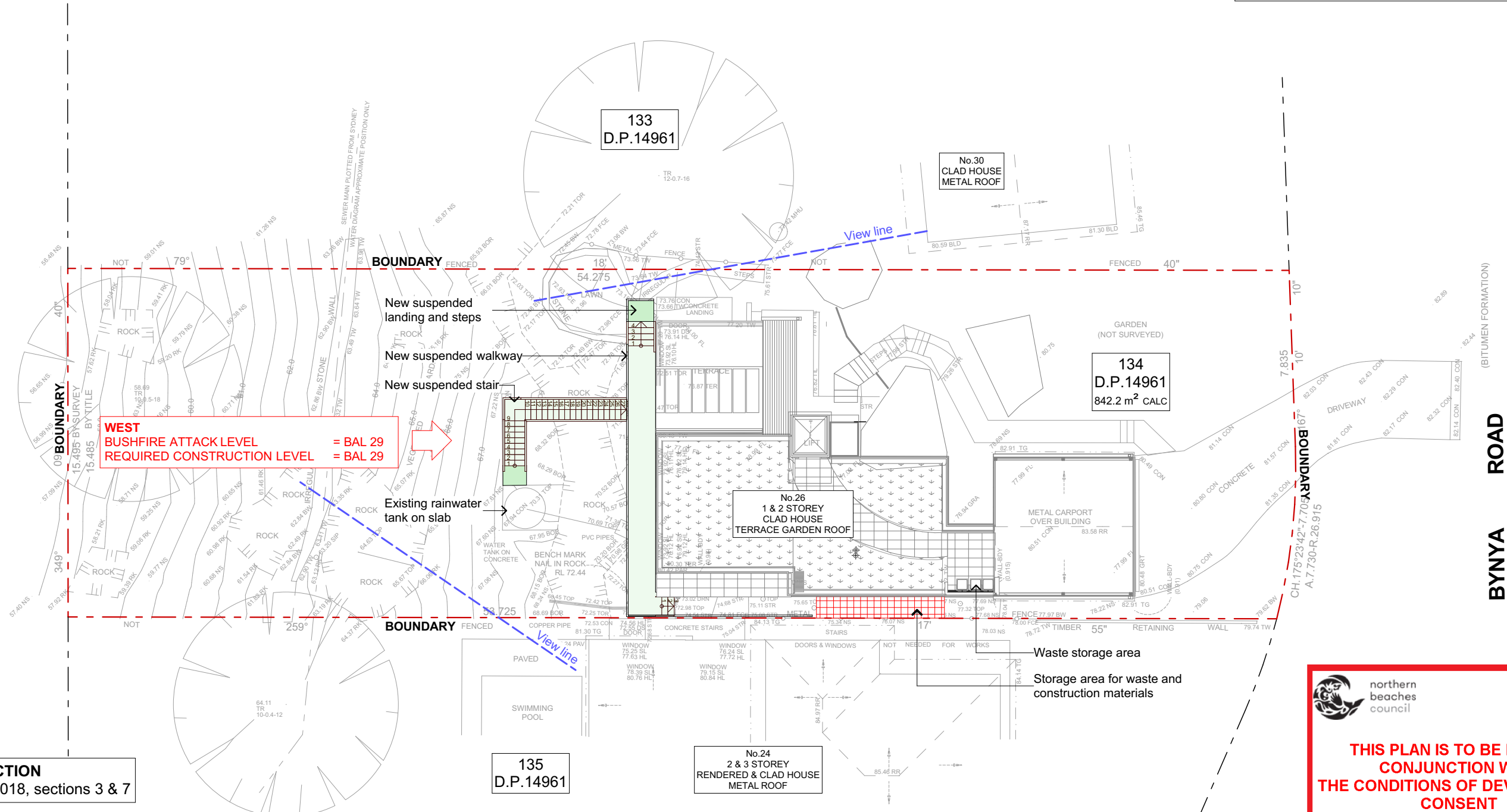


NOTE:  
For bushfire requirements refer to *BPAD Bushfire Planning & Design* report dated 03.06.2019.  
'Lot 134, DP 14961, 26 Bynya Road, Palm Beach, NSW 2108'



**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

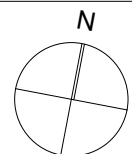
Shall be made from -  
(a) of non-combustible material; or  
(b) of bushfire-resisting timber (Refer to: AS3959 - 2018, Appendix F); or  
(c) a combination of Items (a) and (b).



**THIS PLAN IS TO BE READ IN  
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CONSENT**

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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**

1860 Bynya 26\_DA\_190820.pln

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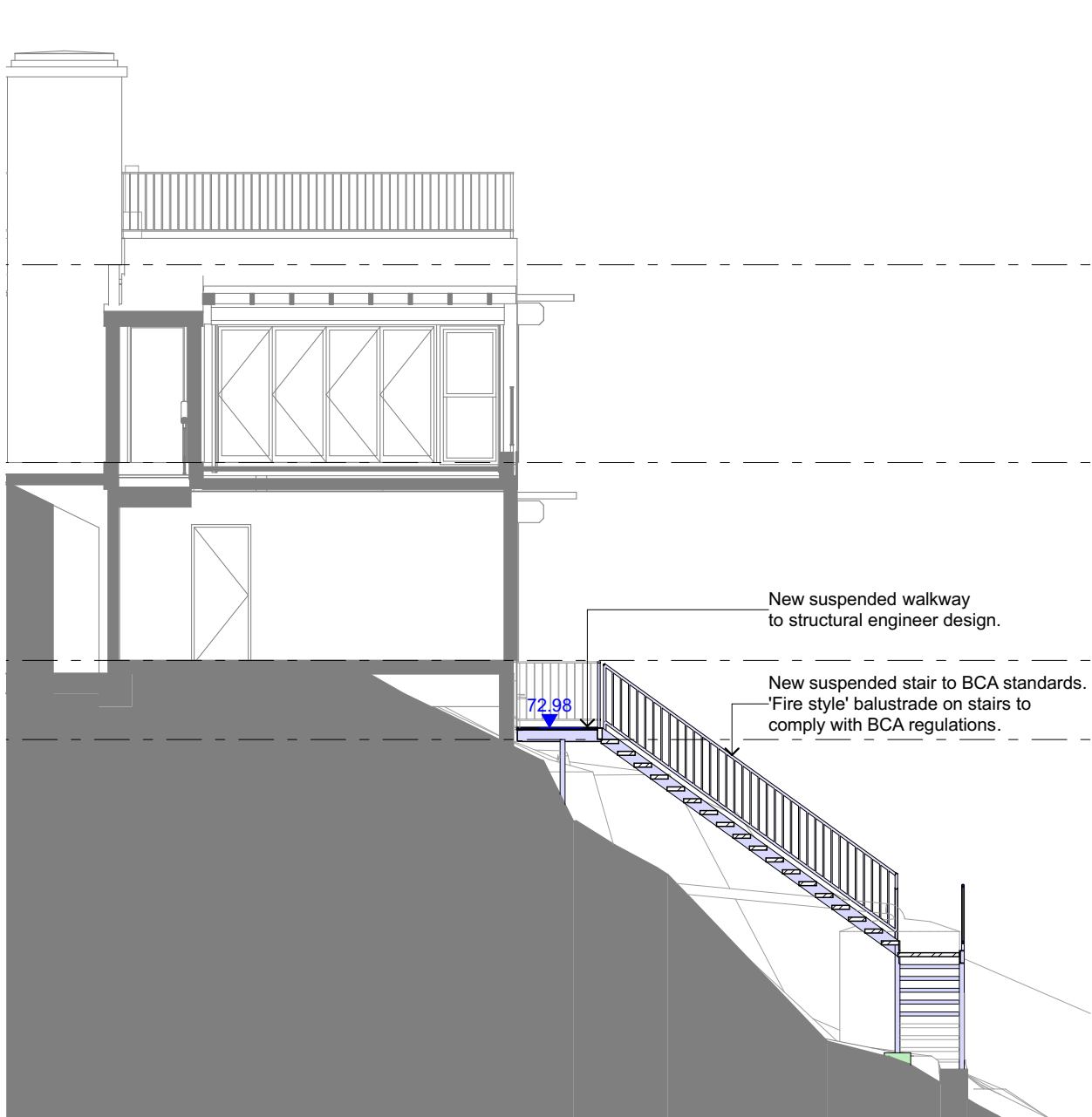
For bushfire requirements refer to *BPAD Bushfire Planning & Design* report dated 03.06.2019.  
' Lot 134, DP 14961, 26 Bynya Road, Palm Beach, NSW 2108'



<div><div>N</div></div>	NOTES: 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. All dimensions to be verified on site. This drawing is not to be used for construction purposes.	REV A	DATE 23.08.2019	DESCRIPTION DEVELOPMENT APPLICATION ISSUE	<div>  SUITE 1, 36-42 SYDNEY RD, MANLY NSW 2095 9929 1279   admin@mmjarchitects.com.au</div>	CLIENTS: BILL AND MANDY PALMER	<div><div>SCALE: 1:100</div><div>DRAWN: VAC</div><div>DATE: 23/08/2019</div><div>JOB NO: 1860</div></div> <div>DA04</div> <div>ISSUE: A</div>	NOTED 23/08/2019 4:23 PM
				PROJECT: ALTERATIONS & ADDITIONS TO DETACHED DWELLING				
				26 BYNYA ROAD, PALM BEACH, NSW 2108				
				LOWER FLOOR PLAN				

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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
- (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
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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 -

- (a) of non-combustible material; or
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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
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CONSENT**

**DA2019/0925**

REV	DATE	DESCRIPTION
A	23.08.2019	DEVELOPMENT APPLICATION ISSUE

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**DEVELOPMENT APPLICATION**



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**

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

DRAWING NO:  
**DA05**  
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**

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**

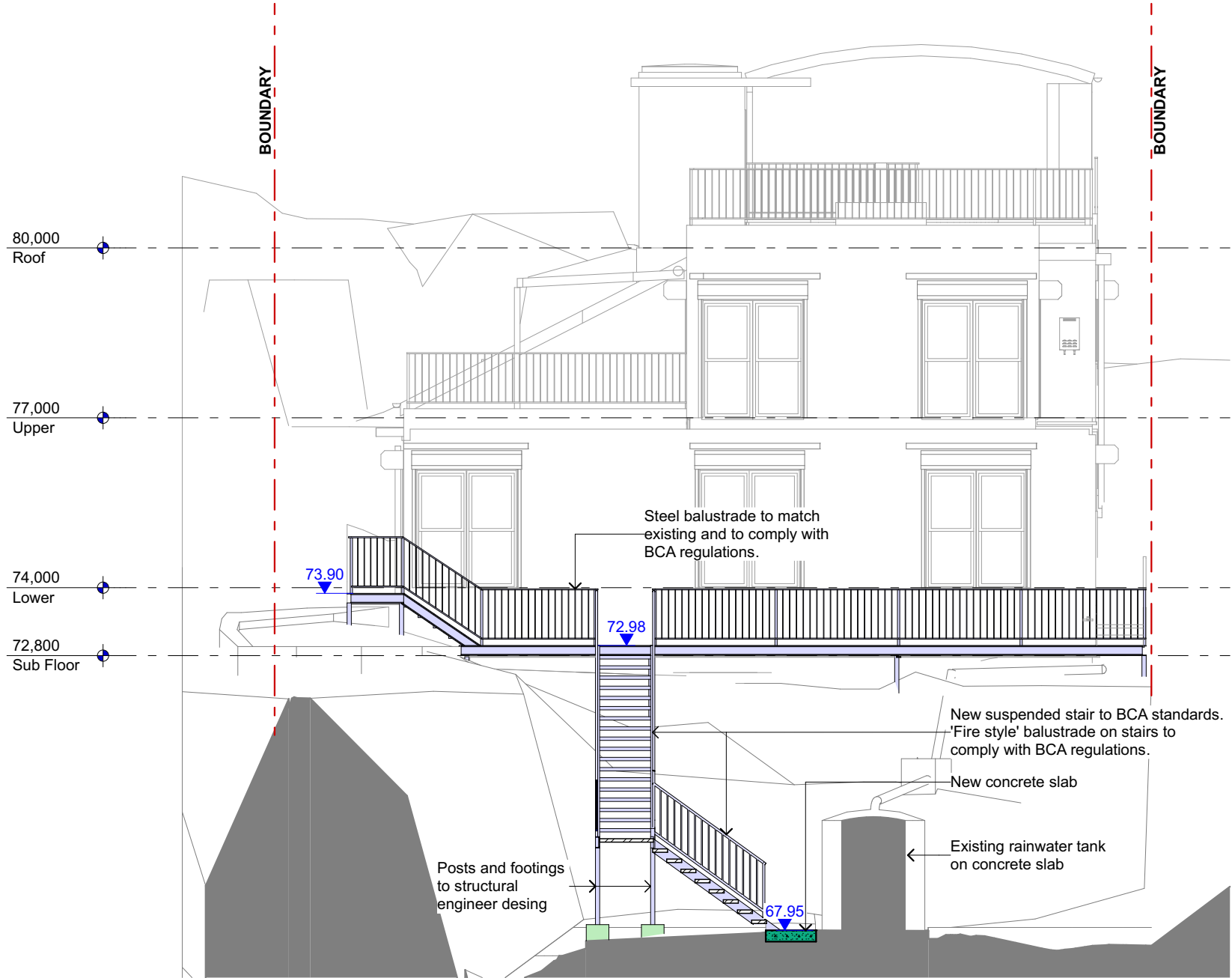
Decking, stair treads and the trafficable surfaces of ramps and landings shall be -  
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**7.7.5 Veranda posts**

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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

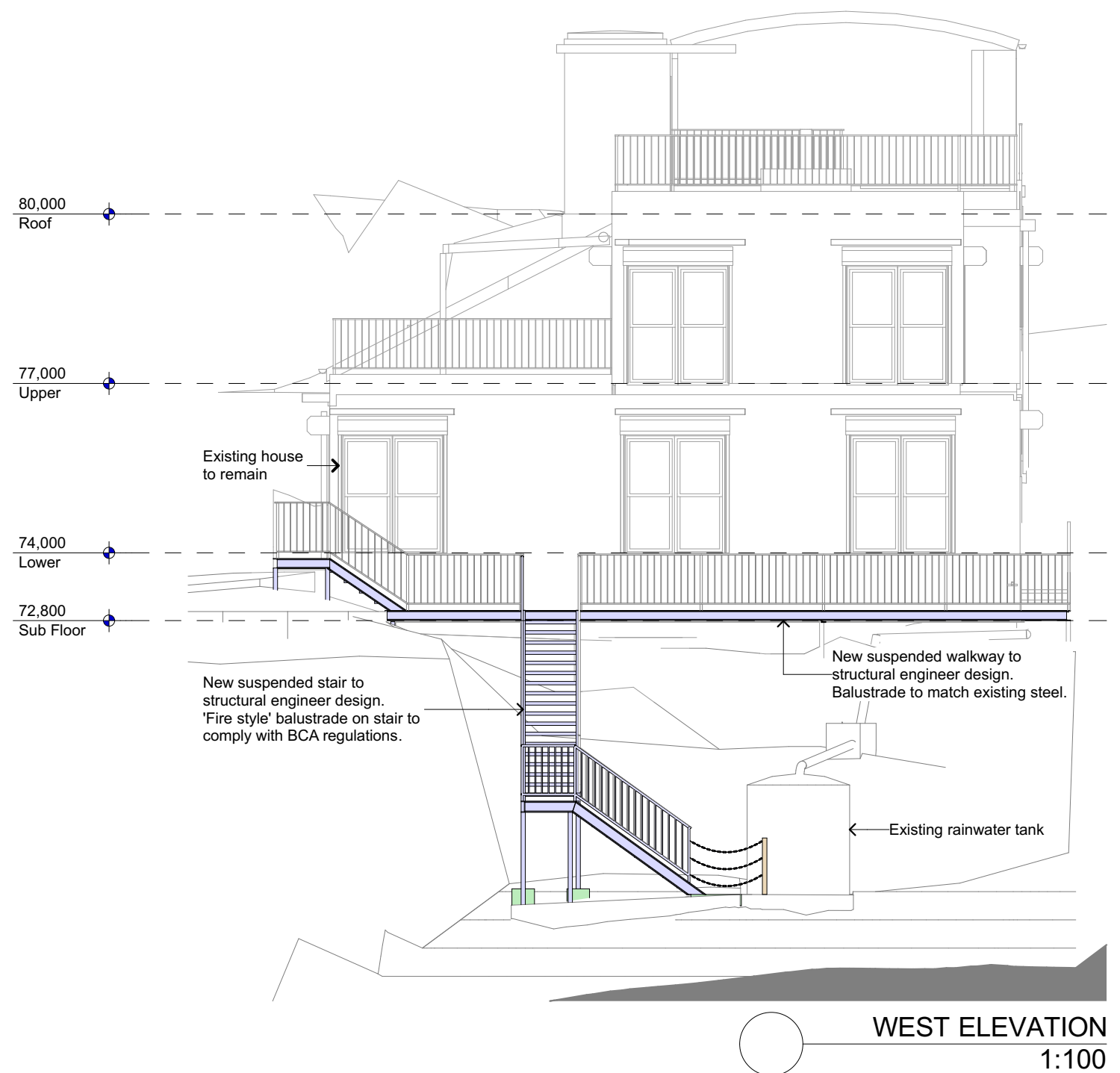
Decking, stair treads and the trafficable surfaces of ramps and landings shall be -  
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beaches  
council

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CONSENT**

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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:  
**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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**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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