

SITE LOCATION

SITE AREA - 1417m2

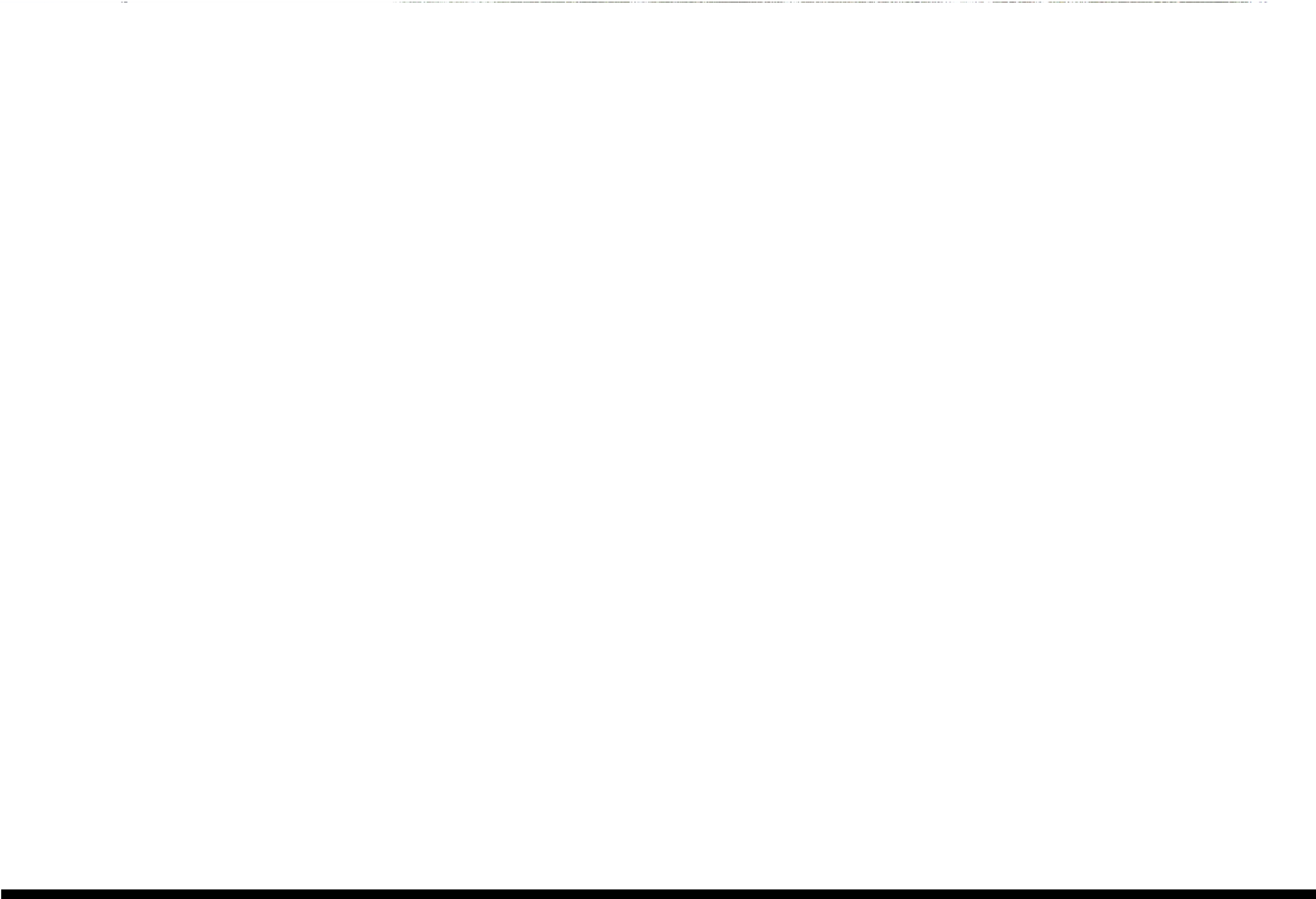
LOCAL AUTHORITY
STREET ADDRESS
CITY

NORTHERN BEACHES COUNCIL
3 CENTRAL ROAD
AVALON BEACH

3 CENTRAL ROAD, AVALON BEACH, NSW, 2107

DEVELOPMENT APPLICATION SET

DRAWING SCHEDULE			
DRAWING NO.	DRAWING NAME	SCALE	REVISION
0001	TITLE SHEET		B
2007	FLOOR PLAN - LOWER GROUND	1:250	C
2008	FLOOR PLAN - GROUND FLOOR	1:250	C
2009	FLOOR PLAN - LEVEL 01	1:250	C
2010	FLOOR PLAN - ROOF	1:250	C
2801	GFA & FSR SCHEDULE	1:500	C
3001	STREET ELEVATIONS	1:250	C
3002	STREET ELEVATIONS	1:250	C
3101	SECTIONS 1	1:250	C



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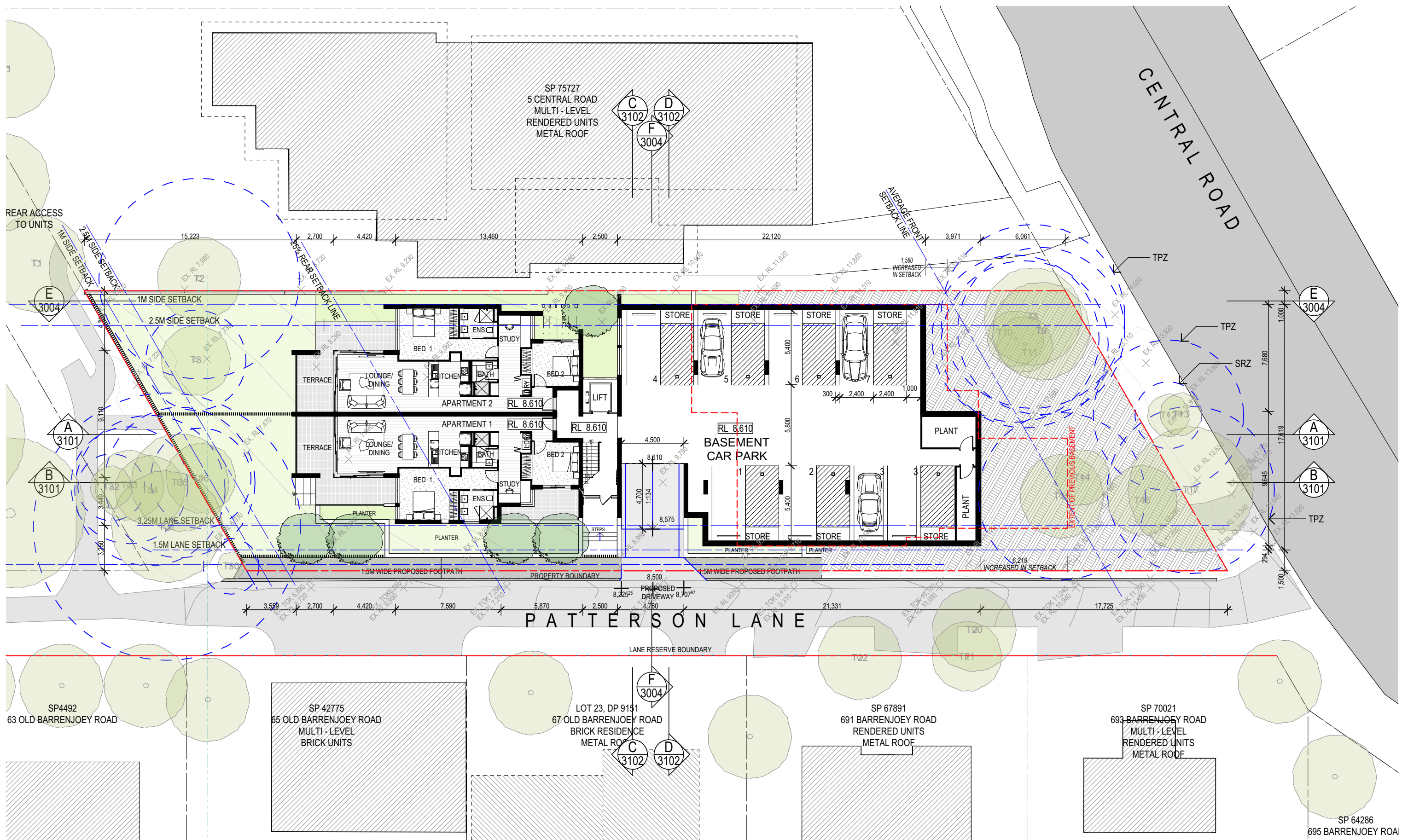
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Nominated Architect Cottee Parker JPRA
Martin Timms NSW Reg No. 10093

B	DA AMENDMENT SUBMISSION	08/07/2020	KT	RM	RM
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



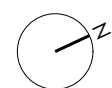
FLOOR PLAN - LOWER GROUND
SCALE 1:250 @ A3

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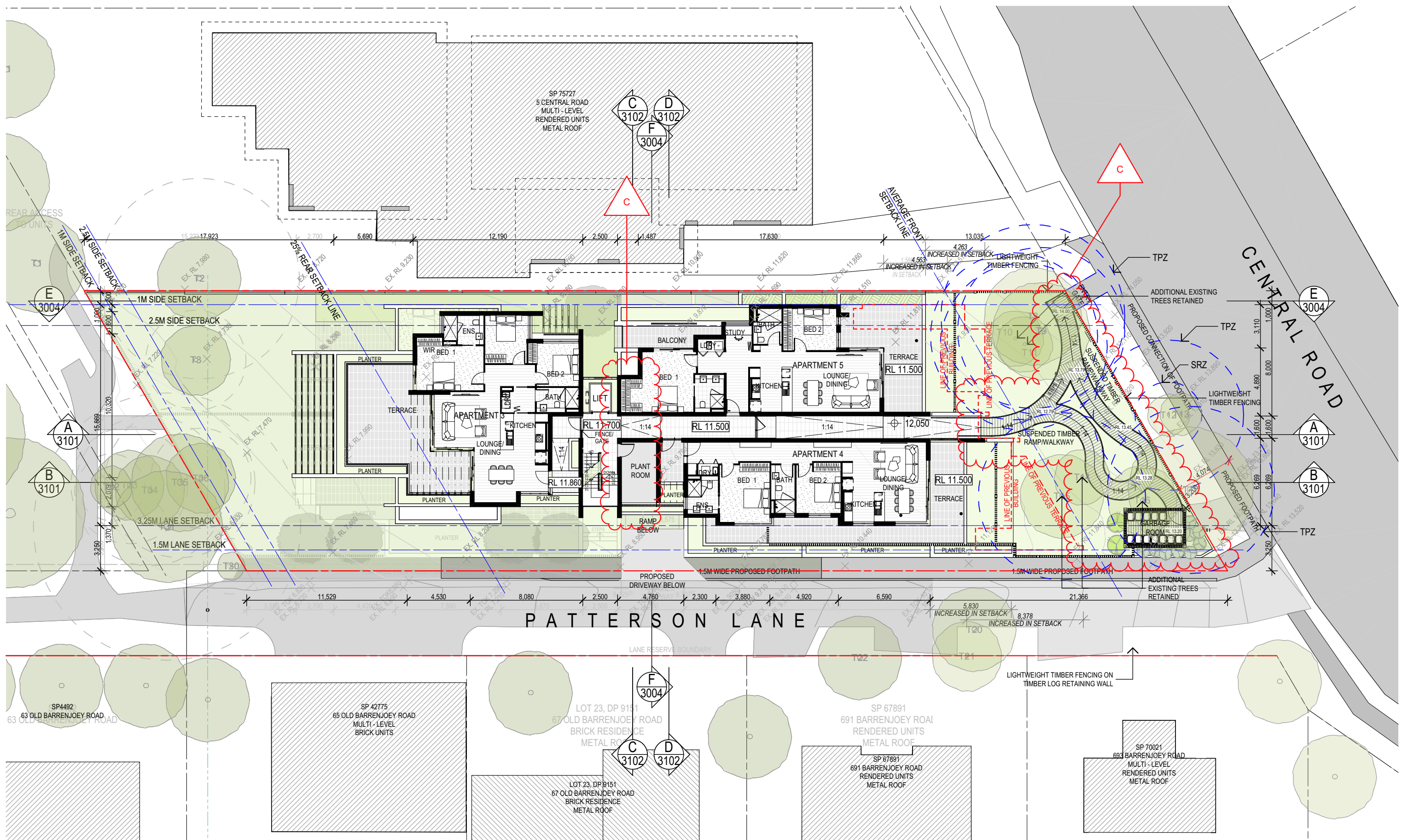
0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3



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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

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Certificate no.: 0005219480
Assessor Name: David Gradwell
Accreditation no.: VIC-BDAV/12/1451
Certificate date: 21 Sep 2020
Dwelling Address: 3 Central Road
Avalon, NSW
2107
www.nathurs.gov.au

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



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C DA AMENDMENT
SUBMISSION

ISSUE PURPOSE
SD

GARBAGE ROOM RELOCATED AND
REPLACED WITH PLANT ROOM,
ENTRY RAMP AND GATE
REWORKED, APT 5 & 7 BEDROOM
ALTERED

Change Name

DATE

08/07/2020 KT RM RM

D. C. A.

JOB No

5914

DWG No

SD2008

ISSUE

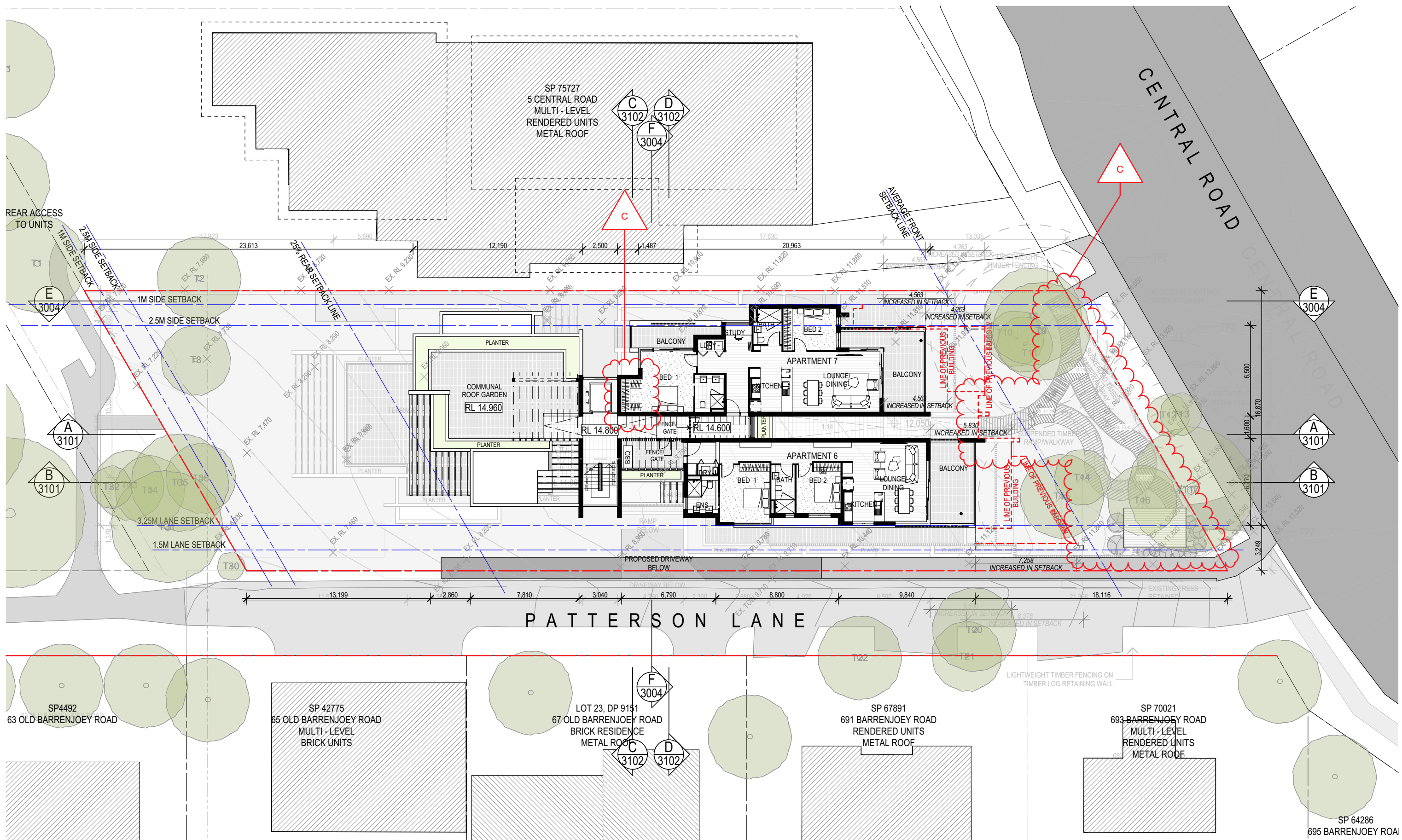
C

3 CENTRAL ROAD

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

TITLE

FLOOR PLAN - GROUND FLOOR



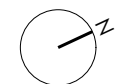
FLOOR PLAN - LEVEL 01
SCALE 1:250 @ A3

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

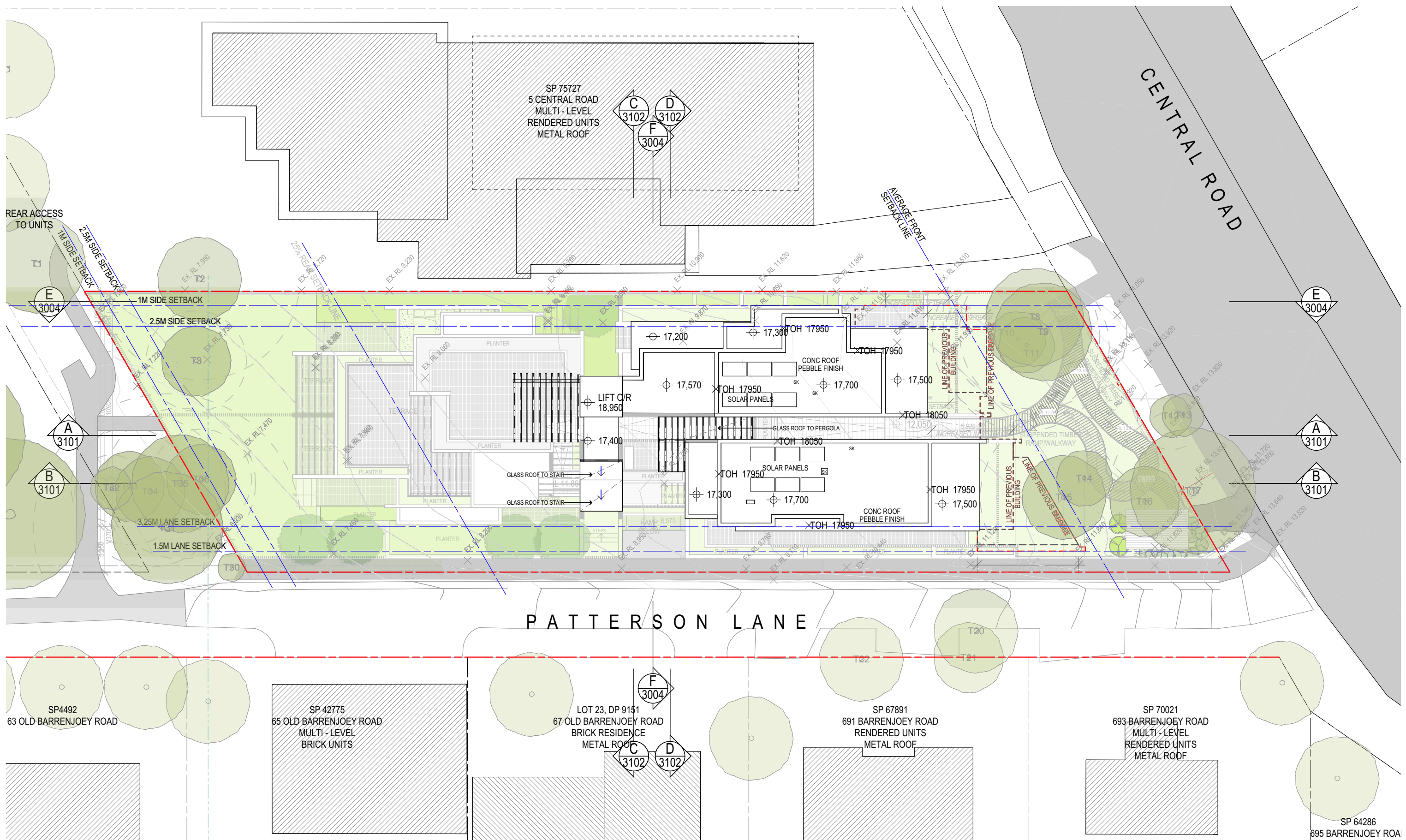


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C	DA AMENDMENT SUBMISSION	GARBAGE ROOM RELOCATED AND REPLACED WITH PLANT ROOM, APT 5 & 7 BEDROOM ALTERED	08/07/2020	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	
SD						

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

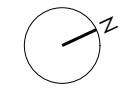


ROOF
SCALE 1:250 @ A3

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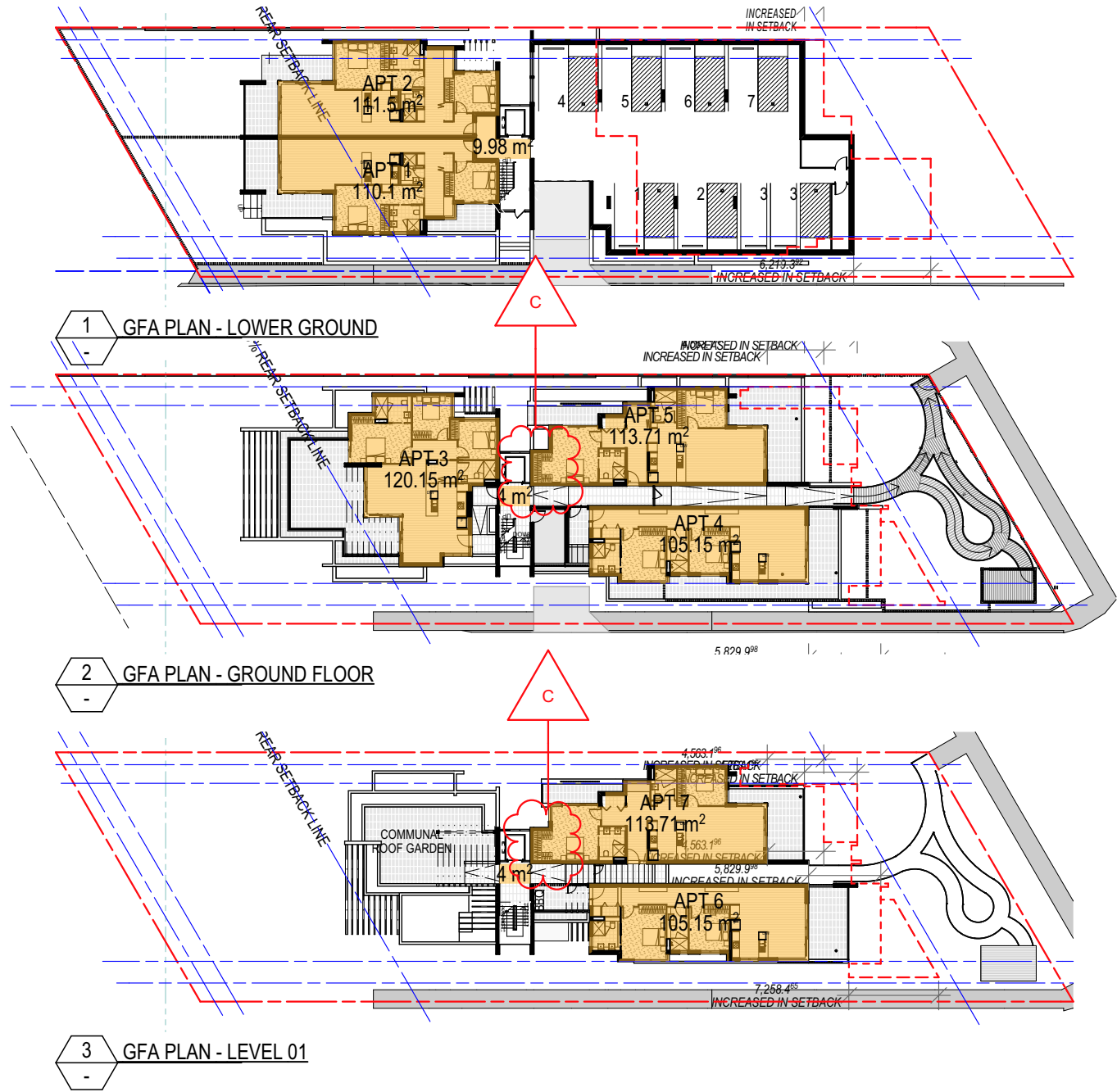
0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3



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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 - ROOF
DWG No **SD2010**
ISSUE **C**



GFA SCHEDULE	
STORY	AREA
LOWER GROUND	231
GROUND FLOOR	343
LEVEL 01	223
PROPOSED GFA	797 m²

SITE AREA	1416 m²
PROPOSED GFA	797.00 m²
PROPOSED FSR	0.563:1

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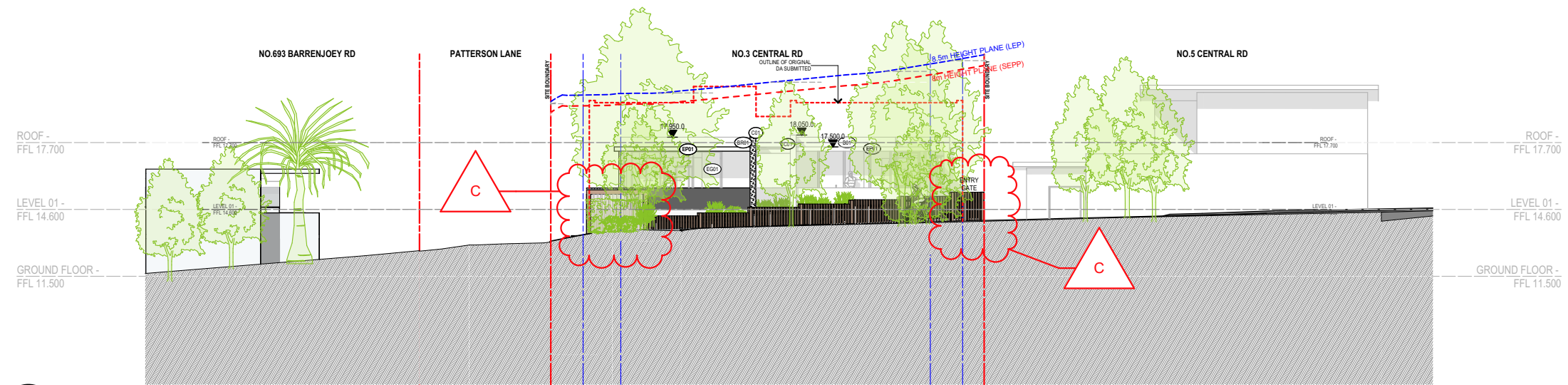


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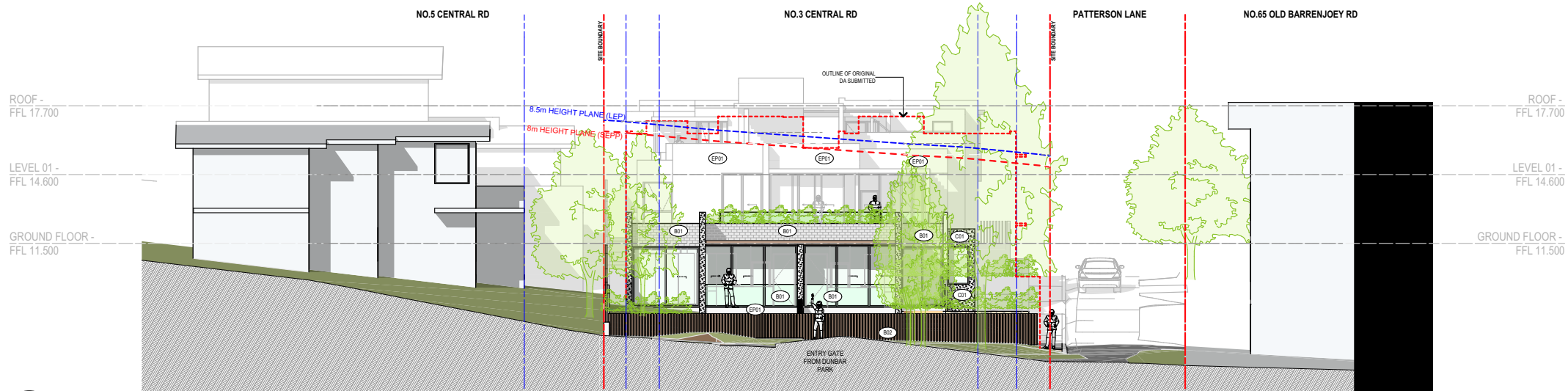
[Handwritten signature]

C	DA AMENDMENT SUBMISSION	APT 5 & 7 BEDROOM ALTERED	08/07/2020	KT	RM	RM
B	DA AMENDMENT SUBMISSION	BASEMENT PARKING REDUCED, APARTMENT REDUCED BY 1, LAYOUT AMENDED, GFA FSR REDUCED	29/05/2020	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	
SD						

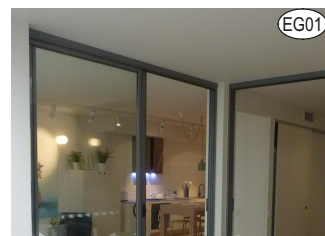
3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
GFA & FSR SCHEDULE
JOB No 5914
DWG No SD2801
ISSUE C



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



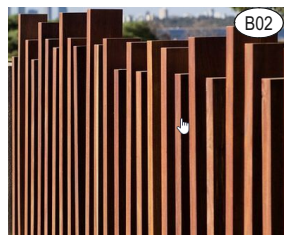
TIMBER PRIVACY SCREEN



DRY PACK STONE WALL



GLASS BALUSTRADE



TIMBER FENCING

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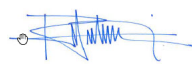
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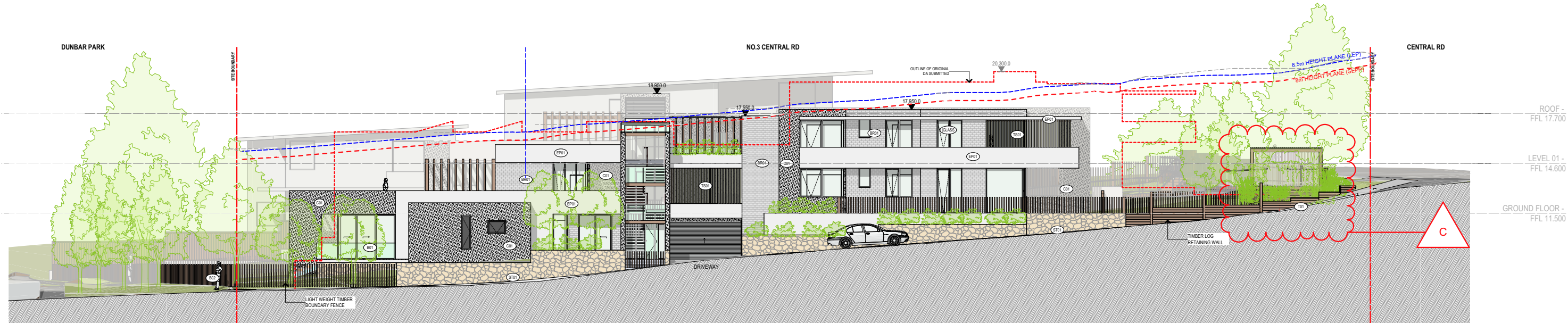
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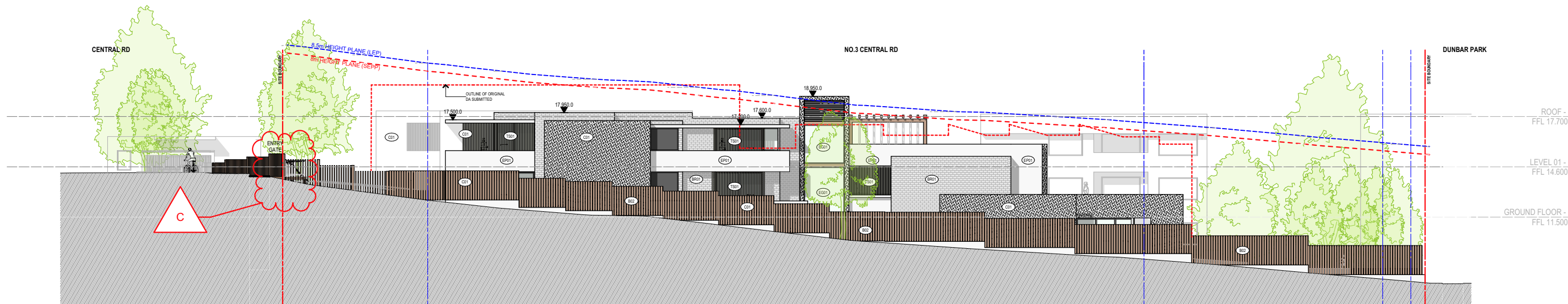


C	DA AMENDMENT SUBMISSION	GARBAGE ROOM RELOCATED AND REPLACED WITH PLANT ROOM	08/07/2020	KT	RM	RM
B	DA AMENDMENT SUBMISSION	BUILDING HEIGHT LOWERED, ELEVATIONS UPDATED AS PER GENERAL AMENDMENTS TO PLANS	29/05/2020	KT	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	
SD						

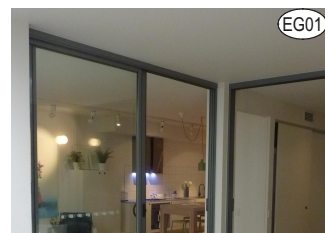
3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
STREET ELEVATIONS
JOB No 5914
DWG No SD3001
ISSUE C



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



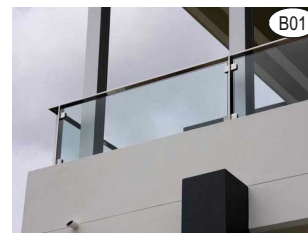
OFF FORM CONCRETE



TIMBER PRIVACY SCREEN



DRY PACK STONE WALL



GLASS BALUSTRADE



TIMBER FENCING

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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.

JOB No

5914

3 CENTRAL ROAD

3 CENTRAL ROAD, AVALON BEACH

CLIENT - AVALON CENTRAL PTY LTD

TITLE

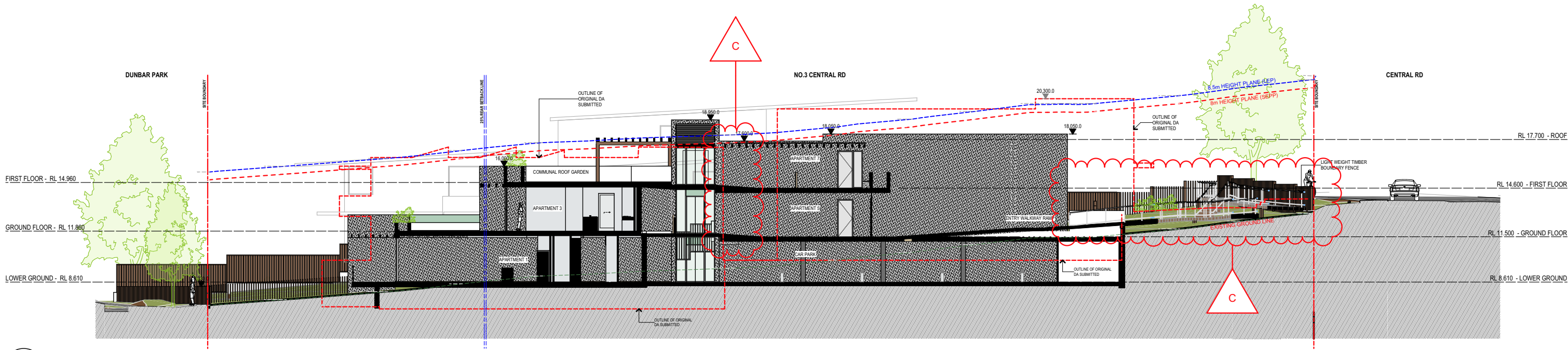
STREET ELEVATIONS

DWG No

SD3002

ISSUE

C



1 SECTION A
SCALE 1:250 @ A3

Ext. Walls:	Construction	Insulation	Colour	Details
	Cavity Brick Concrete Lined	25mm Kooltherm K8 or equiv (R1.2) R1.5 added	Light Medium	As per plans As per plans
Int. Walls:	Construction	Insulation		Details
	Brick with Plasterboard	None		Intertency
	Concrete with Plasterboard Plasterboard on Stud	None None		To stairs/lift 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
	Group A	ALM-005-03 A	Double Clear	Aluminium
	Group B	ALM-006-03 A	Double Clear	Aluminium
	Group C	ALM-001-03 A	Single Low E	Aluminium
Skylights:	Product ID	Glass	Frame	Uw
	GEN-04-006a	Single Clear	Aluminium	5.00
Other:	Orientation	Terrain	Weatherseals	Exhaust Dampers
	205	Suburban	Yes	Yes
				Recessed Downlights
				Sealed LED - 1 per 4m²

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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
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
SECTIONS 1
ISSUE
C

JOB No
5914
DWG No
SD3101