

LOT NUMBER : 12

SITE AREA :	601.4m <sup>2</sup>
DRIVEWAY AREA :	57.79m <sup>2</sup>
LANDSCAPED OPEN SPACE (MIN 40% OF SITE AREA)	326.92m <sup>2</sup> - 54.36%
SITE AREA EXCL. DRIVEWAY, PAVEMENT PATHS, HOUSE & OPEN AREA <2m WIDE):	
PRIVATE OPEN SPACE (MIN 60m <sup>2</sup> (MIN DIM. 5m) :	237.55 m <sup>2</sup>
SITE COVERAGE	
GF Total : (incl. driveway & path):	(38.93%) - 234.12 m <sup>2</sup>
FF Total :	(19.20%) - 115.47 m <sup>2</sup>

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	318.37 sqm	Roof area total
Glazing	Wide Aluminium framed windows	216.69 sqm
Doors/windows/ clerestory	Window performance values as per NatHERS certificate	
Window restrictors	Default/Proxy values used for windows not available in HERO library	
Roof	Given values are AFRC, total window system values (glass and frame)	
Ceiling	Window restrictors are modelled in accordance with NCC 2022	
Wall & roof frames	Metal roof & builders blanket, R value as per NatHERS Certificate	
External Walls	Ceiling insulation value and locations as per NatHERS certificate.	
Internal walls	Ceiling insulation must extend to the external wall.	
Floors	120mm untreated softwood timber frames	
Ventilation	External wall insulation values and locations as per NatHERS certificate	
Ceiling fans	Plasterboard on studs, insulation values and locations as per NatHERS certificate	
General notes	Concrete slab on ground with 225mm waffle pods	
BASIX Water Commitments	LVL timber floor between levels	
Alternative Water	All external doors have draft protection and weather seals	
BASIX Energy Commitments	All exhaust fans to have dampers	
Hot water System	All downlights IC rated, maximum 1 per 5m2	
Heating system	Size and location as per NatHERS certificate	
Cooling system	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.	
Ventilation	Tank size and connections as per BASIX certificate	
Other	Electric Heat Pump - 5.2 c.o.p. rating	
Alternative Energy	1 phase air conditioning to living areas and bedrooms: EER 3.5-4.0	
	1 phase air conditioning to living areas and bedrooms: EER 3.0-3.5	
	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	
	Induction cooktop & electric oven	
	Outdoor clothes drying line	
	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	A.G. Drain
Stormwater Main	Stormwater Disposal	Sewer Pipe
Existing Fencing	Underground Power	Fencing by Contractor
Overhead Power	Stormwater to tank	Grated Drain
Stormwater disposal		

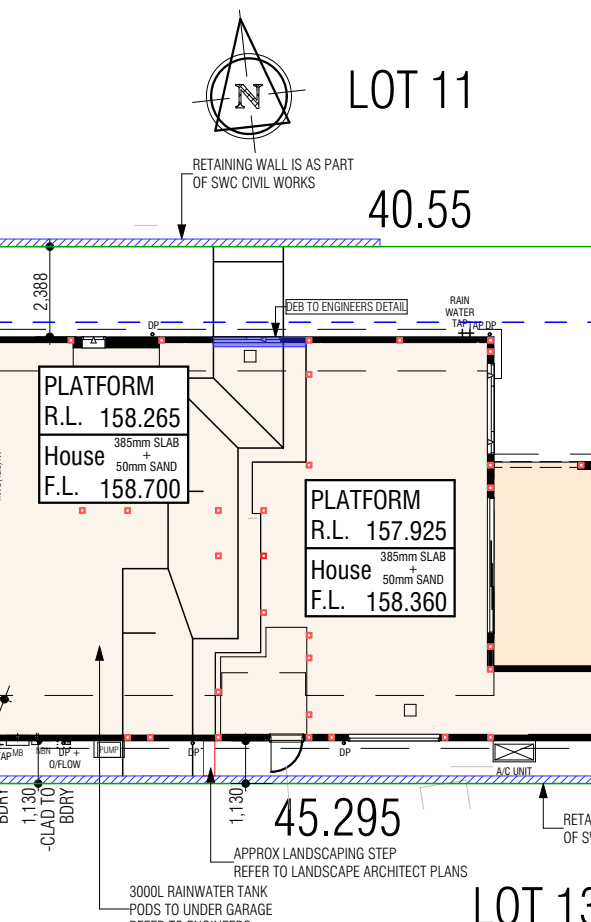
NOTE: MIN 200mm FREEBOARD  
SITE CUT & FILL LEVELS MAY VARY DUE TO SITE CONDITIONS.

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: 12	DIA/PLAN: -
VOL: -	PARISH: -
FOL: -	COUNTY: -

LOCATION:	
MAP REFERENCE:	

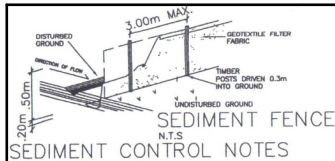
- (A) EASEMENT TO DRAIN WATER 2 WIDE  
(B) POSITIVE COVENANT (OSD)  
(B) RESTRICTION ON THE USE OF LAND (OSD)



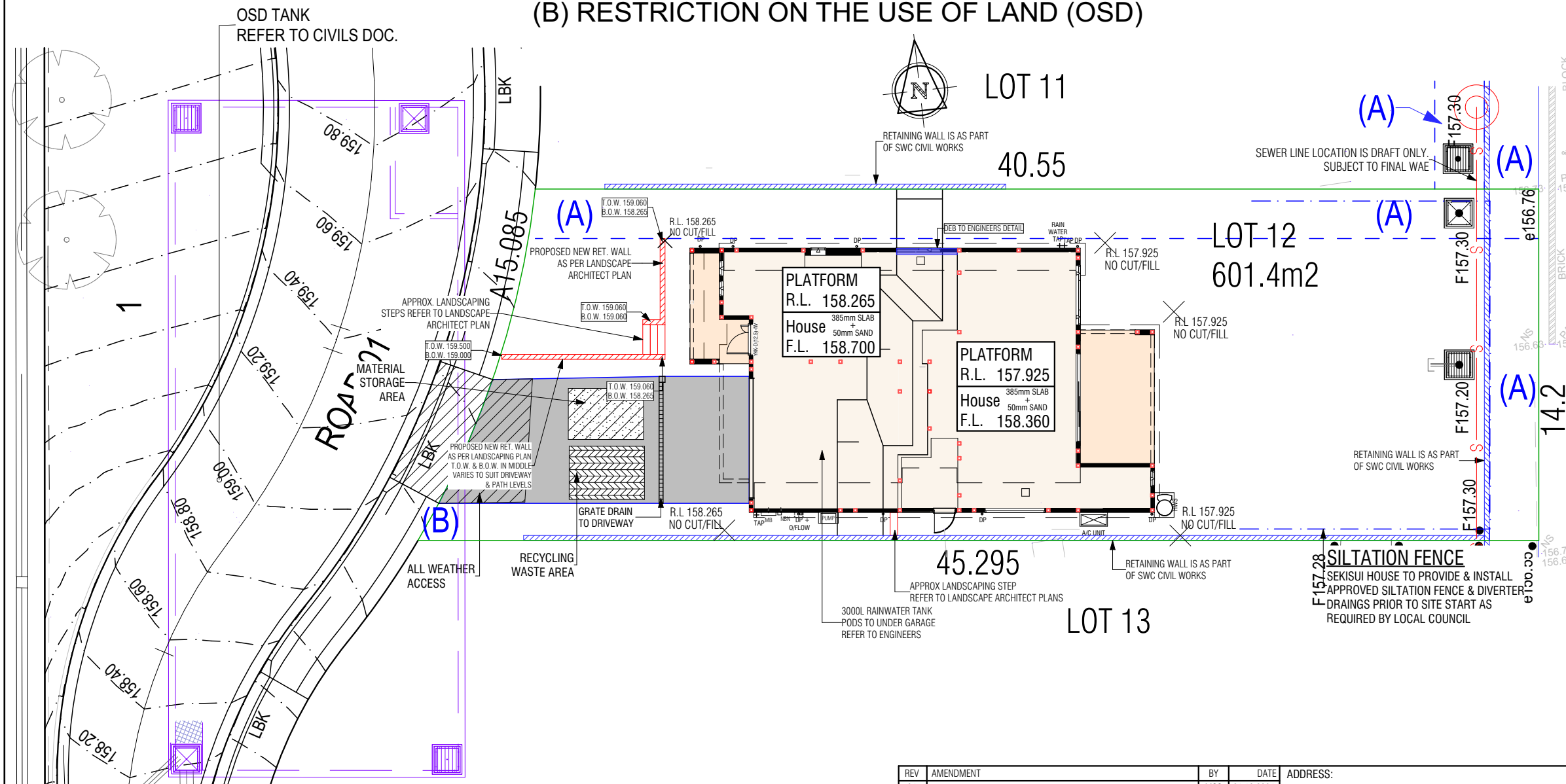
REV	AMENDMENT	BY	DATE
04	DESIGN CHANGES STACKER DOOR, WINDOWS AND CEILING HEIGHT AMENDED	MSS	21.10.2024
05	DA PLAN	MSS	23.10.2024
06	FRONT SETBACK INCREASED	SA	11.11.2024
07	WO PLANS	MSS	22.01.2025
08	AMENDED DA - NEW SITE APPLIED & LEVELS ADJUSTED AS PER SWC	MSS	14.02.2025
09	PCV #2: STRUCTURAL CHANGES	VP	05.03.2025
10	NUMBER OF STEPS TO F.F. AMENDED	MSS	14.03.2025
11	DA RFIs + PCV #3: COUNCIL REQUIREMENTS	SA	28.04.2025
12	SITE PLAN HAS DA APPROVED CIVILS APPLIED + FLOOR WASTES REMOVED FROM ALL WET AREAS EXCL. SHOWERS	SA	09.05.2025
13	DA PLANS AMENDED AS PER SWC CIVILS DATED 6.05.25	SA	16.05.2025

ADDRESS:	LOT 12 ROAD NO. 1 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.

SITE PLAN			
FR01.2	?	F03	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE
CONTRACT No:	NM105571		23 DESIGN ISSUE
MASTER DESIGN	MASTER CHECKED		NA
MSS	-		
SHEET	DA-1		
PAGE:			
SCALE:	1:200, 1:1		



- 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
Stormwater Main	Stormwater Disposal
Existing Fencing	Underground Power
Overhead Power	Stormwater to tank
Stormwater disposal	
Trees to be removed prior to commencement of building operations.	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.

**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.

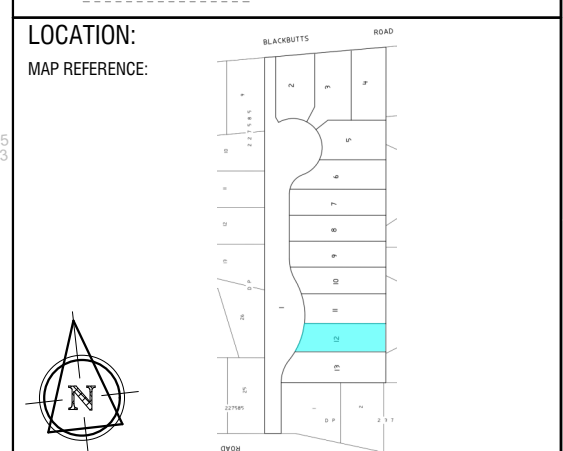
**EARTHWORKS:** (BY THE BUILDER) AG Drains: 0 Metres  
Site scrape to remove vegetation / fill to create level building platform. Remove spoil from site. Earthworks indicated on the plan are for construction purposes only.

**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: 12 DIA/PLAN: -  
VOL: - PARISH: -  
FOL: - COUNTY: -



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ADDRESS: LOT 12 ROAD NO. 1  
FRENCHS FOREST NSW

**SHAWOOD**

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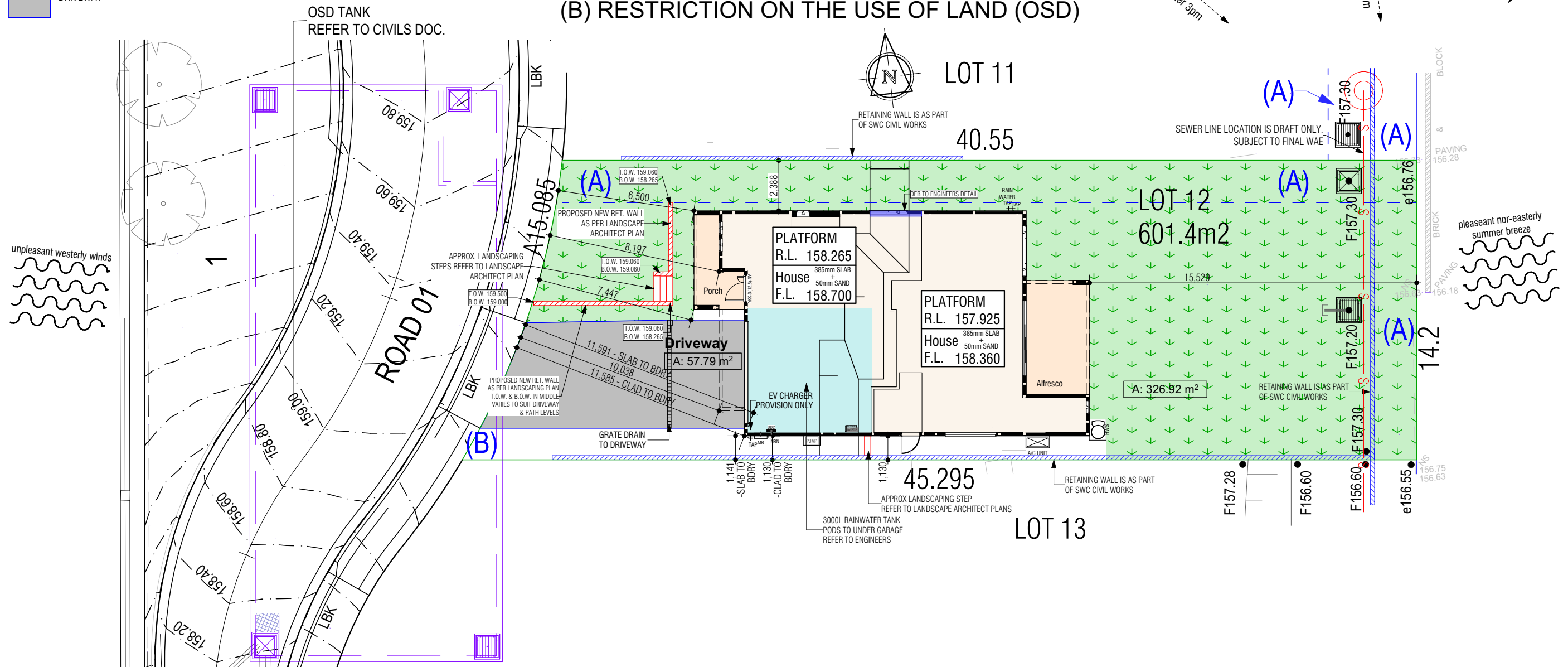
SITE WORKS PLAN			
FR01.2	?	F03	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE 23 DESIGN ISSUE NA
CONTRACT No: NM105571			SHEET DA-2
MASTER DESIGN		MASTER CHECKED	
MSS		-	
PAGE:			SCALE: 1:200

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

GARAGE

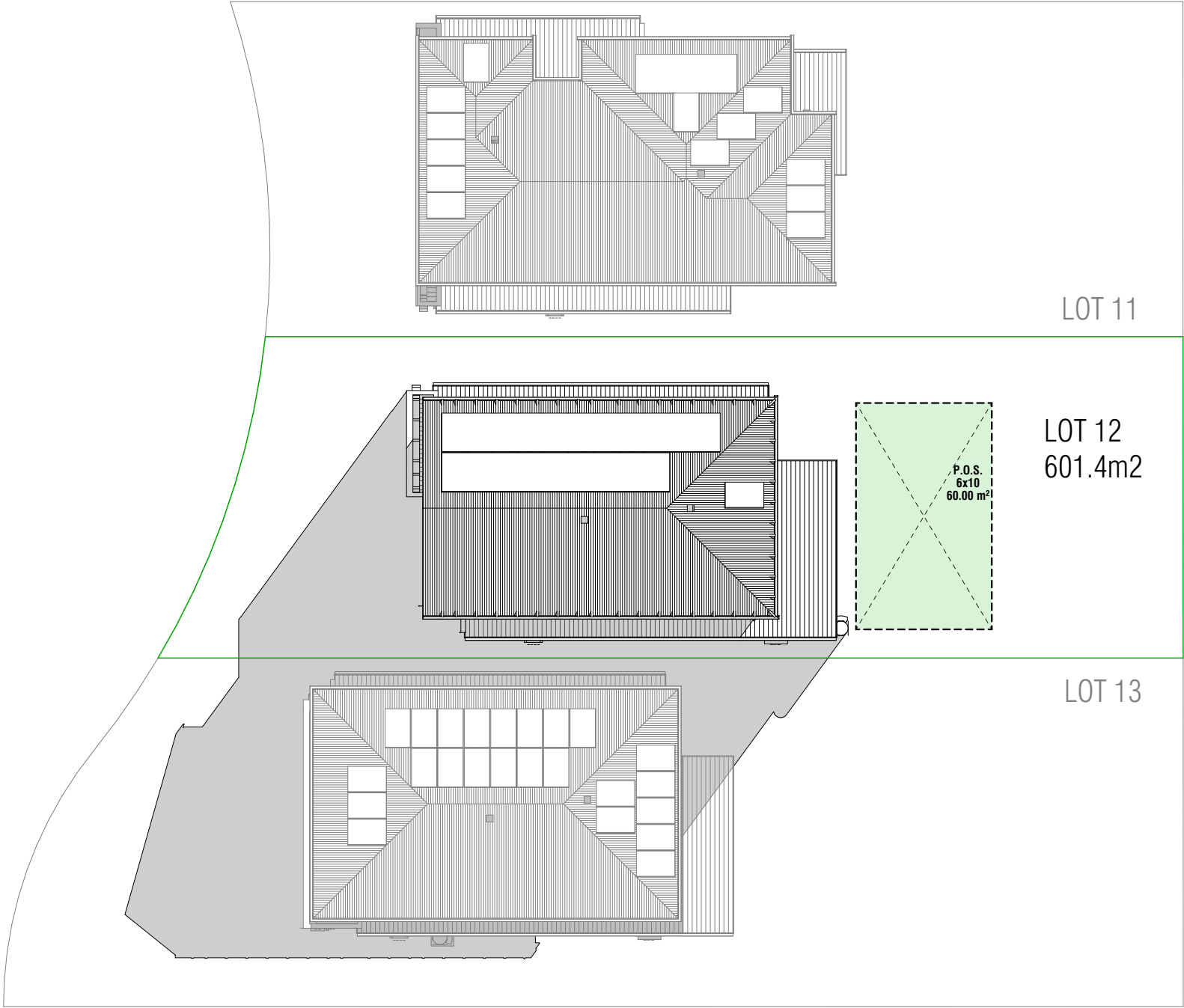
DRIVEWAY

A diagram showing the Sun's path in winter. A curved line represents the Sun's path, with a circle representing the Sun at its highest point. Three dashed arrows point downwards from the path, labeled "Winter 3pm", "Winter 12pm", and "Winter 9am". The word "PATH" is written above the curve, and "SOLAR" is written below the curve on the left side.




REV	AMENDMENT	BY	DATE	<div>ADDRESS:</div> <div>LOT 12 ROAD NO. 1</div> <div>FRENCHS FOREST NSW</div> <div>SHAWOOD</div> <div>68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400</div> <div>Sekisui House Services (NSW) Pty Limited</div> <div>ABN: 42119550220. BL: 226045C.</div> <div><div><div></div><div>COPYRIGHT 2024</div><div>REPRODUCTION IN PART</div><div>OR WHOLE FORBIDDEN</div></div></div>	<div>SITE ANALYSIS PLAN</div>								
04	DESIGN CHANGES STACKER DOOR, WINDOWS AND CEILING HEIGHT AMENDED	MSS	21.10.2024		FR01.2	?	F03	ALTERATION ISSUE					
05	DA PLAN	MSS	23.10.2024		TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE	NA		
06	FRONT SETBACK INCREASED	SA	11.11.2024										
07	WO PLANS	MSS	22.01.2025		CONTRACT No: NM105571					SHEET	DA-3		
08	AMENDED DA - NEW SITE APPLIED & LEVELS ADJUSTED AS PER SWC	MSS	14.02.2025		MASTER DESIGN					PAGE:			
09	PCV#2: STRUCTURAL CHANGES	VP	05.03.2025		MASTER CHECKED					SCALE:			
10	NUMBER OF STEPS TO F.F AMENDED	MSS	14.03.2025		MSS								
11	DA RFLs + PCV#3: COUNCIL REQUIREMENTS	SA	28.04.2025										
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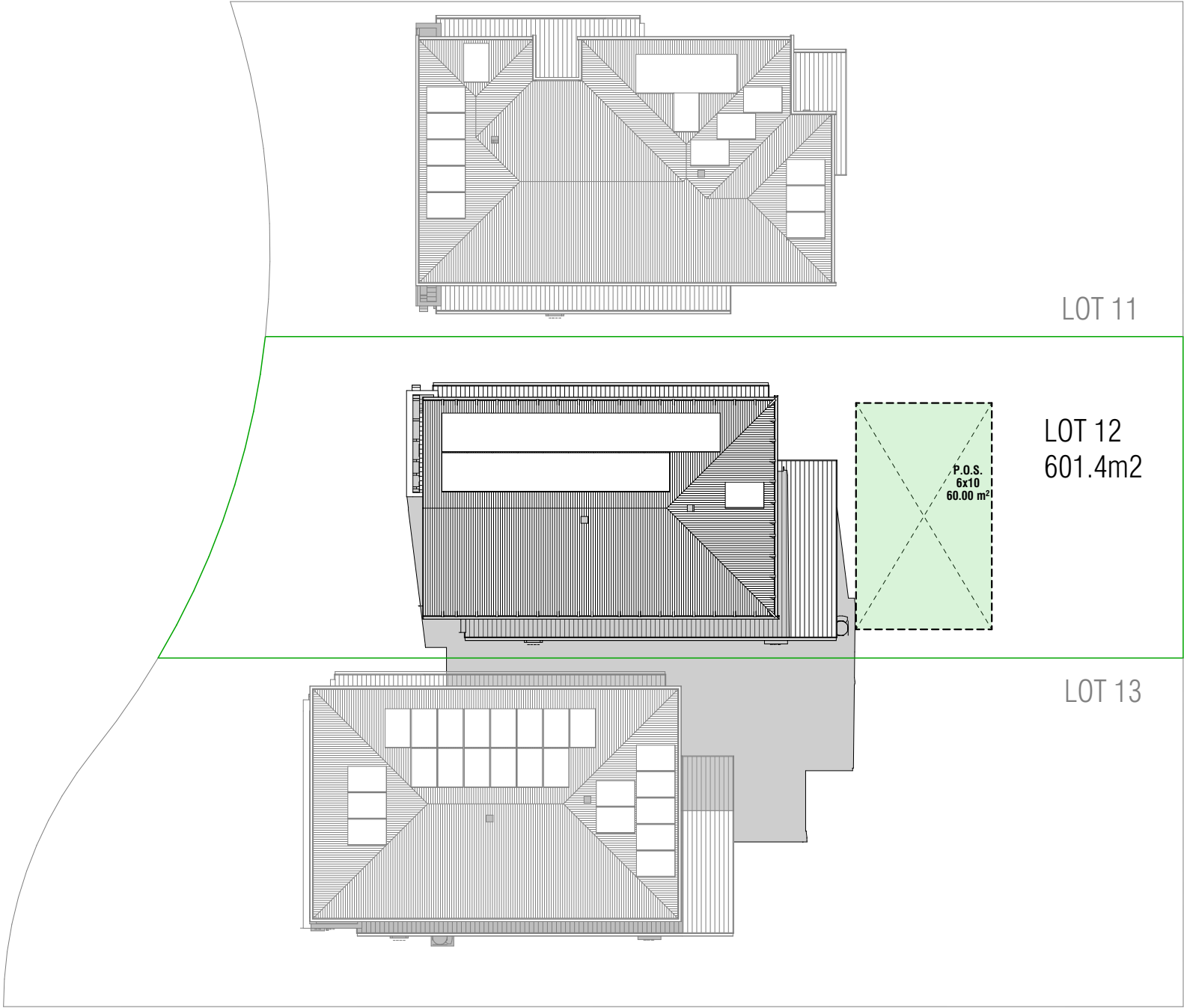




June 21st 9am



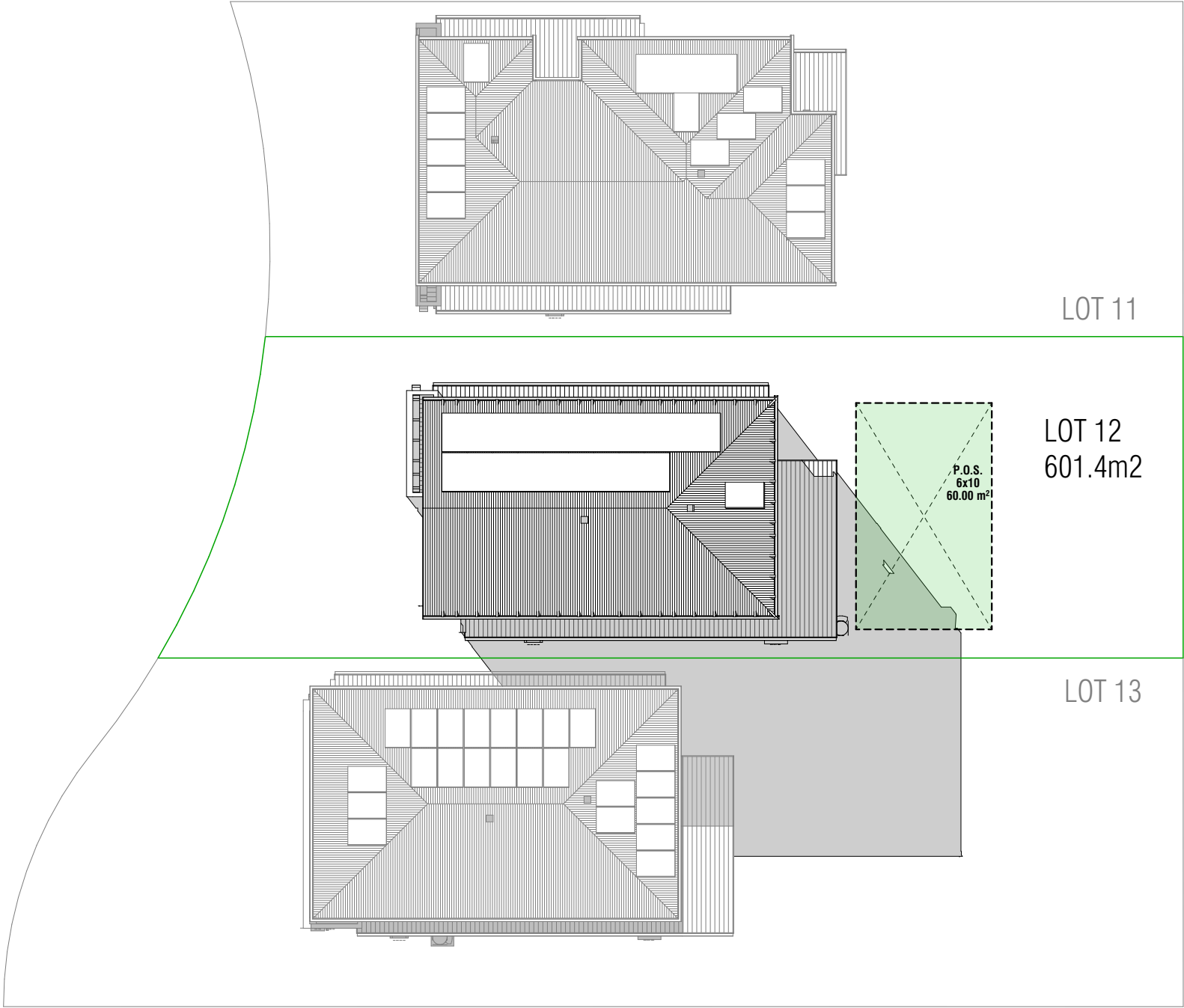
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04	DESIGN CHANGES STACKER DOOR, WINDOWS AND CEILING HEIGHT AMENDED	MSS	21.10.2024			FR01.2	?	F03	ALTERATION ISSUE			
05	DA PLAN	MSS	23.10.2024			TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE	NA
06	FRONT SETBACK INCREASED	SA	11.11.2024	CONTRACT No: NM105571							SHEET	DA-4
07	WO PLANS	MSS	22.01.2025	MASTER DESIGN							PAGE:	
08	AMENDED DA - NEW SITE APPLIED & LEVELS ADJUSTED AS PER SWC	MSS	14.02.2025	MASTER CHECKED							SCALE: 1:250	
09	PCV#2: STRUCTURAL CHANGES	VP	05.03.2025	MSS								
10	NUMBER OF STEPS TO F.F AMENDED	MSS	14.03.2025									
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June 21st 12pm







REV	AMENDMENT	BY	DATE	ADDRESS: <div>LOT 12 ROAD NO. 1 FRENCHS FOREST NSW</div> <div><div>SHAWOOD</div><div>68 Waterloo Rd Macquarie Park, NSW 2113   Tel: 02 8817 1400</div><div>Sekisui House Services (NSW) Pty Limited   © COPYRIGHT 2024 REPRODUCTION IN PART OR WHOLE FORBIDDEN</div><div>ABN: 42119550220. BL: 226045C.</div></div>		SHADOWS DIAGRAMS						
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05	DA PLAN	MSS	23.10.2024	TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE	NA		
06	FRONT SETBACK INCREASED	SA	11.11.2024									
07	WO PLANS	MSS	22.01.2025	CONTRACT No: NM105571							SHEET	DA-5
08	AMENDED DA - NEW SITE APPLIED & LEVELS ADJUSTED AS PER SWC	MSS	14.02.2025	MASTER DESIGN		MASTER CHECKED		PAGE:				
09	PCV #2: STRUCTURAL CHANGES	VP	05.03.2025	MSS		-		SCALE: 1:250				
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June 21st 3pm



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04	DESIGN CHANGES STACKER DOOR, WINDOWS AND CEILING HEIGHT AMENDED	MSS	21.10.2024			FR01.2	?	F03	ALTERATION ISSUE			
05	DA PLAN	MSS	23.10.2024			TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE	NA
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07	WO PLANS	MSS	22.01.2025			MASTER DESIGN					PAGE:	
08	AMENDED DA - NEW SITE APPLIED & LEVELS ADJUSTED AS PER SWC	MSS	14.02.2025			MASTER CHECKED					SCALE: 1:250	
09	PCV#2: STRUCTURAL CHANGES	VP	05.03.2025	<div>SHAWOOD</div> <div>68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400</div> <div>Sekisui House Services (NSW) Pty Limited</div> <div>ABN: 42119550220. BL: 226045C.  COPYRIGHT 2024 REPRODUCTION IN PART OR WHOLE FORBIDDEN</div>		MSS						
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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
- R2 - RENDER 2

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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Floor Areas	
First flr.	116.37
Garage	36.35
Ground flr.	115.98
Total	268.70 m <sup>2</sup>
Alfresco	16.12
Pier	0.38
Porch	7.53
S. Void	6.54
Total	299.27 m <sup>2</sup>

ADDRESS: LOT 12 ROAD NO. 1  
FRENCHS FOREST NSW

**SHAWOOD**

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GROUND FLOOR PLAN

FR01.2	?	F03	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE
CONTRACT No:	NM105571		SHEET 23
MASTER DESIGN	MASTER CHECKED	PAGE: DA-7	
MSS	-	SCALE: 1:100, 1:2	

GENERAL NOTES

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- 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

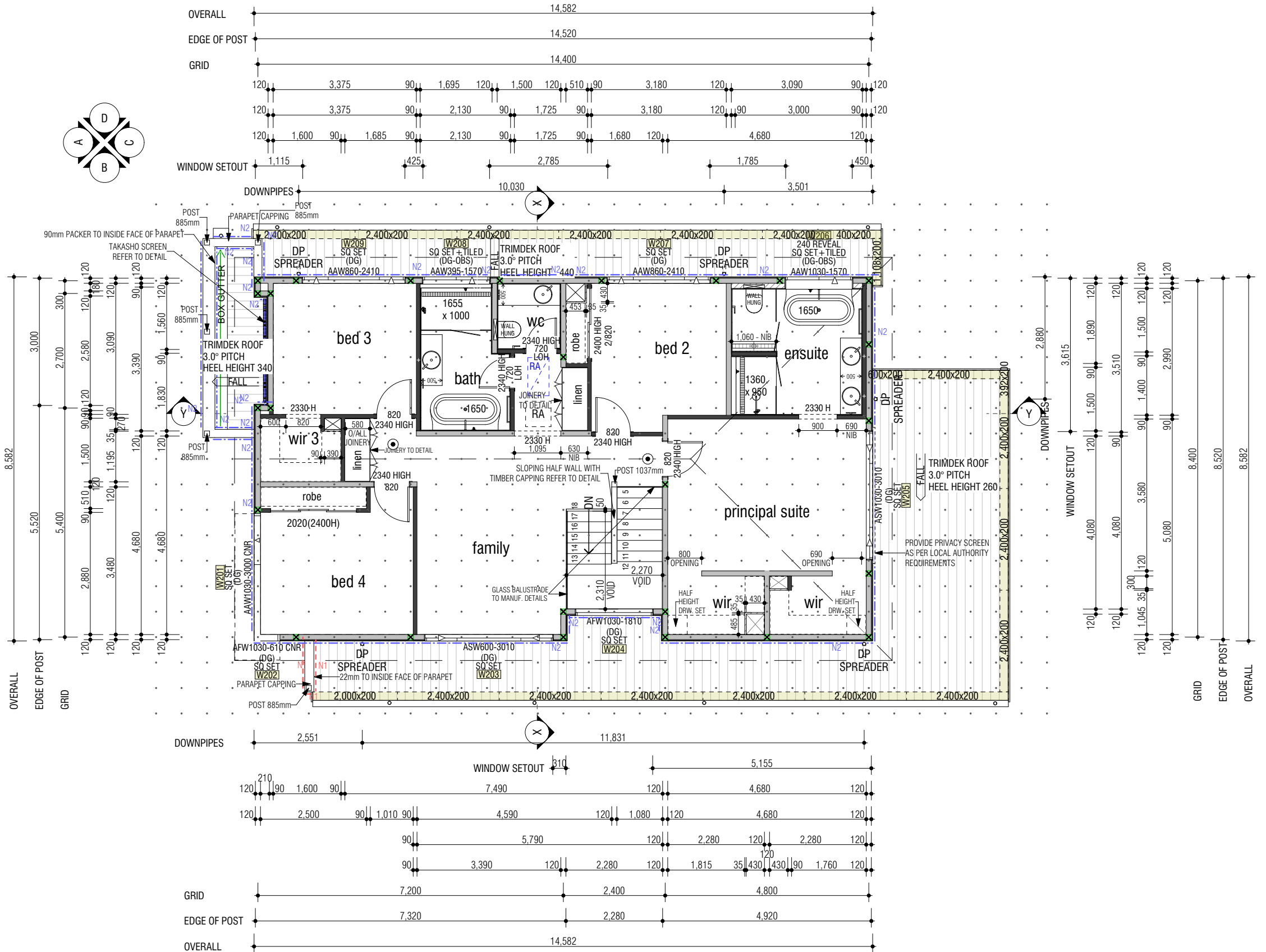
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R2 - RENDER 2

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




















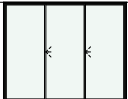
REV	AMENDMENT	BY	DATE
04	DESIGN CHANGES STACKER DOOR, WINDOWS AND CEILING HEIGHT AMENDED	MSS	21.10.2024
05	DA PLAN	MSS	23.10.2024
06	FRONT SETBACK INCREASED	SA	11.11.2024
07	WO PLANS	MSS	22.01.2025
08	AMENDED DA - NEW SITE APPLIED & LEVELS ADJUSTED AS PER SWC	MSS	14.02.2025
09	PCV#2: STRUCTURAL CHANGES	VP	05.03.2025
10	NUMBER OF STEPS TO FF AMENDED	MSS	14.03.2025
11	DA RFIs + PCV#3: COUNCIL REQUIREMENTS	SA	28.04.2025
12	SITE PLAN HAS DA APPROVED CIVILS APPLIED + FLOOR WASTES REMOVED FROM ALL WET AREAS EXCL. SHOWERS	SA	09.05.2025
13	DA PLANS AMENDED AS PER SWC CIVILS DATED 6.05.25	SA	16.05.2025

Floor Areas	
First flr.	116.37
Garage	36.35
Ground flr.	115.98
Total	268.70 m <sup>2</sup>
Alfresco	16.12
Pier	0.38
Porch	7.53
S. Void	6.54
Total	299.27 m <sup>2</sup>

ADDRESS:		LOT 12 ROAD NO. 1 FRENCHS FOREST NSW		FIRST FLOOR PLAN	
68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400		Seksui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.		COPYRIGHT 2024 REPRODUCTION IN PART OR WHOLE FORBIDDEN	
FR01.2		?		F03	
TYPE		ACCOM		FACADE	
CONTRACT No: NM105571		MASTER DESIGN		MASTER CHECKED	
MSS		-		SCALE: 1:100, 1:2	

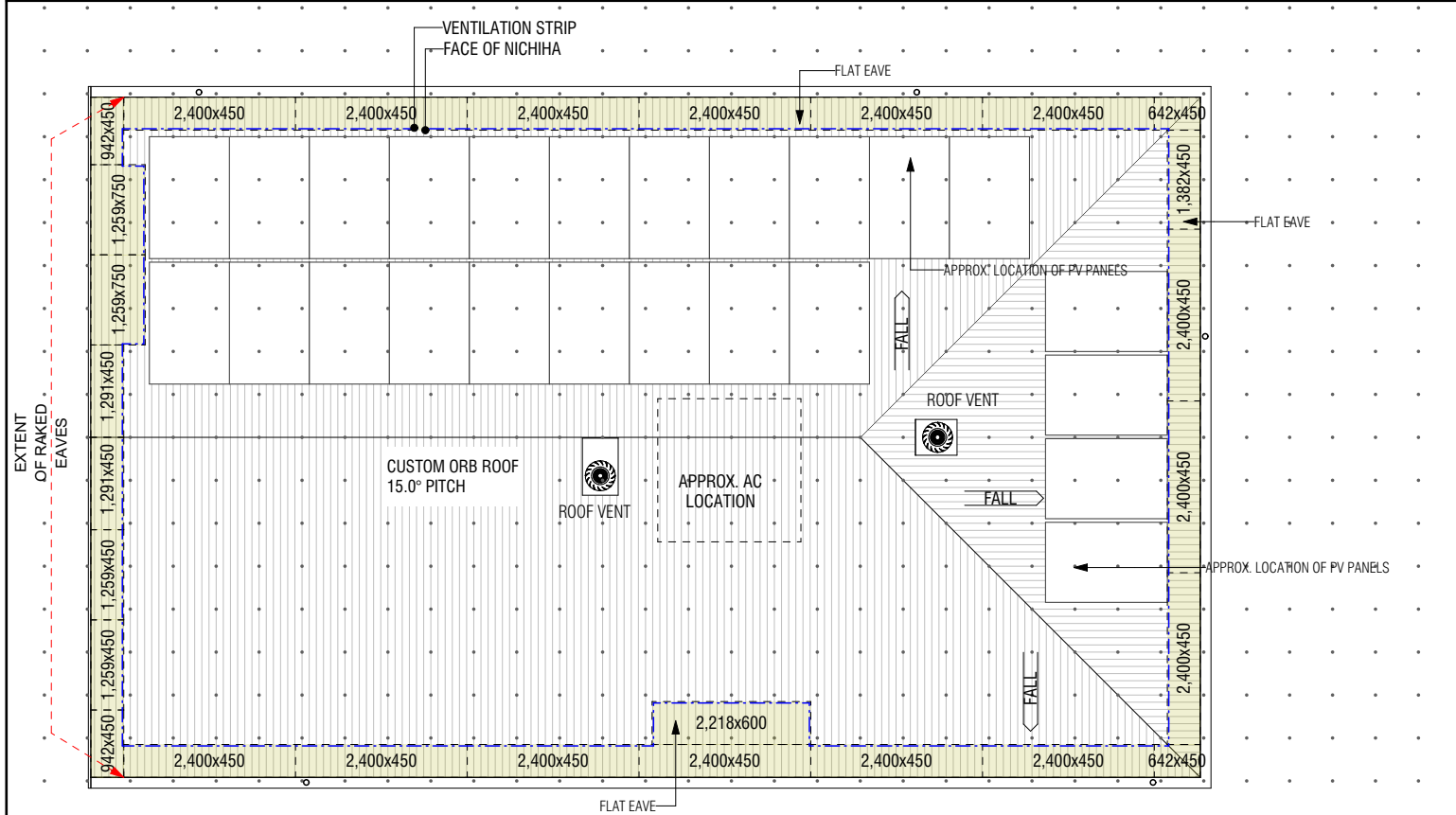


Window Schedule														
Element ID	Window Code Parameter	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	Tiled Reveal 6mm gap	View from Opening Side	Special Note for Schedule	Glazing	BOTTOM Sash	werslink	Uvalue	SHGC
W101	AAW2050-610	<input type="checkbox"/>	2,050	610	117	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG:- Double Glass	--	WID-101-032	4.00	0.58
W102	AAW2050-610	<input type="checkbox"/>	2,050	610	117	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG:- Double Glass	--	WID-101-032	4.00	0.58
W103	AFW600-2410	<input type="checkbox"/>	600	2,410	117	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG:- Double Glass	--	WID-106-017	3.10	0.71
W104	AAW2400-610	<input type="checkbox"/>	2,400	610	117	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG:- Double Glass	--	WID-101-032	4.00	0.58
W105	AAW2400-2400	<input type="checkbox"/>	2,400	2,400	139	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG:- Double Glass	--	WID-101-032	4.00	0.58
W106	ASW1030-1810	<input type="checkbox"/>	1,030	1,810	117	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG:- Double Glass	--	WID-102-018	4.00	0.61
W107	AAW1030-610	<input type="checkbox"/>	1,030	610	240	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			DG-OBS:- Double Glass Obscure	--	WID-101-032	4.00	0.58
W201	AAW1030-3000 CNR	<input type="checkbox"/>	1,030	3,000	117	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG:- Double Glass	---	WID-101-032	4.00	0.58
W202	AFW1030-610 CNR	<input type="checkbox"/>	1,030	610	117	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG:- Double Glass	---	WID-106-017	3.10	0.71
W203	ASW600-3010	<input type="checkbox"/>	600	3,010	117	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG:- Double Glass	--	WID-102-018	4.00	0.61
W204	AFW1030-1810	<input type="checkbox"/>	1,030	1,810	117	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG:- Double Glass	--	WID-106-017	3.10	0.71
W205	ASW1030-3010	<input type="checkbox"/>	1,030	3,010	117	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG:- Double Glass	--	WID-102-018	4.00	0.61
W206	AAW1030-1570	<input type="checkbox"/>	1,030	1,570	240	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			DG-OBS:- Double Glass Obscure	--	WID-101-032	4.00	0.58
W207	AAW860-2410	<input type="checkbox"/>	860	2,410	117	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG:- Double Glass	--	WID-101-032	4.00	0.58
W208	AAW395-1570	<input type="checkbox"/>	395	1,570	117	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG-OBS:- Double Glass Obscure	--	WID-101-032	4.00	0.58
W209	AAW860-2410	<input type="checkbox"/>	860	2,410	117	<input checked="" type="checkbox"/>	<input type="checkbox"/>			DG:- Double Glass	--	WID-101-032	4.00	0.58
16														

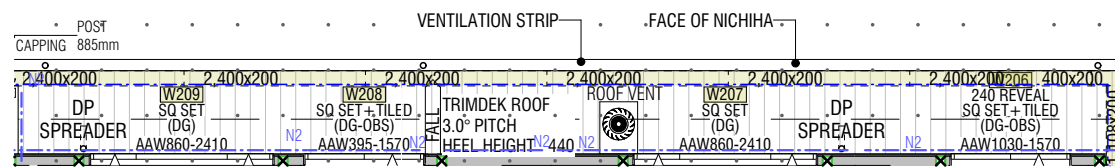
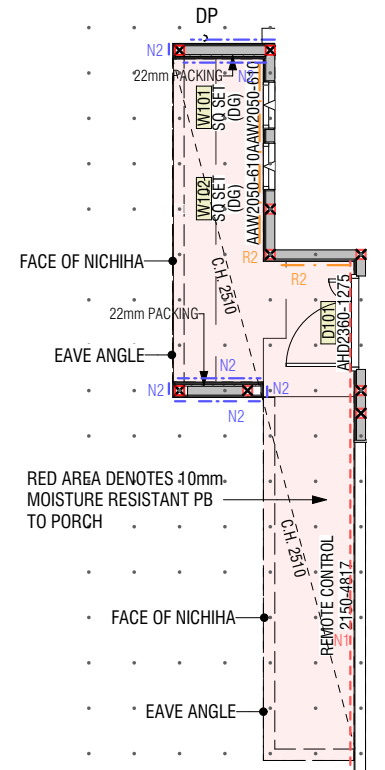
Door Schedule												
Element ID	DoorCodeParam	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	View from Opening Side	Special Note	Glazing	werslink	Uvalue	SHGC
D102	AFD2120-900	<input checked="" type="checkbox"/>	2,120	900	117	<input checked="" type="checkbox"/>			DG:- Double Glass	WID-122-017	3.90	0.51
D103	AST2890-3580	<input checked="" type="checkbox"/>	2,890	3,580	139	<input checked="" type="checkbox"/>			DG:- Double Glass	WID-124-018	4.10	0.58
2												

REV	AMENDMENT	BY	DATE	ADDRESS: <div>LOT 12 ROAD NO. 1 FRENCHS FOREST NSW</div> <div><div>SHAWOOD</div><div>68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400 Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C. <small>© COPYRIGHT 2024 REPRODUCTION IN PART OR WHOLE FORBIDDEN</small></div></div>	WINDOW & DOOR SCHEDULE			
04	DESIGN CHANGES STACKER DOOR, WINDOWS AND CEILING HEIGHT AMENDED	MSS	21.10.2024		FR01.2	?	F03	ALTERATION ISSUE
05	DA PLAN	MSS	23.10.2024		TYPE	ACCOM	FACADE	GENERAL ISSUE
06	FRONT SETBACK INCREASED	SA	11.11.2024		CONTRACT No: NM105571			SHEET 23
07	WO PLANS	MSS	22.01.2025		MASTER DESIGN			DA-9
08	AMENDED DA - NEW SITE APPLIED & LEVELS ADJUSTED AS PER SWC	MSS	14.02.2025	please consider the environment before printing this sheet	MASTER CHECKED			PAGE:
09	PCV#2: STRUCTURAL CHANGES	VP	05.03.2025		MSS			SCALE: 1:2.22
10	NUMBER OF STEPS TO F.F AMENDED	MSS	14.03.2025					
11	DA RFIs + PCV#3: COUNCIL REQUIREMENTS	SA	28.04.2025					
12	SITE PLAN HAS DA APPROVED CIVILS APPLIED + FLOOR WASTES REMOVED FROM ALL WET AREAS EXCL. SHOWERS	SA	09.05.2025					
13	DA PLANS AMENDED AS PER SWC CIVILS DATED 6.05.25	SA	16.05.2025					

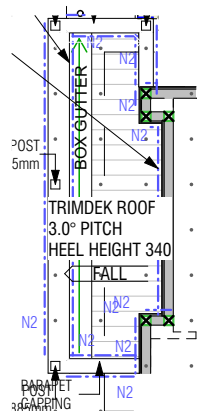
ALL EAVES RAKED UNLESS NOTED OTHERWISE



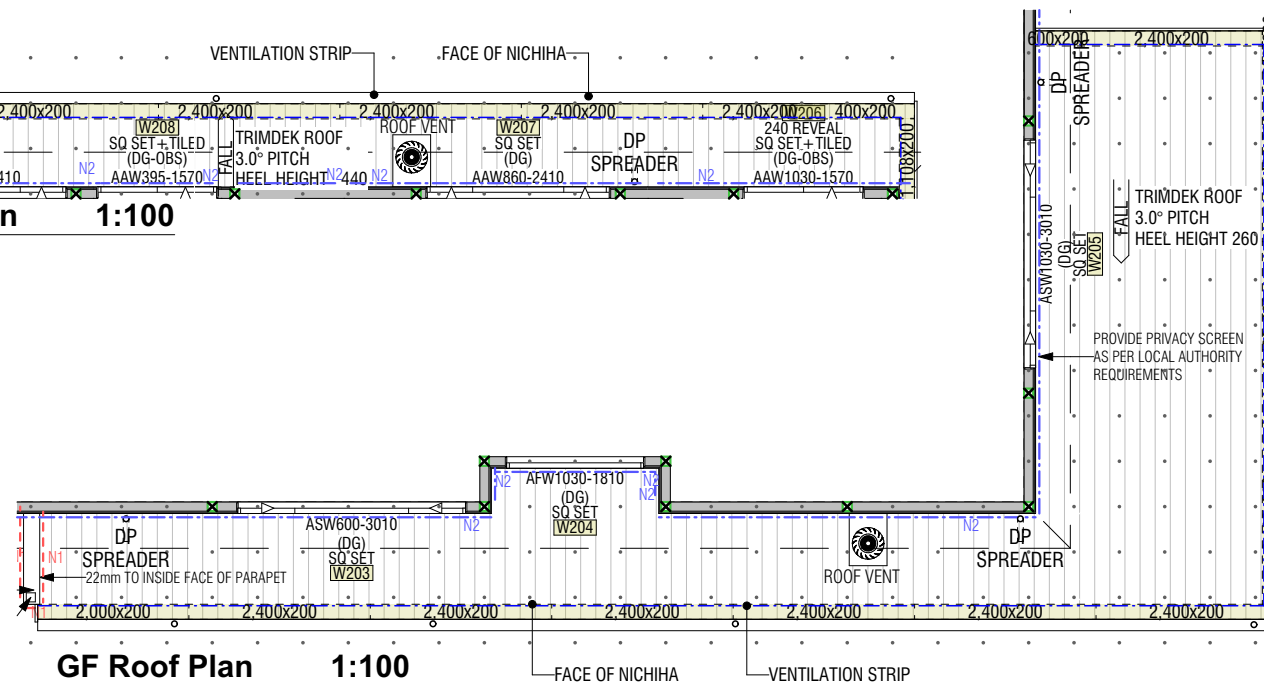
**FF Roof Plan      1:100**



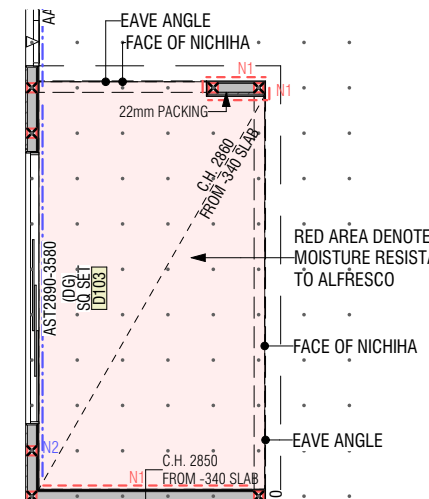
**GF Roof Plan**      **1:100**



**GF Roof Plan      1:100**



**GF Roof Plan**      **1:100**



**GF Roof Plan      1:100**

REV	AMENDMENT	BY	DATE
04	DESIGN CHANGES STACKER DOOR, WINDOWS AND CEILING HEIGHT AMENDED	MSS	21.10.2024
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08	AMENDED DA - NEW SITE APPLIED & LEVELS ADJUSTED AS PER SWC	MSS	14.02.2025
09	PCV#2: STRUCTURAL CHANGES	VP	05.03.2025
10	NUMBER OF STEPS TO F.F AMENDED	MSS	14.03.2025
11	DA RFLs + PCV#3: COUNCIL REQUIREMENTS	SA	28.04.2025
12	SITE PLAN HAS DA APPROVED CIVILS APPLIED + FLOOR WASTES REMOVED FROM ALL WET AREAS EXCL. SHOWERS	SA	09.05.2025
13	DA PLANS AMENDED AS PER SWC CIVILS DATED 6.05.25	SA	16.05.2025

E	ADDRESS:
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LOT 12 ROAD NO. 1  
FRENCHS FOREST NSW

SHAWWOOD

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

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

## ROOF PLAN

FR01.2	?	F03	ALTERATION ISSUE	
TYPE	ACCOM	FACADE	GENERAL ISSUE 23	DESIGN ISSUE NA
CONTRACT No: NM105571			SHEET <b>DA-10</b>	
MASTER DESIGN		MASTER CHECKED		PAGE:
MSS		-		SCALE:

## ROOF PLAN NOTES

○ DP - DOWNPIPE

 - EAVE VENT

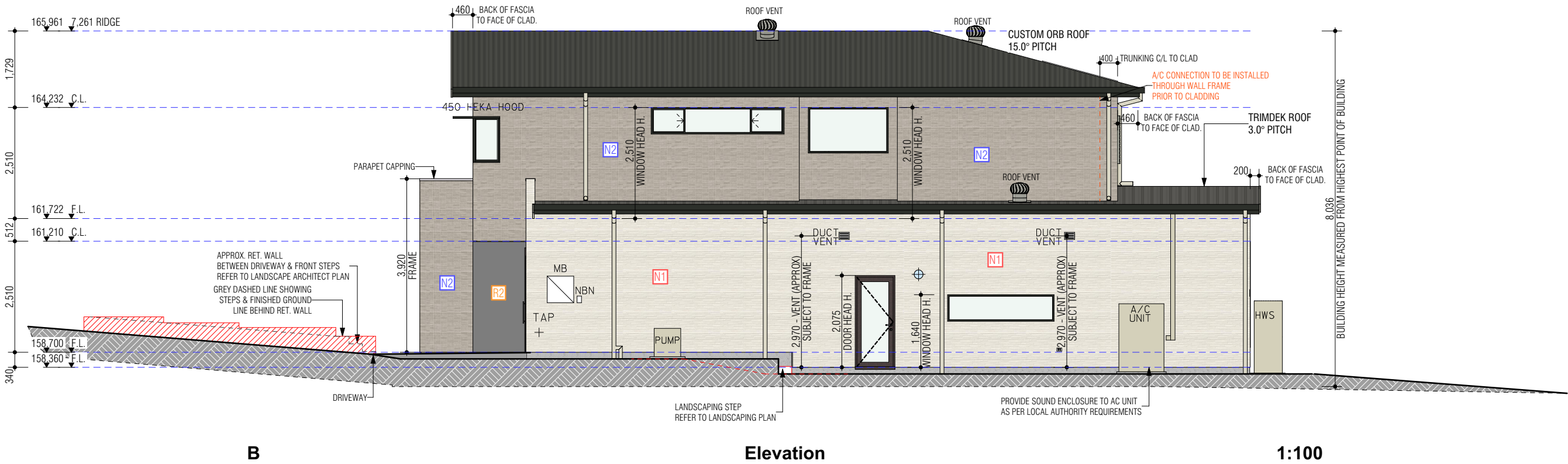
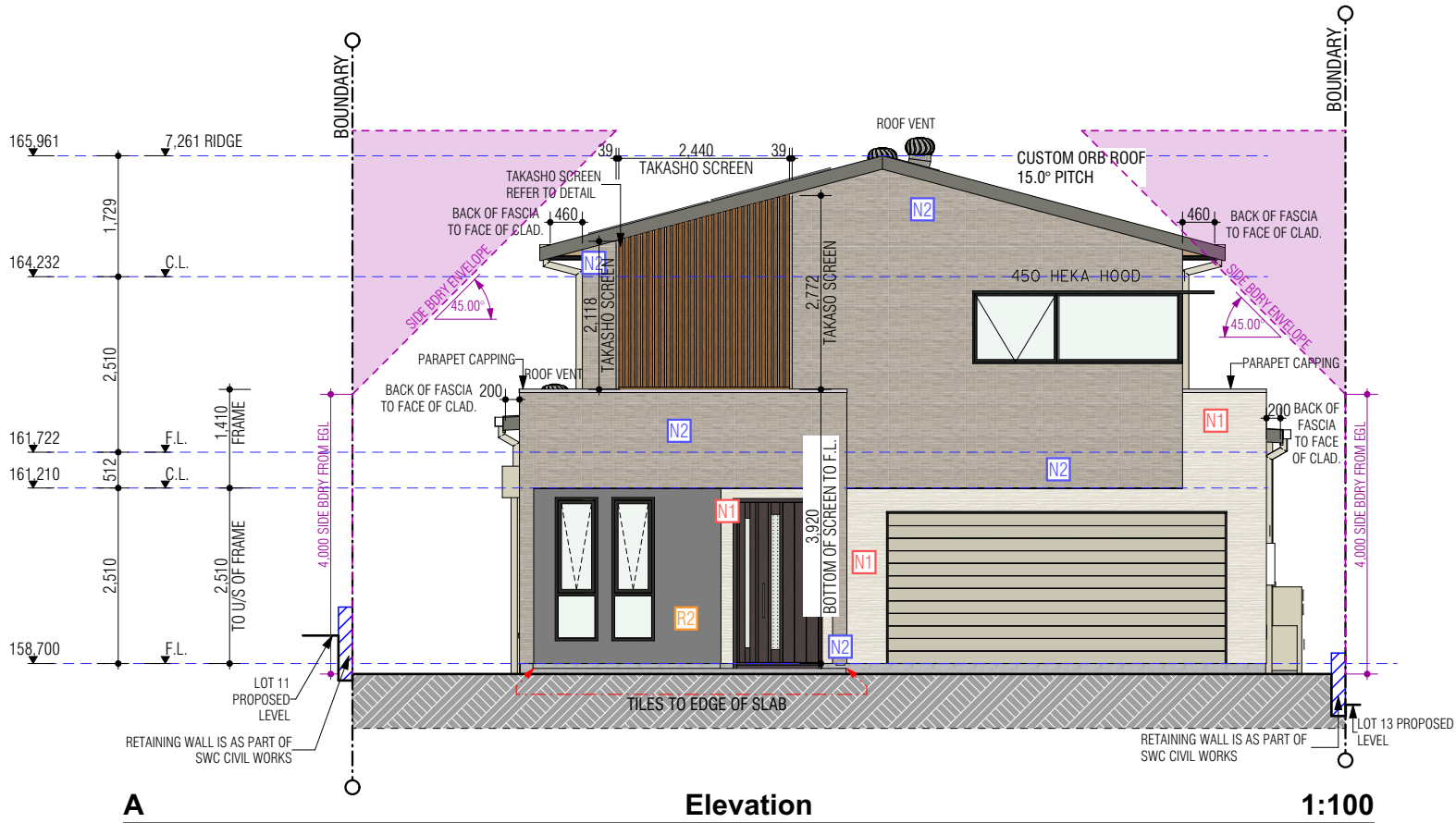
\* PROVIDE PLYWOOD LINING TO THE ROOF STRUCTURE STANDARD DETAILS 5.3-2 to 5.3-5

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

LEGEND

	- OBSCURE GLASS
	- STANDARD FUGE
	- FEATURE FUGE
	- RENDER 2

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



REV	AMENDMENT	BY	DATE
04	DESIGN CHANGES STACKER DOOR, WINDOWS AND CEILING HEIGHT AMENDED	MSS	21.10.2024
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13	DA PLANS AMENDED AS PER SWC CIVILS DATED 6.05.25	SA	16.05.2025

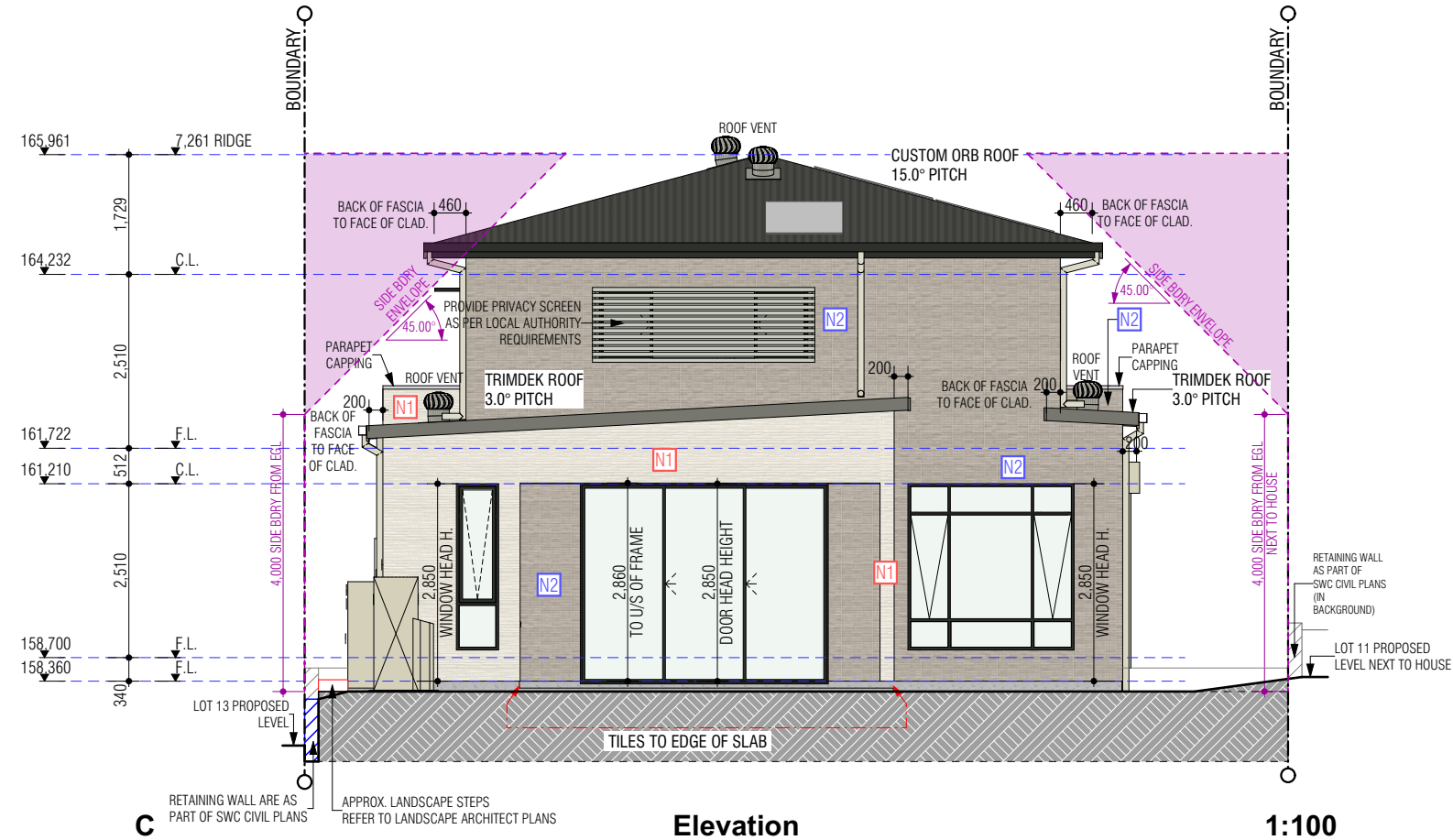
ADDRESS:	LOT 12 ROAD NO. 1 FRENCHS FOREST NSW
	<b>SHAWOOD</b>
	68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400
	Sekisui House Services (NSW) Pty Limited
	ABN: 42119550220. BL: 226045C.

EXTERNAL ELEVATIONS					
FR01.2	?	F03	ALTERATION ISSUE		
TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE NA
CONTRACT No: NM105571			SHEET <b>DA-11</b>		
MASTER DESIGN		MASTER CHECKED		PAGE:	
MSS		-		SCALE: 1:100	

LEGEND

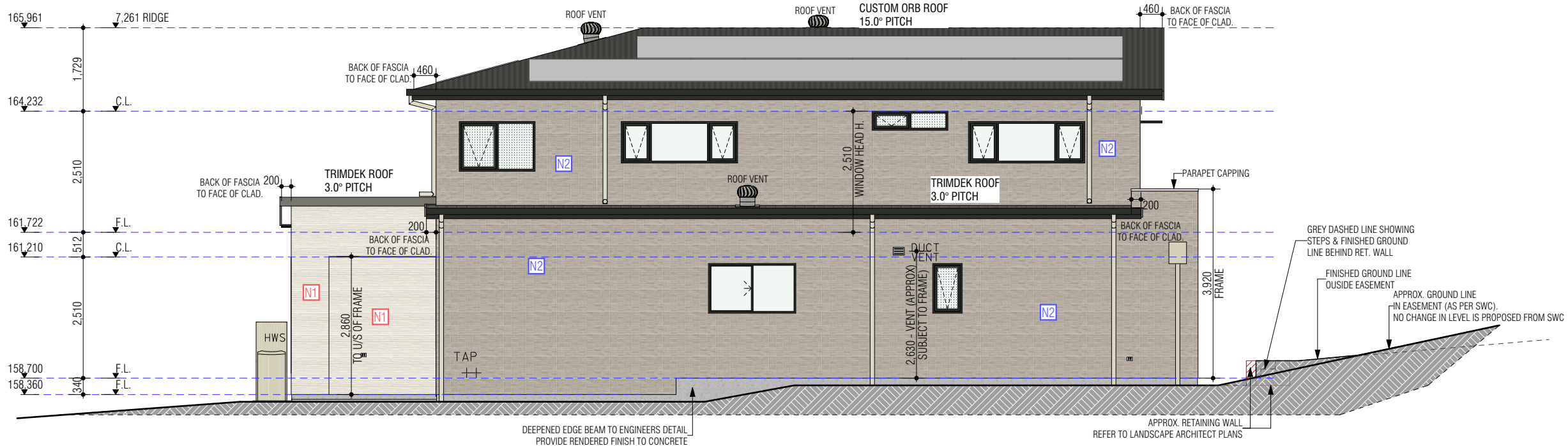
	- OBSCURE GLASS
	- STANDARD FUGE
	- FEATURE FUGE
	- RENDER 2

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



Elevation

1:100



Elevation

1:100

REV	AMENDMENT	BY	DATE
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13	DA PLANS AMENDED AS PER SWC CIVILS DATED 6.05.25	SA	16.05.2025

ADDRESS: LOT 12 ROAD NO. 1  
FRENCHS FOREST NSW

**SHAWOOD**

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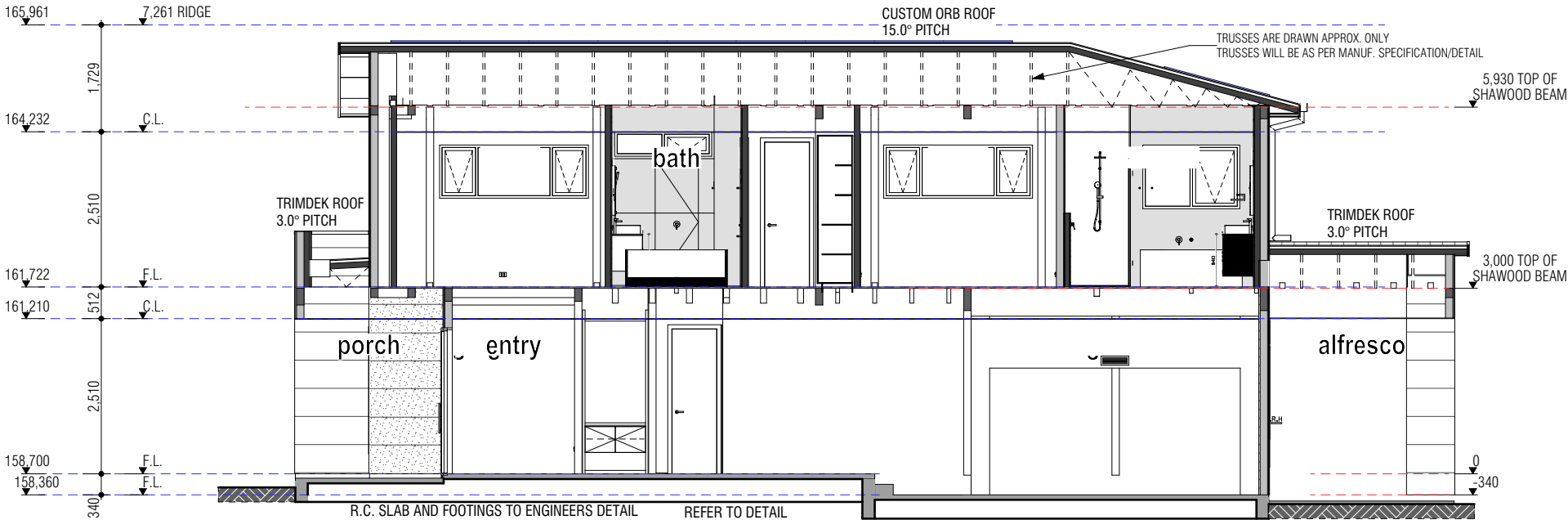
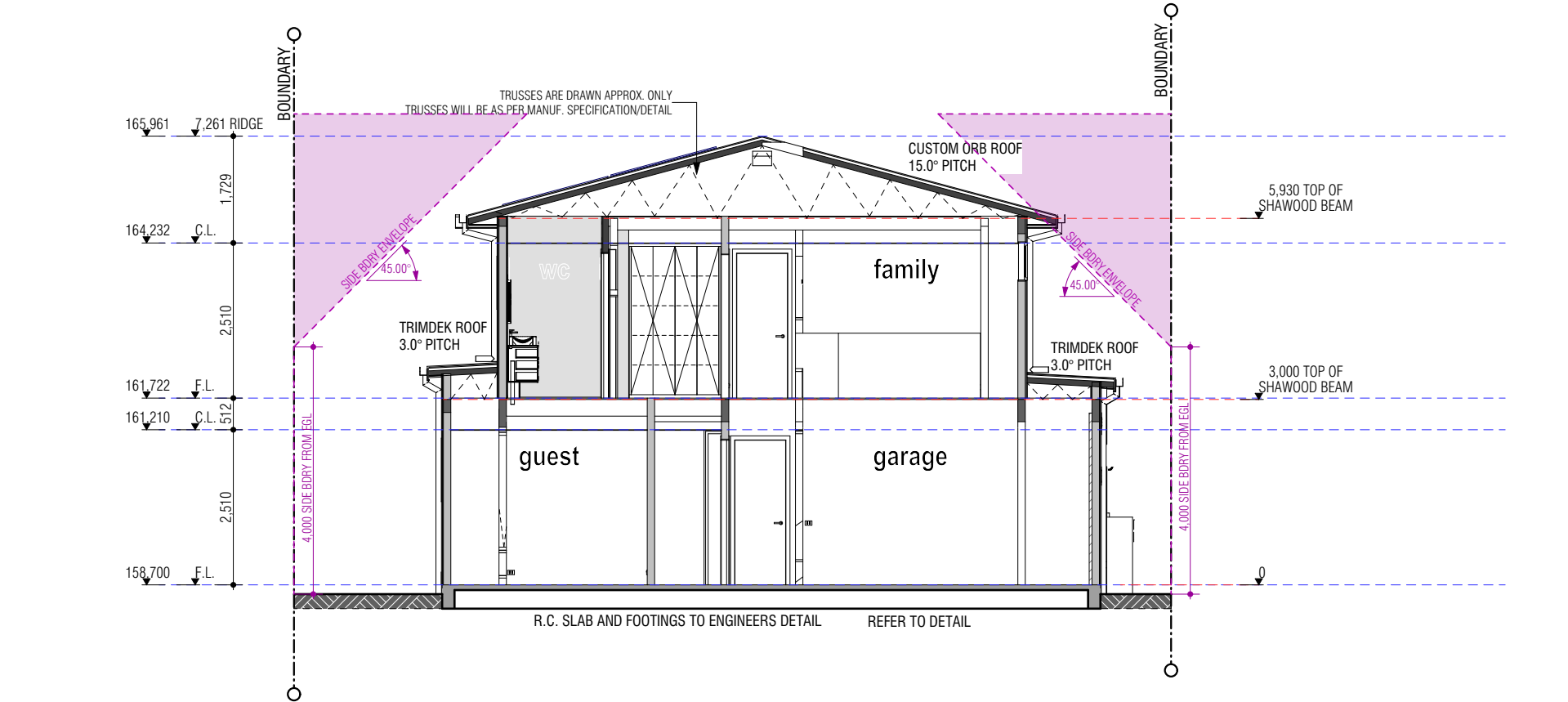
EXTERNAL ELEVATIONS					
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CONTRACT No: NM105571			SHEET DA-12		
MASTER DESIGN		MASTER CHECKED		PAGE:	
MSS		-		SCALE: 1:100	



LEGEND

	- OBSCURE GLASS
	- STANDARD FUGE
	- FEATURE FUGE
	- RENDER 2

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REV	AMENDMENT	BY	DATE	ADDRESS:  LOT 12 ROAD NO. 1 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	SECTIONS								
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05	DA PLAN	MSS	23.10.2024		TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE	NA		
06	FRONT SETBACK INCREASED	SA	11.11.2024		CONTRACT No: NM105571							SHEET	DA-13
07	WO PLANS	MSS	22.01.2025		MASTER DESIGN							PAGE:	
08	AMENDED DA - NEW SITE APPLIED & LEVELS ADJUSTED AS PER SWC	MSS	14.02.2025		MASTER CHECKED								
09	PCV#2: STRUCTURAL CHANGES	VP	05.03.2025		MSS							SCALE: 1:100	
10	NUMBER OF STEPS TO F.F AMENDED	MSS	14.03.2025										
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13	DA PLANS AMENDED AS PER SWC CIVILS DATED 6.05.25	SA	16.05.2025										

(A) EASEMENT TO DRAIN WATER 2 WIDE  
(B) POSITIVE COVENANT (OSD)  
(B) RESTRICTION ON THE USE OF LAND (OSD)

