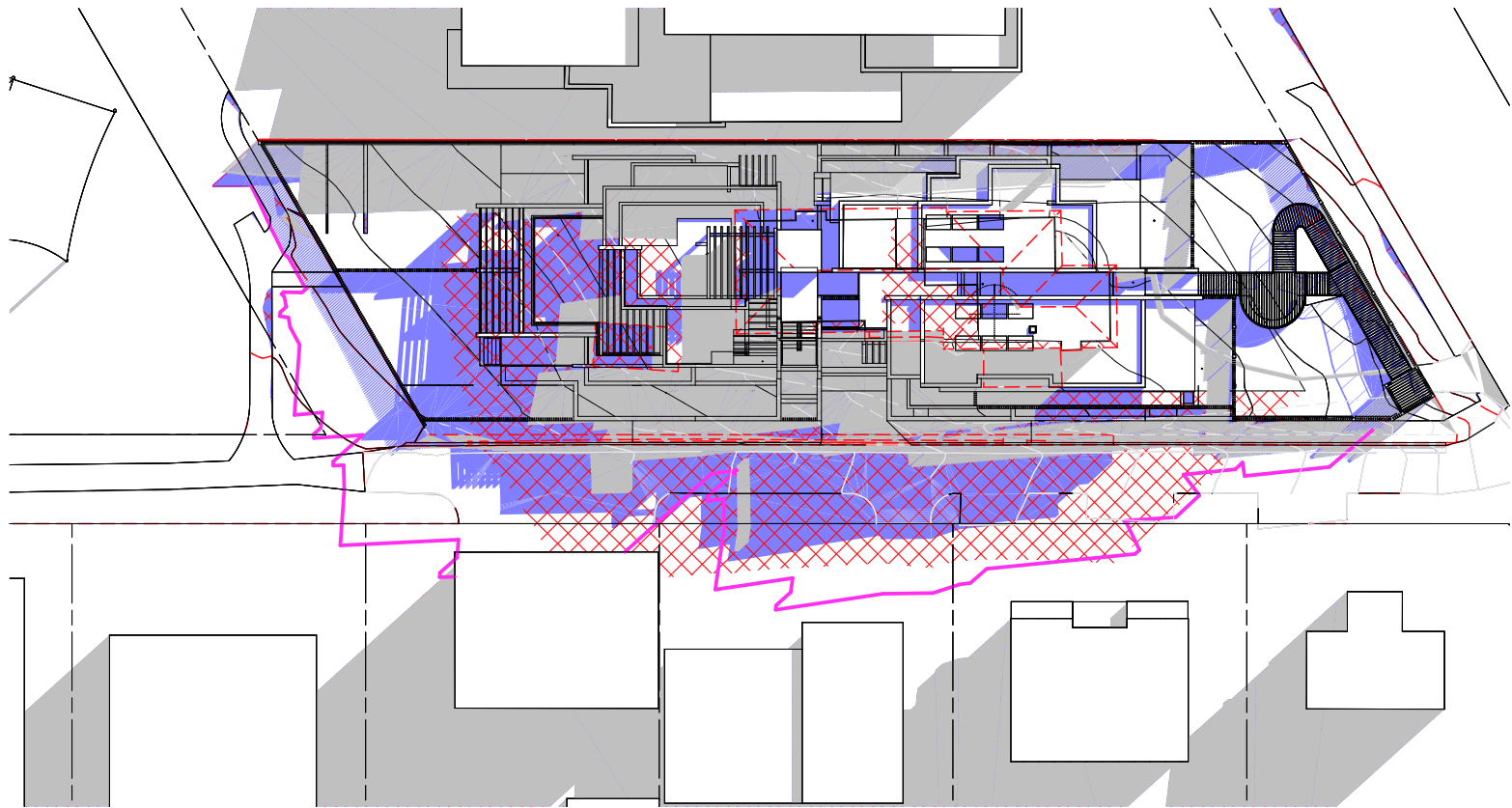


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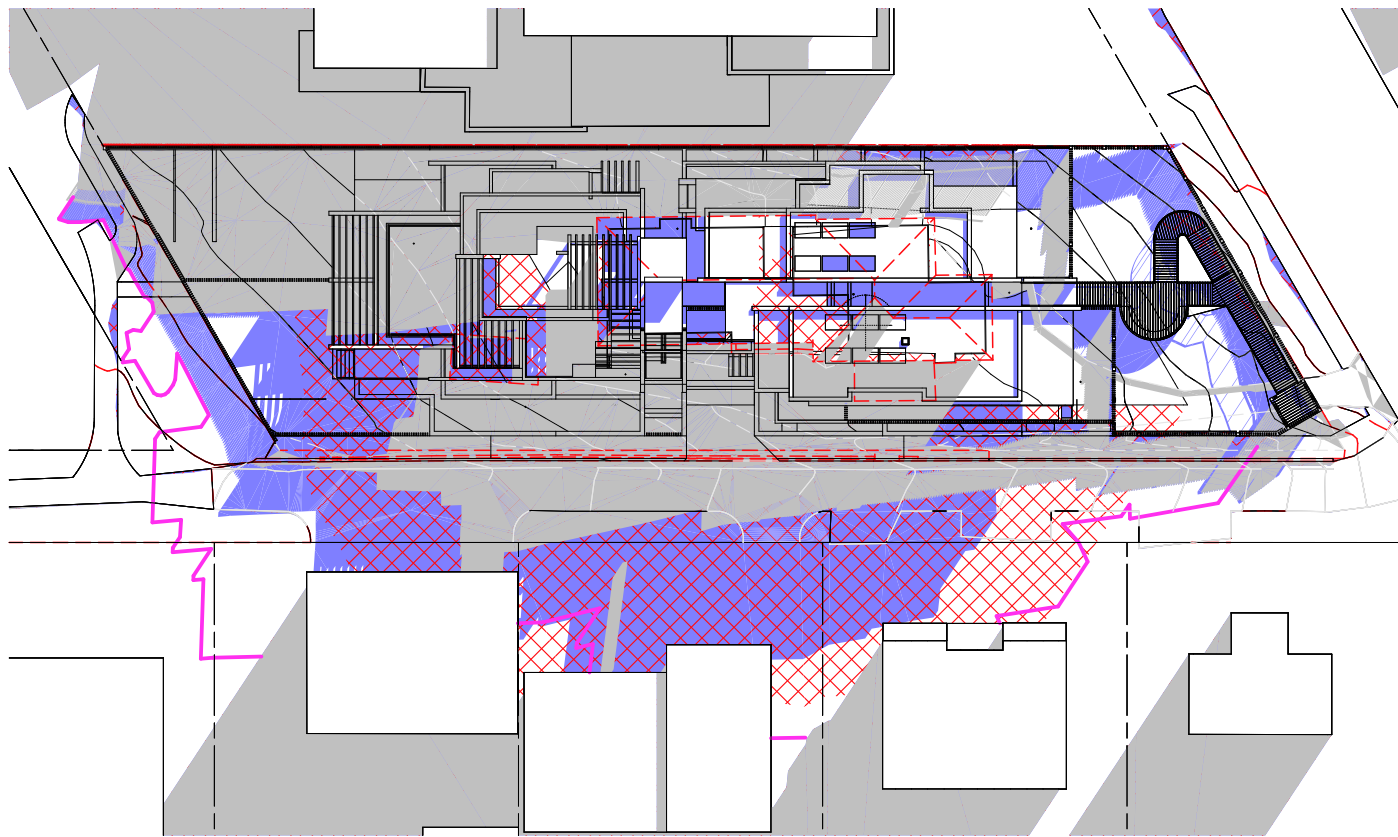
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B	DA AMENDMENT SUBMISSION	SHADOW DIAGRAM UPDATED AS PER GENERAL ARRANGEMENTS	29/05/2020	KT	RM	RM
A	DA SUBMISSION PURPOSE ONLY		17/12/2019	KT	RM	RM
ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
SD						

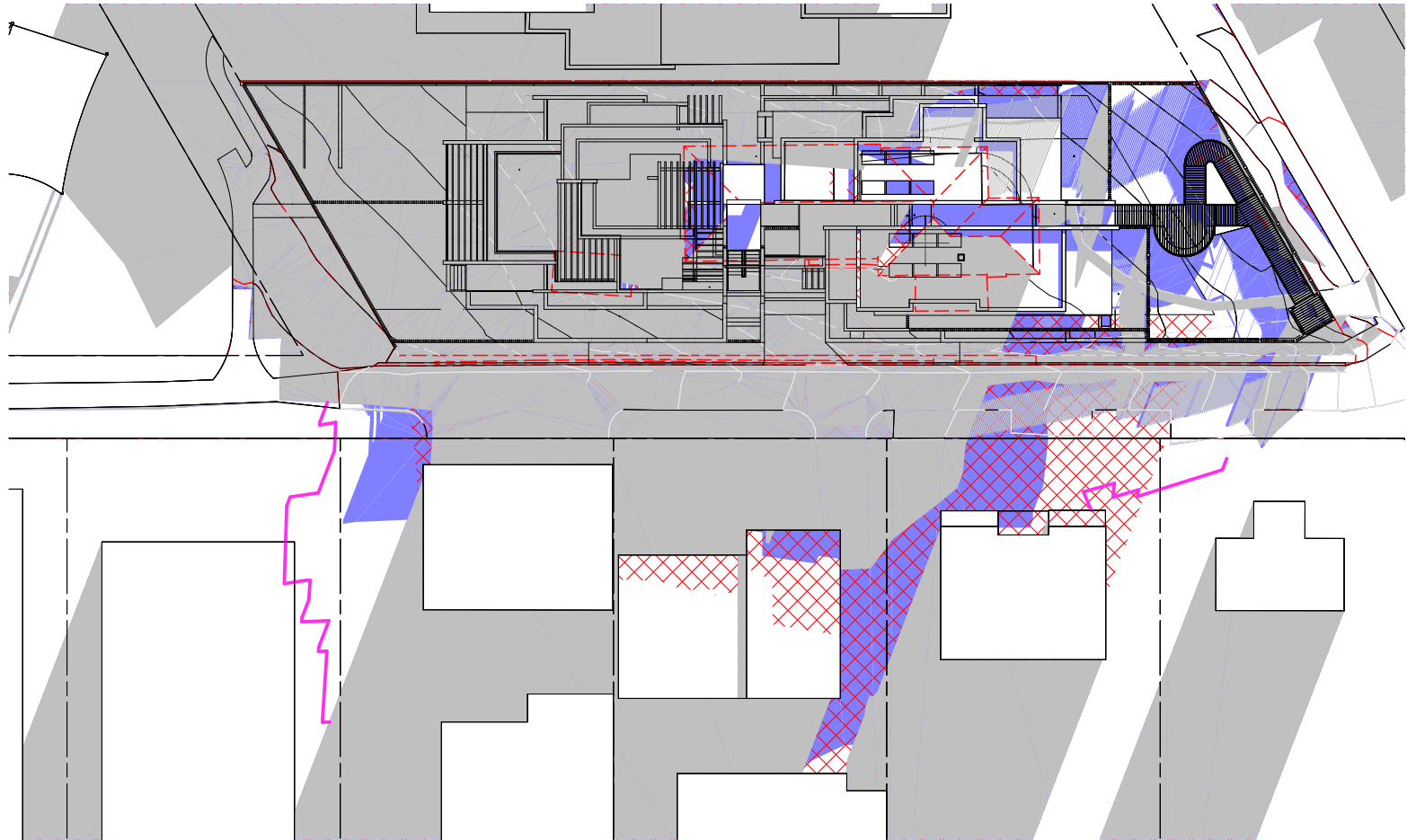
3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
SHADOW DIAGRAMS 1
JOB No 5914
DWG No SD2805
ISSUE B



1 SHADOW DIAGRAMS JUNE 21 13:00 PM



2 SHADOW DIAGRAMS JUNE 21 14:00 PM



3 SHADOW DIAGRAMS JUNE 21 15:00 PM

- LEGEND**
- EXISTING SHADOW
 - OUTLINE OF EXISTING BUILDING
 - SHADOW CAST BY PROPOSED DEVELOPMENT
 - SHADOW CAST BY 4.2M - 8M HEIGHT PLANE BUILDING ENVELOPE (SEPP)
 - SHADOW CAST BY ORIGINAL DA

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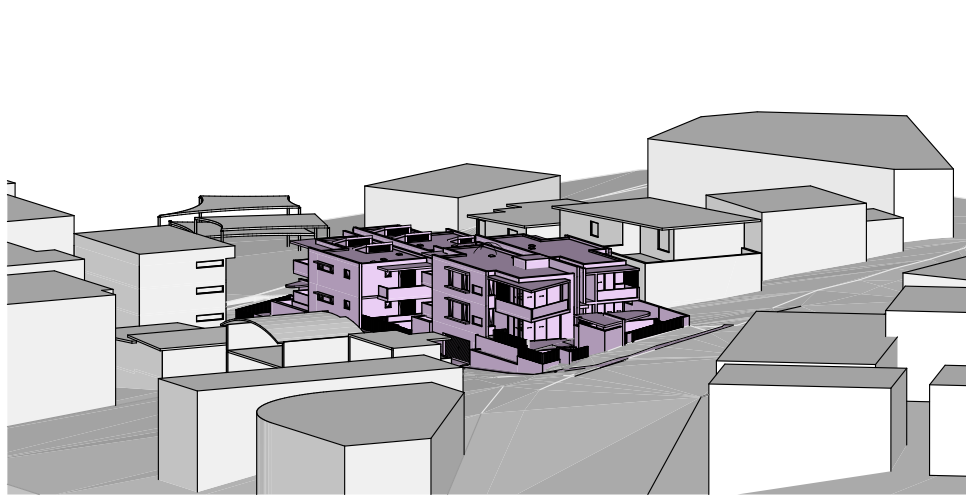
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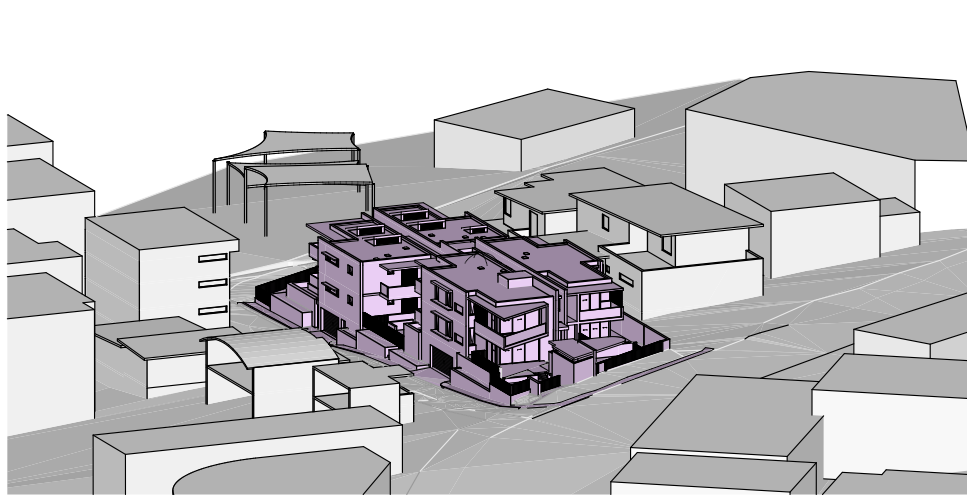
B	DA AMENDMENT SUBMISSION	SHADOW DIAGRAM UPDATED AS PER GENERAL ARRANGEMENTS	29/05/2020	KT	RM	RM
A	DA SUBMISSION PURPOSE ONLY		17/12/2019	KT	RM	RM
ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
SD						

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
SHADOW DIAGRAMS 2
DWG No **SD2806**
ISSUE **B**

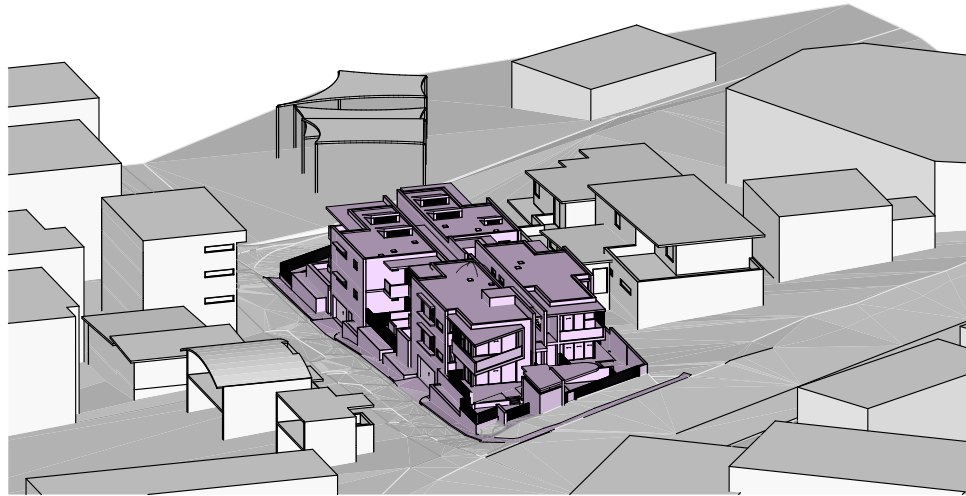
JOB No
5914



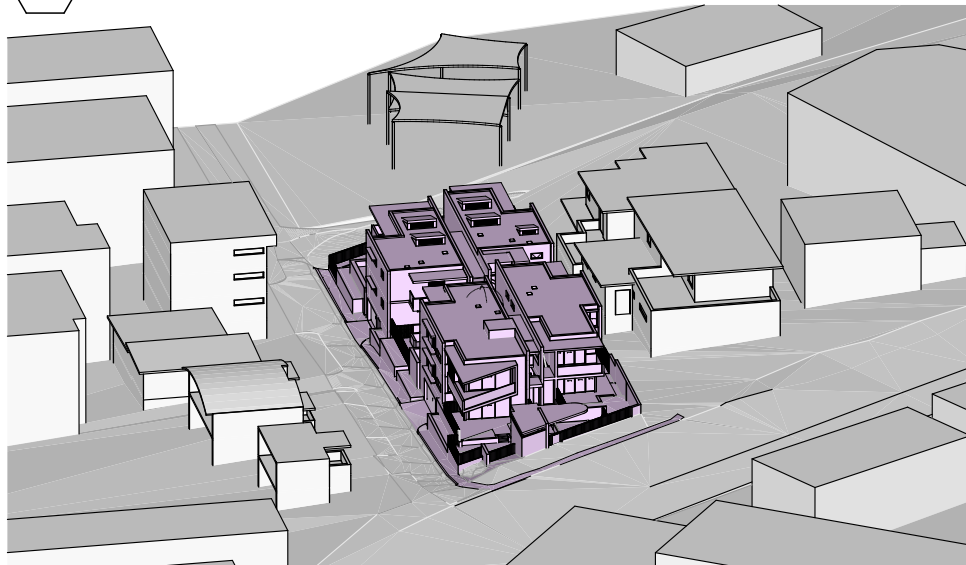
1 SUN EYE VIEW 0800



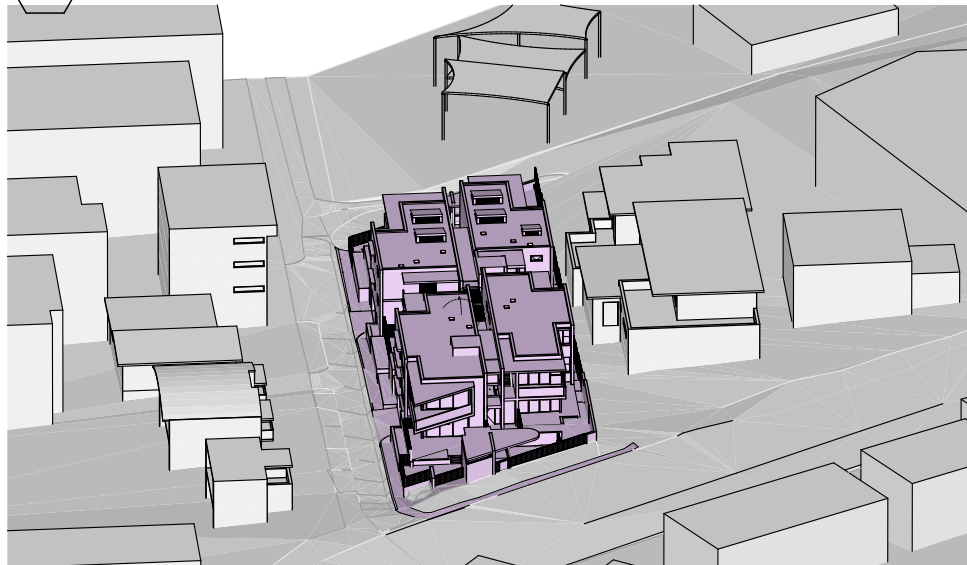
2 SUN EYE VIEW 0830



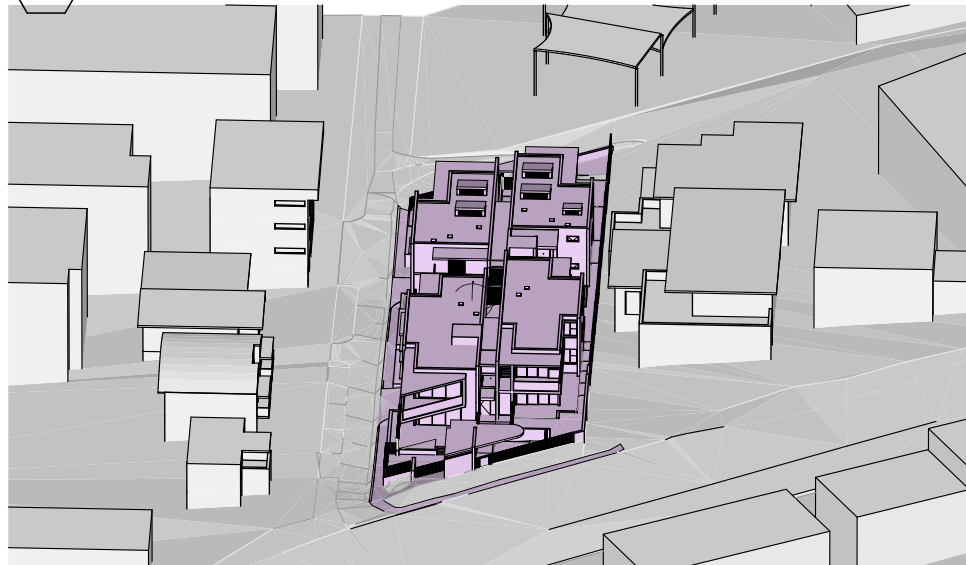
3 SUN EYE VIEW 0900



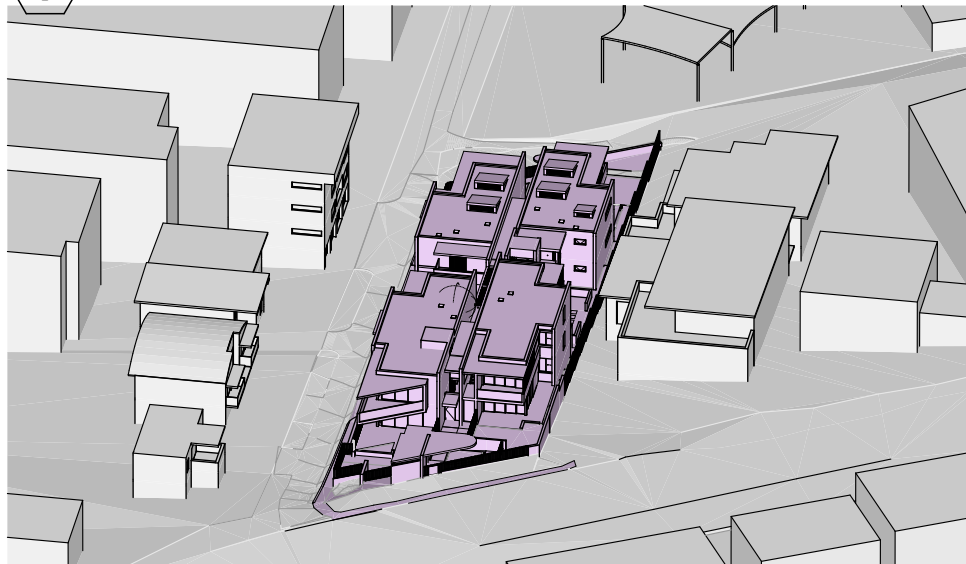
4 SUN EYE VIEW 0930



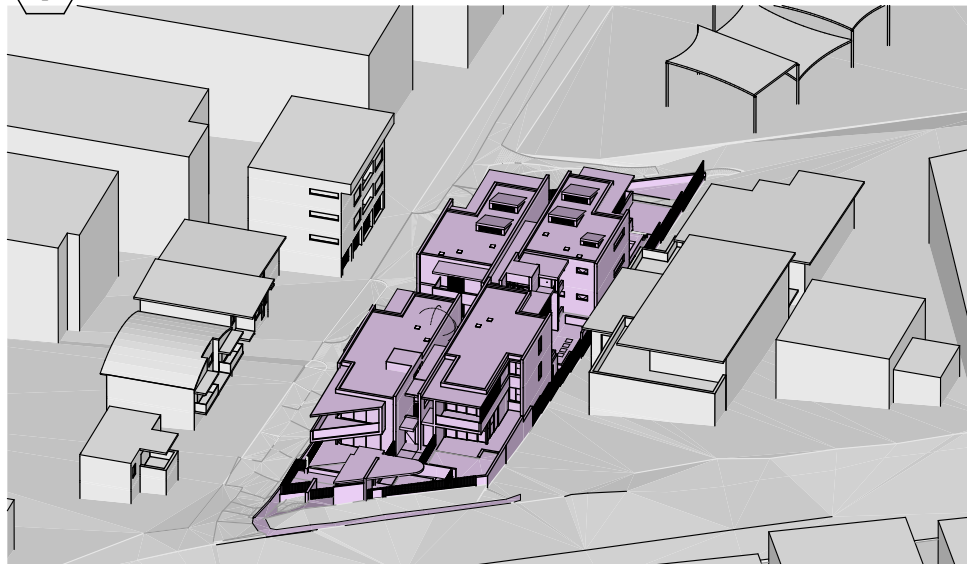
5 SUN EYE VIEW 1000



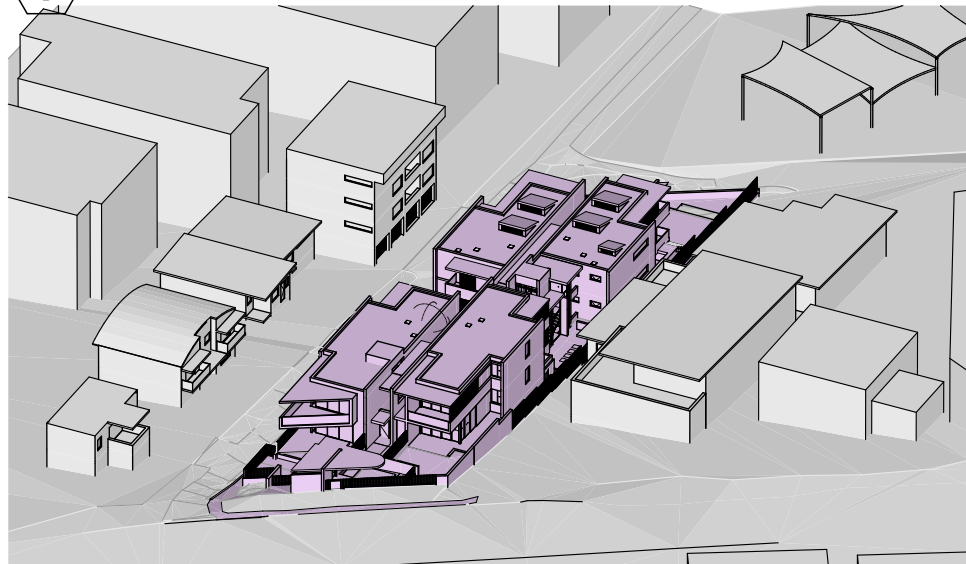
6 SUN EYE VIEW 1030



7 SUN EYE VIEW 1100



8 SUN EYE VIEW 1130



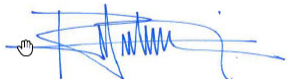
9 SUN EYE VIEW 1200

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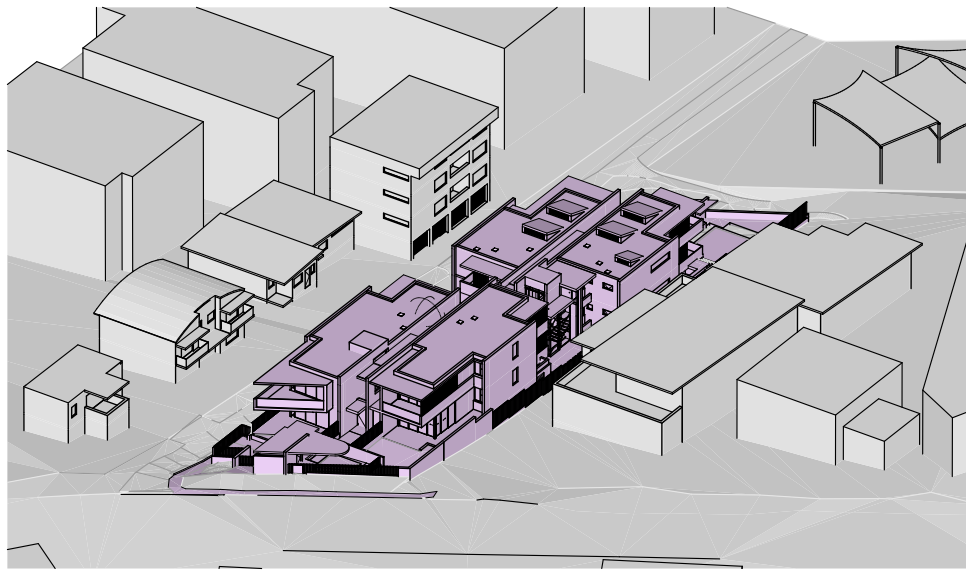
3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
SOLAR ACCESS DIAGRAM - VIEW FROM SUN - JUNE

A	DA SUBMISSION PURPOSE ONLY	17/12/2019	KT	RM	RM
ISSUE PURPOSE	DATE	D.	C.	A.	
SD					

JOB No
5914

DWG No
SD2807

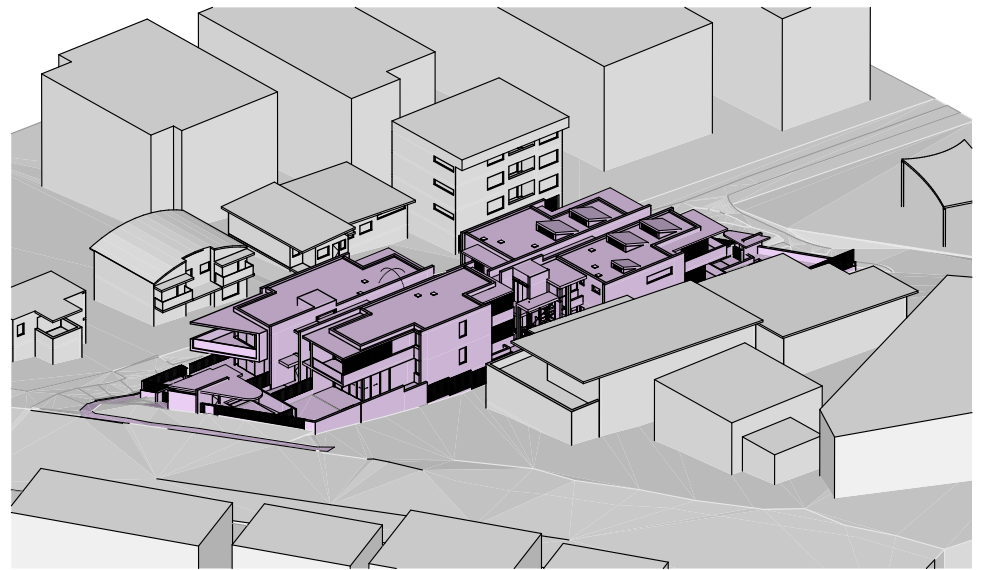
21
ISSUE
A



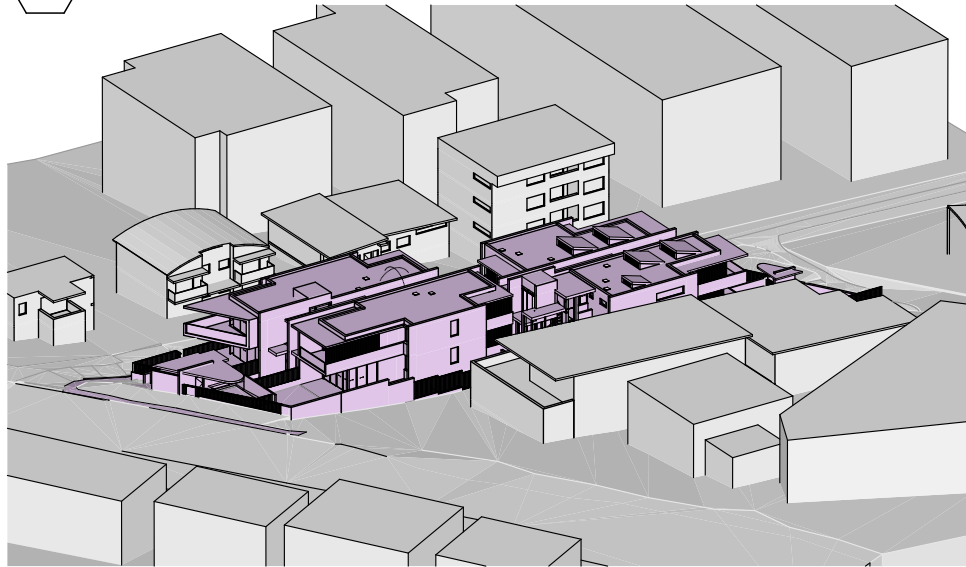
1 SUN EYE VIEW 1230



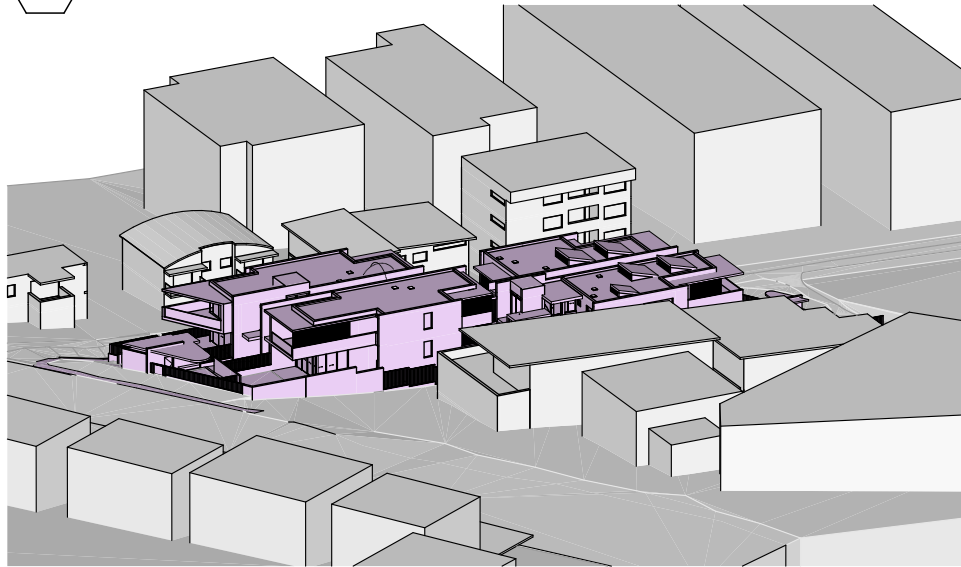
2 SUN EYE VIEW 1300



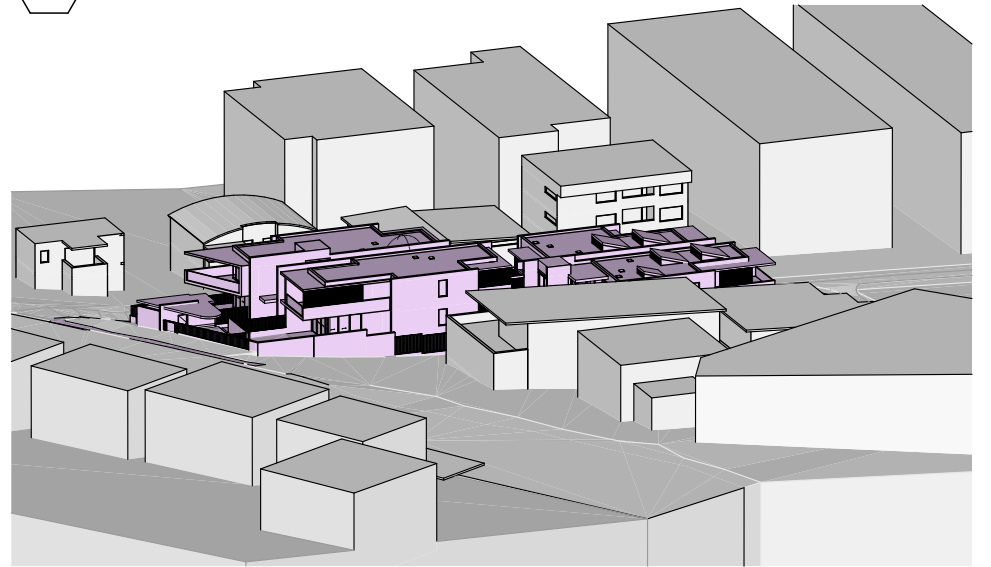
3 SUN EYE VIEW 1330



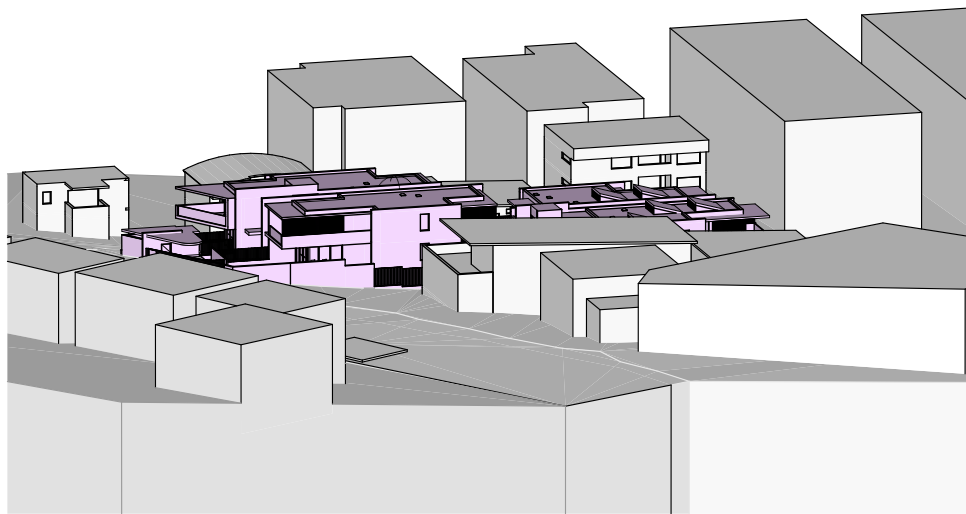
4 SUN EYE VIEW 1400



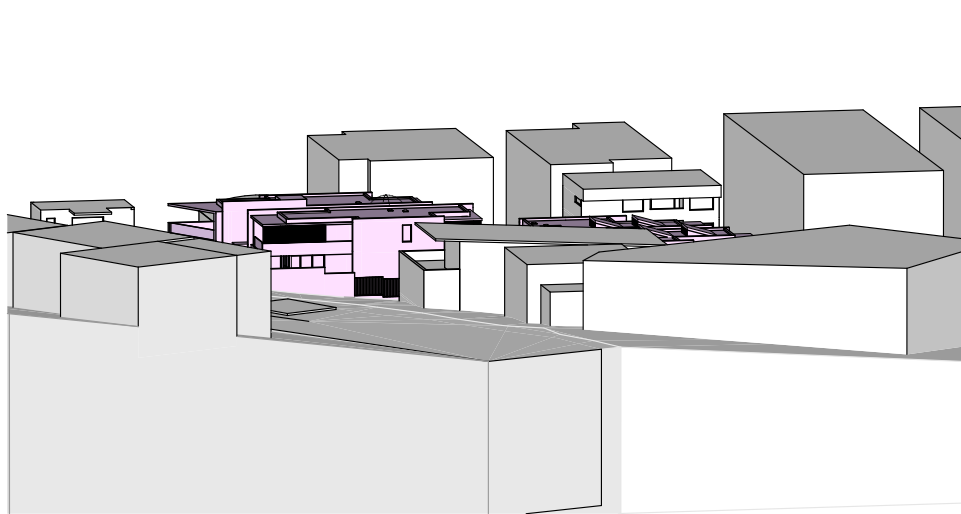
5 SUN EYE VIEW 1430



6 SUN EYE VIEW 1500



7 SUN EYE VIEW 1530



8 SUN EYE VIEW 1600

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3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
SOLAR ACCESS DIAGRAM - VIEW FROM SUN - JUNE

A	DA SUBMISSION PURPOSE ONLY	17/12/2019	KT	RM	RM
ISSUE PURPOSE	DATE	D.	C.	A.	
SD					
		JOB No	DWG No	ISSUE	
		5914	SD2808	21	A

BIM Server: CPACLBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 8/01/2020: 2:59 PM



1 BUILDING ENVELOPE: 3.5M TO 8M HEIGHT PLANE (SEPP)



2 BUILDING ENVELOPE: 3.5M TO 8M HEIGHT PLANE (SEPP)



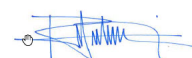
3 BUILDING ENVELOPE: 3.5M TO 8M HEIGHT PLANE (SEPP)

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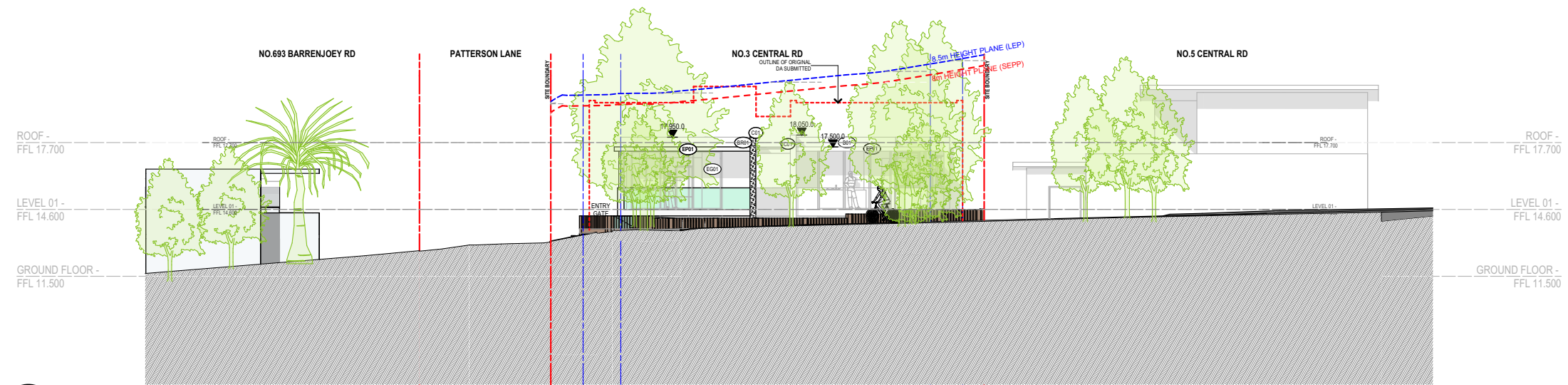
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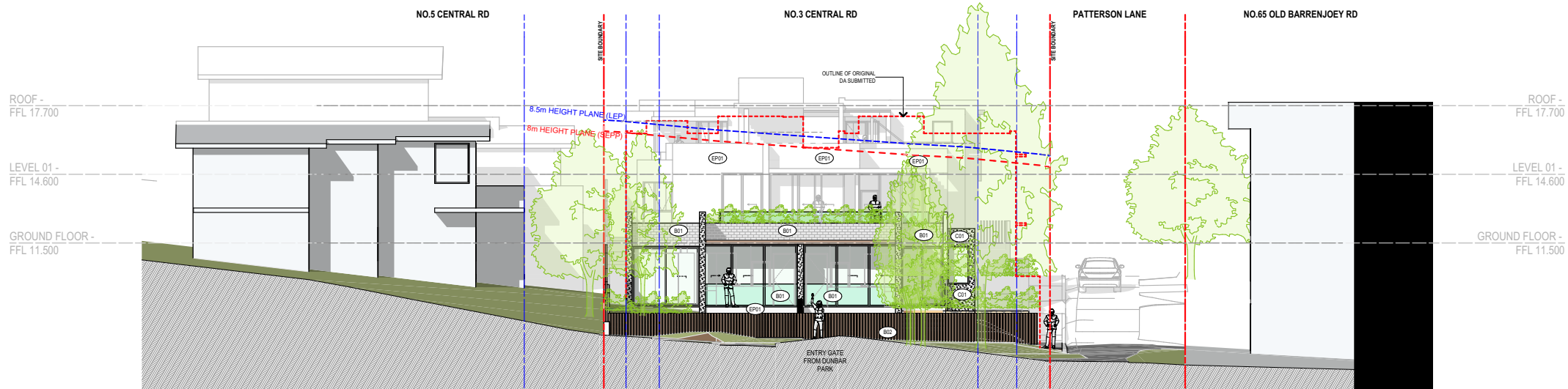
ISSUE	PURPOSE	Change Name	DATE	D. C. A.	JOB No	DWG No	ISSUE
A	DA AMENDMENT SUBMISSION	NEW DRAWING	29/05/2020				
	SD				5914	SD2811	A

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE

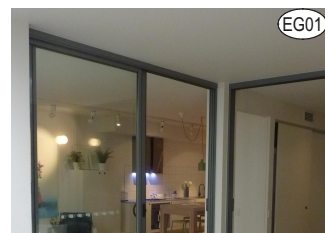
BUILDING ENVELOPE: 3.5M TO 8M HEIGHT PLANE (SEPP)



1 STREET ELEVATION - CENTRAL ROAD
SCALE 1:250 @ A3



2 STREET ELEVATION - DUNBAR PARK
SCALE 1:250 @ A3



CLEAR GLAZING



GLASS LOUVRES



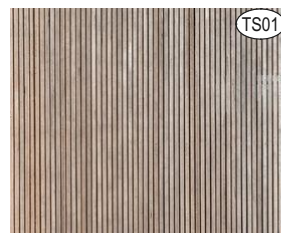
FACE BRICK - WHITE



PAINT COLOUR



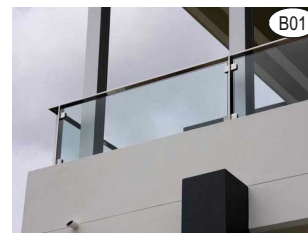
OFF FORM CONCRETE



TIMBER PRIVACY SCREEN



DRY PACK STONE WALL



GLASS BALUSTRADE



TIMBER FENCING

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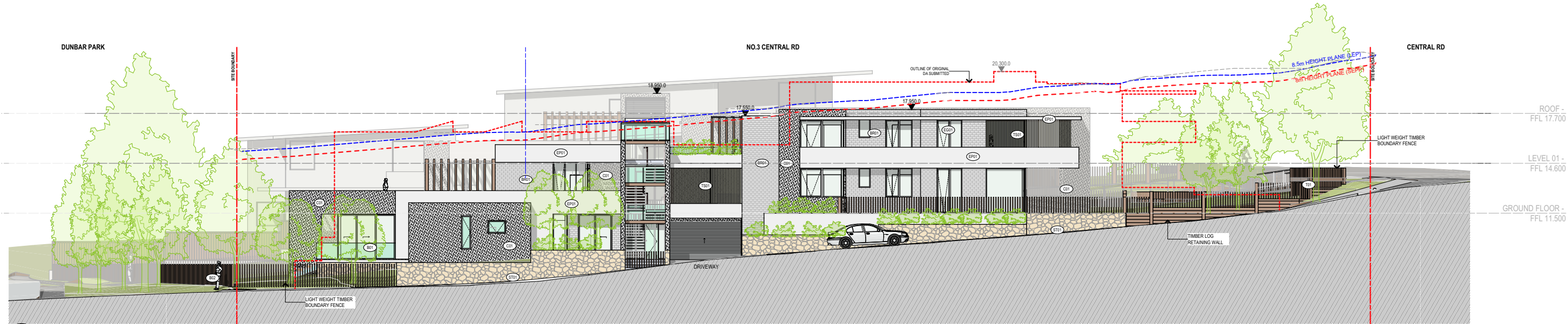
BIM Server: CPACLBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 29/05/2020: 5:57 PM

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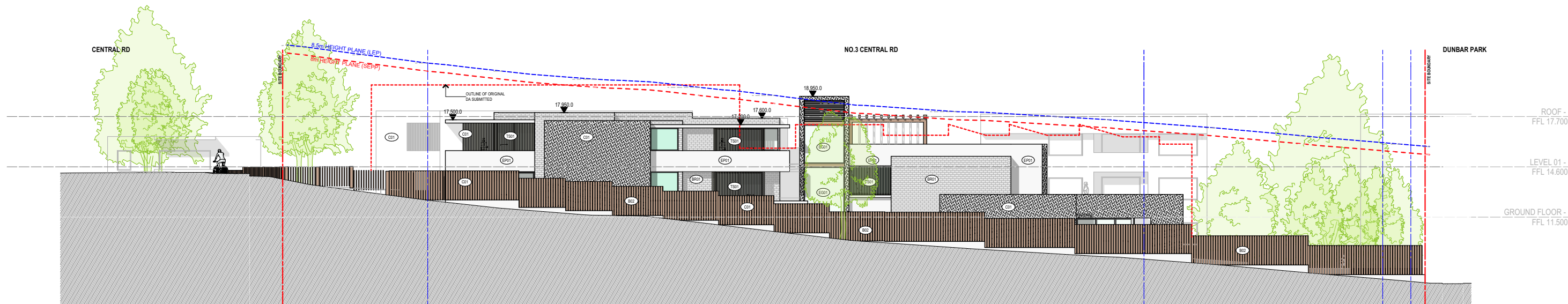
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B	DA AMENDMENT SUBMISSION	BUILDING HEIGHT LOWERED, ELEVATIONS UPDATED AS PER GENERAL AMENDMENTS TO PLANS	29/05/2020	KT	RM	RM
A	DA SUBMISSION PURPOSE ONLY		17/12/2019	KT	RM	RM
ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
SD						

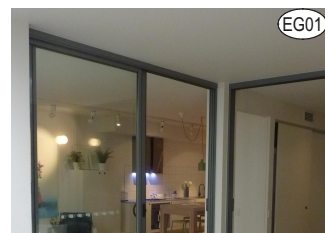
3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
STREET ELEVATIONS
DWG No SD3001
ISSUE B



1 STREET ELEVATION - PATTERSON LANE
SCALE 1:250 @ A3



2 STREET ELEVATION - NO.5 CENTRAL ROAD
SCALE 1:250 @ A3



CLEAR GLAZING



GLASS LOUVRES



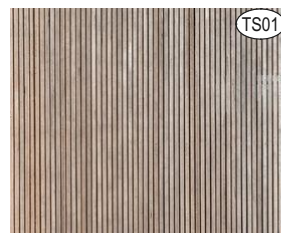
FACE BRICK - WHITE



PAINT COLOUR



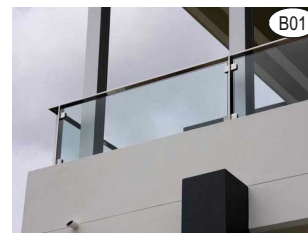
OFF FORM CONCRETE



TIMBER PRIVACY SCREEN



DRY PACK STONE WALL



GLASS BALUSTRADE



TIMBER FENCING

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Handwritten signature and date: 29/05/2020

B	DA AMENDMENT SUBMISSION	BUILDING HEIGHT LOWERED, ELEVATIONS UPDATED AS PER GENERAL AMENDMENTS TO PLANS	29/05/2020	KT	RM	RM
A	DA SUBMISSION PURPOSE ONLY		17/12/2019	KT	RM	RM
ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
SD						

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
STREET ELEVATIONS
DWG No
ISSUE

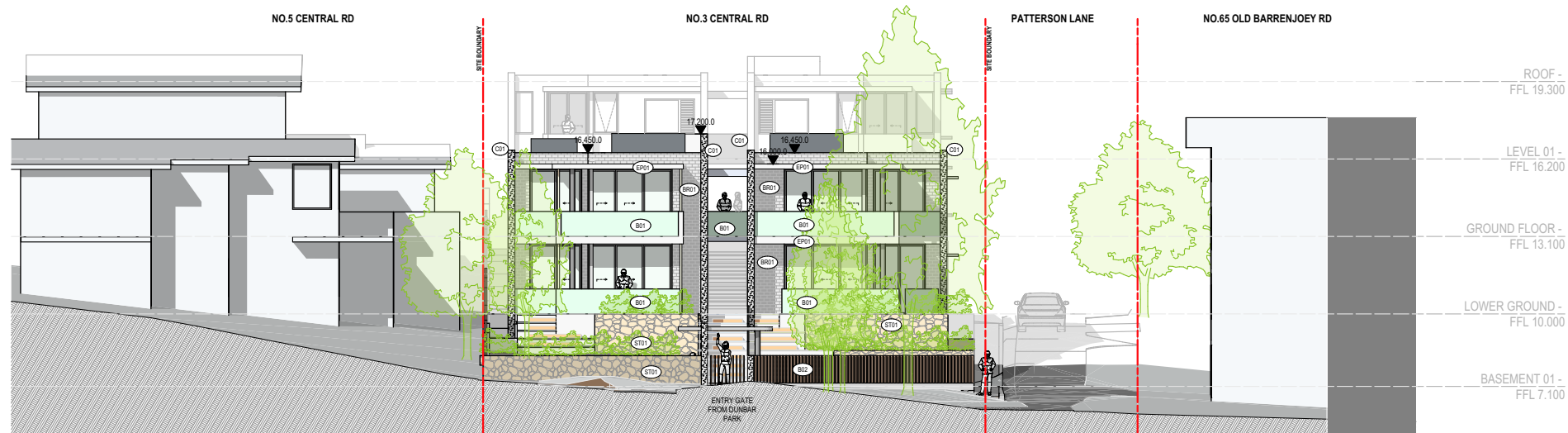
JOB No
5914

SD3002

B



1 STREET ELEVATION - CENTRAL ROAD
SCALE 1:250 @ A3



2 STREET ELEVATION - DUNBAR PARK
SCALE 1:250 @ A3

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A	DA SUBMISSION PURPOSE ONLY	17/12/2019	KT	RM	RM
ISSUE PURPOSE	DATE	D.	C.	A.	
SD					

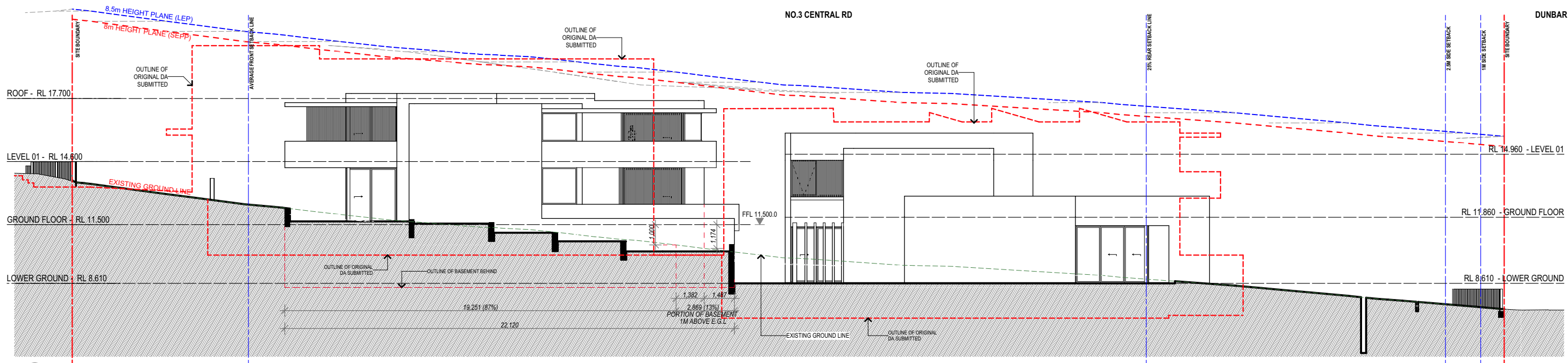
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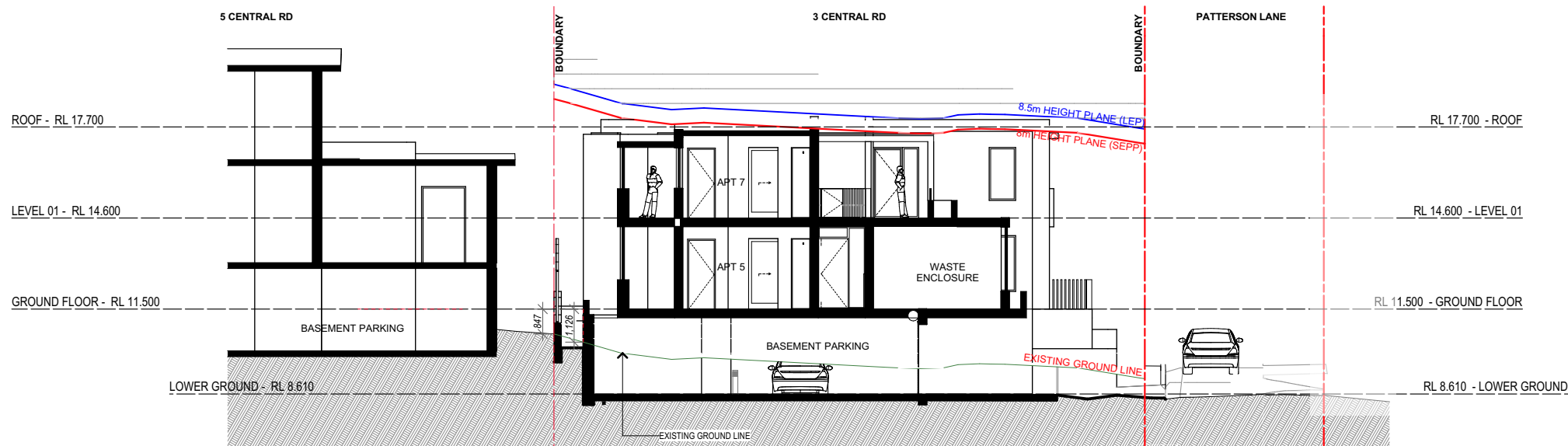
ISSUE
A

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE

ELEVATIONS



1 SECTION ELEVATION - EAST
SCALE 1:200 @ A3



2 SECTION ELEVATION - THROUGH BEDROOM
SCALE 1:200 @ A3

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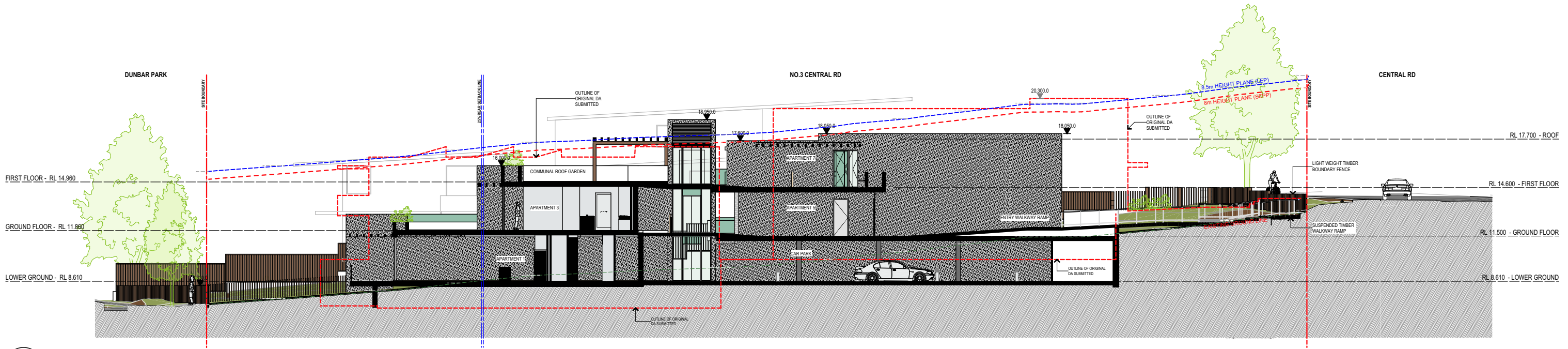
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A	DA AMENDMENT SUBMISSION	NEW DRAWING	29/05/2020	KT	RM	RM	BUILDING HEIGHT AT BOUNDARY ANALYSIS	JOB No	DWG No	ISSUE
ISSUE PURPOSE		Change Name	DATE	D.	C.	A.		5914	SD3004	A
SD										



1 SECTION A
SCALE 1:250 @ A3

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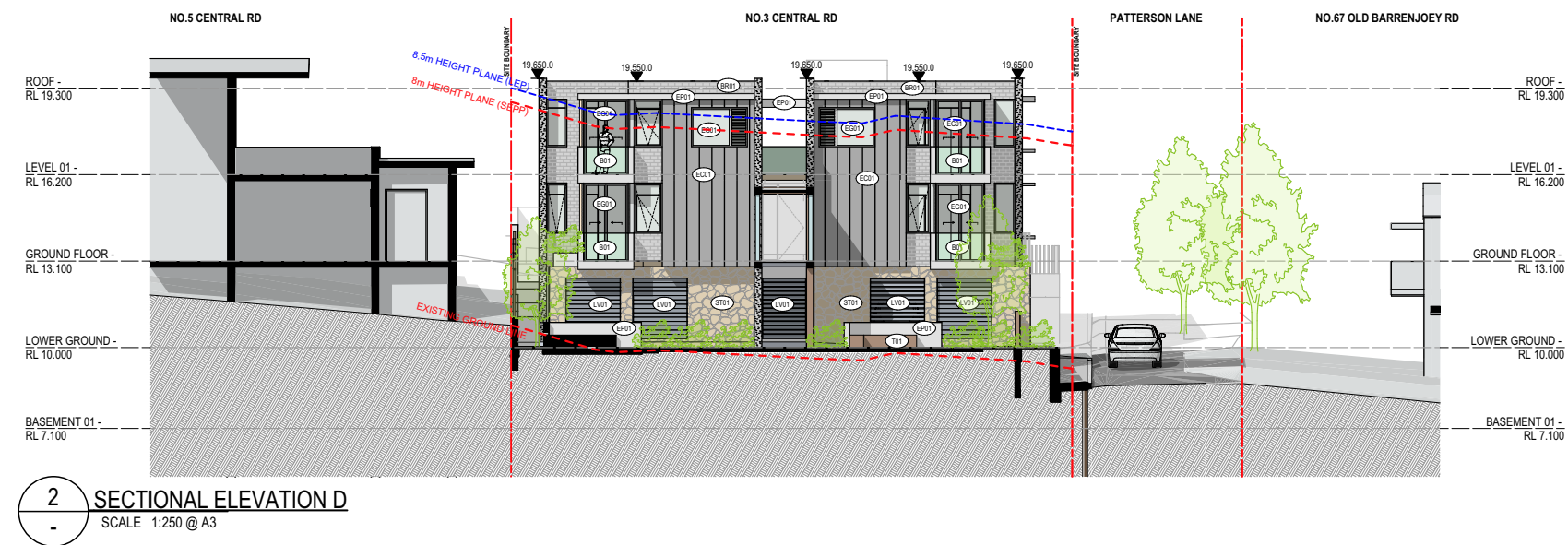
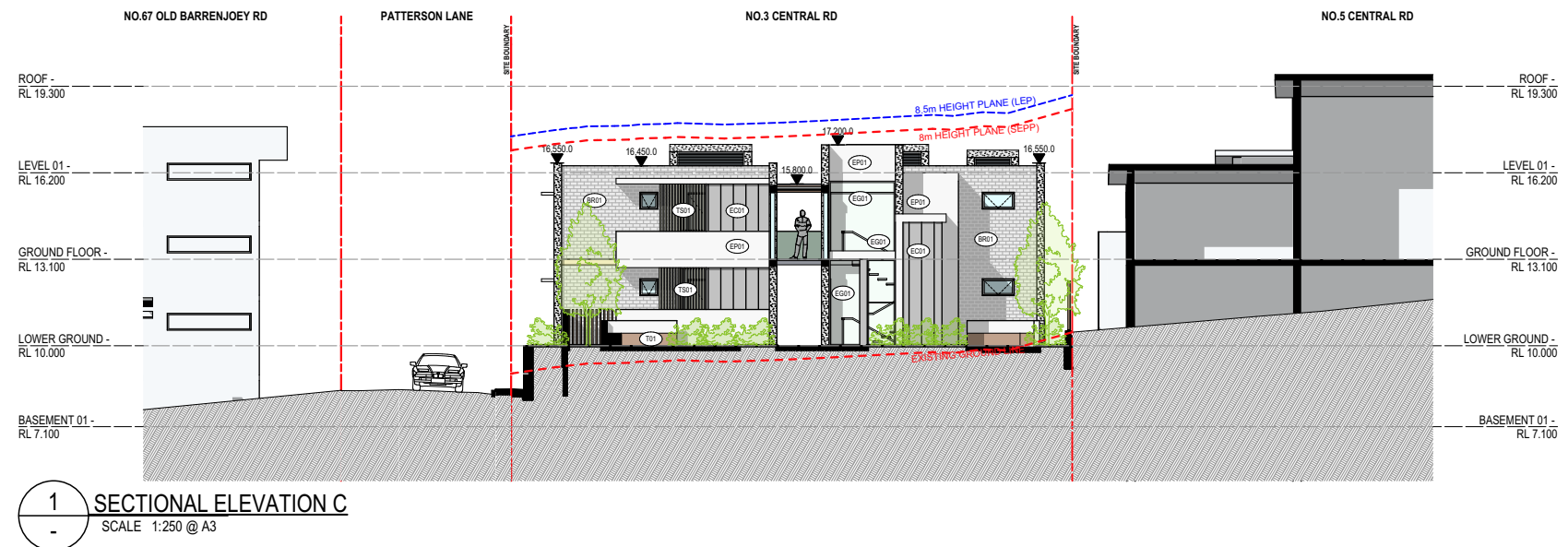
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ISSUE		PURPOSE	Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
B	DA AMENDMENT SUBMISSION	BASEMENT PARKING REDUCED, SETBACK INCREASED, DRIVEWAY REDUCED TO 1, APARTMENT REDUCED BY 1, LAYOUT AMENDED, ADDITIONAL TREES RETAINED		29/05/2020	KT	RM	RM	5914	SD3101	B
A	DA SUBMISSION PURPOSE ONLY			17/12/2019	KT	RM	RM			

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE

SECTIONS 1





3 CENTRAL ROAD,

AVALON

Preliminary Development Application

FINAL DRAFT FOR REVIEW

Prepared for

COTTEEPARKER 

Revision B

6th December 2019

Project Reference: 2519075



Australia
China
South East Asia

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Report title	3 Central Road, Avalon DA Report (FINAL DRAFT)
Document number	2519073
Prepared for	North Beaches Council
Authors	Baz Richards, Kassie Cottee, Eileen Yang
Revision number	B
Revision issue date	06/12/2019
Approved	Baz Richards
Reason for revision	Development Application

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Landscape Design Statement

Front Garden

The character of the frontage to Central Road is highly influenced by the existing mature, multi-stemmed *Eucalyptus robusta* tree (with its large canopy).

Planting species has been selected to reflect the coastal environment of Sydney's Northern Beaches with flowering feature entry planting providing a welcome arrival to the development. Several small to mid-size evergreen trees provide screening to the private residential areas.

Central Communal Courtyard

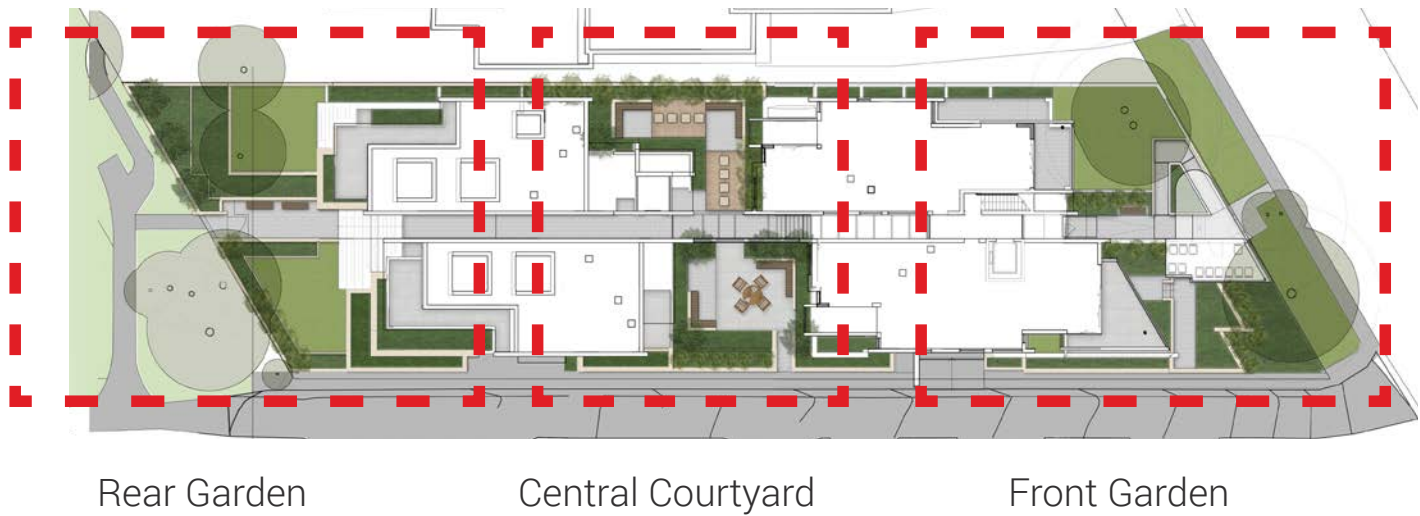
The central courtyard space has been designed to provide a 'breathing space' between buildings that offers a high quality setting for body corporate meetings or small gatherings. The space provides high quality yet robust surface materials with paving finishes and patterns that offer variety, delineation of space and encourage movement through the walkway.

Lush shade tolerant planting provides a calm and natural setting for social activities or quiet pause and reflection. Raised garden beds provide an opportunity for residents to participate in active hobbies by growing vegetables or herbs. Planting to the Patterson Lane edge draws on the coastal character with trailing species cascading planter walls.

The bridge above the courtyard offers an opportunity to view the green lush planting below.

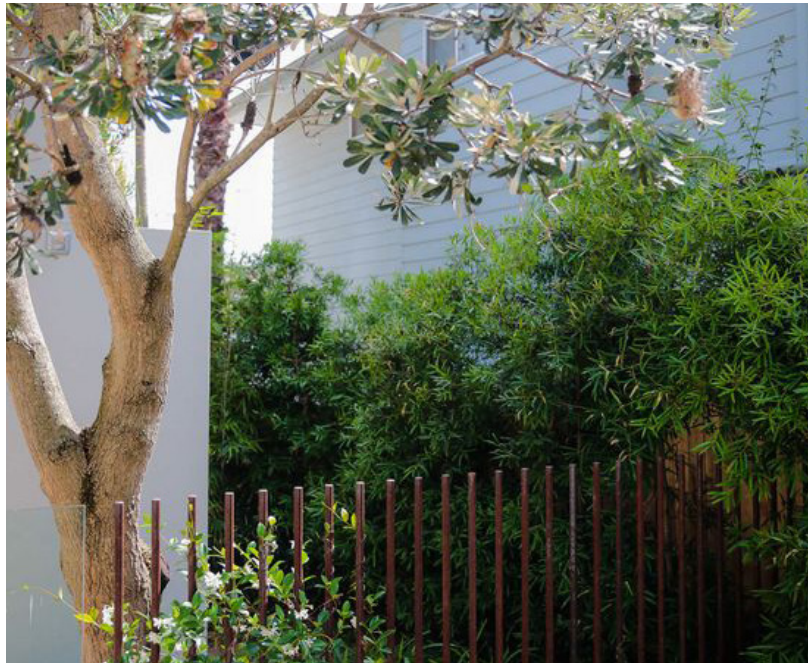
Rear Garden

The layout of garden spaces take cues from the building form. The strong geometry of retaining walls are softened with planting that is characterised by purple and violet flowering species. The striking colours of the grey and blue shrubs and groundcovers continue to characterise the Patterson Lane interface.

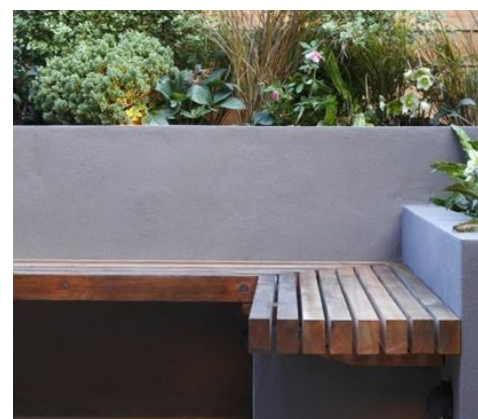


Character Precedents

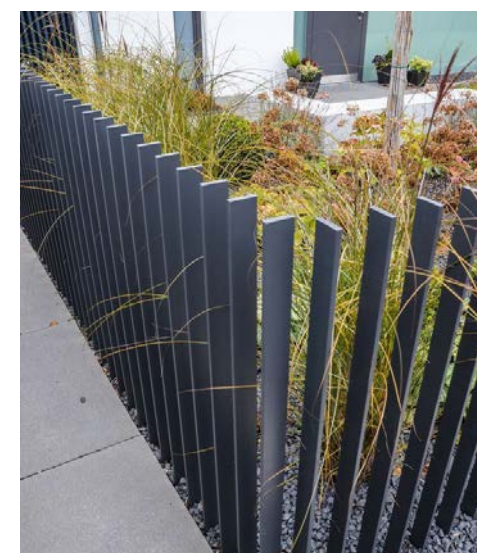
FRONT GARDEN (CENTRAL ROAD)



COMMUNAL SPACE



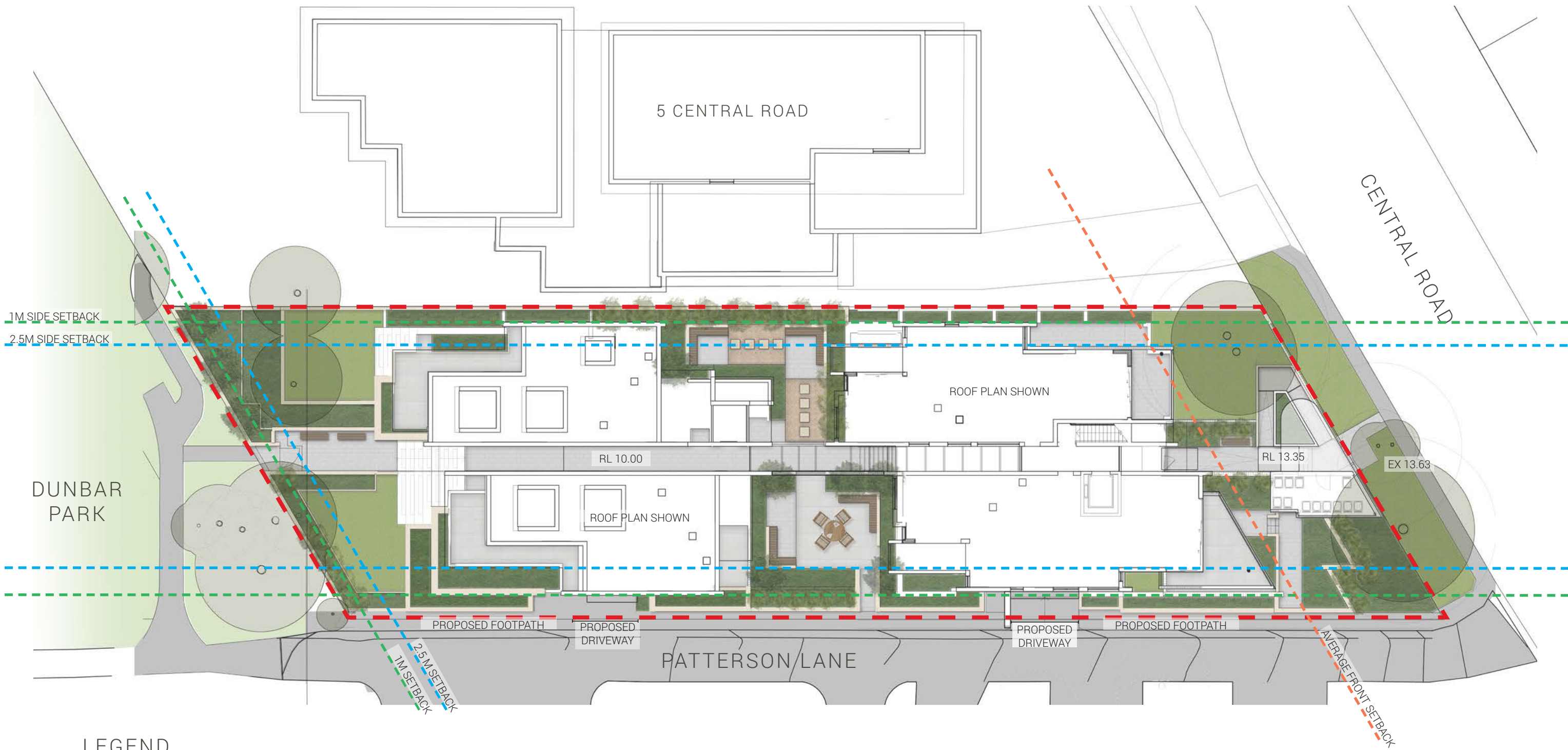
REAR GARDEN



Context Plan



Landscape Plan



LEGEND

- Site boundary
- 2.5m setback
- 1m side setback
- Average front setback

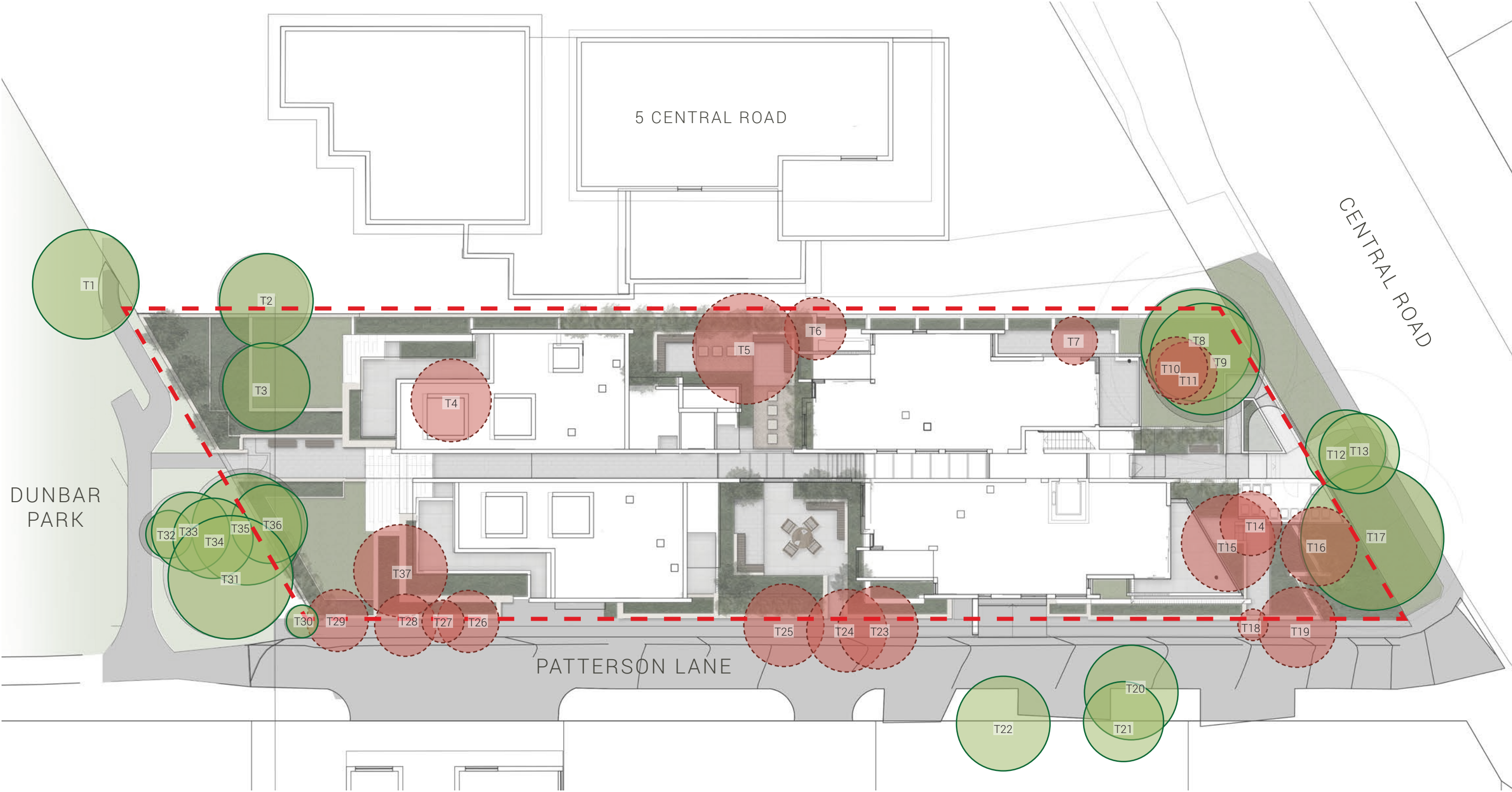
- Turf
- Garden bed
- Wall - refer architects detail
- Paving type 1

- Paving type 2
- Timber bench
- New tree
- Existing tree

- EX 10.00 Existing level
- RL 10.00 Proposed level

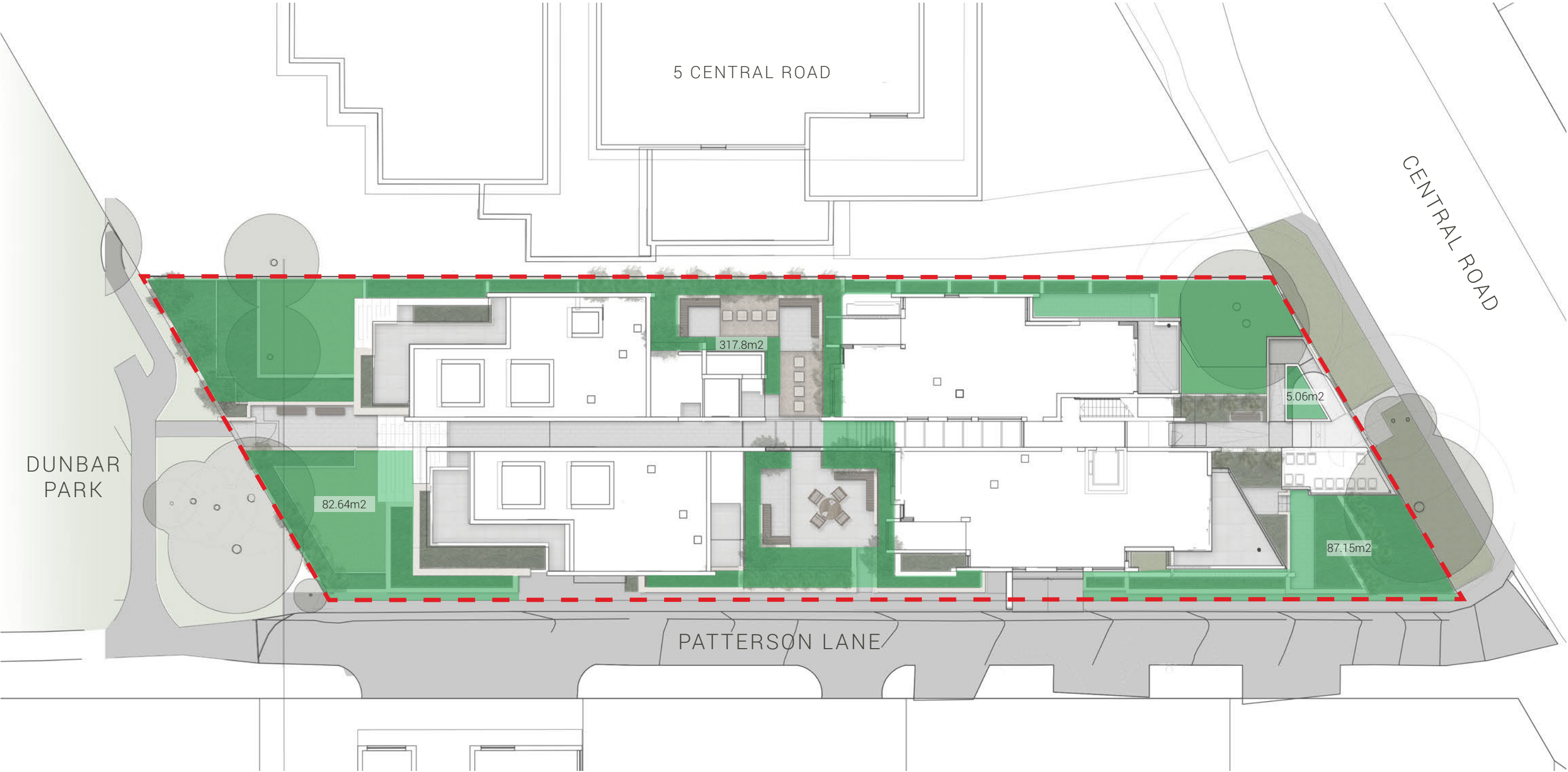


Tree Removal Plan



- LEGEND
- Site boundary
 - Trees to be removed
 - Trees to be retained

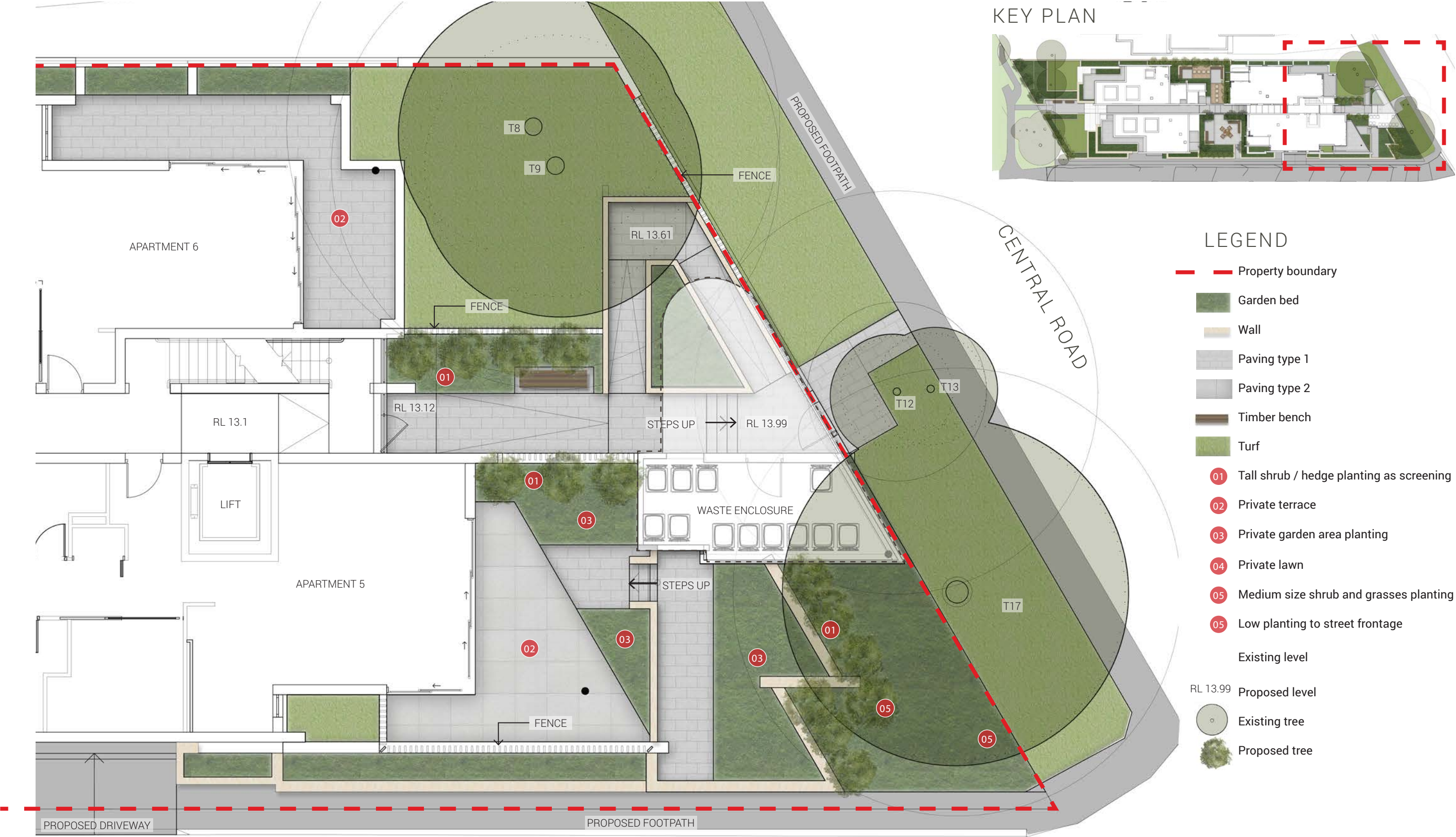
Deep Soil Plan



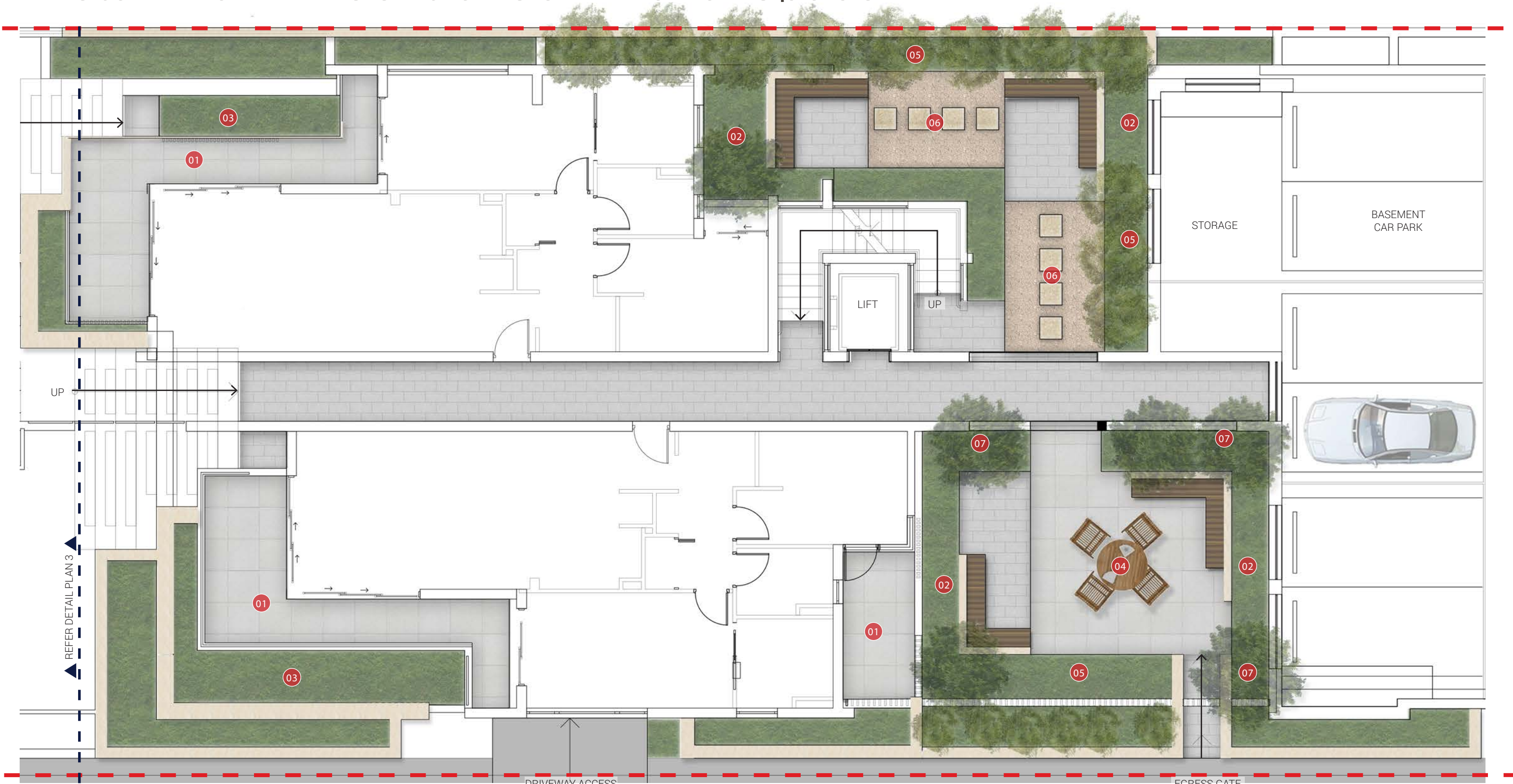
--- Site boundary

■ Total deep soil area = 492.65m²

Detail Plan 1 - Front Garden / Central Road



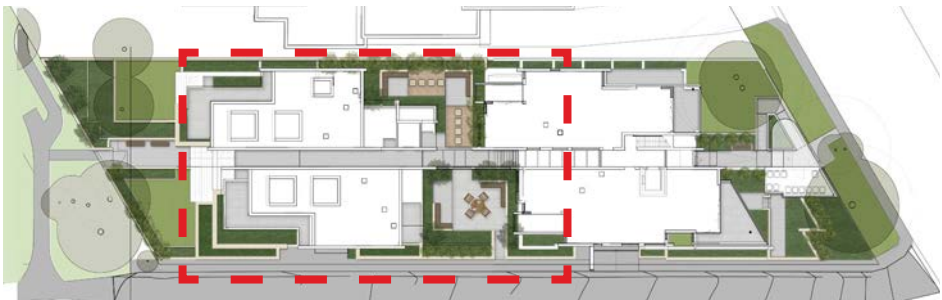
Detail Plan 2 - Central Communal Space



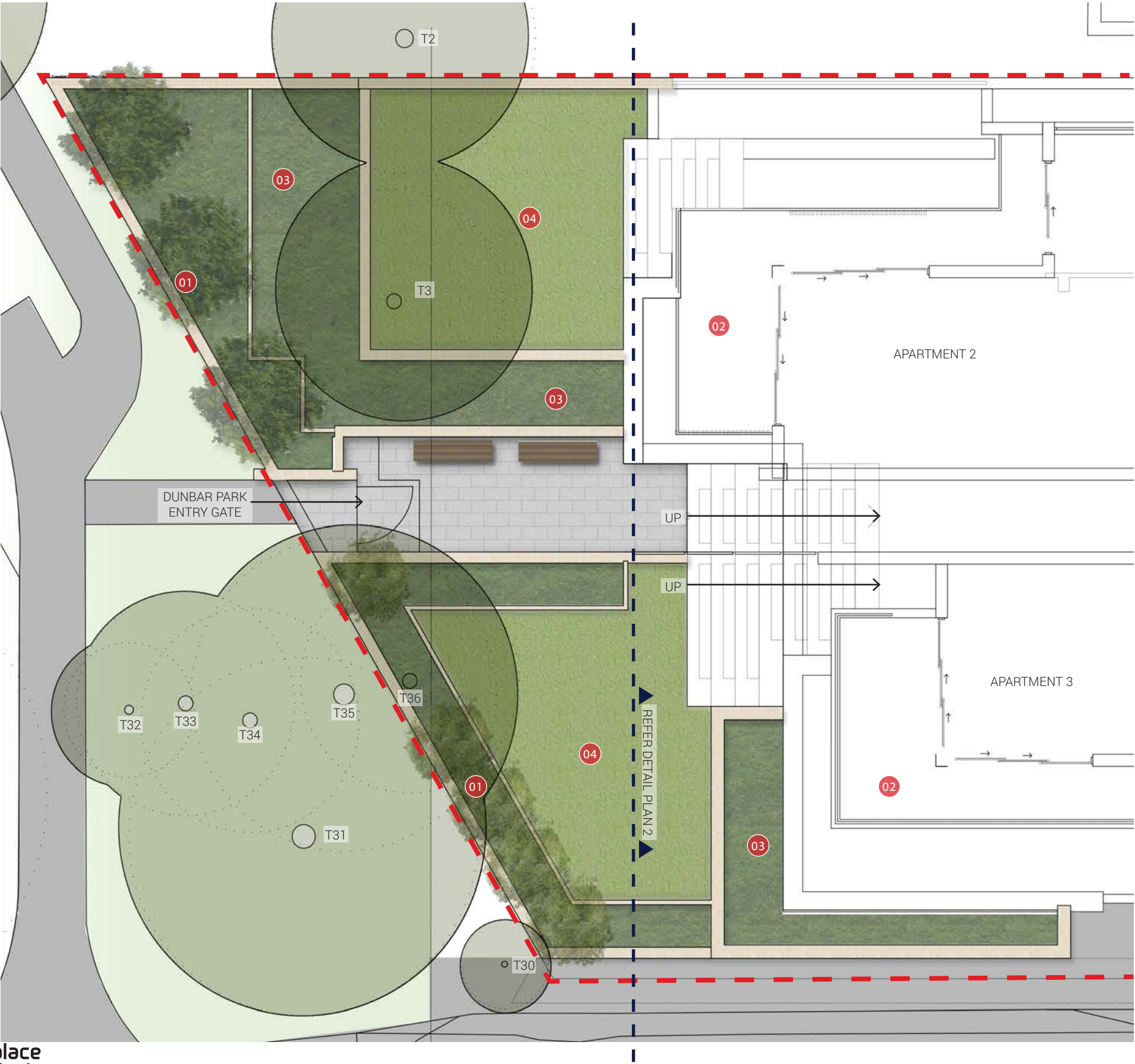
LEGEND

- | | | | |
|-------------------|---------------|----------------------------|---|
| Property boundary | Paving type 1 | Private terrace | Tall shrub /hedge planting as screening |
| Garden bed | Paving type 2 | Common area garden bed | Stepping stones in decorative gravel |
| Wall | Timber bench | Private garden bed | Small feature trees |
| | | Flexible table and seating | |

KEY PLAN



Detail Plan 3 - Rear Garden



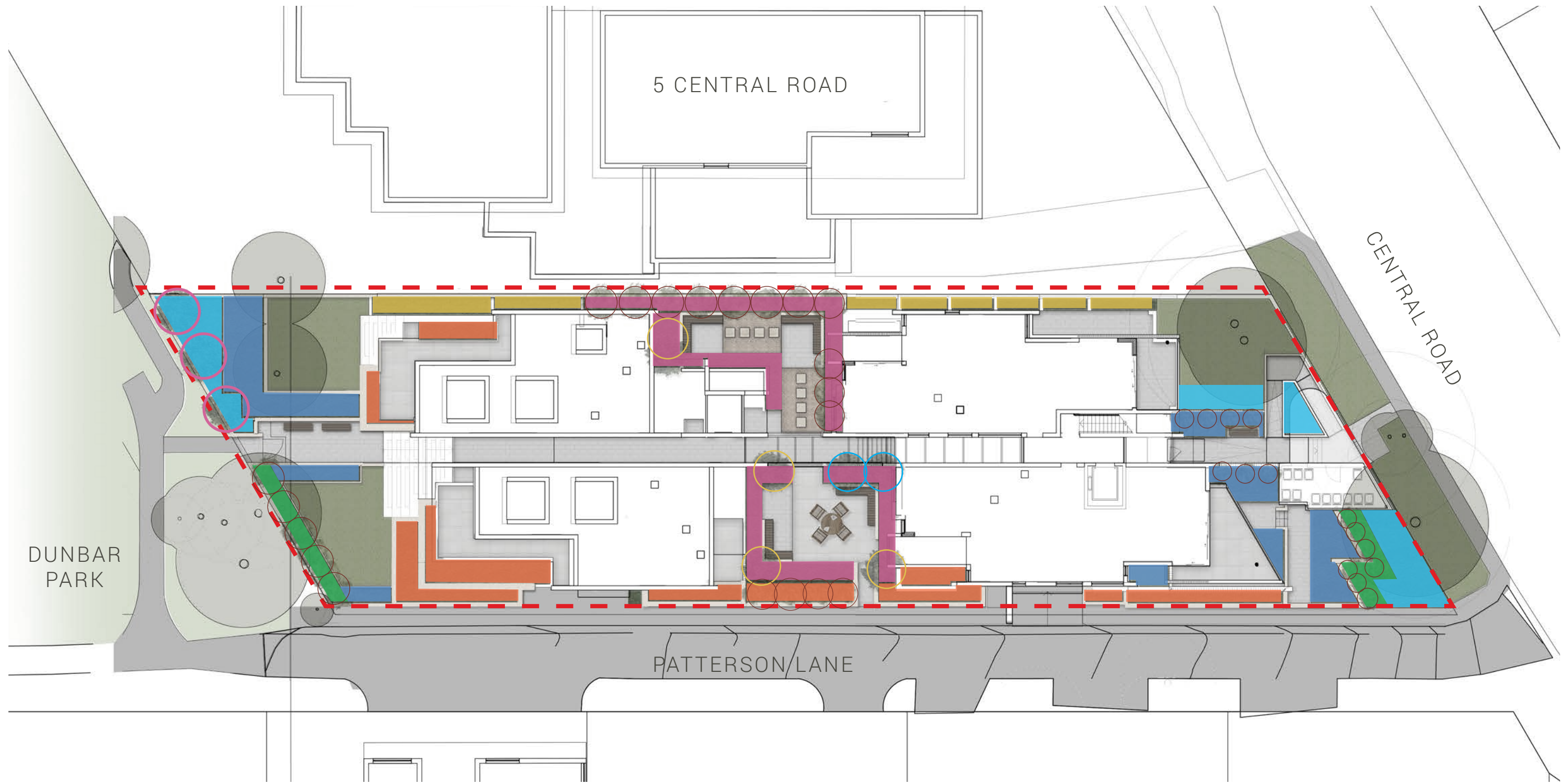
KEY PLAN



LEGEND

- Property boundary
- Garden bed
- Wall
- Paving type 1
- Timber bench
- Turf
- 01 Tall shrub /hedge planting as screening
- 02 Private terrace
- 03 Private garden area planting
- 04 Private lawn
- RL 13.99 Existing level
- Proposed level
- Existing tree
- Proposed tree

Planting Scheme



LEGEND - PLANTING

- | | |
|---|---|
|  Planting type 1 - North boundary planting |  Tree type 1 - Banksia integrifolia |
|  Planting type 2 - Feature entry planting |  Tree type 2 - Magnolia grandiflora 'Exmouth' |
|  Planting type 3 - Hedge/screen and groundcover planting |  Tree type 2 - Cupaniopsis anacardioides |
|  Planting type 4 - Private garden planting |  Tree type 4 - Syzygium australe 'pinnacle' |
|  Planting type 5 - Courtyard planting | |
|  Planting type 6 - Edge planting | |



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10M/ 1:250@A3

Typical Planting Palette - Trees, Shrubs, Grasses and Groundcovers

BOTANICAL NAME	COMMON NAME	INDICATIVE HEIGHT	INDICATIVE SPREAD	PREFERRED POT SIZE	DENSITY/m²
PLANTING TYPE 1 - NORTH BOUNDARY PLANTING					
Viburnum odoratissimum	Sweet Viburnum	2m	4.0m	300mm	1
PLANTING TYPE 2 - FEATURE ENTRY PLANTING					
Lomandra longifolia 'Nyalla'	Nyalla	0.8-0.9m	0.8-0.9m	200mm	6
Hibbertia scandens	Guinea flower	1m	3m	200mm	2
Carpobrotus menziesii	Pigface	N	0.15m	140mm	6
PLANTING TYPE 3 - HEDGE / SCREEN AND GROUNDCOVER PLANTING					
Murraya paniculata	Orange Jasmine	2m	4.0m	300mm	1
PLANTING TYPE 4 - PRIVATE GARDEN PLANTING					
Liriope muscari	Turf Lily	N	0.4m	140mm	6
Echium fastuosum 'Candicans'	Pride of Madeira	N	2m	200mm	0.5
Viola hederacea	Native violet	0.15m	2m	140mm	8
Phormium tenax 'Purpureum'	New Zealand Flax	0.8m	0.8m	200mm	0.5
PLANTING TYPE 5 - COURTYARD PLANTING					
Asplenium nidus	Birds Nest Fern	1m	1.5m	200mm	3
Clivia miniata 'yellow'	Yellow Kafir Lily	0.4m	0.5m	200mm	6
Philodendron Xanadu	Xanadu	0.8m	1m	200mm	4
Aspidistra elatior	Cast Iron Plant	1.2m	1.5m	200mm	6
Viola hederacea	Native violet	0.15m	2m	200mm	8
Trachelospermum jasminoides	Star jasmine	0.5m	6m	140mm	4
PLANTING TYPE 6 - EDGE PLANTING					
Dichondra repens 'Silver Falls'	Silver Falls	0.1m	0.3m	140mm	9
Westringia fruticosa 'Aussie Box'	Native Rosemary	0.7-0.9m	0.7-0.9m	200mm	4
Correa alba	White Correa	1m	1m	200mm	3
Senecio mandraliscae	Blue Chalksticks	0.3m	1m	200mm	6
Agave attenuata 'Boutin Blue'	Agave	N	0.45m	200mm	0.5
TREES					
Syzygium australe 'Pinnacle'	Pinnacle	6m	1-1.5m	200L	1
Banksia integrifolia	Coast Banksia	4-10m	1-6m	200L	1
Magnolia grandiflora 'Exmouth	Bull Bay Magnilia	15m	8m	200L	1
Cupaniopsis anacardioides	Tuckeroo	15m	15m	200L	1

PLANTING TYPE 1



Viburnum odoratissimum
Sweet Viburnum

PLANTING TYPE 2



Lomandra longifolia 'Nyalla'
Nyalla



Hibbertia scandens
Guinea flower



Carpobrotus glaucescens
Pigface



Murraya paniculata
Orange Jasmine

PLANTING TYPE 4



Liriope muscari
Turf Lily



Echium fastuosum 'Candicans'
Pride of Madeira



Viola hederacea
Native Violet

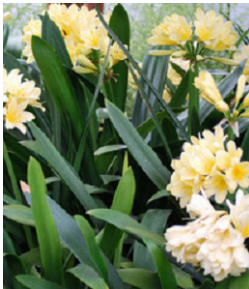


Cordylina australis "Purpurea"
Cabbage Tree Purple

PLANTING TYPE 5



Asplenium nidus
Birds Nest Fern



Clivia miniata 'yellow'
Yellow Kafir Lily



Philodendron Xanadu
Xanadu



Aspidistra elatior
Cast Iron Plant



Phormium tenax purpureum
New Zealand Flax

PLANTING TYPE 6



Dichondra repens 'Silver Falls'
Silver falls



Trachelospermum jasminoides
Star Jasmine



Senecio mandraliscae
Blue Chalksticks



Agave attenuata 'Boutin Blue'
Agave



Correa alba
White Correa



Westringia fruticosa 'Aussie Box'
Aussie Box Westringia

TREES



Syzygium australe 'Pinnacle'
Lilly Pilly



Banksia integrifolia
Coast Banksia



Magnolia grandiflora 'Exmouth'
Bull Bay Magnolia



Cupaniopsis anacardioides
Tuckeroo

Materials Look and Feel

PAVING TYPE 1 - PORCELAIN PAVER 'GREY' STRETCHER BOND



PAVING TYPE 1 - PORCELAIN PAVER 'LIGHT GREY' STACK BOND



STEPPING STONES IN DECORATIVE GRAVEL



'L' SHAPED SEATING



BACKED SEAT WITH TIMBER SLATS





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