



## BUSH FIRE ATTACK LEVEL (BAL) CERTIFICATE

Determined in accordance with Planning for Bushfire Protection 2019

This Certificate has been issued by a person accredited by the Fire Protection Association of Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme (NSW); being a recognised consultant by the NSW Rural Fire Service (RFS). The certificate details the conclusions of the bushfire attack level assessment undertaken by the Accredited Practitioner. All enquires related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner.

### Property Description

Address Details	Street No	Street Name	Lot /DP
	2a	Allen Avenue	20 / DP11978 & Lot A DP379490
	Suburb	State	Postcode
	Bilgola Beach	NSW	2380
Local Government Area	Northern Beaches Council		
Fire Danger Index	100		
Main BCA Class of building	1a		
Description of the building or works	Infill Development		

**Determined Bushfire Attack Level**

**BAL-12.5**

The BAL for the proposed development has been determined as **BAL-12.5** in accordance with Table A1.12.5 contained in Planning for Bushfire Protection 2019. The determination was based on the bushfire hazard assessment finding the nearest bushfire hazard being greater than 50m north-west from the subject site.

This BAL Certificate is valid for 12 months from the date of this letter.

**I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level Certificate stated above in accordance with the requirements of Planning for Bushfire Protection 2019.**

Stuart Greville  
Accredited Bushfire Practitioner  
BPAD - 26202



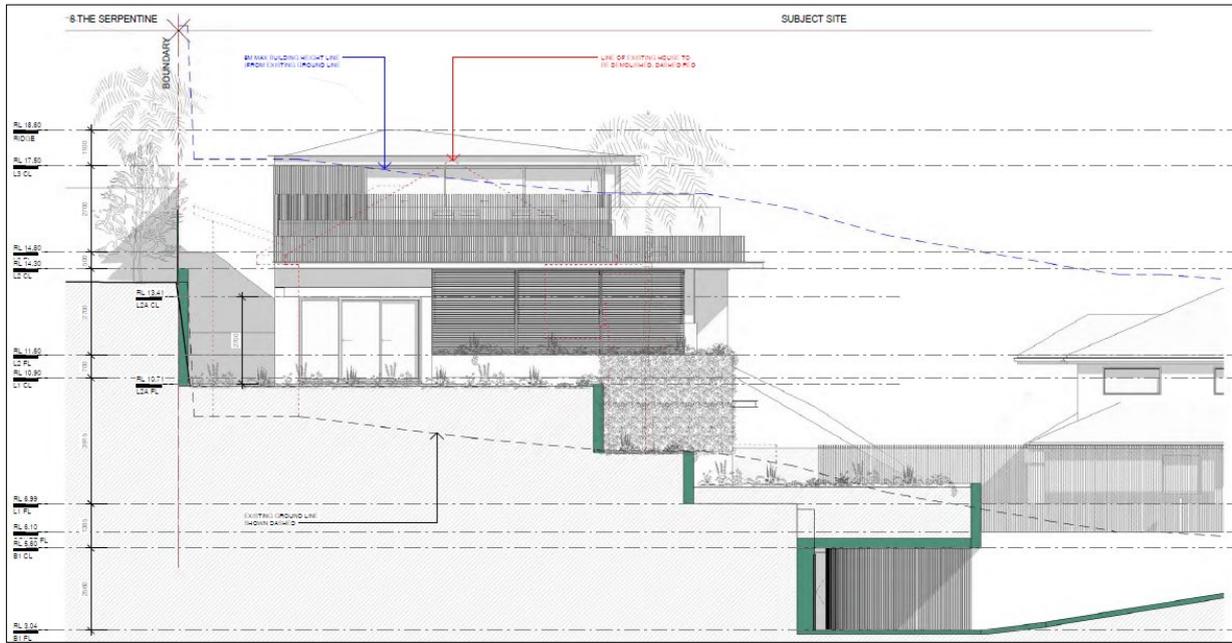
Date of Issue: 5 November 2024



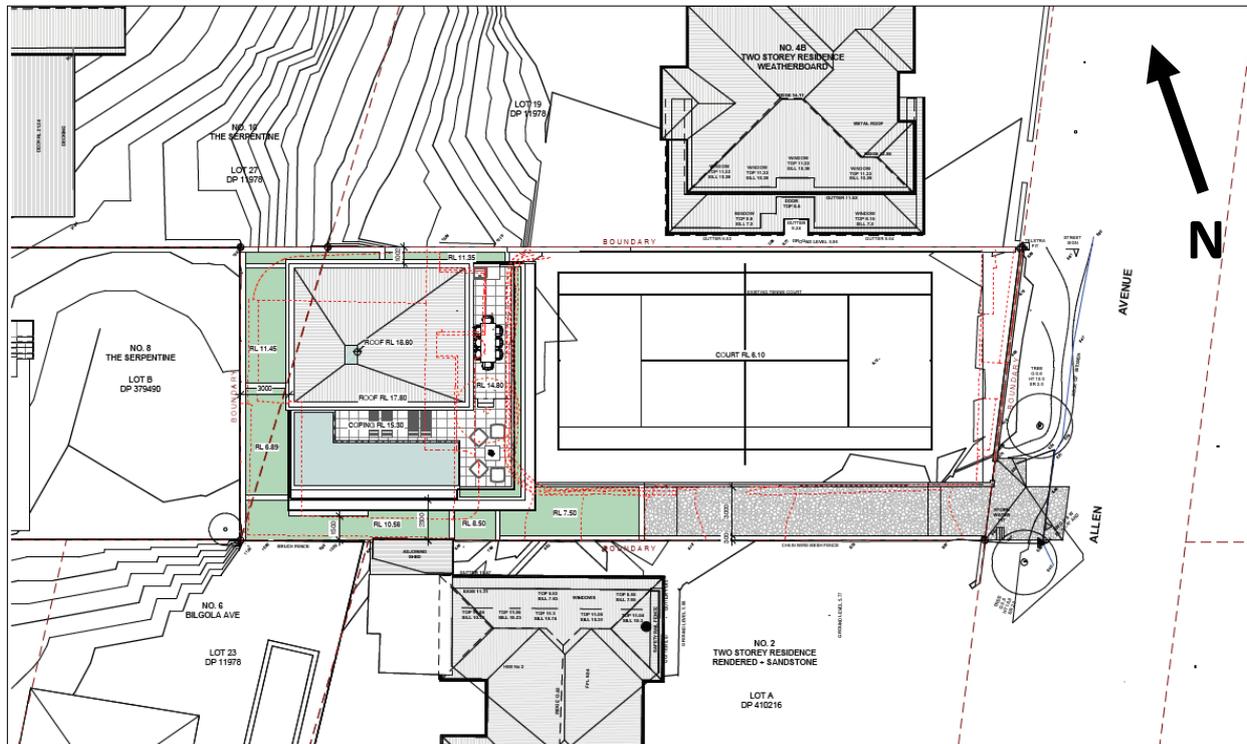
## 1. Proposed Development

Development consent is sought for the construction of multi storey Class 1a dwelling at 2A Allen Avenue, Bilgola Beach.

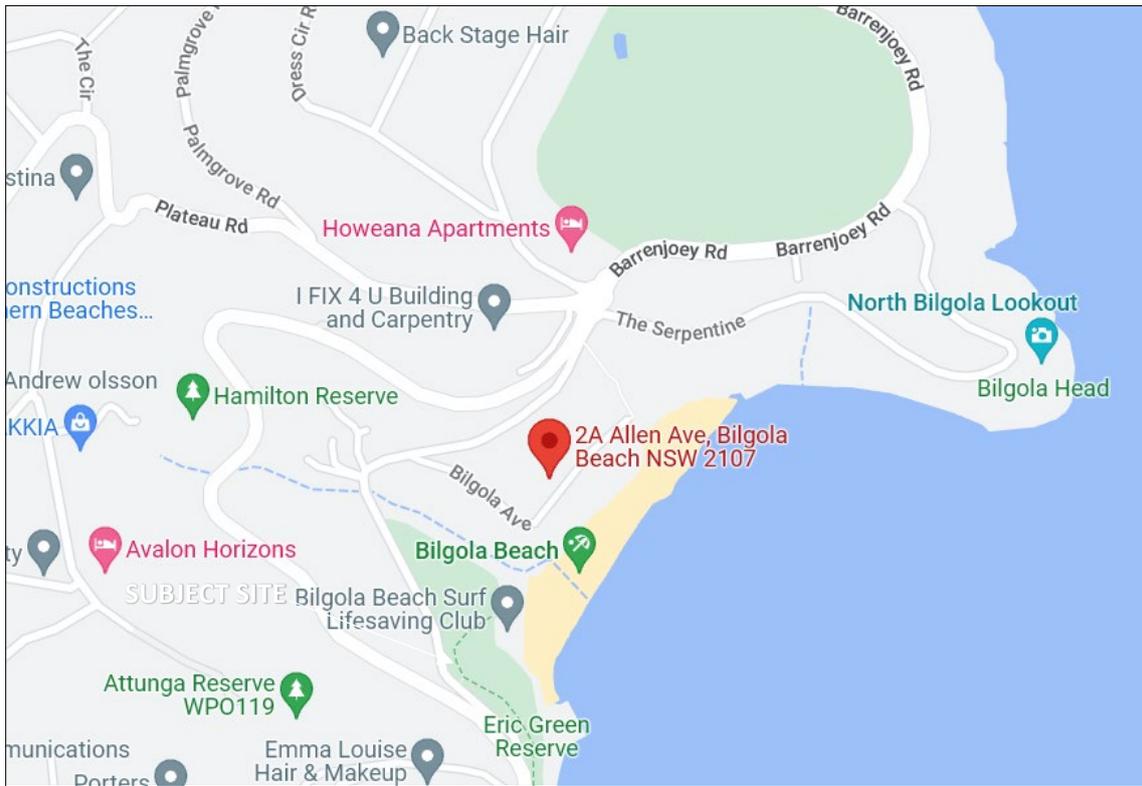
A full set of the drawings are contained in **Attachment A**.



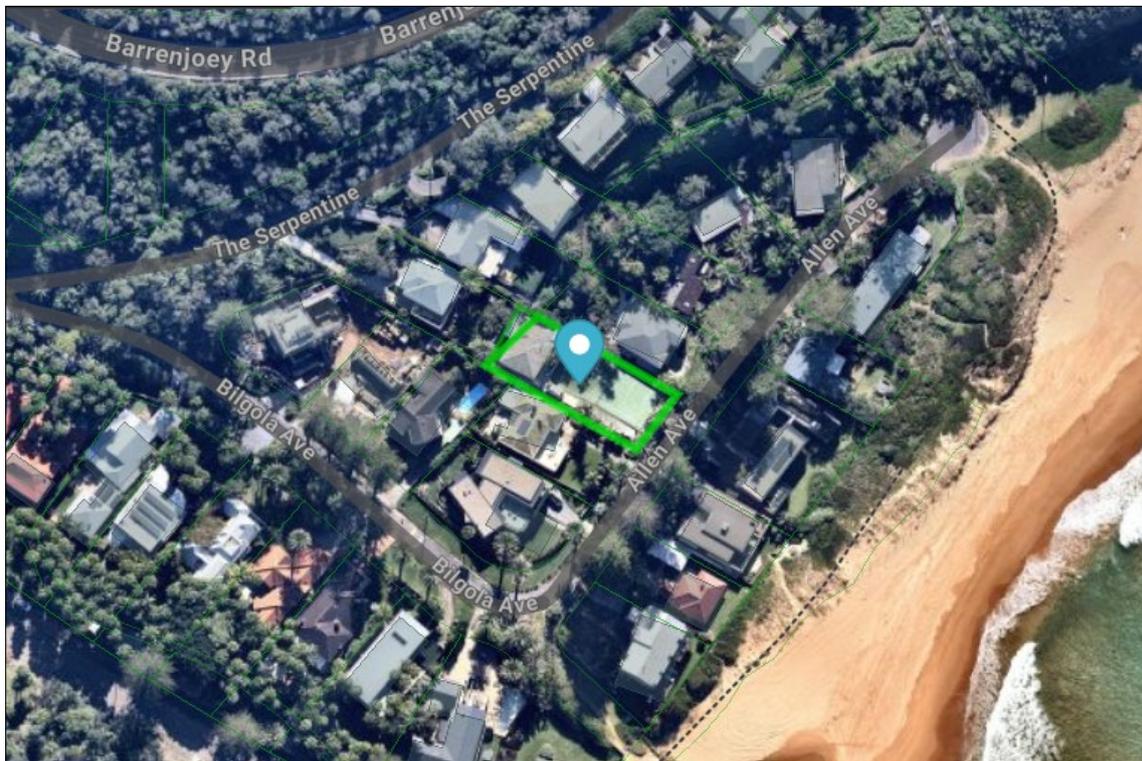
**Figure 1: Proposed Dwelling - South elevation**



**Figure 2: Proposed Site Plan**



**Figure 3: Site Location**



**Figure 4: Subject Site - 2A Allen Avenue, Bilgola Beach (Mecone Mosaic/ Nearmap)**



Figure 5: Bushfire Prone Land Map (Mecone Mosaic)



## **2. Site Assessment**

In accordance with the Site Assessment Methodology outlined in Appendix 1 of Planning for Bushfire Protection 2019 (PBP 2019), the effective slope and vegetation was assessed within the site and up to 140m surrounding the site.

The site is currently mapped as mostly Vegetation Buffer bushfire prone land with exception of a small portion of the site, in the south-eastern corner, that is not mapped as bushfire prone land (**Figure 5**). Vegetation Buffer bushfire prone land surrounds the site in all directions except to the north-west being Vegetation Category 1 bushfire prone land.

The Slope and Vegetation Assessment identifies the site as managed land (**Figure 6**). Under PBP 2019, existing areas of managed gardens and lands within curtilage of buildings are deemed low-threat bushfire hazards and therefore excluded from this hazard assessment. All vegetation with the surrounding private properties has been assessed as low-threat. The primary bushfire hazard within 140m of the site is located to the north-west of the site; north of The Serpentine. The vegetation is mapped as a *Forest* (Northern Hinterland Wet Sclerophyll Forest) and is approximately 60m from the site. The effective slope underneath the nearest hazardous vegetation is upslope.

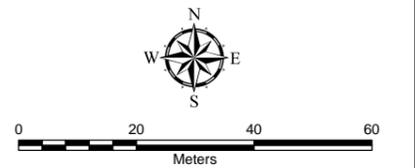
Figure 6

# Slope & Vegetation Assessment



- Subject Site
- 100m Buffer
- 140m Buffer
- Vegetation Class**
- Coastal Headland Heaths
- Littoral Rainforests
- Maritime Grasslands
- Northern Hinterland Wet Sclerophyll Forests
- Northern Warm Temperate Rainforests
- Not native vegetation

SOURCE:  
Cadastral Boundary: NSW Department of Finance,  
Services and Innovation 2022  
NSW Vegetation Type: NSW Department of  
Planning, Industry and Environment 2022 -  
Modified by BPA 9/8/22  
Aerial Photo: Nearmap 18/05/2022



File:2267-BilgolaBeach-Fig1-SlopeVeg-241105 Date: 5/11/2024

The information shown on this plan may be insufficient for some types of design. GEOVIEW should be consulted as to the suitability of the information shown herein prior to the commencement of any works based on this plan.

This map is not guaranteed to be free from error or omission. GEOVIEW hereby disclaims liability for any act done or omission made on the basis of the information in this plan, and any consequences of such acts or omissions



**Figure 6: Slope & Vegetation Assessment**



### **3. Asset Protection Zones**

An APZ is an area surrounding a development that is managed to reduce the bushfire hazard to an acceptable level to mitigate the risk to life and property. The required width of the APZ varies with slope and the type of hazard. An APZ can consist of both an inner protection area (IPA) and an outer protection area (OPA). In this instance the entire site shall be managed as an IPA.

**Table 1: Determination of APZ (PBP Table A1.12.2)**

Transect	Vegetation Classification (PBP 2019)	Slope	PBP 2019 (Table A1.12.2)	APZ Provided
North/ North-west	<i>Forest</i> (Northern Hinterland WSF)	Upslope	24m	>60m

### **4. Bushfire Attack Level**

The determinations of the appropriate bushfire attack level (BAL) are based on the maximum potential radiant heat exposure. BALs are based upon parameters such as weather modelling, fire-line intensity, flame length calculations, as well as vegetation and fuel load analysis.

The greatest bushfire hazard was found to the north/ north-west of the site being a **forest** with an effective slope of **upslope**.

The BAR found that the proposed dwelling shall be constructed in accordance with Section 3 and 5 of AS3959-2018; being **BAL-12.5**.

**Table 2: Determination of BAL (PBP Table A1.12.5)**

Transect	Vegetation Classification (PBP 2019)	Slope	APZ	Distance from Hazard	Bushfire Attack Level (BAL)
North/ North- west	<i>Forest</i> (Northern Hinterland WSF)	Upslope	<b>24m</b>	0m-<18m	BAL-FZ
				18m-<24m	BAL-40
				<b>24m-&lt;33m</b>	<b>BAL-29</b>
				33m-<46m	BAL-19
				46m-<100m	BAL-12.5



**Table 3 Performance Criteria and Acceptable Solutions bush fire protection measures for Infill Development (Chapter 7 PBP 2019)**

Performance Criteria	Acceptable Solutions	Complies	Comment
<p><b>Asset Protection Zones:</b></p> <ul style="list-style-type: none"> <li>• APZs are provided commensurate with the construction of the building.</li> <li>• A defensible space is provided.</li> <li>• APZs are managed and maintained to prevent the spread of a fire towards the building.</li> <li>• The APZ is provided in perpetuity.</li> <li>• APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.</li> </ul>	<ul style="list-style-type: none"> <li>▶ An APZ is provided in accordance with Table A1.12.2 or A.12.3 in Appendix 1.</li> <li>▶ APZs are managed in accordance with the requirements of Appendix 4 of PBP.</li> <li>▶ APZs are wholly within the boundaries of the development site.</li> <li>▶ APZs are located on lands with a slope less than 18 degrees.</li> </ul>	✓	<p>All vegetation within the site will be managed in accordance with the requirements of an Inner Protection Area; per Appendix 4 of PBP 2019. There are no APZs required within the site.</p>
<p><b>Access Requirements</b></p> <ul style="list-style-type: none"> <li>• Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.</li> <li>• The capacity of access roads is adequate fire firefighting vehicles.</li> <li>• There is appropriate access to water supply.</li> <li>• Firefighting vehicles can access the dwelling and exit safely.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Property access roads are two-wheel drive, all-weather</li> <li>▶ The capacity of road surfaces and any bridges/ causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridge and causeways are to clearly indicate load ratings, and</li> <li>▶ Hydrants are provided in accordance with AS2419:2005</li> <li>▶ There is suitable access for a category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available</li> <li>▶ A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches</li> </ul>	✓	<p>The proposed building is provided with a direct street frontage to a public, two-way, all weather road.</p>
<p><b>Water Supplies</b></p> <ul style="list-style-type: none"> <li>• An adequate water supply is provided for firefighting purposes.</li> <li>• Water supplies are located at regular intervals.</li> <li>• The water supply is accessible and reliable for firefighting operations.</li> <li>• Flows and pressures are appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Reticulated water is to be provided to the development, where available</li> <li>▶ A static water supply is provided where no reticulated water is available</li> <li>▶ Fire hydrant spacing, design and sizing comply with AS2419.1:2005; and</li> <li>▶ Hydrants are not located within any road carriageway; and</li> <li>▶ Reticulated water supply to urban subdivisions uses a ring main</li> </ul>	✓	<p>The lot is connected to a compliant reticulated water supply.</p>



Performance Criteria	Acceptable Solutions	Complies	Comment
<ul style="list-style-type: none"> <li>The integrity of the water supply is maintained.</li> <li>A static water supply is provided for firefighting purposed in areas where reticulated water is not available.</li> </ul>	<ul style="list-style-type: none"> <li>system for areas with perimeter roads</li> <li>▶ Fire hydrant flows and pressures comply with Table 2.2 and AS2419.1:2005.</li> <li>▶ All above ground water service pipes are metal, including and up to any taps.</li> </ul>		
<p><b>Electricity Services</b></p> <ul style="list-style-type: none"> <li>Location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Where practicable; electrical transmission lines are underground.</li> </ul>	✓	The lot is connected to a compliant underground electrical supply.
<p><b>Gas Services</b></p> <ul style="list-style-type: none"> <li>□ Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used.</li> </ul>	✓	The lot is connected to a compliant gas supply.
<p><b>Construction Standards</b></p> <ul style="list-style-type: none"> <li>The proposed building can withstand bush fire attack in the form of embers, radiant heat and flame contact.</li> <li>Proposed fences and gates are designed to minimise the spread of bush fire.</li> <li>Proposed Class 10a buildings are designed to minimise the spread of bush fire</li> </ul>	<ul style="list-style-type: none"> <li>▶ BAL is determined in accordance with Tables A1.12.5 to A1.12.7.</li> <li>▶ Construction provided in accordance with the NCC as modified by section 7.5.</li> <li>▶ Fencing and gates are constructed in accordance with section 7.6.</li> <li>▶ Class 10a buildings are constructed in accordance with section 8.3.2.</li> </ul>	✓	The BAL for the dwelling has been determined as <b>BAL-12.5</b> .
<p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Compliance with the NSW RFS 'Asset protection zone standards' (see Appendix 4)</li> <li>▶ A clear area of low-cut lawn or pavement is maintained adjacent to the house</li> <li>▶ Fencing and retaining walls are constructed in accordance with Section 7.6</li> <li>▶ Trees and shrubs are planted such that: <ul style="list-style-type: none"> <li>○ The branches will not overhang the roof</li> <li>○ The tree canopy is not continuous</li> <li>○ If proposed, a windbreak, is located on the elevation from which fires are likely to approach.</li> </ul> </li> </ul>	<b>Able to comply</b>	All landscaping is the responsibility of the landowner.

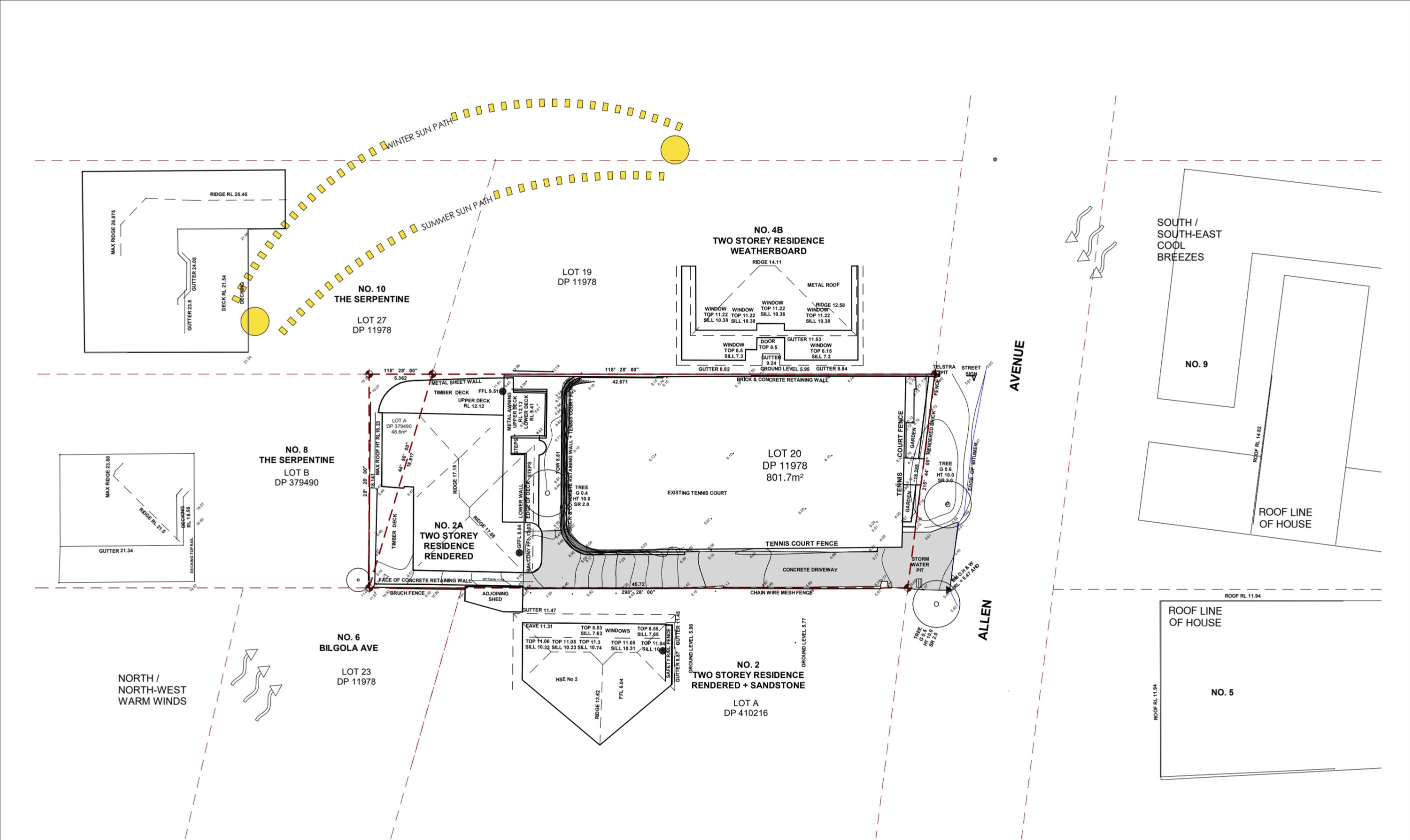
# DEVELOPMENT APPLICATION

**PROJECT**  
DEMOLITION OF EXISTING AND CONSTRUCTION OF NEW DWELLING

**WIMBELDON HOUSE**  
2A ALLEN AVENUE, BILGOLA BEACH 2107

SUBSET	ID	DRAWING TITLE	REV	DATE	
DA0 PROJECT INFO	DA0-00	Cover Sheet	A	25.10.2024	
	DA0-01	Site Analysis Plan	A	25.10.2024	
	DA0-02	Site Plan	A	25.10.2024	
	DA0-03	BASIX & NatHERS Notes	A	25.10.2024	
DA1 PLANS	DA1-00	Demolition Plan	A	25.10.2024	
	DA1-01	Driveway Plan	A	25.10.2024	
	DA1-02	Basement Plan	A	25.10.2024	
	DA1-03	Level 1 Plan	A	25.10.2024	
	DA1-04	Level 2 Plan	A	25.10.2024	
	DA1-05	Level 3 Plan	A	25.10.2024	
	DA1-06	Roof Plan	A	25.10.2024	
DA2 ELEVATIONS	DA2-00	East Elevation	A	25.10.2024	
	DA2-01	East Elevation - Fence	A	25.10.2024	
	DA2-02	North Elevation	A	25.10.2024	
	DA2-03	West Elevation	A	25.10.2024	
	DA2-04	South Elevation	A	25.10.2024	
DA3 SECTIONS	DA2-05	Height Comparison Elevation	A	25.10.2024	
	DA3-00	Section AA	A	25.10.2024	
	DA3-01	Section BB	A	25.10.2024	
	DA3-02	Section CC	A	25.10.2024	
	DA3-03	Section DD	A	25.10.2024	
	DA3-04	Section EE	A	25.10.2024	
DA4 SUPPORTING INFORMATION	DA3-05	Section FF	A	25.10.2024	
	DA3-06	Section - Driveway	A	25.10.2024	
	DA4-00	Existing Landscape Area	A	25.10.2024	
	DA4-01	Proposed Landscape Area	A	25.10.2024	
	DA4-02	View Comparison	A	25.10.2024	
	DA4-03	Merman Height Control	A	25.10.2024	
	DA4-04	Building Height Control - LEP	A	25.10.2024	
	DA4-05	Building Envelope - DCP	A	25.10.2024	
	DA5 SHADOW DIAGRAMS	DA5-00	Shadow Diagram - June 21st, 9 AM	A	25.10.2024
		DA5-02	Shadow Diagram - June 21st, 9.30 AM	A	25.10.2024
DA5-03		Shadow Diagram - June 21st, 10 AM	A	25.10.2024	
DA5-04		Shadow Diagram - June 21st, 10.30 AM	A	25.10.2024	
DA5-05		Shadow Diagram - June 21st, 11 AM	A	25.10.2024	
DA5-06		Shadow Diagram - June 21st, 11.30 AM	A	25.10.2024	
DA5-07		Shadow Diagram - June 21st, 12 PM	A	25.10.2024	
DA5-08		Shadow Diagram - June 21st, 3 PM	A	25.10.2024	
DA6 VISUALISATION					

Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION	Date: 25.10.2024	Notes: Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	DEVELOPMENT APPLICATION ISSUE  -NOT FOR CONSTRUCTION-	 	<small>46 / 99 Moore St Leichhardt NSW 2040 T 02 8979 2421 E info@ursino.com.au NOM. ARCHITECT Robert Ursino 10565</small> <small>109 Hatfield Street Gardens, Cape Town 8001 T +27 (0)21 468 4400</small>	Project Address: 2A Allen Avenue Bilgola Beach NSW 2107 Project: Wimbledon House Client: Wimbledon 1963 Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA0-00 Title: Cover Sheet	Rev: A
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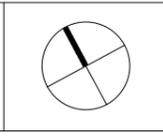
1 SITE ANALYSIS PLAN  
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Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION	Date: 25.10.2024
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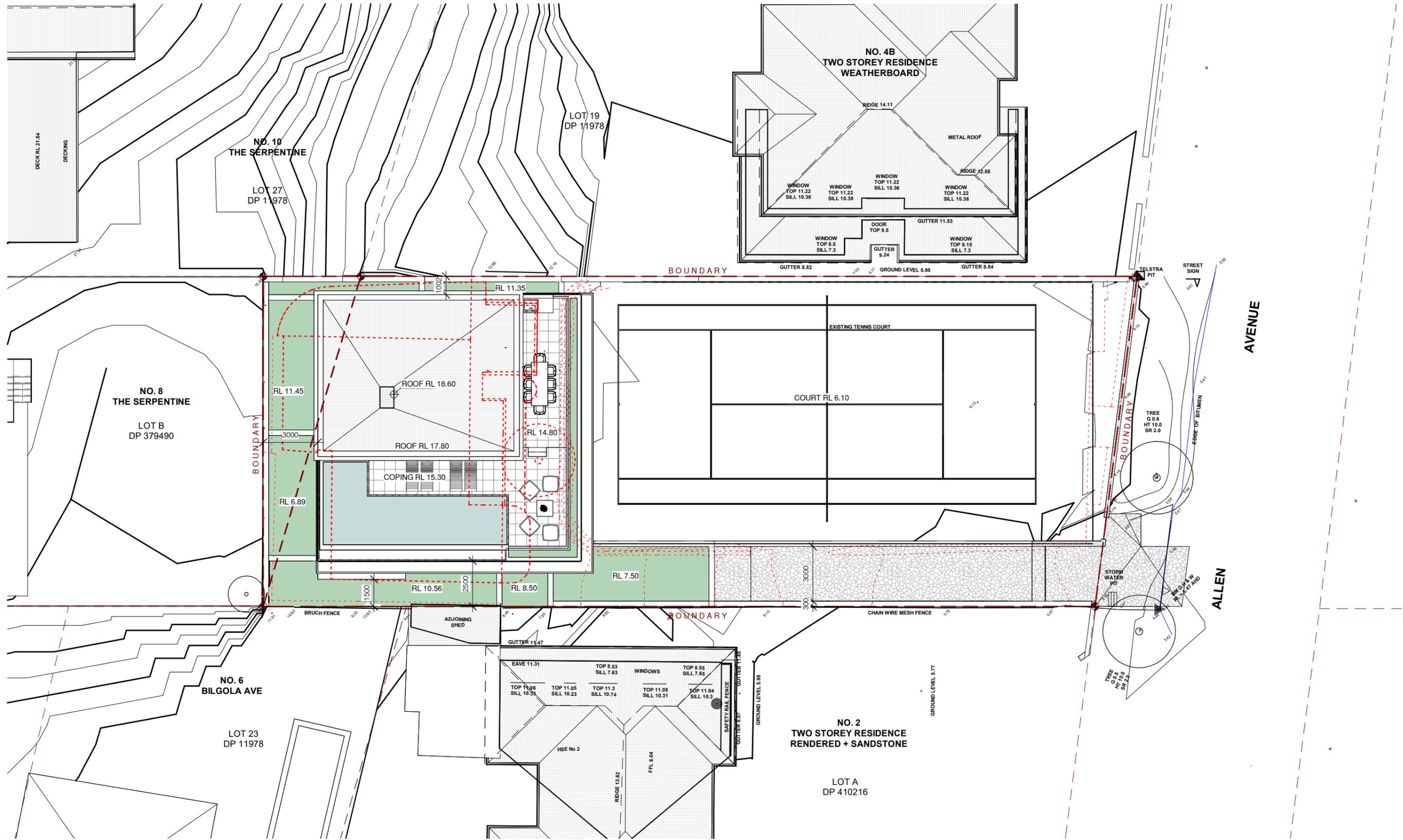
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Project Address: 2A Allen Avenue Bilgola Beach NSW 2107  
Project: Wimbledon House  
Client: Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE  
Drawing No: DA0-01  
Title: Site Analysis Plan

Rev: A

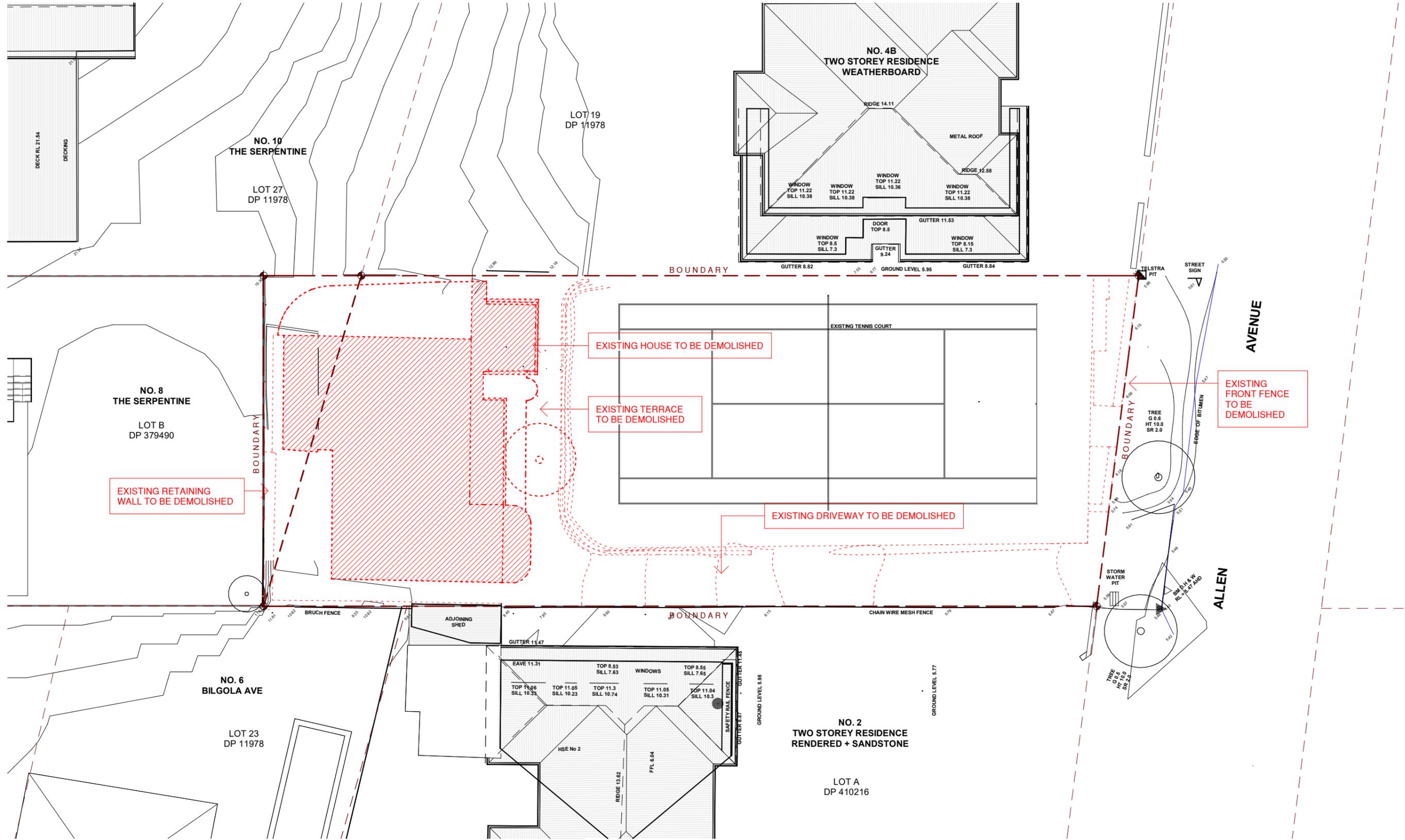


1 SITE PLAN  
1 : 200

<b>Revision:</b> A	<b>Revision Description:</b> DA ISSUE - NOT FOR CONSTRUCTION	<b>Date:</b> 25.10.2024	<b>Notes:</b> Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	<b>DEVELOPMENT APPLICATION ISSUE</b>  <b>-NOT FOR CONSTRUCTION-</b>	<b>URSINO ARCHITECTS</b>  <b>SAOTA</b>		<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107 <b>Project:</b> Wimbledon House <b>Client:</b> Wimbledon 1963 Pty Ltd	<b>DEVELOPMENT APPLICATION ISSUE</b> Drawing No: DA0-02 Title: Site Plan	<b>Rev:</b> A
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WINDOW SCHEDULE					
NO.	LEVEL	WIDTH	HEIGHT	AREA	ORIENTATION / OPERATION
W01	L1	2530	3600	9.1 m <sup>2</sup>	E - SLIDING DOORS/HIGHLIGHT WINDOWS
W02	L1	3200	3600	11.5 m <sup>2</sup>	E - SLIDING DOORS/HIGHLIGHT WINDOWS
W03	L1	5670	3600	20.4 m <sup>2</sup>	E - SLIDING DOORS/HIGHLIGHT WINDOWS
W04	L1	660	3000	2.0 m <sup>2</sup>	E - FIXED WINDOW
W05	L1	2590	3300	8.5 m <sup>2</sup>	W - SLIDING DOORS/ WINDOWS
W06	L1	2100	3300	6.9 m <sup>2</sup>	W - SLIDING DOORS/ WINDOWS
W07	L2	1050	2700	2.8 m <sup>2</sup>	S - FIXED WINDOW
W08	L2	5460	2700	14.7 m <sup>2</sup>	E - FIXED WINDOW
W09	L2	1050	2700	2.8 m <sup>2</sup>	N - FIXED WINDOW
W10	L2	900	2700	2.4 m <sup>2</sup>	N - FIXED WINDOW
W11	L2	1000	2700	2.7 m <sup>2</sup>	E - FIXED WINDOW
W12	L2	900	2700	2.4 m <sup>2</sup>	N - FIXED WINDOW
W13	L2	2430	600	1.5 m <sup>2</sup>	N - FIXED WINDOW
W14	L2	5300	2700	14.3 m <sup>2</sup>	W - FIXED WINDOWS
W15	L2	1180	2700	3.2 m <sup>2</sup>	W - FIXED WINDOWS
W16	L2	3790	2700	10.2 m <sup>2</sup>	S - SLIDING DOORS/ WINDOWS
W17	L2	700	2700	1.9 m <sup>2</sup>	E - FIXED WINDOW
W18	L2	7810	2700	21.1 m <sup>2</sup>	S - SLIDING DOORS/ WINDOWS
W19	L2	6030	2700	16.3 m <sup>2</sup>	E - SLIDING DOORS/ WINDOWS
W20	L3	7380	2200	16.2 m <sup>2</sup>	S - SLIDING DOORS/ WINDOWS
W21	L3	7400	2700	20.0 m <sup>2</sup>	E - SLIDING DOORS/ WINDOWS
W22	L3	900	1800	1.6 m <sup>2</sup>	N - AWNING WINDOW
W23	L3	1400	600	0.8 m <sup>2</sup>	N - SLIDING WINDOW
W24	L3	5300	2700	14.3 m <sup>2</sup>	W - FIXED WINDOWS
W25	RO	740	1140	0.8 m <sup>2</sup>	SKYLIGHT

Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION	Date: 25.10.2024	Notes: Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	DEVELOPMENT APPLICATION ISSUE  -NOT FOR CONSTRUCTION-	 	46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2421 E info@ursino.com.au NOM. ARCHITECT Robert Ursino 10565	109 Hatfield Street Gardens, Cape town 8001 T +27 (0)21 468 4400	Project Address: 2A Allen Avenue Bilgola Beach NSW 2107 Project: Wimbledon House Client: Wimbledon 1963 Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA0-03 Title: BASIX & NatHERS Notes	Rev: A
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1 DEMOLITION PLAN  
1 : 200

Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION
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DEVELOPMENT APPLICATION ISSUE  
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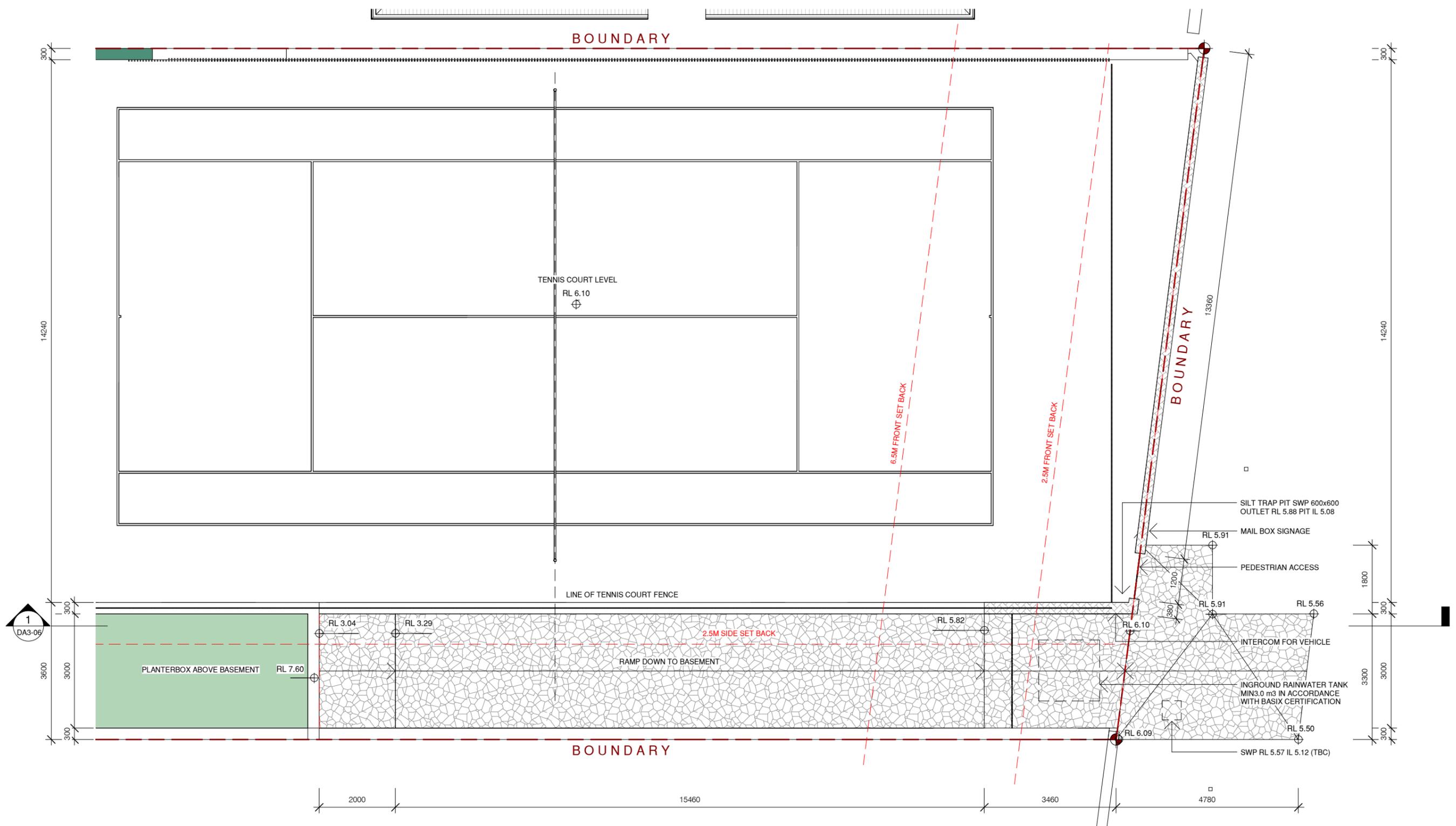
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Project Address:	2A Allen Avenue Bilgola Beach NSW 2107
Project:	Wimbledon House
Client:	Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE
Drawing No: DA1-00
Title: Demolition Plan

Rev: A



1 DRIVEWAY PLAN  
1 : 100

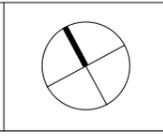
Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION
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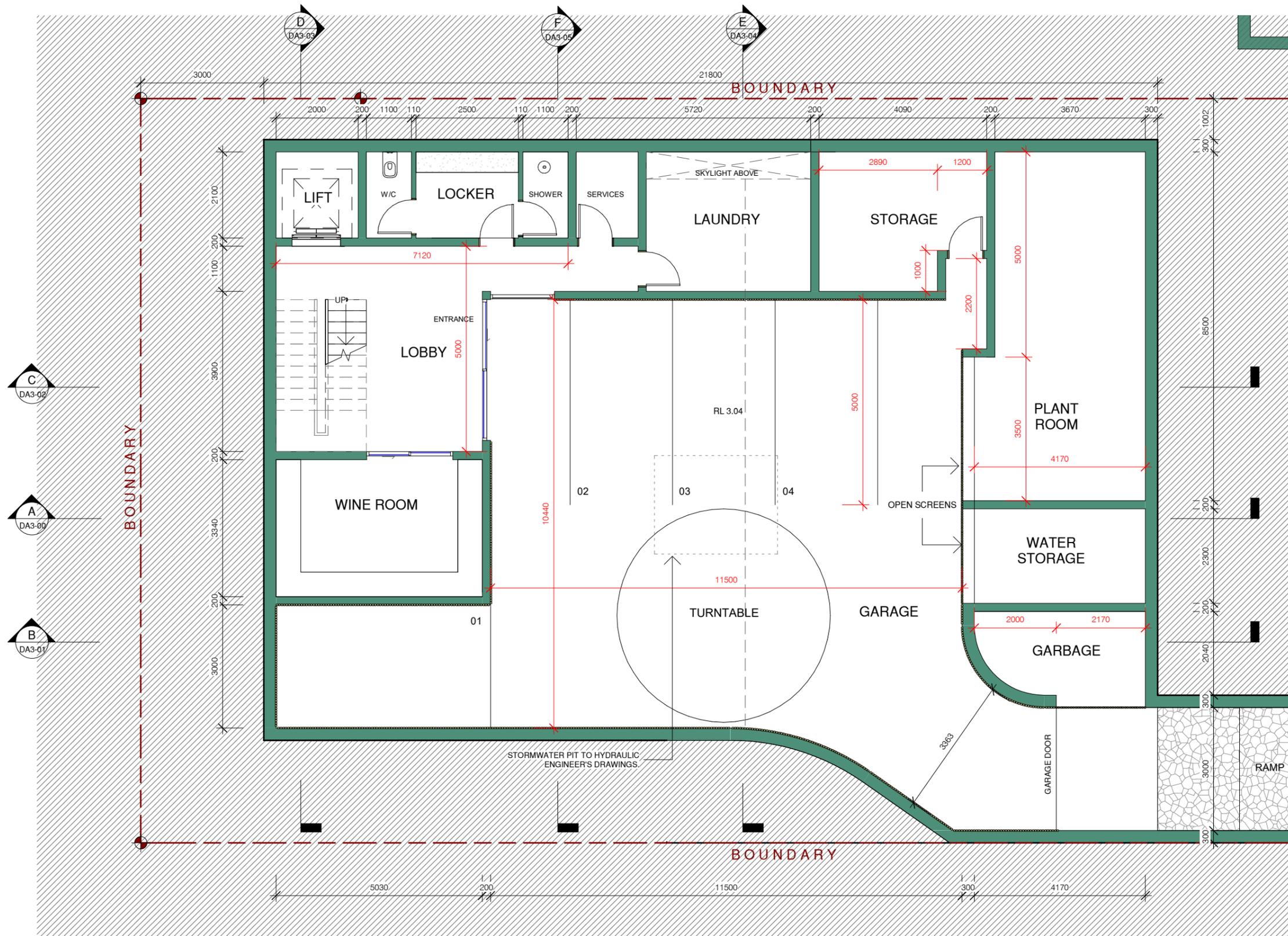
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Project Address: 2A Allen Avenue Bilgola Beach NSW 2107  
Project: Wimbledon House  
Client: Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE  
Drawing No: DA1-01  
Title: Driveway Plan

Rev: A

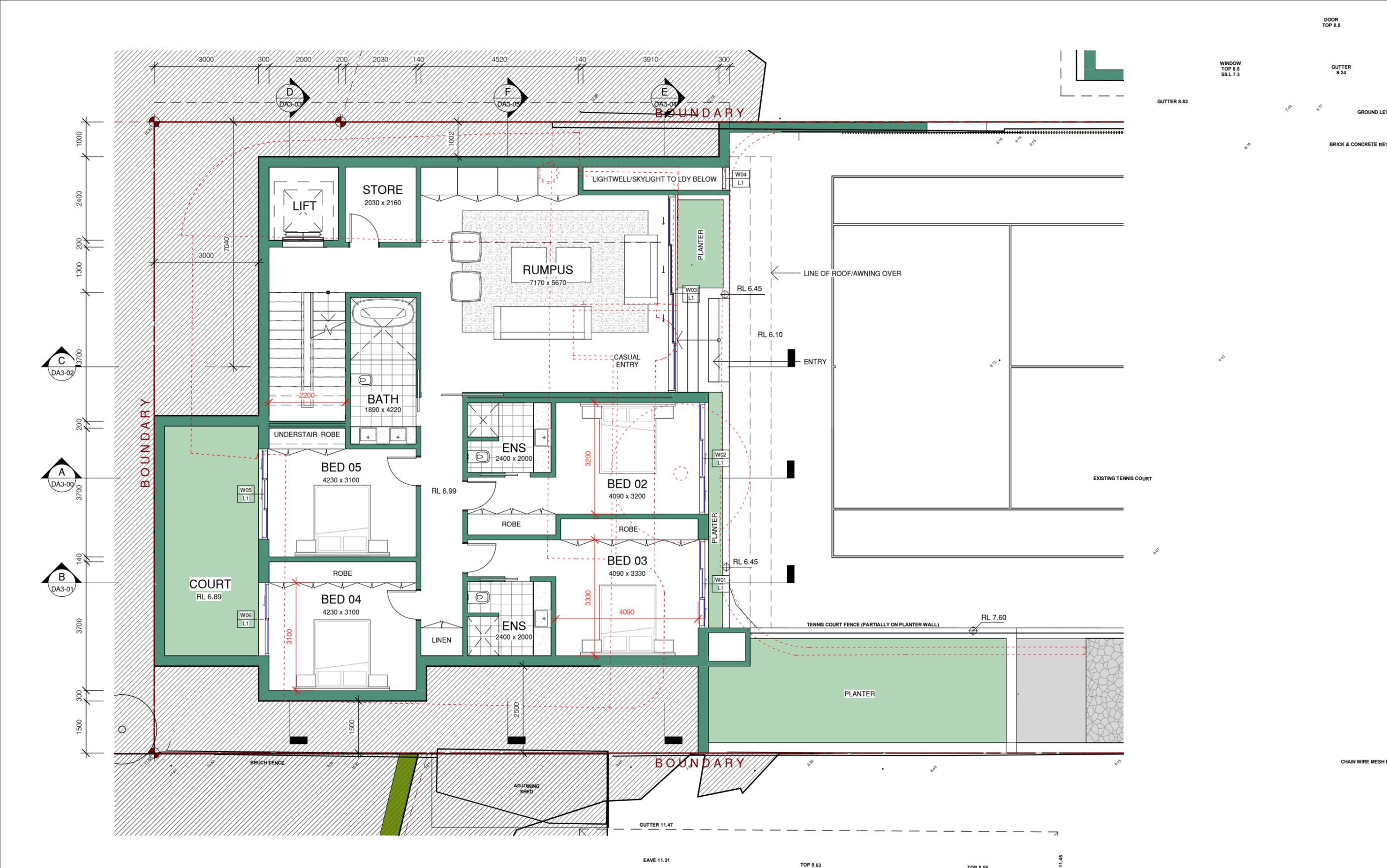


1 BASEMENT FLOOR PLAN  
1 : 100

<b>Revision:</b> A	<b>Revision Description:</b> DA ISSUE - NOT FOR CONSTRUCTION	<b>Date:</b> 25.10.2024	<b>Notes:</b> Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	DEVELOPMENT APPLICATION ISSUE  -NOT FOR CONSTRUCTION-	<b>URSINO ARCHITECTS</b>  <b>SAOTA</b>		<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107 <b>Project:</b> Wimbledon House <b>Client:</b> Wimbledon 1963 Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA1-02 Title: Basement Plan	<b>Rev:</b> A
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1 LEVEL 1 FLOOR PLAN  
1 : 100

Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION	Date: 25.10.2024	Notes: Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture
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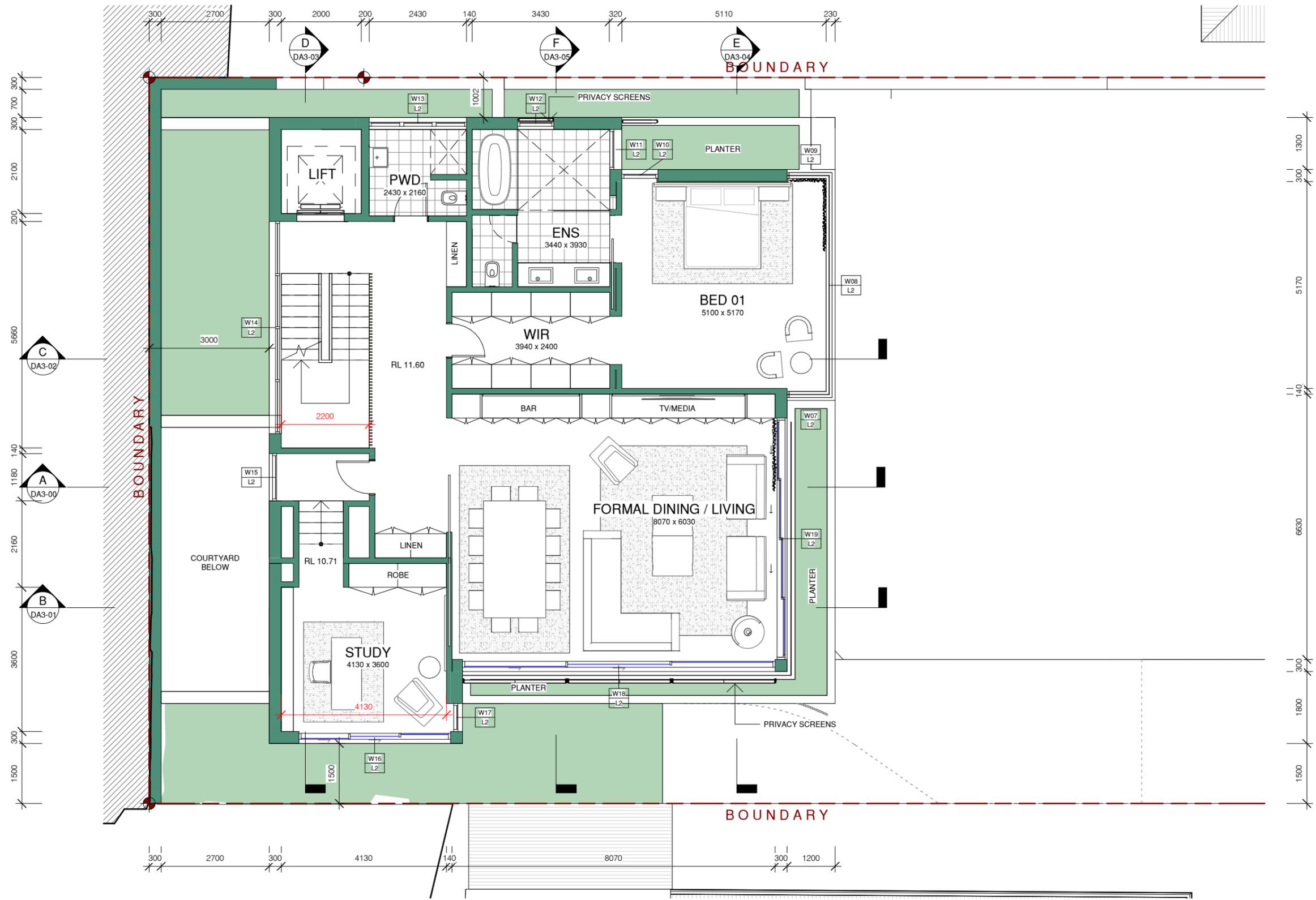
DEVELOPMENT APPLICATION ISSUE  
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Project Address: 2A Allen Avenue Bilgola Beach NSW 2107  
Project: Wimbledon House  
Client: Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE  
Drawing No: DA1-03  
Title: Level 1 Plan

Rev: A



1 LEVEL 2 FLOOR PLAN  
1 : 100

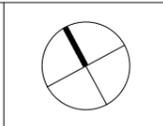
Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION
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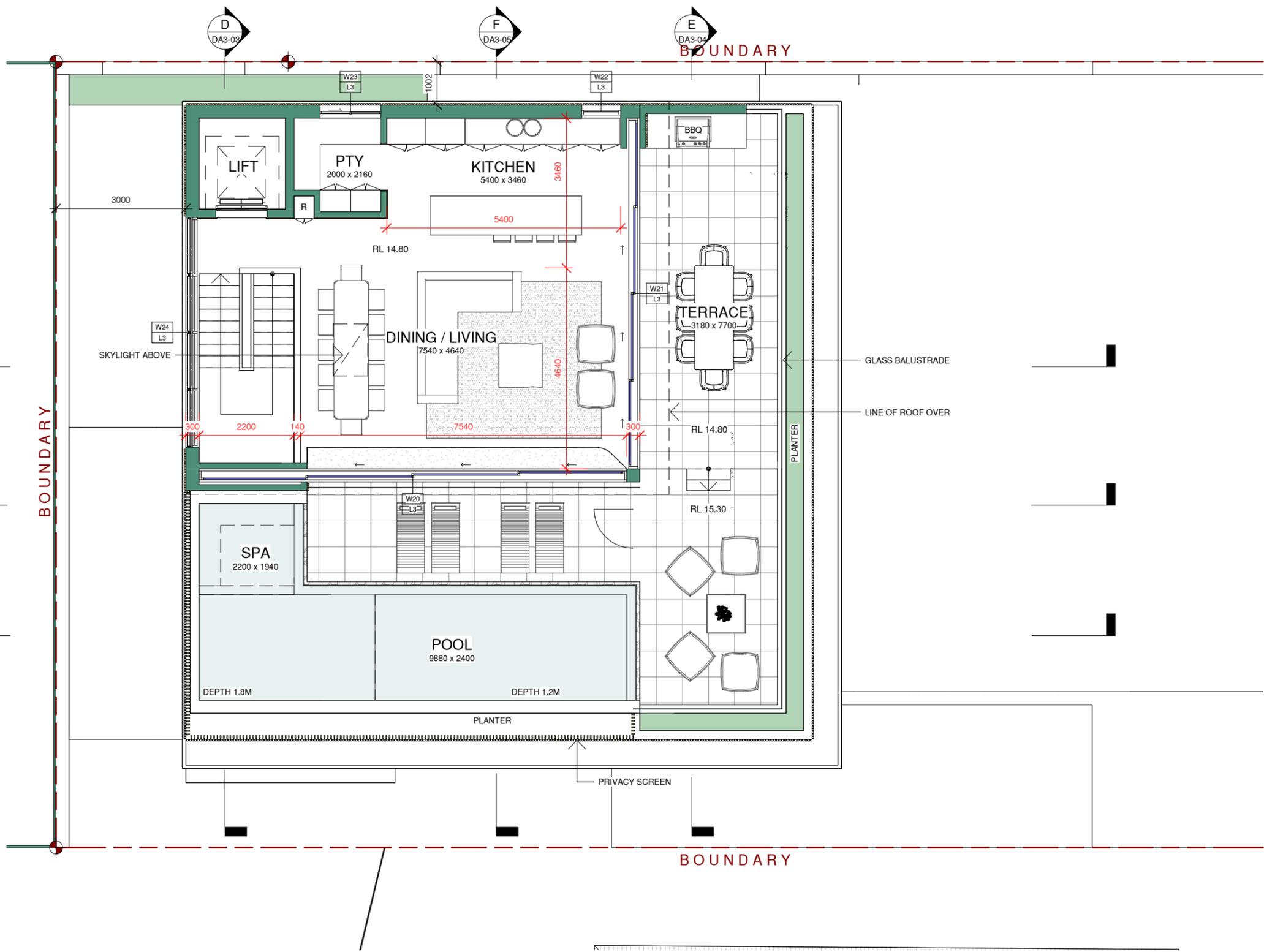
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Project Address: 2A Allen Avenue Bilgola Beach NSW 2107  
Project: Wimbledon House  
Client: Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE  
Drawing No: DA1-04  
Title: Level 2 Plan

Rev: A

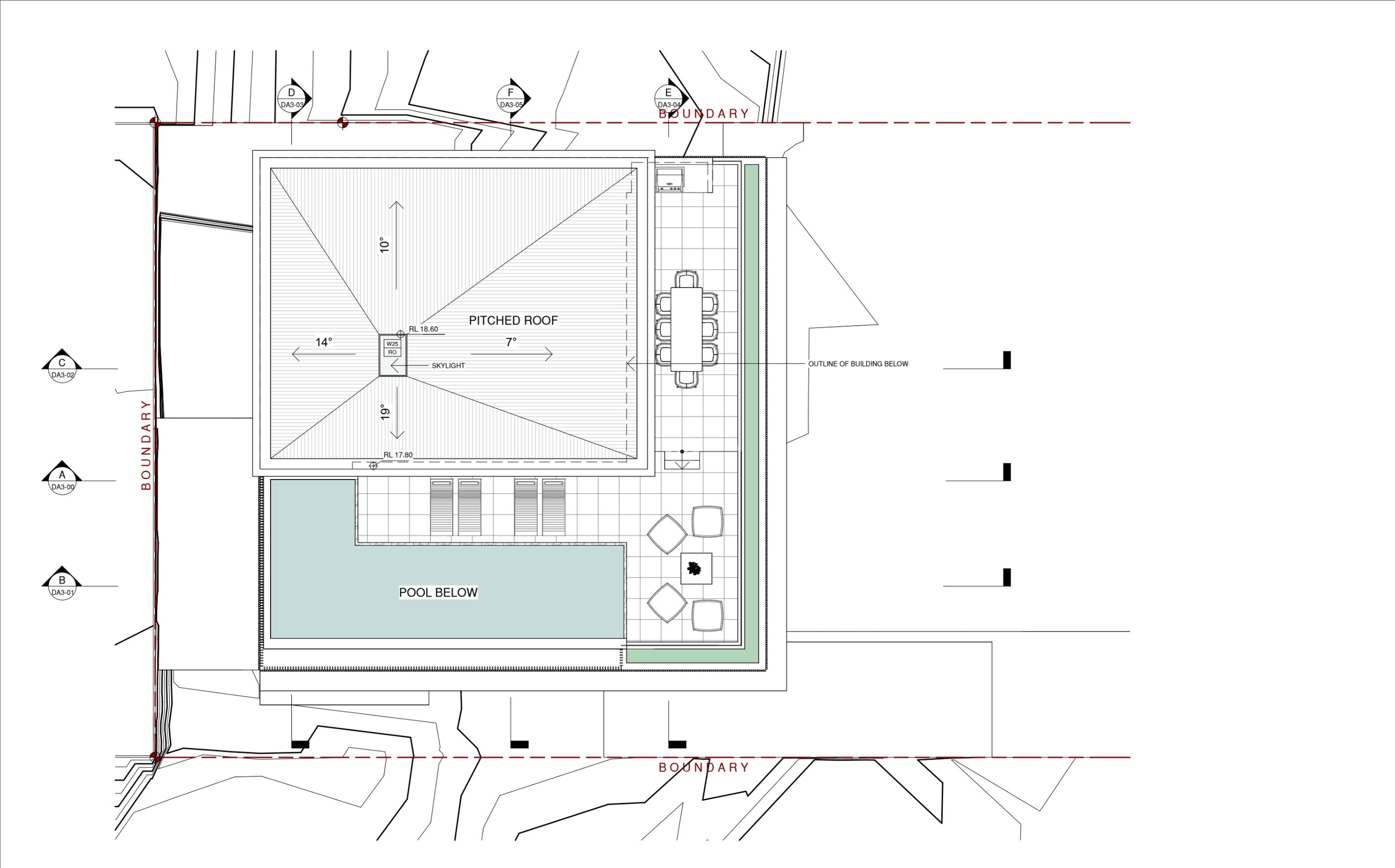


1 LEVEL 3 FLOOR PLAN  
1 : 100

<b>Revision:</b> A	<b>Revision Description:</b> DA ISSUE - NOT FOR CONSTRUCTION	<b>Date:</b> 25.10.2024	<b>Notes:</b> Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	DEVELOPMENT APPLICATION ISSUE -NOT FOR CONSTRUCTION-	<b>URSINO ARCHITECTS</b>  <b>SAOTA</b>		<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107 <b>Project:</b> Wimbledon House <b>Client:</b> Wimbledon 1963 Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA1-05 Title: Level 3 Plan	<b>Rev:</b> A
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1 ROOF PLAN  
1 : 100

Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION
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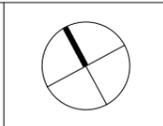
Date: 25.10.2024	Notes: Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture
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Project Address:	2A Allen Avenue Bilgola Beach NSW 2107
Project:	Wimbledon House
Client:	Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE
Drawing No: DA1-06
Title: Roof Plan

Rev: A

2 ALLEN AVE

SUBJECT SITE

4B ALLEN AVE

BOUNDARY

BOUNDARY



1 EAST ELEVATION  
1 : 100

Revision: A  
Revision Description: DA ISSUE - NOT FOR CONSTRUCTION

Date: 25.10.2024

Notes:  
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DEVELOPMENT APPLICATION ISSUE

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Project Address: 2A Allen Avenue Bilgola Beach NSW 2107  
Project: Wimbledon House  
Client: Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE

Drawing No: DA2-00  
Title: East Elevation

Rev: A

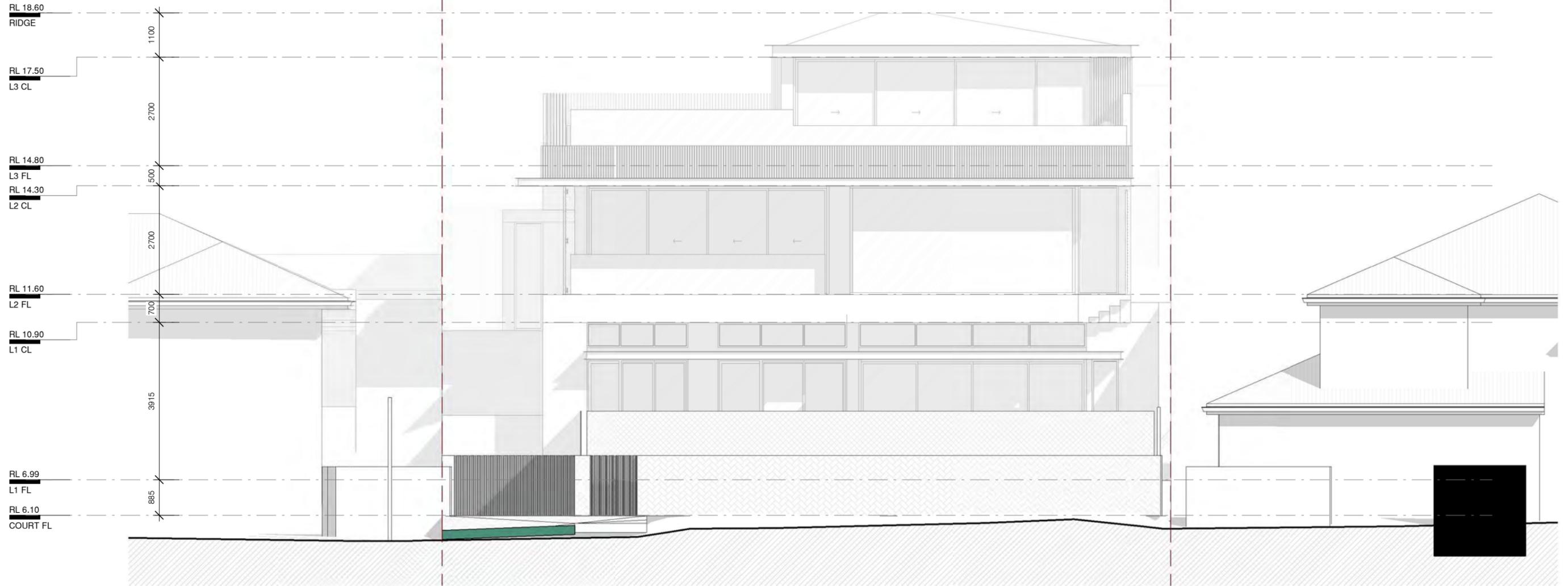
2 ALLEN AVE

SUBJECT SITE

4B ALLEN AVE

BOUNDARY

BOUNDARY

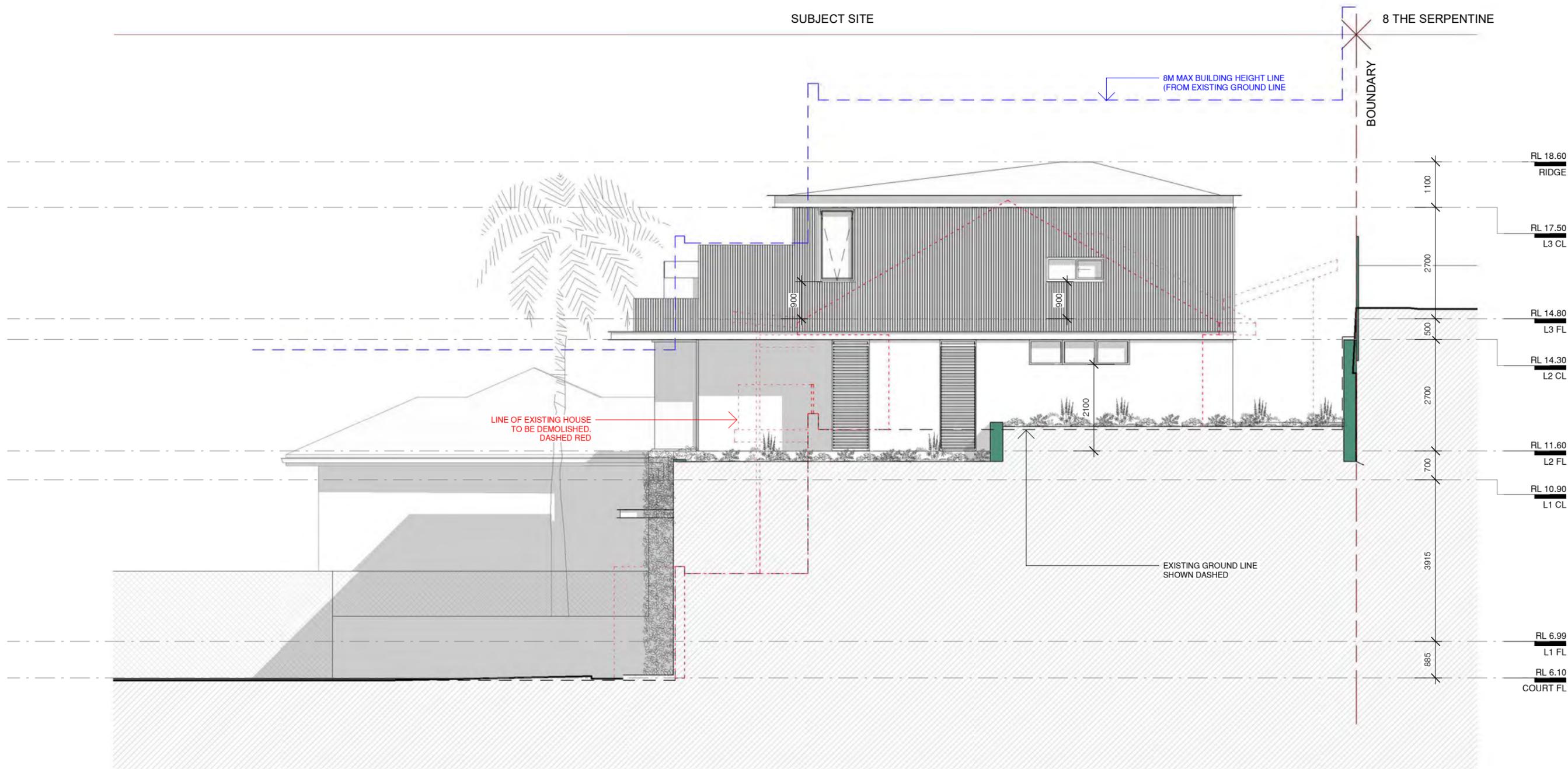


1 EAST ELEVATION - FRONT FENCE  
1 : 100

<b>Revision:</b> A	<b>Revision Description:</b> DA ISSUE - NOT FOR CONSTRUCTION	<b>Date:</b> 25.10.2024	<b>Notes:</b> Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	<b>DEVELOPMENT APPLICATION ISSUE</b>  <b>-NOT FOR CONSTRUCTION-</b>	<b>URSINO ARCHITECTS</b>  <b>SAOTA</b>	<small>46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2421 E info@ursino.com.au NOM. ARCHITECT Robert Ursino 10565</small>  <small>109 Hatfield Street Gardens, Cape town 8001 T +27 (0)21 468 4400</small>	<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107 <b>Project:</b> Wimbledon House <b>Client:</b> Wimbledon 1963 Pty Ltd	<b>DEVELOPMENT APPLICATION ISSUE</b> Drawing No: DA2-01 Title: East Elevation - Fence	<b>Rev:</b> A
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SUBJECT SITE

8 THE SERPENTINE



LINE OF EXISTING HOUSE TO BE DEMOLISHED, DASHED RED

8M MAX BUILDING HEIGHT LINE (FROM EXISTING GROUND LINE)

BOUNDARY

RL 18.60  
RIDGE

RL 17.50  
L3 CL

RL 14.80  
L3 FL

RL 14.30  
L2 CL

RL 11.60  
L2 FL

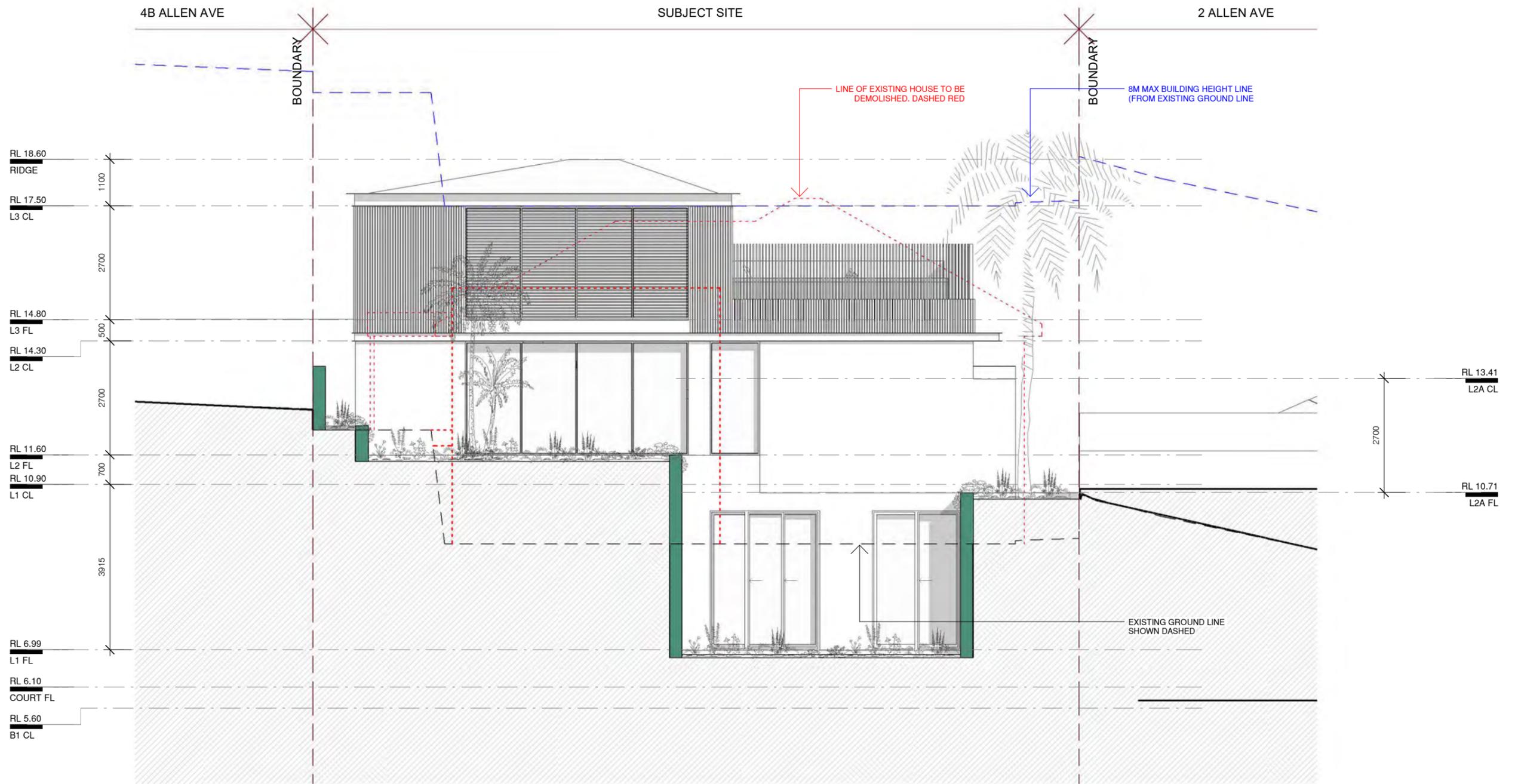
RL 10.90  
L1 CL

RL 6.99  
L1 FL

RL 6.10  
COURT FL

1 NORTH ELEVATION  
1 : 100

Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION	Date: 25.10.2024	Notes: Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	DEVELOPMENT APPLICATION ISSUE  -NOT FOR CONSTRUCTION-	<p>URSINO ARCHITECTS</p> <p>46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2421 E info@ursino.com.au NOM. ARCHITECT Robert Ursino 10565</p> <p>SAOTA</p> <p>109 Hatfield Street Gardens, Cape town 8001 T +27 (0)21 468 4400</p>	Project Address: Project: Client:	<p>2A Allen Avenue Bilgola Beach NSW 2107</p> <p>Wimbledon House Wimbledon 1963 Pty Ltd</p>	DEVELOPMENT APPLICATION ISSUE Drawing No: DA2-02 Title: North Elevation	Rev: A
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**Date:**  
25.10.2024

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**DEVELOPMENT APPLICATION ISSUE**  
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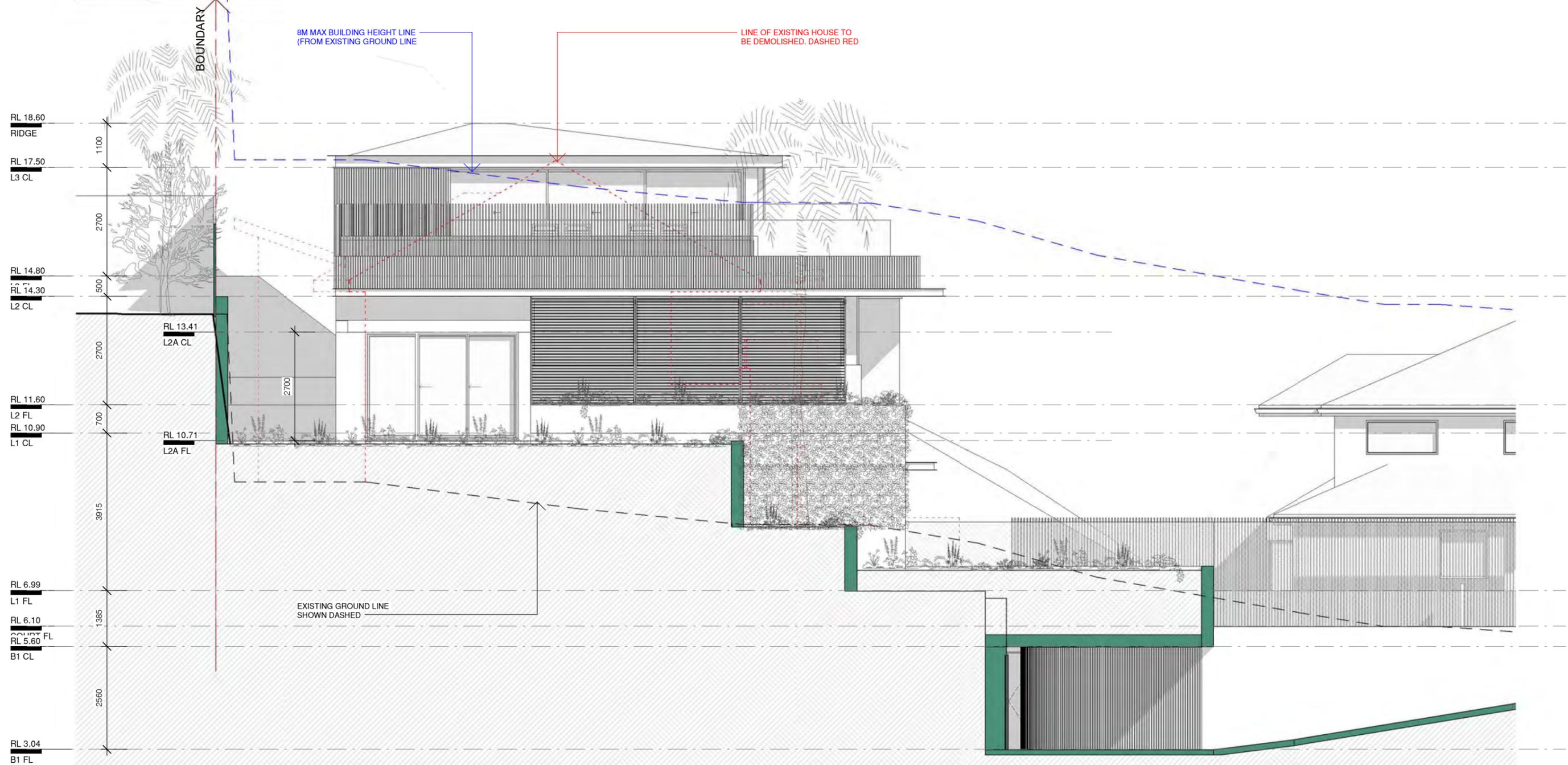
**Project Address:** 2A Allen Avenue Bilgola Beach NSW 2107  
**Project:** Wimbledon House  
**Client:** Wimbledon 1963 Pty Ltd

**DEVELOPMENT APPLICATION ISSUE**  
Drawing No: DA2-03  
Title: West Elevation

**Rev:**  
**A**

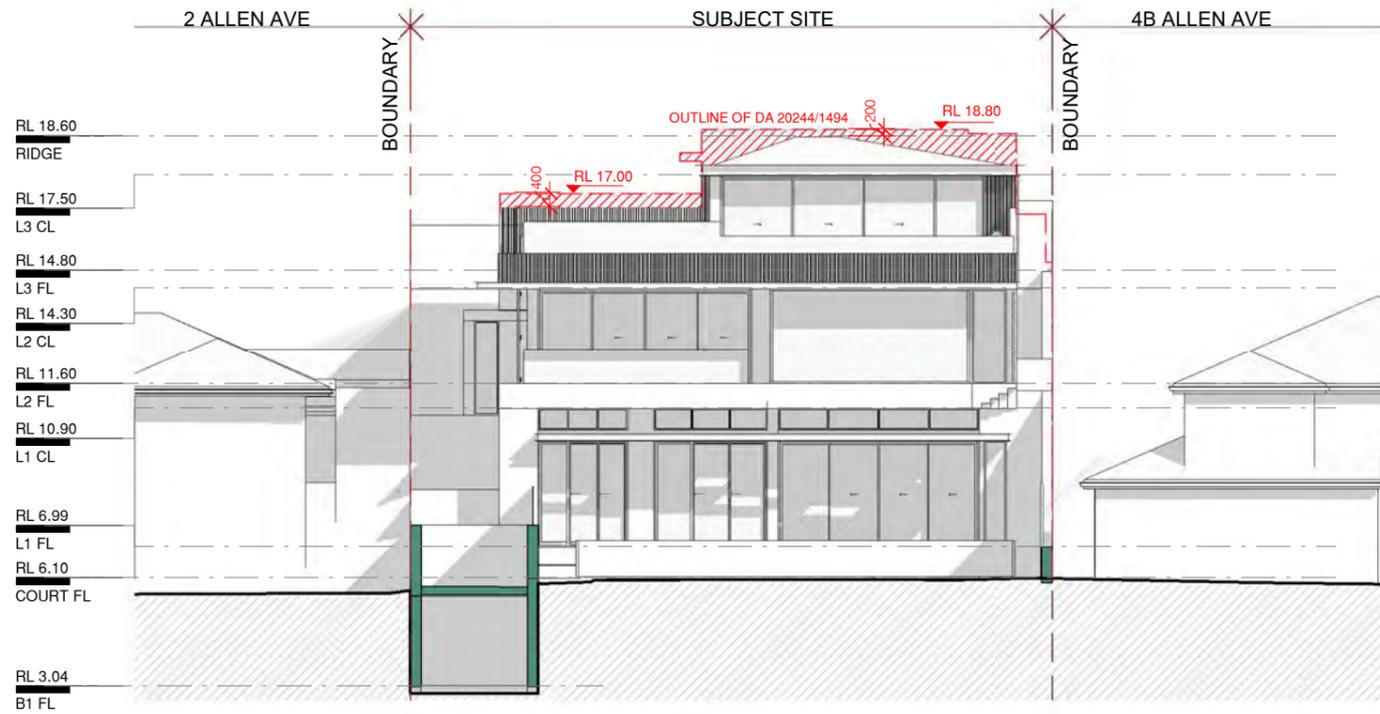
8 THE SERPENTINE

SUBJECT SITE

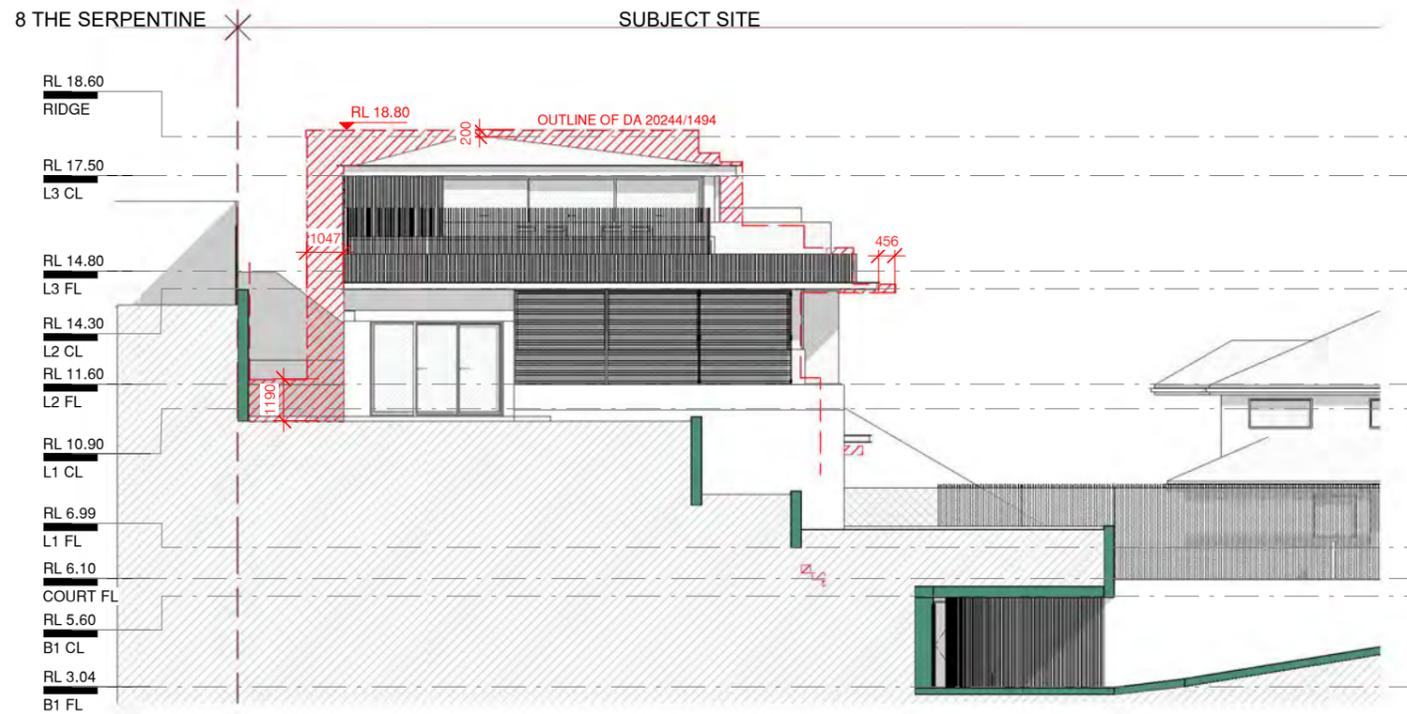


1 SOUTH ELEVATION  
1 : 100

<b>Revision:</b> A	<b>Revision Description:</b> DA ISSUE - NOT FOR CONSTRUCTION	<b>Date:</b> 25.10.2024	<b>Notes:</b> Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	<b>DEVELOPMENT APPLICATION ISSUE</b>  <b>-NOT FOR CONSTRUCTION-</b>	<b>URSINO ARCHITECTS</b>  <b>SAOTA</b>	<small>46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2424 E info@ursino.com.au NDM ARCHITECT Robert Ursino 10565</small>  <small>109 Hatfield Street Gardens, Cape town 8001 T +27 (0)21 468 4400</small>	<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107 <b>Project:</b> Wimbledon House <b>Client:</b> Wimbledon 1963 Pty Ltd	<b>DEVELOPMENT APPLICATION ISSUE</b> Drawing No: DA2-04 Title: South Elevation	<b>Rev:</b> A
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1 HEIGHT COMPARISON - EAST  
 1 : 200

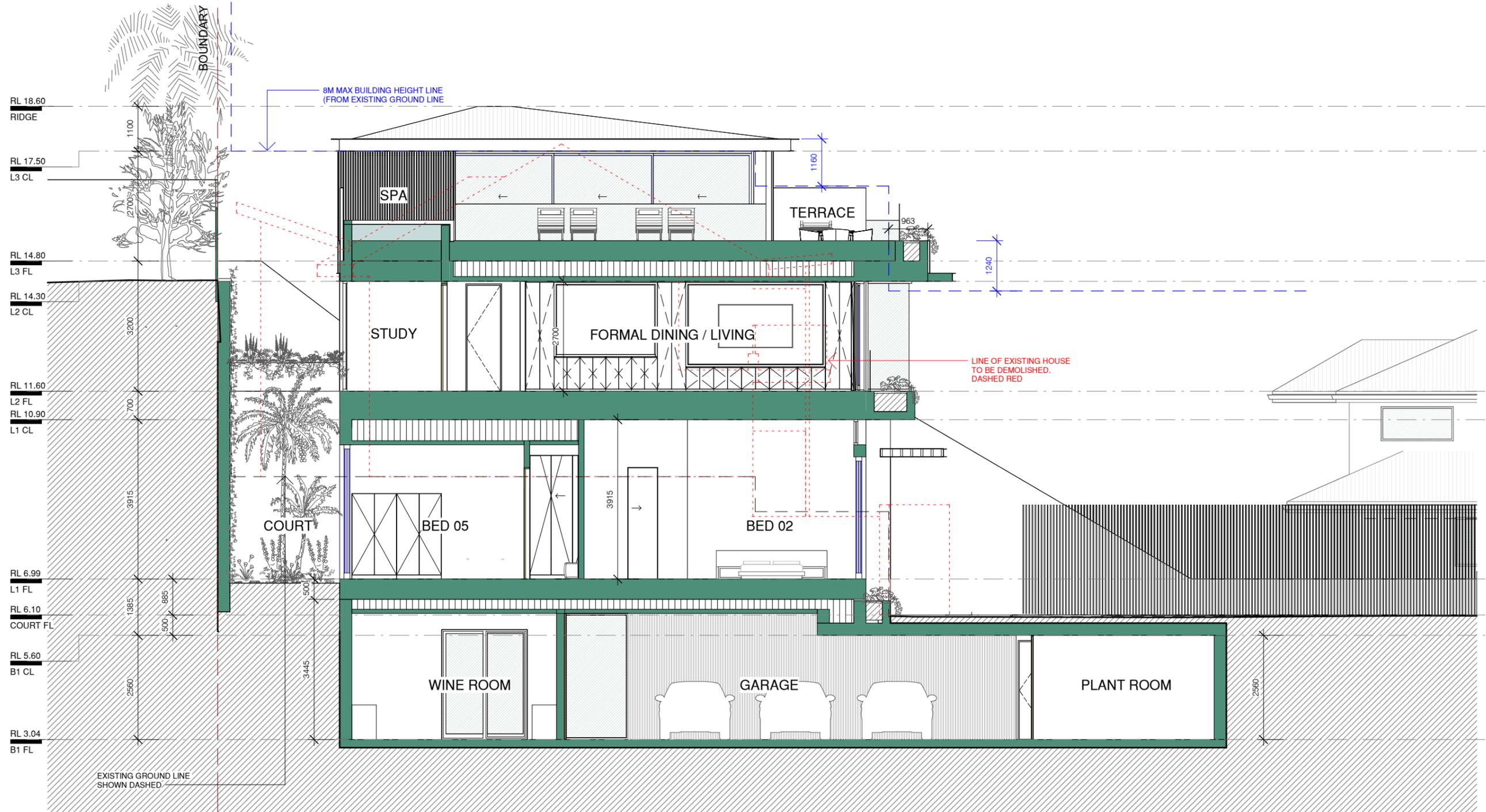


3 HEIGHT COMPARISON - SOUTH  
 1 : 200

<b>Revision:</b> A	<b>Revision Description:</b> DA ISSUE - NOT FOR CONSTRUCTION	<b>Date:</b> 25.10.2024	<b>Notes:</b> Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	<b>DEVELOPMENT APPLICATION ISSUE</b>  <b>-NOT FOR CONSTRUCTION-</b>	<b>URSINO ARCHITECTS</b>  <b>SAOTA</b>	<small>46 / 99 Moore St        Leichhardt NSW 2040        T 02 8970 2421        E info@ursino.com.au        NOM. ARCHITECT        Robert Ursino 10565</small>  <small>109 Hatfield Street        Gardens, Cape town 8001        T +27 (0)21 468 4400</small>	<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107 <b>Project:</b> Wimbledon House <b>Client:</b> Wimbledon 1963 Pty Ltd	<b>DEVELOPMENT APPLICATION ISSUE</b> Drawing No: DA2-05 Title: Height Comparison Elevation	<b>Rev:</b> A
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8 THE SERPENTINE

SUBJECT SITE

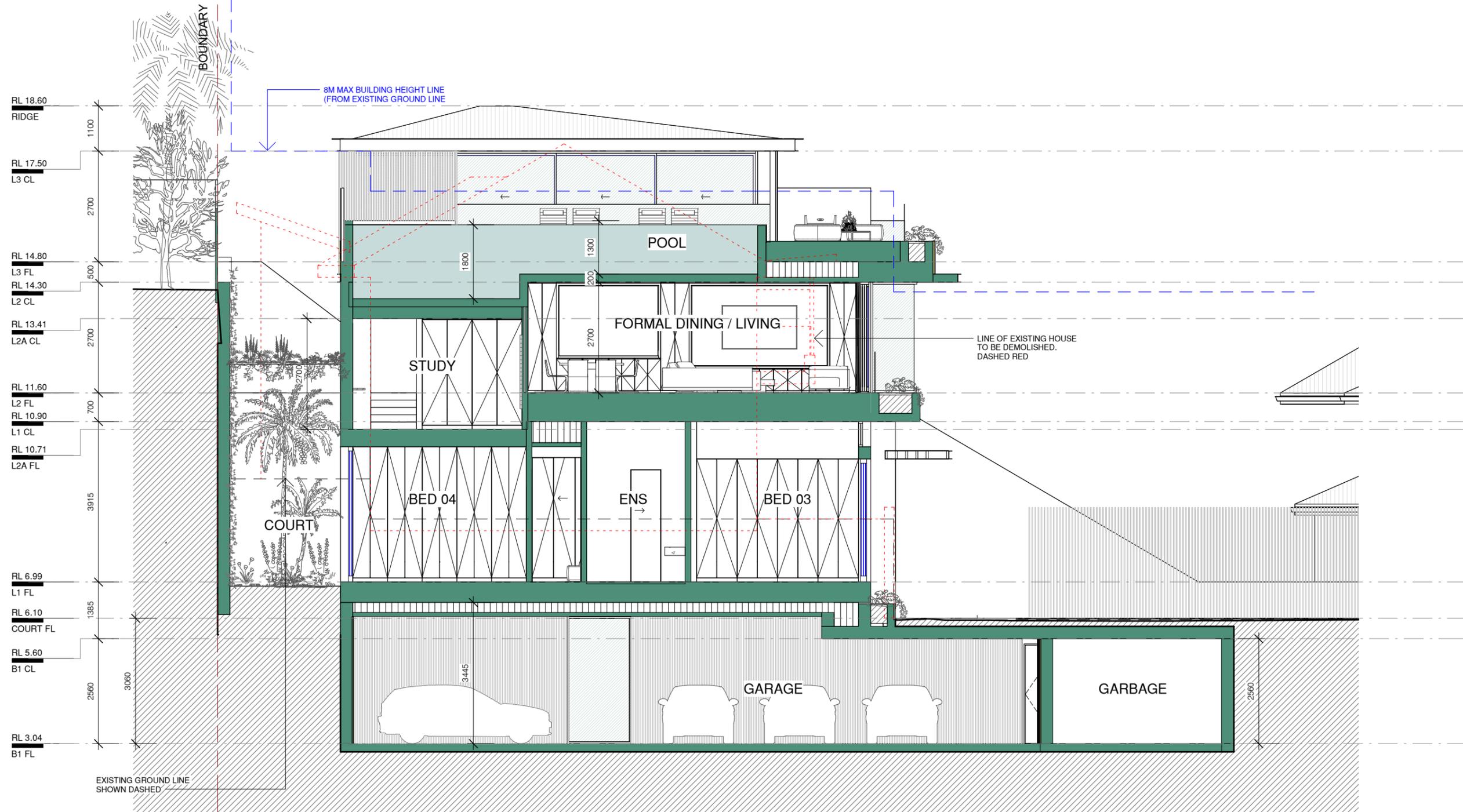


**A** SECTION AA  
1 : 100

<b>Revision:</b> A	<b>Revision Description:</b> DA ISSUE - NOT FOR CONSTRUCTION	<b>Date:</b> 25.10.2024	<b>Notes:</b> Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	<b>DEVELOPMENT APPLICATION ISSUE</b>  <b>-NOT FOR CONSTRUCTION-</b>	<b>URSINO ARCHITECTS</b>  <b>SAOTA</b>	<small>46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2421 E info@ursino.com.au NOM ARCHITECT Robert Ursino 10565</small>  <small>109 Hatfield Street Gardens, Cape town 8001 T +27 (0)21 468 4400</small>	<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107 <b>Project:</b> Wimbledon House <b>Client:</b> Wimbledon 1963 Pty Ltd	<b>DEVELOPMENT APPLICATION ISSUE</b> Drawing No: DA3-00 Title: Section AA	<b>Rev:</b> A
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8 THE SERPENTINE

SUBJECT SITE

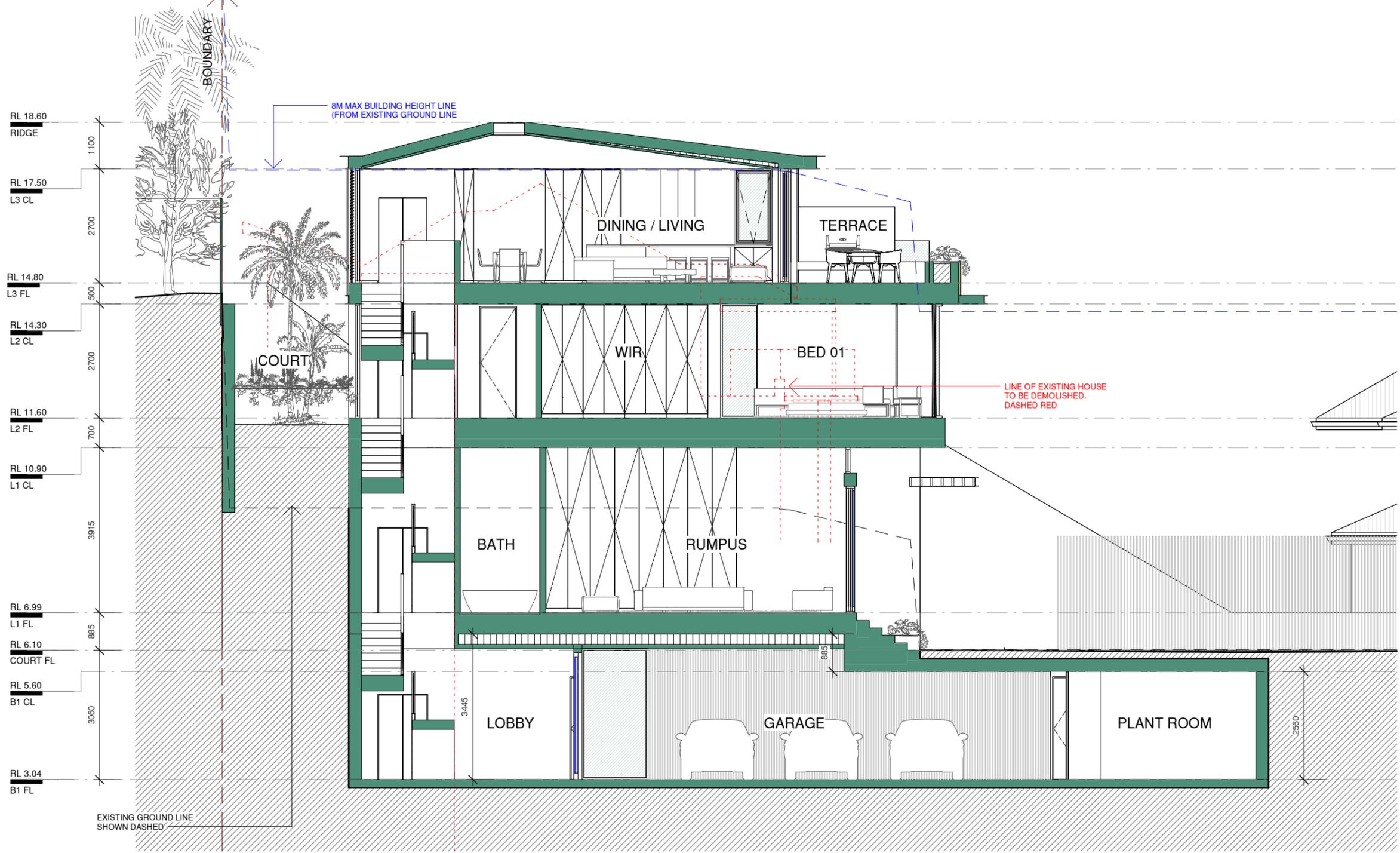


**B** SECTION BB  
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<b>Revision:</b> A	<b>Revision Description:</b> DA ISSUE - NOT FOR CONSTRUCTION	<b>Date:</b> 25.10.2024	<b>Notes:</b> Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	<b>DEVELOPMENT APPLICATION ISSUE</b>  <b>-NOT FOR CONSTRUCTION-</b>	<b>URSINO ARCHITECTS</b>  <b>SAOTA</b>	<small>46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2421 E info@ursino.com.au NDM ARCHITECT Robert Ursino 10565</small>  <small>109 Hatfield Street Gardens, Cape town 8001 T +27 (0)21 468 4400</small>	<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107 <b>Project:</b> Wimbledon House <b>Client:</b> Wimbledon 1963 Pty Ltd	<b>DEVELOPMENT APPLICATION ISSUE</b> Drawing No: DA3-01 Title: Section BB	<b>Rev:</b> A
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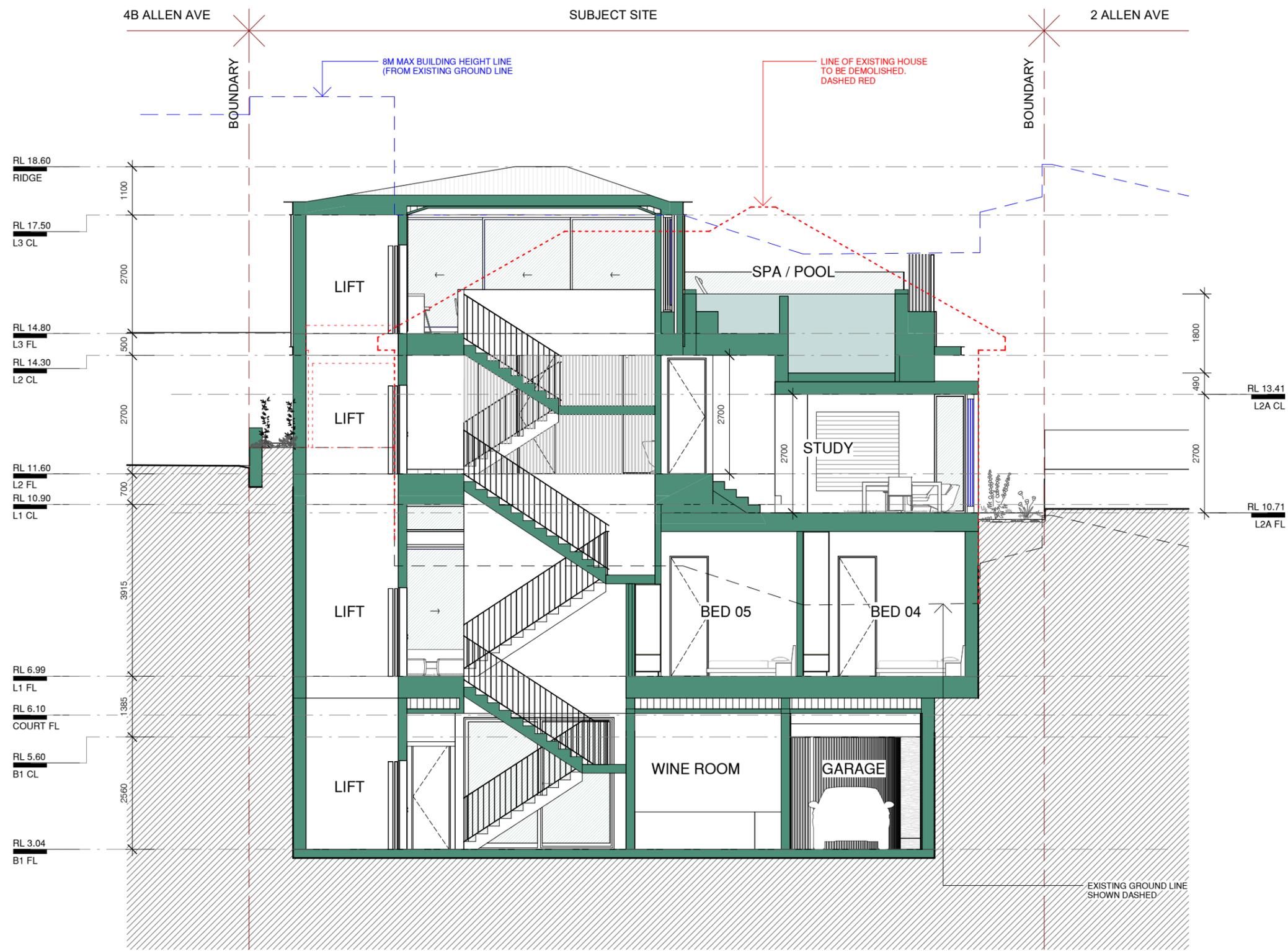
8 THE SERPENTINE

SUBJECT SITE



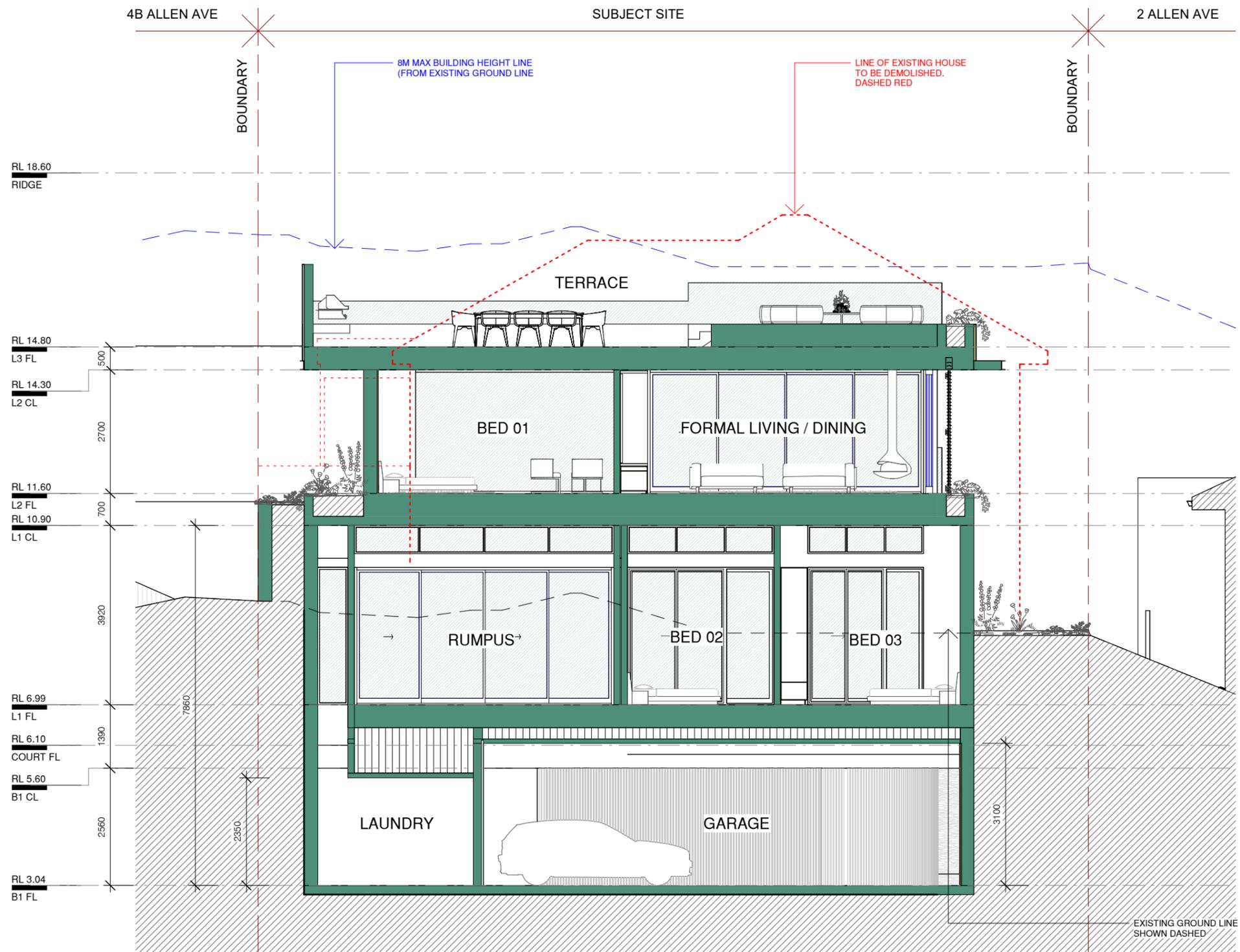
C SECTION CC  
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<b>Revision:</b> A	<b>Revision Description:</b> DA ISSUE - NOT FOR CONSTRUCTION	<b>Date:</b> 25.10.2024	<b>Notes:</b> Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	DEVELOPMENT APPLICATION ISSUE  -NOT FOR CONSTRUCTION-	<b>URSINO ARCHITECTS</b>  <b>SAOTA</b>	<small>46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2421 E info@ursino.com.au NDM ARCHITECT Robert Ursino 10565</small>  <small>109 Hatfield Street Gardens, Cape Town 8001 T +27 (0)21 468 4400</small>	<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107 <b>Project:</b> Wimbledon House <b>Client:</b> Wimbledon 1963 Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA3-02 Title: Section CC	<b>Rev:</b> A
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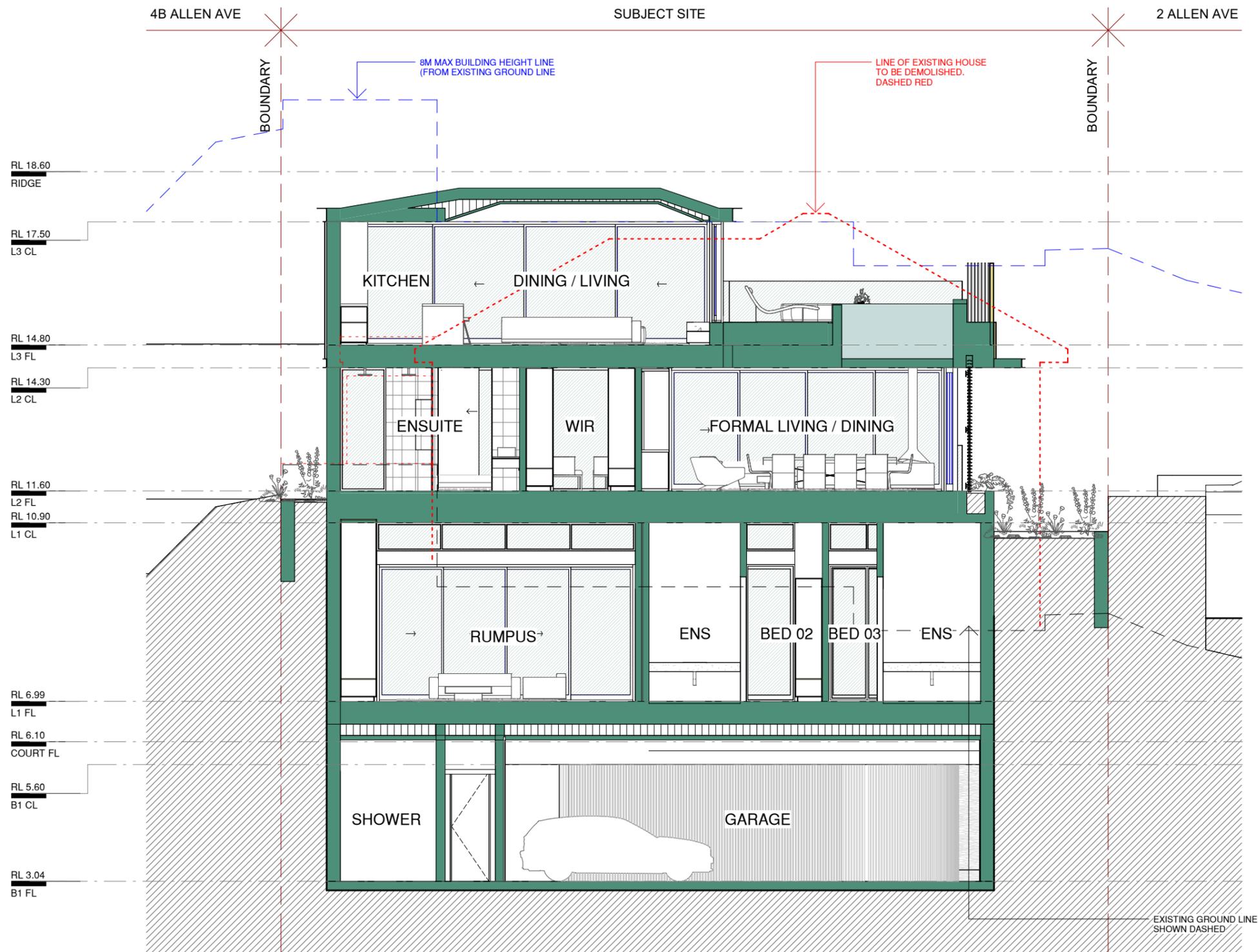
**D** SECTION DD  
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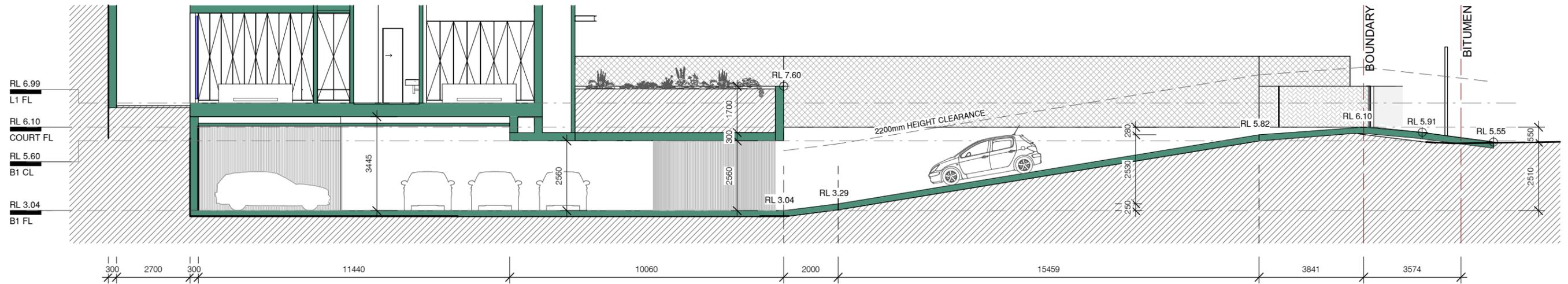
**E** SECTION EE  
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<b>Revision:</b> A	<b>Revision Description:</b> DA ISSUE - NOT FOR CONSTRUCTION	<b>Date:</b> 25.10.2024	<b>Notes:</b> Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	<b>DEVELOPMENT APPLICATION ISSUE</b>  <b>-NOT FOR CONSTRUCTION-</b>	<b>URSINO ARCHITECTS</b>  <b>SAOTA</b>	<small>46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2421 E info@ursino.com.au NDM ARCHITECT Robert Ursino 10565</small>  <small>109 Hatfield Street Gardens, Cape town 8001 T +27 (0)21 468 4400</small>	<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107 <b>Project:</b> Wimbledon House <b>Client:</b> Wimbledon 1963 Pty Ltd	<b>DEVELOPMENT APPLICATION ISSUE</b> Drawing No: DA3-04 Title: Section EE	<b>Rev:</b> A
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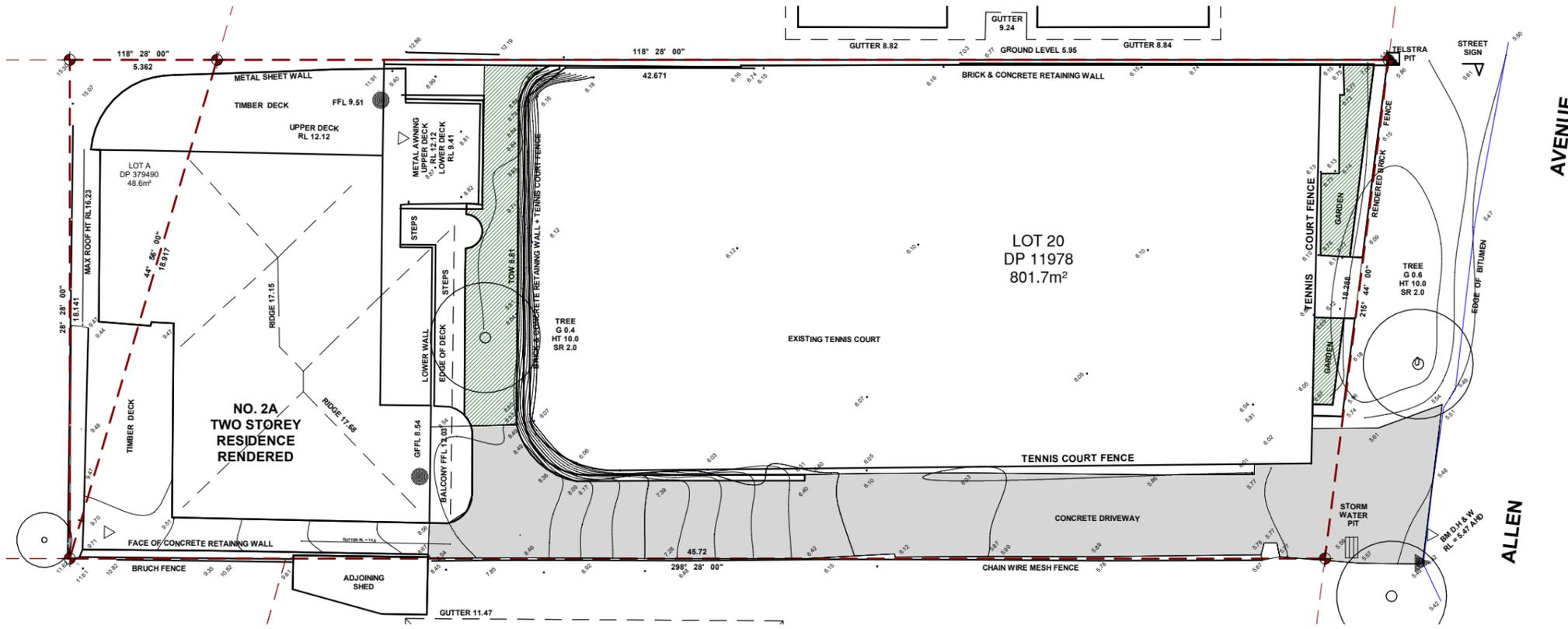
F SECTION FF  
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<b>Revision:</b> A	<b>Revision Description:</b> DA ISSUE - NOT FOR CONSTRUCTION	<b>Date:</b> 25.10.2024	<b>Notes:</b> Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	DEVELOPMENT APPLICATION ISSUE  -NOT FOR CONSTRUCTION-	<b>URSINO ARCHITECTS</b>  <b>SAOTA</b>	46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2421 E info@ursino.com.au NOM ARCHITECT Robert Ursino 10565	<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107 <b>Project:</b> Wimbledon House <b>Client:</b> Wimbledon 1963 Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA3-05 Title: Section FF	<b>Rev:</b> A
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1 DRIVEWAY SECTION  
1 : 150

<b>Revision:</b> A	<b>Revision Description:</b> DA ISSUE - NOT FOR CONSTRUCTION	<b>Date:</b> 25.10.2024	<b>Notes:</b> Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	<b>DEVELOPMENT APPLICATION ISSUE</b>  <b>-NOT FOR CONSTRUCTION-</b>	<b>URSINO ARCHITECTS</b>  <b>SAOTA</b>	<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107  <b>Project:</b> Wimbledon House  <b>Client:</b> Wimbledon 1963 Pty Ltd	<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107  <b>Project:</b> Wimbledon House  <b>Client:</b> Wimbledon 1963 Pty Ltd	<b>DEVELOPMENT APPLICATION ISSUE</b> Drawing No: DA3-06 Title: Section - Driveway	<b>Rev:</b> A
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1 EXISTING LANDSCAPED AREA PLAN  
1 : 200

**LEGEND**

- LANDSCAPED AREA - DEEP SOIL
- LANDSCAPED AREA - INCLUSIONS (D3.11)
- LANDSCAPED AREA - PLANTERS

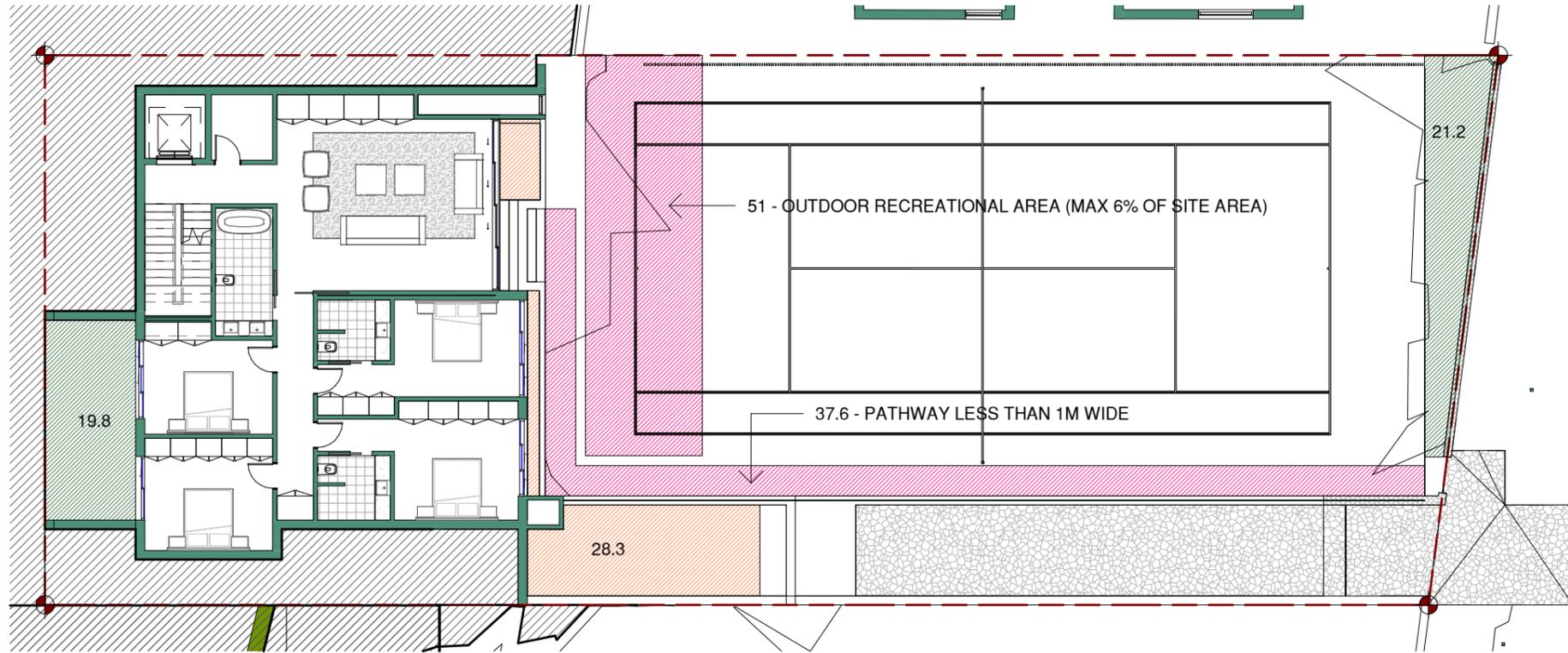
**LANDSCAPED AREA ANALYSIS**

SITE AREA	851.53 SQM
EXISTING AREA	
DEEP SOIL AREA	(3.8% OF SITE AREA) 32.0 SQM

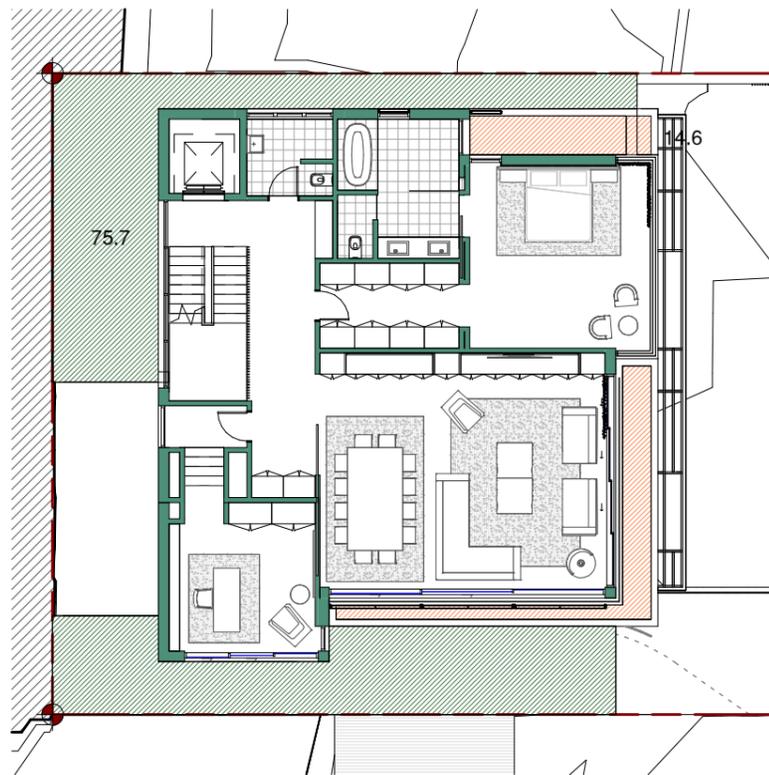
<b>Revision:</b> A	<b>Revision Description:</b> DA ISSUE - NOT FOR CONSTRUCTION	<b>Date:</b> 25.10.2024	Notes: Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	<b>DEVELOPMENT APPLICATION ISSUE</b>  <b>-NOT FOR CONSTRUCTION-</b>	<b>URSINO ARCHITECTS</b>  <b>SAOTA</b>		<b>Project Address:</b> 2A Allen Avenue Bilgola Beach NSW 2107 <b>Project:</b> Wimbledon House <b>Client:</b> Wimbledon 1963 Pty Ltd	<b>Rev:</b> A  <b>DEVELOPMENT APPLICATION ISSUE</b> Drawing No: DA4-00 Title: Existing Landscape Area
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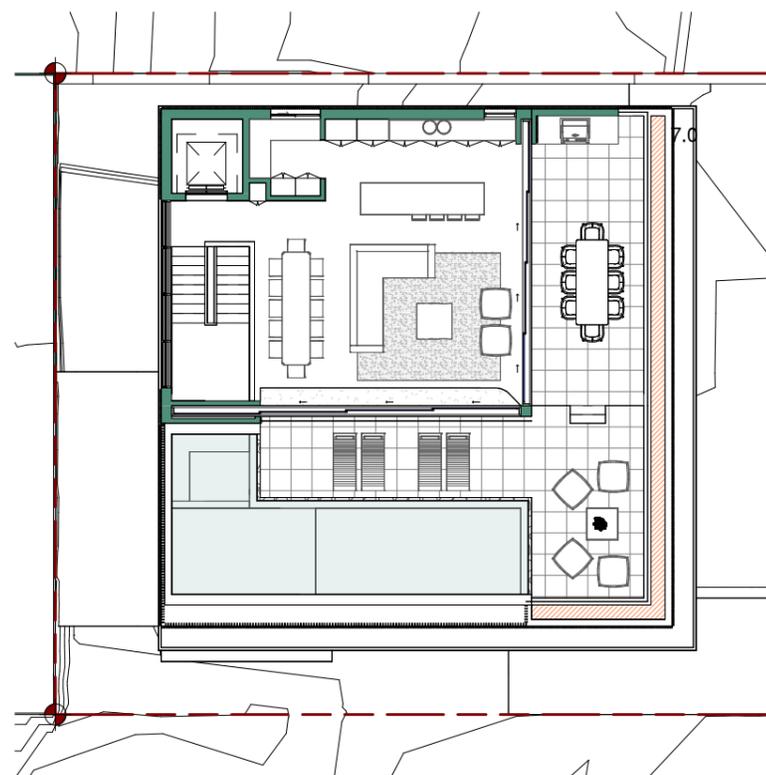
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1 LEVEL 1 FLOOR PLAN  
1 : 200



2 LEVEL 2 FLOOR PLAN  
1 : 200



3 LEVEL 3 FLOOR PLAN  
1 : 200

**LEGEND**

- LANDSCAPED AREA - DEEP SOIL
- LANDSCAPED AREA - INCLUSIONS (D3.11)
- LANDSCAPED AREA - PLANTERS

**LANDSCAPED AREA ANALYSIS**

SITE AREA 851.53 SQM

**COUNCIL REQUIREMENTS**

**MIN. LANDSCAPED AREA** (60% OF SITE AREA) 510.9 SQM

*INCLUSIONS (AS PER PDCP CLAUSE D3.11)*

. Impervious areas less than 1 metre in width (e.g. pathways and the like);  
 . For single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

**EXISTING AREA**

DEEP SOIL AREA (3.8% OF SITE AREA) 32.0 SQM

**PROPOSED AREA**

TOTAL DEEP SOIL AREA (13.7% OF SITE AREA) 116.7 SQM

TOTAL PLANTER AREA (5.9% OF SITE AREA) 49.9 SQM

TOTAL INCLUSIONS AREA (10.4% OF SITE AREA) 88.6 SQM

**TOTAL LANDSCAPED AREA** (30% OF SITE AREA) **255.2 SQM**

Revision: A  
Revision Description: DA ISSUE - NOT FOR CONSTRUCTION

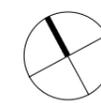
Date: 25.10.2024

Notes:  
Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture

DEVELOPMENT APPLICATION ISSUE  
-NOT FOR CONSTRUCTION-

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Project Address: 2A Allen Avenue Bilgola Beach NSW 2107  
Project: Wimbledon House  
Client: Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE  
Drawing No: DA4-01  
Title: Proposed Landscape Area

Rev: A