

1

SITE ANALYSIS - DEMOLITION

1:200



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LEGEND

	EXISTING
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	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 BOUGAINVILLE
 DRIVE, FEDERAL NSW
 2480

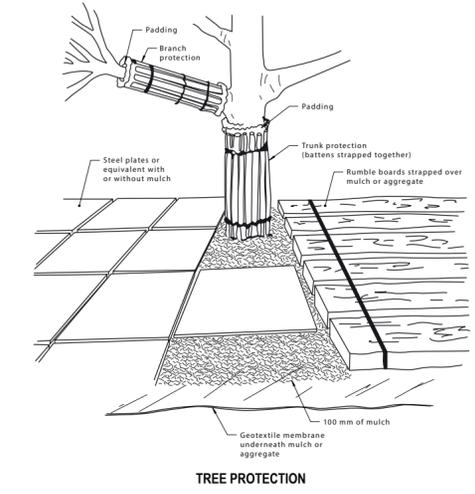
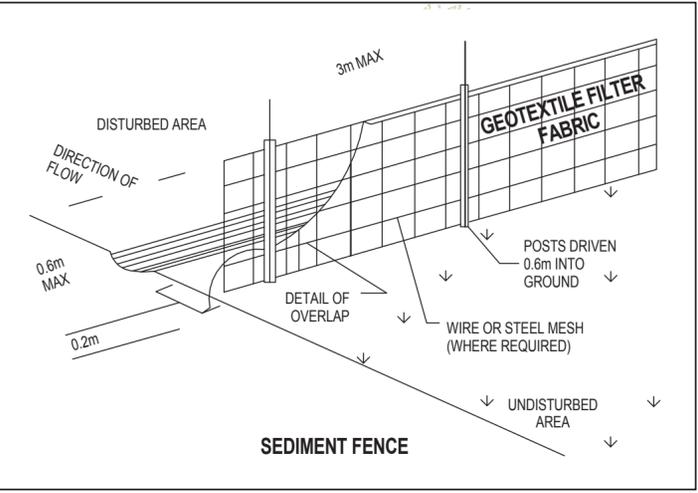
DRAWING NO.
DA04

DATE
 Monday, 13 December
 2021

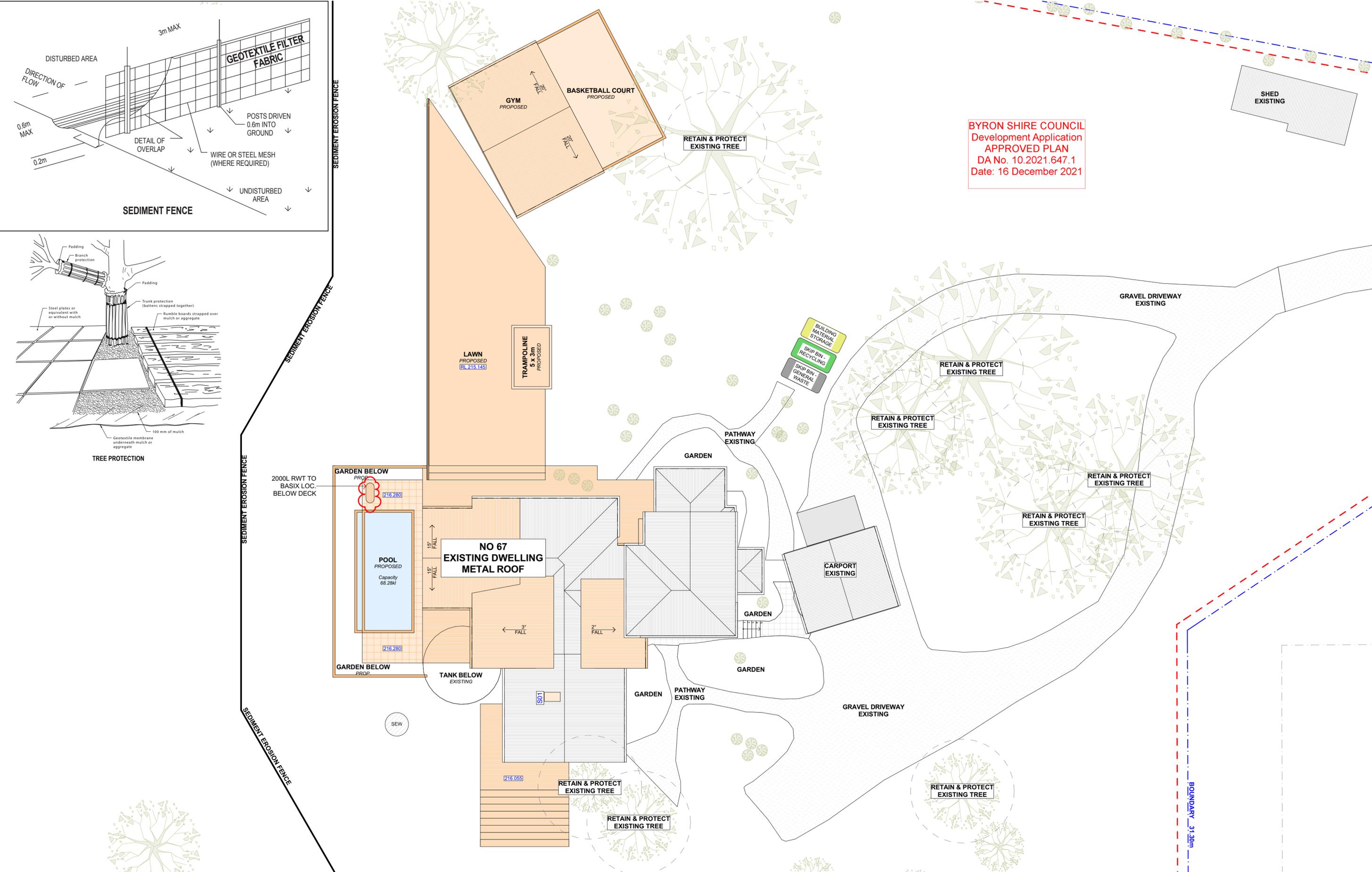
DRAWING NAME
 SITE ANALYSIS

SCALE
 1:200 @A2





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Date: 16 December 2021



1 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN 1:200

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LEGEND

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	DEMOLISHED

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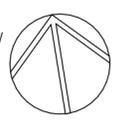
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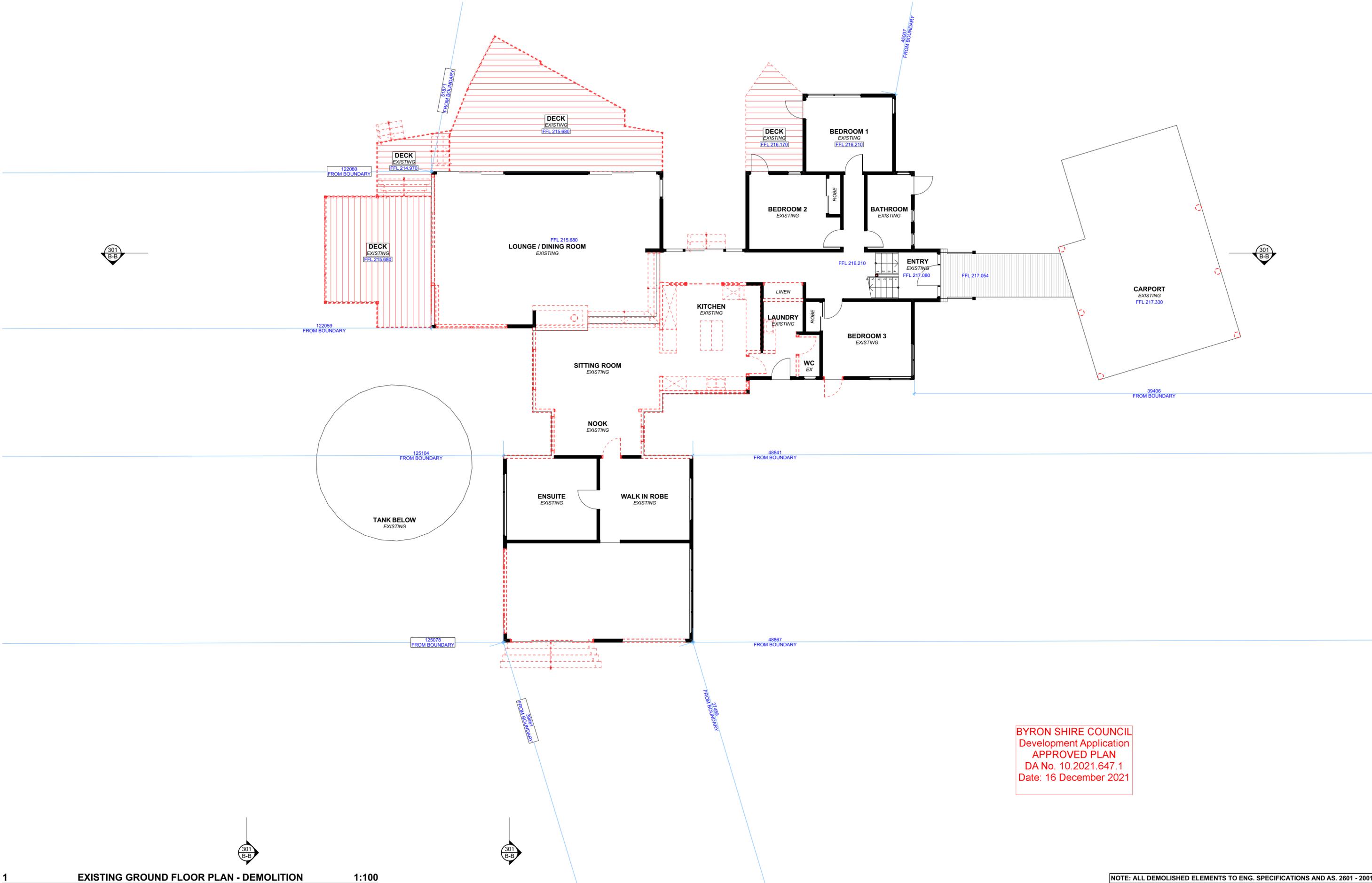
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DA05

DATE
Monday, 13 December
2021

DRAWING NAME
SITE / ROOF / SEDIMENT EROSION /
WASTE MANAGEMENT /
STORMWATER CONCEPT PLAN

SCALE
1:200 @A2





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 Development Application
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1 EXISTING GROUND FLOOR PLAN - DEMOLITION 1:100

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

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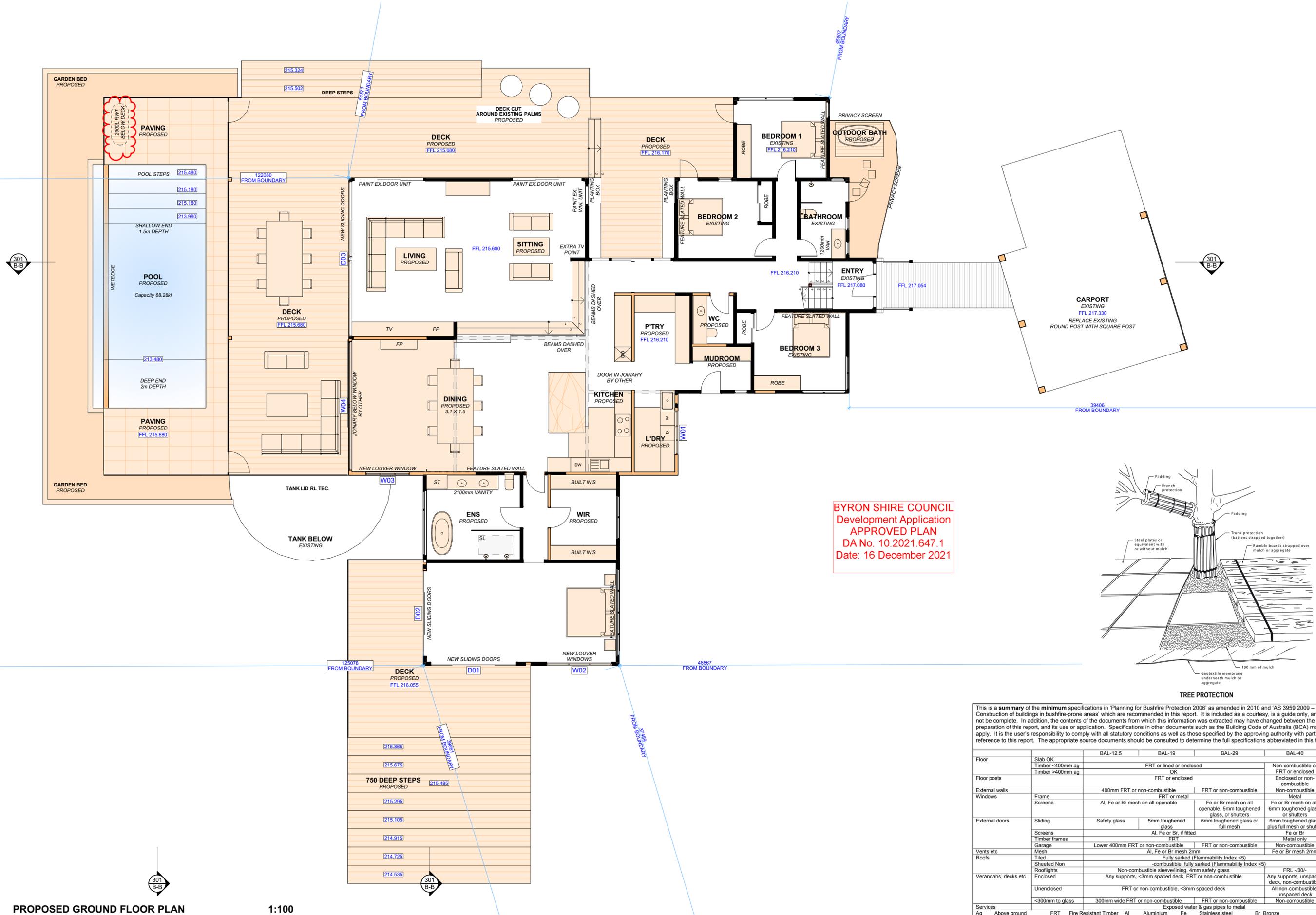
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DATE
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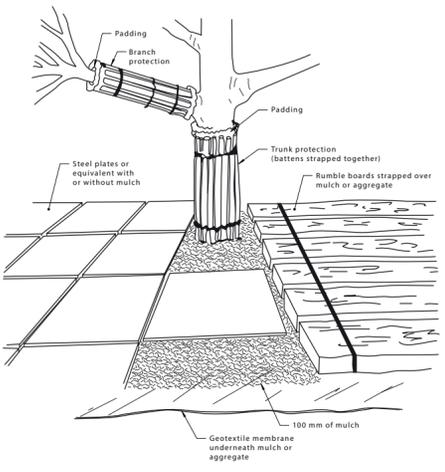
DRAWING NAME
 EXISTING GROUND FLOOR PLAN

SCALE
 1:100 @A2





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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	FRT or enclosed	Non-combustible or FRT or enclosed
	Timber <400mm ag	OK	FRT or enclosed	FRT or enclosed	Enclosed or non-combustible
Floor posts	Timber >400mm ag	OK	FRT or enclosed	FRT or enclosed	Enclosed or non-combustible
	External walls	400mm FRT or non-combustible	FRT or non-combustible	FRT or non-combustible	Non-combustible
Windows	Frame	FRT or metal	FRT or metal	FRT or metal	Non-combustible
	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	Al, Fe or Br, if fitted	Al, Fe or Br, if fitted	Al, Fe or Br, if fitted
Timber frames	Garage	FRT	FRT	FRT	Metal only
	Garage	Lower 400mm FRT or non-combustible	FRT or non-combustible	FRT or non-combustible	Non-combustible
Vents etc	Mesh	Al, Fe or Br mesh 2mm	Al, Fe or Br mesh 2mm	Al, Fe or Br mesh 2mm	Al, Fe or Br mesh 2mm
	Tiled	Fully sarked (Flammability Index <5)	Fully sarked (Flammability Index <5)	Fully sarked (Flammability Index <5)	Fully sarked (Flammability Index <5)
Roofs	Sheeted Non-combustible	Non-combustible, fully sarked (Flammability Index <5)	Non-combustible, fully sarked (Flammability Index <5)	Non-combustible, fully sarked (Flammability Index <5)	FRL -/30/-
	Rooflights	Non-combustible sleeve/lining, 4mm safety glass	Non-combustible sleeve/lining, 4mm safety glass	Non-combustible sleeve/lining, 4mm safety glass	Non-combustible sleeve/lining, 4mm safety glass
Verandahs, decks etc	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible	Any supports, <3mm spaced deck, FRT or non-combustible	Any supports, <3mm spaced deck, FRT or non-combustible	Any supports, unspaced deck, non-combustible
	Unenclosed	FRT or non-combustible, <3mm spaced deck	FRT or non-combustible, <3mm spaced deck	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	FRT or non-combustible	Non-combustible
	Exposed water & gas pipes to metal	Exposed water & gas pipes to metal	Exposed water & gas pipes to metal	Exposed water & gas pipes to metal	Exposed water & gas pipes to metal
Ab	Above ground	FRT	Fire Resistant Timber	Al	Aluminium
		Fe	Iron	Fe	Stainless steel
		Br	Bronze	Br	Bronze

1 **PROPOSED GROUND FLOOR PLAN** **1:100**

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LEGEND
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 ■ PROPOSED
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DRAWING NO.
DA08

DRAWING NAME
 PROPOSED GROUND FLOOR PLAN

DATE
 Monday, 13 December 2021

SCALE
 1:100 @A2



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

DASHED LINE DENOTES EXISTING GROUND LEVEL



1

PROPOSED FIRST FLOOR PLAN

1:100



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LEGEND

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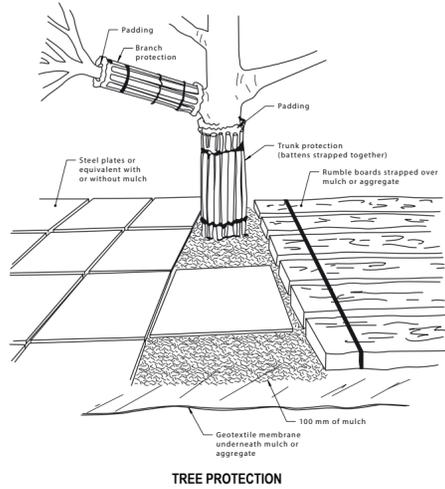
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Monday, 13 December
2021

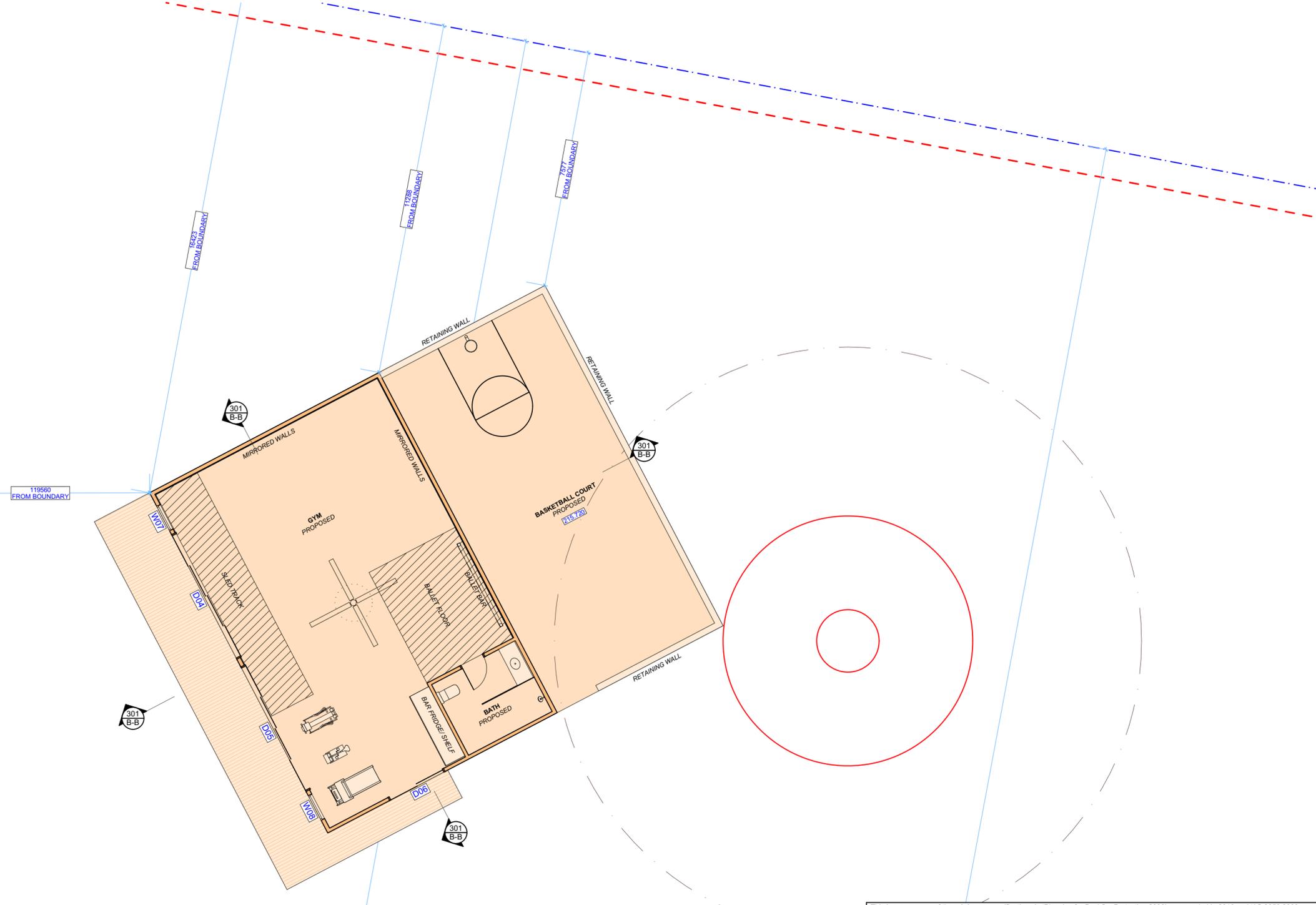
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PROPOSED FIRST FLOOR PLAN

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
	Timber >400mm ag	OK			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
	Garage	Lower 400mm FRT or non-combustible			FRT or 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
Services	<300mm to glass	300mm wide FRT or non-combustible			FRT or non-combustible
	Above ground	Exposed water & gas pipes to metal			Non-combustible
		FRT	Fire Resistant Timber	Al	Aluminium
			Fe	Stainless steel	Br
					Bronze



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LEGEND

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DRAWING NO.
DA10

DATE
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2021

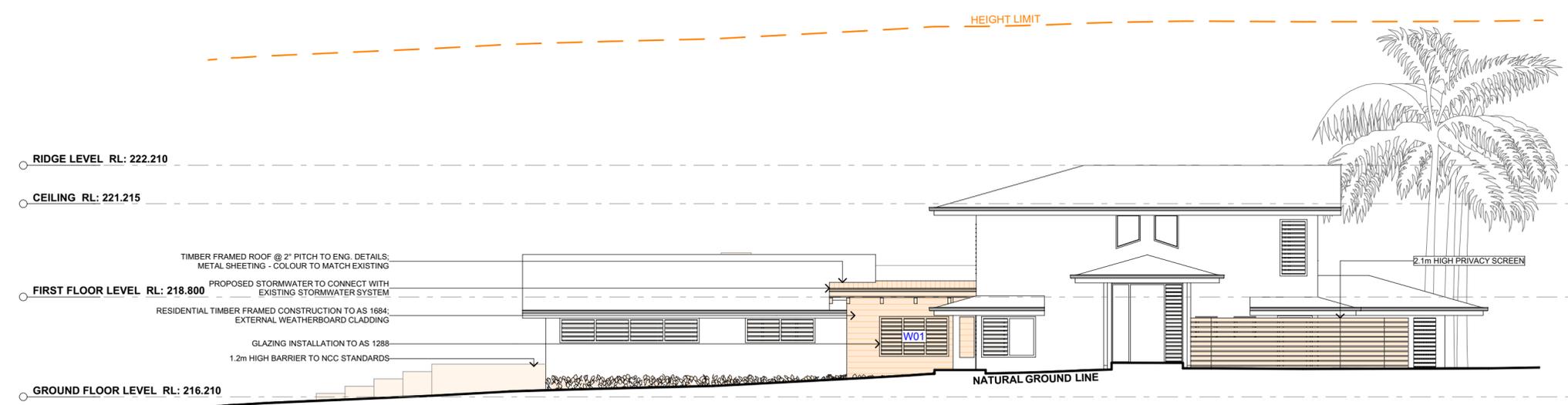
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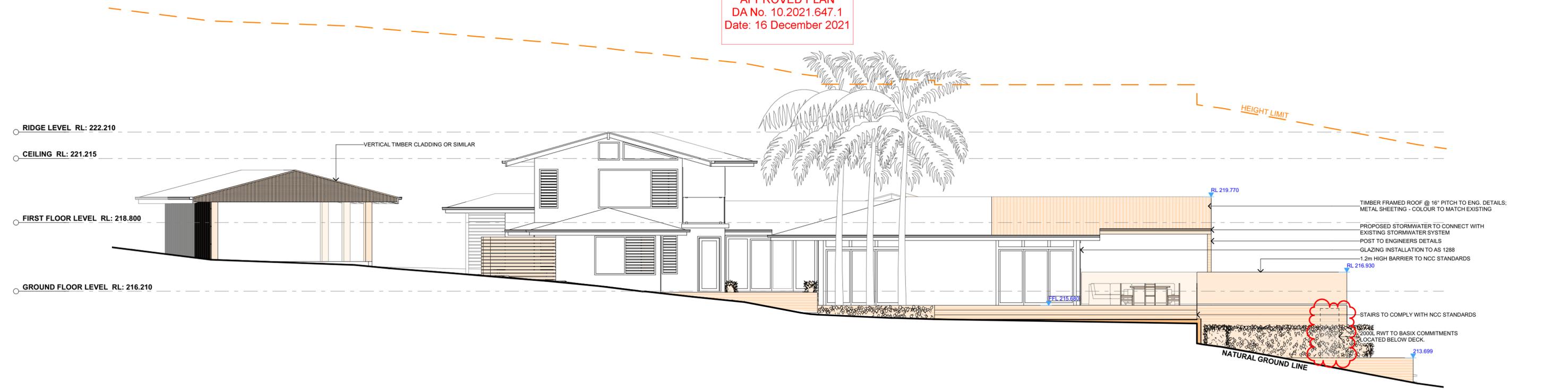
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Floor		BAL-12.5	BAL-19	BAL-29	BAL-40				
Floor posts	Slab OK	FRT or lined or enclosed			Non-combustible or FRT or enclosed				
	Timber <400mm ag	OK			Enclosed or non-combustible				
External walls	Timber >400mm ag	FRT or enclosed			Non-combustible				
	Frame	400mm FRT or non-combustible			FRT or non-combustible				
Windows	Screens	FRT or metal			Metal				
	Sliding	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				
	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	Non-combustible, fully sarked (Flammability Index <5)			FRL >30/-				
Verandahs, decks etc	Rooflights	Non-combustible sarking/lining, 4mm safety glass			Any supports, unspaced deck, non-combustible				
	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible			All non-combustible, unspaced deck				
Services	Unenclosed	FRT or non-combustible, <3mm spaced deck			Exposed water & gas pipes to metal				
	<300mm to glass	300mm wide FRT or non-combustible		FRT or non-combustible	Non-combustible				
Services	Aa Above ground	FRT	Fire Resistant Timber	Al	Aluminium	Fe	Stainless steel	Br	Bronze



2 EAST ELEVATION 1:100

BYRON SHIRE COUNCIL
Development Application
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Date: 16 December 2021



1 NORTH ELEVATION 1:100

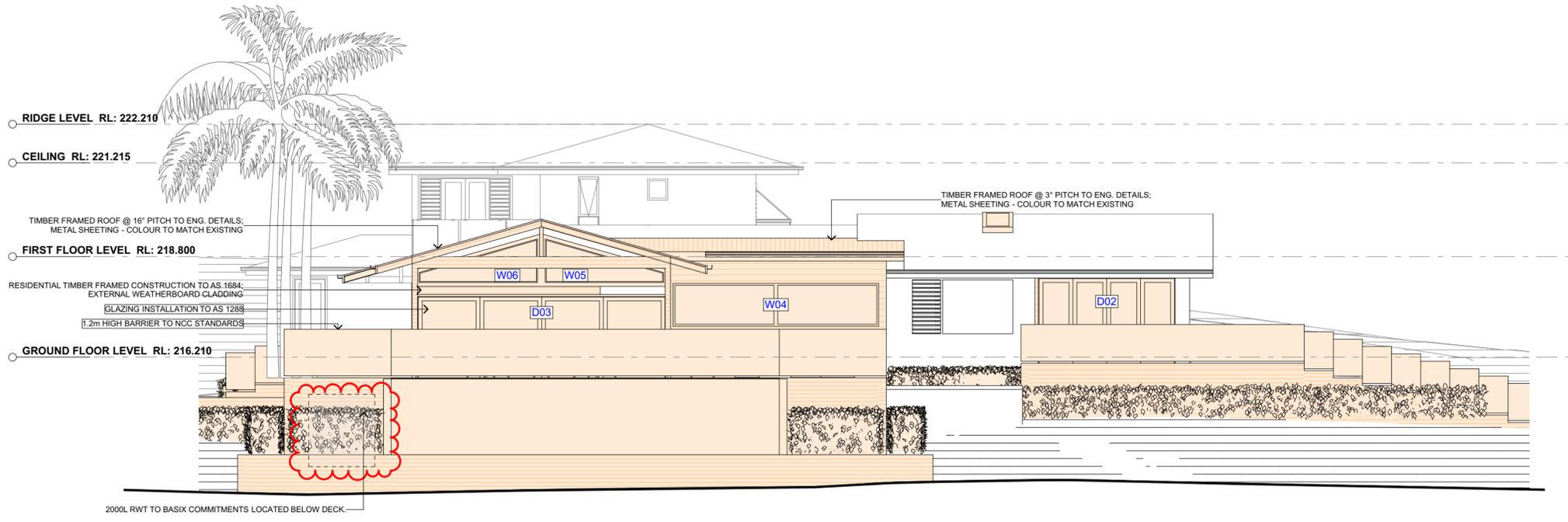
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LEGEND

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- DEMOLISHED

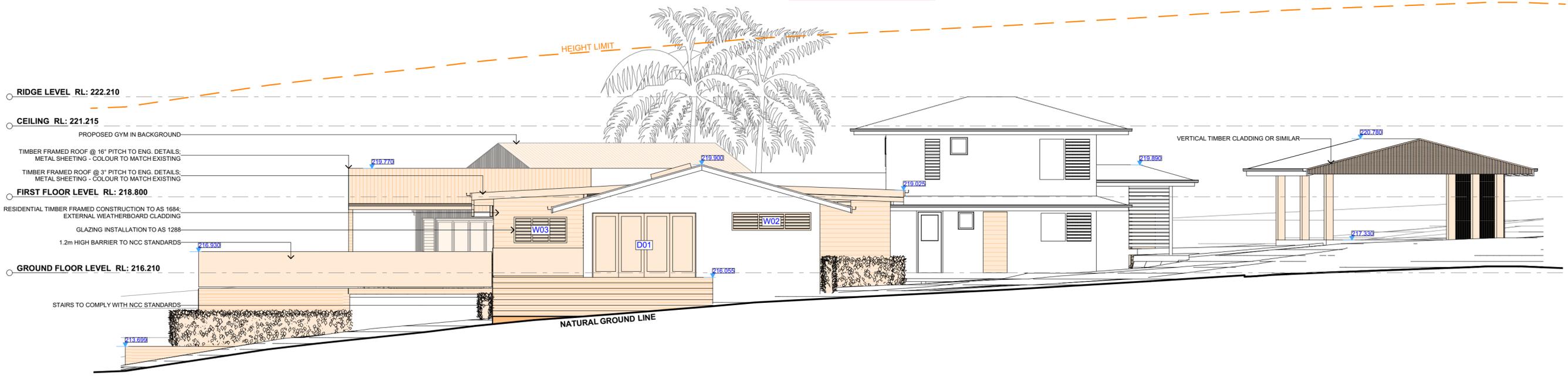
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		BAL-12.5	BAL-19	BAL-29	BAL-40				
Floor	Slab OK								
	Timber <400mm ag	FRT or lined or enclosed			Non-combustible or FRT or enclosed				
Floor posts	Timber >400mm ag	OK			Enclosed or non-combustible				
		FRT or enclosed							
External walls		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				
Roofs	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					
	Tiled	Fully sarked (Flammability Index <5)							
Verandahs, decks etc	Sheeted Non	-combustible, fully sarked (Flammability Index <5)			FRL -30/-				
	Rooflights	Non-combustible sarking, 4mm safety glass							
Services	Unenclosed	Any supports, <3mm spaced deck, FRT or non-combustible			Any supports, unspaced deck, non-combustible				
	<300mm to glass	300mm wide FRT or non-combustible	FRT or non-combustible	Non-combustible					
	Aa	Exposed water & gas pipes to metal							
		FRT	Fire Resistant Timber	Al	Aluminium	Fe	Stainless steel	Br	Bronze



2 WEST ELEVATION 1:100

BYRON SHIRE COUNCIL
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1 SOUTH ELEVATION 1:100

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PROJECT ADDRESS
67 BOUGAINVILLEA DRIVE, FEDERAL NSW 2480

DRAWING NO.
DA12

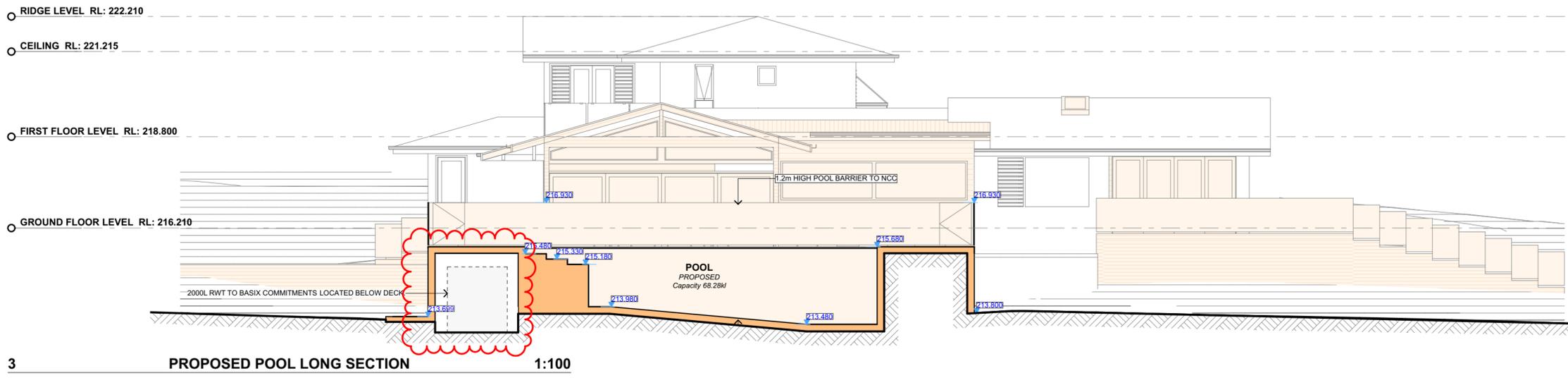
DATE
Monday, 13 December 2021

DRAWING NAME
SOUTH / WEST ELEVATION

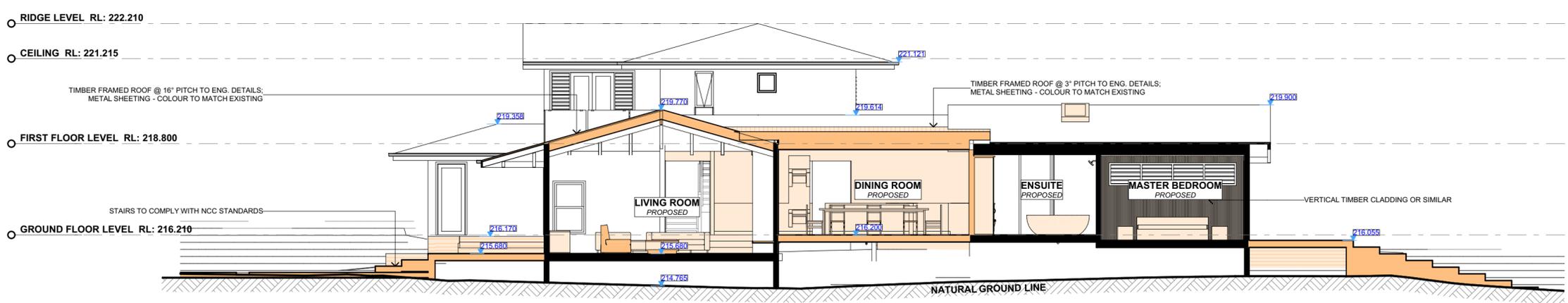
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1:100, 1:1.66 @A3

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	Timber >400mm ag	OK			Enclosed or non-combustible
Floor posts		FRT or enclosed			
External walls		400mm FRT or non-combustible			FRT or non-combustible
Windows	Frame	FRT or metal			Non-combustible
	Screens	Al, Fe or Br mesh on all openable			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	Garage	Lower 400mm FRT or non-combustible			FRT or non-combustible
Mesh	Tiled	Al, Fe or Br mesh 2mm			Fe or Br mesh 2mm
Roofs	Mesh	Fully sarked (Flammability Index <5)			
	Sheeted Non	-combustible, fully sarked (Flammability Index <5)			FRL <30/
	Rooflights	Non-combustible sarking/lining, 4mm safety glass			
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
Services	Exposed water & gas pipes to metal	FRT Fire Resistant Timber			Al Aluminium
Fin	Above ground	Fe Stainless steel	Br Bronze		

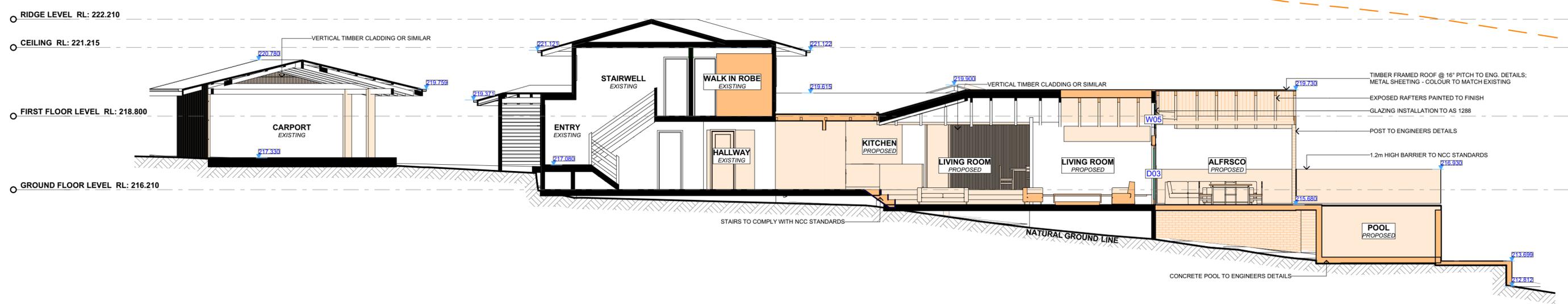


3 PROPOSED POOL LONG SECTION 1:100



2 PROPOSED CROSS SECTION 1:100

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



1 PROPOSED LONG SECTION 1:100

REV.	DATE	COMMENTS	DRWN	NOTES
A	08.09.2021	INITIAL DESIGN PLAN	AP	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.
B	20/09/2021	DA - PRELIMINARY ISSUE	DLR	
C	13/12/2021	DA-REV A	RNA	

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT
ELLA MILES (BYRON)

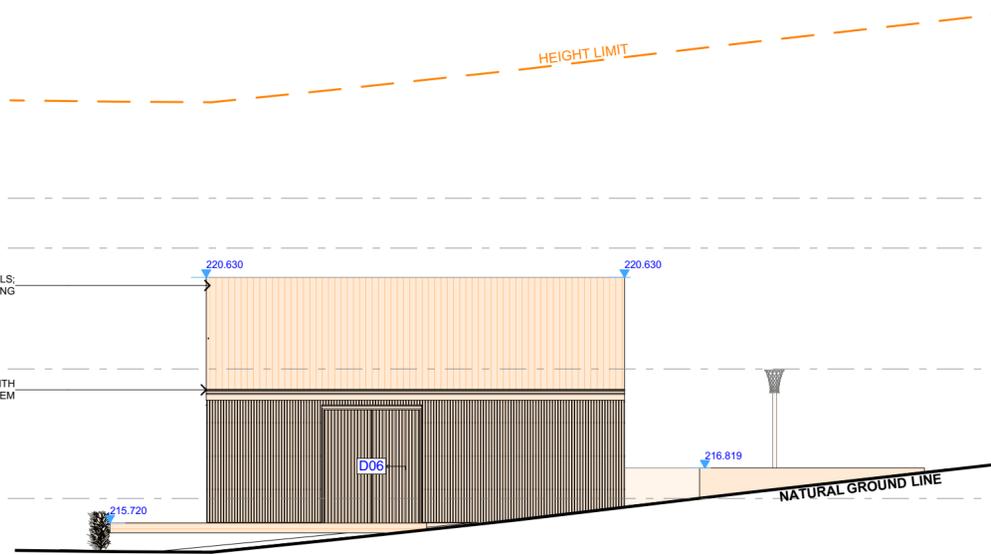
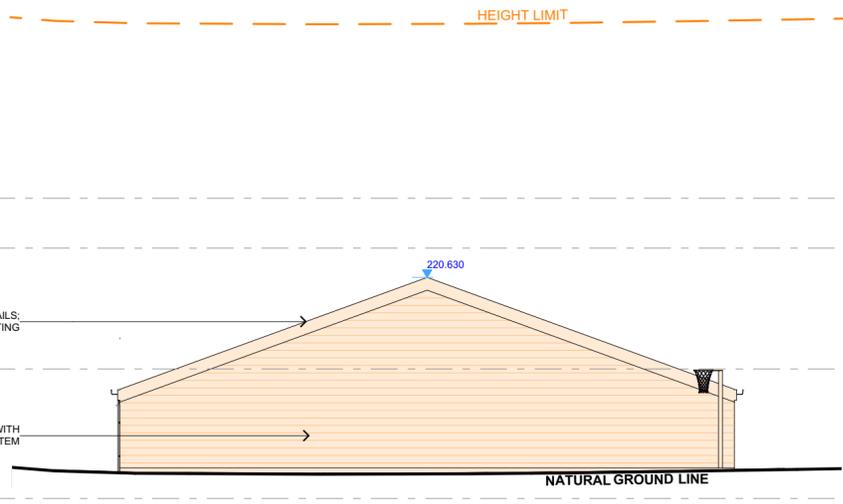
PROJECT ADDRESS
67 BOUGAINVILLEA DRIVE, FEDERAL NSW 2480

DRAWING NO.
DA13

DATE
Monday, 13 December 2021

DRAWING NAME
LONG / CROSS SECTION

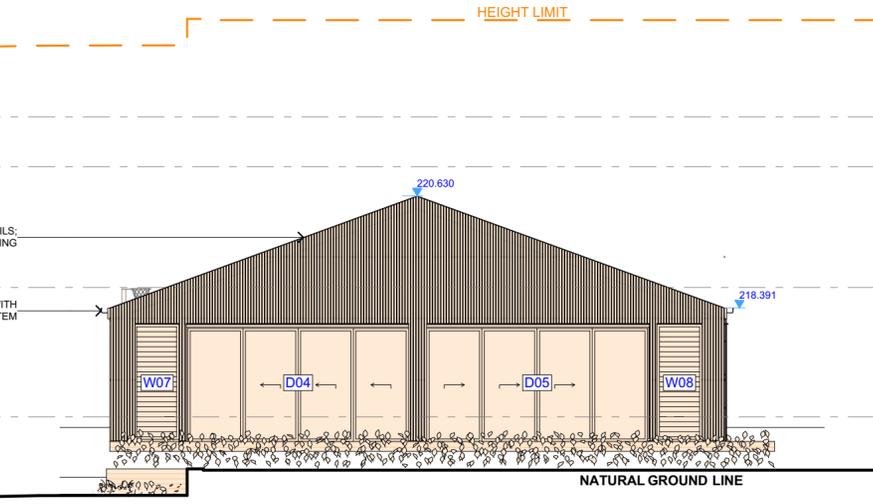
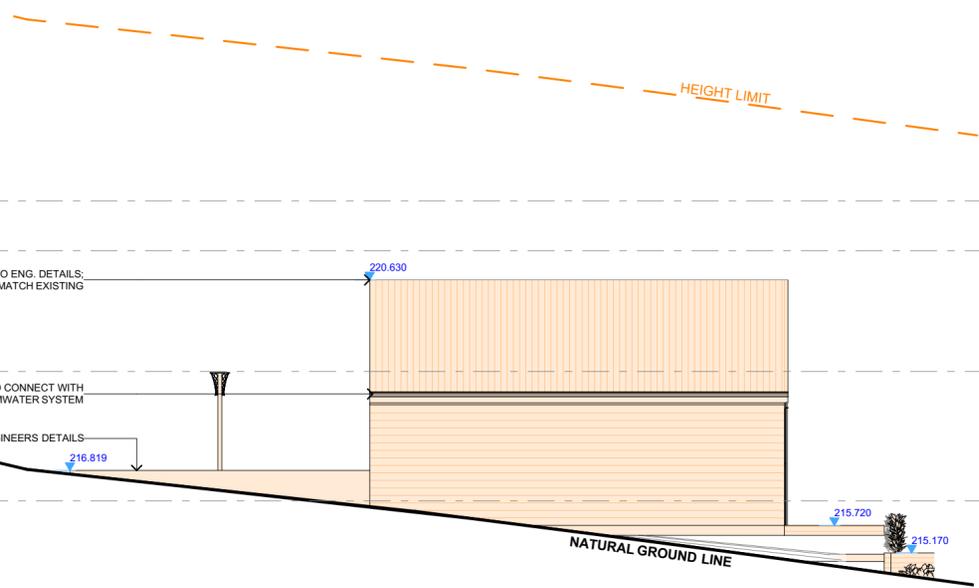
SCALE
1:100, 1:1.93 @A3



1 NORTH EAST ELEVATION 1:100

3 SOUTH EAST ELEVATION 1:100

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Development Application
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DA No. 10.2021.647.1
Date: 16 December 2021



1 NORTHWEST ELEVATION - GYM 1:100

4 SOUTH WEST ELEVATION 1:100

ACTION PLANS
m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

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B	20/09/2021	DA - PRELIMINARY ISSUE	DLR	
C	13/12/2021	DA-REV A	RNA	

LEGEND
 EXISTING
 PROPOSED
 DEMOLISHED

CLIENT ELLA MILES (BYRON)	DRAWING NO. DA14	DRAWING NAME PROPOSED GYM ELEVATIONS
PROJECT ADDRESS 67 BOUGAINVILLEA DRIVE, FEDERAL NSW 2480	DATE Monday, 13 December 2021	SCALE 1:100 @A3