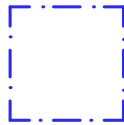


DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS TO
34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107
LOT 2 / DP 546543

NO:	SHEET NAME	DATE
DA00	TITLE PAGE	13/06/2023
DA01	AREA CALCULATIONS	13/06/2023
DA02	SITE ANALYSIS	13/06/2023
DA03	SITE - WASTE - SEDIMENT PLAN	13/06/2023
DA04	EXISTING LOWER GROUND FLOOR PLAN	13/06/2023
DA05	PROPOSED LOWER GROUND FLOOR PLAN	13/06/2023
DA06	EXISTING GROUND FLOOR PLAN	13/06/2023
DA07	PROPOSED GROUND FLOOR PLAN	13/06/2023
DA08	EXISTING ROOF PLAN	13/06/2023
DA09	PROPOSED ROOF / CONCEPT STORMWATER PLAN	13/06/2023
DA10	ELEVATIONS - NORTH	13/06/2023
DA11	ELEVATIONS - SOUTH	13/06/2023
DA12	ELEVATIONS - EAST	13/06/2023
DA13	ELEVATIONS - WEST	13/06/2023
DA14	SECTIONS - A	13/06/2023
DA15	POOL PLANS	13/06/2023
DA16	POOL SECTIONS - B & C	13/06/2023
DA17	FINISHES BOARD	13/06/2023
DA18	SHADOW DIAGRAM - JUNE 21ST - 9AM	13/06/2023
DA19	SHADOW DIAGRAM - JUNE 21ST - 12PM	13/06/2023
DA20	SHADOW DIAGRAM - JUNE 21ST - 3PM	13/06/2023
DA21	BASIX REQUIREMENTS	13/06/2023
DA22	PROPOSED GROUND FLOOR PLAN (TPZ DETAILS)	13/06/2023
DA23	SECTIONS - D	13/06/2023
DA24	SECTIONS - E	13/06/2023





SITE AREA:
1438.00m²



BUILDING FOOTPRINT



LANDSCAPE AREA:
(TOTAL + 6% IMPERVIOUS AREA 86.28 m²)
REQUIRED 60.00% (862.80 m²)
EXISTING 62.34% (896.51m²)
PROPOSED 60.08% (864.09m²)



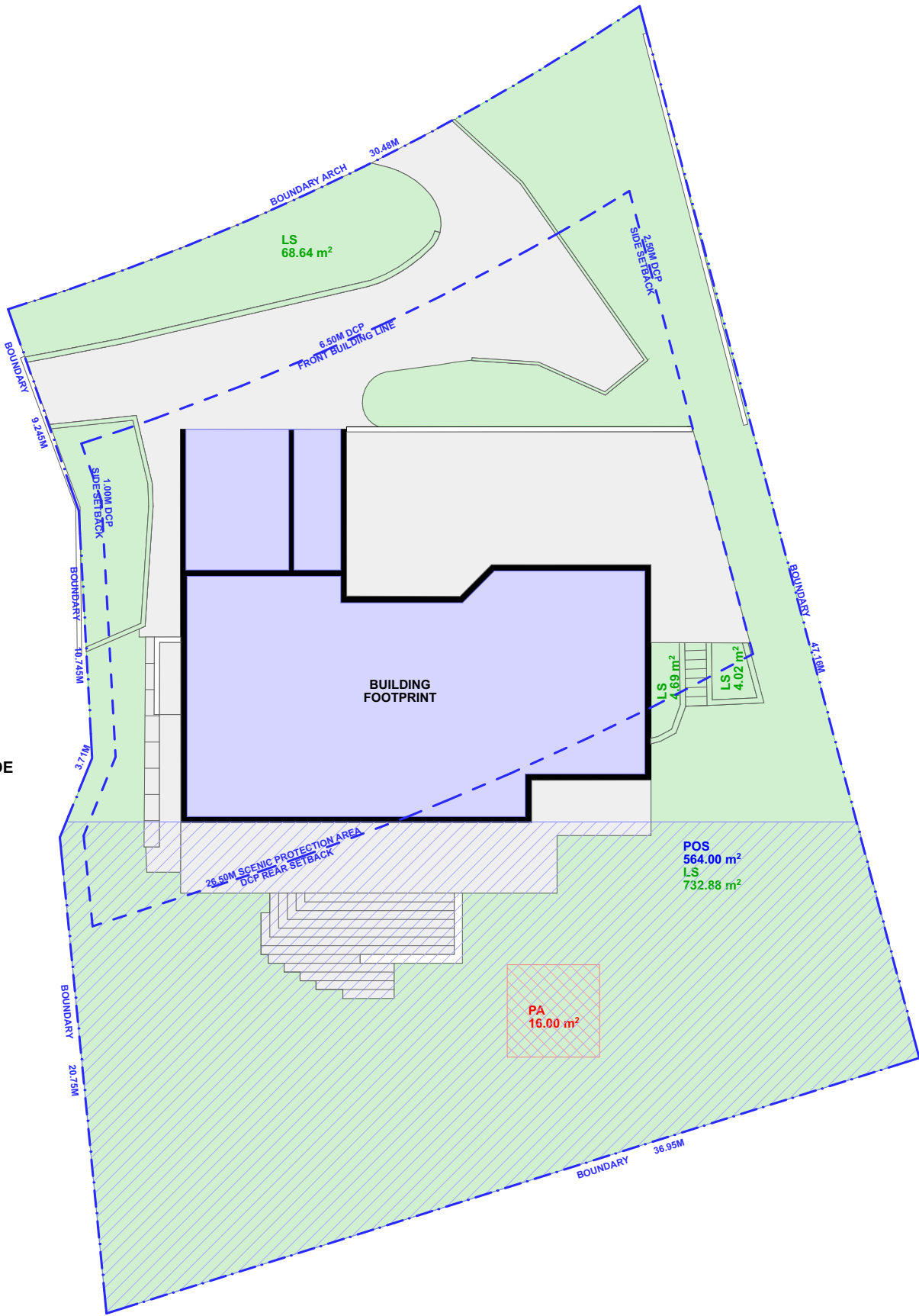
IMPERVIOUS AREA LESS THAN 1M WIDE



PRIVATE OPEN SPACE
REQUIRED 80.00m²
EXISTING 564.70m²
PROPOSED 564.70m²



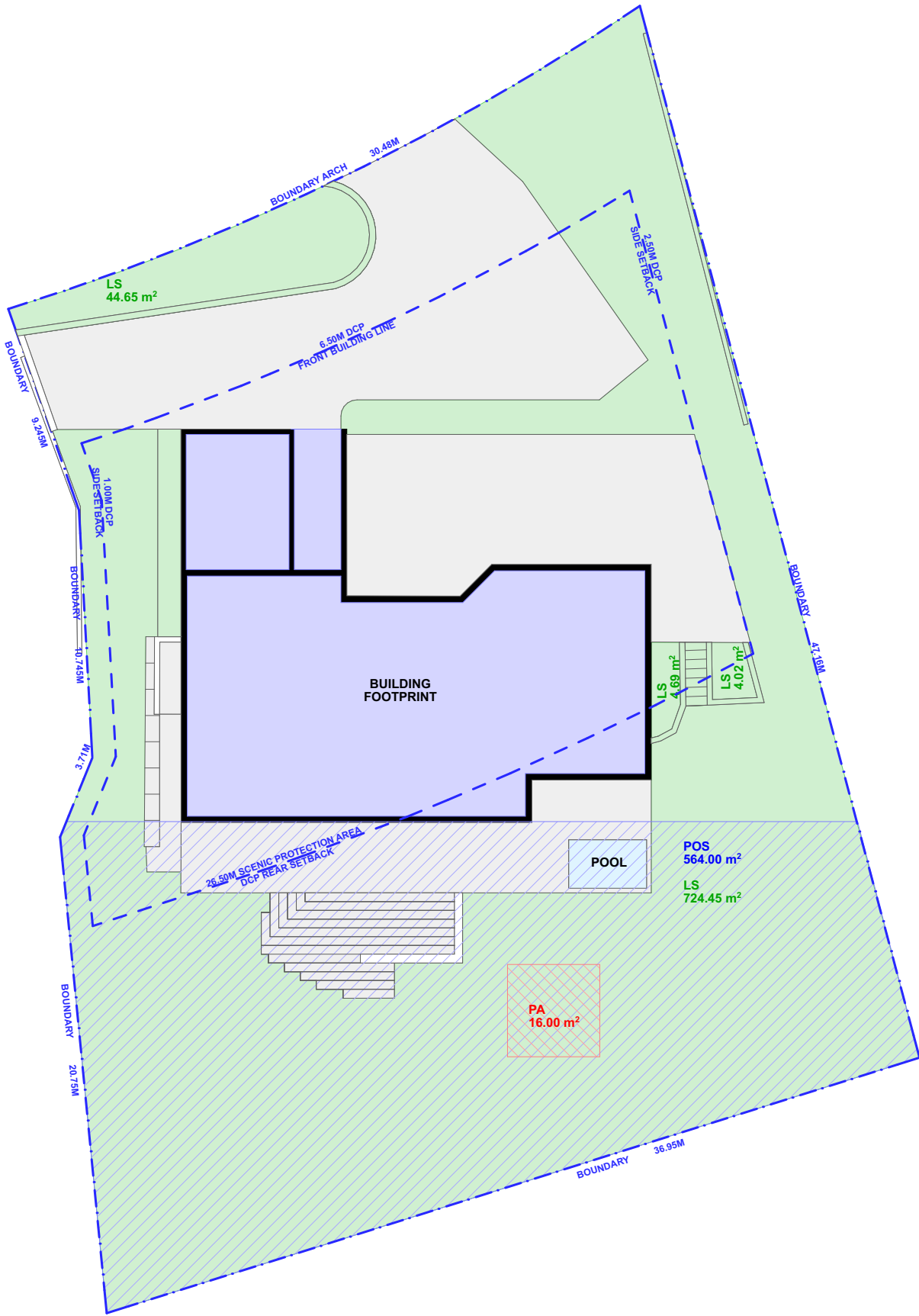
PRINCIPLE AREA:
REQUIRED 16.00m²
EXISTING 16.00m²
PROPOSED 16.00m²



1

EXISTING AREA CALCULATIONS

1:250



2

PROPOSED AREA CALCULATIONS

1:250



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NOTES

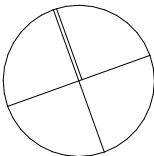
THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.

REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23
B	COUNCIL RFI	SS	13.06.23

LEGEND

- DWELLING WALLS
- CONCRETE / PAVERS
- TIMBER DECK
- POOL / WATER

NORTH POINT



CLIENTS:

ERIC & ALISON HODGES

SITE ADDRESS:

34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

DRAWING TITLE:

AREA CALCULATIONS

SCALE:

1:200, 1:1 @A3

PROJECT NO:

1010

DATE:

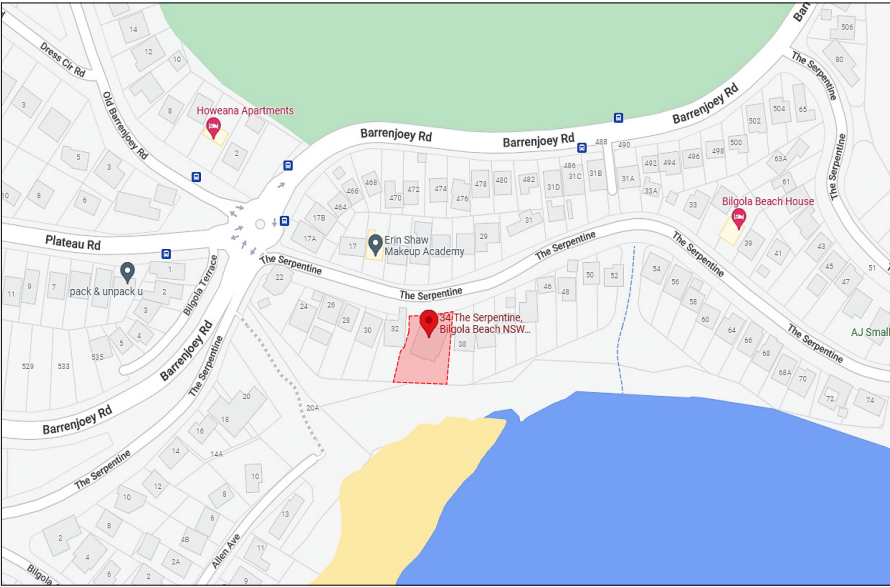
15/6/2023

DRAWING NO:

DA01



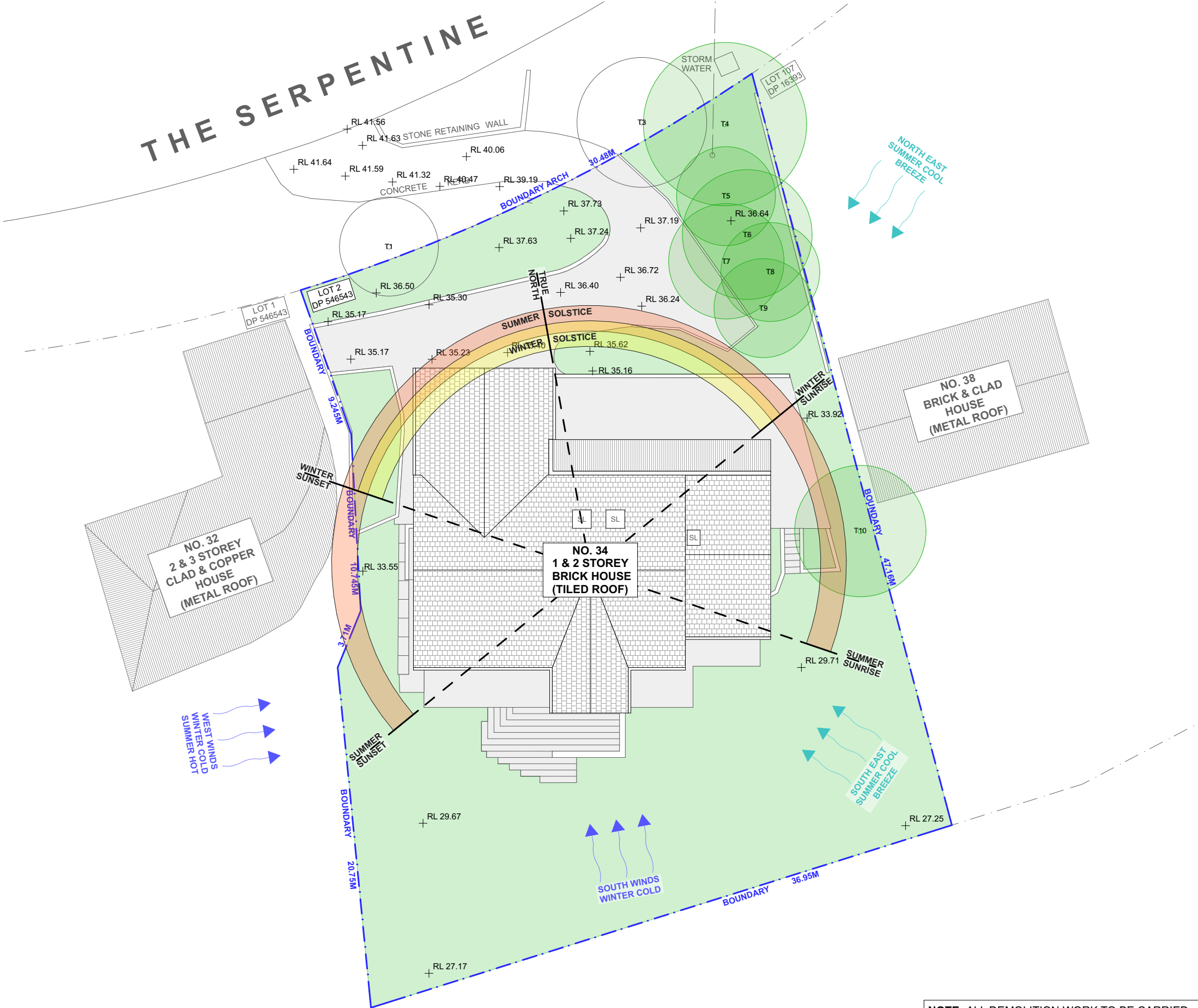
EXTERNAL VIEW



LOCATION MAP



AERIAL MAP



1

SITE ANALYSIS

1:250

NOTE: ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001

progressive plans 0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU		NOTES		REV.		NOTES.		INITIAL		DATE		LEGEND		ABBREVIATIONS		NORTH POINT		CLIENTS: ERIC & ALISON HODGES SITE ADDRESS: 34 THE SERPENTINE BILGOLA BEACH, NSW, 2107		DRAWING TITLE: SITE ANALYSIS					
		THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.		A		DA SUBMISSION		SS		21.04.23		EXISTING DEMOLISHED EXISTING ROOF PROPOSED ROOF SEDIMENT EROSION FENCE		LANDSCAPE / GRASS CONCRETE / PAVERS TIMBER DECK POOL / WATER		DP: DEPOSIT PLAN RL: REDUCED LEVEL SP: STRATA PLAN						SCALE: 1:250 @A3		DATE: 15/6/2023	
				B		COUNCIL RFI		SS		13.06.23												PROJECT NO: 1010		DRAWING NO: DA02	

ABBREVIATIONS

DP: DEPOSIT PLAN
RL: REDUCED LEVEL
SP: STRATA PLAN

NORTH POINT

SKIP BIN
RECYCLING

SKIP BIN
WASTE

MATERIAL
STORAGE

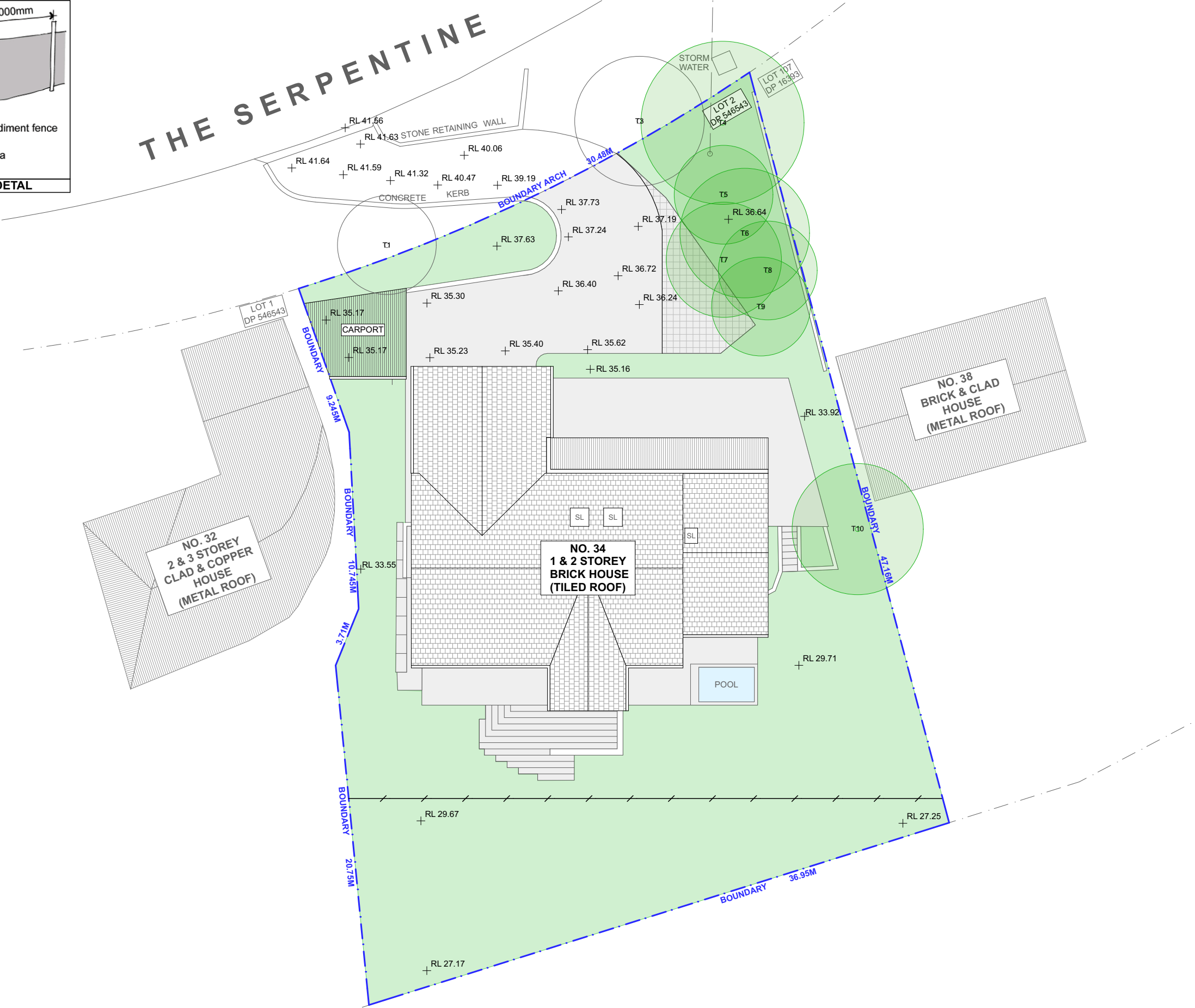
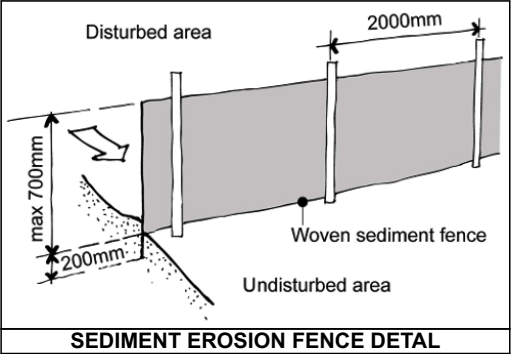
SKIP BINS & MATERIAL STORAGE TO BE STORED IN
FRONT YARD OR DRIVEWAY

**TREE PROTECTION ZONE (TPZ)
FENCING (WHEN POSSIBLE):**

- CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
- ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
- MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
- BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS.

**TREE PROTECTION ZONE (TPZ)
FENCING (NOT POSSIBLE):**

- FOR TRUNK AND BRANCH PROTECTION USE BOARDS AND PADDING THAT WILL PREVENT DAMAGE TO BARK. BOARDS ARE TO BE STRAPPED TO TREES, NOT NAILED, OR SCREWED.
- RUMBLE BOARDS SHOULD BE OF SUITABLE THICKNESS TO PREVENT SOIL COMPACTION AND ROOT DAMAGE.



1

SITE - WASTE - SEDIMENT PLAN

1:250

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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23
B	COUNCIL RFI	SS	13.06.23

LEGEND

EXISTING

DEMOLISHED

EXISTING ROOF

PROPOSED ROOF

LANDSCAPE / GRASS

CONCRETE / PAVERS

TIMBER DECK

POOL / WATER

SEDIMENT EROSION FENCE

ABBREVIATIONS

DP: DEPOSIT PLAN
RL: REDUCED LEVEL
SP: STRATA PLAN

NORTH POINT

CLIENTS:

ERIC & ALISON HODGES

SITE ADDRESS:

34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

DRAWING TITLE:

SITE - WASTE - SEDIMENT PLAN

SCALE:

1:250 @A3

DATE:

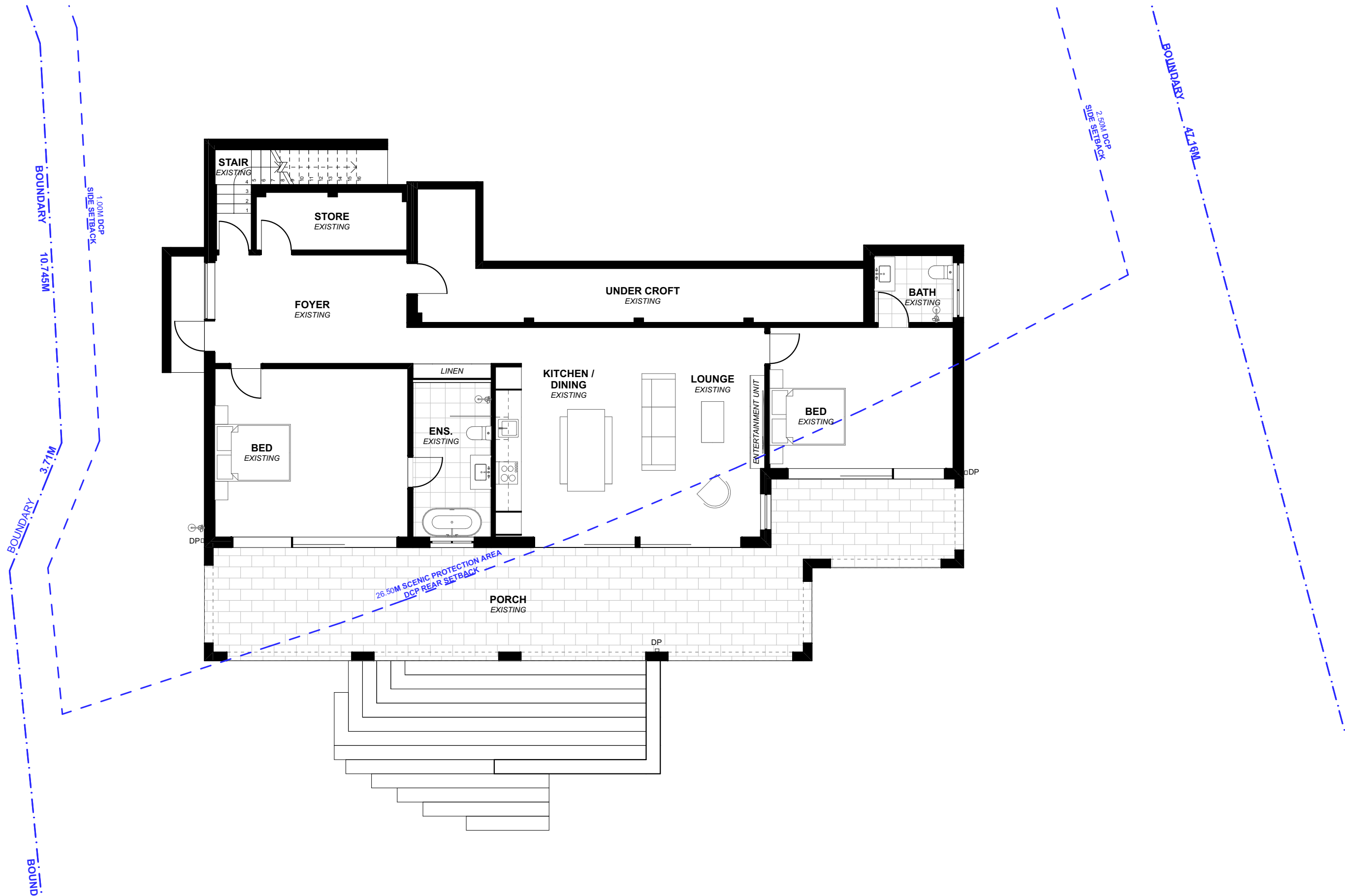
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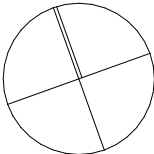
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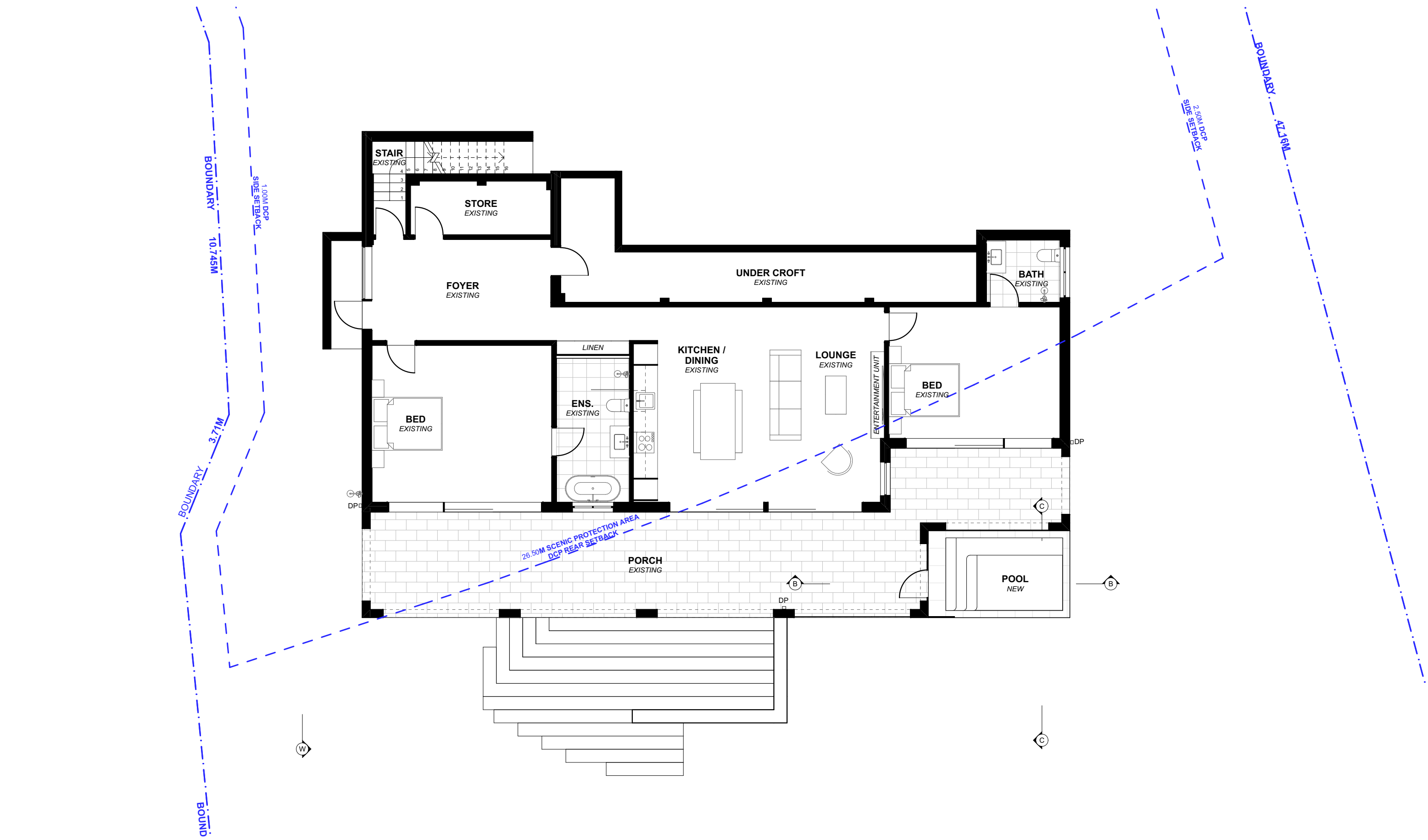
DRAWING NO:

DA03



1 EXISTING LOWER GROUND FLOOR PLAN 1:100

 progressive plans 0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	LEGEND EXISTING DEMOLISHED PROPOSED	ABBREVIATIONS CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL FW: FLOOR WASTE HWS: HOT WATER SYSTEM RL: REDUCED LEVEL SA: SMOKE ALARM	NORTH POINT 	CLIENTS: ERIC & ALISON HODGES		DRAWING TITLE: EXISTING LOWER GROUND FLOOR PLAN	
		A	DA SUBMISSION	SS	21.04.23				SCALE: 1:100 @A3	DATE: 15/6/2023		
		B	COUNCIL RFI	SS	13.06.23				SITE ADDRESS: 34 THE SERPENTINE BILGOLA BEACH, NSW, 2107	DRAWING NO: DA04		
									PROJECT NO: 1010			



1 PROPOSED LOWER GROUND FLOOR PLAN 1:100



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REV.	NOTES.	INITIAL	DATE
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B	COUNCIL RFI	SS	13.06.23

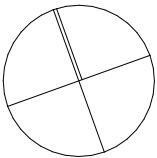
LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

ABBREVIATIONS

CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
FW: FLOOR WASTE
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL
SA: SMOKE ALARM

NORTH POINT



CLIENTS:

ERIC & ALISON HODGES

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BILGOLA BEACH, NSW, 2107

DRAWING TITLE:

PROPOSED LOWER GROUND FLOOR PLAN

SCALE:

1:100 @A3

PROJECT NO:

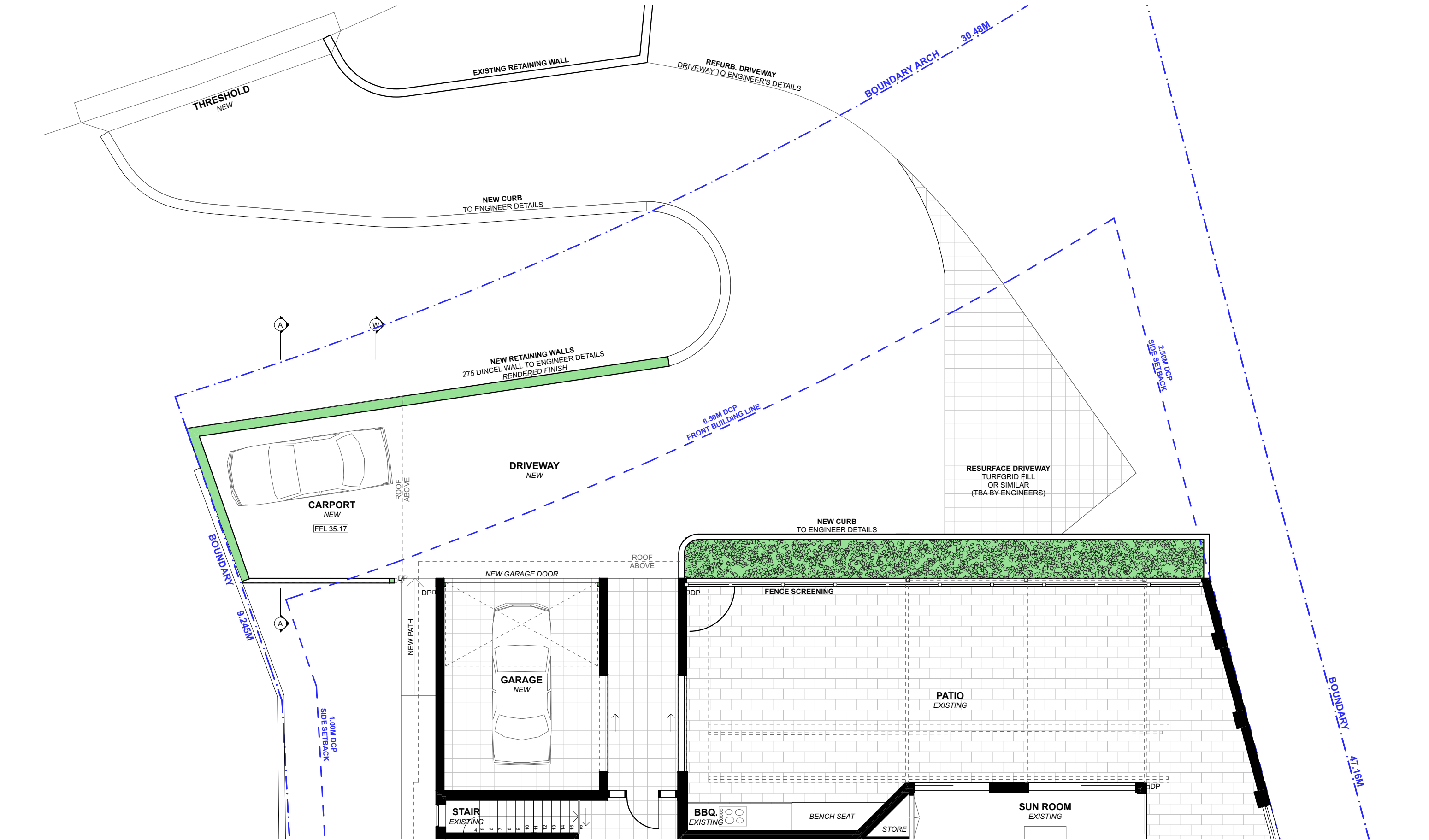
1010

DATE:

15/6/2023

DRAWING NO:

DA05



1 PROPOSED GROUND FLOOR PLAN 1:100



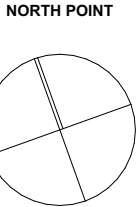
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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23
B	COUNCIL RFI	SS	13.06.23

LEGEND
EXISTING
DEMOLISHED
PROPOSED

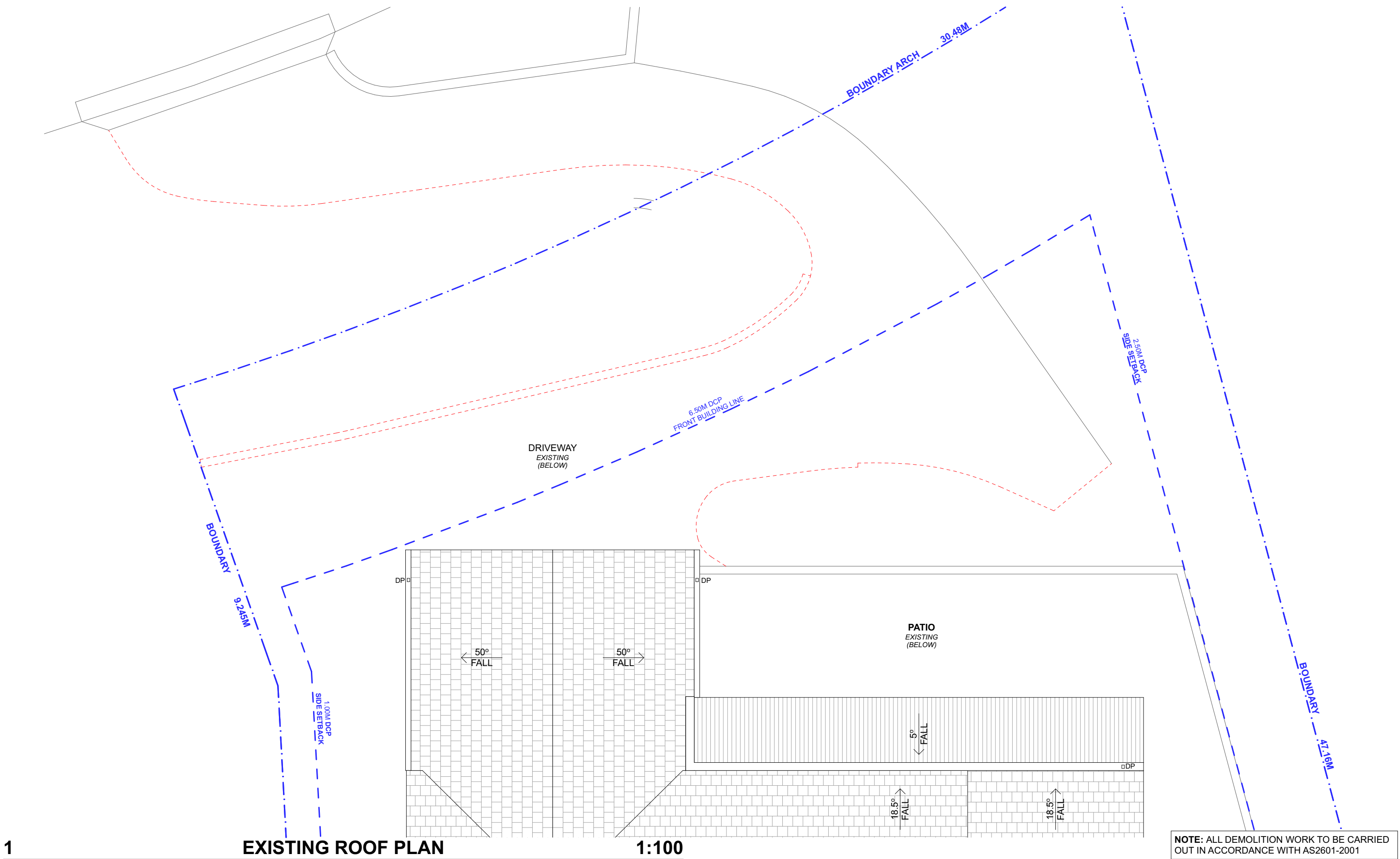
ABBREVIATIONS
CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
FW: FLOOR WASTE
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL
SA: SMOKE ALARM



CLIENTS:
ERIC & ALISON HODGES

SITE ADDRESS:
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DRAWING TITLE: PROPOSED GROUND FLOOR PLAN	
SCALE: 1:100 @A3	DATE: 15/6/2023
PROJECT NO: 1010	DRAWING NO: DA07



1

EXISTING ROOF PLAN

1:100

NOTE: ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001



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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23
B	COUNCIL RFI	SS	13.06.23

LEGEND

■

EXISTING

▤

DEMOLISHED

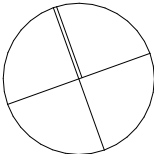
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PROPOSED

ABBREVIATIONS

CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
FW: FLOOR WASTE
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL
SA: SMOKE ALARM

NORTH POINT



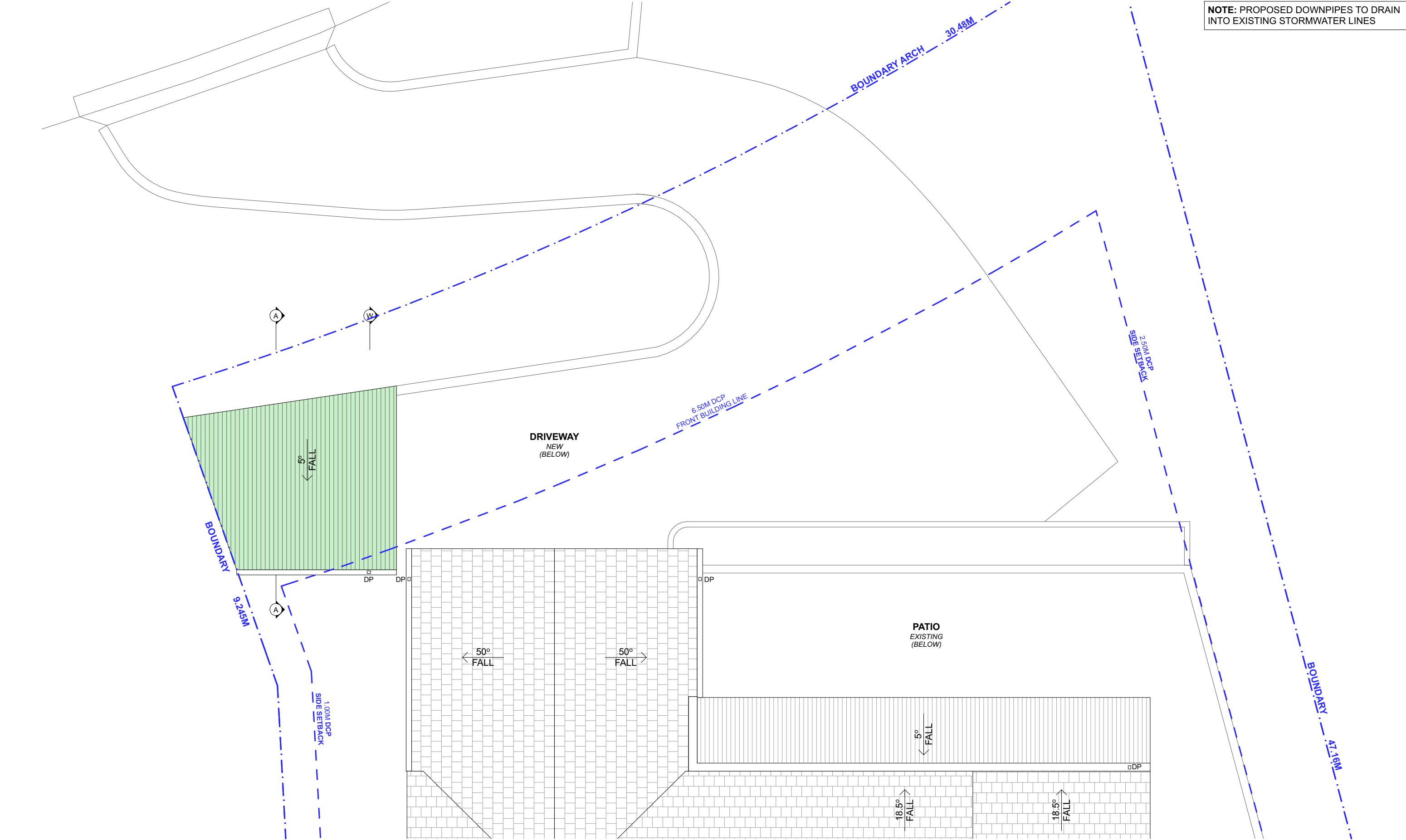
CLIENTS:

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SITE ADDRESS:

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DRAWING TITLE:	
EXISTING ROOF PLAN	
SCALE:	DATE:
1:100 @A3	15/6/2023
PROJECT NO:	DRAWING NO:
1010	DA08



1 **PROPOSED ROOF / CONCEPT STORMWATER PLAN** 1:100



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LEGEND

EXISTING

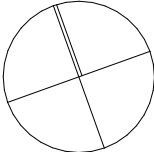
DEMOLISHED

PROPOSED

ABBREVIATIONS

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NORTH POINT



CLIENTS:
ERIC & ALISON HODGES

SITE ADDRESS:
**34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107**

DRAWING TITLE: PROPOSED ROOF / CONCEPT STORMWATER PLAN	
SCALE: 1:100 @A3	DATE: 15/6/2023
PROJECT NO: 1010	DRAWING NO: DA09



1

SOUTH ELEVATION

1:100

NOTE: SETBACKS HAVE NOT BEEN SHOWN DUE TO SPLAYED LOT BOUNDARIES, WITH SETBACKS BEST REPRESENTED ON FLOOR PLANS



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NOTES

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B	COUNCIL RFI	SS	13.06.23

LEGEND

EXISTING

DEMOLISHED

WHITE BAGGED BRICKWORK

ROOF SHEET COLORBOND - SURFMIST

GLASS

MONUMENT FLAT PAINT

ABBREVIATIONS

CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
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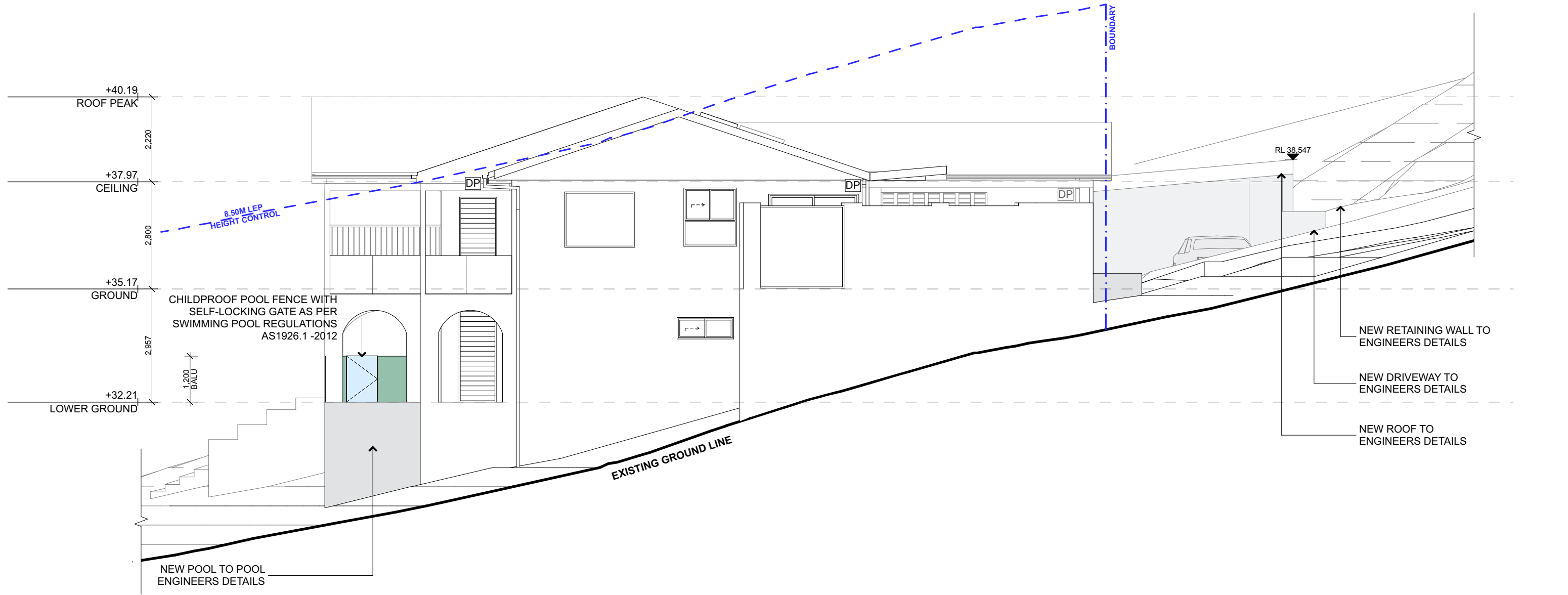
CLIENTS:

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SITE ADDRESS:

34 THE SERPENTINE
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DRAWING TITLE: ELEVATIONS - SOUTH	
SCALE: 1:100 @A3	DATE: 15/6/2023
PROJECT NO: 1010	DRAWING NO: DA11



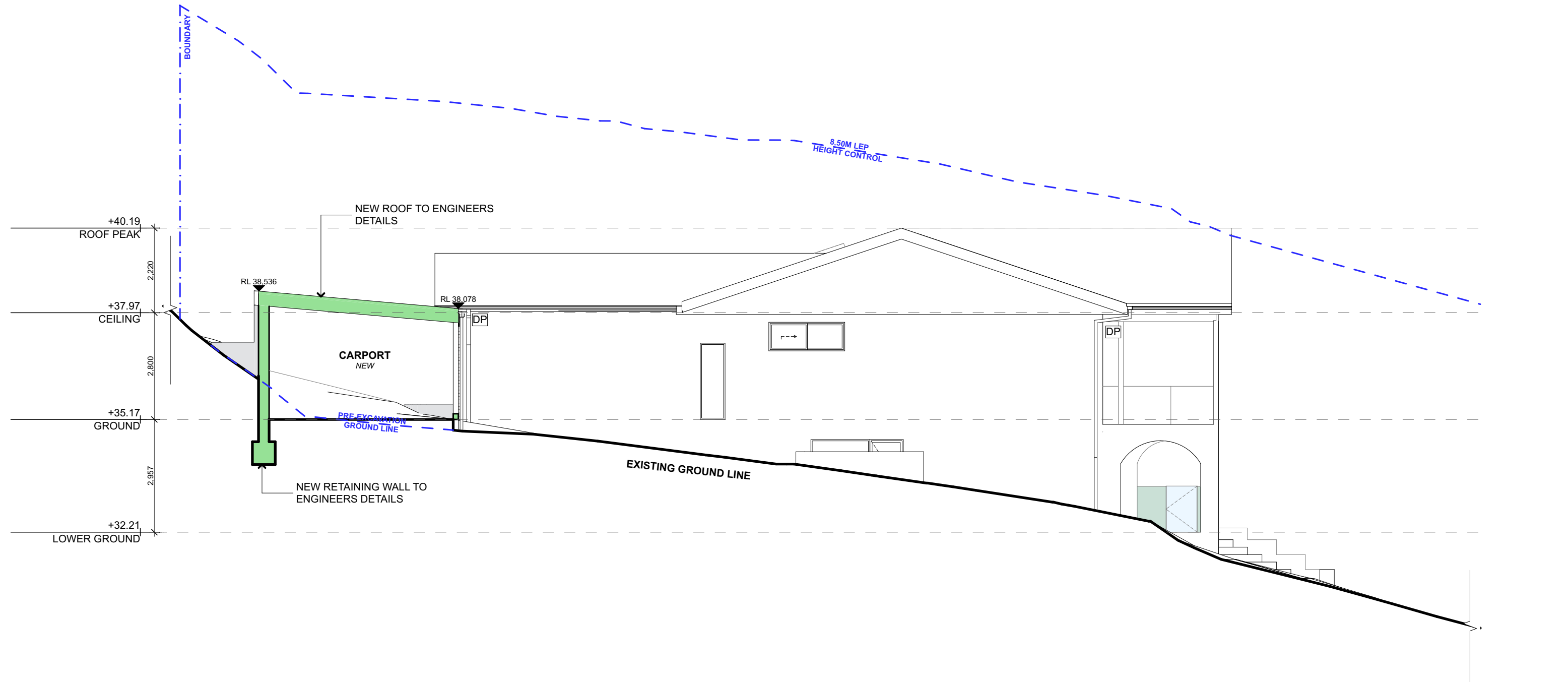
1

EAST ELEVATION

1:100

NOTE: SETBACKS HAVE NOT BEEN SHOWN DUE TO SPLAYED LOT BOUNDARIES, WITH SETBACKS BEST REPRESENTED ON FLOOR PLANS

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		A	DA SUBMISSION	SS	21.04.23					SCALE:	DATE:
		B	COUNCIL RFI	SS	13.06.23					1:100 @A3	15/6/2023
										PROJECT NO:	DRAWING NO:



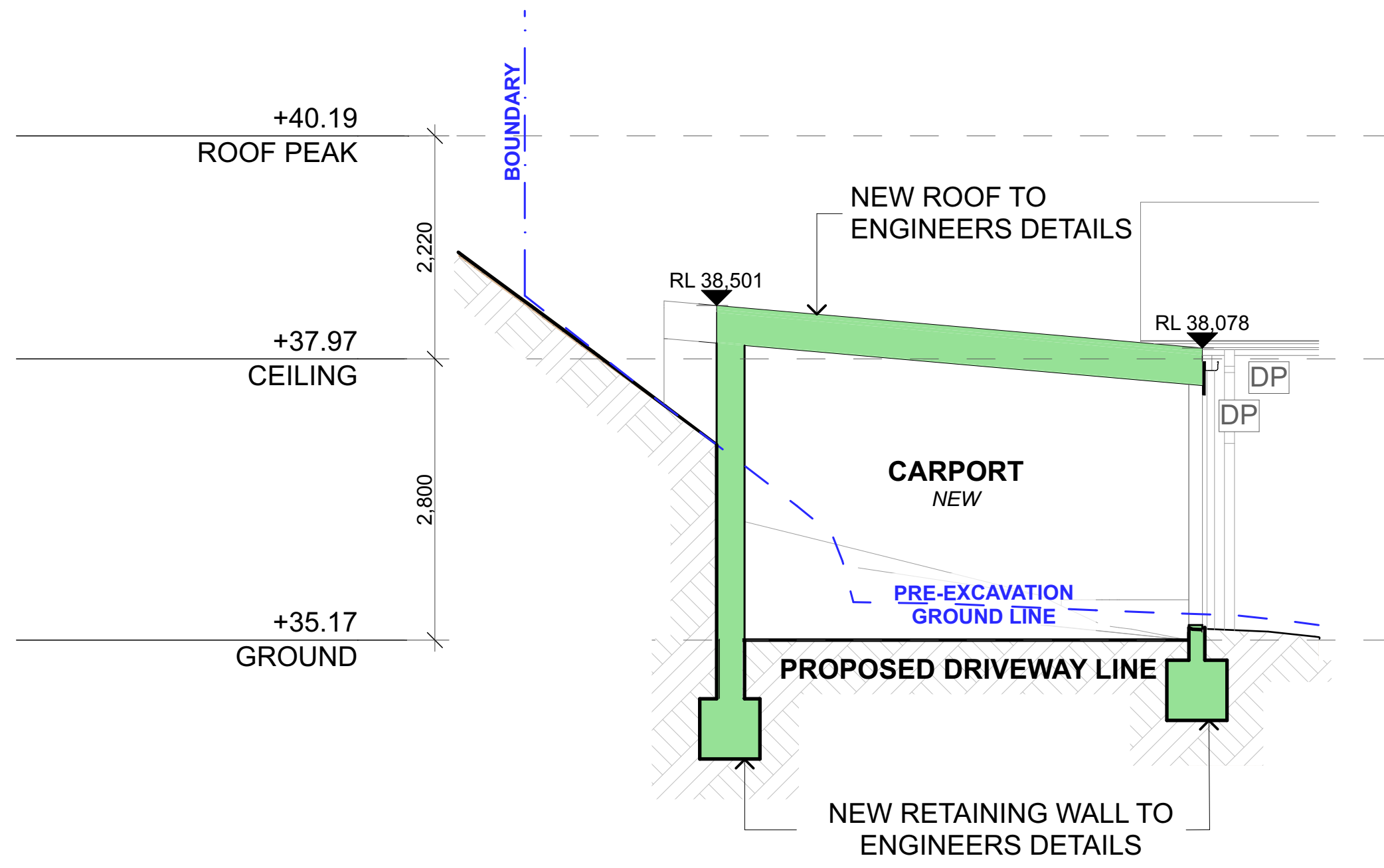
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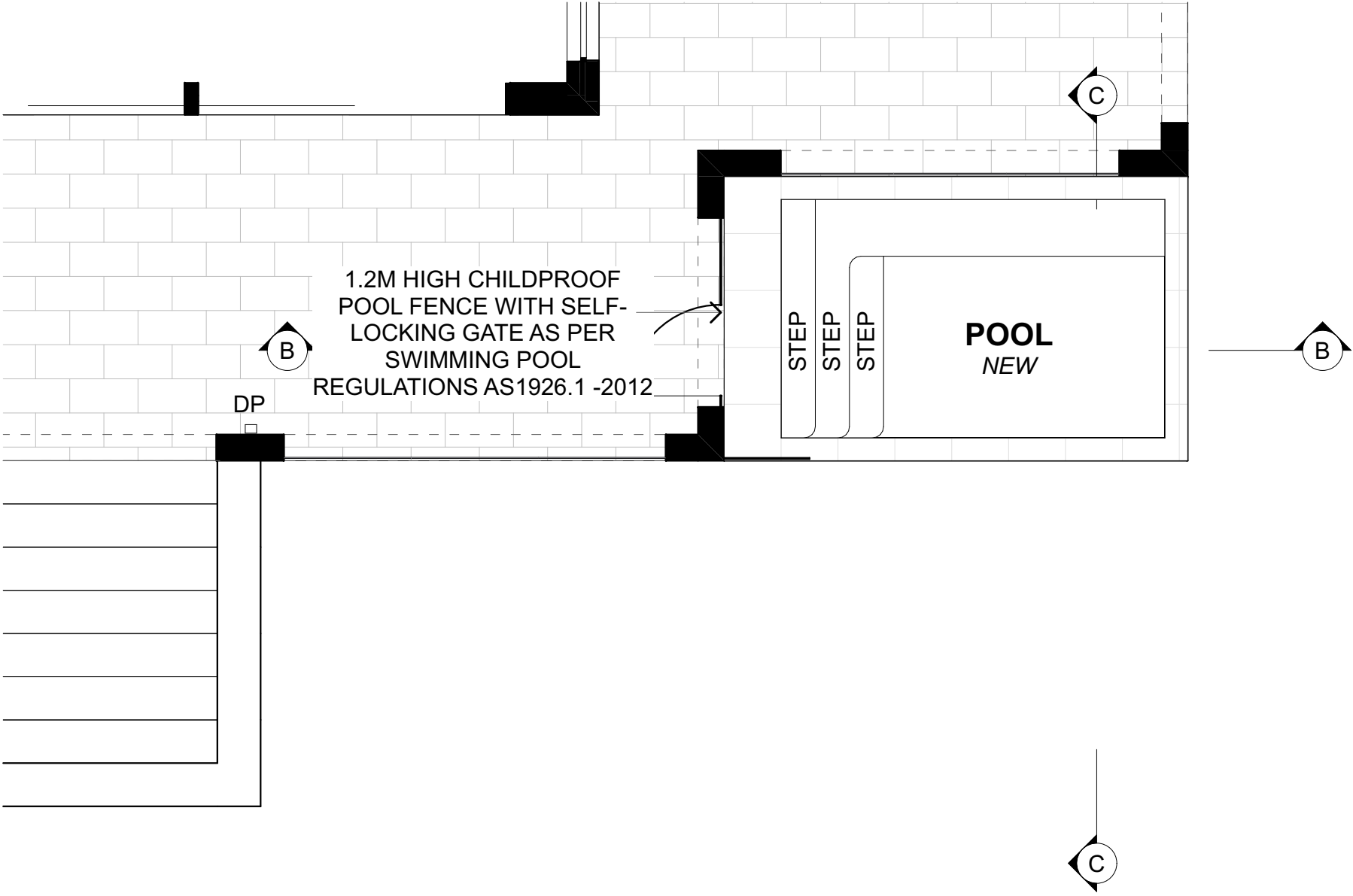
WEST ELEVATION

1:100

NOTE: SETBACKS HAVE NOT BEEN SHOWN DUE TO SPLAYED LOT BOUNDARIES, WITH SETBACKS BEST REPRESENTED ON FLOOR PLANS

 progressive plans 0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	LEGEND EXISTING DEMOLISHED	 WHITE BAGGED BRICKWORK  ROOF SHEET COLORBOND - SURFMIST  GLASS  MONUMENT FLAT PAINT	ABBREVIATIONS CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL HWS: HOT WATER SYSTEM RL: REDUCED LEVEL	CLIENTS: ERIC & ALISON HODGES SITE ADDRESS: 34 THE SERPENTINE BILGOLA BEACH, NSW, 2107	DRAWING TITLE: ELEVATIONS - WEST	
		A	DA SUBMISSION	SS	21.04.23					SCALE: 1:100 @A3	DATE: 15/6/2023
		B	COUNCIL RFI	SS	13.06.23					PROJECT NO: 1010	DRAWING NO: DA13





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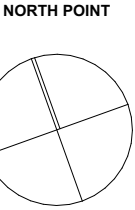
NOTES

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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23
B	COUNCIL RFI	SS	13.06.23

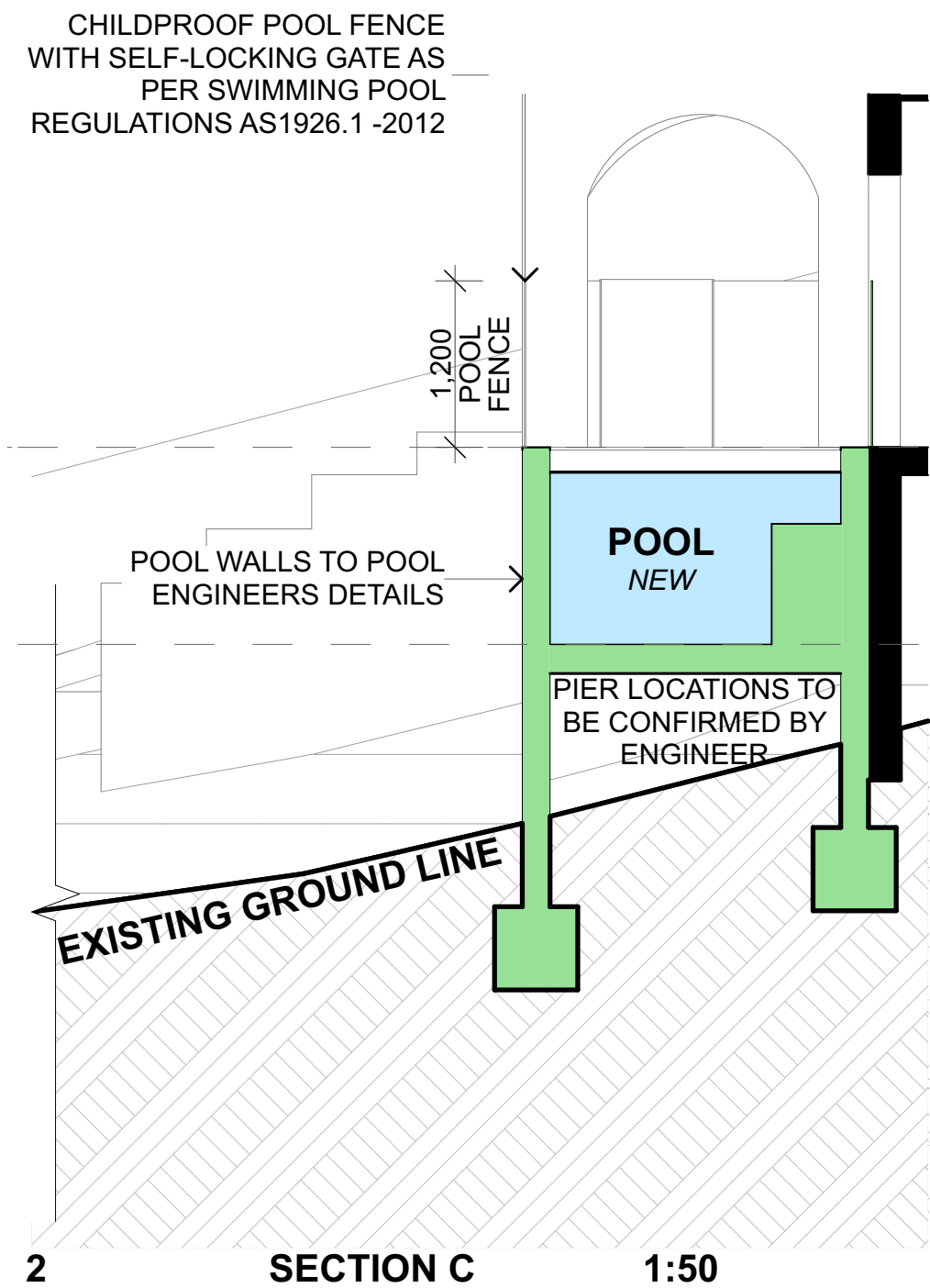
LEGEND
EXISTING
DEMOLISHED
PROPOSED

ABBREVIATIONS
CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
FW: FLOOR WASTE
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL
SA: SMOKE ALARM



CLIENTS: ERIC & ALISON HODGES
SITE ADDRESS: 34 THE SERPENTINE BILGOLA BEACH, NSW, 2107

DRAWING TITLE: POOL PLANS	
SCALE: 1:50 @A3	DATE: 15/6/2023
PROJECT NO: 1010	DRAWING NO: DA15



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		A	DA SUBMISSION	SS	21.04.23				SCALE: 1:50 @A3	DATE: 15/6/2023
		B	COUNCIL RFI	SS	13.06.23					



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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23
B	COUNCIL RFI	SS	13.06.23

CLIENTS:

ERIC & ALISON HODGES

SITE ADDRESS:

34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

DRAWING TITLE:

FINISHES BOARD

SCALE:

NTS

PROJECT NO:

1010

DATE:

15/6/2023

DRAWING NO:

DA17



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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23
B	COUNCIL RFI	SS	13.06.23

LEGEND

 EXISTING SHADOWS

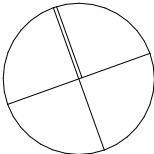
 PROPOSED SHADOW REDUCTIONS

 PROPOSED SHADOW ADDITIONS

ABBREVIATIONS

DP: DEPOSIT PLAN
SP: STRATA PLAN

NORTH POINT



CLIENTS:

ERIC & ALISON HODGES

SITE ADDRESS:

34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

DRAWING TITLE:

SHADOW DIAGRAM - JUNE 21ST - 9AM

SCALE:

1:250 @A3

DATE:

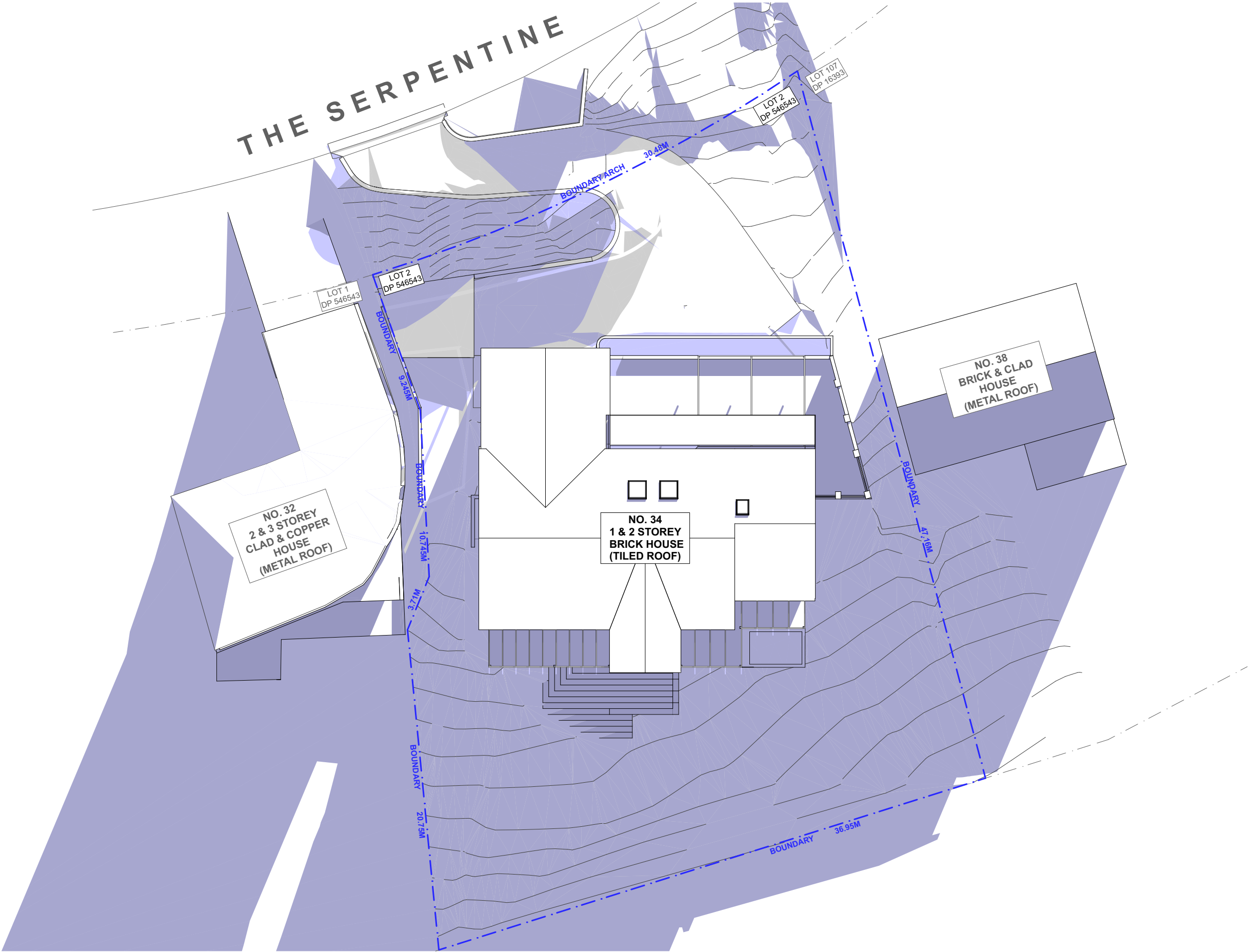
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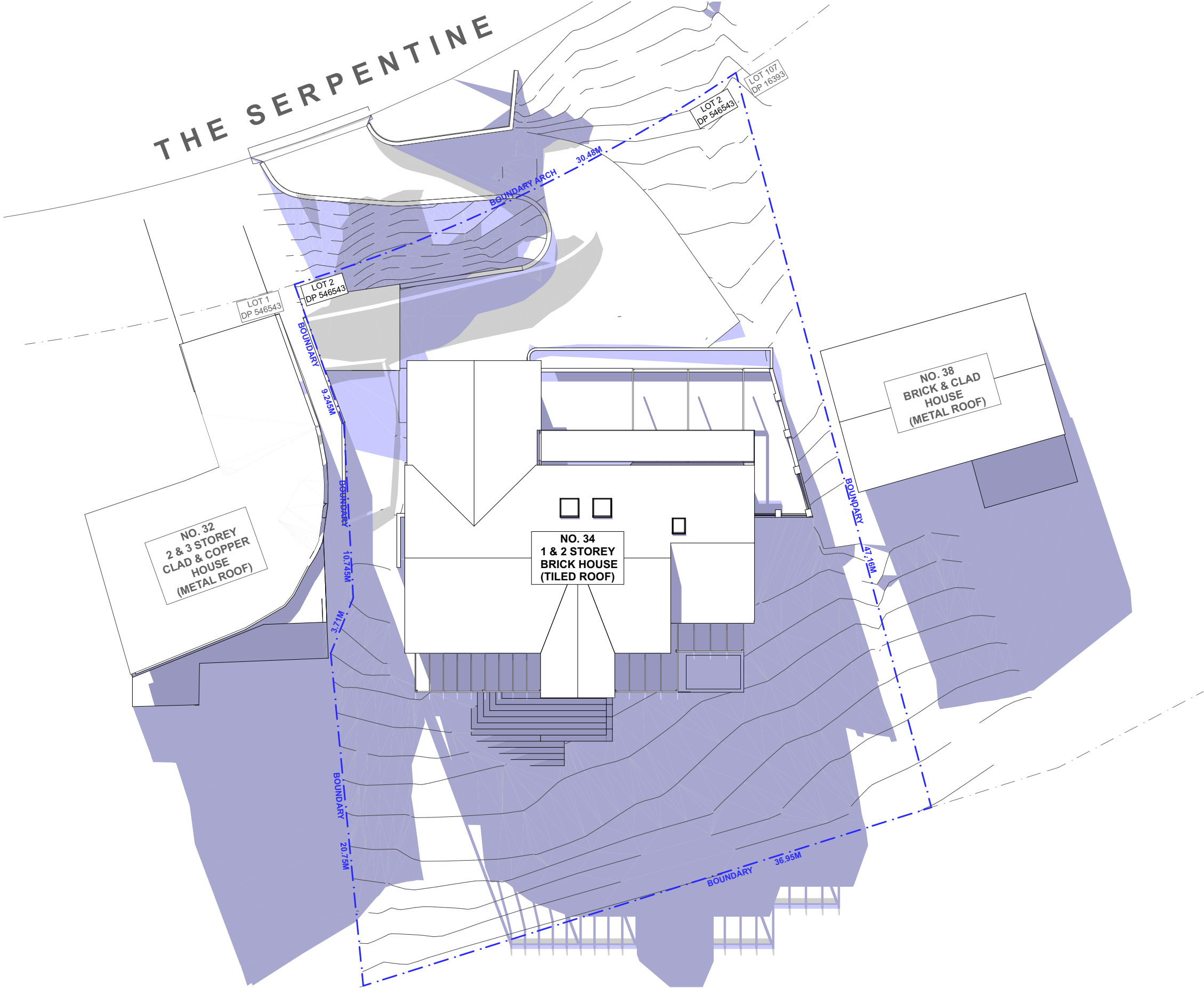
PROJECT NO:

1010

DRAWING NO:

DA18







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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23
B	COUNCIL RFI	SS	13.06.23

LEGEND

 EXISTING SHADOWS

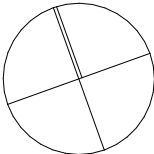
 PROPOSED SHADOW REDUCTIONS

 PROPOSED SHADOW ADDITIONS

ABBREVIATIONS

DP: DEPOSIT PLAN
SP: STRATA PLAN

NORTH POINT



CLIENTS:

ERIC & ALISON HODGES

SITE ADDRESS:

34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

DRAWING TITLE:

SHADOW DIAGRAM - JUNE 21ST - 12PM

SCALE:

1:250 @A3

PROJECT NO:

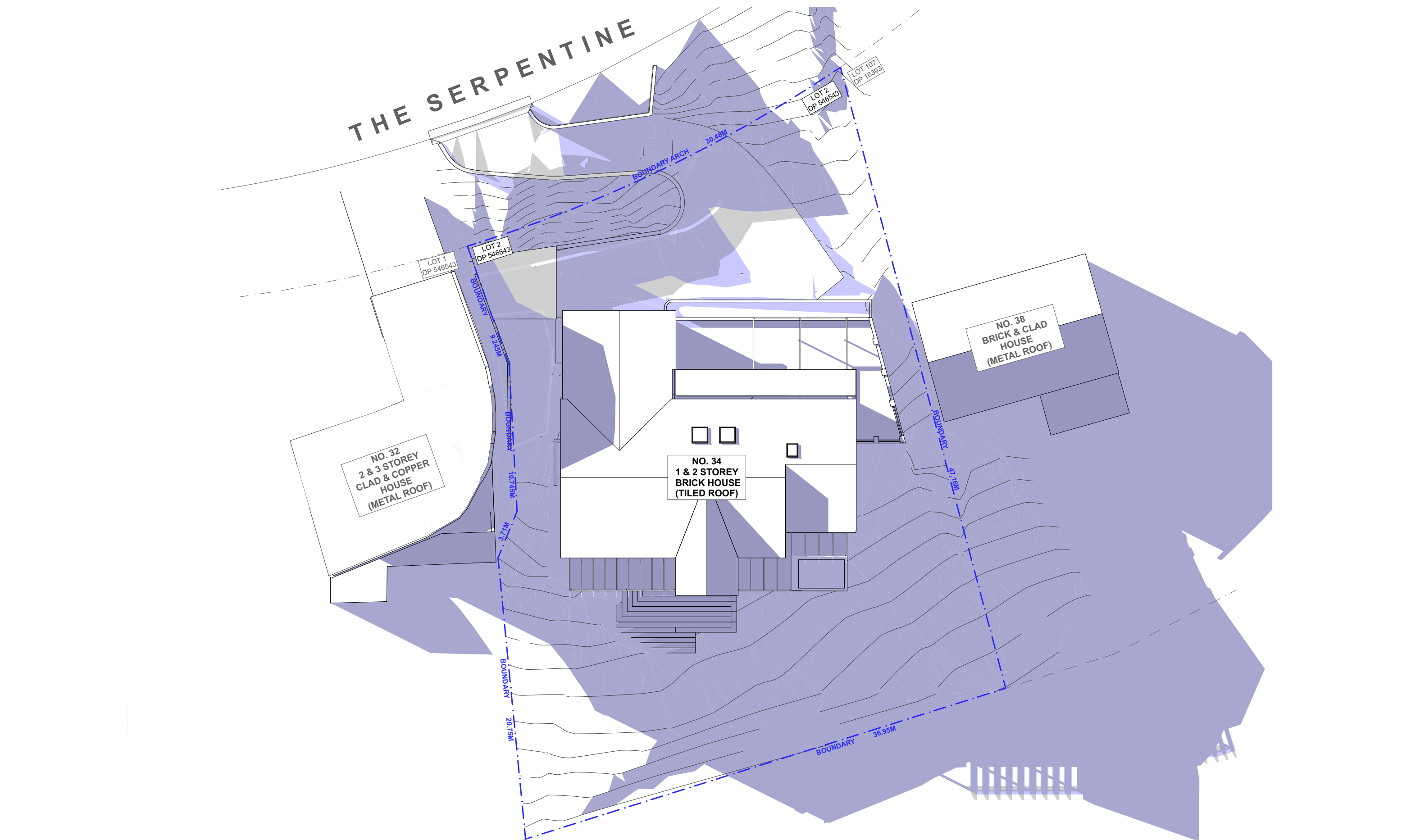
1010

DATE:

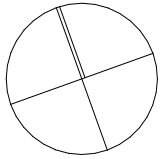
15/6/2023

DRAWING NO:

DA19



01 SHADOW DIAGRAM - JUNE 21 - 3PM 1:250

 progressive plans 0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	LEGEND EXISTING SHADOWS PROPOSED SHADOW REDUCTIONS PROPOSED SHADOW ADDITIONS	ABBREVIATIONS DP: DEPOSIT PLAN SP: STRATA PLAN	NORTH POINT 	CLIENTS: ERIC & ALISON HODGES		DRAWING TITLE: SHADOW DIAGRAM - JUNE 21ST - 3PM	
		A	DA SUBMISSION	SS	21.04.23				SITE ADDRESS: 34 THE SERPENTINE BILGOLA BEACH, NSW, 2107		SCALE: 1:250 @A3	DATE: 15/6/2023
		B	COUNCIL RFI	SS	13.06.23				PROJECT NO: 1010	DRAWING NO: DA20		

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A482605

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 21, April 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	BILGOLA BEACH - 34 THE SERPENTINE
Street address	34 The Serpentine The Serpentine Bilgola Beach 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 546543
Lot number	2
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

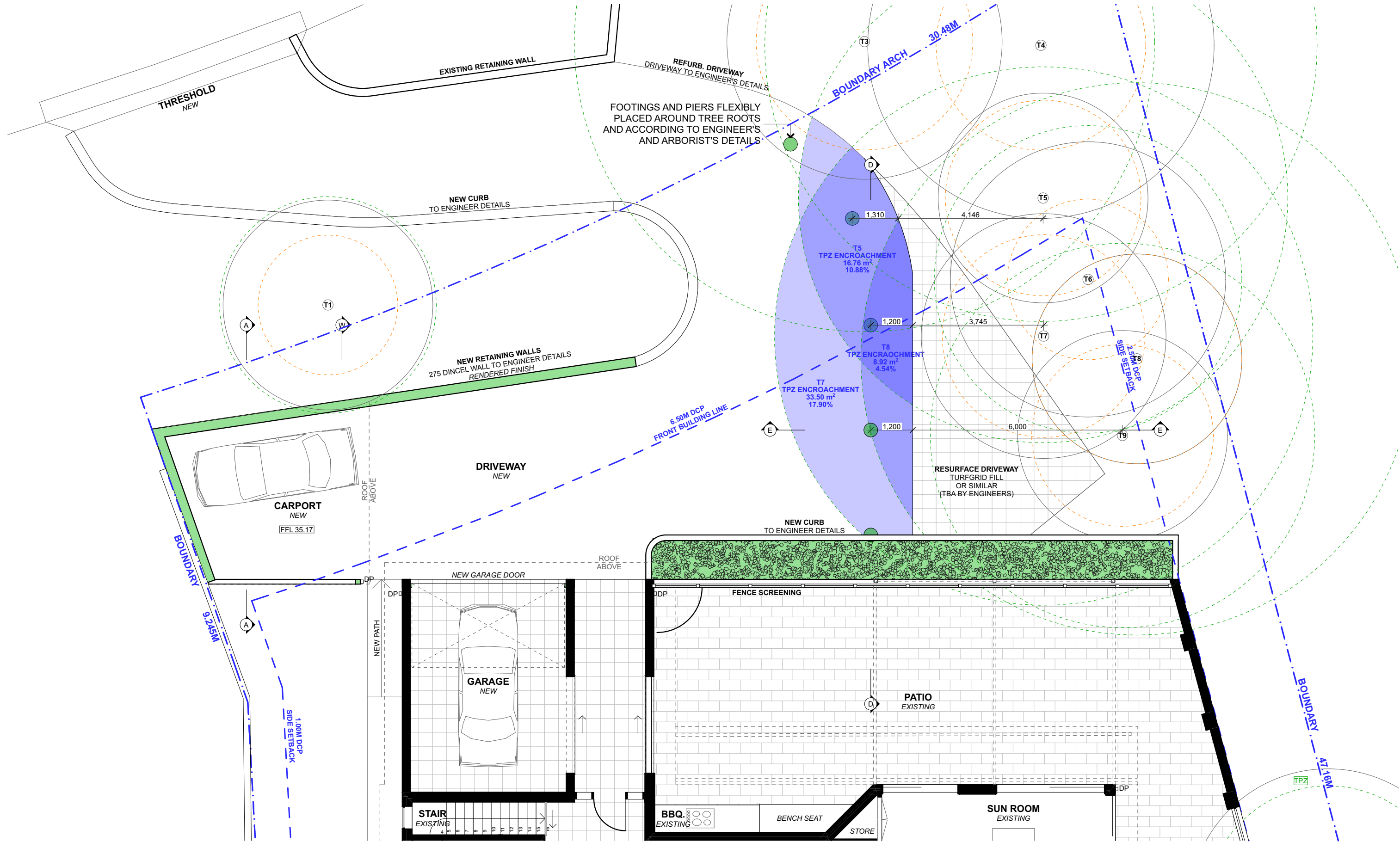
Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Progressive Plans
ABN (if applicable): 59879808402

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✔" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✔	✔	✔
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil				
external wall: brick veneer	R1.16 (or R1.70 including construction)				

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✔	✔	✔
The swimming pool must not have a capacity greater than 10.04 kilolitres.	✔	✔	✔
The swimming pool must have a pool cover.		✔	✔
The applicant must install a pool pump timer for the swimming pool.		✔	✔
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✔	✔

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		A	DA SUBMISSION	SS	21.04.23					
		B	COUNCIL RFI	SS	13.06.23		SITE ADDRESS: 34 THE SERPENTINE BILGOLA BEACH, NSW, 2107		SCALE:	DATE: 15/6/2023
							PROJECT NO: 1010	DRAWING NO: DA21		



1

PROPOSED GROUND FLOOR PLAN

1:100



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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23
B	COUNCIL RFI	SS	13.06.23

LEGEND

EXISTING

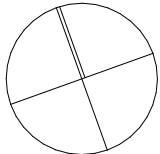
DEMOLISHED

PROPOSED

ABBREVIATIONS

CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
FW: FLOOR WASTE
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL
SA: SMOKE ALARM

NORTH POINT



CLIENTS:
ERIC & ALISON HODGES

SITE ADDRESS:
34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

DRAWING TITLE: PROPOSED GROUND FLOOR PLAN (TPZ DETAILS)	
SCALE: 1:100 @A3	DATE: 15/6/2023
PROJECT NO: 1010	DRAWING NO: DA22

+40.19
ROOF PEAK

+37.97
CEILING

+35.17
GROUND

+32.21
LOWER GROUND

The diagram illustrates a proposed driveway layout. A solid black line represents the **PROPOSED DRIVEWAY LINE**, and a dashed blue line represents the **EXISTING DRIVEWAY LINE**. The area between these lines is shaded with diagonal hatching. Three green rectangular footings and piers are shown, positioned to avoid tree roots. A callout line points to the first footing with the text: **FOOTINGS AND PIERS FLEXIBLY PLACED AROUND TREE ROOTS AND ACCORDING TO ENGINEER'S AND ARBORIST'S DETAILS**. To the right, a building footprint is shown, with a thick black line indicating a driveway extension or connection to the existing structure.

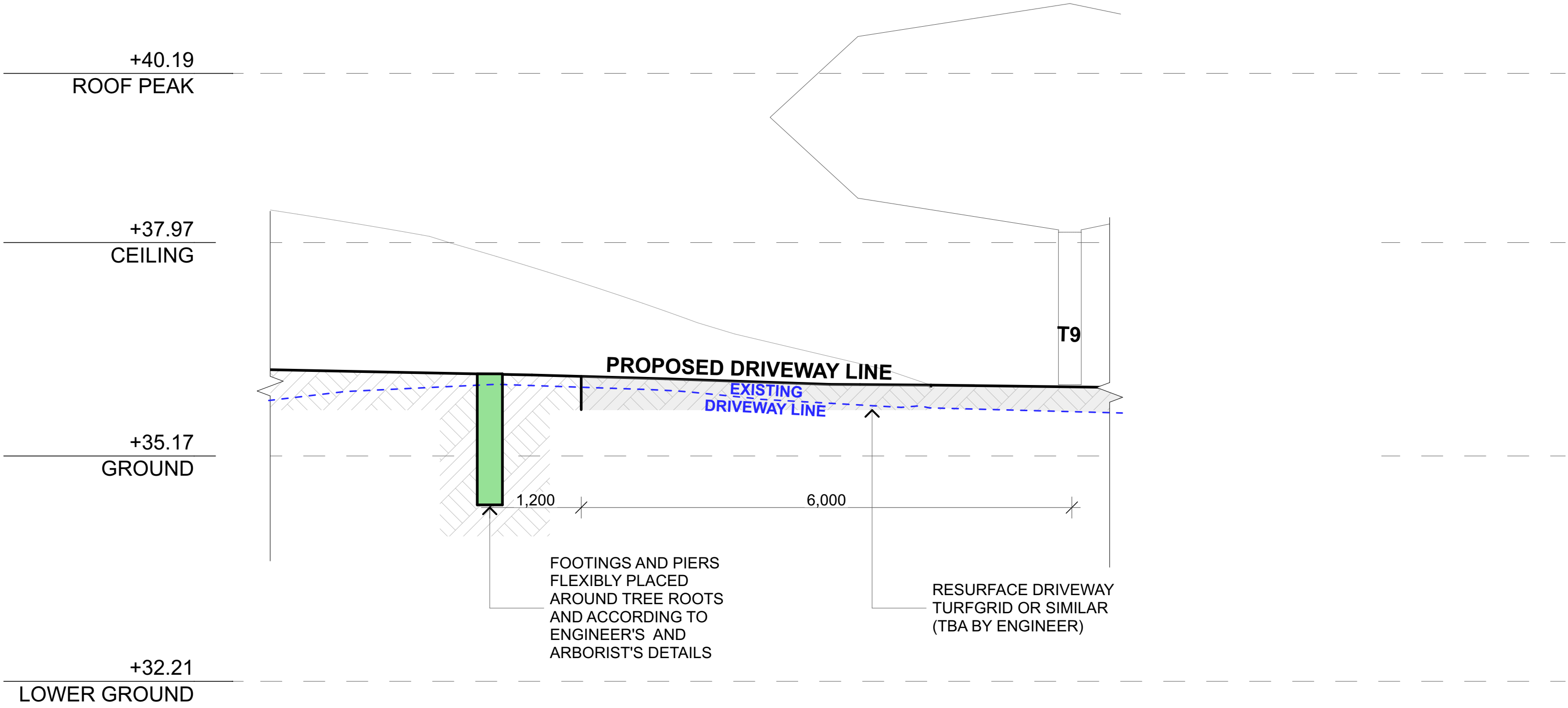
NOTE: SETBACKS & BOUNDARIES HAVE NOT BEEN SHOWN DUE TO SPLAYED LOT BOUNDARIES, WITH SETBACKS BEST REPRESENTED ON FLOOR PLANS

1

SECTION D

1:50

 progressive plans 0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	<table><thead><tr><th>REV.</th><th>NOTES.</th><th>INITIAL</th><th>DATE</th></tr></thead><tbody><tr><td>A</td><td>DA SUBMISSION</td><td>SS</td><td>21.04.23</td></tr><tr><td>B</td><td>COUNCIL RFI</td><td>SS</td><td>13.06.23</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	REV.	NOTES.	INITIAL	DATE	A	DA SUBMISSION	SS	21.04.23	B	COUNCIL RFI	SS	13.06.23																	LEGEND EXISTING DEMOLISHED PROPOSED	ABBREVIATIONS CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL HWS: HOT WATER SYSTEM RL: REDUCED LEVEL	CLIENTS: ERIC & ALISON HODGES SITE ADDRESS: 34 THE SERPENTINE BILGOLA BEACH, NSW, 2107	DRAWING TITLE: SECTIONS - D SCALE: 1:50 @A3 DATE: 15/6/2023 PROJECT NO: 1010 DRAWING NO: DA23
	REV.	NOTES.	INITIAL	DATE																														
	A	DA SUBMISSION	SS	21.04.23																														
	B	COUNCIL RFI	SS	13.06.23																														



NOTE: SETBACKS & BOUNDARIES HAVE NOT BEEN SHOWN DUE TO SPLAYED LOT BOUNDARIES, WITH SETBACKS BEST REPRESENTED ON FLOOR PLANS

1

SECTION E

1:50

 progressive plans 0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	LEGEND EXISTING DEMOLISHED PROPOSED	ABBREVIATIONS CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL HWS: HOT WATER SYSTEM RL: REDUCED LEVEL	CLIENTS: ERIC & ALISON HODGES SITE ADDRESS: 34 THE SERPENTINE BILGOLA BEACH, NSW, 2107	DRAWING TITLE: SECTIONS - E SCALE: 1:50 @A3 DATE: 15/6/2023 PROJECT NO: 1010 DRAWING NO: DA24
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		B	COUNCIL RFI	SS	13.06.23				