Design report dated 03.06.2019. Lot 134, DP 14961, 26 Bynya Road, Palm Beach, NSW 2108' 133 D.P.14961 No.30 CLAD HOUSE METAL ROOF BOUNDARY New suspended landing and steps GARDEN (NOT SURVEYED) New suspended walkway 134 D.P.14961 New suspended stair 842.2 m² CALC **BUSHFIRE ATTACK LEVEL** REQUIRED CONSTRUCTION LEVEL = BAL 29 No.26 Existing rainwater 1 & 2 STOREY tank on slab CLAD HOUSE TERRACE GARDEN ROOF **BOUNDARY** -Waste storage area 79.15 SL 80.84 HI Storage area for waste and northern construction materials beaches THIS PLAN IS TO BE READ IN No.24 2 & 3 STOREY 135 **CONJUNCTION WITH BAL-29 CONSTRUCTION** RENDERED & CLAD HOUSE D.P.14961 THE CONDITIONS OF DEVELOPMENT Refer to: AS3959 - 2018, sections 3 & 7 **CONSENT** 7.7 VERANDAS, DECKS, STEPS AND LANDINGS 7.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings DA2019/0925 Decking, stair treads and the trafficable surfaces of ramps and landings shall be -7.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings (a) of non-combustible material; or 7.7.3.1 Supports (b) of bushfire-resisting timber (Refer to: AS3959 - 2018, Appendix F); or Support posts, columns, stumps, stringers, piers and poles shall be -(c) a combination of Items (a) and (b). (a) of non-combustible material; or (b) of bushfire-resisting timber (Refer to: AS3959 - 2018, Appendix F); or 7.7.4 Balustrades, handrails or other barriers SITE PLAN (c) a combination of Items (a) and (b). Those parts of the handrails and balustrades that are 125mm or more from the building have no requirements. 1:200 7.7.3.2 Framing 7.7.5 Veranda posts Framing of verandas, decks, ramps or landings shall be -Shall be made from -(a) of non-combustible material; or (a) of non-combustible material; or (b) of bushfire-resisting timber (Refer to: AS3959 - 2018, Appendix F); or (b) of bushfire-resisting timber (Refer to: AS3959 - 2018, Appendix F); or (c) a combination of Items (a) and (b). (c) a combination of Items (a) and (b). DATE DESCRIPTION SCALE: 1:200 Ν DRAWING NO: A 23.08.2019 DEVELOPMENT APPLICATION ISSUE This drawing is and remains copyright and is the property of mm+j architects p/l. It may not be used or copied in BILL AND MANDY PALMER DRAWN: VAC **DA02** PROJECT: ALTERATIONS & ADDITIONS TO DETACHED DWELLING whole or in part without written consent. DATE: 23/08/2019 All dimensions to be verified on site. 26 BYNYA ROAD, PALM BEACH, NSW 2108 This drawing is not to be used for construction purposes. JOB NO: ISSUE

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SITE PLAN

SUITE 1, 36-42 SYDNEY RD, MANLY NSW 2095

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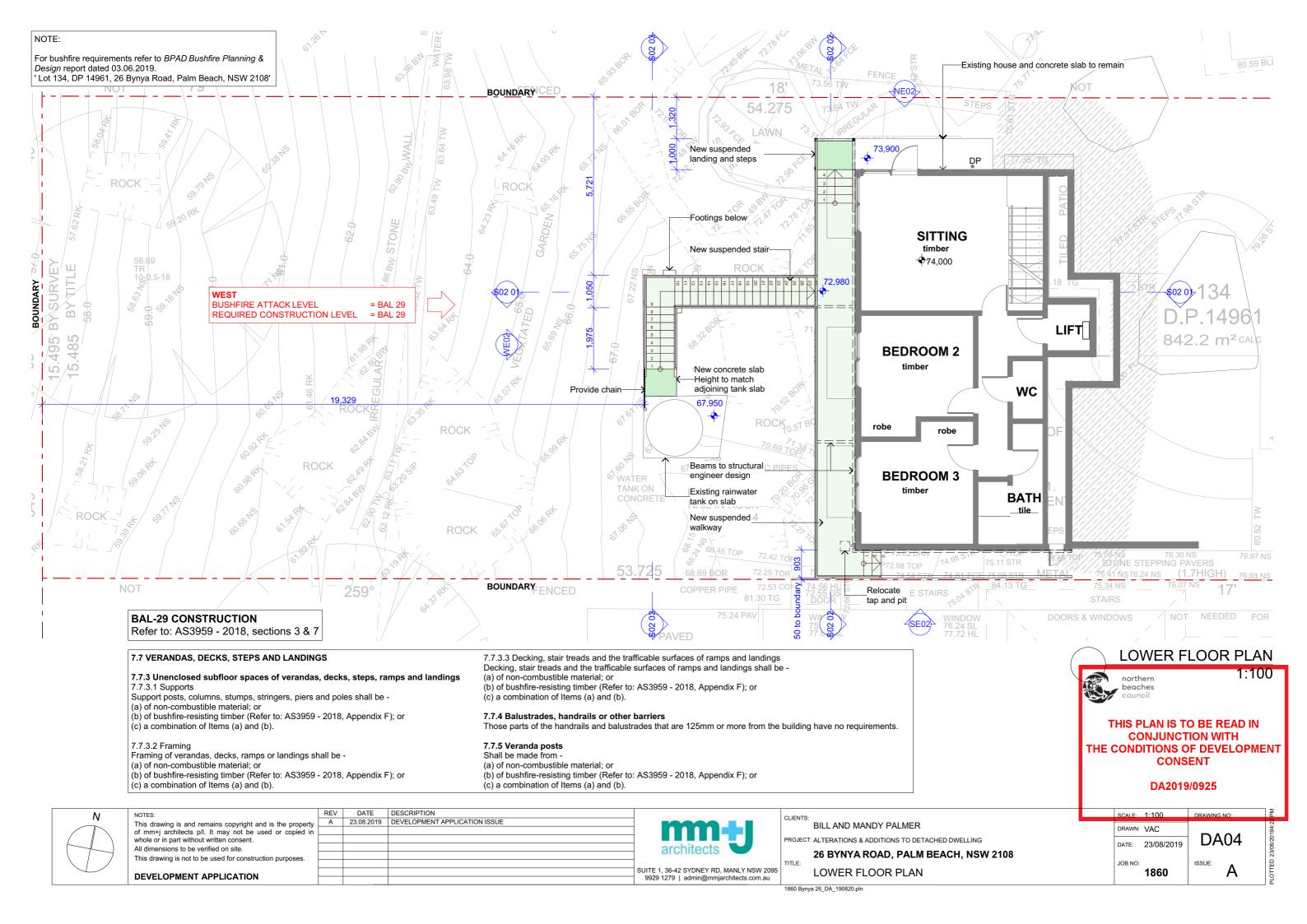
DEVELOPMENT APPLICATION

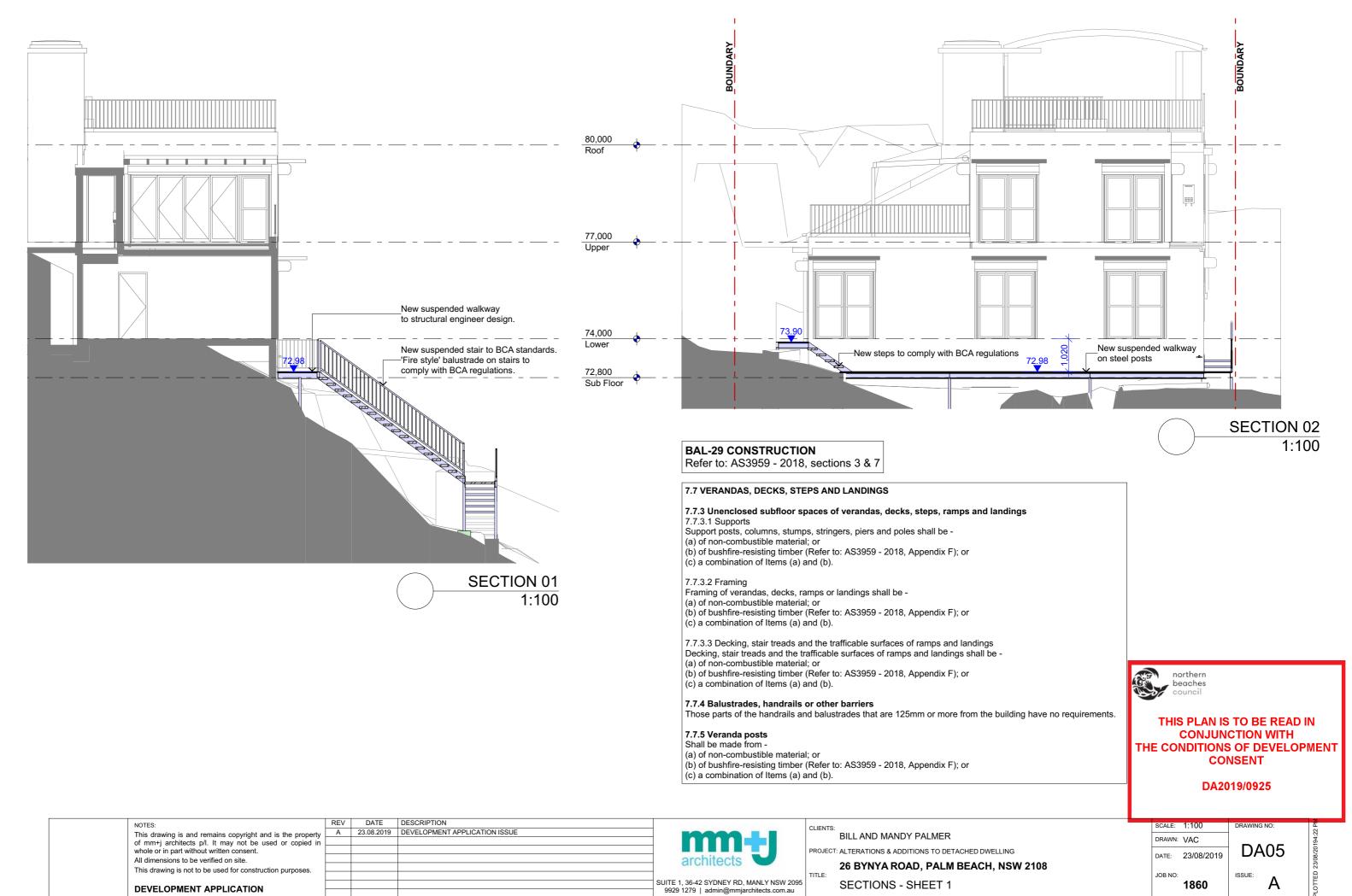
NOTE:

For bushfire requirements refer to BPAD Bushfire Planning &

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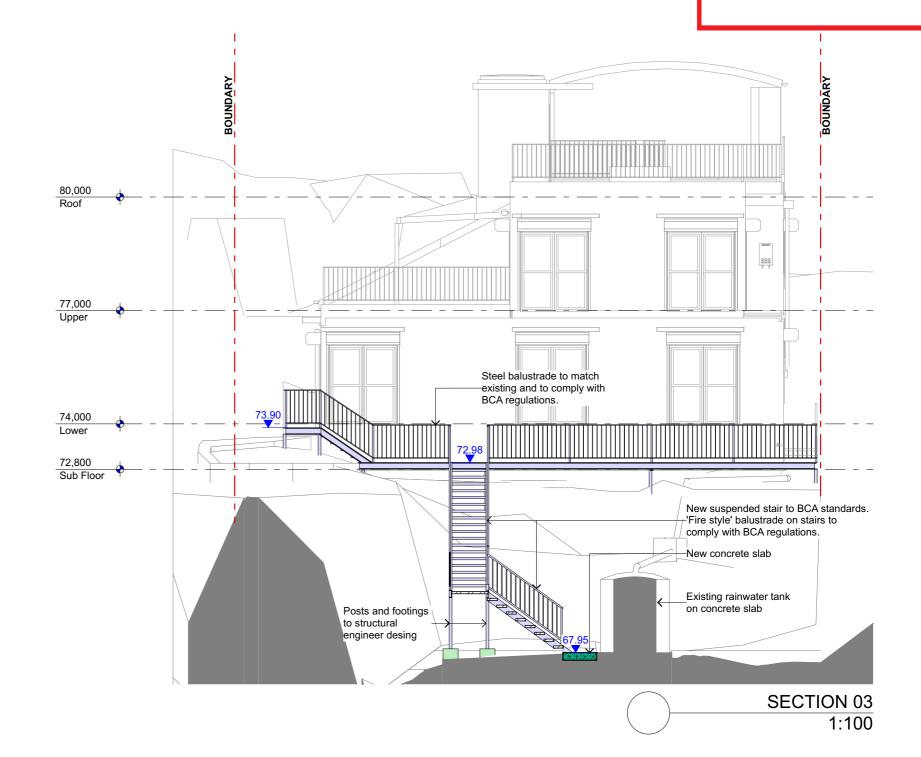






THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/0925



BAL-29 CONSTRUCTION

Refer to: AS3959 - 2018, sections 3 & 7

7.7 VERANDAS, DECKS, STEPS AND LANDINGS

7.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

7.7.3.1 Supports

Support posts, columns, stumps, stringers, piers and poles shall be -

(a) of non-combustible material; or

(b) of bushfire-resisting timber (Refer to: AS3959 - 2018, Appendix F); or

(c) a combination of Items (a) and (b).

7.7.3.2 Framing

Framing of verandas, decks, ramps or landings shall be -

(a) of non-combustible material; or

(b) of bushfire-resisting timber (Refer to: AS3959 - 2018, Appendix F); or

(c) a combination of Items (a) and (b).

7.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings Decking, stair treads and the trafficable surfaces of ramps and landings shall be -

(a) of non-combustible material; or

(b) of bushfire-resisting timber (Refer to: AS3959 - 2018, Appendix F); or

(c) a combination of Items (a) and (b).

7.7.4 Balustrades, handrails or other barriers

Those parts of the handrails and balustrades that are 125mm or more from the building have no requirements.

7.7.5 Veranda posts

Shall be made from -

(a) of non-combustible material; or

(b) of bushfire-resisting timber (Refer to: AS3959 - 2018, Appendix F); or

(c) a combination of Items (a) and (b).

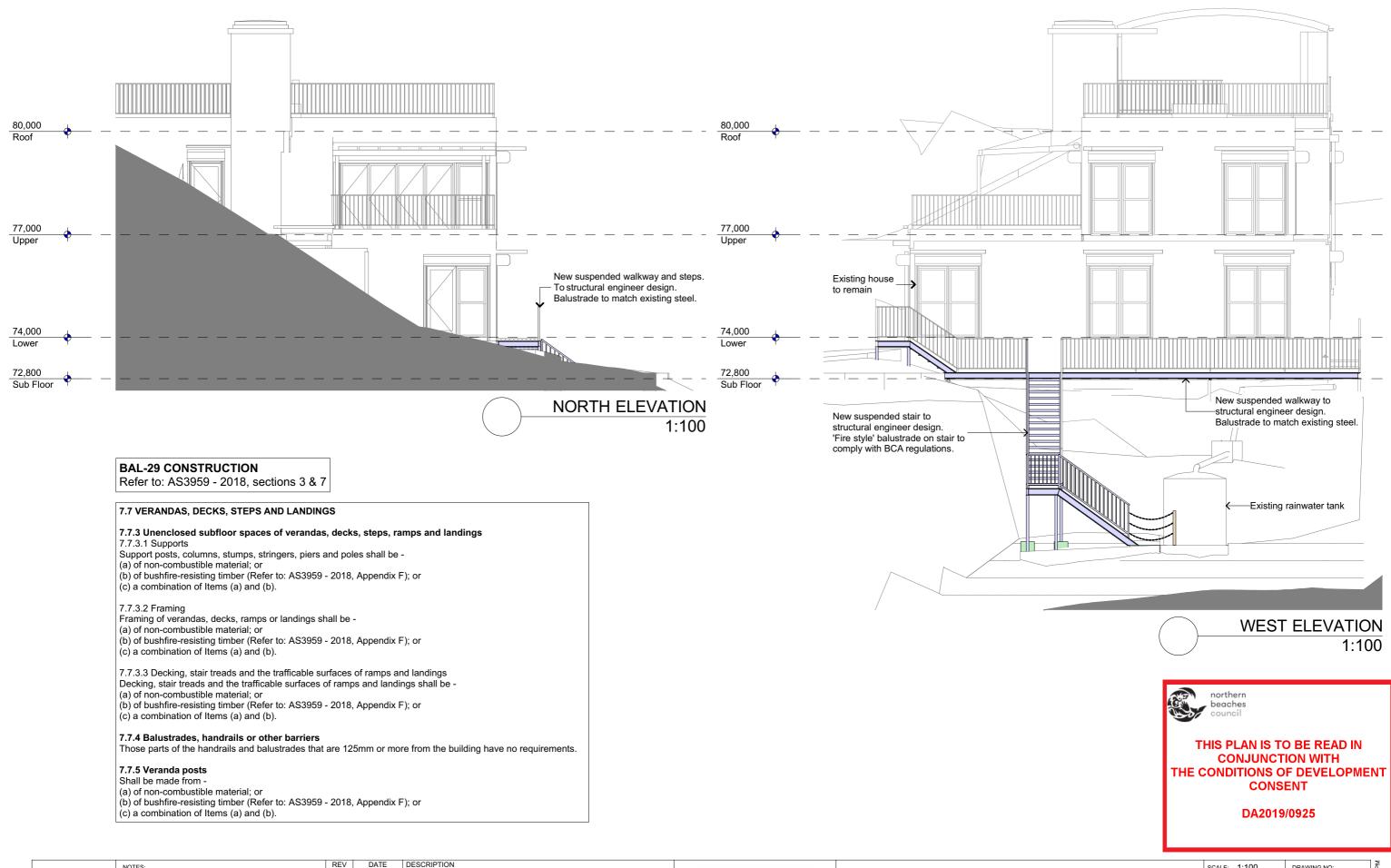
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BILL AND MANDY PALMER PROJECT: ALTERATIONS & ADDITIONS TO DETACHED DWELLING

26 BYNYA ROAD, PALM BEACH, NSW 2108 **SECTIONS - SHEET 2**

SCALE: 1:100 DRAWING NO: DRAWN: VAC **DA06** DATE: 23/08/2019 JOB NO: ISSUE: Α 1860

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All dimensions to be verified on site.				architects	26 BYNYA ROAD, PALM BEACH, NSW 2108	20/00/2010	
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DEVELOPMENT APPLICATION				SUITE 1, 36-42 SYDNEY RD, MANLY NSW 2095 9929 1279 admin@mmjarchitects.com.au	ELEVATIONS -SHEET 1	1860	A
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BAL-29 CONSTRUCTION

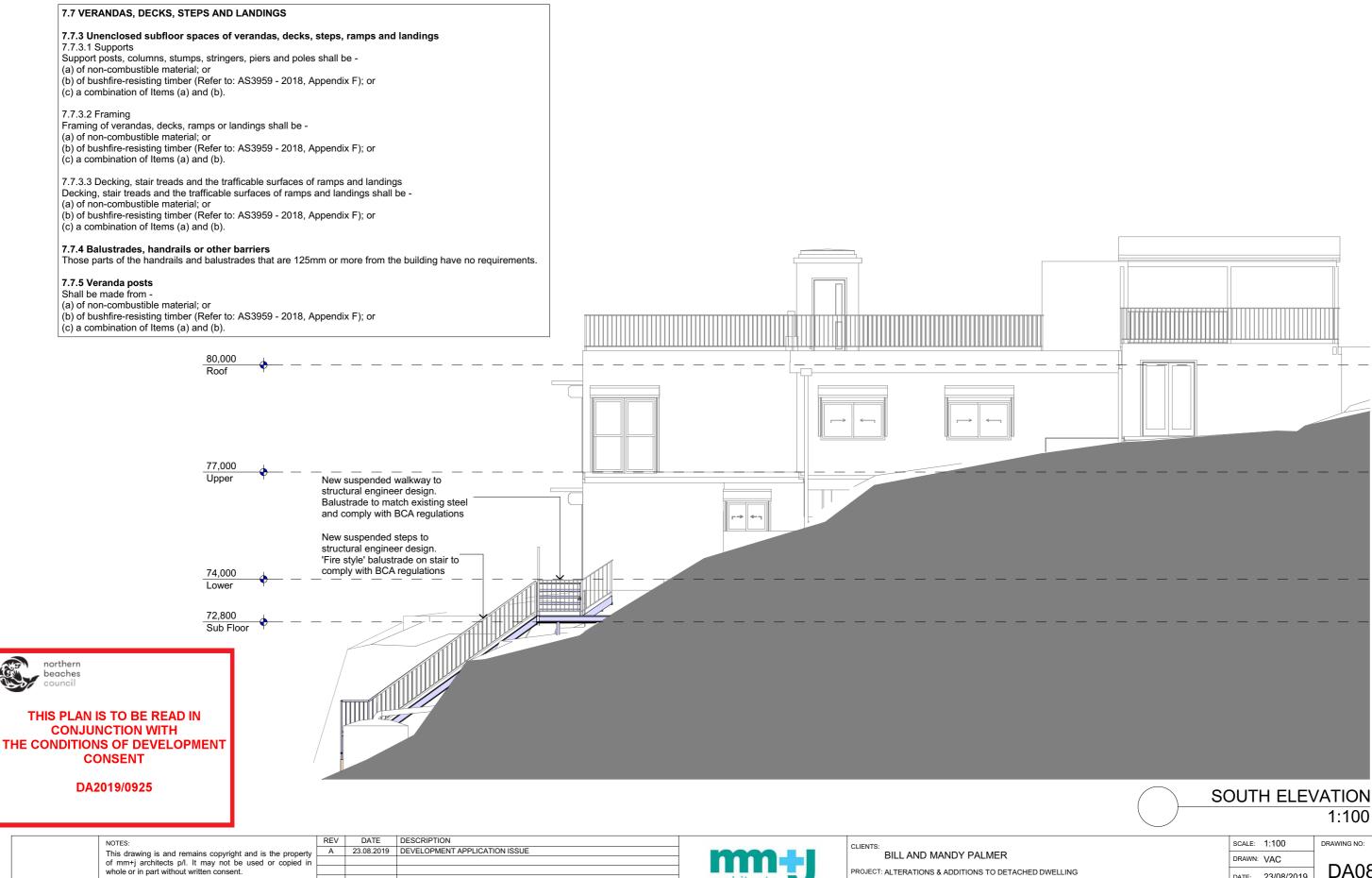
Refer to: AS3959 - 2018, sections 3 & 7

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All dimensions to be verified on site.



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ELEVATIONS - SHEET 2

DA08 DATE: 23/08/2019 JOB NO: ISSUE: 1860