

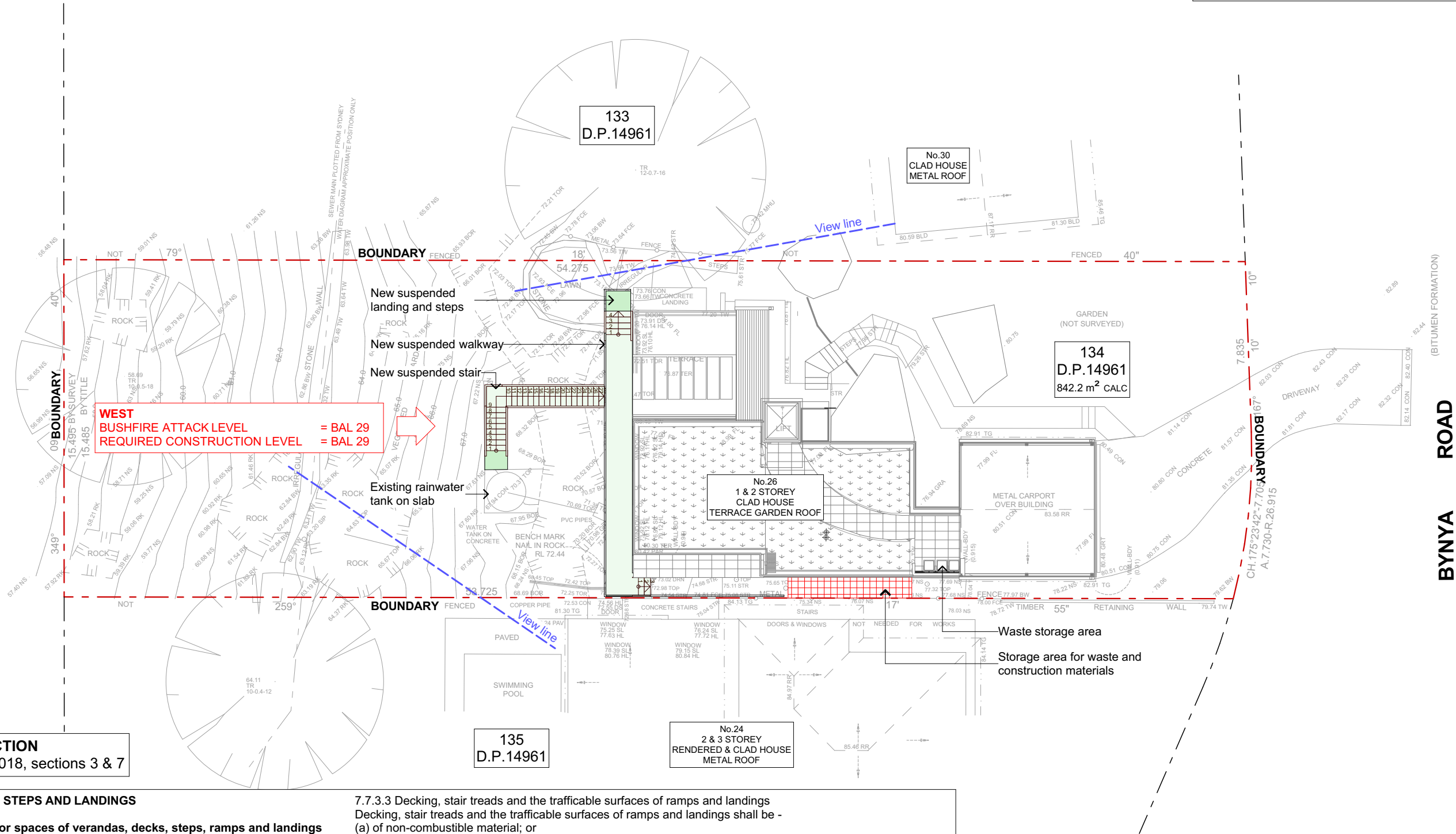
<div><div>N</div></div>	NOTES:	REV	DATE	DESCRIPTION	<div><div>SUITE 1, 36-42 SYDNEY RD, MANLY NSW 2095 9929 1279 admin@mmjarchitects.com.au</div></div>	CLIENTS: BILL AND MANDY PALMER PROJECT: ALTERATIONS & ADDITIONS TO DETACHED DWELLING 26 BYNYA ROAD, PALM BEACH, NSW 2108 TITLE: EXISTING SITE PLAN	SCALE: 1:200	DRAWING NO: EX01
	<p>This drawing is and remains copyright and is the property of mm+j architects p/l. It may not be used or copied in whole or in part without written consent.</p> <p>All dimensions to be verified on site.</p> <p>This drawing is not to be used for construction purposes.</p> <p>EXISTING</p>	A	23.08.2019	DEVELOPMENT APPLICATION ISSUE			DRAWN: VAC	
								JOB NO: 1860
								ISSUE: A

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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
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

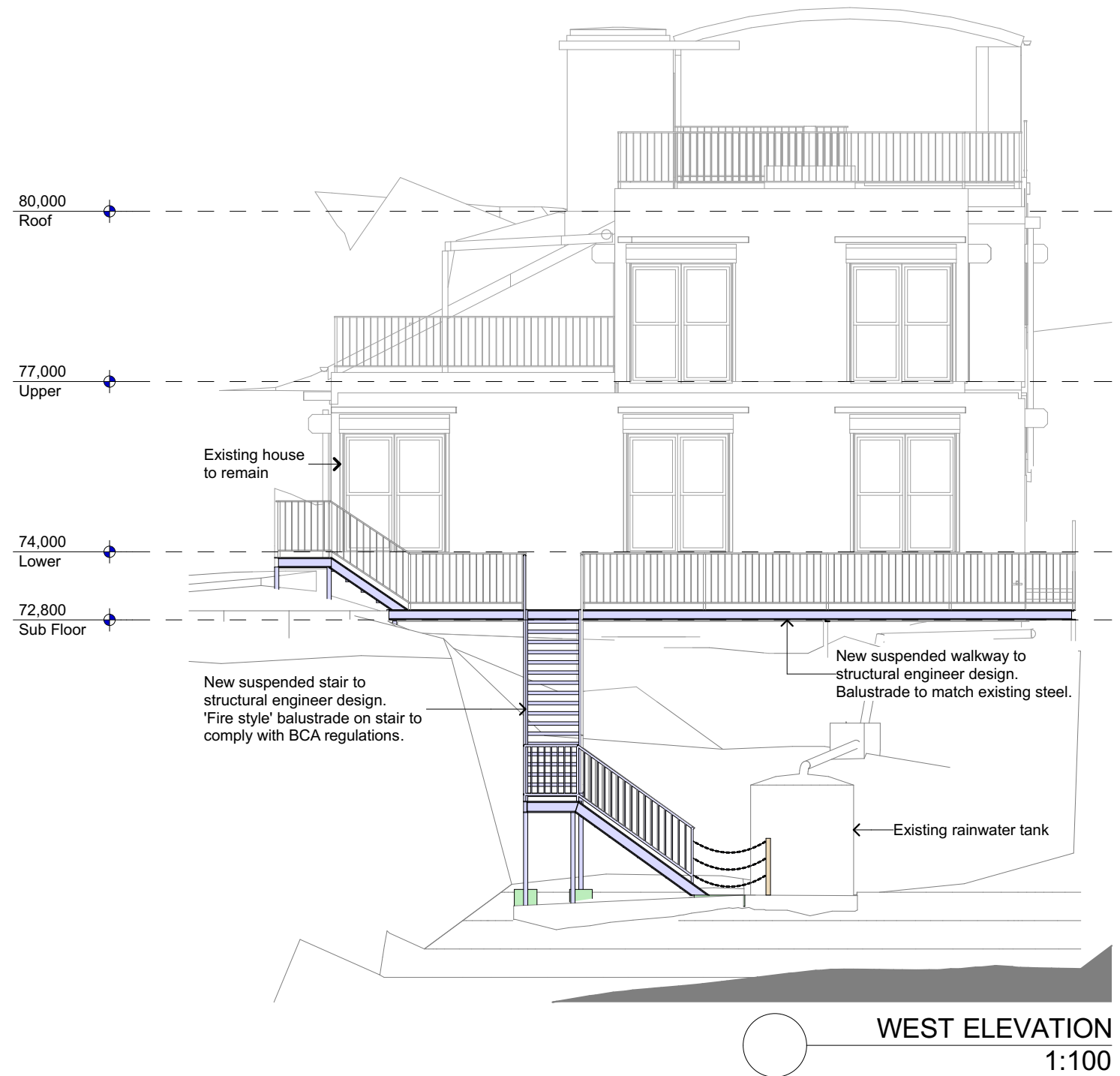
Shall be made from -
(a) of non-combustible material; or
(b) of bushfire-resisting timber (Refer to: AS3959 - 2018, Appendix F); or
(c) a combination of Items (a) and (b).

SITE PLAN
1:200

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

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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 -
(a) of non-combustible material; or
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7.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings

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

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

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

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Shall be made from -

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SOUTH ELEVATION
1:100

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	A	23.08.2019	DEVELOPMENT APPLICATION ISSUE			DRAWN: VAC	
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						JOB NO: 1860	