

REMOVE TREE A -
 SPECIES: CABBAGE TREE PALM
 HEIGHT: 12M HIGH APPROX.
 AREA OF CANOPY: 28 SQM APPROX.

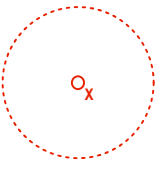
REMOVE TREE B -
 SPECIES: CABBAGE TREE PALM
 HEIGHT: 12M HIGH APPROX.
 AREA OF CANOPY: 28 SQM APPROX.

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2022/0363

TREE REMOVAL & PLANTING



REMOVE TREE
 CABBAGE TREE PALM



NORTH

rdo.

rdo. architect
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Project **BILGOLA**

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

Dwg Title **SITE PLAN**

job 025 BIL

issue 24 06 22

scale 1:200 @A3

DA10

rev C S4.55



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2022/0363



1M > 5M >

S4.55 AMENDMENT: REV C

GENERAL NOTES, BASIX, FLOODING & BUSHFIRE - REFER DRAWING CD02 AND RELEVANT REPORTS & CERTIFICATES.

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

MATERIAL, FINISHES & ABBREVIATIONS
 CL - CLADDING, TIMBER BATTEND & PAINTED LINING.
 CP - CARPET.
 MR - METAL ROOF, FLASHING & CAPPING, COLORBOND.
 TD - TIMBER DECK, BUSHFIRE RESISTANT MATERIAL TO MEET AS3959.
 TB - TIMBER FLOOR BOARDS.
 SD - SMOKE DETECTOR.

EXISTING WALLS & STRUCTURE NEW WORK WALLS & FINISHES

DEMOLISH

SUMMARY OF PROPOSED WORK

- 01 DEMOLISH BRICK CHIMNEY - REPLACE WITH CLADDING TO MATCH ADJACENT AND JOINERY INTERNAL.
- 02 EAVE OVERHANG ABOVE ENTRY DOOR - EXTEND EXISTING ROOF, MATERIALS TO MATCH ADJACENT.
- 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.
- 06 BLOCK-UP EXISTING OPENING - MATCH ADJACENT CLADDING, INSULATION TO MEET BASIX.
- 07 NEW EXTERNAL WALL - ENCLOSE TRIANGULAR SPACES ON SOUTH SIDE OF HOUSE, CLADDING TO MATCH (ADD 1SQM GFA).
- 08 NEW DECK - WITH STEPS, TO ALLOW ACCESS TO GARDEN ON SOUTH SIDE OF HOUSE.
- 09 EXTEND ROOF TO BATHROOM ON UPPER LEVEL - COMPLIANT CEILING HEIGHTS, NEW WINDOW, MATERIALS TO MATCH ADJACENT.
- 10 SUPPORT POSTS - ADJUST POST LOCATIONS; ALL WORK TO STRUCTURAL ENGINEER DETAILS.
- 11 MAIN LEVEL FITOUT - NEW INTERNAL WALLS, DOORS & JOINERY, NEW FLOORING, RENOVATE BATHROOMS.
- 12 FIREPLACE - NEW GAS FUELLED FIREPLACE AND HEARTH, WITH FLUE TO ROOF.
- 13 UPPER LEVEL FITOUT - CLOSE-UP INTERNAL WINDOWS, NEW WALLS & JOINERY, CARPET TO FLOOR & STAIR, RENOVATE BATHROOM.
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- 15 GARAGE WINDOWS - CREATE NEW OPENING IN WALL WITH WINDOW, TOP HINGED FLAPS WITH STAYS.
- 16 STUDY MEZZANINE - EXTEND FLOOR ON UPPER LEVEL TO CREATE MEZZANINE FOR STUDY (ADD 9 SQM GFA).
- 17 REPLACE CLADDING - TIMBER BATTENS AND PAINTED LINING, ALL TO MEET BUSHFIRE PERFORMANCE REQUIREMENTS.
- 18 EAVE OVERHANG ON EAST EDGE OF MAIN ROOF - FOR WEATHER PROTECTION, MATERIALS TO MATCH ADJACENT.
- 19 DEMOLISH BALCONY - REPLACE BALCONY DOOR WITH WINDOW, HIGHER SILL FOR PRIVACY, CLADDING TO MATCH ADJACENT.
- 20 REMOVE TREES - TWO CABBAGE TREE PALMS (A & B), ALSO REMOVE OTHER TREES WHICH ARE EXEMPT SPECIES.

BUSHFIRE CONSTRUCTION - THE PROPOSED DEVELOPMENT IS ASSESSED AS BAL-29 AS SPECIFIED IN AS 3459. DUE TO VARIABLE SEPARATION DISTANCE TO VEGETATION, ALTERATIONS ARE TO BE CONSTRUCTED TO BAL-29, BAL-19 & BAL-12.5. REFER REPORT.

REMOVE SOIL NEAR WINDOWS TO MIN 400MM BELOW FLOOR, FOR BUSHFIRE, IMPROVED DRAINAGE, AND SURFACE WATER DRAINAGE TO COMPLY WITH BCA 3.1.3.3

MIN 450MM OVERHANG (BASIX)

REMOVE SOIL NEAR WINDOWS TO MIN 400MM BELOW FLOOR, FOR BUSHFIRE, IMPROVED DRAINAGE, AND SURFACE WATER DRAINAGE TO COMPLY WITH BCA 3.1.3.3

REMOVE CEILING LINING IN BEDROOM, EXPOSE RAFTERS SO THAT MIN 2/3RDS OF CEILING AREA IS MIN 2400 FCH, MAKE GOOD & PAINT

rdo.

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Project **BILGOLA**
 Address **1A THE SERPENTINE, BILGOLA BEACH**
 Dwg Title **PLAN - MAIN LEVEL**

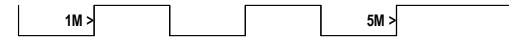
job 025 BIL
 issue 24 06 22
 scale 1:100 @A3

DA20
 rev C S4.55



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2022/0363



S4.55 AMENDMENT: REV C

GENERAL NOTES, BASIS, FLOODING & BUSHFIRE - REFER DRAWING CD02 AND RELEVANT REPORTS & CERTIFICATES.

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

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 SD - SMOKE DETECTOR.

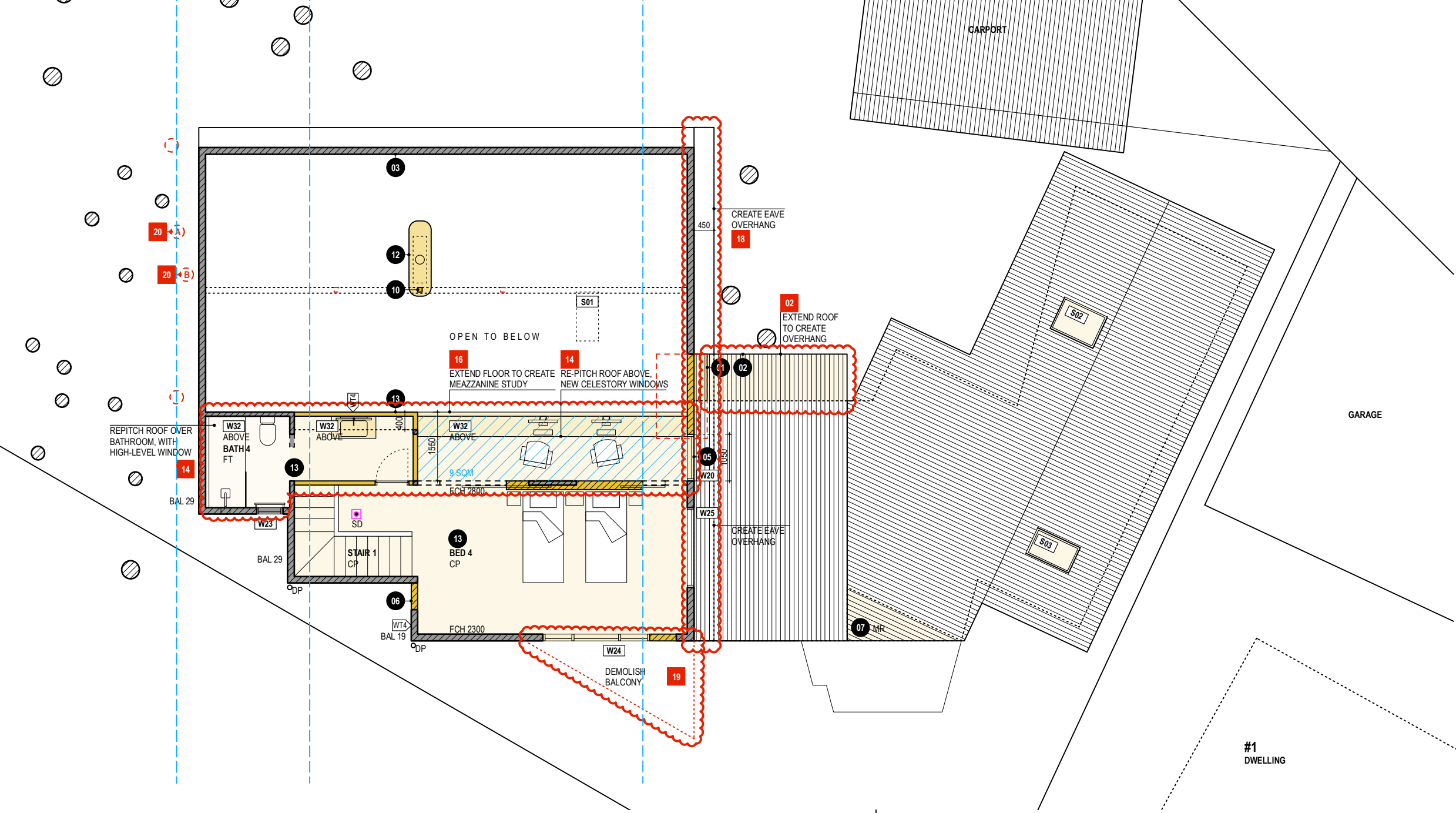


SUMMARY OF PROPOSED WORK

- 01 DEMOLISH BRICK CHIMNEY - REPLACE WITH CLADDING TO MATCH ADJACENT AND JOINERY INTERNAL.
- 02 EAVE OVERHANG ABOVE ENTRY DOOR - EXTEND EXISTING ROOF, MATERIALS TO MATCH ADJACENT.
- 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 BASIS.
- 06 BLOCK-UP EXISTING OPENING - MATCH ADJACENT CLADDING, INSULATION TO MEET BASIS.
- 07 NEW EXTERNAL WALL - ENCLOSE TRIANGULAR SPACES ON SOUTH SIDE OF HOUSE, CLADDING TO MATCH (ADD 1SQM GFA).
- 08 NEW DECK - WITH STEPS, TO ALLOW ACCESS TO GARDEN ON SOUTH SIDE OF HOUSE.
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BAL 40 BAL 29 BAL 19 BAL 12.5



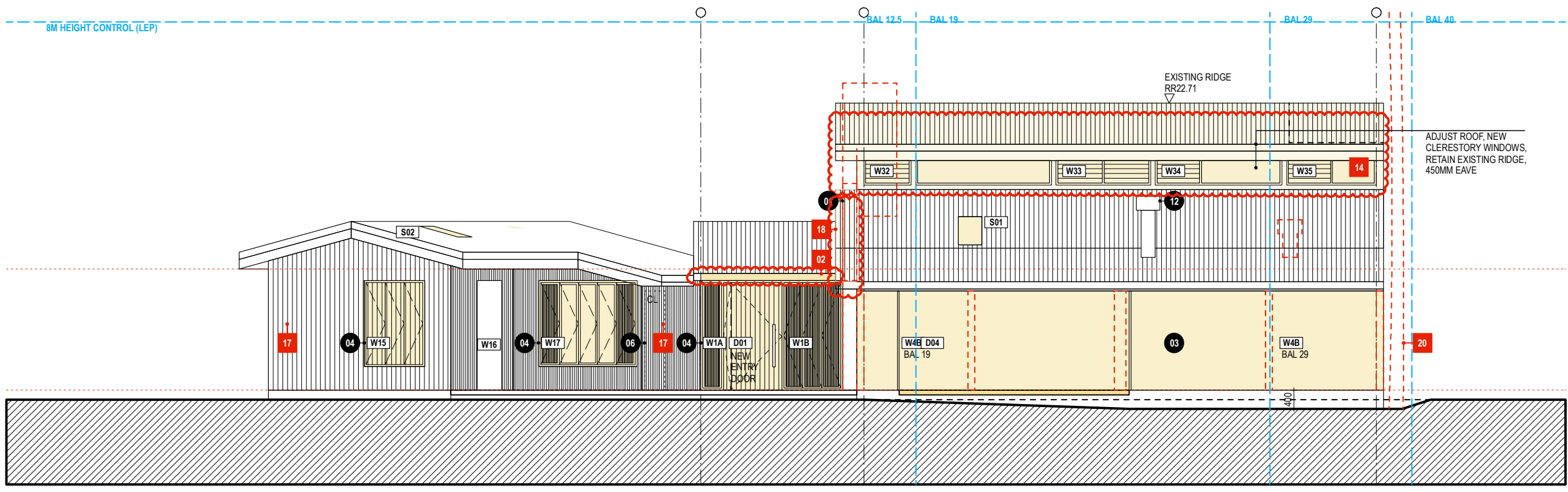
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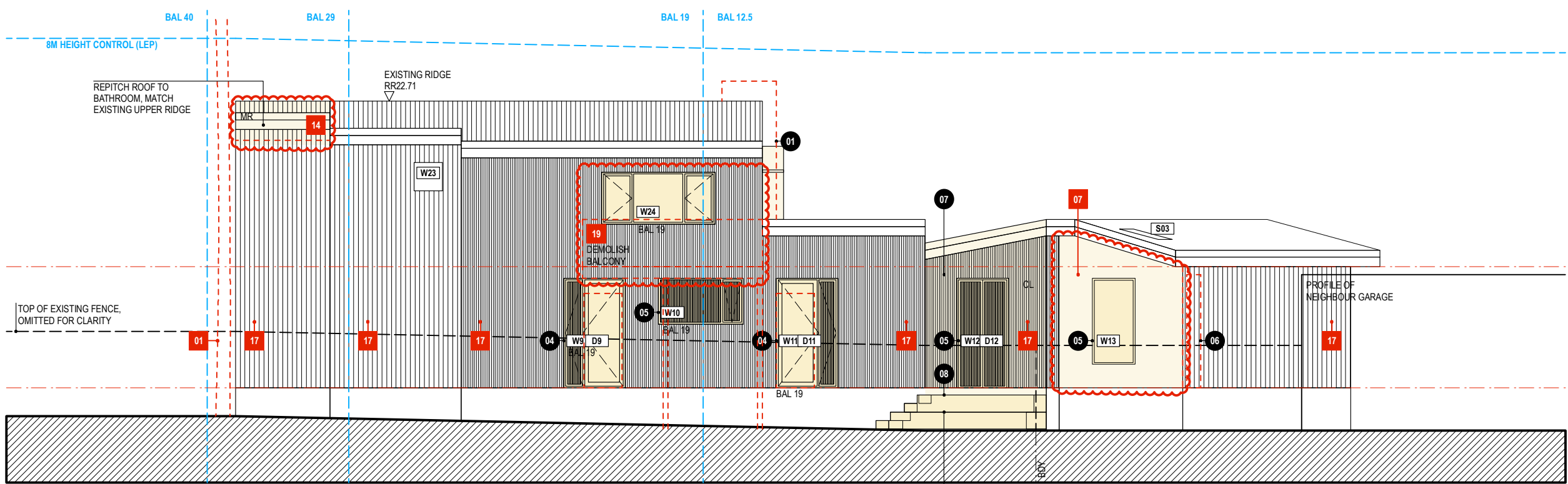
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Project **BILGOLA**
 Address **1A THE SERPENTINE, BILGOLA BEACH**
 Dwg Title **PLAN - UPPER LEVEL**

job 025 BIL
 issue 24 06 22
 scale 1:100 @A3
 rev **DA21**
 C S4.55



NORTH ELEVATION



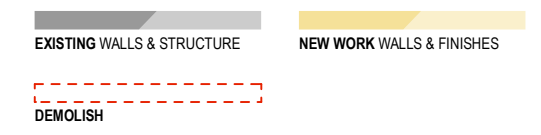
SOUTH ELEVATION - FACING CARPARK

S4.55 AMENDMENT: REV C

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CD2022/0363

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UNDERFLOOR AREAS OF BALCONY TO ALLOW CLEAR PASSAGE OF FLOODWATERS. (DA CONDITION 6)

Project **BILGOLA**
 Address **1A THE SERPENTINE, BILGOLA BEACH**
 Dwg Title **ELEVATIONS**

job 025 BIL
 issue 24 06 22
 scale 1:100 @A3
DA30
 rev C S4.55

S4.55 AMENDMENT: REV C

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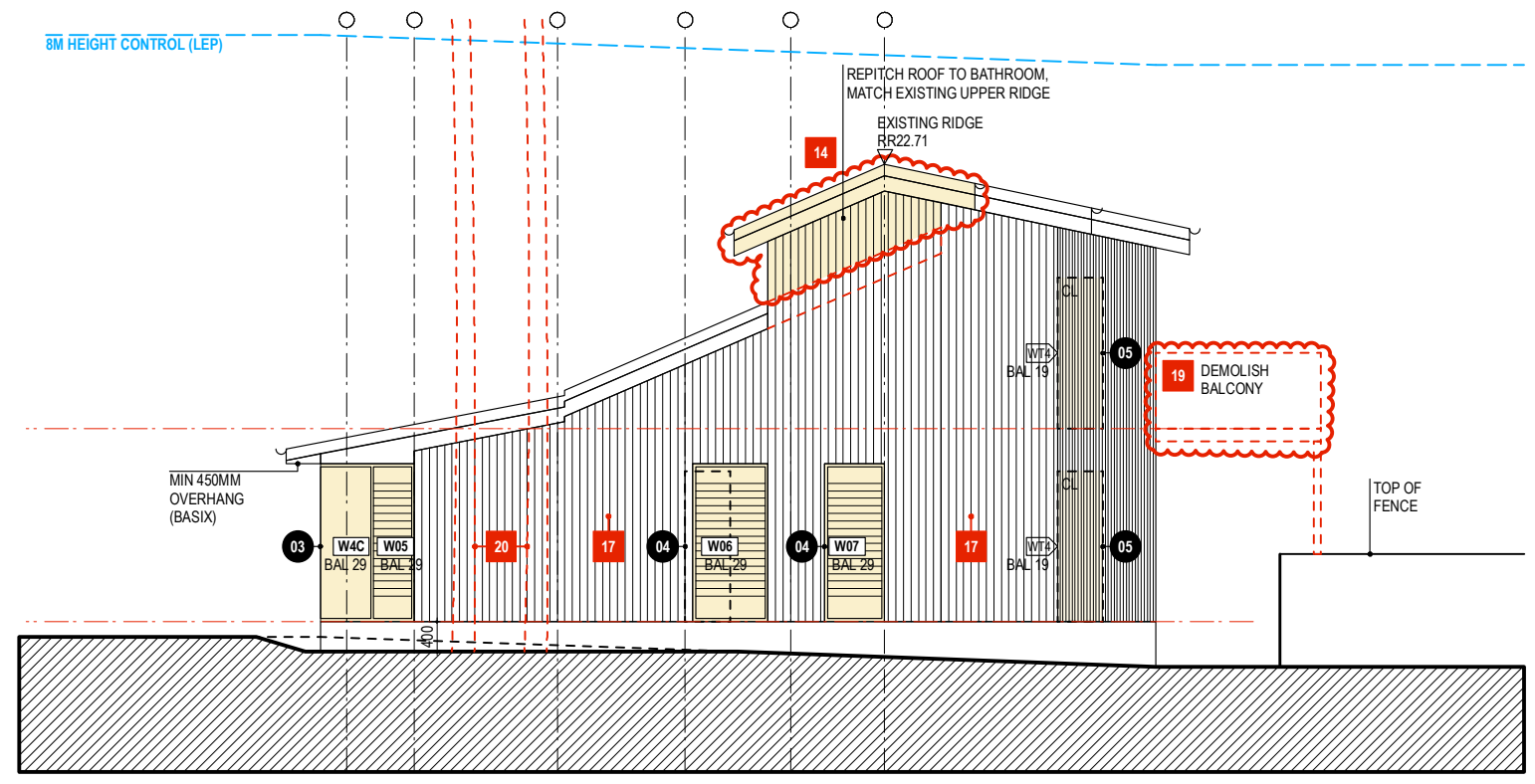
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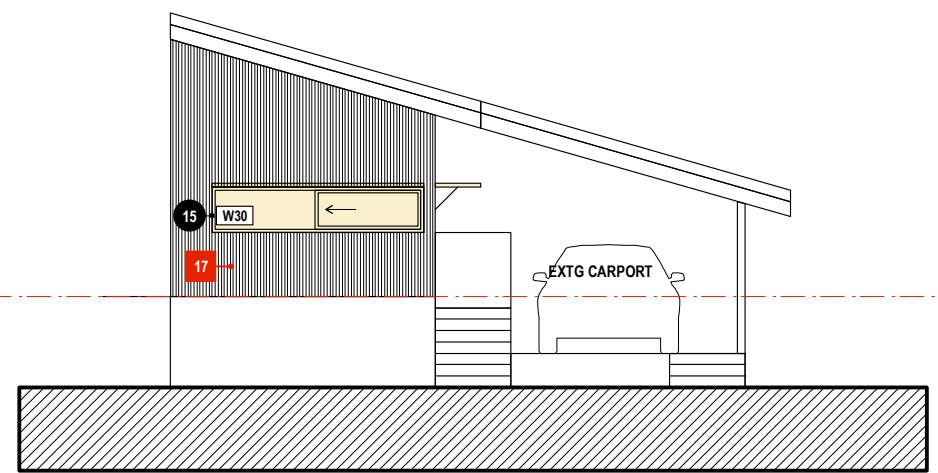
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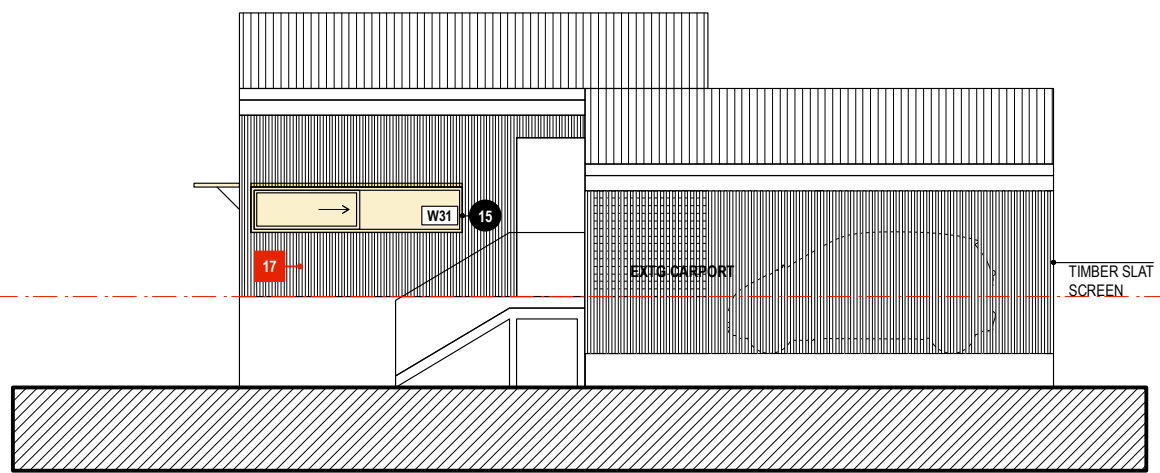


HOUSE - WEST ELEVATION


 northern beaches council
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MOD2022/0363



GARAGE - WEST ELEVATION



GARAGE - SOUTH ELEVATION