

DEVELOPMENT APPLICATION - ALTERATIONS & ADDITIONS TO:
157 AVALON PARADE AVALON BEACH NSW 2107

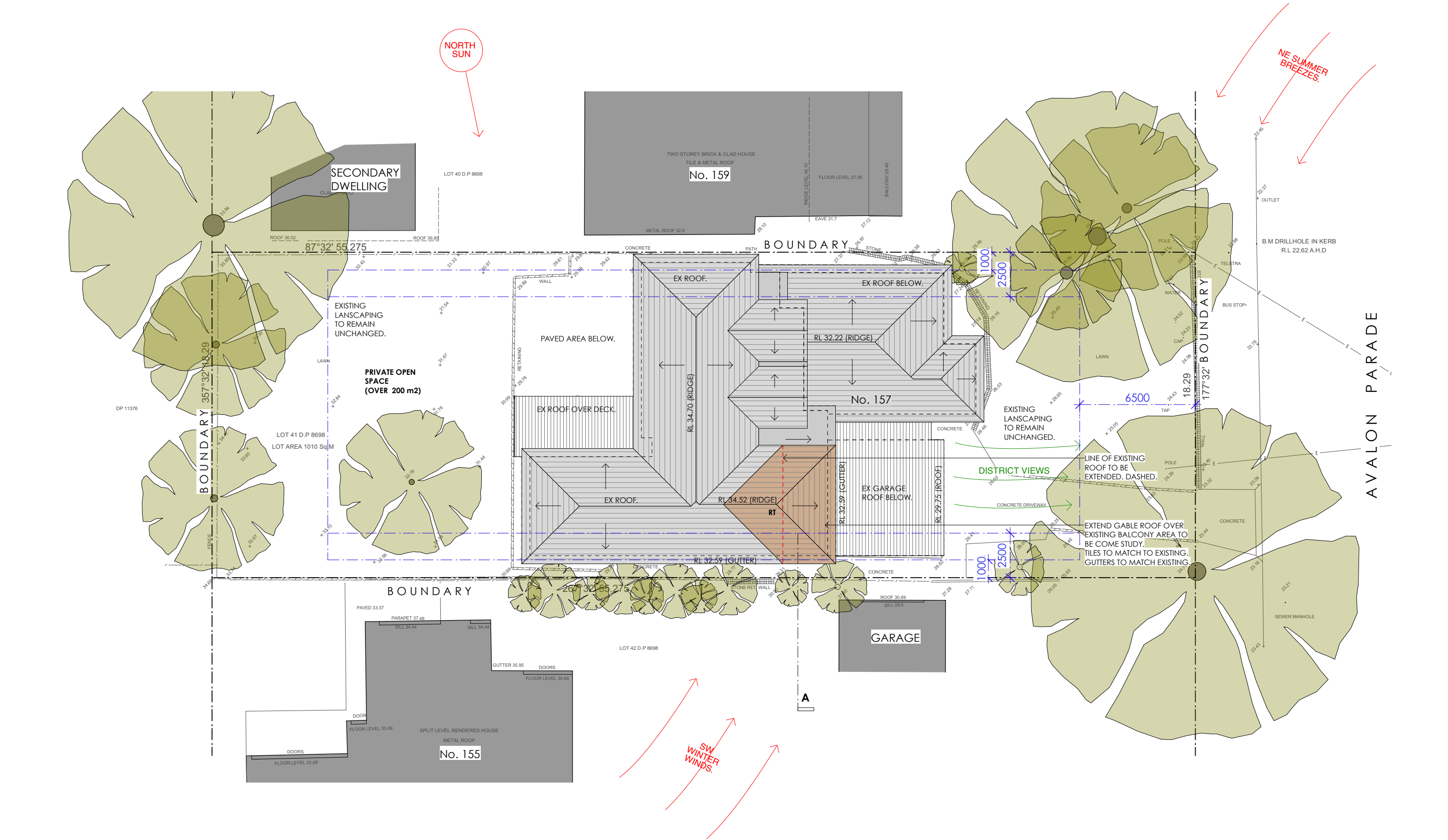
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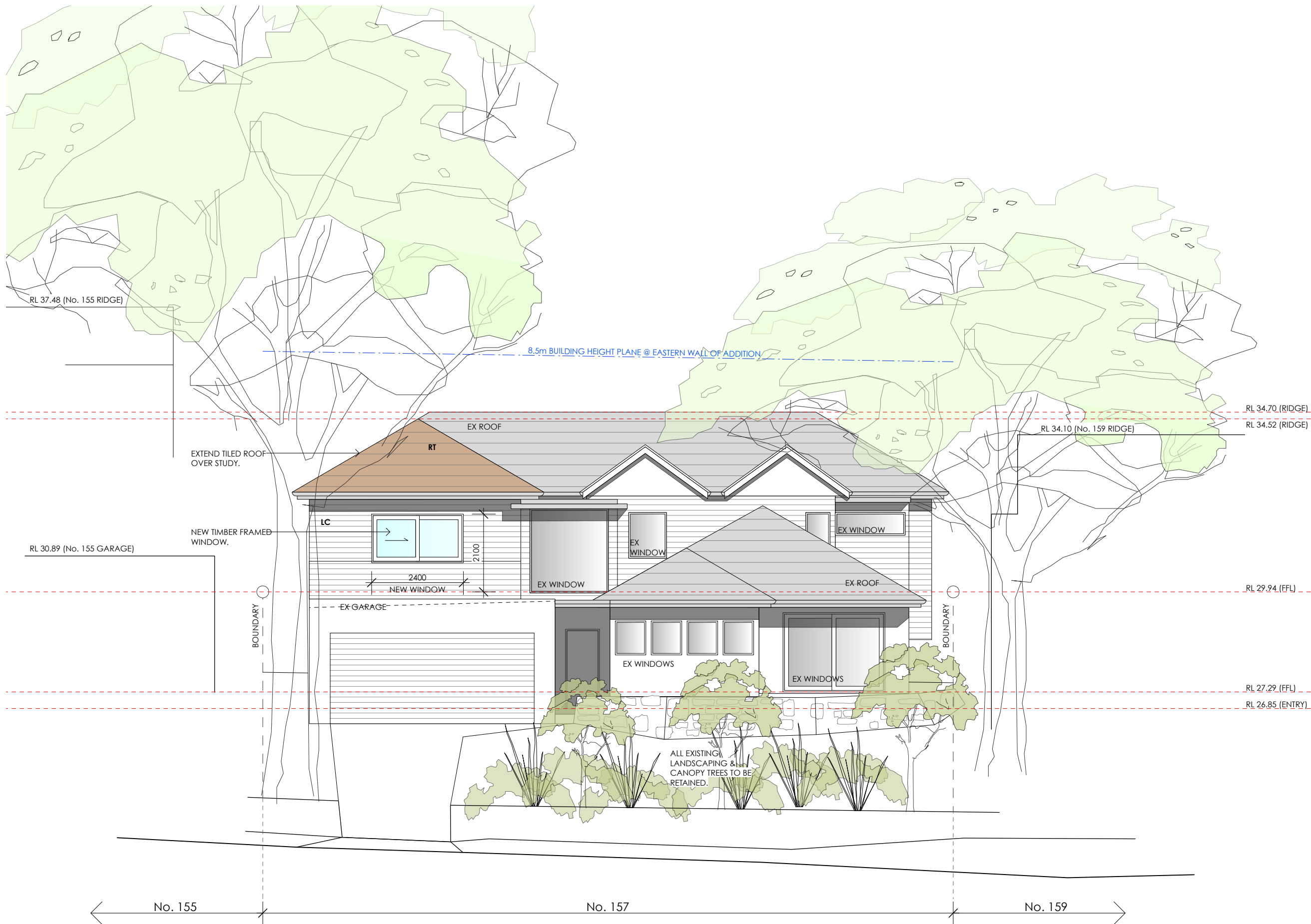
MATERIAL SCHEDULE

- LC - LIGHTWEIGHT WALL CLADDING TO MATCH EXISTING
- RT - ROOF TILES TO MATCH EXISTING
- W - TIMBER FRAMED WINDOWS TO MATCH EXISTING

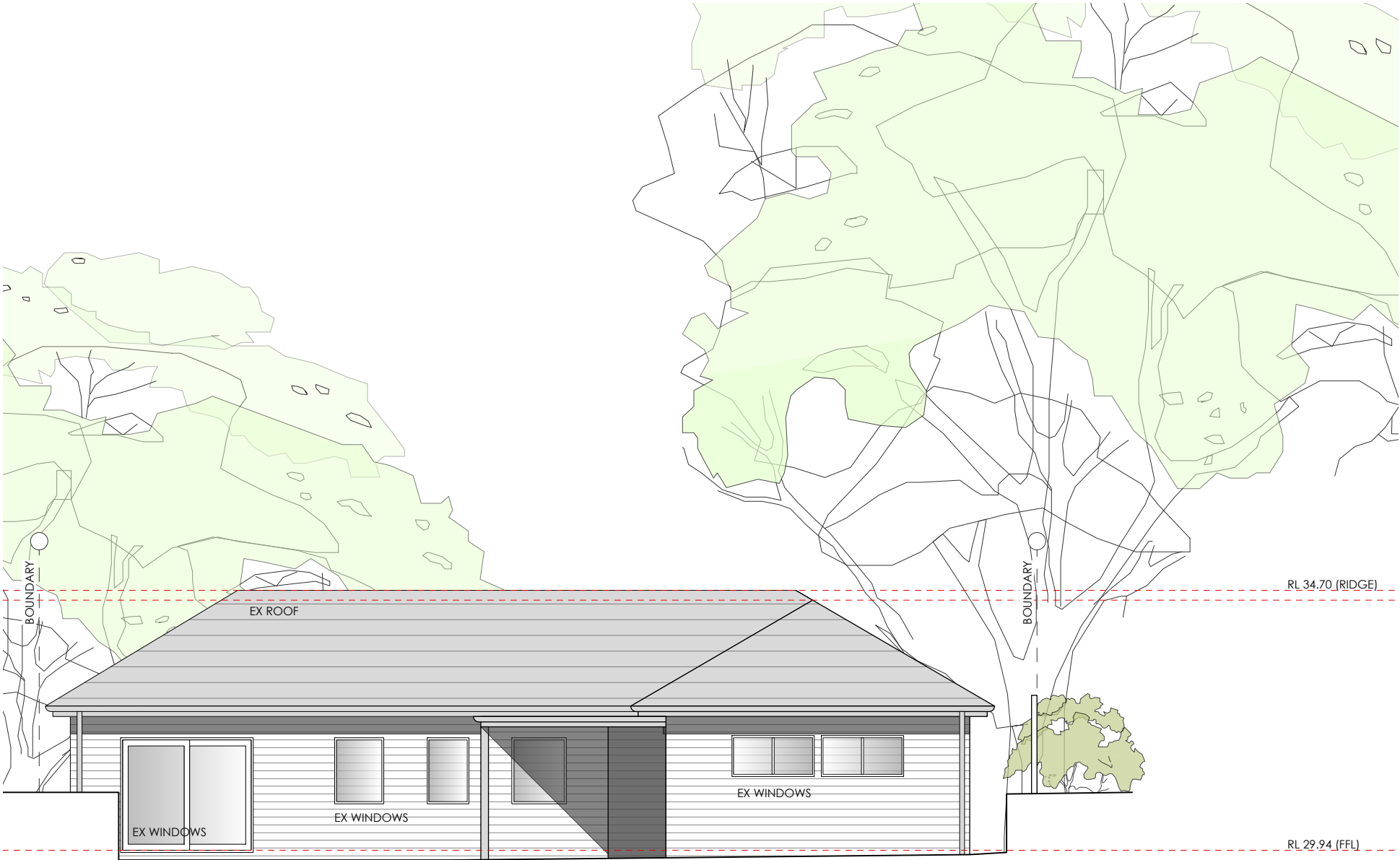




	Note: All footings to future engineers details. All framing to NCC & future engineers details. Rainwater from gutters to connect to existing stormwater system to relevant NCC + Council requirements. Wastewater/sewage to connect to existing sewage system to relevant NCC + Council requirements. All works to comply with all relevant Building Codes + Council requirements.		BAL BALUSTRADE EX EXISTING LC LIGHTWEIGHT CLADDING TO MATCH EX. RT ROOF TILES TO MATCH EX. NGL NATURAL GROUND LEVEL TIM TIMBER FLOOR TO MATCH EX. EX. WALLS TO REMAIN EX. WALLS TO BE REMOVED NEW TIMBER FRAMED WALLS		NORTHERN BEACHES COUNCIL ZONE: R2 (LOW DENSITY RESIDENTIAL) LOT 41 DP 8698 SITE AREA: 1,010m²		LEIGH 157 AVALON PARADE AVALON BEACH NSW 2107			
	PROJECT		ALTERATIONS & ADDITIONS		ANDY LEHMAN DESIGN			DWG. NO.		DA. 01
	DRAWING		SITE/ROOF/ANALYSIS & LANDSCAPE PLAN		Tel. 0414 466 665 Email: andy@andylehman.com.au			SCALE 1:200@A3		
	NOTES		Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings. If in doubt ask.			DATE 27 SEP 2019		ISSUE		

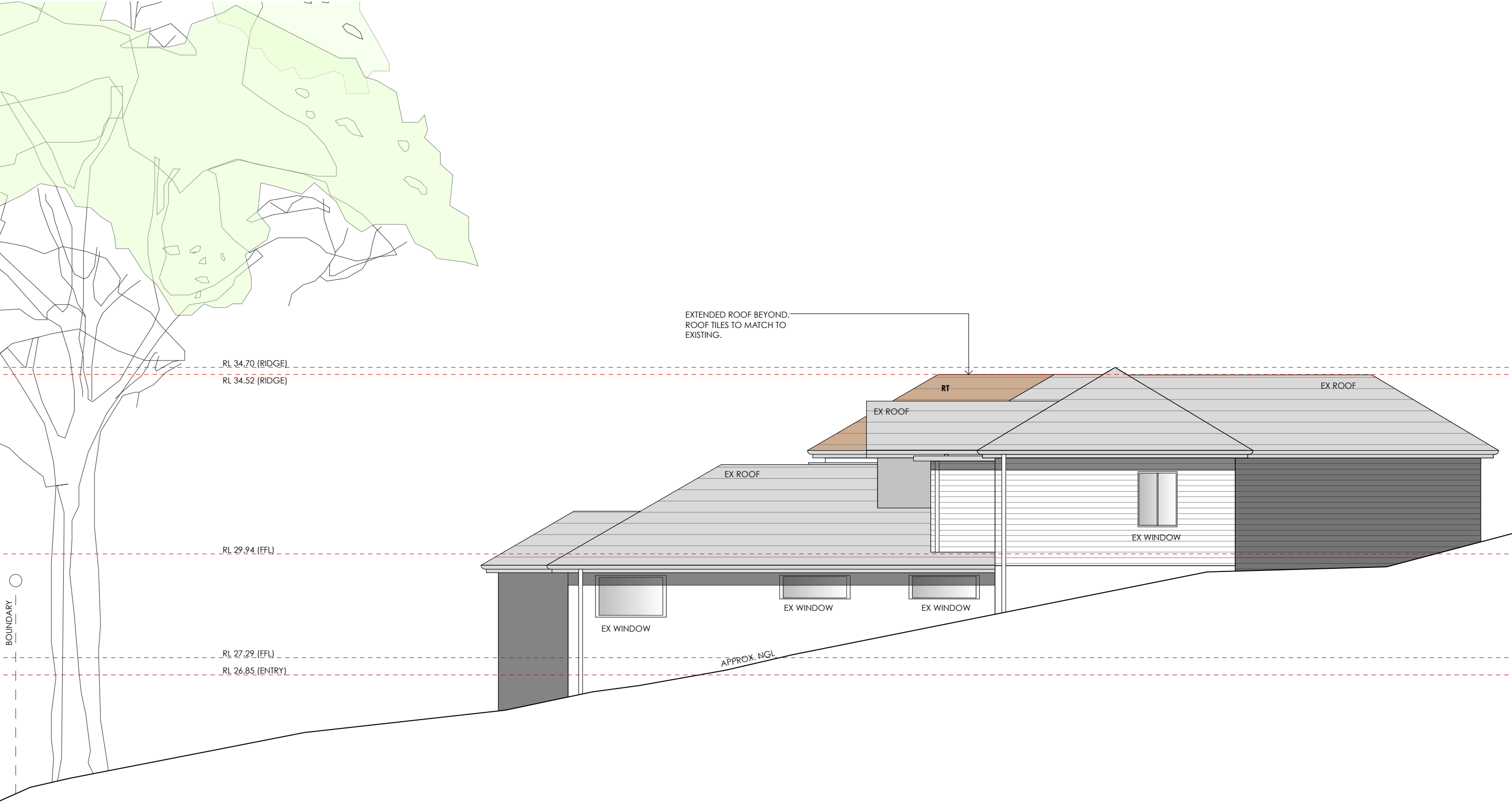


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	PROJECT	ALTERATIONS & ADDITIONS	ANDY LEHMAN DESIGN		DWG. NO. DA. 04	
	DRAWING	STREET (EAST) ELEVATION	Tel. 0414 466 665			
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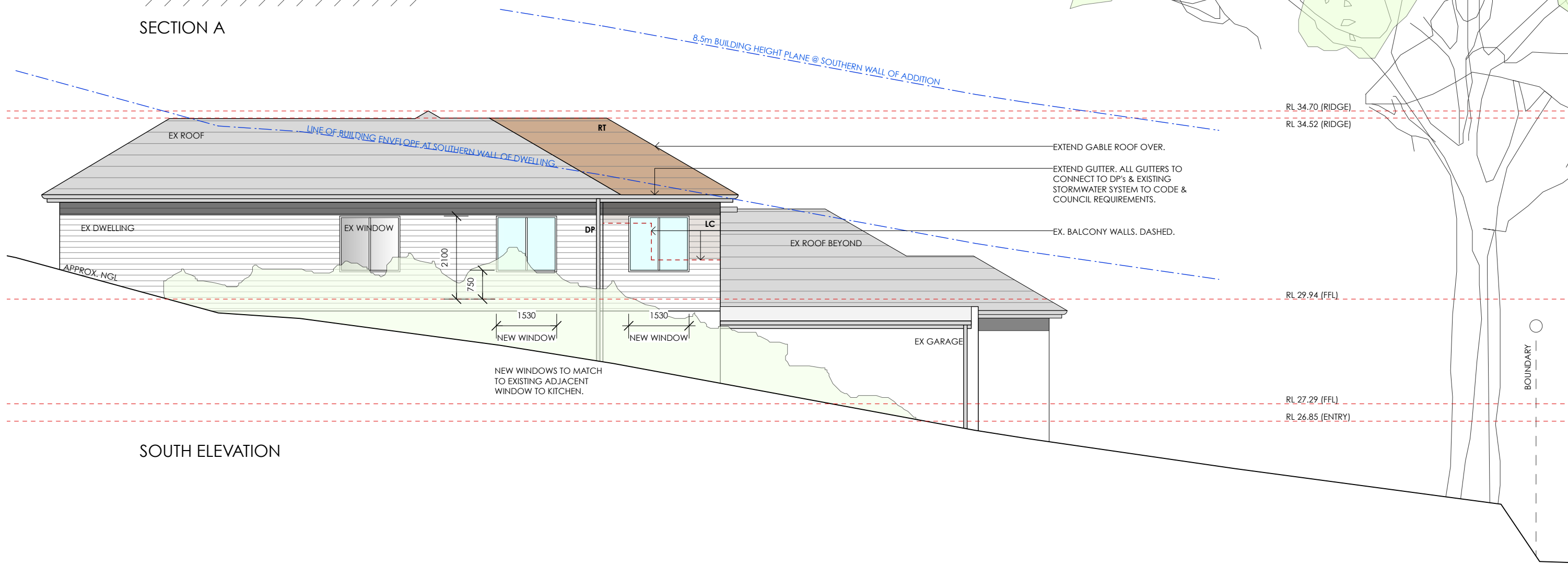
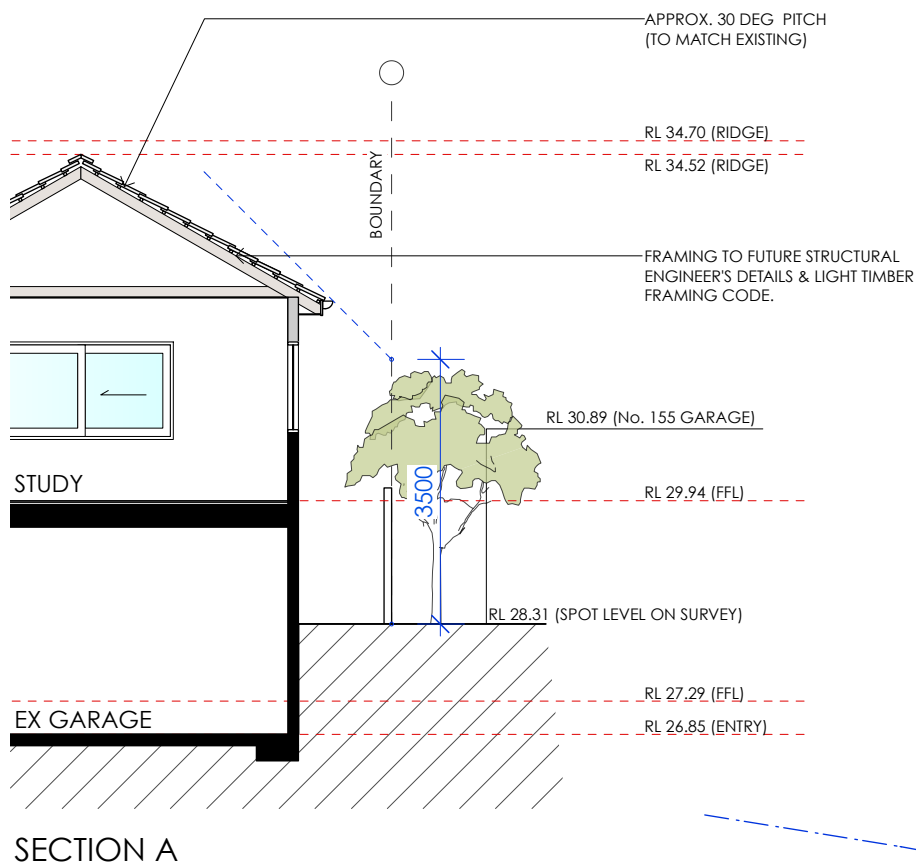


NOTE:
NO PROPOSED CHANGES TO WESTERN ELEVATION.

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	PROJECT	ALTERATIONS & ADDITIONS		ANDY LEHMAN DESIGN		DWG. NO.	DA. 05
	DRAWING	WEST ELEVATION		Tel. 0414 466 665 Email: andy@andylehman.com.au If in doubt ask.		SCALE	1:100@A3
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	PROJECT			ALTERATIONS & ADDITIONS		ANDY LEHMAN DESIGN		DA. 06	
	DRAWING			NORTH ELEVATION		Tel. 0414 466 665		DWG. NO.	SCALE
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All works to comply with all relevant Building Codes + Council requirements.

BAL

EX

LC

RT

NGL

TIM

BALUSTRADE

EXISTING

LIGHTWEIGHT CLADDING TO MATCH EX.

ROOF TILES TO MATCH EX.

NATURAL GROUND LEVEL

TIMBER FLOOR TO MATCH EX.

EX. WALLS TO REMAIN

EX. WALLS TO BE REMOVED

NEW TIMBER FRAMED WALLS

NORTHERN BEACHES COUNCIL

ZONE: R2 (LOW DENSITY RESIDENTIAL)

LOT 41

DP 8698

SITE AREA: 1,010m²

PROJECT

DRAWING

NOTES

ALTERATIONS & ADDITIONS

SOUTH ELEVATION & SECTION A

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LEIGH

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ANDY LEHMAN DESIGN

DWG. NO.

SCALE

DATE

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DA. 07

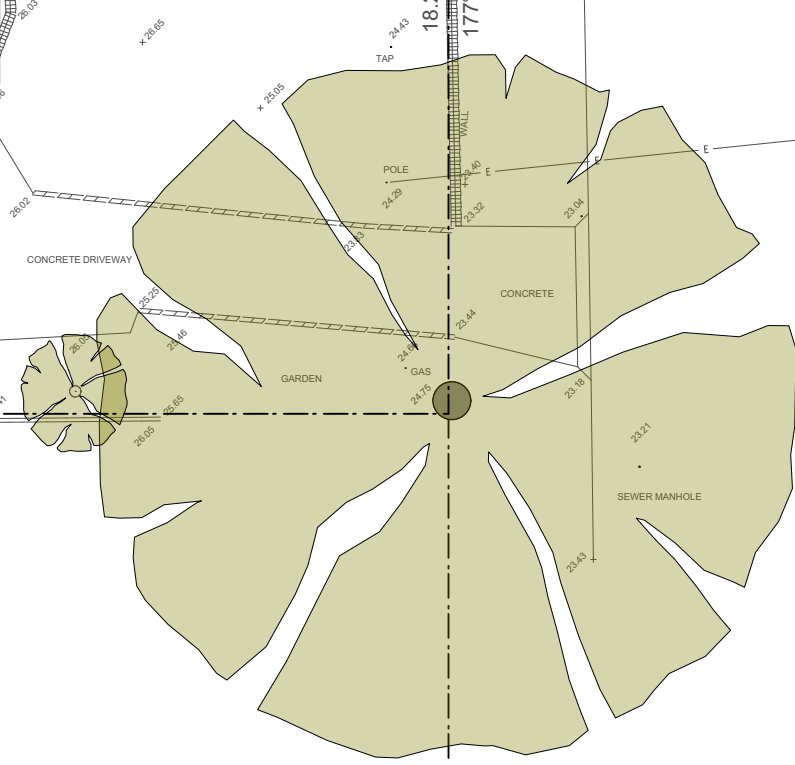
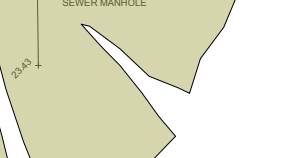
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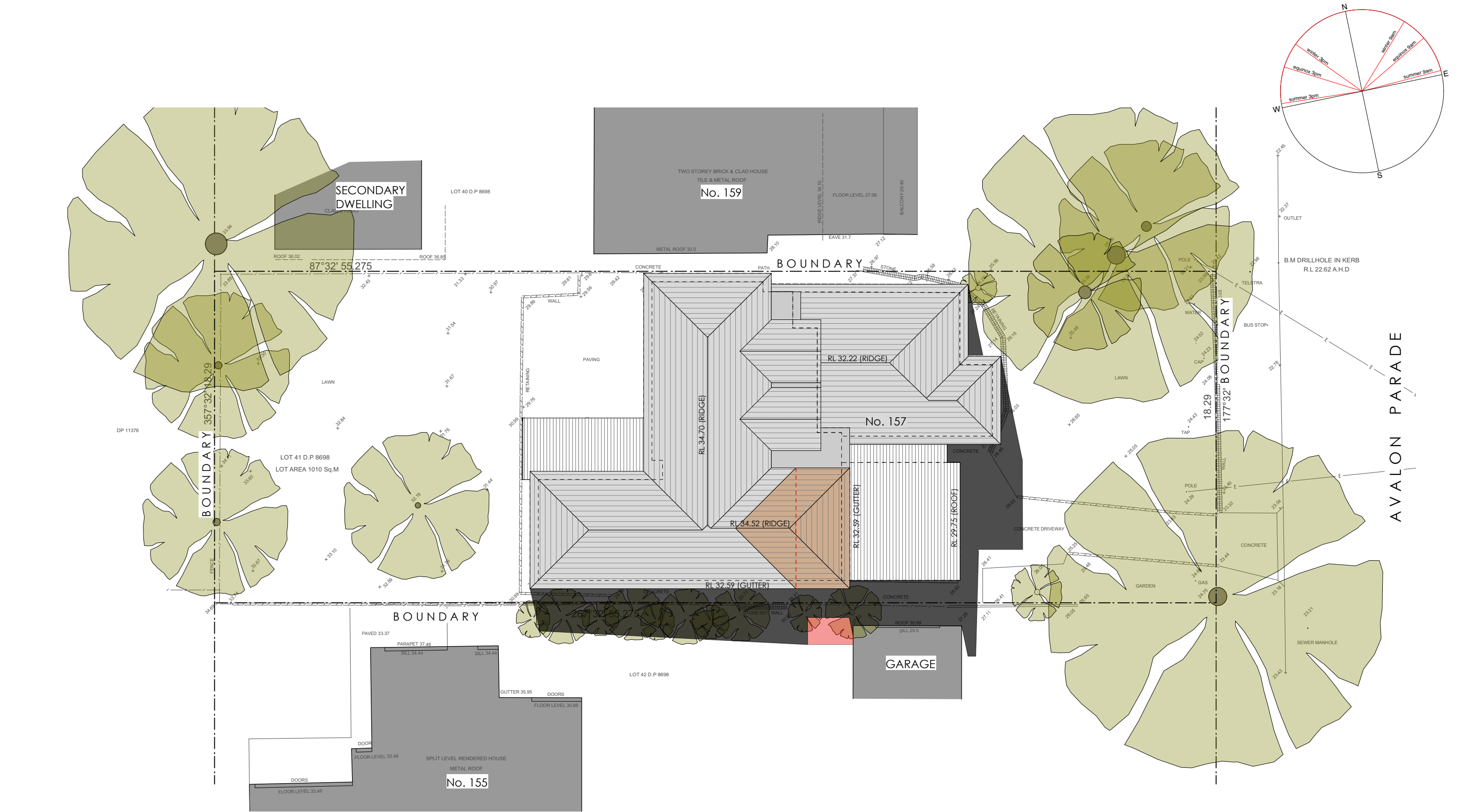
Tel. 0414 466 665

Email: andy@andylehman .com.au

If in doubt ask.



<h2>Shadows - 9am Winter Solstice</h2>	
	Shadows as cast by existing dwelling
	Additional Shadows as cast by alterations & additions



Shadows - 12 noon Winter Solstice

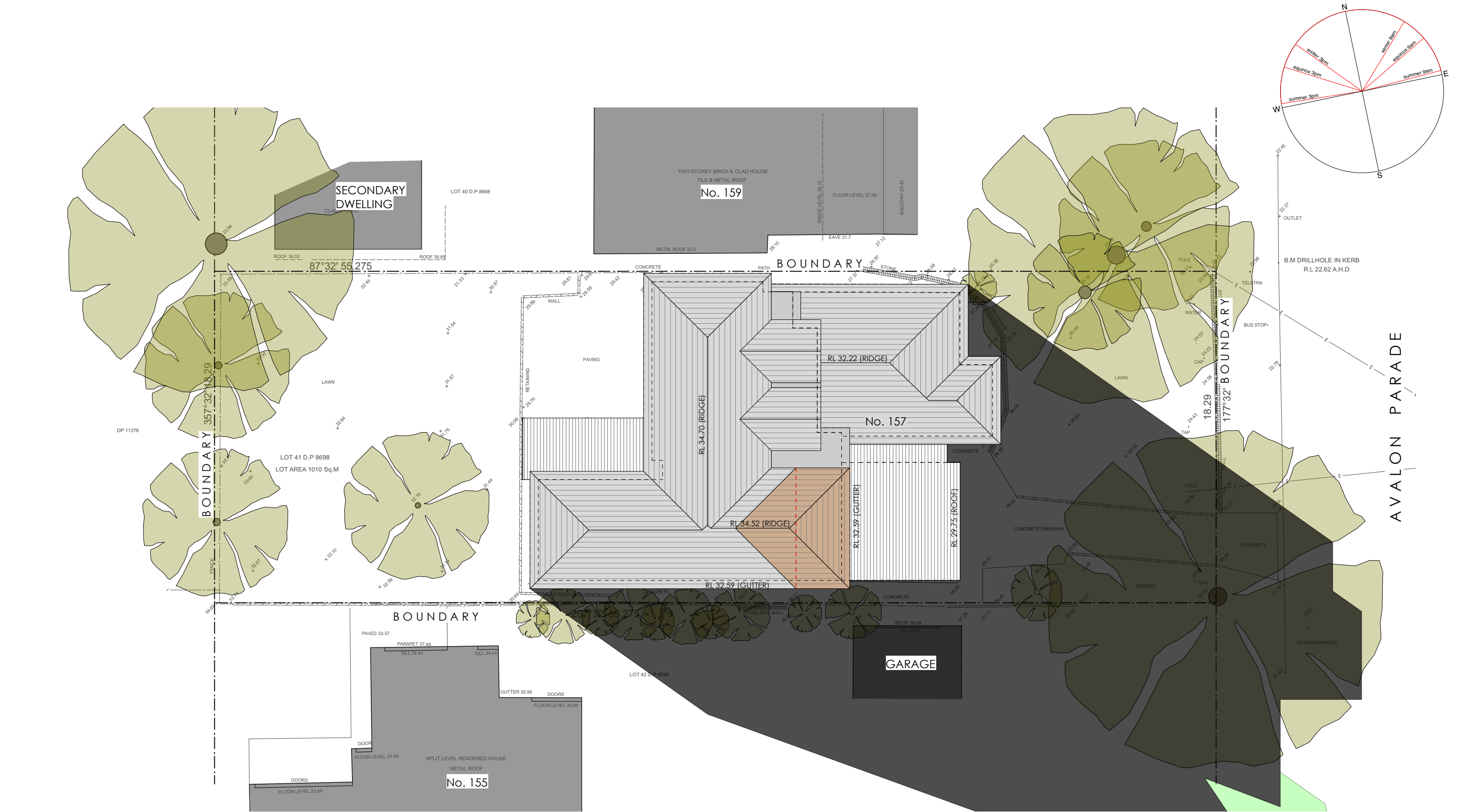
Shadows as cast by existing dwelling

Additional Shadows as cast by alterations & additions

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	PROJECT		ALTERATIONS & ADDITIONS		ANDY LEHMAN DESIGN					
	DRAWING		SHADOW DIAGRAM - 12 NOON WINTER SOLSTICE		Tel. 0414 466 665		DWG. NO.		DA. 09	
	NOTES		Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.		Email: andy@andylehman.com.au		SCALE		1:200@A3	
						DATE		27 SEP 2019		
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BAL BALUSTRADE
EX EXISTING
LC LIGHTWEIGHT CLADDING TO MATCH EX.
RT ROOF TILES TO MATCH EX.
NGL NATURAL GROUND LEVEL
TIM TIMBER FLOOR TO MATCH EX.

EX. WALLS TO REMAIN
EX. WALLS TO BE REMOVED
NEW TIMBER FRAMED WALLS



Shadows - 3pm Winter Solstice			
<div></div>	Shadows as cast by existing dwelling		
<div></div>	Additional Shadows as cast by alterations & additions		

PROJECT	ALTERATIONS & ADDITIONS		ANDY LEHMAN DESIGN	
	157 AVALON PARADE AVALON BEACH NSW 2107		DA. 10	
DRAWING	SHADOW DIAGRAM - 3PM WINTER SOLSTICE		SCALE 1:200@A3	
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	Email: andy@andylehman.com.au		If in doubt ask.	

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 NEW TIMBER FRAMED WALLS

NORTHERN BEACHES COUNCIL
ZONE: R2 (LOW DENSITY RESIDENTIAL)
LOT 41
DP 8698
SITE AREA: 1,010m²

LEIGH
157 AVALON PARADE AVALON BEACH NSW 2107

PROJECT ALTERATIONS & ADDITIONS

DRAWING SHADOW DIAGRAM - 3PM WINTER SOLSTICE

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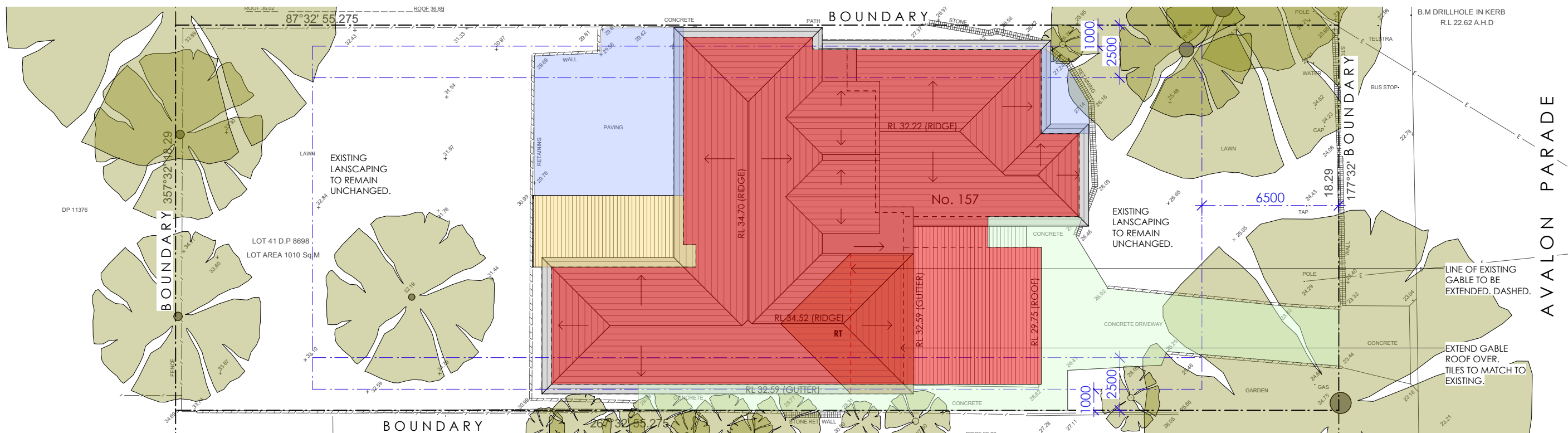
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DA. 10

SCALE 1:200@A3

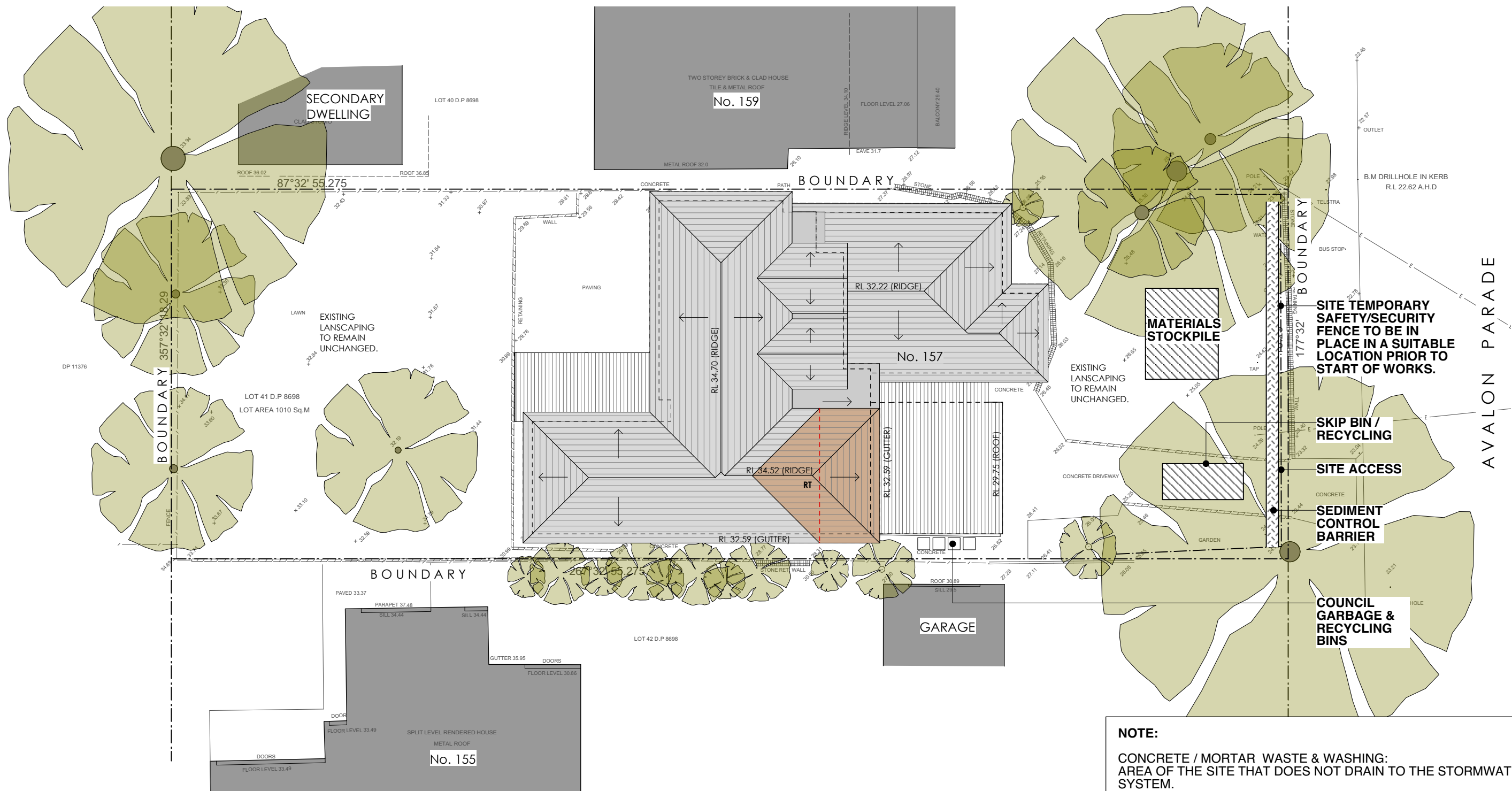
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NOTE:
- THE PROPOSED ALTERATIONS & ADDITIONS ARE WITHIN THE EXISTING BUILDING FOOTPRINT.
- THERE IS NO CHANGE TO THE LEVELS OF EXISTING SOFT LANDSCAPING & IMPERVIOUS AREAS.

Site Coverage Calculations		
<div></div>	Dwelling/Garage	311.2m ²
<div></div>	Concrete	81.1m ²
<div></div>	Paving	59.3m ²
<div></div>	Decks	24.8m ²
Site Area		1,010.0m ²
Total Built Upon Area		(47.2%) 476.4m ²
NOTE: No additional impermeable surfaces are proposed		



NOTE:

CONCRETE / MORTAR WASTE & WASHING:
AREA OF THE SITE THAT DOES NOT DRAIN TO THE STORMWATER SYSTEM.

GENERAL WASTE:
ALL HARD WASTE & LITTER MUST BE STORED ON SITE IN A WAY TO PREVENT ANY MATERIALS FROM ENTERING THE STORMWATER SYSTEM & ADJACENT AREAS BY WIND OR WATER ACTION.

SAND & SOIL STOCKPILES:
SOIL OR CEMENT SHOULD BE COVERED ON SITE.

Note:

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NEW TIMBER FRAMED WALLS

NORTHERN BEACHES COUNCIL

ZONE: R2 (LOW DENSITY RESIDENTIAL)

LOT 41

DP 8698

SITE AREA: 1,010m²

LEIGH

157 AVALON PARADE AVALON BEACH NSW 2107

PROJECT

ALTERATIONS & ADDITIONS

DRAWING

SEDIMENT & EROSION CONTROL & WASTE MANAGEMENT PLAN

NOTES

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ANDY LEHMAN DESIGN

DWG. NO.

DA. 12

SCALE

1:200@A3

DATE

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If in doubt ask.