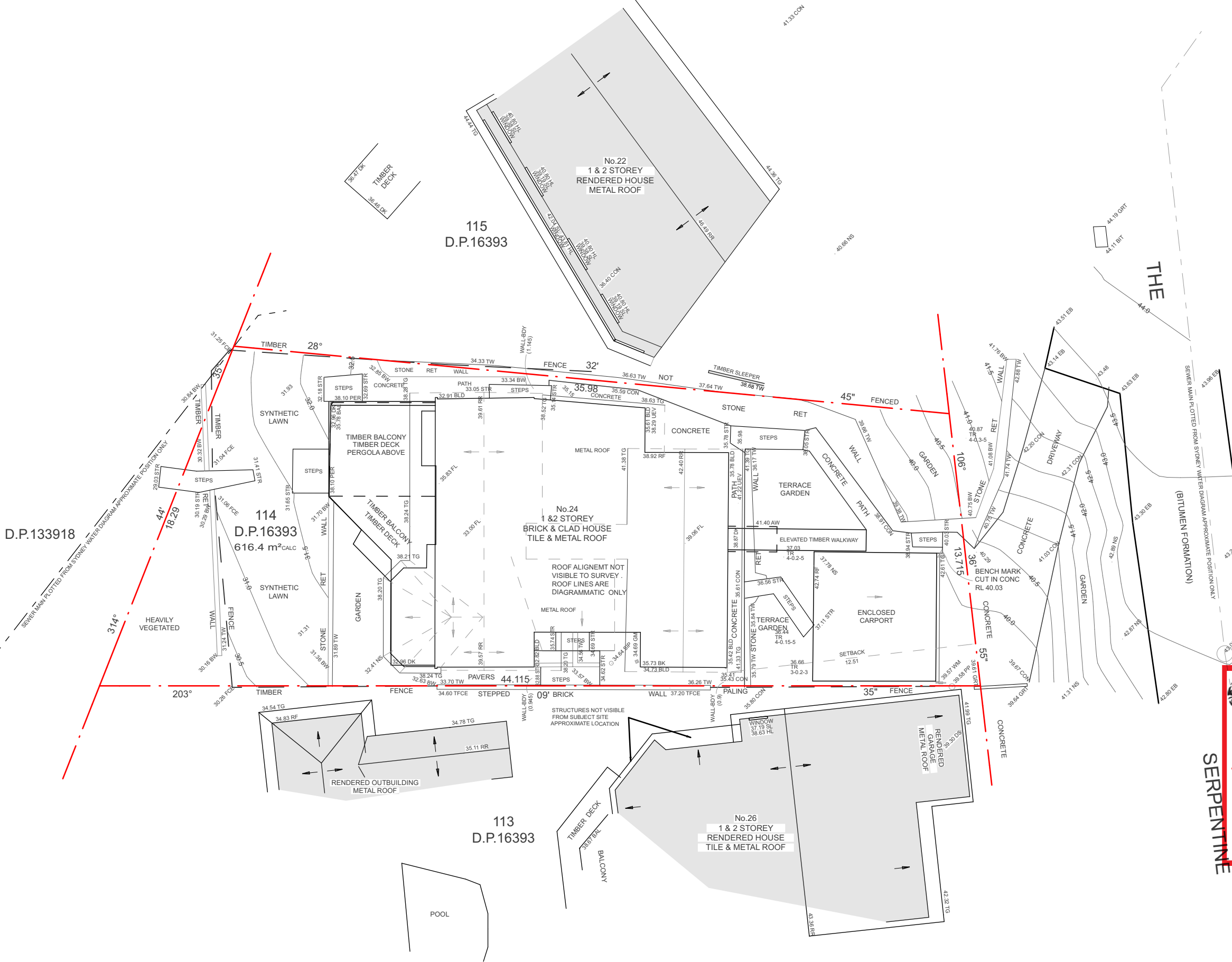


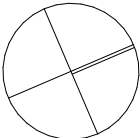


**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/0636

NOTES
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CAD Ref: 20616Serpentine-V23.pln DRAWN BY: SH

LEGEND



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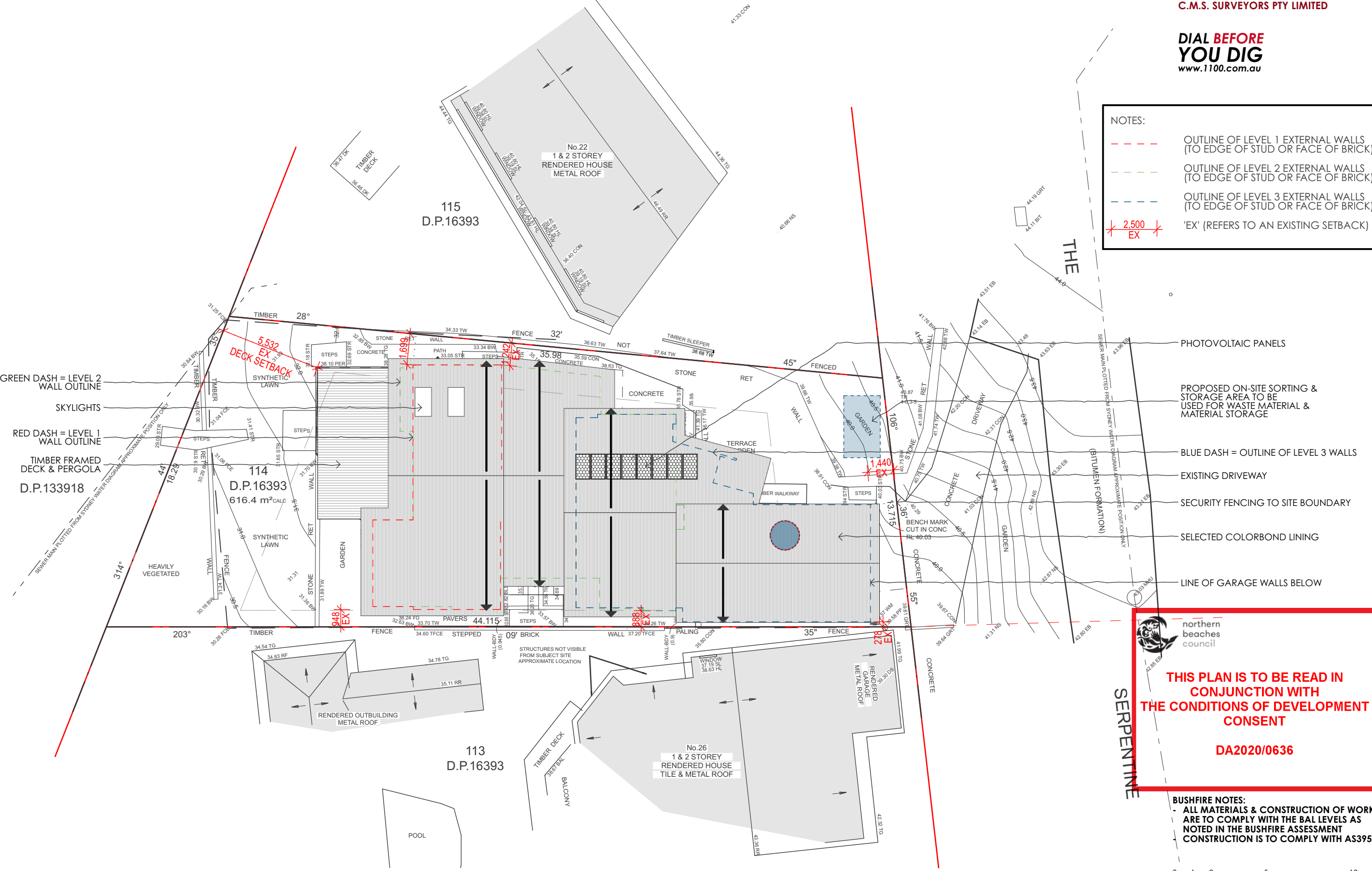
Ian Sercombe Architect P/L - arb 7089 abn:68 077 364 866

PROJECT
BILGOLA BEACH HOUSE
24 THE SERPENTINE
BILGOLA BEACH NSW 2107
LOT:114 DP:16393
**ALTERATIONS + ADDITIONS
DEVELOPMENT APPLICATION**
CLIENT
MARIAN WELSH
24 THE SERPENTINE
BILGOLA BEACH NSW 2107

DRAWING TITLE
EXISTING SITE PLAN

REVISION DEVELOPMENT APPLICATION	02 JUN 2020		
SCALE@A3 1:200	PROJECT NO. 20616	DRAWING NO. A2.1	DRAWING ISSUE 2/6/20

- NOTES:
- OUTLINE OF LEVEL 1 EXTERNAL WALLS (TO EDGE OF STUD OR FACE OF BRICK)
 - OUTLINE OF LEVEL 2 EXTERNAL WALLS (TO EDGE OF STUD OR FACE OF BRICK)
 - OUTLINE OF LEVEL 3 EXTERNAL WALLS (TO EDGE OF STUD OR FACE OF BRICK)
 - EX (REFERS TO AN EXISTING SETBACK)



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LEGEND

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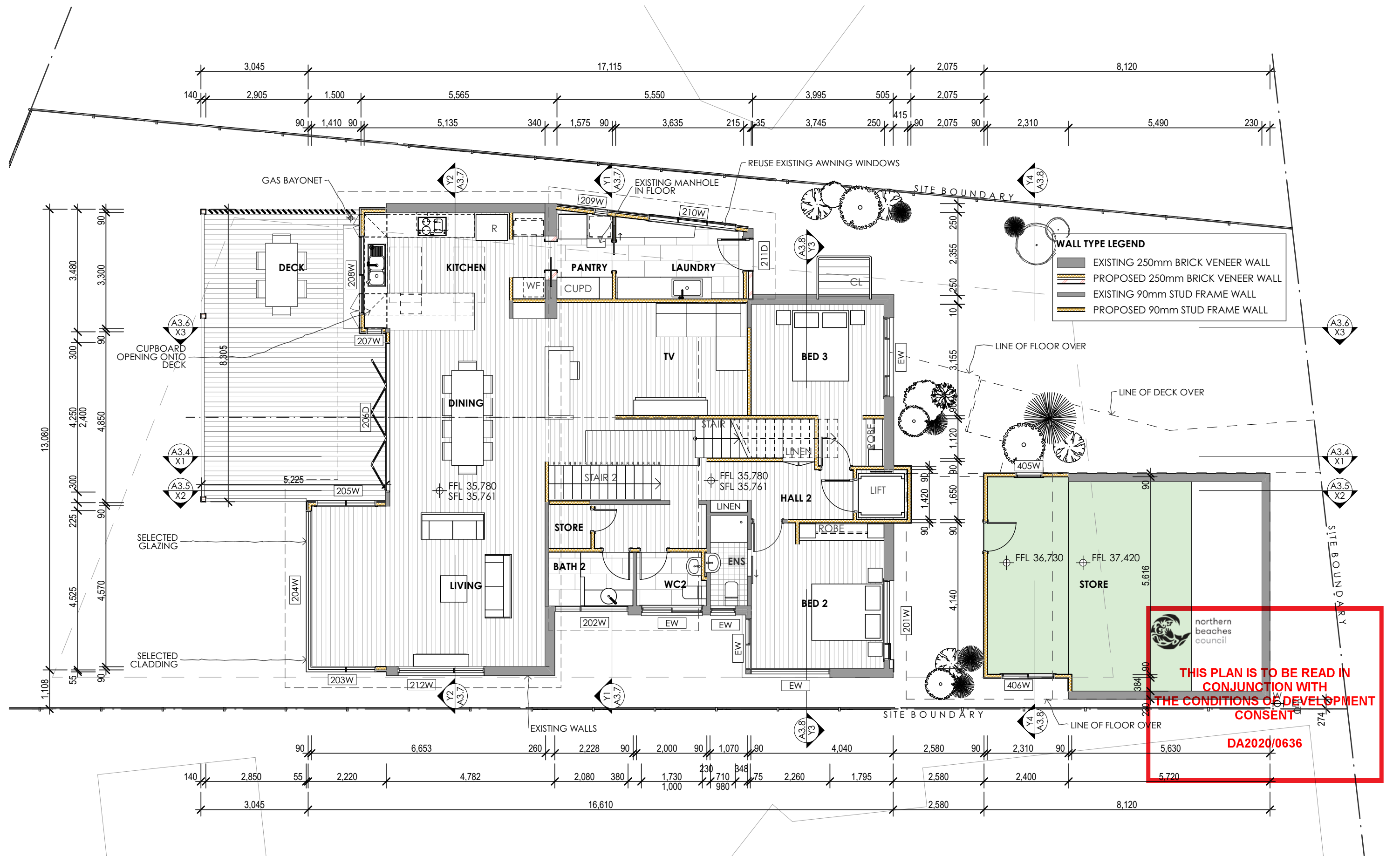


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PROJECT
BILGOLA BEACH HOUSE
24 THE SERPENTINE
BILGOLA BEACH NSW 2107
LOT:114 DP:16393
**ALTERATIONS + ADDITIONS
DEVELOPMENT APPLICATION**
CLIENT
MARIAN WELSH
24 THE SERPENTINE
BILGOLA BEACH NSW 2107

DRAWING TITLE
SITE / ROOF PLAN

REVISION
DEVELOPMENT APPLICATION 02 JUN 2020
SCALE@A3 1:200 PROJECT NO. 20616 DRAWING NO. A2.2 DRAWING ISSUE 2/6/20

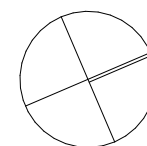


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LEGEND

CL	CLOTHES LINE	R	REFRIGERATOR
DP	DOWNPIPE	W	WATER METER
EP	ELECTRICITY POLE	WF	WINE FRIDGE
GB	GAS BAYONET	WP	WATER PUMP
HTM	HOSE TAP MAINS	WT	WATER TANK
HTT	HOSE TAP TANK		
HW	HOSE HOT WATER		
IN	INVERTER		
MB	METER BOX		

820P	DOOR LEAF/HANDLE TYPE
101D	GLAZED DOOR No. TAG
101W	GLAZED WINDOW No. TAG
FFL	FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
SFL	STRUCTURAL FLOOR LEVEL



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PROJECT
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24 THE SERPENTINE
BILGOLA BEACH NSW 2107
LOT:114 DP:16393
ALTERATIONS + ADDITIONS
DEVELOPMENT APPLICATION
CLIENT
MARIAN WELSH
24 THE SERPENTINE
BILGOLA BEACH NSW 2107

DRAWING TITLE
LEVEL 2 PLAN

REVISION
DEVELOPMENT APPLICATION

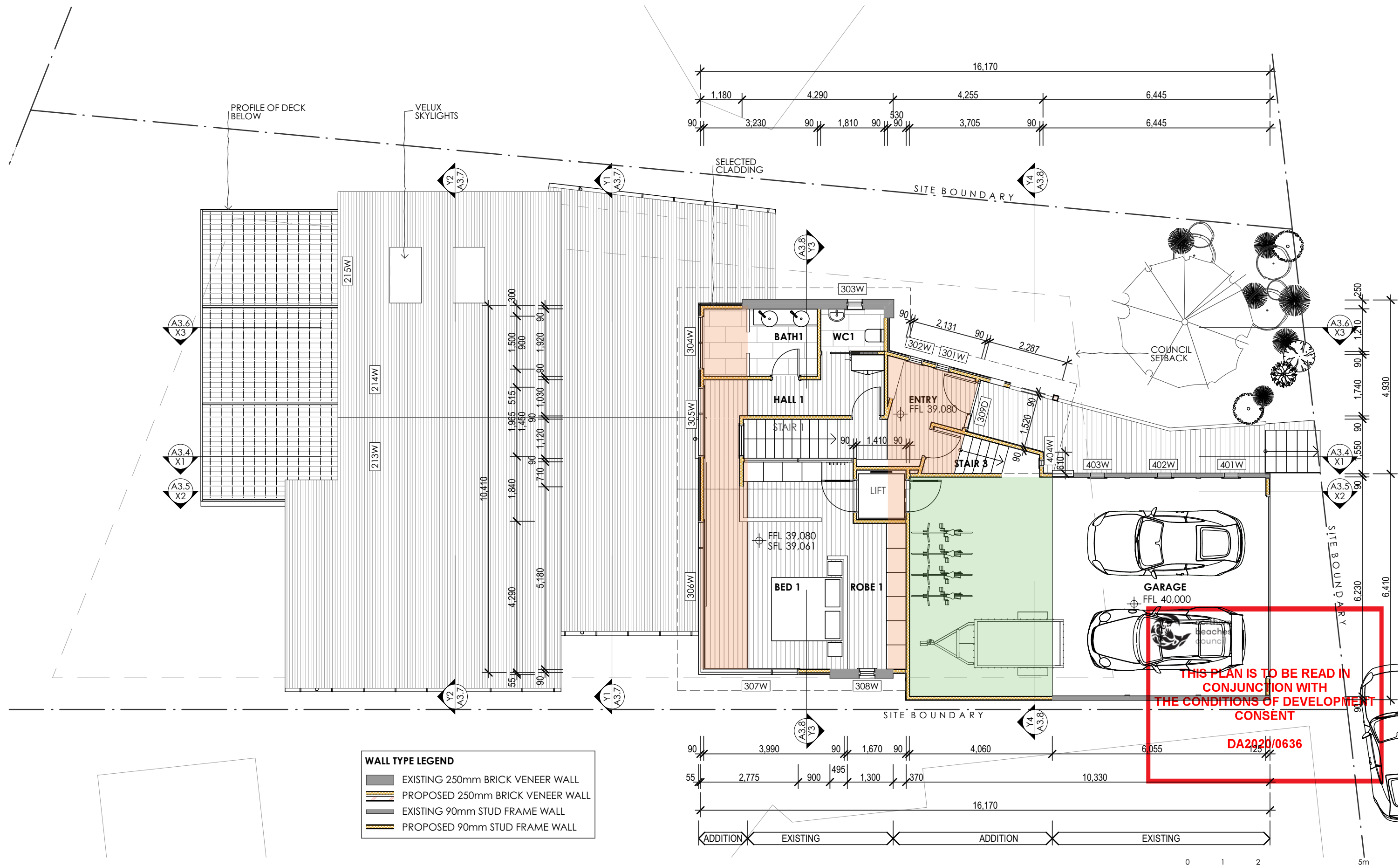
02 JUN 2020

SCALE@A3
1:100

PROJECT NO.
20616

DRAWING NO.
A2.4

DRAWING ISSUE
2/6/20



NOTES
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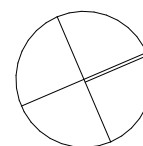
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DP DOWNPIPE
EP ELECTRICITY POLE
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HTM HOSE TAP MAINS
HTT HOSE TAP TANK
HW HOSE TAP TANK
IN INVERTER
MB METER BOX

R REFRIGERATOR
W WATER METER
WF WINE FRIDGE
WP WATER PUMP
WT WATER TANK

WALL TYPE LEGEND
EXISTING 250mm BRICK VENEER WALL
PROPOSED 250mm BRICK VENEER WALL
EXISTING 90mm STUD FRAME WALL
PROPOSED 90mm STUD FRAME WALL

820P DOOR LEAF/HANDLE TYPE
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG

FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL



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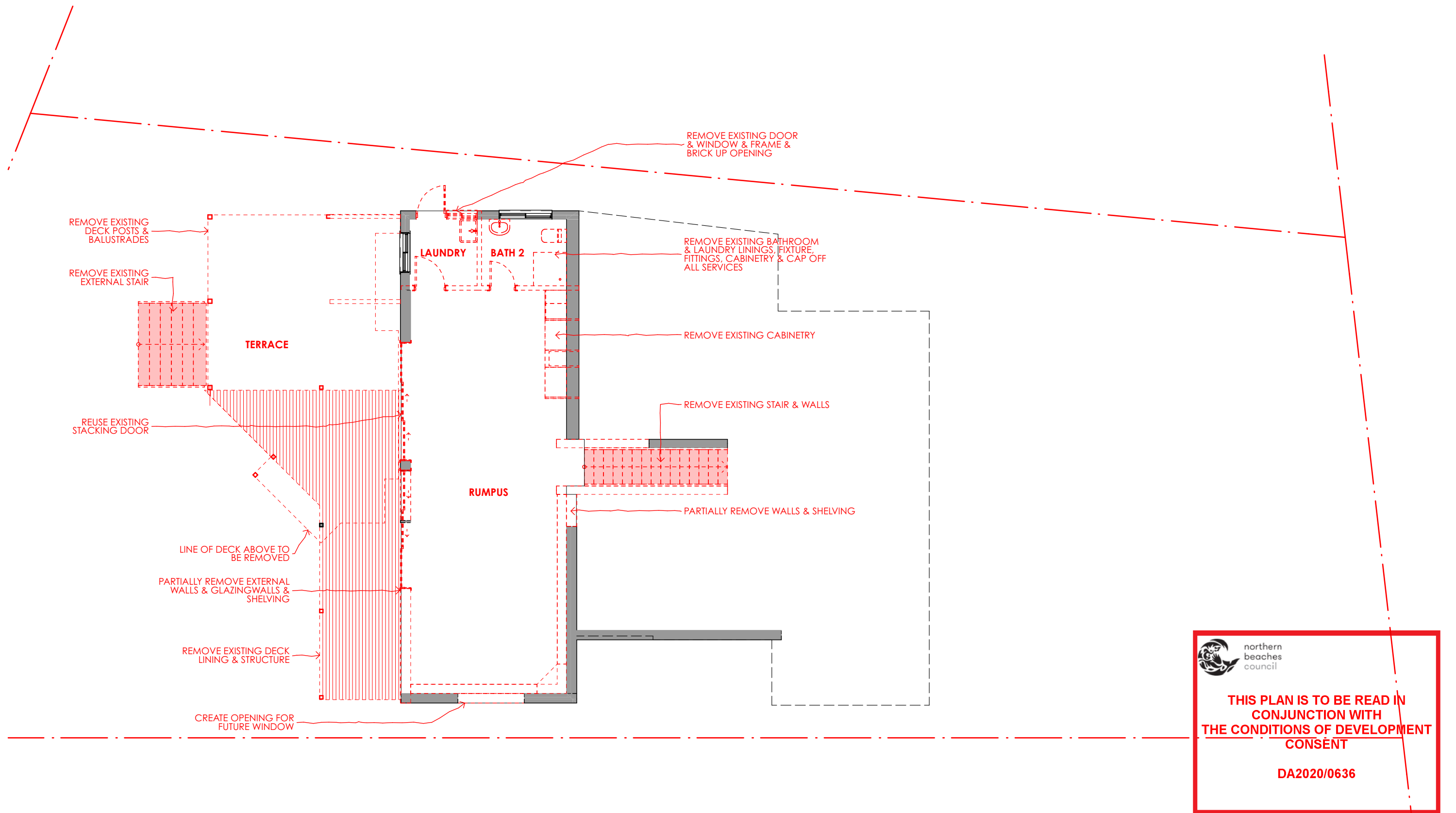
PROJECT
BILGOLA BEACH HOUSE
24 THE SERPENTINE
BILGOLA BEACH NSW 2107
LOT:114 DP:16393
ALTERATIONS + ADDITIONS
DEVELOPMENT APPLICATION
CLIENT
MARIAN WELSH
24 THE SERPENTINE
BILGOLA BEACH NSW 2107

DRAWING TITLE
LEVEL 3 PLAN

REVISION
DEVELOPMENT APPLICATION

02 JUN 2020

SCALE@A3
1:100
PROJECT NO.
20616
DRAWING NO.
A2.5
DRAWING ISSUE
2/6/20



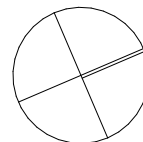
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LEGEND
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CLOTHES LINE
DOWNPIPE
ELECTRICITY POLE
GAS BAYONET
HOSE TAP MAINS
HOSE TAP TANK
GAS HOT WATER
INVERTER
METER BOX

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REFRIGERATOR
WATER METER
WINE FRIDGE
WATER PUMP
WATER TANK

820P
101D
101W
FFL
RL
SFL
DOOR LEAF/HANDLE TYPE
GLAZED DOOR No. TAG
GLAZED WINDOW No. TAG
FINISHED FLOOR LEVEL
REDUCED LEVEL
STRUCTURAL FLOOR LEVEL



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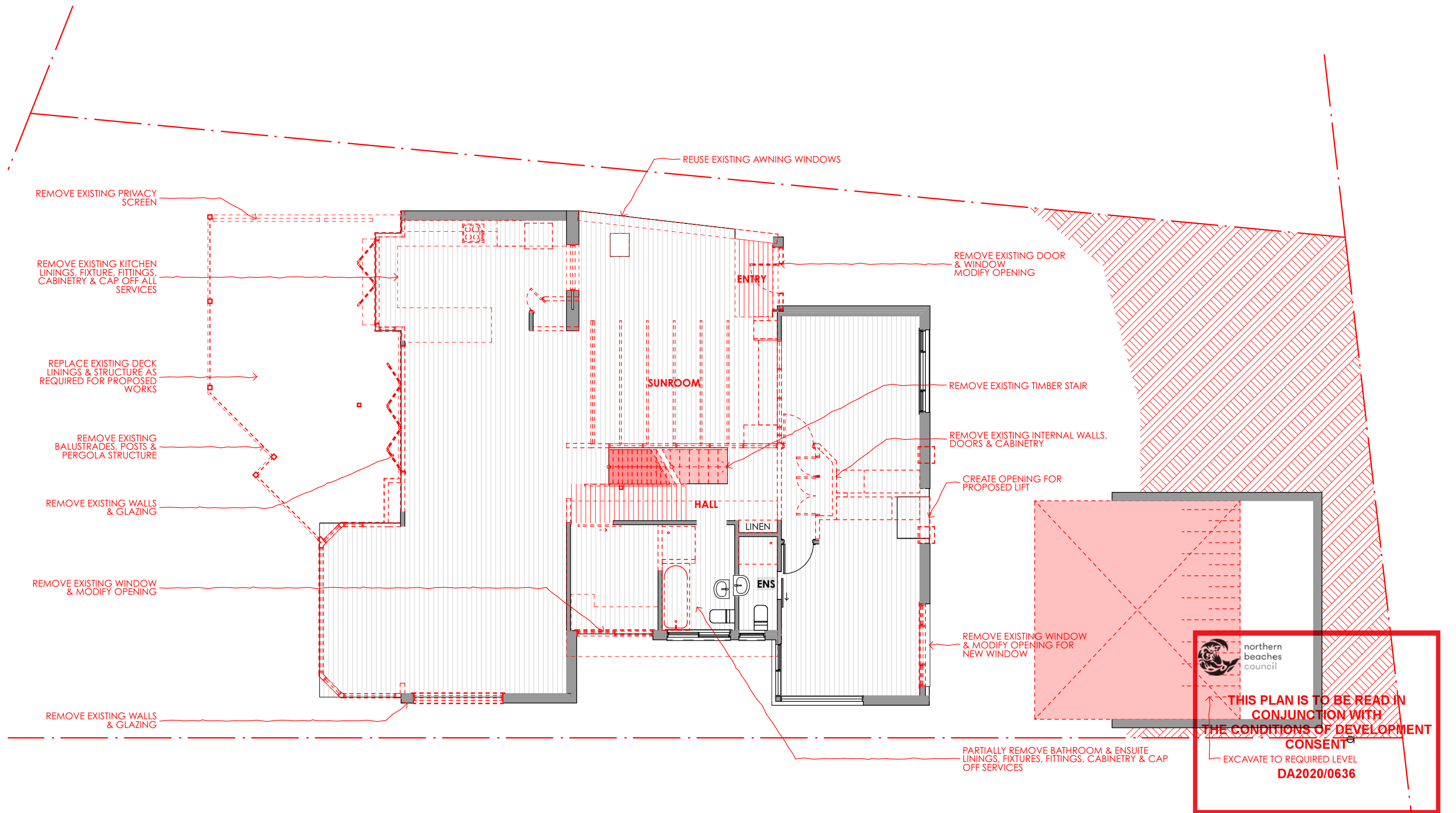
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PROJECT
BILGOLA BEACH HOUSE
24 THE SERPENTINE
BILGOLA BEACH NSW 2107
LOT:114 DP:16393
ALTERATIONS + ADDITIONS
DEVELOPMENT APPLICATION
CLIENT
MARIAN WELSH
24 THE SERPENTINE
BILGOLA BEACH NSW 2107

0 1 2 5m

DRAWING TITLE
LEVEL 1 DEMOLITION

REVISION
DEVELOPMENT APPLICATION
02 JUN 2020
1:100
20616
A2.6
2/6/20



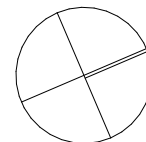
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LEGEND
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CLOTHES LINE
DOWNSPIPE
ELECTRICITY POLE
GAS BAYONET
HOSE TAP MAINS
HOSE TAP TANK
GAS HOT WATER
INVERTER
METER BOX

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WF
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WT
REFRIGERATOR
WATER METER
WINE FRIDGE
WATER PUMP
WATER TANK

820P
101D
101W
FFL
RL
SFL
DOOR LEAF/HANDLE TYPE
GLAZED DOOR No. TAG
GLAZED WINDOW No. TAG
FINISHED FLOOR LEVEL
REDUCED LEVEL
STRUCTURAL FLOOR LEVEL



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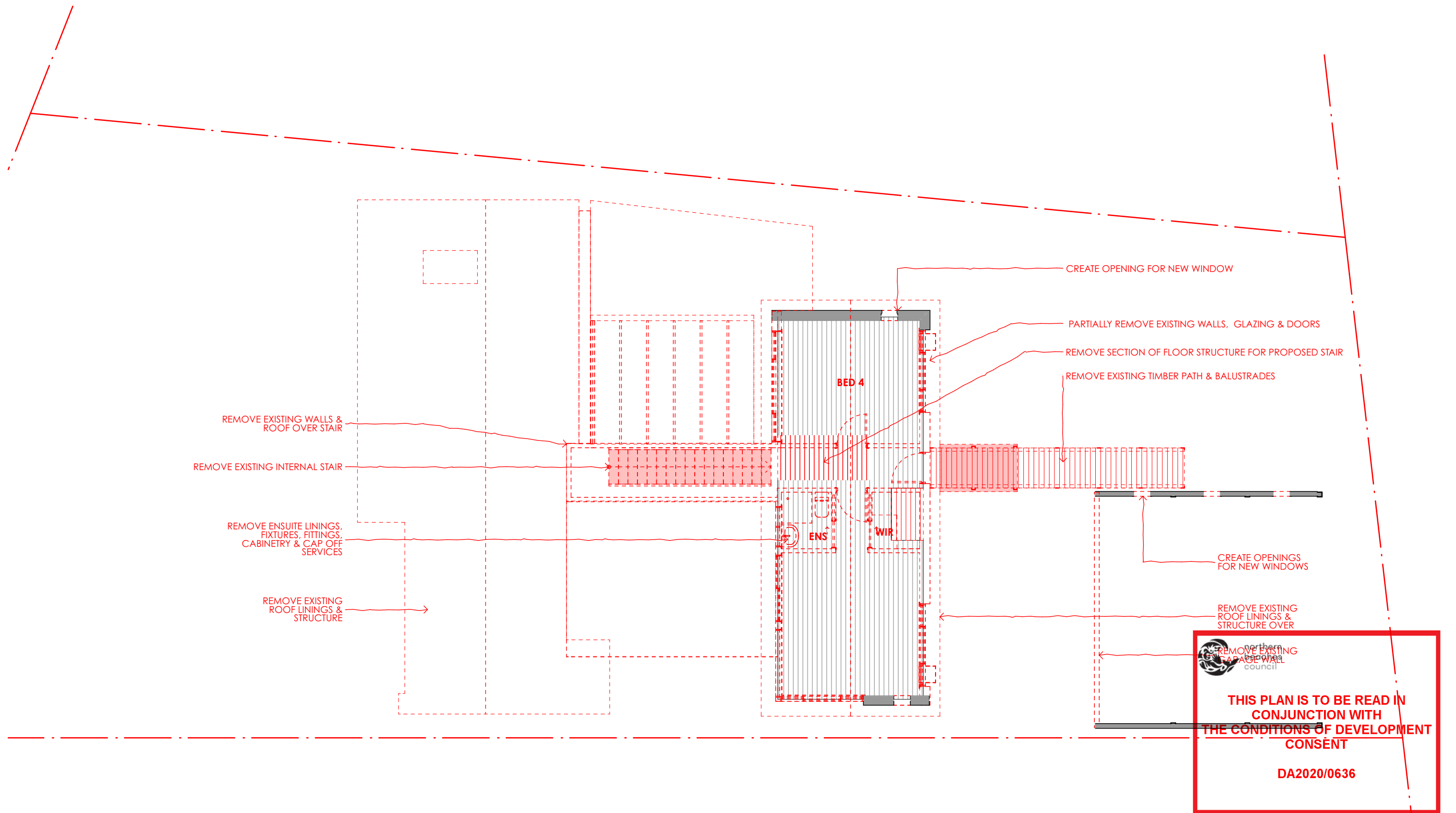
PROJECT
BILGOLA BEACH HOUSE
24 THE SERPENTINE
BILGOLA BEACH NSW 2107
LOT:114 DP:16393
ALTERATIONS + ADDITIONS
DEVELOPMENT APPLICATION
CLIENT
MARIAN WELSH
24 THE SERPENTINE
BILGOLA BEACH NSW 2107

0 1 2 5m

DRAWING TITLE
LEVEL 2 DEMOLITION

REVISION
DEVELOPMENT APPLICATION 02 JUN 2020

SCALE@A3 **PROJECT NO.** **DRAWING NO.** **DRAWING ISSUE**
1:100 20616 **A2.7** **2/6/20**



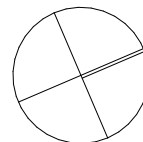
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LEGEND
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MB

CLOTHES LINE
DOWNPIPE
ELECTRICITY POLE
GAS BAYONET
HOSE TAP MAINS
HOSE TAP TANK
GAS HOT WATER
INVERTER
METER BOX

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REFRIGERATOR
WATER METER
WINE FRIDGE
WATER PUMP
WATER TANK

820P
101D
101W
FFL
RL
SFL
DOOR LEAF/HANDLE TYPE
GLAZED DOOR No. TAG
GLAZED WINDOW No. TAG
FINISHED FLOOR LEVEL
REDUCED LEVEL
STRUCTURAL FLOOR LEVEL



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PROJECT
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24 THE SERPENTINE
BILGOLA BEACH NSW 2107
LOT:114 DP:16393

**ALTERATIONS + ADDITIONS
DEVELOPMENT APPLICATION**

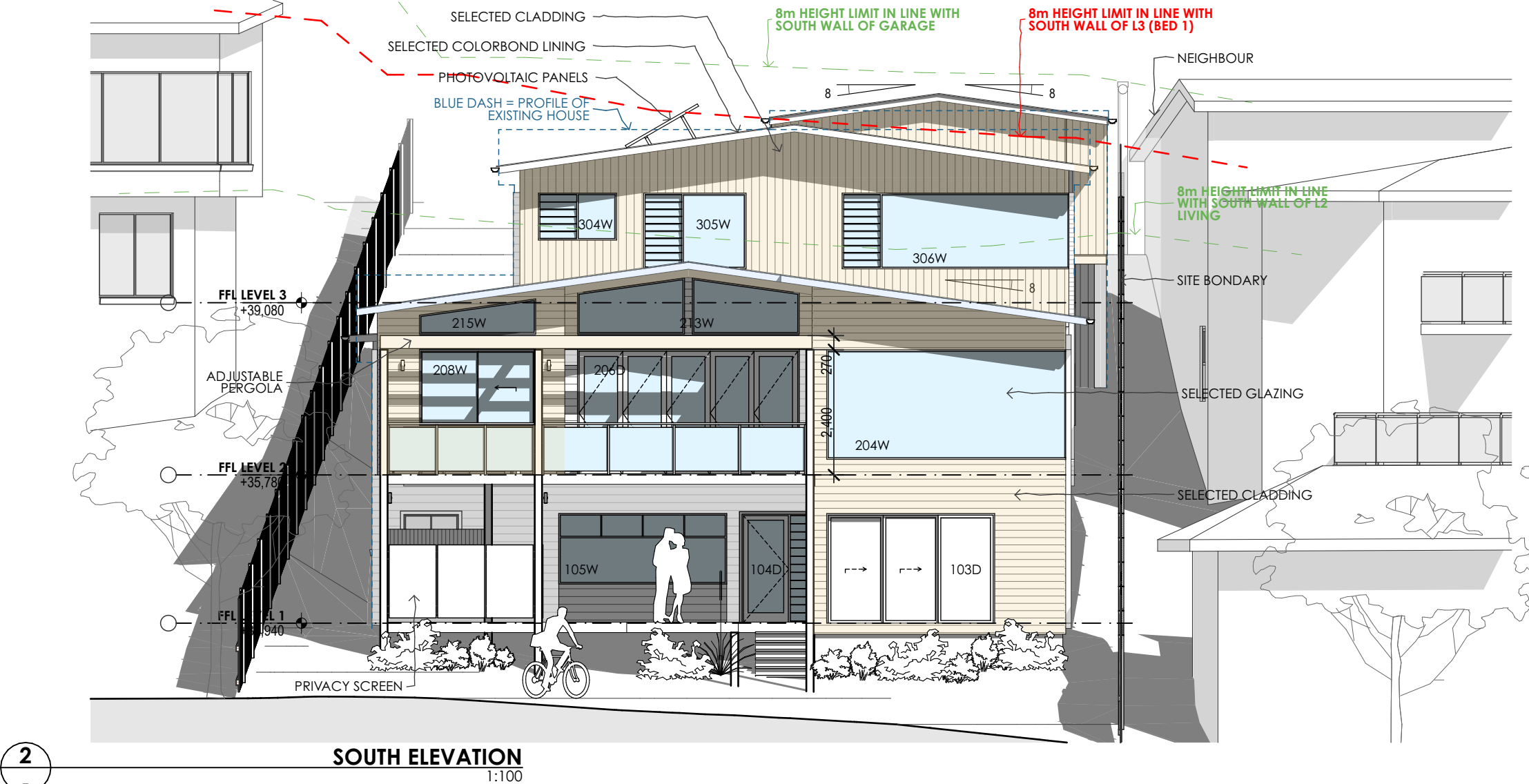
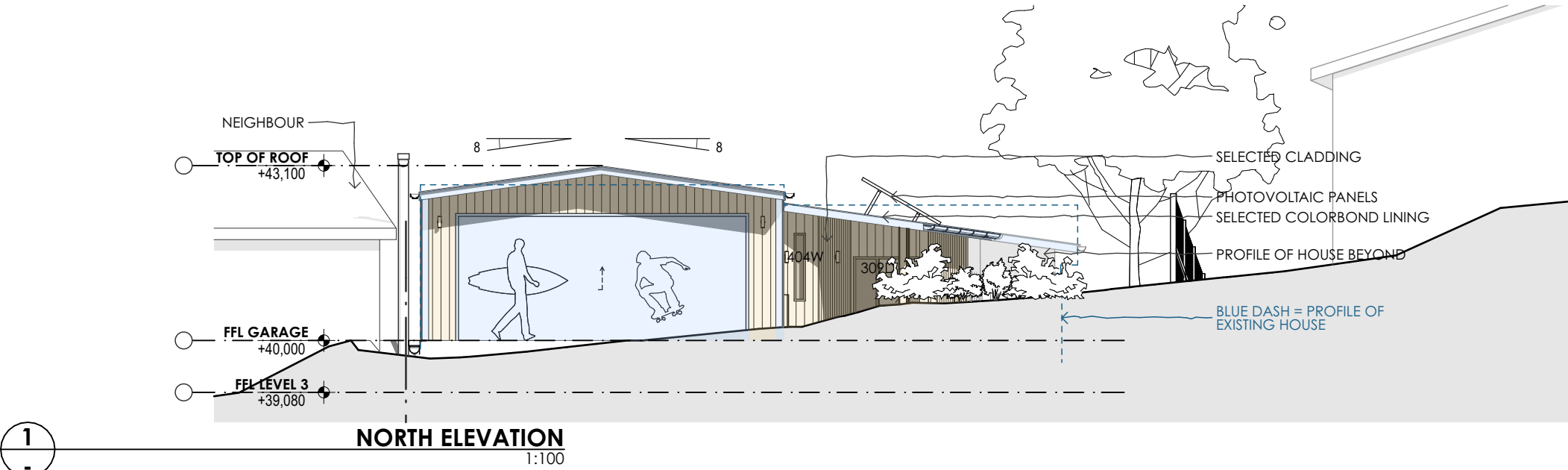
CLIENT
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24 THE SERPENTINE
BILGOLA BEACH NSW 2107

DRAWING TITLE
LEVEL 3 DEMOLITION

REVISION
DEVELOPMENT APPLICATION 02 JUN 2020

SCALE@A3 **PROJECT NO.** **DRAWING NO.** **DRAWING ISSUE**
1:100 20616 **A2.8** **2/6/20**

BUSHFIRE NOTES:
- ALL MATERIALS & CONSTRUCTION OF WORKS
ARE TO COMPLY WITH THE BAL LEVELS AS
NOTED IN THE BUSHFIRE ASSESSMENT
- CONSTRUCTION IS TO COMPLY WITH AS3959



 northern
beaches
council

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

DA2020/0636

NOTE: REFER SECTIONS FOR
COUNCIL BUILDING ENVELOPES

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LEGEND
CL CLOTHES LINE
DP DOWNPIPE
EP ELECTRICITY POLE
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HTM HOSE TAP MAINS
HTT HOSE TAP TANK
HW HOSE HOT WATER
IN INVERTER
MB METER BOX

R REFRIGERATOR
W WATER METER
WF WINE FRIDGE
WP WATER PUMP
WT WATER TANK

820P DOOR LEAF/HANDLE TYPE
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG
FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL

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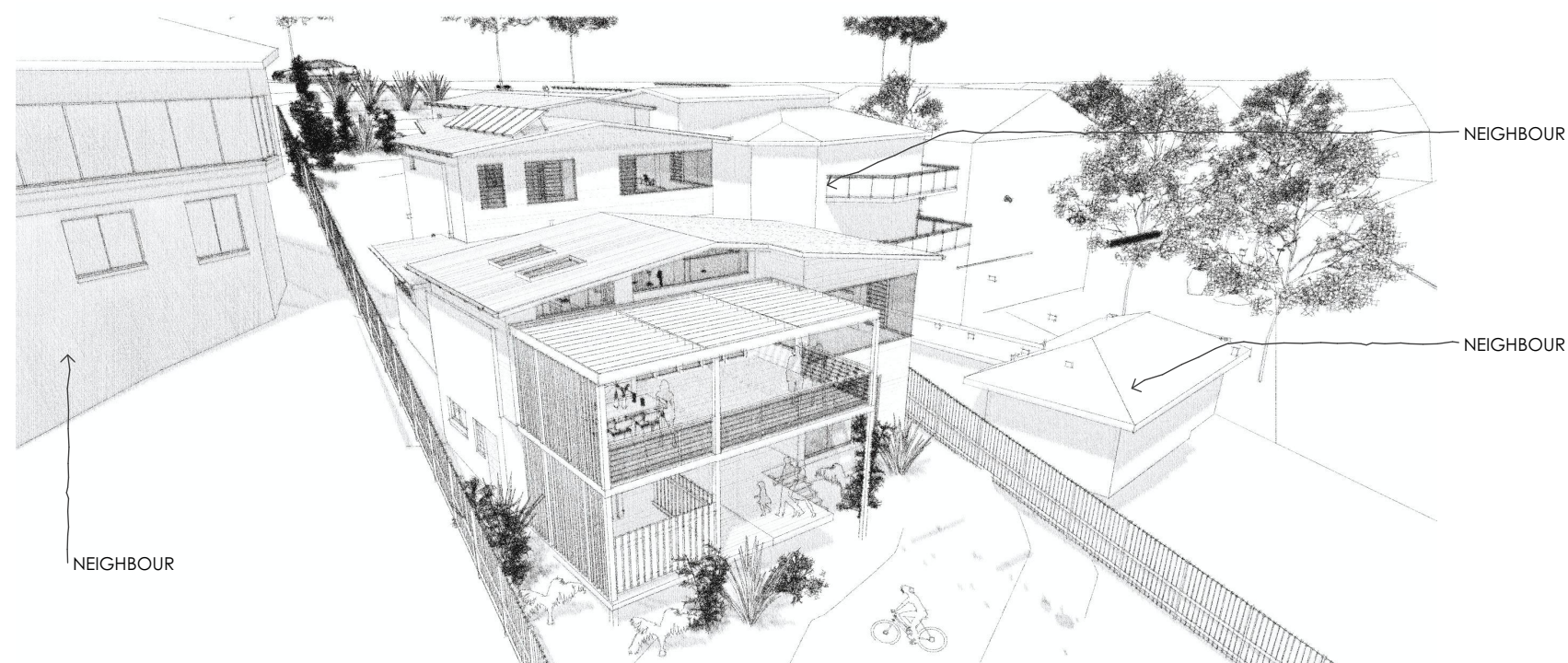
PROJECT
BILGOLA BEACH HOUSE
24 THE SERPENTINE
BILGOLA BEACH NSW 2107
LOT:114 DP:16393
**ALTERATIONS + ADDITIONS
DEVELOPMENT APPLICATION**
CLIENT
MARIAN WELSH
24 THE SERPENTINE
BILGOLA BEACH NSW 2107

0 1 2 5m

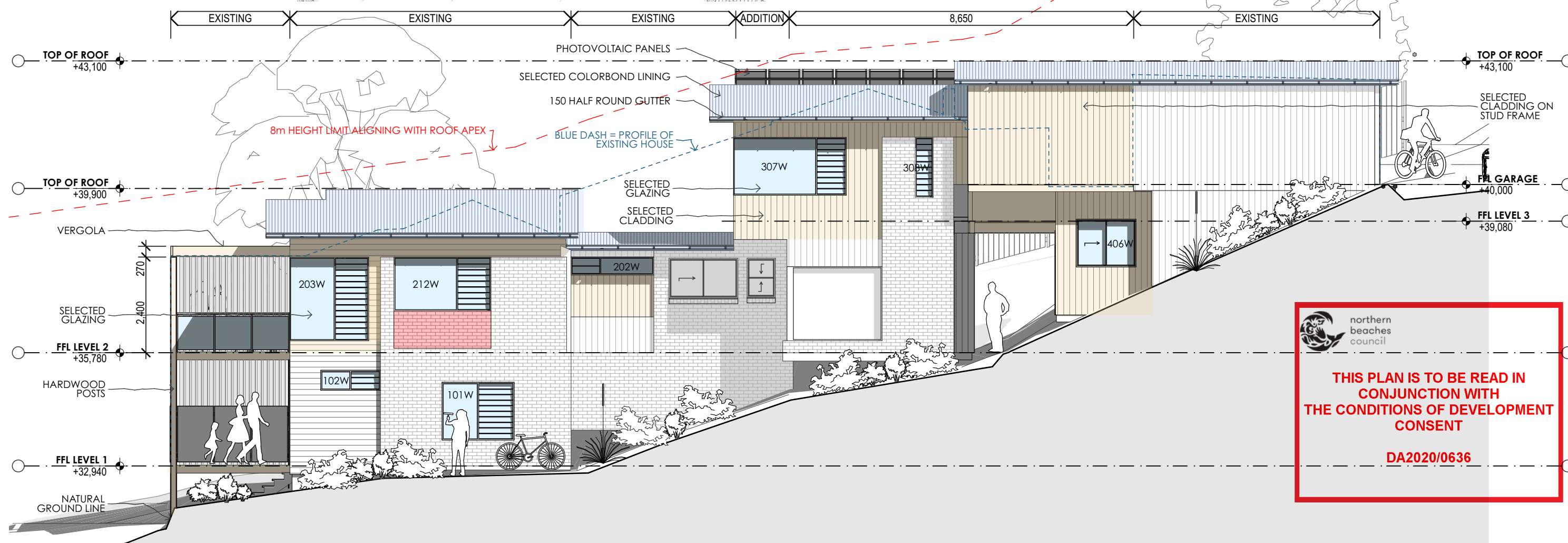
DRAWING TITLE
ELEVATIONS

REVISION
DEVELOPMENT APPLICATION 02 JUN 2020

SCALE@A3 PROJECT NO. DRAWING NO. DRAWING ISSUE
1:100 20616 A3.1 2/6/20



BUSHFIRE NOTES:
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1
EAST ELEVATION
1:100

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DRAWN BY: SH

LEGEND
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DP DOWNPIPE
EP ELECTRICITY POLE
GB GAS BAYONET
HTM HOSE TAP MAINS
HTT HOSE TAP TANK
HW HOSE TAP TANK
IN INVERTER
MB METER BOX

R REFRIGERATOR
W WATER METER
WF WINE FRIDGE
WP WATER PUMP
WT WATER TANK

820P DOOR LEAF/HANDLE TYPE
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG
FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL

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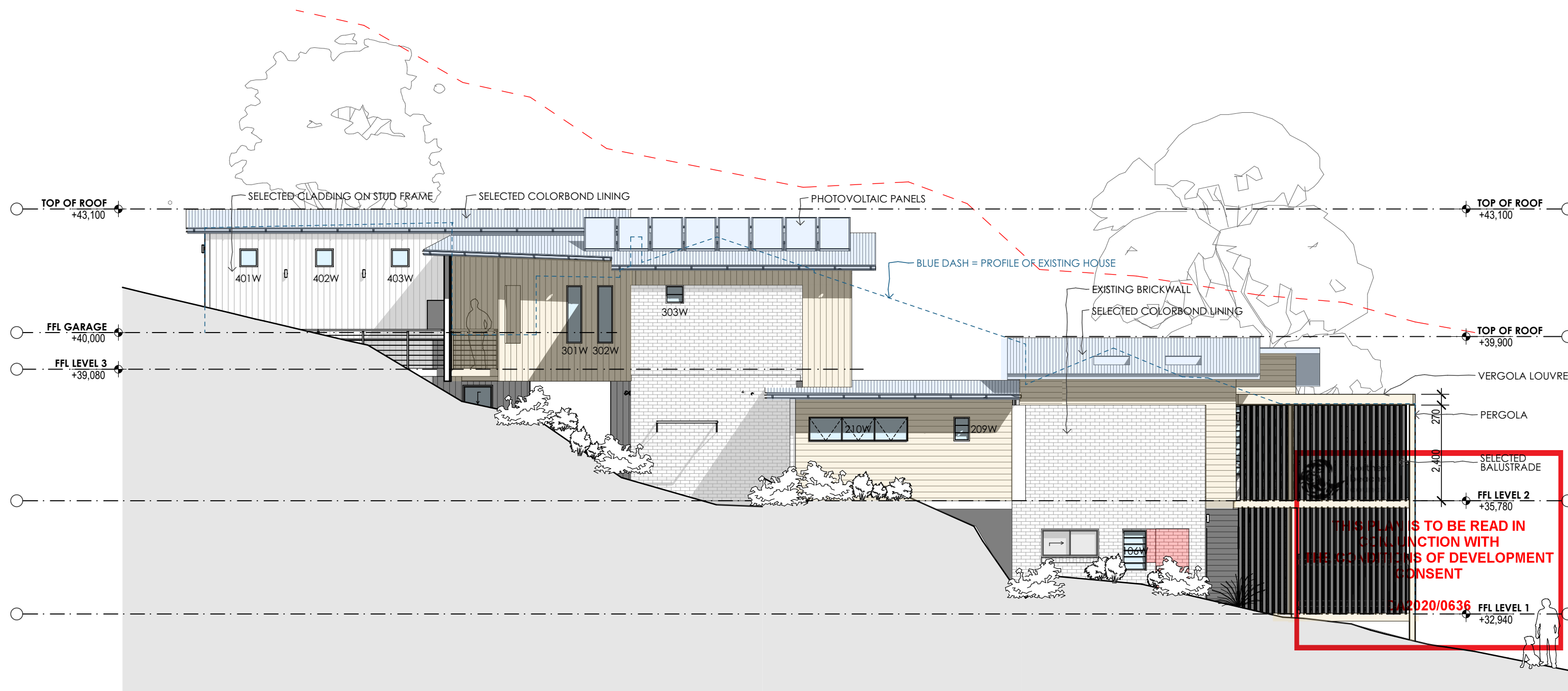
Ian Sercombe Architect P/L - arb 7089 abn:68 077 364 866

PROJECT
BILGOLA BEACH HOUSE
24 THE SERPENTINE
BILGOLA BEACH NSW 2107
LOT:114 DP:16393
ALTERATIONS + ADDITIONS
DEVELOPMENT APPLICATION
CLIENT
MARIAN WELSH
24 THE SERPENTINE
BILGOLA BEACH NSW 2107

DRAWING TITLE
EAST ELEVATION

REVISION
DEVELOPMENT APPLICATION 02 JUN 2020

SCALE@A3 1:100
PROJECT NO. 20616
DRAWING NO. A3.2
DRAWING ISSUE 2/6/20



1
WEST ELEVATION
1:100

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LEGEND
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MB

CLOTHES LINE
DOWNSPIPE
ELECTRICITY POLE
GAS BAYONET
HOSE TAP MAINS
HOSE TAP TANK
GAS HOT WATER
INVERTER
METER BOX

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REFRIGERATOR
WATER METER
WINE FRIDGE
WATER PUMP
WATER TANK

820P
101D
101W
FFL
RL
SFL
DOOR LEAF/HANDLE TYPE
GLAZED DOOR No. TAG
GLAZED WINDOW No. TAG
FINISHED FLOOR LEVEL
REDUCED LEVEL
STRUCTURAL FLOOR LEVEL

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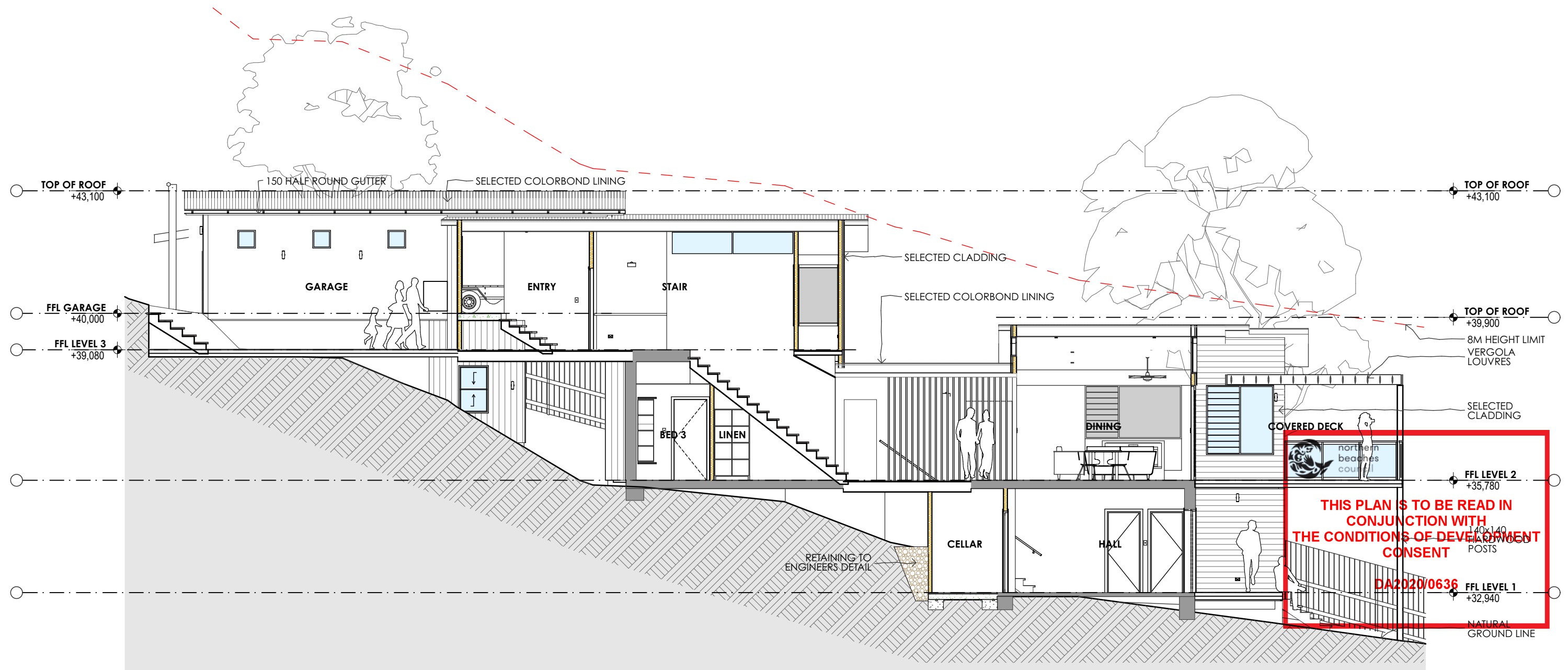
PROJECT
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24 THE SERPENTINE
BILGOLA BEACH NSW 2107
LOT:114 DP:16393
ALTERATIONS + ADDITIONS
DEVELOPMENT APPLICATION
CLIENT
MARIAN WELSH
24 THE SERPENTINE
BILGOLA BEACH NSW 2107

0 1 2 5m

DRAWING TITLE
WEST ELEVATION

REVISION
DEVELOPMENT APPLICATION
02 JUN 2020

SCALE@A3
1:100
PROJECT NO.
20616
DRAWING NO.
A3.3
DRAWING ISSUE
2/6/20



1
SECTION X1
1:100

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LEGEND
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DP DOWNPIPE
EP ELECTRICITY POLE
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HTM HOSE TAP MAINS
HTT HOSE TAP TANK
HW HOSE TAP TANK
IN INVERTER
MB METER BOX

R REFRIGERATOR
W WATER METER
WF WINE FRIDGE
WP WATER PUMP
WT WATER TANK

820P DOOR LEAF/HANDLE TYPE
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG

FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL

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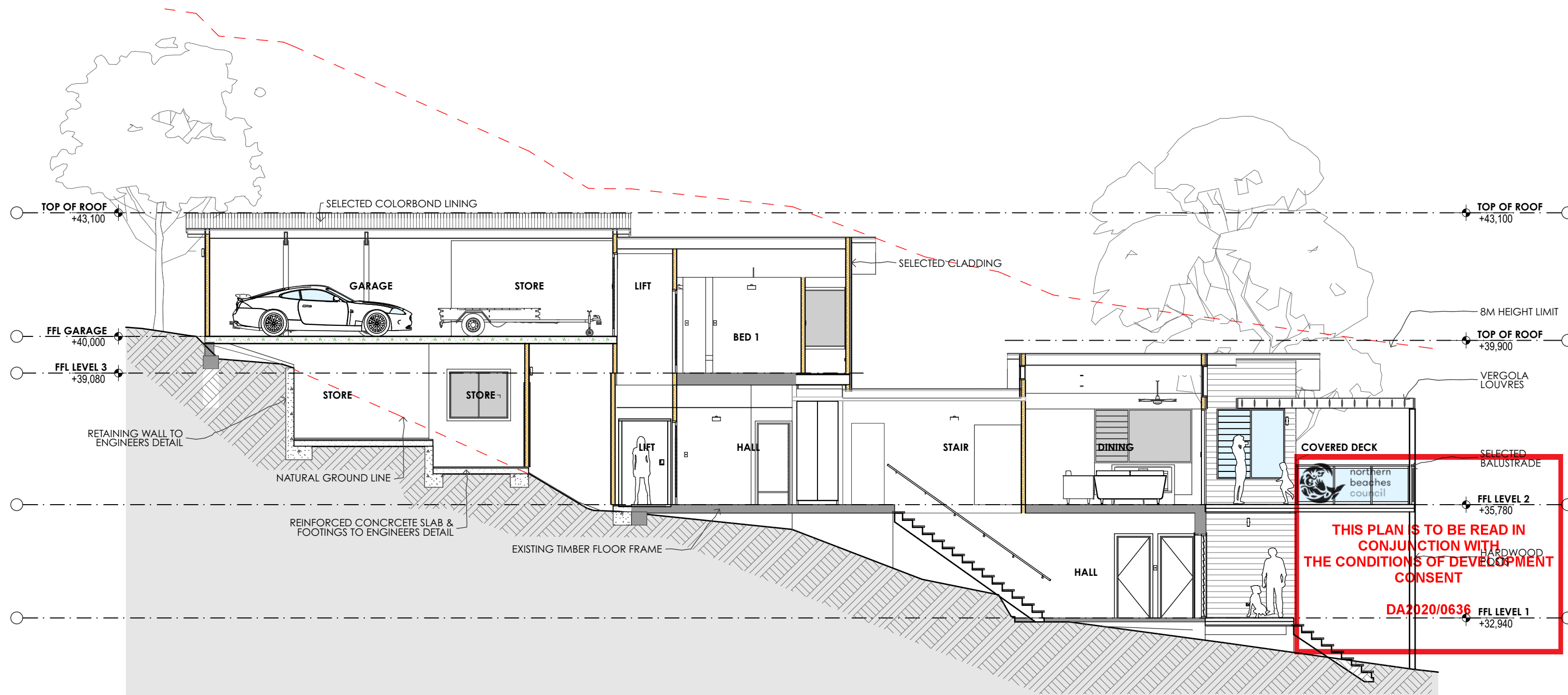


Ian Sercombe Architect P/L - arb 7089 abn:68 077 364 866

PROJECT
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24 THE SERPENTINE
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LOT:114 DP:16393
ALTERATIONS + ADDITIONS
DEVELOPMENT APPLICATION
CLIENT
MARIAN WELSH
24 THE SERPENTINE
BILGOLA BEACH NSW 2107

DRAWING TITLE
SECTION X1

REVISION
DEVELOPMENT APPLICATION 02 JUN 2020
SCALE@A3 1:100 PROJECT NO. 20616 DRAWING NO. A3.4 DRAWING ISSUE 2/6/20



SECTION X2
1:100

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LEGEND
CL CLOTHES LINE
DP DOWNPIPE
EP ELECTRICITY POLE
GB GAS BAYONET
HTM HOSE TAP MAINS
HTT HOSE TAP TANK
HW GAS HOT WATER
IN INVERTER
MB METER BOX

R REFRIGERATOR
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WF WINE FRIDGE
WP WATER PUMP
WT WATER TANK

820P DOOR LEAF/HANDLE TYPE
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG

FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL

IAN SERCOMBE • ARCHITECT
PO BOX 137 PACIFIC PALMS NSW 2428
0425 233 331
ian@isarchitect.com.au

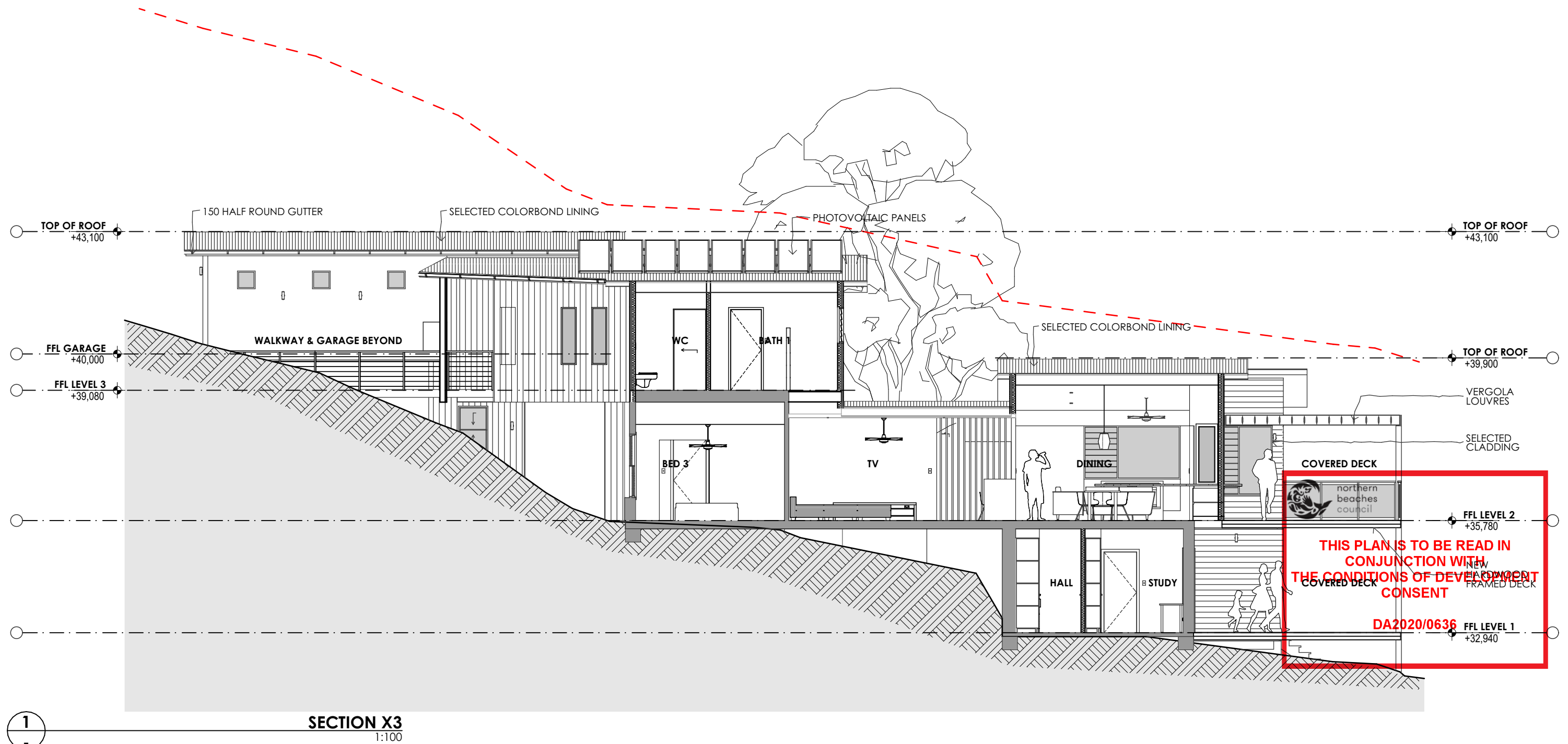


Ian Sercombe Architect P/L - arb 7089 abn:68 077 364 866

PROJECT
BILGOLA BEACH HOUSE
24 THE SERPENTINE
BILGOLA BEACH NSW 2107
LOT:114 DP:16393
ALTERATIONS + ADDITIONS
DEVELOPMENT APPLICATION
CLIENT
MARIAN WELSH
24 THE SERPENTINE
BILGOLA BEACH NSW 2107

DRAWING TITLE
SECTION X2

REVISION
DEVELOPMENT APPLICATION 02 JUN 2020
SCALE@A3 1:100
PROJECT NO. 20616
DRAWING NO. A3.5
DRAWING ISSUE 2/6/20



1

SECTION X3
1:100

NOTES
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Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia, all relevant Australian Standards, Council Consent and specialist consultants reports.
CAD Ref: 20616Serpentine-V23.pln DRAWN BY: SH

LEGEND
CL CLOTHES LINE
DP DOWNPIPE
EP ELECTRICITY POLE
GB GAS BAYONET
HTM HOSE TAP MAINS
HTT HOSE TAP TANK
HW GAS HOT WATER
IN INVERTER
MB METER BOX

R REFRIGERATOR
W WATER METER
WF WINE FRIDGE
WP WATER PUMP
WT WATER TANK

820P DOOR LEAF/HANDLE TYPE
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101W GLAZED WINDOW No. TAG

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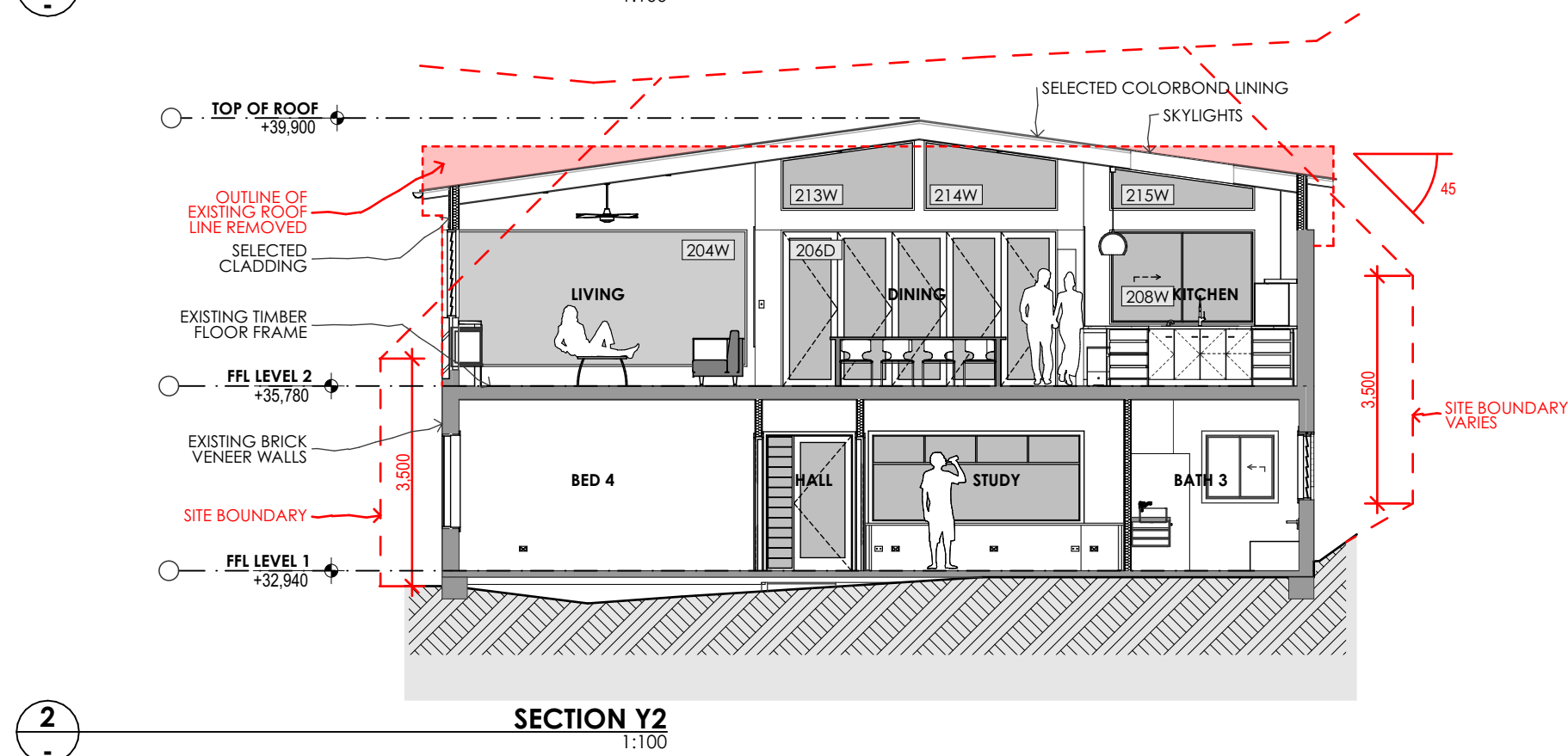
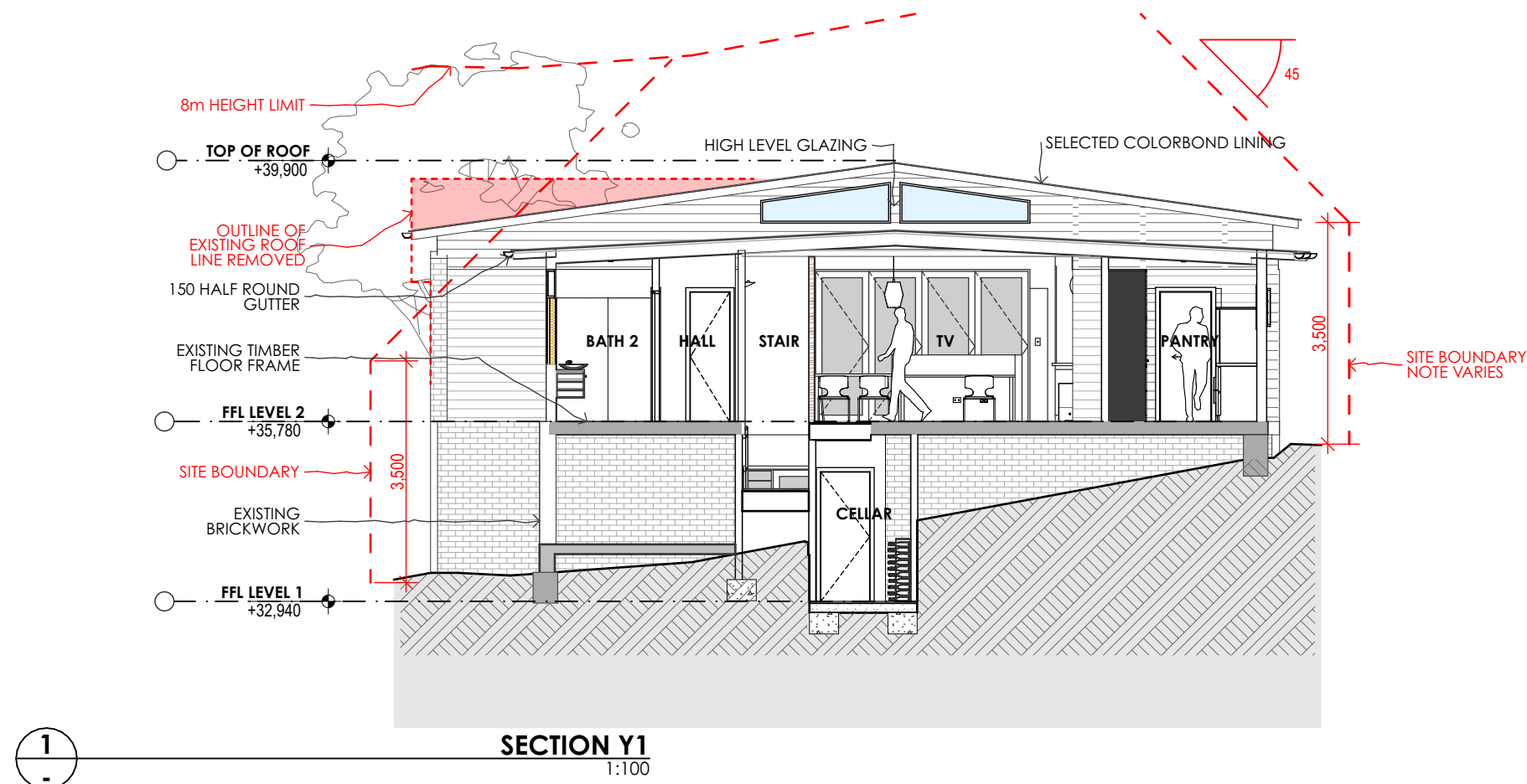


Ian Sercombe Architect P/L - arb 7089 abn:68 077 364 866

PROJECT
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CLIENT
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BILGOLA BEACH NSW 2107

DRAWING TITLE
SECTION X3

REVISION
DEVELOPMENT APPLICATION 02 JUN 2020
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SCALE@A3 1:100
PROJECT NO. 20616
DRAWING NO. A3.6
DRAWING ISSUE 2/6/20



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

DA2020/0636

NOTES
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LEGEND
CL CLOTHES LINE
DP DOWNPIPE
EP ELECTRICITY POLE
GB GAS BAYONET
HTM HOSE TAP MAINS
HTT HOSE TAP TANK
HW GAS HOT WATER
IN INVERTER
MB METER BOX

R REFRIGERATOR
W WATER METER
WF WINE FRIDGE
WP WATER PUMP
WT WATER TANK

820P DOOR LEAF/HANDLE TYPE
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG

FFL FINISHED FLOOR LEVEL
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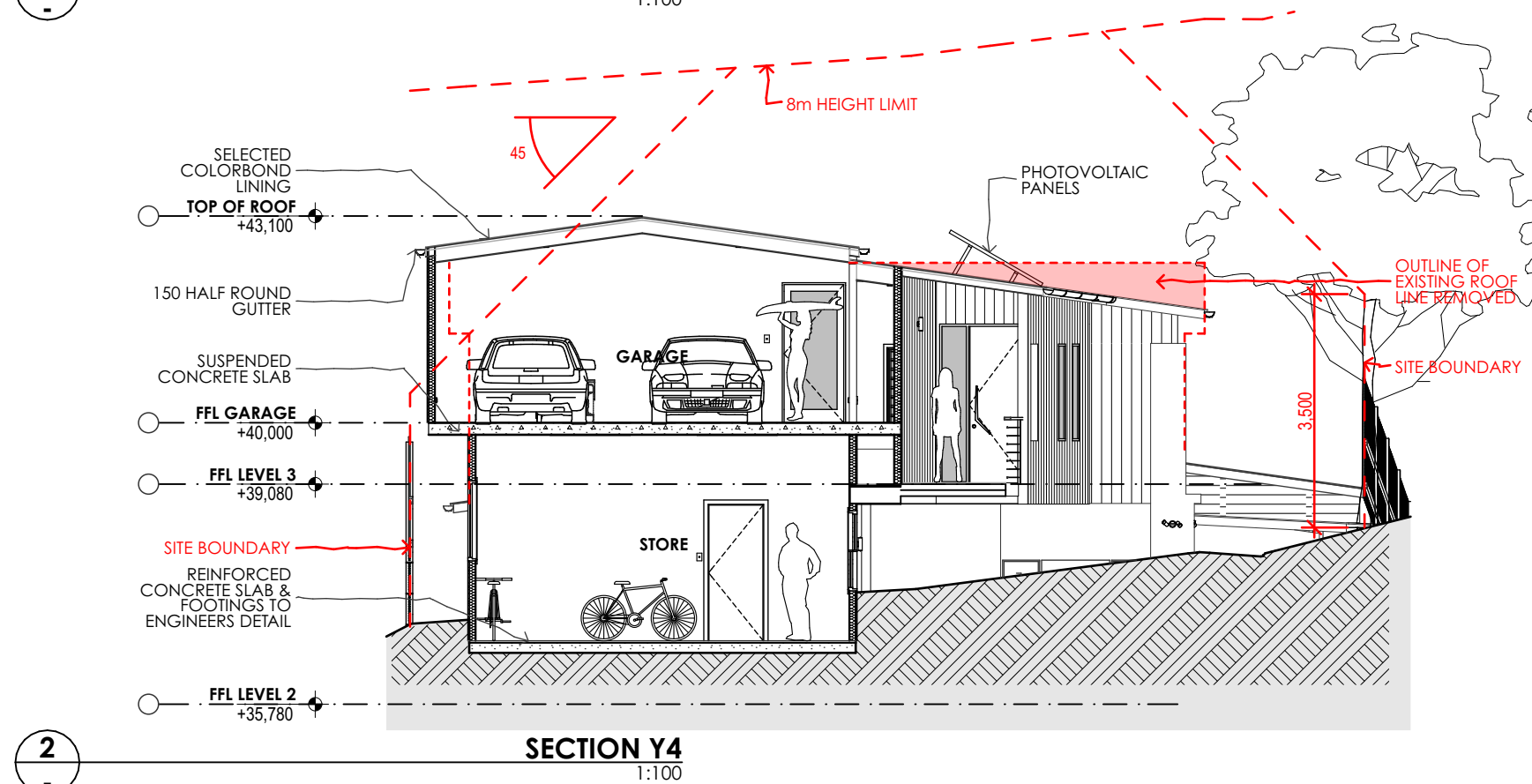
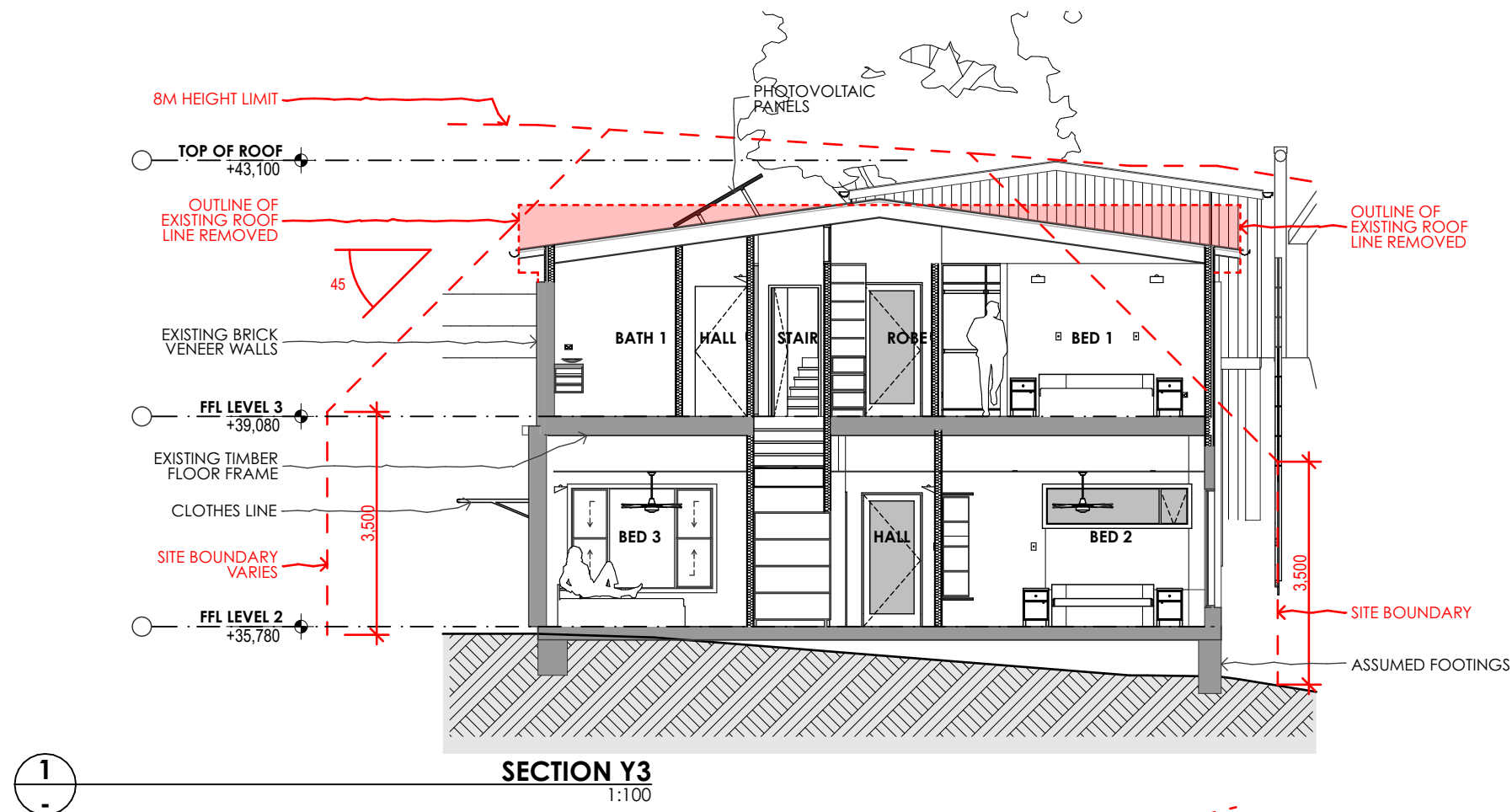
PROJECT
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LOT:114 DP:16393
ALTERATIONS + ADDITIONS
DEVELOPMENT APPLICATION
CLIENT
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24 THE SERPENTINE
BILGOLA BEACH NSW 2107

0 1 2 5m

DRAWING TITLE
SECTION Y1 Y2

REVISION
DEVELOPMENT APPLICATION 02 JUN 2020

SCALE@A3 1:100 **PROJECT NO.** 20616 **DRAWING NO.** A3.7 **DRAWING ISSUE** 2/6/20



 **northern
beaches
council**

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

DA2020/0636

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0 1 2 5m

DRAWING TITLE
SECTION Y3 Y4

REVISION
DEVELOPMENT APPLICATION 02 JUN 2020

SCALE@A3 1:100 **PROJECT NO.** 20616 **DRAWING NO.** **A3.8** **DRAWING ISSUE** 2/6/20