

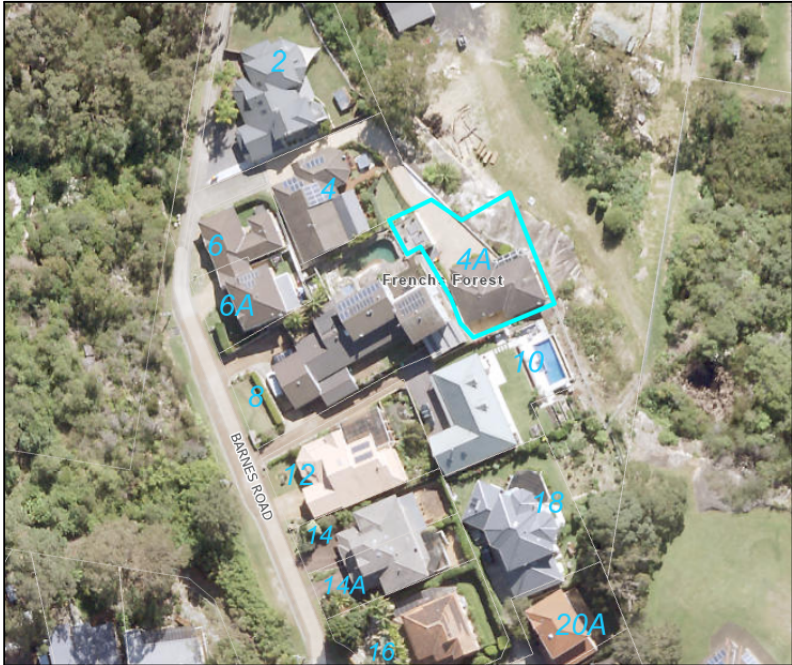
DEVELOPMENT APPLICATION

4A BARNES ROAD FRENCHS FOREST



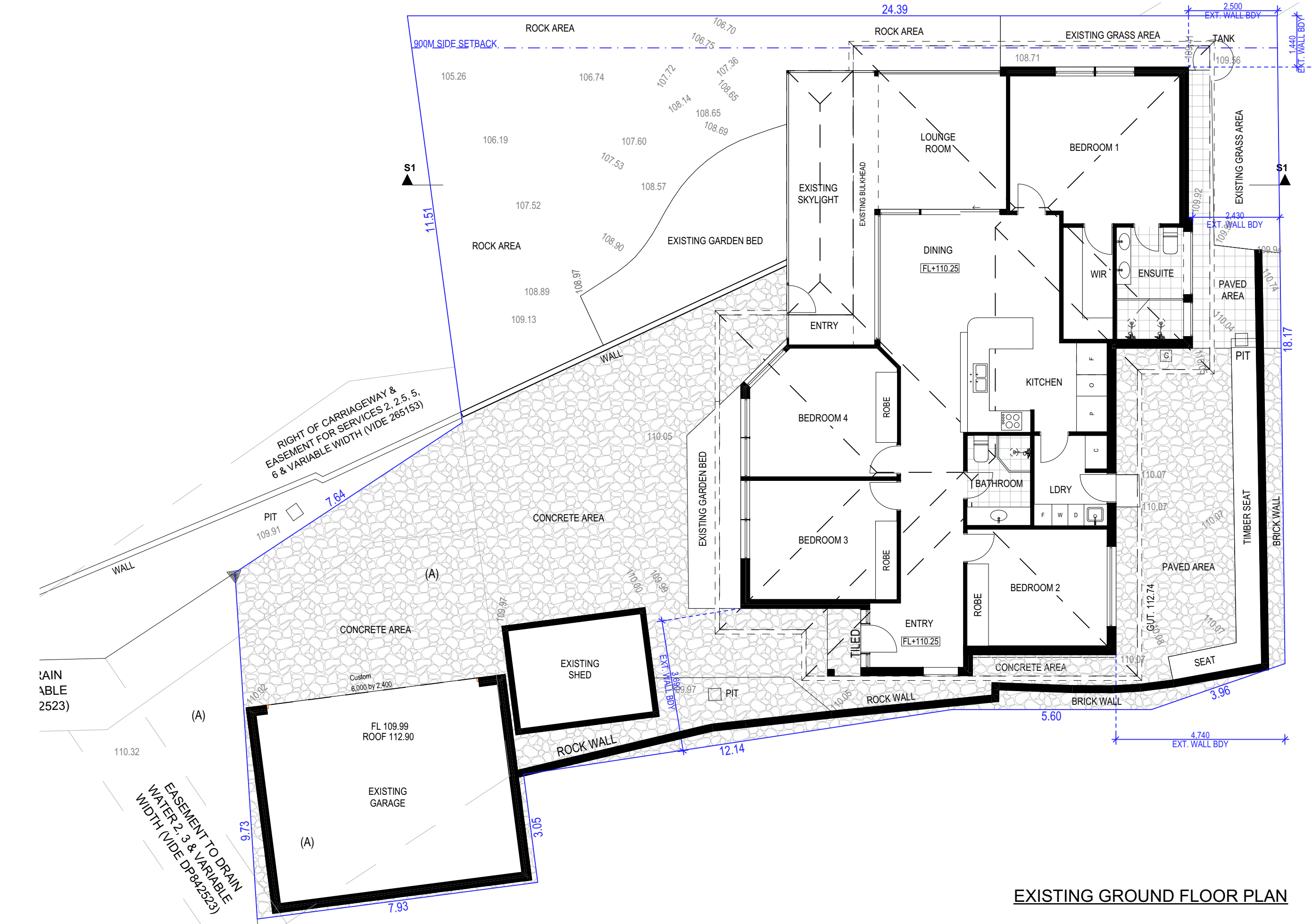
CONTENTS

PAGE	DRAWING TITLE
DA.	COVER PAGE
DA. 01	SITE ANALYSIS PLAN
DA. 02	EXISTING FLOOR PLAN
DA. 03	EXISTING ELEVATIONS SHEET 1
DA. 04	EXISTING ELEVATIONS SHEET 2
DA. 05	DEMOLITION PLAN
DA. 06	PROPOSED FLOOR PLAN WITH DEMOLITION
DA. 07	PROPOSED FLOOR PLAN
DA. 08	PROPOSED ELEVATIONS SHEET 1
DA. 09	PROPOSED ELEVATIONS SHEET 2
DA. 10	SECTION / BASIX
DA. 11	LANDSCAPED AREA CALCULATION PLAN
DA. 12	ROOF & STORMWATER CONCEPT PLAN
DA. 13	EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN
DA. 14	SHADOW DIAGRAM JUNE 21 9:00 am
DA. 15	SHADOW DIAGRAM JUNE 21 12 noon
DA. 16	SHADOW DIAGRAM JUNE 21 3:00 pm



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EXISTING GROUND FLOOR PLAN

TRUE NORTH:

NOTES (E & OE)

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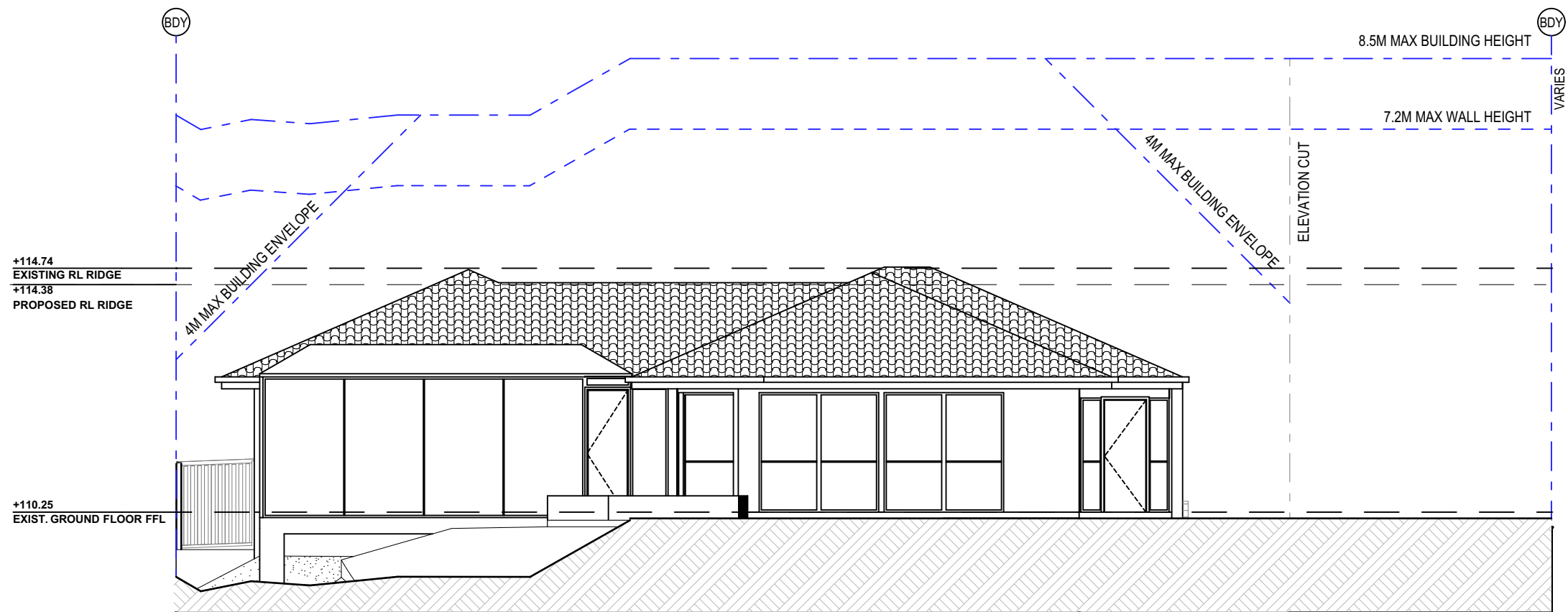
PROPOSED ALTERATIONS AND ADDITIONS
4A BARNES RD FRENCHS FOREST

CLIENT:
ZOEY AND LIAM

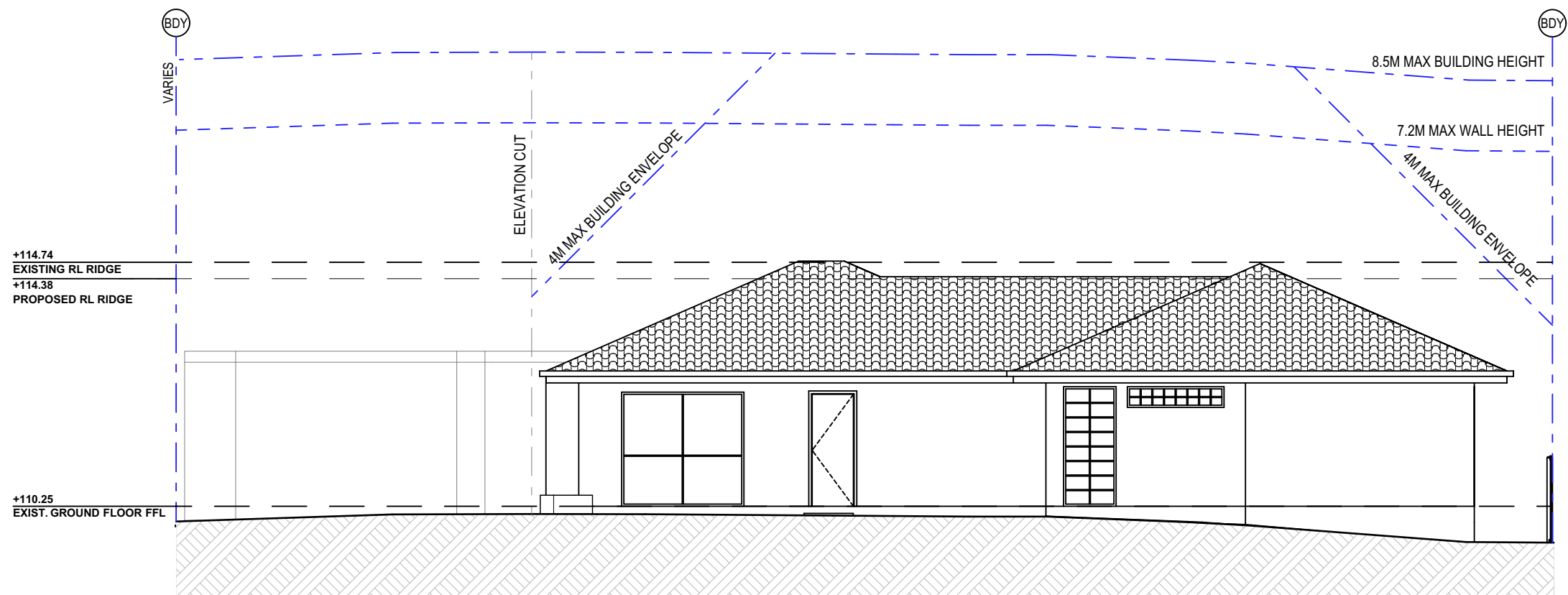
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EXISTING FLOOR PLAN

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	JOB No: 1241/24	DRAWING No: DA. 02
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EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

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PROPOSED ALTERATIONS AND ADDITIONS
4A BARNES RD FRENCHS FOREST

CLIENT:
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DRAWING TITLE:
EXISTING ELEVATIONS SHEET 1

DATE:

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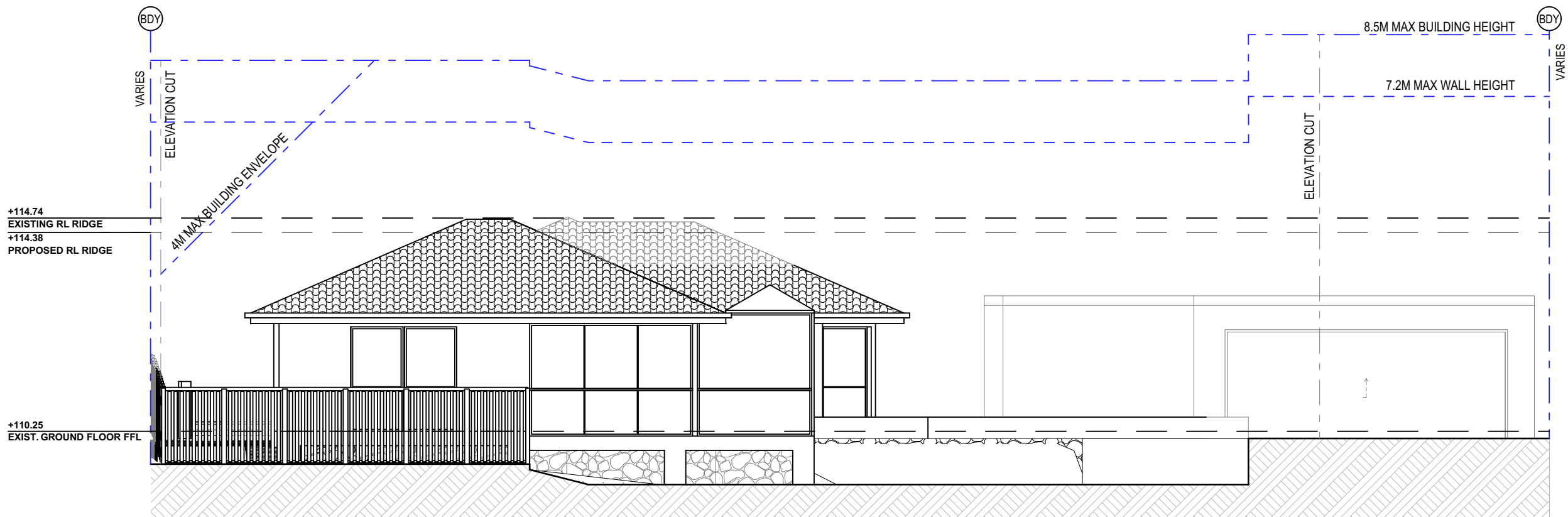
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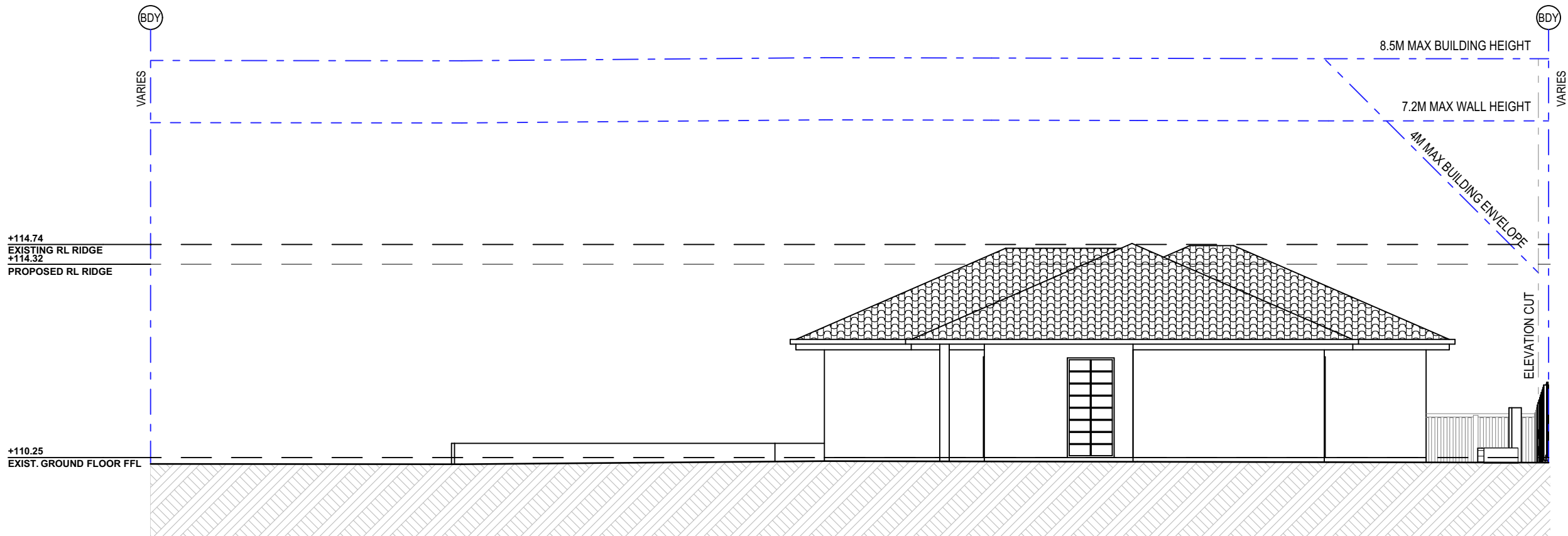
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EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

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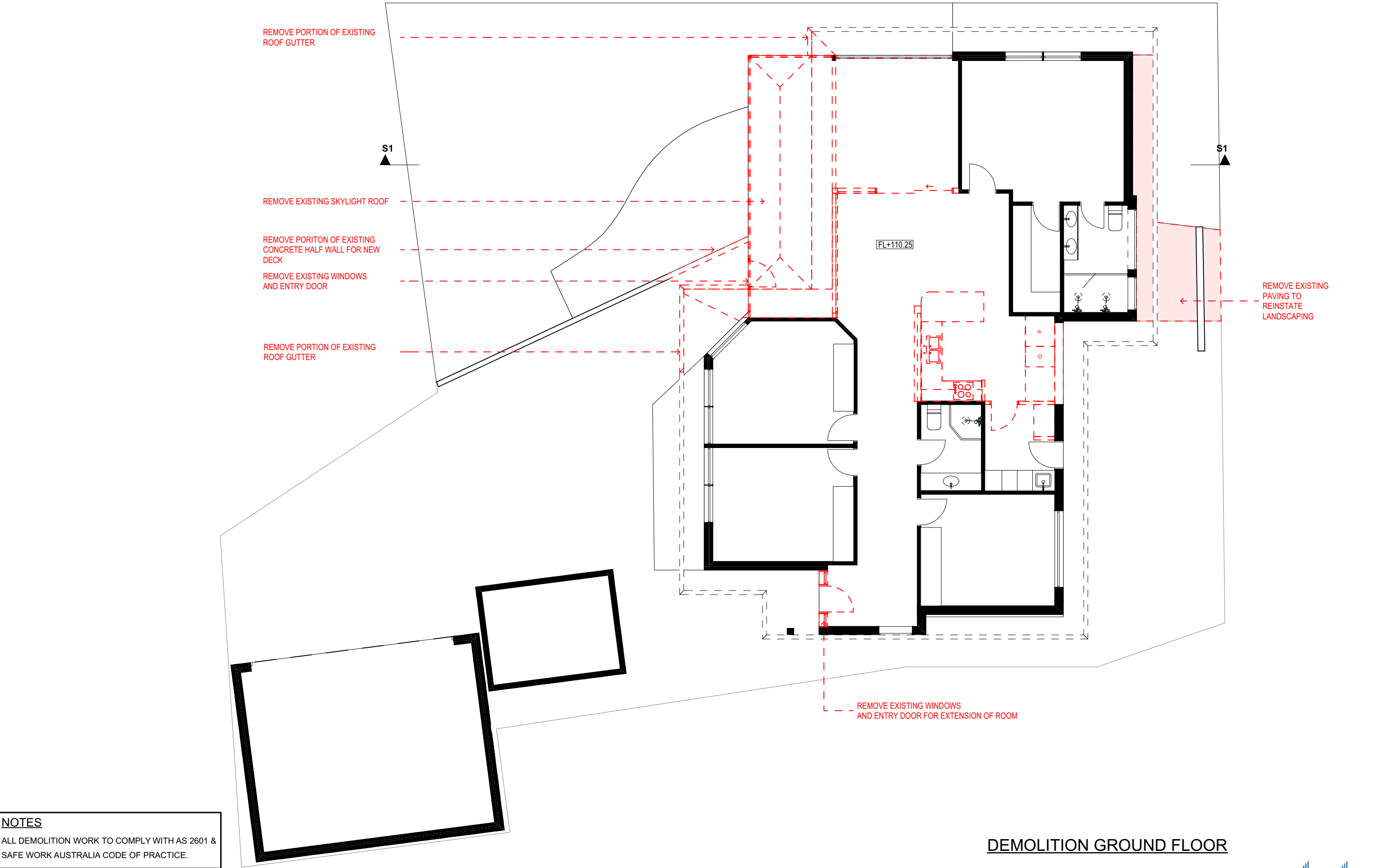
PROPOSED ALTERATIONS AND ADDITIONS
4A BARNES RD FRENCHS FOREST
CLIENT:
ZOEY AND LIAM
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EXISTING ELEVATIONS SHEET 2

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TRUE NORTH:

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PROPOSED ALTERATIONS AND ADDITIONS
4A BARNES RD FRENCHS FOREST

CLIENT:
ZOEY AND LIAM

DRAWING TITLE:
DEMOLITION PLAN

DATE:
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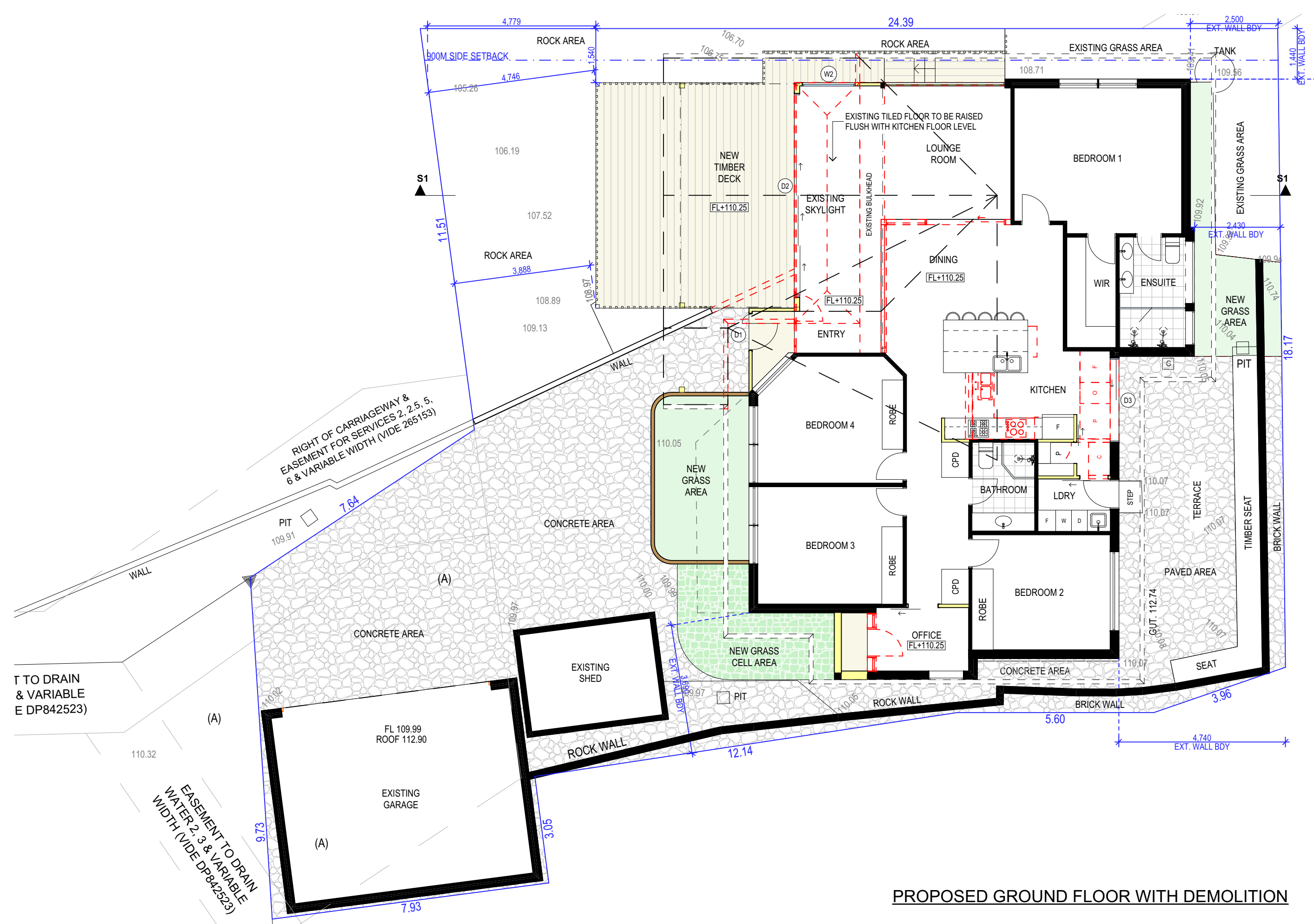
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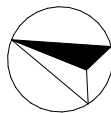
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PROPOSED GROUND FLOOR WITH DEMOLITION

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS
4A BARNES RD FRENCHS FOREST

CLIENT:
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DRAWING TITLE:
PROPOSED FLOOR PLAN WITH DEMOLITION

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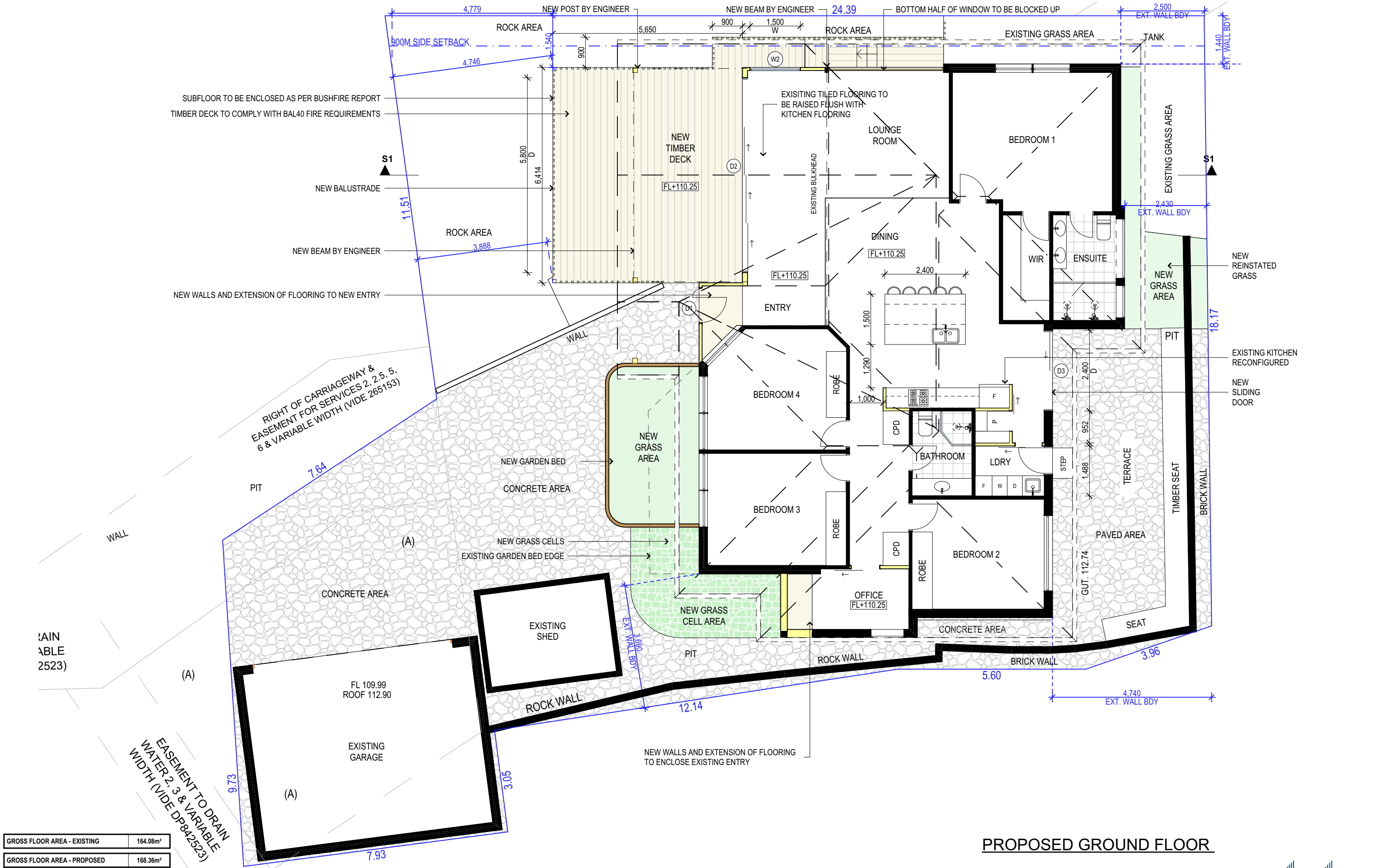
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GROSS FLOOR AREA - EXISTING	164.08m ²
GROSS FLOOR AREA - PROPOSED	168.36m ²

TRUE NORTH:

NOTES (E & OE)

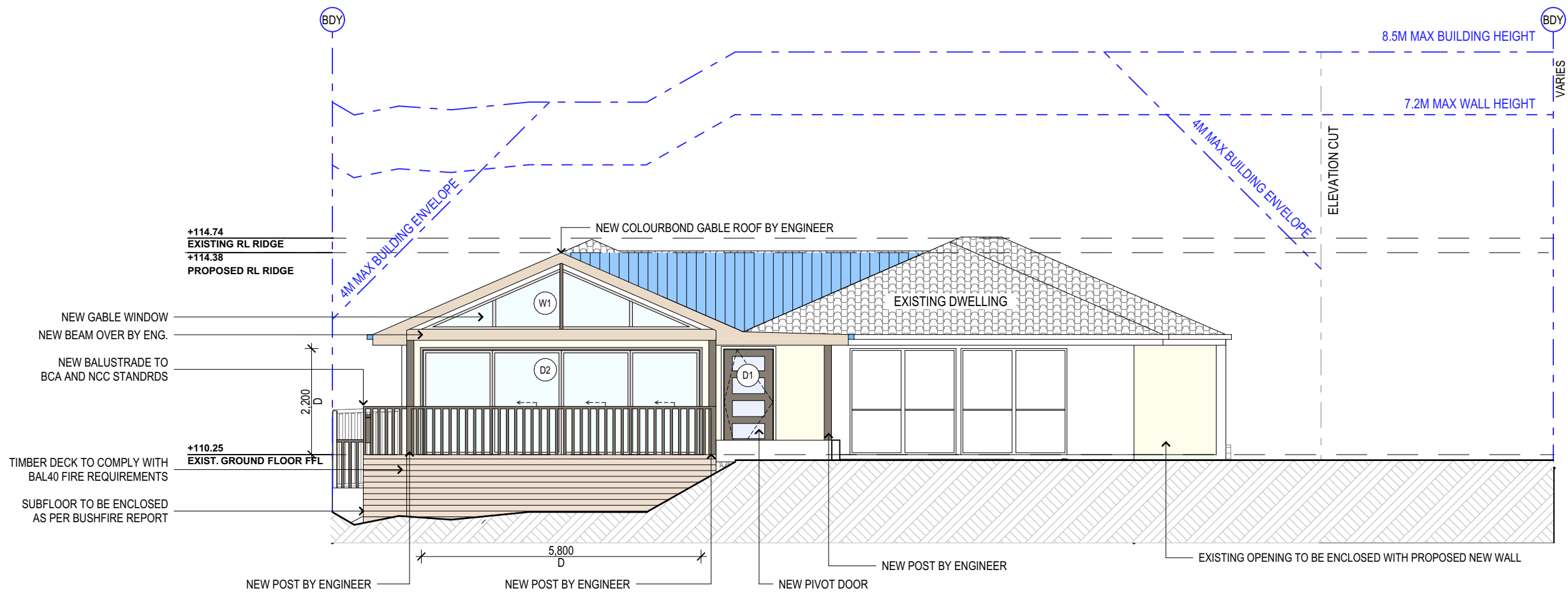
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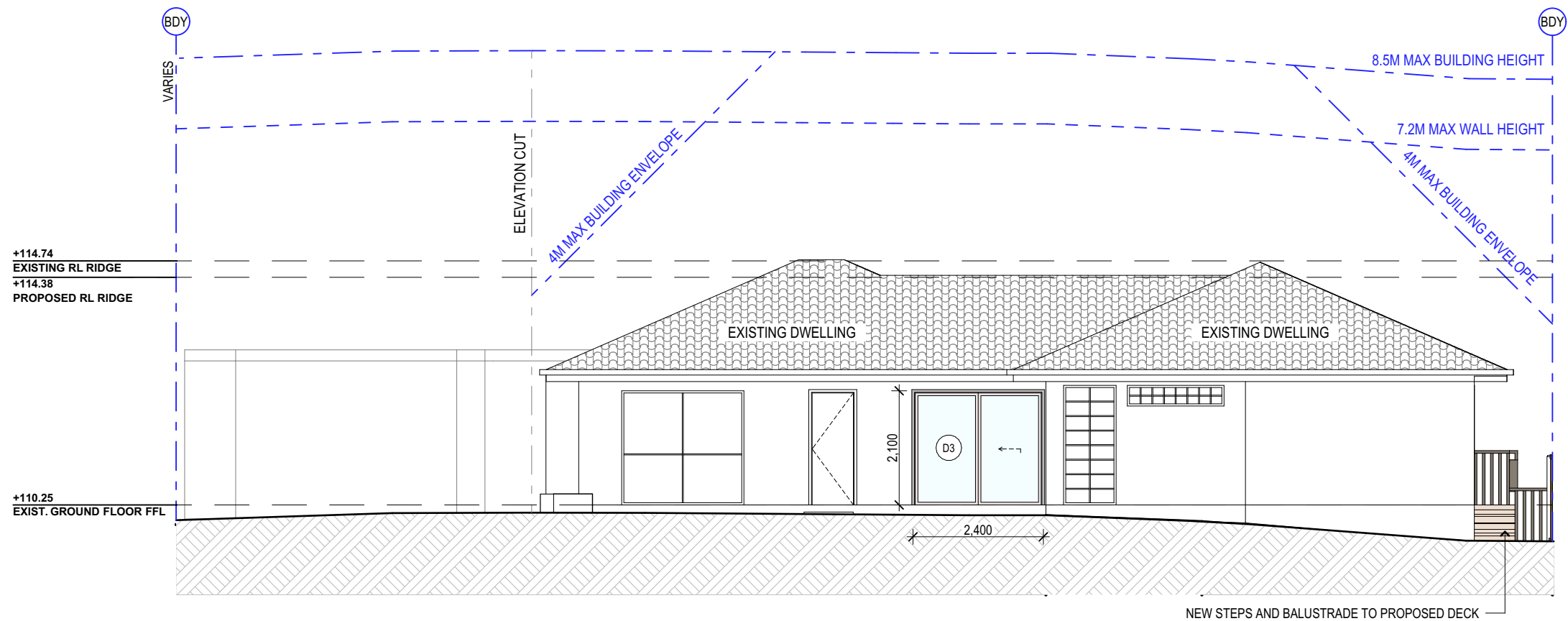
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PROPOSED ALTERATIONS AND ADDITIONS
4A BARNES RD FRENCHS FOREST
CLIENT:
ZOEY AND LIAM
DRAWING TITLE:
PROPOSED FLOOR PLAN

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PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

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PROPOSED ALTERATIONS AND ADDITIONS
4A BARNES RD FRENCHS FOREST
CLIENT:
ZOEY AND LIAM

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PROPOSED ELEVATIONS SHEET 1

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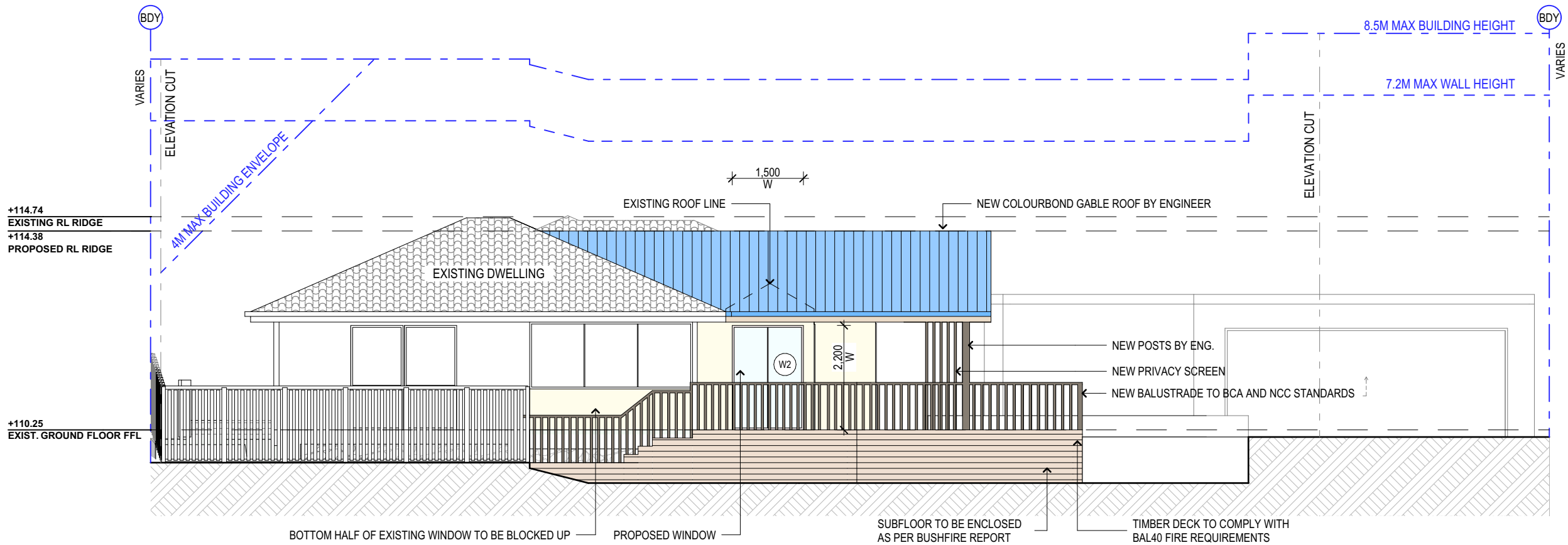
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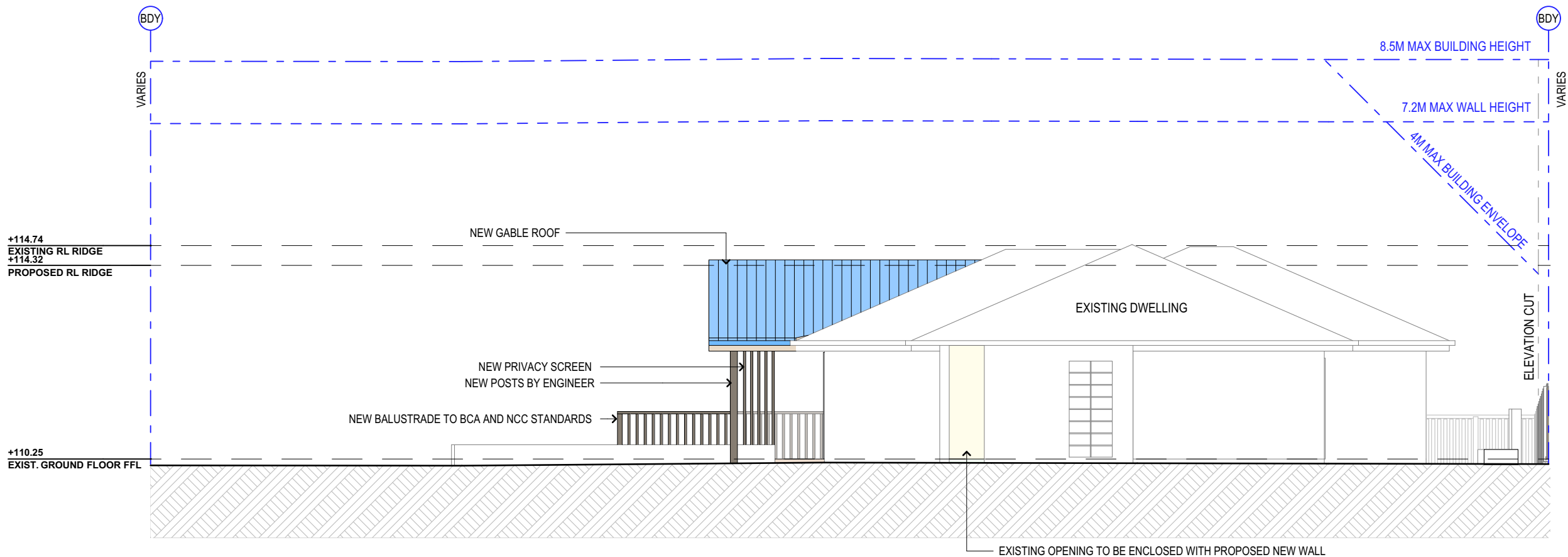
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PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

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PROPOSED ALTERATIONS AND ADDITIONS
4A BARNES RD FRENCHS FOREST

CLIENT:
ZOEY AND LIAM

DRAWING TITLE:
PROPOSED ELEVATIONS SHEET 2

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BASIX REQUIREMENT:
BASIX Inclusions for 4A Barnes Road, Frenchs Forest

LIGHTING REQUIREMENTS
40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

WATER

- SHOWER RATING	MINIMUM 3 STAR
- TAP RATING	MINIMUM 3 STAR
- WC'S RATING	MINIMUM 3 STAR

INSULATION REQUIREMENTS

CONSTRUCTION	ADDITIONAL INSULATION REQUIREMENT (R-VALUE)
CONCRETE SLAB ON GROUND FLOOR	NIL
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR: FRAMED (R0.7)	R0.60 (down) (or R1.30 including construction)
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD	R1.30 (OR R 1.70 INCLUDING CONSTRUCTION)
EXTERNAL WALL: BRICK VENEER	R1.16 (OR R 1.70 INCLUDING CONSTRUCTION)
RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED	Ceiling: R2.24 (up), roof: foil backed blanket (55 mm) medium absorptance 0.475-0.70
FLAT CEILING, FLAT ROOF: FRAMED	Ceiling: R2.08 (up), roof: foil backed blanket (55 mm) medium absorptance 0.475-0.70

GLAZING DOORS / WINDOWS
- STANDARD ALUMINIUM, SINGLE CLEAR, (or U-value: 7.63, SHGC: 0.75)
DOORS - D1, D2, D3,
WINDOWS - W1, W2

SPECIFICATION NOTES

INTERNAL LINING
- PROVIDE PLASTERBOARD LINING.

EXTERNAL WALLS:
- ALL EXTERNAL WALL CLADDINGS MUST BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2022 – ABCB HOUSING PROVISIONS PART 7, AS1684 AND ALL RELEVANT CODEMARK CERTIFICATES.
- ROOF AND WALL CLADDING INSTALLATION TO NCC 2022 - ABCB HOUSING PROVISIONS PART 7 & AS 1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.

CONDENSATION MANAGEMENT:
- CONDENSATION MANAGEMENT MUST BE ADHERED TO IN ACCORDANCE WITH NCC 2022 – HOUSING PROVISIONS PART 10.8.

FLOOR:
- GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH NCC 2022.

WET AREAS:
- ALL WATERPROOFING TO NCC 2022 – ABCB HOUSING PROVISIONS PART 10, AS3740 AND PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWER WALLS TO MANUFACTURED SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
- WATERPROOF INSTALLATION NCC (2022): HOUSING PROVISIONS PART 10, AS 3740 WATERPROOFING OF DOMESTIC WET AREAS (INTERNAL) & AS 4654 WATERPROOF MEMBRANES FOR EXTERNAL USE.

BEARERS AND JOISTS:
- SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTWEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.

ANT CAPS:
- SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

PROFILED STEEL ROOF:
- COLORBOND ROOF CLADDING
- METAL ROOF DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 7, AS 1562.

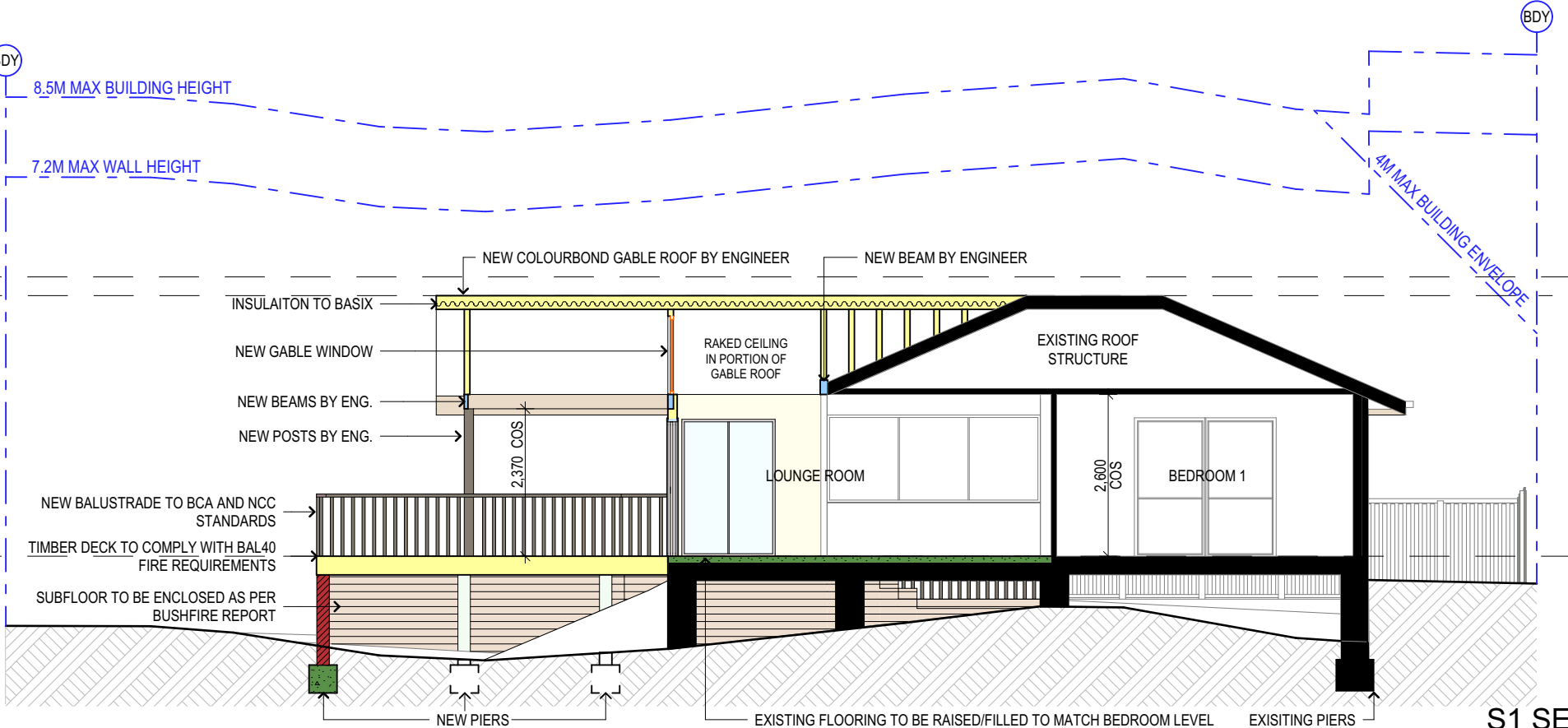
ROOF TILES OR SHINGLES:
- NCC VOL.2 PART 3.5.2.

CONCRETE:
- SHALL BE IN ACCORDANCE WITH NCC VOL.1 PART B1.4 OR VOL.2 PART 3.2.3.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600.

BRICK AND BLOCKWORK:
- MASONRY STRUCTURES TO NCC 2022 - ABCB HOUSING PROVISIONS PART 5 & AS 3700 MASONRY STRUCTURES.

+114.74
EXISTING RL RIDGE
+114.38
PROPOSED RL RIDGE

+110.25
EXIST. GROUND FLOOR FFL



DOORS & WINDOWS:
- ALL FRAMED WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH NCC2022 - ALUMINIUM WINDOWS AND TIMBER WINDOWS.
- ALUMINIUM FRAMED WINDOWS AND DOORS.
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS.
- ALL WINDOWS ARE TO BE RESTRICTED IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 11.3.7 & PART 11.3.8 PROTECTION OF OPENABLE WINDOWS WHERE SURFACE BELOW IS MORE THAN 2M.
- PROVIDE LIFT-OFF HINGES WHERE THE TOILET PAN IS WITHIN 1.2 METRES OF THE HINGED SIDE OF THE DOOR IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 10.4.

STAIRS, HANDRAILS AND BALUSTRADES:
- RELATIONSHIP OF RISER TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED OR AS PERMITTED IN NCC2022.
- BALUSTRADES SHALL BE PROVIDED TO ALL LANDINGS, RAMPS, DECKS, ROOFS AND OTHER ELEVATED PLATFORMS WHERE THE VERTICAL DISTANCE FROM THAT LEVEL IS MORE THAN 1m ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL.
- THE HEIGHT OF BALUSTRADE MUST BE A MINIMUM OF 1m HIGH ABOVE LANDING AND NOT LESS THAN 865mm ABOVE THE NOSINGS OF ANY STAIR TREADS OR FLOOR RAMP AND HAVE NO OPENING GREATER THAN 125mm.
- THE HEIGHT OF BALUSTRADE TO THE NEW STAIRCASES IS TO BE MEASURED A MINIMUM 865mm ABOVE THE NOSING LINE AND HAVE NO OPENING GREATER NO OPENING GREATER THAN 125mm.
- ALL BALUSTRADES & PRIVACY SCREENS TO COMPLY WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 11, AS 1684, AS 1170, AS 1288 & AS/NZS 2208

SLIP RESISTANCE:
- MATERIALS TO BE USED FOR SURFACES OF FLOORS, STAIR LANDING, STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN NCC2022.
- ALL STAIRS PROVIDING ACCESS TO COMPLY WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 11, AS 4586 INCLUDING SLIP RESISTANCE P3 / R10 FOR DRY OR P4 / R11 FOR WET.

STORMWATER:
EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES
- IN ACCORDANCE WITH NCC 2022
- NEW DOWPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE
- COLORBOND GUTTERS AND DOWPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

GLAZING:
-ALL WINDOW GLAZING AND DOOR GLAZING TO BE INSTALLED IN ACCORDANCE TO NCC 2022 - ABCB HOUSING PROVISIONS PART 8, AS 1288 GLASS IN BUILDINGS, AS/NZS 2208 SAFETY GLAZING MATERIALS IN BUILDINGS & AS 2047 WINDOWS AND EXTERNAL DOORS IN BUILDINGS.
- SHOWER SCREEN/MIRRORS / WARDROBE GLASS INSTALLATION TO NCC 2022 - HOUSING PROVISIONS PART 8, AS 1288 & AS/NZS 2208.
- GLASS BALUSTRADE INSTALLATION TO NCC 2022 - HOUSING PROVISIONS PART 11, AS 1288 GLASS IN BUILDINGS, AS/NZS 2208 SAFETY GLAZING MATERIALS IN BUILDINGS & AS 1170 STRUCTURAL DESIGN ACTIONS.

FIRE SAFETY, SMOKE DETECTORS/ALARMS:
- PROVIDE HARDWIRED & INTERCONNECTED SMOKE ALARM DEVICES COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY. SMOKE ALARMS TO BE INSTALLED TO NCC 2022 – ABCB HOUSING PROVISIONS PART 3.7.5
- INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1a AND 1b MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SECTIONS 3.7.5.3 and 3.7.5.4.
- FIRE SEPARATING WALL, A WALL WITHIN 900MM OF BOUNDARY INSTALLATION CERTIFICATE (FRL60/60/60) INCL ACOUSTIC SOUND (RW) + CTR50 TO NCC 2022 - ABCB HOUSING PROVISIONS
- BUSHFIRE-PRONE AREAS CERTIFICATE FOR BUILDING - NCC 2022 - VOL. 2 PART NSW H7D4 CONSTRUCTION IN BUSHFIRE PRONE AREAS - AS 3959 CONSTRUCTION OF BUILDING IN BUSHFIRE-PRONE AREAS & PLANNING FOR BUSHFIRE PROTECTION 2019.

WASTE MANAGEMENT:
- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT.
- ALL WASTE SHALL BE COVERED DURING TRANSPORTATION.
- WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE.

SEDIMENT CONTROL:
- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM.

MISCELLANEOUS ITEMS:
- ALLOW FOR SEPARATE TAPS FOR THE WASHING MACHINE AND KEEP THEM SEPARATE FROM THOSE OF THE LAUNDRY TUB. A DEDICATED LAUNDRY SPACE COMPRISING OF ONE WASHTUB AND A SPACE FOR A WASHING MACHINE MUST BE PROVIDED IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 10.4.
- GAS FIRE SUPPLY AND INSTALLATION TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 12.4, AS/NZS 5601 GAS INSTALLATIONS.

NOTE:
ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEOTECH REPORTS.

NOTES (E & OE)
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● Do not obtain dimensions by scaling drawings.
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PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541 | ACN 651 693 346
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www.jjdrafting.com.au

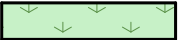
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C	13.09.2024	DA DRAWING SET REVISION
D	16.09.2024	DA DRAWING SET SHADOWS REVISION
E	18.09.2024	DA DRAWING SET REVISION
F	19.09.2024	DA DRAWING WINDOW REVISION
G	10.10.2024	DA DRAWING SHADOW REVISION
H	31.10.2024	DA DRAWING REVISION

PROPOSED ALTERATIONS AND ADDITIONS 4A BARNES RD FRENCHS FOREST
CLIENT: ZOEY AND LIAM
DRAWING TITLE: SECTION / BASIX

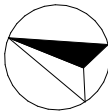
DATE: APR/24

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JOB No: 1241/24	DRAWING No: DA. 10	



CALCULATIONS			
SITE AREA			543.8m ²
LANDSCAPE CONTROL		40%	217.5m ²
EXISTING LANDSCAPED AREA		16.62%	90.37m ²
EXISTING LANDSCAPE NOT COUNTED			38.14m ²
REINSTATED LANDSCAPE			26.21m ²
TOTAL PROPOSED LANDSCAPED AREA		18.1%	98.33m ²
EXISTING HARD SURFACE			415.22m ²
PROPOSED HARD SURFACE			46.47m ²
TOTAL HARD SURFACE			430.15m ²

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS
4A BARNES RD FRENCHS FOREST
CLIENT:
ZOEY AND LIAM

DRAWING TITLE:
LANDSCAPED AREA CALCULATION PLAN

DATE:
APR/24

DRAWN BY:
BC

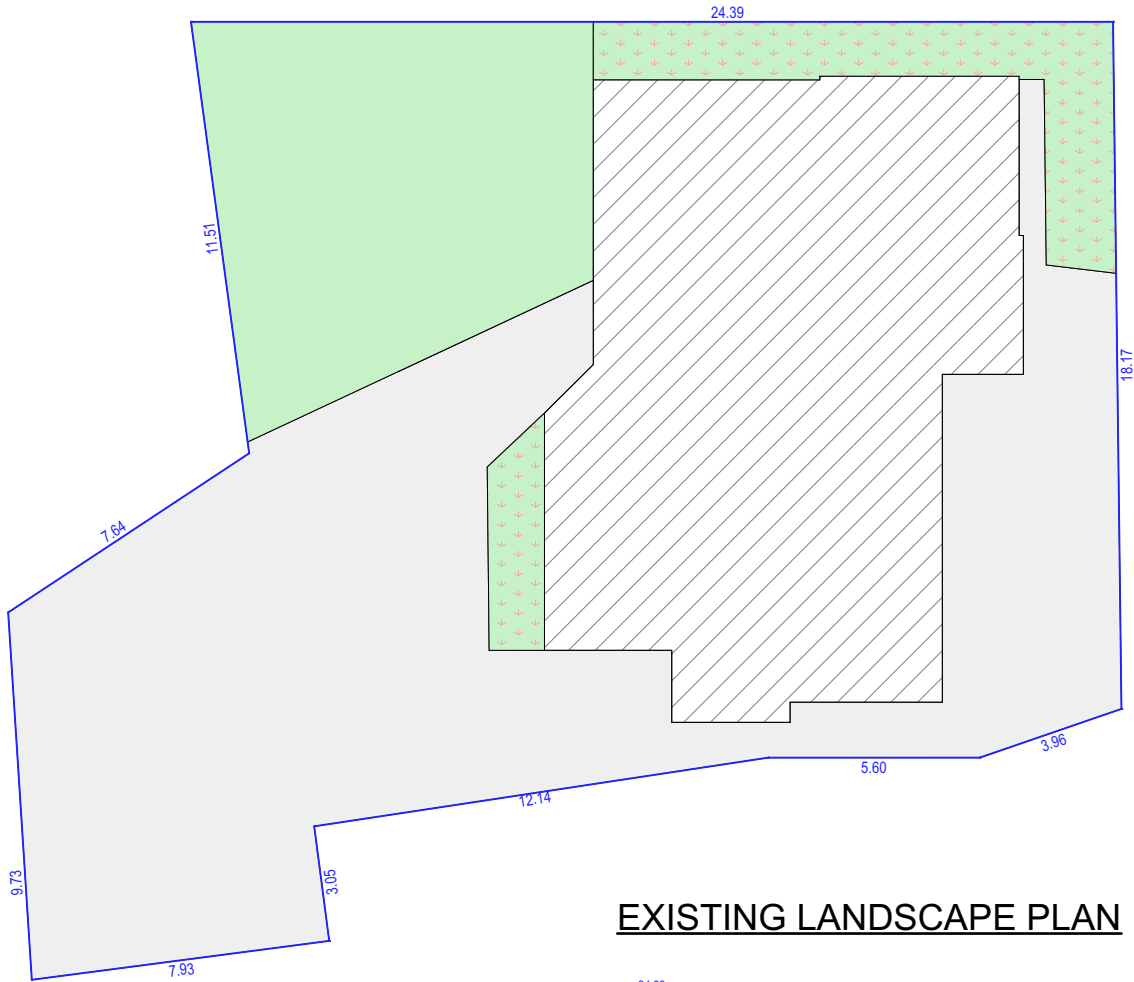
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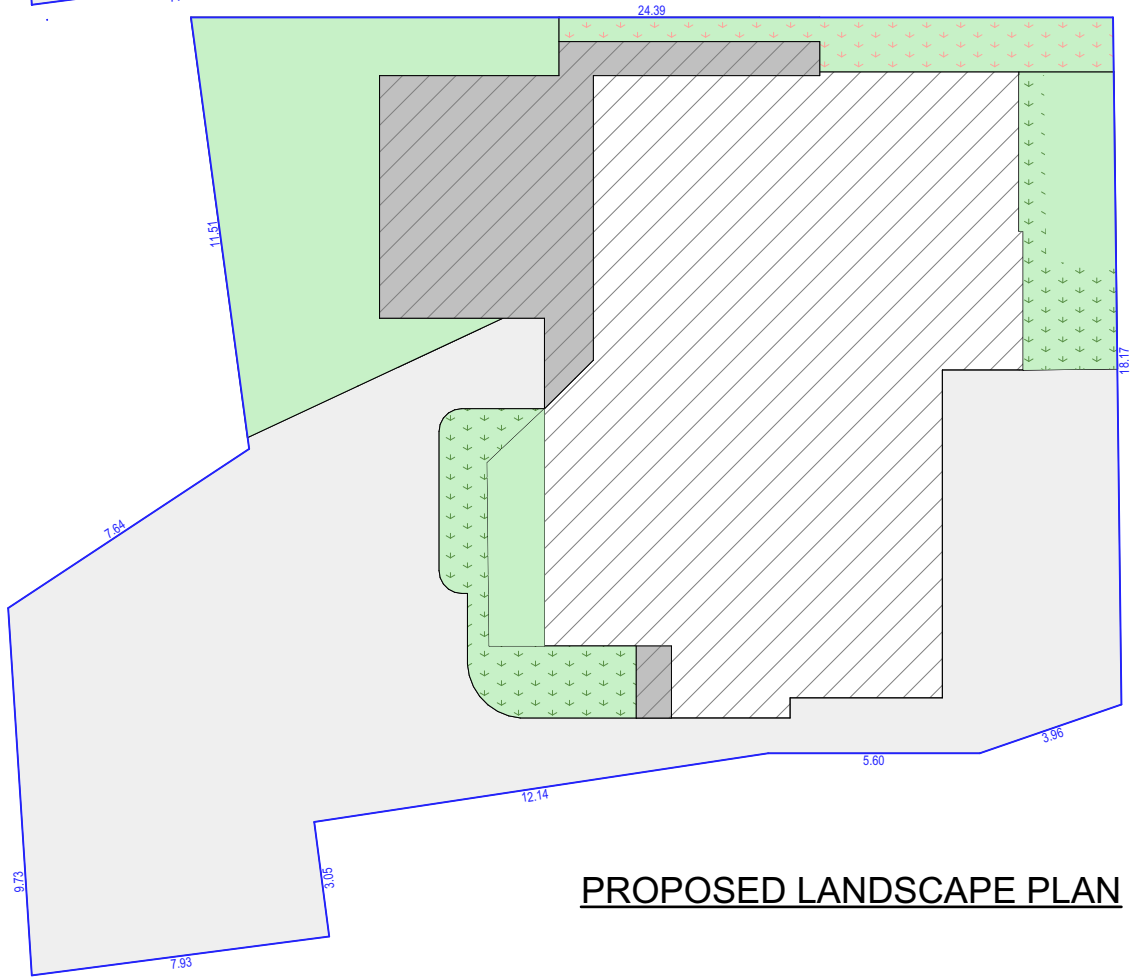
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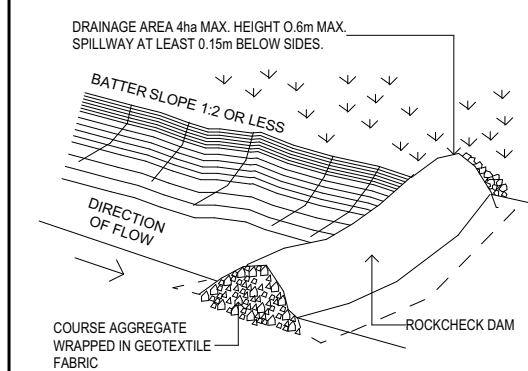
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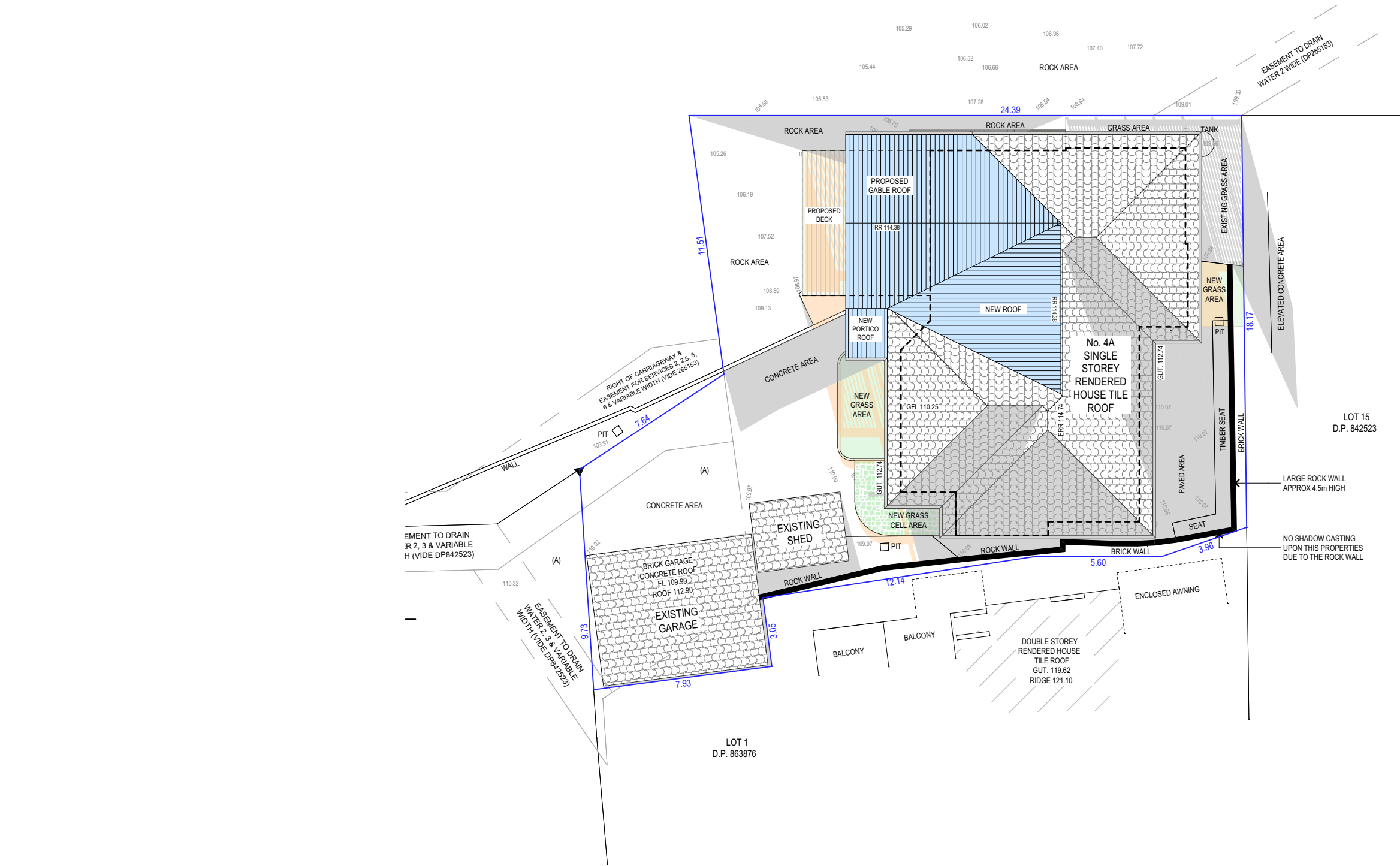


EXISTING LANDSCAPE PLAN



PROPOSED LANDSCAPE PLAN





21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

SHADOW DIAGRAM JUNE 21 9AM

TRUE NORTH:

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PROPOSED ALTERATIONS AND ADDITIONS
4A BARNES RD FRENCHS FOREST

CLIENT:
ZOEY AND LIAM

DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 9:00 am

DATE:
APR/24

DRAWN BY:
BC

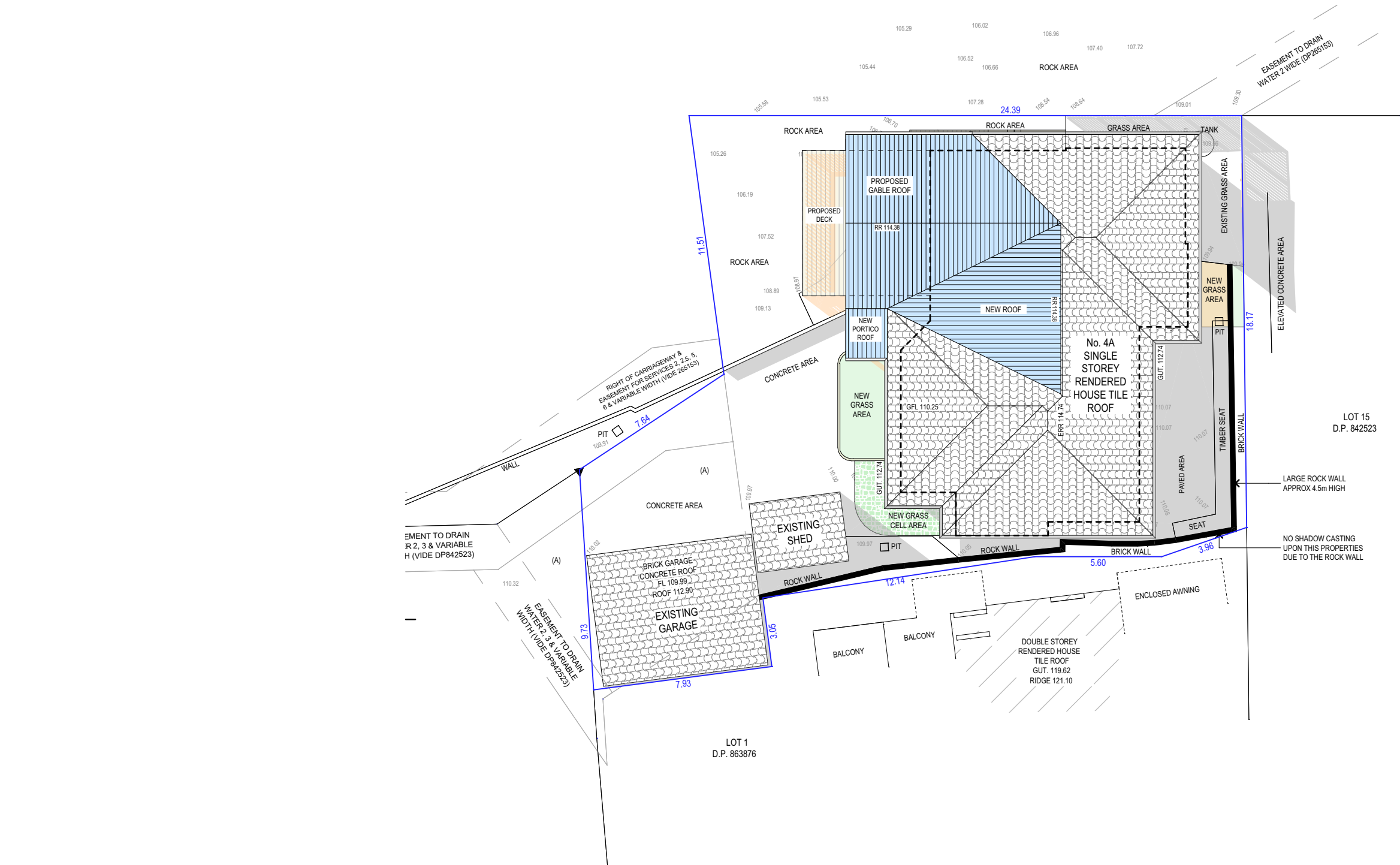
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ACCREDITED
BUILDING DESIGNER

CHECKED BY:
JJ



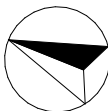
21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

SHADOW DIAGRAM JUNE 21 12PM

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS
4A BARNES RD FRENCHS FOREST

CLIENT:
ZOEY AND LIAM

DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 12 noon

DATE:

APR/24

DRAWN BY:

BC

JOB No:

1241/24

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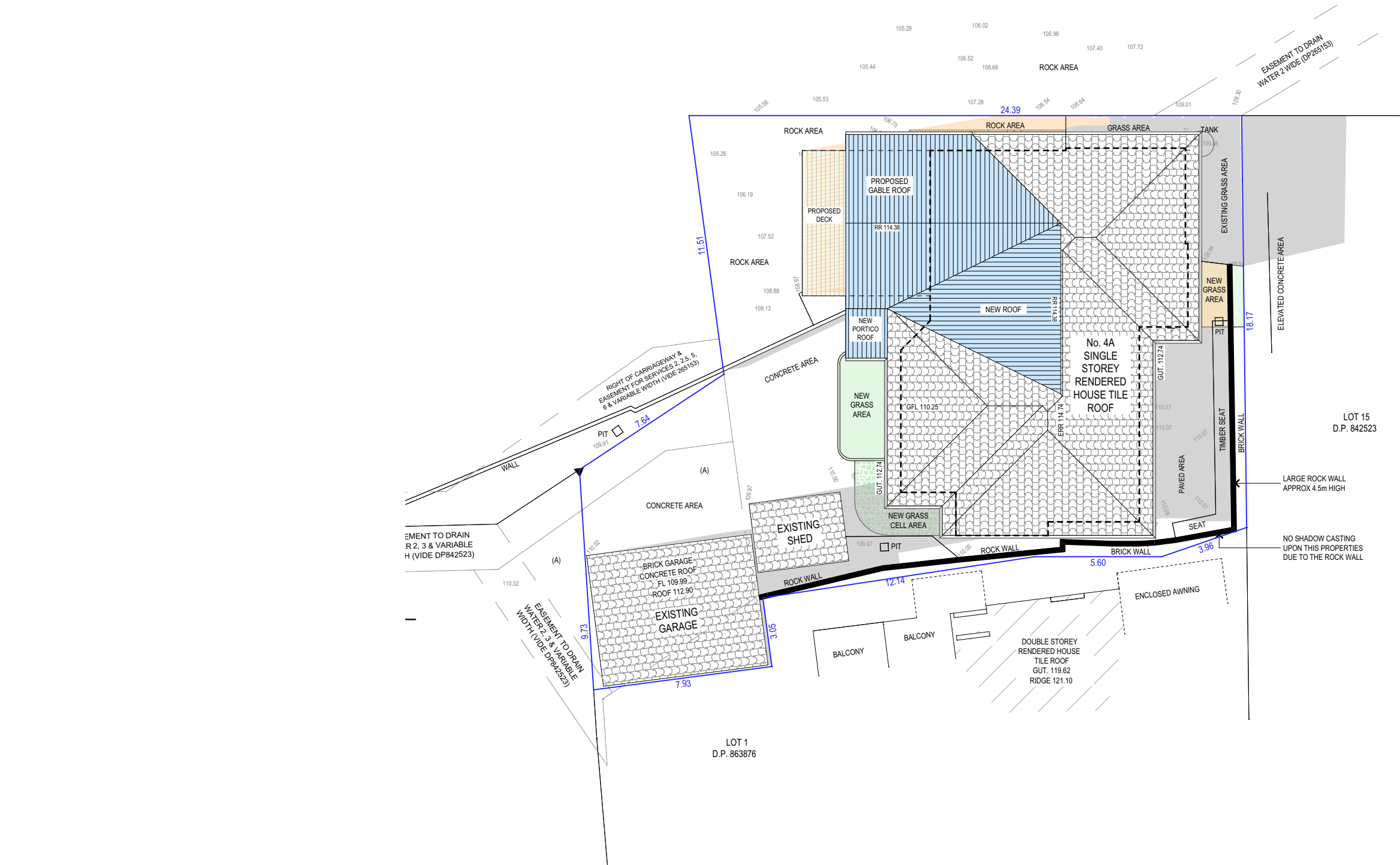
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BUILDING DESIGNER

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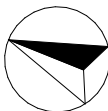
21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

SHADOW DIAGRAM JUNE 21 3PM

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS
4A BARNES RD FRENCHS FOREST

CLIENT:
ZOEY AND LIAM

DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 3:00 pm

DATE:

APR/24

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SCALE:

1:200 @ A3

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