201/105 RESERVOIR ST SURRY HILLS NSW 2010 AUSTRALIA T: +61 2 9280 4100 INFO@MATHIESONARCHITECTS.COM

# ARCHITECTURAL DRAWING LIST

SHT NO.	SHEET TITLE	SCALE	REV. NO.	REV. DATE
DA.00	COVER SHEET	1:1000	D	05.02.25
DA.01	SITE ANALYSIS / ROOF PLAN	1:200	E	05.02.25
DA.02	DEMOLITION PLAN	1:100	D	05.02.25
DA.03	GROUND PLAN	1:100	E	05.02.25
DA.04	LEVEL 1	1:100	E	05.02.25
DA.05	WEST & EAST ELEVATION	1:100	D	05.02.25
DA.06	NORTH & SOUTH ELEVATIONS	1:100	D	05.02.25
DA.07	SECTIONS	1:100	D	05.02.25
DA.08	SHADOW DIAGRAMS	1:250	C	05.02.25
DA.09	COMPLIANCE DIAGRAMS	1:1	C	05.02.25
DA.09	COMPLIANCE DIAGRAMS	1:250	Α	05.02.25
DA.10	SEDIMENT & EROSION CONTROL PLAN	NTS	В	05.02.25
DA.11	SCHEDULE OF COLOURS & MATERIALS	NTS	C	05.02.25
DA.12	LANDSCAPE PLAN	1:100	В	05.02.25
DA.13	NOTIFICATION PLANS	1:200	В	05.02.25



# **Commitments Table**

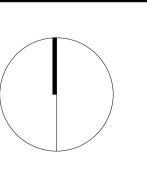
Details	Proposed: Lot Number:	Single Dwelling		Address:	77 Central Road, Avalon Beach NSW 2107 DP 8698
۵	Lot Number:	19		DP NUMBER:	
	Fivtures			Consideration	BASIX Certificate Number: 1781177S_02
	Fixtures Shower head rating			Specification 4 star (> 6 but <= 7.5 L/min)	
	Toilet rating			5 star	
	Kitchen taps rating			6 star	
ţ	Bathroom taps rating			6 star	
Wate	Alternative water details				
	Rainwater tank size		Individual	5000L	
	Connected to:	Garden and lawn areas		Yes	
		All toilets		Yes	
		Laundry		No	
	Accreditation Number: Windows		HERA 10056	(NSW BASIX Thermal Protocol allows for ± 10% tolerance of SHGC Va	NatHERS Certificate Number: 0009824731-11
	Aluminium frame			Thermally broken frame, double glazed window	alue & O Value than which overhoes Nath ENG Certificate)
	Aluminium frame			Thermally broken frame, double glazed stacking door	
	Aluminium frame			standard frame, single glazed louvre window	
	Addininalitiralie			Standard It affre, single grazed lodvie willdow	
	External walls			Development	
	Cavity brick		large cavity areas	Requirements  Medium colour	R6.0 Bulk + Anti-glare foil
	Cavity brick		standard cavity areas	Medium colour	R1.7 Bulk + Anti-glare foil
	Fibro cavity panel direct fix			Medium colour	R2.7 Bulk + Anti-glare foil
	Weatherboard		ground floor timber shingles	Dark colour	R6.0 Bulk + Anti-glare foil
	Weatherboard Internal walls		first floor timber shingles	Dark colour	R6.0 Bulk + Anti-glare foil
	Cavity wall, direct fix plasterboard		to areas as per NatHERS cert	R2.5 Bulk insulation	
	, . ,		to alcas as per Matricks Cert		
ō	Floors				
	Concrete slab on ground		ground floor	R2.5	XPS (Extruded Polystyrene)
S	Suspended timber Suspended timber - cantilevered / or	nen helow	intermediate floor/ceiling	R2.5 R4.5	Bulk insulation bulk & foil insulation
	Ceiling	peri below	first floor	N+.J	buik & foil ilisuidtion
Ë	External ceiling -	Plasterboard		R8.0 Bulk insulation	
er	External ceiling -	Concrete, timber	<ul> <li>Living room with terrace over</li> </ul>	R2.5 Bulk insulation	
<u> </u>	Internal ceiling -	Plasterboard	intermediate floor/ceiling	R2.5 Bulk insulation	
_	Internal ceiling -	Plasterboard	garage intermediate	R3.5 Bulk insulation	
	Roof		floor/ceiling		
	Corrugated iron		medium color	R1.8 Bulk + Reflective side down, No air gap above (Anticon 75, 80mm)	
	Waterproofing membrane		upper concrete terrace area	R4.5 RT max rooftop insulation or similar	
	Ceiling Penetrations				
	Lighting specification			Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetra	ations 9.4 to 9.8"
	Ceiling fans			ceiling fans of diameter 1.4m to be installed as per NatHERS cetificate	
	Ceiling fans Overshadowing details			ceiling fans of diameter 1.4m to be installed as per NatHERS cetificate Adjoining units calculated into model calculations	
	Overshadowing details  Site  Orientation of nominal north elevati  * Approved fireproof downlight cove	ers HAVE been specified, which ca	n be fully covered by insulation. Ceil rs squared per exhaust fan penetrati	Adjoining units calculated into model calculations  As shown on plans ling penetrations for exhaust dampers have been allowed (to all	
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	Overshadowing details  Site  Orientation of nominal north elevation  * Approved fireproof downlight cover bathrooms, ensuites and internal list  Hot water  Individual system  Ventilation  Bathroom exhaust Control switch  Kitchen exhaust Control switch  Laundry Control switch  Cooling  Individual systems - living areas Individual systems - bedroom areas  Heating  Individual systems - living areas	ers HAVE been specified, which ca aundry's) at the rate of 0.04 mete		Adjoining units calculated into model calculations  As shown on plans ling penetrations for exhaust dampers have been allowed (to all cion.  Specification  Gas instantaneous  Individual fan, ducted to façade or roof Manual switch on/off Individual fan, ducted to façade or roof Manual switch on/off Individual fan, ducted to façade or roof Manual switch on/off  Individual fan, ducted to façade or roof Manual switch on/off  3-phase airconditioning  3-phase airconditioning	5 star  EER 3.0 - 3.5  EER 3.0 - 3.5
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Energy	Overshadowing details  Site Orientation of nominal north elevation  * Approved fireproof downlight covice bathrooms, ensuites and internal lateral lat	ers HAVE been specified, which ca aundry's) at the rate of 0.04 mete		Adjoining units calculated into model calculations  As shown on plans  ling penetrations for exhaust dampers have been allowed (to all ion.  Specification  Gas instantaneous  Individual fan, ducted to façade or roof  Manual switch on/off Individual fan, ducted to façade or roof  Manual switch on/off Individual fan, ducted to façade or roof  Manual switch on/off  3-phase airconditioning  3-phase airconditioning  3-phase airconditioning  3-phase airconditioning  4-phase airconditioning  6-AkL  Solar (gas boosted)  No  No  Yes  6-AkL  Solar (gas boosted)  No  No  No  Yes	5 star  EER 3.0 - 3.5  EER 3.0 - 3.5
Energy	Overshadowing details  Site Orientation of nominal north elevation  * Approved fireproof downlight covice bathrooms, ensuites and internal lateral lat	ers HAVE been specified, which ca aundry's) at the rate of 0.04 mete		Adjoining units calculated into model calculations  As shown on plans  ling penetrations for exhaust dampers have been allowed (to all ion.  Specification  Gas instantaneous  Individual fan, ducted to façade or roof  Manual switch on/off Individual fan, ducted to façade or roof  Manual switch on/off Individual fan, ducted to façade or roof  Manual switch on/off  3-phase airconditioning  3-phase airconditioning  3-phase airconditioning  3-phase airconditioning  4-phase airconditioning  6-AkL  Solar (gas boosted)  No  No  Yes  6-AkL  Solar (gas boosted)  No  No  No  Yes	5 star  EER 3.0 - 3.5  EER 3.0 - 3.5
Energy	Overshadowing details  Site Orientation of nominal north elevation  * Approved fireproof downlight cover bathrooms, ensuites and internal life Hot water Individual system  Ventilation Bathroom exhaust Control switch Kitchen exhaust Control switch Laundry Control switch  Cooling Individual systems - living areas Individual systems - bedroom areas Heating Individual systems - bedroom areas Pool Volume Heating system Pool cover Pool shaded Timer  Spa Volume Heating system Spa cover Spa shaded Timer  Lighting Refer to NatHERS Certificate	ers HAVE been specified, which ca aundry's) at the rate of 0.04 mete		Adjoining units calculated into model calculations  As shown on plans  ling penetrations for exhaust dampers have been allowed (to all ion.  Specification  Gas instantaneous  Individual fan, ducted to façade or roof  Manual switch on/off Individual fan, ducted to façade or roof  Manual switch on/off Individual fan, ducted to façade or roof  Manual switch on/off  3-phase airconditioning  3-phase airconditioning  3-phase airconditioning  3-phase airconditioning  4-phase airconditioning  6-AkL  Solar (gas boosted)  No  No  Yes  6-AkL  Solar (gas boosted)  No  No  No  Yes	5 star  EER 3.0 - 3.5  EER 3.0 - 3.5
Energy	Overshadowing details  Site Orientation of nominal north elevation  * Approved fireproof downlight cover bathrooms, ensuites and internal life Hot water Individual system  Ventilation Bathroom exhaust Control switch Kitchen exhaust Control switch Laundry Control switch  Cooling Individual systems - living areas Individual systems - bedroom areas  Heating Individual systems - bedroom areas Individual systems - bedroom areas  Pool Volume Heating system Pool cover Pool shaded Timer  Spa Volume Heating system Spa cover Spa shaded Timer  Lighting Refer to NatHERS Certificate  Appliances	ers HAVE been specified, which ca aundry's) at the rate of 0.04 mete		Adjoining units calculated into model calculations  As shown on plans ling penetrations for exhaust dampers have been allowed (to all ion.  Specification  Gas instantaneous  Individual fan, ducted to façade or roof Manual switch on/off Individual fan, ducted to façade or roof Manual switch on/off Individual fan, ducted to façade or roof Manual switch on/off  3-phase airconditioning 3-phase airconditioning  3-phase airconditioning  3-phase airconditioning  4-phase airconditioning  5-phase airconditioning  6-4kL Solar (gas boosted) No No Yes  Light-emitting diode (LED)	5 star  EER 3.0 - 3.5  EER 3.0 - 3.5
Energy	Overshadowing details  Site Orientation of nominal north elevation  * Approved fireproof downlight cover bathrooms, ensuites and internal life Hot water Individual system  Ventilation Bathroom exhaust Control switch Kitchen exhaust Control switch Laundry Control switch  Cooling Individual systems - living areas Individual systems - bedroom areas  Heating Individual systems - bedroom areas Individual systems - bedroom areas  Pool Volume Heating system Pool cover Pool shaded Timer  Spa Volume Heating system Spa cover Spa shaded Timer  Lighting Refer to NatHERS Certificate  Appliances Cooktop/oven	ers HAVE been specified, which ca aundry's) at the rate of 0.04 mete		Adjoining units calculated into model calculations  As shown on plans ling penetrations for exhaust dampers have been allowed (to all ion.)  Specification  Gas instantaneous  Individual fan, ducted to façade or roof Manual switch on/off Individual fan, ducted to façade or roof Manual switch on/off Individual fan, ducted to façade or roof Manual switch on/off  3-phase airconditioning 3-phase airconditioning 3-phase airconditioning  3-phase airconditioning  4-phase airconditioning  6-kkL Solar (gas boosted) No No Yes  Light-emitting diode (LED)  Gas cooktop & gas oven	5 star  EER 3.0 - 3.5  EER 3.0 - 3.5
Energy	Overshadowing details  Site Orientation of nominal north elevation  * Approved fireproof downlight cover bathrooms, ensuites and internal life Hot water Individual system  Ventilation Bathroom exhaust Control switch Kitchen exhaust Control switch Laundry Control switch  Cooling Individual systems - living areas Individual systems - bedroom areas  Heating Individual systems - bedroom areas Individual systems - bedroom areas  Pool Volume Heating system Pool cover Pool shaded Timer  Spa Volume Heating system Spa cover Spa shaded Timer  Lighting Refer to NatHERS Certificate  Appliances Cooktop/oven Private outdoor clothes drying line	ers HAVE been specified, which ca aundry's) at the rate of 0.04 mete		Adjoining units calculated into model calculations  As shown on plans  ling penetrations for exhaust dampers have been allowed (to all ion.)  Specification  Gas instantaneous  Individual fan, ducted to façade or roof Manual switch on/off Individual fan, ducted to façade or roof Manual switch on/off Individual fan, ducted to façade or roof Manual switch on/off  3-phase airconditioning  3-phase airconditioning  3-phase airconditioning  3-phase airconditioning  4-phase airconditioning  6-4kL Solar (gas boosted) No No Yes  Light-emitting diode (LED)  Gas cooktop & gas oven Yes	5 star  EER 3.0 - 3.5  EER 3.0 - 3.5
Energy	Overshadowing details  Site Orientation of nominal north elevation  * Approved fireproof downlight covice bathrooms, ensuites and internal life Hot water Individual system  Ventilation Bathroom exhaust Control switch Kitchen exhaust Control switch Laundry Control switch  Cooling Individual systems - living areas Individual systems - bedroom areas  Heating Individual systems - bedroom areas  Pool Volume Heating system Pool cover Pool shaded Timer  Spa Volume Heating system Spa cover Spa shaded Timer  Lighting Refer to NathERS Certificate  Appliances Cooktop/oven Private outdoor clothes drying line Private Indoor or sheltered clothes of	ers HAVE been specified, which ca aundry's) at the rate of 0.04 mete		Adjoining units calculated into model calculations  As shown on plans ling penetrations for exhaust dampers have been allowed (to all ion.  Specification Gas instantaneous  Individual fan, ducted to façade or roof Manual switch on/off Individual fan, ducted to façade or roof Manual switch on/off Individual fan, ducted to façade or roof Manual switch on/off Individual fan, ducted to façade or roof Manual switch on/off 3-phase airconditioning 3-phase airconditioning  3-phase airconditioning  3-phase airconditioning  4-kL Solar (gas boosted) No No Yes  Light-emitting diode (LED)  Gas cooktop & gas oven Yes No	5 star  EER 3.0 - 3.5  EER 3.0 - 3.5



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REV NO.	DATE	REVISIONS	ВУ	СНК
1	16.09.24	ISSUE FOR CONSULTANT REVIEW	BY LA	ES
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}	16.09.24 04.12.24 09.01.25	ISSUE FOR CONSULTANT REVIEW ISSUE FOR DA DA SUBMISSION	LA LA LA	ES
A B	16.09.24	ISSUE FOR CONSULTANT REVIEW ISSUE FOR DA	LA LA	ES ES
REV NO.	16.09.24 04.12.24 09.01.25	ISSUE FOR CONSULTANT REVIEW ISSUE FOR DA DA SUBMISSION	LA LA LA	ES ES
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ADDRESS	77 CENTRAL RO	DAD, AVALON	BEACH NSW 21
DOCUMENT	DEVELOPMENT	APPLICATIO	V
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DRAWING	COVER SHEET		
DRAWING DATE	COVER SHEET 05.02.25	SCALE	1:1000@ A1

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RL: Reduced Levels
TOF: Top of fence RL
TOW: Top of wall RL
PV: Photovoltaic
SK: Skylights
CU: Condenser Unit

KEY:

Flood Fringe

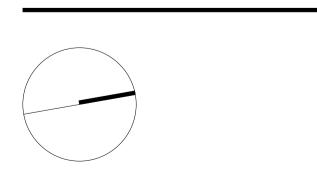
Floodway

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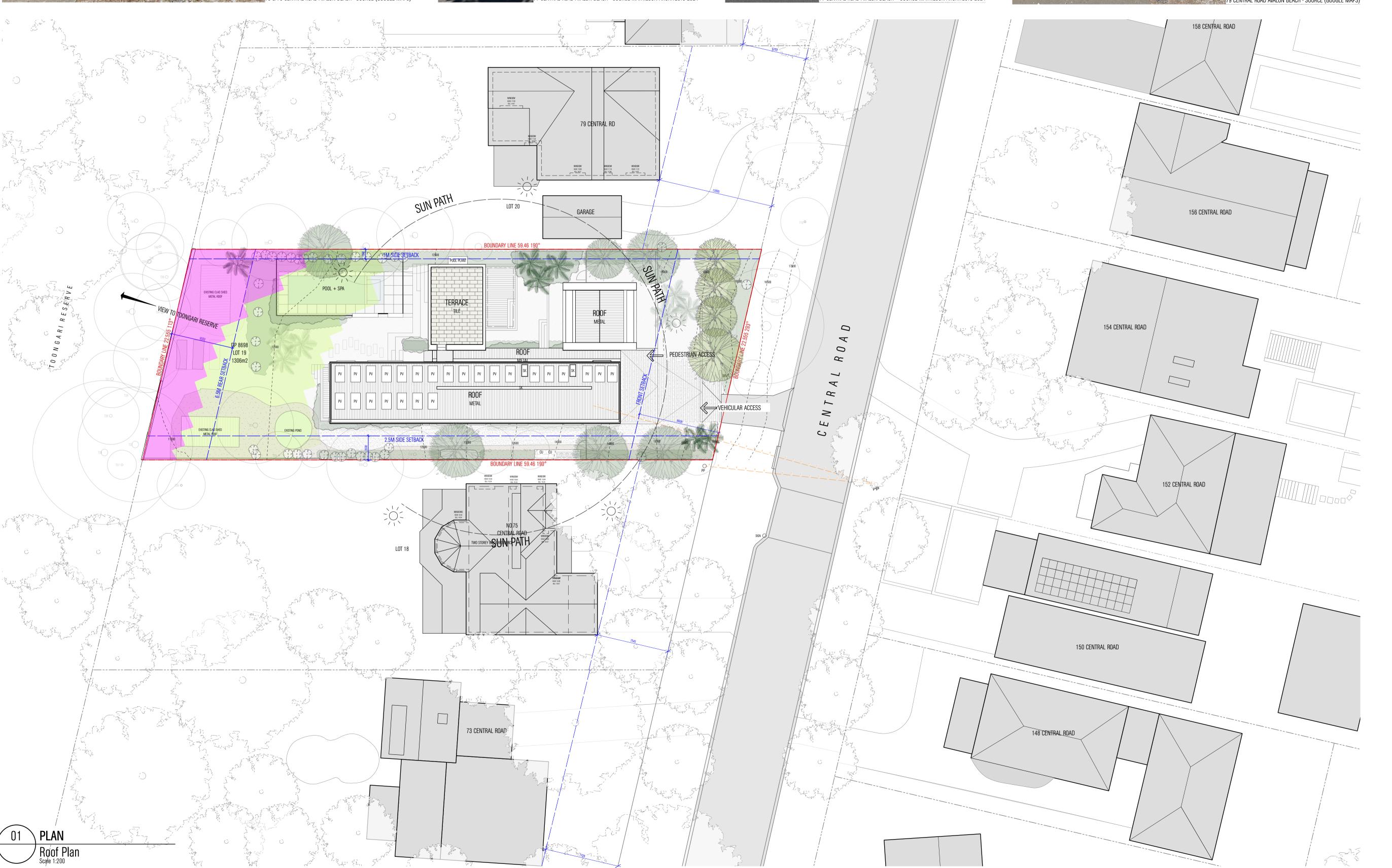
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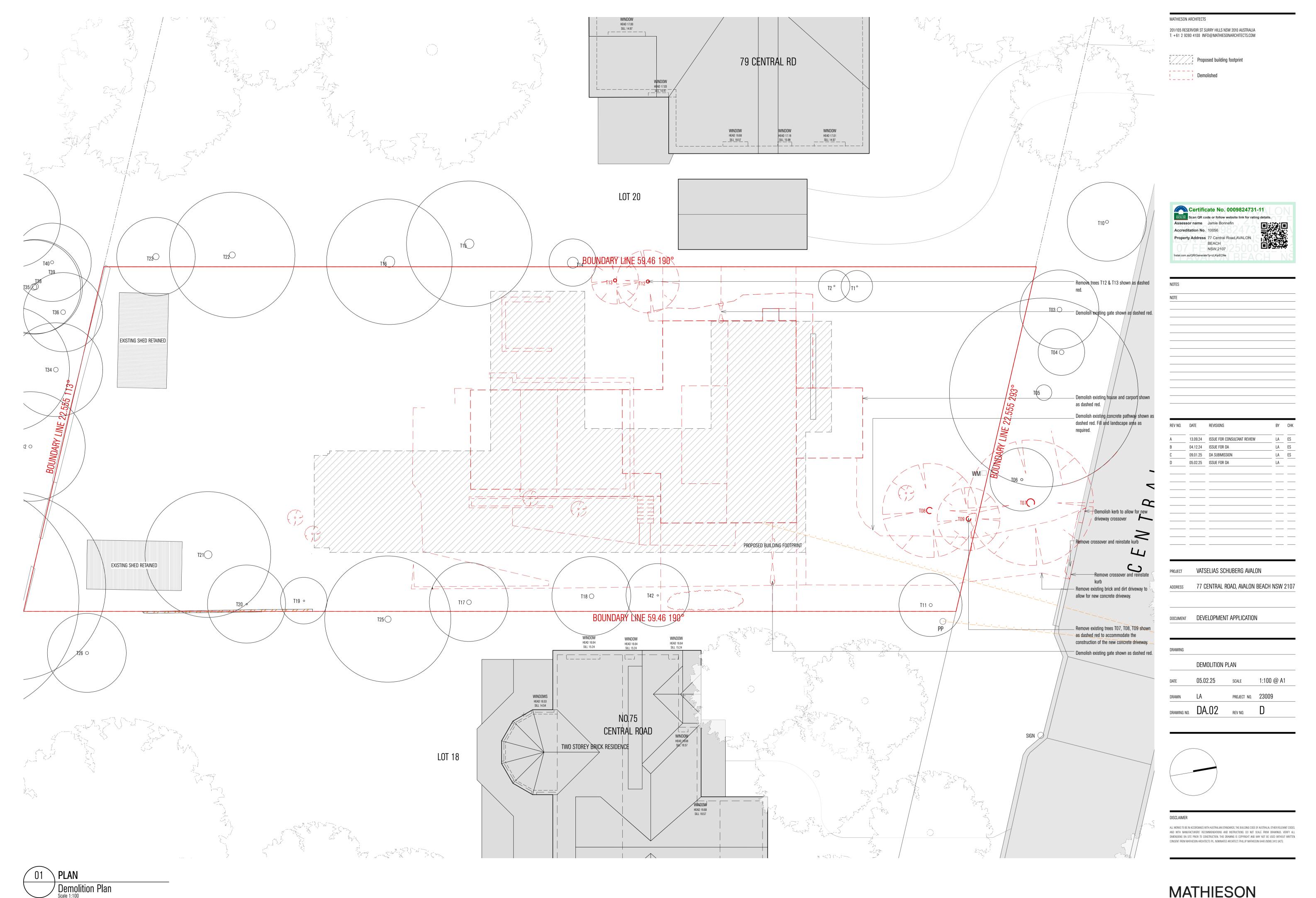


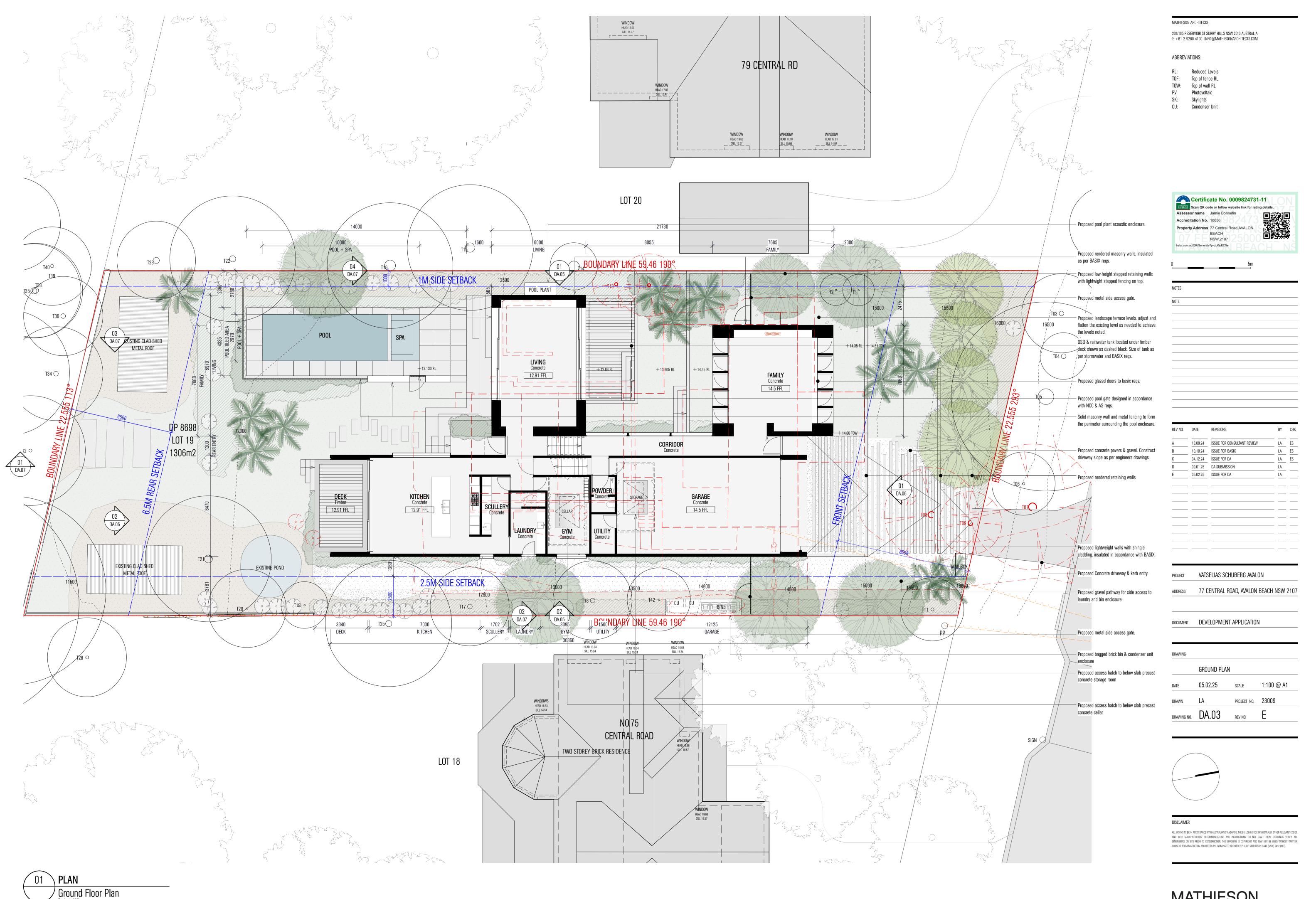


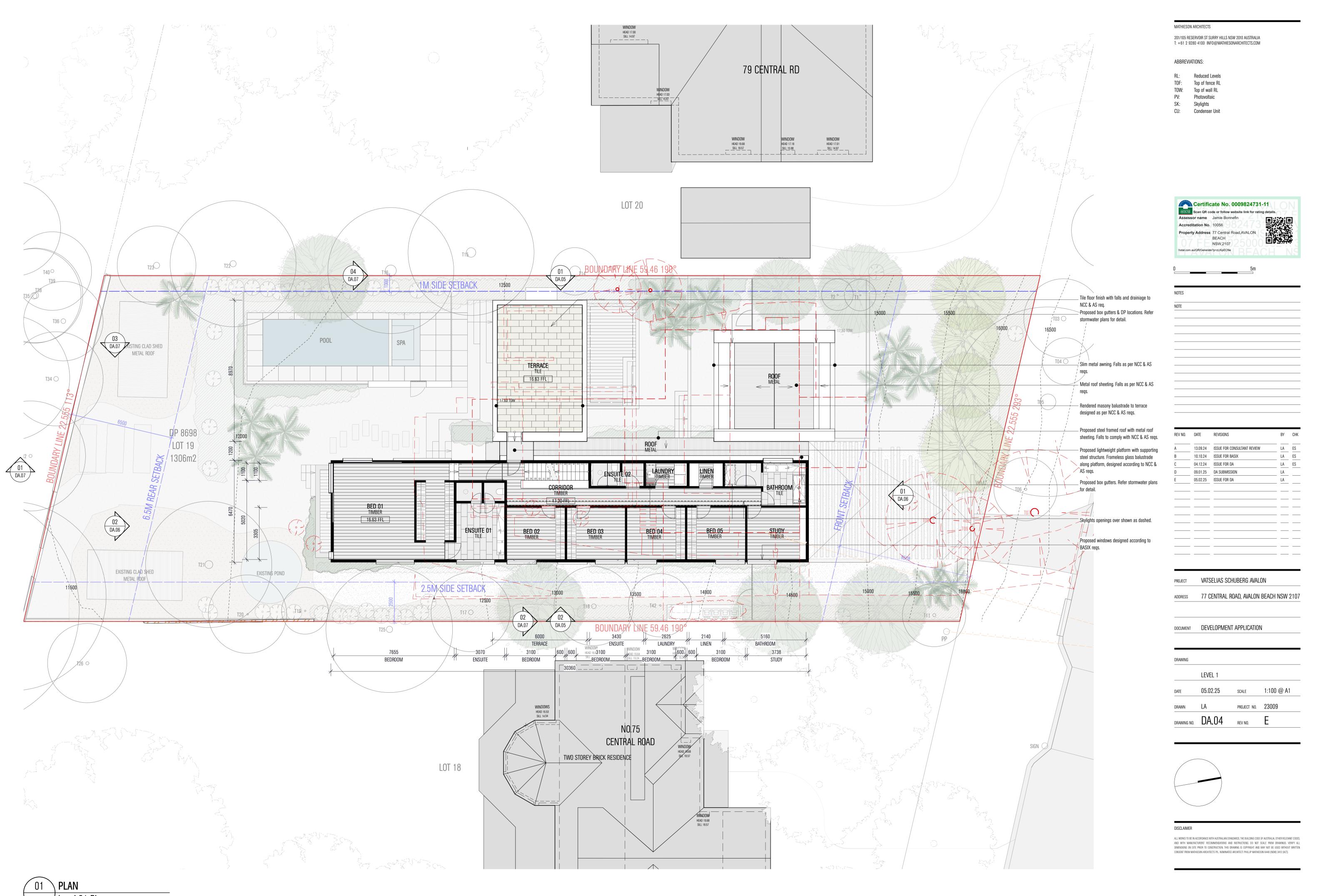
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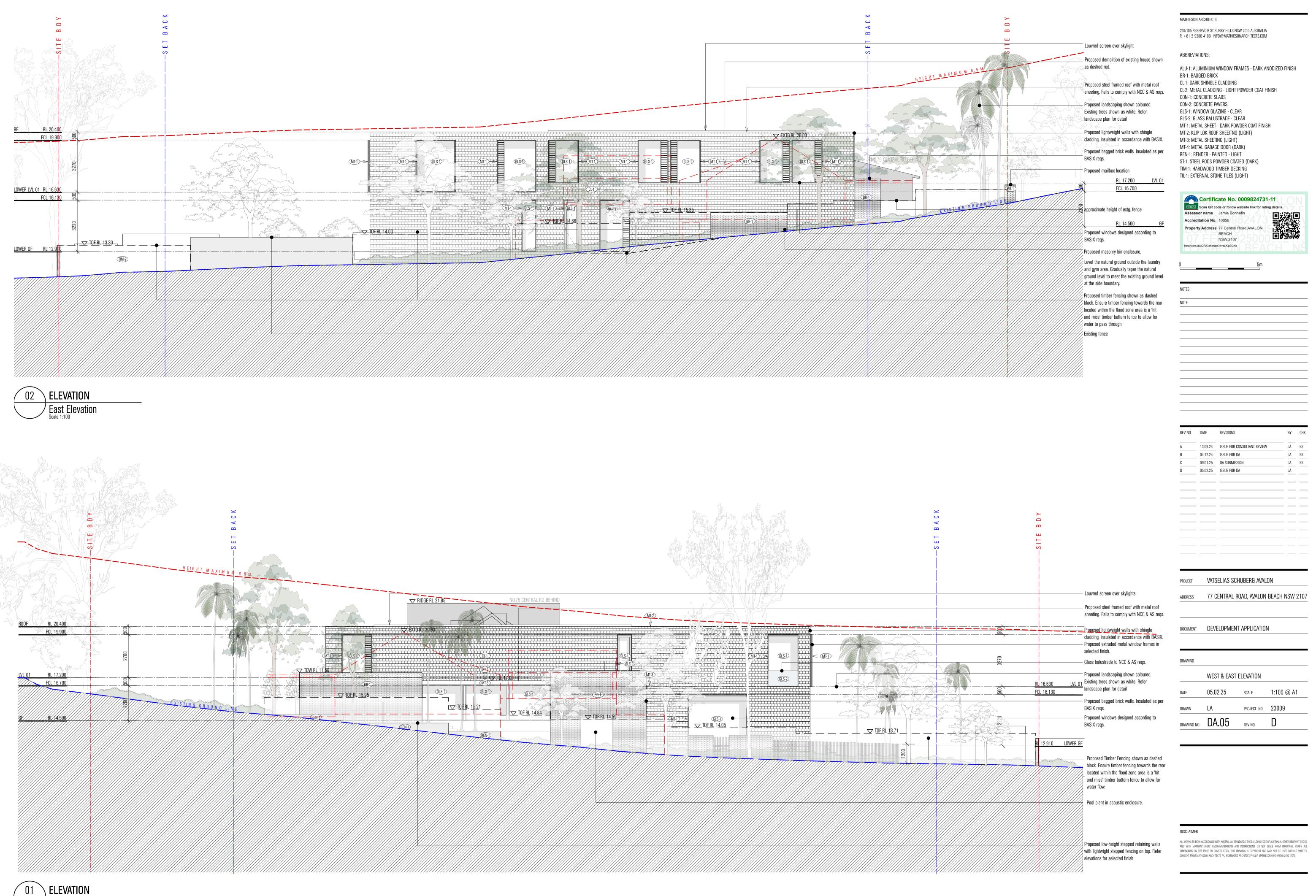
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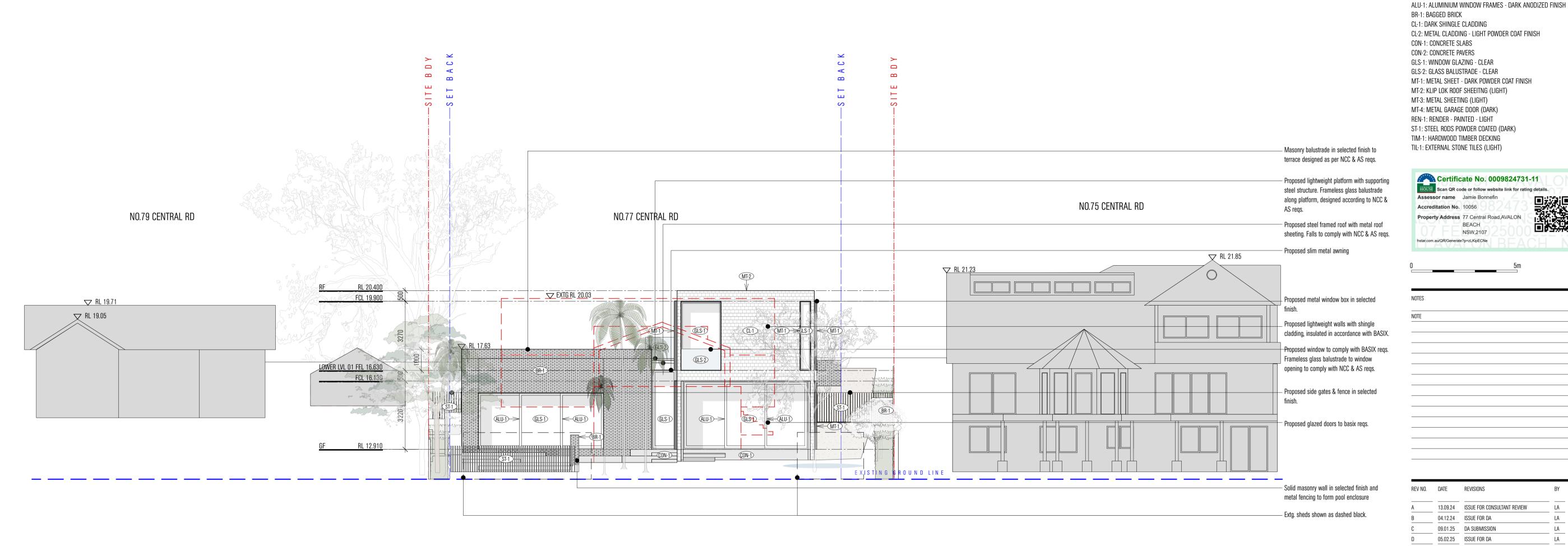




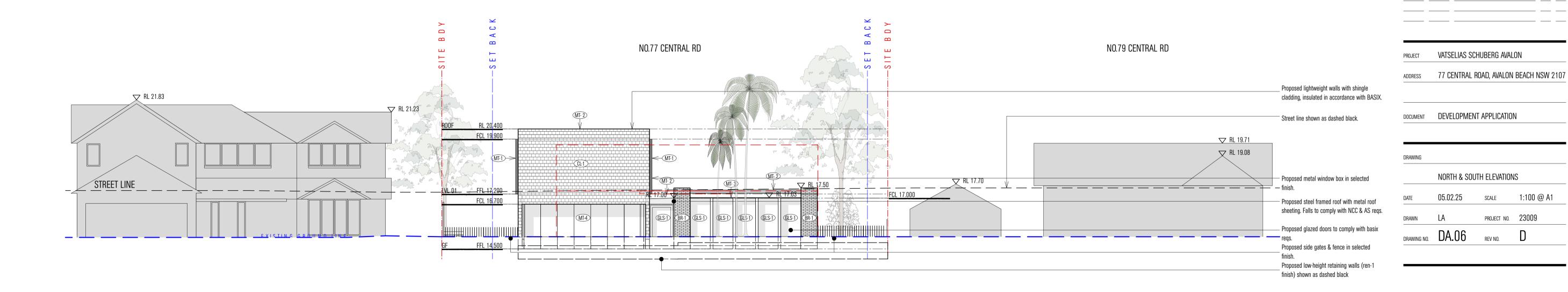




West Elevation
Scale 1:100









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BEACH NSW,2107

13.09.24 ISSUE FOR CONSULTANT REVIEW

LA ES

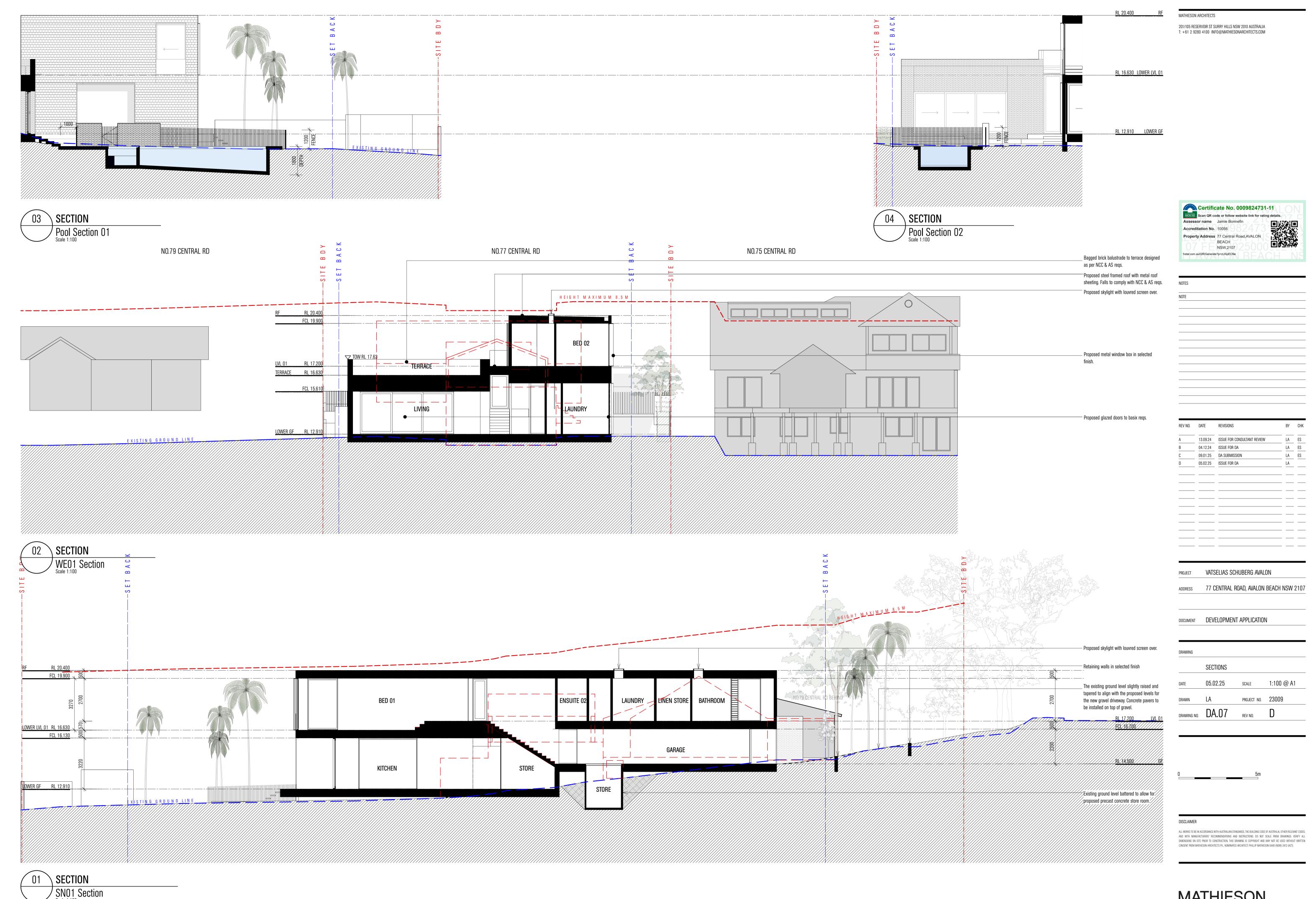
LA ES

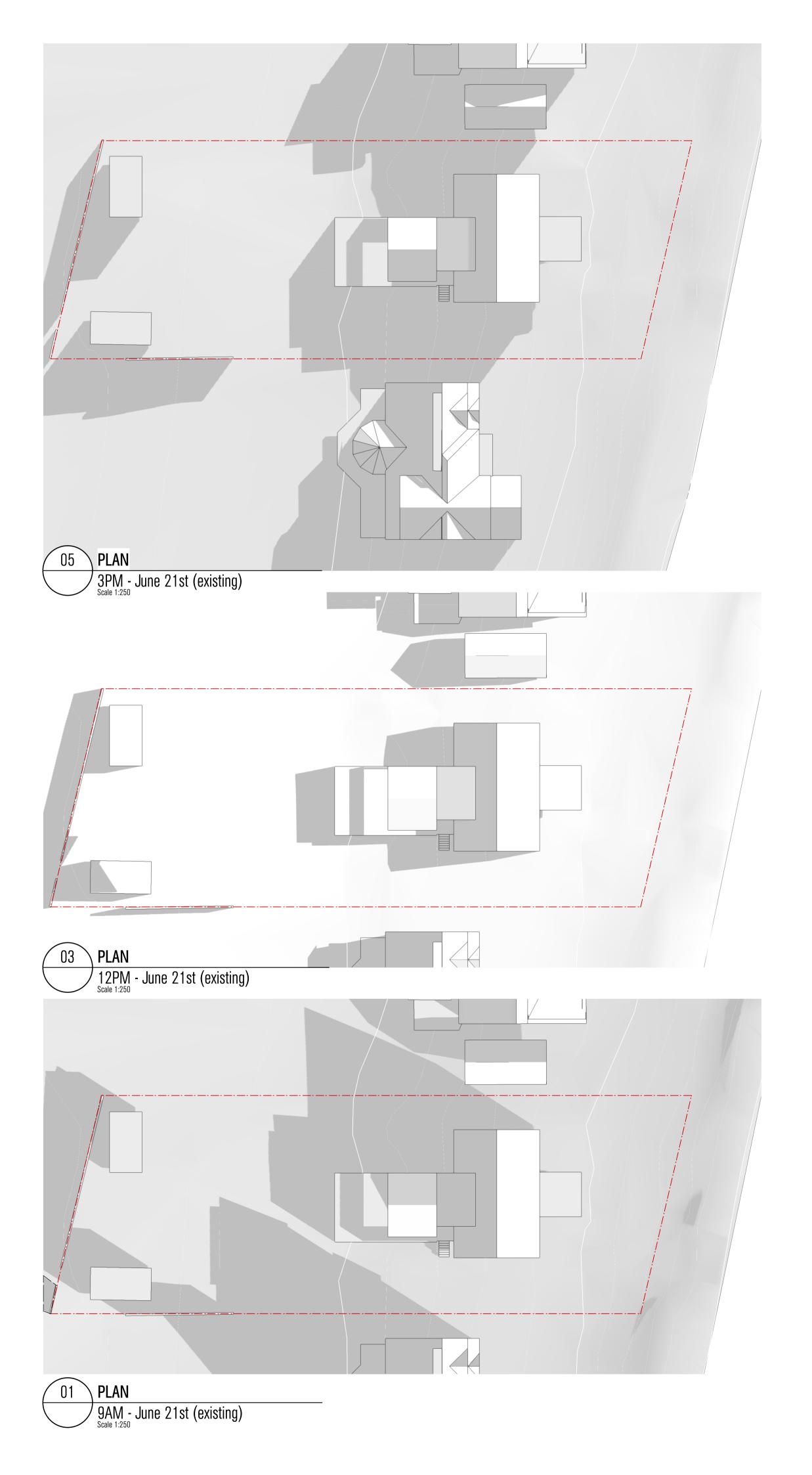
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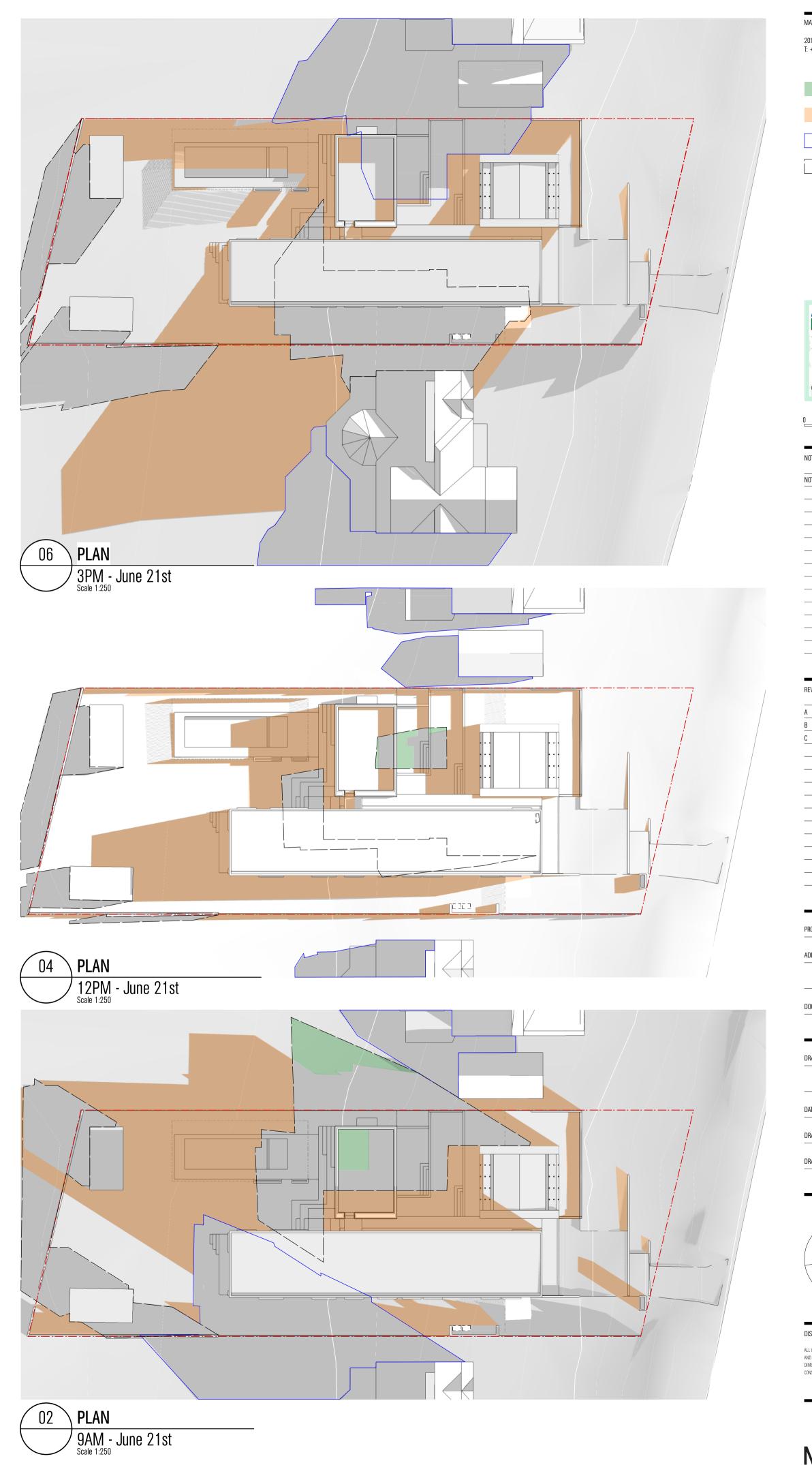
09.01.25 DA SUBMISSION

05.02.25 ISSUE FOR DA

AND WITH MANUFACTURERS' RECOMMENDATIONS AND INSTRUCTIONS. DO NOT SCALE FROM DRAWINGS, VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION, THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM MATHIESON ARCHITECTS P/L. NOMINATED ARCHITECT: PHILLIP MATHIESON 6440 (NSW) 2412 (ACT).







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Shadows removed with proposed dwelling.

Additional shadows created from proposed dwelling.

Shadows caused by the neighbours

Shadows caused by the existing house

Certificate No. 0009824731-11

Scan QR code or follow website link for rating details.

Assessor name Jamie Bonnefin

Accreditation No. 10056

Property Address 77 Central Road,AVALON
BEACH
NSW,2107

hstar.com.au/QR/Generate?p=zLKipECNe

NOTE

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PROJECT VATSELIAS SCHUBERG AVALON

ADDRESS 77 CENTRAL ROAD, AVALON BEACH NSW 2107

DEVELOPMENT APPLICATION

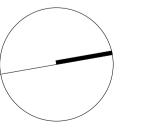
 DRAWING

 SHADOW DIAGRAMS

 DATE
 05.02.25
 SCALE
 1:250 @ A1

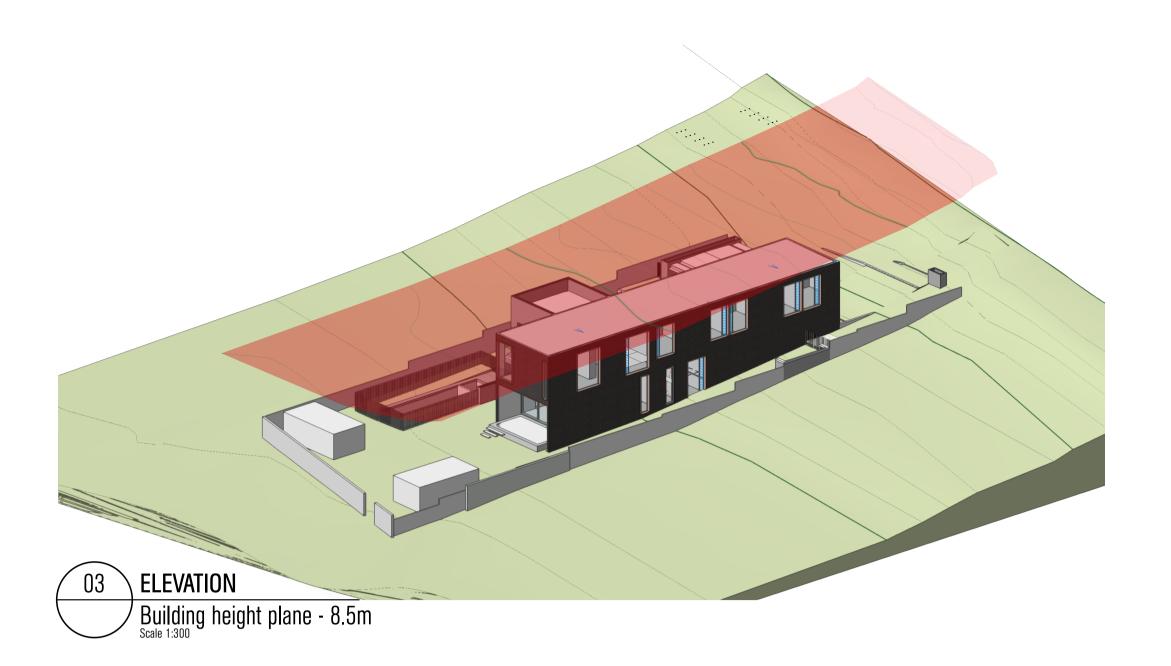
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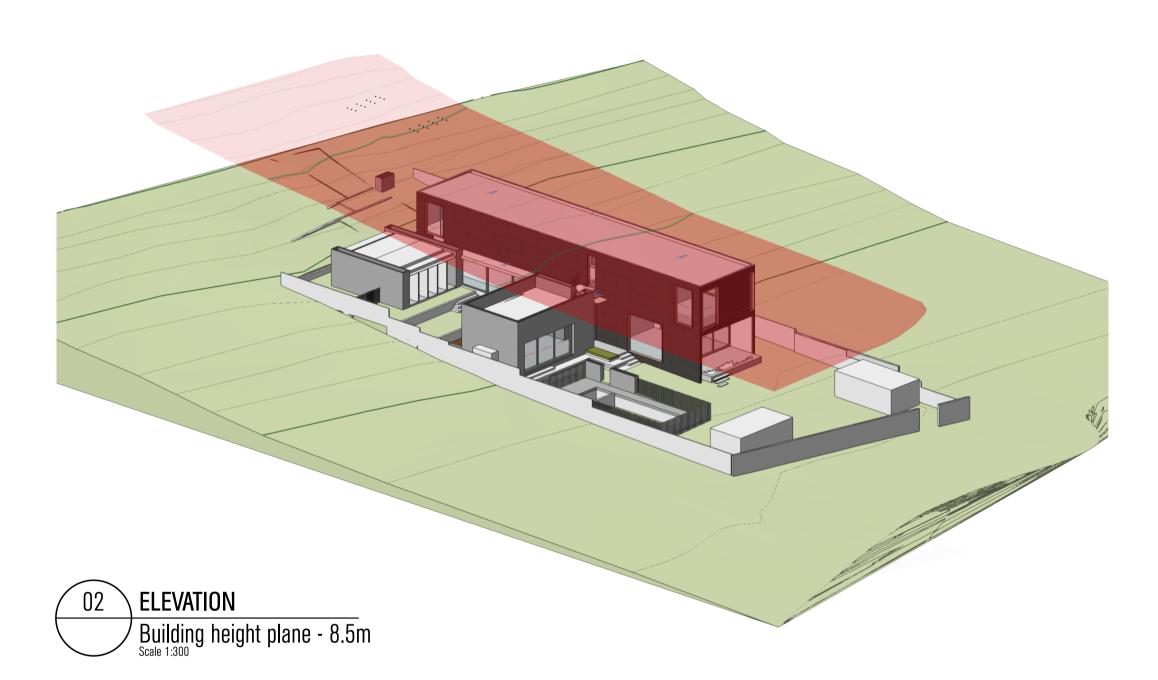
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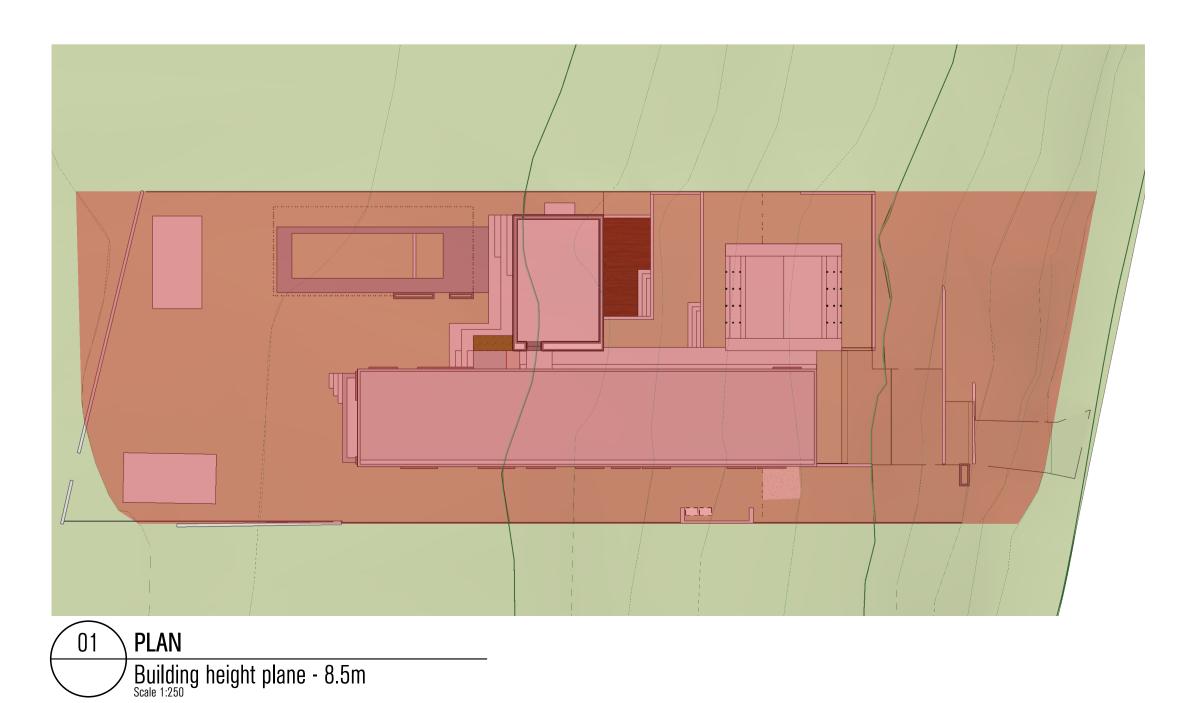


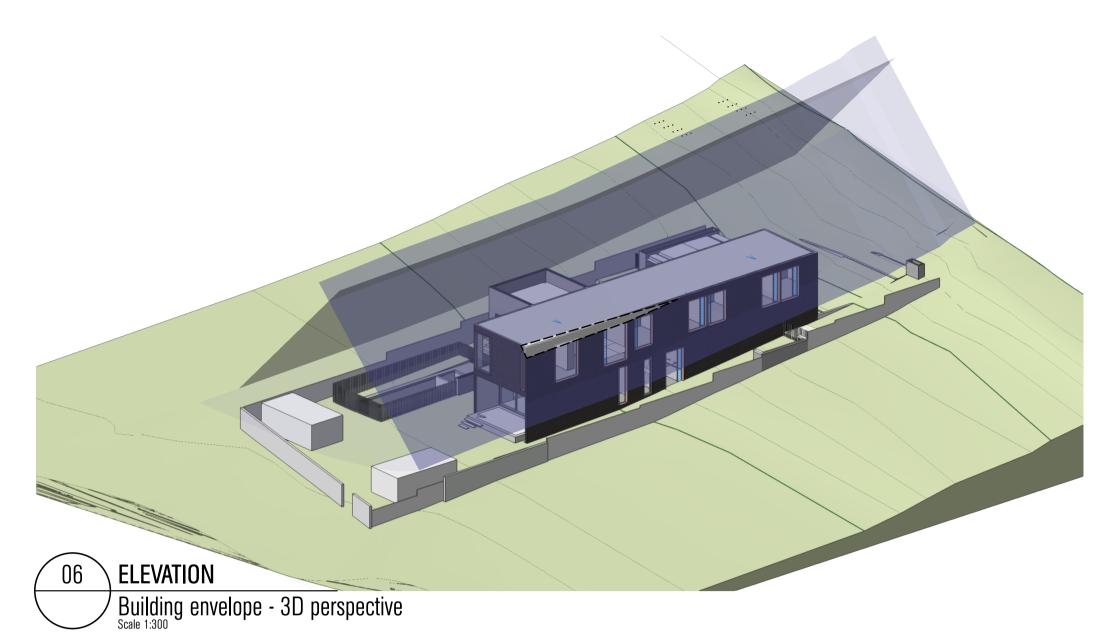
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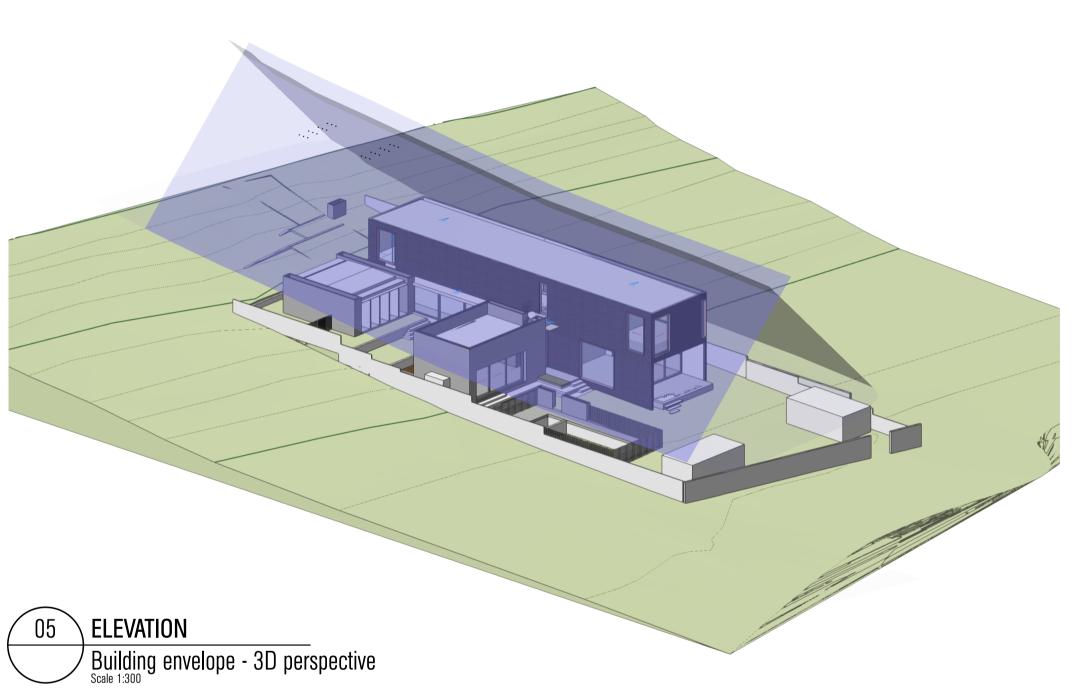
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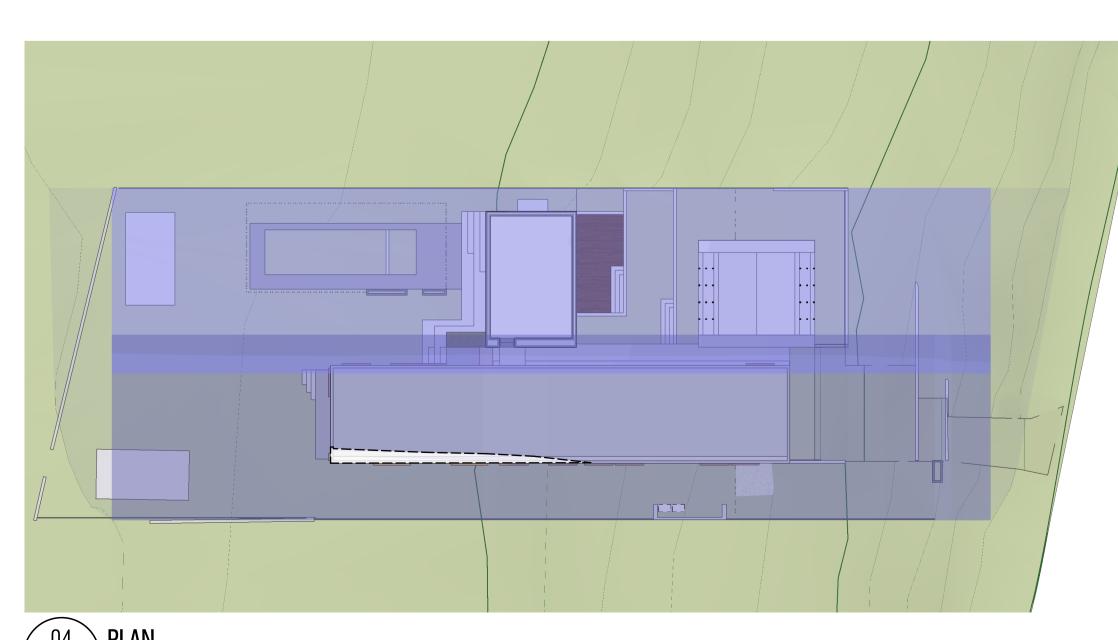












04 PLAN

Building envelope diagram

Scale 1:250



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Building height plane 8.5m

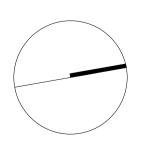
Building envelope

Area of Breach to Control

REV NO.	DATE	REVISIONS	ВУ	Cł
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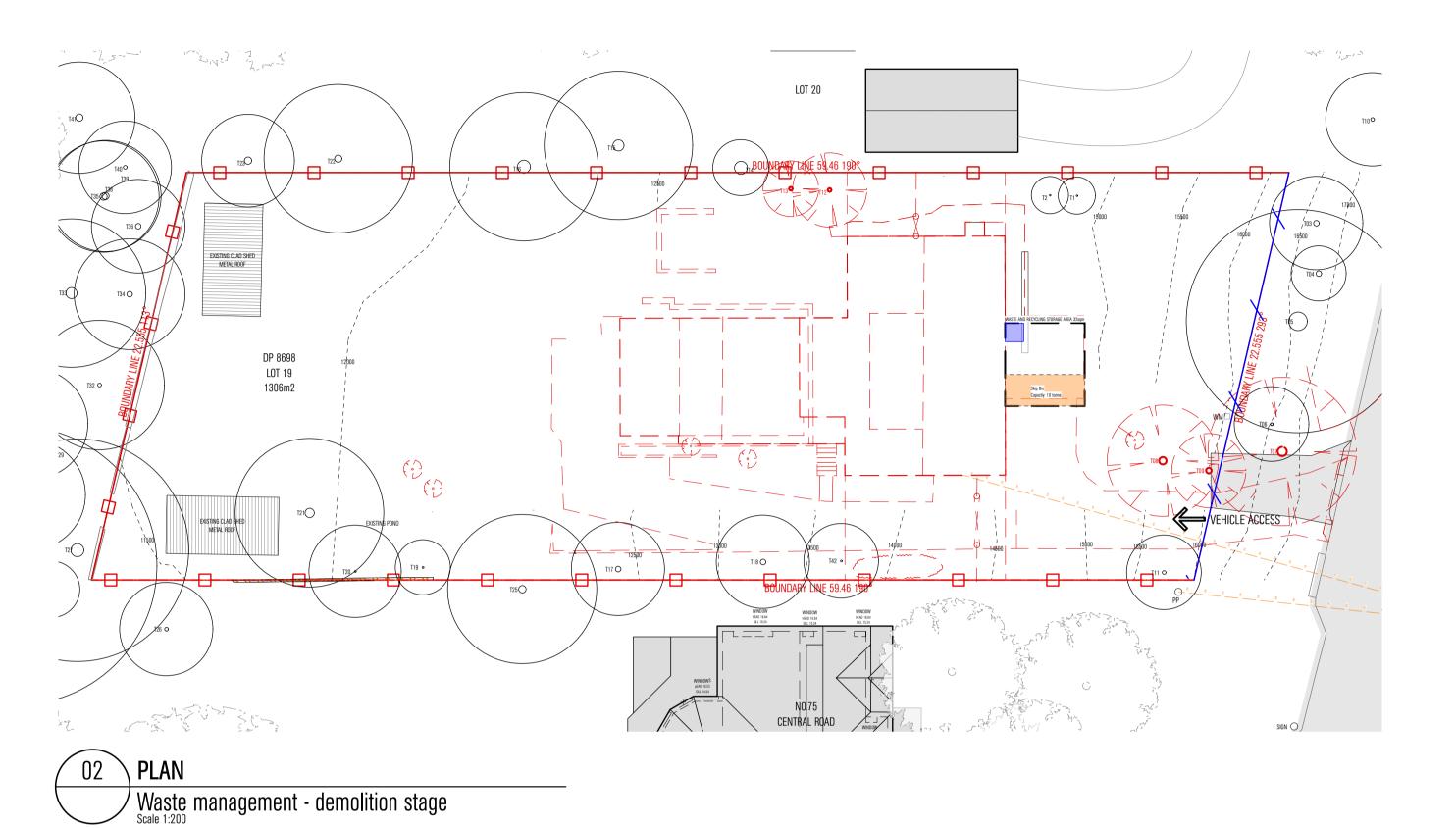
DOCUMENT	DEVELOPMENT APPLICATION

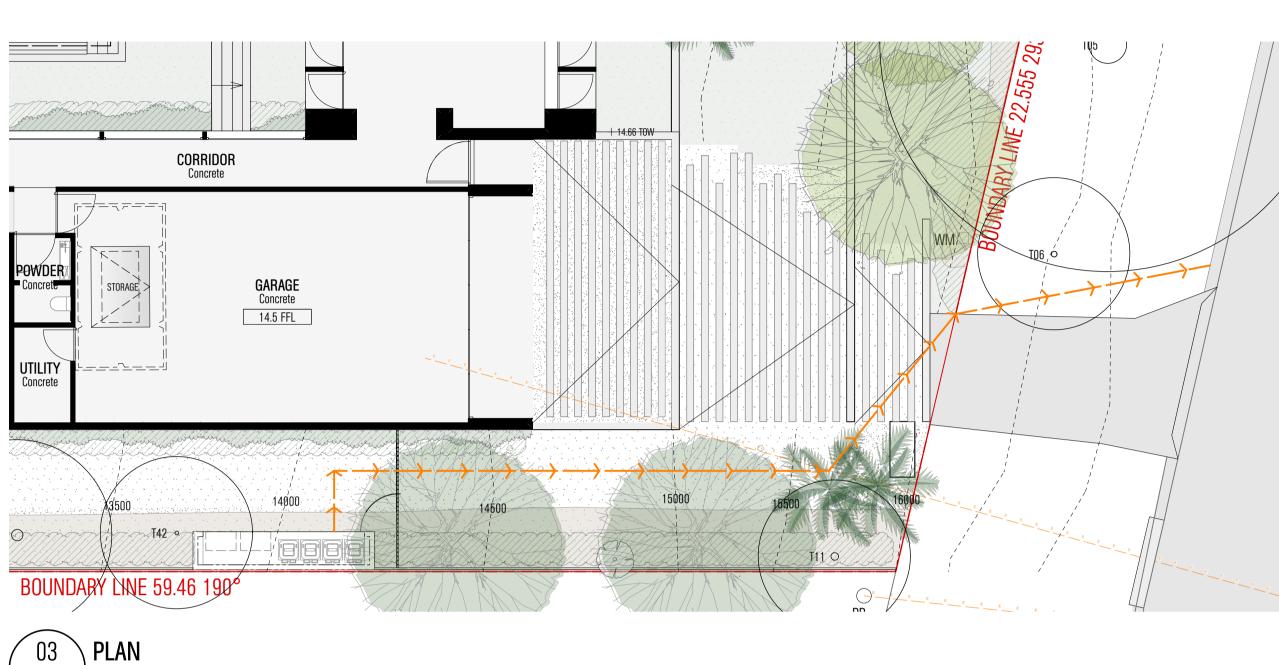
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	COMPLIANCE	DIAGRAMS	
DATE	05.02.25	SCALE	1:250 @
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Drawing No.	DA.09	REV NO.	A

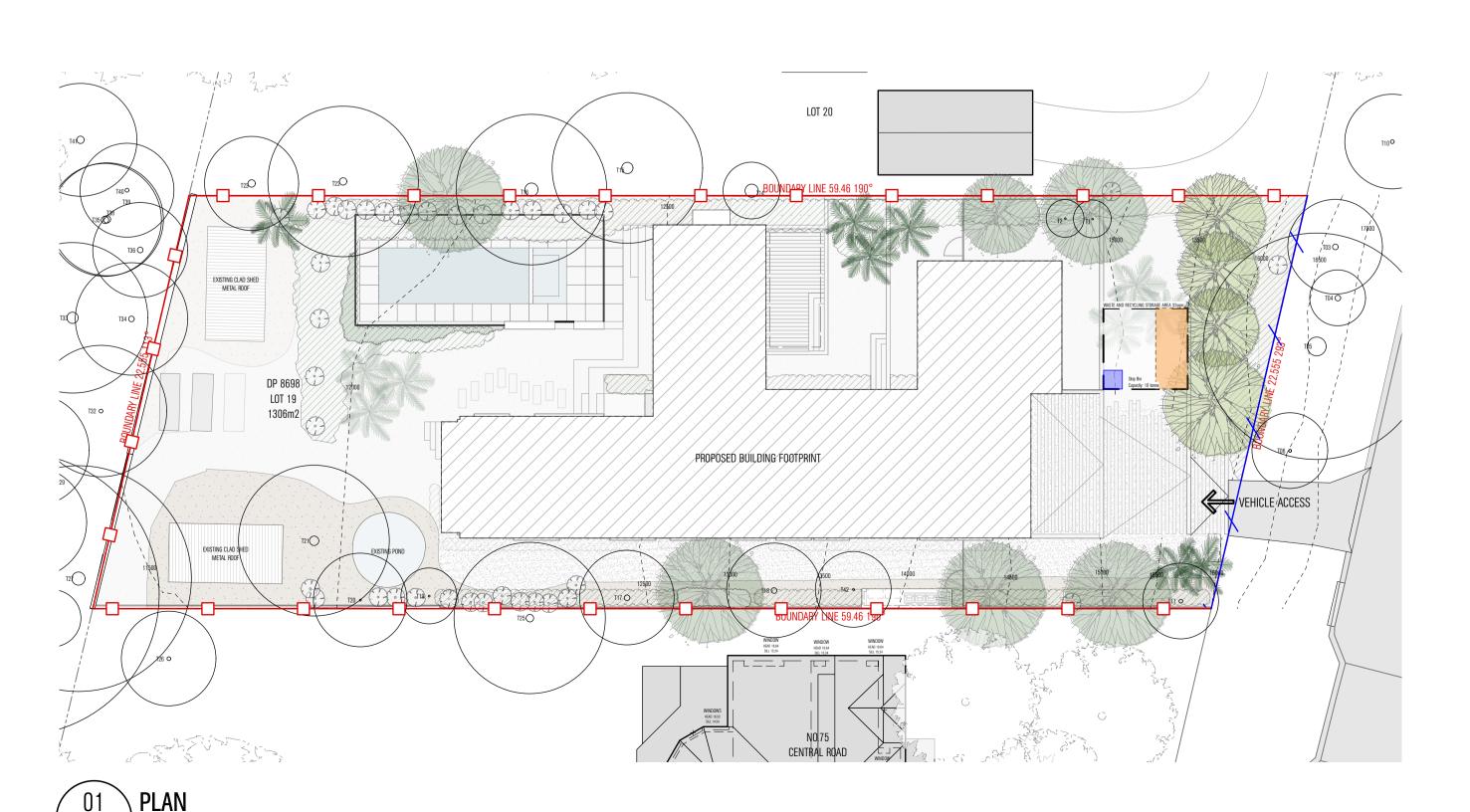


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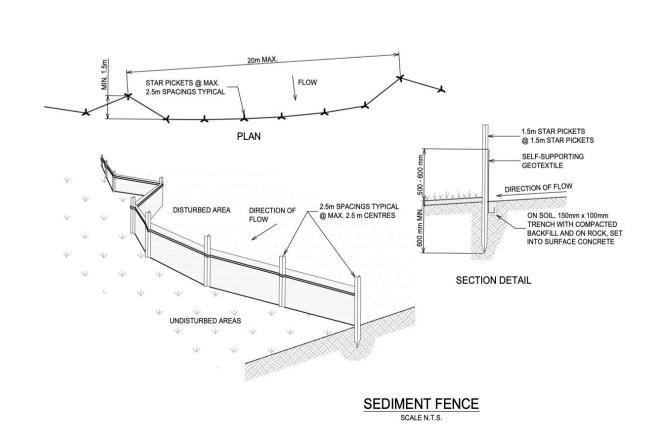
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Waste management - construction stage



03 **DIAGRAM**Sediment fence

Certificate No. 0009824731-11 Scan QR code or follow website link for rating details. Accreditation No. 10056 Property Address 77 Central Road, AVALON NSW,2107 hstar.com.au/QR/Generate?p=zLKipECNe REV NO. DATE REVISIONS LA ES ES 09.01.25 DA SUBMISSION 05.02.25 ISSUE FOR DA \_\_\_\_ PROJECT VATSELIAS SCHUBERG AVALON ADDRESS 77 CENTRAL ROAD, AVALON BEACH NSW 2107 DEVELOPMENT APPLICATION SEDIMENT & EROSION CONTROL PLAN SCALE NTS @ A1 DRAWING NO. DA.10 REV NO.

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1800 mm Temporary secure metal fencing

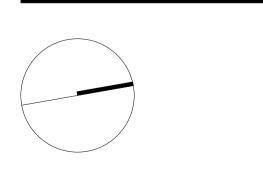
Sediment Control Geotextile fence

Rubbish enclosure

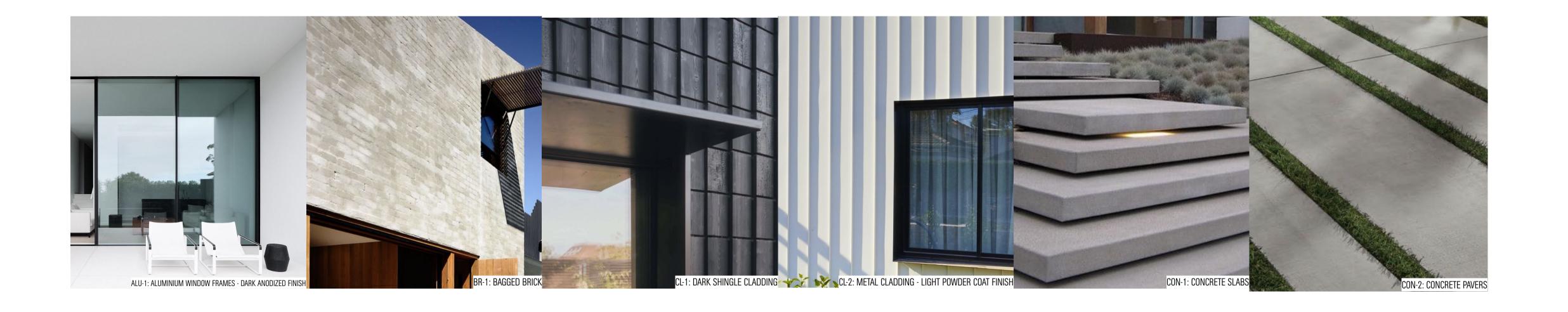
Proposed building footprint

— — Existing structures to be removed / demolished

 $\rightarrow$   $\rightarrow$  Bin Movement



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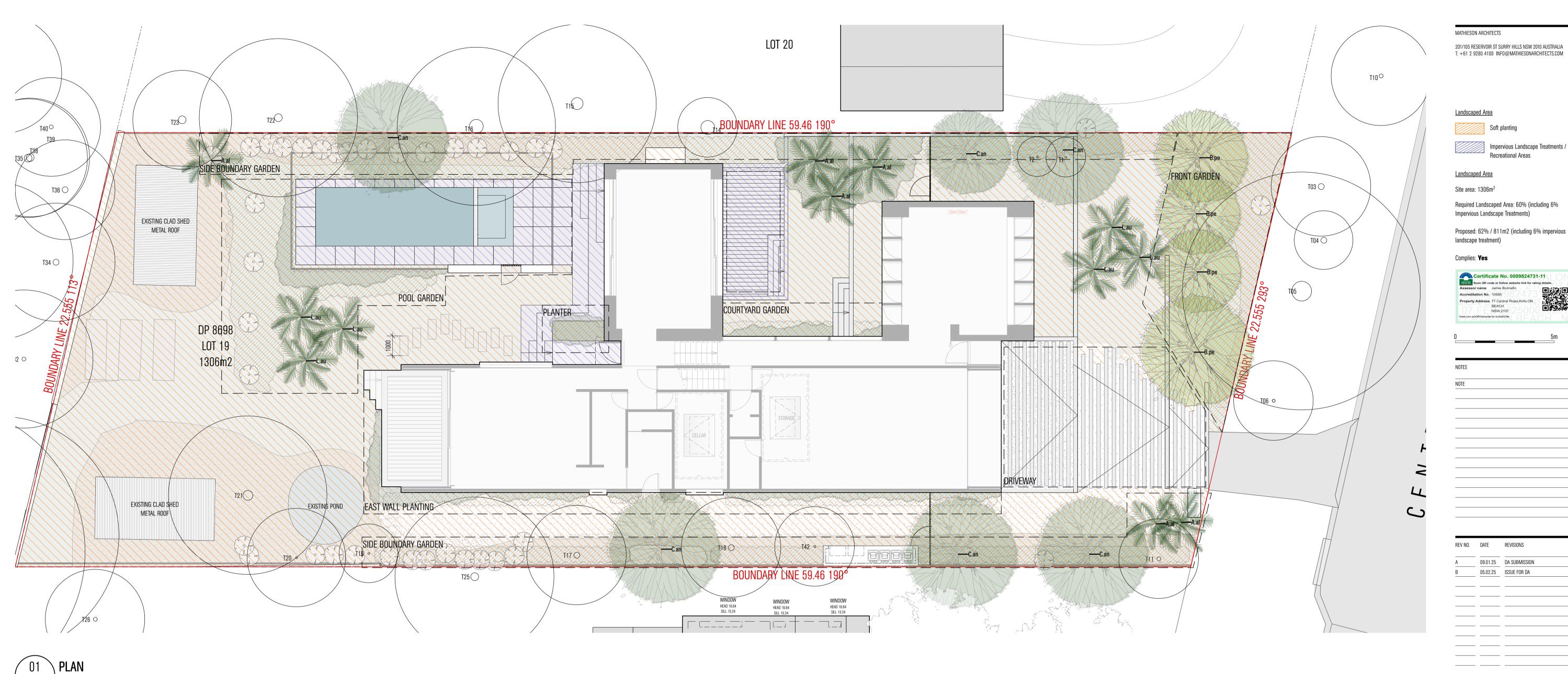
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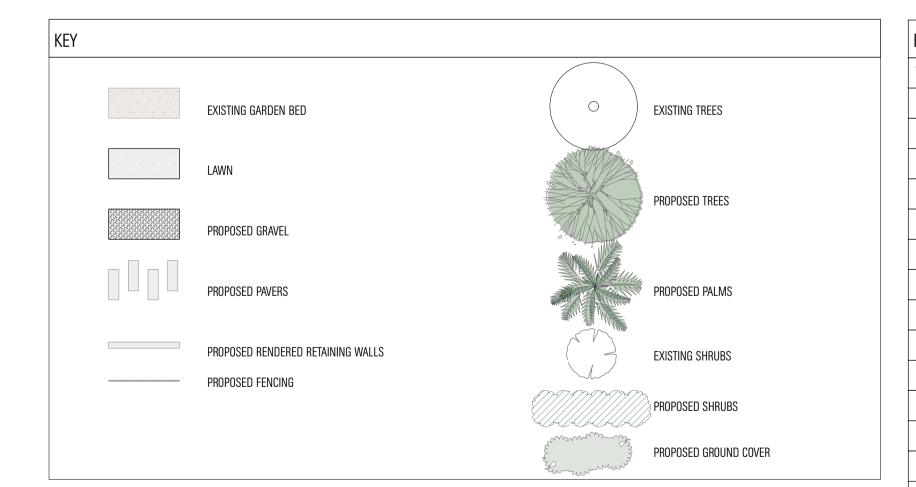


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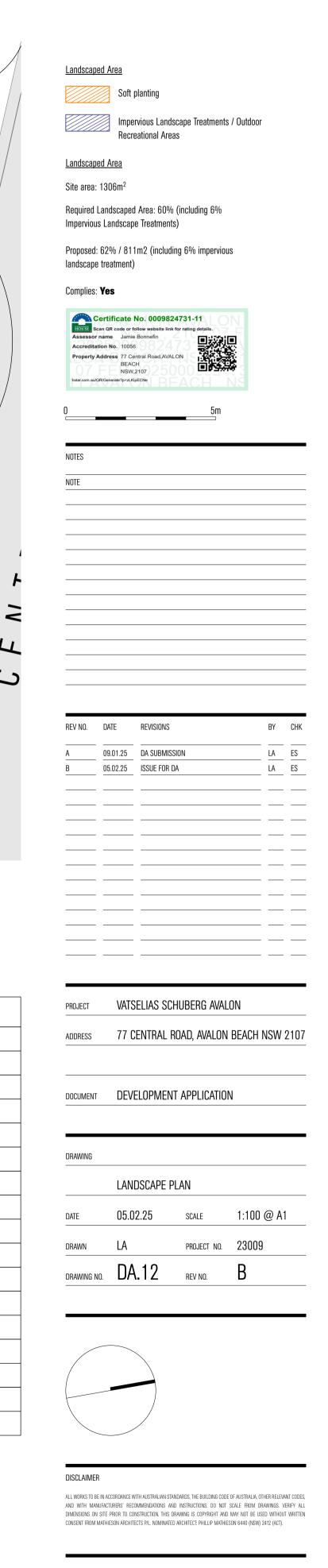
LANDSCAPE PLAN
Scale 1:100

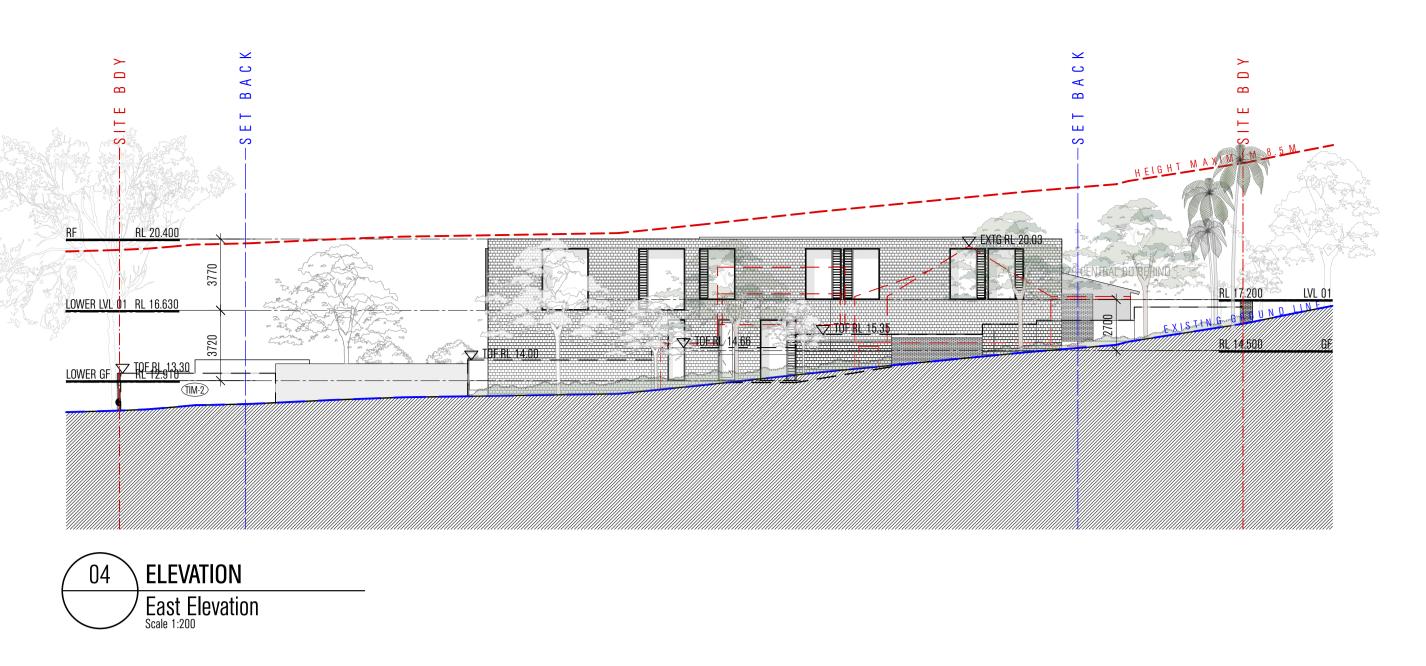
EXISTING '	TREE SCHEDULE	
TREE NO.	BOTANICAL NAME	ACTION
1	LAGERSTROEMIA INDICA	RETAINED
2	LAGERSTROEMIA INDICA	RETAINED
6	EUCALYPTUS RESINIFERA	RETAINED
7	EUCALYPTUS RESINIFERA	REMOVED
8	DURANTA SP.	REMOVED
9	CAMELLIA SASANQUA	REMOVED
11	ARCHONTOPHOENIX CUNNINGHAMIANA	RETAINED
12	MURRAYA PANICULATA	RETAINED
13	MURRAYA PANICULATA	REMOVED
14	ULUMUS GLABRA	REMOVED
15	ULUMUS GLABRA	RETAINED
16	EUCALYPTUS BOTRYOIDES	RETAINED
17	MURRAYA PANICULATA	RETAINED
18	VIBURNUM TINUS	RETAINED
18A	BAMBYS SP. (CLUMP)	RETAINED
19	ARCHONTOPHOENIX CUNNINGHAMIANA	RETAINED
20	REMOVED	RETAINED
21	MAGNOLIA GRANDIFLORA	RETAINED
22	SYZYGIUM PANICULATUM	RETAINED
25	ULMUS GLABRA	RETAINED
42	SYZYGIUM LUEHMANNI	RETAINED

ID	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	QUANTITY
TREES						
A.al	ARCHONOTOPHOENIX ALEXANDRAE	ALEXANDER PALM	10-15m	6m		6
B.pe	BETULA PENDULA	SILVER BIRCH	12m	4-6m	110L POT	4
C.an	CUPANDIOPSIS ANACARDIOIDES	TUCKER00	6-10m	5-7m	110L POT	6
L.au	LIVISTONA AUSTRALIA	CABBAGE TREE PALM	25m	2m		6
SHRUBS						
A.el	ASPIDISTRA ELATIOR	CAST IRON PLANT	0.6-1m	1.5m	200mm POT	70
A.ma	ALOCASIA MACRORRIZAH	ELEPHANT EAR	0.3-1m	1-2m	300mm POT	40
A.mo	ACABTHUS MOLIS	BEAR BREECHES	1-1.5m	1.5m	140mm POT	30
A.ni	ASPLENIUM NIDUS	BIRD'S NEST FERN	1-2m	2m	200mm POT	30
A.ze	Alpina Zerumbet 'Variegata'	VARIEGATED SHELL GINGER	1-5m	0.6m	200mm POT	12
L.lo	LOMANDRA LONGIFOLA TANIKA	LOMANDRA 'TANIKA'	0.5-0.6m	0.65m	140mm POT	320
T.xa	THAUMATOPHYLLUM XANADU	PHILODENRON XANADU	0.75m	1m	140mm POT	300
ROUNDCOVER						
C.or	CITYLEDON ORBICULATA	SILVER WAVES	0.3m	0.7m	200mm POT	30
D.re	DICHONDRA REPENS	NATIVE KIDNEY WEED	0.05 - 0.15m	2m	140mm POT	300
Z.te	ZOYSIA TENUFOLIA	VELVET GRASS	0.1m	0.4m	140mm POT	300

PLANTING SCHEDULE B AREA	1	In
	TYPE	ID
FRONT GARDEN	TREES	B.pe
		L.au
	SHRUBS	L.lo
		T.xa
SIDE BOUNDARY GARDENS	TREES	C.an
		A.al
	SHRUBS	A.el
		A.ma
		A.mo
		A.ni
		A.ze
		L.lo
		T.xa
EAST-WALL GARDEN	SHRUBS	A.el
		A.ma
		A.mo
		A.ni
		A.ze
		L.lo
		T.xa
	GROUNDCOVER	C.or
		D.re

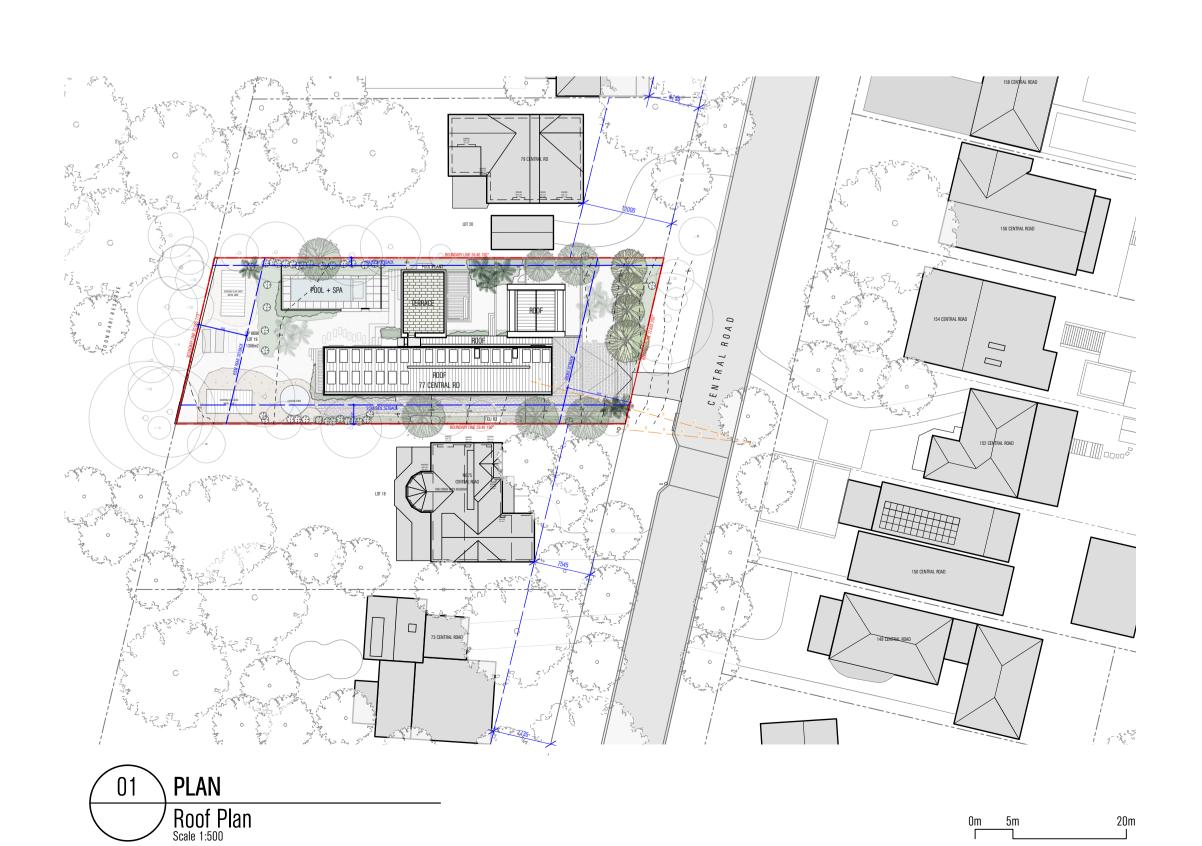
AREA	TYPE	ID
COURTYARD GARDEN	SHRUBS	A.m
		A.m
		L.lo
		T.xa
	GROUNDCOVER	C.or
POOL GARDEN	TREES	L.au
	SHRUBS	A.ni
		A.mo
		T.xa
		L.lo
	GROUNCOVER	D.re
		Z.te
PLANTER	SHRUB	T.xa
	GROUNCOVER	D.re
DRIVEWAY	GROUNCOVER	D.re
		Z.te



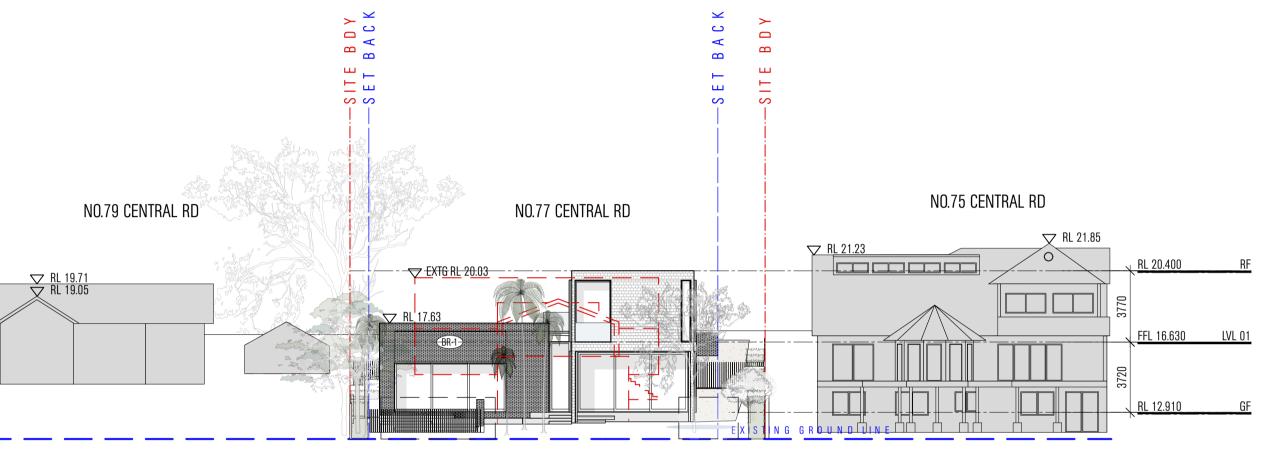














MATHIESON ARCHITECTS

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Accreditation No	b. 10056
Property Addres	s 77 Central Road,AVALON BEACH NSW,2107
hstar.com.au/QR/Gener	ate?p=zLKipECNe
_1	5m *1.200 Scale Bar
IOTES	
IOTE	
EV NO. DATE	REVISIONS
09.01.25	DA SUBMISSION
05.02.25	ISSUE FOR DA

Certificate No. 0009824731-11

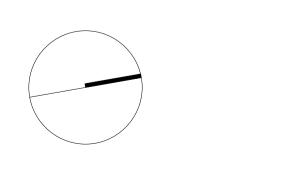
Scan QR code or follow website link for rating details.

DRAWING NO.	DA.13	REV NO.	В	
DRAWN	LA	PROJECT NO.	23009	
DATE	05.02.25	SCALE	1:200 @ A1	
NOTIFICATION PLANS				

PROJECT VATSELIAS SCHUBERG AVALON

DEVELOPMENT APPLICATION

ADDRESS 77 CENTRAL ROAD, AVALON BEACH NSW 2107



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