

TREE REMOVAL & PLANTING



REMOVE TREE
CABBAGE TREE PALM

REMOVE TREE A -
SPECIES: CABBAGE TREE PALM
HEIGHT: 12M HIGH APPROX.
AREA OF CANOPY: 28 SQM APPROX.

REMOVE TREE B -
SPECIES: CABBAGE TREE PALM
HEIGHT: 12M HIGH APPROX.
AREA OF CANOPY: 28 SQM APPROX.



NORTH

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Project

BILGOLA

Address

1A THE SERPENTINE, BILGOLA BEACH

Dwg Title

SITE PLAN

job

025 BIL

issue

24 06 22

scale

1:200 @ A3

rev

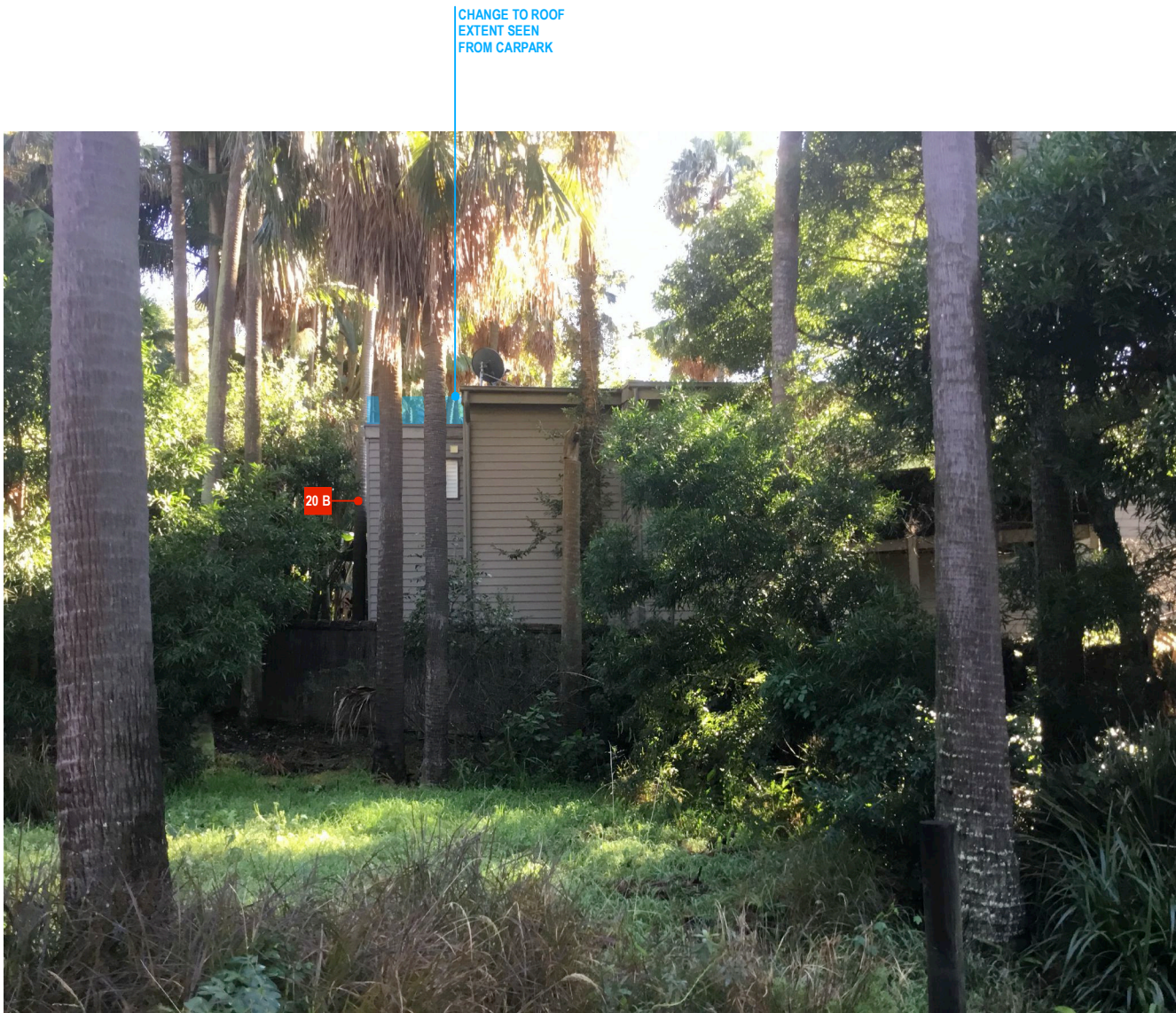
C S4.55

DA10



TREES TO BE REMOVED
WITHIN A CLUMP OF OTHER TREES AND PALMS.

20 TREES TO BE REMOVED



ROOF AND TREES
VIEW FROM CARPARK

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SITE PHOTOS

job

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NTS @A3

rev

C S4.55

DA12



EXISTING
VIEW FROM REAR YARD



SHOWING ADJUSTED ROOF WITH
NEW CLERESTORY WINDOWS,
MATCH EXISTING UPPER RIDGE LINE

PROPOSED
VIEW FROM REAR YARD

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Project **BILGOLA**

Address **1A THE SERPENTINE, BILGOLA BEACH**

Dwg Title **MONTAGE VIEWS**

job 025 BIL

issue 24 06 22

scale NTS @ A3

DA13

rev C S4.55

BUSHFIRE CONSTRUCTION - THE PROPOSED DEVELOPMENT IS ASSESSED AS BAL-29 AS SPECIFIED IN AS 3459. DUE TO VARIABLE SEPARATION DISTANCE TO VEGETATION, ALTERATIONS ARE TO BE CONSTRUCTED TO BAL-29, BAL-19 & BAL-12.5. REFER REPORT.

BAL 40 BAL 29 BAL 19 BAL 12.5



1M > 5M >

S4.55 AMENDMENT: REV C

GENERAL NOTES, BASIX, FLOODING & BUSHFIRE - REFER DRAWING CD02 AND RELEVANT REPORTS & CERTIFICATES.

BUSHFIRE RESISTANCE - COMPLY WITH AS3959 2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

MATERIAL, FINISHES & ABBREVIATIONS

CL - CLADDING, TIMBER BATTEND & PAINTED LINING.
CP - CARPET.
MR - METAL ROOF, FLASHING & CAPPING, COLORBOND.
TD - TIMBER DECK, BUSHFIRE RESISTANT MATERIAL TO MEET AS3959.
TB - TIMBER FLOOR BOARDS.
SD - SMOKE DETECTOR.

EXISTING WALLS & STRUCTURE NEW WORK WALLS & FINISHES

DEMOLISH

SUMMARY OF PROPOSED WORK

- 01 DEMOLISH BRICK CHIMNEY - REPLACE WITH CLADDING TO MATCH ADJACENT AND JOINERY INTERNAL.
- 02 EAVE OVERHANG ABOVE ENTRY DOOR - EXTEND EXISTING ROOF, MATERIALS TO MATCH ADJACENT.
- 03 LIVING ROOM WINDOW - REPLACE FULL LENGTH, NEW GLASS LINE POSITIONED OUTSIDE EXISTING STRUCTURE ALIGNMENT.
- 04 REPLACE EXISTING WINDOWS - RE-USE EXISTING OPENINGS OR ENLARGE EXISTING OPENINGS.
- 05 NEW OPENING - CREATE NEW OPENING IN WALL WITH WINDOW OR DOOR, TO SATISFY BASIX.
- 06 BLOCK-UP EXISTING OPENING - MATCH ADJACENT CLADDING, INSULATION TO MEET BASIX.
- 07 NEW EXTERNAL WALL - ENCLOSE TRIANGULAR SPACES ON SOUTH SIDE OF HOUSE, CLADDING TO MATCH (ADD 1SQM GFA).
- 08 NEW DECK - WITH STEPS, TO ALLOW ACCESS TO GARDEN ON SOUTH SIDE OF HOUSE.
- 09 EXTEND ROOF TO BATHROOM ON UPPER LEVEL - COMPLIANT CEILING HEIGHTS, NEW WINDOW, MATERIALS TO MATCH ADJACENT.
- 10 SUPPORT POSTS - ADJUST POST LOCATIONS, ALL WORK TO STRUCTURAL ENGINEER DETAILS.
- 11 MAIN LEVEL FITOUT - NEW INTERNAL WALLS, DOORS & JOINERY, NEW FLOORING, RENOVATE BATHROOMS.
- 12 FIREPLACE - NEW GAS FUELLED FIREPLACE AND HEARTH, WITH FLUE TO ROOF.
- 13 UPPER LEVEL FITOUT - CLOSE-UP INTERNAL WINDOWS, NEW WALLS & JOINERY, CARPET TO FLOOR & STAIR, RENOVATE BATHROOM.
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- 16 STUDY MEZZANINE - EXTEND FLOOR ON UPPER LEVEL TO CREATE MEZZANINE FOR STUDY (ADD 9 SQM GFA).
- 17 REPLACE CLADDING - TIMBER BATTENS AND PAINTED LINING, ALL TO MEET BUSHFIRE PERFORMANCE REQUIREMENTS.
- 18 EAVE OVERHANG ON EAST EDGE OF MAIN ROOF - FOR WEATHER PROTECTION, MATERIALS TO MATCH ADJACENT.
- 19 DEMOLISH BALCONY - REPLACE BALCONY DOOR WITH WINDOW, HIGHER SILL FOR PRIVACY, CLADDING TO MATCH ADJACENT.
- 20 REMOVE TREES - TWO CABBAGE TREE PALMS (A & B), ALSO REMOVE OTHER TREES WHICH ARE EXEMPT SPECIES.

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Project BILGOLA

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Dwg Title PLAN - UPPER LEVEL

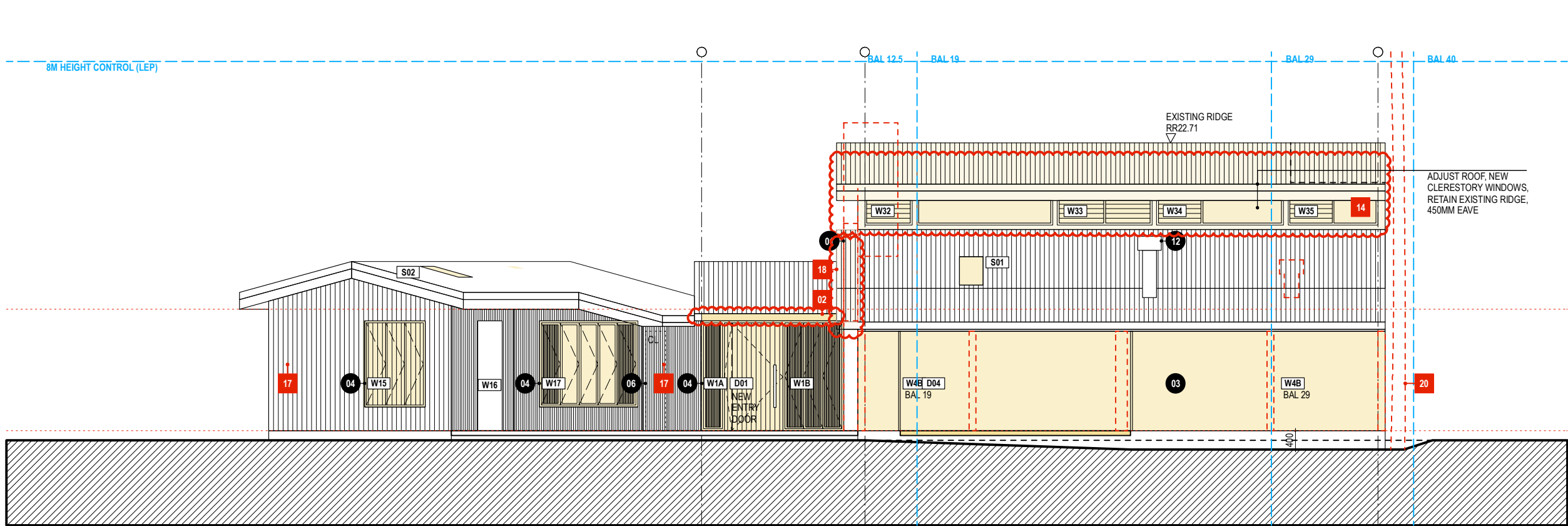
job 025 BIL

issue 24 06 22

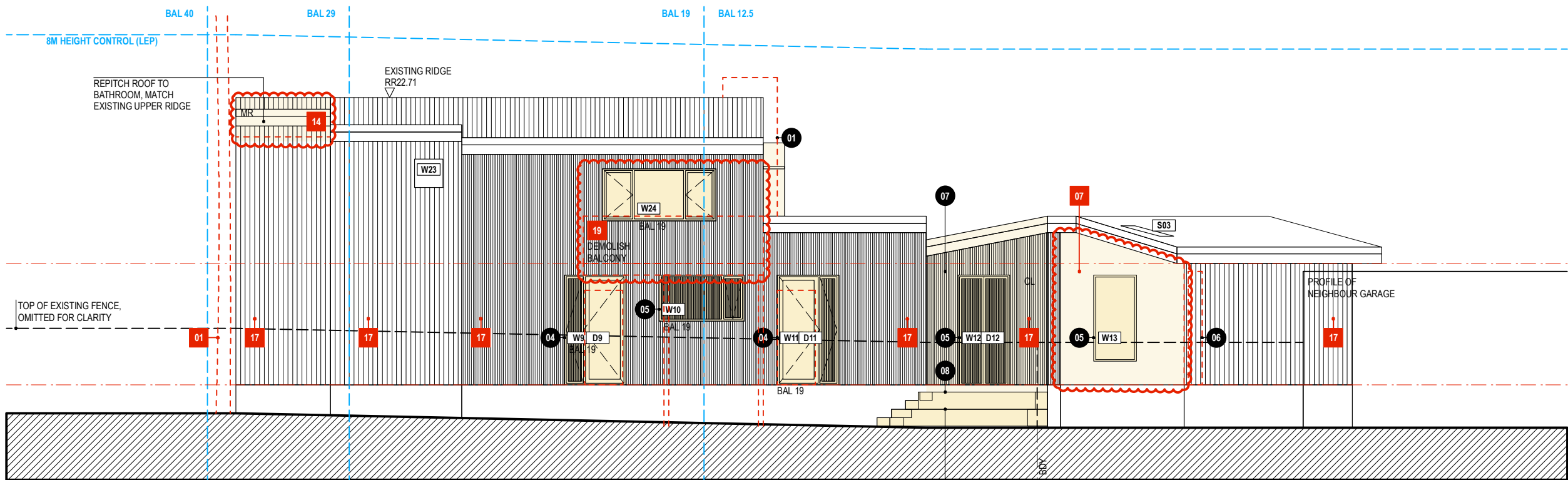
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DA21

rev C S4.55



NORTH ELEVATION



SOUTH ELEVATION - FACING CARPARK

1M > 5M >

S4.55 AMENDMENT: REV C

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Project BILGOLA

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Dwg Title ELEVATIONS

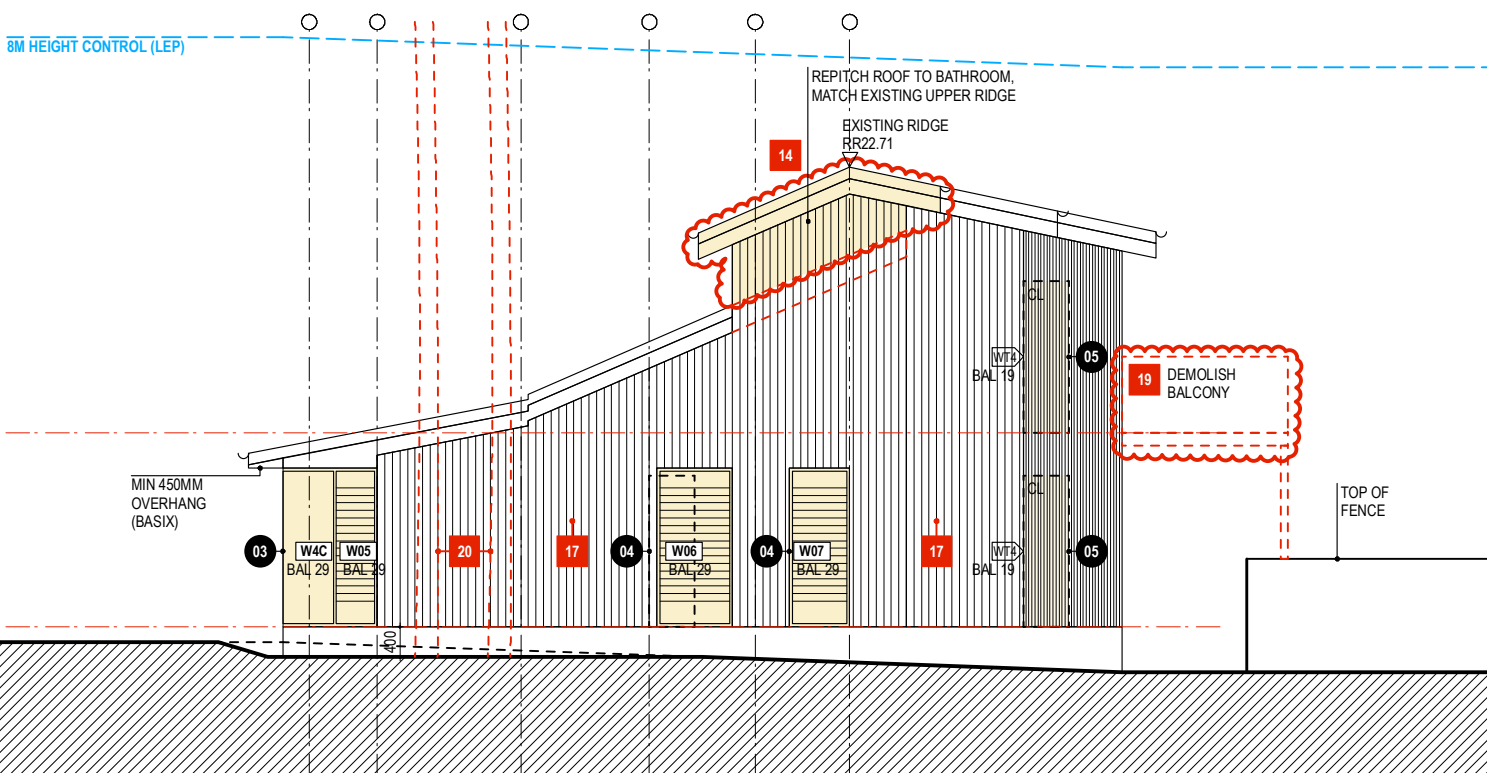
job 025 BIL

issue 24 06 22

scale 1:100 @A3

DA30

rev C S4.55



S4.55 AMENDMENT: REV C

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Dwg Title **ELEVATIONS**

job 025 BIL

issue 24 06 22

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| scale 1:100 @ A3
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DA31

rev C S4.55