

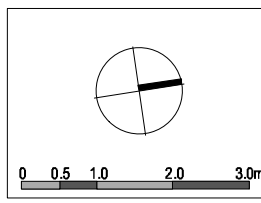
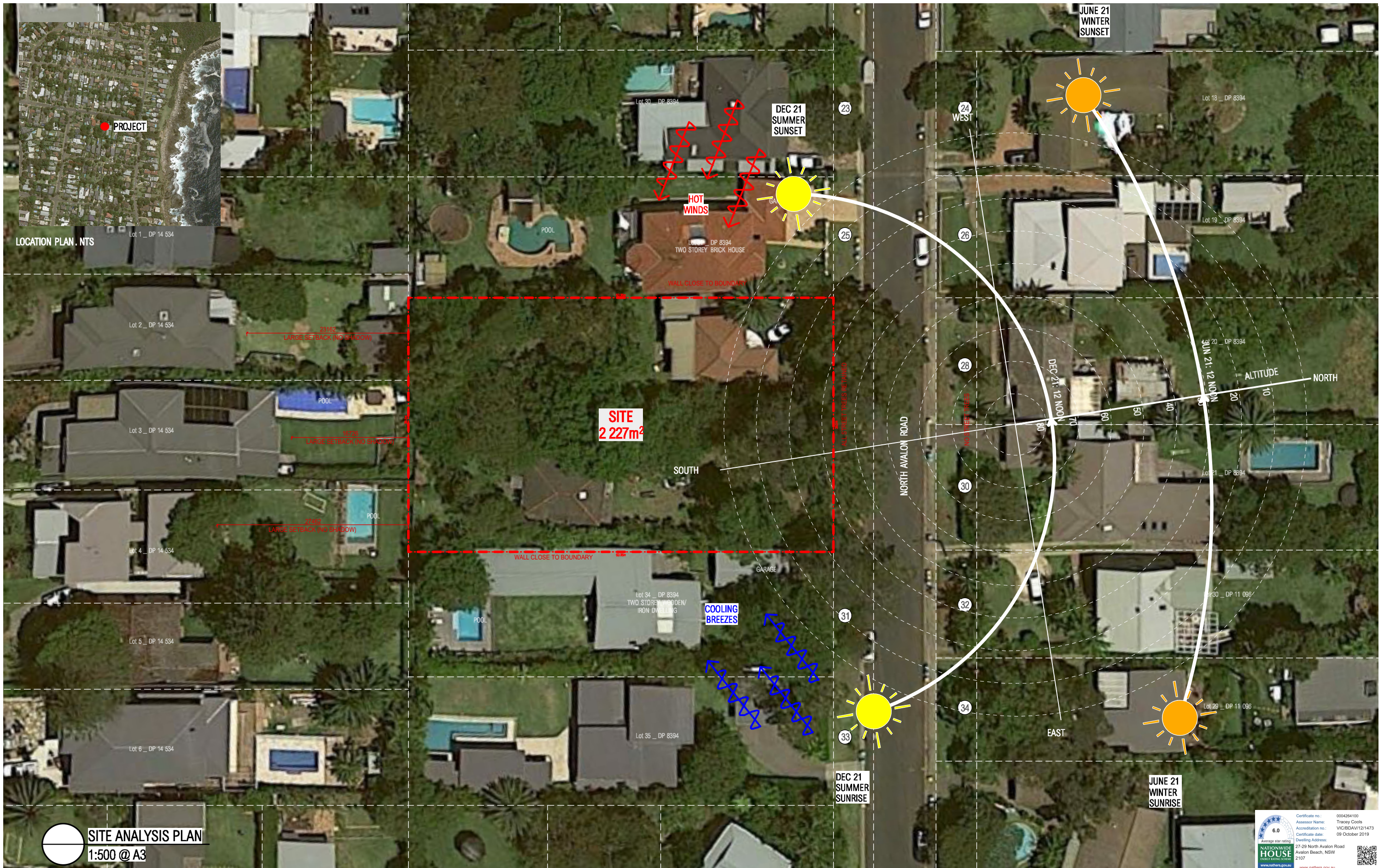
development application

Project: **SENIORS LIVING** 991
 Client: **ARMADA AVALON PTY LTD**
 Site: **27-29 NORTH AVALON ROAD,
 AVALON BEACH**
 Stage: **DEVELOPMENT APPLICATION**
 Date: **3-Oct-19**

DWG	DRAWING TITLE	ISSUE
LANDSCAPE ARCHITECT		
LP-00	EXISTING TREE PLAN	C
LP-01	LANDSCAPE PLAN	C
LP-02	LANDSCAPE ELEVATIONS	C
LP-03	LANDSCAPE DETAILS	C
CIVIL ENGINEER		
D01	SEDIMENT + EROSION CONTROL PLAN	B
D02	SEDIMENT + EROSION CONTROL DETAILS	B
D03	LEVEL 1 STORMWATER DRAINAGE PLAN	B
D04	LEVEL 2 STORMWATER DRAINAGE PLAN	B
D05	UPPER ROOF STORMWATER PLAN	B
D06	STORMWATER DRAINAGE NOTES	B
D07	STORMWATER DRAINAGE DETAILS	B
SURVEYOR		
14535	SITE SURVEY	C

DWG	DRAWING TITLE	ISSUE
000 PRE CONSTRUCTION INFORMATION		
020	SITE ANALYSIS PLAN 1:500	L
030	SITE PLAN 1:500	L
040	EXISTING/ DEMOLITION PLAN 1:200	L
100 GENERAL ASSEMBLY PLANS		
101	LEVEL 1 FLOOR PLAN 1:200	L
102	LEVEL 2 FLOOR PLAN 1:200	L
110	ROOF PLAN 1 1:200	L
120	SECTION AA + BB 1:200	L
130	NORTH + EAST ELEVATION 1:200	L
131	SOUTH + WEST ELEVATION 1:200	L
133	NORTH + SOUTH INTERNAL ELEVATION 1:200	L
200 SCHEDULES		
210	MATERIALS + FINISHES SCHEDULE	L
211	TERMS + ABBREVIATIONS SUMMARY	L
220	CONSTRUCTION WASTE MANAGEMENT PLAN	L
900 NON-CONSTRUCTION INFORMATION		
901	3D PERSPECTIVE SHEET 1	L
910	SHADOW DIAGRAMS - JUNE 21	L
911	SHADOW DIAGRAMS - SEPT 23	L
912	SHADOW DIAGRAMS - DEC 21	L
913	SOLAR ACCESS STUDY-LIVING ROOM GLAZING - SHEET 1	L
914	SOLAR ACCESS STUDY-LIVING ROOM GLAZING - SHEET 2	L
915	SOLAR ACCESS STUDY-LIVING ROOM GLAZING - SHEET 3	L
916	SOLAR ACCESS STUDY-PRIVATE OPEN SPACE - SHEET 1	L
917	SOLAR ACCESS STUDY-PRIVATE OPEN SPACE - SHEET 2	L
919	SOLAR ACCESS STUDY SUMMARY	L
930	BASIX COMMITMENTS	L
960	BUS ROUTE PLAN	L
980	AREA CALCULATION SUMMARY - SHEET 1	L
981	AREA CALCULATION SUMMARY - SHEET 2	L





rev	date	amendment
A	23/01/19	issued for information
B	08/03/19	issued for information
C	16/04/19	issued for information
D	30/04/19	issued for information
E	10/05/19	issued to consultants
F	30/05/19	issued to consultants

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F	14/06/19	issued to consultants
G	19/06/19	issued to consultants + client
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J	31/07/19	issued to client for comment
K	19/08/19	issued to client for comment
L	27/08/19	issued to client for comment
	30/09/19	issued to client 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

for/client
ARMADA AVALON PTY LTD

location
27-29 NORTH AVALON ROAD

at
AVALON BEACH

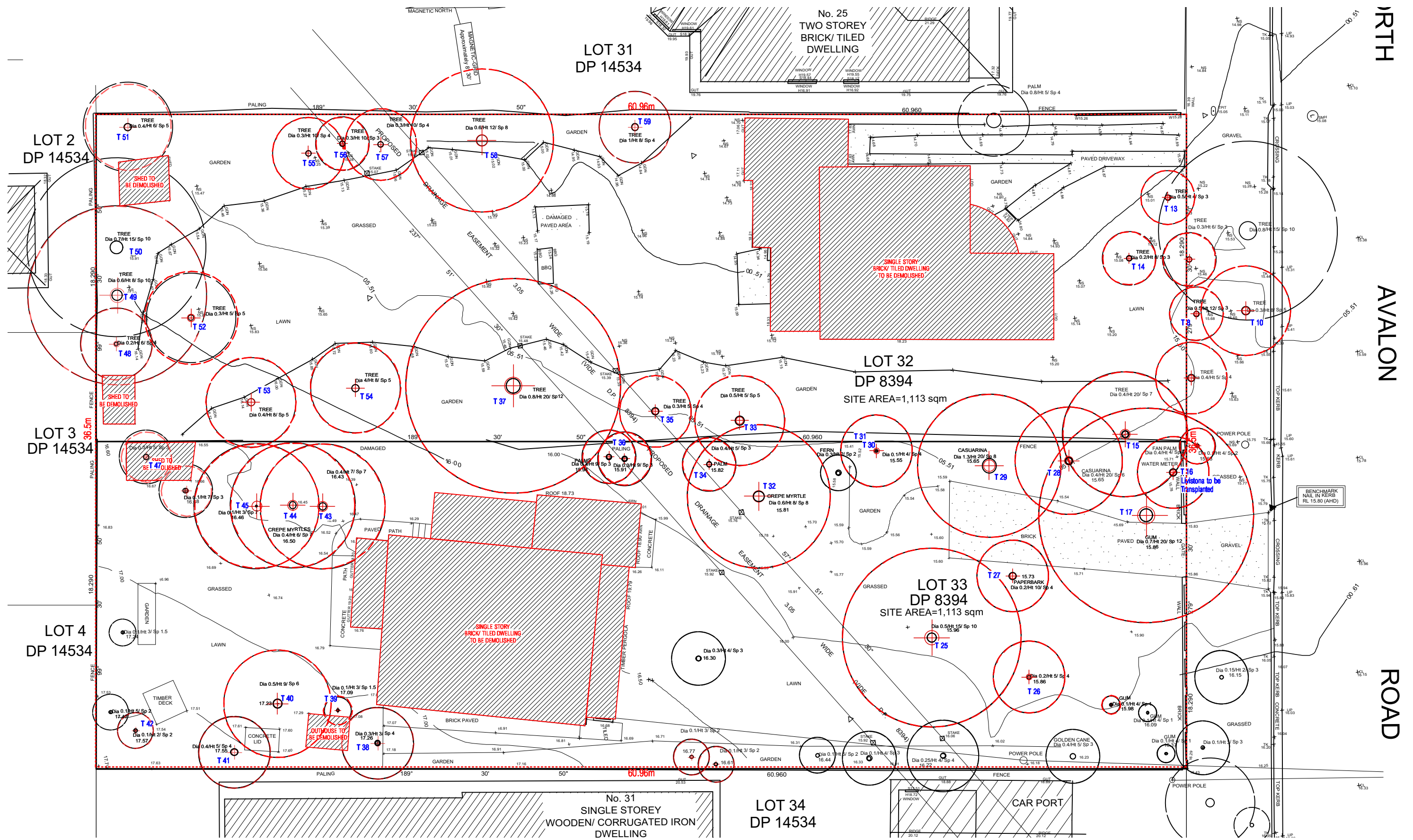
drawing
SITE ANALYSIS PLAN

drawing

stage	project no.	dwg no.
DA	991	020
chkd	date	revision
TW	03/10/19	L

notes
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Certificate no.: 0004264100
 Assessor Name: Tracey Cools
 Accreditation no.: VIC/DAV/121473
 Certificate date: 09 October 2019
 Dwelling Address:
 27-29 North Avalon Road
 Avalon Beach, NSW
 2107
 www.nathers.gov.au

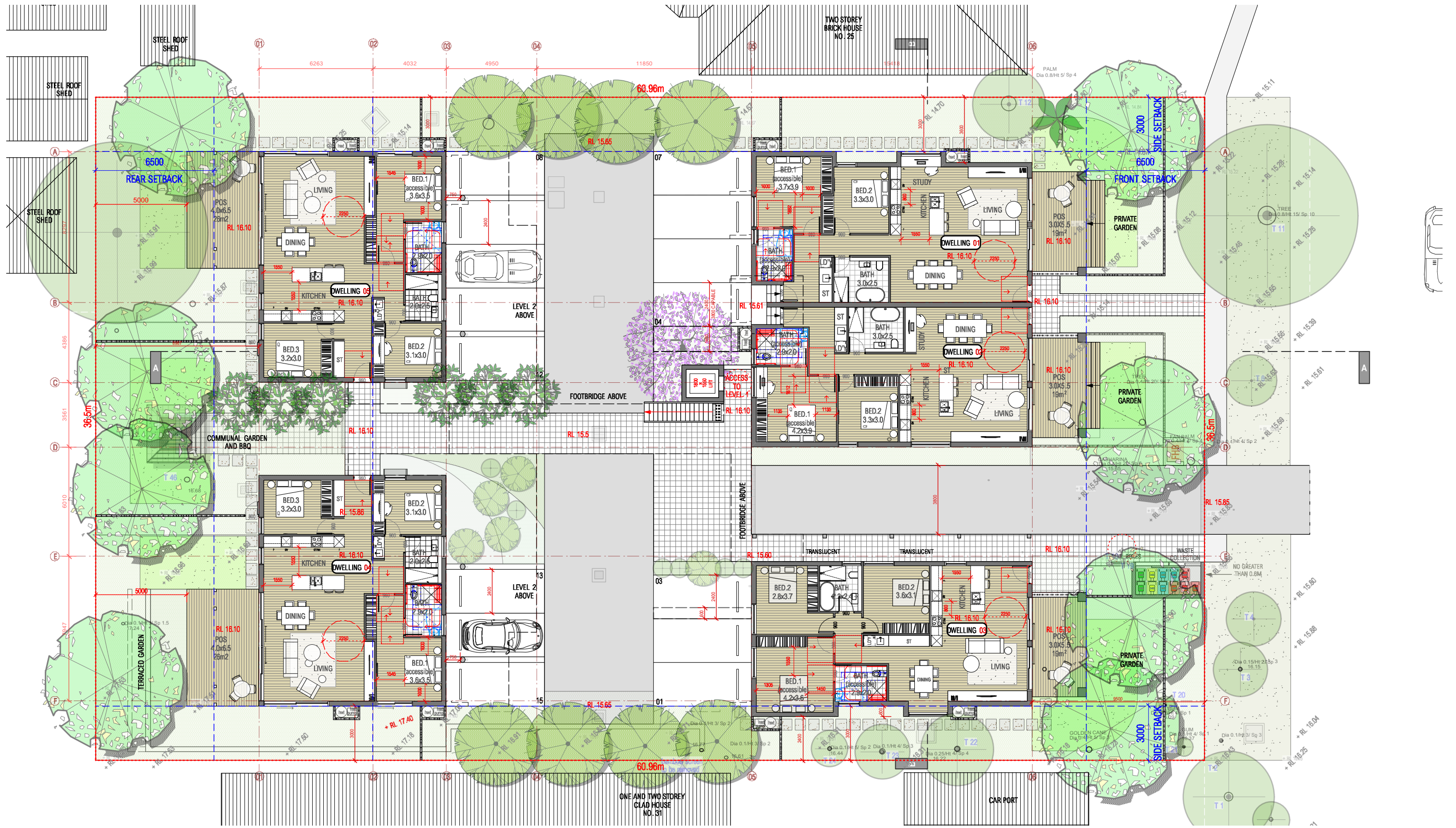


EXISTING / DEMOLITION PLAN
1:200 @ A3

TREES TO BE RETAINED TREES TO BE REMOVED



	notes	rev date amendment A 23/01/19 issued for information B 25/02/19 issued to council for information C 08/03/19 issued for information D 16/04/19 issued for information E 30/04/19 issued for information F 03/05/19 issued to consultants G 10/05/19 issued to consultants H 30/05/19 issued to consultants	rev date amendment F 14/06/19 issued to consultants G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment K 19/08/19 issued to consultants L 27/08/19 issued to client for comment M 30/09/19 issued to client for information	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudiacom.au architects registration number 6239	project SENIORS LIVING for/client ARMADA AVALON PTY LTD	location 27-29 NORTH AVALON ROAD at AVALON BEACH	drawing EXISTING / DEMOLITION PLAN drawing	stage DA chkd drwn TW MB	project no. 991 date 03/10/19	dwg no. 040 revision L
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LEVEL 1
1:200 @ A3

Certificate no.: 0004254100
 Assessor Name: Tracey Cools
 Accreditation no.: VIC/BDV12/1473
 Certificate date: 09 October 2019
 Drawing Address: 27-29 North Avalon Road
 Avalon Beach, NSW
 2107
 www.nathens.gov.au
 www.nathens.gov.au

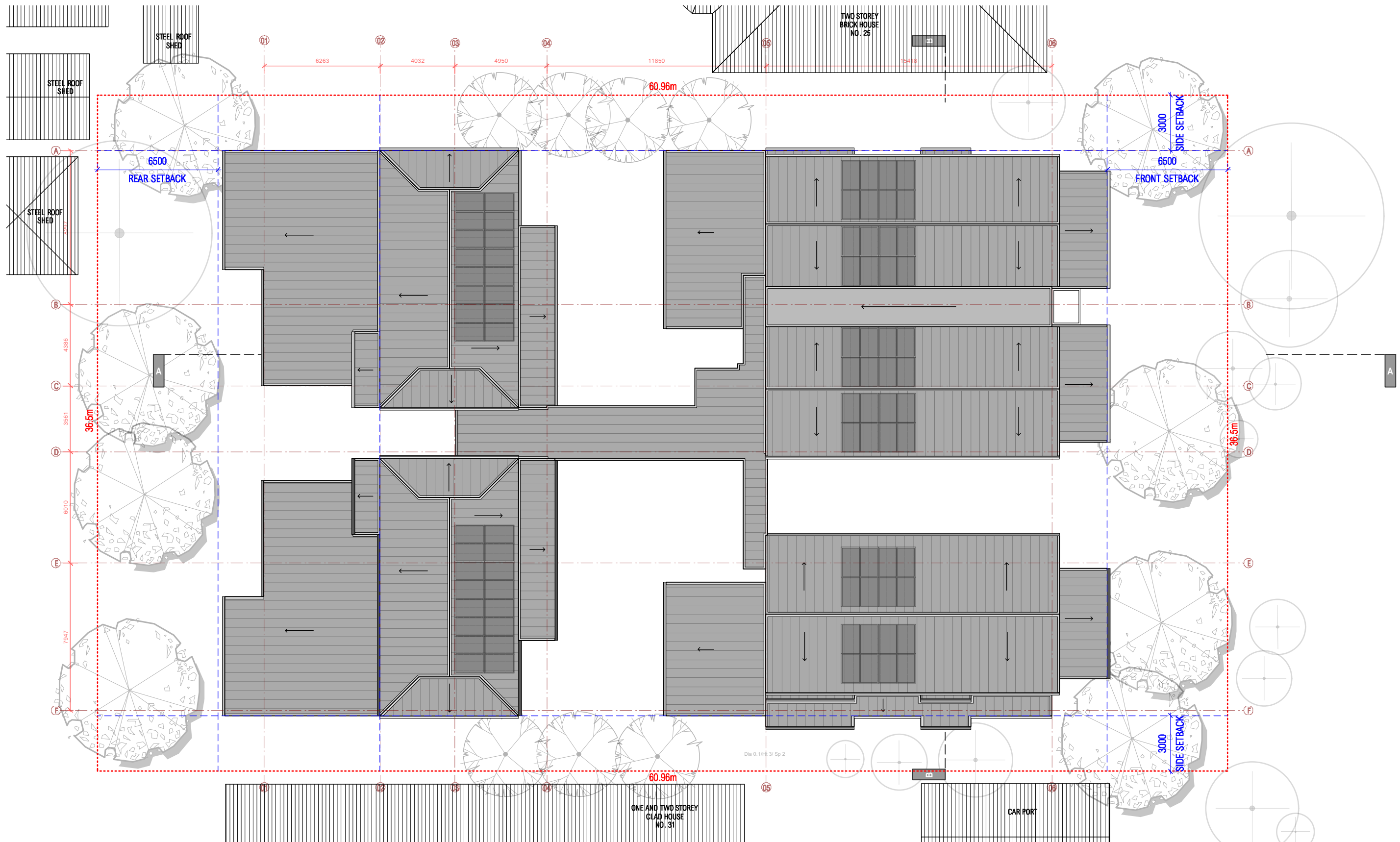
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01 LEVEL 2
1:200 @ A3

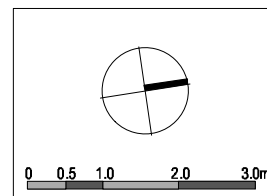
Certificate no.: 0004264100
 Assessor Name: Tracey Coole
 Accreditation no.: VIC/DAV/12-1473
 Certificate date: 09 October 2019
 Average star rating: 6.0
NATIONWIDE HOUSE
www.nw.com.au
 27-29 North Avalon Road
 Avalon Beach, NSW
 2107
 www.nathers.gov.au

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ROOF LEVEL
1:200 @ A3

Certificate no.: 0004264100
 Assessor Name: Tracey Coles
 Accreditation no.: VIC/BD/AV/12/1473
 Certificate date: 09 October 2019
 Average star rating: 6.0
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 Avalon Beach, NSW
 2107
 www.nathans.gov.au



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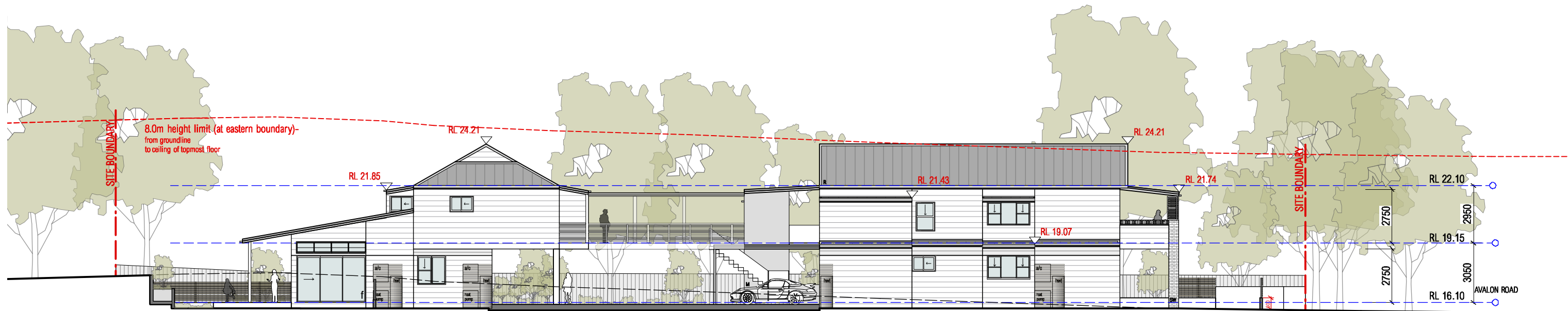
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environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing ROOF LEVEL	stage DA	project no. 991	dwg no. 110
	for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing PLAN	chkd TW	drwn MB	date 03/10/19

MATERIALS + FINISHES LEGEND			
EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	LEGEND ABBREVIATION
EXTERNAL WALLS	BARRISMAN STONE WALLING	ECO OUTDOOR	SW
EXTERNAL WALLS	WEATHERBOARD	"WHITE"	WB
EXTERNAL WALL	COLORBOND	MONUMENT	M
BALUSTRADES	WEATHER BOARD	WHITE	B
METALWORK - OUTDOOR COMPRESS / ANODISED	COLORBOND STEEL	"SUN WEST"	G
DECKING + FENCING	TIMBER CLAD	"SPOTTED OAK"	TO
DECKING	MOONWOOD	NATURAL GRAY COLLECTION - BLACK BROWN / JARRAW SILVER OAK	MO
EXTERNAL PAINTING OPERATIVE	BEAUFORD SANDSTONE	"FLOOR TILE ECO OUTDOOR"	BS
METALWORKS ROOFING	COLORBOND STEEL	"SHALE GREY"	R
DOOR FRAMES + WINDOW FRAMES + FROD SCREENS	POWDER COATED ALUMINIUM	"LUXURON QUANTUM"	D



01 NORTH ELEVATION
1:200 @ A3



02 EAST ELEVATION
1:200 @ A3

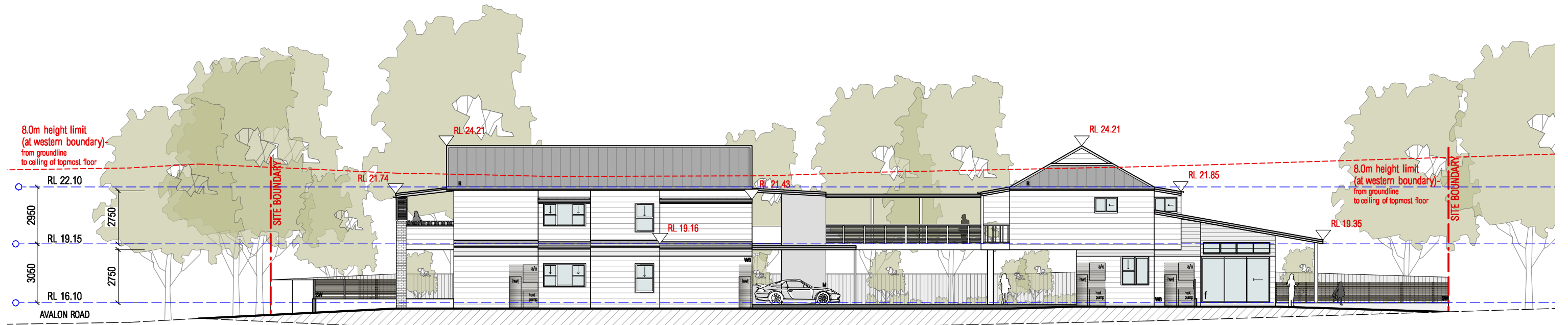


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MATERIALS + FINISHES LEGEND			
EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	LEGEND ABBREVIATION
EXTERNAL WALLS	BATHSAY STONE WALLING	ECO OUTDOOR	SW
EXTERNAL WALLS	WEATHERBOARD	"WHITE"	WB
EXTERNAL WALL	COLORBOND	MONUMENT	M
BALUSTRADES	WEATHER BOARD	WHITE	B
METALWORK - OUTDOOR COMPANIES, GRILING	COLORBOND STEEL	"SUN WEST"	G
DECKING + FENCING	TIMBER CLAD	"SPOTTED OAK"	TO
DECKING	MOONWOOD	NATURAL GRAY COLLECTION - BLACK BEAK / JARRAW SILVER OAK	MO
EXTERNAL FLOORING OVERPAVE	BEAUFORD SANDSTONE	"FLOOR TILE ECO OUTDOOR"	BS
METALWORKS ROOFING	COLORBOND STEEL	"SHALE GREY"	R
DOOR FRAMES + WINDOW FRAMES + FROD SCREENS	POWDER COATED ALUMINIUM	"LUXION QUARTZ"	D



01 SOUTH ELEVATION
1:200 @ A3

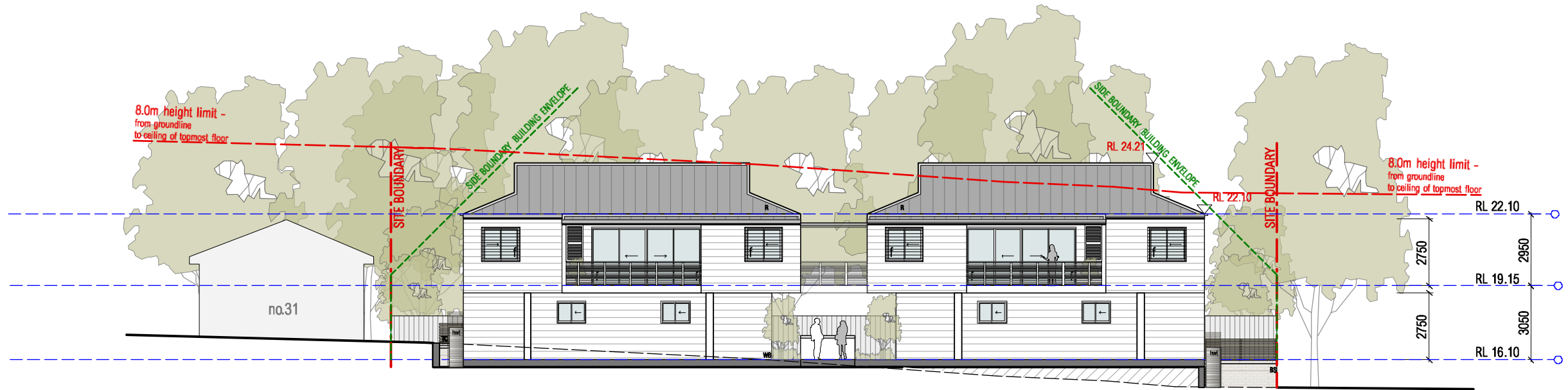


02 WEST ELEVATION
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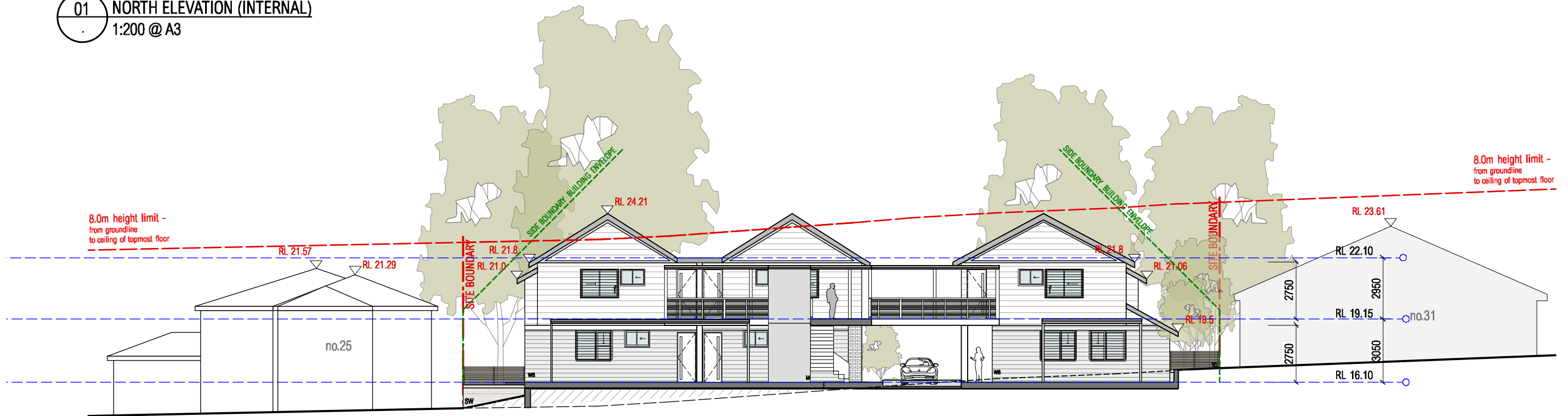


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MATERIALS + FINISHES LEGEND			
EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	LEGEND ABBREVIATION
EXTERNAL WALLS	BARRAMAY STONE WALLING	ECO OUTDOOR	SW
EXTERNAL WALLS	WEATHERBOARD	"WHITE"	WB
EXTERNAL WALL	COLORBOND	MONUMENT	M
BALUSTRADES	WEATHER BOARD	WHITE	B
METALWORK - BUTTRES COMPRESSES, JOINTING	COLORBOND STEEL	"SUN WEST"	G
DECKING + FENCING	TIMBER CLAD	"SPOTTED OAK"	TO
DECKING	MOONWOOD	NATURAL GRAY COLLECTION - BLACK BARK, JARRAW SILVER OAK	MO
EXTERNAL PAVING DRIVEWAY	BEARFORD SANDSTONE	"FLOOR TILE ECO OUTDOOR"	BS
METALWORK ROOFING	COLORBOND STEEL	"SHALE GREY"	R
DOOR FRAMES + WINDOW FRAMES + FROD SCREENS	POWDER COATED ALUMINIUM	"LUXION QUARTZ"	D




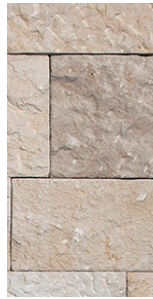





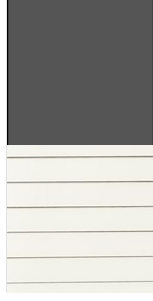
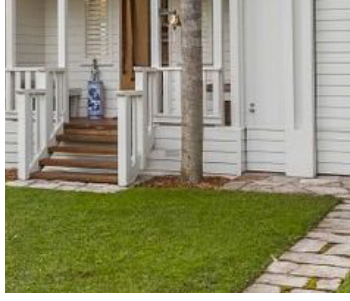

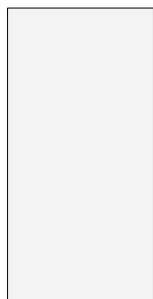


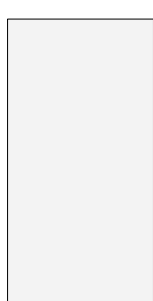
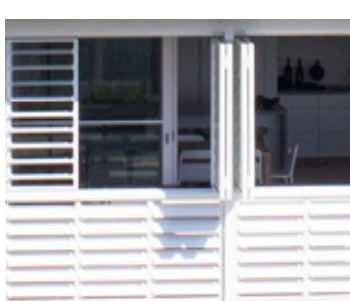
01 NORTH ELEVATION (INTERNAL)
1:200 @ A3



02 SOUTH ELEVATION (INTERNAL)
1:200 @ A3



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EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	LEGEND ABBREVIATION	EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	LEGEND ABBREVIATION			
		EXTERNAL WALLS	BARRIMAH STONE WALLING	ECO OUTDOOR	SW		DECKING + FENCING	TIMBER CLAD	"SPOTTED GUM"	TC
		EXTERNAL WALLS	WEATHERBOARD	"WHITE"	WB		DECKING	MODWOOD	NATURAL GRAIN COLLECTION- BLACK BEAN/ JARRAH/ SILVER GUM	MD
		EXTERNAL FEATURE WALL	COLORBOND	MONUMENT	M		EXTERNAL PAVING DRIVEWAY	BEAUFORD SANDSTONE	"FLOOR TILE ECO OUTDOOR"	BS
		METALWORK, GUTTERS DOWPIPES, AWNING	COLORBOND STEEL	"SURF MIST"	G		METALWORKS ROOFING	COLORBOND STEEL	"SHALE GREY"	R
		BALLUSTRADES	TIMBER	"WHITE"	B		DOOR FRAMES + WINDOW FRAMES + FIXED SCREENS	POWDER COATED ALUMINIUM	"WHITE"	D



	notes	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	location	drawing	stage	project no.	dwg no.
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					G	19/06/19	issued to consultants + client	for/client	at	drawing	chkd	drwn	date	revision
					H	21/06/19	issued to consultants + client	ARMADA AVALON PTY LTD	AVALON BEACH	SCHEDULE	TW	MB	03/10/19	L
					I	02/07/19	issued to consultants + client							
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					L	30/09/19	issued to client for information							

TERMS AND ABBREVIATIONS

Abbreviations used on the drawings and in the specifications and schedules are as follows:

AFS	As further specified
BWB	Block / Brickwork - Bagged
BWR	Block / Brickwork - Rendered
BCA	Building Code of Australia
BC	Bright Chrome
CCA	Copper/Chrome/Arsenate treated timber
CCR	Corrugated Colorbond Roofing
CCW	Corrugated Colorbond Wall Sheeting
CFC	Compressed Fibre Cement sheet
CIS	Concrete in situ
CT	Ceramic Tiles
cls	Centres
DP	Downpipe
EPS	Expanded Polystyrene (insulation)
F	Fixed glass
FB	Face brickwork
FC	Fibre Cement (painted sheets)
FCR	Fibre Cement Rendered (Harditex)
FFL	Finished floor level
GB	Glass blockwork
VGPO	General Power Outlet
HW	Hardwood
HDG	Hot Dipped Galvanised
HDPE	High Density Polyethylene (piping)
HPP	Hebel Power Panel
HSF	Hebel Sound Floor
HTP	Harditex cladding
HWS	Hot water service
L	Glass Louvres (in windows)
LFC	Linoleum floor covering
LSOP	Light Oil Solvent Preservative = 'Gold' Treated timber
LVL	Laminated Veneer Lumber
MDF	Medium density fibreboard = customwood
MGP	Machine Graded Pine framing (Wall/Roof)
MI	Manufacturer's instructions
NIC	Not in Contract
OFC	Off form concrete
PB	Plasterboard
PCC	Pre cast concrete
PFC	Parallel Flange Channel
PRF	Pirelli rubber floor covering
PS	Provisional Sum
PTB	Particle Board
RFL	Reflective foil laminate
RHS	Rectangular hollow section
RP	Radiata Pine
S+I	Supply and Install
SC	Satin Chrome
SHS	Square Hollow section
SS	Stainless Steel
T+G	Tongue and grooved (flooring/walling)
TBA	To be advised
TR	Towel rail
TRH	Tiolet roll holderz
TT	Terracotta Tile
UB	Universal Beam
UC	Universal Column
UNO	Unless noted otherwise
VOS	Verify on site
VR	Veneer
WRC	Western Red Cedar (timber)

NOTES

All work as shown in the drawings and schedule, including all necessary work even if not drawn or scheduled. Refer all queries and discrepancies to the architects. All measurements in mm unless noted otherwise.

Standard of Work and Regulations
All work to be carried out in accordance with:
• Building Code of Australia 2016
• AS Codes
• Conditions of Council
• Conditions of service supply authorities
• All relevant Australian Standards including, but not limited to the standards listed below.

Site Survey
Provide registered surveyor report at bearer + joist stage.

Demolition and Recycled Material
Demolition in accordance with Metro. Waste Board Guide.

Site management
No building activities on Council land.
Establish sediment controls as required by all authorities

Earthworks and excavation
All work to be carried out in accordance with the following:
BCA Part 3.1.1
Australian Standard AS2870

Stormwater Disposal
All work to be carried out in accordance with the following:
BCA Part 3.1.2 and BCA Part 3.5.2
Australian Standard AS/NZ3500.3.2

Termite Protection
All work to be carried out in accordance with the following:
BCA Part 3.1.3
Termite protection in accordance AS3660.1

Footings, Slab Design and Retaining Walls
All work to be carried out in accordance with the engineer's drawings and specifications and the following,
BCA Part 3.2
Australian Standard AS2870

Masonry Construction
All work to be carried out in accordance with the following:
BCA Part 3.3
Australian Standard AS3700

Structural Steel Framing
All work to be carried out in accordance with the engineer's drawings and specifications and the following:
BCA Part 3.4.2
Australian Standard AS1250 and AS3623

Timber Framing
All work to be carried out in accordance with the following:
BCA Part 3.4.3
Australian Standard AS1684

All timber to be from sustainable sources as follows: plantation and/or recycled timbers, the framing shall be in plantation Radiata Pine or NZ Douglas Fir, all structural timber shall be plantation grown glue laminated timber and all flooring shall be from recycled timber or bamboo T+G flooring.

Roof Cladding
All work to be carried out in accordance with the following:
BCA Part 3.5.1,
Australian Standard AS1562.1

Gutters and downpipes
All work to be carried out in accordance with the following:
BCA Part 3.5.2,
Australian Standard AS3500.3.2.

Wall Cladding
All work to be carried out in accordance with the following:
BCA Part 3.5.3

Windows and Doors and Installation of Glazing

All work to be carried out in accordance with the following:
BCA Part 3.6,
Australian Standard AS1288 or AS2047.

External Windows and Doors
All work to be carried out in accordance with the following:
BCA Part 3.5.4 and BCA Part 3.6,
Australian Standard AS 2047,
Ventilation and Exhaust Fans
All work to be carried out in accordance with:
BCA Part 2.4, BCA Part 3.8.5
Australian Standard AS1668.2

Construction of Roof, Walls and Floor
All work to be carried out in accordance with the following:
BCA Part 3.5, BCA Part 3.12
Hot Water Supply System
All work to be carried out in accordance with the following:
BCA Part 3.12.5, Australian Standard AS/NZS 3500.4
9section 8) or cl. 3.38 of AS/NZ 3500.5.

Fire Separation
All work to be carried out in accordance with the following:
BCA Part 3.7.1
Smoke Alarms
All work to be carried out in accordance with the following:
BCA Part 3.7.2, and Australian Standard AS 3786

Building Fabric Thermal Insulation
All work to be carried out in accordance with the following:
BCA NSW Clause 2.3.1
Australian Standard AS/NZS4859.1
BASIX compliance

Sound Insulation
All work to be carried out in accordance with the following:
BCA Part 3.8.6
Waterproofing of Wet Areas
All work to be carried out in accordance with the following:
BCA Part 3.8.1, and Australian Standard AS3740

Facilities (Health and Amenity)
All work to be carried out in accordance with the following:
BCA Part 3.8.3
Australian Standard AS 1668.2

Hydraulics
Hot water service pipes shall be provided with insulation in accordance with BCA Part 3.12.1
Australian Standard AS 3500

SPECIFICATION FOR SEPP SENIORS

External works

- Units on ground floor level and lift area to be linked by an AS1428.1 compliant accessible path to the adjoining road.
- Pathway lighting to be Glare free for pedestrians and dwelling and must provide at least 20 lux at ground level.
- Letterboxes must be provided on a hard-standing area, lockable and have wheelchair circulation (1550mm diameter) and linked via an accessible path as per AS1428.1
- There should be no step to the main entry door, entry to external verandah that contain clothes line and between path from street to the verandah. A max threshold of 35mm is permitted where a threshold ramp is provided.
- A garbage storage area must be provided in an accessible location. Provide 1550mm circulation spaces in front of bins

Doorway requirements
- Main entry door, door to courtyards, main accessible bathroom, laundry to be 850mm clear (920mm door leaf) with door circulation spaces as per AS1428.1. All other doors to have 850mm clear opening with scope of provision of door circulation in the future.
-Door handles and hardware for all doors must be provided in accordance with AS 4299 with single hand operation, lever style, operation located between 900-1000mm above FFL and all external doors to be keyed alike.

Bedroom requirements
- Main bedroom to have size of queen bed with 1,200mm wide at the foot of the bed, and 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction.
Electrical requirements
- Bedroom must have a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet.
- Bedroom must have wiring to allow a potential illumination level of at least 300 lux.
- Switches and power points must be provided in accordance with AS 4299 with switches located between 900-1000mm and in line with door handles, (Rocker action / toggle / push pad switches with 35mm width are preferred) and GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners.
- Living room, must have a telephone adjacent to a general power outlet and Living and dining room must have wiring to allow a potential illumination level of at least 300 lux.

Laundry / Linen cupboard
- Laundry must have the provision for the installation of an automatic washing machine and a clothes dryer, a slip-resistant floor surface and an accessible path to clothes line is to be provided.
- At least 1 linen cupboard is to be provided as 600mm minimum width and adjustable shelving

Main bathroom
- Bathroom must be Slip-resistant floor surface
- Bathroom must have shower as per AS1428.1 without a hob, waterproofed to AS 3740, floor falls to waste, walls reinforced to accommodate grabrails / folding seat in the future, taps to be lever or capstan with single outlet, taps to be easily reached from shower entry, wall cabinet that is sufficiently illuminated, and a double general power outlet beside the mirror.
- All tiled areas such as bathrooms, kitchen, and laundries to be such that there is no lip at the doorway. Recess the concrete slab at wet areas if required for compliance.

Kitchen
Kitchen fittings must be provided as per Clause 4.5 of AS 4299:
- 800mm wide work surface which is adjustable or a replaceable as a unit at variable heights within range of 750mm to 850mm above FFL in between the wall oven and cooktop.
- Tap set with capstan or lever handles with the taps or operating handles to be located 300mm from front of the sink,
- Cooktops with front or side controls with raised crossbars, isolating switch and a work surface of 800mm length at the same height and
- Wall oven located next to adjustable height work bench minimum 800mm width

All stairways, ramps and pathways to comply with AS1428.1



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WASTE MANAGEMENT PLAN

PROJECT: MULTI RESIDENTIAL
 ADDRESS: 27-29 NORTH AVALON ROAD, AVALON BEACH
 COUNCIL: NORTHERN BEACHES COUNCIL
 DATE: 14-May-19

MATERIALS	SOURCE	EST. QUANTITY			ONSITE RECYCLING	OFF SITE RECYCLING	OFF SITE DISPOSAL
		Volume cum	Area sqm	weight tonne			
DEMOLITION STAGE							
Green waste	Trees shrubs removed		21.00		All small branches and leaves chipped for mulch.	Mulch to garden recyclers. Large trunks recycled for timber salvage.	
Bricks	existing building	21.00			Some bricks retained and set aside for reuse.	Broken bricks stored for collection to crushing.	
Concrete blocks	existing building	0.00			Some blocks set aside for reuse.	Broken bricks sent to collection for crushing to road base at Waste Transfer Station.	
Concrete	existing building		262.00		Nil	Slabs/footings broken up on site, stored for collection for crushing as road base.	To Waste Transfer Station that recycles building waste.
Timber framing	existing building	4.50			Denail useful pieces and set aside for reuse.	Unused large pieces recycled for timber salvage.	To Waste Transfer Station as land fill.
Timber cladding	existing building	0.00			Denail useful pieces and set aside for reuse.	Nil	To Waste Transfer Station as land fill.
FC cladding	existing building		30.00		Nil	Material broken up on site, stored separately for collection to crushing.	To Waste Transfer Station that recycles FC building waste.
Asbestos sheet	existing building	nil			Nil	Nil	Removal in accordance with Workcover requirements to Land Fill site.
Plasterboard	existing building		50.00		Nil	Binned separately for recycling by Boral Plasterboard	Nil
Roofing: tiles	existing building		187.00		Some tiles set aside for reuse.	Broken tiles stored for collection to crushing to road base at Waste Transfer Station.	Nil
Roofing: Tin	existing building				Some sheets retained and set aside for reuse.	Unusable sheets stored for recycling at Mini Mill steel plant by BHP/equiv.	Nil
Insulation	existing building	2.00			Set aside for reuse.		Nil
Metal piping etc	existing building			0.002	Nil	Non ferrous metals binned separately for recycling.	
PVC piping	existing building	nil			Nil		Removal to Land Fill site.
Tiles + pavers	existing building		0.00		Some tiles set aside for reuse.	Broken tiles stored for collection to crushing to road base at Waste Transfer Station.	Nil
Stone	existing building		6.00		set aside useful stone for reuse in landscaping.		

EXCAVATION STAGE							
Top soil		20.00			Top soil stored on site for use in landscaped gardens.		
Sand/clay/shale		0.00			Sand/clay stored on site for use as backfill where volumes allow.		Balance sent to authorised land fill site.
Rock		nil			Stored on site for use as backfill where volumes allow.		Balance sent to authorised land fill site.

CONSTRUCTION STAGE							
Bricks		1.00			Offcut bricks retained, crushed and used for drainage fill.	Excess broken blocks stored for collection to crushing.	
Concrete blocks		1.00			Offcut bricks retained, crushed and used for drainage fill.	Broken blocks sent to collection for crushing to road base at Waste Transfer Station.	
Concrete		1.00			Excess concrete poured into moulds on site for garden pavers.	Nil	Nil
Timber framing		2.00			Useful pieces set aside for reuse.	Unused large pieces recycled into store by builder.	Nil
Timber cladding		nil			Useful pieces set aside for reuse.	Unused large pieces recycled into store by builder.	Nil
FC cladding		1.00			Nil	Material broken up on site, stored separately for collection to crushing.	To Waste Transfer Station that recycles FC building waste.
Plasterboard		1.00			Nil	Binned separately for recycling by Boral Plasterboard	Nil
Roofing: tiles			nil		Full tiles stored on site as spares	Broken tiles stored for collection to crushing to road base at Waste Transfer Station.	Nil
Roofing: Steel			nil		Sheets ordered cut to size to minimise waste	Offcut sheets stored for recycling at Mini Mill steel plant by BHP/equiv.	Nil
Insulation		10.00			Nil	Unused returned to manufacturer/store by builder.	Nil
Metal piping etc				0.001	Nil	Non ferrous metals binned separately for recycling.	
PVC piping			nil		Nil		Removal to Land Fill site.
Tiles + pavers		0.80			Full files set aside as spares.	Cut files stored for collection to crushing to road base at Waste Transfer Station.	Nil
Misc packaging, fixings glues etc		0.50			Timber packaging sorted for reuse as above.		Removal to Land Fill site.
Other							

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					G	19/06/19	issued to consultants + client	for/client	at	drawing	chkd	drwn	date	revision
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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 development

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



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september 23
9am



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september 23
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additional shadow generated by the proposed development



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	notes	<table border="1"> <thead> <tr> <th>rev</th> <th>date</th> <th>amendment</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>23/01/19</td> <td>issued for information</td> </tr> <tr> <td>B</td> <td>08/03/19</td> <td>issued to council for information</td> </tr> <tr> <td>C</td> <td>16/04/19</td> <td>issued for information</td> </tr> <tr> <td>D</td> <td>30/04/19</td> <td>issued for information</td> </tr> <tr> <td>E</td> <td>10/05/19</td> <td>issued to consultants</td> </tr> <tr> <td>F</td> <td>30/05/19</td> <td>issued to consultants</td> </tr> </tbody> </table>	rev	date	amendment	A	23/01/19	issued for information	B	08/03/19	issued to council for information	C	16/04/19	issued for information	D	30/04/19	issued for information	E	10/05/19	issued to consultants	F	30/05/19	issued to consultants	<table border="1"> <thead> <tr> <th>rev</th> <th>date</th> <th>amendment</th> </tr> </thead> <tbody> <tr> <td>F</td> <td>14/06/19</td> <td>issued to consultants + client</td> </tr> <tr> <td>G</td> <td>19/06/19</td> <td>issued to consultants + client</td> </tr> <tr> <td>H</td> <td>21/06/19</td> <td>issued to consultants + client</td> </tr> <tr> <td>I</td> <td>02/07/19</td> <td>issued to consultants + client</td> </tr> <tr> <td>J</td> <td>31/07/19</td> <td>issued to client for comment</td> </tr> <tr> <td>K</td> <td>19/08/19</td> <td>issued to client for comment</td> </tr> <tr> <td>L</td> <td>27/08/19</td> <td>issued to client for comment</td> </tr> <tr> <td></td> <td>30/09/19</td> <td>issued to client for information</td> </tr> </tbody> </table>	rev	date	amendment	F	14/06/19	issued to consultants + client	G	19/06/19	issued to consultants + client	H	21/06/19	issued to consultants + client	I	02/07/19	issued to consultants + client	J	31/07/19	issued to client for comment	K	19/08/19	issued to client for comment	L	27/08/19	issued to client for comment		30/09/19	issued to client 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 SEPT 23rd	stage DA	project no. 991	dwg no. 911
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december 21
9am



december 21
12pm



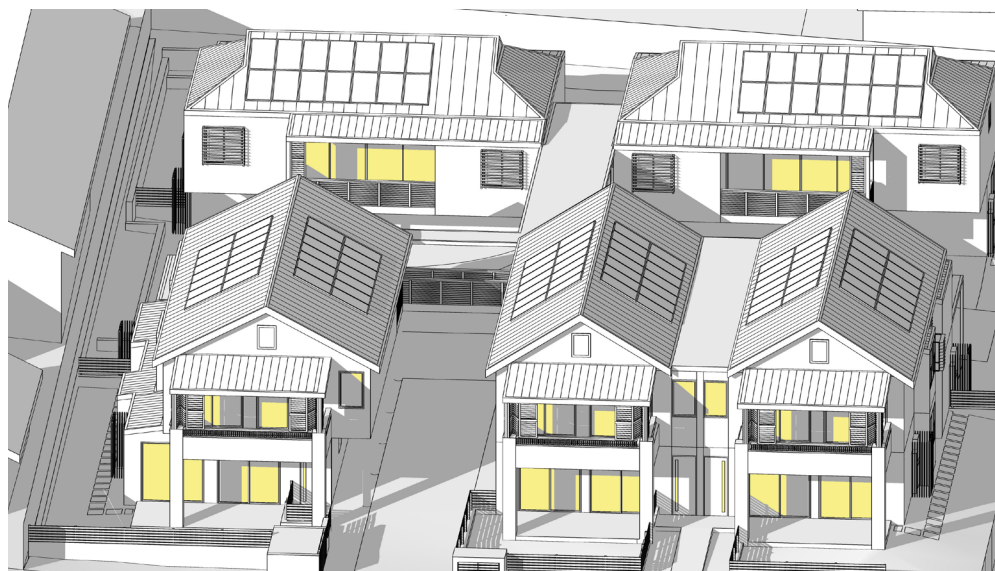
december 21
3pm

additional shadow generated by the proposed development

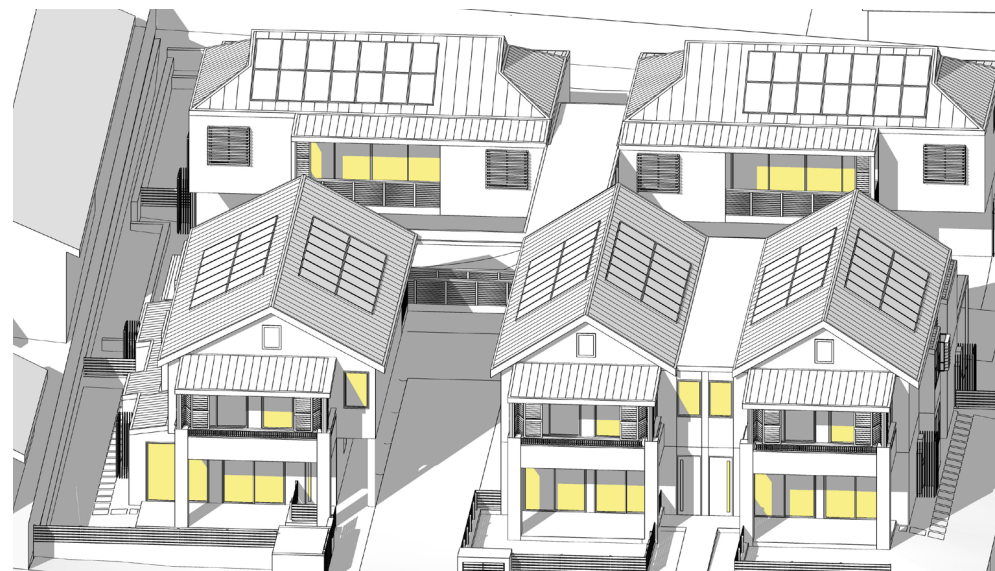


*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect.

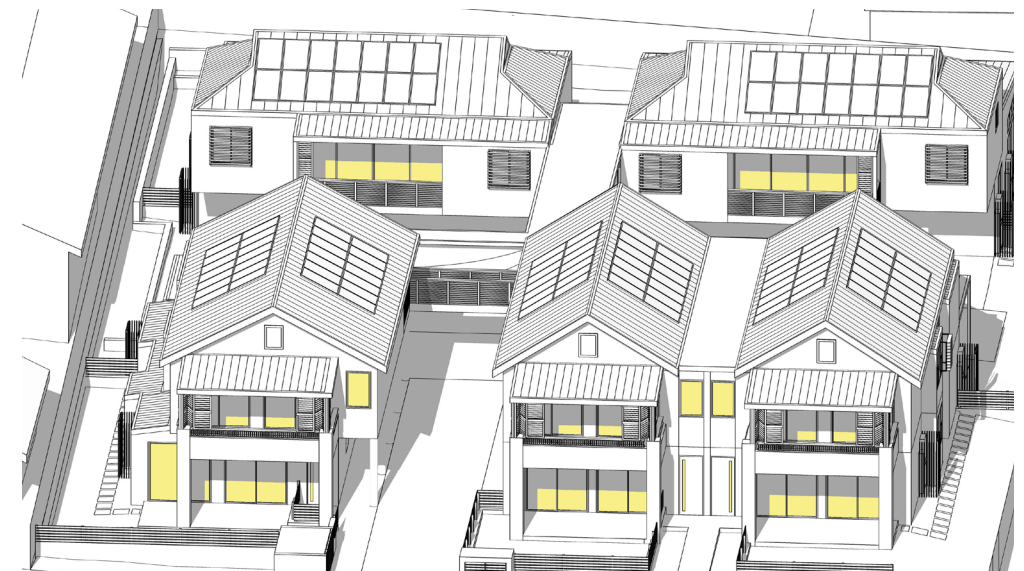
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		<p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>D</p> <p>E</p> <p>F</p>	<p>25/02/19</p> <p>08/03/19</p> <p>16/04/19</p> <p>30/04/19</p> <p>03/05/19</p> <p>10/05/19</p> <p>30/05/19</p>	<p>issued to council for information</p> <p>issued for information</p> <p>issued for information</p> <p>issued to consultants</p> <p>issued to consultants</p> <p>issued to consultants</p>	<p>G</p> <p>H</p> <p>I</p> <p>J</p> <p>J</p> <p>K</p> <p>L</p>	<p>19/06/19</p> <p>21/06/19</p> <p>02/07/19</p> <p>31/07/19</p> <p>19/08/19</p> <p>27/08/19</p> <p>30/09/19</p>	<p>issued to consultants + client</p> <p>issued to consultants + client</p> <p>issued to consultants + client</p> <p>issued to client for comment</p> <p>issued to client for comment</p> <p>issued to client for comment</p> <p>issued to client for information</p>	<p>environa studio</p> <p>224 riley st surry hills 2010</p> <p>t: 02 9211 0000</p> <p>w: www.environastudio.com.au</p> <p>architects registration number 6239</p>	<p>for/client</p> <p>ARMADA AVALON PTY LTD</p>	<p>at</p> <p>AVALON BEACH</p>	<p>drawing</p> <p>SHADOW DIAGRAMS</p>	<p>chkd</p> <p>TW</p>	<p>drwn</p> <p>MB</p>



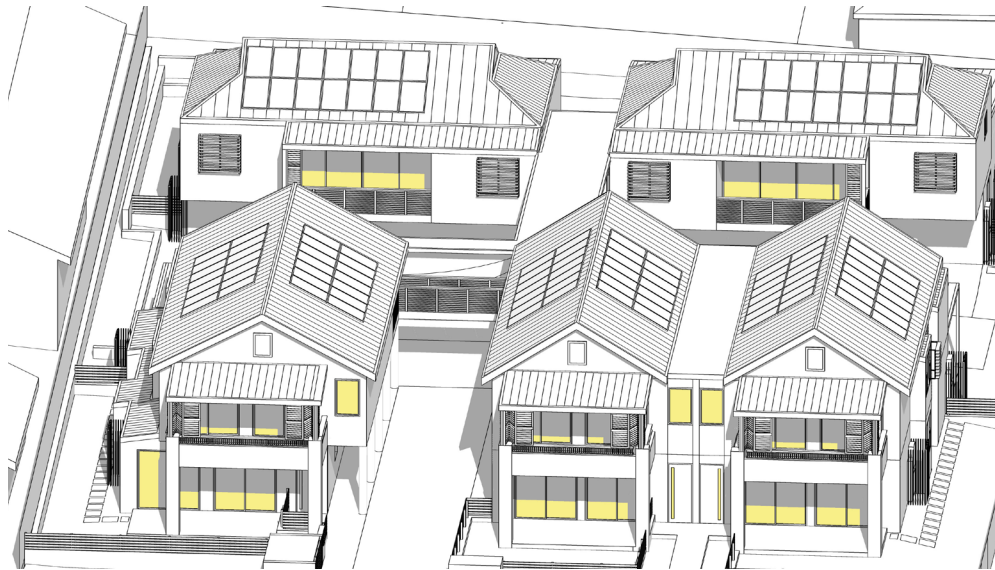
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9am



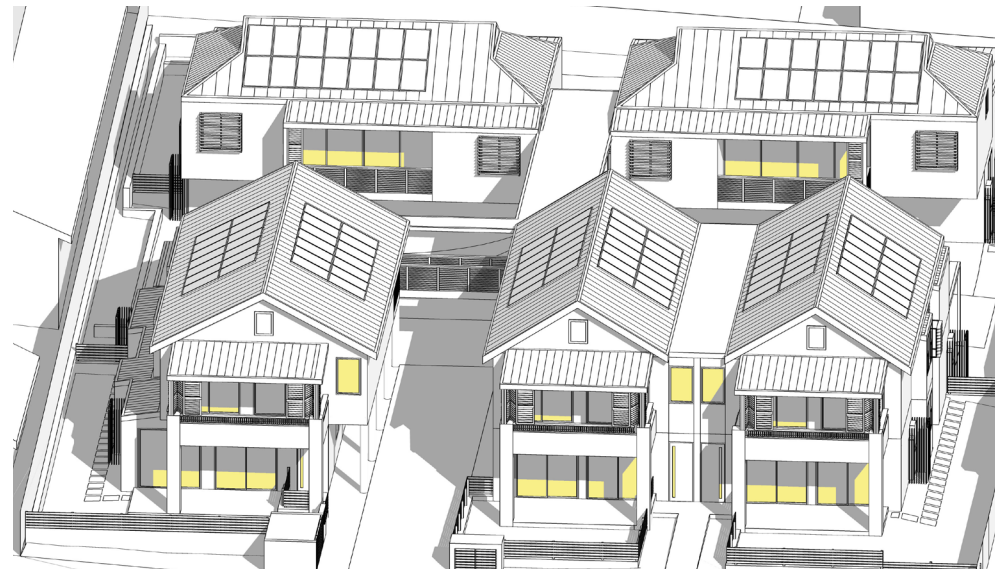
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10am



June 21
11am



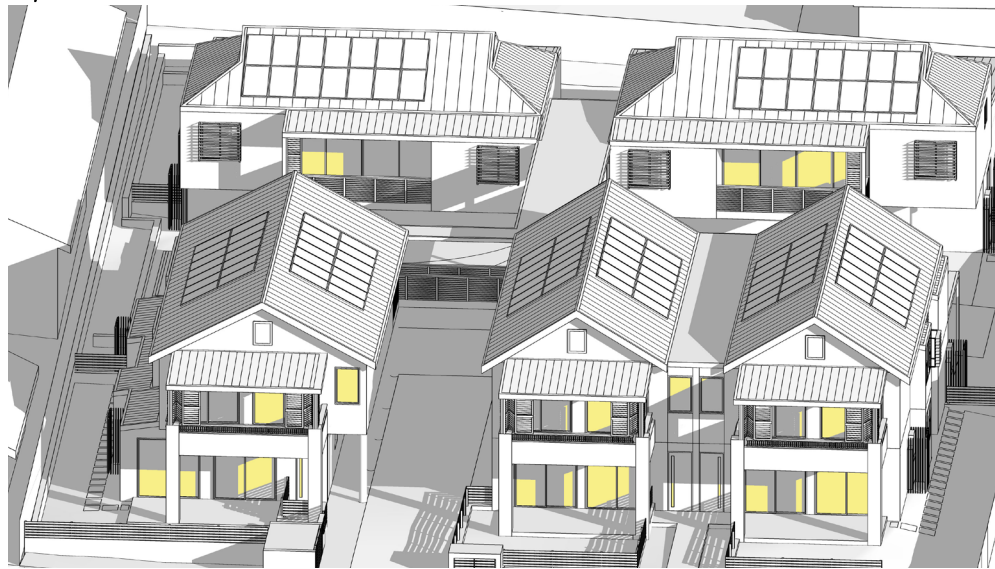
June 21
12pm



June 21
1pm



June 21
2pm

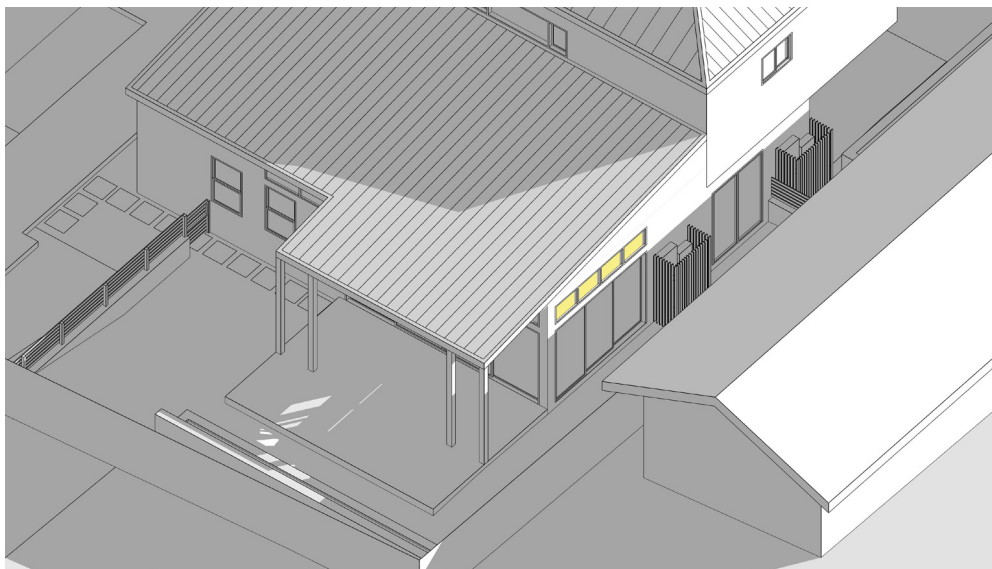


June 21
3pm

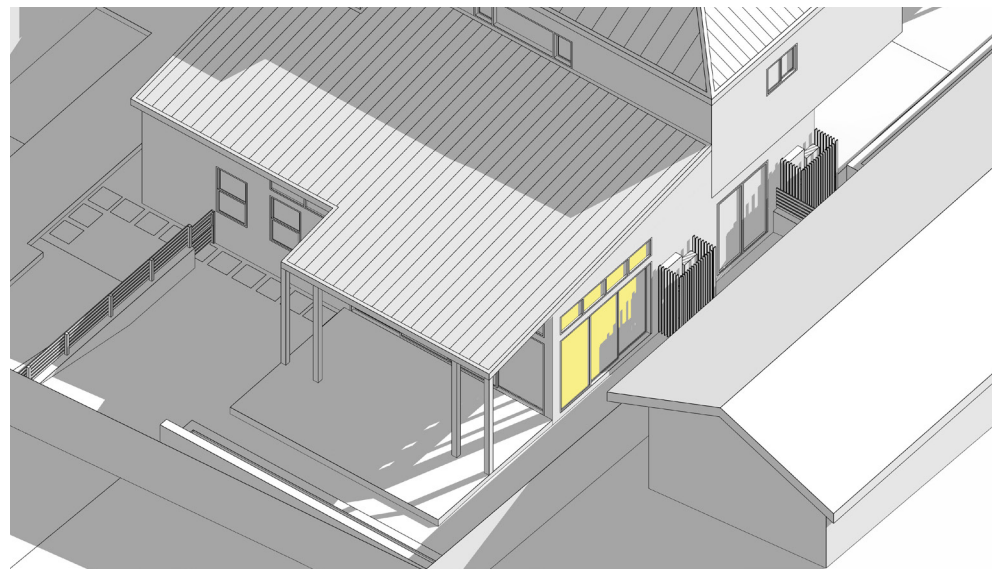


*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect

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		<p>B</p>	<p>08/03/19</p>	<p>issued for information</p>	<p>G</p>	<p>19/06/19</p>	<p>issued to consultants + client</p>	<p>for/client</p> <p>ARMADA AVALON PTY LTD</p>	<p>at</p> <p>AVALON BEACH</p>	<p>drawing</p> <p>SOLAR ACCESS STUDY</p>	<p>chkd</p> <p>TW</p>	<p>drwn</p> <p>MB</p>	<p>date</p> <p>03/10/19</p>
		<p>C</p>	<p>16/04/19</p>	<p>issued for information</p>	<p>H</p>	<p>21/06/19</p>	<p>issued to consultants + client</p>	<p>environa studio</p> <p>224 riley st surry hills 2010</p> <p>t: 02 9211 0000</p> <p>w: www.environastudio.com.au</p> <p>architects registration number 6239</p>					
		<p>D</p>	<p>30/04/19</p>	<p>issued for information</p>	<p>I</p>	<p>02/07/19</p>	<p>issued to consultants + client</p>						
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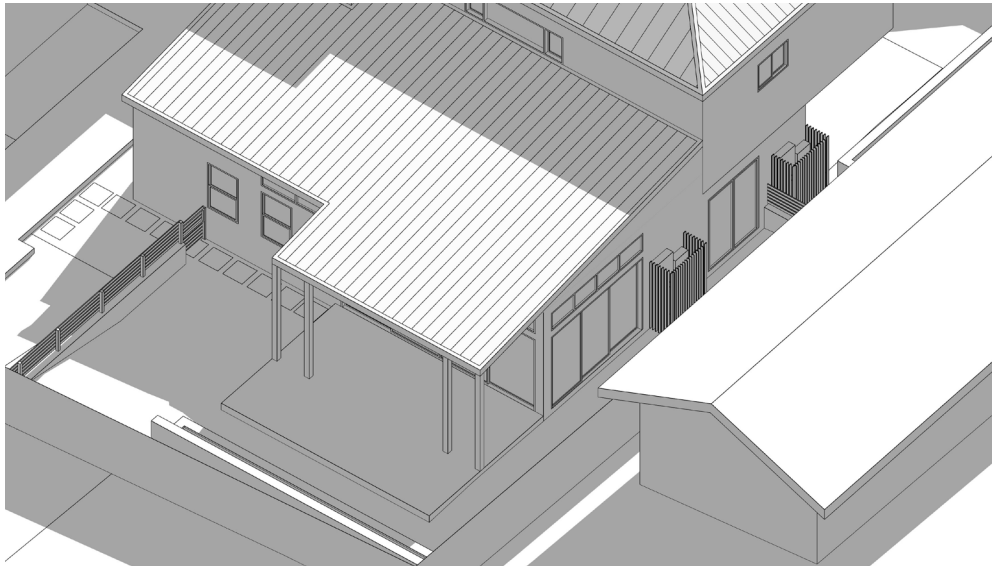
June 21
9am



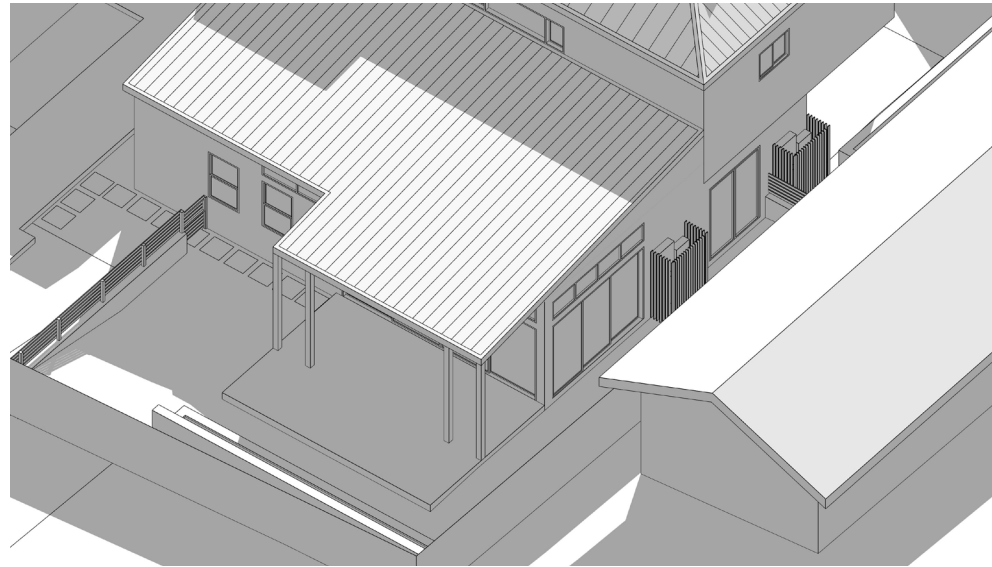
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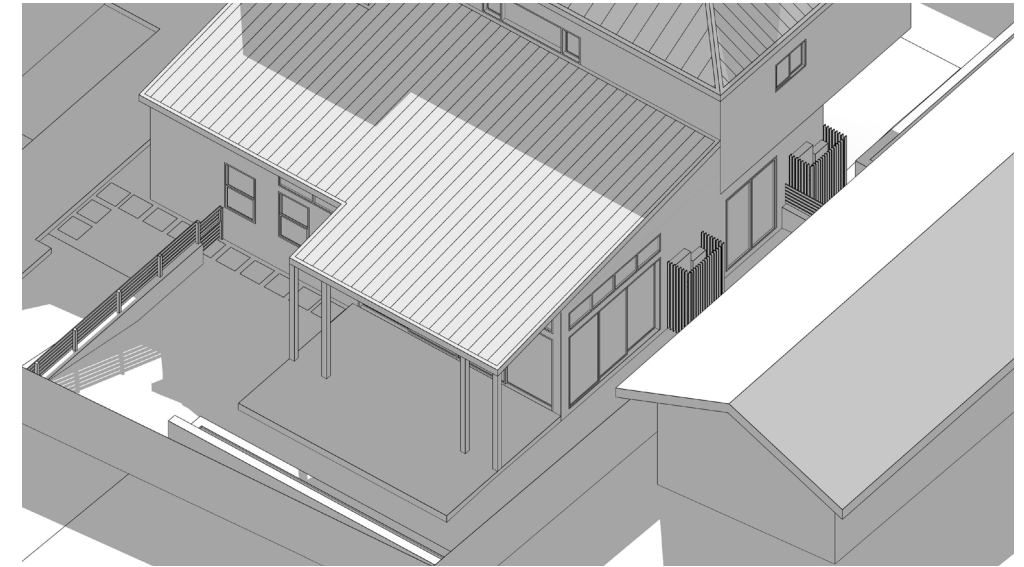
June 21
11am



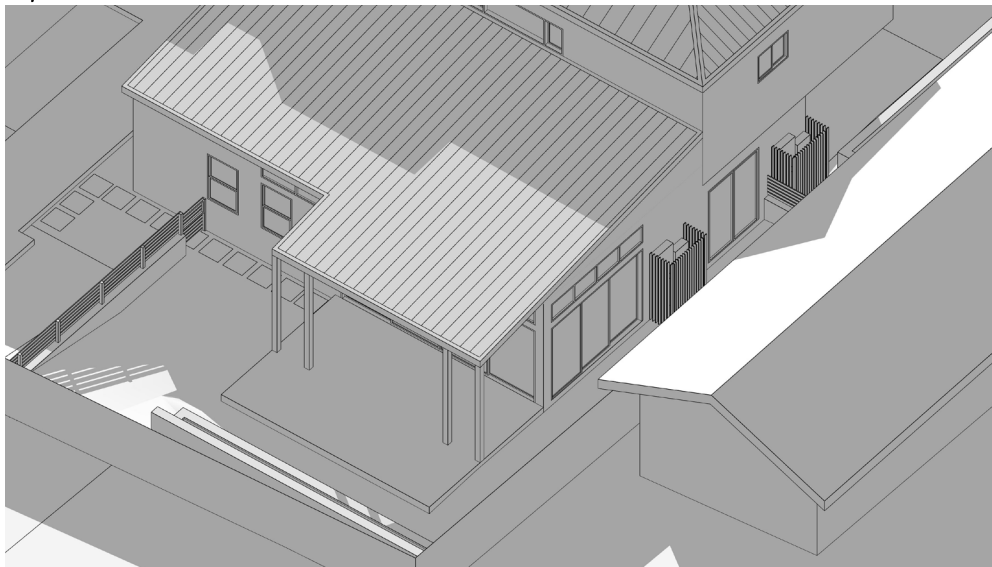
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June 21
1pm



June 21
2pm

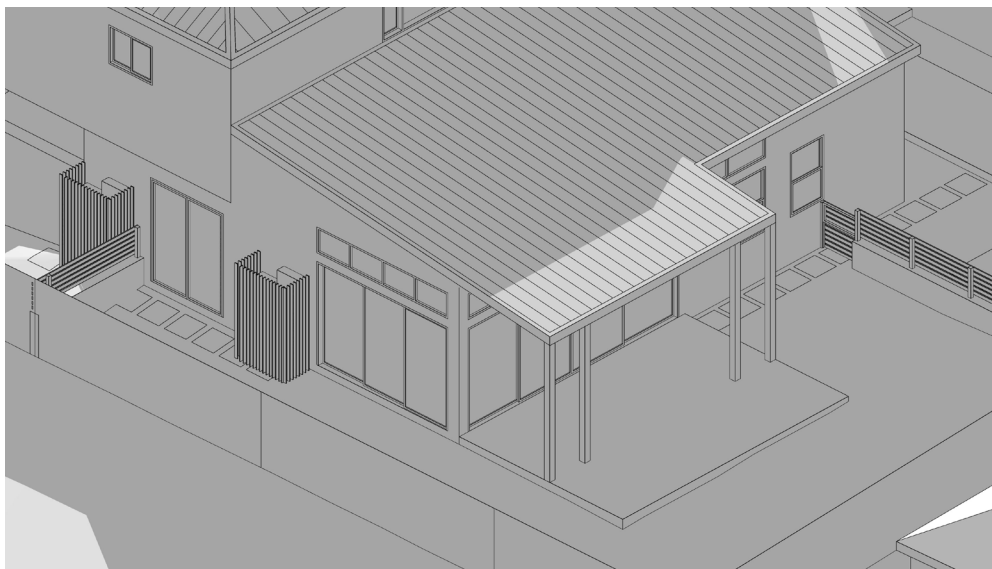


June 21
3pm

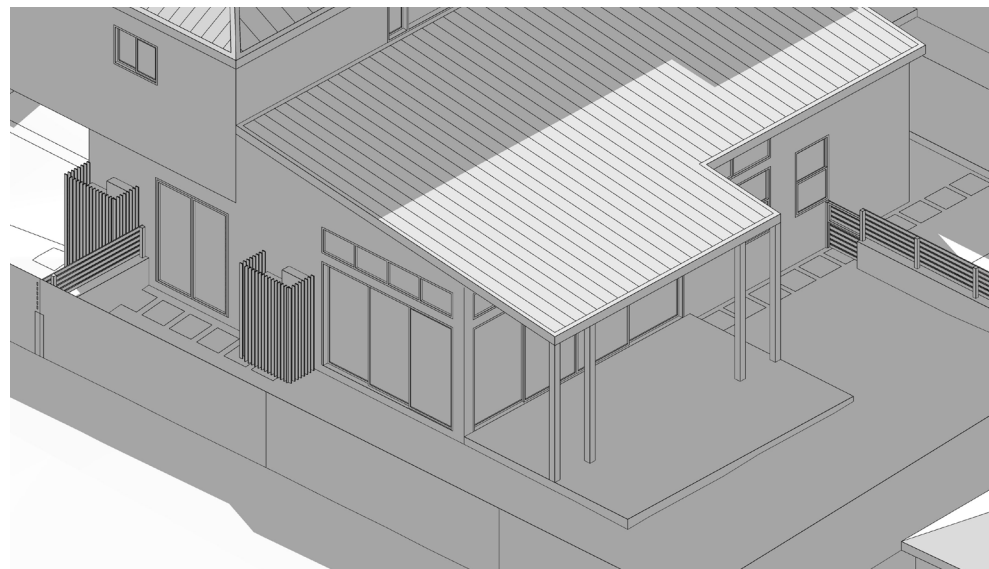


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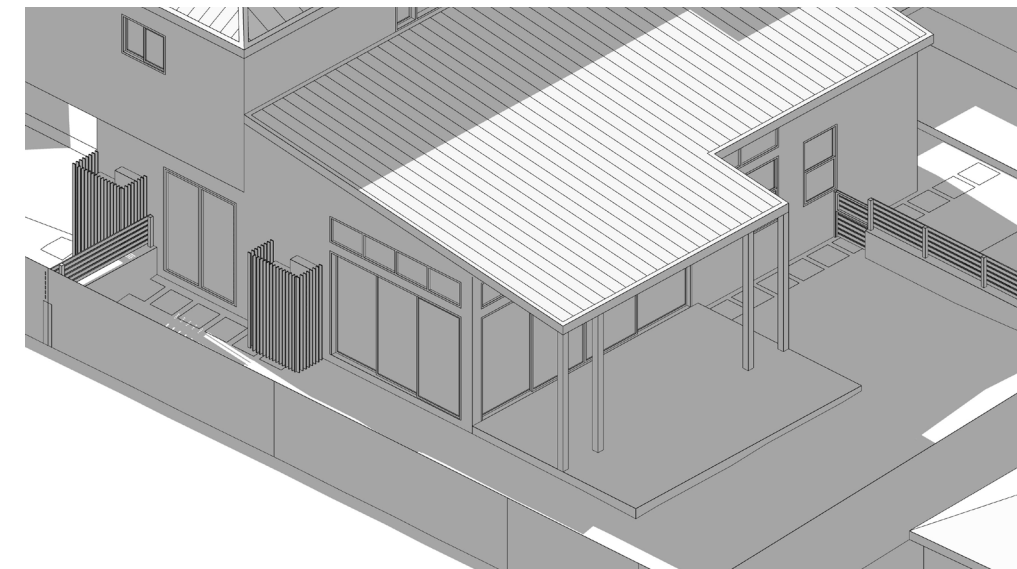
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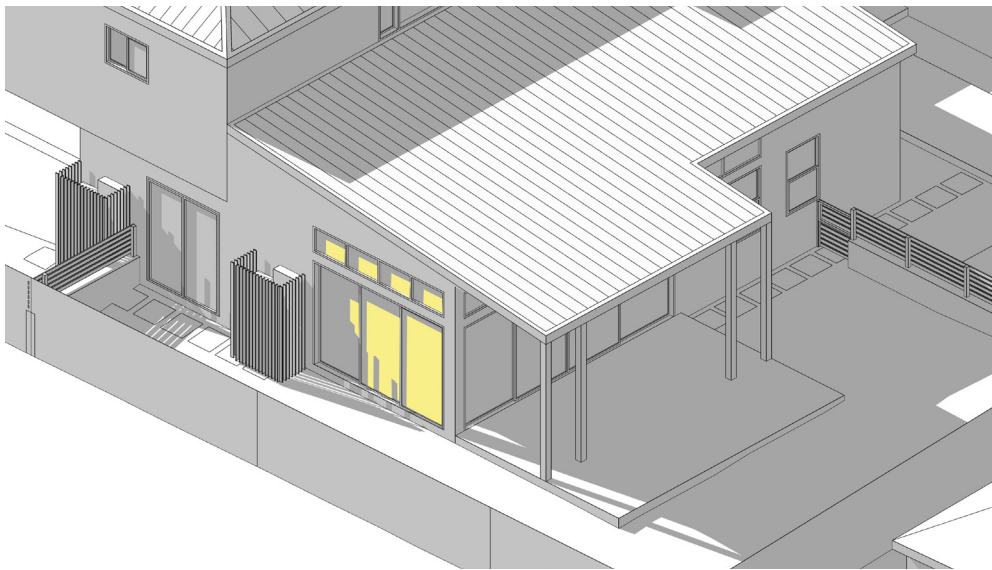
June 21
9am



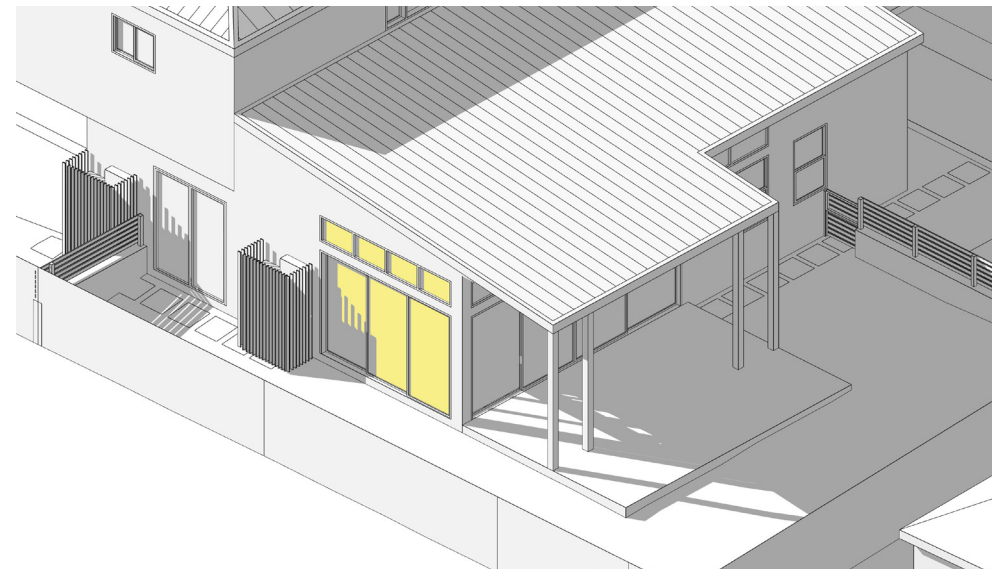
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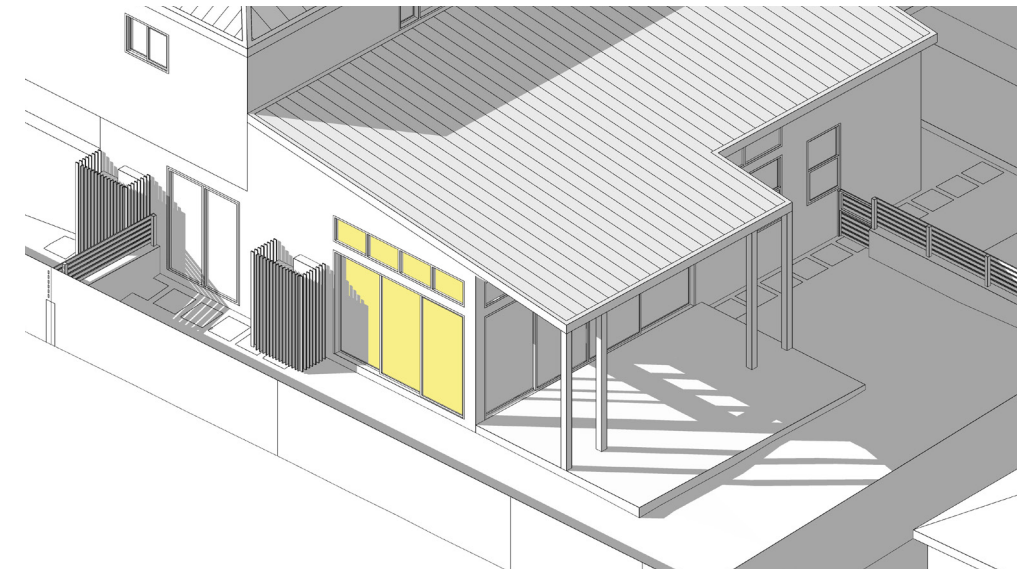
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11am



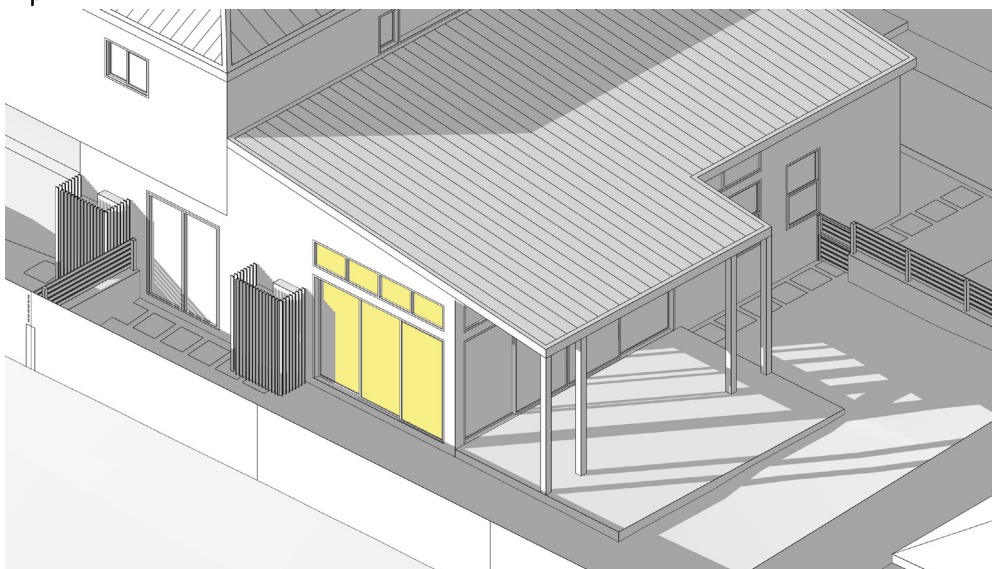
June 21
12pm



June 21
1pm



June 21
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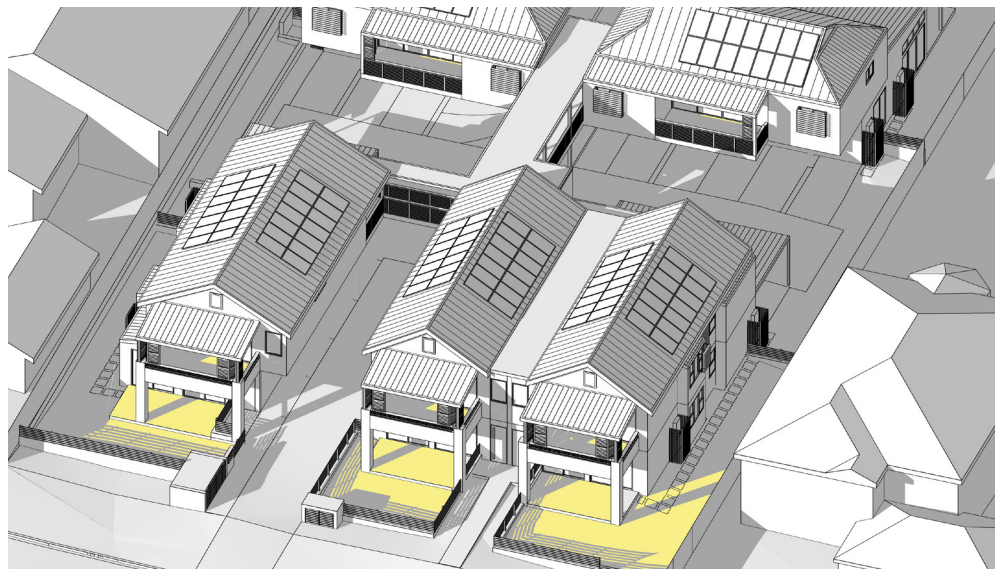


June 21
3pm

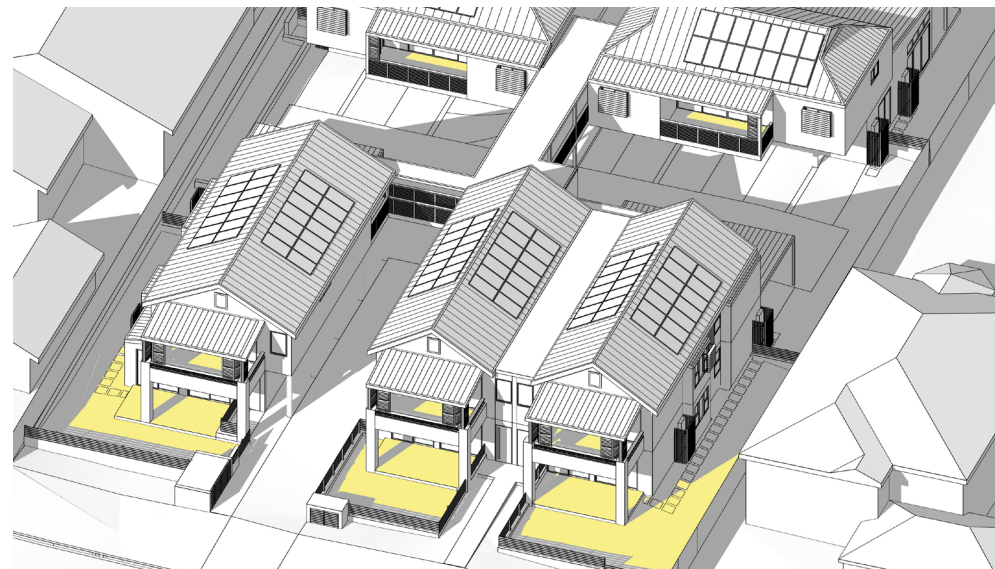


*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect

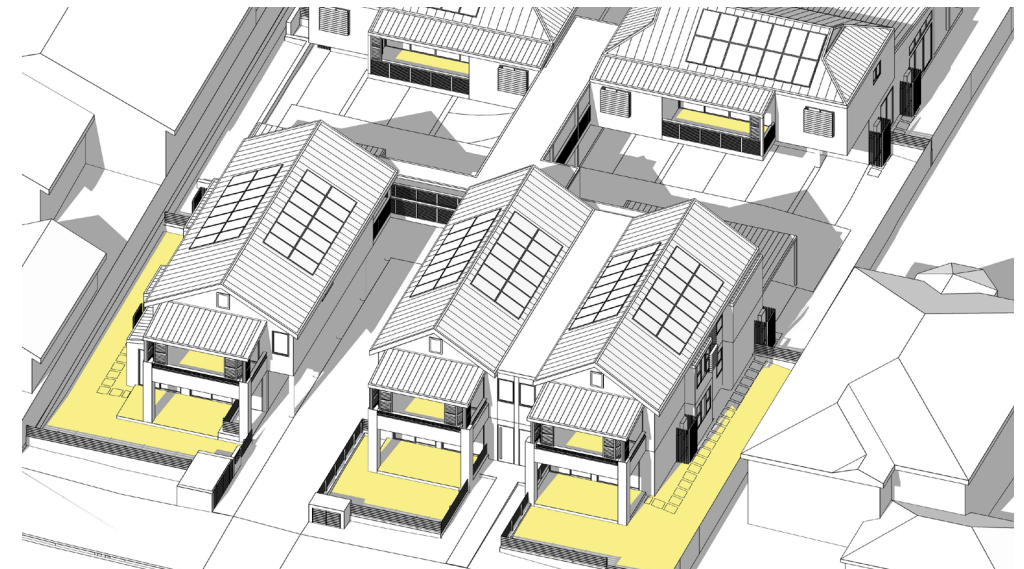
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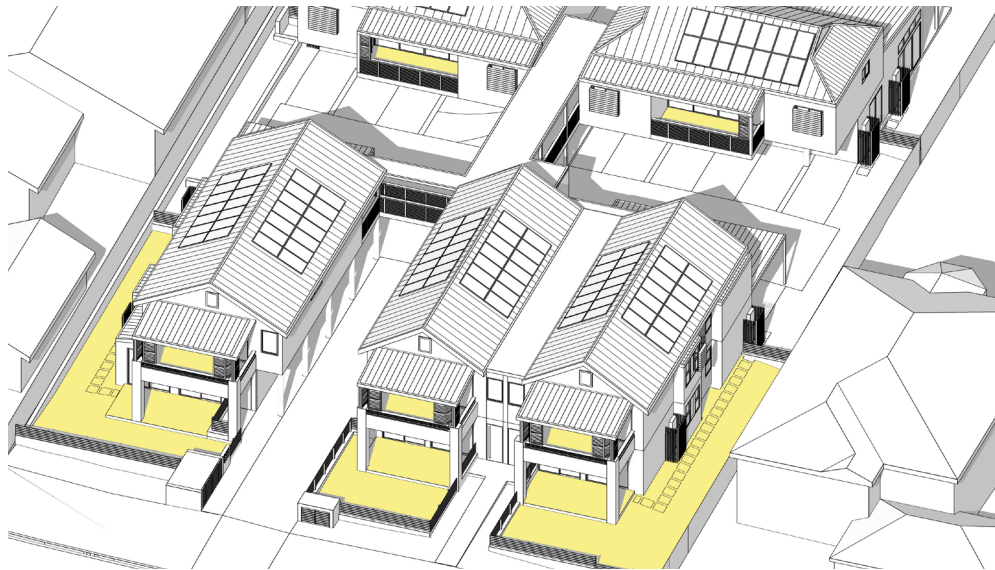
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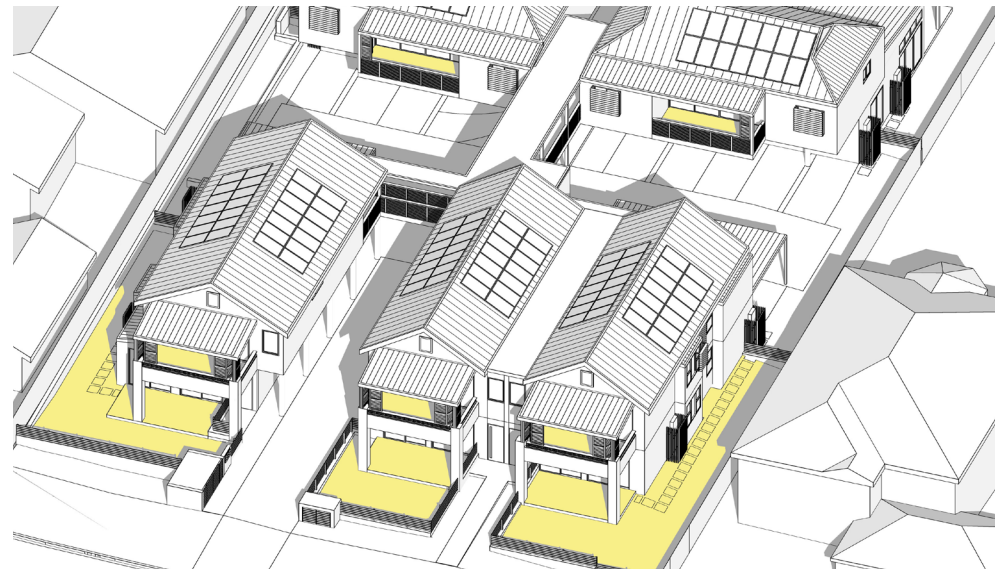
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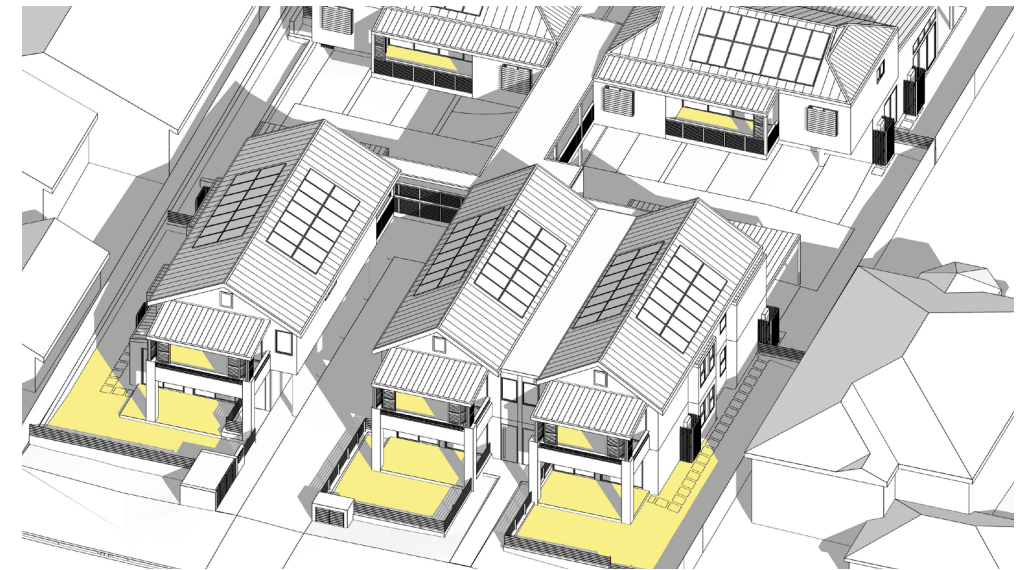
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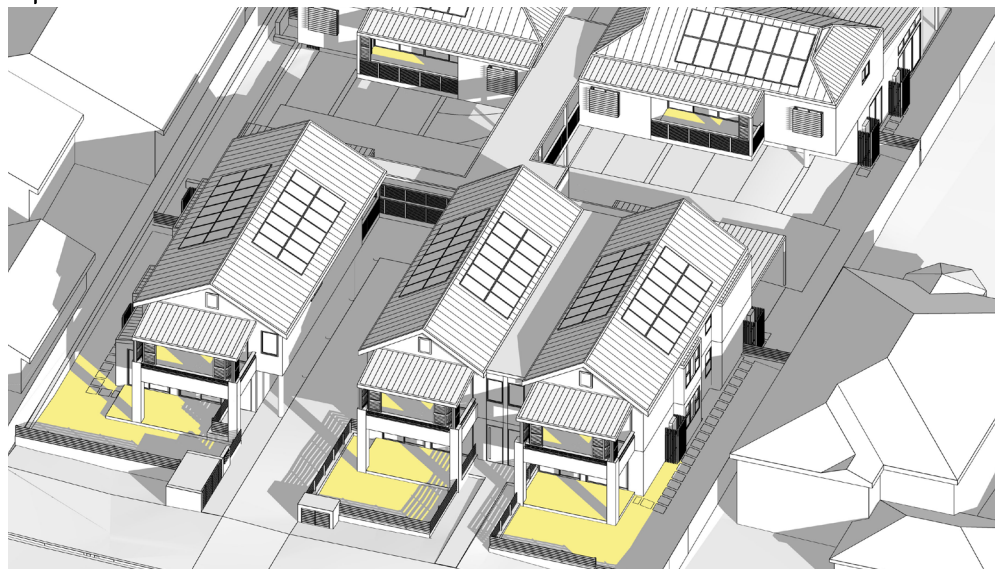
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June 21
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June 21
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June 21
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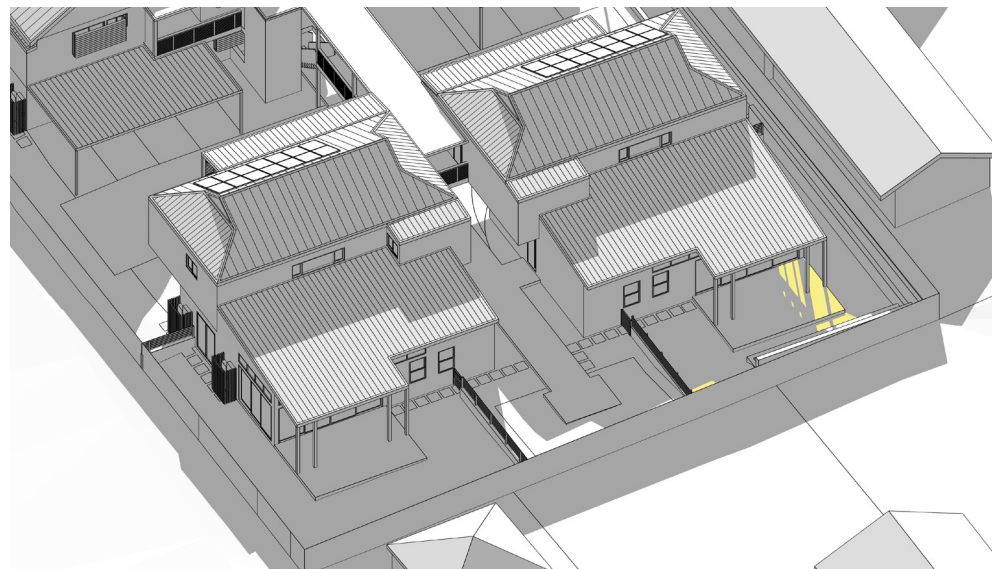


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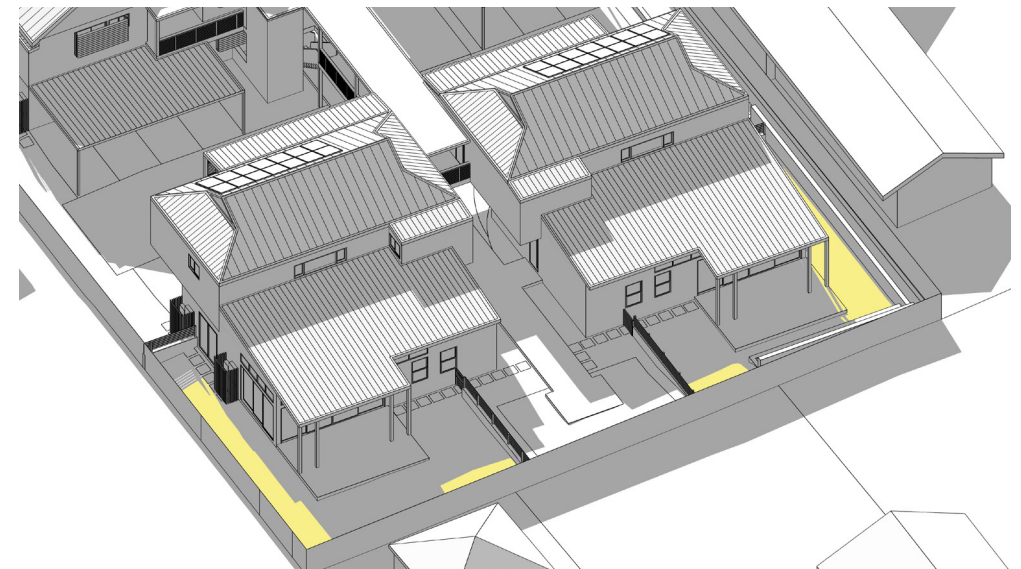
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June 21
9am



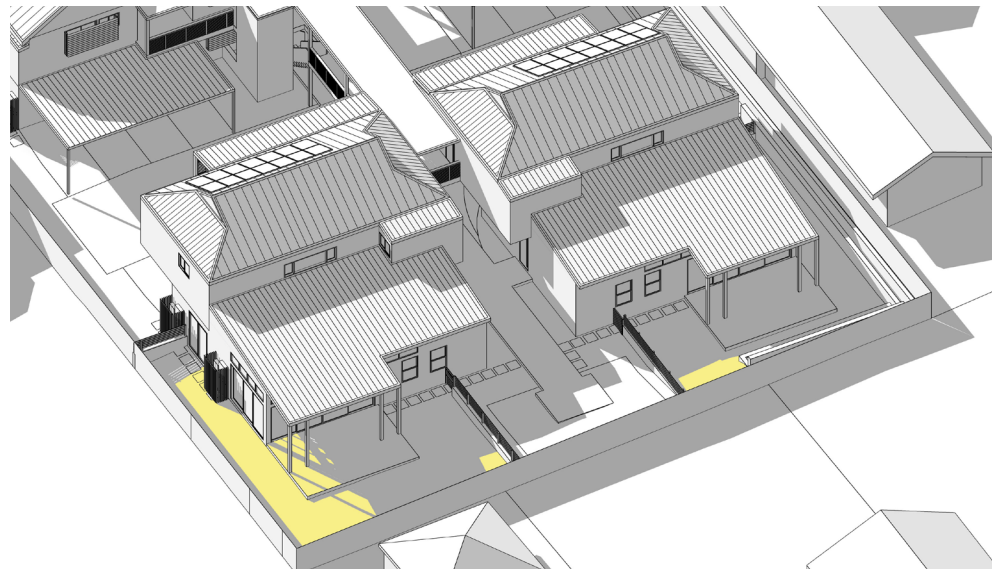
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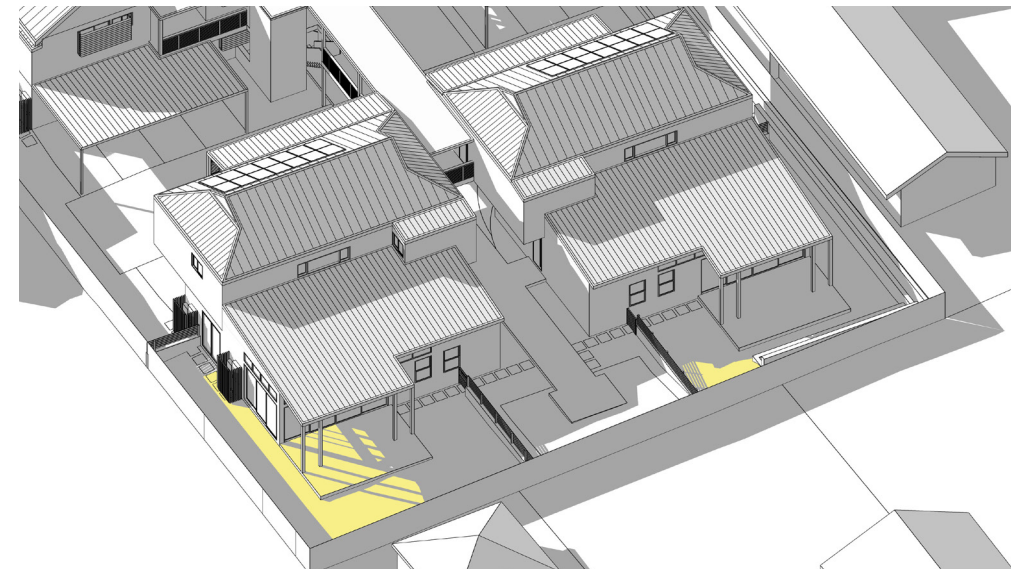
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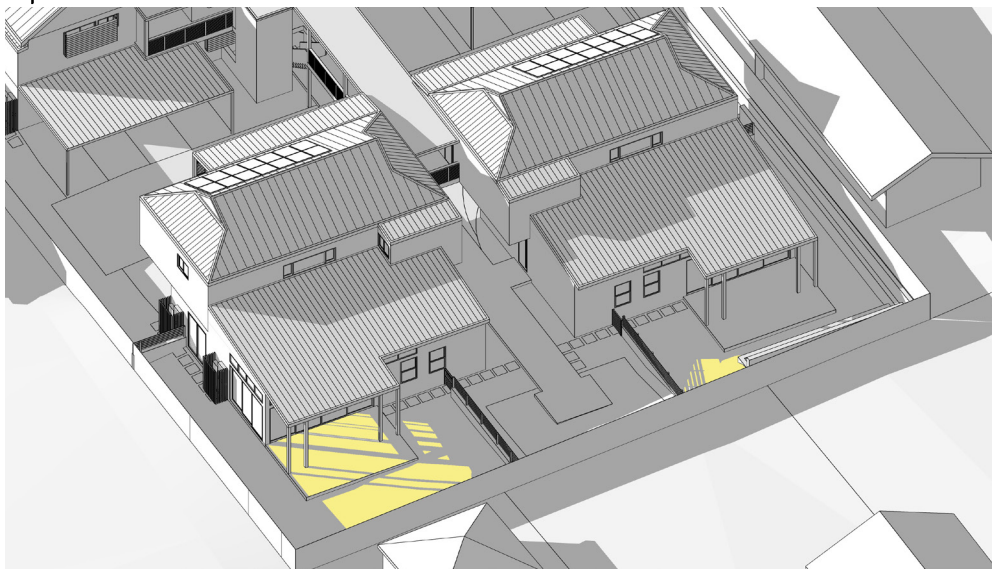
June 21
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June 21
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June 21
2pm



June 21
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living room glazing	Jun-21 9am	10am	11am	12pm	1pm	2pm	3pm		minimum 3 hours
unit 1	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 2	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 3	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 4	yes	yes	yes	no	no	no	no	2 hours	no
unit 5	no	no	no	yes	yes	yes	yes	3 hours	yes
unit 6	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 7	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 8	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 9	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 10	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
									09/10 (90%)

09/10 (90%) of all proposed units in this development will receive more than 3 hours of solar access onto their living room windows in mid winter (june 21)

private open space	Jun-21 9am	10am	11am	12pm	1pm	2pm	3pm		minimum 3 hours
unit 1	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 2	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 3	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 4	no	yes	yes	yes	yes	yes	yes	5 hours	yes
unit 5	no	no	yes	yes	yes	yes	yes	4 hours	yes
unit 6	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 7	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 8	yes	yes	yes	yes	yes	yes	yes	6 hours	yes
unit 9	no	yes	yes	yes	yes	yes	yes	5 hours	yes
unit 10	no	yes	yes	yes	yes	yes	yes	5 hours	yes
									10/10 (100%)

10/10 (100%) of all proposed units in this development will receive more than 3 hours of solar access onto their private open spaces in mid winter (june 21)

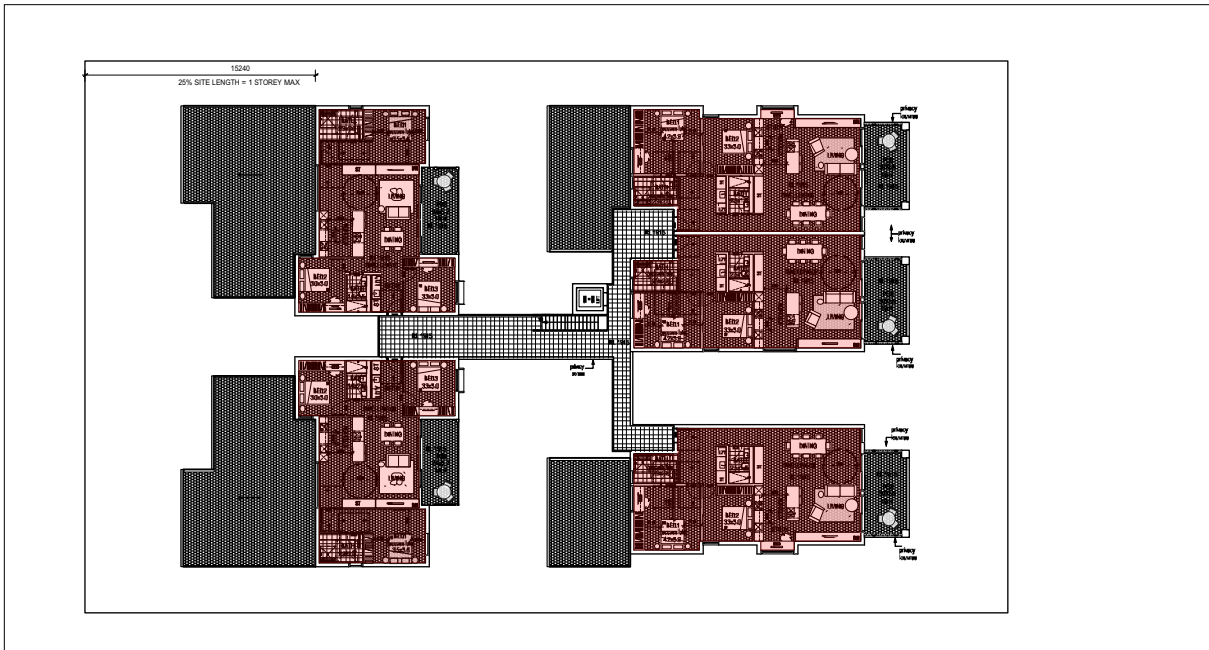


*shadow diagrams generated by 3D model using sketchup pro 18'. All diagrams have been certified by the registered architect.

	notes 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.	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 SUMMARY	stage DA	project no. 991	dwg no. 919
		A 23/01/19 issued for information A 25/02/19 issued to council for information B 08/03/19 issued for information C 16/04/19 issued for information D 30/04/19 issued for information D 03/05/19 issued to consultants E 10/05/19 issued to consultants F 30/05/19 issued to consultants	F 14/06/19 issued to consultants G 19/06/19 issued to consultants + client H 21/06/19 issued to consultants + client I 02/07/19 issued to consultants + client J 31/07/19 issued to client for comment J 19/08/19 issued to client for comment K 27/08/19 issued to client for comment L 30/09/19 issued to client for information		for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing SOLAR ACCESS STUDY	chkd drwn TW MB	date 03/10/19	revision L



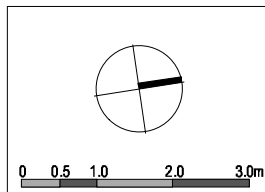
01 LEVEL 1
1:500 @ A3



02 LEVEL 2
1:500 @ A3

AREA CALCULATION SUMMARY

SITE:	address	27-29 north avalon st, avalon beach		
SITE AREA	2226			
FSR control	0.50			
FSR control area	1113			
FSR CALCS	AREA	DWELLINGS	TOTAL	
Level 1	574	5	5	
Level 2	527	5	5	
TOTALS	1101	10	10	
percentage of total mix guide				
TOTAL FSR floor area	1101			
proposed FSR	0.495			
AREAS	required	%	proposed	%
landscape	668	30 min.	879	39.488
deep soil	334	15	674	30.279



notes
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D	03/05/19	issued to consultants
E	10/05/19	issued to consultants
F	30/05/19	issued to consultants

rev	date	amendment
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G	19/06/19	issued to consultants + client
H	21/06/19	issued to consultants + client
I	02/07/19	issued to consultants + client
J	31/07/19	issued to client for comment
J	19/08/19	issued to client for comment
K	27/08/19	issued to client for comment
L	30/09/19	issued to client 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

for/client
ARMADA AVALON PTY LTD

location
27-29 NORTH AVALON ROAD

at
AVALON BEACH

drawing
AREA CALCULATION SUMMARY

drawing
SHEET 1

stage
DA

chkd drwn
TW MB

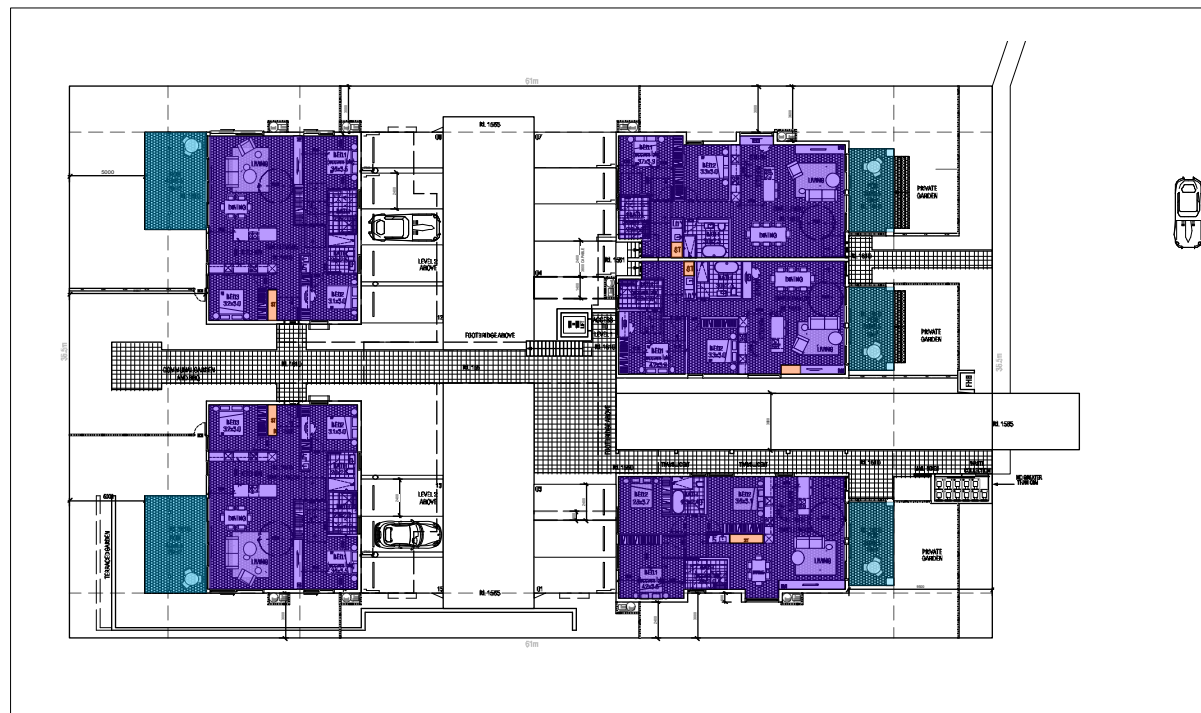
project no.
991

date
03/10/19

dwg no.
980

revision
L





01 LEVEL 1
1:500 @ A3

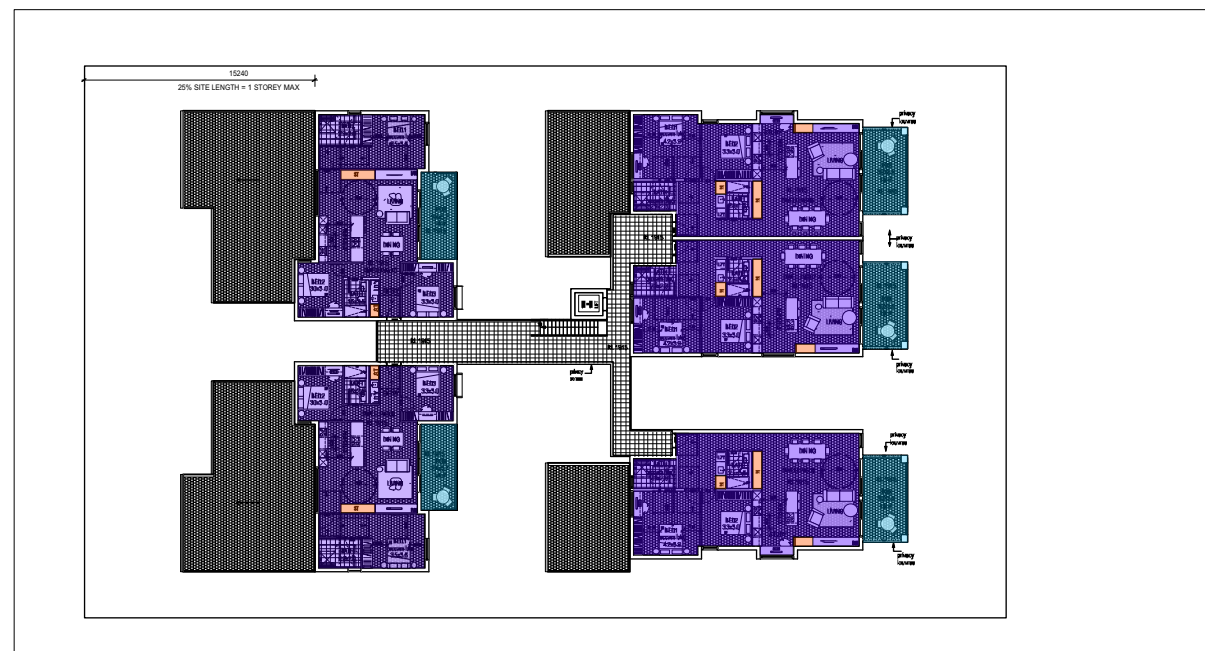
INTERNAL

STORAGE

BALCONY

AREA CALCULATION SUMMARY

SITE:	address	27-29 north avalon st, avalon beach		
DWELLING NO	BALCONY sqm	STORAGE m3	INTERNAL sqm	TOTAL
DWELLING 01	17	3	110	130
DWELLING 02	17	6	106	126
DWELLING 03	17	6	110	130
DWELLING 04	26	4.5	116	146
DWELLING 05	26	4.5	116	146
DWELLING 06	19	8.3	108	130
DWELLING 07	19	8.3	104	126
DWELLING 08	18	8.3	108	130
DWELLING 09	13	6	99	113
DWELLING 10	13	6	99	113



02 LEVEL 2
1:500 @ A3

6.0
Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0004284100
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAM/12/1473
Certificate date: 09 October 2019
Dwelling Address: 27-29 North Avalon Road
Avalon Beach, NSW 2107
www.nathers.gov.au

	<p>notes</p> <p>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.</p>	<p>rev</p> <p>A</p>	<p>date</p> <p>23/01/19</p>	<p>amendment</p> <p>issued for information</p>	<p>rev</p> <p>F</p>	<p>date</p> <p>14/06/19</p>	<p>amendment</p> <p>issued to consultants</p>	<p>environa studio</p> <p>224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239</p>	<p>project</p> <p>SENIORS LIVING</p>	<p>location</p> <p>27-29 NORTH AVALON ROAD</p>	<p>drawing</p> <p>AREA CALCULATION SUMMARY</p>	<p>stage</p> <p>DA</p>	<p>project no.</p> <p>991</p>	<p>dwg no.</p> <p>981</p>
		<p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>D</p> <p>E</p> <p>F</p>	<p>25/02/19</p> <p>08/03/19</p> <p>16/04/19</p> <p>30/04/19</p> <p>03/05/19</p> <p>10/05/19</p> <p>30/05/19</p>	<p>issued to council for information</p> <p>issued for information</p> <p>issued for information</p> <p>issued to consultants</p> <p>issued to consultants</p> <p>issued to consultants</p>	<p>G</p> <p>H</p> <p>I</p> <p>J</p> <p>J</p> <p>K</p> <p>L</p>	<p>19/06/19</p> <p>21/06/19</p> <p>02/07/19</p> <p>31/07/19</p> <p>19/08/19</p> <p>27/08/19</p> <p>30/09/19</p>	<p>issued to consultants + client</p> <p>issued to consultants + client</p> <p>issued to consultants + client</p> <p>issued to client for comment</p> <p>issued to client for comment</p> <p>issued to client for comment</p> <p>issued to client for information</p>	<p>for/client</p> <p>ARMADA AVALON PTY LTD</p>	<p>at</p> <p>AVALON BEACH</p>	<p>drawing</p> <p>SHEET 2</p>	<p>chkd</p> <p>TW</p>	<p>drwn</p> <p>MB</p>	<p>date</p> <p>03/10/19</p>	<p>revision</p> <p>L</p>

BASIX thermal comfort inclusions – 27-29 North Avalon Road

Floors	Concrete slab on ground to ground level, no insulation required. Framed floor between levels, no insulation required. R2.5 insulation (insulation only value) where open sub floor is below.
Walls	External walls: EPS panel system (min, 60mm) with R2.0 cavity batt insulation (Minimum Rtotal system value 3.94) External colour Default colour modelled Walls with-in dwellings: Plasterboard on studs, no insulation required Party walls: Double stud walls lined with plasterboard, no insulation required.
Windows	Aluminium framed, low-e single glazing to units 04, 05, 09 and 10 only U-value: 4.80(equal to or lower than) SHGC: 0.59 (±10%) Aluminium framed single clear glazing elsewhere: Group A – awning windows U-value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%) Group B – sliding doors/windows + 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 above Plasterboard ceiling with R3.0 insulation (insulation only value) where roof above to unit 04 only Sealed LED downlights at a maximum of one every 2.5m2
Roof	Metal roof with foil backed blanket (Ru1.3 and Rd1.3) External colour Light (0.475>SA)
Floor Coverings	Tiles to wet areas; carpet to bedrooms; timber elsewhere.

BASIX water inclusions

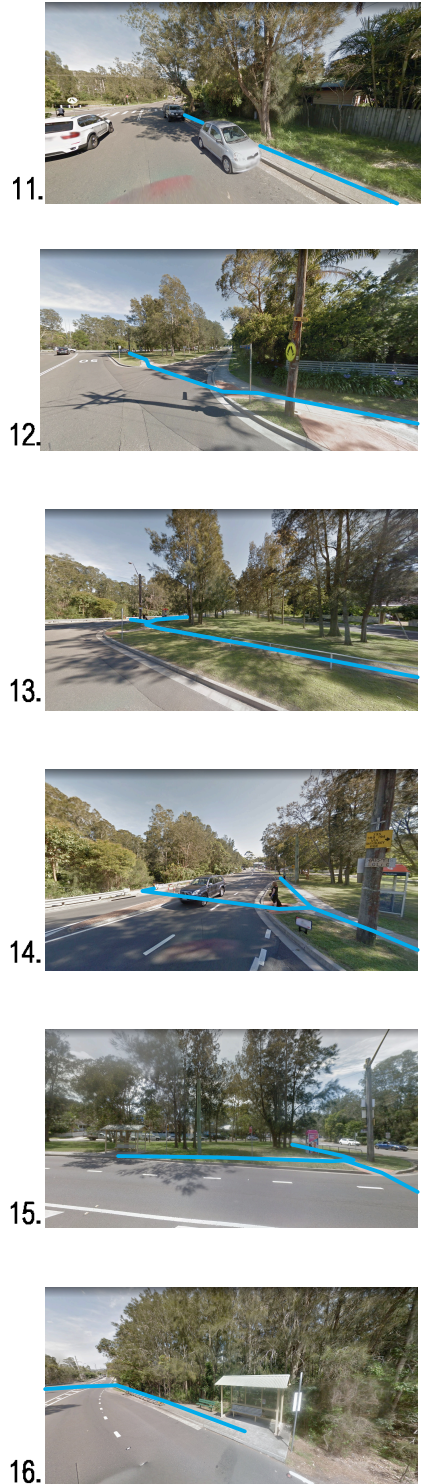
Rainwater tank	8,000L rainwater tank Collecting from 850m ² of roof area Connected to the irrigation system of common and private landscape.
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BASIX energy inclusions

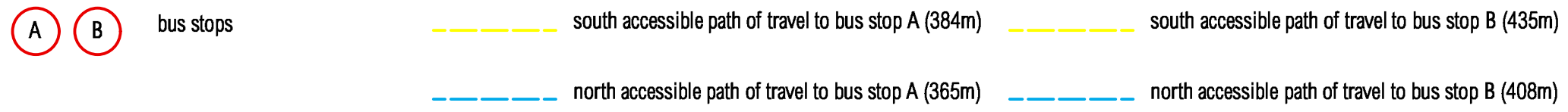
Hot water system	Individual electric heat pumps (air sourced) – 31-35 STCs
Alternative energy	Photovoltaic system with a minimum output of 2kW



	notes	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 BASIX COMMITMENTS	stage DA	project no. 991	dwg no. 930
	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	23/01/19	issued for information	F	14/06/19	issued to consultants + client	for/client	at	drawing	chkd	drwn	date	revision
		A	25/02/19	issued to council for information	G	19/08/19	issued to consultants + client	ARMADA AVALON PTY LTD	AVALON BEACH	TW	MB	03/10/19	L	
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		D	03/05/19	issued to consultants	J	19/08/19	issued to client for comment							
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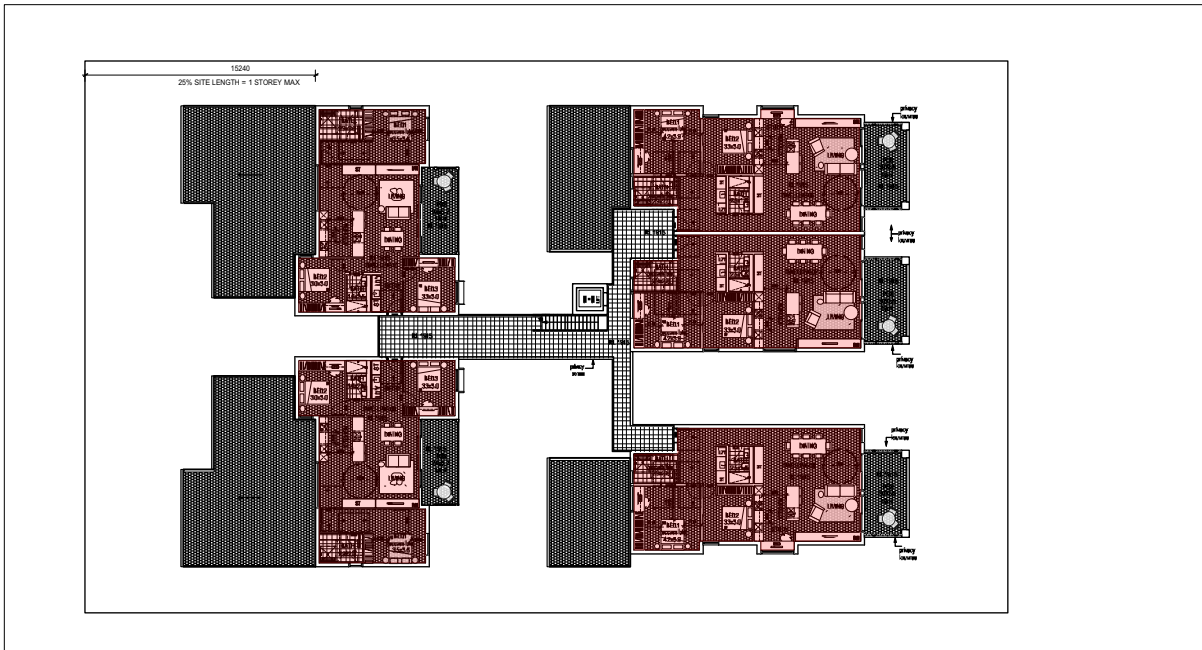
satellite image 1:1750 @ A3



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		<p>B</p>	<p>08/03/19</p>	<p>issued for information</p>	<p>G</p>	<p>19/06/19</p>	<p>issued to consultants + client</p>	<p>for/client</p> <p>ARMADA AVALON PTY LTD</p>	<p>at</p> <p>AVALON BEACH</p>	<p>drawing</p>	<p>chkd</p> <p>TW</p>	<p>drwn</p> <p>MB</p>	<p>date</p> <p>03/10/19</p>	<p>revision</p> <p>L</p>



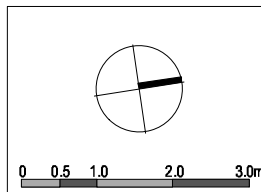
01 LEVEL 1
1:500 @ A3



02 LEVEL 2
1:500 @ A3

AREA CALCULATION SUMMARY

SITE:	address	27-29 north avalon st, avalon beach		
SITE AREA	2226			
FSR control	0.50			
FSR control area	1113			
FSR CALCS	AREA	DWELLINGS	TOTAL	
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percentage of total mix guide				
TOTAL FSR floor area	1101			
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AREAS	required	%	proposed	%
landscape	668	30 min.	879	39.488
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environa studio
224 riley st surry hills 2010
t: 02 9211 0000
w: www.environastudio.com.au
architects registration number 6239

project
SENIORS LIVING

for/client
ARMADA AVALON PTY LTD

location
27-29 NORTH AVALON ROAD

at
AVALON BEACH

drawing
AREA CALCULATION SUMMARY

drawing
SHEET 1

stage
DA

chkd drwn
TW MB

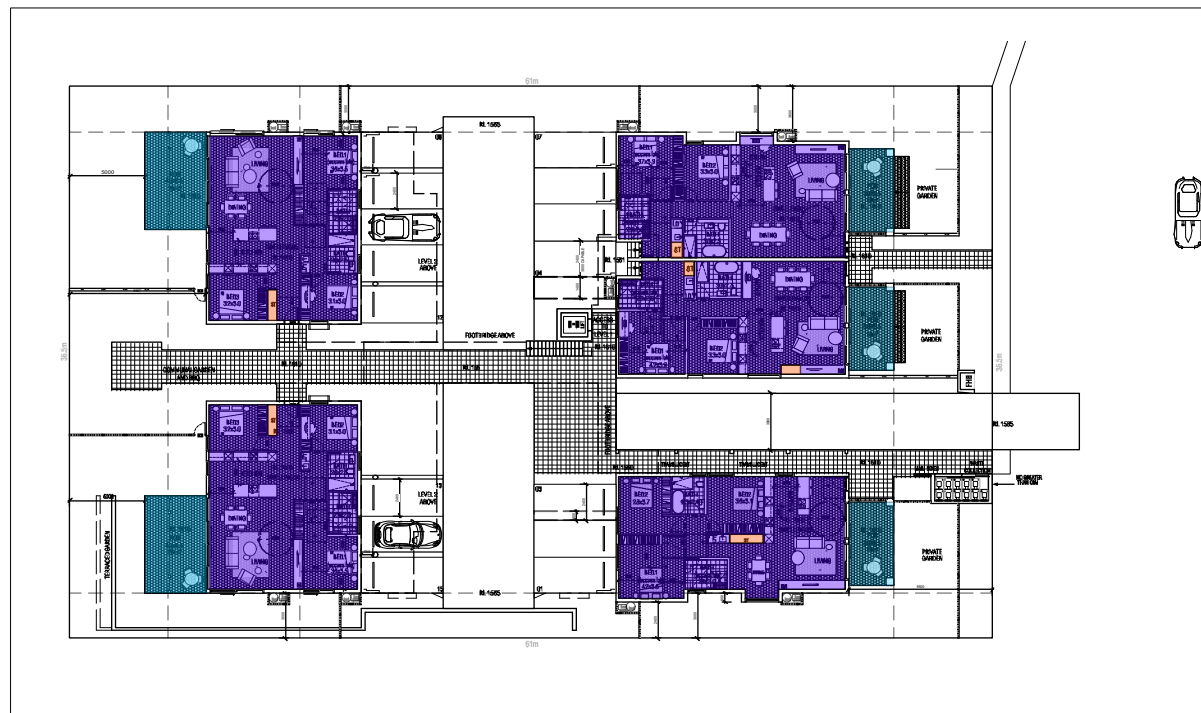
project no.
991

date
03/10/19

dwg no.
980

revision
L



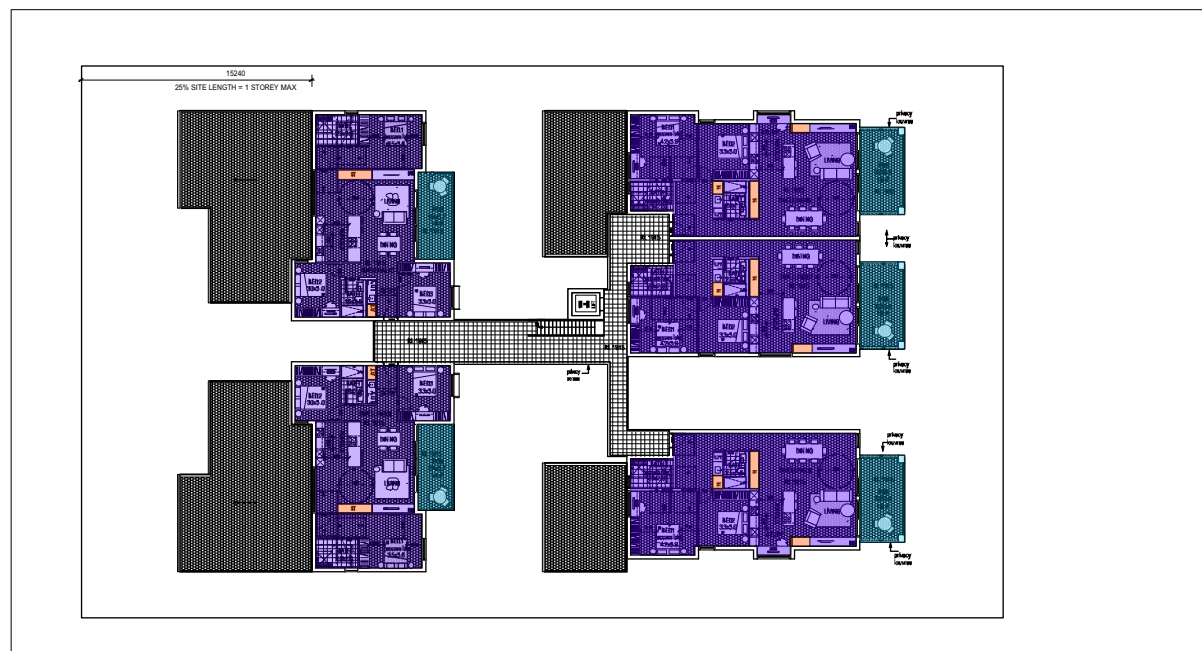


01 LEVEL 1
1:500 @ A3

INTERNAL

STORAGE

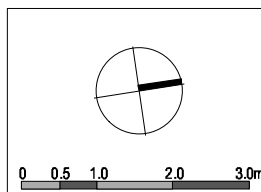
BALCONY



02 LEVEL 2
1:500 @ A3

AREA CALCULATION SUMMARY

SITE:	address	27-29 north avalon st, avalon beach		
DWELLING NO	BALCONY sqm	STORAGE m3	INTERNAL sqm	TOTAL
DWELLING 01	17	3	110	130
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DWELLING 09	13	6	99	113
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project
SENIORS LIVING

for/client
ARMADA AVALON PTY LTD

location
27-29 NORTH AVALON ROAD

at
AVALON BEACH

drawing
AREA CALCULATION SUMMARY

drawing
SHEET 2

stage	project no.	dwg no.
DA	991	981
chkd	drwn	date
TW	MB	03/10/19
revision	L	

