

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
- new work highlighted in red

PROPOSED EXTERNAL MATERIALS AND FINISHES LEGEND

- 1 aluminium operable roof
- 1 aluminium shutters - powdercoat/anodized finish
- 2 glass balustade
- 3 stone cladding - to match existing
- 4 cement render - paint finish to match existing or similar
- 5 aluminium battens to fencing and screens - timber look
- 6 metal mesh stairs - powdercoat/anodized finish



Drawing List

Sheet No.	Sheet Name	Scale	Rev. No.	Rev. Date
11	11	11	11	11
01	EXISTING SITE PLAN / REMOVAL	1:250	F	17/12/19
02	EXISTING ROOF PLAN / REMOVAL	1:100	F	17/12/19
03	EXISTING FIRST FLOOR PLAN / REMOVAL	1:100	F	17/12/19
04	SITE ANALYSIS/PROPOSED SITE PLAN	1:300	F	17/12/19
05	PROPOSED FIRST FLOOR PLAN / LANDSCAPE PLAN	1:100	F	17/12/19
06	PROPOSED ROOF PLAN	1:100	F	17/12/19
07	PROPOSED ELEVATION (FRONT AND SIDE)	1:100	F	17/12/19
08	PROPOSED NORTH ELEVATION	1:100	F	17/12/19
09	PROPOSED SECTIONS	1:100	F	17/12/19
10	PROPOSED SECTIONS	1:100	F	17/12/19
11	WASTE MANAGEMENT & EROSION AND SEDIMENT CONTROL PLAN	1:300	F	17/12/19



EXISTING FRONT FACADE



PROPOSED FRONT FACADE (DESIGN INTENT ONLY REFER TO DETAILS)

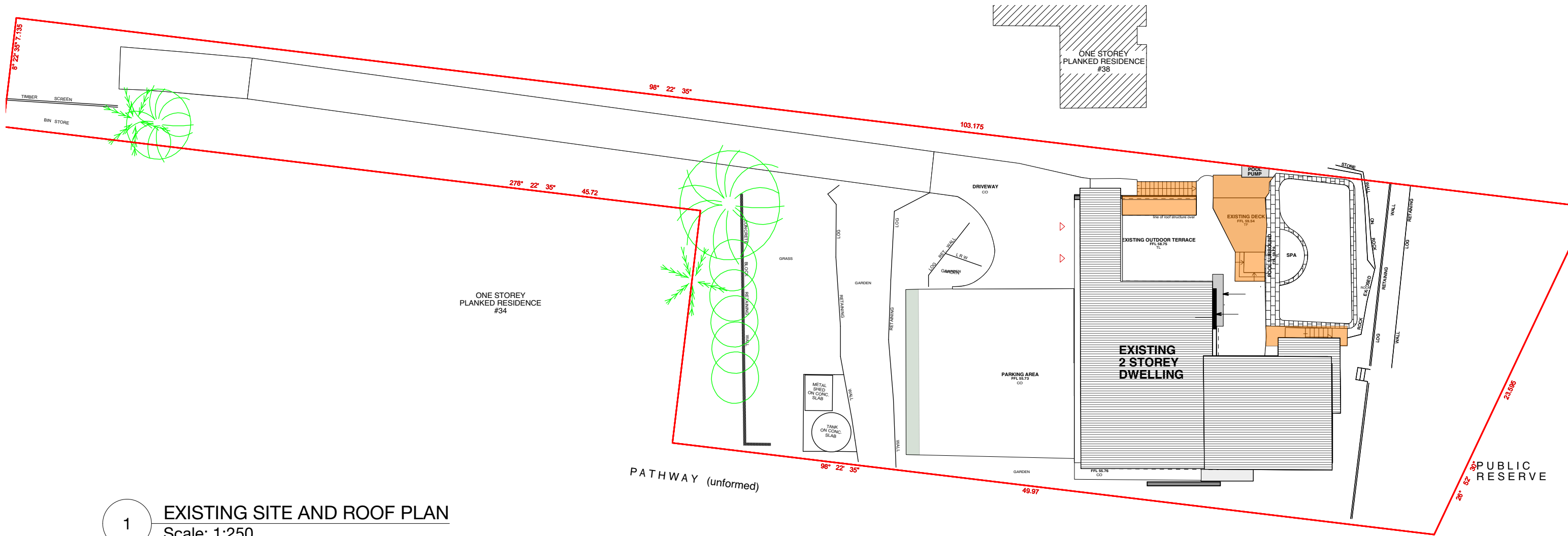
OTHER DOCUMENTS

- Notification Plan (A4) **by MWa**
- Statement of Environmental Effects **by MWa**
- BASIX Certificate **by MWa**
- Stormwater Management Plan **by Peninsula Consulting Engineers**
- Survey **by DP Surveying**
- Bushfire Report **by Building Code & Bushfire Hazard Solutions**
- Geotechnical Risk Management Report **by White Geotechnical Group**
- Coastal Hazard Report **by Horton Coastal Engineering**

DEVELOPMENT APPLICATION

Issue F: Date **DECEMBER 2019**
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/alters

FOR DEVELOPMENT APPLICATION ONLY



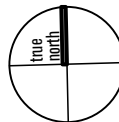
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A	MEASURED DRAWINGS	15/9/18
B	INITIAL SKETCH DESIGNS	13/11/18
C	PREFERRED SKETCH DESIGNS	28/08/19
D	PRELIMINARY COSTING	7/11/19
E	DRAFT DA ISSUE TO CONSULTANTS	6/12/19
F	DEVELOPMENT APPLICATION	17/12/19



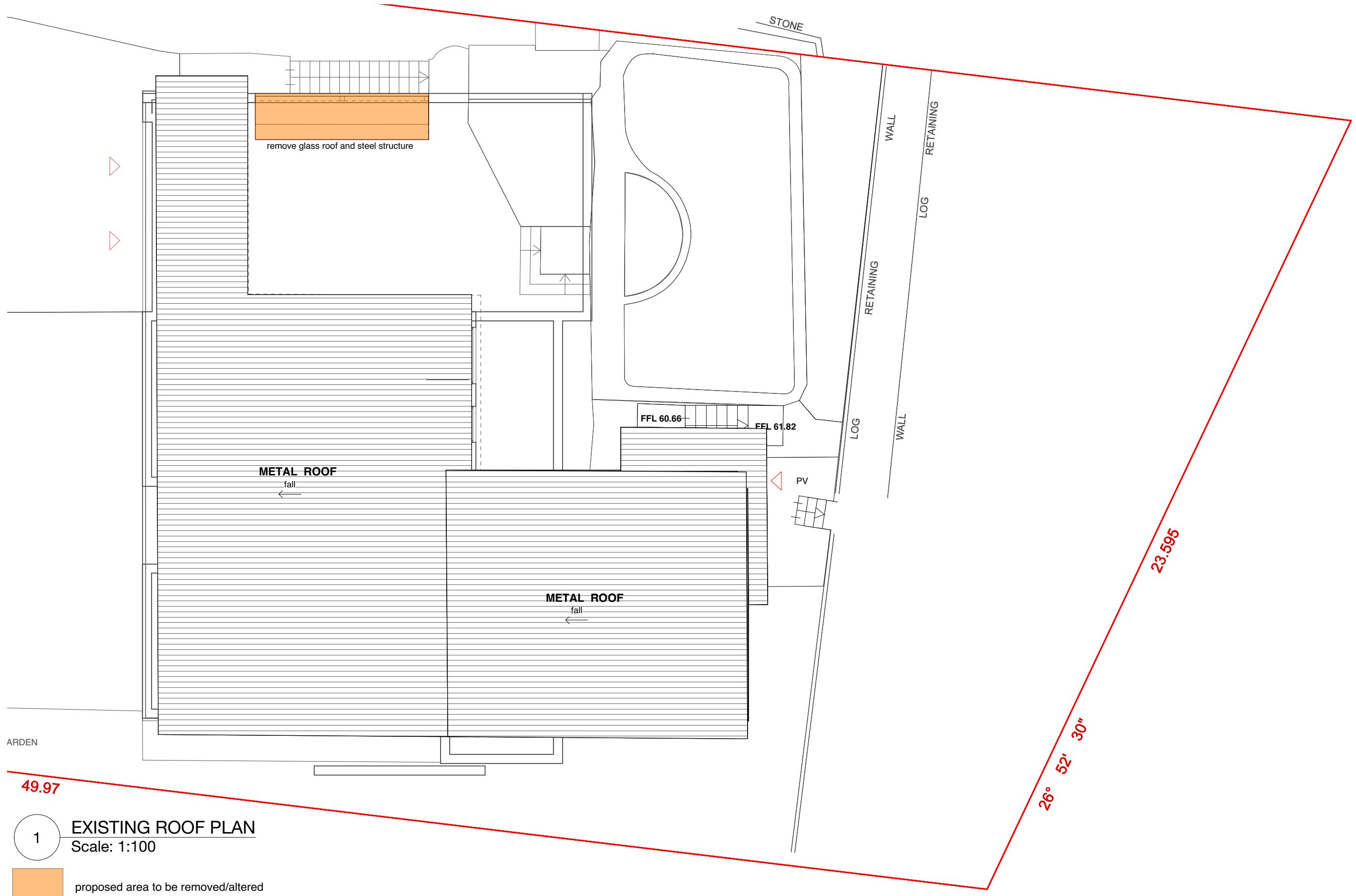
LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
EXISTING SITE PLAN / REMOVAL

client
address
project
title

job no | 1819
drawn by | MB
checked by | MW
scale @ a3 | 1:250

drawing no
issue

**DA 01
F**



1 EXISTING ROOF PLAN
Scale: 1:100

proposed area to be removed/altered

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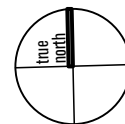


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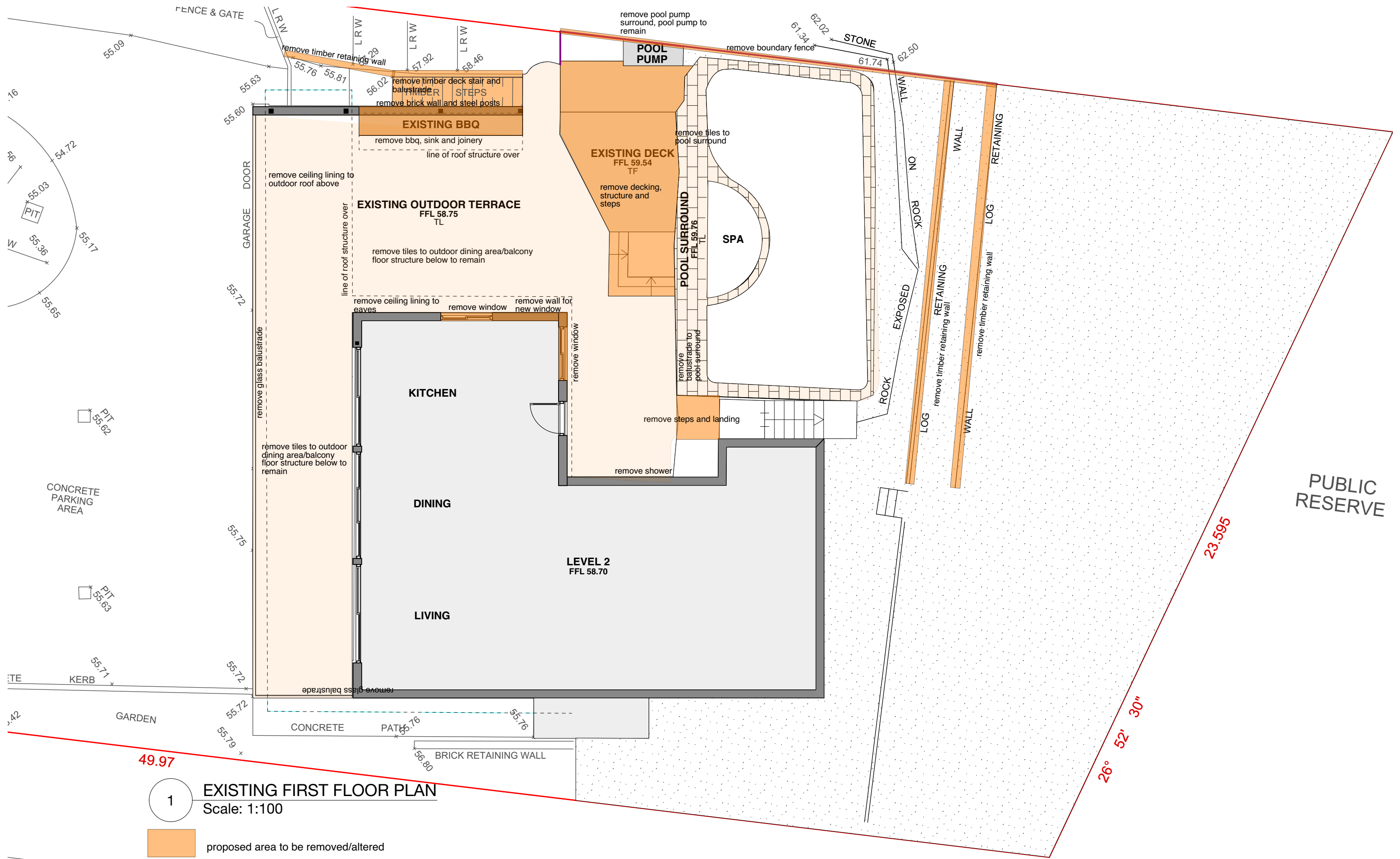


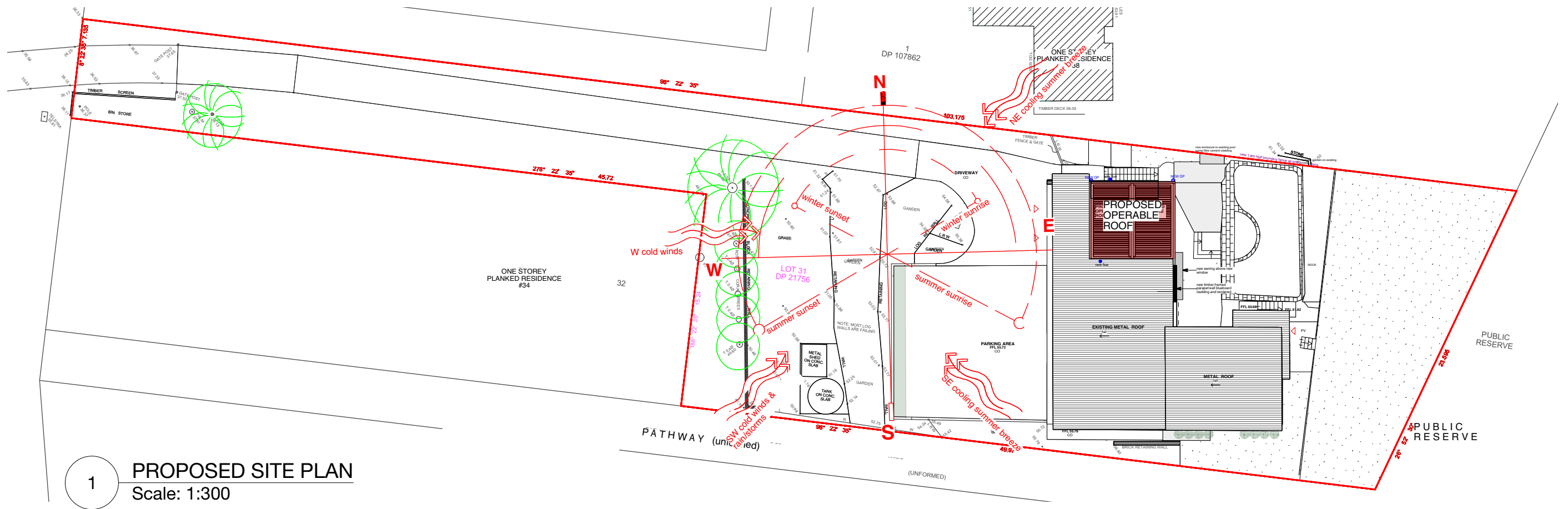
LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
EXISTING ROOF PLAN / REMOVAL

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

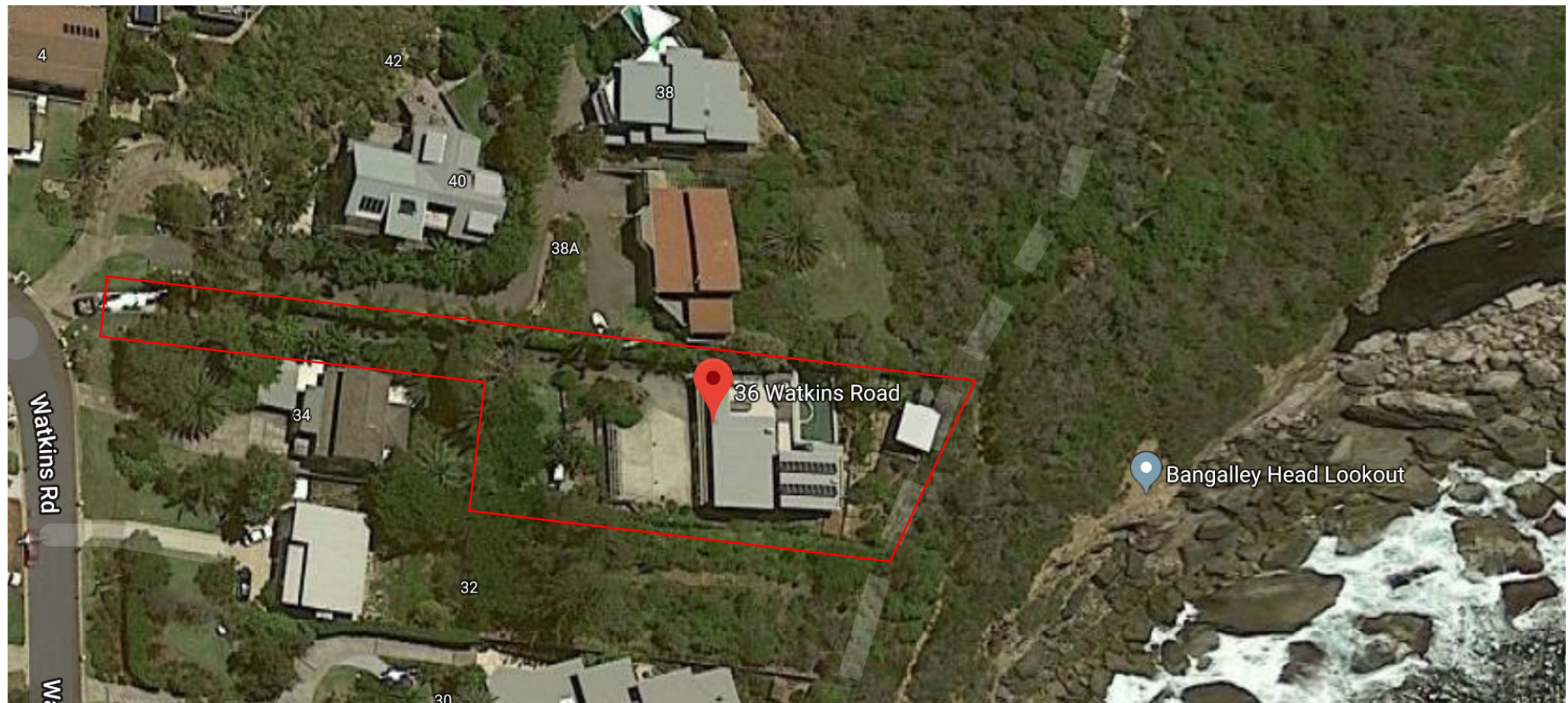
drawing no
issue

DA 02
F





1 PROPOSED SITE PLAN
Scale: 1:300



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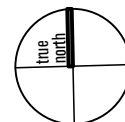
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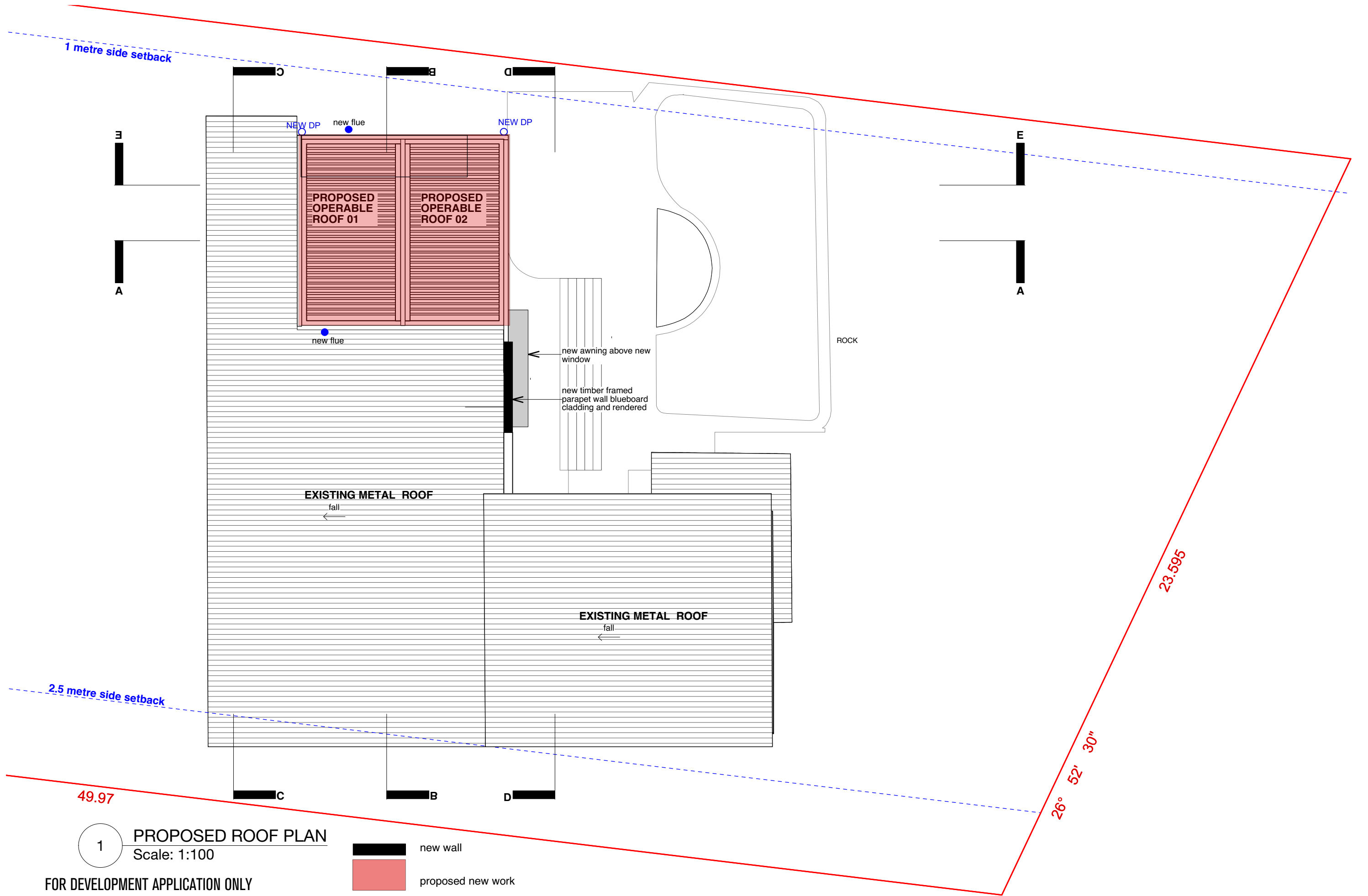
LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
SITE ANALYSIS/PROPOSED SITE PLAN

client
address
project
title

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

drawing no
issue

DA 04
F



1 PROPOSED ROOF PLAN
Scale: 1:100

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new wall
proposed new work



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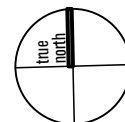


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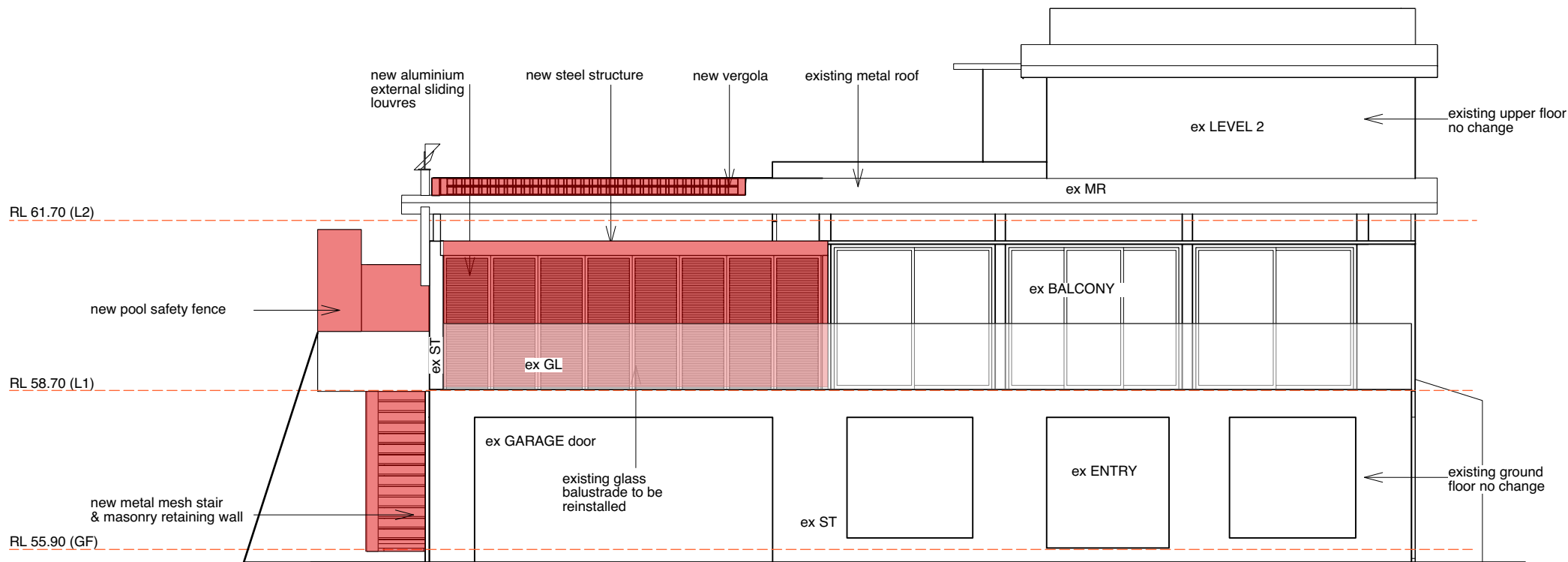


LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
PROPOSED ROOF PLAN

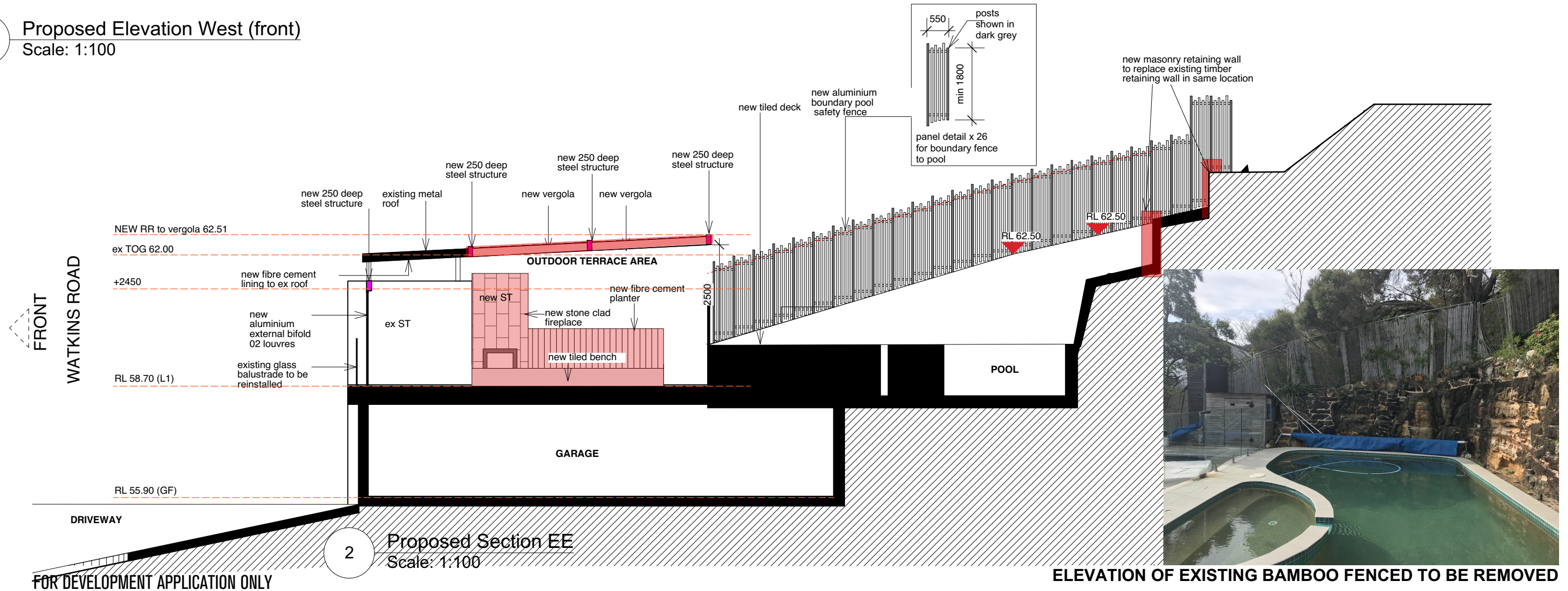
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title	scale @ a3	1:100

drawing no
issue

DA 06
F



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



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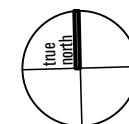


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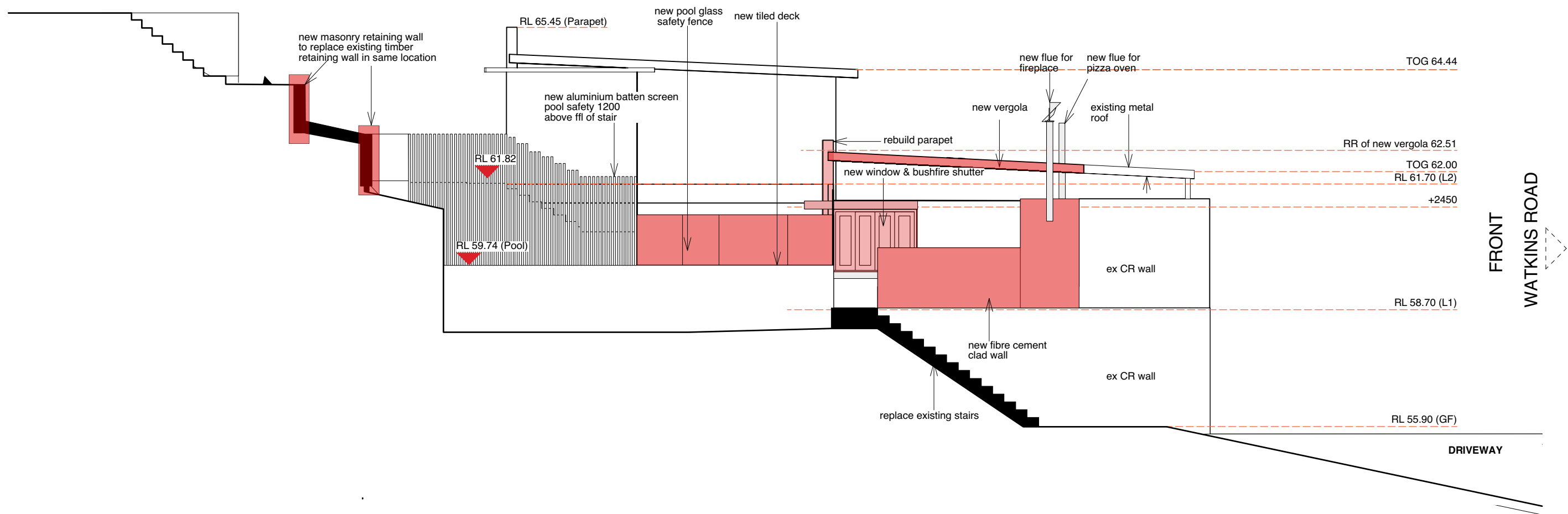
LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
PROPOSED ELEVATION (FRONT AND SIDE)

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

drawing no
issue



REAR
PUBLIC RESERVE



1 NORTH ELEVATION
Scale: 1:100

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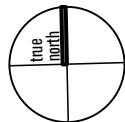


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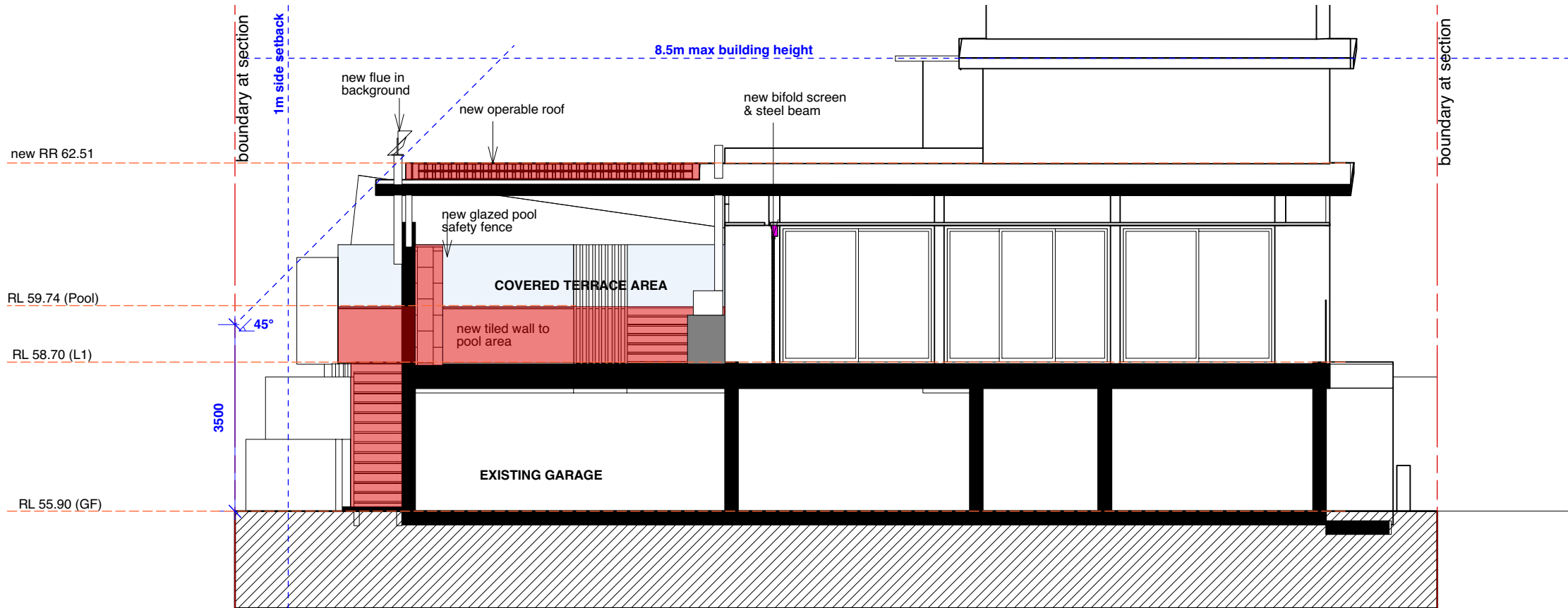


LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
PROPOSED NORTH ELEVATION

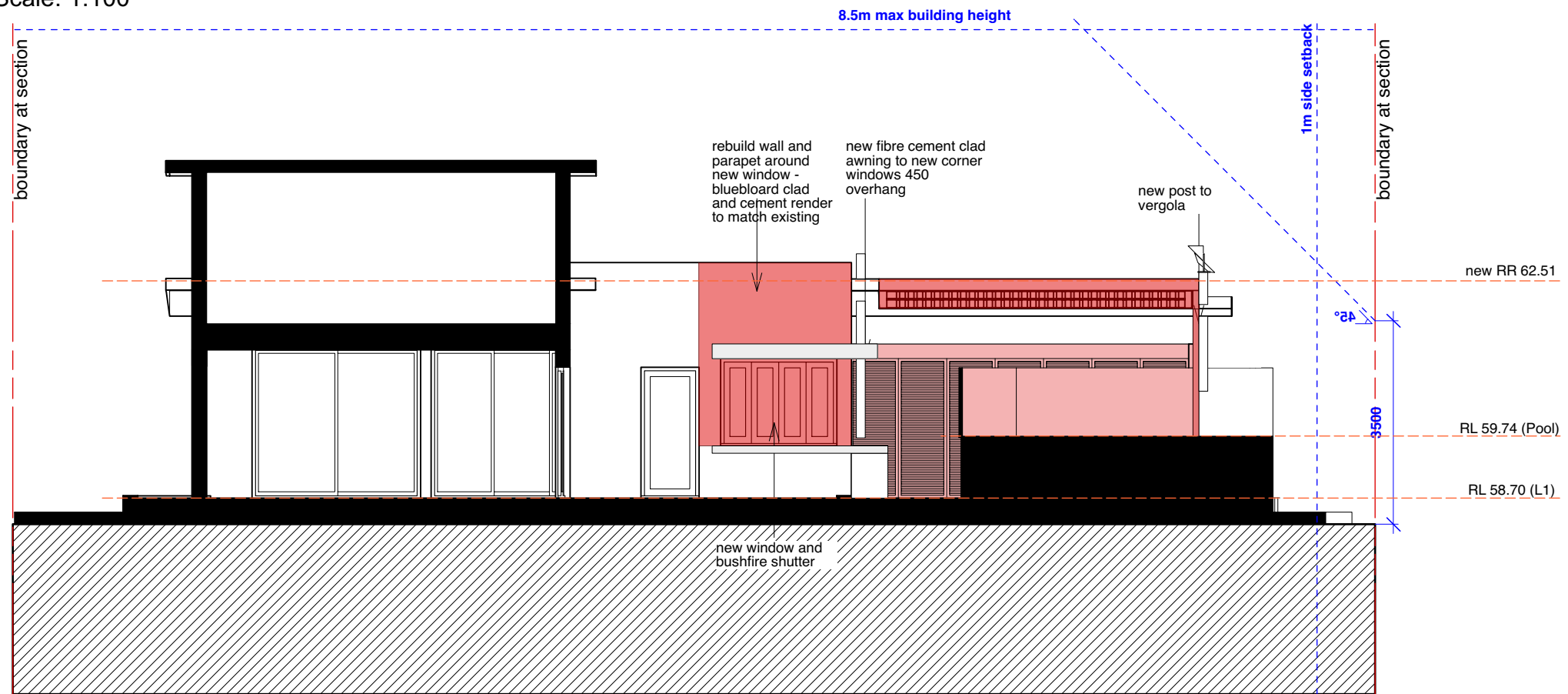
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project	checked by	MW
title	scale @ a3	1:100

drawing no
issue

**DA 08
F**



1 SECTION CC
Scale: 1:100



2 SECTION DD
Scale: 1:100

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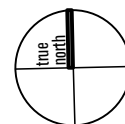
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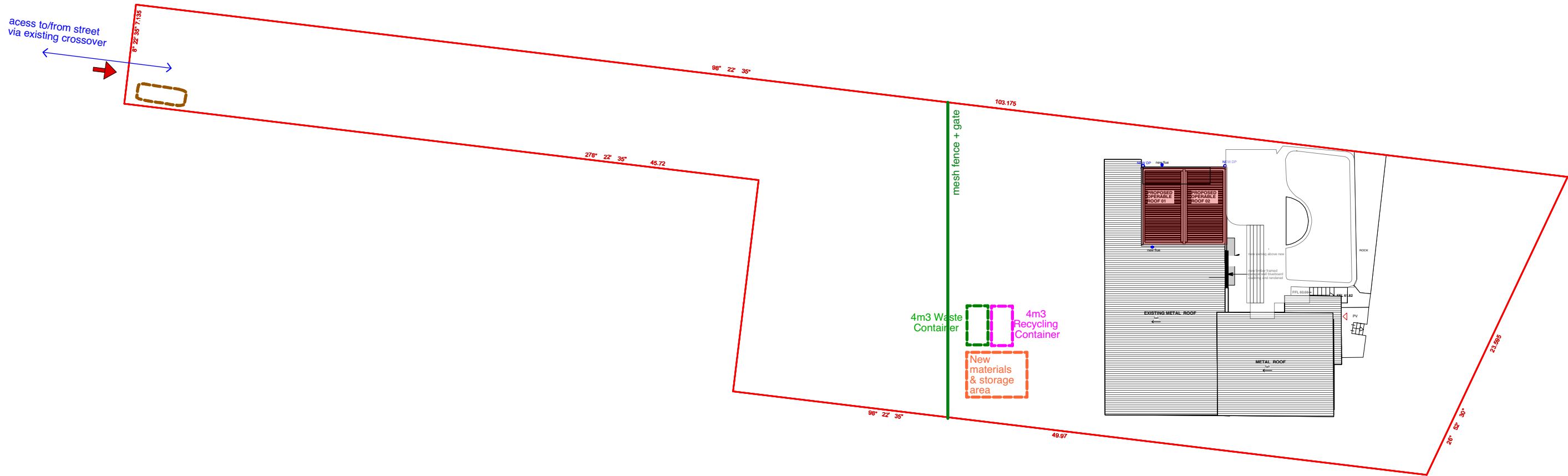


LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
PROPOSED SECTIONS

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

drawing no
issue





ENVIRONMENTAL SITE MANAGEMENT PLAN & WASTE MANAGEMENT PLAN

This ENVIRONMENTAL SITE MANAGEMENT PLAN has been prepared in accordance with Northern Beaches Council Guidelines for ENVIRONMENTAL SITE MANAGEMENT PLAN

- location of on-site storage for construction materials to be RE-USED/
NEW MATERIALS
- location of on-site storage for construction materials for WASTE
- location of on-site storage for construction materials for RECYCLING
- site entry & exit point
- location of council bins for dwelling

EROSION & SEDIMENT CONTROL PLAN

The EROSION & SEDIMENT CONTROL PLAN has been prepared in accordance with Northern Beaches Council Guidelines for Erosion and Sediment Control for Building Sites.

- erosion control at boundary/ low point as required
- minimise area of disturbance for excavation:
excavations for stormwater drainage & in ground pits, footings for rear addition &
under existing dwelling as required
- singular vehicle site entry & exit point
- topsoil stockpile.
- for the location of all existing vegetation to be retained and removed refer to Landscape Plan (if relevant)

FOR DEVELOPMENT APPLICATION ONLY



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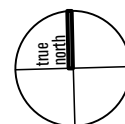


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LISA & BRETT LEWTHWAITE
36 WATKINS ROAD, AVALON BEACH 2107, LOT 31 DP 21756
ALTERATIONS AND ADDITIONS (AREA: 1528sqm)
**WASTE MANAGEMENT & EROSION AND SEDIMENT
CONTROL PLAN**

client | job no | 1819
address | drawn by | MB
project | checked by | MW
title | scale @ a3 | 1:300

drawing no
issue

**DA 11
F**