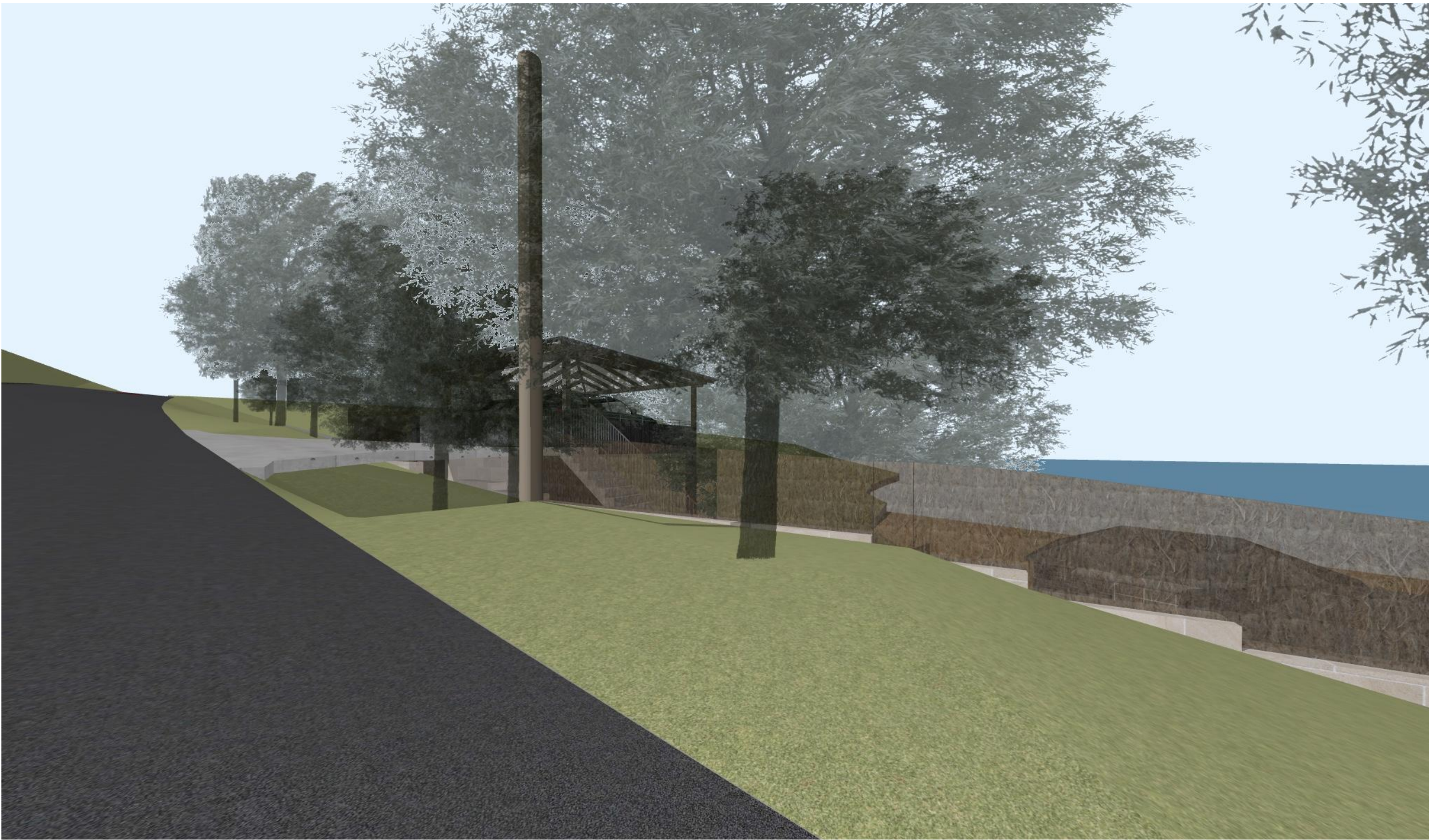


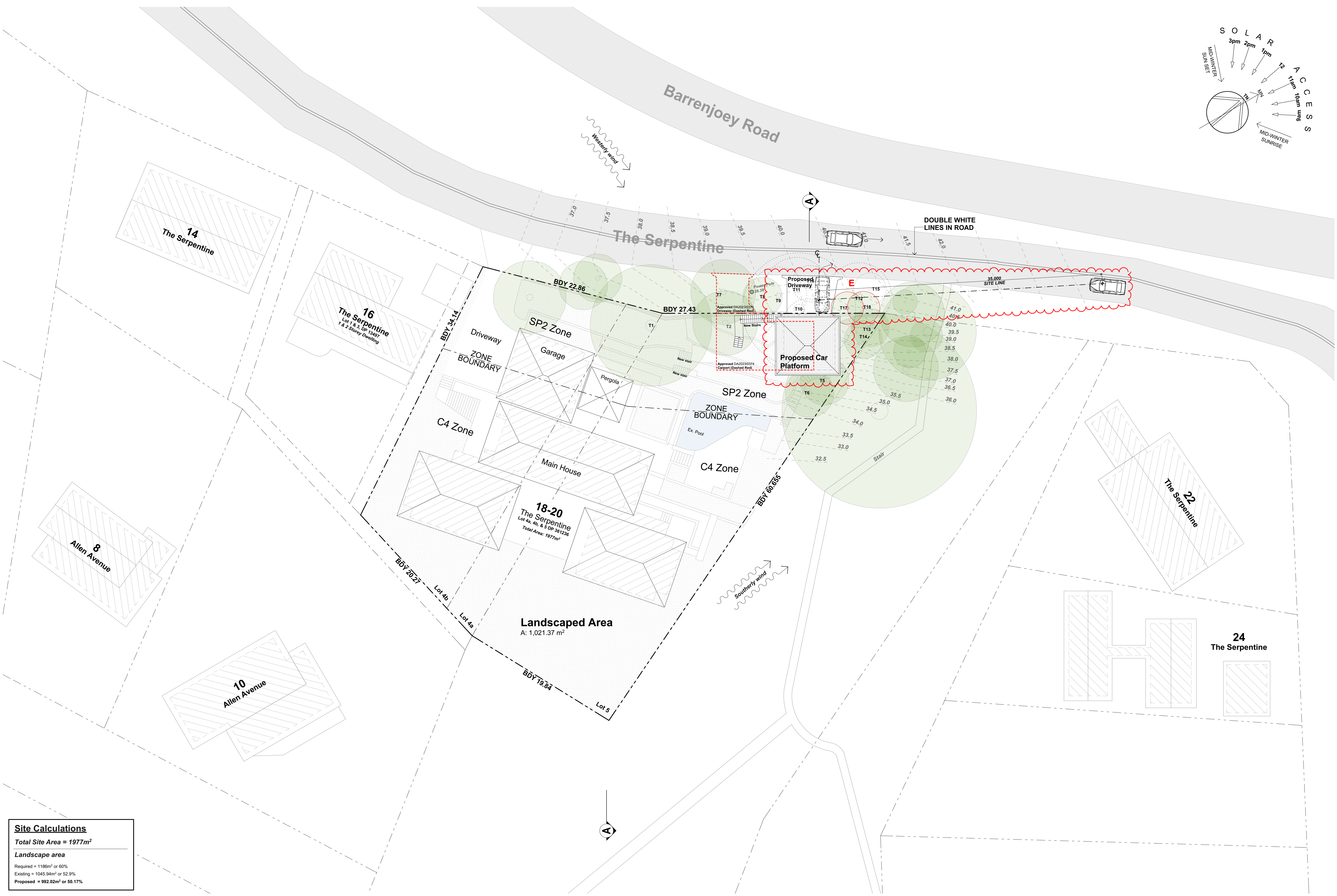
DEVELOPMENT APPLICATION

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

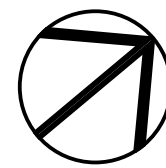
Total Site Area = 1977m²

Landscape area

Required = 1198m² or 60%

Existing = 1045.94m² or 52.9%

Proposed = 992.02m² or 50.17%



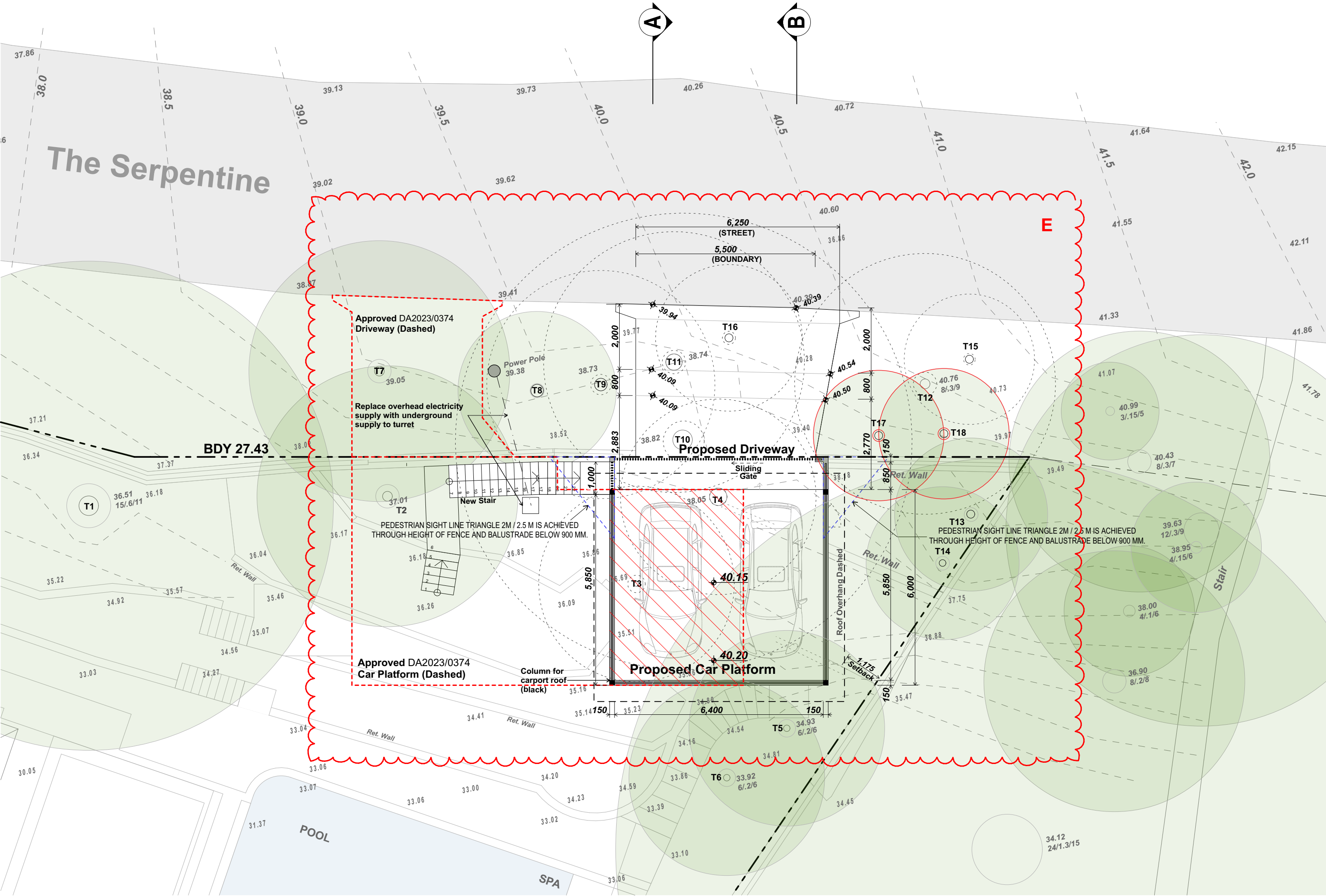
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28/07/2023	B	ADDITIONAL INFORMATION
08/11/2023	C	AMENDED DA
22/01/2024	D	AMENDED DA
13/05/2024	E	AMENDED DA

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

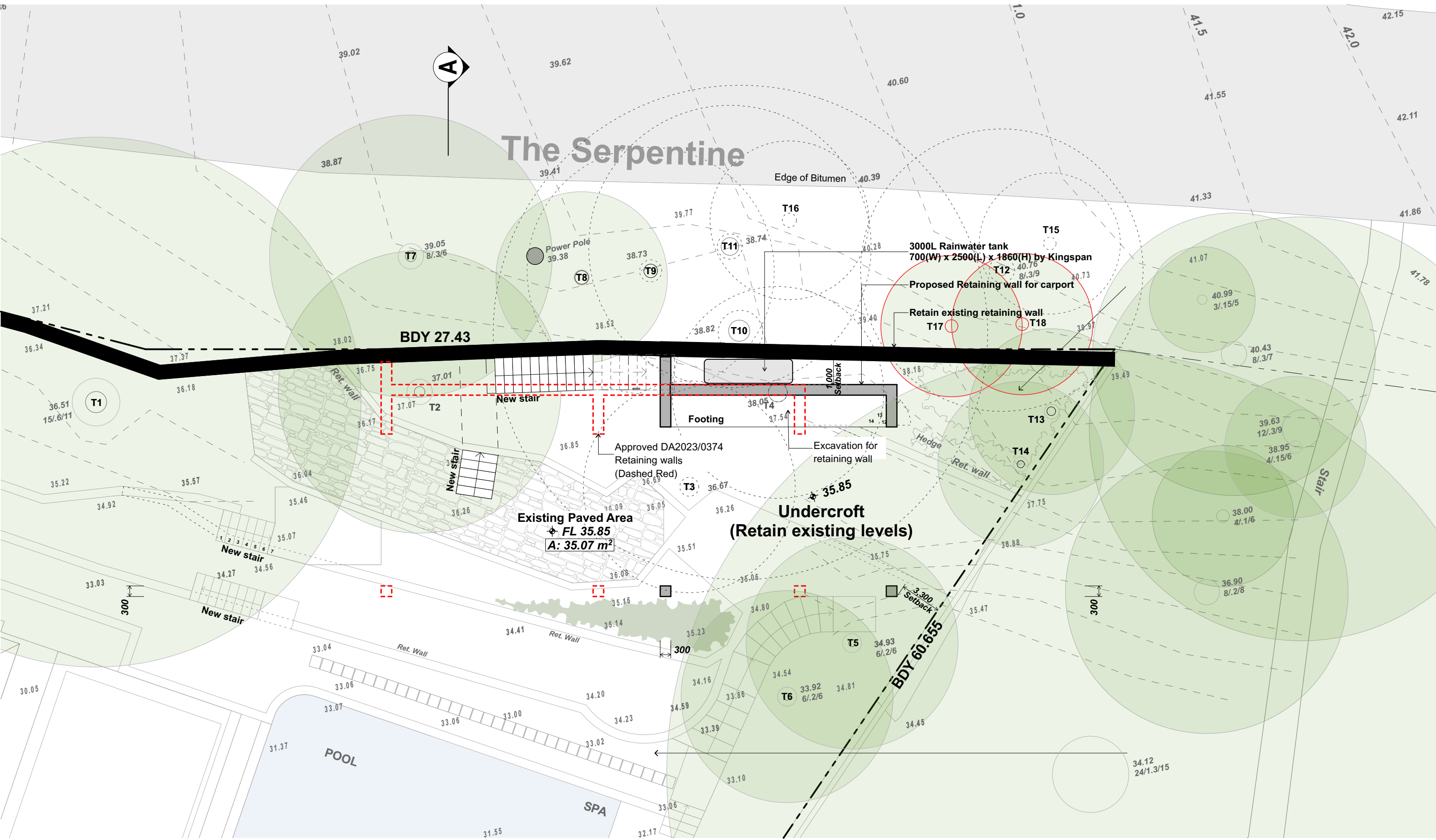
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SITE PLAN + SITE ANALYSIS
PROJECT NO.
2236
SCALE
1:200 @ A1

DRAWN BY
AB / SG
DRAWING NO.
A.01

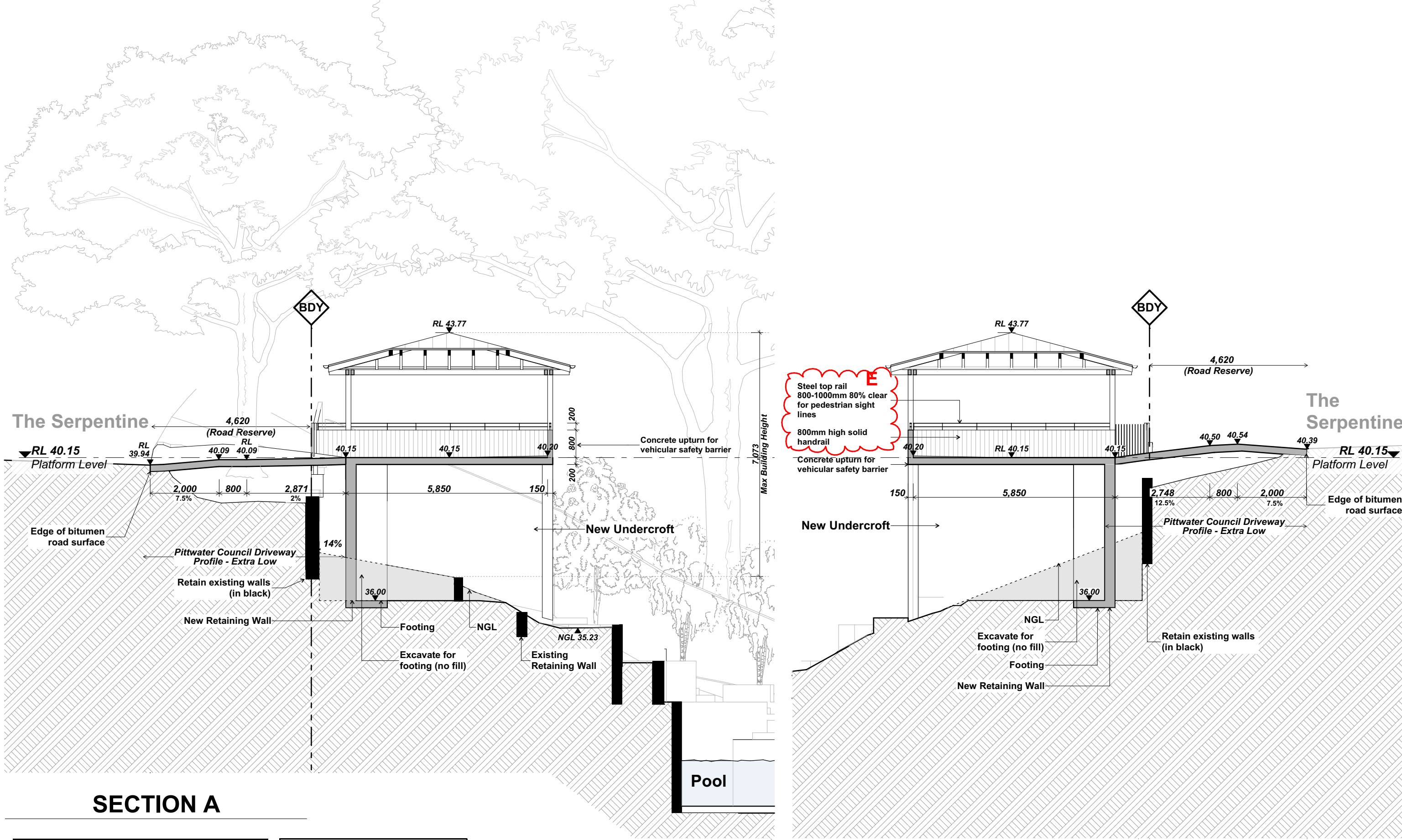
PLOT DATE
21/05/2024
REVISION
E



CAR PLATFORM



UNDERCROFT PLAN

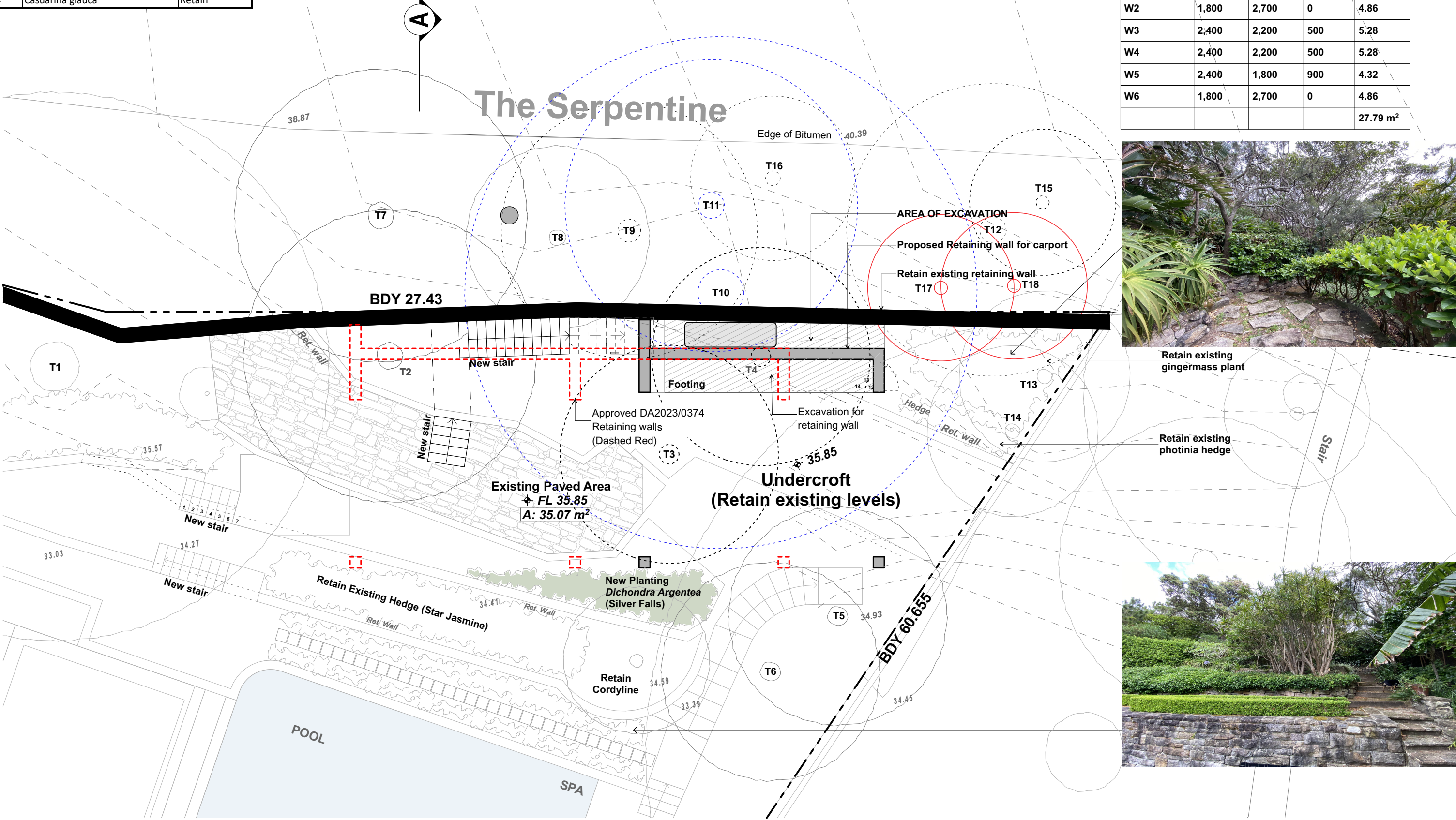


SECTION A

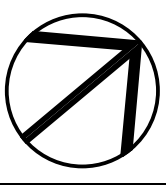
SECTION B

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	Retain	Ee	Elaeocarpus eumundi	Bush quandong	8m (h) x 4m (w)	300mm
T03	Casuarina glauca	Remove	Er	Elaeocarpus reticulatus	Blueberry ash	8m (h) x 4m (w)	330mm
T04	Casuarina glauca	Remove	Ground covers				
T05	Casuarina glauca	Retain	TJ	Trachelospermum jasminoides	Star Jasmine	0.5 (h) x 1m (w)	75mm
T07	Cupaniopsis Anacardioides	Retain	Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)	75mm
T08	Casuarina glauca	Retain	Turf				
T09	Casuarina glauca	Retain	Turf	Stenotaphrum secundatum	Sir Walter Buffalo		
T10	Lagunaria patersonia	Remove					
T11	Casuarina glauca	Retain					
T12	Casuarina glauca	Remove					
T13	Casuarina glauca	Retain					
T14	Casuarina glauca	Retain					

WINDOW SCHEDULE				
	Width	Height	Sill	Area
W1	1,450	2,200	500	3.19
W2	1,800	2,700	0	4.86
W3	2,400	2,200	500	5.28
W4	2,400	2,200	500	5.28
W5	2,400	1,800	900	4.32
W6	1,800	2,700	0	4.86
				27.79 m ²



LANDSCAPE PLAN & EXCAVATION / FILL PLAN



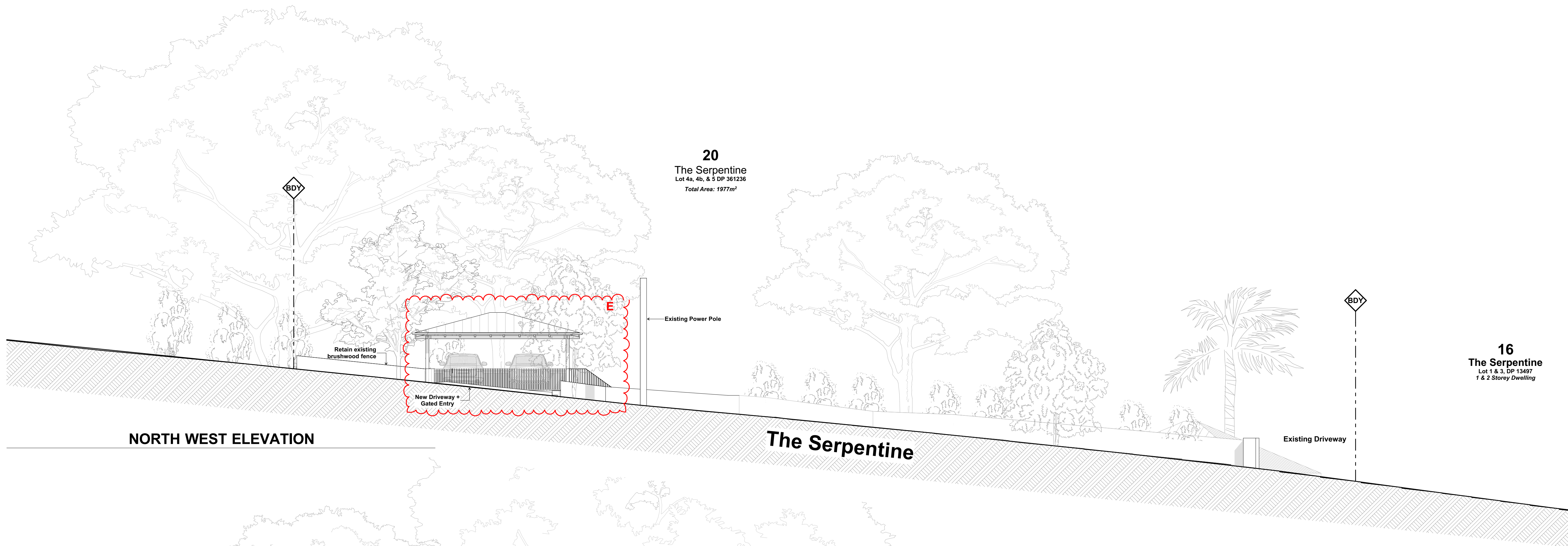
DATE	REV	DESCRIPTION
11/04/2023	A	DA
28/06/2023	B	DA - REVISED DRIVEWAY
08/11/2023	C	AMENDED DA
22/01/2024	D	AMENDED DA
13/05/2024	E	AMENDED DA

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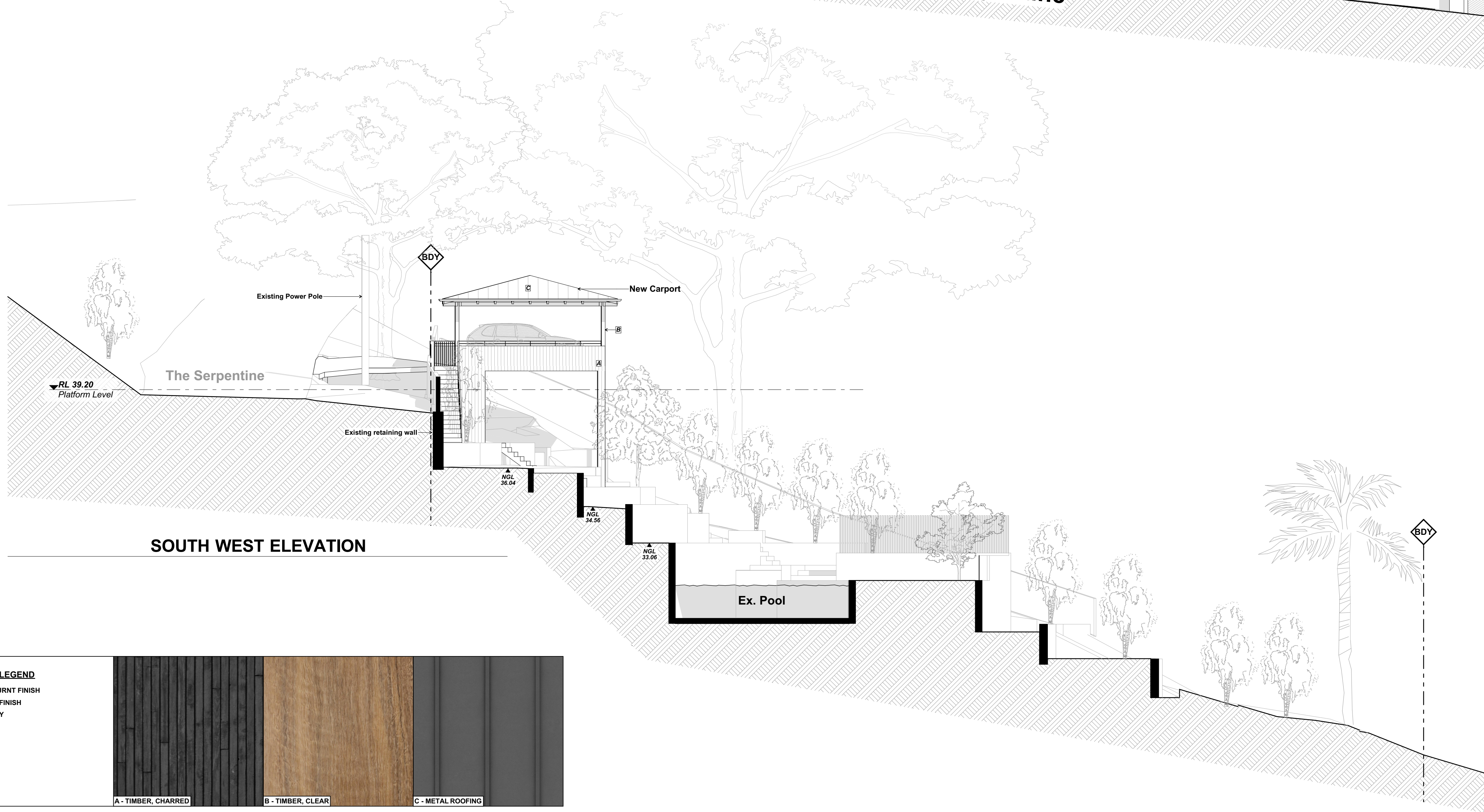
DRAWING TITLE
FLOOR PLANS + SECTION
PROJECT NO.
2236
SCALE
1:100 @ A1

DRAWN BY
AB / SG
DRAWING NO.
A.02

PLOT DATE
21/05/2024
REVISION
E



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

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

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

SOUTH EAST ELEVATION

NORTH EAST ELEVATION

G

T

GARTNERTROVATO

ARCHITECTS

A

11/04/2023

DA

B

08/11/2023

AMENDED DA

C

22/01/2024

AMENDED DA

D

13/05/2024

AMENDED DA

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

AB / SG

DRAWING NO.

A.04

PLOT DATE

21/05/2024

REVISION

E



EXISTING LANDSCAPE AREA

A: 1045.94m²



PROPOSED LANDSCAPE AREA

A: 1024.36m²

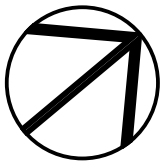
Total Site Area = 1977m²

Landscape areas:

Required 1186m² or 60%

Existing 1045.94m² or 52.9%

Total Proposed Landscape area =
1024.36m² or 51.8%

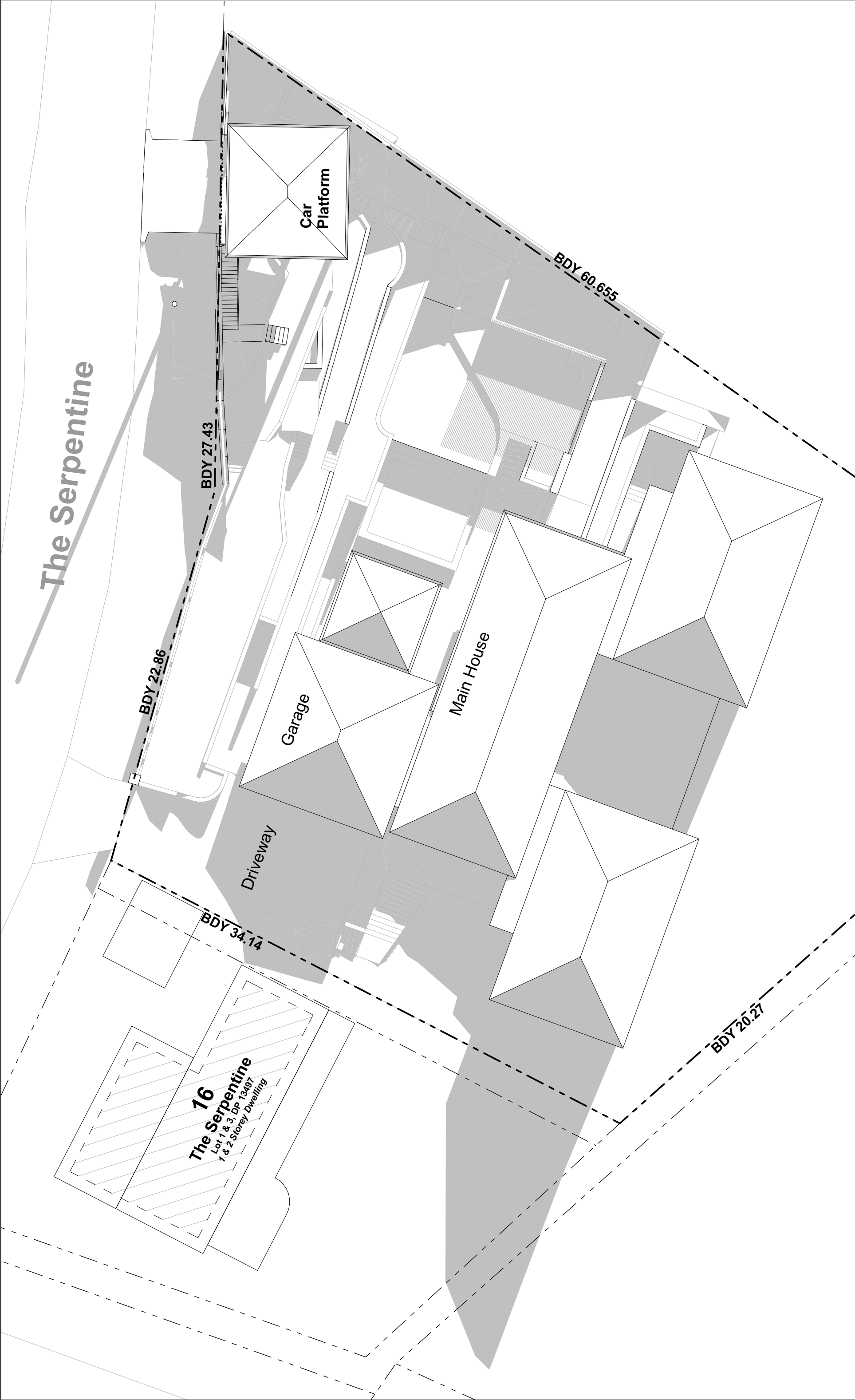
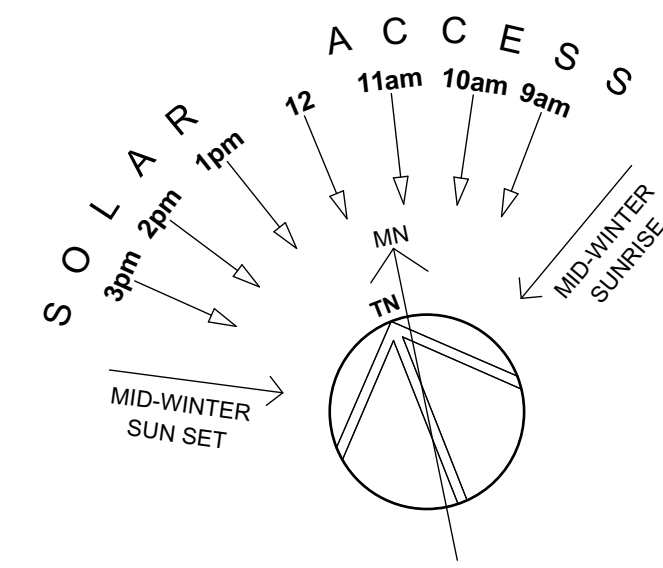


DATE	REV	DESCRIPTION
11/04/2023	A	DA
08/11/2023	B	AMENDED DA
22/01/2024	D	AMENDED DA
13/05/2024	E	AMENDED DA

PROJECT
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NSW 2107
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FOR Rob & Cheryl Miller

DRAWING TITLE
SITE CALCULATIONS
PROJECT NO.
2236
SCALE
1:200 @ A1
DRAWN BY
AB / SG
DRAWING NO.
A.05

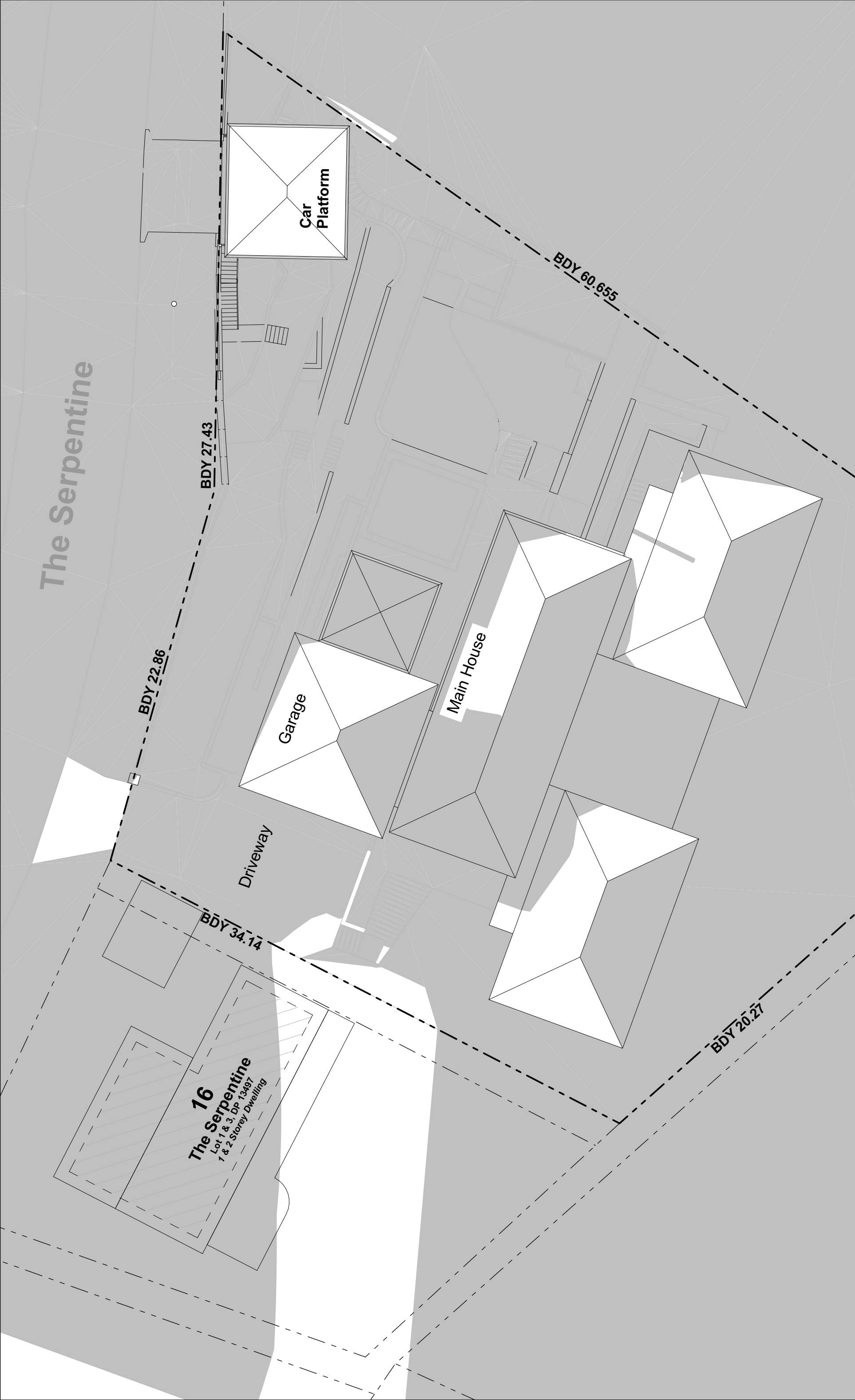
PLOT DATE
21/05/2024
REVISION
E



9am - 21 JUNE



12pm - 21 JUNE



3pm - 21 JUNE

No additional shadow
(due to topography)

DATE	REV	DESCRIPTION
11/04/2023	A	DA
08/11/2023	B	AMENDED DA
22/01/2024	D	AMENDED DA
13/05/2024	E	AMENDED DA

PROJECT
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DRAWING TITLE
SHADOW DIAGRAMS
PROJECT NO.
2236
SCALE
1:200 @ A1

DRAWN BY
AB / SG
DRAWING NO.
A.06

PLOT DATE
21/05/2024
REVISION
E