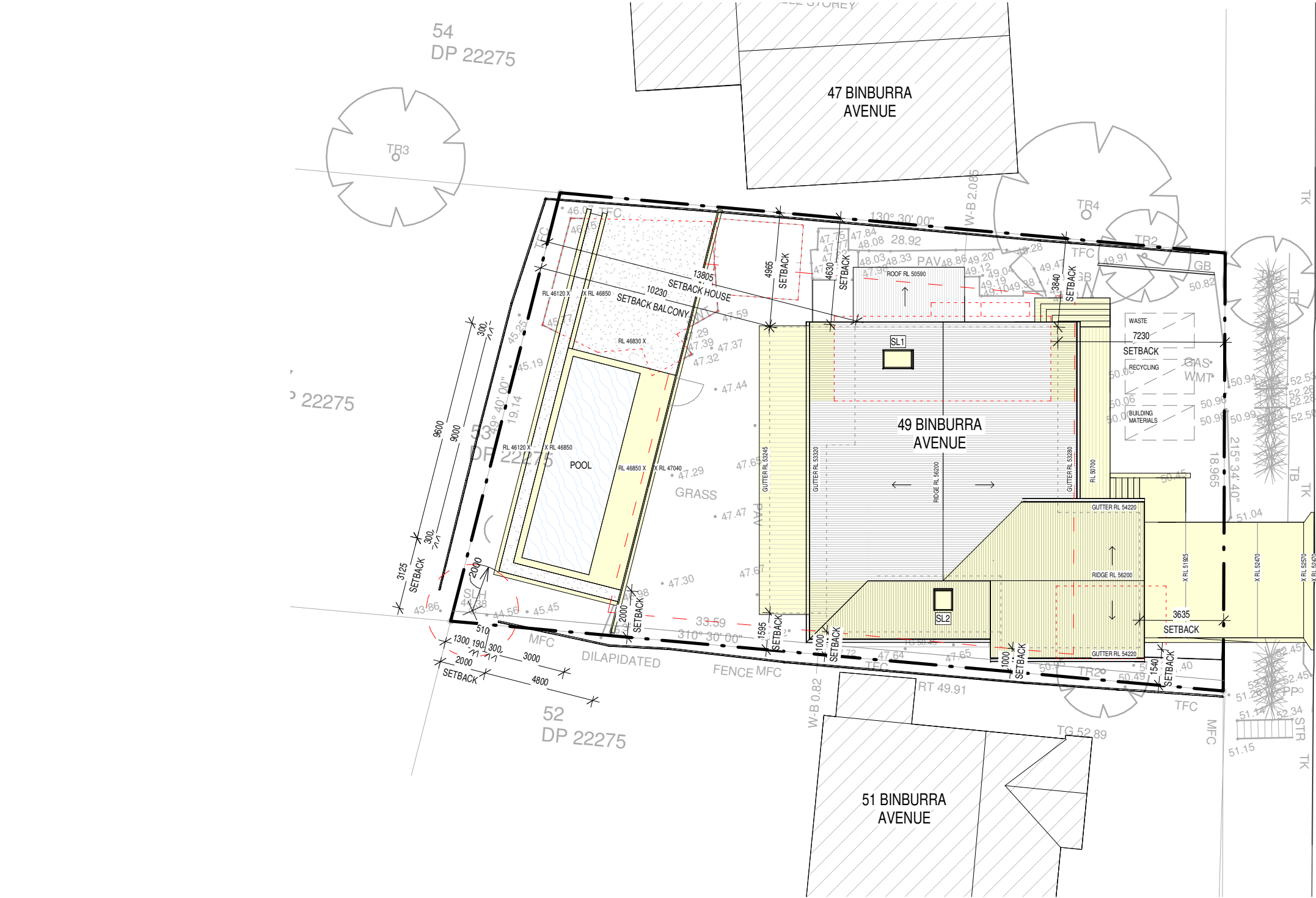
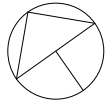
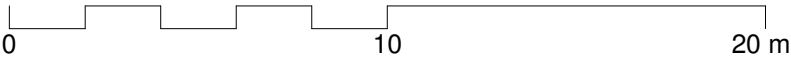




1 SITE PLAN
01 1 : 200

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OPTION 2



- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

BUSHFIRE HAZARD ASSESSMENT 49 BINBURRA AVE, AVALON. NSW 2107
22ND FEBRUARY 2021

BUILDING ELEVATION	CONSTRUCTION STANDARD (BUSH FIRE)
NORTH	BAL-19 AS3959
SOUTH	BAL-19
EAST	BAL-19
WEST	BAL-12.5

BAL RATING FOR THE PROPOSED ALTERATIONS AND ADDITIONS

NOTE THE STAIRS, LANDINGS AND ALL DECKING ARE RATED AS BAL-29
AS PER SECTION 7.5 OF PBP 2019



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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0329

49 BINBURRA AVENUE

ARCHITECT



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9999 4922

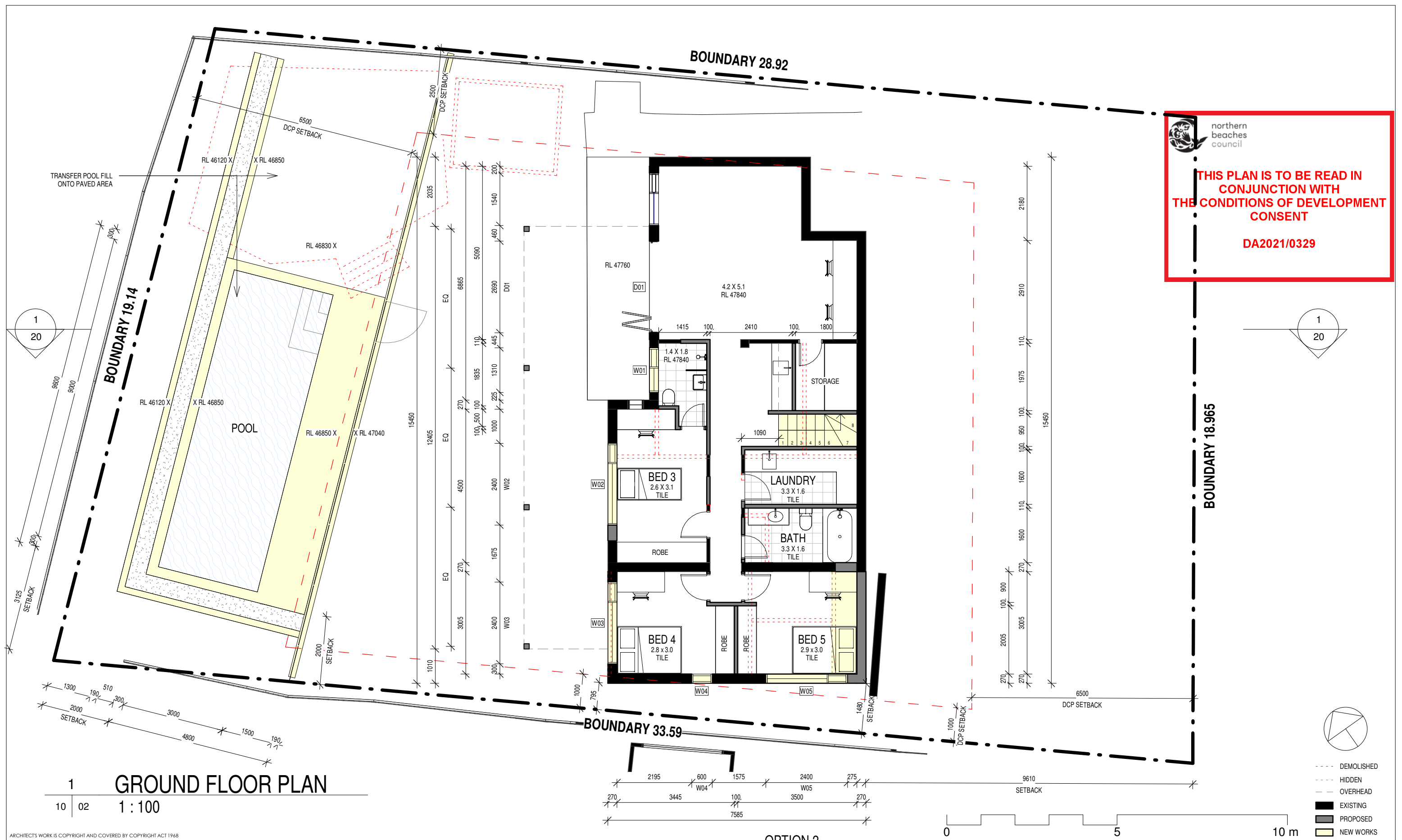
BUSHFIRE
THE FIRE CONSULTANTS
0418 460 517

PROJECT
ALTERATIONS & ADDITIONS
49 BINBURRA AVENUE, AVALON BEACH, NSW, 2107

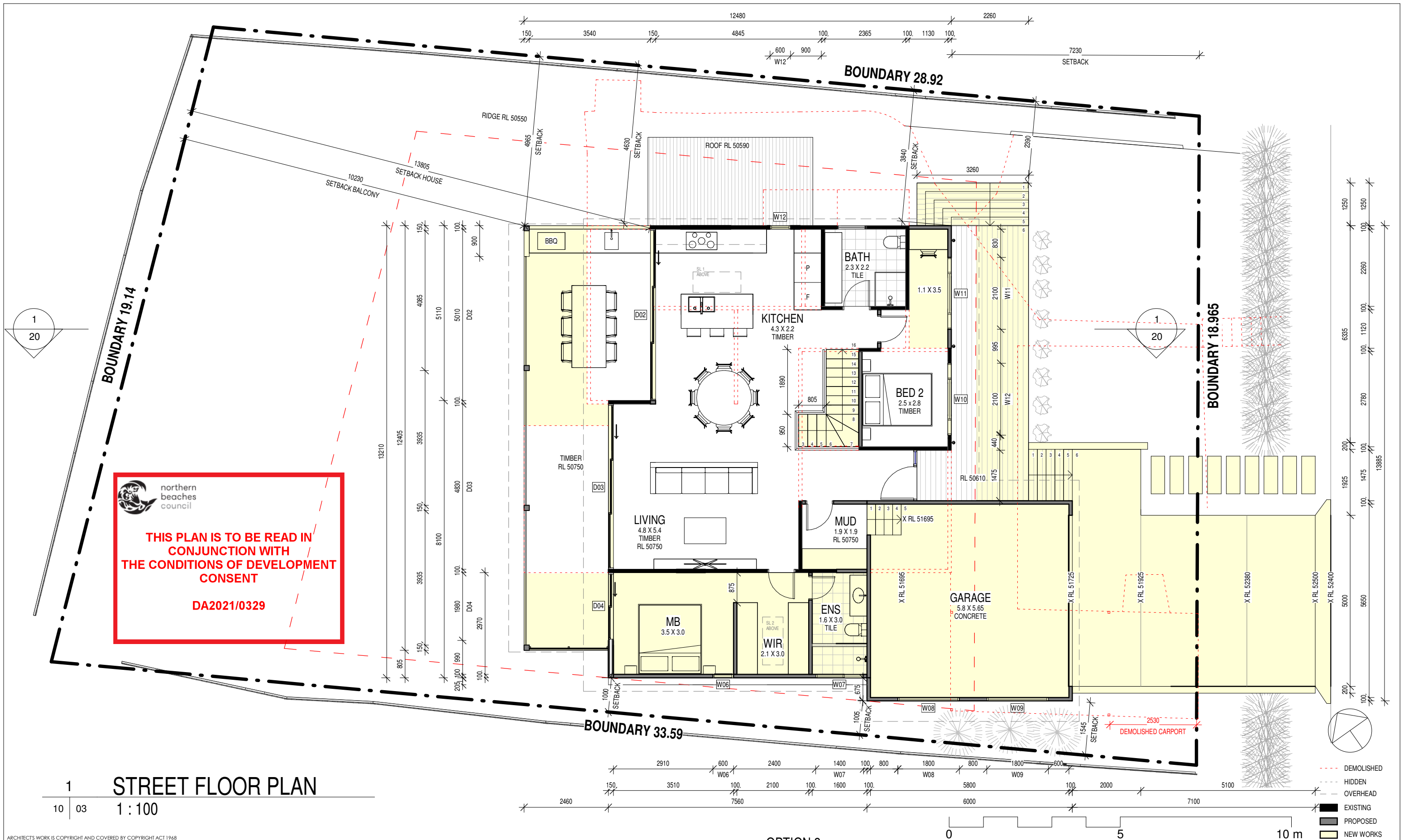
CLIENT
WILL KILOH
PHONE
WILLKILOH1984@GMAIL.COM

D	28/05/2021	DA REVISED
C	29/04/2021	BUSHFIRE SETBACKS
B	04/03/2021	DA
A	19/02/2021	PRELIMINARY DA
IS	DATE	COMMENTS

JOB NUM#	179	DRAWN BY	MV	CHK. BY	TW	PAGE SIZE	A3
PROJECT NAME	49 BINBURRA AVE					SCALE	As indicated
DRAWING NAME	SITE & ROOF PLAN					DRAWING NUMBER	A 01 -D



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10 02		1 : 100		WUMARA GROUP 4/96 BEACH ST, COOGOO, NSW, 2034 INFO@WUMARAGROUP.COM.AU 1300 575 702		BARRENJOEY CONSULTING ENGINEERS LUCAS@BIGPOND.COM 0418 620 330		VAUGHAN MILLIGAN DEVELOPMENT CONSULTING VMDC@BIGPOND.NET.AU 9999 4922		ALTERATIONS & ADDITIONS 49 BINBURRA AVENUE, AVALON BEACH, NSW, 2107		179		MV		TW		A3	
reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107		GEOTECH		BIODIVERSITY		BUSHFIRE		CLIENT		D 28/05/2021 C 29/04/2021 B 04/03/2021 A 19/02/2021 IS DATE		DA REVISED BUSHFIRE SETBACKS DA PRELIMINARY DA COMMENTS		PROJECT NAME 49 BINBURRA AVE		DRAWING NAME GROUND FLOOR PLAN		SCALE 1 : 100	
		WHITE GEOTECHNICAL GROUP INFO@WHITEGEO.COM.AU 02 7900 3214		ECOLOGICAL CONSULTANTS AUSTRALIA ECOLOGICALCA@OUTLOOK.COM 9918 4486		THE FIRE CONSULTANTS 0418 460 517		WILL KILOH PHONE WILLKILOH1984@GMAIL.COM										DRAWING NUMBER A 02 -D	

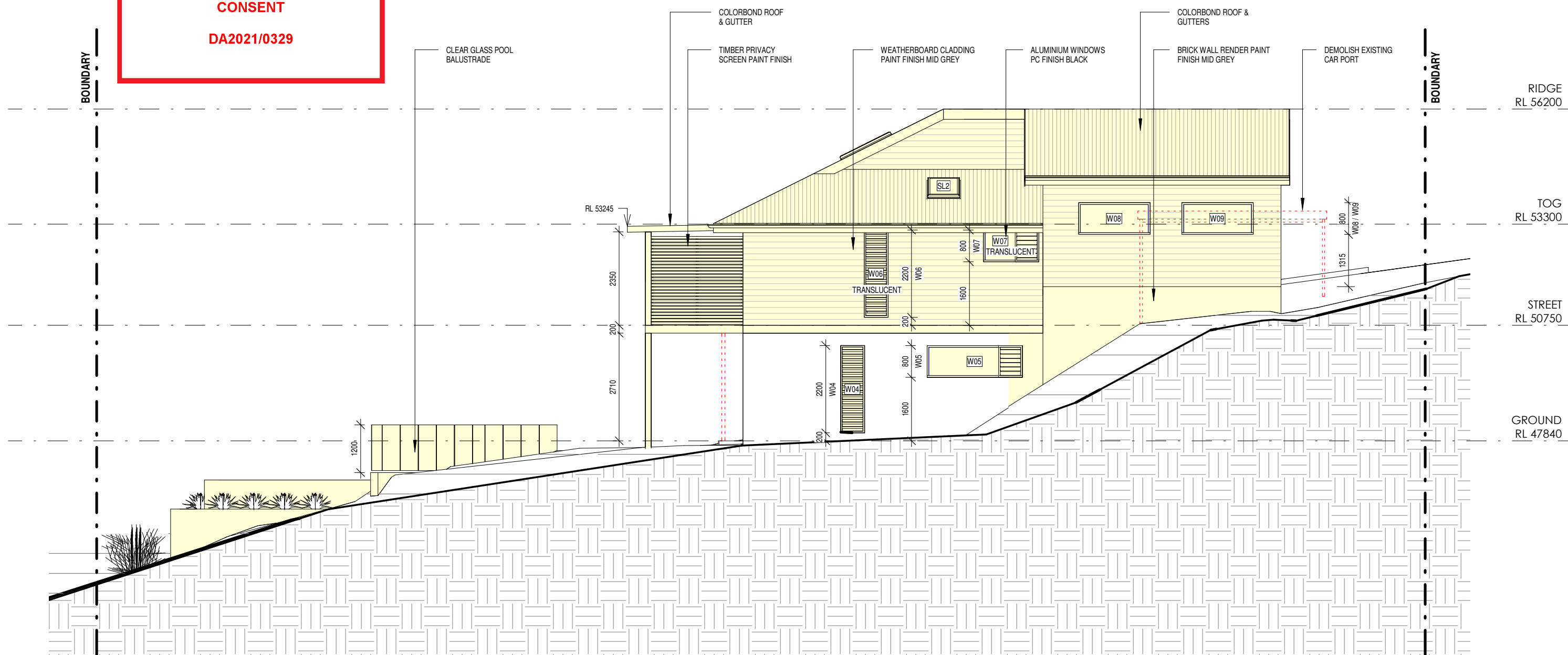


ARCHITECT		SURVEYOR		ENGINEER		PLANNER		PROJECT		JOB NUM#		DRAWN BY		CHK. BY		PAGE SIZE	
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ph. 02 9918 5085		4/96 BEACH ST, COOGOO, NSW, 2034		LUCAS@BIGPOND.COM		VMDC@BIGPOND.NET.AU		49 BINBURRA AVENUE, AVALON BEACH, NSW, 2107		PROJECT NAME		DA REVISED		BUSHFIRE SETBACKS		SCALE	
e. tim@thw.net.au		INFO@WUMARAGROUP.COM.AU		0418 620 330		9999 4922				DRAWING NAME		DA		PRELIMINARY DA		DRAWING NUMBER	
m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107		WHITE GEOTECHNICAL GROUP		ECOLOGICAL CONSULTANTS AUSTRALIA		THE FIRE CONSULTANTS		CLIENT		D 28/05/2021		DA REVISED		BUSHFIRE SETBACKS		A 03 -D	
		INFO@WHITEGEO.COM.AU		ECOLOGICALCA@OUTLOOK.COM		0418 460 517		WILL KILOH		C 29/04/2021		DA		PRELIMINARY DA			
		02 7900 3214		9918 4486				PHONE		B 04/03/2021		DA		PRELIMINARY DA			
								WILLKILOH1984@GMAIL.COM		A 19/02/2021		DA		PRELIMINARY DA			
										IS DATE		COMMENTS					



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1

SOUTH ELEVATION

11

1 : 100

--- DEMOLISHED
--- HIDDEN
--- OVERHEAD
--- EXISTING
--- PROPOSED
--- NEW WORKS

0 5 10 m

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THE FIRE CONSULTANTS
0418 460 517

PROJECT

ALTERATIONS & ADDITIONS
49 BINBURRA AVENUE, AVALON BEACH, NSW, 2107

CLIENT

WILL KILOH
PHONE
WILLKILOH1984@GMAIL.COM

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28/05/2021

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JOB NUM#

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PROJECT NAME

49 BINBURRA AVE

SCALE

1 : 100

DRAWING NAME

ELEVATION

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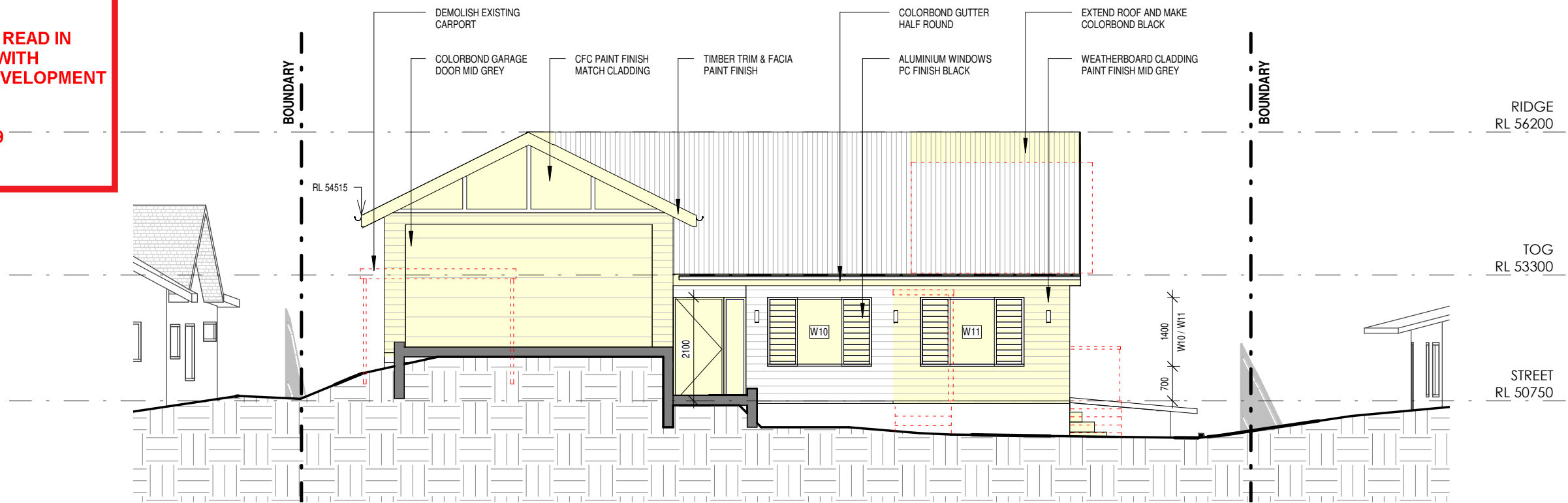
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beaches
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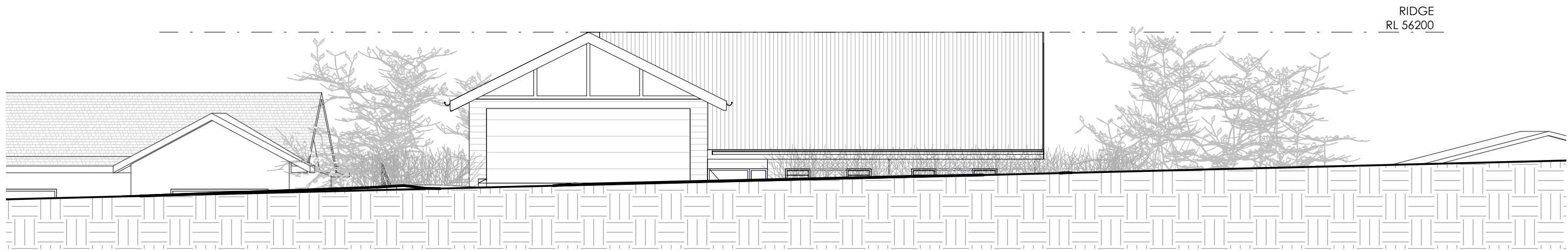
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1 EAST ELEVATION

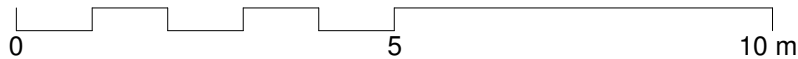
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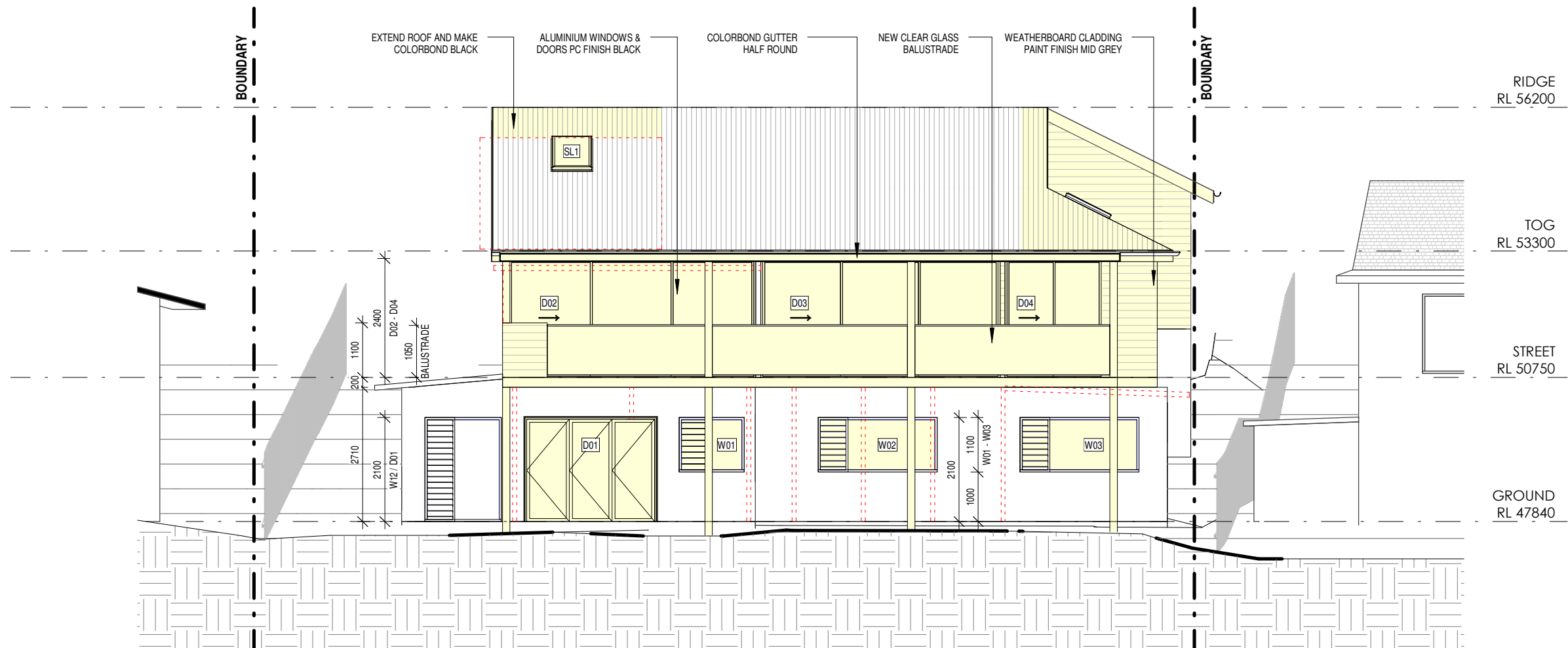
109 12 1 : 100

- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS



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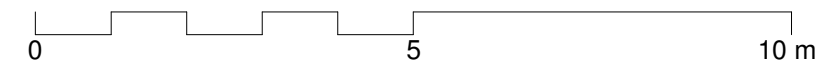


1 WEST ELEVATION
13 1:100

 northern
beaches
council

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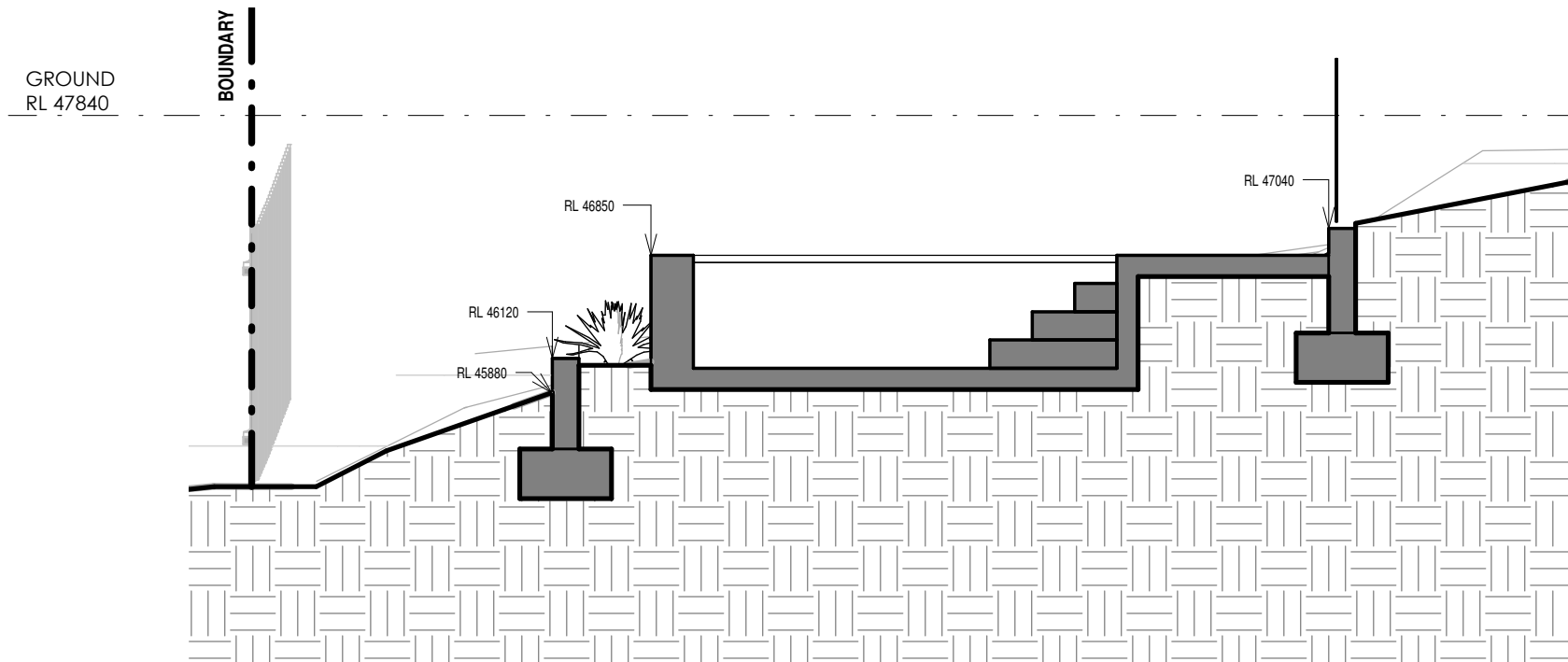
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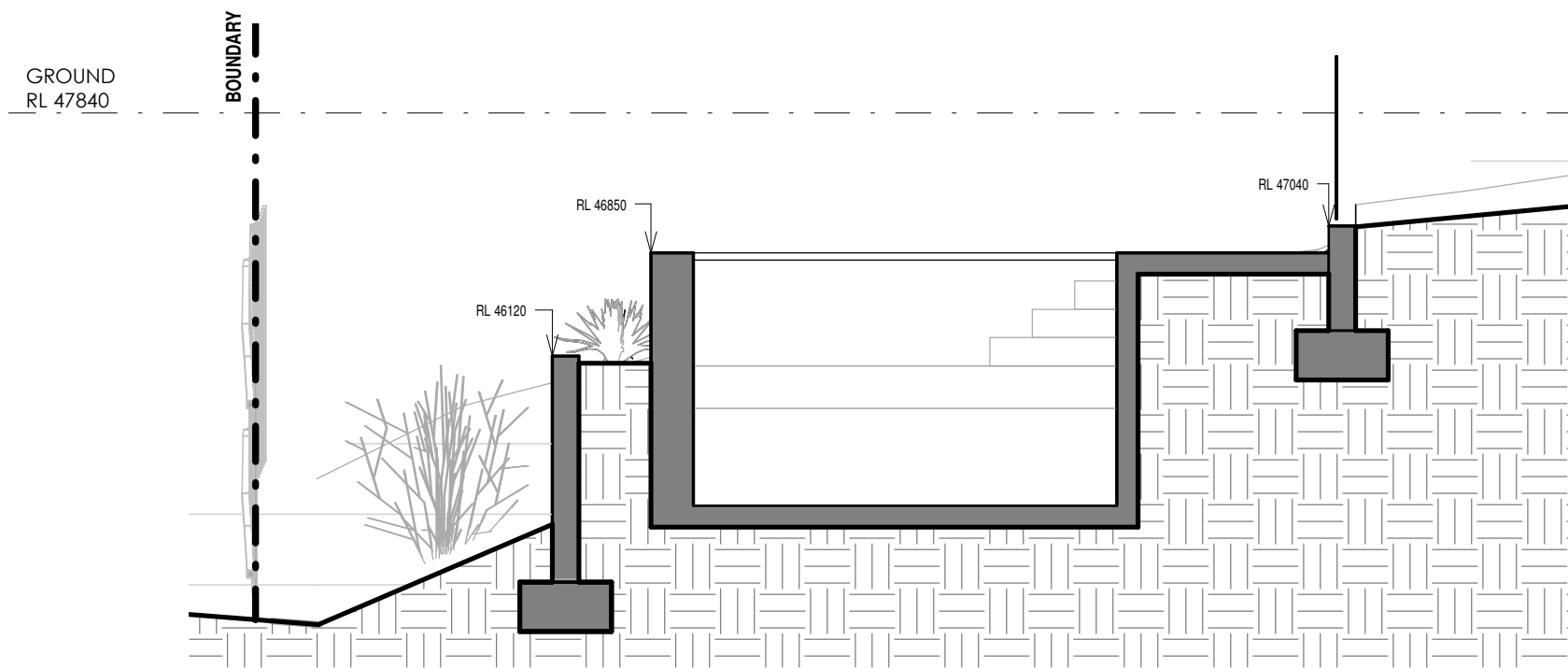
ARCHITECT  reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107	SURVEYOR WUMARA GROUP 4/96 BEACH ST, COOGOO, NSW, 2034 INFO@WUMARAGROUP.COM.AU 1300 575 702	ENGINEER BARRENJOEY CONSULTING ENGINEERS LUCAS@CE@BIGPOND.COM 0418 620 330	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING VMDC@BIGPOND.NET.AU 9999 4922	PROJECT ALTERATIONS & ADDITIONS 49 BINBURRA AVENUE, AVALON BEACH, NSW, 2107	D 28/05/2021 DA REVISED B 04/03/2021 DA A 19/02/2021 PRELIMINARY DA IS DATE COMMENTS	JOB NUM# 179 DRAWN BY MV CHK. BY TW PAGE SIZE A3 PROJECT NAME 49 BINBURRA AVE SCALE 1:100 DRAWING NAME ELEVATION DRAWING NUMBER A 13 -D
	GEOTECH WHITE GEOTECHNICAL GROUP INFO@WHITEGEO.COM.AU 02 7900 3214	BIODIVERSITY ECOLOGICAL CONSULTANTS AUSTRALIA ECOLOGICALCA@OUTLOOK.COM 9918 4486	BUSHFIRE THE FIRE CONSULTANTS 0418 460 517	CLIENT WILL KILOH PHONE WILLKILOH1984@GMAIL.COM		



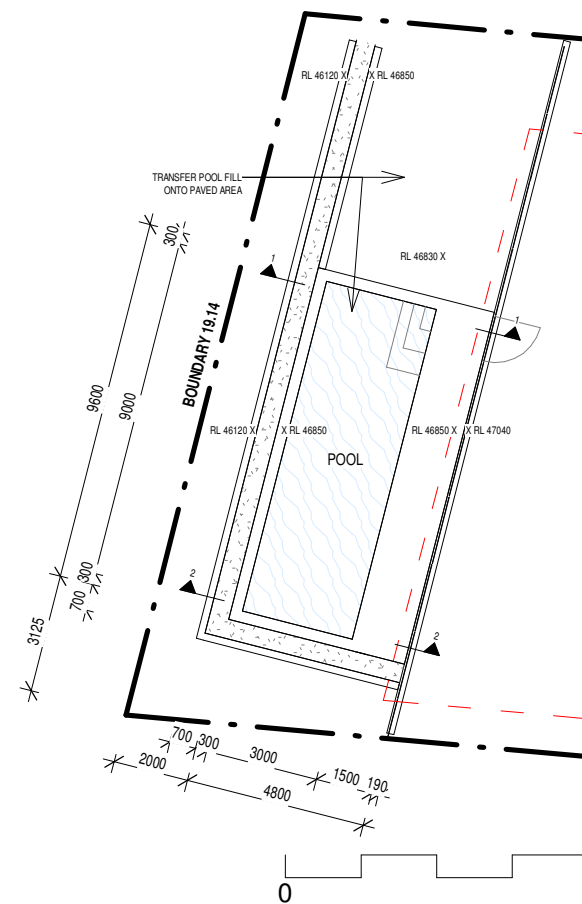
1 POOL SECTION 1
108 1 : 50



3 POOL 3D VIEW
108



2 POOL SECTION 2
108 1 : 50



 northern
beaches
council

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4 POOL PLAN
10 108 1 : 200



- DEMOLISHED
- HIDDEN
- OVERHEAD
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