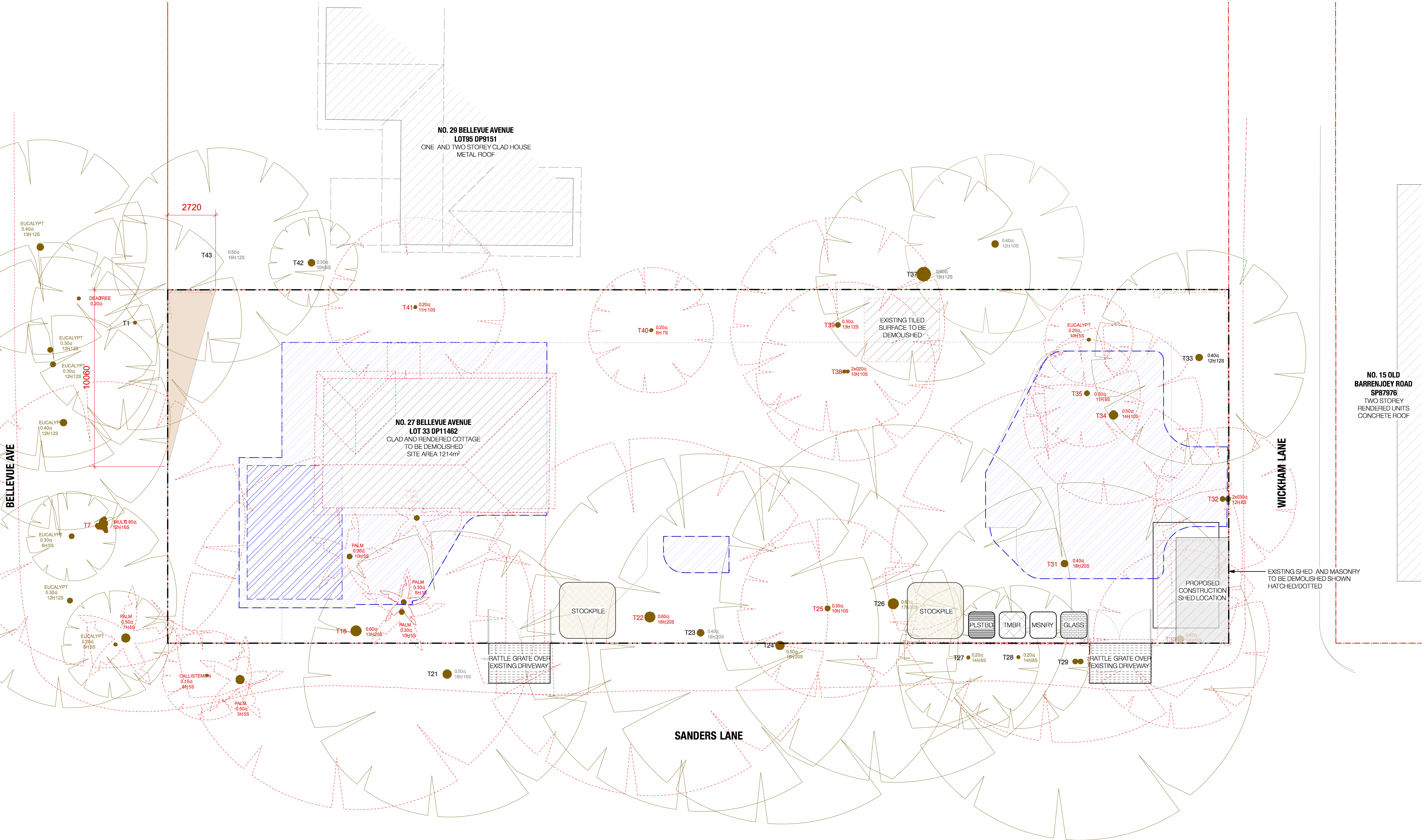




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27 BELLEVUE AVE | AVALON
MARCH 2021

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NOM ARCH CHRIS HAUGHTON 6727





ISSUE	DATE	DESCRIPTION
A	10/9/20	ISSUED FOR DA

- SEDIMENT CONTROL FENCE TO STORMWATER ENGINEER'S SPECIFICATIONS
- EXISTING STRUCTURES TO BE DEMOLISHED
- EXCAVATION ZONES

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
DESIGNED BY	SHED
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DRAWING TITLE

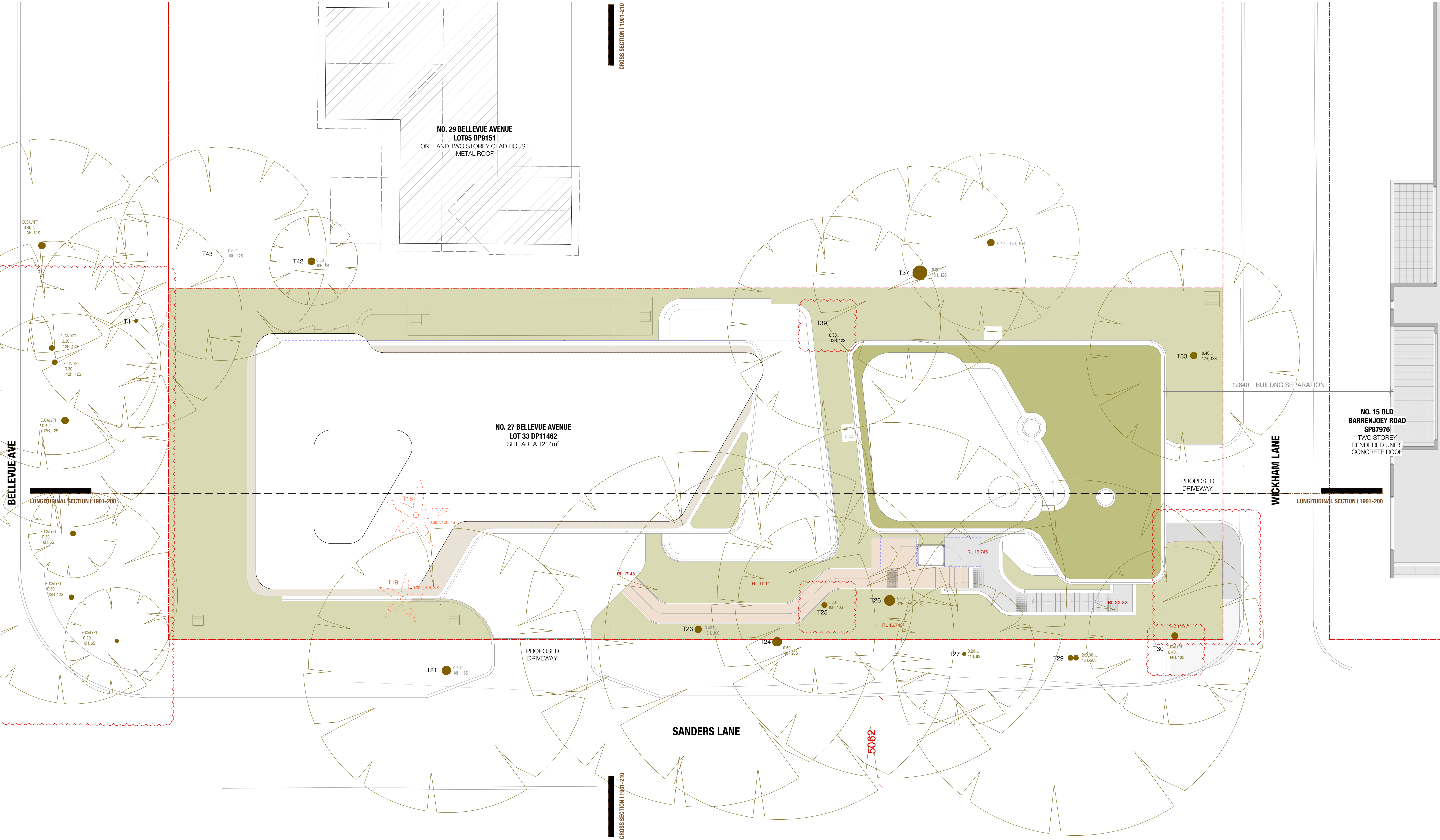
**DEMOLITION AND
CONSTRUCTION MANAGEMENT
PLAN**

DRAWING NO.

1901- DA 040 A

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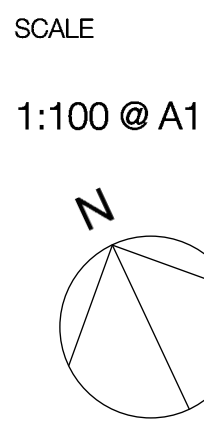


ISSUE	DATE	DESCRIPTION
A	10/09/20	ISSUED FOR DA
B	01/03/21	ISSUED FOR DA

TREES 25, 30, 39 RETAINED

PAVEMENTS ADDED/ AMENDED

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
DESIGNED BY	SHED
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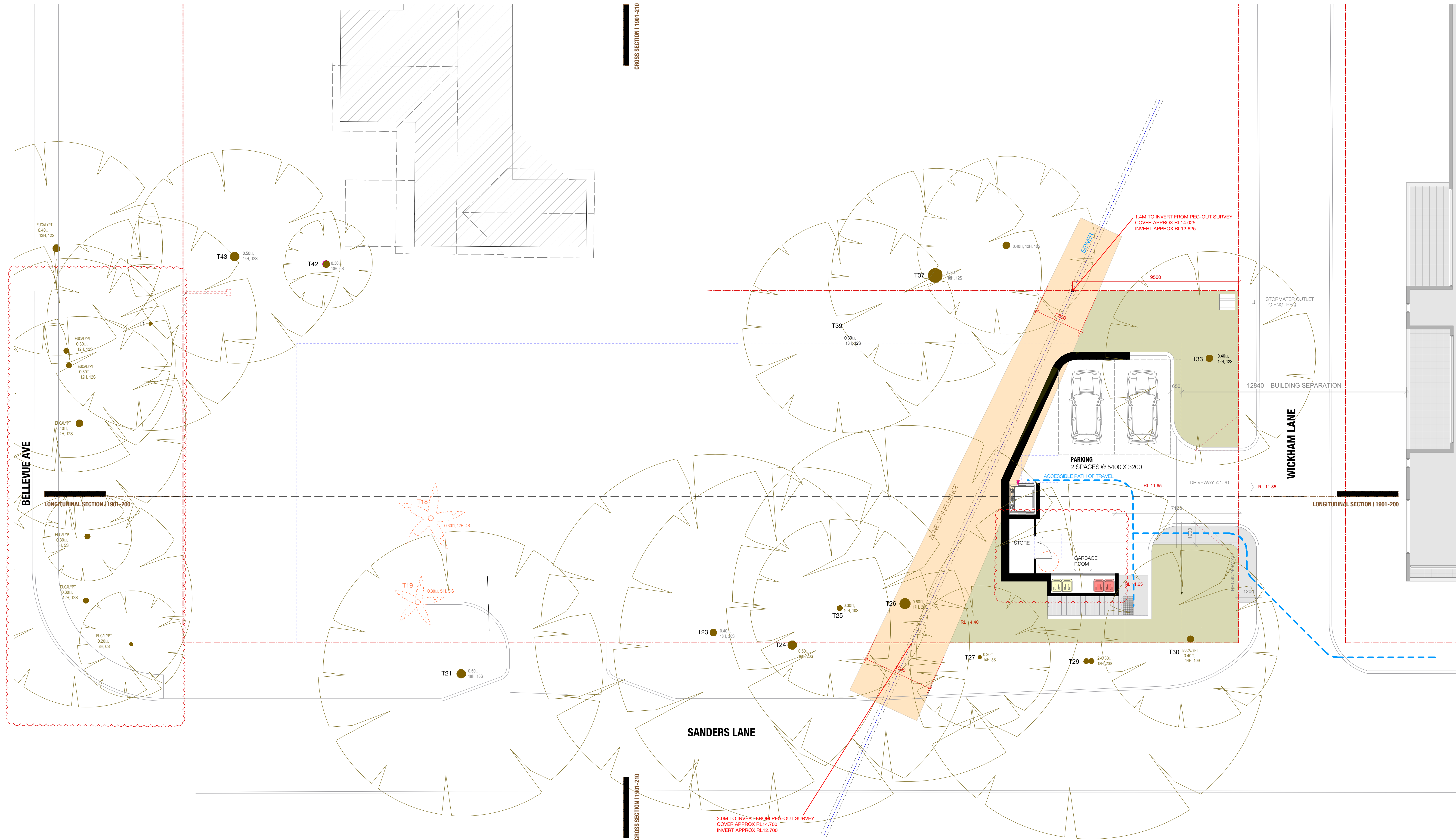
SITE PLAN

DRAWING NO.

1901- DA 070 B

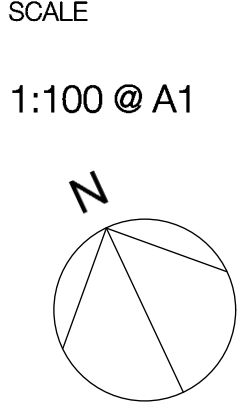
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ABN 75155117516
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ISSUE	DATE	DESCRIPTION	TREES 25, 30, 39 RETAINED	GARBAGE ROOM RELOCATED	PAVEMENT AMENDED
A	10/09/20	ISSUED FOR DA			
B	01/3/21	ISSUED FOR DA			
C	15/03/21	ISSUED FOR DA			

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
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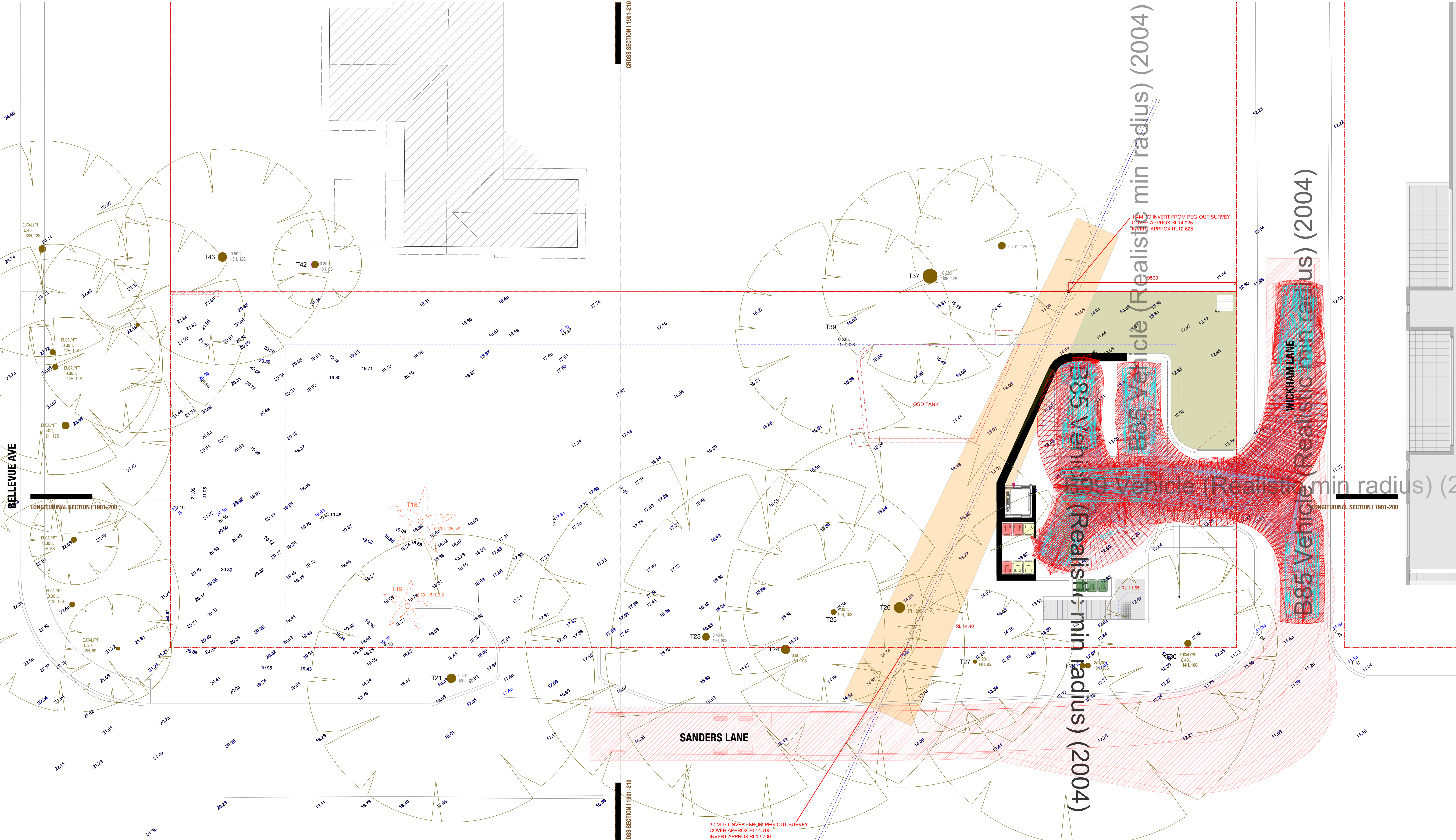


DRAWING TITLE
LOWER PARKING LEVEL PLAN

DRAWING NO.
1901- DA 100 C

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ABN 75155117516
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ISSUE	DATE	DESCRIPTION
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PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
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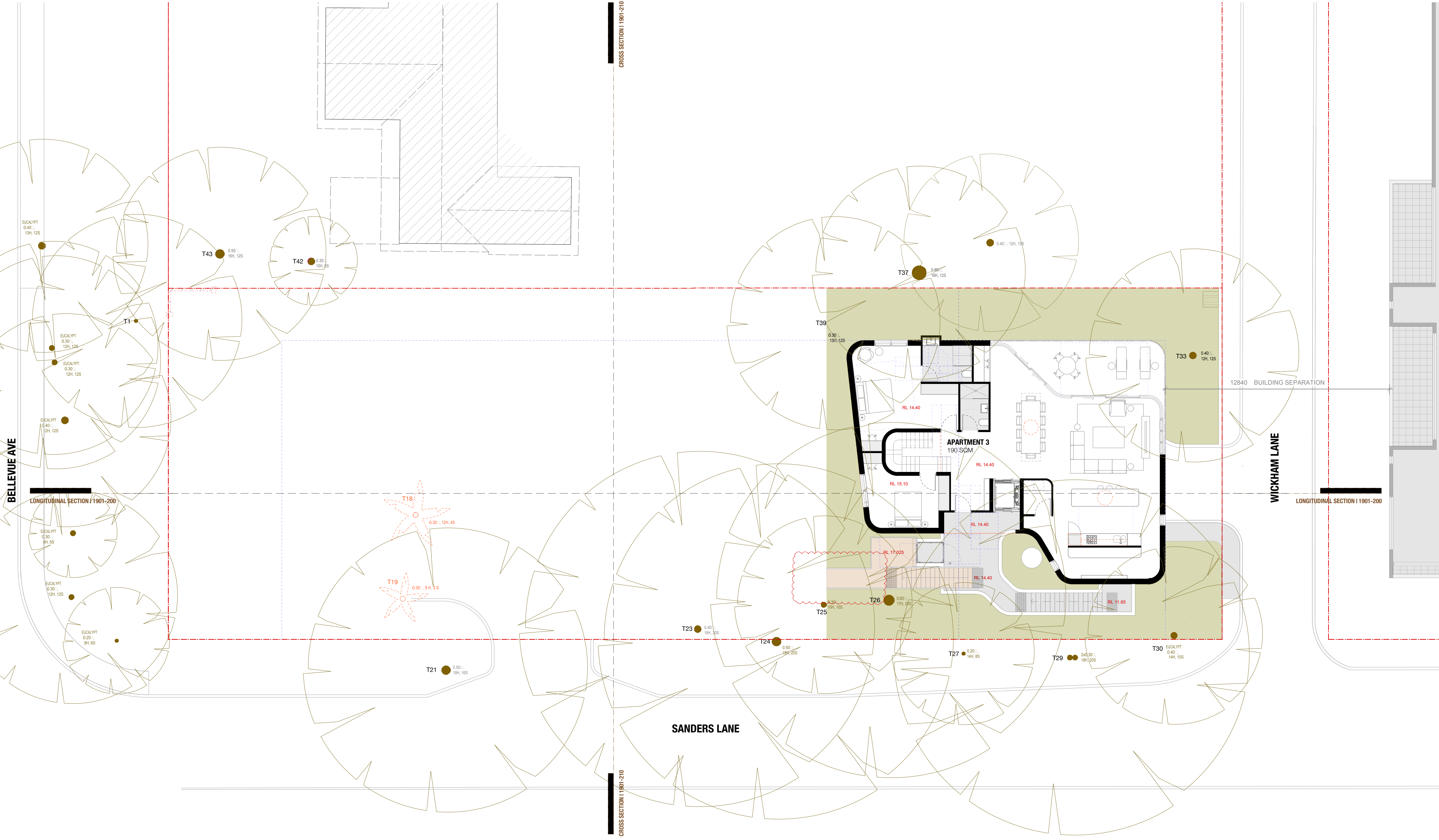
**LOWER PARKING LEVEL PLAN I
SWEEPED PATHS OF CARS**

DRAWING NO.

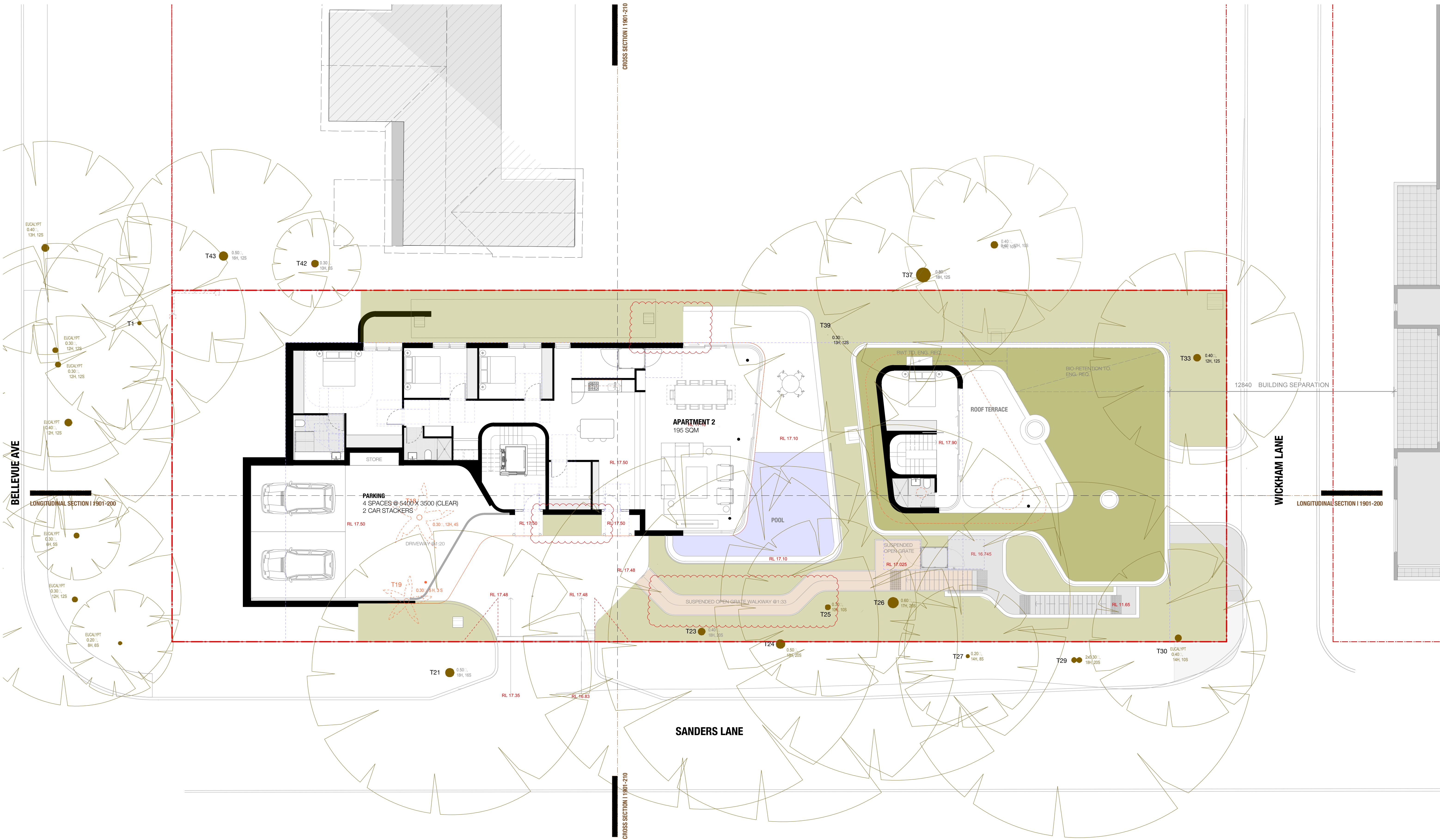
1901- DA 102 A

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ABN 75155117516
NOM ARCH CHRIS HAUGHTON 6727





<table><tr><th>ISSUE</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>A</td><td>10/09/20</td><td>ISSUED FOR DA</td></tr><tr><td>B</td><td>01/03/21</td><td>ISSUED FOR DA</td></tr><tr><td>C</td><td>15/03/21</td><td>ISSUED FOR DA</td></tr></table>	ISSUE	DATE	DESCRIPTION	A	10/09/20	ISSUED FOR DA	B	01/03/21	ISSUED FOR DA	C	15/03/21	ISSUED FOR DA	<table><tr><td>TREES 25, 30, 39 RETAINED</td><td>STAIR RELOCATED</td><td>WINDOWS AMENDED</td></tr><tr><td colspan="3">WALKWAY RELOCATED</td></tr></table>	TREES 25, 30, 39 RETAINED	STAIR RELOCATED	WINDOWS AMENDED	WALKWAY RELOCATED			<table><tr><td>PROJECT</td><td>27 BELLEVUE AVE AVALON</td></tr><tr><td>STAGE</td><td>DA</td></tr><tr><td>CLIENT</td><td>CONSTRUCT BY DESIGN</td></tr><tr><td>DESIGNED BY</td><td>SHED</td></tr><tr><td>DRAWN BY</td><td>SHED</td></tr><tr><td>CHECKED BY</td><td>CH</td></tr></table>	PROJECT	27 BELLEVUE AVE AVALON	STAGE	DA	CLIENT	CONSTRUCT BY DESIGN	DESIGNED BY	SHED	DRAWN BY	SHED	CHECKED BY	CH	<table><tr><td>SCALE</td><td>1:100 @ A1</td></tr><tr><td colspan="2"></td></tr></table>	SCALE	1:100 @ A1			<table><tr><td>DRAWING TITLE</td><td>LOWER GROUND FLOOR PLAN</td></tr><tr><td>DRAWING NO.</td><td>1901- DA 110 C</td></tr></table>	DRAWING TITLE	LOWER GROUND FLOOR PLAN	DRAWING NO.	1901- DA 110 C	<table><tr><td colspan="2">T +61 (0) 410 416 491</td></tr><tr><td colspan="2">ABN 75155117516</td></tr><tr><td colspan="2">NOM ARCH CHRIS HAUGHTON 6727</td></tr></table> SHED	T +61 (0) 410 416 491		ABN 75155117516		NOM ARCH CHRIS HAUGHTON 6727	
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C	15/03/21	ISSUED FOR DA

TREES 25, 30, 39 RETAINED STACKER AMENDED (INCREASED HEADROOM) ENTRIES AMENDED WINDOWS AMENDED
WALKWAY RELOCATED TERRACE REDUCED PLANTER ADDED

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
DESIGNED BY	SHED
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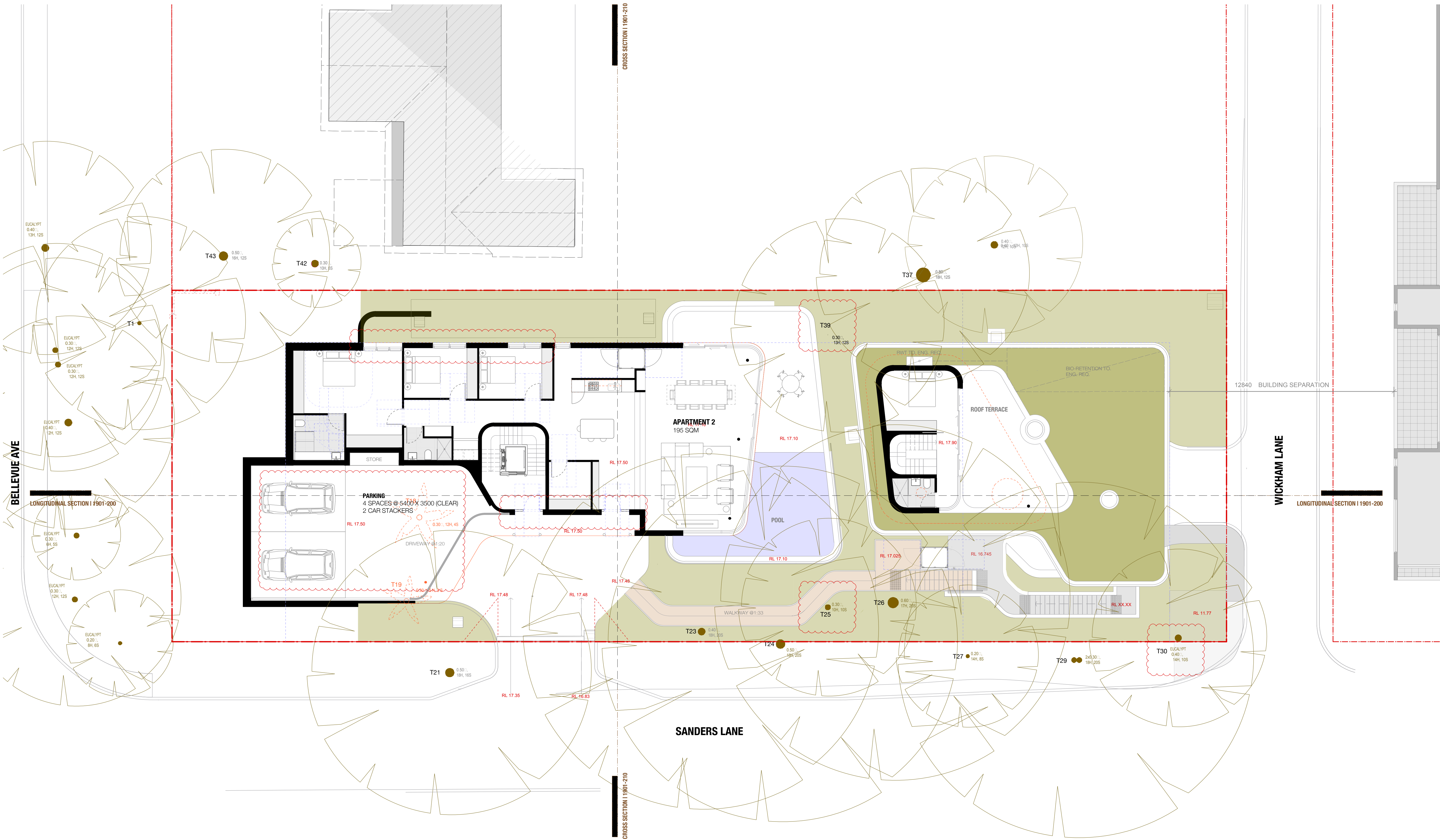


DRAWING TITLE
GROUND FLOOR PLAN

DRAWING NO.
1901- DA 120 C

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ABN 75155117516
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ISSUE	DATE	DESCRIPTION
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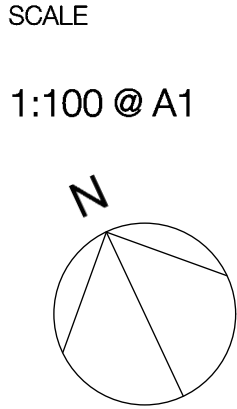
TREES 25, 30, 39 RETAINED

STACKER AMENDED (INCREASED HEADROOM)

ENTRIES AMENDED

WINDOWS AMENDED

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
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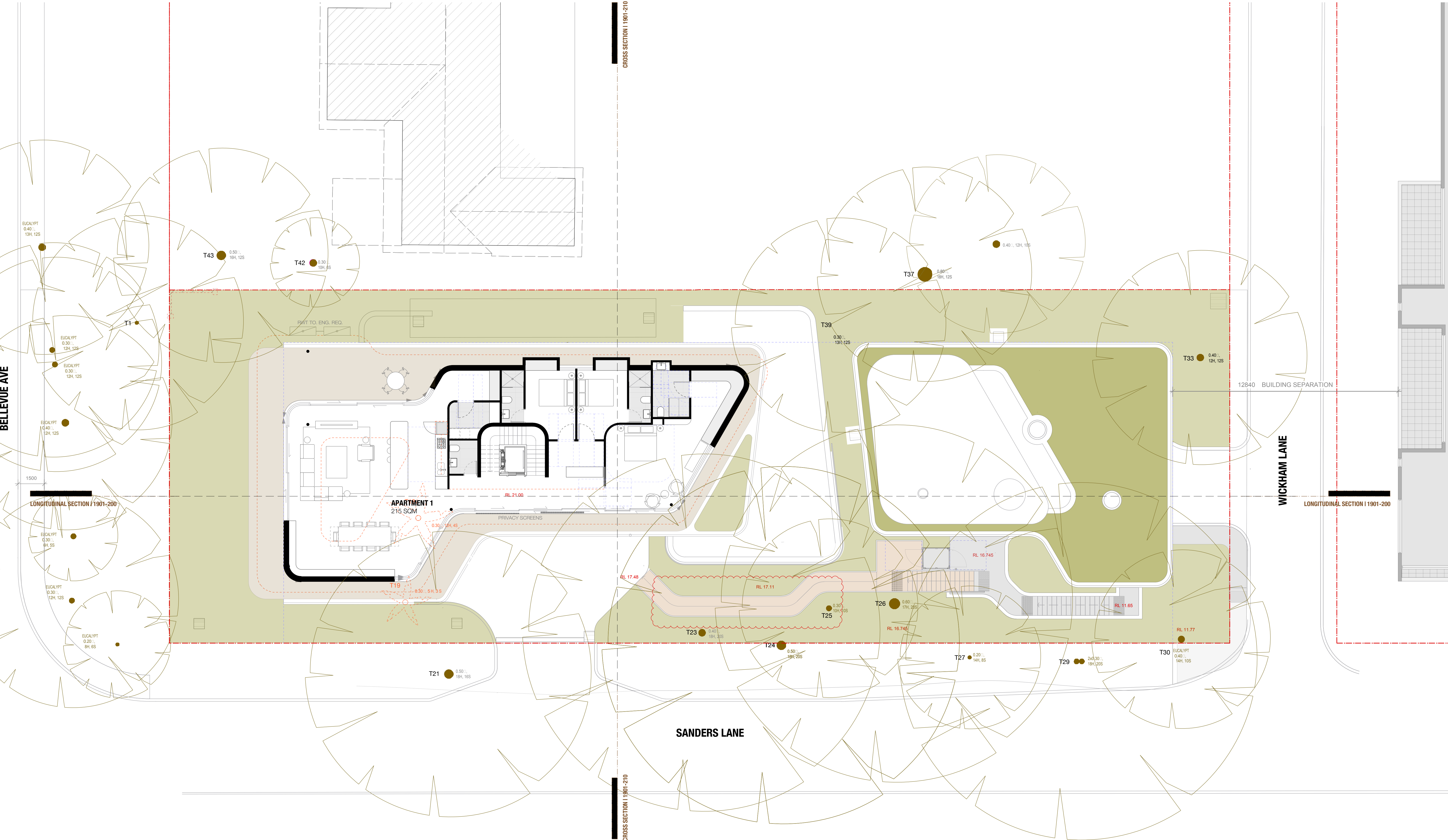
GROUND FLOOR PLAN

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NOM ARCH CHRIS HAUGHTON 6727

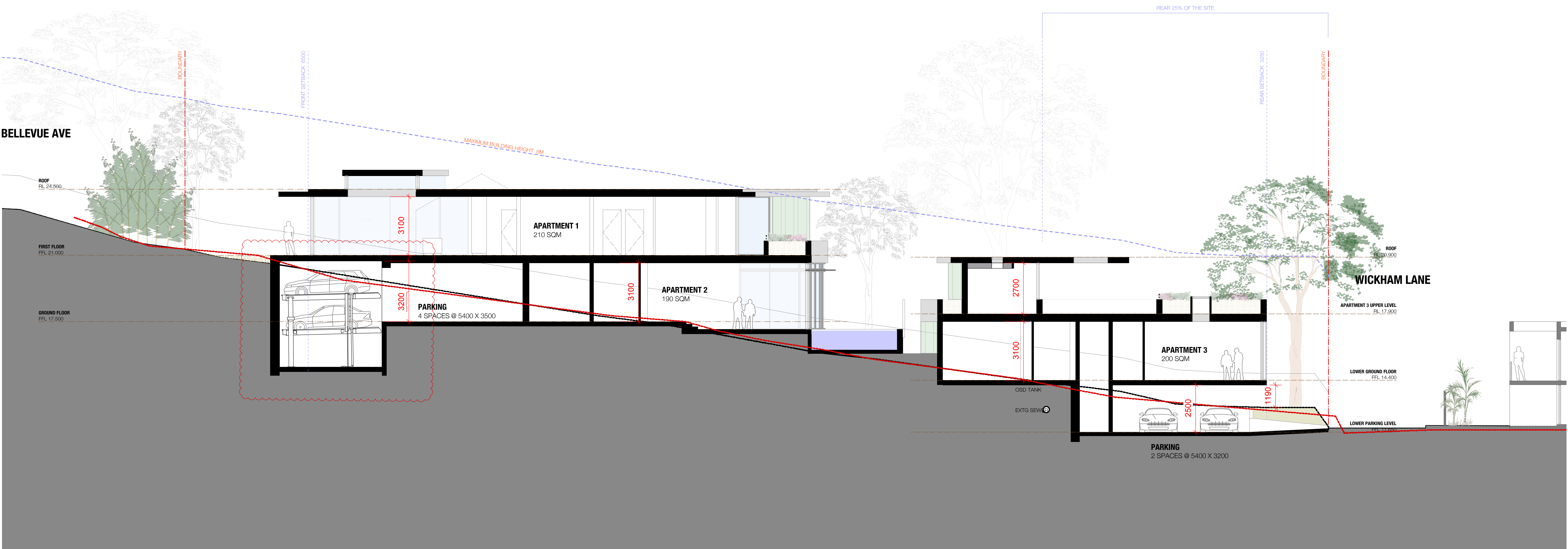




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B	01/03/21	ISSUED FOR DA	PAVEMENTS ADDED									
C	15/03/21	ISSUED FOR DA	WALKWAY RELOCATED									

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ISSUE	DATE	DESCRIPTION
A	10/09/20	ISSUED FOR DA
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PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
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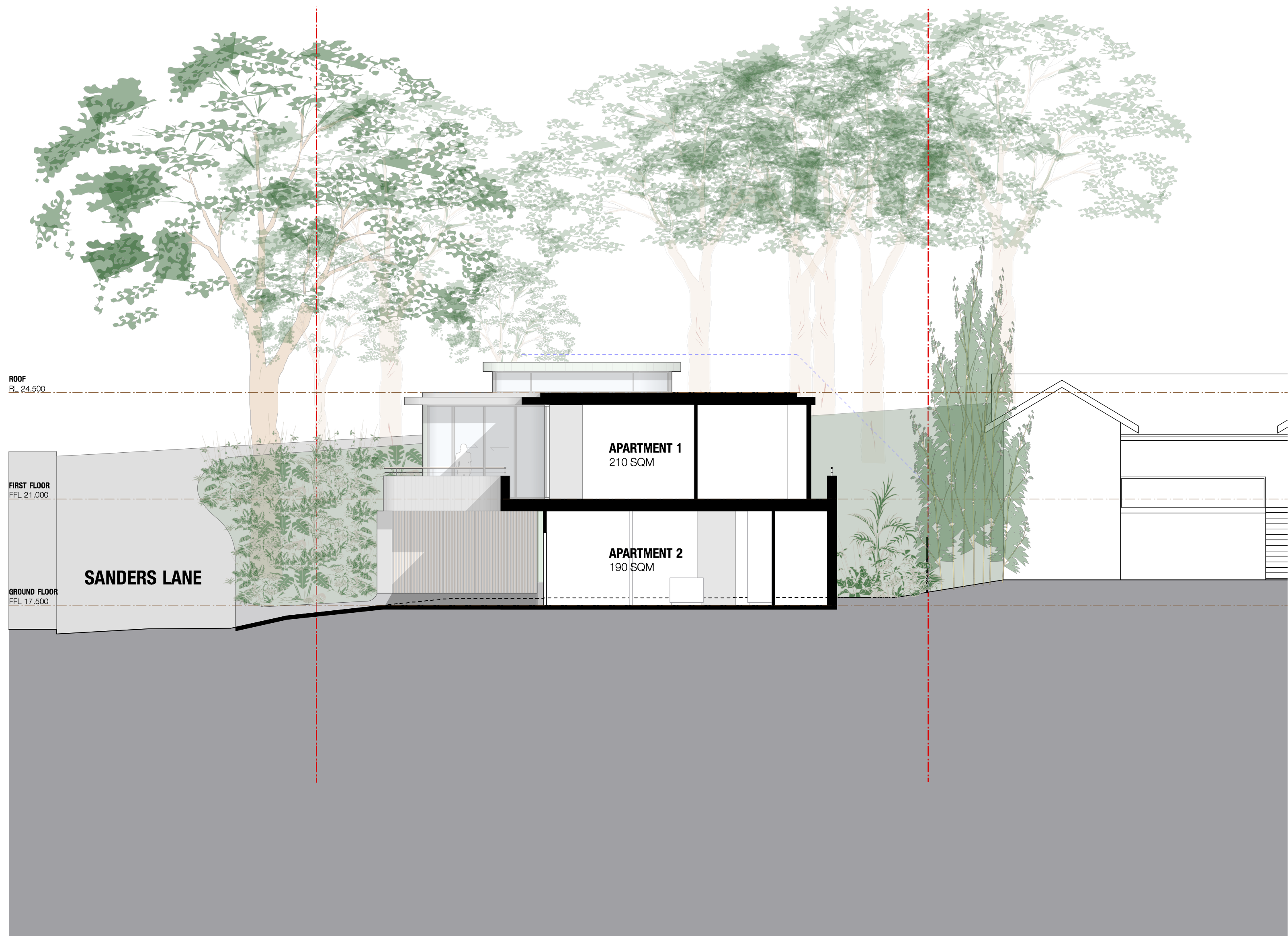
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DRAWING TITLE
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DRAWING NO.
1901- DA 200 B

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ABN 75155117516
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ISSUE	DATE	DESCRIPTION
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PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
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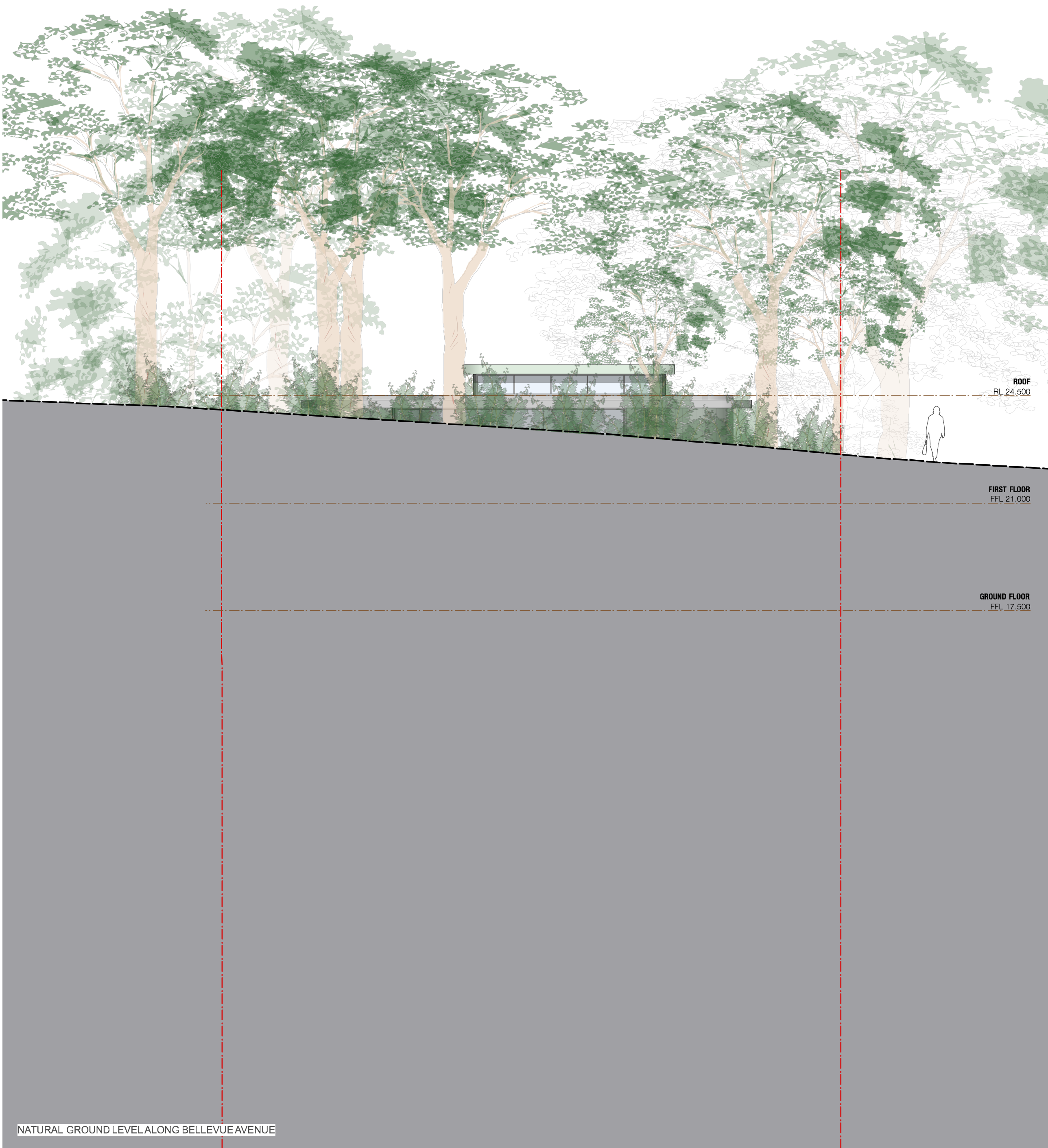
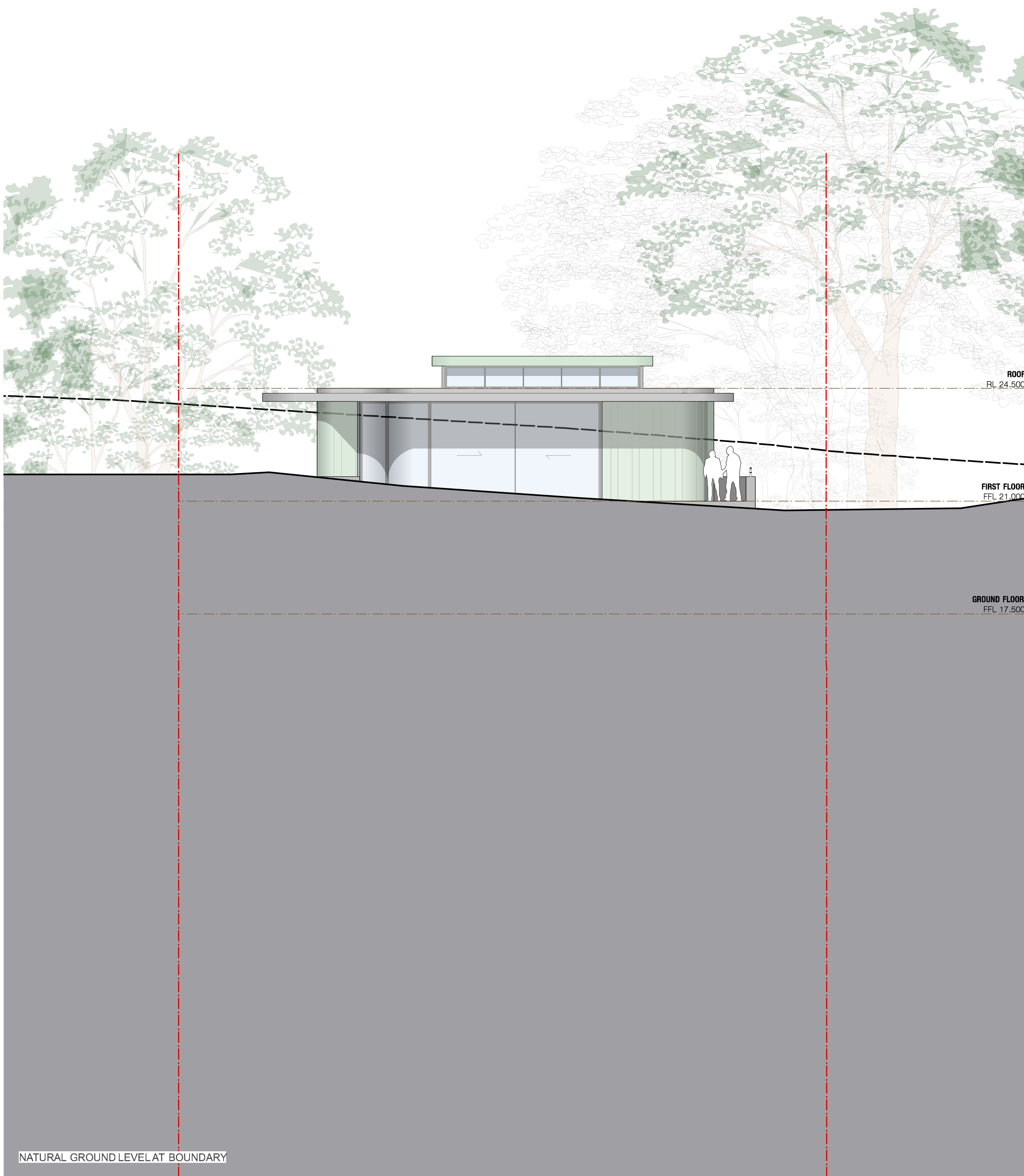
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DRAWING TITLE
CROSS SECTION

DRAWING NO.
1901- DA 210 A

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ABN 75155117516
NOM ARCH CHRIS HAUGHTON 6727





ISSUE	DATE	DESCRIPTION
A	10/9/20	ISSUED FOR DA

PROJECT	27 BELLEVUE AVE AVALON
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CLIENT	CONSTRUCT BY DESIGN
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DRAWING TITLE
WEST ELEVATION

DRAWING NO.
1901- DA 300 A

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ISSUE	DATE	DESCRIPTION
A	10/09/20	ISSUED FOR DA
B	01/03/21	ISSUED FOR DA

ENTRIES AMENDED STAIR AMENDED

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
DESIGNED BY	SHED
DRAWN BY	SHED
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DRAWING TITLE
SOUTH ELEVATION

DRAWING NO.
1901- DA 301 B

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ABN 75155117516
NOM ARCH CHRIS HAUGHTON 6727





ISSUE	DATE	DESCRIPTION
A	10/09/20	ISSUED FOR DA
B	01/03/21	ISSUED FOR DA

WINDOWS AMENDED

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
DESIGNED BY	SHED
DRAWN BY	SHED
CHECKED BY	CH

SCALE
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DRAWING TITLE
NORTH ELEVATION

DRAWING NO.
1901- DA 302 B

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ABN 75155117516
NOM ARCH CHRIS HAUGHTON 6727





ISSUE	DATE	DESCRIPTION
A	10/09/20	ISSUED FOR DA
B	01/03/21	ISSUED FOR DA

STAIR AMENDED

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
DESIGNED BY	SHED
DRAWN BY	SHED
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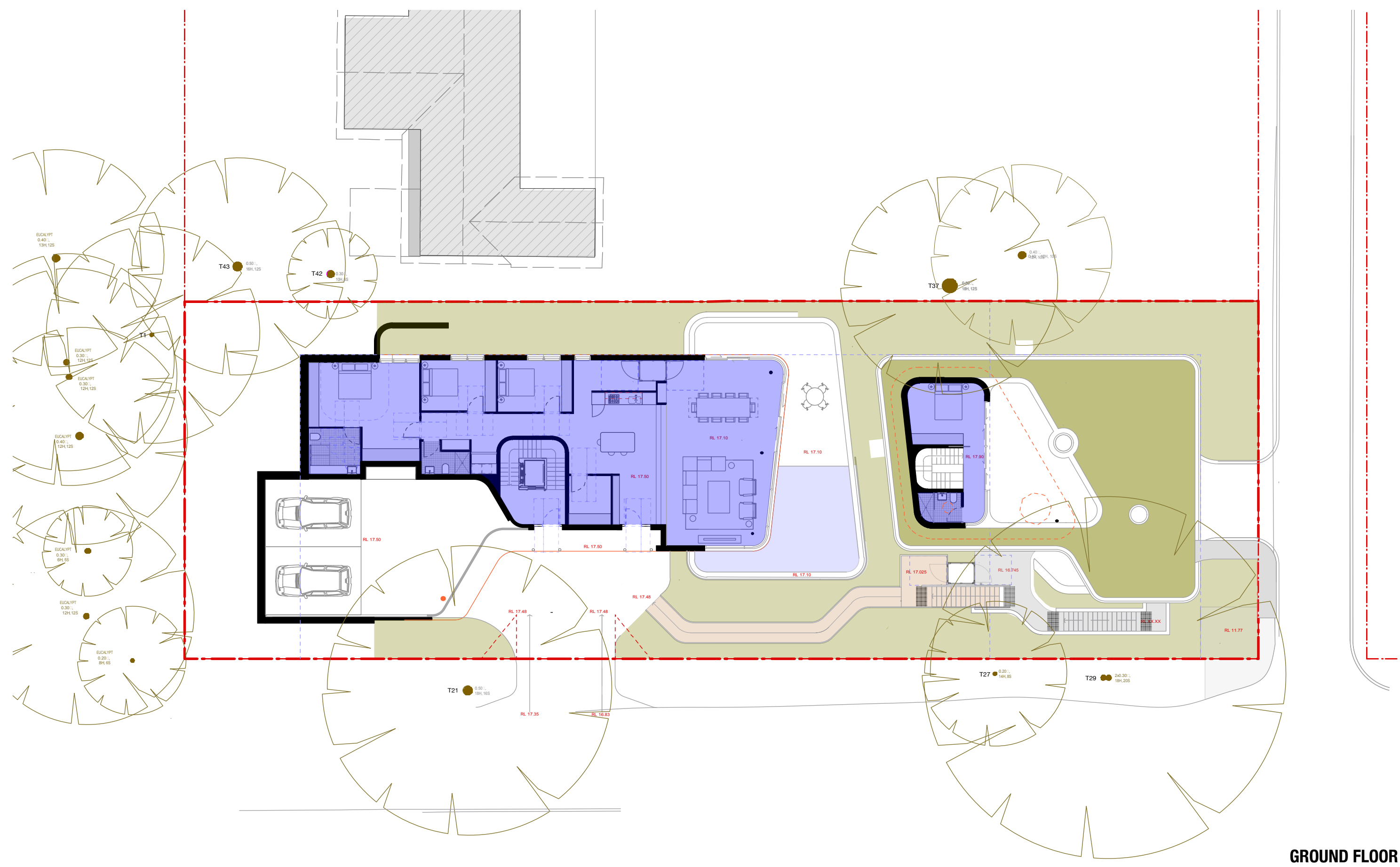
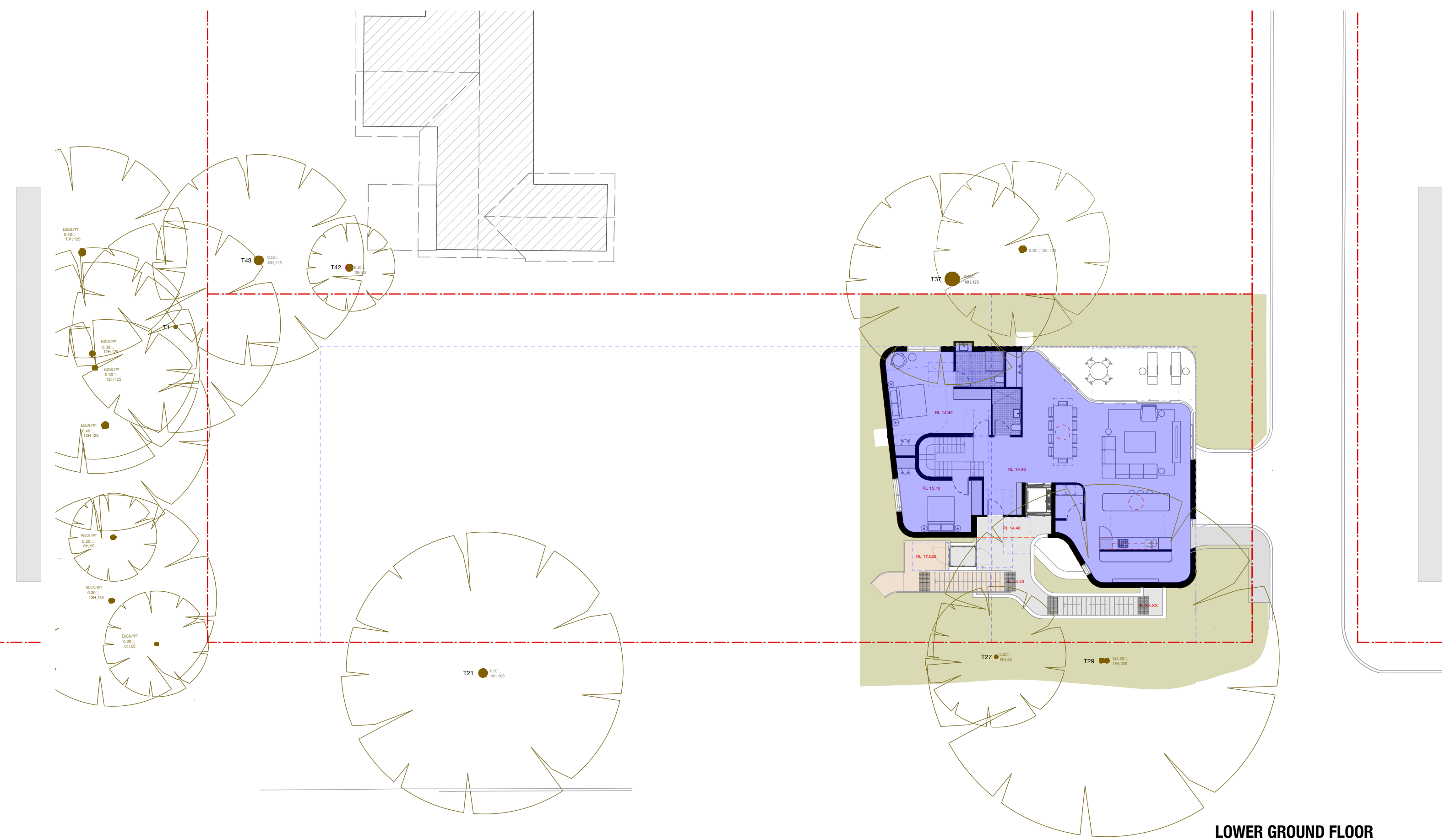
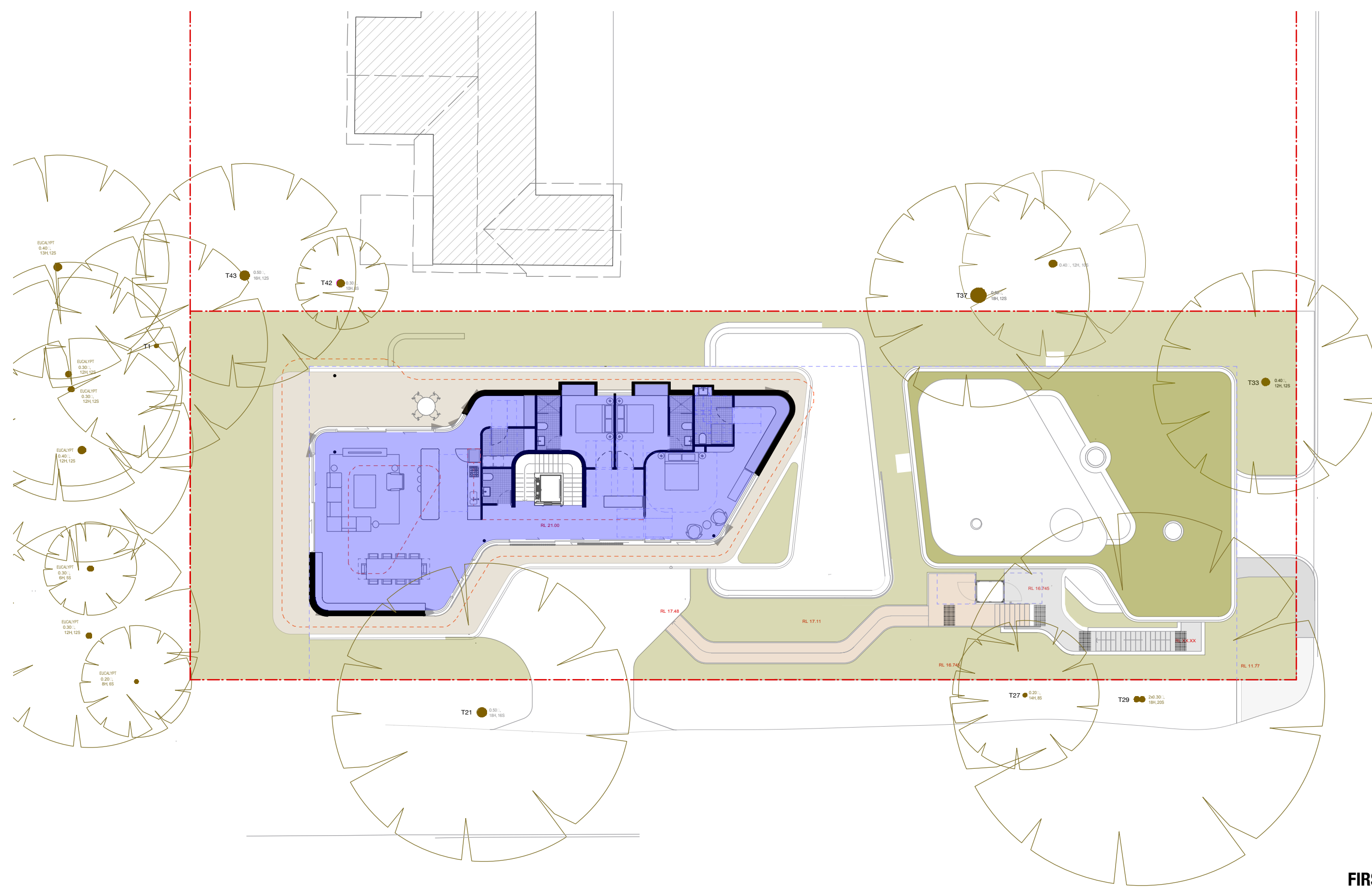
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DRAWING TITLE
EAST ELEVATION

DRAWING NO.
1901- DA 303 B

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ABN 75155117516
NOM ARCH CHRIS HAUGHTON 6727





	CONTROL	PROPOSAL
SITE AREA		1214.59
MAXIMUM PERMISSIBLE FSR (0.75 + 0.5)	0.5:1	0.5:1
LOWER GROUND FLOOR		167.10
GROUND FLOOR		234.21
FIRST FLOOR		196.68
GROSS FLOOR AREA	603.30	597.99

ISSUE	DATE	DESCRIPTION	
A	10/19/20	ISSUED FOR DA	GFA AMENDED
B	01/03/21	ISSUED FOR DA	

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
CLIENT	CONSTRUCT BY DESIGN
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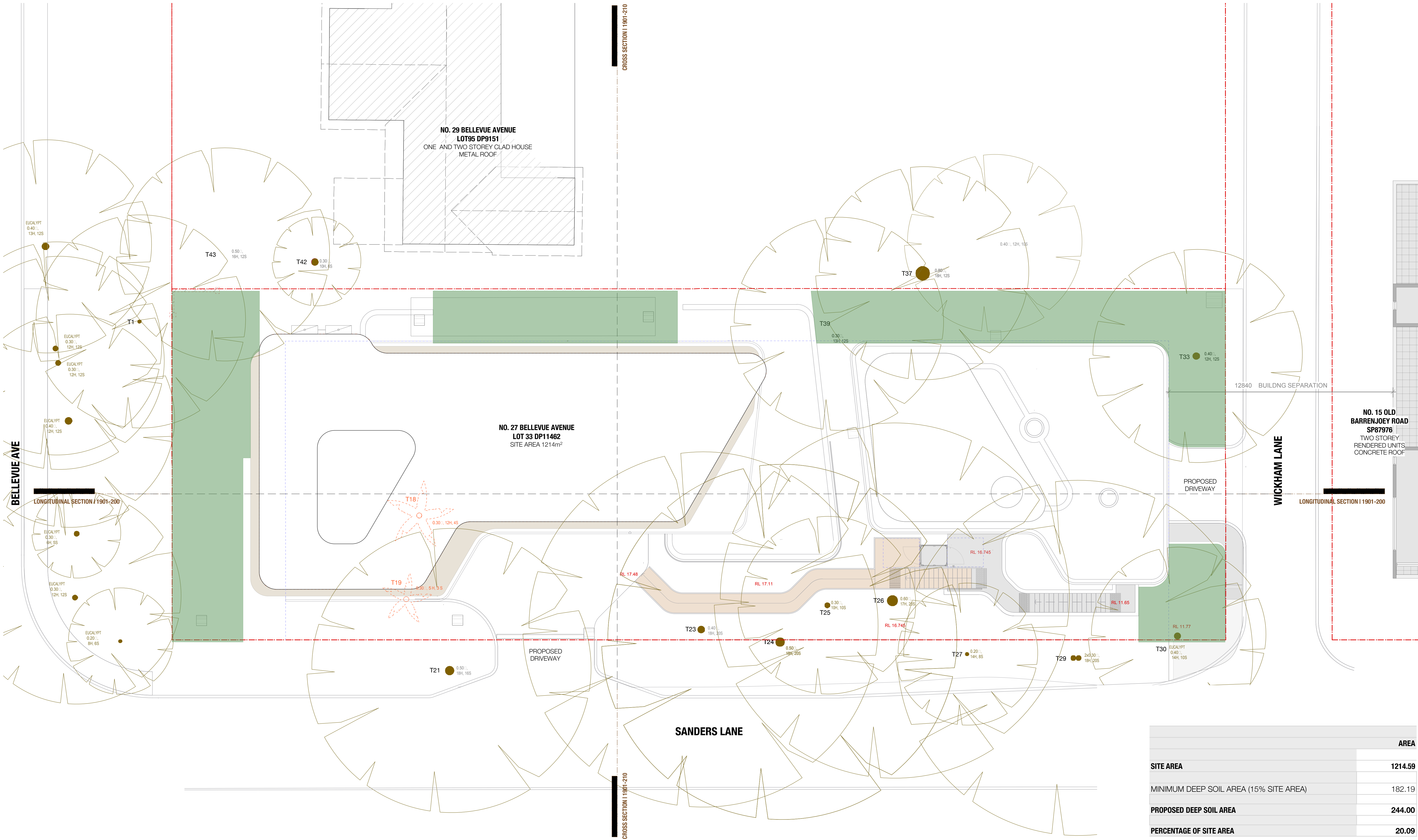
GROSS FLOOR AREA

DRAWING NO.

1901- DA 900 B

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ABN 75155117516
NOM ARCH CHRIS HAUGHTON 6727



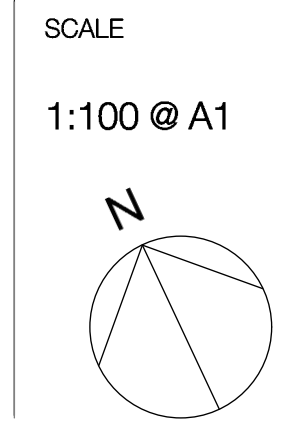


ISSUE	DATE	DESCRIPTION
A	10/09/20	ISSUED FOR DA
B	15/3/21	ISSUED FOR DA

TREES 25, 30, 39 RETAINED

PAVEMENTS ADDED/ AMENDED

PROJECT	27 BELLEVUE AVE AVALON
STAGE	DA
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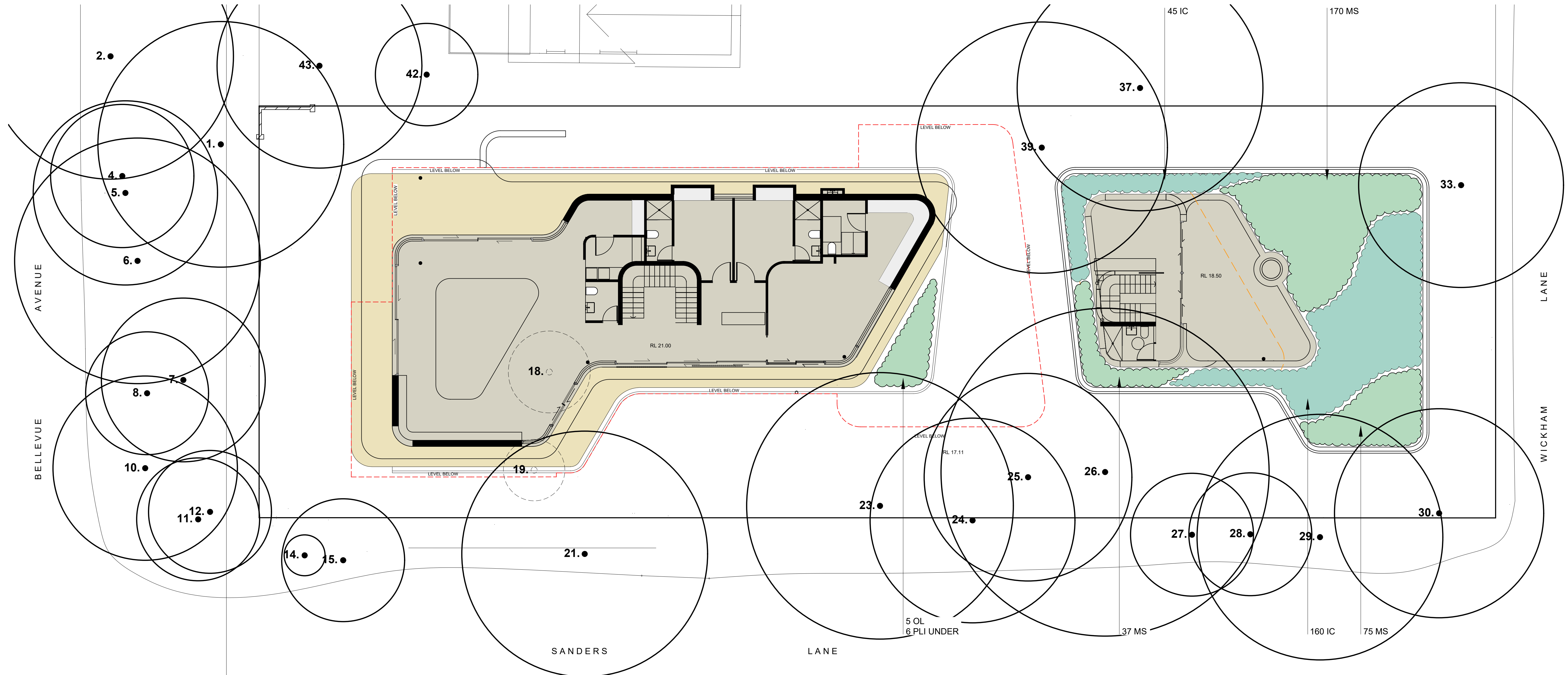
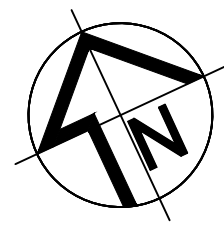
DEEP SOIL AREA

DRAWING NO.

1901- DA 902 B

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ABN 75155117516
NOM ARCH CHRIS HAUGHTON 6727





02 UPPER FLOOR TERRACES
1:100

SPECIFICATION NOTES

PREPARATION & CULTIVATION:

General
All builders rubble, spoil and excess materials are to be removed from all areas prior to planting.
In natural ground garden beds the original site topsoil is to be visible prior to the commencement of all soil works.

Weed Eradication

All noxious plants, weeds and grasses on the site and within planting areas shall be eradicated before the commencement of landscape works.

Cultivation of natural ground planting beds under the canopy of existing trees

Hand cultivate to 200mm in proposed garden beds beneath the canopy spread of existing trees to be retained under the supervision and to the satisfaction of a qualified Arborist. Incorporate 100mm of organic matter to AS.4419 into cultivated soil and feather out at edges. Ensure soil for 2m radius around trunk remains at original level.

Cultivation of natural ground planting outside canopy of existing trees

All natural ground garden areas are to be excavated to a depth of 150mm. Existing topsoil is to be stockpiled on site for reuse. Stockpiled topsoil is to be free from any foreign or deleterious material.

The resultant subgrade is to be hand cultivated to a depth of 300mm. Where cultivation intrudes into podzol soils gypsum is to be added at the rate of 0.25 kg / square metre. A 150mm depth of first quality imported topsoil to AS.4419, or site topsoil, shall be added to garden beds and thoroughly turned in and incorporated into the cultivated subgrade prior to planting.

Imported topsoil is to be free from any material toxic to plant growth, stumps, roots, stones, clay lumps or other extraneous material and free from noxious or troublesome weeds such as nut grass, water couch, mullumbimby couch, onion weed or oxalis.
Top Soil: To AS. 4419

TREE PROTECTION MEASURES FOR EXISTING TREES TO BE RETAINED:

Above Ground Root Protection
No storage of materials or machinery or site office/sheds is to occur within the dripline of existing trees to be retained. Do not mix or dispose of cement or chemicals, or stockpile any soil or rubble within this zone.
Any works required under the dripline of existing trees to be retained (only as approved on the construction certificate) shall be under the direction of and to the satisfaction of the arborist engaged for the project.

SUBSOIL DRAINAGE:

Natural Grade Areas
In general a flexible 90mm sub soil drainage coil with sock is to be installed to all planting areas defined by retaining walls and along the interfaces between planting / lawn areas and adjacent paved areas, kerb lines, footpath edges etc on natural ground. The sub soil drainage lines will be installed and covered with free draining gravel at the base of retaining walls and in garden and lawn areas are to be sufficiently buried to ensure that they are covered with a 100mm of free draining gravel and 150mm of topsoil. The free draining gravel bed is to be covered with a 3-4 oz non-woven filter fabric. The sub soil drainage line is to be connected to the site stormwater system or the nearest drainage sump pit.

IRRIGATION:

An irrigation system is to access all garden areas. It is to be designed and installed by/ under the supervision of a Landscape Contractor licensed for irrigation installation and is to include an automatic timing device, installed in lockable, dustproof, rustproof metal cabinet and backflow prevention device, installed to AS 3500-part1-section 4.
Ensure drip lines are spaced no further than 400mm apart for adequate irrigation coverage. The Landscape Contractor is to submit drawings and specifications for the system to the Project Manager for approval prior to commencing any installation work.

PLANTING:

All plants used are to have been grown, selected and planted in accordance with the Natspec specifications. Planting is to be overseen by, and plant selection to be carried out by, a qualified Horticulturalist (Minimum Australian Qualification Framework Level 4).
Plant sizes are to be in accordance with the Plant Schedule. Plants will not be substituted with other species, varieties or container sizes without consulting the Landscape Architect who will seek Council approval.

STAKING:

Stake all trees in 75 litre pot sizes or larger. Stakes are to be driven into the ground for 1/3 of their length. Stakes are to be straight, with no knots, and 50mm x 50mm x 1800mm treated pine, pointed at one end.
Three stakes are to be used per tree. Stakes are to form a triangular pattern surrounding the trunk of the tree, with each stake placed to avoid damage to the roots of the tree. Stakes are to be tied with three Hessian ties of 30mm thickness, one at bottom of stakes, one midway and one at top. Configure hessian ties in a triangle, encompassing wooden stakes. Twist Hessian tie once before stapling to each stake.

TURF:

All supplied lawn / turf is to be free from weed species at the time of supply. The Contractor must ensure turf rolls are laid in a stretcher bond pattern and tightly together.

Turf Species: Sir Walter Buffalo ST96.

FERTILISER:

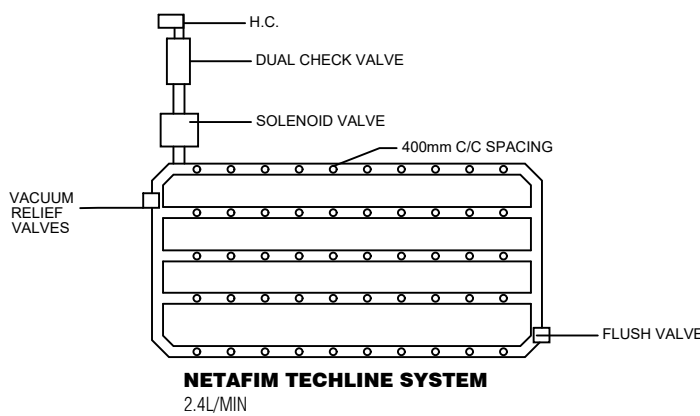
Fertiliser is to be slow release fertiliser equivalent to 'Osmocote' low phosphorous for indigenous species and is to be applied to the bed at manufacturer's specified rates before mulch is applied.

MULCH:

All garden beds are to be mulched to a depth of 75mm. Mulch is to be equivalent to ANL Eucy Mulch.

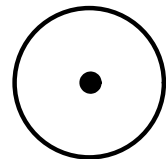
MAINTENANCE:

All landscape works are to be maintained for a period of 12 months after construction. Plants, which have failed to thrive, are to be replaced. Mulch is to be maintained at specified depths. All planting is to be watered on a regular basis to maintain moisture levels required for optimum growth. All beds and areas around plants are to be maintained free from weeds. After proper establishment all plants are to be tip pruned to encourage dense growth and maintain shape to all plants. Plants of the same species are to be maintained as one band of planting and not individual specimens.



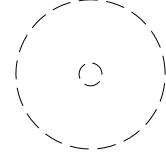
NOTE: FLOW RATE FROM WATER SOURCE ON SITE IS TO BE ADEQUATE TO ENSURE OPTIMUM PERFORMANCE FOR THE INSTALLED DRIP IRRIGATION SYSTEM ACROSS THE SITE.

IRRIGATION SYSTEM DETAIL
NTS

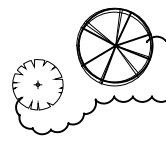


LEGEND

EX TREES TO BE
RETAINED



EX PALMS TO BE
TRANSPLANTED ON SITE



PROPOSED SHRUBS
& GROUNDCOVERS

+RL 214.00

PROPOSED LEVEL

Amendments:

A	ISSUE FOR COUNCIL	08.09.20
B	AMENDMENTS TO RETAIN ADDITIONAL TREES	26.02.21
C	FURTHER AMENDMENTS FOR COUNCIL	16.03.21

Nº Amendments:

Date:

NARELLE SONTÉ
BOTANICA
LANDSCAPE AND HORTICULTURAL SPECIALISTS

PO Box 611 Avalon NSW 2107
Tel: (02) 9918 4016 Mobile: 0419 501 144

TITLE:
LANDSCAPE PLAN - FIRST FLOOR & ROOF
TERRACE

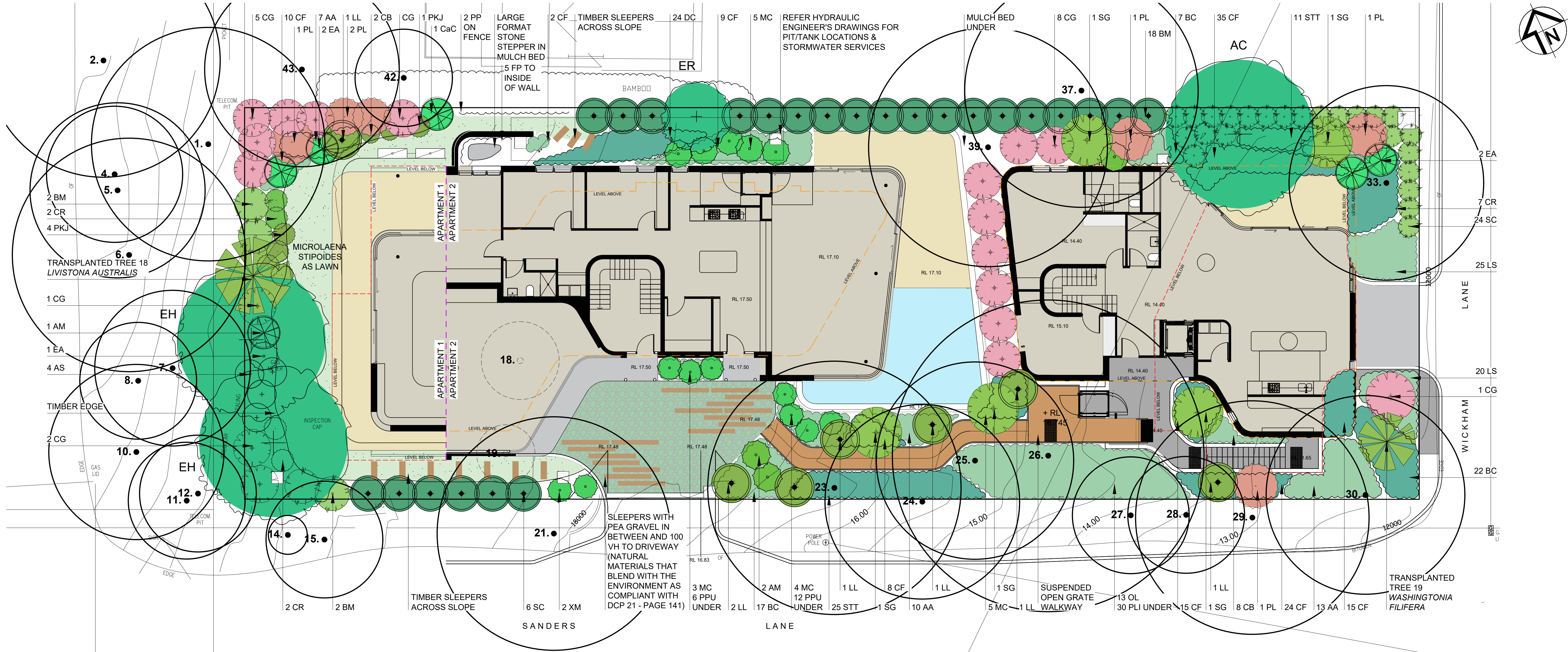
27 BELLEVUE AVE
AVALON

SCALE: 1:100 @A1

DATE: 06.05.20

JOB Nº: 190514

DWG. Nº: LP.01/A
SHEET 2 of 2



01 GROUND FLOOR LANDSCAPE PLAN
1:100

EXISTING TREE SCHEDULE

Refer to Arborist Report prepared by Bradshaw Consulting Arborists for detailed tree inventory, tree protection and tree management requirements

No	Botanical Name	Common Name	Height	Spread	Action
1	Angophora costata	Sydney Red Gum	14m	12m	Retain
2	E. Sp. resinifera		15m	15m	Retain
3	DEAD TREE				
4	Angophora costata	Sydney Red Gum	10m	7m	Retain
5	Angophora costata	Sydney Red Gum	9m	9m	Retain
6	Eucalyptus robusta	Swamp Mahogany	13m	8m	Retain
7	Corymbia gummifera	Red Bloodwood	13m	8m	Retain
8	Cinnamomum camphora	Camphor Laurel	8m	6m	Retain
9	Eucalyptus botryoides	Southern Mahogany	4m	3m	Retain
10	Eucalyptus globioides	Stringy Bark	11m	9m	Retain
11	Eucalyptus globioides	Stringy Bark	10m	6m	Retain
12	Phoenix canariensis	Canary Island Date Palm	8m	8m	Retain
13	Eucalyptus globioides	Stringy Bark	9m	9m	Retain
14	Callistemon viminalis	Bottle Brush	7m	2m	Retain
15	Phoenix canariensis	Canary Island Date Palm	3m	6m	Retain
16	Angophora costata	Sydney Red Gum	14m	13m	Remove
17	Syagrus romanzoffiana	Cocos Palm	7m	6m	Remove
18	Livingstonia australis	Cabbage Tree Palm	10m	6m	Relocate On Site
19	Washingtonia filifera	Cotton Palm	4m	7m	Relocate On Site
20	Syagrus romanzoffiana	Cocos Palm	9m	6m	Remove
21	Angophora costata	Sydney Red Gum	14m	12m	Retain
22	Angophora costata	Sydney Red Gum	14m	14m	Remove
23	Angophora costata	Sydney Red Gum	14m	13m	Retain
24	Angophora costata	Sydney Red Gum	14m	10m	Retain
25	Glochidion ferdinandi	Cheese Tree	9m	10m	Retain
26	Angophora costata	Sydney Red Gum	14m	13m	Retain
27	Eucalyptus globioides	Stringy Bark	8m	6m	Retain
28	Angophora costata	Sydney Red Gum	7m	6m	Retain
29	Angophora costata	Sydney Red Gum	13m	12m	Retain
30	Corymbia gummifera	Red Bloodwood	12m	10m	Retain
31	Angophora costata	Sydney Red Gum	13m	11m	Remove
32	Angophora costata	Sydney Red Gum	10m	7m	Remove
33	Angophora costata	Sydney Red Gum	12m	9m	Retain
34	Corymbia gummifera	Red Bloodwood	12m	8m	Remove
35	Eucalyptus globioides	Stringy Bark	12m	8m	Remove
36	Eucalyptus globioides	Stringy Bark	10m	2m	Remove
37	Lophostemon confertus	Brush Box	15m	12m	Retain
38	Syzygium paniculata	Lilly Pilly	10m	8m	Remove
39	Glochidion ferdinandi	Cheese Tree	11m	12m	Remove
40	Largerstroemia indica	Crepe Myrtle	7m	6m	Remove
41	Jacaranda mimosifolia	Jacaranda	9m	6m	Remove
42	Corymbia maculata	Spotted Gum	9m	6m	Retain
43	Corymbia maculata	Spotted Gum	14m	10m	Retain

PLANT SCHEDULE

Key	Botanical Name	Common Name	Mat Ht	Pot Size	Nos
Trees					
AC	Angophora costata	Sydney Red Gum	14m	75 litre	1
CG	Ceratopetalum gummiferum	NSW Christmas Bush	3-5m	25 litre	18
EH	Eucalyptus haemastoma	Sydney Red Gum	15m	75 litre	2
ER	Elaeocarpus reticulatus	Blueberry Ash	8-12m	25 litre	1
LL	Leptospermum laevigatum	Coastal Tea Tree	4m	25 litre	5
SG	Synoum glandulosum	Scentless Rosewood	7m	25 litre	5
Shrubs and Feature Plants					
AA	Asplenium australasicum	Bird's Nest Fern	1-1.5m	5 litre	30
AM	Acacia myrtifolia	Myrtle Wattle	1-2m	25 litre	4
AS	Acacia suaveolens	Sweet Wattle	3m	5 litre	4
BM	Backhousia myrtifolia	Grey Myrtle	5m	25 litre	22
BC	Blechnum cartilagineum	Water Fern	0.8m	5 litre	46
CaC	Callistemon citrinus	Red Bottlebrush	2m	5 litres	1
CB	Correa bellissima	Bellissimo Correa	0.5m	5 litre	10
CF	Cyrtanthium falcatum	Holly Fern	0.7m	5 litre	118
CR	Correa reflexa	Common Correa	1m	5 litre	9
EA	Eriostemon australis	Pink Wax Flower	1m	5 litre	5
MC	Macrozamia communis	Burrawong	1-2m	25 litre	17
OL	Olearia microphylla	Bridal Daisy Bush	2m	5 litre	18
PKJ	Pieris 'Katsura' japonica	Katsura	1m	5 litre	5
PL	Persoonia levis	Broad Leaf Persoonia	3m	5 litre	6
PLI	Pimelia linarifolia	Slender Rice Flower	1m	5 litre	36
SC	Syzygium 'Cascade'	Cascade Lilly Pilly	3m	25 litre	30
STT	Syzygium 'Tiny Trev'	Dwarf Lilly Pilly	1m	5 litre	36
XM	Xanthorrhoea media	Grass Tree	1-3	25 litre	2
Grasses, Climbers, Groundcovers					
DC	Dianella caerulea	Blue Flax Lilly	0.5m	150mm	24
FP	Ficus pumila	Creeping Fig	0.2m	150mm	5
IC	Imperata cylindrica	Blady Grass	0.7m	150mm	115
LS	Lepidosperma 'Twilight Green'	Twilight Green Tussock	0.5m	150mm	45
MS	Microlaena stipoides	Weeping grass	0.7m	150mm	282
PP	Pandorea pandorana	Wonga Wonga Vine	0.3m	150mm	2
PPU	Pratia purpurascens	White Root	0.2m	150mm	18
VH	Viola hederacea	Native Violet	0.1m	90mm	100



Angophora costata
Sydney Red Gum



Ceratopetalum gummiferum
NSW Christmas Bush



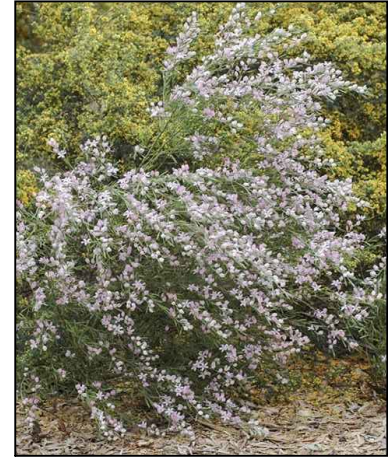
Elaeocarpus reticulatus
Blueberry Ash



Callistemon citrinus
Red Bottlebrush



Backhousia myrtifolia
Grey Myrtle



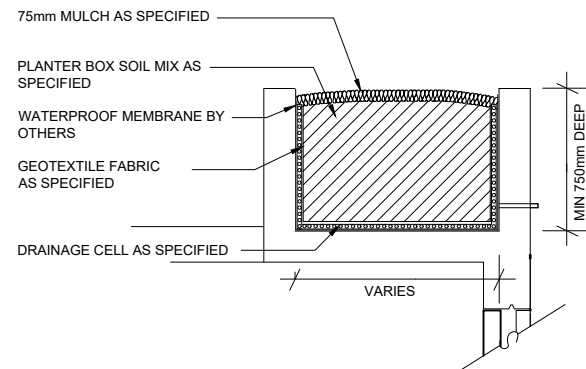
Eriostemon australis
Pink Wax Flower



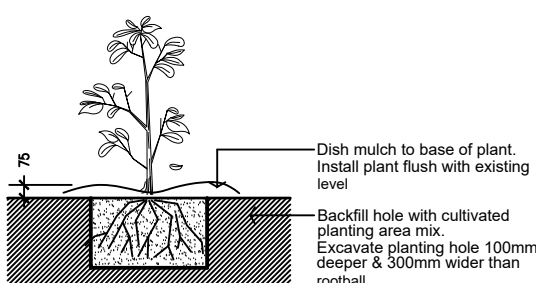
Asplenium australasicum
Bird's Nest Fern



Imperata cylindrica
Blady Grass



1 TYPICAL PLANTER DETAIL
NTS



2 SHRUB PLANTING DETAIL
NTS

LEGEND

- EX TREES TO BE RETAINED
- EX PALMS TO BE TRANSPLANTED ON SITE
- NEW LOCATIONS FOR TRANSPLANTED PALMS
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS & GROUNDCOVERS
- BUFFALO 'PALMETTO' LAWN
- PEA GRAVEL WITH GROUNDCOVER PLANTING
- PROPOSED LEVEL
- EXISTING LEVEL

Amendments:		
A	ISSUE FOR COUNCIL	08.09.20
B	AMENDMENTS TO RETAIN ADDITIONAL TREES	26.02.21
C	FURTHER AMENDMENTS FOR COUNCIL	16.03.21

Nº Amendments: Date:

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TITLE:
LANDSCAPE PLAN - GROUND & LOWER
GROUND FLOOR
27 BELLEVUE AVE
AVALON

SCALE: 1:100 @A1 DATE: 06.05.20

JOB Nº: 190514 DWG. Nº: LP.01/A
SHEET 1 of 2