



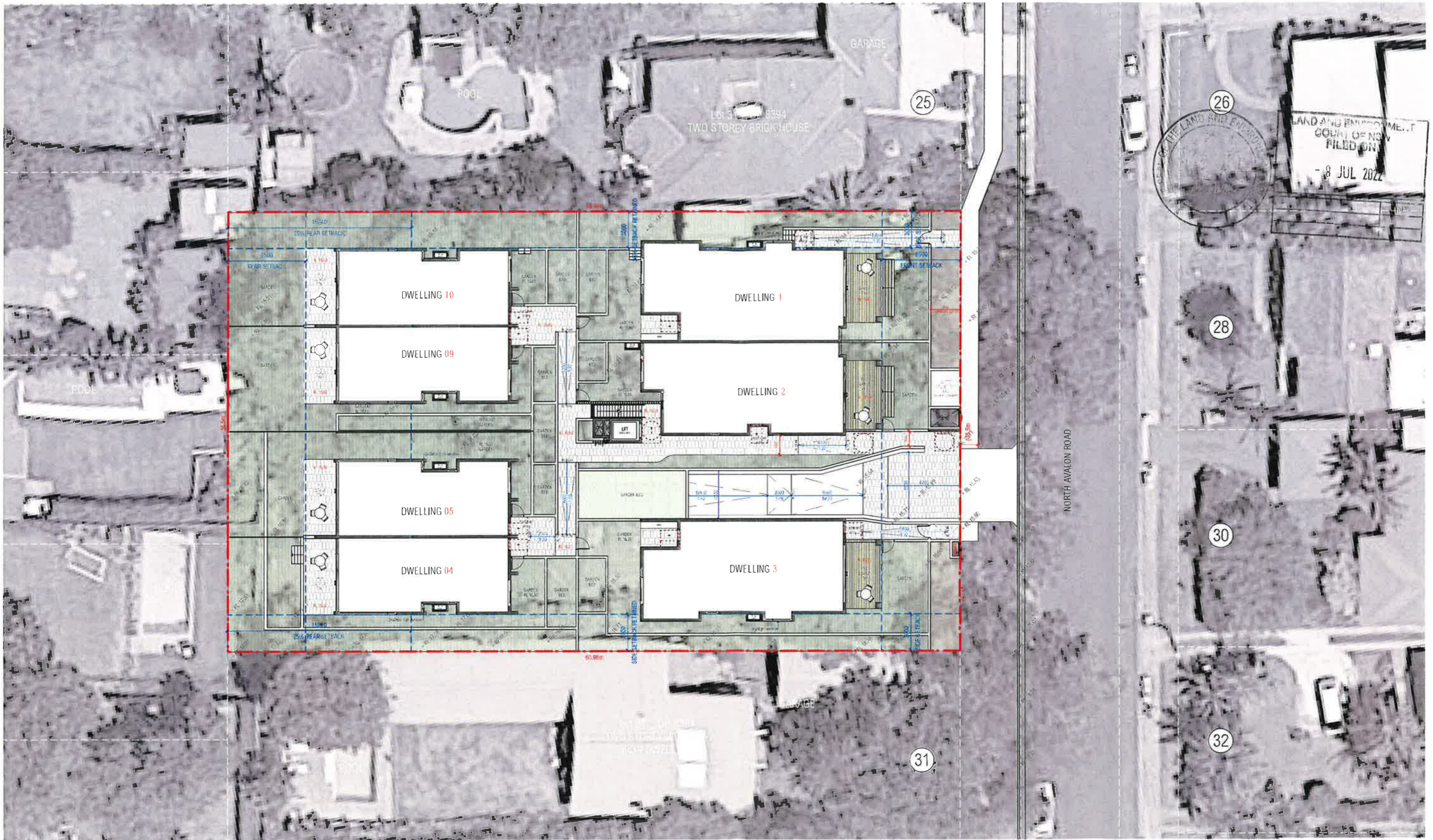
LAND AND ENVIRONMENT COURT OF NSW
FILED ON
- 8 JUL 2022

SENIORS LIVING

Address: **27-29 NORTH AVALON ROAD, AVALON BEACH**
 Client: **ARMADA AVALON PTY LTD**
 Project: **991**
 Stage: **SECTION 4.55 (8)**
 Date: **4-Jul-22**

DRAWING LIST		
DWG	TITLE	ISSUE
000	PRE-CONSTRUCTION INFORMATION	
030	SITE PLAN	J
100	PLANS, SECTIONS + ELEVATIONS	
101	BASEMENT PLAN	J
102	LEVEL 1 PLAN	N
103	LEVEL 2 PLAN	M
110	ROOF PLAN	L
120	SECTION AA + BB	I
130	NORTH + EAST ELEVATION	K
131	SOUTH + WEST ELEVATION	L
132	NORTH + SOUTH ELEVATION (INTERNAL)	M
210	MATERIALS + FINISHES SCHEDULE	L
900	NON-CONSTRUCTION INFORMATION	
901	3D PERSPECTIVES - SHEET 1	M
902	3D PERSPECTIVES - SHEET 2	M
903	3D PERSPECTIVES - SHEET 3	M
910	SHADOWS DIAGRAMS - JUNE 21ST	K
911	SHADOWS DIAGRAMS - SEPT 23RD	K
912	SHADOWS DIAGRAMS - DEC 21ST	K
918	SUNS EYE DIAGRAM (SHEET 1)	L
919	SUNS EYE DIAGRAM (SHEET 2)	L
930	BASIX COMMITMENTS	L
982	AREA CALCULATION SUMMARY (SHEET 3)	K
985	DA OUTLINE - LEVEL 1	L
986	DA OUTLINE - LEVEL 2	L

Certificate no.: 000225489
 Assessor Name: Tracy Coole
 Accreditation no.: HERA10033
 Certificate date: 01 Jul 2022
 Dwelling Address: 27-29 North Avalon Road, Avalon Beach, NSW 2487
www.greenstar.gov.au

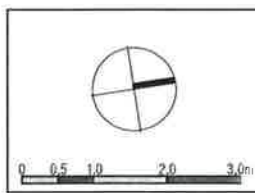


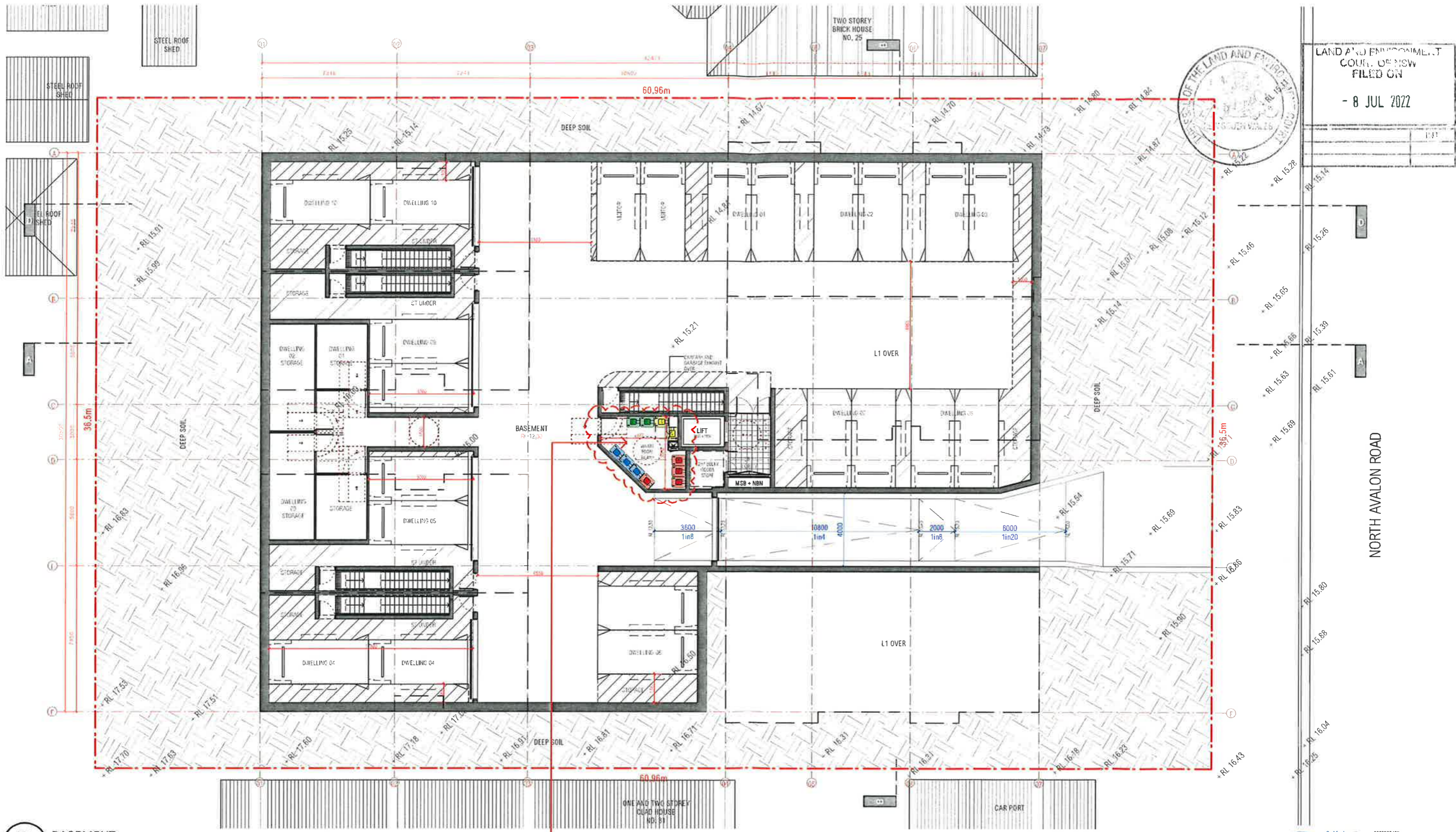
SITE PLAN
1:300 @ A3

Certificate no. 005225481
 Assessor Name: Tracey Coombs
 Accreditation no. HERA10033
 Certificate date: 01 Jul 2022
 Drawing Address:
 27-29 North Avalon Road
 Avalon Beach, NSW
 2107
www.sbsra.gov.au

rev	date	amendment	rev	date	amendment	rev	date	amendment
A	25/01/22	issued for information	F	08/03/22	issued for information			
B	09/02/22	issued for information			minor adjustments			
C	14/02/22	issued for information	G	21/03/22	issued for information			
D	17/02/22	issued for information	H	24/03/22	issued for information			
		minor adjustments			minor adjustments			
E	07/03/22	issued for information	I	21/04/22	issued for information			
		minor adjustments	J	16/06/22	issued for information			

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 PLAN	slugs S4.55 (8)	project no. 991	dwg no. 030
	for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing at	chkd TW	drwn IH	date 16/06/22





LAND AND ENVIRONMENT COURT OF NSW
FILED ON
- 8 JUL 2022

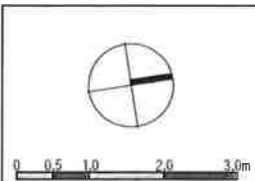


01 BASEMENT
1:200 @ A3

WASTE ROOM RECONFIGURED

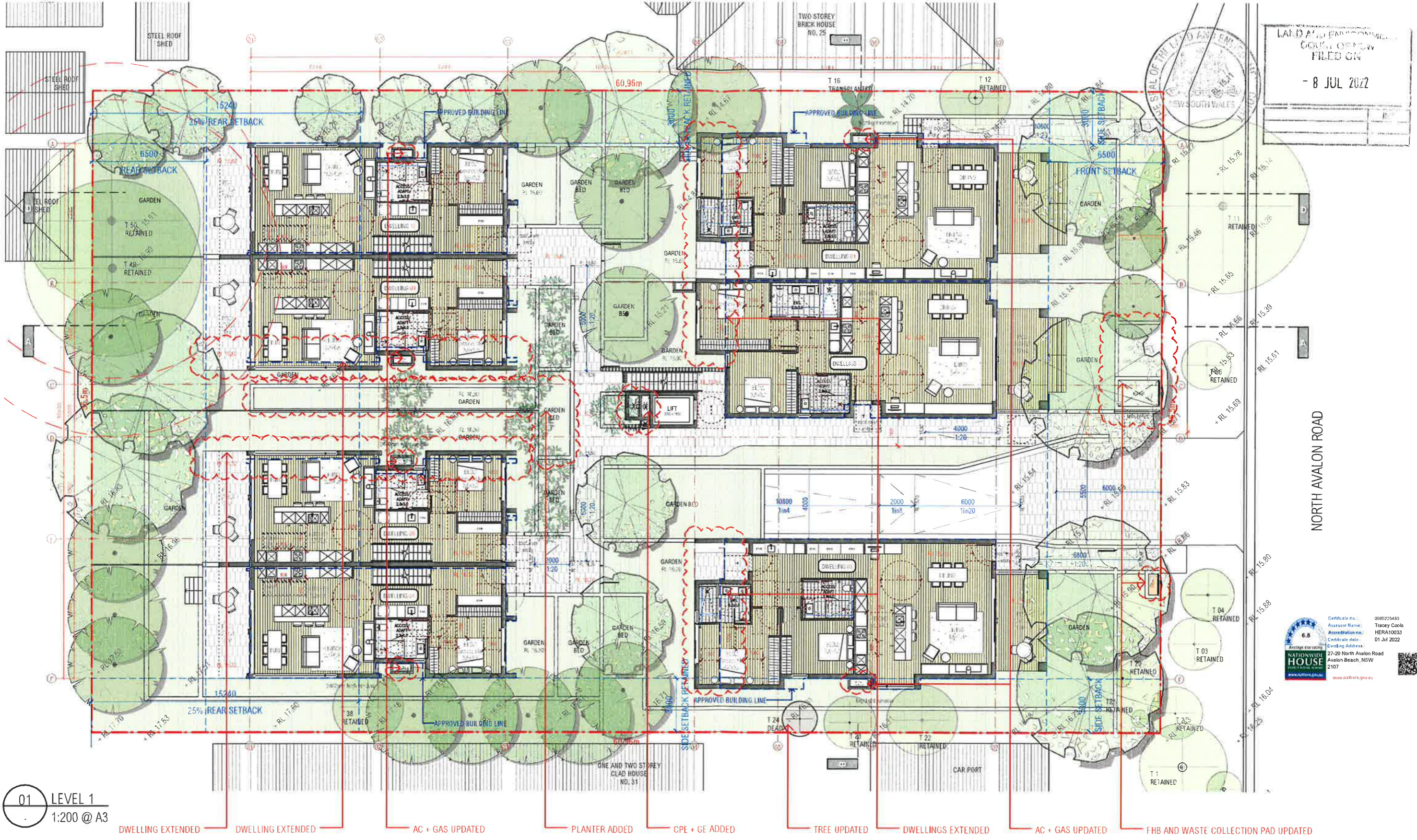
Certificate no: 005025480
 Assessor Name: Tracey Cools
 Accreditation no: HERA10033
 Certificate date: 01 JUL 2022
 Dwelling Address:
 27-29 North Avalon Road
 Avalon Beach, NSW
 2107
www.nathers.gov.au





notes	rev	date	amendment	rev	date	amendment	rev	date	amendment
all work to be carried out in accordance with lca, 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	25/01/22	issued for information	F	06/03/22	issued for information			
	B	09/02/22	issued for information	G	21/03/22	issued for information			
	C	14/02/22	issued for information	H	24/03/22	issued for information			
	D	17/02/22	issued for information	I	21/04/22	issued for information			
	E	07/03/22	issued for information	J	16/06/22	issued for information			

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	stage S4.55 (8)	project no. 991	dwg no. 101
	client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing FLOOR PLAN	chkd TW	drwn IH	date 16/06/22

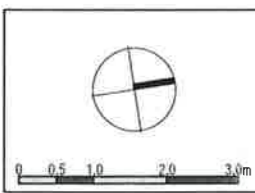


LAND AND ENVIRONMENTAL
 COUNTY OF NEW
 FILED ON
 - 8 JUL 2022

Certificate No. 006025480
 Assessor Name Tracey Cools
 Accreditation No. HERA10033
 Certificate date 01 Jul 2022
 Drawing Address 27-29 North Avalon Road
 Avalon Beach, NSW
 2107
 www.nstbc.com.au

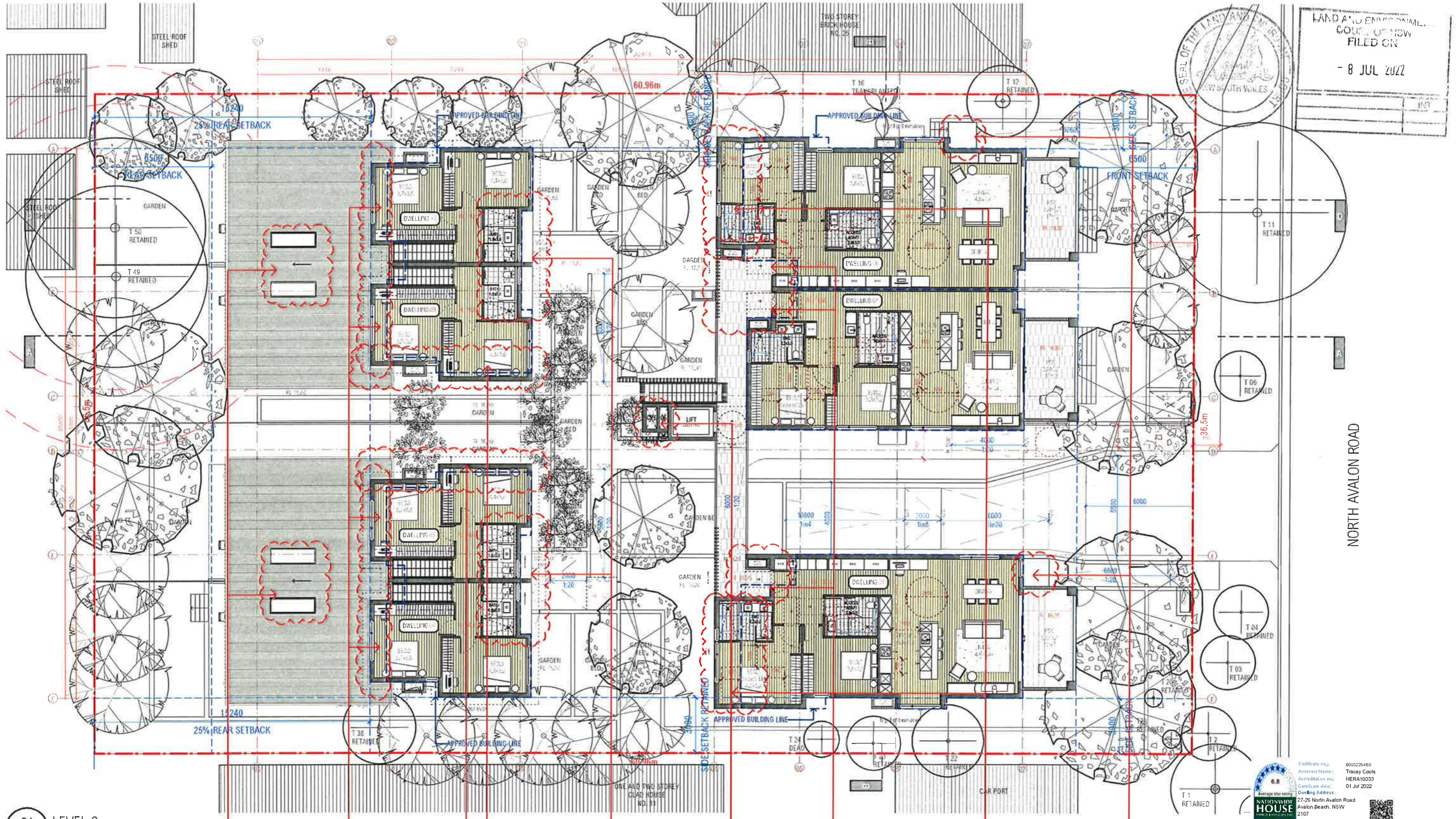
01 LEVEL 1
 1:200 @ A3

DWELLING EXTENDED DWELLING EXTENDED AC + GAS UPDATED PLANTER ADDED CPE + GE ADDED TREE UPDATED DWELLINGS EXTENDED AC + GAS UPDATED FHB AND WASTE COLLECTION PAD UPDATED

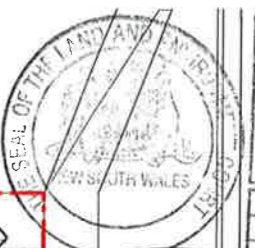


notes	rev	date	amendment	rev	date	amendment	rev	date	amendment
all work to be carried out in accordance with bca, saa codes and conditions of council, measurements in mm's unless noted, use figured dimensions, do not scale drawings, site measure before starting work, refer all discrepancies to the architect.	A	25/01/22	issued for information	F	06/03/22	issued for information	L	10/06/22	issued for information
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	C	14/02/22	issued for information	H	24/03/22	issued for information	N	21/06/22	issued for information
	D	17/02/22	issued for information	I	21/04/22	issued for information			
	E	07/03/22	issued for information	J	17/05/22	issued for information			
				K	19/05/22	issued for information			

environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stags	project no.	dwg no.
	SENIORS LIVING	27-29 NORTH AVALON ROAD	LEVEL 1	S4.55 (8)	991	102
lor/client	at	drawing	chkd	drwn	date	revision
ARMADA AVALON PTY LTD	AVALON BEACH	FLOOR PLAN	TW	IH	21/06/22	N



LAND AND ENVIRONMENTAL
 COURT OF NSW
 FILED ON
 - 8 JUL 2022



NORTH AVALON ROAD

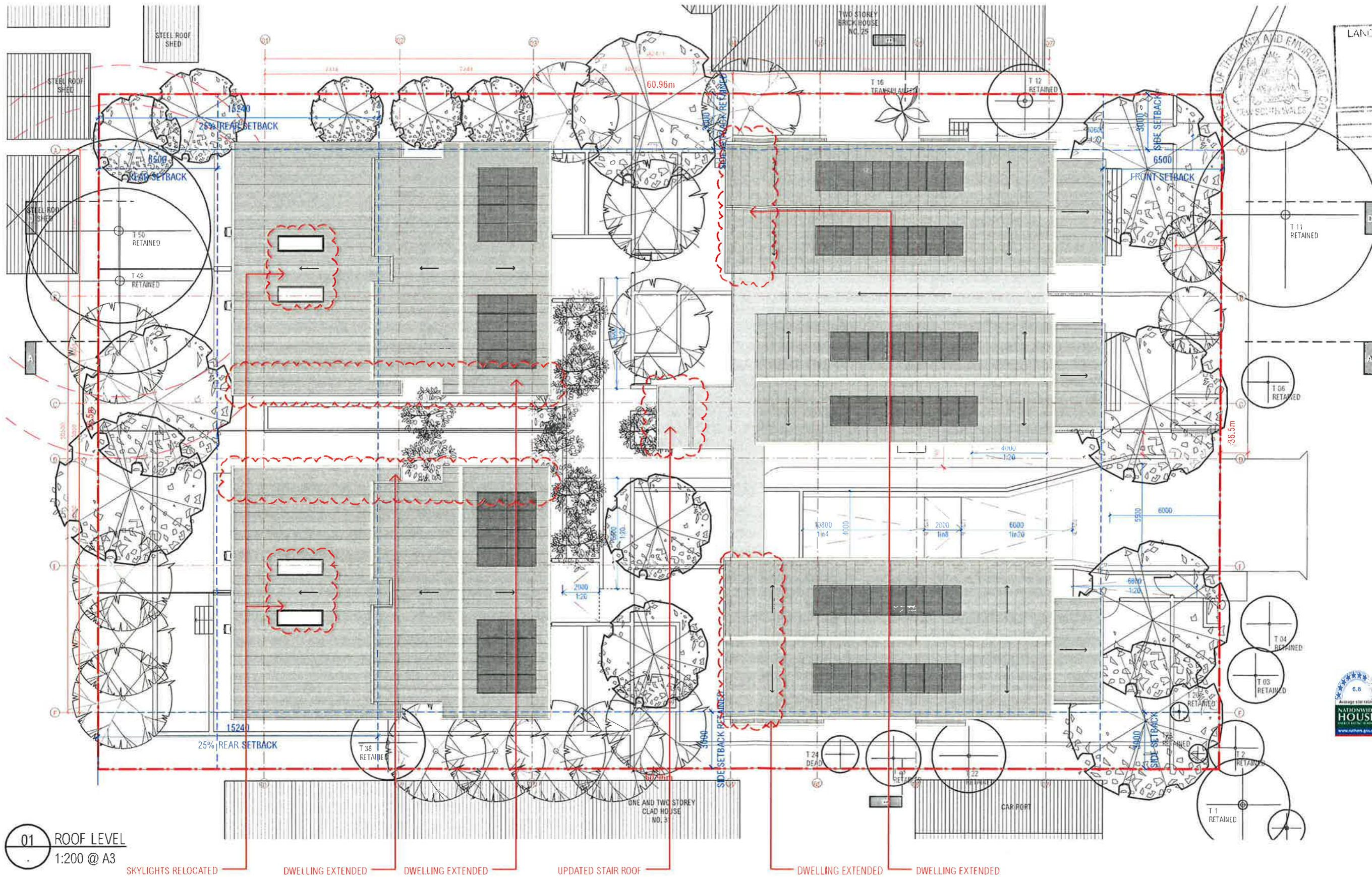
01 LEVEL 2
 1:200 @ A3

SKYLIGHTS RELOCATED DWELLING EXTENDED DWELLING EXTENDED DWELLING EXTENDED AWNINGS ADDED WINDOW POSITION AND BATHROOM LAYOUT CPE + GE ADDED DWELLING ENTRIES UPDATED AC + GAS ADDED DWELLINGS EXTENDED AWNINGS ADDED

NATIONSWIDE HOUSE
 Average Star Rating 6.8
 Certificate no: 005525489
 Assessor Name: Tracey Coole
 Accreditation no: HERA10033
 Certificate date: 01 Jul 2022
 Drawing Address: 27-29 North Avalon Road
 Avalon Beach, NSW 2107
 www.nsw.gov.au

notes	rev	date	amendment	rev	date	amendment	rev	date	amendment
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	25/01/22	issued for information	F	08/03/22	issued for information - minor adjustments	L	16/06/22	issued for information - minor amendments
	B	09/02/22	issued for information	G	21/03/22	issued for information	M	21/06/22	issued for information - minor amendments
	C	14/02/22	issued for information	H	24/03/22	issued for information - minor adjustments			
	D	17/02/22	issued for information - minor adjustments	I	21/04/22	issued for information			
	E	07/03/22	issued for information - minor adjustments	J	17/05/22	issued for information			
				K	19/05/22	issued for information			

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.	dng no.
	SENIORS LIVING	27-29 NORTH AVALON ROAD	LEVEL 2	S4.55 (8)	991	103
for/client	al	drawing	chkd	drwn	date	revision
ARMADA AVALON PTY LTD	AVALON BEACH	FLOOR PLAN	TW	IH	21/06/22	M

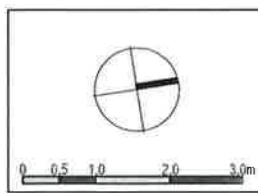


LAND & ENVIRONMENTAL COURT OF NSW
FILED ON
- 8 JUL 2022

Certificate no. 0005225469
 Assessor Name: Tracy Cook
 Accreditation no. HERA10033
 Certificate date: 01 Jul 2022
 Drawing Address
 27-29 North Avalon Road
 Avalon Beach, NSW
 2107
www.nathers.gov.au

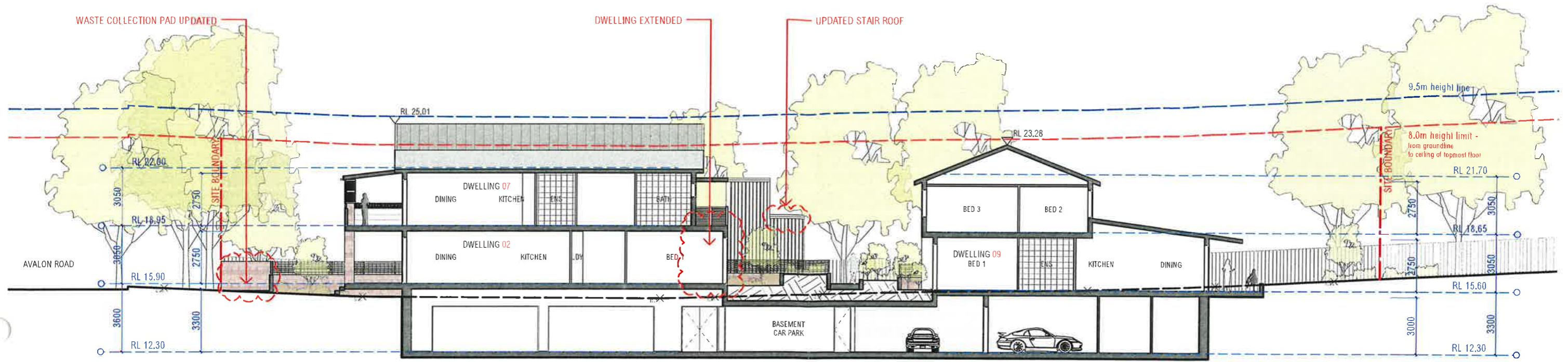
01 ROOF LEVEL
1:200 @ A3

SKYLIGHTS RELOCATED DWELLING EXTENDED DWELLING EXTENDED UPDATED STAIR ROOF DWELLING EXTENDED DWELLING EXTENDED



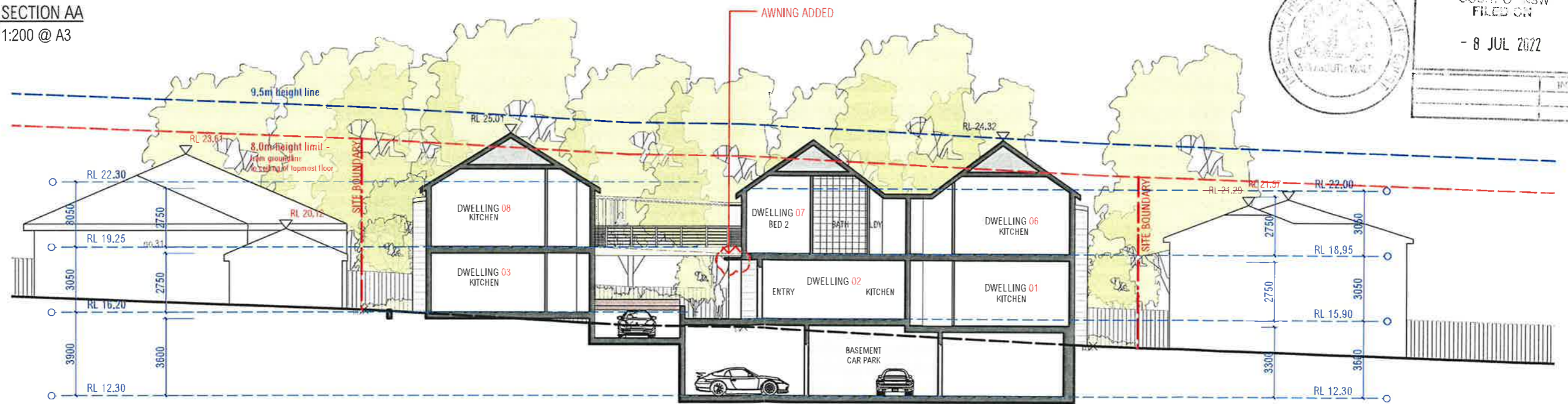
rev	date	amendment	rev	date	amendment	rev	date	amendment
A	25/01/22	issued for information	F	06/03/22	issued for information - minor adjustments	L	16/06/22	issued for information - minor amendments
B	09/02/22	issued for information	G	21/03/22	issued for information			
C	14/02/22	issued for information	H	24/03/22	issued for information - minor adjustments			
D	17/02/22	issued for information - minor adjustments	I	21/04/22	issued for information			
E	07/03/22	issued for information - minor adjustments	J	17/05/22	issued for information			
			K	19/05/22	issued for information			

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 ROOF PLAN	stage S4.55 (8)	project no. 991	dwg no. 110
	for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing FLOOR PLAN	chkd drwn TW IH	date 16/06/22	revision L



01 SECTION AA
1:200 @ A3

LAND AND ENVIRONMENT
COURT OF NSW
FILED ON
- 8 JUL 2022

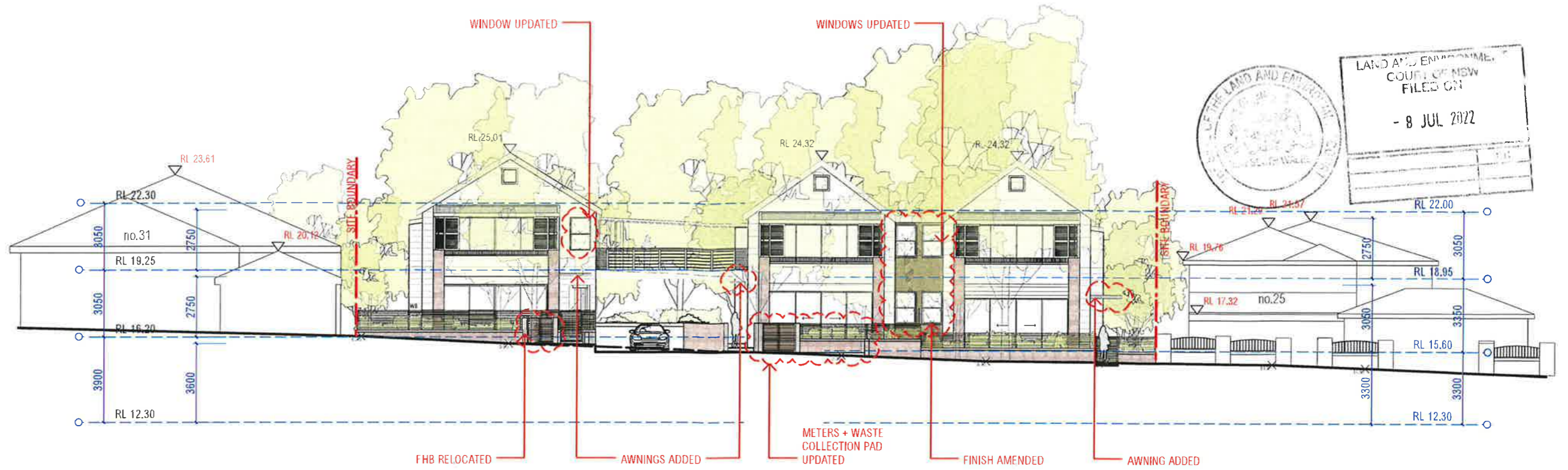


02 SECTION BB
1:200 @ A3

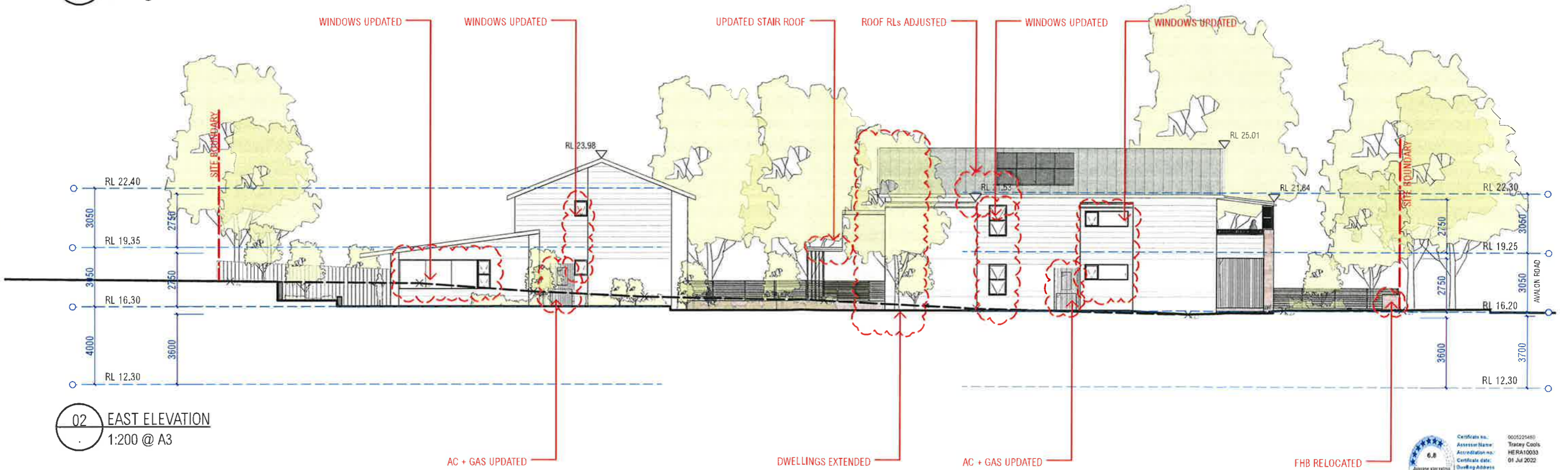
Certificate no. 000525480
Assessor Name Tracey Coole
Accreditation no. MERA00033
Certificate date 01 Jul 2022
Drawing Address:
27-29 North Avalon Road
Avalon Beach, NSW
2107
www.nathers.gov.au

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	09/02/22	issued for information	G	21/03/22	issued for information											
	C	14/02/22	issued for information	H	24/03/22	issued for information											
	D	17/02/22	issued for information - minor adjustments	I	21/04/22	issued for information											
	E	07/03/22	issued for information - minor adjustments														
											ARMADA AVALON PTY LTD	AVALON BEACH	SECTIONS	chkd TW	drwn IH	date 21/04/22	revision 1

MATERIALS + FINISHES LEGEND			
EXTERNAL FINISH	MATERIAL	CODE	REMARKS
EXTERNAL WALLS	MASONRY (AS SPEC)	01-1	
EXTERNAL FINISHES	BRICKWORK (AS SPEC)	01-2	
ROOFING	TILE (AS SPEC)	02-1	
INTERIOR FINISHES	PLASTER (AS SPEC)	03-1	
CEILING	PLASTER (AS SPEC)	03-2	
FLOORING	TILE (AS SPEC)	04-1	
WALLS	PLASTER (AS SPEC)	04-2	
DOORS	WOOD (AS SPEC)	05-1	
WINDOWS	ALUMINIUM (AS SPEC)	06-1	
SCREENS	ALUMINIUM (AS SPEC)	06-2	
GLASS	GLASS (AS SPEC)	06-3	
PAINTS	PAINT (AS SPEC)	07-1	
IRONING	IRONING (AS SPEC)	08-1	
IRONING	IRONING (AS SPEC)	08-2	
IRONING	IRONING (AS SPEC)	08-3	
IRONING	IRONING (AS SPEC)	08-4	
IRONING	IRONING (AS SPEC)	08-5	
IRONING	IRONING (AS SPEC)	08-6	
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IRONING	IRONING (AS SPEC)	08-8	
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IRONING	IRONING (AS SPEC)	08-99	
IRONING	IRONING (AS SPEC)	08-100	



01 NORTH ELEVATION
1:200 @ A3













02 EAST ELEVATION
1:200 @ A3



rev	date	amendment	rev	date	amendment	rev	date	amendment
A	25/01/22	issued for information	F	08/03/22	issued for information			
B	09/02/22	issued for information	G	21/03/22	issued for information			
C	14/02/22	issued for information	H	24/03/22	issued for information			
D	17/02/22	issued for information	I	21/04/22	issued for information			
E	07/03/22	issued for information	J	17/05/22	issued for information			
		minor adjustments	K	18/05/22	issued for information			


	<p>environa studio</p> <p>224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au</p> <p>architects registration number 6239</p>	<p>project: SENIORS LIVING</p> <p>location: 27-29 NORTH AVALON ROAD</p> <p>for/client: ARMADA AVALON PTY LTD</p> <p>al: AVALON BEACH</p>	<p>drawing: NORTH + EAST</p> <p>drawing: ELEVATIONS</p>	<p>stage: S4.55 (6)</p> <p>chkd: TW</p> <p>drwn: IH</p> <p>date: 19/05/22</p>	<p>project no. 991</p> <p>revision: K</p>	<p>dwg no. 130</p>
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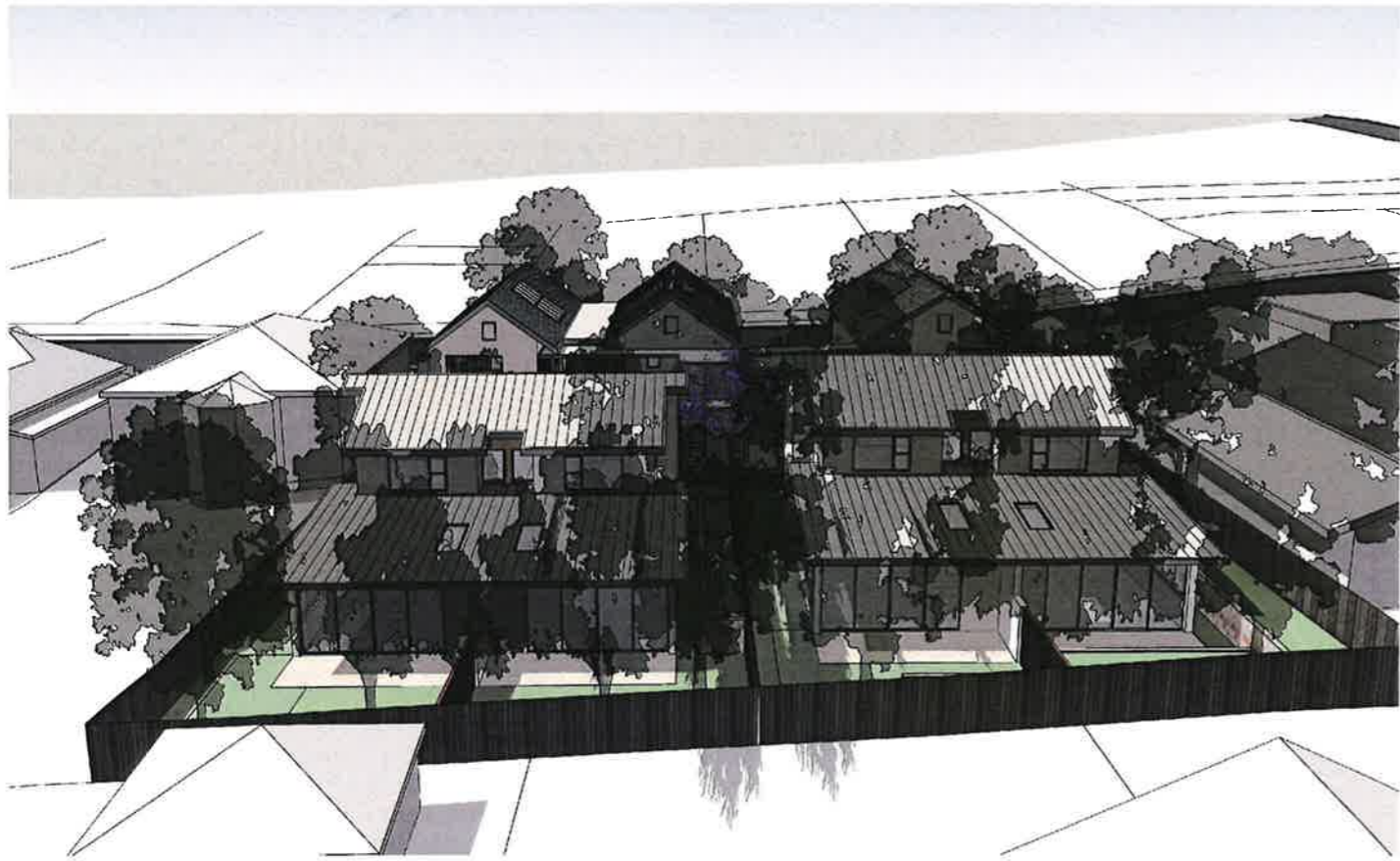
EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	LEGEND ABBREVIATION	EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	LEGEND ABBREVIATION
	WEATHERBOARD OR RENDERED	DULUX 'WHITE DUCK' S16B1	EX-1		SANDSTONE CLADDING	SANDSTONE	SW
	RENDERED	DULUX 'STONY CREEK HALF' S15A4	EX-2		NATURAL TIMBER	'GREY GUM/ SPOTTED GUM'	F
	COLORBOND STEEL	COLORBOND 'SHALE GREY'	CB1		BEAUFORD SANDSTONE (SEALED)	'FLOOR TILE ECO OUTDOOR'	BS
	COLORBOND STEEL	COLORBOND 'SURF MIST'	CB2		PAVERS ON PEDESTALS	SANDSTONE / LIMESTONE	PT
	TIMBER PAINT FINISHED	DULUX 'NATURAL WHITE' 15W/SF1F4	NW		LYON 2 SOLID TIMBER	DULUX 'WHITE EXCHANGE QUARTER' SW1D3	FD



LAND AND ENVIRONMENT COURT OF NSW
FILED ON
- 8 JUL 2022

NATIONWIDE HOUSE
Average star rating: 6.8
Certificate no.: 000029540
Assessor Name: Tracey Coole
Accreditation no.: HERA10033
Certificate date: 01 Jul 2022
Dwelling Address: 27-29 North Avalon Road, Avalon Beach, NSW 2107
www.nsw.gov.au

	notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	enviro studio 224 riley st surry hills 2010 t: 02 9211 0000 W: www.envirostudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing MATERIALS AND FINISHES	stage S4.55 (8)	project no. 991	dwg no. 210
	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	25/01/22	issued for information	F	06/03/22	issued for information -minor adjustments	L	19/05/22	issued for information	for/ client ARMADA AVALON PTY LTD	drawing SCHEDULE	chkd TW	drwn IH	date 19/05/22	revision L	

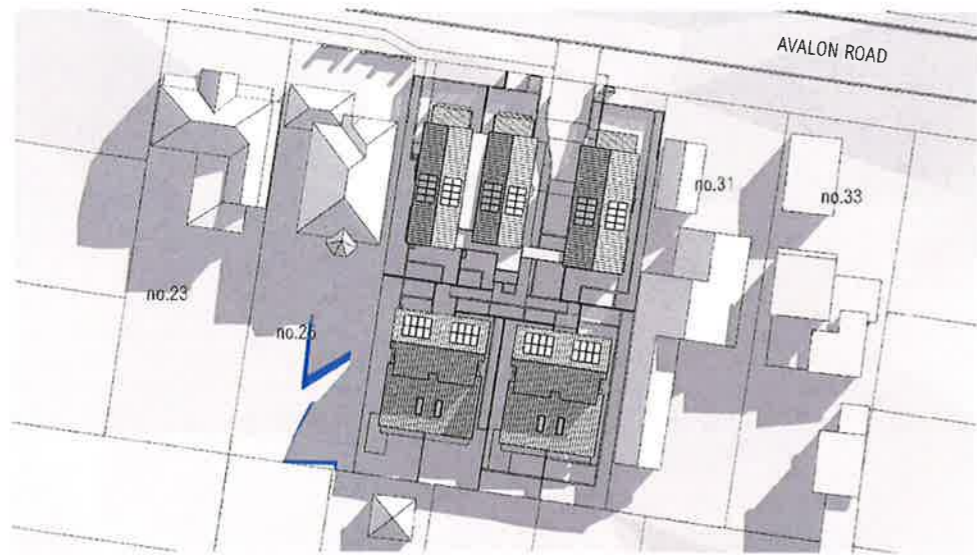


notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	project	location	drawing	stage	project no.	dwg no.	
all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted, use figured dimensions, do not scale drawings, site measure before starting work, refer all discrepancies to the architect.	A	25/01/22	issued for information	F	05/03/22	issued for information -minor adjustments	L	16/06/22	issued for information -minor adjustments	SENIORS LIVING	27-29 NORTH AVALON ROAD	SHEET 2	S4.55 (B)	991	902	
	B	09/02/22	issued for information	G	21/03/22	issued for information	M	21/06/22	issued for information -minor adjustments							
	C	14/02/22	issued for information	H	24/03/22	issued for information -minor adjustments				ARMADA AVALON PTY LTD	AVALON BEACH	PERSPECTIVES	chkd	drwn	date	revision
	D	17/02/22	issued for information -minor adjustments	I	21/04/22	issued for information							TW	IH	21/06/22	M
	E	07/03/22	issued for information -minor adjustments	J	17/05/22	issued for information										
				K	30/05/22	issued for information										
	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239															

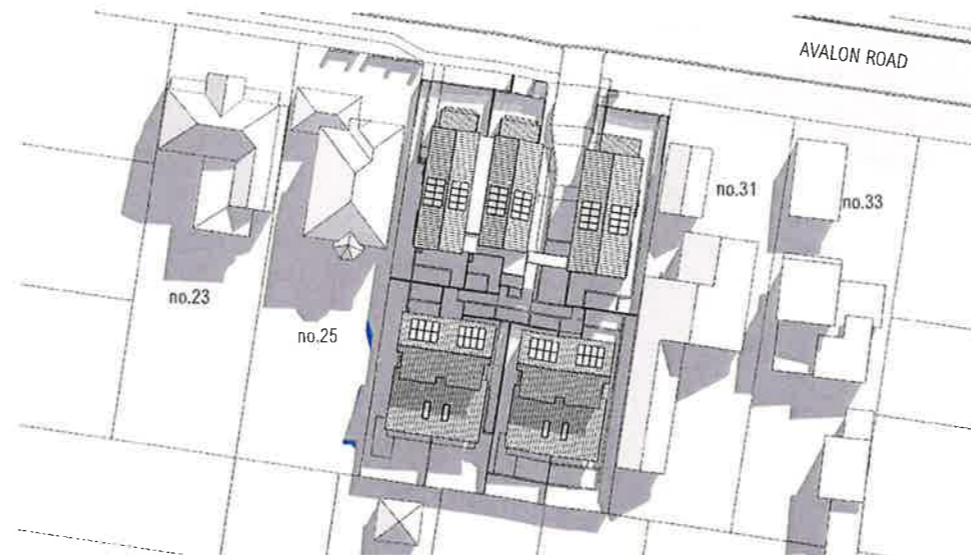


Certificate No. 050025460
 Assessor Name: Tracey Cools
 Accreditation No. HERA10033
 Certificate Date: 01 Jul 2022
 Building Address:
 27-29 North Avalon Road
 Avalon Beach, NSW
 2107
www.nshs.gov.au

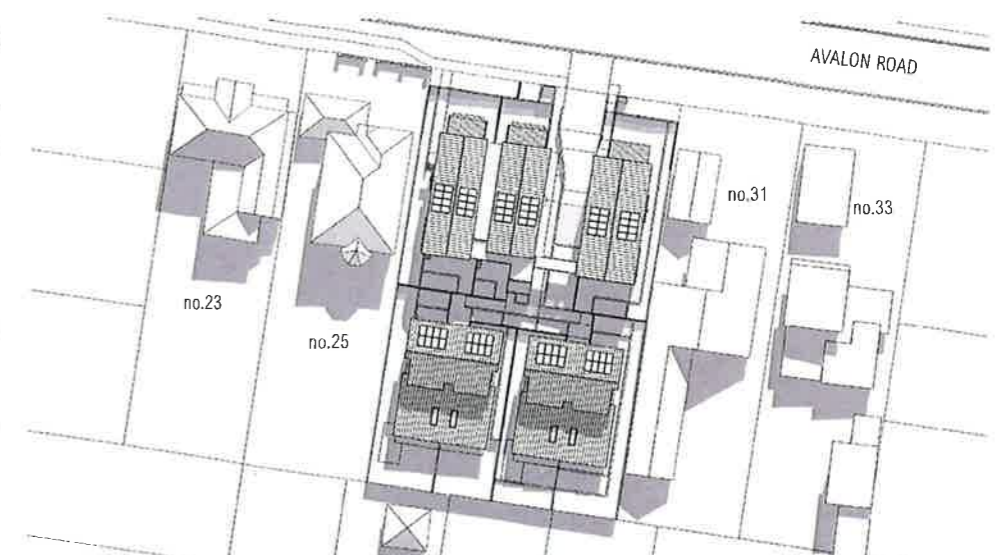
notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	enviro studio	project	location	drawing	stage	project no.	dwg no.	
all work to be carried out in accordance with lra, ssa codes and conditions of council, measurements in mm's unless noted, use figured dimensions, do not scale drawings, site measure before starting work, refer all discrepancies to the architect.	A	25/01/22	issued for information	F	08/03/22	issued for information -minor adjustments	L	16/06/22	issued for information -minor amendments	enviro studio 224 riley st surry hills 2010 t: 02 9211 0000 W: www.envirostudio.com.au architects registration number 6239	SENIORS LIVING client ARMADA AVALON PTY LTD	27-29 NORTH AVALON ROAD at AVALON BEACH	SHEET 3 drawing PERSPECTIVES	S4.55 (8) chkd TW	991 drwn IH	21/06/22 date 21/06/22	M revision M
	B	09/02/22	issued for information	G	21/03/22	issued for information	M	21/06/22	issued for information -minor amendments								
	C	14/02/22	issued for information	H	24/03/22	issued for information -minor adjustments											
	D	17/02/22	issued for information -minor adjustments	I	21/04/22	issued for information											
	E	07/03/22	issued for information -minor adjustments	J	17/05/22	issued for information											
				K	30/05/22	issued for information											



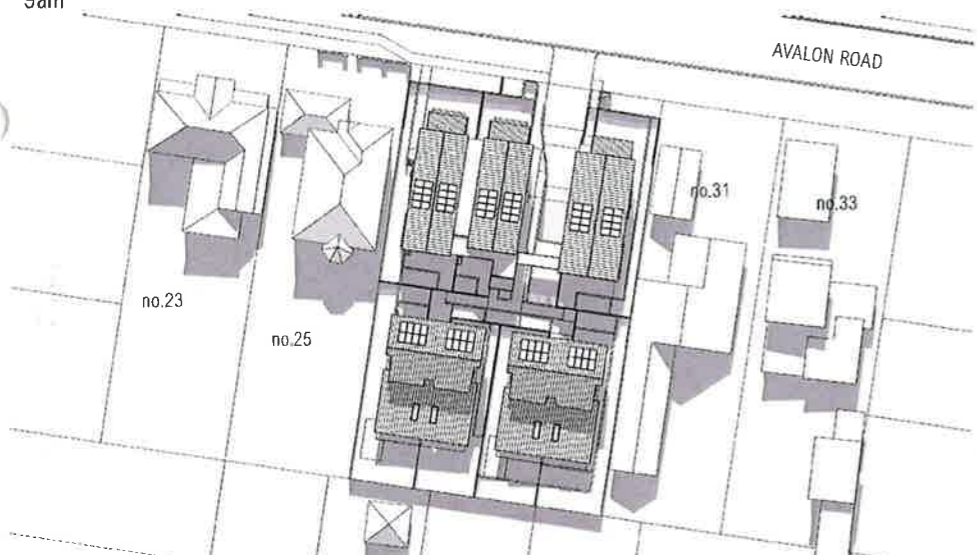
June 21
9am



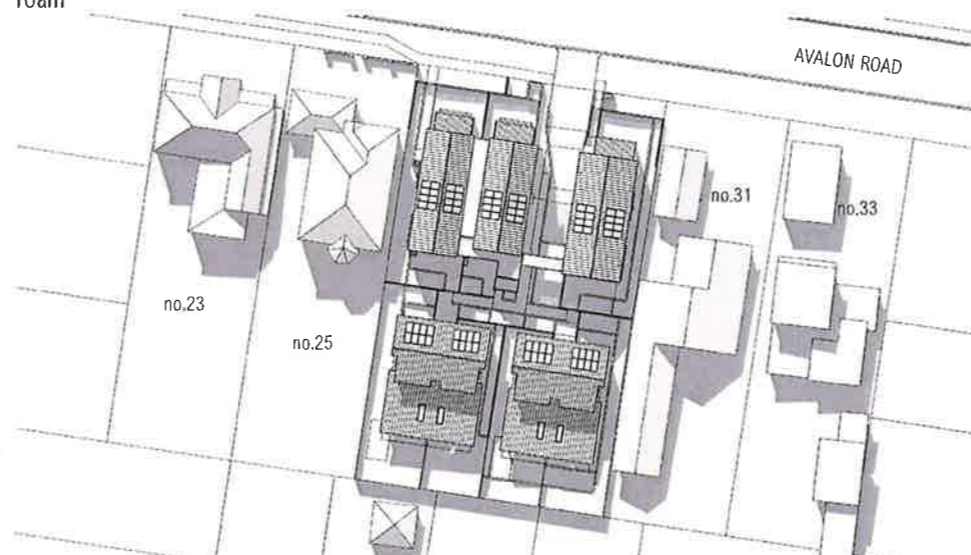
June 21
10am



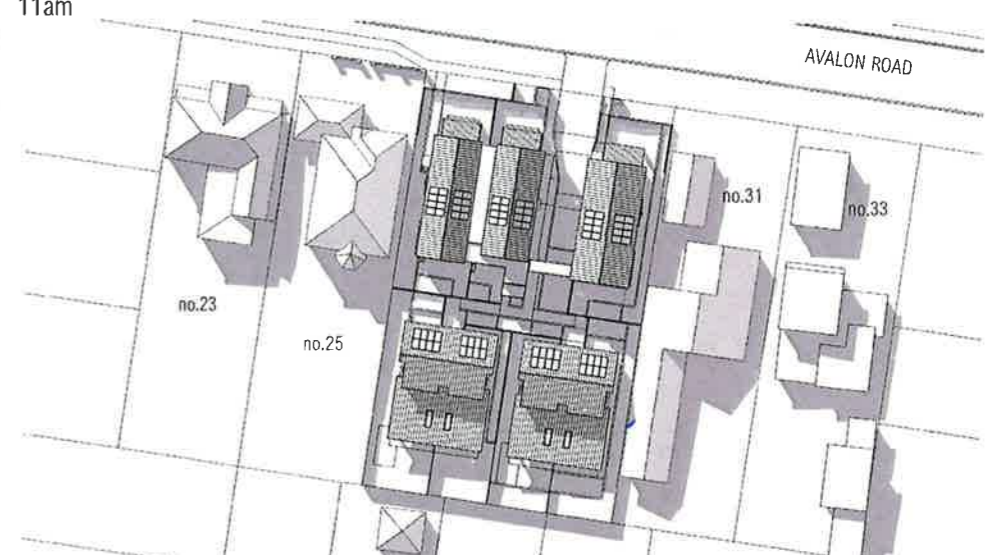
June 21
11am



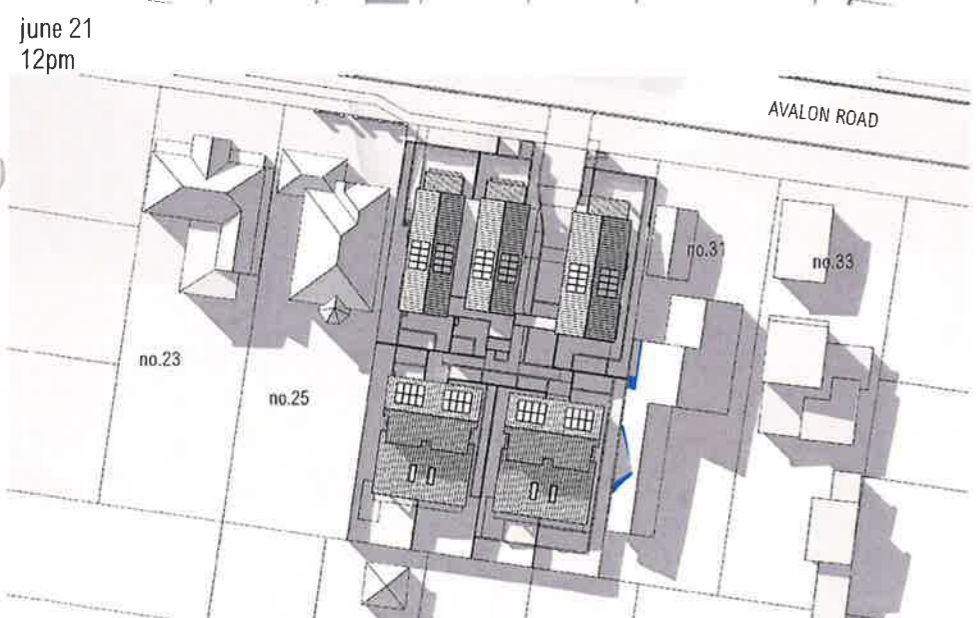
June 21
12pm



June 21
1pm

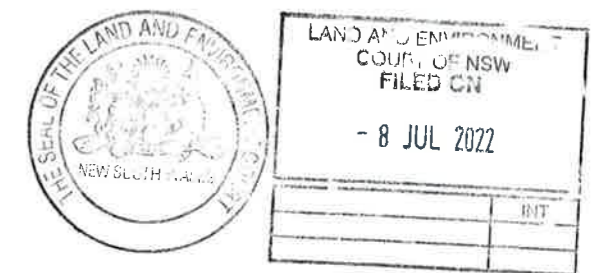


June 21
2pm



June 21
3pm

additional shadow generated by the proposed modifications to the approved 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	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	25/01/22	issued for information	F	08/03/22	issued for information - minor adjustments				environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	SENIORS LIVING	27-29 NORTH AVALON ROAD	JUNE 21st	S4.55 (8)	991	910	
	B	09/02/22	issued for information	G	21/03/22	issued for information - minor adjustments											
	C	14/02/22	issued for information	H	24/03/22	issued for information - minor adjustments											
	D	17/02/22	issued for information - minor adjustments	I	21/04/22	issued for information - minor adjustments											
	E	07/03/22	issued for information - minor adjustments	J	17/05/22	issued for information											
				K	16/06/22	issued for information											
											ARMADA AVALON PTY LTD	at AVALON BEACH	drawing SHADOW DIAGRAMS	chkd TW	drwn IH	date 16/06/22	revision K






september 23
9am



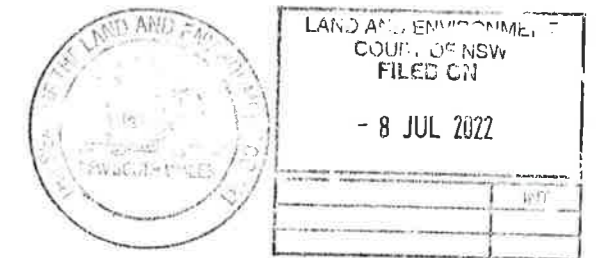
september 23
12pm



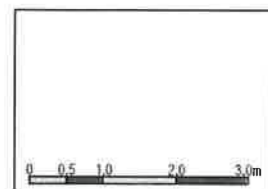
september 23
3pm

 additional shadow generated by the proposed modifications to the approved development

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



Certificate no.: 000225480
Assessor Name: Tracey Cooks
Accreditation no.: HERA10033
Certificate date: 01 Jul 2022
Dwelling Address: 27-29 North Avalon Road
Avalon Beach, NSW
2107
www.aalibns.gov.au



notes	rev	date	amendment	rev	date	amendment	rev	date	amendment
all work to be carried out in accordance with lca, ssa 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	25/01/22	issued for information	F	06/03/22	issued for information			
	B	09/02/22	issued for information			-minor adjustments			
	C	14/02/22	issued for information	G	21/03/22	issued for information			
	D	17/02/22	issued for information	H	24/03/22	issued for information			
			-minor adjustments			-minor adjustments			
	E	07/03/22	issued for information	I	21/04/22	issued for information			
			-minor adjustments	J	17/05/22	issued for information			
			-minor adjustments	K	16/06/22	issued for information			

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.
	SENIORS LIVING	27-29 NORTH AVALON ROAD	SEPT 23rd	S4.55 (8)	991	911
client	at	drawing	chkd	drwn	date	revision
ARMADA AVALON PTY LTD	AVALON BEACH	SHADOW DIAGRAMS	TW	IH	16/06/22	K



december 21
9am

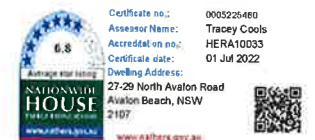


december 21
12pm



december 21
3pm

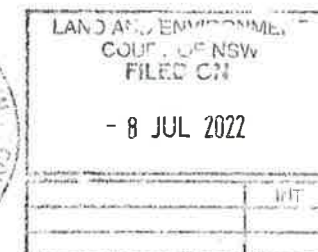
additional shadow generated by the proposed modifications to the approved development



*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	project	location	drawing	stage	project no.	dwg no.																																																							
all work to be carried out in accordance with bca, ssa 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	25/01/22	issued for information	F	08/03/22	issued for information				environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	SENIORS LIVING	27-29 NORTH AVALON ROAD	DEC 21st	S4.55 (8)	991	912																																																							
	B	09/02/22	issued for information	G	21/03/22	issued for information											for/client ARMADA AVALON PTY LTD	AVALON BEACH	SHADOW DIAGRAMS	chkd TW	dwn IH	date 16/06/22	revision K																																																
	C	14/02/22	issued for information	H	24/03/22	issued for information																		drawing SHADOW DIAGRAMS	drawing SHADOW DIAGRAMS	chkd TW	dwn IH	date 16/06/22	revision K																																										
	D	17/02/22	issued for information	I	21/04/22	issued for information																								drawing SHADOW DIAGRAMS	drawing SHADOW DIAGRAMS	chkd TW	dwn IH	date 16/06/22	revision K																																				
	E	07/03/22	issued for information	J	17/05/22	issued for information																														drawing SHADOW DIAGRAMS	drawing SHADOW DIAGRAMS	chkd TW	dwn IH	date 16/06/22	revision K																														
					K	16/06/22	issued for information																																			drawing SHADOW DIAGRAMS	drawing SHADOW DIAGRAMS	chkd TW	dwn IH	date 16/06/22	revision K																								
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									drawing SHADOW DIAGRAMS	drawing SHADOW DIAGRAMS	chkd TW	dwn IH	date 16/06/22	revision K																																																									

BASIX thermal comfort inclusions – 27-29 North Avalon Road	
Floors	Suspended concrete slab above carpark with R0.9 insulation (insulation only value) Concrete slab on ground – no insulation required Concrete floor between levels, no insulation required R0.9 insulation (insulation only value) where open sub floor is below
Walls	External walls: Lightweight weatherboard cladding on framed construction with R2.5 insulation (insulation only value) External Colour: Light (SA<0.475) Walls within dwellings Plasterboard on studs – no insulation Plasterboard on studs with R2.0 insulation between Garage and internal stair walls to units 4, 5, 9 and 10
Glazing	Aluminium framed, low-e single glazing to units 4, 5, 8, 9 and 10 (as per assessor's certificate) Group A – awning windows U-value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%) Group B – sliding doors/windows + double hung + fixed glazing U-value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%) Aluminium framed single clear glazing elsewhere (units 1, 2, 3, 6 and 7): Group A – awning windows U-value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%) Group B – sliding doors/windows + double hung + fixed glazing U-value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%) Given values are AFRC total window system values (glass and frame)
Ceilings	Plasterboard ceiling with R3.0 insulation (insulation only value) where roof is over Plasterboard ceiling with R1.5 insulation (insulation only value) to Garage ceiling where habitable rooms are above Plasterboard ceiling, no insulation where neighbouring units are above Sealed LED downlights at a maximum of one every 2.5m ²
Roof	Metal roof with foil backed blanket (R _a 1.3 and R _i 1.3) External Colour: Light (SA <0.475)
Floor Coverings	Tiles to wet areas; timber elsewhere.
BASIX water inclusions	
Rainwater tank	Tank size: 8,000L Collecting from 860m ² roof area Connected to outdoor tap for irrigation of landscaping common and private gardens
BASIX energy inclusions	
Hot water system	Individual gas instantaneous (6 stars)
Alternative energy	Photovoltaic system with a minimum output of 6.5kW



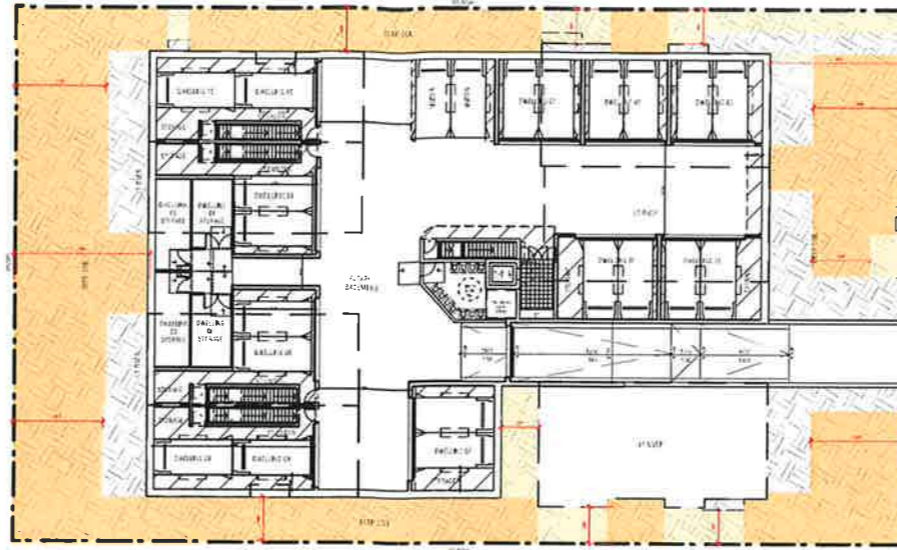
Certificate no.: 000225480
Assessor Name: Tracey Cools
Accreditation no.: HERA10033
Certificate date: 01 Jul 2022
Dwelling Address: 27-29 North Avalon Road
Avalon Beach, NSW
2107
www.nationalhouse.com.au

notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	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	25/01/22	issued for information	F	28/03/22	issued for information -minor adjustments	L	24/07/22	issued for information - minor amendments	enviro studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.envirostudio.com.au architects registration number 6239	SENIORS LIVING	27-29 NORTH AVALON ROAD	BASIX COMMITMENTS	S4.55 (8)	991	930	
	B	09/02/22	issued for information	G	21/03/22	issued for information											
	C	14/02/22	issued for information	H	24/03/22	issued for information -minor adjustments											
	D	17/02/22	issued for information -minor adjustments	I	21/04/22	issued for information											
	E	07/03/22	issued for information -minor adjustments	J	17/05/22	issued for information											
				K	30/05/22	issued for information											

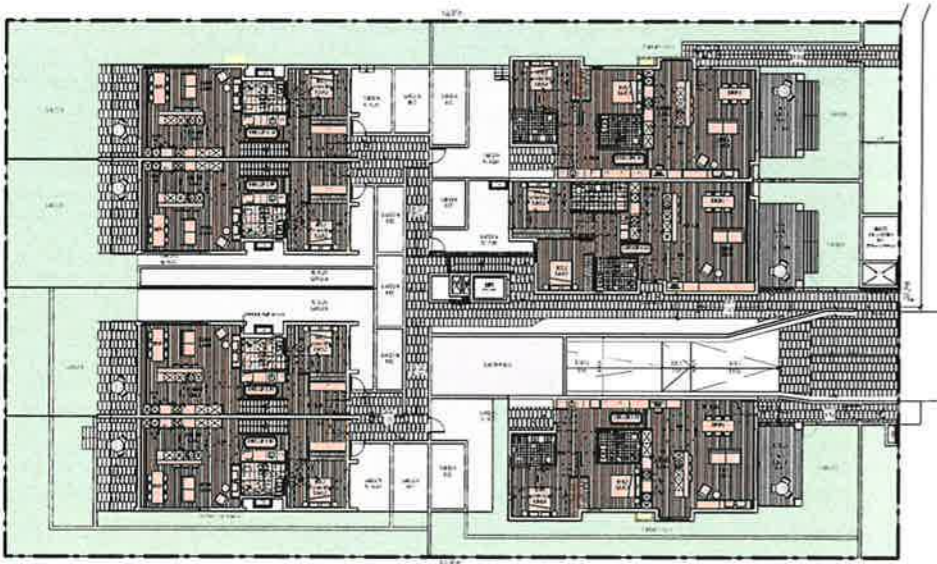




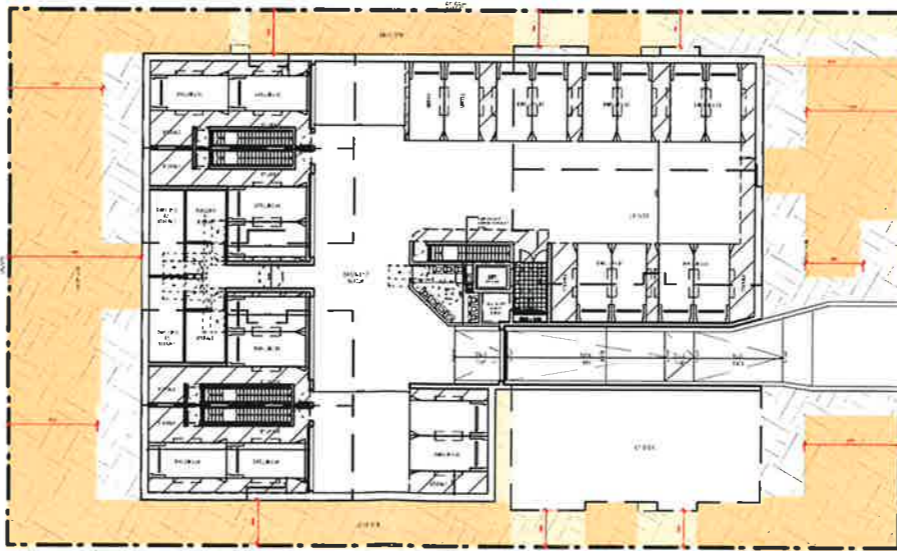
01 LEVEL 1 - APPROVED
1:500 @ A3



02 DEEP SOIL - APPROVED
1:500 @ A3



03 LEVEL 1 - PROPOSED
1:500 @ A3



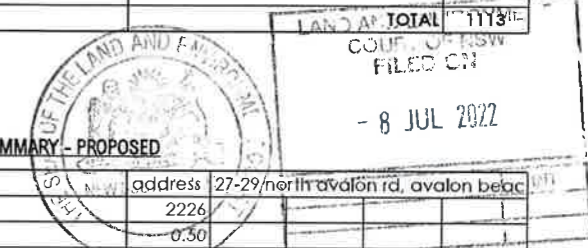
04 DEEP SOIL - PROPOSED
1:500 @ A3

AREA CALCULATION SUMMARY - APPROVED

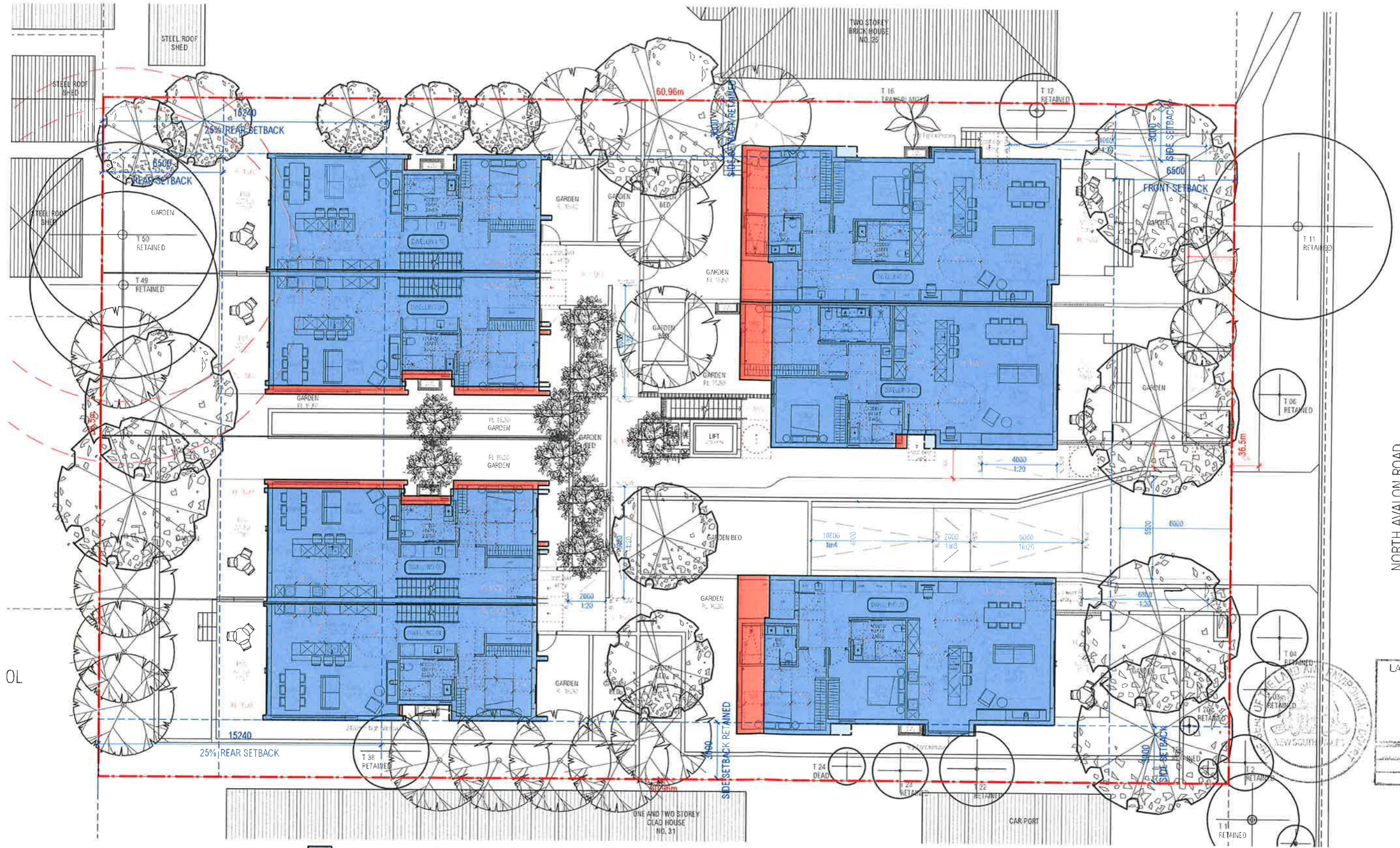
SITE:	address	27-29 north avalon rd, avalon beach			
SITE AREA		2226			
FSR control		0.50			
FSR control area		1113			
AREAS	required	%	proposed	%	
APPROVED					
Level 1			647		
Level 2			466		
			TOTAL	1113	
landscape	668	30 min.	708	31.806	
HWTs + heat pumps + FHB			6		
TOTAL landscape	668	30 min.	702	31.536	
TOTAL deep soil	334	15 min.	618	27.763	
DWELLING NO	INTERNAL AREA sqm				
APPROVED					
Dwelling 01			110.6		
Dwelling 02			111.7		
Dwelling 03			108.4		
Dwelling 04			114.1		
Dwelling 05			114.1		
Dwelling 06			110.6		
Dwelling 07			106.6		
Dwelling 08			108.4		
Dwelling 09			114.1		
Dwelling 10			114.4		
			TOTAL	1113	

AREA CALCULATION SUMMARY - PROPOSED

SITE:	address	27-29/north avalon rd, avalon beach			
SITE AREA		2226			
FSR control		0.50			
FSR control area		1113			
AREAS	required	%	proposed	%	
PROPOSED					
Level 1			688.5		
Level 2			514.9		
			TOTAL	1203.4	
landscape	668	30 min.	691.7	31.074	
HWTs + heat pumps + FHB			2.3		
TOTAL landscape	668	30 min.	689.4	30.97	
TOTAL deep soil	334	15 min.	609.7	27.39	
DWELLING NO	INTERNAL AREA sqm				
PROPOSED					
Dwelling 01			120.1		
Dwelling 02			115.6		
Dwelling 03			120.6		
Dwelling 04			124.7		
Dwelling 05			124.7		
Dwelling 06			120.1		
Dwelling 07			107.6		
Dwelling 08			120.6		
Dwelling 09			124.7		
Dwelling 10			124.7		
			TOTAL	1203.4	



	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 AREA CALCULATION COMPARISON (excluding landscape over basement)	stage S4.55 (B)	project no. 991	dwg no. 982
	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	25/01/22	issued for information	F	08/03/22	issued for information -minor adjustments	K	21/05/22	issued for information -minor adjustments							



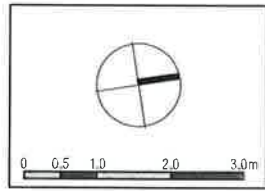
NORTH AVALON ROAD

LAND AND ENVIRONMENTAL COURT OF NSW
FILED ON
8 JUL 2022

DA OUTLINE - LEVEL 1
1:200 @ A3

- APPROVED AREA
- ADDITIONAL PROPOSED AREA
- REDUCED APPROVED AREA


 Certificate no. 0006225463
 Assessor Name: Tracey Cooks
 Accreditation no. HERA10033
 Certificate date: 01 Jul 2022
 Dwg. Address:
 27-29 North Avalon Road
 Avalon Beach, NSW
 2107
www.nathens.gov.au



notes	rev	date	amendment	rev	date	amendment	rev	date	amendment
all work to be carried out in accordance with lca, ssa 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	25/01/22	issued for information	F	08/03/22	issued for information	L	21/06/22	issued for information
	B	09/02/22	issued for information			-minor adjustments			-minor adjustments
	C	14/02/22	issued for information	G	21/03/22	issued for information			
	D	17/02/22	issued for information	H	24/03/22	issued for information			
			-minor adjustments			-minor adjustments			
	E	07/03/22	issued for information	I	21/04/22	issued for information			
			-minor adjustments	J	17/05/22	issued for information			
			-minor adjustments	K	16/06/22	issued for information			

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 DA AREA OUTLINES - LEVEL 1	stage \$4.55 (8)	project no. 991	dwg no. 985
	for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing FLOOR PLAN	chkd TW	drwn IH	date 21/06/22



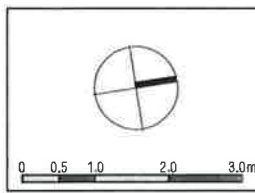
LAND AND ENVIRONMENTAL COURT OF NSW
FILED ON
- 8 JUL 2022

NORTH AVALON ROAD

DA OUTLINE - LEVEL 2
1:200 @ A3

- APPROVED AREA
- ADDITIONAL PROPOSED AREA
- REDUCED APPROVED AREA

Certificate no.: 0005225480
 Assessor Name: Tracey Coops
 Accreditation no.: HERA10033
 Certificate date: 01 Jul 2022
 Dwelling Address: 27-29 North Avalon Road, Avalon Beach, NSW 2107



notes	rev	date	amendment	rev	date	amendment	rev	date	amendment
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	25/01/22	issued for information	F	08/03/22	issued for information -minor adjustments	L	21/06/22	issued for information -minor adjustments
	B	09/02/22	issued for information	G	21/03/22	issued for information			
	C	14/02/22	issued for information	H	24/03/22	issued for information -minor adjustments			
	D	17/02/22	issued for information -minor adjustments	I	21/04/22	issued for information			
	E	07/03/22	issued for information -minor adjustments	J	17/05/22	issued for information			
				K	16/06/22	issued for information			

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 DA AREA OUTLINES - LEVEL 2	stage S4.55 (8)	project no. 991	dwg no. 986
	for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing FLOOR PLAN	chkd TW	drwn IH	date 21/06/22