

ACTION PLANS

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PLANS PUBLISHED
30 September 2021

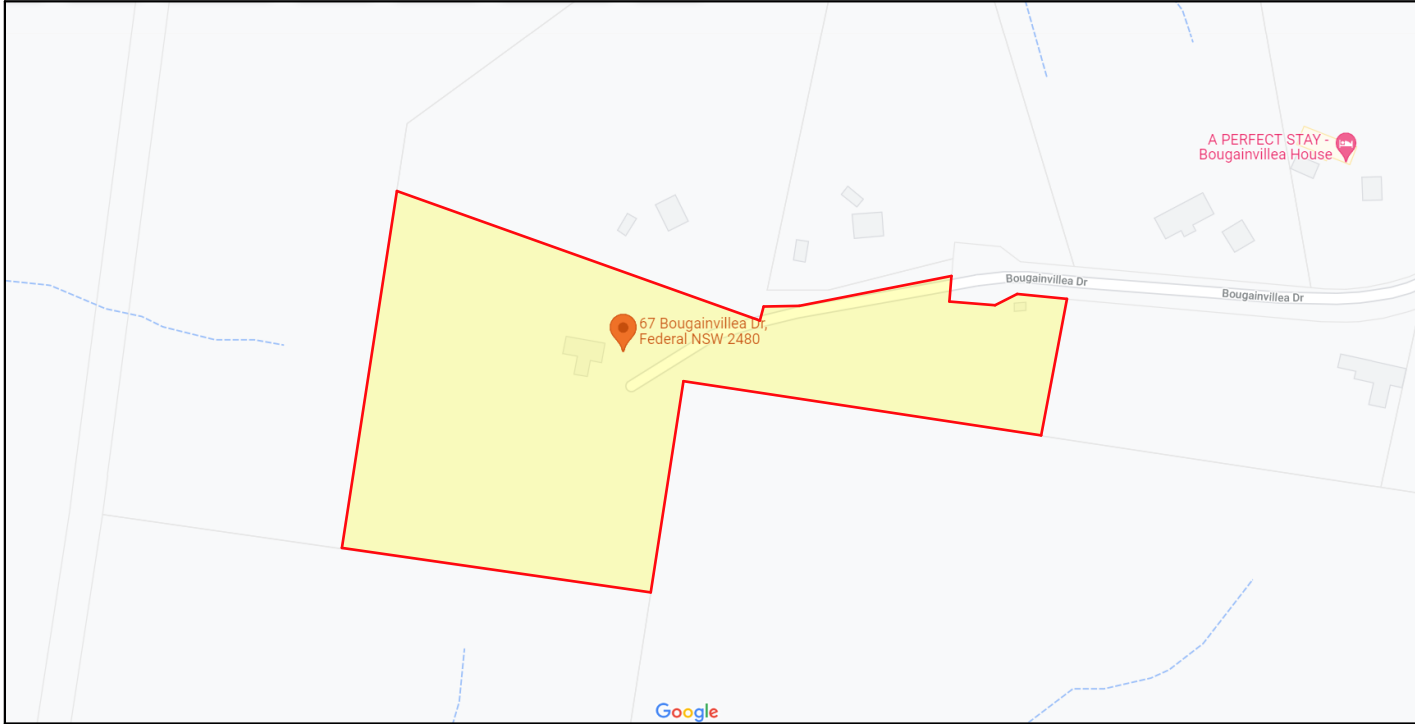
DEVELOPMENT APPLICATION

These plans are for Council Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	30/09/2021
DA01	NOTATION	30/09/2021
DA02	SAFTEY NOTES	30/09/2021
DA03	LOCATION PLAN	30/09/2021
DA04	SITE ANALYSIS	30/09/2021
DA05	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	30/09/2021
DA06	EXISTING GROUND FLOOR PLAN	30/09/2021
DA07	EXISTING FIRST FLOOR PLAN	30/09/2021
DA08	PROPOSED GROUND FLOOR PLAN	30/09/2021
DA09	PROPOSED FIRST FLOOR PLAN	30/09/2021
DA10	PROPOSED GYM FLOOR PLAN	30/09/2021
DA11	NORTH / EAST ELEVATION	30/09/2021
DA12	SOUTH / WEST ELEVATION	30/09/2021
DA13	LONG / CROSS SECTION	30/09/2021
DA14	PROPOSED GYM ELEVATIONS	30/09/2021
DA15	AREA CALCULATIONS	30/09/2021
DA16	WINTER SOLSTICE 9 AM	30/09/2021
DA17	WINTER SOLSTICE 12 PM	30/09/2021
DA18	WINTER SOLSTICE 3 PM	30/09/2021
DA19	BASIX COMMITMENTS	30/09/2021

ITEM DETAILS	DEVELOPMENT APPLICATION				
ADDRESS	67 BOUGAINVILLEA, FEDERAL NSW 2480				
LOT & DP/SP	LOT 1 DP 1220595				
COUNCIL	BYRON SHIRE COUNCIL				
SITE AREA	26,380m²				
FRONTAGE	10.42m				
CONTROLS	PERMISSIBLE / REQUIRED m / m² / %	EXISTING m / m² / %	PROPOSED m / m² / %	COMPLIANCE	
LEP					
LAND ZONING	R5 – LARGE LOT RESIDENTIAL	R5	R5	YES	
MINIMUM LOT SIZE	2.5ha	26380m²	UNCHANGED	YES	
MAXIMUM BUILDING HEIGHT	9m	6.198m	UNCHANGED	YES	
HAZARDS					
BUSHFIRE	VEGETATION BUFFER	N/A	N/A	N/A	
DCP					
LANDSCAPE AREA	25% (6595m²)	93.03% (24,543.51m²)	91.6% (24,172.8m²)	YES	
FRONT SETBACK	15m	UNABLE TO BE MEASURED AT 90 DEGREES	UNCHANGED	N/A	
SIDE SETBACK - DWELLING	0.9m	N: 45.007m E: 39.406m S: 37.489m	N: UNCHANGED E: UNCHANGED S: UNCHANGED	YES	
SIDE SETBACK – DETACHED BUILDING (GYM)	0.9m	N/A	N: 11.288m E: N/A W: 119.560m	YES	

67 BOUGAINVILLEA DRIVE, FEDERAL NSW 2480



This is a **summary** of the **minimum** specifications in 'Planning for Bushfire Protection 2006' as amended in 2010 and 'AS 3959 2009 – Construction of buildings in bushfire-prone areas' which are recommended in this report. It is included as a courtesy, is a guide only, and not be complete. In addition, the contents of the documents from which this information was extracted may have changed between the date of preparation of this report, and its use or application. Specifications in other documents such as the Building Code of Australia (BCA) may apply. It is the user's responsibility to comply with all statutory conditions as well as those specified by the approving authority with particular reference to this report. The appropriate source documents should be consulted to determine the full specifications abbreviated in this table.

		BAL-12.5	BAL-19	BAL-29	BAL-40
Floor	Slab OK	FRT or lined or enclosed			Non-combustible or FRT or enclosed
	Timber <400mm ag Timber >400mm ag	OK			Enclosed or non-combustible
Floor posts		FRT or enclosed			Non-combustible
External walls		400mm FRT or non-combustible		FRT or non-combustible	Non-combustible
Windows	Frame	FRT or metal			Metal
	Screens	Al, Fe or Br mesh on all openable		Fe or Br mesh on all openable, 5mm toughened glass, or shutters	Fe or Br mesh on all, 6mm toughened glass, or shutters
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter
	Screens	Al, Fe or Br, if fitted			Fe or Br
	Timber frames	FRT			Metal only
	Garage	Lower 400mm FRT or non-combustible		FRT or non-combustible	Non-combustible
Vents etc	Mesh	Al, Fe or Br mesh 2mm			Fe or Br mesh 2mm
Roofs	Tiled	Fully sarked (Flammability Index <5)			
	Sheeted Non	<combustible, fully sarked (Flammability Index <5)			FRL <30/-
	Rooflights	Non-combustible sieve/lining, 4mm safety glass			Any supports, unspaced deck, non-combustible
Verandahs, decks etc	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible			All non-combustible, unspaced deck
	Unenclosed	FRT or non-combustible, <3mm spaced deck			Non-combustible
	<300mm to glass	300mm wide FRT or non-combustible		FRT or non-combustible	Non-combustible
Services		Exposed water & gas pipes to metal			
Ag	Above ground	FRT	Fire Resistant Timber	Al	Aluminium
			Fe	Stainless steel	Br
			Br	Br	Br

NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS 2870-2011
- MASONRY - PART 3.3 OF NCC INCLUDING AS 3700:2018
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS 1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPARATION OF EXTERNAL WALLS - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIRWAY AND RAMP CONSTRUCTION - PART 3.9.1 OF NCC
- BARRIERS AND HANDRAILS - PART 3.9.2 OF NCC
- SWIMMING POOLS - PART 3.10.1 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART 3.10.5 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926.1 2012
- DEMOLITION WORKS - AS2601-2001 THE DEMOLITION OF STRUCTURES.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740-2010
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500:2018
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100-1992 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600:2018
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562.1-2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285-2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS 2047-2014 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-2002 & AS 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700:2018 & AS 3600:2018
- ALL CONSTRUCTION TO COMPLY WITH AS 3959:2018

IMPORTANT NOTATION FOR BUILDERS

- All dimensions are to be confirmed on-site by the builder/subcontractor, any incongruencies must be reported to the Designer in writing before the commencement of any work.
- No Survey has been made on the boundaries, all bearings, distances, and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the approved boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- In the event of encountering any discrepancies on these drawings, specification, or subsequent instructions issued, the Builder/Subcontractor shall contact the designer in writing before proceeding further with any work.
- The builder/subcontractor is responsible to ensure that all materials installed on-site are fit for purpose and comply with the NCC and relevant Australian standards. The builder is to get written confirmation of material selection by the client prior to ordering
- All construction, control joints, and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified are allowed without written permission from the Engineer.
- Measurements for the fabrication of secondary components such as windows, doors, internal frames, structural steel components, and the like, are not to be taken from these documents. Measurements must be taken on-site to suit the work as constructed.
- All structural components shall be in strict accordance with details and specifications as prepared by a structural engineer.
- All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

SPECIFICATION

- "Approval" - obtained by either an 'Accredited Certifying Authority' or 'Local Council'.
- The Owner will directly pay all fees associated with the following: -
- Building approval from council or accredited certifier, any footpath and kerb deposits with the local council, insurance fees to Building Services Corporation, Long Service Leave levy fees and approval fees by water and sewerage authority. All other fees are to be paid by the builder. The amount of any local authority deposits which are forfeited due to damage or other causes, will be deducted from payments due to the builder.
- The Builder is to provide at his/her own expense adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the Works, facilities available and difficulties entailed in the works as Variations will not be allowed due to work arising owing to neglect of this clause.
- These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications and with any such written instructions as may be issued during the course of the contract.
- Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings. Use only figured dimensions. All dimensions are in millimetres.
- The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
- Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder to the Owner's approval, except for any structural details or design which is to be supplied by the Engineer.
- All work to be carried out in a tradesman like manner and in accordance with the standards, codes and regulations of the Standards Association of Australia, National construction Code of Australia and any statutory authority having jurisdiction over the works.
- All structural work is to be in accordance with the structural details prepared by a suitably qualified structural engineer. Including but not limited to all piers, footings, concrete slabs, retaining walls, steelworks, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. Builder to obtain, prior to finalising the tender unless previously obtained by owners.
- All brickwork is to be selected by owner and is to comply with AS 1640. All masonry is to comply with AS 3700.
- Provide all metalwork and flashings necessary to satisfactorily complete the works.
- All timber construction to be in accordance with AS 1684 - "Timber Framing Code". Level & Grade where necessary under timber floors to provide a minimum clearance of 300mm under bearers or 400mm under joists. Adequate precautions shall be taken to ensure that the surface &/or seepage water does not collect or remain under floor area.
- Sustainable timbers and not rainforest or old growth timber will be use. Recycled timber or second hand timbers are to be sourced and used in preference to plantation timbers, if available and suitable.
- All glazing installed is to comply with AS 1288, 2047 and in accordance with manufacturers recommendations.
- All wall and ceiling linings to be plasterboard and villaboard or equal in wet areas. A breathable wall wrap is to be provided to all external walls. Timber cladding is to be battened out from timber frame to provide an 'air' gap to prevent condensation. Workmanship is to comply with the relevant Australian Standards or installed in accordance with manufacturer's specification. All bathrooms and wet areas to be waterproofed with a flexible membrane to manufacturer's specification and to AS 3740 and Part 3.8.1 of the Building Code of Australia Housing Provisions.
- All Architraves and skirtings to the profile as selected by owner, and painted or stain finish as selected.
- All plumbing and drainage work to be installed and completed by a licensed tradesman and in accordance with the statutory body having authority over the works. Connect all waste to Sydney Water sewer line.
- Connect all stormwater to existing system or street drainage system in accordance with AS 3500 and part 3.1.2 Drainage of the Building Code of Australia Housing Provisions.
- Smoke detector alarms to be installed in accordance with AS3786 and the Building Code of Australia/ NCC clause 3.7.2.2.
- If a member which provides structural support to the work is subject to attack by Termites protection measures are to comply with AS3660 and be installed to manufacturer's specification.

- Stairs and Balustrades to comply with part 3.9.1 & 3.9.2 of the Building Code of Australia Housing Provisions. Provide a handrail along the full length of the flight and a slip resistant finish to the edge of the nosings to comply with 3.9.1 and 3.9.2 of the NCC. No horizontal elements to facilitate climbing between 150mm and 760mm where floor to level below in more than 4m.
- Electrical works to be in accordance with SAA wiring rules and be done by a licenced tradesperson. Obtain electrical layout prior to proceeding. All electrical power (GPO's) and light outlets to be determined by owner.
- Painting: All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand acceptable to the manufacturer of the finishing coats to be used. External joinery intended to be painted shall be primed on all faces at the place of assembly. Where new work or alteration work adjoins existing painted surfaces allow for repainting existing surfaces to provide uniform appearance.
- ZERO-VOC or LOW-VOC paints and primers only are to be used.
- Any work indicated on the plans but not specified and any item not shown on the plans which is obviously necessary as part of proper construction and/or finish, is to be considered as shown and specified and is to be undertaken at the Builder's expense.
- Variations will not be permitted without prior written approval by the owners.
- The Builder shall provide sediment and siltation control measures as required by Council and maintain them throughout the duration of the works.
- A legible copy of the plans bearing approval stamps, must be maintained on the job site at all times. Hours of construction shall be restricted to the times as required by the building approval.
- The Builder is to arrange for all inspections required by the relevant authorities and/or lending institutions, to their requirements.
- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. Any interruptions to existing services and equipment is to be undertaken by appropriately qualified tradespersons.
- The Builder shall restore, reinstate or replace any damage to existing structures or landscaping caused by the construction works or workmen.
- Provide protection to existing trees to remain, or as required by the Approval Conditions.

GENERAL NOTATION

- Approved means by the 'relevant local authority' or council
- The owner will directly pay the fees associated with the following: -
- building approval from council, footpath and kerb deposits with the local council, insurance fee to building services corporation, long service leave service levy fee and approval fee by water and sewerage authority. all other fees are to be paid by the builder, the amount of any local authority deposits which are forfeited due to damage or other cause will be deducted from the payments due to the builder.
- The builder is to provide at his/her own expense adequate public risk insurance and arrange indemnification under the workers compensation act. works insurance to be stated in the contract conditions.
- All work to be carried out in a tradesmen like manner and in accordance with the standards codes and regulations of the standards association of Australia, building code of Australia and any statutory authority having jurisdiction over the work.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the works, facilities available and difficulties entailed in the works as variations will not be allowed due to work arising owing to neglect of this clause.
- All work and materials to comply with the current Australian standards at the time of commencement were applicable.
- These drawings shall be read in conjunction with all structural and other consultants drawings and specifications and with any such written instructions as may be issued during the course of the contract.
- Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. dimensions should not be obtained by scaling the drawings. use only figured dimensions. all dimensions are in millimetres.
- The builder is to ensure all construction, levels and other items comply with the conditions of the building approval.
- The builder is to comply with all ordinances, local authority regulations and the requirements of all services supply authorities having jurisdiction over the works.
- All plumbing and drainage work to be installed and completed by a licenced tradesman and in accordance with the statutory body having authority over the works. connect all waste to Sydney water sewer line
- All new downpipes are to be connected to the existing storm water system.
- All power and stormwater outlet locations shall be determined onsite by the owner.
- Smoke detector alarm to be installed in accordance with as3786 and the building code of Australia.
- Electrical work to be in accordance with SAA wiring rules and be done by a licenced tradesman
- Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is supplied by the engineer.
- All timber sizes and concrete details to be confirmed by the builder prior to commencement of any work.
- All structural work is to be in accordance with the structural details prepared by a structural engineer(i.e.) piers, footings, concrete slabs, retaining walls, steelwork, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. builder to obtain prior to finalising tender.
- Any work indicated on the plans but not specified, and any item not shown on the plan which is obviously necessary as a part of construction and/or finish is to be considered as shown and specified, and is to be done as part of the contract. variations will not be permitted without the written consent of the owner.
- The builder shall provide sediment and siltation control measures as required by council and maintain them through the duration of the works.
- A legible copy of the plans bearing approval stamps must be maintained on the job at all times. hours of construction will be restricted to the times as required by the building approval.
- The builder is to arrange for all inspections required by the authorities and lending institutions to their requirements.
- The builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. any interruptions with existing services and equipment to be attended to by the appropriately skilled tradesmen.
- The builder shall restore, reinstate or replace any damage caused to existing structures or landscaping by construction work or workmen. provide protection to existing trees to remain as required by approval conditions.

- All brickwork is to be selected by owner and is to comply with as1640
- All masonry to comply with as3700
- All metalwork and flashing items necessary to satisfactory complete work shall be provided.
- All gutters, downpipes to be colorbond.
- All timber construction to be in accordance with the Australian standard 1684 "timber framing code"
- All glazing installed to comply with as1288, 2047 and in accordance with manufacturers recommendation
- All wall and ceiling linings to be plasterboard or cement render as selected and villa board in wet areas, to comply with the relevant Australian standards or installed in accordance with manufacturers specification.
- All bathrooms and wet areas to be adequately waterproofed to manufacturers speciation and as3740 and part 3.8.1 of the building code of Australia housing provisions
- Stairs and balustrades to comply with part 3.9.1 & 3.9.2 of the building code of Australia housing provision.
- Termite protection measures to comply with as 3660 and be installed to manufacturers specification.
- Any detailing additional to that supplied, shall be resolved between the owner and the builder to the owners approval. except for any structural details or design which is to be supplied by the structural engineer.

NCC & AS COMPLIANCE SPECIFICATIONS

- Earthworks - part 3.1.1 of NCC
- Earth retaining structures - part 3.1.2 of NCC
- Drainage - part 3.1.3 of NCC
- Termite-risk management - part 3.1.4 of NCC
- Footings & slab - part 3.2 of NCC including as 2870-2011
- Masonry - part 3.3 of ncc including as 3700:2018
- Framing - part 3.4 of NCC
- Sub floor ventilation - part 3.4.1 of NCC
- Roof cladding and wall-cladding - part 3.5 of NCC
- Glazing - part 3.6 of NCC including as 1288
- Fire safety - part 3.7 of NCC
- Fire separation of external walls - part 3.7.2 of NCC
- Fire protection of separating walls and floors- part 3.7.3 of NCC
- Smoke alarms - part 3.7.5 of NCC
- Wet areas and external waterproofing - part 3.8.1 of NCC
- Room heights - part 3.8.2 of NCC
- Facilities - part 3.8.3 of NCC
- Light - part 3.8.4 of NCC
- Ventilation - part 3.8.5 of NCC
- Sound insulation - part 3.8.6 of NCC
- Stairway and ramp construction - part 3.9.1 of NCC
- Barriers and handrails - part 3.9.2 of NCC
- Swimming pools - part 3.10.1 of NCC
- Construction in bushfire prone areas - part 3.10.5 of NCC
- Fencing & other provisions - regs & AS 1926.1 2012
- Demolition works - AS 2601-2001 the demolition of structures.
- Waterproofing of wet areas to comply with AS 3740-2010
- All plumbing & drainage work to comply with AS 3500:2018
- All plasterboard work to comply with AS 2588:2018
- All structural steel work to comply with AS 4100-1992 & AS 1554
- All concrete work to comply with AS 3600:2018
- All roof sheeting work to comply with AS 1562.1-2018
- All skylights to comply with AS 4285-2019
- All ceramic tiling to comply with AS 3958.1-2007 & 3958.2-1992
- All glazing assemblies to comply with AS 2047-2014 & 1288
- All timber retaining walls are to comply with AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-2002 & AS 1170.4-2007
- All retaining walls are to comply with 3700:2018 & AS 3600:2018
- All construction to comply with AS 3959:2018

THIS SET OF DRAWING SHOULD BE READ & KEPT IN ITS ENTIRETY. NO INDIVIDUAL PAGE SHOULD BE SEPARATED FROM THE REST OF THE SET. EACH NOTATION LISTED ON THIS PAGE APPLY TO ALL PAGES OF THIS SET.

SAFTEY NOTES

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/ feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/ NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/ or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to ovoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/ unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/ unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to ovoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/ unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these ore identified on the plans but the excel location and extent of services may vary from that indicated. Services should be located using on appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a moss in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total moss of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, culling, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
Many materials used in the construction of this building con cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building may include provision for the inclusion of treated limber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and lo areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

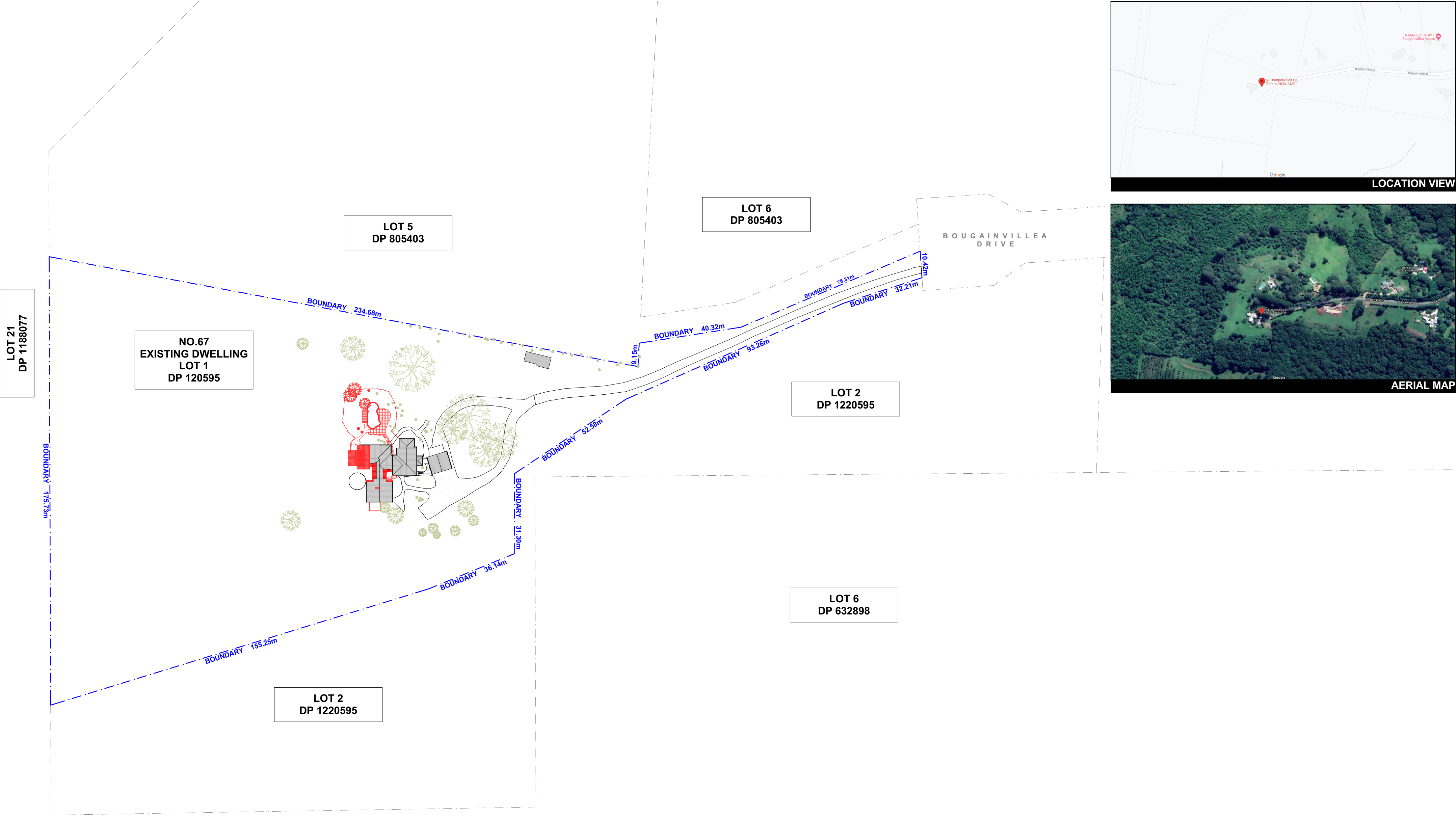
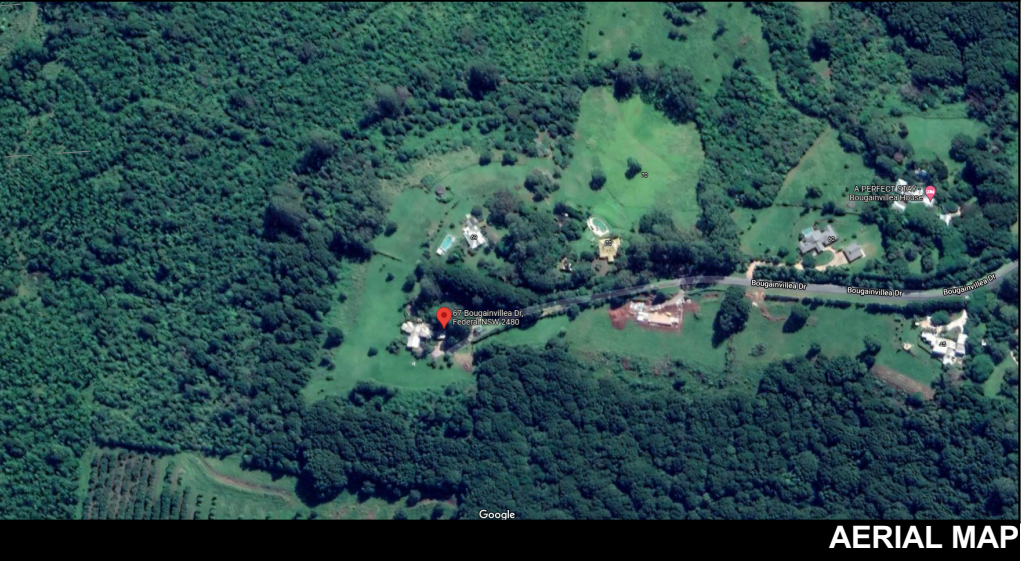
For non-residential buildings where the end-use has not been identified:This building has been designed to requirements of the classification identified on the drawings. The specific, use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user. For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later dale a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/ NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

This is a **summary** of the **minimum** specifications in 'Planning for Bushfire Protection 2006' as amended in 2010 and 'AS 3959 2009 – Construction of buildings in bushfire-prone areas' which are recommended in this report. It is included as a courtesy, is a guide only, and m not be complete. In addition, the contents of the documents from which this information was extracted may have changed between the date of preparation of this report, and its use or application. Specifications in other documents such as the Building Code of Australia (BCA) may apply. It is the user's responsibility to comply with all statutory conditions as well as those specified by the approving authority with particular reference to this report. The appropriate source documents should be consulted to determine the full specifications abbreviated in this table

		BAL-12.5		BAL-19		BAL-29		BAL-40	
Floor	Slab OK							Non-combustible or FRT or enclosed	
	Timber <400mm ag	FRT or lined or enclosed							
Floor posts	Timber >400mm ag	OK						Enclosed or non-combustible	
		FRT or enclosed							
External walls		400mm FRT or non-combustible				FRT or non-combustible		Non-combustible	
Windows	Frame	FRT or metal						Metal	
	Screens	Al, Fe or Br mesh on all openable				Fe or Br mesh on all openable, 5mm toughened glass, or shutters		Fe or Br mesh on all, 6mm toughened glass, or shutters	
External doors	Sliding	Safety glass	5mm toughened glass		6mm toughened glass or full mesh		6mm toughened glass plus full mesh or shutter		
	Screens	Al, Fe or Br, if fitted						Fe or Br	
	Timber frames	FRT						Metal only	
	Garage	Lower 400mm FRT or non-combustible				FRT or non-combustible		Non-combustible	
Vents etc	Mesh	Al, Fe or Br mesh 2mm						Fe or Br mesh 2mm	
Roofs	Tiled	Fully sarked (Flammability Index <5)							
	Sheeted Non	-combustible, fully sarked (Flammability Index <5)							
	Rooflights	Non-combustible sleeve/lining, 4mm safety glass						FRL -/30/-	
Verandahs, decks etc	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible						Any supports, unspaced deck, non-combustible	
	Unenclosed	FRT or non-combustible, <3mm spaced deck						All non-combustible, unspaced deck	
	<300mm to glass	300mm wide FRT or non-combustible				FRT or non-combustible		Non-combustible	
Services		Exposed water & gas pipes to metal							
Aa	Above ground	FRT	Fire Resistant Timber	Al	Aluminium	Fe	Stainless steel	Br	Bronze



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LEGEND	
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	DEMOLISHED

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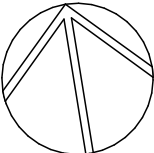
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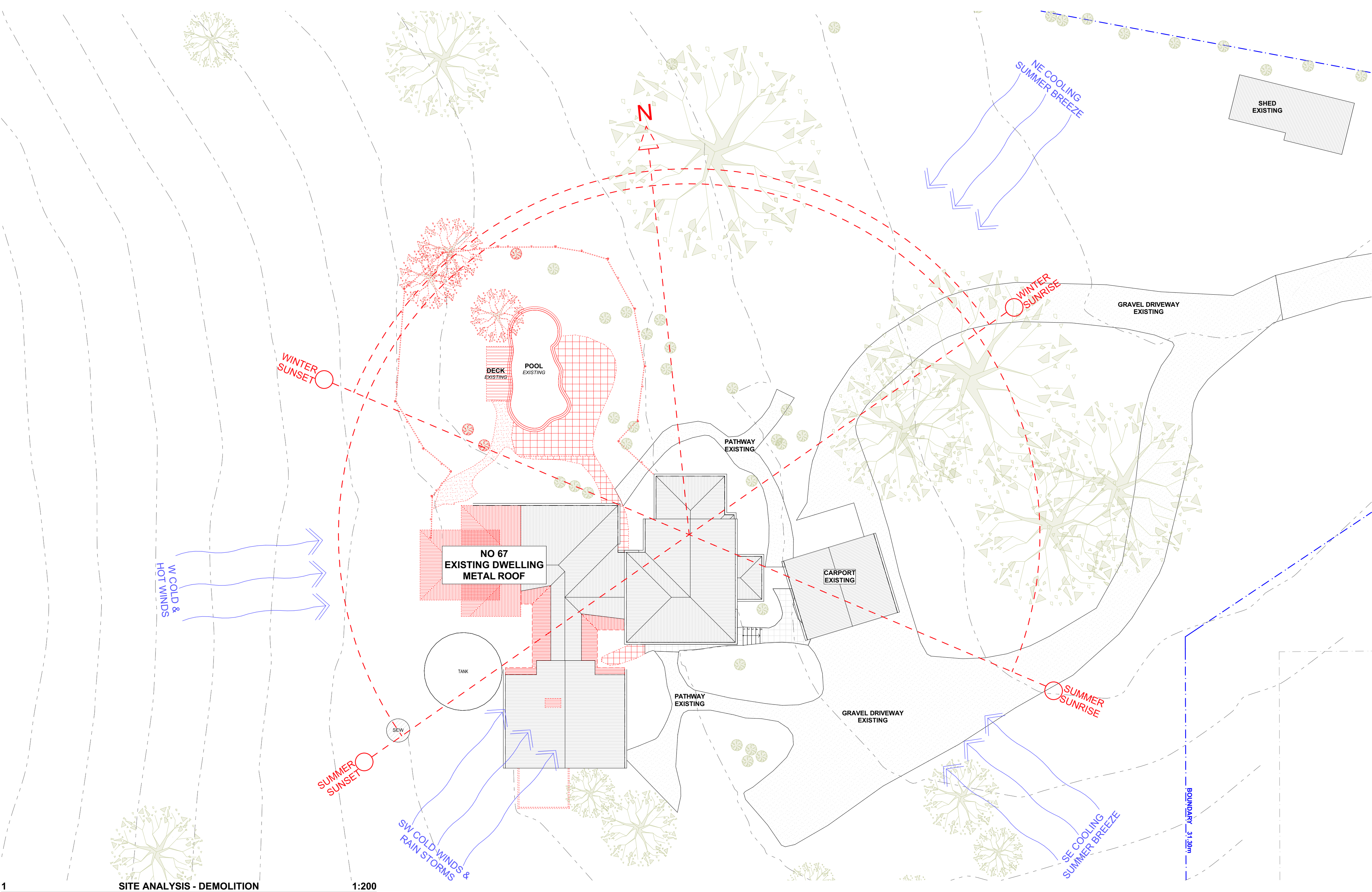
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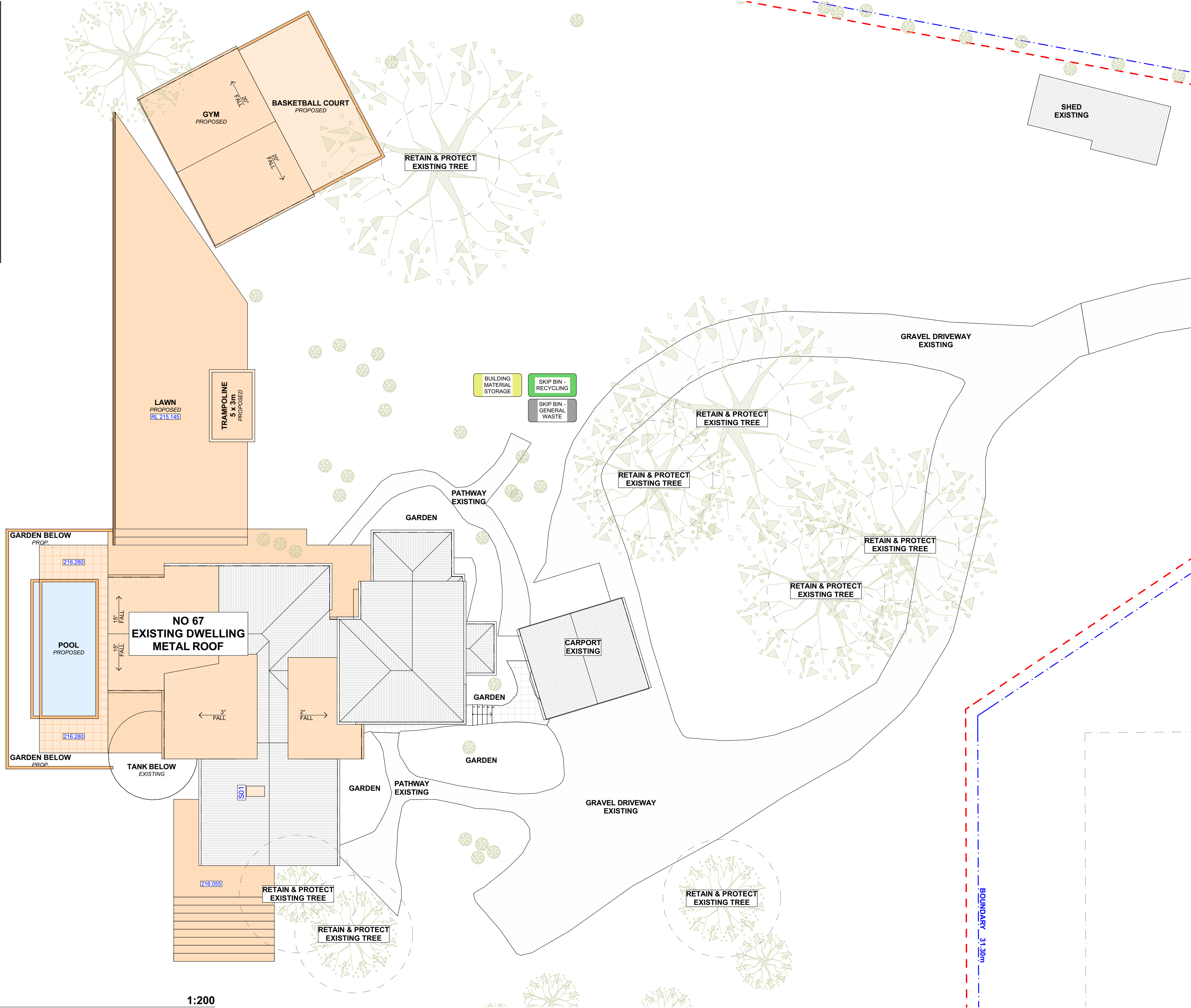
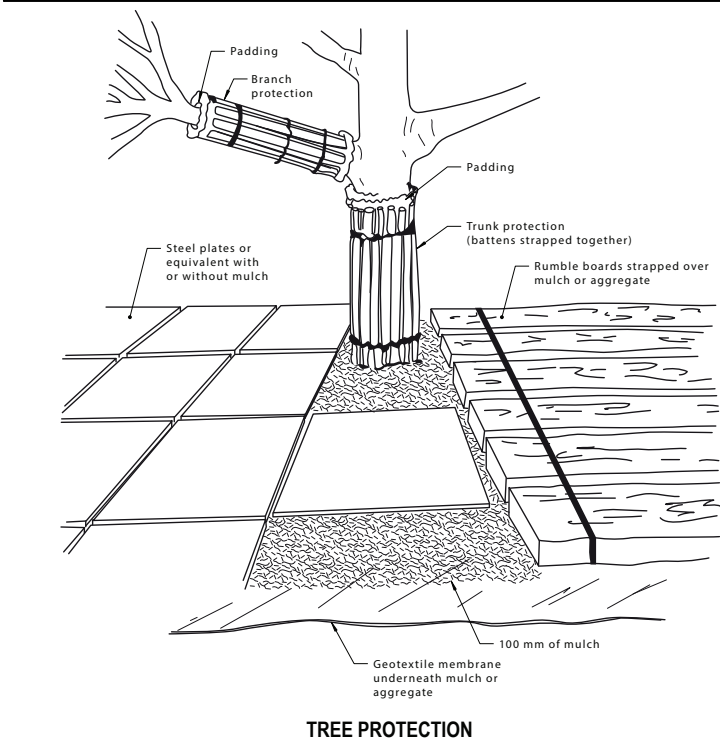
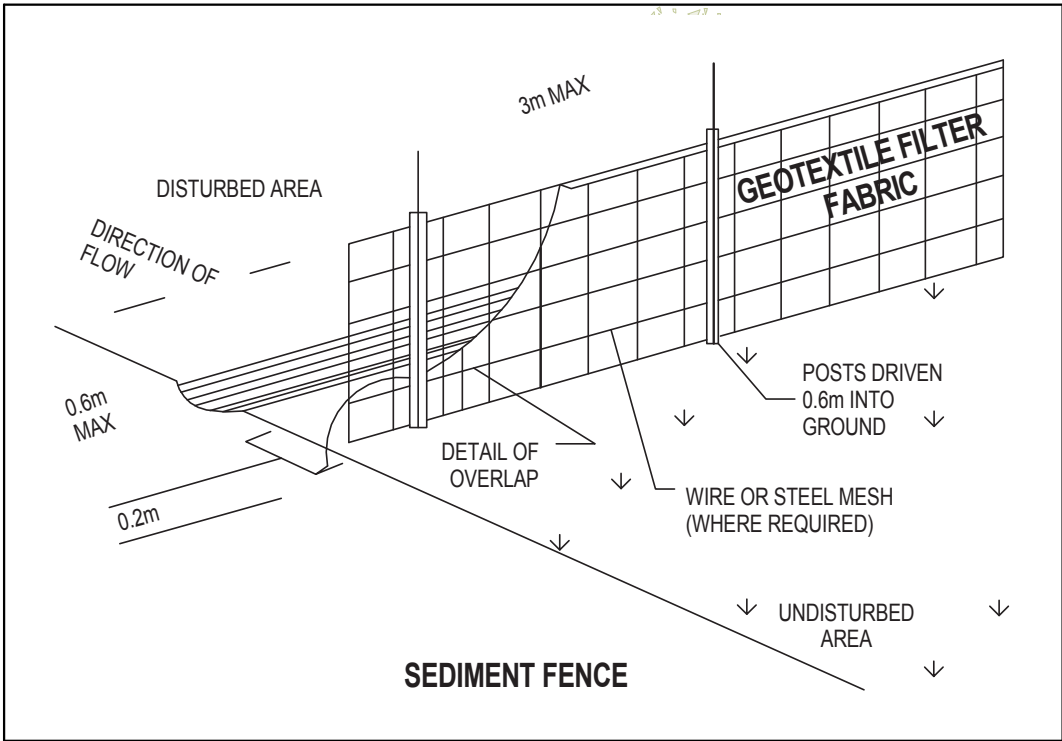
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September 2021

DRAWING NAME
LOCATION PLAN

SCALE
1:1000 @A2







1

SITE PLAN

1:200



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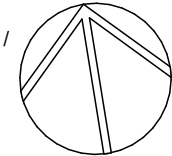
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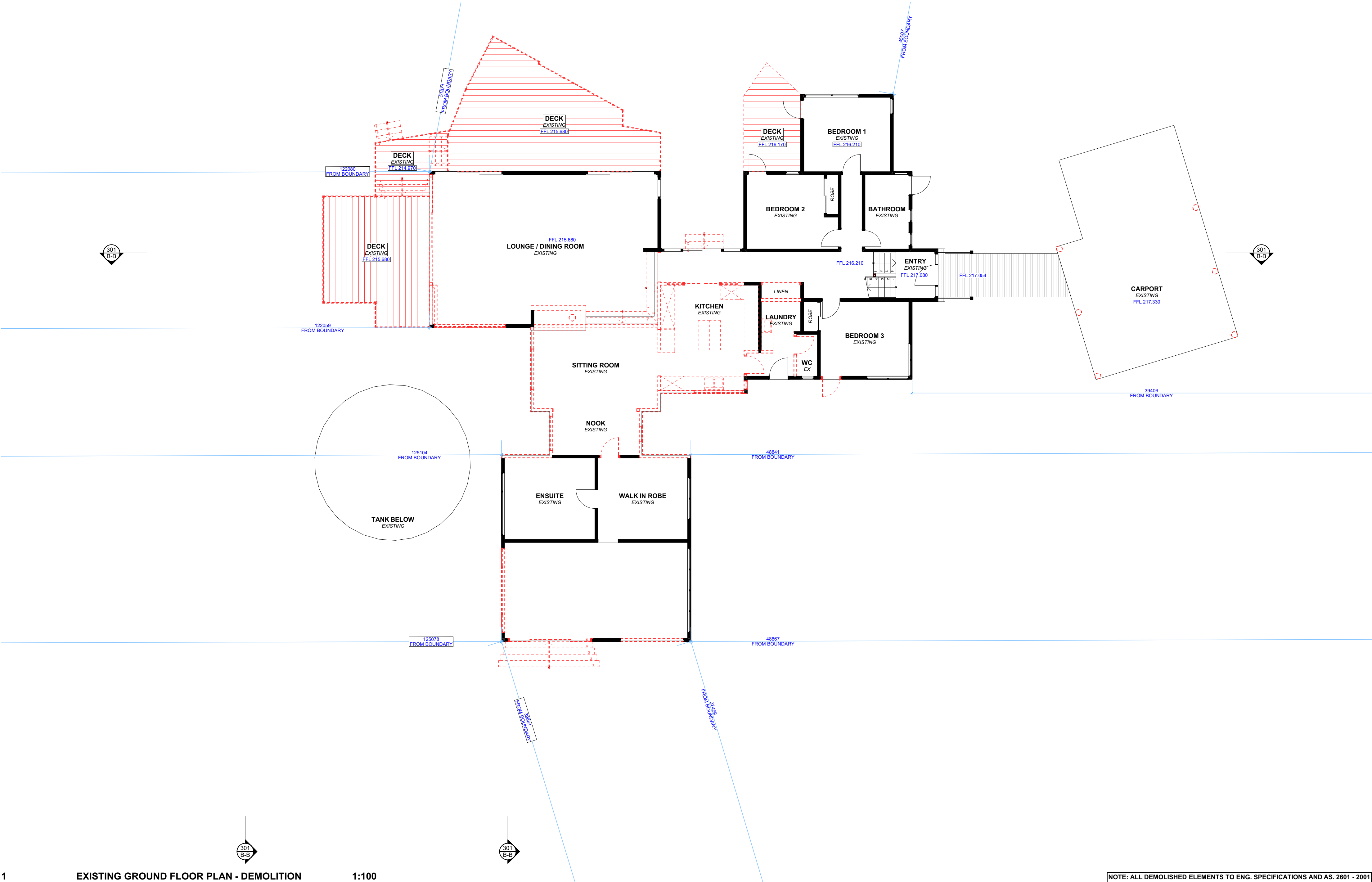
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DRAWING NO.
DA05

DATE
Thursday, 30
September 2021

DRAWING NAME
SITE / ROOF / SEDIMENT EROSION /
WASTE MANAGEMENT /
STORMWATER CONCEPT PLAN
SCALE
1:200 @A2





1

EXISTING GROUND FLOOR PLAN - DEMOLITION

1:100

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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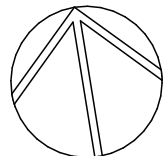
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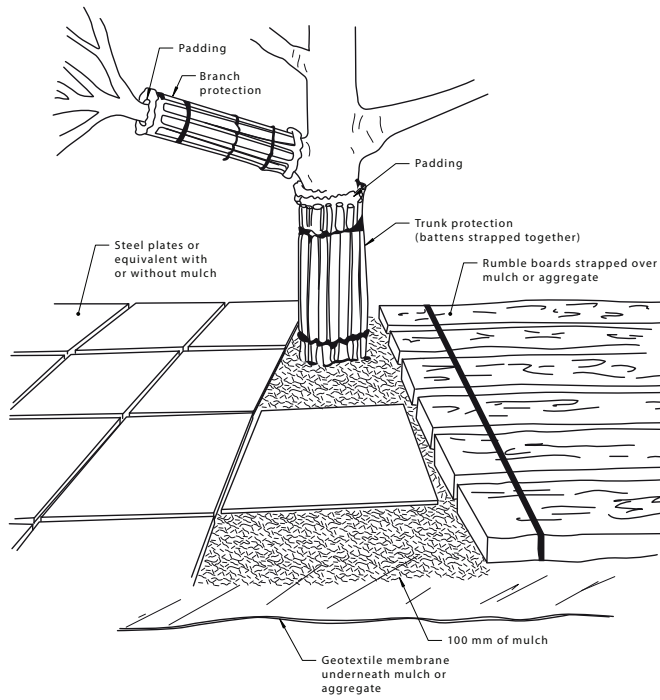
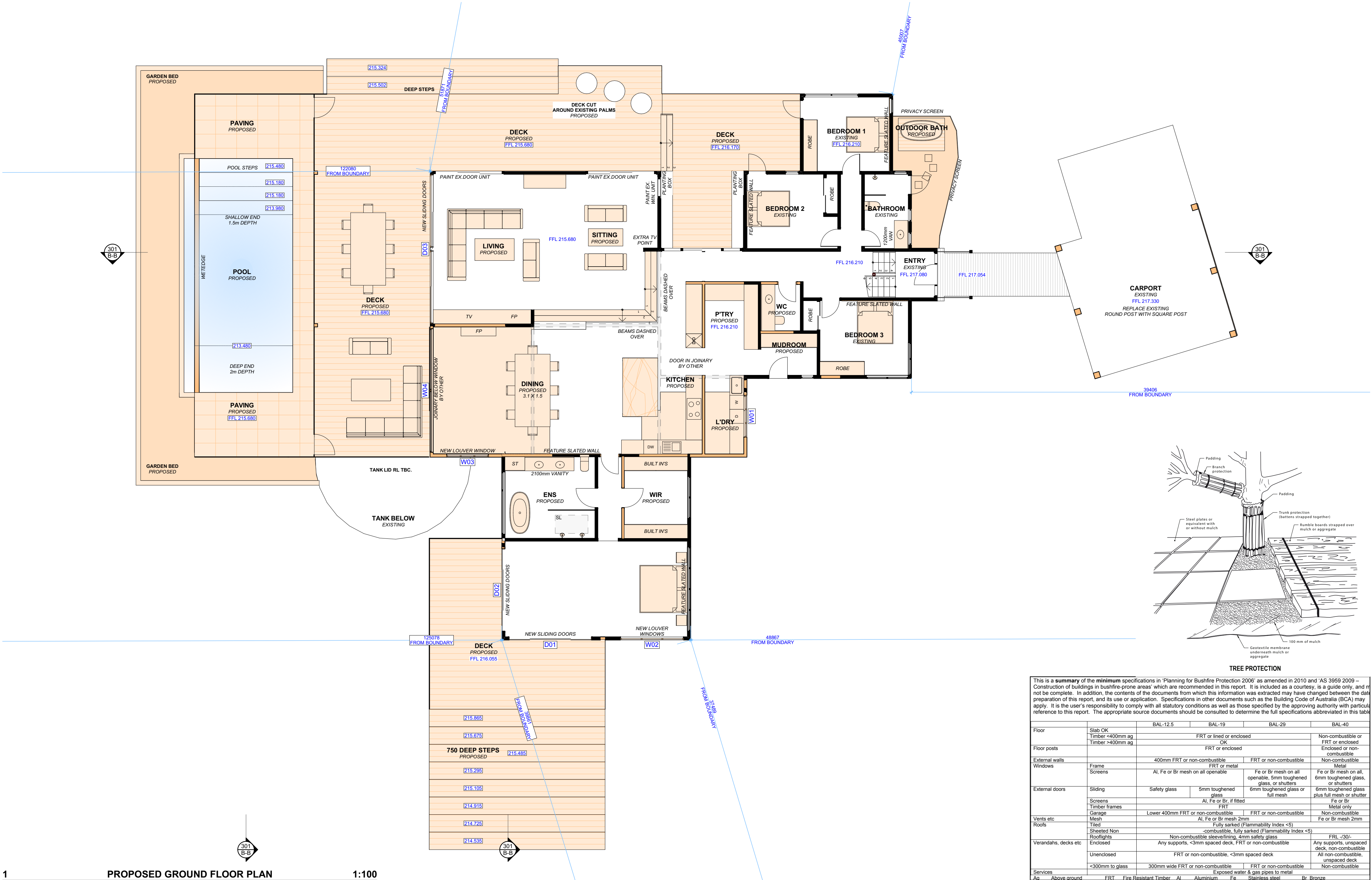
DRAWING NO.
DA06

DATE
Thursday, 30
September 2021

DRAWING NAME
EXISTING GROUND FLOOR PLAN

SCALE
1:100 @A2





TREE PROTECTION

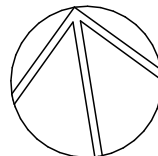
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		BAL-12.5	BAL-19	BAL-29	BAL-40
Floor	Slab OK				
	Timber <400mm ag	FRT or lined or enclosed			Non-combustible or FRT or enclosed
Floor posts	Timber >400mm ag	FRT or enclosed			Enclosed or non-combustible
External walls		400mm FRT or non-combustible	FRT or non-combustible		Non-combustible
Windows	Frame	FRT or metal			Metal
	Screens	Al, Fe or Br mesh on all openable	Fe or Br mesh on all openable, 5mm toughened glass, or shutters	Fe or Br mesh on all, 6mm toughened glass, or shutters	
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter
	Screens	Al, Fe or Br, if fitted			Fe or Br
Timber frames		FRT			Metal only
Garage		Lower 400mm FRT or non-combustible	FRT or non-combustible		Non-combustible
Vents etc	Mesh	Al, Fe or Br mesh 2mm			Fe or Br mesh 2mm
Roofs	Tiled	Fully sarked (Flammability Index <5)			
	Sheeted Non	-combustible, fully sarked (Flammability Index <5)			FRL -/30/-
Verandahs, decks etc	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible			Any supports, unspaced deck, non-combustible
	Unenclosed	FRT or non-combustible, <3mm spaced deck			All non-combustible, unspaced deck
Services	<300mm to glass	300mm wide FRT or non-combustible	FRT or non-combustible	Exposed water & gas pipes to metal	Non-combustible
At	Above ground	FRT	Fire Resistant Timber	Al	Aluminium
			Fe	Stainless steel	Br
					Bronze



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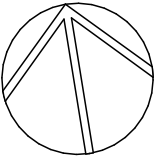
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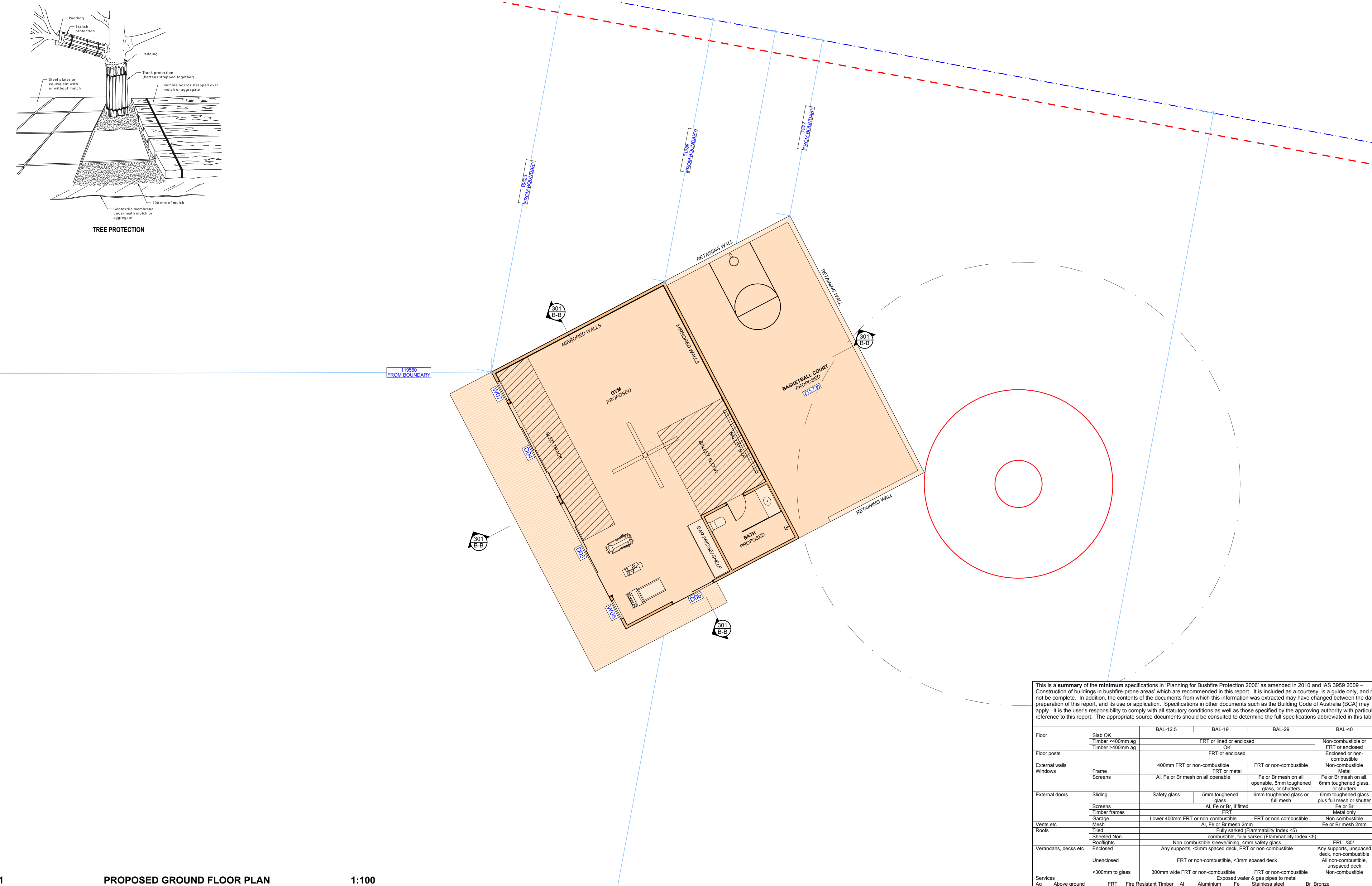
DRAWING NO.
DA09

DATE
Thursday, 30
September 2021


DRAWING NAME
PROPOSED FIRST FLOOR PLAN

SCALE
1:100 @A2





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Floor	Slab OK Timber <400mm ag Timber >400mm ag	BAL-12.5 OK FRT or lined or enclosed	BAL-19 OK FRT or enclosed	BAL-29 OK FRT or non-combustible	BAL-40 Non-combustible or FRT or enclosed Enclosed or non-combustible
Floor posts		FRT or enclosed		Enclosed or non-combustible	
External walls		400mm FRT or non-combustible		FRT or non-combustible	
Windows	Frame Screens	FRT or metal Al, Fe or Br mesh on all openable, 5mm toughened glass, or shutters		Metal Fe or Br mesh on all, 6mm toughened glass, or shutters	
External doors	Sliding Screens Timber frames	Safety glass Al, Fe or Br, if fitted	5mm toughened glass FRT	6mm toughened glass or full mesh Metal only	6mm toughened glass plus full mesh or shutter Fe or Br mesh 2mm
Vents etc	Mesh	Lower 400mm FRT or non-combustible Al, Fe or Br mesh 2mm		FRT or non-combustible Fe or Br mesh 2mm	
Roofs	Tiled Sheeted Non	Fully sarked (Flammability Index <5) -combustible, fully sarked (Flammability Index <5)		FRT or non-combustible FRL -/30/-	
Verandahs, decks etc	Enclosed Unenclosed	Non-combustible sleeve/lining, 4mm safety glass Any supports, <3mm spaced deck, FRT or non-combustible		Any supports, unspaced deck, non-combustible All non-combustible, unspaced deck	
Services	<300mm to glass	FRT or non-combustible 300mm wide FRT or non-combustible		FRT or non-combustible Exposed water & gas pipes to metal	
Ab	Above ground	FRT	Fire Resistant Timber	Al	Aluminium
			Fe	Stainless steel	Br
					Bronze



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PROJECT ADDRESS

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DA10

DRAWING NAME

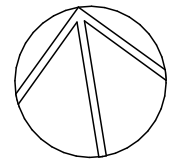
PROPOSED GYM FLOOR PLAN

DATE

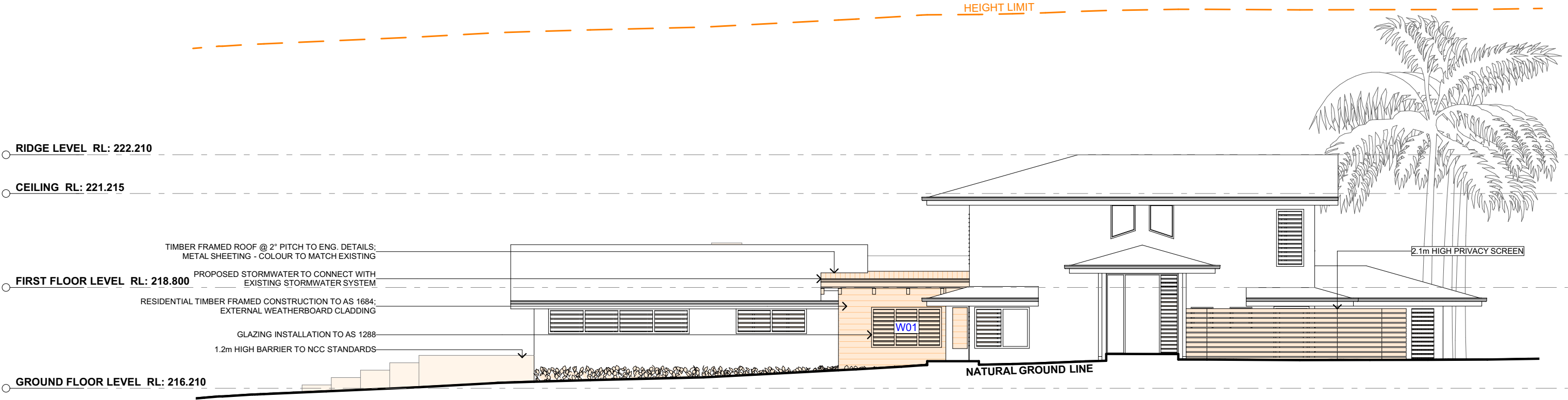
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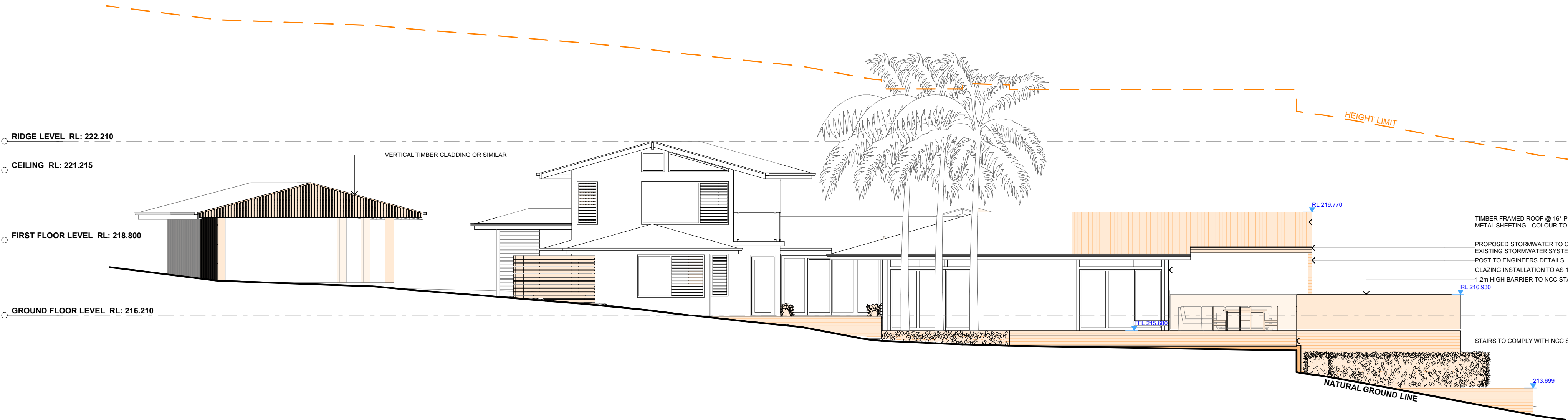
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		BAL-12.5	BAL-19	BAL-29	BAL-40
Floor	Slab OK Timber <400mm ag Timber >400mm ag	FRT or lined or enclosed OK FRT or enclosed			Non-combustible or FRT or enclosed
Floor posts					Enclosed or non-combustible
External walls		400mm FRT or non-combustible	FRT or non-combustible		Non-combustible
Windows	Frame Screens	FRT or metal Al, Fe or Br mesh on all openable		Fe or Br mesh on all openable, 5mm toughened glass, or shutters	Fe or Br mesh on all, 6mm toughened glass, or shutters
External doors	Sliding Screens Timber frames	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter
Vents etc	FRT Mesh	Lower 400mm FRT or non-combustible Al, Fe or Br mesh 2mm		FRT or non-combustible	Non-combustible
Roofs	Tiled Sheeted Non Rooflights	Fully sarked (Flammability Index <5) -combustible, fully sarked (Flammability Index <5) Non-combustible sleeve/lining, 4mm safety glass			FRL -/30/- Any supports, unspaced deck, non-combustible
Verandahs, decks etc	Enclosed Unenclosed	FRT or non-combustible, <3mm spaced deck			All non-combustible, unspaced deck
Services	<300mm to glass	300mm wide FRT or non-combustible	FRT or non-combustible		Non-combustible
Aa	Above ground	FRT	Fire Resistant Timber	Al	Aluminium
		Fe	Stainless steel	Br	Bronze



2 EAST ELEVATION 1:100



1 NORTH ELEVATION 1:100

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Floor	Slab OK	BAL-12.5		BAL-19	BAL-29		BAL-40
	Timber <400mm ag	FRT or lined or enclosed			Non-combustible or FRT or enclosed		
Floor posts	Timber >400mm ag	OK			Enclosed or non-combustible		
		FRT or enclosed					
External walls		400mm FRT or non-combustible		FRT or non-combustible	Non-combustible		
Windows	Frame	FRT or metal			Metal		
	Screens	Al, Fe or Br mesh on all openable		Fe or Br mesh on all openable, 5mm toughened glass, or shutters	Fe or Br mesh on all, 6mm toughened glass, or shutters		
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter		
	Screens	Al, Fe or Br, if fitted			Fe or Br		
Vents etc	Timber frames	FRT			Metal only		
	Garage	Lower 400mm FRT or non-combustible		FRT or non-combustible	Non-combustible		
Roofs	Mesh	Al, Fe or Br mesh 2mm			Fe or Br mesh 2mm		
Verandahs, decks etc	Tiled	Fully sarked (Flammability Index <5)					
	Sheeted Non	-combustible, fully sarked (Flammability Index <5)			FRL -/30/-		
	Rooflights	Non-combustible sleevelining, 4mm safety glass			Any supports, unspaced deck, non-combustible		
	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible					
	Unenclosed	FRT or non-combustible, <3mm spaced deck			All non-combustible, unspaced deck		
	<300mm to glass	300mm wide FRT or non-combustible		FRT or non-combustible	Non-combustible		
Services		Exposed water & gas pipes to metal					
Aa	Above ground	FRT	Fire Resistant Timber	Al	Aluminium	Fe	Stainless steel
						Br	Bronze

○ RIDGE LEVEL RL: 222.210

○ CEILING RL: 221.215

○ FIRST FLOOR LEVEL RL: 218.800

RESIDENTIAL TIMBER FRAMED CONSTRUCTION TO AS 1684:
EXTERNAL WEATHERBOARD CLADDING
GLAZING INSTALLATION TO AS 1288
1.2m HIGH BARRIER TO NCC STANDARDS

○ GROUND FLOOR LEVEL RL: 216.210

2

WEST ELEVATION

1:100

○ RIDGE LEVEL RL: 222.210

○ CEILING RL: 221.215

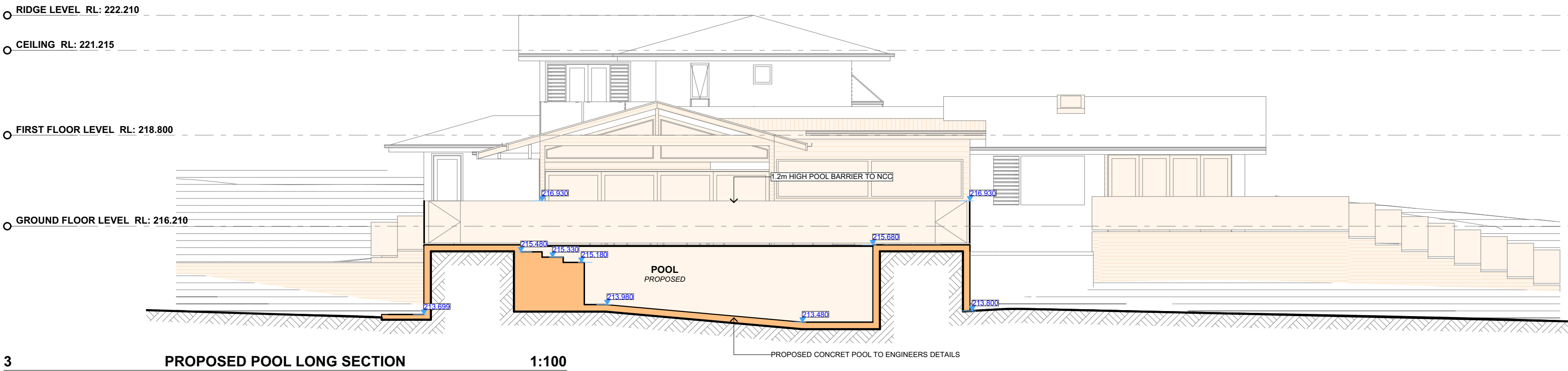
○ FIRST FLOOR LEVEL RL: 218.800

RESIDENTIAL TIMBER FRAMED CONSTRUCTION TO AS 1684:
EXTERNAL WEATHERBOARD CLADDING
GLAZING INSTALLATION TO AS 1288
1.2m HIGH BARRIER TO NCC STANDARDS

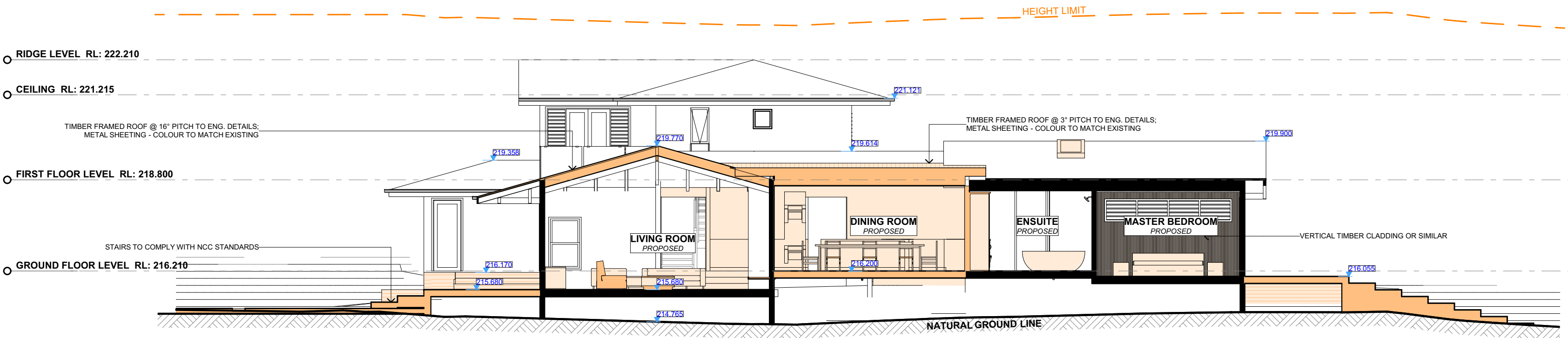
○ GROUND FLOOR LEVEL RL: 216.210

STAIRS TO COMPLY WITH NCC STANDARDS

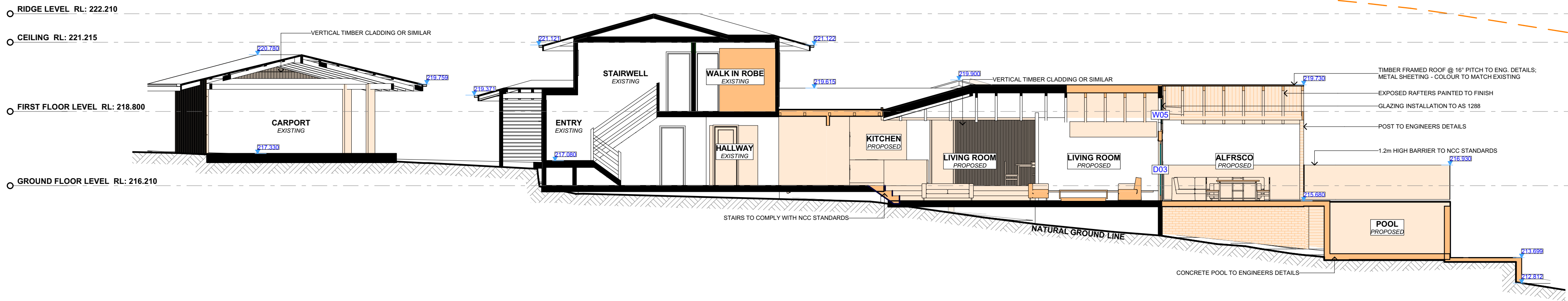
<p>This is a summary of the minimum specifications in Planning for Bushfire Protection 2006 as amended in 2010 and AS 3959 2009 – Construction of buildings in bush-fire prone areas' which are recommended in this report. It is included as a courtesy, is a guide only, and may not be complete. In addition, the contents of the document from which information was extracted may have changed between the date of preparation of this report, and its use or application. Specifications in other documents such as the Building Code of Australia (BCA) may apply. It is the user's responsibility to comply with all statutory conditions as well as those specified by the approving authority with particular reference to this report. The appropriate source documents should be consulted to determine all the full specifications abbreviated in this table.</p>					
		BAL-12.5	BAL-19	BAL-29	BAL-40
Floor	Slab OK Timber <400mm ag Timber <400mm ag	FRT or lined or enclosed OK			Non-combustible or FRT or enclosed
Floor posts	FRT or enclosed	OK			Non-combustible or enclosed or non-combustible
External walls		400mm FRT or non-combustible	FRT or non-combustible		Non-combustible
Windows	Frame Screens	FRT or metal Al, Fe or Br mesh on all openable	FRT or non-combustible Fe or Br mesh on all openable, 5mm toughened glass, or shutters		Fe or Br mesh on all, 6mm toughened glass or shutters
External doors	Sliding Screens Timber frames Garage	Safety glass Al, Fe or Br, 6mm toughened glass Al, Fe or Br, if fitted	6mm toughened glass or full mesh		6mm toughened glass plus full mesh or shutter Fe or Br Metal only
Vents etc	Mesh	Lower 400mm FRT or non-combustible	FRT or non-combustible Al, Fe or Br mesh 2mm		Non-combustible Fe or Br mesh 2mm
Roofs	Shed and Sheeted Non Rooflights	Timber frames Lower 400mm FRT or non-combustible	Fully sarked (Flammability index <5) -combustible, fully sarked (Flammability index <5)		FRL >30
Verandahs, decks etc	Enclosed Unenclosed	Non-combustible sleevening, 4mm safety glass Any supports, <3mm spaced deck, FRT or non-combustible	Non-combustible Any supports, <3mm spaced deck, <3mm spaced deck		Any supports, unspaced deck, non-combustible Al non-combustible, unspaced deck
Services	<300mm to glass	300mm wide FRT or non-combustible	Exposed water & gas pipes to metal		Non-combustible
Signage	Al Above ground FRT Fire Resistant Timber	Al Aluminium			Br Bronze



3 PROPOSED POOL LONG SECTION 1:100



2 PROPOSED CROSS SECTION 1:100



1 PROPOSED LONG SECTION 1:100






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LEGEND

	EXISTING
	PROPOSED
	DEMOLISHED

CLIENT
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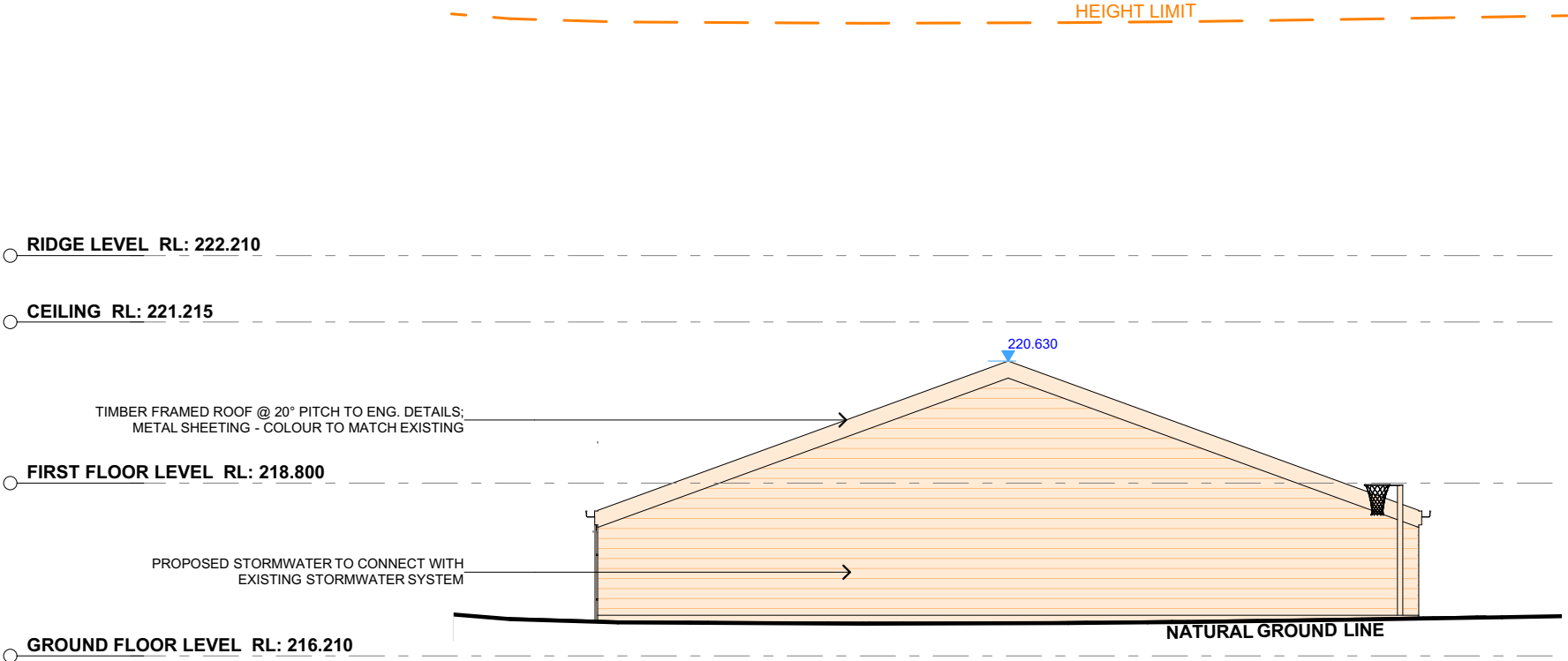
PROJECT ADDRESS
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DRAWING NO.
DA13

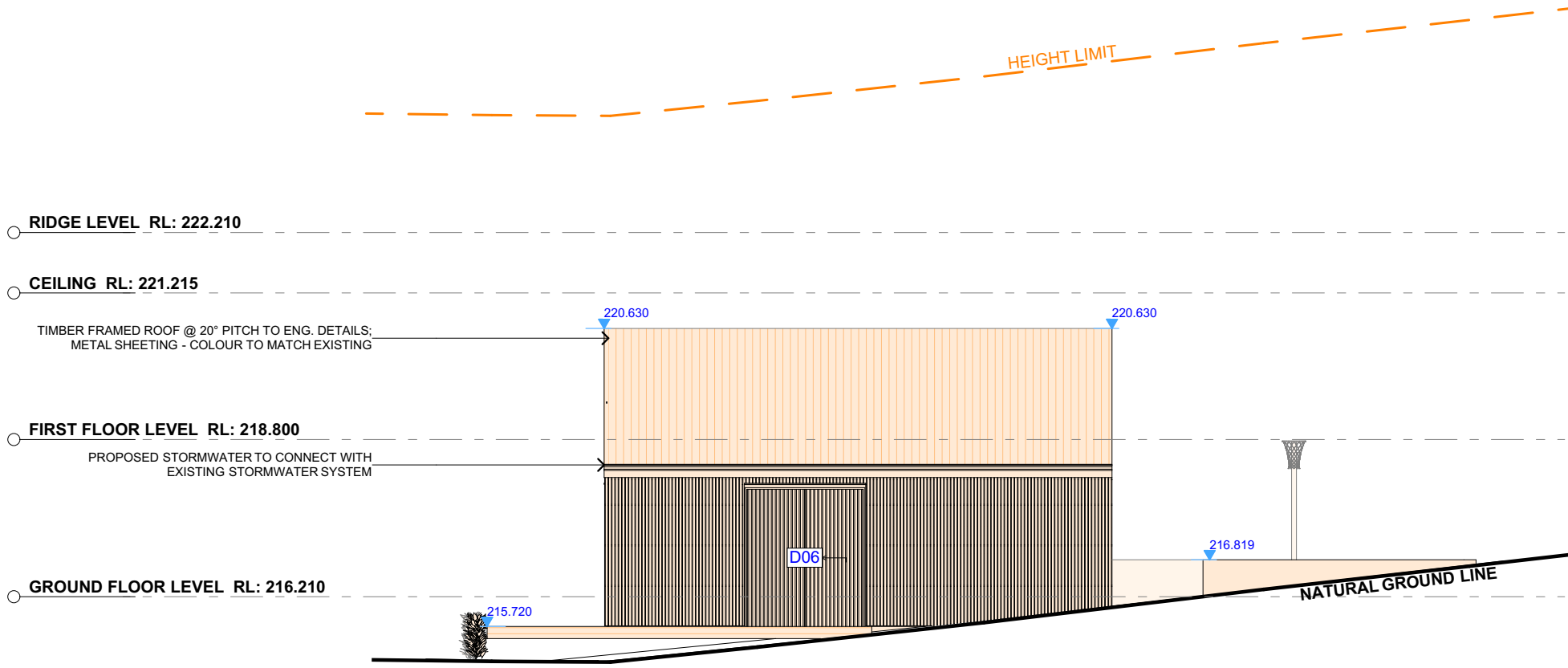
DATE
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September 2021

DRAWING NAME
LONG / CROSS SECTION

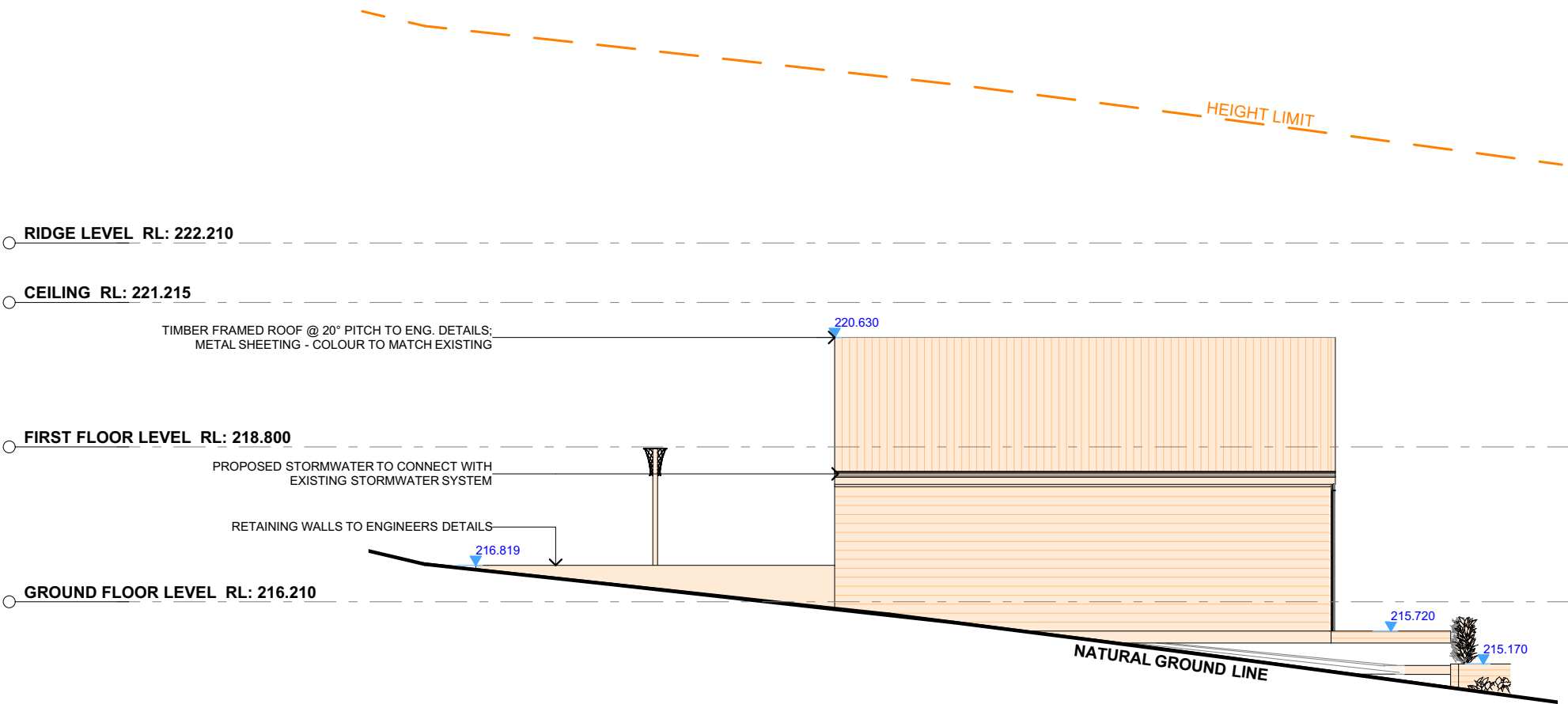
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1:100, 1:1.93 @A3



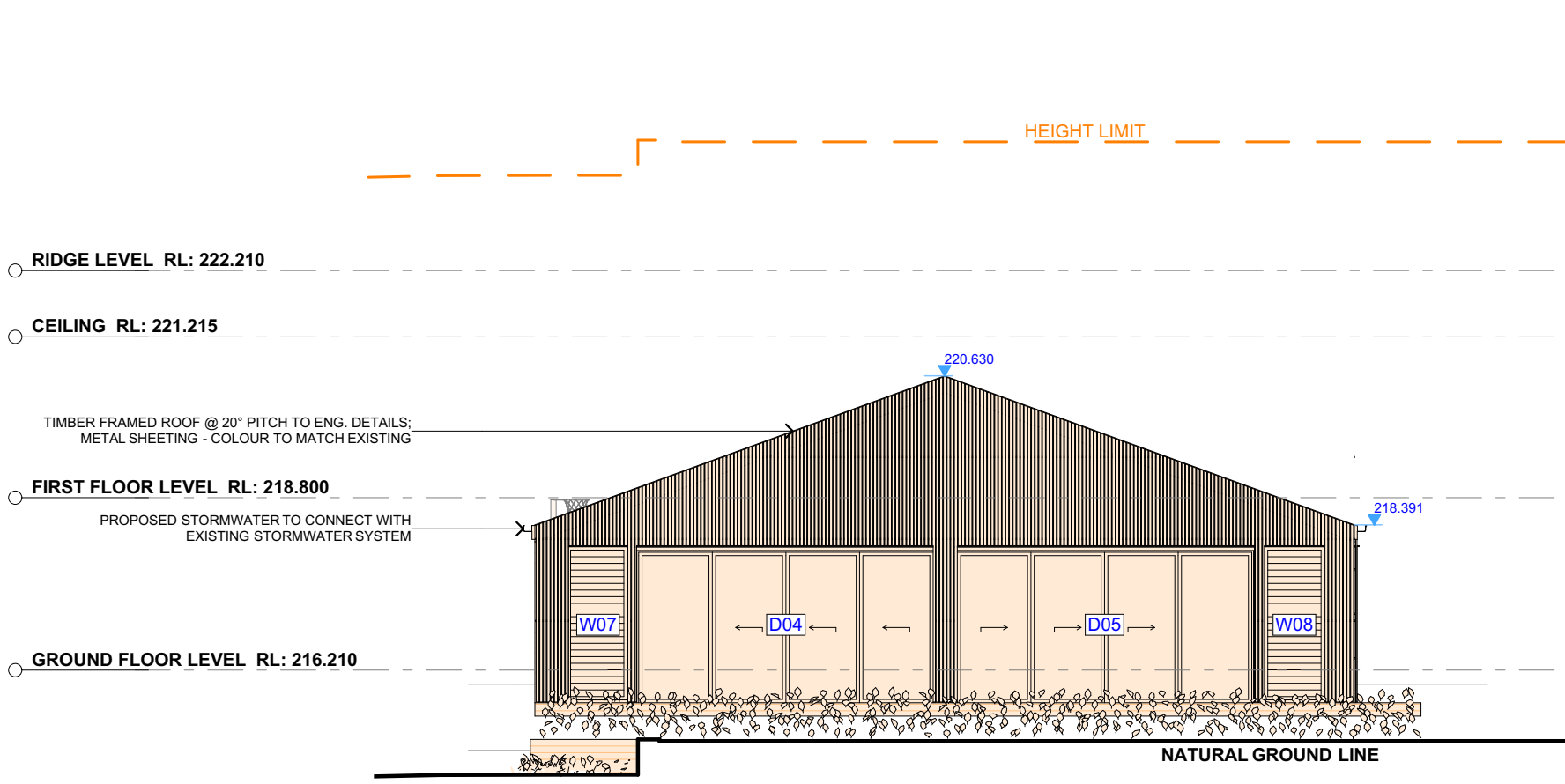
1 NORTH EAST ELEVATION 1:100



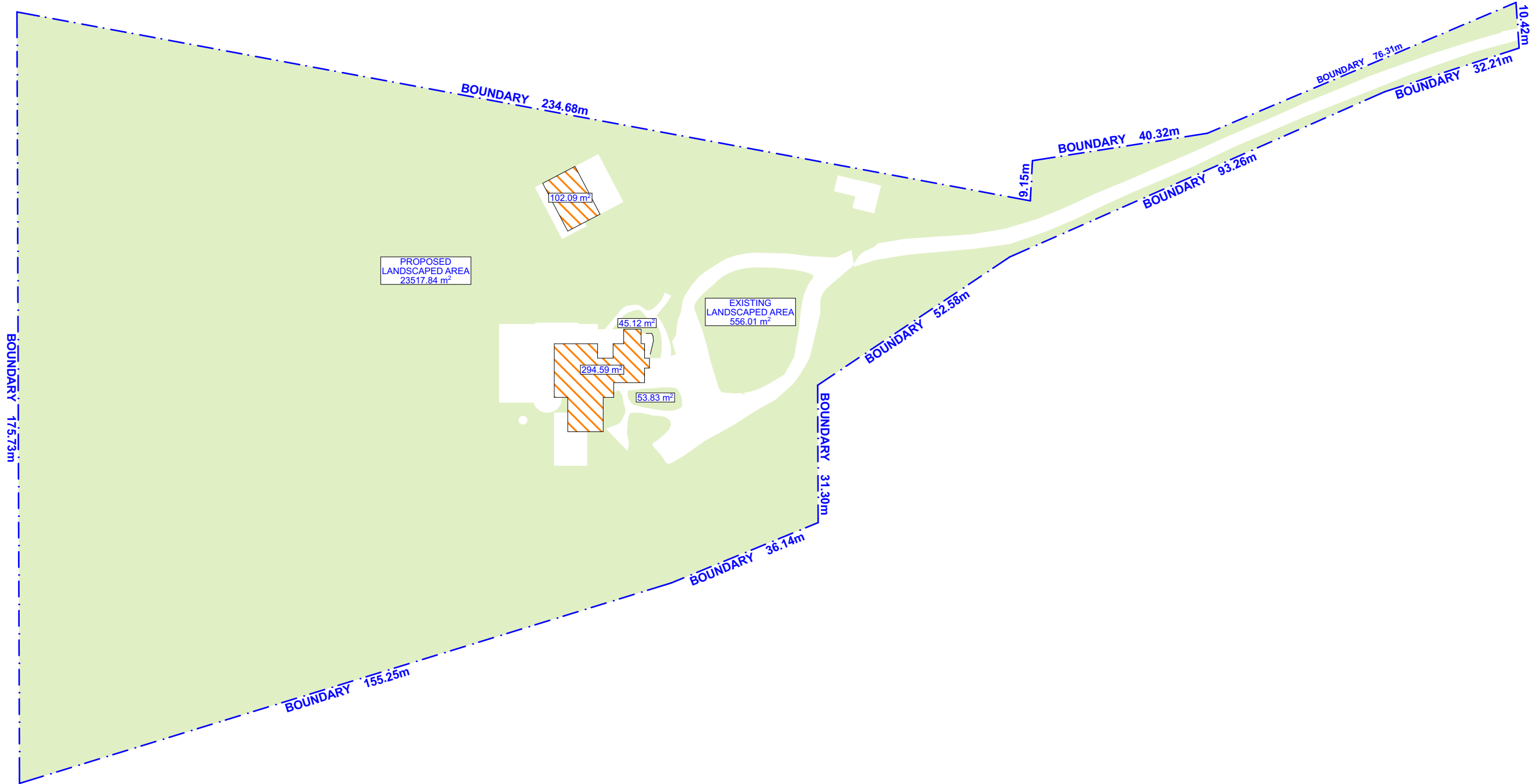
3 SOUTH EAST ELEVATION 1:100



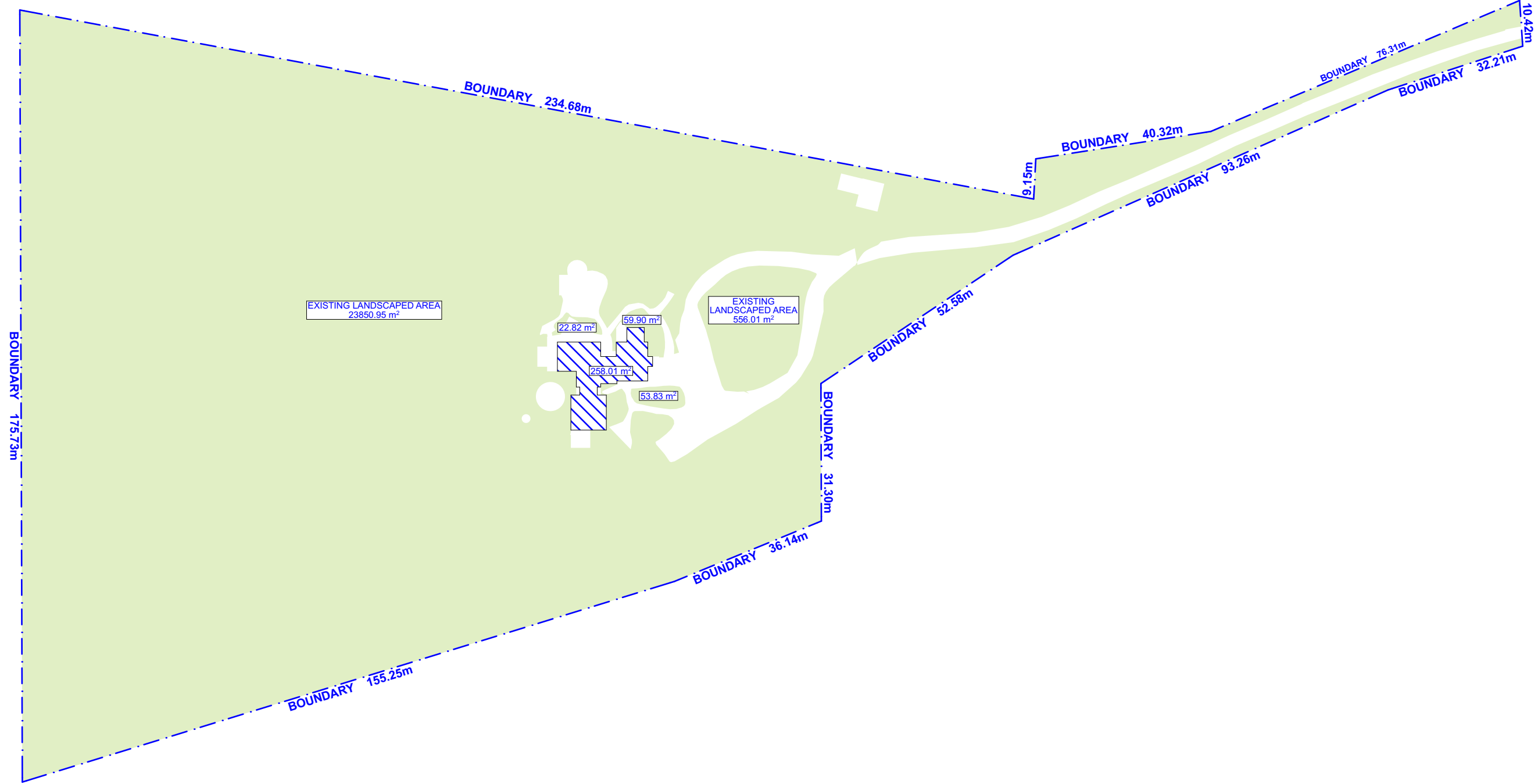
1 NORTHWEST ELEVATION - GYM 1:100



4 SOUTH WEST ELEVATION 1:100



2 PROPOSED AREA CALCULATIONS 1:1000



1 EXISTING AREA CALCULATIONS 1:1000

CONTROL TABLE

SITE AREA 26,380m²

REQUIRED

PROPOSED

LANDSCAPED AREA

25% (6595m²)

91.% (24,172.80m²)

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B	20/09/2021	DA - PRELIMINARY ISSUE	DLR	

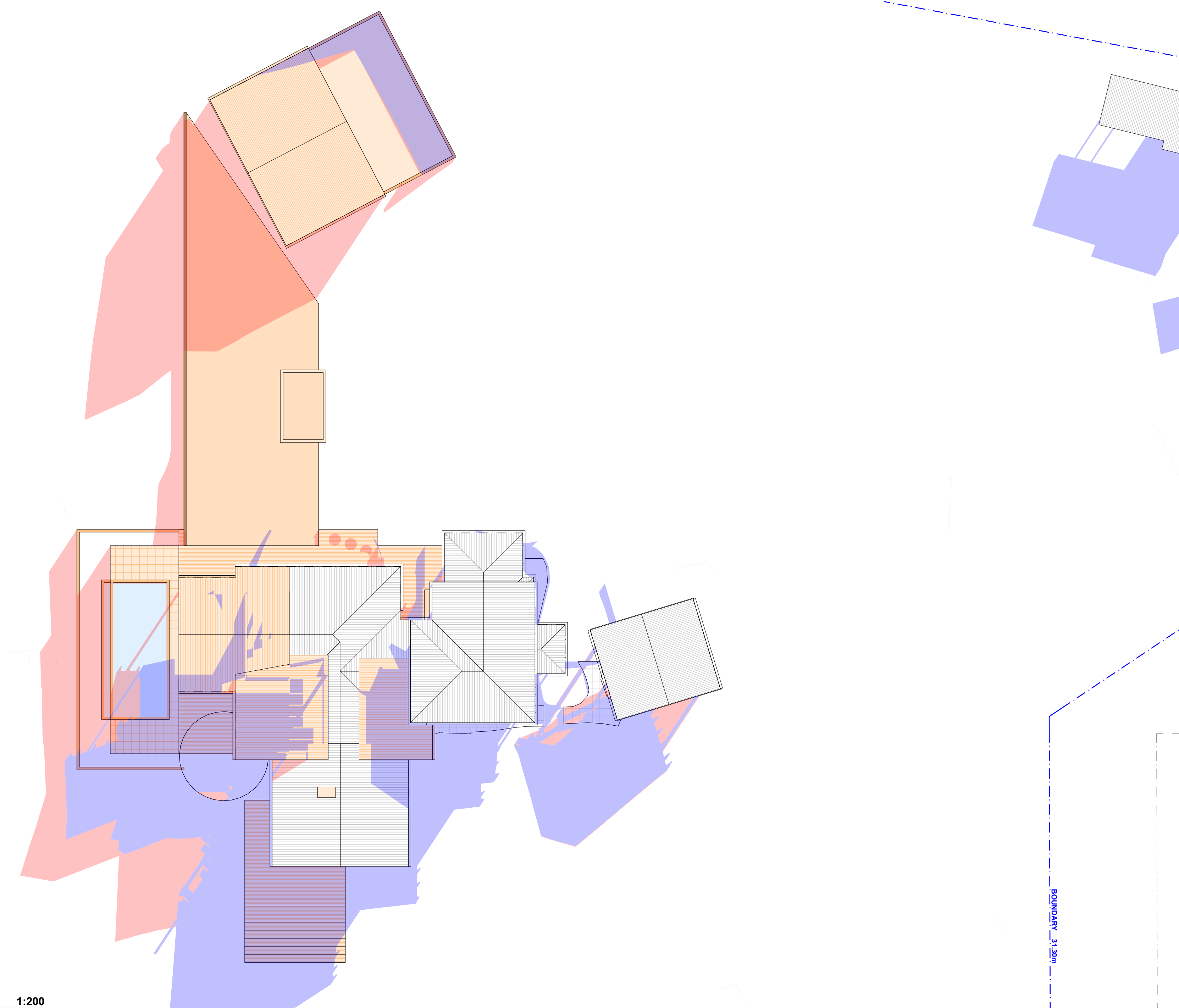
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DRAWING NAME
AREA CALCULATIONS



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- LEGEND**
- EXISTING SHADOWS
- PROPOSED SHADOWS

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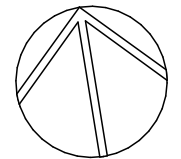
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DRAWING NO.
DA16

DATE
Thursday, 30
September 2021

DRAWING NAME
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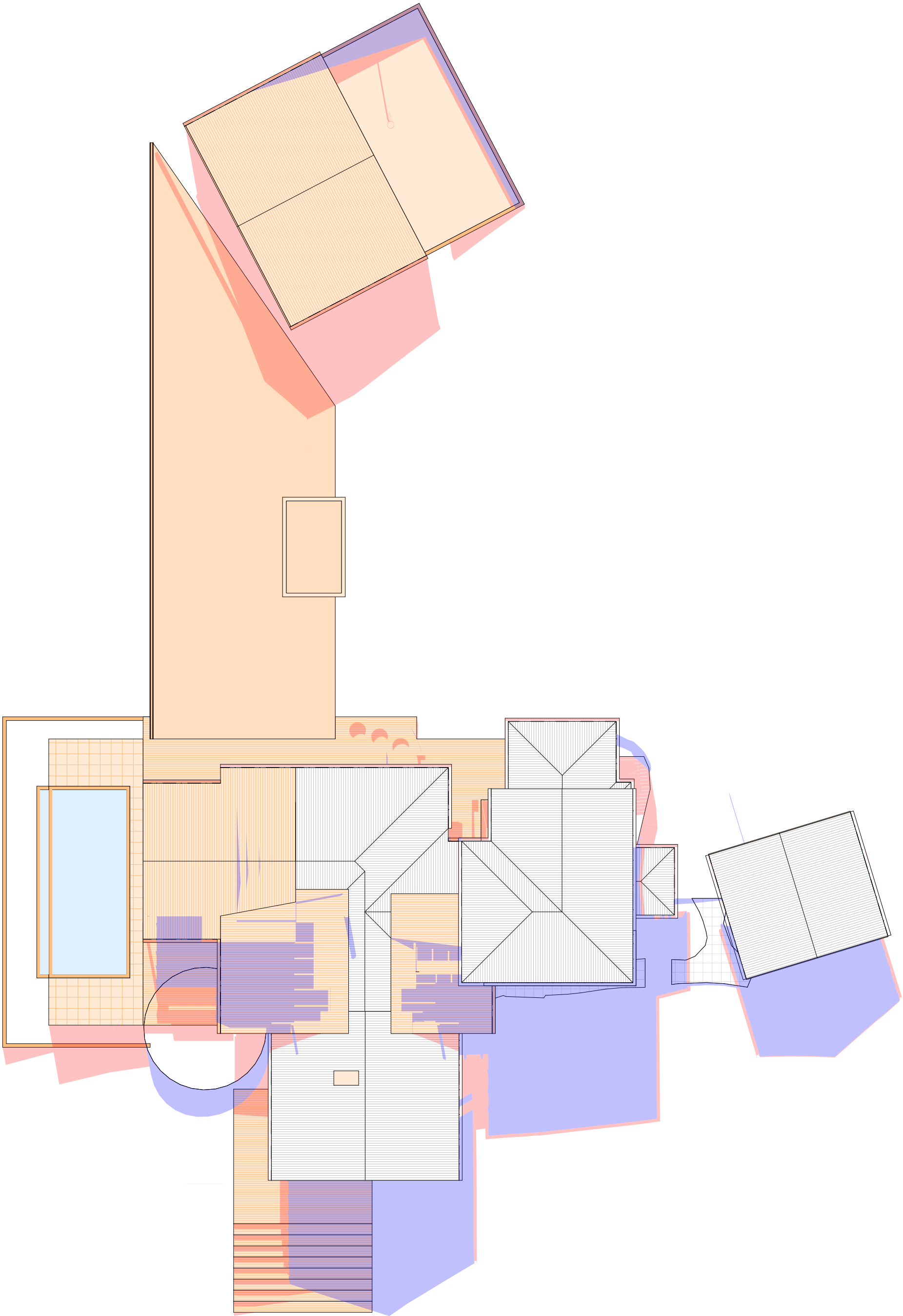
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- LEGEND**
- EXISTING SHADOWS
 - PROPOSED SHADOWS



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ELLA MILES (BYRON)

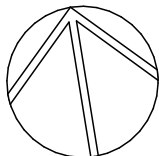
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DRAWING NO.
DA17

DATE
Thursday, 30
September 2021

DRAWING NAME
WINTER SOLSTICE 12 PM

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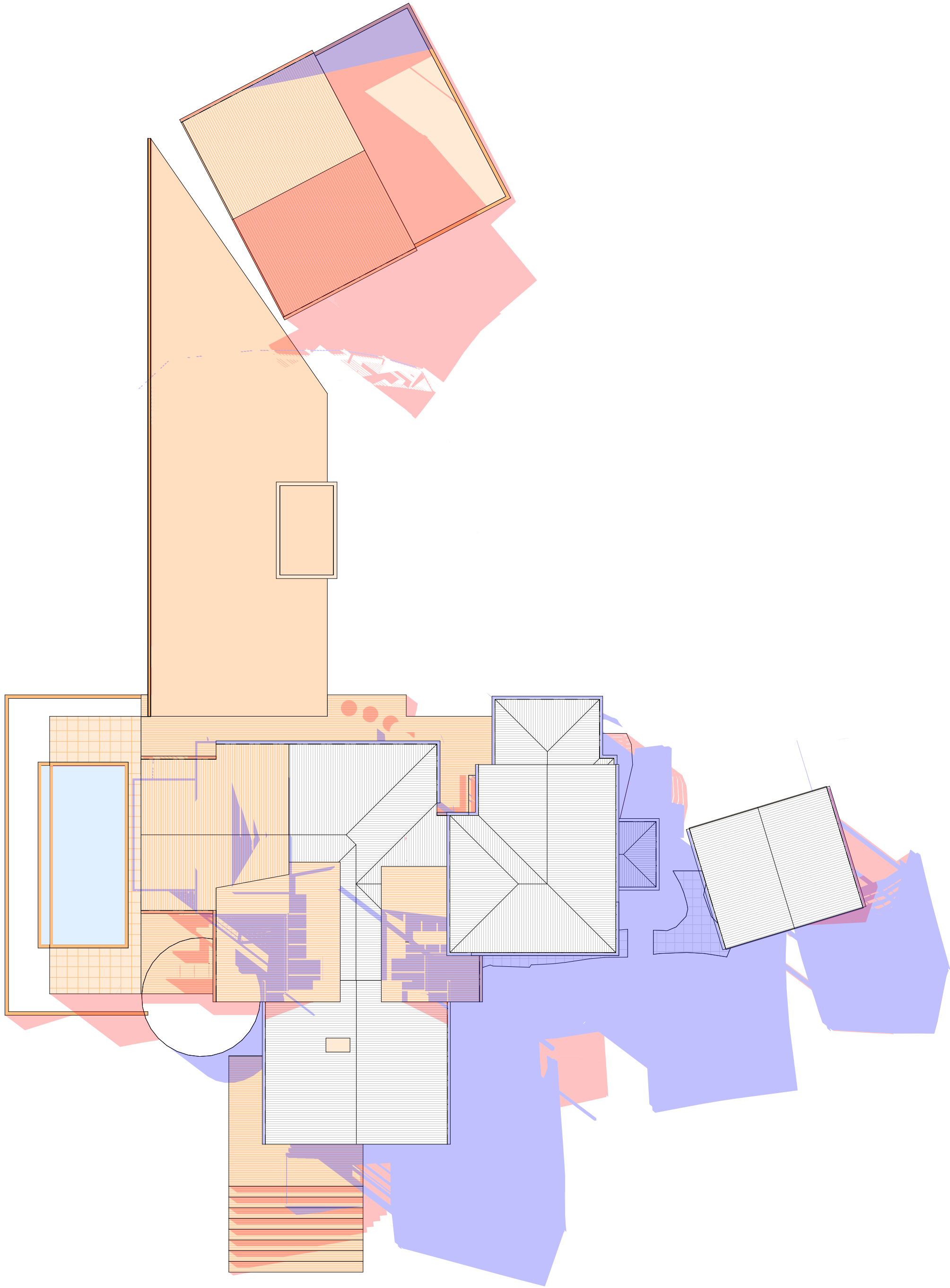
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- LEGEND**
- EXISTING SHADOWS
 - PROPOSED SHADOWS



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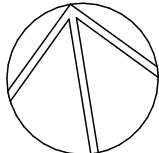
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DA18

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WINTER SOLSTICE 3 PM

SCALE
1:200 @A3



Alterations and Additions

Certificate number: A432379

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: Monday, 20, September 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1618 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 100 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 68.28 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.		✓	✓
Fixtures and systems			
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	
Construction			
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	
suspended floor with enclosed subfloor: framed (R0.7).	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.00 (or R1.40 including construction)		
flat ceiling, pitched roof	ceiling: R1.31 (down), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.26 (down), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)	

Description of project

Project address	
Project name	0862_67 BOUGAINVILLEA DR, FEDERAL 2480
Street address	67 BOUGAINVILLEA Drive FEDERAL 2480
Local Government Area	Byron Shire Council
Plan type and number	Deposited Plan 120595
Lot number	1
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: Action Plans
ABN (if applicable): 17118297587

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.							✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:								✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.								✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.							✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.								✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.								✓	✓
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)		Shading device	Frame and glass type			
W01	E	1.85	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W02	S	1.62	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W03	S	1.58	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W04	W	5.83	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W05	W	3.65	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W06	W	3.65	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W07	SW	2.07	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W08	SW	2.07	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D01	S	7.77	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D02	W	7.77	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D03	W	13.44	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D04	SW	10.35	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D05	SW	10.35	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D06	S	4.6	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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.



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				All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.
				All window & door dimensions, orientation, glazing materials, opening types, frame types are to be confirmed by a suitably qualified person prior to the ordering of any such materials are to take place.
				U value takes precedence over glazing type/colour in all cases.
				All new glazing must meet the BASIX specified frame and glass type, <u>OR</u> meet the ecified U value and SHGC value.

CLIENT
ELLA MILES (BYRON)

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67 BOUGAINVILLEA
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DRAWING NO.
DA19

DATE
Thursday, 30
September 2021

DRAWING NAME
BASIX COMMITMENTS