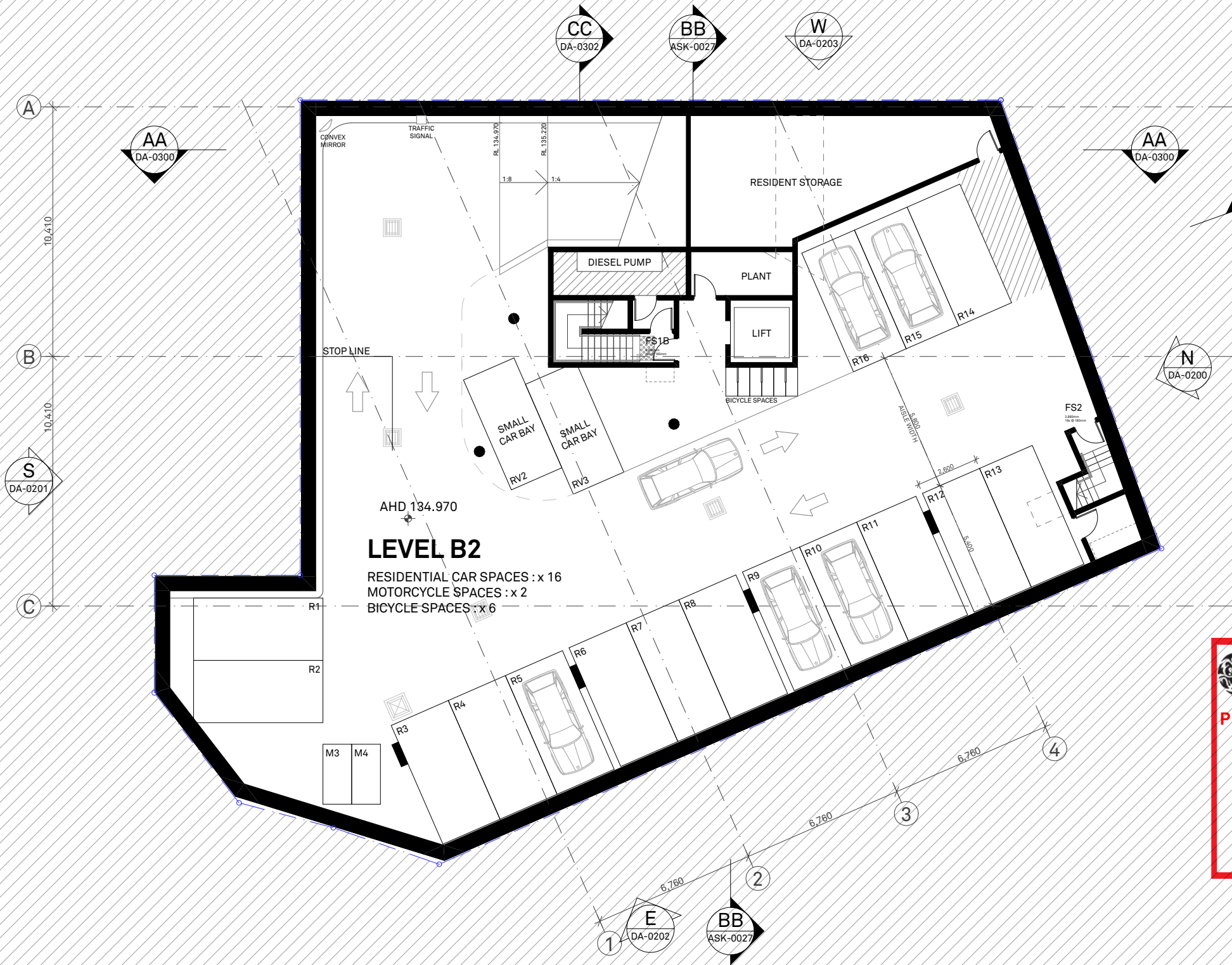




 northern
beaches
council

**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2021/65557

DATED: 10/11/2021

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Rev	Date	Description
A	May 20	Pre-DA
B	Sep 20	DA
C	Jun 21	S34 - Without Prejudice
D	Aug 21	S34
E	Sep 21	S34 - Amendments
F	Oct 21	S34 - Amendments
G	Oct 21	S34 - Amendments

LEGEND

A/C Air Conditioning Unit
ACC Accessible
ADP Adaptable
AHD Aust. Height Datum
B Basement
BAL Balustrade
BALC Balcony
BED Bedroom
BT Bathroom
COL Column
COMM Comms Room

COS Communal Open Space
CEX Carpark Exhaust
D Dining
DP Dryer
DPP Down Pipe
DW Dishwasher
F Fridge
FEX Fire Extinguisher
FFL Finish floor level
FN Fence
FS Fire Stairs
FSR Floor Space Ratio
GBA Gross Building Area

GBC Garbage Chute
GBR Garbage Room
GBX Garbage Exhaust
GFA Gross Floor Area
GM Gas Meter
H Hydraulic Services
LY Laundry
M Meter Room
MC Motorcycle Parking
MSB Main Switch Board
NGL Natural Ground Level
OSD Onsite Detention Tank
P Pantry

POS Private Open Space
R Robe
RWT Rainwater Tank
SCR Screen
SW Sewer
ST Storage
SD Study
STP Stormwater Pit
STW Stormwater
SFL Structural floor level
TOF Top of Fence
TOW Top of Wall
VIS Visitor Parking

CLIENT

DREAM BUILD
6/37A King Road
Hornsby NSW 2077

+61 2 9482 3511
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PROJECT DETAILS

1 BIL
1 Bilambee Avenue
Bilgola Plateau
NSW 2107

DRAWING TITLE

**GENERAL
ARRANGEMENT -
LEVEL B2 PLAN**

SCALE

1:200

STATUS

S34

PROJECT No

2012A

APPROVED

DB

CHECKED

JSN

DRAWING No

DA-0100

NORTH

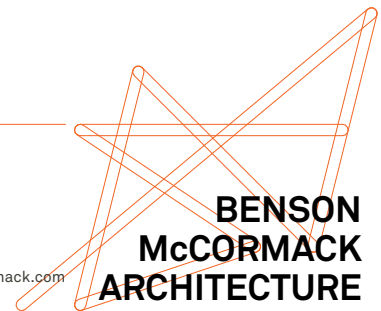


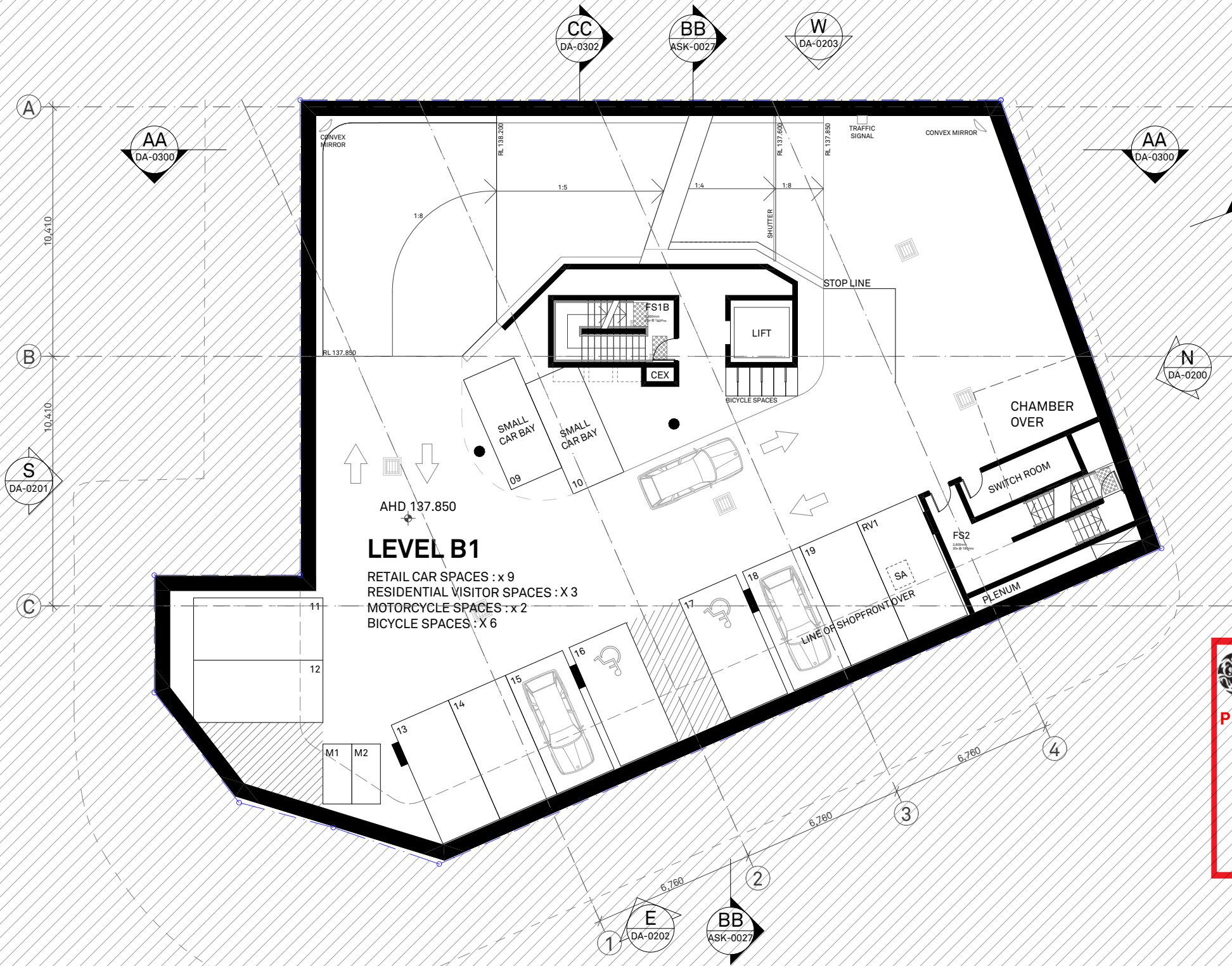
REV

G

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PROCEEDINGS NO: 2021/65557

DATED: 10/11/2021

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LEGEND

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ACC	Accessible
ADP	Adaptable
AHD	Aust. Height Datum
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BAL	Balustrade
BALC	Balcony
BED	Bedroom
BT	Bathroom
COL	Column
COMM	Comms Room

COS	Communal Open Space
CEX	Carpark Exhaust
D	Dining
DP	Dryer
DP	Down Pipe
DW	Dishwasher
F	Fridge
FEX	Fire Extinguisher
FFL	Finish floor level
FN	Fence
FS	Fire Stairs
FSR	Floor Space Ratio
GBA	Gross Building Area

GBC	Garbage Room
GBR	Garbage Exhaust
GBX	Gross Floor Area
GFA	Gas Meter
GM	Hydraulic Services
LY	Laundry
M	Meter Room
MC	Motorcycle Parking
MSB	Main Switch Board
NGL	Natural Ground Level
OSD	Onsite Detention Tank
P	Pantry

POS	Private Open Space
R	Robe
RWT	Rainwater Tank
SCR	Screen
SW	Sewer
ST	Storage
SD	Study
STP	Stormwater Pit
STW	Stormwater
SFL	Structural floor level
TOF	Top of Fence
TOW	Top of Wall
VIS	Visitor Parking

CLIENT	DREAM BUILD
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	Hornsby NSW 2077
	+61 2 9482 3511
	www.dreambuild.com.au

PROJECT DETAILS
1 BIL
1 Bilambee Avenue
Bilgola Plateau
NSW 2107

DRAWING TITLE
GENERAL
ARRANGEMENT -
LEVEL B1 PLAN

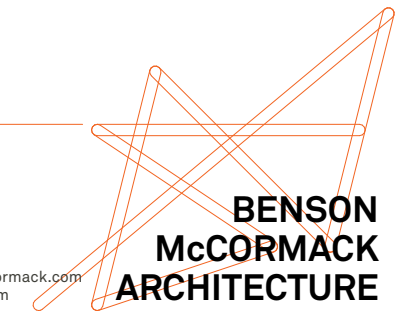
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STATUS
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PROJECT No
2012A

APPROVED
DB
CHECKED
JSN
DRAWING No
DA-0101

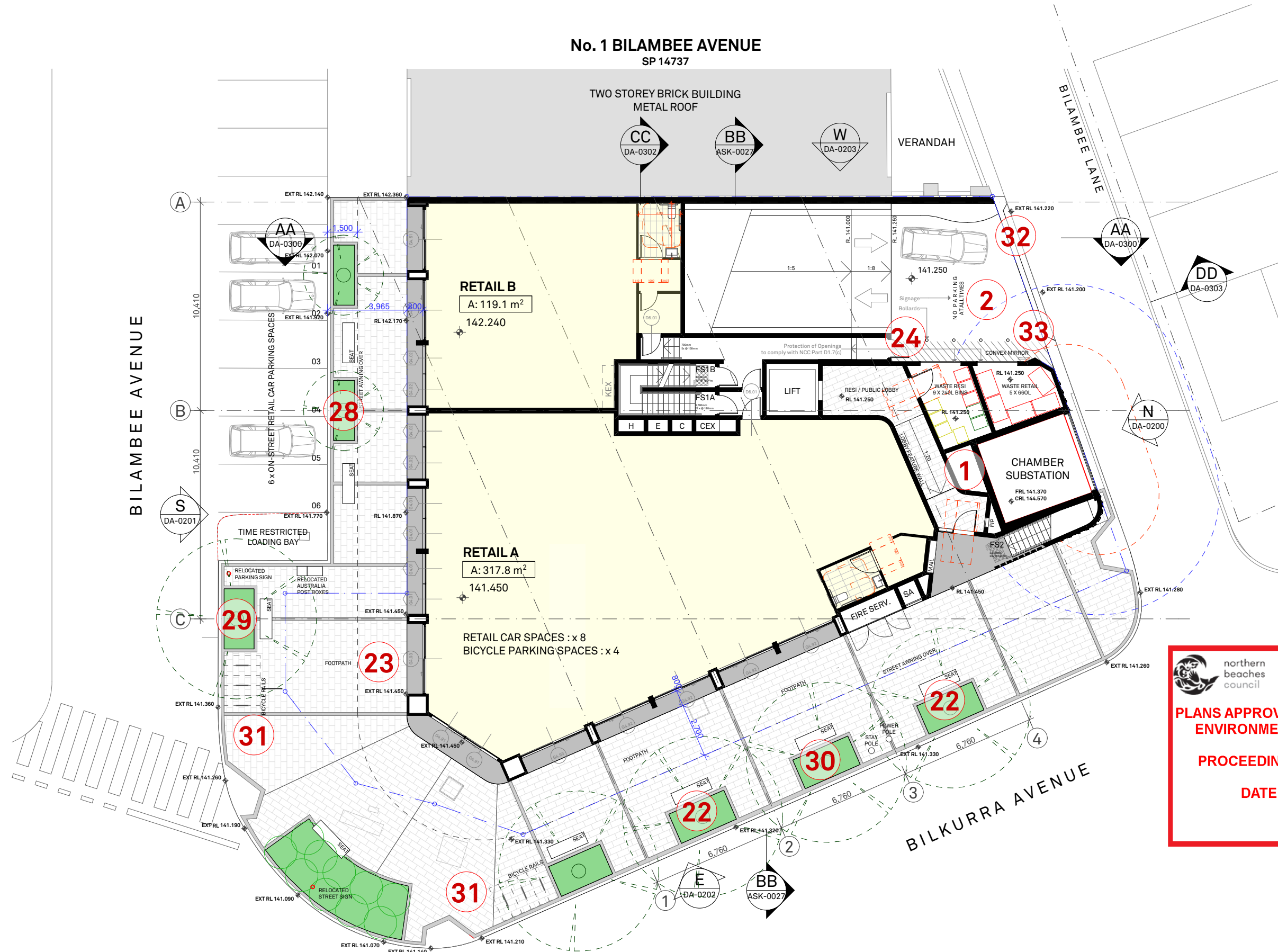
NORTH

REV
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No. 1 BILAMBEE AVENUE
SP 14737



SCHEDULE OF CHANGES

1. REMOVAL OF BULKY WASTE STORAGE.
2. ADDITIONAL 'NO PARKING AT ALL TIMES' SIGNAGE ON GROUND PROPOSED, TO FACILITATE WASTE ROOM ACCESS BY COUNCIL STAFF.
3. ~~PUBLIC FOOTPATH, OUTSIDE OF SITE BOUNDARY~~
4. ~~REINSTATE LANDSCAPE STRIP ADJACENT TO BILAMBREE AVENUE PARKING~~
5. ~~2.8m WIDE PUBLIC THOROUGHFARE ADJACENT TO SHOPFRONT~~
6. REMOVAL OF CAR PARKING SPACE 8 AND TIME RESTRICTED LOADING BAY. REPLACED WITH LANDSCAPING.
7. REMOVAL OF RAMP ON PUBLIC FOOTPATH.
8. RECONFIGURATION OF LEVELS. WASTE BIN STORAGE ROOMS NOW AT THE SAME LEVEL AS DRIVEWAY.
9. TWO STREET TREES IN TREE PITS, WITH TWO SEATS
10. ONE STREET TREE IN TREE PIT, WITH ONE SEAT
11. ~~3.0m WIDE PUBLIC THOROUGHFARE ADJACENT TO SHOPFRONT~~
12. ADDITIONAL PUBLIC BICYCLE PARKING
13. RECONFIGURED VEHICULAR EGRESS KERB
14. ADDITIONAL BOLLARDS TO ALLOW SAFE PASSAGE DURING WASTE COLLECTION



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/69557

DATED 30/11/2021
TWO STREET TREES IN TREE PITS, WITH FOUR SEATS

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G	Oct 21	S34 - Amendments

LEGEND

A/C	Air Conditioning Unit
ACC	Accessible
ADP	Adaptable
AHD	Aust. Height Datum
B	Basement
BAL	Balustrade
BALC	Balcony
BED	Bedroom
BT	Bathroom
COL	Column
COMM	Comms Room

COS	Communal Open Space
CEX	Carpark Exhaust
D	Dining
DP	Dryer
DP	Down Pipe
DW	Dishwasher
F	Fridge
FEX	Fire Extinguisher
FFL	Finish floor level
FN	Fence
FS	Fire Stairs
FSR	Fire Space Ratio
GBA	Gross Building Area

GBC	Garbage Chute
GBR	Garbage Room
GBX	Garbage Exhaust
GFA	Gross Floor Area
GM	Gas Meter
LY	Laundry
M	Motorcycle Parking
MC	Main Switch Board
MSB	Natural Ground Level
NGL	Onsite Detention Tank
OSD	Pantry
P	Pantry

POS	Private Open Space
R	Robe
RWT	Rainwater Tank
SCR	Screen
SW	Sewer
ST	Storage
ST	Study
SDP	Stormwater Pit
STW	Stormwater
SFL	Structural floor level
TOF	Top of Fence
TOW	Top of Wall
VIS	Visitor Parking

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PROJECT DETAILS
1 BIL
1 Bilambree Avenue
Bilgola Plateau
NSW 2107

DRAWING TITLE
GENERAL
ARRANGEMENT -
GROUND FLOOR

SCALE
1:200
STATUS
S34
PROJECT No
2012A

APPROVED
DB
CHECKED
JSN
DRAWING No
DA-0102

NORTH
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No. 1 BILAMBEE AVENUE
SP 14737



SCHEDULE OF CHANGES

3. RECONFIGURATION OF UNIT 105 LAYOUT, ALIGNING COURTYARD WITH NEIGHBOURING LIGHTWELL.
4. RECONFIGURATION OF UNIT 101 LAYOUT
25. STREET AWNING WIDTH REDUCED, SETBACK 1.5m FROM KERB.



PLANS APPROVED BY THE LAND AND
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PROCEEDINGS NO: 2021/65557

DATED: 10/11/2021

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TOF	Top of Fence
TOW	Top of Wall
VIS	Visitor Parking

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PROJECT DETAILS
1 BIL
1 Bilambree Avenue
Bilgola Plateau
NSW 2107

DRAWING TITLE
**GENERAL
ARRANGEMENT -
LEVEL 1 PLAN**

SCALE
1:200

STATUS
S34

PROJECT No
2012A

APPROVED
DB

CHECKED
JSN

DRAWING No
DA-0103

NORTH

REV
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TWO STOREY BRICK BUILDING
METAL ROOF

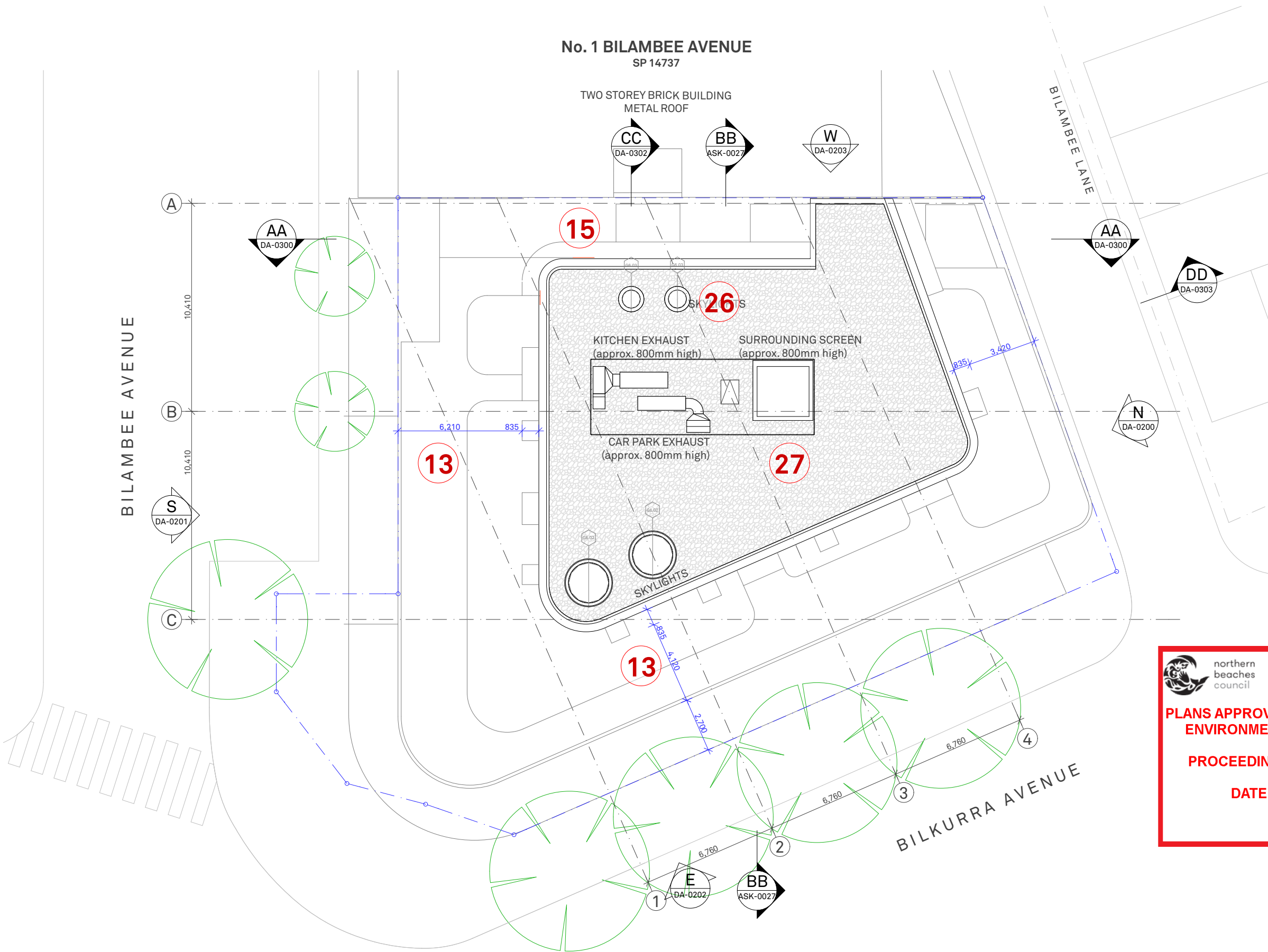


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DATED: 10/11/2021



**BENSON
McCORMACK
ARCHITECTURE**



SCHEDULE OF CHANGES

- ~~11. REMOVAL OF ROOFTOP PLANT ENCLOSURE~~
- 13. INCREASED SETBACK FROM BILAMBEE AVENUE AND BILKURRA AVENUE
- 15. REVISED SETBACK WITH NEIGHBOURING PROPERTY
- ~~18. ADDITIONAL PERGOLA STRUCTURE~~
- 26. ADDITIONAL SKYLIGHT TO BATHROOMS BELOW
- 27. REINSTATE ROOFTOP PLANT ENCLOSURE



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STW	Stormwater
SFL	Structural floor level
TOF	Top of Fence
TOW	Top of Wall
VIS	Visitor Parking

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1 BIL
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NSW 2107

DRAWING TITLE
GENERAL
ARRANGEMENT - ROOF
PLAN

SCALE
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STATUS
S34
PROJECT No
2012A

APPROVED
DB
CHECKED
JSN
DRAWING No
DA-0105

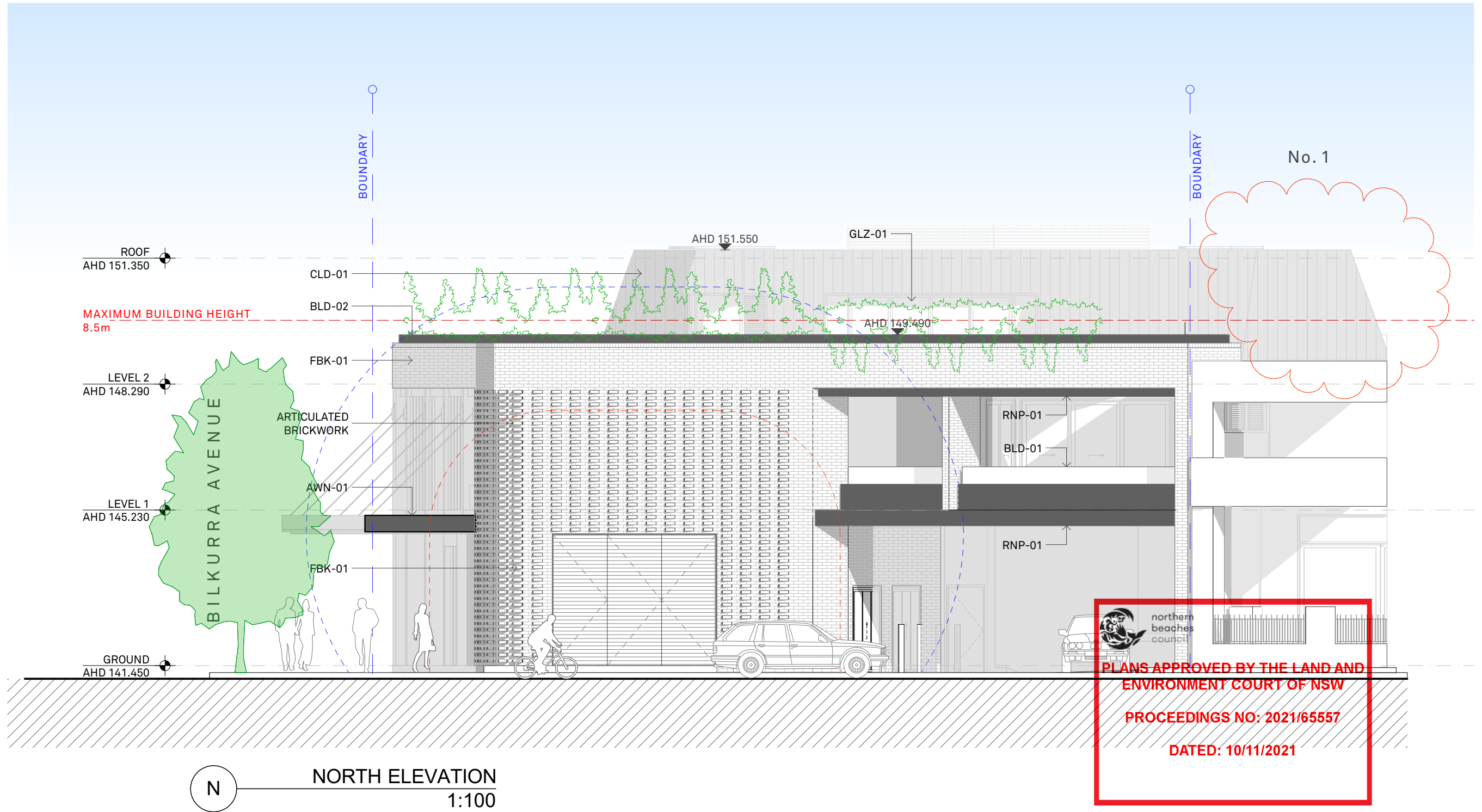
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TOW	Top of Wall
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PROJECT DETAILS
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NSW 2107

DRAWING TITLE
ELEVATIONS - NORTH
ELEVATION

SCALE
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STATUS
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PROJECT No
2012A

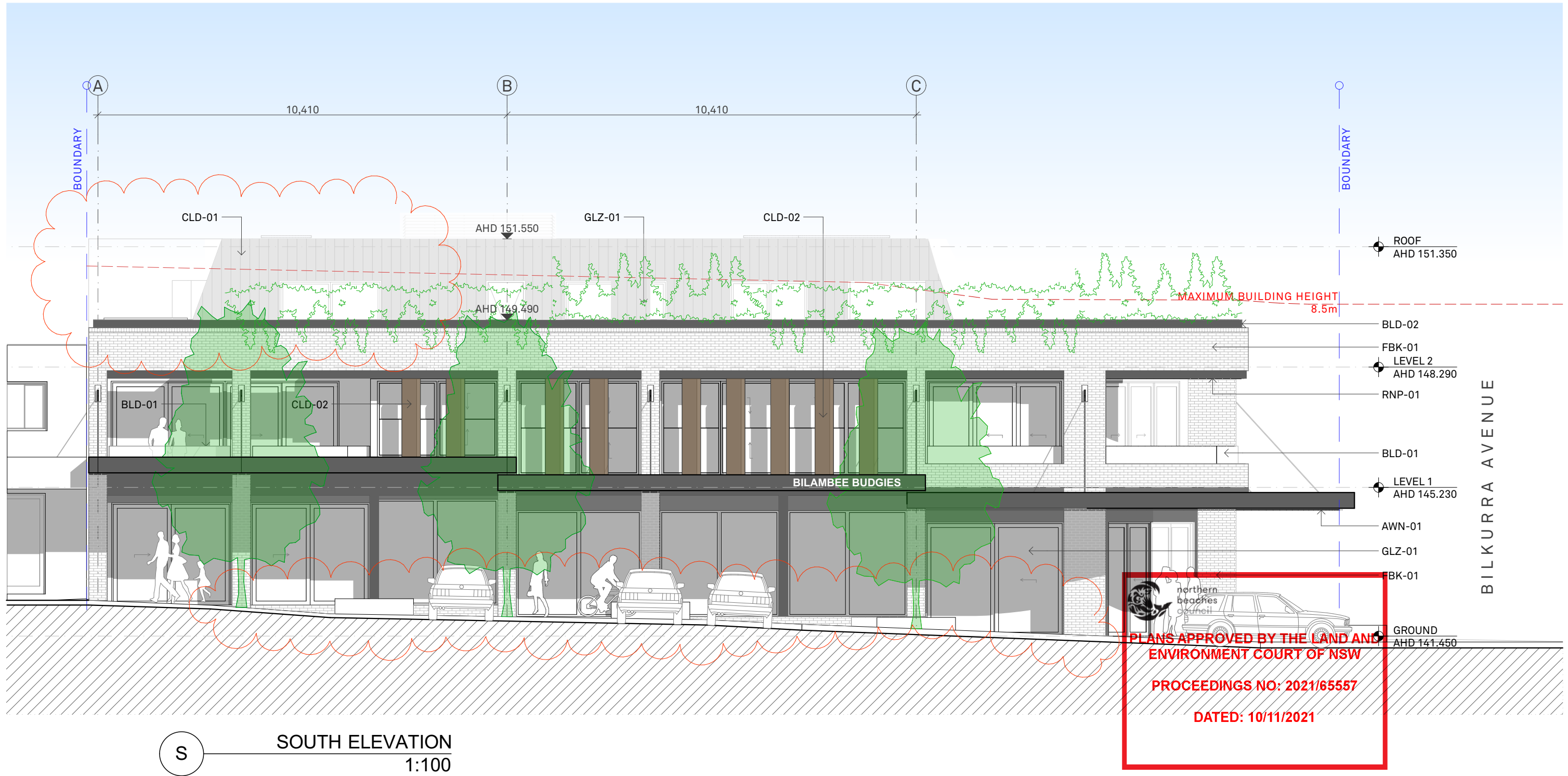
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SW Sewer
ST Storage
SD Study
STP Stormwater Pit
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TOF Top of Fence
TOW Top of Wall
VIS Visitor Parking

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PROJECT DETAILS
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1 Bilambee Avenue
Bilgola Plateau
NSW 2107

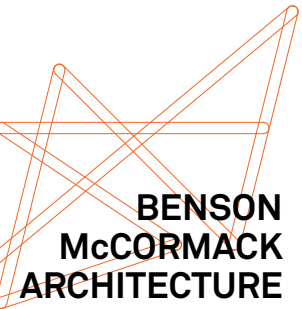
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ELEVATION

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PROJECT No
2012A

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CHECKED
JSN
DRAWING No
DA-0201
REV
G

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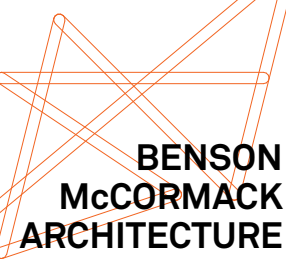
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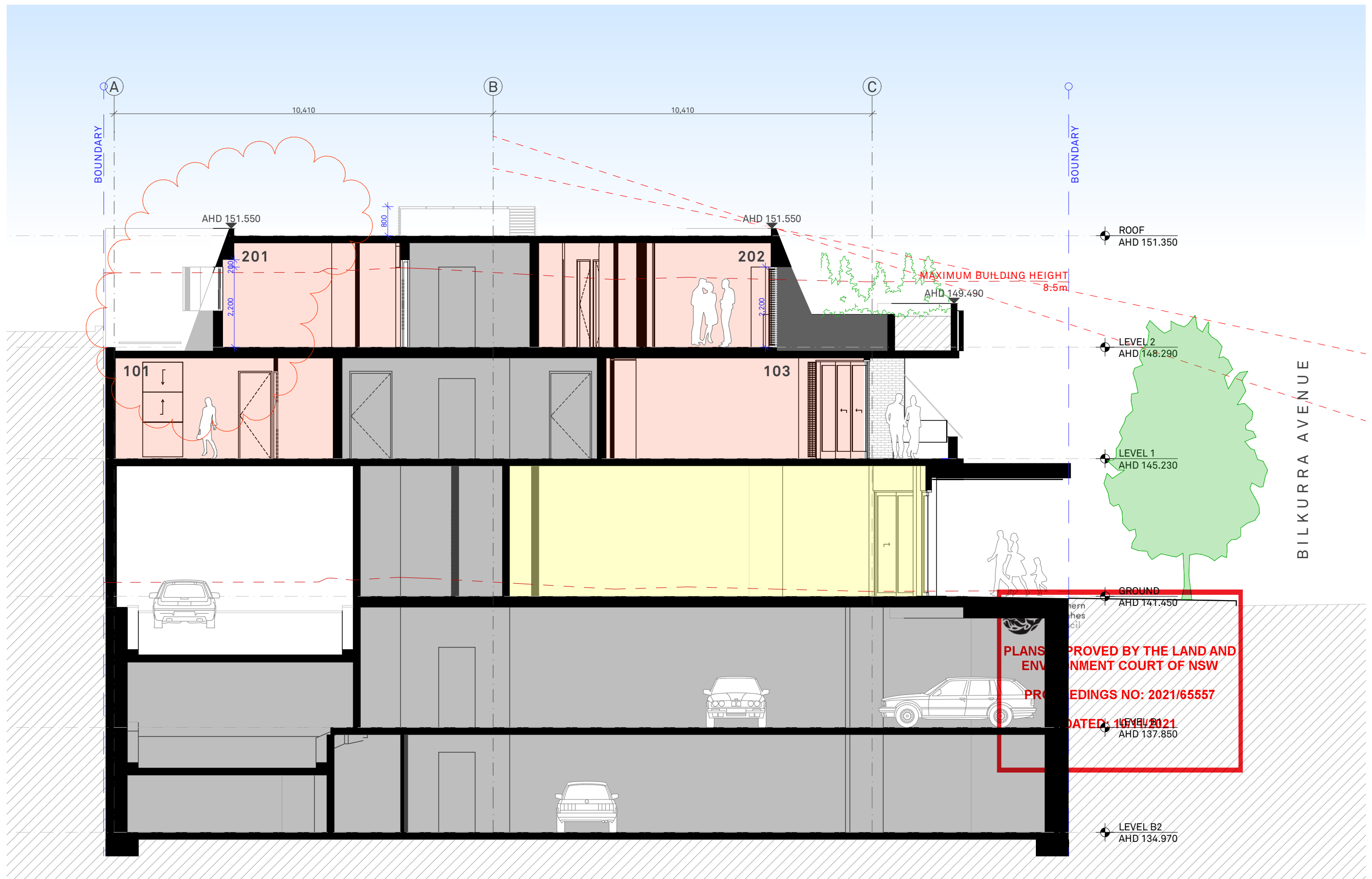
SECTION AA
1:100

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Rev	Date	Description	LEGEND	COS	Communal Open Space	GBR	Garbage Chute	POS	Private Open Space	CLIENT	PROJECT DETAILS		DRAWING TITLE		SCALE	APPROVED	NORTH	STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536	
A	May 20	Pre-DA	A/C	Air Conditioning Unit	CEX	Carpark Exhaust	GBR	Garbage Room	R	Robe	DREAM BUILD		1 BIL		SECTIONS - SECTION		1:100	DB	
B	Sep 20	DA	ACC	Accessible	DRY	Dryer	GBR	Garbage Exhaust	RWT	Rainwater Tank	6/37A King Road		1 Bilambee Avenue		AA		STATUS	CHECKED	
C	Jun 21	S34 - Without Prejudice	ADP	Adaptable	DP	Down Pipe	GM	Gas Meter	SW	Sewer	Hornsby NSW 2077		Bilgola Plateau						
D	Aug 21	S34	AHD	Aust. Height Datum	DW	Dishwasher	H	Hydraulic Services	ST	Storage			NSW 2107				S34	JSN	
E	Sep 21	S34 - Amendments	B	Basement	FEX	Fire Extinguisher	LY	Laundry	SD	Study							PROJECT No	DRAWING No	REV
F	Oct 21	S34 - Amendments	BAL	Balustrade	FFL	Finish floor level	MC	Motorcycle Parking	STW	Stormwater							2012A	DA-0300	G
G	Oct 21	S34 - Amendments	BALC	Balcony	FN	Fence	MSB	Main Switch Board	SFL	Structural floor level									
			BT	Bathroom	FS	Fire Stairs	NGL	Natural Ground Level	TOF	Top of Fence									
			COL	Column	FSR	Floor Space Ratio	OSD	Onsite Detention Tank	TOW	Top of Wall									
			COMM	Comms Room	GBA	Gross Building Area	P	Pantry	VIS	Visitor Parking									



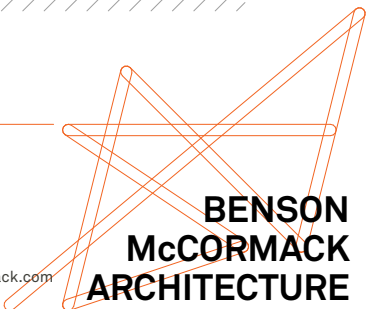
**BENSON
McCORMACK
ARCHITECTURE**





BB SECTION BB
1:100

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Rev	Date	Description	A/C Air Conditioning Unit	CEX Carpark Exhaust	GBR Garbage Room	GBR Garbage Room	POS Private Open Space	DREAM BUILD	1 BIL	SECTIONS - SECTION	1:100	DB		P. +61 2 9818 0777	
A	May 20	Pre-DA	ACC Accessible	DRY Dryer	GBR Garbage Room	GBR Garbage Room	Robe Rainwater Tank	6/37A King Road	1 Bilambee Avenue	BB	STATUS	CHECKED		F. +61 2 9818 0778	
B	Sep 20	DA	ADP Adaptable	DP Down Pipe	GBR Garbage Room	GBR Garbage Room	SCR Screen	Hornsby NSW 2077	Bilgola Plateau		S34	JSN	REV	E. enquiries@bensonmccormack.com	
C	Jun 21	S34 - Without Prejudice	AHD Aust. Height Datum	DP Down Pipe	GBR Garbage Room	GBR Garbage Room	ST Storage		NSW 2107		PROJECT No	DRAWING No	G	W. www.bensonmccack.com	
D	Aug 21	S34	BAL Balustrade	DW Dishwasher	GBR Garbage Room	GBR Garbage Room	STW Stormwater				2012A	DA-0301			
E	Sep 21	S34 - Amendments	BALC Balcony	FEX Fire Extinguisher	GBR Garbage Room	GBR Garbage Room	STW Stormwater								
F	Oct 21	S34 - Amendments	BED Bedroom	FLL Finish floor level	GBR Garbage Room	GBR Garbage Room	SFL Structural floor level								
G	Oct 21	S34 - Amendments	BT Bathroom	FS Fence	GBR Garbage Room	GBR Garbage Room	TOF Top of Fence								
			COL Column	FSR Floor Space Ratio	GBR Garbage Room	GBR Garbage Room	TOW Top of Wall								
			COMM Comms Room	GBA Gross Building Area	GBR Garbage Room	GBR Garbage Room	VIS Visitor Parking								



MAXIMUM BUILDING HEIGHT
8.5m

BOUNDARY

Rooftop Plant Screen

800

201

2,400

LIGHTWELL

AHD 147.210

1,600

1,700

Fixed
horizontal
louvres

3,000

COURTYARD

AHD 145.230

105

142.520



PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/65557

DATED: 10/11/2021

CC

SECTION CC
1:50

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ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) 2014 + AUSTRALIAN STANDARDS (AS) ** DIAL BEFORE YOU DIG**
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Rev	Date	Description
A	May 20	Pre-DA
B	Sep 20	DA
C	Jun 21	S34 - Without Prejudice
D	Aug 21	S34
E	Sep 21	S34 - Amendments
F	Oct 21	S34 - Amendments
G	Oct 21	S34 - Amendments

LEGEND

A/C	Air Conditioning Unit
ACC	Accessible
ADP	Adaptable
AHD	Aust. Height Datum
B	Basement
BAL	Balustrade
BALC	Balcony
BED	Bedroom
BT	Bathroom
COL	Column
COMM	Comms Room

COS	Communal Open Space
CEX	Carpark Exhaust
D	Dining
DRY	Dryer
DP	Down Pipe
DW	Dishwasher
F	Fridge
FEX	Fire Extinguisher
FFL	Finish floor level
FN	Fence
FS	Fire Stairs
FSR	Fire Space Ratio
GBA	Gross Building Area

GBC	Garbage Chute
GBR	Garbage Room
GBX	Garbage Exhaust
GFA	Gross Floor Area
GM	Gas Meter
H	Hydraulic Services
LY	Laundry
M	Meter Room
MC	Motorcycle Parking
MSB	Main Switch Board
NGL	Natural Ground Level
OSD	Onsite Detention Tank
P	Pantry

POS	Private Open Space
R	Robe
RWT	Rainwater Tank
SCR	Screen
SW	Sewer
ST	Storage
SD	Study
STP	Stormwater Pit
STW	Stormwater
SFL	Structural floor level
TOF	Top of Fence
TOW	Top of Wall
VIS	Visitor Parking

CLIENT
DREAM BUILD
6/37A King Road
Hornsby NSW 2077

+61 2 9482 3511
www.dreambuild.com.au

PROJECT DETAILS
1 BIL
1 Bilambee Avenue
Bilgola Plateau
NSW 2107

DRAWING TITLE
SECTIONS - SECTION
CC

SCALE	APPROVED	NORTH
	DB	
STATUS	CHECKED	
S34	JSN	
PROJECT No	DRAWING No	REV
2012A	DA-0302	G

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