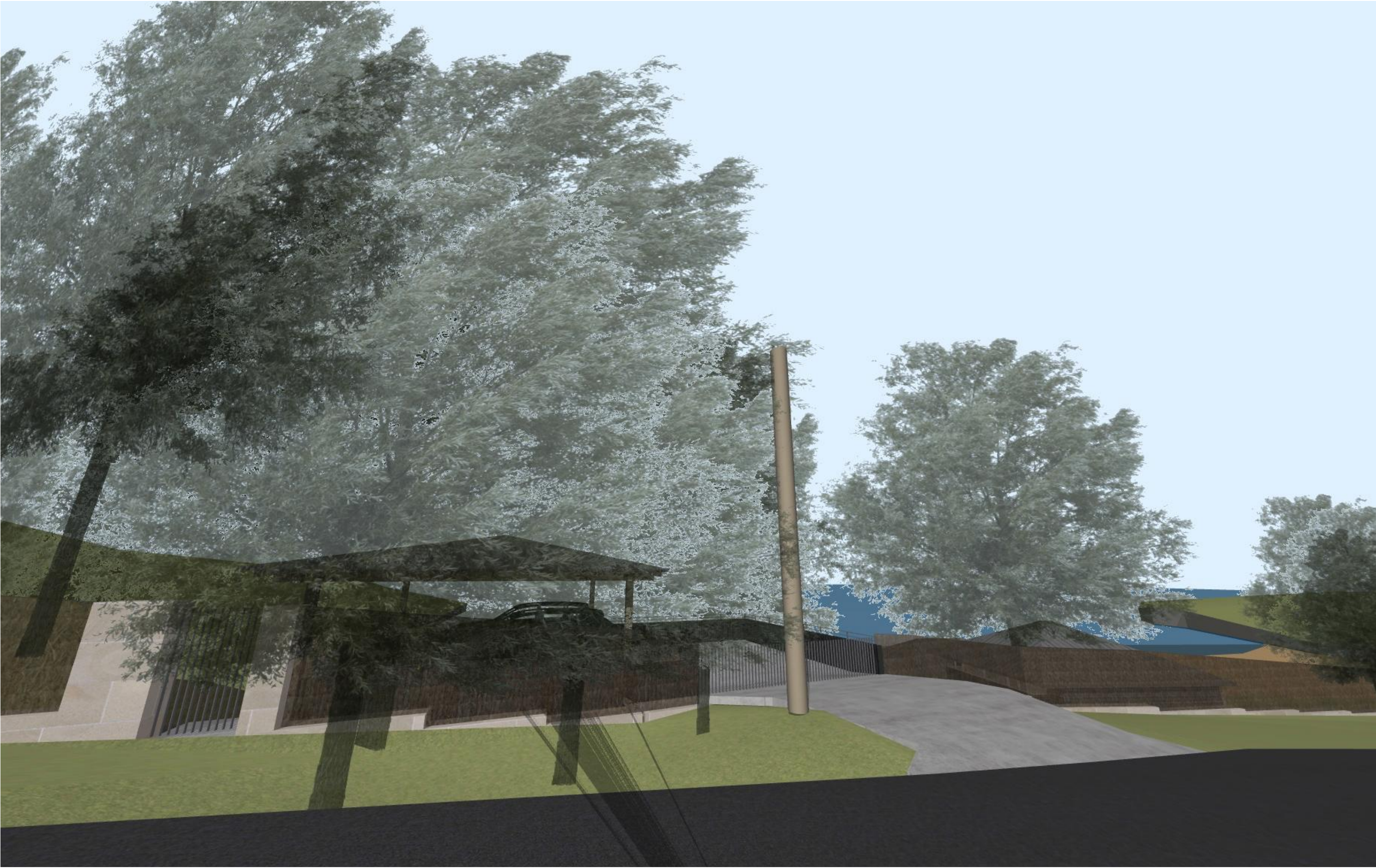


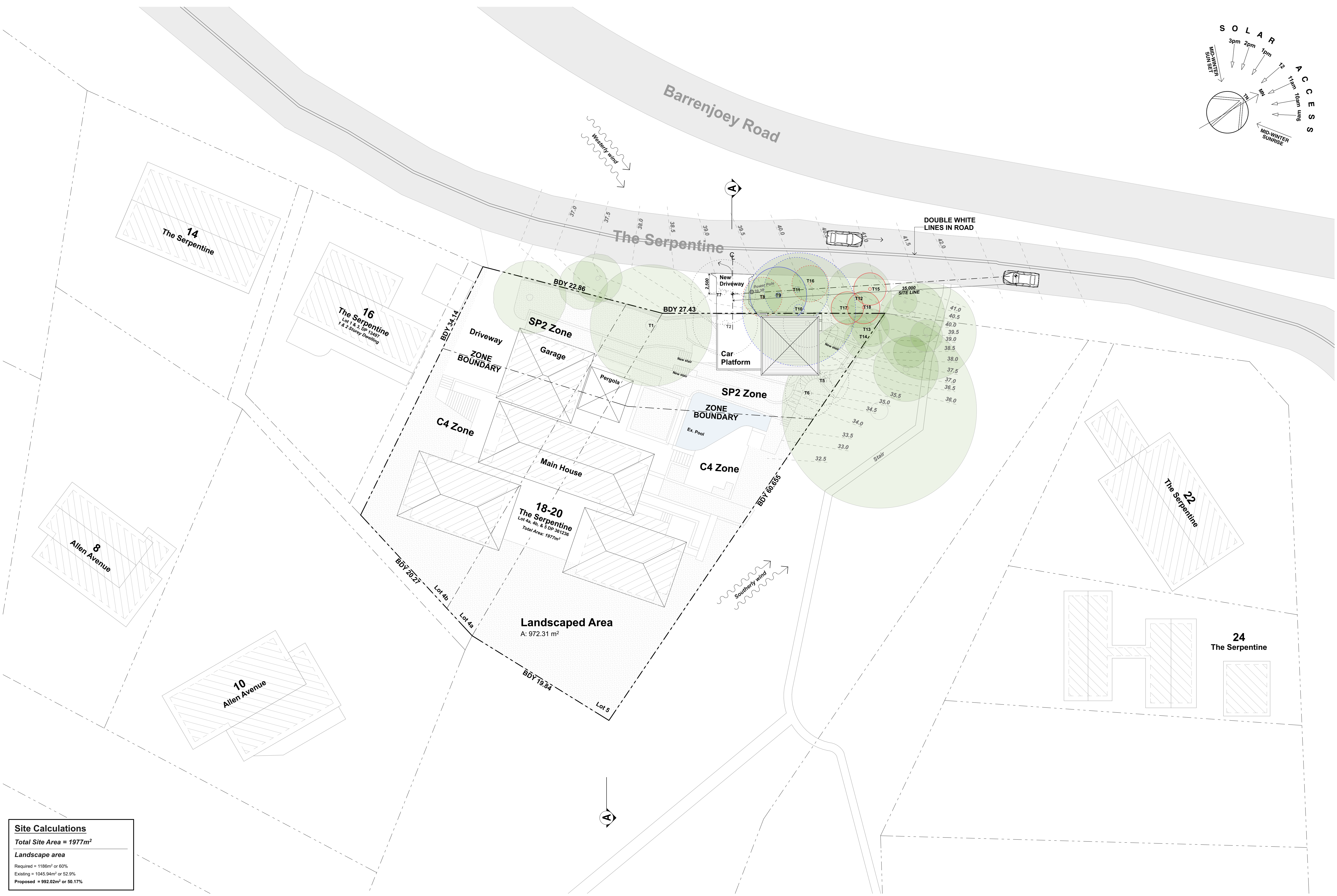
DEVELOPMENT APPLICATION

Studio + Car Platform

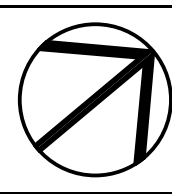
18 - 20 THE SERPENTINE, BILGOLA BEACH

DRAWING LIST	
DWG No:	DESCRIPTION
A.00	COVER SHEET
A.01	SITE PLAN + SITE ANALYSIS
A.02	FLOOR PLANS + SECTION
A.03	NW + SW ELEVATION
A.04	NE + SE ELEVATION
A.05	SITE CALCULATIONS
A.06	SHADOW DIAGRAMS





Site Calculations	
Total Site Area = 1977m²	
Landscape area	
Required = 1188m² or 60%	
Existing = 1045.94m² or 52.9%	
Proposed = 992.02m² or 50.17%	



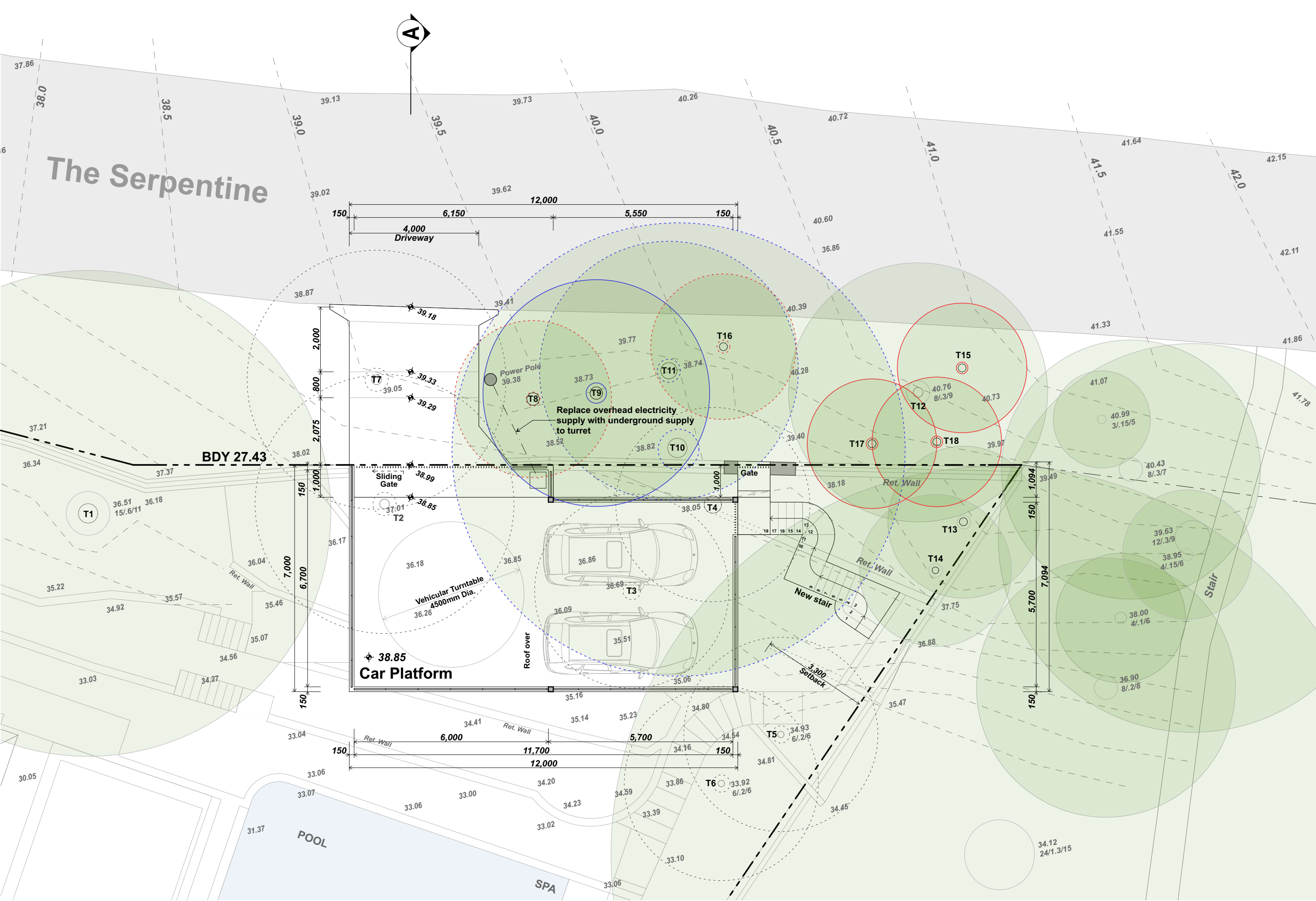
DATE	REV	DESCRIPTION
11/04/2023	A	DA
28/06/2023	B	DA- REVISED DRIVEWAY
24/11/2023	C	AMENDED

PROJECT
New Studio + Car Parking Structure
18-20 The Serpentine, Bilgola Beach
NSW 2107
Lots 4a, 4b, & 5 DP 361236
FOR Rob & Cheryl Miller

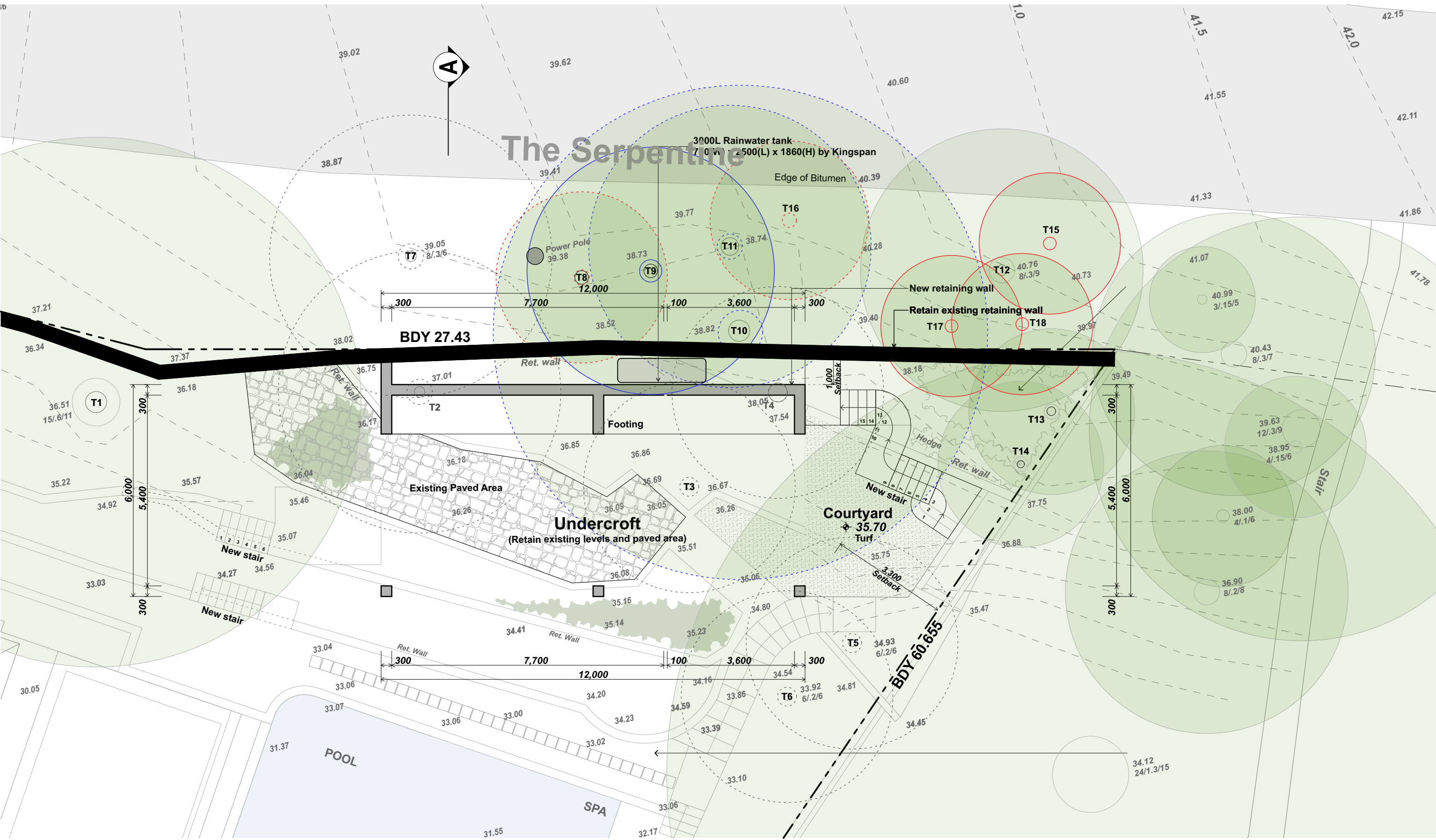
DRAWING TITLE
SITE PLAN + SITE ANALYSIS
PROJECT NO.
2236
SCALE
1:200 @ A1

DRAWN BY
AB / SG
DRAWING NO.
A.01

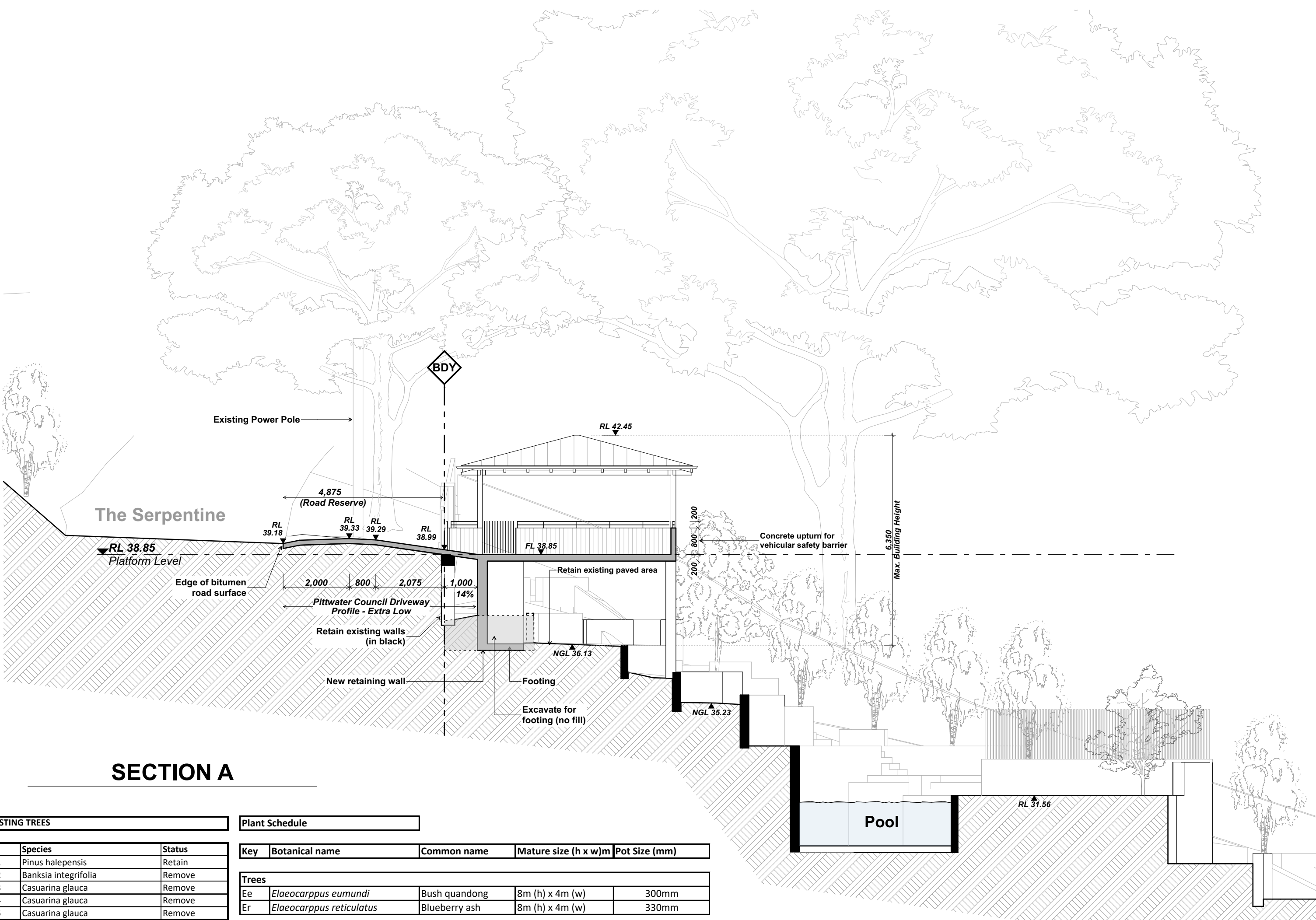
PLOT DATE
24/11/23
REVISION
C



CAR PLATFORM



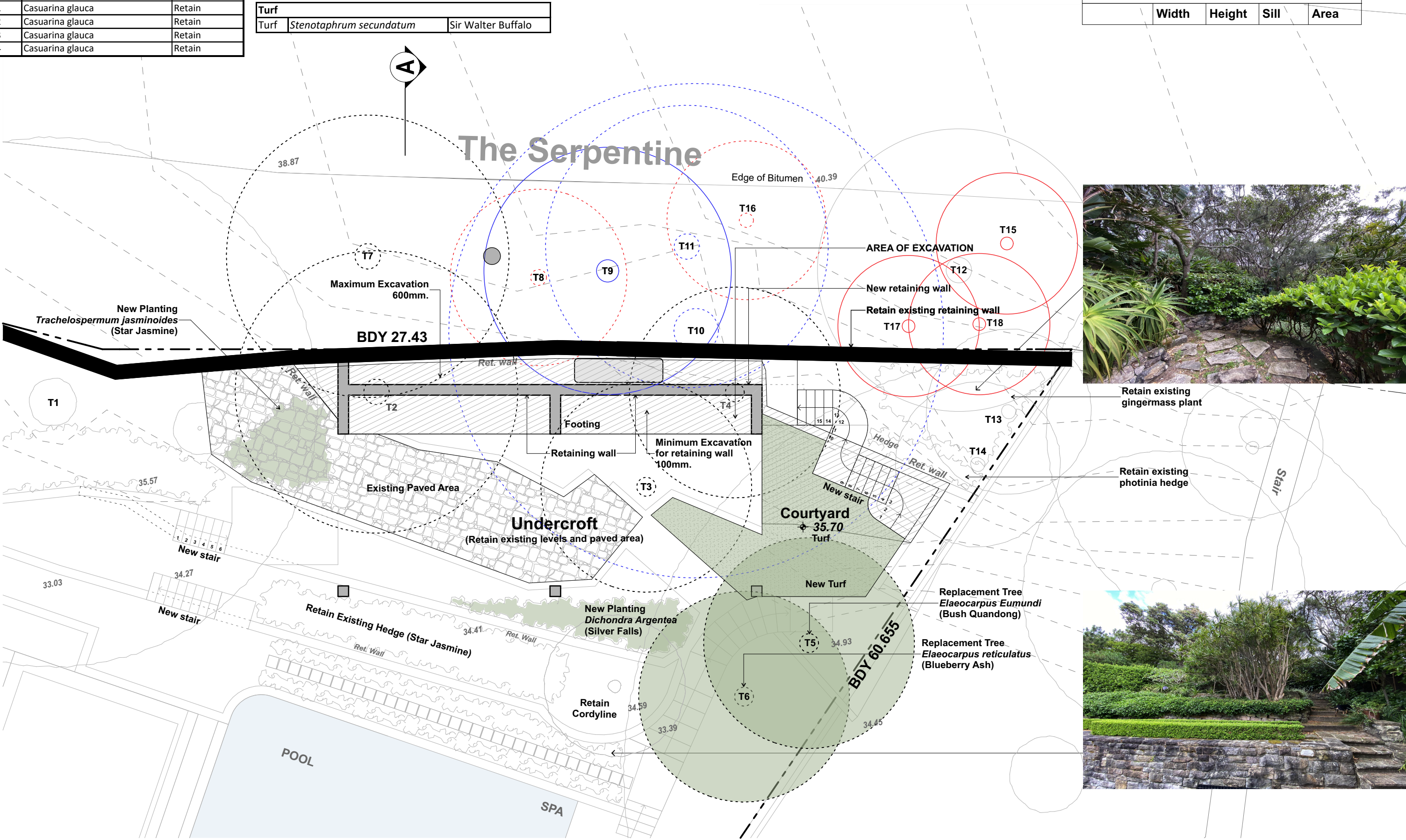
UNDERCROFT FLOOR PLAN



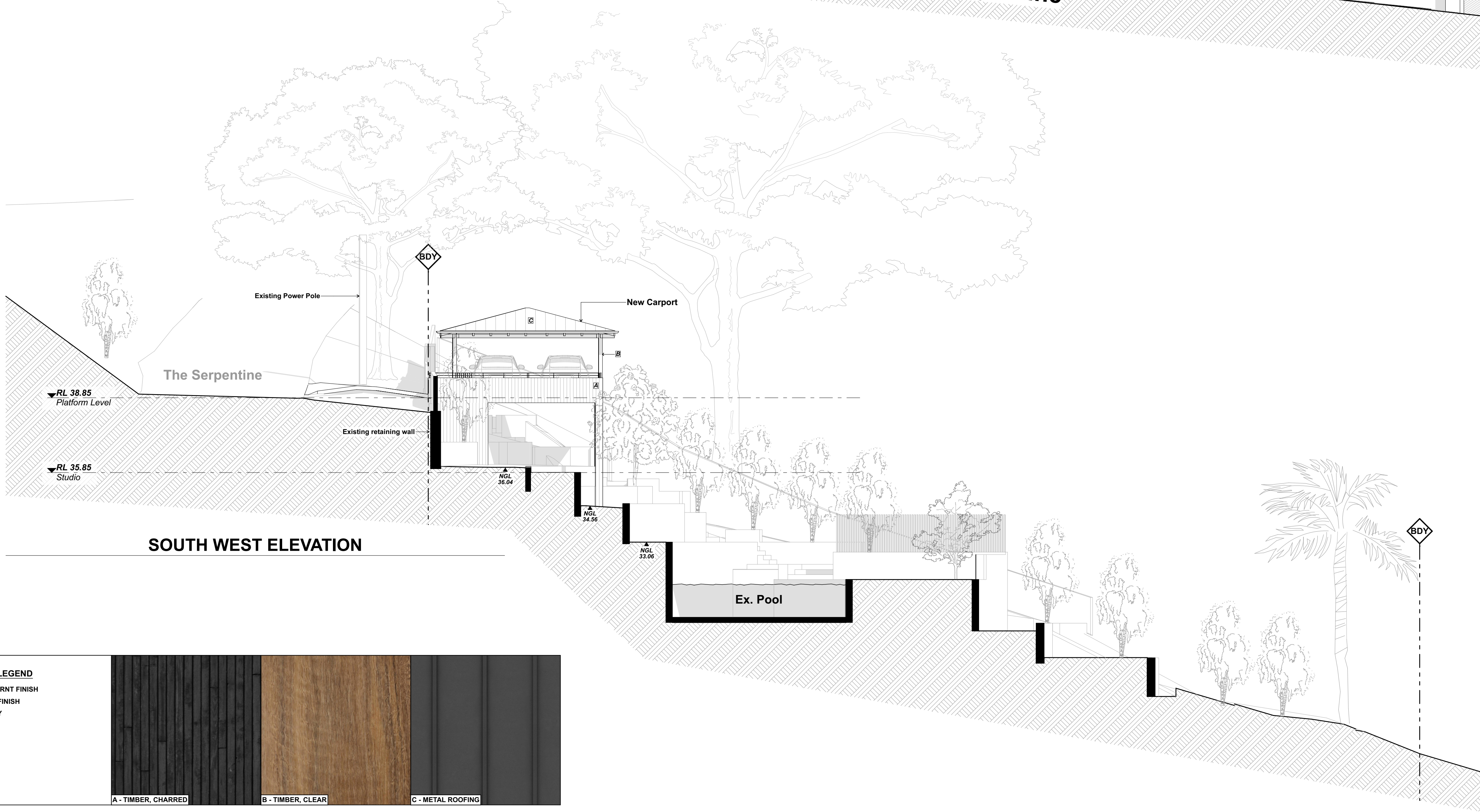
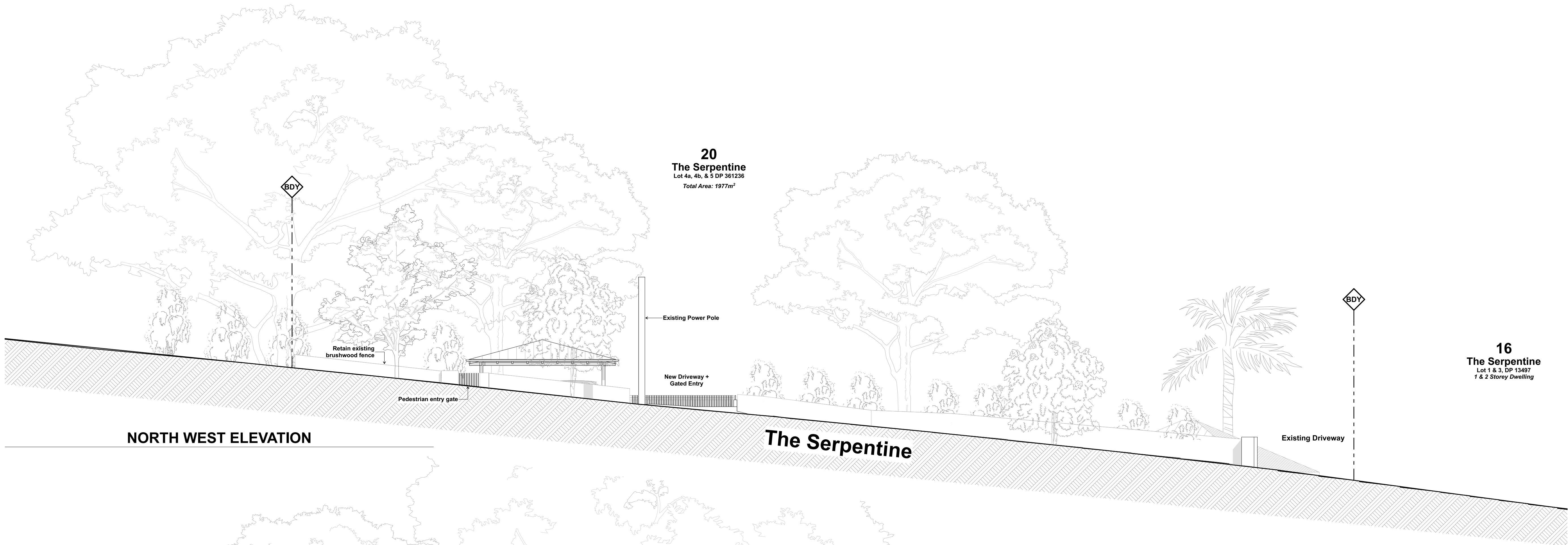
SECTION A

EXISTING TREES			Plant Schedule				
No	Species	Status	Key	Botanical name	Common name	Mature size (h x w)m	Pot Size (mm)
T01	Pinus halepensis	Retain	Trees				
T02	Banksia integrifolia	Remove					
T03	Casuarina glauca	Remove	Ee	Elaeocarpus eumundi	Bush quandong	8m (h) x 4m (w)	300mm
T04	Casuarina glauca	Remove	Er	Elaeocarpus reticulatus	Blueberry ash	8m (h) x 4m (w)	330mm
T05	Casuarina glauca	Remove					
T06	Casuarina glauca	Remove					
T07	Cupaniopsis Anacardioides	Remove					
T08	Casuarina glauca	Retain	TJ	Trachelospermum jasminoides	Star Jasmine	0.5 (h) x 1m (w)	75mm
T09	Casuarina glauca	Retain	Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)	75mm
T10	Lagunaria patersonia	Remove					
T11	Casuarina glauca	Retain					
T12	Casuarina glauca	Retain					
T13	Casuarina glauca	Retain					
T14	Casuarina glauca	Retain					
			Turf	Stenotaphrum secundatum	Sir Walter Buffalo		

WINDOW SCHEDULE				
	Width	Height	Sill	Area



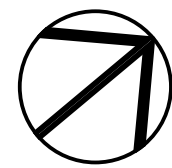
LANDSCAPE PLAN & EXCAVATION / FILL PLAN



EXTERIOR FINISHES LEGEND

- A TIMBER CLADDING, BURNT FINISH
- B TIMBER, CLEAR SEAL FINISH
- C METAL ROOFING, GREY

A - TIMBER, CHARRED B - TIMBER, CLEAR C - METAL ROOFING



DATE	REV	DESCRIPTION
11/04/2023	A	DA
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PROJECT
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18-20 The Serpentine, Bilgola Beach
NSW 2107
Lots 4a, 4b, & 5 DP 361236
FOR Rob & Cheryl Miller

DRAWING TITLE
NW + SW ELEVATION
PROJECT NO.
2236
SCALE
1:100 @ A1

DRAWN BY
AB / SG
DRAWING NO.
A.03

PLOT DATE
24/11/23
REVISION
B

EXTERIOR FINISHES LEGEND

A

TIMBER CLADDING, BURNT FINISH

B

TIMBER, CLEAR SEAL FINISH

C

METAL ROOFING, GREY

A - TIMBER, CHARRED

B - TIMBER, CLEAR

C - METAL ROOFING

NORTH EAST ELEVATION

SOUTH EAST ELEVATION

G

T

GARTNERTROVATO

ARCHITECTS

A

PITTSVIEW PLACE

1/113 (1) PARK STREET

PO BOX 1132

MONA VALE NSW 2103

+61 2 9074 8411

02 9074 8411

P

OTARGET COMAU

11/04/2023

A

DA

28/06/2023

B

DA- REVISED DRIVEWAY

24/11/2023

C

AMENDED

PROJECT

New Studio + Car Parking Structure

18-20 The Serpentine, Bilgola Beach

NSW 2107

Lots 4a, 4b, & 5 DP 361236

FOR Rob & Cheryl Miller

DRAWING TITLE

NE + SE ELEVATION

PROJECT NO.

2236

SCALE

1:100 @ A1

DRAWN BY

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DRAWING NO.

A.04

PLOT DATE

24/11/23

REVISION

B



EXISTING LANDSCAPE AREA

A: 1045.94m²



PROPOSED LANDSCAPE AREA

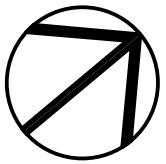
A: 1026.22m²

Total Site Area = 1977m²

Landscape areas:

Required 1186m² or 60%
Existing 1045.94m² or 52.9%

Total Proposed Landscape area =
1026.22m² or 51.9%



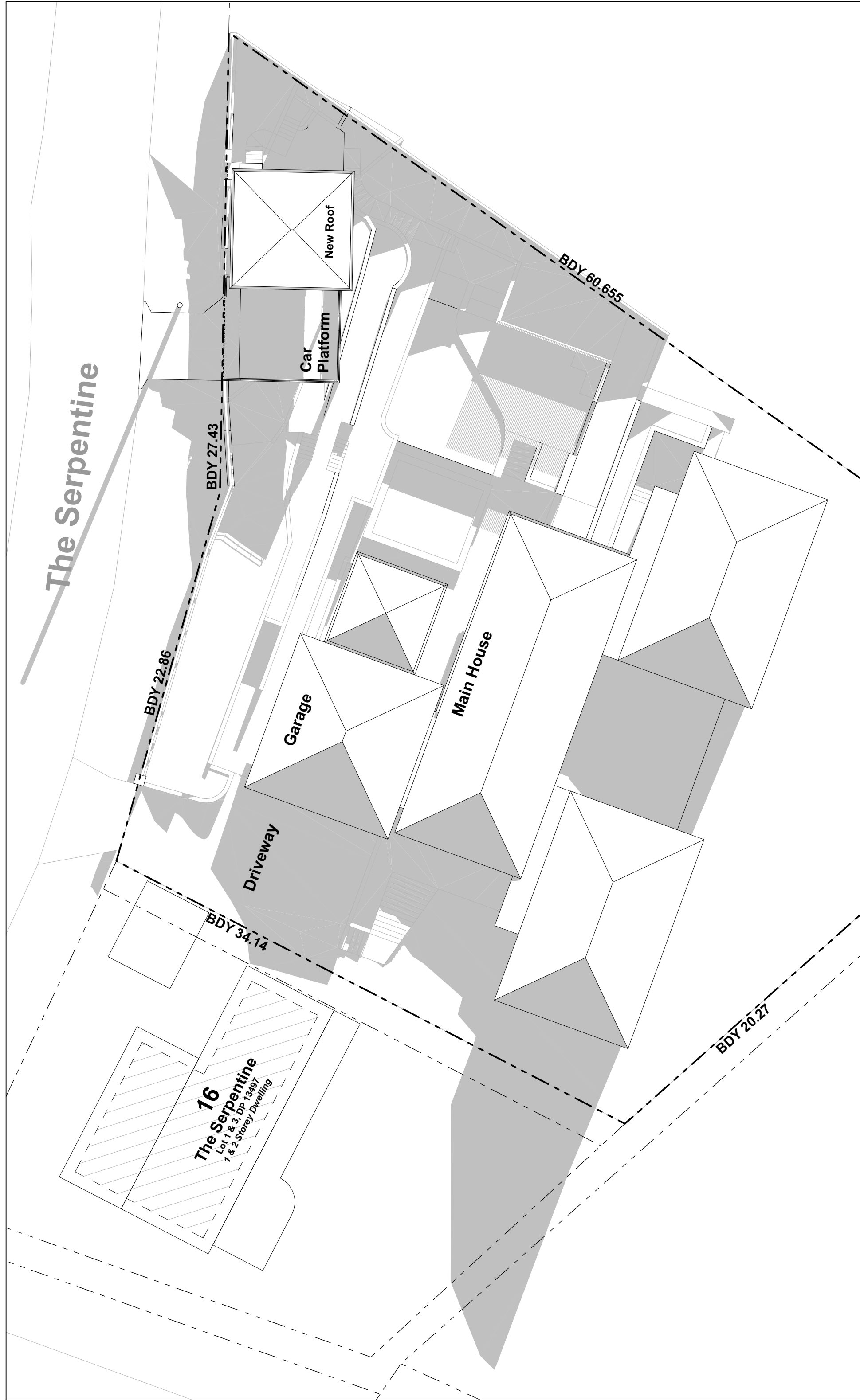
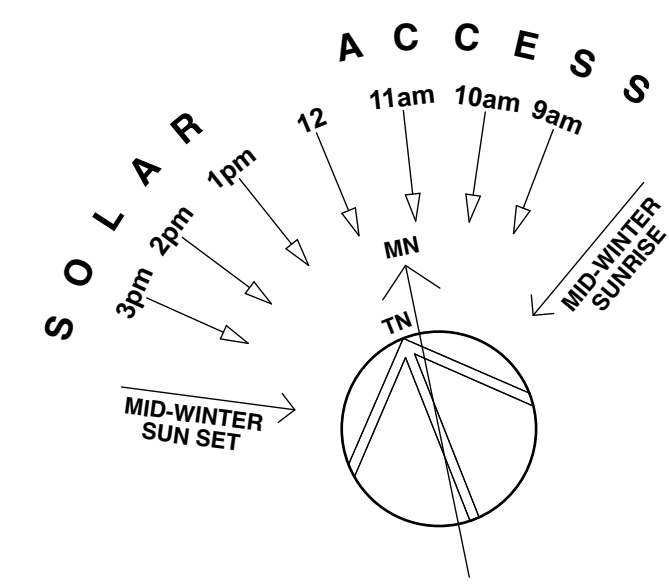
DATE	REV	DESCRIPTION
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PROJECT
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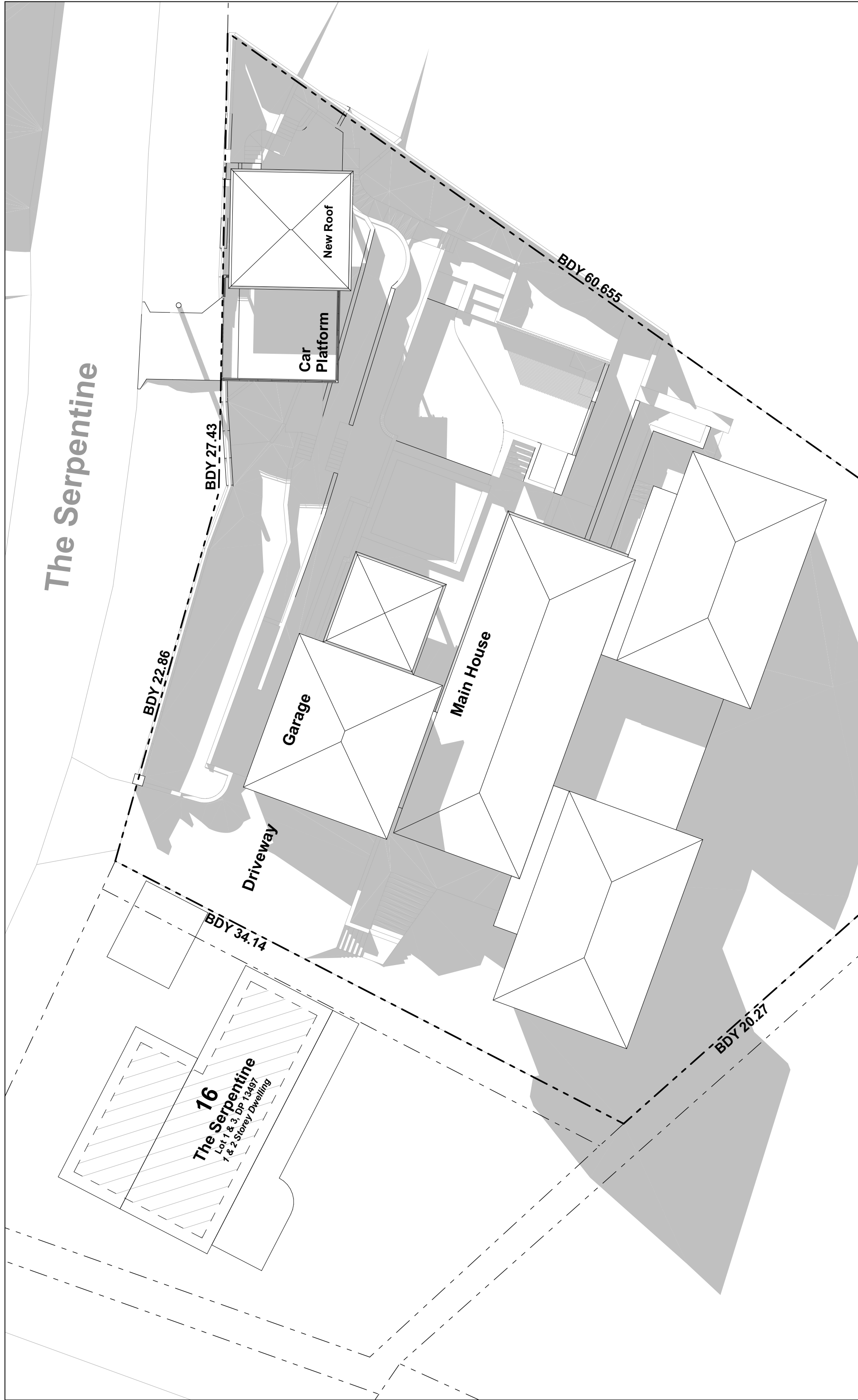
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SITE CALCULATIONS
PROJECT NO.
2236
SCALE
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DRAWN BY
AB / SG
DRAWING NO.
A.05

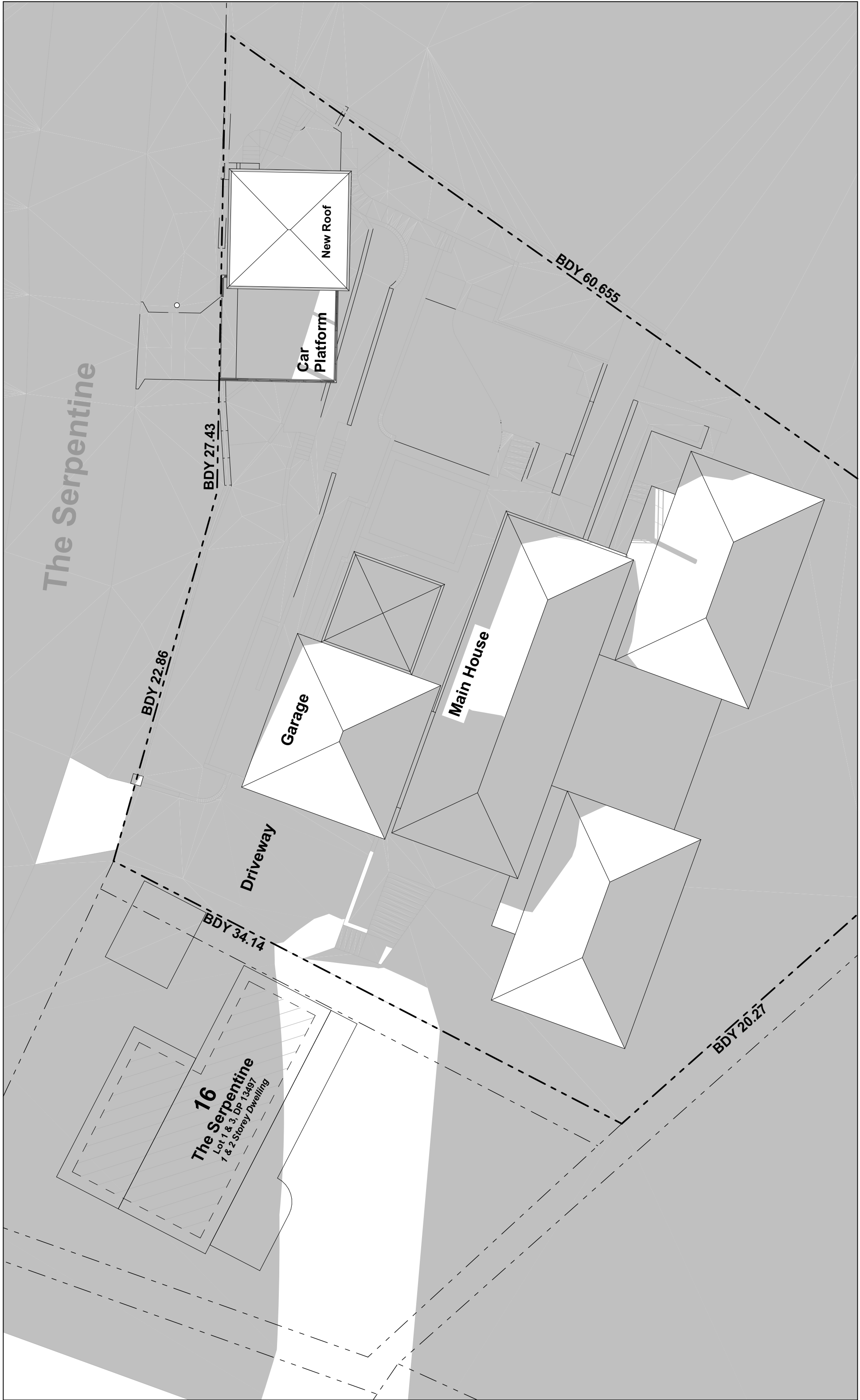
PLOT DATE
24/11/23
REVISION
B



9am - 21 JUNE



12pm - 21 JUNE



3pm - 21 JUNE
No additional shadow
(due to topography)