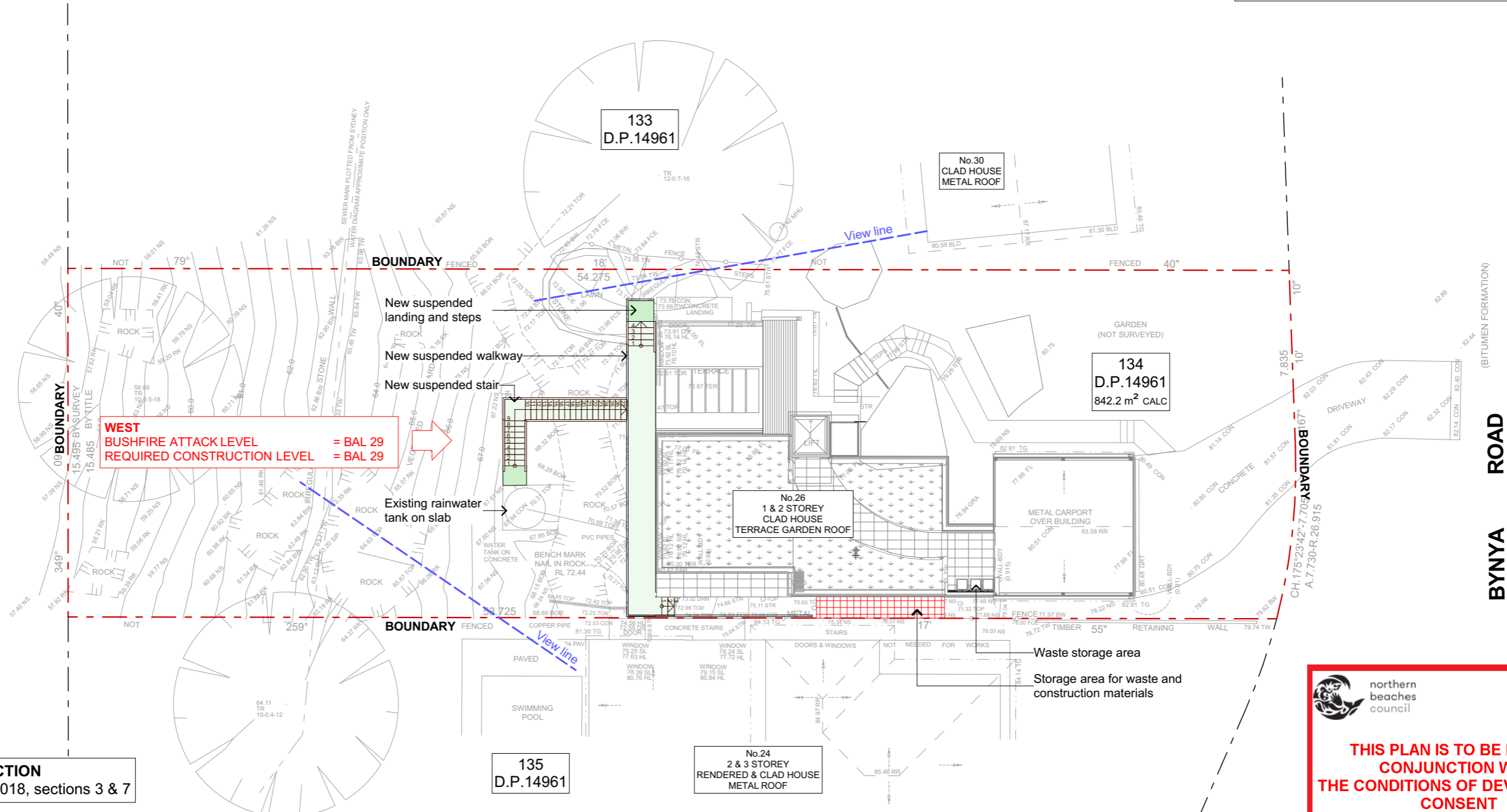


NOTE:
For bushfire requirements refer to *BPAD Bushfire Planning & Design* report dated 03.06.2019.
'Lot 134, DP 14961, 26 Bynya Road, Palm Beach, NSW 2108'



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 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

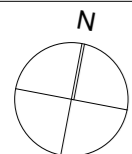
Shall be made from -
(a) of non-combustible material; or
(b) of bushfire-resisting timber (Refer to: AS3959 - 2018, Appendix F); or
(c) a combination of Items (a) and (b).



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**SITE PLAN
1:200**



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DEVELOPMENT APPLICATION

REV	DATE	DESCRIPTION
A	23.08.2019	DEVELOPMENT APPLICATION ISSUE



SUITE 1, 36-42 SYDNEY RD, MANLY NSW 2095
9929 1279 | admin@mmjarchitects.com.au

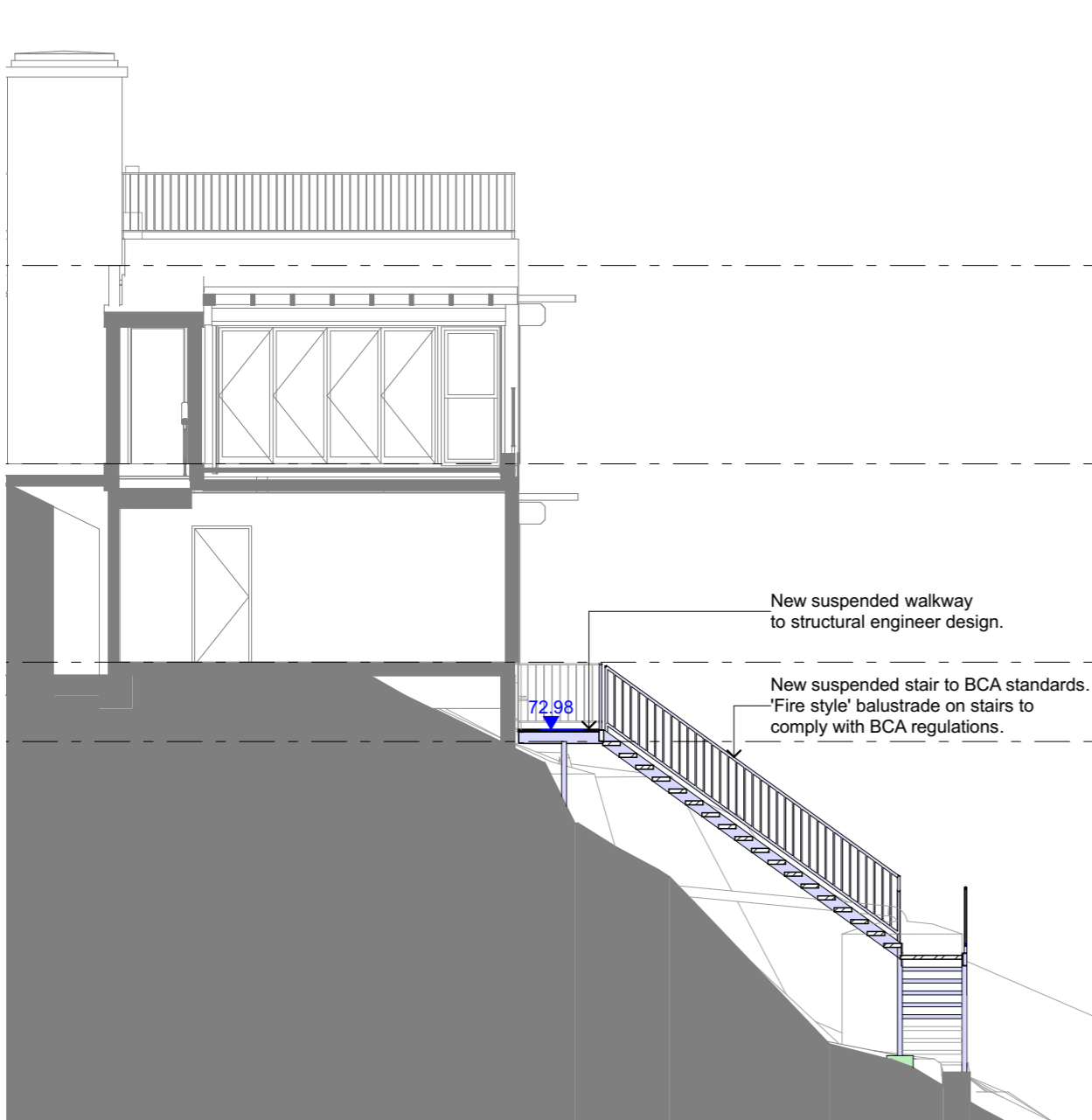
CLIENTS:
BILL AND MANDY PALMER
PROJECT: ALTERATIONS & ADDITIONS TO DETACHED DWELLING
26 BYNYA ROAD, PALM BEACH, NSW 2108
TITLE:
SITE PLAN

SCALE: 1:200
DRAWN: VAC
DATE: 23/08/2019
JOB NO:
1860

DRAWING NO:
DA02
ISSUE:
A

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SECTION 01
1:100



SECTION 02
1:100

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
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7.7.3.2 Framing

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

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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 -

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- (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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A	23.08.2019	DEVELOPMENT APPLICATION ISSUE



SUITE 1, 36-42 SYDNEY RD, MANLY NSW 2095
9929 1279 | admin@mmjarchitects.com.au

CLIENTS:
BILL AND MANDY PALMER

PROJECT: ALTERATIONS & ADDITIONS TO DETACHED DWELLING
26 BYNYA ROAD, PALM BEACH, NSW 2108

TITLE:
SECTIONS - SHEET 1

1860 Bynya 26_DA_190820.pln

SCALE: 1:100
DRAWN: VAC
DATE: 23/08/2019
JOB NO: 1860

DRAWING NO:
DA05
ISSUE:
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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 -
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7.7.3.2 Framing

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

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

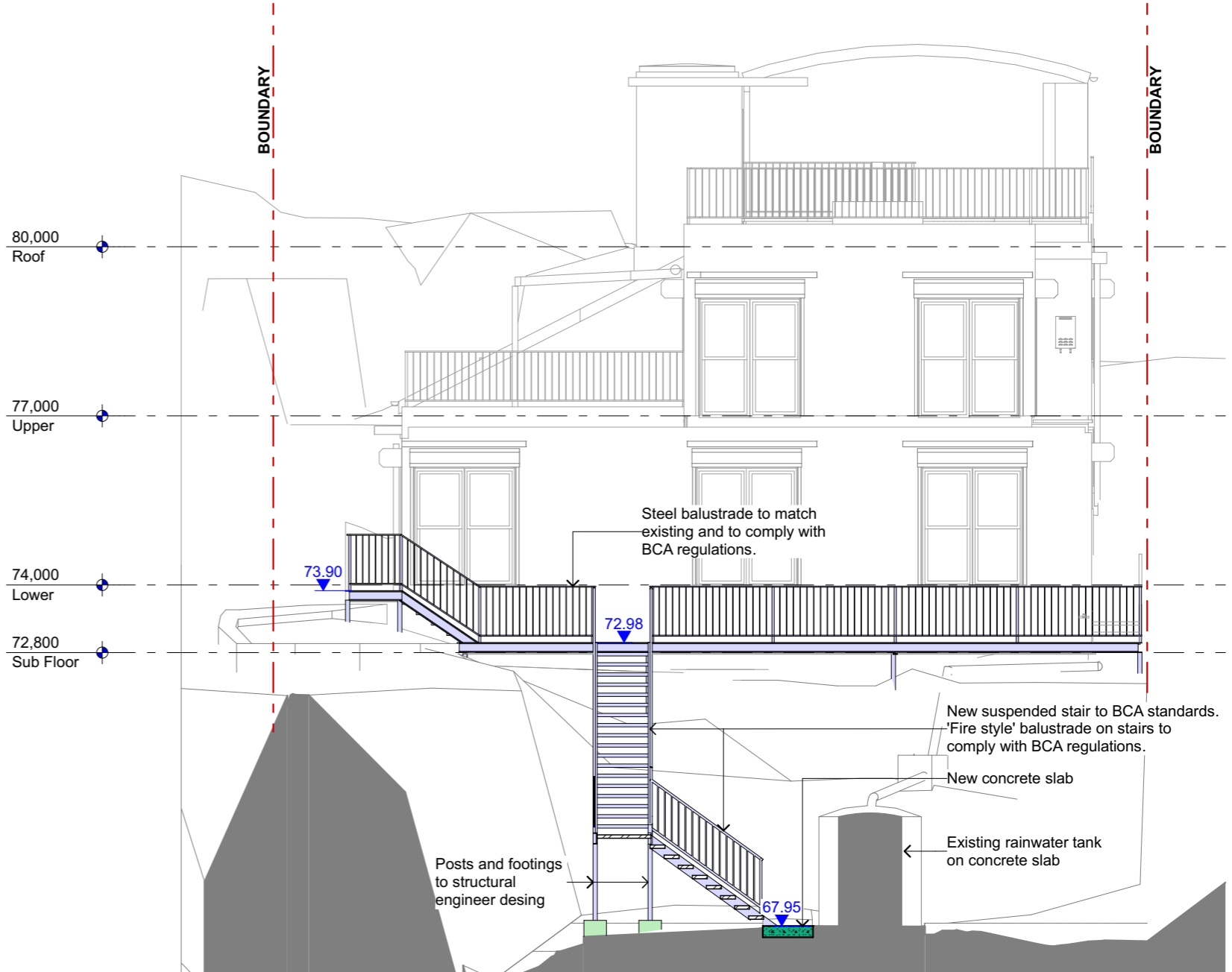
Decking, stair treads and the trafficable surfaces of ramps and landings shall be -
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(c) a combination of Items (a) and (b).



SECTION 03
1:100

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	A	23.08.2019	DEVELOPMENT APPLICATION ISSUE				



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 -
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7.7.3.2 Framing

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

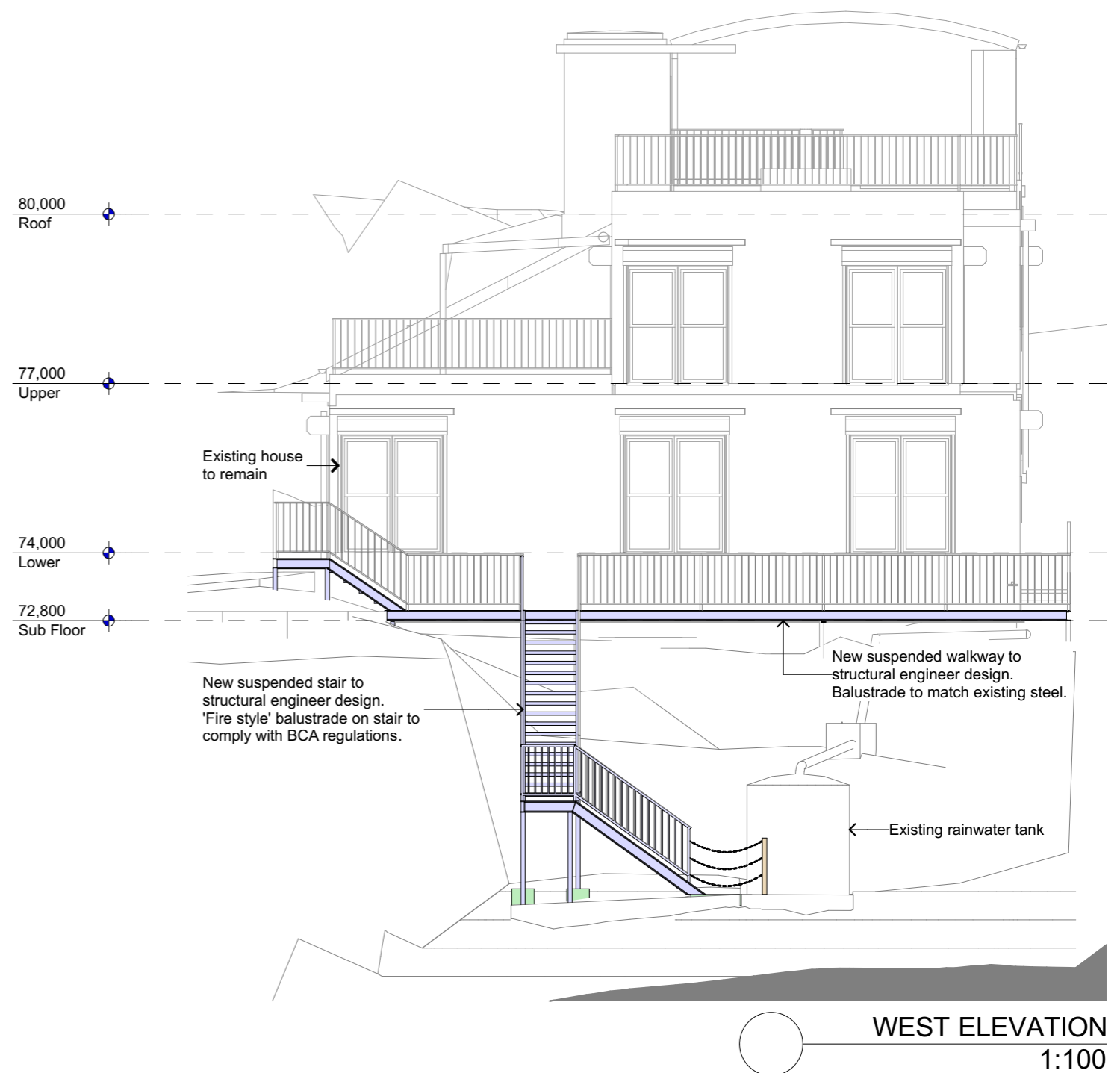
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DEVELOPMENT APPLICATION

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A	23.08.2019	DEVELOPMENT APPLICATION ISSUE



SUITE 1, 36-42 SYDNEY RD, MANLY NSW 2095
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CLIENTS:
BILL AND MANDY PALMER

PROJECT: ALTERATIONS & ADDITIONS TO DETACHED DWELLING
26 BYNYA ROAD, PALM BEACH, NSW 2108

TITLE:
ELEVATIONS -SHEET 1

SCALE: 1:100
DRAWN: VAC
DATE: 23/08/2019
JOB NO:
1860

DRAWING NO:
DA07
ISSUE:
A

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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

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



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SOUTH ELEVATION

1:100

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	A	23.08.2019	DEVELOPMENT APPLICATION ISSUE			DRAWN: VAC	
						DATE: 23/08/2019	
						JOB NO: 1860	

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