



LOT NUMBER : 2	
SITE AREA :	619.1m ²
DRIVEWAY AREA :	43.44m ²
LANDSCAPED OPEN SPACE (MIN 40% OF SITE AREA) SITE AREA EXCL. DRIVEWAY, PAVEMENT PATHS, HOUSE & OPEN AREA <2m WIDE):	362.11 m ² - 58.50%
PRIVATE OPEN SPACE (MIN 60m ² (MIN DIM. 5m) :	136.48 m ²
SITE COVERAGE	
GF Total : (incl. driveway & path):	(38.40%) - 237.71 m ²
FF Total :	(21.89%) - 135.54 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	
362.11 sqm	226.33 sqm	
Glazing Doors/windows/clerestory	Wireline 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 Energ	PV system size as per BASIX certificate PV connected to the developments electrical system	

LEGEND

Existing Trees		New Trees		Trees to be removed prior to commencement of building operations.	
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:		<u>Northern Beaches Council</u>
TITLE PARTICULARS:		
LOT: <u> 2 </u>	DIA/PLAN: <u> - </u>	
VOL: <u> - </u>	PARISH: <u> - </u>	
FOL: <u> - </u>	COUNTY: <u> - </u>	

REV	AMENDMENT	BY	DATE
01	DA PLANS	MSS	12.12.2021
02	AMENDED DA, NEW SITE APPLIED AS PER SWC	MSS	10.03.2022
03	PCV#2: AMENDMENT EXT. FINISH BELLBURN TO FUGE	MSS	11.03.2022
04	PCV#3: AC DUCT & GRILLE CHANGES - PCV ITEM 2 TO BE REWORDED TO SAY "AC LINEAR GRILLE" I.O "AC UNIT"	SA	14.03.2022
05	WO PLANS	MSS	01.04.2022
06	DA RFIs + PCV#4: COUNCIL REQUIREMENTS	BM	30.04.2022
07	WET AREA FLOOR EASES REMOVED ECL. SHOWER	BM	30.04.2022
08	DA RFI - GROUND FLOOR & FIRST FLOOR SETBACK PLANS	MSS	16.06.2022

ADDRESS:
LOT 2 BLACKBUTTS ROAD
FRENCHS FOREST NSW

SHAWOOD

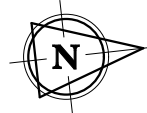
68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400

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

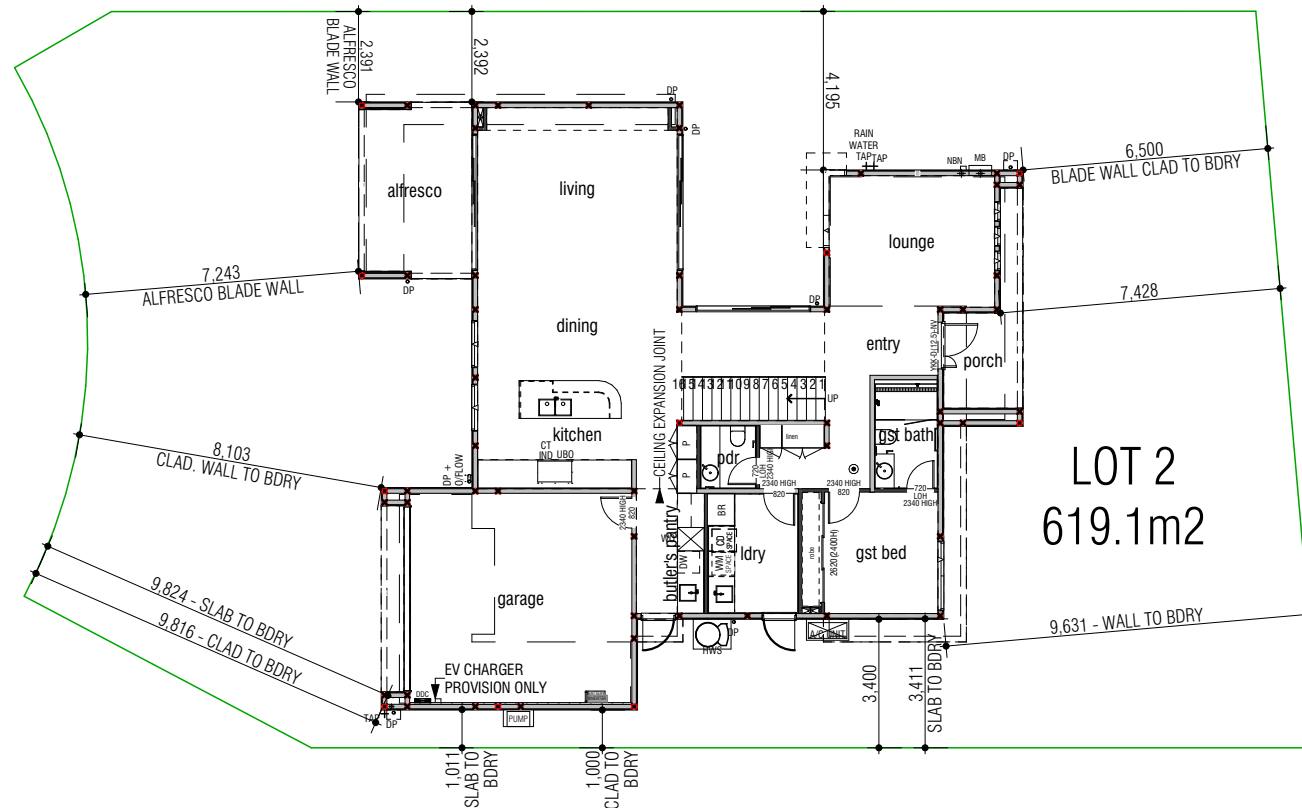
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SITE PLAN

FR06		F01	ALTERATION ISSUE	
TYPE	ACCOM	FACADE	GENERAL ISSUE	23 DESIGN ISSUE
CONTRACT No: NM105561			SHEET DA-1	
MASTER DESIGN		MASTER CHECKED		PAGE:
MSS		-		SCALE: 1:200

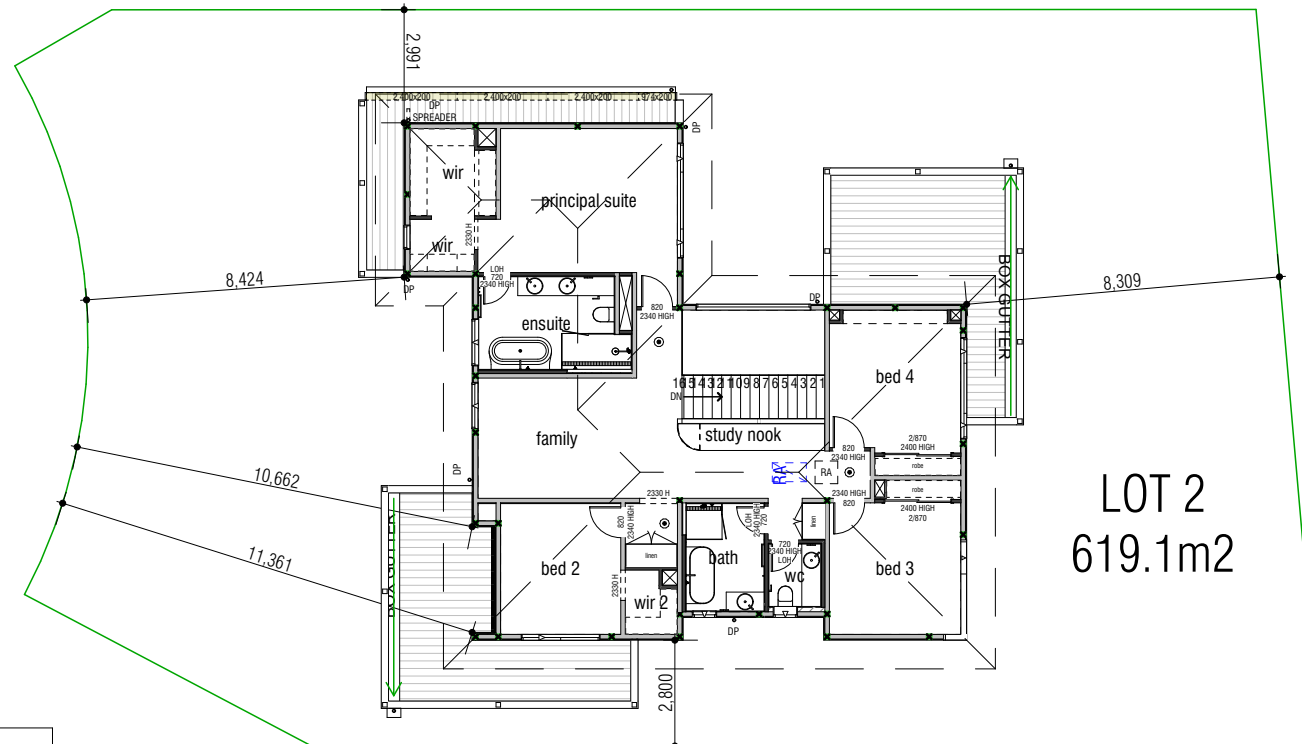


ROAD 01



BLACKBUTTS ROAD

ROAD 01



BLACKBUTTS ROAD

REFER TO SITE PLAN FOR ALL SITE INFORMATION, EASEMENTS, RETAINING WALLS & ANNOTATIONS.
REFER TO INDIVIDUAL FLOOR PLANS FOR ALL FLOOR PLAN INFO & ANNOTATIONS.

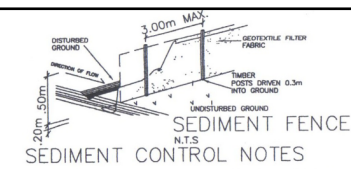
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ADDRESS:
**LOT 2 BLACKBUTTS ROAD
FRENCHS FOREST NSW**

SHAWOOD

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GF & FF SETBACK PLAN			
FR06		F01	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE 23 DESIGN ISSUE NA
CONTRACT No: NM105561			SHEET DA-2
MASTER DESIGN		MASTER CHECKED	
MSS		-	
			PAGE:
			SCALE: 1:200



- SEDIMENT CONTROL NOTES**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW
 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
 5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
 7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

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	

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.

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Connection to mains sewer in accordance with local authority requirements.

ROOFWATER DISPOSAL: (BY THE BUILDER)
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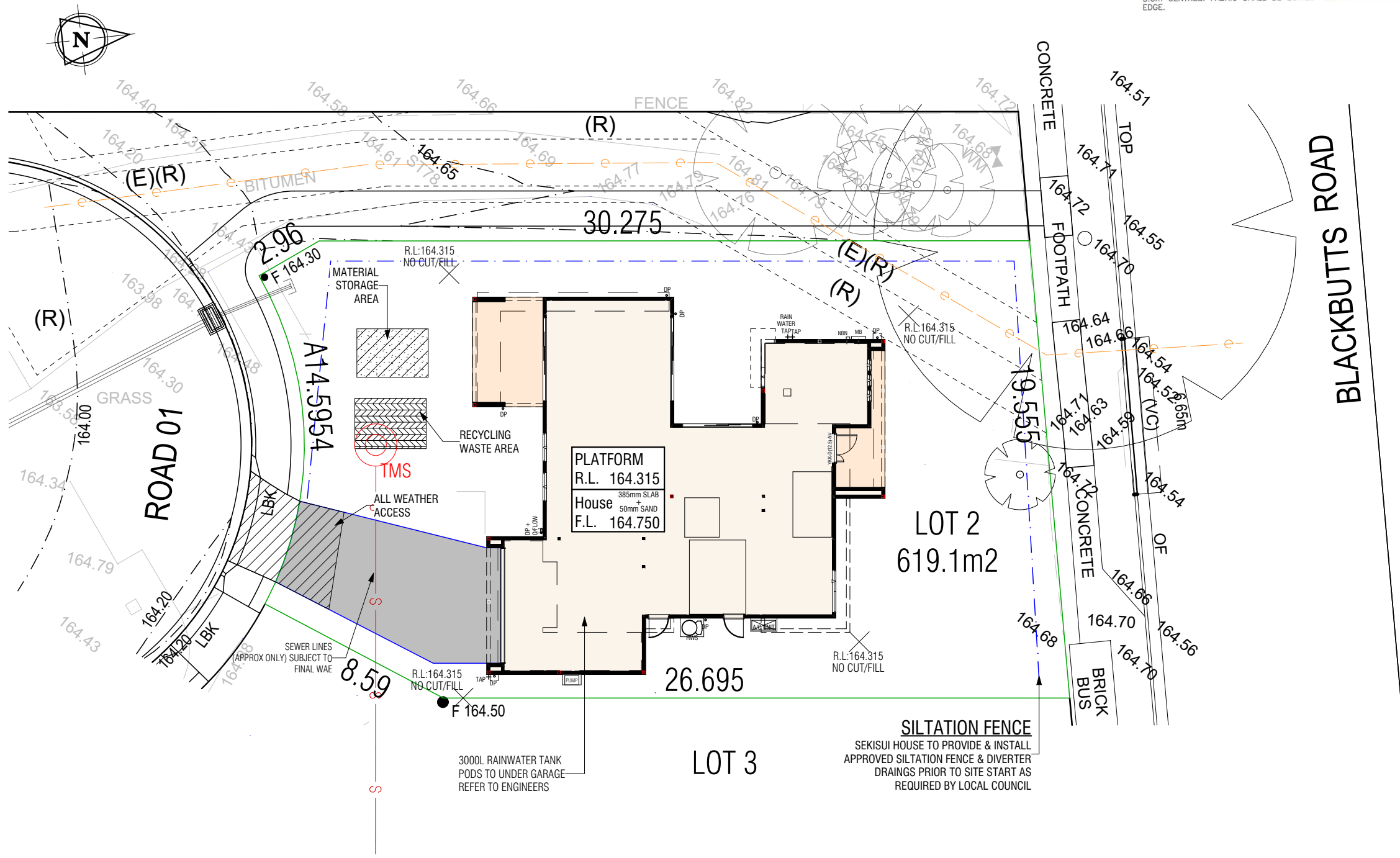
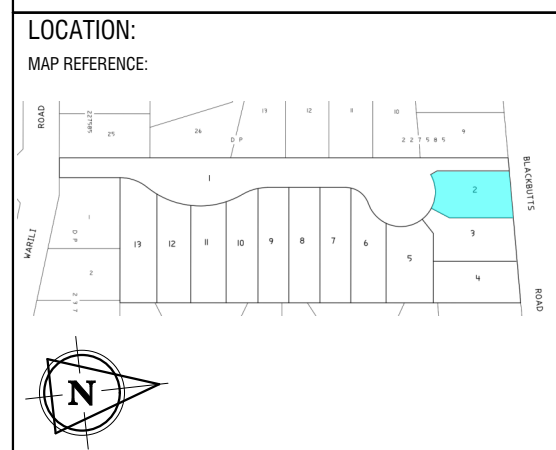
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GAS CONNECTION:
Installation of underground line to mains by the builder. connection to mains by gas authority upon application by the owner.

LOCAL AUTHORITY: Northern Beaches Council

TITLE PARTICULARS:

LOT: 2 DIA/PLAN: -
VOL: - PARISH: -
FOL: - COUNTY: -



REV	AMENDMENT	BY	DATE
01	DA PLANS	MSS	12.12.2024
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05	WO PLANS	MSS	01.04.2025
06	DA RFIs + PCV#4: COUNCIL REQUIREMENTS	BM	30.04.2025
07	WET AREA FLOOR EASTES REMOVED ECL. SHOWER	BM	30.04.2025
08	DA RFI - GROUND FLOOR & FIRST FLOOR SETBACK PLANS	MSS	16.06.2025

ADDRESS: LOT 2 BLACKBUTTS ROAD
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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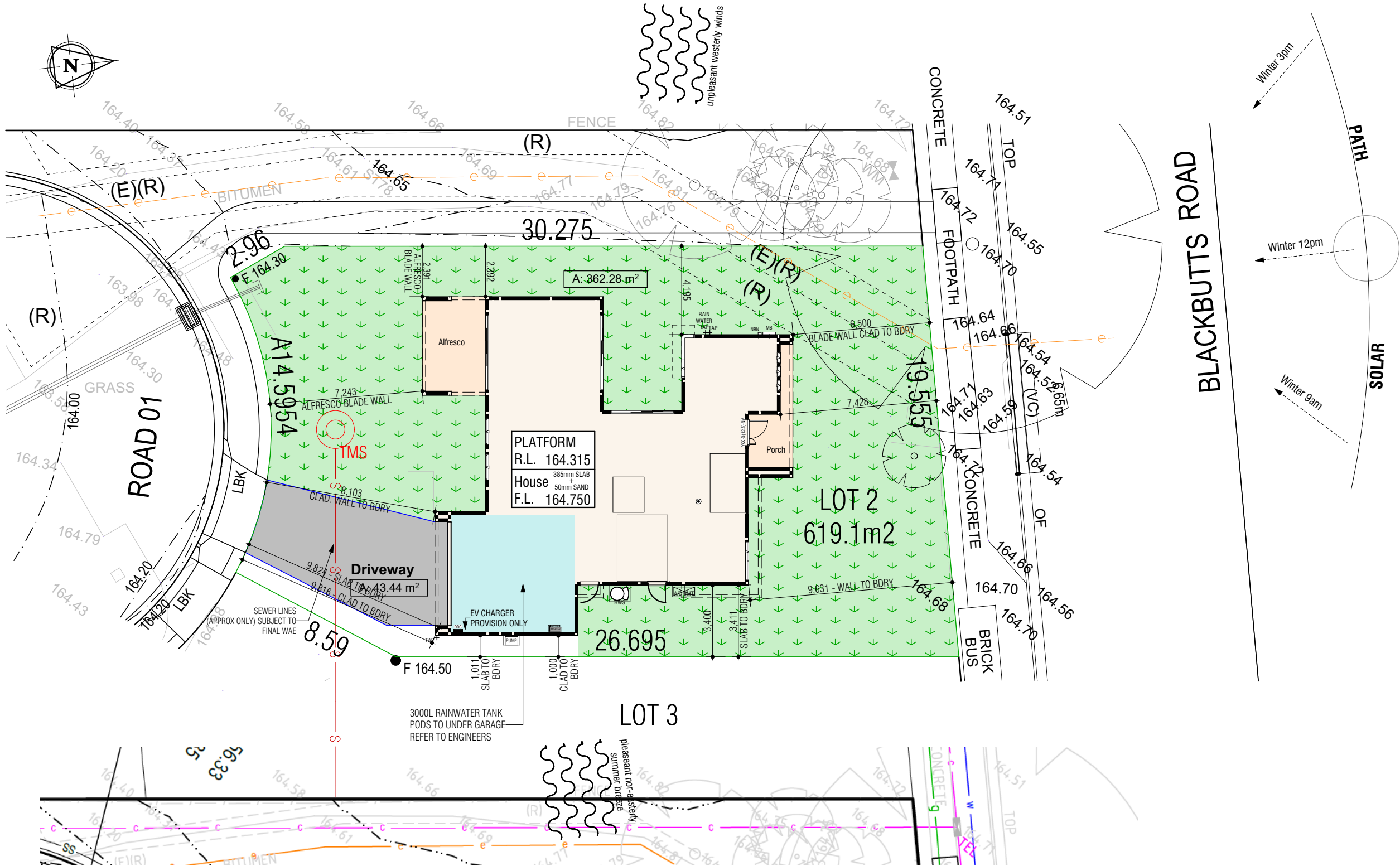
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FR06		F01	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE
CONTRACT No: NM105561			SHEET 23
MASTER DESIGN			MASTER CHECKED
MSS			-
			SCALE: 1:200

LEGEND

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

GARAGE

DRIVEWAY



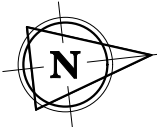
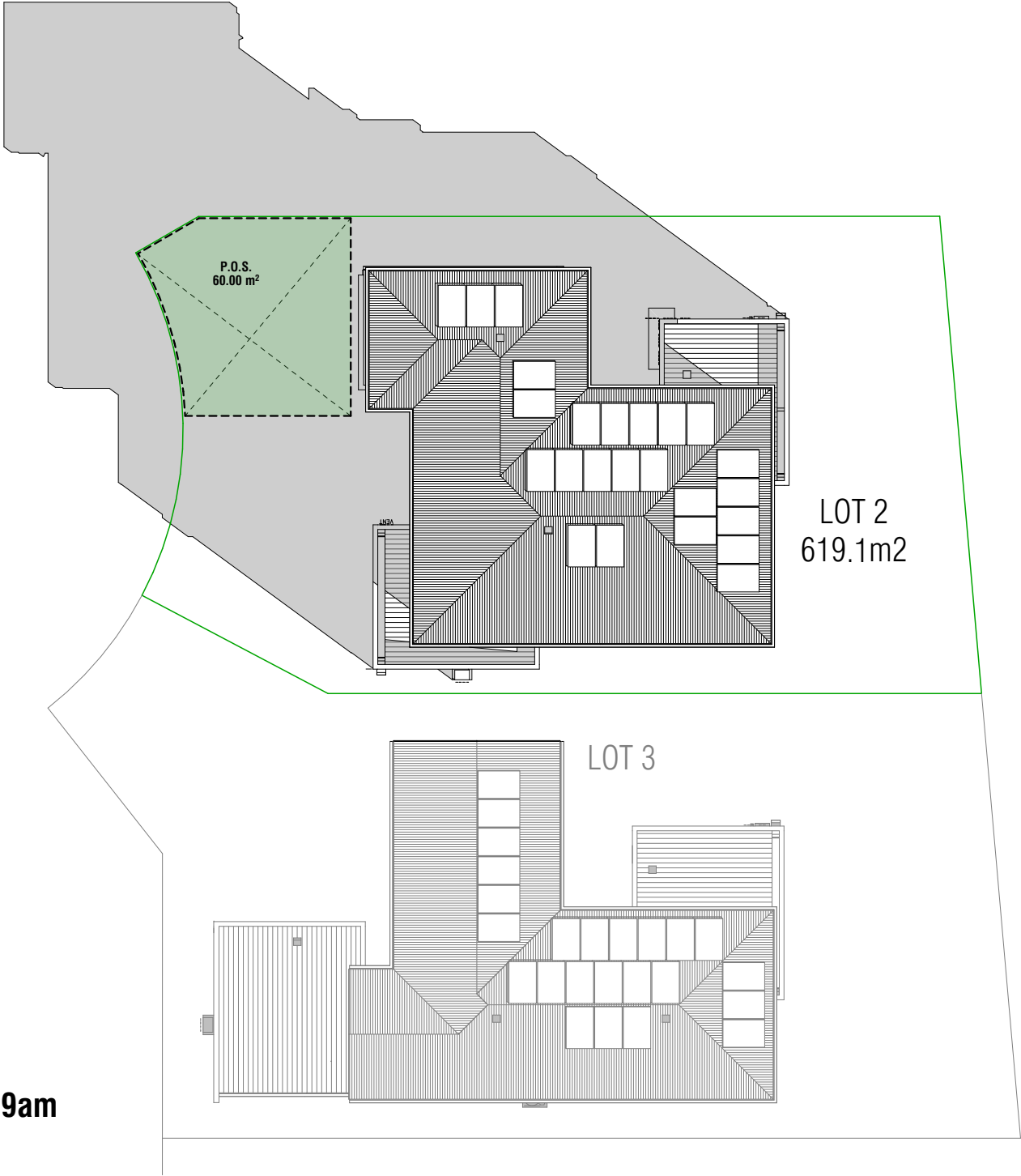
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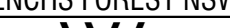
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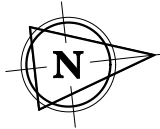
SITE ANALYSIS PLAN			
FR06		F01	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE
CONTRACT No: NM105561			SHEET 23
MASTER DESIGN			DA-4
MSS			PAGE:
			SCALE:



REV	AMENDMENT	BY	DATE	ADDRESS: LOT 2 BLACKBUTTS ROAD 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	SHADOWS DIAGRAMS								
01	DA PLANS	MSS	12.12.2024		FR06		F01	ALTERATION ISSUE					
02	AMENDED DA, NEW SITE APPLIED AS PER SWC	MSS	10.03.2025		TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE	NA		
03	PCV#2: AMENDMENT EXT. FINISH BELLBURN TO FUGE	MSS	11.03.2025		CONTRACT No: NM105561							SHEET	DA-5
04	PCV#3: AC DUCT & GRILLE CHANGES - PCV ITEM 2 TO BE REWORDED TO SAY "AC LINEAR GRILLE" ILO "AC UNIT"	SA	14.03.2025		MASTER DESIGN							PAGE:	
05	WO PLANS	MSS	01.04.2025		MASTER CHECKED							SCALE: 1:250	
06	DA RFIs + PCV#4: COUNCIL REQUIREMENTS	BM	30.04.2025		MSS								
07	WET AREA FLOOR EASTES REMOVED ECL. SHOWER	BM	30.04.2025										
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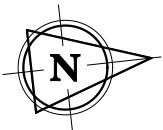
June 21st 12pm



REV	AMENDMENT	BY	DATE	ADDRESS: LOT 2 BLACKBUTTS ROAD FRENCHS FOREST NSW		SHADOW DIAGRAMS						
01	DA PLANS	MSS	12.12.2024			FR06		F01	ALTERATION ISSUE			
02	AMENDED DA, NEW SITE APPLIED AS PER SWC	MSS	10.03.2025	SHAWOOD 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		TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE	NA
03	PCV#2: AMENDMENT EXT. FINISH BELLBURN TO FUGE	MSS	11.03.2025			CONTRACT No: NM105561					SHEET DA-6	
04	PCV#3: AC DUCT & GRILLE CHANGES - PCV ITEM 2 TO BE REWORDED TO SAY "AC LINEAR GRILLE" ILO "AC UNIT"	SA	14.03.2025			MASTER DESIGN					MASTER CHECKED	
05	WO PLANS	MSS	01.04.2025			MSS					-	
06	DA RFI#4: COUNCIL REQUIREMENTS	BM	30.04.2025									
07	WET AREA FLOOR EASTES REMOVED ECL. SHOWER	BM	30.04.2025									
08	DA RFI - GROUND FLOOR & FIRST FLOOR SETBACK PLANS	MSS	16.06.2025									



June 21st 3pm



REV	AMENDMENT	BY	DATE	ADDRESS: LOT 2 BLACKBUTTS ROAD FRENCHS FOREST NSW		SHADOW DIAGRAMS						
01	DA PLANS	MSS	12.12.2024			68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400 Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C. SHAWOOD <						

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

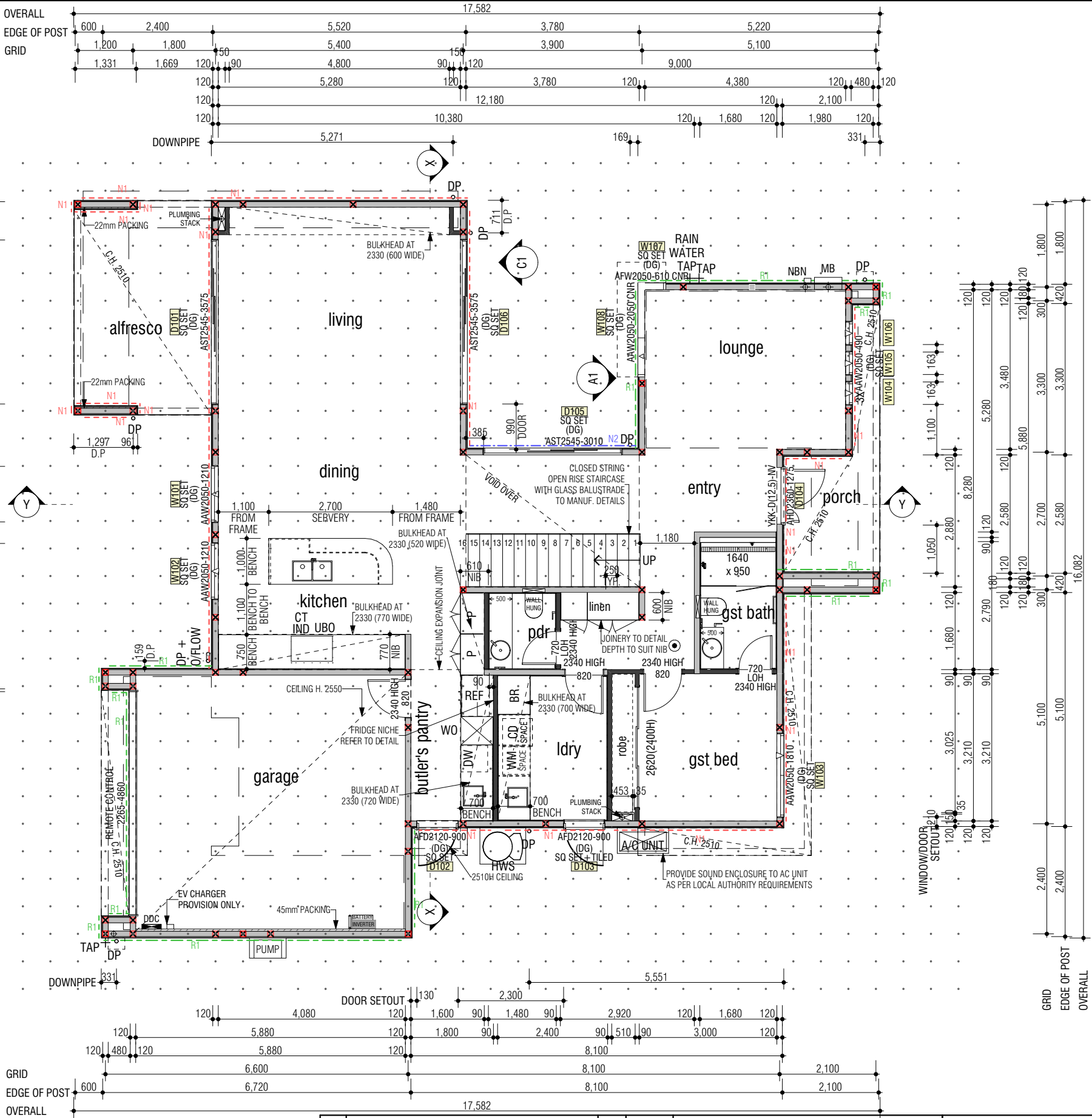
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDER

LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- RA - ROOF ACCESS
- RA - RETURN AIR CEILING GRILL
- CEILING VENTS
- SMOKE ALARM (DIRECT WIRED)
- 120mm WALL
- 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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08	DA RFI - GROUND FLOOR & FIRST FLOOR SETBACK PLANS	MSS	16.06.2025

Floor Areas	
Ground flr.	135.98
Garage	35.23
First flr.	135.54
Total	306.75 m²
Alfresco	13.39
Pier	2.45
Porch	7.22
S. Void	10.89
Total	340.70 m²

ADDRESS:
LOT 2 BLACKBUTTS ROAD
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.

GROUND FLOOR PLAN

FR06		F01	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE
CONTRACT No:	NM105561		SHEET 23
MASTER DESIGN	MASTER CHECKED		DESIGN ISSUE NA
MSS	-		SCALE: 1:100, 1:2

GENERAL NOTES

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

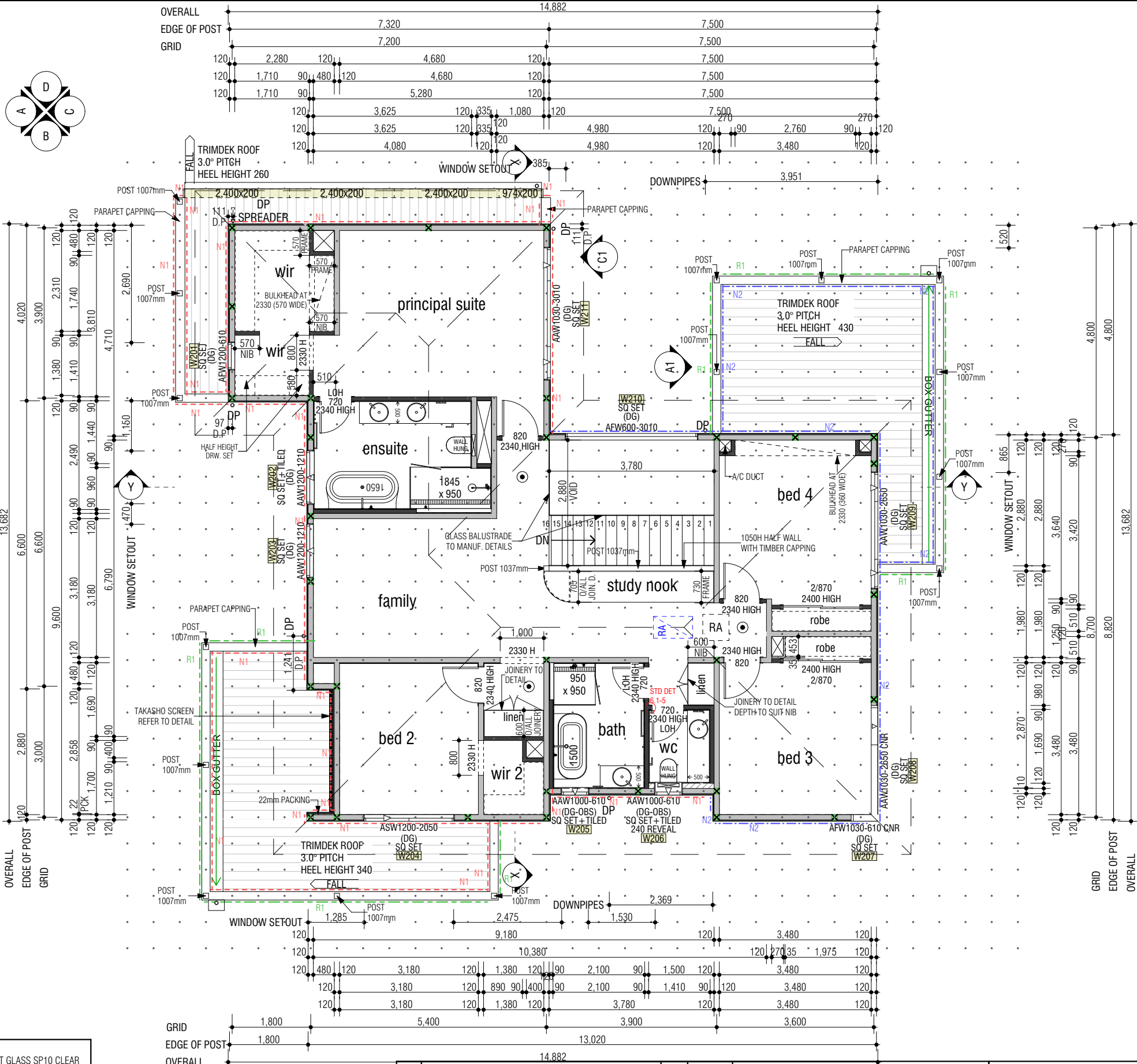
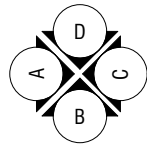
LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDER

LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- RA - ROOF ACCESS
- RA - RETURN AIR CEILING GRILL
- CEILING VENTS
- SMOKE ALARM (DIRECT WIRED)
- 120mm WALL
- 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



REV	AMENDMENT	BY	DATE
01	DA PLANS	MSS	12.12.2024
02	AMENDED DA, NEW SITE APPLIED AS PER SWC	MSS	10.03.2025
03	PCV#2: AMENDMENT EXT. FINISH BELLBURN TO FUGE	MSS	11.03.2025
04	PCV#3: AC DUCT & GRILLE CHANGES - PCV ITEM 2 TO BE REWORDED TO SAY "AC LINEAR GRILLE" ILO "AC UNIT"	SA	14.03.2025
05	WO PLANS	MSS	01.04.2025
06	DA RfIs + PCV#4: COUNCIL REQUIREMENTS	BM	30.04.2025
07	WET AREA FLOOR EASTES REMOVED ECL. SHOWER	BM	30.04.2025
08	DA RFI - GROUND FLOOR & FIRST FLOOR SETBACK PLANS	MSS	16.06.2025

Floor Areas	
Ground flr.	135.98
Garage	35.23
First flr.	135.54
Total	306.75 m²
Alfresco	13.39
Pier	2.45
Porch	7.22
S. Void	10.89
Total	340.70 m²

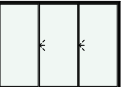
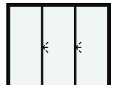
ADDRESS:
**LOT 2 BLACKBUTTS ROAD
FRENCHS FOREST NSW**

SHAWOOD

68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400
Sekisui House Services (NSW) Pty Limited
ABN: 42119550220. BL: 226045C.

FIRST FLOOR PLAN			
FR06		F01	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE
CONTRACT No: NM105561		SHEET DA-9	
MASTER DESIGN		MASTER CHECKED	
MSS		-	
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:- Double Glass	--	WID-101-032	4.00	0.58
W102	AAW2050-1210		2,050	1,210	117					DG:- Double Glass	--	WID-101-032	4.00	0.58
W103	AAW2050-1810		2,050	1,810	117					DG:- Double Glass	--	WID-101-032	4.00	0.58
W104	AAW2050-490		2,050	490	117					DG:- Double Glass	--	WID-101-032	4.00	0.58
W105	AAW2050-490		2,050	490	117					DG:- Double Glass	--	WID-101-032	4.00	0.58
W106	AAW2050-490		2,050	490	117					DG:- Double Glass	--	WID-101-032	4.00	0.58
W107	AFW2050-610 CNR		2,050	610	117					DG:- Double Glass	---	WID-106-017	3.10	0.71
W108	AAW2050-2050 CNR		2,050	2,050	117					DG:- Double Glass	---	WID-101-032	4.00	0.58
W201	AFW1200-610		1,200	610	117					DG:- Double Glass	--	WID-106-017	3.10	0.71
W202	AAW1200-1210		1,200	1,210	117					DG:- Double Glass	--	WID-101-032	4.00	0.58
W203	AAW1200-1210		1,200	1,210	117					DG:- Double Glass	--	WID-101-032	4.00	0.58
W204	ASW1200-2050		1,200	2,050	117					DG:- Double Glass	--	WID-102-018	4.00	0.61
W205	AAW1000-610		1,000	610	117					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	AFW1030-610 CNR		1,030	610	117					DG:- Double Glass	---	WID-106-017	3.10	0.71
W208	AAW1030-2650 CNR		1,030	2,650	117					DG:- Double Glass	---	WID-101-032	4.00	0.58
W209	AAW1030-2650		1,030	2,650	117					DG:- Double Glass	--	WID-101-032	4.00	0.58
W210	AFW600-3010		600	3,010	117					DG:- Double Glass	--	WID-106-017	3.10	0.71
W211	AAW1030-3010		1,030	3,010	117					DG:- Double Glass	--	WID-101-032	4.00	0.58
19														

Door Schedule												
Element ID	Door Code	Paragon	Height	Width	Reveal Width	Square Set 2mm gap	External View	Special Note	Glazing	werslink	Uvalue	SHGC
D101	AST2545-3575	☐	2,545	3,575	117	☒			DG:- Double Glass	WID-111-017	3.80	0.62
D102	AFD2120-900	☒	2,120	900	117	☒			DG:- Double Glass	WID-122-017	3.90	0.51
D103	AFD2120-900	☒	2,120	900	117	☒			DG:- Double Glass	WID-122-017	3.90	0.51
D105	AST2545-3010	☐	2,545	3,010	117	☒			DG:- Double Glass	WID-111-017	3.80	0.62
D106	AST2545-3575	☐	2,545	3,575	117	☒			DG:- Double Glass	WID-111-017	3.80	0.62
5												

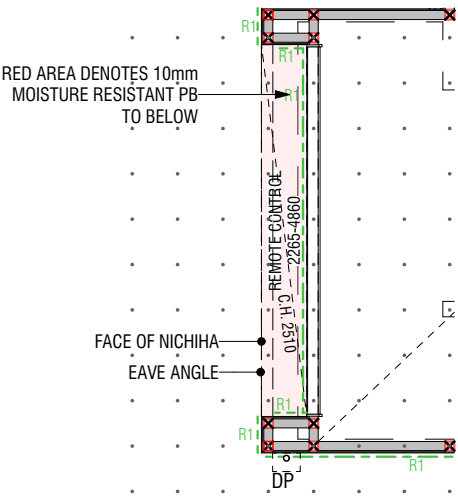
REV				AMENDMENT		BY		DATE		ADDRESS:				WINDOW & DOOR SCHEDULE													
01		DA PLANS		MSS		12.12.2024		LOT 2 BLACKBUTTS ROAD FRENCHS FOREST NSW																			
02		AMENDED DA, NEW SITE APPLIED AS PER SWC		MSS		10.03.2025																					
03		PCV#2: AMENDMENT EXT. FINISH BELLBURN TO FUGE		MSS		11.03.2025		SHAWOOD 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				FR06				F01		ALTERATION ISSUE									
04		PCV#3: AC DUCT & GRILLE CHANGES - PCV ITEM 2 TO BE REWORDED TO SAY "AC LINEAR GRILLE" ILO "AC UNIT"		SA		14.03.2025						TYPE		ACCOM		FACADE		GENERAL ISSUE		23		DESIGN ISSUE		NA			
05		WO PLANS		MSS		01.04.2025						CONTRACT No: NM105561						SHEET		DA-10							
06		DA RFIs + PCV#4: COUNCIL REQUIREMENTS		BM		30.04.2025						MASTER DESIGN						MASTER CHECKED						PAGE:			
07		WET AREA FLOOR EASTES REMOVED ECL. SHOWER		BM		30.04.2025		MSS						-						SCALE:							
08		DA RFI - GROUND FLOOR & FIRST FLOOR SETBACK PLANS		MSS		16.06.2025																					

LEGEND

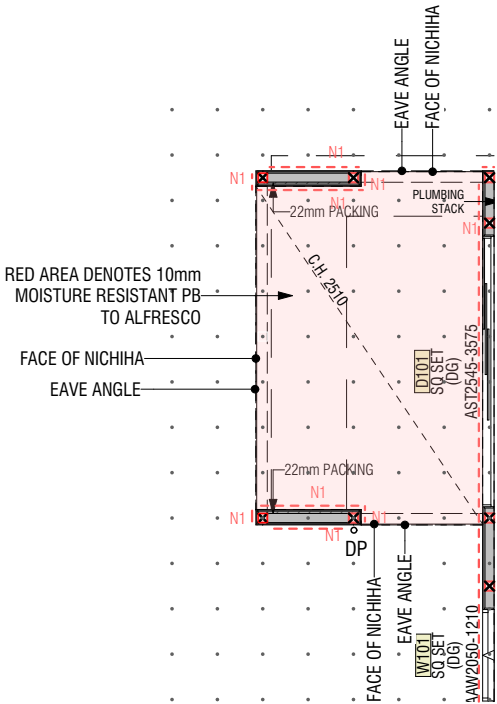
N1 - STANDARD FUGE

N2 - FEATURE FUGE

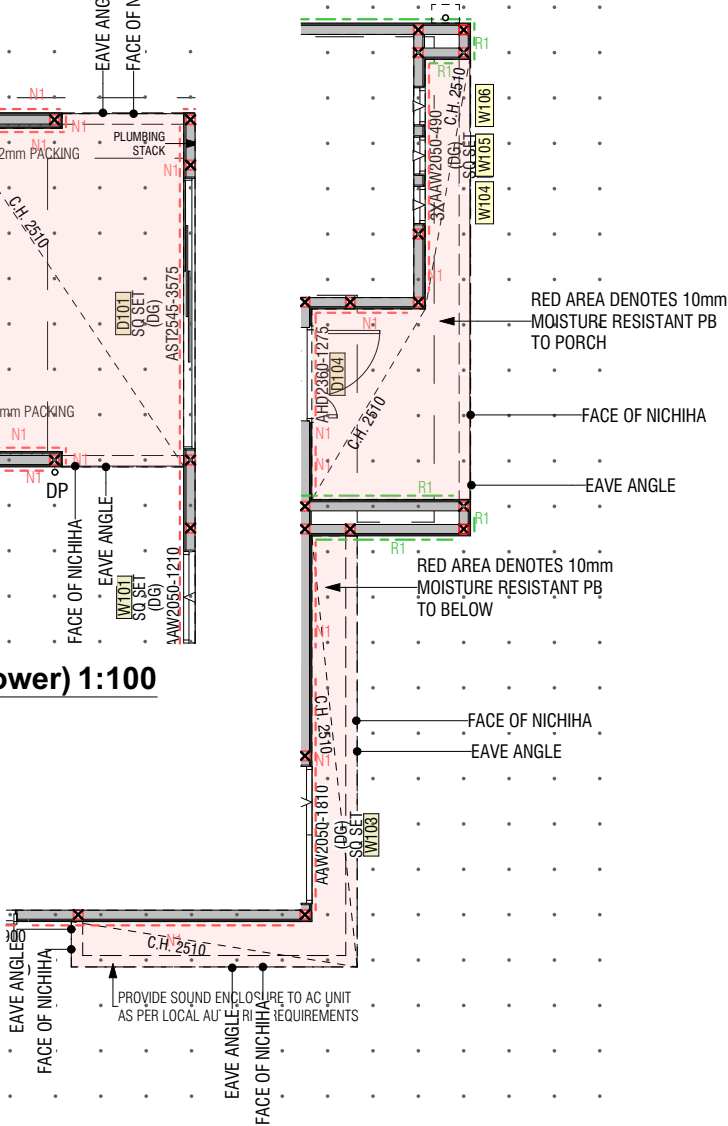
R1 - RENDER



GF Roof Plan (Lower) 1:100



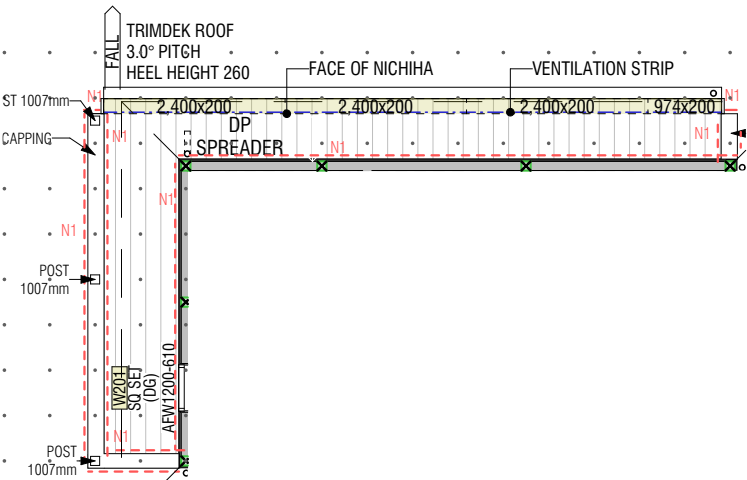
GF Roof Plan (Lower) 1:100



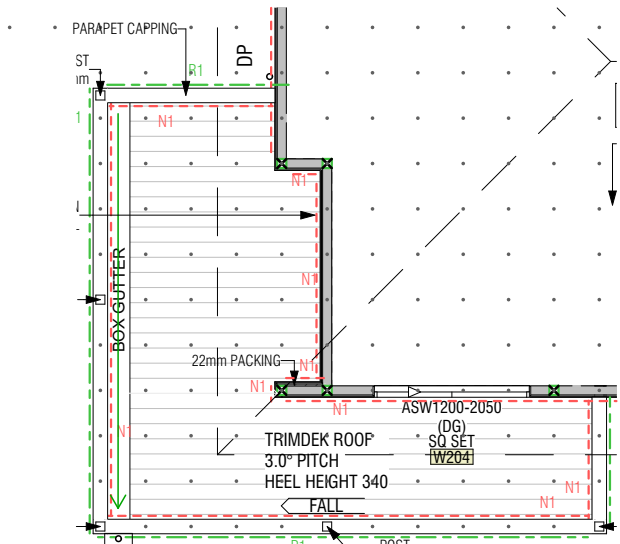
GF Roof Plan (Lower) 1:100

ROOF PLAN NOTES

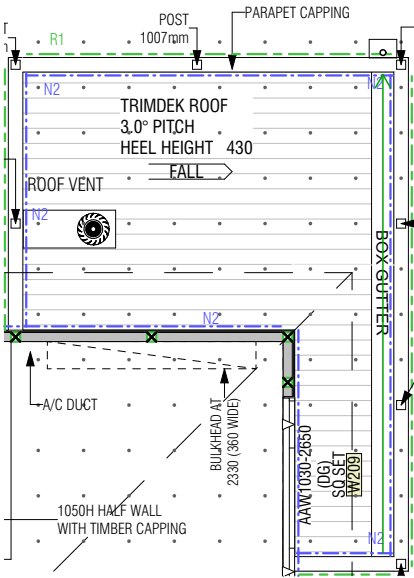
- DP - DOWNPIPE
- EAVE VENT
- PROVIDE PLYWOOD LINING TO THE ROOF STRUCTURE STANDARD DETAILS 5.3-2 to 5.3-5
- THE NUMBER OF PHOTOVOLTAIC PANELS SHOWN HERE IS APPROX. THE QUANTITY AND LOCATION CAN VARY WHEN INSTALLED



GF Roof Plan 1:100



GF Roof Plan 1:100



GF Roof Plan 1:100

REV	AMENDMENT	BY	DATE
01	DA PLANS	MSS	12.12.2024
02	AMENDED DA, NEW SITE APPLIED AS PER SWC	MSS	10.03.2025
03	PCV#2: AMENDMENT EXT. FINISH BELLBURN TO FUGE	MSS	11.03.2025
04	PCV#3: AC DUCT & GRILLE CHANGES - PCV ITEM 2 TO BE REWORDED TO SAY "AC LINEAR GRILLE" ILO "AC UNIT"	SA	14.03.2025
05	WO PLANS	MSS	01.04.2025
06	DA RFIs + PCV#4: COUNCIL REQUIREMENTS	BM	30.04.2025
07	WET AREA FLOOR EASTES REMOVED ECL. SHOWER	BM	30.04.2025
08	DA RFI - GROUND FLOOR & FIRST FLOOR SETBACK PLANS	MSS	16.06.2025

ADDRESS:
**LOT 2 BLACKBUTTS ROAD
FRENCHS FOREST NSW**

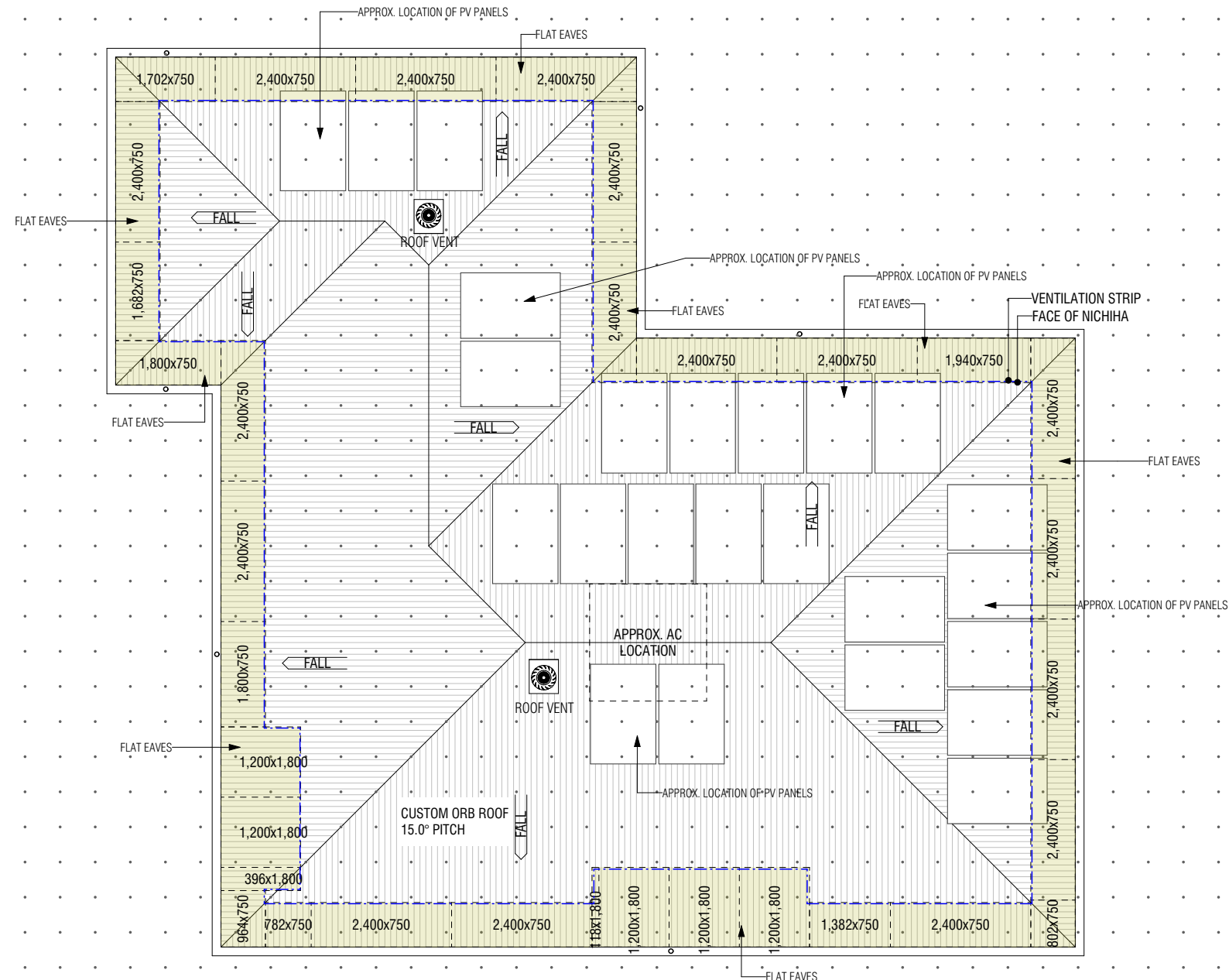
SHAWOOD

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

ROOF PLAN G.F				
FR06		F01	ALTERATION ISSUE	
TYPE	ACCOM	FACADE	GENERAL ISSUE 23	DESIGN ISSUE NA
CONTRACT No: NM105561			SHEET DA-11	
MASTER DESIGN		MASTER CHECKED		PAGE:
MSS		-		SCALE:

--- N1 --- - STANDARD FUGE
--- N2 --- - FEATURE FUGE
--- R1 --- - RENDER

ALL EAVES RAKED UNLESS NOTED OTHERWISE



1:100

* THE NUMBER OF PHOTOVOLTAIC PANELS SHOWN HERE IS APPROX. THE QUANTITY AND LOCATION CAN VARY WHEN INSTALLED

REV	AMENDMENT	BY	DATE
01	DA PLANS	MSS	12.12.2024
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08	DA RFI - GROUND FLOOR & FIRST FLOOR SETBACK PLANS	MSS	16.06.2025

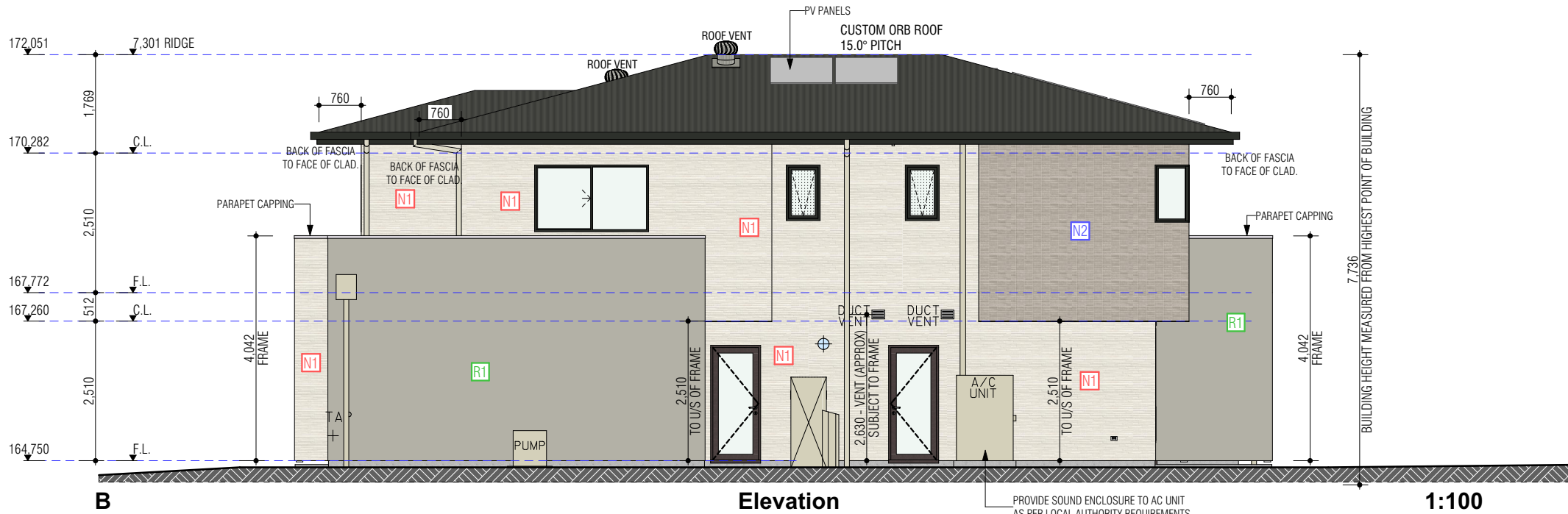
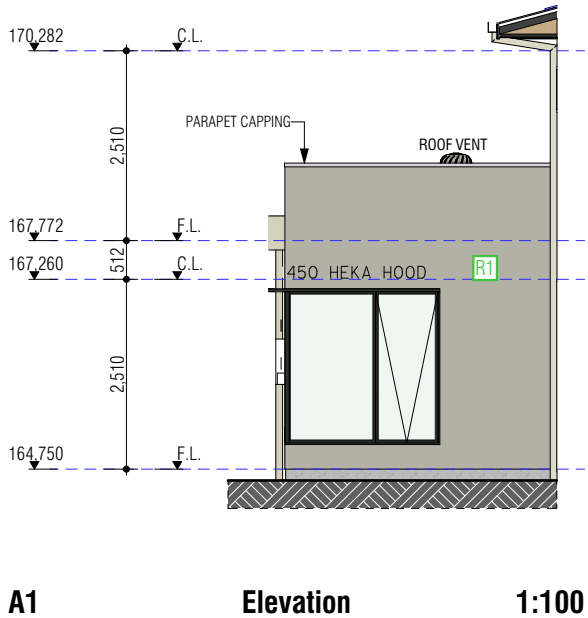
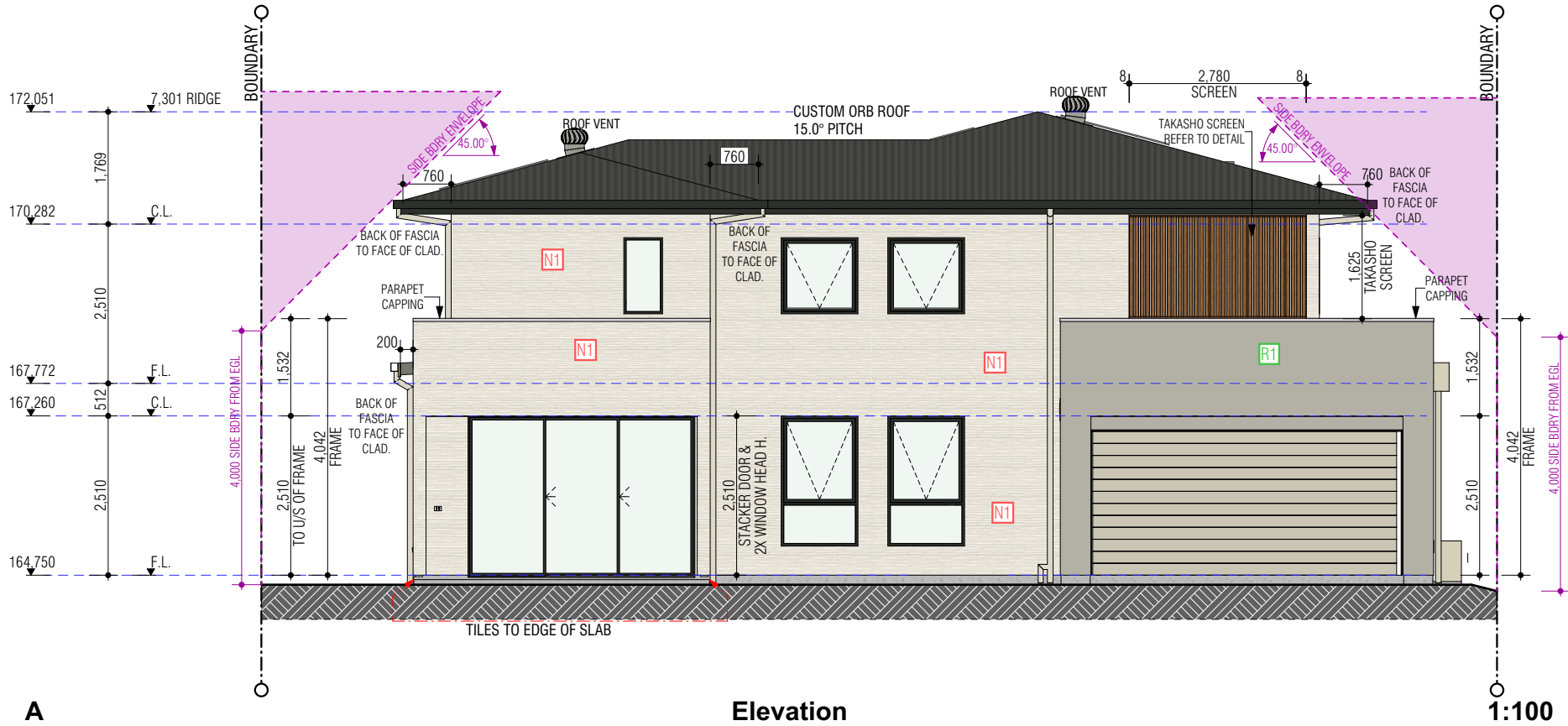
Sekisui House Services (NSW) Pty Limited
ABN: 42119550220. BL: 226045C.

FR06		F01	ALTERATION ISSUE		
TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE NA
CONTRACT No: NM105561			SHEET DA-12		
MASTER DESIGN		MASTER CHECKED		PAGE:	
MSS		-		SCALE:	

LEGEND

	- OBSCURE GLASS
	- STANDARD FUGE
	- FEATURE FUGE
	- RENDER

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	12.12.2024
02	AMENDED DA, NEW SITE APPLIED AS PER SWC	MSS	10.03.2025
03	PCV#2: AMENDMENT EXT. FINISH BELLBURN TO FUGE	MSS	11.03.2025
04	PCV#3: AC DUCT & GRILLE CHANGES - PCV ITEM 2 TO BE REWORDED TO SAY 'AC LINEAR GRILLE' ILO 'AC UNIT'	SA	14.03.2025
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08	DA RFI - GROUND FLOOR & FIRST FLOOR SETBACK PLANS	MSS	16.06.2025

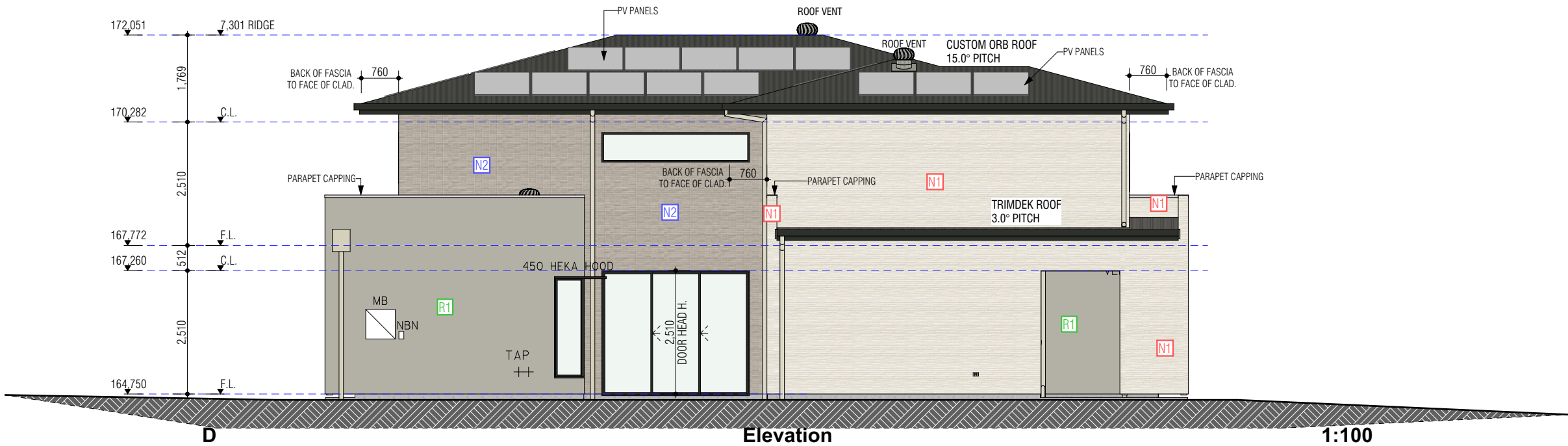
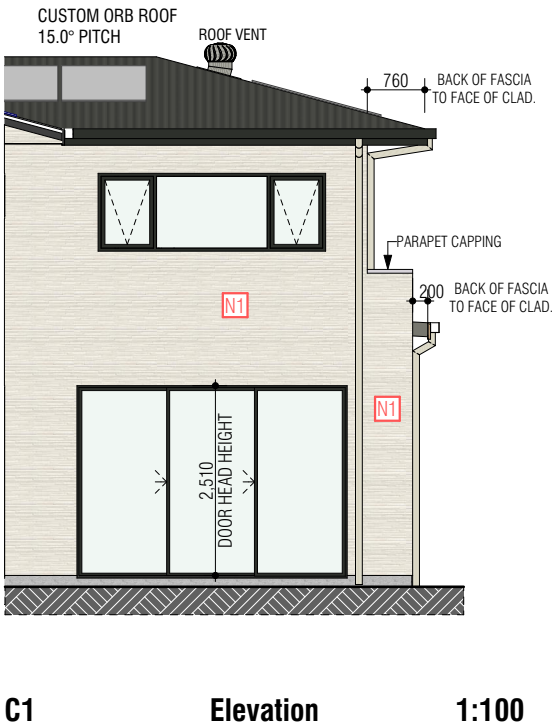
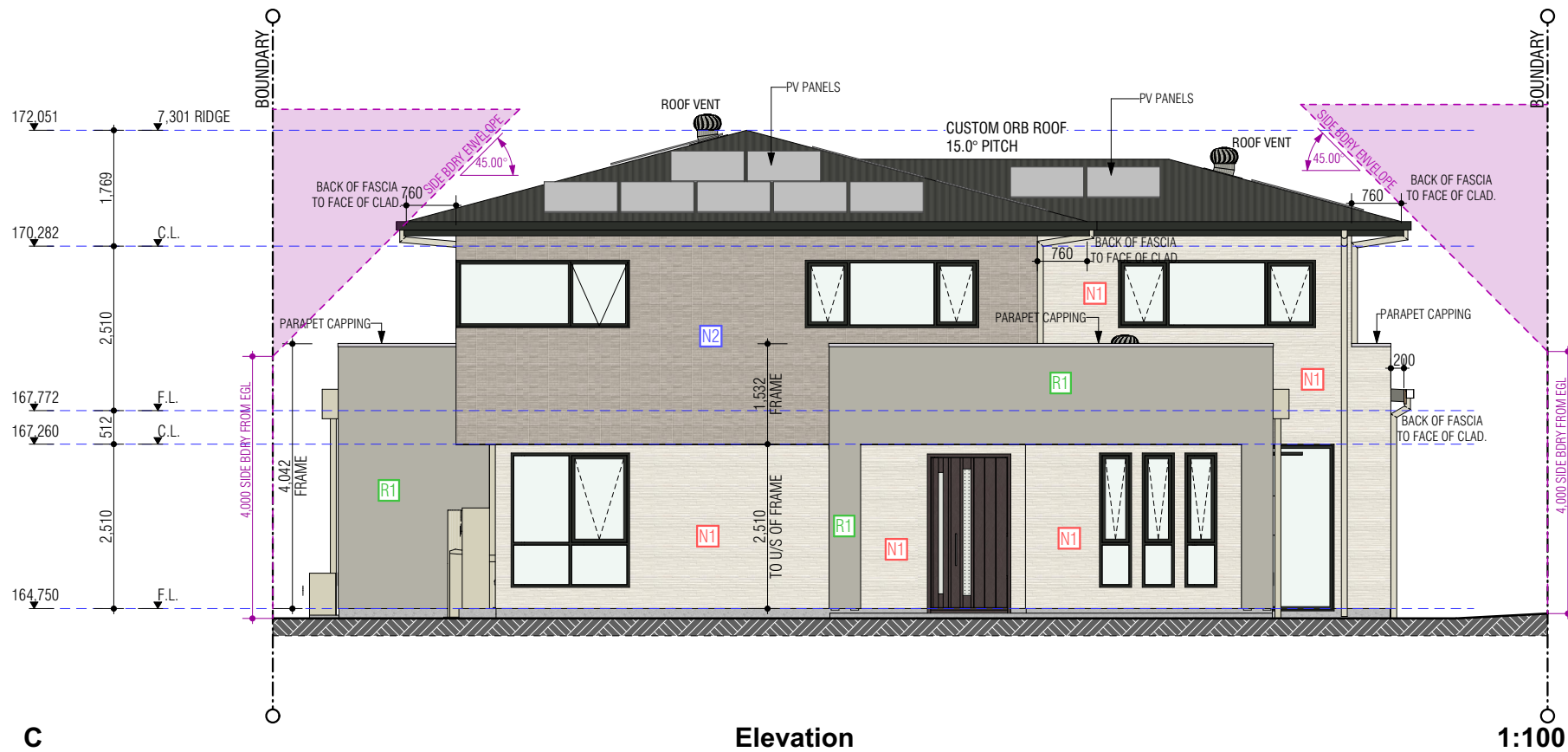
ADDRESS:	LOT 2 BLACKBUTTS ROAD FRENCHS FOREST NSW
	SHAWOOD
	68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400
	Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.

EXTERNAL ELEVATIONS			
FR06		F01	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE 23 DESIGN ISSUE NA
CONTRACT No: NM105561			SHEET DA-13
MASTER DESIGN		MASTER CHECKED	
MSS		-	
			PAGE:
			SCALE: 1:100

LEGEND

	- OBSCURE GLASS
	- STANDARD FUGE
	- FEATURE FUGE
	- RENDER

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REV	AMENDMENT	BY	DATE
01	DA PLANS	MSS	12.12.2024
02	AMENDED DA, NEW SITE APPLIED AS PER SWC	MSS	10.03.2025
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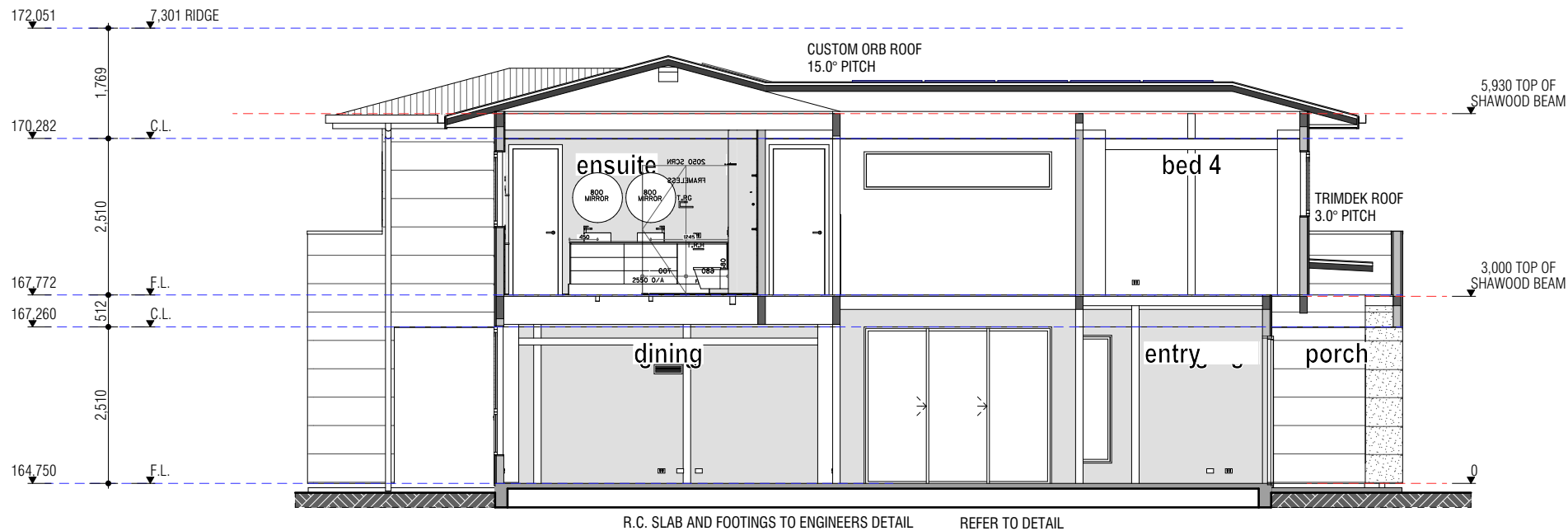
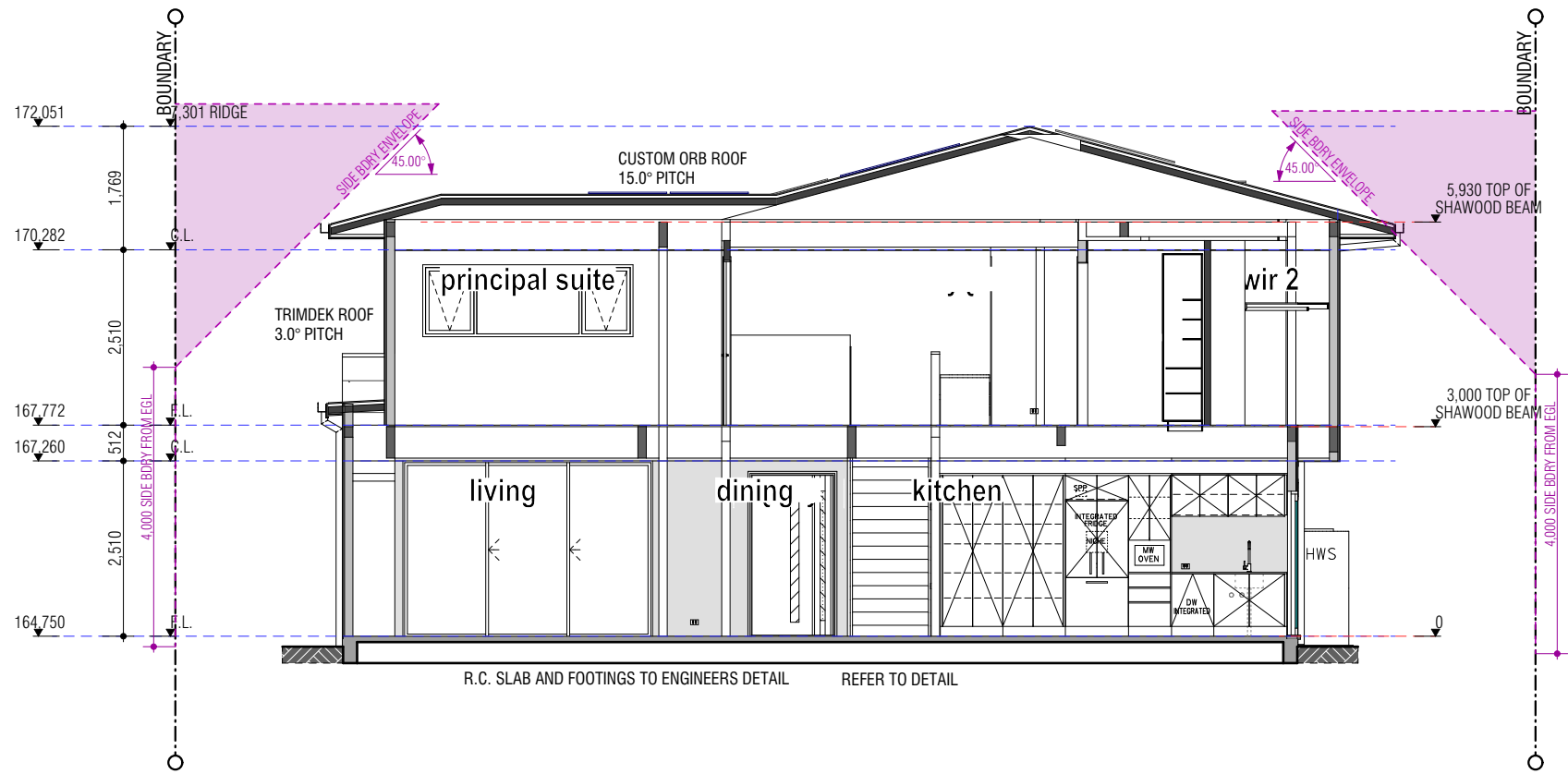
ADDRESS:
LOT 2 BLACKBUTTS ROAD FRENCHS FOREST NSW
SHAWOOD
68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400 Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C. © COPYRIGHT 2024 REPRODUCTION IN PART OR WHOLE FORBIDDEN

EXTERNAL ELEVATIONS			
FR06		F01	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE 23 DESIGN ISSUE NA
CONTRACT No: NM105561			SHEET DA-14
MASTER DESIGN		MASTER CHECKED	
MSS		-	
PAGE:			SCALE: 1:100

LEGEND

	- OBSCURE GLASS
N1	- STANDARD FUGE
N2	- FEATURE FUGE
R1	- RENDER

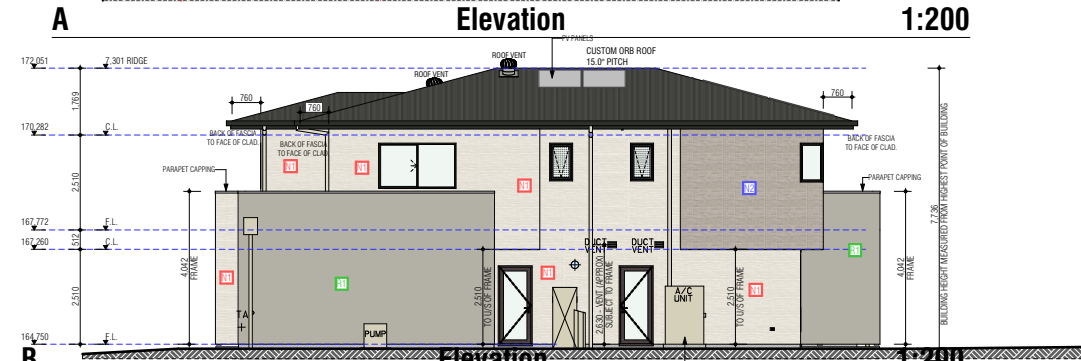
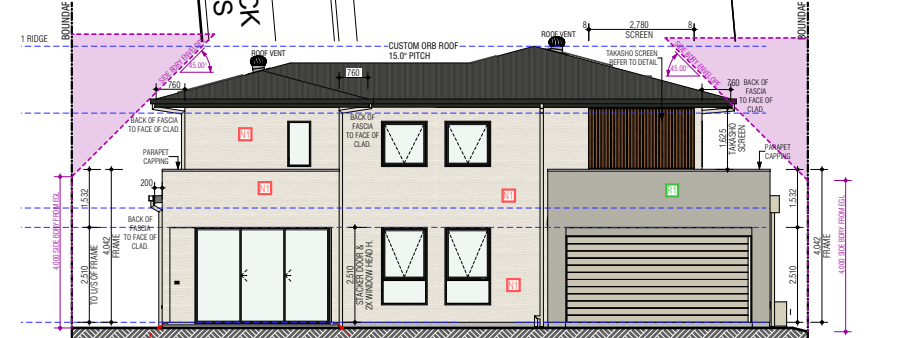
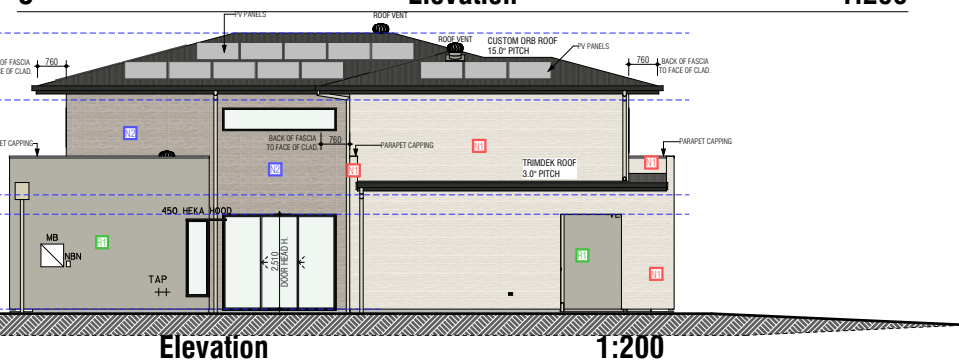
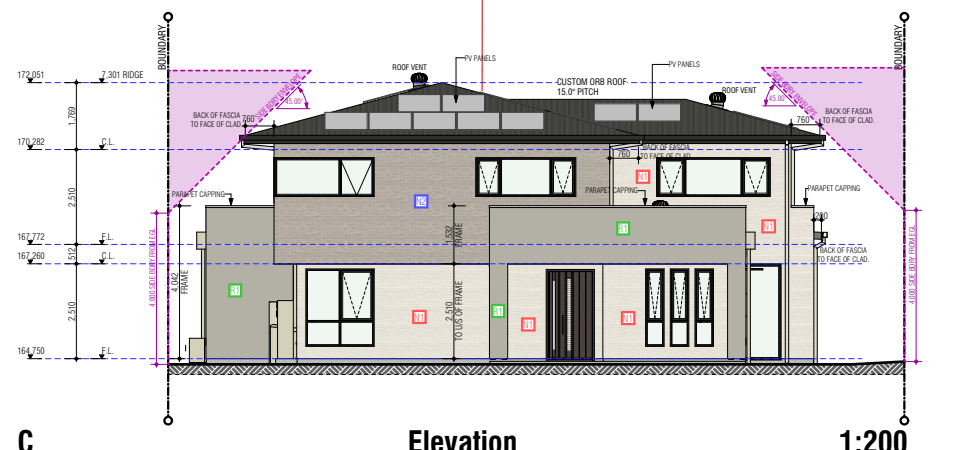
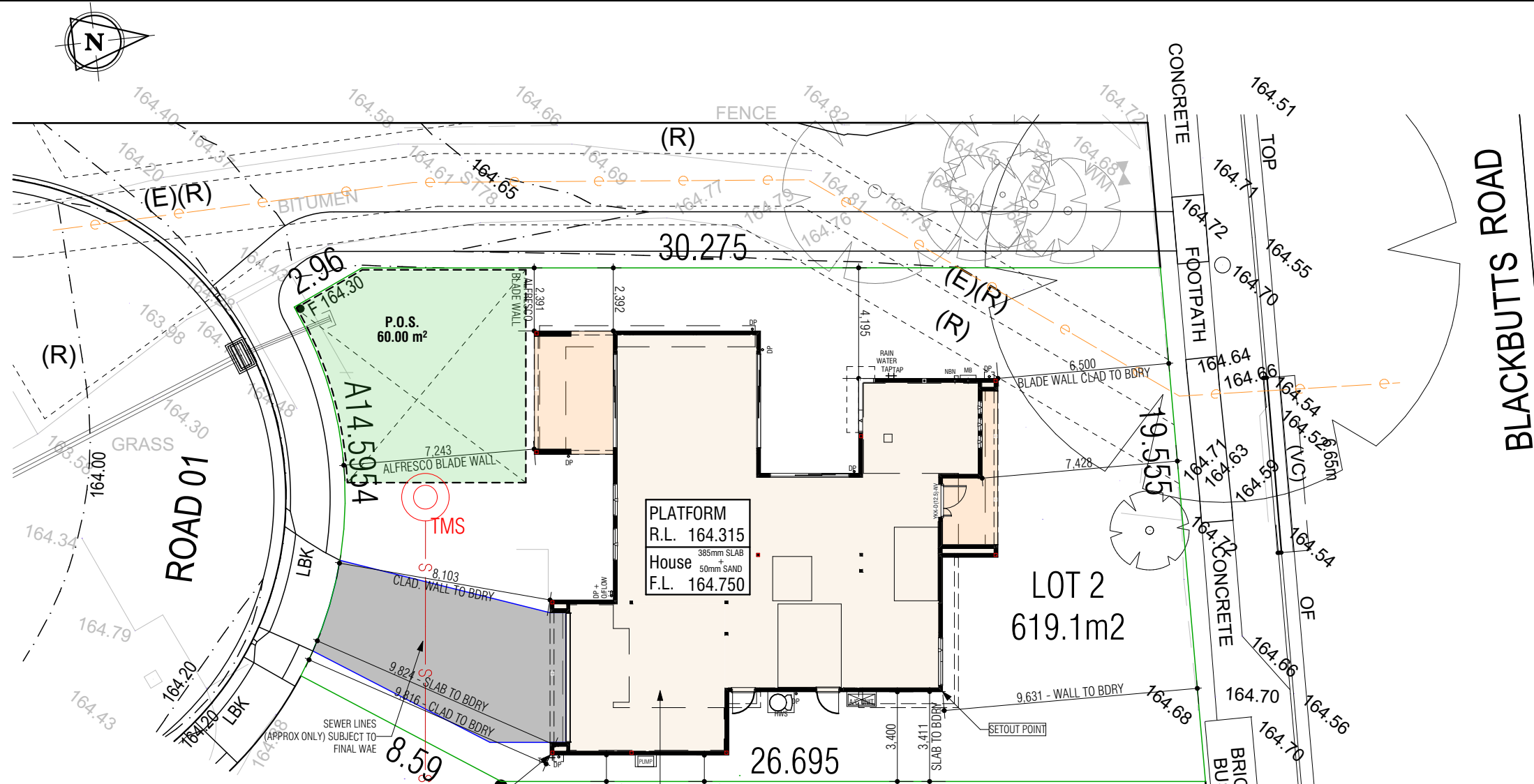
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REV	AMENDMENT	BY	DATE
01	DA PLANS	MSS	12.12.2024
02	AMENDED DA, NEW SITE APPLIED AS PER SWC	MSS	10.03.2025
03	PCV#2: AMENDMENT EXT. FINISH BELLBURN TO FUGE	MSS	11.03.2025
04	PCV#3: AC DUCT & GRILLE CHANGES - PCV ITEM 2 TO BE REWORDED TO SAY 'AC LINEAR GRILLE' ILO 'AC UNIT'	SA	14.03.2025
05	WO PLANS	MSS	01.04.2025
06	DA RFIs + PCV#4: COUNCIL REQUIREMENTS	BM	30.04.2025
07	WET AREA FLOOR EASTES REMOVED ECL. SHOWER	BM	30.04.2025
08	DA RFI - GROUND FLOOR & FIRST FLOOR SETBACK PLANS	MSS	16.06.2025

ADDRESS:	LOT 2 BLACKBUTTS ROAD FRENCHS FOREST NSW
	SHAWOOD
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SECTIONS				
FR06		F01	ALTERATION ISSUE	
TYPE	ACCOM	FACADE	GENERAL ISSUE	23 DESIGN ISSUE NA
CONTRACT No: NM105561			SHEET DA-15	
MASTER DESIGN		MASTER CHECKED		PAGE:
MSS		-		SCALE: 1:100



REV	AMENDMENT	BY	DATE
01	DA PLANS	MSS	12.12.2024
02	AMENDED DA, NEW SITE APPLIED AS PER SWC	MSS	10.03.2025
03	PCV#2: AMENDMENT EXT. FINISH BELBURN TO FUGE	MSS	11.03.2025
04	PCV#3: AC DUCT & GRILLE CHANGES - PCV ITEM 2 TO BE REWORDED TO SAY 'AC LINEAR GRILLE' ILO 'AC UNIT'	SA	14.03.2025
05	I/O PLANS	MSS	01.04.2025
06	DA RfIs + PCV#4: COUNCIL REQUIREMENTS	BM	30.04.2025
07	WET AREA FLOOR EASTES REMOVED ECL. SHOWER	BM	30.04.2025
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ADDRESS:
**LOT 2 BLACKBUTTS ROAD
FRENCHS FOREST NSW**

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ABN: 42119550220. BL: 226045C.

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NOTIFICATION PLAN			
FR06	TYPE	F01	ALTERATION ISSUE
ACCUM	ACCUM	FACADE	GENERAL ISSUE
CONTRACT No: NM105561		SHEET 23	
MASTER DESIGN		MASTER CHECKED	
MSS		PAGE: DA-16	
		SCALE:	