

LOT NUMBER : 3	
SITE AREA :	658.9m ²
DRIVEWAY AREA :	76.21m ²
LANDSCAPED OPEN SPACE (MIN 40% OF SITE AREA) SITE AREA EXCL. DRIVEWAY, PAVEMENT PATHS, HOUSE & OPEN AREA <2m WIDE):	
347.17m ² - 52.60%	
PRIVATE OPEN SPACE (MIN 60m ² (MIN DIM. 5m) :	
107.33m ²	
SITE COVERAGE	
GF Total : (incl. driveway & path):	(41.90%) - 276.09 m ²
FF Total :	(19.46%) - 128.23 m ²

BASIX INFORMATION		The items shown here are the minimums required to pass BASIX. Should the Specification nominate a better performing item then use that item instead.	
Soft Landscaping area		Roof area total	
347.17 sqm		238.56 sqm	
Glazing Doors/windows/ clerestory	Wideline Aluminium framed windows Window performance values as per NatHERS certificate Default/Proxy values used for windows not available in HERO library Given values are AFRC, total window system values (glass and frame)		
Window restrictors	Window restrictors are modelled in accordance with NCC 2022		
Roof	Metal roof & builders blanket, R value as per NatHERS Certificate		
Ceiling	Ceiling insulation value and locations as per NatHERS certificate. Ceiling insulation must extend to the external wall.		
Wall & roof frames	120mm untreated softwood timber frames		
External Walls	External wall insulation values and locations as per NatHERS certificate		
Internal walls	Plasterboard on studs, insulation values and locations as per NatHERS certificate		
Floors	Concrete slab on ground with 225mm waffle pods LVL timber floor between levels		
Ventilation	All external doors have draft protection and weather seals All exhaust fans to have dampers All downlights IC rated, maximum 1 per 5m2		
Ceiling fans	Size and location as per NatHERS certificate		
General notes	Insulation Note: All insulations listed are product only values. All insulation and vapour membranes must be installed in accordance with ABCB Housing provisions Part 10.8 and Part 13.		
BASIX Water Commitments			
Alternative Water		Tank size and connections as per BASIX certificate	
BASIX Energy Commitments			
Hot water System		Electric Heat Pump - 5.2 c.o.p. rating	
Heating system		1 phase air conditioning to living areas and bedrooms: EER 3.5-4.0	
Cooling system		1 phase air conditioning to living areas and bedrooms: EER 3.0-3.5	
Ventilation		Kitchen - Individual fan, externally ducted, manual on/off switch Bathrooms - with window = Naturally vented, - without window = Fan externally ducted with switch interlocked with light & run-on timer. Laundry - With wind or door = Naturally Ventilated, otherwise ext ducted ex/fan	
Other		Induction cooktop & electric oven Outdoor clothes drying line	
Alternative Energy		PV system size as per BASIX certificate PV connected to the developments electrical system	

LEGEND		Trees to be removed prior to commencement of building operations.	
Existing Trees		New Trees	
Stormwater Main		A.G. Drain	
Stormwater Disposal		Sewer Pipe	
Existing Fencing		Fencing by Contractor	
Underground Power		Grated Drain	
Overhead Power			
Stormwater to tank			
Stormwater disposal			

NOTE: MIN 200mm FREEBOARD
SITE CUT & FILL LEVELS MAY VARY DUE TO SITE CONDITIONS.

DETAILS

DATUM: RL Levels to AHD

CONTOUR INTERVALS: 0.20 Metres

WATER CONNECTION: (BY THE BUILDER)
20mm line from water meter to entry point.

WASTE DISPOSAL: (BY THE BUILDER)
Connection to mains sewer in accordance with local authority requirements.

ROOFWATER DISPOSAL: (BY THE BUILDER)
Connection of downpipes to water tank and underground drain. Position of roofwater lines are indicative only and may vary depending on site.

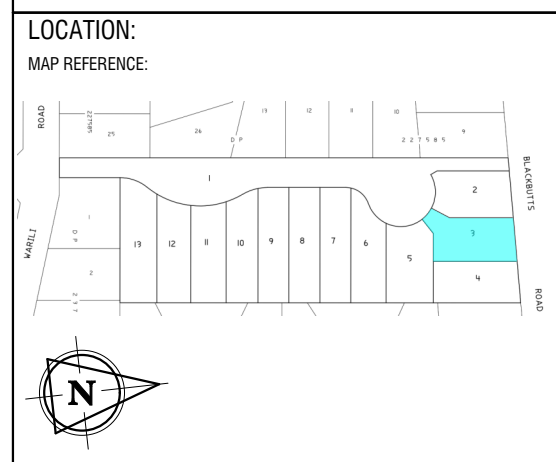
POWER CONNECTION:
Installation to underground line by the builder. Connection of power to main line by Electricity Authority.

EARTHWORKS: (BY THE BUILDER) AG Drains: 0 Metres
Site scrape to remove vegetation / fill to create level building platform. Remove spoil from site. Earthworks indicated on the plan are for construction purposes only.

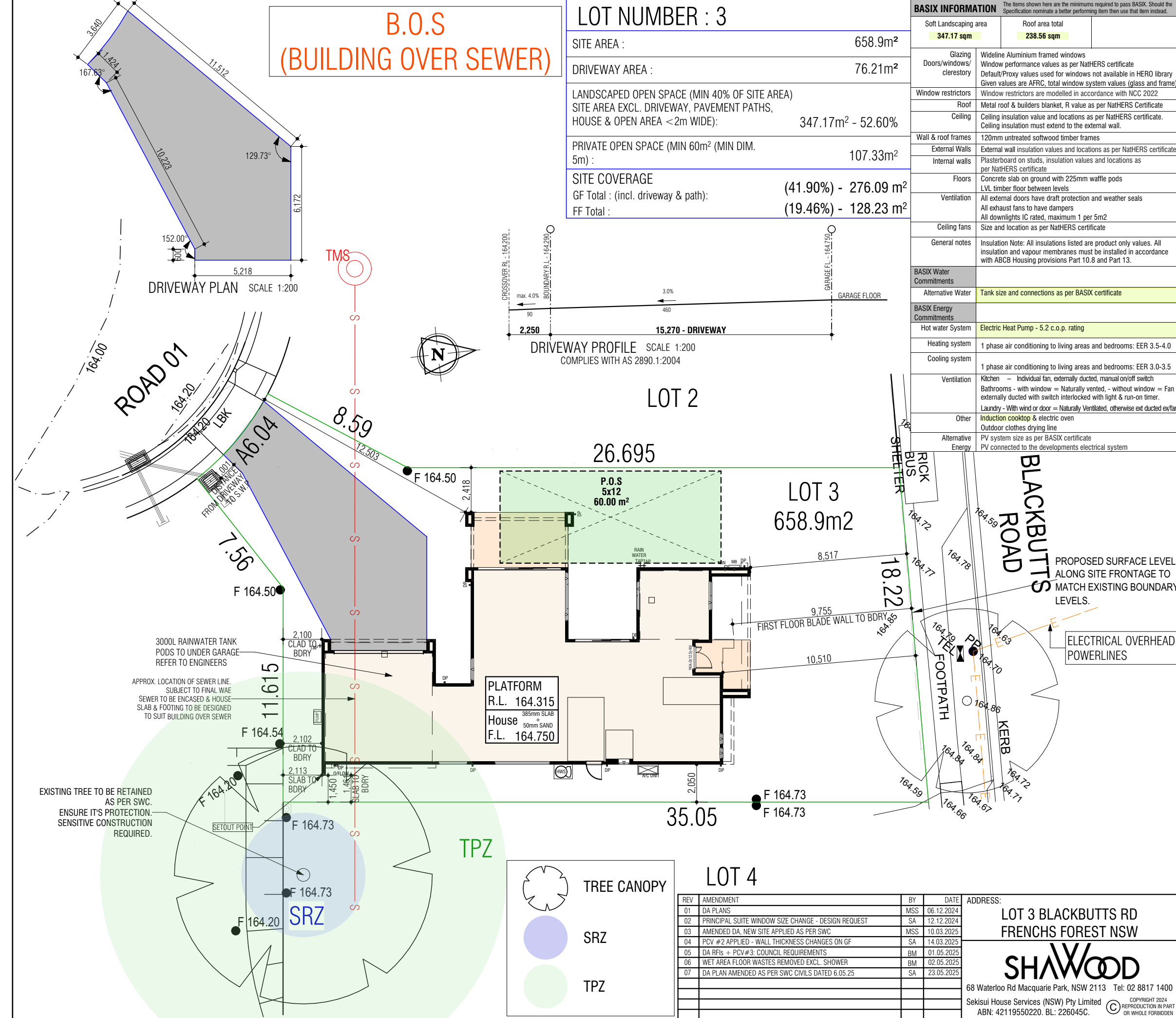
GAS CONNECTION:
Installation of underground line to mains by the builder. connection to mains by gas authority upon application by the owner.

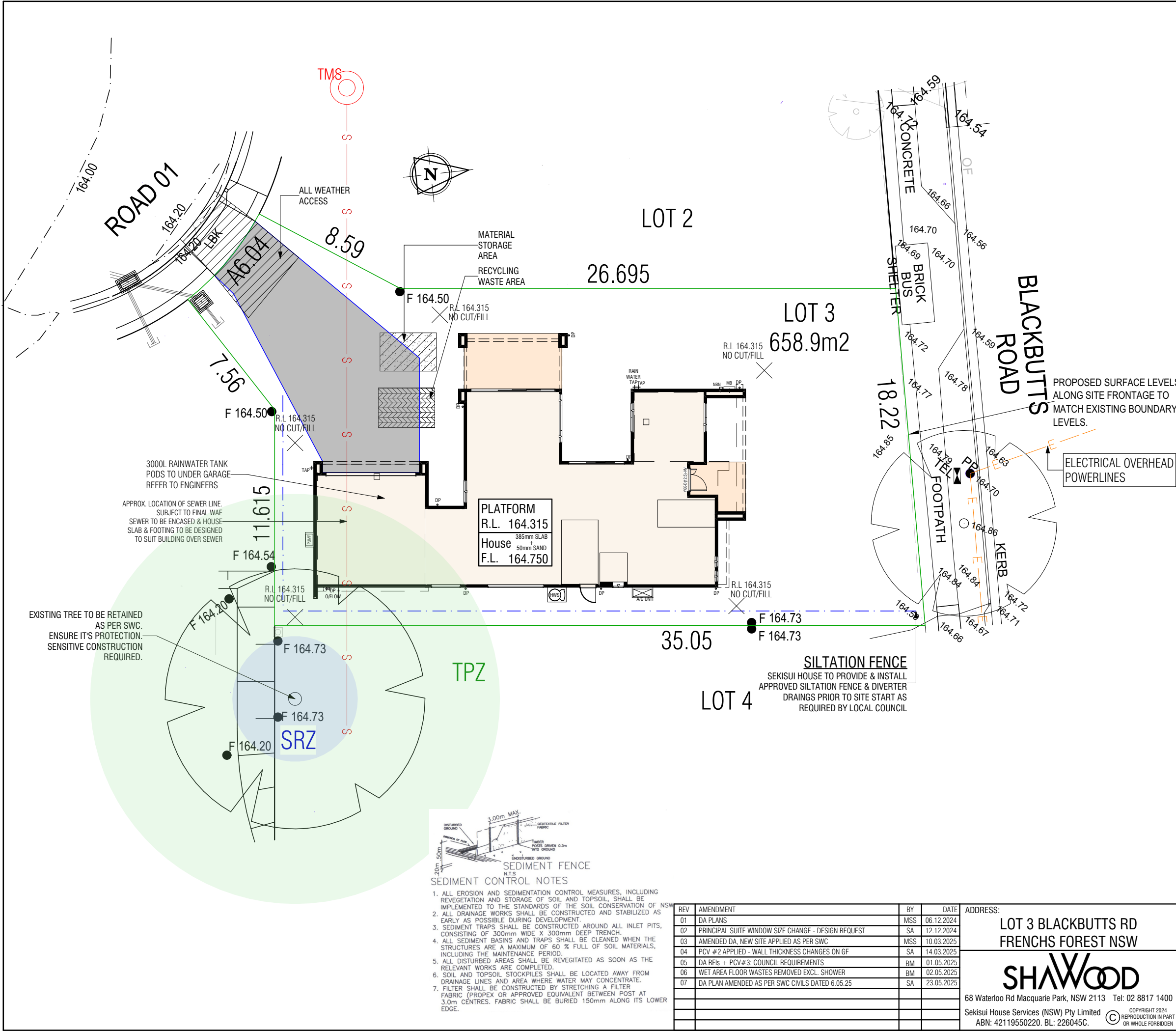
LOCAL AUTHORITY: Northern Beaches Council

TITLE PARTICULARS:	
LOT: 3	DIA/PLAN: -
VOL: -	PARISH: -
FOL: -	COUNTY: -



SITE PLAN			
FR07		F01	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE
CONTRACT No: NM105562		SHEET DA-1	
MASTER DESIGN		MASTER CHECKED	
-		-	
SCALE: 1:200			





LEGEND

Existing Trees	New Trees	Trees to be removed prior to commencement of building operations.
Stormwater Main	Stormwater Disposal	Existing Fencing
Underground Power	Overhead Power	Stormwater to tank
Stormwater disposal	A.G. Drain	Sewer Pipe
Fencing by Contractor	Grated Drain	

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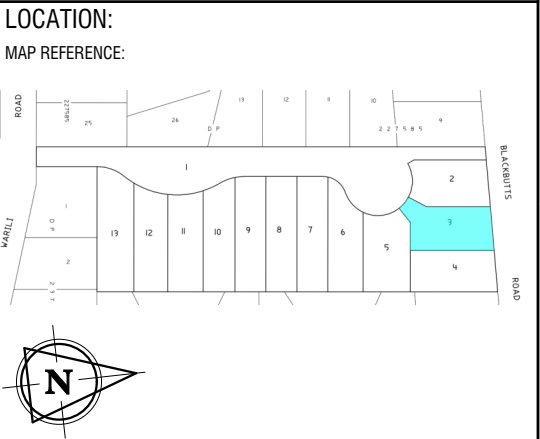
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02	PRINCIPAL SUITE WINDOW SIZE CHANGE - DESIGN REQUEST	SA	12.12.2024
03	AMENDED DA, NEW SITE APPLIED AS PER SWC	MSS	10.03.2025
04	PCV #2 APPLIED - WALL THICKNESS CHANGES ON GF	SA	14.03.2025
05	DA RFIs + PCV#3: COUNCIL REQUIREMENTS	BM	01.05.2025
06	WET AREA FLOOR WASTES REMOVED EXCL. SHOWER	BM	02.05.2025
07	DA PLAN AMENDED AS PER SWC CIVILS DATED 6.05.25	SA	23.05.2025

ADDRESS: LOT 3 BLACKBUTTS RD
FRENCHS FOREST NSW

SHAWOOD

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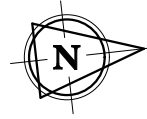
SITE WORKS PLAN			
FR07		F01	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE 23 DESIGN ISSUE NA
CONTRACT No: NM105562			SHEET DA-2
MASTER DESIGN		MASTER CHECKED	
-		-	
			PAGE: SCALE: 1:200

LANDSCAPE OPEN SPACE AS PER WARRINGAH DCP -
D1 LANDSCAPED OPEN SPACE & BUSHLAND SETTING.
AREAS >2m WIDE

DRIVEWAY

ROAD 01
164.28

TMS



unpleasant westerly winds

LOT 2

26.695

LOT 3
658.9m²

BLACKBUTTS
ROAD

PROPOSED SURFACE LEVELS
ALONG SITE FRONTAGE TO
MATCH EXISTING BOUNDARY
LEVELS.

ELECTRICAL OVERHEAD
POWERLINES

Winter 3pm

Winter 12pm

Winter 9am

PATH

CONCLUSION

Driveway
A: 78.45 m

PLATFORM	
R.L. 164.315	
House	385mm SLAB + 50mm SAND
F.L. 164.750	

3000L RAINWATER TANK
PODS TO UNDER GARAGE
REFER TO ENGINEERS

APPROX. LOCATION OF SEWER LINE.
SUBJECT TO FINAL WAE
SEWER TO BE ENCASED & HOUSE
SLAB & FOOTING TO BE DESIGNED
TO SUIT BUILDING OVER SEWER

EXISTING TREE TO BE RETAINED
AS PER SWC.
ENSURE IT'S PROTECTION.
SENSITIVE CONSTRUCTION
REQUIRED.

TPZ

LOT 4

pleasant nor-easterly
summer breeze

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LOT 3 BLACKBUTTS RD
FRENCHS FOREST NSW

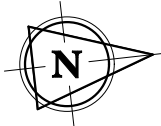
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SITE ANALYSIS PLAN

FR07		F01	ALTERATION ISSUE		
TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE NA
CONTRACT No: NM105562			SHEET DA-3		
MASTER DESIGN		MASTER CHECKED		PAGE:	
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BLACKBUTTS ROAD



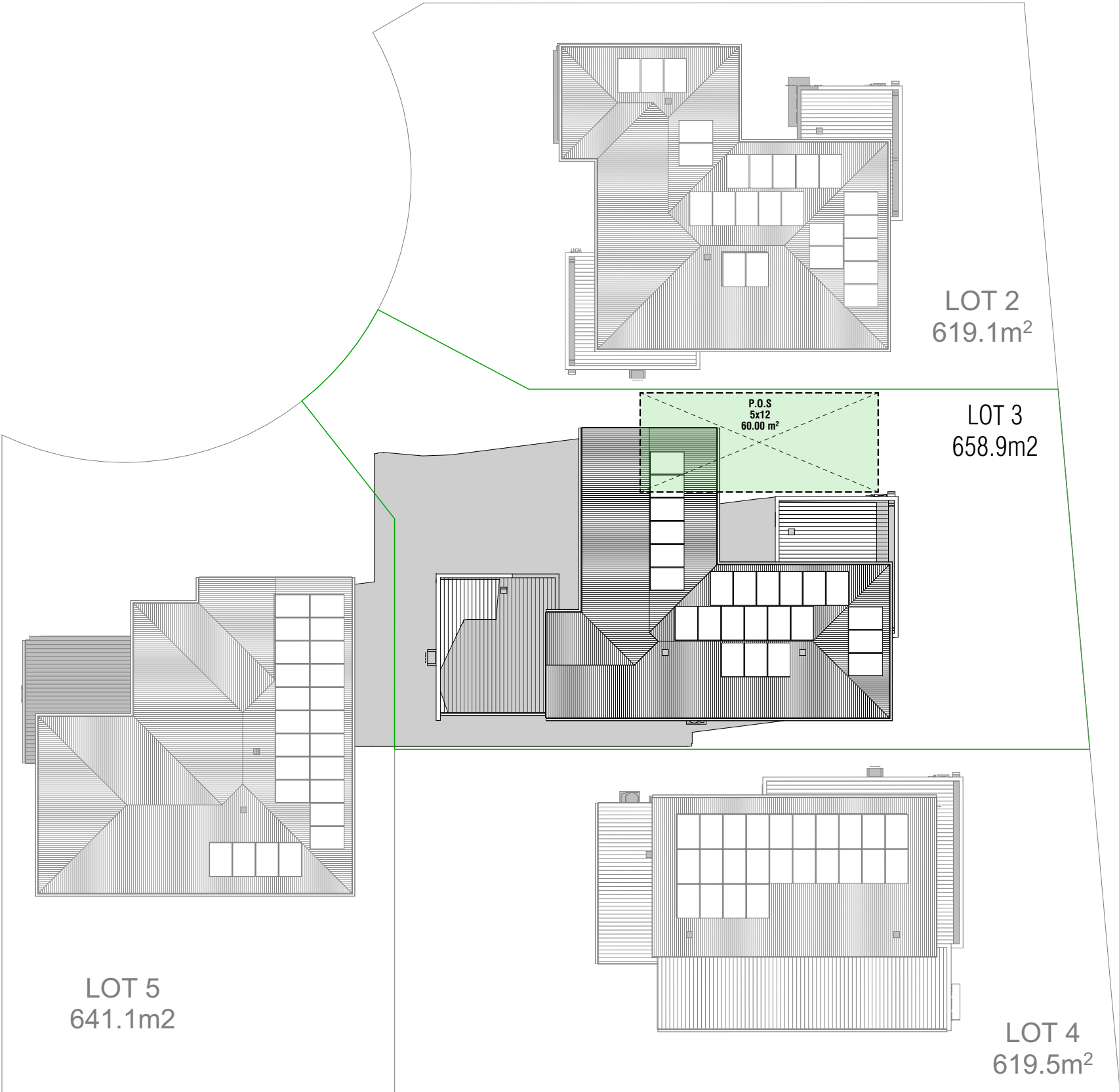
June 21st 9am

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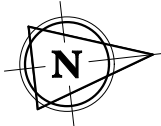
ADDRESS:
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SHADOWS DIAGRAMS					
FR07		F01	ALTERATION ISSUE		
TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE NA
CONTRACT No: NM105562				SHEET	DA-4
MASTER DESIGN		MASTER CHECKED		PAGE:	
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BLACKBUTTS ROAD



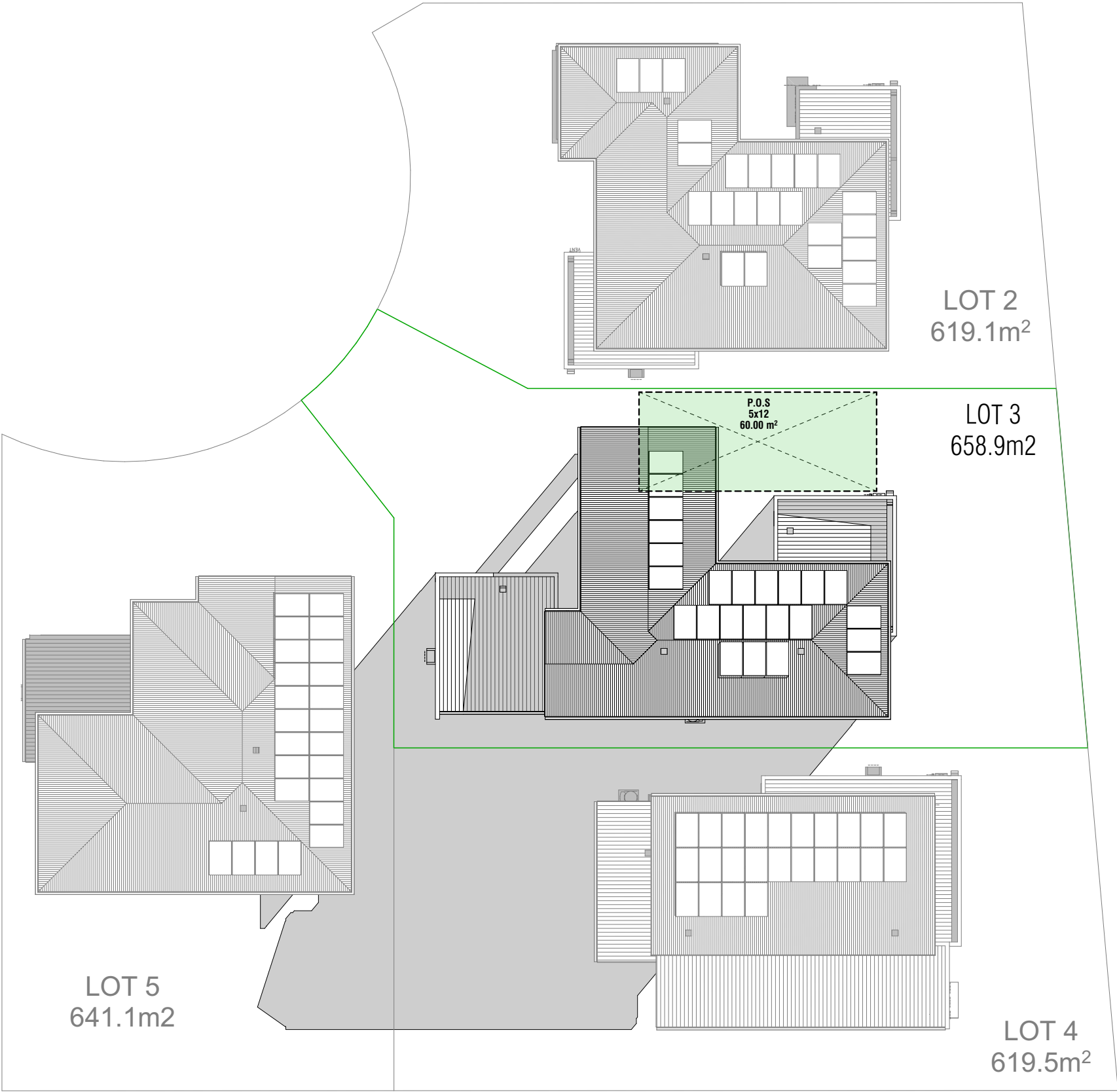
June 21st 12pm

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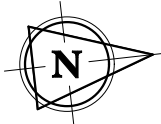
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CONTRACT No: NM105562				SHEET	DA-5
MASTER DESIGN		MASTER CHECKED		PAGE:	
-		-		SCALE: 1:250	



BLACKBUTTS ROAD



June 21st 3pm

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FR07		F01	ALTERATION ISSUE		
TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE NA
CONTRACT No: NM105562				SHEET	DA-6
MASTER DESIGN		MASTER CHECKED		PAGE:	
-		-		SCALE:	

GENERAL NOTES

- DROP SLAB 60MM TO WET AREAS.
- DROP SLAB 70mm TO PORCH AND OUTDOOR LIVING U.N.O.
- WET AREAS IN ACCORDANCE WITH NCC REQUIREMENTS
- WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC VOL2 PART H4
- MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH NCC VOL2 PART H4
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
- REFER ENGINEER'S DRAWING FOR BRACING WALLS INFORMATION.
- REF, FRE, W.M AND C.D SYMBOLS INDICATE POSITION ONLY
- SQUARE SET CORNICE TO CEILING THROUGHOUT.
- "GRID" = CENTER OF SHAWOOD FRAME
- GF CEILING HEIGHT = 2510 UNLESS NOTED OTHERWISE
- FF CEILING HEIGHT = 2510 UNLESS NOTED OTHERWISE
- EXTERNAL WINDOW HEAD HEIGHT UNLESS NOTED OTHERWISE
 - GROUND FLOOR (MEASURE FROM TOP OF SLAB) = 2375mm
 - FIRST FLOOR (MEASURE FROM TOP OF PARTICLE BOARD) = 2296mm
- EXTERNAL DOOR HEAD HEIGHT UNLESS OTHERWISE NOTED = 2375mm (MEASURE FROM TOP OF SLAB)
- ALL HEIGHTS NOMINATED ARE FROM THE STRUCTURAL SLAB BELOW EXCEPT PORCH AND ALFRESCO
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
 - EXT 151mm=16 CLADDING+15 CAVITY+120 STUD
 - INTERNAL = 90mm STUD AND 120mm STUD
 - WALL CLADDING OVERHANGS THE SLAB EDGE BY 11mm
- PROVIDE WEATHERTIGHT WINDOW FLASHING TO THE SILL OF ALL WINDOWS AS PER STANDARD DETAIL 4.20-4.22
- STANDARD DETAIL VERSION: 2025-05

PROVIDE PLYWOOD LINING TO THE ROOF STRUCTURE AS PER STANDARD DETAILS 5.3-2 to 5.3-5

CONDENSATION MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH PART 10.8 OF THE HOUSING PROVISIONS.

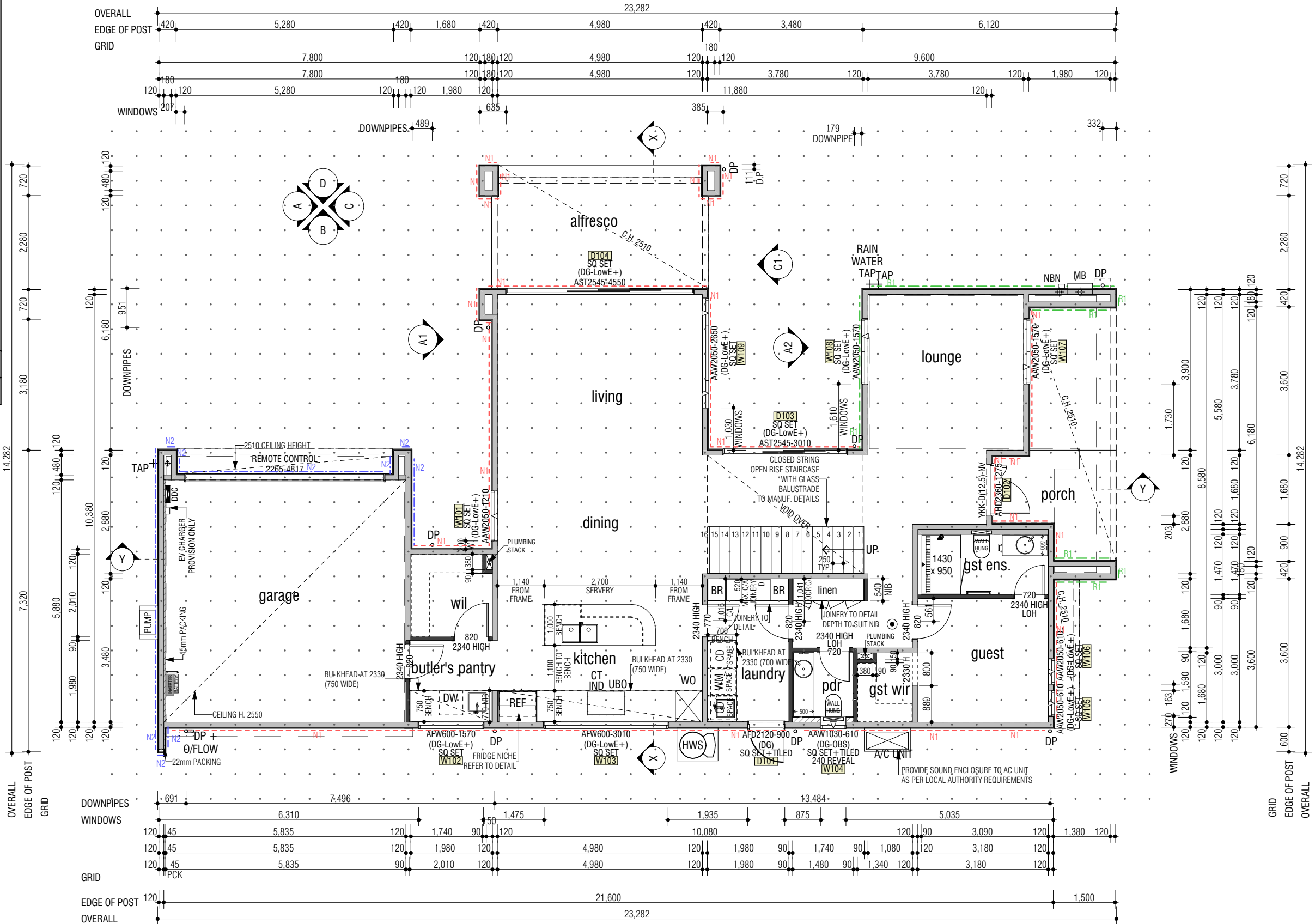
LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED

LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- RA - ROOF ACCESS
- RA - RETURN AIR CEILING GRILL
- CV - CEILING VENTS
- SA - DENOTES SHAWOOD POST
- SA - SMOKE ALARM (DIRECT WIRED)
- SA - 120mm WALL
- SA - 90mm WALL
- WINDOW GLAZING CODES (OBS): OBSCURED, (SP10): SMART GLASS SP10 CLEAR (DG): DOUBLE GLAZED (DG-OBS): DOUBLE GLAZED OBSCURE (DG-LowE): DOUBLE GLAZED WITH LowE (DG-LowE+): DOUBLE GLAZED WITH LowE PLUS
- WINDOW AND DOOR CODES ASW: ALUM SLIDING WINDOW, ABW: ALUM BI-FOLD WINDOW AAW: ALUM AWNING WINDOW, AFW: ALUM FIXED WINDOW ASD: ALUM SLIDING DOOR, AST: ALUM STACKER DOOR AFD: ALUM FRENCH DOOR, ABD: ALUM BIFOLD DOOR

DIMENSIONS SHOWN ON PLAN ARE TAKEN FROM WALL FRAME, NOT FINISHED PLASTER
REFER TO ENGINEER'S DRAWING FOR BRACING DETAILS



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Floor Areas	
Ground flr.	135.84
Garage	37.56
First flr.	128.23
Total	301.63 m²
Alfresco	15.46
Pier	4.53
Porch	6.49
S. Void	10.89
Total	339.00 m²

ADDRESS:		LOT 3 BLACKBUTTS RD FRENCHS FOREST NSW		GROUND FLOOR PLAN	
SHAWOOD		68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400		FR07	ALTERATION ISSUE
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DA-7		MASTER DESIGN		MASTER CHECKED	SCALE: 1:100, 1:2

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LEGEND

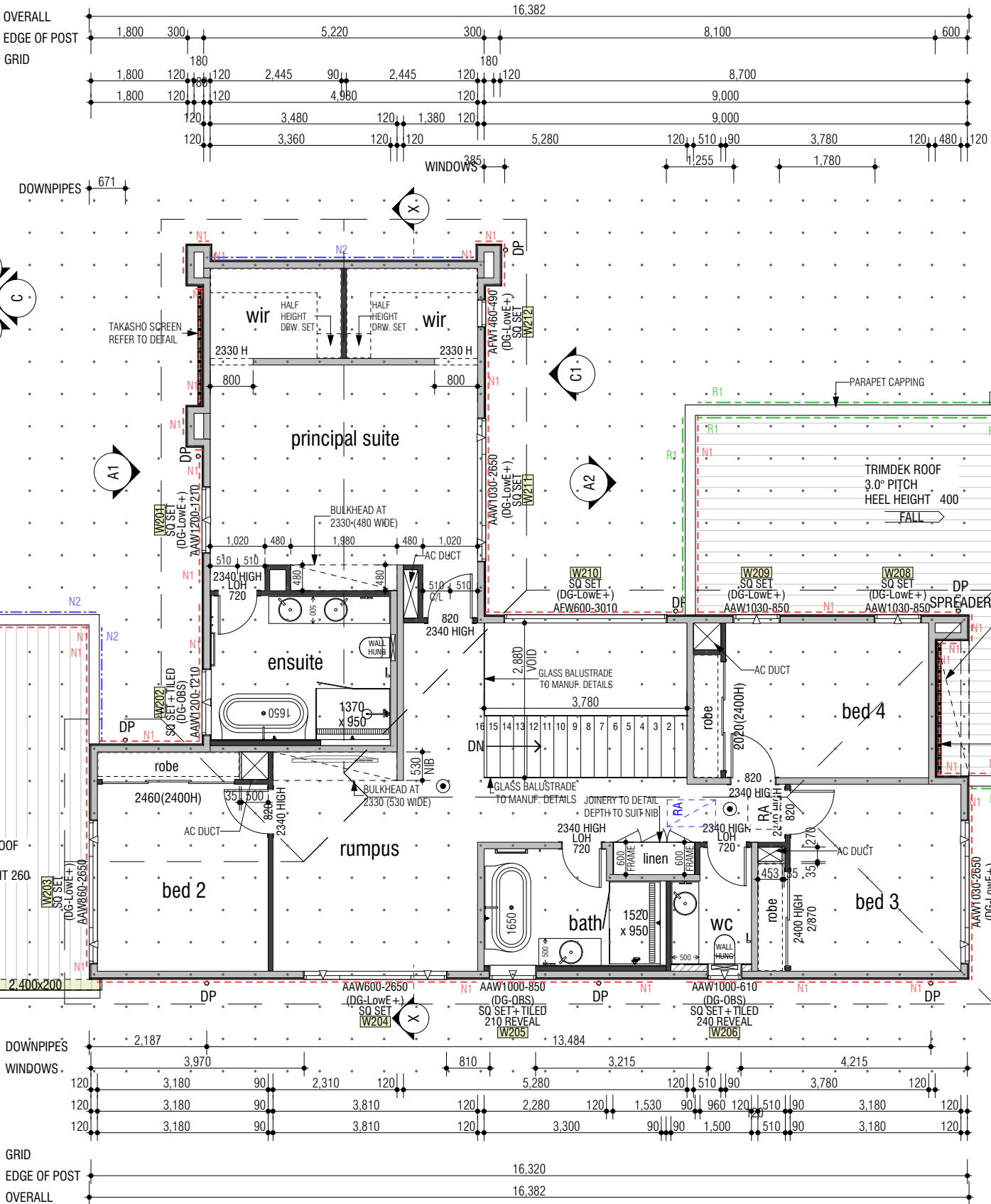
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ADDRESS: LOT 3 BLACKBUTTS RD
FRENCHS FOREST NSW

SHAWOOD

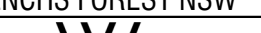
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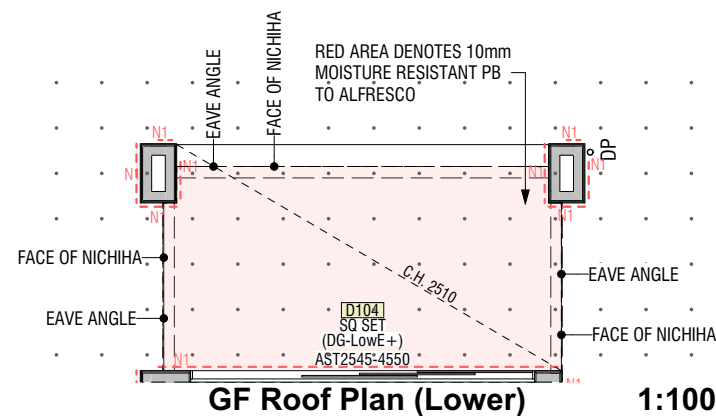
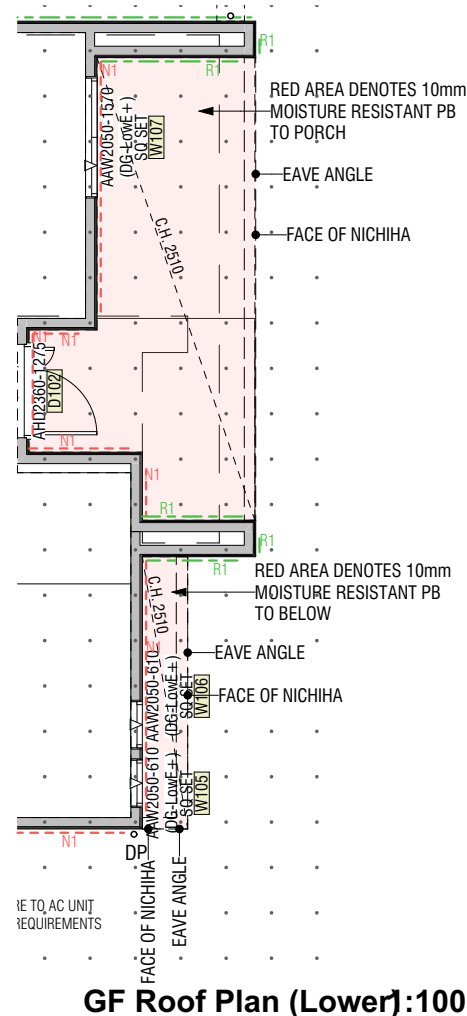
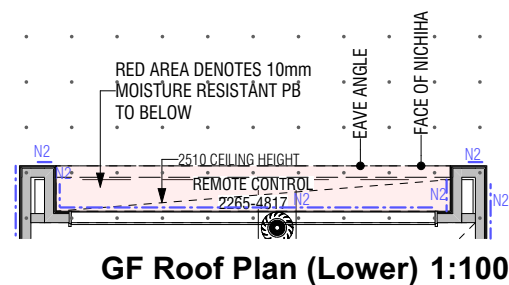
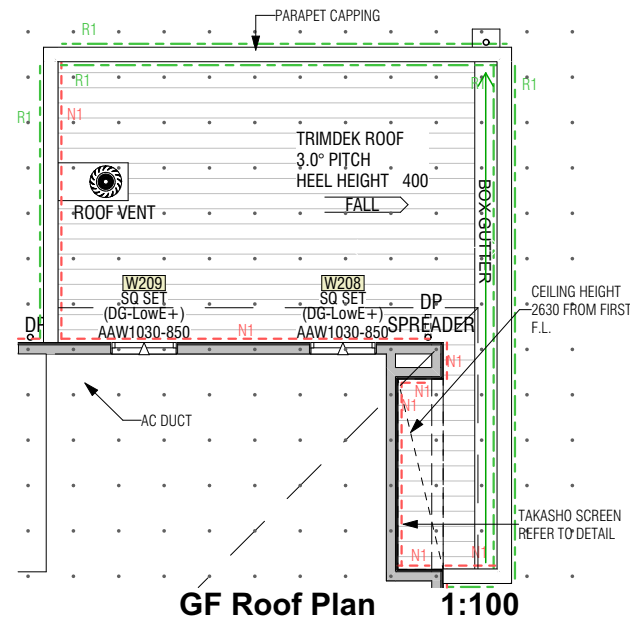
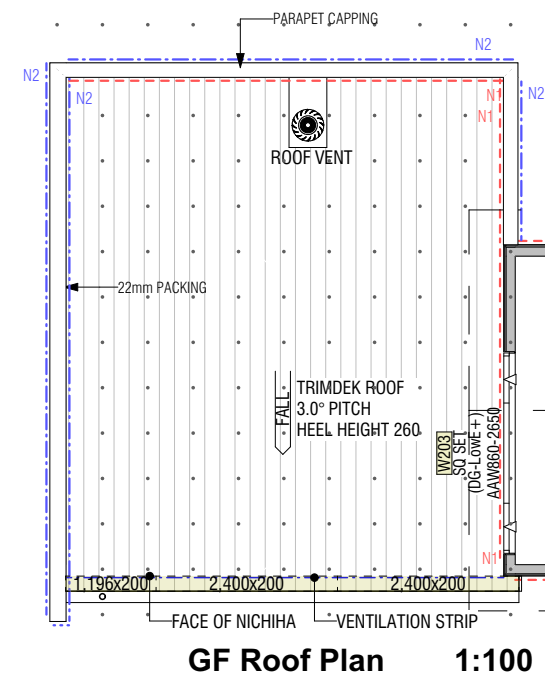
FIRST FLOOR PLAN			
FR07		F01	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE
CONTRACT No: NM105562		SHEET DA-8	
MASTER DESIGN		MASTER CHECKED	
		PAGE:	
		SCALE: 1:100, 1:2	

Window Schedule														
Element ID	Window Code Parameter	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	Tiled Reveal 6mm gap	View from Opening Side	Special Note	Glazing	BOTTOM Sash	werslink	Uvalue	SHGC
W101	AAW2050-1210	☐	2,050	1,210	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-101-012	3.20	0.45
W102	AFW600-1570	☐	600	1,570	117	☒	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-106-028	2.10	0.54
W103	AFW600-3010	☐	600	3,010	117	☒	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-106-028	2.10	0.54
W104	AAW1030-610	☐	1,030	610	240	☒	☒			DG-OBS:- Double Glass Obscure	--	WID-101-032	4.00	0.58
W105	AAW2050-610	☐	2,050	610	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-101-012	3.20	0.45
W106	AAW2050-610	☐	2,050	610	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-101-012	3.20	0.45
W107	AAW2050-1570	☐	2,050	1,570	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-101-012	3.20	0.45
W108	AAW2050-1570	☐	2,050	1,570	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-101-012	3.20	0.45
W109	AAW2050-2650	☐	2,050	2,650	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-101-012	3.20	0.45
W201	AAW1200-1210	☐	1,200	1,210	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-101-012	3.20	0.45
W202	AAW1200-1210	☐	1,200	1,210	117	☒	☒			DG-OBS:- Double Glass Obscure	--	WID-101-032	4.00	0.58
W203	AAW860-2650	☐	860	2,650	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-101-012	3.20	0.45
W204	AAW600-2650	☐	600	2,650	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-101-012	3.20	0.45
W205	AAW1000-850	☐	1,000	850	210	☒	☒			DG-OBS:- Double Glass Obscure	--	WID-101-032	4.00	0.58
W206	AAW1000-610	☐	1,000	610	240	☒	☒			DG-OBS:- Double Glass Obscure	--	WID-101-032	4.00	0.58
W207	AAW1030-2650	☐	1,030	2,650	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-101-012	3.20	0.45
W208	AAW1030-850	☐	1,030	850	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-101-012	3.20	0.45
W209	AAW1030-850	☐	1,030	850	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-101-012	3.20	0.45
W210	AFW600-3010	☐	600	3,010	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-106-028	2.10	0.54
W211	AAW1030-2650	☐	1,030	2,650	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-101-012	3.20	0.45
W212	AFW1460-490	☐	1,460	490	117	☒	☐			DG-SP10+:- Double Glass with SP10 PLUS	--	WID-106-028	2.10	0.54
21														

Door Schedule												
Element ID	Door Code	Paragon	Height	Width	Reveal Width	Square Set 2mm gap	External View	Special Note	Glazing	werslink	Uvalue	SHGC
D101	AFD2120-900	☒	2,120	900	117	☒			DG:- Double Glass	WID-122-017	3.90	0.51
D103	AST2545-3010	☐	2,545	3,010	117	☒			DG-SP10+:- Double Glass with SP10 PLUS	WID-111-005	2.90	0.48
D104	AST2545-4550	☐	2,545	4,550	117	☒			DG-SP10+:- Double Glass with SP10 PLUS	WID-111-005	2.90	0.48
3												

REV			AMENDMENT			BY			DATE			ADDRESS:			WINDOW & DOOR SCHEDULE											
01			DA PLANS			MSS			06.12.2024			LOT 3 BLACKBUTTS RD FRENCHS FOREST NSW  68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400 Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.  COPYRIGHT 2024 REPRODUCTION IN PART OR WHOLE FORBIDDEN			FR07				F01		ALTERATION ISSUE					
02			PRINCIPAL SUITE WINDOW SIZE CHANGE - DESIGN REQUEST			SA			12.12.2024						TYPE		ACCOM		FACADE		GENERAL ISSUE		23	DESIGN ISSUE		NA
03			AMENDED DA, NEW SITE APPLIED AS PER SWC			MSS			10.03.2025						CONTRACT No: NM105562							SHEET		DA-9		
04			PCV #2 APPLIED - WALL THICKNESS CHANGES ON GF			SA			14.03.2025						MASTER DESIGN							PAGE:				
05			DA RFIs + PCV#3: COUNCIL REQUIREMENTS			BM			01.05.2025			MASTER CHECKED							SCALE:							
06			WET AREA FLOOR WASTES REMOVED EXCL. SHOWER			BM			02.05.2025																	
07			DA PLAN AMENDED AS PER SWC CIVILS DATED 6.05.25			SA			23.05.2025																	

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED

[illegible]

REV	AMENDMENT	BY	DATE
01	DA PLANS	MSS	06.12.2020
02	PRINCIPAL SUITE WINDOW SIZE CHANGE - DESIGN REQUEST	SA	12.12.2020
03	AMENDED DA. NEW SITE APPLIED AS PER SWC	MSS	10.03.2021
04	PCV #2 APPLIED - WALL THICKNESS CHANGES ON GF	SA	14.03.2021
05	DA RFIs + PCV#3: COUNCIL REQUIREMENTS	BM	01.05.2021
06	WET AREA FLOOR WASTES REMOVED EXCL. SHOWER	BM	02.05.2021
07	DA PLAN AMENDED AS PER SWC CIVILS DATED 6.05.25	SA	23.05.2021

ADDRESS:
LOT 3 BLACKBUTTS RD
FRENCHS FOREST NSW

SHAWOOD

68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400

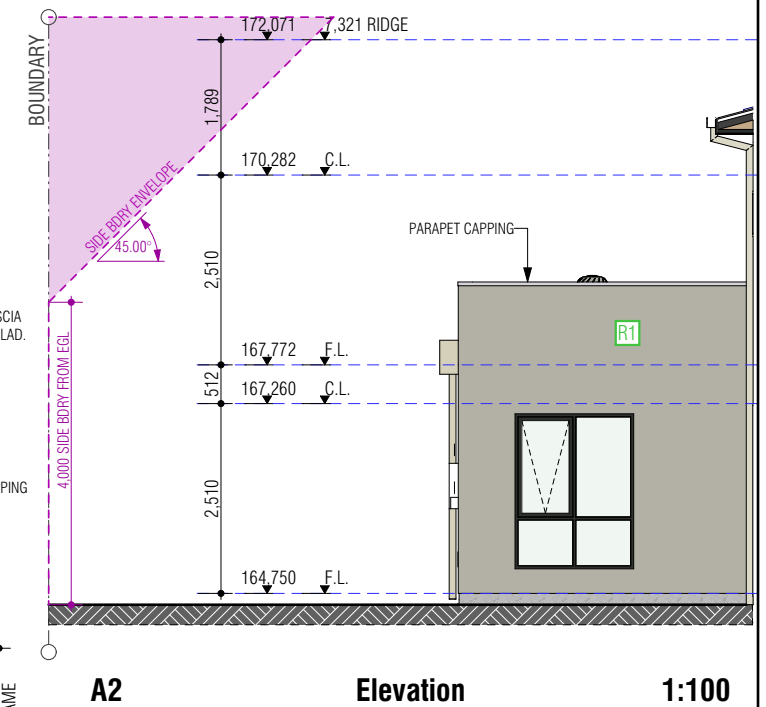
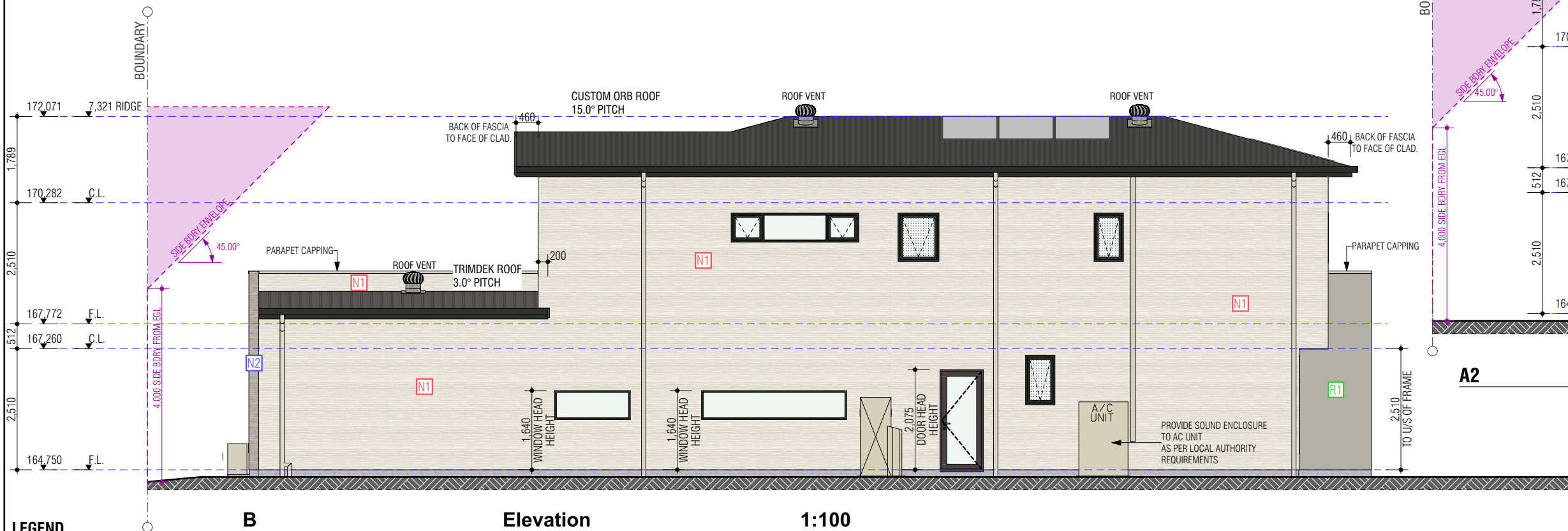
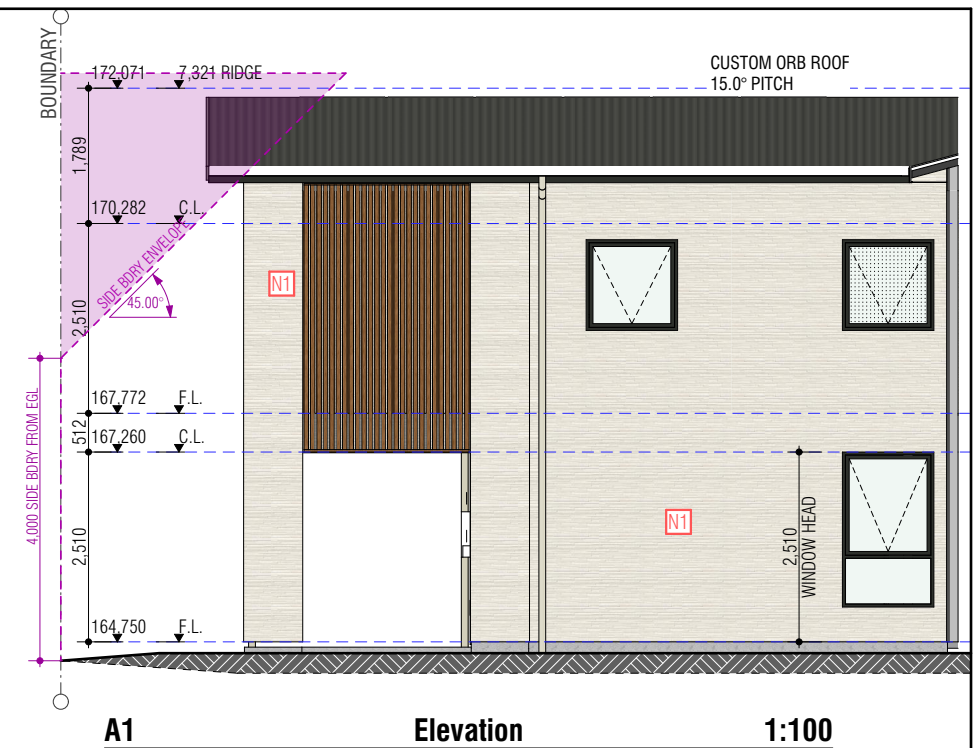
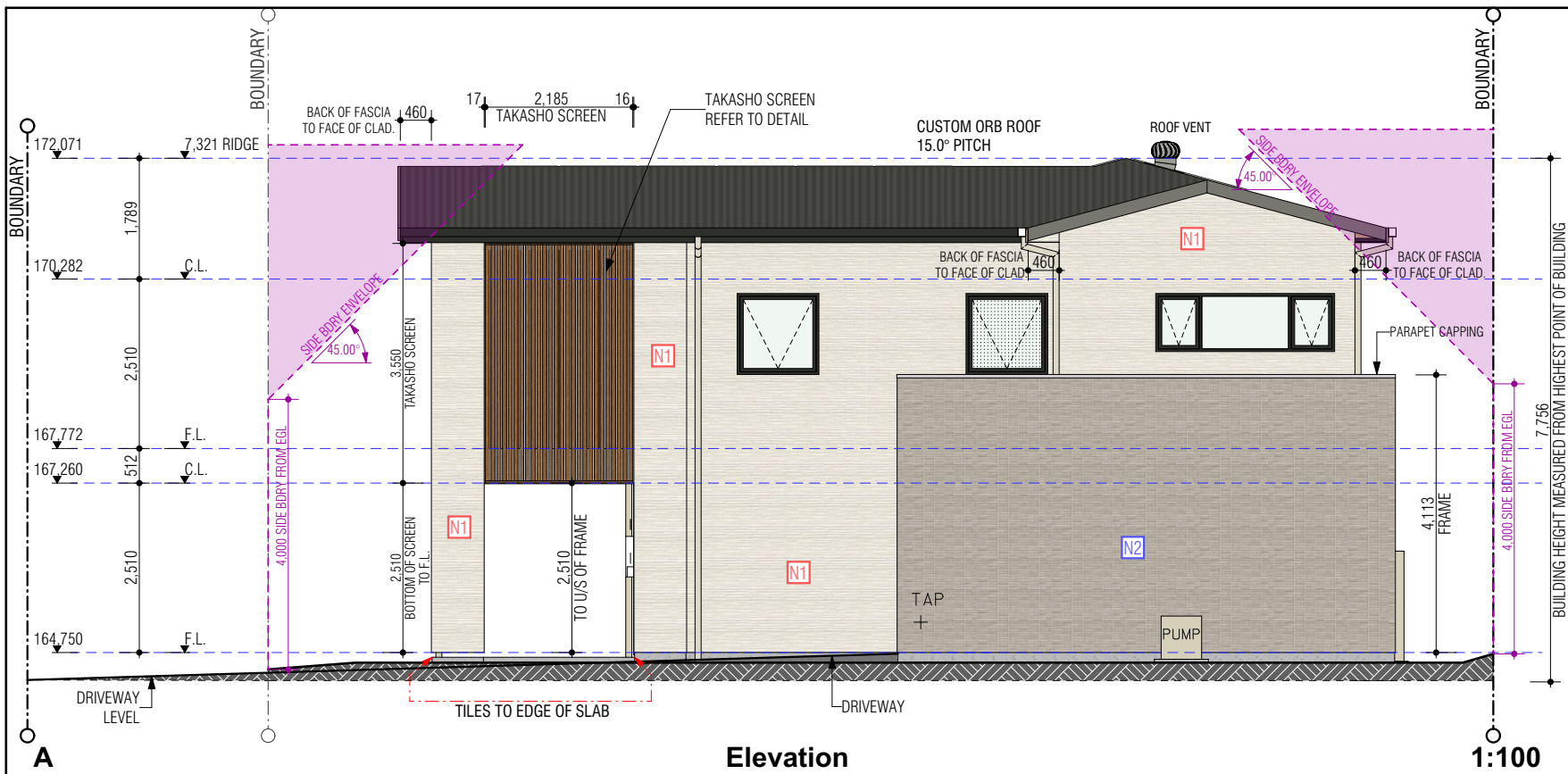
Sekisui House Services (NSW) Pty Limited
ABN: 42119550220. BL: 226045C.

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ROOF PLAN				
FR07		F01	ALTERATION ISSUE	
TYPE	ACCOM	FACADE	GENERAL ISSUE	23 DESIGN ISSUE NA
CONTRACT No: NM105562			SHEET: DA-10	
MASTER DESIGN		MASTER CHECKED		PAGE:
-		-		SCALE:

○ DP - DOWNSPIPE
 - EAVE VENT

* PROVIDE PLYWOOD LINING TO THE ROOF STRUCTURE STANDARD DETAILS 5.3-2 to 5.3-5
 * THE NUMBER OF PHOTOVOLTAIC PANELS SHOWN HERE IS APPROX. THE QUANTITY AND LOCATION CAN VARY WHEN INSTALLED.



LEGEND

- OBSCURE GLASS
- STANDARD FUGE
- FEATURE FUGE
- RENDERED

ALL COLOURS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO THE EXTERIOR COLOUR SELECTION FOR CORRECT COLOURS

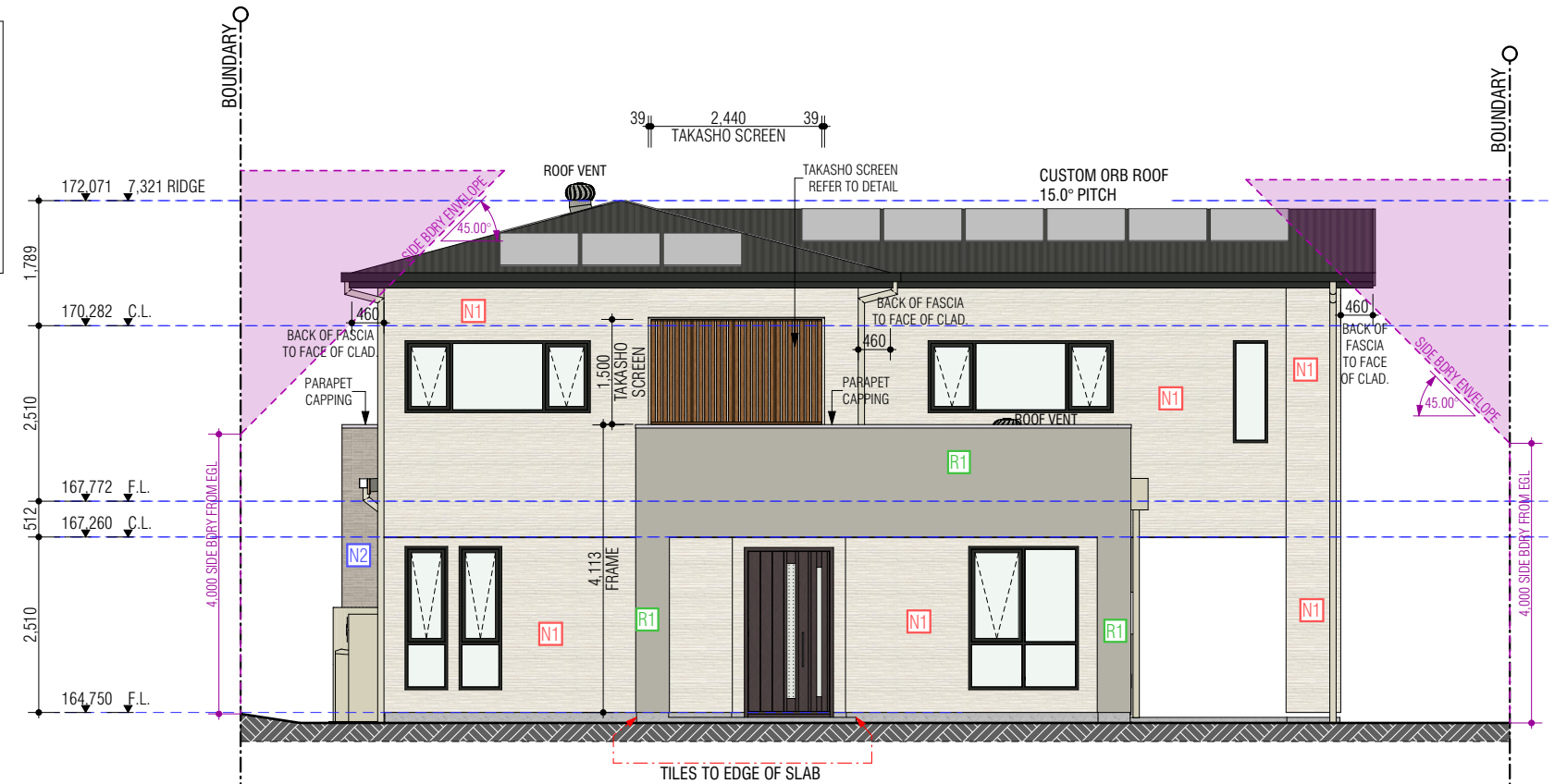
REV	AMENDMENT	BY	DATE
01	DA PLANS	MSS	06.12.2024
02	PRINCIPAL SUITE WINDOW SIZE CHANGE - DESIGN REQUEST	SA	12.12.2024
03	AMENDED DA, NEW SITE APPLIED AS PER SWC	MSS	10.03.2025
04	PCV #2 APPLIED - WALL THICKNESS CHANGES ON GF	SA	14.03.2025
05	DA RFIs + PCV#3: COUNCIL REQUIREMENTS	BM	01.05.2025
06	WET AREA FLOOR WASTES REMOVED EXCL. SHOWER	BM	02.05.2025
07	DA PLAN AMENDED AS PER SWC CIVILS DATED 6.05.25	SA	23.05.2025

ADDRESS:		LOT 3 BLACKBUTTS RD FRENCHS FOREST NSW		EXTERNAL ELEVATIONS	
SHAWOOD		68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400		FR07	
Sekisui House Services (NSW) Pty Limited		ABN: 42119550220. BL: 226045C.		TYPE	
COPYRIGHT 2024 REPRODUCTION IN PART OR WHOLE FORBIDDEN		F01		FACADE	
CONTRACT No: NM105562		MASTER DESIGN		MASTER CHECKED	
SHEET DA-11		PAGE:		SCALE: 1:100	

LEGEND

	- OBSCURE GLASS
	- STANDARD FUGE
	- FEATURE FUGE
	- RENDERED

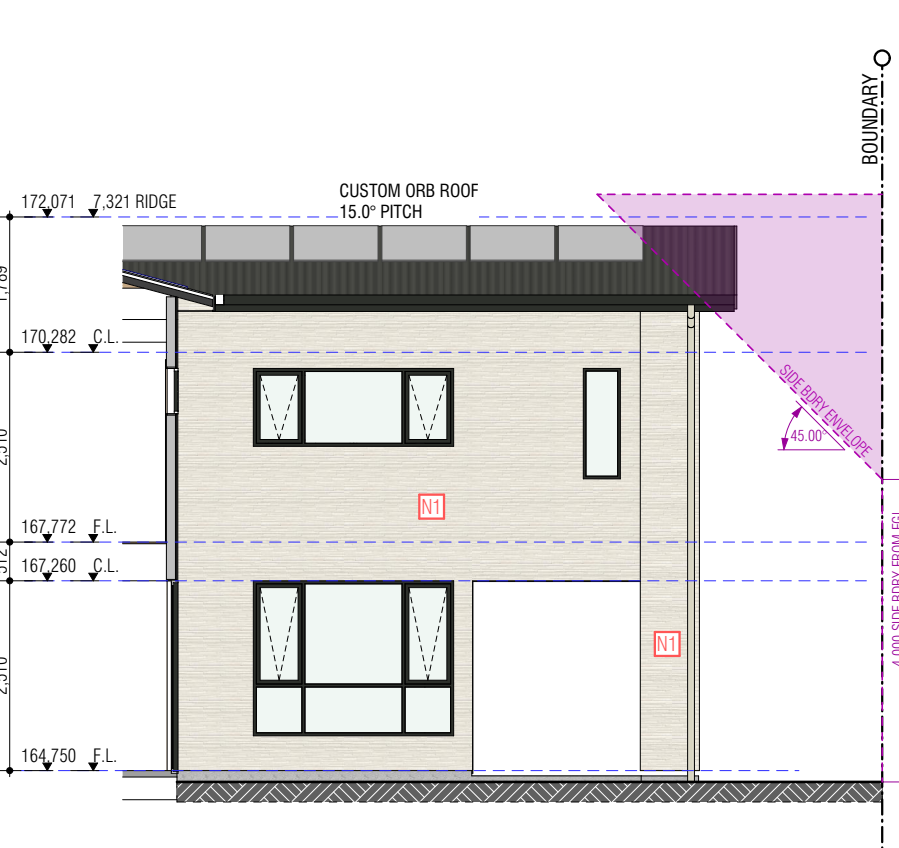
ALL COLOURS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO THE EXTERIOR COLOUR SELECTION FOR CORRECT COLOURS



C

Elevation

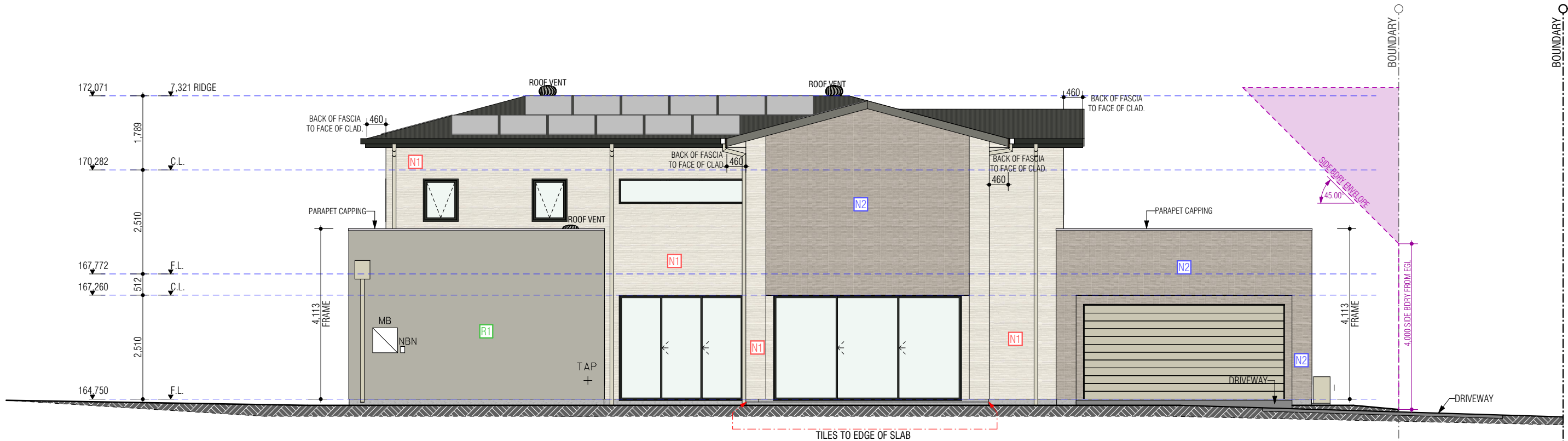
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C1

Elevation

1:100



D

Elevation

1:100

REV	AMENDMENT	BY	DATE
01	DA PLANS	MSS	06.12.2024
02	PRINCIPAL SUITE WINDOW SIZE CHANGE - DESIGN REQUEST	SA	12.12.2024
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07	DA PLAN AMENDED AS PER SWC CIVILS DATED 6.05.25	SA	23.05.2025

ADDRESS:	LOT 3 BLACKBUTTS RD FRENCHS FOREST NSW
	SHAWOOD
	68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400
	Sekisui House Services (NSW) Pty Limited
	ABN: 42119550220. BL: 226045C.

EXTERNAL ELEVATIONS					
FR07		F01	ALTERATION ISSUE		
TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE NA
CONTRACT No: NM105562			SHEET DA-12		
MASTER DESIGN		MASTER CHECKED		PAGE:	
-		-		SCALE: 1:100	

LEGEND

- OBSCURE GLASS

N1

- STANDARD FUGE

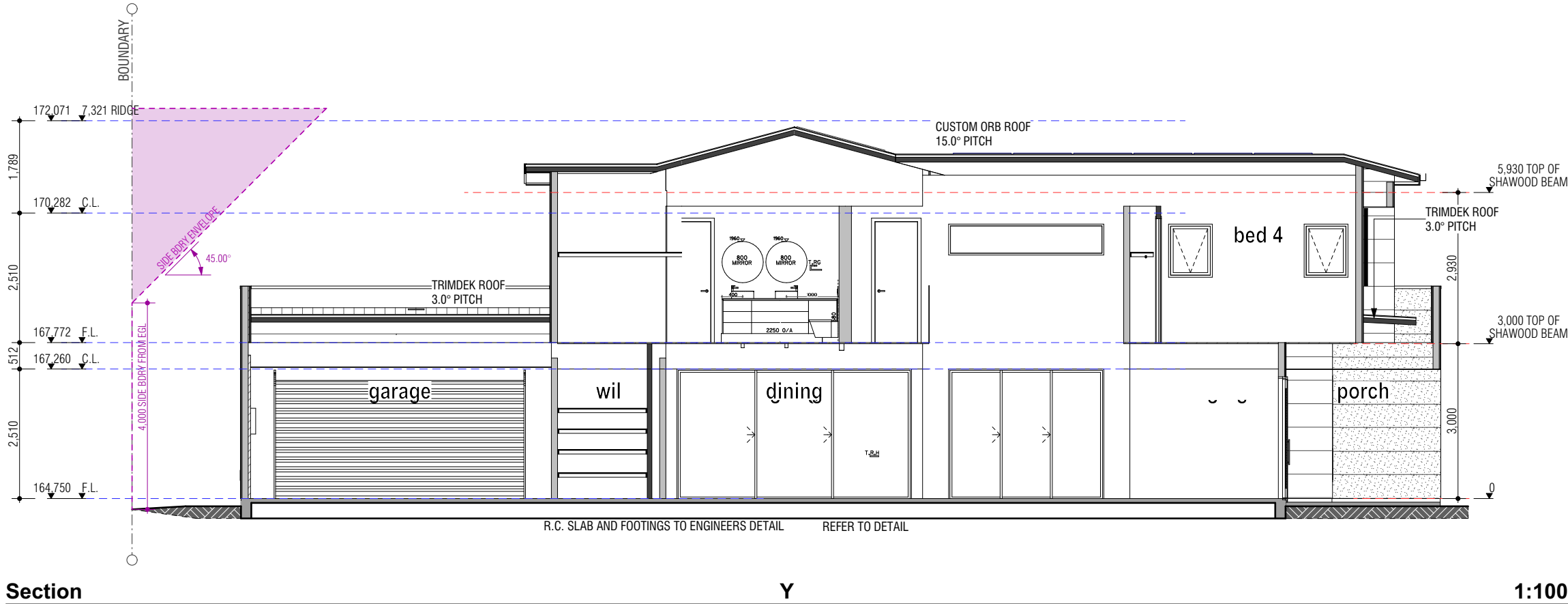
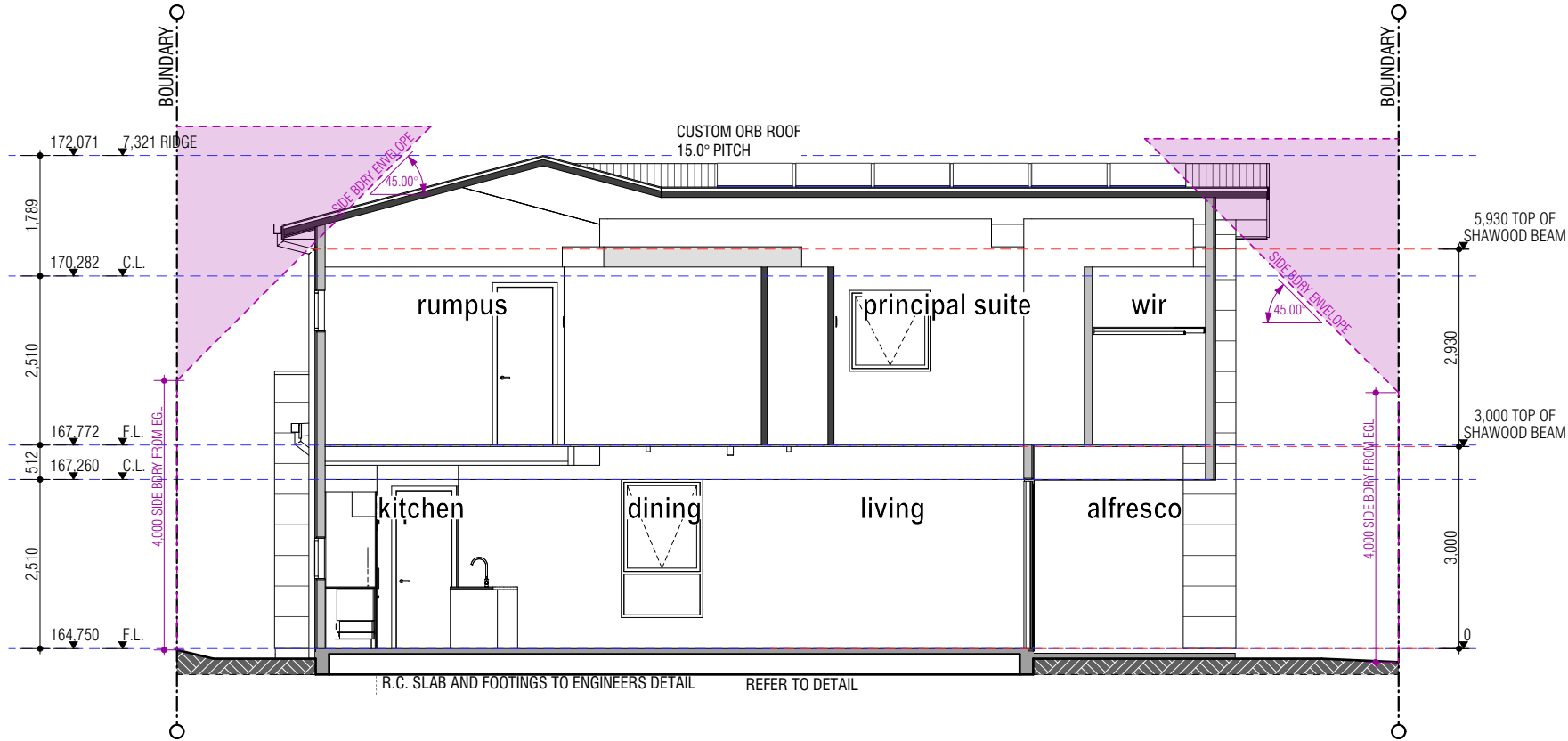
N2

- FEATURE FUGE

R1

- RENDERED

ALL COLOURS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO THE EXTERIOR COLOUR SELECTION FOR CORRECT COLOURS



- NOTES:-**
- * TIMBER ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS.
 - * EXPANSION JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS
 - * ALL GLAZING TO AUSTRALIAN STANDARD 1288 - 2021
 - * WINDOW SASH LOCATION AND GLAZING BAR CONFIGURATION TO MANUFACTURERS SPECIFICATIONS
 - * OPENING RESTRICTOR TO WINDOW SASHES AS PER Pt 11.3, NCC 2022

NICHIHA FU-GE CLADDING IS USED TO THE OUTER WALLS AS SHOWN ON THE ELEVATIONS. NICHIHA CLADDING IS COMPLIANT WITH THE REQUIREMENTS OF THE NCC AS SHOWN IN THE FOLLOWING DOCUMENTS. NCC COMPLIANCE - Quasar Management Services Pty Ltd, Q09102702-5, 19/05/2010 Codemark Certificate of Conformity - Nichiha Fu-ge Series Cladding System : CM30143 Rev 0 BUSHFIRE COMPLIANCE: Exova Warrington Fire, EWFA Report No. 2593802.2, Issued 09/02/2012

REV	AMENDMENT	BY	DATE
01	DA PLANS	MSS	06.12.2024
02	PRINCIPAL SUITE WINDOW SIZE CHANGE - DESIGN REQUEST	SA	12.12.2024
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ABN: 42119550220. BL: 226045C.

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SECTIONS			
FR07		F01	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE 23 DESIGN ISSUE NA
CONTRACT No: NM105562			SHEET DA-13
MASTER DESIGN		MASTER CHECKED	
-		-	
			PAGE: SCALE: 1:100

