

ADDITIONS TO 28 WATKINS ROAD AVALON BEACH NSW 2107

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MATERIAL PALETTE



LIGHTWEIGHT CLADDING (LC)

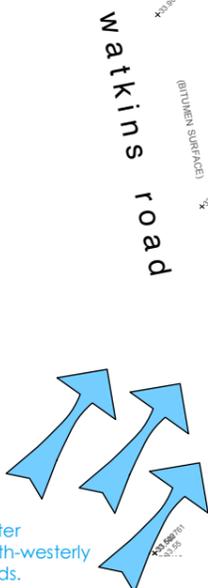
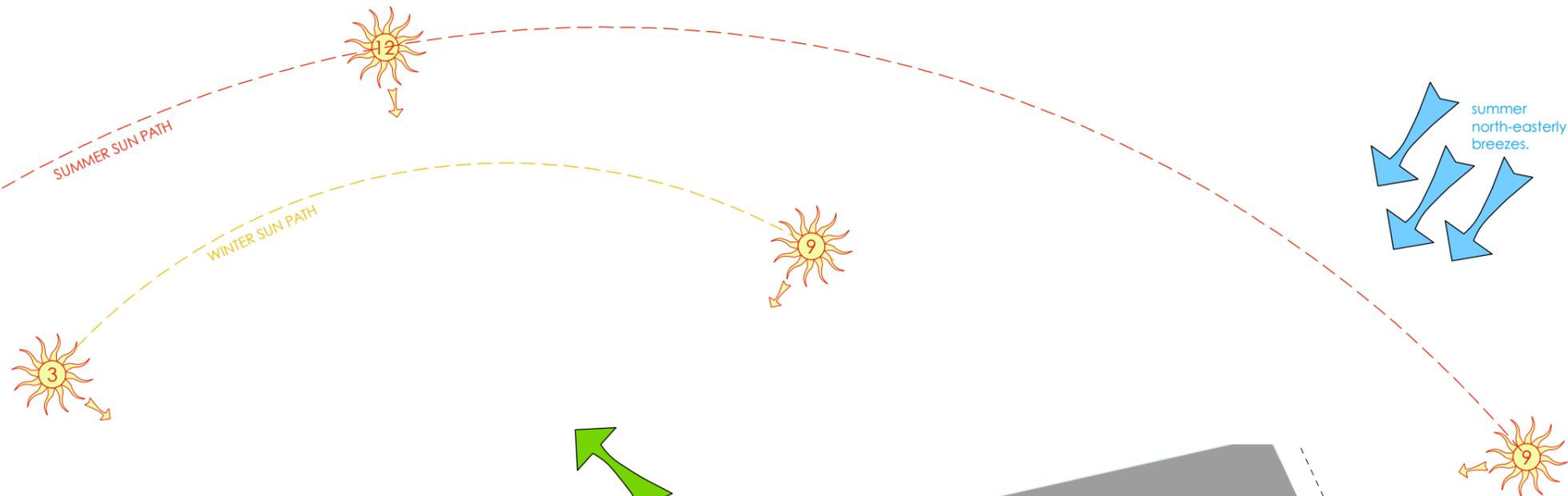
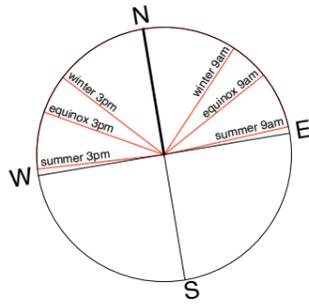
HARDWOOD TIMBER DECKING

BALUSTRADE. (BAL)

WINDSPRAY (OR SIMILAR) (MRS)

MASONRY RETAINING WALLS.

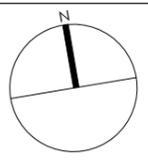
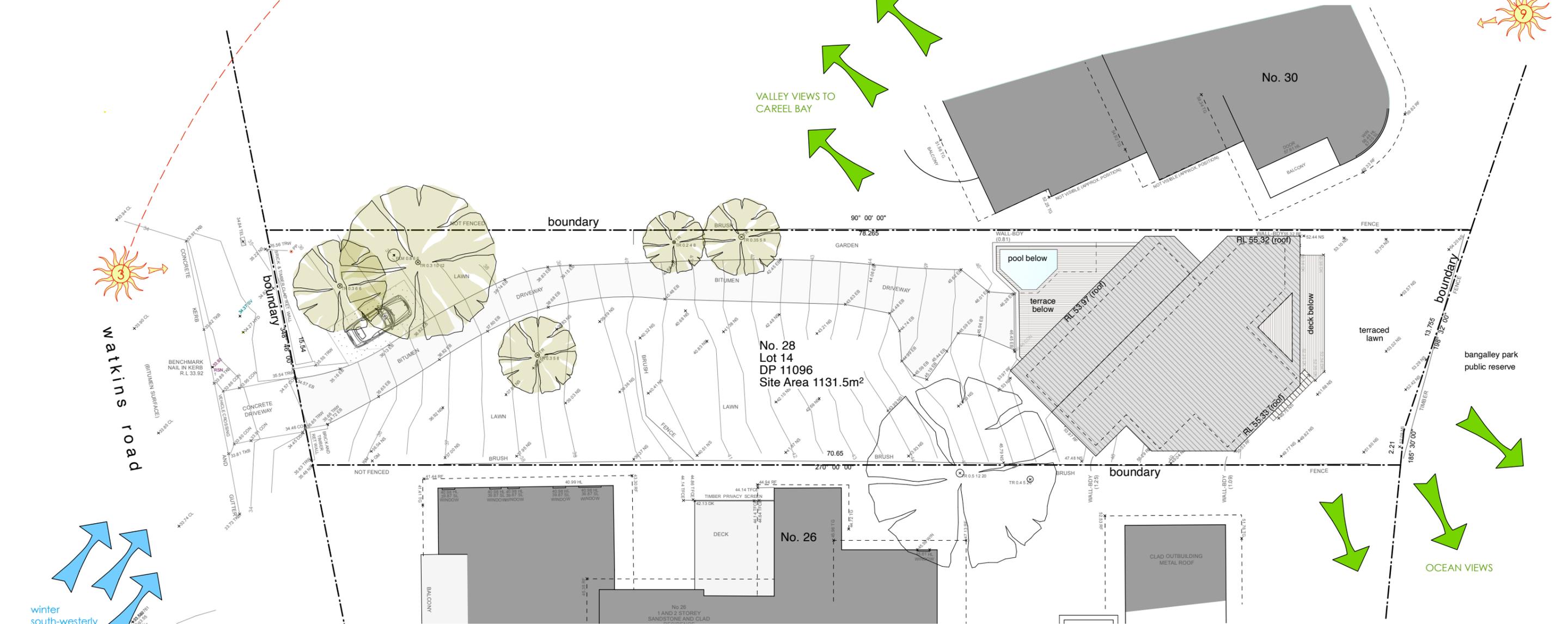
	<p>Note: All footings, slabs, structural beams, etc., to future structural & geotechnical engineers details. All external materials to comply with the Bushfire Report & AS3959. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage 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 NGL 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	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
				ISSUE		



VALLEY VIEWS TO CAREEL BAY

OCEAN VIEWS

bangalley park public reserve



Note:
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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

PROJECT	Alterations & Additions
DRAWING	Existing 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.

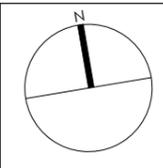
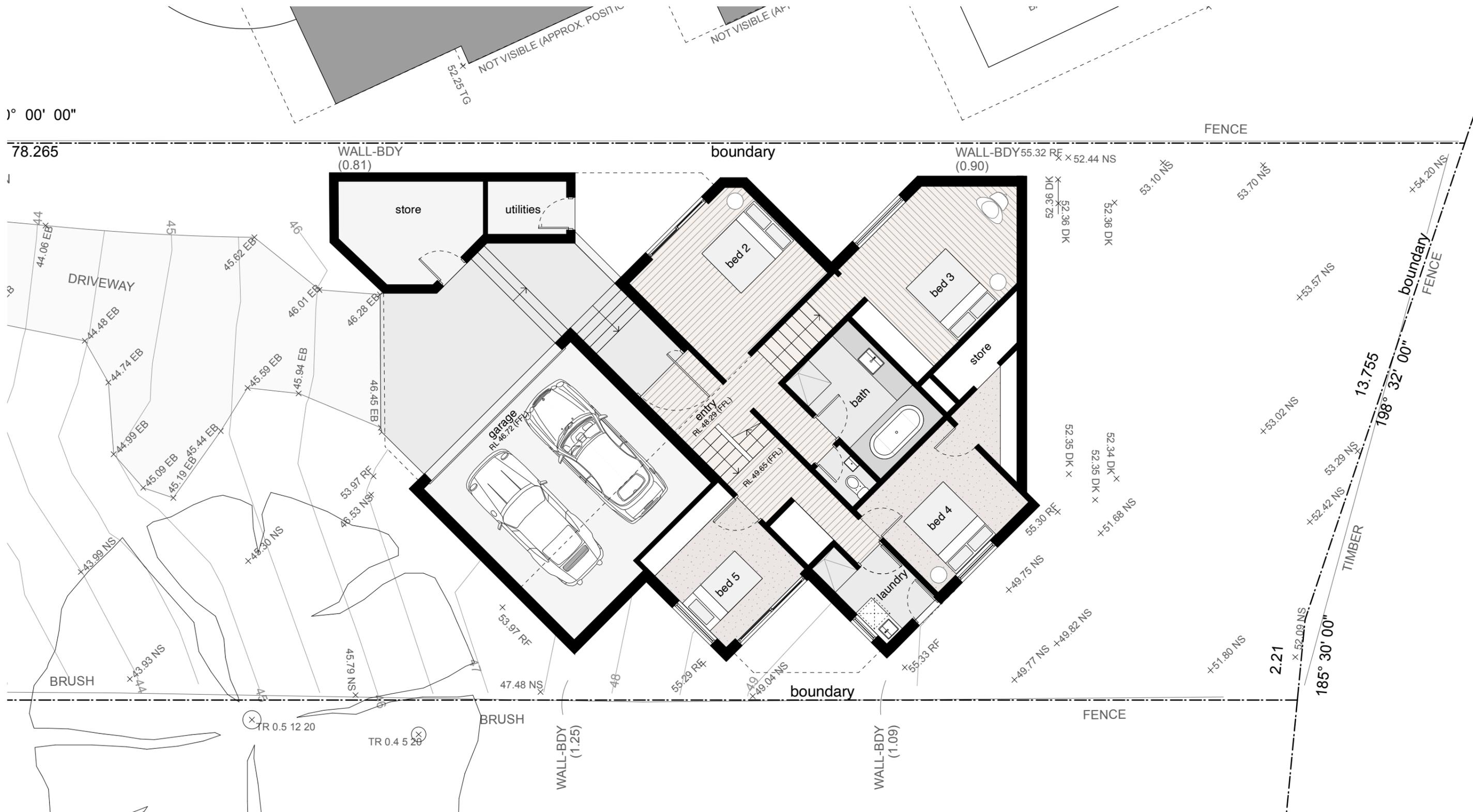
Matthew Hardyman
 28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²

ANDY LEHMAN DESIGN

DWG. NO.	DA.01
SCALE	1:250@A3
DATE	December 2021
ISSUE	

Tel. 0414 466 665
 Email: andy@andylehman.com.au
 If in doubt ask.

1° 00' 00"



Note:
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MATERIALS:

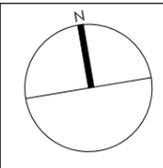
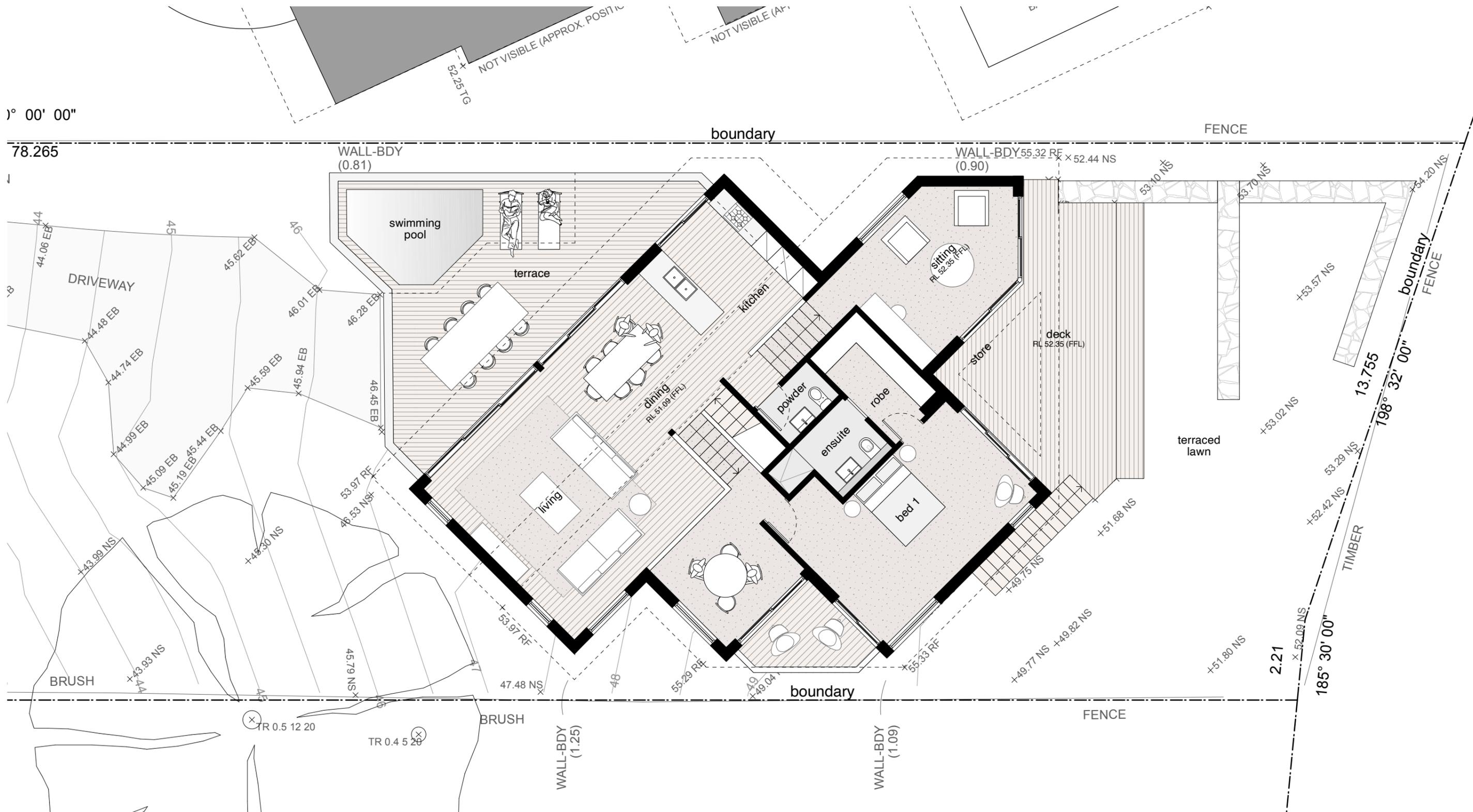
BAL	BALUSTRADE
CL	CLOTHES LINE
EX	EXISTING
FG	FIXED GLAZING
LC	LIGHTWEIGHT CLADDING
LW	LOUVRE WINDOW
M	MASONRY
MRS	METAL ROOF SHEETING
NGL	NATURAL GROUND LEVEL
OB	OBSCURE GLAZING
SD	SMOKE DETECTOR
SL	SLIDING WINDOW/DOOR
TIM	TIMBER

PROJECT	Alterations & Additions
DRAWING	Existing Entry Floor Plan
NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.

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

ANDY LEHMAN DESIGN		DWG. NO.	DA.02
Tel. 0414 466 665		SCALE	1:100@A3
Email: andy@andylehman.com.au		DATE	December 2021
If in doubt ask.		ISSUE	

0° 00' 00"



Note:
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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	FRIED 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

PROJECT	Alterations & Additions
DRAWING	Existing Living Floor Plan
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Matthew Hardyman
 28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²

ANDY LEHMAN DESIGN		DWG. NO.	DA.03
Tel. 0414 466 665		SCALE	1:100@A3
Email: andy@andylehman.com.au		DATE	December 2021
If in doubt ask.		ISSUE	



RL 55.33 (Roof)

RL 53.97 (Roof)

RL 51.09 (FFL Living)

RL 48.29 (FFL Entry)

RL 46.72 (FFL Garage)

boundary

boundary

No. 30

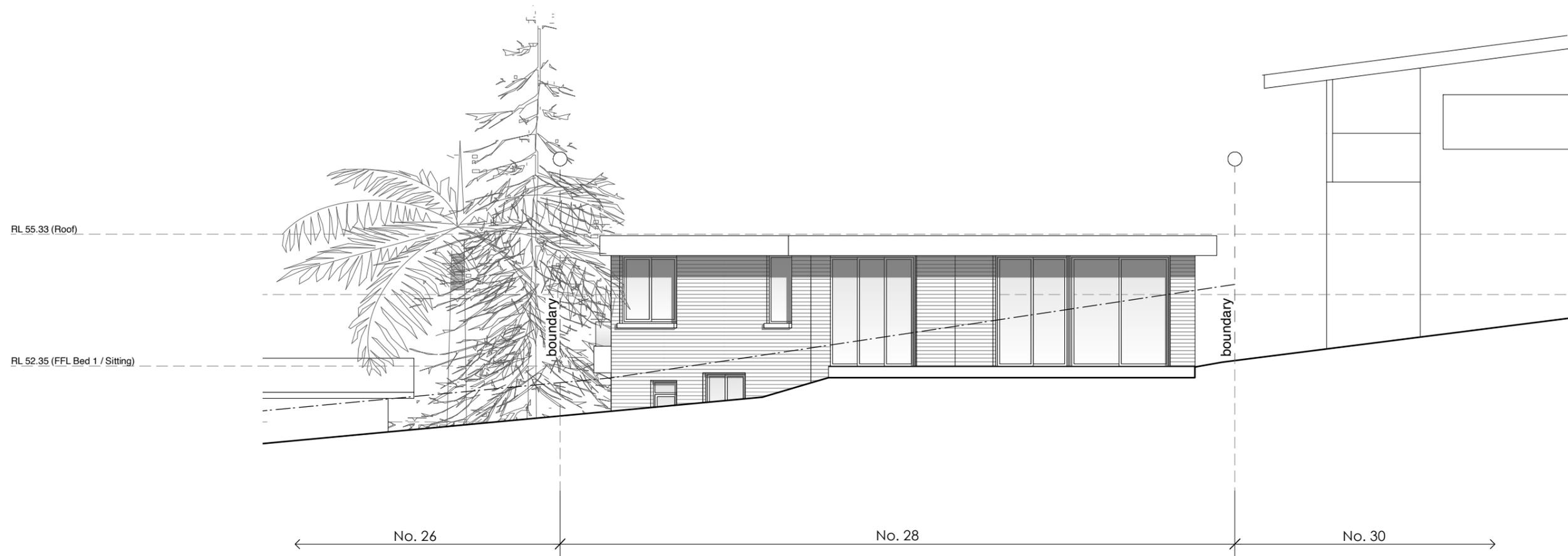
No. 28

No. 26

Note:
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 All external materials to comply with the Bushfire Report & AS3959.
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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 = 1,131.5m ²	
PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
DRAWING	Existing Street (West Elevation)	Tel. 0414 466 665	DWG. NO. DA.04
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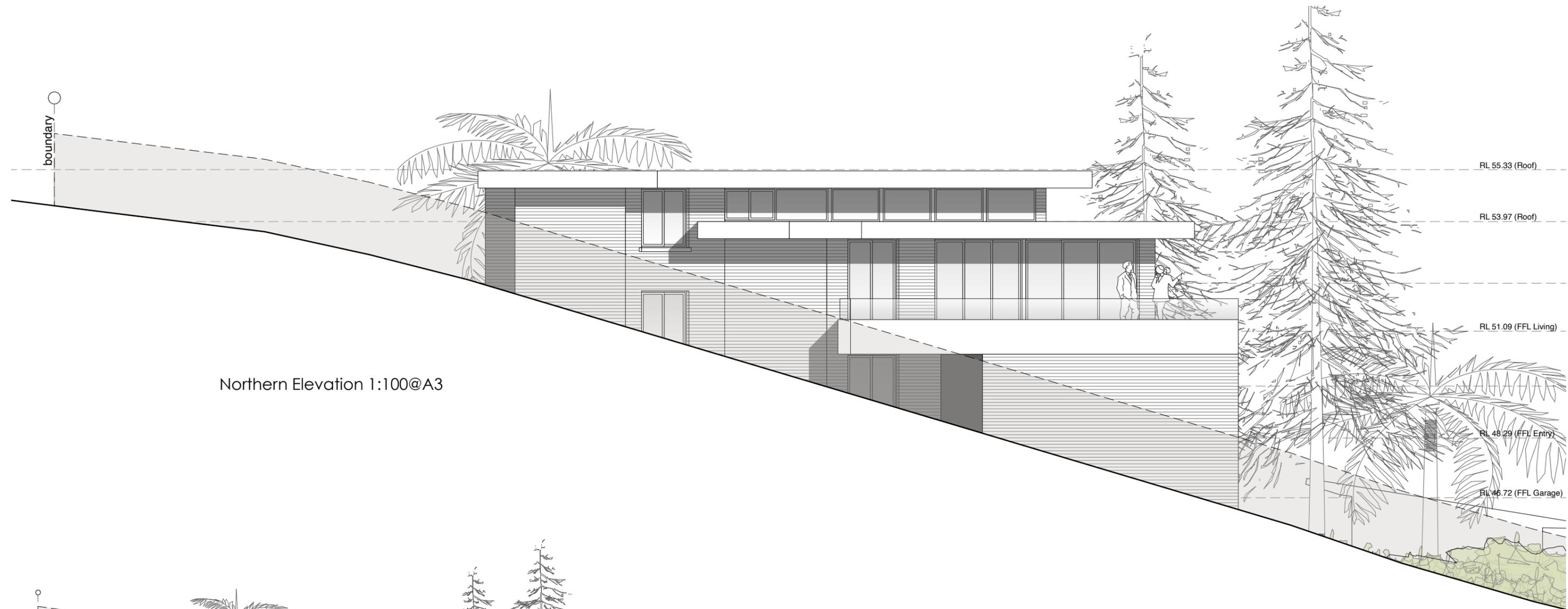
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MATERIALS:
BAL BALUSTRADE
CL CLOTHES LINE
EX EXISTING
FG FIXED GLAZING
LC LIGHTWEIGHT CLADDING
LW LOUVRE WINDOW
M MASONRY
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL
OB OBSCURE GLAZING
SD SMOKE DETECTOR
SL SLIDING WINDOW/DOOR
TIM TIMBER

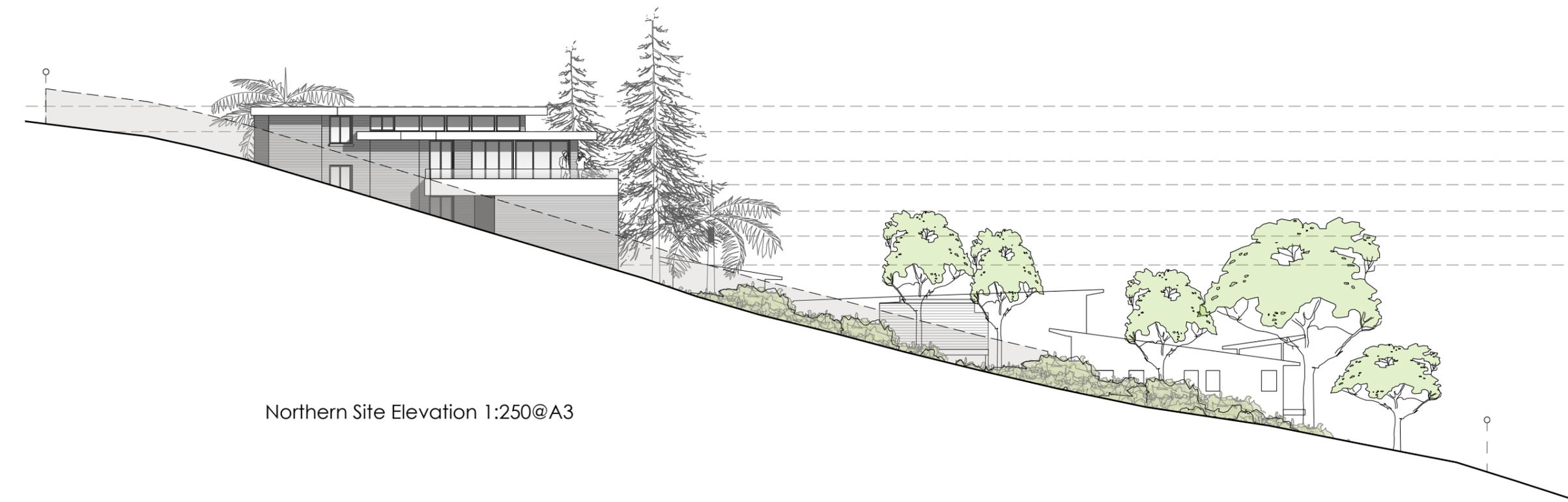
Matthew Hardyman

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

PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DWG. NO.	DA.05
DRAWING	Existing East Elevation	Tel. 0414 466 665	SCALE	1:100@A3	
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Northern Elevation 1:100@A3



Northern Site Elevation 1:250@A3

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	ANDY LEHMAN DESIGN	
DRAWING	Existing North Elevation	DWG. NO.	DA.06
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Southern Elevation 1:100@A3



Southern Site Elevation 1:250@A3

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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 Existing South Elevation

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ANDY LEHMAN DESIGN

Tel. 0414 466 665

Email: andy@andylehman.com.au

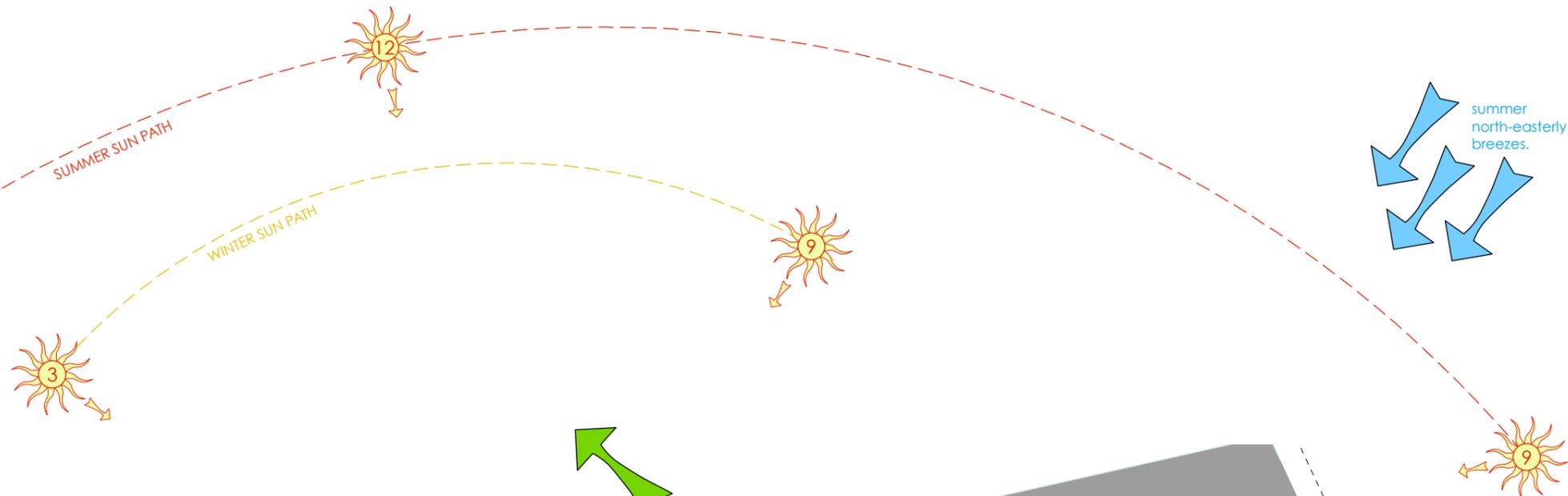
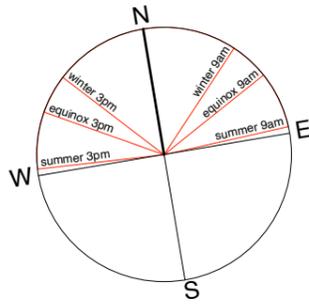
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DWG. NO. DA.07

SCALE 1:100@A3

DATE December 2021

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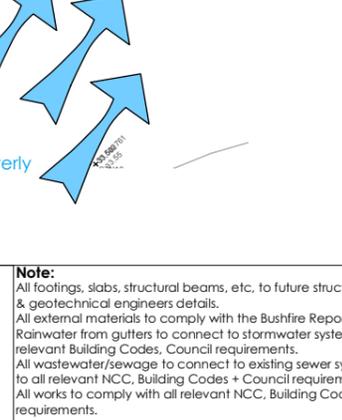
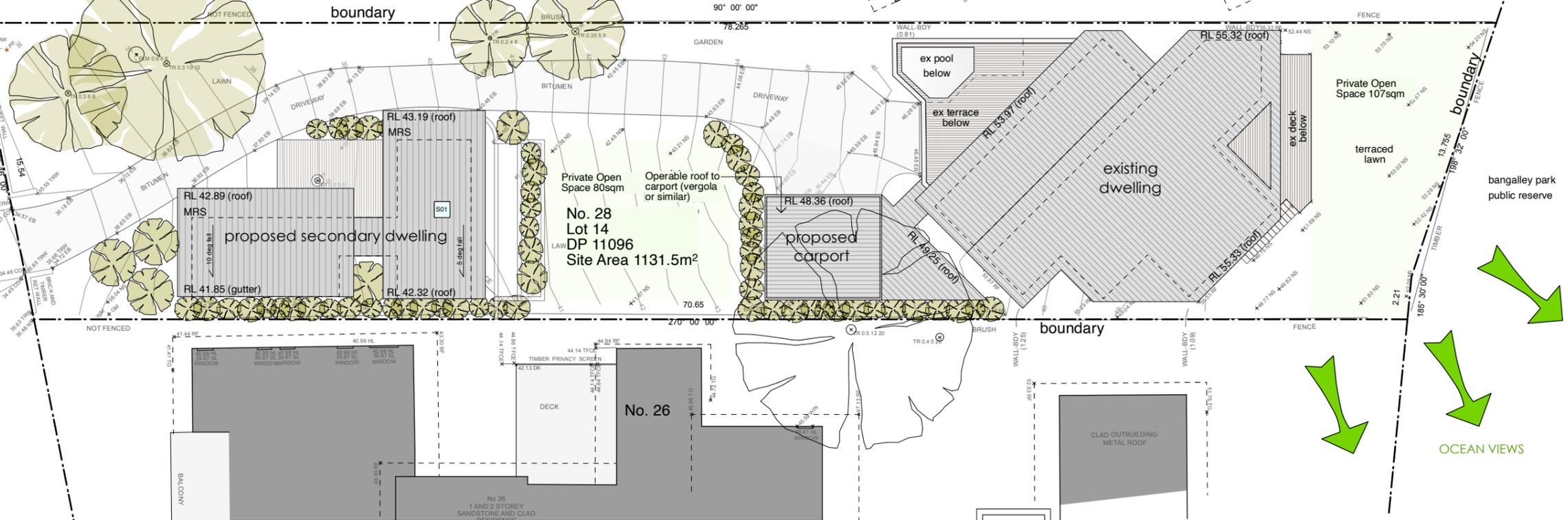
VALLEY VIEWS TO CAREEL BAY

OCEAN VIEWS

watkins road

winter south-westerly winds.

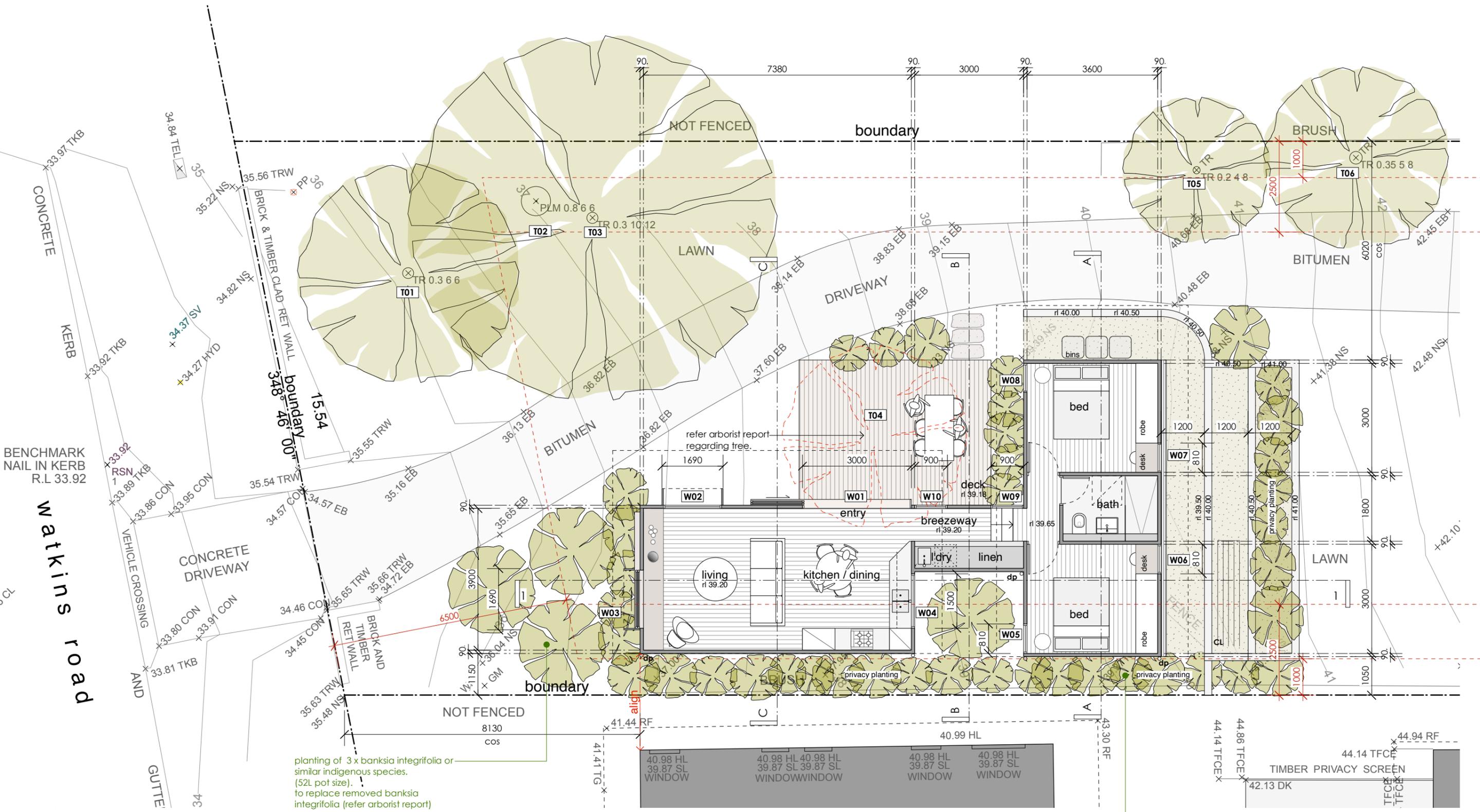
Site / Roof / Analysis Plan



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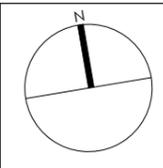
MATERIALS:	
BAL	BALUSTRADE
CL	CLOTHES LINE
EX	EXISTING
FG	FIXED GLAZING
LC	LIGHTWEIGHT CLADDING
LW	LOUVRE WINDOW
M	MASONRY
MRS	METAL ROOF SHEETING
NGL	NATURAL GROUND LEVEL
OB	OBSCURE GLAZING
SD	SMOKE DETECTOR
SL	SLIDING WINDOW/DOOR
TIM	TIMBER

Matthew Hardyman 28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m ²		ANDY LEHMAN DESIGN	
PROJECT	Alterations & Additions	DWG. NO.	DA_08
DRAWING	Site Plan	SCALE	1:250@A3
NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	DATE	December 2021
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Secondary Dwelling & Landscape Plan

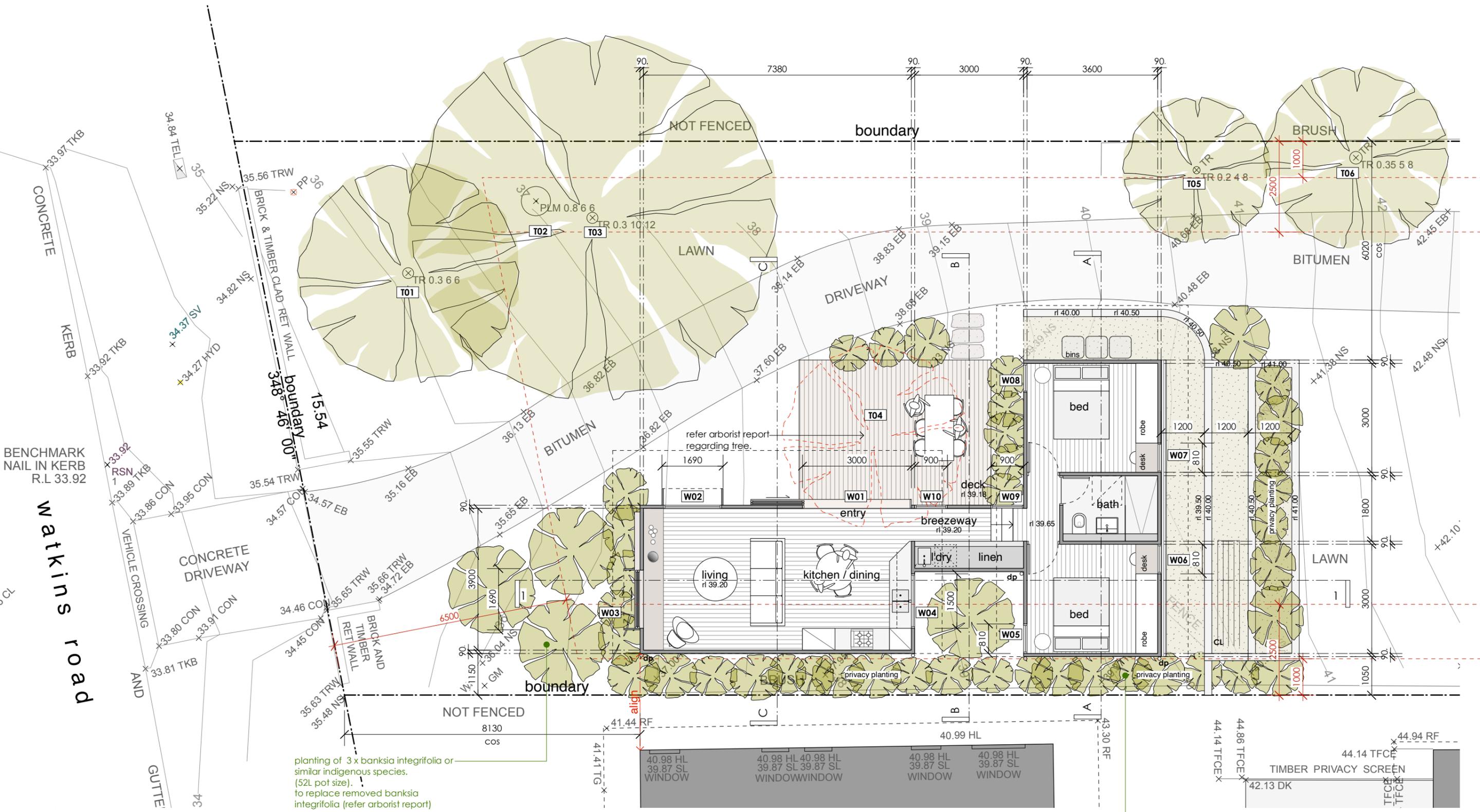
privacy planting to boundary.
lilly pilly resilience
alternating with
lilly pilly cherry surprise.
(mature heights of 3m).



Note:
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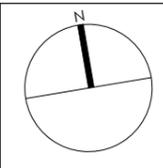
MATERIALS:	
BAL	BALUSTRADE
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FG	FIXED GLAZING
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TIM	TIMBER

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	Secondary Dwelling & Landscape Plan	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 1:100@A3
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			ISSUE



Secondary Dwelling & Landscape Plan

privacy planting to boundary.
 lilly pilly resilience
 alternating with
 lilly pilly cherry surprise.
 (mature heights of 3m).

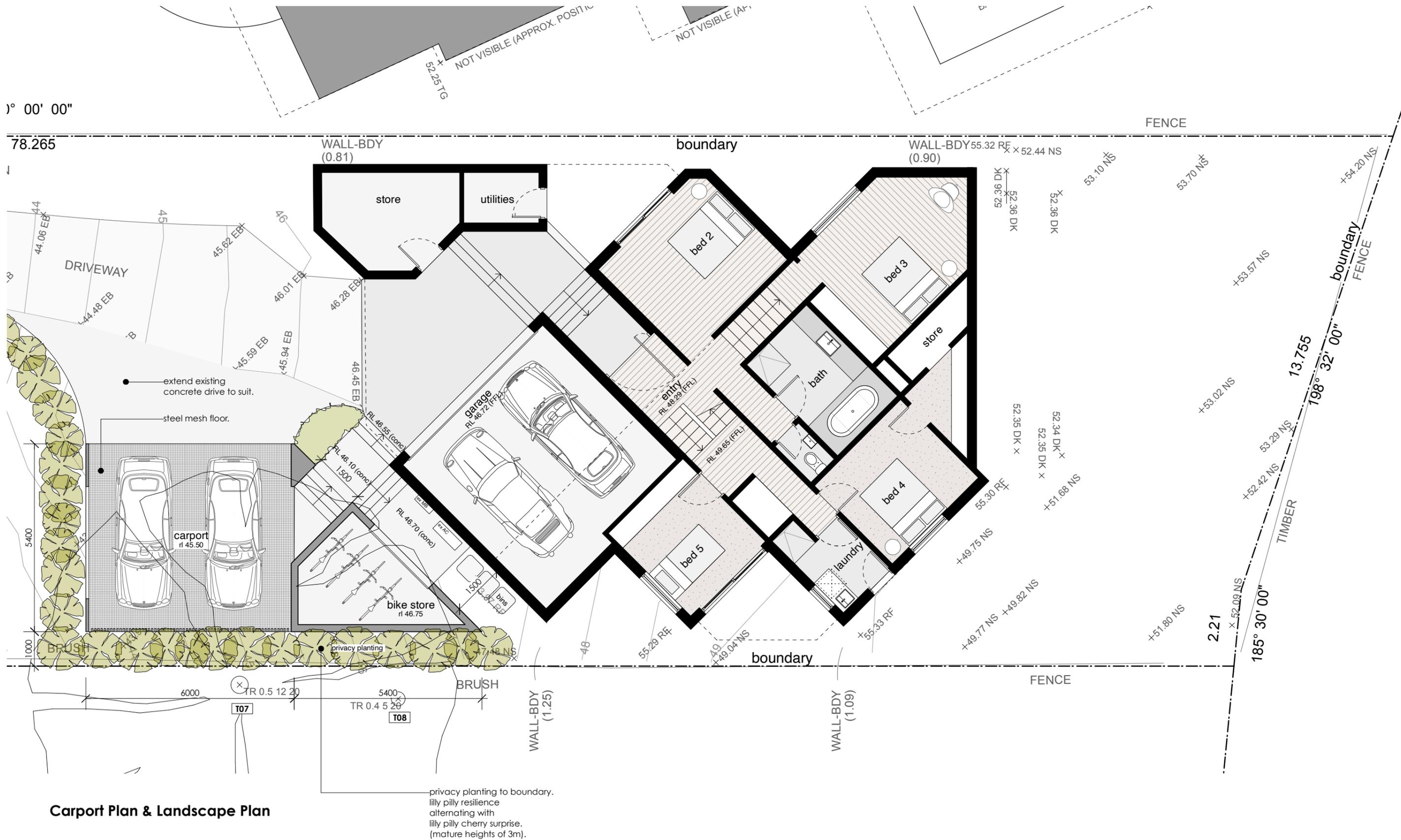


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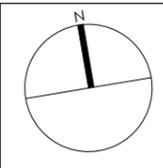
Matthew Hardyman		28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m ²	
PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
DRAWING	Secondary Dwelling & Landscape Plan	Tel. 0414 466 665	DWG. NO. DA_09
NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	Email: andy@andylehman.com.au	SCALE 1:100@A3
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0° 00' 00"



Carport Plan & Landscape Plan

privacy planting to boundary.
lilly pilly resilience
alternating with
lilly pilly cherry surprise.
(mature heights of 3m).



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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

PROJECT Alterations & Additions
DRAWING Proposed Carport & Landscape Plan
NOTES Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.

<p>Matthew Hardyman 28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²</p>		<p>ANDY LEHMAN DESIGN</p>	
<p>PROJECT Alterations & Additions</p>	<p>DRAWING Proposed Carport & Landscape Plan</p>	<p>DWG. NO. DA.10</p>	<p>SCALE 1:100@A3</p>
<p>NOTES Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.</p>	<p>Tel. 0414 466 665 Email: andy@andylehman.com.au If in doubt ask.</p>	<p>DATE December 2021</p>	<p>ISSUE</p>



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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
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 - 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	Proposed Western (Street) Elevation	DWG. NO.	11
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	SCALE 1:100@A3
		Email: andy@andylehman.com.au	DATE December 2021
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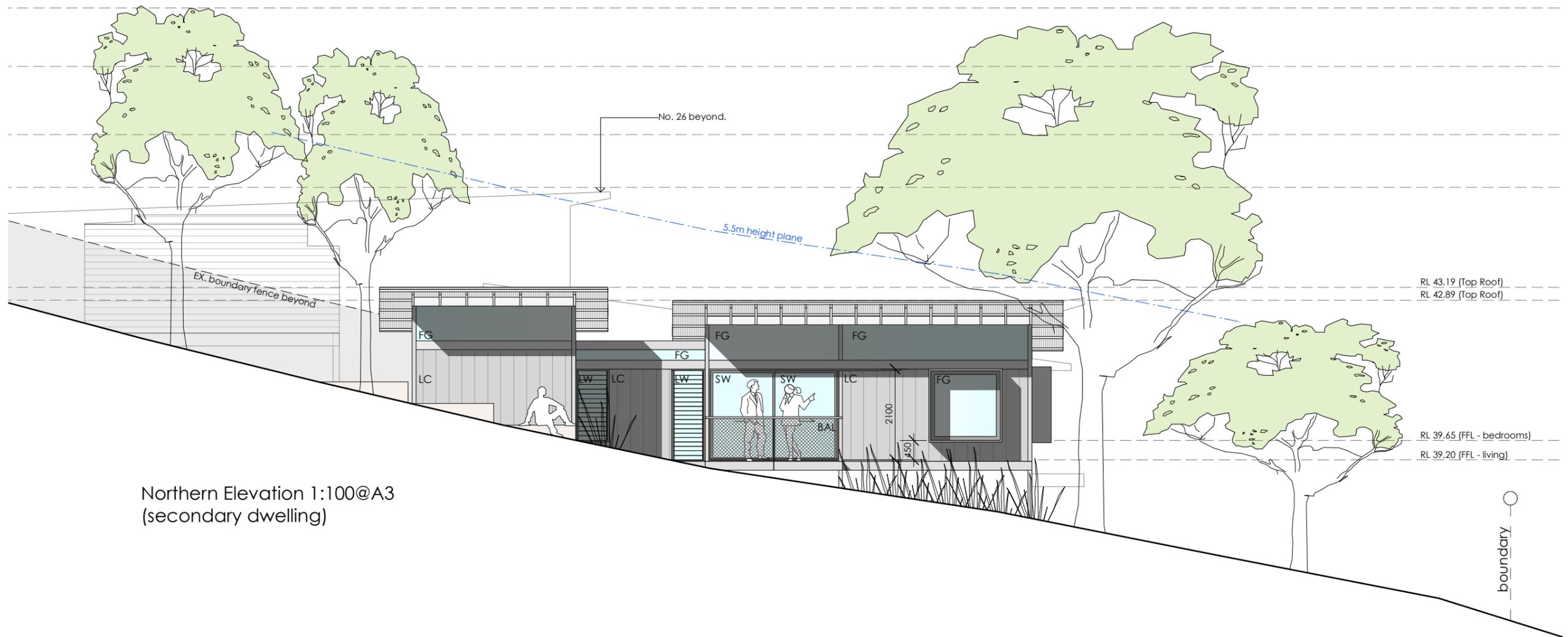
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M MASONRY
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL
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SD SMOKE DETECTOR
SL SLIDING WINDOW/DOOR
TIM TIMBER

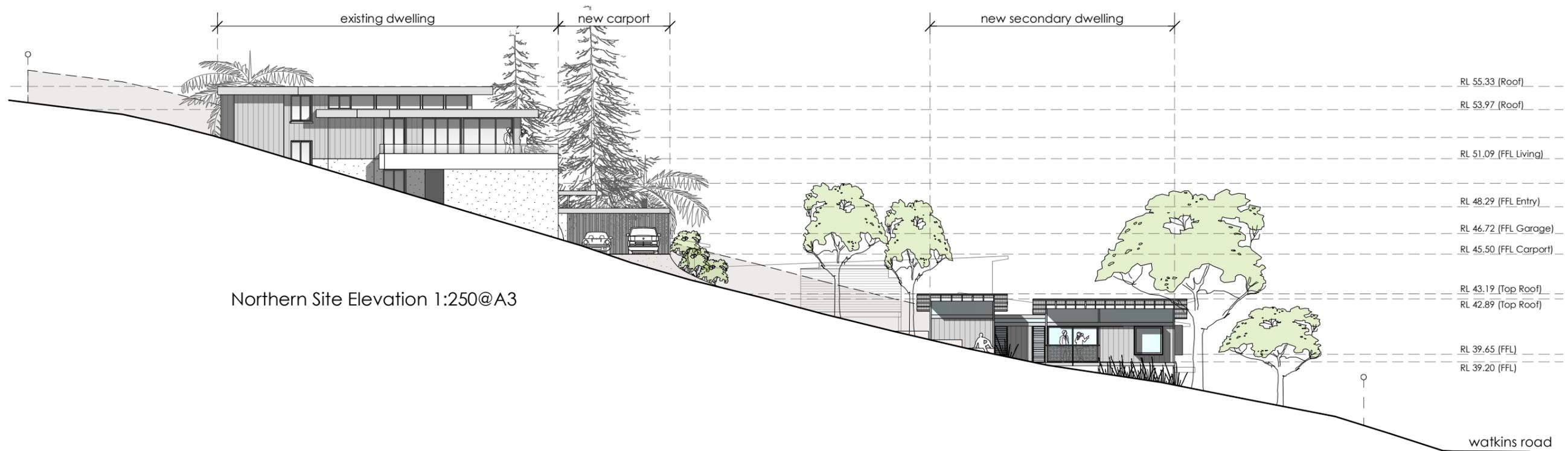
Matthew Hardyman

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. 12
DRAWING	Proposed Eastern Elevation	Tel. 0414 466 665	SCALE	1:100@A3	DATE
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	ISSUE	December 2021	



Northern Elevation 1:100@A3
(secondary dwelling)



Northern Site Elevation 1:250@A3

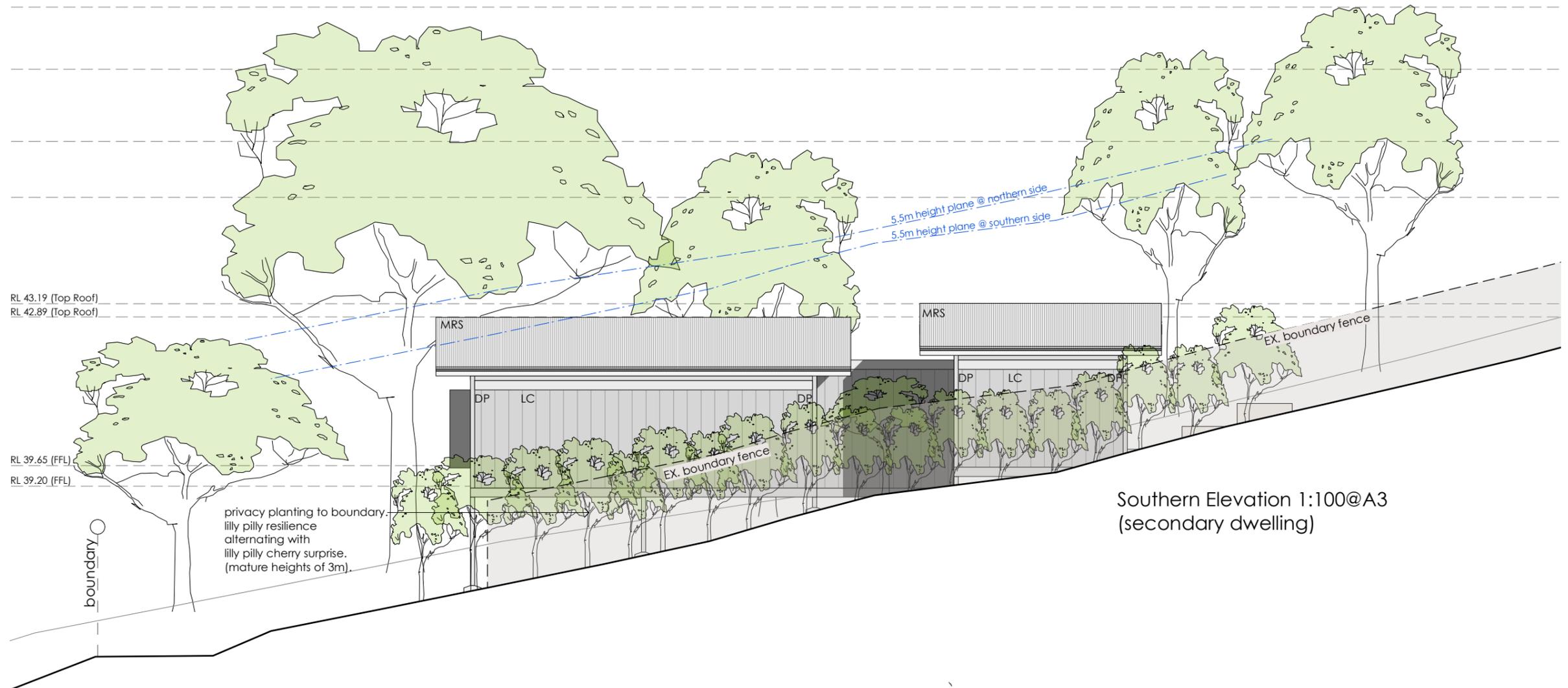
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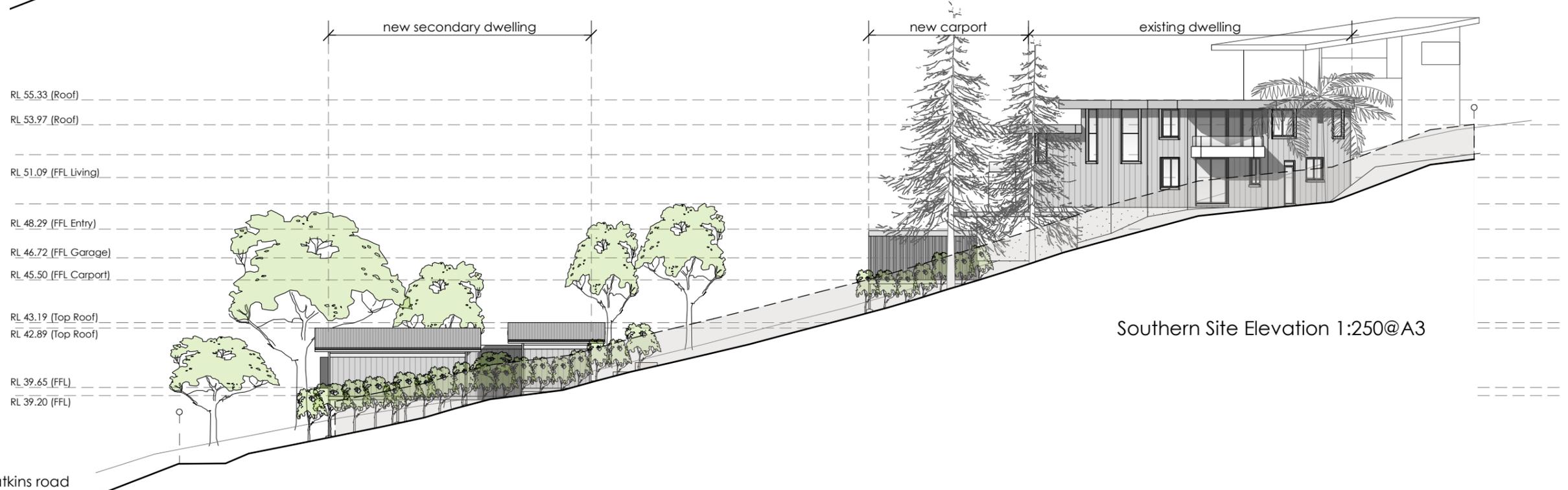
Matthew Hardyman

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. 13
DRAWING	Proposed Northern 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	



Southern Elevation 1:100@A3
(secondary dwelling)



Southern Site Elevation 1:250@A3

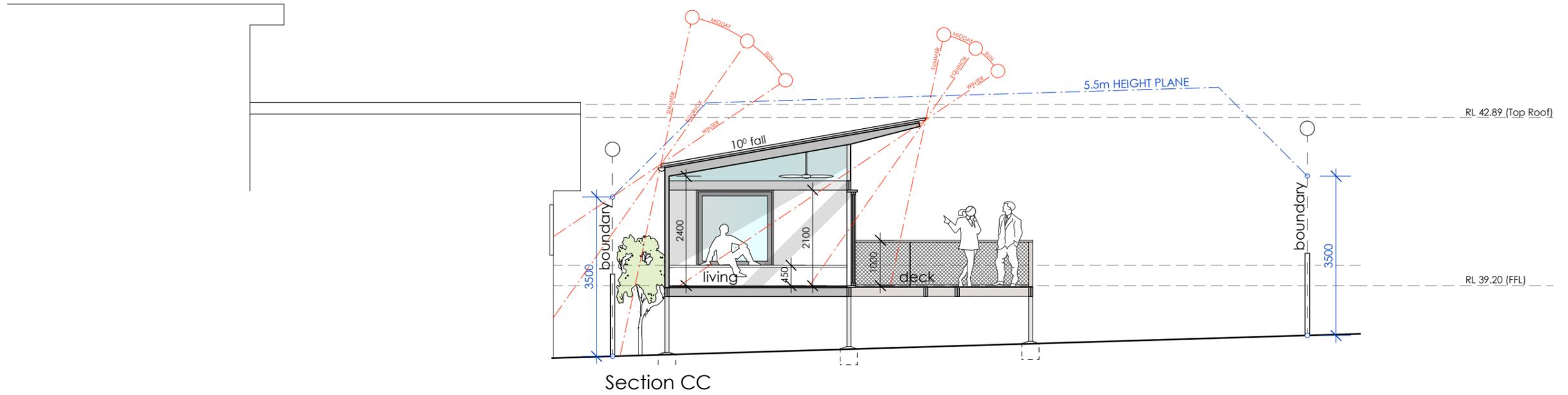
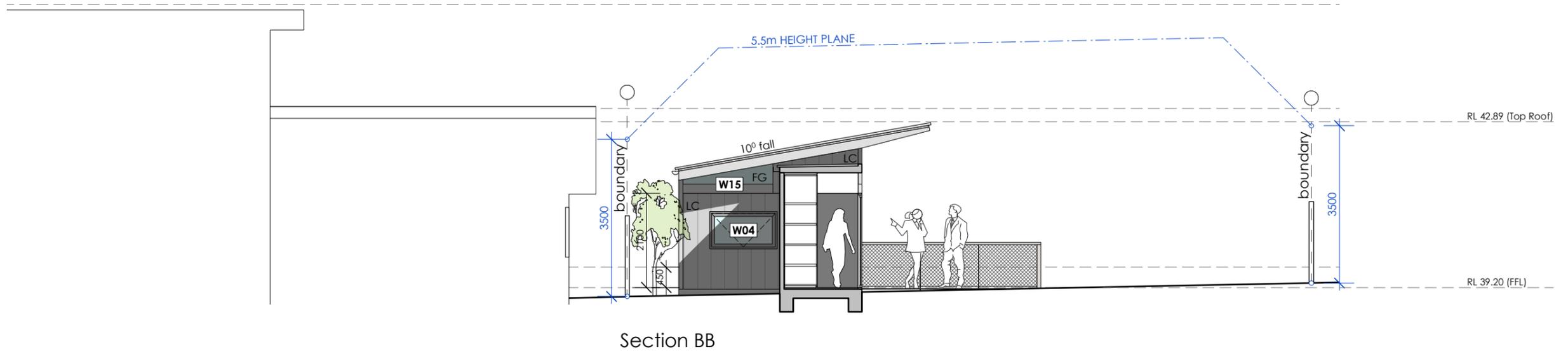
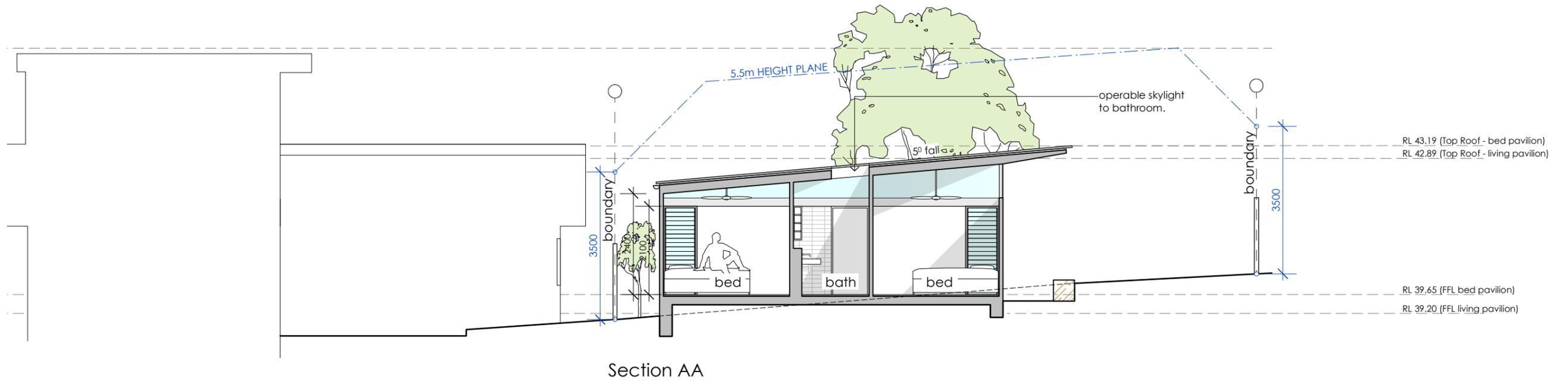
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PROJECT Alterations & Additions
DRAWING Proposed Southern Elevation
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Matthew Hardyman
 28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²

ANDY LEHMAN DESIGN		DWG. NO.	DA. 14
Tel: 0414 466 665		SCALE	1:100@A3
Email: andy@andylehman.com.au		DATE	December 2021
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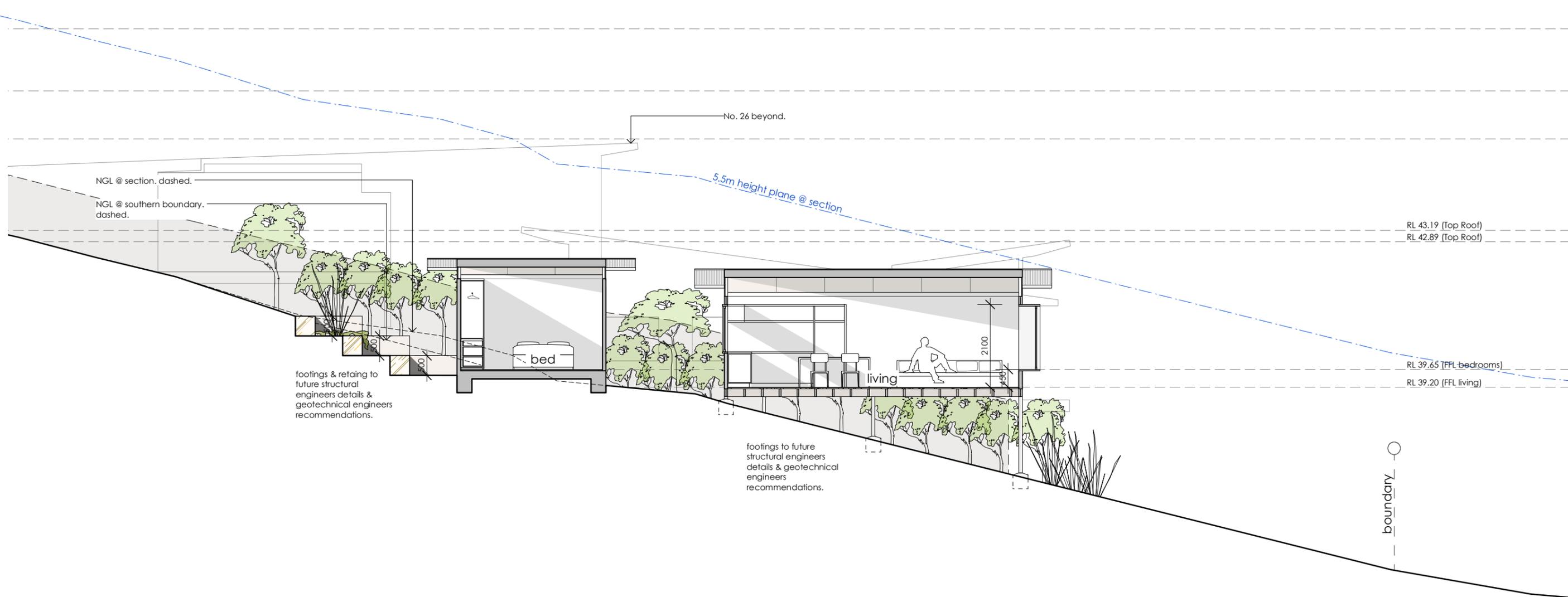
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28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²

PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN												
DRAWING	Sections	<table border="1"> <tr> <td>Tel: 0414 466 665</td> <td>DWG. NO.</td> <td>DA. 15</td> </tr> <tr> <td>Email: andy@andylehman.com.au</td> <td>SCALE</td> <td>1:100@A3</td> </tr> <tr> <td>If in doubt ask.</td> <td>DATE</td> <td>December 2021</td> </tr> <tr> <td></td> <td>ISSUE</td> <td></td> </tr> </table>	Tel: 0414 466 665	DWG. NO.	DA. 15	Email: andy@andylehman.com.au	SCALE	1:100@A3	If in doubt ask.	DATE	December 2021		ISSUE	
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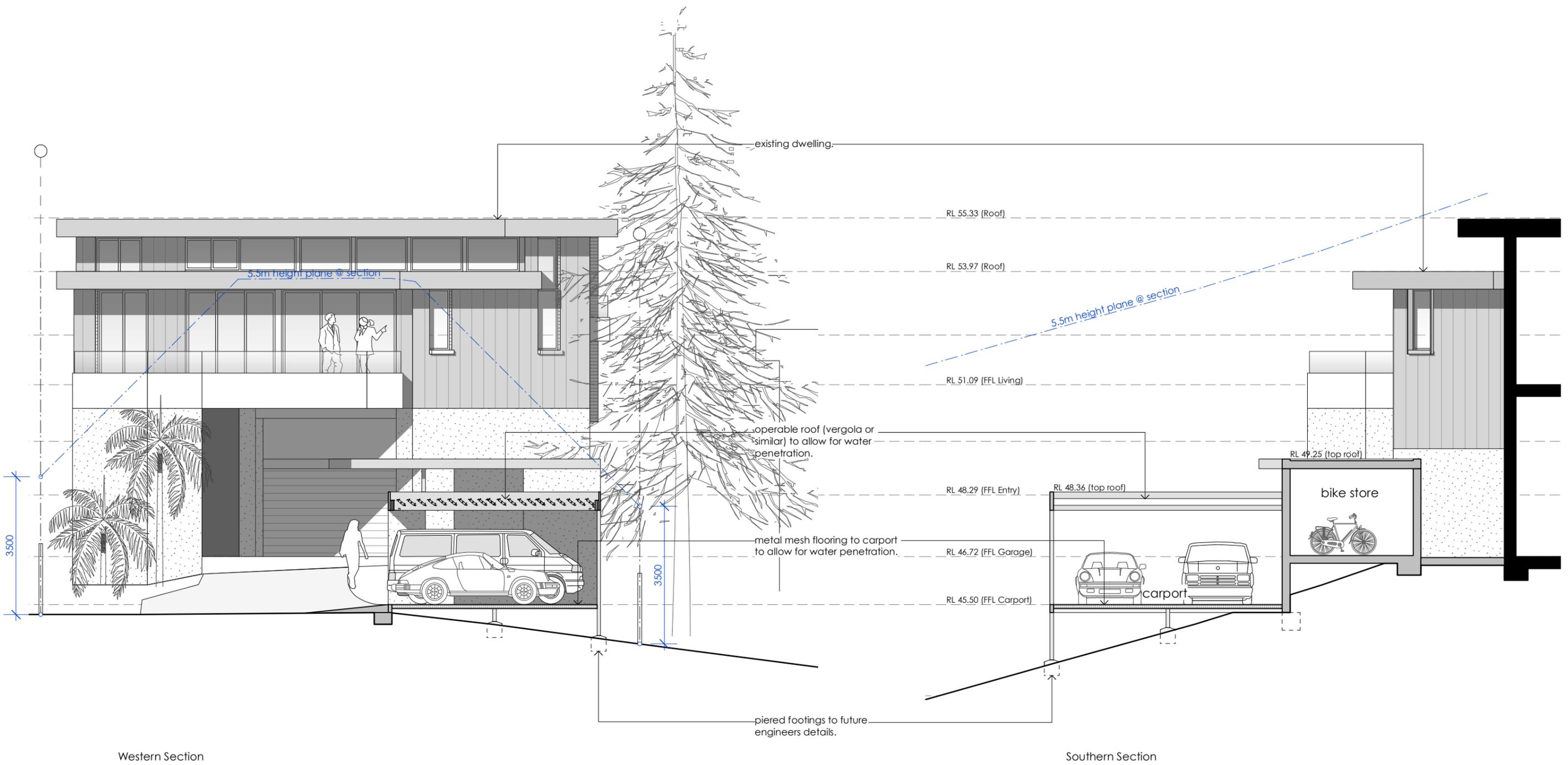
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Matthew Hardyman

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. 16
DRAWING	Proposed Section	Tel. 0414 466 665	SCALE	1:100@A3	DATE
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Western Section

Southern Section

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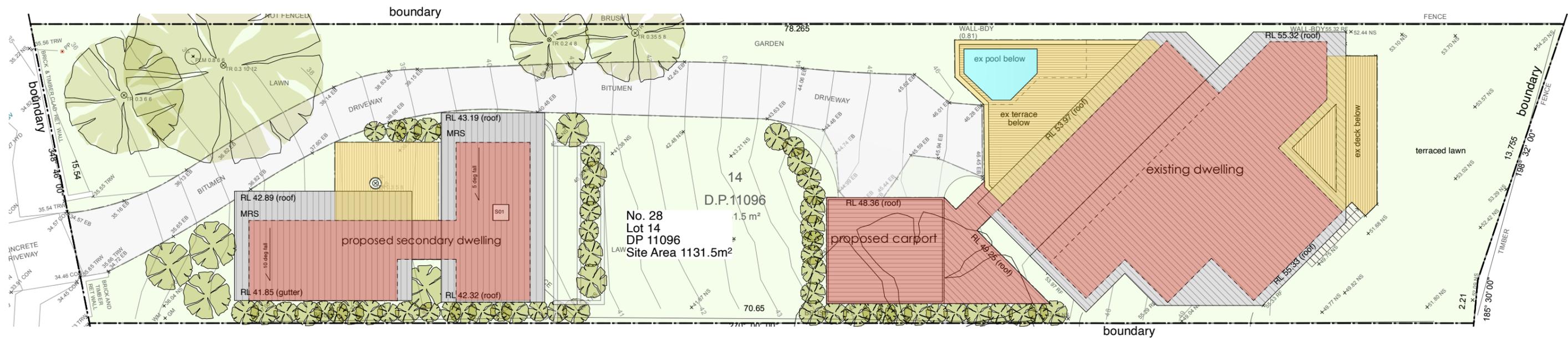
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<p>PROJECT Alterations & Additions</p> <p>DRAWING Proposed Carport Sections</p> <p>NOTES Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.</p>		<p>DWG. NO. DA. 17</p> <p>SCALE 1:100@A3</p> <p>DATE December 2021</p> <p>ISSUE</p>	
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Matthew Hardyman
 28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²

ANDY LEHMAN DESIGN

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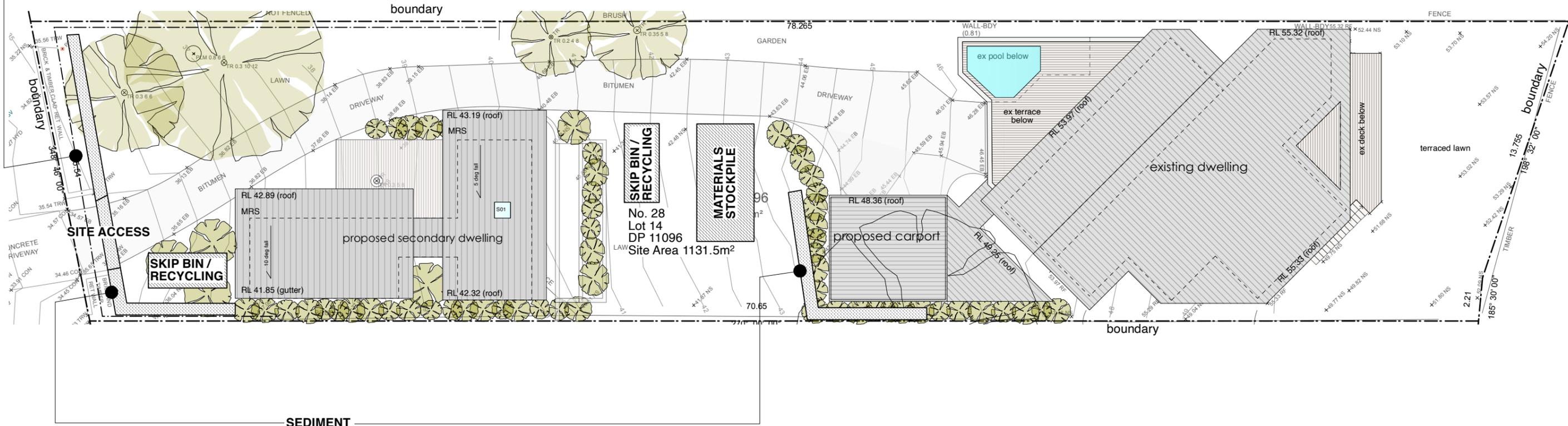
PROPOSED SITE COVERAGE	
Site Area	1131.5m ²
Dwellings, carport/store	263.0m ²
Decks	85.0m ²
Swimming Pool	8.0m ²
Driveway	142.0m ²
Soft Landscaping	(56.0%) 633.5m ²
6% variation	(62.0%) 701.5m ²

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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	Site Coverage	Tel. 0414 466 665	DWG. NO. DA 19
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			ISSUE

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



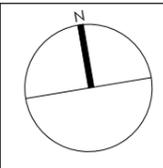
SEDIMENT CONTROL BARRIER

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.



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PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
DRAWING	Sediment & Waste Management Plan	DWG. NO.	DA. 20
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