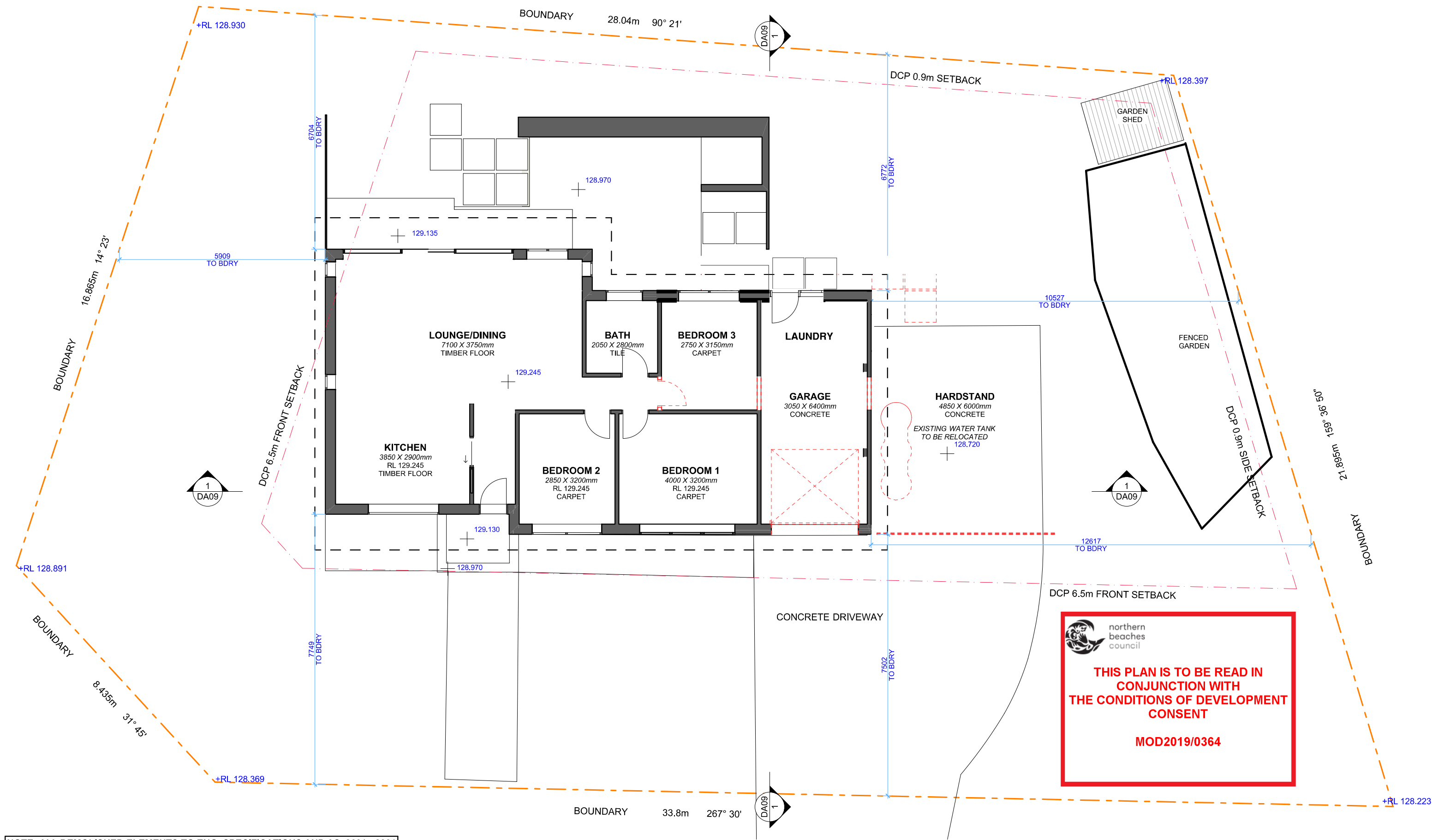
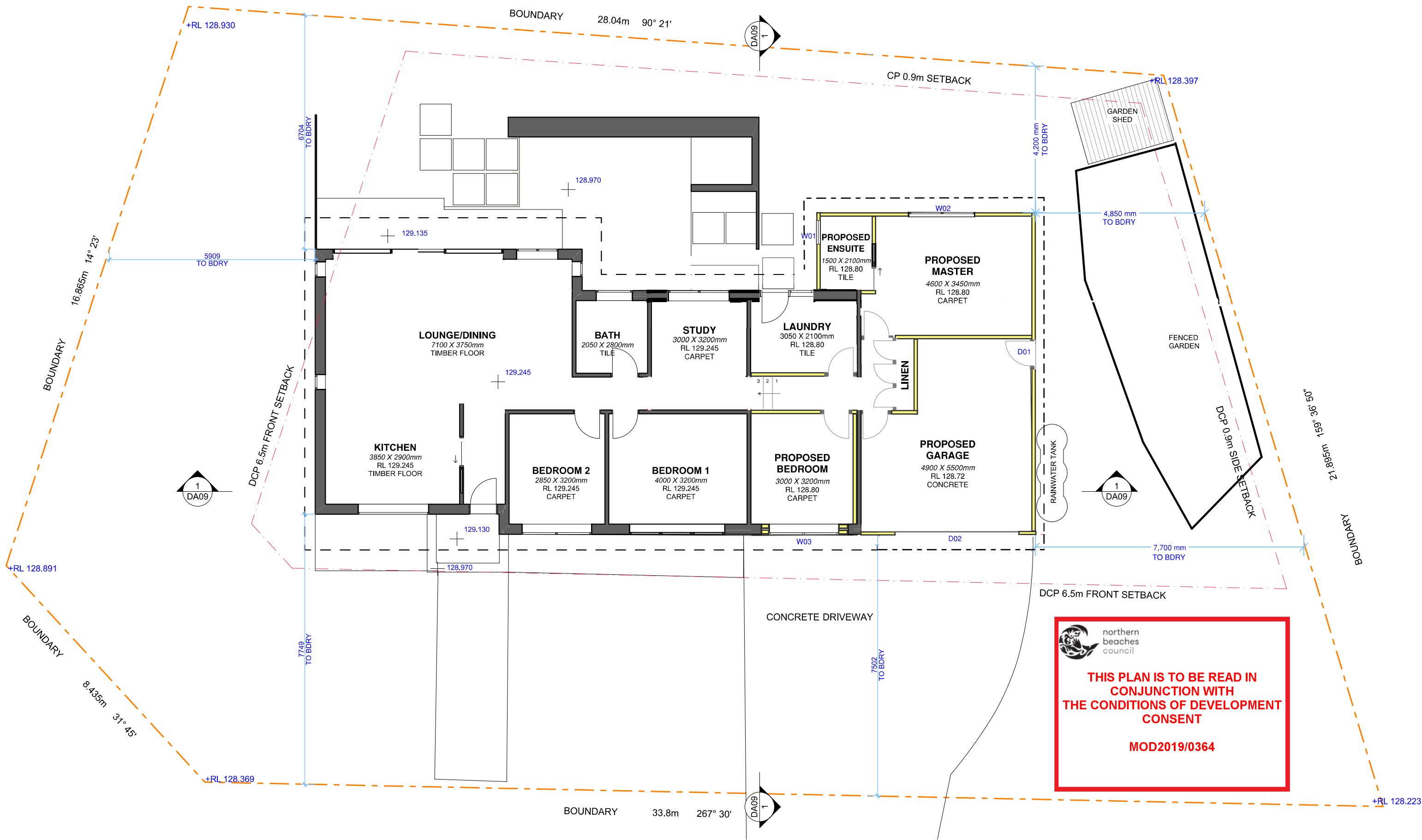


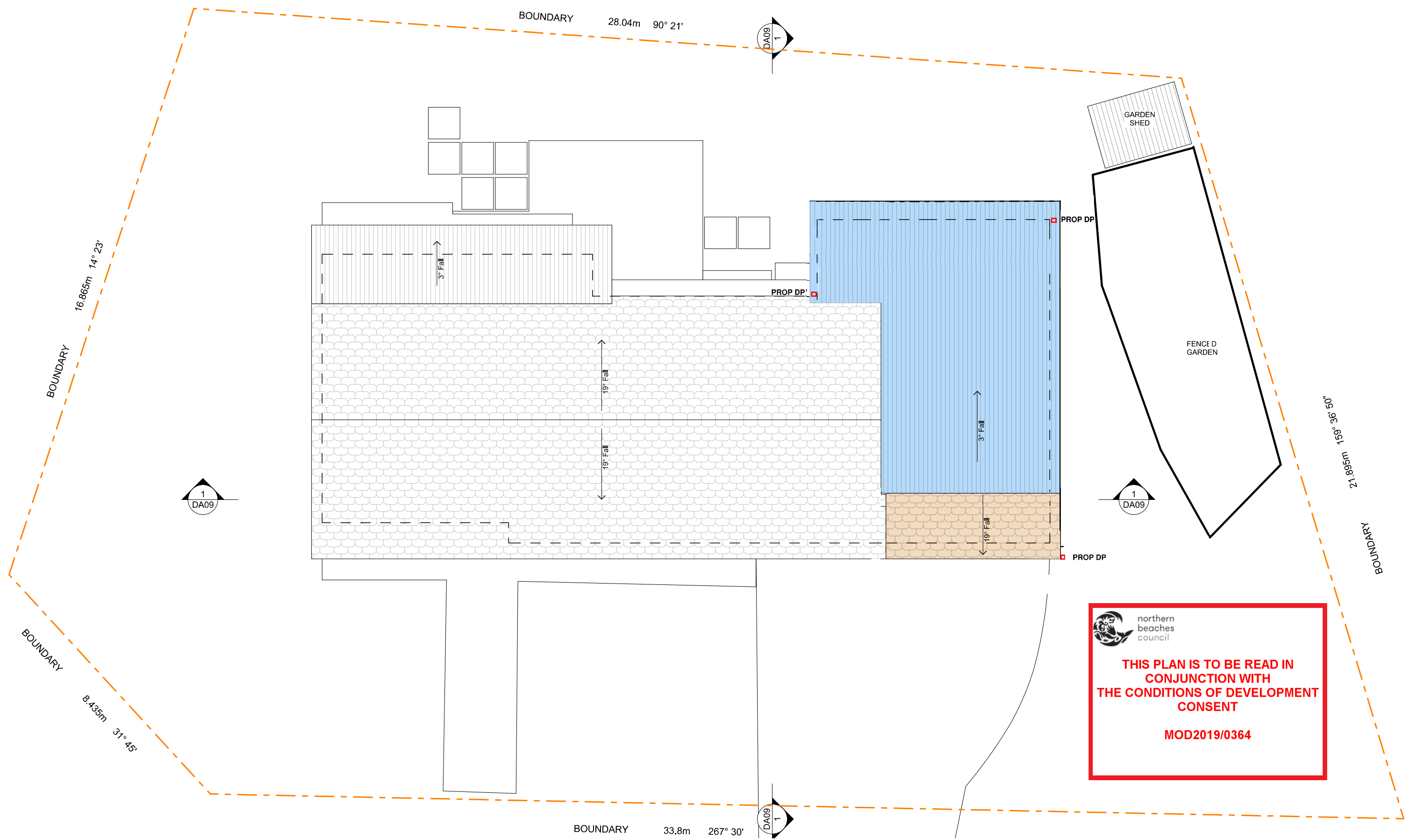


NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001

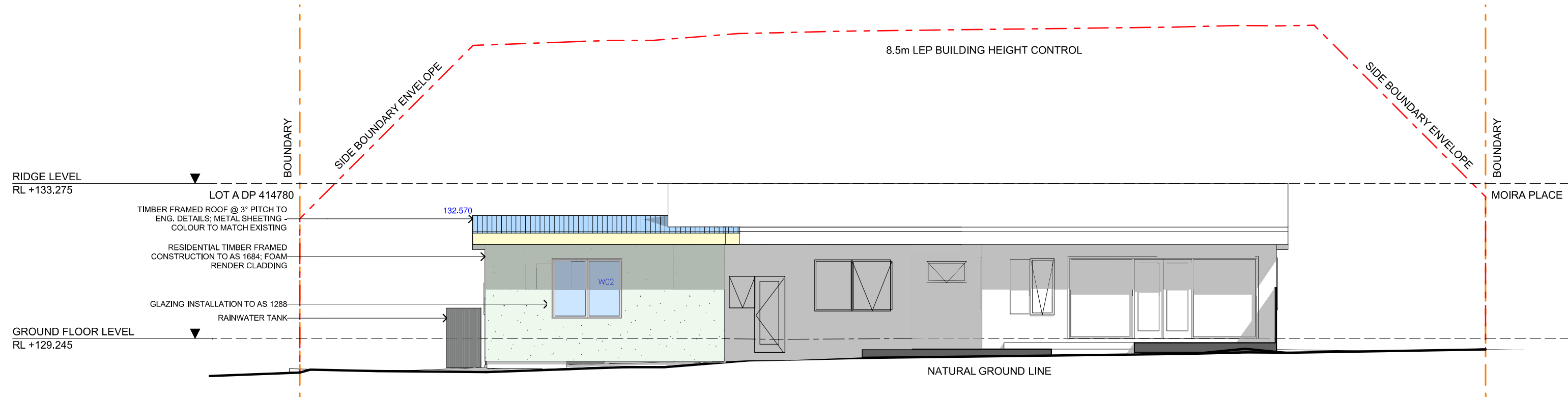
E25.07.19SECTION 4.55 REVISION						WILLIAM WILLIS M: 0435 013 842 E: william.willis@osconsulting.com.au		CLIENT WILLIAM WILLIS & JASMINE WILLIS		DRAWING TITLE EXISTING / DEMOLITION GROUND FLOOR PLAN		
REV	DATE	DESCRIPTION	BY	APP				PROJECT 11 MOIRA PLACE, FRENCHS FOREST NSW 2086		PATH NAME		REVISION E
WJW										DRAWING No.	DA03	
DRAWN										SCALE @ A3	1:100	
										DATE	25.07.19	



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 PROPOSED GROUND FLOOR PLAN		
REV	DATE	DESCRIPTION	BY	APP				PROJECT 11 MOIRA PLACE, FRENCHS FOREST NSW 2086		PATH NAME		REVISION E
WJW										DRAWING No.	DA04	
DRAWN										SCALE @ A3	1:100	
										DATE	25.07.19	



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 @ A31:100		DATE	25.07.19	

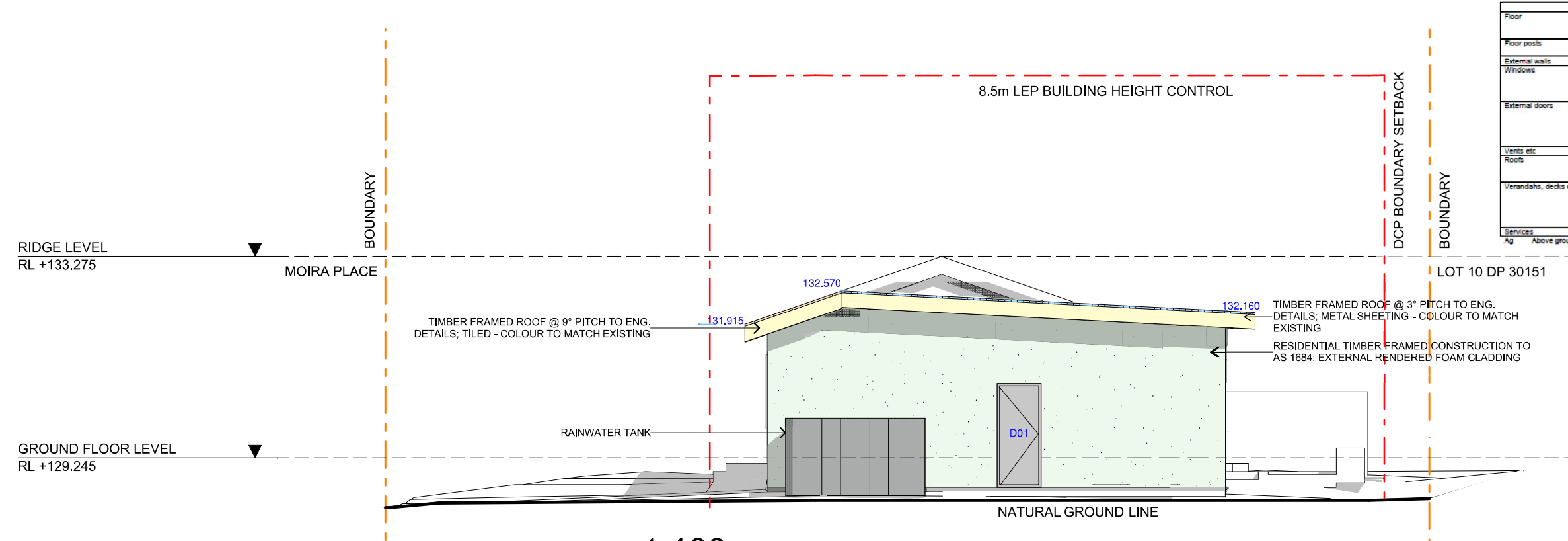


1) NORTH ELEVATION

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			Non-combustible				
	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	Bronze



2) EAST ELEVATION

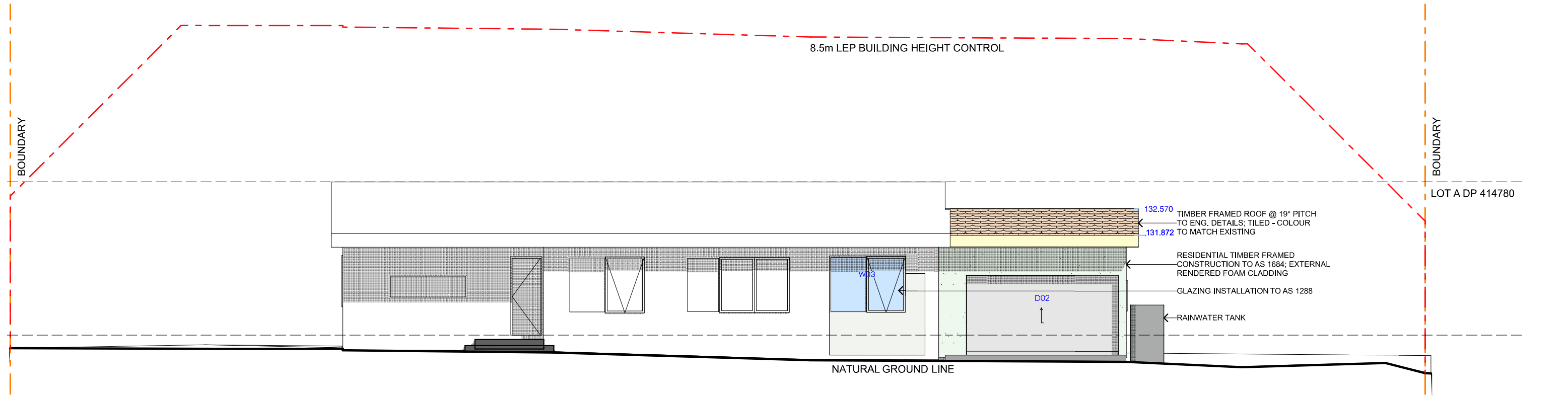
1:100

 **northern beaches council**

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

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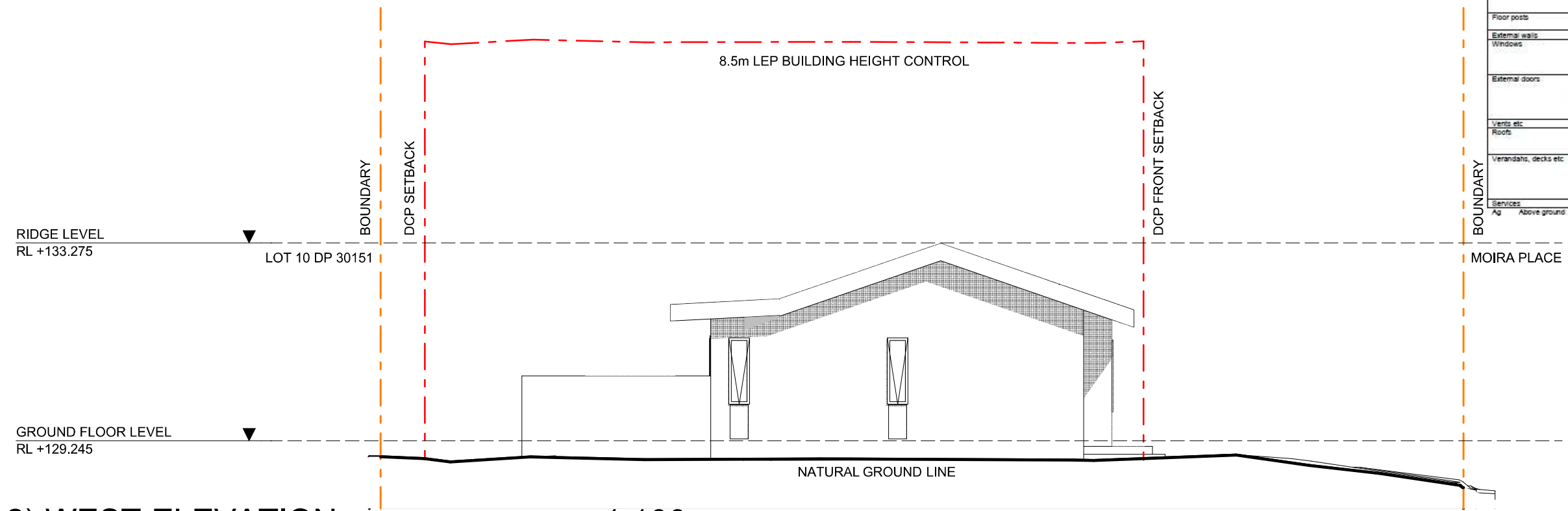
E 25.07.19 SECTION 4.55 REVISION					WILLIAM WILLIS M: 0435 013 842 E: william.willis@osconsulting.com.au	CLIENT WILLIAM WILLIS & JASMINE WILLIS		DRAWING TITLE NORTH & EAST ELEVATIONS		
REV	DATE	DESCRIPTION	BY	APP		PROJECT 11 MOIRA PLACE, FRENCHS FOREST NSW 2086	PATH NAME		REVISION	
WJW							DRAWING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



1) SOUTH 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 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
	Mesh	Al, Fe or Br mesh 2mm			Fe or Br mesh 2mm
Vents etc	Tied	Fully sarked (Flammability Index <5)			
Roofs	Sheeted Non-combustible	Non-combustible, fully sarked (Flammability Index <5)			FRL <30
	Rooflights	Non-combustible glazing, 4mm safety glass			
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			All 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



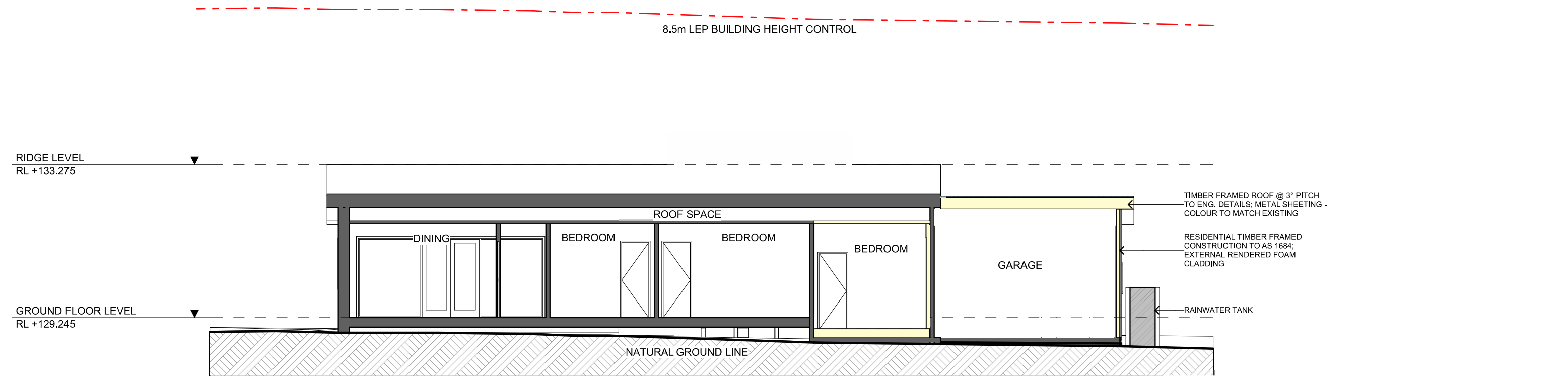
2) WEST ELEVATION 1:100

 **northern beaches council**

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

MOD2019/0364

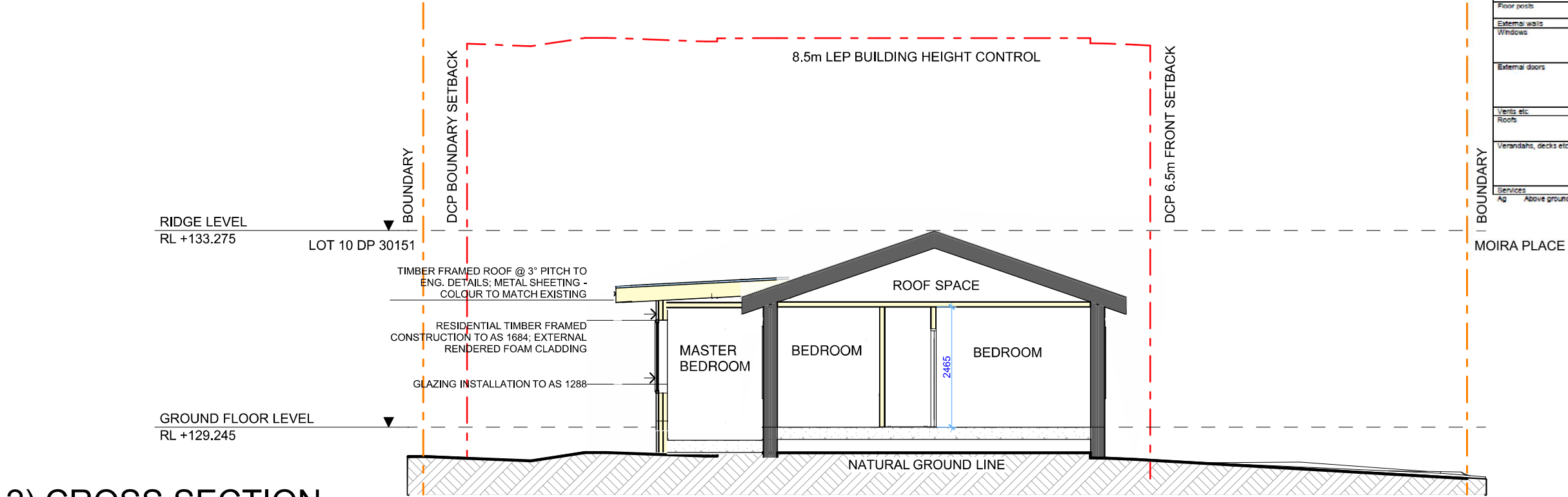
E 25.07.19 SECTION 4.55 REVISION					WILLIAM WILLIS M: 0435 013 842 E: william.willis@osconsulting.com.au	CLIENT WILLIAM WILLIS & JASMINE WILLIS		DRAWING TITLE SOUTH & WEST ELEVATIONS		
REV	DATE	DESCRIPTION	BY	APP		PROJECT 11 MOIRA PLACE, FRENCHS FOREST NSW 2086	PATH NAME		REVISION	
WJW							DRAWING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



1) LONG SECTION 1:100

This is a summary of the minimum specifications in 'Planning for Bushfire Protection 2006' as amended in 2010 and 'AS 3659 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	See OK	FRT or lined or enclosed			Non-combustible or FRT or enclosed
Floor posts	Timber <400mm sq Timber <400mm sq	OK			Enclosed or non-combustible
External walls		FRT or enclosed			Non-combustible
Windows	Frame Screens	400mm FRT or non-combustible	FRT or metal	FRT or non-combustible	Non-combustible
External doors	Sliding Screens Timber frames Garage	Al, Fe or Br mesh on all operable, 5mm toughened glass, or shutters	Fe or Br mesh on all operable, 5mm toughened glass, or shutters	Fe or Br mesh on all, 5mm toughened glass, or shutters	Fe or Br mesh on all, 5mm toughened glass, or shutters
Verandahs, decks etc	Unenclosed Enclosed	Safety glass	5mm toughened glass	5mm toughened glass or full mesh	5mm toughened glass plus full mesh or shutter
Services	Ag Above ground	Lower 400mm FRT or non-combustible	FRT	FRT or non-combustible	Non-combustible
		Al, Fe or Br mesh 2mm	FRT or non-combustible	FRT or non-combustible	Fe or Br mesh 2mm
		Mesh	Fully sanded (Flammability Index <5)	Fully sanded (Flammability Index <5)	Fully sanded (Flammability Index <5)
		Sheeted Non-Rooflights	Non-combustible, fully sanded (Flammability Index <5)	Non-combustible, fully sanded (Flammability Index <5)	Non-combustible, fully sanded (Flammability Index <5)
		Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible	Any supports, <3mm spaced deck, FRT or non-combustible	Any supports, <3mm spaced deck, FRT or non-combustible
		Unenclosed	FRT or non-combustible, <3mm spaced deck	FRT or non-combustible, <3mm spaced deck	FRT or non-combustible, <3mm spaced deck
		<300mm to glass	300mm wide FRT or non-combustible	FRT or non-combustible	Non-combustible
			Exposed water & gas pipes to metal	Exposed water & gas pipes to metal	Exposed water & gas pipes to metal
			Ag Above ground	Ag Above ground	Ag Above ground
			FRT	Fire Resistant Timber	Al Aluminium
			Al	Aluminium	Fe Stainless steel
			Fe	Fe	Stainless steel
			Stainless steel	Stainless steel	Br Bronze
			Br	Br	Br



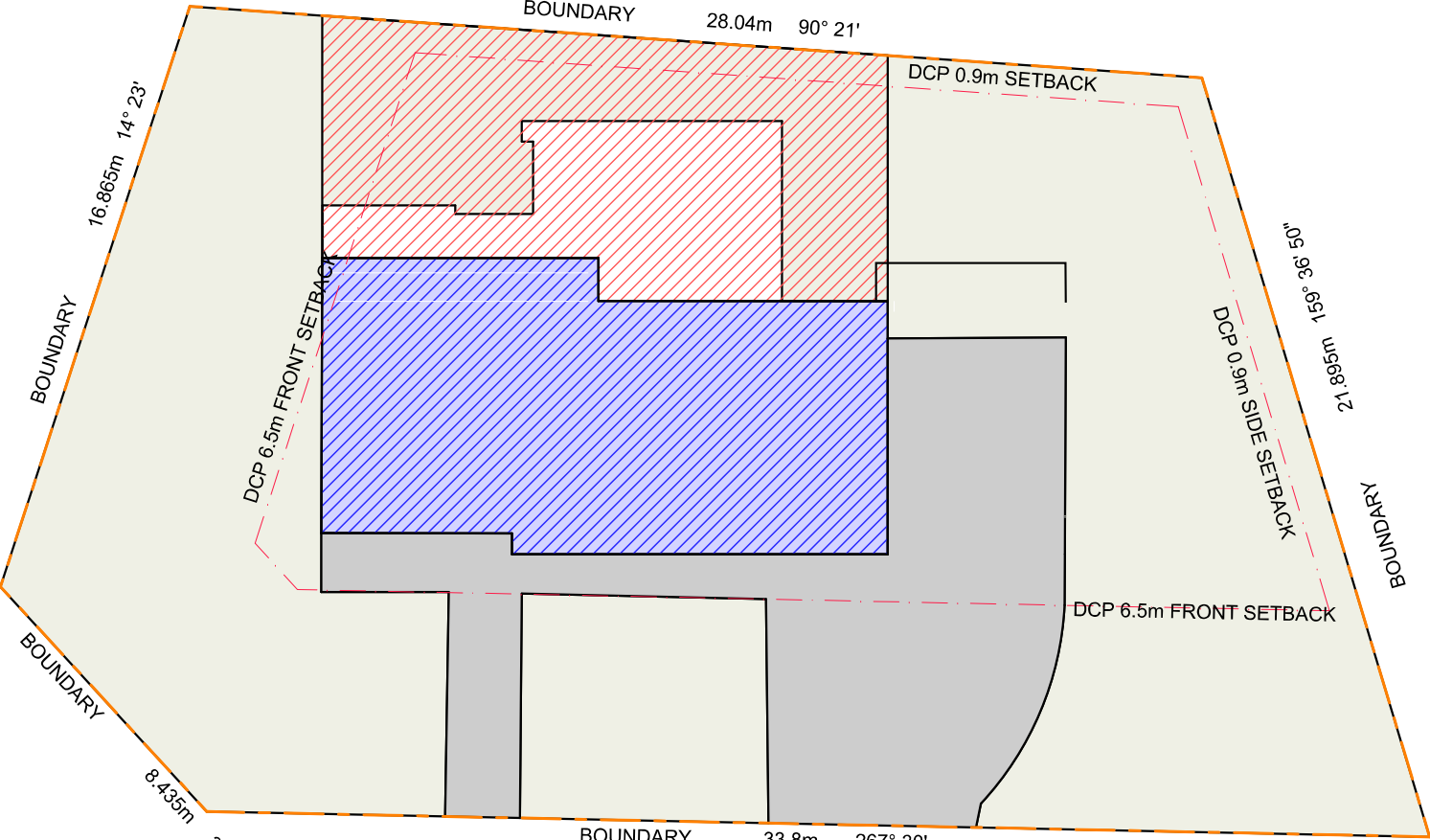
2) CROSS SECTION



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 LONG & CROSS SECTIONS	
REV	DATE	DESCRIPTION	BY	APP		PROJECT 11 MOIRA PLACE, FRENCHS FOREST NSW 2086		PATH NAME	
WJW								DRAWING No.	DA09
DRAWN								SCALE @ A3	1:100
							DATE		25.07.19
									REVISION
									E



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

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CONSENT

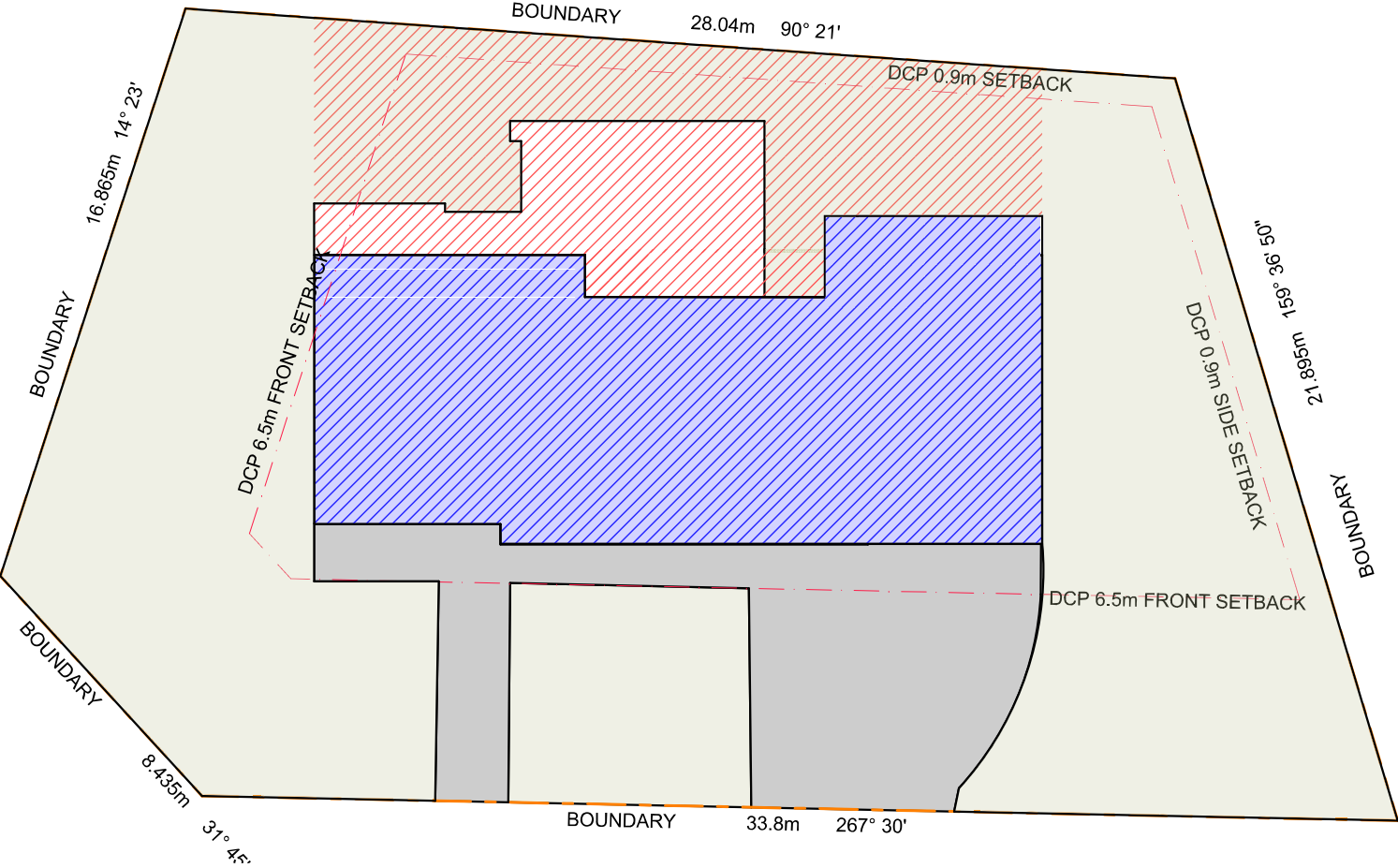
MOD2019/0364



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	PROJECT 11 MOIRA PLACE, FRENCHS FOREST NSW 2086	PATH NAME		REVISION	
WJW									DRAWING No. DA10		E	
DRAWN									SCALE @ A3 1:200			