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**EXISTING** 

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REV DATE DESCRIPTION
A 23.08.2019 DEVELOPMENT APPLICATION ISSUE

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BILL AND MANDY PALMER

PROJECT: ALTERATIONS & ADDITIONS TO DETACHED DWELLING

26 BYNYA ROAD, PALM BEACH, NSW 2108 EXISTING SITE PLAN

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

EX01 ISSUE: Α 1860

1860 Bynya 26\_DA\_190820.pln

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' 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 m<sup>2</sup> CALC ROAD **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 construction materials No.24 2 & 3 STOREY 135 **BAL-29 CONSTRUCTION** RENDERED & CLAD HOUSE METAL ROOF D.P.14961 Refer to: AS3959 - 2018, sections 3 & 7 7.7 VERANDAS, DECKS, STEPS AND LANDINGS 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 -7.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings (a) of non-combustible material; or (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 7.7.5 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 NG NO:



7.7.3.1 Supports

7.7.3.2 Framing

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BILL AND MANDY PALMER

PROJECT: ALTERATIONS & ADDITIONS TO DETACHED DWELLING

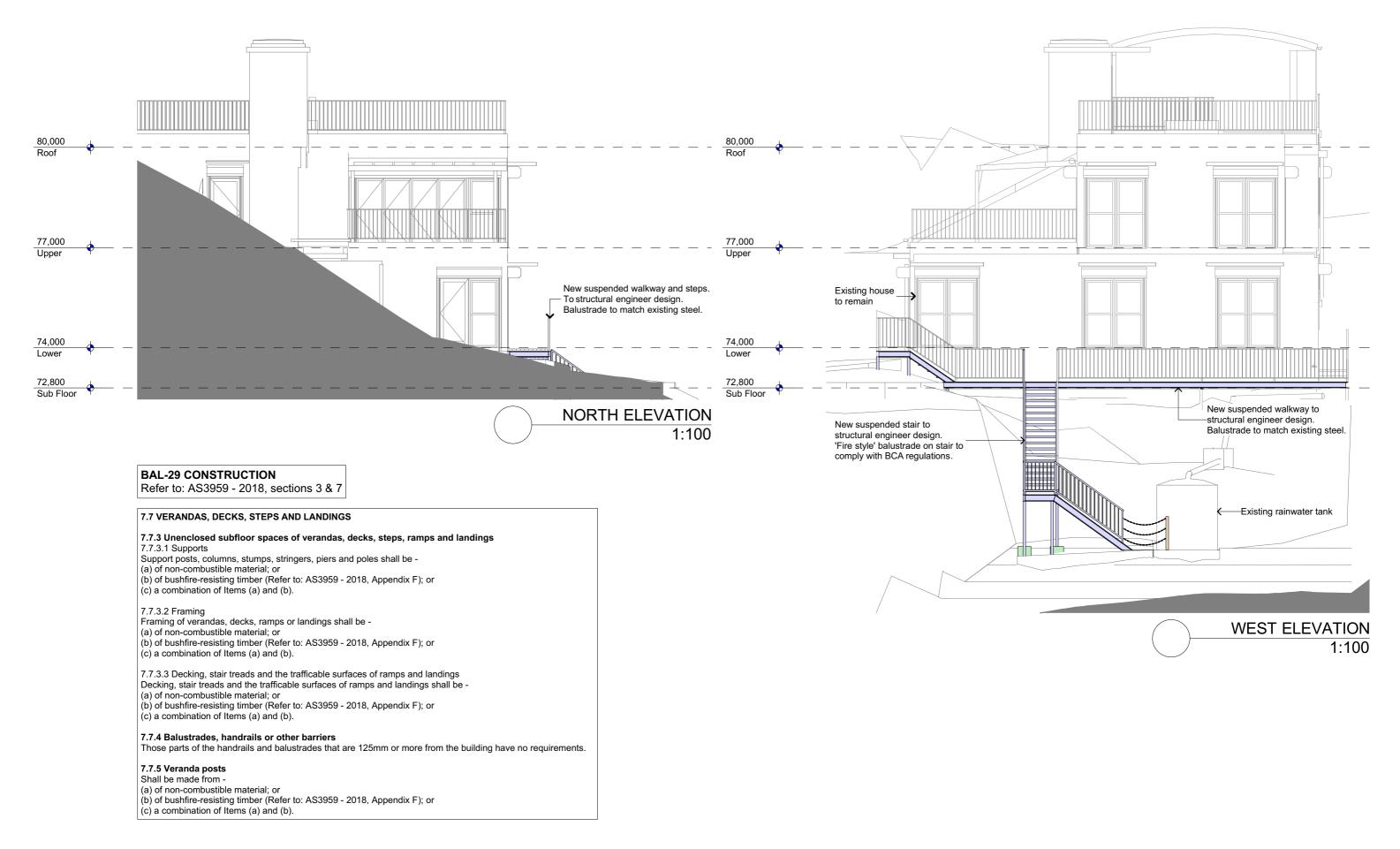
26 BYNYA ROAD, PALM BEACH, NSW 2108 SITE PLAN

SCALE:	1:200	DRAWING NO:			
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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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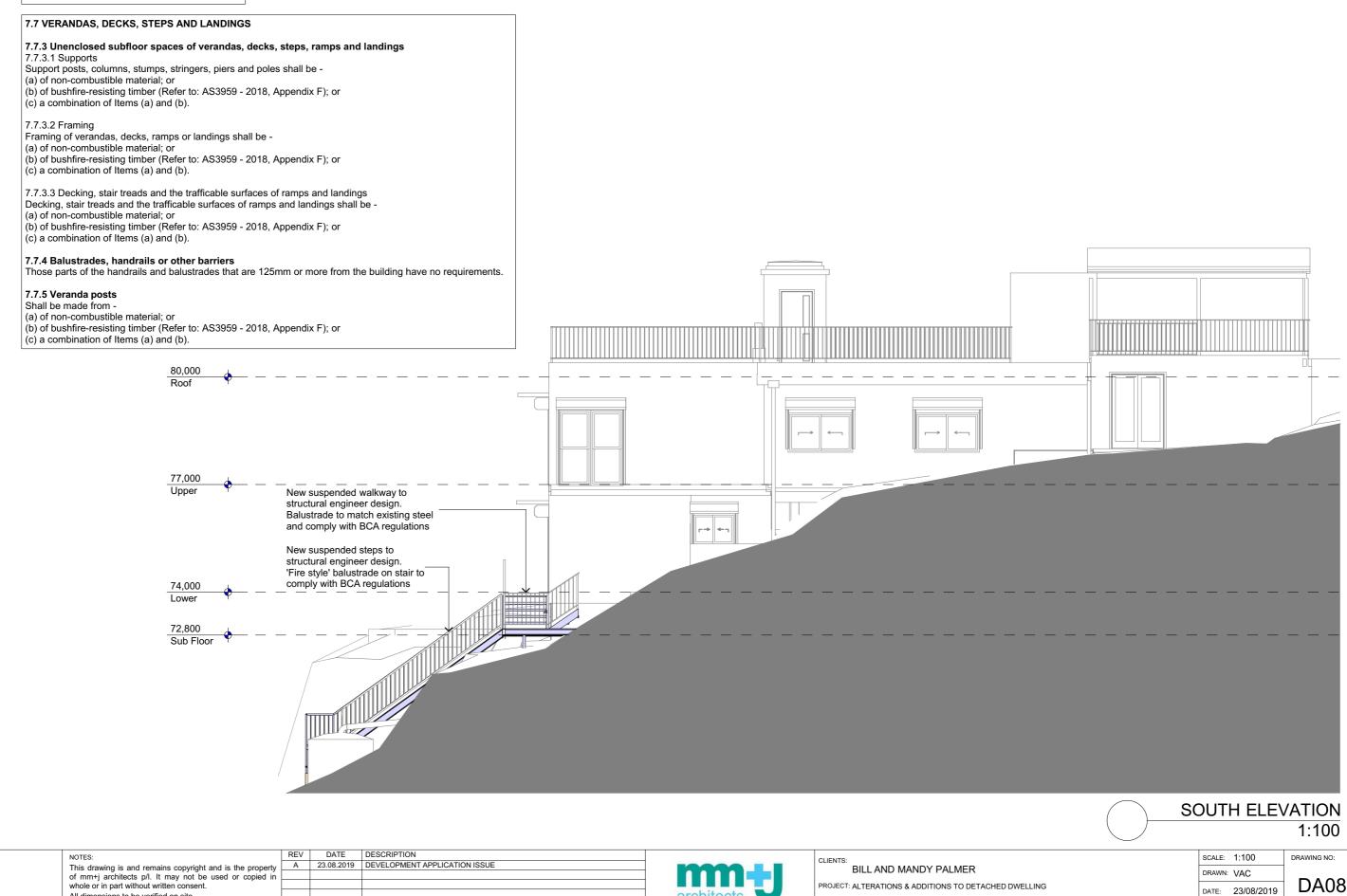
## **BAL-29 CONSTRUCTION**

Refer to: AS3959 - 2018, sections 3 & 7

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26 BYNYA ROAD, PALM BEACH, NSW 2108

**ELEVATIONS - SHEET 2** 

JOB NO:

1860

ISSUE: