

1

SITE ANALYSIS - DEMOLITION

1:200



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REV.	DATE	COMMENTS	DRWN
A	08.09.2021	INITIAL DESIGN PLAN	AP
B	20/09/2021	DA - PRELIMINARY ISSUE	DLR
C	13/12/2021	DA-REV A	RNA

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LEGEND
EXISTING
PROPOSED
DEMOLISHED

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2021.647.1
Date: 16 December 2021

CLIENT
ELLA MILES (BYRON)

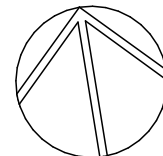
PROJECT ADDRESS
67 BOUGAINVILLEA
DRIVE, FEDERAL NSW
2480

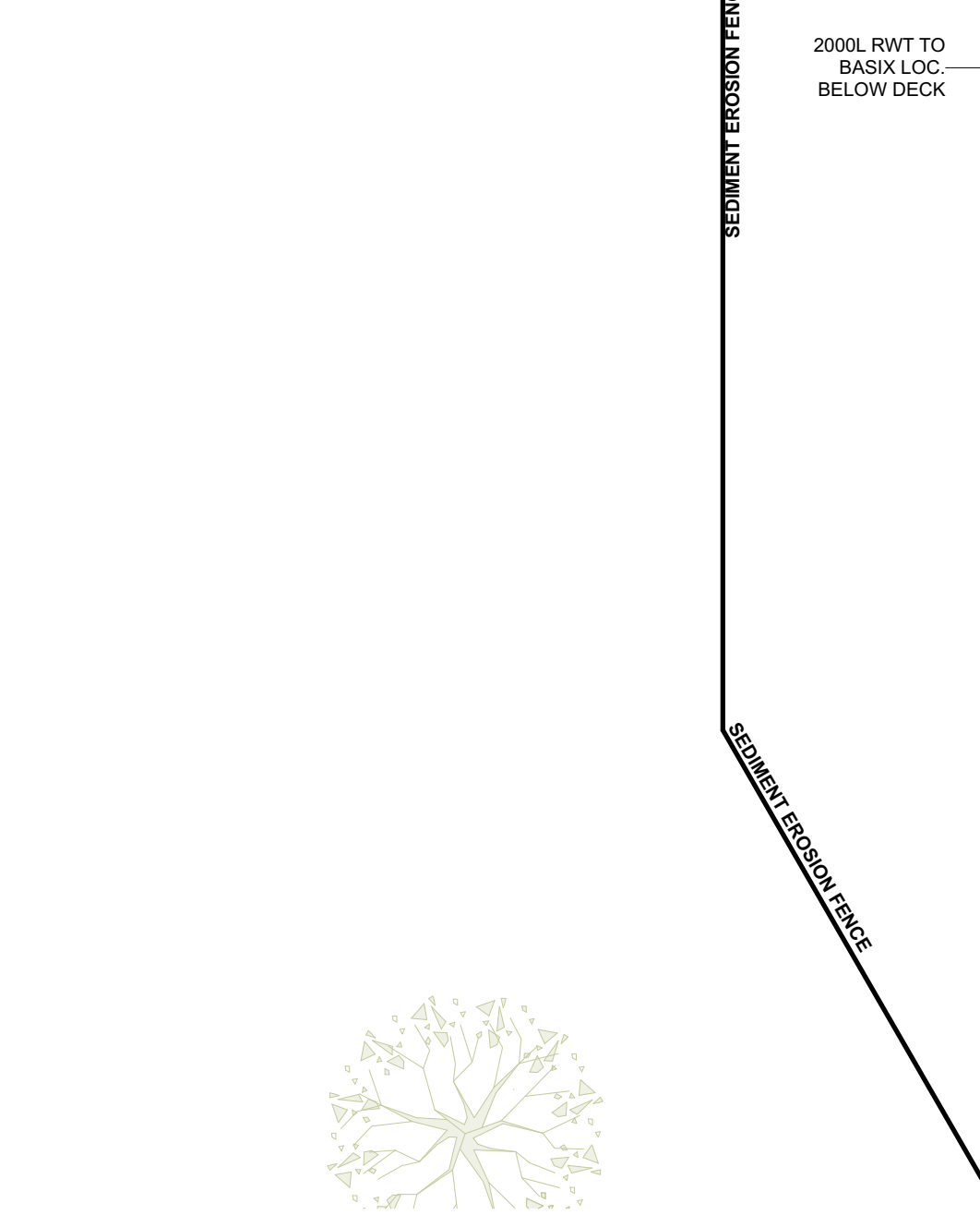
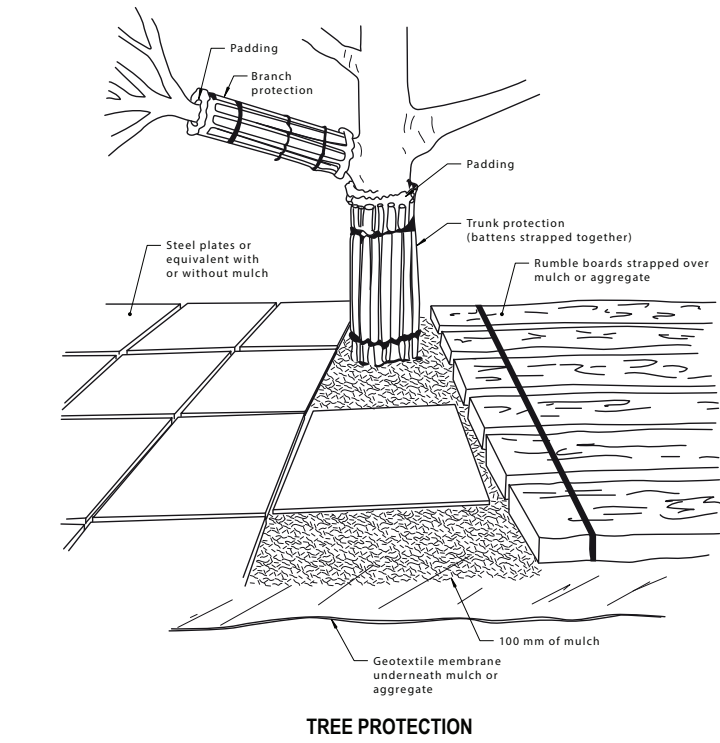
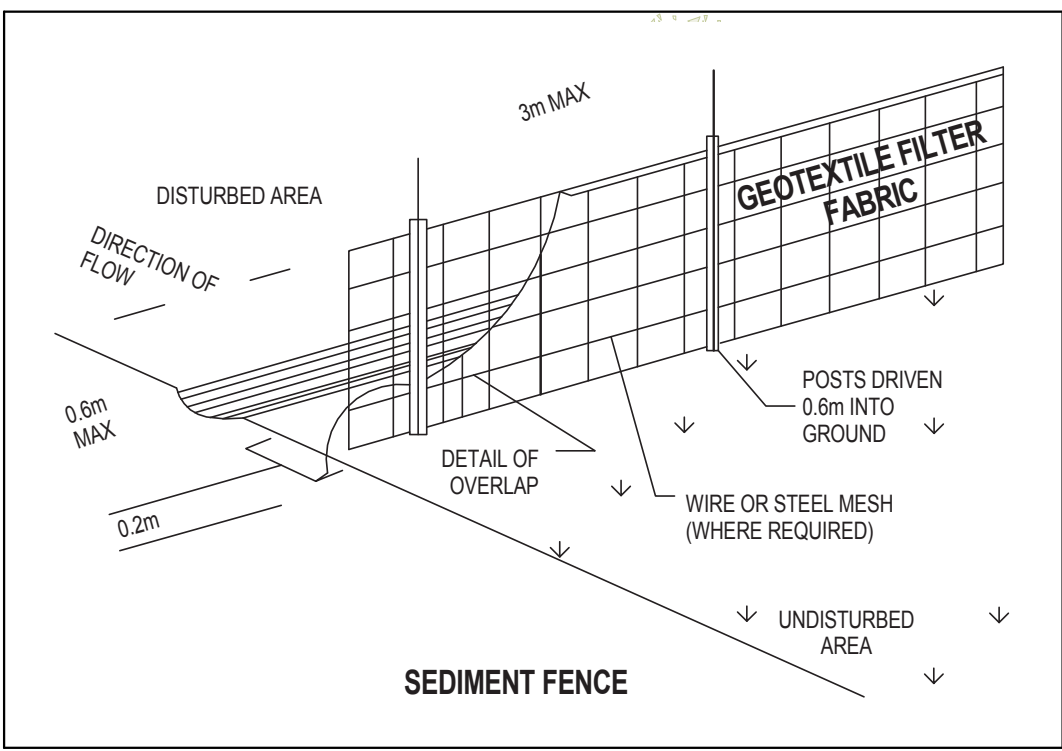
DRAWING NO.
DA04

DATE
Monday, 13 December
2021

DRAWING NAME
SITE ANALYSIS

SCALE
1:200 @A2





BYRON SHIRE COUNCIL
Development Application
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DA No. 10.2021.647.1
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DEMOLISHED

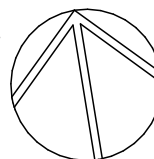
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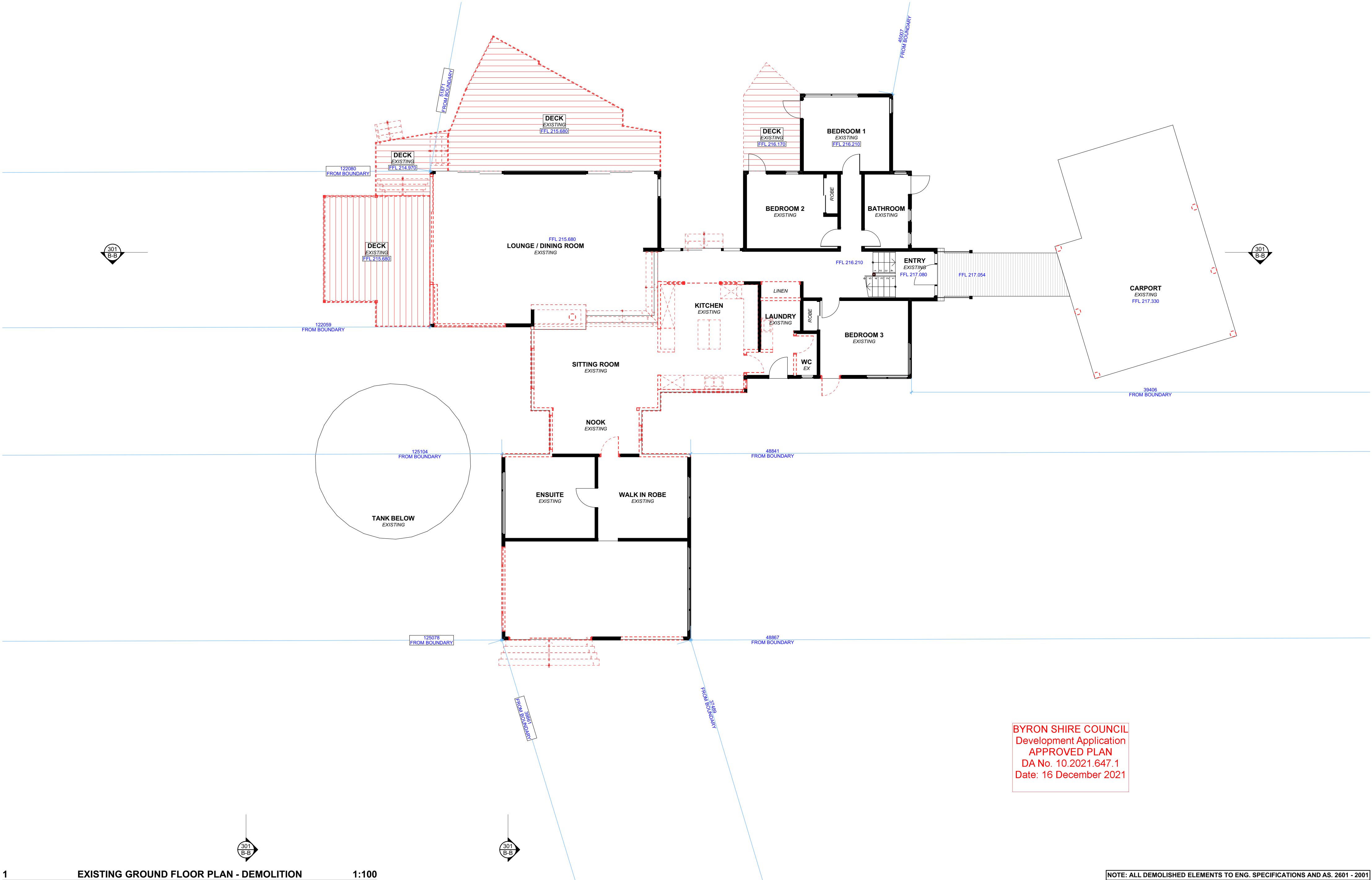
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2480

DRAWING NO.
DA05

DATE
Monday, 13 December
2021

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





REV.	DATE	COMMENTS	DRWN
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PROPOSED
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CLIENT
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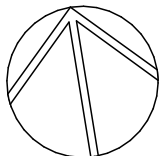
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2480

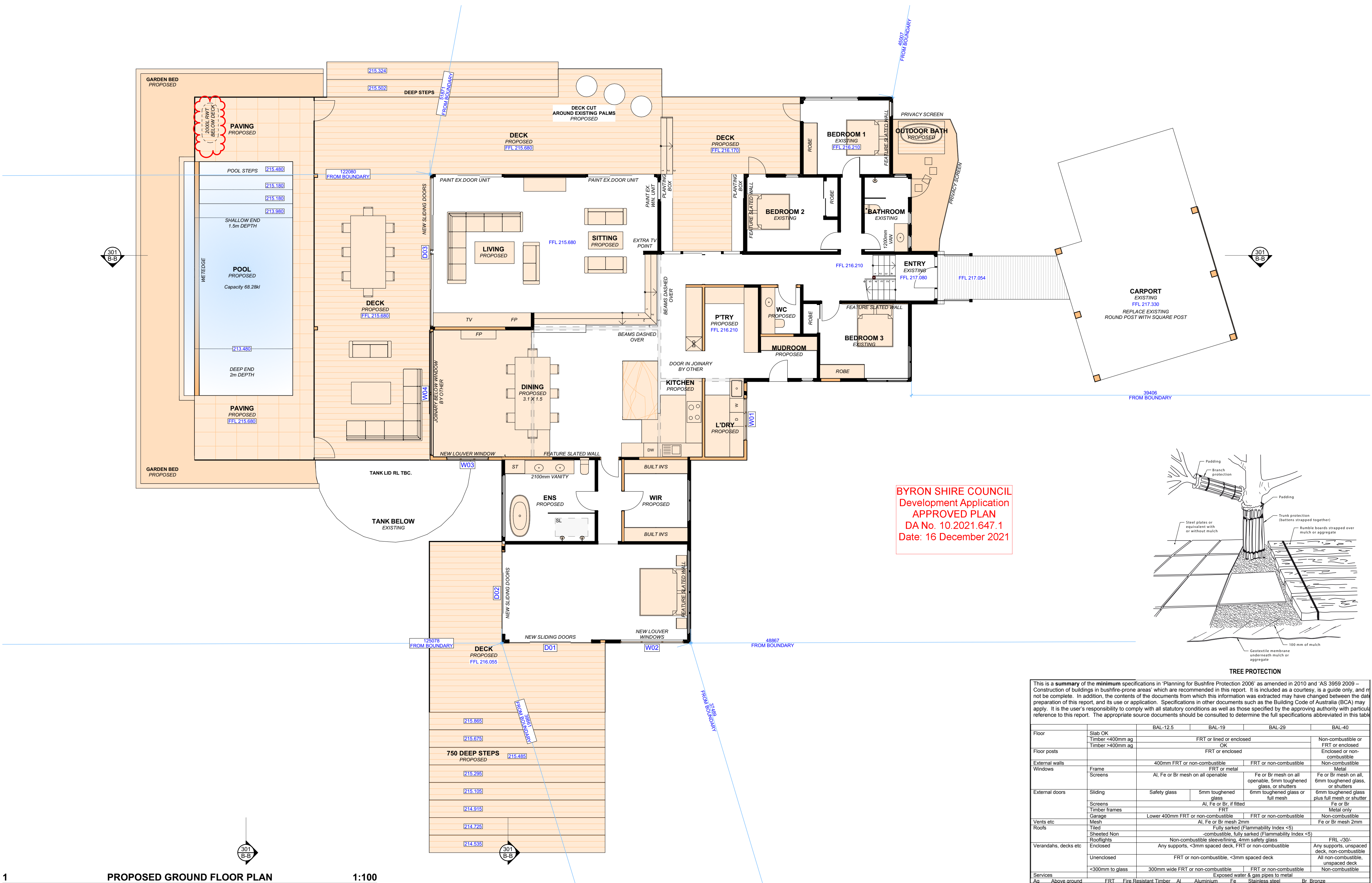
DRAWING NO.
DA06

DATE
Monday, 13 December
2021

DRAWING NAME
EXISTING GROUND FLOOR PLAN

SCALE
1:100 @A2





1

PROPOSED GROUND FLOOR PLAN

1:100



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LEGEND
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PROPOSED
DEMOLISHED

CLIENT
ELLA MILES (BYRON)

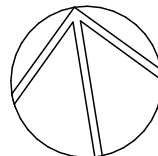
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DRIVE, FEDERAL NSW
2480

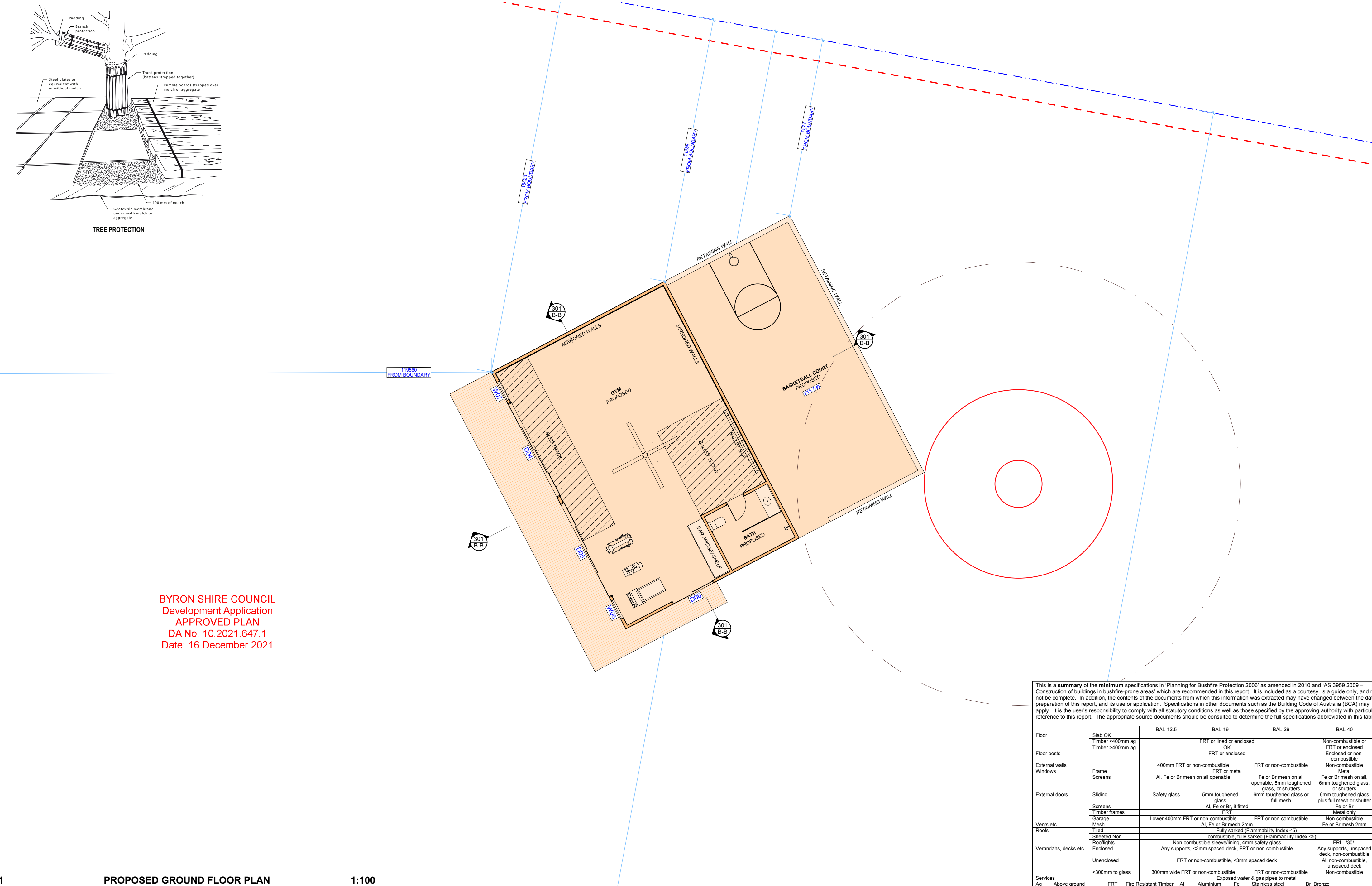
DRAWING NO.
DA08

DATE
Monday, 13 December
2021


DRAWING NAME
PROPOSED GROUND FLOOR PLAN

SCALE
1:100 @A2





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 may 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.					
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	OK	FRT or enclosed			Enclosed or non-combustible
	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		Al, Fe or Br mesh 2mm		Fe or Br mesh 2mm	
Roofs	Tiled	Fully sarked (Flammability Index <5)			Fe or Br mesh 2mm
	Sheeted Non	-combustible, fully sarked (Flammability Index <5)			FRL -/30/-
Verandahs, decks etc	Enclosed	Non-combustible sleeve/lining, 4mm safety glass			Any supports, unspaced deck, non-combustible
	Unenclosed	Any supports, <3mm spaced deck, FRT or non-combustible			All non-combustible, unspaced deck
Services	<300mm to glass	FRT or non-combustible, <3mm spaced deck		Non-combustible	
	Exposed water & gas pipes to metal	FRT or non-combustible		Non-combustible	
Above ground		FRT	Fire Resistant Timber	Al	Aluminium
			Fe	Stainless steel	Br
					Bronze



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LEGEND

EXISTING

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CLIENT

ELLA MILES (BYRON)

PROJECT ADDRESS

67 BOUGAINVILLEA DRIVE, FEDERAL NSW 2480

DRAWING NO.

DA10

DATE

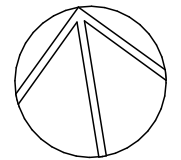
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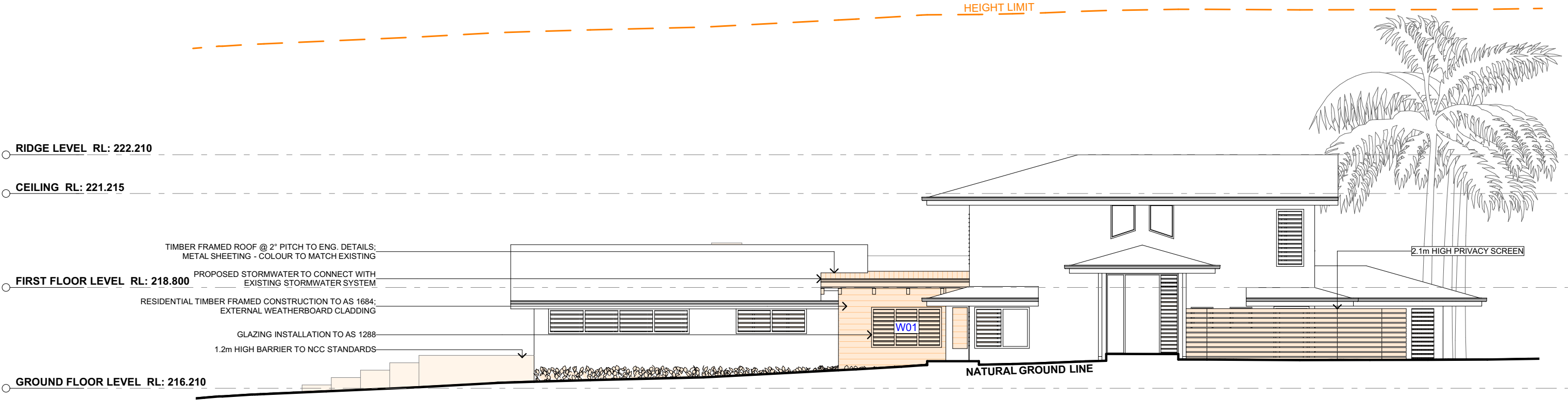
PROPOSED GYM FLOOR PLAN

SCALE

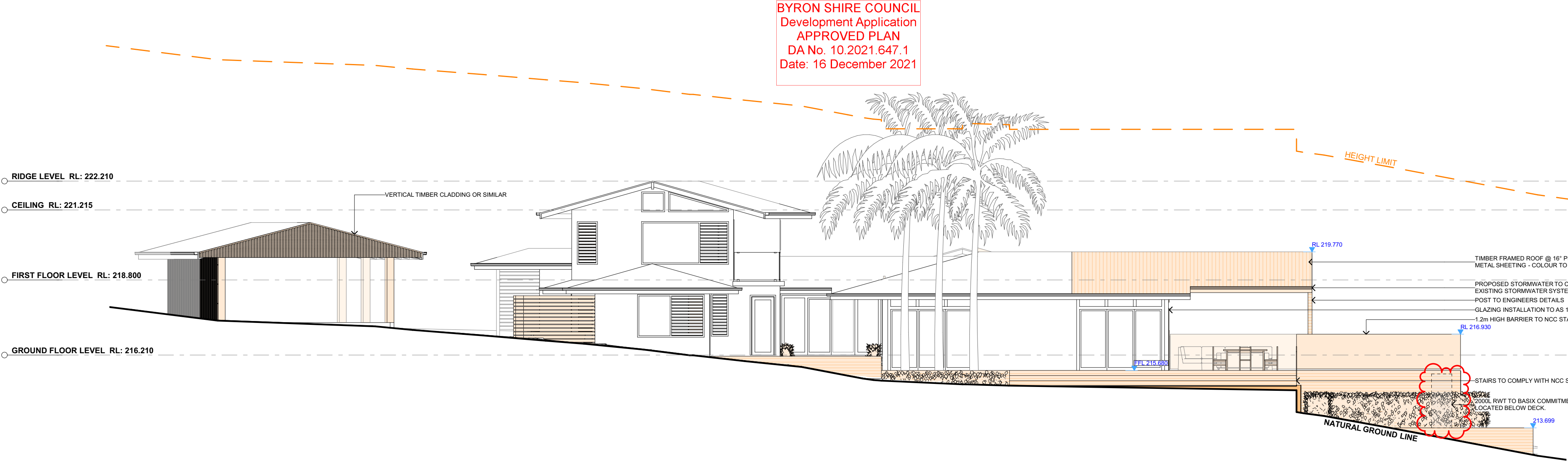
1:100, 1:1.66 @A2



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		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	OK			Enclosed or non-combustible		
	Timber >400mm ag	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	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		
Vents etc	Mesh	Lower 400mm FRT or non-combustible		FRT or non-combustible	Non-combustible		
Roofs	Tiled	Fully sarked (Flammability Index <5)			Fe or Br mesh 2mm		
	Sheeted Non	-combustible, fully sarked (Flammability Index <5)			FRL -/30/-		
Verandahs, decks etc	Rooflights	Non-combustible sleevelining, 4mm safety glass			Any supports, unspaced deck, non-combustible		
	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					
Aa	Above ground	FRT	Fire Resistant Timber	Al	Aluminium	Fe	Stainless steel
						Br	Bronze

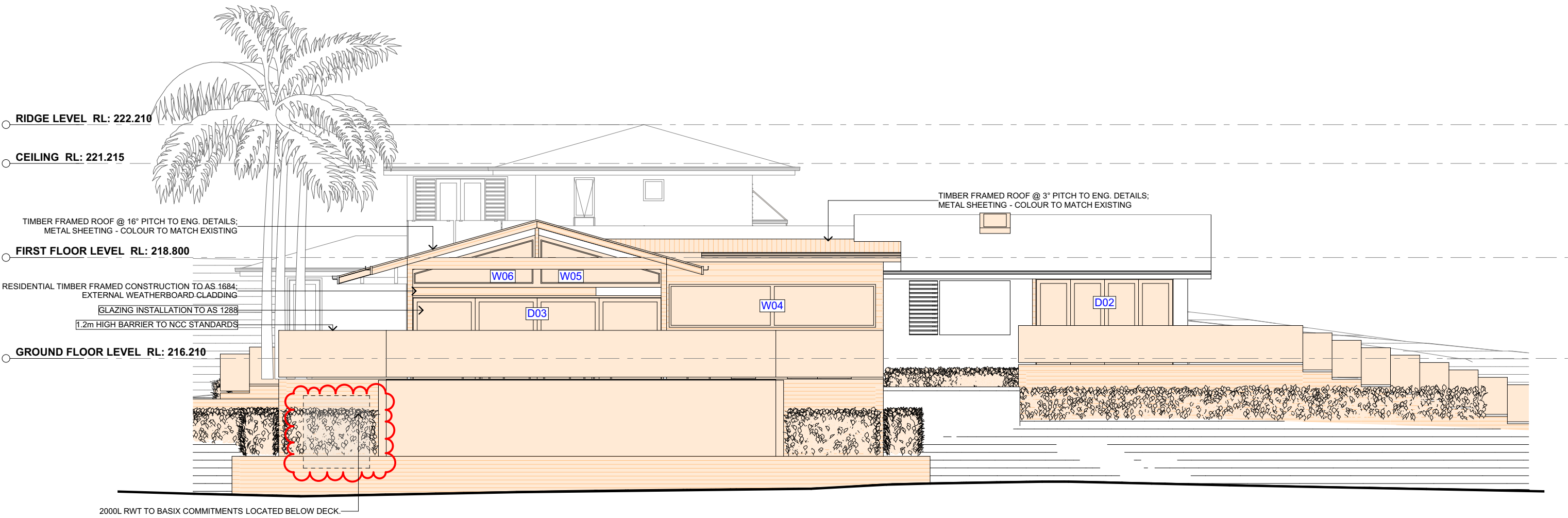


2 EAST ELEVATION 1:100



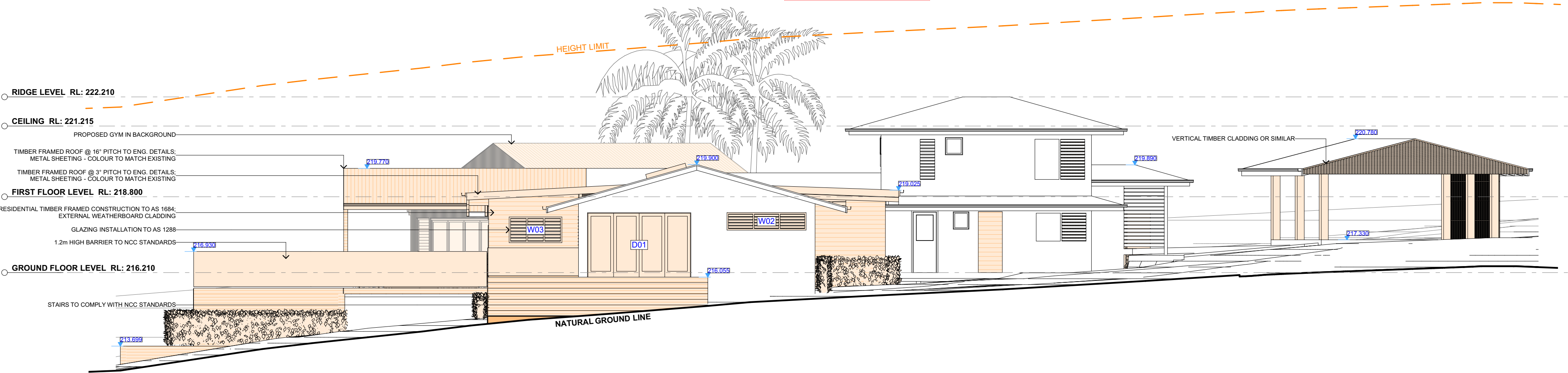
1 NORTH ELEVATION 1:100

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



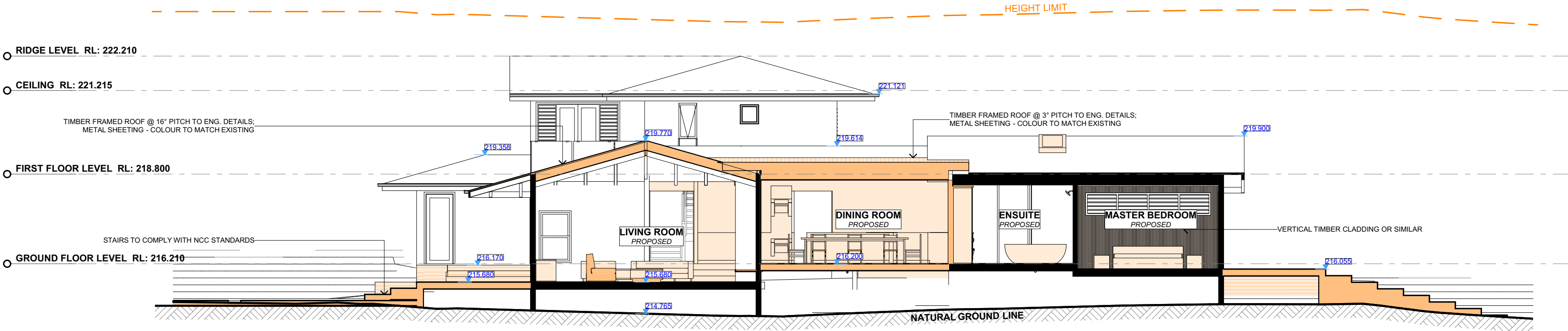
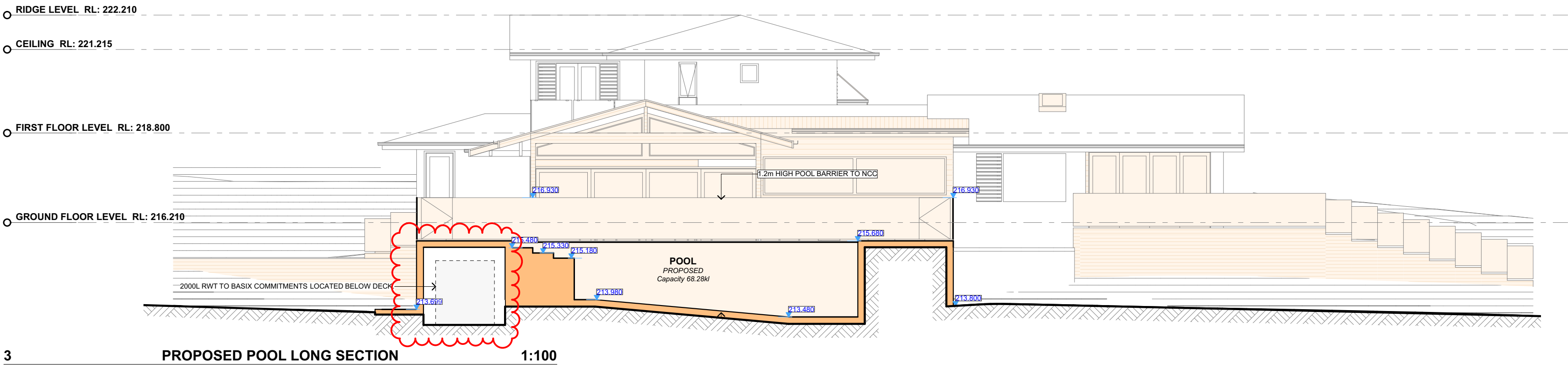
2 WEST ELEVATION 1:100

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2021.647.1
Date: 16 December 2021

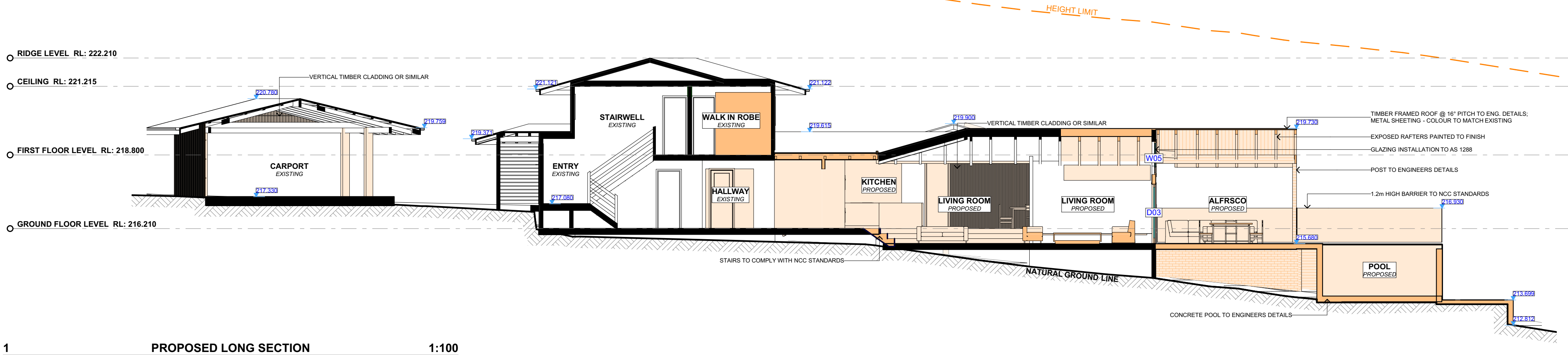


1 SOUTH ELEVATION 1:100

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Floor	Slab OK	BAL-12.5	BAL-19	BAL-29	BAL-40
Floor posts	Timber <400mm ag Timber >400mm ag	FRT or lined or enclosed OK			Non-combustible or FRT or enclosed
External walls	Frame	400mm FRT or non-combustible			Enclosed or non-combustible
Windows	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	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	FRT	Fe or Br	Fe or Br
	Timber frames	Lower 400mm FRT or non-combustible			Non-combustible
Vents etc	Mesh	Al, Fe or Br mesh 2mm	Fully sarked (Flammability Index <5)	Fully sarked (Flammability Index <5)	FRL <30/
Roofs	Sheeted Non	Non-combustible, fully sarked (Flammability Index <5)			Any supports, unspaced deck, non-combustible
Verandahs, decks etc	Rooflights	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	Exposed water & gas pipes to metal	Non-combustible
Services	Al	FRT	Fire Resistant Timber	Al	Aluminum
Ab	Above ground	Fe	Stainless steel	Br	Bronze



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LEGEND

EXISTING

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CLIENT
ELLA MILES (BYRON)

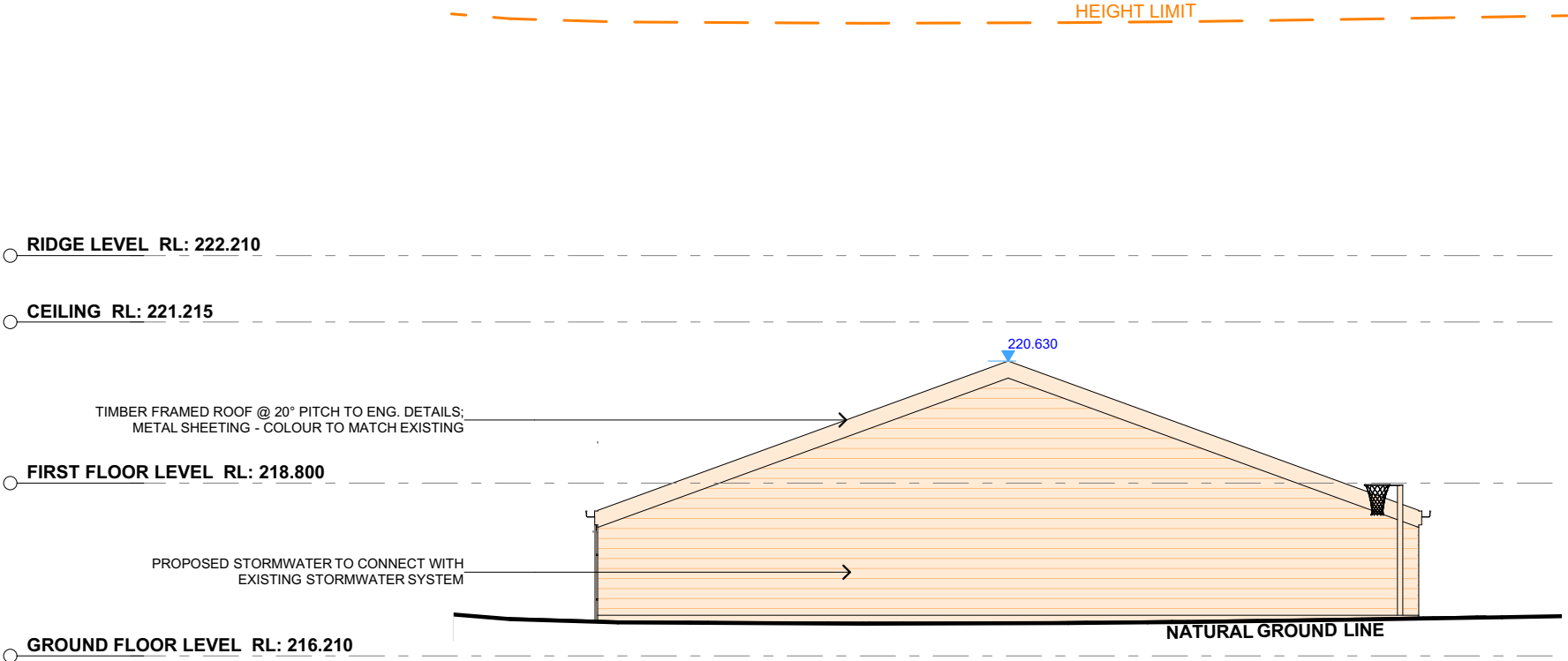
PROJECT ADDRESS
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2480

DRAWING NO.
DA13

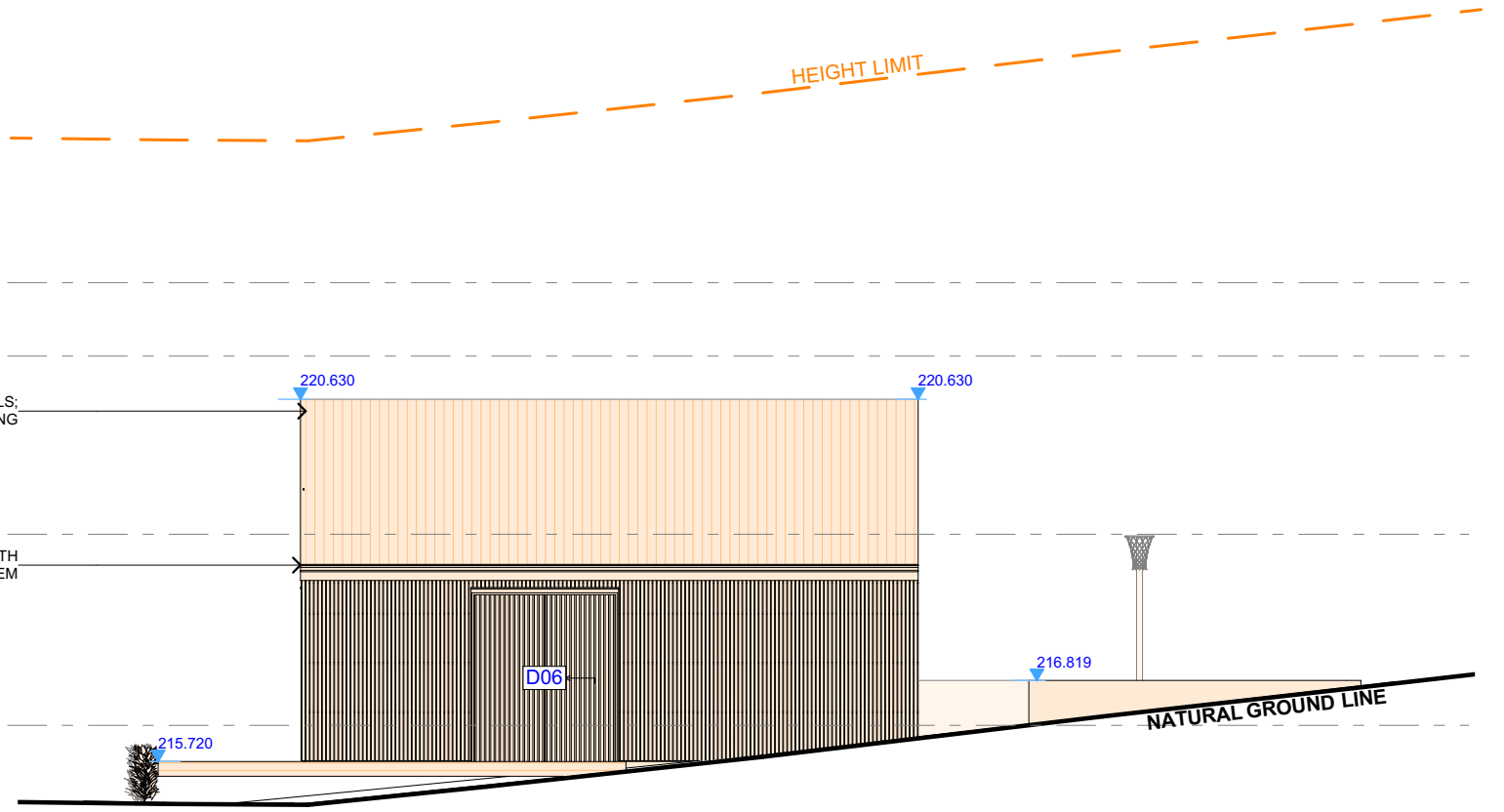
DATE
Monday, 13 December
2021

DRAWING NAME
LONG / CROSS SECTION

SCALE
1:100, 1:1.93 @A3

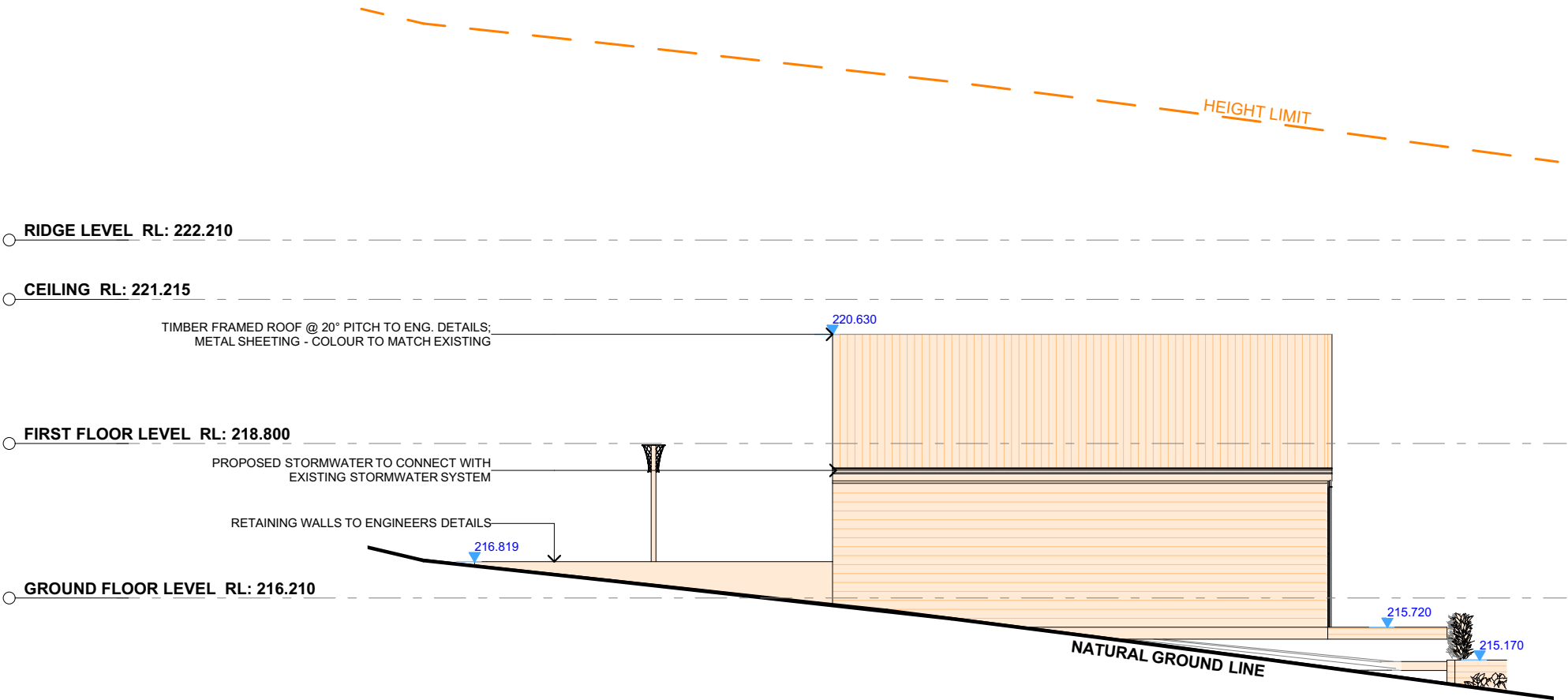


1 NORTH EAST ELEVATION 1:100

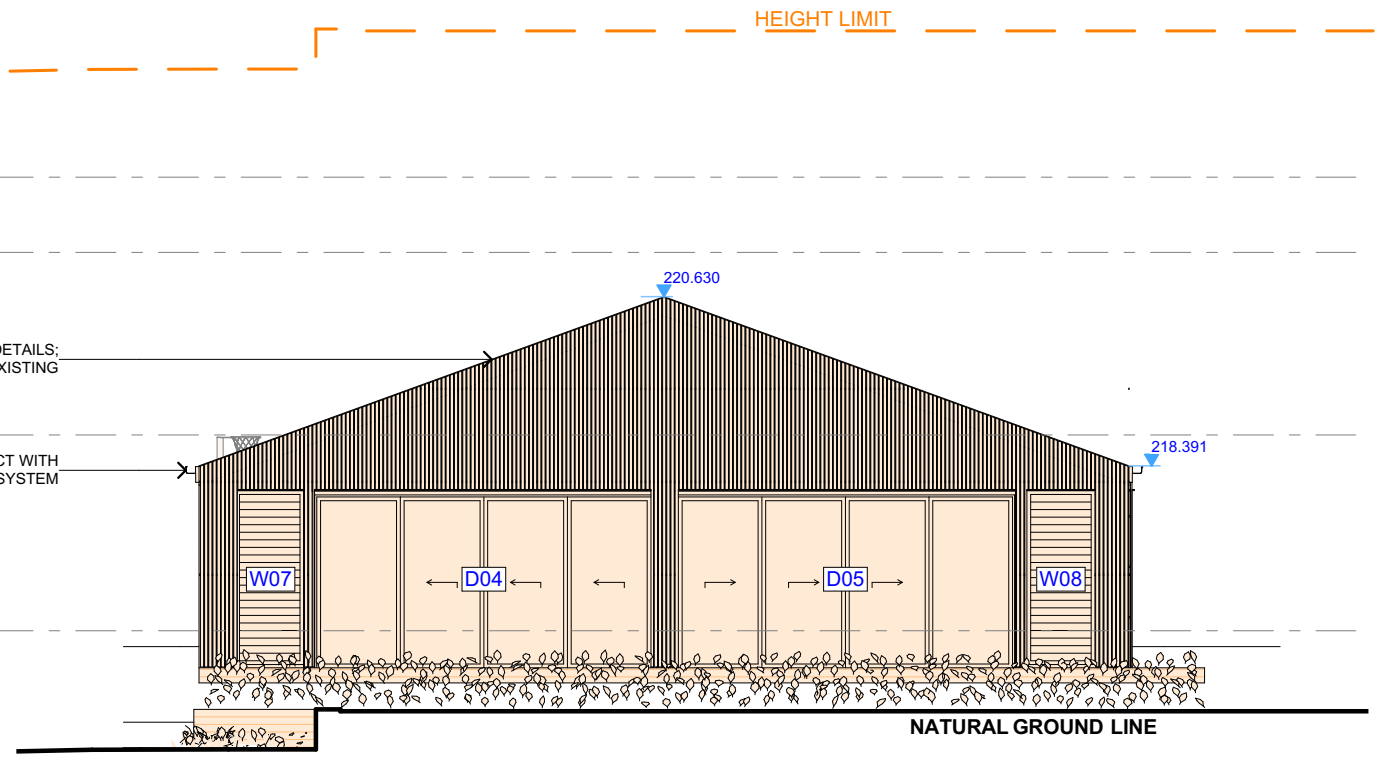


3 SOUTH EAST ELEVATION 1:100

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Development Application
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1 NORTHWEST ELEVATION - GYM 1:100



4 SOUTH WEST ELEVATION 1:100



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CLIENT
ELLA MILES (BYRON)

PROJECT ADDRESS
67 BOUGAINVILLEA
DRIVE, FEDERAL NSW
2480

DRAWING NO.
DA14

DATE
Monday, 13 December
2021

DRAWING NAME
PROPOSED GYM ELEVATIONS

SCALE
1:100 @A3