

PROPOSED ALTERATIONS + ADDITIONS TO EXISTING DWELLING

7 BOREE ROAD, FORESTVILLE NSW 2087

DRAWING LIST

SHEET NO. SHEET NAME

00	COVER PAGE
01	SITE PLAN
02	ROOF PLAN
03	GROUND FLOOR
04	LOWER GROUND FLOOR
05	ELEVATIONS
06	ELEVATIONS
07	SECTIONS
08	CALCULATION PLAN
09	BASIX COMMITMENTS

COMPLIANCE TABLE

ITEM	PROPOSED	STANDARD	COMPLIANT
SITE AREA	793 m²		
SETBACKS			
	REAR	EXISTING	- YES
	SIDE	EXISTING	- YES
	FRONT	EXISTING	- YES
EXISTING GFA	154m²		
PROPOSED GF GFA	0m²	-	-
PROPOSED LGF GFA	69m²	-	-
TOTAL GFA	223m²	N/A	YES
HEIGHT	EXISTING	8.5M	YES
FSR	0.27:1	N/A	YES
LANDSCAPE AREA	EXISTING	-	YES
PRIVATE OPEN SPACE	EXISTING	-	YES

BUILDING SPECIFICATIONS

The building works included in the subject application will comply with the relevant deemed to satisfy provision of the Building Code of Australia Vol.2 2022, relevant standards of construction and the ABCB Housing Provisions.

Particular reference is made to the following BCA provisions and Australian standards, which will form part of the application and will be complied with:

Demolition:

Demolition work is to be carried out in accordance with Australian Standard AS2601: The demolition of structures (AS 2601). If the work is not covered by or included in AS 2601, the work must be done in a manner acceptable to the Safework NSW.

NATIONAL CONSTRUCTION CODE: Where NCC is referenced that nomination refers to the National Construction Code of Australia BCA Vol.1 and/or Vol.2 and/or PCA Vol.3 as amended.

Site Preparation:

Ø Earthworks and Excavations: to be carried out in accordance with the requirements of the EP&A Act 1979, conditions of the development consent and relevant requirements of NCC Vol. 2 Part H1D3 and Part 3.2 of the ABCB Housing Provisions.

Ø Earth retaining structures: constructed in accordance with AS 4678 and requirements of NCC Vol. 2 Part H1D3

Ø Drainage: is to be is to be designed and constructed in accordance with one of the following: AS/NZS 3500.3.

Section 5 of AS/NZS 3500.5 and relevant requirements of NCC Vol. 2 Part H2D2

Termite Management Systems to comply with NCC Vol. 2 Part H1D3 and Part 3.4 of the ABCB Housing Provisions

Footings and slabs:

All construction of any footings and slabs to comply with the following:

Ø All parts of NCC Vol.2 Part H1D4 and Section 4 of the ABCB Housing Provisions where applicable

Ø AS 2870 Residential Slabs & Footings

Ø AS 3600-2009 Concrete structures

Ø AS 2159-2009 Piling Design and installation

Ø Excavation to be carried out in accordance with NCC Vol.2 Part H1D12

Masonry:

All masonry construction is to comply with the following:

Ø All requirements of NCC Vol.2 Part H1D5 and Part 5 of ABCB Housing Provisions

Ø AS 3700-2011 Masonry structures

Ø AS 4773 Parts 1 and 2

Ø Weatherproofing of Masonry: NCC Vol.2 Part H2D4 and Part 5.7 of the ABCB Housing Provisions

Framing generally: NCC Vol. 2 part H1D6(1)&(7) and Part 6 of the ABCB Housing Provisions

Ø Timber Framing (wall, roof and floor) to comply with NCC Vol.2 Part H1D6(4) and AS1684

Ø Subfloor ventilation to comply with NCC Vol.2 Part H2D5 and Part 6.2 of the ABCB Housing Provisions

Ø All framing components to comply with Part 3.4 of NCC 2019 (volume 2) and relevant AS

Ø Steel framing/section is to comply with NCC Vol.2 Part H1D6(3) and for:

. Steel structures: AS 4100

. Cold-formed steel structures: AS/NZS 4600

Ø Structural steel members to comply with NCC Vol.2 Part H1D6(2),(5)&(6)

Ø Attachment of framed decks and balconies to external walls of buildings using a waling plate: NCC Vol.2 Part H1D11 and clause 12.3.2 & 12.3.4 of the ABCB Housing Provisions

Roof and Wall Cladding

Ø Sheet Roofing and Flashings to comply with NCC Vol.2 Part H1D7(2) and:

. Metal roofing: AS 1562.1 and Part 7.2 of the ABCB Housing Provisions if located where wind class is not more than N3

. Plastic sheet roofing: AS/NZS 4256 Parts 1, 2, 3 and 5; and AS/NZS 1562.3

. Corrugated fibre-reinforced cement sheet roofing: AS/NZS 1562.2

Ø Roof Tiles and Flashings installation and construction to comply with AS 4597, AS 2050 and NCC Vol.2

Part H1D7(3)(a)&(b) and/or Part 7.3 of the ABCB Housing Provisions and:

. Asphalt shingles: ASTM D3018-90.

. Pliable membrane and underlay: AS/NZS 4200 Parts 1 and 2

Ø Sarkings to comply with NCC Vol. 2 Part H3D2 and part 7.3.4 of the ABCB Housing Provisions

Ø Gutters and downpipes installation to comply with NCC Vol. 2 Part H2D6 and part 7.4 of the ABCB Housing Provisions

. AS/NZS 3500 part 3 and 5

Ø Timber and composite Wall cladding to comply with NCC Vol.2 Part H1D7(4), Part 7.5 of the ABCB Housing Provisions and

. AS 1562.1,

. AS 4200.1,

. Autoclaved aerated concrete: AS 5146.1

Glazing, Windows and External Glazed Doors

All Glazing to comply with NCC Vol.2 Part H1D8(1), AS 1288, AS 2074 & AS 4055, and Part 8.2 of ABCB ousing Provisions as applicable

Ø Glass and Framed / Glass Assemblies to comply with NCC Vol.2 Part H1D8(2)&(3), and/or Part 8.3 & 8.4 of the ABCB Housing Provisions

Ø Protection of Openable Windows to comply with NCC Vol.2 Part H5D3 and Clause 11.3.7 and 11.3.8 of the ABCB Housing Provisions

Ø Glass Balustrades to comply with NCC Vol.2 Part H1D8(2)(b) or Part 8.3 of the ABCB Housing Provisions

Floor Hazard Areas: NCC Vol. 2 Part H1D10

Bushfire Prone Areas: NCC Vol. 2 Part H7D4, and as varied by; NSW H7D4, QLD H7D4 and SA H7D4

Alpine Areas: NCC Vol.2 Part H7D3 and Section 12.2 of the ABCB Housing Provisions

Earthquake: NCC Vol 2 H1D9 and Section 2 of the ABCB Housing Provisions

Climate Zones: NCC Vol. 2 Table 2, and Table 3

Fire Safety general specifications to comply with NCC Vol.2 Part H3

Ø General concession - non-combustible materials to comply with all NCC Vol.2 Part H3D2

Ø Fire separation of external walls: construction to comply with requirements of NCC Vol.2 Part H3D3

Ø Fire protection of separating walls and floors: construction to comply with NCC Vol.2 Part H3D4

Ø Fire separation of garage top dwellings: construction to comply with NCC Vol.2 Part H3D5

Ø Smoke alarms and evacuation lighting to be installed in accordance with NCC Vol.2 Part H3D6, Part 9.5 of the ABCB Housing Provisions and AS 3786.

Health and Amenity general specifications to comply with NCC Vol.2 Part H4

Ø Wet Areas And External Waterproofing: NCC Vol.2 Part H4D2

Building elements in wet areas within a building must

. Comply with AS 3740 or,

. Part 10.2 of the ABCB Housing Provisions provided wet areas are protected in accordance with the appropriate requirements of Part 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing Provisions

Ø Masterials and Installation of Wet Area Components and Systems: NCC Vol.2 Part H4D3

Building Elements in wet areas are water resistant or waterproof in accordance with Clause 10.2.1 to 10.2.6 of the ABCB Housing Provisions and comply with either,

. AS 3740 and Clause 10.2.12 of the ABCB Housing Provisions or,

. 10.2.7 to 10.2.32 of the ABCB Housing Provisions

Ø Room Heights: to comply with NCC Vol.2 Part H4D4 and Part 10.3 of the ABCB Housing Provisions

Ø Facilities: to be constructed in accordance with NCC Vol.2 Part H4D5 and Part 10.4 of the ABCB Housing Provisions

Ø Light: to comply with NCC Vol.2 Part H4D6 and Part 10.5 of the ABCB Housing Provisions

Ø Ventilation: to comply with NCC Vol.2 Part H4D7, AS 1668.2 for mechanical systems and Part 10.6 of the ABCB Housing Provisions

Ø Sound Insulation: to comply with NCC Vol.2 Part H4D8 and Part 10.7 of the ABCB Housing Provisions

Ø Condensation Management: to comply with NCC Vol.2 Part H4D9 and Part 10.8 of the ABCB Housing Provisions

Safe Movement and Access:

Ø Stairway and Ramp Construction to comply with NCC Vol.2 Part H5D2, Part 11.2 of the ABCB Housing Provisions and constructed in accordance with AS/NZS 1170.1

Ø Barriers, Balustrades and Handrails to comply with all requirements NCC Vol.2 Part H5D3 and Part 11.3 of the ABCB Housing Provisions

Energy Efficiency

Application of Part H6 to comply with all NCC Vol.2 Part H6D2

Ø Thermal Performance: NCC Vol.2 Part H6D2(1)

. Comply with S42C2, using housing energy rating system and S42C4(1) or,

. Comply with Part 13.2, 13.3, 13.4, 13.5 of the ABCB Housing Provisions

Ø Energy Usage: NCC Vol.2 Part H6D2(2)

. Comply with S42C3 using housing energy rating system and S42C4(2) or,

. Comply with Parts 13.6 and 13.7 of the ABCB Housing Provisions for a building with a total floor area less than 500m2

Ancillary Provisions and Additional Construction Requirements

Ø Swimming Pools: NCC Vol.2 Part H7D2, and as varied by; NSW H7D2, QLD H7D2, SA H7D2 and NT H7D2

Ø Heating Appliances, Fireplaces and Flues: NCC Vol.2 Part H7D5

. AS/NZS 2918 for domestic solid fuel burning appliances

. Part 12.4 of the ABCB Housing Provisions for heating appliances

Ø Open and Insert Fireplaces, Chimneys and Flues: NCC Vol. 2 part H1D5 and part 12.4 clauses 2 to 5 of the ABCB Housing Provisions

. Insert Fireplaces to be tested to AS/NZS 2918 and have closed fire compartments for burning of solid fuel

Livable Housing Design to comply with NCC Vol.2 Part H8D2 and Clause 1.1 of the ABCB Standard for Livable Housing Design where applicable

Issu	Description	Date	J.ALAIN STUDIO	This drawing remains the property of J.ALAIN STUDIO. It may be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Unathourised use of drawing is prohibited.	Ph: 0421 161 120 Email: joseph@jalainstudio.com.au Address: PO BOX 482, Pyrmont 2009	North Point:	Client	Fides Environmental			Drawing Number	
eA	Development Application	08/05/25					Address	7 Boree Road, Forestville NSW 2087		Company		
							Project	Proposed Alterations + Additions		Scale		
							Issue	A				
							Drawing					
							Project No.	2510				

Issu	Description	Date
^e A	Development Application	08/05/25

Note: Existing stormwater to be used

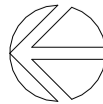
J.ALAIN STUDIO

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Email: joseph@jalainstudio.com.au
Address: PO BOX 482, Pyrmont 2009

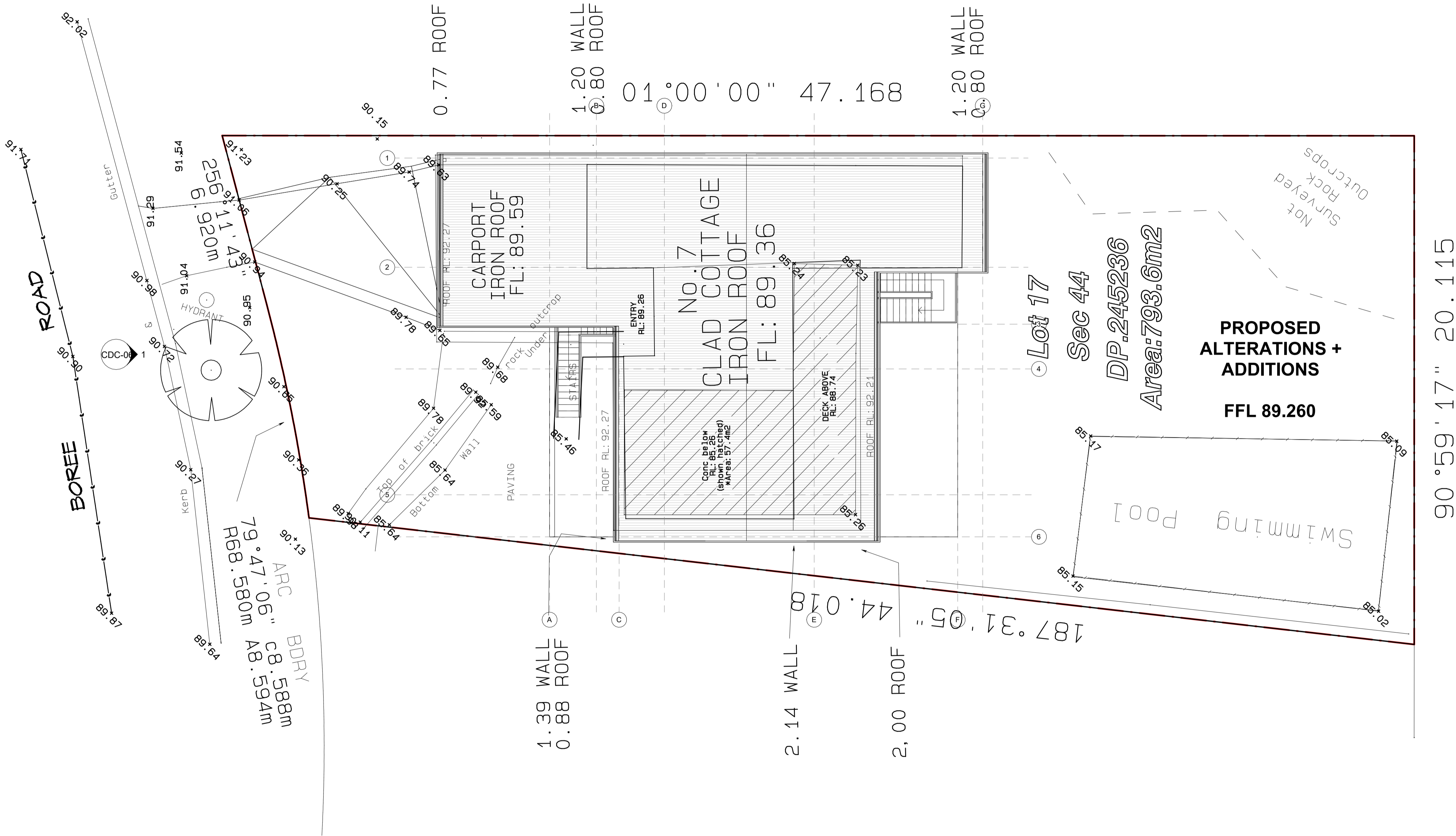
Drawn: JH
Check: JH
Date: 08/05/2025

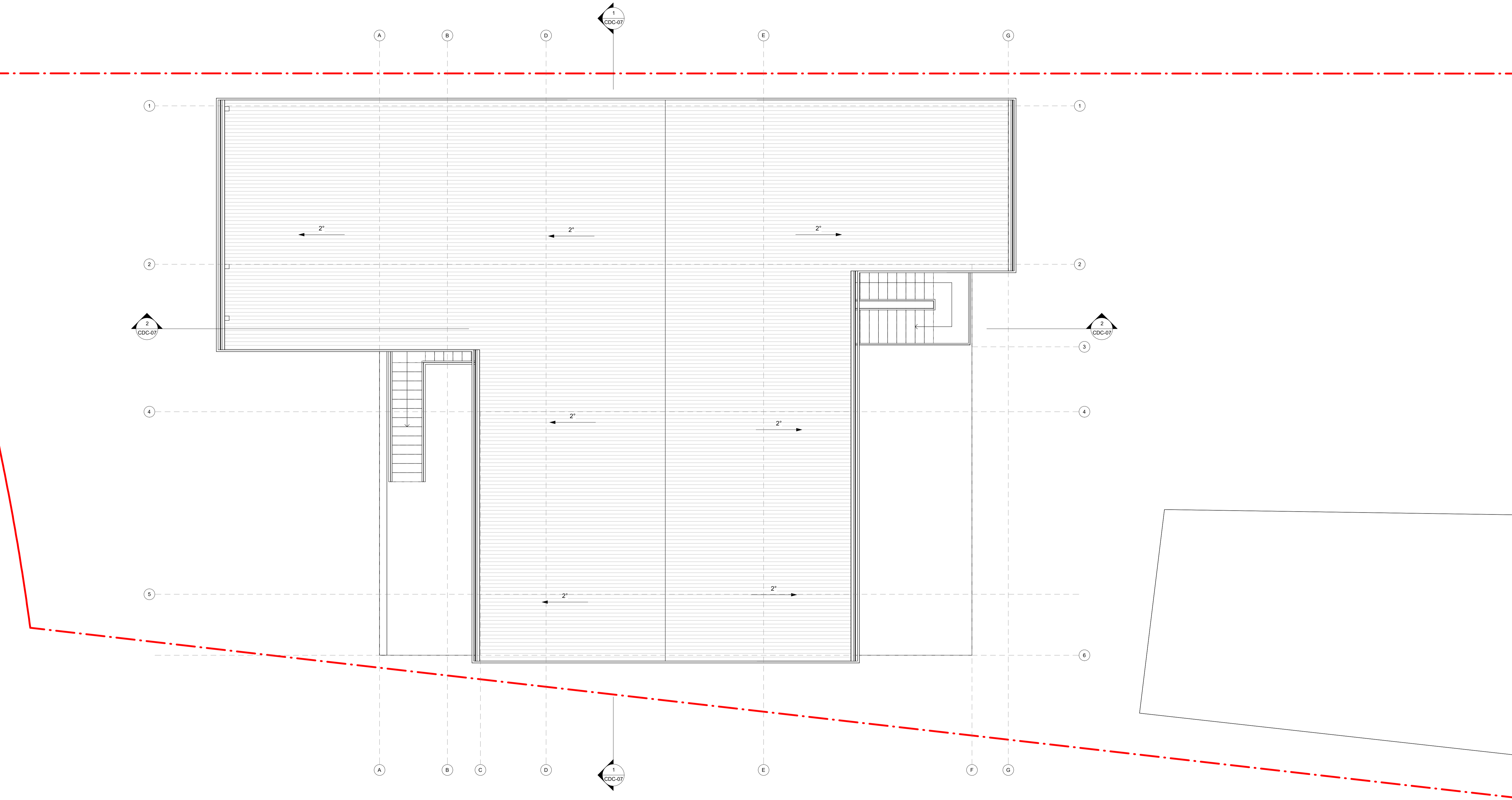
North Point:



Client	Fides Environmental		
Address	7 Boree Road, Forestville NSW 2087	Company	
Project	Proposed Alterations + Additions	Scale	
Issue	A		
Drawing	Site Plan		
Project No.	2510		

Drawing Number

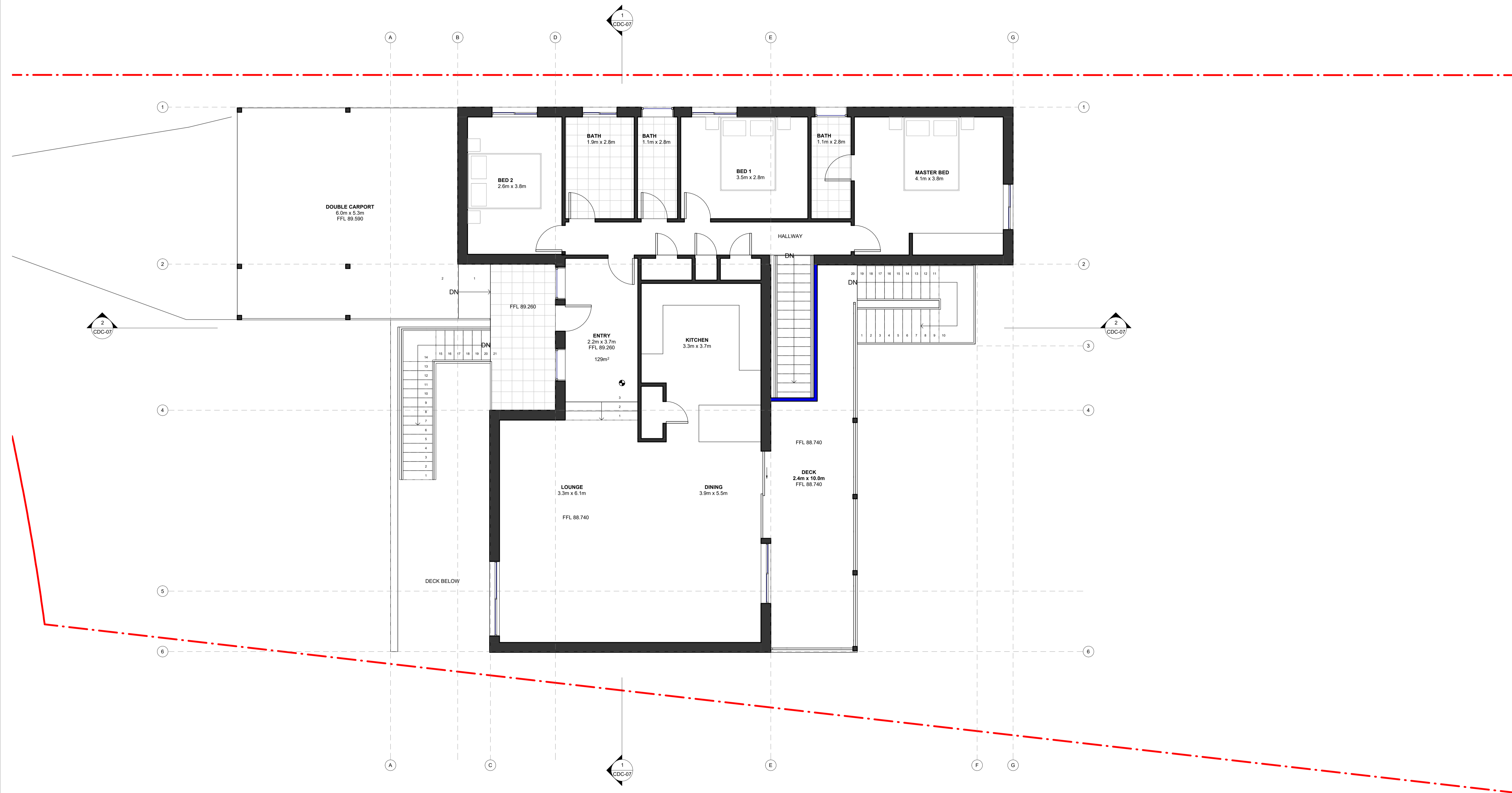




1

Roof Plan
1 : 50

Issu	Description	Date	<div>J.ALAIN STUDIO</div>	<div>This drawing remains the property of J.ALAIN STUDIO. It may be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Unathourised use of drawing is prohibited.</div>	<div>Ph: 0421 161 120 Email: joseph@jalainstudio.com.au Address: PO BOX 482, Pyrmont 2009</div>	<div>North Point: </div>	Client	Fides Environmental			Drawing Number	
eA	Development Application	08/05/25					Address	7 Boree Road, Forestville NSW 2087		Company		
							Project	Proposed Alterations + Additions		Scale		
							Issue	A				
							Drawing	Floor Plans				
							Project No.	2510				



1

Ground
1 : 50

Issu	Description	Date
^e A	Development Application	08/05/25

Note: Existing stormwater to be used

J.ALAIN STUDIO

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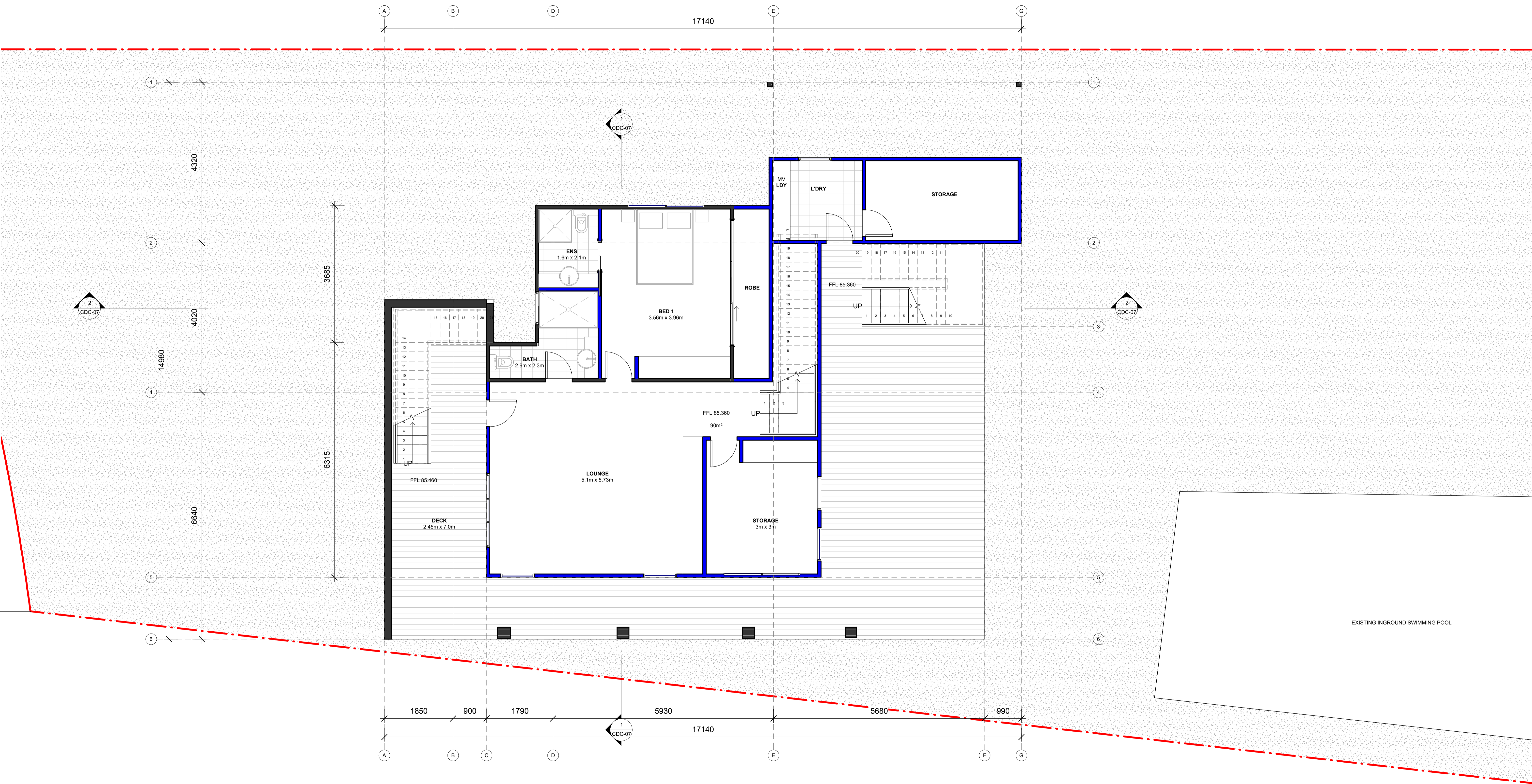
Ph: 0421 161 120
Email: joseph@jalainstudio.com.au
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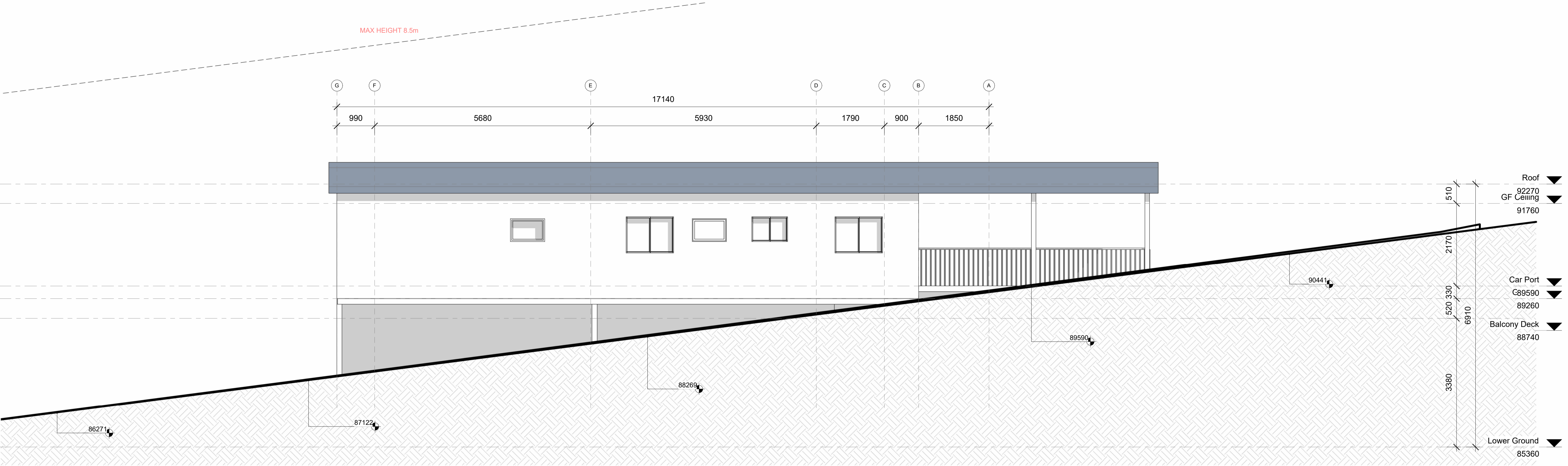
Drawn: JH
Check: JH
Date: 08/05/2025

North Point:

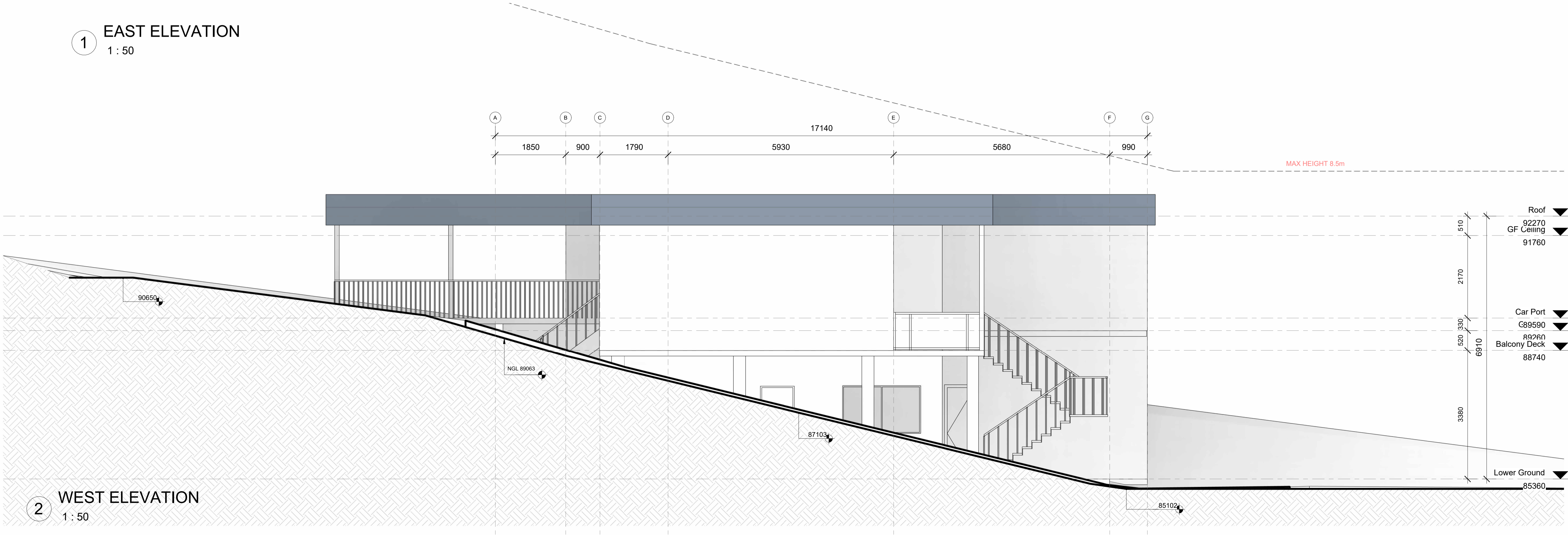


Client	Fides Environmental			Drawing Number
Address	7 Boree Road, Forestville NSW 2087	Company		
Project	Proposed Alterations + Additions		Scale	03
Issue	A			
Drawing				
Project No.	2510			



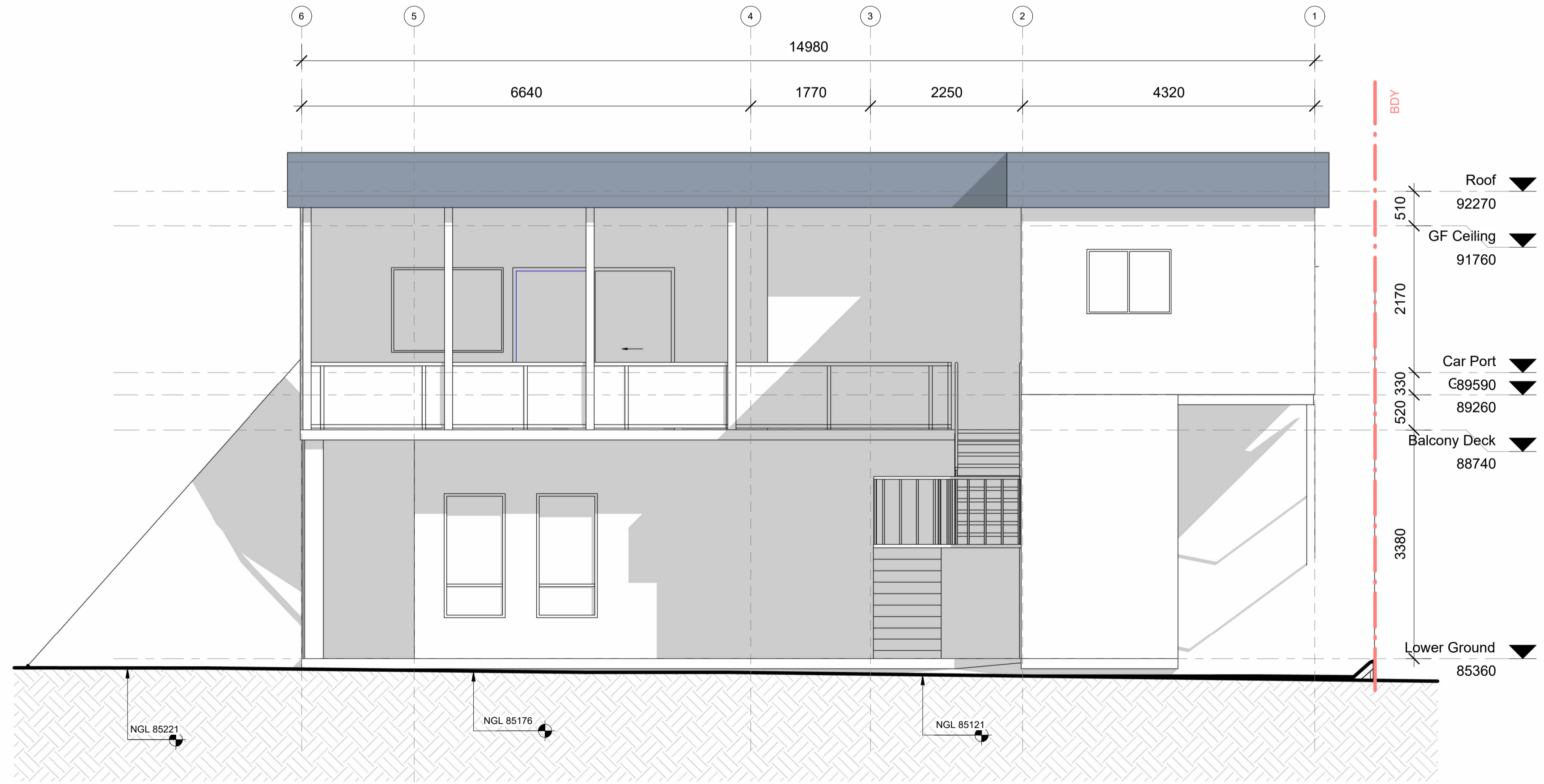
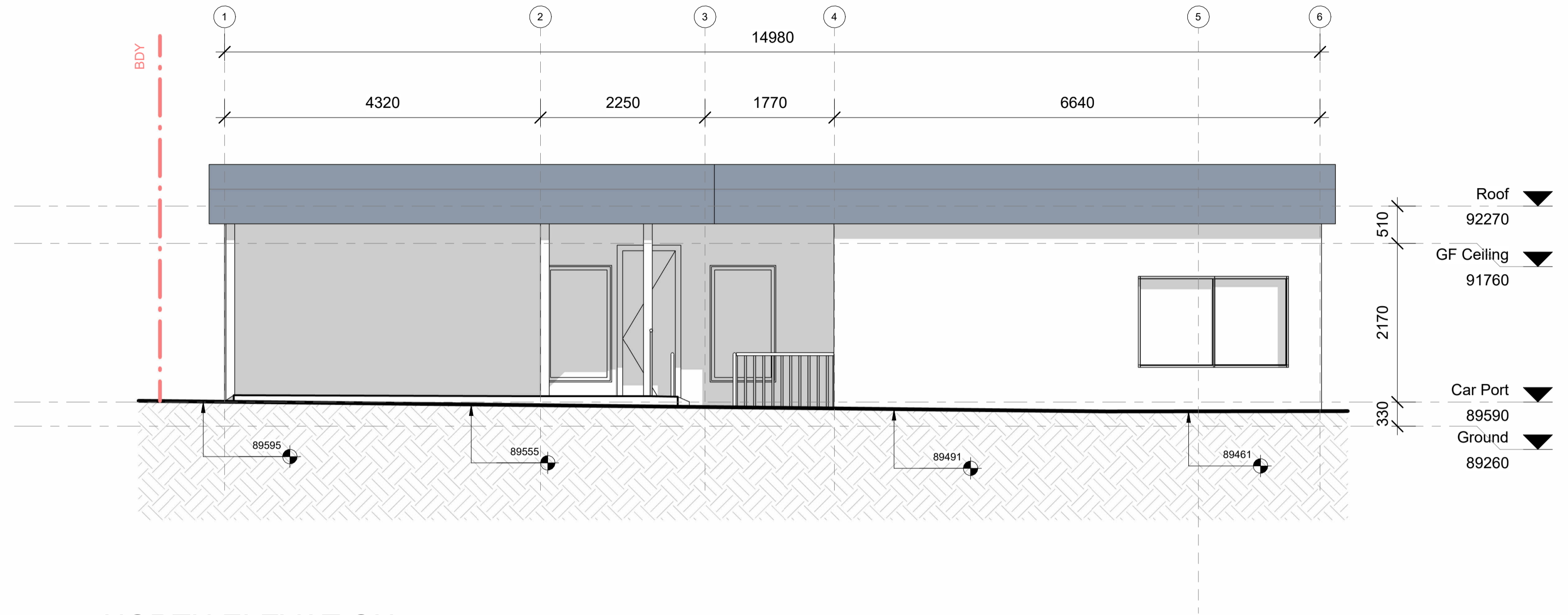


1 EAST ELEVATION
1 : 50

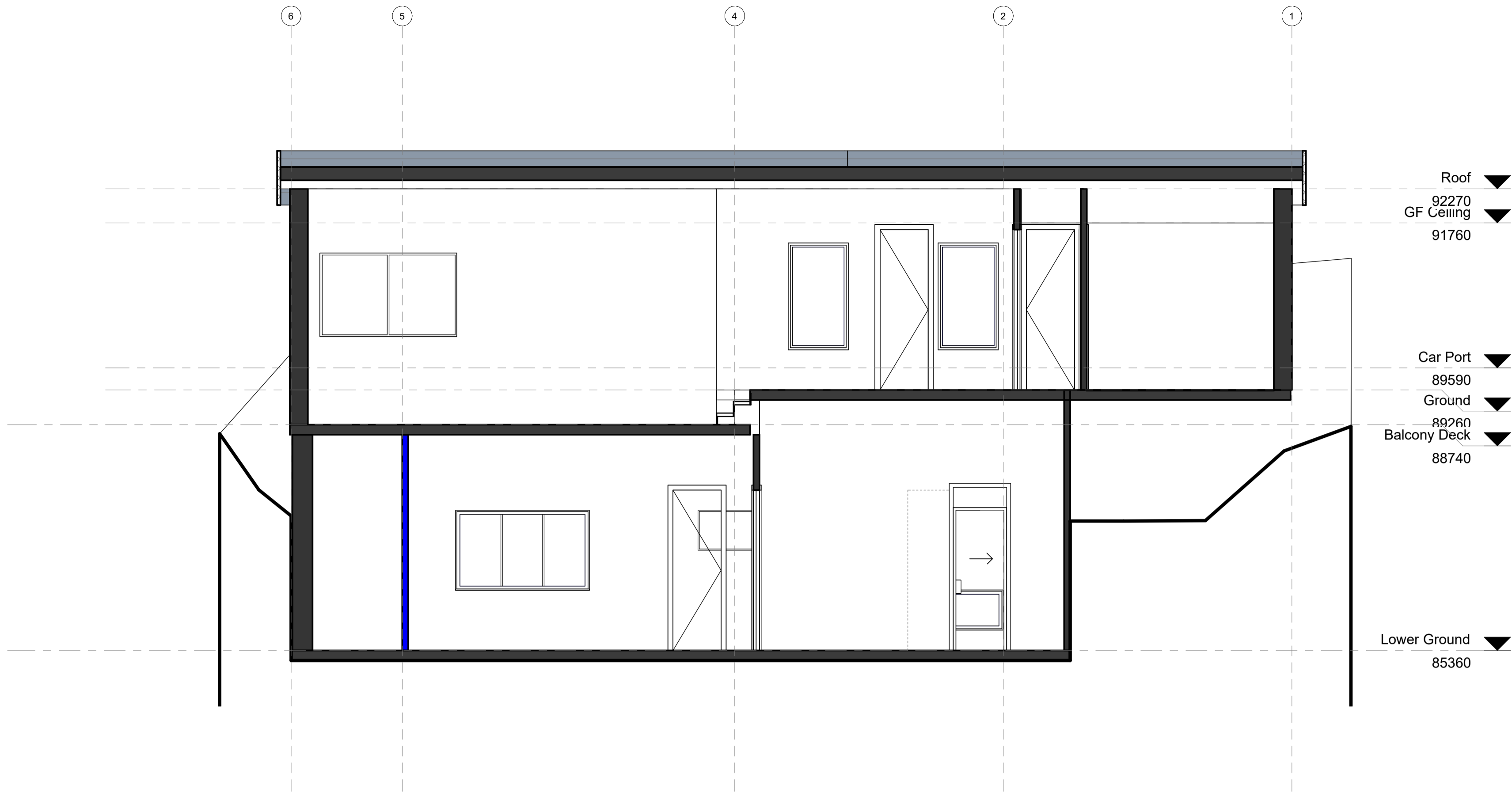


2 WEST ELEVATION
1 : 50

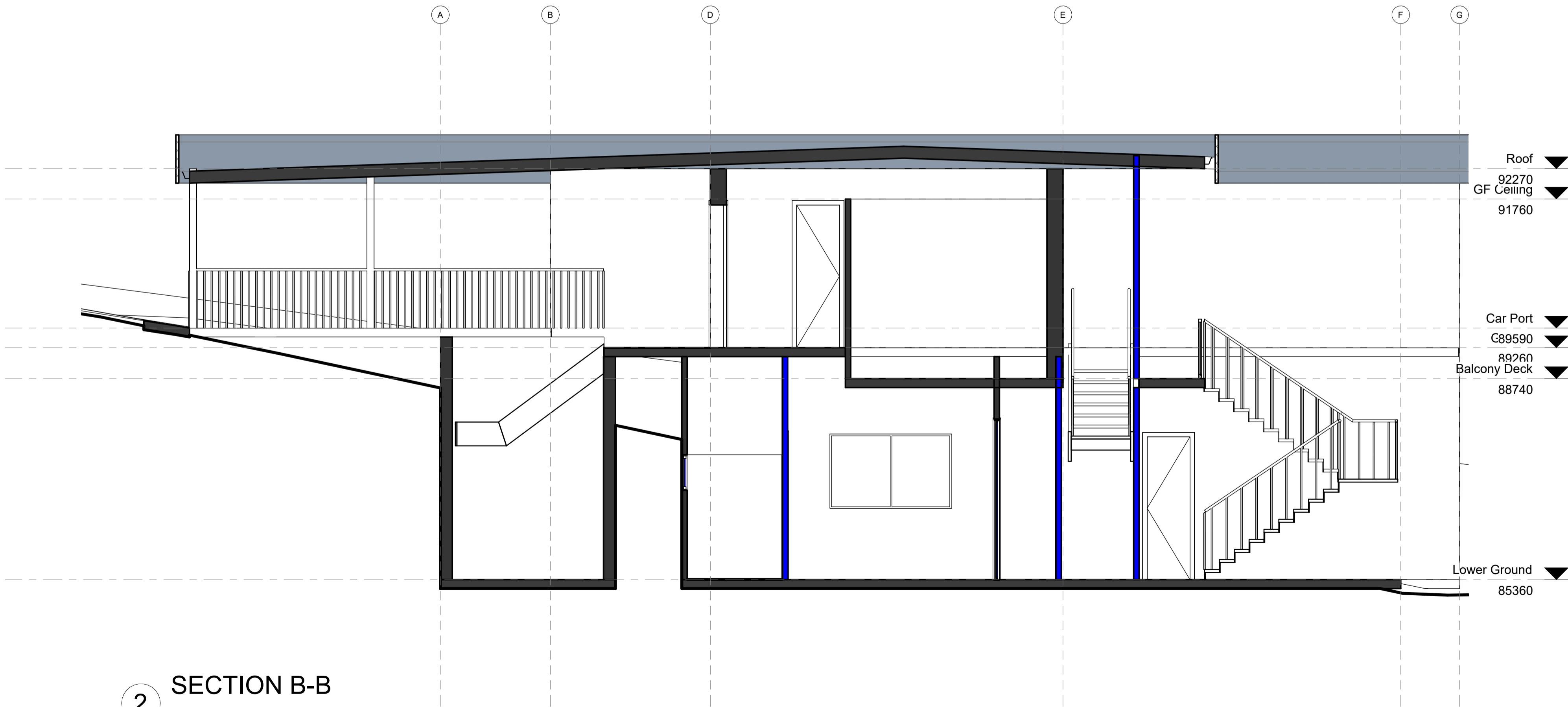
Issu	Description	Date	Note: Existing stormwater to be used	J.ALAIN STUDIO	This drawing remains the property of J.ALAIN STUDIO. It may be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Unauthorised use of drawing is prohibited.	Ph: 0421 161 120 Email: joseph@jalainstudio.com.au Address: PO BOX 482, Pyrmont 2009	North Point:	Client	Fides Environmental		Drawing Number
A	Development Application	08/05/25						Address	7 Boree Road, Forestville NSW 2087	Company	
								Project	Proposed Alterations + Additions	Scale	
								Issue	A		
								Drawing			05
								Project No.	2510		



Issu	Description	Date	Note: Existing stormwater to be used	J.ALAIN STUDIO	This drawing remains the property of J.ALAIN STUDIO. It may be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Unauthorised use of drawing is prohibited.	Ph: 0421 161 120 Email: joseph@jalainstudio.com.au Address: PO BOX 482, Pyrmont 2009	North Point:	Client	Fides Environmental		Drawing Number
6A	Development Application	08/05/25						Address	7 Boree Road, Forestville NSW 2087	Company	
								Project	Proposed Alterations + Additions	Scale	
								Issue	A		
								Drawing			
						Drawn: JH		Project No.	2510		06
						Check: JH					
						Date: 08/05/2025					

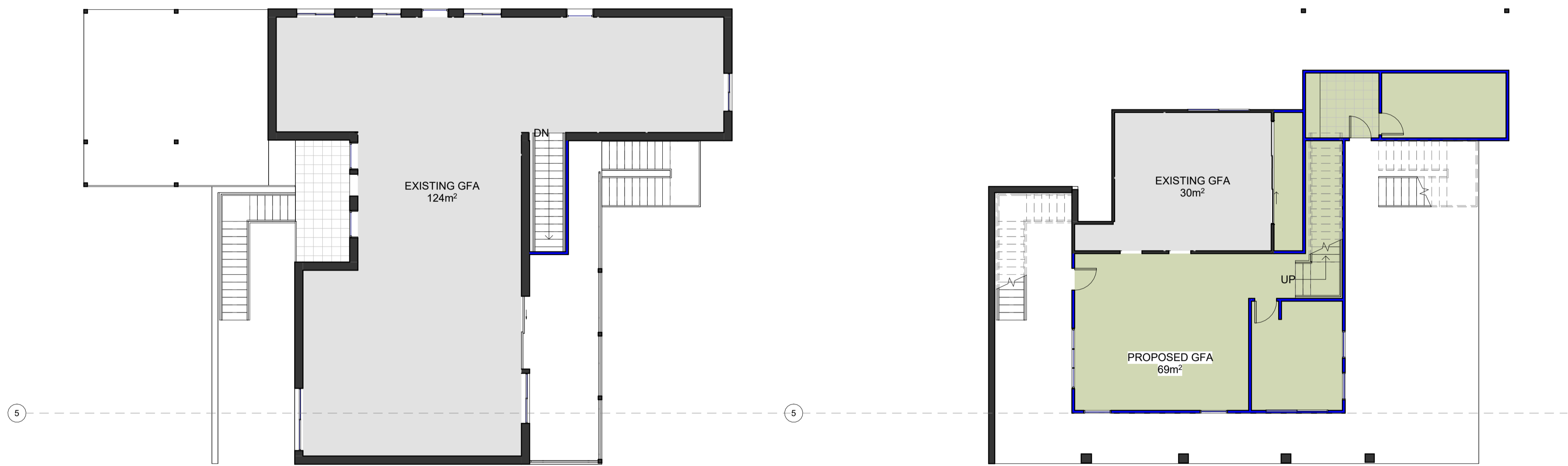


1 SECTION A-A
1 : 50



2 SECTION B-B
1 : 50

Issue	Description	Date	<div>J.ALAIN STUDIO</div>	<div>This drawing remains the property of J.ALAIN STUDIO. It may be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Unauthorised use of drawing is prohibited.</div>	<div>Ph: 0421 161 120 Email: joseph@jalainstudio.com.au Address: PO BOX 482, Pyrmont 2009</div>	<div>North Point:</div>	Client	Fides Environmental		<div>Drawing Number</div> <div>07</div>
6A	Development Application	08/05/25					Address	7 Boree Road, Forestville NSW 2087	Company	
							Project	Proposed Alterations + Additions	Scale	
							Issue	A		
							Drawing			
							Project No.	2510		
							Drawn: JH			
							Check: JH			
							Date: 08/05/2025			



1 Ground Floor GFA
1 : 100

2 Lower Ground GFA
1 : 100

Alterations and Additions

Certificate number: A1786499

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 07 March 2025
To be valid, this certificate must be lodged within 3 months of the date of issue



Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Project address	
Project name	7 Boree Road Forestville NSW 2087
Street address	7 BOREE Road FORESTVILLE 2087
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP245236
Lot number	17
Section number	44
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: BONNEFIN CONSULTING PTY LTD	
ABN (if applicable): 95 164 564 210	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
N.ENS	N	0.64	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
N.LNGE	N	6.72	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
E.BR.1.1	E	1.92	0	0	none	aluminium, single Lo- Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W4	E	0.64	0	0	none	aluminium, single Lo- Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
S.SR	S	0.64	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Construction			Show on DA Plans	Show on C2/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
S.WC2	S	0.64	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W.BAR1	W	1.92	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W.BAR2	W	1.92	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
S.BR1.2	S	1.92	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
S.BR2	S	1.92	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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eA	Development Application	08/05/25						Address	7 Boree Road, Forestville NSW 2087	Company		
								Project	Proposed Alterations + Additions	Scale		
								Issue	A			
								Drawing				
								Project No.	2510	09		

SCHEDULE OF EXTERNAL MATERIALS & FINISHES
7 BOREE ROAD, FORESTVILLE

REFERENCE	DESCRIPTION	IMAGE	SUPPLIER	NOTES
RND.01 RENDER 01 PROPOSED EXTERIOR WALLS	EXTERIOR RENDER AND PAINT FINISH: DULUX SNOW MOUNTAINS QUARTER		DULUX PH: (02) 9632 5055	
CLD.01 CLADDING 01 EXISTING/PROPOSED EXTERIOR WALLS	EXTERIOR BEIGE ROYAL PAINT FINISH: AXO CLADDING SMOOTH OR SIMILAR		JAMES HARDIE	
RF.01 ROOF FASCIA 01	FINISH: COLORBOND IRONSTONE OR SIMILAR		EXISTING	EXISTING
PCA.01 POWDER COATED ALUMINIUM RODS PROPOSED BALUSTRADES	DULUX DULLAROY POWDERCOAT FINISH: COLORBOND MONUMENT		DULUX PH: (02) 9632 5055	SATIN FINISH - 30MM RODS WITH 50MM SPACING TO BE SUPPLIED BY BUILDER. TO COMPLY WITH ALL AS STANDARDS.
PCA.02 GLASS SET IN POWDER COATED ALUMINIUM FRAME PROPOSED WINDOWS AND DOORS	DULUX DULLAROY POWDERCOAT FINISH: COLORBOND MONUMENT		DULUX PH: (02) 9632 5055	PROPOSED WINDOWS AND DOORS
CON.01 CONCRETE DRIVEWAY	FINISH: CHARCOAL FINISH EXPOSED AGGREGATE		N/A	EXISTING
ROF.01 ROOFING	COLOBOND STEEL FINISH: SHALE GRAY		COLOBOND PH: 1800 022 999 E: STEELDIRECT@BLUECOPESTEEL.COM	EXISTING