

DEVELOPMENT APPLICATION FOR NEW SENIORS LIVING DEVELOPMENT

25-27 KEVIN AVENUE AVALON BEACH NSW 2107

DEVELOPMENT APPLICATION DRAWING LIST

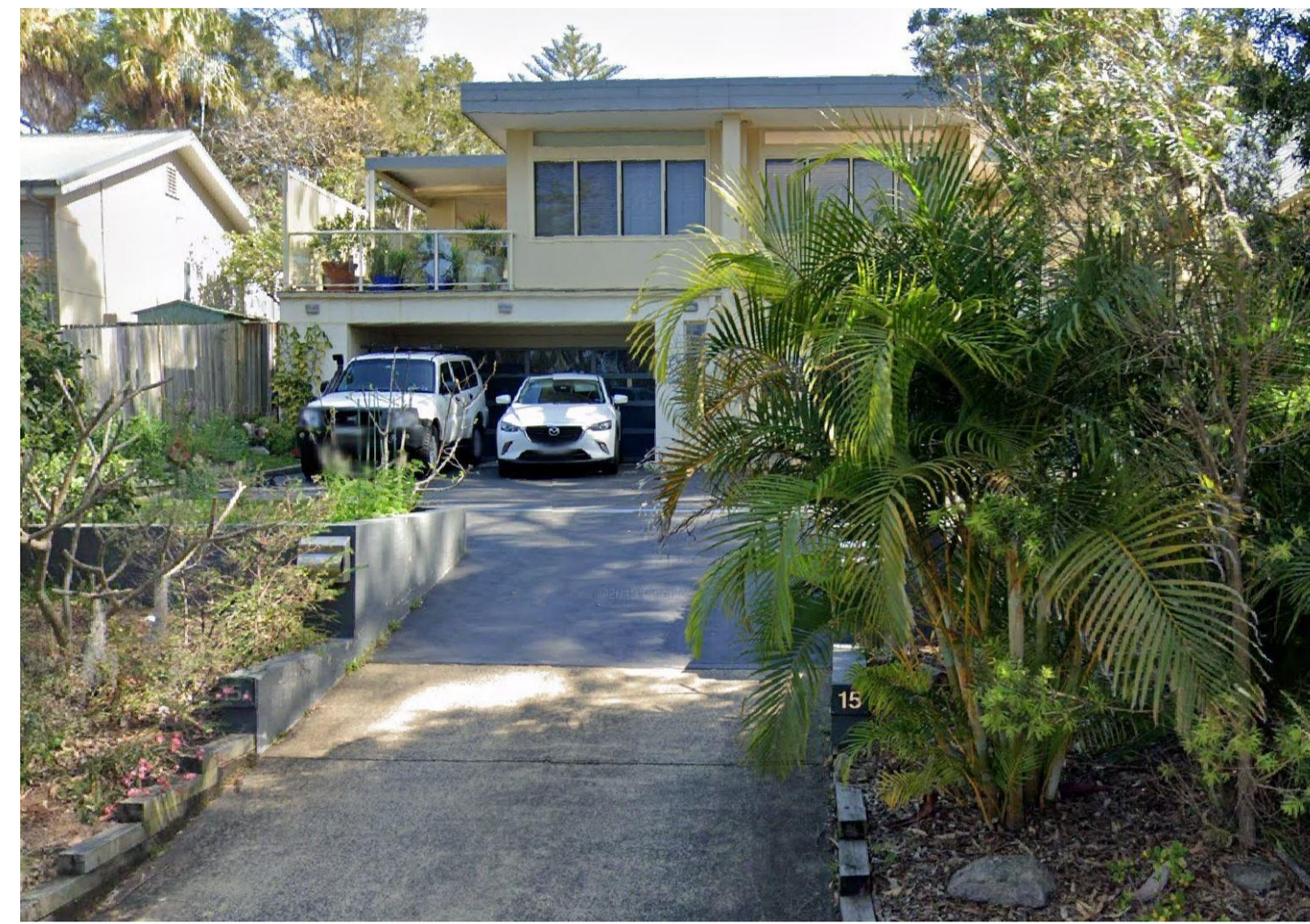
No:	Drawing Name
A.01	COVER PAGE
A.02	SITE ANALYSIS PLAN
A.03	SITE PLAN
A.04	BASEMENT
A.05	GROUND FLOOR PLAN
A.06	LEVEL 01 PLAN
A.07	LEVEL 02 PLAN
A.08	SECTIONS
A.09	ELEVATIONS 01
A.10	ELEVATIONS 02
A.11	ELEVATIONS 03
A.12	SHADOW DIAGRAMS
A.13	SOLAR ACCESS PLANS
A.14	AREA CALCULATIONS
A.15	3D VIEWS



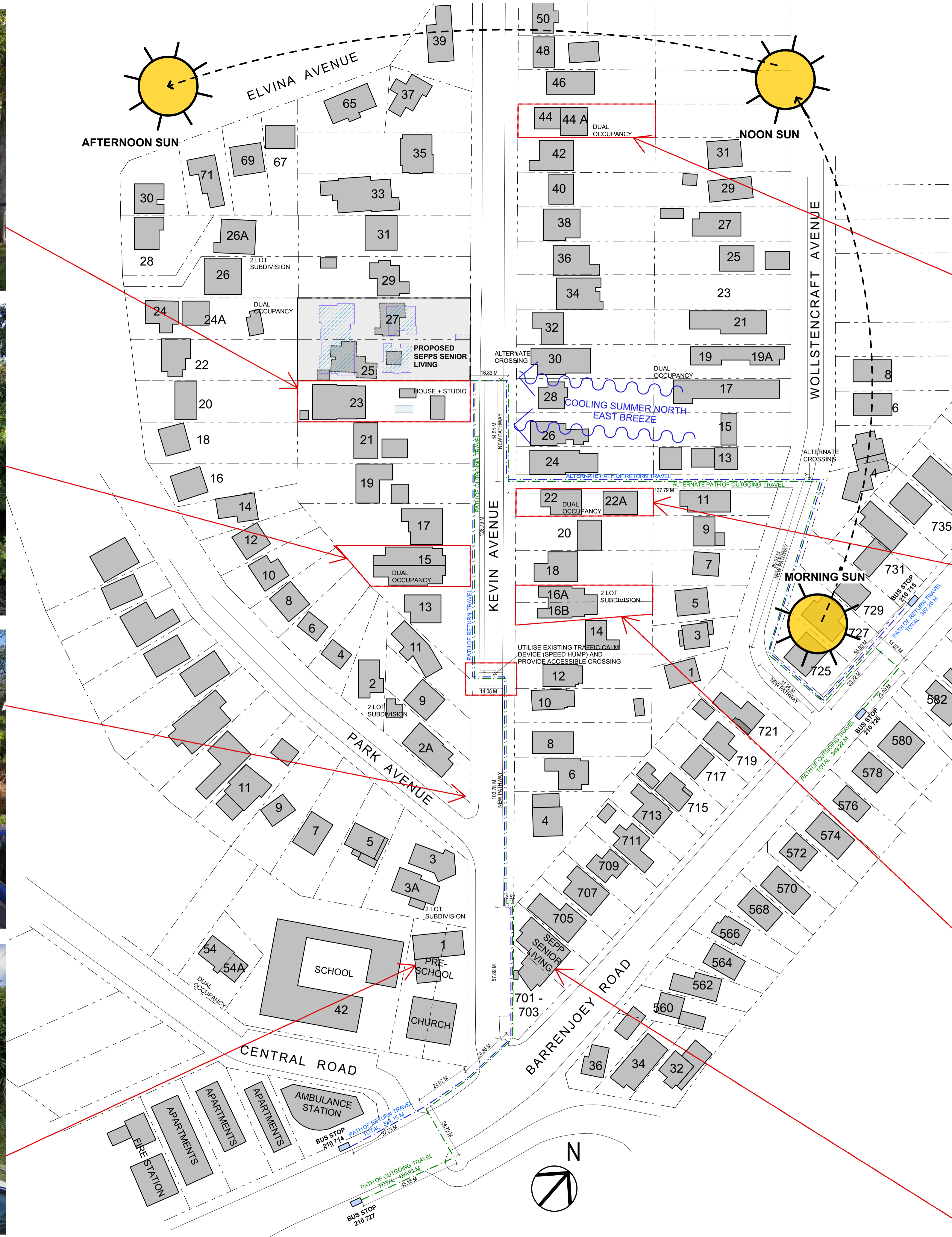
FRONT VIEW AERIAL 01



STREET ENTRY 01



PRE SCHOOL
1 Kevin Ave, Avalon Beach



DUAL OCCUPANCY
44-44A Kevin Ave, Avalon Beach



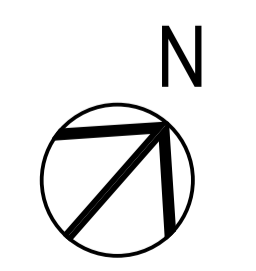
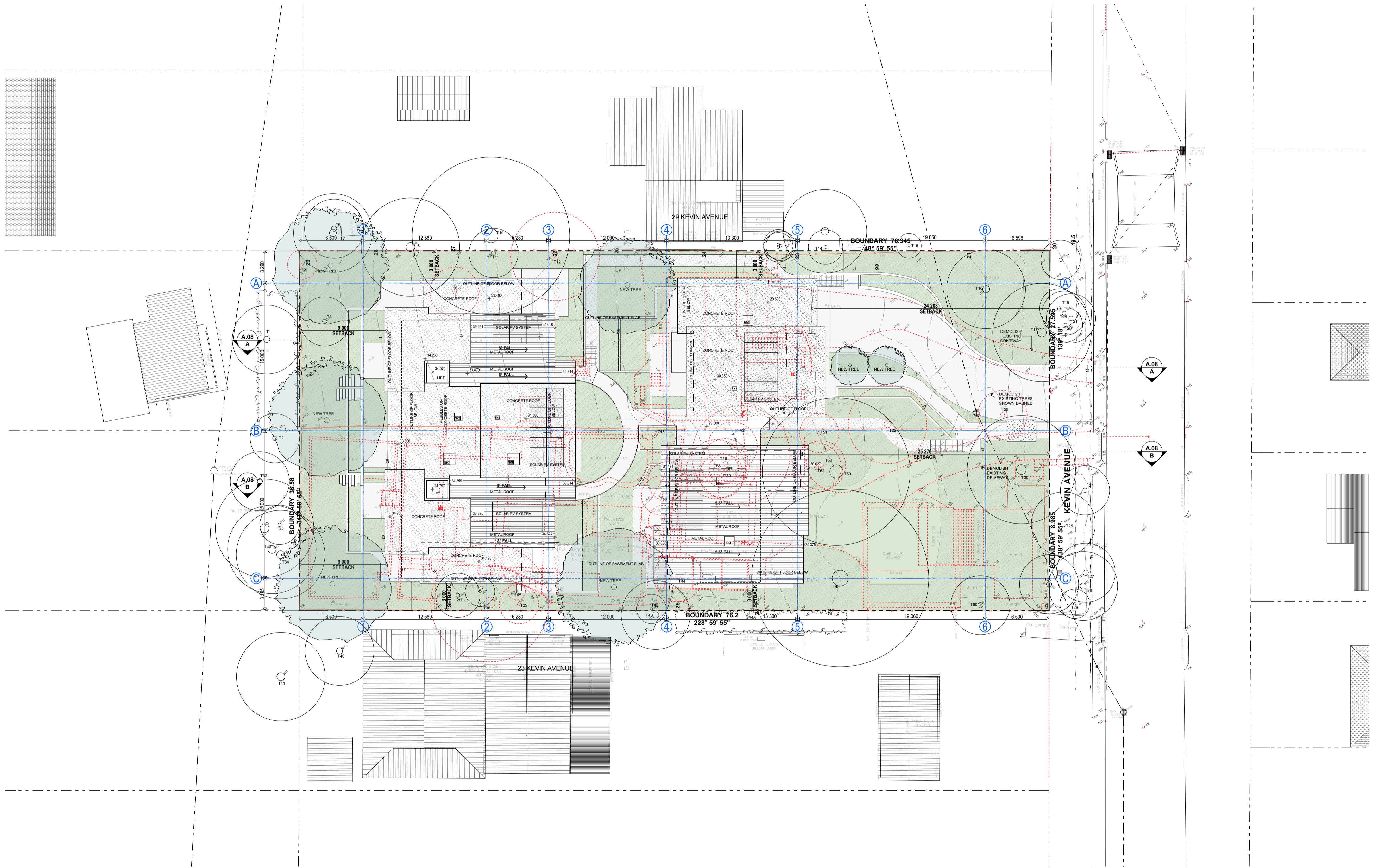
DUAL OCCUPANCY
22-22A Kevin Ave, Avalon Beach

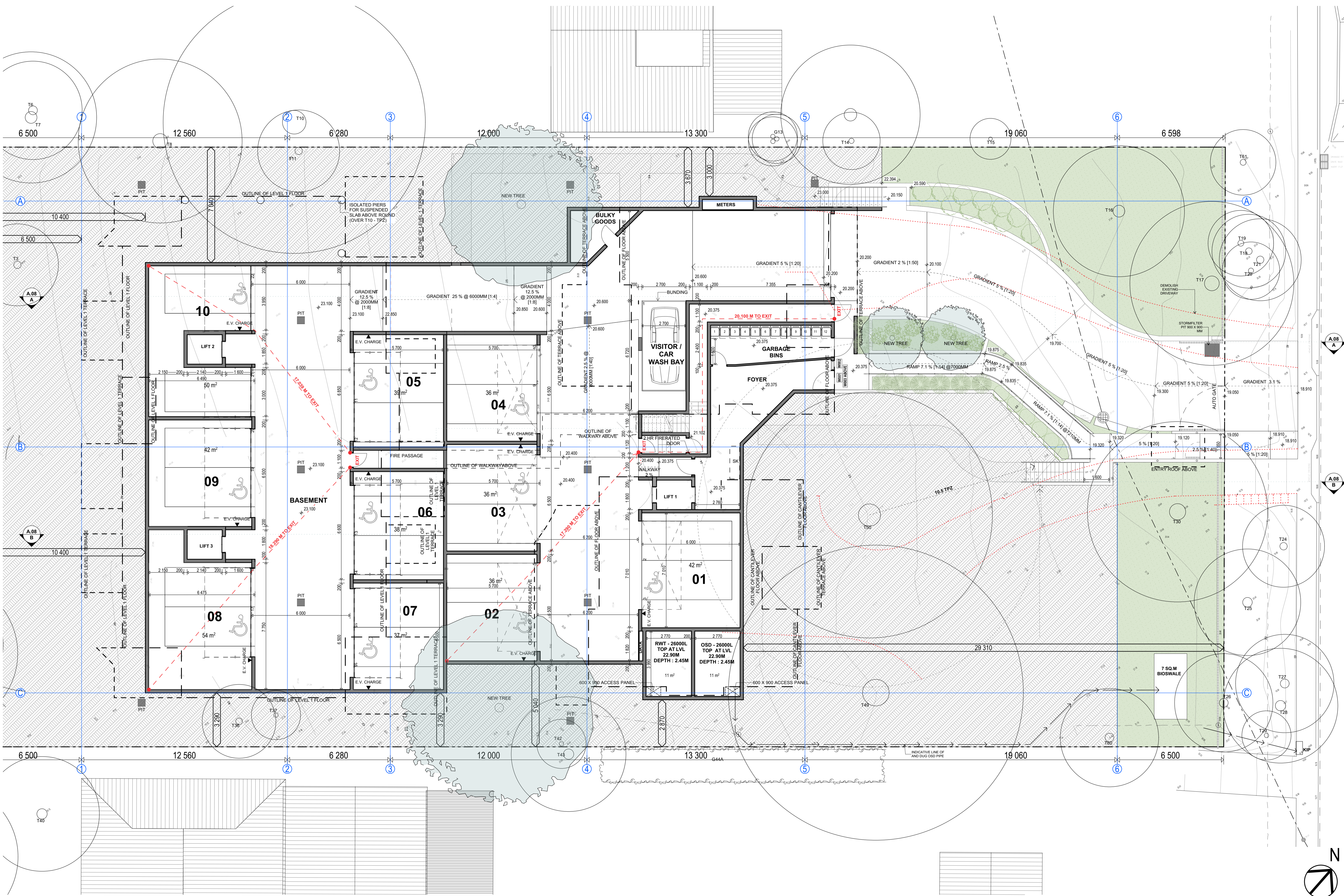


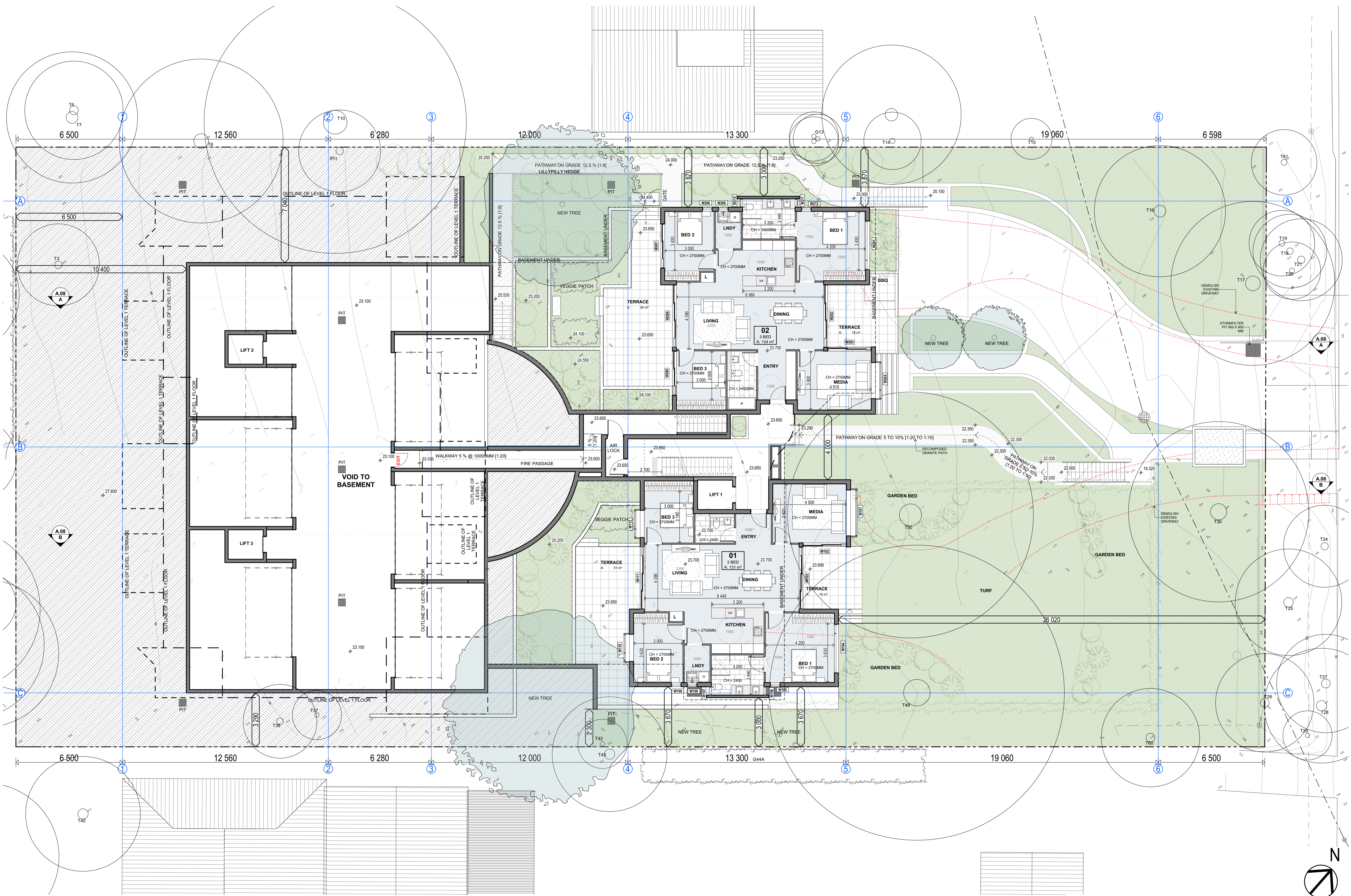
DUAL OCCUPANCY
16A-16B Kevin Ave, Avalon Beach



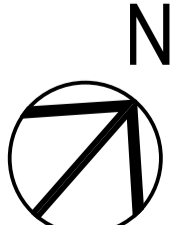
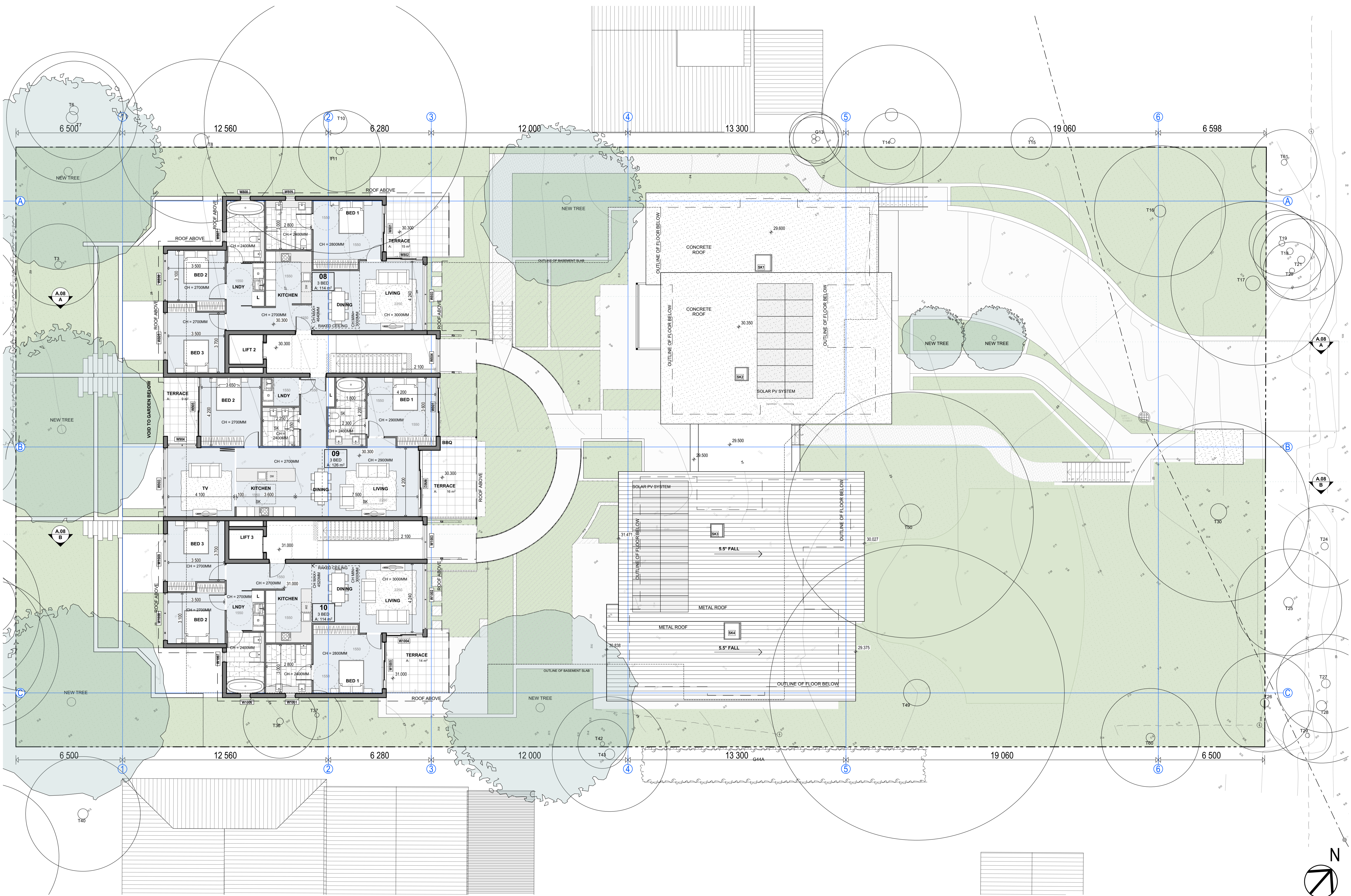
SEPP'S SENIOR LIVING
701-703 Barenjoey Rd, Avalon Beach

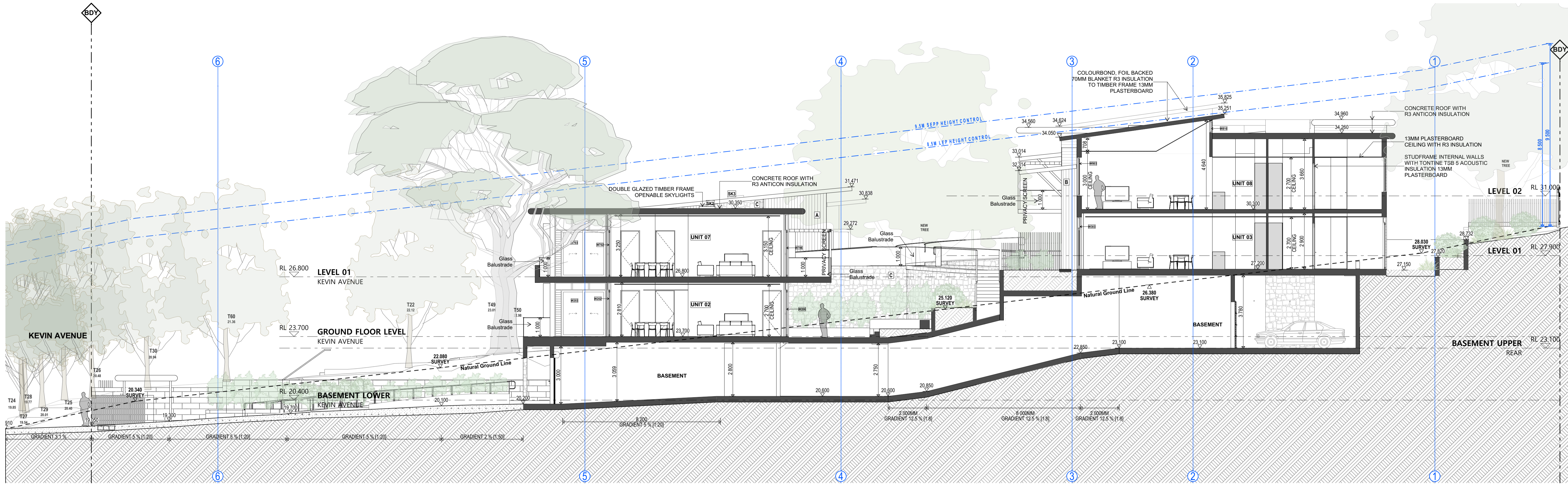






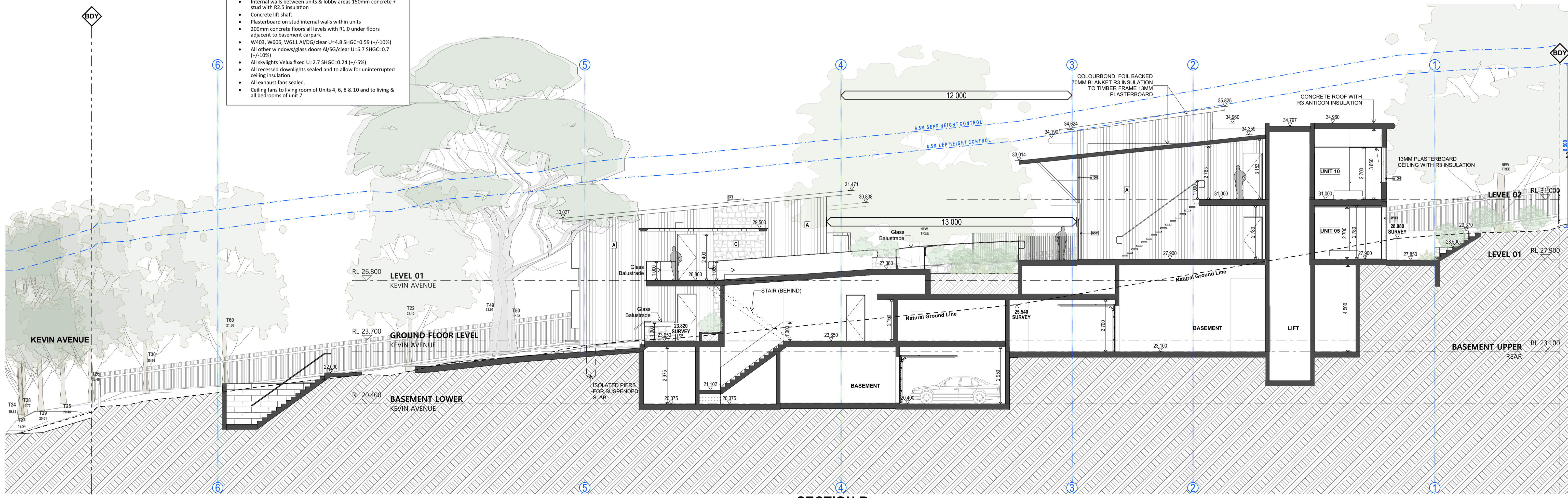
Issue Date	Rev	Description	Drawn	Checked
23/10/2023	A	DA	AK	SG



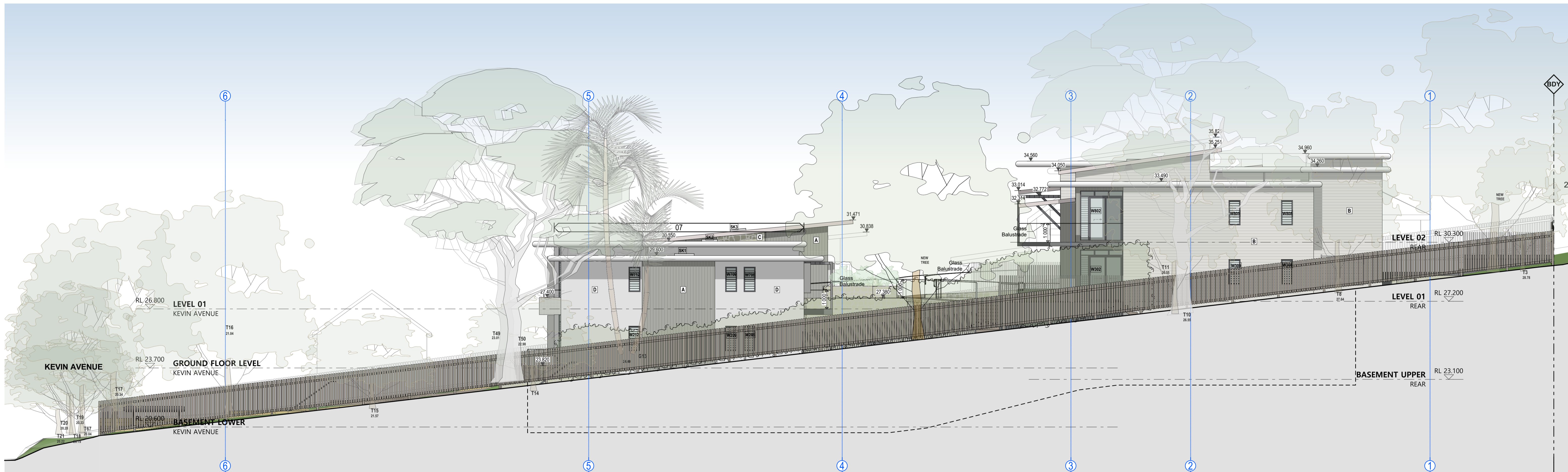


SECTION A

- BASIX NOTES**
- Metal roof to include 70mm foil lined blanket.
 - R3.0 insulation to ceilings adjacent to metal & concrete roof
 - External walls weatherboard clad & AFS/rendered + stud with R2.5 insulation.
 - Internal walls between units & lobby areas 150mm concrete + stud with R2.5 insulation
 - Concrete lift shaft
 - Plasterboard on stud internal walls within units
 - 200mm concrete floors all levels with R1.0 under floors adjacent to basement carpark
 - W403, W606, W611 AI/DG/clear U=4.8 SHGC=0.59 (+/-10%)
 - All other windows/glass doors AI/SG/clear U=6.7 SHGC=0.7 (+/-10%)
 - All skylights Velux fixed U=2.7 SHGC=0.24 (+/-5%)
 - All recessed downlights sealed and to allow for uninterrupted ceiling insulation.
 - All exhaust fans sealed.
 - Ceiling fans to living room of Units 4, 6, 8 & 10 and to living & all bedrooms of unit 7.



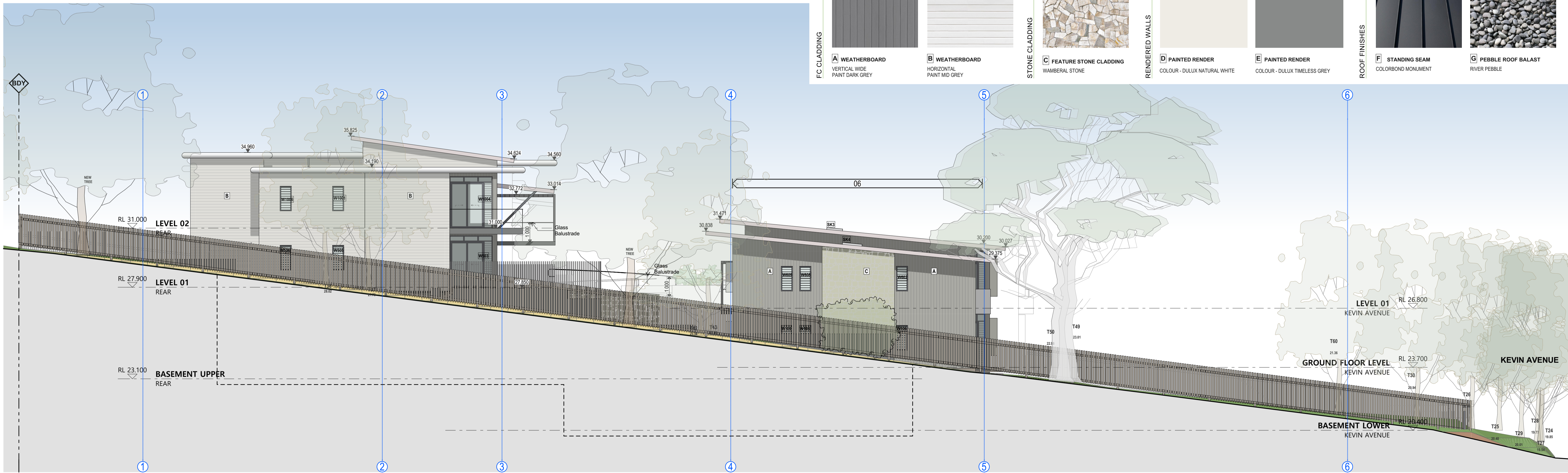
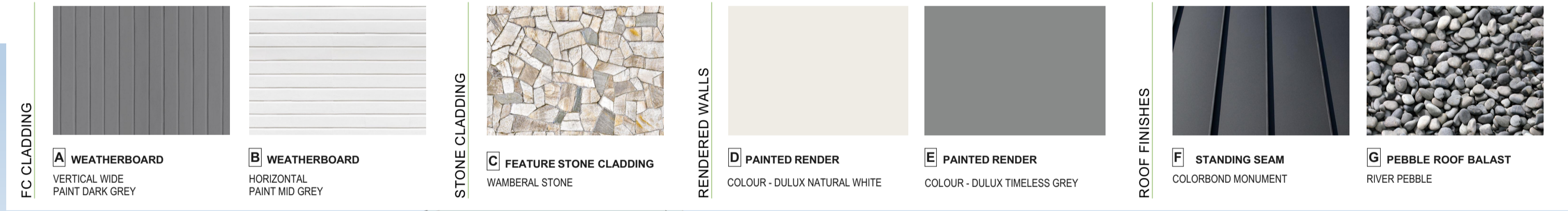
SECTION B



NORTH WEST ELEVATION

EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY



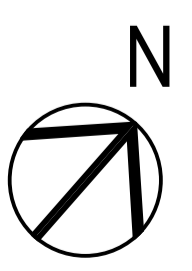
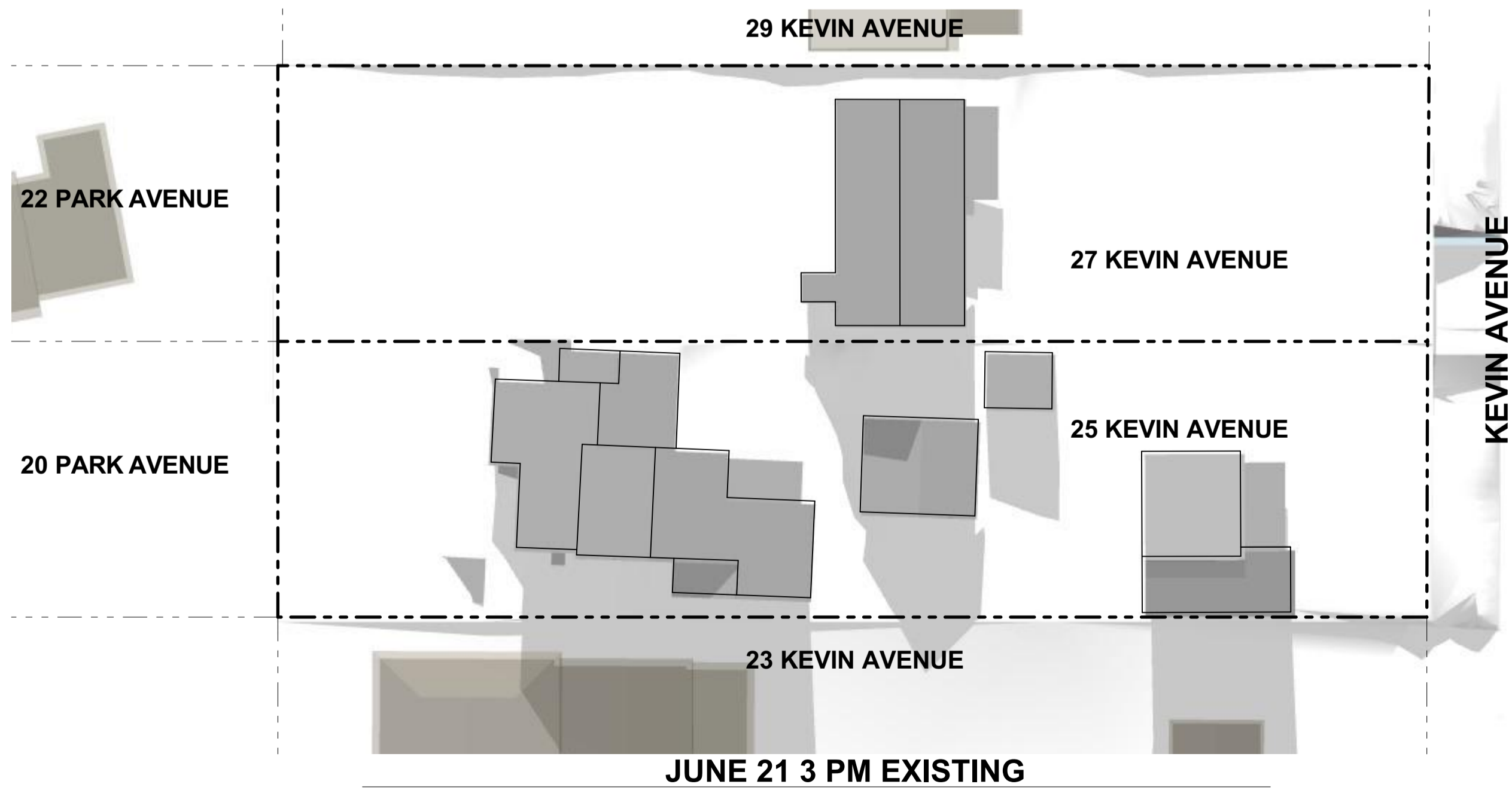
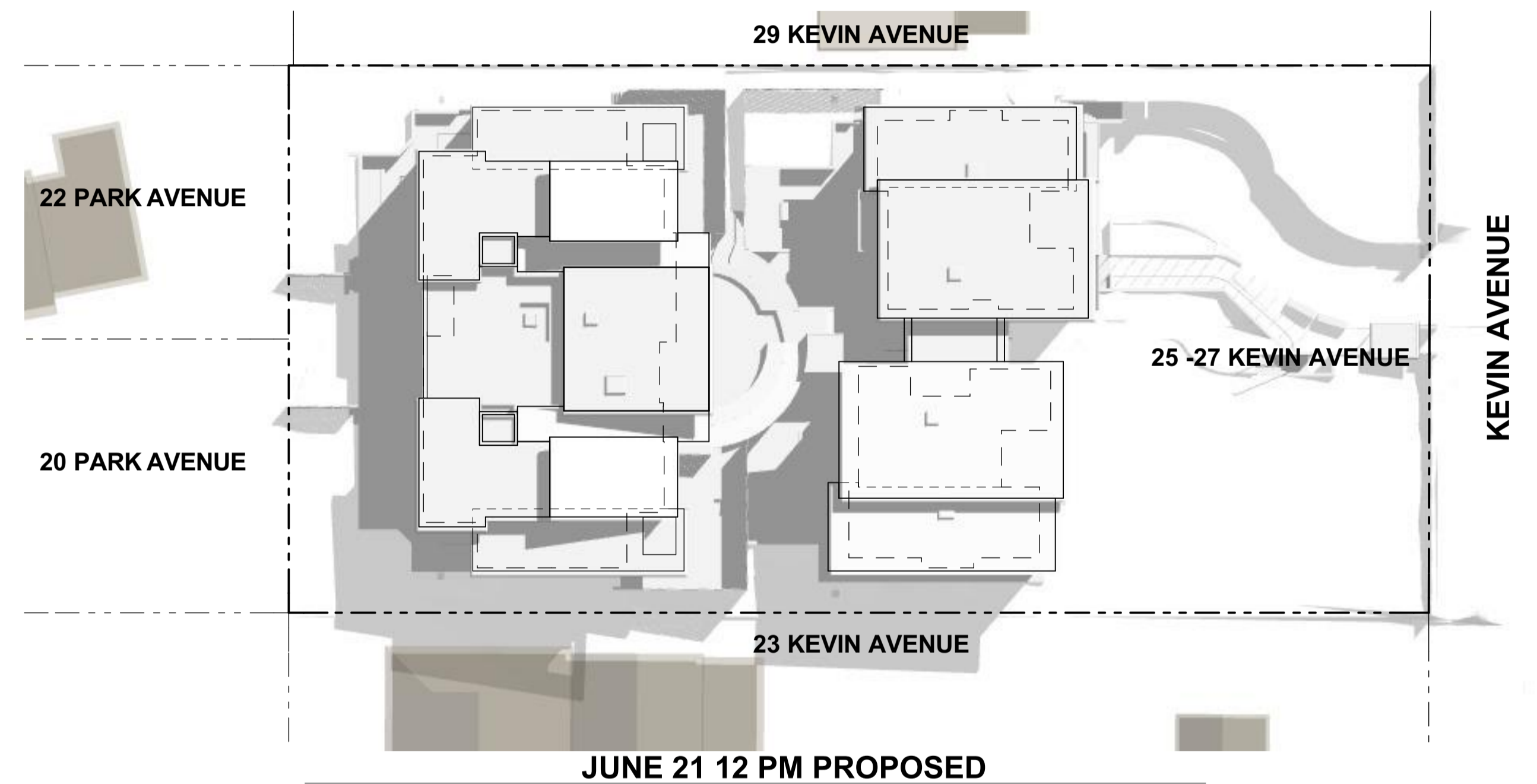
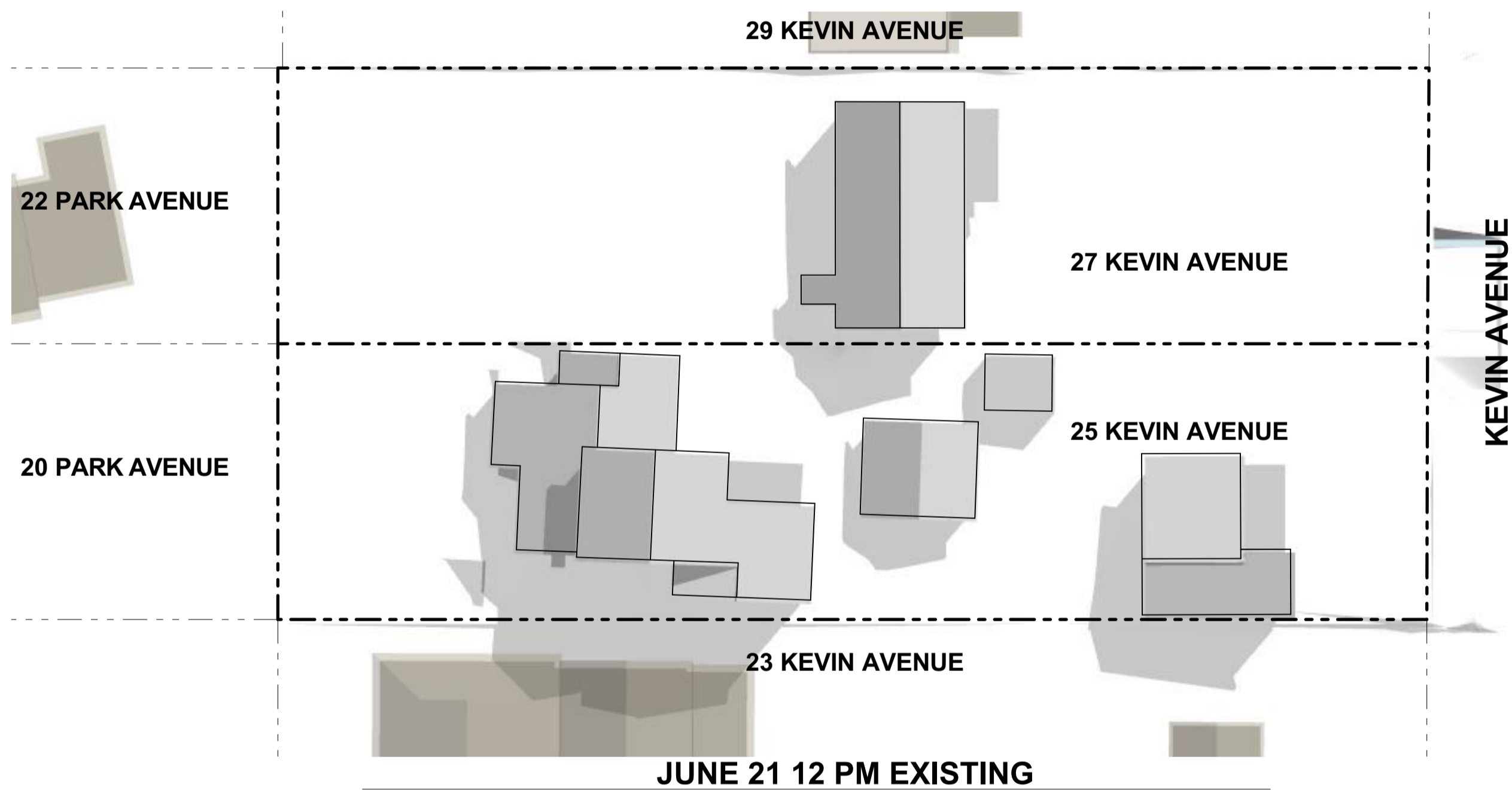
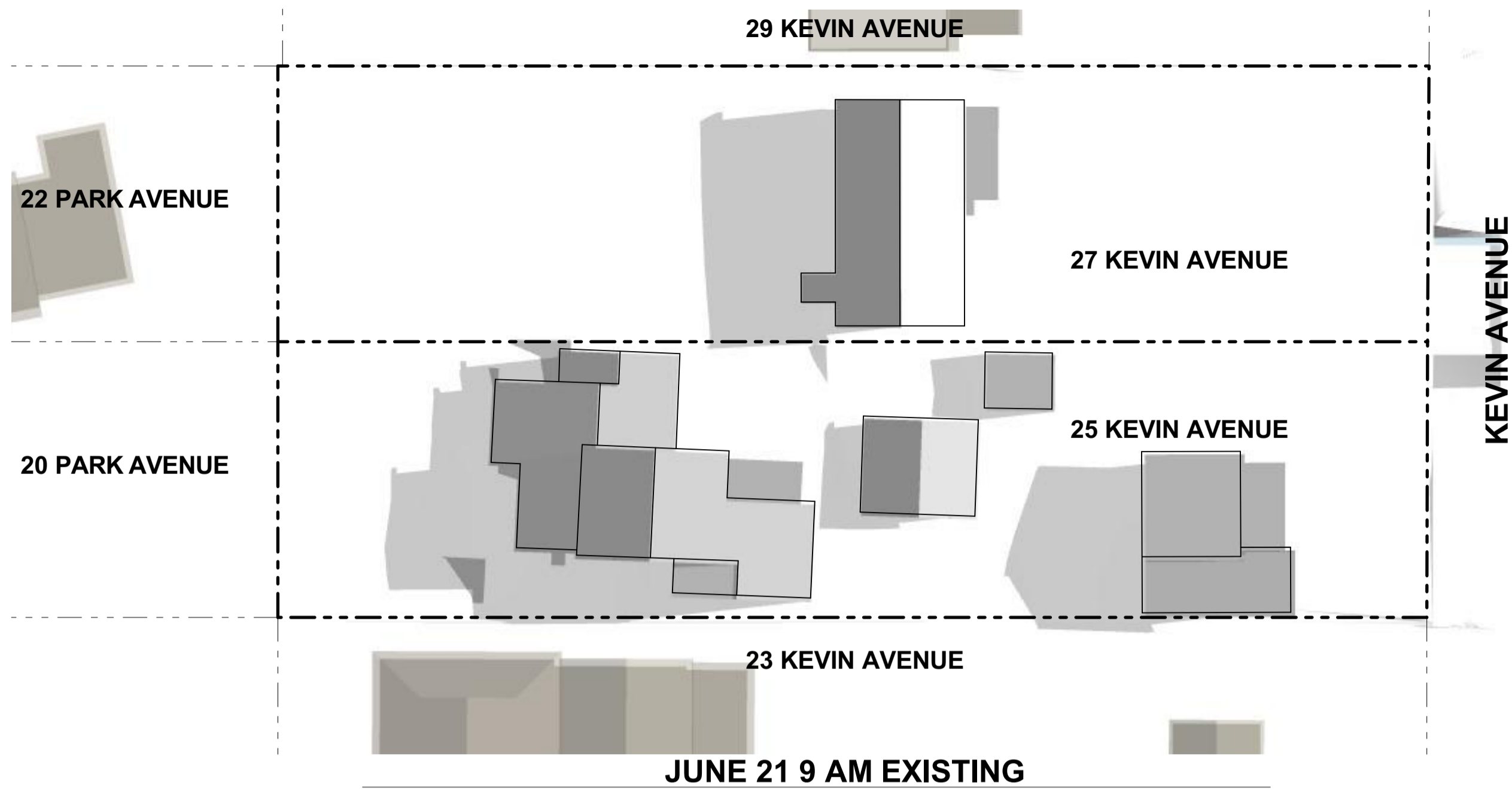
SOUTH EAST ELEVATION

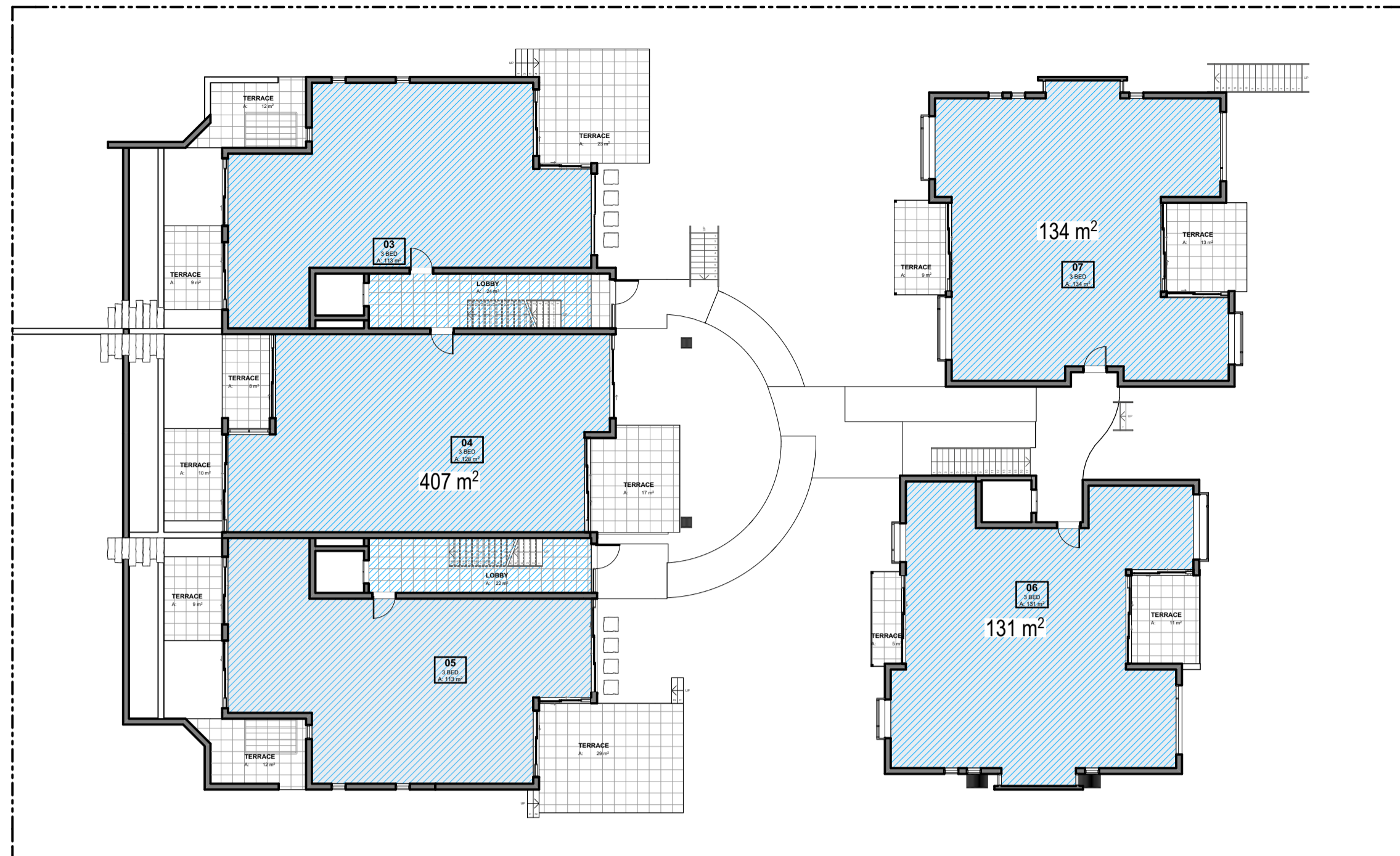


NORTHEAST COURTYARD

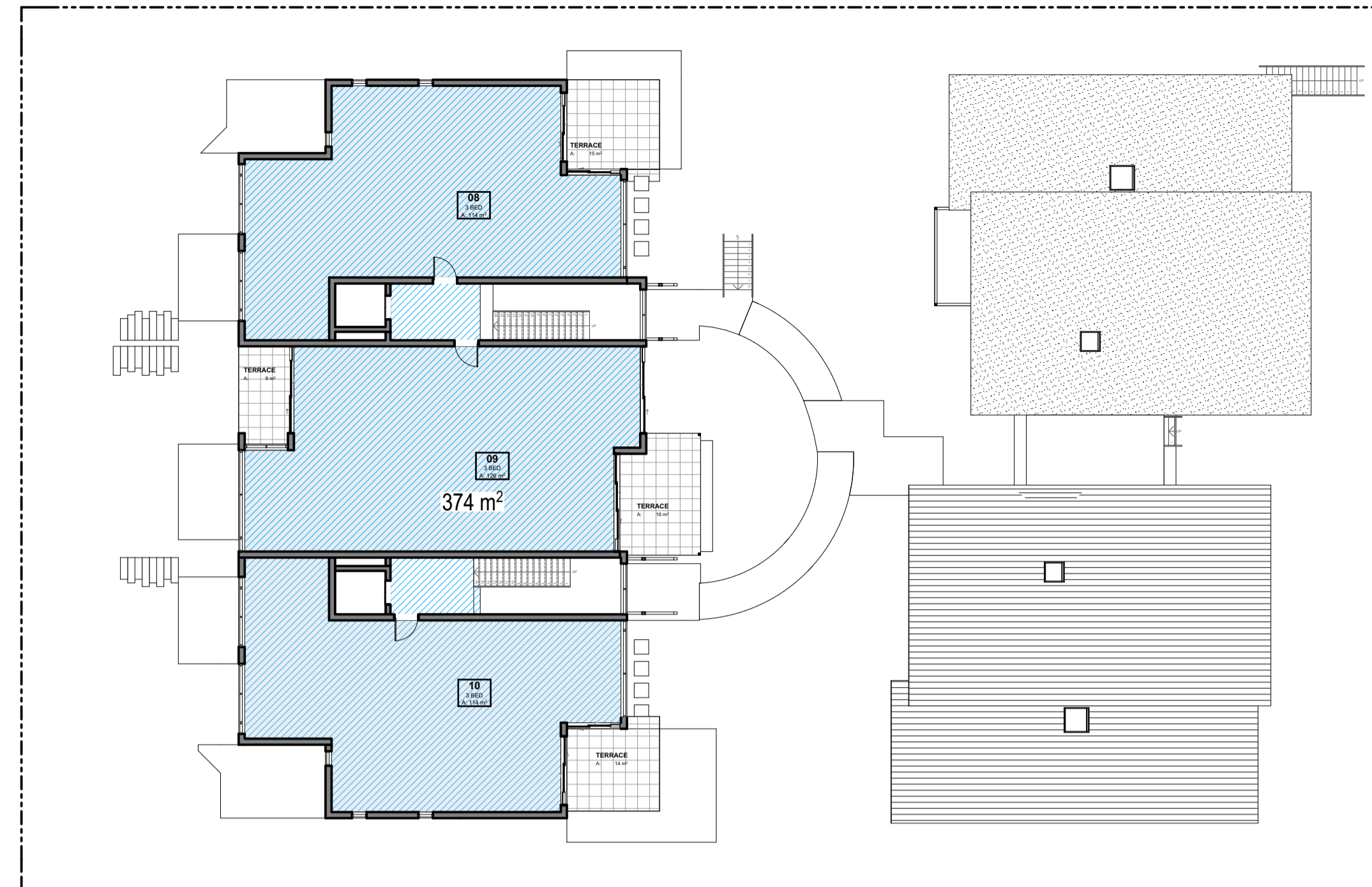


SOUTH WEST COURTYARD





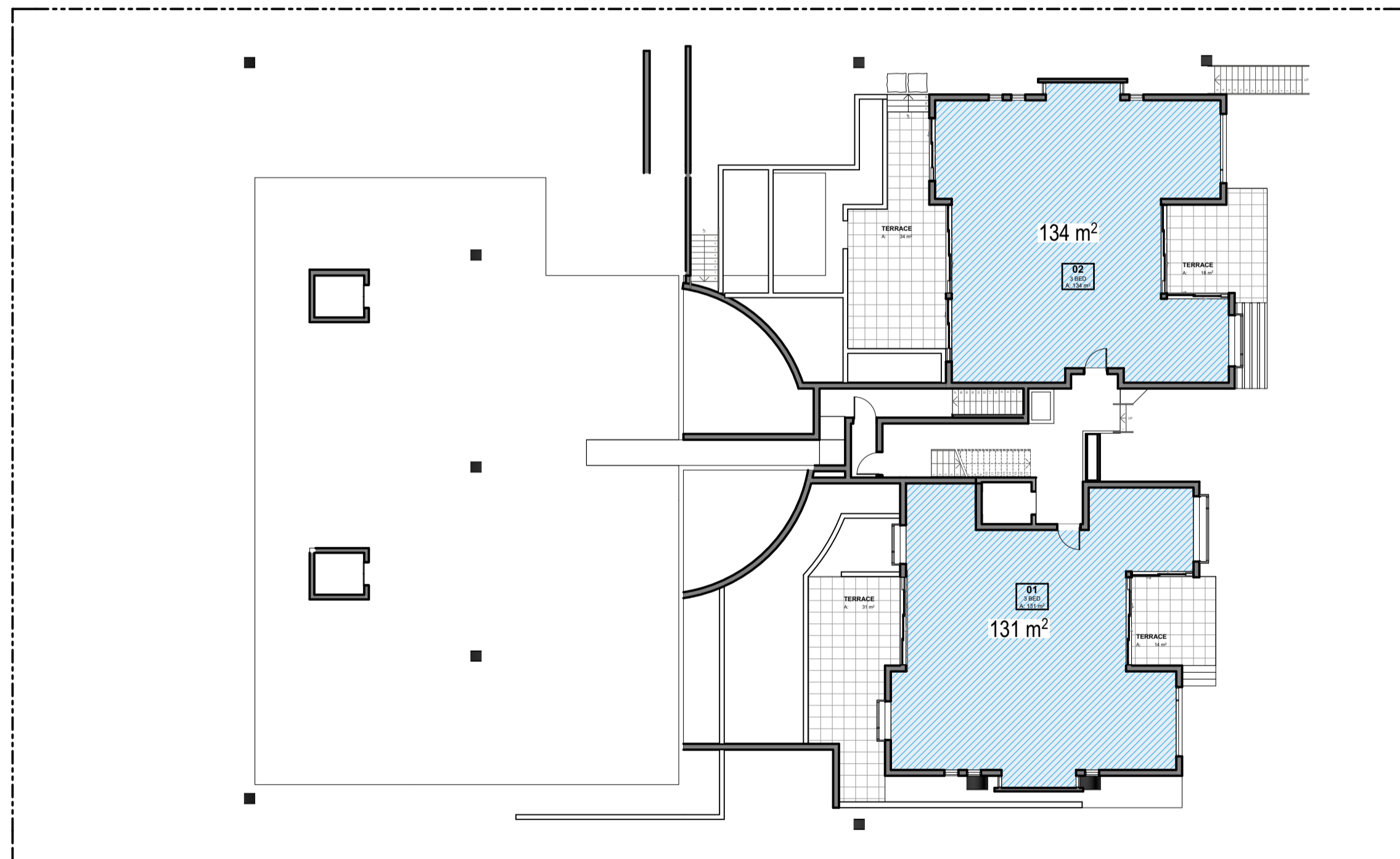
LEVEL 01 FLOOR AREA



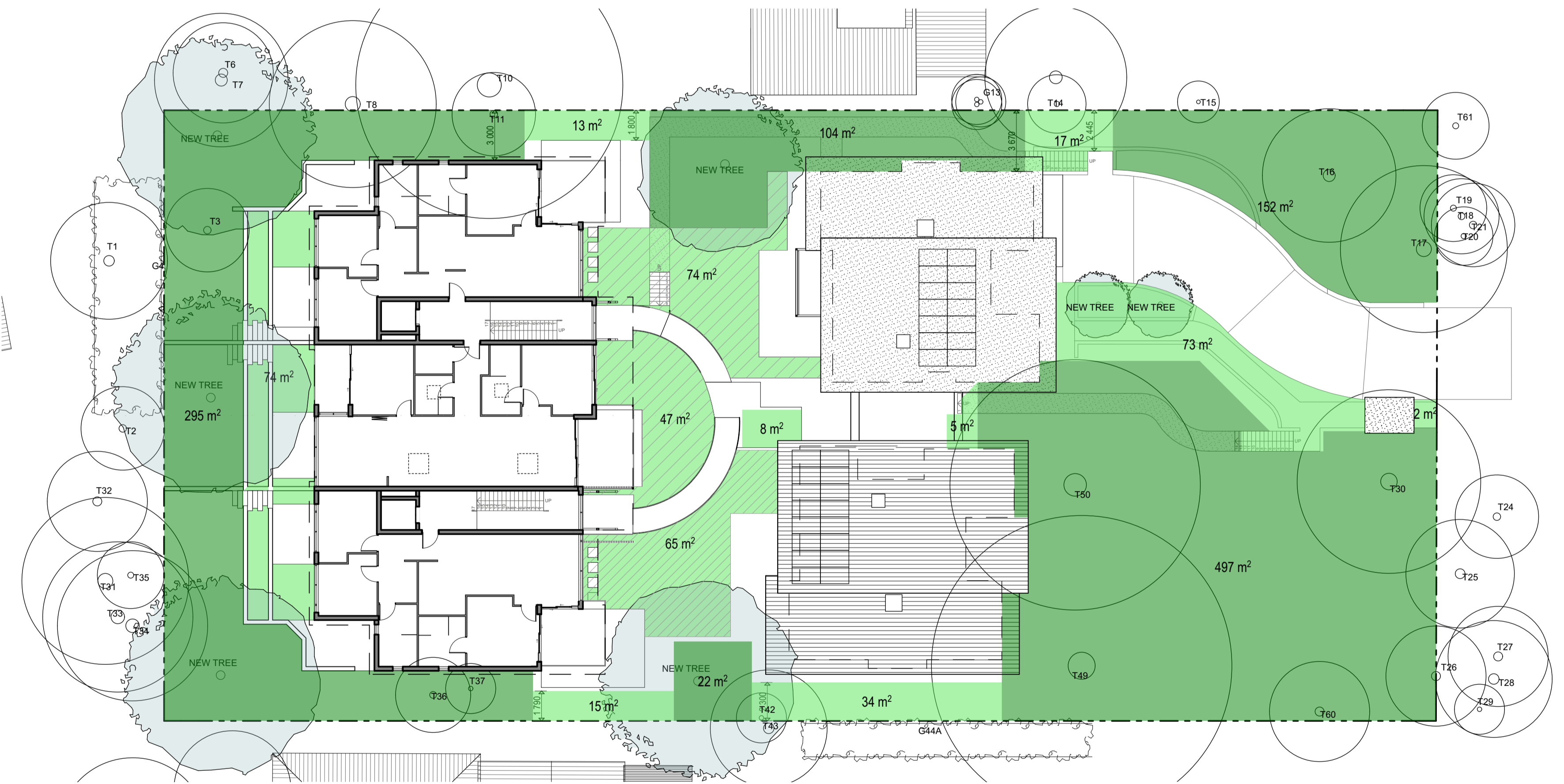
LEVEL 02 FLOOR AREA

SEPP (HSPD) - FSR

FLOOR AREA 1311 m²
 SITE AREA 2789 m²
 FSR 0.47 : 1



GROUND FLOOR LEVEL FLOOR AREA



LANDSCAPE PLAN

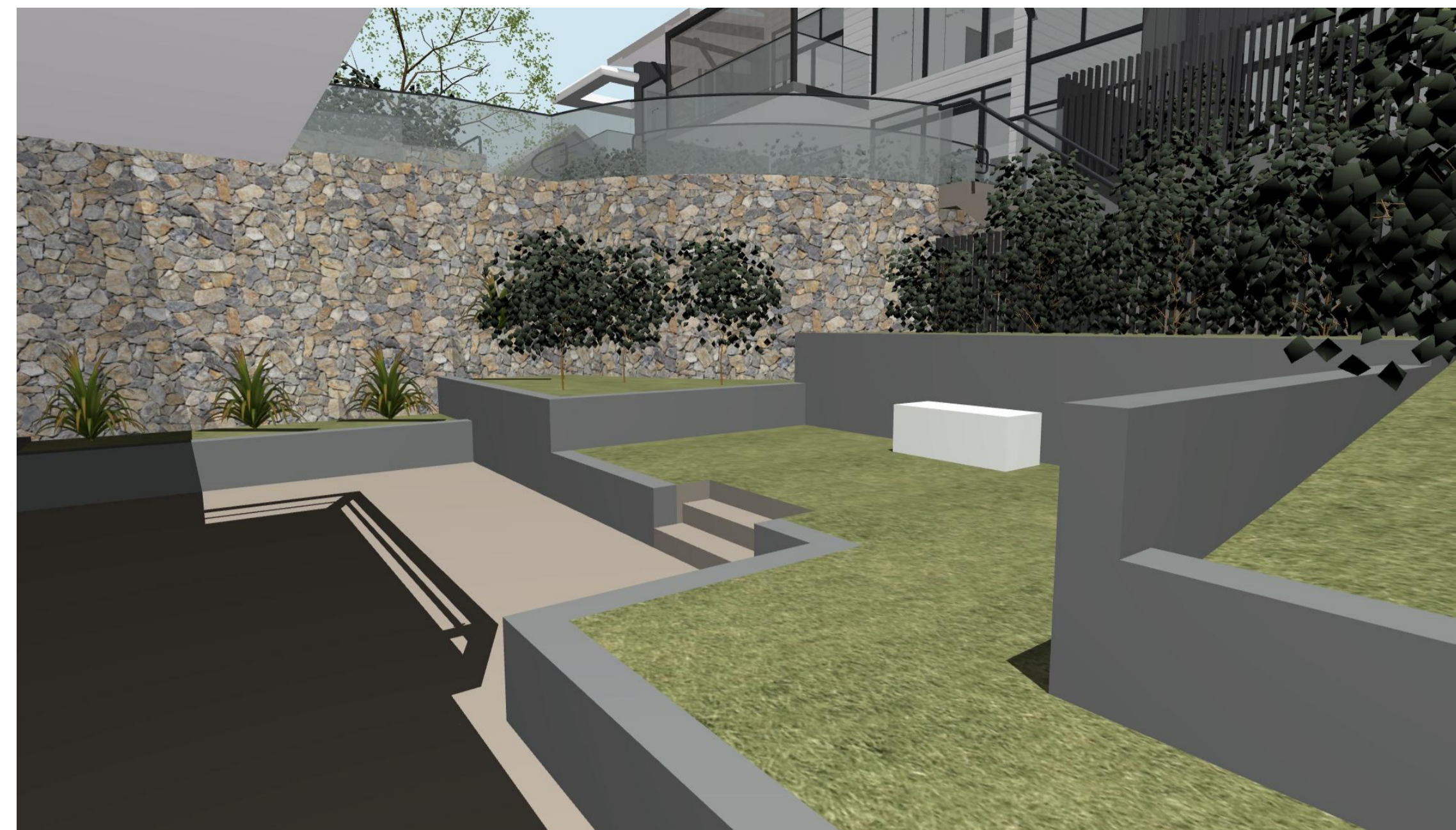
LEGEND	
	DEEP SOIL LANDSCAPE AREA >3M WIDTH
	LANDSCAPE AREA < 3M WIDTH

SITE AREA	2789 SQ.M.
DEEP SOIL LANDSCAPE AREA >3M WIDTH	1070 SQ.M. 38.36%
LANDSCAPE AREA < 3M WIDTH	427 SQ.M. 15.35%
TOTAL LANDSCAPE AREA	1497 SQ.M. 53.71%





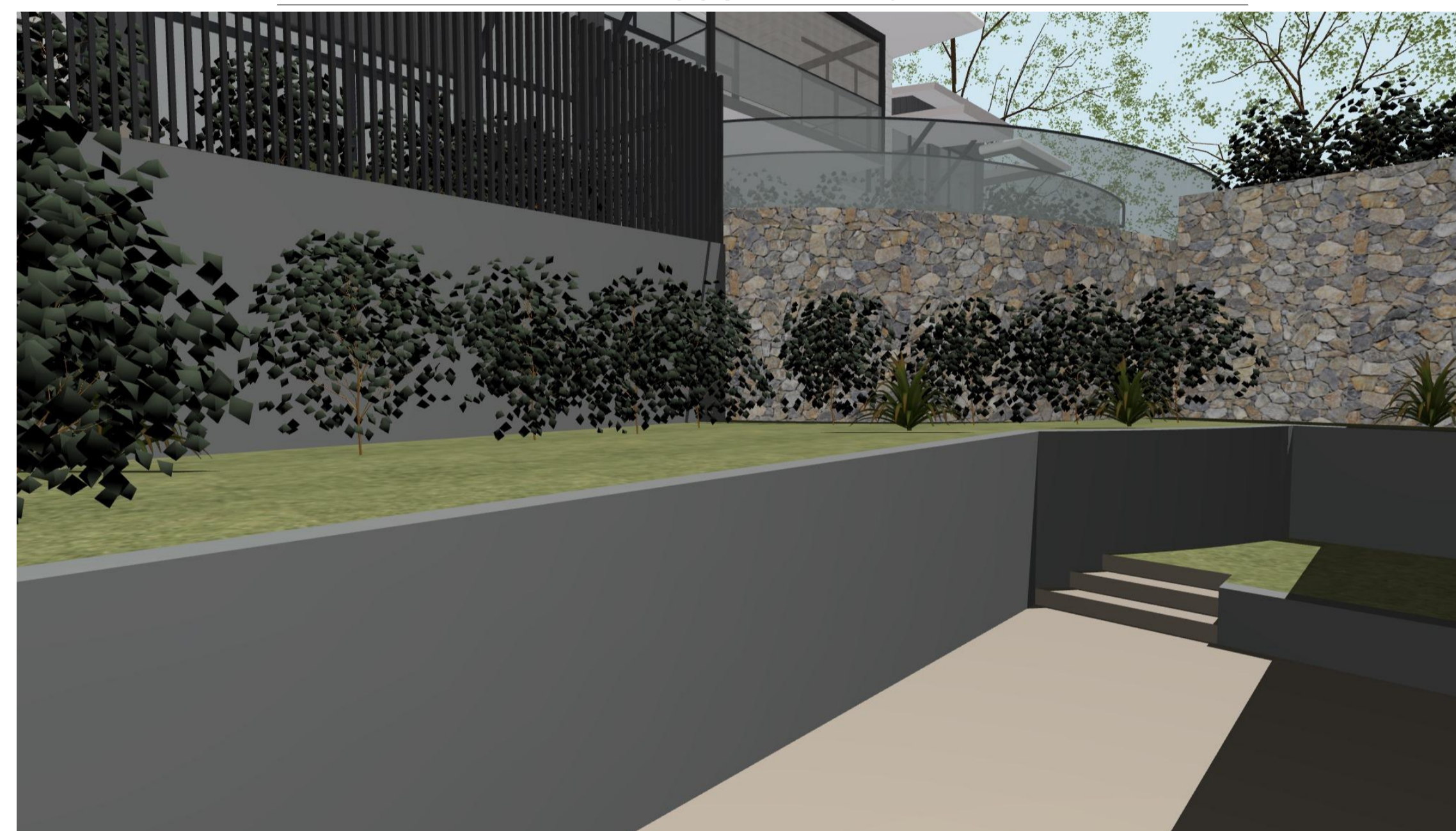
ENTRY PATH 01



COURTYARD 02



FRONT VIEW 01



COURTYARD 03



COURTYARD 01



REAR VIEW 01