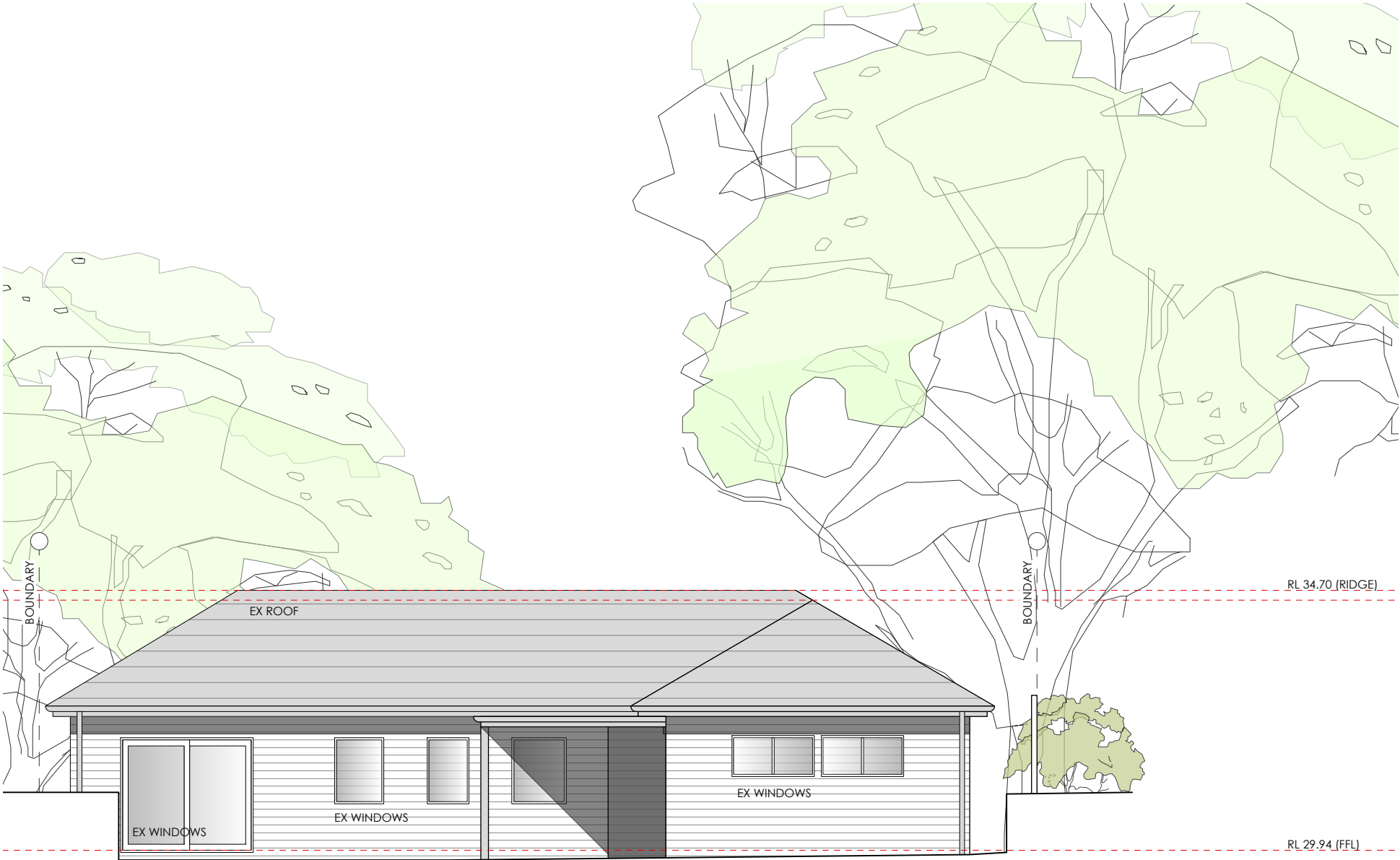


	Note: All footings to future engineers details. All framing to NCC + future engineers details. Rainwater from gutters to connect to existing stormwater system to relevant NCC + Council requirements. Wastewater/sewage to connect to existing sewage system to relevant NCC + Council requirements. All works to comply with all relevant Building Codes + Council requirements.		BAL BALUSTRADE EX EXISTING LC LIGHTWEIGHT CLADDING TO MATCH EX. RT ROOF TILES TO MATCH EX. NGL NATURAL GROUND LEVEL TIM TIMBER FLOOR TO MATCH EX. EX. WALLS TO REMAIN EX. WALLS TO BE REMOVED NEW TIMBER FRAMED WALLS	NORTHERN BEACHES COUNCIL ZONE: R2 (LOW DENSITY RESIDENTIAL) LOT 41 DP 8698 SITE AREA: 1,010m ²	LEIGH 157 AVALON PARADE AVALON BEACH NSW 2107	
	PROJECT	ALTERATIONS & ADDITIONS	ANDY LEHMAN DESIGN		DWG. NO. DA. 01	
	DRAWING	SITE/ROOF/ANALYSIS & LANDSCAPE PLAN	Tel. 0414 466 665 Email: andy@andylehman.com.au If in doubt ask.			SCALE 1:200@A3 DATE 27 SEP 2019 ISSUE
	NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.				




NOTE:
NO PROPOSED CHANGES TO WESTERN ELEVATION.

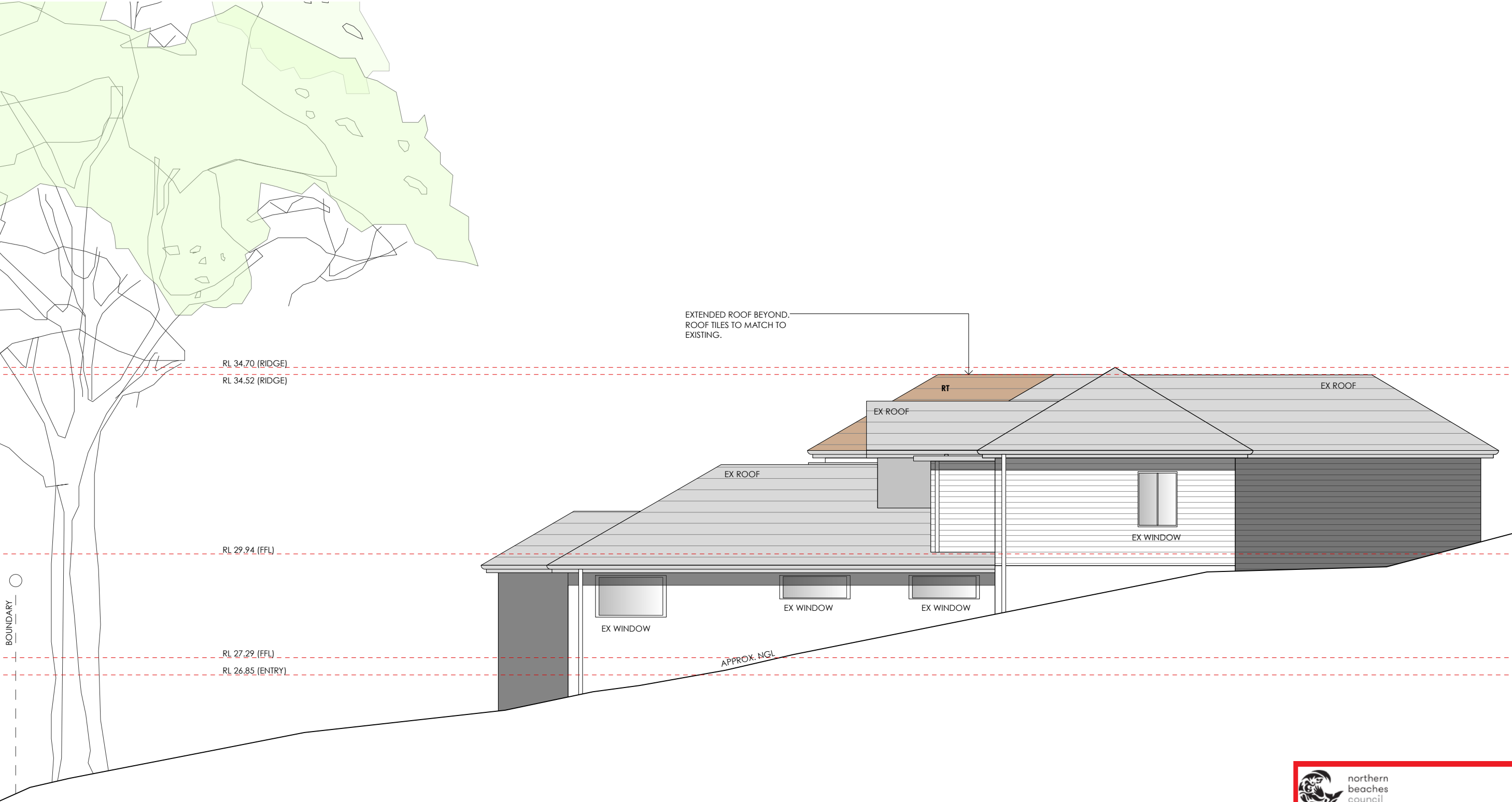


northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2019/1152

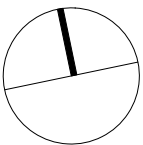
	<p>Note: All footings to future engineers details. All framing to NCC & future engineers details. Rainwater from gutters to connect to existing stormwater system to relevant NCC + Council requirements. Wastewater/sewage to connect to existing sewage system to relevant NCC + Council requirements. All works to comply with all relevant Building Codes + Council requirements.</p>	<p>BAL BALUSTRADE EX EXISTING LC LIGHTWEIGHT CLADDING TO MATCH EX. RT ROOF TILES TO MATCH EX. NGL NATURAL GROUND LEVEL TIM TIMBER FLOOR TO MATCH EX.</p> <p> EX. WALLS TO REMAIN EX. WALLS TO BE REMOVED  NEW TIMBER FRAMED WALLS</p>	<p>NORTHERN BEACHES COUNCIL ZONE: R2 (LOW DENSITY RESIDENTIAL) LOT 41 DP 8698 SITE AREA: 1,010m²</p>	<p>LEIGH 157 AVALON PARADE AVALON BEACH NSW 2107</p>					
				PROJECT	ALTERATIONS & ADDITIONS		ANDY LEHMAN DESIGN		<div>DA.05</div>
				DRAWING	WEST ELEVATION			DWG. NO.	
				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	
							Email: andy@andylehman.com.au	DATE	
				If in doubt ask.	ISSUE	27 SEP 2019			



northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2019/1152



Note:
All footings to future engineers details.
All framing to NCC & future engineers details.
Rainwater from gutters to connect to existing stormwater system to relevant NCC + Council requirements.
Wastewater/sewage to connect to existing sewage system to relevant NCC + Council requirements.
All works to comply with all relevant Building Codes + Council requirements.

BAL BALUSTRADE
EX EXISTING
LC LIGHTWEIGHT CLADDING TO MATCH EX.
RT ROOF TILES TO MATCH EX.
NGL NATURAL GROUND LEVEL
TIM TIMBER FLOOR TO MATCH EX.

■ EX. WALLS TO REMAIN
--- EX. WALLS TO BE REMOVED
■ NEW TIMBER FRAMED WALLS

NORTHERN BEACHES COUNCIL
ZONE: R2 (LOW DENSITY RESIDENTIAL)
LOT 41
DP 8698
SITE AREA: 1,010m²

LEIGH

157 AVALON PARADE AVALON BEACH NSW 2107

PROJECT ALTERATIONS & ADDITIONS

DRAWING NORTH 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

If in doubt ask.

DWG. NO.

SCALE

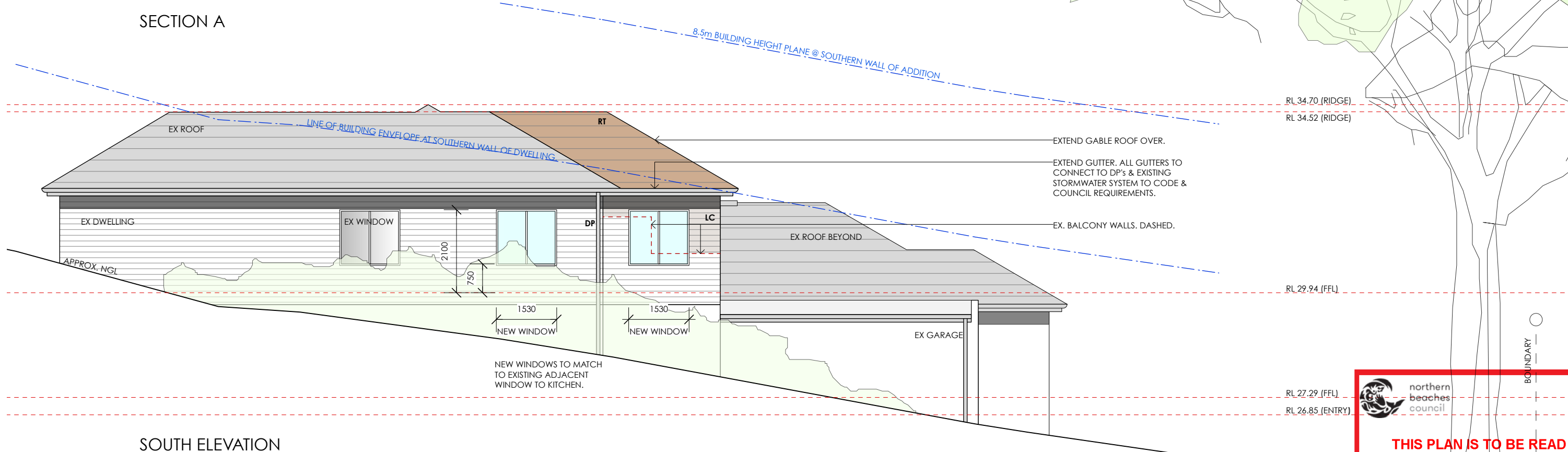
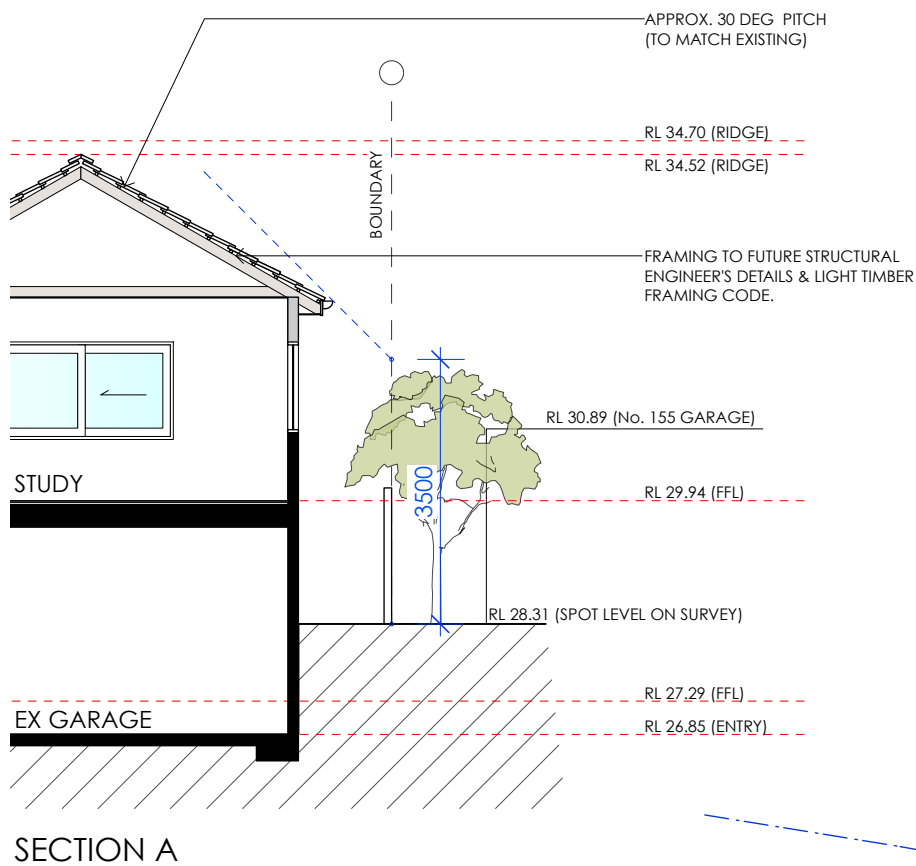
DATE

ISSUE

DA. **06**

1:100@A3



27 SEP 2019



 **northern beaches council**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1152

	Note: All footings to future engineers details. All framing to NCC & future engineers details. Rainwater from gutters to connect to existing stormwater system to relevant NCC + Council requirements. Wastewater/sewage to connect to existing sewage system to relevant NCC + Council requirements. All works to comply with all relevant Building Codes + Council requirements.	BAL BALUSTRADE EX EXISTING LC LIGHTWEIGHT CLADDING TO MATCH EX. RT ROOF TILES TO MATCH EX. NGL NATURAL GROUND LEVEL TIM TIMBER FLOOR TO MATCH EX.  EX. WALLS TO REMAIN  EX. WALLS TO BE REMOVED  NEW TIMBER FRAMED WALLS	NORTHERN BEACHES COUNCIL ZONE: R2 (LOW DENSITY RESIDENTIAL) LOT 41 DP 8698 SITE AREA: 1,010m ²	LEIGH 157 AVALON PARADE AVALON BEACH NSW 2107			
	PROJECT	ALTERATIONS & ADDITIONS	ANDY LEHMAN DESIGN				
	DRAWING	SOUTH ELEVATION & SECTION A	Tel. 0414 466 665	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.	Email: andy@andylehman.com.au	SCALE	1:100@A3		
			If in doubt ask.	DATE	27 SEP 2019		
			ISSUE				