

LIST OF ABBREVIATIONS

dimensions

REM remainder dimension
COS check on site to confirm dimension
EST estimate only
APPROX approximate
EX existing
EQ equal
DWG drawing
dimension set out point

levels

GF ground floor
UF upper floor
FFL finished floor level
RL relative level AHD
RR roof ridge level
PP pitching point for ceiling (internal)
TOG top of gutter
TOW top of wall
CH ceiling height
HL head level (window/door)
SL sill level (window/door)

materials (general notes)

BWK brickwork
CO concrete
CG clear glass
CR cement render finish
CL cladding
D door
DP downpipe
FBW face brick work
BBW bagged/painted brick work
FG fixed glass
LW louvre window
MR metal roof
OP opaque glazing (privacy)
PB plasterboard
PV paving
RT roof tiles
ST stone
SK skylight
TF timber floor boards
TL tiles / tiled roof
VP ventpipe
W window
WB weatherboard

services

HWU hot water unit
Gas gas point/metre
WM water metre
DP downpipe
EDB electrical disribution board

LEGEND

- development controls
- proposed walls
- boundary
- 2 grid lines
- W01 new windows
- approved work highlighted in red
- proposed modifications highlighted in purple

PROPOSED EXTERNAL MATERIALS AND FINISHES LEGEND

- A aluminium operable roof
- A aluminium shutters - powdercoat/anodized finish
- B glass balustade
- C stone cladding - to match existing
- D cement render - paint finish to match existing or similar
- E aluminium battens to fencing and screens - timber look
- F metal mesh stairs - powdercoat/anodized finish

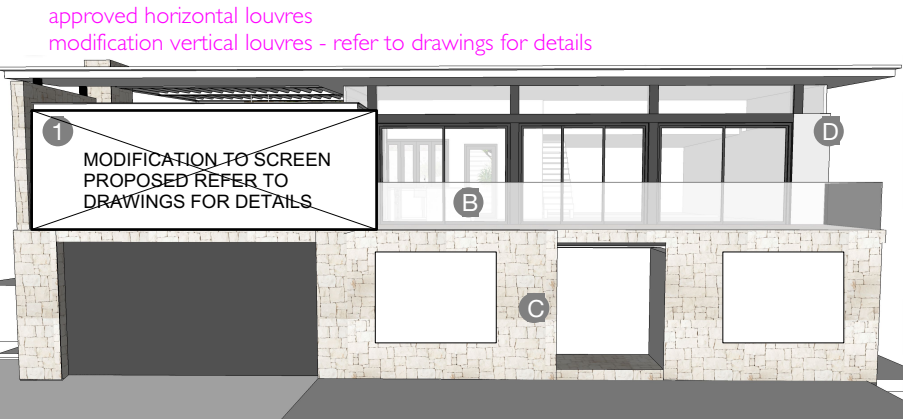


Drawing List

Sheet No.	Sheet Name	Scale	Rev. No.	Rev. Date
01	EXISTING SITE PLAN / REMOVAL	1:250	G	3/6/22
02	EXISTING ROOF PLAN / REMOVAL	1:100	G	3/6/22
03	EXISTING FIRST FLOOR PLAN / REMOVAL	1:100	G	3/6/22
04	SITE ANALYSIS/PROPOSED SITE PLAN	1:300	G	3/6/22
05	PROPOSED FIRST FLOOR PLAN / LANDSCAPE PLAN	1:100	G	3/6/22
06	PROPOSED ROOF PLAN	1:100	G	3/6/22
07	PROPOSED ELEVATION (FRONT AND SIDE)	1:100	G	3/6/22
08	PROPOSED NORTH ELEVATION	1:100	G	3/6/22
09	PROPOSED SECTIONS	1:100	G	3/6/22



EXISTING FRONT FACADE



PROPOSED FRONT FACADE (DESIGN INTENT ONLY REFER TO DETAILS)

STATEMENT OF MODIFICATION - refer to plans for details

Sec 4.55 Modification to DA Consent DA 2020/0055

This application is for minor changes to the DA approved exterior outdoor renovations, as a result of detailed design development to exterior fixtures and fittings.

The changes are incredibly minor and will have no environmental impact, nor are the changes relevant to any development controls or consent conditions.

BASIX certificate and all reports lodged with DA 2020/0055 are all still current and are not impacted by the modification.

The modifications are for substantially the same development for which the consent was originally granted.

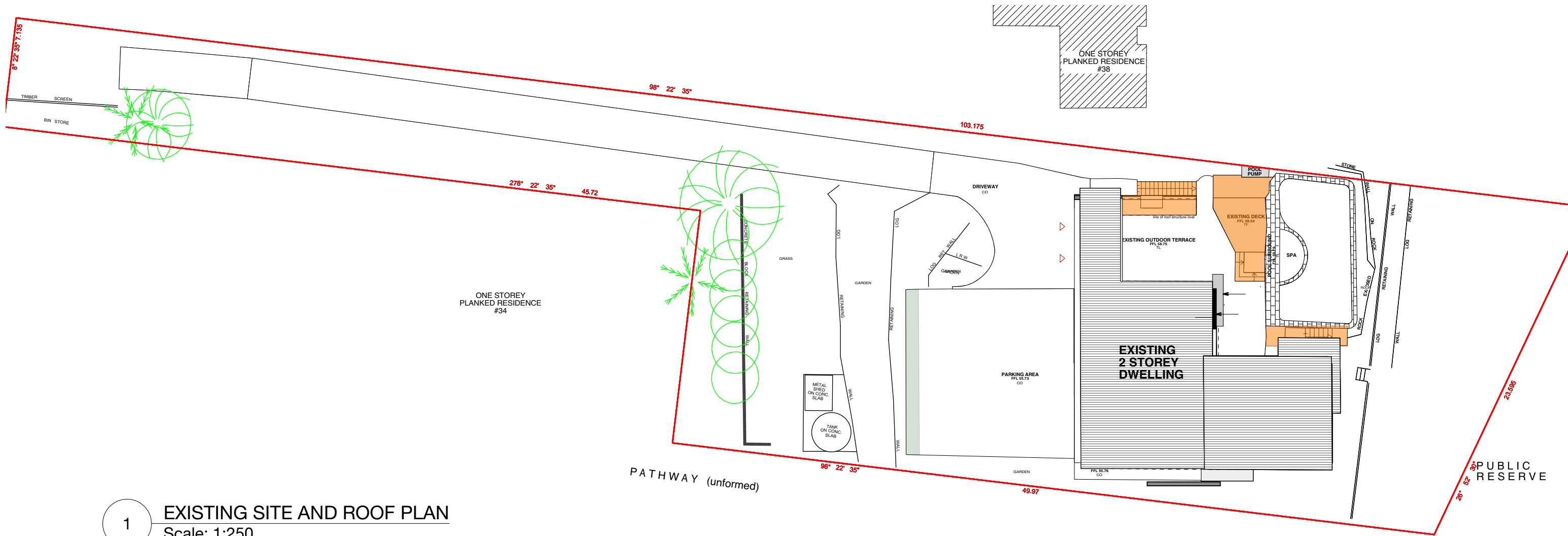
The modifications are noted on the drawings as follows:

- 1 external screens - change from bifold to fixed and sliding screens, with operable vertical louvres, not horizontal louvres, refer to plans & elevations, reduced extent
- 2 adjustment to new windows - change from bifold windows with external bushfire shutters to sliding windows - not change to size or extent of windows
- 3 delete pizza oven - minor update to exterior joinery
- 4 change to vergola - additional new post & downpipe to vergola, convert approved planter to privacy screen,

MODIFICATION TO DA 2020/0055

Issue G: Date JUNE 2022
ALTERATIONS AND ADDITIONS
36 WATKINS ROAD
AVALON BEACH NSW 2107
Lot 31 DP 21756


FOR
LISA & BRETT LEWTHWAITE



1

EXISTING SITE AND ROOF PLAN

Scale: 1:250

 proposed area to be removed/altered

FOR DEVELOPMENT APPLICATION ONLY



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issue

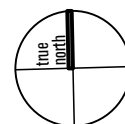
G

amendment

MODIFICATION TO DA 2020/0055

date

3/6/22



LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
EXISTING SITE PLAN / REMOVAL

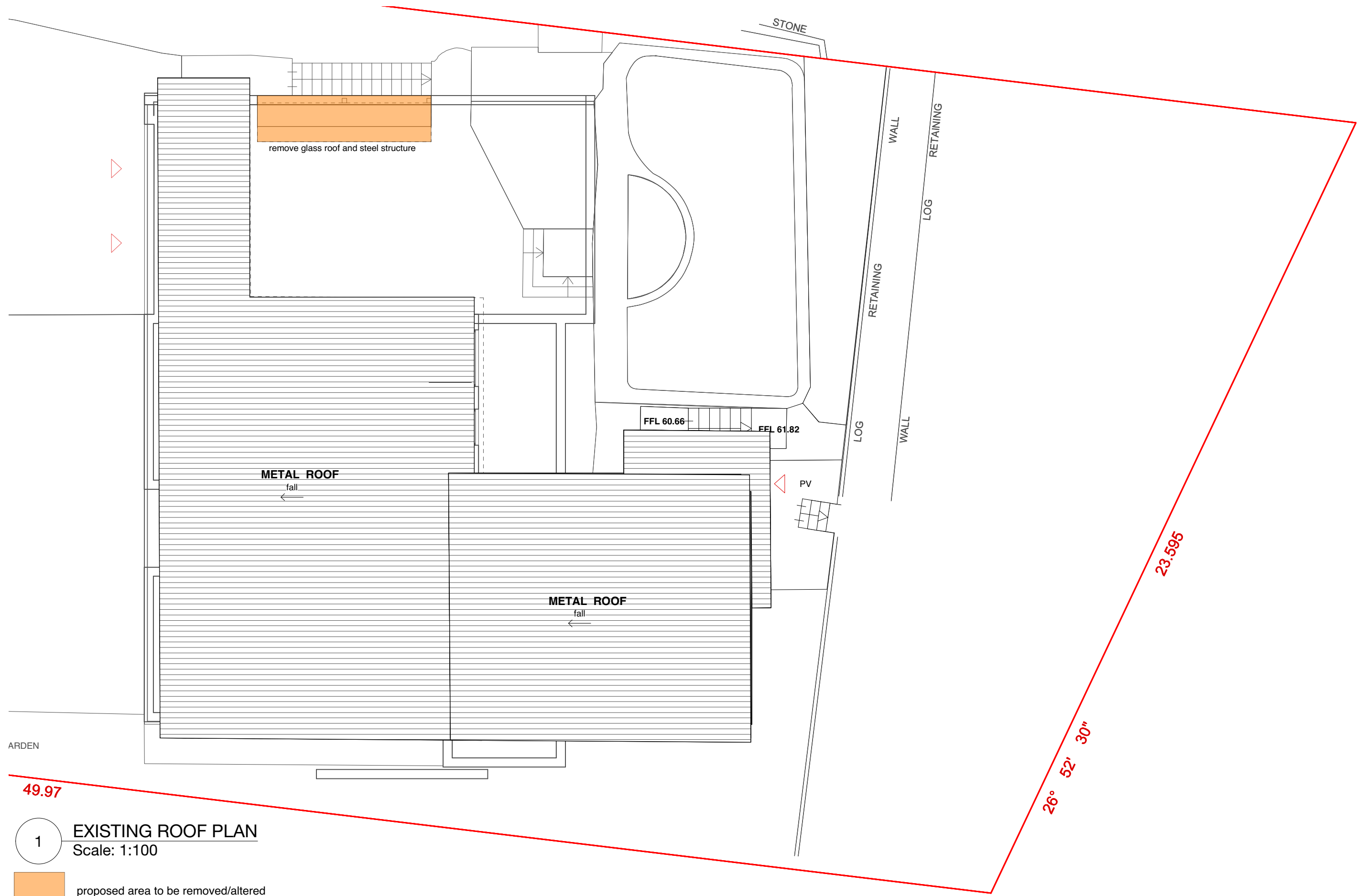
client
address
project
title

job no
drawn by
checked by
scale @ a3

1819
MB
MW
1:250

drawing no
issue

**DA 01
G**



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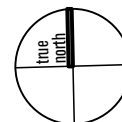


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issue	amendment
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date
3/6/22



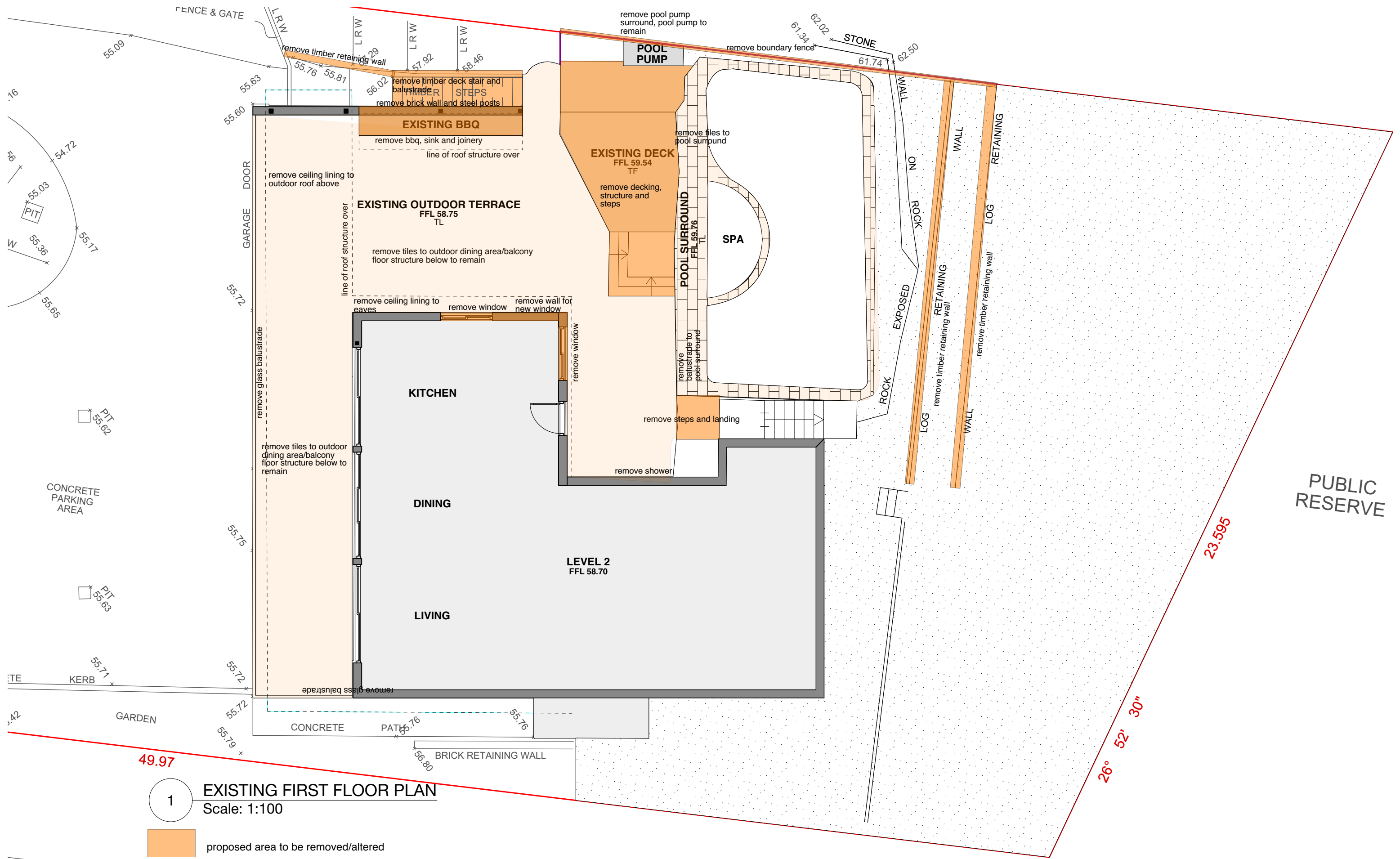
LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
EXISTING ROOF PLAN / REMOVAL

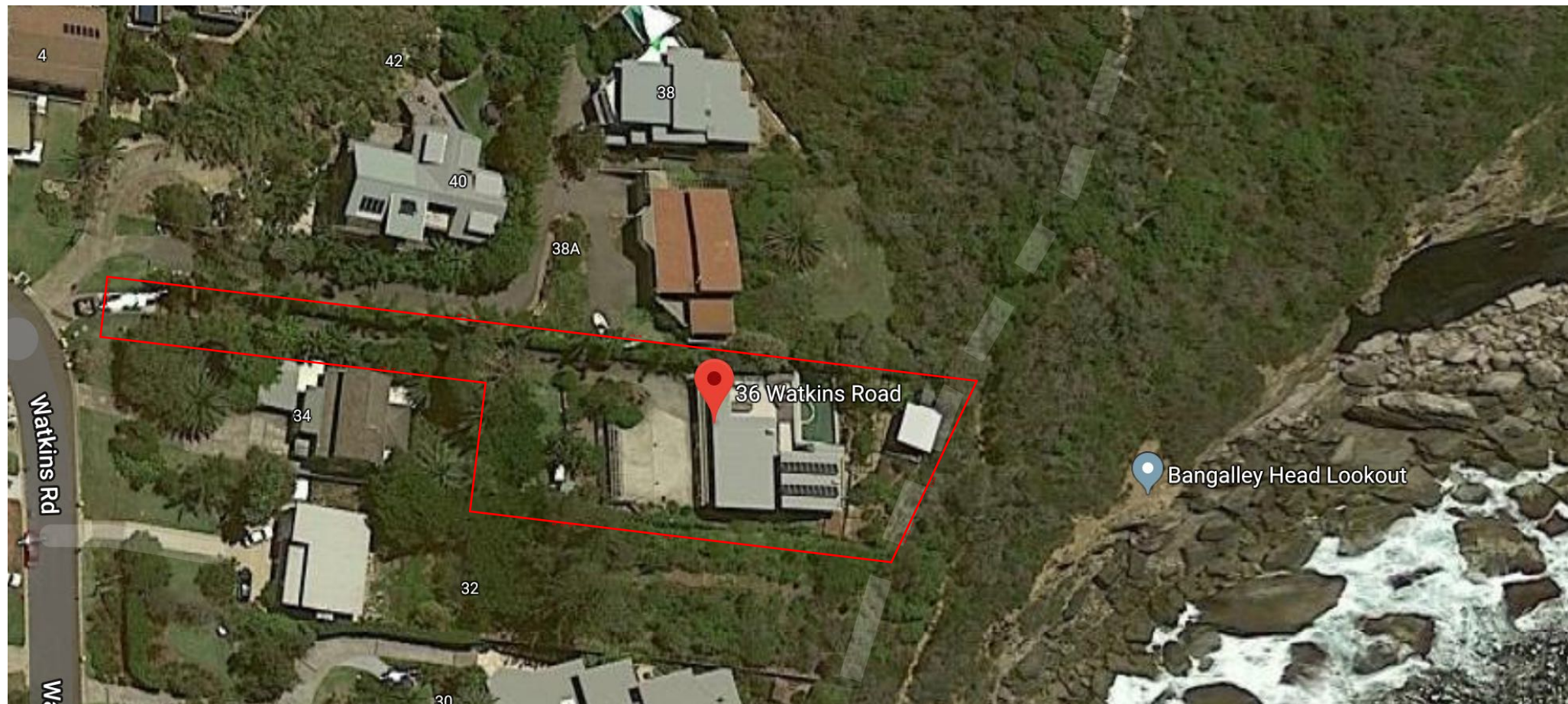
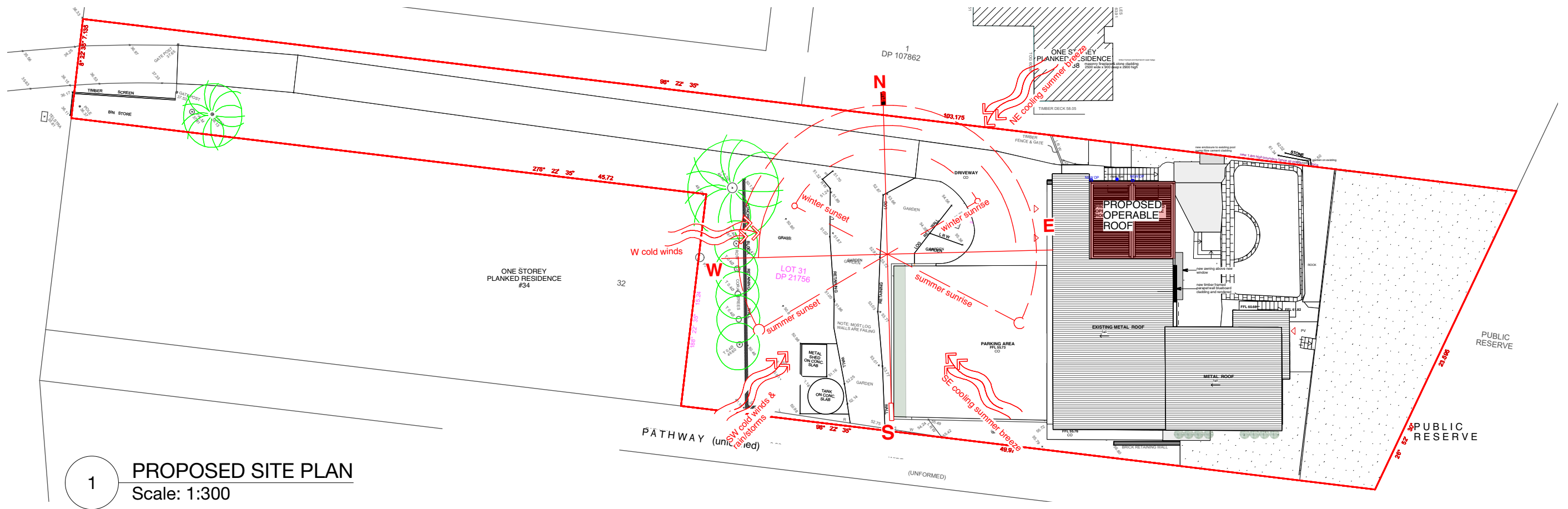
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address
project
title

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1819
drawn by MB
checked by MW
scale @ a3 1:100

drawing no
DA 02
issue G







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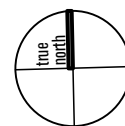


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G	MODIFICATION TO DA 2020/0055	3/6/22



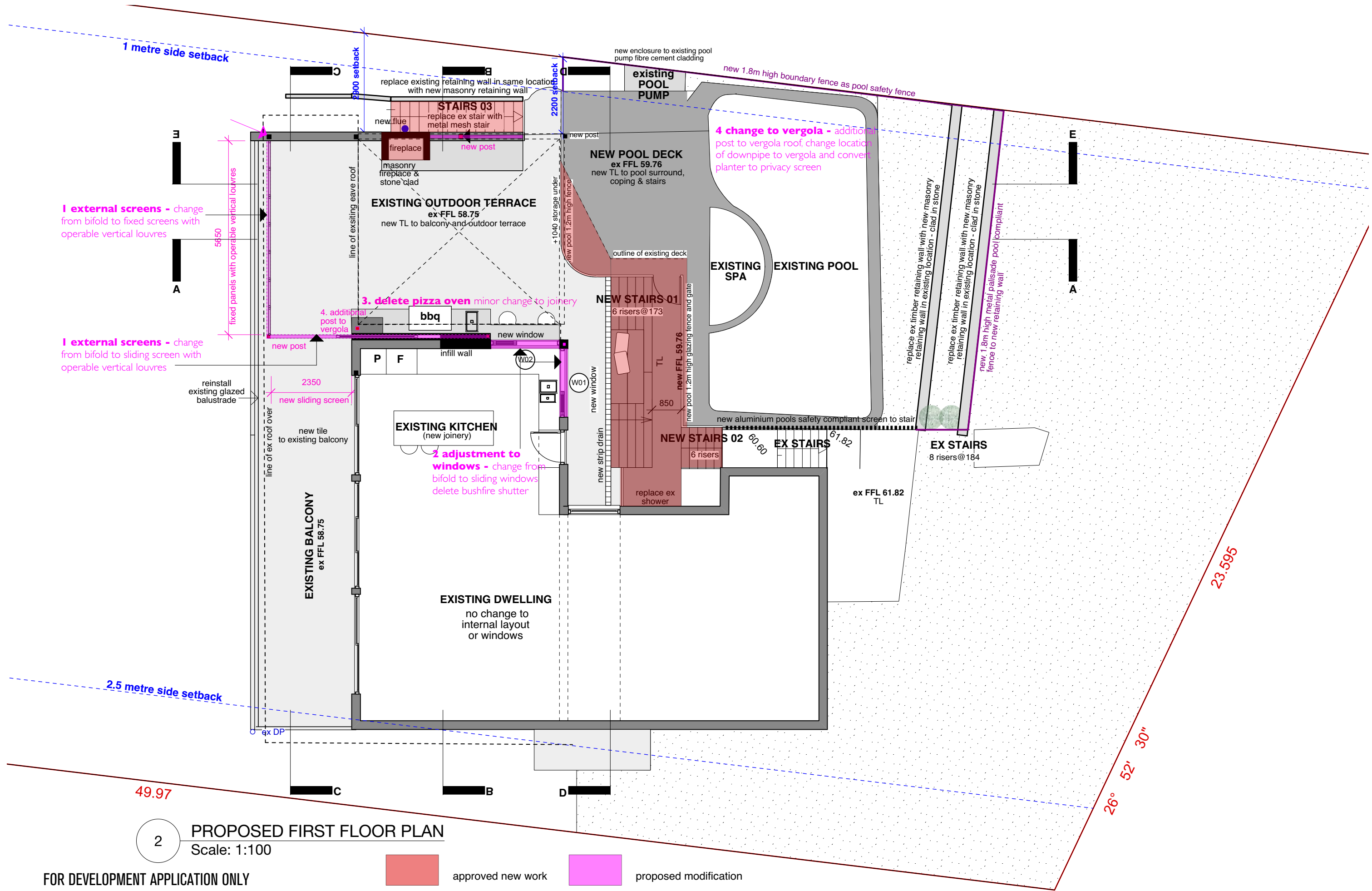
LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
SITE ANALYSIS/PROPOSED SITE PLAN

client
address
project
title

job no | 1819
drawn by | MB
checked by | MW
scale @ a3 | 1:300

drawing no
issue

DA 04
G



2

PROPOSED FIRST FLOOR PLAN

Scale: 1:100

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approved new work



proposed modification



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issue

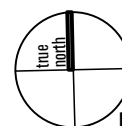
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MODIFICATION TO DA 2020/0055

date

3/6/22



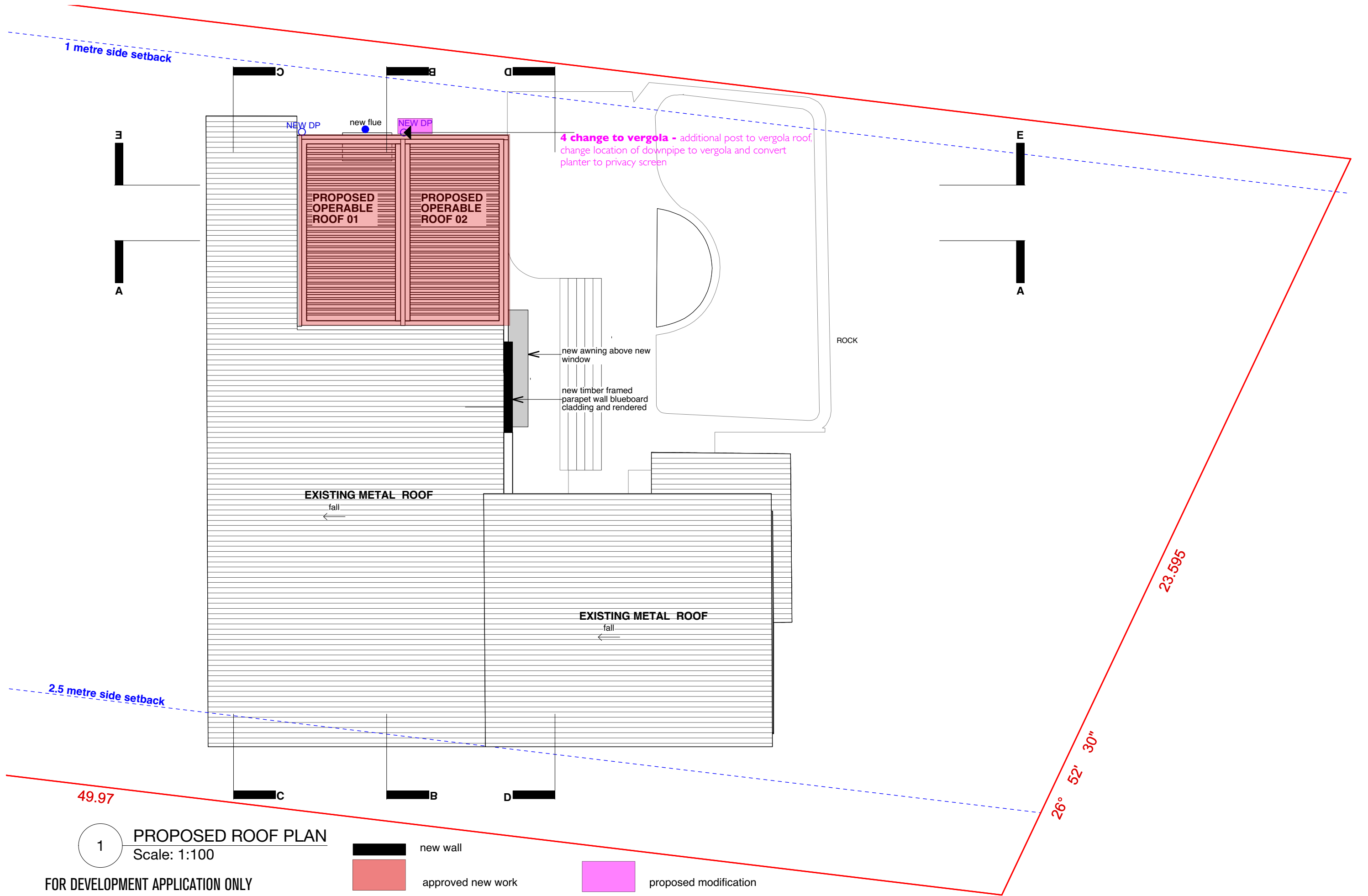
LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
PROPOSED FIRST FLOOR PLAN / LANDSCAPE PLAN

client
address
project
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job no | 1819
drawn by | MB
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scale @ a3 | 1:100

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DA 05
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1 PROPOSED ROOF PLAN
Scale: 1:100

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- new wall
- approved new work
- proposed modification



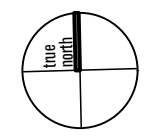
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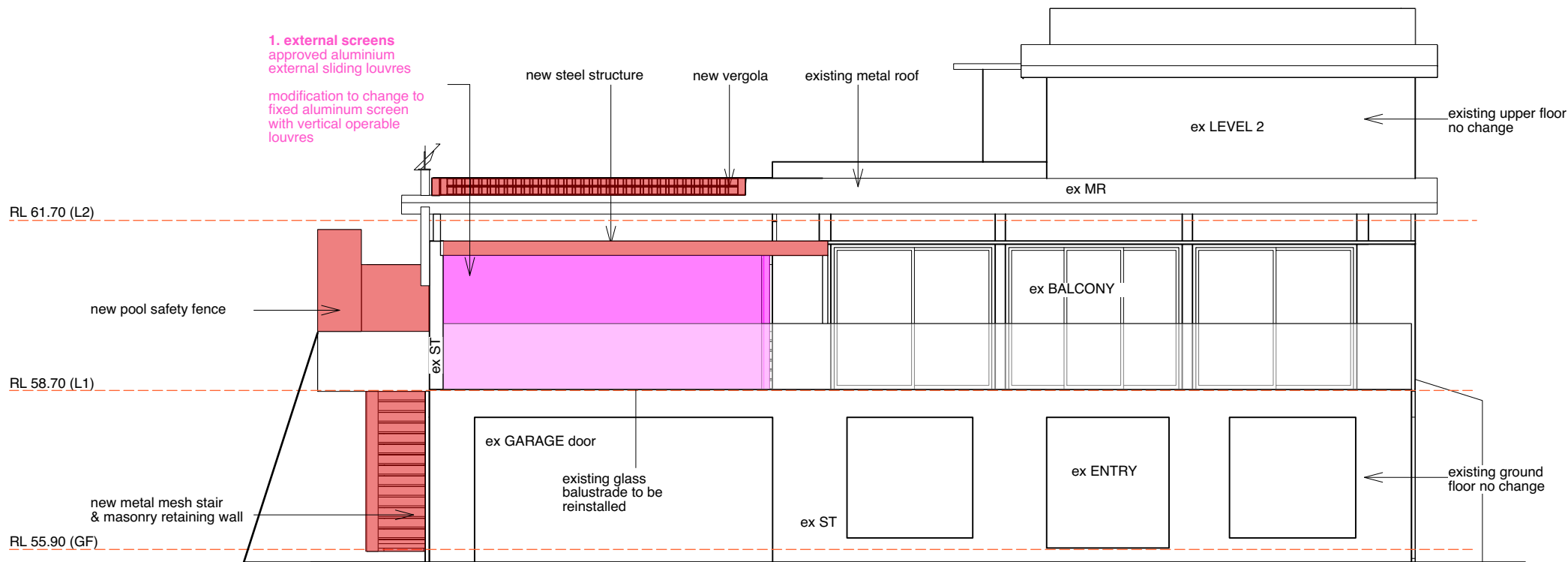
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G	MODIFICATION TO DA 2020/0055	3/6/22



LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
PROPOSED ROOF PLAN

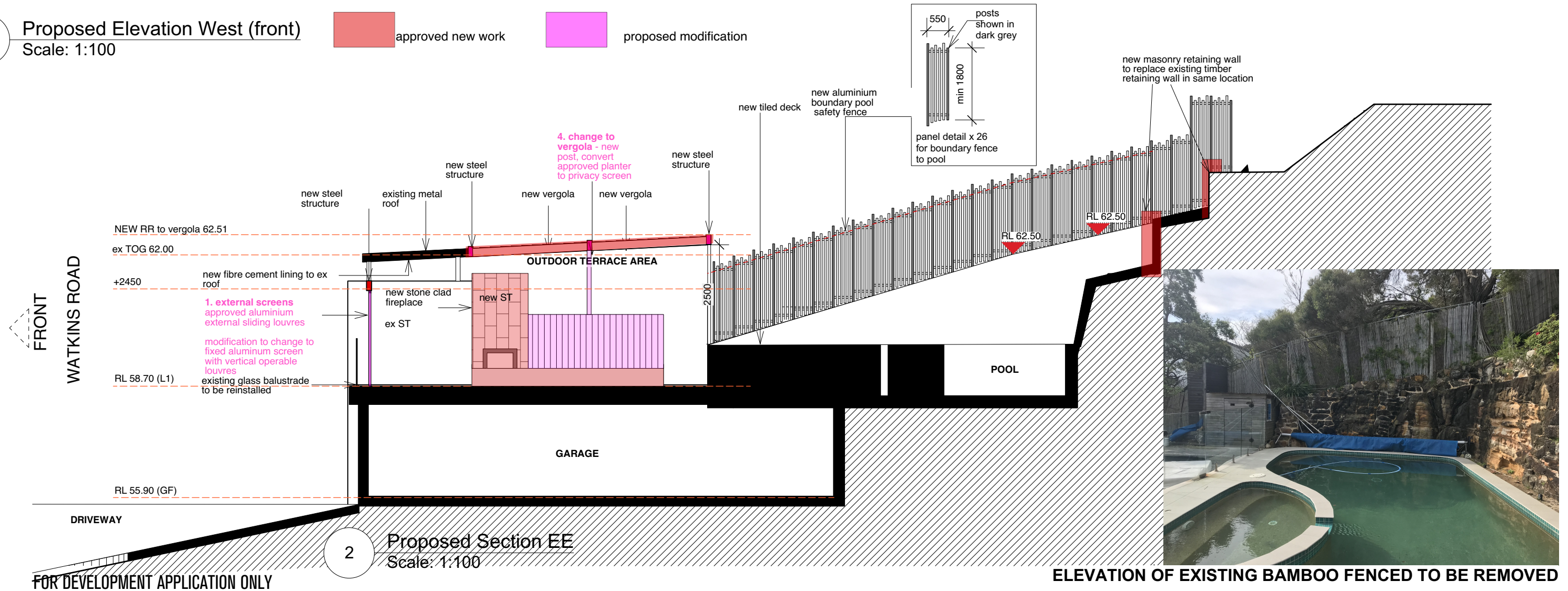
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DA 06
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issue



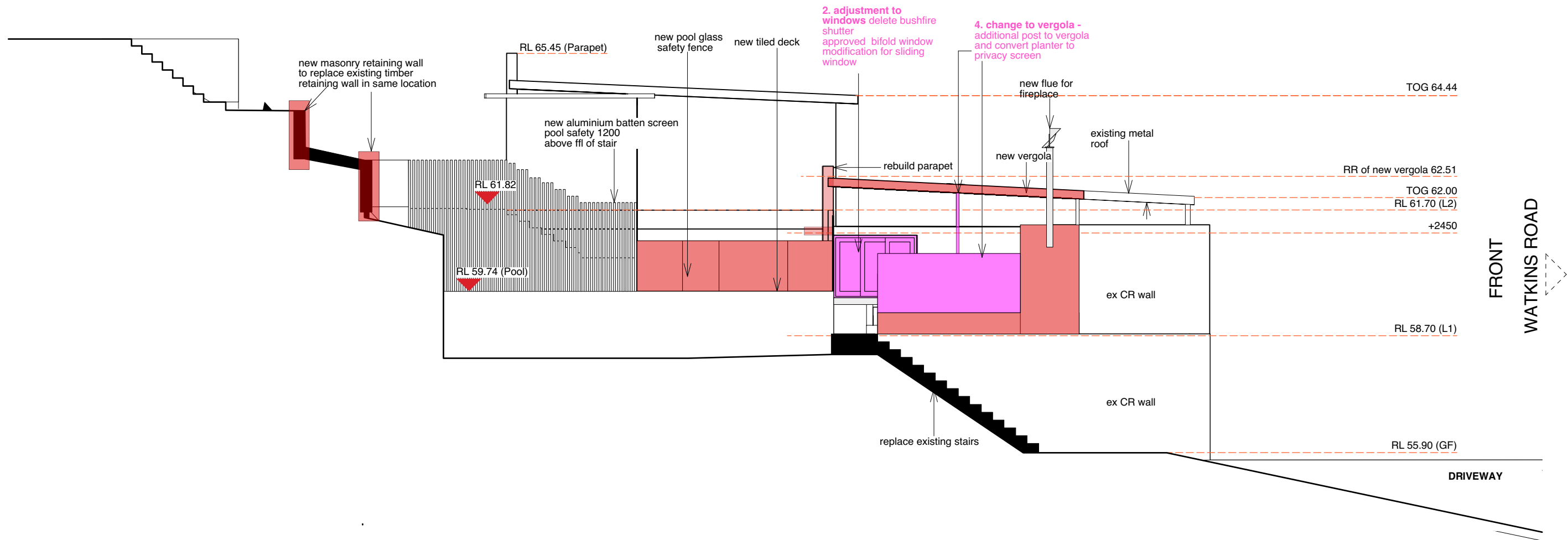
1 **Proposed Elevation West (front)**
Scale: 1:100

approved new work proposed modification



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REAR
PUBLIC RESERVE



1 NORTH ELEVATION
Scale: 1:100

approved new work
proposed modification

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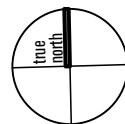
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amendment

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date

3/6/22



LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
PROPOSED NORTH ELEVATION

client

address

project

title

job no

1819

drawn by

MB

checked by

MW

scale @ a3

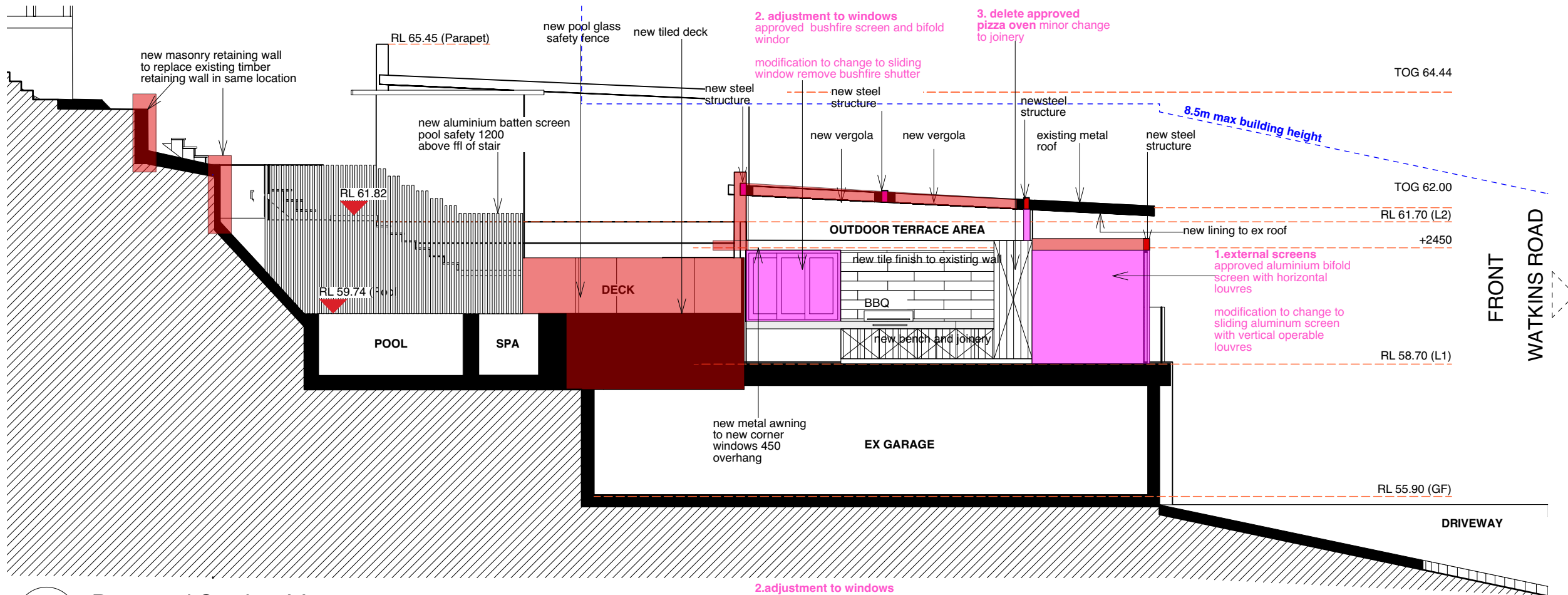
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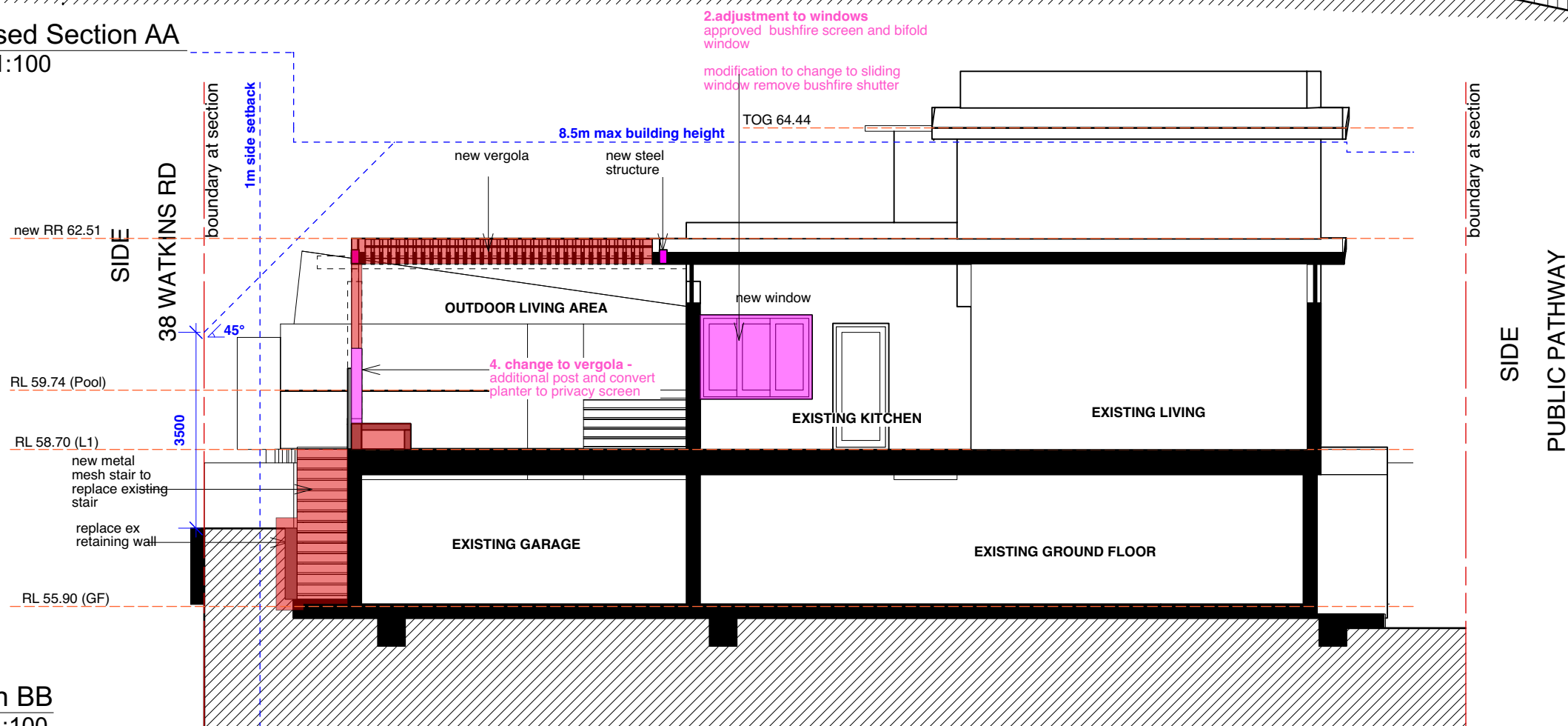
DA 08

issue

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1 Proposed Section AA
Scale: 1:100



2 Section BB
Scale: 1:100
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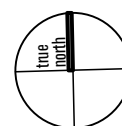


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date
3/6/22



LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
PROPOSED SECTIONS

client	job no	1819
address	drawn by	MB
project	checked by	MW
title	scale @ a3	1:100

drawing no
issue

**DA 09
G**