

DEVELOPMENT APPLICATION

PROJECT
DEMOLITION OF EXISTING AND CONSTRUCTION OF NEW DWELLING

WIMBELDON HOUSE
2A ALLEN AVENUE, BILGOLA BEACH 2107



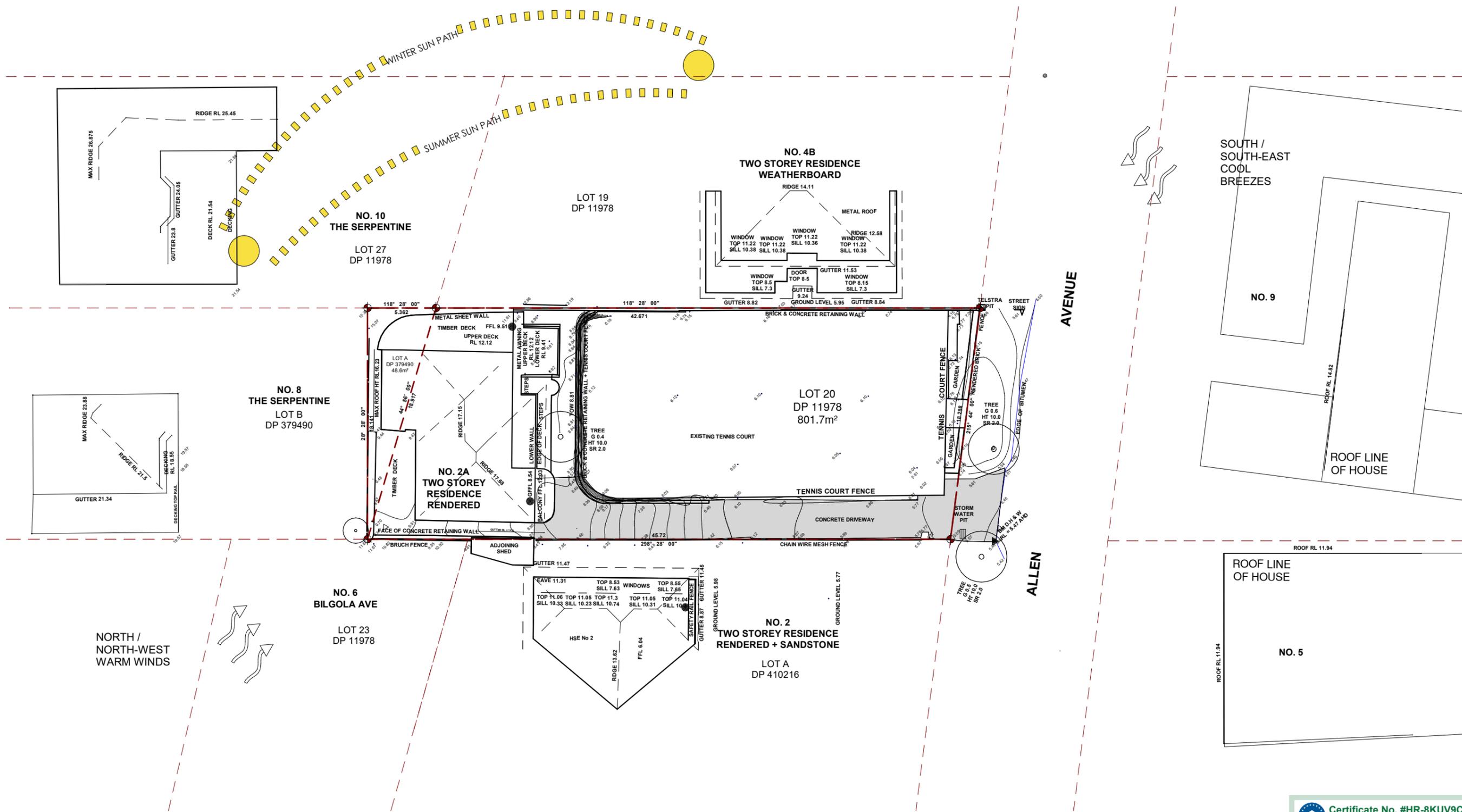
SUBSET	ID	DRAWING TITLE	REV	DATE
DA0 PROJECT INFO	DA0-00	Cover Sheet	A	25.10.2024
	DA0-01	Site Analysis Plan	A	25.10.2024
	DA0-02	Site Plan	A	25.10.2024
DA1 PLANS	DA0-03	BASIX & NatHERS Notes	A	25.10.2024
	DA1-00	Demolition Plan	A	25.10.2024
	DA1-01	Driveway Plan	A	25.10.2024
	DA1-02	Basement Plan	A	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
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	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
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	DA4-01	Proposed Landscape Area	A	25.10.2024
	DA4-02	Building Envelope - DCP	A	25.10.2024
	DA4-03	Building Height Control - LEP	A	25.10.2024
	DA4-04	Merman Height Control	A	25.10.2024
	DA4-06	View Comparison - Legend	A	25.10.2024
	DA4-07	View Comparison 01	A	25.10.2024
	DA4-08	View Comparison 02	A	25.10.2024
	DA4-09	View Comparison 03	A	25.10.2024
DA4-10	View Comparison 04	A	25.10.2024	
DA5 SHADOW DIAGRAMS	DA4-11	View Analysis - No. 8 Serpentine (Existing Views)	A	25.10.2024
	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
DA6 VISUALISATION	DA5-08	Shadow Diagram - June 21st, 3 PM	A	25.10.2024
	DA6-01	Perspectives 01	A	25.10.2024

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-	URSINO ARCHITECTS <small>46 / 99 Moore St Leichhardt NSW 2040 T 02 8979 2421 E info@ursino.com.au NOM. ARCHITECT Robert Ursino 10565</small> SAOTA <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: Wimbedon House Client: Wimbedon 1963 Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA0-00 Title: Cover Sheet	Rev: A
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Certificate No. #HR-8KUV9C-01
Scan QR code or follow website link for rating details.

Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

<http://www.hero-software.com.au/pdf/HR-8KUV9C-01>



1 SITE ANALYSIS PLAN
1 : 300

Certificate No. #HR-8KUV9C-01
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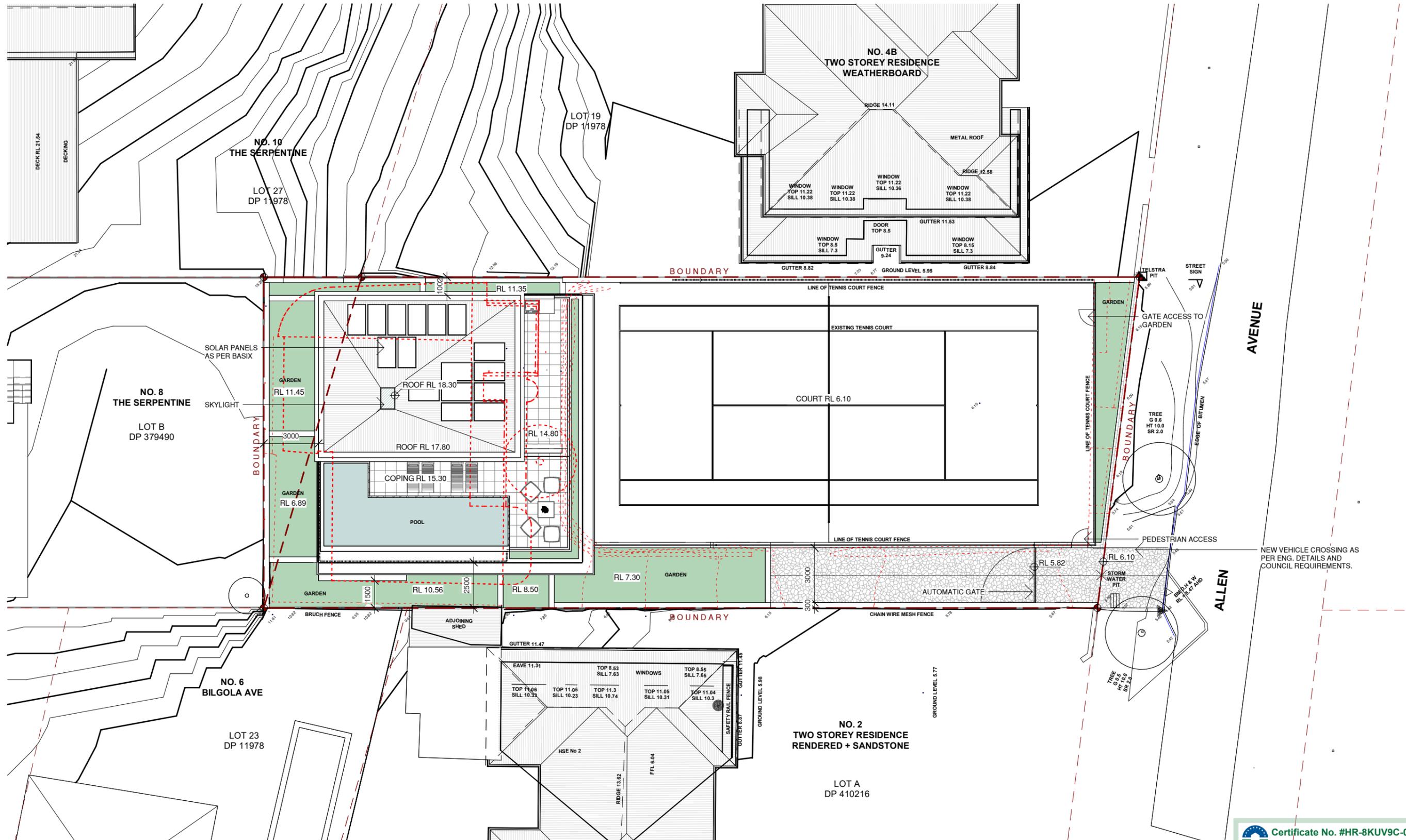
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1 SITE PLAN
1 : 200

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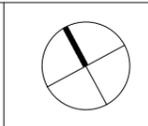
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DEVELOPMENT APPLICATION ISSUE
-NOT FOR CONSTRUCTION-

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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: DA0-02
Title: Site Plan

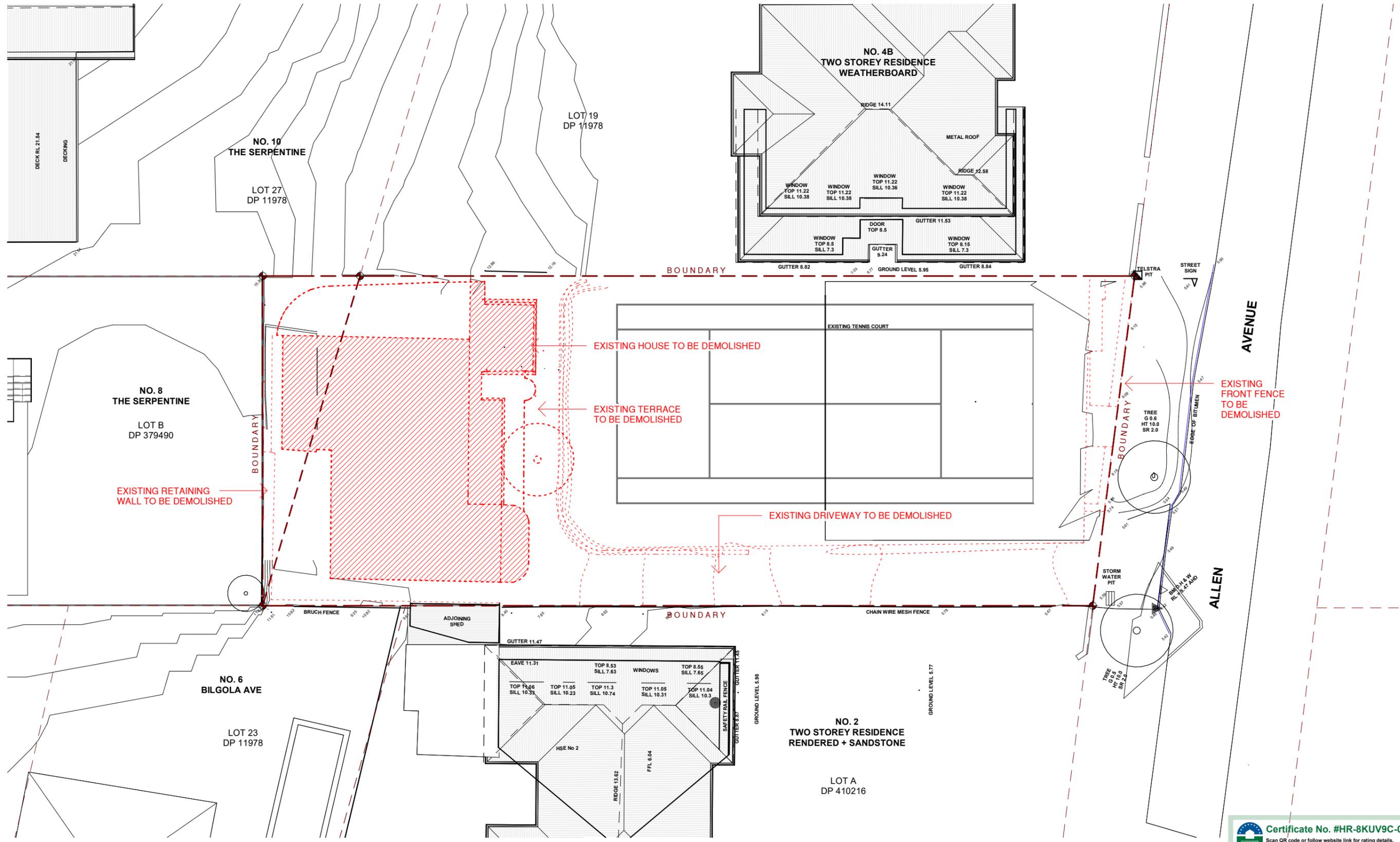
Rev: A

Commitments Table

Project Details																					
Proposed:	Single Dwelling																				
Lot Number:	A																				
Address:	2A Allen Avenue, Bilgola Beach																				
DP NUMBER:	DP979490																				
BASIX Certificate Number: 17728895																					
Water	<table border="1"> <thead> <tr> <th>Fixtures</th> <th>Specification</th> </tr> </thead> <tbody> <tr> <td>Shower head rating</td> <td>4 star (≥ 6 but ≤ 7.5 L/min)</td> </tr> <tr> <td>Toilet rating</td> <td>5 star</td> </tr> <tr> <td>Kitchen taps rating</td> <td>5 star</td> </tr> <tr> <td>Bathroom taps rating</td> <td>5 star</td> </tr> </tbody> </table>	Fixtures	Specification	Shower head rating	4 star (≥ 6 but ≤ 7.5 L/min)	Toilet rating	5 star	Kitchen taps rating	5 star	Bathroom taps rating	5 star										
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Internal walls	<table border="1"> <thead> <tr> <th>Material</th> <th>Insulation</th> </tr> </thead> <tbody> <tr> <td>Single skin brick</td> <td>No insulation</td> </tr> <tr> <td>Double Brick</td> <td>No insulation</td> </tr> <tr> <td>Double Brick</td> <td>R2.0 Bulk insulation</td> </tr> <tr> <td>Concrete, Plasterboard</td> <td>R2.0 Bulk insulation</td> </tr> <tr> <td>Cavity wall, direct fix plasterboard</td> <td>No insulation</td> </tr> </tbody> </table>	Material	Insulation	Single skin brick	No insulation	Double Brick	No insulation	Double Brick	R2.0 Bulk insulation	Concrete, Plasterboard	R2.0 Bulk insulation	Cavity wall, direct fix plasterboard	No insulation								
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Windows	(NSW BASIX Thermal Protocol allows for ±10% tolerance of SHGC Value & U Value < than which overrides NatHERS Certificate)																				
ABL-004-300	AI Awning Window u-value 2.52 SHGC 0.39																				
AW5-089-003	RES SERIES 704 FLUSH SLIDING DOOR u-value 2.19 SHGC 0.39																				
AW5-090-323	ComfortEDGE™ Series 755 Fixed Window - Double Glazed - with Embedded Frame u-value 1.95 SHGC 0.37																				
Skylights	<table border="1"> <thead> <tr> <th>Material</th> <th>Insulation</th> </tr> </thead> <tbody> <tr> <td>Double Glazed Skylight</td> <td>VEL-011-01 W F5 - Fixed Skylight DG</td> </tr> <tr> <td>Double Glazed Skylight</td> <td>GEN-04-004a Double-glazed Clear Skylight</td> </tr> </tbody> </table>	Material	Insulation	Double Glazed Skylight	VEL-011-01 W F5 - Fixed Skylight DG	Double Glazed Skylight	GEN-04-004a Double-glazed Clear Skylight														
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Ceiling Penetrations	<table border="1"> <thead> <tr> <th>Item</th> <th>Requirement</th> </tr> </thead> <tbody> <tr> <td>Lighting specification</td> <td>Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"</td> </tr> <tr> <td>Ceiling fans</td> <td>Ceiling fans of 1200mm must be installed in the rooms mentioned in the NatHERS report</td> </tr> <tr> <td>Overshadowing details</td> <td>Adjoining units calculated into model calculations</td> </tr> </tbody> </table>	Item	Requirement	Lighting specification	Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"	Ceiling fans	Ceiling fans of 1200mm must be installed in the rooms mentioned in the NatHERS report	Overshadowing details	Adjoining units calculated into model calculations												
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Site	Orientation of nominal north elevation: As shown on plans																				
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.																					
Energy	<table border="1"> <thead> <tr> <th>Hot water</th> <th>Specification</th> <th>Rating</th> </tr> </thead> <tbody> <tr> <td>Individual system</td> <td>Electric heat pump - air sourced</td> <td>26 to 30 STCs</td> </tr> </tbody> </table>	Hot water	Specification	Rating	Individual system	Electric heat pump - air sourced	26 to 30 STCs														
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Lighting	Refer to NatHERS Certificate: Light-emitting diode (LED)																				
Appliances	<table border="1"> <thead> <tr> <th>Appliance</th> <th>Specification</th> </tr> </thead> <tbody> <tr> <td>Cooktop/oven</td> <td>Induction cooktop & electric oven</td> </tr> <tr> <td>Private outdoor clothes drying line</td> <td>Yes</td> </tr> <tr> <td>Private indoor or sheltered clothes drying line</td> <td>No</td> </tr> <tr> <td>Zoned Air-conditioning</td> <td>Yes</td> </tr> </tbody> </table>	Appliance	Specification	Cooktop/oven	Induction cooktop & electric oven	Private outdoor clothes drying line	Yes	Private indoor or sheltered clothes drying line	No	Zoned Air-conditioning	Yes										
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WINDOW SCHEDULE					
NO.	LEVEL	WIDTH	HEIGHT	AREA	ORIENTATION / OPERATION
W01	L1	2530	3600	9.1 m ²	E - SLIDING DOORS/HIGHLIGHT WINDOWS
W02	L1	3200	3600	11.5 m ²	E - SLIDING DOORS/HIGHLIGHT WINDOWS
W03	L1	5670	3600	20.4 m ²	E - SLIDING DOORS/HIGHLIGHT WINDOWS
W04	L1	660	3000	2.0 m ²	E - FIXED WINDOW
W05	L1	2590	3300	8.5 m ²	W - SLIDING DOORS/ WINDOWS
W06	L1	2100	3300	6.9 m ²	W - SLIDING DOORS/ WINDOWS
W07	L2	1050	2700	2.8 m ²	S - FIXED WINDOW
W08	L2	5460	2700	14.7 m ²	E - FIXED WINDOW
W09	L2	1050	2700	2.8 m ²	N - FIXED WINDOW
W10	L2	900	2700	2.4 m ²	N - FIXED WINDOW
W11	L2	1000	2700	2.7 m ²	E - FIXED WINDOW
W12	L2	900	2700	2.4 m ²	N - FIXED WINDOW
W13	L2	2430	600	1.5 m ²	N - FIXED WINDOW
W14	L2	5300	2700	14.3 m ²	W - FIXED WINDOWS
W15	L2	1180	2700	3.2 m ²	W - FIXED WINDOWS
W16	L2	3790	2700	10.2 m ²	S - SLIDING DOORS/ WINDOWS
W17	L2	700	2700	1.9 m ²	E - FIXED WINDOW
W18	L2	7810	2700	21.1 m ²	S - SLIDING DOORS/ WINDOWS
W19	L2	6030	2700	16.3 m ²	E - SLIDING DOORS/ WINDOWS
W20	L3	7380	2200	16.2 m ²	S - SLIDING DOORS/ WINDOWS
W21	L3	7400	2700	20.0 m ²	E - SLIDING DOORS/ WINDOWS
W22	L3	900	1800	1.6 m ²	N - AWNING WINDOW
W23	L3	1400	600	0.8 m ²	N - SLIDING WINDOW
W24	L3	5300	2700	14.3 m ²	W - FIXED WINDOWS
W25	RO	740	1140	0.8 m ²	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-	URSINO ARCHITECTS SAOTA	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

Certificate No. #HR-8KUV9C-01
 Scan QR code or follow website link for rating details.
 Assessor name: Jamie Bonnefin
 Accreditation No.: HERA 10056
 Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107
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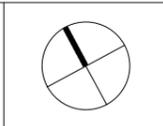
Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION	Date: 25.10.2024
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Notes:
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 46 / 99 Moore St
 Leichhardt NSW 2040
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 E info@ursino.com.au
 NOM. ARCHITECT
 Robert Ursino 10565

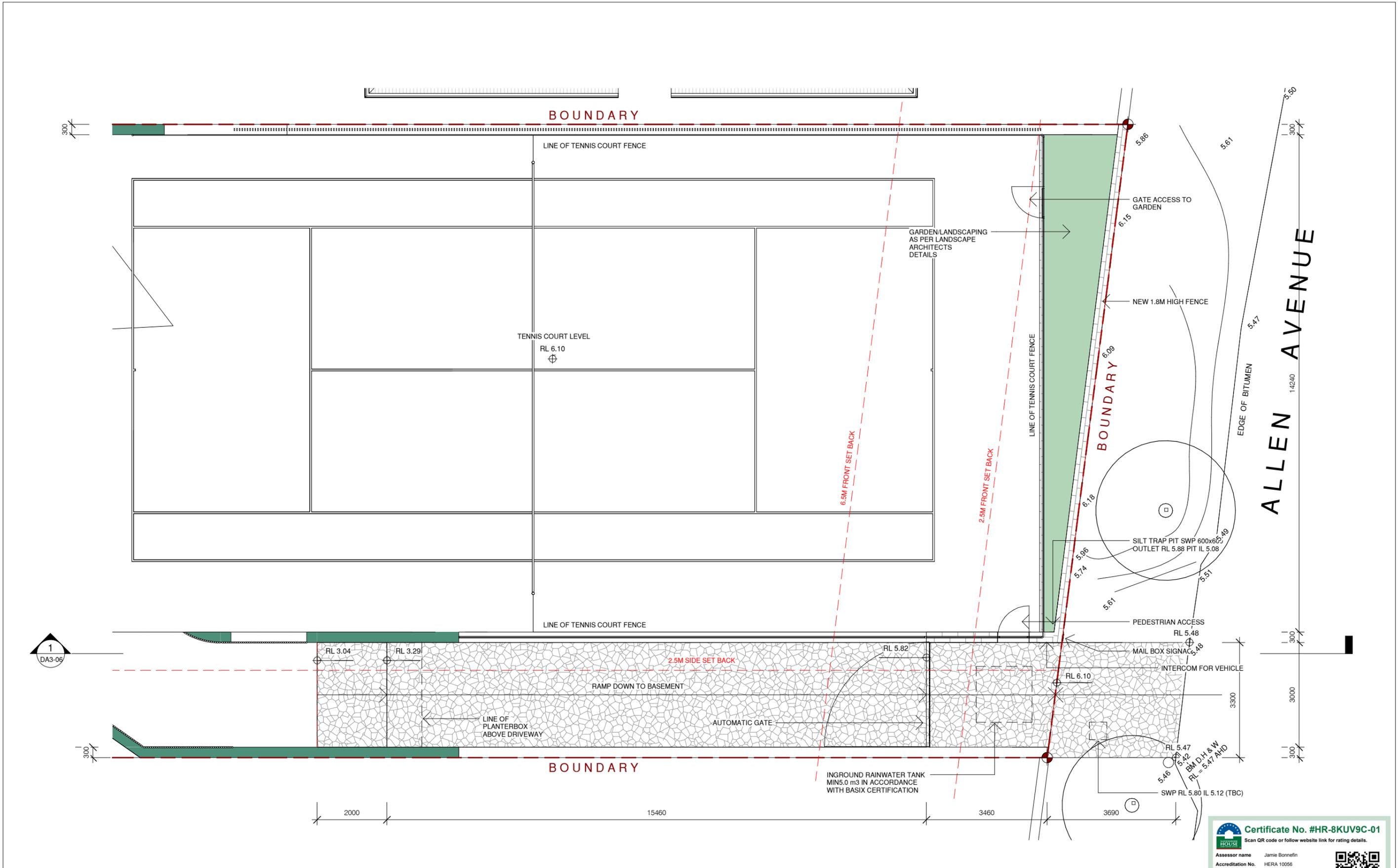
SAOTA
 109 Halford Street
 Gardens, Cape town 8001
 T +27 (0)21 468 4400



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

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

Rev: A



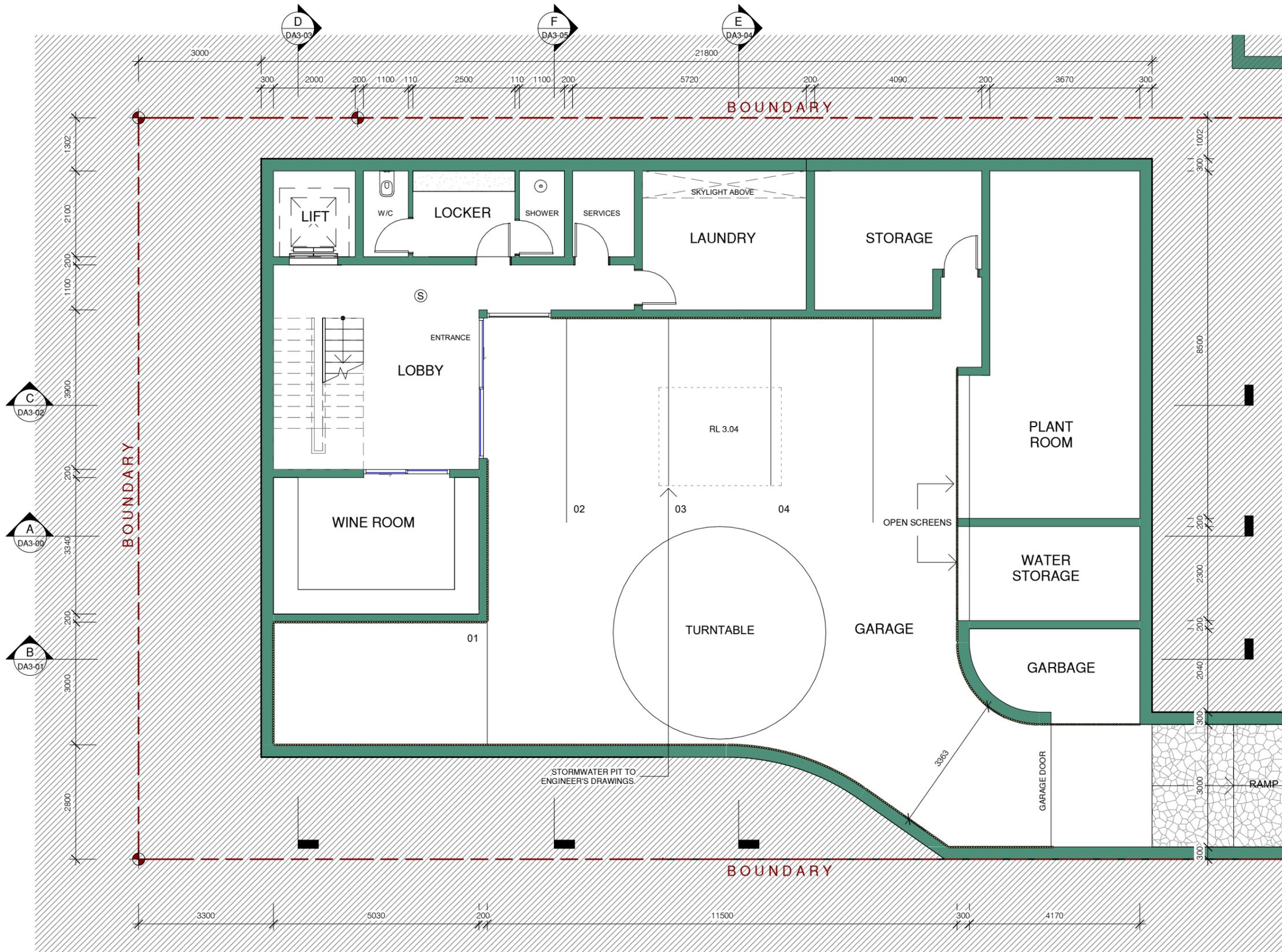
1 DRIVEWAY PLAN
1 : 100

Certificate No. #HR-8KUV9C-01
Scan QR code or follow website link for rating details.

Assessor name	Jamie Bonnefin
Accreditation No.	HERA 10056
Property Address	2A Allen Ave, Bilgola Beach, NSW, 2107

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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-	URSINO ARCHITECTS SAOTA	46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2424 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: DA1-01 Title: Driveway Plan	Rev: A
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1 BASEMENT FLOOR PLAN
1 : 100

Certificate No. #HR-8KUV9C-01
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Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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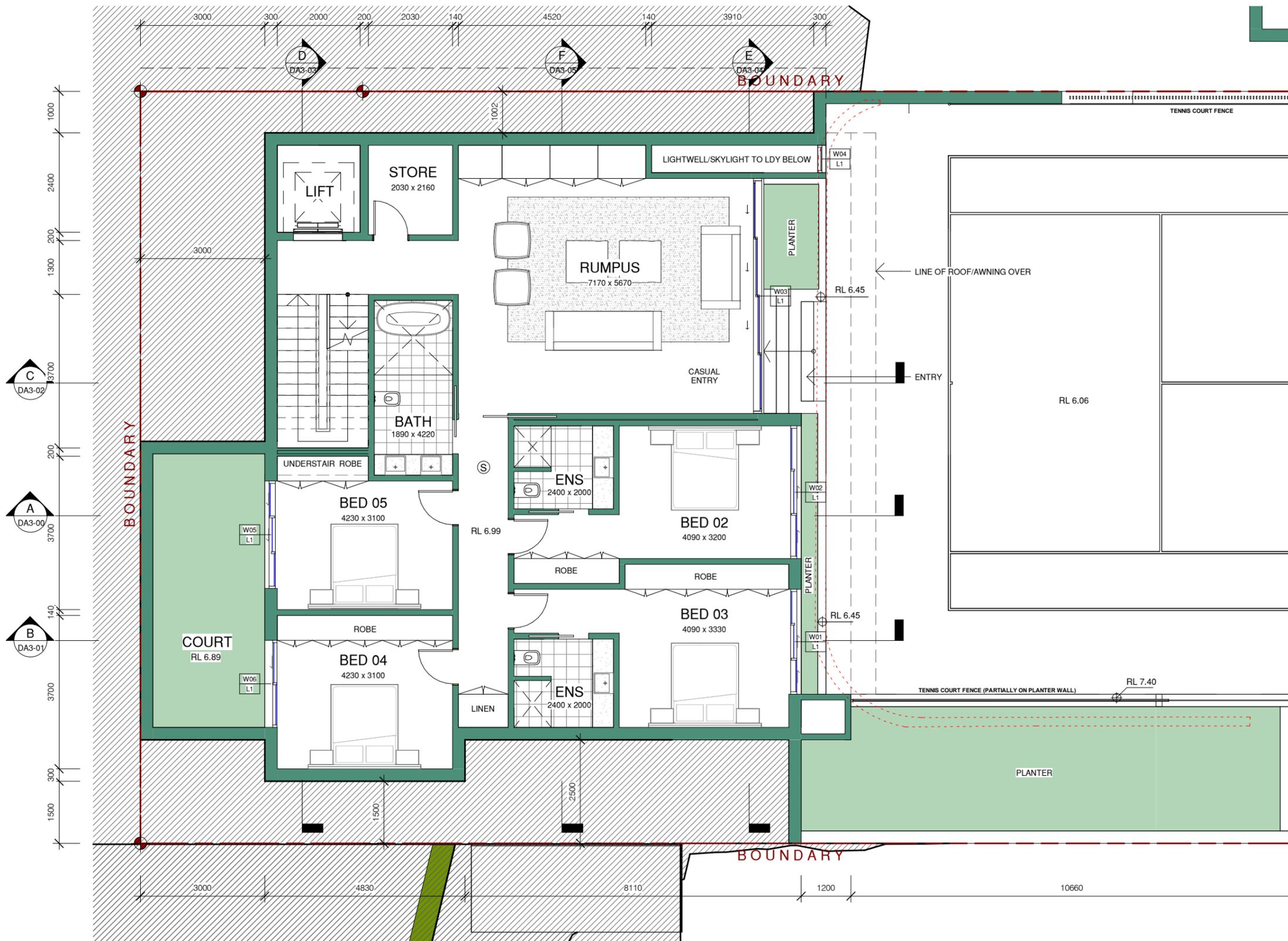
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Project Address:	2A Allen Avenue Bilgola Beach NSW 2107
Project:	Wimbledon House
Client:	Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE	Rev: A
Drawing No: DA1-02	
Title: Basement Plan	



1 LEVEL 1 FLOOR PLAN
1 : 100

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

Date: 25.10.2024

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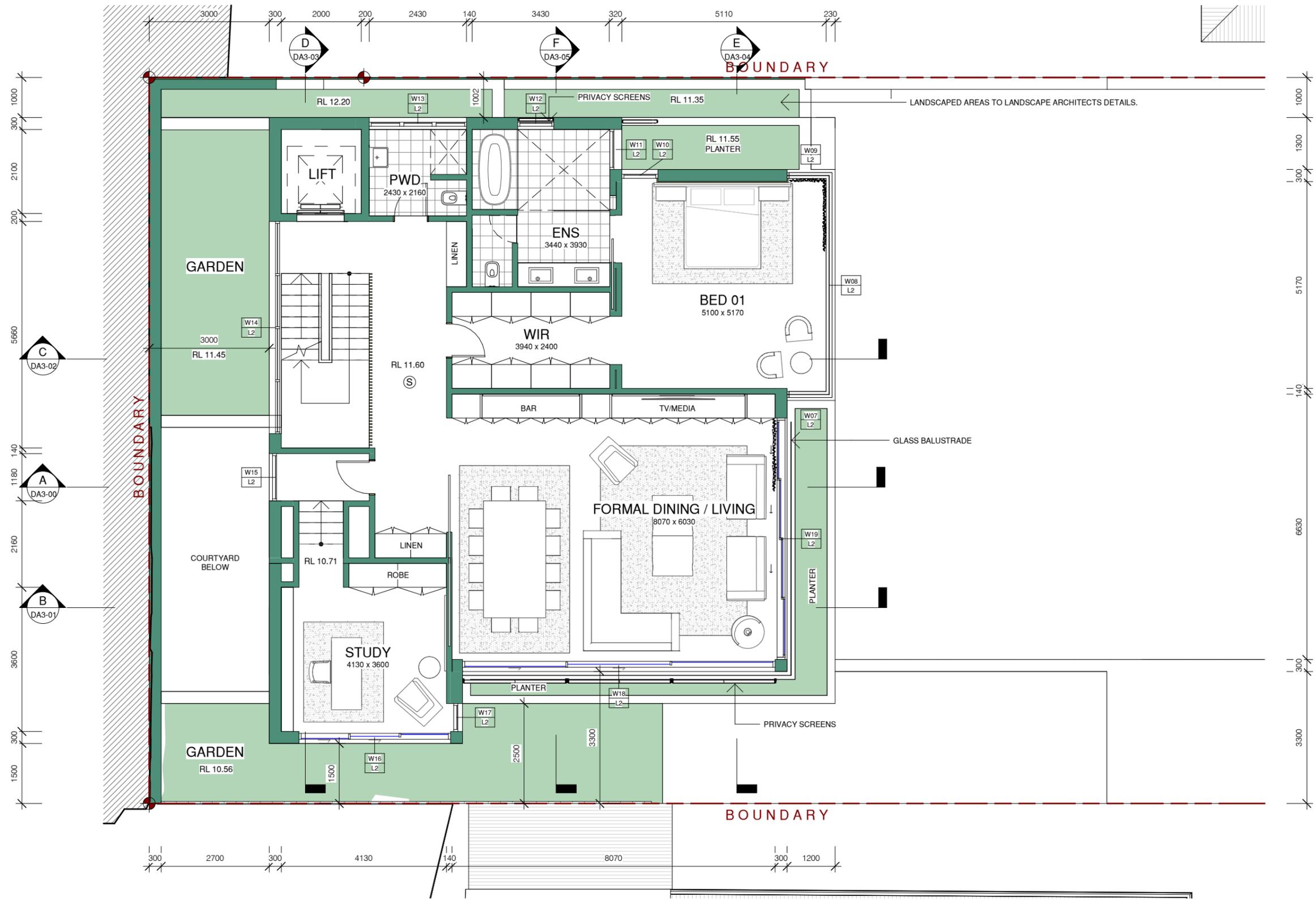
Project Address: 2A Allen Avenue Bilgola Beach NSW 2107
Project: Wimbledon House
Client: Wimbledon 1963 Pty Ltd

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

Rev: A

Certificate No. #HR-8KUV9C-01
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Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
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1 LEVEL 2 FLOOR PLAN
1 : 100

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Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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

Date: 25.10.2024

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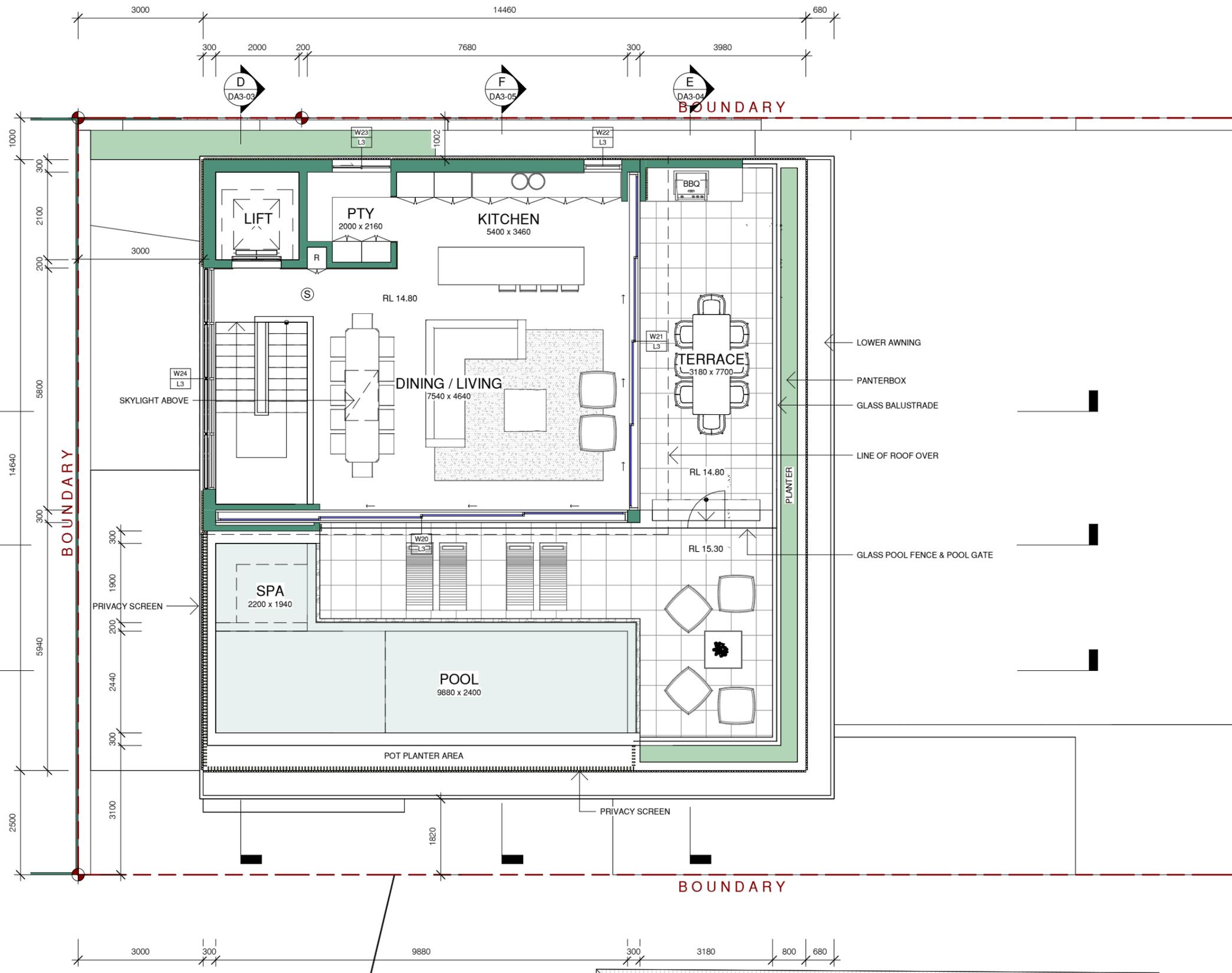
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Project Address: 2A Allen Avenue Bilgola Beach NSW 2107
Project: Wimbledon House
Client: Wimbledon 1963 Pty Ltd

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

Rev: A



1 LEVEL 3 FLOOR PLAN
1 : 100

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Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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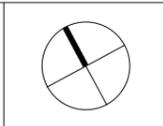
Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION
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Date: 25.10.2024	Notes: Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors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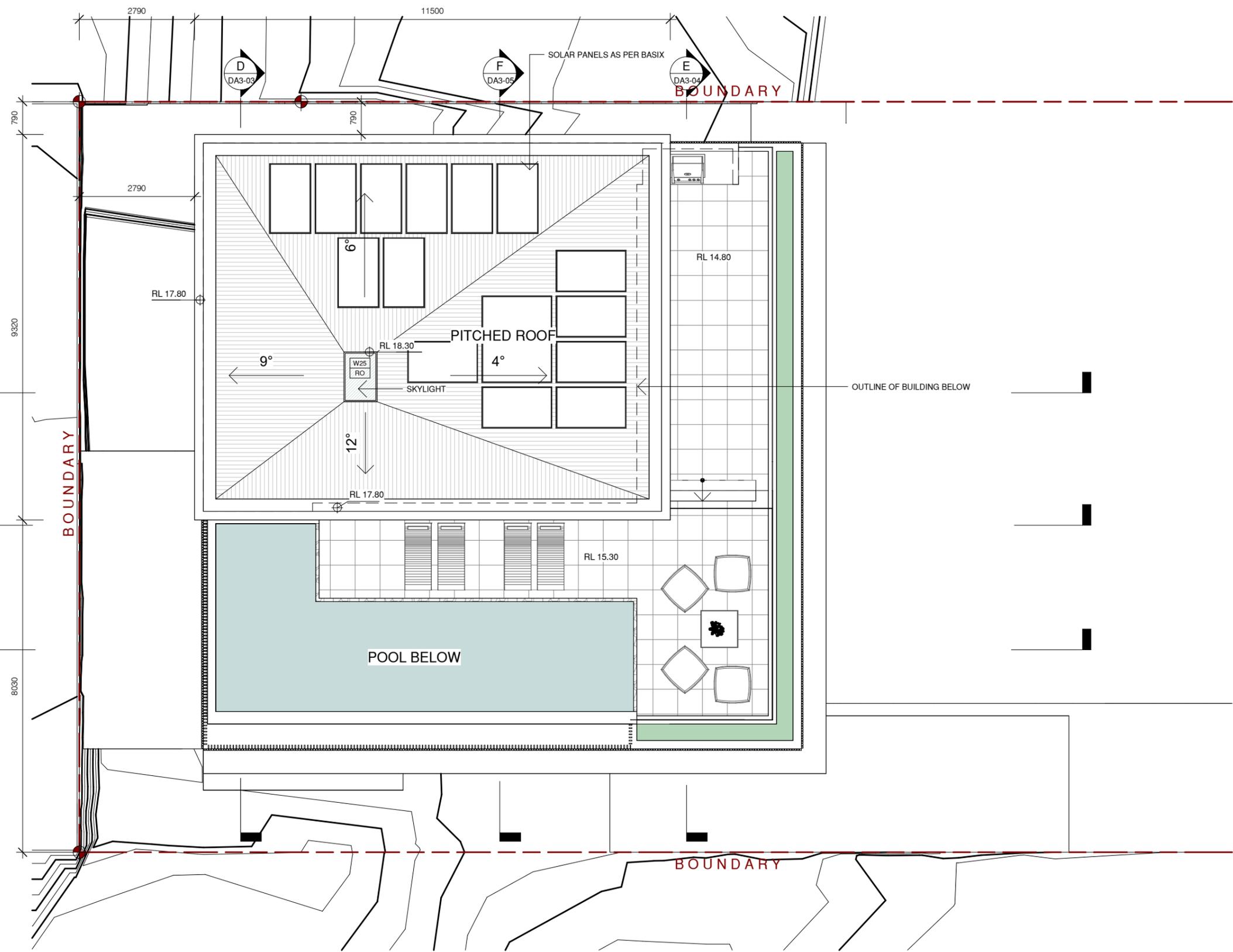
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Project Address: 2A Allen Avenue Bilgola Beach NSW 2107
Project: Wimbledon House
Client: Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE
Drawing No: DA1-05
Title: Level 3 Plan

Rev: A



1 ROOF PLAN
1 : 100

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Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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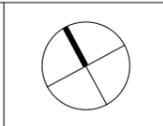
Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION
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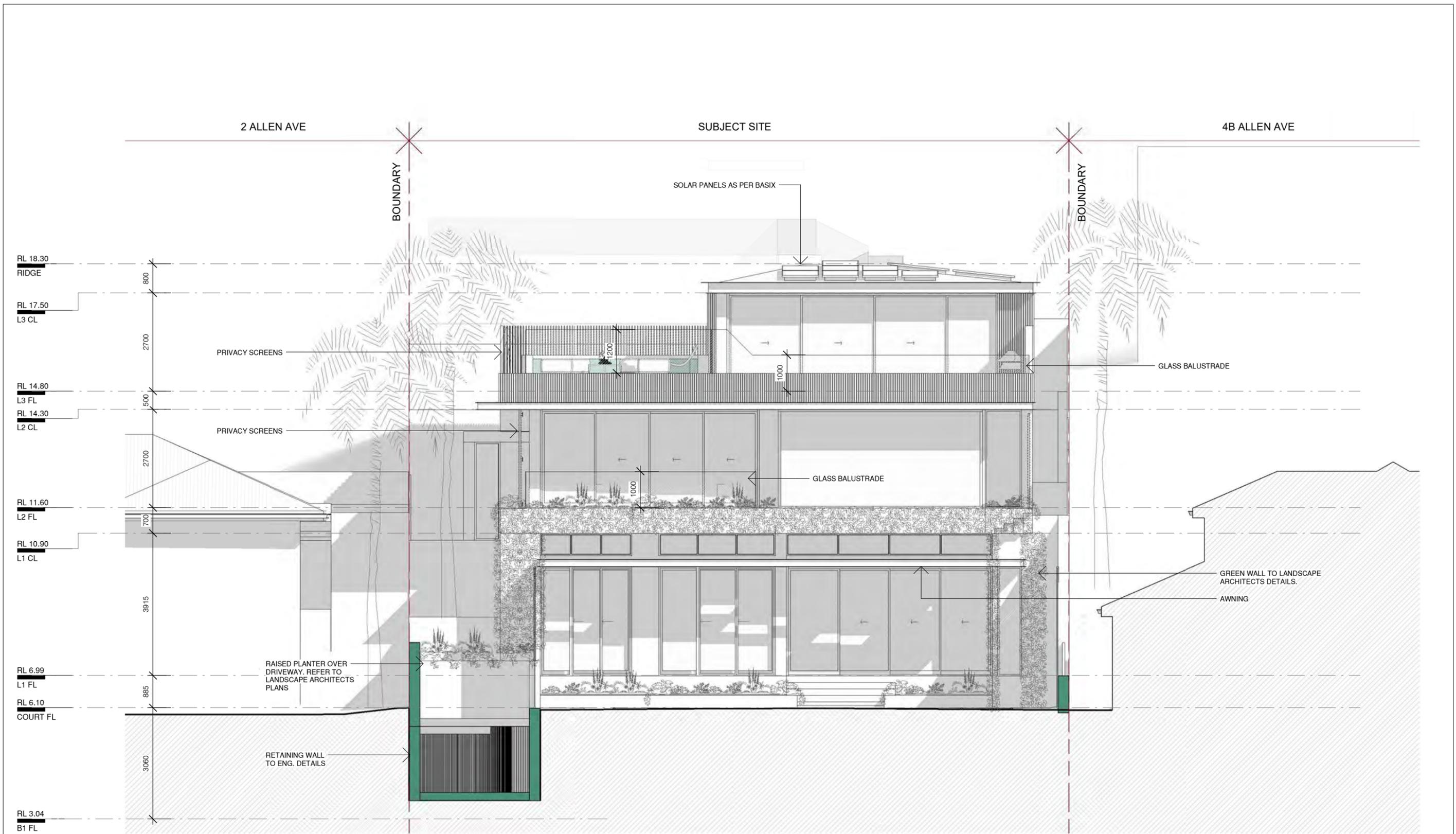
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Project Address:	2A Allen Avenue Bilgola Beach NSW 2107
Project:	Wimbledon House
Client:	Wimbledon 1963 Pty Ltd

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



1 EAST ELEVATION
1 : 100

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Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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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-	URSINO ARCHITECTS <small>46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2421 E info@ursino.com.au NDM ARCHITECT Robert Ursino 10565</small> SAOTA <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: DA2-00 Title: East Elevation	Rev: A
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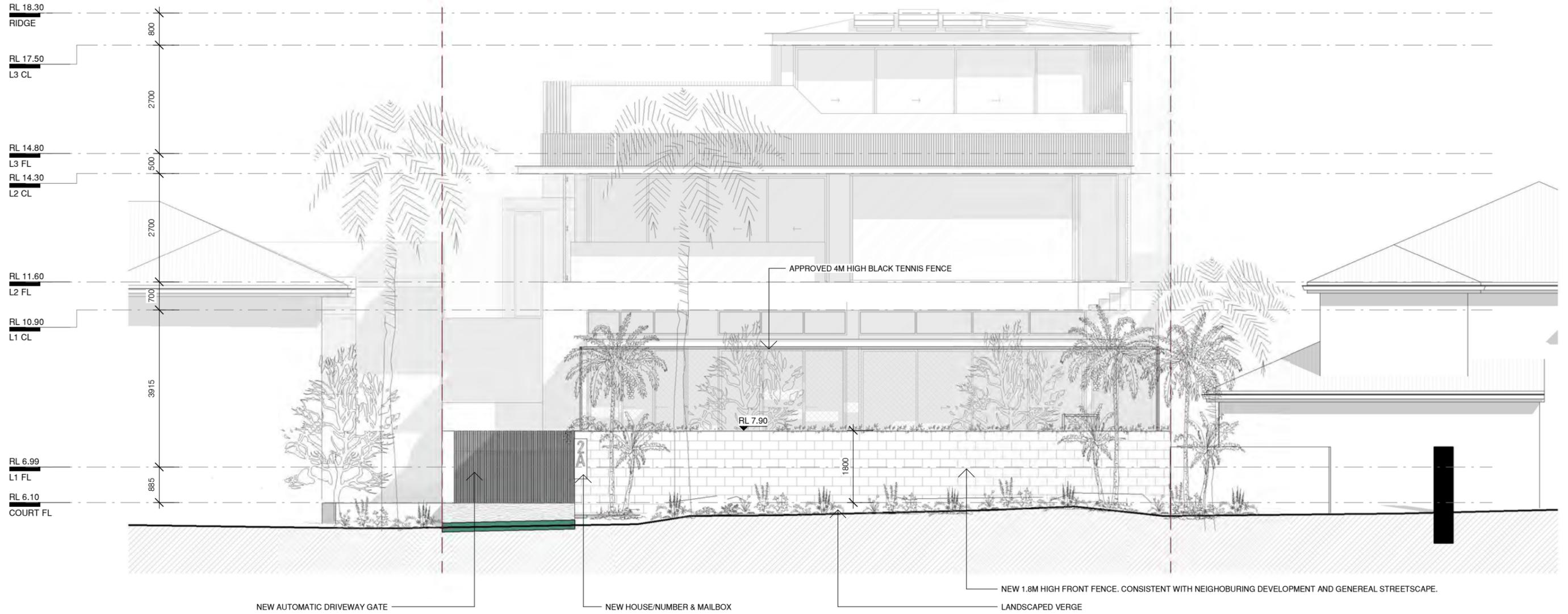
2 ALLEN AVE

SUBJECT SITE

4B ALLEN AVE

BOUNDARY

BOUNDARY



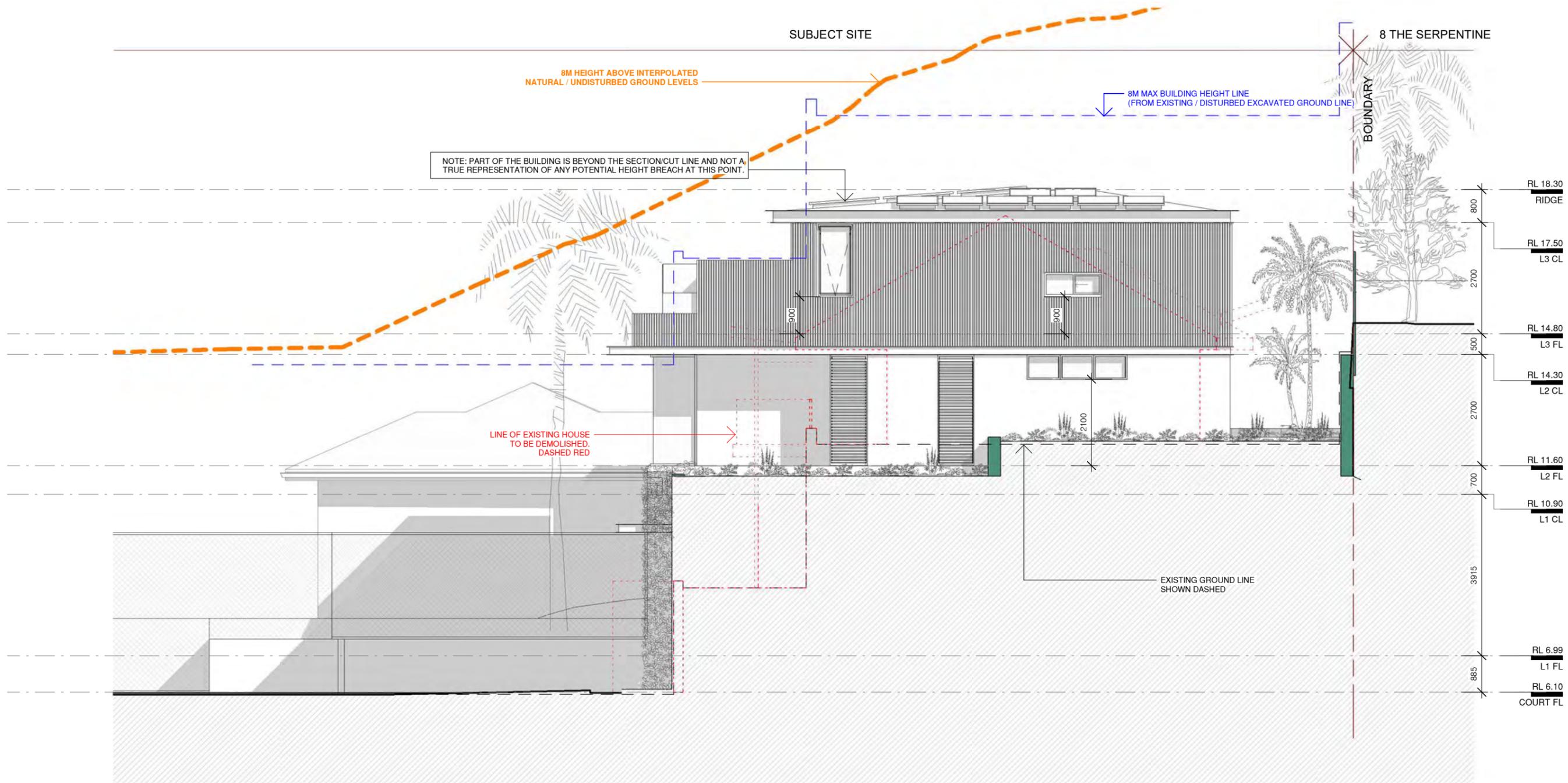
1 EAST ELEVATION - FRONT FENCE
1 : 100

Certificate No. #HR-8KUV9C-01
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Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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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 NDM 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: 2A Allen Avenue Bilgola Beach NSW 2107 Project: Wimbledon House Client: Wimbledon 1963 Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA2-01 Title: East Elevation - Fence	Rev: A
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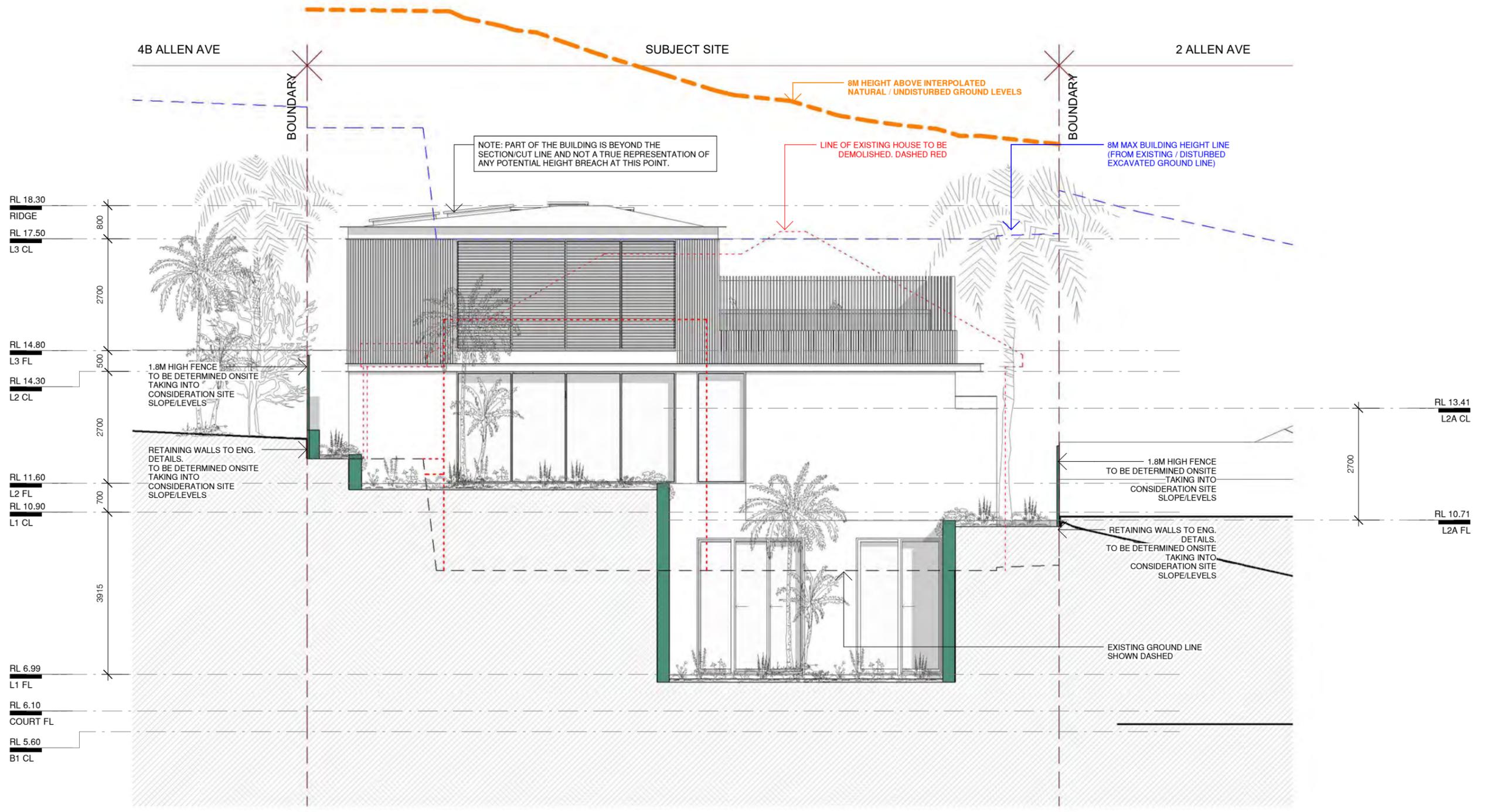
1 NORTH ELEVATION
1 : 100

Certificate No. #HR-8KUV9C-01
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Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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RL 18.30
RIDGE
L3 CL

2700

RL 14.80
L3 FL
RL 14.30
L2 CL

500

2700

RL 11.60
L2 FL
RL 10.90
L1 CL

700

3915

RL 6.99
L1 FL
RL 6.10
COURT FL
RL 5.60
B1 CL

RL 13.41
L2A CL

2700

RL 10.71
L2A FL

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Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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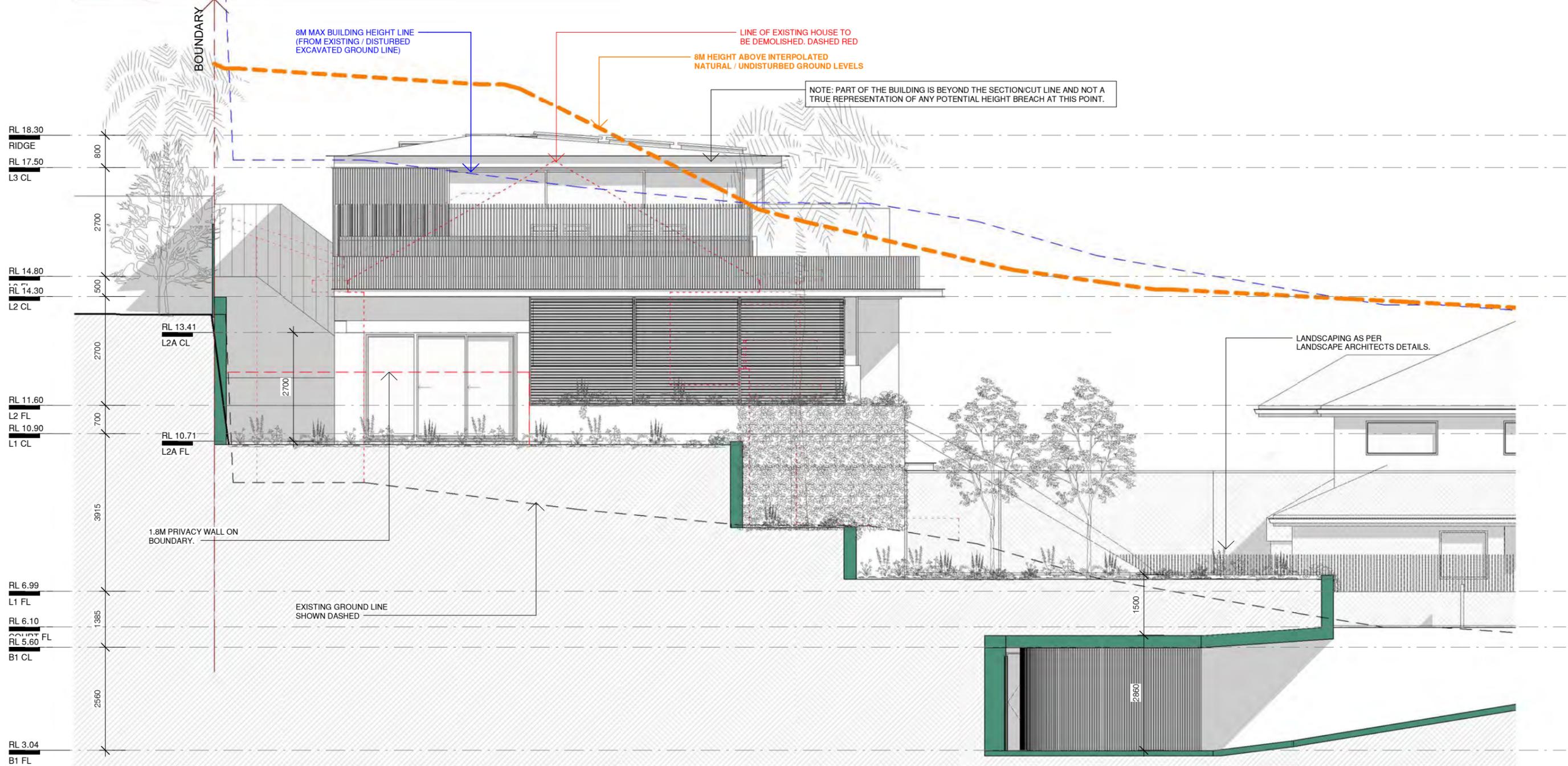
Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION	Date: 25.10.2024	Notes: Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	DEVELOPMENT APPLICATION ISSUE -NOT FOR CONSTRUCTION-	URSINO ARCHITECTS SAOTA	Project Address: 2A Allen Avenue Bilgola Beach NSW 2107 Project: Wimbledon House Client: Wimbledon 1963 Pty Ltd	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
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Robert Ursino 10565

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8 THE SERPENTINE

SUBJECT SITE



1 SOUTH ELEVATION
1 : 100

Certificate No. #HR-8KUV9C-01
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Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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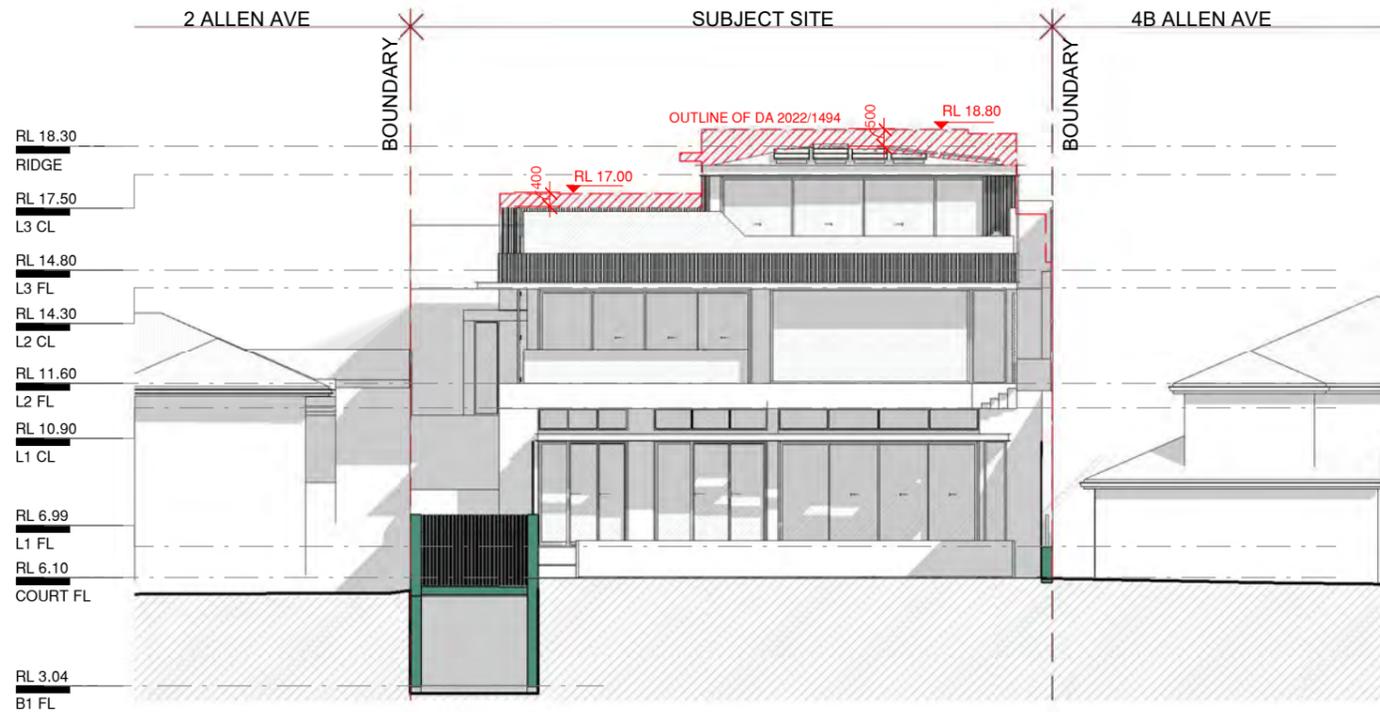
DEVELOPMENT APPLICATION ISSUE
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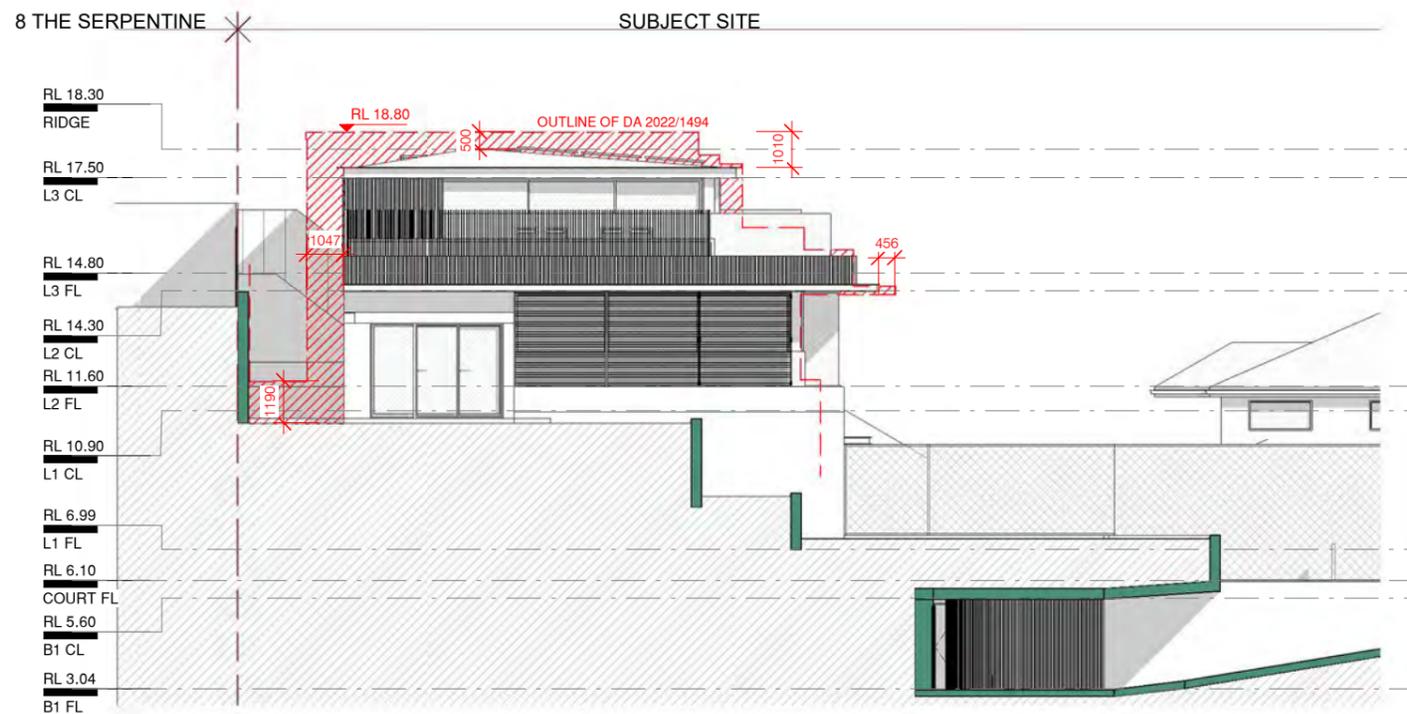
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Project Address:	2A Allen Avenue Bilgola Beach NSW 2107
Project:	Wimbledon House
Client:	Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE	Rev: A
Drawing No: DA2-04	
Title: South Elevation	



1 HEIGHT COMPARISON - EAST
1 : 200



3 HEIGHT COMPARISON - SOUTH
1 : 200

HEIGHT COMPARISON STUDY

SHOWN DOTTED RED IS THE OUTLINE OF THE PREVIOUS APPLICATION - DA2022/1494.

THE HATCHED AREA SHOWS THE PROPOSAL HAS SIGNIFICANT REDUCTION IN OVERALL BUILT FORM AND HEIGHT COMPARED TO THE PREVIOUS APPLICATION.

THIS REDUCTION HAS A POSITIVE IMPACT ON OVERALL BUILT FORM, VIEW SHARING AND OVERSHADOWING.

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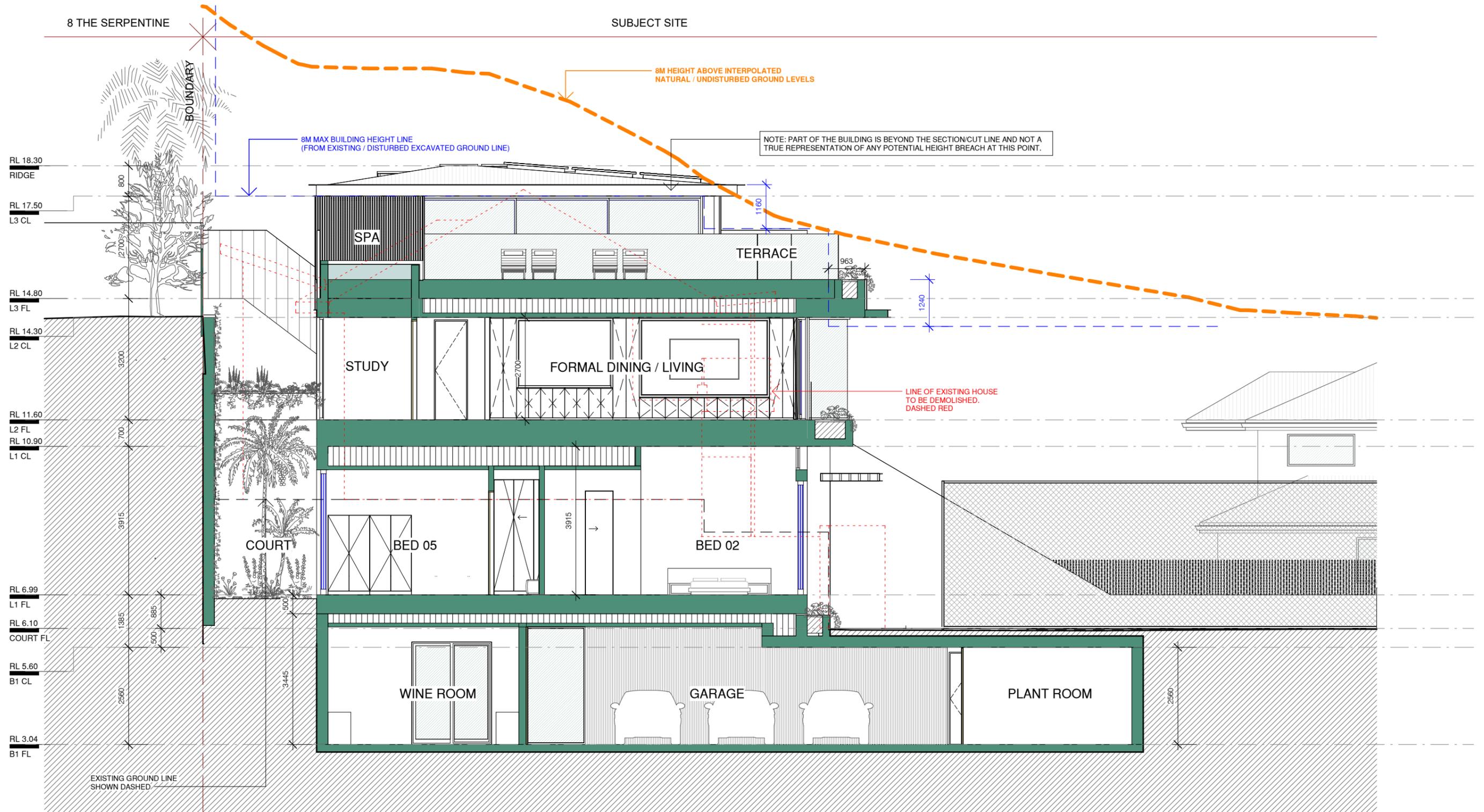
Assessor name: Jamie Bonnefin
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Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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8 THE SERPENTINE

SUBJECT SITE



NOTE: PART OF THE BUILDING IS BEYOND THE SECTION/CUT LINE AND NOT A TRUE REPRESENTATION OF ANY POTENTIAL HEIGHT BREACH AT THIS POINT.

A SECTION AA
1 : 100

Certificate No. #HR-8KUV9C-01
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Assessor name	Jamie Bonnefin
Accreditation No.	HERA 10056
Property Address	2A Allen Ave, Bilgola Beach, NSW, 2107



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Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION
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DEVELOPMENT APPLICATION ISSUE
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Robert Ursino 10565

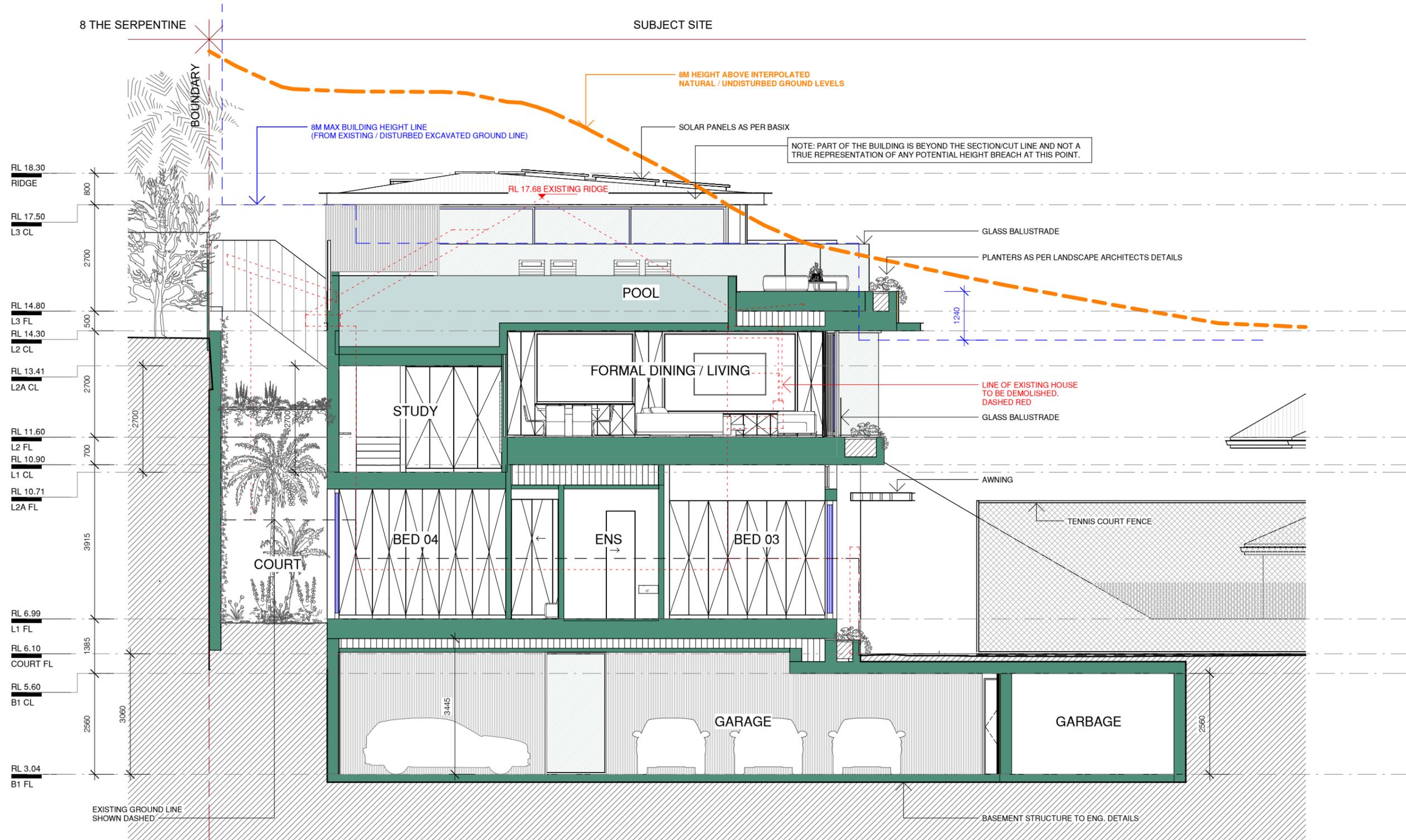
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Project Address:	2A Allen Avenue Bilgola Beach NSW 2107
Project:	Wimbledon House
Client:	Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE	Rev: A
Drawing No: DA3-00	
Title: Section AA	

8 THE SERPENTINE

SUBJECT SITE



B SECTION BB
1 : 100

Certificate No. #HR-8KUV9C-01
Scan QR code or follow website link for rating details.

Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION
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DEVELOPMENT APPLICATION ISSUE
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NDM ARCHITECT
Robert Ursino 10565

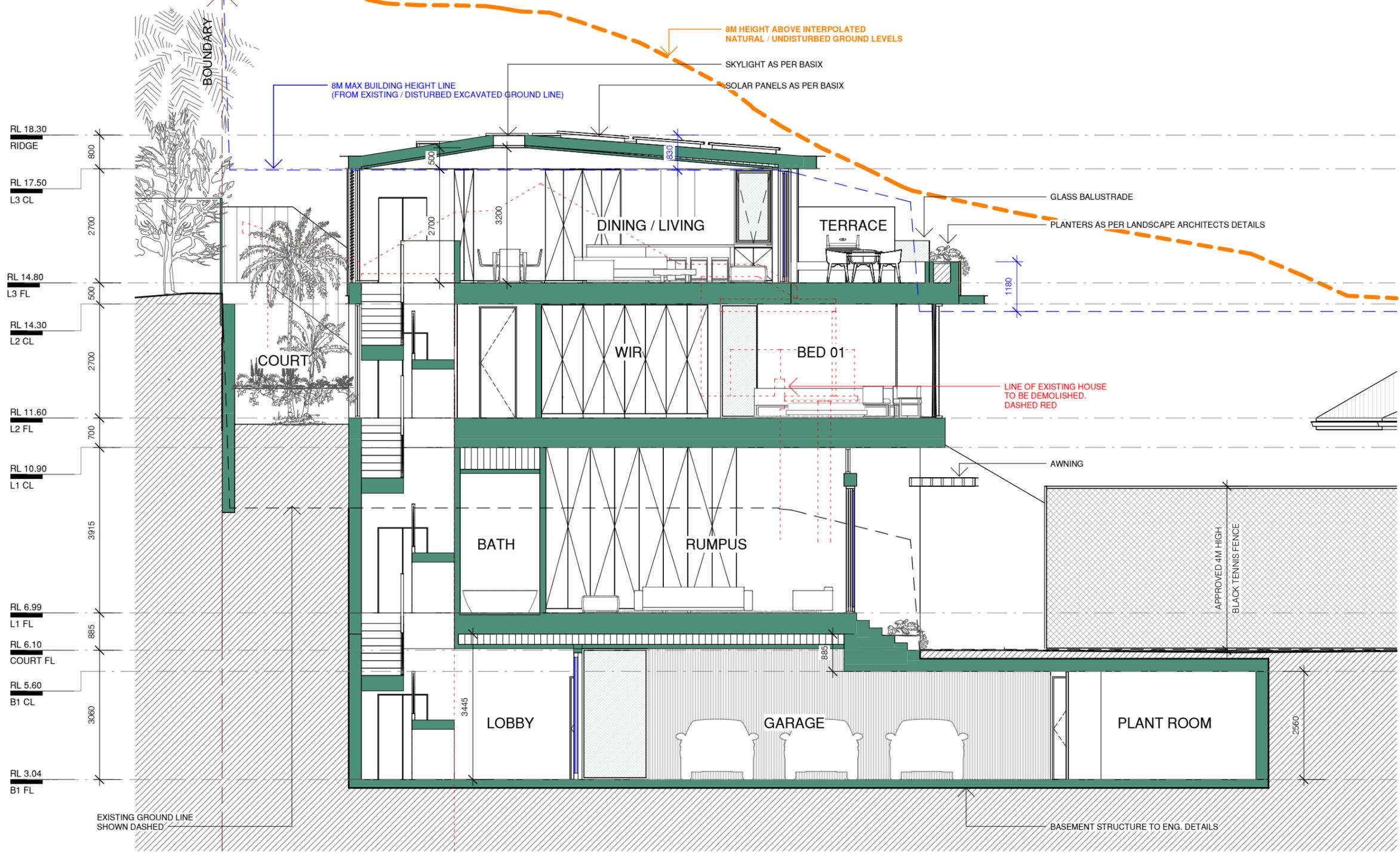
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Project Address:	2A Allen Avenue Bilgola Beach NSW 2107
Project:	Wimbledon House
Client:	Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE	Rev: A
Drawing No: DA3-01	
Title: Section BB	

8 THE SERPENTINE

SUBJECT SITE



C SECTION CC
1 : 100

Certificate No. #HR-8KUV9C-01
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Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION
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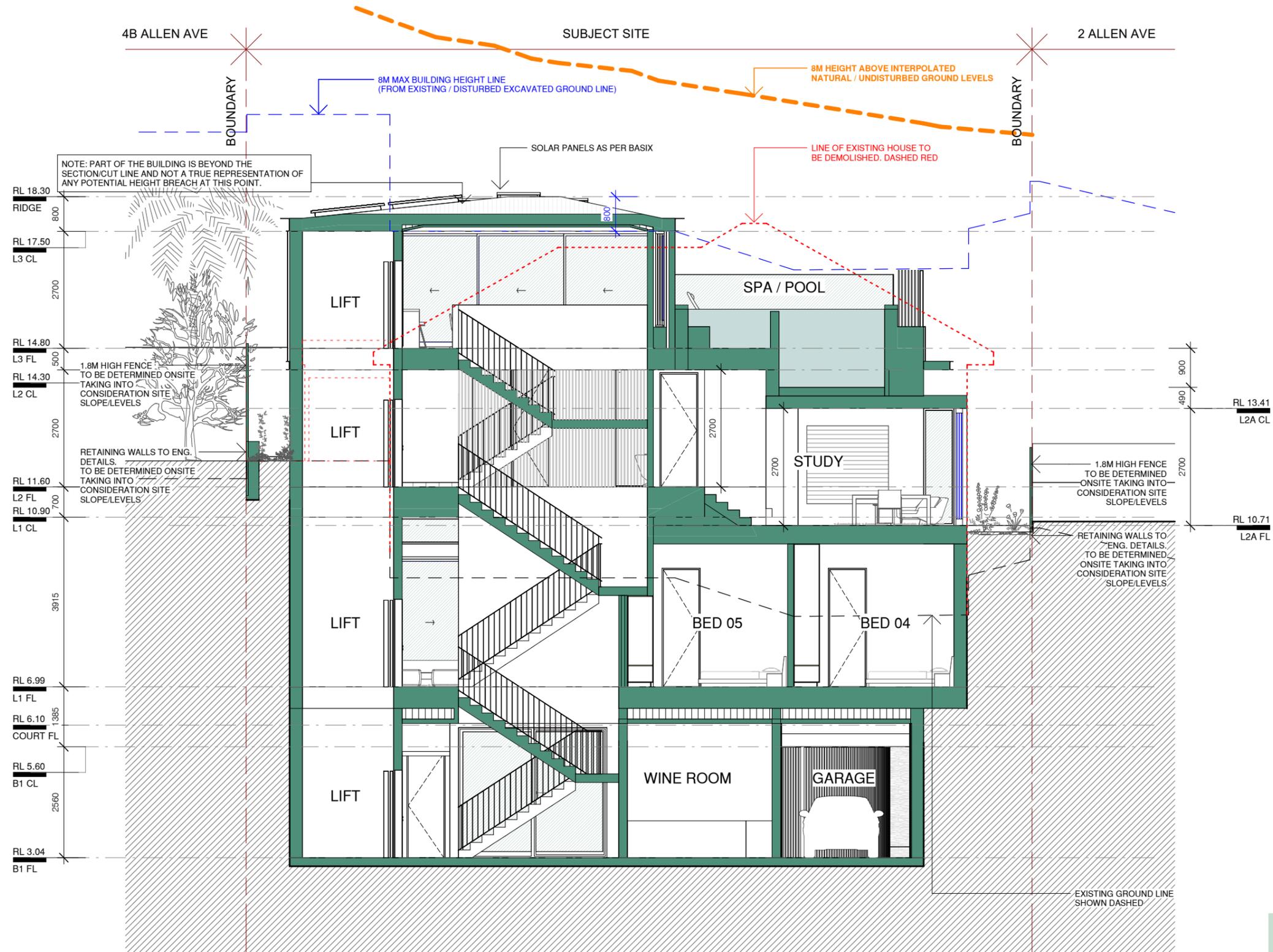
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NDM ARCHITECT
Robert Ursino 10565

SAOTA
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	Rev: A
Drawing No: DA3-02	
Title: Section CC	



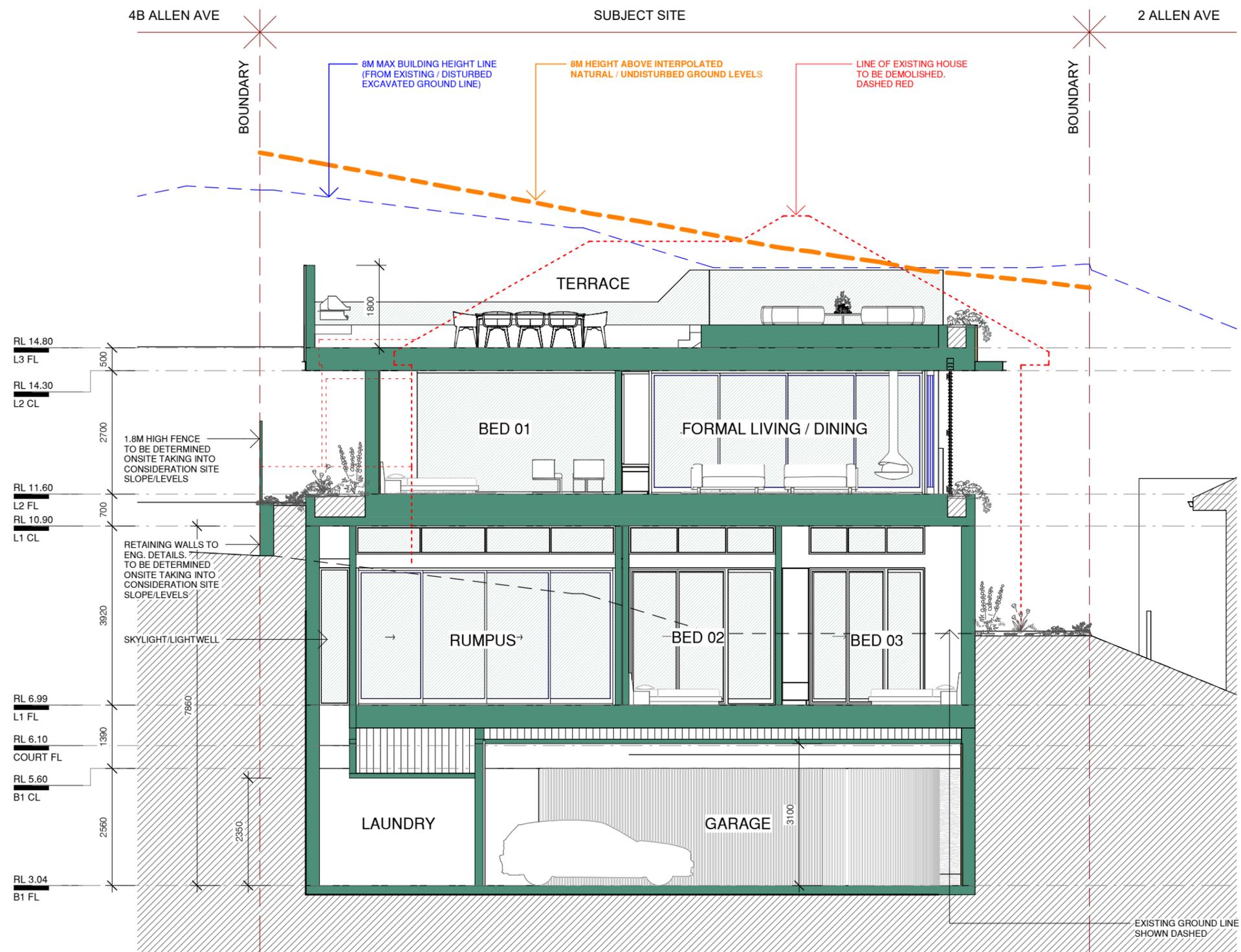
D SECTION DD
1 : 100

Certificate No. #HR-8KUV9C-01
Scan QR code or follow website link for rating details.

Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

<http://www.hero-software.com.au/pdf/HR-8KUV9C-01>

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 8979 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: 2A Allen Avenue Bilgola Beach NSW 2107 Project: Wimbledon House Client: Wimbledon Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA3-03 Title: Section DD	Rev: A
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E SECTION EE
1 : 100

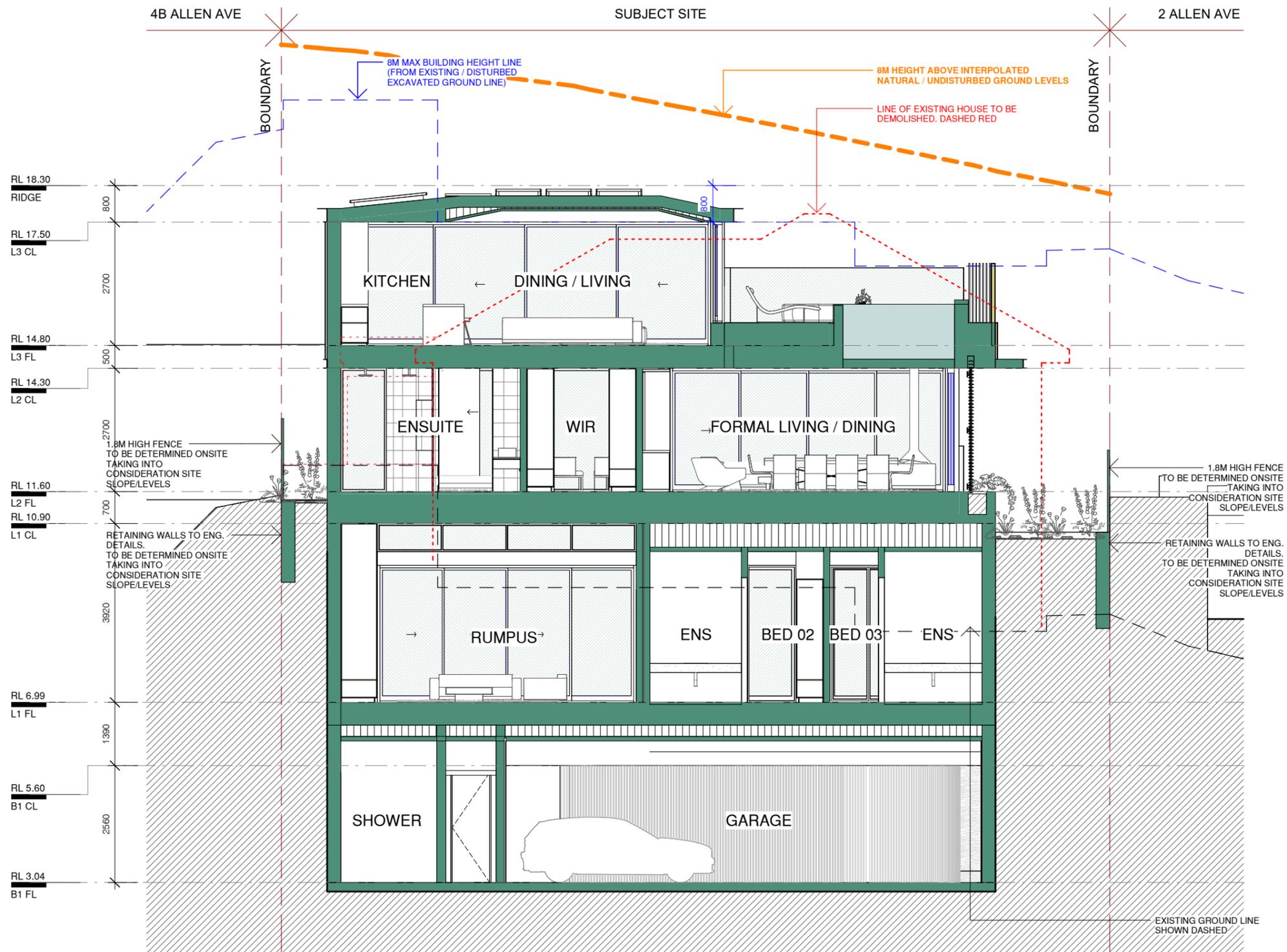
Certificate No. #HR-8KUV9C-01
Scan QR code or follow website link for rating details.

Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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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>SAOTA</p> <p>46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2421 E info@ursino.com.au NDM ARCHITECT Robert Ursino 10565</p> <p>109 Hatfield Street Gardens, Cape town 8001 T +27 (0)21 468 4400</p>	Project Address: 2A Allen Avenue Bilgola Beach NSW 2107 Project: Wimbledon House Client: Wimbledon 1963 Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA3-04 Title: Section EE	Rev: A
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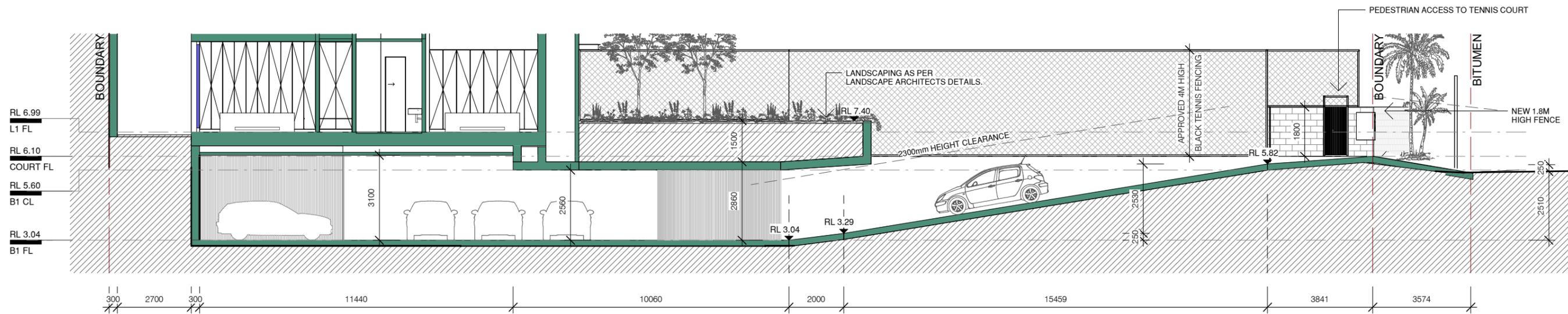
F SECTION FF
1 : 100

Certificate No. #HR-8KUV9C-01
Scan QR code or follow website link for rating details.

Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

<http://www.hero-software.com.au/pdf/HR-8KUV9C-01>

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1 DRIVEWAY SECTION
1 : 150

Certificate No. #HR-8KUV9C-01
Scan QR code or follow website link for rating details.

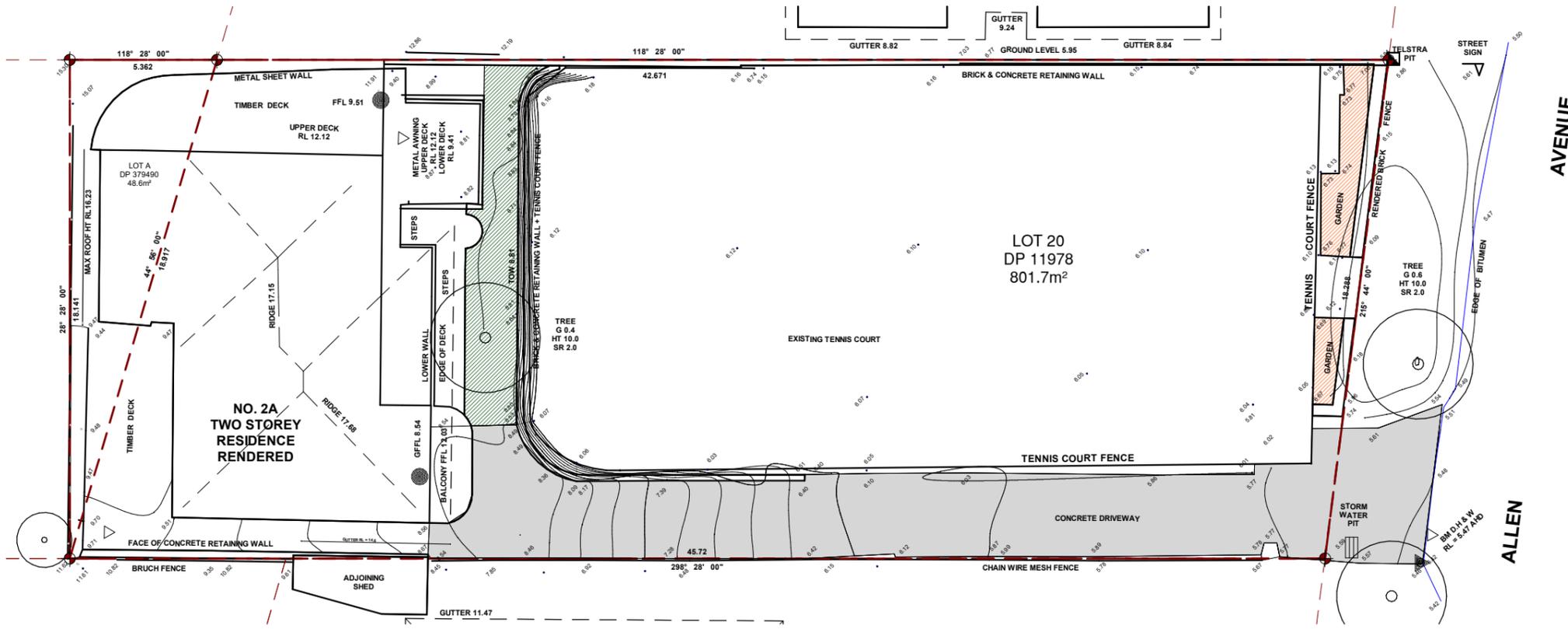
Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

<http://www.hero-software.com.au/pdf/HR-8KUV9C-01>

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-	URSINO ARCHITECTS SAOTA	Project Address: 2A Allen Avenue Bilgola Beach NSW 2107 Project: Wimbledon House Client: Wimbledon 1963 Pty Ltd	Project Address: 2A Allen Avenue Bilgola Beach NSW 2107 Project: Wimbledon House Client: Wimbledon 1963 Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA3-06 Title: Section - Driveway	Rev: 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

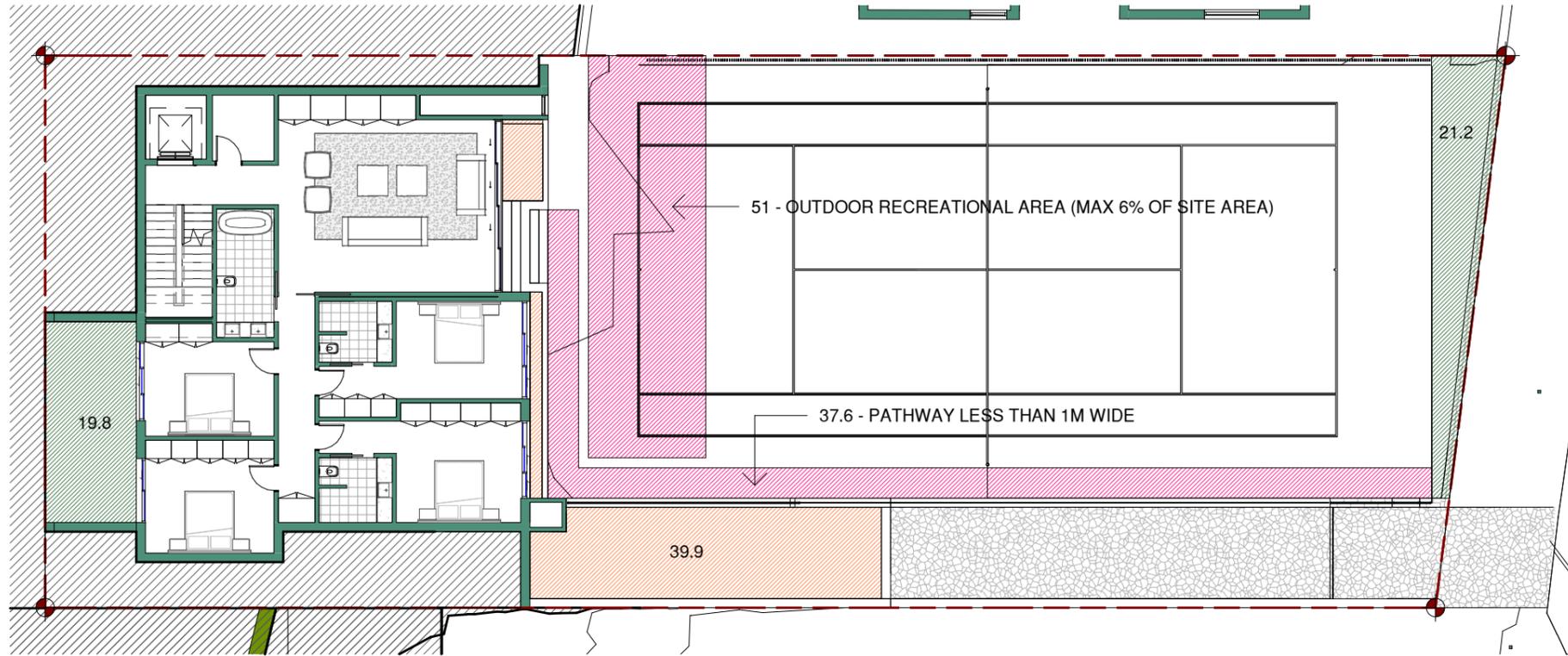
SITE AREA	851.53 SQM
EXISTING AREA	
TOTAL DEEP SOIL AREA	(2.5% OF SITE AREA) 21.5 SQM
TOTAL PLANTER AREA	(1.2% OF SITE AREA) 10.4 SQM
TOTAL EXISTING LANDSCAPED AREA	(3.7% OF SITE AREA) 31.9 SQM

Certificate No. #HR-8KUV9C-01
Scan QR code or follow website link for rating details.

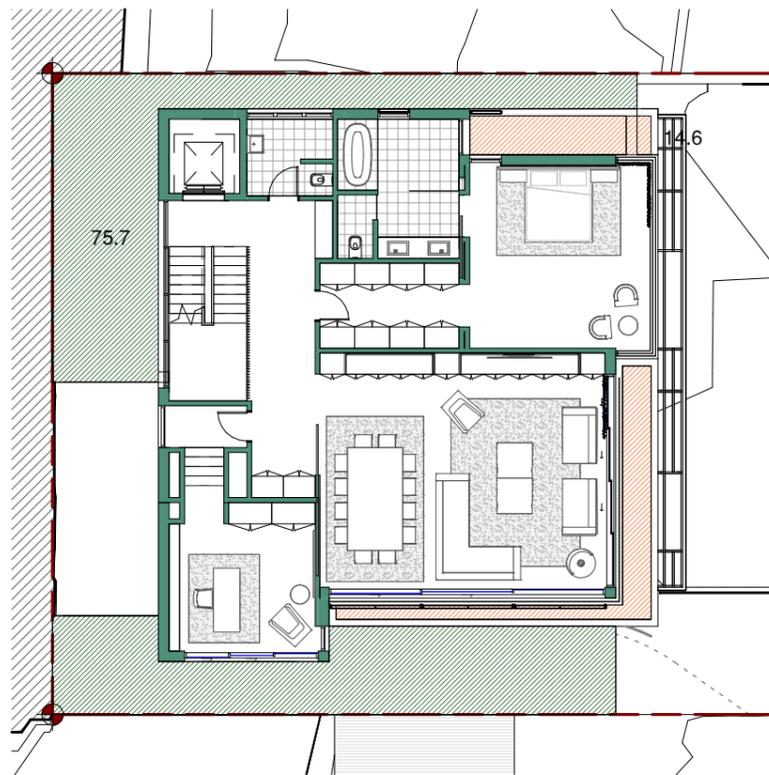
Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

http://www.hero-software.com.au/pdf/HR-8KUV9C-01

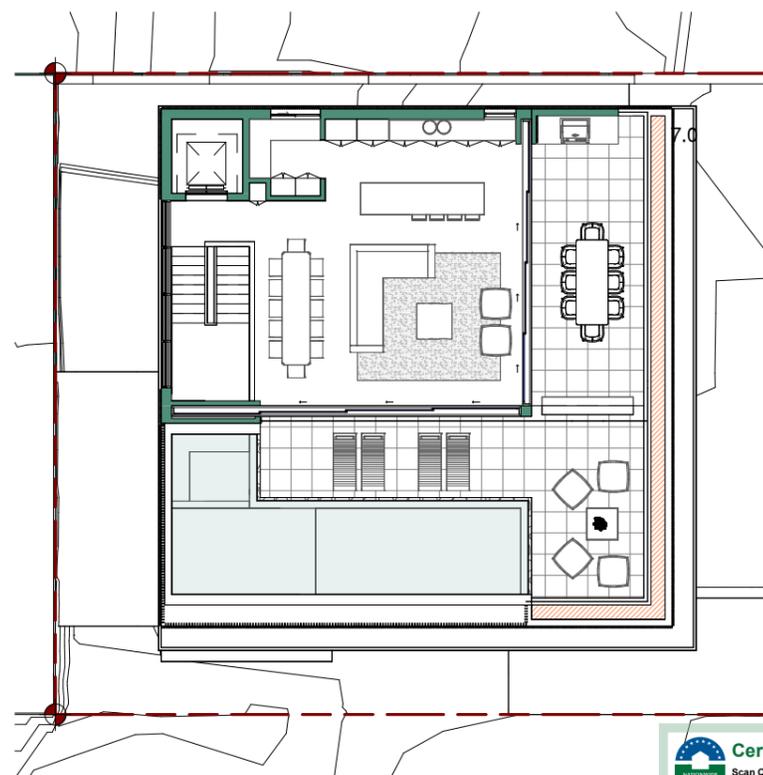
Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION	Date: 25.10.2024	Notes: Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	DEVELOPMENT APPLICATION ISSUE -NOT FOR CONSTRUCTION-	URSINO ARCHITECTS SAOTA	 Project Address: 2A Allen Avenue Bilgola Beach NSW 2107 Project: Wimbledon House Client: Wimbledon 1963 Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA4-00 Title: Existing Landscape Area	Rev: A
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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 (7.2% OF SITE AREA) 61.5 SQM
 TOTAL INCLUSIONS AREA (10.4% OF SITE AREA) 88.6 SQM

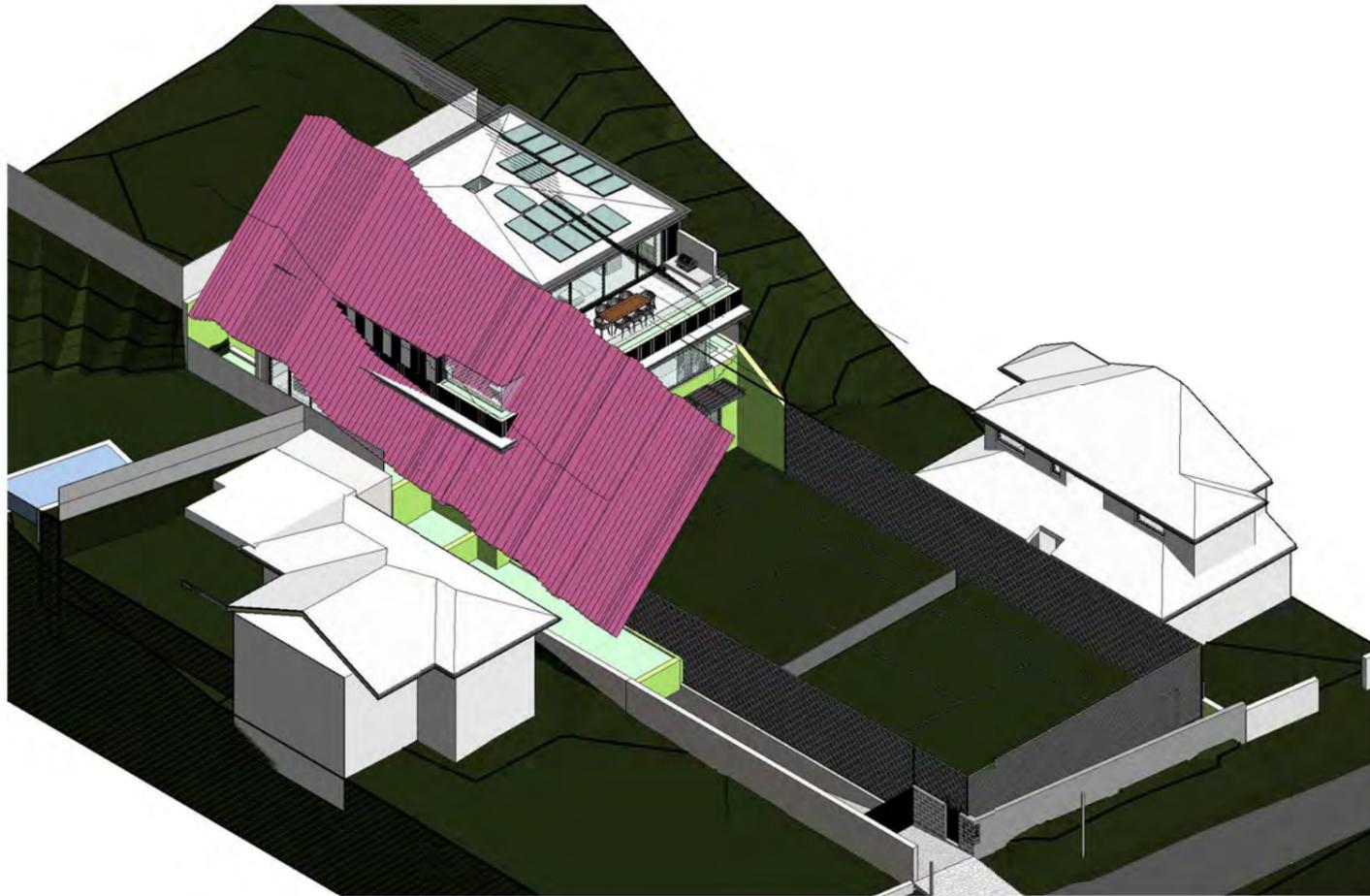
TOTAL LANDSCAPED AREA (31.3% OF SITE AREA) **266.8 SQM**

Certificate No. #HR-8KUV9C-01
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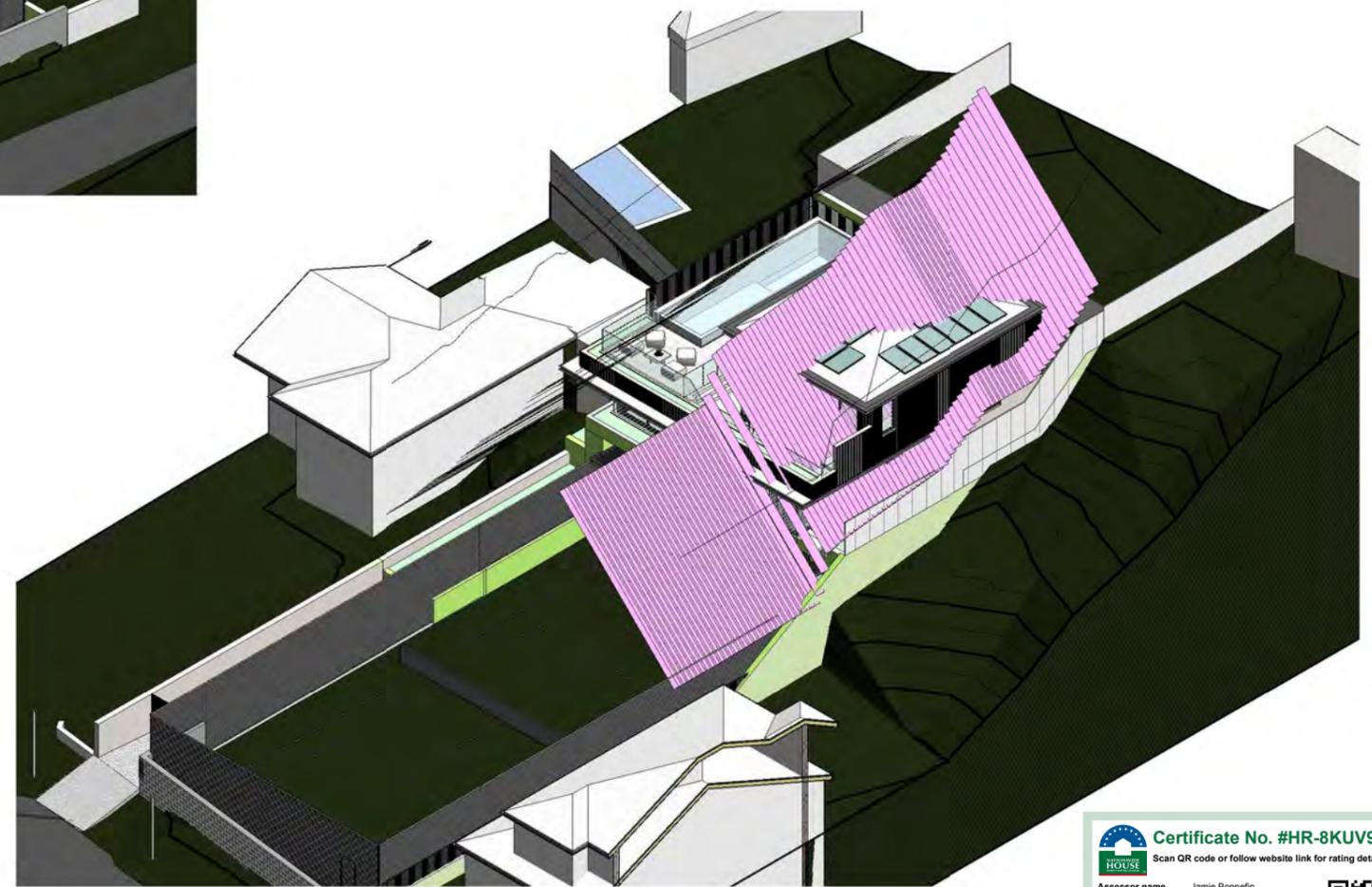
Assessor name: Jamie Bonnefin
 Accreditation No.: HERA 10056
 Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

<http://www.hero-software.com.au/pdf/HR-8KUV9C-01>

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 2424 E info@ursino.com.au NDM 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: 2A Allen Avenue Bilgola Beach NSW 2107 Project: Wimbledon House Client: Wimbledon House Wimbledon Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA4-01 Title: Proposed Landscape Area	Rev: A
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1 BUILDING ENVELOPE DIAGRAM 01



2 BUILDING ENVELOPE DIAGRAM 02

LEGEND

BUILDING ENVELOPE (PLEP Clause D3.9)
3.5m and 45deg from existing ground level at site boundary.

Note: Eaves or shading devices are permitted to extend outside the building envelope.

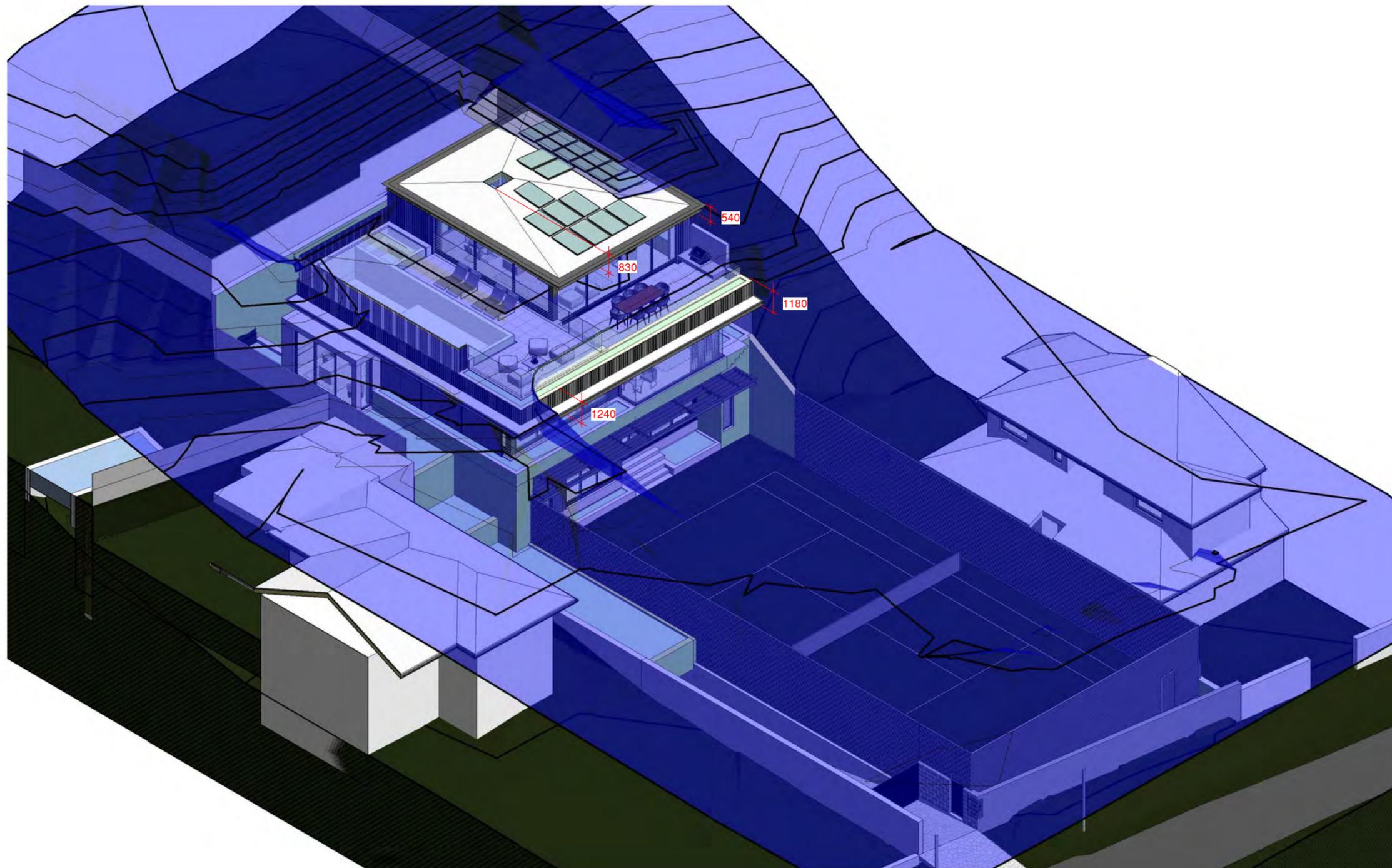
Certificate No. #HR-8KUV9C-01

Scan QR code or follow website link for rating details.

Assessor name	Jamie Bonnefin
Accreditation No.	HERA 10056
Property Address	2A Allen Ave, Bilgola Beach, NSW, 2107

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1 BUILDING HEIGHT PLANE - EXISTING GROUND LEVELS

LEGEND

MAXIMUM BUILDING HEIGHT PLANE - FROM EXISTING GROUND LINE - 8M

Note: Eaves or shading devices are permitted to extend outside the building envelope.

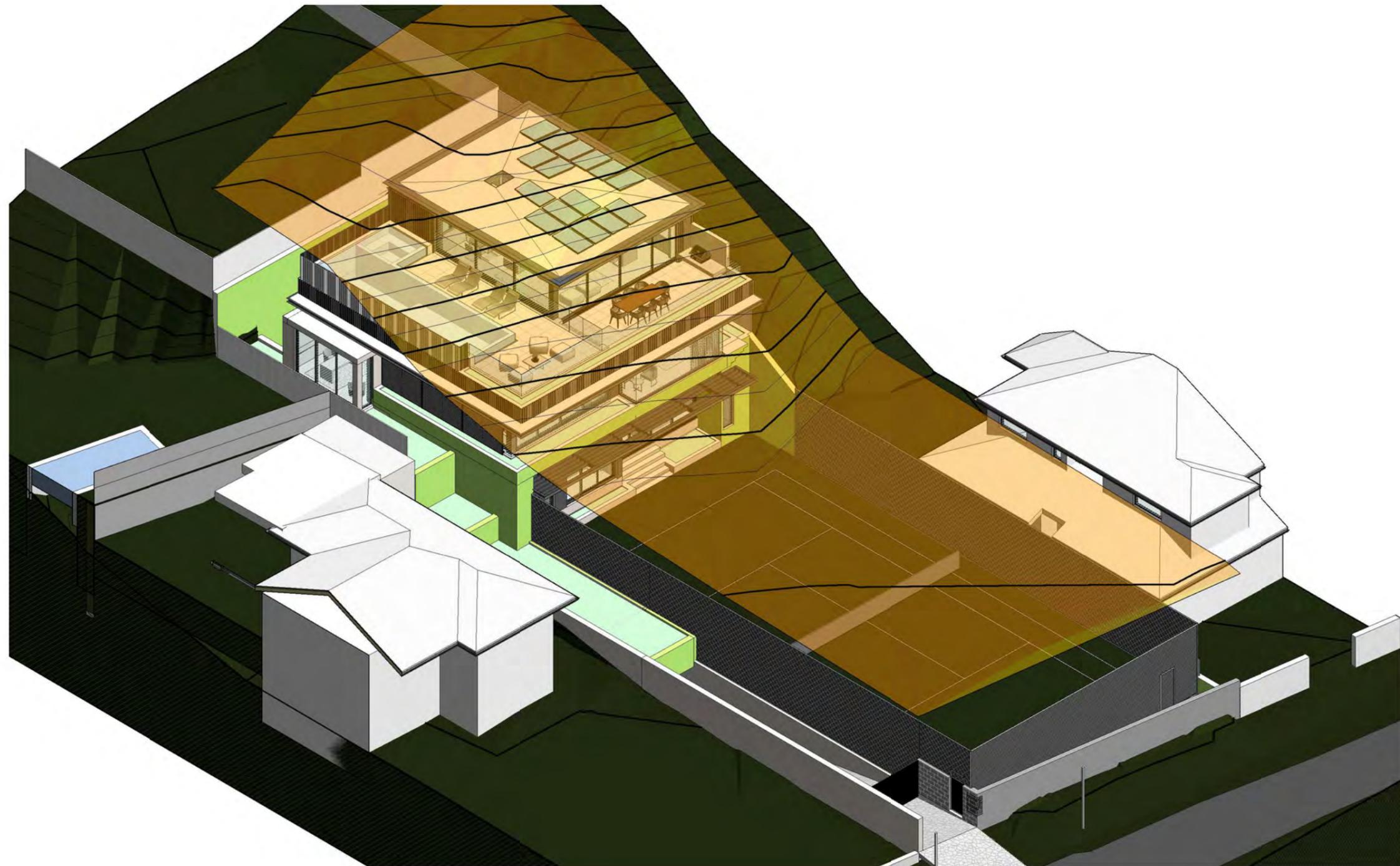
Certificate No. #HR-8KUV9C-01
Scan QR code or follow website link for rating details.

Assessor name	Jamie Bonnefin
Accreditation No.	HERA 10056
Property Address	2A Allen Ave, Bilgola Beach, NSW, 2107



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1 BUILDING HEIGHT PLANE - INTERPOLATED GROUND LEVELS

LEGEND

 MAXIMUM BUILDING HEIGHT PLANE - FROM INTERPOLATED NATURAL GROUND LINE (MERMAN) - 8M

Note: Based on Survey by John Lowe & Associates. Dated March 2021

Certificate No. #HR-8KUV9C-01
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Assessor name: Jamie Bonnefin
 Accreditation No.: HERA 10056
 Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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TM-01
THERMALLY MODIFIED TIMBER
CLADDING.
STRAW FINISH BY ABOBO OR
SIMILIAR



MT-01
ALUMINIUM FRAME
COLOUR CHARCOAL



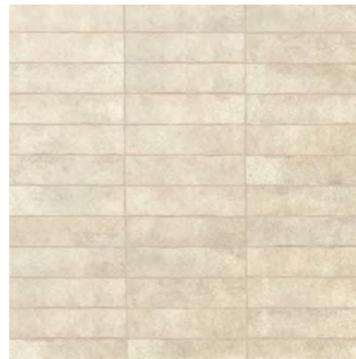
MT-02
ZINC AWNING FINISH
COLOUR NATURAL ZINC



MT-03
ZINC CLADDING WITH SEAMS.
COLOUR NATURAL ZINC.



TM-02
HARDWOOD IPE TIMBER FENCE



ST-01
SANDSTONE CLADDING



ST-02
V JOINT 30mm TIMBER CEILINGS



ST-03
PLANTWALL



ST-01 ST-03 MT-01 ST-02 MT-02 TM-01 MT-03 TM-02

Certificate No. #HR-8KUV9C-01
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Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

<http://www.hero-software.com.au/pdf/HR-8KUV9C-01>

<p>Revision: A</p>	<p>Revision Description: DA ISSUE - NOT FOR CONSTRUCTION</p>	<p>Date: 25.10.2024</p>	<p>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</p>	<p>DEVELOPMENT APPLICATION ISSUE -NOT FOR CONSTRUCTION-</p>	<p>URSINO ARCHITECTS 46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2421 E info@ursino.com.au NDM ARCHITECT Robert Ursino 10565</p> <p>SAOTA 109 Hatfield Street Gardens, Cape town 8001 T +27 (0)21 468 4400</p>	<p>Project Address: Project: Client:</p>	<p>2A Allen Avenue Bilgola Beach NSW 2107 Wimbledon House Wimbledon 1963 Pty Ltd</p>	<p>DEVELOPMENT APPLICATION ISSUE Drawing No: DA4-05 Title: External Finishes Schedule</p>	<p>Rev: A</p>
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VIEWPOINT 01 - 8 THE SERPENTINE
UPPER DECK - SOUTHERN END



VIEWPOINT 02 - 8 THE SERPENTINE
UPPER DECK - CENTRAL



VIEWPOINT 03 - 8 THE SERPENTINE
LOWER LEVEL DECK



VIEWPOINT 04 - 10 THE SERPENTINE
LOWER LEVEL TERRACE

VIEW DIAGRAM LEGEND:

-  VIEW POINT/DIRECTION
-  VIEW NO.

Certificate No. #HR-8KUV9C-01
Scan QR code or follow website link for rating details.

Assessor name	Jamie Bonnefin
Accreditation No.	HERA 10056
Property Address	2A Allen Ave, Bilgola Beach, NSW, 2107

<http://www.hero-software.com.au/pdf/HR-8KUV9C-01>



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VIEWPOINT 01 - EXISTING VIEW



VIEWPOINT 01 - CURRENT PROPOSAL



VIEWPOINT 01 - PREVIOUS APPLICATION



VIEWPOINT 01 - CURRENT PROPOSAL (SHOWING IMPROVEMENT)

NOTE:
VIEW ANALYSIS DIAGRAMS AS
PREPARED BY GARTNER TROVATO
ARCHITECTS. 14.11.2024

LEGEND:

-  LINE OF PREVIOUS APPLICATION. DA2022/1494
-  LINE OF CURRENT PROPOSAL
-  OVERALL VIEW IMPROVEMENT COMPARED TO PREVIOUS APPLICATION. DA2022/1494

Certificate No. #HR-8KUV9C-01
Scan QR code or follow website link for rating details.

Assessor name: **Gene Bonifin**
Accreditation No: **11056**
Property Address: **2A Allen Ave, Bilgola Beach, NSW 2107**



<http://www.hero-software.com.au/pdf/HR-8KUV9C-01>

<p>Revision: A</p>	<p>Revision Description: DA ISSUE - NOT FOR CONSTRUCTION</p>	<p>Date: 25.10.2024</p>	<p>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</p>	<p>DEVELOPMENT APPLICATION ISSUE -NOT FOR CONSTRUCTION-</p>	<p>URSINO ARCHITECTS 46 / 99 Moore St Leichhardt NSW 2040 T: 02 8970 2424 E: info@ursino.com.au NDM ARCHITECT Robert Ursino 10565</p> <p>SAOTA 109 Hatfield Street Gardens, Cape town 8001 T +27 (0)21 468 4400</p>	<p>Project Address: 2A Allen Avenue Bilgola Beach NSW 2107 Project: Wimbledon House Client: Wimbledon 1963 Pty Ltd</p>	<p>DEVELOPMENT APPLICATION ISSUE Drawing No: DA4-07 Title: View Comparison 01</p>	<p>Rev: A</p>
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VIEWPOINT 02 - EXISTING VIEW



VIEWPOINT 02 - CURRENT PROPOSAL



VIEWPOINT 02 - PREVIOUS APPLICATION



VIEWPOINT 02 - CURRENT PROPOSAL (SHOWING IMPROVEMENT)

NOTE:
VIEW ANALYSIS DIAGRAMS AS
PREPARED BY GARTNER TROVATO
ARCHITECTS. 14.11.2024

LEGEND:

- LINE OF PREVIOUS APPLICATION. DA2022/1494
- LINE OF CURRENT PROPOSAL
- OVERALL VIEW IMPROVEMENT COMPARED TO PREVIOUS APPLICATION. DA2022/1494

Certificate No. #HR-8KUV9C-01
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Assessor name: Jamie Bornefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107



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<p>Revision: A</p>	<p>Revision Description: DA ISSUE - NOT FOR CONSTRUCTION</p>	<p>Date: 25.10.2024</p>	<p>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</p>	<p>DEVELOPMENT APPLICATION ISSUE</p> <p>-NOT FOR CONSTRUCTION-</p>	<p>URSINO ARCHITECTS</p> <p>46 / 99 Moore St Leichhardt NSW 2040 T: 02 9870 0421 E: info@ursino.com.au NOM. ARCHITECT Robert Ursino 10565</p> <p>SAOTA</p> <p>109 Haffield Street Gardens, Cape Town 8001 T +27 (0)21 466 4400</p>	<p>Project Address: 2A Allen Avenue Bilgola Beach NSW 2107</p> <p>Project: Wimbleton House</p> <p>Client: Wimbleton 1963 Pty Ltd</p>	<p>DEVELOPMENT APPLICATION ISSUE</p> <p>Drawing No: DA4-08</p> <p>Title: View Comparison 02</p>	<p>Rev: A</p>
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VIEWPOINT 03 - EXISTING VIEW



VIEWPOINT 03 - CURRENT PROPOSAL



VIEWPOINT 03 - PREVIOUS APPLICATION



VIEWPOINT 03 - CURRENT PROPOSAL (SHOWING IMPROVEMENT)

NOTE:
VIEW ANALYSIS DIAGRAMS AS
PREPARED BY GARTNER TROVATO
ARCHITECTS. 14.11.2024

LEGEND:

- LINE OF PREVIOUS APPLICATION. DA2022/1494
- LINE OF CURRENT PROPOSAL
- OVERALL VIEW IMPROVEMENT COMPARED TO PREVIOUS APPLICATION. DA2022/1494

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>	<p>Project Address: 2A Allen Avenue Bilgola Beach NSW 2107</p> <p>Project: Wimbledon House</p> <p>Client: Wimbledon 1963 Pty Ltd</p>	<p>DEVELOPMENT APPLICATION ISSUE</p> <p>Drawing No: DA4-09</p> <p>Title: View Comparison 03</p>	Rev: A
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VIEWPOINT 04 - EXISTING VIEW



VIEWPOINT 04 - CURRENT PROPOSAL



VIEWPOINT 04 - PREVIOUS APPLICATION



VIEWPOINT 04 - CURRENT PROPOSAL (SHOWING IMPROVEMENT)

NOTE:
VIEW ANALYSIS DIAGRAMS AS
PREPARED BY GARTNER TROVATO
ARCHITECTS. 14.11.2024

Certificate No. #HR-8KUV9C-01
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Assessor name: Jamie Bonnellin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave., Bilgola Beach, NSW, 2107

<http://www.hero-software.com.au/pdf/HR-8KUV9C-01>

LEGEND:

- LINE OF PREVIOUS APPLICATION. DA2022/1494
- LINE OF CURRENT PROPOSAL
- OVERALL VIEW IMPROVEMENT COMPARED TO PREVIOUS APPLICATION. DA2022/1494

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>	<p>Project Address: 2A Allen Avenue Bilgola Beach NSW 2107</p> <p>Project: Wimbledon House</p> <p>Client: Wimbledon 1963 Pty Ltd</p>	DEVELOPMENT APPLICATION ISSUE Drawing No: DA4-10 Title: View Comparison 04	Rev: A
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EXISTING VIEW - SOUTH EAST - TOP DECK



EXISTING VIEW - SOUTH - GARDEN DECK LEVEL



EXISTING VIEW - GARDEN LEVEL LIVING ROOM



EXISTING VIEW - SOUTH EAST - TOP DECK



EXISTING VIEW - SOUTH EAST - TOP DECK



EXISTING VIEW - MAIN LIVING AREA LOOKING SOUTH EAST

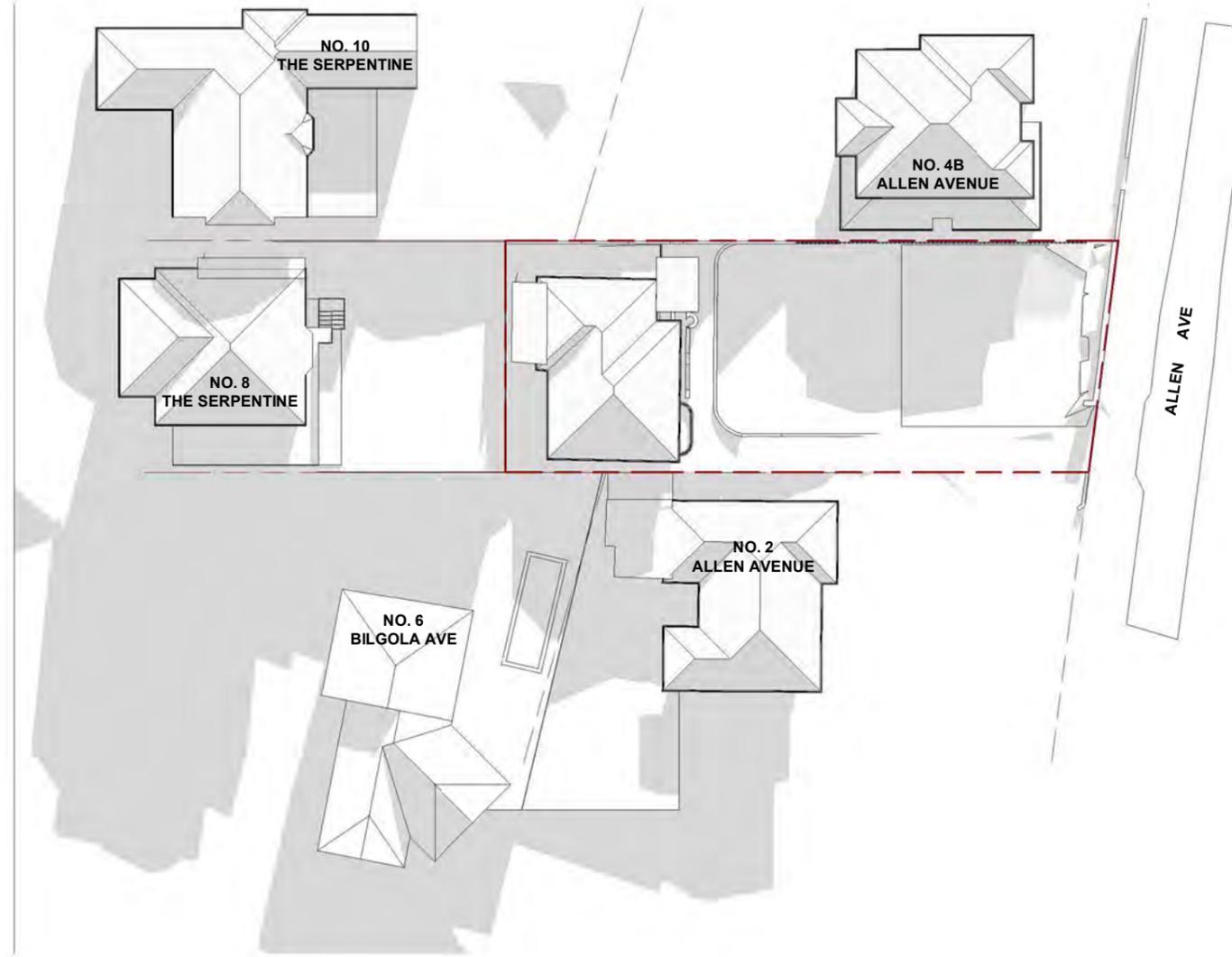
NOTE:
THE ABOVE PHOTOS REPRESENT THE ENTIRETY OF THE VIEW POTENTIAL OF NO.8 THE SERPENTINE, AND SHOWCASE THAT THE VIEW POTENTIAL SPANS FROM A NORTH-EASTERLY ASPECT ALL THE WAY AROUND TO A SOUTH-WESTERLY VIEW OF THE POOLS, CLIFF EDGE AND HILLSIDE.

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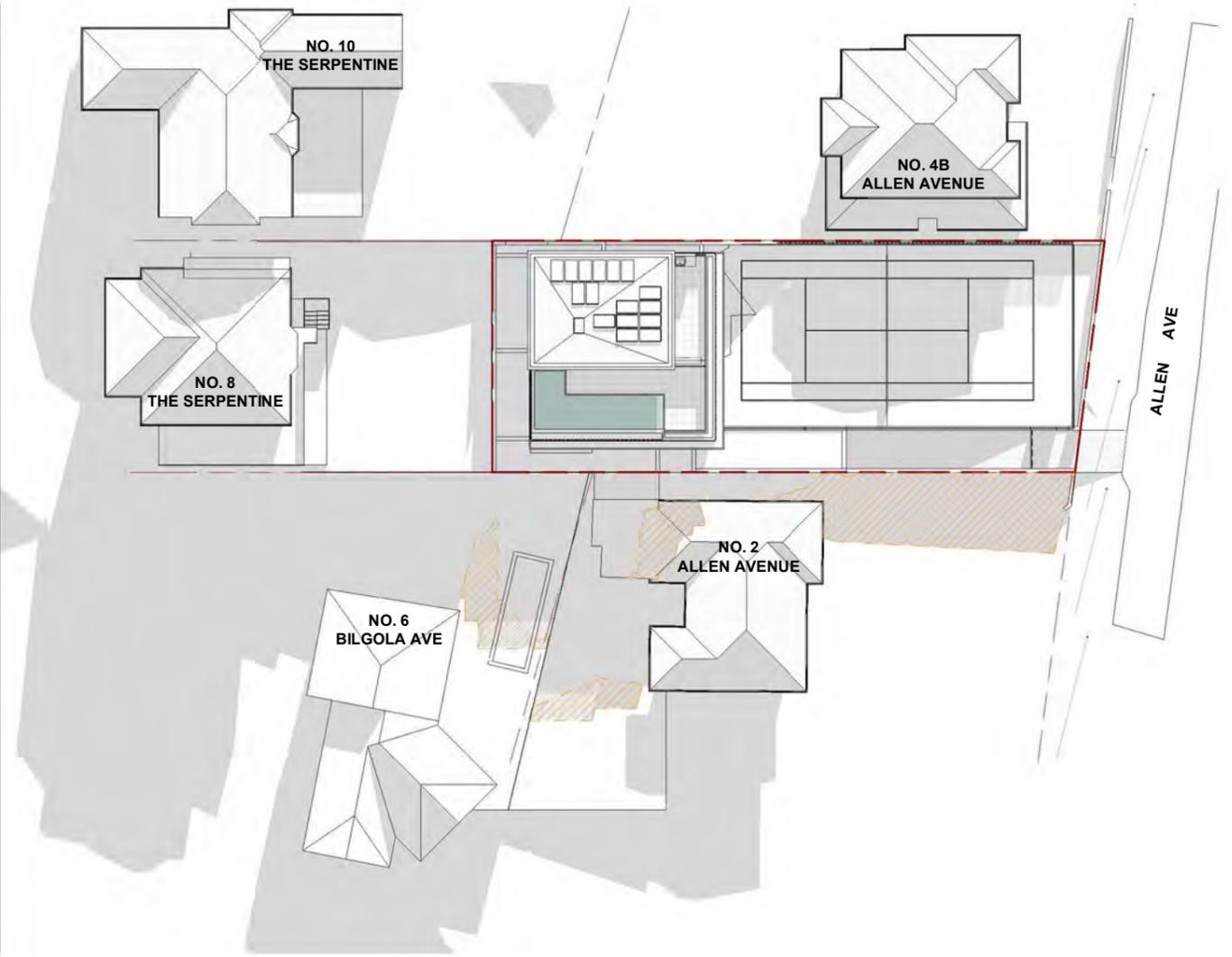
Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

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<p>Revision: A</p>	<p>Revision Description: DA ISSUE - NOT FOR CONSTRUCTION</p>	<p>Date: 25.10.2024</p>	<p>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</p>	<p>DEVELOPMENT APPLICATION ISSUE -NOT FOR CONSTRUCTION-</p>	<p>URSINO ARCHITECTS 46 / 99 Moore St Leichhardt NSW 2040 T 02 8970 2421 E info@ursino.com.au NOM. ARCHITECT Robert Ursino 10565</p> <p>SAOTA 109 Hatfield Street Gardens, Cape Town 8001 T +27 (0)21 468 4400</p>	<p>Project Address: 2A Allen Avenue Bilgola Beach NSW 2107 Project: Wimbledon House Client: Wimbledon 1963 Pty Ltd</p>	<p>DEVELOPMENT APPLICATION ISSUE Drawing No: DA4-11 Title: View Analysis - No. 8 Serpentine (Existing Views)</p>	<p>Rev: A</p>
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1 EXISTING - JUNE 9 AM
1 : 500



2 PROPOSED - JUNE 9 AM
1 : 500

LEGEND:



ADDITIONAL SHADOW COMPARED TO EXISTING



REDUCTION IN SHADOW COMPARED TO EXISTING

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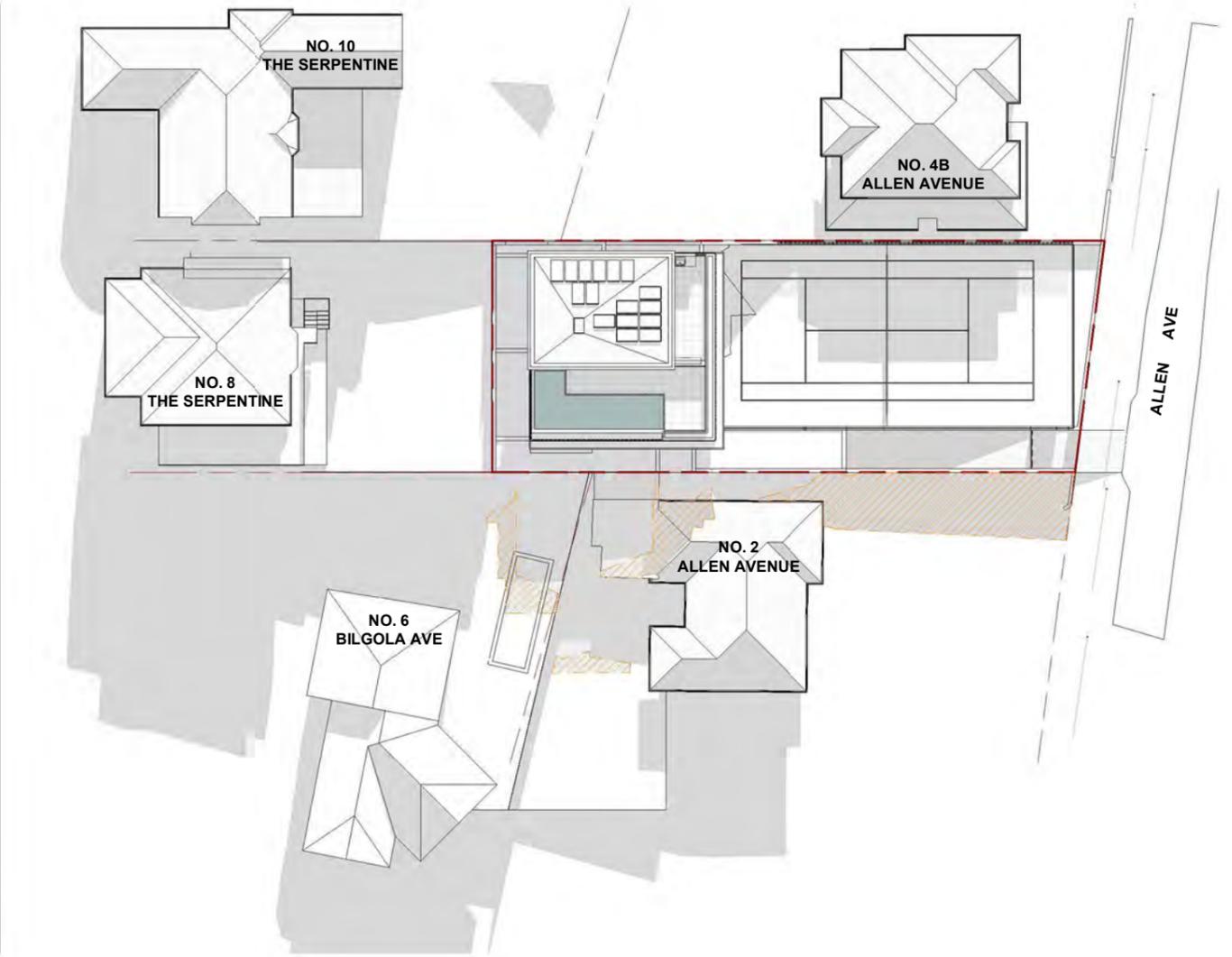
Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION	Date: 25.10.2024	Notes: Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	DEVELOPMENT APPLICATION ISSUE -NOT FOR CONSTRUCTION-	URSINO ARCHITECTS SAOTA		Project Address: 2A Allen Avenue Bilgola Beach NSW 2107 Project: Wimbledon House Client: Wimbledon 1963 Pty Ltd	DEVELOPMENT APPLICATION ISSUE Drawing No: DA5-00 Title: Shadow Diagram - June 21st, 9 AM	Rev: A
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1 EXISTING - JUNE 9.30AM
1 : 500



2 PROPOSED - JUNE 9.30 AM
1 : 500

LEGEND:



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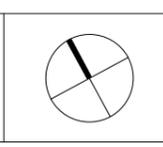
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Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION	Date: 25.10.2024	Notes: Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors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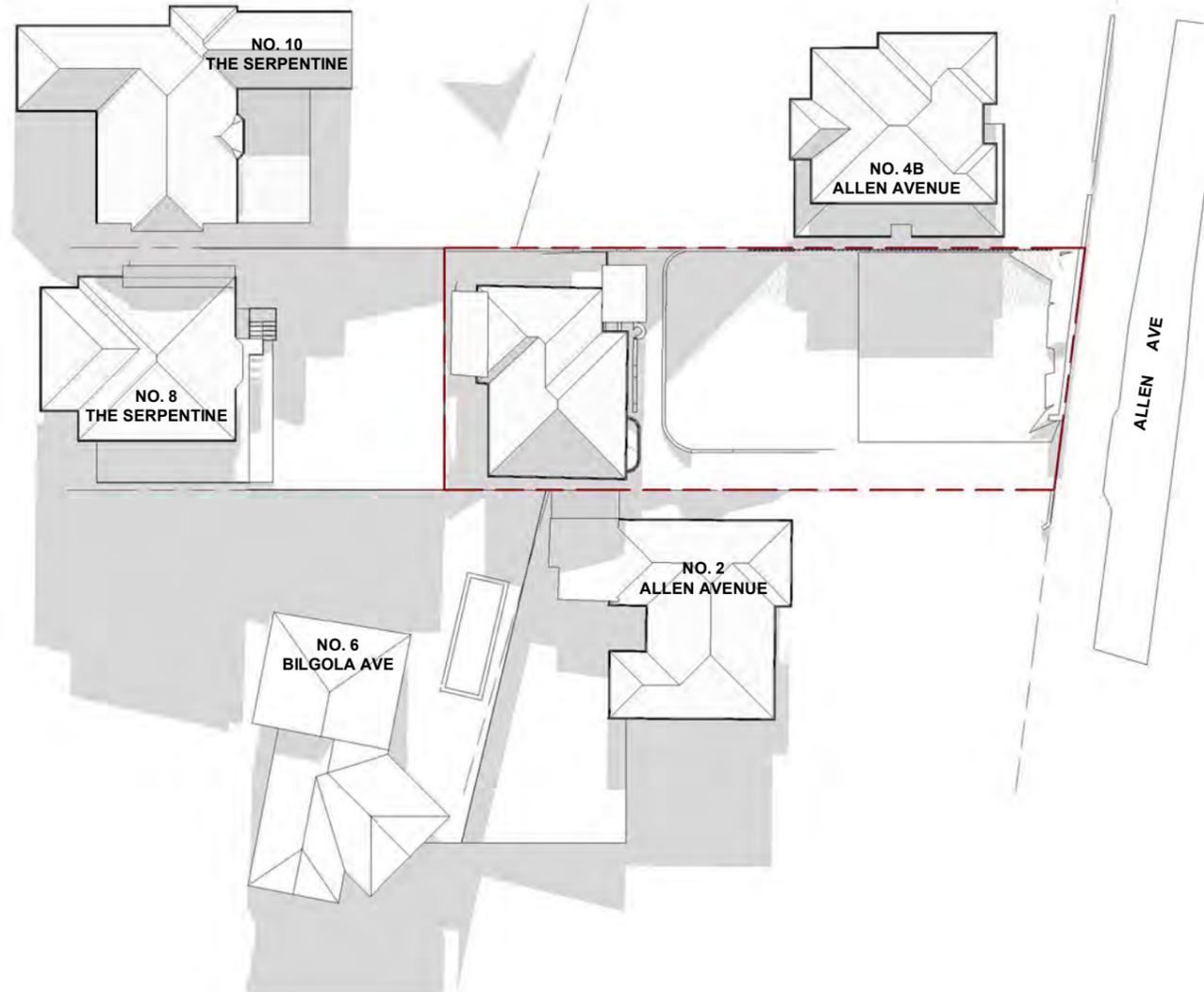
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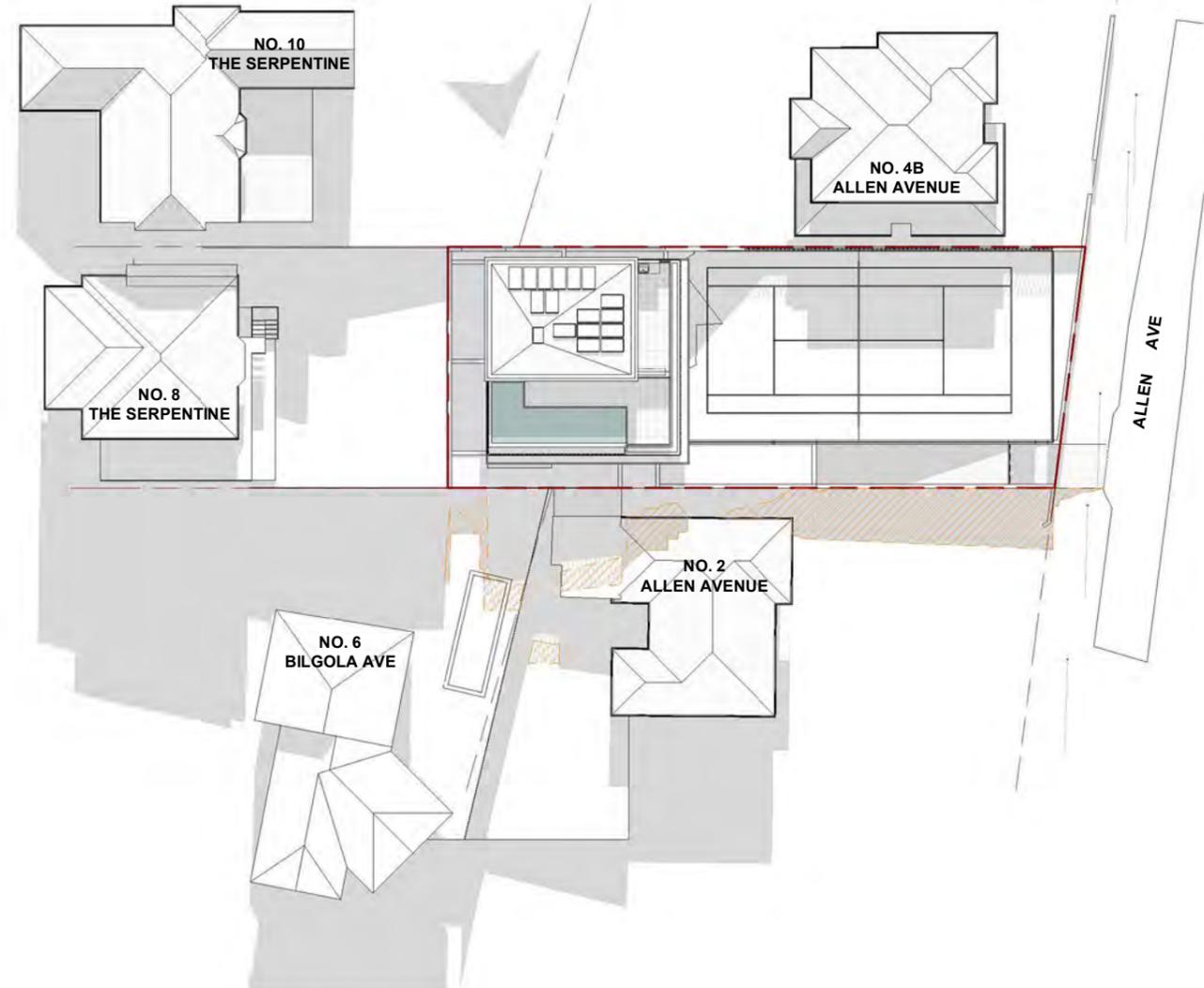
Project Address: 2A Allen Avenue Bilgola Beach NSW 2107
Project: Wimbledon House
Client: Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE
Drawing No: DA5-02
Title: Shadow Diagram - June 21st, 9.30 AM

Rev:
A



1 EXISTING - JUNE 10AM
1 : 500



2 PROPOSED - JUNE 10AM
1 : 500

LEGEND:



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Revision Description: DA ISSUE - NOT FOR CONSTRUCTION

Date: 25.10.2024

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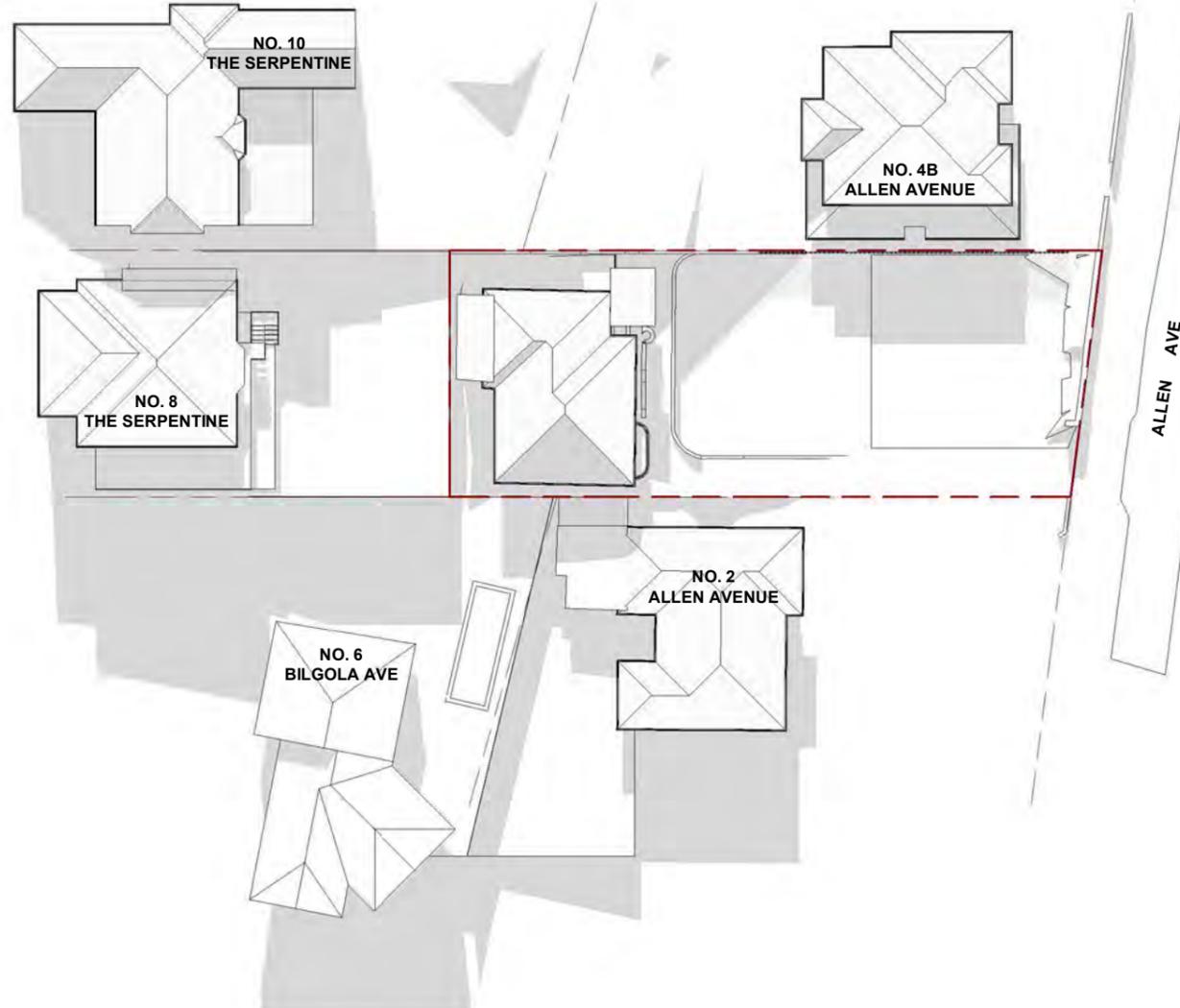
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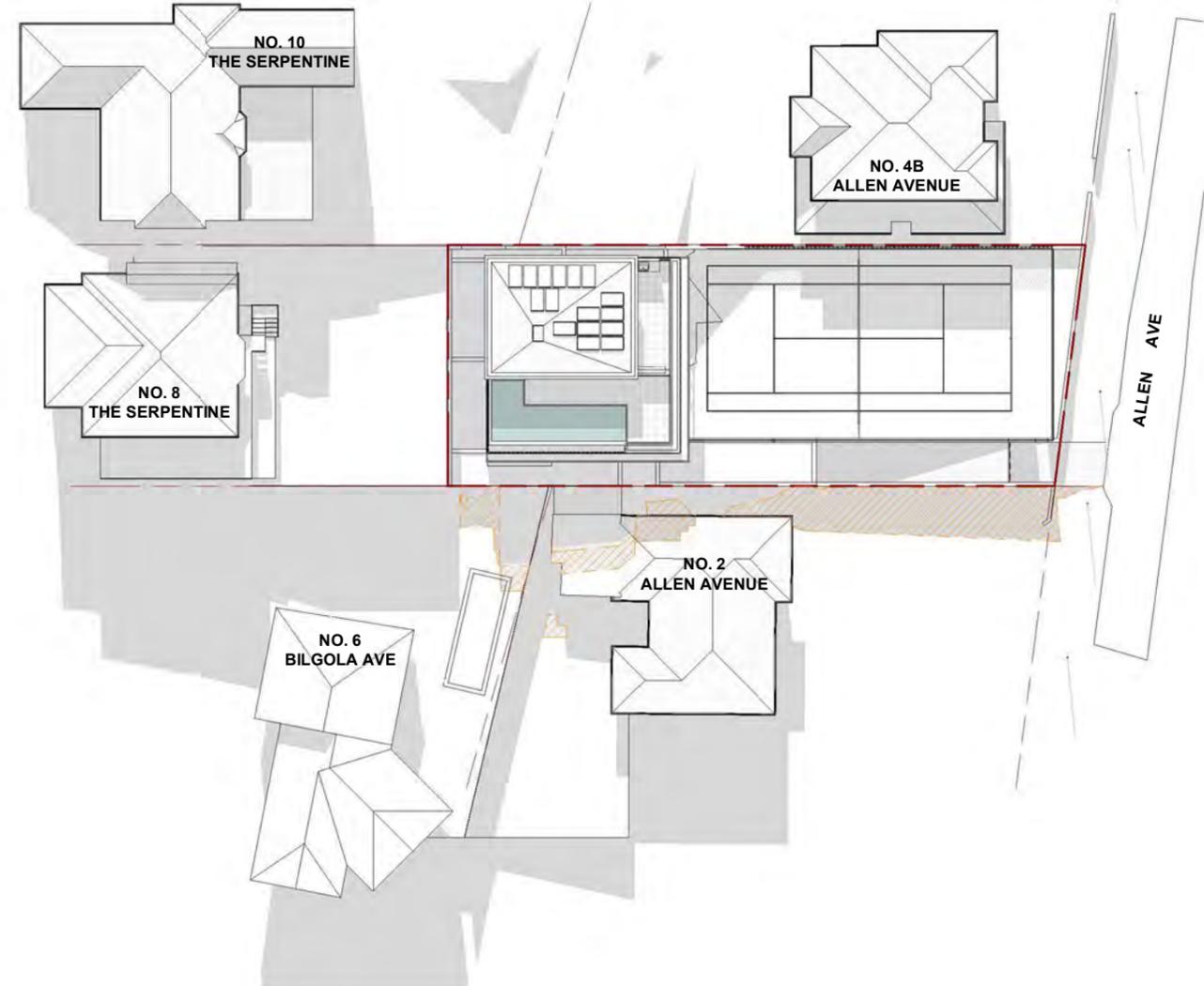
Project Address: 2A Allen Avenue Bilgola Beach NSW 2107
Project: Wimbledon House
Client: Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE
Drawing No: DA5-03
Title: Shadow Diagram - June 21st, 10 AM

Rev: A

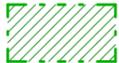


1 EXISTING - JUNE 10.30AM
1 : 500



2 PROPOSED - JUNE 10.30 AM
1 : 500

LEGEND:

-  ADDITIONAL SHADOW COMPARED TO EXISTING
-  REDUCTION IN SHADOW COMPARED TO EXISTING

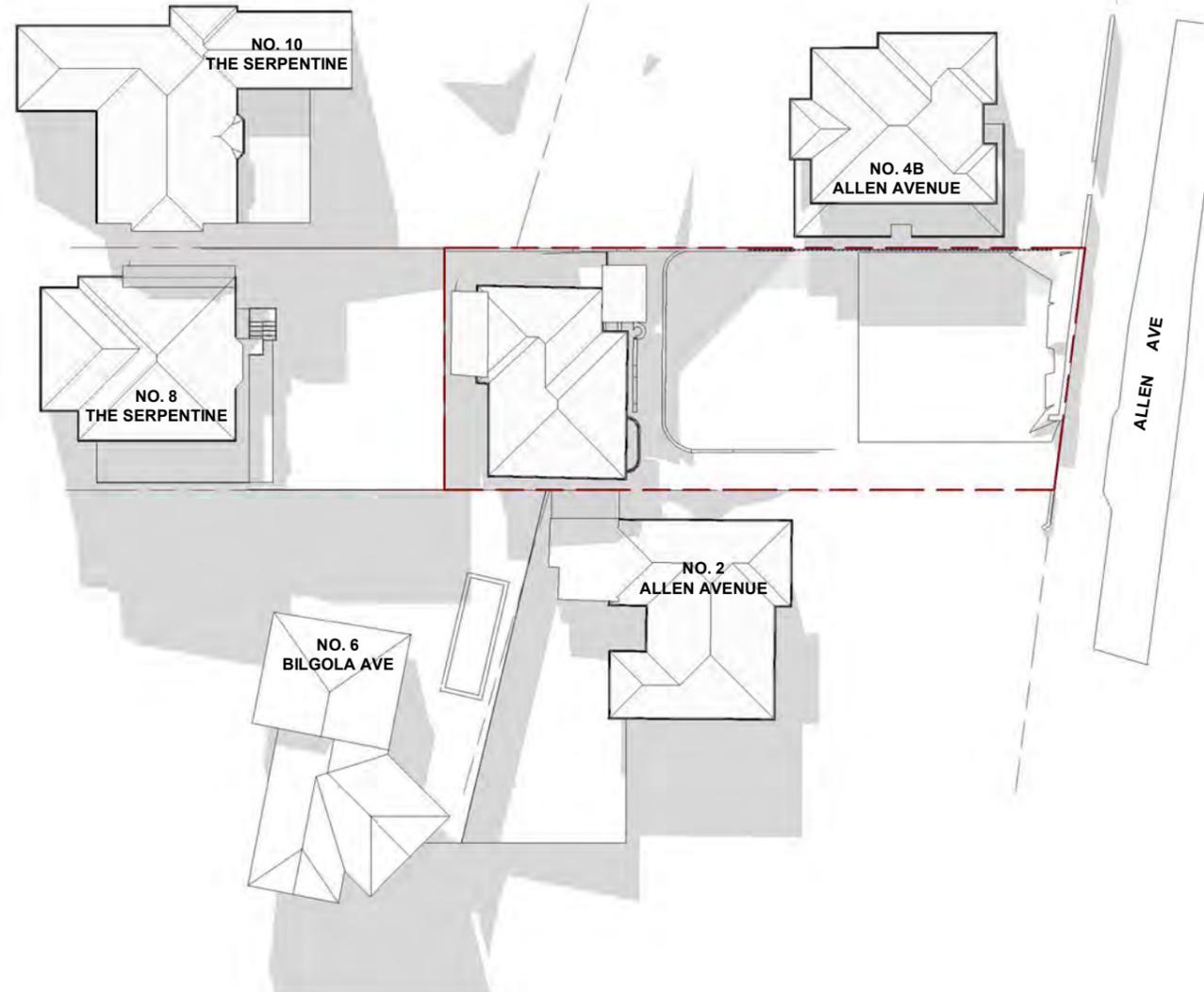
Certificate No. #HR-8KUV9C-01
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Assessor name: Jamie Bonnellin
Accreditation No.: HERA 10056
Property Address: 2A Allen Ave, Bilgola Beach, NSW, 2107

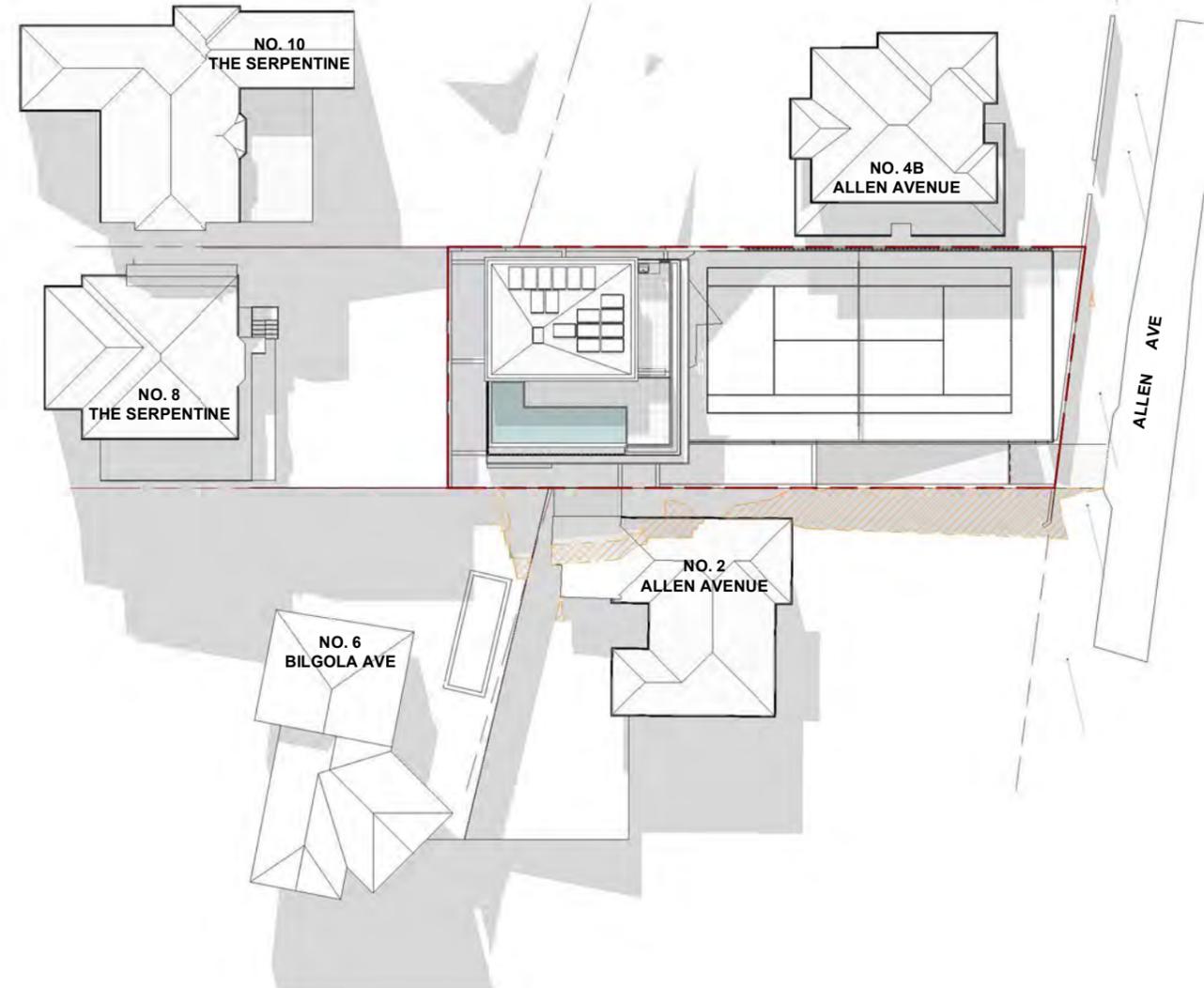
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1 EXISTING - JUNE 11AM
1 : 500



2 PROPOSED - JUNE 11AM
1 : 500

LEGEND:



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Accreditation No.: HERA 10056
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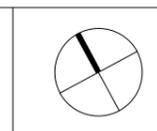
Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION	Date: 25.10.2024
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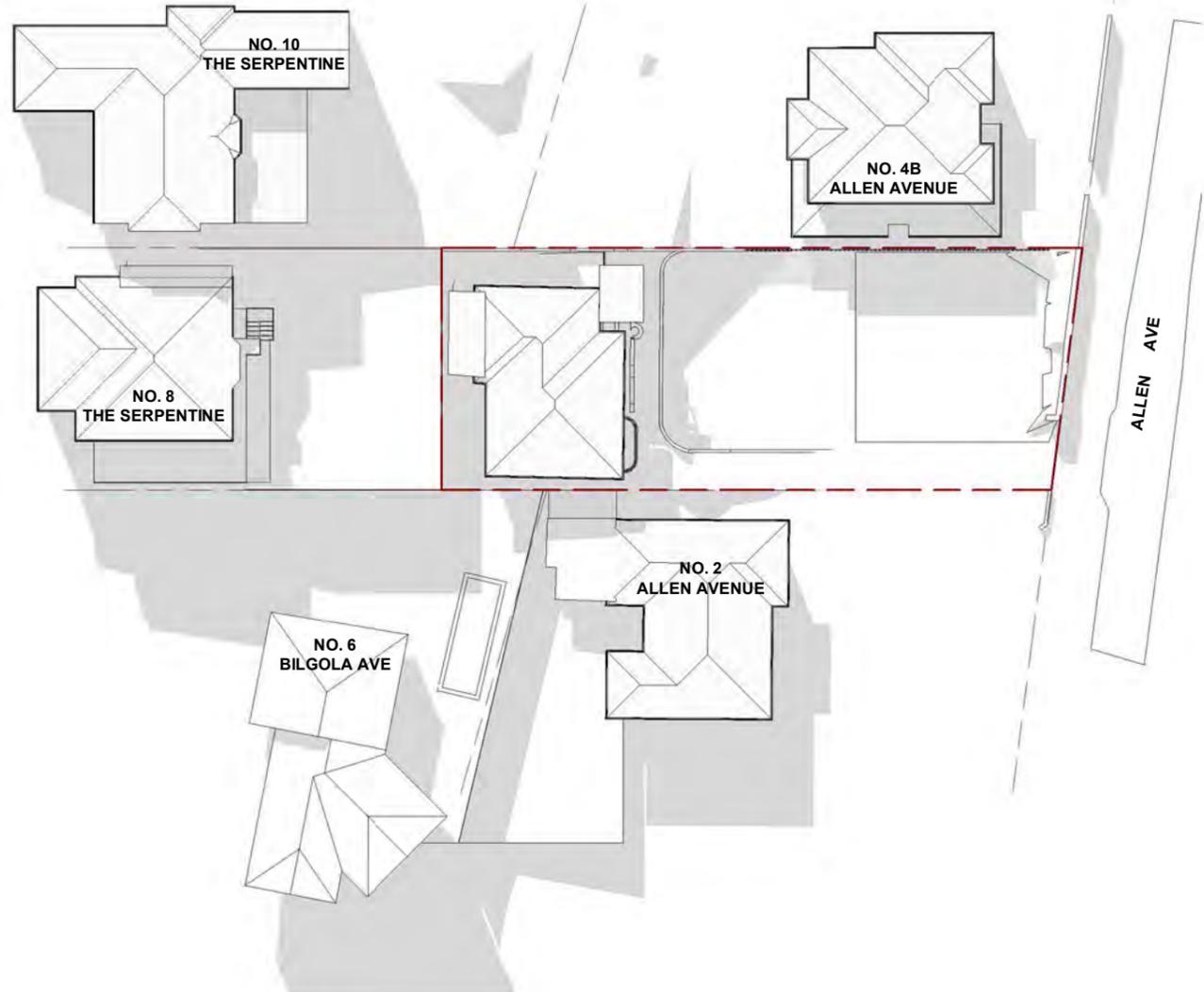
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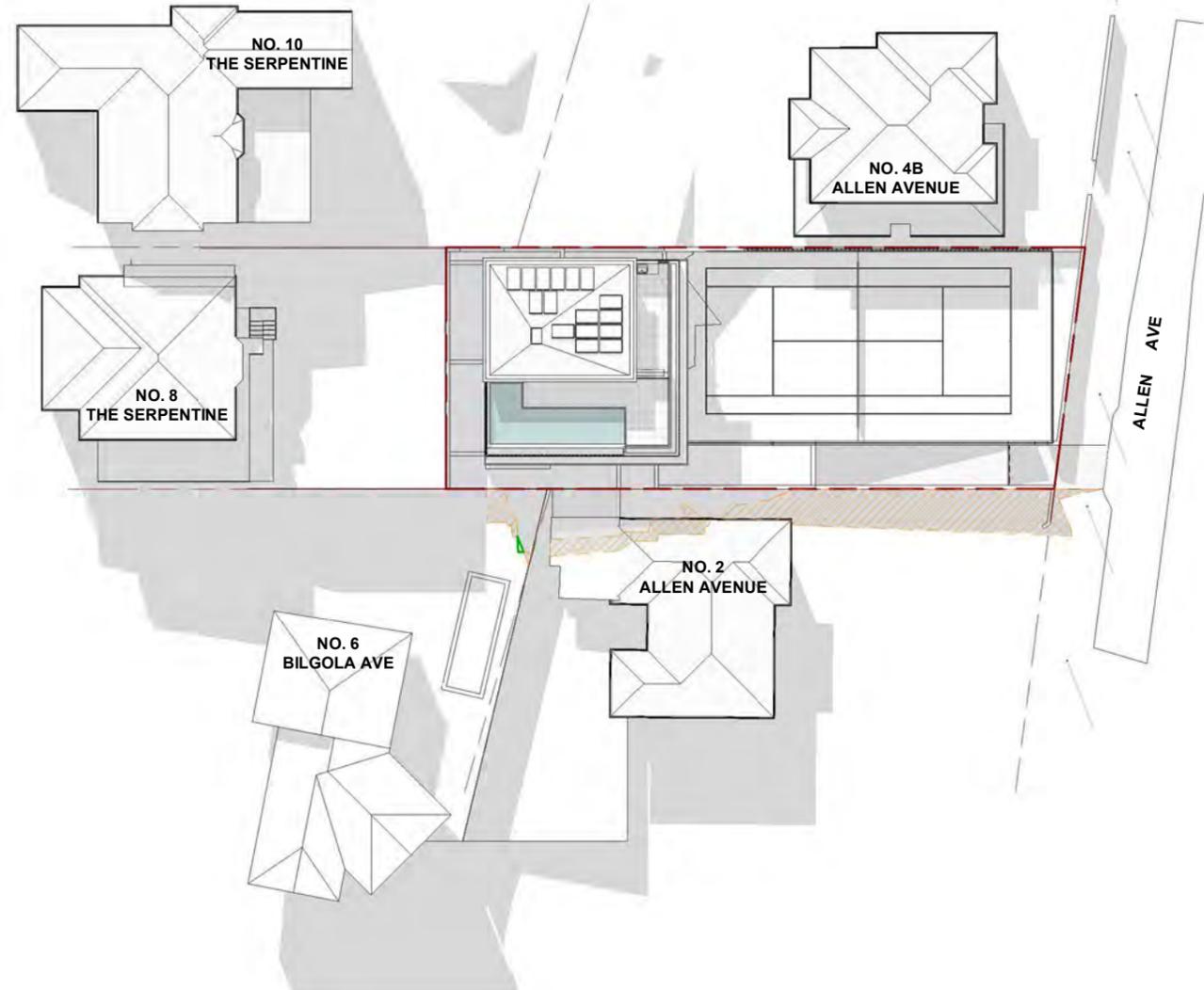
Project Address: 2A Allen Avenue Bilgola Beach NSW 2107
Project: Wimbledon House
Client: Wimbledon 1963 Pty Ltd

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Drawing No: DA5-05
Title: Shadow Diagram - June 21st, 11 AM

Rev: A



1 EXISTING - JUNE 11.30AM
1 : 500

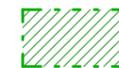


2 PROPOSED - JUNE 11.30 AM
1 : 500

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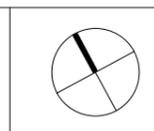
Revision: A	Revision Description: DA ISSUE - NOT FOR CONSTRUCTION	Date: 25.10.2024
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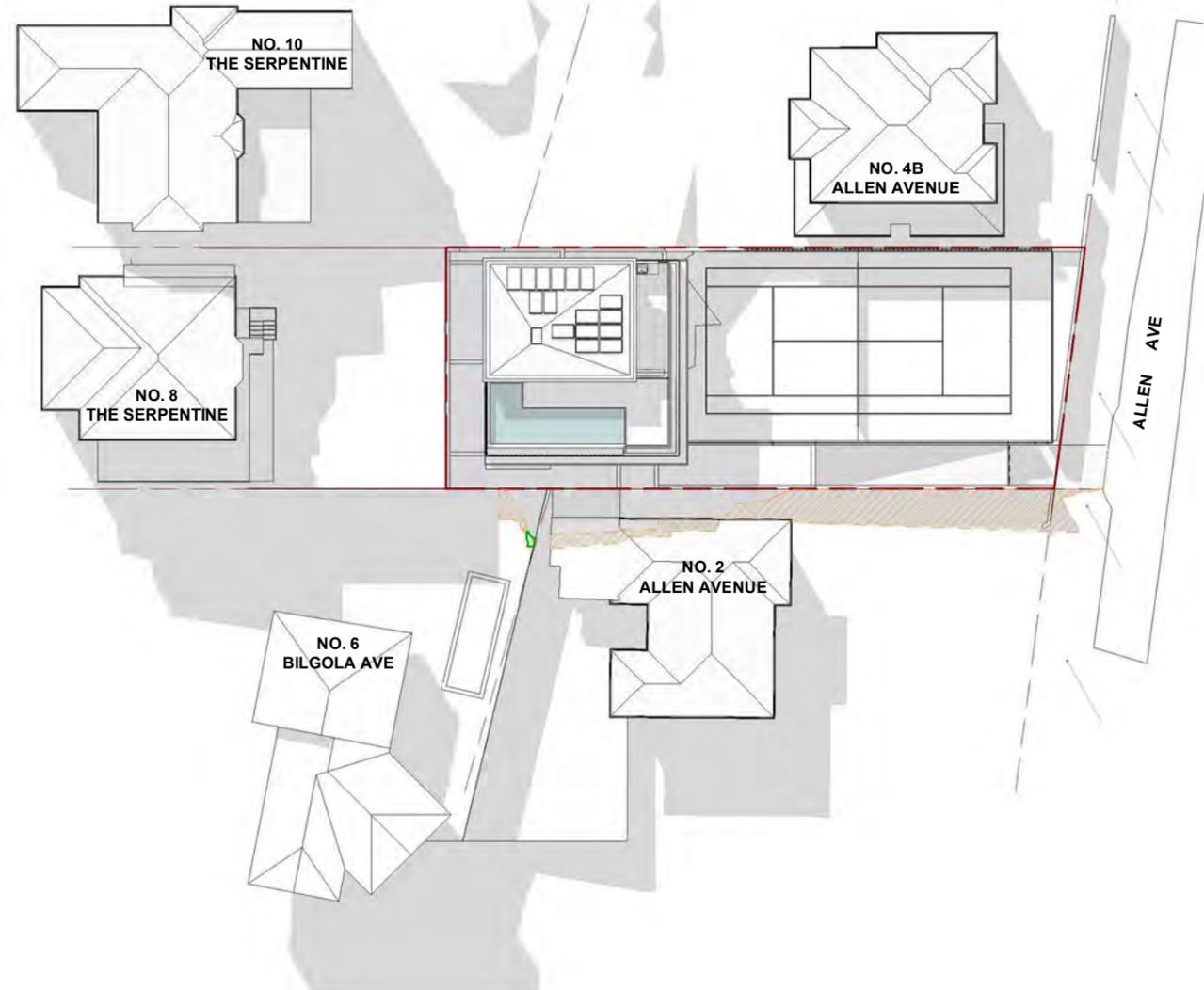
Project Address: 2A Allen Avenue Bilgola Beach NSW 2107
Project: Wimbledon House
Client: Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE
Drawing No: DA5-06
Title: Shadow Diagram - June 21st, 11.30 AM

Rev:
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1 EXISTING - JUNE 12 PM
1 : 500

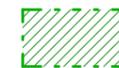


2 PROPOSED - JUNE 12 PM
1 : 500

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

Date: 25.10.2024

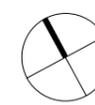
Notes:
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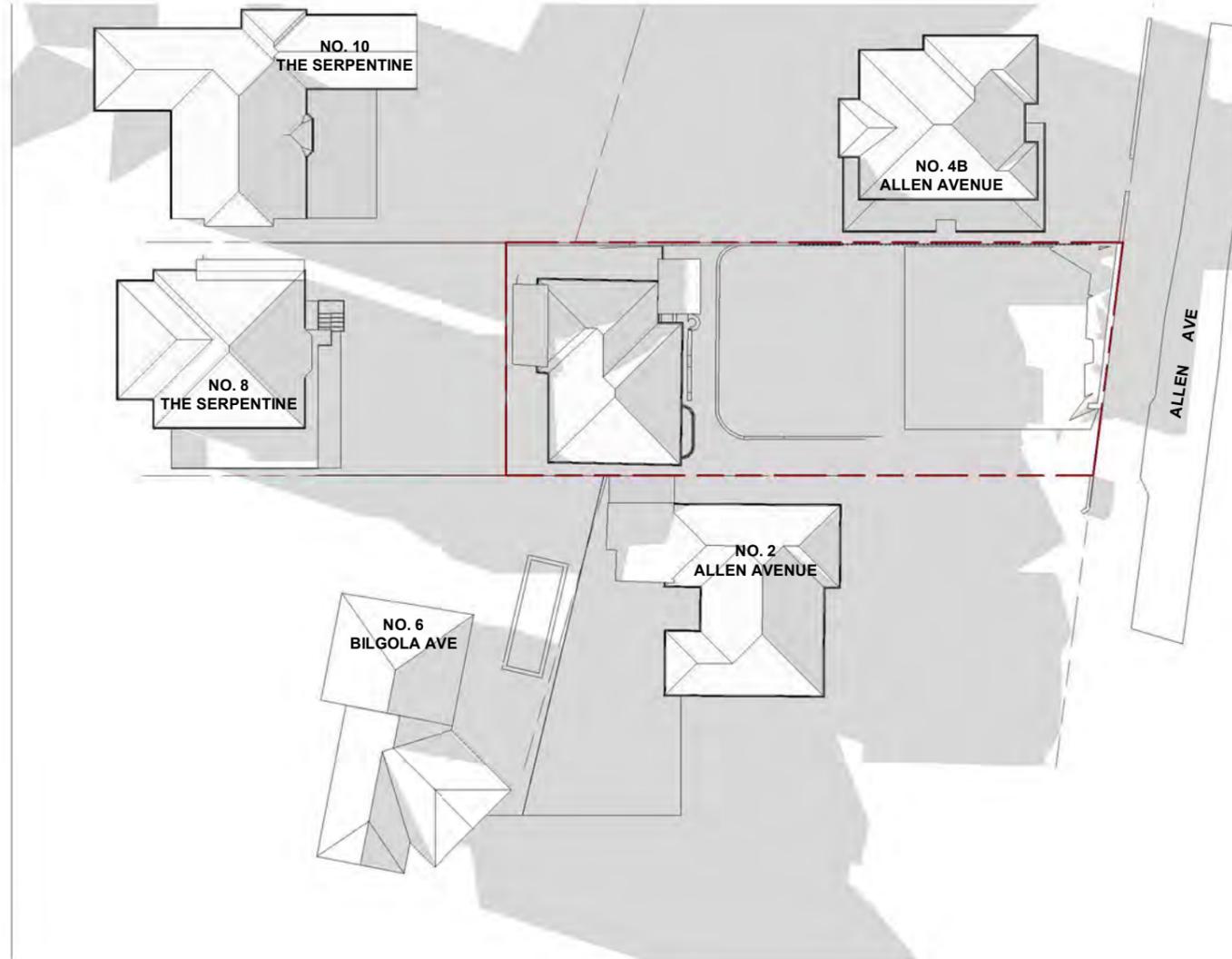
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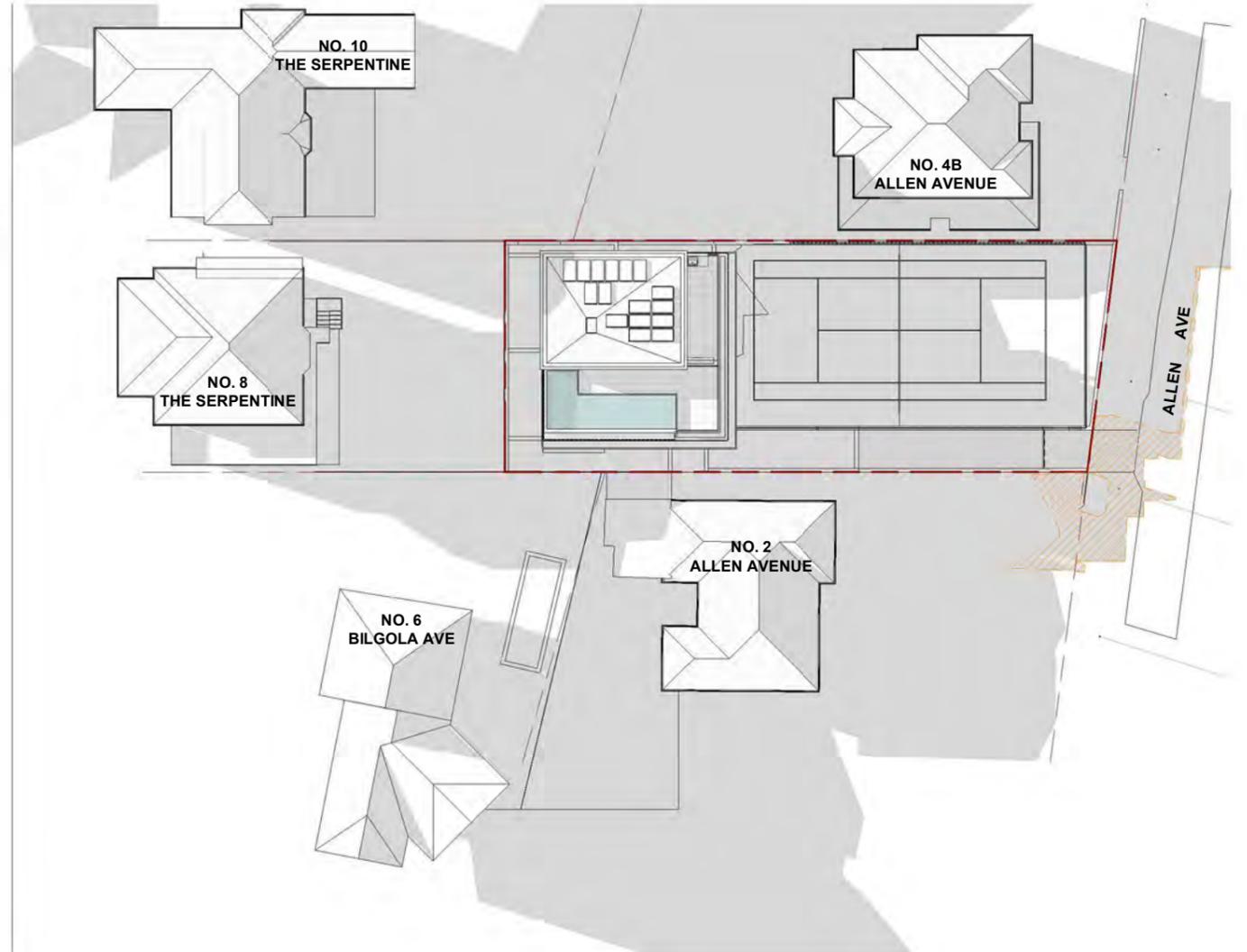
Project Address: 2A Allen Avenue Bilgola Beach NSW 2107
Project: Wimbledon House
Client: Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE
Drawing No: DA5-07
Title: Shadow Diagram - June 21st, 12 PM

Rev: A



1 EXISTING - JUNE 3 PM
1 : 500



2 PROPOSED - JUNE 3 PM
1 : 500

LEGEND:



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

Date: 25.10.2024

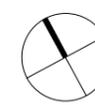
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Project Address: 2A Allen Avenue Bilgola Beach NSW 2107
Project: Wimbledon House
Client: Wimbledon 1963 Pty Ltd

DEVELOPMENT APPLICATION ISSUE
Drawing No: DA5-08
Title: Shadow Diagram - June 21st, 3 PM

Rev: A



PERSPECTIVE 01
EASTERN FACADE



PERSPECTIVE 02
STREETSCAPE PERSPECTIVE

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