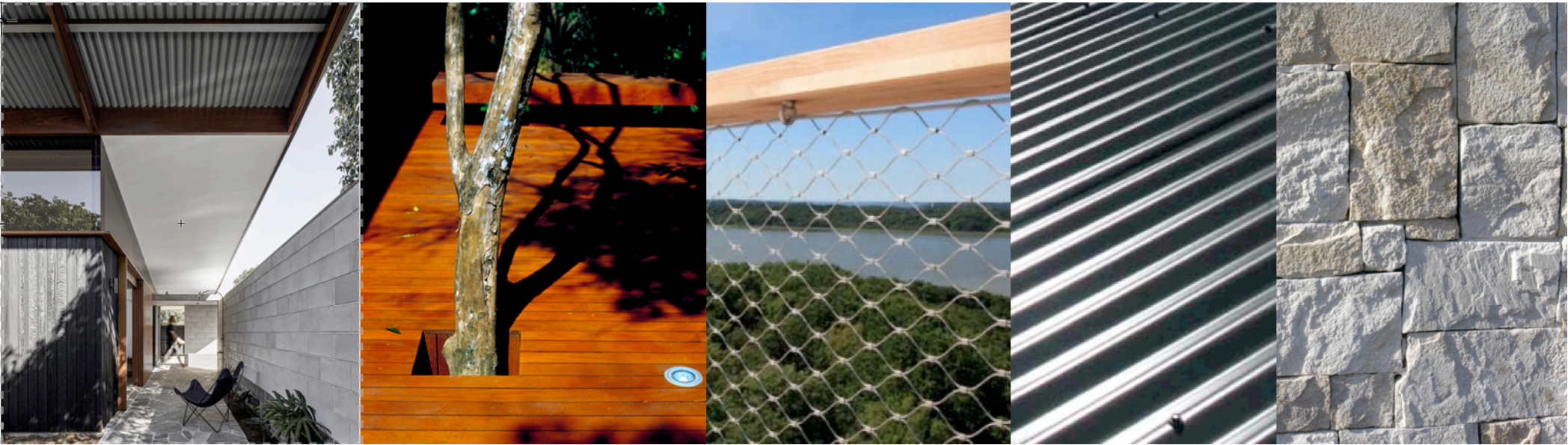


ADDITIONS TO
28 WATKINS ROAD AVALON BEACH NSW 2107

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
DA.05	Existing East Elevation	1:100@A3
DA.06	Existing North Elevation	1:100 & 1:250 @A3
DA.07	Existing South Elevation	1:100 & 1:250 @A3
DA.08	Proposed Site/Roof/Analysis Plan	1:250@A3
DA.09	Proposed Secondary Dwelling Plan (& Landscape Plan)	1:100@A3
DA.10	Proposed Carport Plan (& Landscape Plan)	1:100@A3
DA.11	Proposed West (Street) Elevation	1:100@A3
DA.12	Proposed East Elevation (Secondary Dwelling)	1:100@A3
DA.13	Proposed North Elevation	1:100 & 1:250 @A3
DA.14	Proposed South Elevation	1:100 & 1:250 @A3
DA.15	Proposed Sections (Secondary Dwelling)	1:100@A3
DA.16	Proposed Section (Secondary Dwelling)	1:100@A3
DA.17	Proposed Carport Sections	1:100@A3
DA.18	Concept Stormwater Drainage Plan	1:100@A3
DA.19	Site Coverage	1:200@A3
DA.20	Sediment & Waste Management	1:200@A3
DA.21	Shadows - 9am Winter Solstice	1:250@A3
DA.22	Shadows - 12 noon Winter Solstice	1:250@A3
DA.23	Shadows 3pm - Winter Solstice	1:250@A3

MATERIAL PALETTE




LIGHTWEIGHT CLADDING (LC)

HARDWOOD TIMBER DECKING

BALUSTRADE. (BAL)

WINDSPRAY (OR SIMILAR) (MRS)

MASONRY RETAINING WALLS.



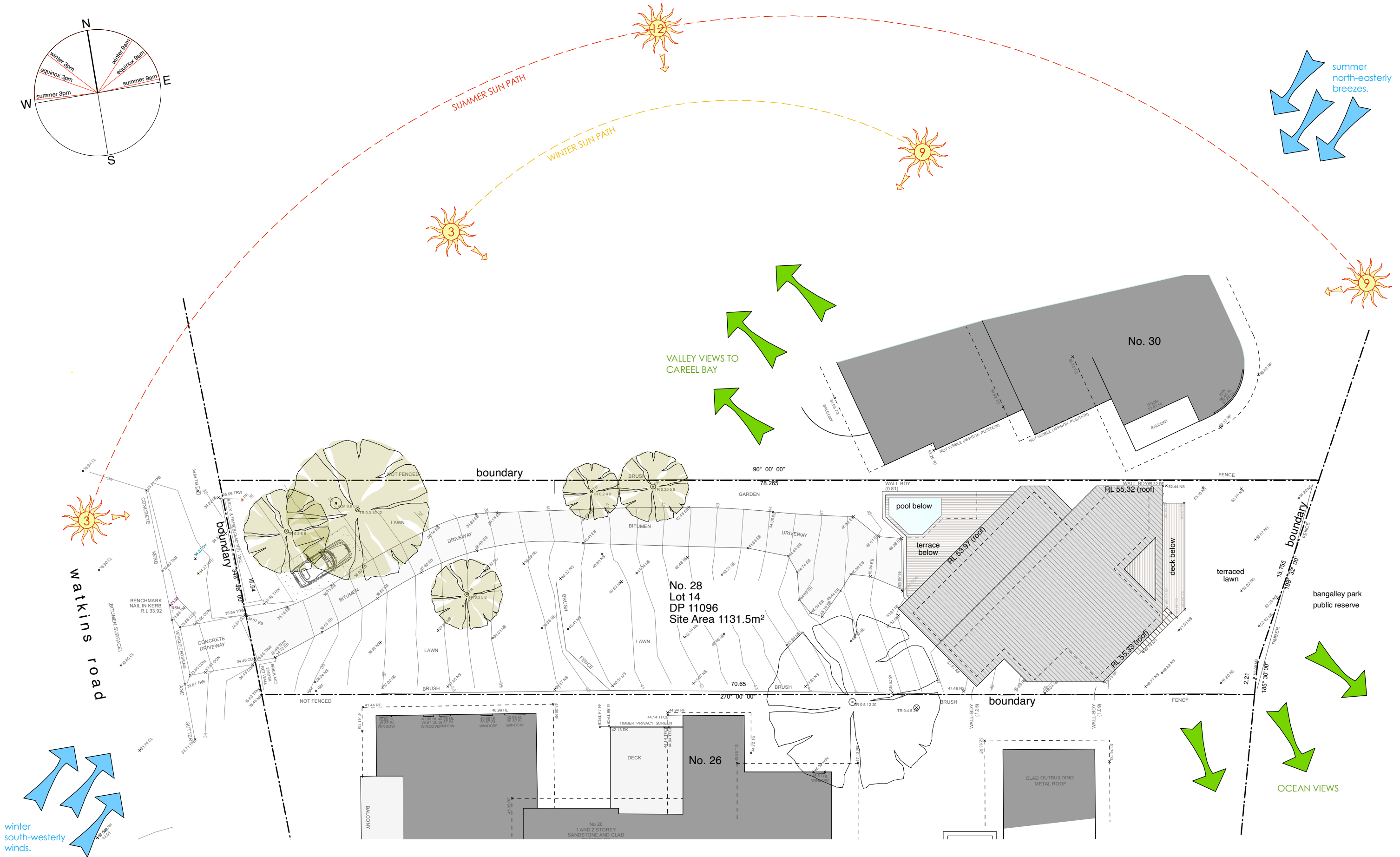
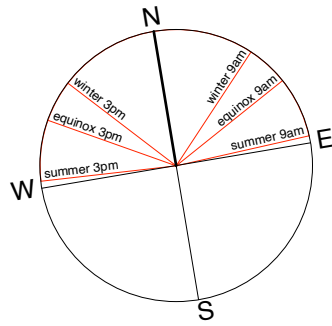
Note:
All footings, slabs, structural beams, etc., to future structural & geotechnical engineers details.
All external materials to comply with the Bushfire Report & AS3959.
Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements.
All wastewater/sewage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

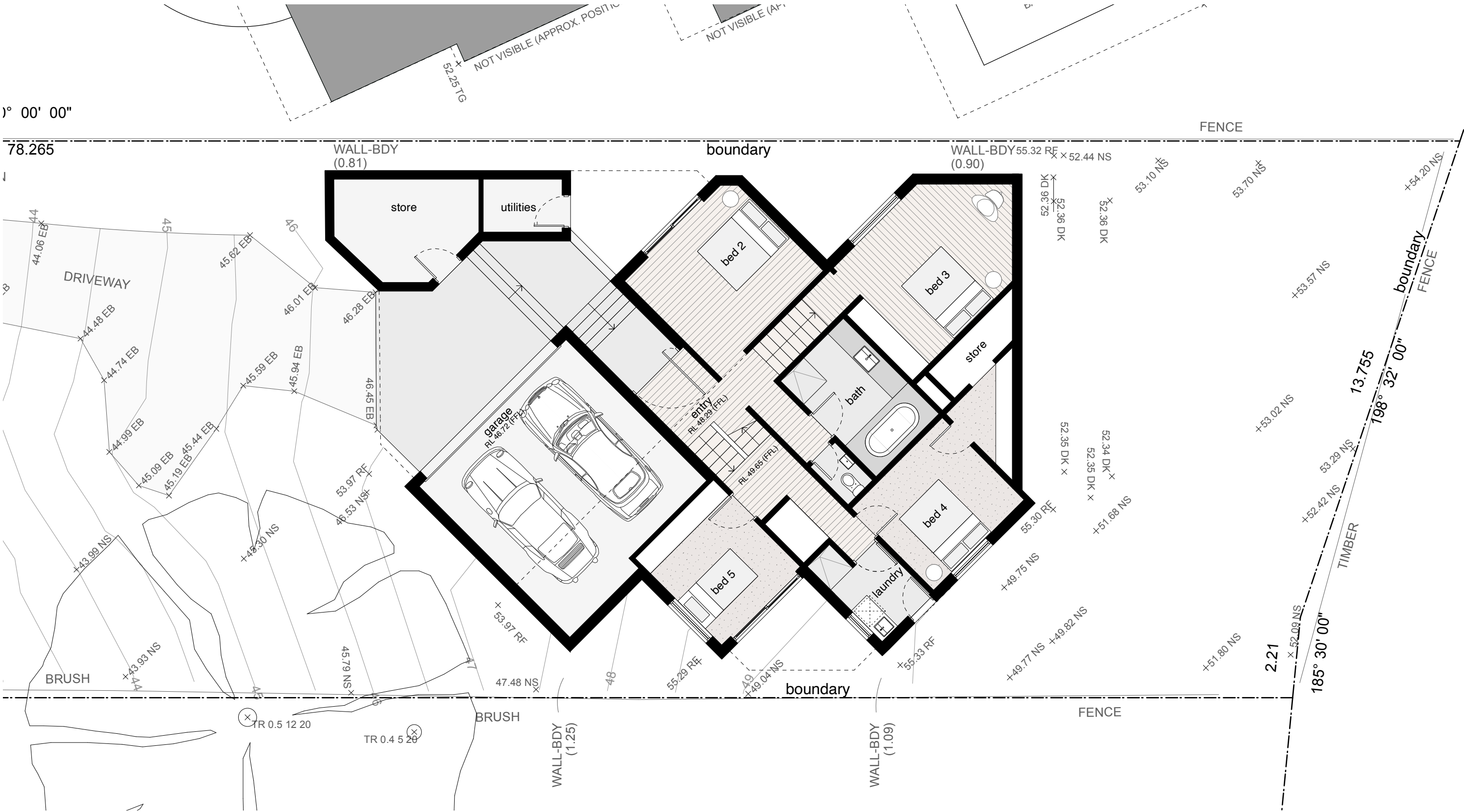
28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²

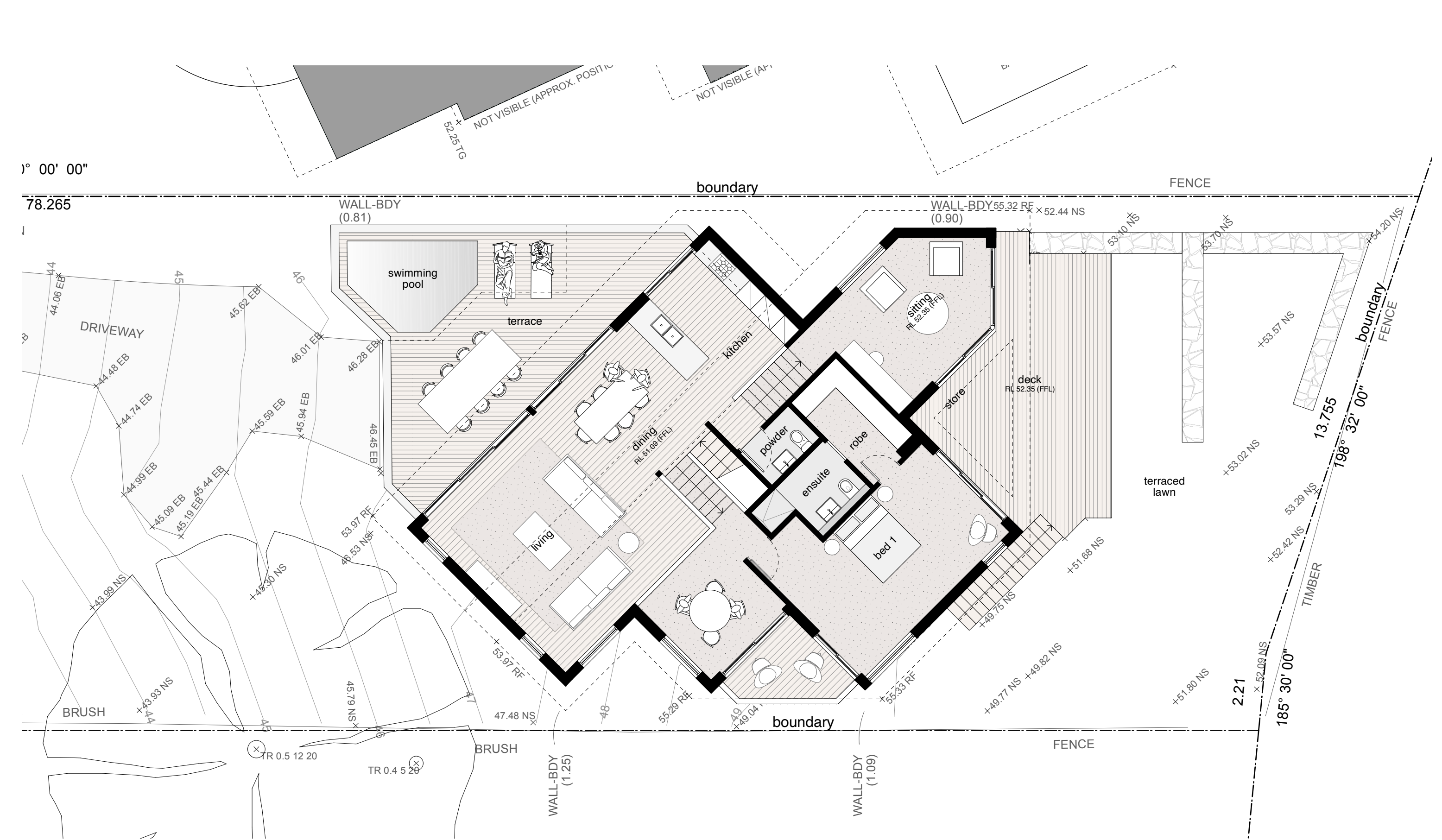
PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DWG. NO.	DA.00	
DRAWING	CONTENTS & MATERIALS		Tel. 0414 466 665		SCALE	NTS
NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.		Email: andy@andylehman.com.au		DATE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

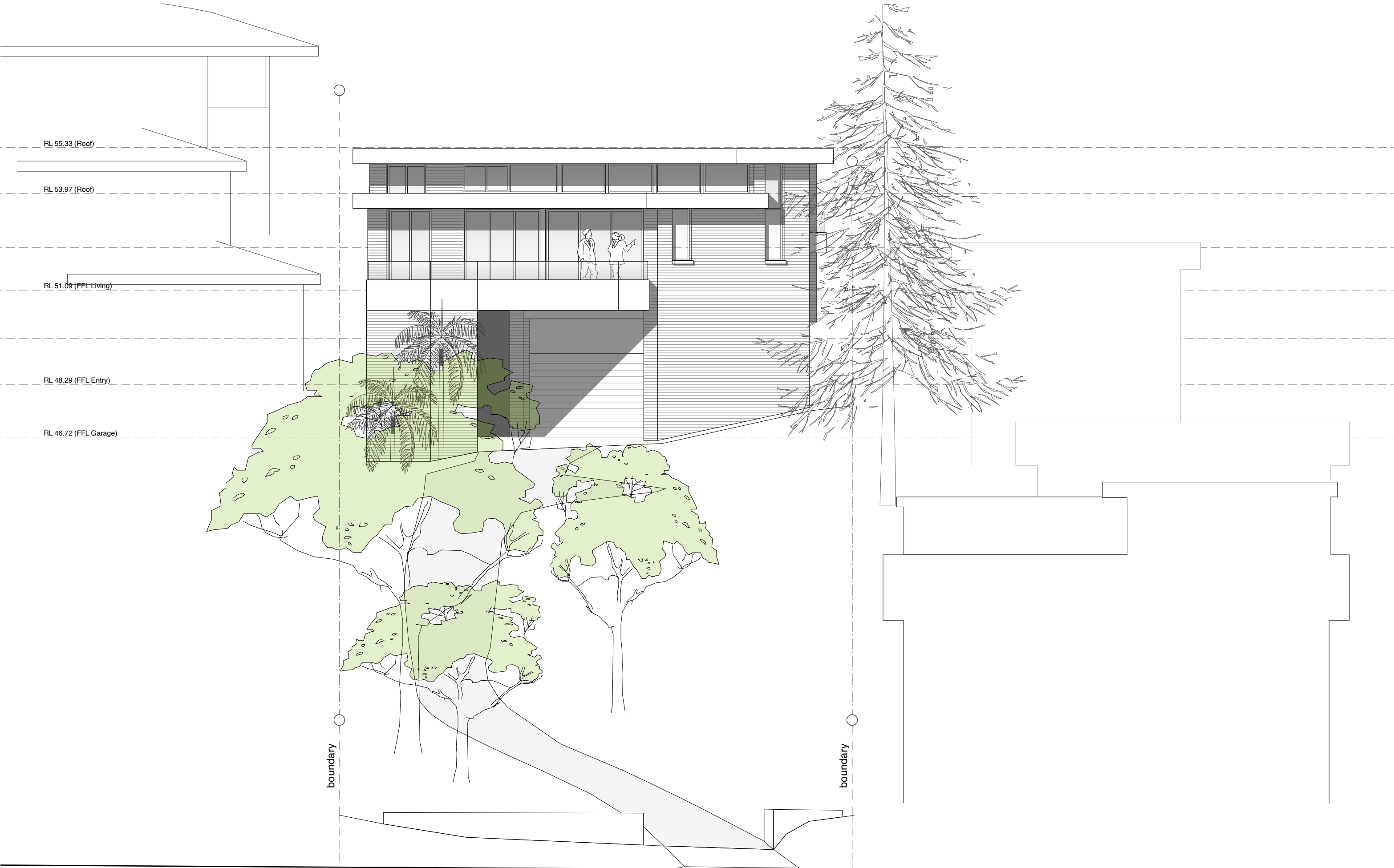


	<p>Note:</p> <p>All footings, slabs, structural beams, etc, to future structural & geotechnical engineers details.</p> <p>All external materials to comply with the Bushfire Report & AS3959.</p> <p>Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements.</p> <p>All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements.</p> <p>All works to comply with all relevant NCC, Building Codes + Council requirements.</p>	<p>MATERIALS:</p> <p>BAL BALUSTRADE</p> <p>CL CLOTHES LINE</p> <p>EX EXISTING</p> <p>FG FIXED GLAZING</p> <p>LC LIGHTWEIGHT CLADDING</p> <p>LW LOUVRE WINDOW</p> <p>M MASONRY</p> <p>MRS METAL ROOF SHEETING</p> <p>NGL NATURAL GROUND LEVEL</p> <p>OB OBSCURE GLAZING</p> <p>SD SMOKE DETECTOR</p> <p>SL SLIDING WINDOW/DOOR</p> <p>TIM TIMBER</p>	<div>Matthew Hardyman</div> <div>28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²</div>
PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
DRAWING	Existing Site Plan	<div>Tel. 0414 466 665</div> <div>Email: andy@andylehman.com.au</div> <div>If in doubt ask.</div>	<div>DWG. NO. DA. 01</div> <div>SCALE 1:250@A3</div> <div>DATE December 2021</div> <div>ISSUE</div>
NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.		

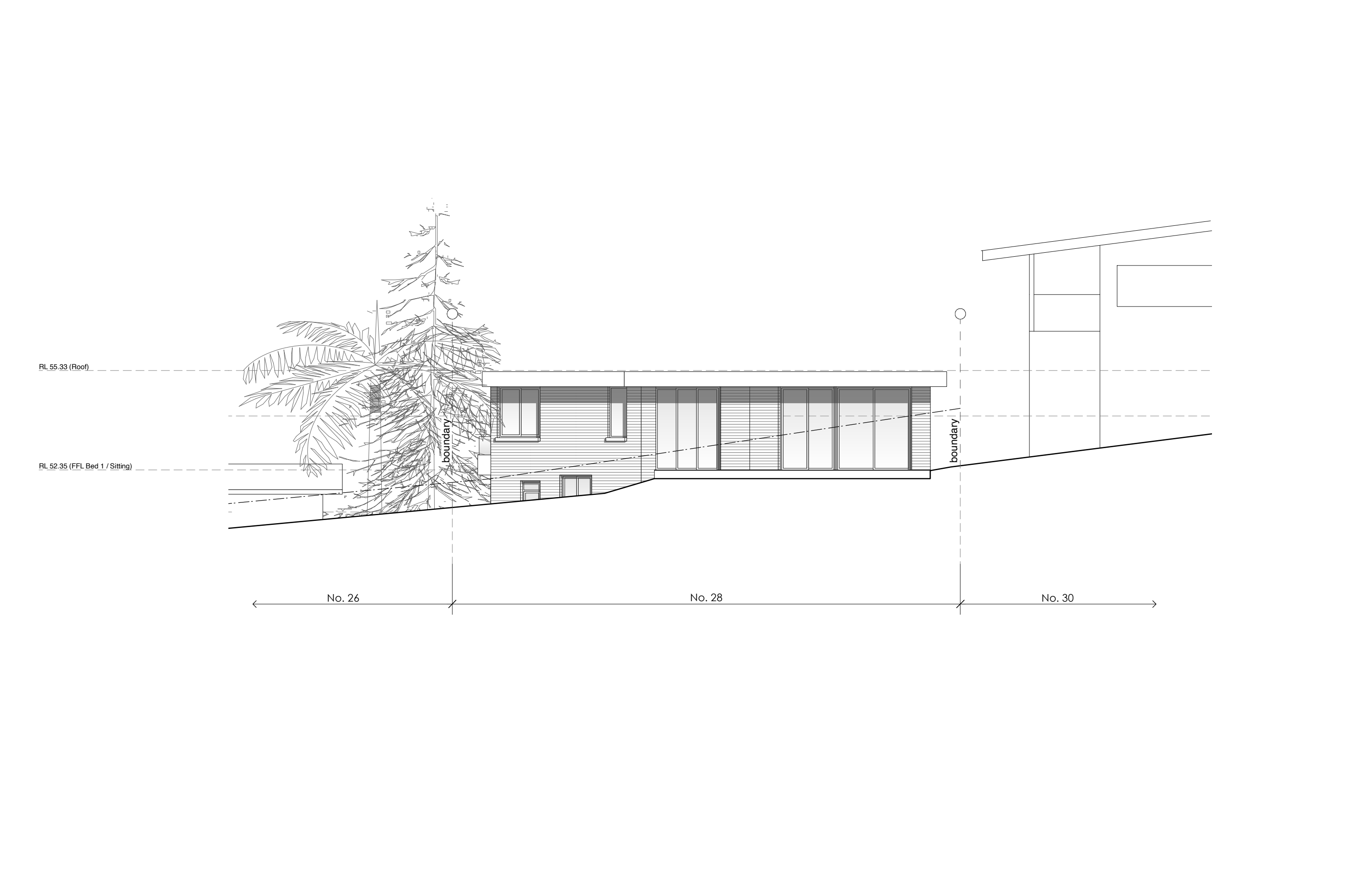
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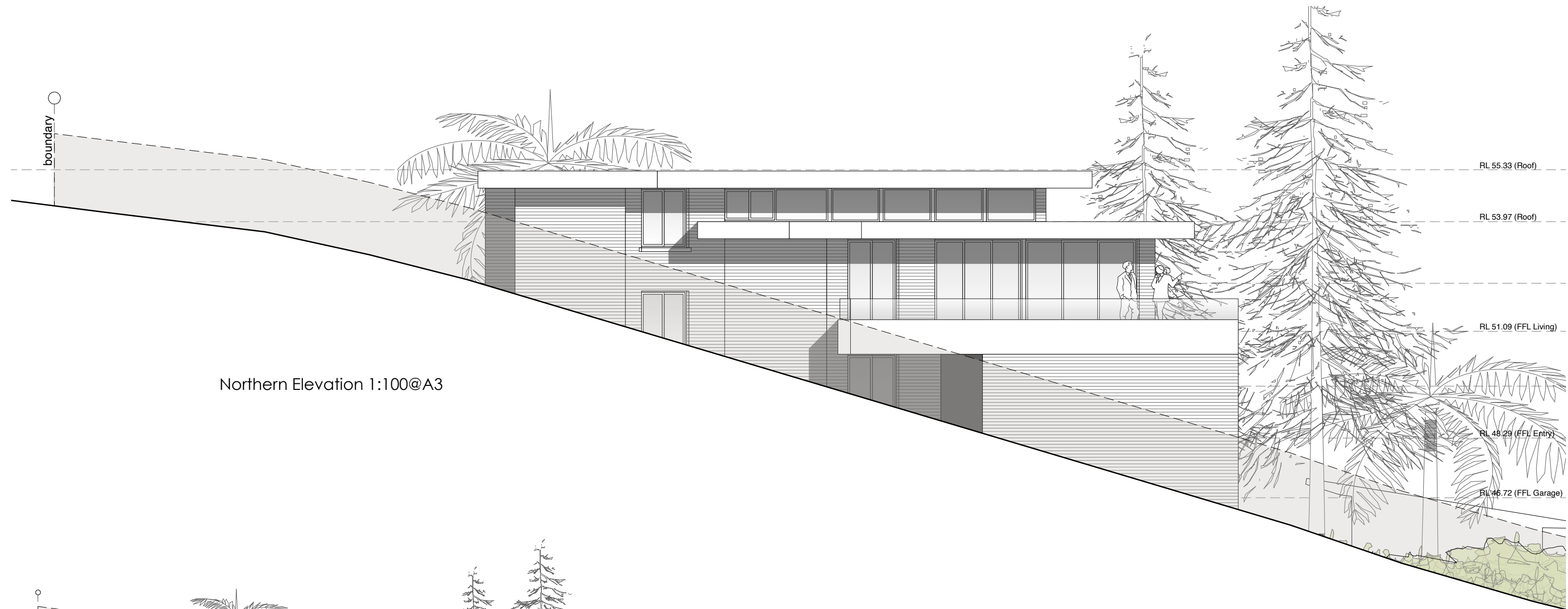




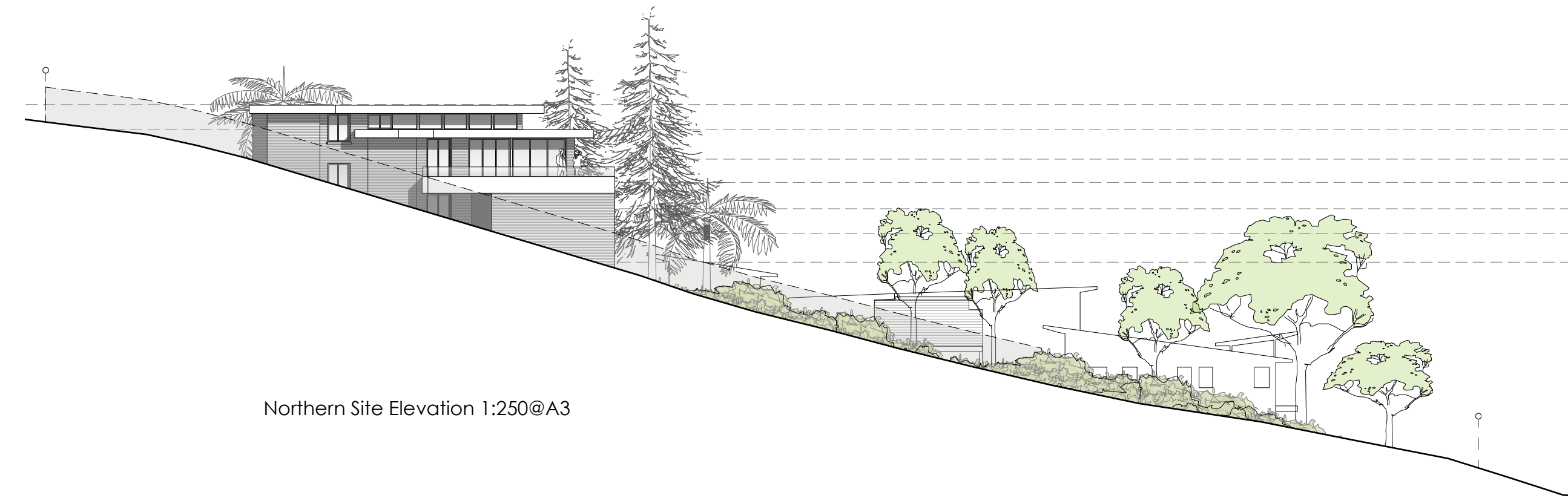
<p>Note: All footings, slabs, structural beams, etc, to future structural & geotechnical engineers details. All external materials to comply with the Bushfire Report & AS3959. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage 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 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.05
			DRAWING	Existing East 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	

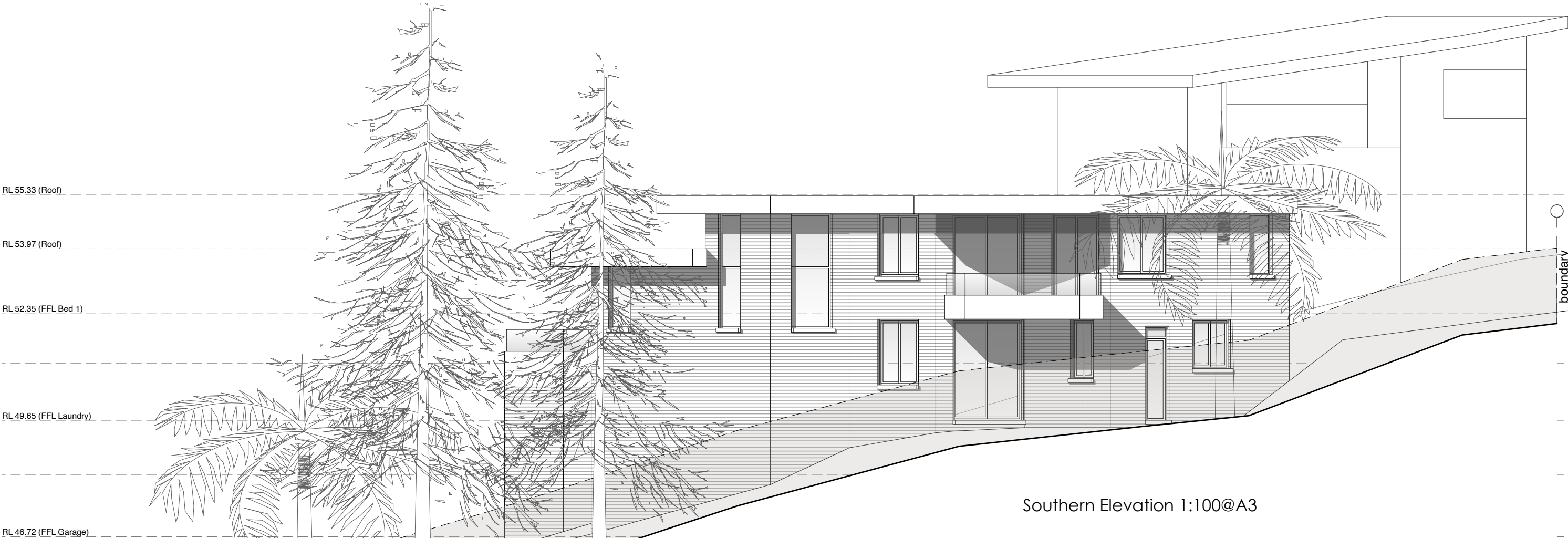


Northern Elevation 1:100@A3

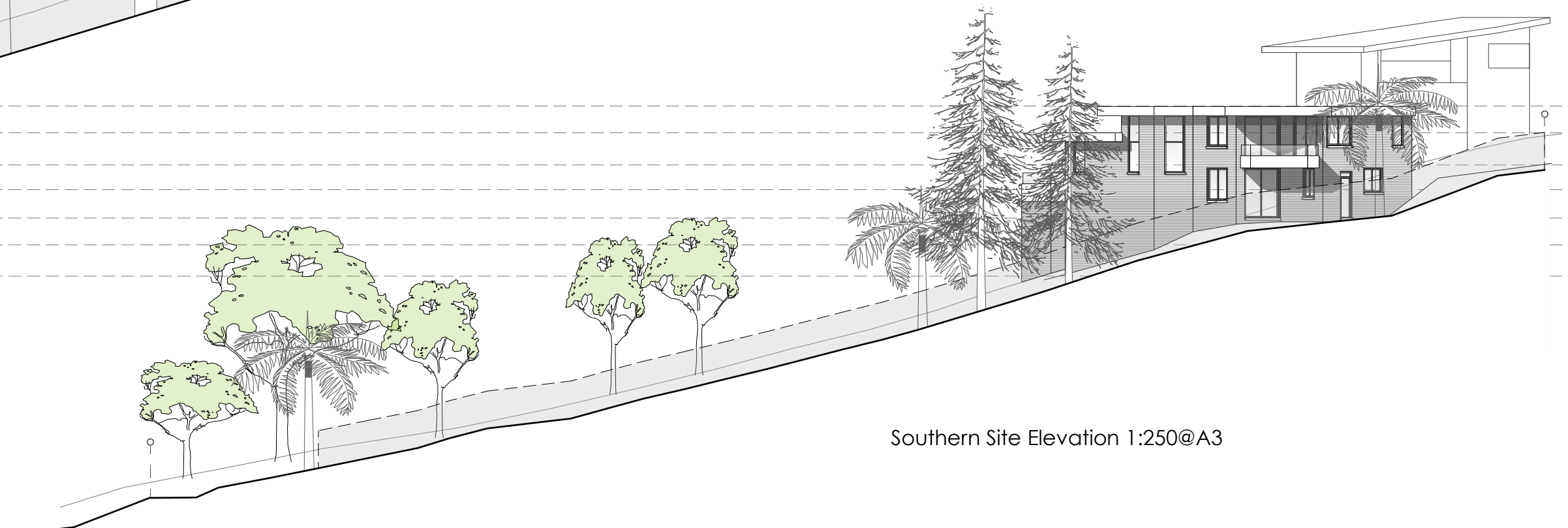


Northern Site Elevation 1:250@A3

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		DWG. NO.	DA.06
		DRAWING	Existing North 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. # in doubt ask.		Email: andy@andylehman.com.au	DATE	December 2021

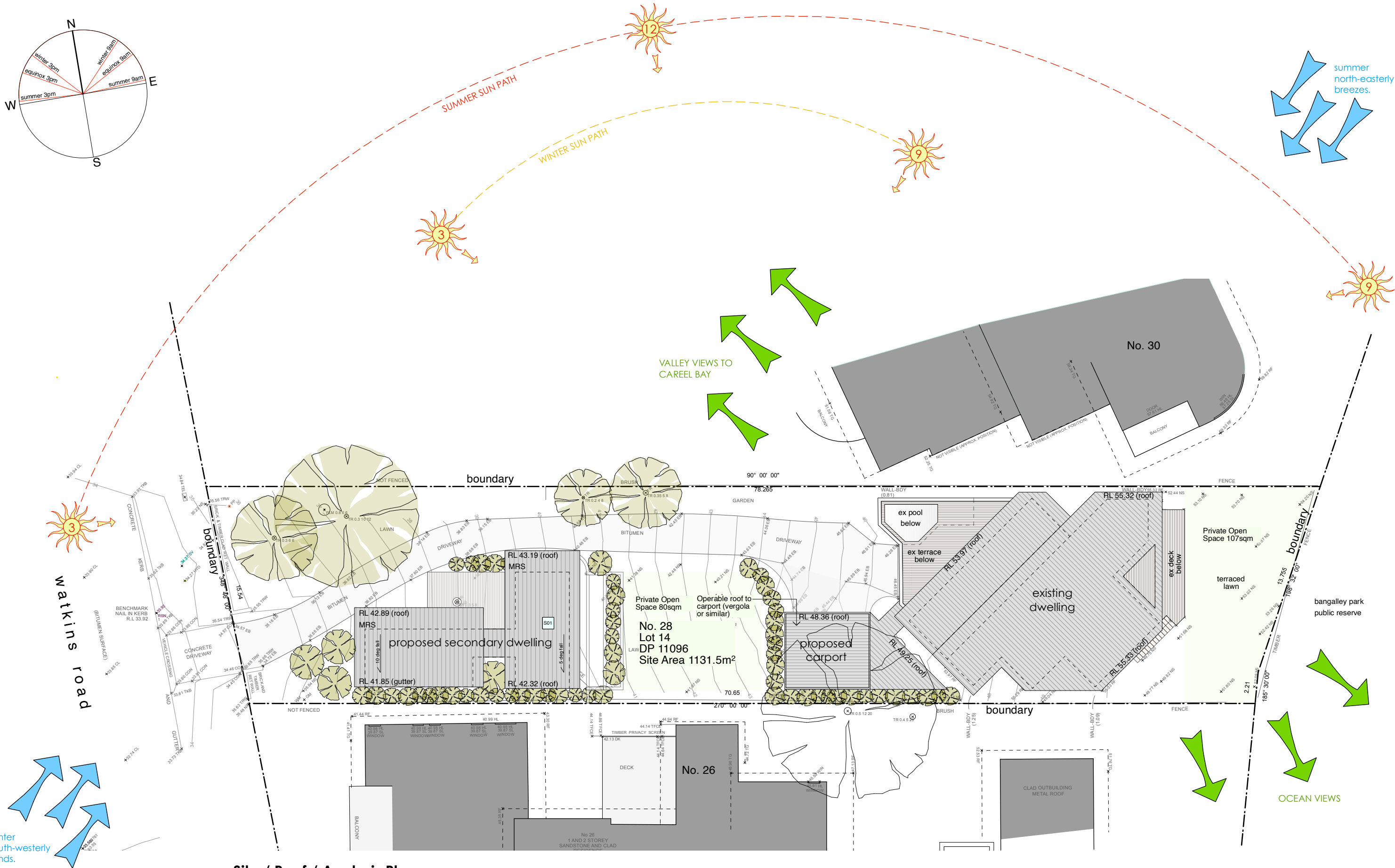


Southern Elevation 1:100@A3



Southern Site Elevation 1:250@A3

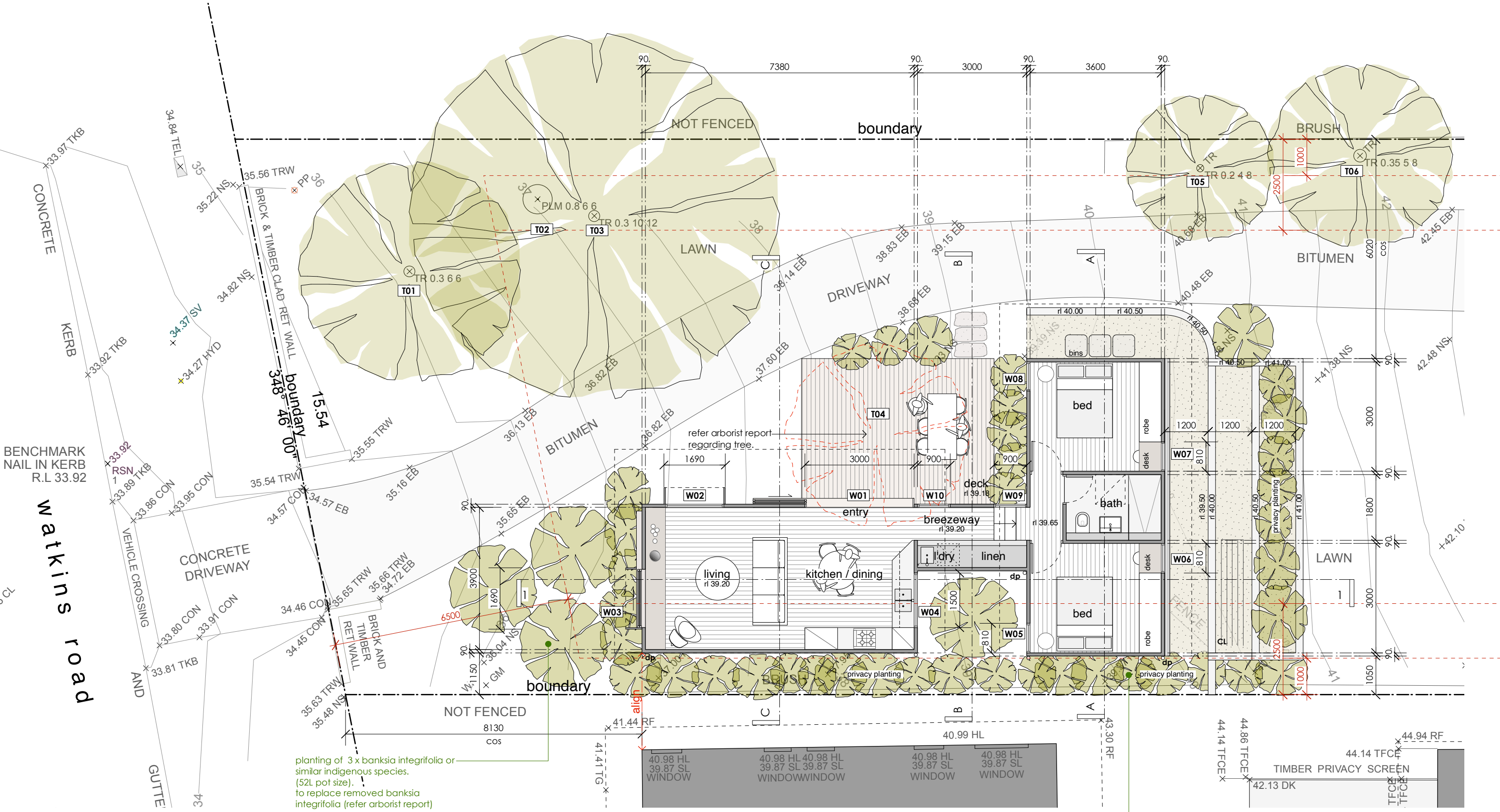
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		PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN
		DRAWING	Existing South Elevation	DWG. NO. DA.07
		NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	SCALE 1:100@A3 Tel. 0414 466 665 Email: andy@andylehman.com.au December 2021



Site / Roof / Analysis Plan

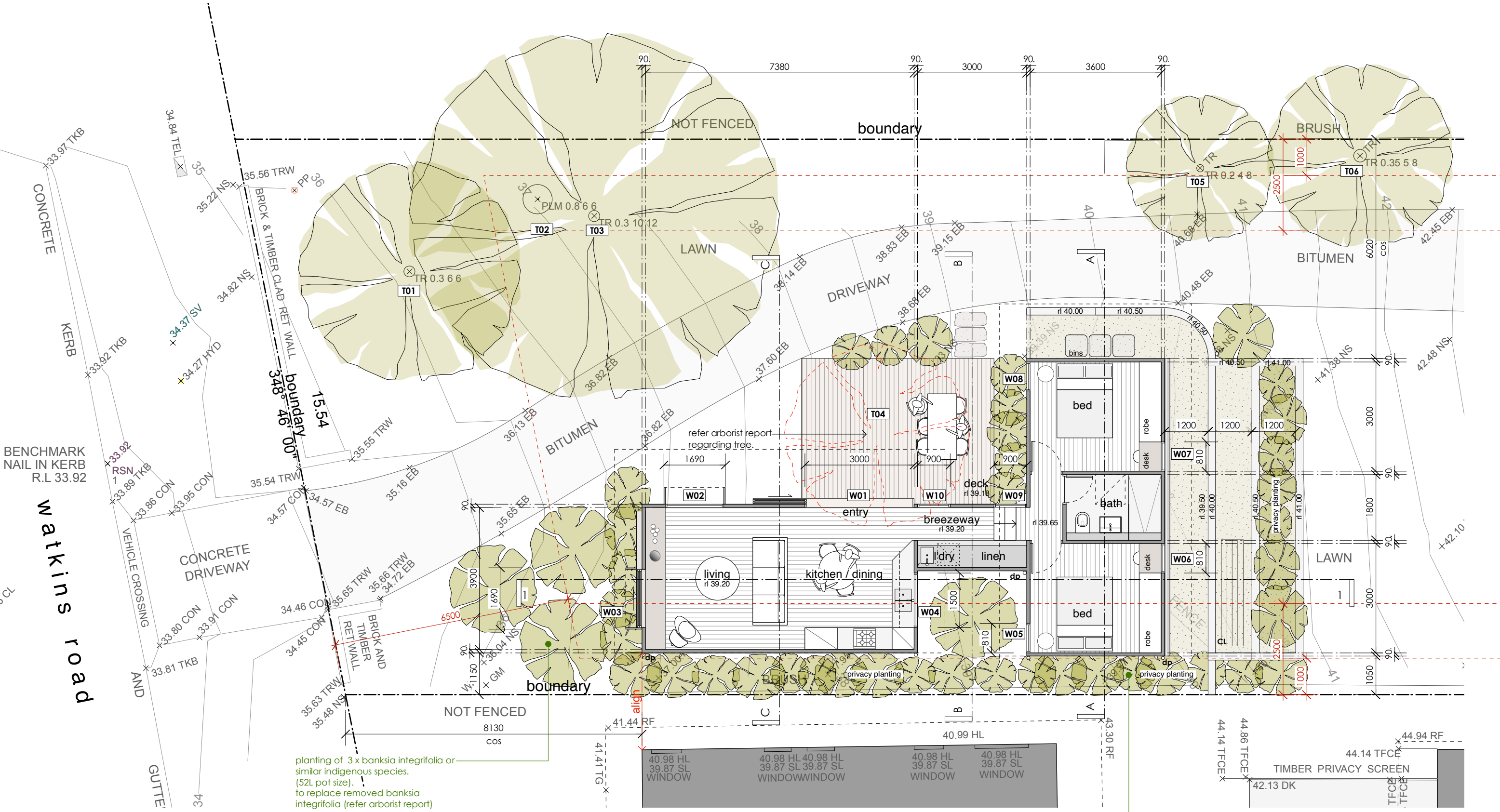
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Secondary Dwelling & Landscape Plan


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

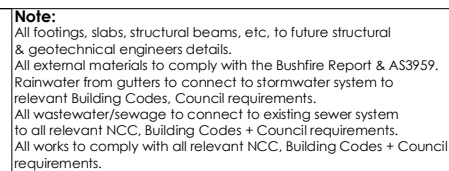


Secondary Dwelling & Landscape Plan

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

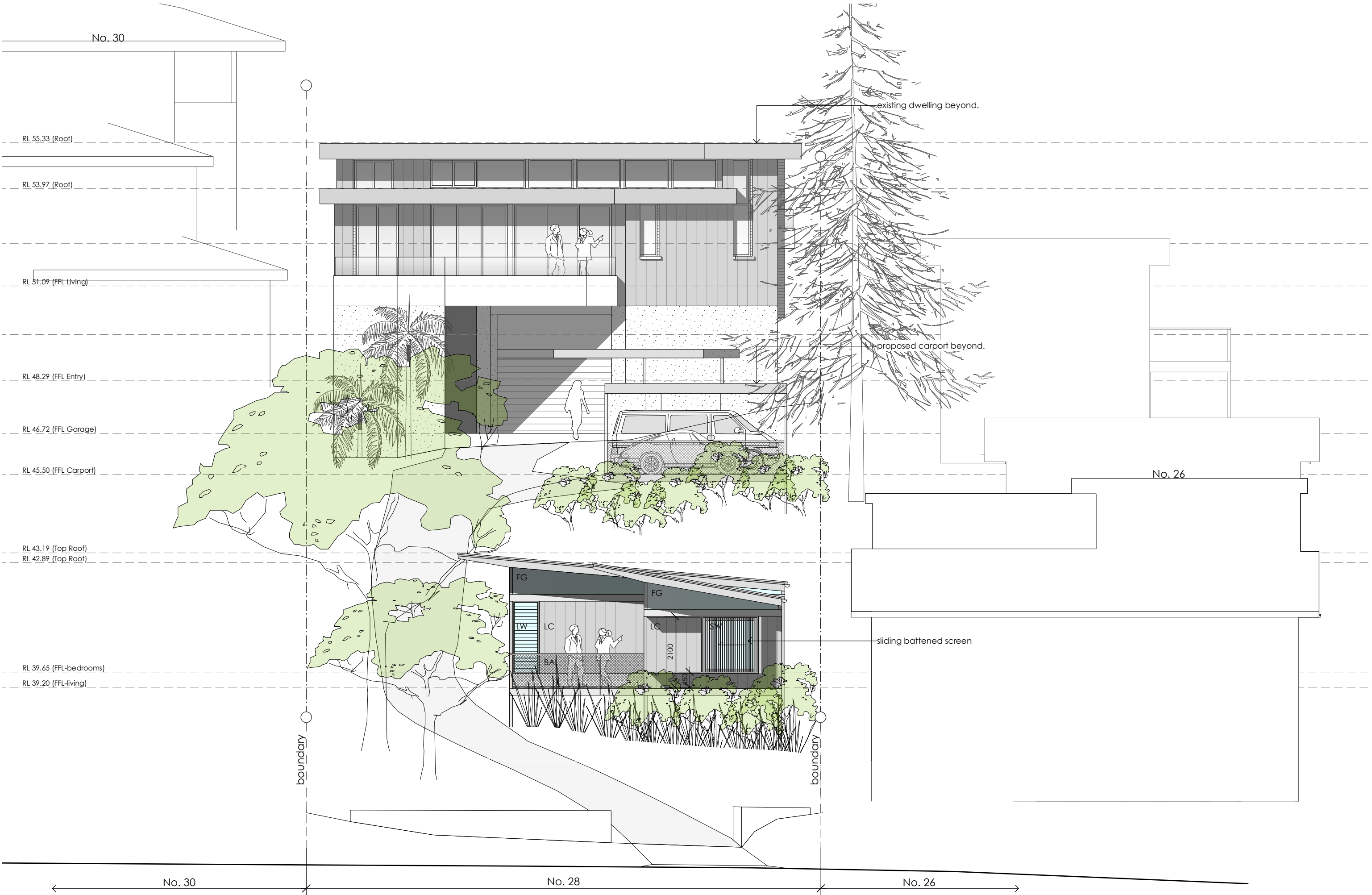
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	<p>Note: All footings, slabs, structural beams, etc., to future structural & geotechnical engineers details. All external materials to comply with the Bushfire Report & AS3959. Rainwater from gutters to connect to stormwater system to relevant Building 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 LOUVER WINDOW M MASONRY MRS METAL ROOF SHEETING NG1 NATURAL GROUND LEVEL OB OBSCURE GLAZING SD SMOKE DETECTOR SL SLIDING WINDOW/DOOR TIM TIMBER</p>	<div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-between;"> <div> <p>PROJECT Alterations & Additions</p> <p>DRAWING Proposed Carport & Landscape Plan</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> </div> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin: 0;">Matthew Hardyman</p> <p style="text-align: center; margin: 0;">28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="border: 1px solid black; padding: 5px; width: 60%;"> <p style="text-align: center; margin: 0;">ANDY LEHMAN DESIGN</p> <p style="font-size: small; margin: 5px 0;">Tel: 0414 466 665</p> <p style="font-size: small; margin: 0;">Email: andy@andylehman.com.au</p> <p style="font-size: x-small; margin: 0;">If in doubt ask.</p> </div> <div style="border: 1px solid black; padding: 5px; width: 35%;"> <p style="font-size: x-small; margin: 0;">DWG. NO.</p> <p style="font-size: x-small; margin: 0;">SCALE</p> <p style="font-size: x-small; margin: 0;">DATE</p> <p style="font-size: x-small; margin: 0;">ISSUE</p> </div> </div> </div>

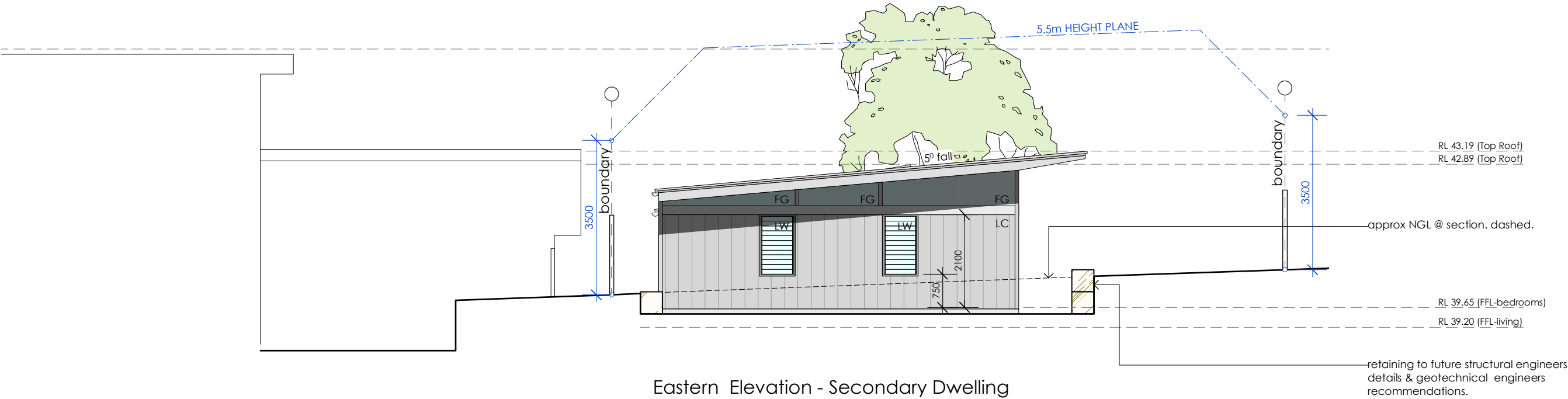
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MATERIALS:	
BAL	BALUSTRADE
CL	CLOTHES LINE
EX	EXISTING
FG	FIXED GLAZING
LC	LIGHTWEIGHT CLADDING
LW	LOUVER WINDOW
M	MASONRY
MRS	METAL ROOF SHEETING
NGL	NATURAL GROUND LEVEL
OB	OBSCURE GLAZING
SD	SMOKE DETECTOR
SL	SLIDING WINDOW/DOOR
TIM	TIMBER

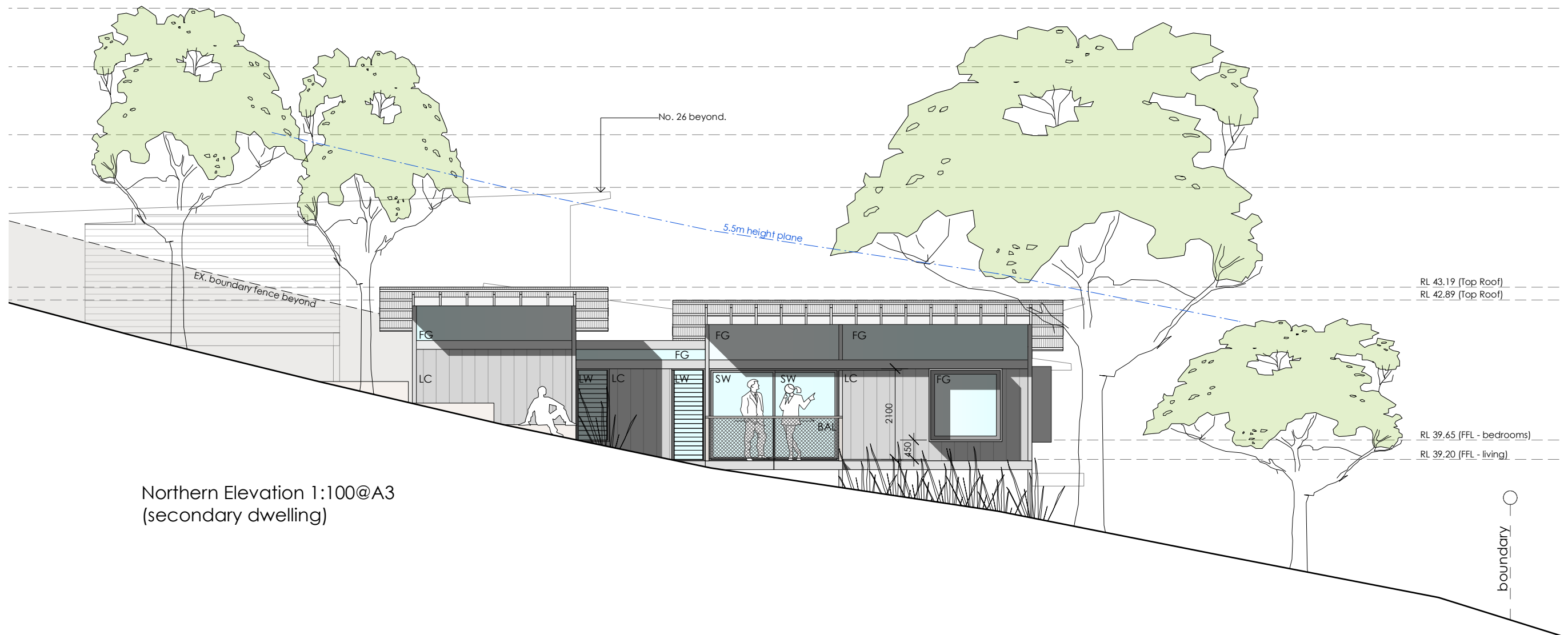
	Matthew Hardyman 28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m ²			
PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DWG. NO. DA. 10 SCALE 1:100 @A3 DATE December 2021
DRAWING	Proposed Carport & Landscape Plan	Tel: 0414 466 665 Email: andy@andylehman.com.au		
NOTES	Please 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.	ISSUE		



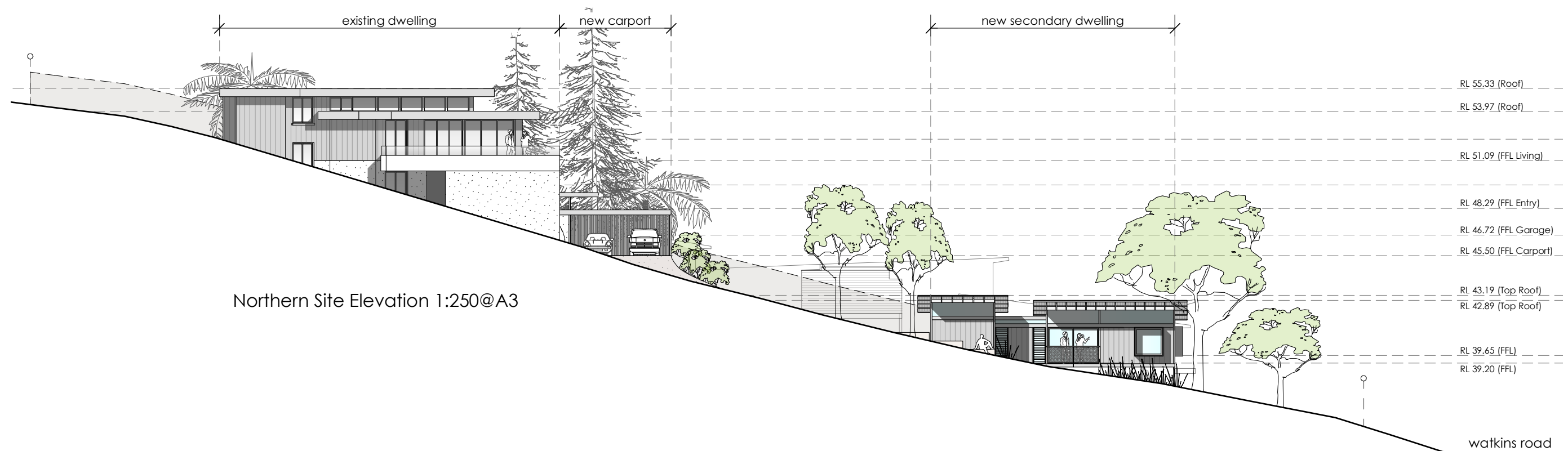
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		PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DWG. NO.	DA. 11
		DRAWING	Proposed Western (Street) Elevation	Tel. 0414 466 665		SCALE	1:100@A3
		NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	Email: andy@andylehman.com.au		DATE	December 2021
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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	Proposed Eastern Elevation	Tel. 0414 466 665 Email: andy@andylehman.com.au	DWG. NO. DA.12 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



Northern Elevation 1:100@A3
(secondary dwelling)



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.
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MATERIALS:
BAL BALUSTRADE
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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 Proposed Northern Elevation

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

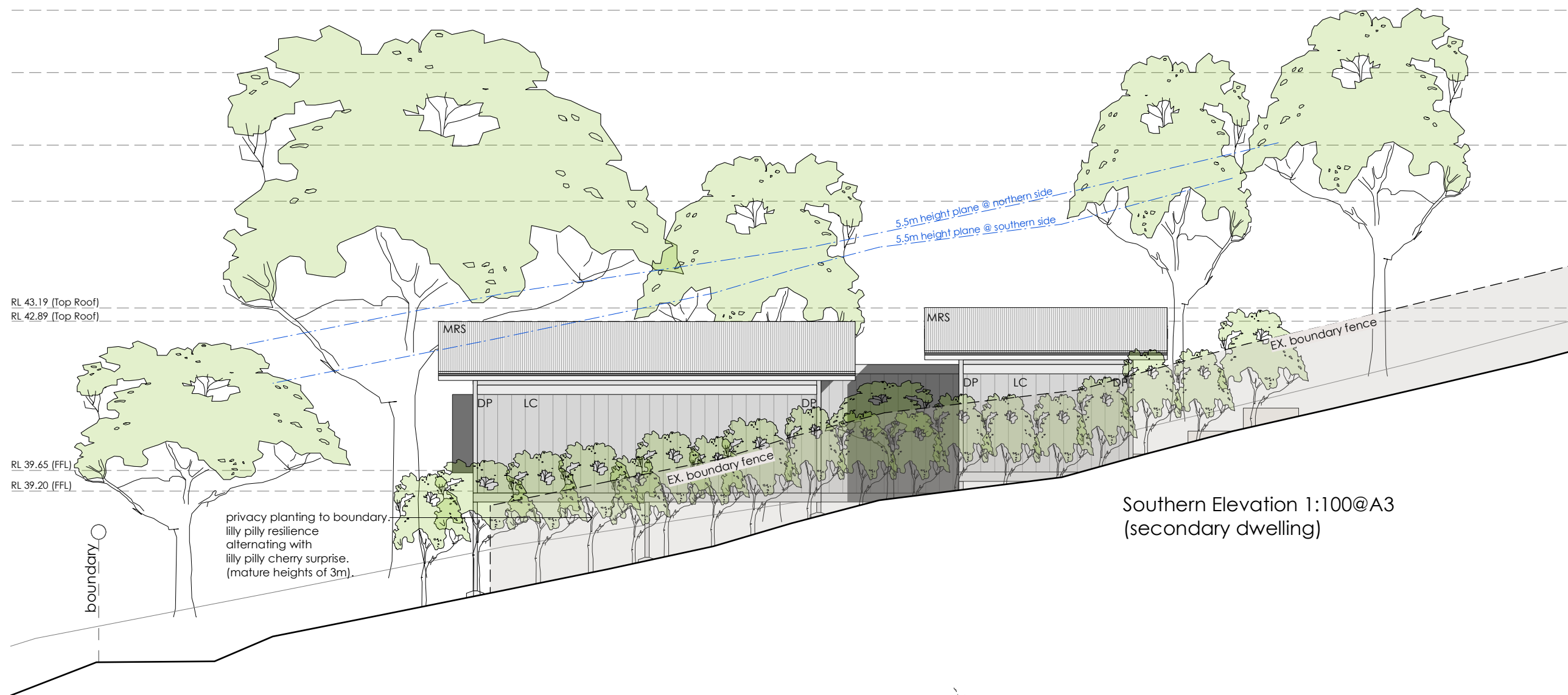
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DWG. NO. DA. 13

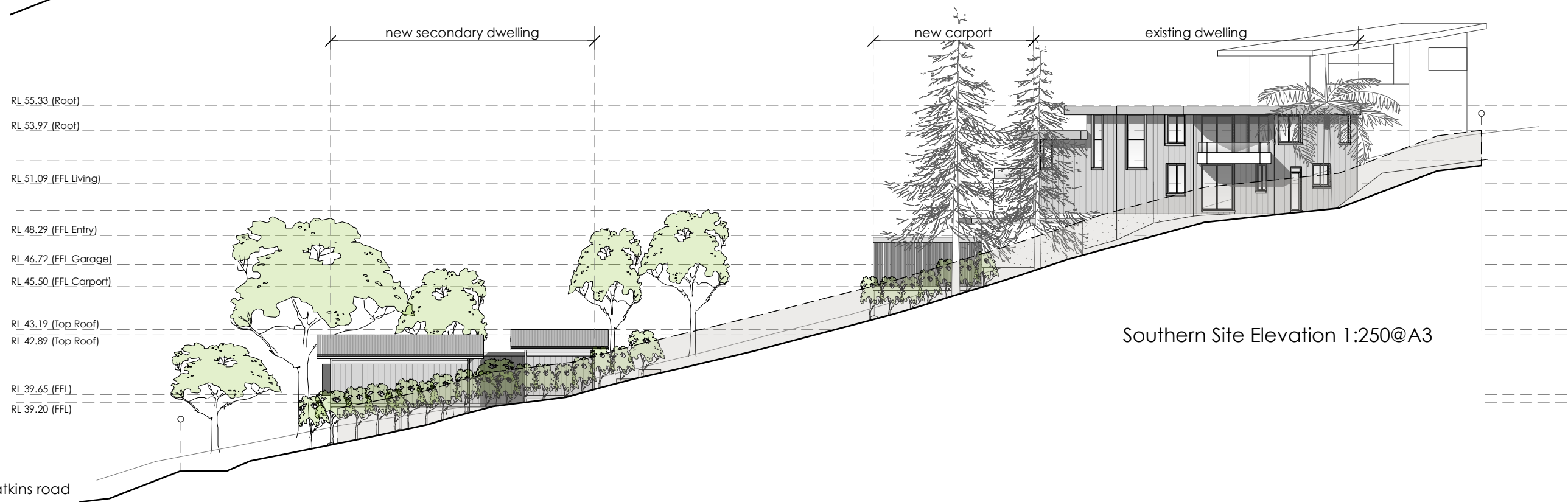
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DATE December 2021

ISSUE

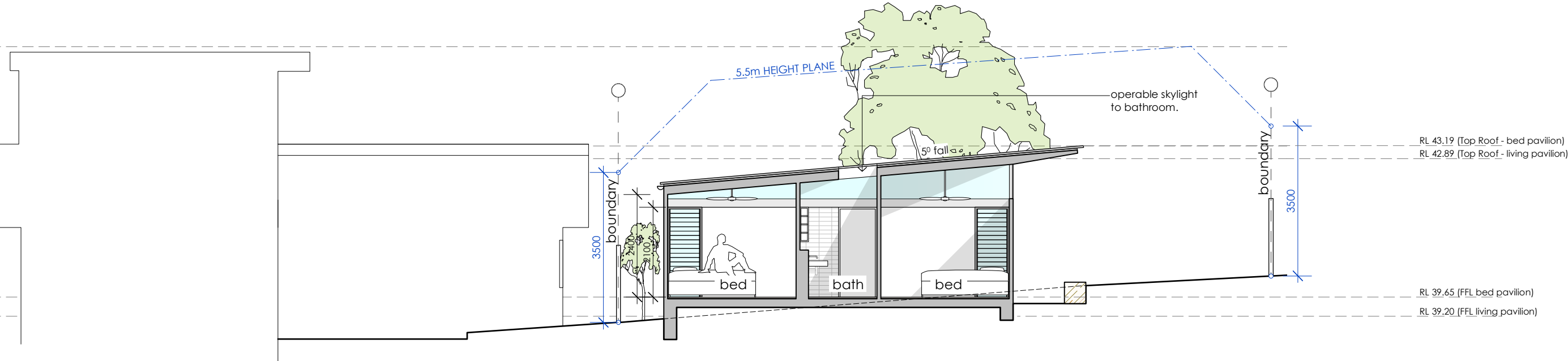


Southern Elevation 1:100@A3
(secondary dwelling)

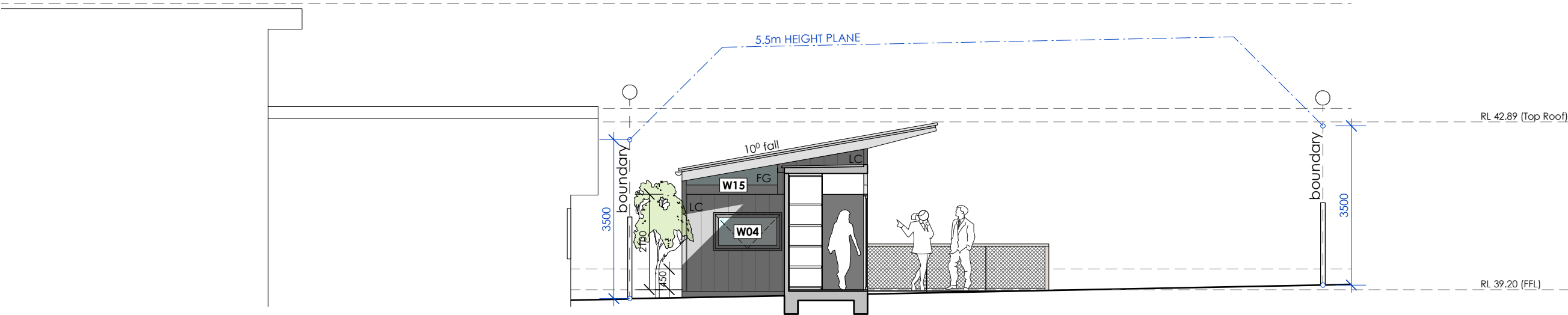


Southern Site Elevation 1:250@A3

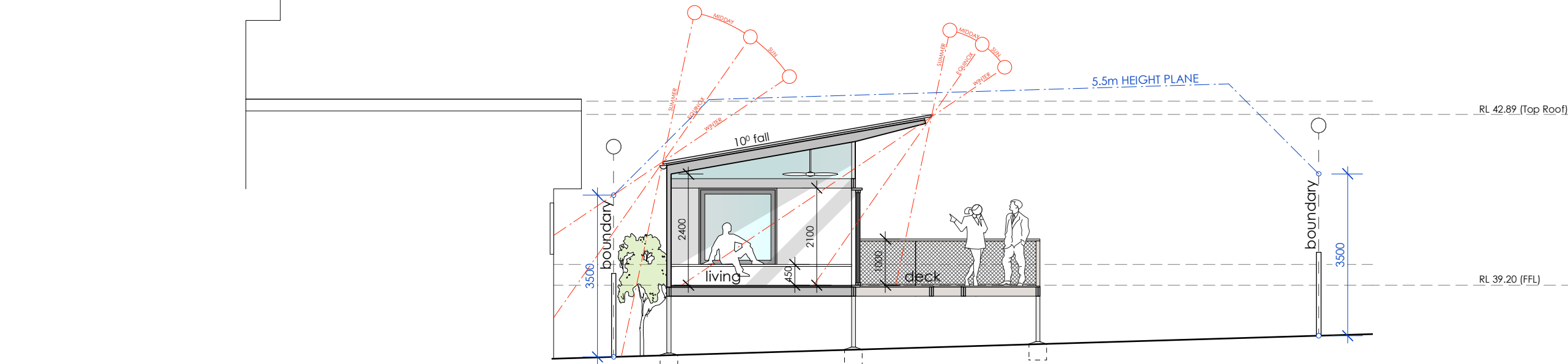
Note: All footings, slabs, structural beams, etc., to future structural & geotechnical engineers details. All external materials to comply with the Bushfire Report & AS3959. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage 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. 14
	DRAWING	Proposed Southern 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.		DATE December 2021	
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Section AA



Section BB



Section CC

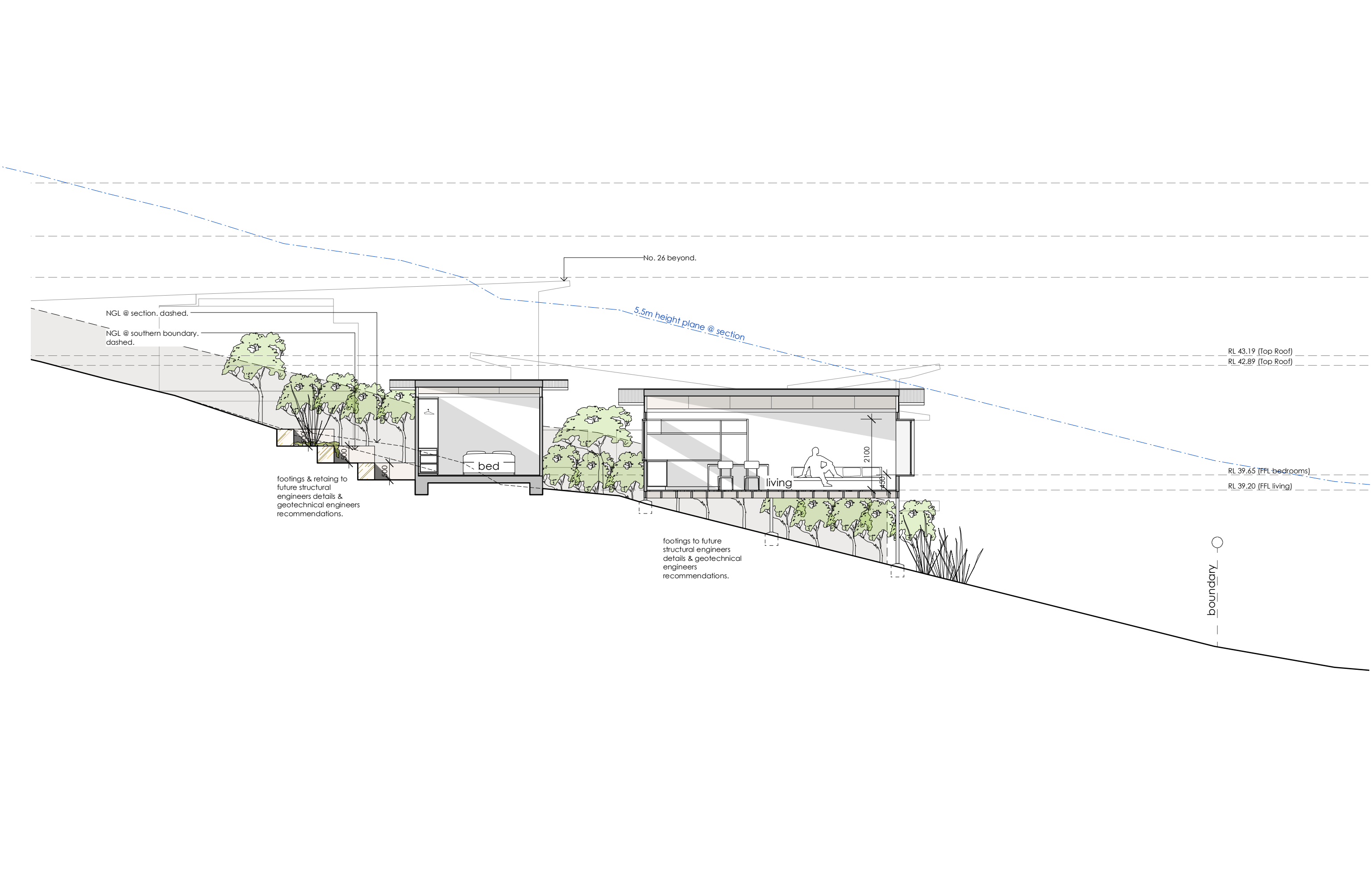
Note:
All footings, slabs, structural beams, etc., to future structural & geotechnical engineers details.
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MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL
OB OBSCURE GLAZING
SD SMOKE DETECTOR
SL SLIDING WINDOW/DOOR
TIM TIMBER

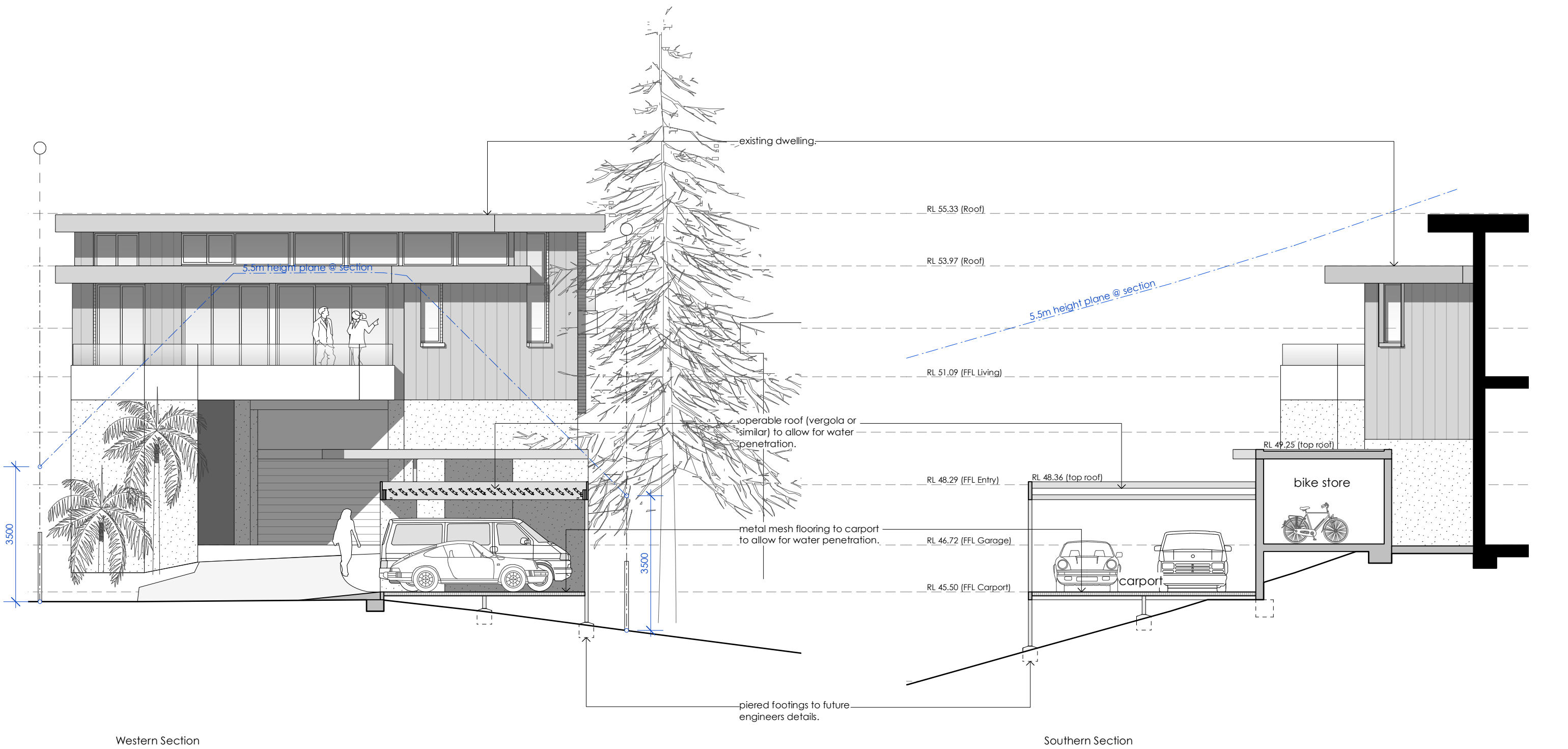
Matthew Hardyman

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

PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
DRAWING	Sections	Tel. 0414 466 665	DWG. NO. DA. 15
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
		If in doubt ask.	DATE December 2021
			ISSUE



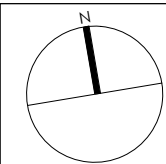
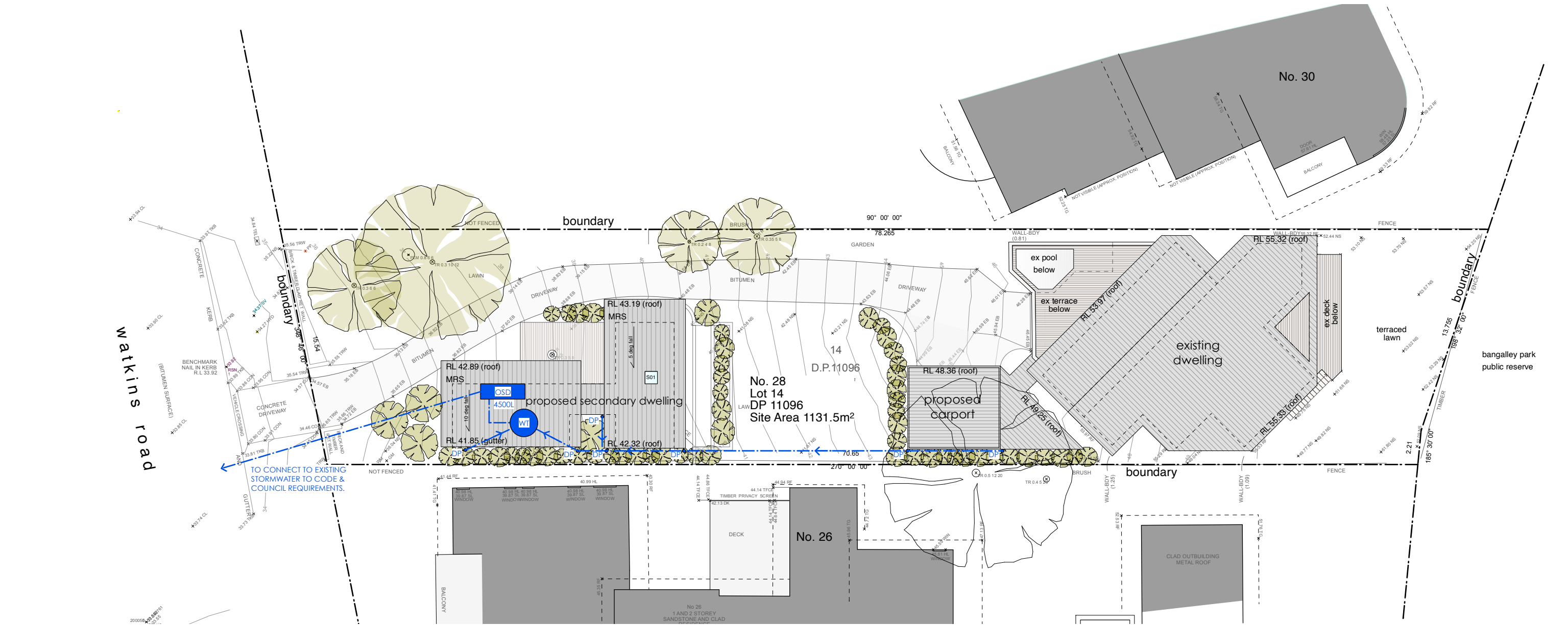
Note: All footings, slabs, structural beams, etc., to future structural & geotechnical engineers details. All external materials to comply with the Bushfire Report & AS3959. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage 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	Proposed Section	Tel. 0414 466 665 Email: andy@andylehman.com.au	DWG. NO. SCALE DATE ISSUE
		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 1:100@A3 December 2021	



Western Section

Southern Section

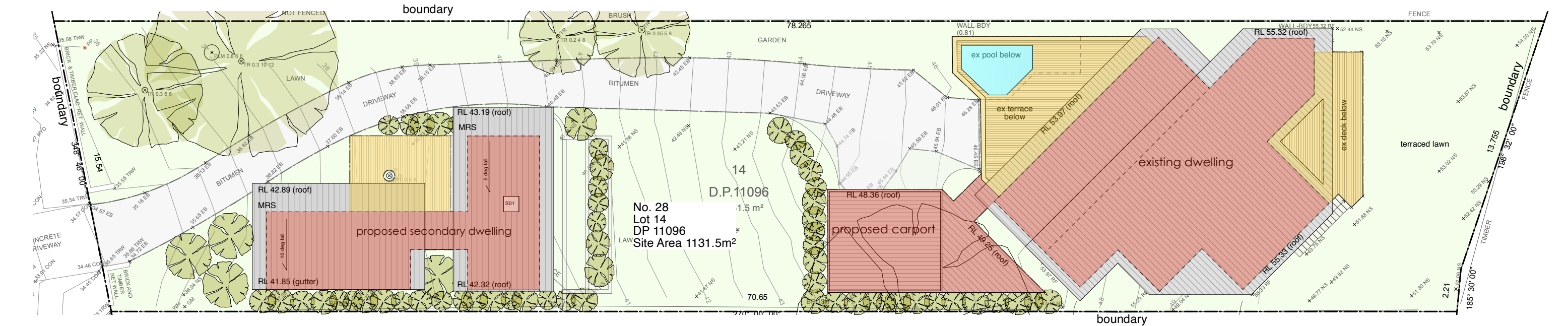
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		PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
		DRAWING	Proposed Carport Sections	Tel. 0414 466 665	DWG. NO. DA. 17
		NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings. If in doubt ask.	Email: andy@andylehman.com.au	SCALE 1:100@A3
				DATE December 2021	ISSUE



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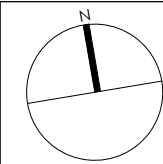
MATERIALS:
BAL BALUSTRADE
CL CLOTHES LINE
EX EXISTING
FG FIXED GLAZING
LC LIGHTWEIGHT CLADDING
LW LOUVRE WINDOW
M MASONRY
MRS METAL ROOF SHEETING
NCL NATURAL GROUND LEVEL
OB OBSCURE GLAZING
SD SMOKE DETECTOR
SL SLIDING WINDOW/DOOR
TIM TIMBER

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	Concept Stormwater Drainage Plan	DWG. NO.	DA. 18
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		Email: andy@andylehman.com.au	DATE December 2021
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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



Note:
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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	Site Coverage		
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DA. 19

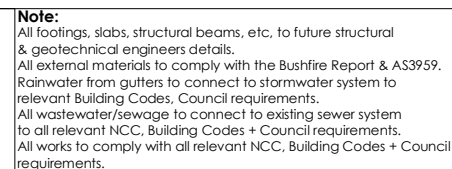
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DATE December 2021

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[illegible]CONTROL
BARRIER

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



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PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DA. 20
DRAWING	Sediment & Waste Management Plan		DWG. NO.	
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		Email: andy@andylehman.com.au	DATE	December 2021
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