

Secondary Dwelling & Landscape Plan



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DA2022/0973

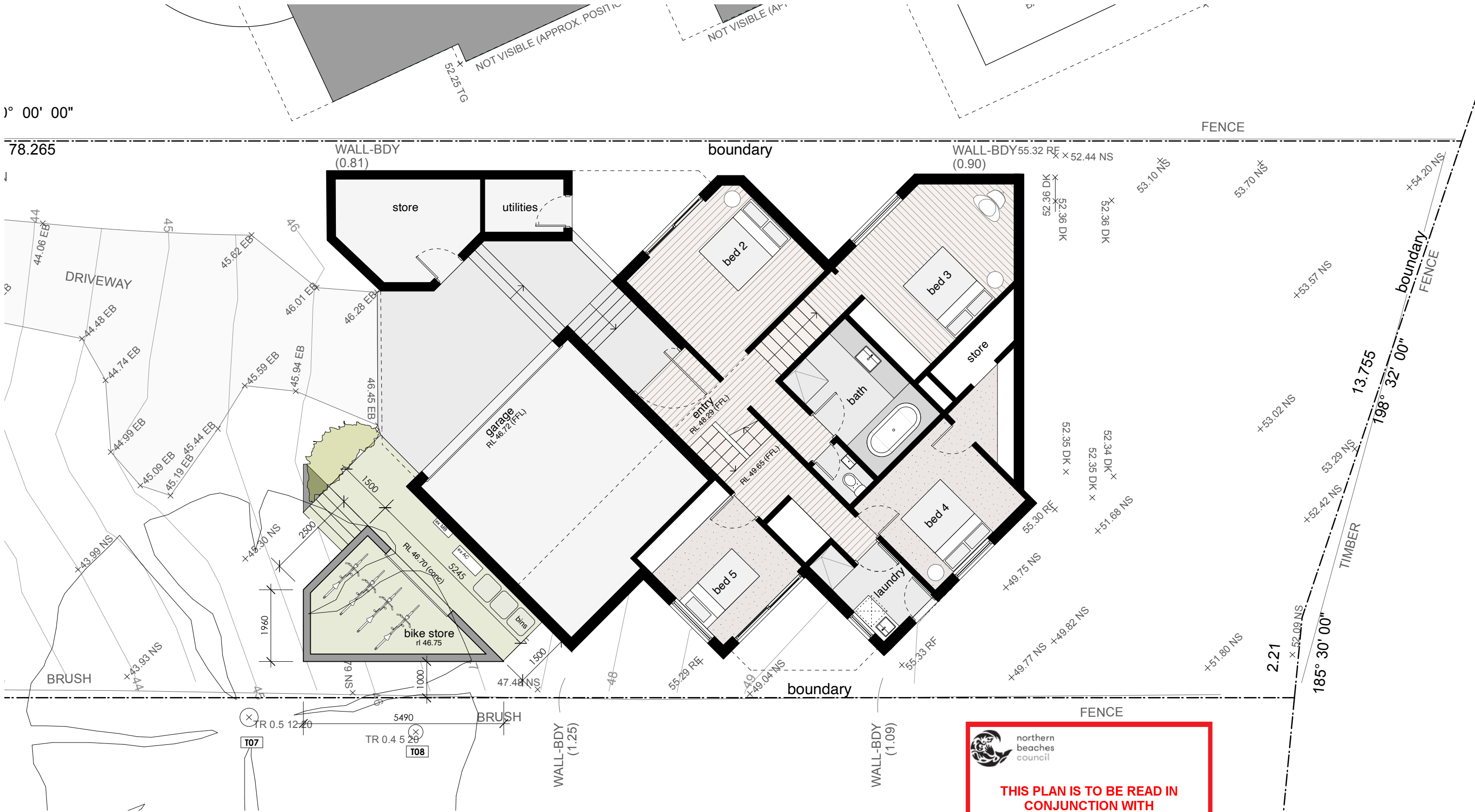
Note:
All footings, slabs, structural beams, etc., to future structural & geotechnical engineers details.
All external materials to comply with the Bushfire Report & AS3959.
Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements.
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All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

PROJECT	Alterations & Additions
DRAWING	Secondary Dwelling & 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.

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. 09
DRAWING	Secondary Dwelling & Landscape Plan	SCALE	1:100@A3
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privacy planting to boundary.
lilly pilly resilience
alternating with
lilly pilly cherry surprise.
(mature heights of 3m).

0° 00' 00"



Carport Plan & Landscape Plan



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council**

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					PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DWG. NO.	DA. 10
					DRAWING	Proposed Bike Store & Landscape Plan	Tel. 0414 466 665 Email: andy@andylehman.com.au		SCALE	1:100@A3
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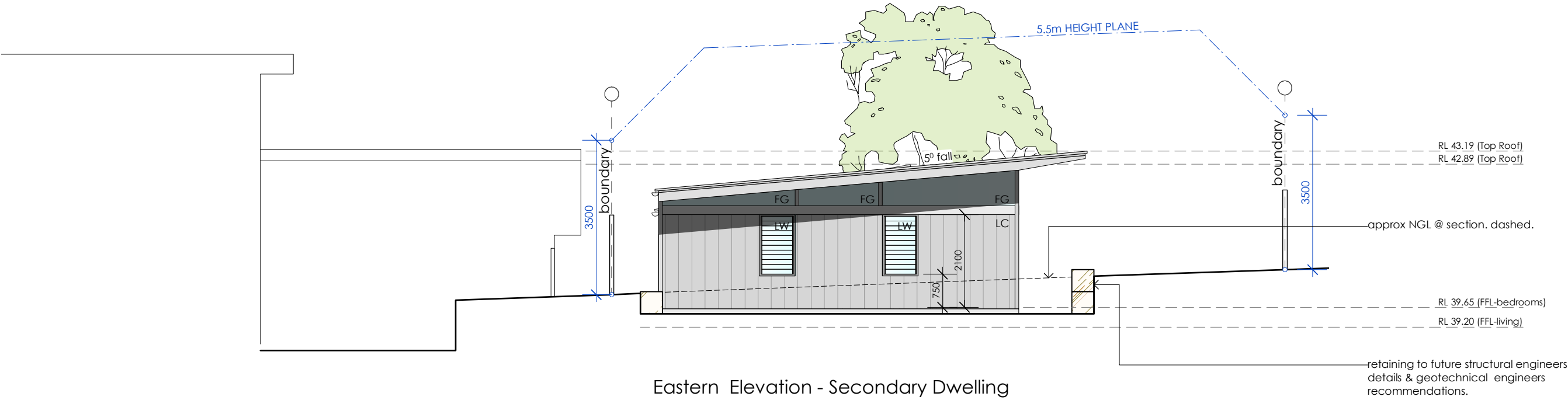
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PROJECT		Alterations & Additions		ANDY LEHMAN DESIGN		DWG. NO.	DA. 11
DRAWING		Proposed Western (Street) Elevation		Tel. 0414 466 665		SCALE	1:100@A3
NOTES		Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.		Email: andy@andylehman.com.au		DATE	December 2021
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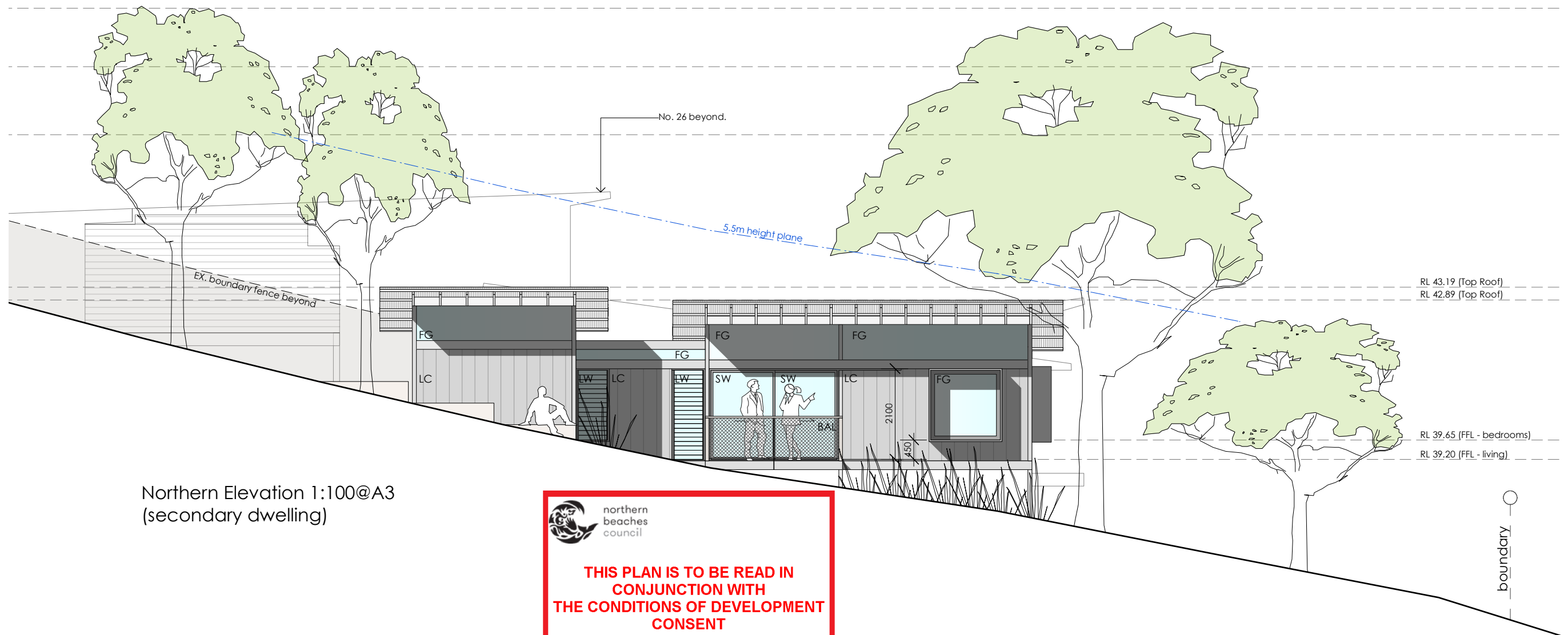
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		PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
		DRAWING	Proposed Eastern Elevation	Tel. 0414 466 665	SCALE 1:100@A3
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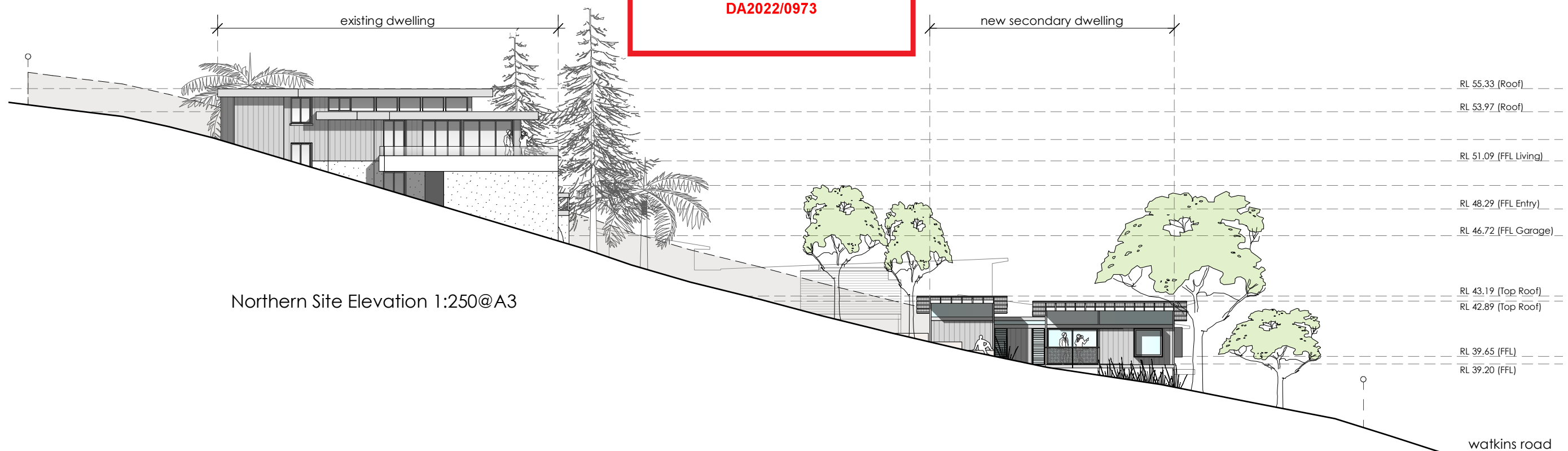


Northern Elevation 1:100@A3
(secondary dwelling)

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Northern Site Elevation 1:250@A3

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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.

SCALE

DATE

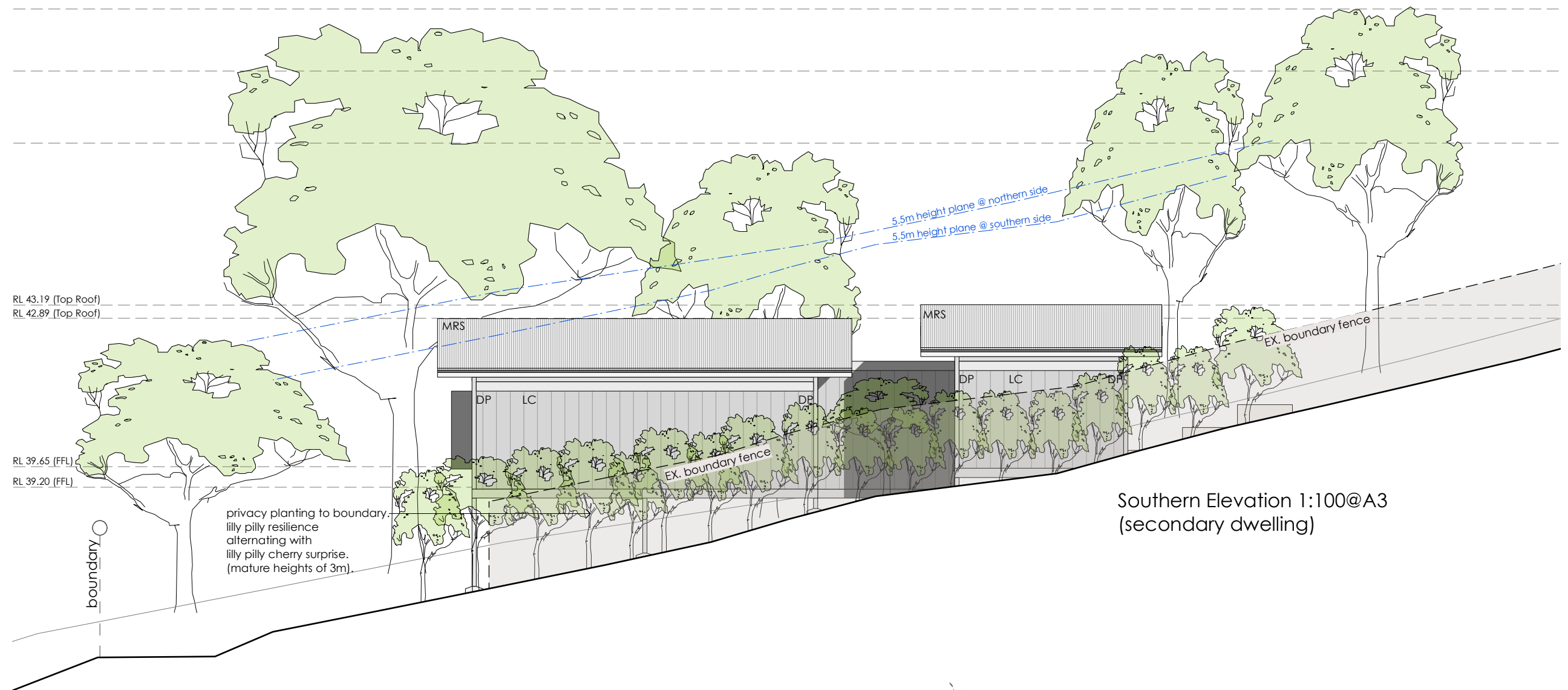
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DA. 13

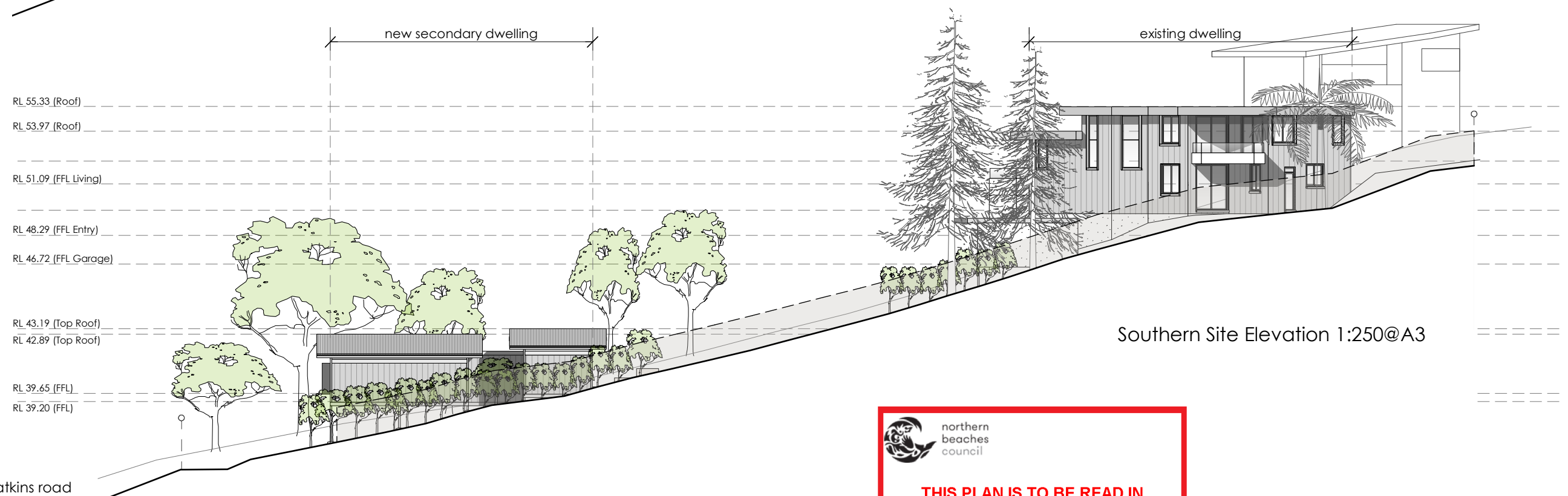
1:100@A3

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Southern Elevation 1:100@A3
(secondary dwelling)



Southern Site Elevation 1:250@A3

watkins road

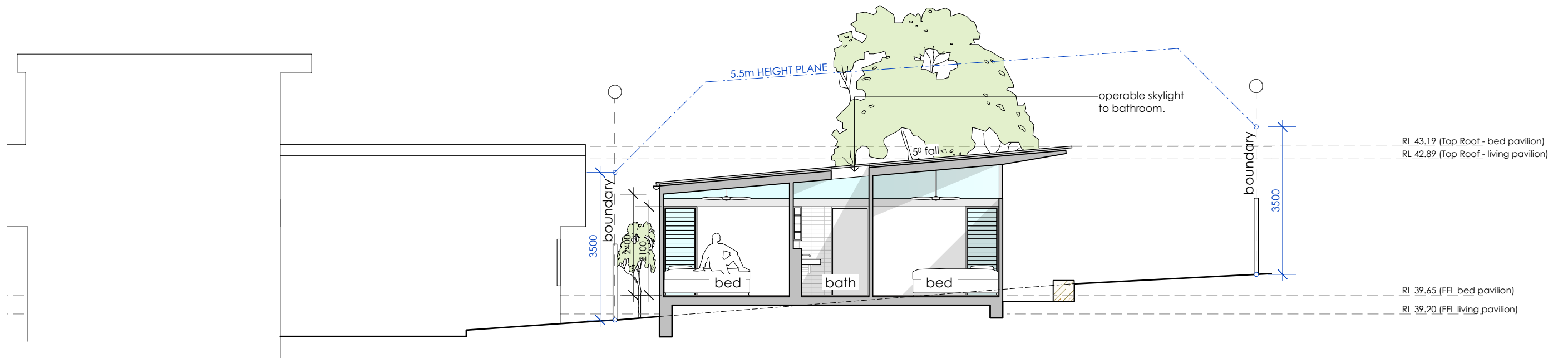
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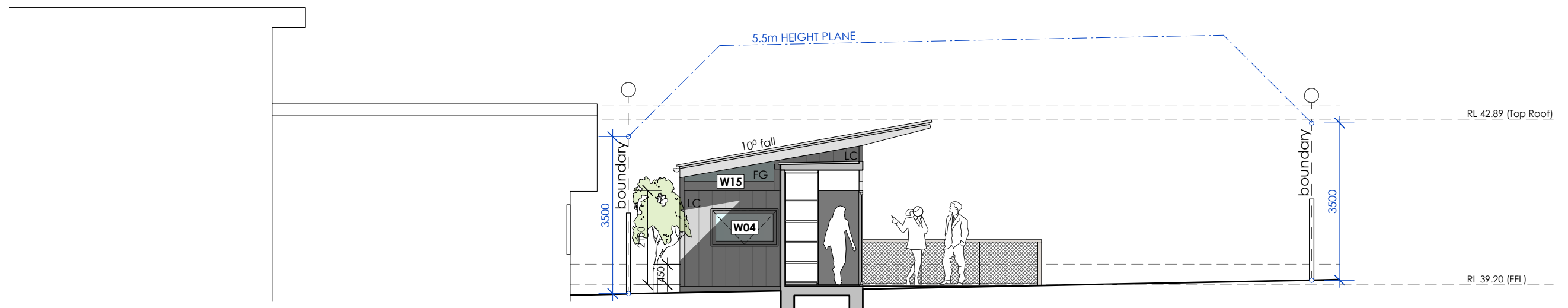


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Matthew Hardyman
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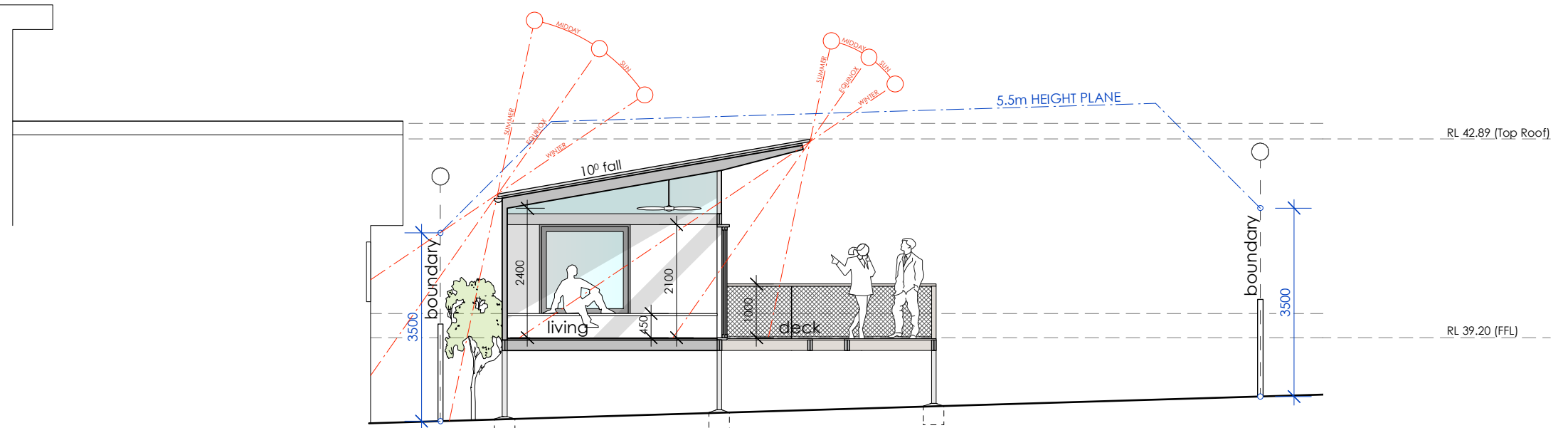
PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
DRAWING	Proposed Southern Elevation	Tel. 0414 466 665	DWG. NO. DA. 14
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Section AA



Section BB



Section CC

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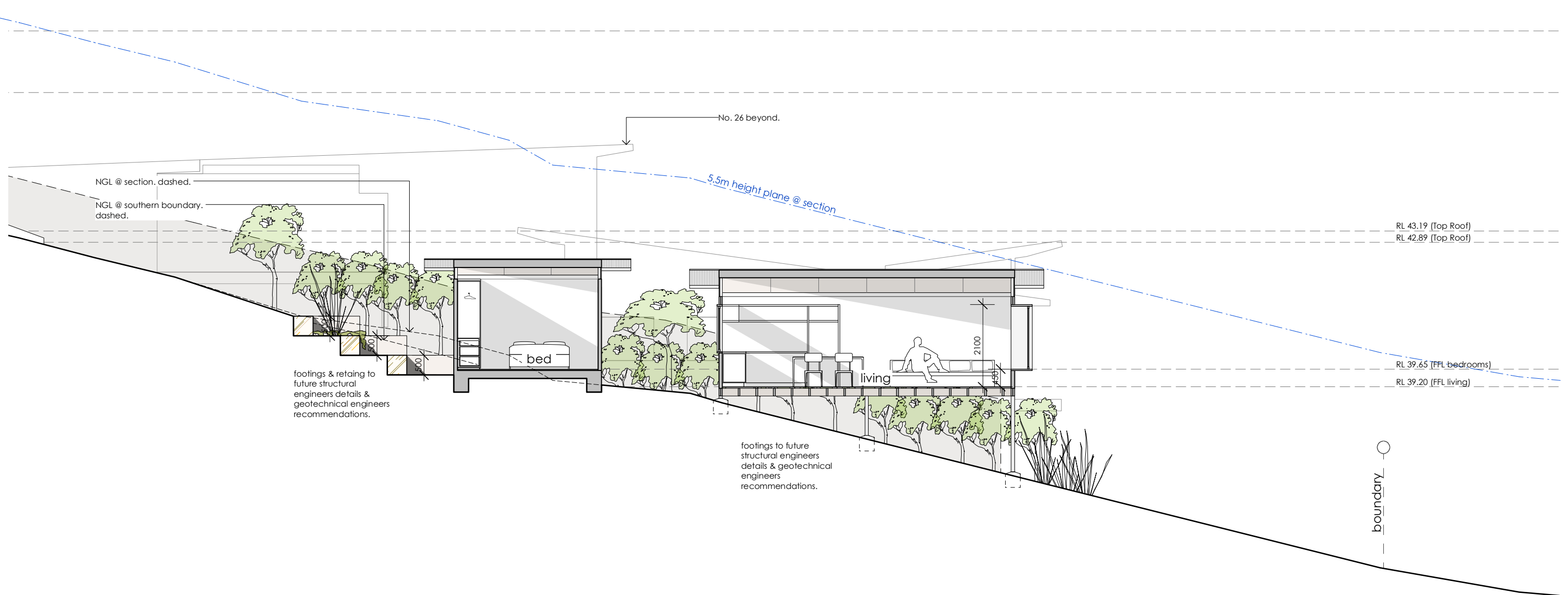
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TIM TIMBER

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
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Matthew Hardyman

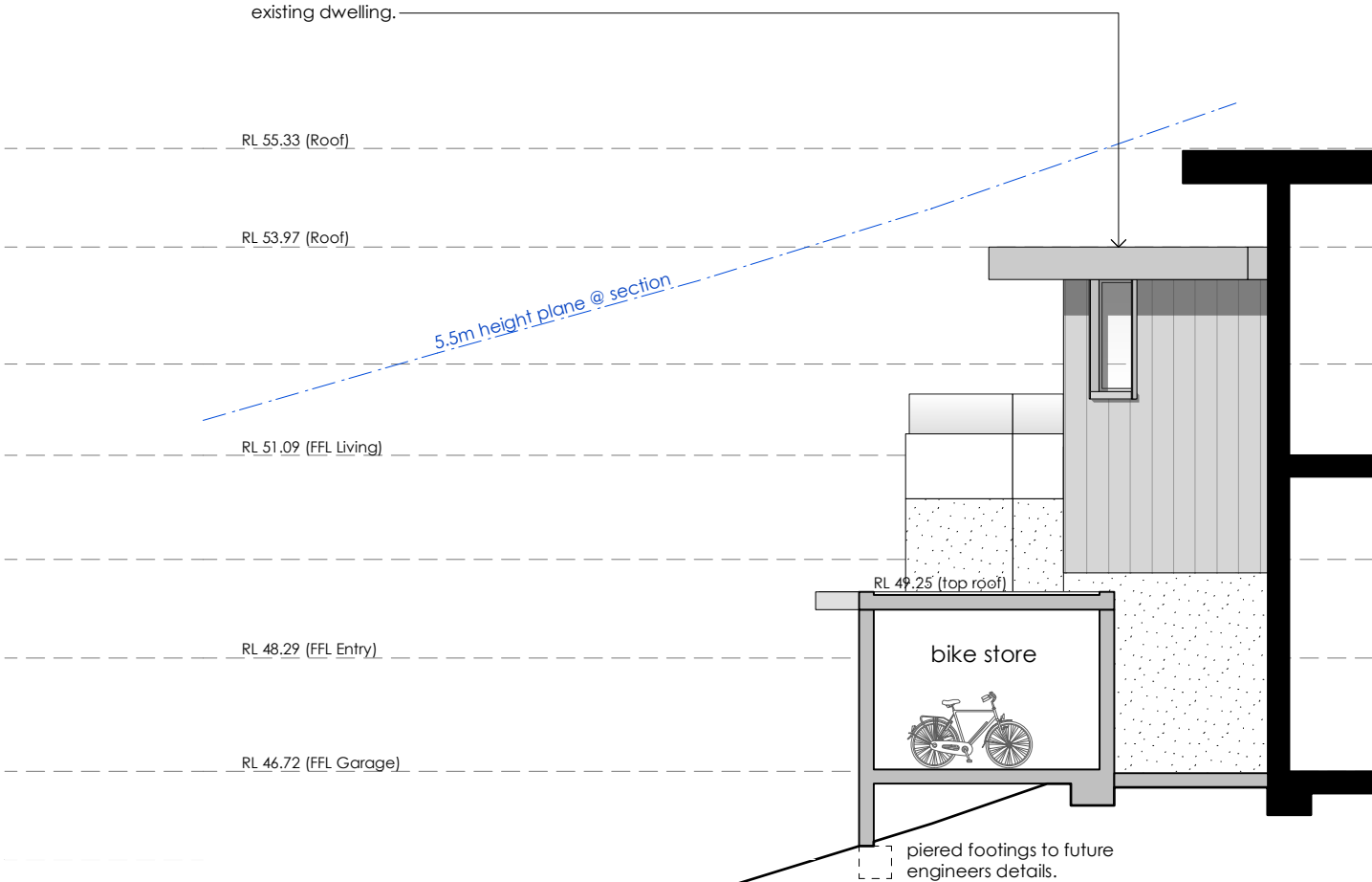
28 Watkins Road Avalon Beach NSW 2107 LOT 14 DP 11096 SITE AREA = 1,131.5m²

PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN			DA. 16
DRAWING	Proposed Section		DWG. NO.		
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Southern Section

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		PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
		DRAWING	Proposed Bike Store Section	TEL 0414 466 665	DWG. NO. DA. 17
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