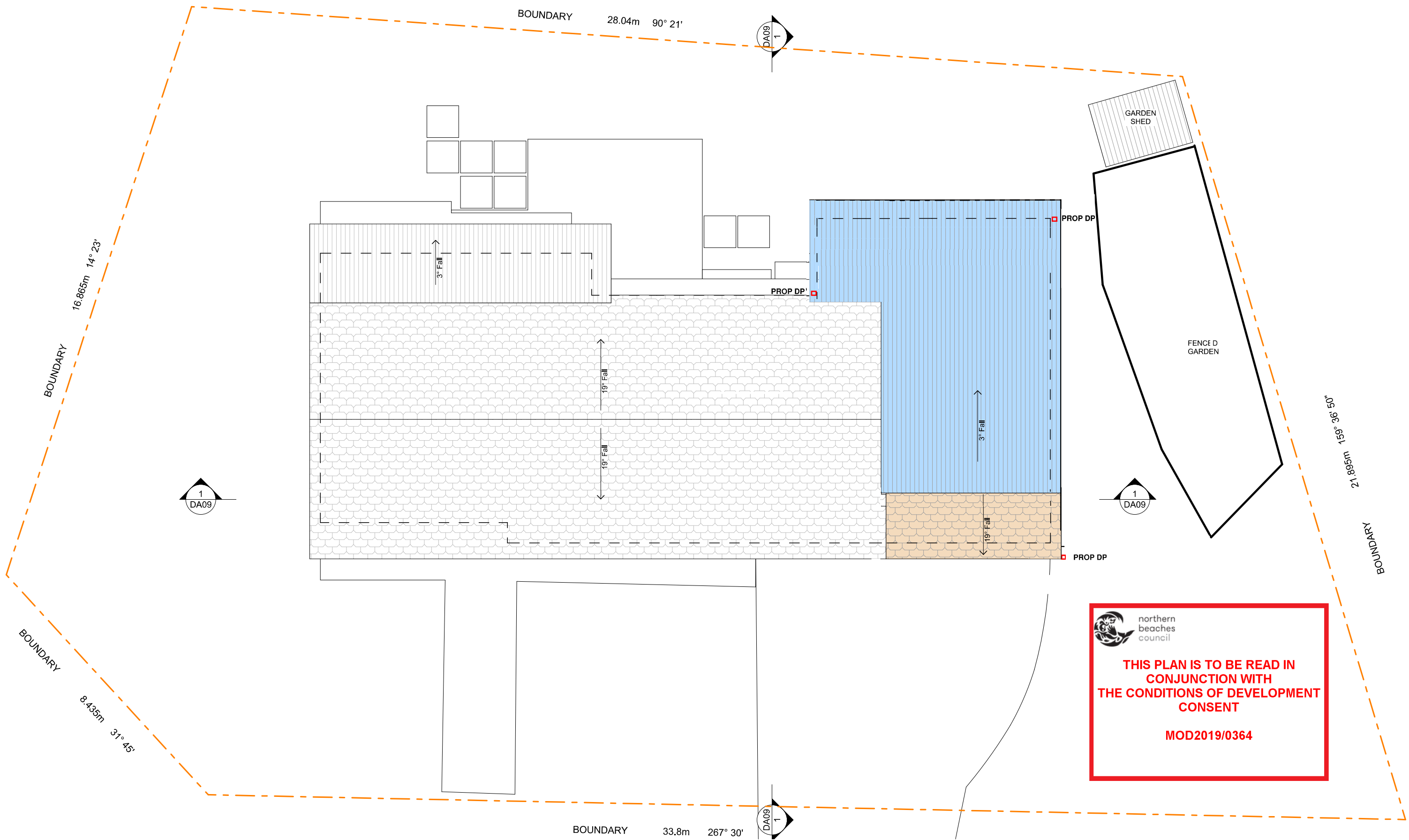
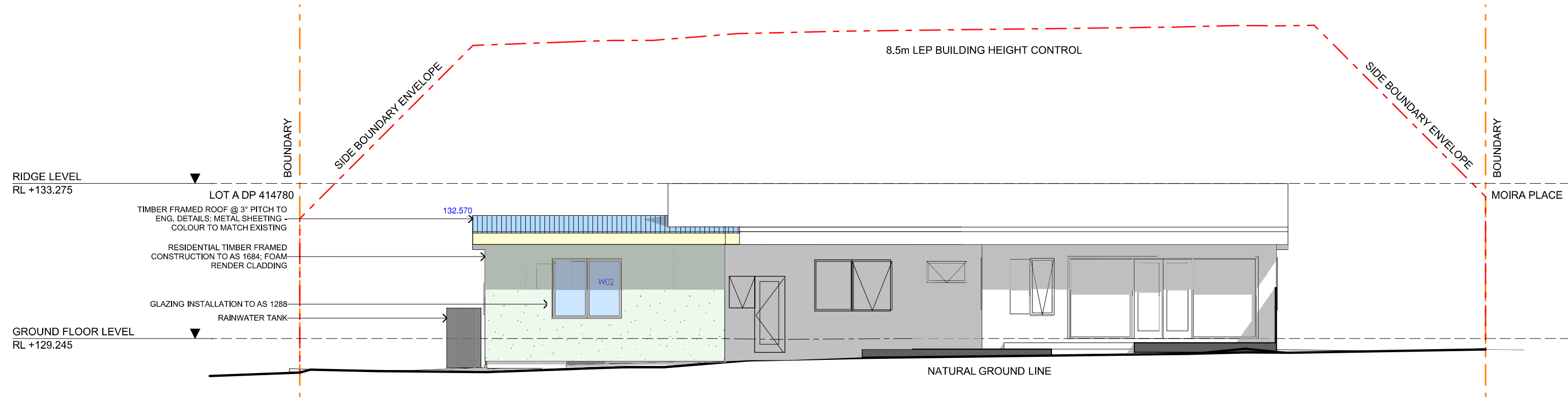




E25.07.19SECTION 4.55 REVISION						WILLIAM WILLIS M: 0435 013 842 E: william.willis@osconsulting.com.au	CLIENT WILLIAM WILLIS & JASMINE WILLIS		DRAWING TITLE PROPOSED ROOF PLAN		
REV	DATE	DESCRIPTION	BY	APP			PROJECT 11 MOIRA PLACE, FRENCHS FOREST NSW 2086		PATH NAME		REVISION E
WJW									DRAWING No. DA06		
DRAWN							SCALE @ A3 1:100		DATE 25.07.19		

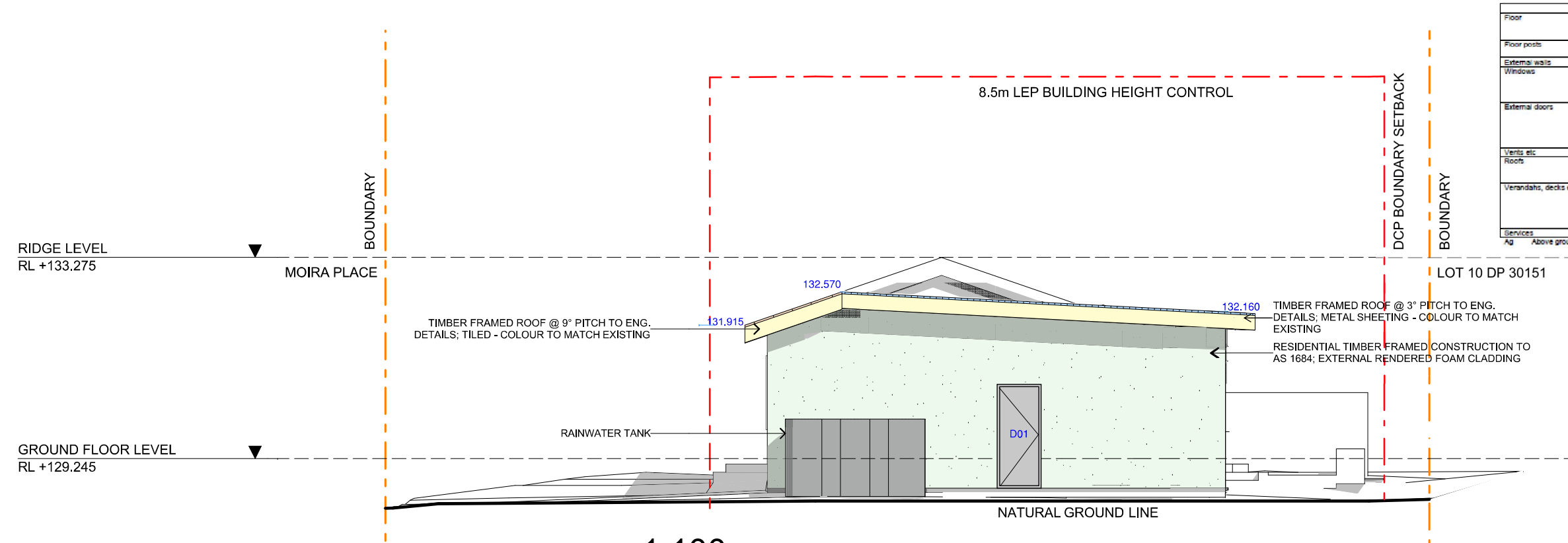


1) NORTH ELEVATION

1:100

This is a summary of the minimum specifications in 'Planning for Bushfire Protection 2006' as amended in 2010 and 'AS 3959 2009 - Construction of buildings in bushfire-prone areas' which are recommended in this report. It is included as a courtesy, is a guide only, and may not be complete. In addition, the contents of the documents from which this information was extracted may have changed between the dates of preparation of this report, and its use or application. Specifications in other documents such as the Building Code of Australia (BCA) may apply. It is the user's responsibility to comply with all statutory conditions as well as those specified by the approving authority with particular reference to this report. The appropriate source documents should be consulted to determine the full specifications abbreviated in this table.

		BAL-12.5	BAL-19	BAL-29	BAL-40				
Floor	Slab OK	FRT or lined or enclosed			Non-combustible or FRT or enclosed				
	Timber <400mm ag	OK			Enclosed or non-combustible				
	Timber >400mm ag	FRT or enclosed			Non-combustible				
Floor posts		FRT or enclosed			Non-combustible				
External walls		400mm FRT or non-combustible			Non-combustible				
Windows	Frame	FRT or metal			Non-combustible				
	Screens	Al, Fe or Br mesh on all openable			Fe or Br mesh on all, 5mm toughened glass, or shutters				
External doors	Sliding	Safety glass	5mm toughened glass	5mm toughened glass or full mesh	5mm toughened glass plus full mesh or shutter				
	Screens	Al, Fe or Br, if fitted			Fe or Br				
	Timber frames	FRT			Metal only				
	Garage	Lower 400mm FRT or non-combustible			Non-combustible				
Vents etc	Mesh	Al, Fe or Br mesh 2mm			Fe or Br mesh 2mm				
Roofs	Tiled	Fully parged (Flammability Index <5)			Fe or Br mesh 2mm				
	Sheeted Non	<combustible, fully parged (Flammability Index <5)			FRL <30				
	Rooflights	Non-combustible sleeve/lining, 4mm safety glass			FRL <30				
Verandahs, decks etc	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible			Any supports, unspaced deck, non-combustible				
	Unenclosed	FRT or non-combustible, <3mm spaced deck			Al non-combustible, unspaced deck				
	<300mm to glass	300mm wide FRT or non-combustible			Non-combustible				
Services		Exposed water & gas pipes to metal			Non-combustible				
Ag	Above ground	FRT	Fire Resistant Timber	Al	Aluminium	Fe	Stainless steel	Br	Brass



2) EAST ELEVATION

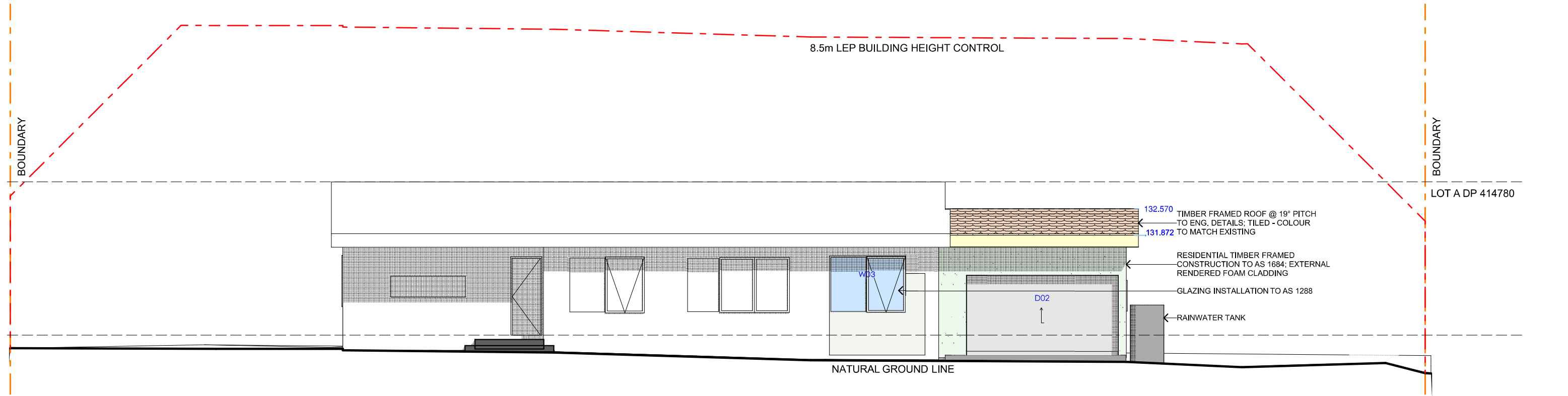
1:100

 **northern beaches council**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

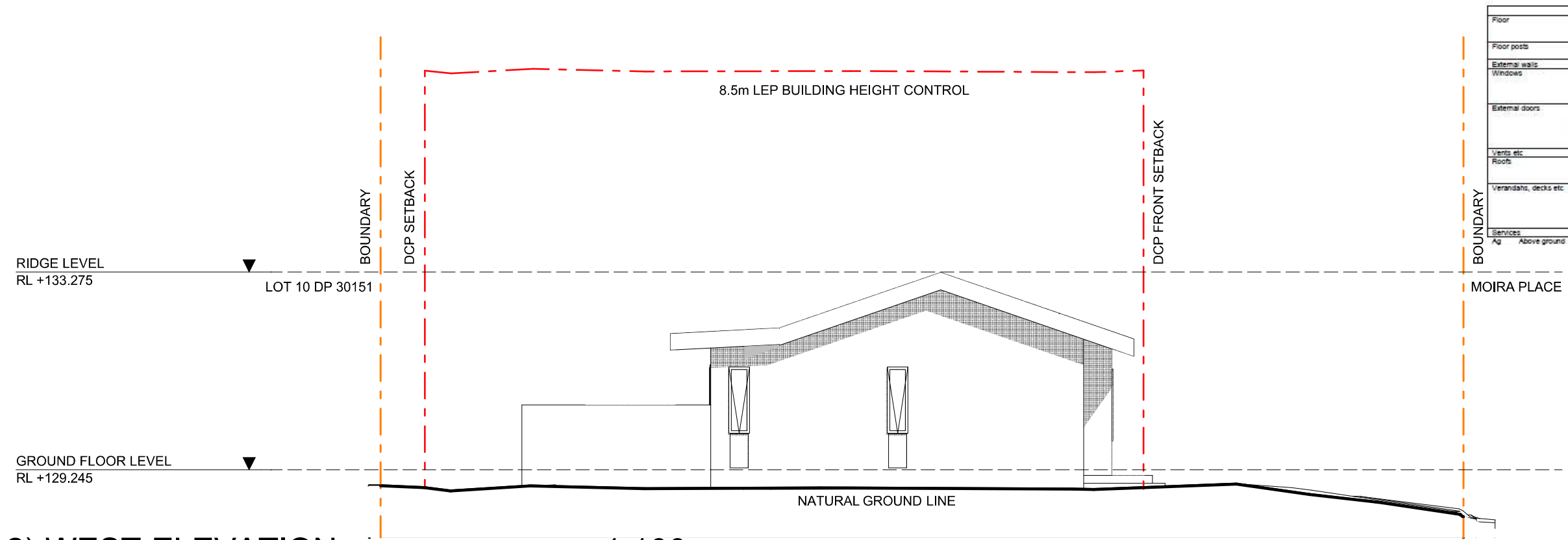
MOD2019/0364

E 25.07.19 SECTION 4.55 REVISION					WILLIAM WILLIS M: 0435 013 842 E: william.willis@osconsulting.com.au	CLIENT WILLIAM WILLIS & JASMINE WILLIS		DRAWING TITLE NORTH & EAST ELEVATIONS			
REV	DATE	DESCRIPTION		BY		APP	PROJECT 11 MOIRA PLACE, FRENCHS FOREST NSW 2086		PATH NAME		REVISION E
WJW						DRAWING No. DA07					
DRAWN						SCALE @ A3 1:100		DATE 25.07.19			



1) SOUTH ELEVATION

1:100



2) WEST ELEVATION

1:100

This is a summary of the minimum specifications in 'Planning for Bushfire Protection 2006' as amended in 2010 and 'AS 3959 2009 - Construction of buildings in bushfire-prone areas' which are recommended in this report. It is included as a courtesy, is a guide only, and may not be complete. In addition, the contents of the documents from which this information was extracted may have changed between the dates of preparation of this report, and its use or application. Specifications in other documents such as the Building Code of Australia (BCA) may apply. It is the user's responsibility to comply with all statutory conditions as well as those specified by the approving authority with particular reference to this report. The appropriate source documents should be consulted to determine the full specifications abbreviated in this table.

		BAL-12.5	BAL-19	BAL-29	BAL-40
Floor	Slab OK	FRT or lined or enclosed			Non-combustible or FRT or enclosed
	Timber <400mm ag	OK			Enclosed or non-combustible
Floor posts	Timber >400mm ag	FRT or enclosed			Non-combustible
External walls		400mm FRT or non-combustible		FRT or non-combustible	Non-combustible
Windows	Frame	FRT or metal			Non-combustible
	Screens	Al, Fe or Br mesh on all openable, 5mm toughened glass, or shutters			Fe or Br mesh on all, 5mm toughened glass, or shutters
External doors	Sliding	Safety glass	5mm toughened glass	5mm toughened glass or full mesh	5mm toughened glass plus full mesh or shutter
	Screens	Al, Fe or Br, if fitted			Fe or Br
Timber frames		FRT			Metal only
Garage		Lower 400mm FRT or non-combustible		FRT or non-combustible	Non-combustible
Vents etc	Mesh	Al, Fe or Br mesh 2mm			Fe or Br mesh 2mm
Roofs	Tiled	Fully sarked (Flammability Index <5)			FRL <30
	Sheeted Non-combustible	Non-combustible, fully sarked (Flammability Index <5)			FRL <30
Verandahs, decks etc	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible			Any supports, unspaced deck, non-combustible
	Unenclosed	FRT or non-combustible, <3mm spaced deck			Al non-combustible, unspaced deck
Services	<300mm to glass	300mm wide FRT or non-combustible			Non-combustible
		Exposed water & gas pipes to metal			
Ag	Above ground	FRT	Fire Resistant Timber	Al	Aluminium
			Fe	Stainless steel	Br Bronze

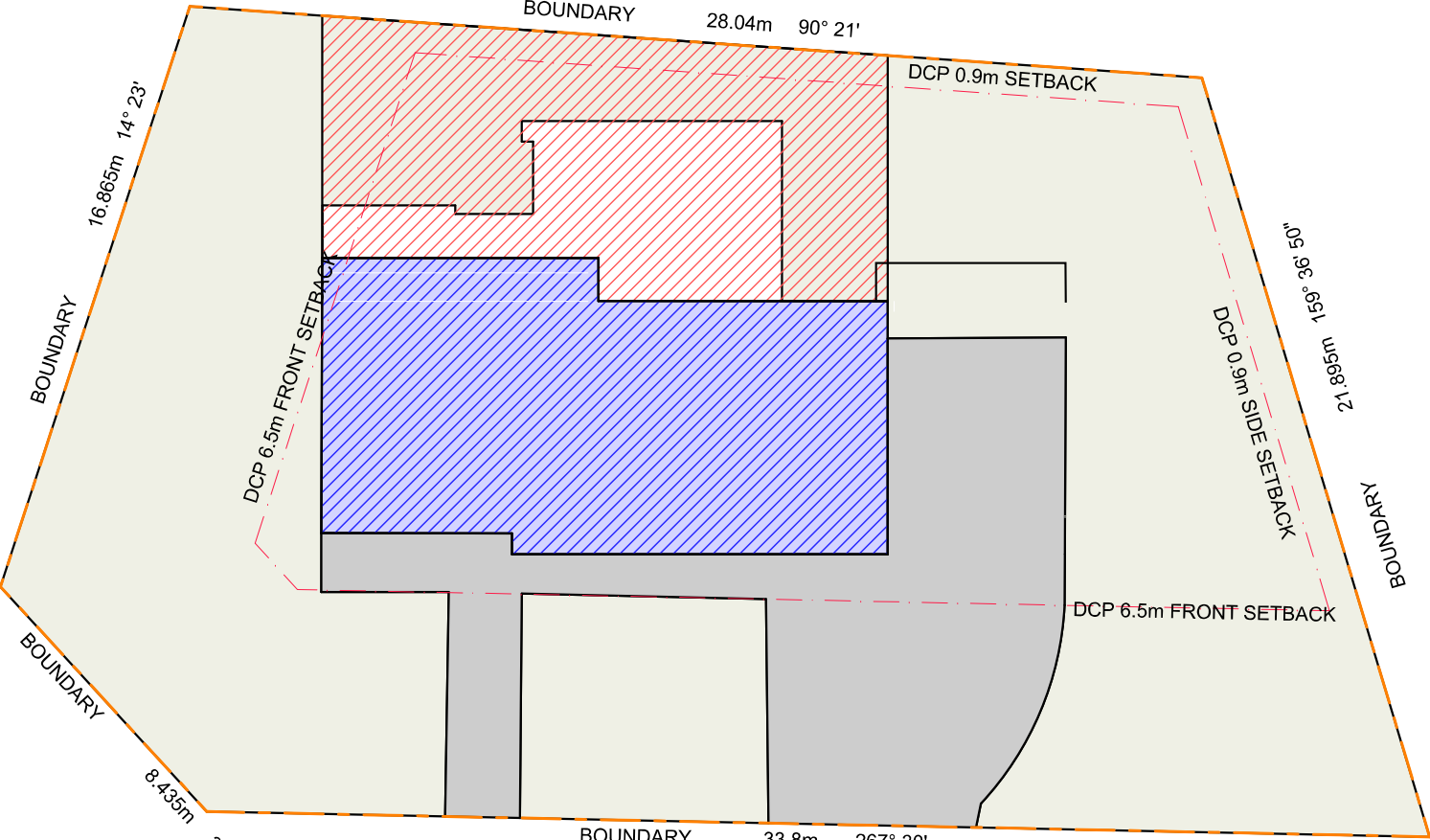


northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2019/0364

E 25.07.19 SECTION 4.55 REVISION					WILLIAM WILLIS M: 0435 013 842 E: william.willis@osconsulting.com.au	CLIENT WILLIAM WILLIS & JASMINE WILLIS	DRAWING TITLE SOUTH & WEST ELEVATIONS			
REV	DATE	DESCRIPTION	BY	APP			PROJECT 11 MOIRA PLACE, FRENCHS FOREST NSW 2086	PATH NAME		REVISION
WJW								DRAWING No.	DA08	E
DRAWN								SCALE @ A3	1:100	



EXISTING

LANDSCAPED AREA	
REQUIRED:	40% (288.32m²)
PROVIDED:	63.1% (454.58m²)
HARD SURFACE AREA	
BUILDING FOOTPRINT	
PROVIDED:	115.33m²
FLOOR AREA	
PROVIDED:	115.3m²
PRIVATE OPEN SPACE	
REQUIRED:	60m²
PROVIDED:	105.66m²



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

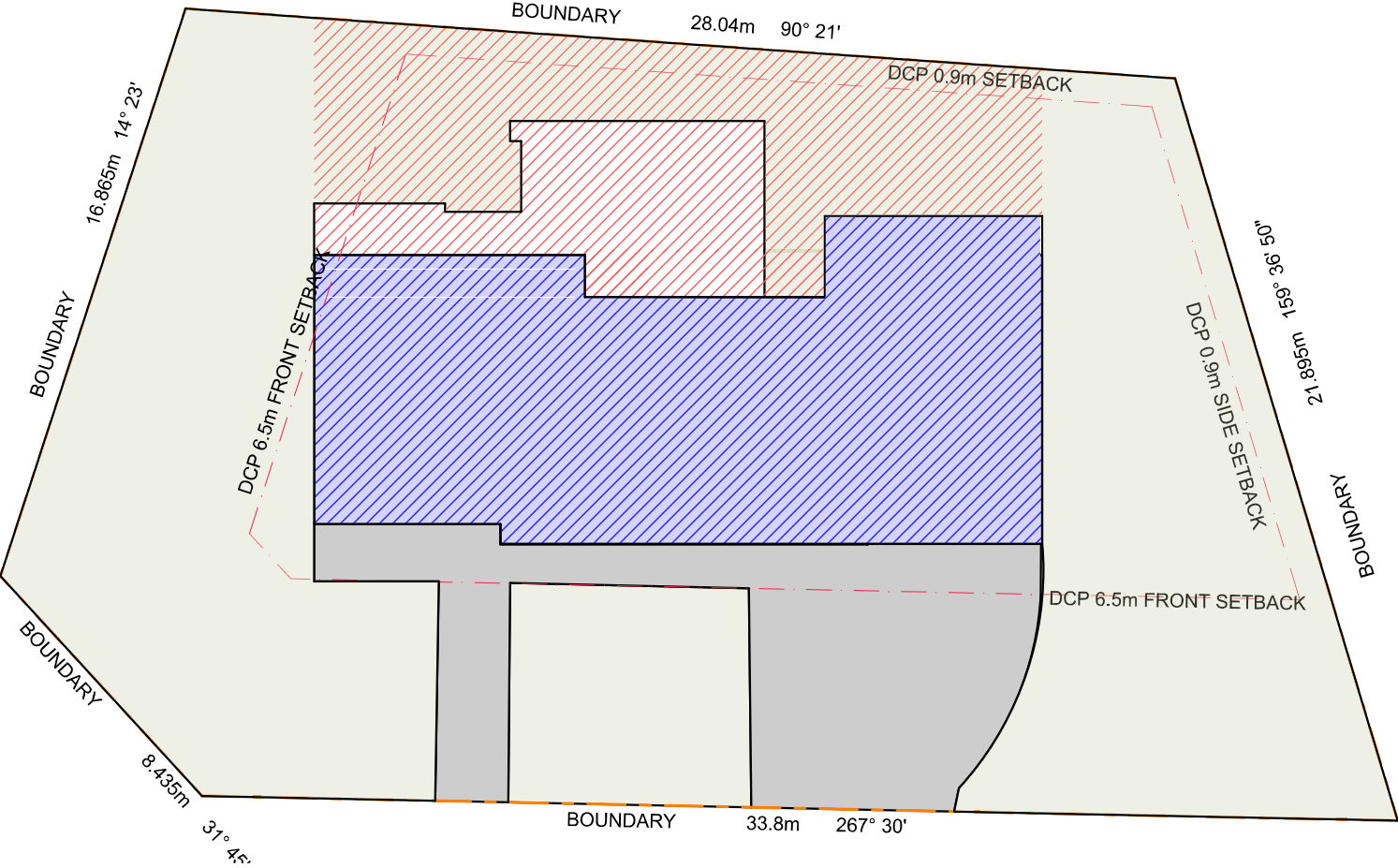
MOD2019/0364



ALUMINIUM FRAMED WINDOWS



CUSTOM ORB ROOFING -
COLOUR TO MATCH EXISTING

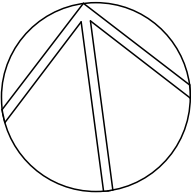


PROPOSED

LANDSCAPED AREA	
REQUIRED:	40% (288.32m²)
PROVIDED:	60% (431.40m²)
HARD SURFACE AREA	
BUILDING FOOTPRINT	
PROVIDED:	163.90m²
FLOOR AREA	
PROVIDED:	163.90m²
PRIVATE OPEN SPACE	
REQUIRED:	60m²
PROVIDED:	123.22m²



EXTERNAL RENDERED FOAM CLADDING -
COLOUR TO MATCH EXISTING

E 25.07.19 SECTION 4.55 REVISION						WILLIAM WILLIS M: 0435 013 842 E: william.willis@osconsulting.com.au	CLIENT WILLIAM WILLIS & JASMINE WILLIS	DRAWING TITLE AREA CALCULATIONS & SAMPLES BOARD		
REV	DATE	DESCRIPTION	BY	APP				PATH NAME		REVISION E
WJW								DRAWING No.	DA10	
DRAWN								SCALE @ A3	1:200	
							PROJECT 11 MOIRA PLACE, FRENCHS FOREST NSW 2086	DATE 25.07.19		