

05M10M			
LAND		LOT 3, DP 511677	
SITE AREA		1328 SQM	
FLOOR AREA	EXISTING	CHANGE	PROPOSED
HOUSE LG	167	+6	173
HOUSE L1	33	+1	34
GARAGE	24		24
TOTAL	224 SQM 0.17:1 FSR	+7 SQM	231 SQM 0.17:1 FSR
HERITAGE	LOCAL ITEM #227031 GROVE OF CABBAGE TREE PALMS.		ALL TREES RETAINED .
LAND ZONE		E4 - ENVIRONMENTAL LIVING	
AREA OF NEW WORK PREDOMINANTLY INTERNAL RENOVATIONS			

rdo.

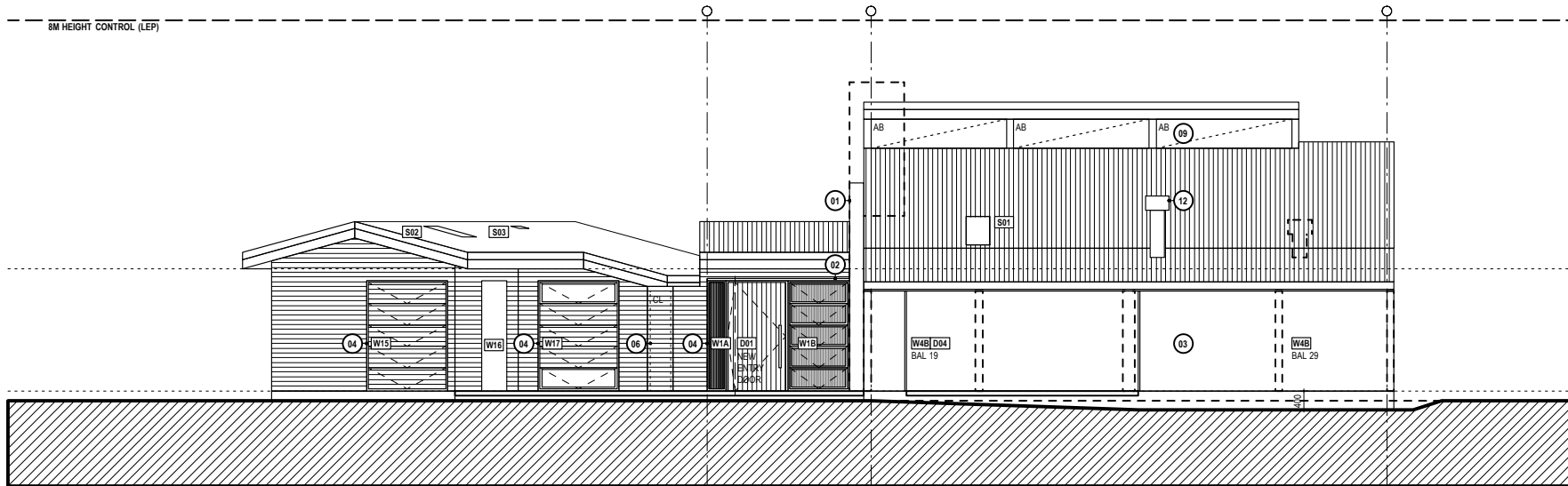
Rob Design Office
49 Shepherd Street
Chippendale NSW 2008
Tel: 02 9699 6969
Reg: 88 66 NSW
rob@rdo.net.au
www.rdo.net.au

Work is copyright under Copyright Act 1968.
Drawings not to be scaled: use figured dimensions only.
Please advise urgently of any inconsistencies.

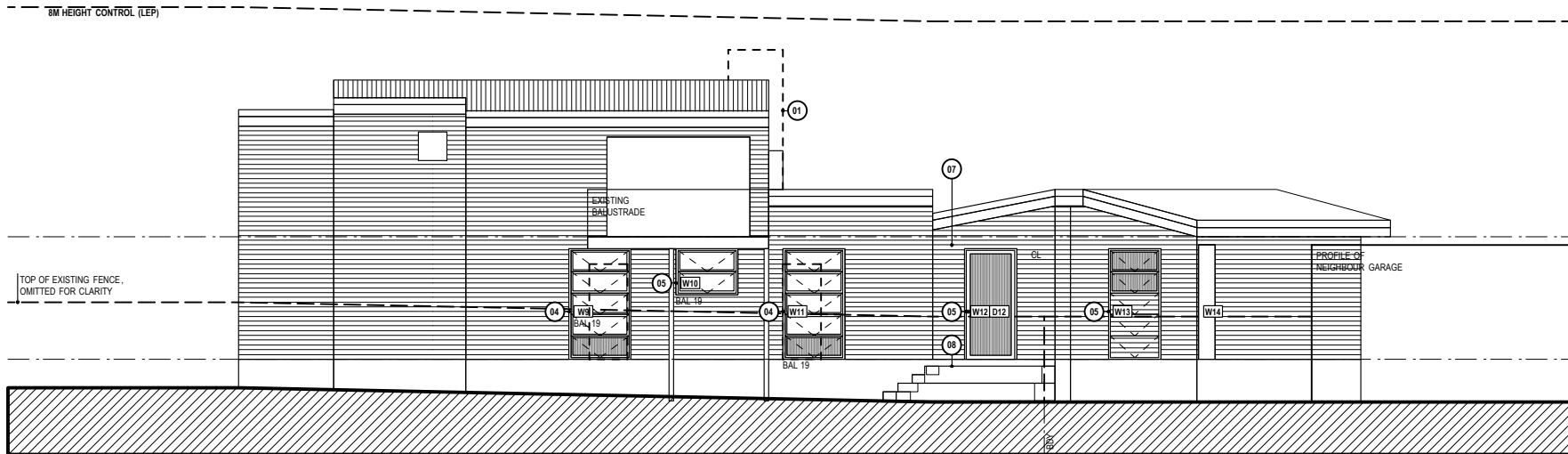
Project **BILGOLA**
Address **1A THE SERPENTINE, BILGOLA BEACH**
Dwg Title **SITE PLAN - NOTIFICATION**

job 025 BIL
issue 16 02 21
scale 1:200 @ A3

DAN1
A



NORTH ELEVATION



SOUTH ELEVATION - FACING CARPARK



GENERAL NOTES, BASIX & BUSHFIRE -
REFER DRAWING **D002** AND RELEVANT REPORTS & CERTIFICATES.

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

MATERIAL, FINISHES & ABBREVIATIONS

CL - CLADDING, TO MATCH EXISTING.

CP - CARPET.

MR - METAL ROOF, FLASHING & CAPPING, COLORBOND.

TD - TIMBER DECK, BUSHFIRE RESISTANT MATERIAL TO MEET AS3959.

TB - TIMBER FLOOR BOARDS.

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 ENTRY AWNING - NEW PROJECTION TO PROTECT FROM RAIN, SUN AND PALM BERRIES.
- 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 SPACE ON SOUTH SIDE OF HOUSE, CLADDING TO MATCH EXISTING.
- 08 NEW DECK - WITH STEPS, TO ALLOW ACCESS TO GARDEN ON SOUTH SIDE OF HOUSE.
- 09 AB - EXTERNAL ADJUSTABLE BLINDS. POWERED AND AUTOMATED.
- 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.
- 14 GARAGE FITOUT - CONVERT TO HOME OFFICE, NEW WALL, INSULATION, LININGS, ELECTRICALS & JOINERY.
- 15 GARAGE WINDOWS - CREATE NEW OPENING IN WALL WITH WINDOW, TOP HINGED FLAPS WITH STAYS.

rdo.

Rob Design Office
49 Shepherd Street
Chippendale NSW 2008
Tel: 02 9699 6969
Reg: 88 66 NSW
rob@rdo.net.au
www.rdo.net.au

Work is copyright under Copyright Act 1968.
Drawings not to be scaled: use figured dimensions only.
Please advise urgently of any inconsistencies.

Project **BILGOLA**

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

Dwg Title **ELEVATIONS - NOTIFICATION**

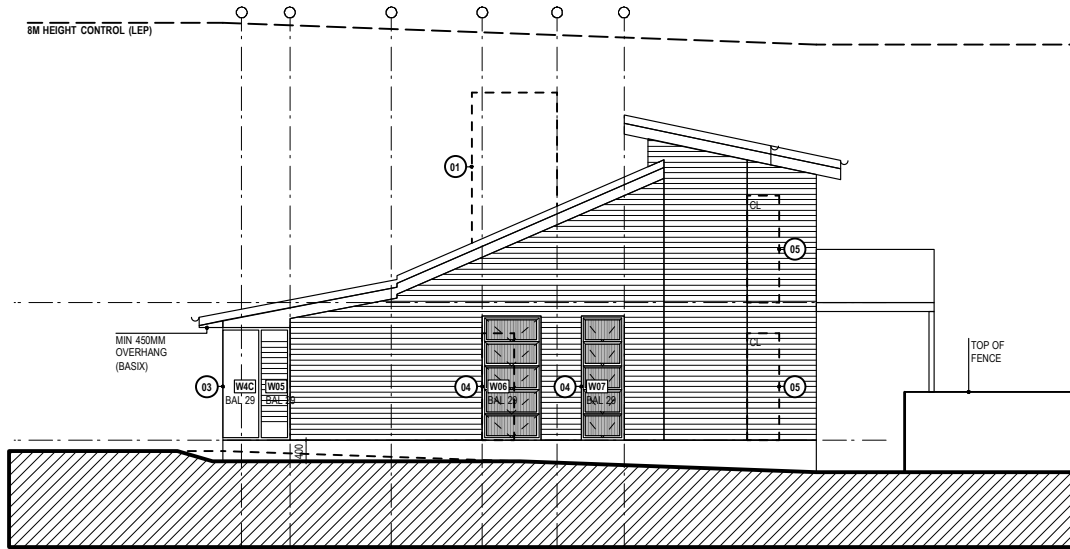
Job **025 BIL**

Issue **16 02 21**

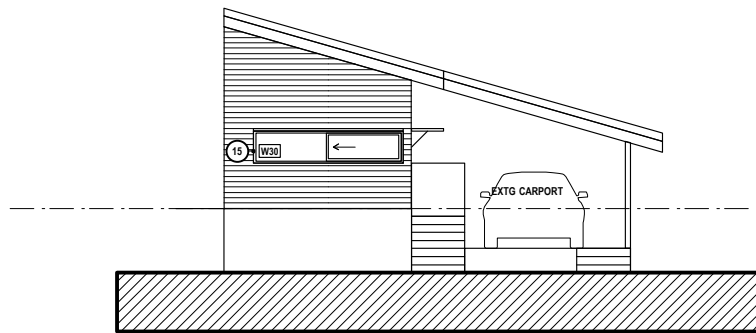
Scale **1:100 @ A3**

DAN2

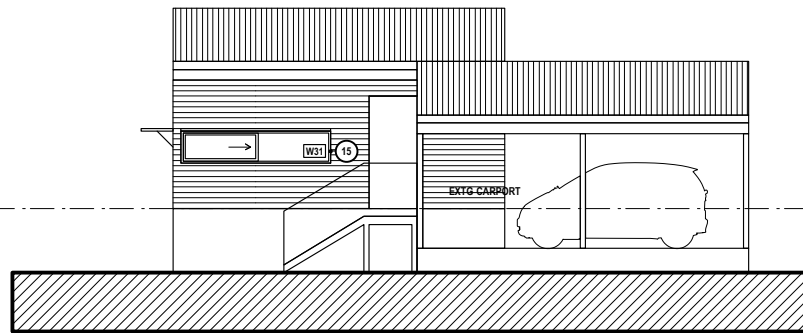
Rev **A**



HOUSE - WEST ELEVATION



GARAGE - WEST ELEVATION



GARAGE - SOUTH ELEVATION

GENERAL NOTES, BASIX & BUSHFIRE -
REFER DRAWING D02 AND RELEVANT REPORTS & CERTIFICATES.

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

MATERIAL, FINISHES & ABBREVIATIONS
CL - CLADDING, TO MATCH EXISTING.
CP - CARPET.
MR - METAL ROOF, FLASHING & CAPPING, COLORBOND.
TD - TIMBER DECK, BUSHFIRE RESISTANT MATERIAL TO MEET AS3959.
TB - TIMBER FLOOR BOARDS.

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 ENTRY AWNING - NEW PROJECTION TO PROTECT FROM RAIN, SUN AND PALM BERRIES.
- 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 SPACE ON SOUTH SIDE OF HOUSE, CLADDING TO MATCH EXISTING.
- 08 NEW DECK - WITH STEPS, TO ALLOW ACCESS TO GARDEN ON SOUTH SIDE OF HOUSE.
- 09 AB - EXTERNAL ADJUSTABLE BLINDS. POWERED AND AUTOMATED.
- 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.
- 14 GARAGE FITOUT - CONVERT TO HOME OFFICE, NEW WALL, INSULATION, LININGS, ELECTRICALS & JOINERY.
- 15 GARAGE WINDOWS - CREATE NEW OPENING IN WALL WITH WINDOW, TOP HINGED FLAPS WITH STAYS.

rdo.

Rob Design Office
49 Shepherd Street
Chippendale NSW 2008
Tel: 02 9699 6969
Reg: 88 66 NSW
rob@rdo.net.au
www.rdo.net.au

Work is copyright under Copyright Act 1968.
Drawings not to be scaled: use figured dimensions only.
Please advise urgently of any inconsistencies.

Project **BILGOLA**

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

Dwg Title **ELEVATIONS - NOTIFICATION**

Job **025 BIL**

Issue **16 02 21**

Scale **1:100 @ A3**

DAN3

Rev **A**