DEVELOPMENT APPROVAL PACKAGE 77 CENTRAL ROAD, AVALON BEACH NSW 2107 MARCH 2025

MATHIESON ARCHITECTS

201/105 RESERVOIR ST SURRY HILLS NSW 2010 AUSTRALIA T: +61 2 9280 4100 INFO@MATHIESONARCHITECTS.COM

ARCHITECTURAL DRAWING LIST

SHT NO.	SHEET TITLE	SCALE	REV. NO.	REV. DAT
DA.00	COVER SHEET	1:1000	E	31.03.25
DA.01	SITE ANALYSIS / ROOF PLAN	1:200	F	31.03.25
DA.02	DEMOLITION PLAN	1:100	E	31.03.25
DA.03	GROUND PLAN	1:100	F	31.03.25
DA.04	LEVEL 1	1:100	G	31.03.25
DA.05	WEST & EAST ELEVATION	1:100	E	31.03.25
DA.06	NORTH & SOUTH ELEVATIONS	1:100	E	31.03.25
DA.07	SECTIONS	1:100	E	31.03.25
DA.08	SHADOW DIAGRAMS	1:250	D	31.03.25
DA.09	COMPLIANCE DIAGRAMS	1:1	D	05.02.25
DA.09	COMPLIANCE DIAGRAMS	1:250	В	31.03.25
DA.10	SEDIMENT & EROSION CONTROL PLAN	NTS	В	05.02.25
DA.11	SCHEDULE OF COLOURS & MATERIALS	NTS	C	31.03.25
DA.12	LANDSCAPE PLAN	1:100	С	31.03.25
DA.13	NOTIFICATION PLANS	1:200	В	05.02.25



PROJECT VATSELIAS SCHUBERG AVALON

ADDRESS 77 CENTRAL ROAD, AVALON BEACH NSW 2107

DOCUMENT DEVELOPMENT APPLICATION

DRAWING

COVER SHEET

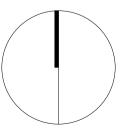
DATE 31.03.25 SCALE 1:1000@ A1

DRAWN LA PROJECT NO. 23009

DRAWING NO. DA.OO REV NO. E

16.09.24 ISSUE FOR CONSULTANT REVIEW

04.12.24 ISSUE FOR DA
09.01.25 DA SUBMISSION
05.02.25 ISSUE FOR DA
31.03.25 DA REVISION



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79 C**E**NTRAL RD





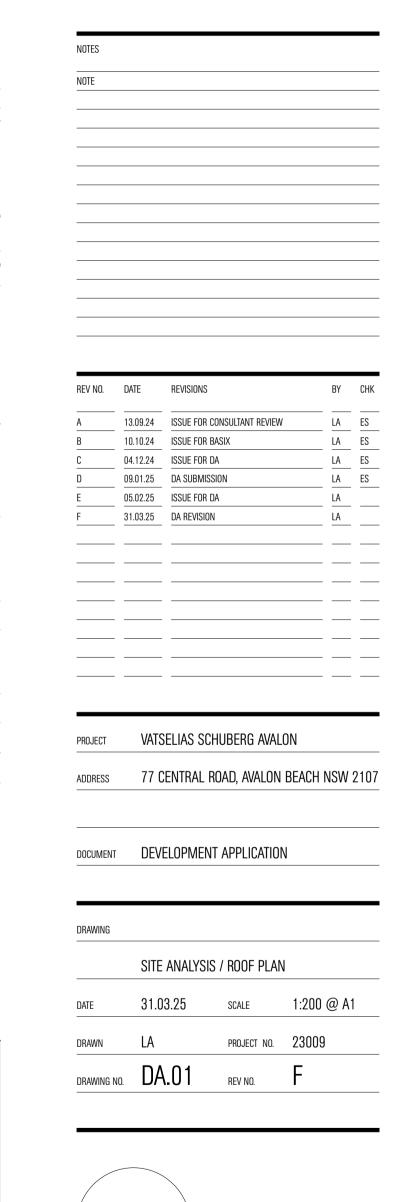
158 CENTRAL ROAD

ABBREVIATIONS: Reduced Levels Top of fence RL Top of wall RL Photovoltaic Condenser Unit

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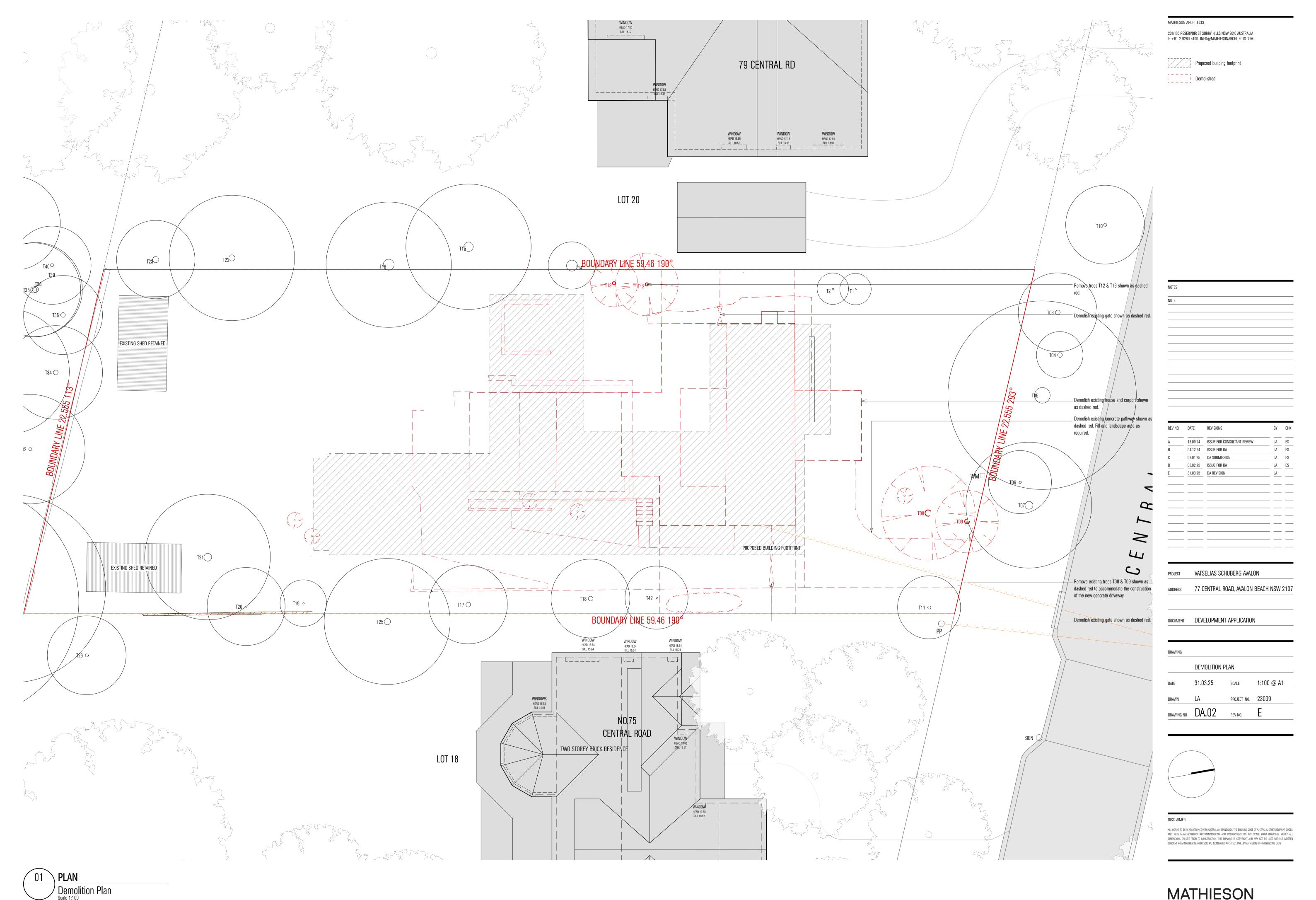


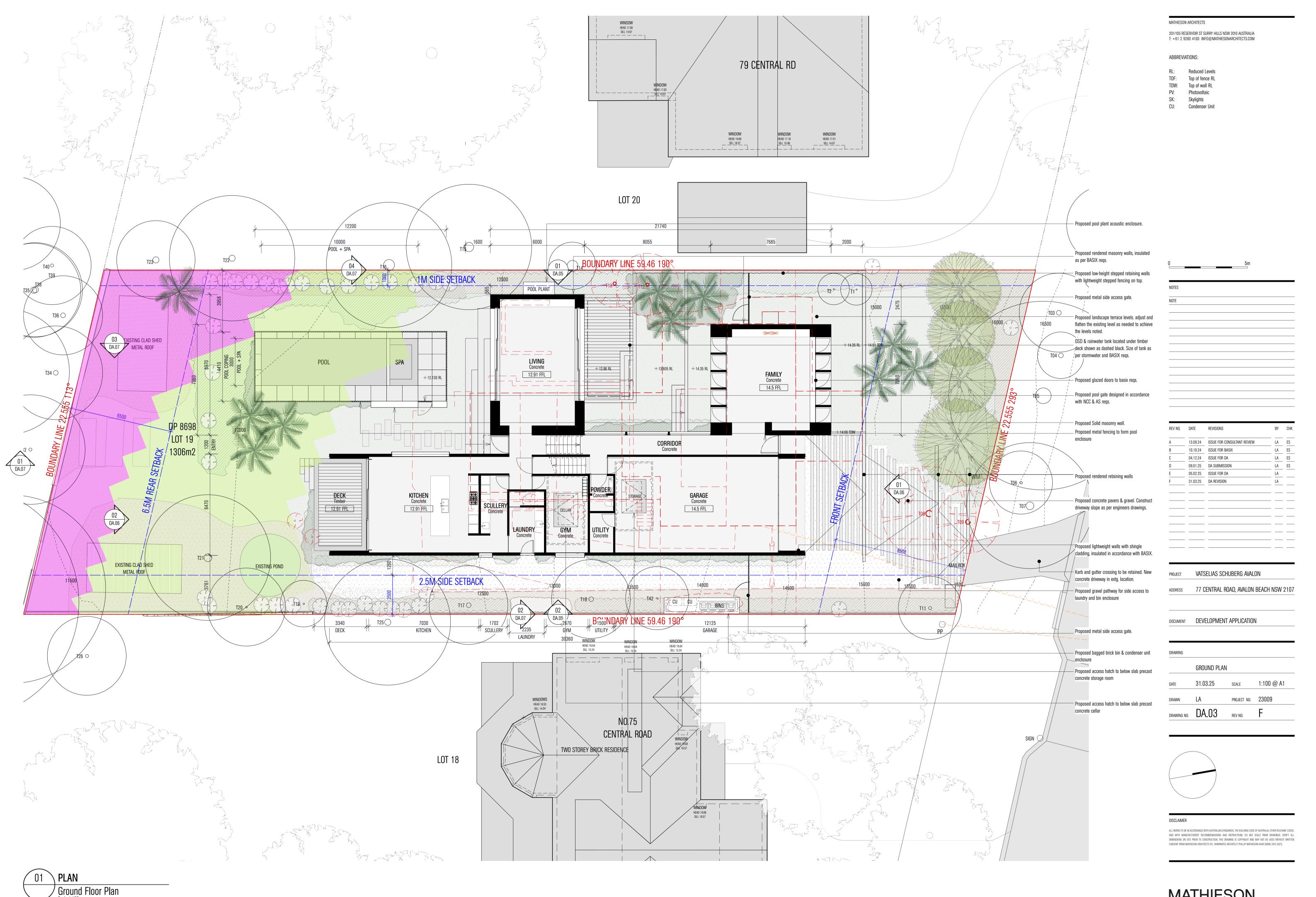


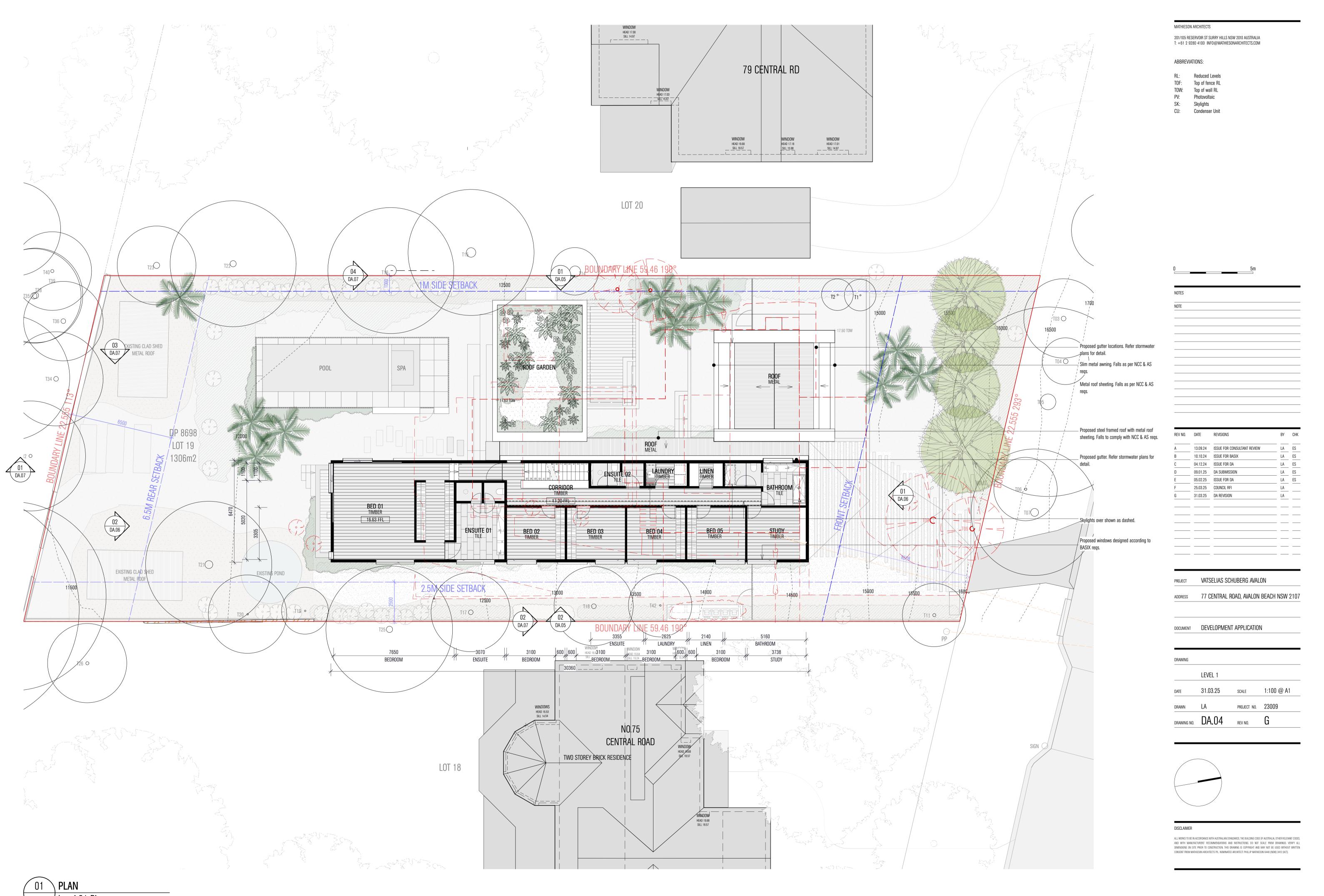
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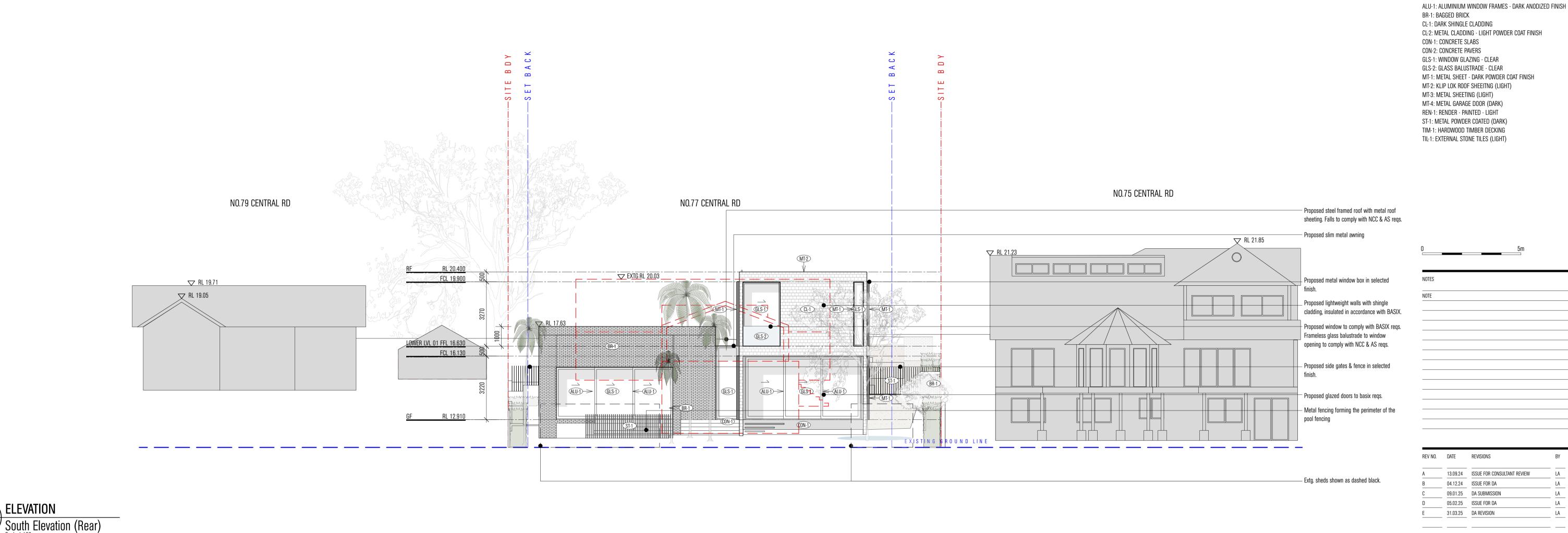








West Elevation
Scale 1:100



NO.77 CENTRAL RD NO.79 CENTRAL RD PROJECT VATSELIAS SCHUBERG AVALON ADDRESS 77 CENTRAL ROAD, AVALON BEACH NSW 2107 _ Proposed lightweight walls with shingle ▼ RL 21.83 cladding, insulated in accordance with BASIX. → RL 21.23 DEVELOPMENT APPLICATION Street line shown as dashed black. FCL 19.900 ▽ RL 19.71 ∇ RL 19.08 (MT-1) Proposed metal window box in selected ▽ RL 17.70 STREET LINE FCL 16.700 Proposed steel framed roof with metal roof sheeting. Falls to comply with NCC & AS reqs. Proposed glazed doors to comply with basix Proposed side gates & fence in selected Proposed low-height retaining walls (ren-1

ELEVATION North Elevation (Front) DISCLAIMER

finish) shown as dashed black

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ABBREVIATIONS:

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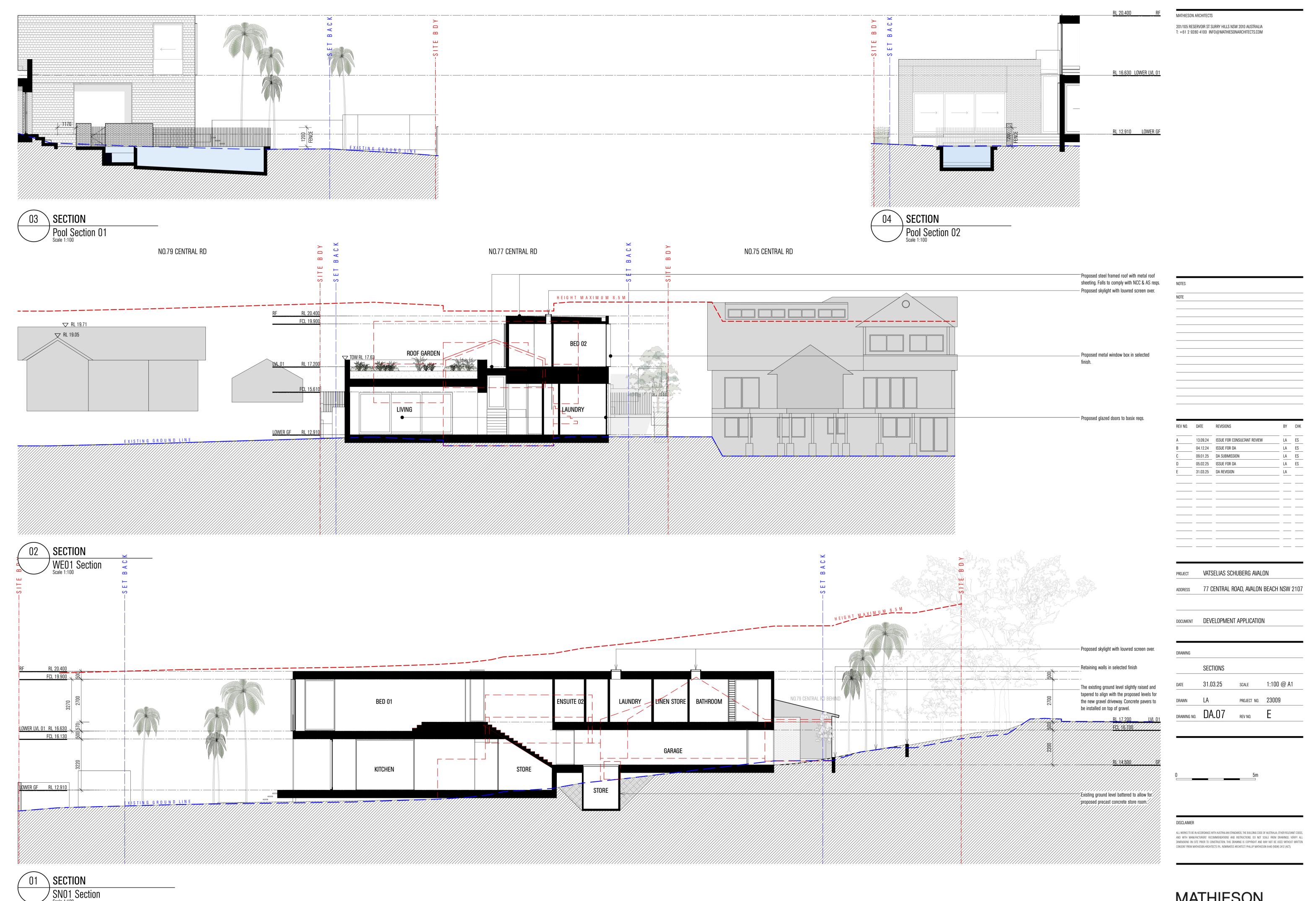
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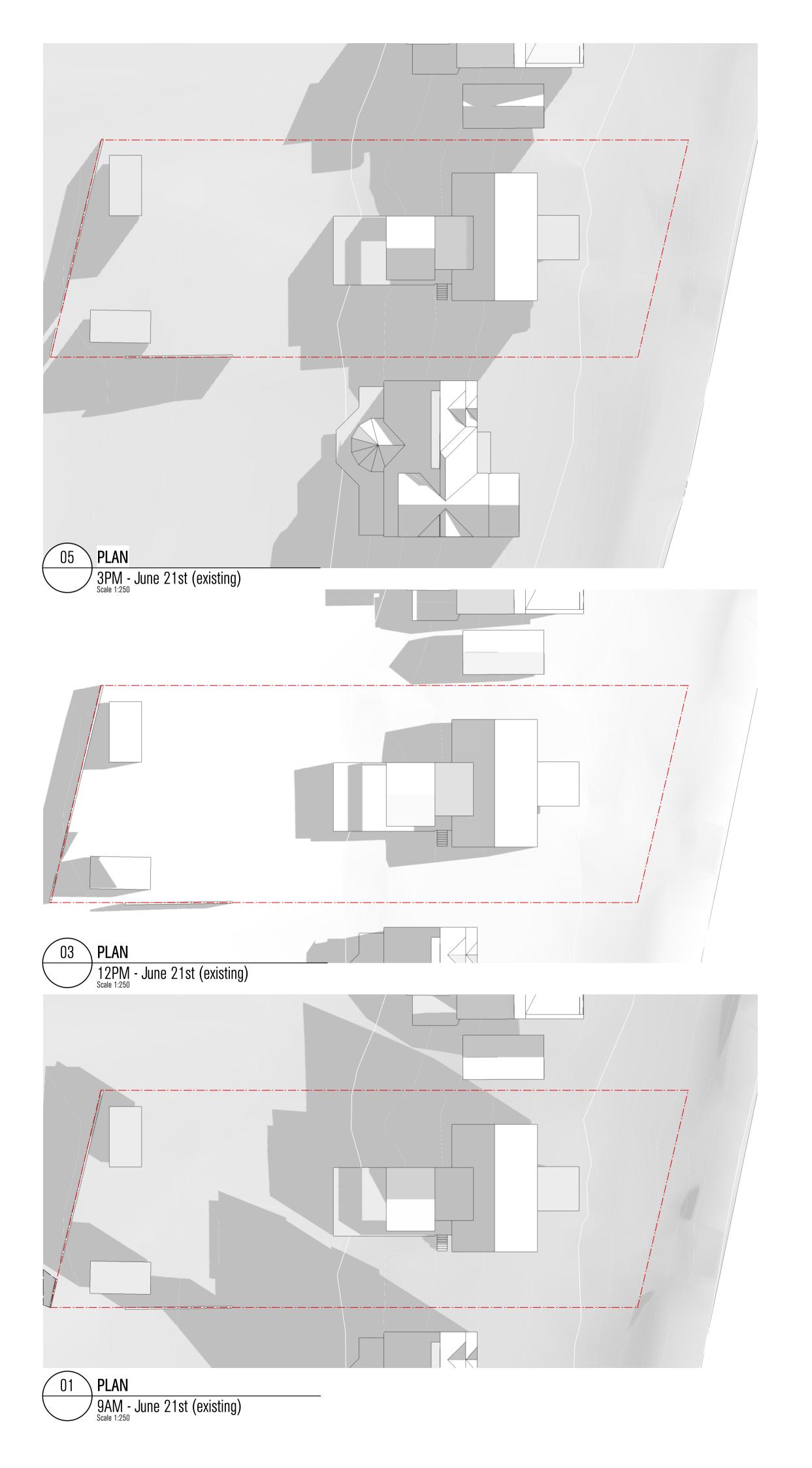
NORTH & SOUTH ELEVATIONS

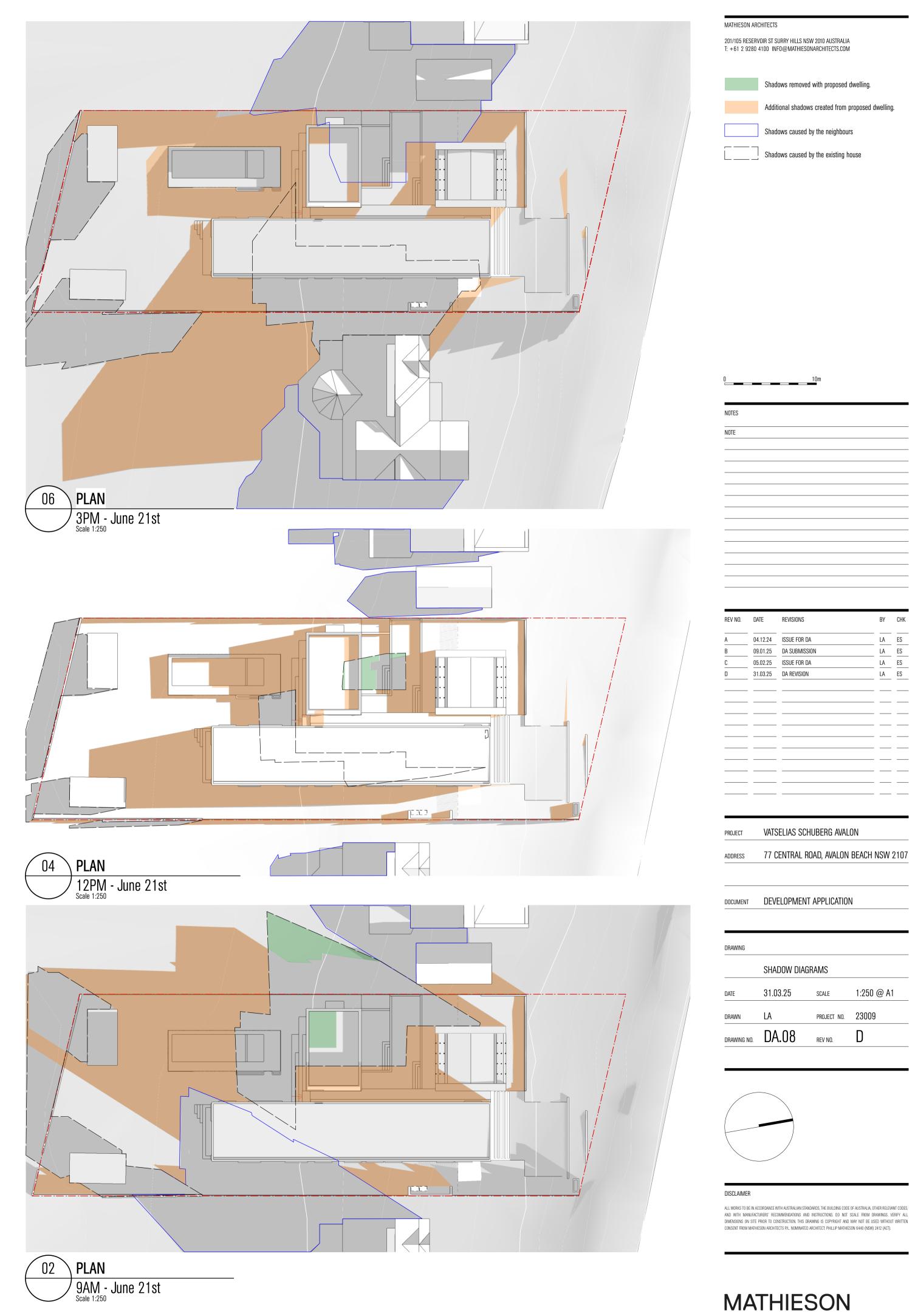
SCALE 1:100 @ A1

PROJECT NO. 23009

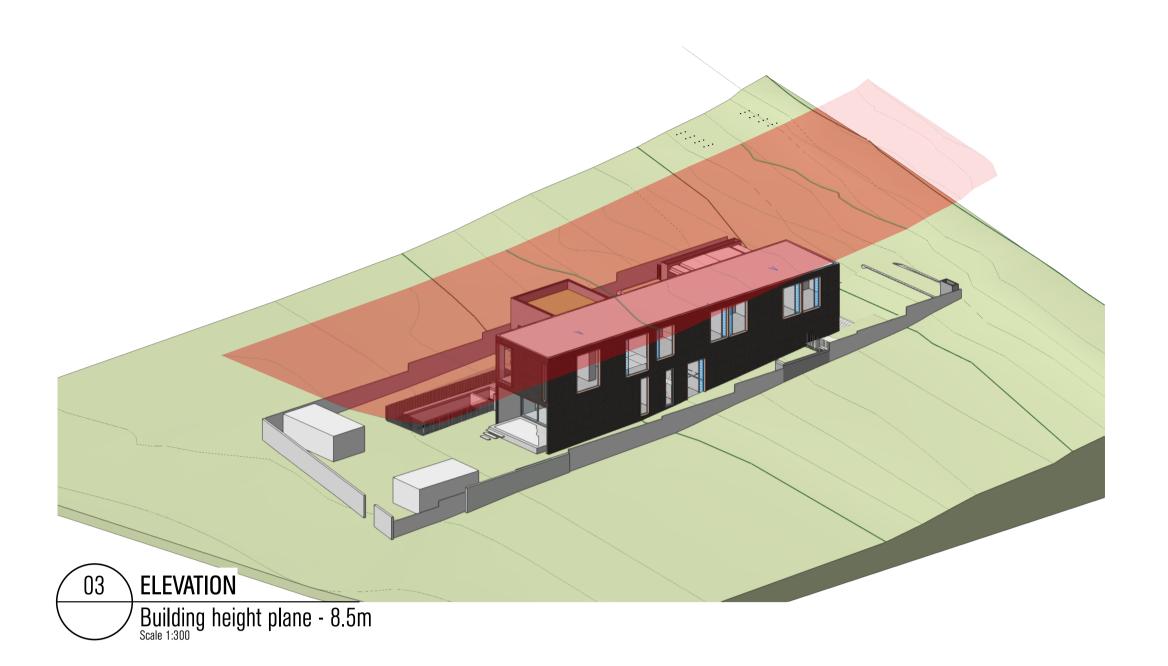
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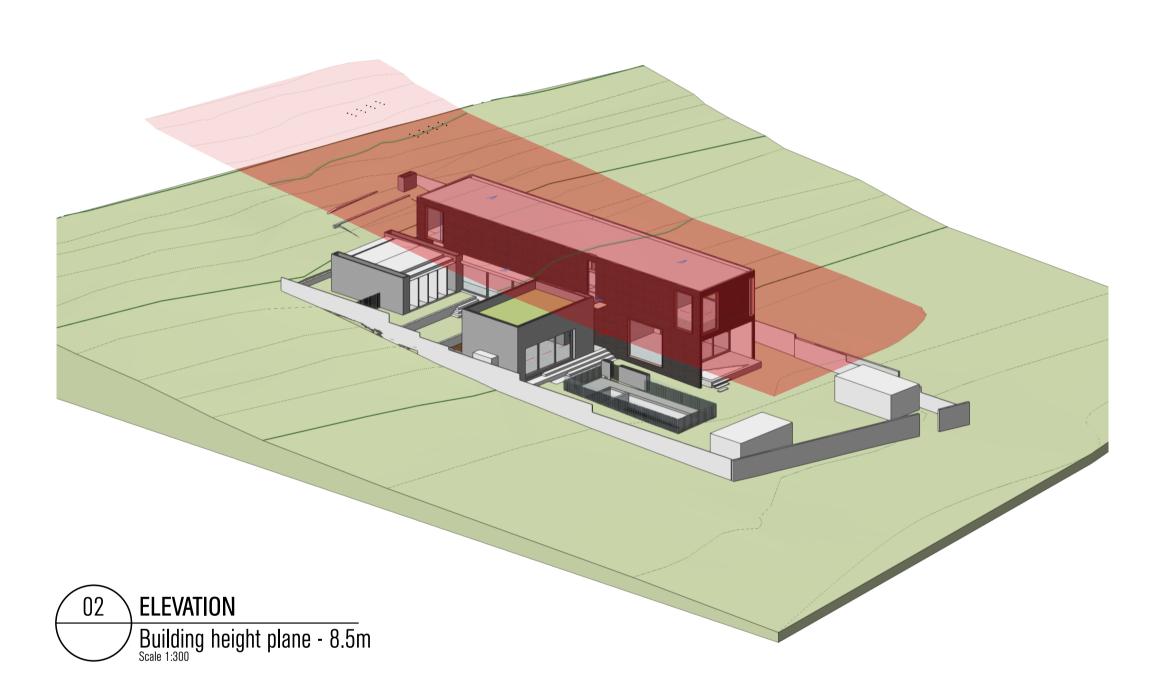


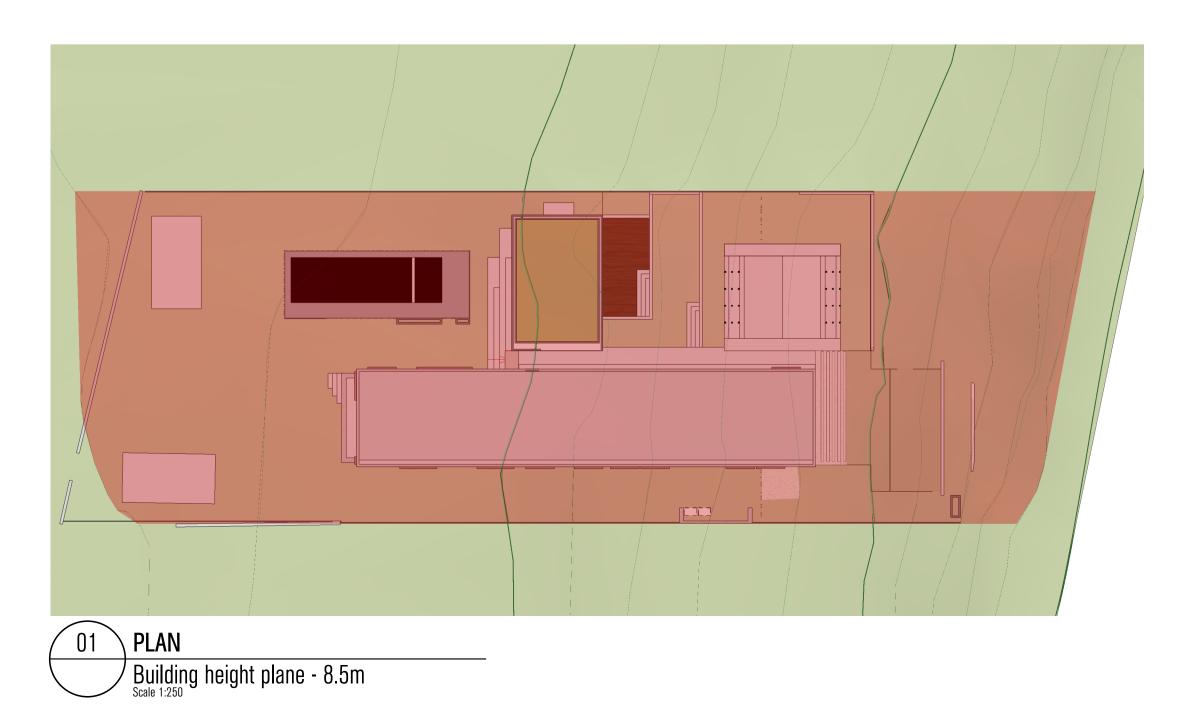


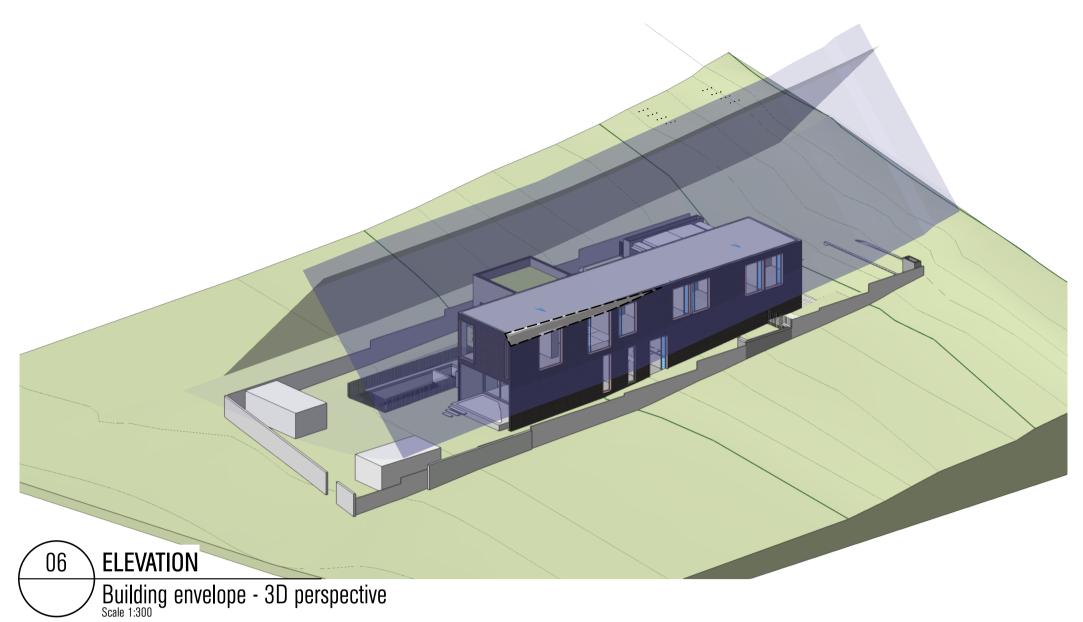


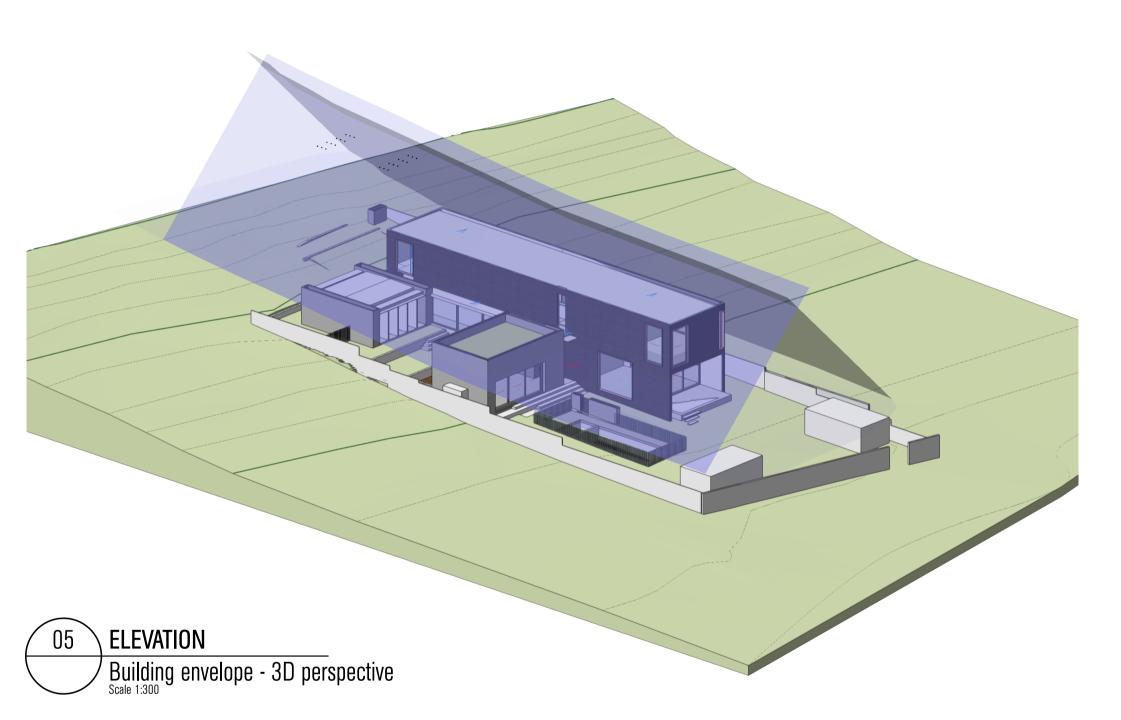


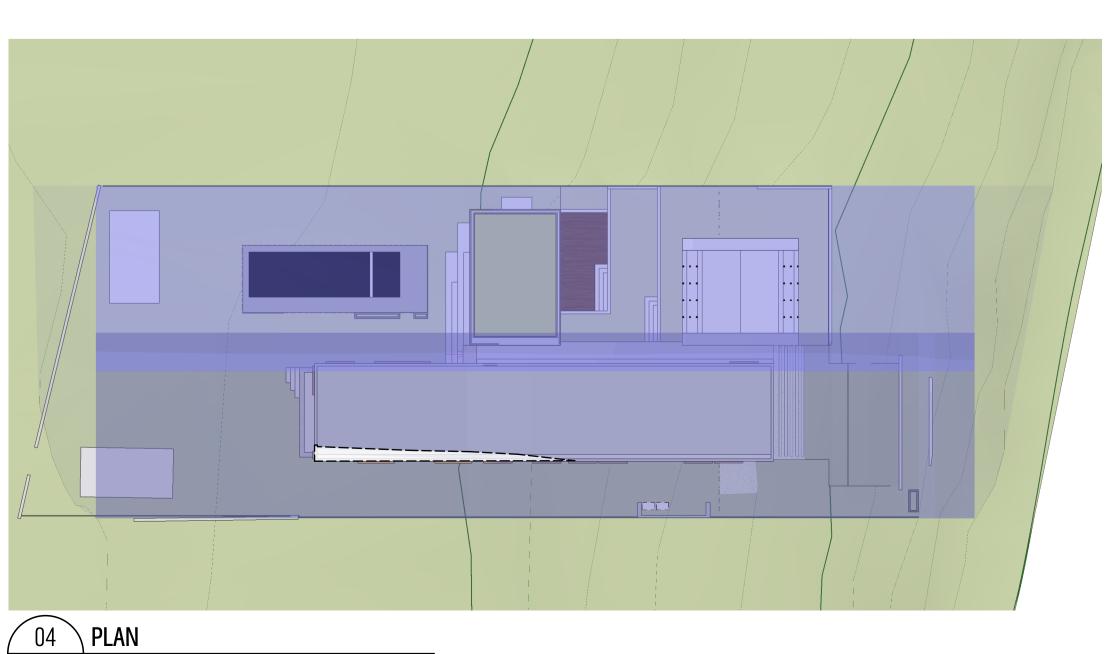












O4 PLAN

Building envelope diagram

Scale 1:250

0______10m

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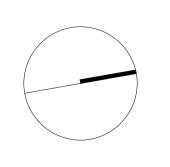
Building height plane 8.5m

Area of Breach to Control

				_
				_
REV NO.	DATE	REVISIONS	BY	
	05.02.26 25	ISSUE FOR DA	LA	-
В	89.03.25	DA BEIBIBIISION	LA	-
С	05.02.25	ISSUE FOR DA	LA	- 1
D	31.03.25	DA REVISION	LA	
				_
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				_
PROJECT	VATS	ELIAS SCHUBERG AVALON		

DRAWING			
	COMPLIANCE	DIAGRAMS	
DATE	05.02.25	SCALE	1: 2 50 @ A
DRAWN	LA	PROJECT NO.	23009
Drawing No.	DA.09	REV NO.	В

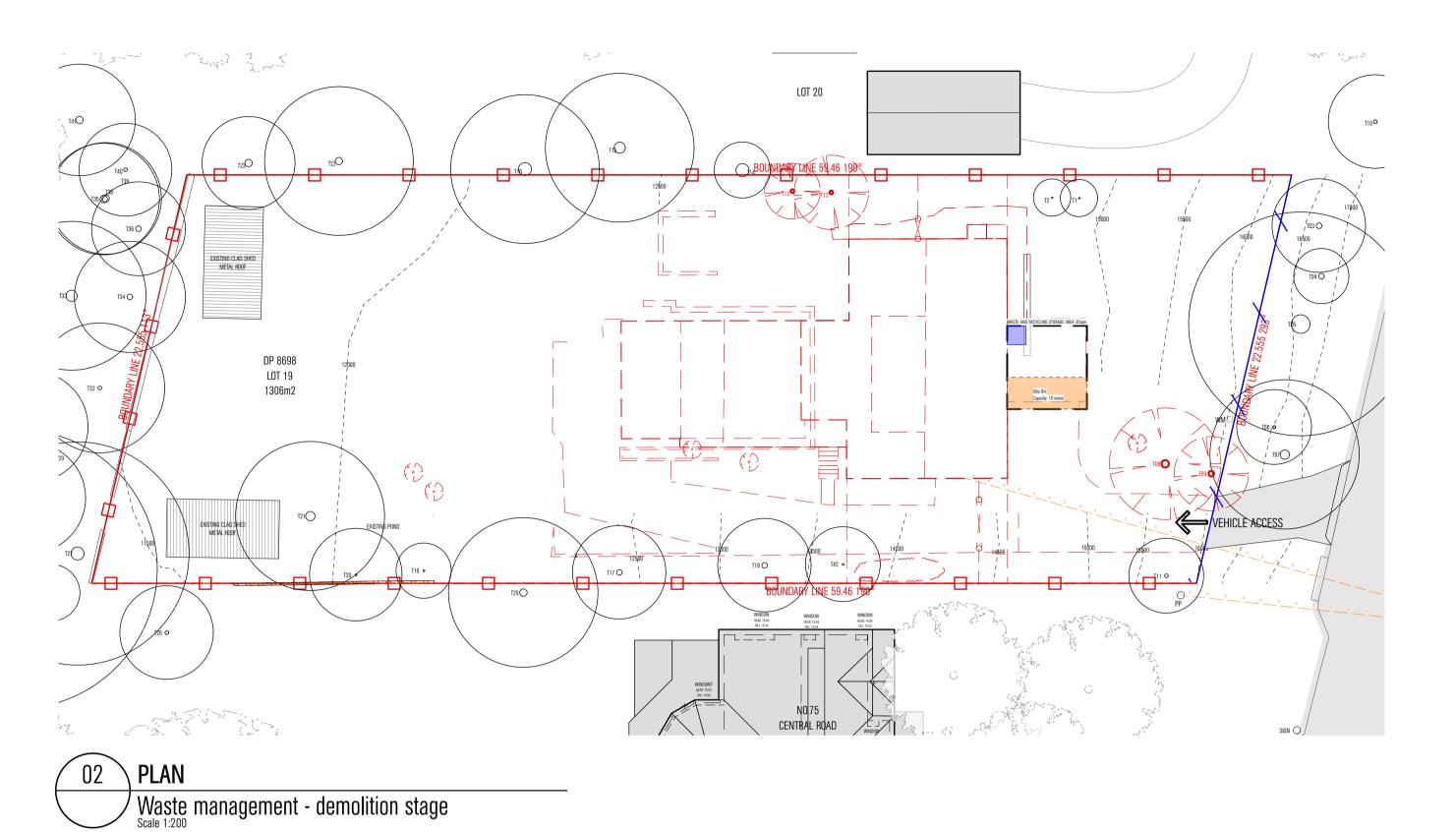
DOCUMENT DEVELOPMENT APPLICATION

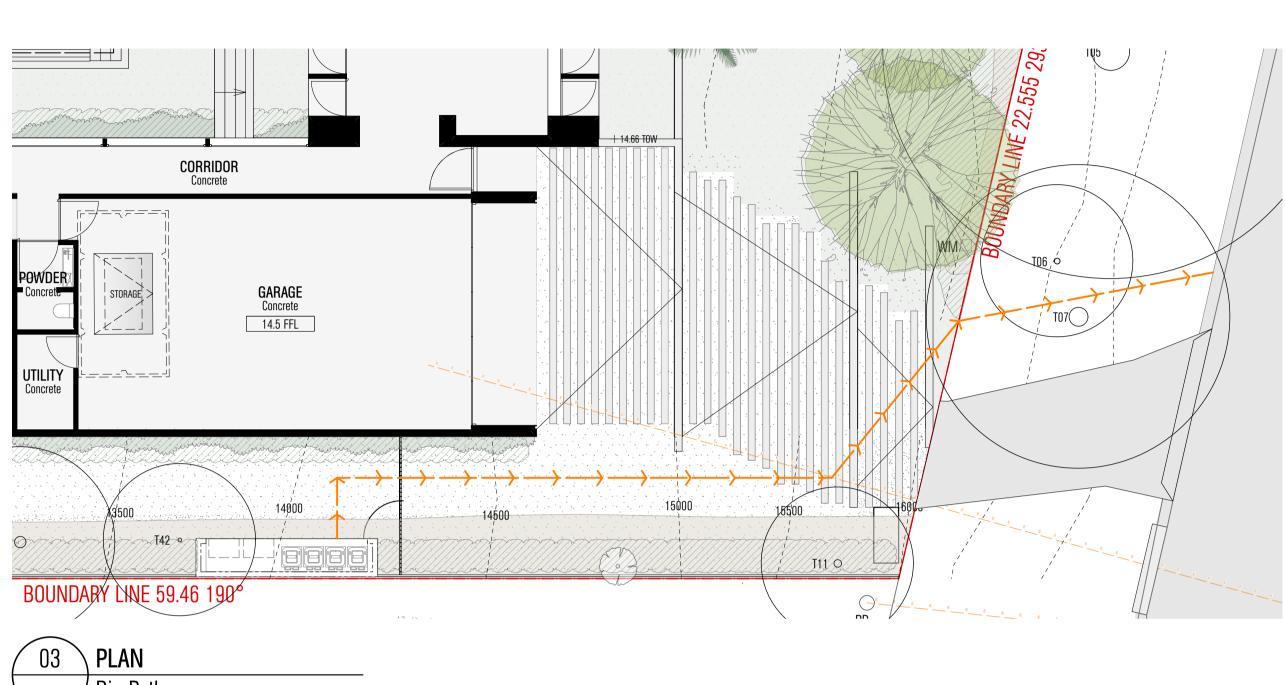


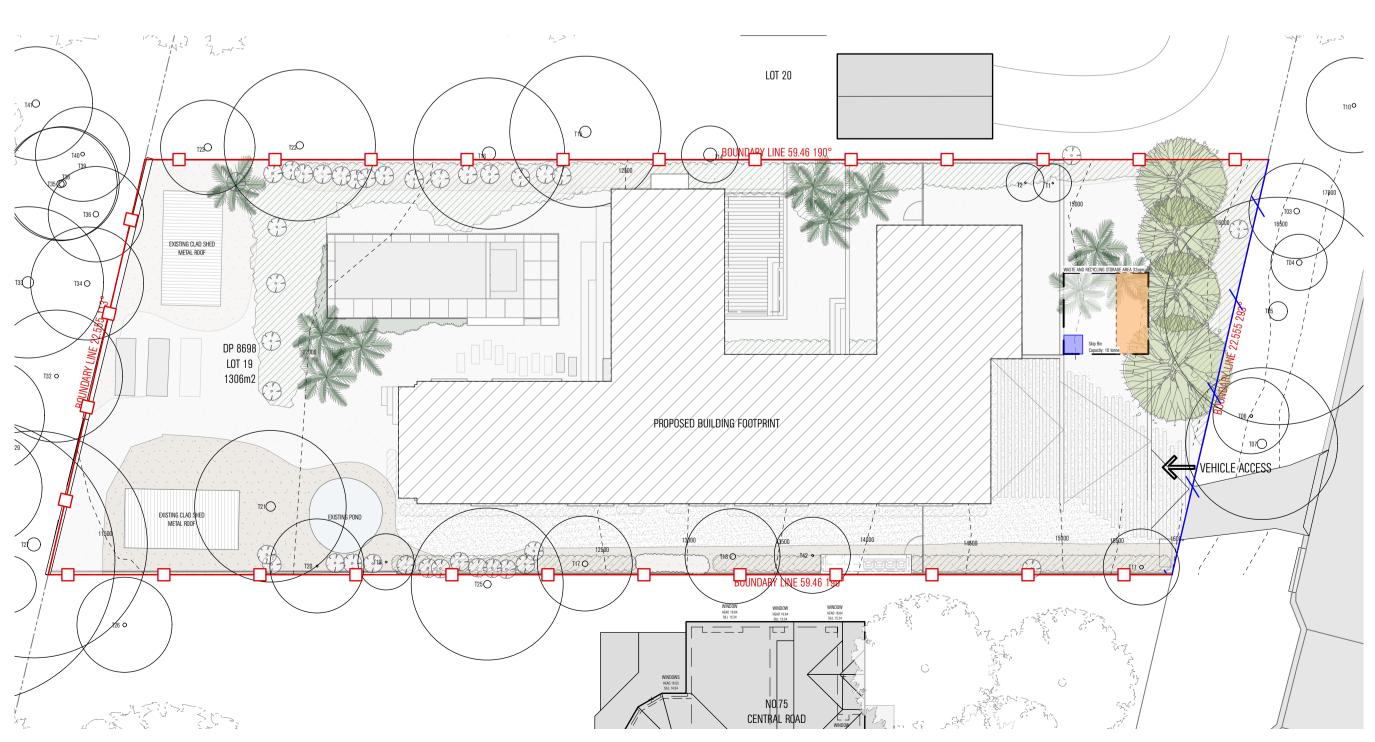
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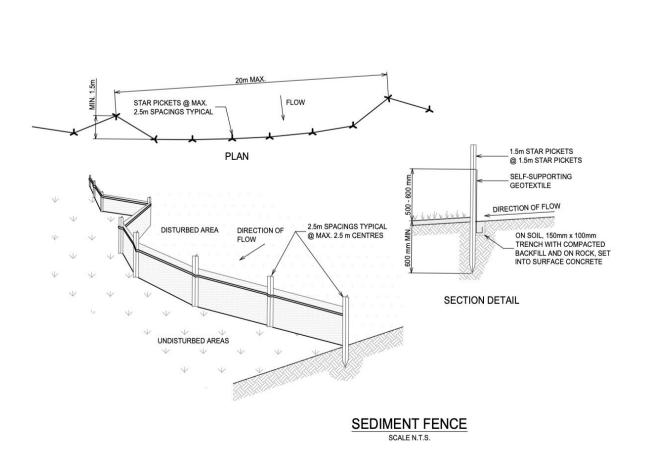
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01 PLAN
Waste management - construction stage



03 **DIAGRAM**Sediment fence

REV NO. DATE REVISIONS LA ES ES 09.01.25 DA SUBMISSION 05.02.25 ISSUE FOR DA PROJECT VATSELIAS SCHUBERG AVALON ADDRESS 77 CENTRAL ROAD, AVALON BEACH NSW 2107 DEVELOPMENT APPLICATION SEDIMENT & EROSION CONTROL PLAN scale NTS @ A1 DRAWING NO. DA.10 REV NO.

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1800 mm Temporary secure metal fencing

Sediment Control Geotextile fence

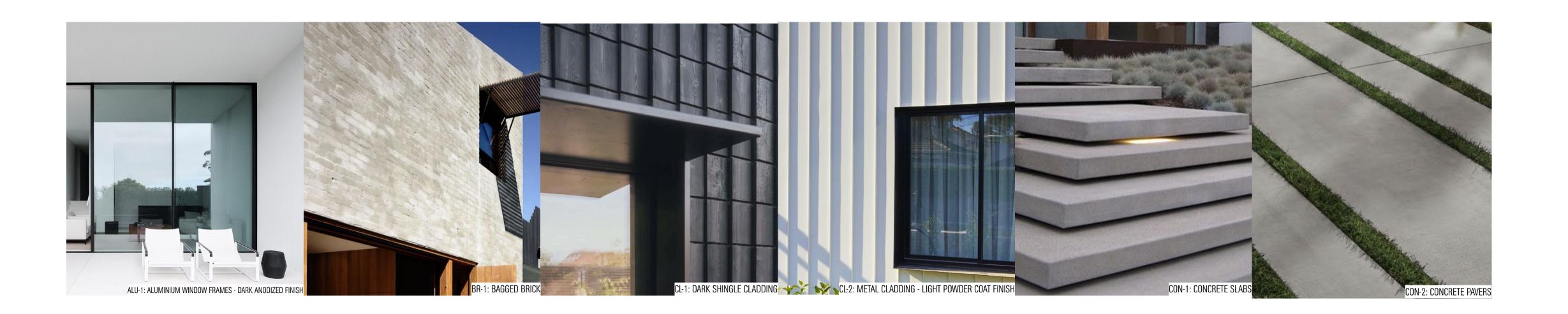
Rubbish enclosure

Proposed building footprint

— — Existing structures to be removed / demolished

 \rightarrow \rightarrow Bin Movement

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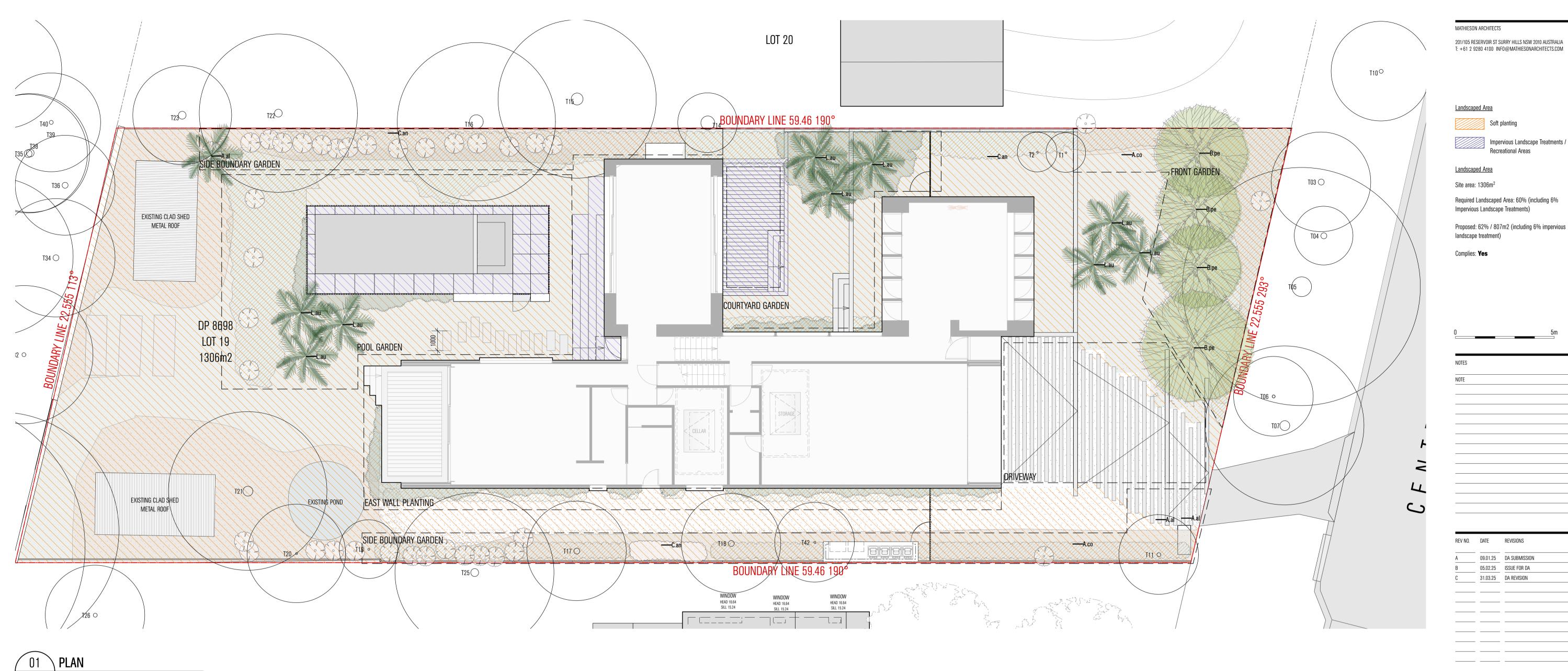
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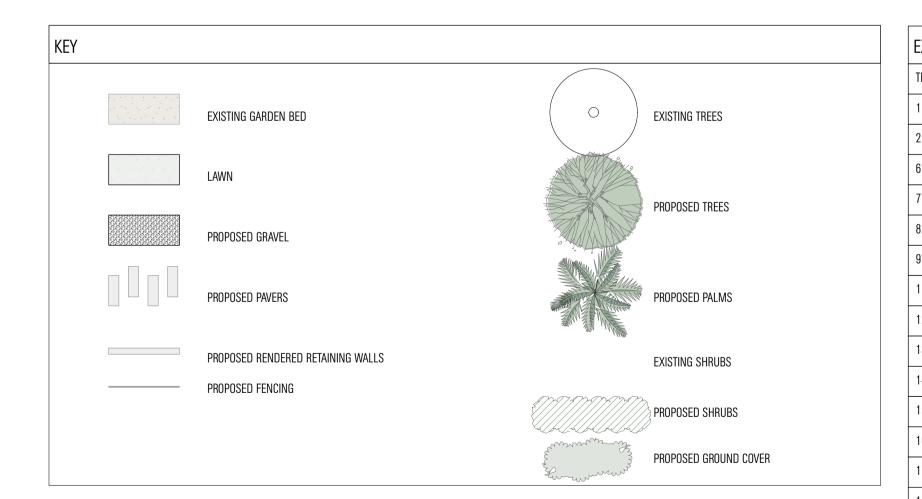
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NOTE					
REV NO.	DATE	REVISIONS		ВУ	СНК
Α	04.12.24	ISSUE FOR	DA		ES
В	09.01.25	DA SUBMIS		LA	ES
<u>C</u>	05.02.25	ISSUE FOR	DA	LA	
PROJECT	VATS	SELIAS SO	CHUBERG AVAI	_ON	
ADDRESS	77 (ENTRAL	ROAD, AVALON	I BEACH NSW	<i>l</i> 210
DOCUMENT	DEV	ELOPMEN	IT APPLICATIO	N	
DDAWING					
DRAWING					
	SCH	EDULE OI	F COLOURS &	MATERIALS	
DATE	31.0	3.25	SCALE	NTS @ A	A 1
	LA		PROJECT NO.	23009	
DRAWN					

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LANDSCAPE PLAN
Scale 1:100

REE NO.	BOTANICAL NAME	ACTION
	LAGERSTROEMIA INDICA	RETAINED
	LAGERSTROEMIA INDICA	RETAINED
	EUCALYPTUS RESINIFERA	RETAINED
	EUCALYPTUS RESINIFERA	RETAINED
	DURANTA SP.	REMOVED
	CAMELLIA SASANQUA	REMOVED
1	ARCHONTOPHOENIX CUNNINGHAMIANA	RETAINED
2	MURRAYA PANICULATA	RETAINED
3	MURRAYA PANICULATA	REMOVED
4	ULUMUS GLABRA	REMOVED
5	ULUMUS GLABRA	RETAINED
6	EUCALYPTUS BOTRYOIDES	RETAINED
7	MURRAYA PANICULATA	RETAINED
8	VIBURNUM TINUS	RETAINED
8A	BAMBYS SP. (CLUMP)	RETAINED
9	ARCHONTOPHOENIX CUNNINGHAMIANA	RETAINED
0	REMOVED	RETAINED
1	MAGNOLIA GRANDIFLORA	RETAINED
2	SYZYGIUM PANICULATUM	RETAINED
5	ULMUS GLABRA	RETAINED
2	SYZYGIUM LUEHMANNI	RETAINED

INDICATIVE	PLANT SCHEDULE					
ID	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	QUANTITY
TREES						
B.pe	BETULA PENDULA	SILVER BIRCH	12m	4-6m	300mm POT	4
L.au	LIVISTONA AUSTRALIA	CABBAGE TREE PALM	up to 30m	up to 3m	200mm POT	10
SHRUBS						
A.ae	ADIANTUM AETHIOPICUM	COMMON MAIDENHEAD FERN	0.3-1m	0.3-0.6m	100mm POT	60
A.ma	ALOCASIA MACRORRIZAH	ELEPHANT EAR	0.3-1m	1-2m	300mm POT	20
A.mo	ACABTHUS MOLIS	BEAR BREECHES	1-1.5m	1.5m	140mm POT	20
A.ni	ASPLENIUM NIDUS	BIRD'S NEST FERN	1-2m	2m	200mm POT	25
A.ze	ALPINA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	1-5m	0.6m	200mm POT	15
E.aa	ERIOSTEMON AUSTRALASIUS	PINK WAX FLOWER	2.5m	2m	130mm POT	40
Eno	FICINIA NODOSA	KNOBBY CLUB-RUSH	0.1m	0.4m	140mm POT	55
P.la	PLATYSACE LANCEOLATA	NATIVE PARSNIP	0.5m	0.5m	200mm POT	25
0.di	OZOTHAMNUS DIOSMIFOLIUM	EVERLASTING PAPER DAISY	0.6m	0.3m	50mm POT	30
V.ju	VIMINARIA JUNCEA	NATIVE BROOM	5m	2m	50mm POT	15
GROUNDCOVE	R	·				
D.re	DICHONDRA REPENS	NATIVE KIDNEY WEED	0.05 - 0.15m	2m	140mm POT	50
G.cl	GLYCINE CLANDESTINA	LOVE CREEPER	0.05 - 0.15m	2m	140mm POT	50
Z.te	ZOYSIA TENUFOLIA	VELVET GRASS	0.1m	0.4m	140mm POT	50
TOTAL [OVERA	LL]					469
TOTAL [PITTW	ATTER NATIVES]					287 / 61%
COMPLIES:						YES

PLANTING SCHEDULE B	y akea 	
AREA	TYPE	ID
FRONT GARDEN	TREES	B.pe
		L.au
	SHRUBS	A.ae
		Pla
		F.no
		O.di
		V.ju
SIDE BOUNDARY GARDENS	SHRUBS	A.ae
		A.mo
		A.ze
		E.aa
		F.no
		G.cl
EAST-WALL GARDEN	SHRUBS	A.el
		A.mo
		F.no
	GROUNDCOVER	D.re

AREA	TYPE	ID
COURTYARD GARDEN	TREES	L.au
	SHRUBS	A.mo
		A.ni
	GROUNDCOVER	D.re
		Z.te
POOL GARDEN	TREES	L.au
	SHRUBS	A.ma
		P.la
		F.no
		D.re
	GROUNCOVER	Z.te
		D.re
DRIVEWAY	GROUNCOVER	Z.te

