

LAND	LOT 3, DP 511677		
SITE AREA	1328 SQM		
FLOOR AREA	EXISTING	CHANGE	PROPOSED
HOUSE LG	167	+6	173
HOUSE L1	33	+1	34
GARAGE	24		24
TOTAL	224 SQM 0.17:1 FSR	+7 SQM	231 SQM 0.17:1 FSR
HERITAGE	LOCAL ITEM #227031 GROVE OF CABBAGE TREE PALMS.	ALL TREES RETAINED.	
LAND ZONE	E4 - ENVIRONMENTAL LIVING		
	AREA OF NEW WORK PREDOMINANTLY INTERNAL RENOVATIONS		

**THIS PLAN IS TO BE READ IN  
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THE CONDITIONS OF DEVELOPMENT  
CONSENT**  
  
**DA2021/0148**

**rdo.**

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Project **BILGOLA**  
Address **1A THE SERPENTINE, BILGOLA BEACH**  
Dwg Title **SITE PLAN & SITE ANALYSIS**

job 025 BIL  
issue 16 02 21  
scale 1:200 @A3

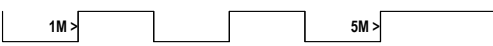
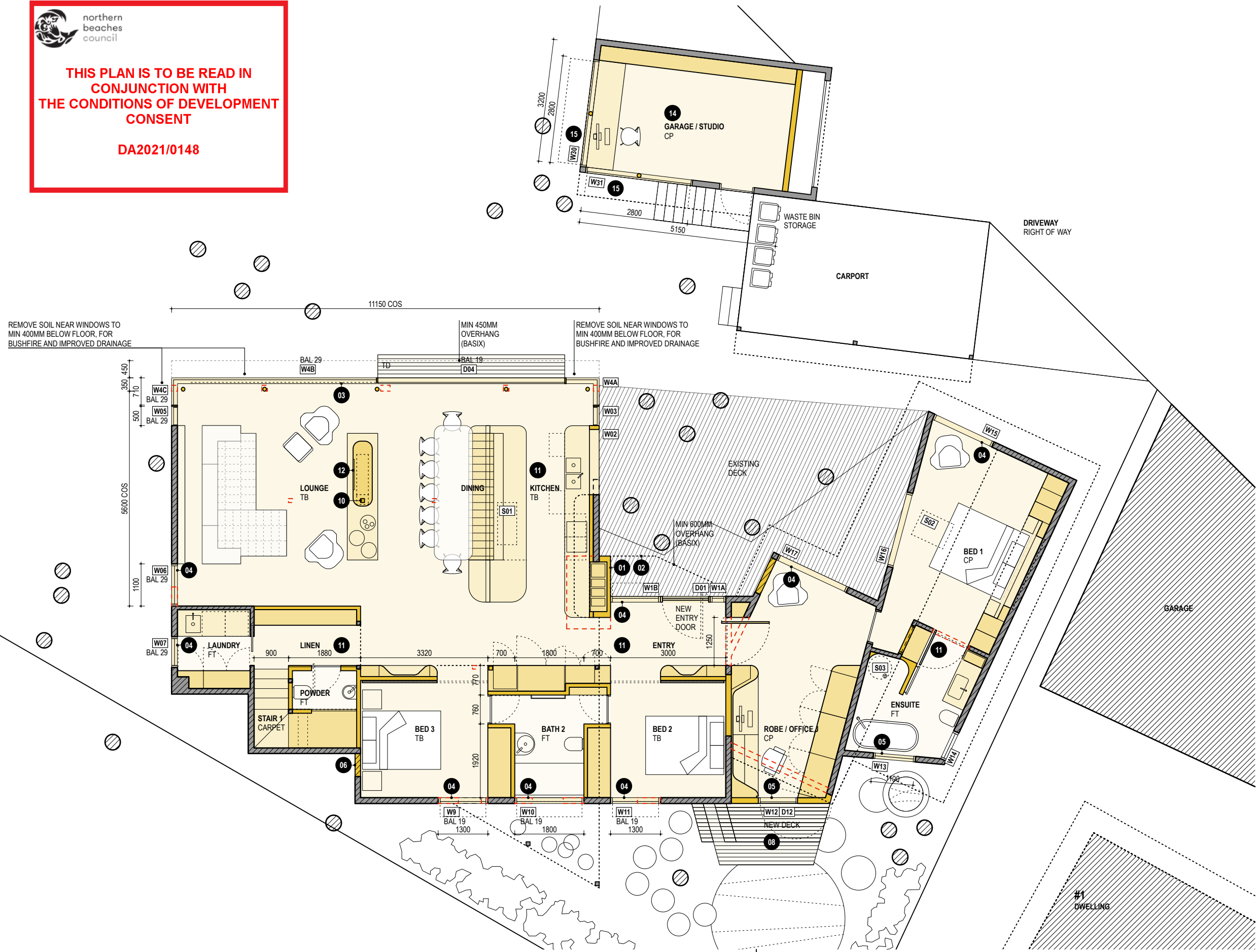
**DA10**  
rev A





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**DA2021/0148**



**GENERAL NOTES, BASIX & BUSHFIRE -**  
REFER DRAWING DA02 AND RELEVANT REPORTS & CERTIFICATES.

**BUSHFIRE RESISTANCE -** COMPLY WITH AS3959.2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

**MATERIAL, FINISHES & ABBREVIATIONS**  
CL - CLADDING, TO MATCH EXISTING.  
CP - CARPET.  
MR - METAL ROOF, FLASHING & CAPPING, COLORBOND.  
TD - TIMBER DECK, BUSHFIRE RESISTANT MATERIAL TO MEET AS3959.  
TB - TIMBER FLOOR BOARDS.



**SUMMARY OF PROPOSED WORK**

- 01 DEMOLISH BRICK CHIMNEY - REPLACE WITH CLADDING TO MATCH ADJACENT AND JOINERY INTERNAL.
- 02 ENTRY AWNING - NEW PROJECTION TO PROTECT FROM RAIN, SUN AND PALM BERRIES.
- 03 LIVING ROOM WINDOW - REPLACE FULL LENGTH, NEW GLASS LINE POSITIONED OUTSIDE EXISTING STRUCTURE ALIGNMENT.
- 04 REPLACE EXISTING WINDOWS - RE-USE EXISTING OPENINGS OR ENLARGE EXISTING OPENINGS.
- 05 NEW OPENING - CREATE NEW OPENING IN WALL WITH WINDOW OR DOOR, TO SATISFY BASIX.
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- 07 NEW EXTERNAL WALL - ENCLOSE TRIANGULAR SPACE ON SOUTH SIDE OF HOUSE, CLADDING TO MATCH EXISTING.
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Address **1A THE SERPENTINE, BILGOLA BEACH**  
Dwg Title **PLAN - MAIN LEVEL**

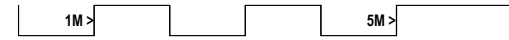
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issue 16 02 21  
scale 1:100 @ A3

**DA20**  
rev **A**



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**DA2021/0148**



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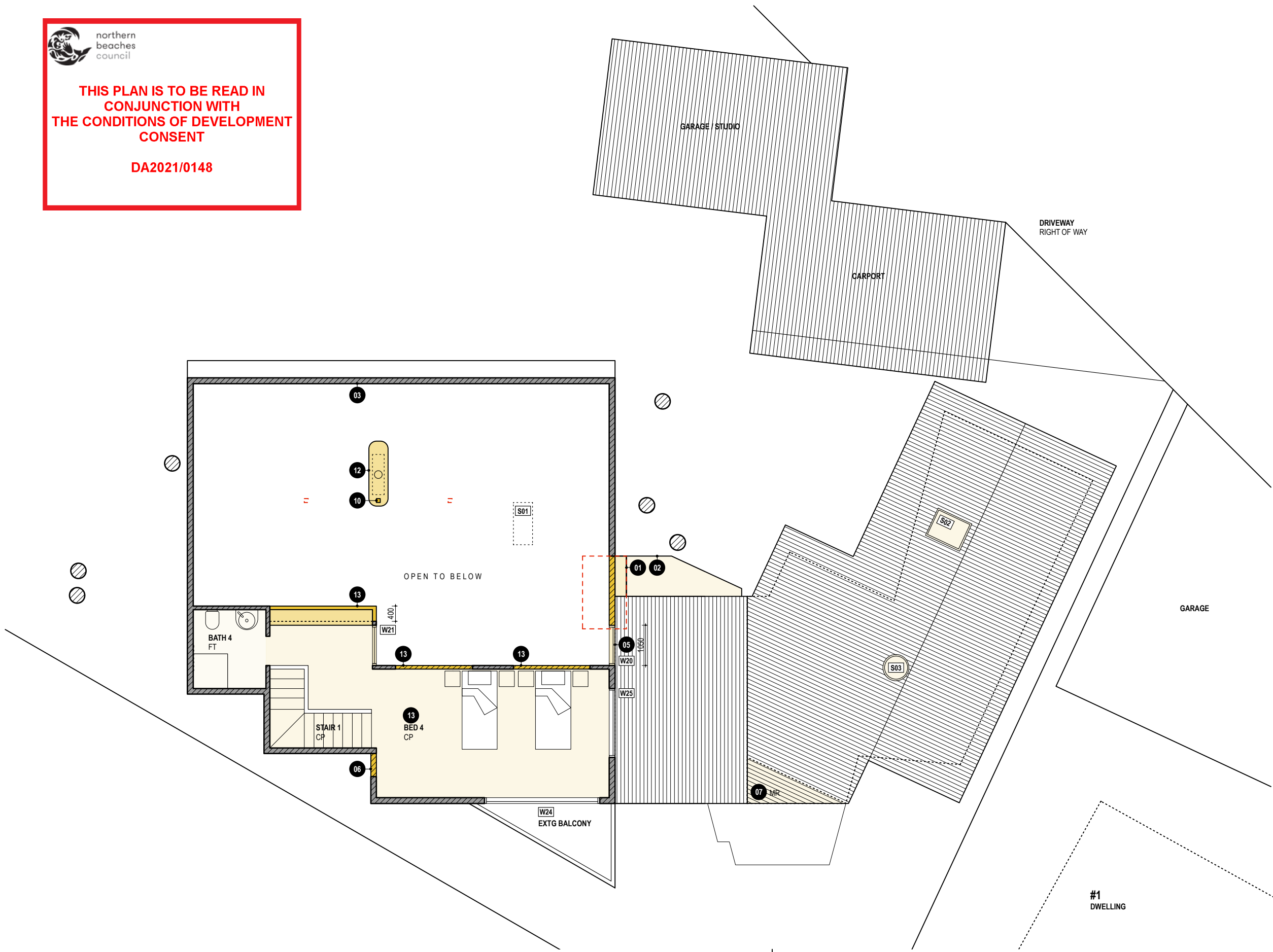
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Address **1A THE SERPENTINE, BILGOLA BEACH**

Dwg Title **PLAN - UPPER LEVEL**

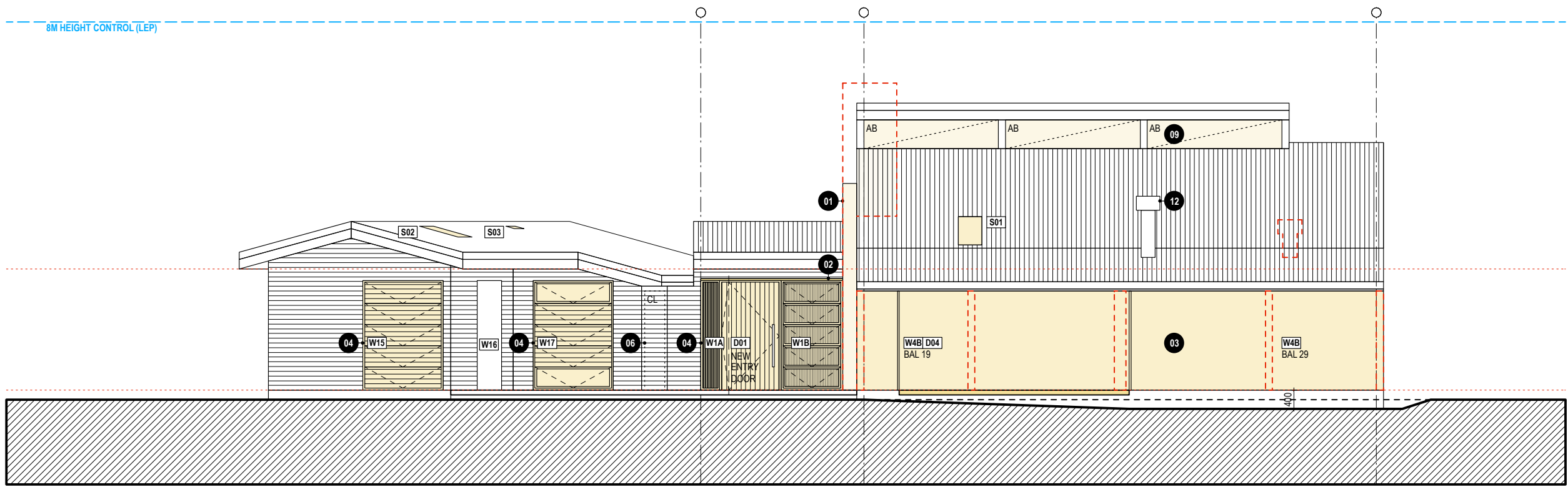
job 025 BIL

issue 16 02 21

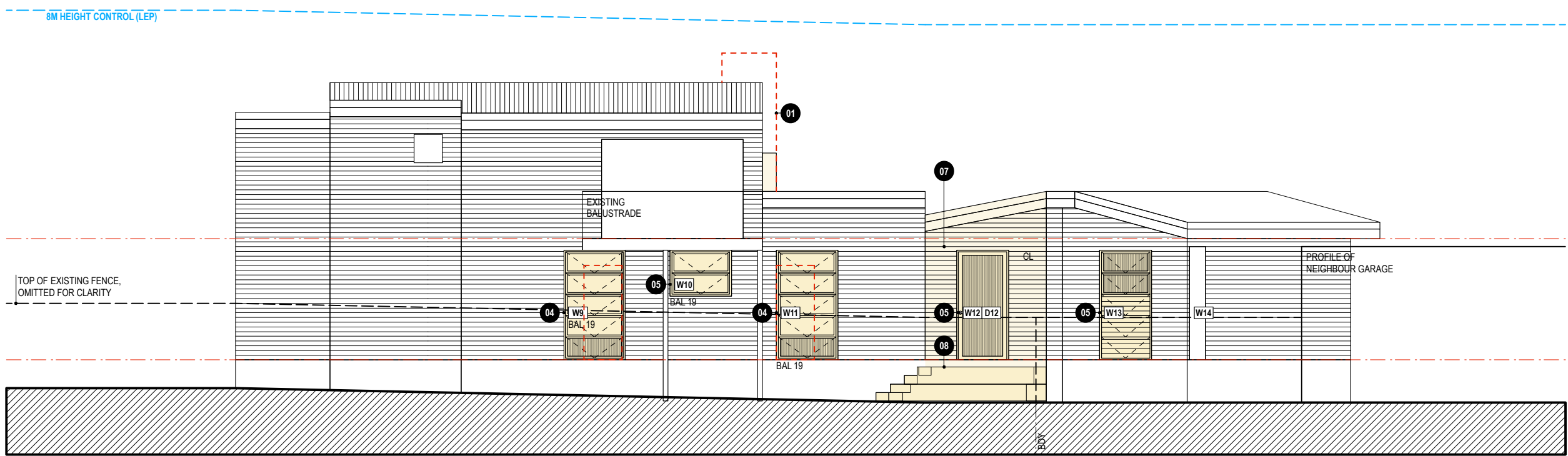
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**DA21**

rev **A**



NORTH ELEVATION

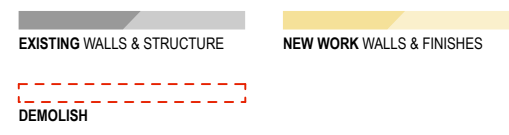


SOUTH ELEVATION - FACING CARPARK

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Dwg Title **ELEVATIONS**

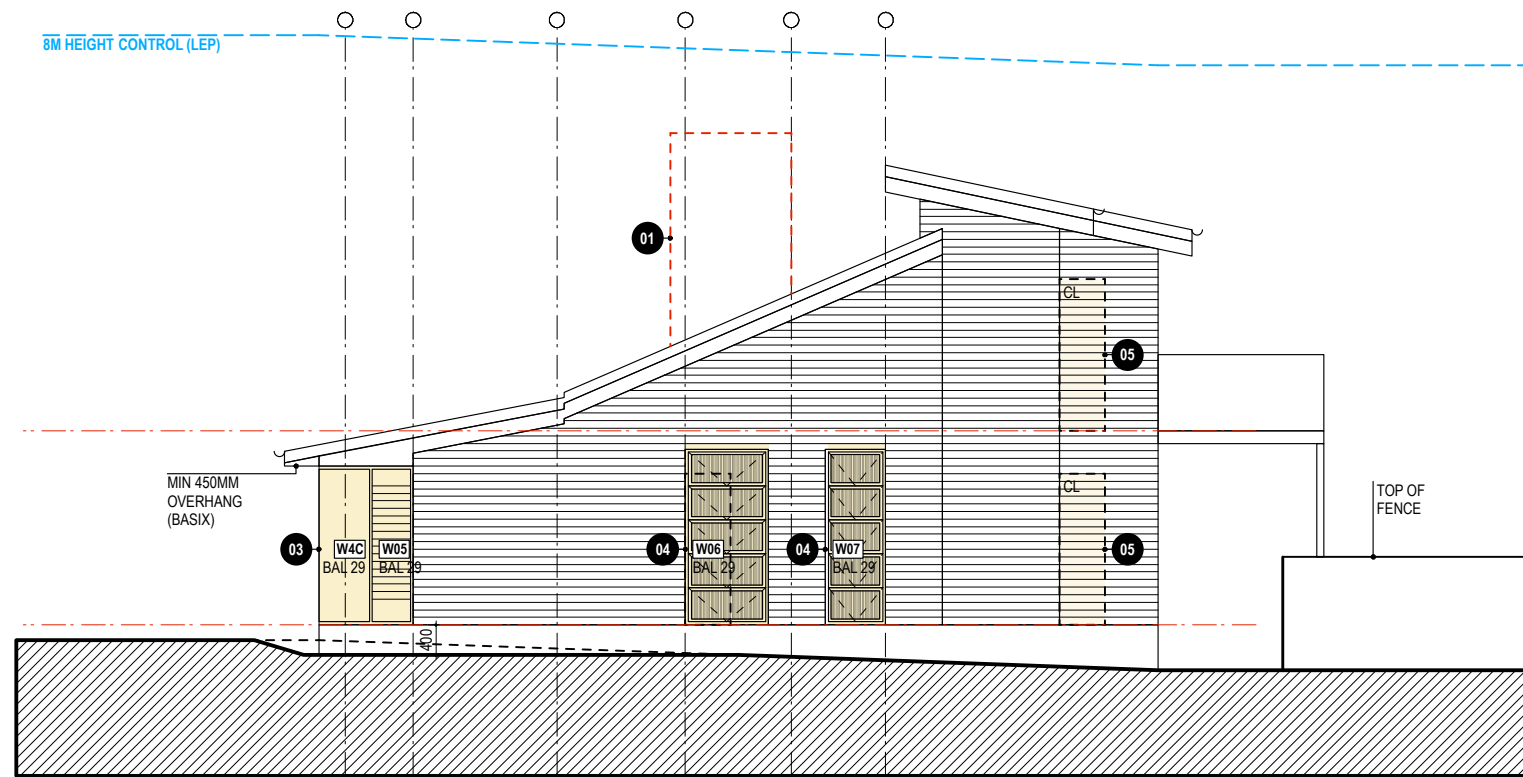
job 025 BIL

issue 16 02 21

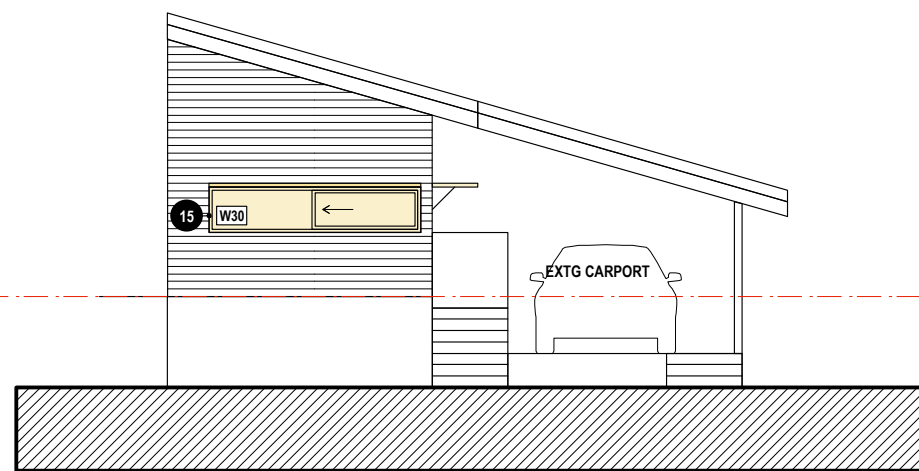
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rev **A**

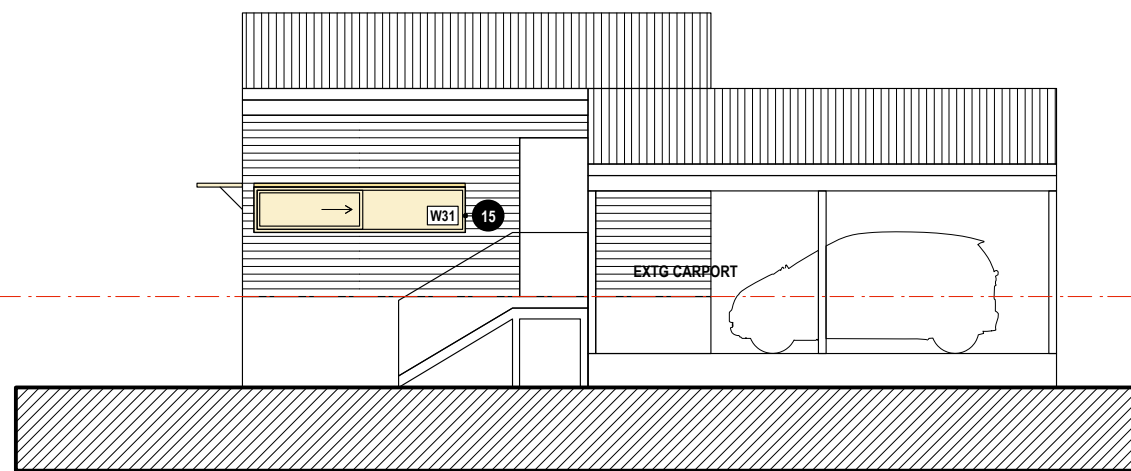
DA30



HOUSE - WEST ELEVATION



GARAGE - WEST ELEVATION



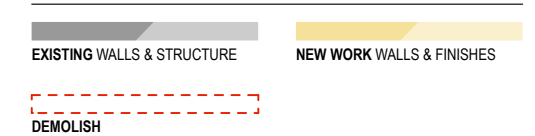
GARAGE - SOUTH ELEVATION

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Dwg Title **ELEVATIONS**

job 025 BIL  
issue 16 02 21  
scale 1:100 @A3

**DA31**  
rev A