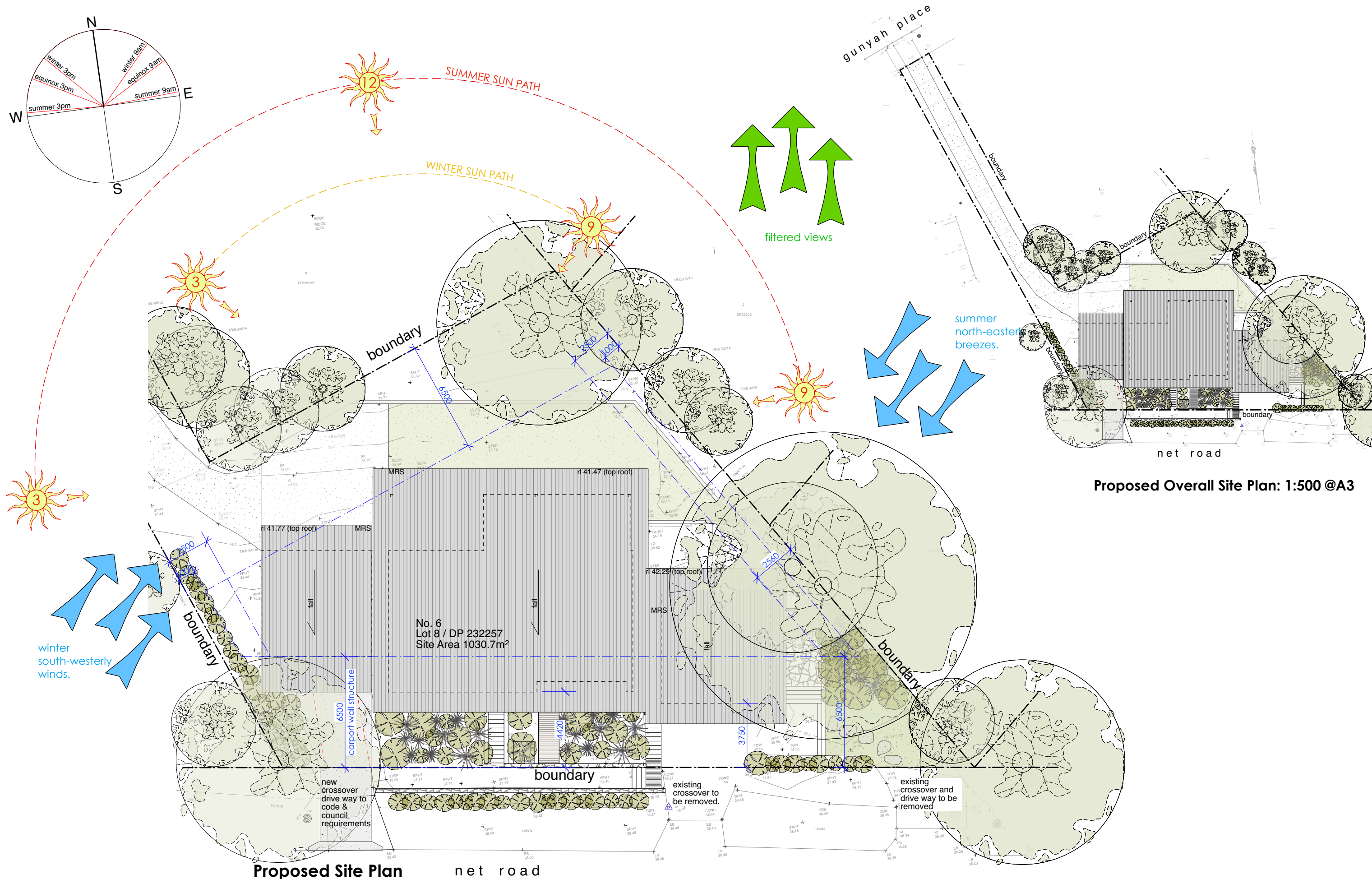
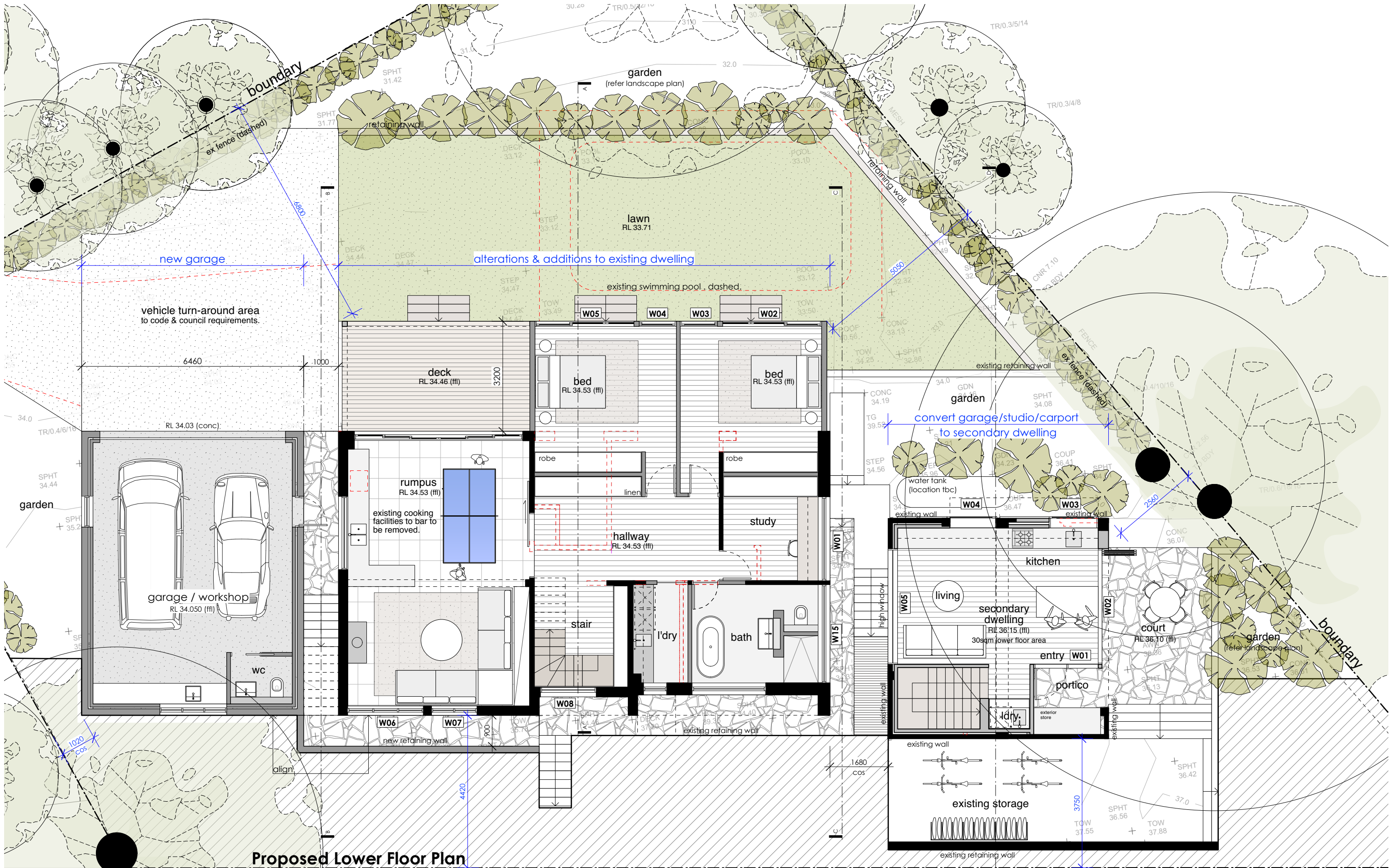


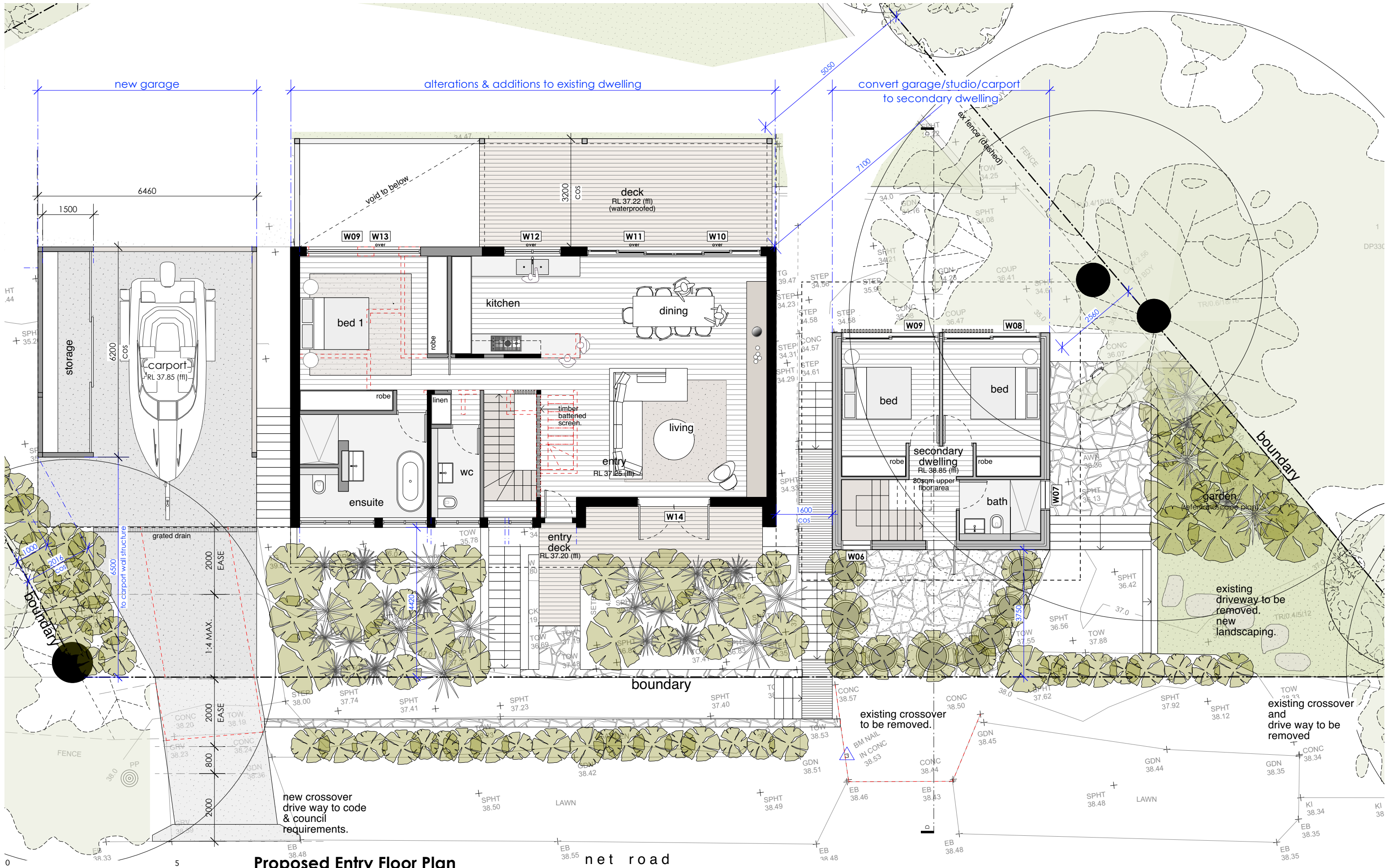


Proposed Overall Site Plan: 1:500 @A3

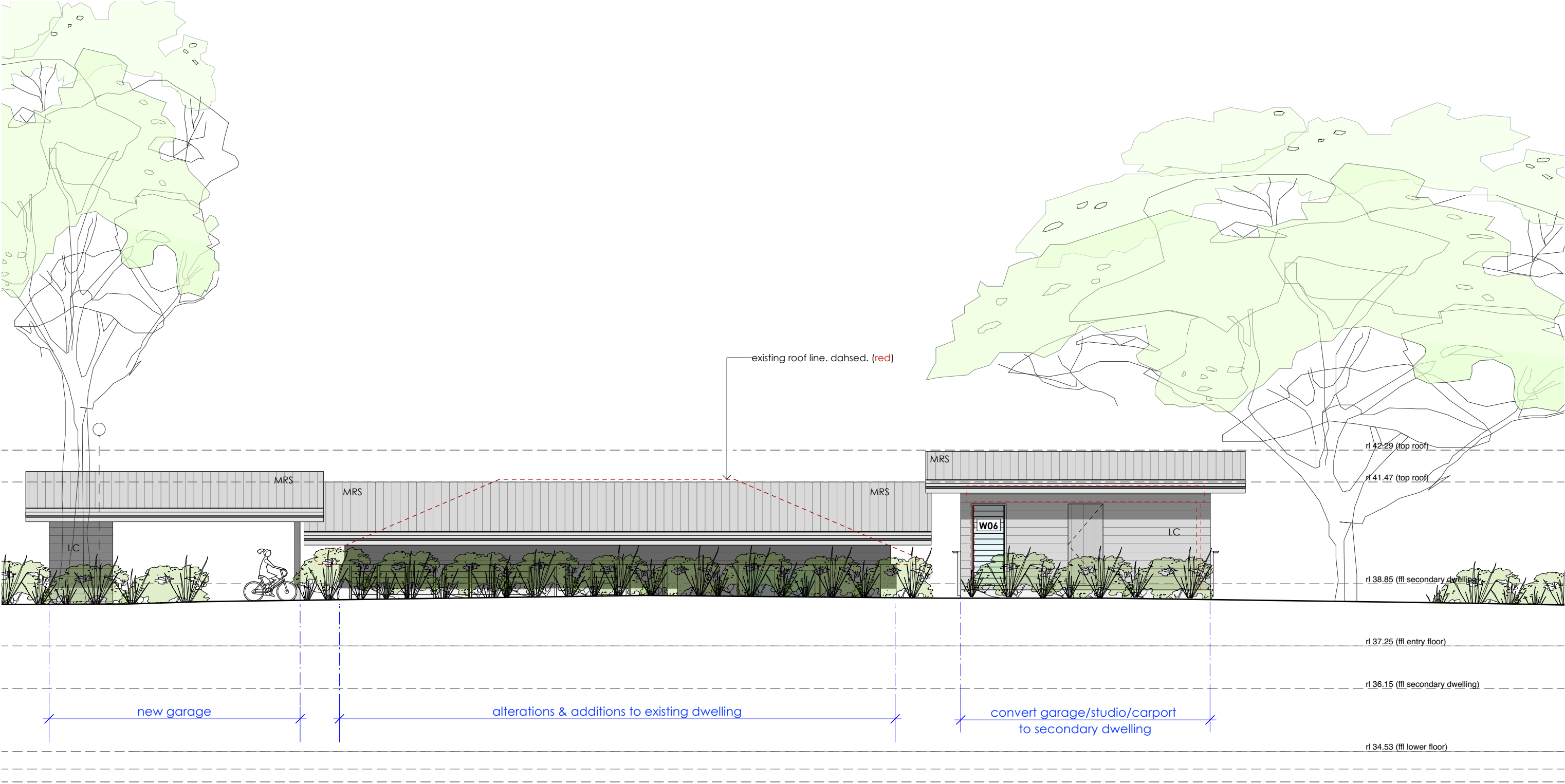
	Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	 EXISTING WALL  TO BE REMOVED  NEW WALL	Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²					
				PROJECT	Alterations & Additions		ANDY LEHMAN DESIGN		DA. 09
				DRAWING	Proposed Site/Roof/Analysis Plan		DWG. NO.	1:200@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 If in doubt ask.		DATE	Jan 2024	
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Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. 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 materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.		MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL		EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m²	PROJECT Alterations & Additions DRAWING Proposed Lower Floor Plan 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.	DA. 10 1:100@A3 SCALE DATE Jan 2024 ISSUE A
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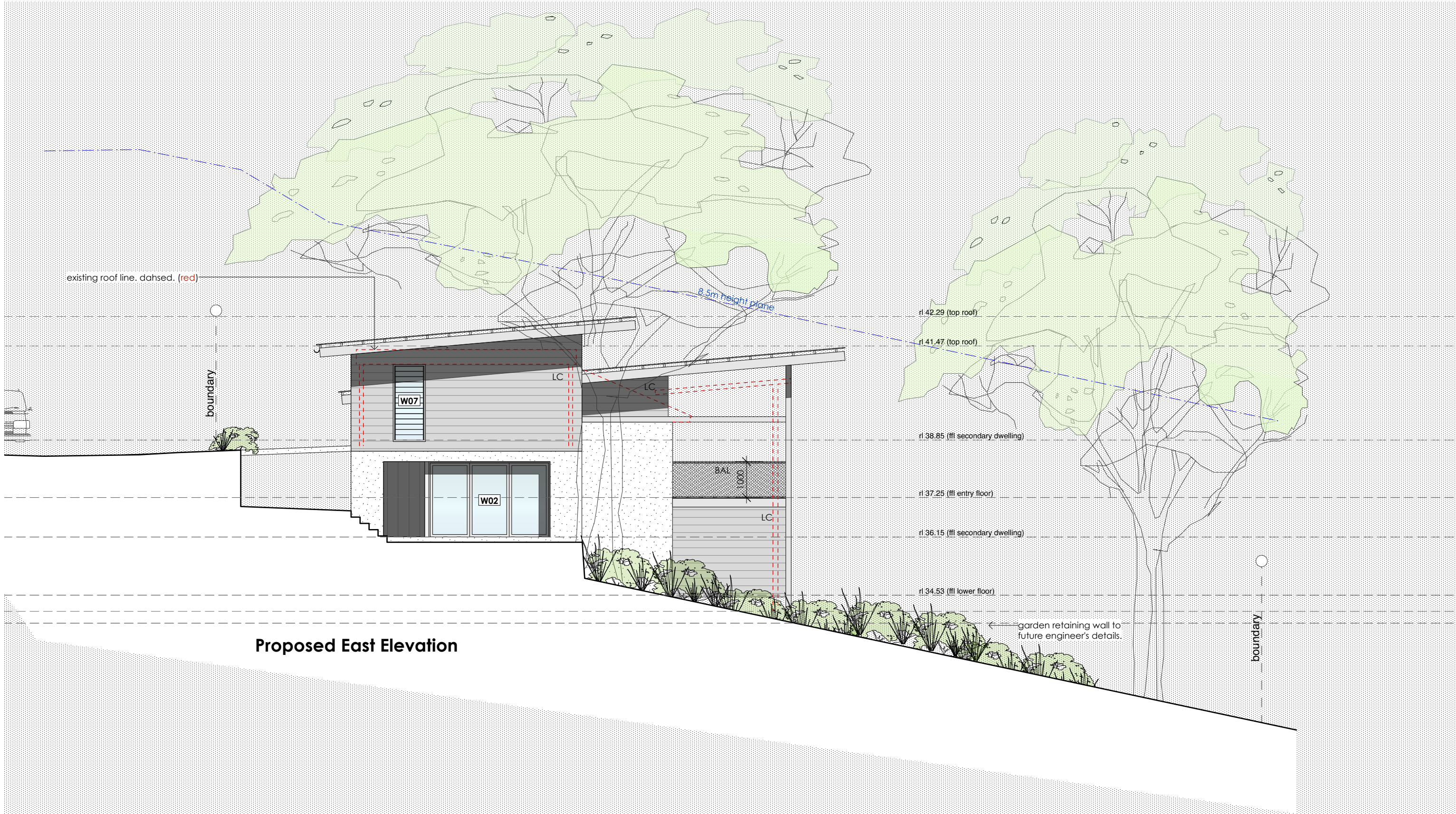


		Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.		MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL		EXISTING WALL TO BE REMOVED NEW WALL		Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²		ANDY LEHMAN DESIGN		DA. 11	
PROJECT		Alterations & Additions		DRAWING		Proposed Entry Floor Plan		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		Jan 2024		ISSUE		A	

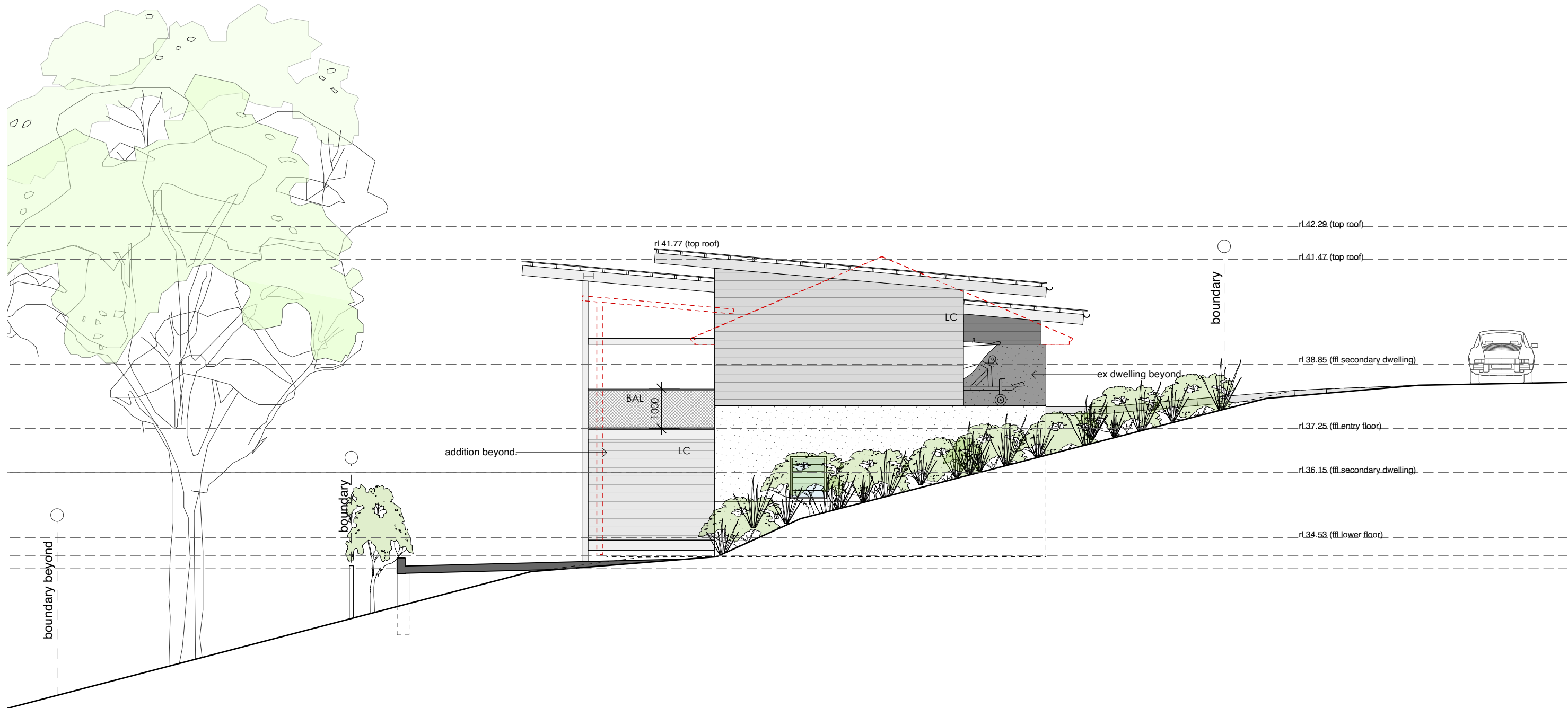


Proposed Street Elevation

Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. 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 materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BALBALUSTRADE CONC.CONCRETE COSCONFIRM ON SITE DPDOWNPIPE FGFIXED GLAZING HWDHARDWOOD LCLIGHTWEIGHT CLADDING MMASONRY MRSMETAL ROOF SHEETING NGLNATURAL GROUND LEVEL	EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett					
			6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²					
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN			
			DRAWING	Proposed Street Elevation	Tel. 0414 466 665	DWG. NO.	DA. 12	
			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	
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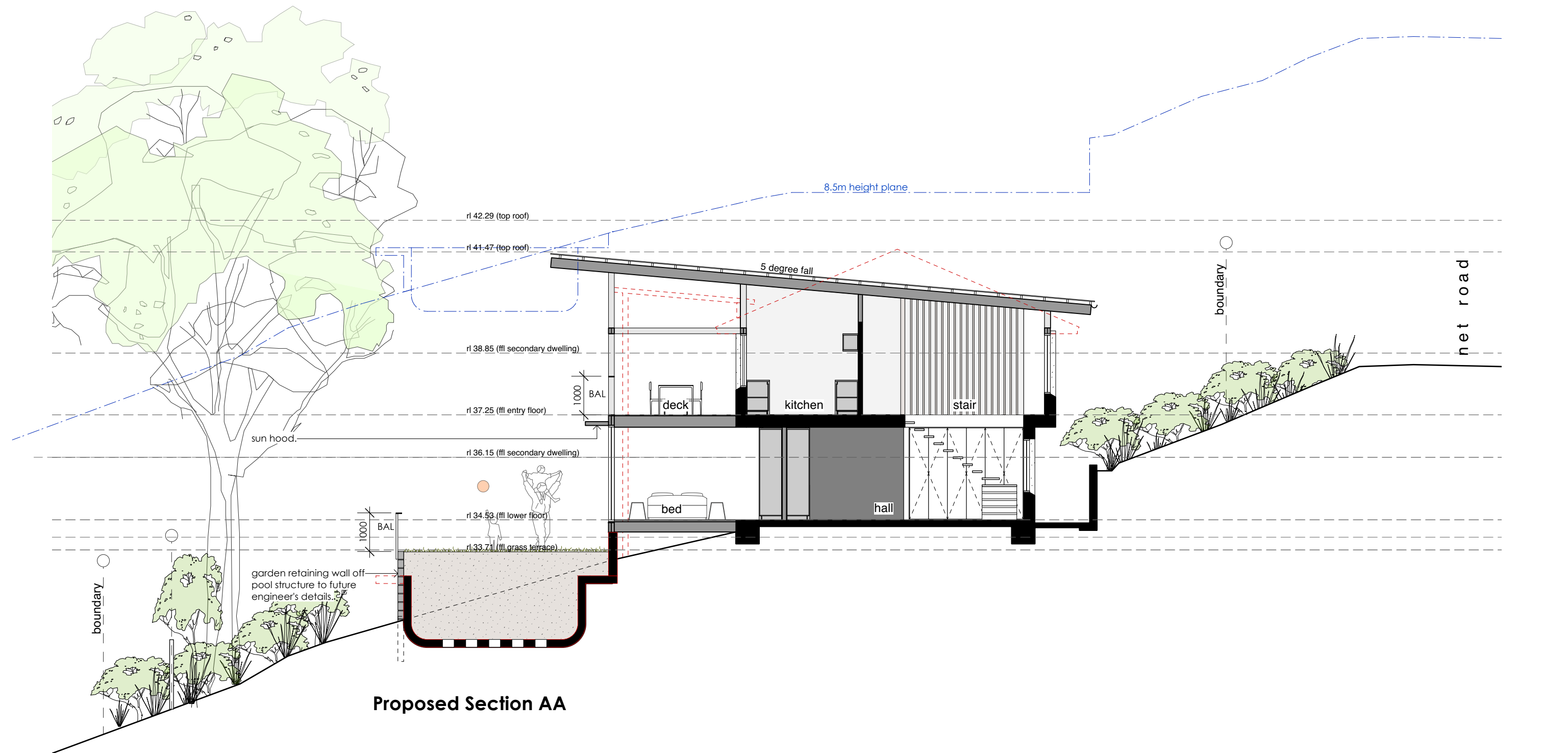


Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	 EXISTING WALL  TO BE REMOVED  NEW WALL		Daniel & Mel Mussett				
			6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²					
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN			
			DRAWING	Proposed East Elevation	Tel. 0414 466 665		DWG. NO.	DA. 14
					Email: andy@andylehman.com.au		SCALE	
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	Jan 2024			
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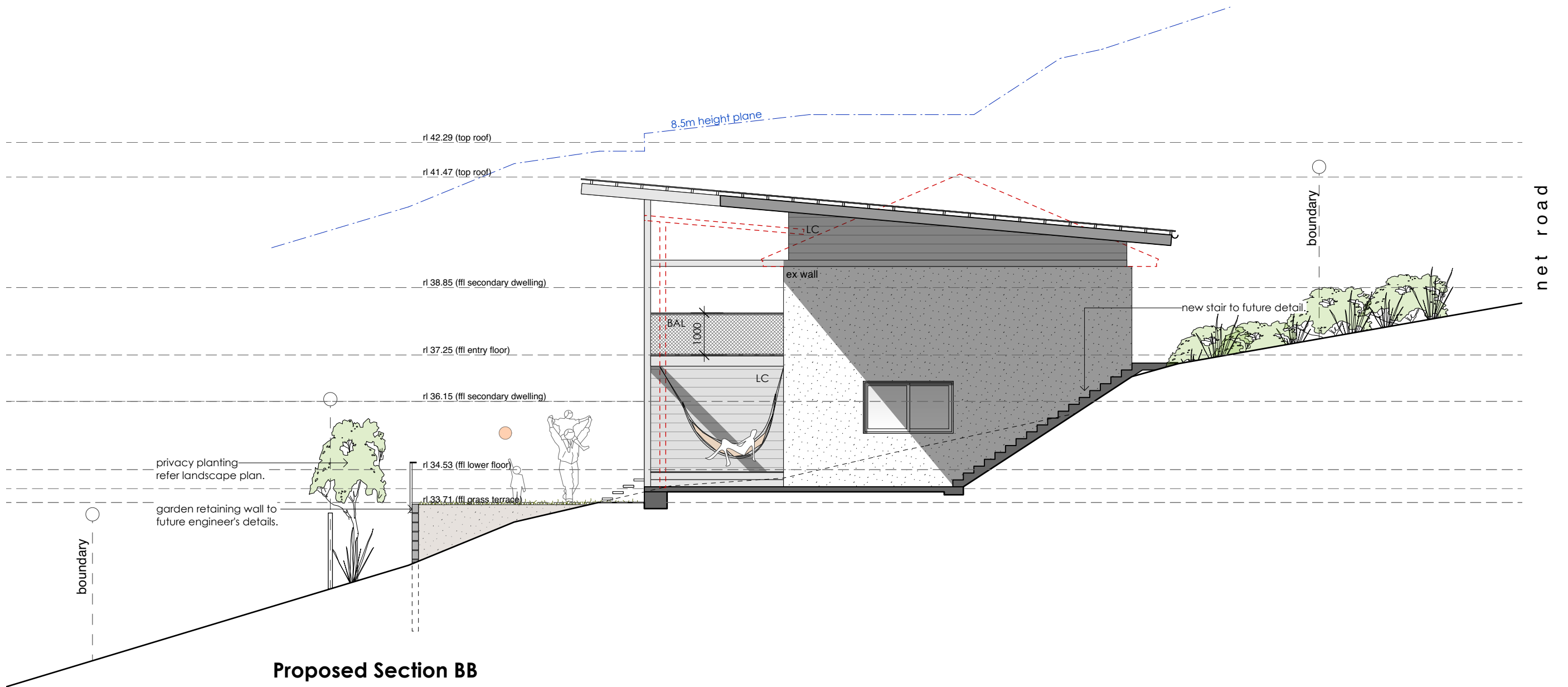


Proposed West Elevation

Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. 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 materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²			
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
			DRAWING	Proposed West Elevation	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. If in doubt ask.	Email: andy@andylehman.com.au	SCALE 1:100@A3 DATE Jan 2024 ISSUE A

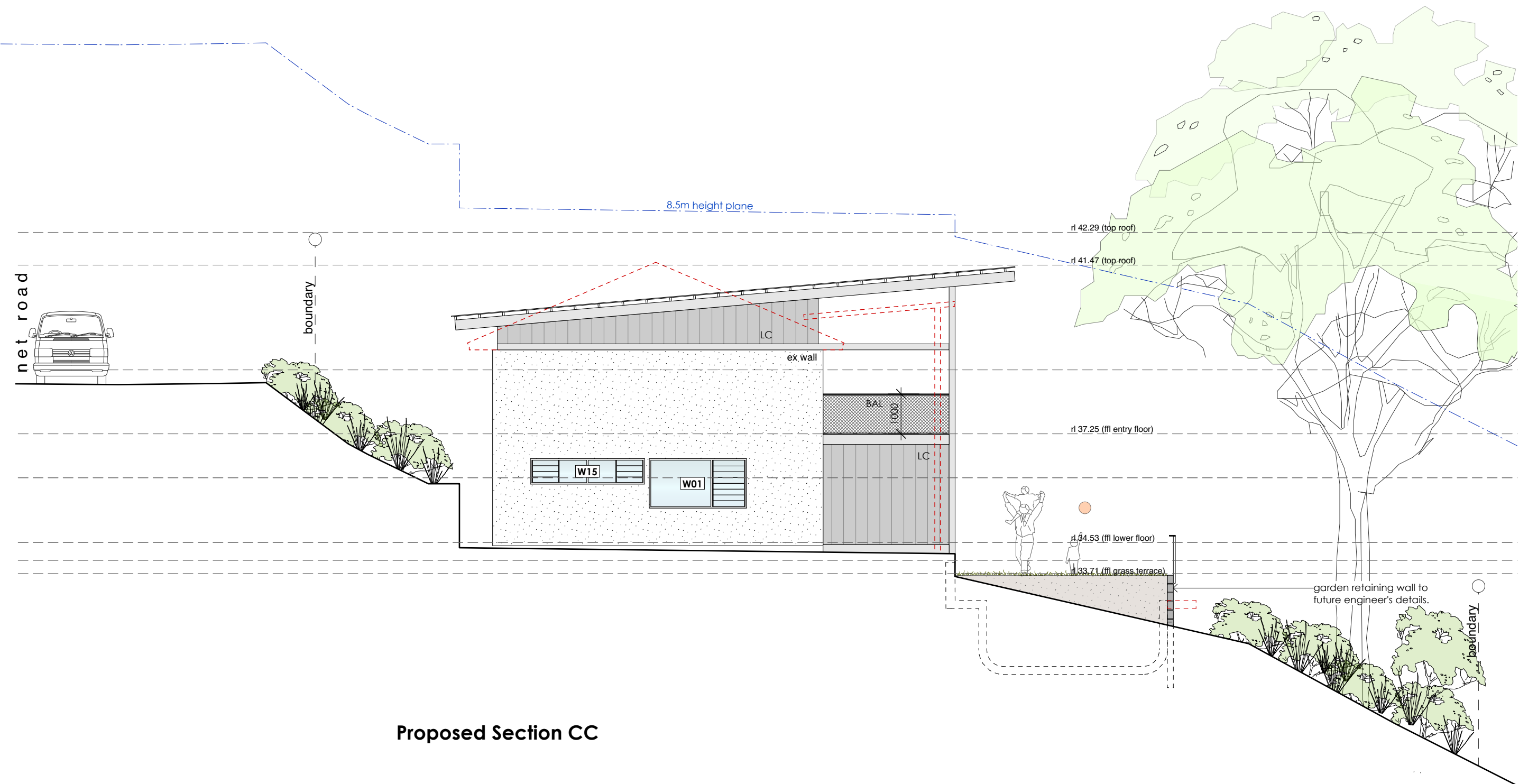


Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	 EXISTING WALL  TO BE REMOVED  NEW WALL	Daniel & Mel Mussett				
			6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²				
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DA. 16
			DRAWING	Proposed Section AA	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	Jan 2024
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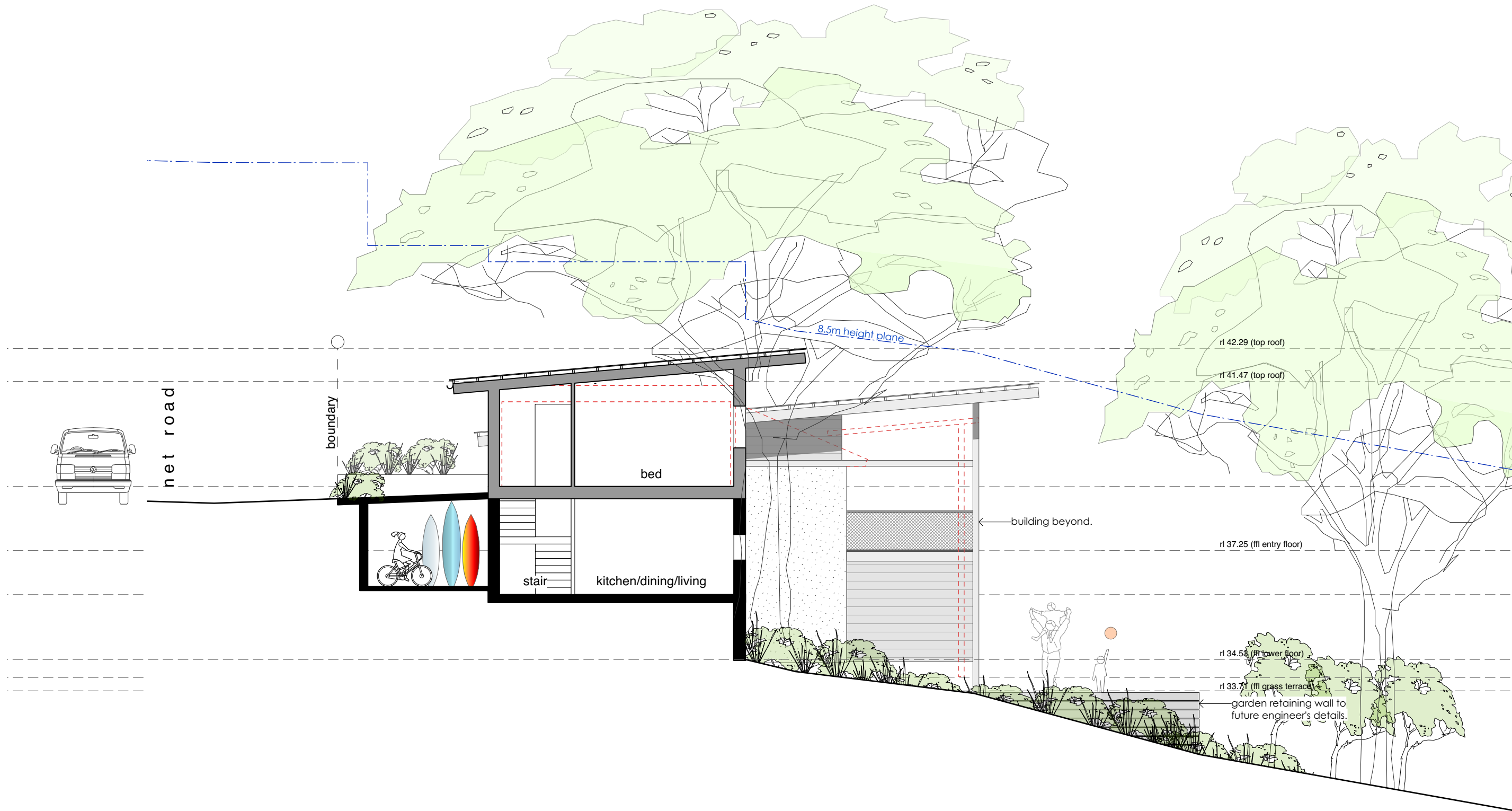
Proposed Section BB

Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. 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 materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²			
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
			DRAWING	Proposed Section BB	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.	Email: andy@andylehman.com.au	SCALE 1:100@A3
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Proposed Section CC

Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. 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 materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²				
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DWG. NO. DA. 18
			DRAWING	Proposed Section CC	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. If in doubt ask.	Email: andy@andylehman.com.au	DATE Jan 2024	
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Proposed Section DD

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			PROJECT	Alterations & Additions		ANDY LEHMAN DESIGN		DA. 25 SCALE 1:100@A3		
			DRAWING	Proposed Section DD		Tel. 0414 466 665				
			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	Jan 2024
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Proposed North Elevation
@ Retaining Wall

Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. 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 materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²		
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN
			DRAWING	Proposed North Elevation @ retaining wall	DWG. NO. DA. 26
			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.	SCALE 1:100@A3 DATE Jan 2024 ISSUE A