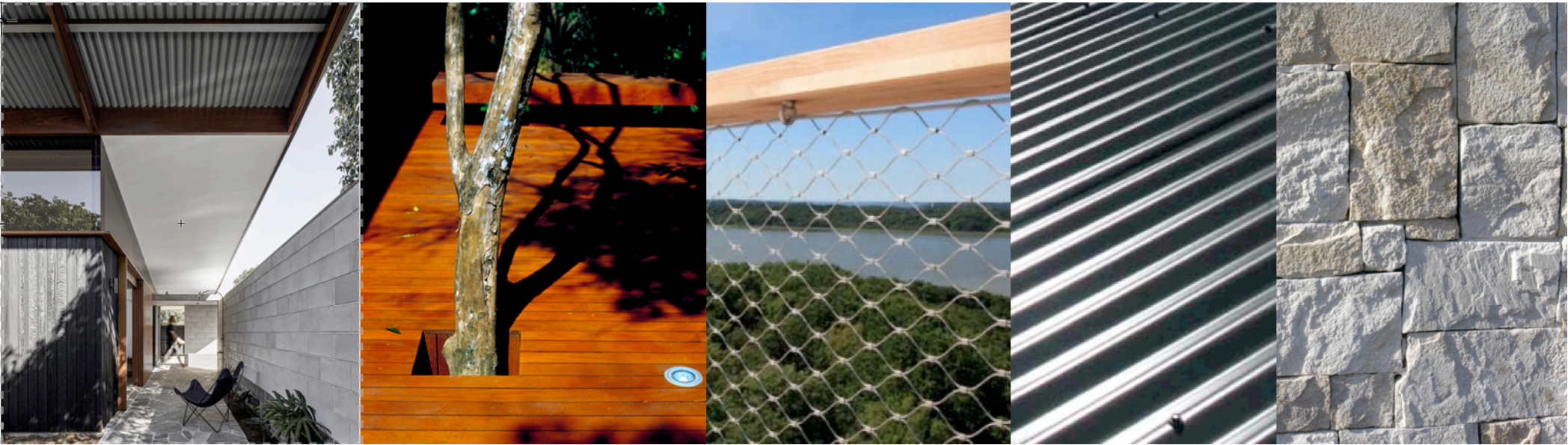


ADDITIONS TO
28 WATKINS ROAD AVALON BEACH NSW 2107

CONTENTS

DRG No.	DRAWING	SCALE
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DA.03	Existing Upper Floor Plan	1:100@A3
DA.04	Existing West (Street) Elevation	1:100@A3
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DA.06	Existing North Elevation	1:100 & 1:250 @A3
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DA.17	Proposed Carport Sections	1:100@A3
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DA.19	Site Coverage	1:200@A3
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DA.22	Shadows - 12 noon Winter Solstice	1:250@A3
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MATERIAL PALETTE



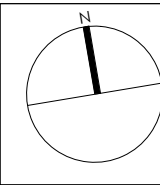
LIGHTWEIGHT CLADDING (LC)

HARDWOOD TIMBER DECKING

BALUSTRADE. (BAL)

WINDSPRAY (OR SIMILAR) (MRS)

MASONRY RETAINING WALLS.



Note:
All footings, slabs, structural beams, etc., to future structural & geotechnical engineers details.
All external materials to comply with the Bushfire Report & AS3959.
Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements.
All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements.
All works to comply with all relevant NCC, Building Codes + Council requirements.

MATERIALS:

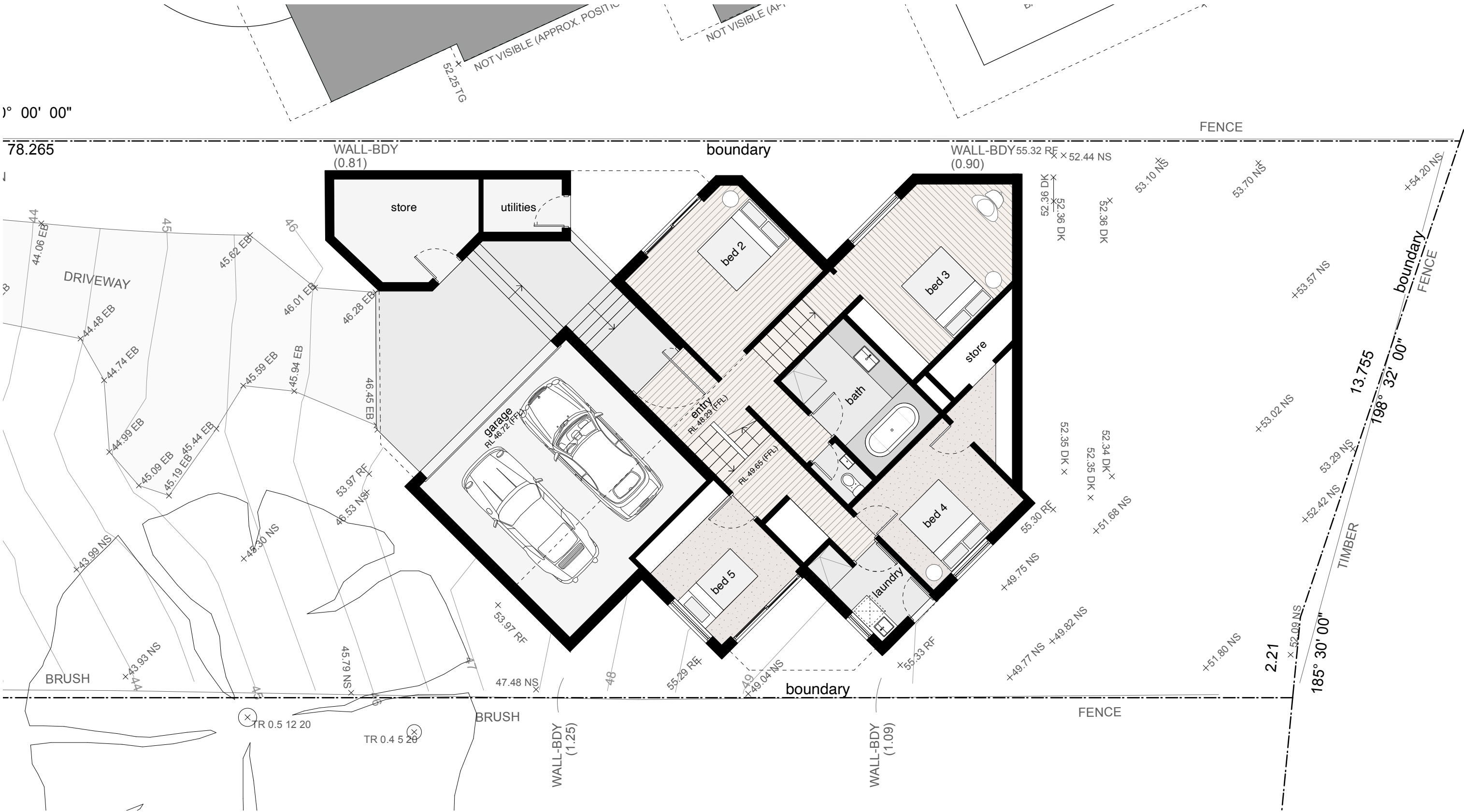
BAL	BALUSTRADE
CL	CLOTHES LINE
EX	EXISTING
FG	FIXED GLAZING
LC	LIGHTWEIGHT CLADDING
LW	LOUVRE WINDOW
M	MASONRY
MRS	METAL ROOF SHEETING
NGCL	NATURAL GROUND LEVEL
OB	OBSCURE GLAZING
SD	SMOKE DETECTOR
SL	SLIDING WINDOW/DOOR
TIM	TIMBER

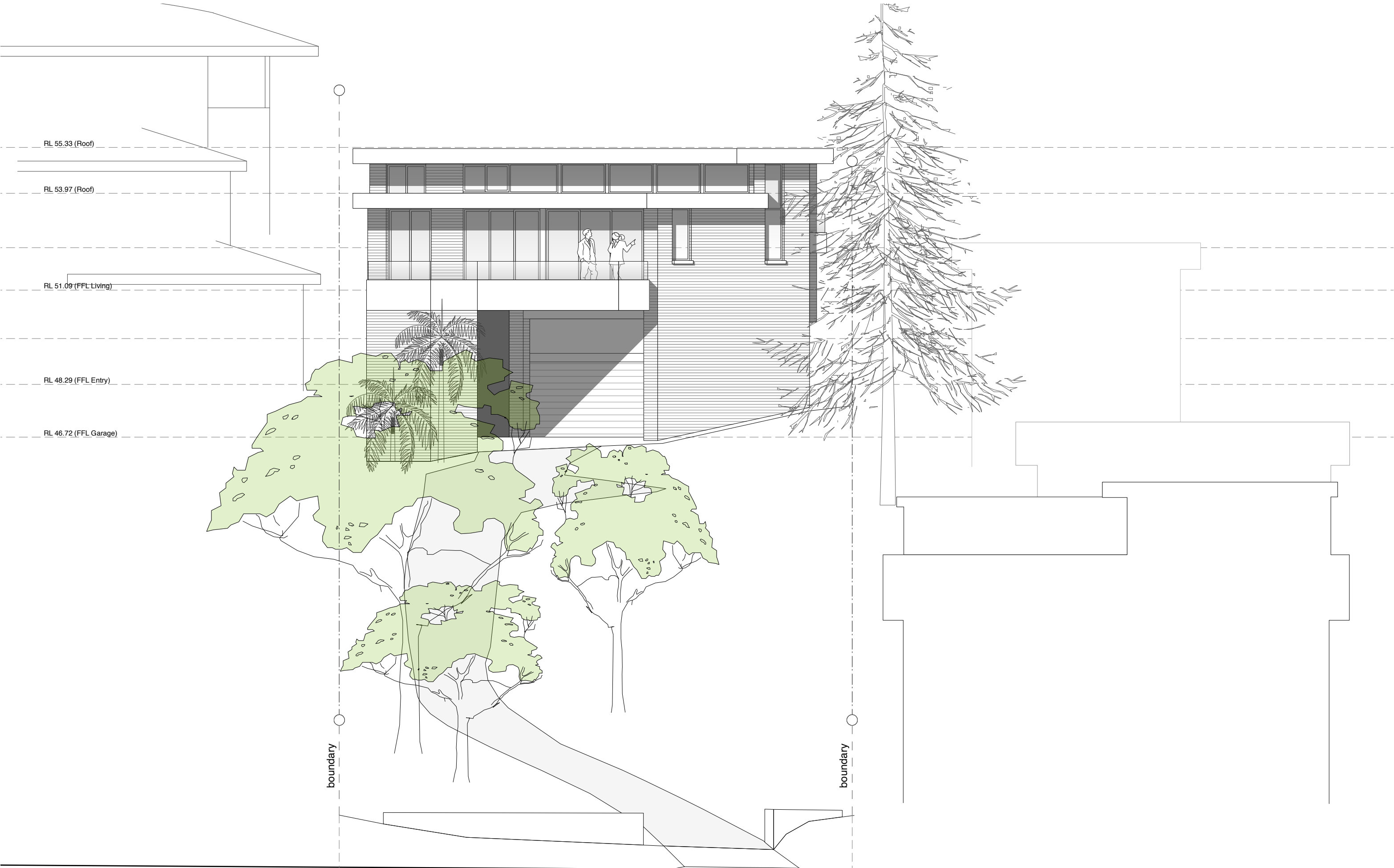
Matthew Hardyman

28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²

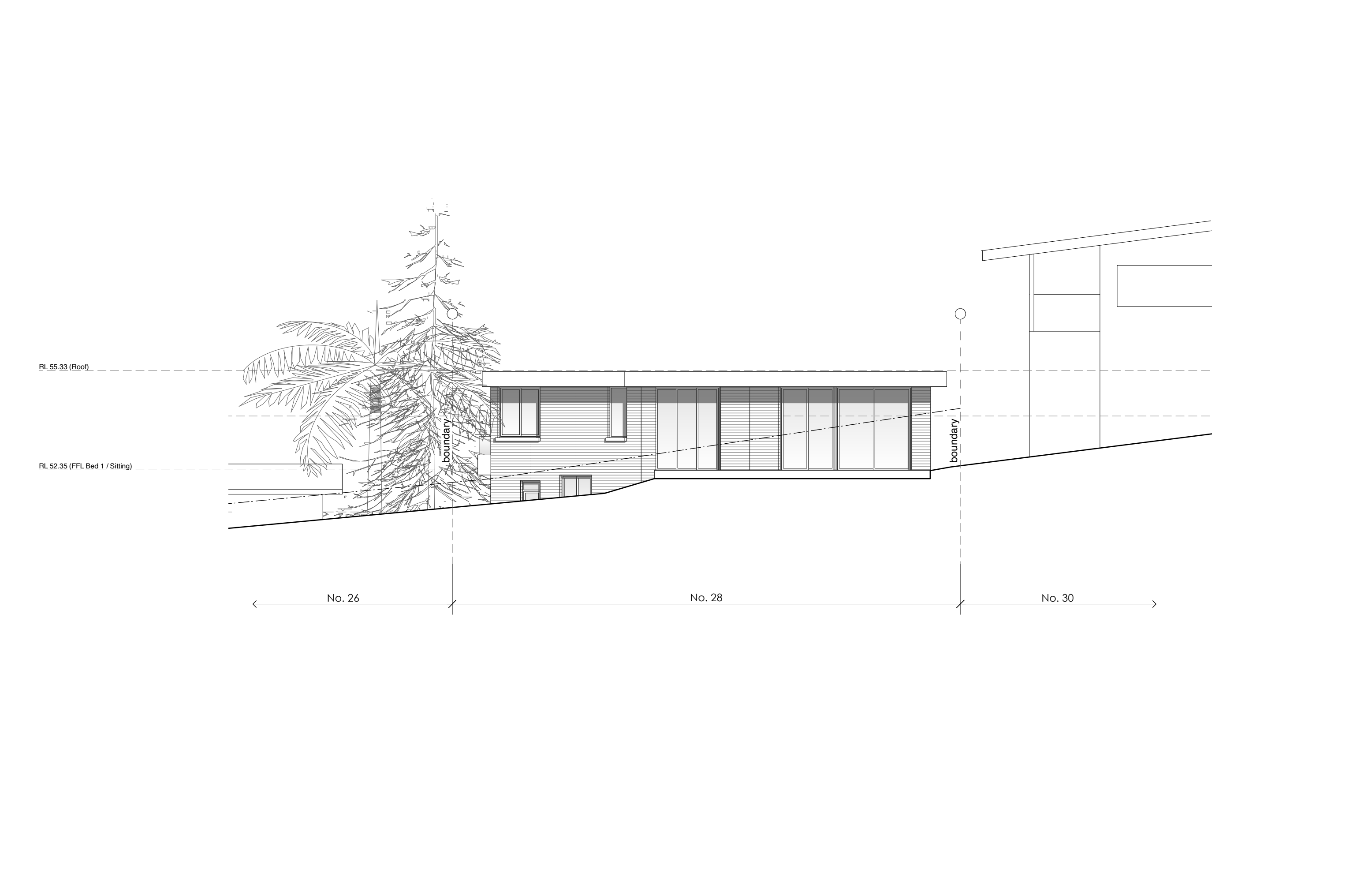
PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DWG. NO.	DA.00
DRAWING	CONTENTS & MATERIALS	Tel. 0414 466 665		SCALE	NTS
NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	Email: andy@andylehman.com.au		DATE	December 2021
		If in doubt ask.		ISSUE	

0° 00' 00"

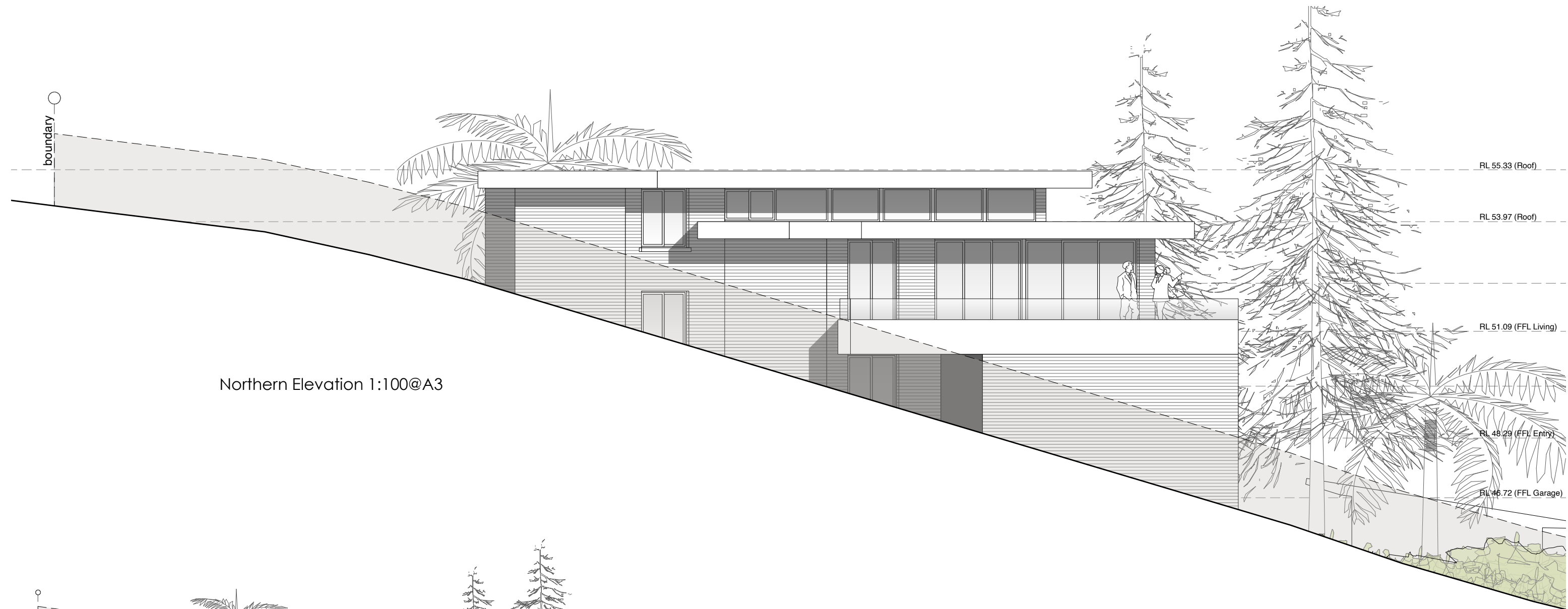




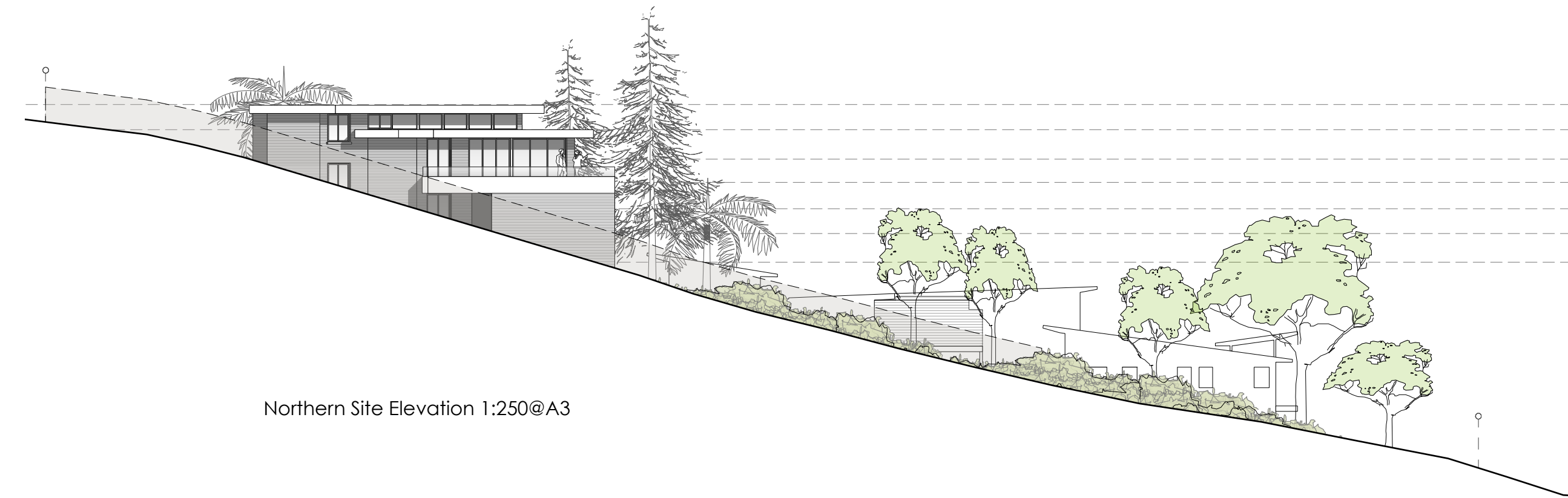
<p>Note: All footings, slabs, structural beams, etc, to future structural & geotechnical engineers details. All external materials to comply with the Bushfire Report & AS3959. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.</p>	<p>MATERIALS: BAL BALUSTRADE CL CLOTHES LINE EX EXISTING FG FIXED GLAZING LC LIGHTWEIGHT CLADDING LW LOUVRE WINDOW M MASONRY MRS METAL ROOF SHEETING NGCL NATURAL GROUND LEVEL OB OBSCURE GLAZING SD SMOKE DETECTOR SL SLIDING WINDOW/DOOR TIM TIMBER</p>	<p>Matthew Hardyman 28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²</p>				
		PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		<p>DWG. NO. DA. 04</p> <p>SCALE 1:100@A3</p> <p>DATE December 2021</p> <p>ISSUE</p>
		DRAWING	Existing Street (West Elevation)	Tel. 0414 466 665 Email: andy@andylehman.com.au		
		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.			



	Note: All footings, slabs, structural beams, etc, to future structural & geotechnical engineers details. All external materials to comply with the Bushfire Report & AS3959. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.		MATERIALS: BAL BALUSTRADE CL CLOTHES LINE EX EXISTING FG FIXED GLAZING LC LIGHTWEIGHT CLADDING LW LOUVRE WINDOW M MASONRY MRS METAL ROOF SHEETING NCL NATURAL GROUND LEVEL OB OBSCURE GLAZING SD SMOKE DETECTOR SL SLIDING WINDOW/DOOR TIM TIMBER	Matthew Hardyman 28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m ²			
				PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
				DRAWING	Existing East Elevation	Tel. 0414 466 665 Email: andy@andylehman.com.au	DWG. NO. SCALE DATE
				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.	DA.05 1:100@A3 December 2021 ISSUE



Northern Elevation 1:100@A3

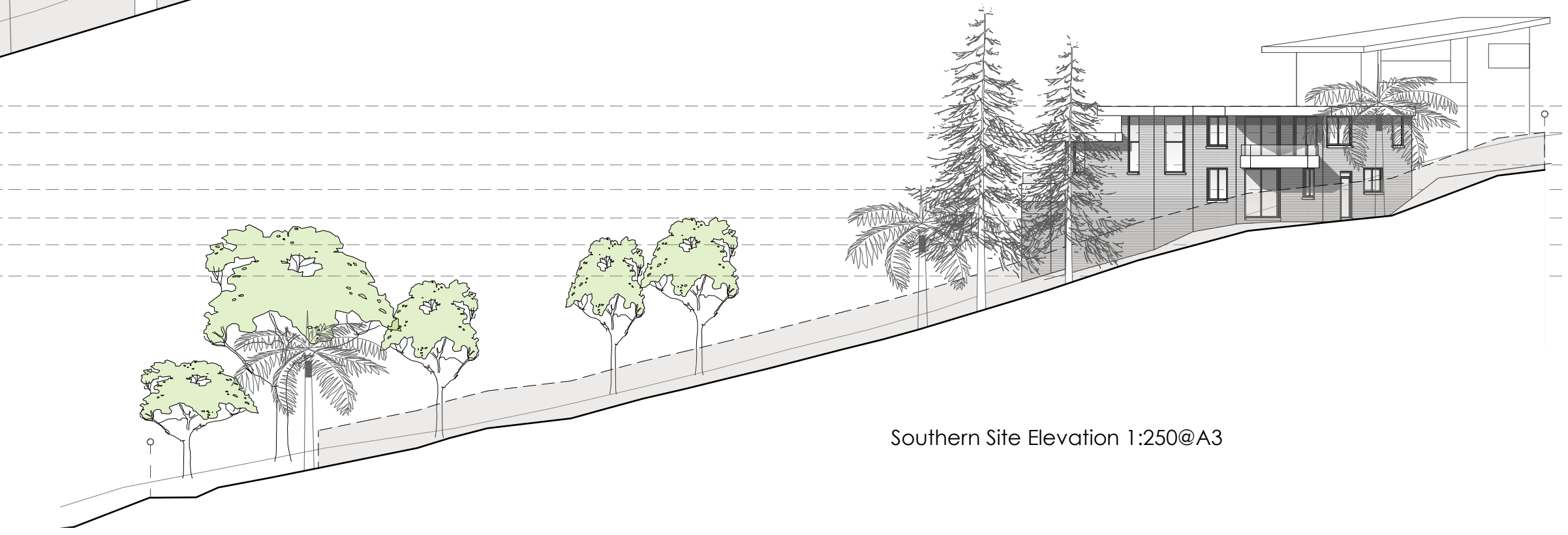


Northern Site Elevation 1:250@A3

Note: All footings, slabs, structural beams, etc., to future structural & geotechnical engineers details. All external materials to comply with the Bushfire Report & AS3959. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CL CLOTHES LINE EX EXISTING FG FIXED GLAZING LC LIGHTWEIGHT CLADDING LW LOUVRE WINDOW M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL OB OBSCURE GLAZING SD SMOKE DETECTOR SL SLIDING WINDOW/DOOR TIM TIMBER	Matthew Hardyman 28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m ²		
		PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN
		DRAWING	Existing North Elevation	DWG. NO. DA.06
		NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	SCALE 1:100@A3 Tel. 0414 466 665 Email: andy@andylehman.com.au DATE December 2021 ISSUE

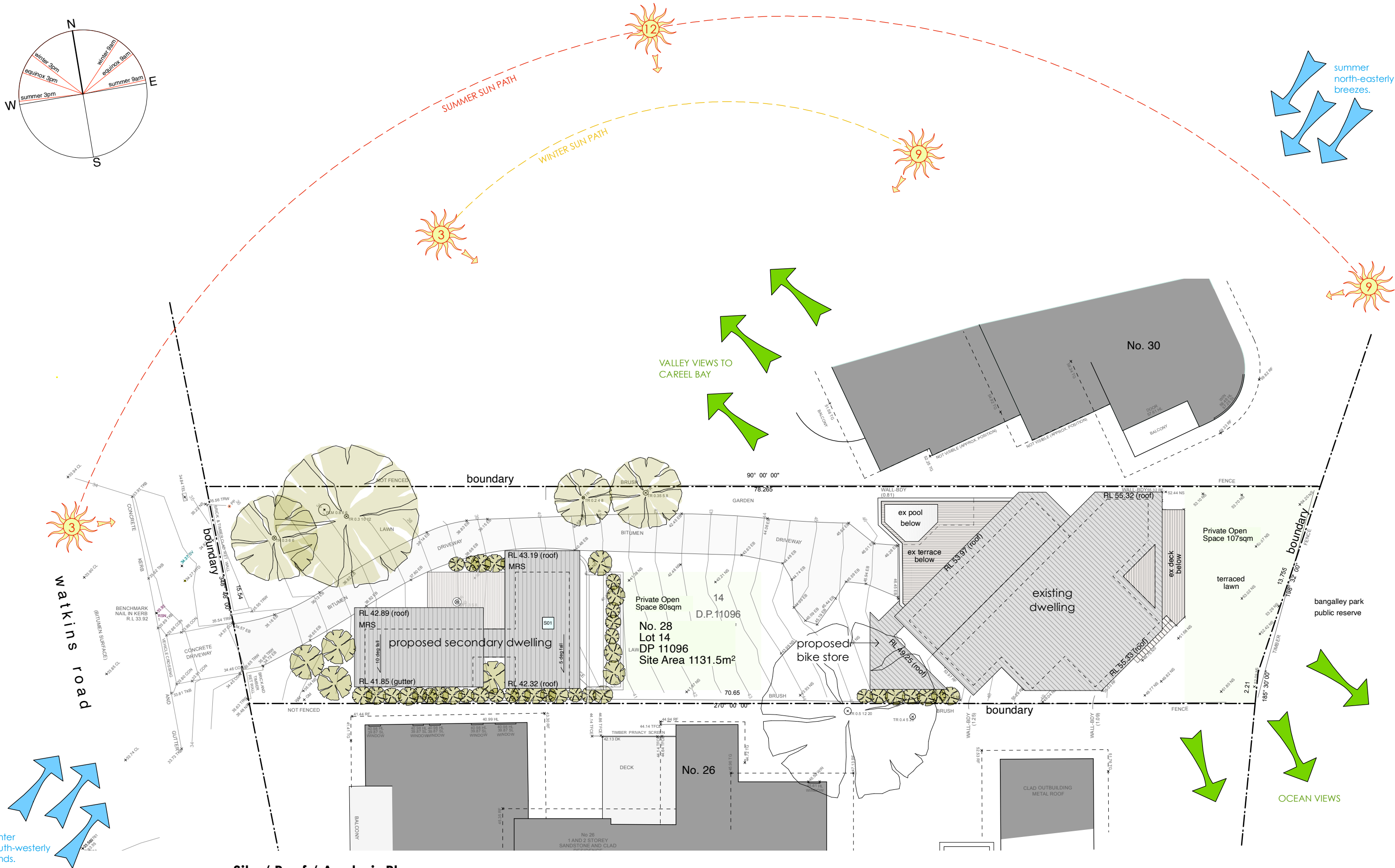


Southern Elevation 1:100@A3

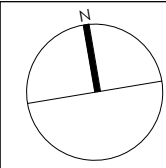


Southern Site Elevation 1:250@A3

Note: All footings, slabs, structural beams, etc, to future structural & geotechnical engineers details. All external materials to comply with the Bushfire Report & AS3959. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.		MATERIALS: BAL BALUSTRADE CL CLOTHES LINE EX EXISTING FG FIXED GLAZING LC LIGHTWEIGHT CLADDING LW LOUVRE WINDOW M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL OB OBSCURE GLAZING SD SMOKE DETECTOR SL SLIDING WINDOW/DOOR TIM TIMBER		Matthew Hardyman 28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m ²			
PROJECT		Alterations & Additions		ANDY LEHMAN DESIGN		DWG. NO. DA.07	
DRAWING		Existing South Elevation		Tel. 0414 466 665 Email: andy@andylehman.com.au		SCALE 1:100@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 December 2021	
						ISSUE	



Site / Roof / Analysis Plan



Note:
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MATERIALS:
BAL BALUSTRADE
CL CLOTHES LINE
EX EXISTING
FG FIXED GLAZING
LC LIGHTWEIGHT CLADDING
LW LOUVRE WINDOW
M MASONRY
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL
OB OBSCURE GLAZING
SD SMOKE DETECTOR
SL SLIDING WINDOW/DOOR
TIM TIMBER

Matthew Hardyman

28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²

PROJECT Alterations & Additions

DRAWING Site Plan

NOTES Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.

ANDY LEHMAN DESIGN

Tel. 0414 466 665

Email: andy@andylehman.com.au

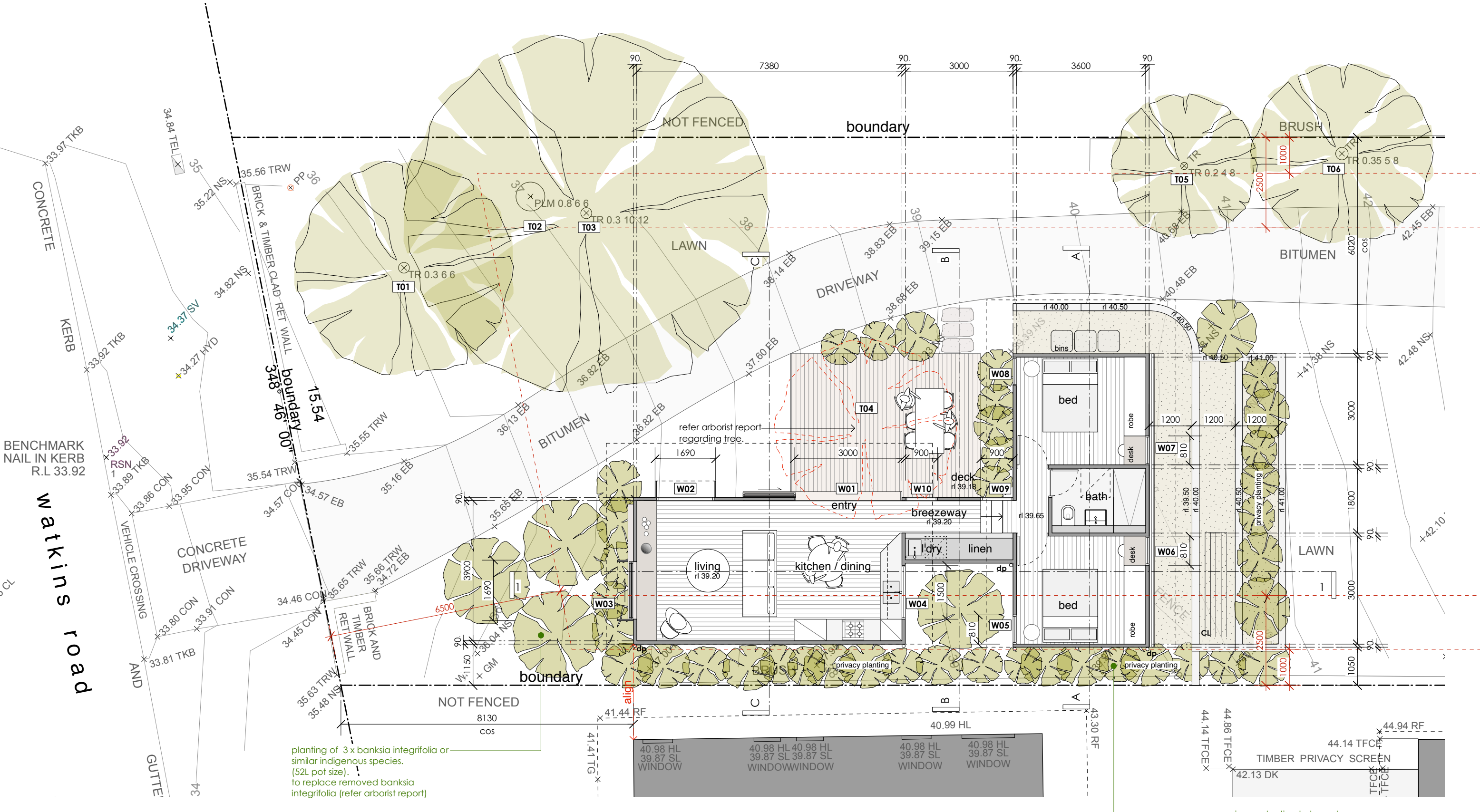
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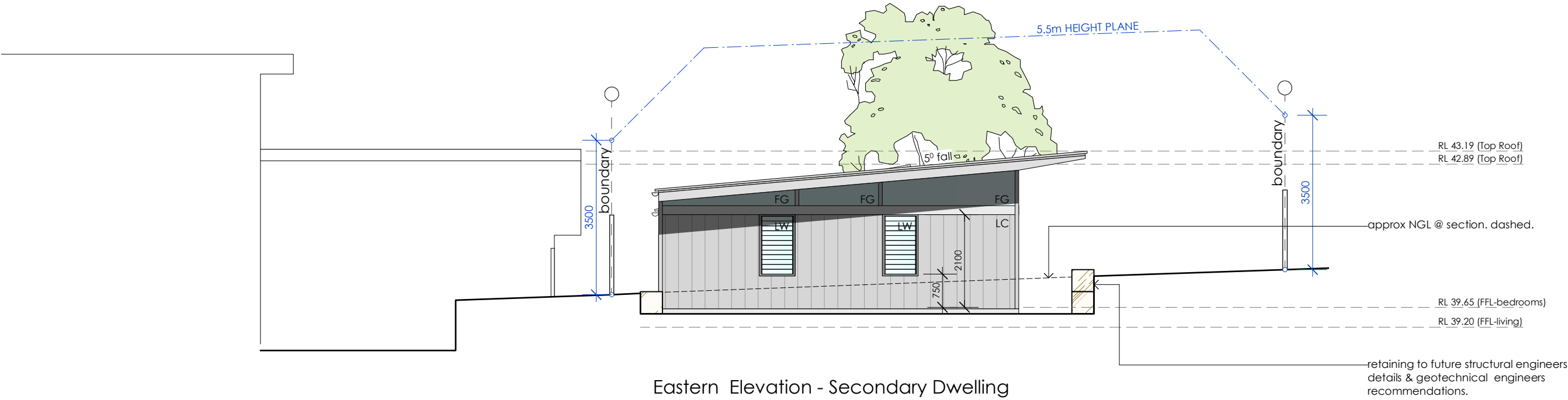
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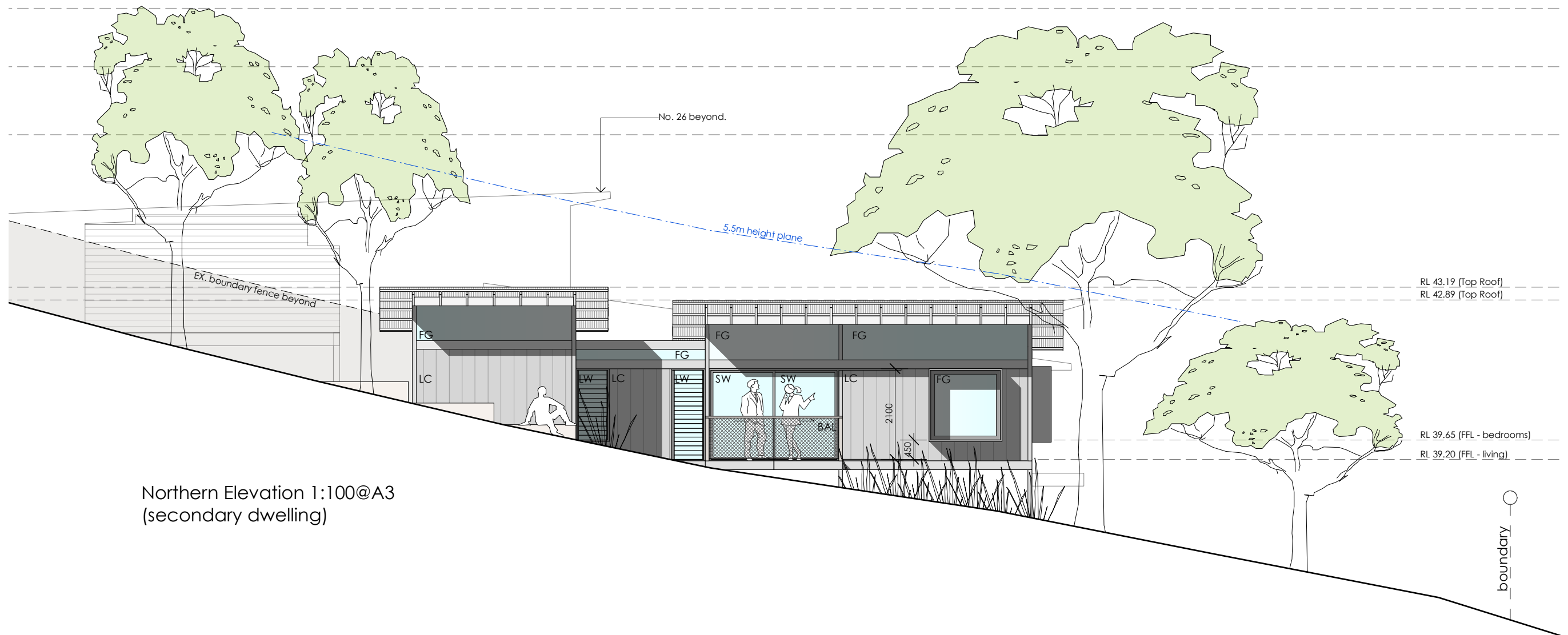
DATE December 2021

ISSUE 16.09.22

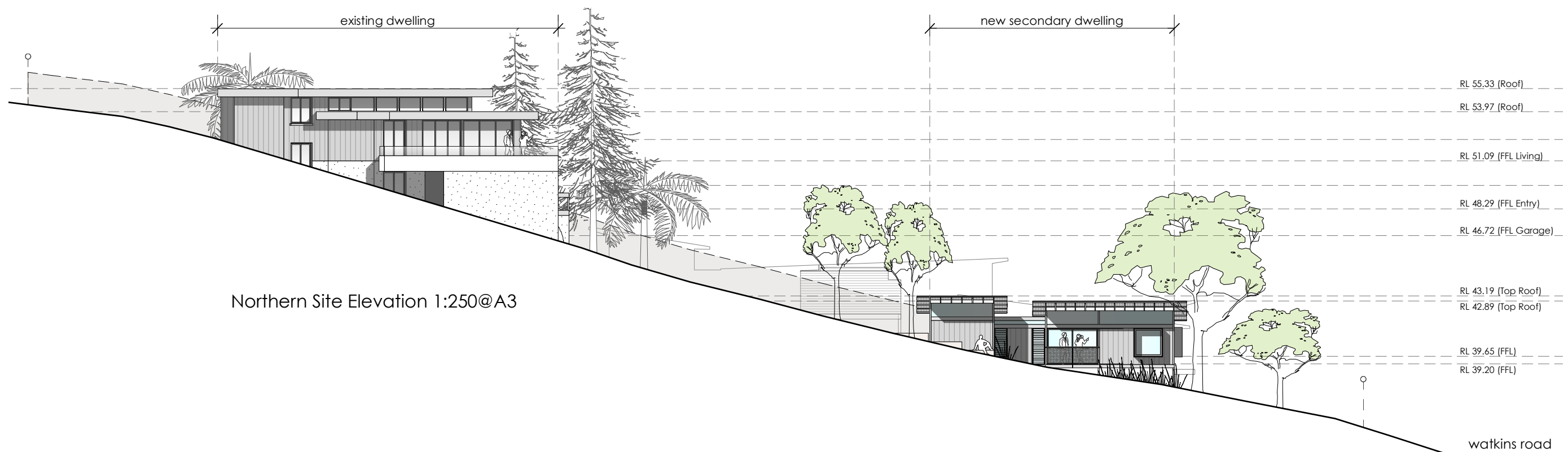




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		PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN
		DRAWING	Proposed Eastern Elevation	DWG. NO. DA. 12
		NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings. Email: andy@andylehman.com.au If in doubt ask.	SCALE 1:100@A3 DATE December 2021 ISSUE 16.09.22



Northern Elevation 1:100@A3
(secondary dwelling)



Northern Site Elevation 1:250@A3

Note:
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MATERIALS:
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FG FIXED GLAZING
LC LIGHTWEIGHT CLADDING
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M MASONRY
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL
OB OBSCURE GLAZING
SD SMOKE DETECTOR
SL SLIDING WINDOW/DOOR
TIM TIMBER

Matthew Hardyman

28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²

PROJECT Alterations & Additions

DRAWING Proposed Northern Elevation

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ANDY LEHMAN DESIGN

Tel. 0414 466 665

Email: andy@andylehman.com.au

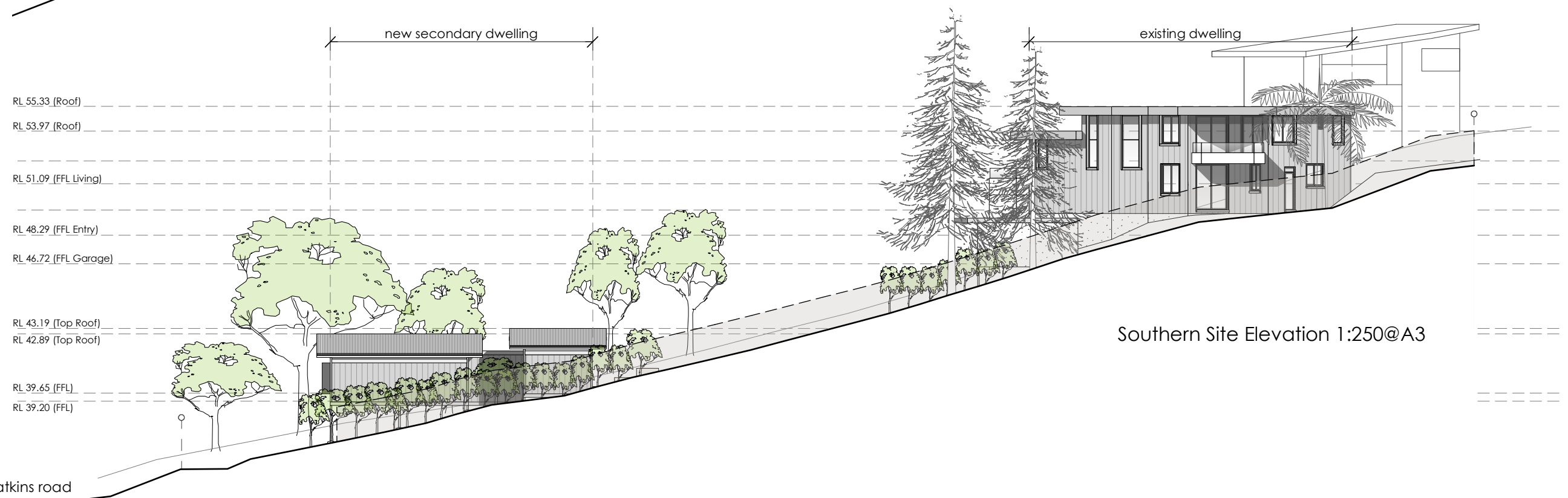
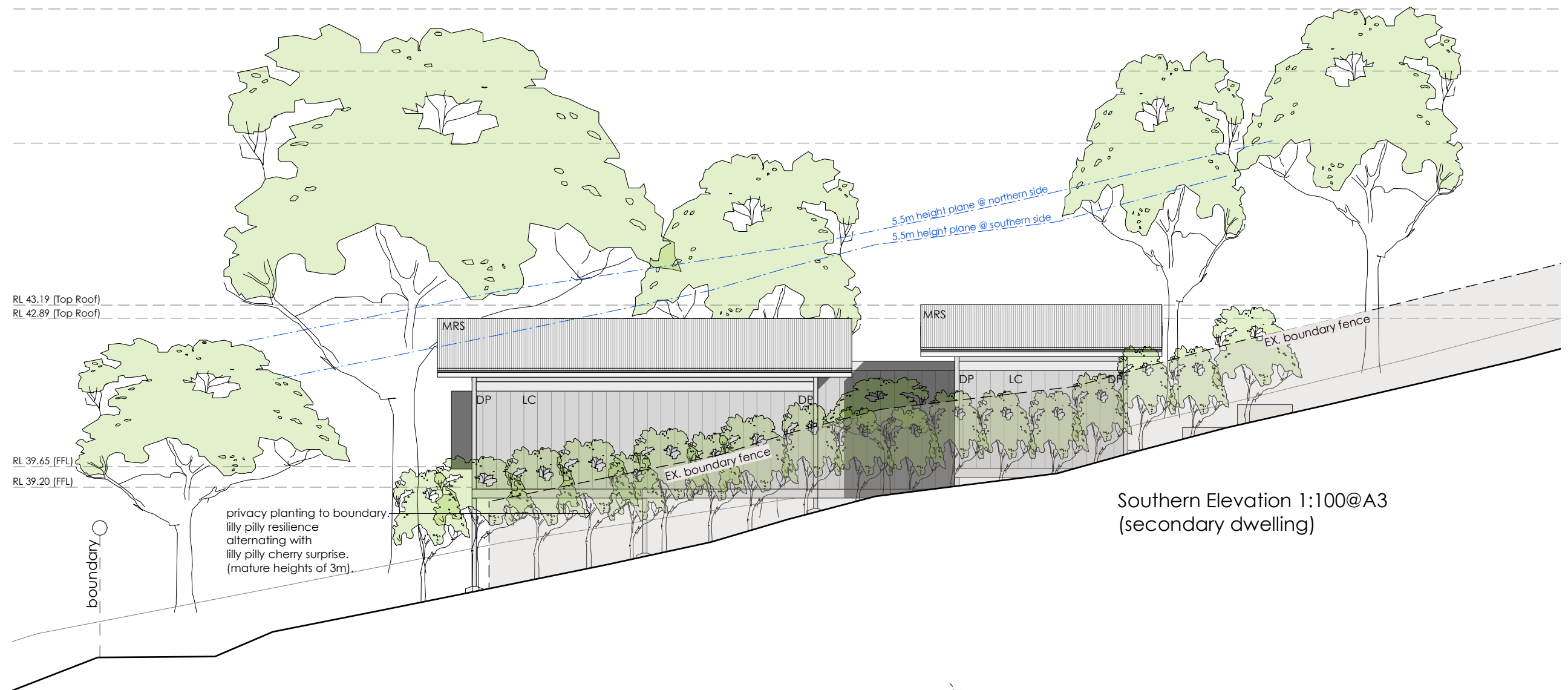
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DWG. NO. DA. 13

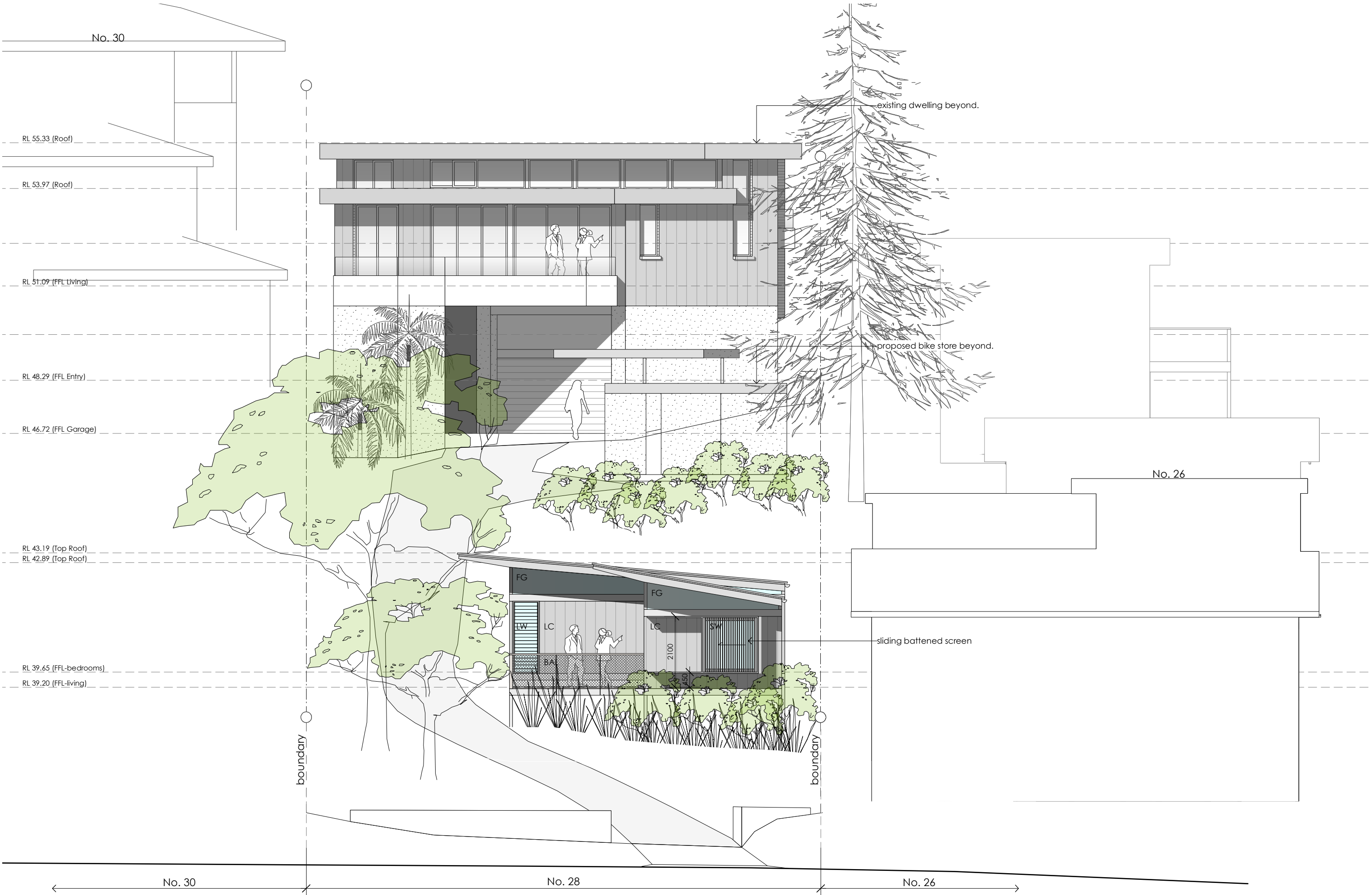
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DATE December 2021

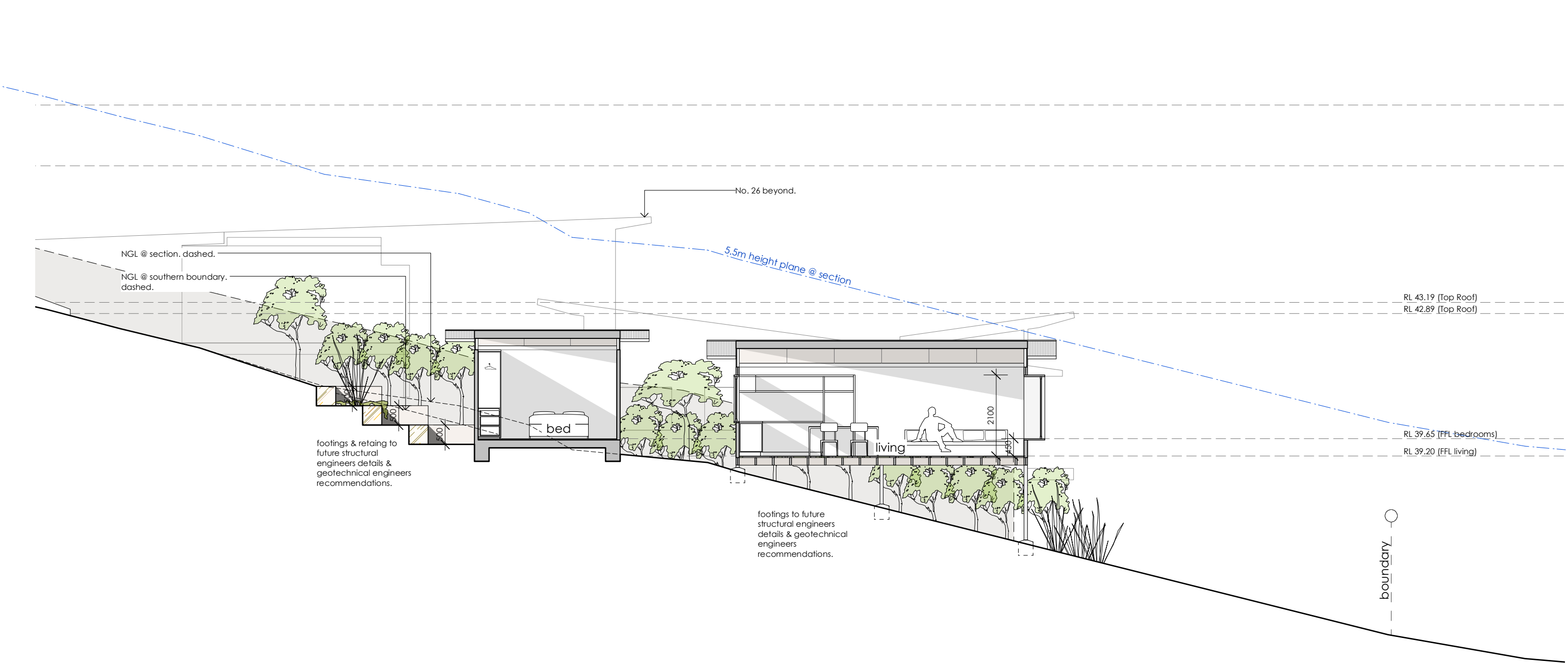
ISSUE 16.09.22



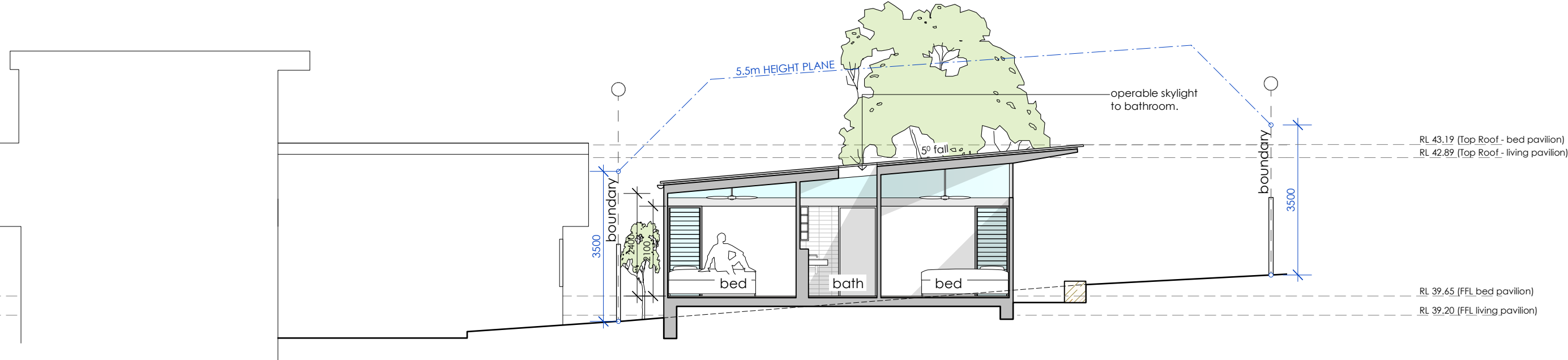
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		PROJECT	Alterations & Additions			
		DRAWING	Proposed Southern Elevation	Tel. 0414 466 665	DWG. NO.	1:100@A3
		NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	Email: andy@andylehman.com.au	DATE	December 2021
				If in doubt ask.	ISSUE	16.09.22



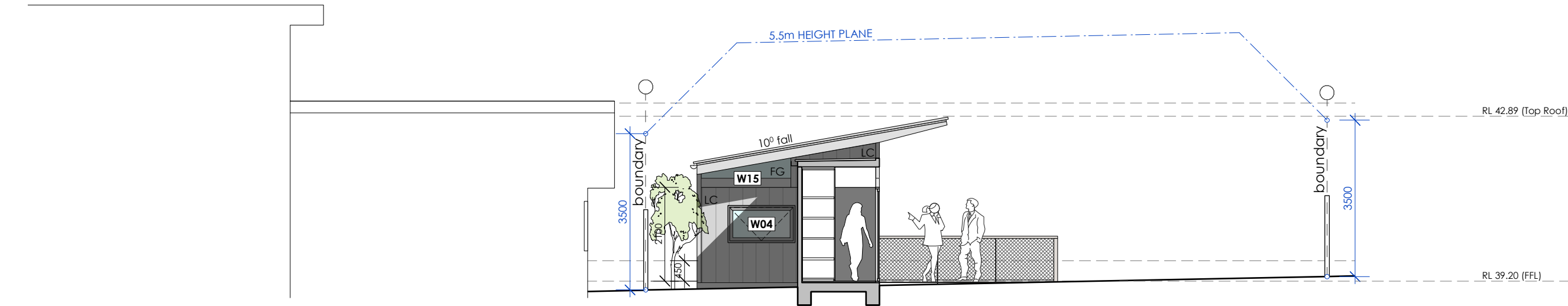
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PROJECT		Alterations & Additions		ANDY LEHMAN DESIGN		DWG. NO.	DA. 11
DRAWING		Proposed Western (Street) Elevation		Tel. 0414 466 665		SCALE	1:100@A3
NOTES		Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.		Email: andy@andylehman.com.au		DATE	December 2021
				If in doubt ask.		ISSUE	16.09.22



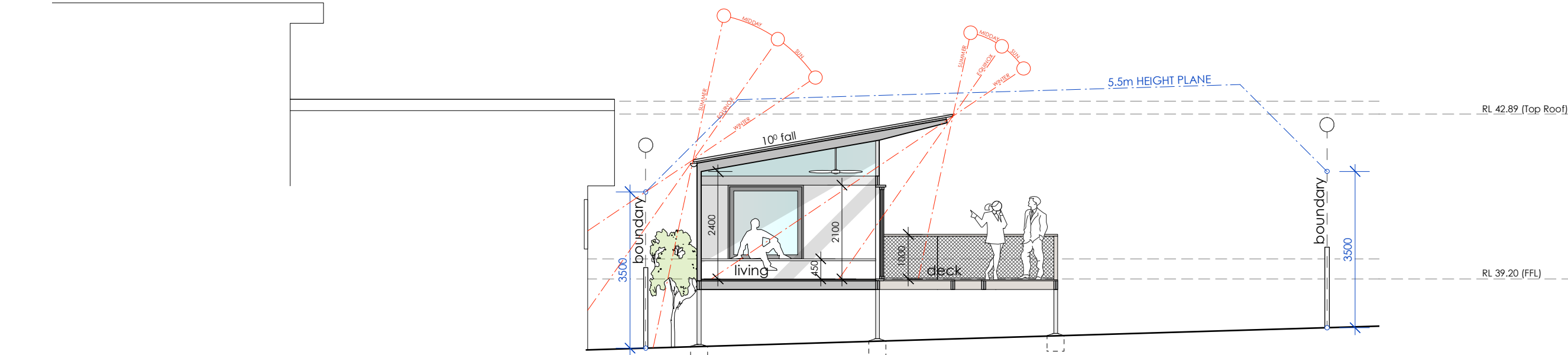
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		PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN
		DRAWING	Proposed Section	Tel. 0414 466 665 Email: andy@andylehman.com.au
		NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	DA. 16 SCALE 1:100@A3 DATE December 2021 ISSUE 16.09.22



Section AA



Section BB

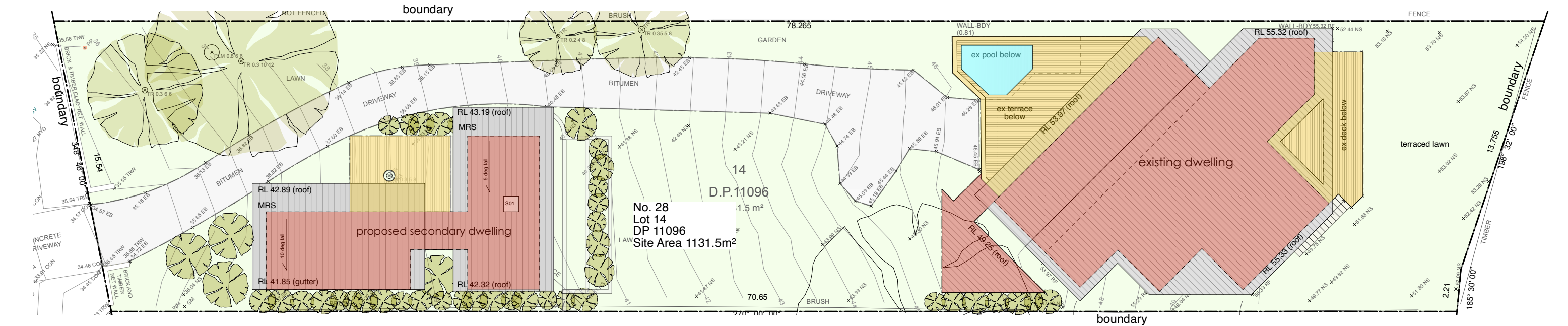


Section CC

Note:
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MATERIALS:
BAL BALUSTRADE
CL CLOTHES LINE
EX EXISTING
FG FIXED GLAZING
LC LIGHTWEIGHT CLADDING
LW LOUVER WINDOW
M MASONRY
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL
OB OBSCURE GLAZING
SD SMOKE DETECTOR
SL SLIDING WINDOW/DOOR
TIM TIMBER

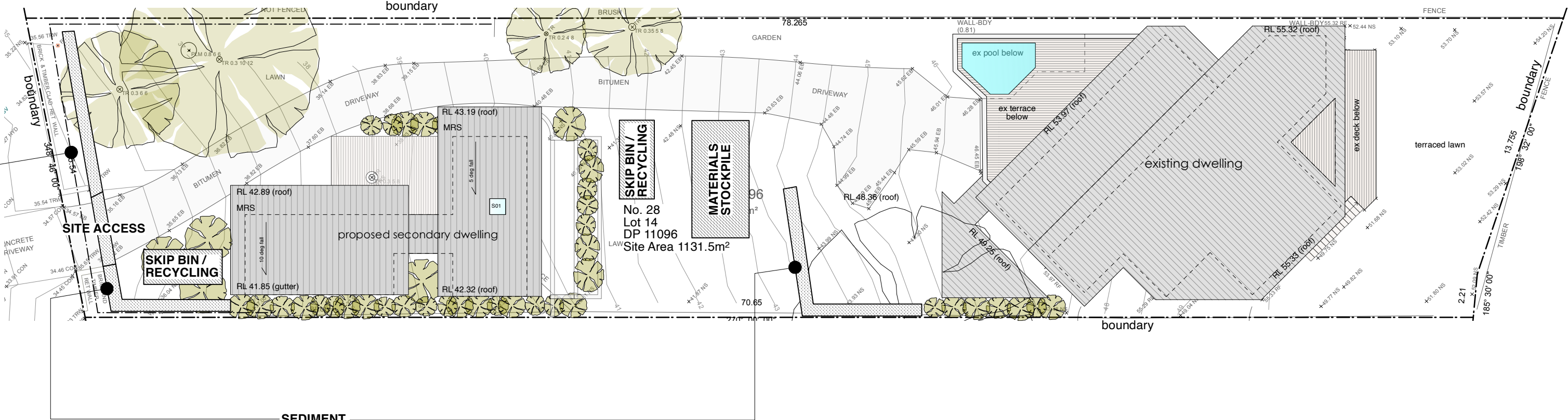
Matthew Hardyman			
28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m ²			
Alterations & Additions		ANDY LEHMAN DESIGN	
Sections		DWG. NO.	DA. 15
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Email: andy@andylehman.com.au		DATE	December 2021
If in doubt ask.		ISSUE	16.09.22



PROPOSED SITE COVERAGE

	Site Area	1131.5m ²
	Dwellings, carport/store	230.6m ²
	Decks	85.0m ²
	Swimming Pool	8.0m ²
	Driveway	142.0m ²
	Soft Landscaping	(58.9%) 665.9m ²
	6% variation	(64.9%) 734.3m ²

SITE TEMPORARY
SAFETY/SECURITY FENCE
TO BE IN PLACE IN A
SUITABLE LOCATION PRIOR
TO START OF WORKS.

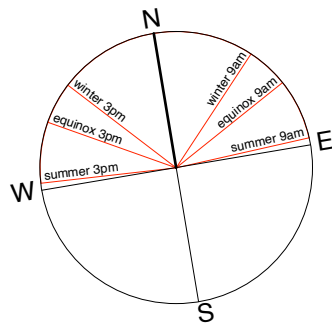


NOTE:

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.



watkins road

SUMMER SUN PATH

WINTER SUN PATH

No. 30

No. 28
Lot 14
DP 11096
Site Area 1131.5m²

proposed secondary dwelling

existing dwelling

bangalley park public reserve

Shadows - 9am Winter Solstice

- Existing Shadows as cast by alterations & additions
- Additional Shadows as cast by alterations & additions
- Location of principal living area to No. 26 Watkins Road

principle living areas
of No. 26 hatched.

Matthew Hardyman

28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²

PROJECT Alterations & Additions

DRAWING Shadow Diagram - 9am winter solstice

NOTES Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.

ANDY LEHMAN DESIGN

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Email: andy@andylehman.com.au

If in doubt ask.

DWG. NO.

DA. 21

SCALE 1:250@A3

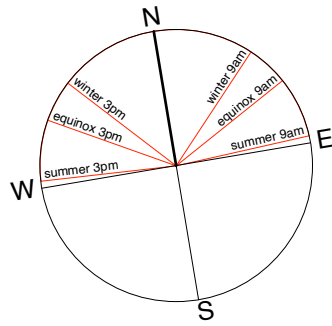
DATE December 2021

ISSUE 16.09.22

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MATERIALS:

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CL CLOTHES LINE
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FG FIXED GLAZING
LC LIGHTWEIGHT CLADDING
LW LOUVRE WINDOW
M MASONRY
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL
OB OBSCURE GLAZING
SD SMOKE DETECTOR
SL SLIDING WINDOW/DOOR
TIM TIMBER



watkins road

SUMMER SUN PATH

WINTER SUN PATH

No. 30

No. 28
Lot 14
DP 11096
Site Area 1131.5m²

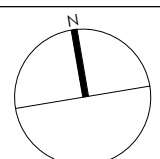
No. 26

Shadows - 12 noon Winter Solstice

- Existing Shadows as cast by alterations & additions
- Additional Shadows as cast by alterations & additions
- Location of principal living area to No. 26 Watkins Road

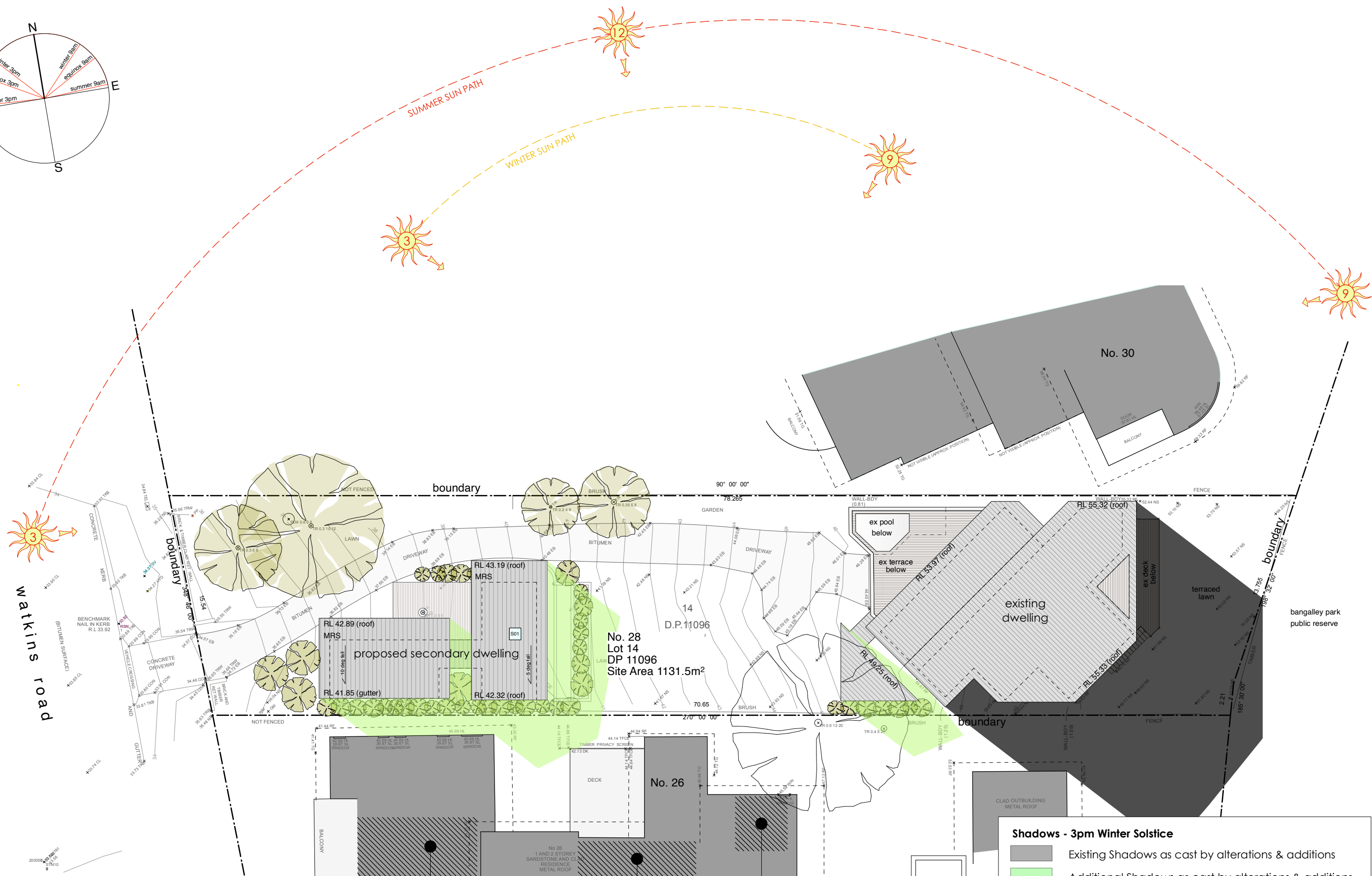
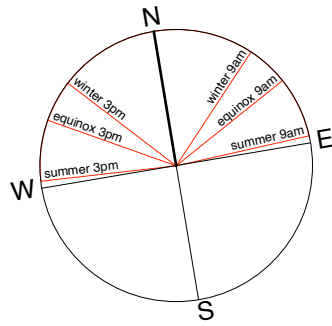
principle living areas
of No. 26 hatched.

Matthew Hardyman 28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m ²			
PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
DRAWING	Shadow Diagram - noon winter solstice	DA. 22	
NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	DWG. NO. 1:250@A3 SCALE Tel. 0414 466 665 Email: andy@andylehman.com.au If in doubt ask.	
		DATE	December 2021
		ISSUE	16.09.22



Note:
All footings, slabs, structural beams, etc, to future structural & geotechnical engineers details.
All external materials to comply with the Bushfire Report & AS3959.
Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements.
All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements.
All works to comply with all relevant NCC, Building Codes + Council requirements.

MATERIALS:
BAL BALUSTRADE
CL CLOTHES LINE
EX EXISTING
FG FIXED GLAZING
LC LIGHTWEIGHT CLADDING
LW LOUVRE WINDOW
M MASONRY
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL
OB OBSCURE GLAZING
SD SMOKE DETECTOR
SL SLIDING WINDOW/DOOR
TIM TIMBER



watkins road



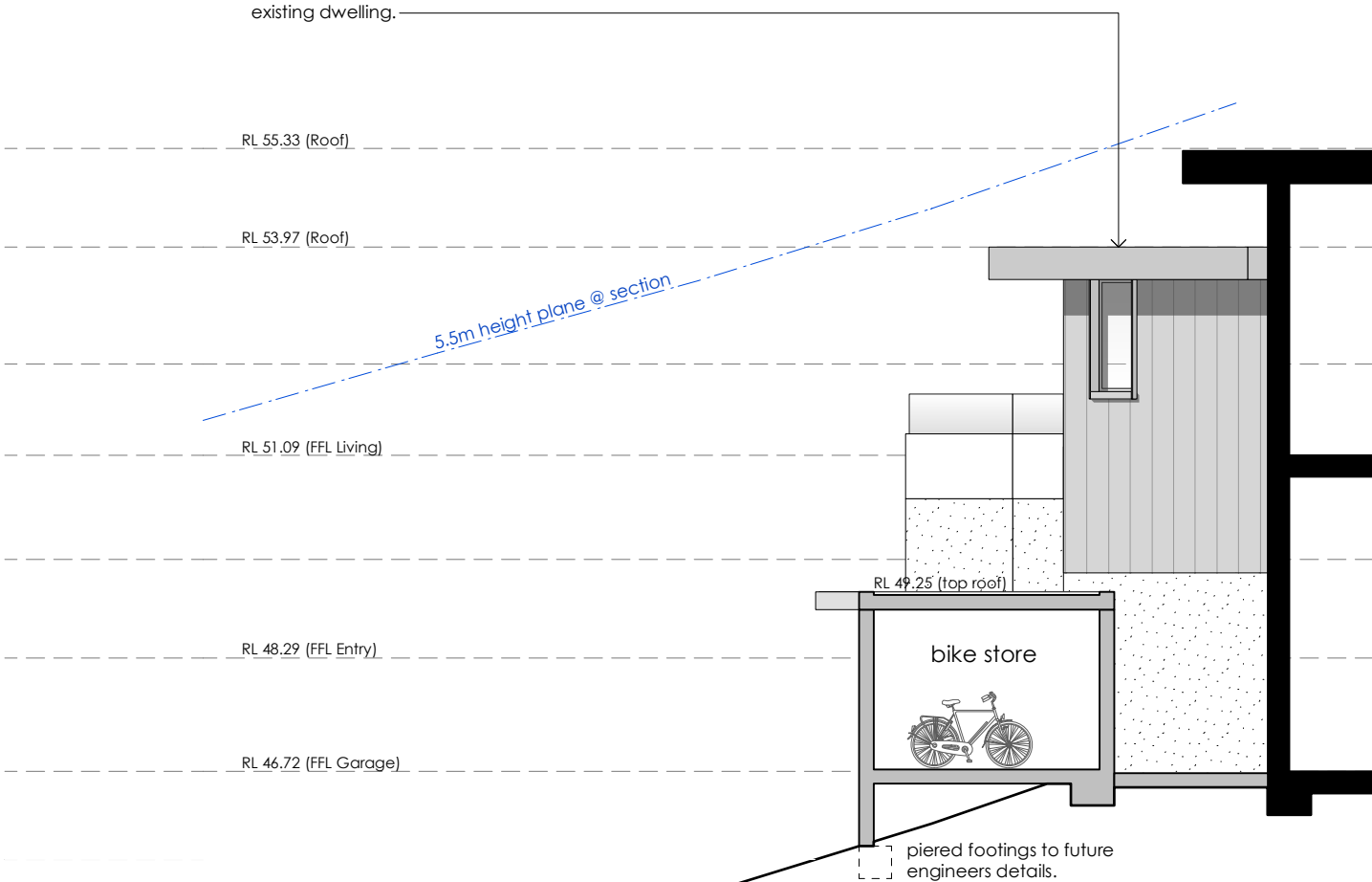
Shadows - 3pm Winter Solstice

- Existing Shadows as cast by alterations & additions
- Additional Shadows as cast by alterations & additions
- Location of principal living area to No. 26 Watkins Road

Note:
All footings, slabs, structural beams, etc, to future structural & geotechnical engineers details.
All external materials to comply with the Bushfire Report & AS3959.
Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements.
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All works to comply with all relevant NCC, Building Codes + Council requirements.

- MATERIALS:**
- BAL BALUSTRADE
 - CL CLOTHES LINE
 - EX EXISTING
 - FG FIXED GLAZING
 - LC LIGHTWEIGHT CLADDING
 - LW LOUVRE WINDOW
 - M MASONRY
 - MRS METAL ROOF SHEETING
 - NGL NATURAL GROUND LEVEL
 - OB OBSCURE GLAZING
 - SD SMOKE DETECTOR
 - SL SLIDING WINDOW/DOOR
 - TIM TIMBER

Matthew Hardyman			
28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m ²			
PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
DRAWING	Shadow Diagram - 3pm winter solstice	DA. 23	
NOTES		DWG. NO. 1:250@A3	
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Southern Section

<div>Note: All footings, slabs, structural beams, etc., to future structural & geotechnical engineers details. All external materials to comply with the Bushfire Report & AS3959. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.</div>		<div>MATERIALS: BAL BALUSTRADE CL CLOTHES LINE EX EXISTING FG FIXED GLAZING LC LIGHTWEIGHT CLADDING LW LOUVRE WINDOW M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL OB OBSCURE GLAZING SD SMOKE DETECTOR SL SLIDING WINDOW/DOOR TIM TIMBER</div>	Matthew Hardyman 28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m ²			
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
			DRAWING	Proposed Bike Store Section		DA. 17
			NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	Tel. 0414 466 665 Email: andy@andylehman.com.au	1:100@A3
					If in doubt ask.	December 2021 16.09.22