



SENIORS LIVING
27 BELLEVUE AVE | AVALON

SEPTEMBER 2020

T +61 (0) 410 416 491
ABN 75155117516
NOMARCH CHRIS HAUGHTON 6727





ISSUE	DATE	DESCRIPTION	PROJECT	27 BELLEVUE AVE AVALON	SCALE	DRAWING TITLE	SHED
A	10/9/20	ISSUED FOR DA	STAGE	DA	NTS	PHOTOMONTAGE 1	
			CLIENT	CONSTRUCT BY DESIGN			
			DESIGNED BY	SHED			
			DRAWN BY	SHED		DRAWING NO.	
			CHECKED BY	CH		1901- DA 001 A	



ISSUE	DATE	DESCRIPTION
A	10/9/20	ISSUED FOR DA

PHOTOMONTAGE PREPARED
BY COSMOSCUBE PTY LTD

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
DESIGNED BY	SHED
DRAWN BY	SHED
CHECKED BY	CH

SCALE
NTS

DRAWING TITLE
PHOTOMONTAGE 2
DRAWING NO.
1901- DA 002 A

T +61 (0) 410 416 491
ABN 75155117516
NOM ARCH CHRIS HAUGHTON 6727





ISSUE	DATE	DESCRIPTION	PROJECT	27 BELLEVUE AVE AVALON	SCALE	DRAWING TITLE	SHED
A	10/9/20	ISSUED FOR DA	STAGE	DA	NTS	INSPIRATION	
			CLIENT	CONSTRUCT BY DESIGN			
			DESIGNED BY	SHED		DRAWING NO.	
			DRAWN BY	SHED		1901- DA 005 A	
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ISSUE			PROJECT			SCALE		DRAWING TITLE		SHED	
A	10/9/20	ISSUED FOR DA	27 BELLEVUE AVE AVALON	DA	CONSTRUCT BY DESIGN	1:500 @ A1		SITE ANALYSIS PLAN			
			DESIGNED BY	SHED				DRAWING NO.		T +61 (0) 410 416 491 ABN 75155117516 NOM ARCH CHRIS HAUGHTON 6727	
			DRAWN BY	SHED				1901- DA 010 A			
			CHECKED BY	CH							

BASIX REQUIREMENTS

GLAZING, DOORS AND WINDOWS

Low E Glazed windows and doors:
U-value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)
Double glazed high level windows
U-value: 3.10(equal to or lower than) SHGC: 0.27 (±10%)
Given values are AFRC total window system values (glass and frame)

ROOF AND CEILINGS

Concrete roof with minimum R2.8 rigid board over (TR27 or equivalent)
Plasterboard ceiling, no insulation
External Colour
Dark (SA > 0.7)

CEILING PENETRATION

Sealed LED downlights at a maximum of one every 2.5m2

EXTERNAL WALLS

Cavity brick and 150mm insitu concrete with K8 Cavity board or equivalent Total system R-value of RT2.2
Single brick with metal cladding + R2.5 insulation (insulation value only) and plasterboard lining where lightweight cladding is indicated on elevations by green hatch.
External Colour
Default colour modelled

INTER-TENANCY WALLS

Masonry walls adjacent to neighbours, no insulation required

INTERNAL WALLS

Masonry – no insulation

FLOORS

Concrete slab on ground, no insulation required
Concrete between levels, no insulation required

FLOOR FINISHES

Tiles to wet areas, polished concrete elsewhere

SCHEDULE							
APARTMENT	LEVEL	FLOOR AREA (m2)	ROOMS	TERRACE (m2)	POOL (m2)	GARDEN	CAR SPACES
1	FIRST FLOOR	213.1	3 BEDS + STUDY	110.5	NA	TBC	2 (CAR STACKER)
2	GROUND FLOOR	194.0	3 BEDS	34.6	36.4	TBC	2 (CAR STACKER)
3	LOWER GROUND	190.8	3 BEDS + STUDY	55.9	NA	TBC	2 (LOWER PARKING)

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PROJECT	27 BELLEVUE AVE AVALON
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SCALE

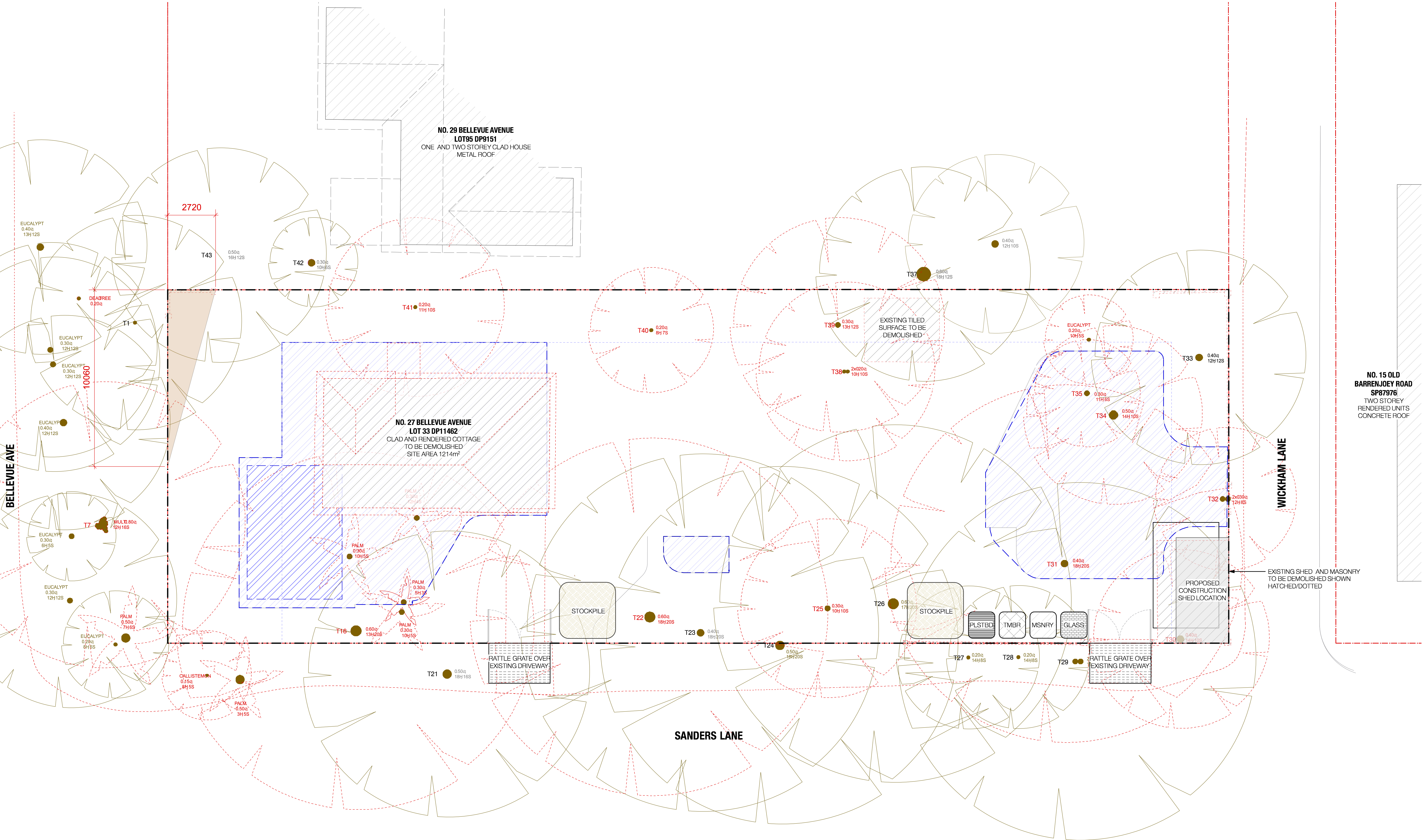
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DRAWING TITLE
**BASIX & APARTMENT
SCHEDULE**

DRAWING NO.
1901- DA 020 A

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ISSUE	DATE	DESCRIPTION
A	10/9/20	ISSUED FOR DA

- SEDIMENT CONTROL FENCE TO STORMWATER ENGINEER'S SPECIFICATIONS
- EXISTING STRUCTURES TO BE DEMOLISHED
- EXCAVATION ZONES

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STAGE	DA
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DRAWING TITLE

**DEMOLITION AND
CONSTRUCTION MANAGEMENT
PLAN**

DRAWING NO.

1901- DA 040 A

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BELLEVUE AVE

BELLEVUE AVE

NO. 29 BELLEVUE AVENUE
LOT95 DP9151
ONE AND TWO STOREY CLAD HOUSE
METAL ROOF

95
D.P. 9151

WICKHAM LANE

S.P. 87976

NO. 15 OLD BARRENJOEY ROAD
SP87976
TWO STOREY RENDERED UNITS
CONCRETE ROOF

SANDERS LANE

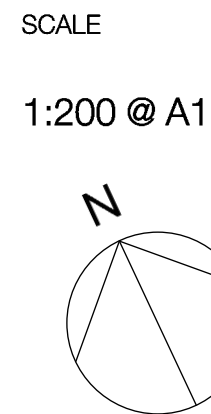
ROAD
OLD
BARRENJOEY

NOTES:

- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE. AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND TITHESTRY SERVICES. 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.B.M. 11115 BL 17.00 A.H.D.
- 4) TREE SPREADS ARE DIAGNOSTIC ONLY AND ARE NOT SYMMETRICAL.
- 5) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM DATA BEFORE YOU DO SERVICE AUTHORITY RECORDS & ARE DIAGNOSTIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 6) SPOT LEVELS ARE ACCURATE.
- 7) BOUNDARIES SHOWN ARE ON M.G.A. (A.M.P. GRID (AUSTRALIA)).
- 8) CONTOUR INTERVAL: 0.5 METRE.
- 9) CONTOURS ARE INDICATIVE OF GROUND FORM ONLY.
- 10) ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

INTERSECTION OF THE BELLEVUE AVENUE AND THE SANDERS LANE. THE BELLEVUE AVENUE IS A ONE WAY STREET. THE SANDERS LANE IS A TWO WAY STREET. THE BOUNDARIES SHOWN ARE ON M.G.A. (A.M.P. GRID (AUSTRALIA)).

PROJECT 27 BELLEVUE AVE | AVALON
STAGE DA
CLIENT CONSTRUCT BY DESIGN
DESIGNED BY SHED
DRAWN BY SHED
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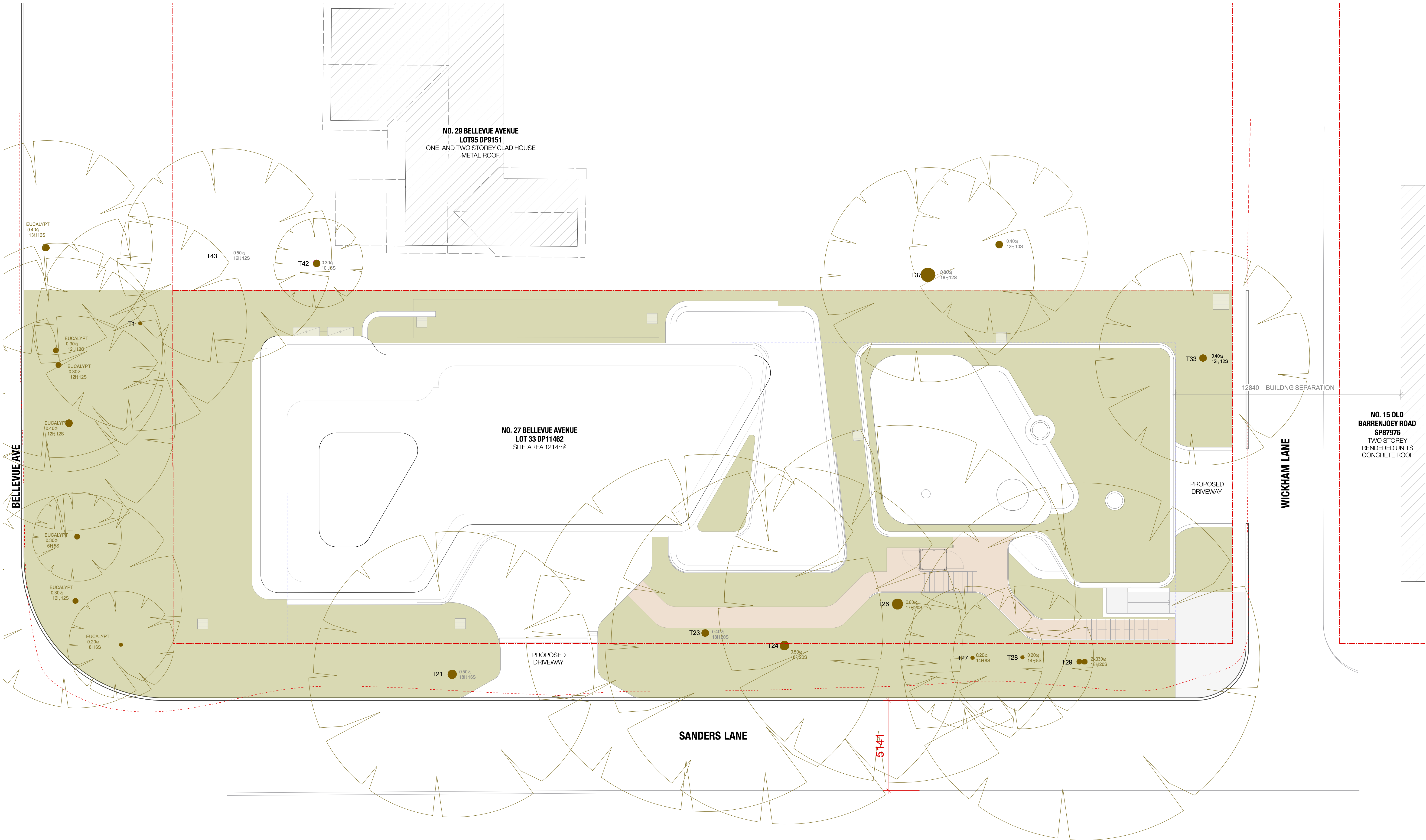
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CONTEXT PLAN

DRAWING NO.
1901- DA 050 A

ISSUE	DATE	DESCRIPTION
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PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
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DRAWING TITLE

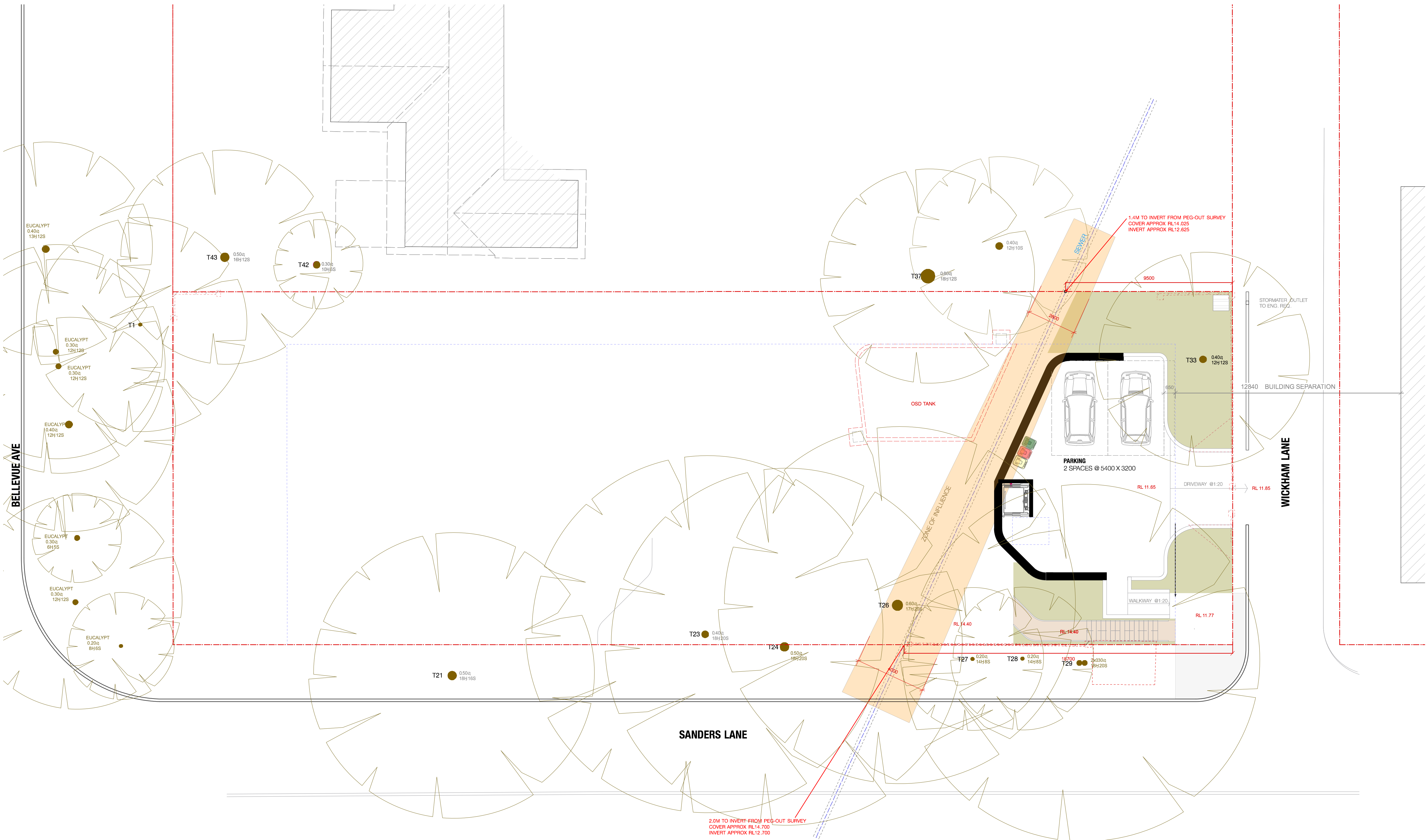
SITE PLAN

DRAWING NO.

1901- DA 070 A

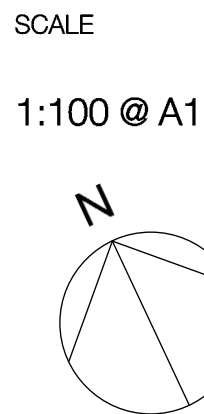
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PROJECT	27 BELLEVUE AVE AVALON
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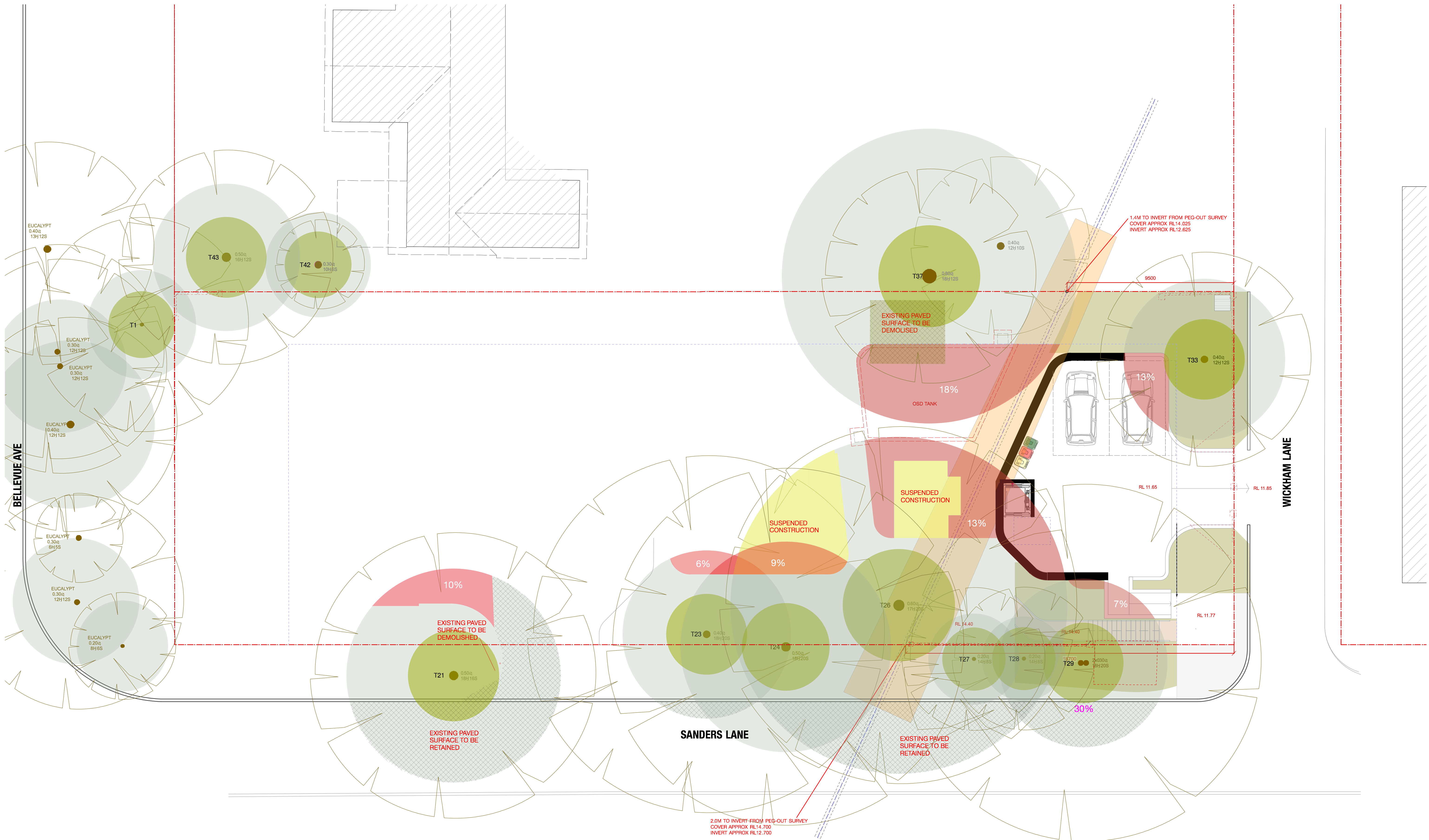


DRAWING TITLE
LOWER PARKING LEVEL PLAN

DRAWING NO.
1901- DA 100 A

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DRAWING TITLE

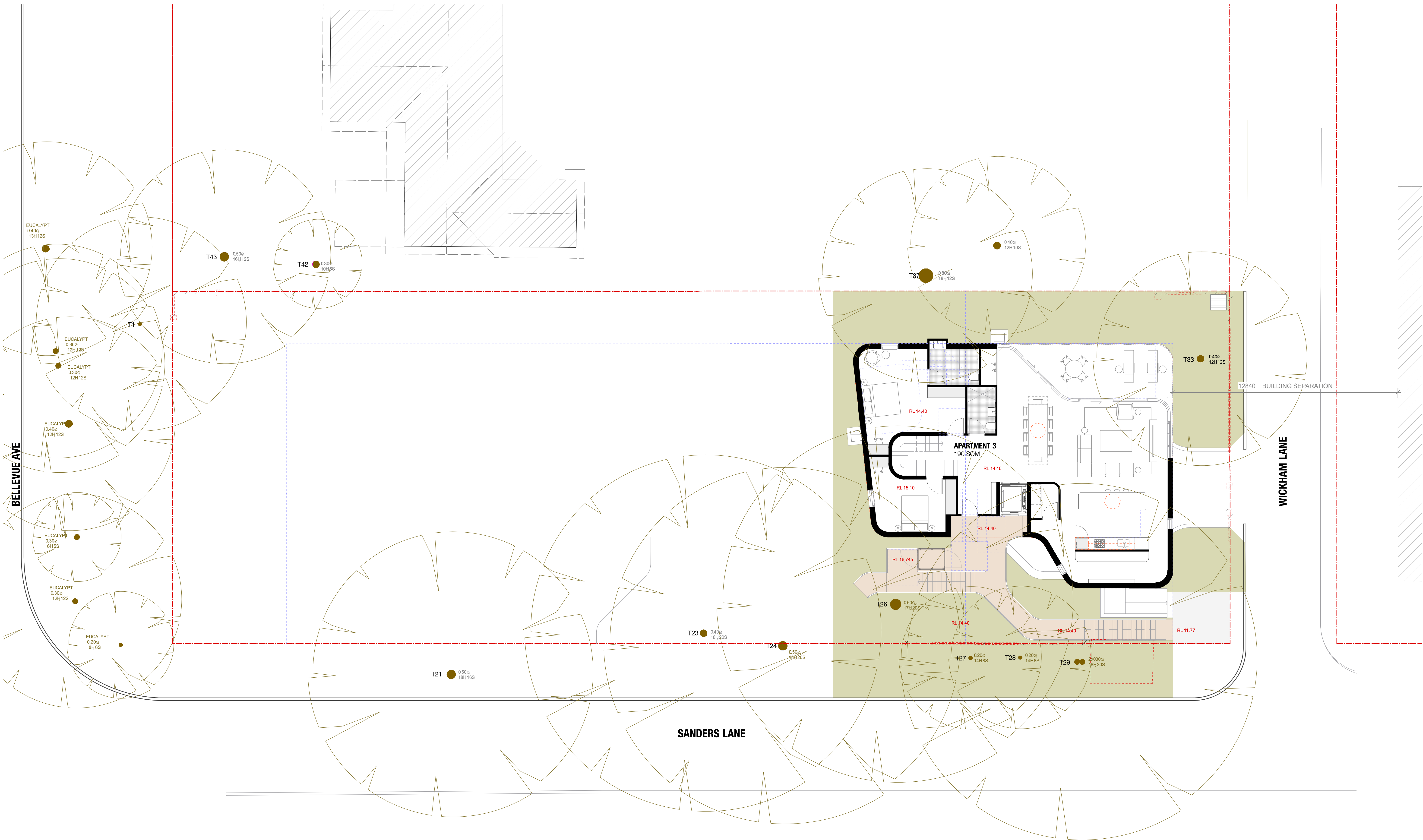
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IMPACTS ON TREES**

DRAWING NO.

1901- DA 101 A

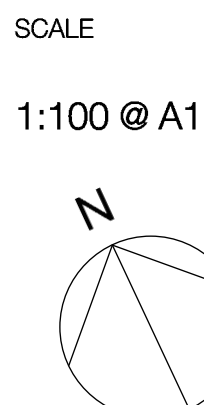
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ISSUE	DATE	DESCRIPTION
A	10/9/20	ISSUED FOR DA

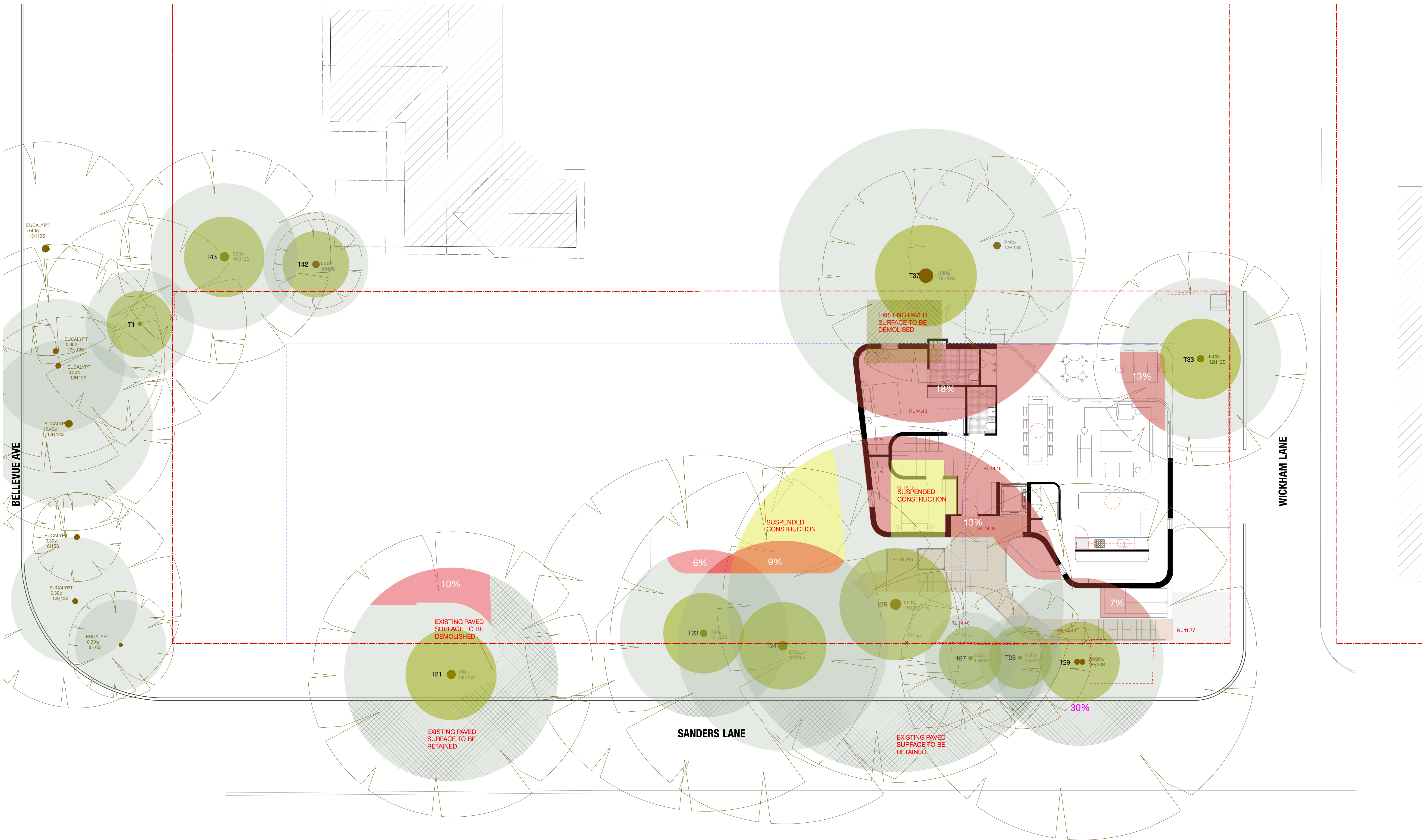
PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
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DRAWING TITLE
LOWER GROUND FLOOR PLAN
DRAWING NO.
1901- DA 110 A

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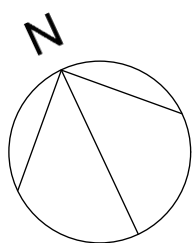




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SCALE
1:100 @ A1

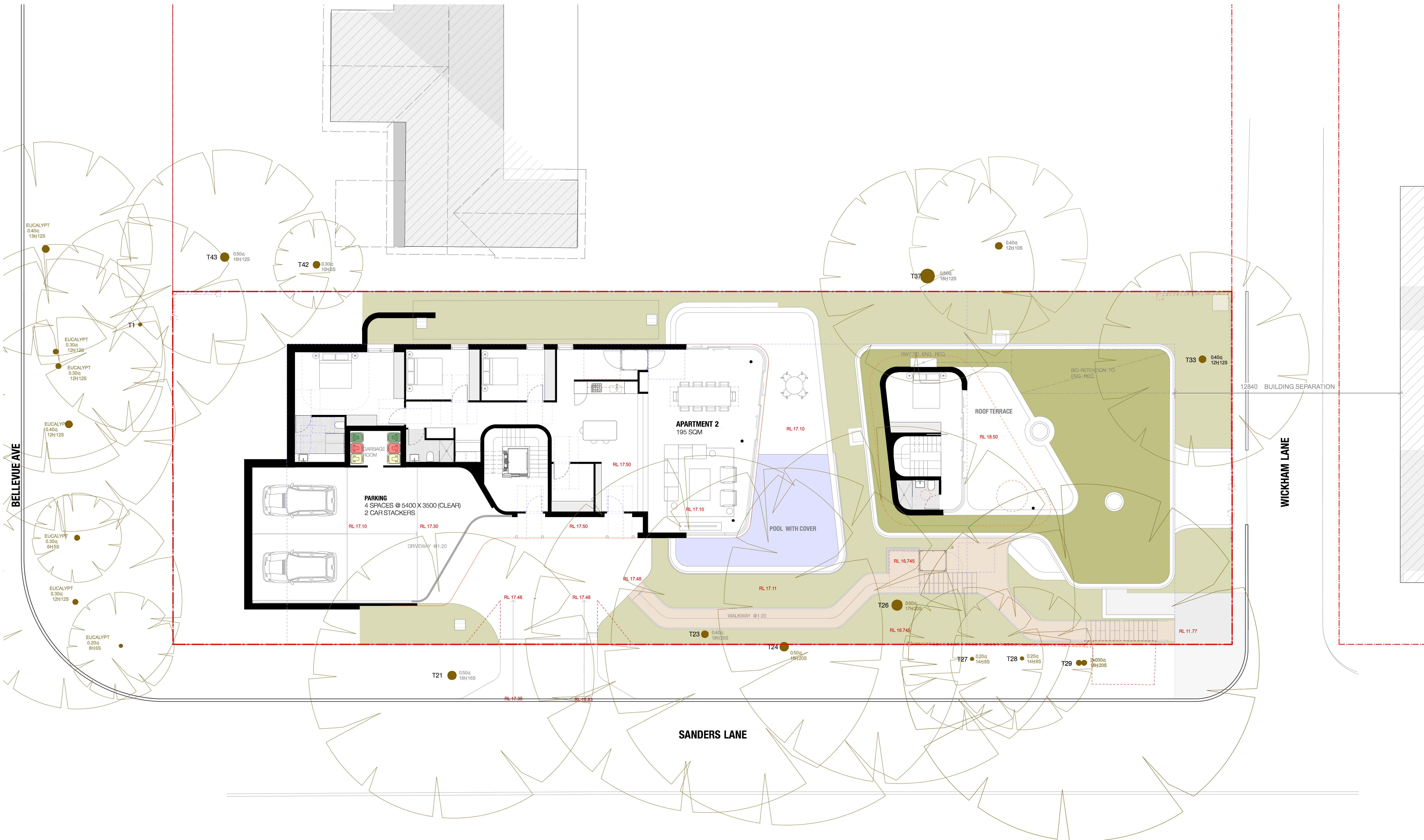


DRAWING TITLE
**LOWER GROUND FLOOR PLAN I
IMPACTS ON TREES**

DRAWING NO.
1901- DA 111 A

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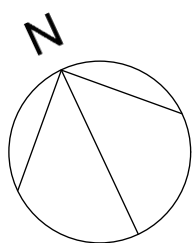




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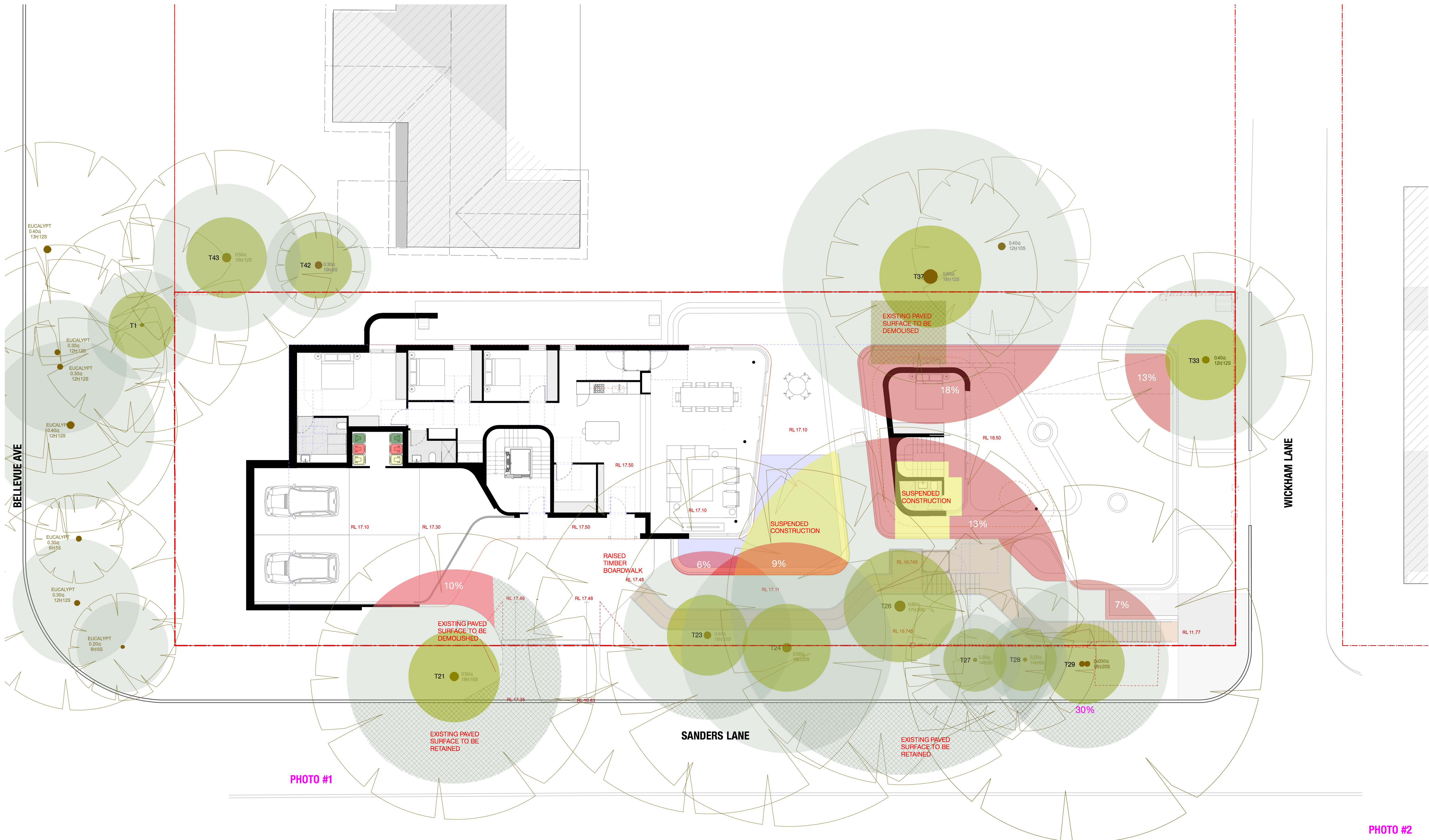


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GROUND FLOOR PLAN

DRAWING NO.
1901- DA 120 A

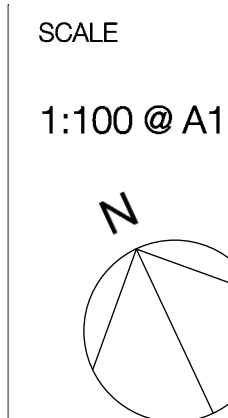
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DRAWING TITLE

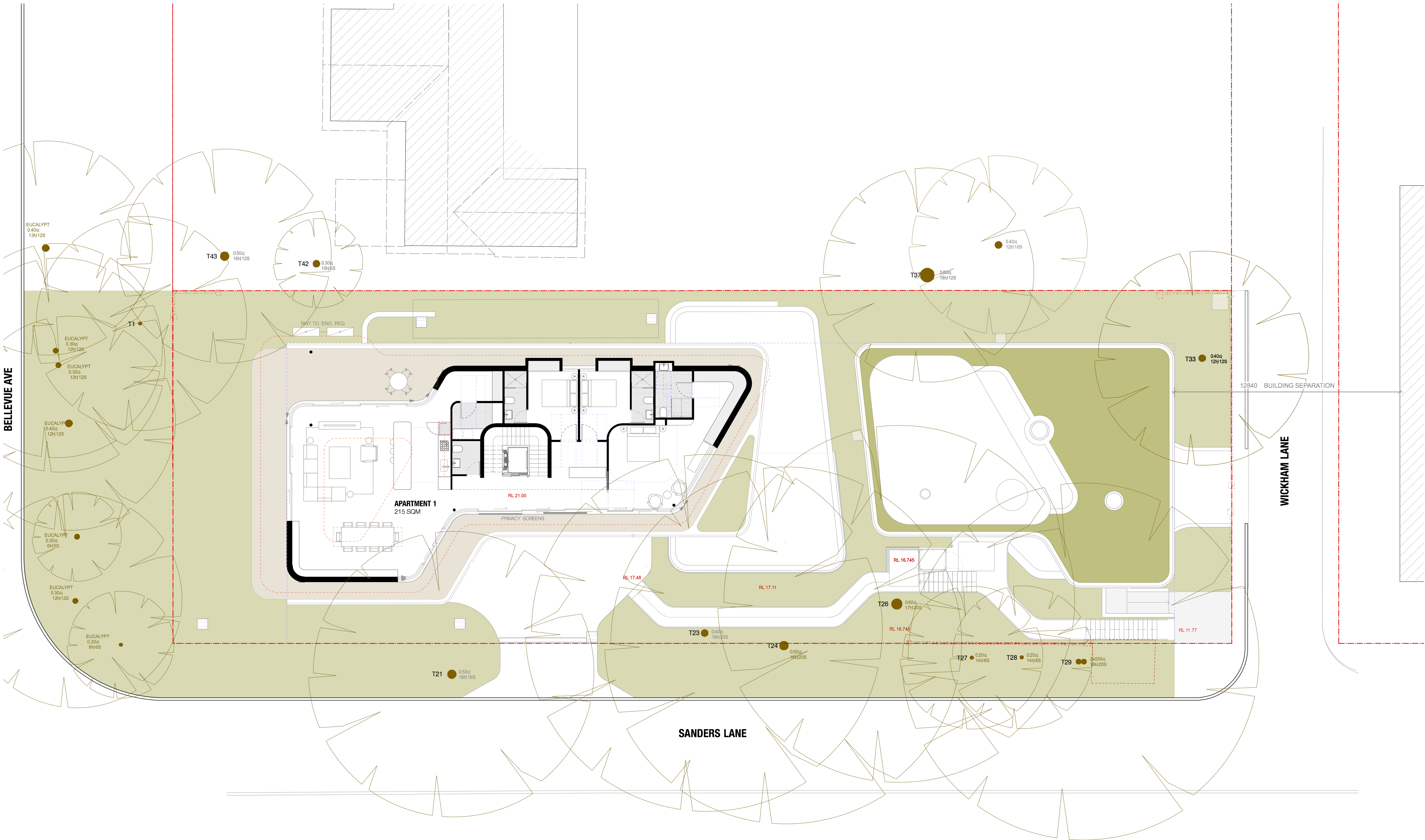
GROUND FLOOR PLAN |
IMPACTS ON TREES

DRAWING NO.

1901- DA 121 A

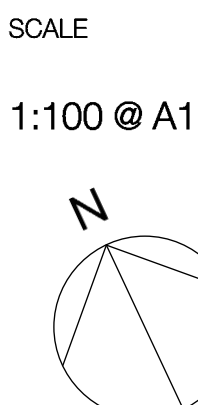
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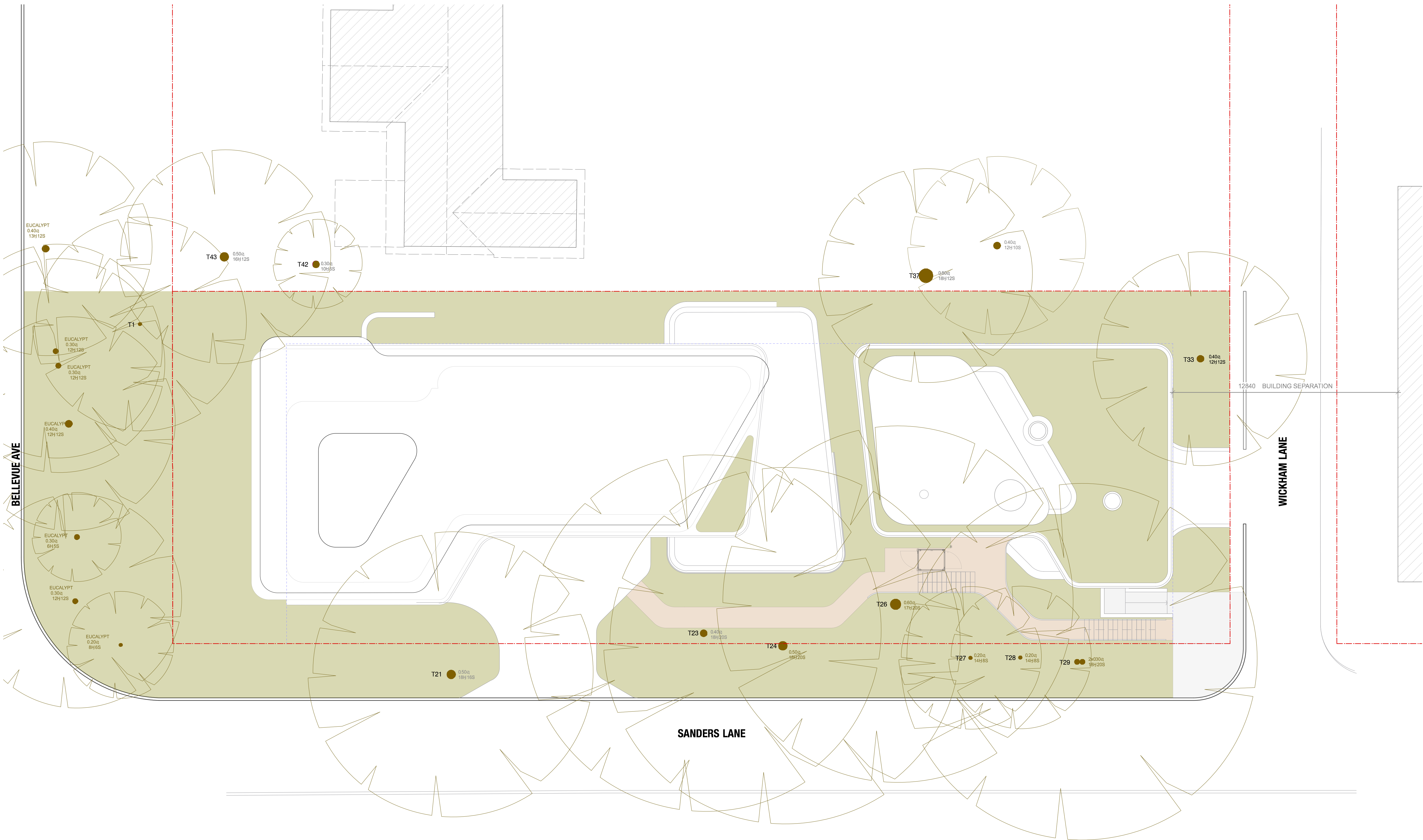
PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
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DRAWING TITLE
FIRST FLOOR PLAN
DRAWING NO.
1901- DA 130 A

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PROJECT	27 BELLEVUE AVE AVALON
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CHECKED BY	CH

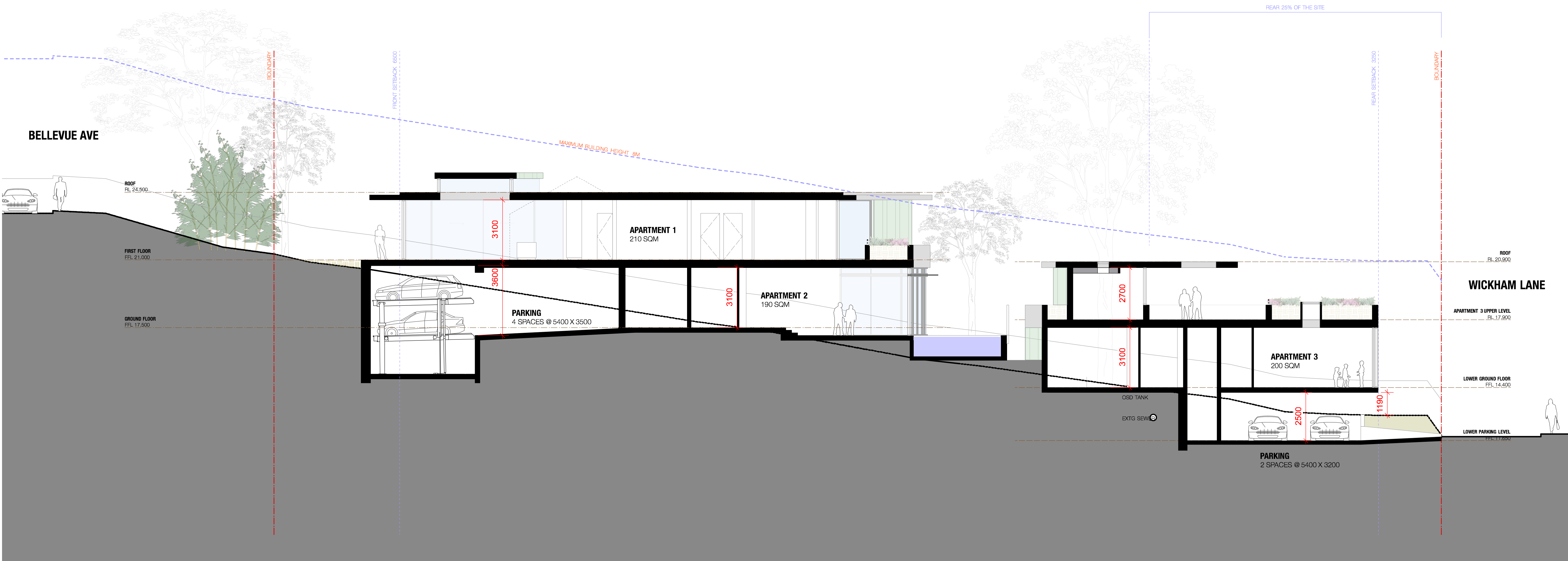


DRAWING TITLE
ROOF PLAN

DRAWING NO.
1901- DA 140 A

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PROJECT	27 BELLEVUE AVE AVALON
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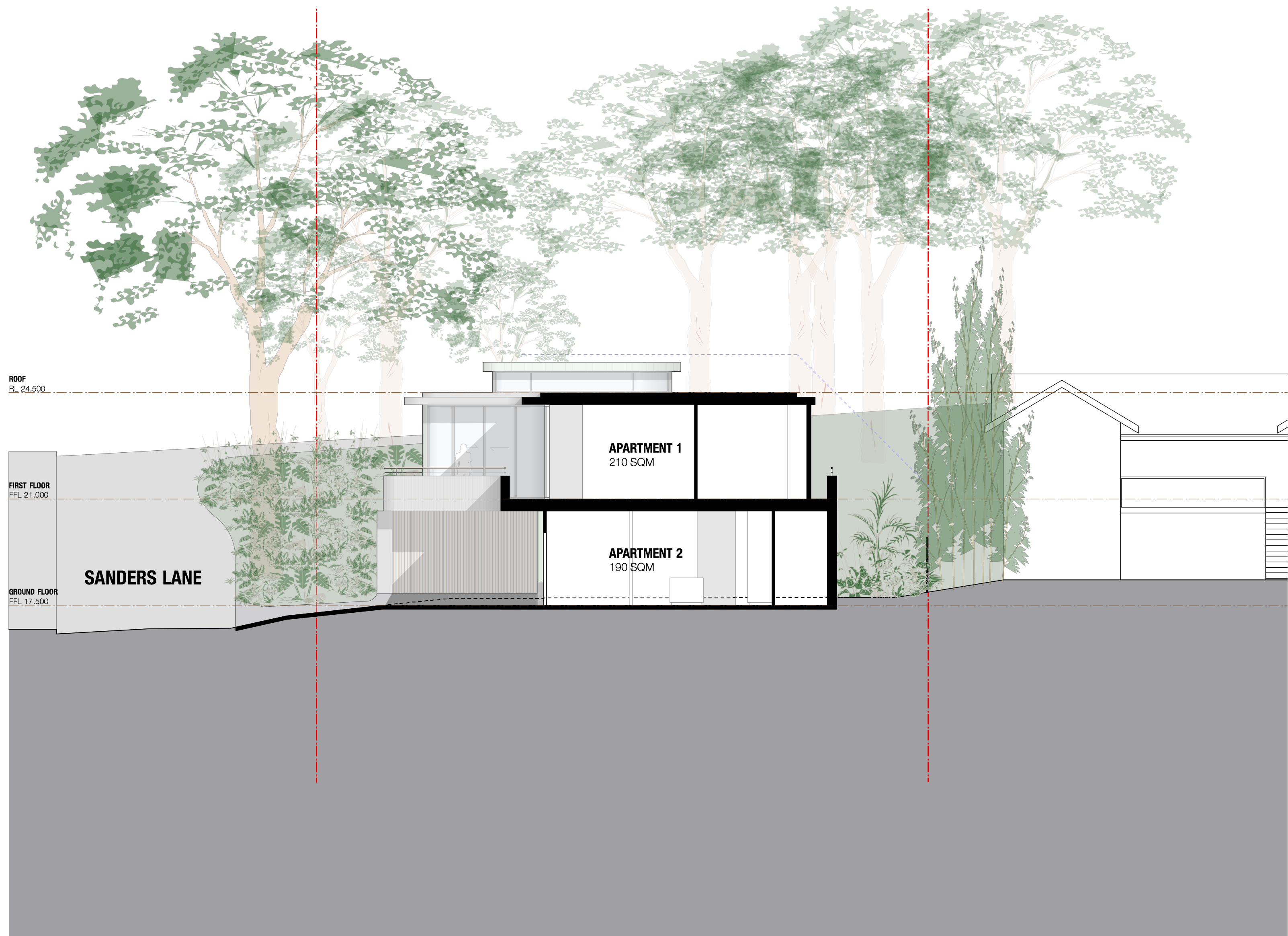
SCALE
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DRAWING TITLE
LONGITUDINAL SECTION

DRAWING NO.
1901- DA 200 A

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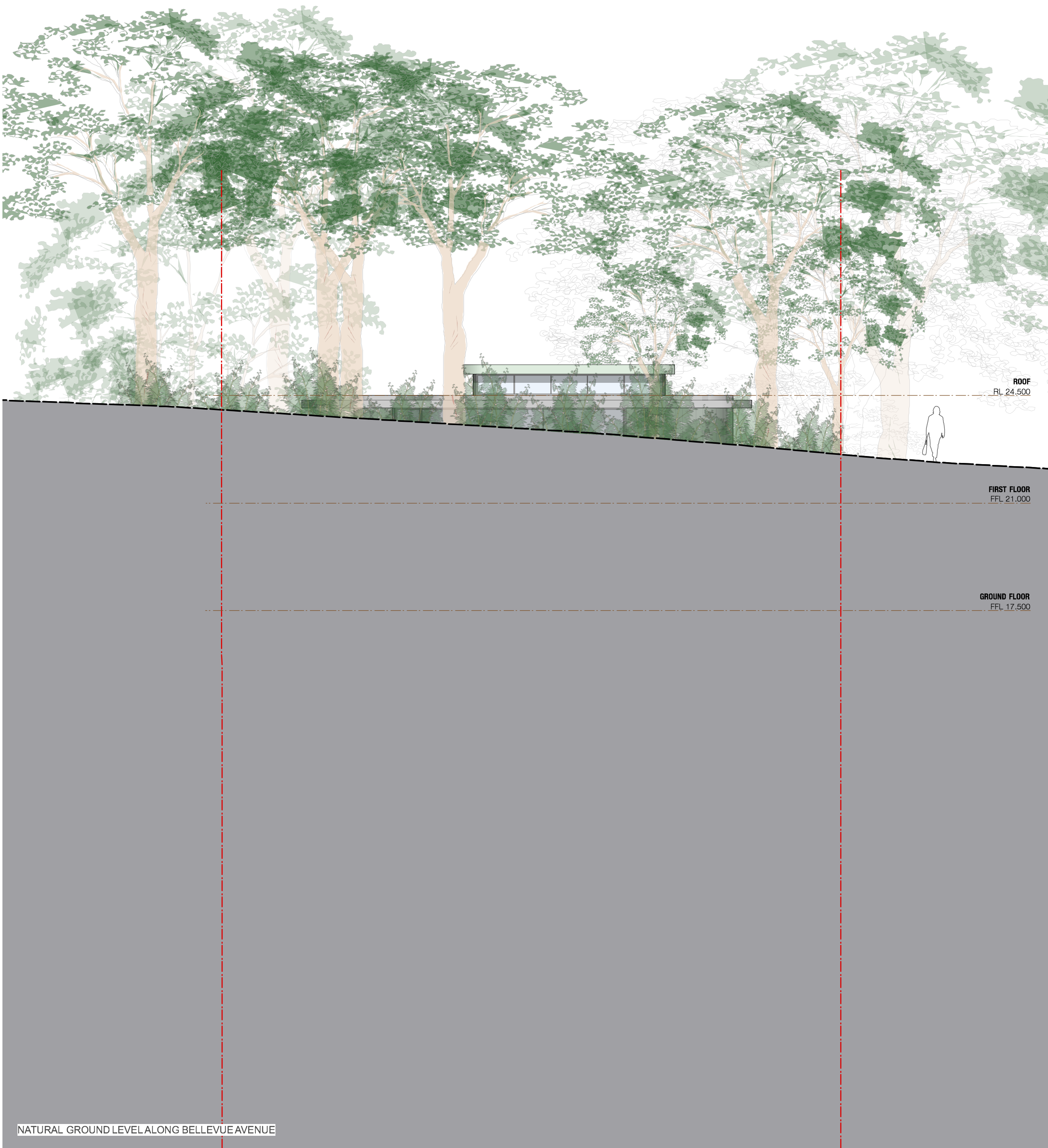
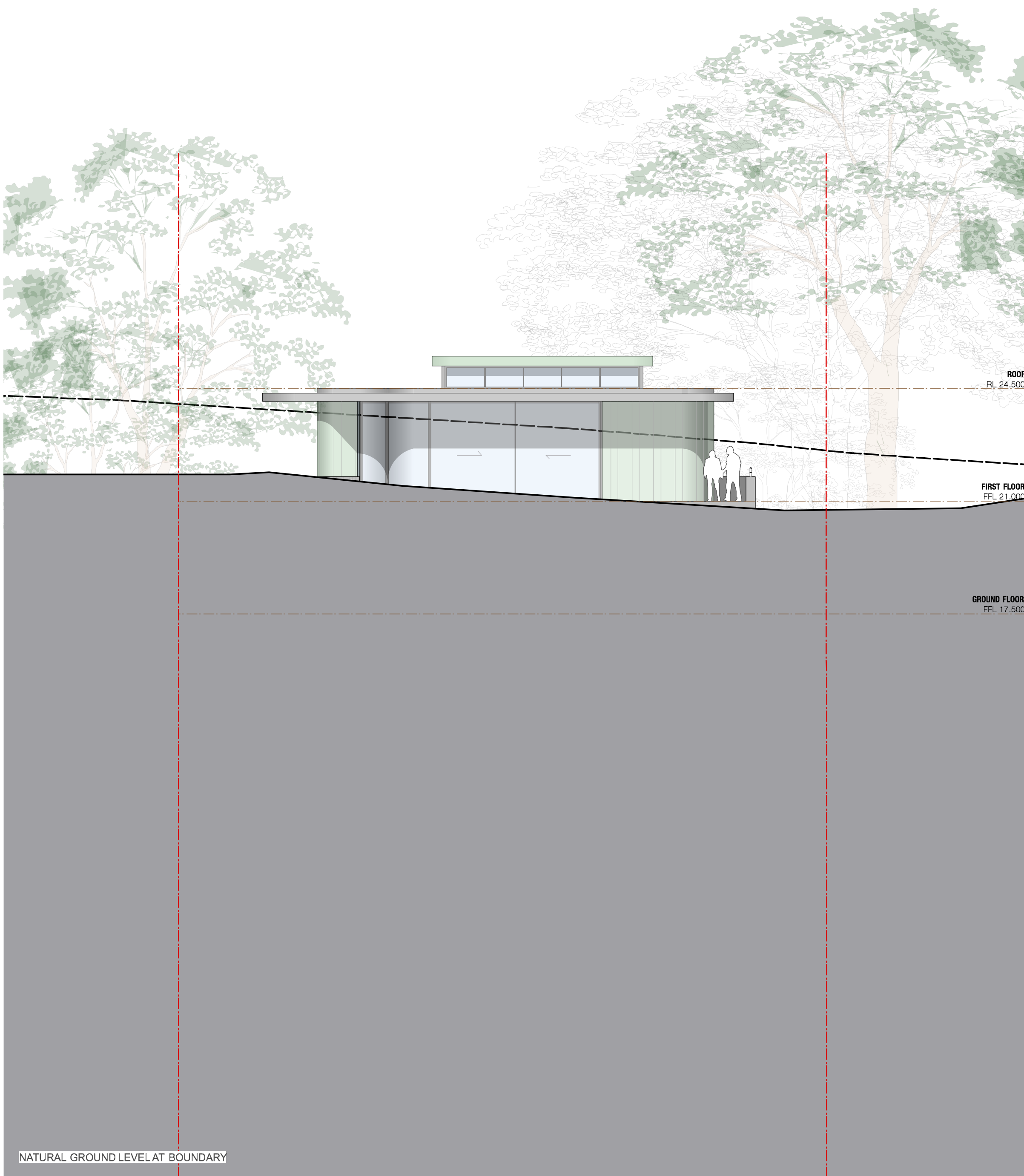
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DRAWING TITLE
CROSS SECTION

DRAWING NO.
1901- DA 210 A

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PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
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SCALE
1:100 @ A1

DRAWING TITLE
WEST ELEVATION

DRAWING NO.
1901- DA 300 A

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PROJECT	27 BELLEVUE AVE AVALON
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SCALE
1:100 @ A1

DRAWING TITLE
SOUTH ELEVATION

DRAWING NO.
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A	10/9/20	ISSUED FOR DA

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
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SCALE
1:100 @ A1

DRAWING TITLE
NORTH ELEVATION

DRAWING NO.
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PROJECT	27 BELLEVUE AVE AVALON
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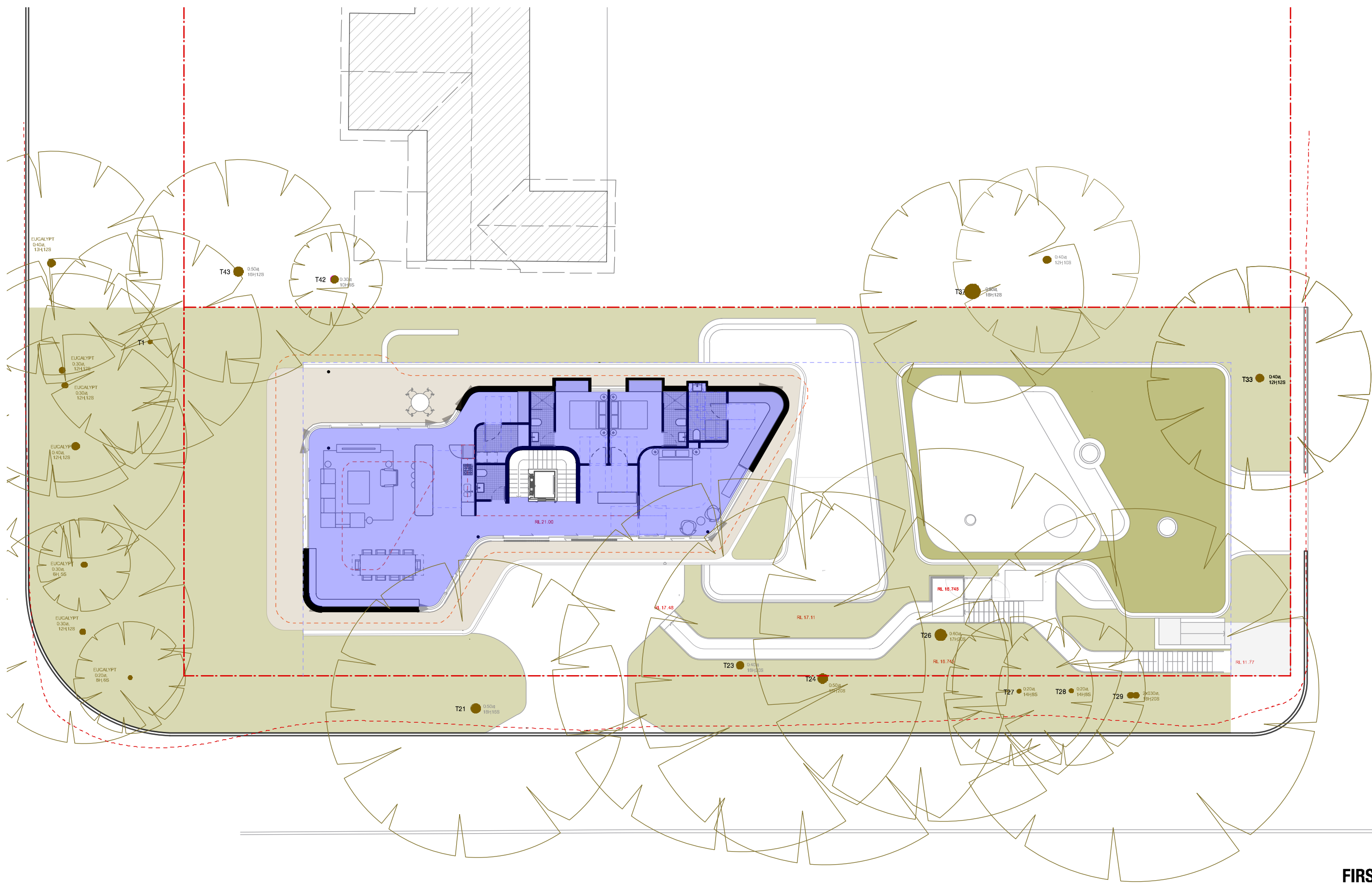
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DRAWING TITLE
EAST ELEVATION

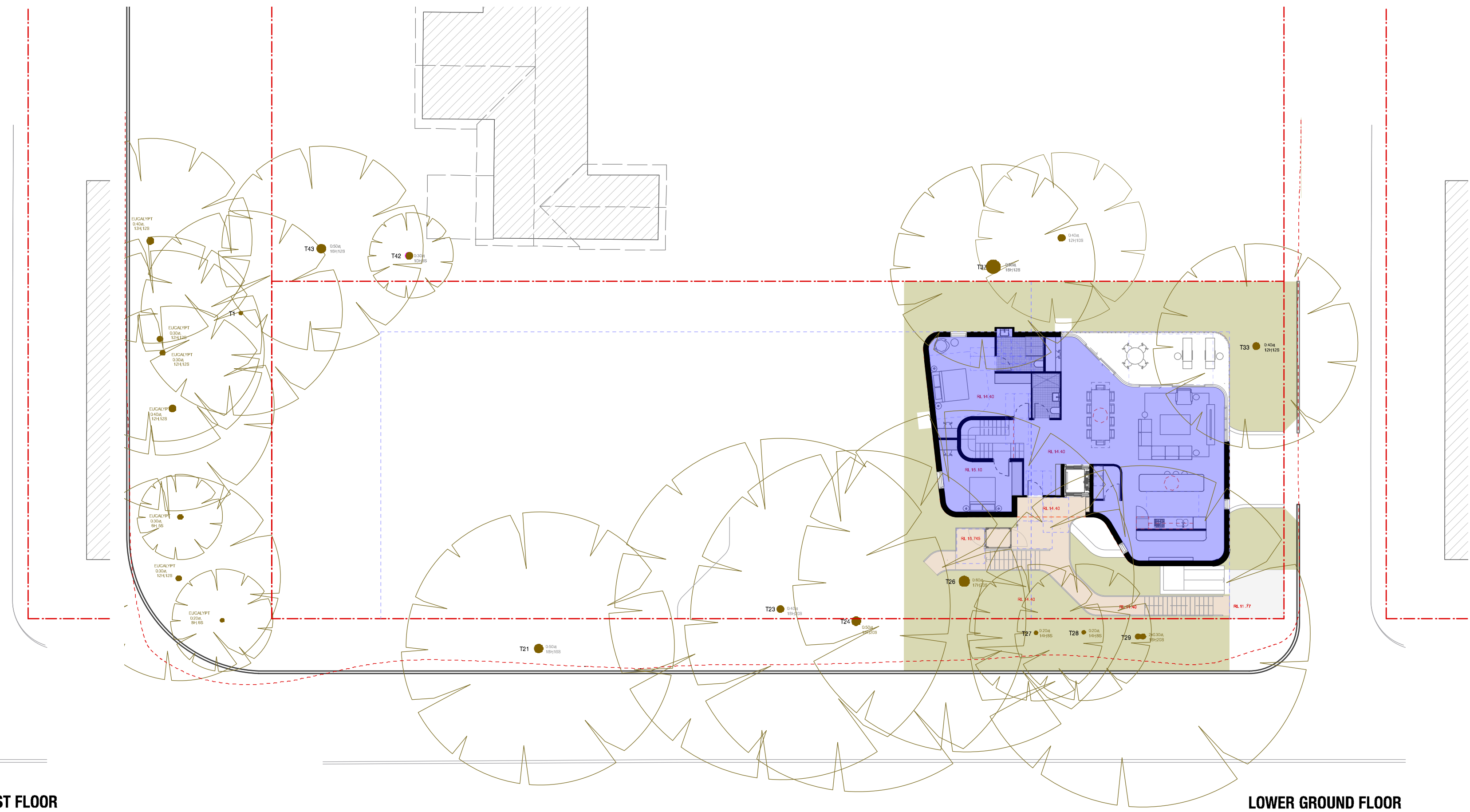
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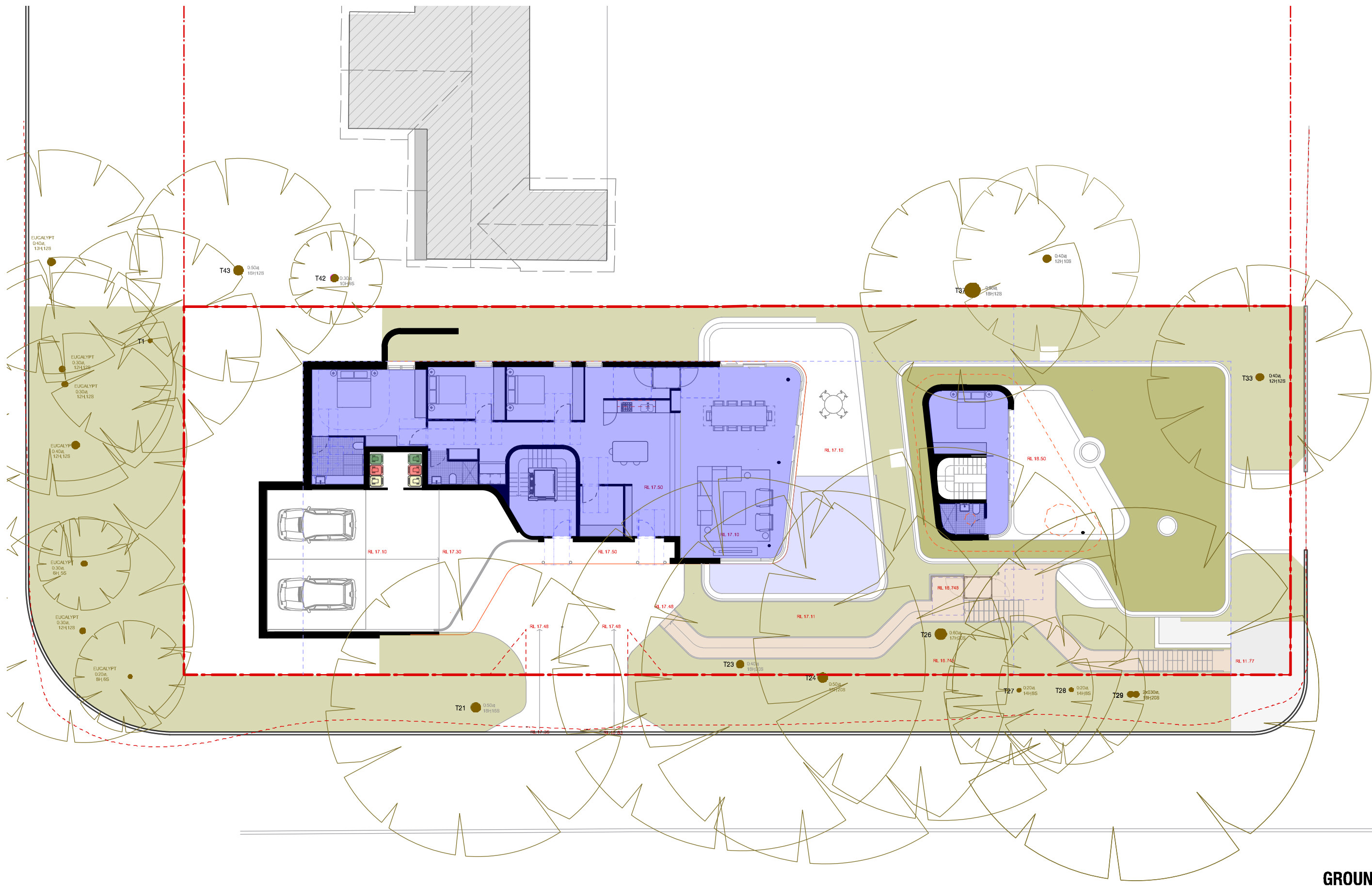




FIRST FLOOR



LOWER GROUND FLOOR

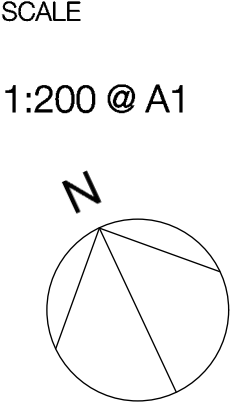


GROUND FLOOR

	CONTROL	PROPOSAL
SITE AREA		1214.59
MAXIMUM PERMISSIBLE FSR (0.75 + 0.5)	0.5:1	0.5:1
LOWER GROUND FLOOR		167.10
GROUND FLOOR		234.21
FIRST FLOOR		196.68
GROSS FLOOR AREA	603.30	597.99

ISSUE	DATE	DESCRIPTION
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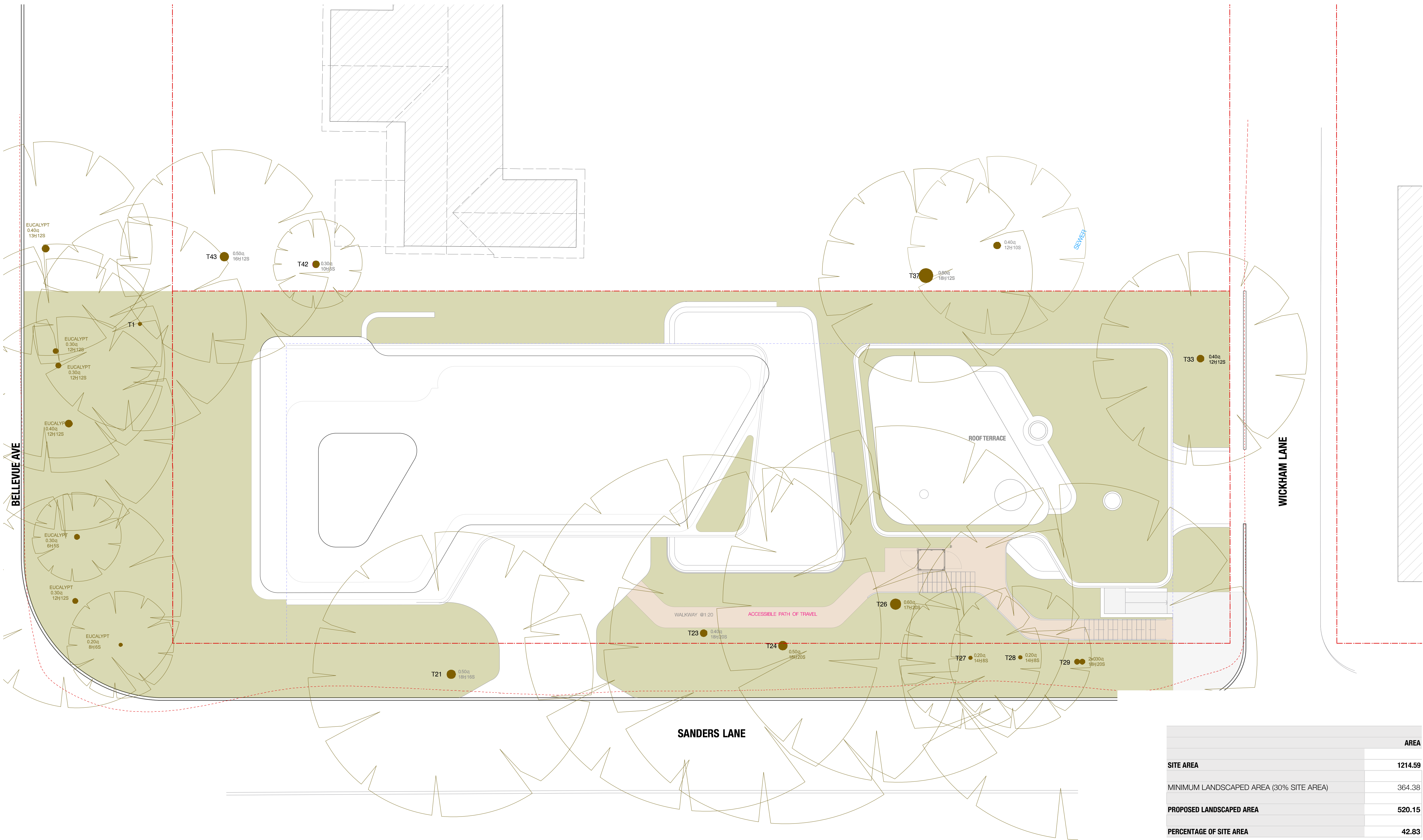
PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
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DRAWING TITLE
GROSS FLOOR AREA
DRAWING NO.
1901- DA 900 A

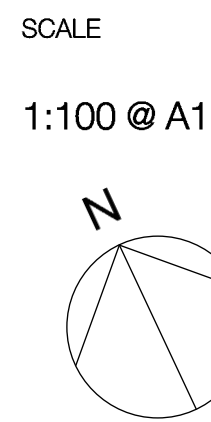
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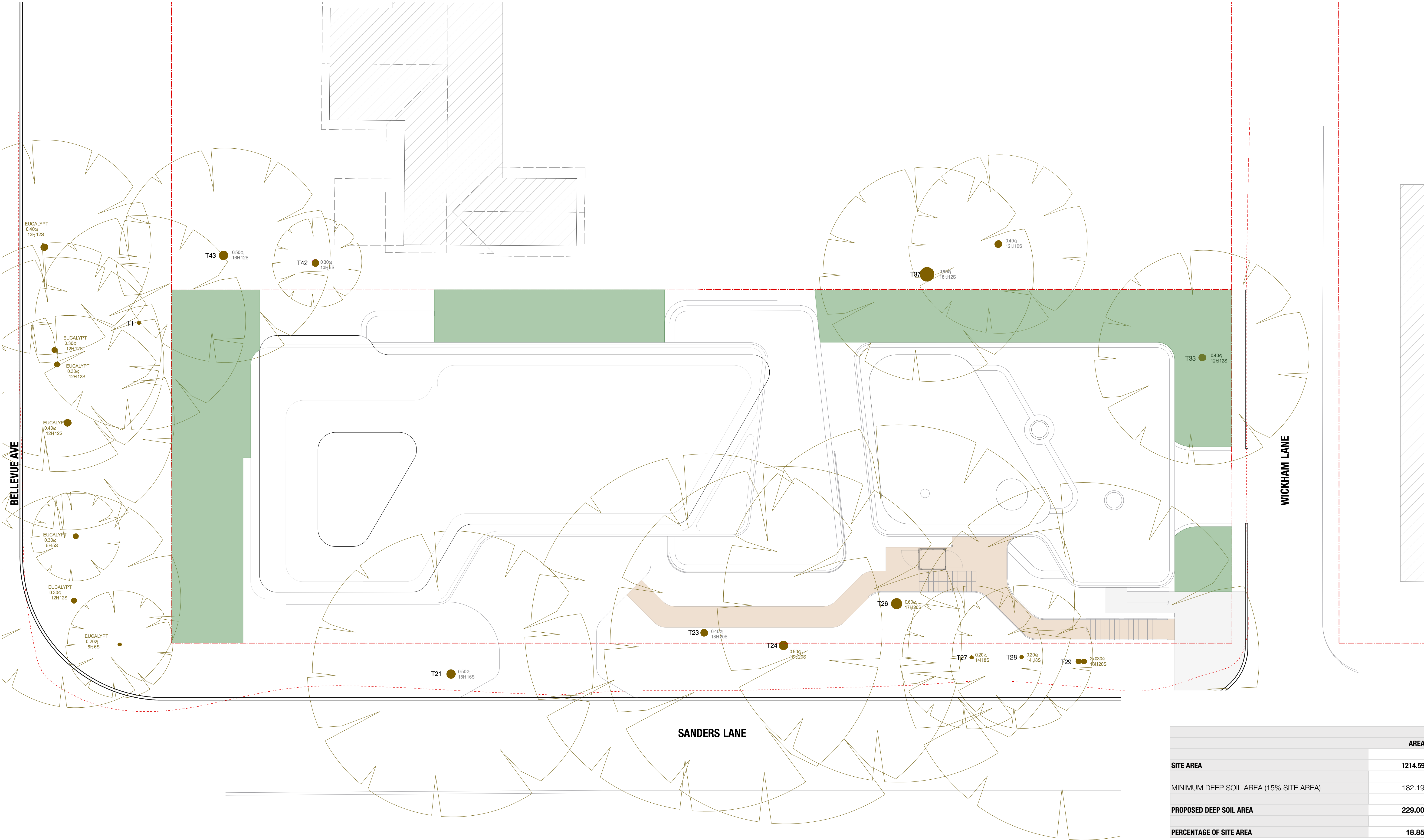
LANDSCAPED AREA

DRAWING NO.

1901- DA 901 A

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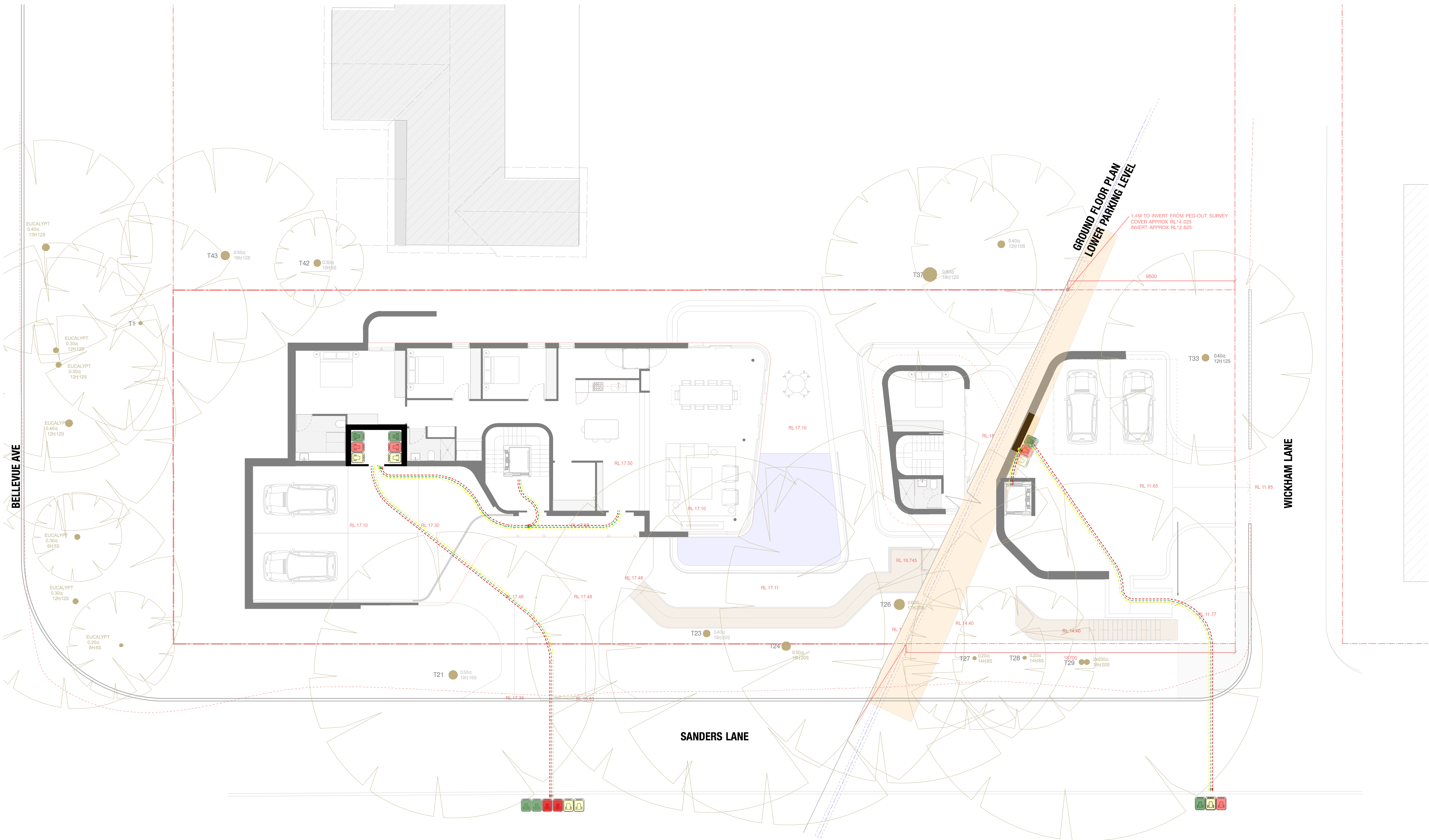
SCALE
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DRAWING TITLE
DEEP SOIL AREA

DRAWING NO.
1901- DA 902 A

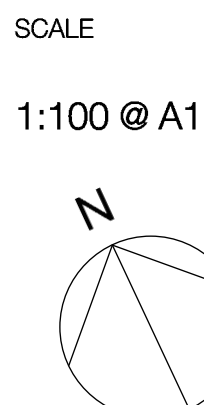
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DRAWING TITLE

**ON-GOING WASTE
MANAGEMENT PLAN**

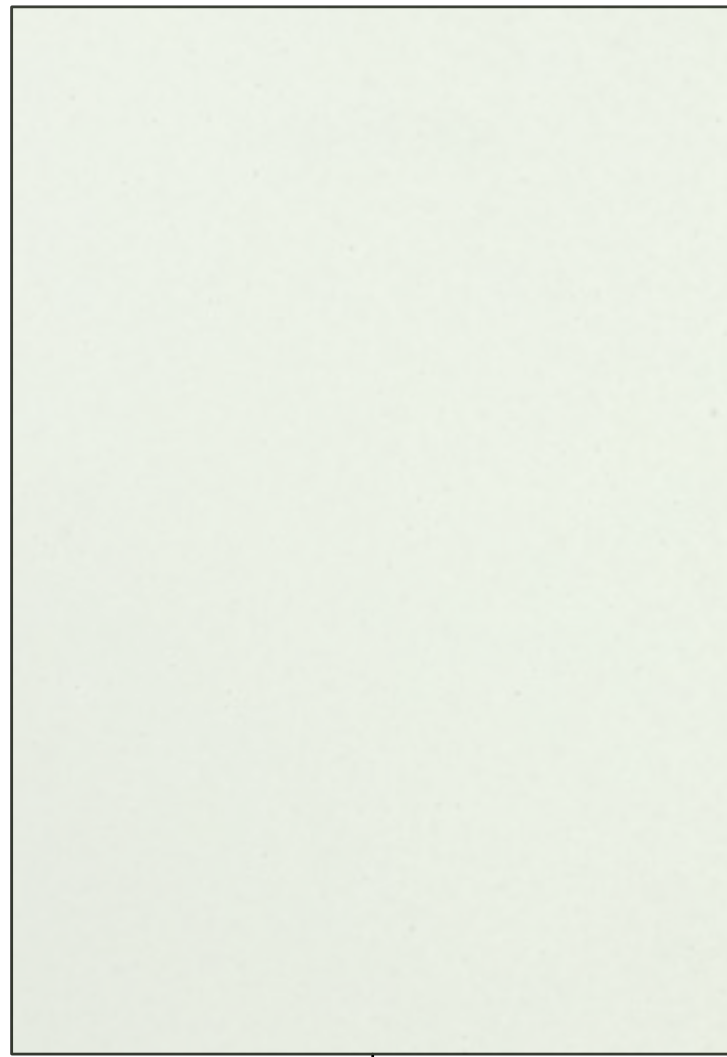
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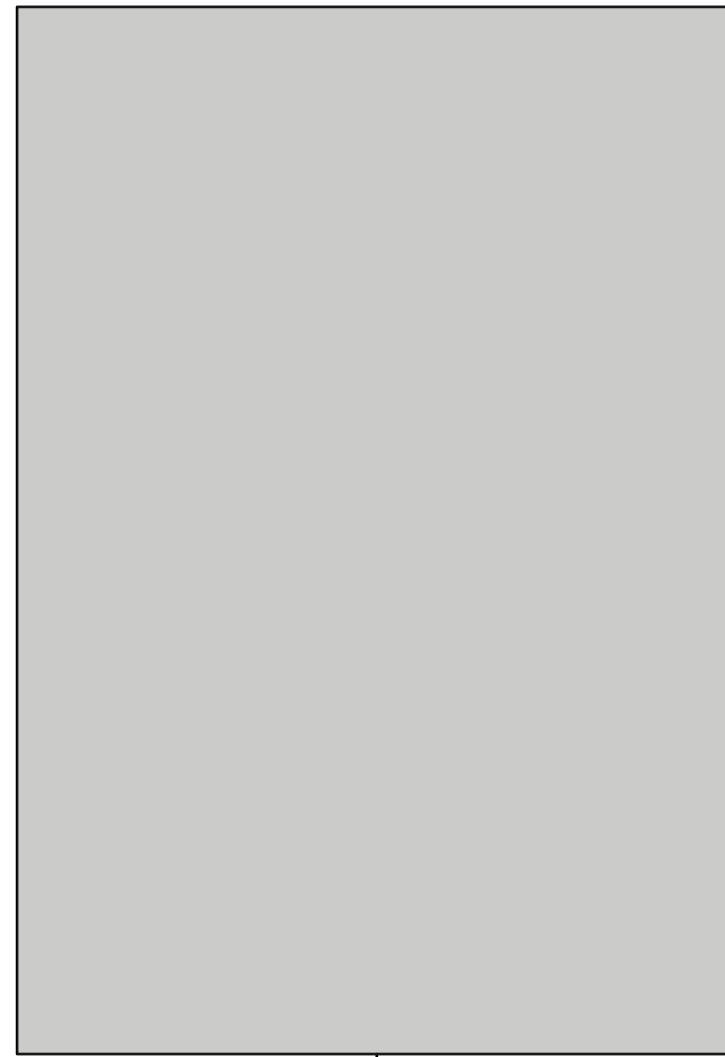
METAL CLADDING
VERTICAL PANELS PATINATED 390/223 WIDE



TIMBER CLADDING
VERTICAL BATTENS NATURAL FINISH



ALUMINIUM FRAMED GLAZING
COLOUR : WOODLAND GREY



IN-SITU CONCRETE
BOARD-MARKED VERTICAL 100MM



ISSUE	DATE	DESCRIPTION
A	10/9/20	ISSUED FOR DA

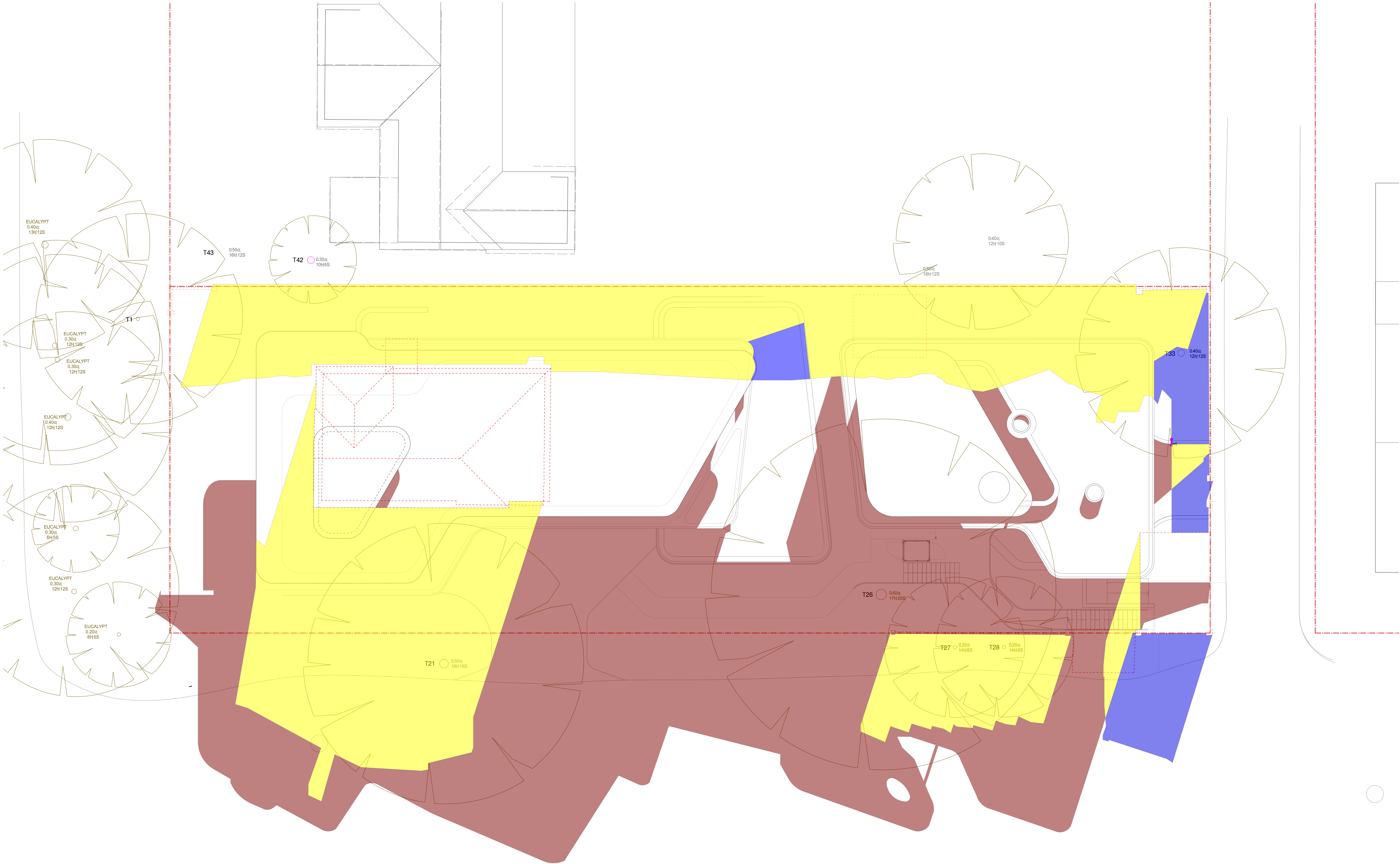
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CLIENT	CONSTRUCT BY DESIGN
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CHECKED BY	CH

SCALE
1:100 @ A1

DRAWING TITLE
MATERIALS & FINISHES
DRAWING NO.
1901- DA 904 A

T +61 (0) 410 416 491
ABN 75155117516
NOM ARCH CHRIS HAUGHTON 6727

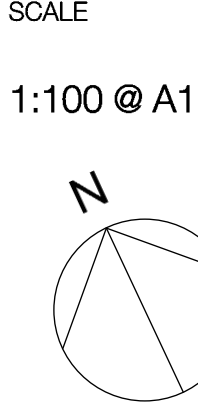




ISSUE	DATE	DESCRIPTION
A	10/9/20	ISSUED FOR DA

LEGEND	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS CREATED BY THE PROPOSAL
	REDUCTION IN SHADOWS CREATED BY THE PROPOSAL

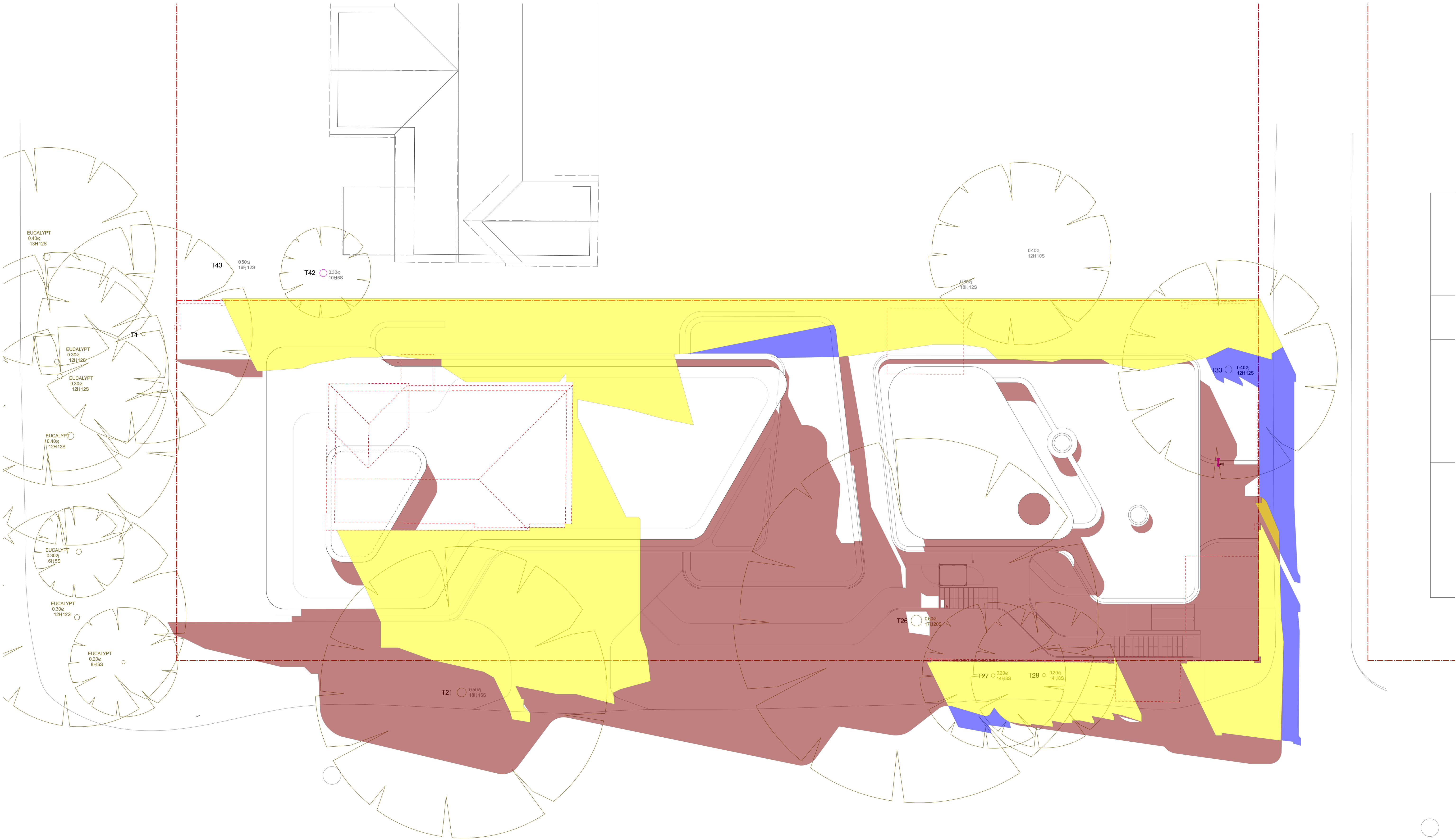
PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
DESIGNED BY	SHED
DRAWN BY	SHED
CHECKED BY	CH



DRAWING TITLE
SHADOW DIAGRAMS 9AM
JUNE 21ST
DRAWING NO.
1901- DA 910 A

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ABN 75155117516
NOM ARCH CHRIS HAUGHTON 6727





ISSUE	DATE	DESCRIPTION
A	10/9/20	ISSUED FOR DA

LEGEND	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS CREATED BY THE PROPOSAL
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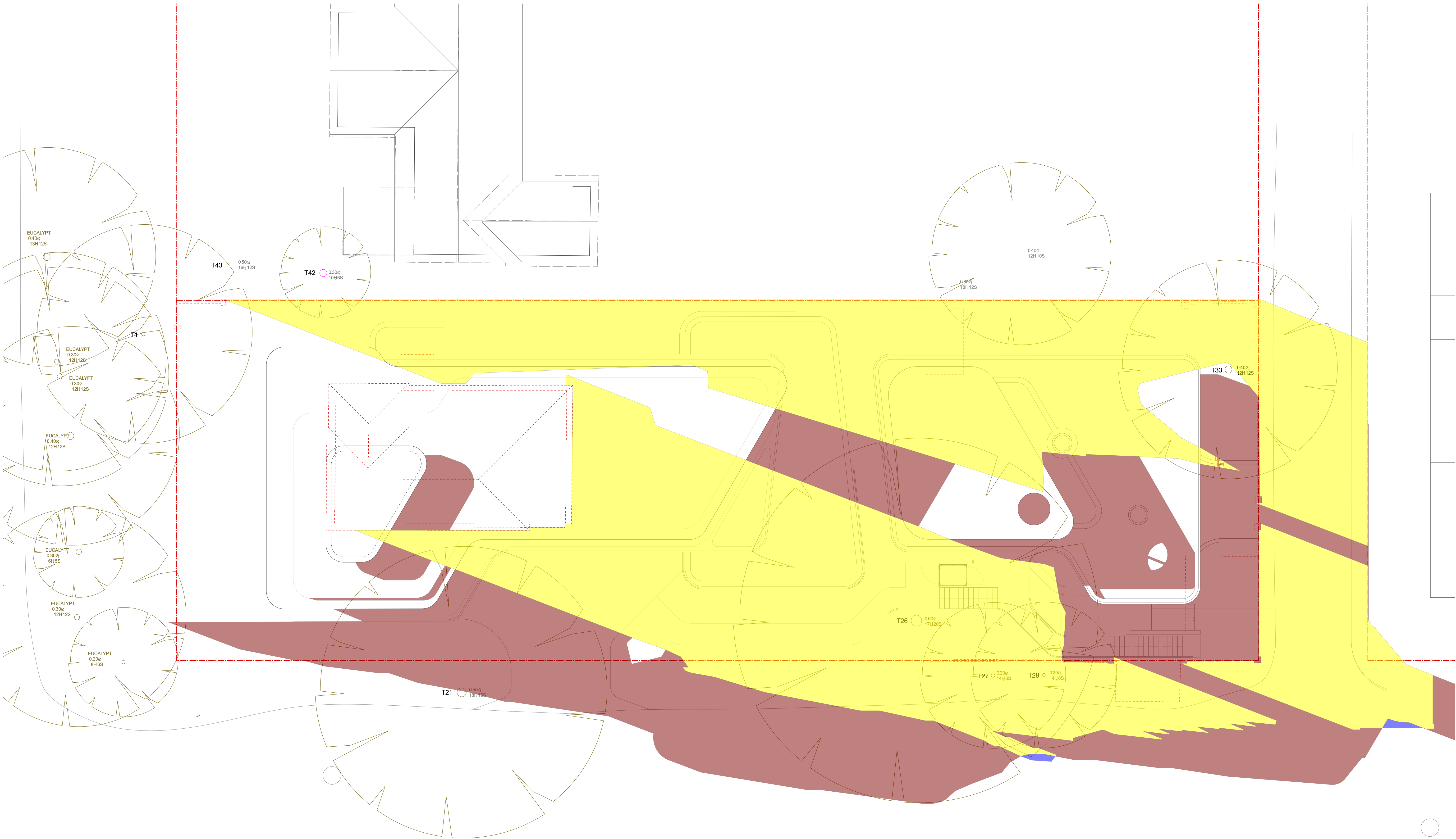
PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
DESIGNED BY	SHED
DRAWN BY	SHED
CHECKED BY	CH



DRAWING TITLE
SHADOW DIAGRAMS 12PM
JUNE 21ST
DRAWING NO.
1901- DA 911 A

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ABN 75155117516
NOM ARCH CHRIS HAUGHTON 6727

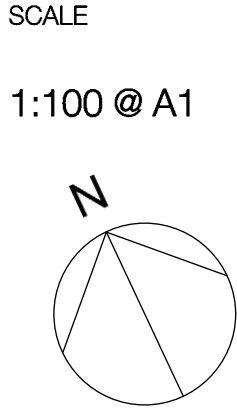




ISSUE	DATE	DESCRIPTION
A	10/9/20	ISSUED FOR DA

LEGEND	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS CREATED BY THE PROPOSAL
	REDUCTION IN SHADOWS CREATED BY THE PROPOSAL

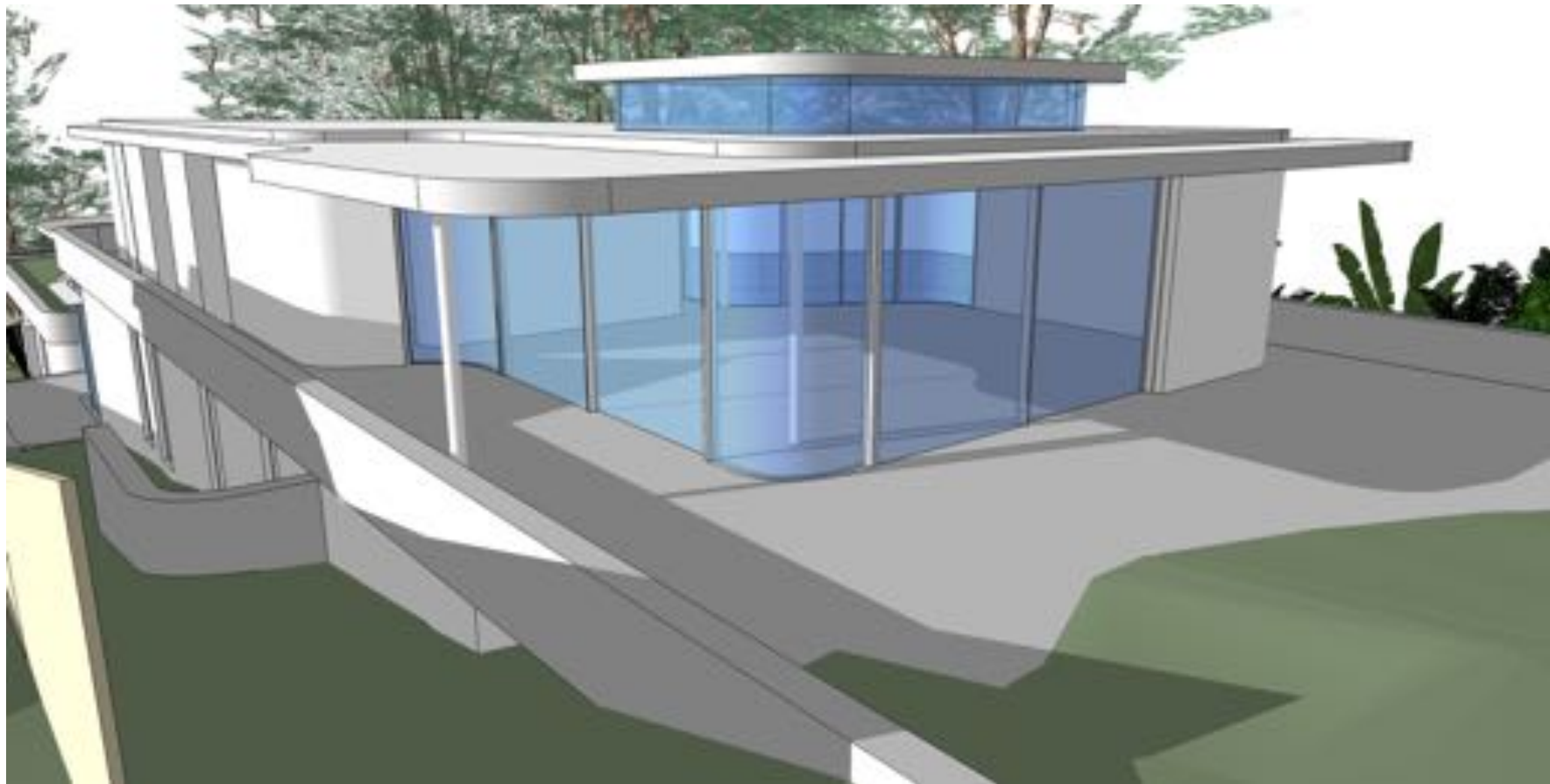
PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
DESIGNED BY	SHED
DRAWN BY	SHED
CHECKED BY	CH



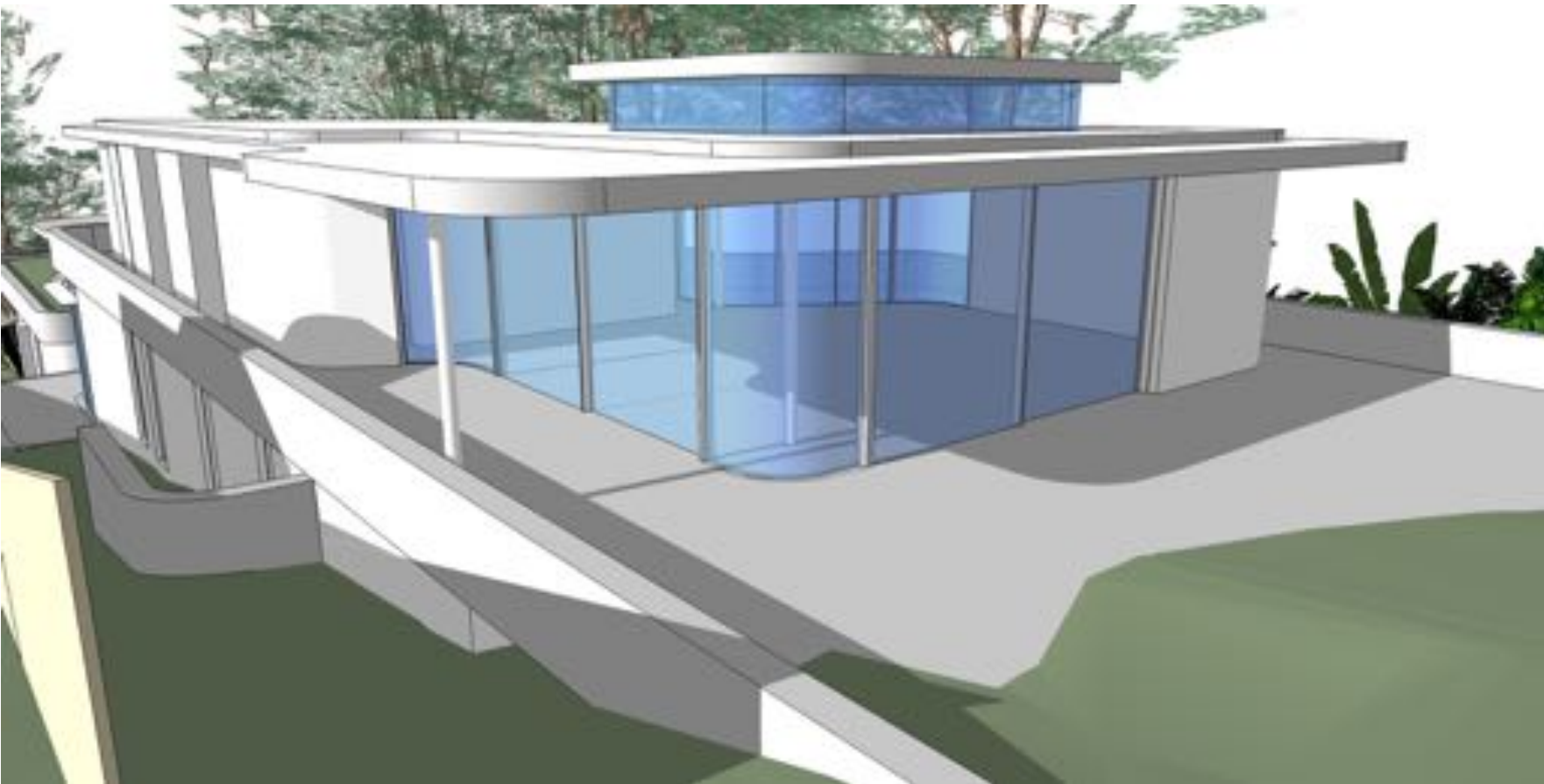
DRAWING TITLE
SHADOW DIAGRAMS 3PM
JUNE 21ST
DRAWING NO.
1901- DA 912 A

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ABN 75155117516
NOM ARCH CHRIS HAUGHTON 6727

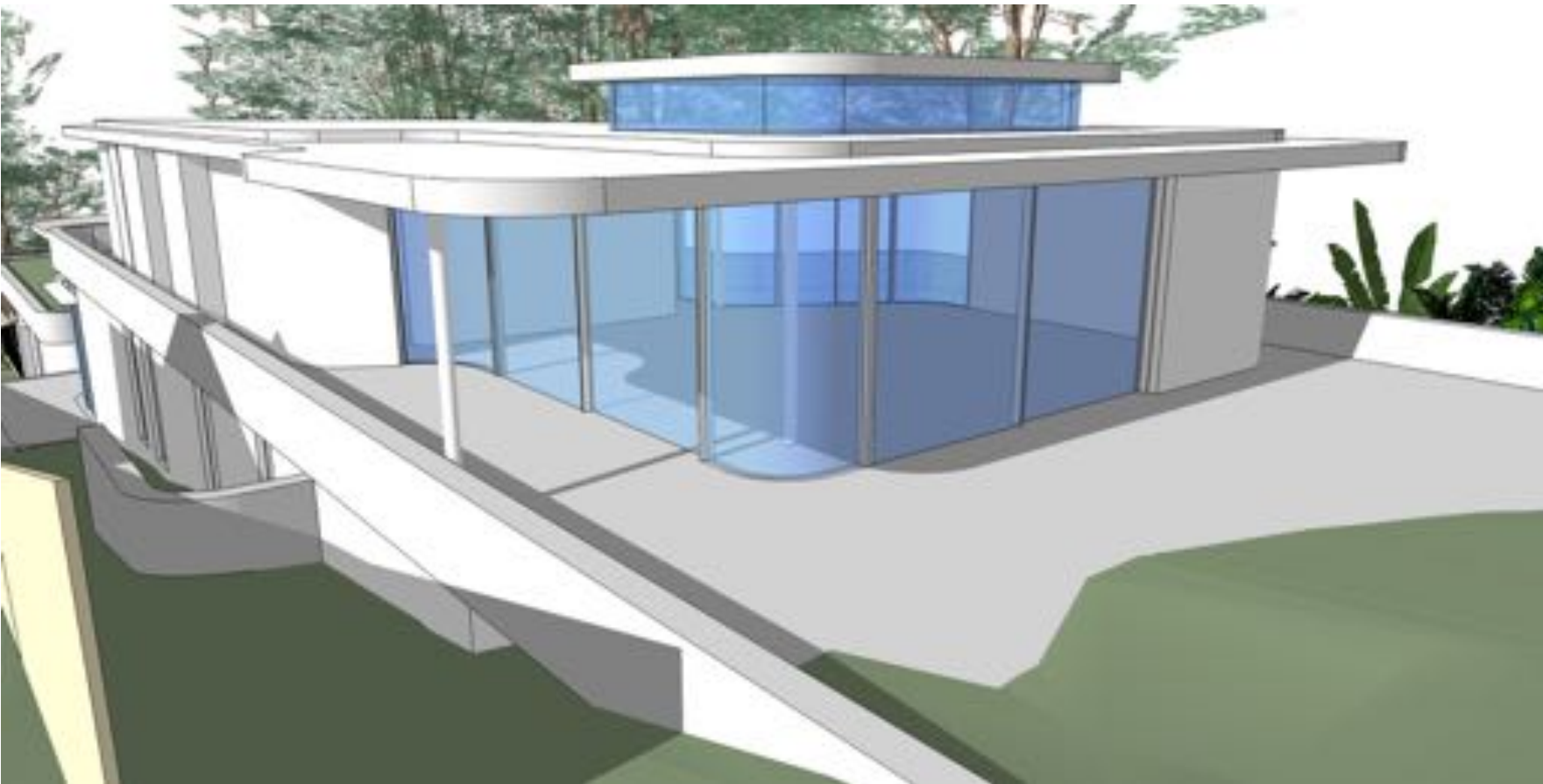




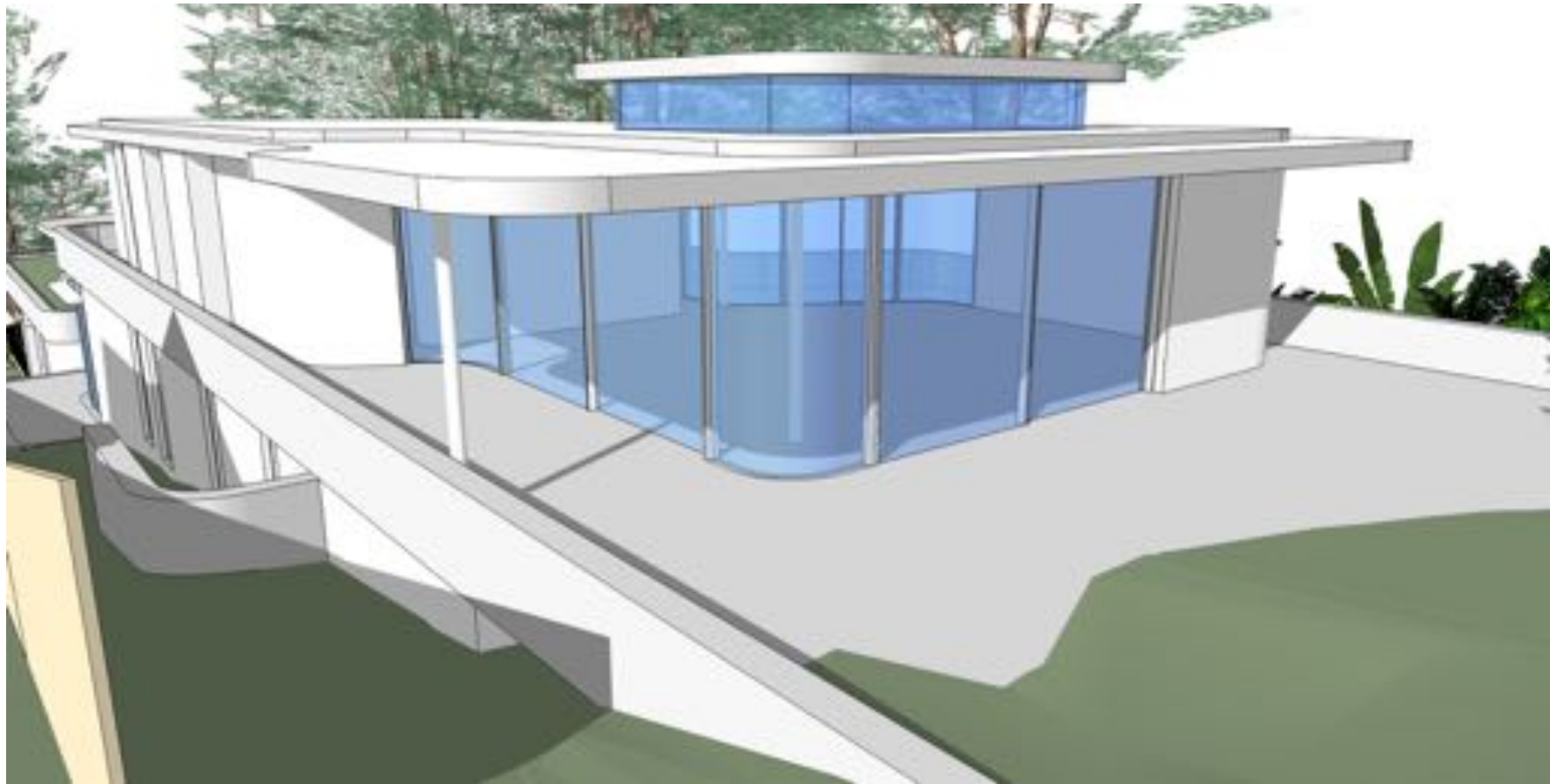
APARTMENT 1 | JUNE 21ST | 9AM



APARTMENT 1 | JUNE 21ST | 10AM



APARTMENT 1 | JUNE 21ST | 11AM



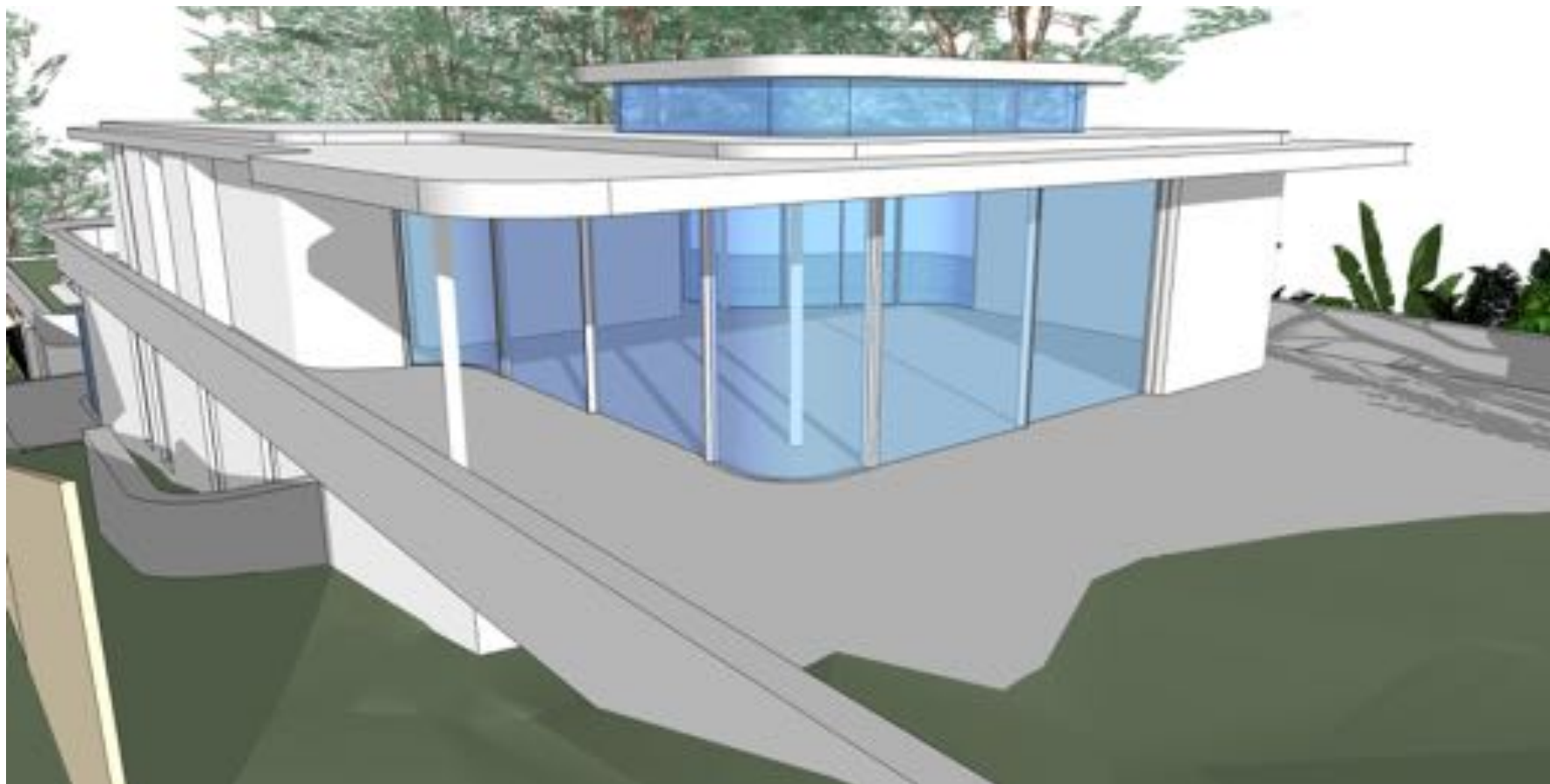
APARTMENT 1 | JUNE 21ST | 12PM



APARTMENT 1 | JUNE 21ST | 1PM



APARTMENT 1 | JUNE 21ST | 2PM



APARTMENT 1 | JUNE 21ST | 3PM

ISSUE	DATE	DESCRIPTION
A	10/9/20	ISSUED FOR DA

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
DESIGNED BY	SHED
DRAWN BY	SHED
CHECKED BY	CH

SCALE	DRAWING TITLE
NTS	SOLAR ACCESS APARTMENT 1 JUNE 21ST
	DRAWING NO. 1901- DA 913 A

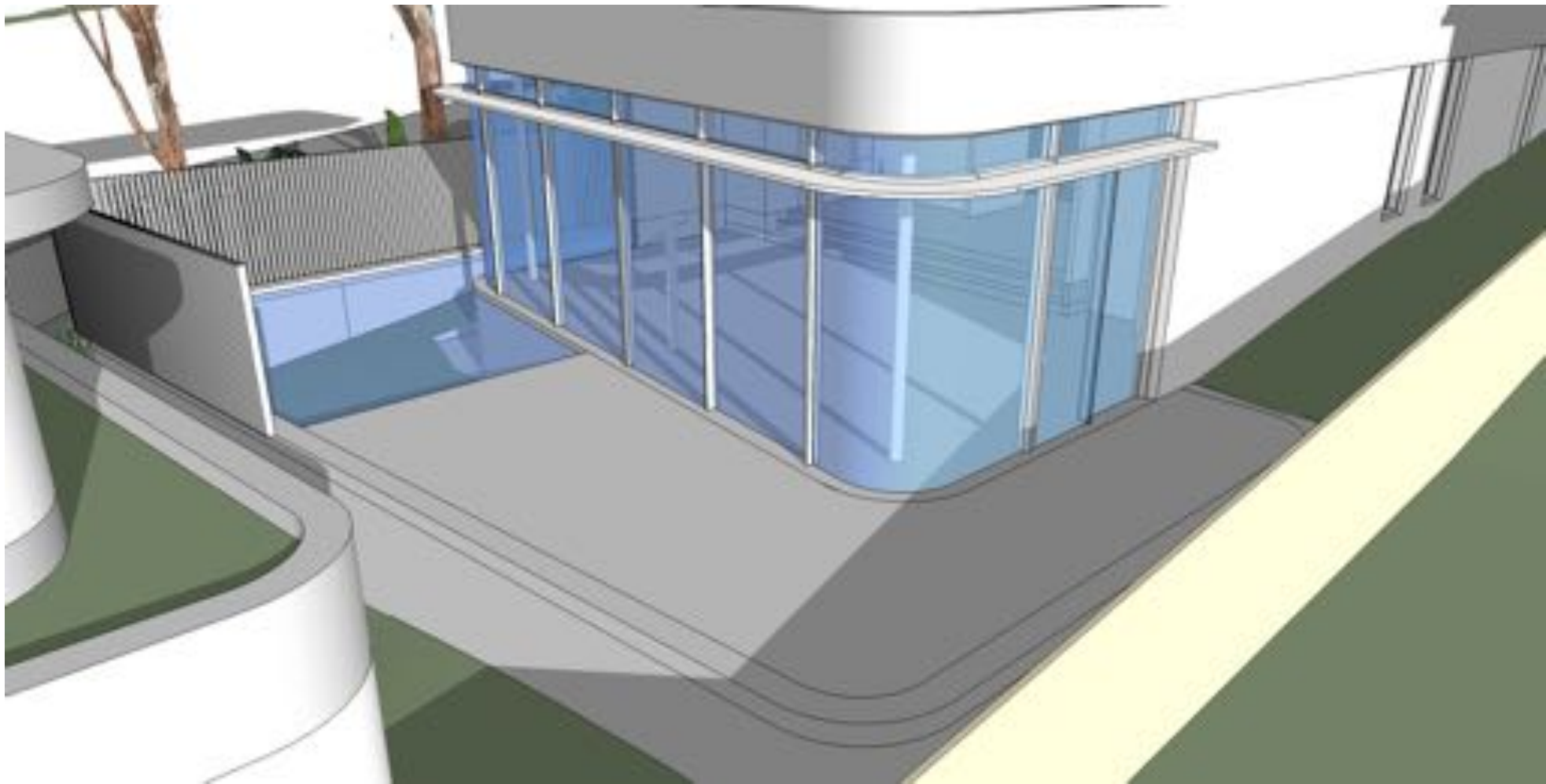
T +61 (0) 410 416 491
ABN 75155117516
NOM ARCH CHRIS HAUGHTON 6727

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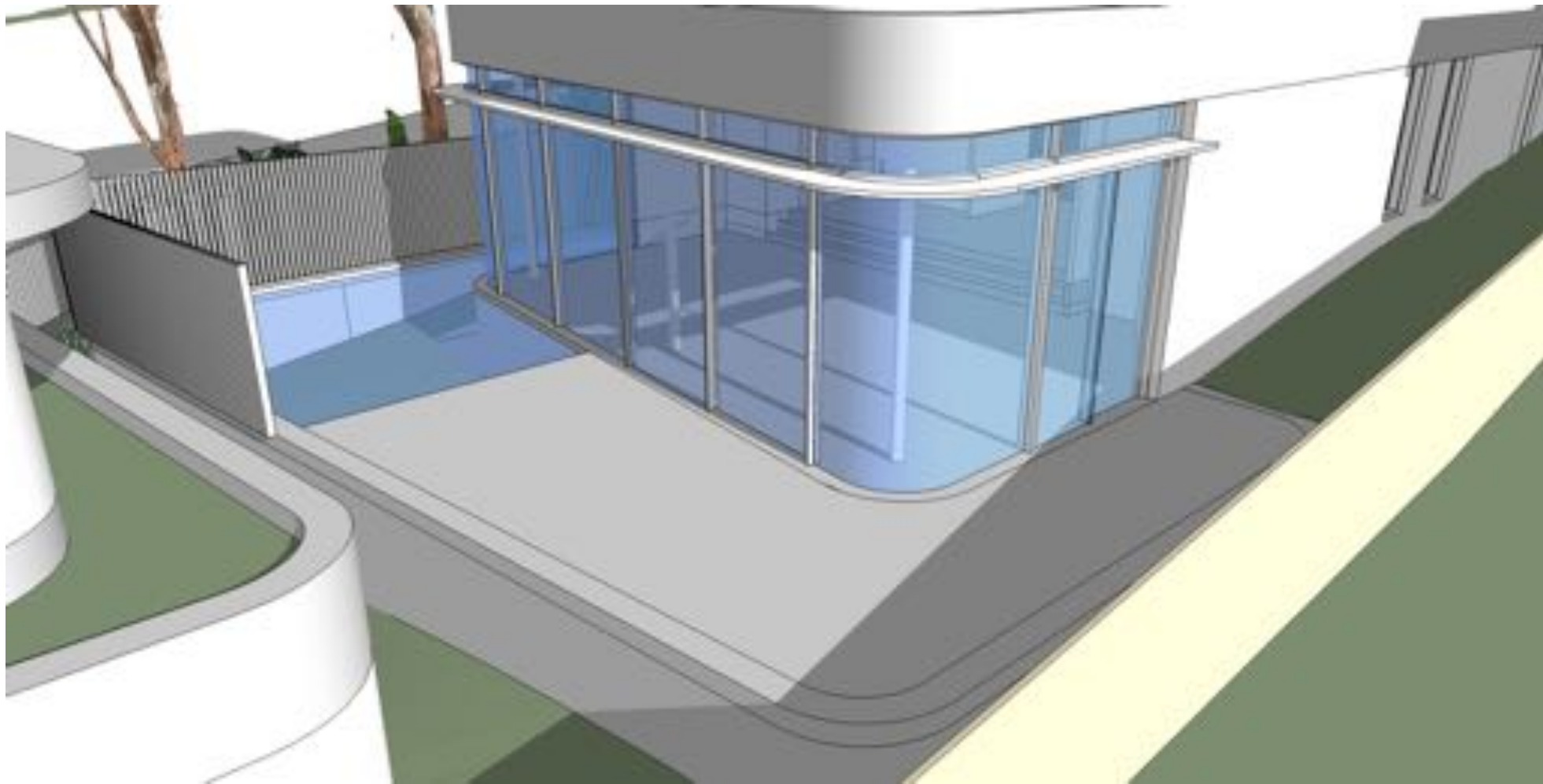
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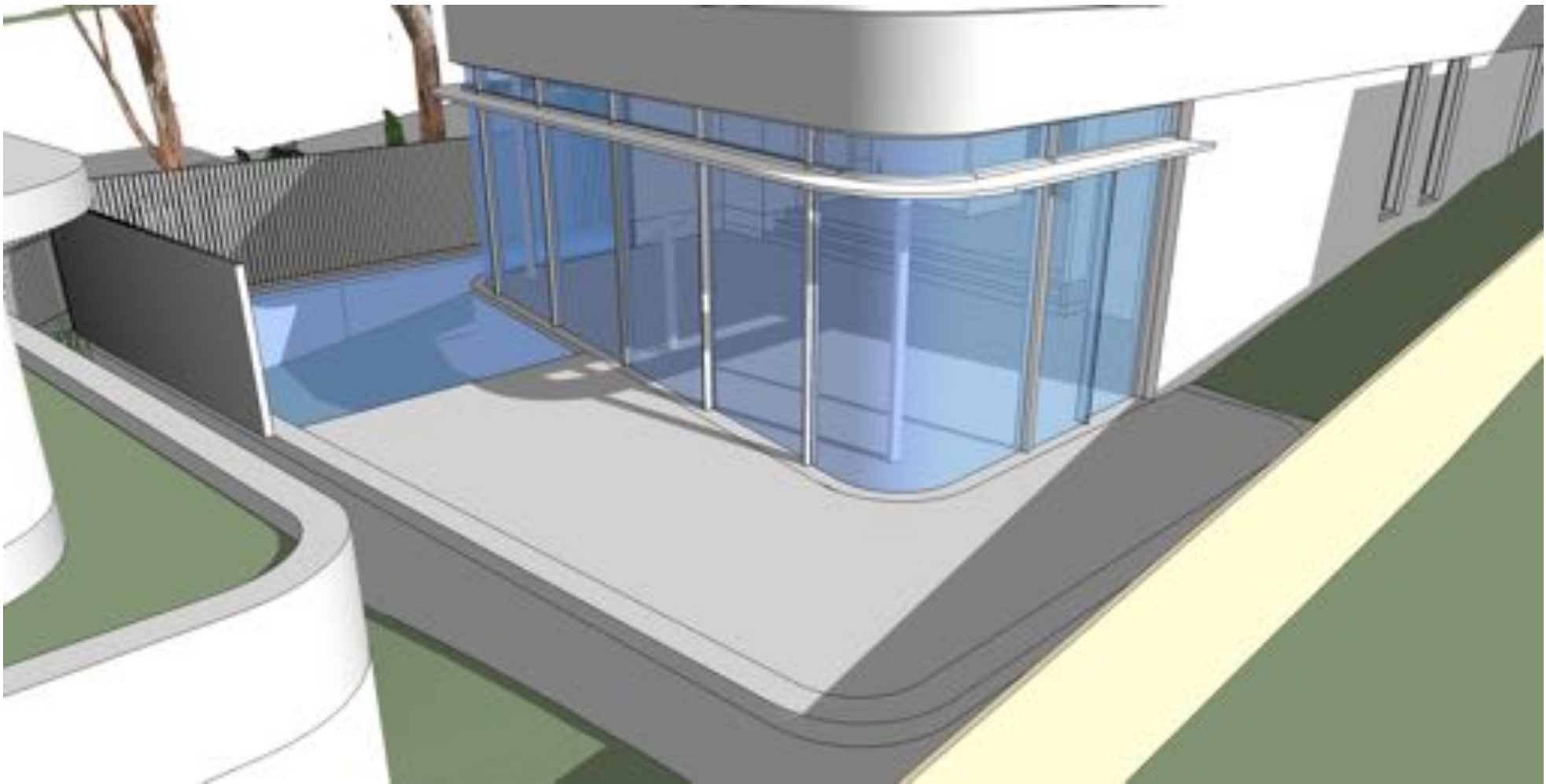
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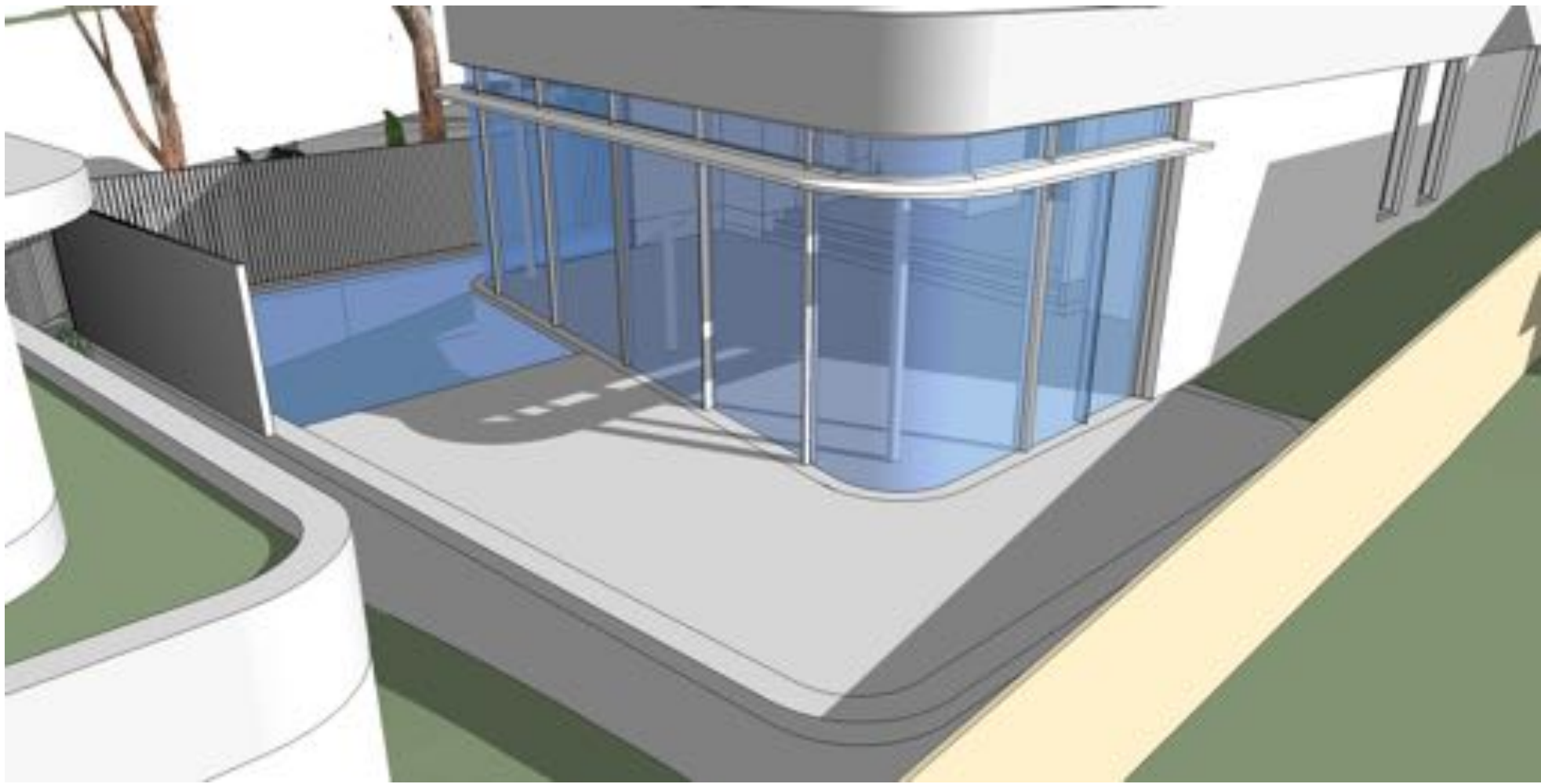
APARTMENT 2 | JUNE 21ST | 9AM



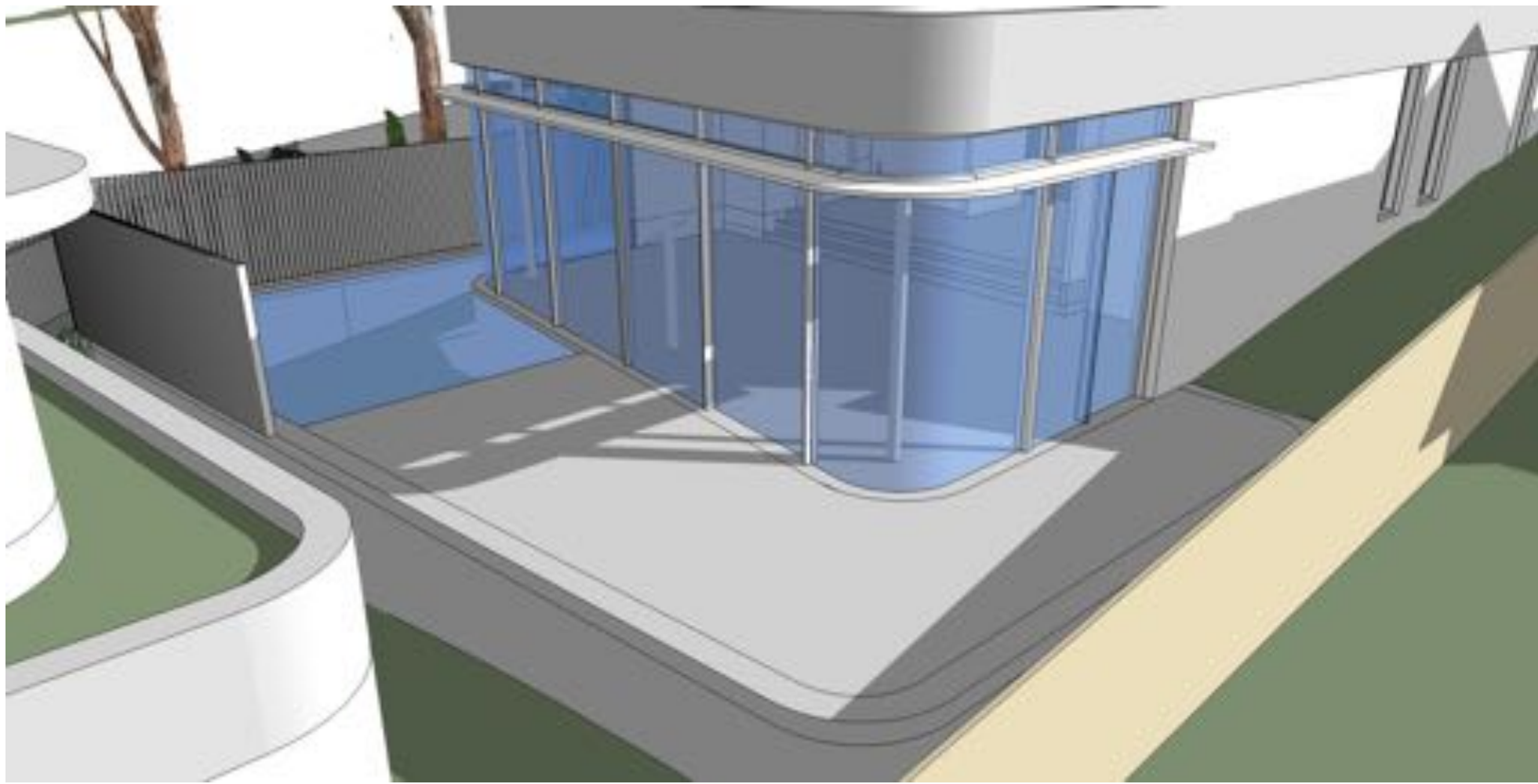
APARTMENT 2 | JUNE 21ST | 10AM



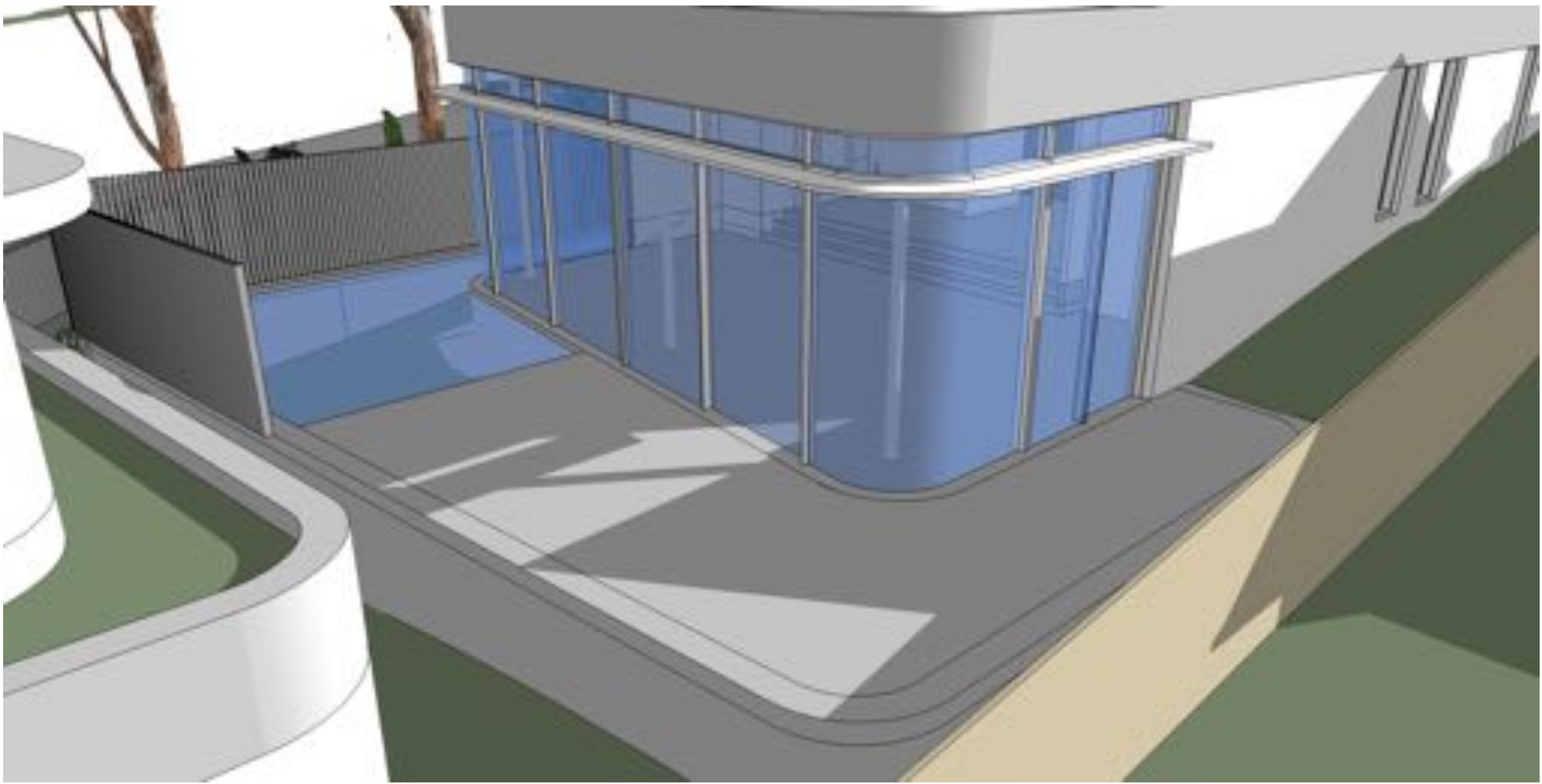
APARTMENT 2 | JUNE 21ST | 11AM



APARTMENT 2 | JUNE 21ST | 12PM



APARTMENT 2 | JUNE 21ST | 1PM



APARTMENT 2 | JUNE 21ST | 2PM

ISSUE	DATE	DESCRIPTION
A	10/9/20	ISSUED FOR DA

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
DESIGNED BY	SHED
DRAWN BY	SHED
CHECKED BY	CH

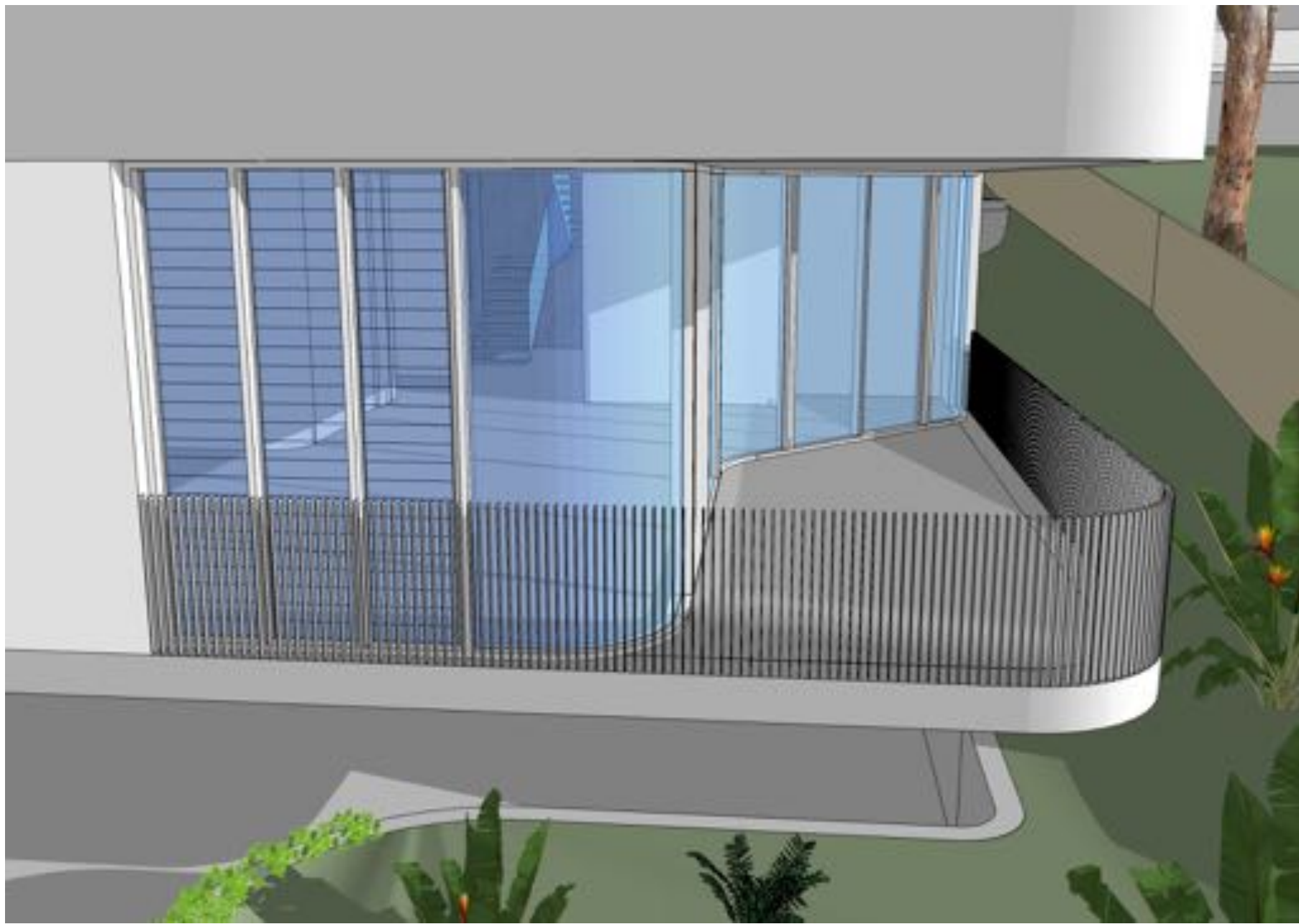
SCALE
NTS

DRAWING TITLE
**SOLAR ACCESS | APARTMENT 2
| JUNE 21ST**

DRAWING NO.
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APARTMENT 3 | JUNE 21ST | 9AM



APARTMENT 3 | JUNE 21ST | 10AM



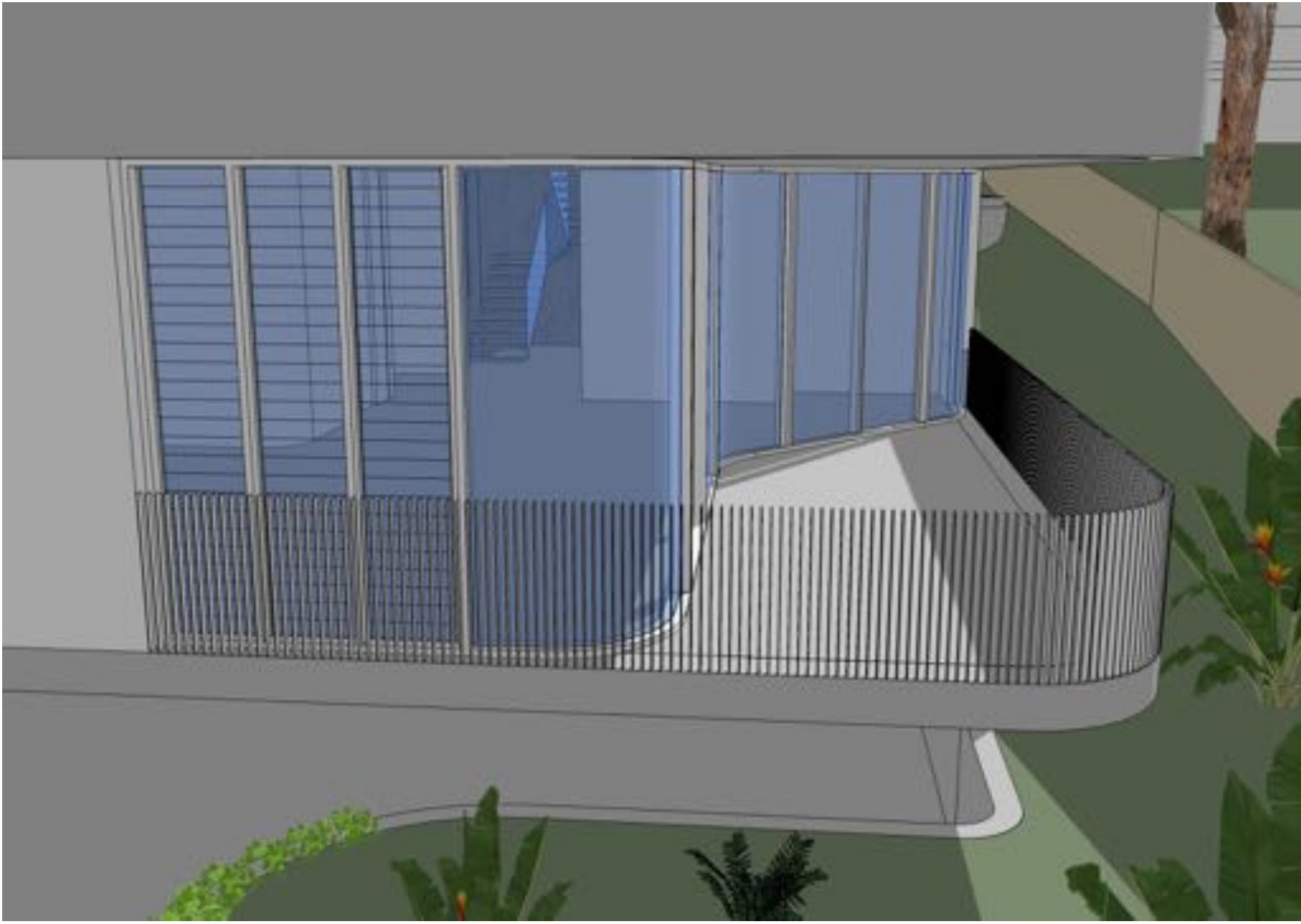
APARTMENT 3 | JUNE 21ST | 11AM



APARTMENT 3 | JUNE 21ST | 12PM



APARTMENT 3 | JUNE 21ST | 1PM



APARTMENT 3 | JUNE 21ST | 2PM

ISSUE	DATE	DESCRIPTION
A	10/9/20	ISSUED FOR DA

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
DESIGNED BY	SHED
DRAWN BY	SHED
CHECKED BY	CH

SCALE
NTS

DRAWING TITLE
**SOLAR ACCESS | APARTMENT 3
| JUNE 21ST**

DRAWING NO.
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