

DA APPLICATION

2/29 AVALON PARADE, AVALON BEACH, NSW

GENERAL NOTES

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH NCC VOLUME 1 - 2022 AMENDMENT 2
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANT DOCUMENTATION INCLUDING DRAWINGS / DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS.
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/ OR EXISTING STRUCTURES DURING BUILDING WORKS.
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED AND VERIFIED AT SITE BY THE BUILDER AND ANY DISCREPANCIES IN THE DOCUMENTS MUST BE RESOLVED WITH THE DESIGNER BEFORE ORDERING OR COMMENCEMENT OF ANY BUILDING WORKS.

DRAWING LIST

SHEET NUMBER	SHEET NAME
DA.00	COVER
DA.01	SITE ANALYSIS
DA.02	SITE PLAN
DA.03	EXISTING & DEMO PLAN
DA.04	PROPOSED FLOOR PLAN
DA.05	ELEVATIONS
DA.06	SECTIONS

ABBREVIATIONS

AFFL	ABOVE FINISH FLOOR LEVEL	LED	LIGHT EMITTING DIODE
BB	BELOW BENCH	LVL	LAMINATED VENEER LUMBER
BED	BEDROOM	MEM	MEMBRANE
DEMO	DEMOLITION	MIN	MINIMUM
D	DOOR	PROP	PROPOSED
DTL	DETAIL	RB	ROOF BEAM
EXH	EXHAUST	RM	ROOM
EXST	EXISTING	SPEC	SPECIFICATION
FCS	FLANGE CLADDING SYSTEM	STRUC	STRUCTURAL
FLR	FLOOR	TYP	TYPICAL
FRL	FIRE RESISTANCE LEVEL	TV	TELEVISION
FFL	FINISH FLOOR LEVEL	UPVC	UPLASTICIZED POLYVINYL CHLORIDE
GPO	GENERAL PURPOSE OUTLET	W	WINDOW
H	HEIGHT	WC	WATER CLOSET
HPM	HIGH PERFORMANCE MEMBRANE		

ISSUANCE: DA APPLICATION

ISSUE CODE	DESCRIPTION	DATE
A	DA APPLICATION	08.10.2025

AREA CALCULATION

SITE AREA	223.08m ²
EXISTING GFA	257.58m ²
GROUND FLOOR AREA (EXST. SHOP 1)	63.01m ²
GROUND FLOOR AREA (EXST. SHOP 2)	53.40m ²
FIRST FLOOR AREA (EXST. OFFICE)	76.56m ²
FIRST FLOOR AREA (SAUNA)	64.61m ²
NO CHANGE TO GFA PROPOSED	

PROJECT LOCATION MAP



VIEW FROM SIMMONDS LANE



VIEW FROM SIMMONDS LANE



VIEW FROM BARRENJOEY ROAD



VIEW FROM AVALON PARADE

Note: Heritage frontage to remain untouched by proposed works

 SCOTT PEARSE (02) 55634932 CONTACT@TIGHTKNITBUILDINGDESIGN.COM	REV	DESCRIPTION	DATE	ALL LEVELS TO AUSTRALIAN HEIGHT DATUM AND ALL WORK TO CONFORM WITH RELEVANT AUSTRALIAN STANDARDS & CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORK AND ALL DISCREPANCIES MUST BE REPORTED TO THE BUILDING DESIGNER. WRITTEN DIMENSIONS TO BE TAKEN ONLY FROM DRAWINGS AND SHOULD NOT BE SCALED.	PROJECT AVALON BEACH WELLNESS	CLIENT SAMUEL GARNER & LAUREN JANSEN	DATE	08-10-2025	PAGE NUMBER DA.00	REVISION A					
	A	DA APPLICATION	08.10.2025				SCALE	NTS							
					DRAWING NAME COVER		DRAWN BY / CHECKED BY								
							MS / SP								



LEGENDS

WINTER SOLSTICE SUN PATH

YEARLY SUNRISE

YEARLY SUNSET

TOTAL SUN COVERAGE

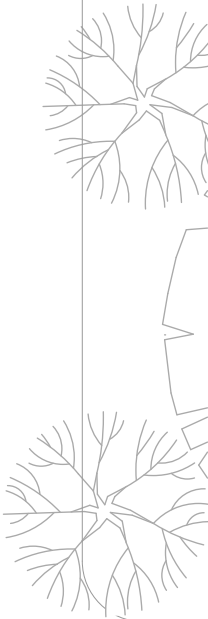
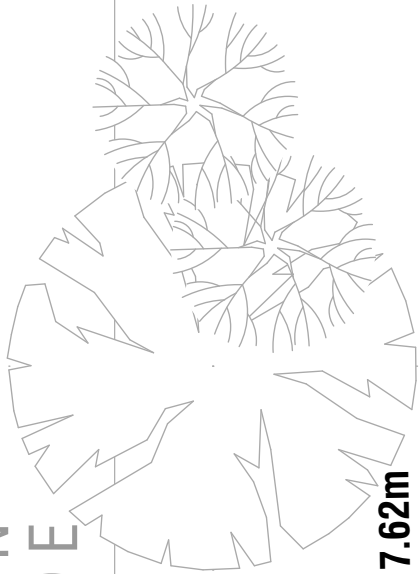
SUBJECT SITE

LEGENDS

EXISTING WALL

PROP. TIMBER

PROP. TIMBER FINISH



LOT 25 BEYOND

25

2 STOREY EXISTING
FOOD & RETAIL STREET LEVEL &
MIX RESIDENTIAL /
COMMERICAL ABOVE
EXIST. TILE ROOF

SINGLE STOREY
STORAGE
EXIST. METAL ROOF

SINGLE STOREY
STORAGE
EXIST. METAL ROOF

29.265m

BOUNDARY

BOUNDARY

2 STOREY EXISTING
FOOD & RETAIL STREET LEVEL &
MIX RESIDENTIAL /
COMMERICAL ABOVE
EXIST. TILE ROOF

8 PERSON
SAUNA



2-STOREY EXISTING
MIXED-USE BLDG
EXIST. METAL ROOF

2/29 AVALON PARADE
AVALON BEACH 2107
Lot/Section/Plan No: U/-/DP29617

7.63m

7.62m

BOUNDARY

BOUNDARY

BOUNDARY

BOUNDARY

31

2 STOREY EXISTING
FOOD & RETAIL STREET LEVEL &
MIX RESIDENTIAL /
COMMERICAL ABOVE
EXIST. TILE ROOF

EXIST.
EXTERNAL
STAIRS AND
ROOF BELOW

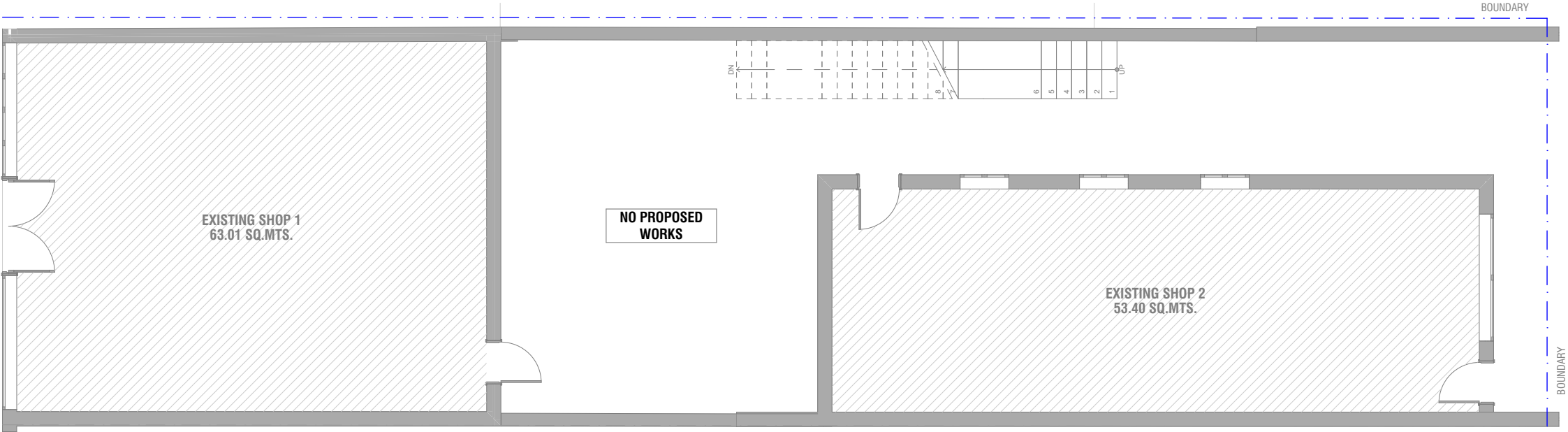
29.255m

72

SINGLE STOREY
RETAIL

FOOTPATH





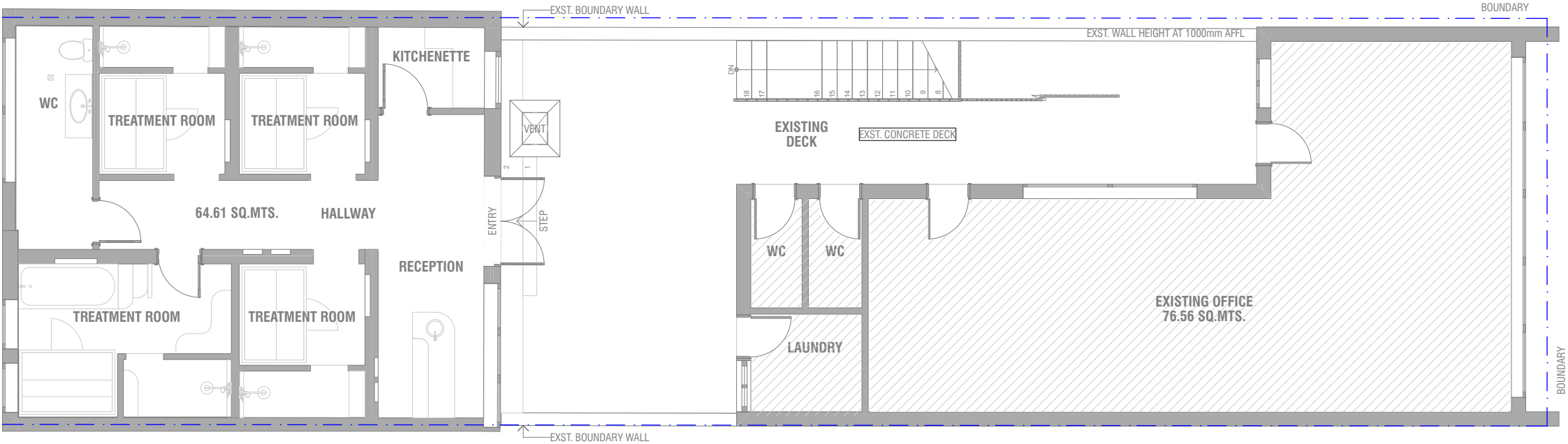
LEGENDS

EXISTING WALL

TO BE DEMOLISHED

1

EXISTING GROUND FLOOR PLAN
1:100



2

EXISTING FIRST FLOOR PLAN
1:100

- NOTES:
- ALL BUILDING DEMOLITION WORKS** TO BE CARRIED OUT IN ACCORDANCE WITH REQUIREMENTS / PROVISIONS OF AS 2601 - DEMOLITION OF STRUCTURES.
 - ALL NEW CONSTRUCTION** IS TO BE IN ACCORDANCE WITH NCC C2D10 AND NCC S5C20.
 - ALL DIMENSIONS ARE APPROXIMATE.** FOR ACCURATE MEASUREMENTS, REFER TO THE SITE SURVEY AND ON-SITE MEASUREMENTS.

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	A	DA APPLICATION	08.10.2025		SCALE		1:100		DA.03	A			
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 EXISTING WALL
 PROP. TIMBER
 PROP. TIMBER FINISH



1

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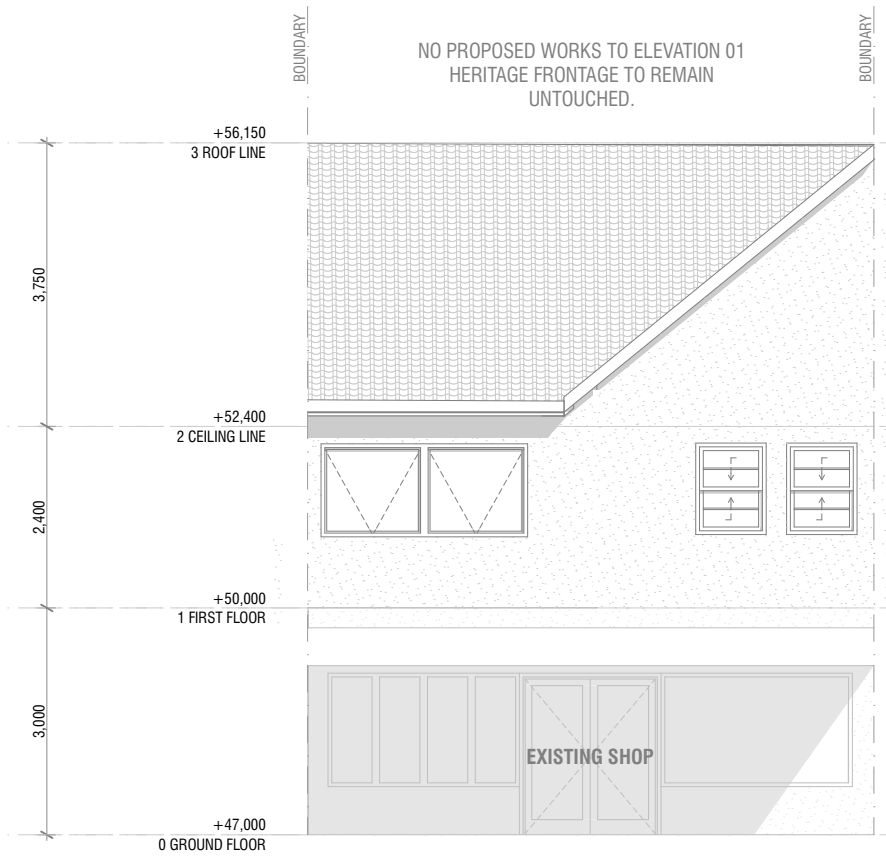
CLIENT

**SAMUEL GARNER &
LAUREN JANSEN**

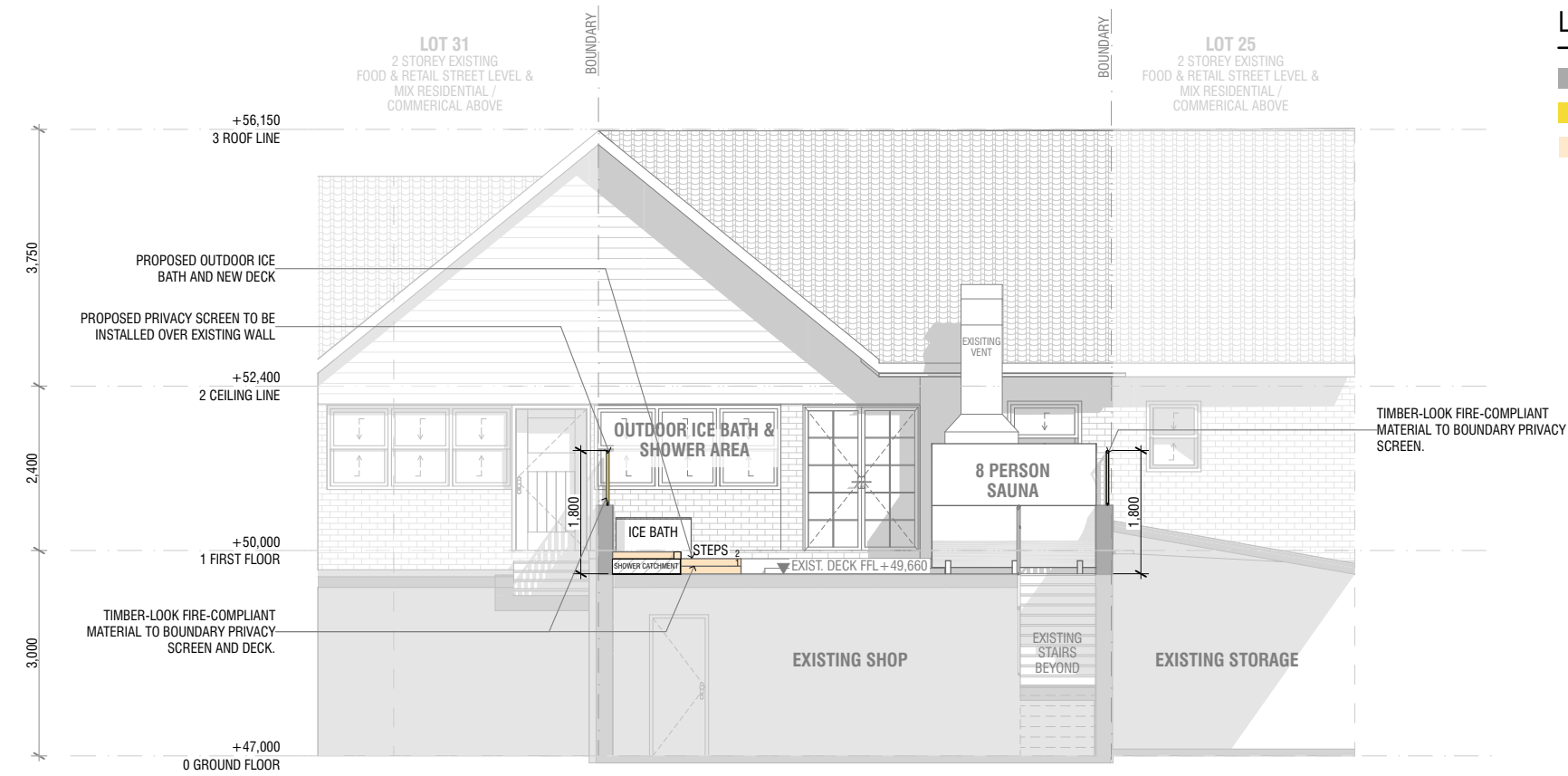
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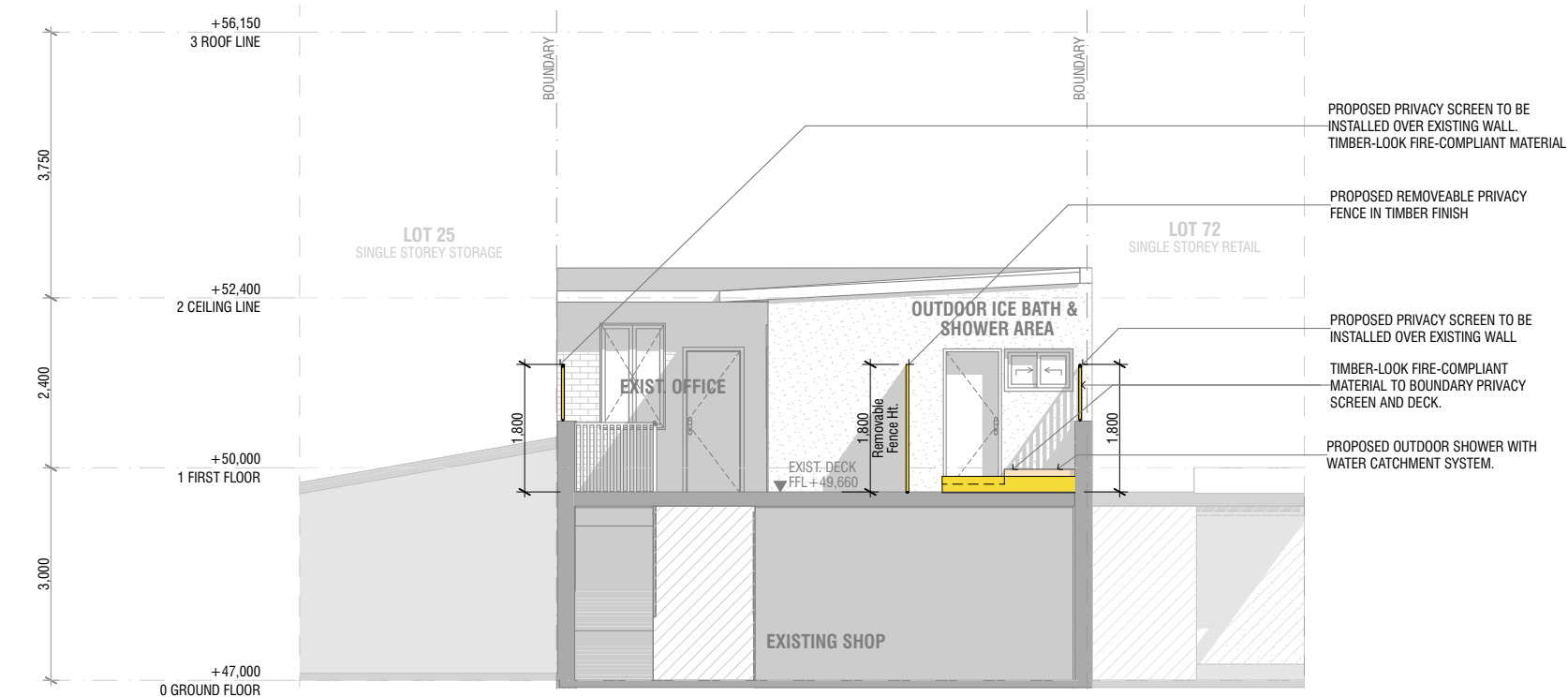
REVISION	
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1 ELEVATION 01
1:100



2 ELEVATION 02
1:100



3 ELEVATION 03
1:100

LEGENDS	
	EXISTING WALL
	PROP. TIMBER
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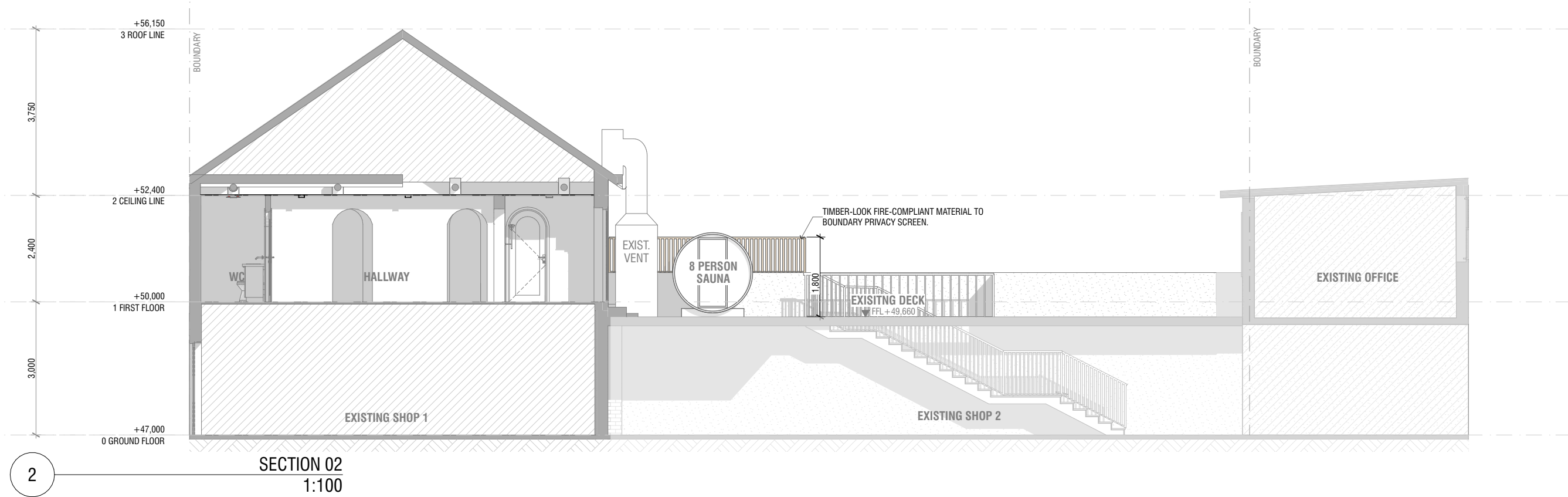
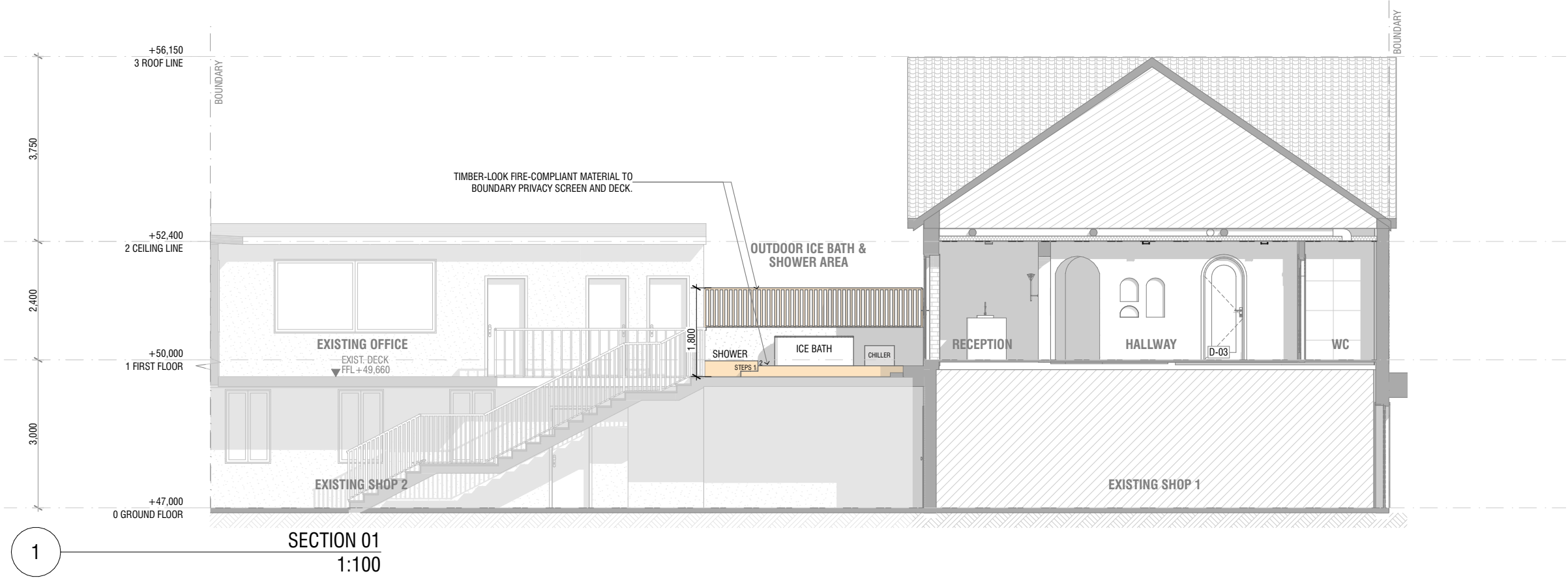
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LEGENDS

EXISTING WALL

PROP. TIMBER

PROP. TIMBER FINISH



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