

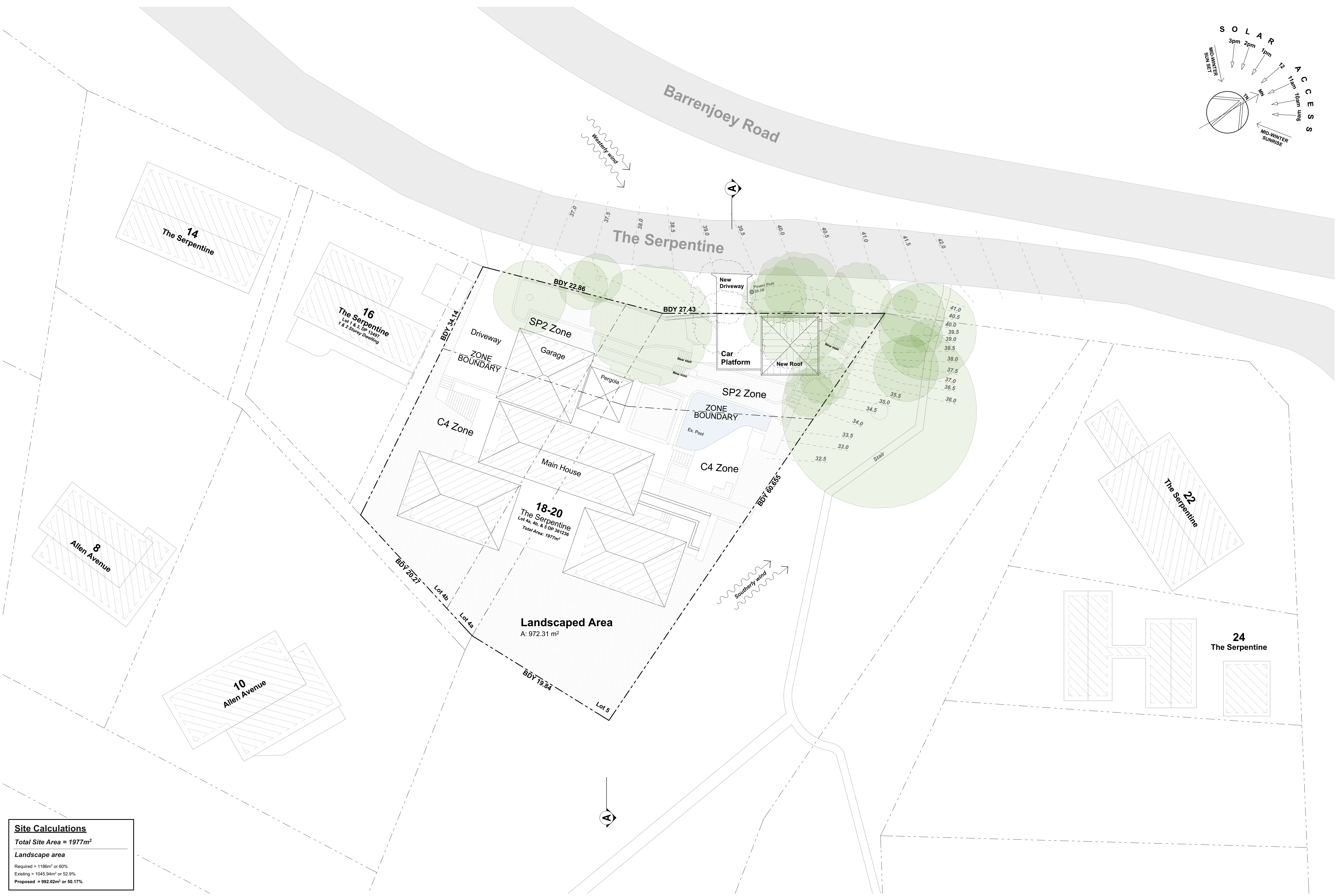
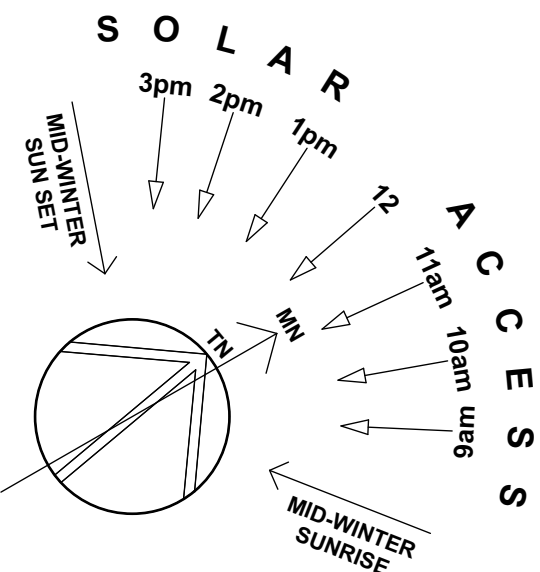
DEVELOPMENT APPLICATION

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

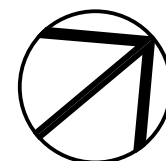
Total Site Area = 1977m²

Landscape area

Required = 1198m² or 60%

Existing = 1045.94m² or 52.9%

Proposed = 992.02m² or 50.17%



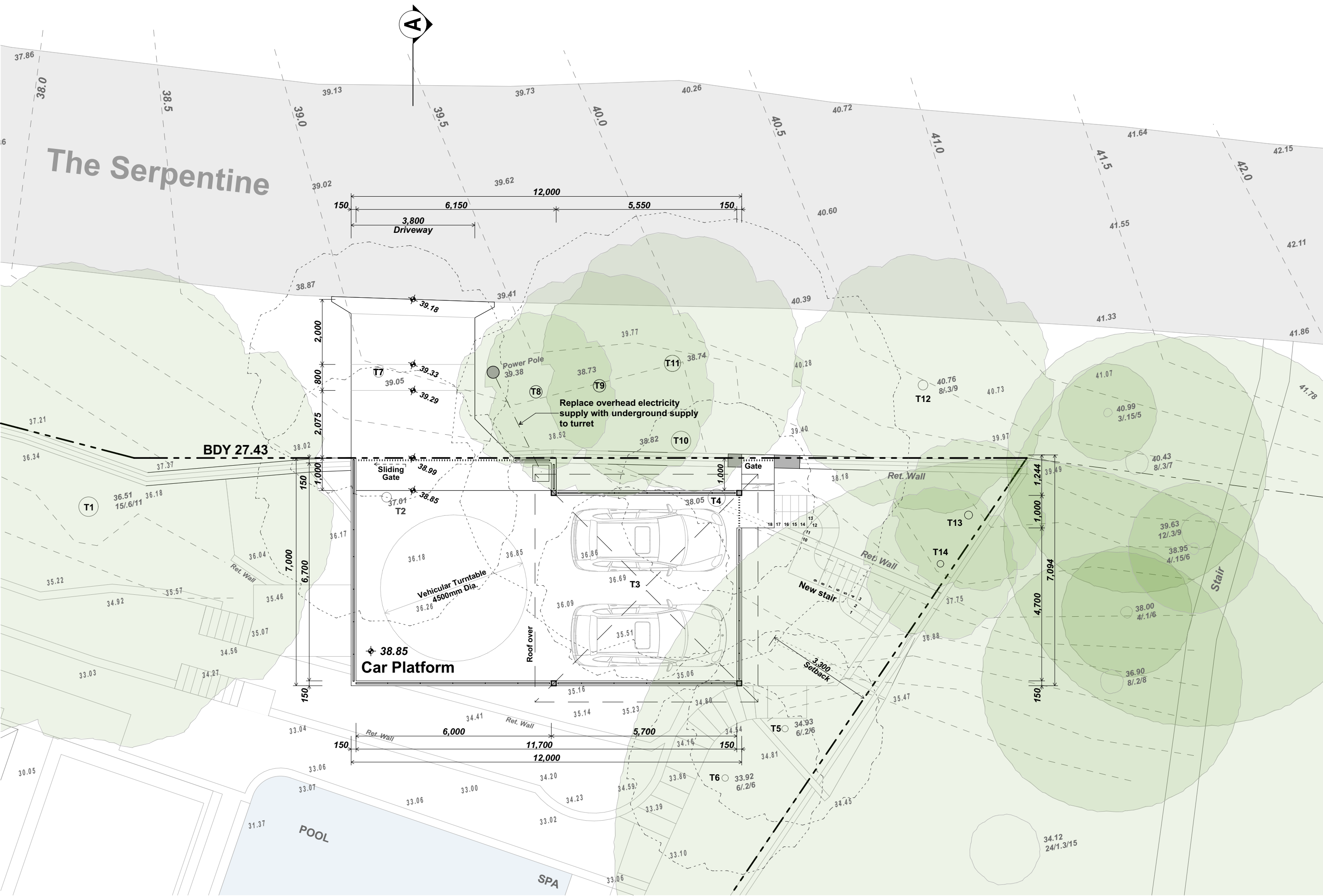
DATE	REV	DESCRIPTION
11/04/2023	A	DA

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

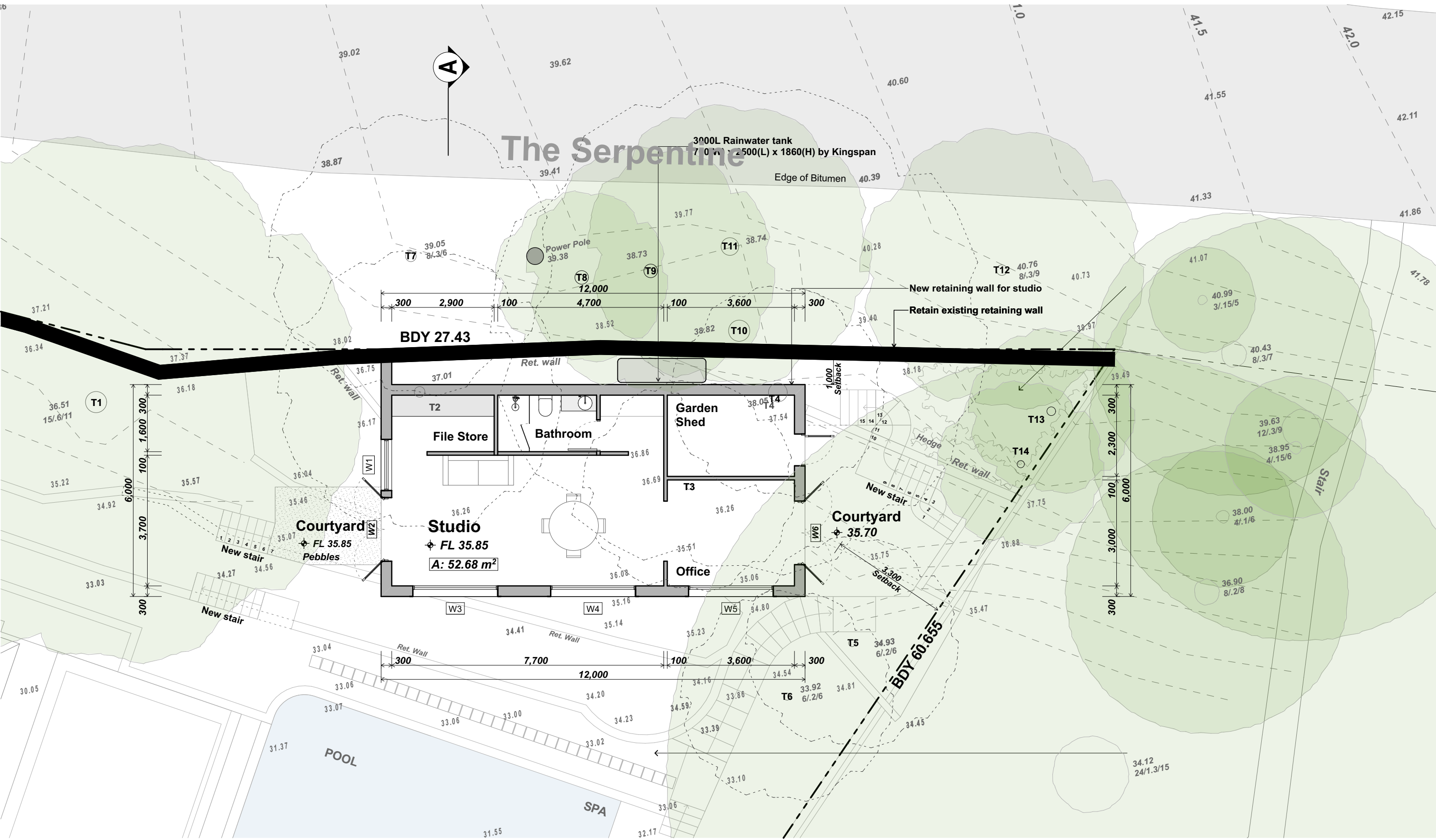
DRAWING TITLE
SITE PLAN + SITE ANALYSIS
PROJECT NO.
2236
SCALE
1:200 @ A1

DRAWN BY
AB / SG
DRAWING NO.
A.01

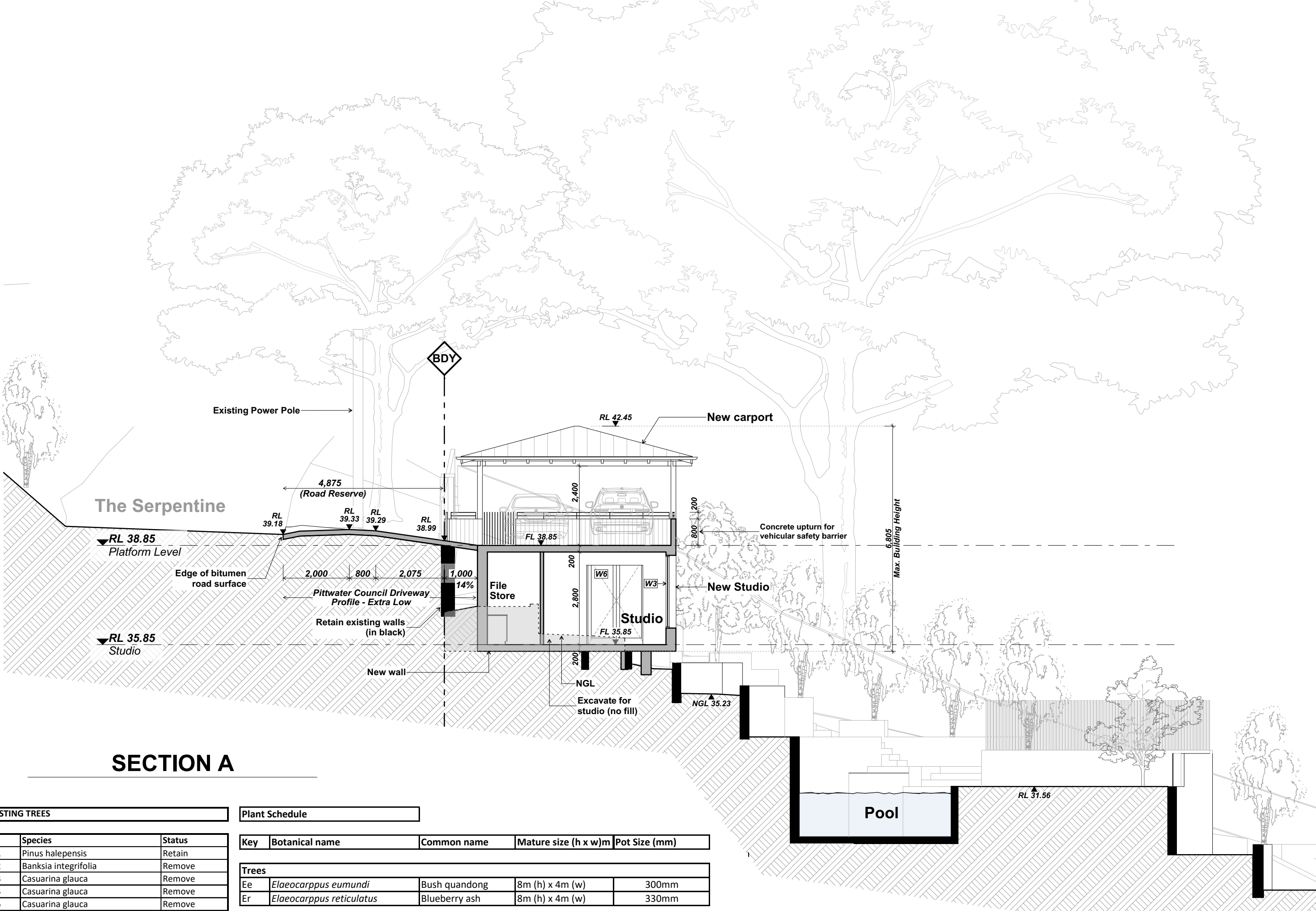
PLOT DATE
11/04/2023
REVISION
A



CAR PLATFORM



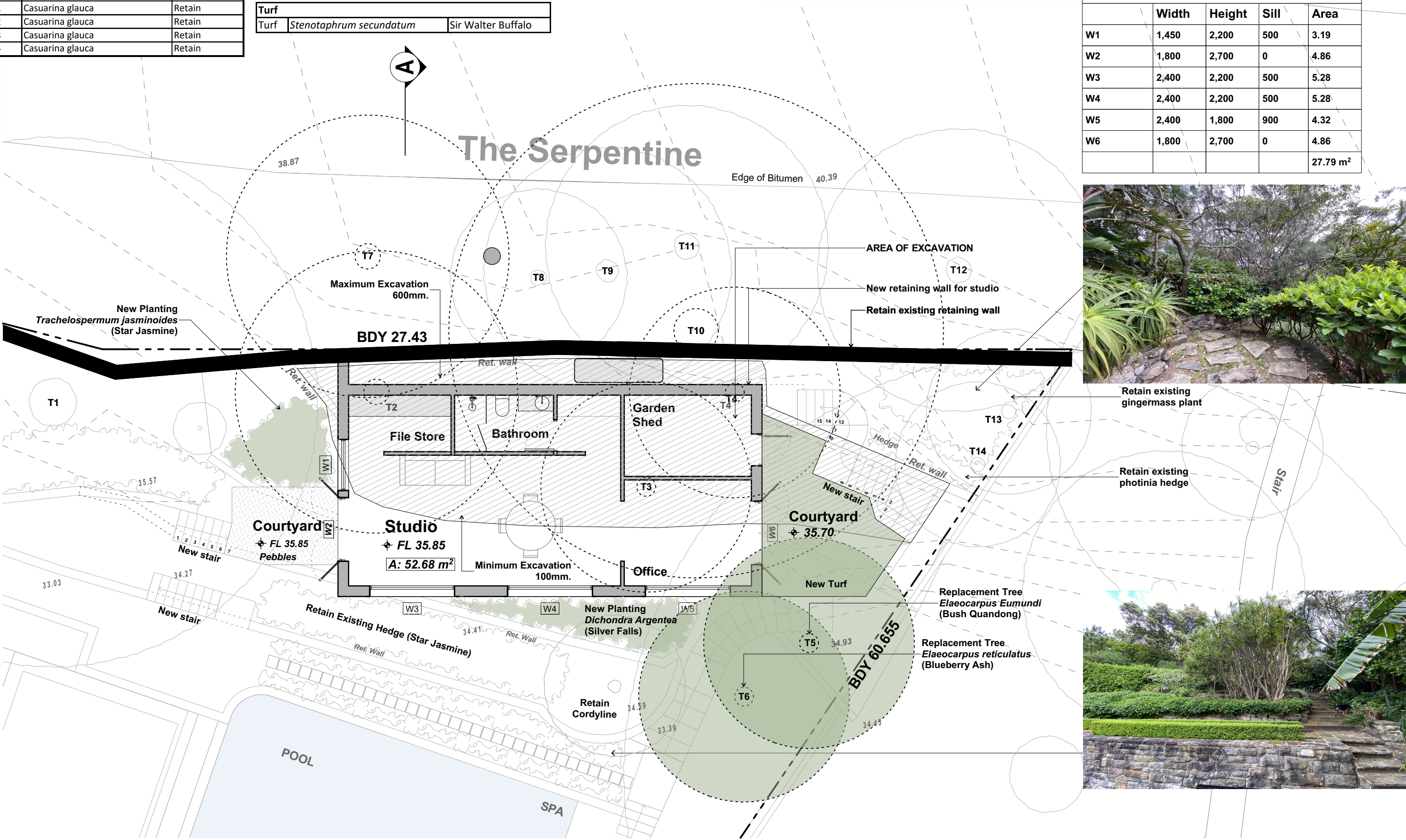
STUDIO FLOOR PLAN



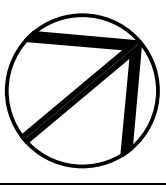
SECTION A

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	Remove				
T03	Casuarina glauca	Remove		Ee	Elaeocarpus eumundi	Bush quandong 8m (h) x 4m (w) 300mm
T04	Casuarina glauca	Remove		Er	Elaeocarpus reticulatus	Blueberry ash 8m (h) x 4m (w) 330mm
T05	Casuarina glauca	Remove	Ground covers			
T06	Casuarina glauca	Remove				
T07	Cupaniopsis Anacardioides	Remove		TJ	Trachelospermum jasminoides	Star Jasmine 0.5 (h) x 1m (w) 75mm
T08	Casuarina glauca	Retain		Dar	Dichondra argentea	Silver falls dichondra 0.1m (h) x 1.8m (w) 75mm
T09	Casuarina glauca	Retain	Turf			
T10	Lagunaria patersonia	Remove				
T11	Casuarina glauca	Retain				
T12	Casuarina glauca	Retain				
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

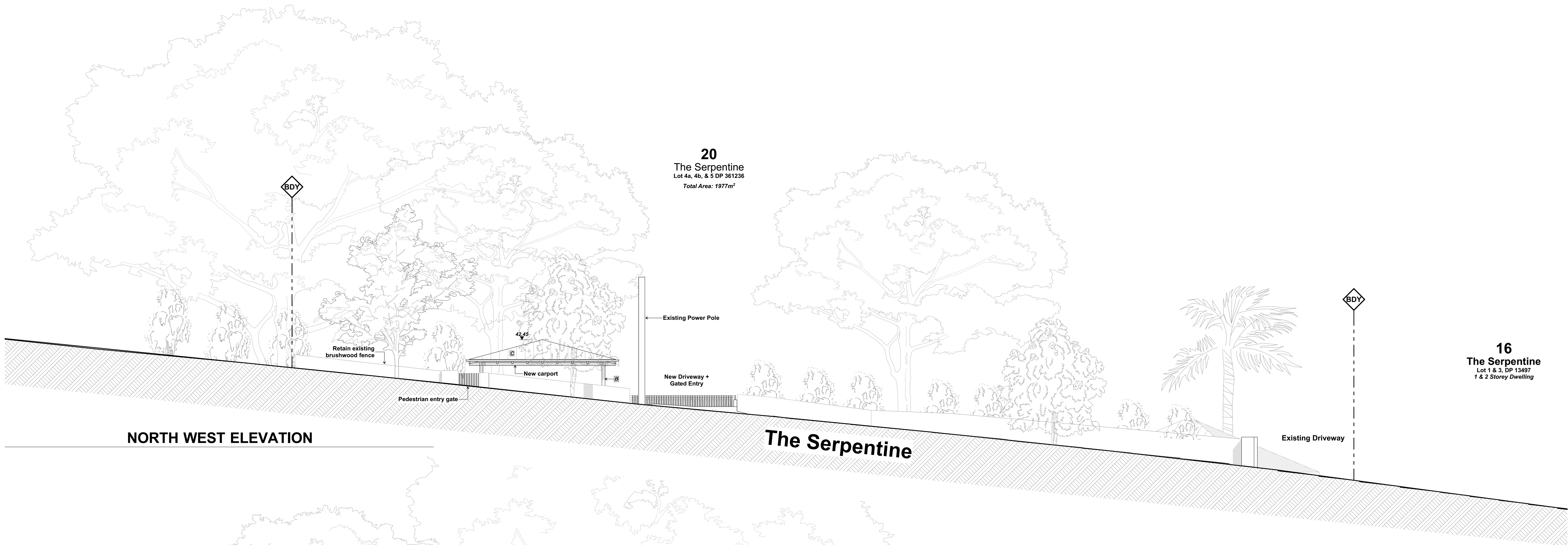


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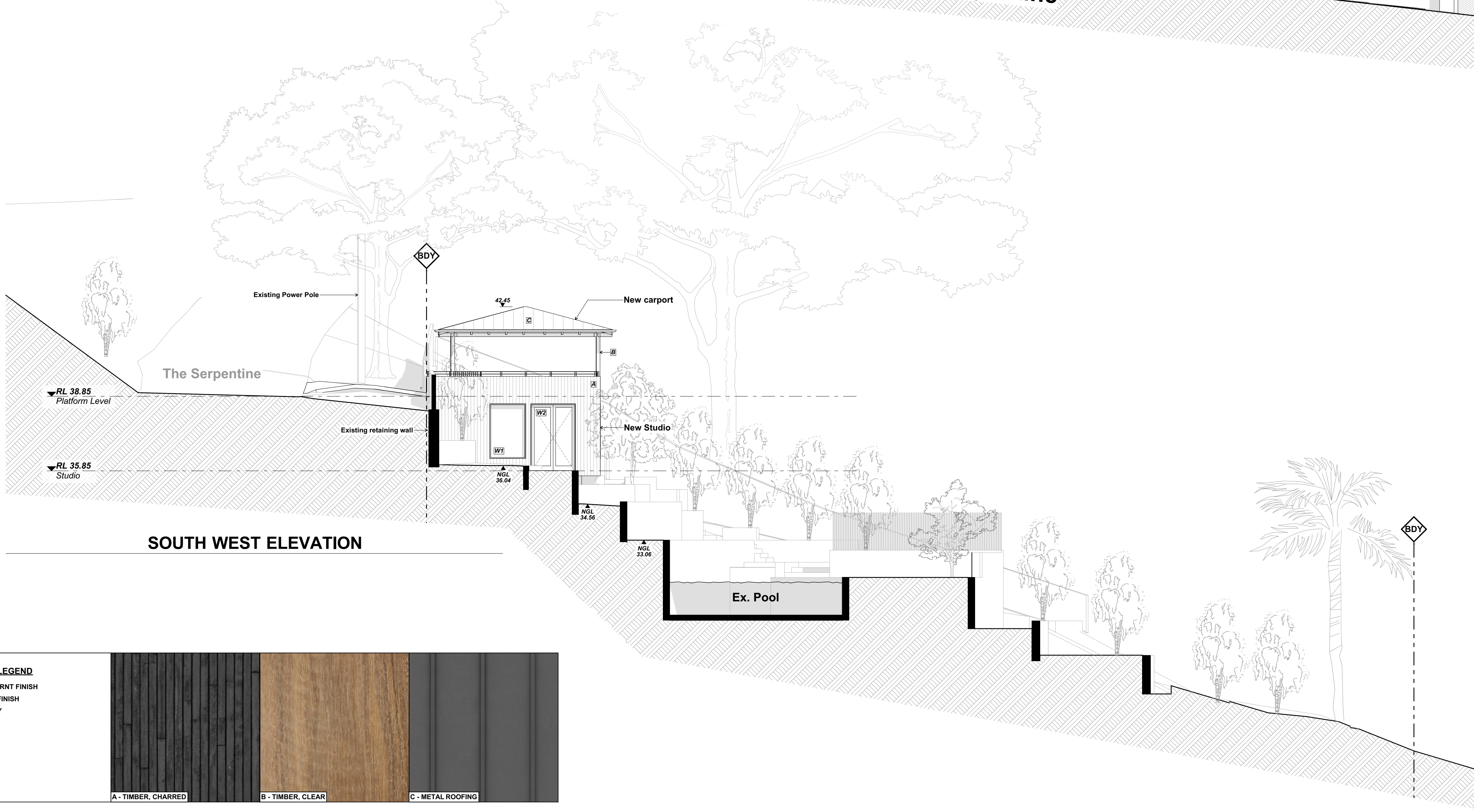
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FLOOR PLANS + SECTION
PROJECT NO.
2236
SCALE
1:100, 1:1.33 @ A1A.02

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

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

B

P

E

JOINT VENTURE PLACE

1/115 TO PARK STREET

MONA VALE, NSW 2107

PH: 02 9575 4411

GTA@G.T.COM.AU

DATE

11/04/2023

REV

A

DESCRIPTION

DA

PROJECT

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

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AB / SG

DRAWING NO.

A.04

PLOT DATE

11/04/2023

REVISION

A



EXISTING LANDSCAPE AREA

A: 1045.94m²



PROPOSED LANDSCAPE AREA

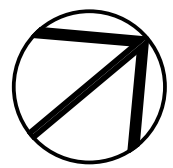
A: 992.02m²

Total Site Area = 1977m²

Landscape areas:

Required 1186m² or 60%
Existing 1045.94m² or 52.9%

Total Proposed Landscape area =
992.02m² or 50.17%



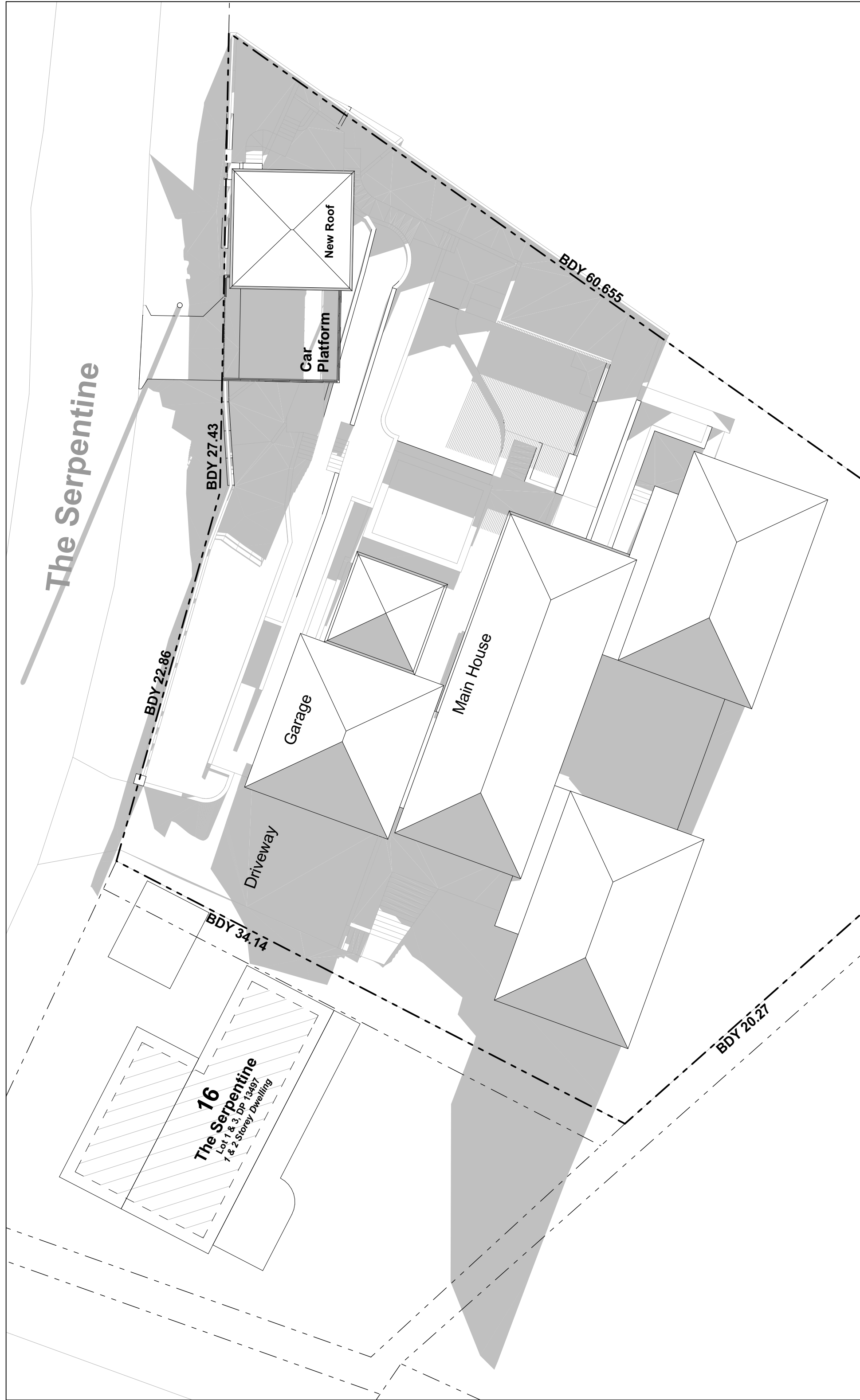
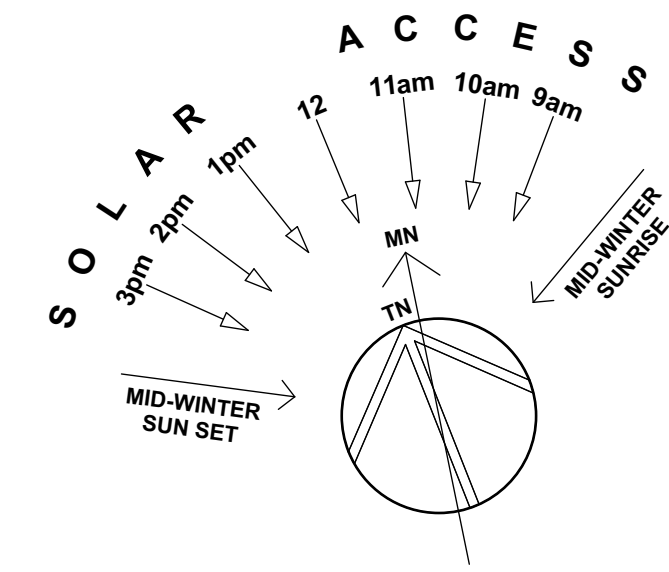
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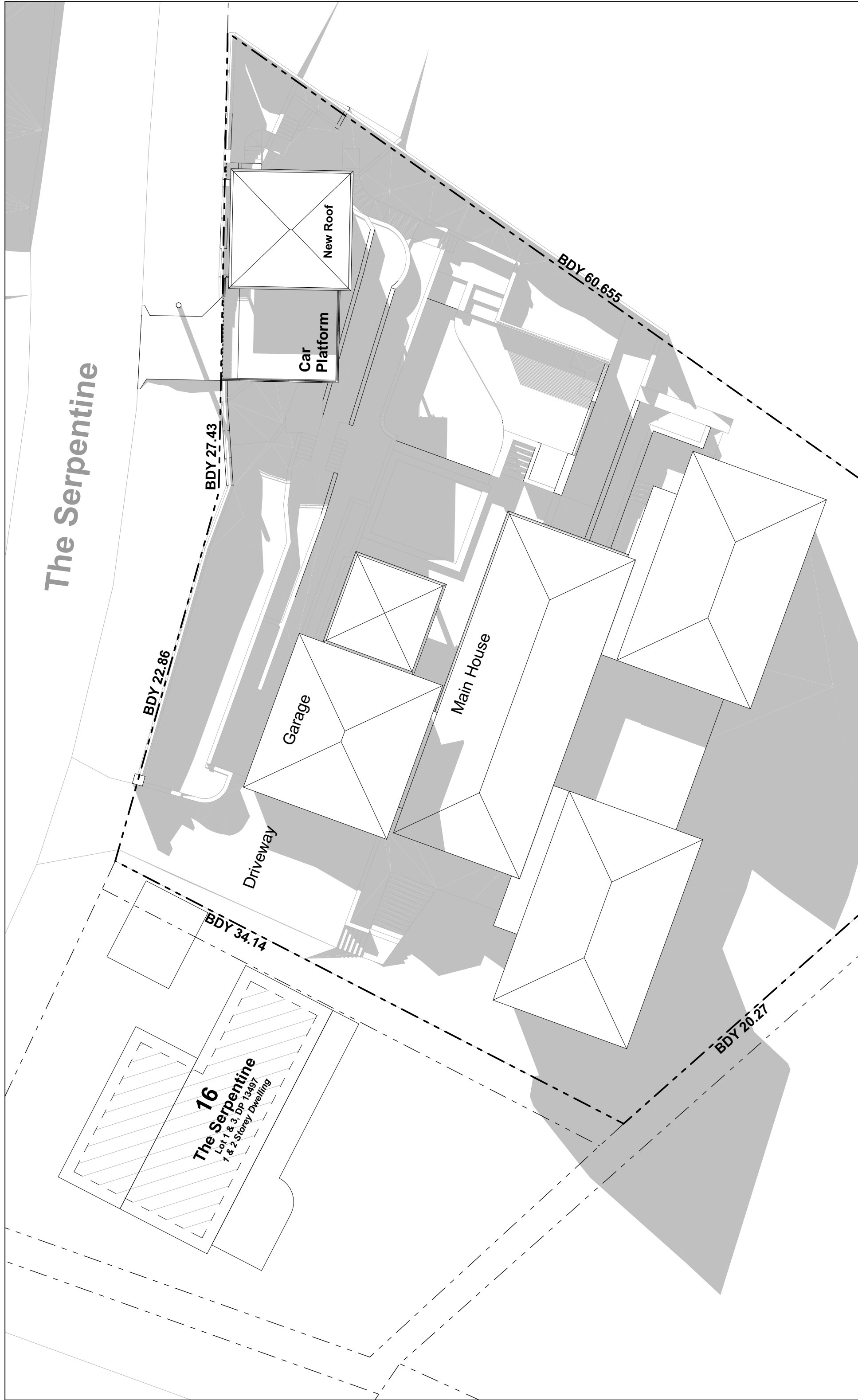
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SITE CALCULATIONS
PROJECT NO.
2236
SCALE
1:200 @ A1

DRAWN BY
AB / SG
DRAWING NO.
A.05

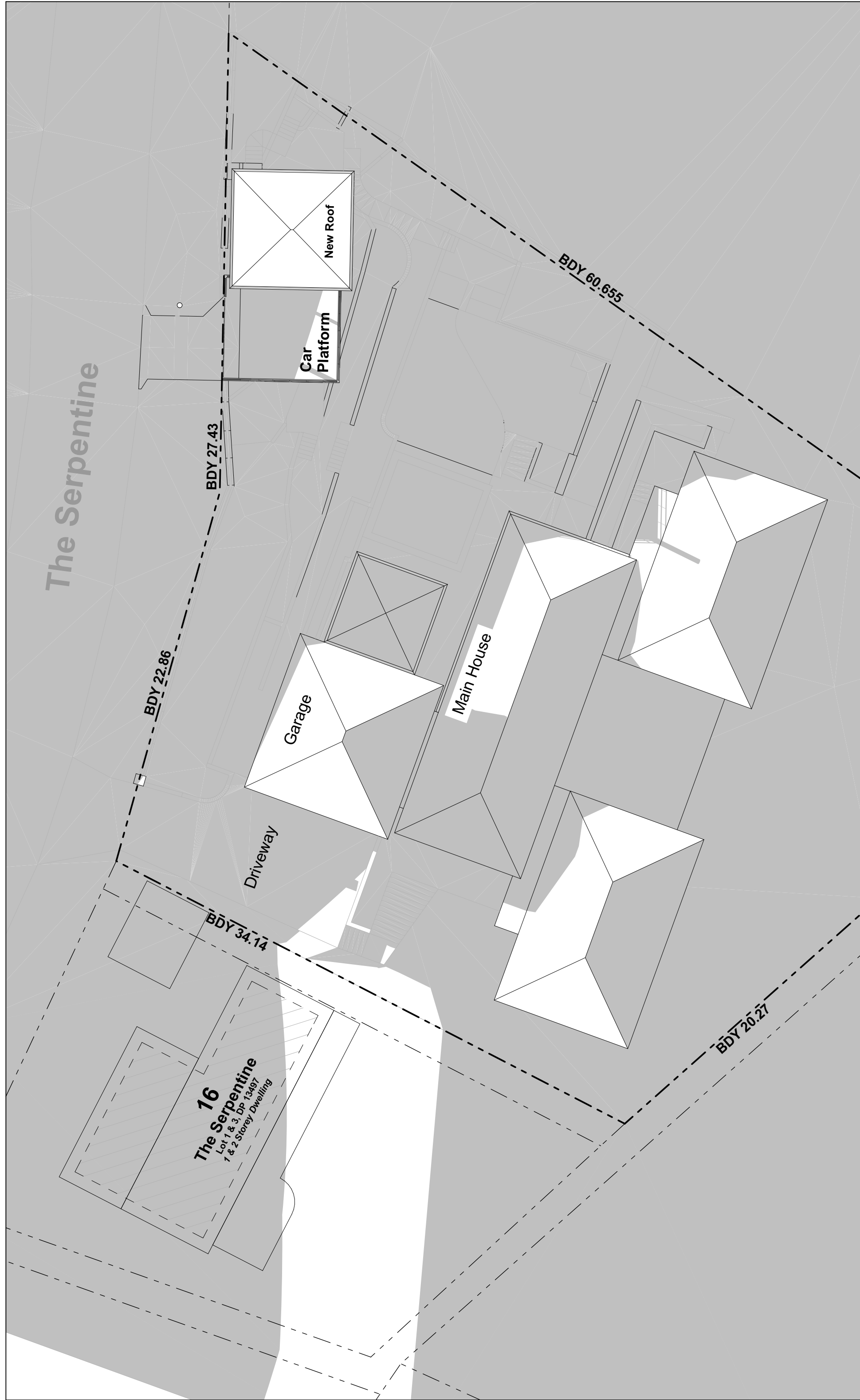
PLOT DATE
11/04/2023
REVISION
A



9am - 21 JUNE



12pm - 21 JUNE



3pm - 21 JUNE

No additional shadow
(due to topography)