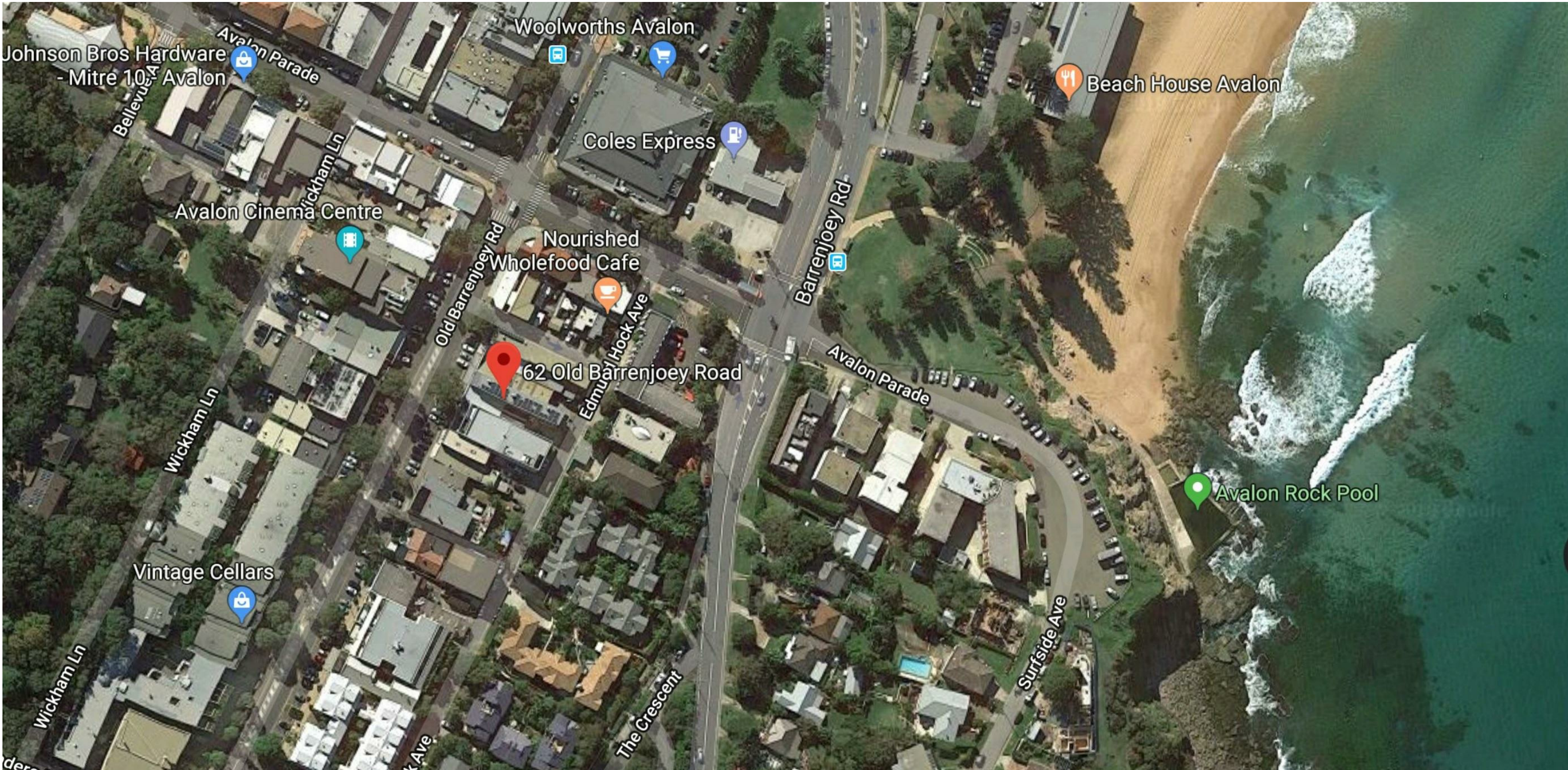


Proposed Commercial & Residential development at:

# 62 OLD BARRENJOEY RD AVALON BEACH



CONTENTS

Sheet List	
Sheet Number	Sheet Name
A101	TITLE SHEET
A102	DEMOLITION
A103	SITE ANALYSIS
A104	SITE PLAN
A105	GROUND
A106	LEVEL 1
A107	LEVEL 2
A108	ROOF
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A113	FINISHES
A114	STREETSCAPE
A115	SHADOW DIAGRAMS 21st JUNE
A118	RENDER 3
A119	RENDER 4
A120	RENDER 5
A121	WINTER SOLAR ACCESS 1
A122	WINTER SOLAR ACCESS 2
A123	WINDOW TYPES

PROJECT DATA

- FRONTAGE : 6.95m
- SITE AREA : 241.5sqm
- GROUND FLOOR GFA : 127.2 sqm
- LEVEL 1 GFA :146.7 sqm
- LEVEL 2 GFA : 72 sqm
- COMMERCIAL AREA: 90 sqm
- TOTAL GFA : 346 sqm
- TOTAL LANDSCAPED AREA: 65.5 sqm
- FSR :  $346/241.5 = 1.43 : 1$
- CAR PARKING : 4 CAR SPACES

ISSUED FOR APPROVAL

A: GENERAL REVISIONS

B: ISSUED FOR APPROVAL

COMMERCIAL &  
RESIDENTIAL  
DEVELOPMENT AT  
62 OLD BARRENJOEY RD  
AVALON BEACH

AW	Drawn by
SG	Checked by
18009	Project number
08/07/2021	Date

**AUDAA**  
ARCHITECTURE + URBAN  
DESIGN ATELIER, AUSTRALIA  
Nominated Architect: Shaheer Gobran - Registration No:4883

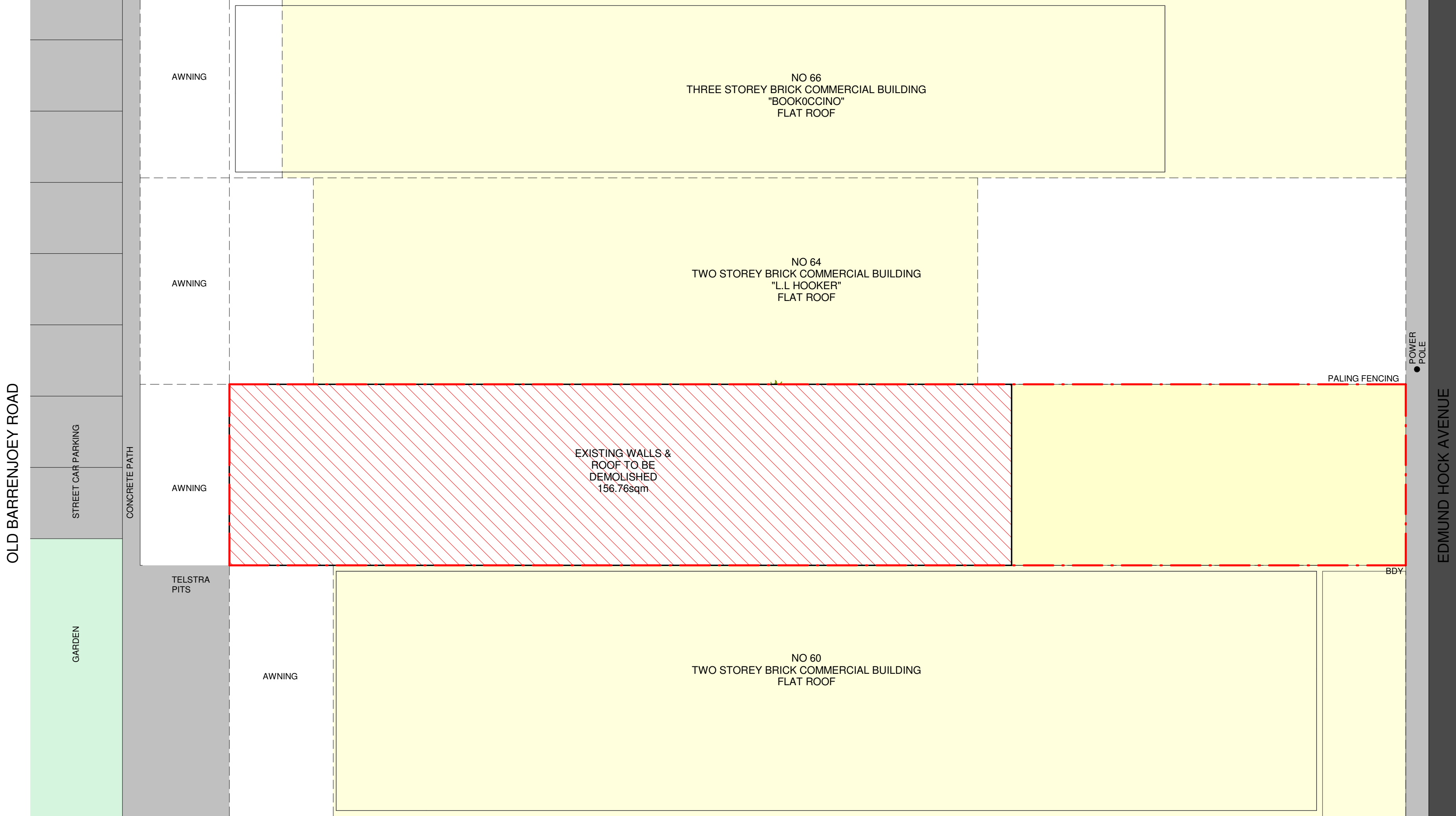
TITLE SHEET

A101

REV  
B

Scale





ISSUED FOR APPROVAL

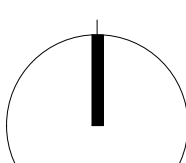
<b>A: GENERAL REVISIONS</b>  1. EXISTING WALLS TO BE DEMOLISHED <b>B: ISSUED FOR APPROVAL</b>		COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 62 OLD BARRENJOEY RD AVALON BEACH	ZA	Drawn by	<div><b>AUDAA</b> ARCHITECTURE + URBAN DESIGN ATELIER, AUSTRALIA <small>Nominated Architect: Shaheer Gobran - Registration No:4883</small></div> <div>DEMOLITION</div>	A102	REV B
			SG	Checked by			
			18009	Project number		Scale	1 : 100
			08/07/2021	Date			



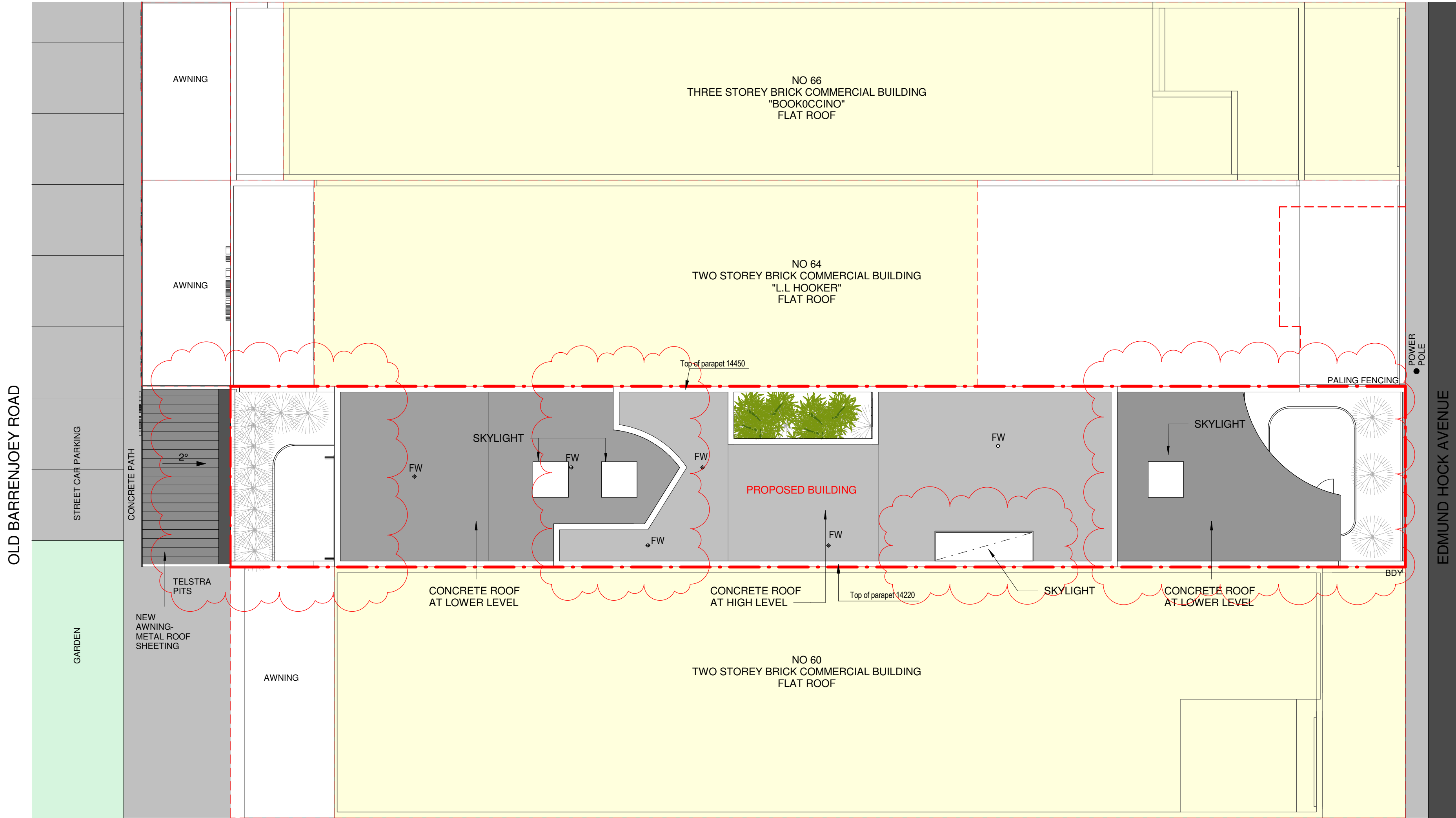


1 SITE ANALYSIS  
1 : 750

ISSUED FOR APPROVAL

<div>A: GENERAL REVISIONS</div> <div>1. SITE ANALYSIS HAS BEEN UPDATED</div> <div>B: ISSUED FOR APPROVAL</div>		<div>COMMERCIAL &amp; RESIDENTIAL DEVELOPMENT AT 62 OLD BARRENJOEY RD AVALON BEACH</div>	<div>AW</div> <div>Drawn by</div>	<div><div>AUDAA</div><div>ARCHITECTURE + URBAN DESIGN ATELIER, AUSTRALIA</div><div>Nominated Architect: Shaheer Gobran - Registration No:4883</div></div>	<div>A103</div> <div>REV B</div>
			<div>SG</div> <div>Checked by</div>		
			<div>18009</div> <div>Project number</div>		
			<div>08/07/2021</div> <div>Date</div>		
			<div>SITE ANALYSIS</div>	<div>Scale</div>	<div>1 : 750</div>



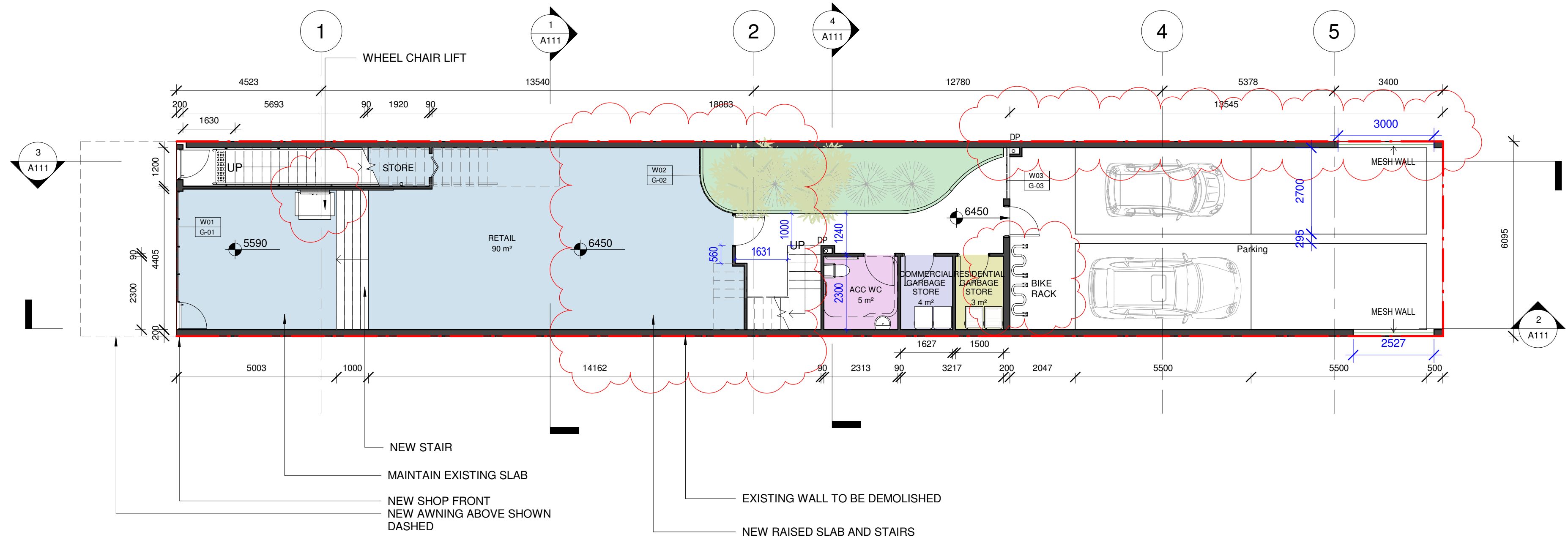


1 SITE PLAN  
1 : 100

ISSUED FOR APPROVAL

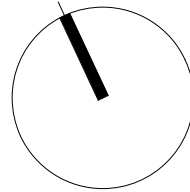
<div>A: GENERAL REVISIONS</div> <div>1. SKYLIGHTS HAVE BEEN ADDED TO UNIT 1&amp;2.</div> <div>2. THE ROOF SHAPE CHANGED TO CONFORM TO THE OVERALL DESIGN LANGUAGE.</div> <div>3. THE LANDSCAPING AREAS ON TWO BALCONIES ON THE FIRST FLOOR HAVE BEEN INCREASED.</div> <div>4. THE ROOF GARDEN HAS BEEN REMOVED</div> <div>B: ISSUED FOR APPROVAL</div>		<div>COMMERCIAL &amp; RESIDENTIAL DEVELOPMENT AT 62 OLD BARRENJOEY RD AVALON BEACH</div>	<div>ZA</div> <div>Drawn by</div>	<div><div>AUDAA</div><div>ARCHITECTURE + URBAN DESIGN ATELIER, AUSTRALIA</div><div>Nominated Architect: Shaheer Gobran - Registration No:4883</div></div>	<div>A104</div> <div>REV B</div>
			<div>SG</div> <div>Checked by</div>		
			<div>18009</div> <div>Project number</div>		
			<div>08/07/2021</div> <div>Date</div>		
			<div>SITE PLAN</div>	<div>Scale</div>	<div>1 : 100</div>



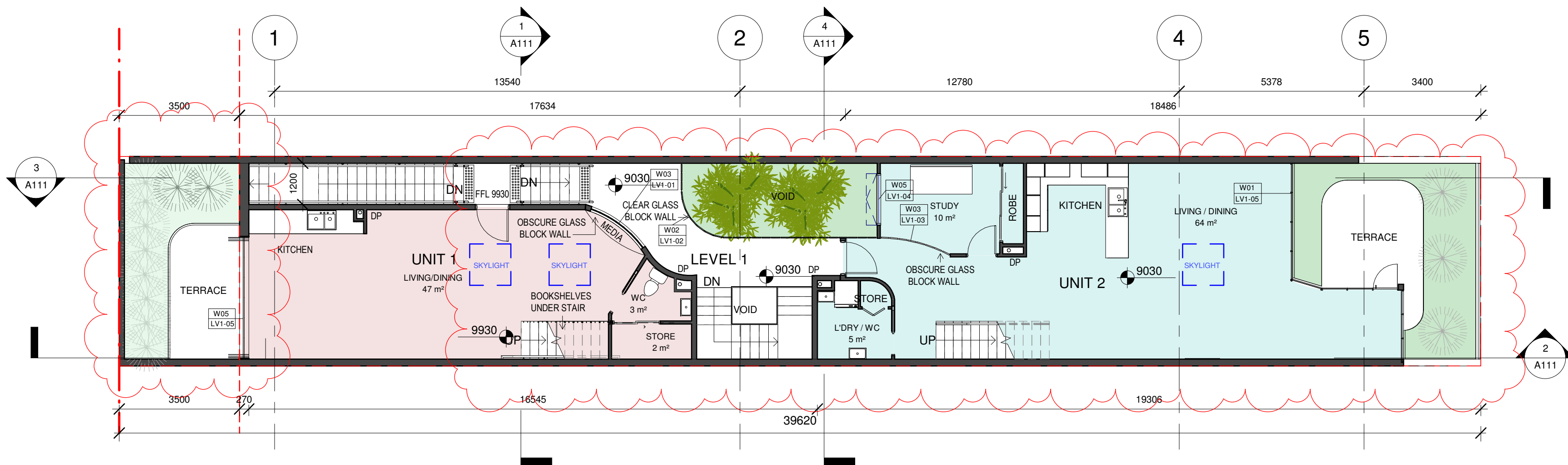


1 Ground Floor Plan  
1 : 100

ISSUED FOR APPROVAL

<div><b>A: GENERAL REVISIONS</b></div> <div>1. WHEELCHAIR LIFT IN THE RETAIL AREA HAS BEEN MOVED.</div> <div>2. THE RETAIL FLOOR AREA INCREASED TO 90SQM.</div> <div>3. PLANTS IN THE PARKING AREA HAVE BEEN REMOVED.</div> <div>4.THE POSITION OF THE STAIR HAS BEEN ADJUSTED.</div> <div>5. BICYCLE RACKS HAVE BEEN ADDED .</div> <div><b>B: ISSUED FOR APPROVAL</b></div>		COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 62 OLD BARRENJOEY RD AVALON BEACH	ZA <div>Drawn by</div>	<div><div>AUDAA</div><div>ARCHITECTURE + URBAN DESIGN ATELIER, AUSTRALIA</div><div>Nominated Architect: Shaheer Gobran - Registration No:4883</div></div> <div>GROUND</div>	A105 <div>REV B</div>
			SG <div>Checked by</div>		
			18009 <div>Project number</div>		Scale <div>1 : 100</div>
			08/07/2021 <div>Date</div>		





1 LEVEL 1  
1 : 100

ISSUED FOR APPROVAL

A: GENERAL REVISIONS

1. THE LANDSCAPING AREA ON TWO BALCONIES HAS BEEN INCREASED.
2. PUBLIC SPACE CORRIDOR HAS BEEN REDESIGNED
3. MEDIA AREA AND STORAGE AREA ADDED TO UNIT 1.
4. UNIT 1 LAUNDRY RELOCATED TO LEVEL 2.
4. STORAGE AREA AND LAUNDRY ADDED TO BATH IN UNIT 2
5. THE POSITION OF UNIT 2 STAIR HAS CHANGED.
6. UNIT 2 LIVING ROOM HAS BEEN REDESIGNED.
7. UNIT 2 STUDY ROOM HAS BEEN REDESIGNED.
8. THE POSITION OF THE PUBLIC STAIR HAS BEEN ADJUSTED.
9. SKYLIGHTS HAVE BEEN ADDED TO UNIT 1&2.

B: ISSUED FOR APPROVAL

COMMERCIAL &  
RESIDENTIAL  
DEVELOPMENT AT  
62 OLD BARRENJOEY RD  
AVALON BEACH

ZA	Drawn by
SG	Checked by
18009	Project number
08/07/2021	Date

AUDAA  
ARCHITECTURE + URBAN  
DESIGN ATELIER, AUSTRALIA

Nominated Architect: Shaheer Gobran - Registration No:4883

LEVEL 1

A106

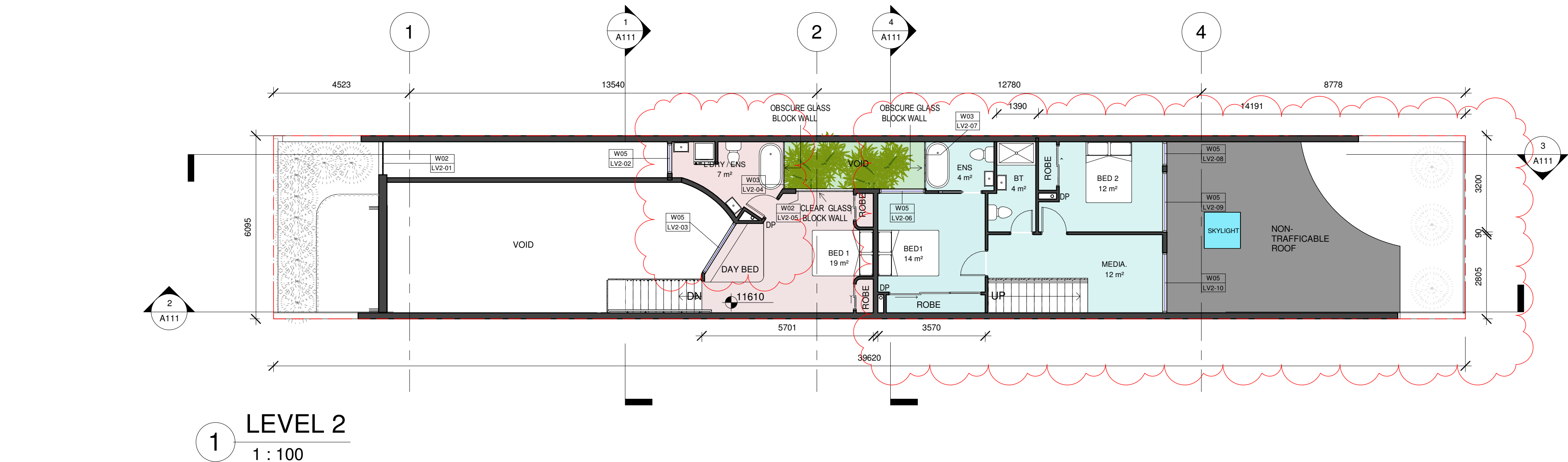
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Scale

1 : 100

22/09/2021 7:54:27 PM

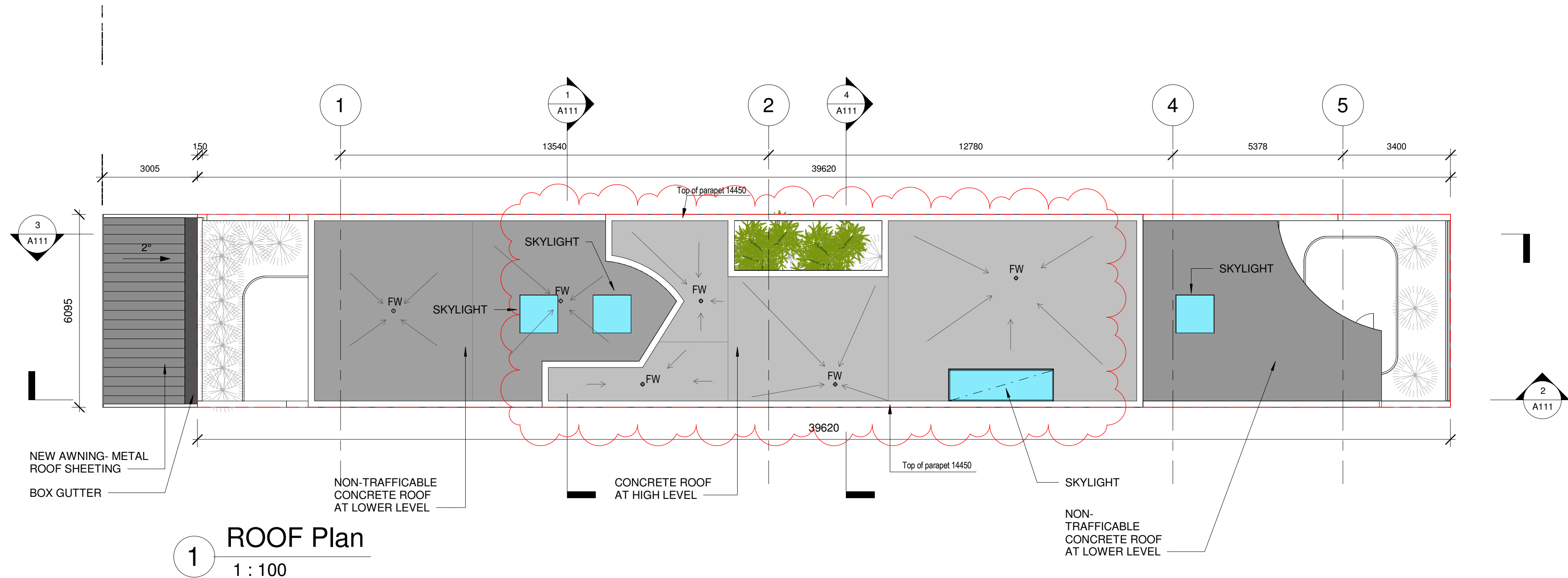




ISSUED FOR APPROVAL

<div>A: GENERAL REVISIONS</div> <div>1. UNIT 1 BATHROOM AND LAUNDRY HAVE BEEN REDESIGNED</div> <div>2. UNIT 2 BATHROOM AND LAUNDRY HAVE BEEN REDESIGNED</div> <div>3 A SKYLIGHTS HAS BEEN ADDED TO UNIT 2.</div> <div>4. WARDROBE SPACE HAS BEEN INCREASED.</div> <div>5. THE ROOF GARDEN HAS BEEN REMOVED AND SKYLIGHTS ADDED</div> <div>B: ISSUED FOR APPROVAL</div>		COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 62 OLD BARRENJOEY RD AVALON BEACH	ZA	Drawn by	<div>AUDAA</div> <div>ARCHITECTURE + URBAN DESIGN ATELIER, AUSTRALIA</div> <div>Nominated Architect: Shaheer Gobran - Registration No:4883</div>	A107	REV B
			SG	Checked by			
			18009	Project number			
			08/07/2021	Date			
			LEVEL 2				
Scale		1 : 100					





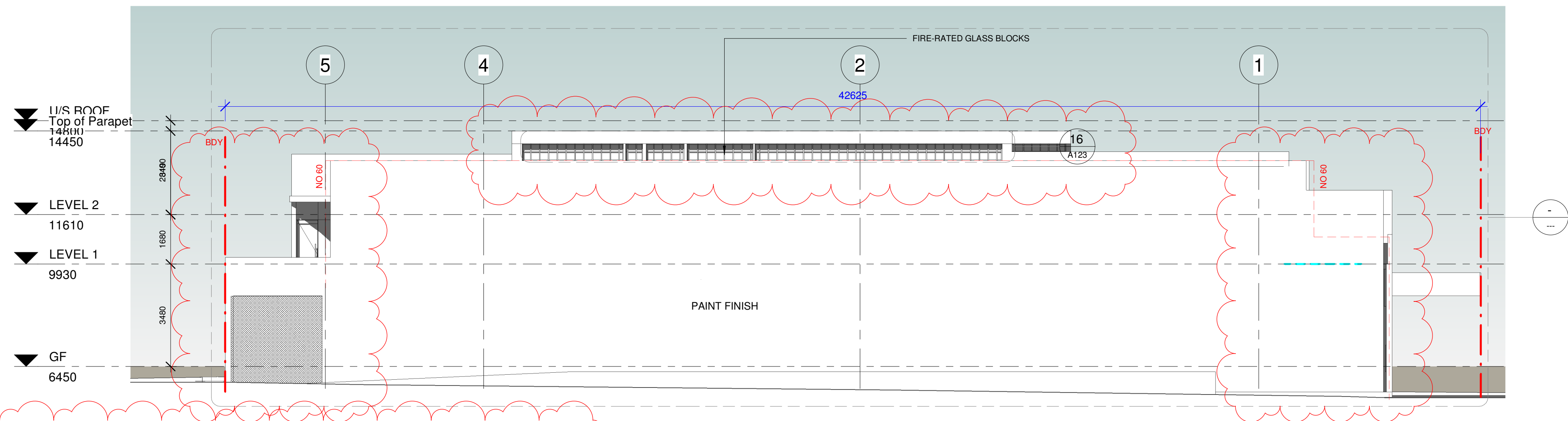
ISSUED FOR APPROVAL

<div><b>A: GENERAL REVISIONS</b></div> <div>1. SKYLIGHTS HAVE BEEN ADDED TO UNIT 1&amp;2. 2. THE ROOF SHAPE HAS CHANGED TO CONFORM TO THE OVERALL DESIGN LANGUAGE. 3. THE LANDSCAPING AREAS ON TWO BALCONIES ON THE FIRST FLOOR HAVE BEEN INCREASED. 4.THE ROOF GARDEN HAS BEEN REMOVED AND SKYLIGHTS ADDED</div> <div><b>B: ISSUED FOR APPROVAL</b></div>		COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 62 OLD BARRENJOEY RD AVALON BEACH	ZA	Drawn by	<div><div>AUDAA</div><div>ARCHITECTURE + URBAN DESIGN ATELIER, AUSTRALIA</div><div>Nominated Architect: Shaheer Gobran - Registration No:4883</div></div>	A108	REV B
			SG	Checked by			
			18009	Project number			
			08/07/2021	Date			
ROOF						Scale	1 : 100





1 WEST  
1 : 100

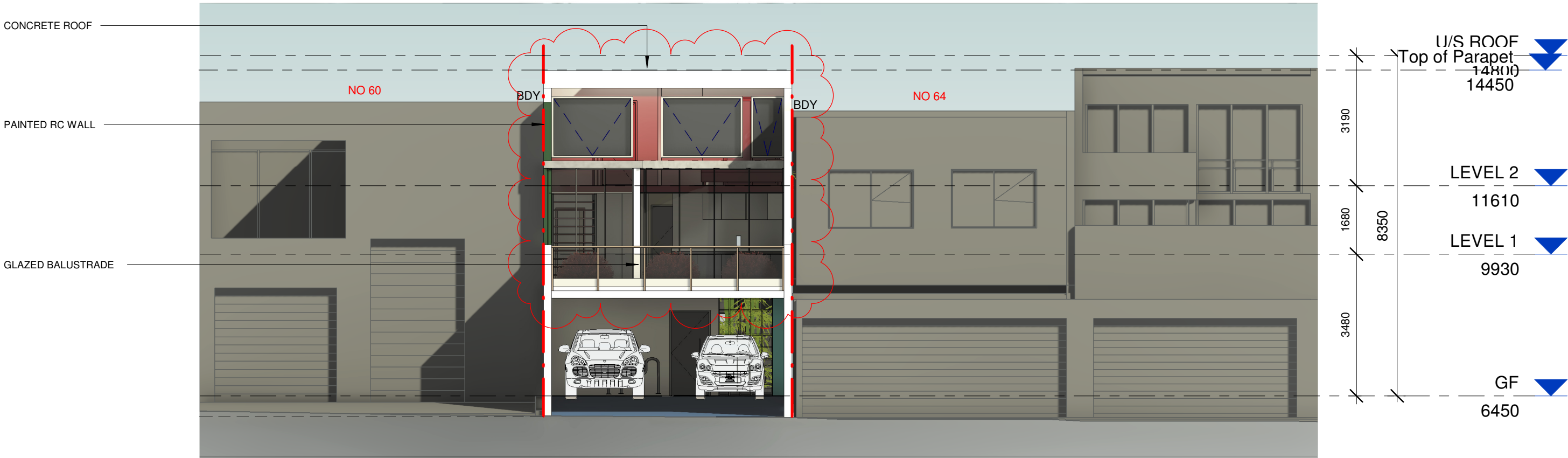


3 NORTH  
1 : 100

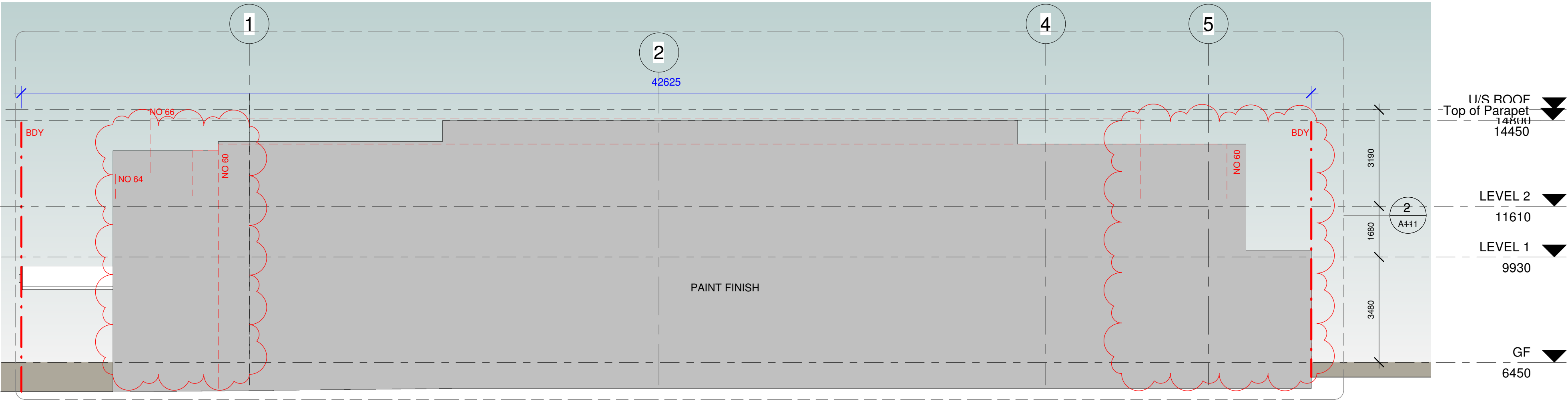
ISSUED FOR APPROVAL

<div>A: GENERAL REVISIONS</div> <div>1. THE FACADE HAS BEEN CHANGED</div> <div>2. FIRE-RATED GLASS BRICKS HAVE BEEN ADDED TO THE TOP FLOOR.</div> <div>B: ISSUED FOR APPROVAL</div>		COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 62 OLD BARRENJOEY RD AVALON BEACH	ZA	Drawn by	<div>AUDAA</div> <div>ARCHITECTURE + URBAN DESIGN ATELIER, AUSTRALIA</div> <div>Nominated Architect: Shaheer Gobran - Registration No:4883</div>	<div>A109</div> <div>REV B</div>
			SG	Checked by		
			18009	Project number		
			08/07/2021	Date		
			ELEVATIONS		Scale	1 : 100





2 EAST  
1 : 100



1 SOUTH  
1 : 100

ISSUED FOR APPROVAL

A: GENERAL REVISIONS

1. GLASS BALUSTRADES HAVE BEEN ADDED

B: ISSUED FOR APPROVAL

COMMERCIAL &  
RESIDENTIAL  
DEVELOPMENT AT  
62 OLD BARRENJOEY RD  
AVALON BEACH

ZA Drawn by  
SG Checked by  
18009 Project number  
08/07/2021 Date

AUDAA  
ARCHITECTURE + URBAN  
DESIGN ATELIER, AUSTRALIA  
Nominated Architect: Shaheer Gobran - Registration No:4883

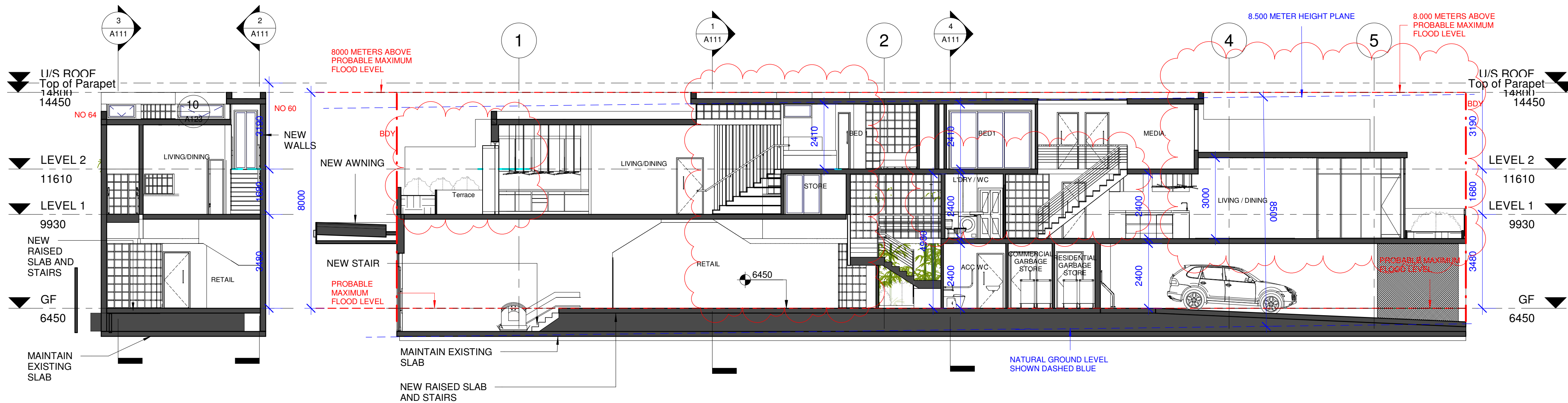
ELEVATIONS 2

A110

REV  
B

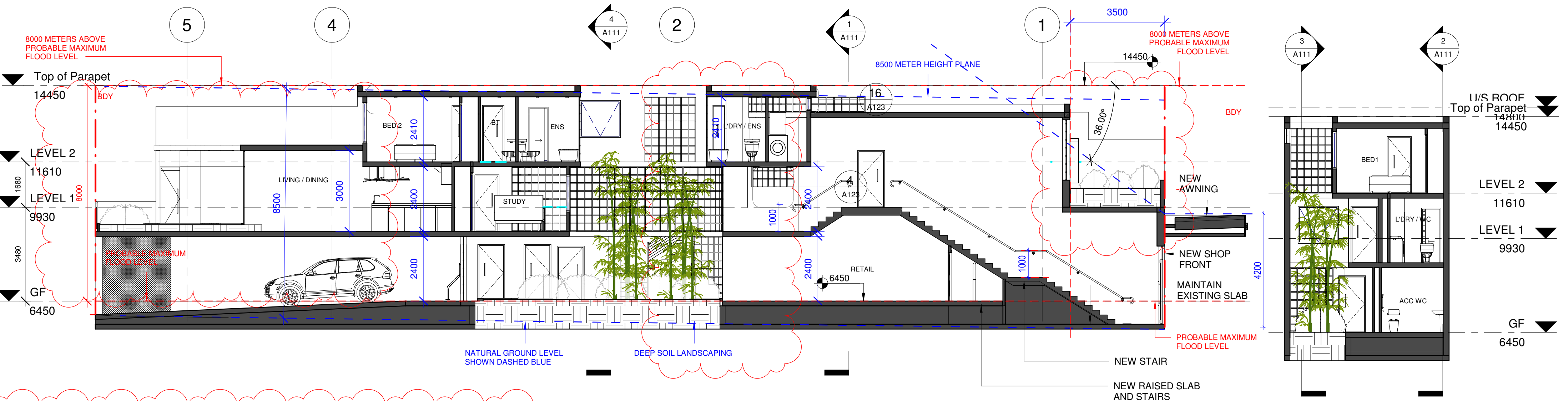
Scale 1 : 100





1 DETAILED SECTION 1  
1 : 100

2 DETAILED SECTION 2  
1 : 100



3 DETAILED SECTION 3  
1 : 100

4 DETAILED SECTION 4  
1 : 100

ISSUED FOR APPROVAL

A: GENERAL REVISIONS

1. SKYLIGHTS HAVE BEEN ADDED TO UNIT 1&2.
2. THE LANDSCAPING AREAS ON TWO BALCONIES ON THE FIRST FLOOR HAVE BEEN INCREASED.
3. THE RETAIL FLOOR AREA INCREASED TO 90SQM.
4. PLANTS IN THE PARKING AREA HAVE BEEN REMOVED.
5. THE POSITION OF THE STAIR HAS BEEN ADJUSTED.
6. BICYCLE RACKS HAVE BEEN ADDED.
7. MEDIA AREA AND STORAGE AREA ADDED TO UNIT 1.
8. UNIT 1 LAUNDRY RELOCATED TO LEVEL 2.
9. STORAGE AREA AND LAUNDRY ADDED TO BATH IN UNIT 2
10. THE UNIT 2 STAIR HAS BEEN CHANGED.

B: ISSUED FOR APPROVAL

11. UNIT 2 LIVING ROOM HAS BEEN REDESIGNED.
12. UNIT 2 STUDY ROOM HAS BEEN REDESIGNED.
13. THE POSITION OF THE PUBLIC STAIR HAS BEEN ADJUSTED.
14. UNIT 1 BATHROOM AND LAUNDRY HAVE BEEN REDESIGNED
15. UNIT 2 BATHROOM AND LAUNDRY HAVE BEEN REDESIGNED
16. WARDROBE SPACE HAS BEEN INCREASED ON UNIT 2.
17. THE CEILING HEIGHT OF THE LIVING ROOM OF UNIT 2 IS RAISED TO 3M
18. A SKYLIGHT HAS BEEN ADDED TO UNIT 2.
19. FIRE-RATED GLASS BRICKS ARE ADDED TO THE TOP FLOOR.
20. THE ROOF GARDEN ON UNIT 2 HAS BEEN REMOVED

COMMERCIAL &  
RESIDENTIAL  
DEVELOPMENT AT  
62 OLD BARRENJOEY RD  
AVALON BEACH

ZA	Drawn by
SG	Checked by
18009	Project number
08/07/2021	Date

**AUDAA**  
ARCHITECTURE + URBAN  
DESIGN ATELIER, AUSTRALIA  
Nominated Architect: Shaheer Gobran - Registration No:4883

DETAILED  
SECTIONS

A111	REV B
Scale	1 : 100

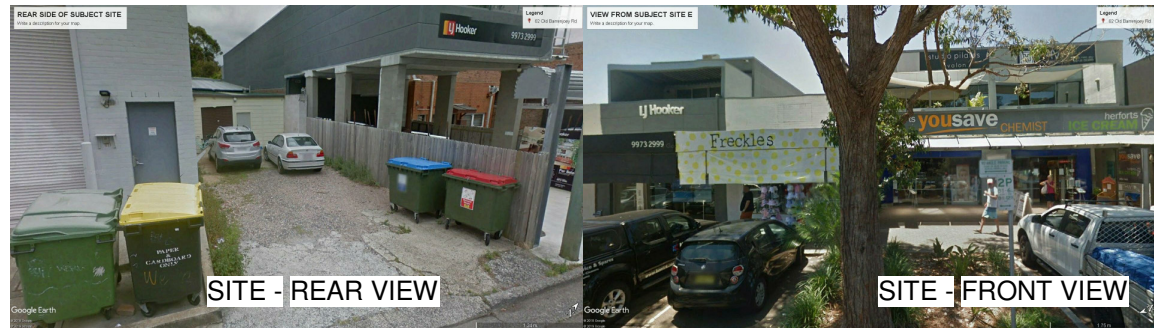
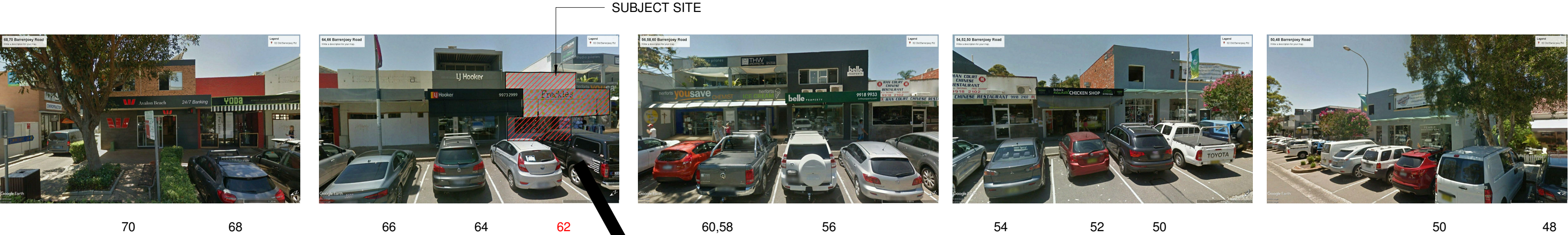




ISSUED FOR APPROVAL

<div>A: GENERAL REVISIONS</div> <div>1. RENDER HAS BEEN UPDATED</div> <div>B: ISSUED FOR APPROVAL</div>		COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 62 OLD BARRENJOEY RD AVALON BEACH	ZA	Drawn by	<div><div>AUDAA</div><div>ARCHITECTURE + URBAN DESIGN ATELIER, AUSTRALIA</div><div>Nominated Architect: Shaheer Gobran - Registration No:4883</div></div>	<div>A113</div> <div>REV B</div>
			SG	Checked by		
			18009	Project number		
			08/07/2021	Date		
			FINISHES		Scale	





SITE - REAR VIEW

SITE - FRONT VIEW

ELEVATION MASSING INSPIRED BY THE FACADES OF STREET'S PREDOMINANT SCALE AND SIZE

PARAPET WALL ALIGNING WITH ADJOINING BUILDINGS



FROM SITE - FRONT VIEW



FROM FRONT SITE STREET VIEW



FROM SITE - REAR VIEW



FROM REAR SITE STREET VIEW



FROM REAR SITE STREET VIEW



AWNING TO MAINTAIN CONTINUITY WITH ADJOINING

NON OBSTRUCTIVE GLAZED ENTRY TO THE APARTMENTS

PLANTER BOX TO INTRODUCE A GREEN ELEMENT OF THE FACADE

NON OBSTRUCTIVE GLAZED ENTRY TO THE STORE TO MAINTAIN CONTINUITY



FROM FRONT SITE STREET VIEW



FROM FRONT SITE STREET VIEW



FROM FRONT SITE STREET VIEW

# ISSUED FOR APPROVAL

## A: GENERAL REVISIONS

1. THE FACADE HAS BEEN CHANGED

## B: ISSUED FOR APPROVAL

COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 62 OLD BARRENJOEY RD AVALON BEACH

AW Drawn by  
SG Checked by  
18009 Project number  
08/07/2021 Date

**AUDAA**  
ARCHITECTURE + URBAN  
DESIGN ATELIER, AUSTRALIA  
Nominated Architect: Shaheer Gobran - Registration No:4883

STREETSCAPE

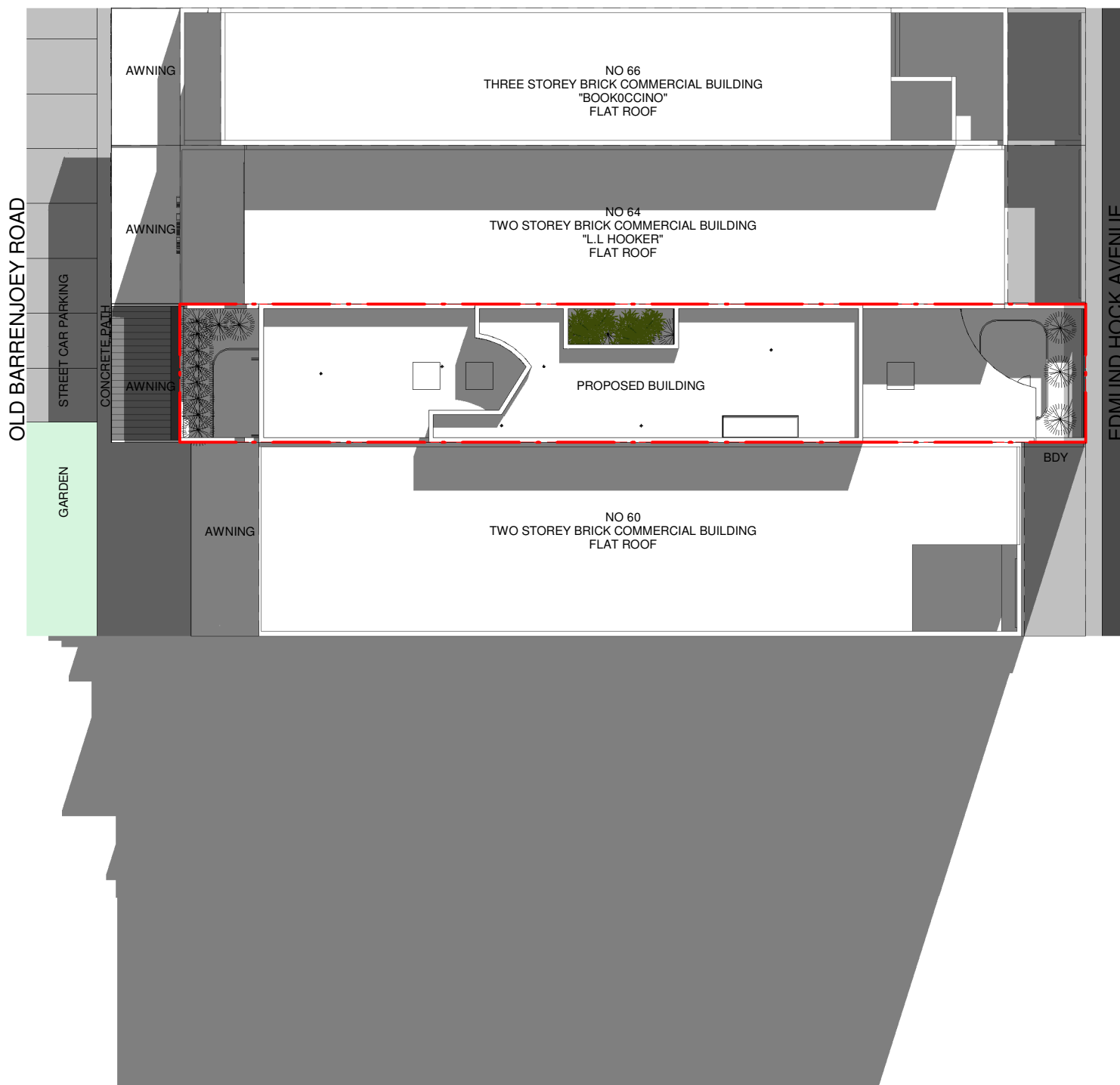
Scale

A114

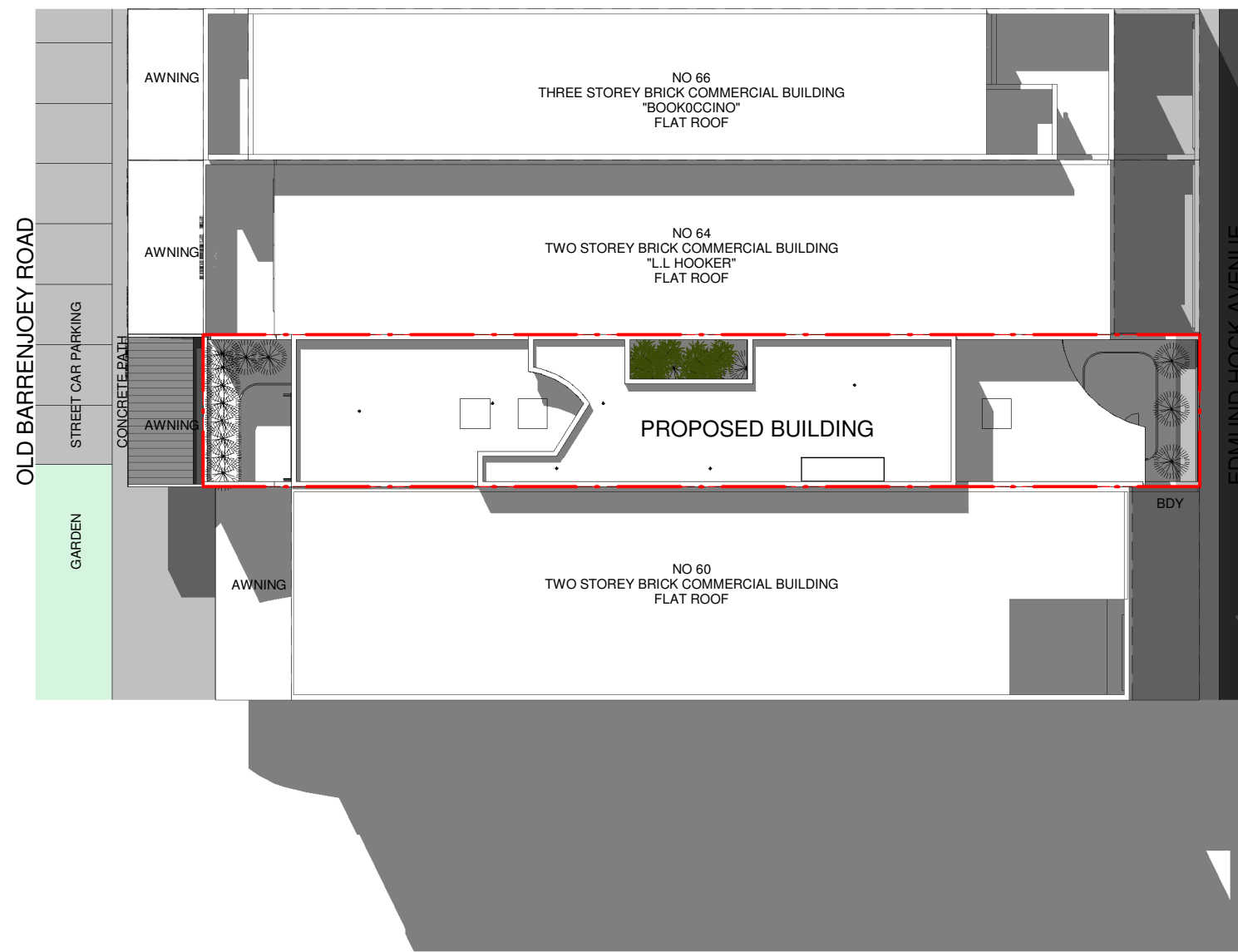
REV  
B

1 : 75

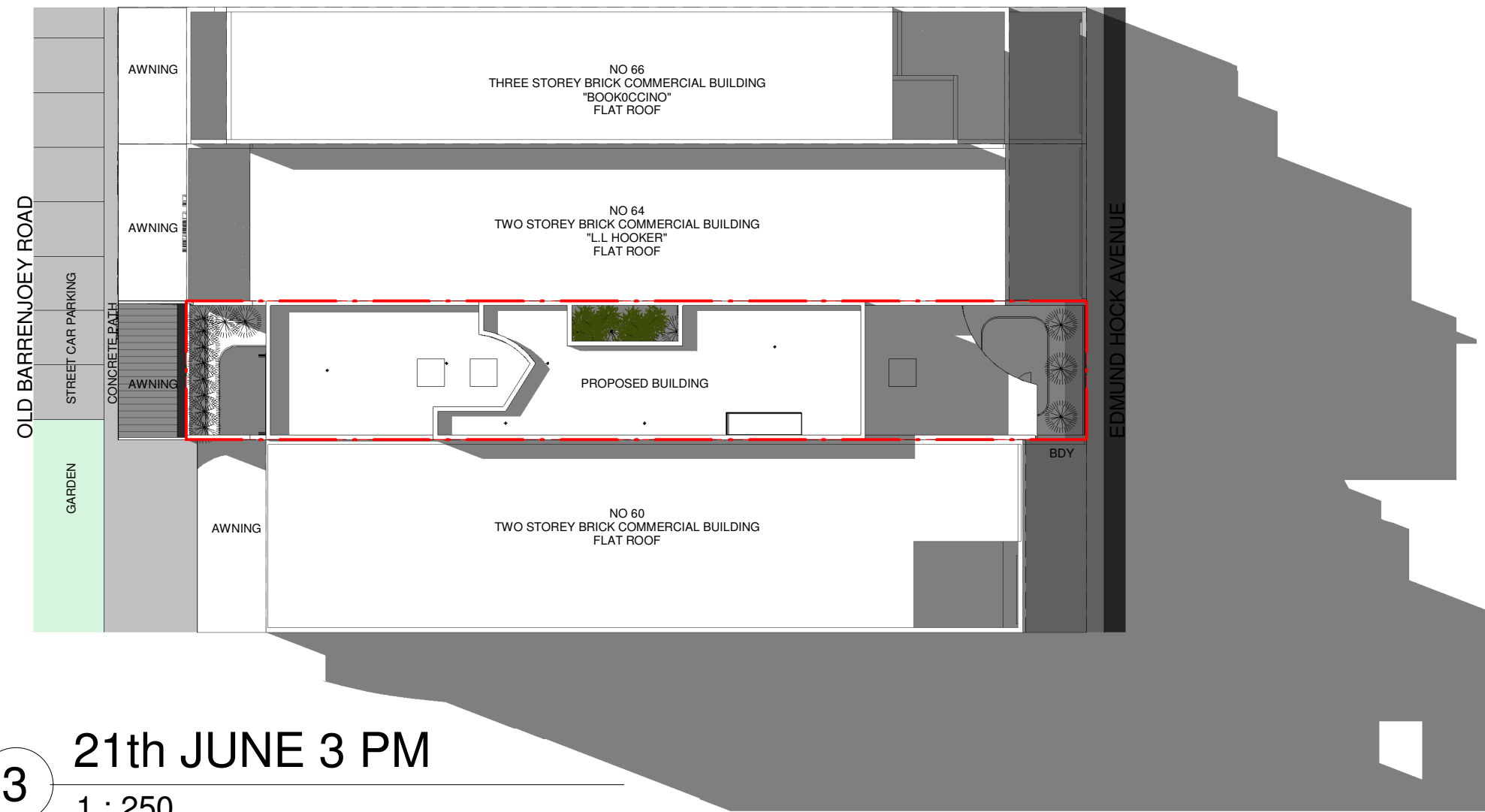




1 21th JUNE 9AM  
1 : 250



2 21th JUNE 12PM  
1 : 250



3 21th JUNE 3 PM  
1 : 250

ISSUED FOR APPROVAL

A: GENERAL REVISIONS

B: ISSUED FOR APPROVAL

COMMERCIAL &  
RESIDENTIAL  
DEVELOPMENT AT  
62 OLD BARRENJOEY RD  
AVALON BEACH

ZA	Drawn by
SG	Checked by
18009	Project number
08/07/2021	Date

**AUDAA**  
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Nominated Architect: Shaheer Gobran - Registration No:4883

SHADOW  
DIAGRAMS 21st  
JUNE

A115

Scale 1 : 250

REV  
B





ISSUED FOR APPROVAL

A: GENERAL REVISIONS

B: ISSUED FOR APPROVAL

COMMERCIAL &  
RESIDENTIAL  
DEVELOPMENT AT  
62 OLD BARRENJOEY RD  
AVALON BEACH

AW	Drawn by
SG	Checked by
18009	Project number
08/07/2021	Date

**AUDAA**  
ARCHITECTURE + URBAN  
DESIGN ATELIER, AUSTRALIA  
Nominated Architect: Shaheer Gobran - Registration No:4883

RENDER 3

Scale

A118

REV  
B

22/09/2021 8:00:57 PM





ISSUED FOR APPROVAL

A: GENERAL REVISIONS

B: ISSUED FOR APPROVAL

COMMERCIAL &  
RESIDENTIAL  
DEVELOPMENT AT  
62 OLD BARRENJOEY RD  
AVALON BEACH

AW	Drawn by
SG	Checked by
18009	Project number
08/07/2021	Date

**AUDAA**  
ARCHITECTURE + URBAN  
DESIGN ATELIER, AUSTRALIA  
Nominated Architect: Shaheer Gobran - Registration No:4883

RENDER 4

A119

REV  
B

Scale

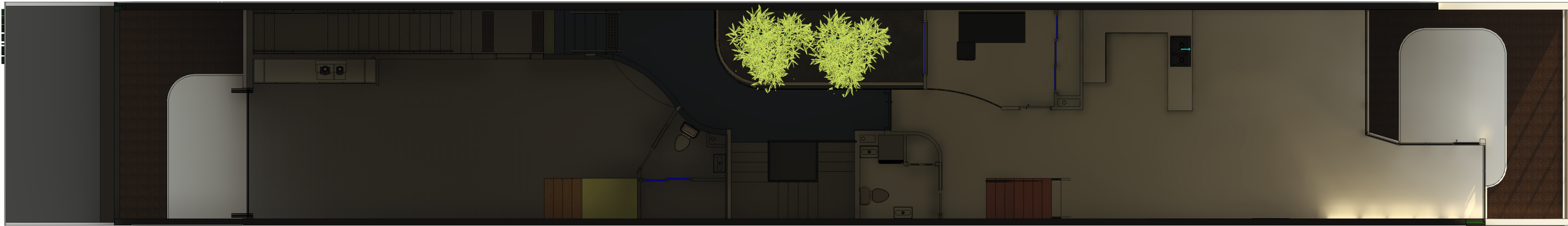




ISSUED FOR APPROVAL

A: GENERAL REVISIONS  B: ISSUED FOR APPROVAL		COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 62 OLD BARRENJOEY RD AVALON BEACH	AW	Drawn by	<div>AUDAA</div> <div>ARCHITECTURE + URBAN DESIGN ATELIER, AUSTRALIA</div> <div>Nominated Architect: Shaheer Gobran - Registration No:4883</div>	A120	REV B
			SG	Checked by			
			18009	Project number		RENDER 5	Scale
			08/07/2021	Date			





1 21th JUNE 8AM



2 21th JUNE 9AM



3 21th JUNE 10AM

ISSUED FOR APPROVAL

A: GENERAL REVISIONS		COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 62 OLD BARRENJOEY RD AVALON BEACH	AW	Drawn by	<div><div>AUDAA</div><div>ARCHITECTURE + URBAN DESIGN ATELIER, AUSTRALIA</div><div>Nominated Architect: Shaheer Gobran - Registration No:4883</div></div>	A121	REV B
			SG	Checked by			
			18009	Project number			
			08/07/2021	Date			
B: ISSUED FOR APPROVAL			WINTER SOLAR ACCESS 1		Scale		





1 21th JUNE 12PM



2 21th JUNE 3 PM

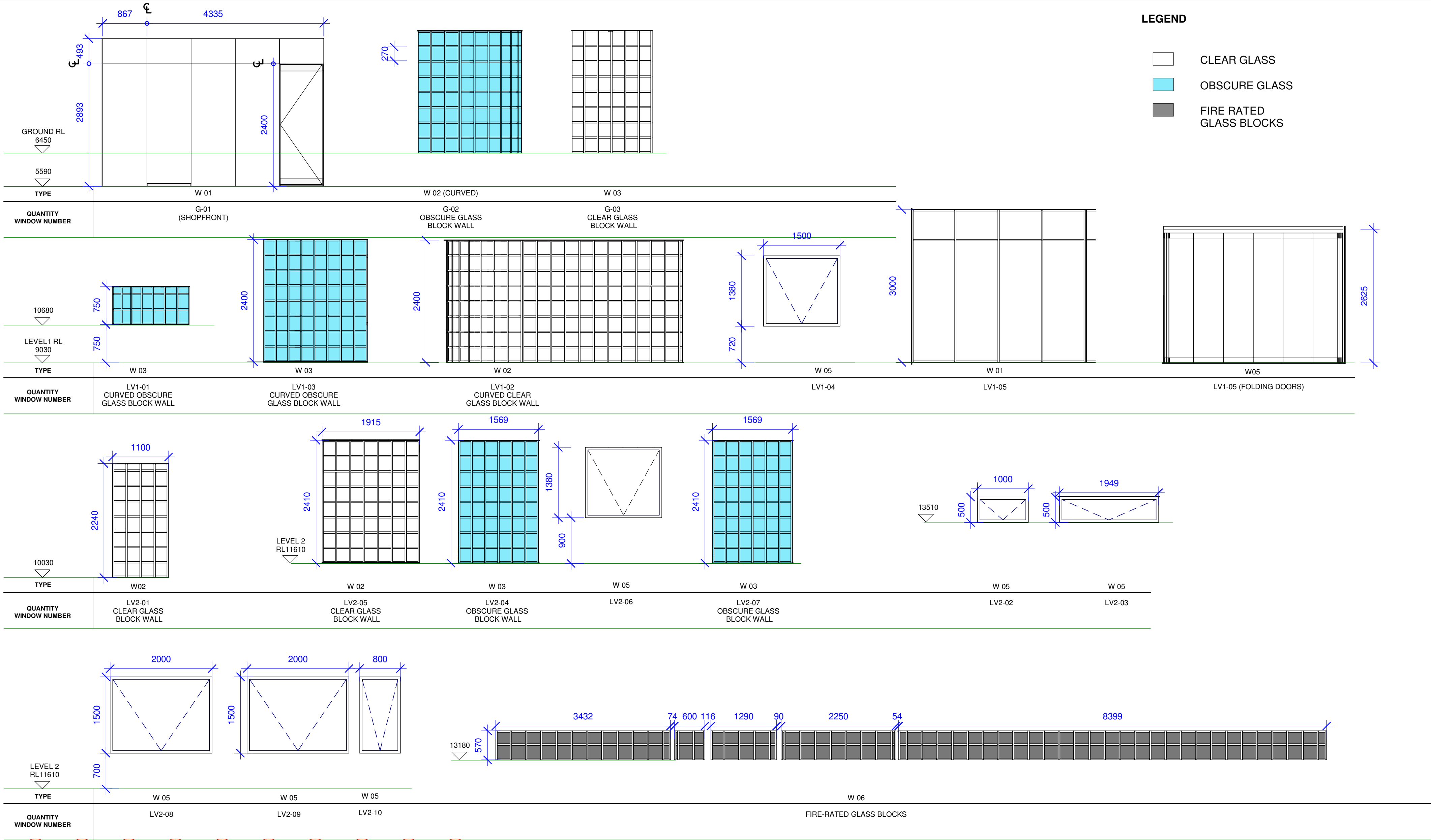


3 21th JUNE 4 PM

ISSUED FOR APPROVAL

A: GENERAL REVISIONS  B: ISSUED FOR APPROVAL		COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 62 OLD BARRENJOEY RD AVALON BEACH	AW	Drawn by	<div><div>AUDAA</div><div>ARCHITECTURE + URBAN DESIGN ATELIER, AUSTRALIA</div><div>Nominated Architect: Shaheer Gobran - Registration No:4883</div></div>	A122	REV B
			SG	Checked by			
			18009	Project number			
			08/07/2021	Date			
			WINTER SOLAR ACCESS 2		Scale		





ISSUED FOR APPROVAL

A: GENERAL REVISIONS		COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 62 OLD BARRENJOEY RD AVALON BEACH	AW	Drawn by	<div><div>AUDAA</div><div>ARCHITECTURE + URBAN DESIGN ATELIER, AUSTRALIA</div><div>Nominated Architect: Shaheer Gobran - Registration No:4883</div></div>	A123	REV B
			SG	Checked by			
			18009	Project number			
			08/07/2021	Date			
B: ISSUED FOR APPROVAL			WINDOW TYPES		Scale	1 : 50	