

DEVELOPMENT APPLICATION FOR NEW SENIORS LIVING DEVELOPMENT

25-27 KEVIN AVENUE AVALON BEACH NSW 2107

DEVELOPMENT APPLICATION DRAWING LIST

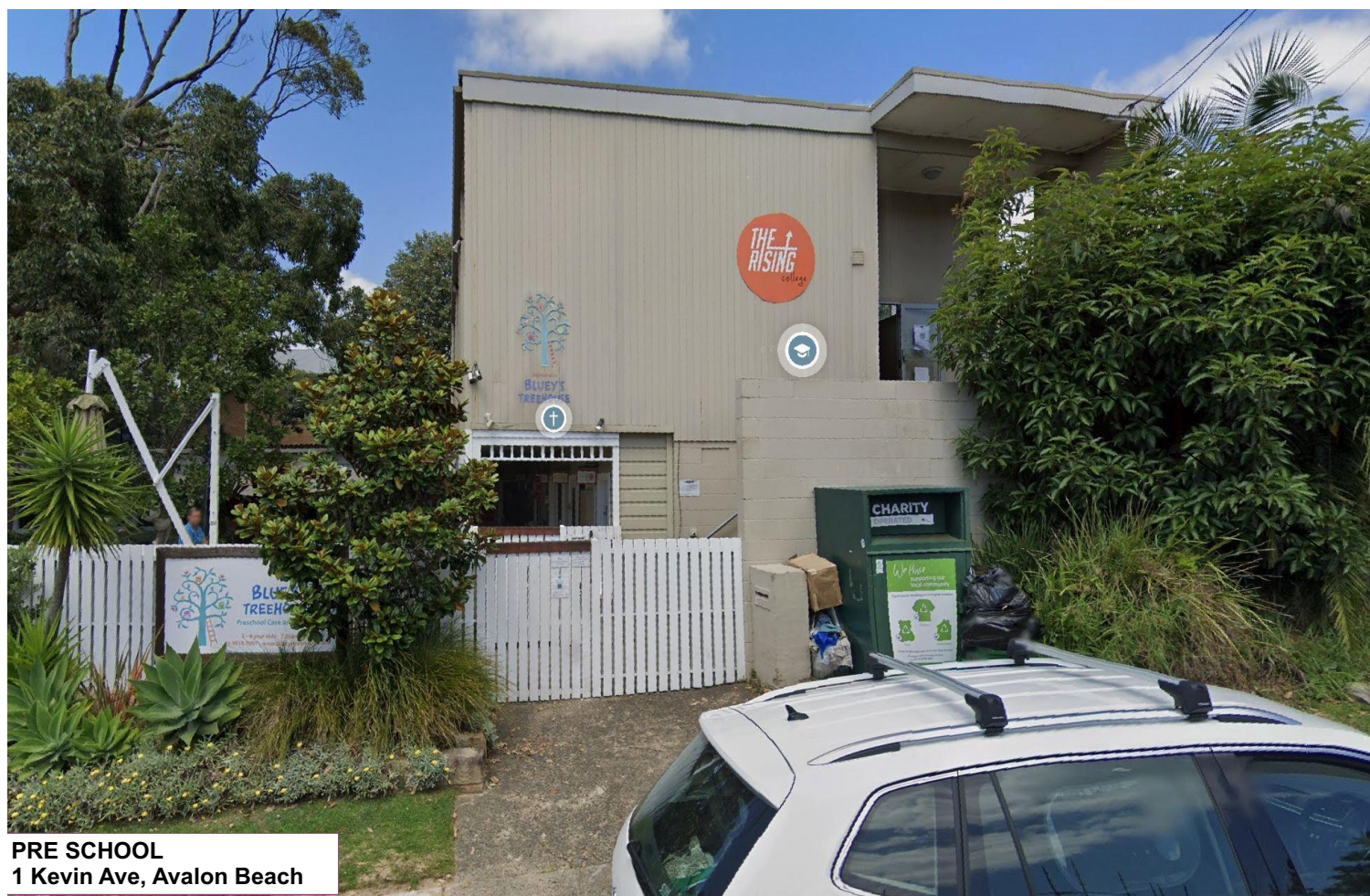
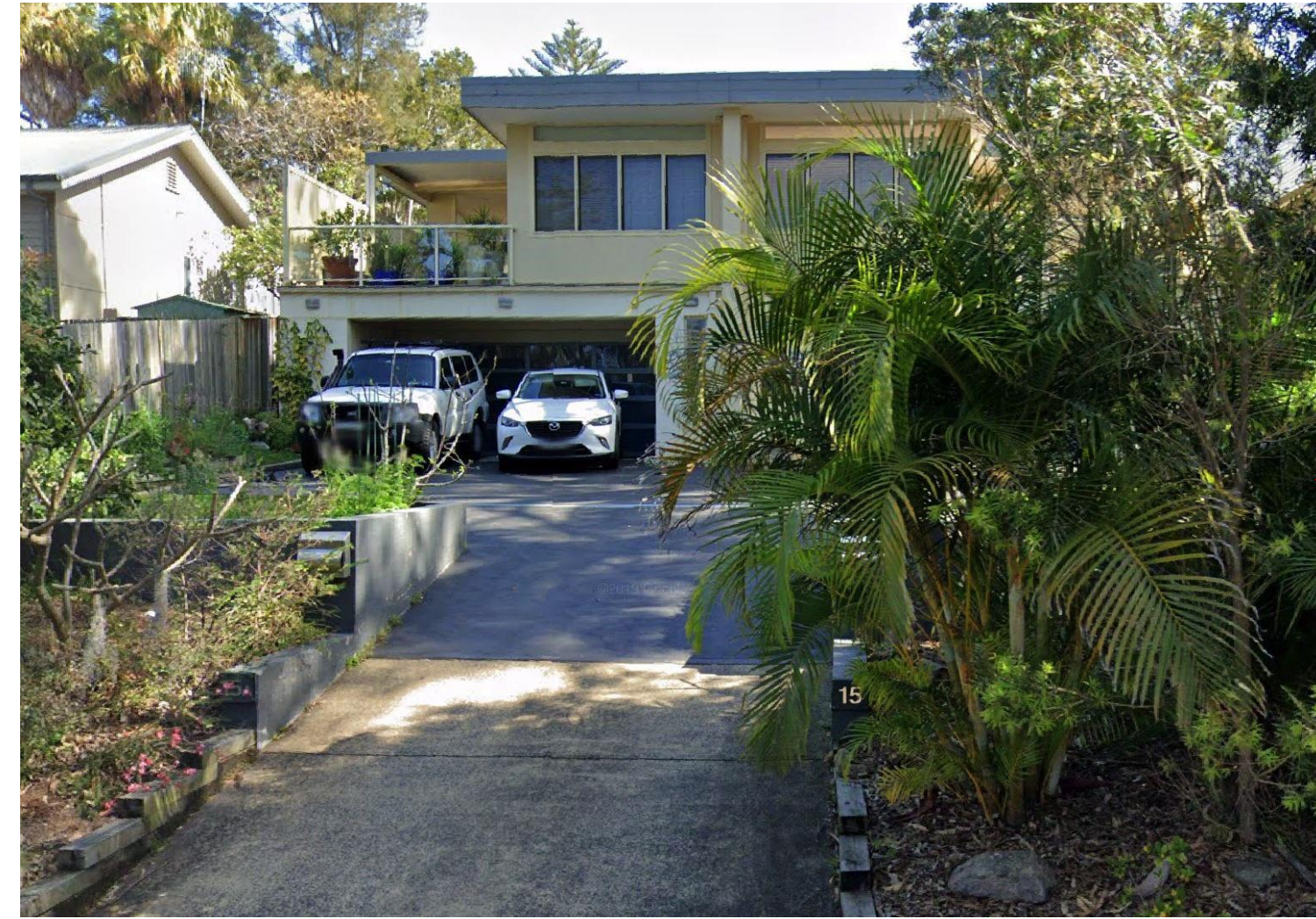
No:	Drawing Name
A.01	COVER PAGE
A.02	SITE ANALYSIS PLAN
A.03	SITE PLAN
A.04	BASEMENT
A.05	GROUND FLOOR PLAN
A.06	LEVEL 01 PLAN
A.07	LEVEL 02 PLAN
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A.09	SECTION C
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A.11	ELEVATIONS 02
A.12	ELEVATIONS 03
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A.16	AREA CALCULATIONS
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A.18	FOOTPATH ACCESS SITE PLAN
A.19	FOOTPATH ACCESS SITE PLAN
A.20	BULK EXCAVATION PLAN
A.21	BV MAP



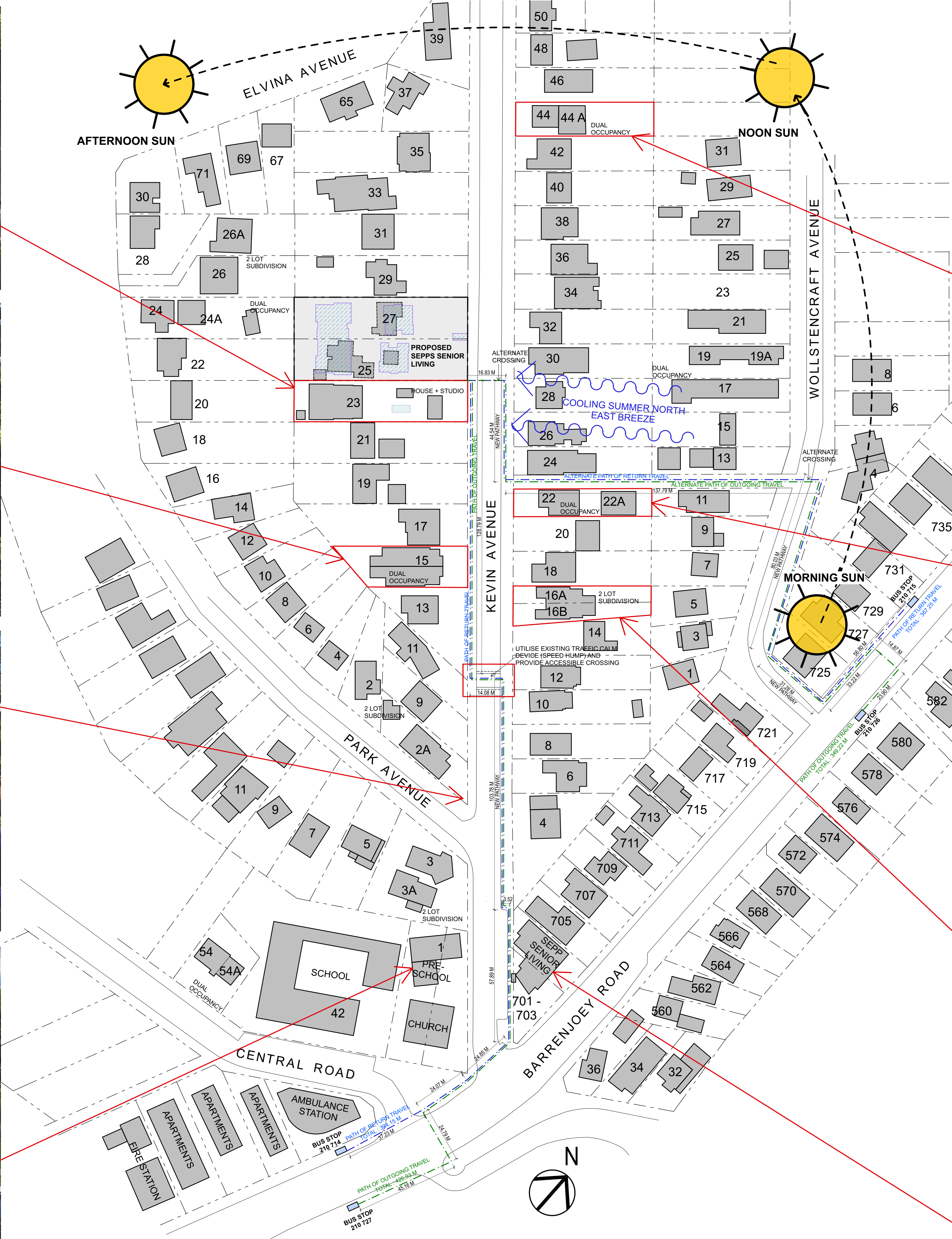
FRONT VIEW AERIAL 01



STREET ENTRY 01



PRE SCHOOL
1 Kevin Ave, Avalon Beach



DUAL OCCUPANCY
44-44A Kevin Ave, Avalon Beach



DUAL OCCUPANCY
22-22A Kevin Ave, Avalon Beach



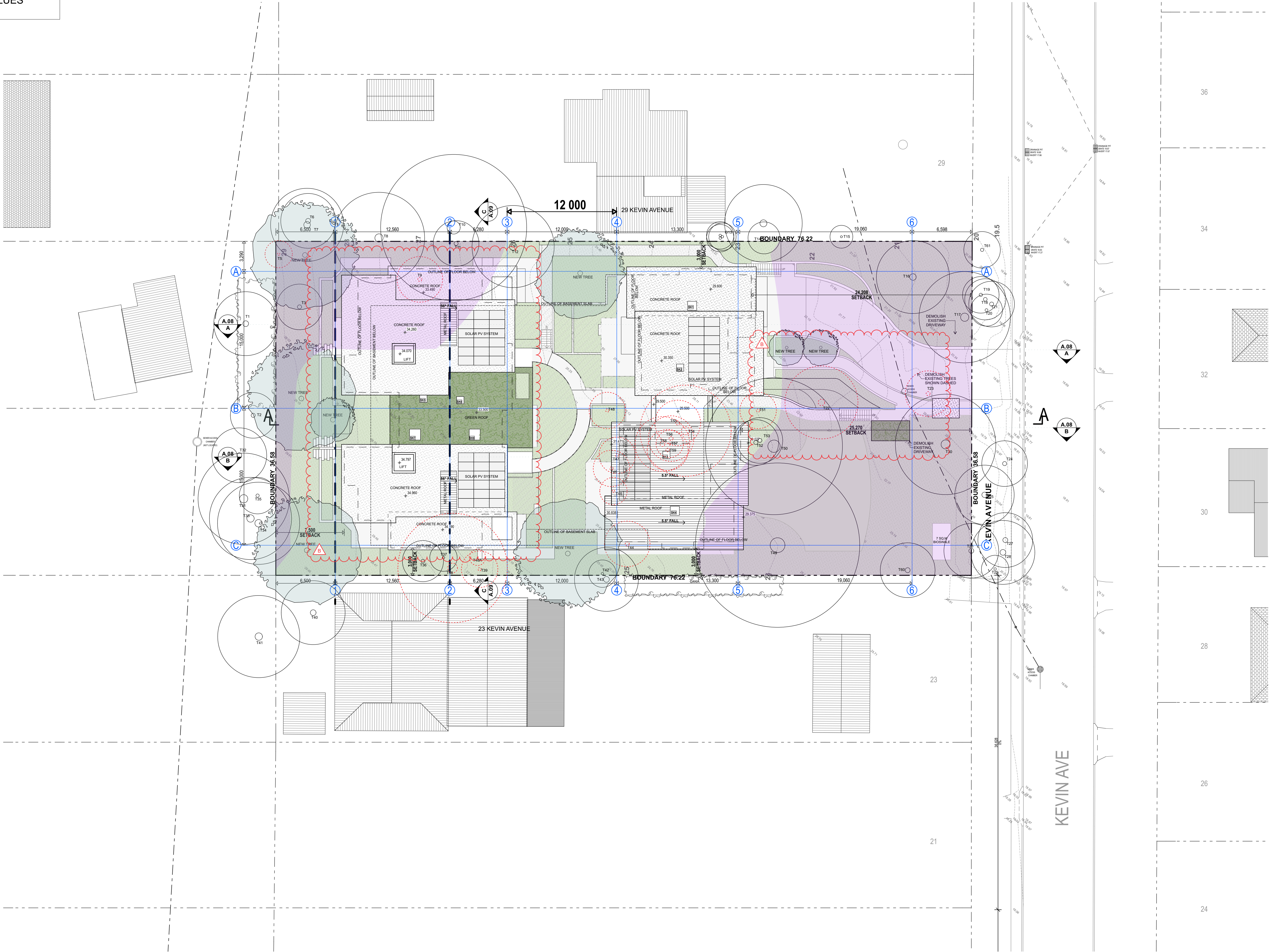
DUAL OCCUPANCY
16A-16B Kevin Ave, Avalon Beach

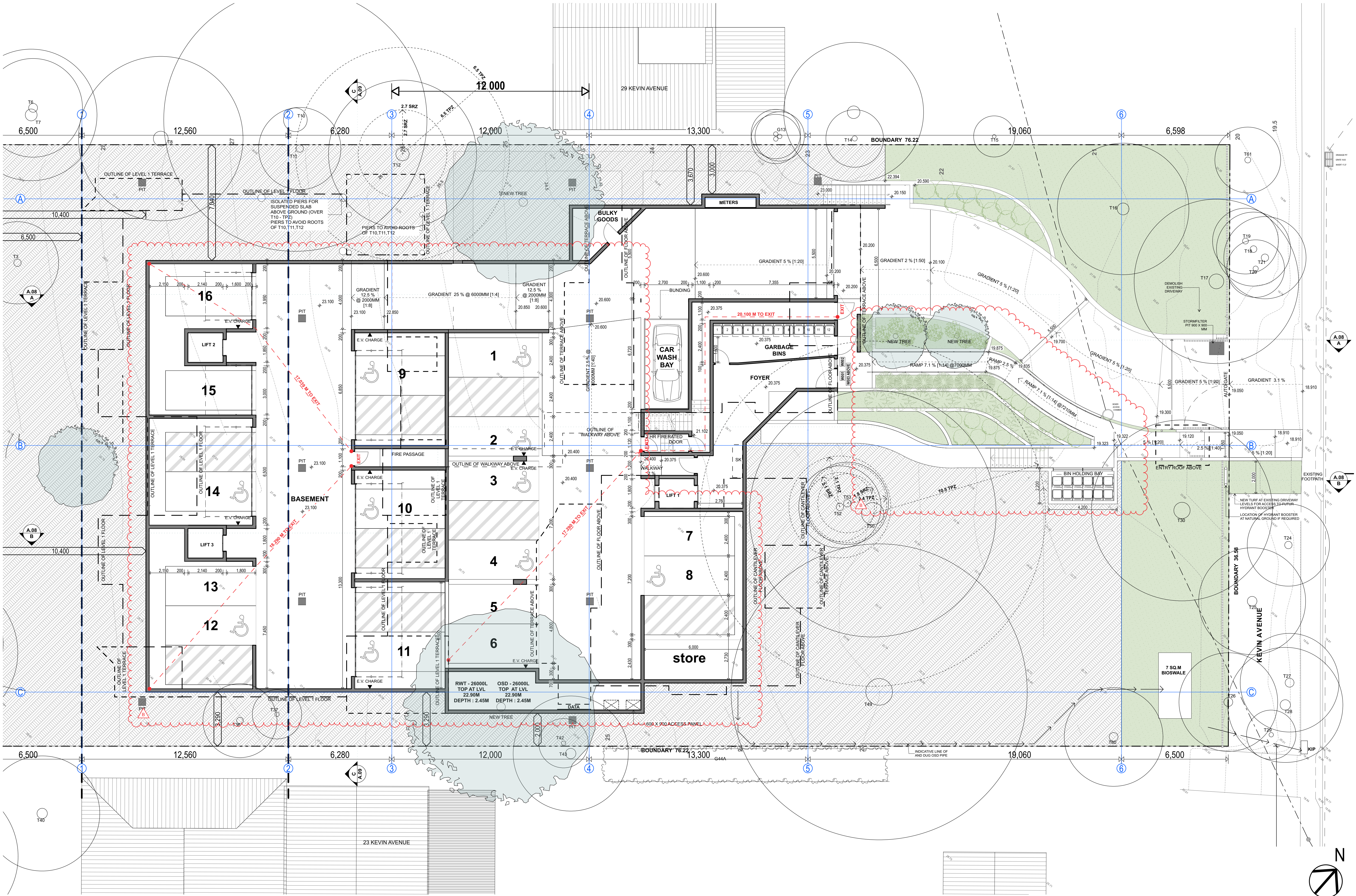


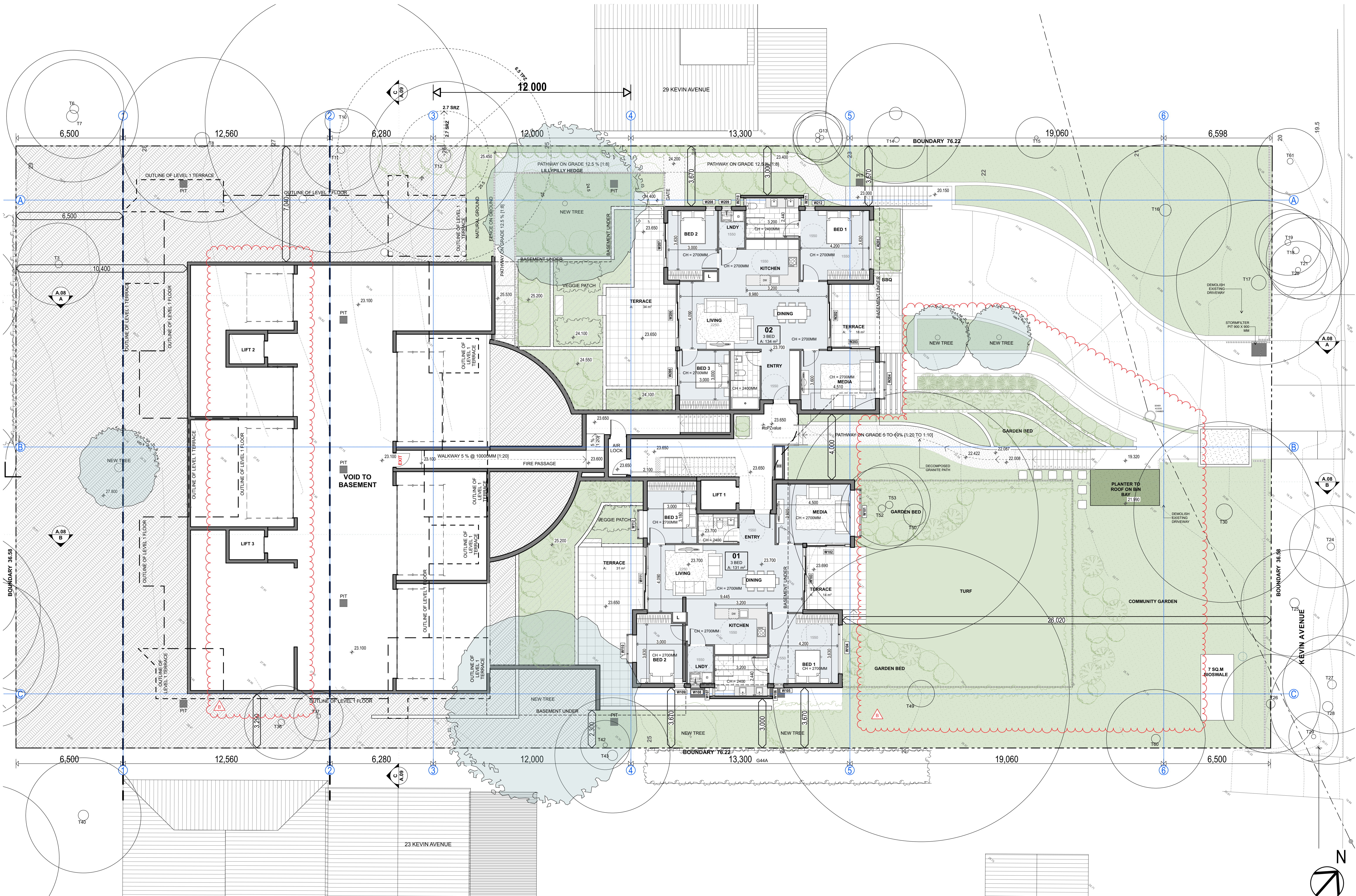
SEPPS SENIOR LIVING
701-703 Barrenjoey Rd, Avalon Beach

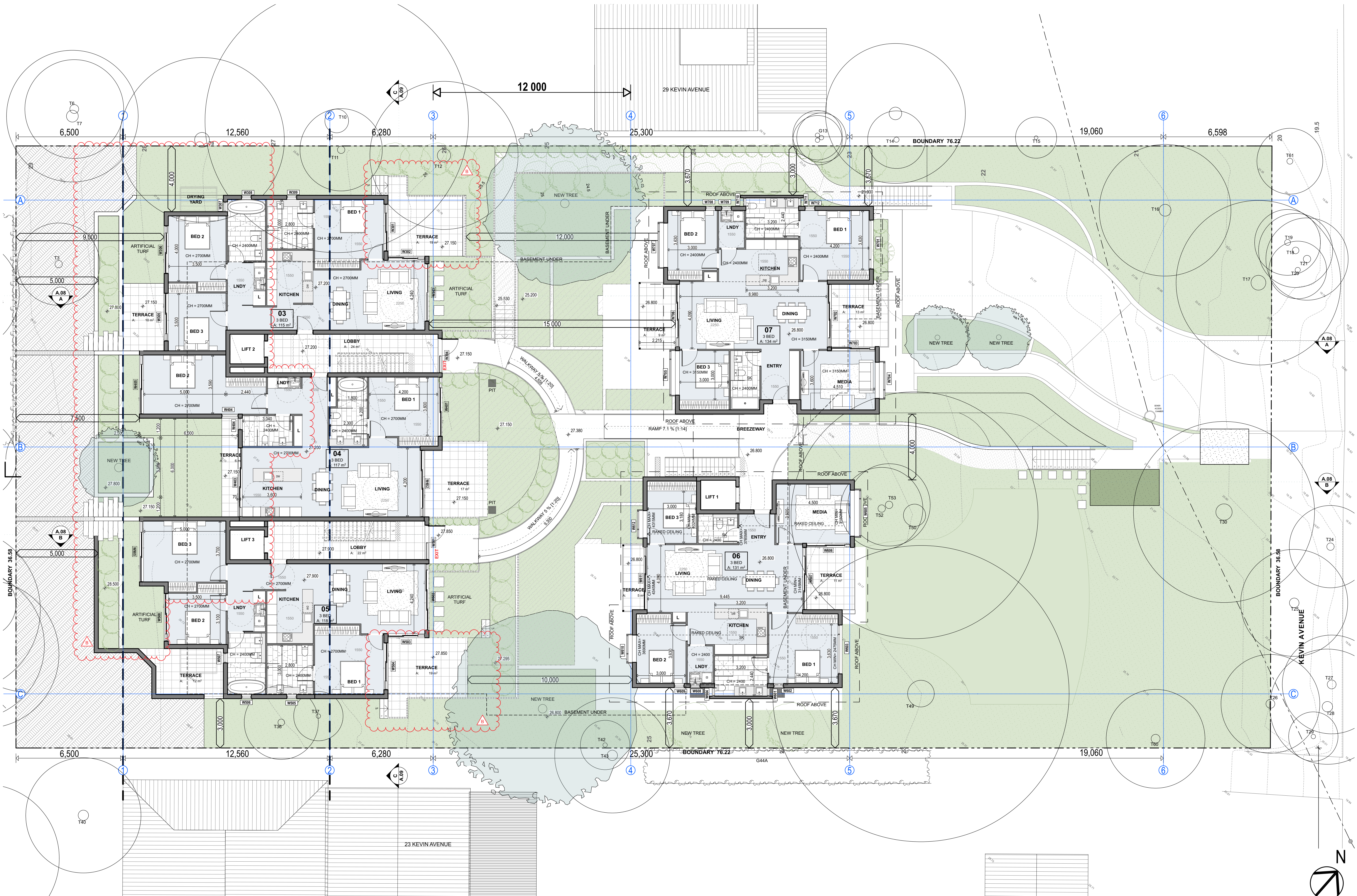
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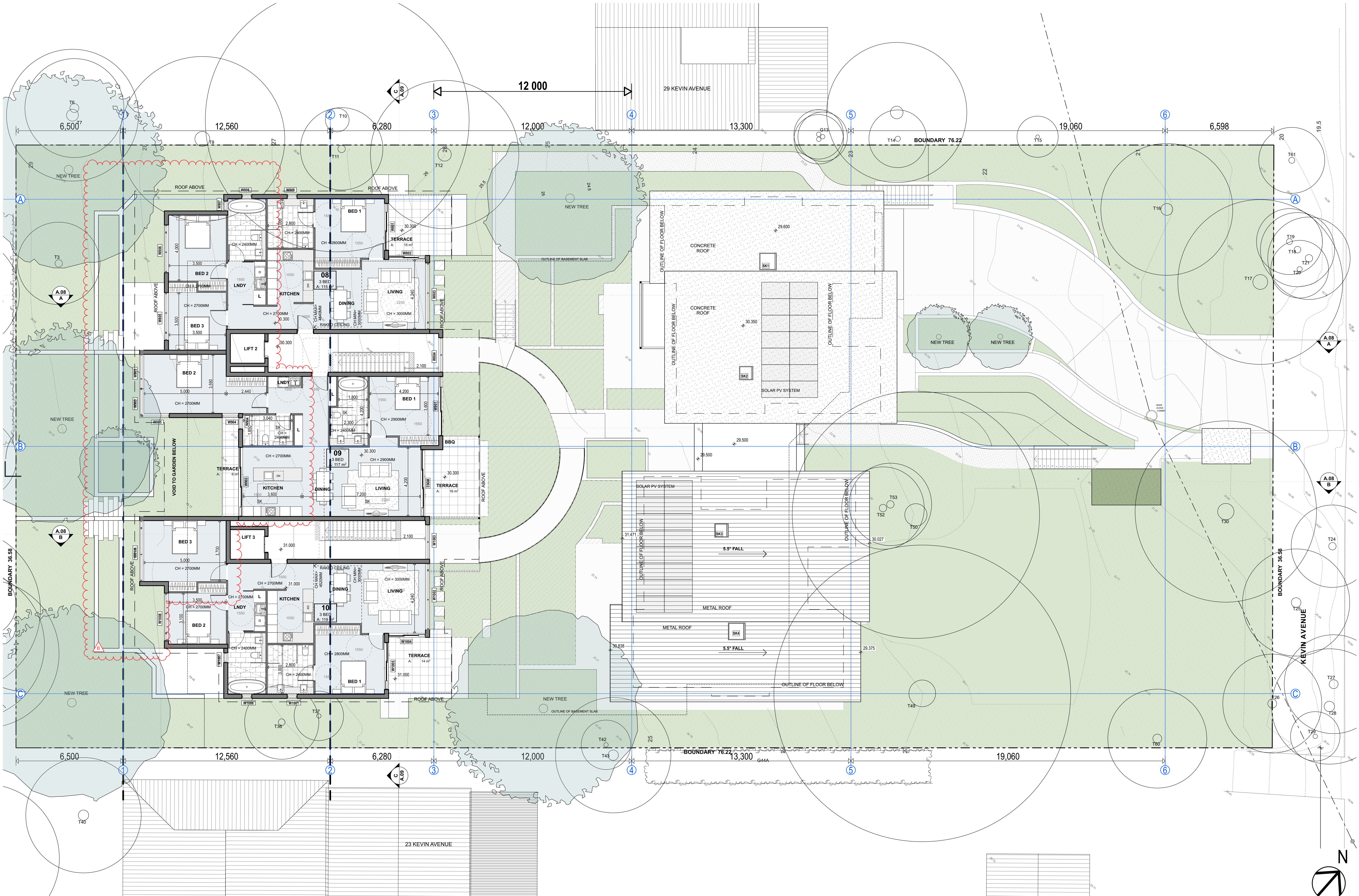
BIODIVERSITY VALUES

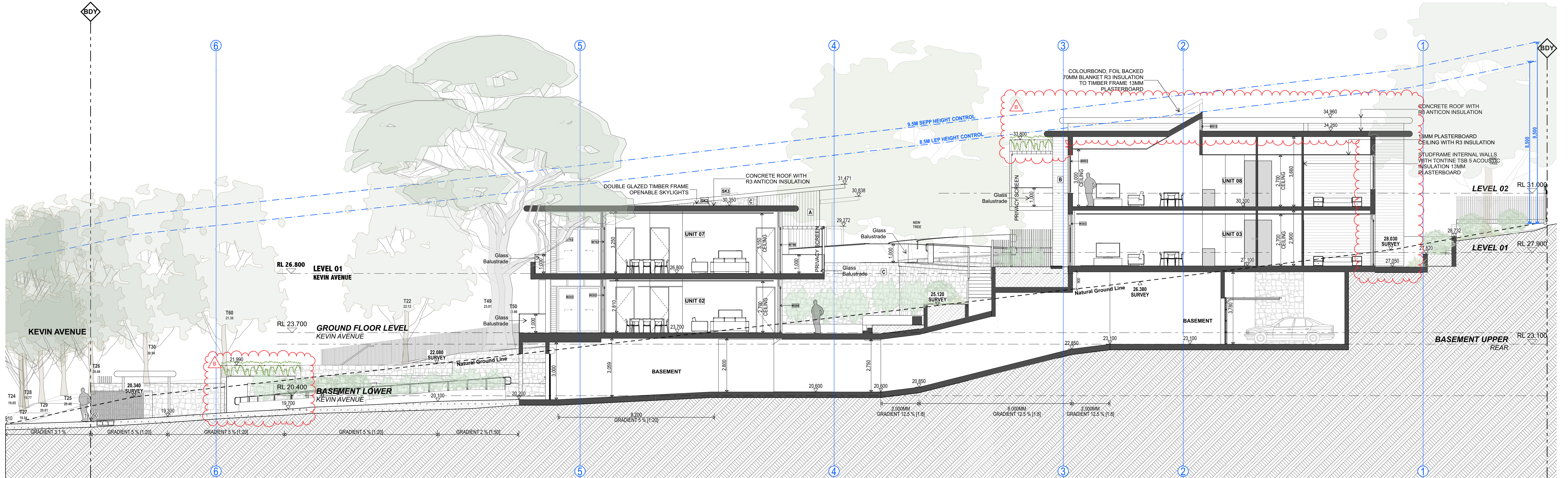




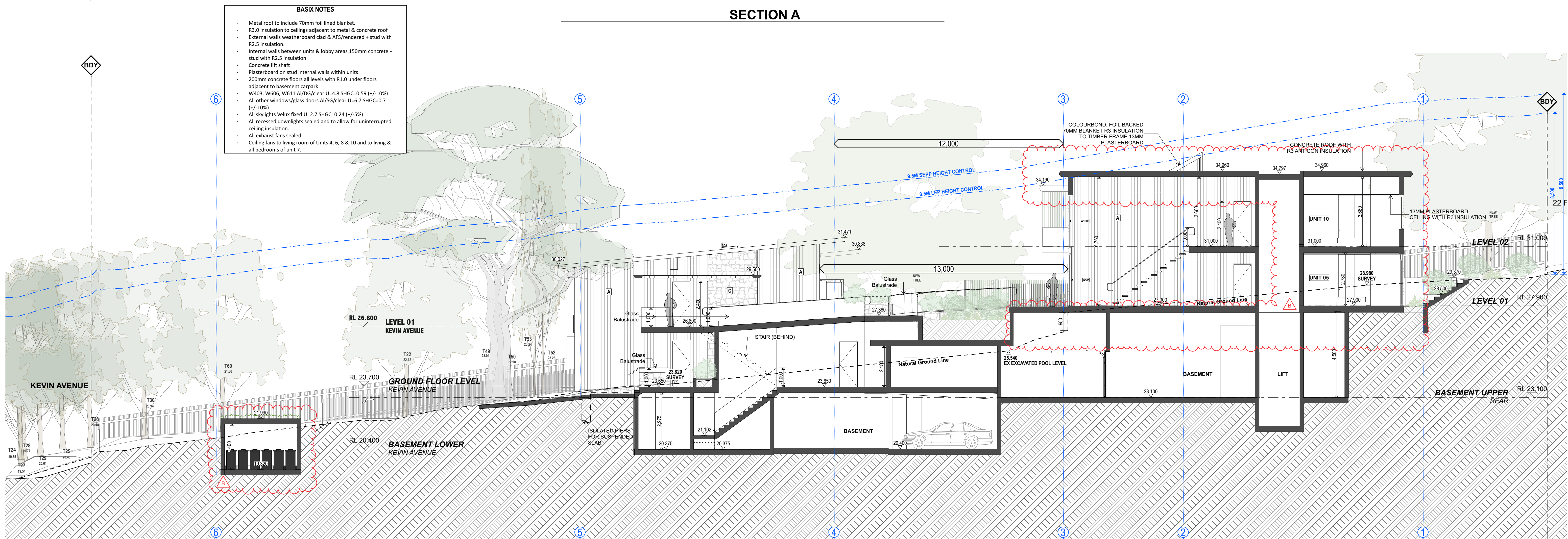








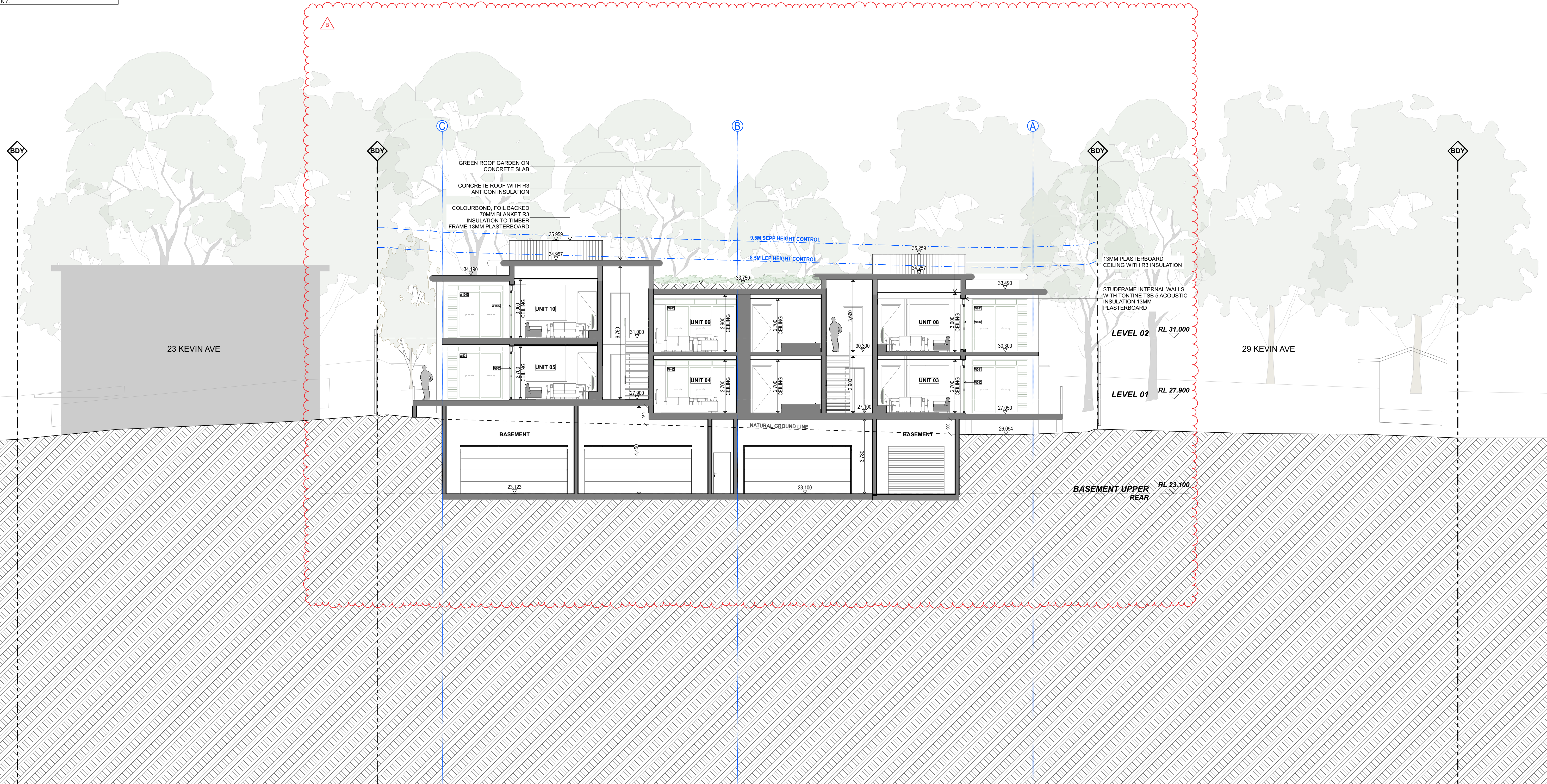
SECTION A



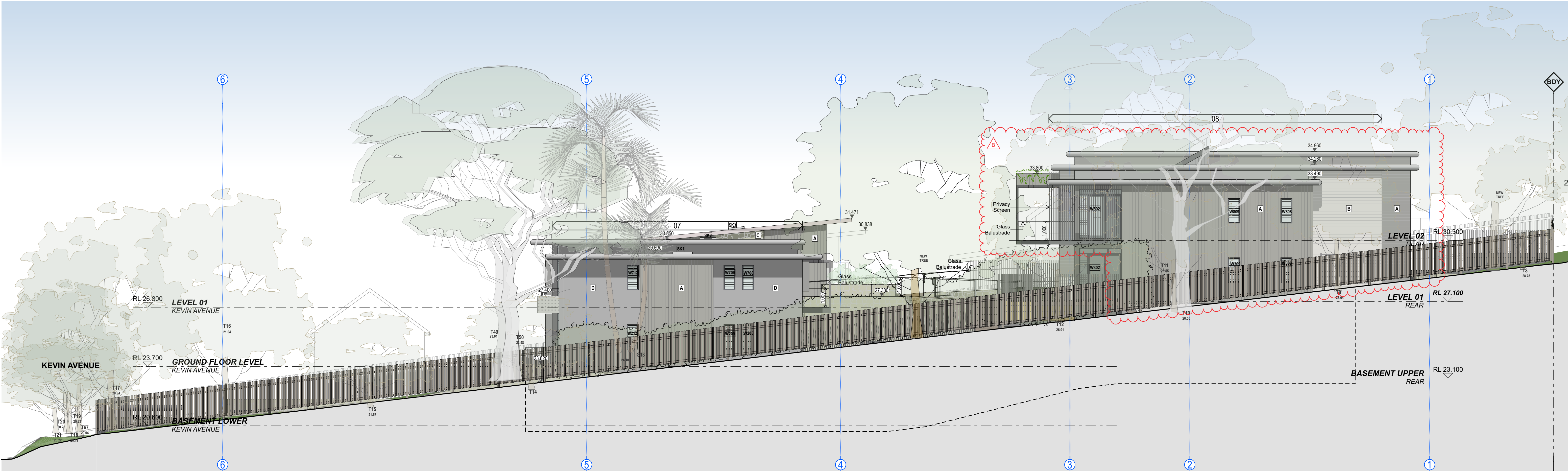
SECTION B

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 unit & 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/D/G/clear U=4.8 SHGC=0.59 (+/-10%)
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- 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.

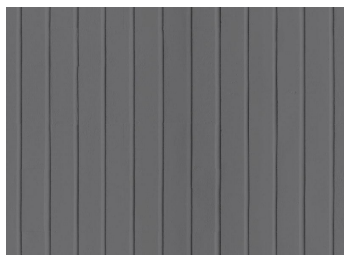
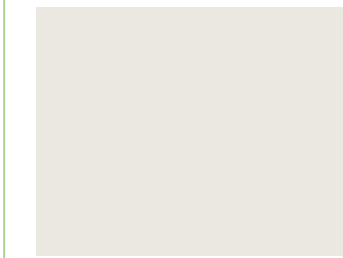
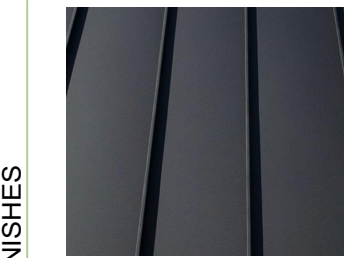
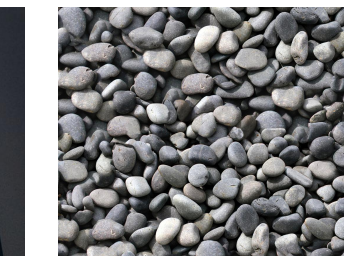


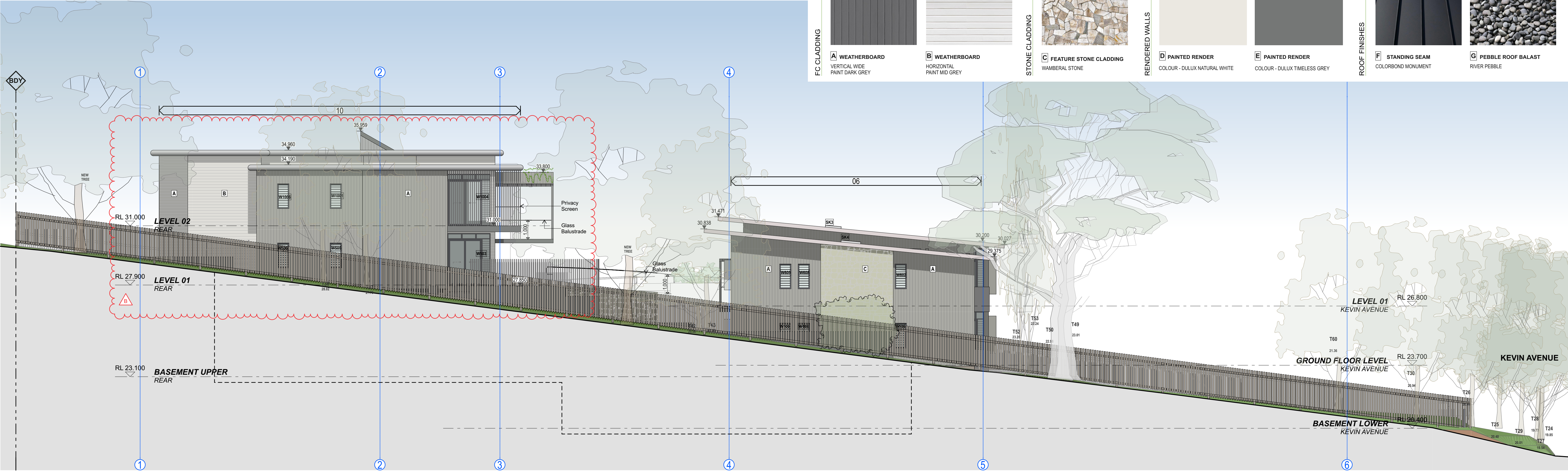
Issue Date	Rev	Description	Drawn	Checked	PROJECT	DRAWING TITLE
2/5/2024	B	AMENDED DA	AK	SG	NEW SENIORS LIVING DEVELOPMENT SECTION C	
					25-27 KEVIN AVENUE AVALON BEACH - NSW LOTS 10 + 11 DP12435	
						SCALE DRAWING BY DATE 1:100 @ A1 AK SG 24/09/2024
					PROJECT NO.	DRAWING NO.
					2306	A_09 B



NORTH WEST ELEVATION

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

 A WEATHERBOARD VERTICAL WIDE PAINT DARK GREY	 B WEATHERBOARD HORIZONTAL PAINT MID GREY	 C FEATURE STONE CLADDING WAMBERAL STONE	 D PAINTED RENDER COLOUR - DULUX NATURAL WHITE	 E PAINTED RENDER COLOUR - DULUX TIMELESS GREY	 F STANDING SEAM COLORBOND MONUMENT	 G PEBBLE ROOF BALAST RIVER PEBBLE
STONE CLADDING			RENDERED WALLS		ROOF FINISHES	



SOUTH EAST ELEVATION

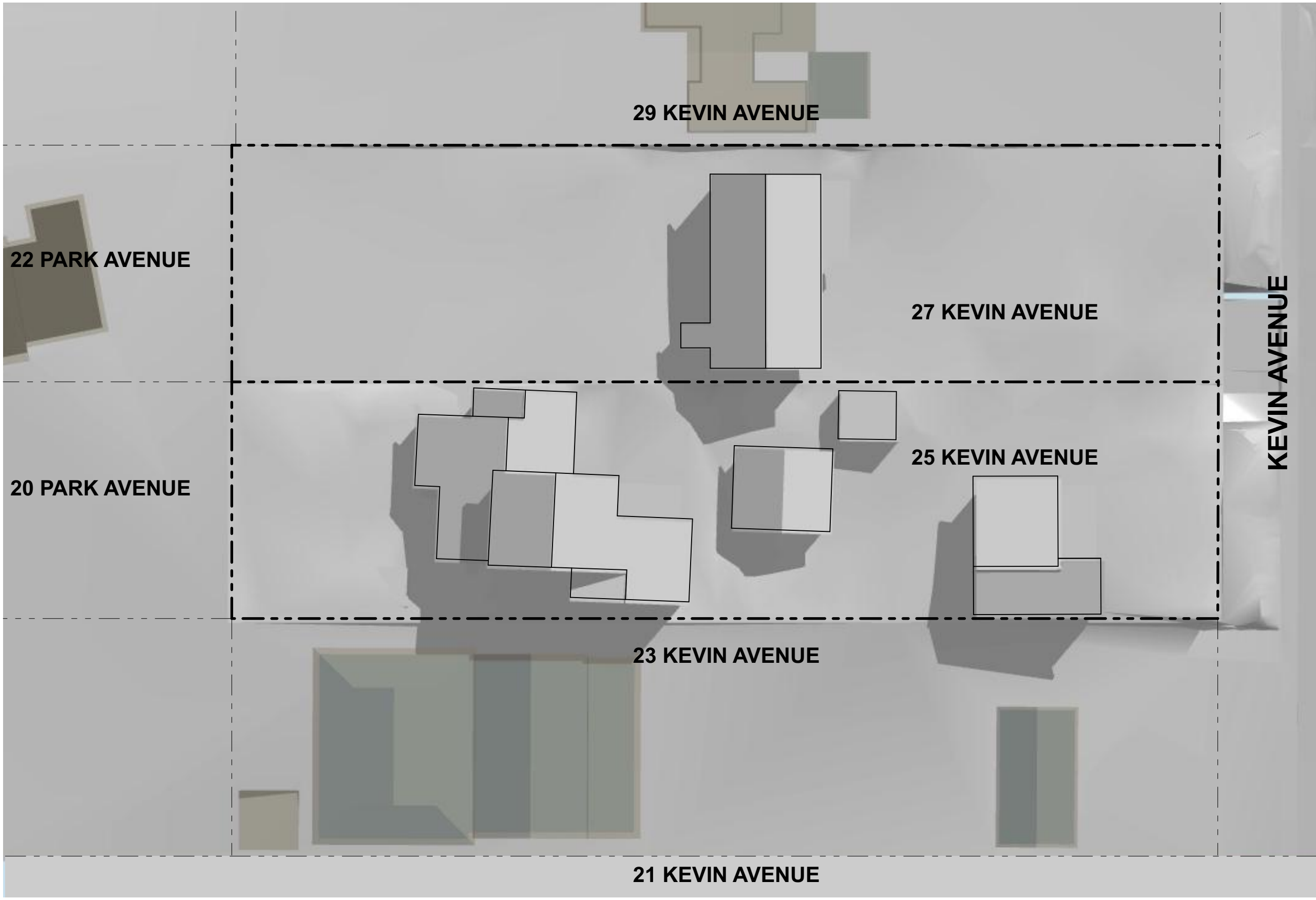


JUNE 21 9 AM EXISTING

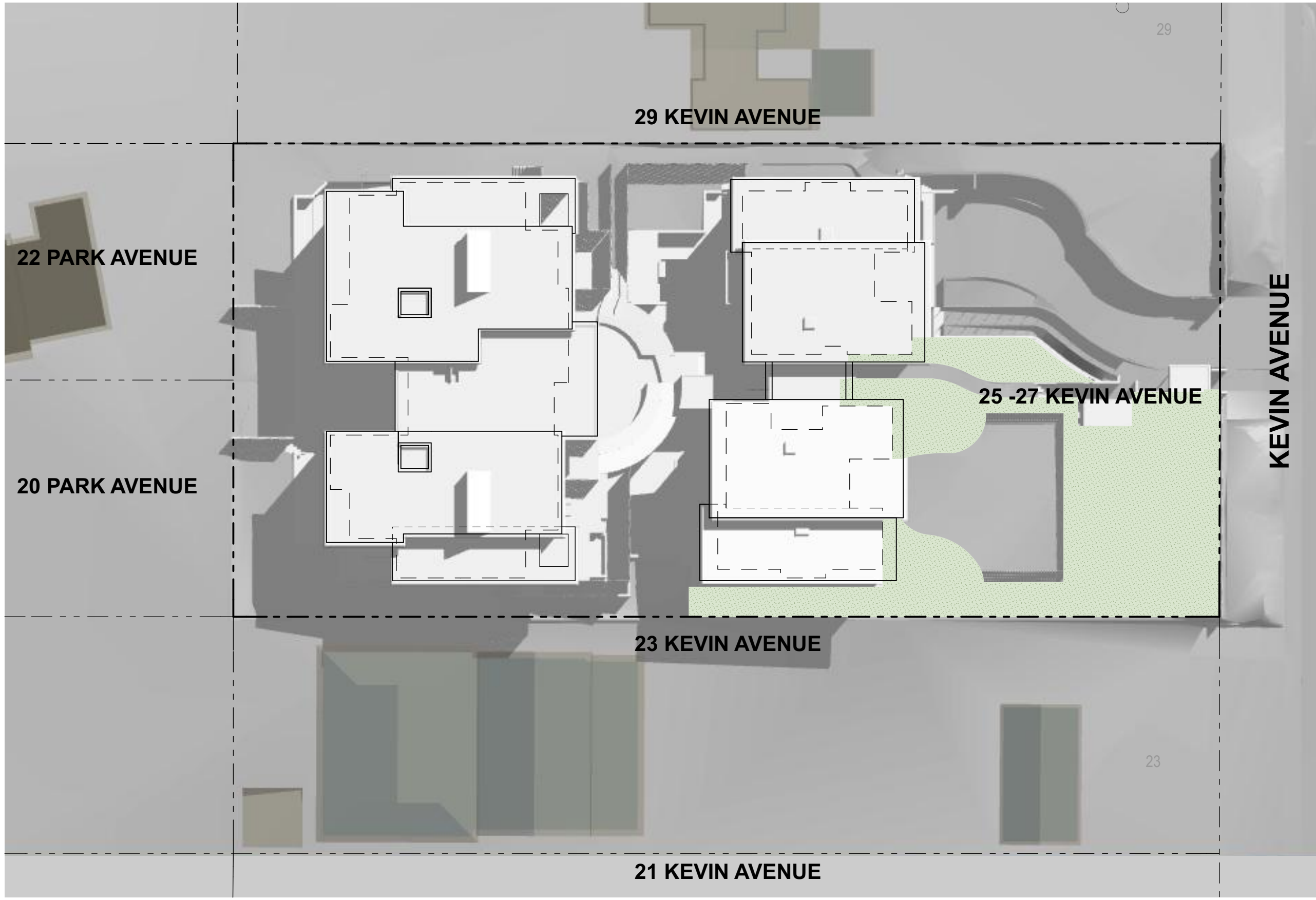


JUNE 21 9 AM PROPOSED

9AM

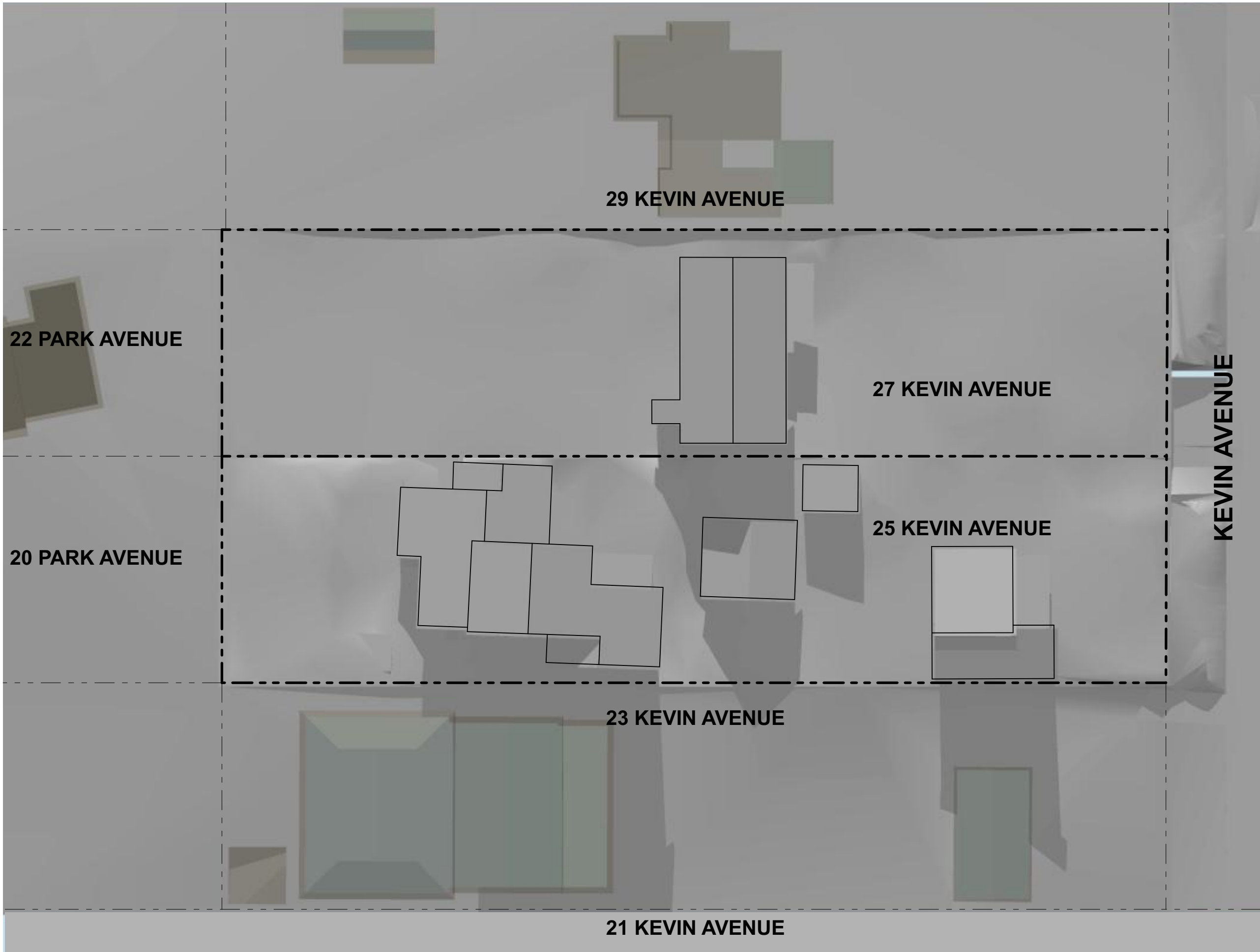


JUNE 21 12 PM EXISTING



JUNE 21 12 PM PROPOSED

12PM

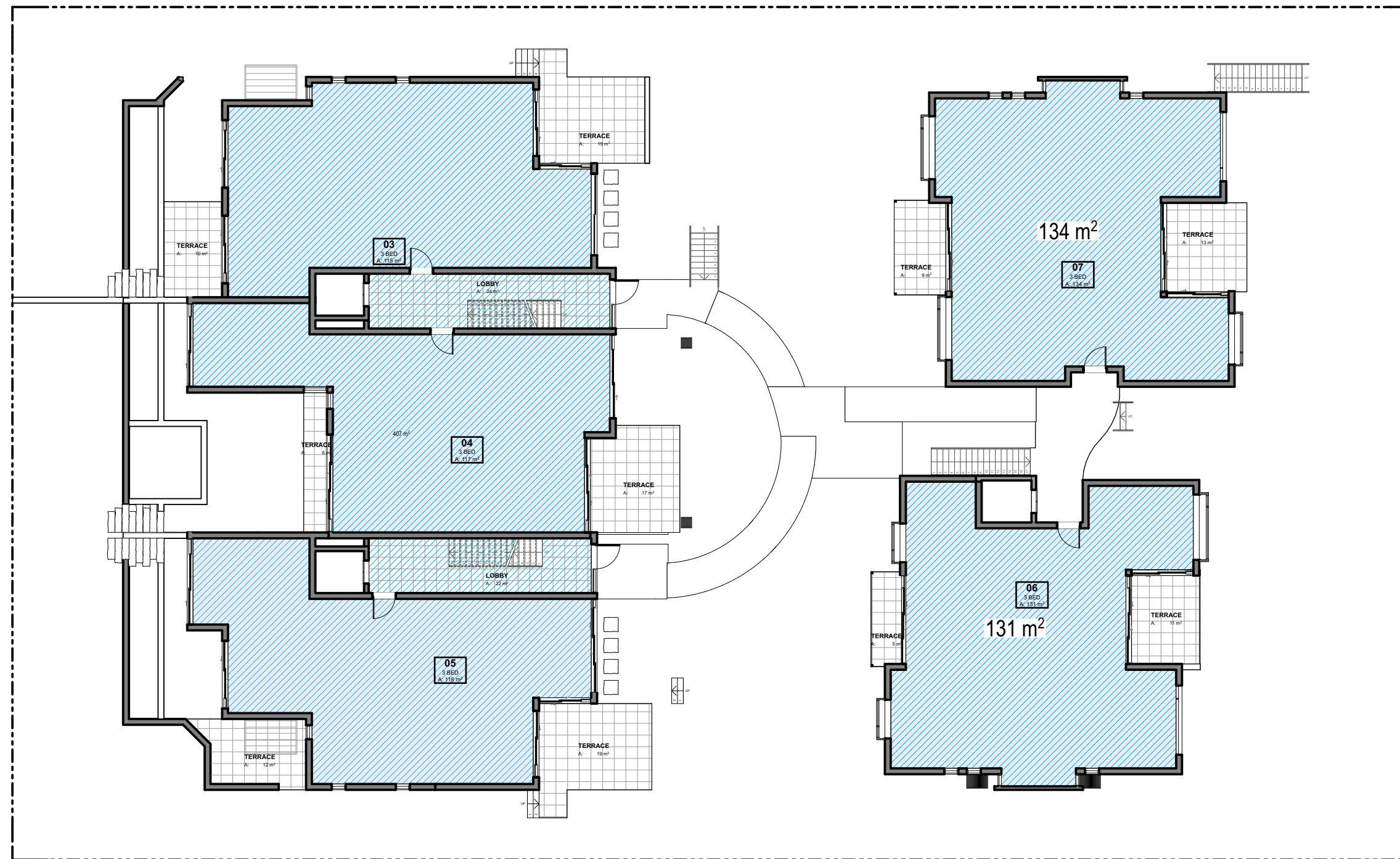


JUNE 21 3 PM EXISTING

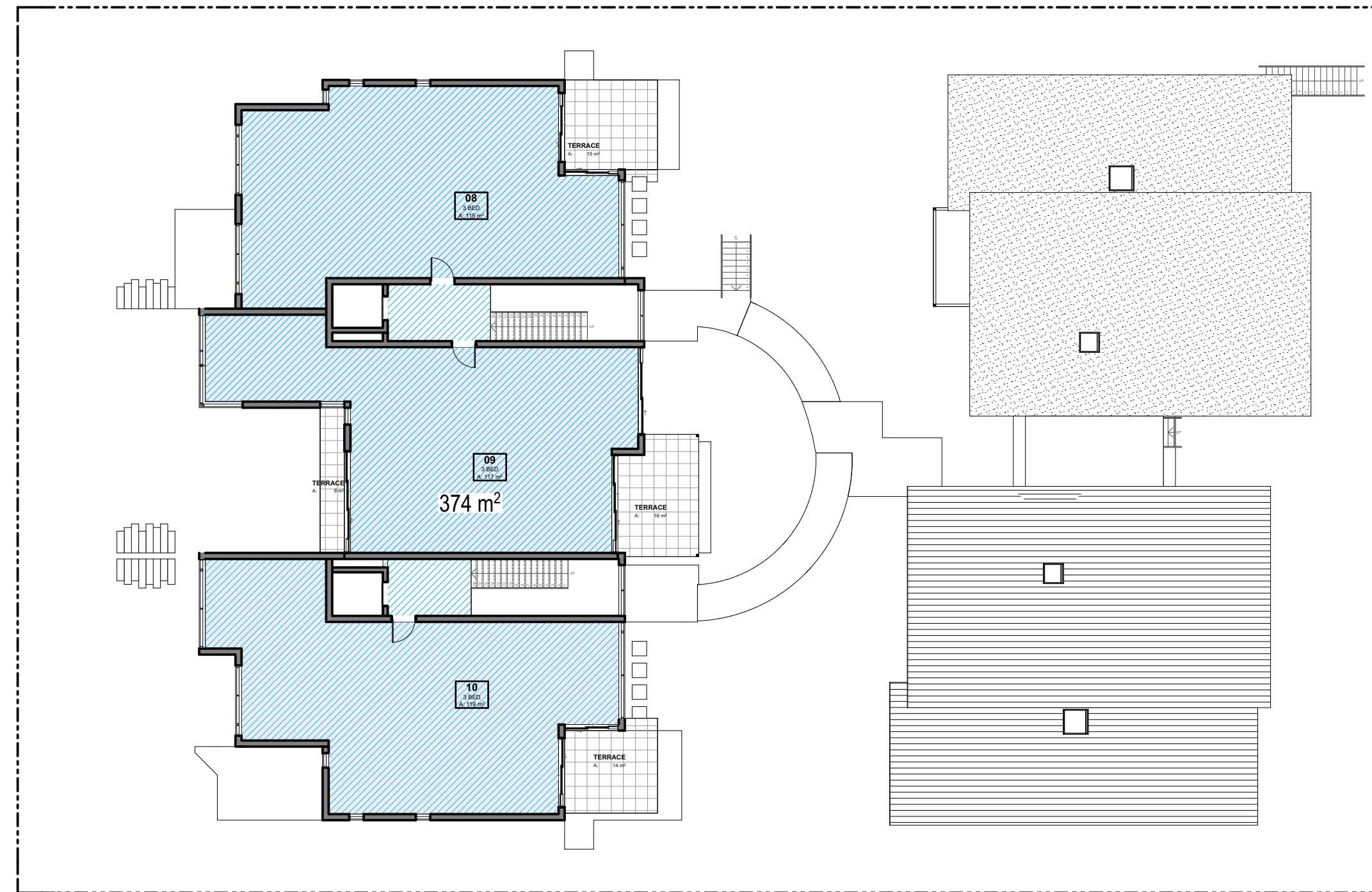
3PM



JUNE 21 3 PM PROPOSED



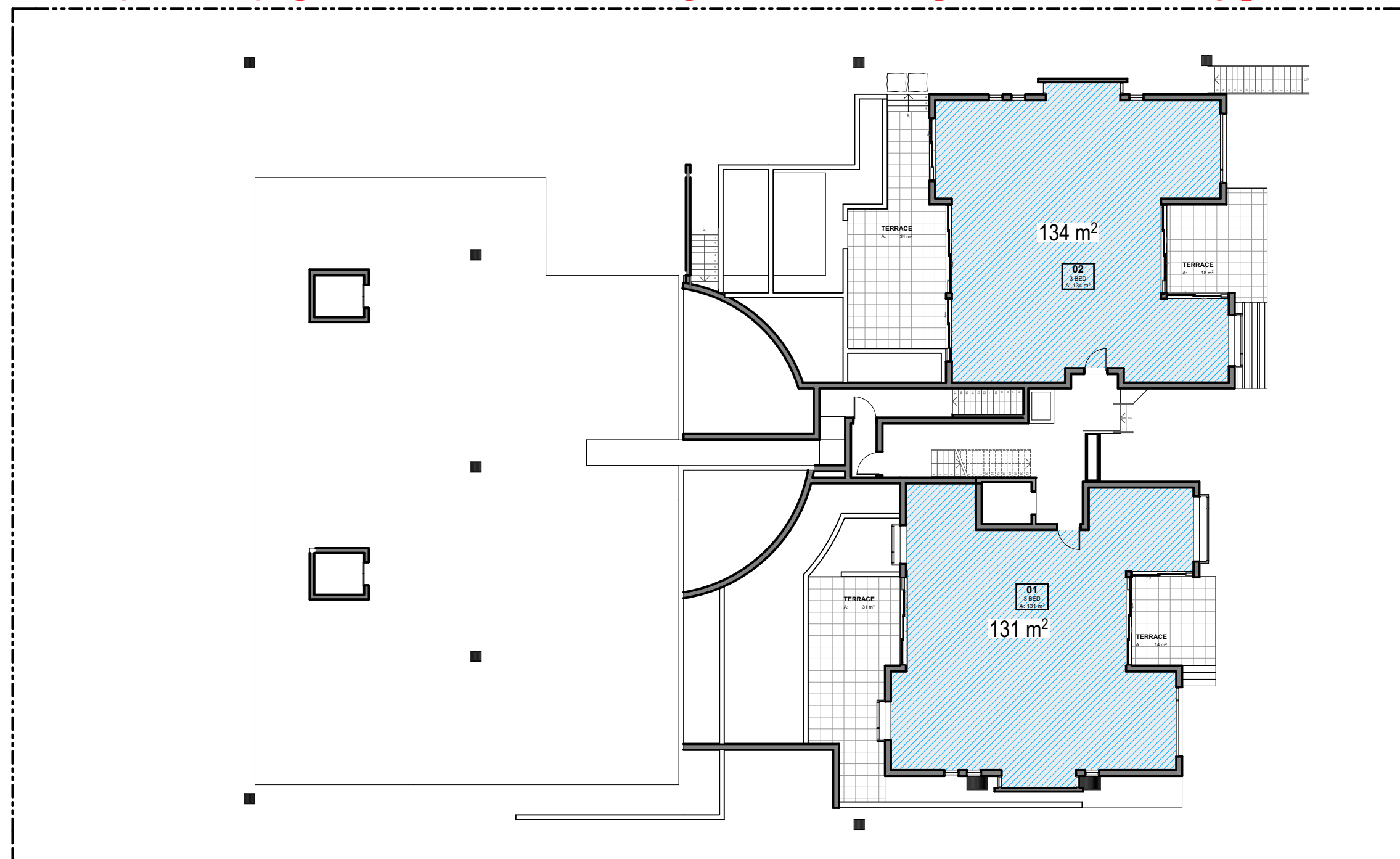
LEVEL 01 FLOOR AREA



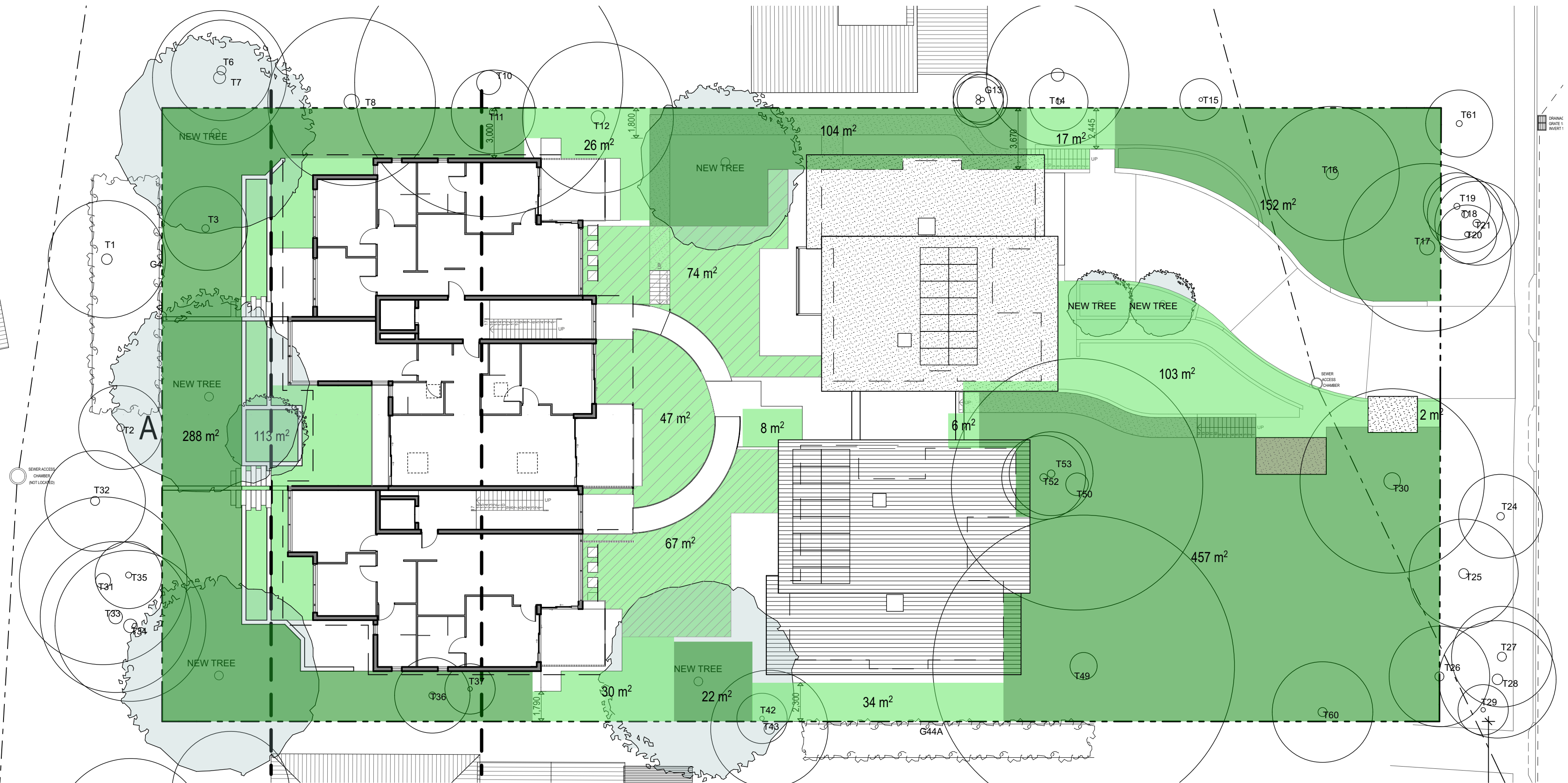
LEVEL 02 FLOOR AREA

SEPP (HSPD) - FSR

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



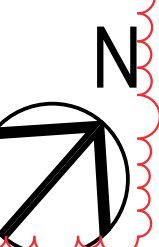
GROUND FLOOR LEVEL FLOOR AREA



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%





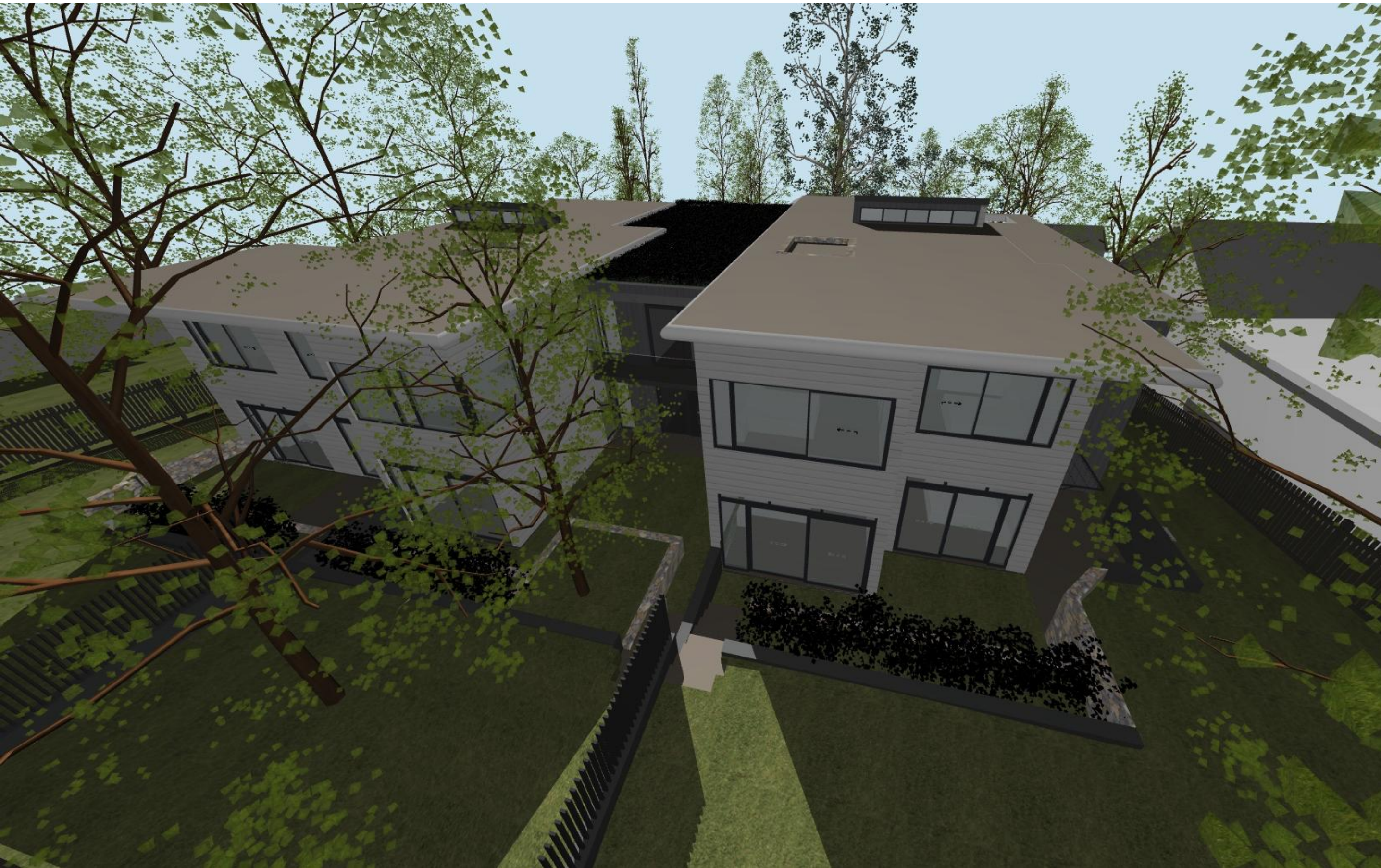
REAR BOUNDRY VIEW



REAR BOUNDRY VIEW 2

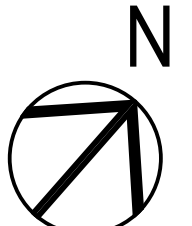


FRONT AERIAL VIEW



REAR BOUNDRY AERIAL VIEW

TOTAL SITE AREA: 2789 SQ.M.
TOTAL EXCAVATION AREA: 1276 SQ.M.
45.75% OF SITE AREA





JUNE 21 9AM



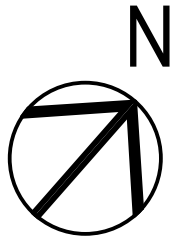
JUNE 21 10AM



JUNE 21 11AM



JUNE 21 12PM





JUNE 21 1PM



JUNE 21 2PM



JUNE 21 3PM