

SITE LOCATION

SITE AREA - 1417m2

LOCAL AUTHORITY

STREET ADDRESS

CITY

NORTHERN BEACHES COUNCIL

3 CENTRAL ROAD

AVALON BEACH

DRAWING SCHEDULE			
DRAWING NO.	DRAWING NAME	SCALE	REVISION
0001	TITLE SHEET		B
0601	NOTIFICATION PLAN 01	1:500	B
0602	NOTIFICATION PLAN 02	1:500	B
1009	SITE PLAN	1:500	A
1201	DEMOLITION PLAN	1:250	A
2007	FLOOR PLAN - LOWER GROUND	1:250	D
2008	FLOOR PLAN - GROUND FLOOR	1:250	D
2009	FLOOR PLAN - LEVEL 01	1:250	D
2010	FLOOR PLAN - ROOF	1:250	D
2801	GFA & FSR SCHEDULE	1:500	C
3001	STREET ELEVATIONS	1:250	D
3002	STREET ELEVATIONS	1:250	D
3003	ELEVATIONS	1:250	C
3101	SECTIONS 1	1:250	D

3 CENTRAL ROAD, AVALON BEACH, NSW, 2107

SECTION 4.55



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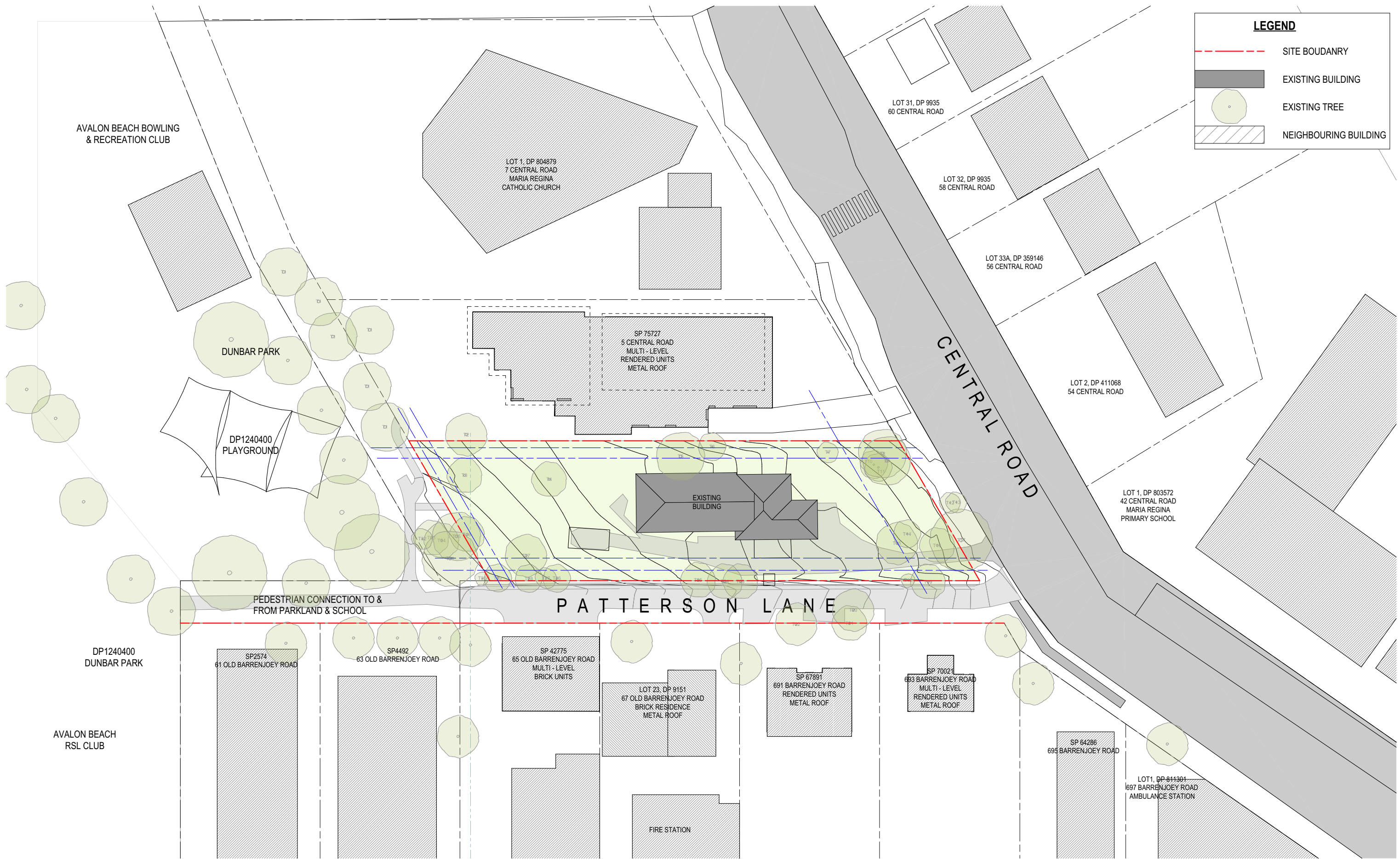
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Martin Timms NSW Reg No. 10093

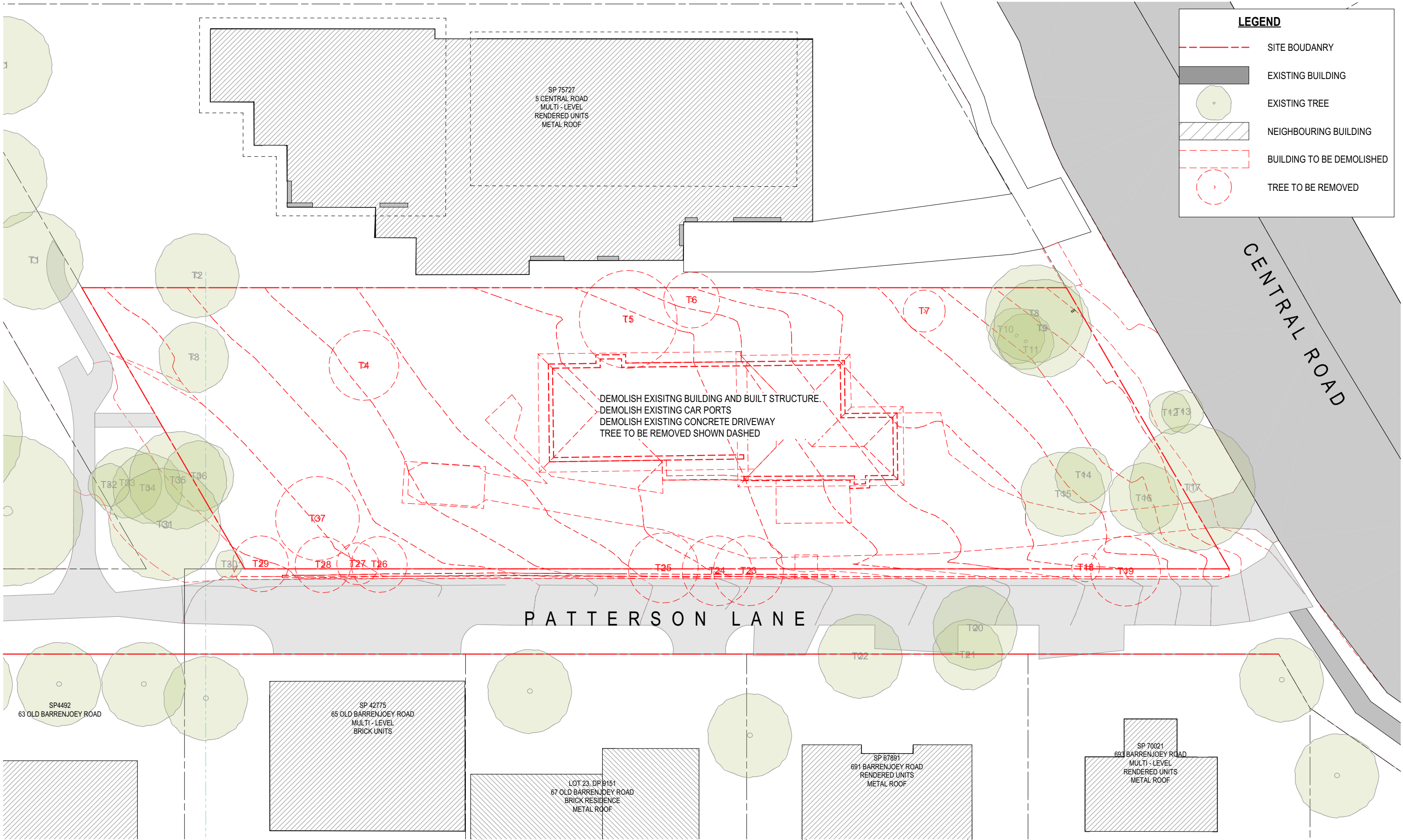
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A	DA SUBMISSION PURPOSE ONLY		17/12/2019	KT	RM	RM

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
SD							5914	SD0001	B

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

TITLE SHEET





LEGEND

SITE BOUDANRY

EXISTING BUILDING

EXISTING TREE

NEIGHBOURING BUILDING

BUILDING TO BE DEMOLISHED

TREE TO BE REMOVED

1

EXISTING & DEMOLITION PLAN - GROUND FLOOR

SCALE 1:250 @ A3

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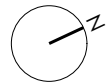
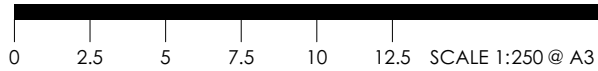
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A	DA SUBMISSION PURPOSE ONLY	17/12/2019	KT	RM	RM	DEMOLITION PLAN						
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SD							5914	SD1201	A			

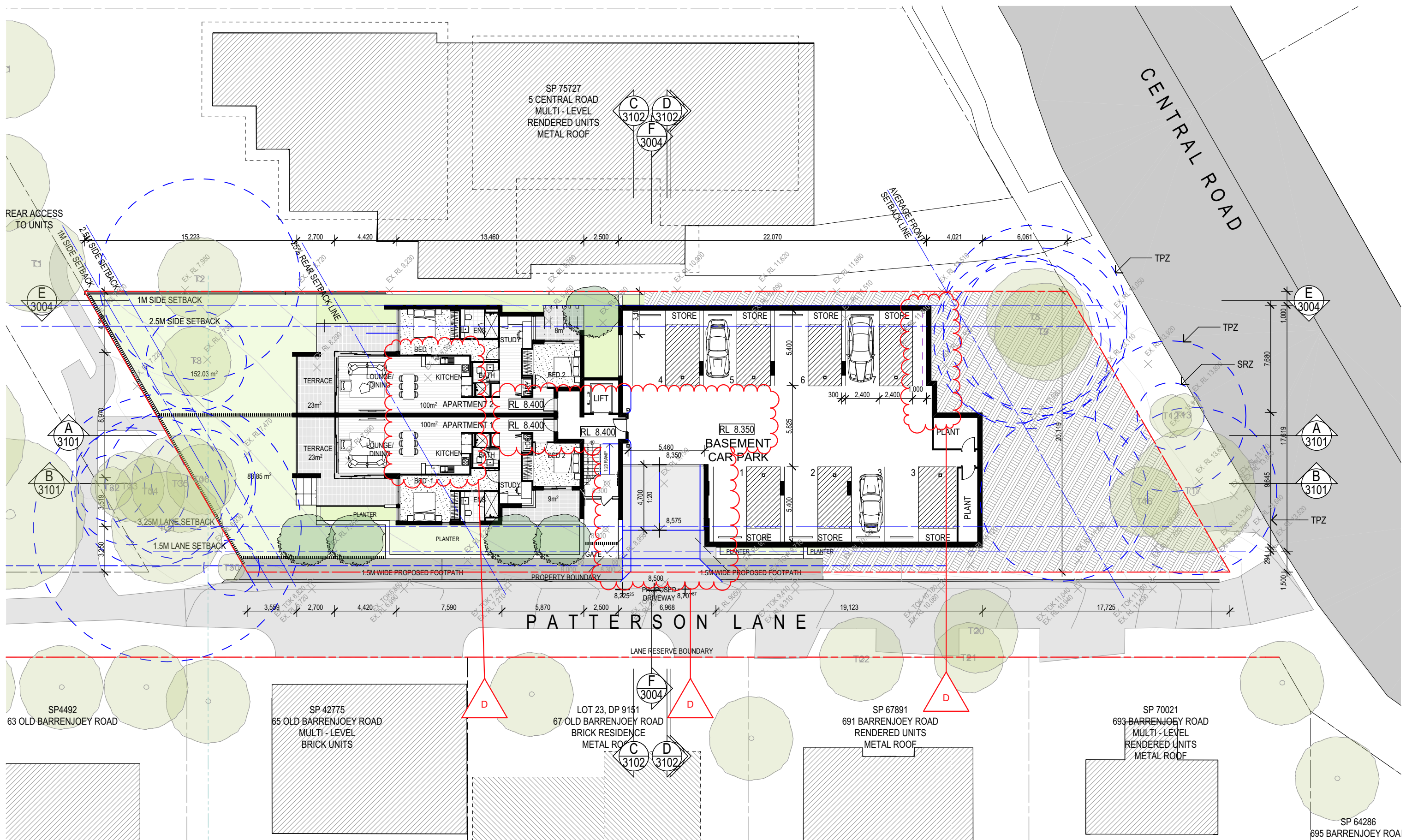
3 CENTRAL ROAD

3 CENTRAL ROAD, AVALON BEACH

CLIENT - AVALON CENTRAL PTY LTD

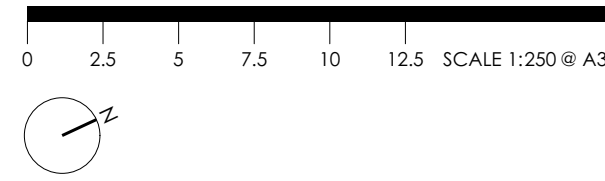
TITLE

DEMOLITION PLAN



FLOOR PLAN - LOWER GROUND
SCALE 1:250 @ A3

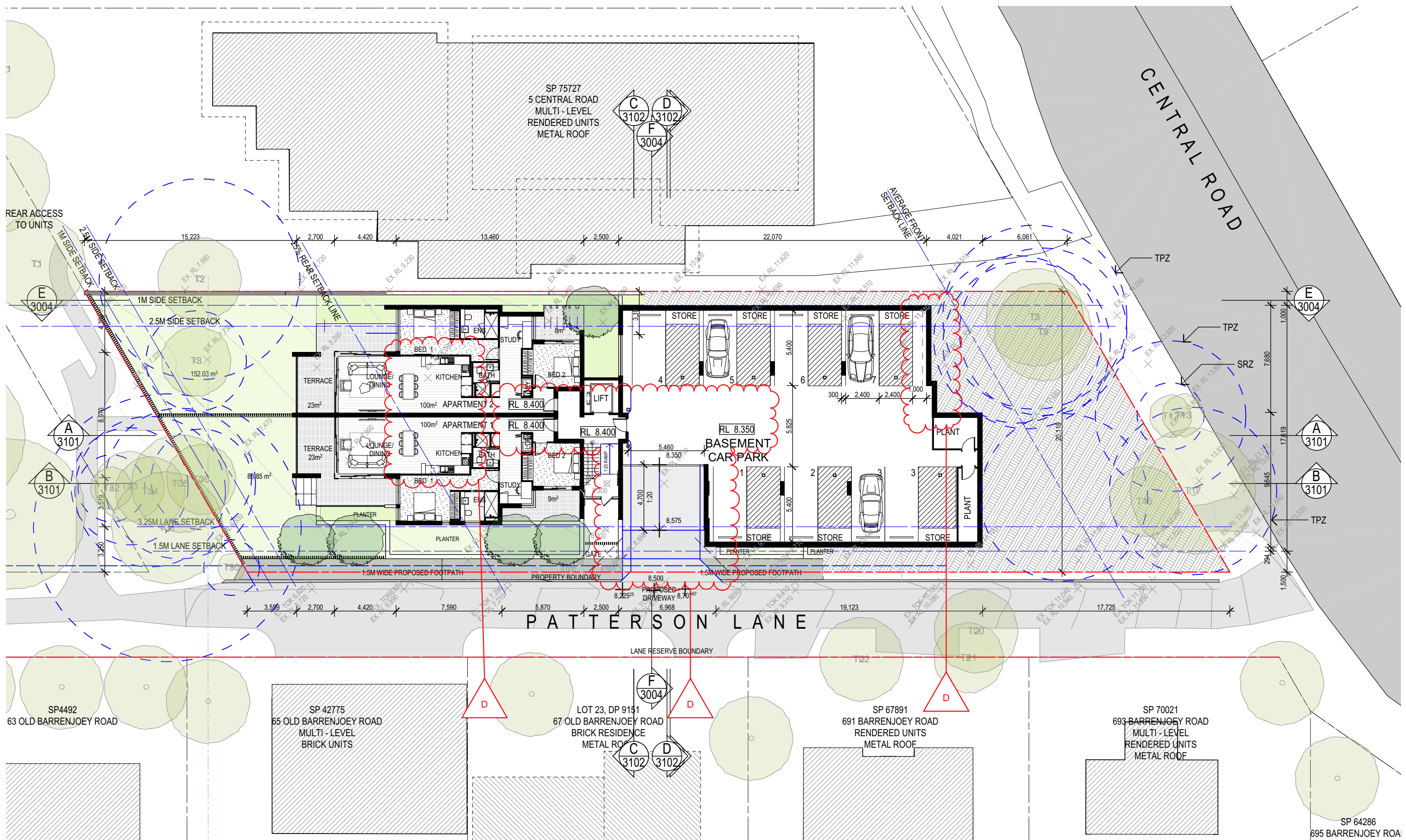
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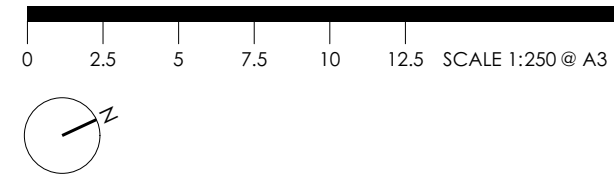
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C	DA AMENDMENT SUBMISSION		08/07/2020	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	
SD						

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



FLOOR PLAN - LOWER GROUND
SCALE 1:250 @ A3

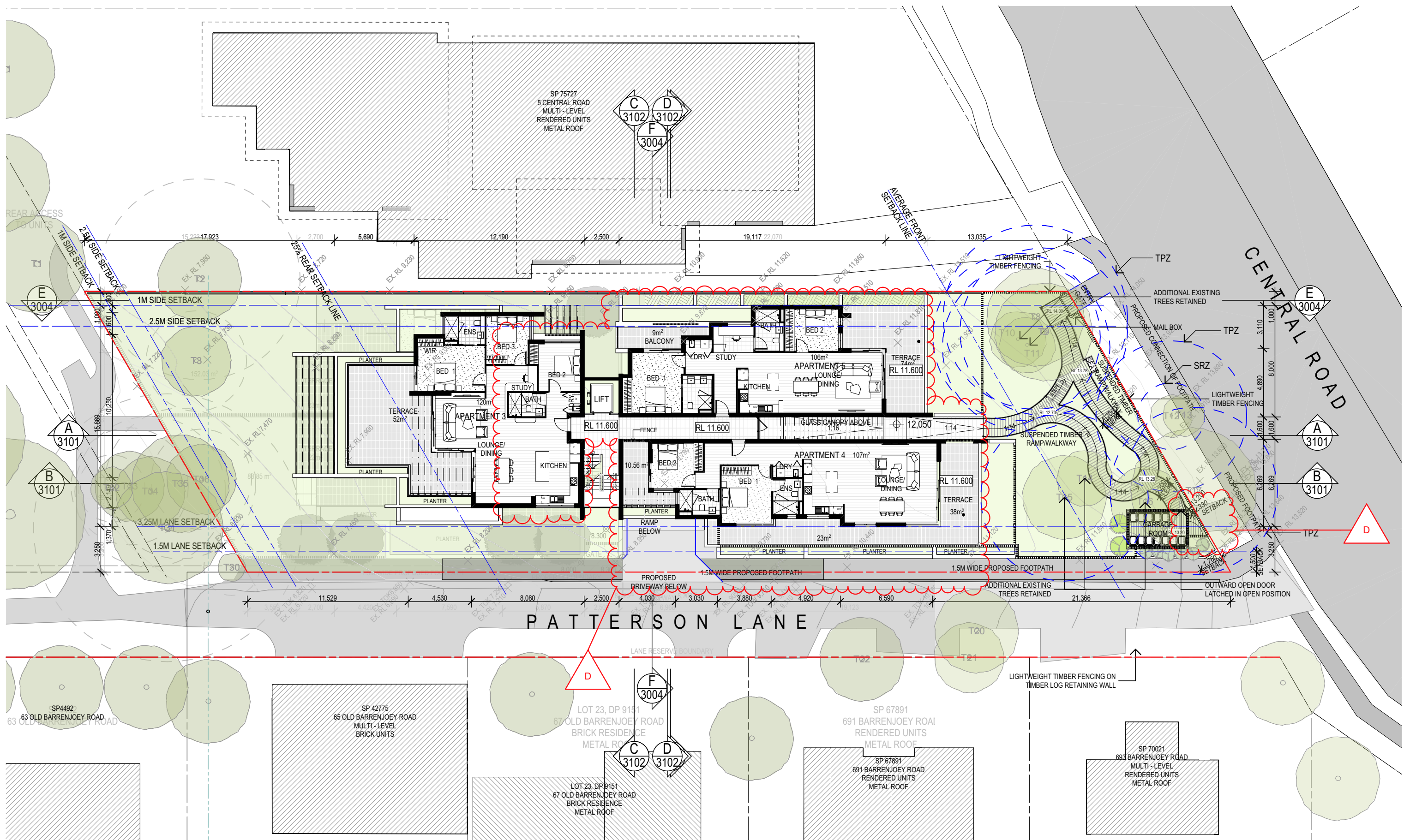
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D	ISSUE FOR SECTION 4.55	FFL LOWERED, CARPARK DRIVEWAY WIDENED, APT 1&2 ALTERED	30/09/2021	MZ	RM	RM
C	DA AMENDMENT SUBMISSION		08/07/2020	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	
SD						

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

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FLOOR PLAN - GROUND FLOOR
SCALE 1:250 @ A3

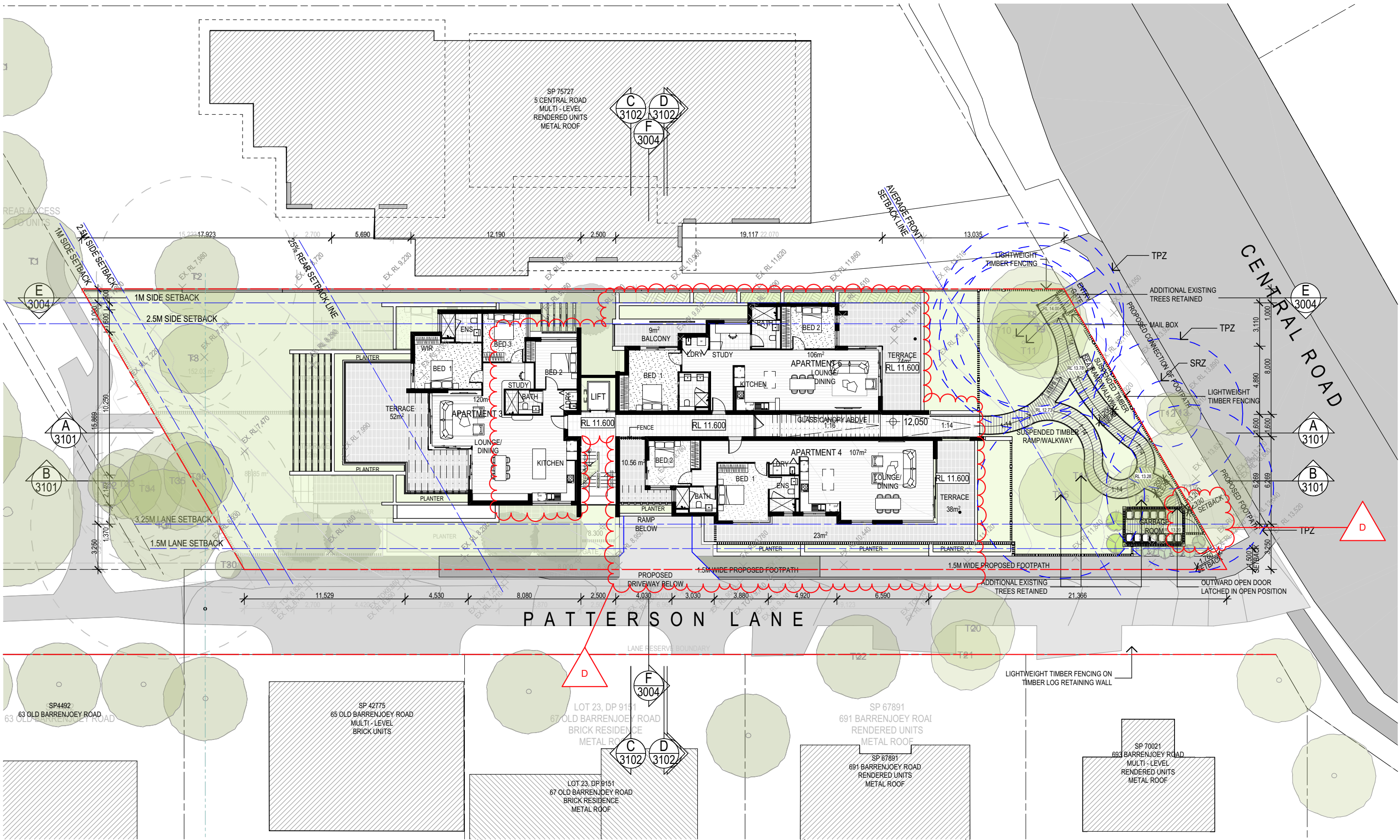
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D	ISSUE FOR SECTION 4.55	FFL LOWERED, NEW DOOR TO GARBAGE ROOM, APT 4&6 ALTERED, APT 3 ALTERED	30/09/2021	MZ	RM	RM	FLOOR PLAN - GROUND FLOOR		
ISSUE PURPOSE		Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
SD							5914	SD2008	D

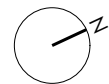


FLOOR PLAN - GROUND FLOOR
SCALE 1:250 @ A3

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



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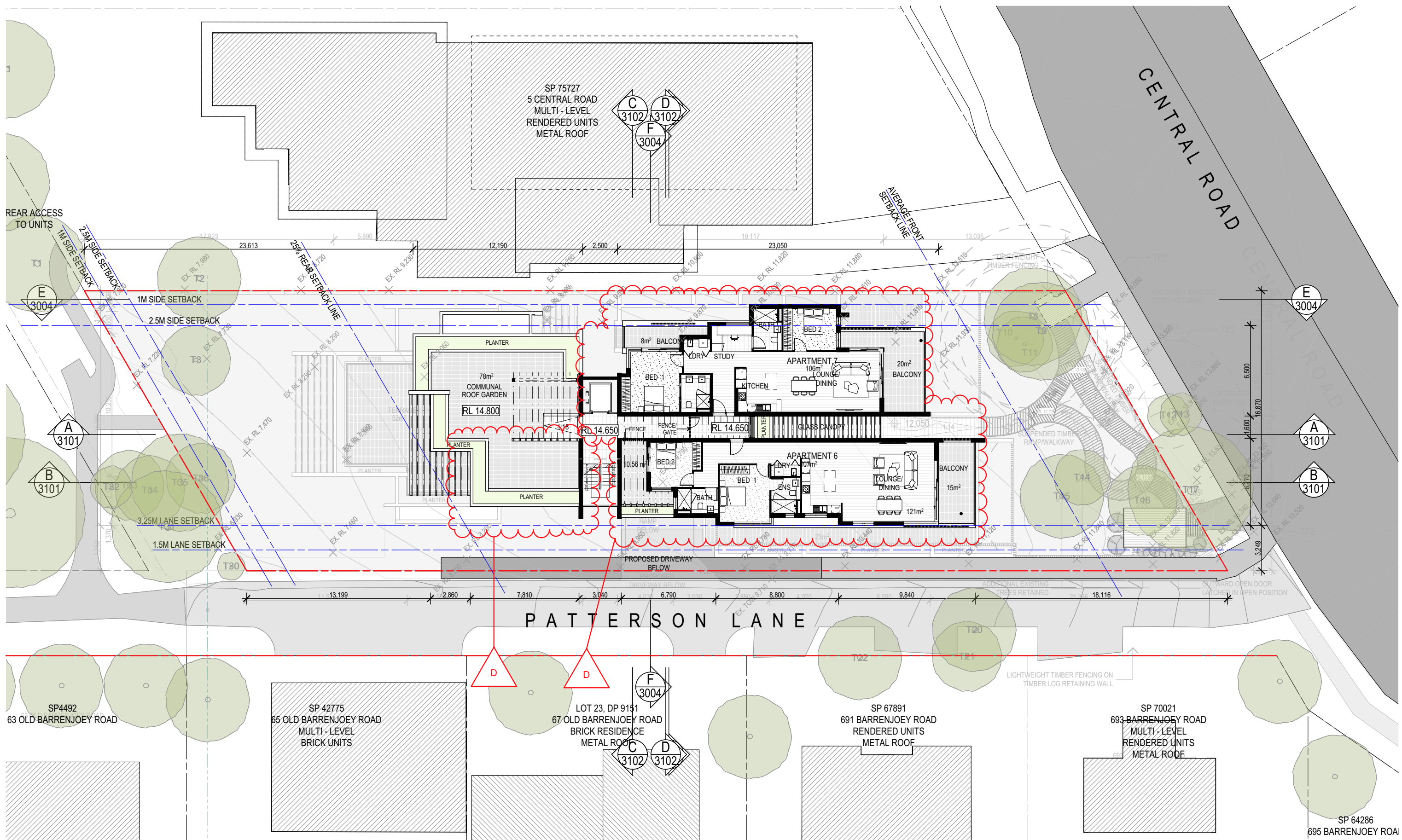
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ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
SD						5914	SD2008	D

FFL LOWERED, NEW DOOR TO
GARBAGE ROOM, APT 4&6
ALTERED, APT 3 ALTERED

30/09/2021 MZ RM RM

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - GROUND FLOOR
5914 SD2008 D

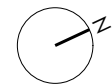


FLOOR PLAN - LEVEL 01
SCALE 1:250 @ A3

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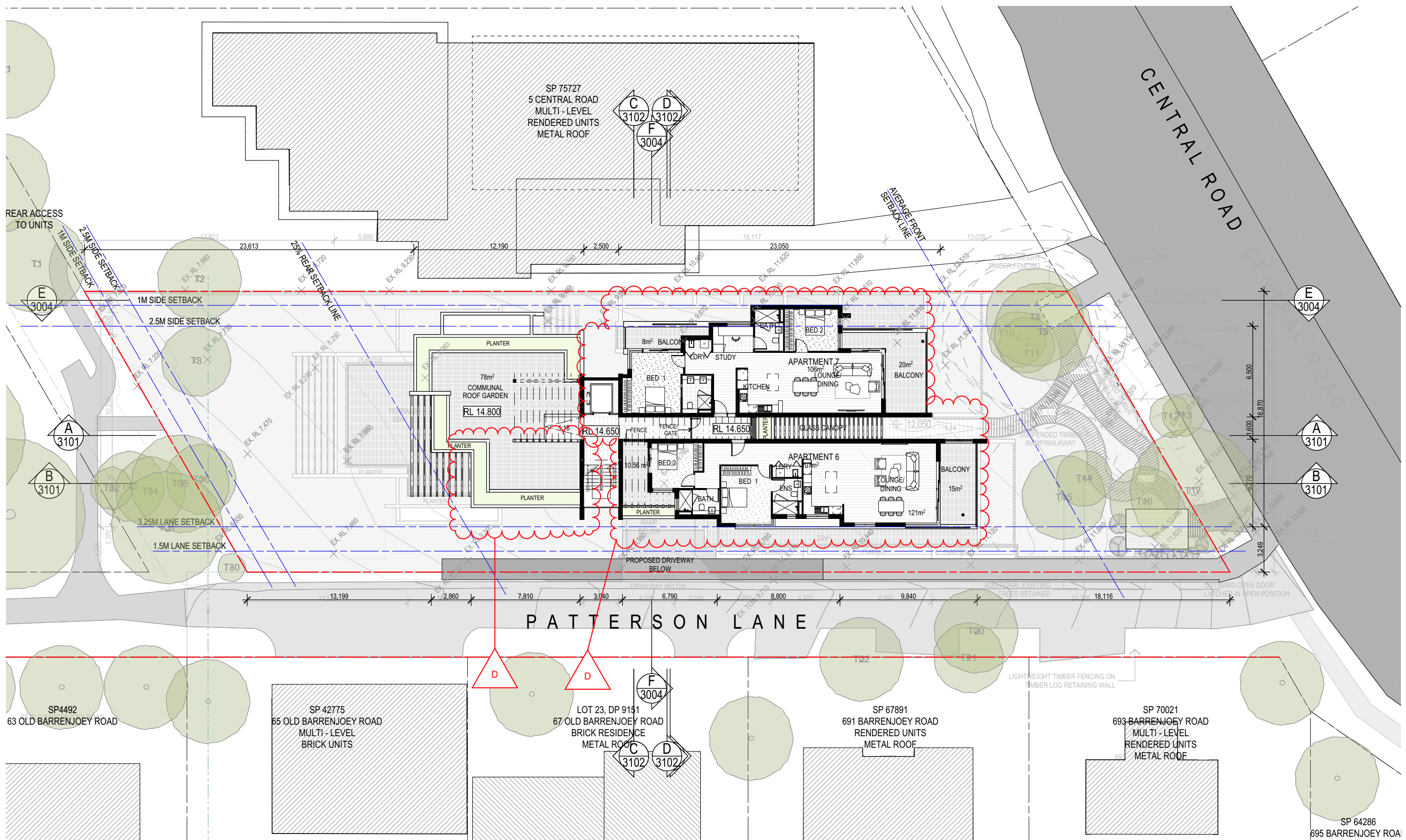
0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3



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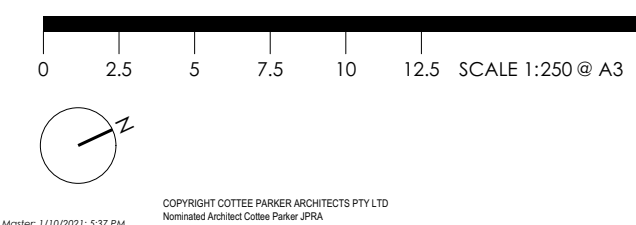
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SD						5914	SD2009	D

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3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - LEVEL 01
DWG No
SD2009
ISSUE
D

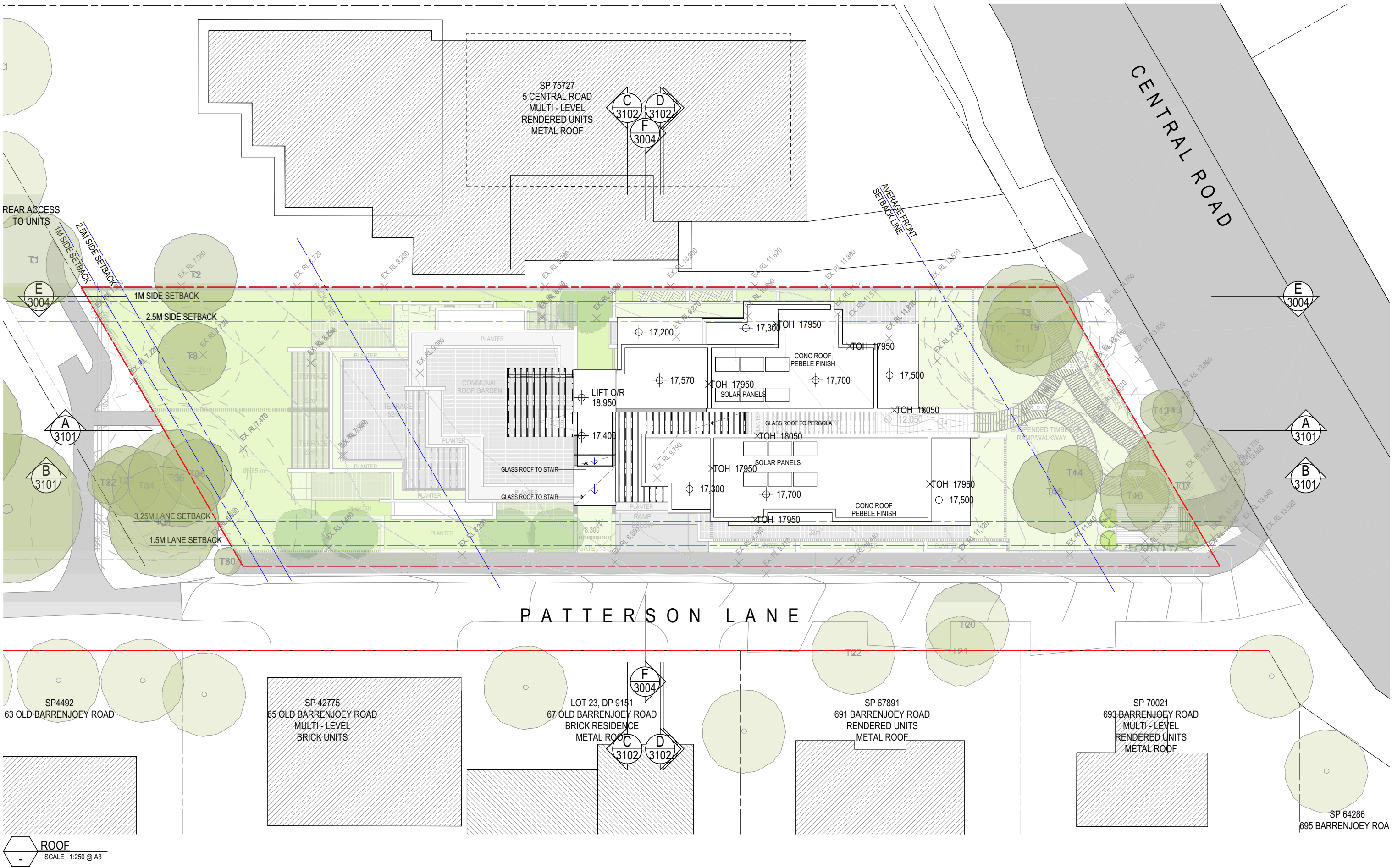


FLOOR PLAN - LEVEL 01
SCALE 1:250 @ A3

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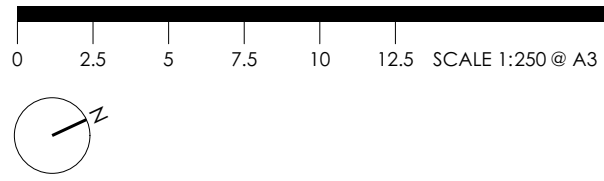


								3 CENTRAL ROAD		
D	ISSUE FOR SECTION 4.55	FFL LOWERED, APT 4&6 ALTERED, APT 5&7 ALTERED, ROOF GARDEN ALTERED	30/09/2021	MZ	RM	RM		3 CENTRAL ROAD, AVALON BEACH		
C	DA AMENDMENT SUBMISSION	GARBAGE ROOM RELOCATED AND REPLACED WITH PLANT ROOM, APT 5 & 7 BEDROOM ALTERED	08/07/2020	KT	RM	RM		CLIENT - AVALON CENTRAL PTY LTD		
								TITLE		
								FLOOR PLAN - LEVEL 01		
ISSUE PURPOSE		Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE	
SD							5914	SD2009	D	



ROOF
SCALE 1:250 @ A3

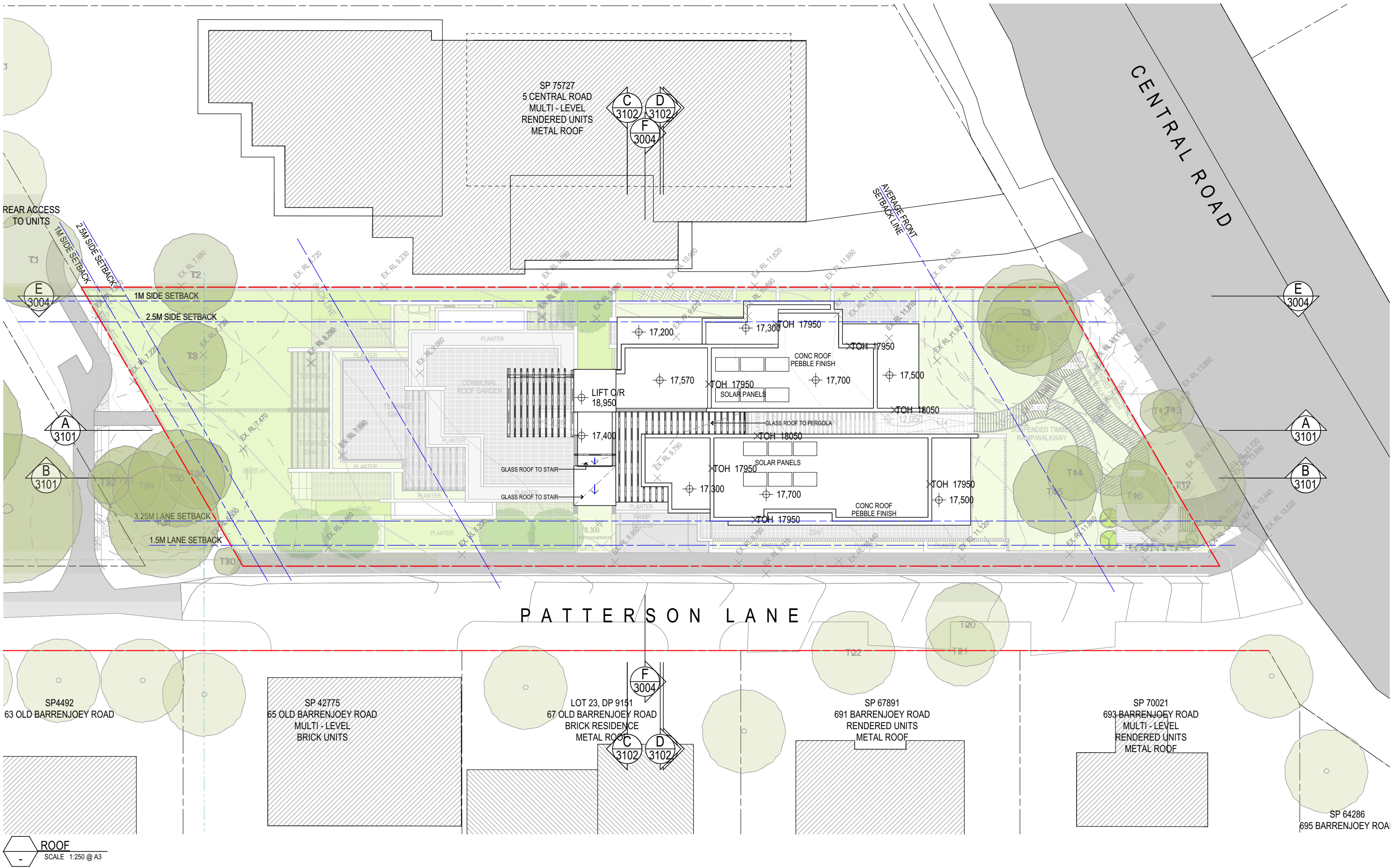
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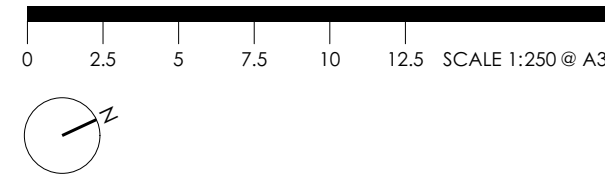
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C	DA AMENDMENT SUBMISSION	08/07/2020	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.
SD					

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - ROOF
JOB No 5914
DWG No SD2010
ISSUE D



ROOF
SCALE 1:250 @ A3

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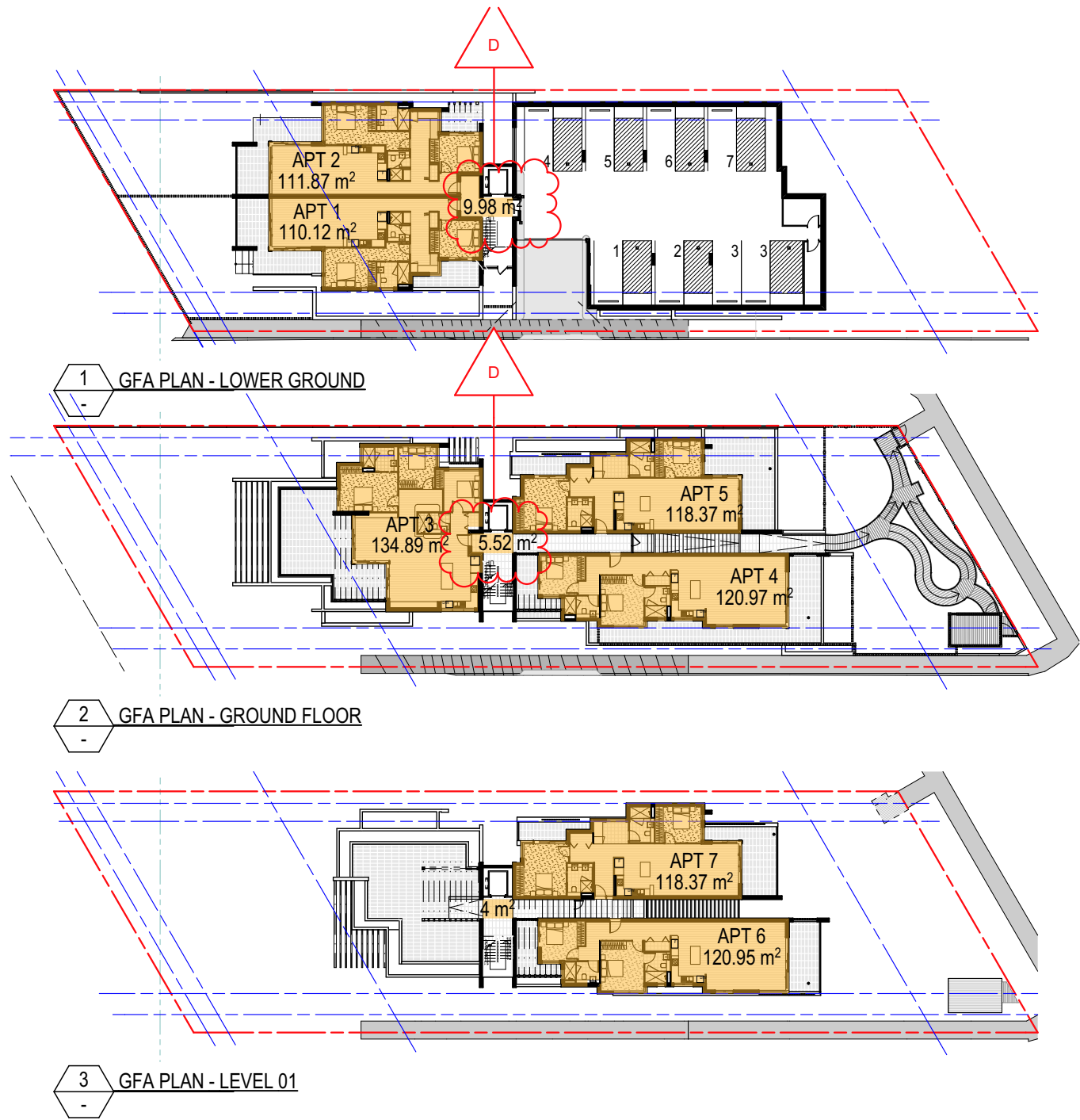
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D	ISSUE FOR SECTION	30/09/2021	MZ	RM	RM
C	DA AMENDMENT	08/07/2020	KT	RM	RM
	SUBMISSION				
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.
SD					

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - ROOF
DWG No
SD2010
ISSUE
D

JOB No
5914



GFA SCHEDULE	AREA
STORY	
LOWER GROUND	232
GROUND FLOOR	380
LEVEL 01	243
PROPOSED GFA	855 m²

FSR SCHEDULE	1416 m²
SITE AREA	
PROPOSED GFA	855.00 m²
PROPOSED FSR	0.60:1

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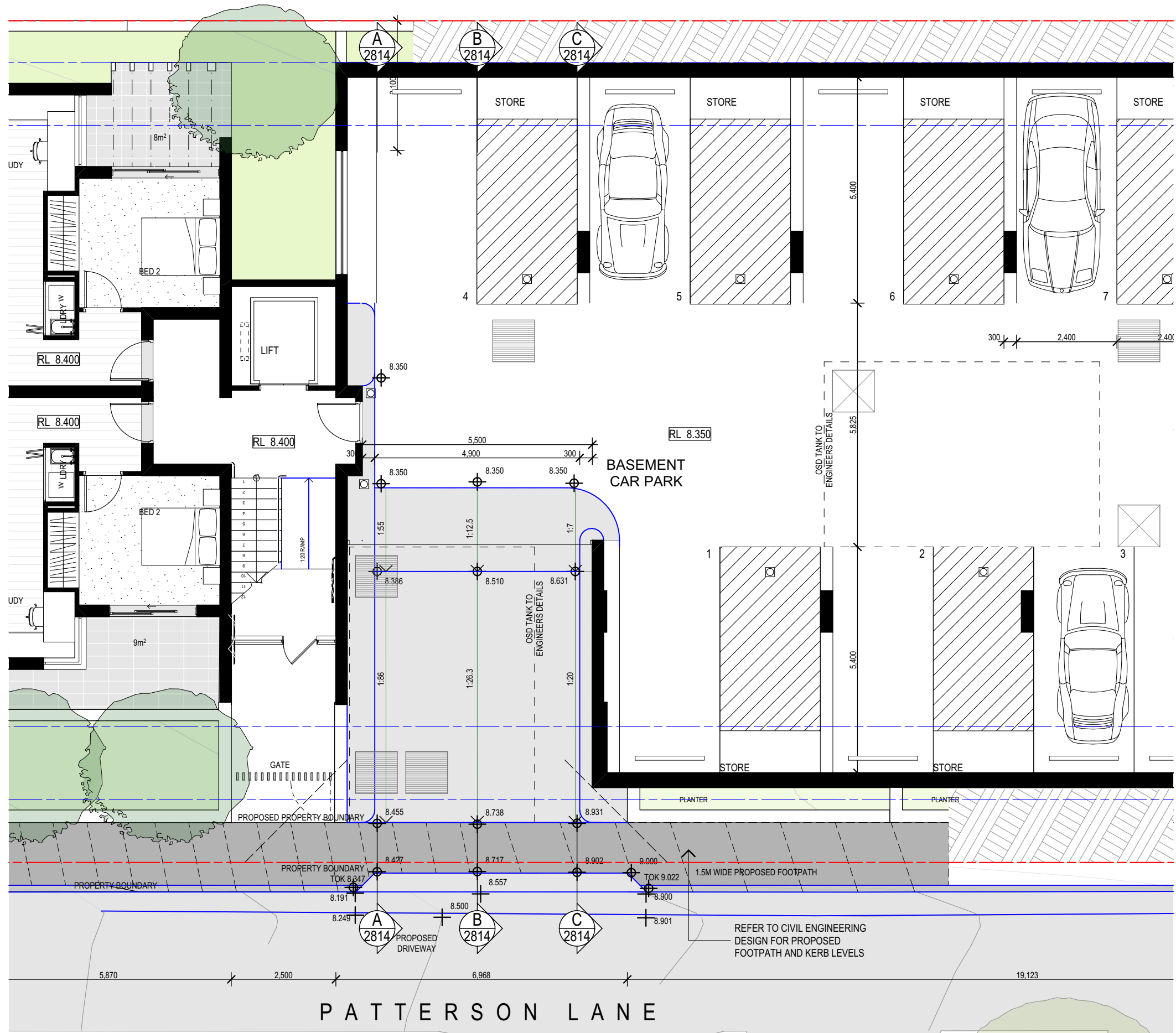
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C	ISSUE FOR SECTION 4.55	FOR S4.55 SUBMISSION	01/10/2021	MZ	RM	RM

ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
SD						5914	SD2801	D

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

GFA & FSR SCHEDULE



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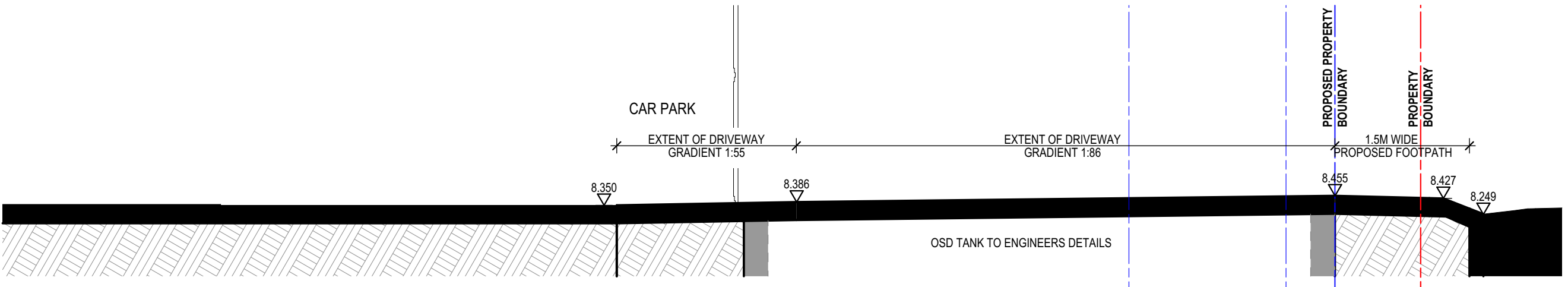


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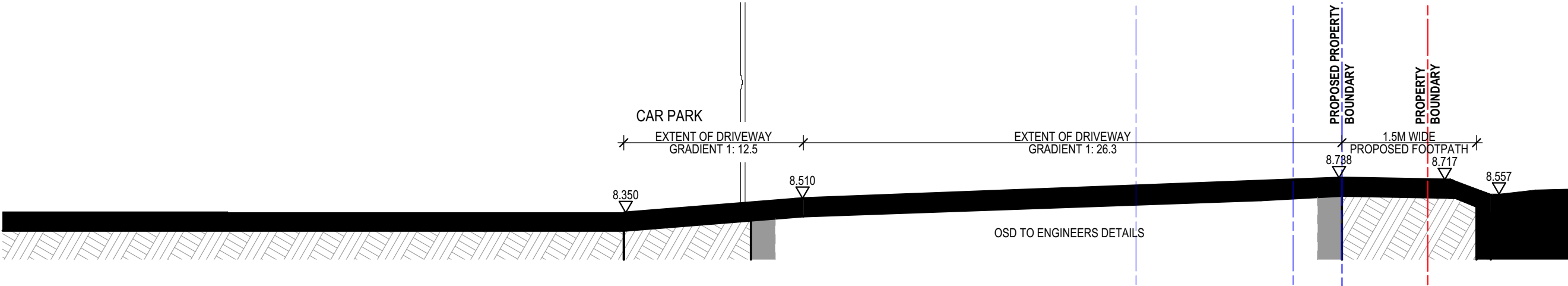
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3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
DRIVEWAY DETAIL PLAN
DWG No 5914
ISSUE A

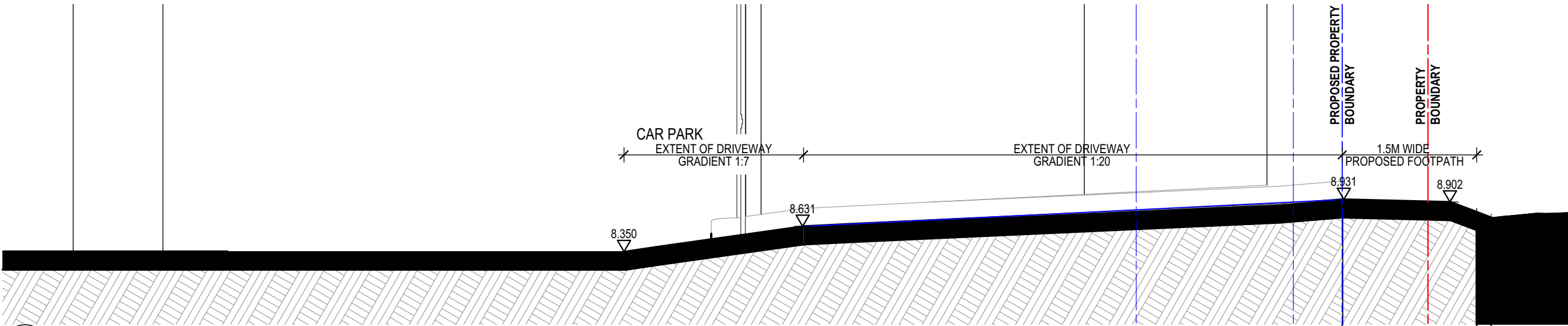
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ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	
SD						



1 DRIVE DETAIL SECTION - A
SCALE 1:50 @ A3



2 DRIVE DETAIL SECTION - B
SCALE 1:50 @ A3



3 DRIVE DETAIL SECTION - C
SCALE 1:50 @ A3

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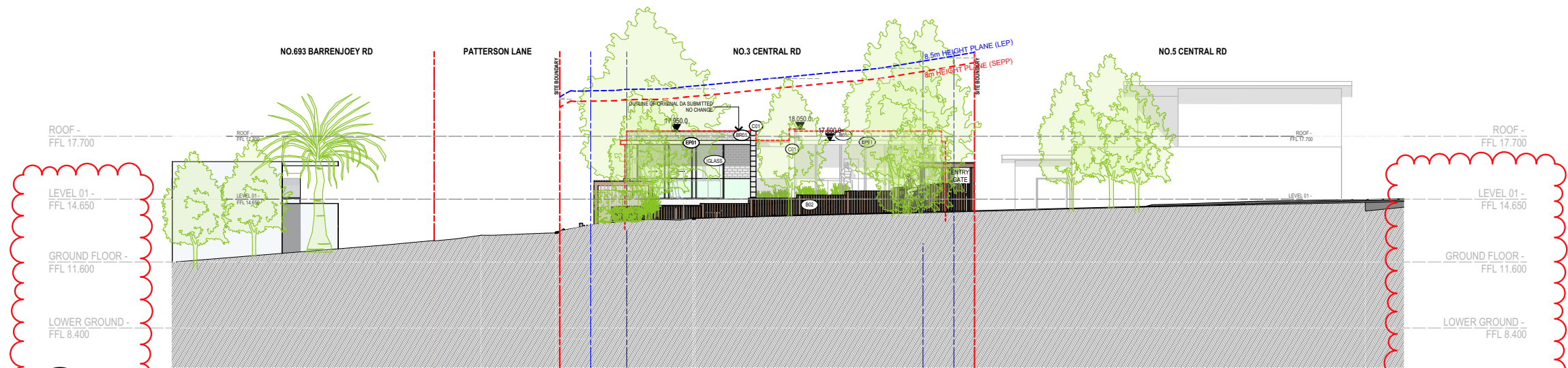
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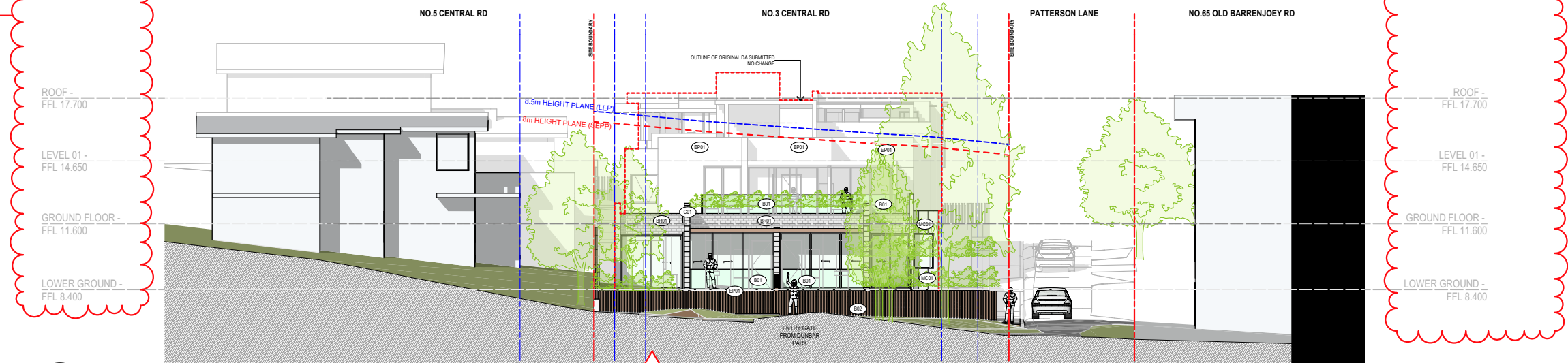
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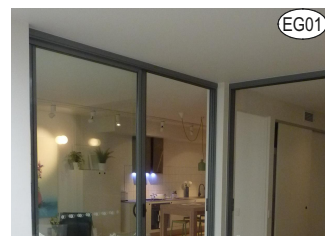
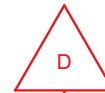
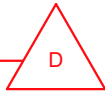
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ISSUE PURPOSE		Change Name		DATE		D.	C.	A.	JOB No		DWG No		ISSUE
SD										5914	SD2814		A



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



METAL CLADDING

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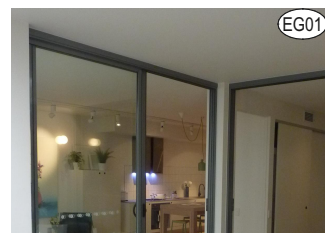
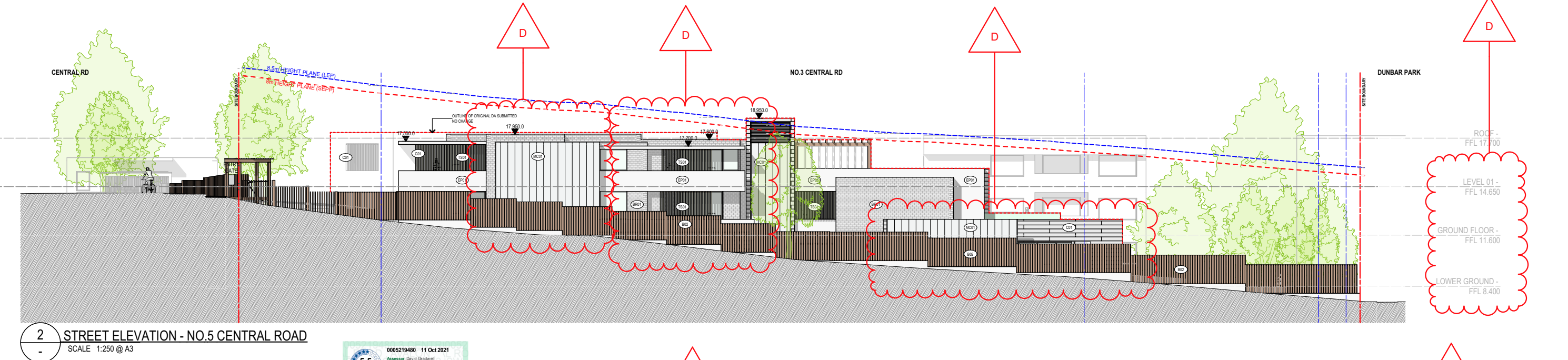
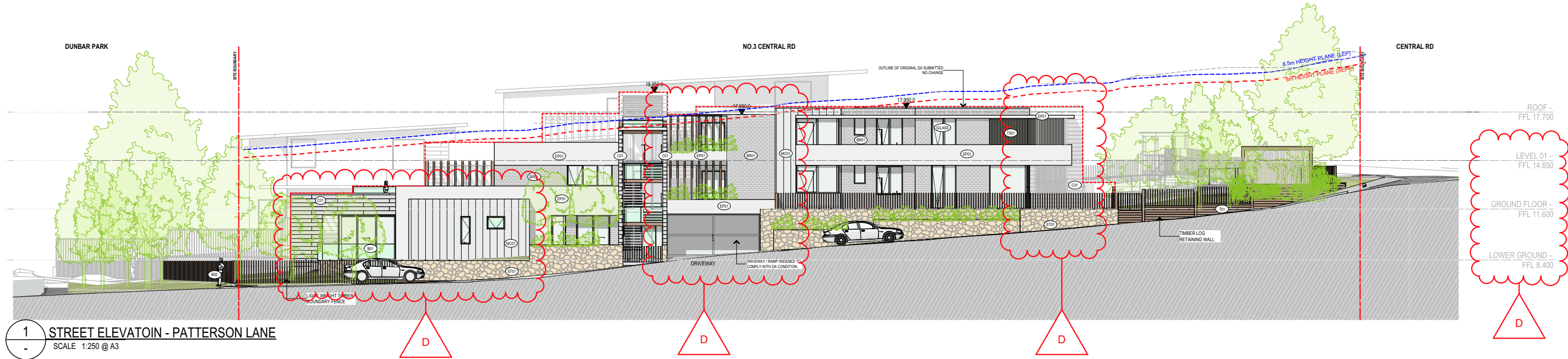
D	ISSUE FOR SECTION 4.55	FFL LOWERED, EXTERNAL FINISHES ALTERED	30/09/2021	MZ	RM	RM
C	DA AMENDMENT SUBMISSION	GARBAGE ROOM RELOCATED AND REPLACED WITH PLANT ROOM	08/07/2020	KT	RM	RM

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

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

STREET ELEVATIONS

JOB No	DWG No	ISSUE
5914	SD3001	D



CLEAR GLAZING



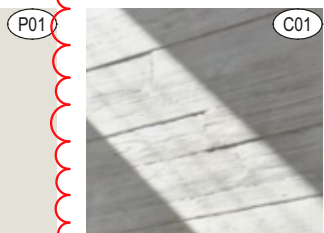
GLASS LOUVRES



FACE BRICK - WHITE



PAINT COLOUR



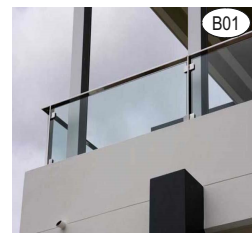
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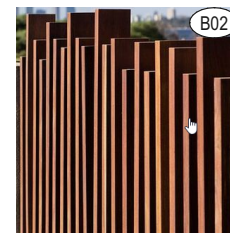
TIMBER PRIVACY SCREEN



DRY PACK STONE WALL



GLASS BALUSTRADE



TIMBER FENCING



METAL CLADDING

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ISSUE FOR SECTION 4.55
FFL LOWERED, CARPARK DRIVEWAY WIDENED, NEW DOOR TO GARBAGE ROOM, EXTERNAL FINISHES ALTERED
30/09/2021 MZ RM RM

ISSUE PURPOSE
SD

Change Name

DATE

D. C. A.

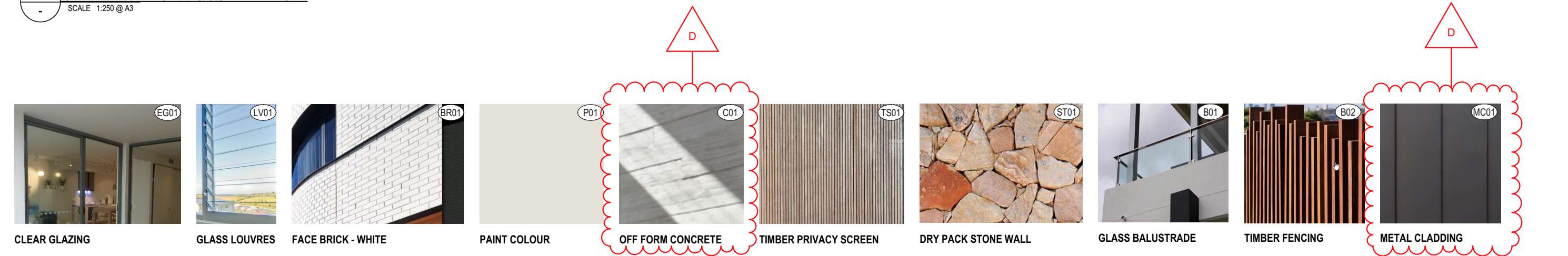
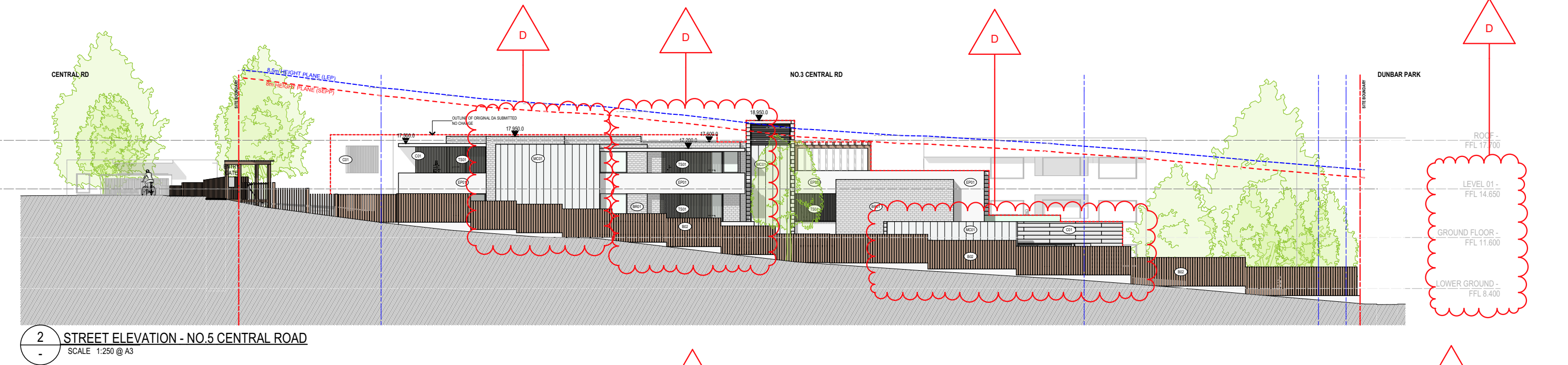
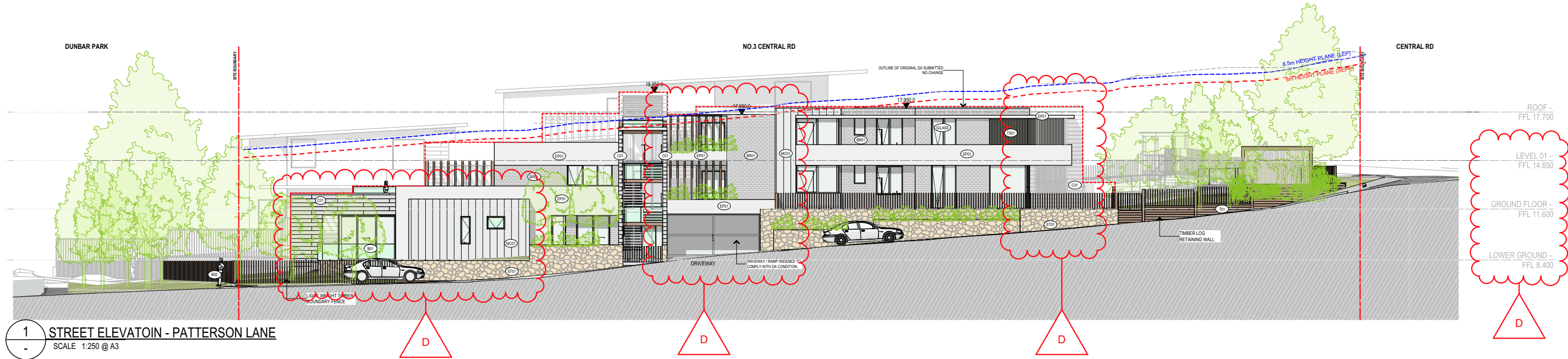
JOB No
5914

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

STREET ELEVATIONS

DWG No
SD3002

ISSUE
D



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ABN 77 010 924 106
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BIM Server: CPACLD8M04 - BIM Server 21/1900/5914 Central Road Avalon Master: 1/10/2021: 5:38 PM

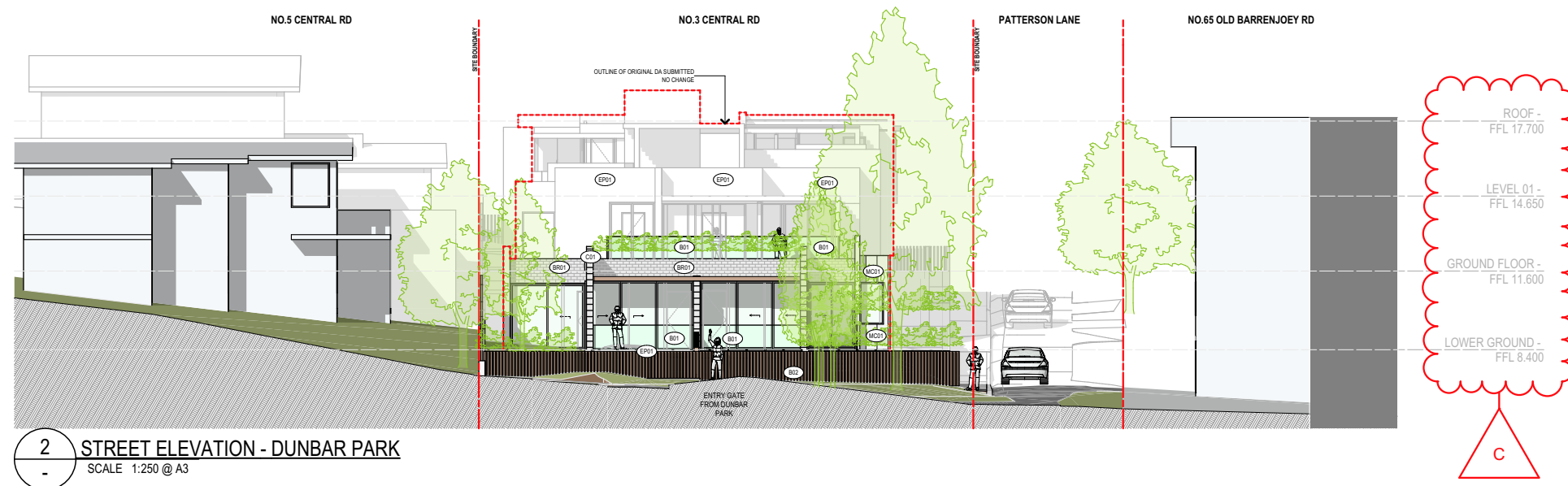
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Nominated Architect Cotteeparker JPRA
Martin Timms NSW Reg No. 10093

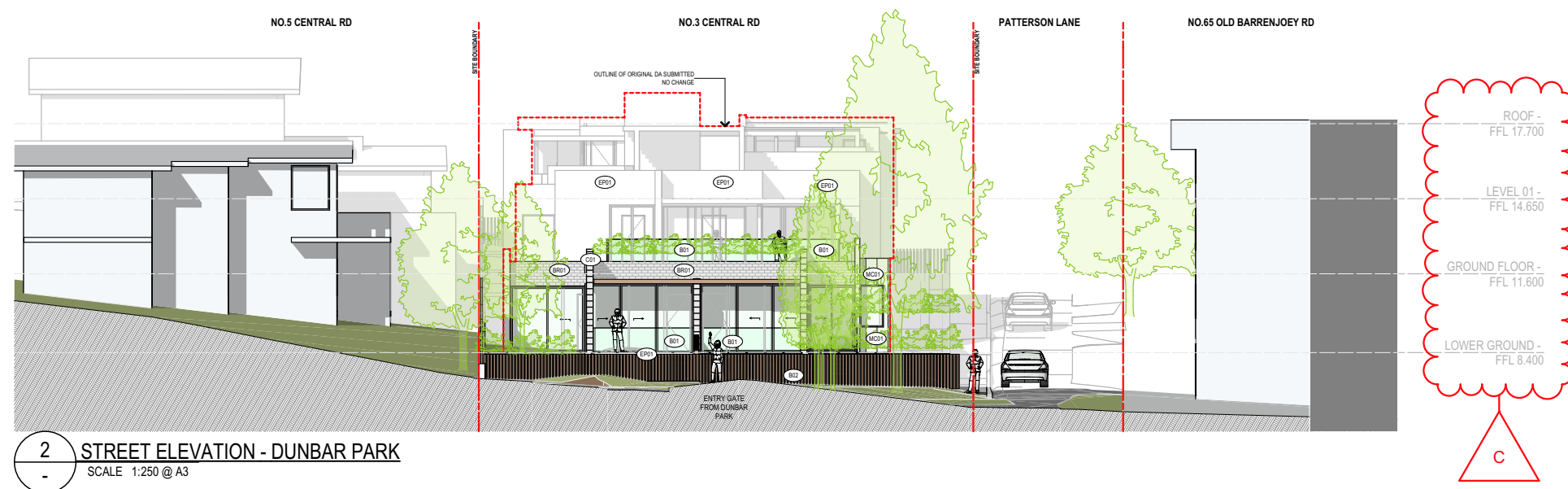
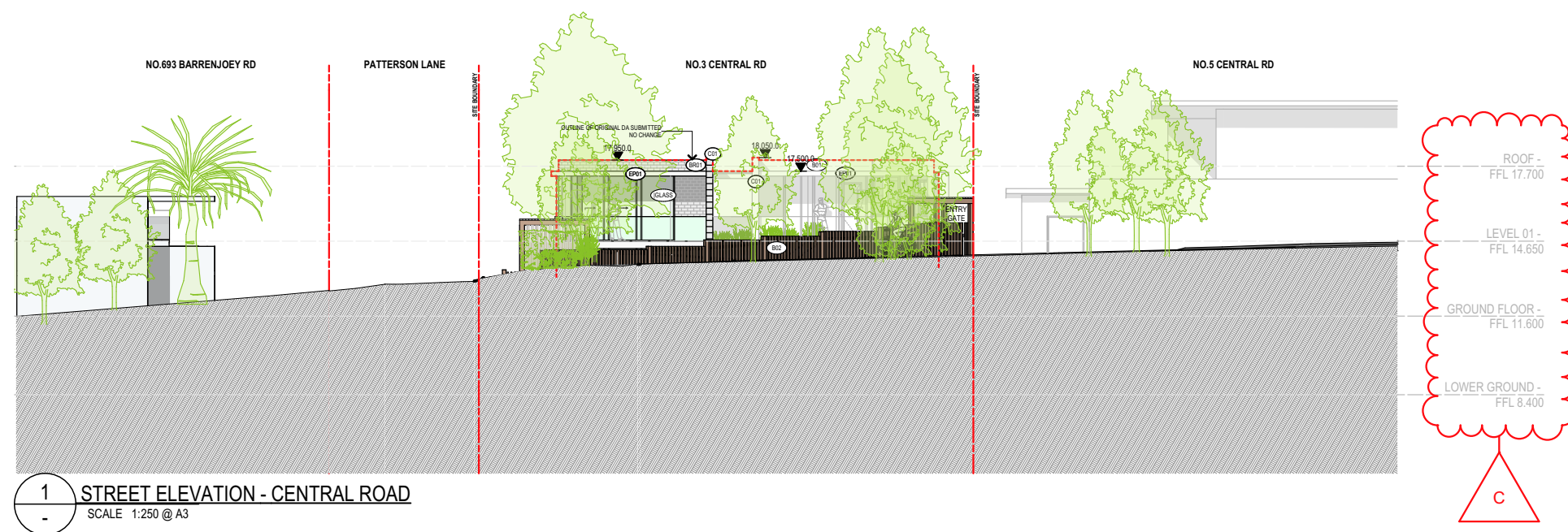
ISSUE FOR SECTION 4.55
FFL LOWERED, CARPARK DRIVEWAY WIDENED, NEW DOOR TO GARBAGE ROOM, EXTERNAL FINISHES ALTERED
30/09/2021 MZ RM RM

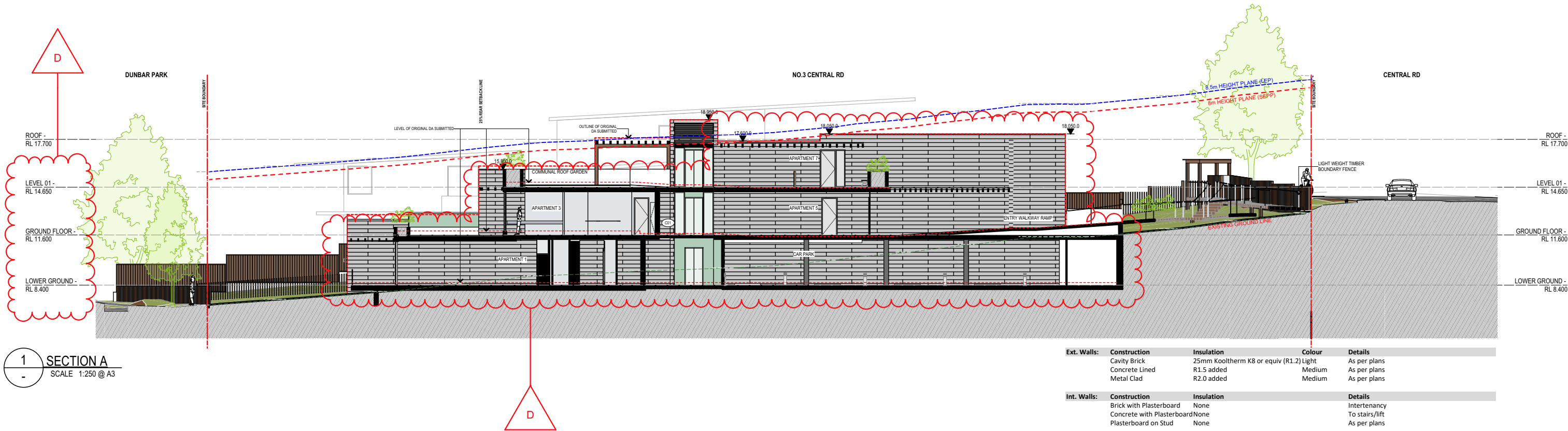
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
SD						5914	SD3002	D

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

STREET ELEVATIONS







Ext. Walls:	Construction	Insulation	Colour	Details		
	Cavity Brick	25mm Kooltherm K8 or equiv (R1.2)	Light	As per plans		
	Concrete Lined	R1.5 added	Medium	As per plans		
	Metal Clad	R2.0 added	Medium	As per plans		
Int. Walls:	Construction	Insulation		Details		
	Brick with Plasterboard	None		Intertency		
	Concrete with Plasterboard	None		To stairs/lift		
	Plasterboard on Stud	None		As per plans		
Floors:	Construction	Insulation		Details		
	Concrete	R1.4 added		Where car park below (Apartments 4 & 5 only)		
Ceilings:	Construction	Insulation		Details		
	Plasterboard	R2.5 bulk		Where roof above		
Roof:	Construction	Insulation	Colour	Details		
	Concrete	25mm PIR soffit board (R1.2)	Medium	As per plans		
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details	
	Group A	ALM-003-03 A	Double Clear	Aluminium	4.3/0.47	Awning - Apartments 1, 4, 6 only
	Group B	ALM-004-03 A	Double Clear	Aluminium	4.3/0.53	Fixed, Sliding - Apartments 1, 4, 6 only
	Group A	ALM-001-03 A	Single Low E	Aluminium	5.4/0.49	Awning - Elsewhere
	Group B	ALM-002-03 A	Single Low E	Aluminium	5.4/0.58	Fixed, Sliding - Elsewhere
Skylights:	Product ID	Glass	Frame	Uw	Details	
	DG-Generic	Double Clear	Roof Light	4.2/0.72	As per plans	
Other:	Orientation	Terrain	Weatherseals	Exhaust Dampers	Recessed Downlights	
	205	Suburban	Yes	Yes	Sealed LED - 1 per 2.5m ²	



