

# DEVELOPMENT APPLICATION

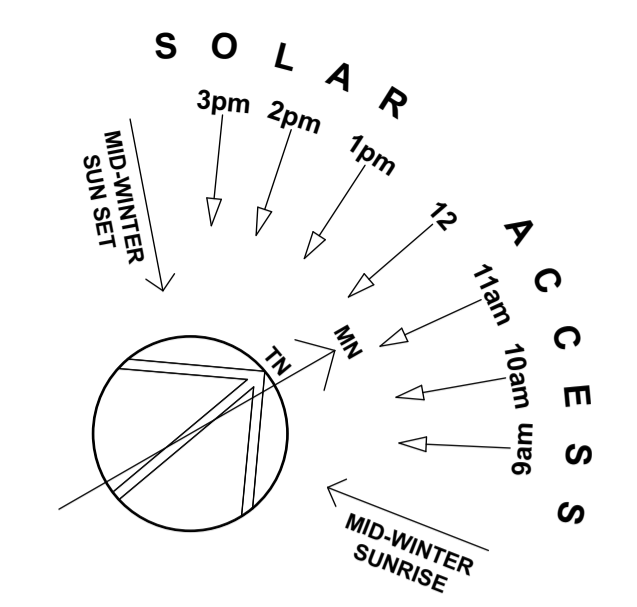
## Studio + Car Platform

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 = 1977m<sup>2</sup>

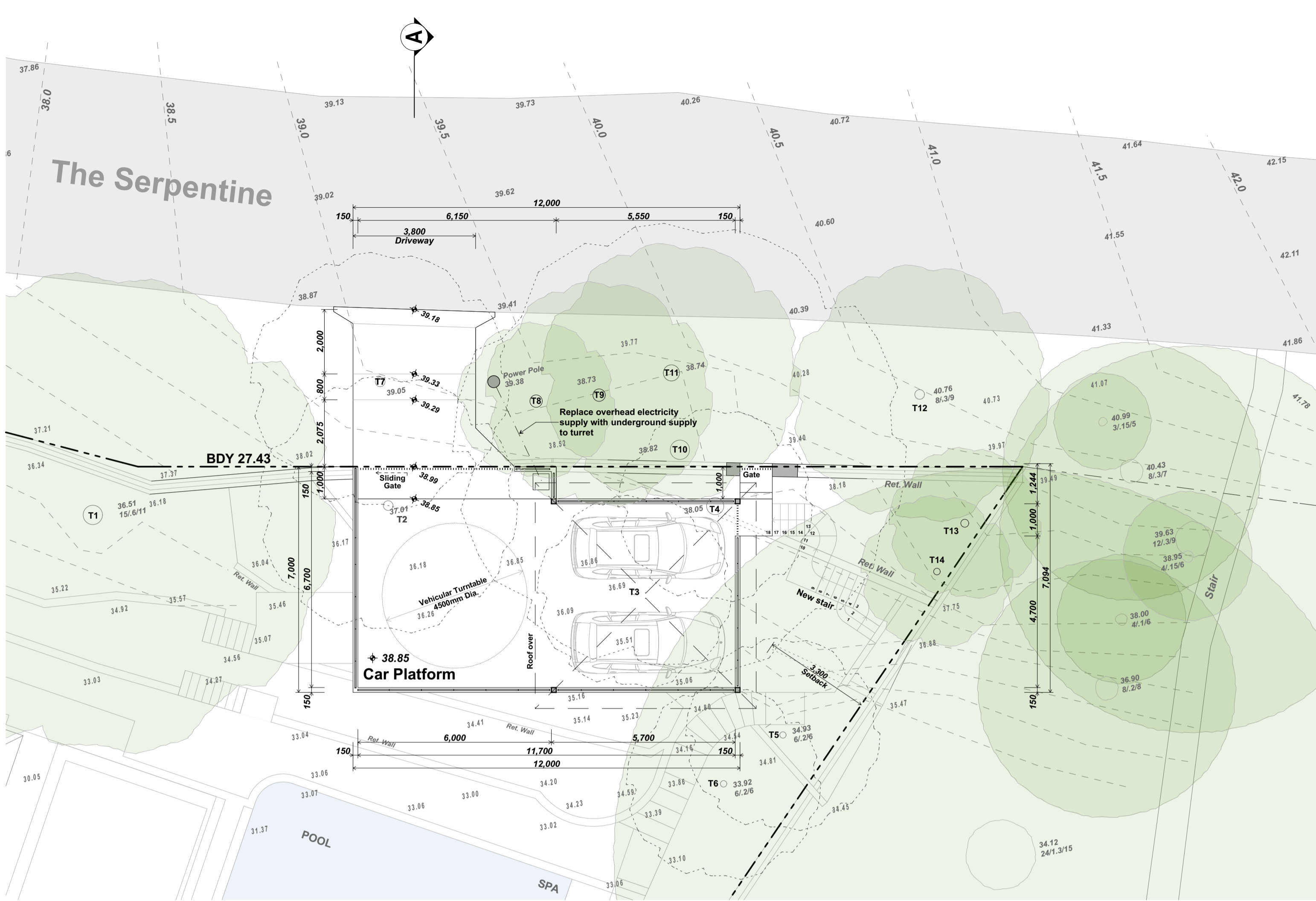
**Landscape area**

Required = 1198m<sup>2</sup> or 60%

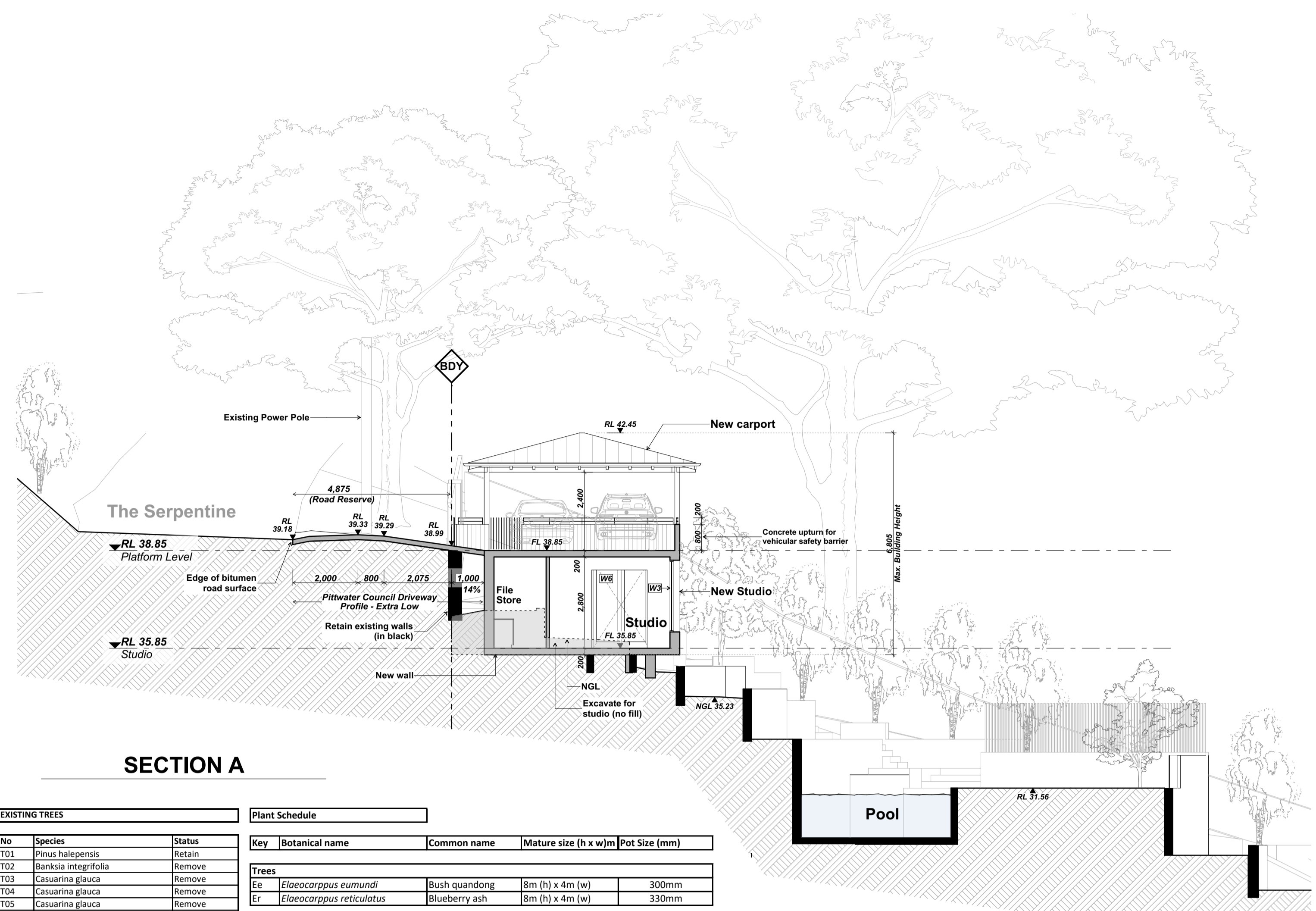
Existing = 1045.94m<sup>2</sup> or 52.9%

Proposed = 992.02m<sup>2</sup> or 50.17%

DATE	REV	DESCRIPTION
11/04/2023	A	DA
28/07/2023	B	ADDITIONAL INFORMATION



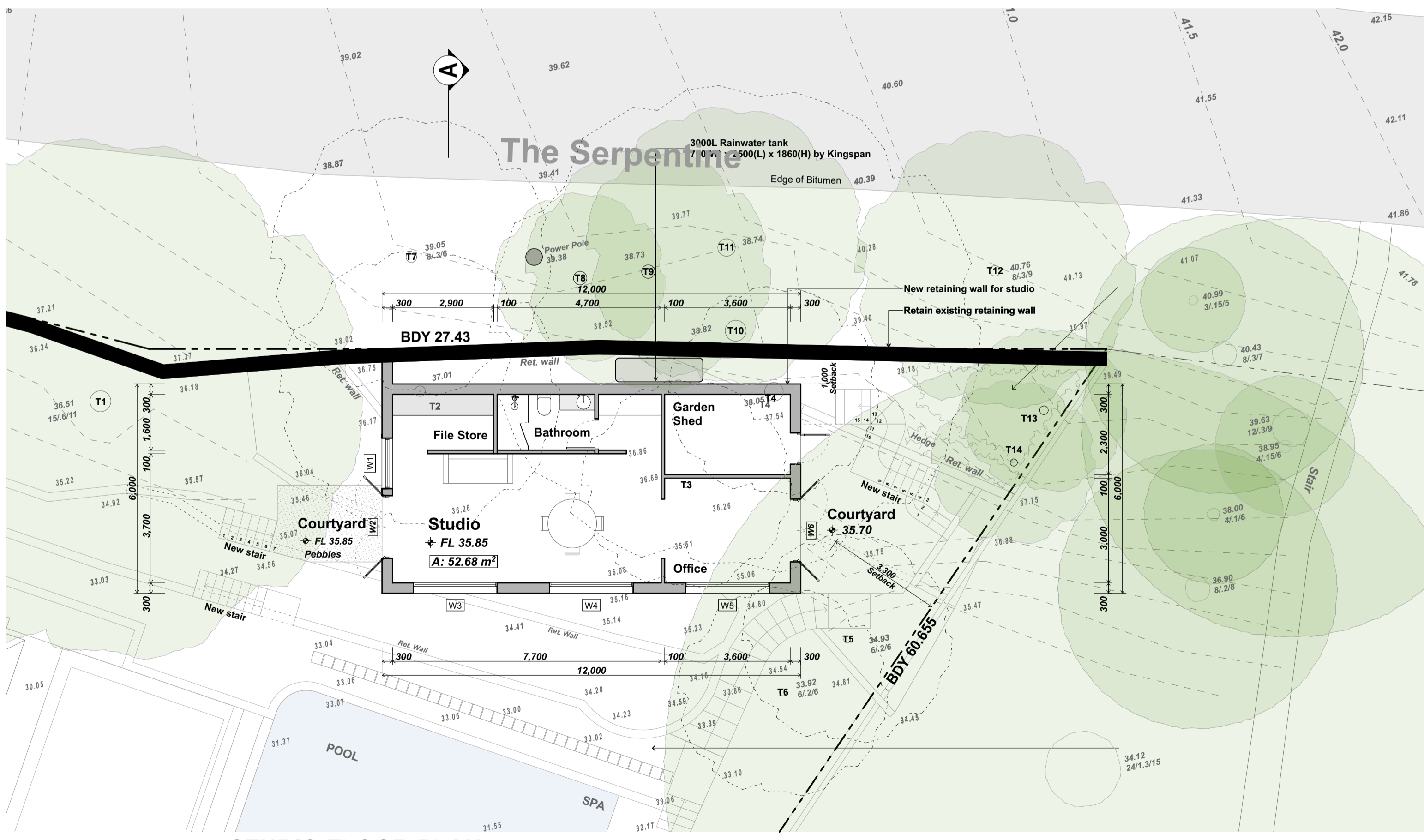
CAR PLATFORM



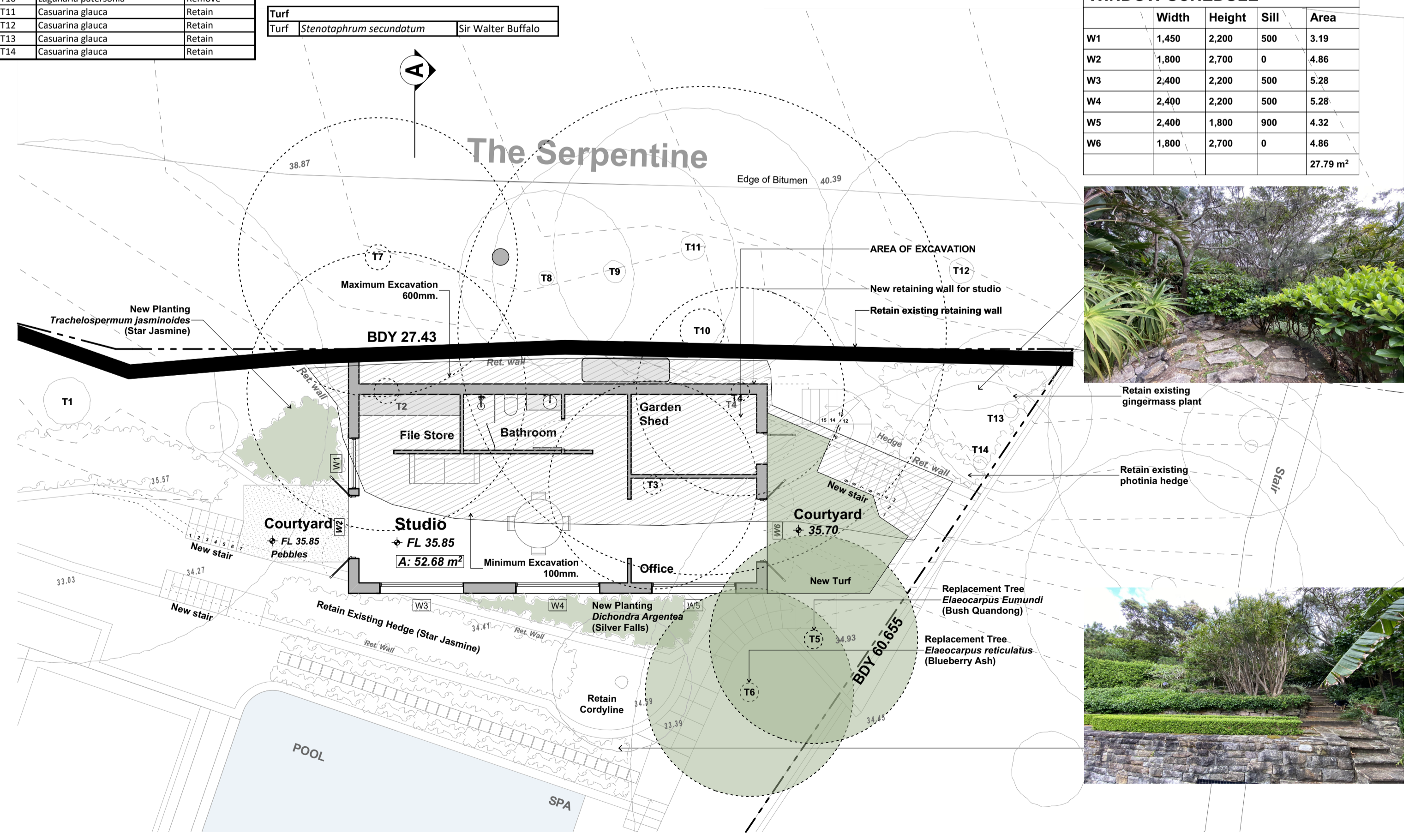
SECTION A

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

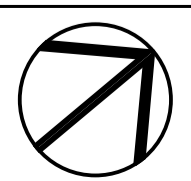
WINDOW SCHEDULE				
	Width	Height	Sill	Area
W1	1,450	2,200	500	3.19
W2	1,800	2,700	0	4.86
W3	2,400	2,200	500	5.28
W4	2,400	2,200	500	5.28
W5	2,400	1,800	900	4.32
W6	1,800	2,700	0	4.86
				27.79 m <sup>2</sup>



STUDIO FLOOR PLAN



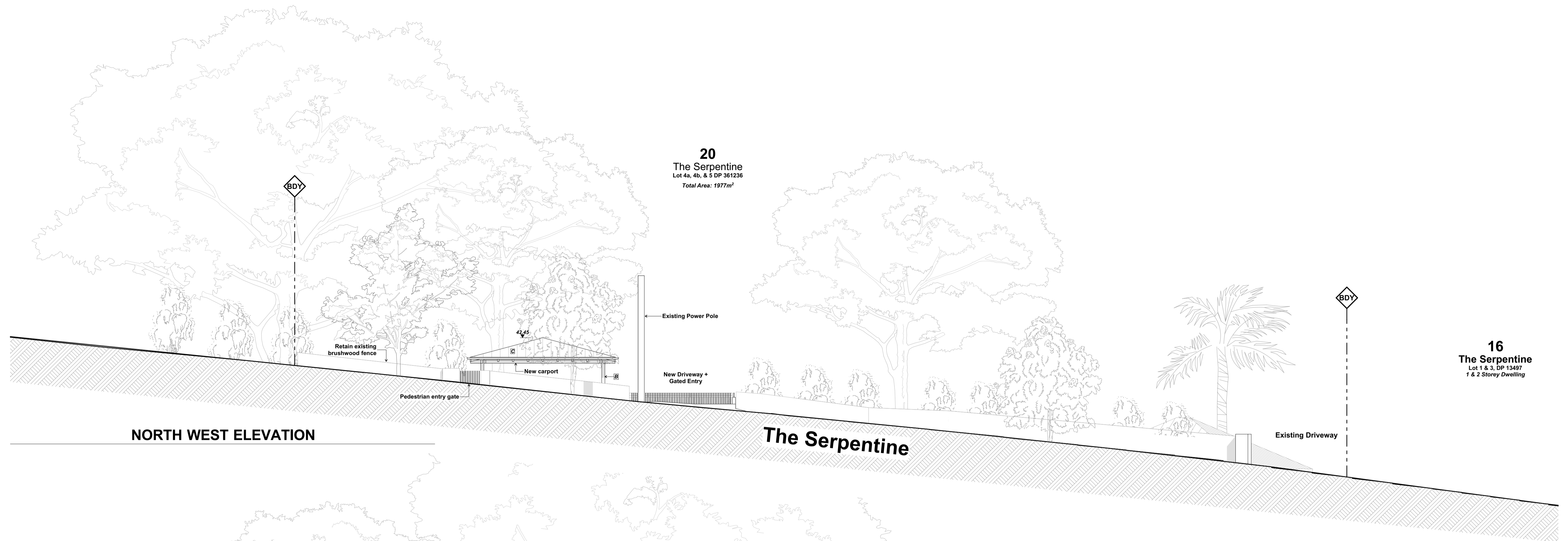
LANDSCAPE PLAN & EXCAVATION / FILL PLAN



DATE	REV	DESCRIPTION
11/04/2023	A	DA

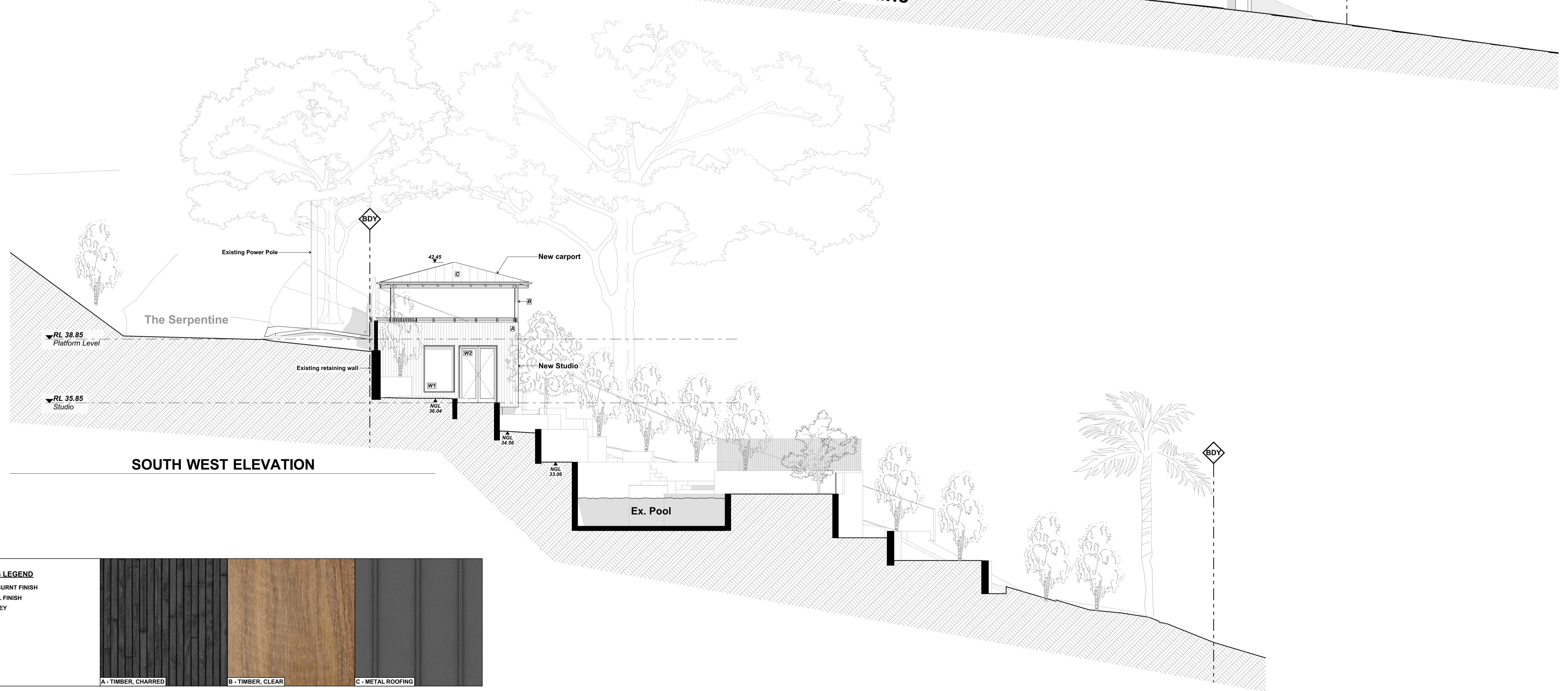
PROJECT  
**New Studio + Car Parking Structure**  
18-20 The Serpentine, Bilgola Beach  
NSW 2107  
Lots 4a, 4b, & 5 DP 361236  
FOR Rob & Cheryl Miller

DRAWING TITLE  
**FLOOR PLANS + SECTION**  
PROJECT NO. 2236  
SCALE 1:100, 1:1.33 @ A1A.02  
DRAWN BY AB / SG  
DRAWING NO. A1A.02  
PLOT DATE 11/04/2023  
REVISION A



**NORTH WEST ELEVATION**

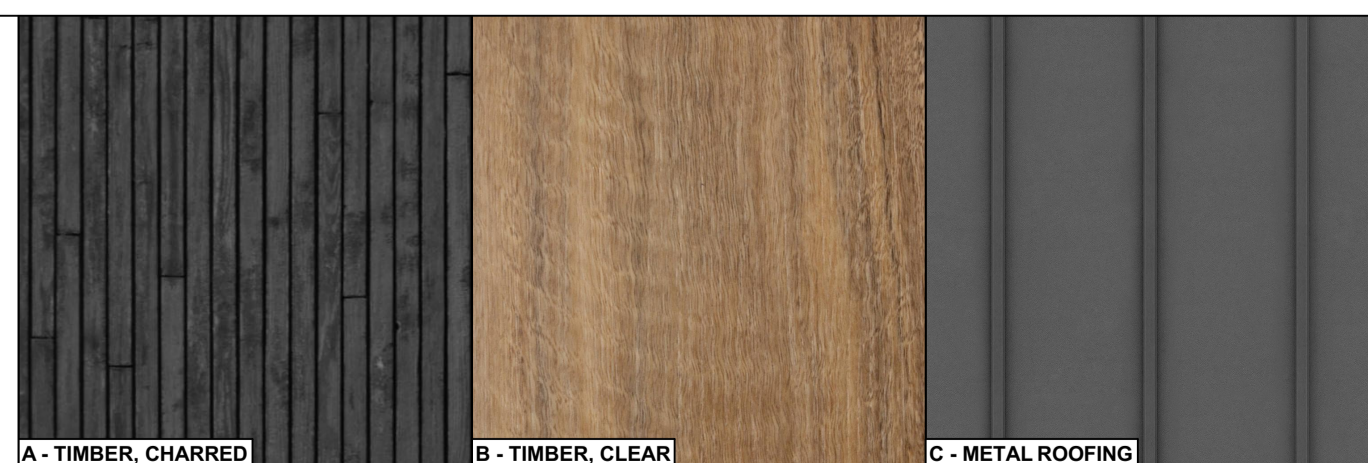
**The Serpentine**



**SOUTH WEST ELEVATION**

**EXTERIOR FINISHES LEGEND**

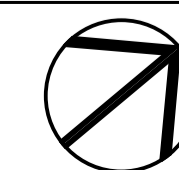
- A TIMBER CLADDING, BURNT FINISH
- B TIMBER, CLEAR SEAL FINISH
- C METAL ROOFING, GREY



A - TIMBER, CHARRED

B - TIMBER, CLEAR

C - METAL ROOFING

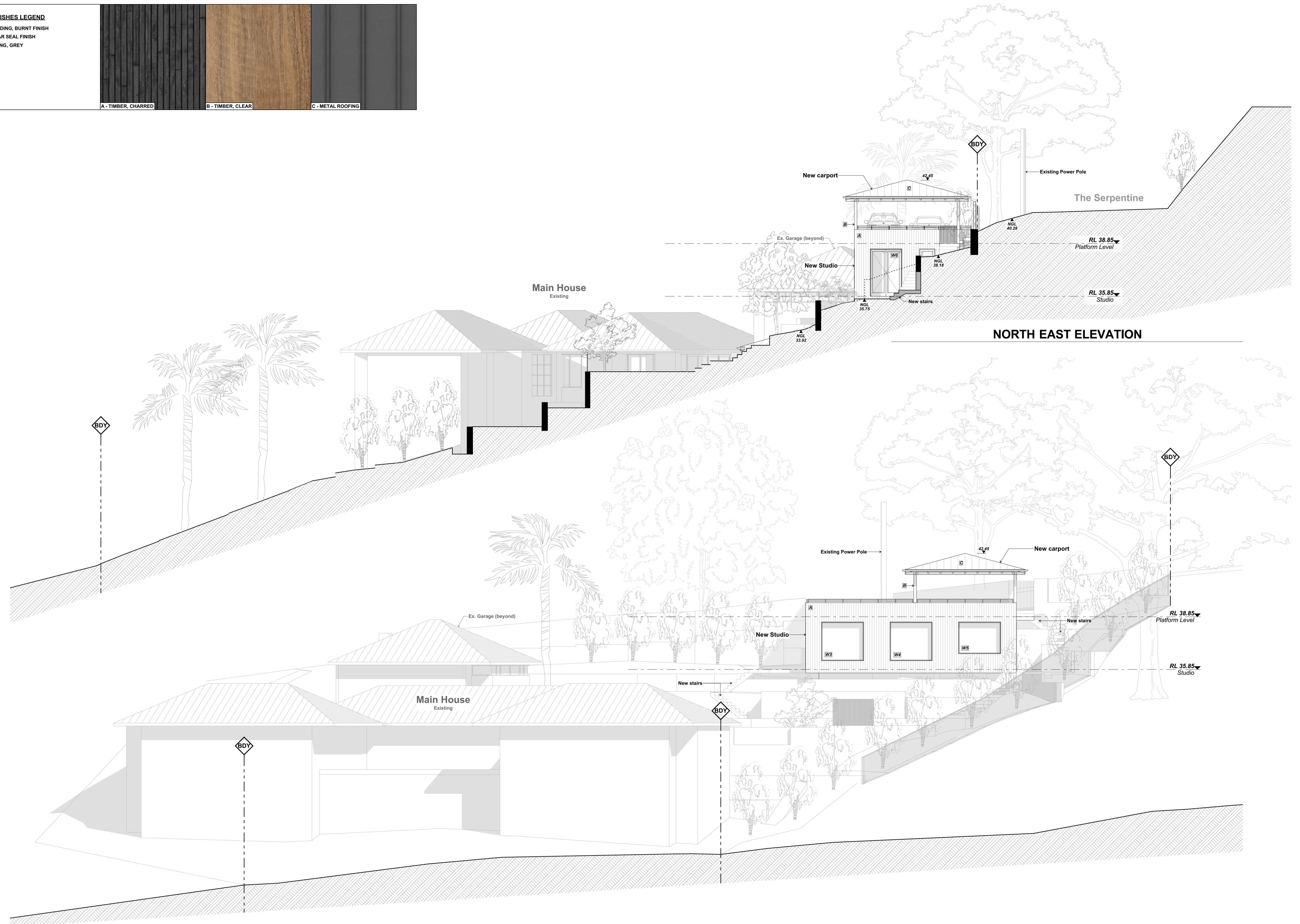


DATE	REV	DESCRIPTION
11/04/2023	A	DA

**EXTERIOR FINISHES LEGEND**

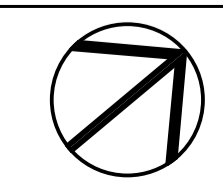
- A TIMBER CLADDING, BURNT FINISH
- B TIMBER, CLEAR SEAL FINISH
- C METAL ROOFING, GREY

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



**SOUTH EAST ELEVATION**

**NORTH EAST ELEVATION**



DATE	REV	DESCRIPTION
11/04/2023	A	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

**DRAWING TITLE**  
NE + SE ELEVATION

PROJECT NO. 2236  
SCALE 1:100 @ A1

DRAWN BY AB / SG  
DRAWING NO. A.04  
PLOT DATE 11/04/2023  
REVISION A



**EXISTING LANDSCAPE AREA**

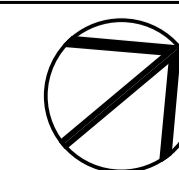
**A: 1045.94m<sup>2</sup>**



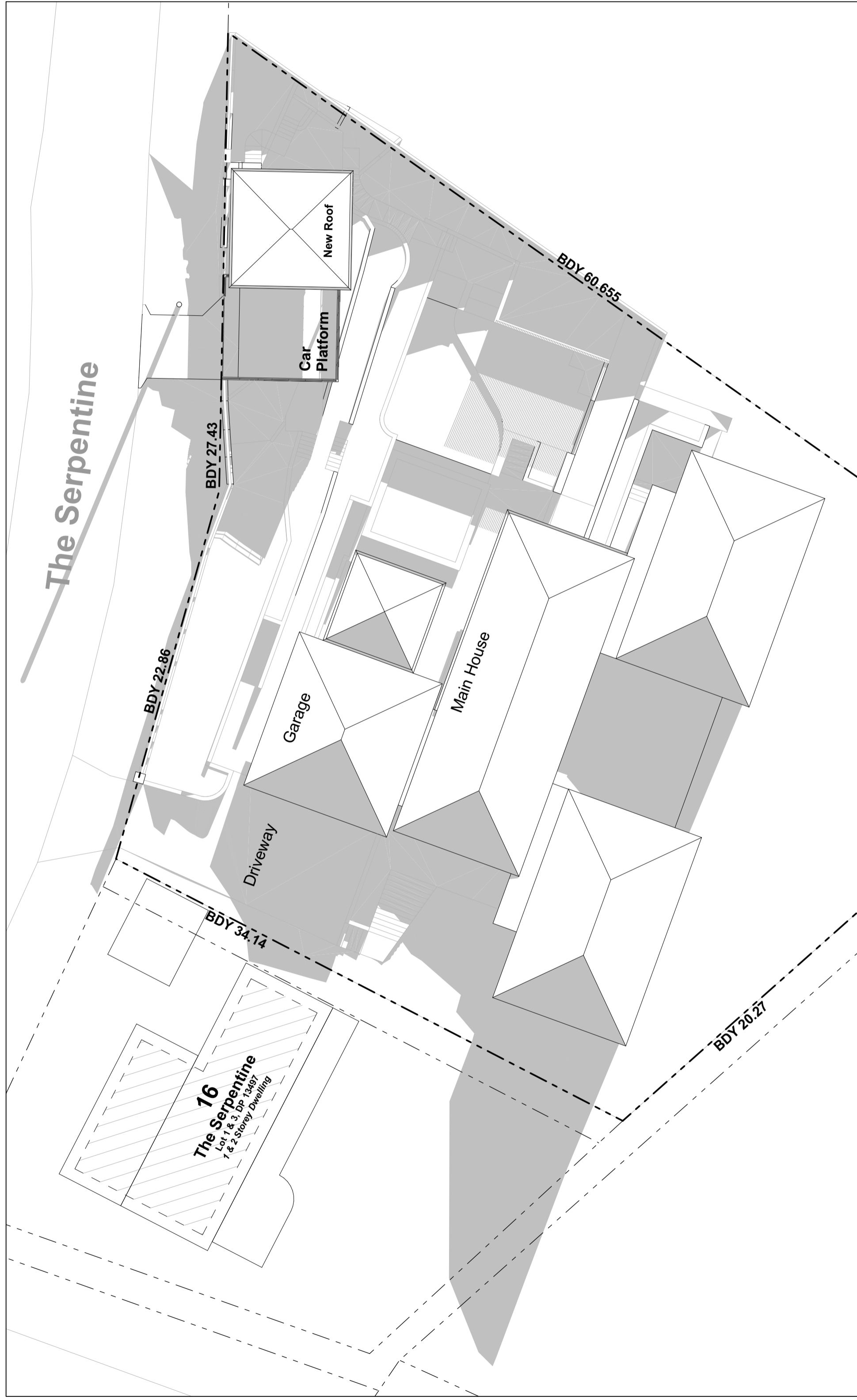
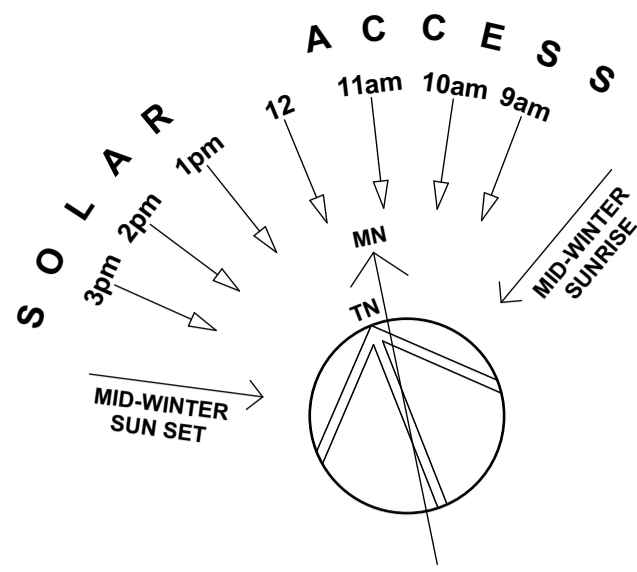
**PROPOSED LANDSCAPE AREA**

**A: 992.02m<sup>2</sup>**

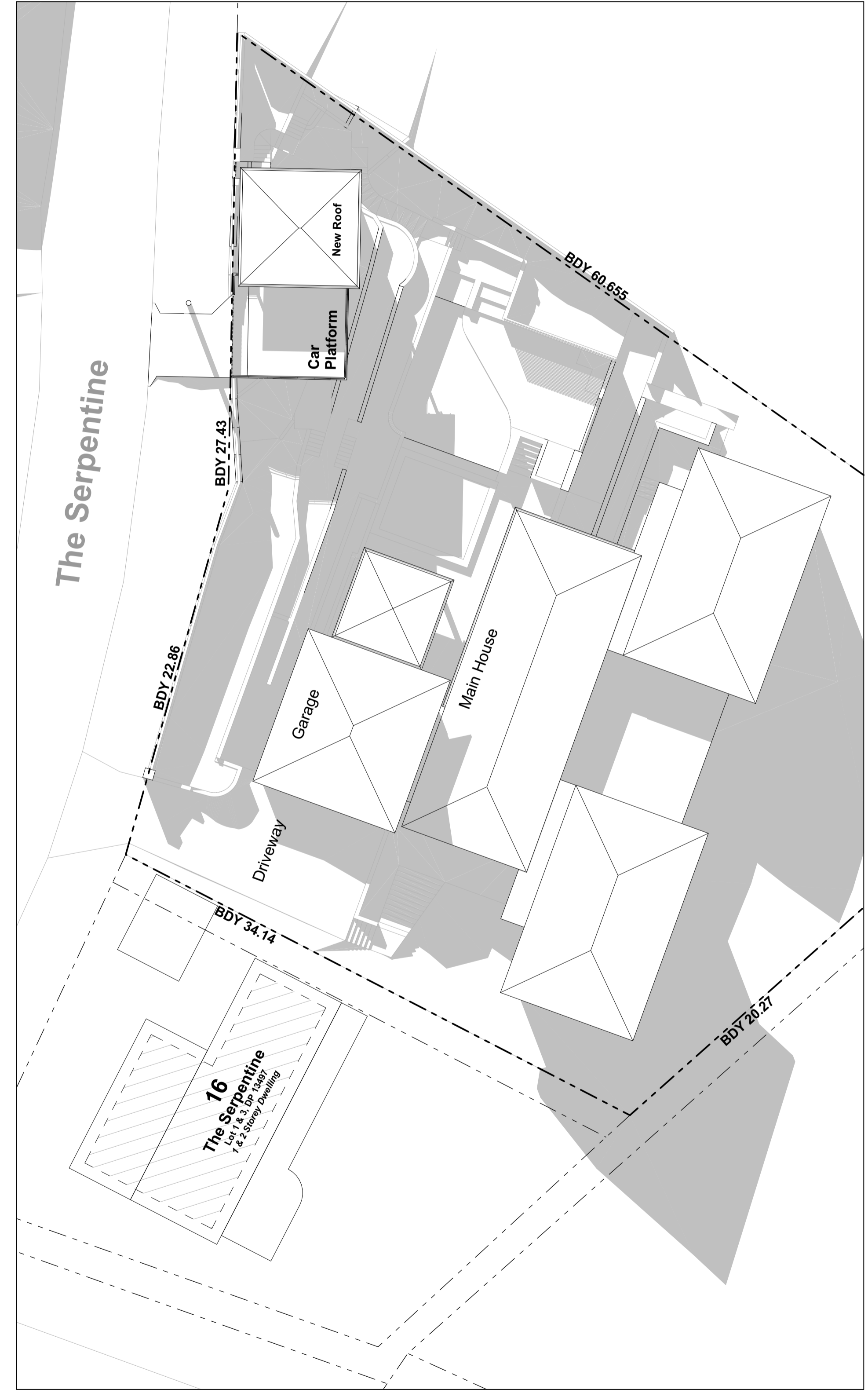
<b>Total Site Area = 1977m<sup>2</sup></b>	
<b>Landscape areas:</b>	
Required	1186m <sup>2</sup> or 60%
Existing	1045.94m <sup>2</sup> or 52.9%
<b>Total Proposed Landscape area =</b>	
<b>992.02m<sup>2</sup> or 50.17%</b>	



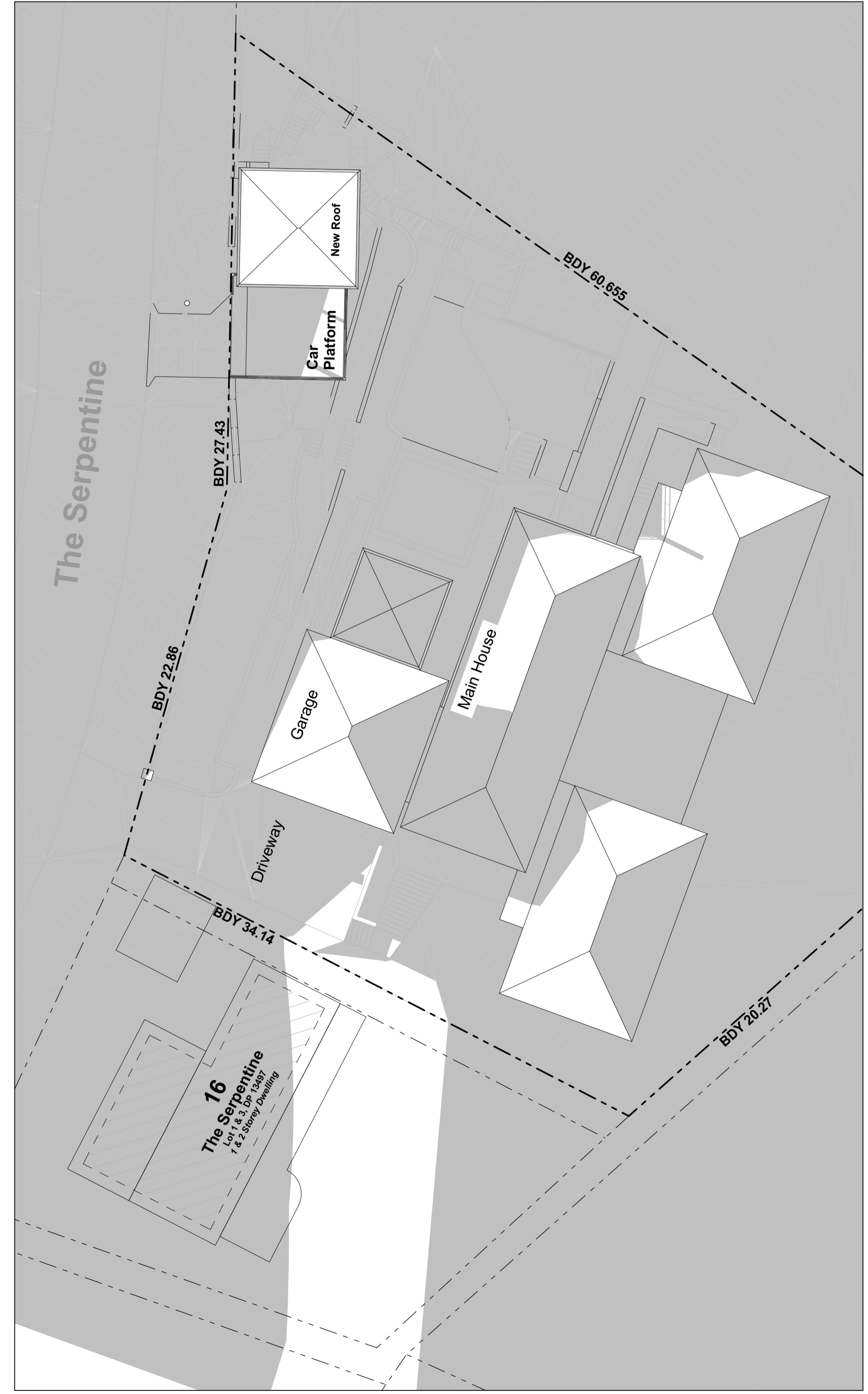
DATE	REV	DESCRIPTION
11/04/2023	A	DA



9am - 21 JUNE



12pm - 21 JUNE



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

DATE	REV	DESCRIPTION
11/04/2023	A	DA