

DEVELOPMENT APPLICATION FOR NEW SENIORS LIVING DEVELOPMENT

25-27 KEVIN AVENUE AVALON BEACH NSW 2107

DEVELOPMENT APPLICATION DRAWING LIST

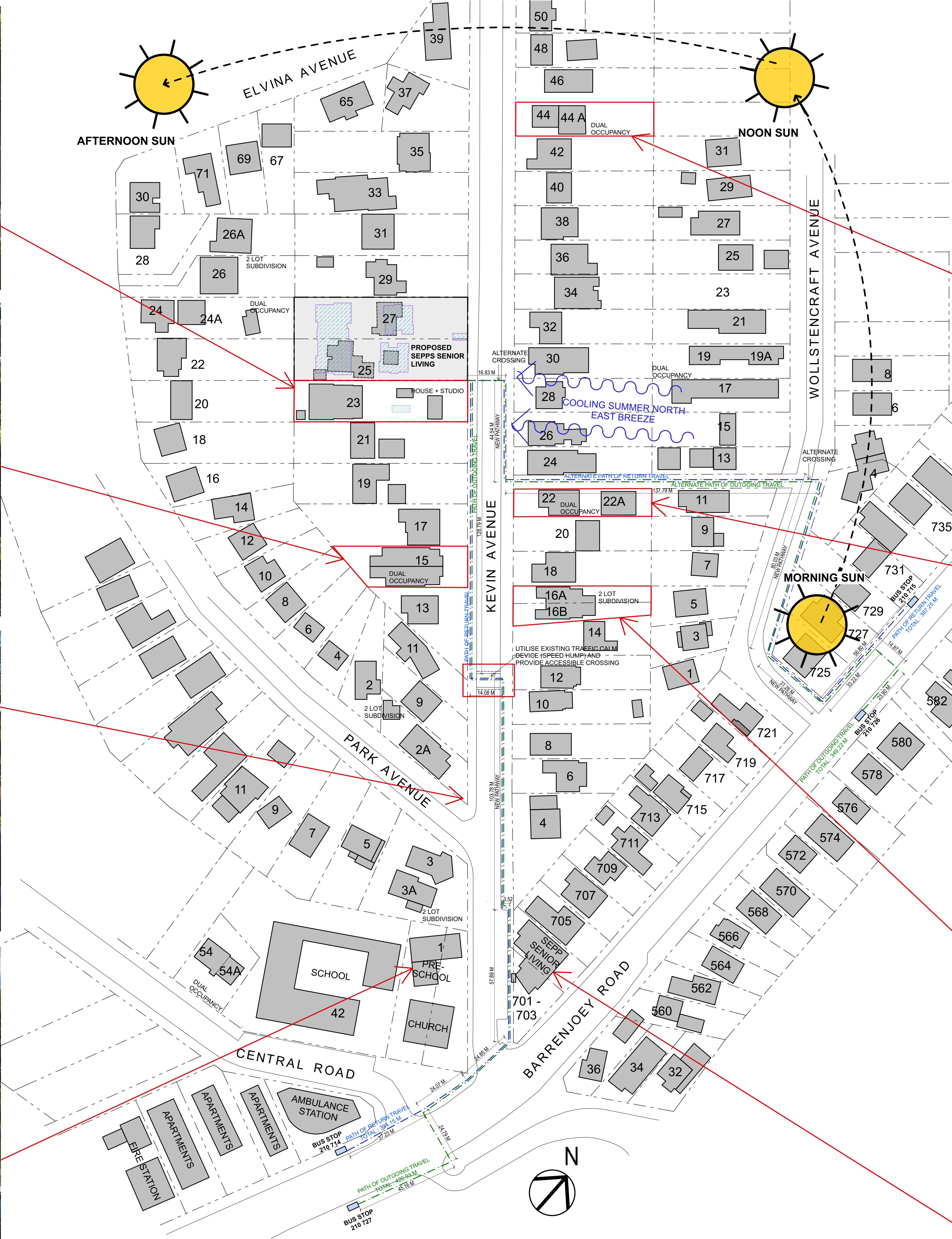
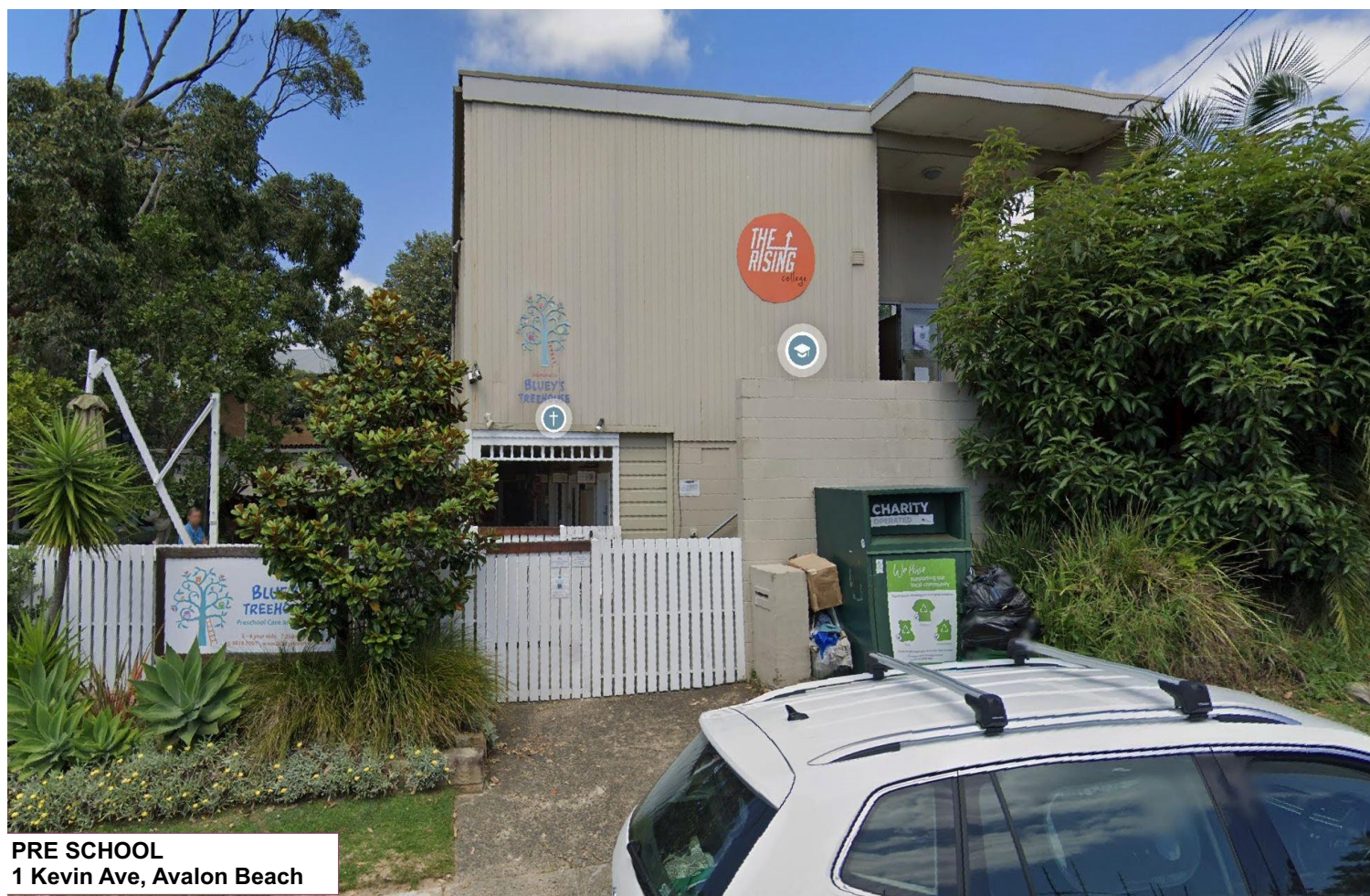
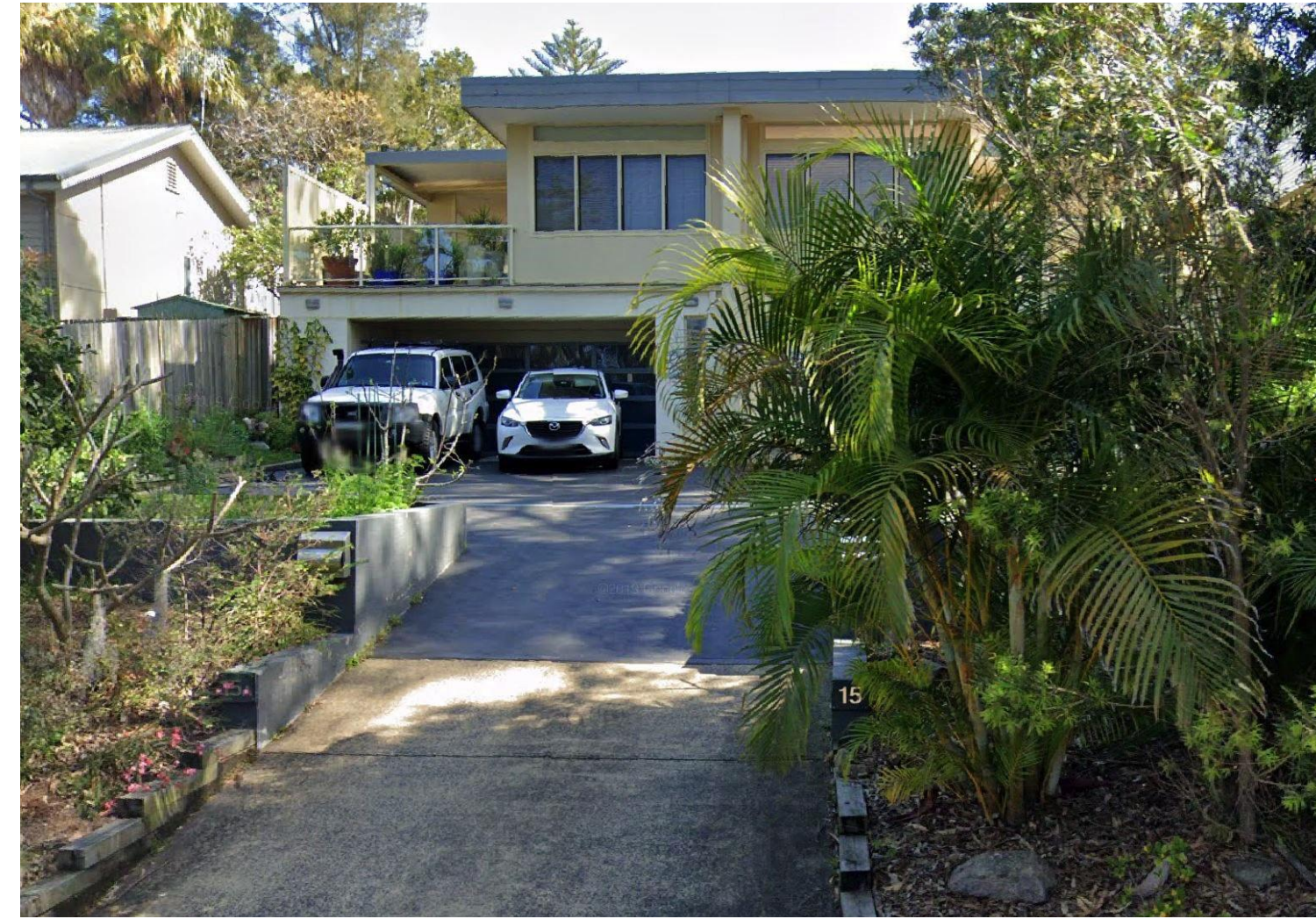
No:	Drawing Name
A.01	COVER PAGE
A.02	SITE ANALYSIS PLAN
A.03	SITE PLAN
A.04	BASEMENT
A.05	GROUND FLOOR PLAN
A.06	LEVEL 01 PLAN
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A.08	SECTION A & B
A.09	SECTION C
A.10	ELEVATIONS 01
A.11	ELEVATIONS 02
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A.13	SHADOW DIAGRAMS
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A.16	AREA CALCULATIONS
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A.19	FOOTPATH ACCESS SITE PLAN
A.20	BULK EXCAVATION PLAN
A.21	BV MAP



FRONT VIEW AERIAL 01



STREET ENTRY 01

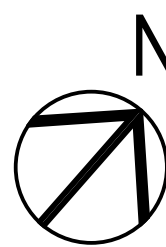
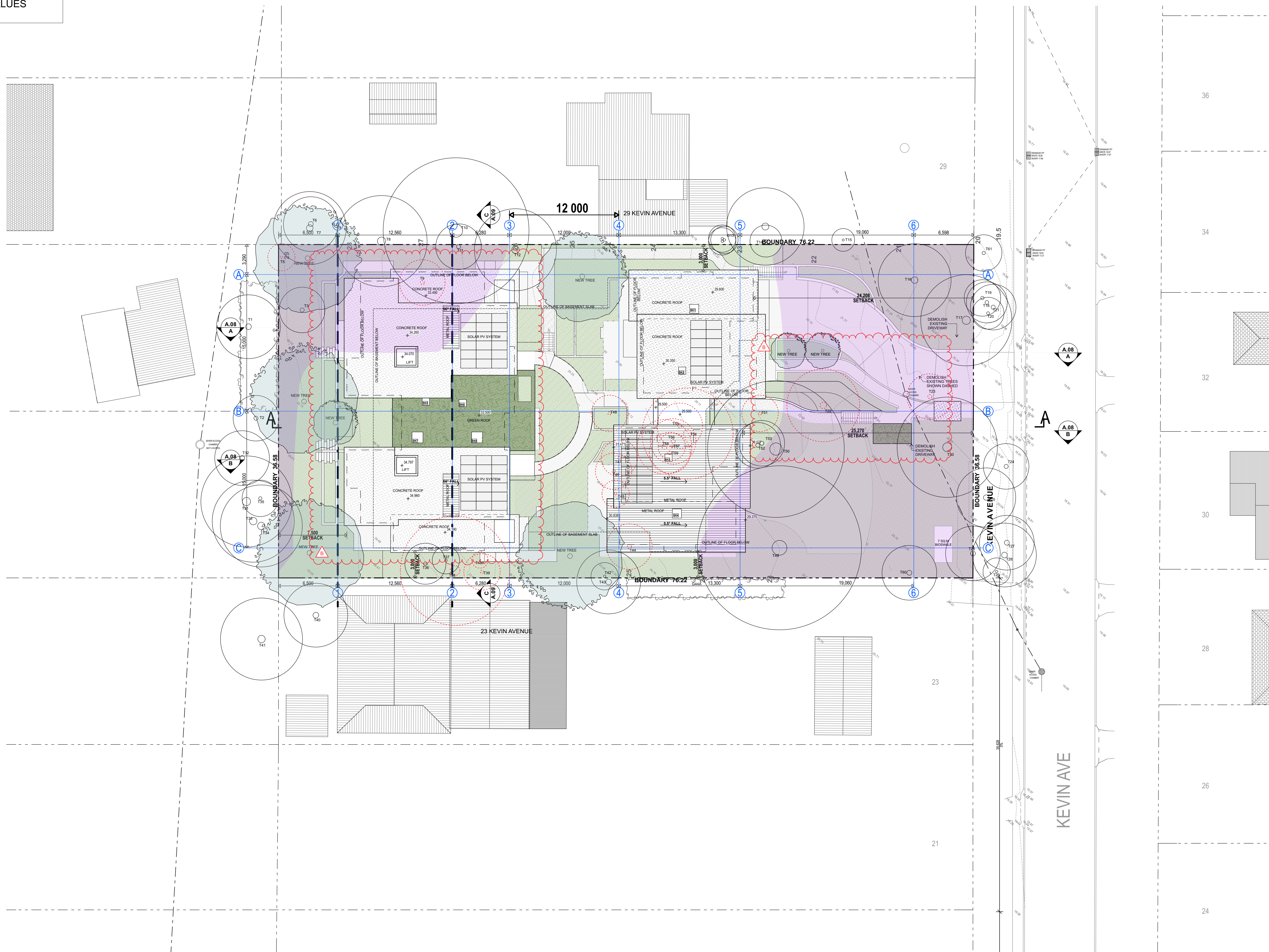


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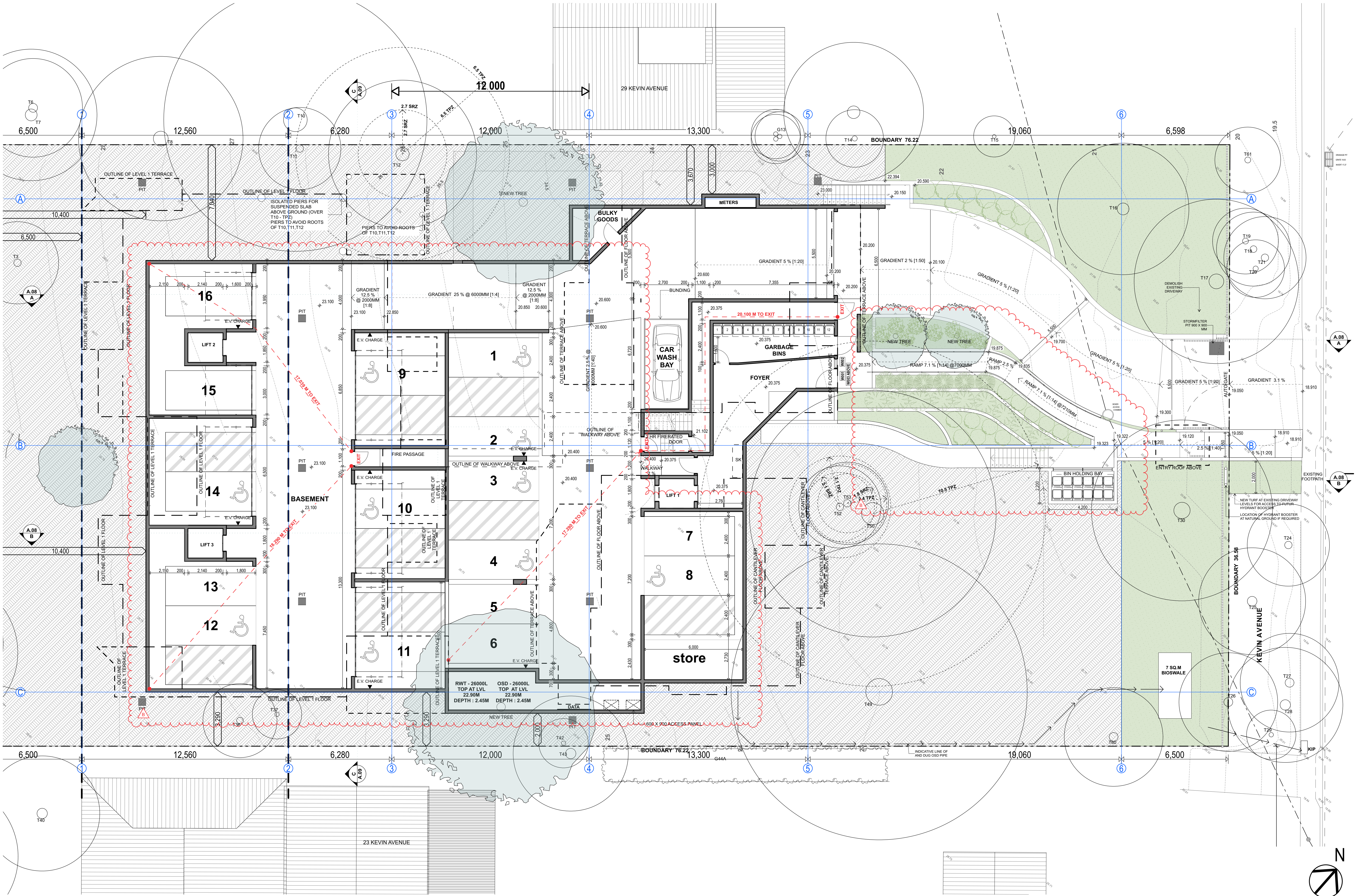
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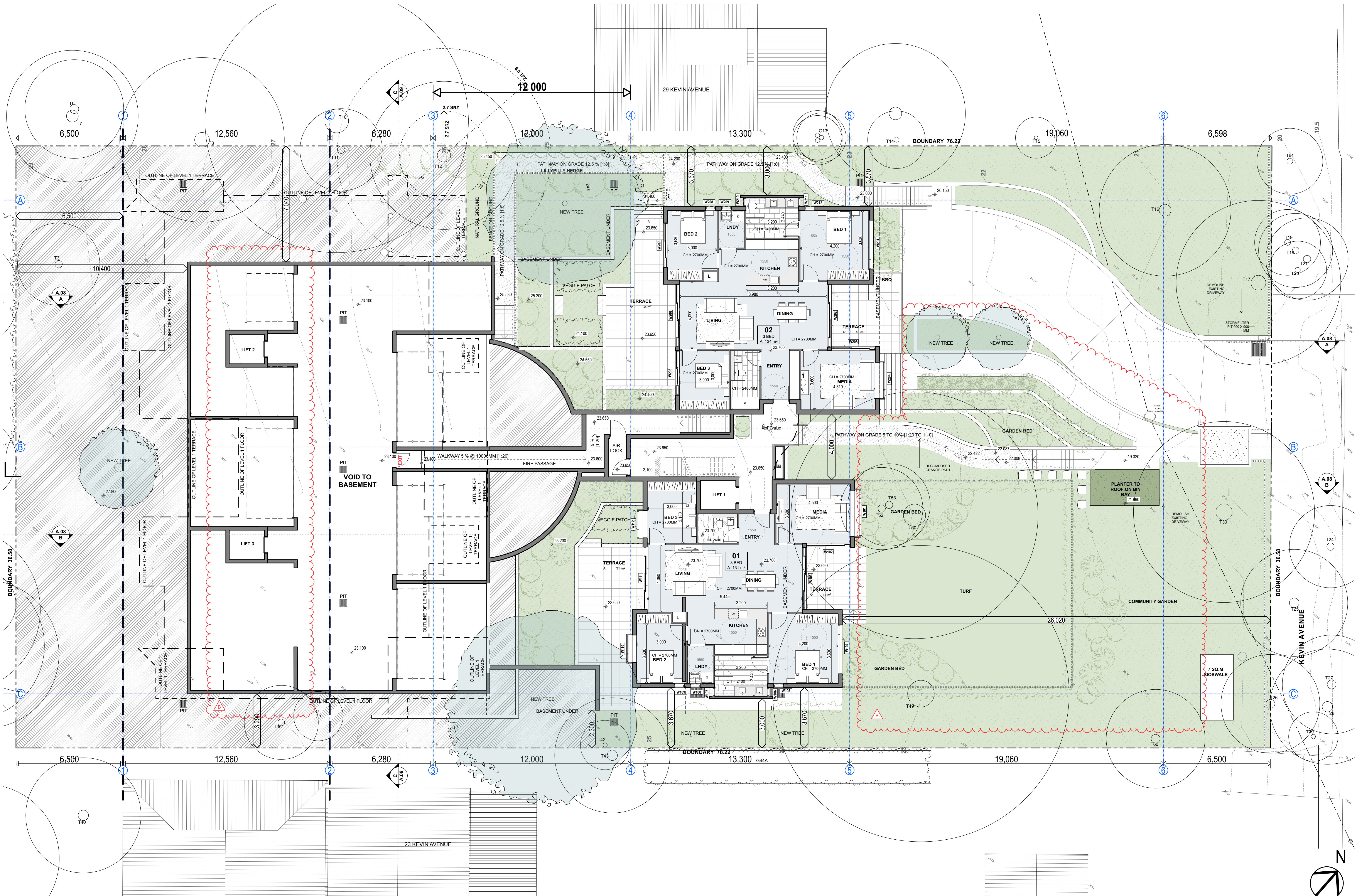
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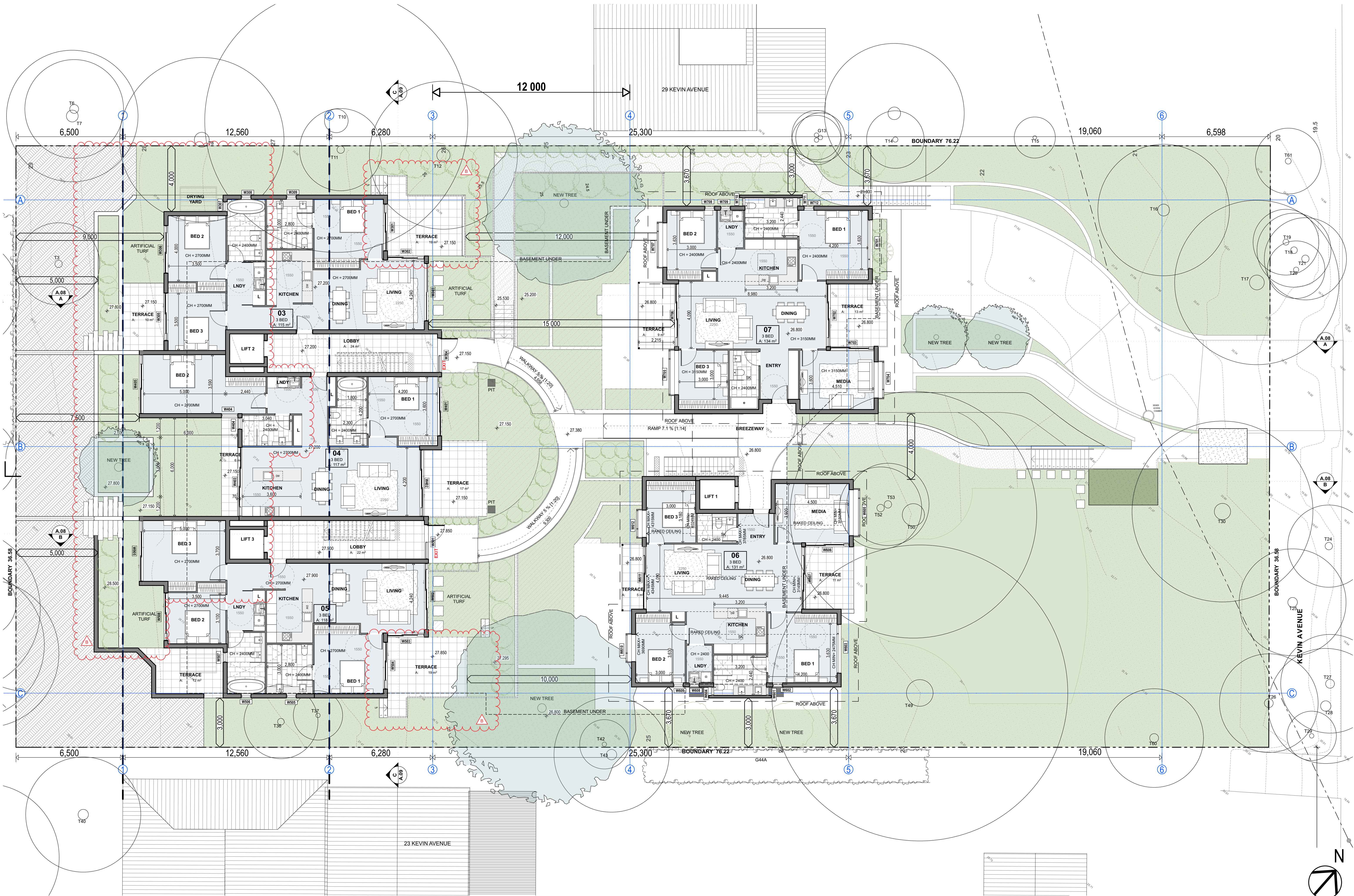
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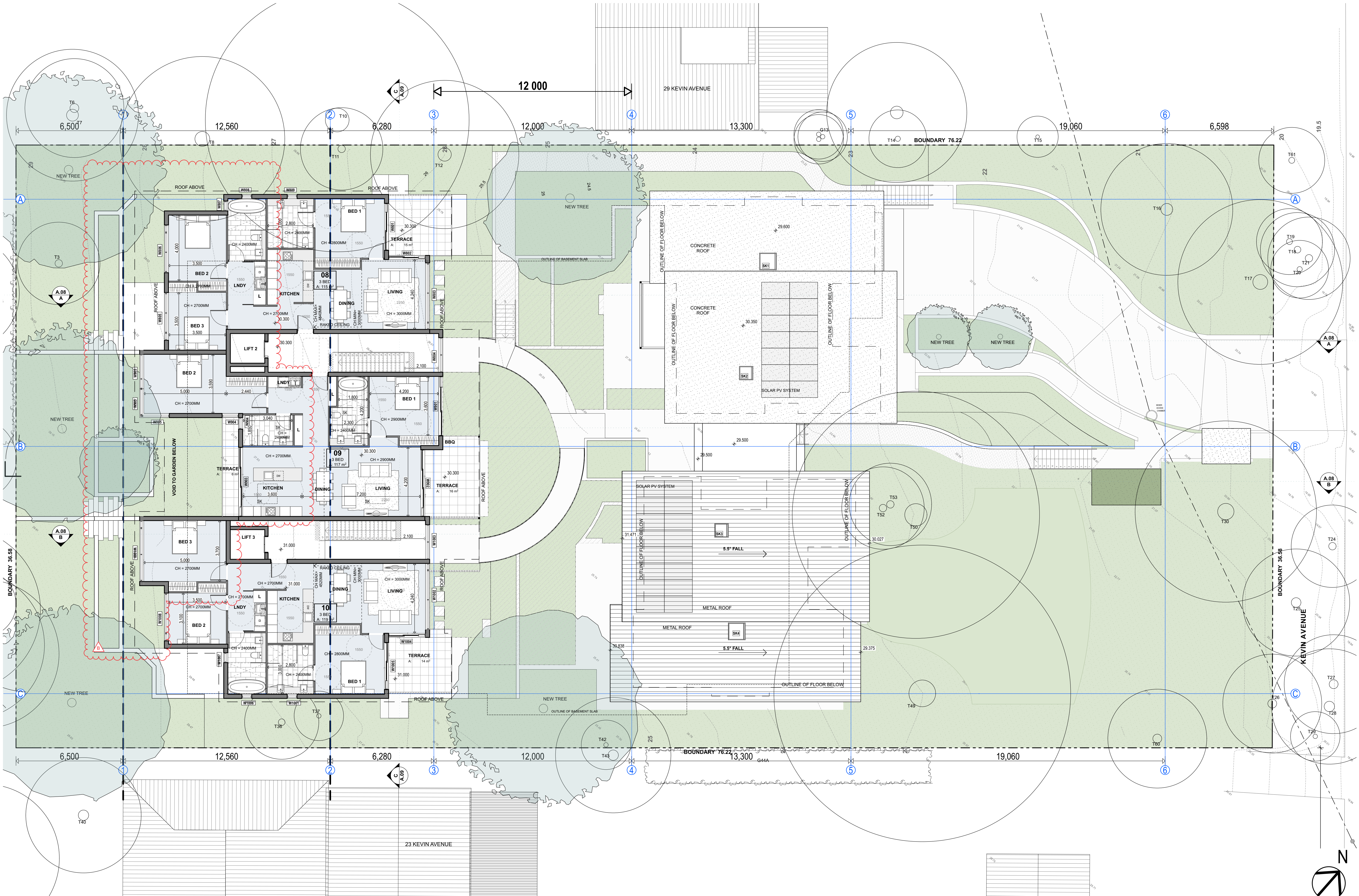


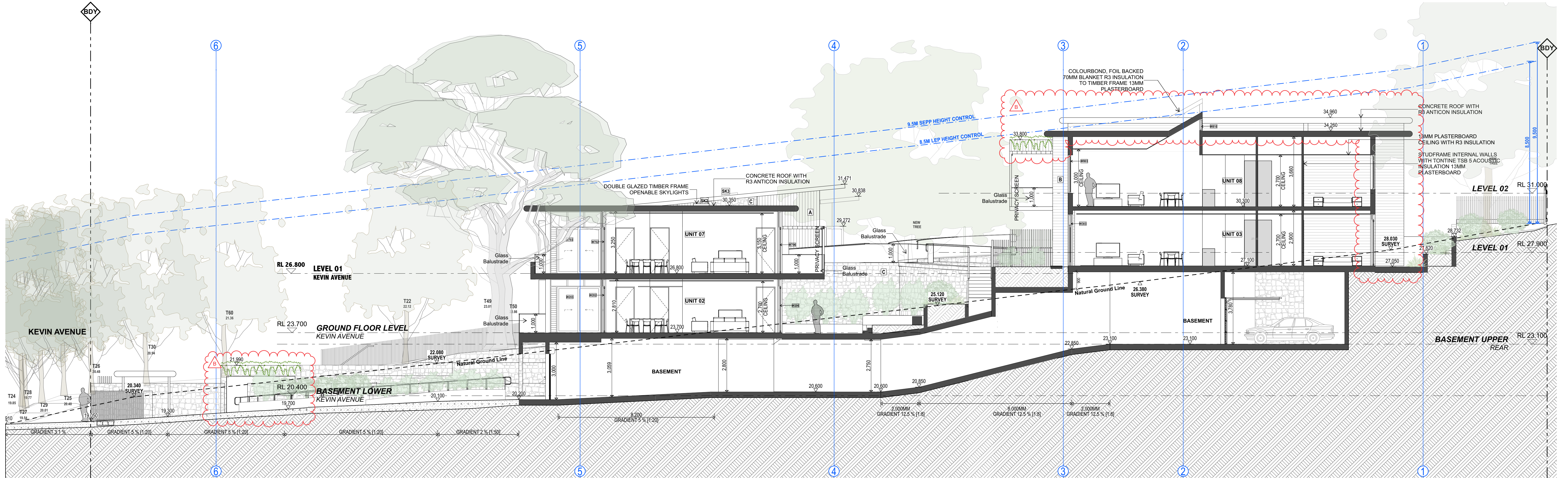
Issue Date	Rev	Description	Drawn	Checked	PROJECT	DRAWING TITLE		
23/10/23	A	DA	AK	SG	NEW SENIORS LIVING DEVELOPMENT SITE PLAN 25-27 KEVIN AVENUE AVALON BEACH NSW LOTS 10 + 11 DP12435	DRAWING TITLE SCALE 1:200 @ A1 PROJECT NO. 2306	DRAWN BY AK/SG DRAWING NO. A.03	DATE 24/06/2024 REVISION B
25/6/24	B	AMENDED DA	AK	SG				





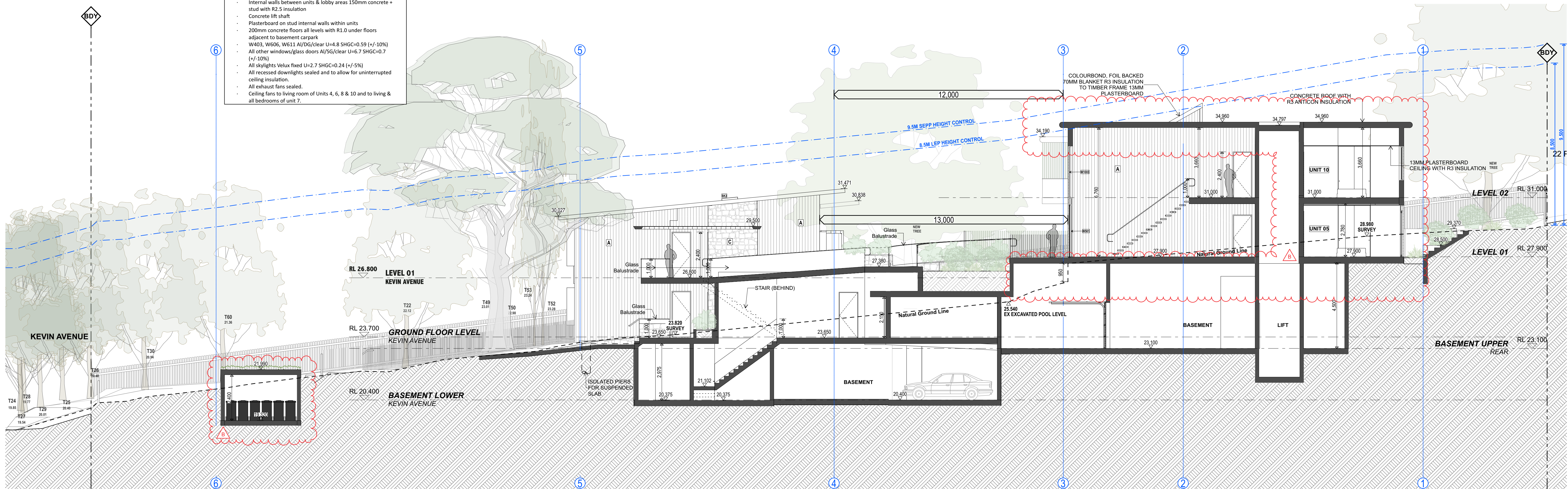






SECTION A

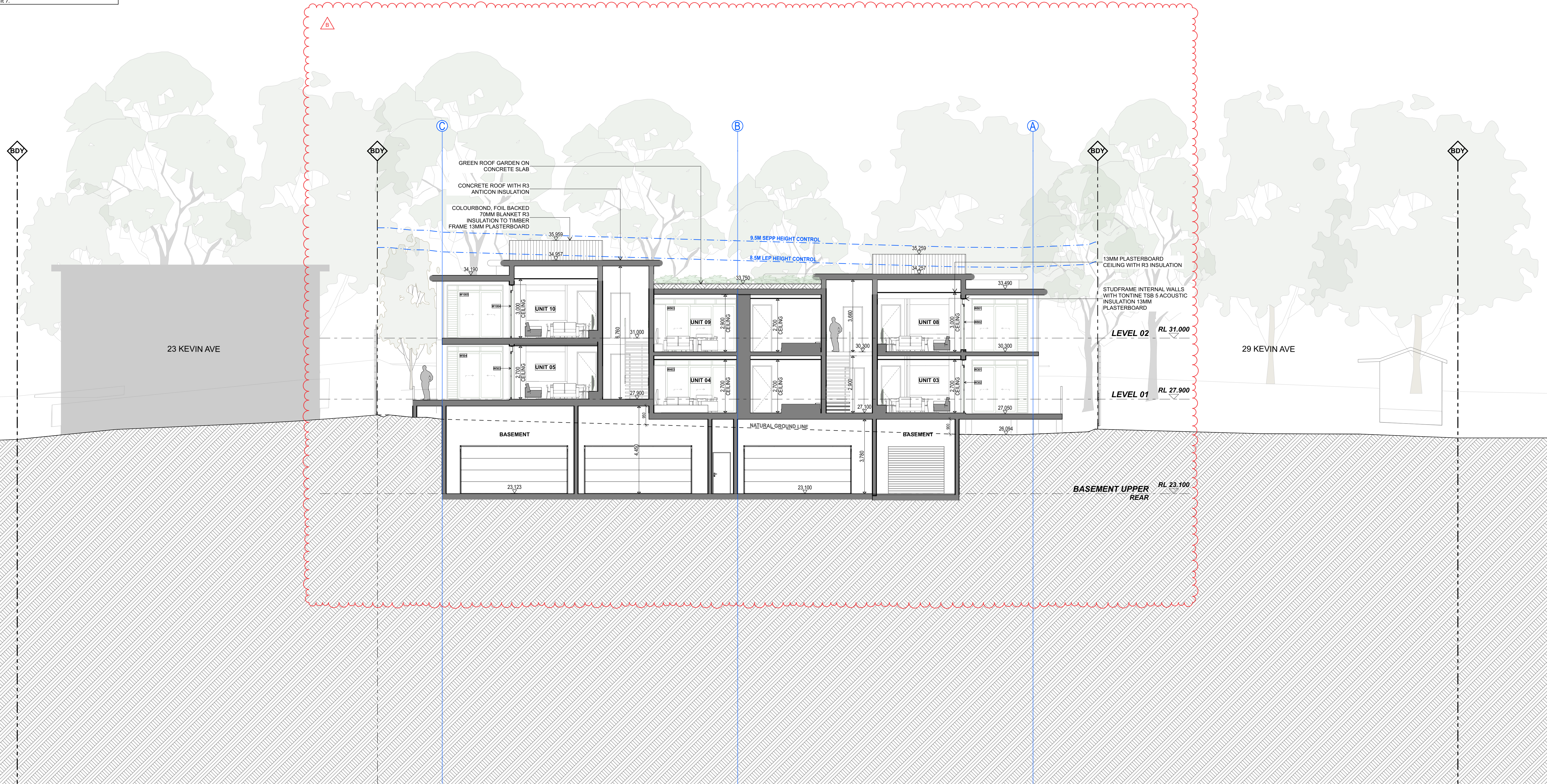
- BASIX NOTES**
- Metal roof to include 70mm foil lined blanket.
 - R3.0 insulation to ceilings adjacent to metal & concrete roof
 - External walls weatherboard clad & AF5/rendered + stud with R2.5 insulation.
 - Internal walls between units & lobby areas 150mm concrete + stud with R2.5 insulation
 - 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

BASIX NOTES

- Metal roof to include 70mm foil lined blanket.
- R5.0 insulation to ceilings leading up 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 A/G/G clear U=4.8 SHGC=0.59 (+/-10%)
- W403, W606, W611 A/G/G clear U=4.8 SHGC=0.59 (+/-10%)
- All skylights Velux fixed U=2.7 SHGC=0.24 (+/-5%)
- All recessed downlights sealed and to allow for uninterrupted ceiling motion
- All exhaust fans sealed
- Ceiling fans to living room of Units 4, 6, 8 & 10 and to living & all bedrooms of unit 7.



Issue Date	Rev	Description	Drawn	Checked	PROJECT	DRAWING TITLE
2/26/24	B	AMENDED DA	AK	SG	NEW SENIORS LIVING DEVELOPMENT SECTION C	
					25-27 KEVIN AVENUE AVALON BEACH - NSW LOTS 10 + 11 DP12435	
						SCALE DRAWING BY DATE 1:100 @ A1 AK SG 24/09/2024
					PROJECT NO.	DRAWING NO.
					2306	A.09 B



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

WINDOW SCHEDULE				
Window No.	Width	Height	Sill	Area
W001	1,200	2,400	290	2.88
W002	590	2,400	290	1.42
W003	1,790	625	2,690	1.12
W101	2,800	1,800	1,000	5.04
W102	2,660	2,800	300	7.45
W103	3,790	2,800	300	10.61
W104	2,972	1,800	1,000	5.35
W105	600	1,300	1,200	0.78
W106	520	1,300	1,300	0.68
W107	520	1,300	1,300	0.68
W108	600	1,300	1,200	0.78
W109	600	1,300	1,200	0.78
W110	1,660	1,450	1,200	2.41
W111	3,820	2,800	300	10.70
W112	1,660	1,450	1,200	2.41
W201	2,972	1,800	1,000	5.35
W202	3,820	2,810	300	10.73
W203	2,660	2,810	300	7.47
W204	2,200	2,000	1,000	4.40
W205	2,700	2,810	300	7.59
W206	3,820	2,810	300	10.73
W207	2,700	2,810	300	7.59
W208	600	1,300	1,200	0.78
W209	600	1,300	1,200	0.78
W210	520	1,300	1,200	0.68
W211	520	1,300	1,200	0.68
W212	600	1,300	1,200	0.78
W301	2,850	2,700	200	7.70
W302	2,240	2,700	200	6.05
W303	3,500	2,700	200	9.45
W304	2,100	3,145	155	6.60
W305	2,900	2,700	200	7.83
W306	2,900	2,700	200	7.83
W307	600	1,300	1,100	0.78
W308	600	1,300	1,100	0.78
W309	600	1,300	1,100	0.78
W401	3,598	2,700	200	9.71
W402	4,050	2,700	90	10.93
W403	4,200	2,700	200	11.34
W404	700	2,700	200	1.89
W405	1,000	2,700	200	2.70
W406	3,590	2,700	200	9.69
W501	2,100	3,145	155	6.60
W502	4,040	2,700	200	10.91
W503	2,240	2,700	200	6.05
W504	2,850	2,700	200	7.70
W505	600	1,300	1,100	0.78
W506	600	1,300	1,100	0.78
W507	600	1,300	1,100	0.78
W508	2,900	2,700	200	7.83
W601	520	1,300	1,300	0.68
W602	600	1,300	1,200	0.78
W603	2,972	1,800	1,000	5.35
W604	520	1,300	1,300	0.68
W605	2,800	1,800	1,000	5.04
W606	2,660	3,000	300	7.98
W607	3,790	3,000	300	11.37
W608	600	1,300	1,200	0.78
W609	600	1,300	1,200	0.78
W610	1,660	1,450	1,200	2.41
W611	3,820	3,000	300	11.46
W612	1,660	1,450	1,200	2.41
W701	2,972	1,800	1,000	5.35
W702	3,820	3,250	300	12.41
W703	2,660	3,250	300	8.65
W704	2,200	2,000	1,000	4.40
W705	2,700	1,450	1,200	3.92
W706	3,820	3,250	300	12.41
W707	2,700	1,450	1,200	3.92
W708	600	1,300	1,200	0.78
W709	600	1,300	1,200	0.78
W710	520	1,300	1,300	0.68
W711	520	1,300	1,300	0.68
W712	600	1,300	1,200	0.78
W801	2,850	2,700	200	7.70
W802	2,240	2,700	200	6.05
W803	4,040	2,000	900	8.08
W804	2,100	3,200	0	6.72
W805	2,900	1,800	1,100	5.22
W806	2,900	1,800	1,100	5.22
W807	600	1,300	1,100	0.78
W808	600	1,300	1,100	0.78
W809	600	1,300	1,100	0.78
W810	4,200	600	1,290	2.52
W901	3,600	3,200	200	11.52
W902	4,050	3,200	90	12.96
W903	4,200	2,700	90	11.34
W904	700	2,700	90	1.89
W905	1,000	2,700	200	2.70
W906	1,595	1,800	1,100	2.87
W907	1,650	1,800	1,100	2.97
W908	2,095	1,800	1,100	3.77
W909	3,700	2,700	200	9.99
W1001	600	1,300	1,100	0.78
W1002	4,040	2,000	900	8.08
W1003	2,100	2,700	0	5.67
W1004	2,240	2,700	200	6.05
W1005	2,850	2,700	90	7.70
W1006	600	1,300	1,100	0.78
W1007	600	1,300	1,100	0.78

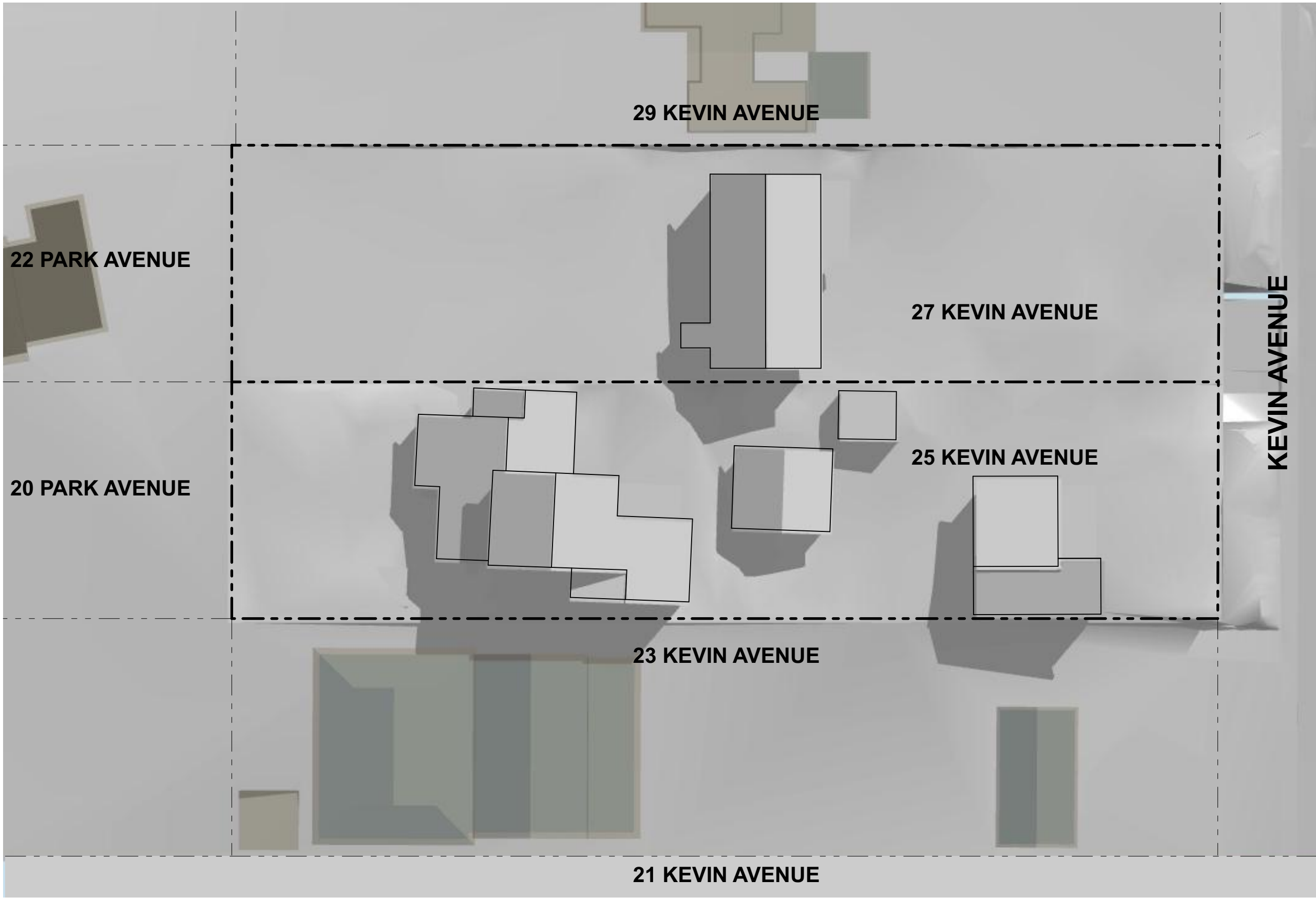


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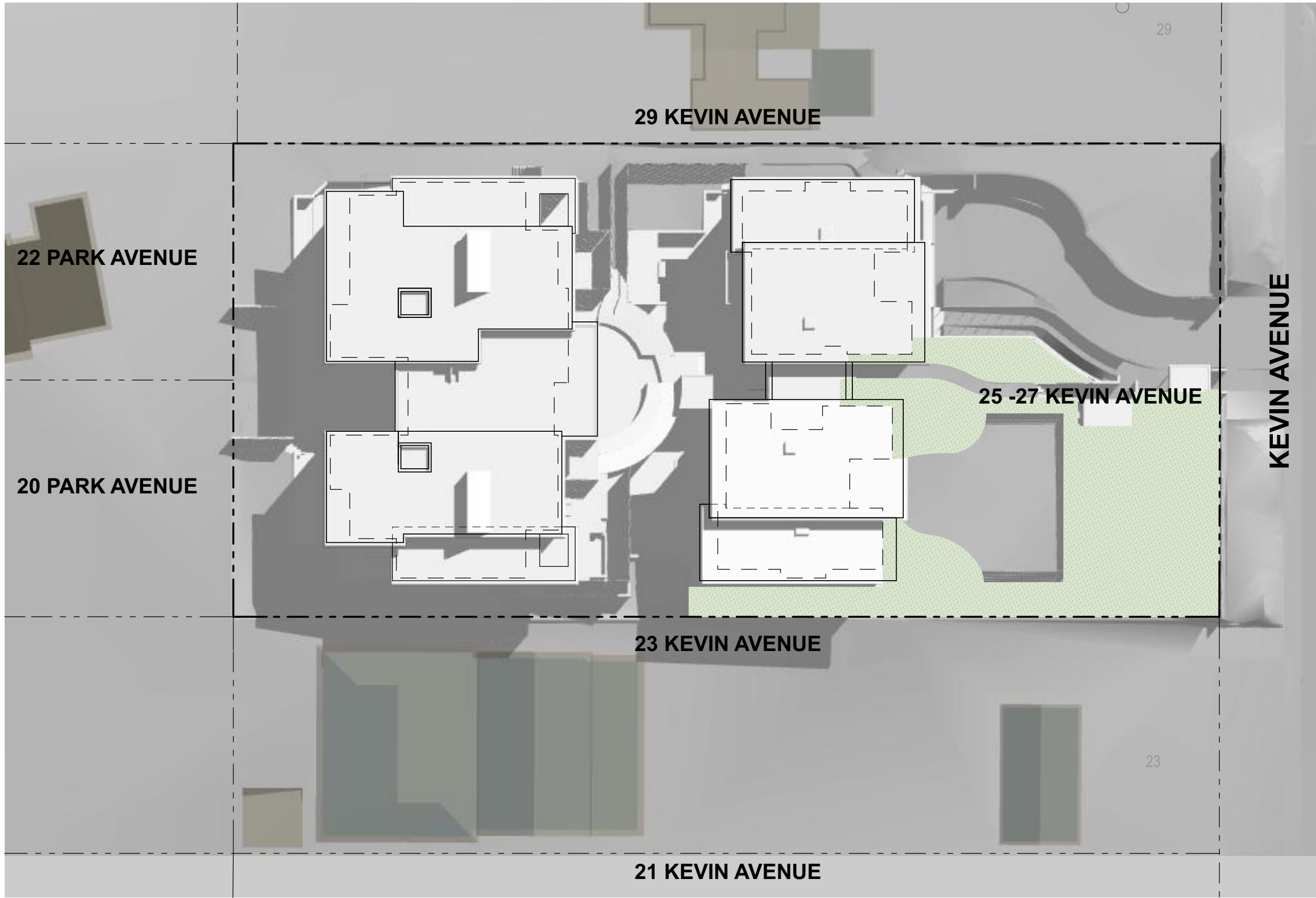


JUNE 21 9 AM PROPOSED

9AM



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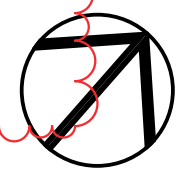


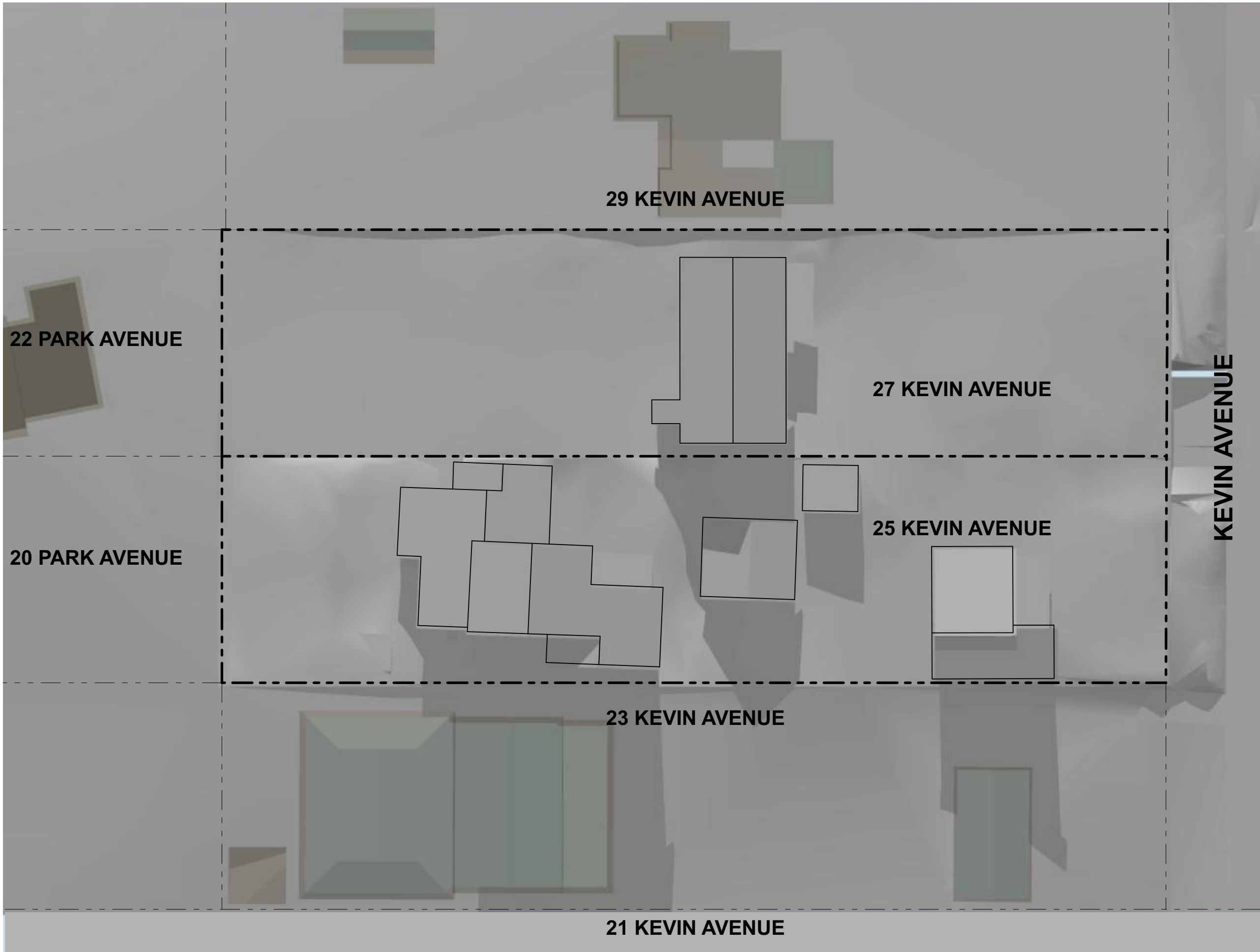
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12PM

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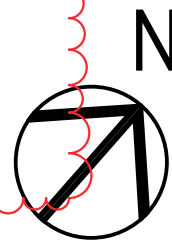


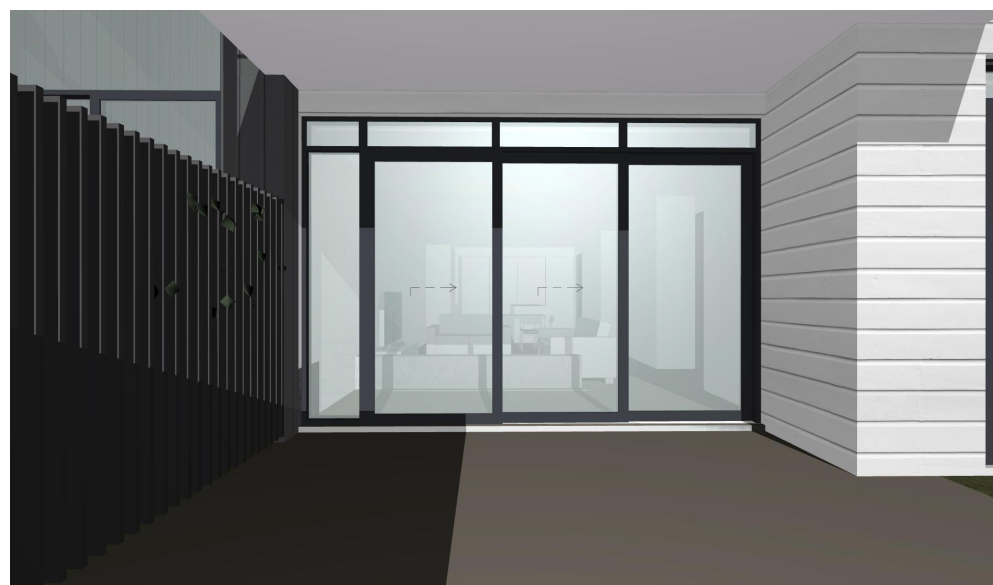
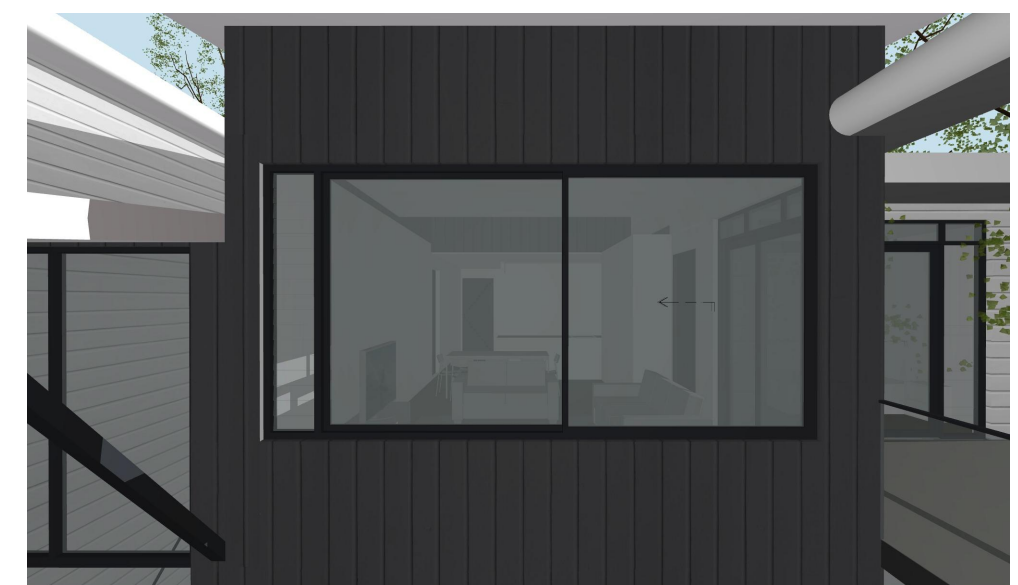
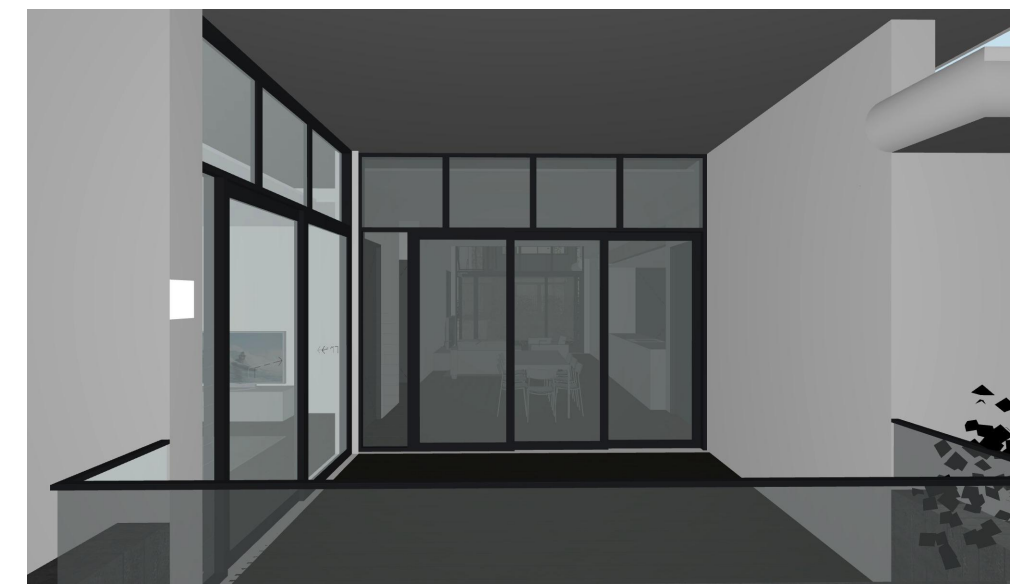
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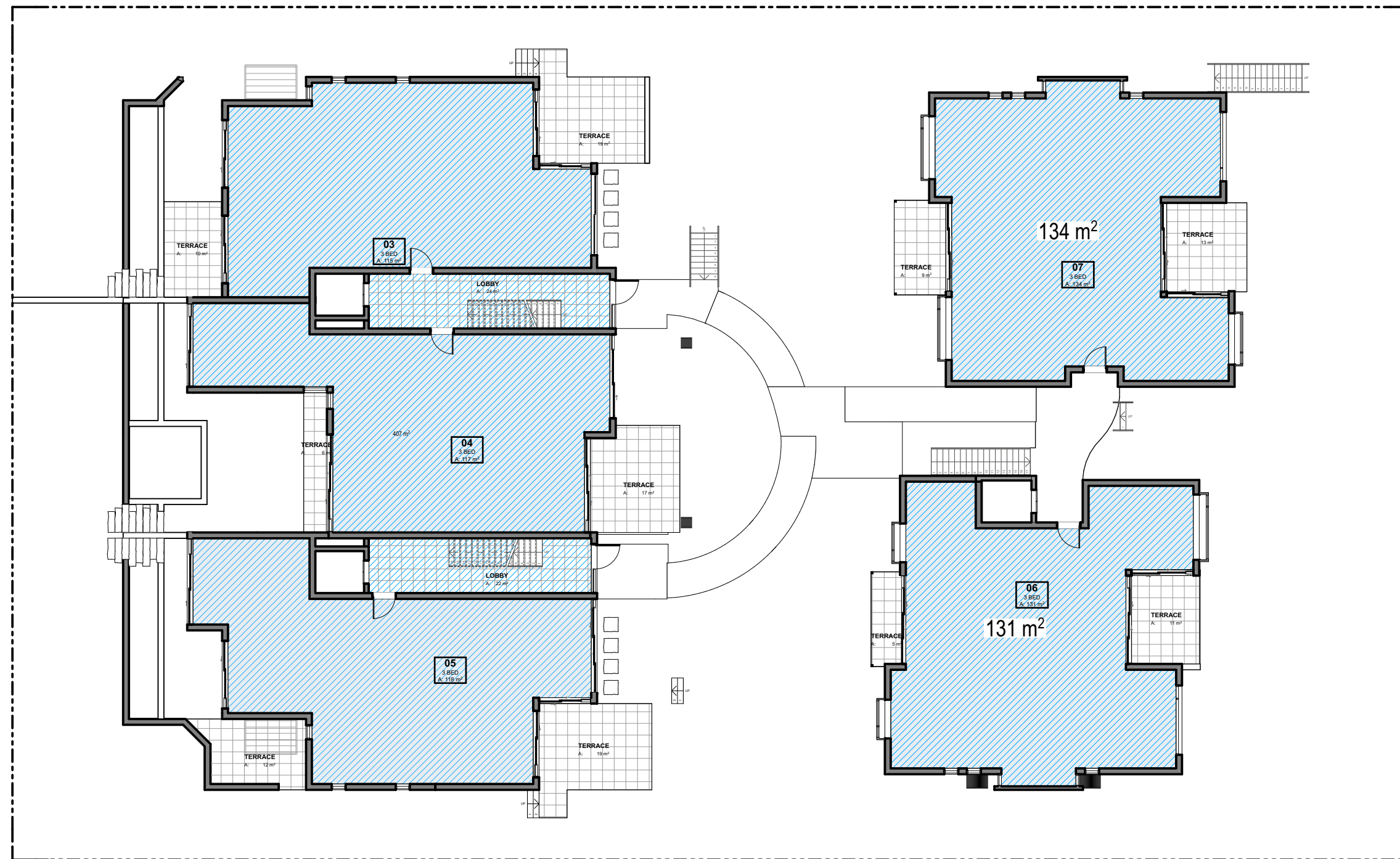
3PM



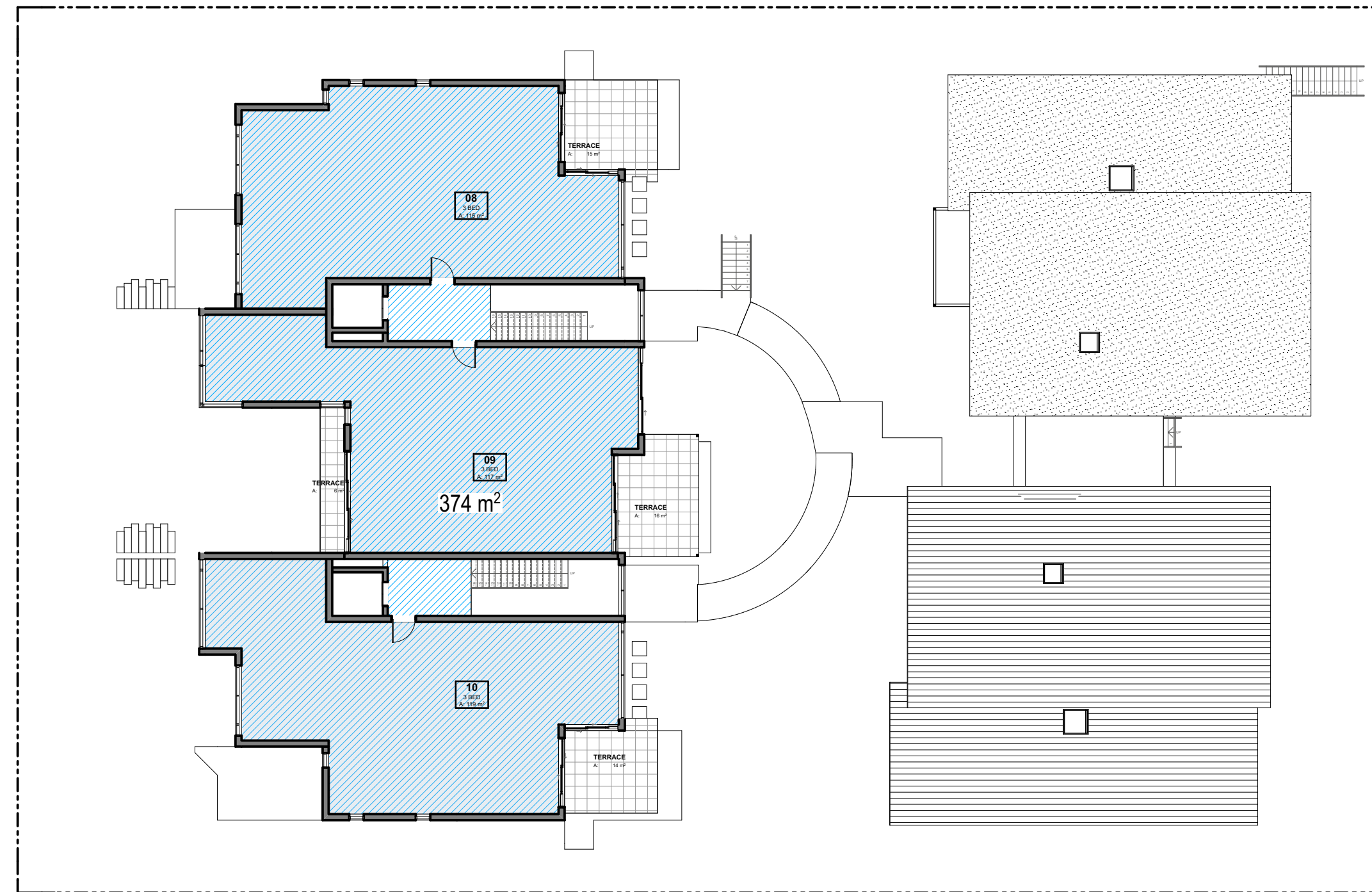
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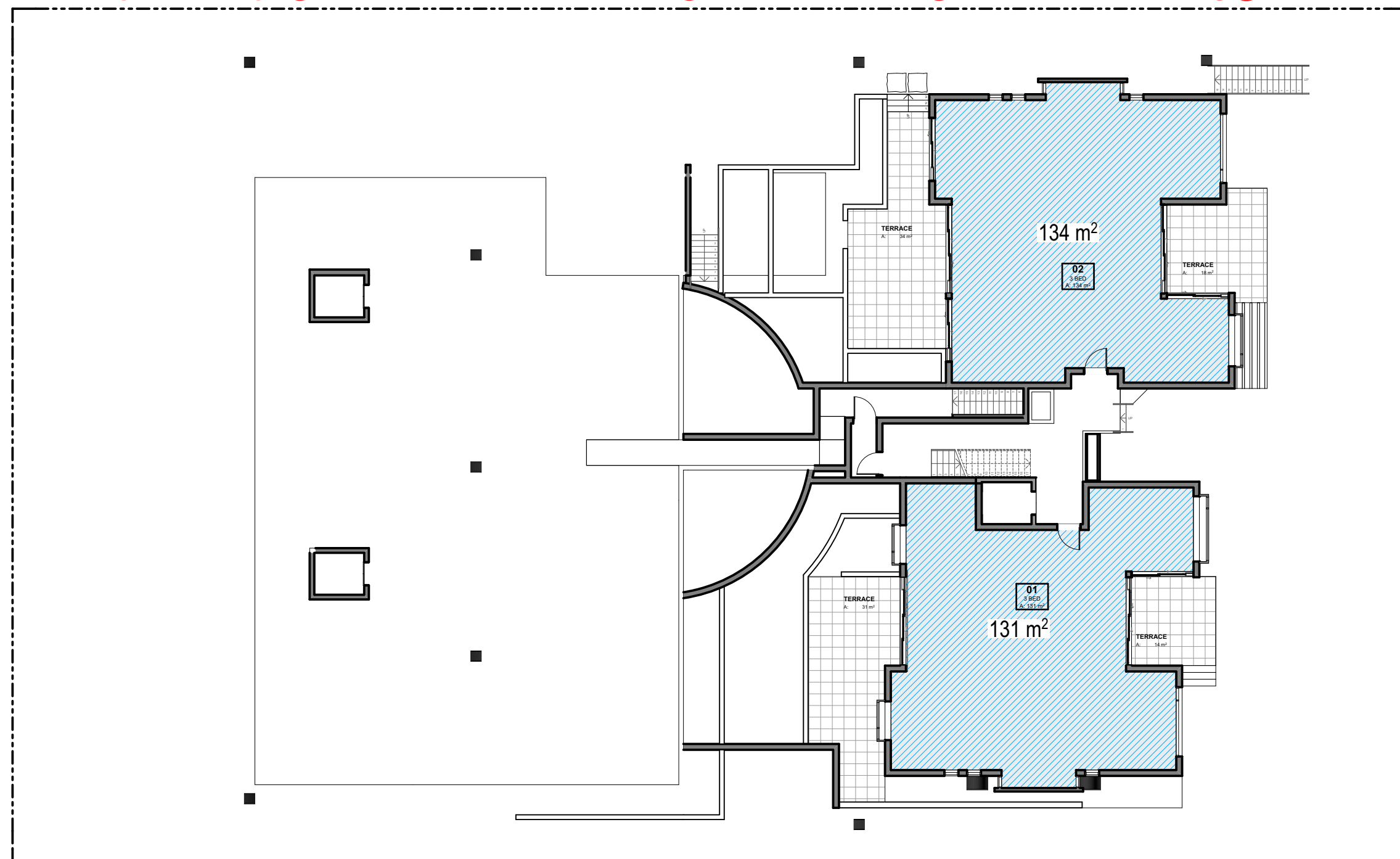
LEVEL 01 FLOOR AREA



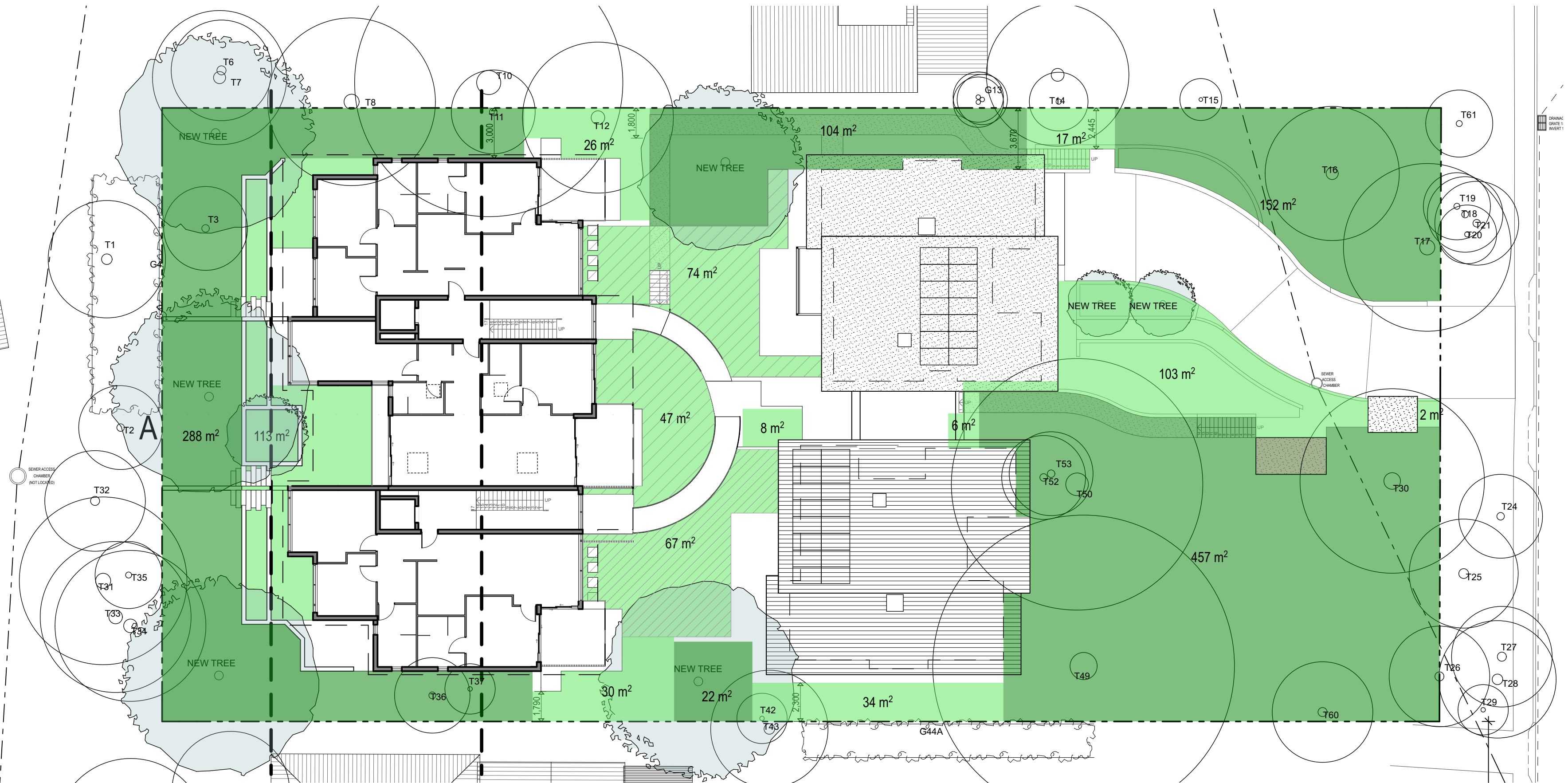
LEVEL 02 FLOOR AREA

SEPP (HSPD) - FSR

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



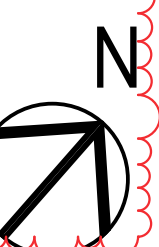
GROUND FLOOR LEVEL FLOOR AREA



LANDSCAPE PLAN

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

SITE AREA	2789 SQ.M.
DEEP SOIL LANDSCAPE AREA >3M WIDTH	1023 SQ.M. 36.68%
LANDSCAPE AREA < 3M WIDTH	527 SQ.M. 18.90%
TOTAL LANDSCAPE AREA	1550 SQ.M. 55.58%





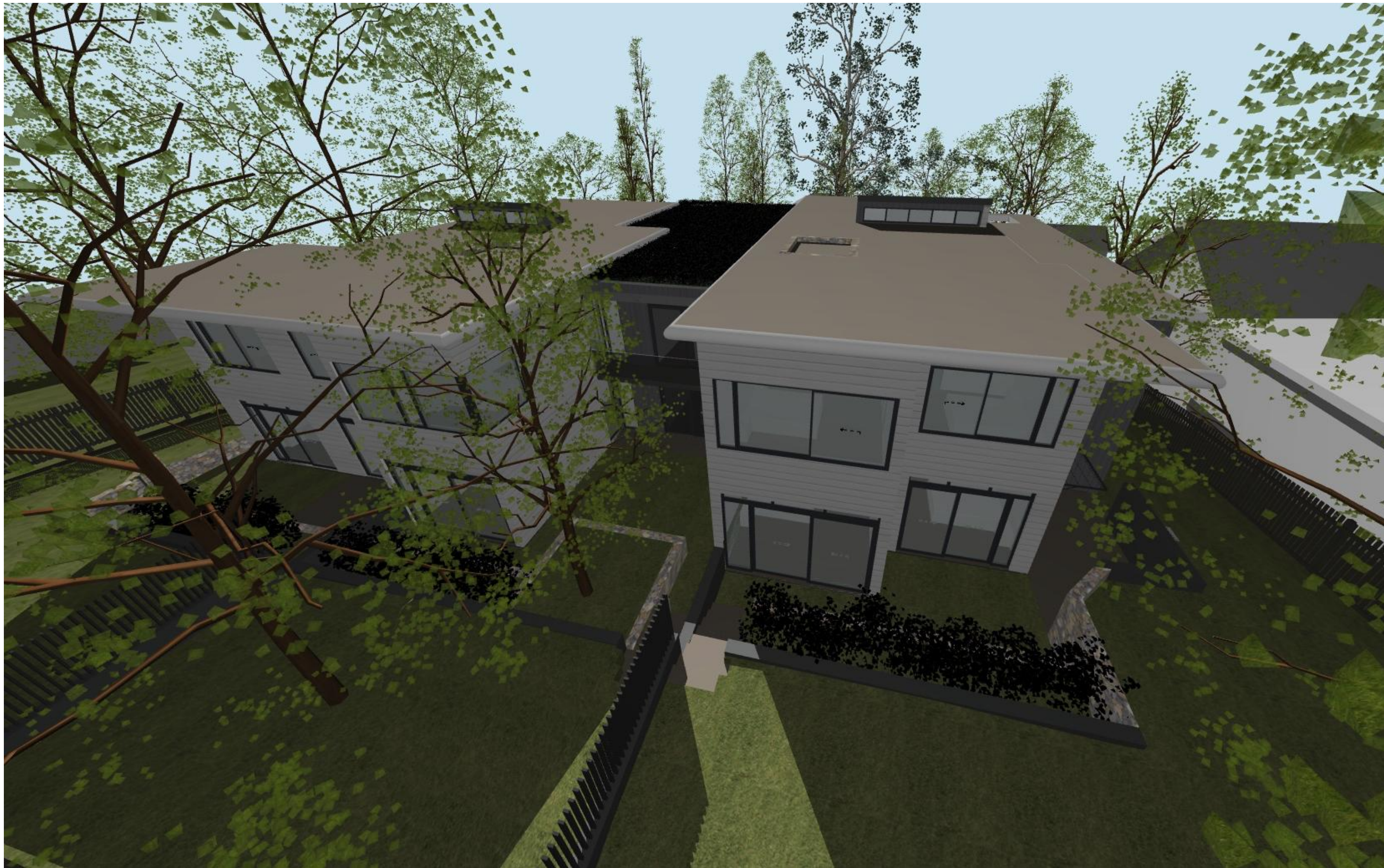
REAR BOUNDRY VIEW



REAR BOUNDRY VIEW 2



FRONT AERIAL VIEW



REAR BOUNDRY AERIAL VIEW