

BENCH MARK FINISHES



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0008



COTTEEPARKER 

SYDNEY
T 61 2 9366 1133
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

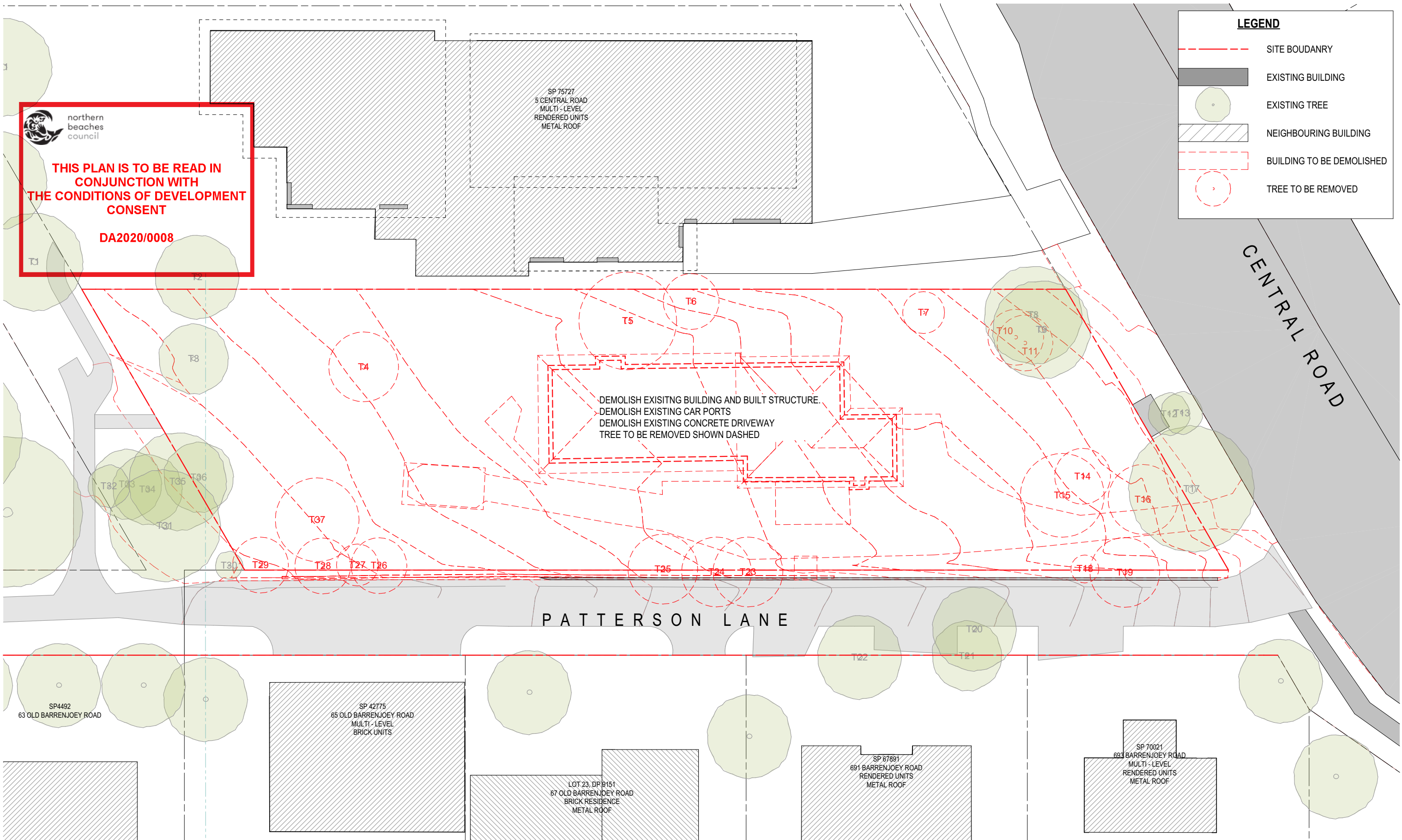


COPYRIGHT COTTEE PARKER ARCHITECTS PTY LTD
Nominated Architect Cottee Parker JPRA
Martin Timms NSW Reg No. 10093

A	DA SUBMISSION PURPOSE ONLY	17/12/2019	KT	RM	RM	JOB No	DWG No	ISSUE
ISSUE PURPOSE	DATE	D.	C.	A.		5914	SD1008	A
SD								

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE

BENCH MARK FINISHES



1 EXISTING & DEMOLITION PLAN - GROUND FLOOR
SCALE 1:250 @ A3

COTTEEPARKER JPR

SYDNEY
T 61 2 9366 1133
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

BIM Server: CPACLBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 17/12/2019: 2:38 PM

COPYRIGHT COTTEE PARKER ARCHITECTS PTY LTD
Nominated Architect Cottee Parker JPR
Martin Timms NSW Reg No. 10093



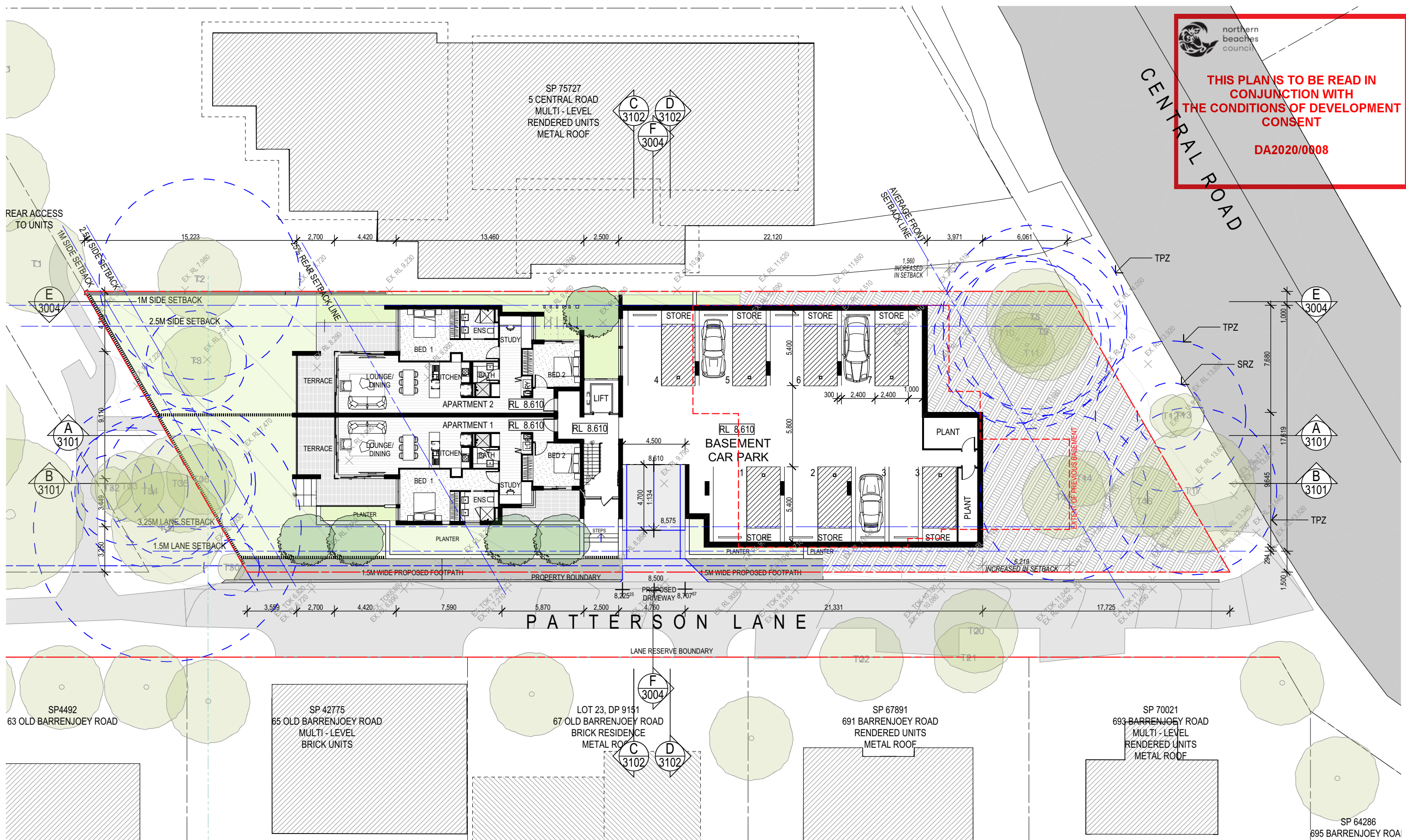
0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3

[Handwritten signature]

A DA SUBMISSION PURPOSE ONLY 17/12/2019 KT RM RM
ISSUE PURPOSE DATE D. C. A.
SD

JOB No
5914

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
DEMOLITION PLAN
DWG No
SD1201
ISSUE
A



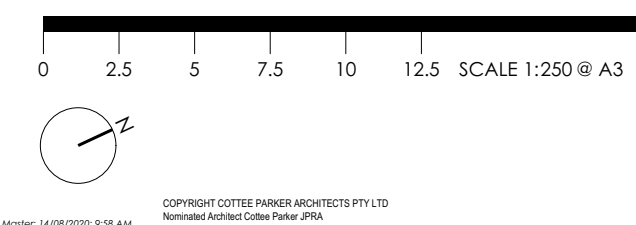
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0008

FLOOR PLAN - LOWER GROUND
SCALE 1:250 @ A3

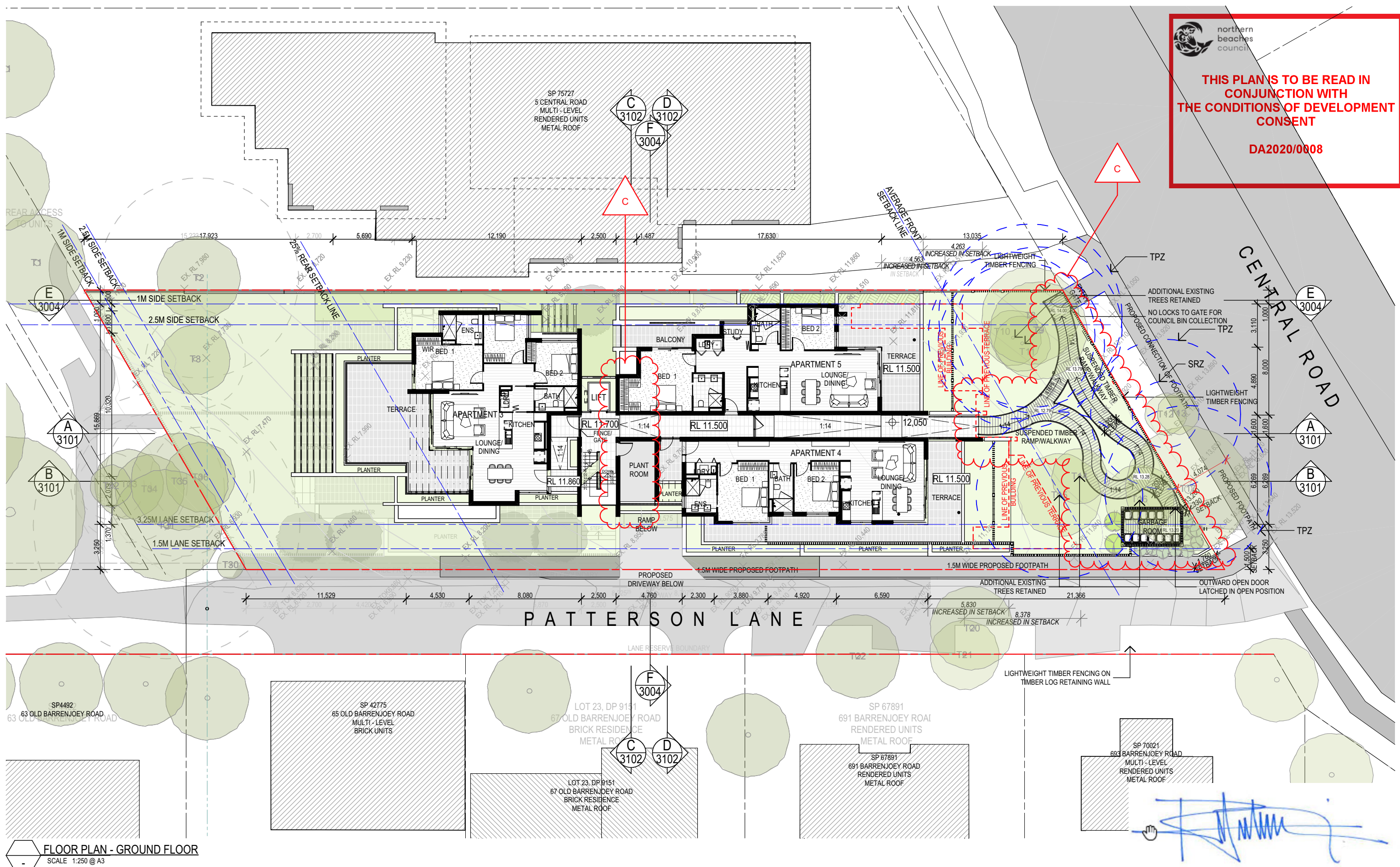
COTTEEPARKER

SYDNEY
T 61 2 9366 1133
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU



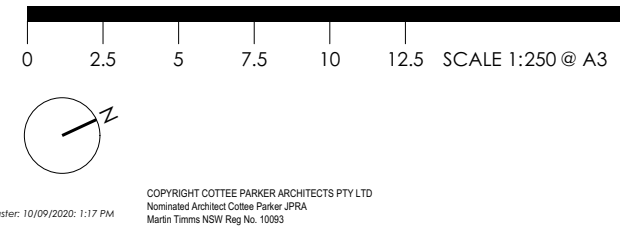
C	DA AMENDMENT SUBMISSION	08/07/2020	KT	RM	RM
B	DA AMENDMENT SUBMISSION	29/05/2020	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.
SD					

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - LOWER GROUND
JOB No 5914
DWG No SD2007
ISSUE C



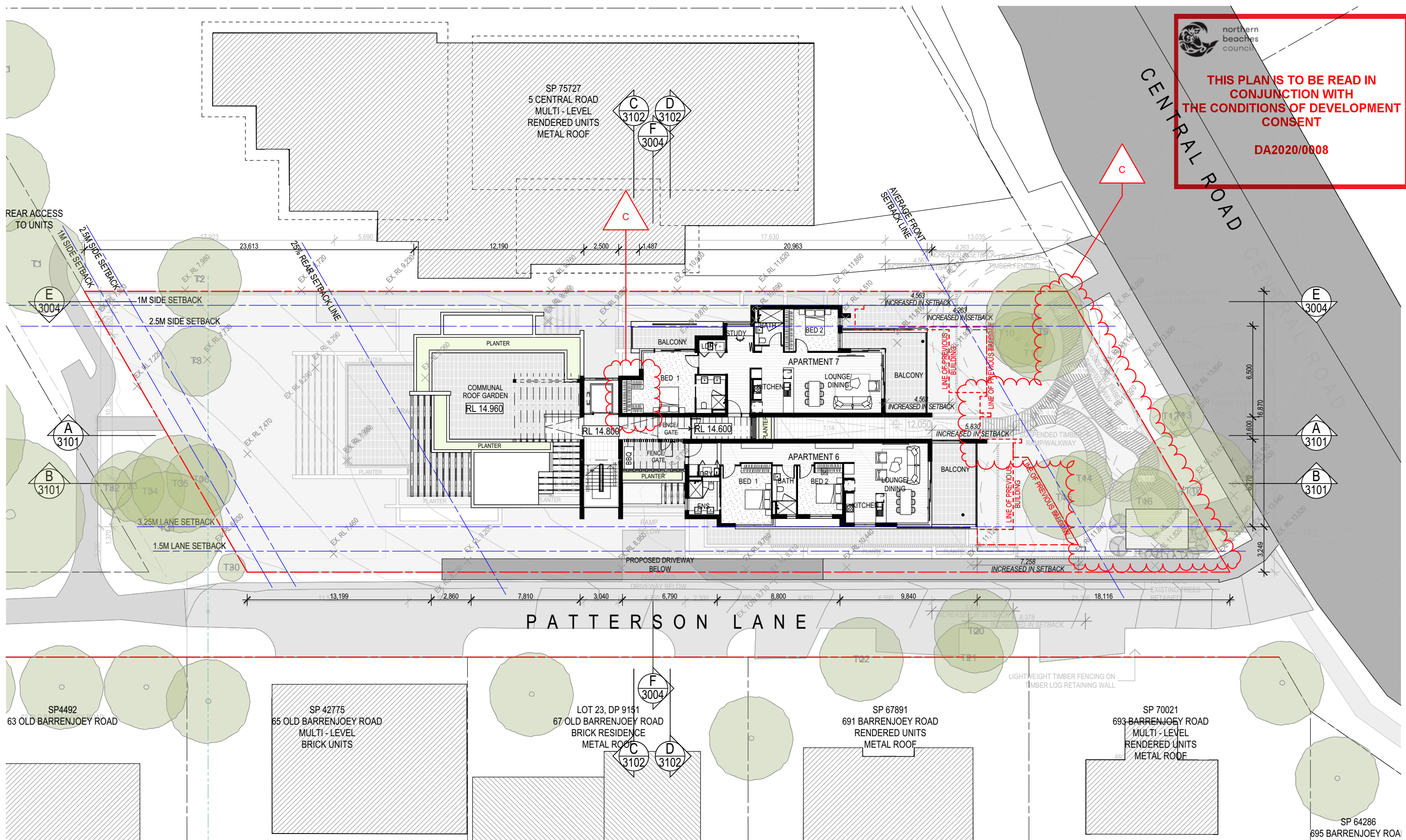
FLOOR PLAN - GROUND FLOOR
SCALE 1:250 @ A3

COTTEEPARKER 
SYDNEY
T 61 2 9366 1133
COTTEEPARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU



C	DA AMENDMENT SUBMISSION	GARBAGE ROOM RELOCATED AND REPLACED WITH PLANT ROOM, ENTRY RAMP AND GATE REWORKED, APT 5 & 7 BEDROOM ALTERED	08/07/2020	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	
SD						

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - GROUND FLOOR
JOB No 5914
DWG No SD2008
ISSUE C



 northern
beaches
council

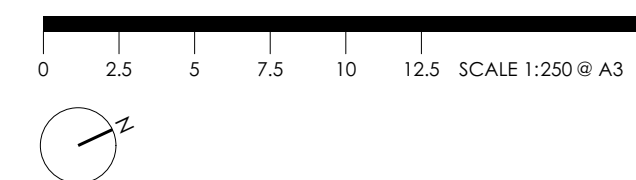
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/0008

FLOOR PLAN - LEVEL 01
SCALE 1:250 @ A3

COTTEEPARKER 

SYDNEY
T 61 2 9366 1133
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

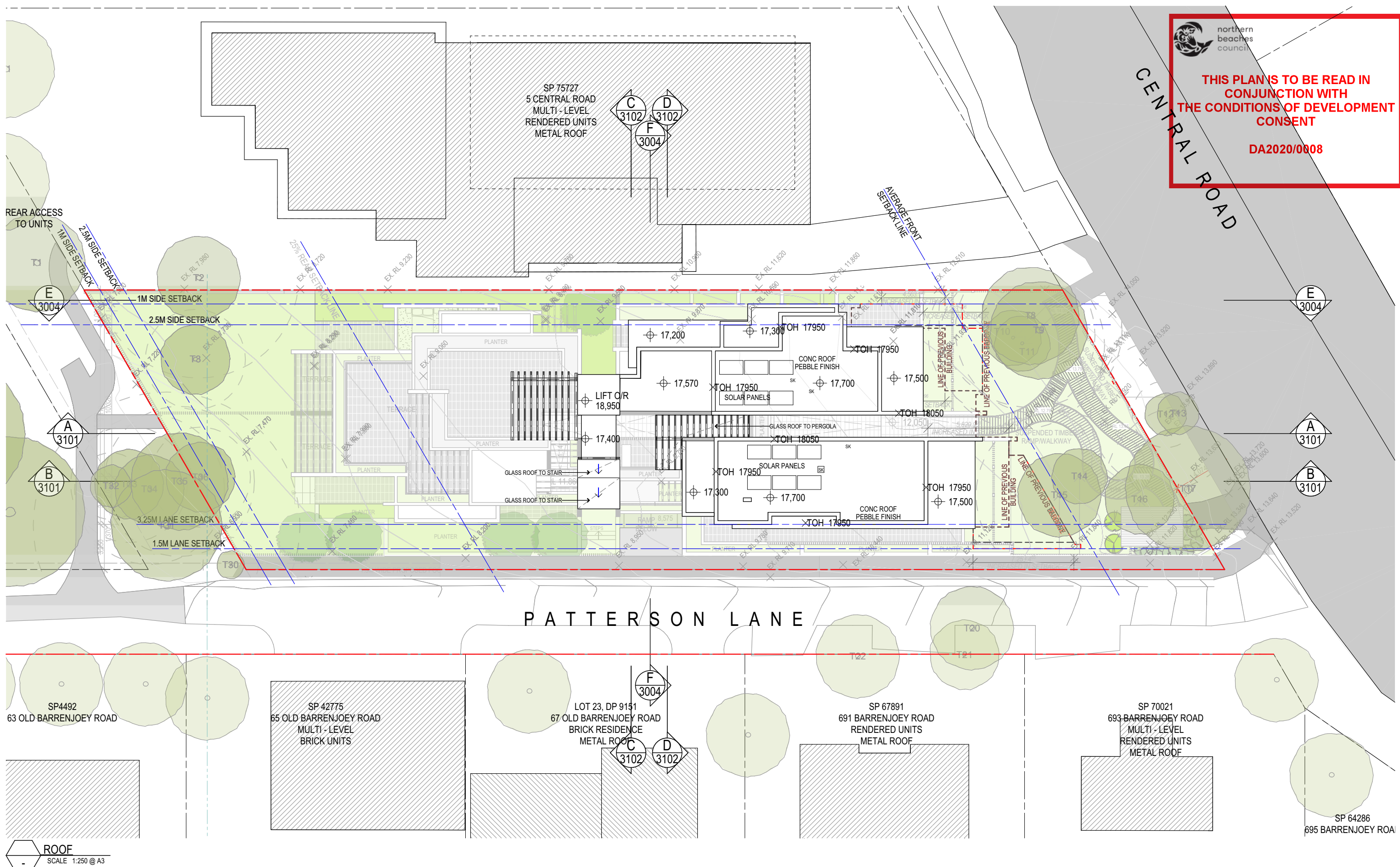


BIM Server: CPACLD8M04 - BIM Server 21/1900/5914 Central Road Avalon Master: 14/08/2020: 9:58 AM

COPYRIGHT COTTEE PARKER ARCHITECTS PTY LTD
Nominated Architect Cotteeparker JPR
Martin Timms NSW Reg No. 10093

C	DA AMENDMENT SUBMISSION	GARBAGE ROOM RELOCATED AND REPLACED WITH PLANT ROOM, APT 5 & 7 BEDROOM ALTERED	08/07/2020	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	
SD						

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - LEVEL 01
JOB No **5914**
DWG No **SD2009**
ISSUE **C**



 northern
beaches
council

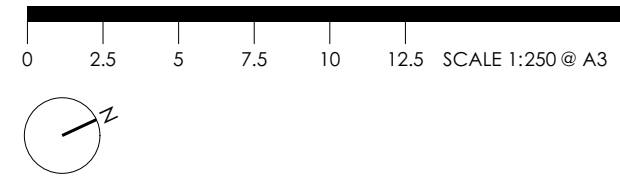
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/0008

 **ROOF**
SCALE 1:250 @ A3

COTTEEPARKER 

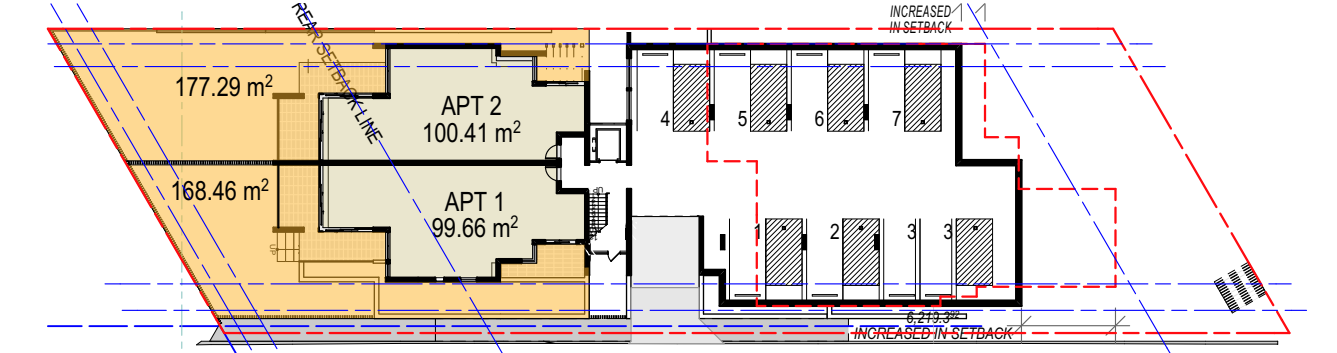
SYDNEY
T 61 2 9366 1133
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU



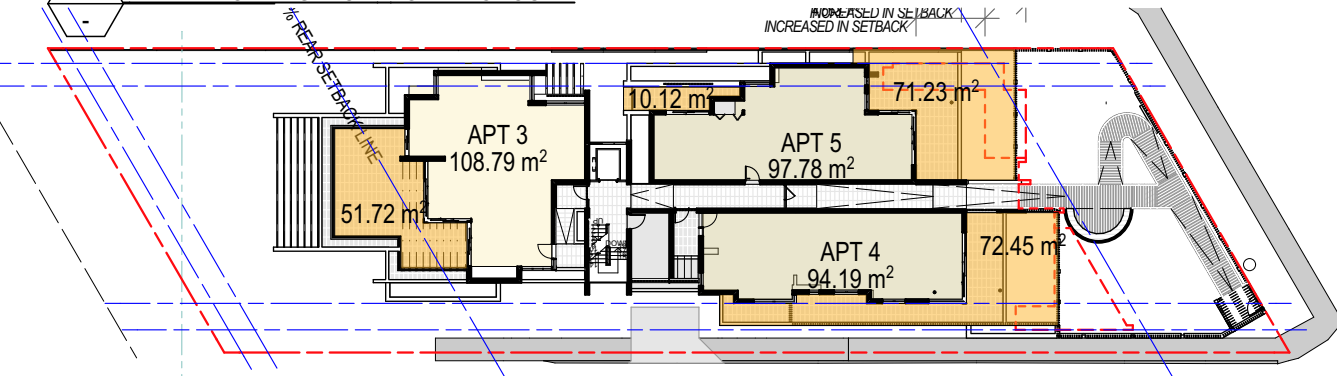
COPYRIGHT COTTEE PARKER ARCHITECTS PTY LTD
Nominated Architect Cotteeparker JPRA
Martin Timms NSW Reg No. 10093

C	DA AMENDMENT SUBMISSION		08/07/2020	KT	RM	RM
B	DA AMENDMENT SUBMISSION	BASEMENT PARKING REDUCED, SETBACK INCREASED, DRIVEWAY REDUCED TO 1, APARTMENT REDUCED BY 1, LAYOUT AMENDED, ADDITIONAL TREES RETAINED	29/05/2020	KT	RM	RM
ISSUE PURPOSE		Change Name	DATE	D.	C.	A.
SD						

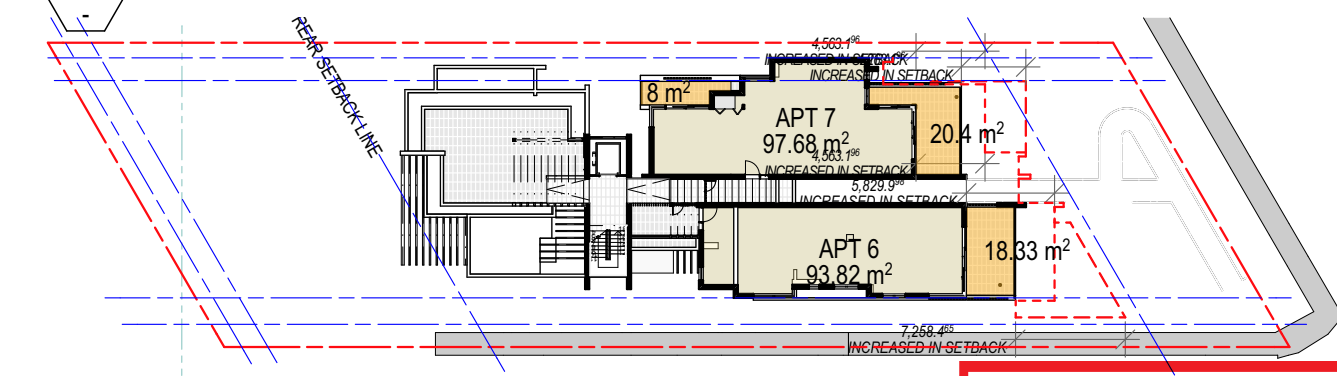
3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - ROOF
DWG No
5914
ISSUE
C



1 PRIVATE OPEN SPACE - LOWER GROUND



2 PRIVATE OPEN SPACE - GROUND FLOOR



3 PRIVATE OPEN SPACE - LEVEL 01

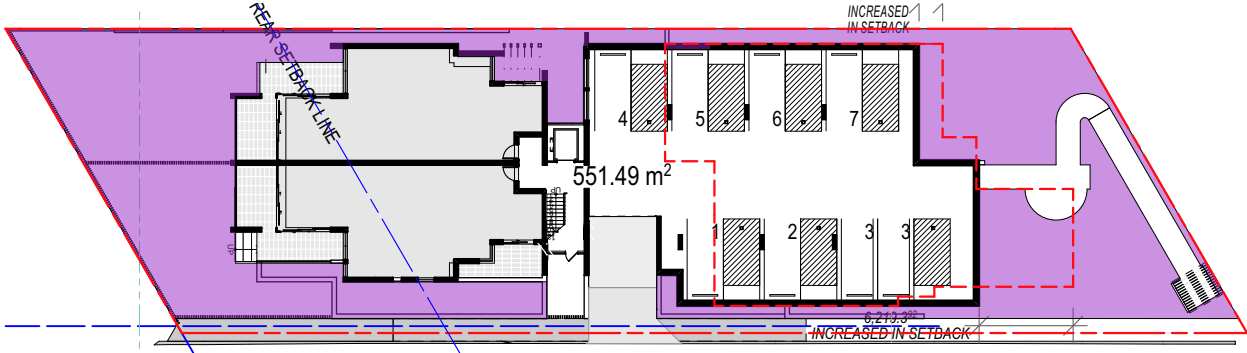
PRIVATE OPEN SPACE SCHEDULE

APARTMENT NO.	AREA
APARTMENT 1	168
APARTMENT 2	177
APARTMENT 3	52
APARTMENT 4	72
APARTMENT 5	81
APARTMENT 6	18
APARTMENT 7	28

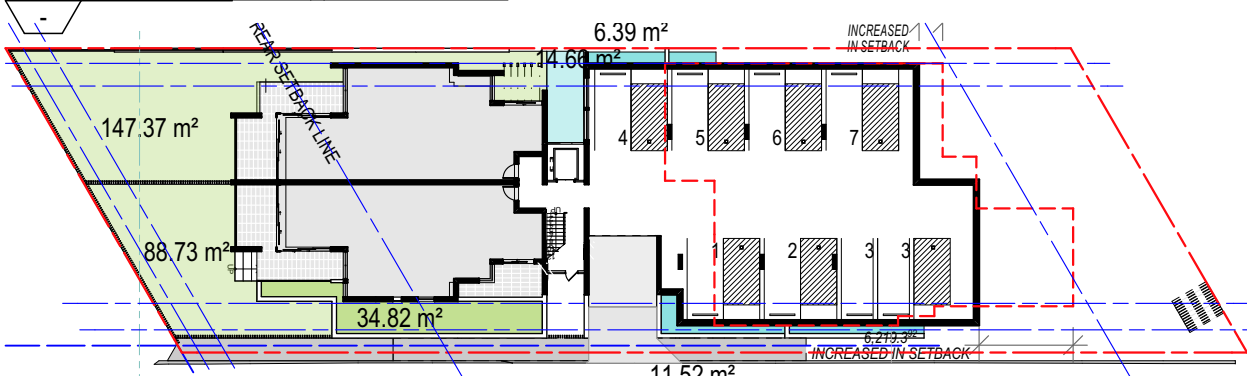
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0008

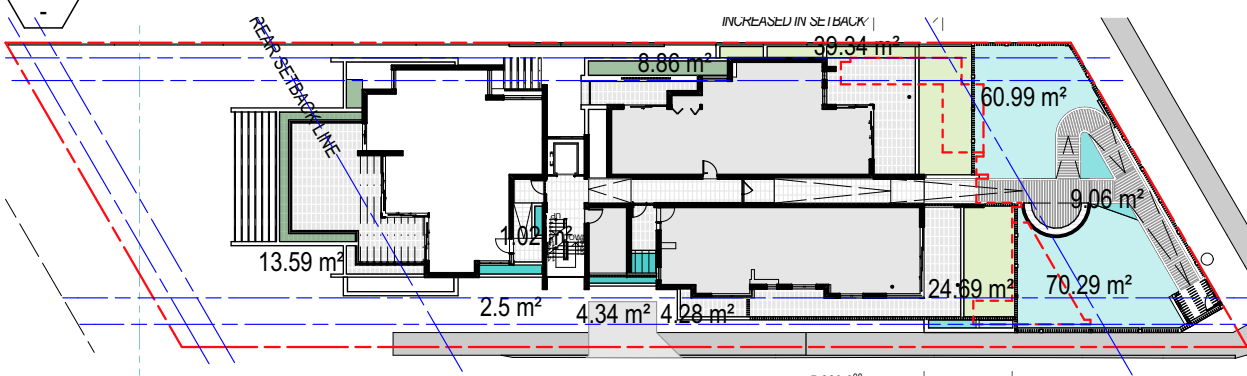
COMMON GARDEN	29
COMMON LAWN	146
COMMON PLANTER	37
PRIVATE GARDEN	99
PRIVATE LAWN	236
PRIVATE PLANTER	27



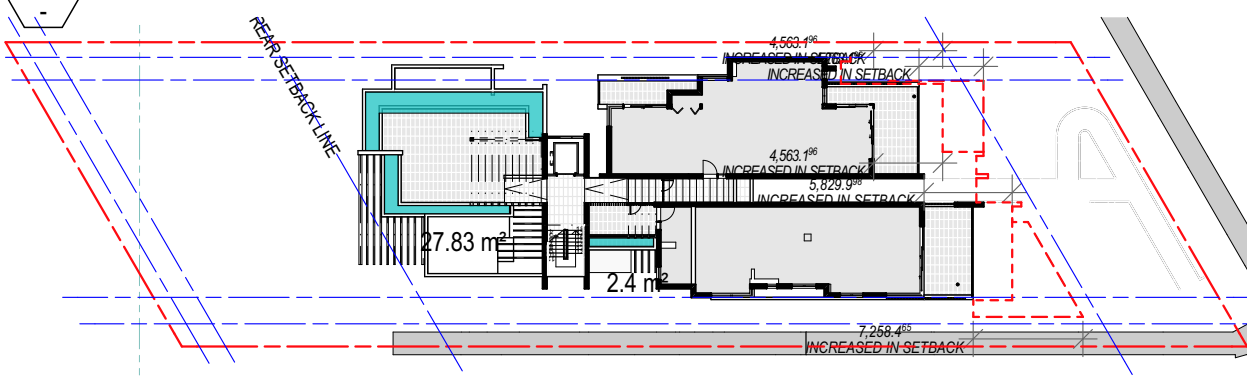
4 DEEPSOIL DIAGRAM - LOWER GROUND



5 LANDSCAPE DIAGRAM - LOWER GROUND



6 LANDSCAPE DIAGRAM GROUND FLOOR



7 LANDSCAPE DIAGRAM LEVEL 01

SITE AREA 1416 m²

	PROPOSED	REQUIRED (SEPP)	PROPOSED	REQUIRED (SEPP)
DEEPSOIL AREA	551 m² 38.9%	212.4 m² 15%	LANDSCAPED AREA	574 m² 40.5%
				424.8 m² 30%

COTTEEPARKER

SYDNEY
T 61 2 9366 1133
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU



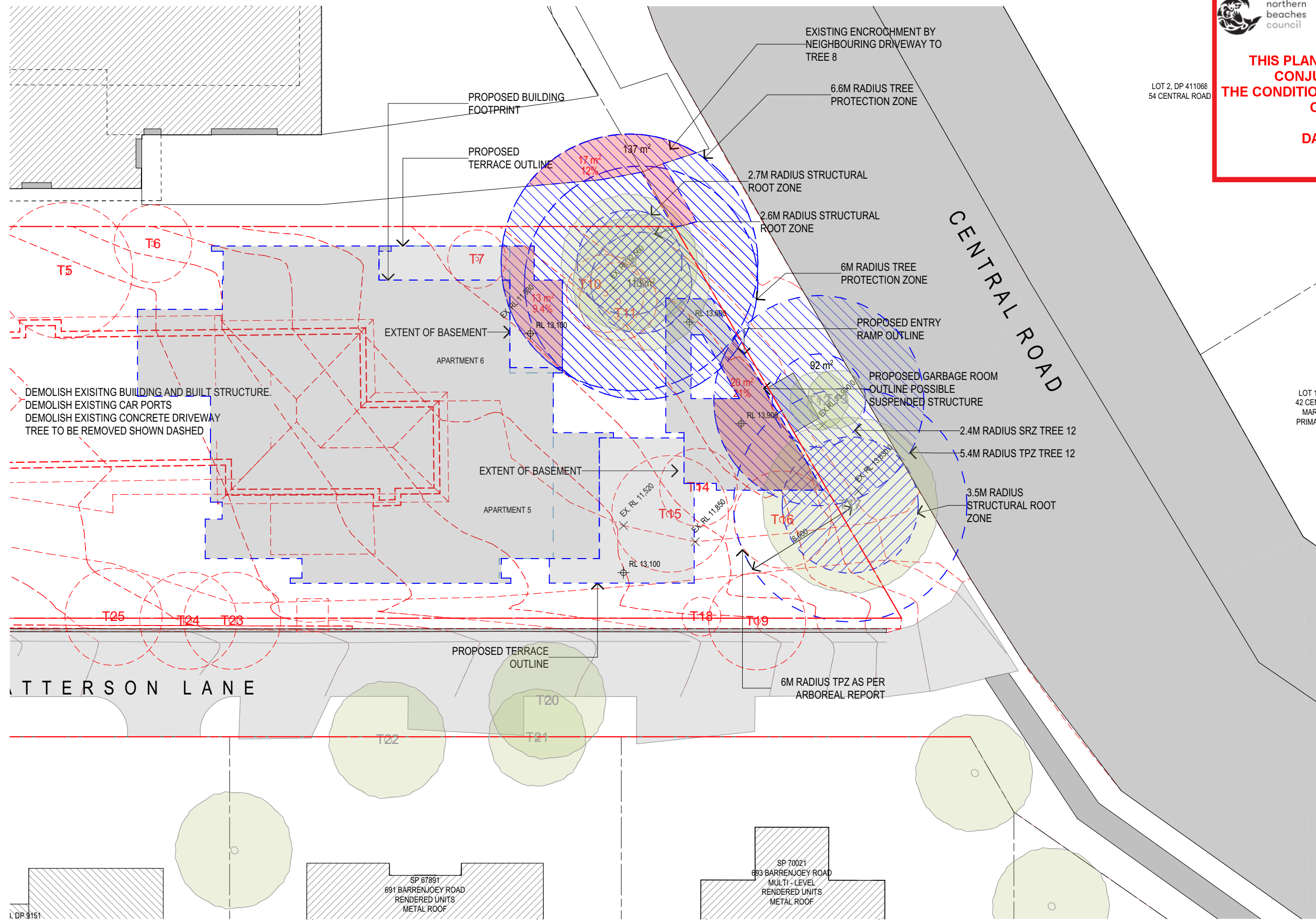
COPYRIGHT COTTEE PARKER ARCHITECTS PTY LTD
Nominated Architect Cottee Parker JPA
Martin Timms NSW Reg No. 10093

B DA AMENDMENT SUBMISSION
DEEPSOIL CALCULATION UPDATED,
LANDSCAPE CALCULATION
UPDATED, PUBLIC/PRIVATE SPACE
CALCULATION UPDATED
29/05/2020 KT RM RM

A DA SUBMISSION PURPOSE ONLY
17/12/2019 KT RM RM

ISSUE PURPOSE Change Name DATE D. C. A.
SD

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
LANDSCAPE, PRIVATE OPEN SPACE & DEEP SOIL
JOB No 5914 DWG No SD2802 ISSUE B



1
-
TREE PROTECTION DIAGRAM - GROUND FLOOR



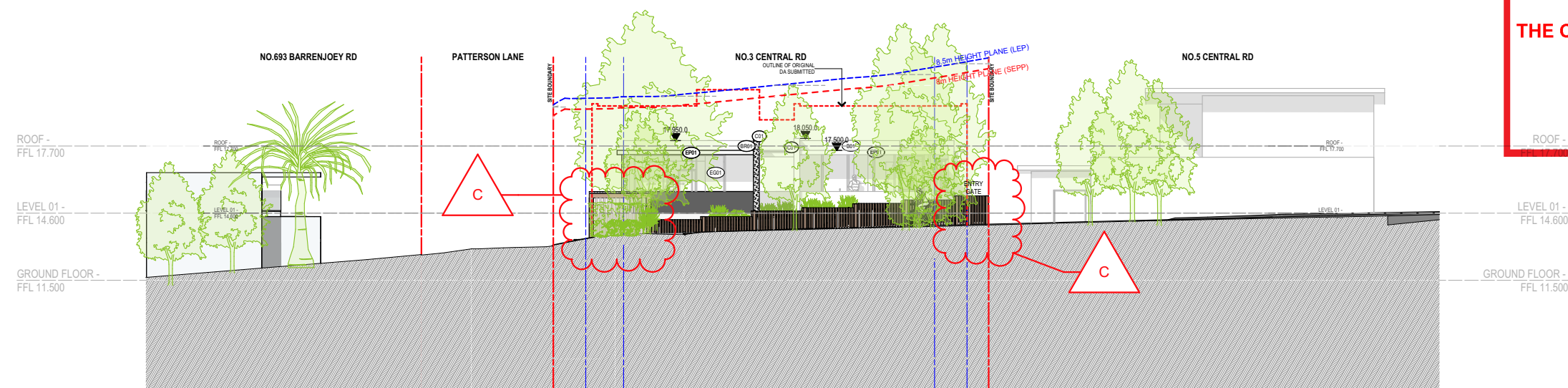
[Handwritten signature]



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

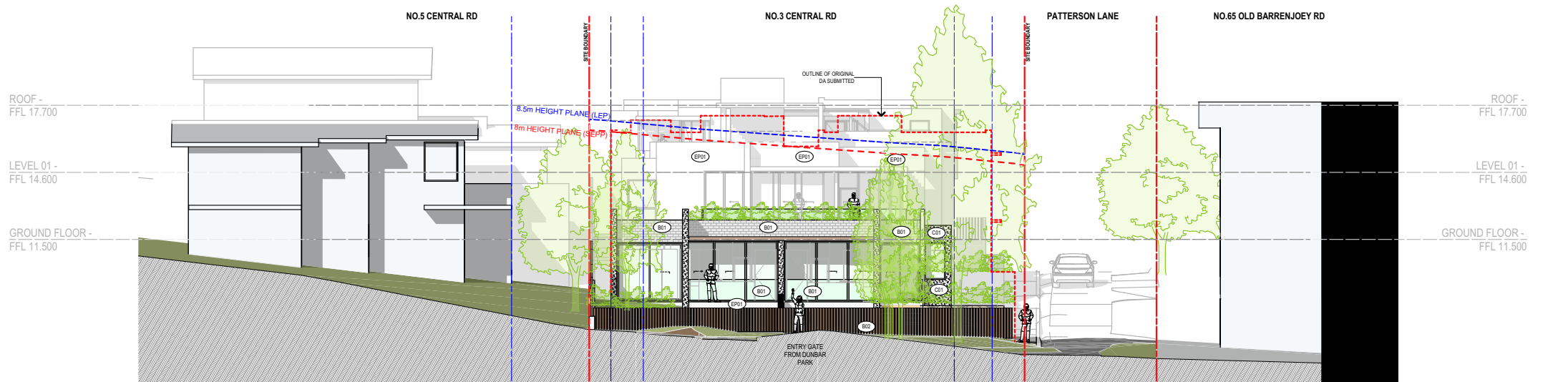
DA2020/0008



1

STREET ELEVATION - CENTRAL ROAD

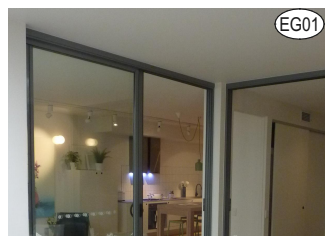
SCALE 1:250 @ A3



2

STREET ELEVATION - DUNBAR PARK

SCALE 1:250 @ A3



CLEAR GLAZING



GLASS LOUVRES



FACE BRICK - WHITE



PAINT COLOUR



OFF FORM CONCRETE



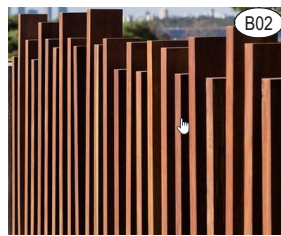
TIMBER PRIVACY SCREEN



DRY PACK STONE WALL



GLASS BALUSTRADE



TIMBER FENCING

COTTEEPARKER

SYDNEY
T 61 2 9366 1133
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

BIM Server: CPACLD8M04 - BIM Server 21/1900/5914 Central Road Avalon Master: 14/08/2020: 9:59 AM

COPYRIGHT COTTEE PARKER ARCHITECTS PTY LTD
Nominated Architect Cottee Parker JPRA
Martin Timms NSW Reg No. 10093

C	DA AMENDMENT SUBMISSION	GARBAGE ROOM RELOCATED AND REPLACED WITH PLANT ROOM	08/07/2020	KT	RM	RM
---	-------------------------	---	------------	----	----	----

B	DA AMENDMENT SUBMISSION	BUILDING HEIGHT LOWERED, ELEVATIONS UPDATED AS PER GENERAL AMENDMENTS TO PLANS	29/05/2020	KT	RM	RM
---	-------------------------	--	------------	----	----	----

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
SD						

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE

STREET ELEVATIONS

JOB No	DWG No	ISSUE
5914	SD3001	C



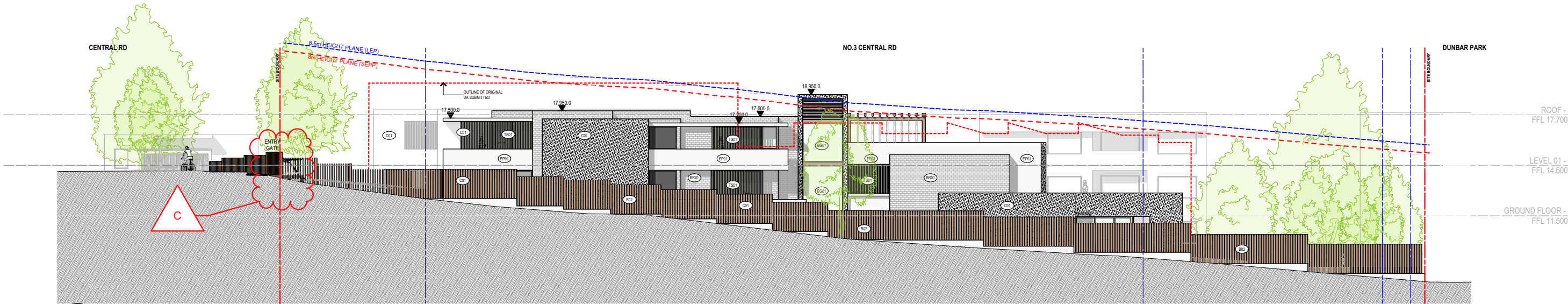
northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

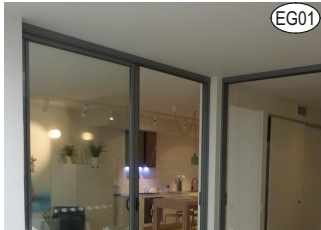
DA2020/0008



1 STREET ELEVATION - PATTERSON LANE
SCALE 1:250 @ A3



2 STREET ELEVATION - NO.5 CENTRAL ROAD
SCALE 1:250 @ A3



CLEAR GLAZING



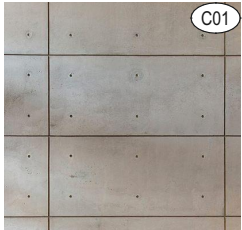
GLASS LOUVRES



FACE BRICK - WHITE



PAINT COLOUR



OFF FORM CONCRETE



TIMBER PRIVACY SCREEN



DRY PACK STONE WALL



GLASS BALUSTRADE



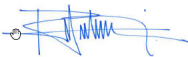
TIMBER FENCING

COTTEEPARKER

SYDNEY
T 61 2 9366 1133
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

BIM Server: CPACLBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 14/08/2020: 10:00 AM

COPYRIGHT COTTEE PARKER ARCHITECTS PTY LTD
Nominated Architect Cottee Parker JPRA
Martin Timms NSW Reg No. 10093



C	DA AMENDMENT SUBMISSION	GARBAGE ROOM RELOCATED AND REPLACED WITH PLANT ROOM, ENTRY RAMP AND GATE REWORKED	08/07/2020	KT	RM	RM
	ISSUE PURPOSE SD	Change Name	DATE	D.	C.	A.

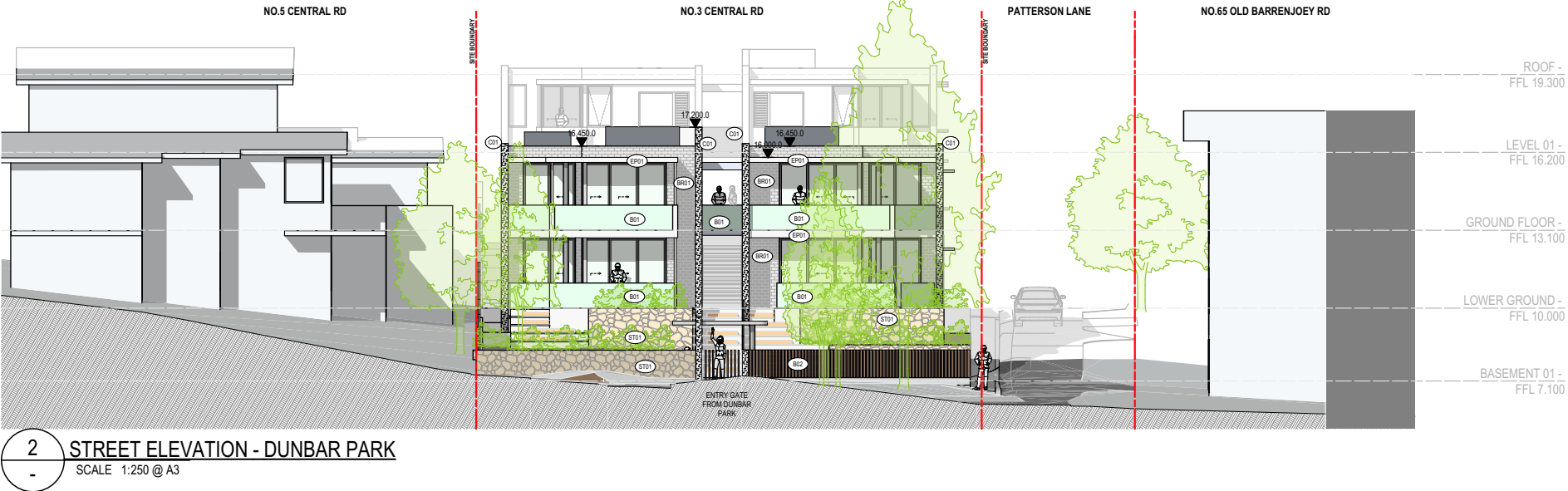
3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
STREET ELEVATIONS
JOB No 5914
DWG No SD3002
ISSUE C



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0008

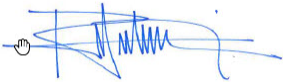


COTTEEPARKER 

SYDNEY
T 61 2 9366 1133
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

BIM Server: CPACLBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 17/12/2019: 2:39 PM

COPYRIGHT COTTEE PARKER ARCHITECTS PTY LTD
Nominated Architect Cottee Parker JPRA
Martin Timms NSW Reg No. 10093



A DA SUBMISSION PURPOSE ONLY				17/12/2019	KT	RM	RM	JOB No			DWG No			ISSUE		
ISSUE PURPOSE				DATE	D.	C.	A.	5914			SD3003			A		
SD																

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE

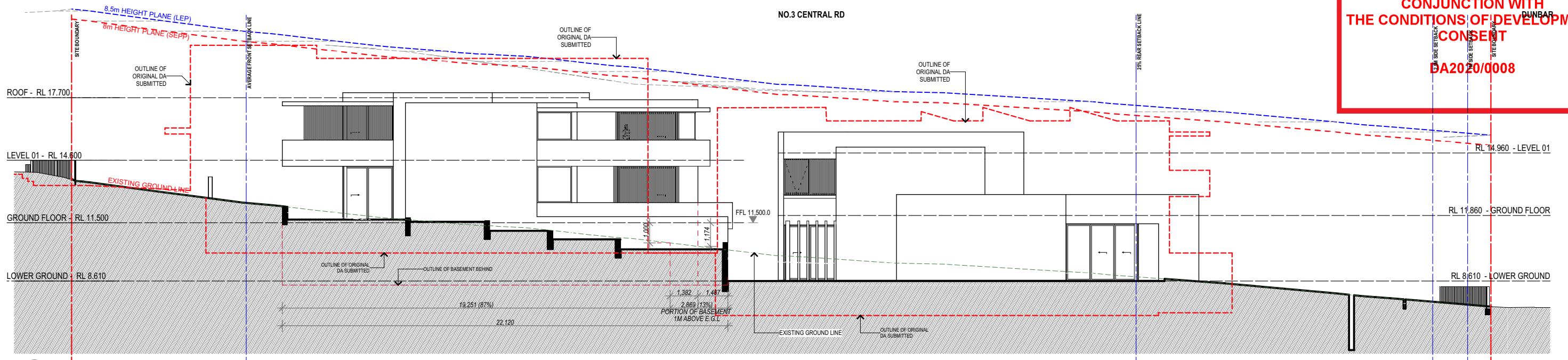
ELEVATIONS



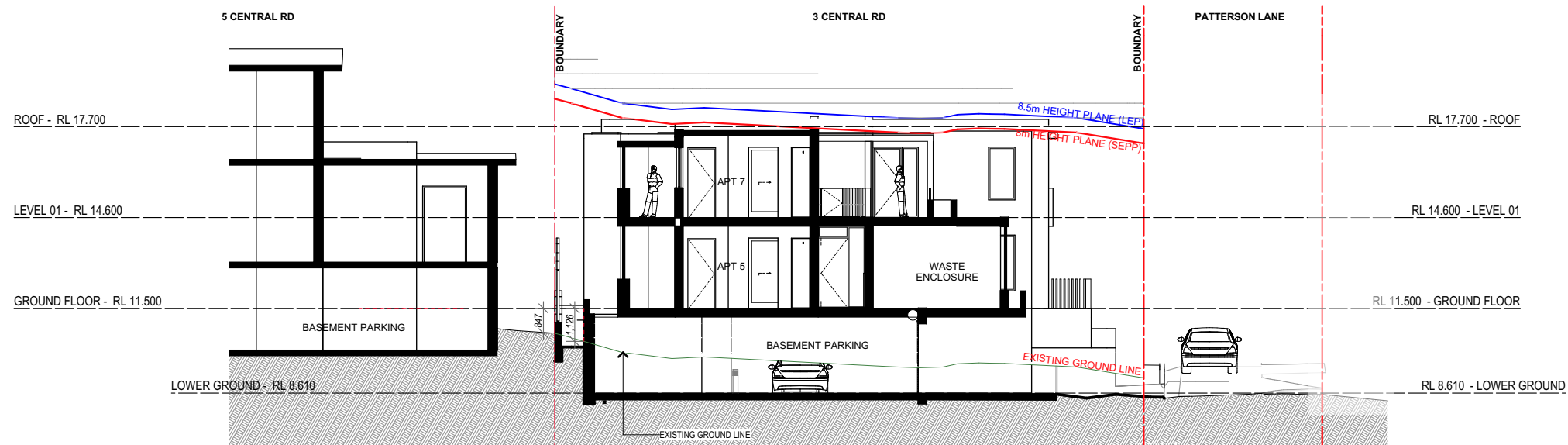
northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0008



1 SECTION ELEVATION - EAST
SCALE 1:200 @ A3



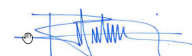
2 SECTION ELEVATION - THROUGH BEDROOM
SCALE 1:200 @ A3

COTTEEPARKER

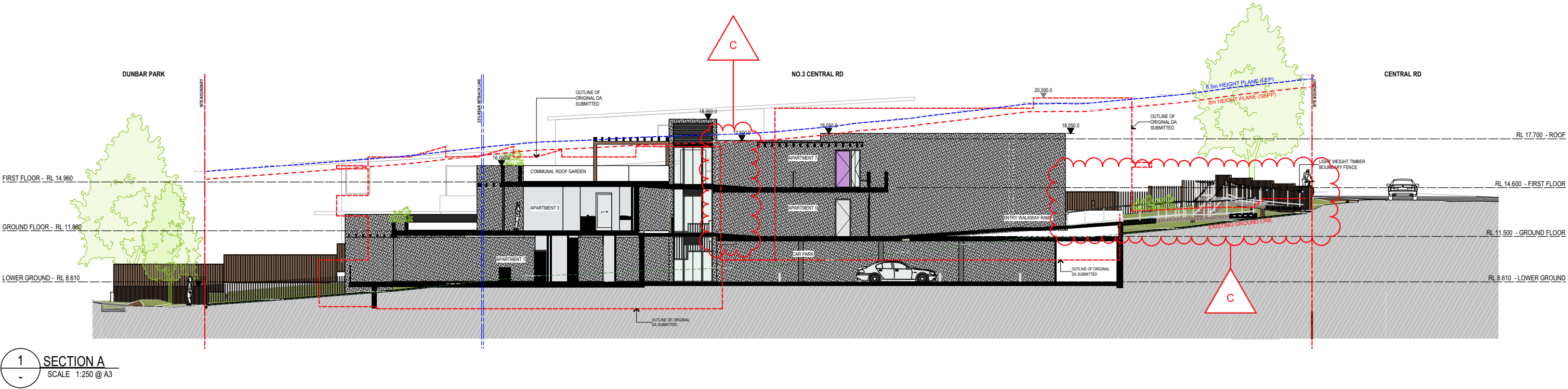
SYDNEY
T 61 2 9366 1133
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

BIM Server: CPACLD8M04 - BIM Server 21/1900/5914 Central Road Avalon Master: 29/05/2020: 5:57 PM

COPYRIGHT COTTEE PARKER ARCHITECTS PTY LTD
Nominated Architect Cottee Parker JPRA
Martin Timms NSW Reg No. 10093



A	DA AMENDMENT SUBMISSION	NEW DRAWING	29/05/2020	KT	RM	RM	BUILDING HEIGHT AT BOUNDARY ANALYSIS	JOB No	DWG No	ISSUE
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.			5914	SD3004	A
SD										

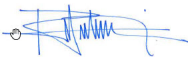


COTTEEPARKER

SYDNEY
T 61 2 9366 1133
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

BIM Server: CPACLBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 14/08/2020: 10:00 AM

COPYRIGHT COTTEE PARKER ARCHITECTS PTY LTD
Nominated Architect Cottee Parker JPRA
Martin Timms NSW Reg No. 10093

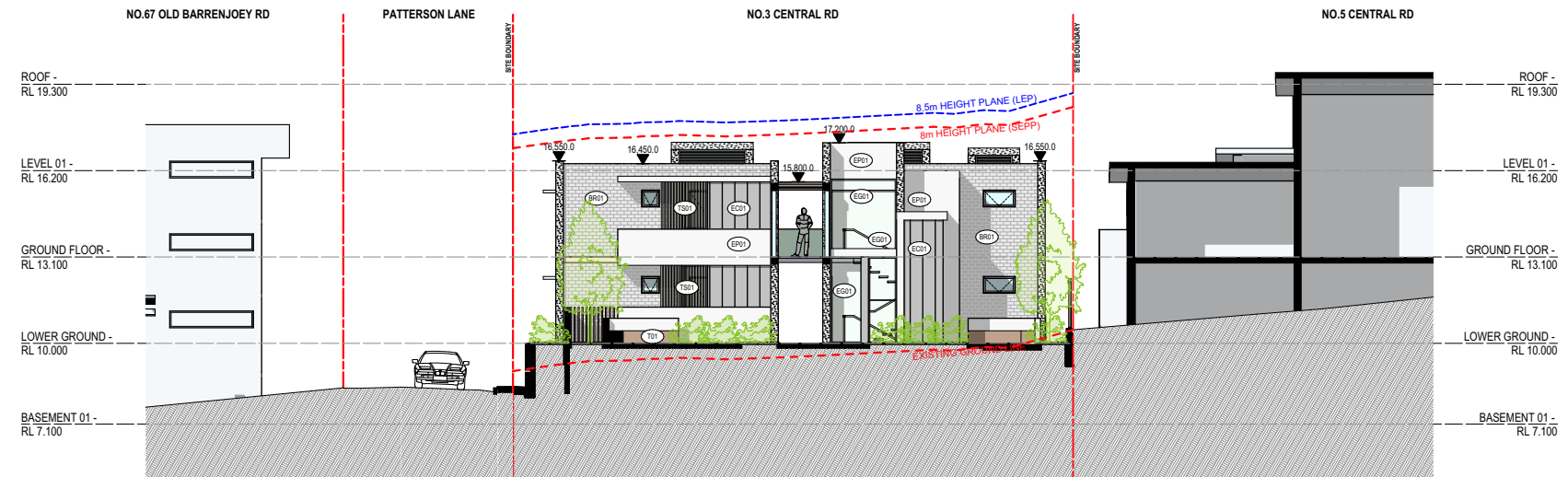


C	DA AMENDMENT SUBMISSION	ENTRY RAMP AND GATE REWORKED, APT 5 & 7 BEDROOM ALTERED	08/07/2020	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	
SD						

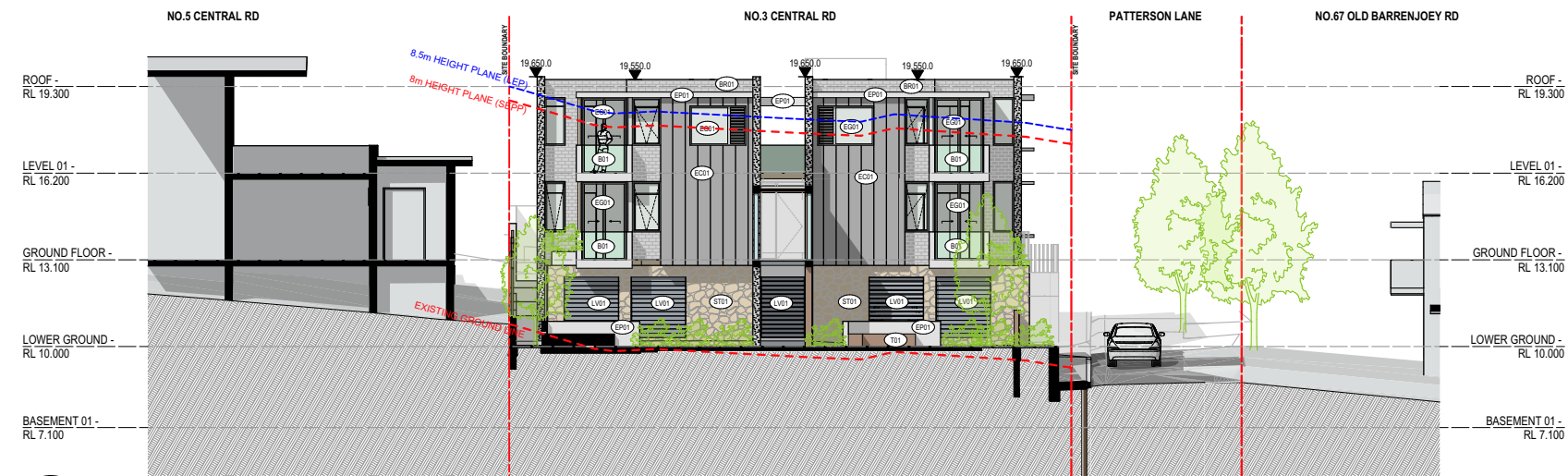
3 CENTRAL ROAD	SECTIONS 1
3 CENTRAL ROAD, AVALON BEACH	
CLIENT - AVALON CENTRAL PTY LTD	
TITLE	
ISSUE	
JOB No	DWG No
5914	SD3101
	C

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0008



1 SECTIONAL ELEVATION C
SCALE 1:250 @ A3



2 SECTIONAL ELEVATION D
SCALE 1:250 @ A3

COTTEEPARKER ϕ JPR Δ

SYDNEY
T 61 2 9366 1133
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

BIM Server: CPACLBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 17/12/2019: 2:39 PM

COPYRIGHT COTTEE PARKER ARCHITECTS PTY LTD
Nominated Architect Cottee Parker JPR
Martin Timms NSW Reg No. 10093

0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3

[Handwritten signature]

ISSUE	PURPOSE	DATE	BY	CHKD	APPD
A	DA SUBMISSION PURPOSE ONLY	17/12/2019	KT	RM	RM
SD			D.	C.	A.

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE

JOB No
5914

DWG No
SD3102

ISSUE
A

SECTIONS 2

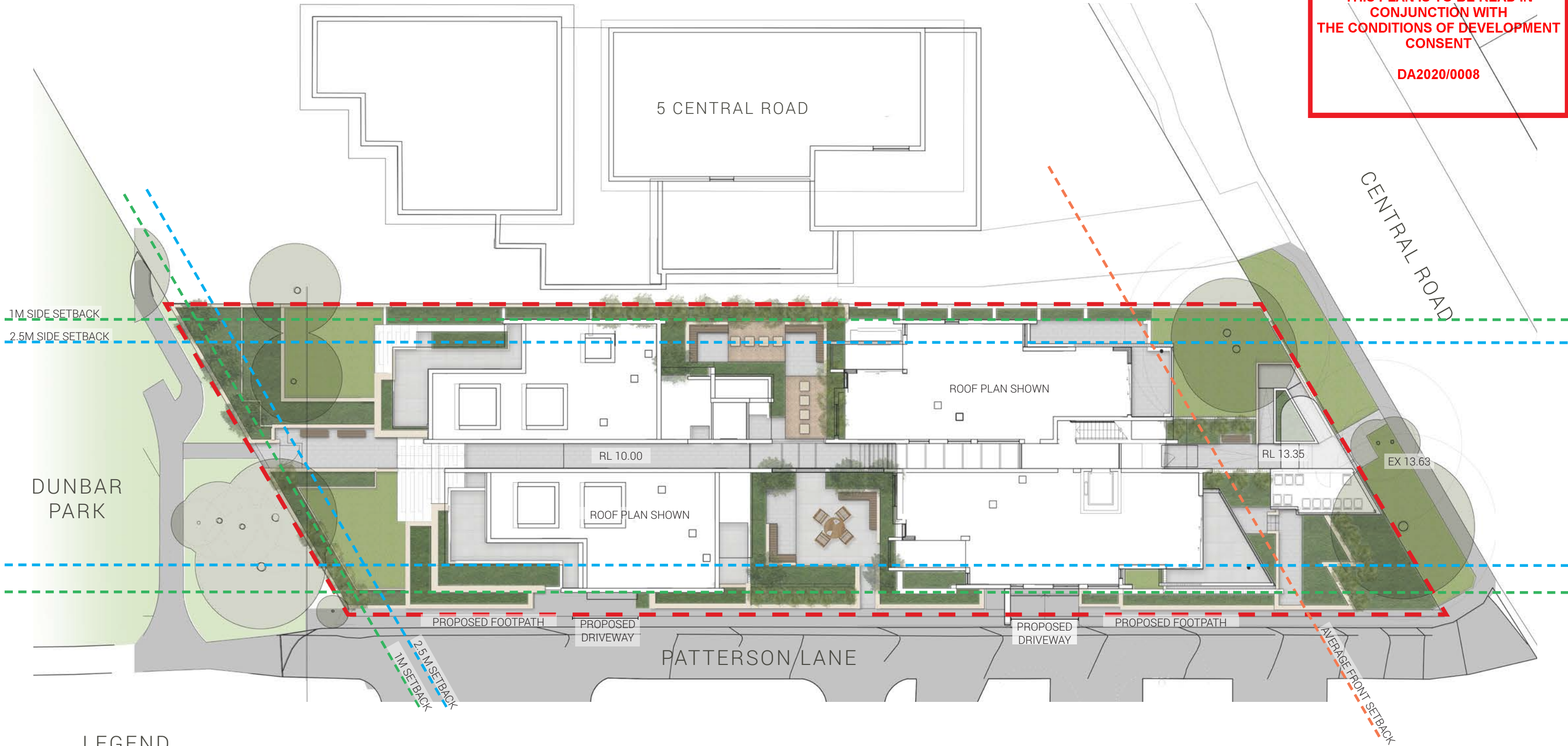
Landscape Plan



northern
beaches
council

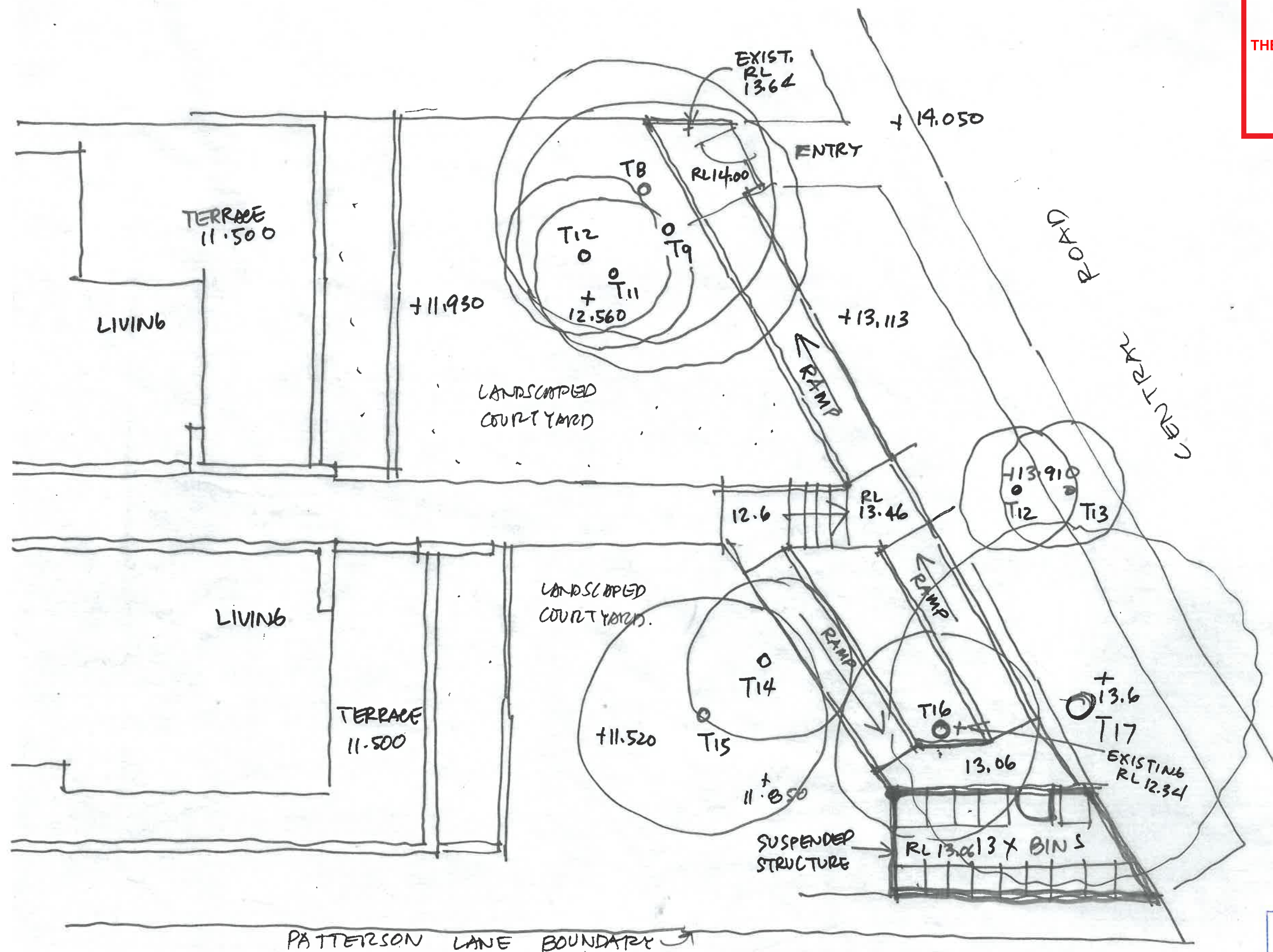
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0008



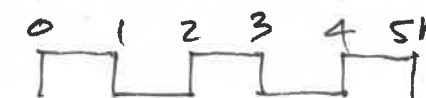
LEGEND

- | | | | |
|-----------------------|--------------------------------|---------------|-------------------------|
| Site boundary | Turf | Paving type 2 | EX 10.00 Existing level |
| 2.5m setback | Garden bed | Timber bench | RL 10.00 Proposed level |
| 1m side setback | Wall - refer architects detail | New tree | |
| Average front setback | Paving type 1 | Existing tree | |



WASTE BINS LOCATION - OPTION 2

3 CENTRAL ROAD AVALON



13/7/2020

COTTEEPARKER (P) JPRA

Cottee Parker Architects Pty Ltd
Level 4, 50 Stanley Street
East Sydney NSW 2010
T +61 2 9366 1133
ABN 77 010 924 106
www.cotteeparker.com.au