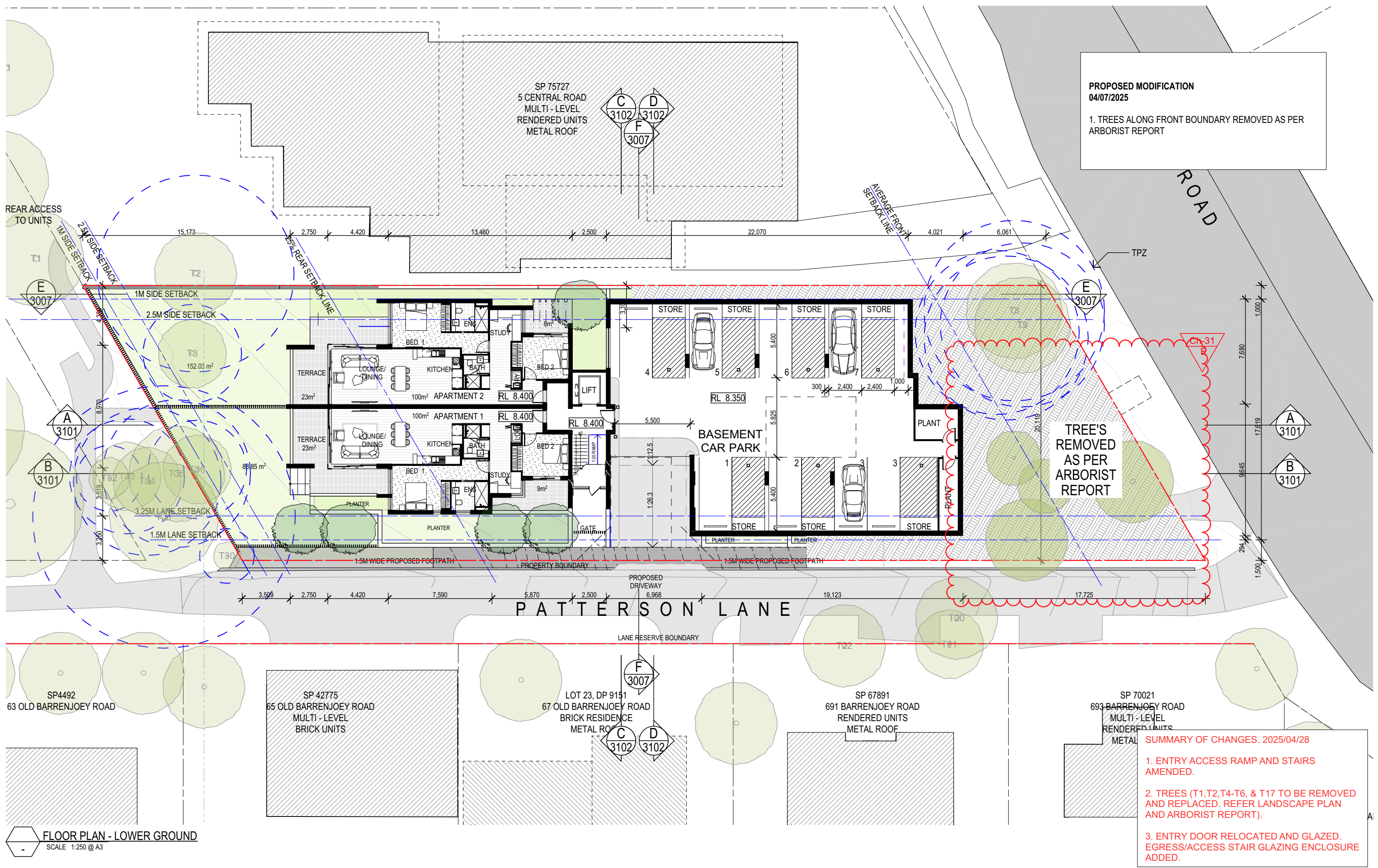
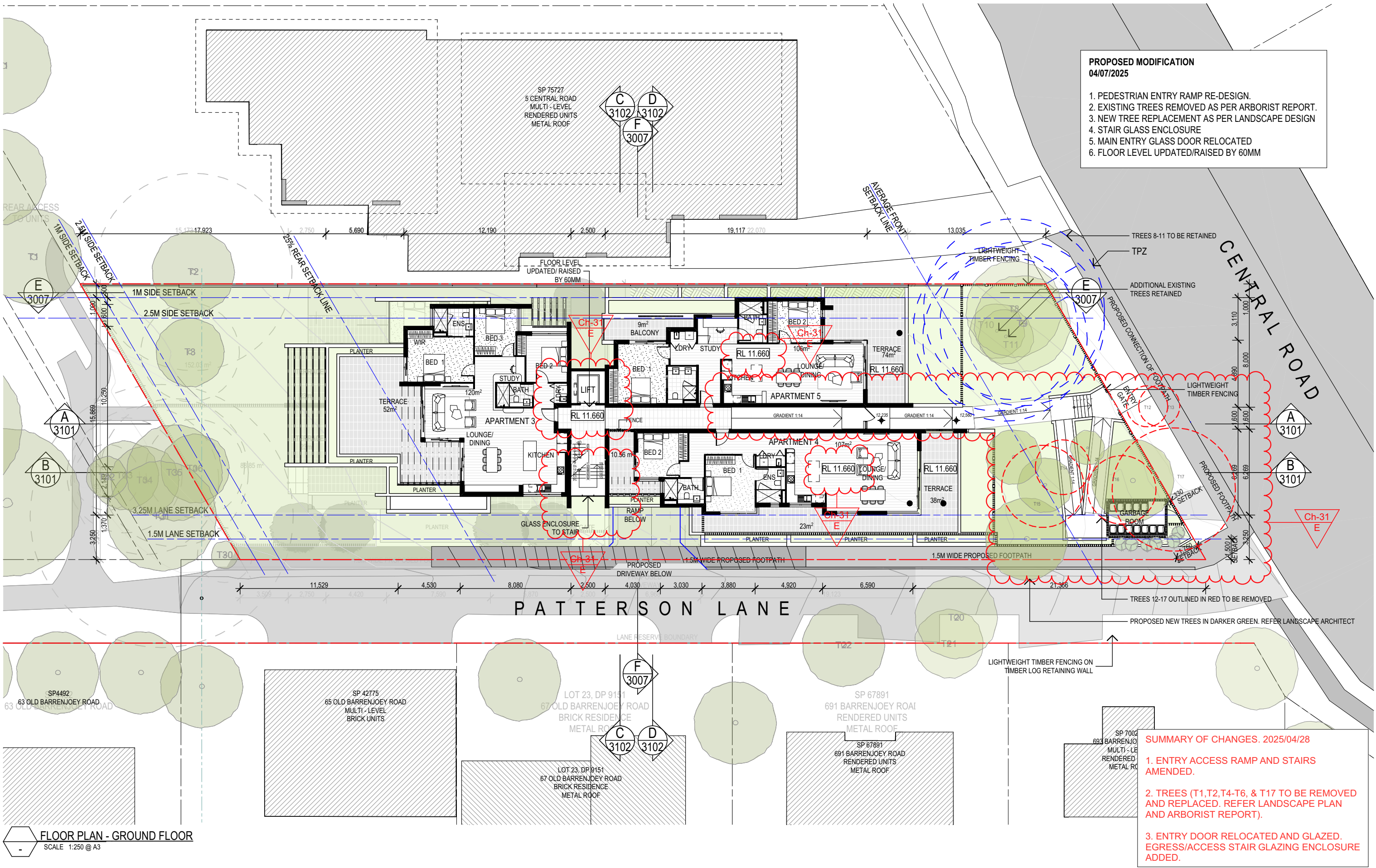
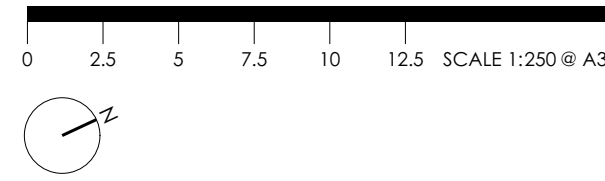


E	ISSUE FOR SECTION 4.55	ISSUE FOR COORDINATION, SECTION 4.55 RESUBMISSION UPDATES, DA RESUBMISSION UPDATES	19/05/2025	CPA	RM	RM
ISSUE PURPOSE		Change Name	DATE	D.	C.	A.
SD						



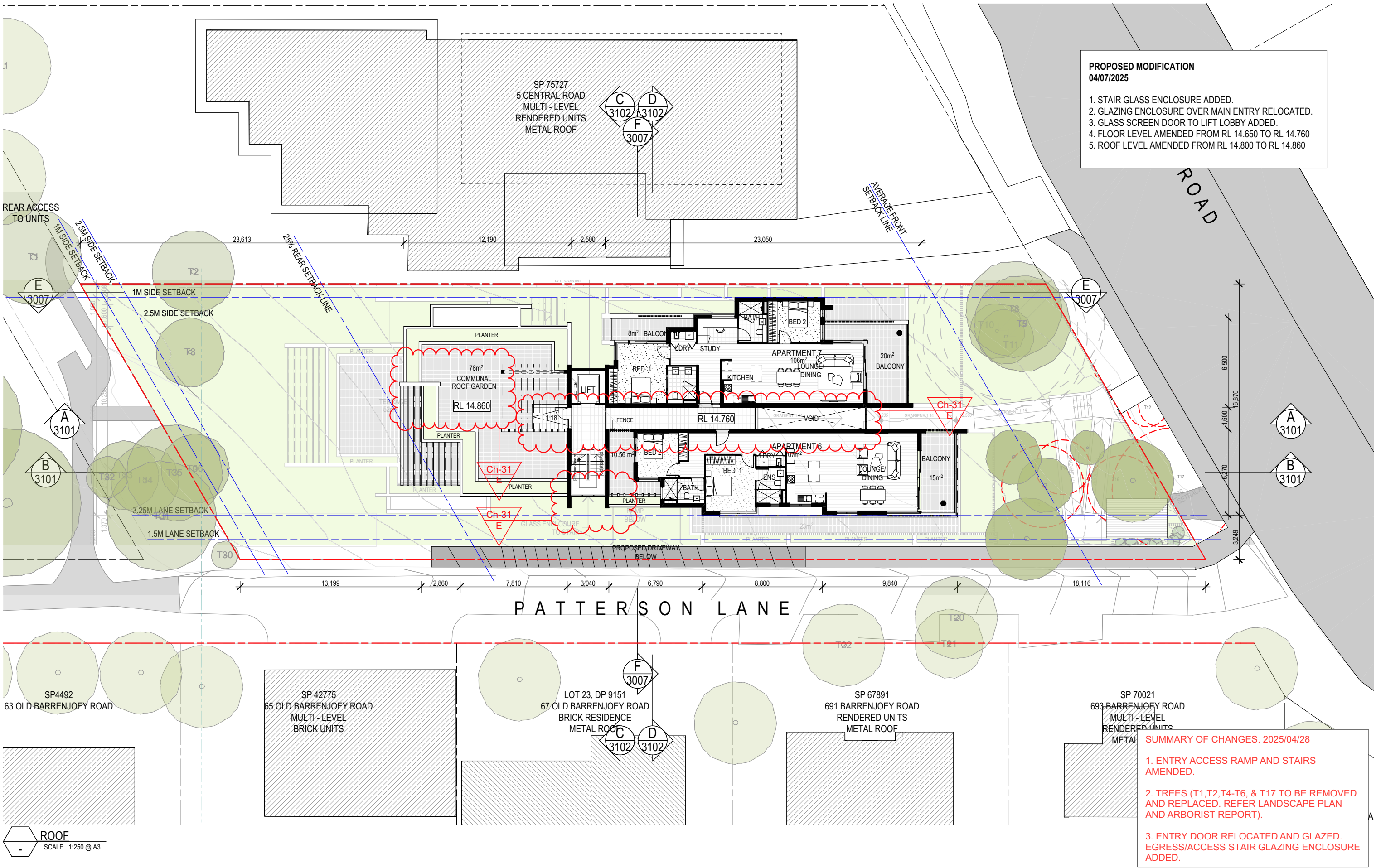
FLOOR PLAN - GROUND FLOOR
SCALE 1:250 @ A3



E	ISSUE FOR SECTION 4.55	DA RESUBMISSION UPDATES, GROUND FLOOR UPDATES, SECTION 4.55 RESUBMISSION UPDATES	19/05/2025	CPA	RM	RM
ISSUE PURPOSE		Change Name	DATE	D.	C.	A.
SD						

SUMMARY OF CHANGES. 2025/04/28

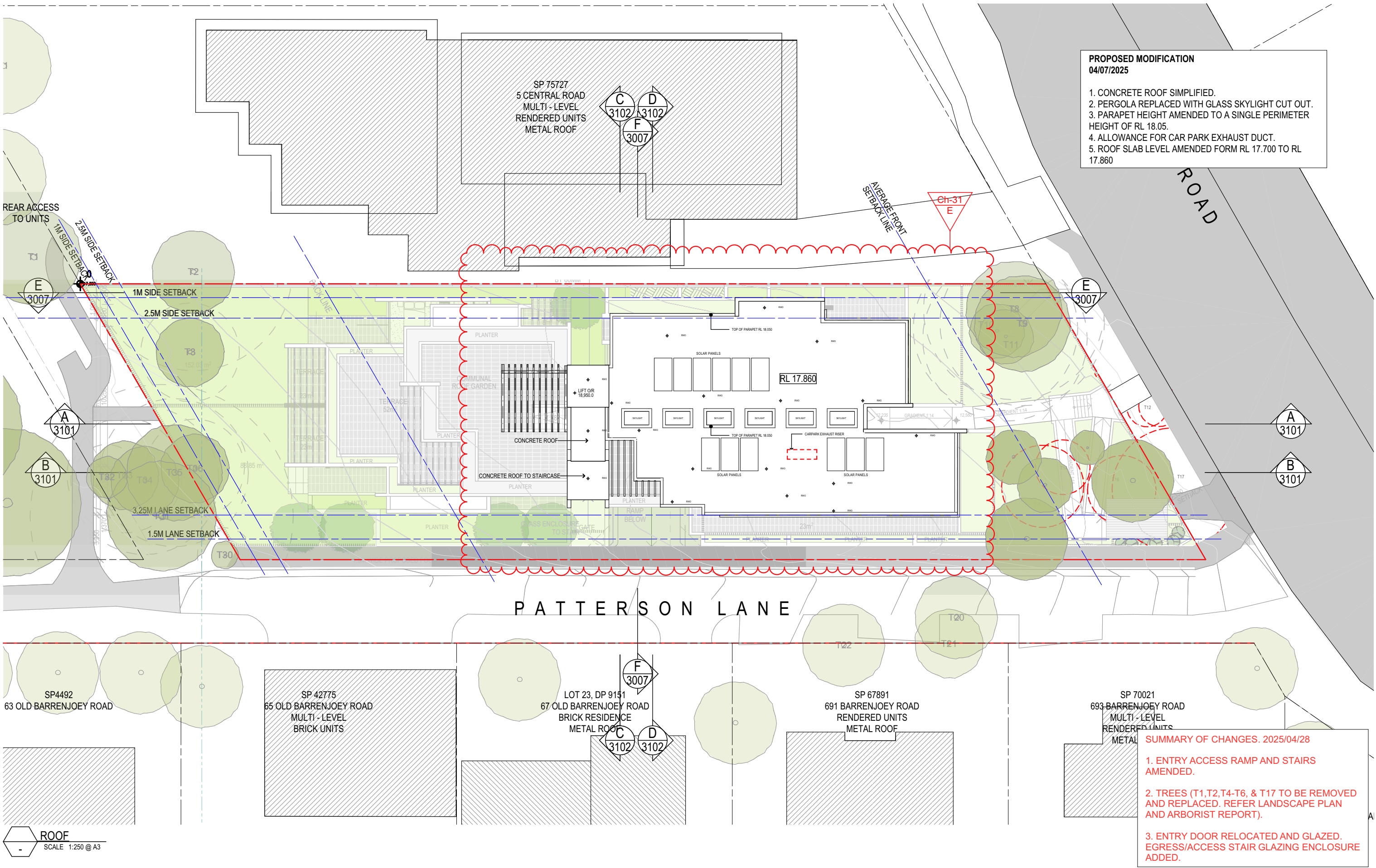
- ENTRY ACCESS RAMP AND STAIRS AMENDED.
- TREES (T1,T2,T4-T6, & T17 TO BE REMOVED AND REPLACED. REFER LANDSCAPE PLAN AND ARBORIST REPORT).
- ENTRY DOOR RELOCATED AND GLAZED. EGRESS/ACCESS STAIR GLAZING ENCLOSURE ADDED.



E	ISSUE FOR SECTION 4.55	DA RESUBMISSION UPDATES, SECTION 4.55 RESUBMISSION UPDATES	19/05/2025	CPA	RM	RM
	D	ISSUE FOR SECTION 4.55	FFL LOWERED, APT 4&6 ALTERED, APT 5&7 ALTERED, ROOF GARDEN ALTERED	30/09/2021	MZ	RM
ISSUE PURPOSE		Change Name	DATE	D.	C.	A.
SD						

SUMMARY OF CHANGES. 2025/04/28

- ENTRY ACCESS RAMP AND STAIRS AMENDED.
- TREES (T1,T2,T4-T6, & T17 TO BE REMOVED AND REPLACED. REFER LANDSCAPE PLAN AND ARBORIST REPORT).
- ENTRY DOOR RELOCATED AND GLAZED. EGRESS/ACCESS STAIR GLAZING ENCLOSURE ADDED.



PROPOSED MODIFICATION
04/07/2025

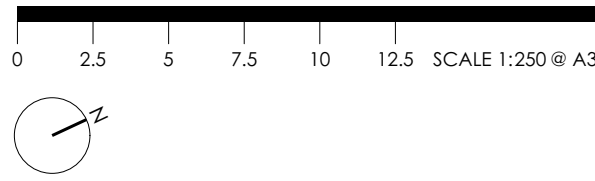
1. CONCRETE ROOF SIMPLIFIED.
2. PERGOLA REPLACED WITH GLASS SKYLIGHT CUT OUT.
3. PARAPET HEIGHT AMENDED TO A SINGLE PERIMETER HEIGHT OF RL 18.05.
4. ALLOWANCE FOR CAR PARK EXHAUST DUCT.
5. ROOF SLAB LEVEL AMENDED FORM RL 17.700 TO RL 17.860

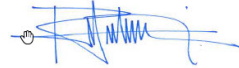
SUMMARY OF CHANGES. 2025/04/28

1. ENTRY ACCESS RAMP AND STAIRS AMENDED.
2. TREES (T1,T2,T4-T6, & T17 TO BE REMOVED AND REPLACED. REFER LANDSCAPE PLAN AND ARBORIST REPORT).
3. ENTRY DOOR RELOCATED AND GLAZED. EGRESS/ACCESS STAIR GLAZING ENCLOSURE ADDED.

ROOF
SCALE 1:250 @ A3

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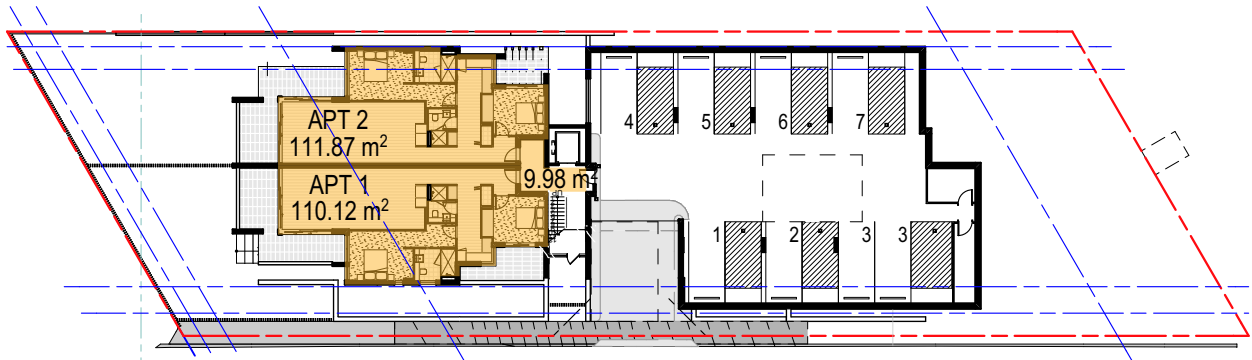




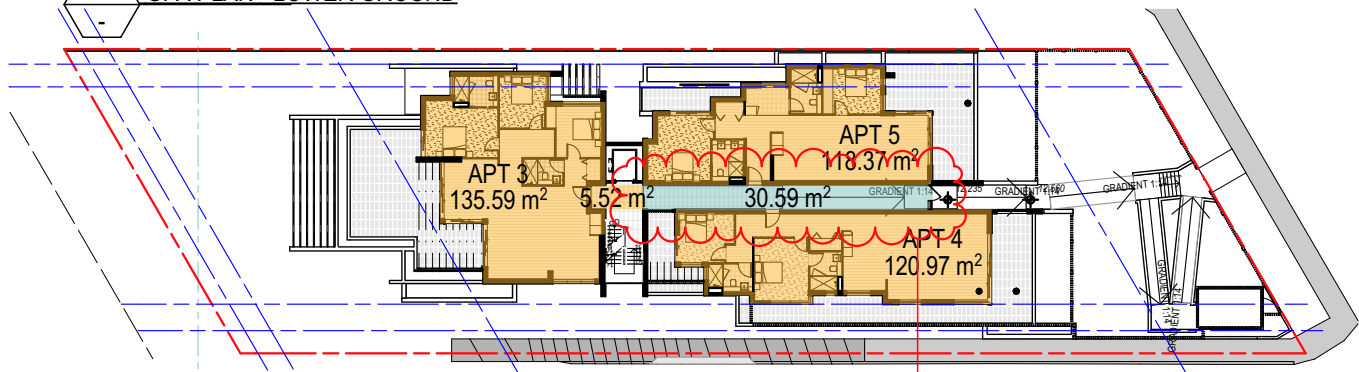
E	ISSUE FOR SECTION 4.55	DA RESUBMISSION UPDATES, SECTION 4.55 RESUBMISSION UPDATES	19/05/2025	CPA	RM	RM
	D	ISSUE FOR SECTION 4.55	30/09/2021	MZ	RM	RM
ISSUE PURPOSE		Change Name	DATE	D.	C.	A.
SD						

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

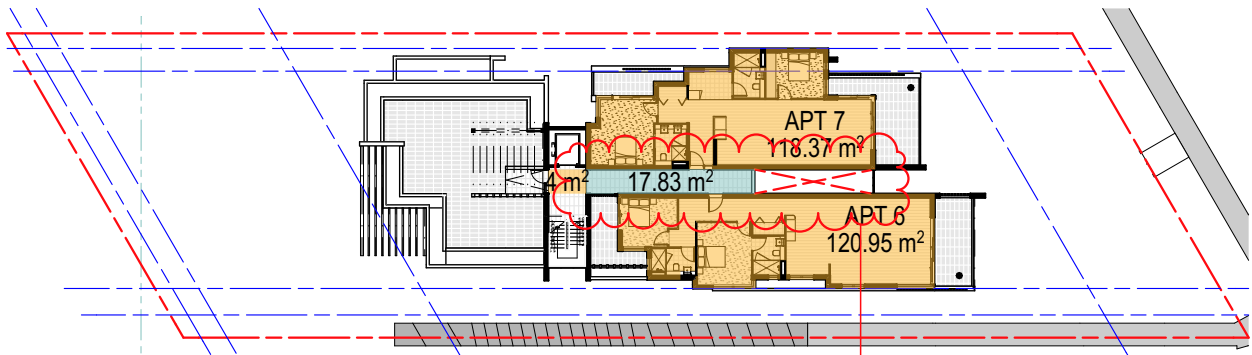
COPYRIGHT COTTEE PARKER ARCHITECTS PTY LTD
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Martin Timms NSW Reg No. 10093
BIMcloud: CPACLBIMM01 - BIMcloud/1900/5914 Central Road Avalon Master DA Section 4.55: 8/07/2025: 12:28:04



1 GFA PLAN - LOWER GROUND



2 GFA PLAN - GROUND FLOOR



3 GFA PLAN - LEVEL 01

PROPOSED MODIFICATION
04/07/2025

1. ENCLOSED CORRIDOR ADDED TO GFA.

APPROVED DEVELOPMENT

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

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

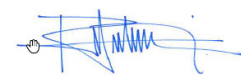
PROPOSED DEVELOPMENT

GFA SCHEDULE	AREA
STORY	
LOWER GROUND	232
GROUND FLOOR	412
LEVEL 01	261
PROPOSED GFA	905 m²

FSR SCHEDULE	
SITE AREA	1416 m²
PROPOSED GFA	905.00 m²
PROPOSED FSR	0.64:1

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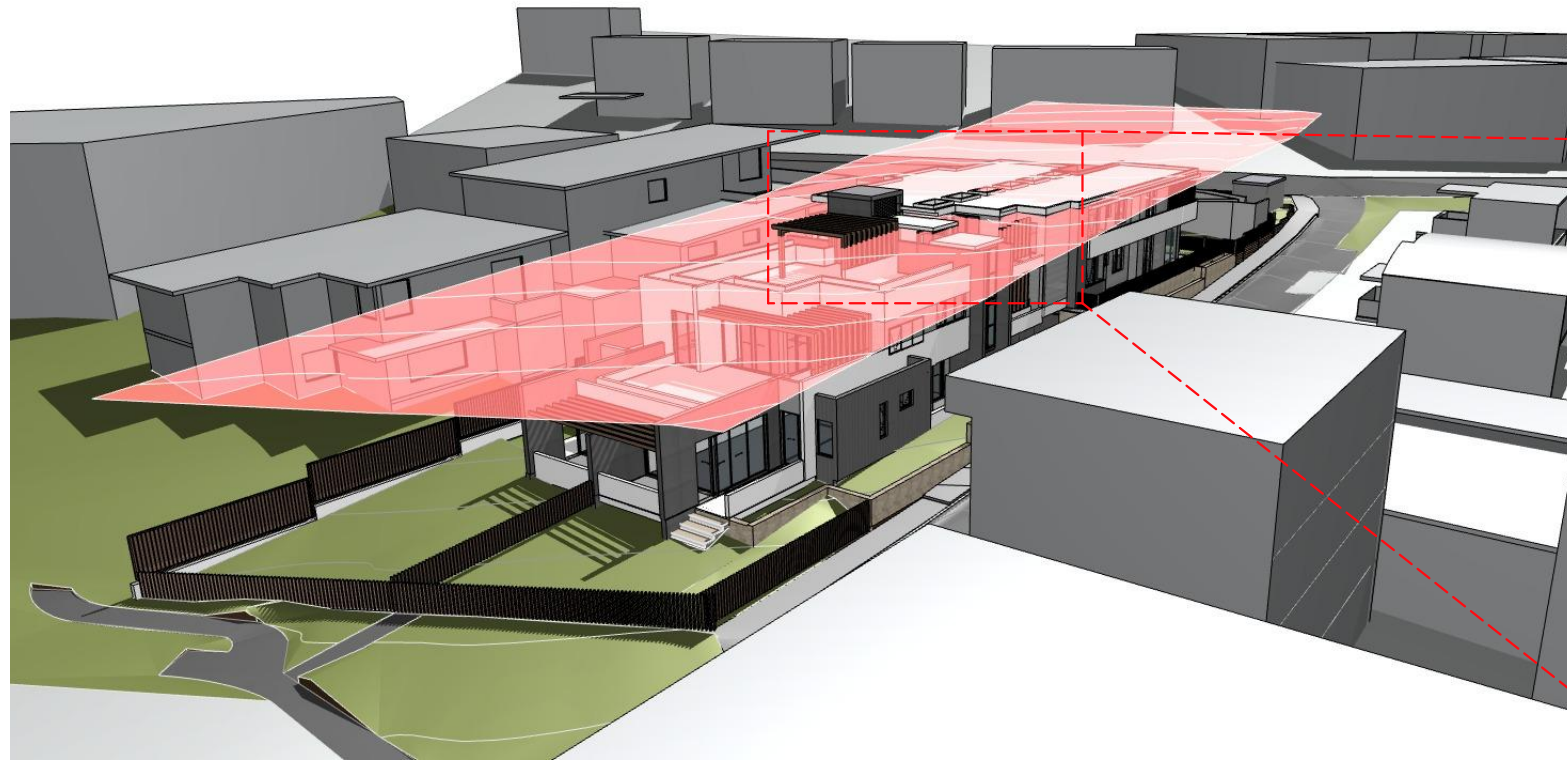


C ISSUE FOR SECTION 4.55 FOR S4.55 SUBMISSION, GFA UPDATED, DA RESUBMISSION UPDATES, SECTION 4.55 RESUBMISSION UPDATES 19/05/2025 CPA RM RM

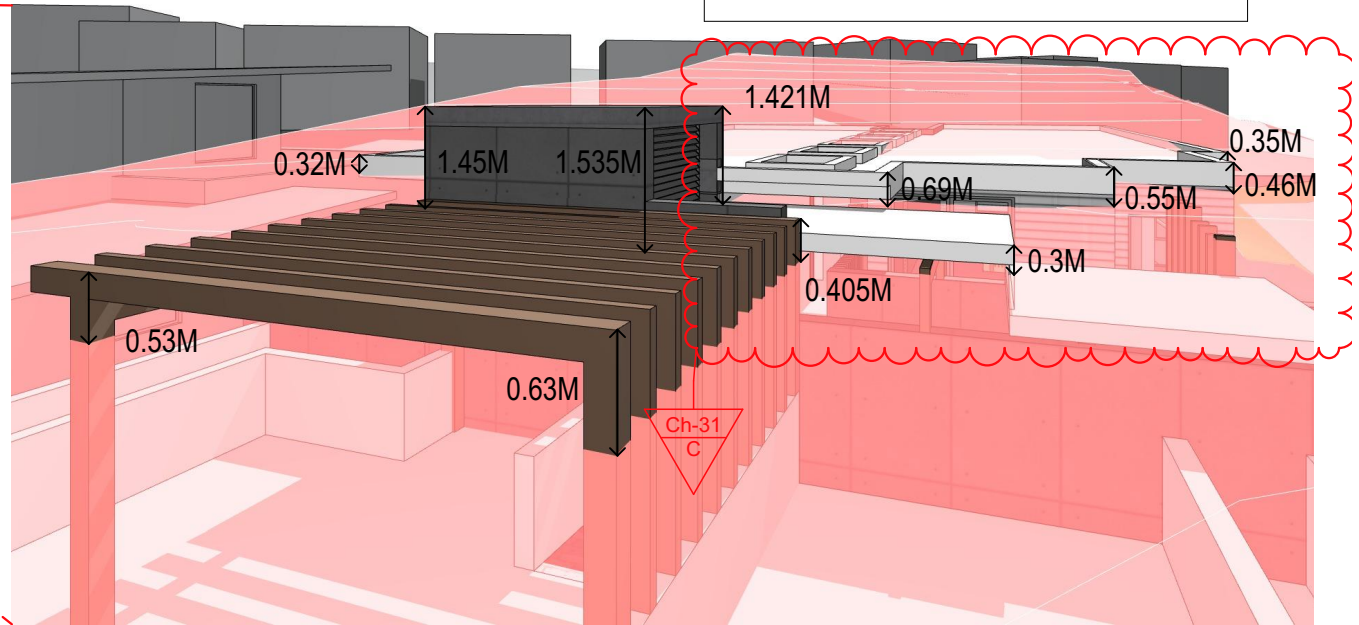
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
SD						5914	SD2801	C

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

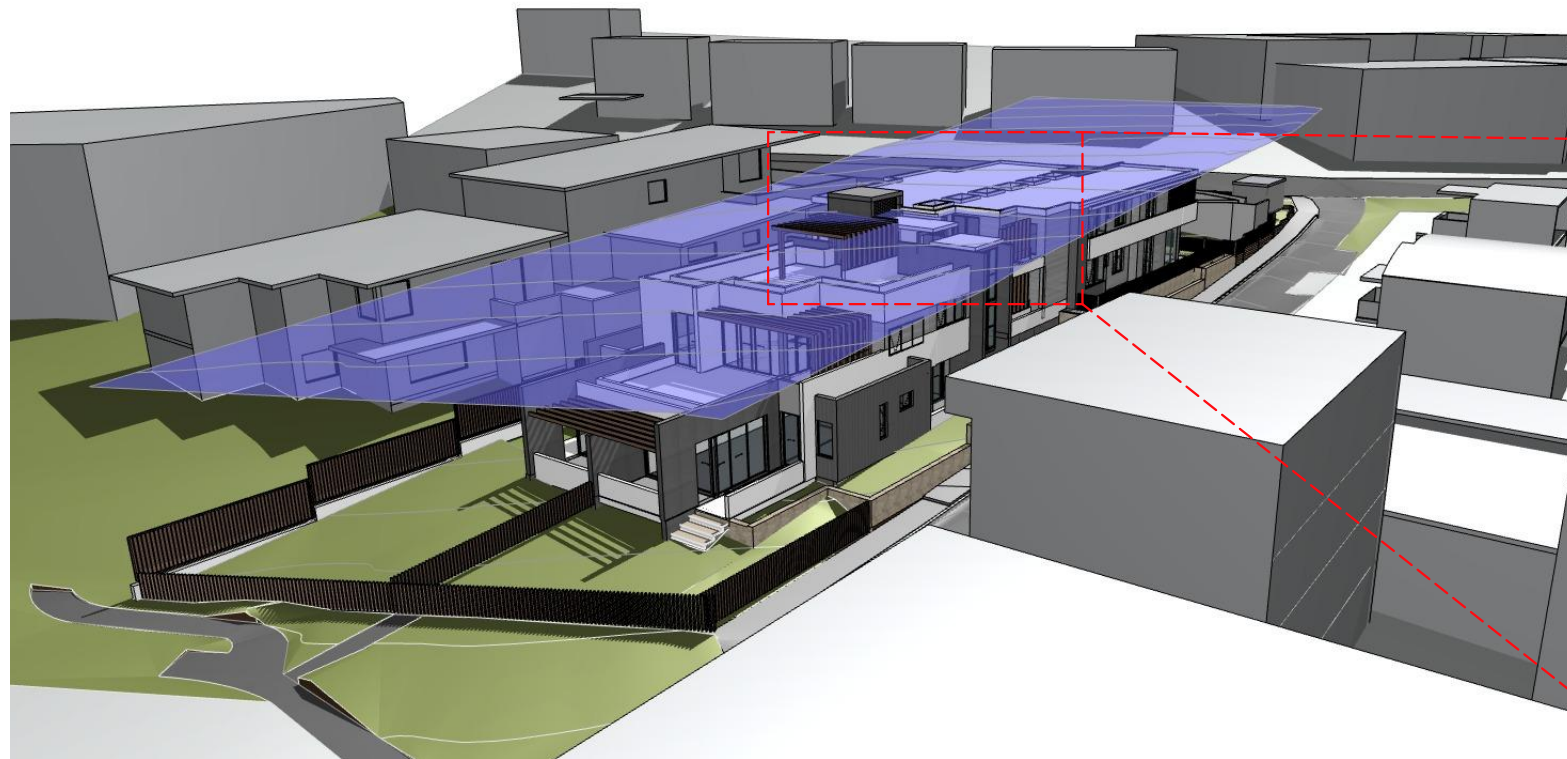
GFA & FSR SCHEDULE



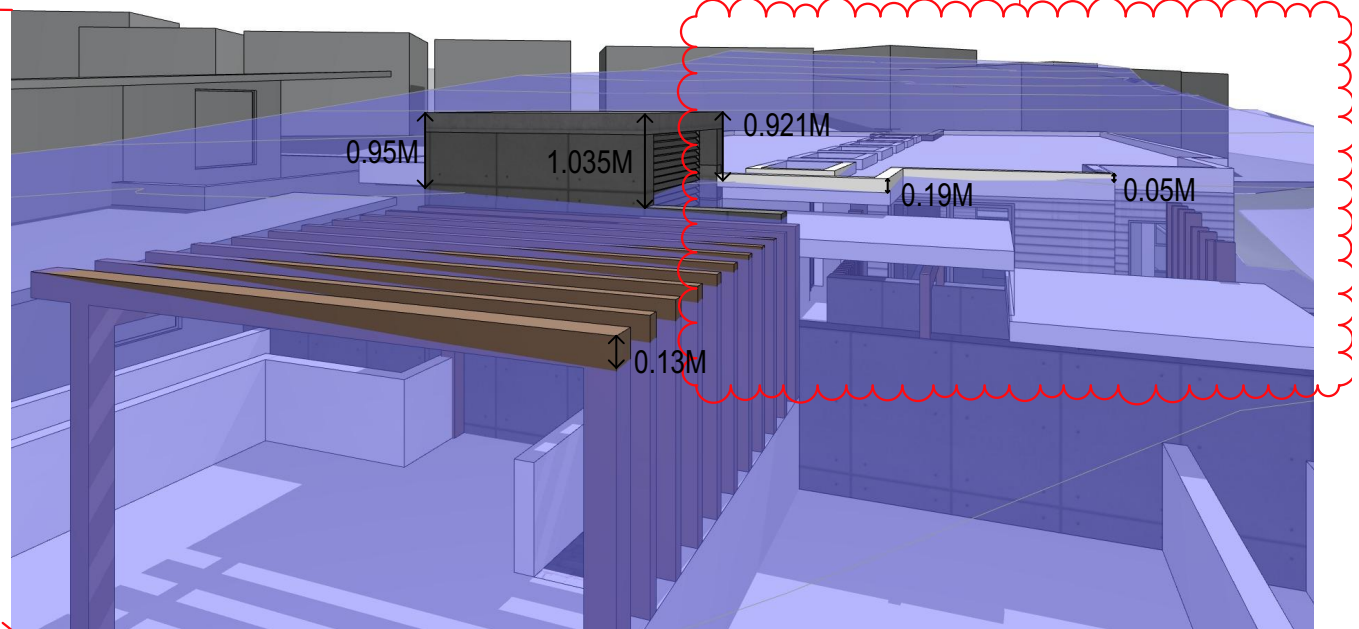
1 HEIGHT PLANE DIAGRAM - 8M (SEPP)



2 HEIGHT PLANE DIAGRAM - 8M (SEPP) DIMENSIONS
SCALE 1:386 @ A3



3 HEIGHT PLANE DIAGRAM - 8.5M (LEP)

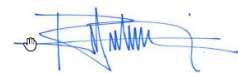


4 HEIGHT PLANE DIAGRAM - 8.5M (LEP) DIMENSIONS
SCALE 1:386 @ A3

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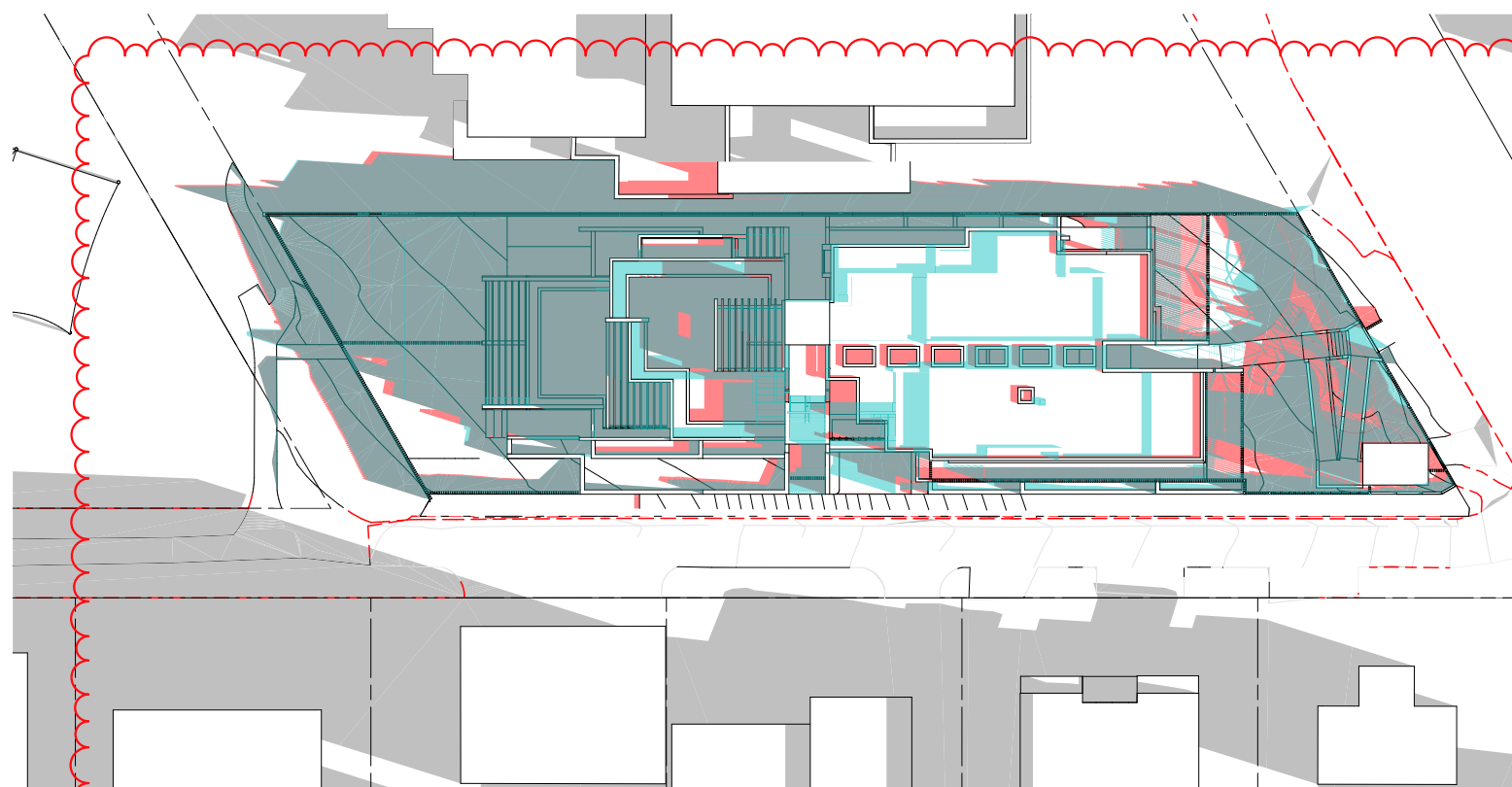
C	ISSUE FOR SECTION 4.55	SECTION 4.55 RESUBMISSION UPDATES	19/05/2025	CPA	RM	RM
B	DA AMENDMENT SUBMISSION	DRAWING UPDATED AS PER GENERAL ARRANGEMENTS	29/05/2020	KT	RM	RM
A	DA SUBMISSION PURPOSE ONLY		17/12/2019	KT	RM	RM

ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
SD						5914	SD2803	C

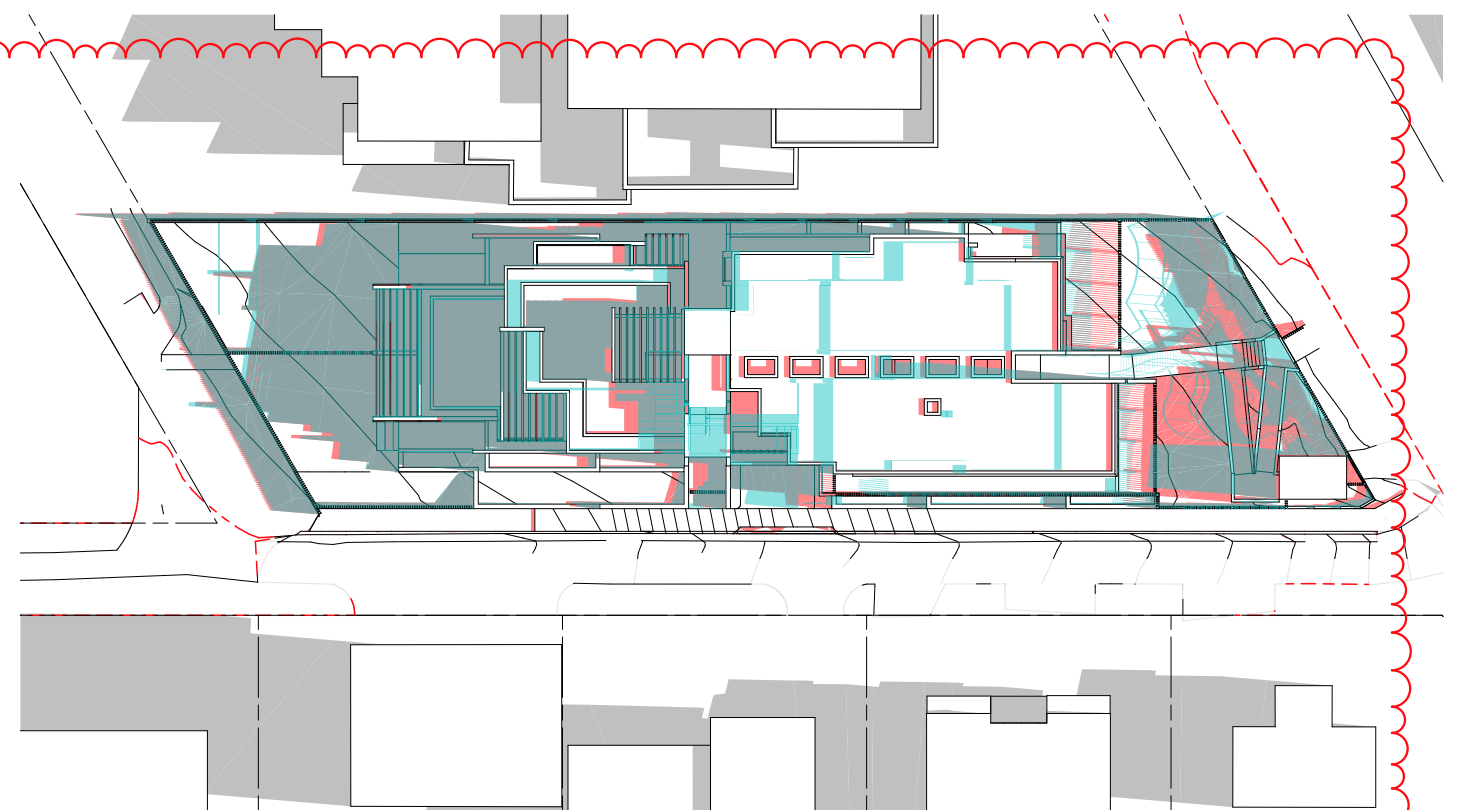
DRAFT

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

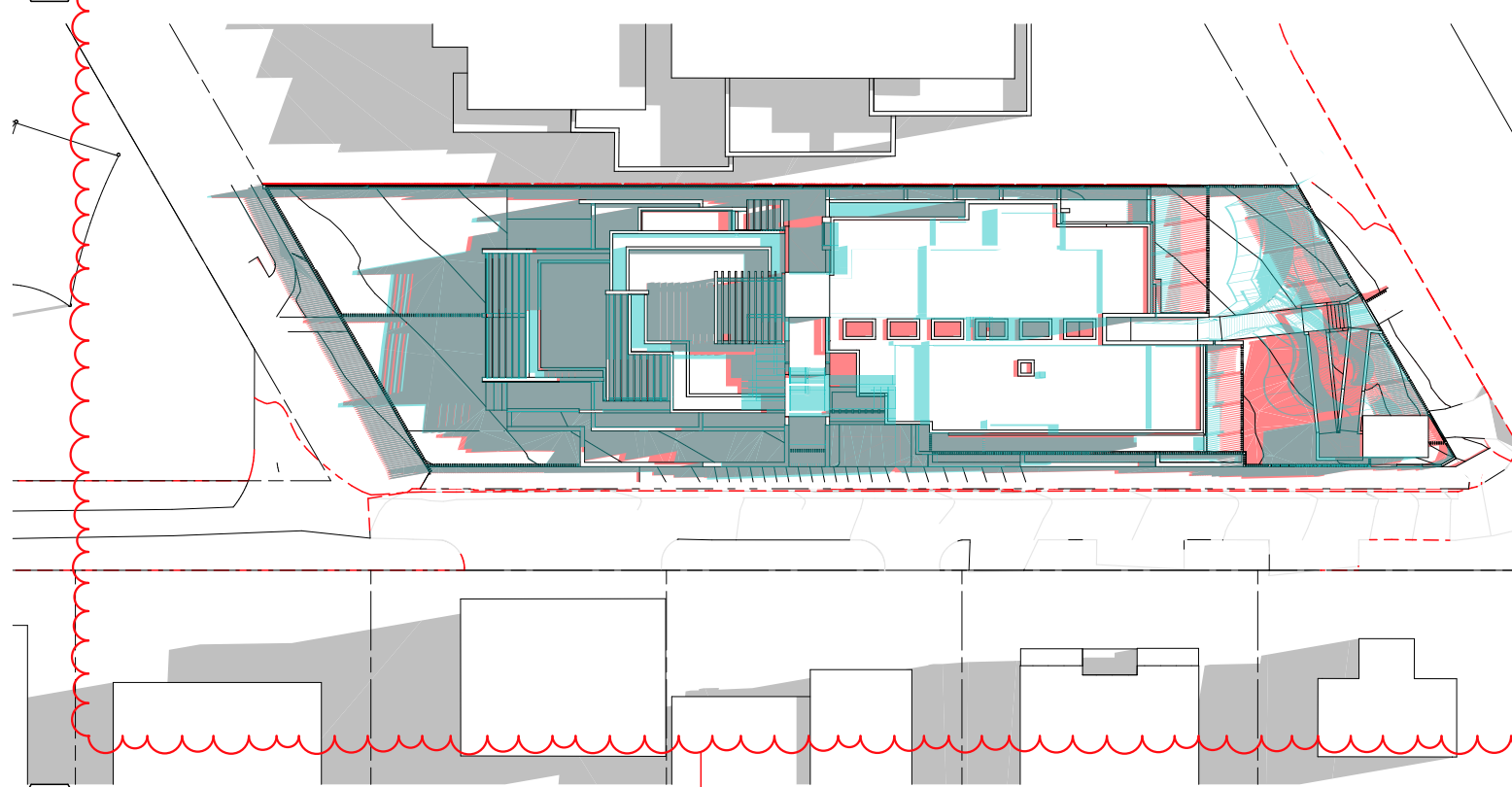
HEIGHT PLANE ANALYSIS



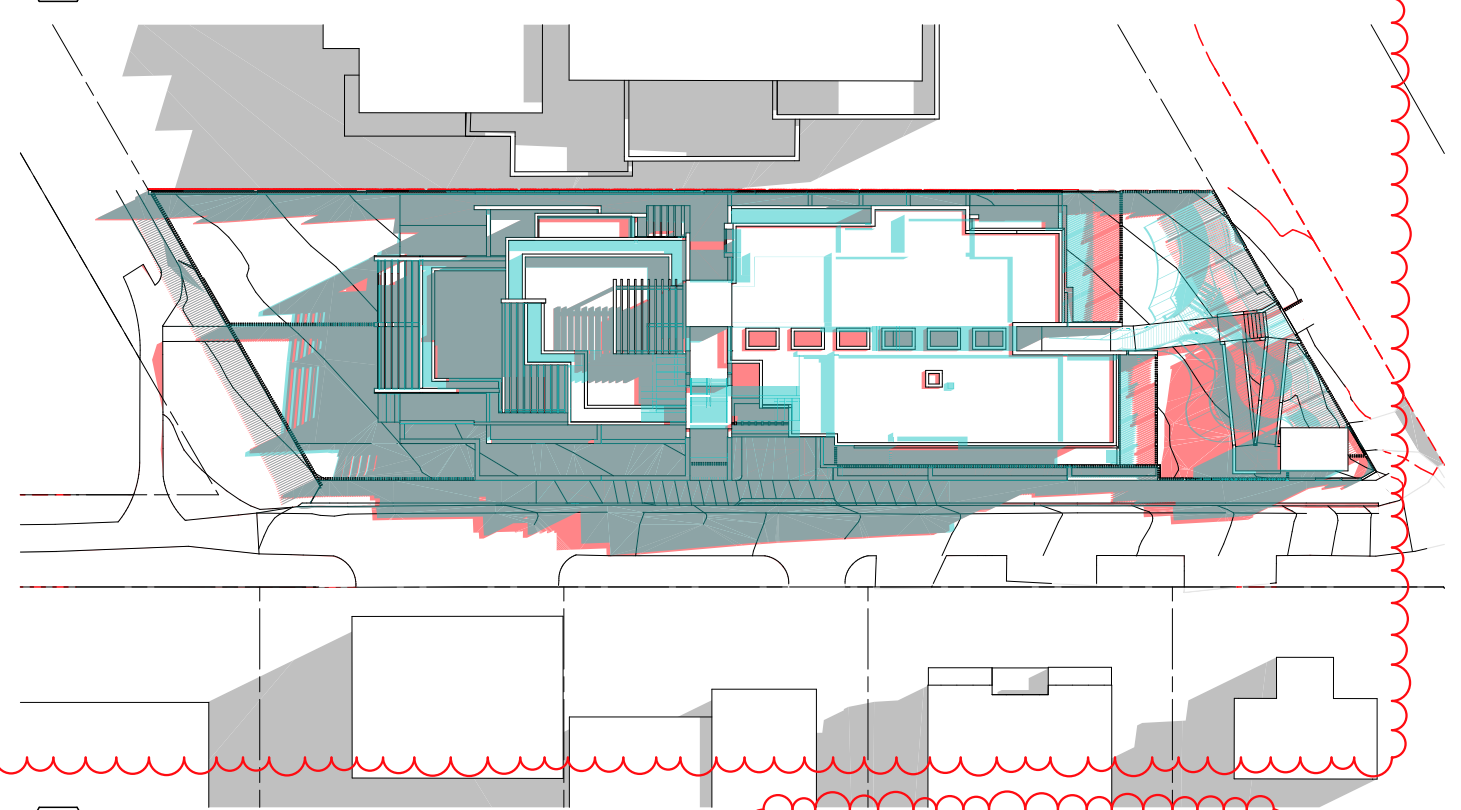
1 SHADOW DIAGRAMS JUNE 21 09:00 AM



2 SHADOW DIAGRAMS JUNE 21 10:00 AM



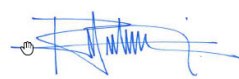
3 SHADOW DIAGRAMS JUNE 21 11:00 AM



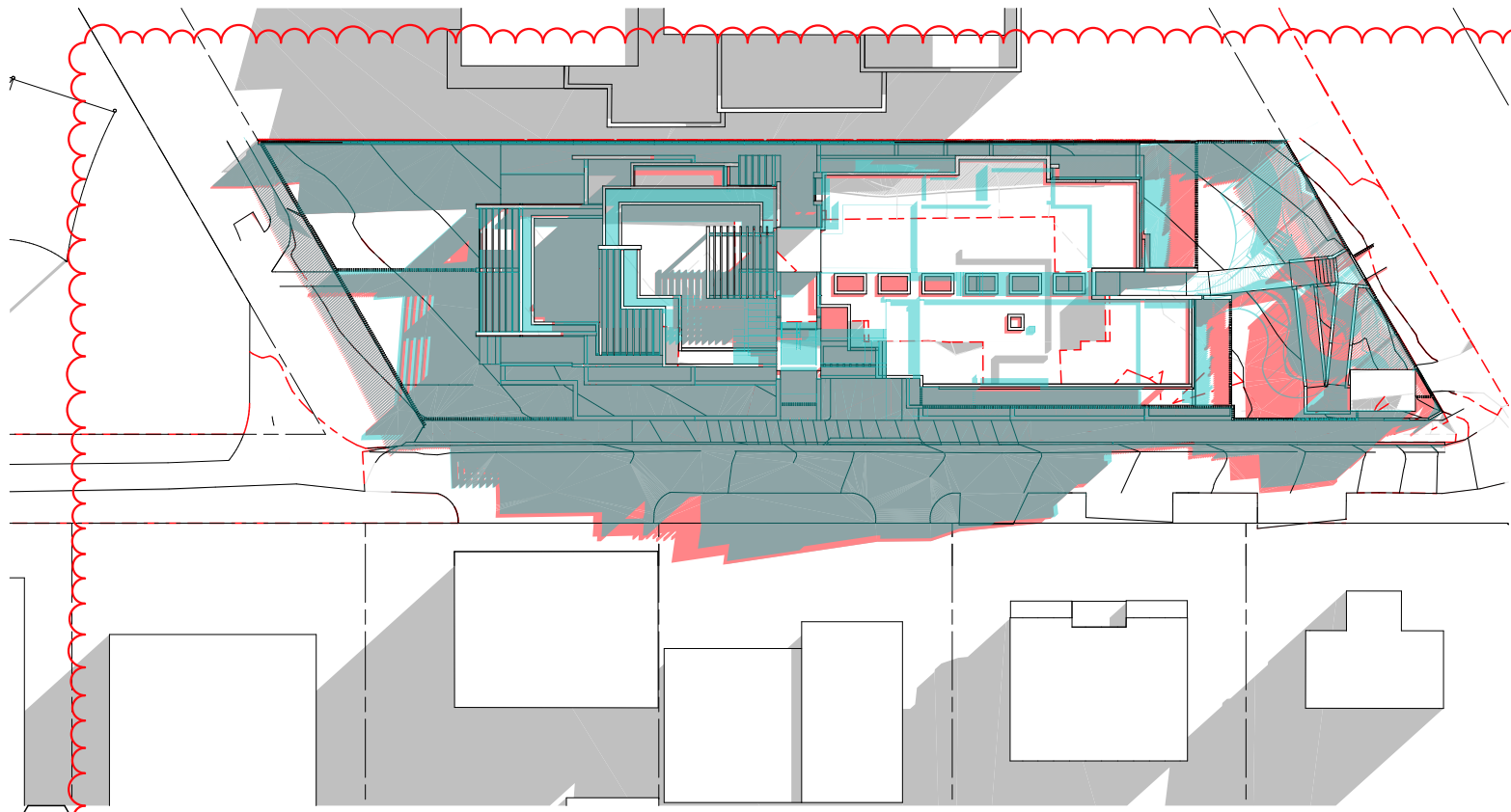
4 SHADOW DIAGRAMS JUNE 21 12:00 PM

LEGEND

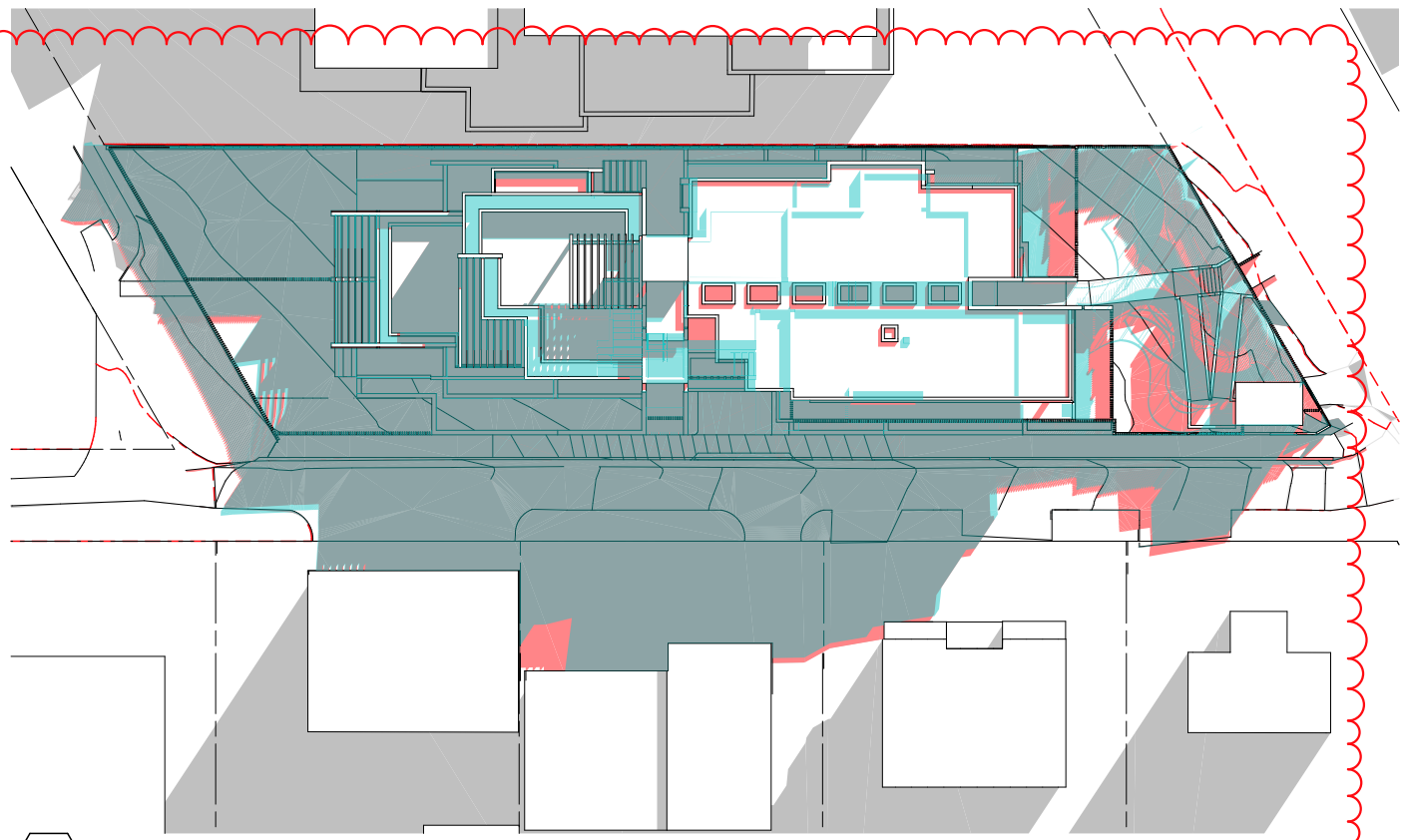
- NEIGHBOURING PROPERTY SHADOW
- CURRENTLY APPROVED SECTION 4.55 SHADOW
- PROPOSED DA SHADOW



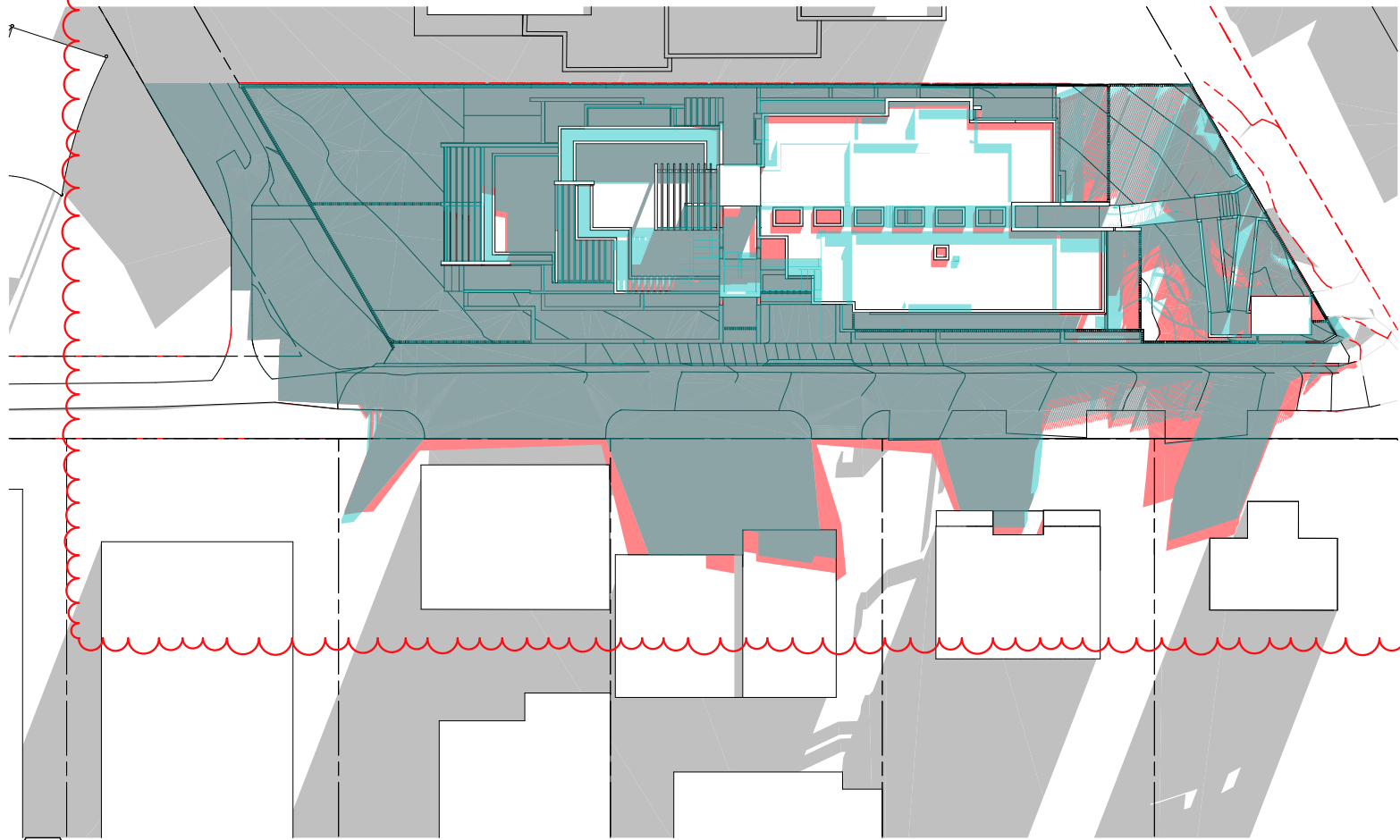
C	ISSUE FOR SECTION 4.55	DA RESUBMISSION UPDATES, SECTION 4.55 RESUBMISSION UPDATES	19/05/2025	CPA	RM	RM	3 CENTRAL ROAD 3 CENTRAL ROAD, AVALON BEACH CLIENT - AVALON CENTRAL PTY LTD TITLE SHADOW DIAGRAMS 1	DWG No SD2805	ISSUE C
	B	DA AMENDMENT SUBMISSION	29/05/2020	KT	RM	RM			
ISSUE PURPOSE SD		Change Name	DATE	D.	C.	A.	JOB No 5914		



1 SHADOW DIAGRAMS JUNE 21 13:00 PM



2 SHADOW DIAGRAMS JUNE 21 14:00 PM



3 SHADOW DIAGRAMS JUNE 21 15:00 PM

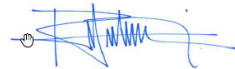
Ch-31
C

Ch-31
C

LEGEND
- NEIGHBOURING PROPERTY SHADOW
- CURRENTLY APPROVED SECTION 4.55 SHADOW
- PROPOSED DA SHADOW

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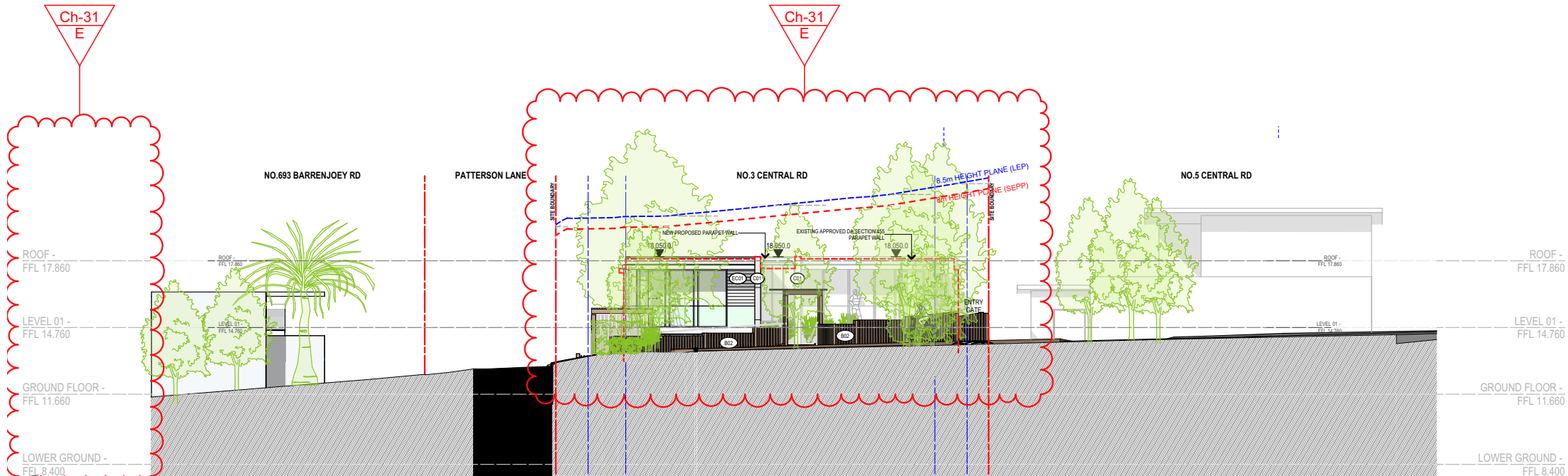


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BIMcloud: CPACLBIMM01 - BIMcloud/1900/5914 Central Road Avalon Master DA Section 4.55: 19/05/2025: 1:15:44

C	ISSUE FOR SECTION 4.55	DA RESUBMISSION UPDATES, SECTION 4.55 RESUBMISSION UPDATES	19/05/2025	CPA	RM	RM
B	DA AMENDMENT SUBMISSION	FFL LOWERED, APT 4&6 ALTERED, SHADOW DIAGRAM UPDATED AS PER GENERAL ARRANGEMENTS	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
SHADOW DIAGRAMS 2
JOB No
5914
DWG No
SD2806
ISSUE
C



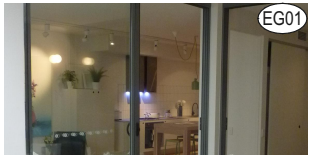
1 STREET ELEVATION - CENTRAL ROAD
SCALE 1:250 @ A3



2 STREET ELEVATION - CENTRAL RD (APPROVED SECTION 4.55)
SCALE NTS @ A3



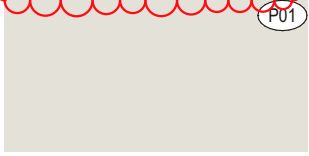
GLASS LOUVRES



CLEAR GLAZING



HORIZONTAL GROOVE CLADDING



PAINT COLOUR



OFF FORM CONCRETE



TIMBER PRIVACY SCREEN



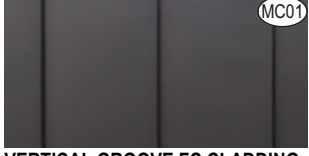
DRY PACK STONE WALL



GLASS BALUSTRADE



TIMBER FENCING



VERTICAL GROOVE FC CLADDING

COTTEEPARKER

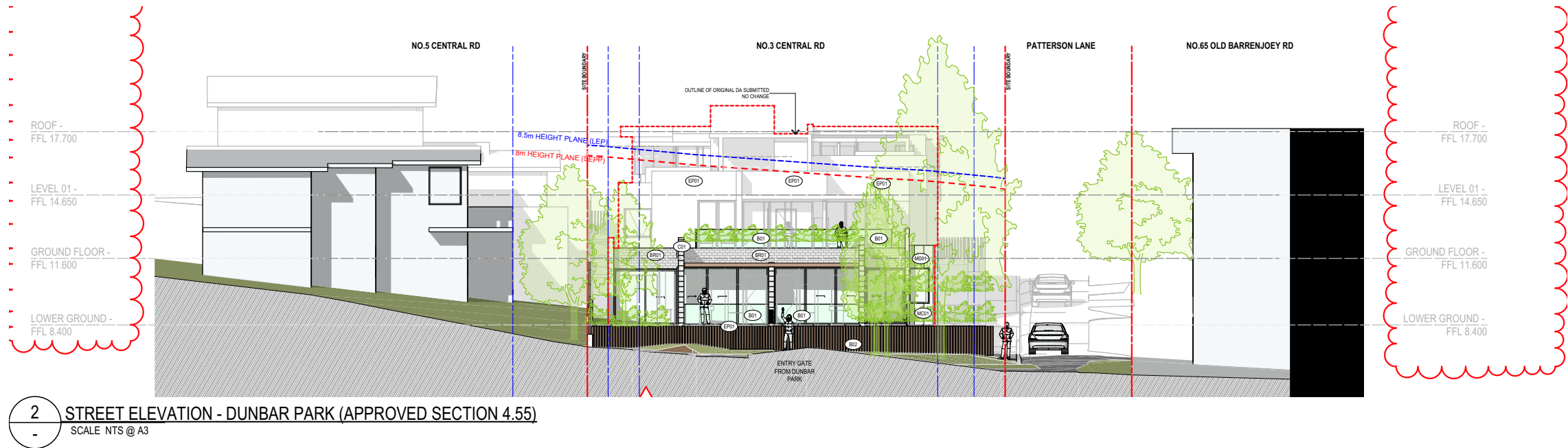
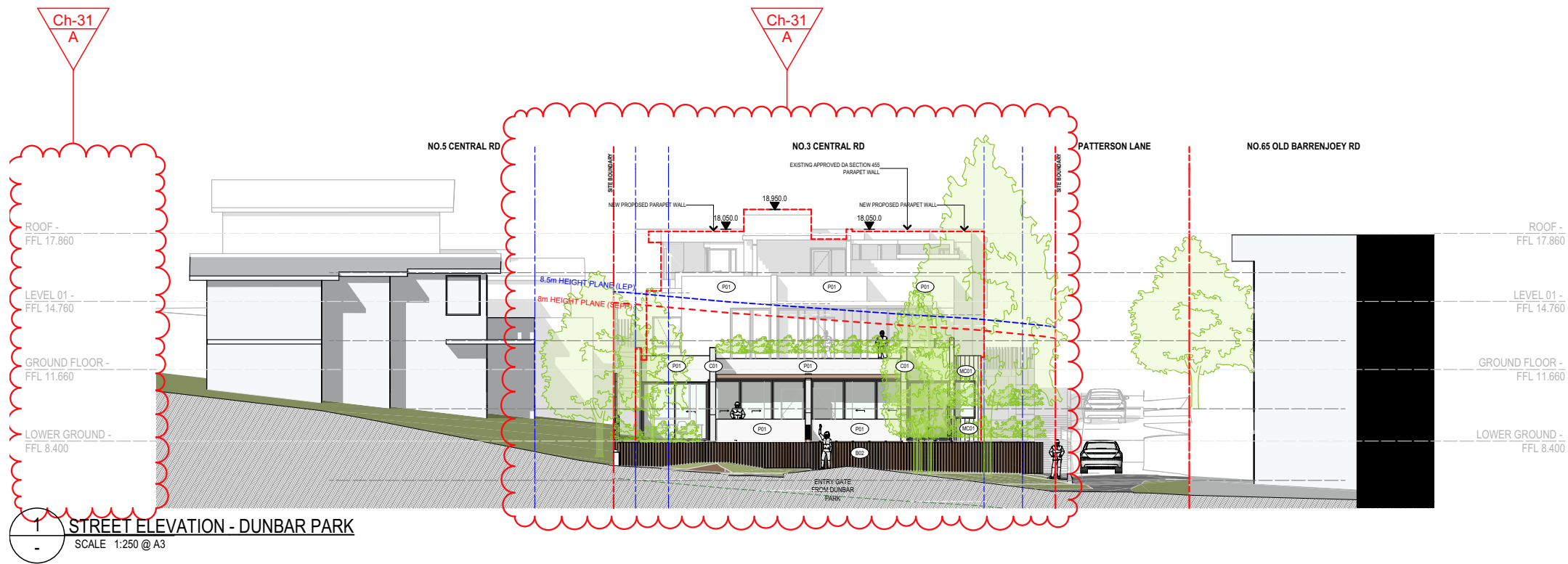
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BIMcloud: CPACLD/BIM01 - BIMcloud/1900/5914 Central Road Avalon Master DA Section 4.55: 19/05/2025: 1:10:44 PM
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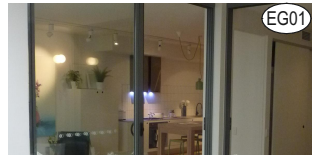


E	ISSUE FOR SECTION 4.55	DA RESUBMISSION UPDATES, SECTION 4.55 RESUBMISSION UPDATES	19/05/2025	CPA	RM	RM
D	ISSUE FOR SECTION 4.55	FFL LOWERED, EXTERNAL FINISHES ALTERED	30/09/2021	MZ	RM	RM
ISSUE PURPOSE	Change Name	DATE	D.	C.	A.	
SD						

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



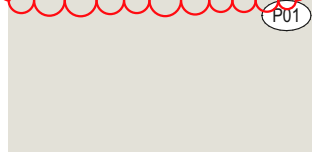
GLASS LOUVRES



CLEAR GLAZING



HORIZONTAL GROOVE CLADDING



PAINT COLOUR



OFF FORM CONCRETE



TIMBER PRIVACY SCREEN



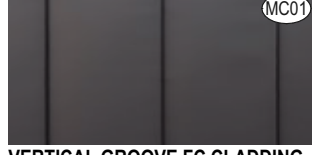
DRY PACK STONE WALL



GLASS BALUSTRADE



TIMBER FENCING

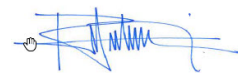


VERTICAL GROOVE FC CLADDING

COTTEEPARKER

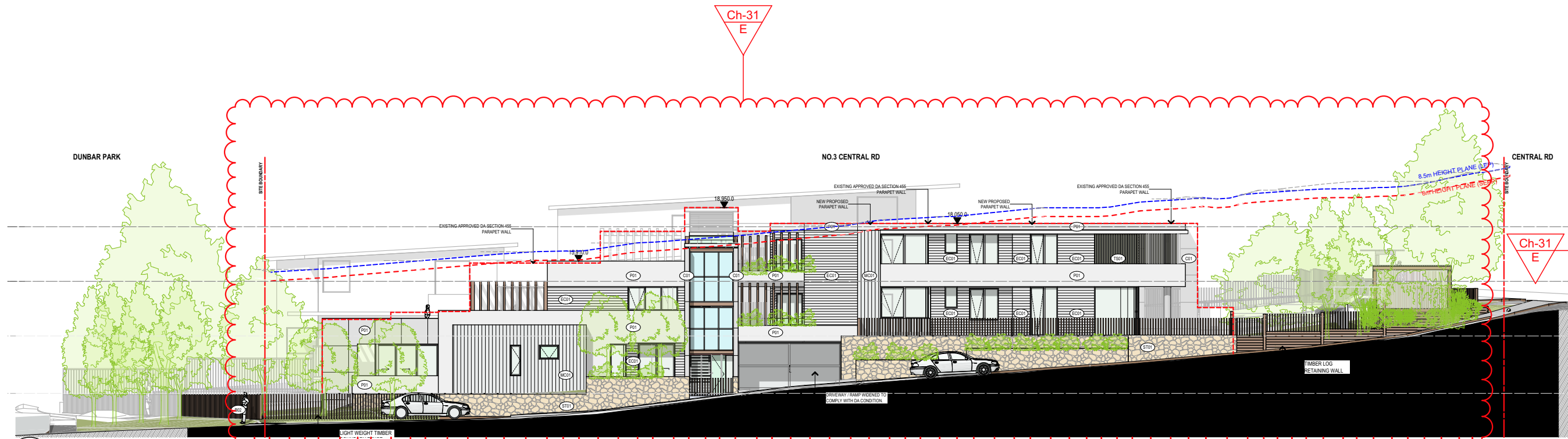
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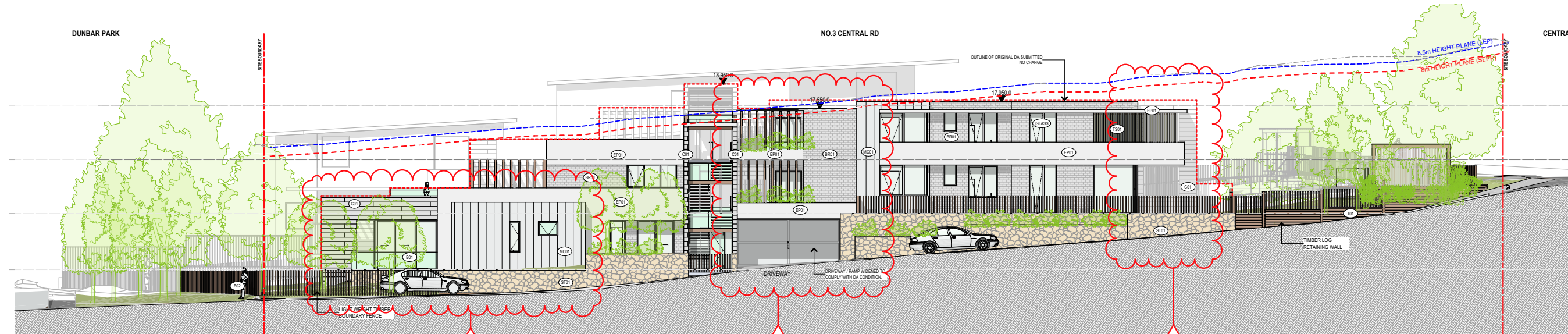


ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
A	ISSUE FOR SECTION 4.55	SECTION 4.55 RESUBMISSION UPDATES	19/05/2025	CPA	RM	RM	5914	SD3002	A

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



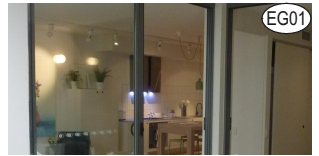
A STREET ELEVATION - PATTERSON LANE
SCALE 1:250 @ A3



B STREET ELEVATION - PATTERSON LANE (APPROVED SECTION 4.55)
SCALE NTS @ A3



GLASS LOUVRES



CLEAR GLAZING



HORIZONTAL GROOVE CLADDING



PAINT COLOUR



OFF FORM CONCRETE



TIMBER PRIVACY SCREEN



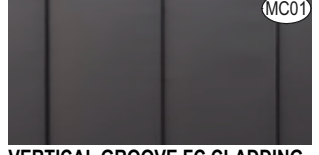
DRY PACK STONE WALL



GLASS BALUSTRADE



TIMBER FENCING



VERTICAL GROOVE FC CLADDING

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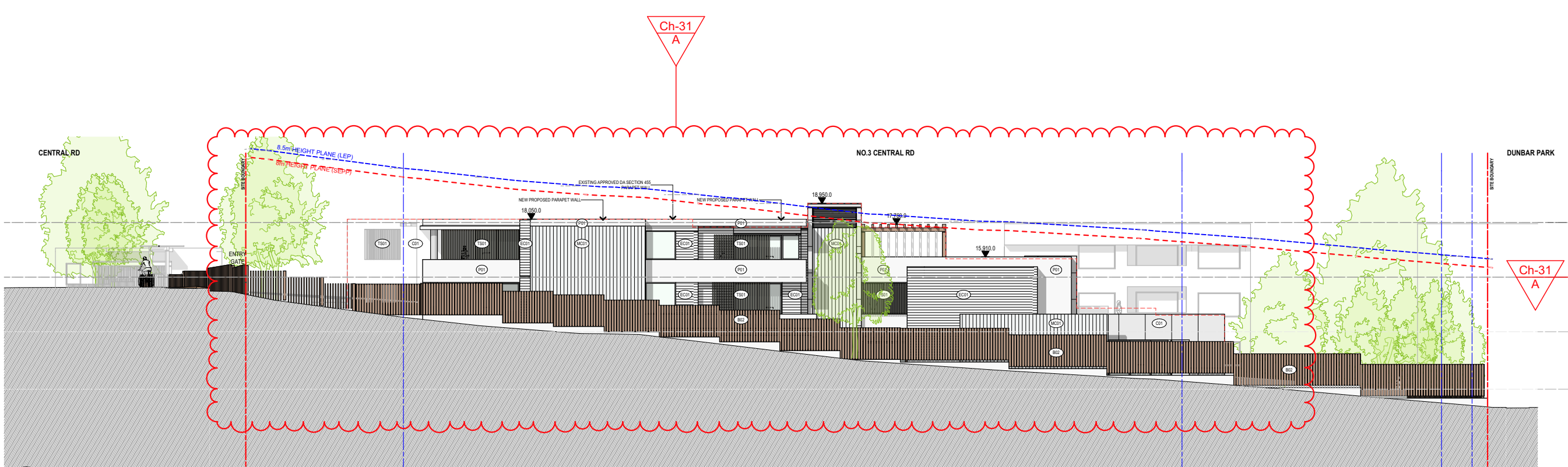
E ISSUE FOR SECTION 4.55 SECTION 4.55 RESUBMISSION UPDATES 19/05/2025 CPA RM RM

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

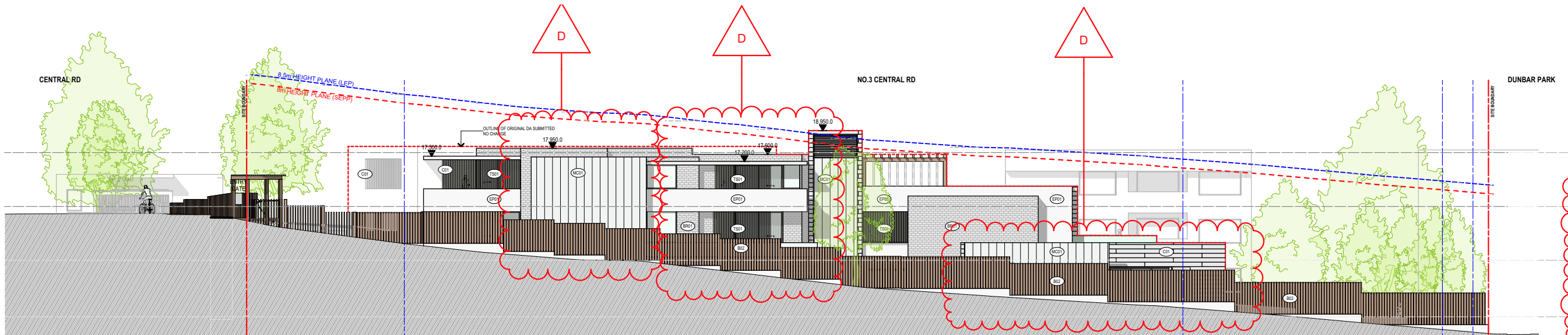
ISSUE PURPOSE SD Change Name DATE D. C. A.

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
STREET ELEVATIONS
DWG No SD3003
ISSUE E

JOB No 5914



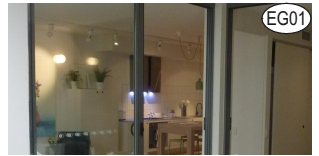
A STREET ELEVATION - NO.5 CENTRAL ROAD
SCALE 1:250 @ A3



B STREET ELEVATION - CENTRAL ROAD (APPROVED SECTION 4.55)
SCALE NTS @ A3



GLASS LOUVRES



CLEAR GLAZING



HORIZONTAL GROOVE CLADDING



PAINT COLOUR



OFF FORM CONCRETE



TIMBER PRIVACY SCREEN



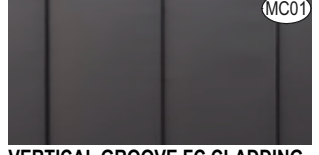
DRY PACK STONE WALL



GLASS BALUSTRADE



TIMBER FENCING

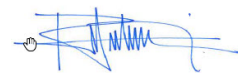


VERTICAL GROOVE FC CLADDING

COTTEEPARKER

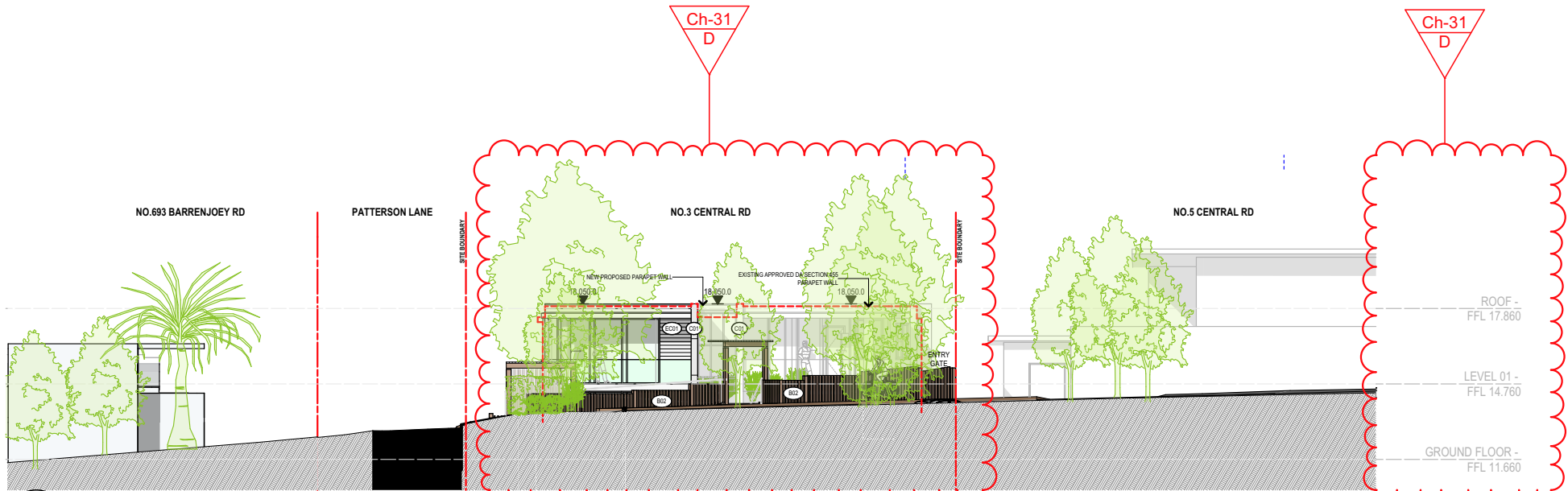
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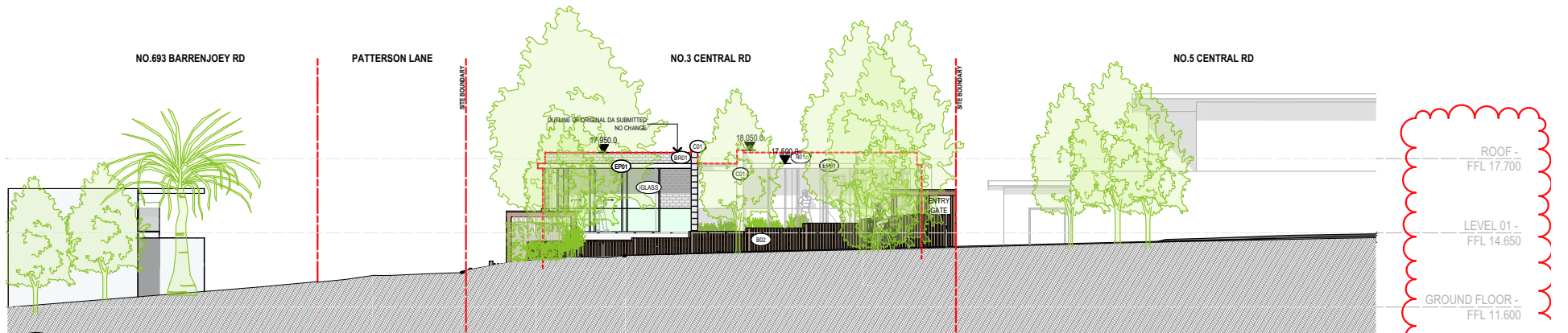


ISSUE PURPOSE		Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
SD							5914	SD3004	A

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



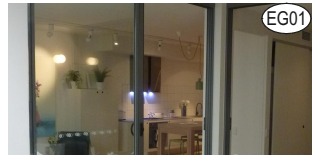
A STREET ELEVATION - CENTRAL ROAD
SCALE 1:250 @ A3



B STREET ELEVATION - CENTRAL ROAD (APPROVED SECTION 4.55)
SCALE 1:NTS @ A3



GLASS LOUVRES



CLEAR GLAZING



HORIZONTAL GROOVE CLADDING



PAINT COLOUR



OFF FORM CONCRETE



TIMBER PRIVACY SCREEN



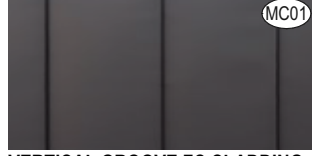
DRY PACK STONE WALL



GLASS BALUSTRADE



TIMBER FENCING

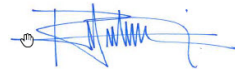


VERTICAL GROOVE FC CLADDING

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ABN 77 010 924 106
COTTEEPARKER.COM.AU

BIMcloud: CPACLBIMM01 - BIMcloud/1900/5914 Central Road Avalon Master DA Section 4.55: 19/05/2025: 1:10:44
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Martin Timms NSW Reg No. 10093

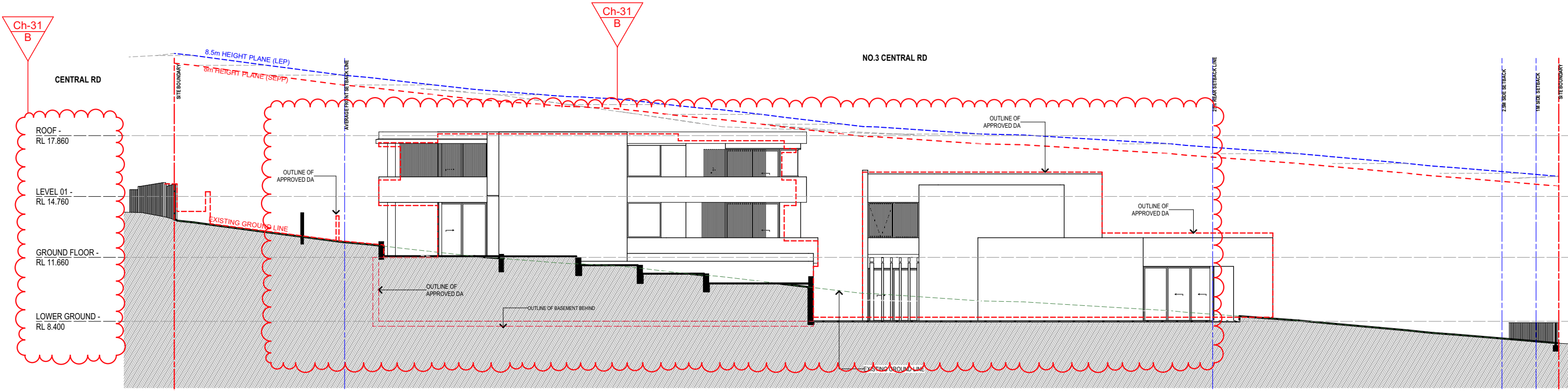


D	ISSUE FOR SECTION 4.55	SECTION 4.55 RESUBMISSION UPDATES	19/05/2025	CPA	RM	RM
C	ISSUE FOR SECTION 4.55	FFL LOWERED	30/09/2021	MZ	RM	RM
A	DA SUBMISSION PURPOSE ONLY		17/12/2019	KT	RM	RM

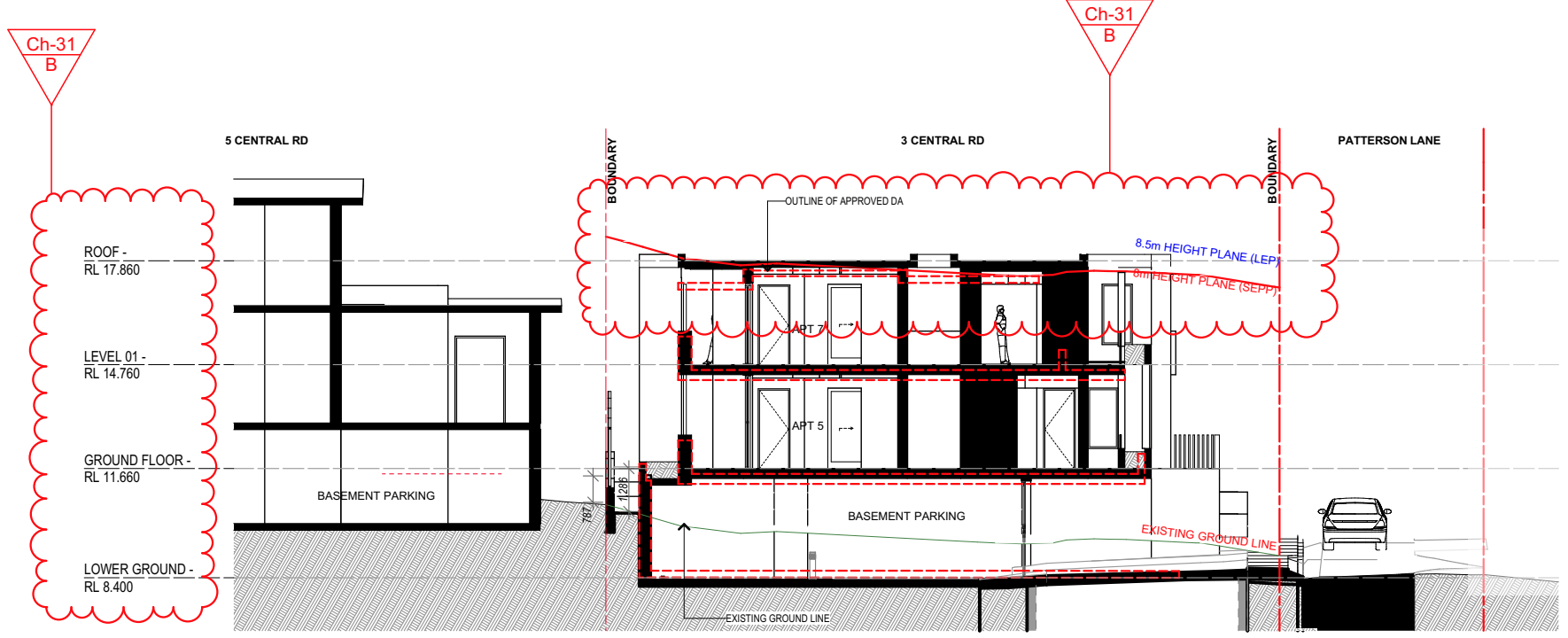
ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
SD							5914	SD3005	D

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

ELEVATIONS



A SECTION ELEVATION - EAST
SCALE 1:200 @ A3



B SECTION ELEVATION - THROUGH BEDROOM
SCALE 1:200 @ A3

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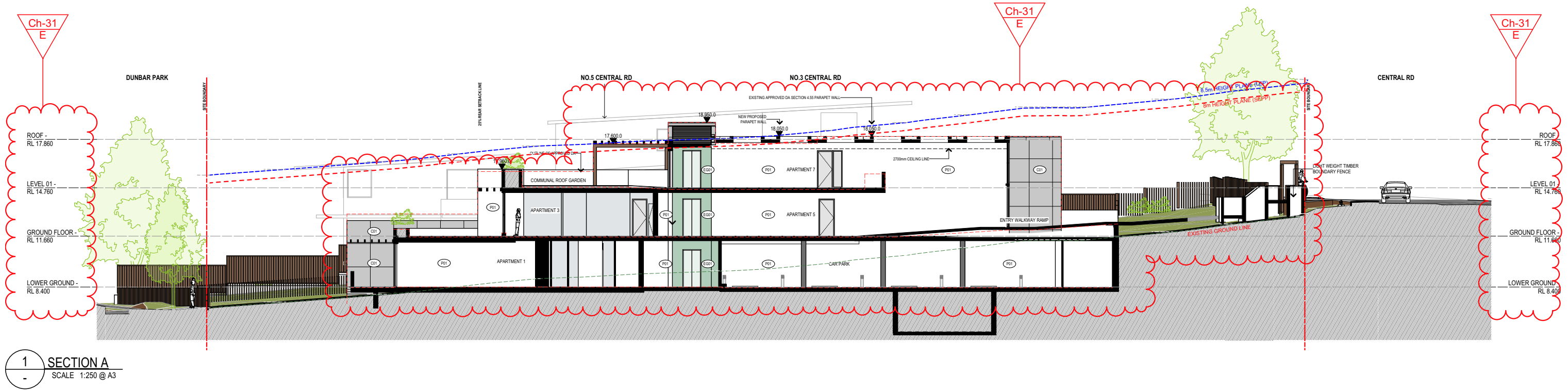
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BIMcloud: CPACLD/BIMM01 - BIMcloud/1900/5914 Central Road Avalon Master DA Section 4.55: 19/05/2025: 1:200 @ A3
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Handwritten signature

ISSUE PURPOSE		Change Name	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
B	ISSUE FOR SECTION 4.55	ISSUE FOR COORDINATION, SECTION 4.55 RESUBMISSION UPDATES	19/05/2025	CPA	RM	RM	5914	SD3007	B
A	DA AMENDMENT SUBMISSION	NEW DRAWING	29/05/2020	KT	RM	RM			

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
BUILDING HEIGHT AT BOUNDARY ANALYSIS



COTTEEPARKER

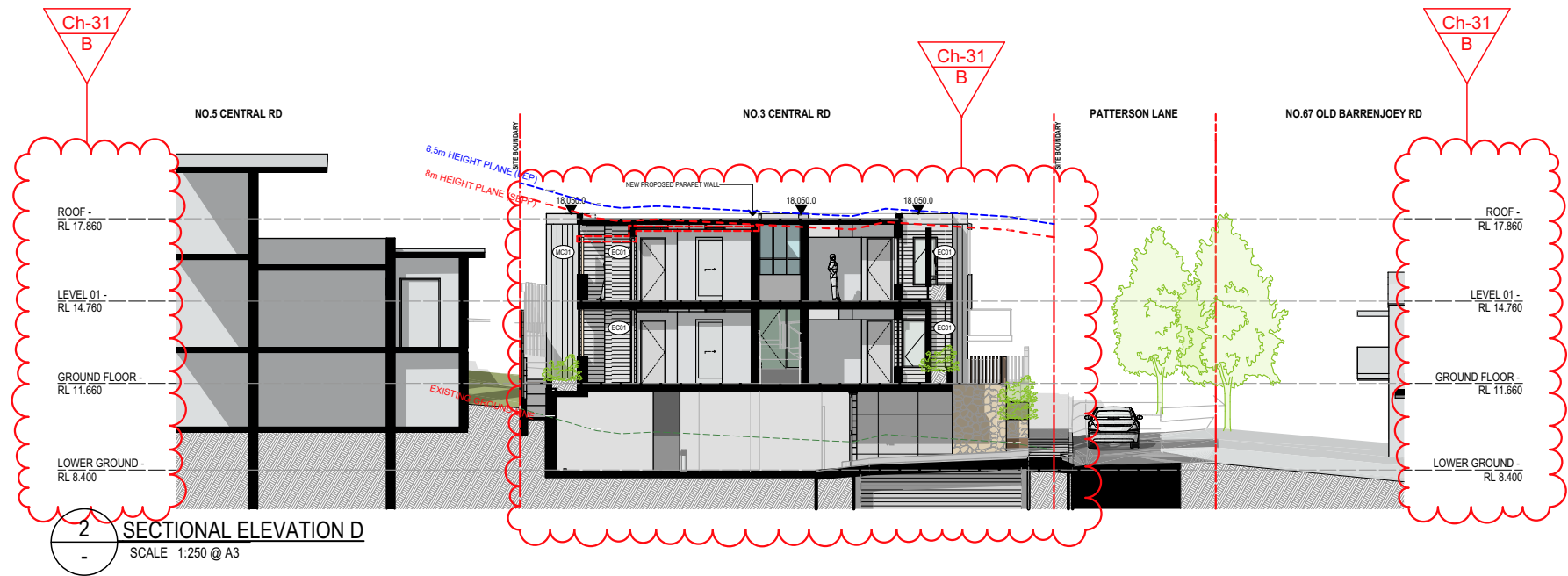
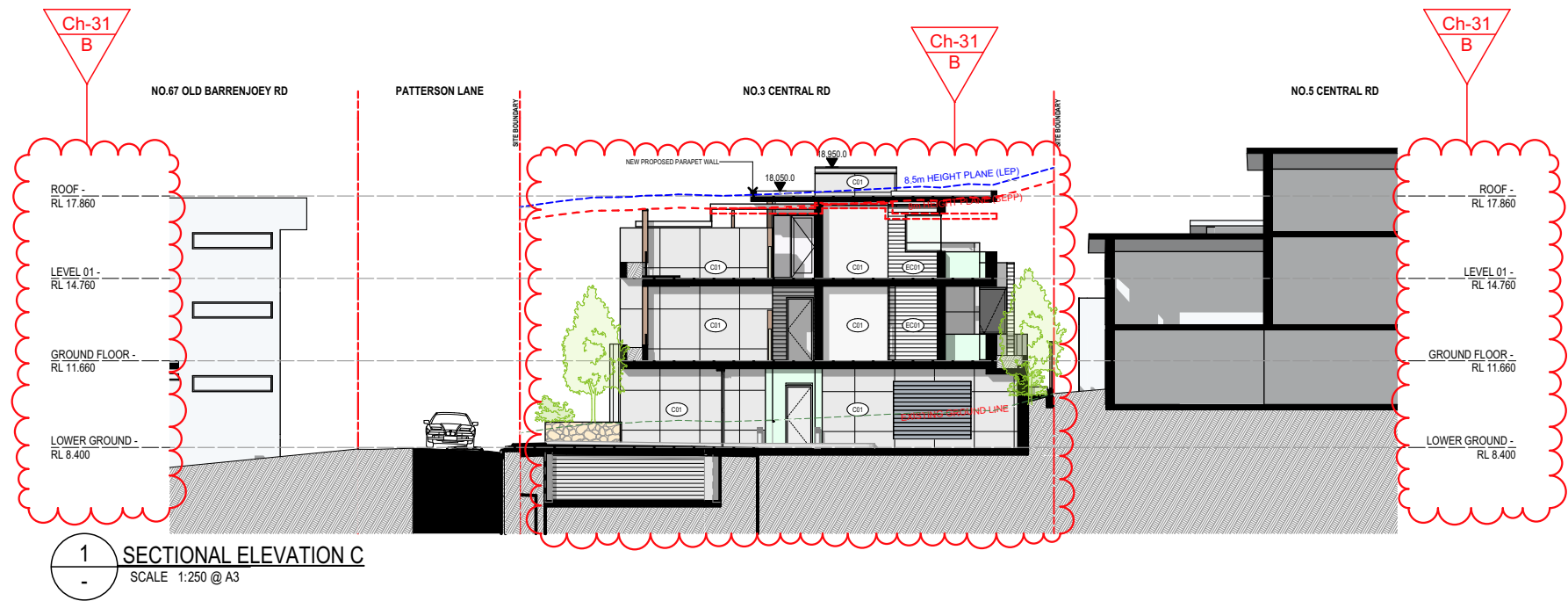
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[Handwritten signature]

E	ISSUE FOR SECTION 4.55	DA RESUBMISSION UPDATES, SECTION 4.55 RESUBMISSION UPDATES	19/05/2025	CPA	RM	RM
D	ISSUE FOR SECTION 4.55	FFL LOWERED, EXTERNAL FINISHES ALTERED	30/09/2021	MZ	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
5914
SD3101
E



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

B	ISSUE FOR SECTION 4.55	SECTION 4.55 RESUBMISSION UPDATES	19/05/2025	CPA	RM	RM
A	DA SUBMISSION PURPOSE ONLY		17/12/2019	KT	RM	RM
ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
SD						

JOB No **5914**
DWG No **SD3102**
ISSUE **B**

DRAFT

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

SECTIONS 2