



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/199709

DATED: 20 October 2022

SENIORS LIVING

Address: 27-29 NORTH AVALON ROAD, AVALON BEACH
Client: ARMADA AVALON PTY LTD
Project: 991
Stage: SECTION 4.55 (8)
Date: 4-Jul-22

DRAWING LIST		
DWG	TITLE	ISSUE
000	PRE-CONSTRUCTION INFORMATION	
030	SITE PLAN	J
100	PLANS, SECTIONS + ELEVATIONS	
101	BASEMENT PLAN	J
102	LEVEL 1 PLAN	N
103	LEVEL 2 PLAN	M
110	ROOF PLAN	L
120	SECTION AA + BB	I
130	NORTH + EAST ELEVATION	K
131	SOUTH + WEST ELEVATION	L
132	NORTH + SOUTH ELEVATION (INTERNAL)	M
210	MATERIALS + FINISHES SCHEDULE	L
900	NON-CONSTRUCTION INFORMATION	
901	3D PERSPECTIVES - SHEET 1	M
902	3D PERSPECTIVES - SHEET 2	M
903	3D PERSPECTIVES - SHEET 3	M
910	SHADOWS DIAGRAMS - JUNE 21ST	K
911	SHADOWS DIAGRAMS - SEPT 23RD	K
912	SHADOWS DIAGRAMS - DEC 21ST	K
918	SUNS EYE DIAGRAM (SHEET 1)	L
919	SUNS EYE DIAGRAM (SHEET 2)	L
930	BASIX COMMITMENTS	L
982	AREA CALCULATION SUMMARY (SHEET 3)	K
985	DA OUTLINE - LEVEL 1	L
986	DA OUTLINE - LEVEL 2	L



Average star rating
6.8
NATIONWIDE HOUSE
RATING SERVICE
www.nathers.gov.au

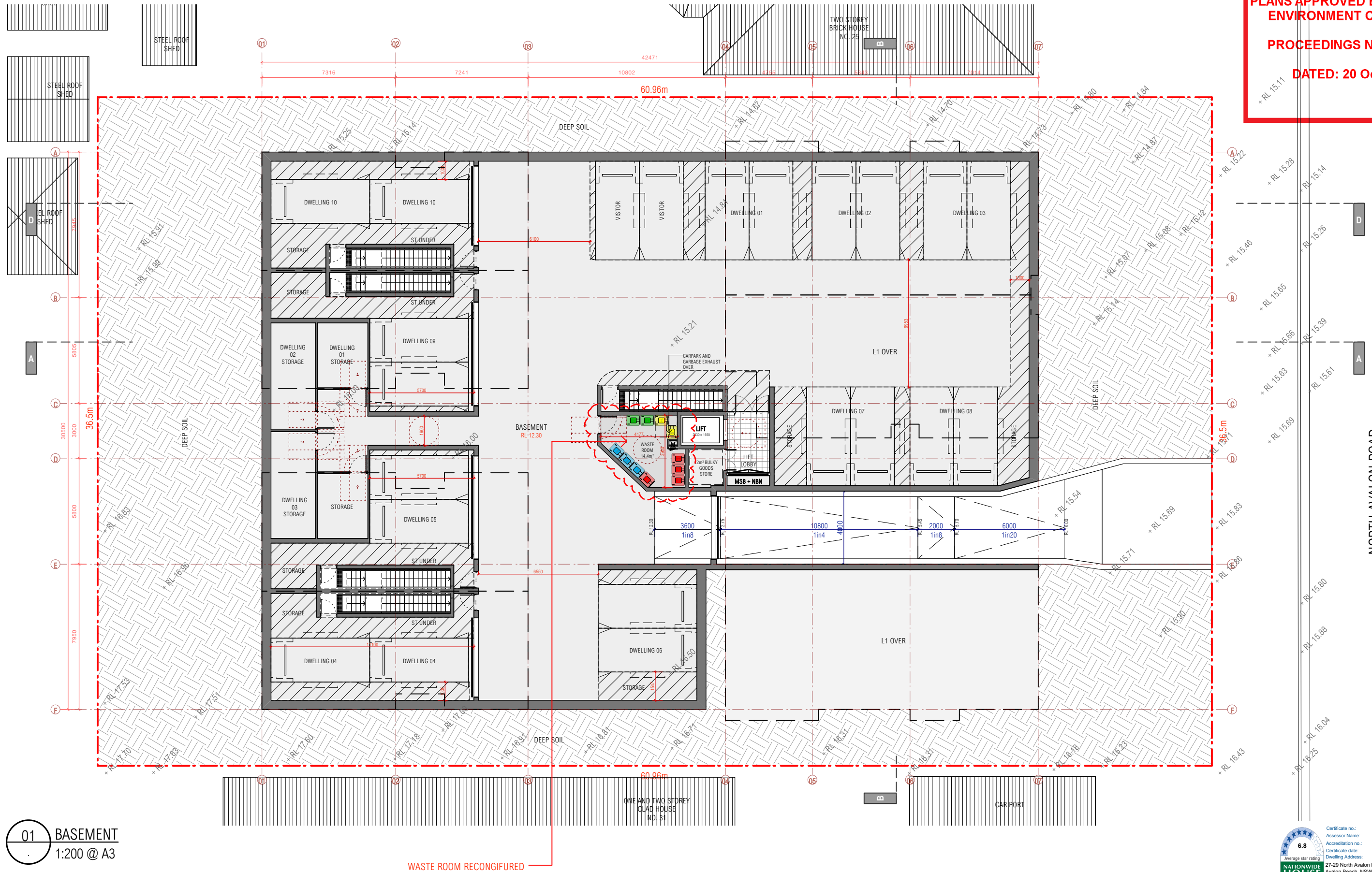
Certificate no.: 0005225480
Assessor Name: Tracey Cools
Accreditation no.: HERA10033
Certificate date: 01 Jul 2022
Dwelling Address: 27-29 North Avalon Road
Avalon Beach, NSW
2107
www.nathers.gov.au





SITE PLAN
1:300 @ A3

	notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	<div>environa studio</div> <div>224 riley st surry hills 2010</div> <div>t: 02 9211 0000</div> <div>w: www.environastudio.com.au</div> <div>architects registration number 6239</div>	project	location	drawing	stage	project no.	dwg no.
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												for/client	at	drawing	chkd drwn	date	revision
												ARMADA AVALON PTY LTD	AVALON BEACH		TW IH	16/06/22	J



NORTH AVALON ROAD

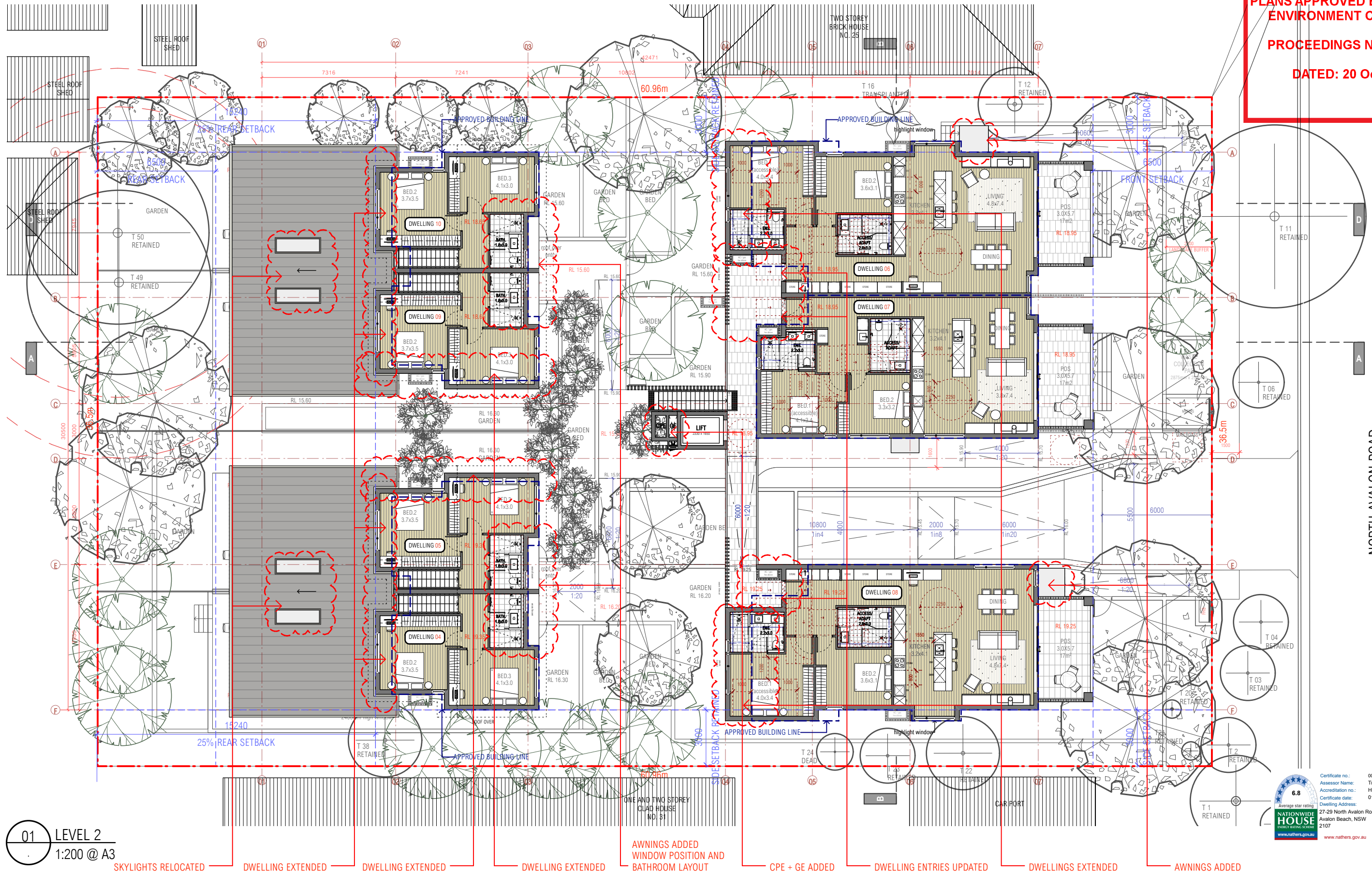


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[illegible]



01 LEVEL 2
1:200 @ A3

NORTH AVALON ROAD

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6.8
NATIONWIDE
HOUSE
RATING
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SKYLIGHTS RELOCATED DWELLING EXTENDED DWELLING EXTENDED DWELLING EXTENDED AWNINGS ADDED WINDOW POSITION AND BATHROOM LAYOUT CPE + GE ADDED DWELLING ENTRIES UPDATED AC + GAS ADDED DWELLINGS EXTENDED AWNINGS ADDED

	notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	<div>environa studio</div> <div>224 riley st surry hills 2010</div> <div>t: 02 9211 0000</div> <div>w: www.environastudio.com.au</div> <div>architects registration number 6239</div>	project	location	drawing	stage	project no.	dwg no.	
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		B	09/02/22	issued for information														
		C	14/02/22	issued for information	G	21/03/22	issued for information											
		D	17/02/22	issued for information	H	24/03/22	issued for information	M	21/06/22	issued for information		for/client						
				-minor adjustments			-minor adjustments			-minor amendments		ARMADA AVALON PTY LTD	AVALON BEACH	FLOOR PLAN	chkd	drwn	date	revision
		E	07/03/22	issued for information	I	21/04/22	issued for information								TW	IH	21/06/22	M
		-minor adjustments	J	17/05/22	issued for information													
		-minor adjustments	K	19/05/22	issued for information													

environa studio
224 riley st surry hills 2010
t: 02 9211 0000
w: www.environastudio.com.au
architects registration number 6239

project
SENIORS LIVING

for/client
ARMADA AVALON PTY LTD

location
27-29 NORTH AVALON ROAD

at
AVALON BEACH

drawing
LEVEL 2

drawing
FLOOR PLAN

stage
\$4.55 (8)

project no.
991

dwg no.
103

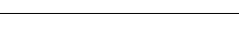
chkd
TW

drwn
IH

date
21/06/22

revision
M



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		D	17/02/22	issued for information	H	24/03/22	issued for information				
		E	07/03/22	-minor adjustments	I	21/04/22	issued for information				
			-minor adjustments	J	17/05/22	issued for information					
			-minor adjustments	K	19/05/22	issued for information					

environa studio

224 riley st surry hills 2010

t: 02 9211 0000

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architects registration number 6239

project	SENIORS LIVING	location	27-29 NORTH AVALON ROAD	drawing	ROOF PLAN	stage	\$4.55 (8)	project no.	991	dwg no.	110
for/client	ARMADA AVALON PTY LTD	at	AVALON BEACH	drawing	FLOOR PLAN	chkd	TW	drwn	IH	date	16/06/22
										revision	L



<p>0 0.5 1.0 2.0 3.0m</p>	notes	rev	date	amendment	rev	date	amendment	rev	date	amendment	<div><div>environa studio</div><div>224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239</div></div>	project SENIORS LIVING	location 27-29 NORTH AVALON ROAD	drawing AA + BB	stage \$4.55 (8)	project no. 991	dwg no. 120	
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions, do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	A	25/01/22	issued for information	F	08/03/22	issued for information											
		B	09/02/22	issued for information	G	21/03/22	-minor adjustments											
		C	14/02/22	issued for information	H	24/03/22	issued for information											
		D	17/02/22	-minor adjustments			-minor adjustments											
		E	07/03/22	issued for information	I	21/04/22	issued for information											
											for/client ARMADA AVALON PTY LTD	at AVALON BEACH	drawing SECTIONS	chkd TW	drwn IH	date 21/04/22	revision I	

MATERIALS + FINISHES LEGEND			
EXTERNAL ITEMS	MATERIAL	COLOUR CODE (NAME)	LEGEND ABBREVIATION
EXTERNAL WALLS	WEATHERBOARD / RENDERED	DULUX 'WHITE DUCK'	EX-1
EXTERNAL FEATURE WALL	RENDERED	DULUX 'STONY CREEK HAIL'	EX-2
ROOFING	COLORBOND STEEL	'SHALE GREY'	CB1
METALWORK, GUTTERS, DOWNPIPES, AWNING	COLORBOND STEEL	'SURFMIST'	CB2
WINDOW FRAMES, TRIM, SHUTTERS, BALUSTRADES	TIMBER	DULUX 'NATURAL WHITE'	NW
EXTERNAL WALLS	SANDSTONE CLADDING	SANDSTONE	SW
DECKING + FENCING	NATURAL TIMBER	'GREY GUM / SPOTTED GUM'	F
EXTERNAL PAVING / DRIVEWAY / TOWNHOUSE TERRACES	'FLOOR TILE ECO OUTDOOR'	BEAUFORD SANDSTONE (SEALD)	BS
DWELLING A7 & BALCONIES	PAVERS ON PEDESTALS	SANDSTONE / LIMESTONE	PT
FRONT DOORS	LYON 2 SOLID TIMBER	DULUX 'WHITE EXCHANGE QUARTER'	FD



northern
beaches
council

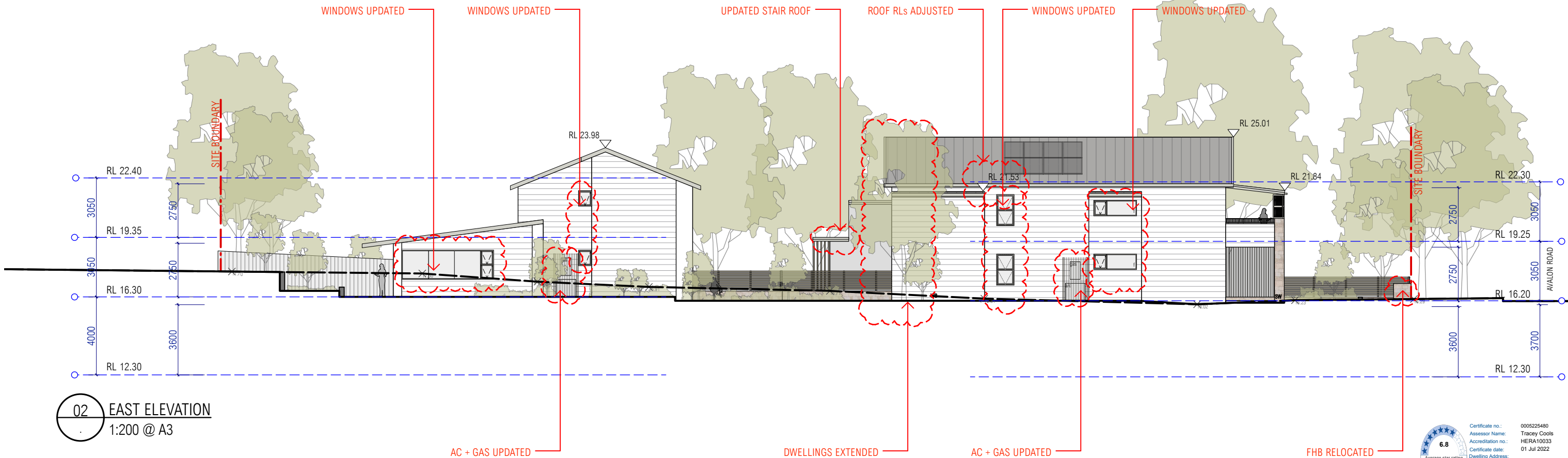
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01 NORTH ELEVATION
1:200 @ A3



02 EAST ELEVATION
1:200 @ A3



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												ARMADA AVALON PTY LTD	AVALON BEACH	ELEVATIONS	TW	IH	19/05/22	K

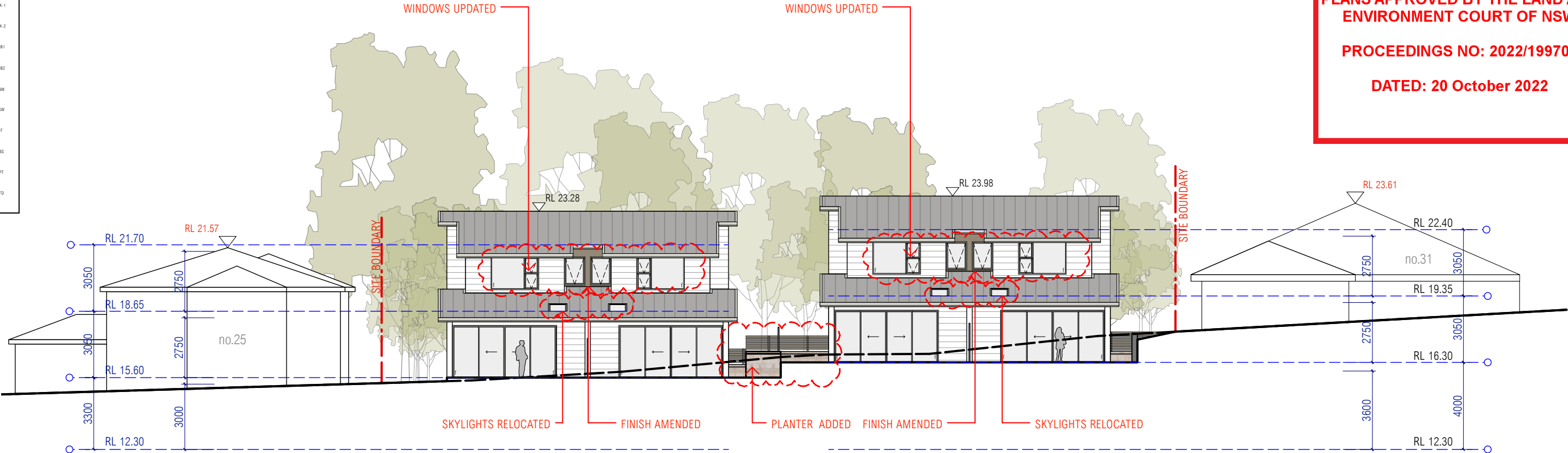
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EXTERNAL WALLS	SANDSTONE CLADDING	SANDSTONE	SW
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FRONT DOORS	LYON 2 SOLID TIMBER	DULUX 'WHITE EXCHANGE QUARTER'	FD



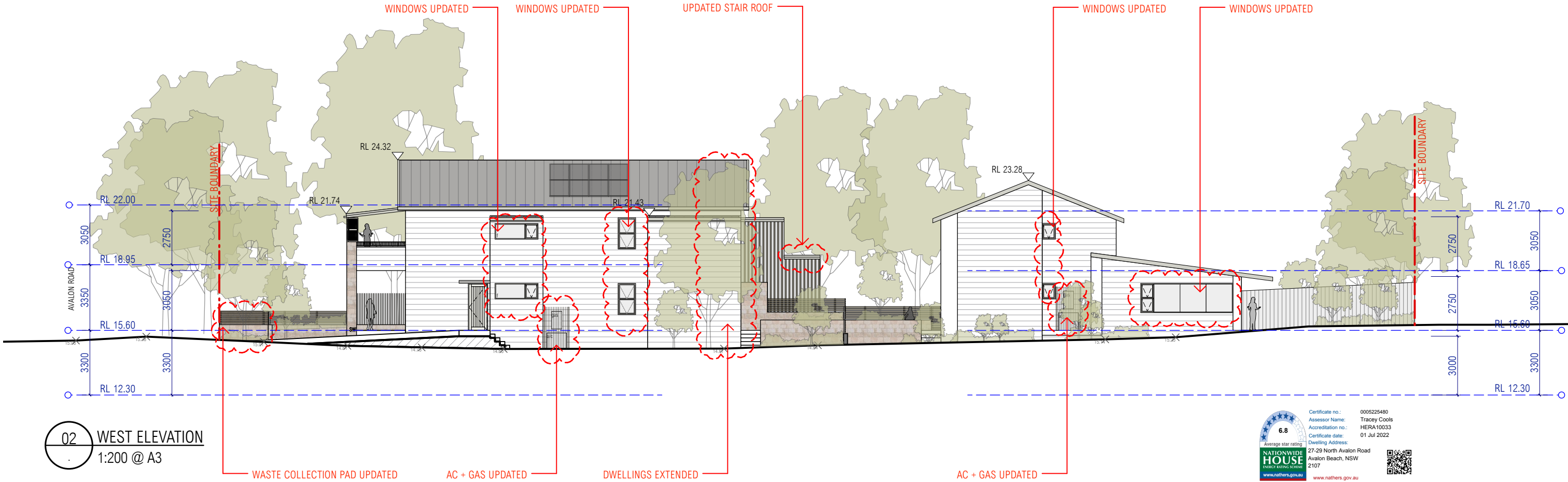
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01 SOUTH ELEVATION
1:200 @ A3



02 WEST ELEVATION
1:200 @ A3



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		B C D	09/02/22 14/02/22 17/02/22		G H	21/03/22 24/03/22												
		E	07/03/22	-minor adjustments issued for information -minor adjustments	I J K	21/04/22 17/05/22 19/05/22	issued for information issued for information issued for information					for/client	at	drawing	chkd	drwn	date	revision
												ARMADA AVALON PTY LTD	AVALON BEACH	ELEVATIONS	TW	IH	16/06/22	L



6.8

Average star rating

**NATIONWIDE
HOUSE**

ENERGY RATING SCHEME

www.nathers.gov.au

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Accreditation no.: HERA10033

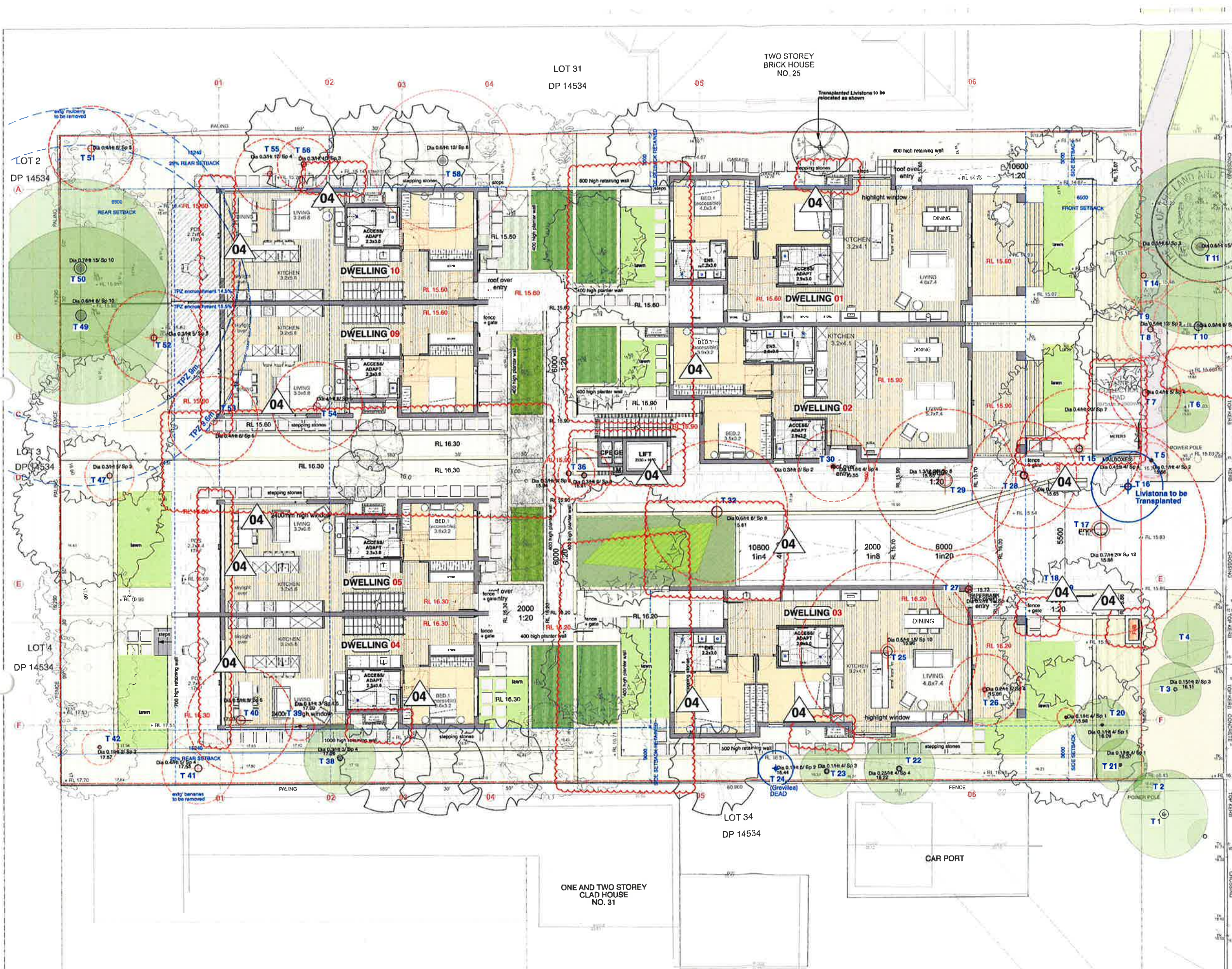
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												for/client	at	drawing	chkd	drwn	date	revision
												ARMADA AVALON PTY LTD	AVALON BEACH	SCHEDULE	TW	IH	19/05/22	L



North Avalon Road

EXISTING TREE SCHEDULE - 06 April 2021

*REFER TO ARBORIST REPORT BY: RainTree Consulting

No	Botanical Name	Common Name	Height	DBH	SHZ	TPZ	Condition	Status
1	Casuarina glauca	She Oak	18 x 11	80	F	7.5	Fair/Good	REMOVED
2	Casuarina glauca	She Oak	20 x 13	60	F	6.5	Good	REMOVED
3	Casuarina glauca	She Oak	8 x 2	100	C	2	Good	REMOVED
4	Jacaranda mimosifolia	Jacaranda	9 x 7	300	F	3.5	Good	REMOVED
5	Eucalyptus boryioides	Southern Marri	18 x 4	200	F	2.4	Fair/Good	REMOVED
6	Casuarina glauca	She Oak	5 x 3	100	F	1.5	Fair	REMOVED
7	Bauhinia sp	Bauhinia	9 x 11	450	F	4	Fair/Good	REMOVED
8	Hibiscus sp	Hibiscus	3 x 5	150	F	1.5	Fair/Good	REMOVED
9	Casuarina glauca	She Oak	23 x 14	380	F	2.1	Good	REMOVED
10	Eucalyptus robusta	Swamp Mahoe	18 x 11	350	F	2.3	Fair	REMOVED
11	Corymbia alcyon	Lemon Scented Gum	23 x 18	700	F	2.8	Good	REMOVED
12	Casuarina glauca	She Oak	16 x 5	300	F	3.5	Fair/Good	REMOVED
13	Casuarina glauca	She Oak	24 x 11	350	F	2.3	Good	REMOVED
14	Lythrum australis	Calceolaria Palm	4 x 5	400	F	3.5	Good	RELOCATE
15	Corymbia alcyon	Booby Gum	20 x 22	750	F	2.8	Fair/Good	REMOVED
16	Metrosideros excelsa	Pineapple	5 x 3	100	F	1.5	Fair/Good	REMOVED
17	Metrosideros excelsa	Pineapple	4 x 2.5	100	F	1.5	Good	REMOVED
18	Metrosideros excelsa	Pineapple	4 x 2.5	100	F	1.5	Good	REMOVED
19	Acacia saligna	Acacia	5 x 5	150	F	1.5	Good	REMOVED
20	Eucalyptus sp	Eucalyptus	5 x 4	150	F	1.5	Good	REMOVED
21	Gordonia axillaris	Gordonia	4 x 8	300	F	3.5	Fair/Good	REMOVED
22	Lagotis pteris	Lemon sc Tea Tree	5 x 4	250	F	1.5	Fair	REMOVED
23	Cordia sp	Cordia	4 x 5	300	F	3.5	Fair/Good	REMOVED
24	Eucalyptus robusta	Swamp Mahoe	17 x 15	650	F	2.8	Fair/Good	REMOVED
25	Macadamia integrifolia	Macadamia	8 x 5	250	F	1.5	Good	REMOVED
26	Metrosideros excelsa	Pineapple	12 x 3	200	F	3	Fair/Good	REMOVED
27	Metrosideros excelsa	She Oak	24 x 11	400	F	4.5	Good	REMOVED
28	Casuarina glauca	She Oak	22 x 15	450	F	3.1	Good	REMOVED
29	Eucalyptus robusta	Lilly Pilly	5 x 7	200	F	1.5	Good	REMOVED
30	Eucalyptus robusta	Crepe Myrtle	9 x 10	600	F	3	Fair/Good	REMOVED
31	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
32	Acacia saligna	Fiddle Leaf Fig	5 x 4	300	F	1.5	Fair/Good	REMOVED
33	Acacia saligna	Bottle Brush	3 x 2	100	F	1.5	Fair/Good	REMOVED
34	Eucalyptus boryioides	Southern Marri	14 x 13	400	F	2.5	Fair	REMOVED
35	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
36	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
37	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
38	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
39	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
40	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
41	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
42	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
43	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
44	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
45	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
46	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
47	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
48	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
49	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
50	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
51	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
52	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
53	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
54	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
55	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
56	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
57	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
58	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
59	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
60	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
61	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
62	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
63	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
64	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
65	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
66	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
67	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
68	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
69	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
70	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
71	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
72	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
73	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
74	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
75	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
76	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
77	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
78	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
79	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
80	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
81	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
82	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
83	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
84	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
85	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
86	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
87	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
88	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
89	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
90	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
91	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
92	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
93	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
94	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
95	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
96	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
97	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
98	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
99	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED
100	Acacia saligna	Banksia Palm	7 x 3	200	F	3	Good	REMOVED

