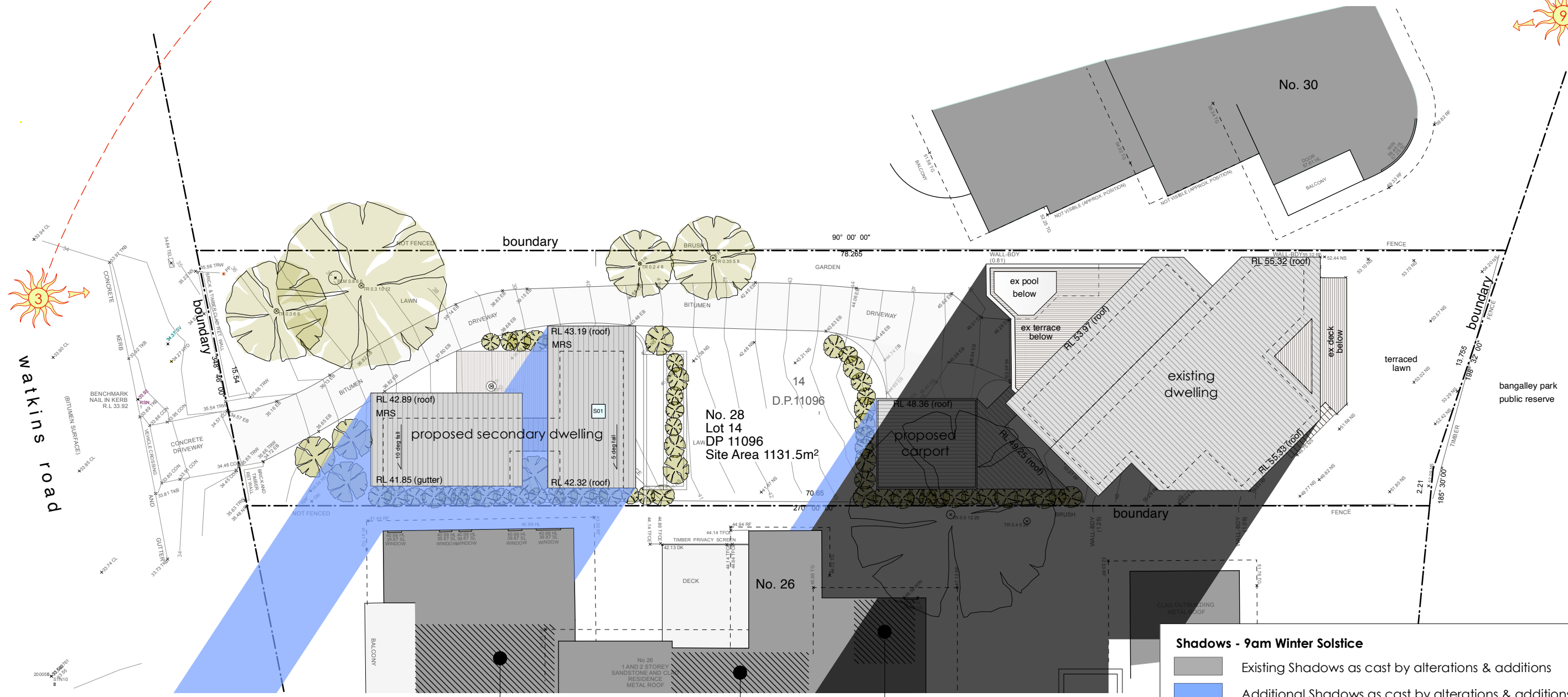
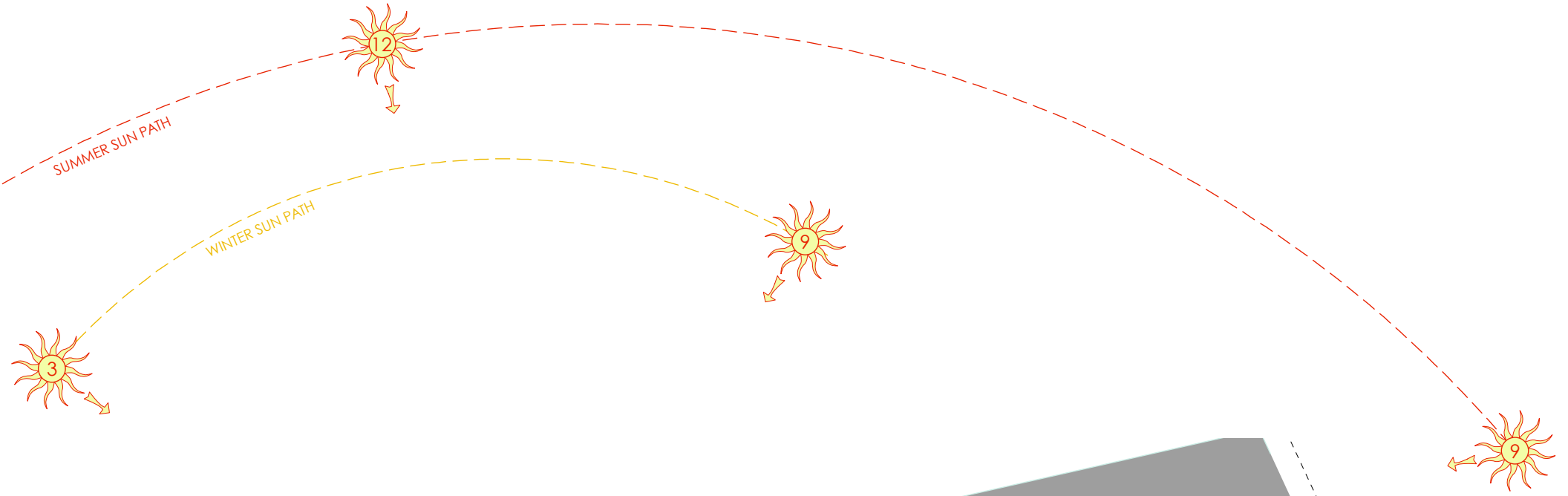
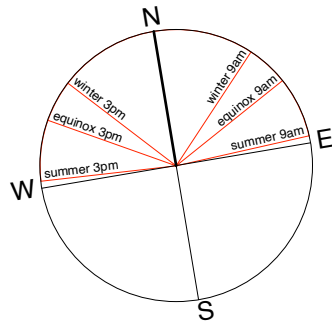
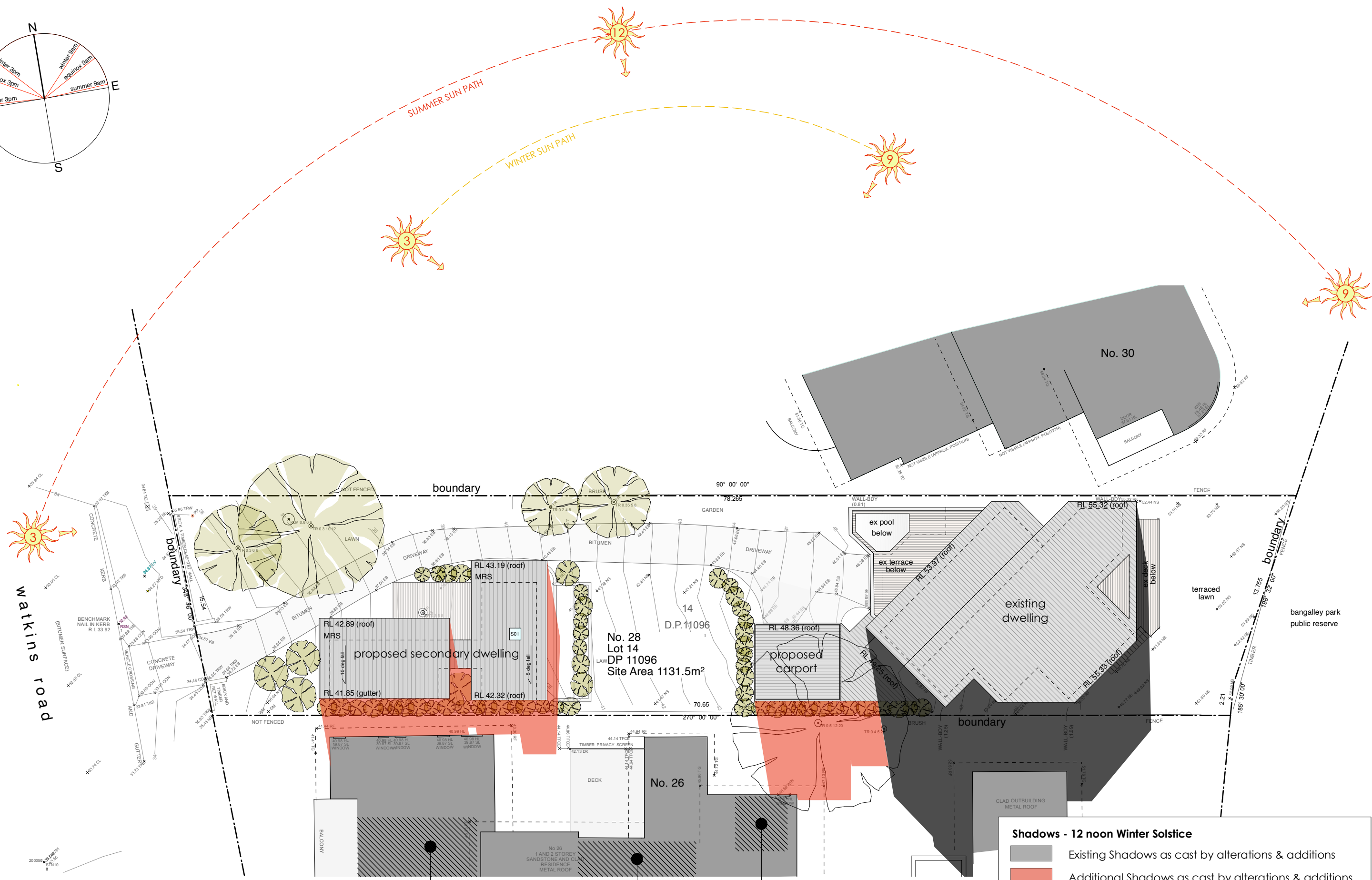
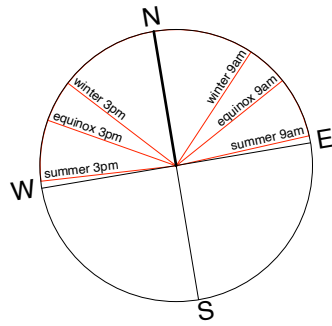




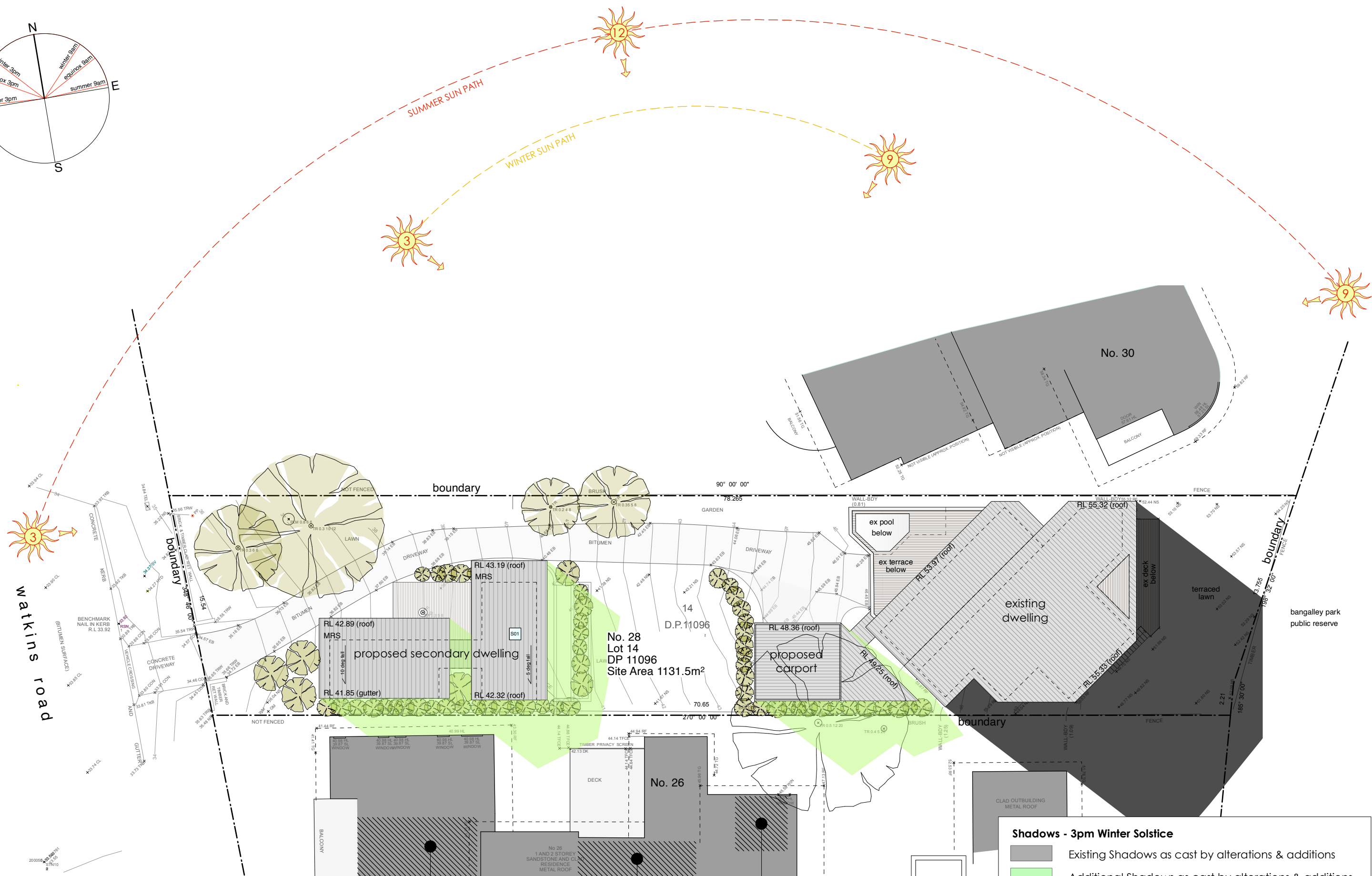
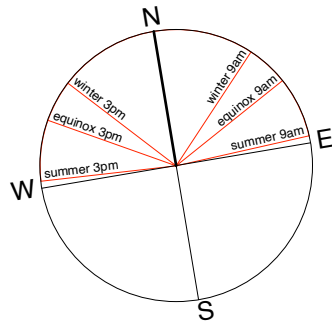
Shadows - 9am Winter Solstice

- Existing Shadows as cast by alterations & additions
- Additional Shadows as cast by alterations & additions
- Location of principal living area to No. 26 Watkins Road



Shadows - 12 noon Winter Solstice

- Existing Shadows as cast by alterations & additions
- Additional Shadows as cast by alterations & additions
- Location of principal living area to No. 26 Watkins Road



watkins road



Shadows - 3pm Winter Solstice

- Existing Shadows as cast by alterations & additions
- Additional Shadows as cast by alterations & additions
- Location of principal living area to No. 26 Watkins Road

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			
Alterations & Additions		ANDY LEHMAN DESIGN	
Shadow Diagram - 3pm winter solstice		DWG. NO.	DA. 23
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 1:250@A3
		Email: andy@andylehman.com.au	DATE December 2021
		If in doubt ask.	ISSUE