

LEGEND		
AWN	-	LIGHTWEIGHT AWNING
BAL1	-	SOLID BALUSTRADE TO STR. ENG DETAIL. MIN 1M HIGH
BH	-	BULK HEAD
COL	-	STEEL COLUMN TO ENG. DETAILS
CONC1	-	CONCRETE SLAB TO STR. ENG. DETAILS
COS	-	CHECK ON SITE
CPT	-	CARPET ON UNDERLAY
CRWS	-	COLORBOND RAINWATER SPREADER
CT1	-	CERAMIC TILING
DP	-	CIRCULAR COLORBOND U.N.O. TO HYDR. ENG DETAILS
EJ	-	EXPANSION JOINT
EP1	-	EXTERNAL RENDER & PAINT FINISH - LIGHT GREY
EP2	-	EXTERNAL RENDER & PAINT FINISH - DARK GREY
EX	-	EXISTING
EXGL	-	EXISTING GROUND LEVEL
FEN1	-	230mm DOUBLE BRICK BOUNDARY WALL. 1200mm ABOVE PROPOSED GROUND LEVEL
FEN2	-	LAP AND CAP TIMBER FENCE PAINTED. 1800mm ABOVE PROPOSED GROUND LEVEL
FEN3	-	LAP AND CAP TIMBER FENCE PAINTED. 1200mm ABOVE PROPOSED GROUND LEVEL
FEN4	-	BRICK PIER AND BATTEN FRONT FENCING 1200mm HIGH
FFL	-	FINISHED FLOOR LEVEL
FL	-	FLASHING
G	-	COLORBOND HALF ROUND EAVES GUTTER TO HYDR. ENG DETAIL
GL1	-	ALUMINIUM FRAMED WINDOW & DOORS POWDERCOAT MONUMENT AND WINDOWS / U.N.O
GLB	-	GLAZED BALUSTRADE
GD	-	GRATED DRAIN
MR	-	COLORBOND METAL ROOF SHEETING - DARK GREY
NTS	-	NOT TO SCALE
PAV1	-	EXTERNAL PAVERS
PAV3	-	INDIVIDUAL STEPPING STONES IN LAWN/ GARDEN
PB	-	PLASTERBOARD
OF	-	OVERFLOW
OSD	-	ON SITE DETENTION TANK TO STR. ENG DETAIL
RL	-	RELATIVE LEVEL (EQUIVALENT TO FINISHED FLOOR LEVEL)
RWH	-	RAINWATER HEAD
RWO	-	RAINWATER OUTLET
RWT	-	RAINWATER TANK
SD	-	SMOKE DETECTORS TO CODE
SFL	-	STRUCTURAL FLOOR LEVEL
SSC	-	EXTERNAL WALL CLADDING - SANDSTONE CLADDING
TB	-	ENGINEERED TIMBER BOARD FLOORING ON UNDERLAY
TC	-	FRONT FOOR & GARAGE DOOR SOLID TIMBER CLADDING
TD	-	TIMBER DECK
TIM1	-	TIMBER FRAMED FLOORING
WC1	-	EXTERNAL WALL CLADDING - SOLID TIMBER OR TIMBER LOOK BOARDS
WPM	-	WATERPROOF MEMBRANE
WT1	-	WALL TYPE 1 - 250mm BRICK VENEER WALL RENDERED AND PAINTED WITH INSULATION TO MATCH BASIX
WT2	-	WALL TYPE 2 - INTERNAL STUD WALLS
WT3	-	WALL TYPE 3 - FIRE-RATED PARTY WALL
WT4	-	WALL TYPE 4 - EXTERNAL STUD WALL WITH FC WEATHERBOARD CLADDING. INSULATION TO MATCH BASIX
WT5	-	WALL TYPE 5 - EXTERNAL STUD WALL WITH RENDERED FC OR SIMILAR. INSULATION TO MATCH BASIX



Drawing List				
Sheet No.	Sheet Name	Sheet Size	Rev. No.	Rev. Date
A000	COVER SHEET	A3	A	11/3/25
A001	SITE ANALYSIS PLAN AND SITE PLAN	A3	A	11/3/25
A002	TREE RETENTION AND REMOVAL PLAN	A3	A	11/3/25
A003	EROSION & SEDIMENT CONTROL PLAN	A3	A	11/3/25
A004	SUBDIVISION PLAN	A3	A	11/3/25
A101	GROUND FLOOR PLAN	A3	A	11/3/25
A102	FIRST FLOOR PLAN	A3	A	11/3/25
A103	ROOF PLAN	A3	A	11/3/25
A201	NORTH AND SOUTH ELEVATIONS	A3	A	11/3/25
A202	EAST AND WEST ELEVATION	A3	A	11/3/25
A221	SECTION A-A & B-B & C-C	A3	A	11/3/25
A222	DRIVEWAY PROFILE	A3	A	11/3/25
N01	NOTIFICATION PLAN	A4	A	11/3/25
SK01	PERSPECTIVE A	A3	A	11/3/25
SK02	PERSPECTIVE B	A3	A	11/3/25
SK03	AREA COMPLIANCE DIAGRAM	A3	A	11/3/25
SK04	PROPOSED SHADOW DIAGRAM - 21 JUNE	A3	A	11/3/25

BASIX NOTES

BUILDER TO INCORPORATE BASIX COMMITMENTS DURING CONSTRUCTION AND CERTIFY AT COMPLETION

FIXTURES
SHOWERHEADS: MINIMUM RATING 4 STAR (> 6 but <= 7.5 L/min)
TOILET FLUSHING: MINIMUM RATING 4 STAR
KITCHEN TAPS: MINIMUM RATING 5 STAR
BATHROOM TAPS: MINIMUM RATING 5 STAR

WATER
RAINWATER TANK: MINIMUM 2,500L
ROOF COLLECTION AREA: 100m²
RAINWATER TO BE USED FOR PRIVATE GARDEN & LAWN IRRIGATION

THERMAL COMFORT

EXTERNAL WALLS: BRICK VENEER
INSULATION TOTAL: R3.73
INSULATION BOARD WITH DOUBLE SIDED FOIL

WEATHERBOARD CLADDING
INSULATION TOTAL: R3.14
INSULATION BOARD WITH DOUBLE SIDED FOIL

INTERNAL WALLS: GROUND FLOOR - 110 BRICK + RENDER
UPPER FLOOR - 90 STUD + PLASTERBOARD
COLOUR: LIGHT/MEDIUM

THERMAL COMFORT (CONTINUED)

CEILINGS: PLASTERBOARD UNVENTILATED ROOFSPACE
INSULATION: R2.5 (GROUND FLOOR) R5.0 (FIRST FLOOR)
COLOUR: MEDIUM

ROOF: METAL CLADDING
INSULATION: R2.3 ANTICON ROOF
COLOUR: MEDIUM

FLOORS: GROUND FLOOR: CONCRETE SLAB
FIRST FLOOR: TIMBER

SUBFLOOR: INSULATION: R2.3 FLOORBOARD (CONCRETE SLAB)
INUSLATION: R1.5 TO EXPOSED FLOORS ON FIRST FLOOR

DOORS/WINDOWS: TYPE 1 (LOUVRES ONLY): UV 4.29 & SHGC 0.47
TYPE 2 (ALL OTHER WINDOWS): UV 3.1 & SHGC 0.27

'WIDELINE' OR SIMILAR

SKYLIGHTS: UV 2.6 & SHGC 0.24

ENERGY COMMITMENTS

HOT WATER: GAS INSTANTANEOUS 6 STAR
AC: INDIVIDUAL 1 PHASE NON-DUCTED 2 STAR
HEATING SYSTEM: INDIVIDUAL 1 PHASE NON-DUCTED 2 STAR

VENTILATION: EXHAUST SYSTEM
KITCHEN, BATHROOM AND LAUNDRY
INDIVIDUAL FAN, DUCTED TO ROOF OR FACADE
MANUAL ON/OFF SWITCH

ARTIFICIAL LIGHTING: 80% OF ALL LIGHTS TO BE FLOURESCENT OR LED

OTHERS: INSTALL GAS COOKTOP & ELECTRIC OVEN IN KITCHEN
INSTALL FIXED OUTDOOR CLOTHES DRYING LINE

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COVER SHEET

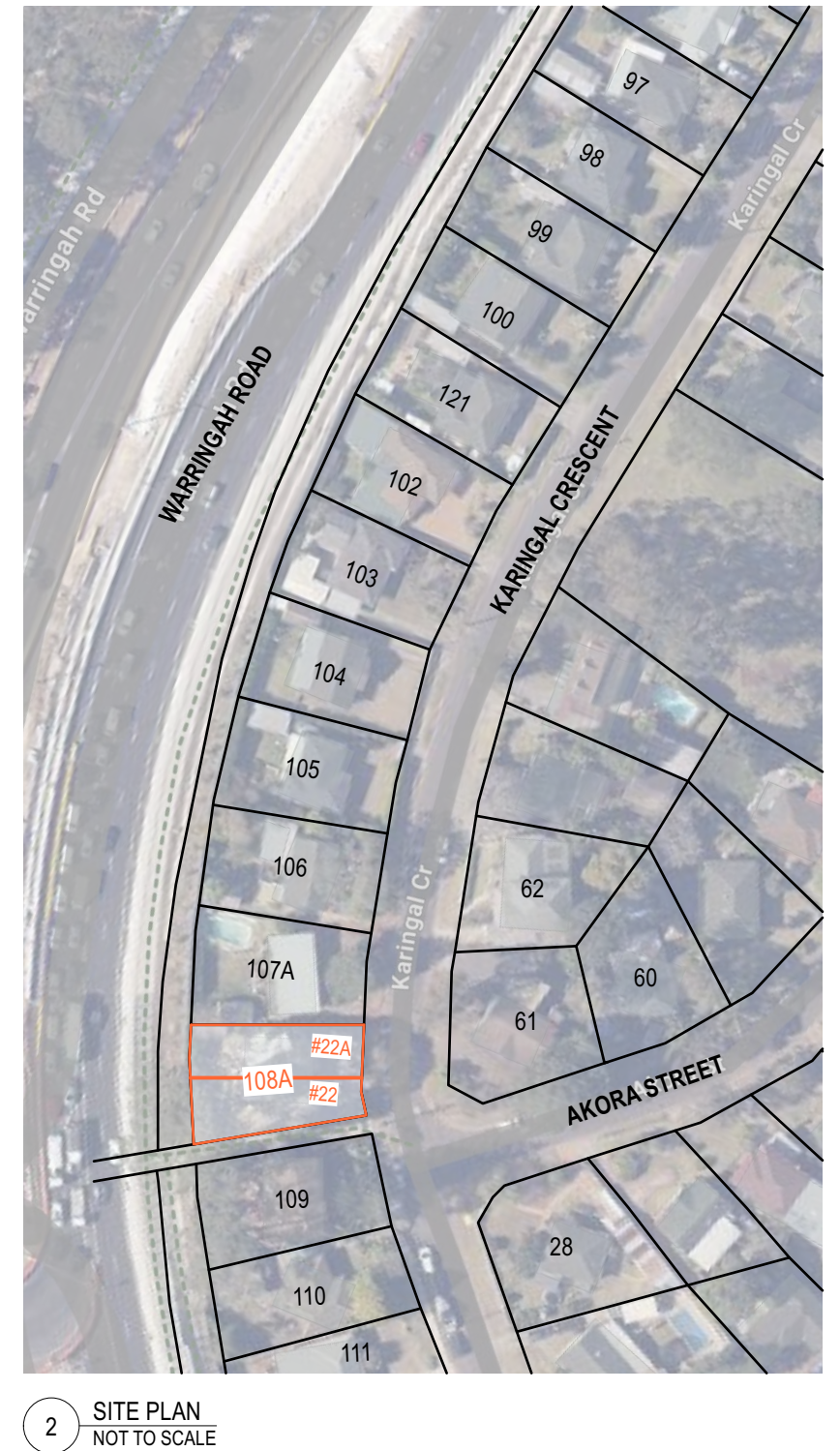
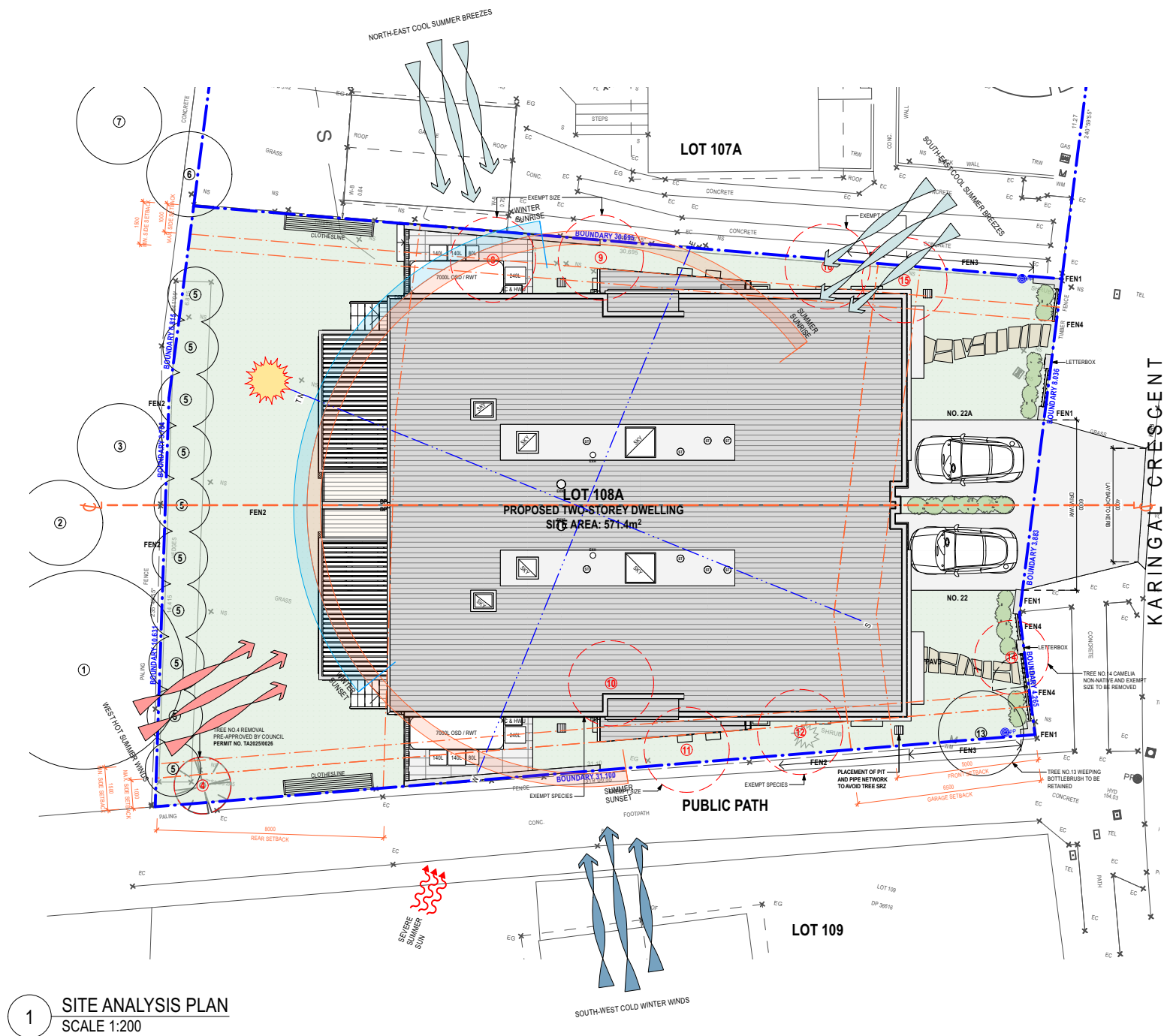
2416
NTS @ A3

A000
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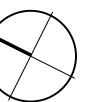
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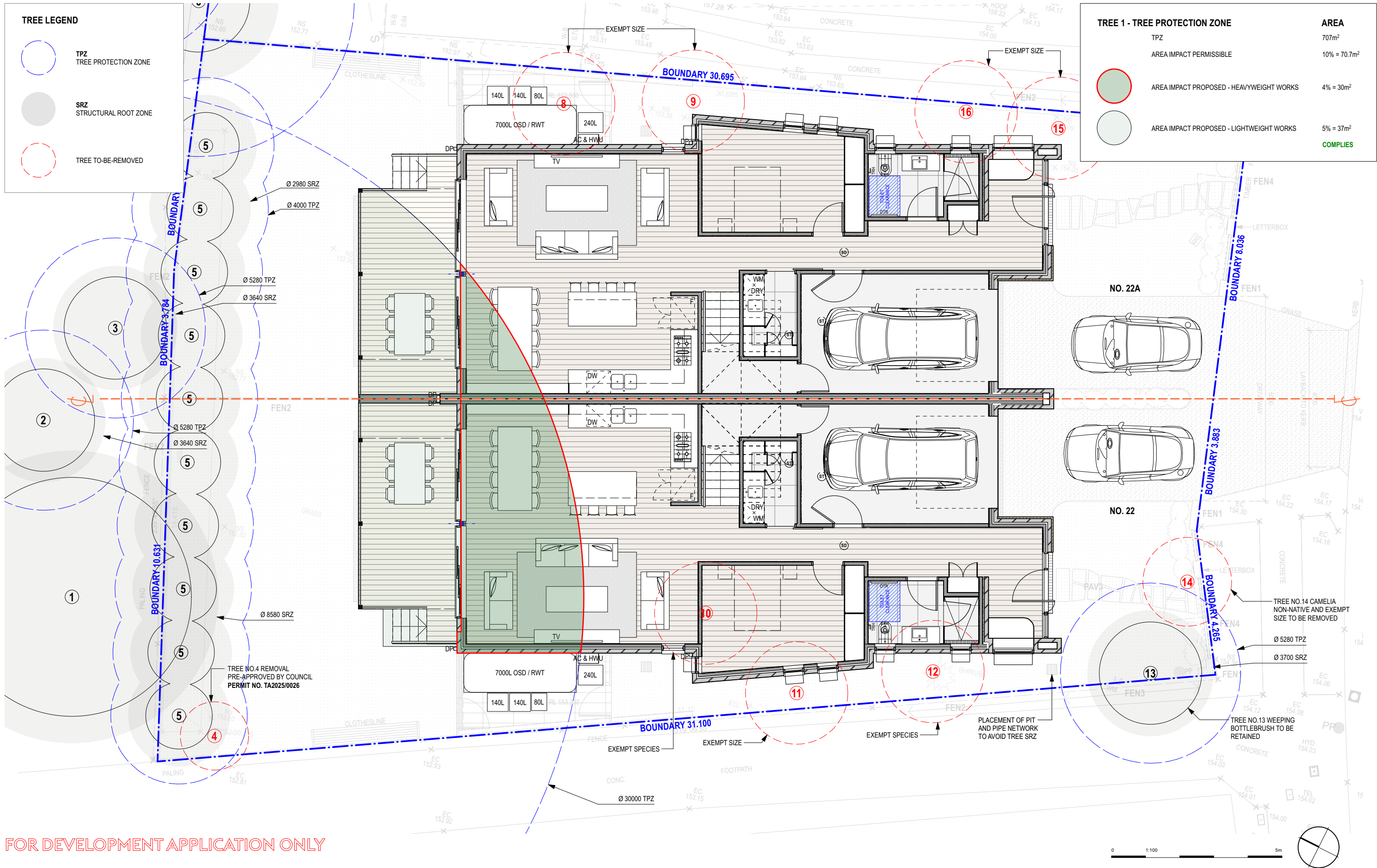
SITE ANALYSIS PLAN AND SITE PLAN

2416
1:200 @ A3

A001 A
JANUARY 2025

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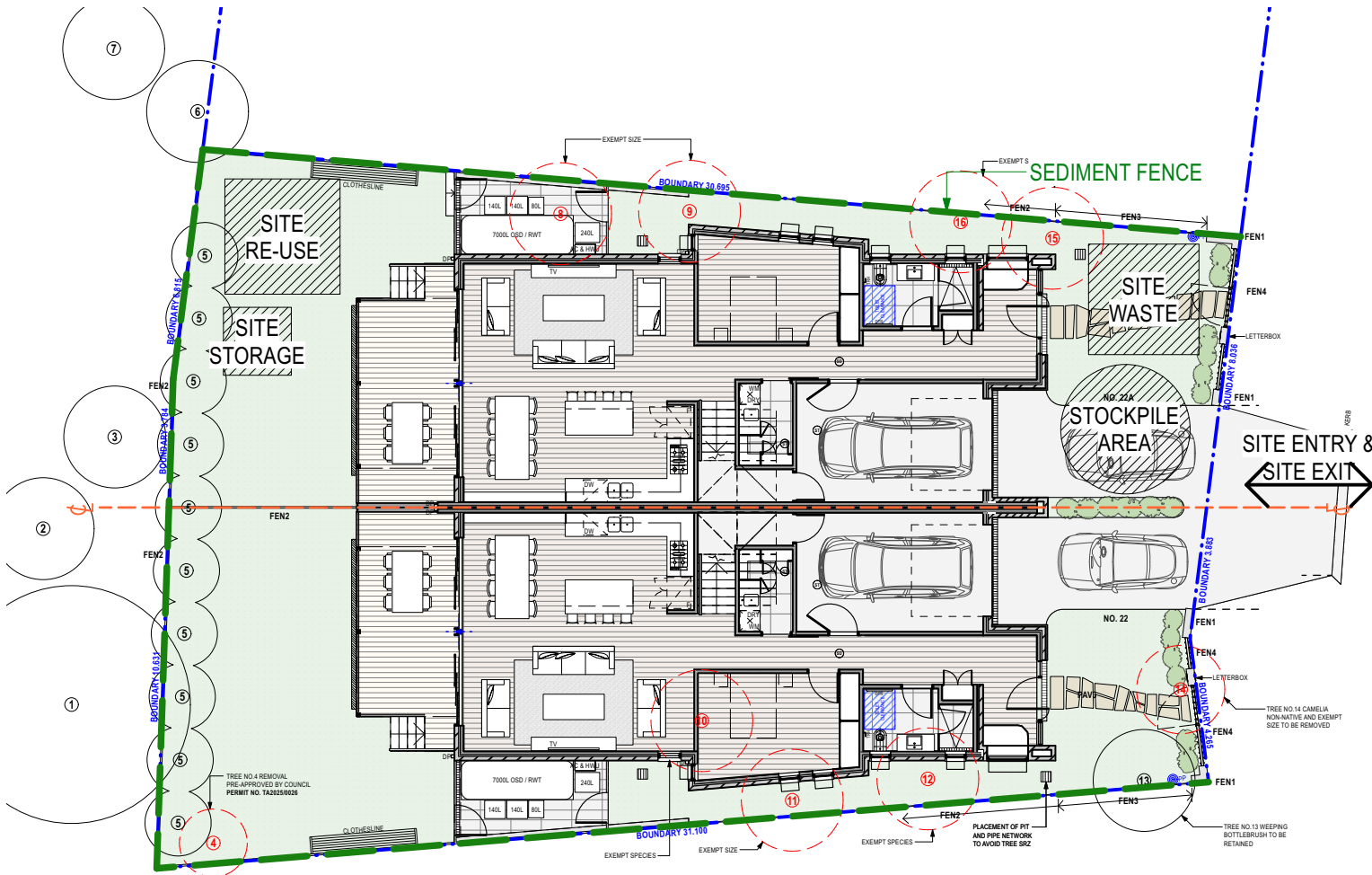
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TREE RETENTION AND REMOVAL PLAN

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REFER TO STORMWATER ENGINEER'S PLANS
FOR STORMWATER MANAGEMENT

1 SITE ANALYSIS PLAN
SCALE 1:200

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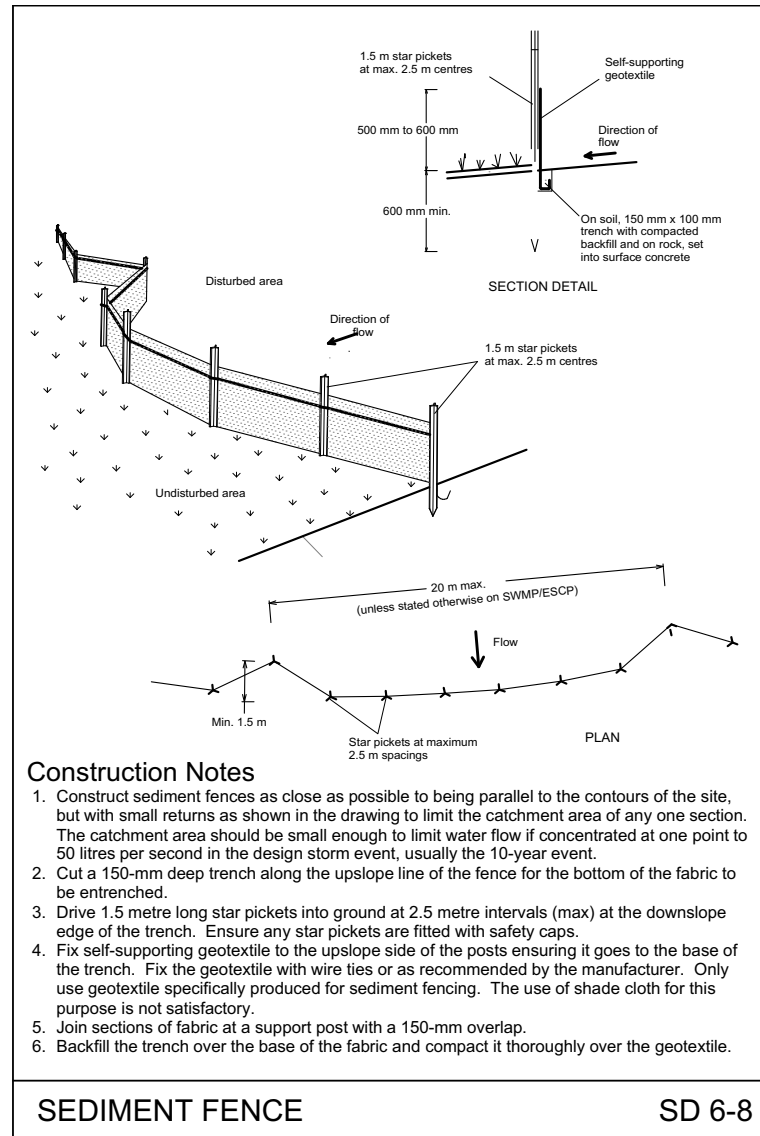
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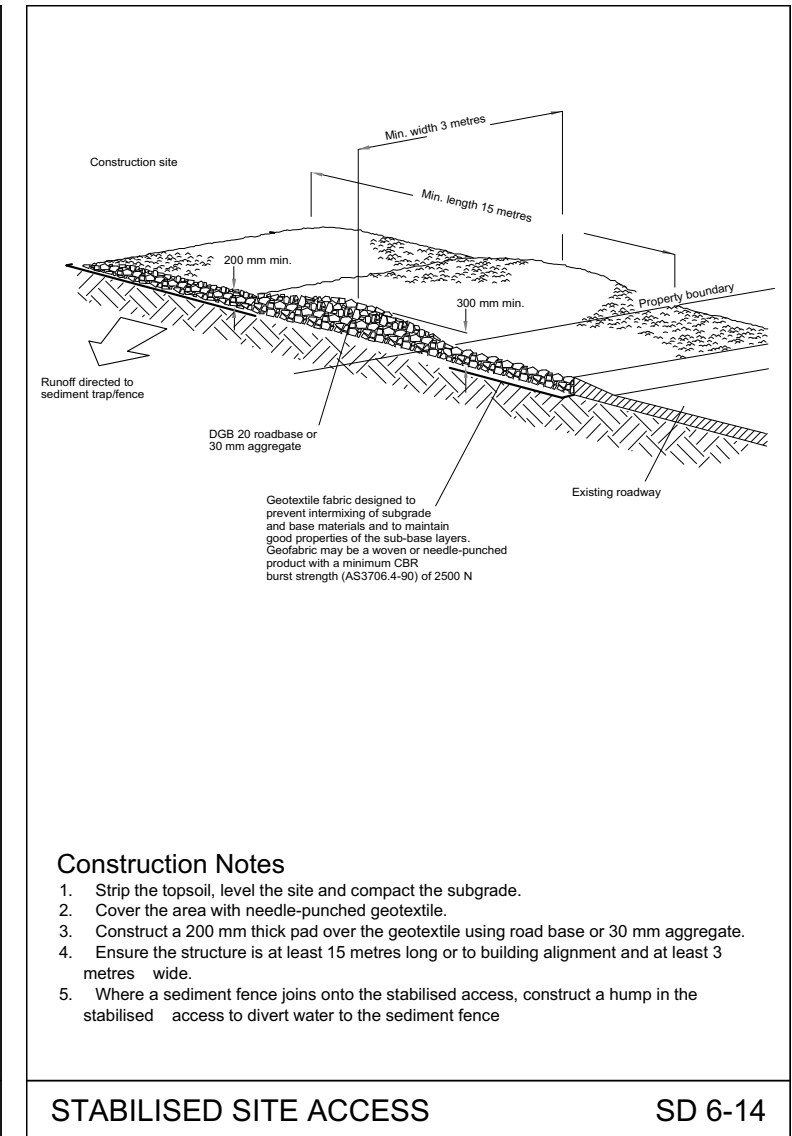
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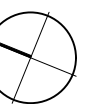
SEDIMENT FENCE

SD 6-8



STABILISED SITE ACCESS

SD 6-14



EROSION & SEDIMENT CONTROL PLAN

2416

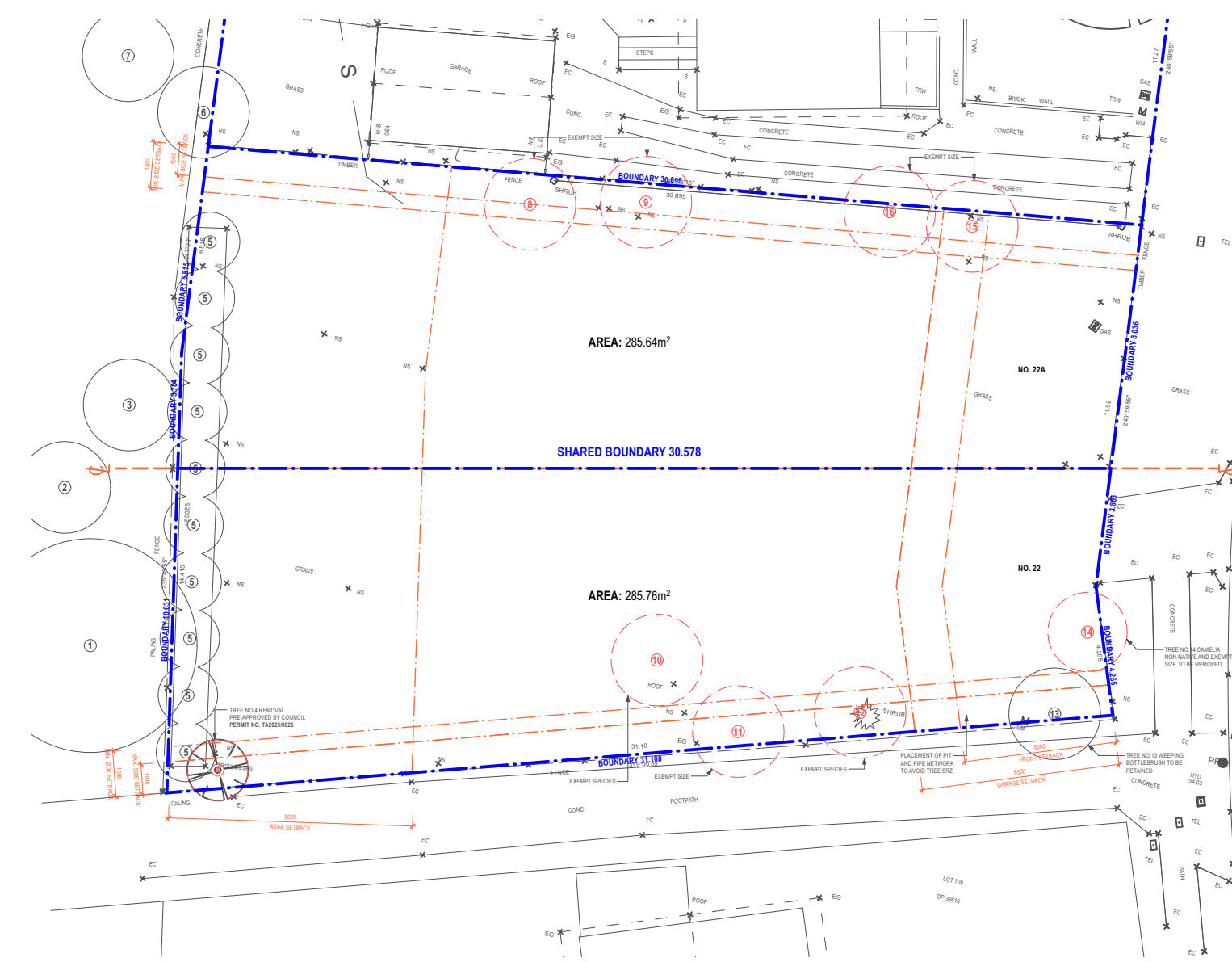
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A003 A

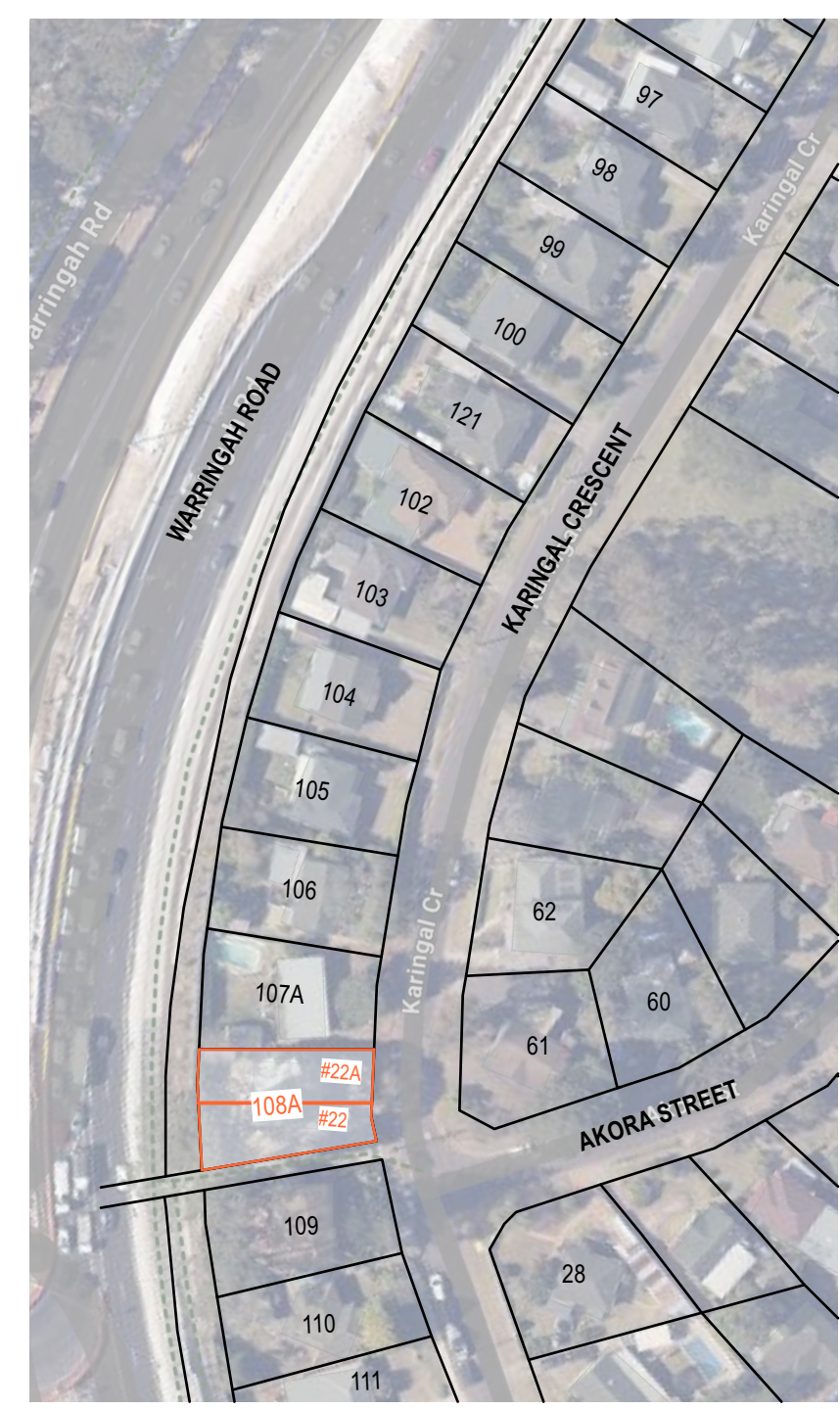
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1 SUBDIVISION PLAN
SCALE 1:200



2 SITE PLAN
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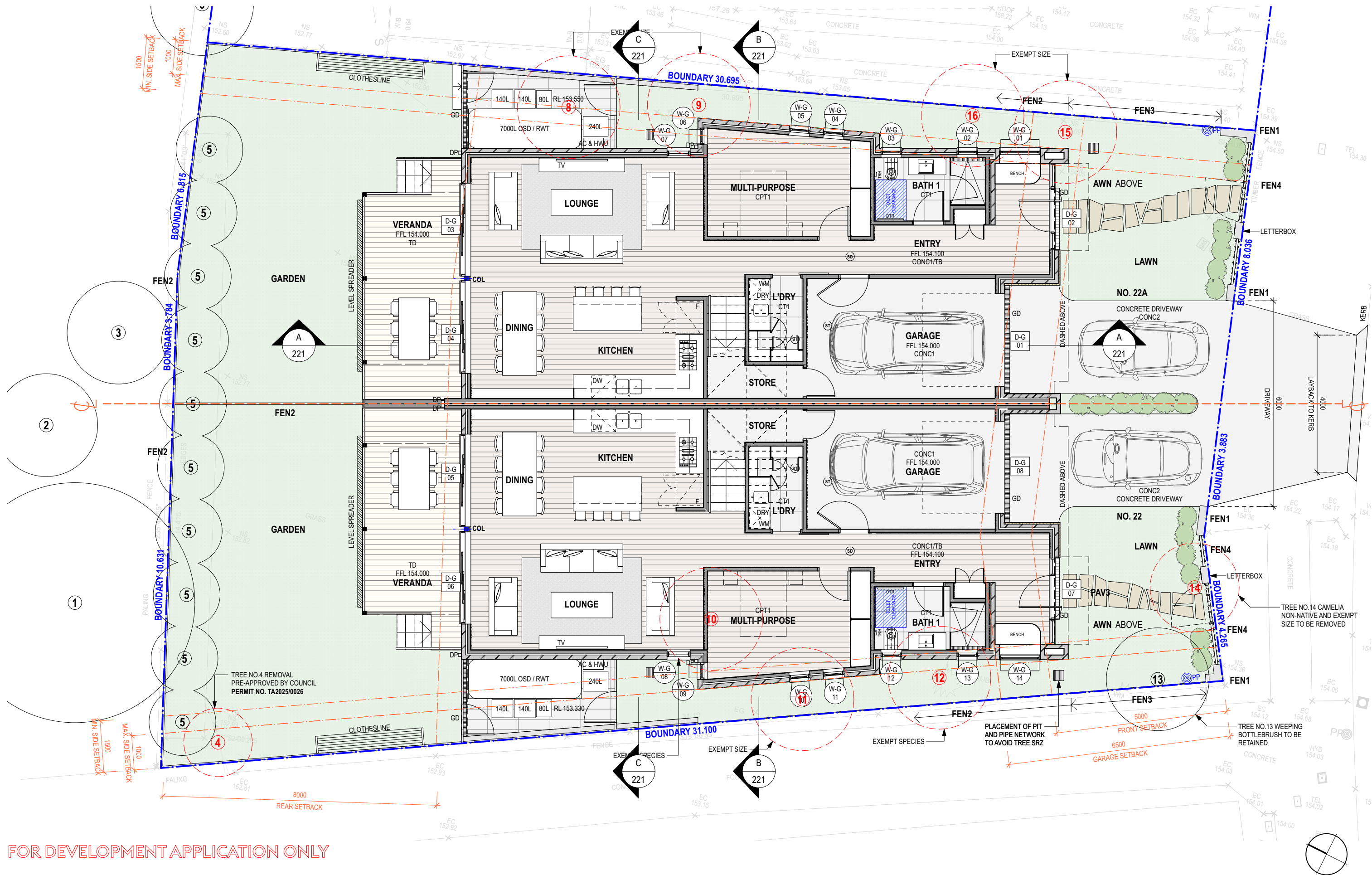
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SUBDIVISION PLAN

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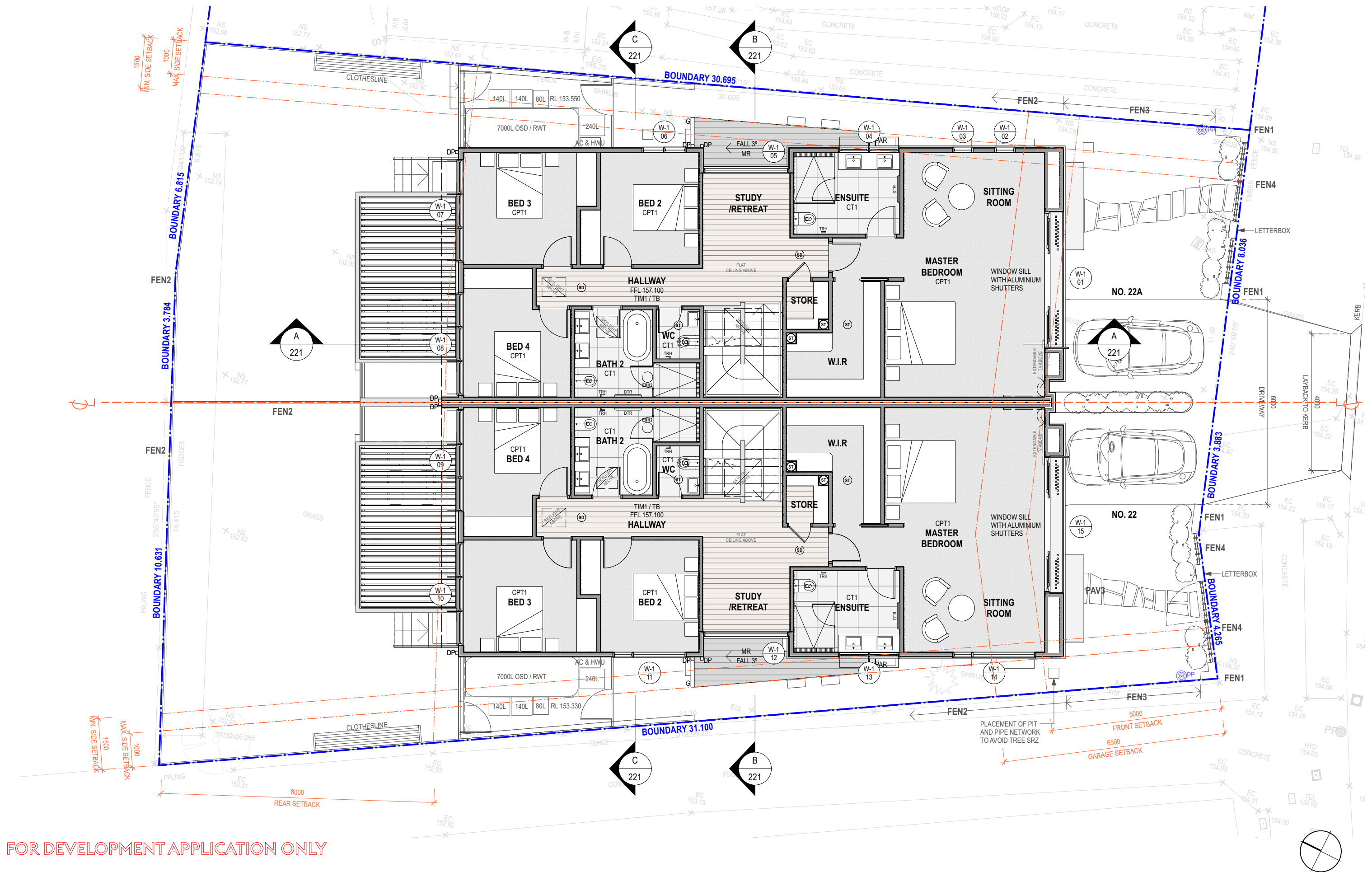
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FIRST FLOOR PLAN

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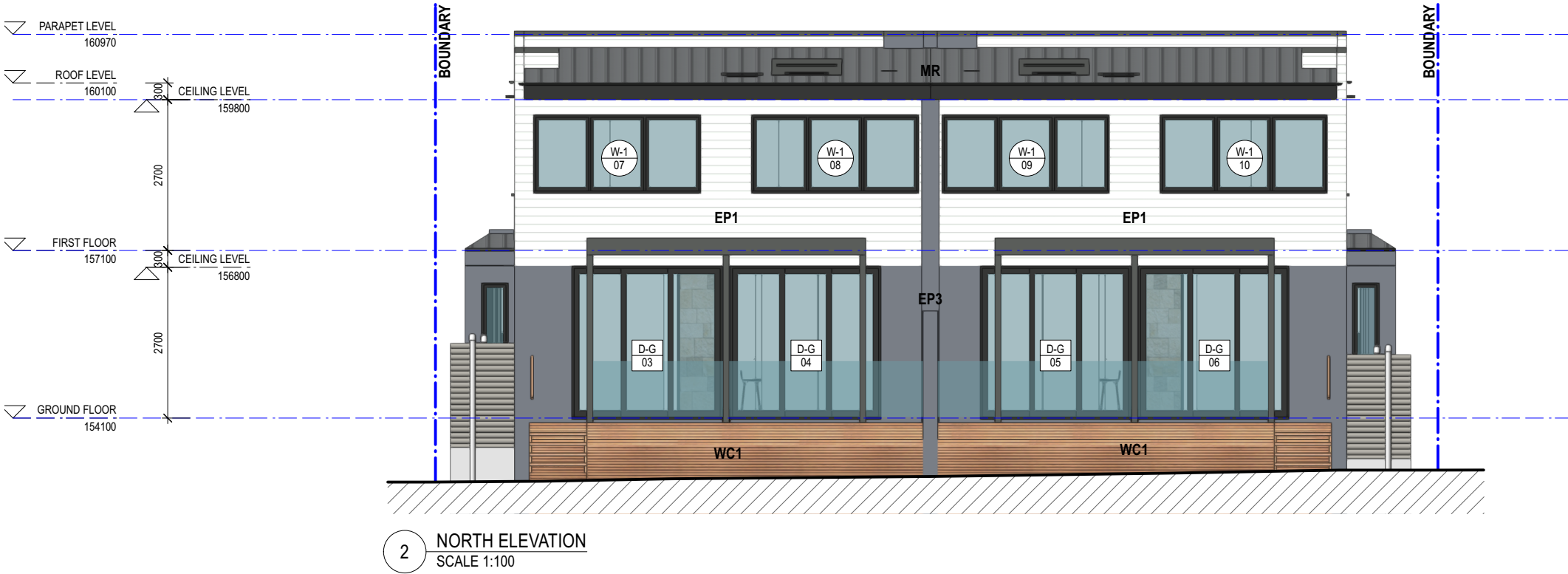







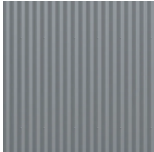
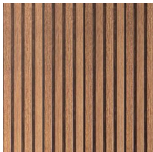
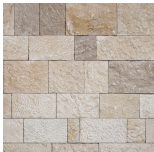
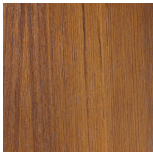


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ROOF PLAN

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EXTERNAL FINISHES

	EP1 LINEA WEATHERBOARD PAINTED LIGHT GREY		EP2 RENDERED INSULCLAD DARK GREY
	EP3 WALL PAINTED MID GREY		MR METAL ROOF COLORBOND MID GREY SA: 0.57 MEDIUM
	WC1 FEATURE WALL CLADDING TIMBER BATTENS		SSC FEATURE WALL CLADDING SANDSTONE
	TC FRONT DOOR SOLID TIMBER		GL1 ALUMINIUM FRAMED WINDOWS AND DOORS POWDERCOAT MONUMENT (UNO)
	AWN METAL AWNING		

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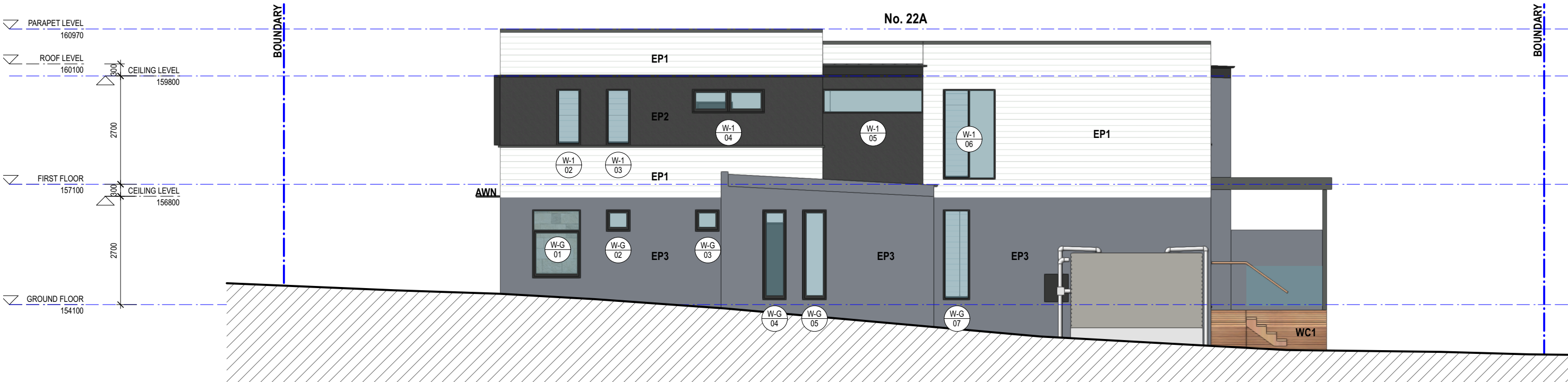
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22 KARINGAL CRESCENT FRENCHS FOREST

NORTH AND SOUTH ELEVATIONS

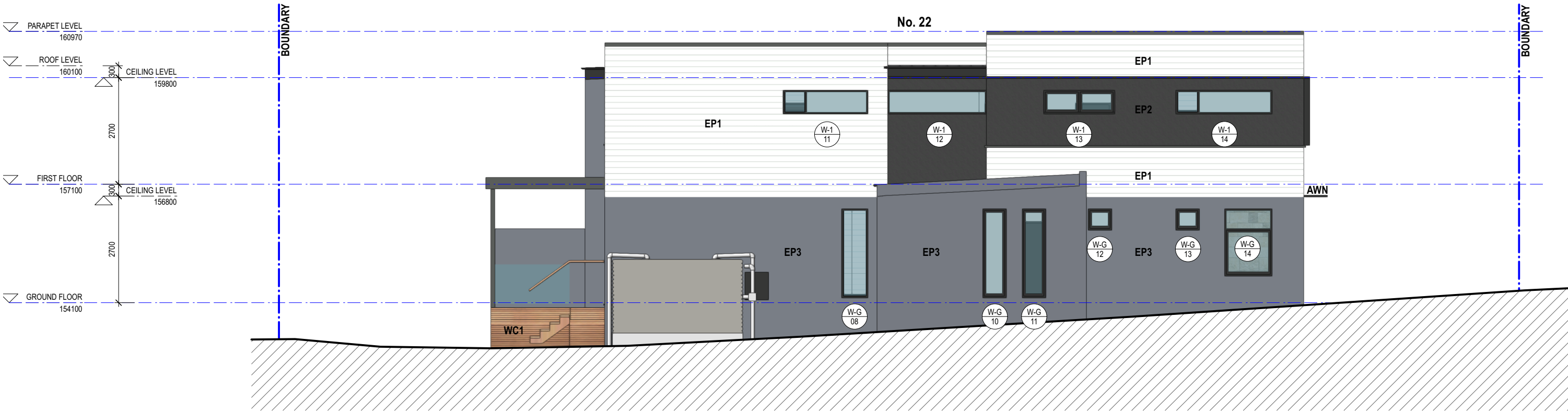
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A201
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1 EAST ELEVATION
SCALE 1:100



2 WEST ELEVATION
SCALE 1:100

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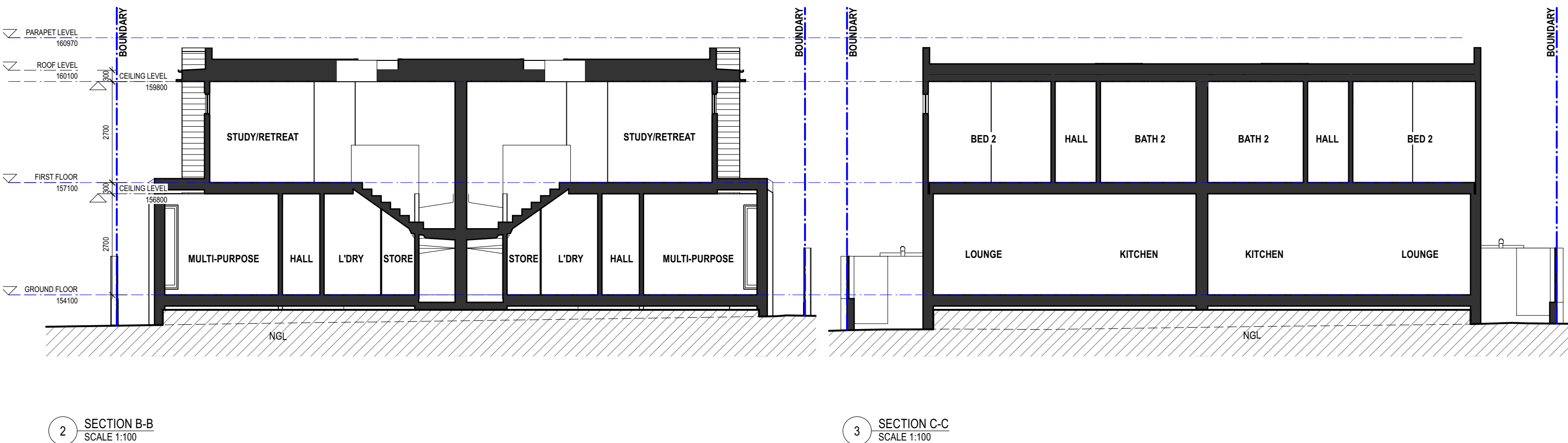
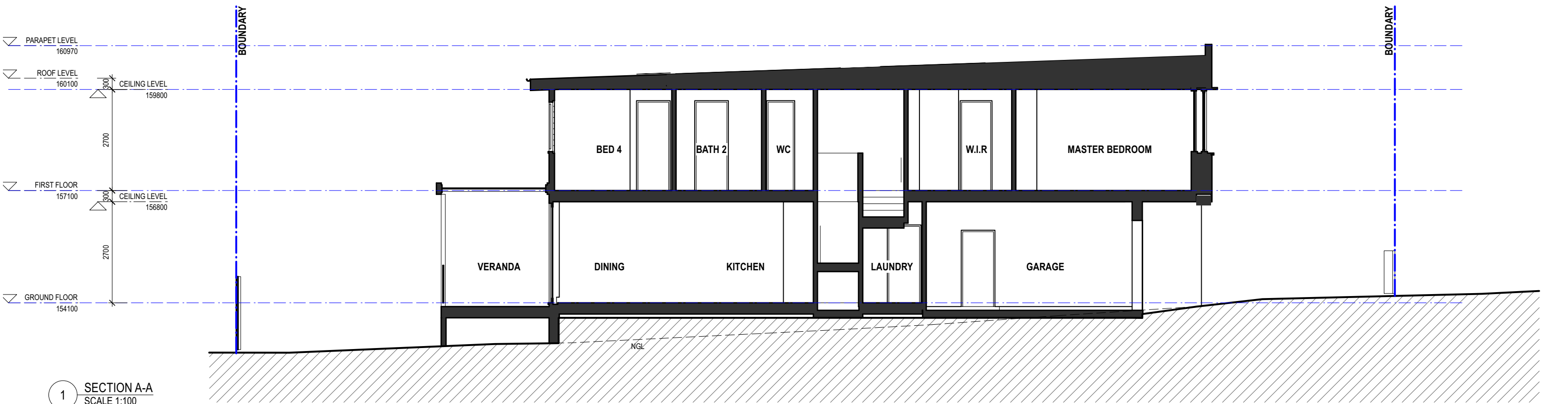
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EAST AND WEST ELEVATION

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SECTION A-A & B-B & C-C

2416

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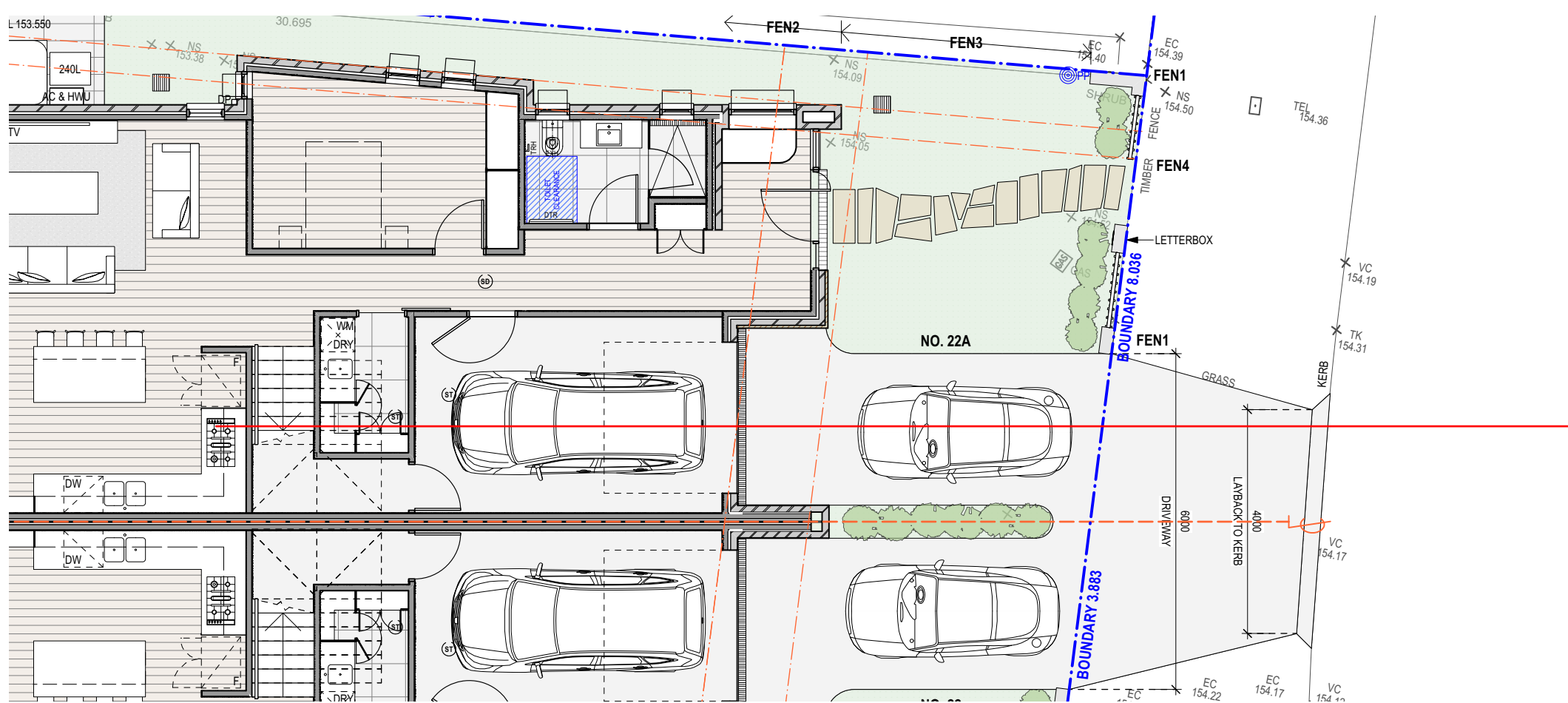
A221

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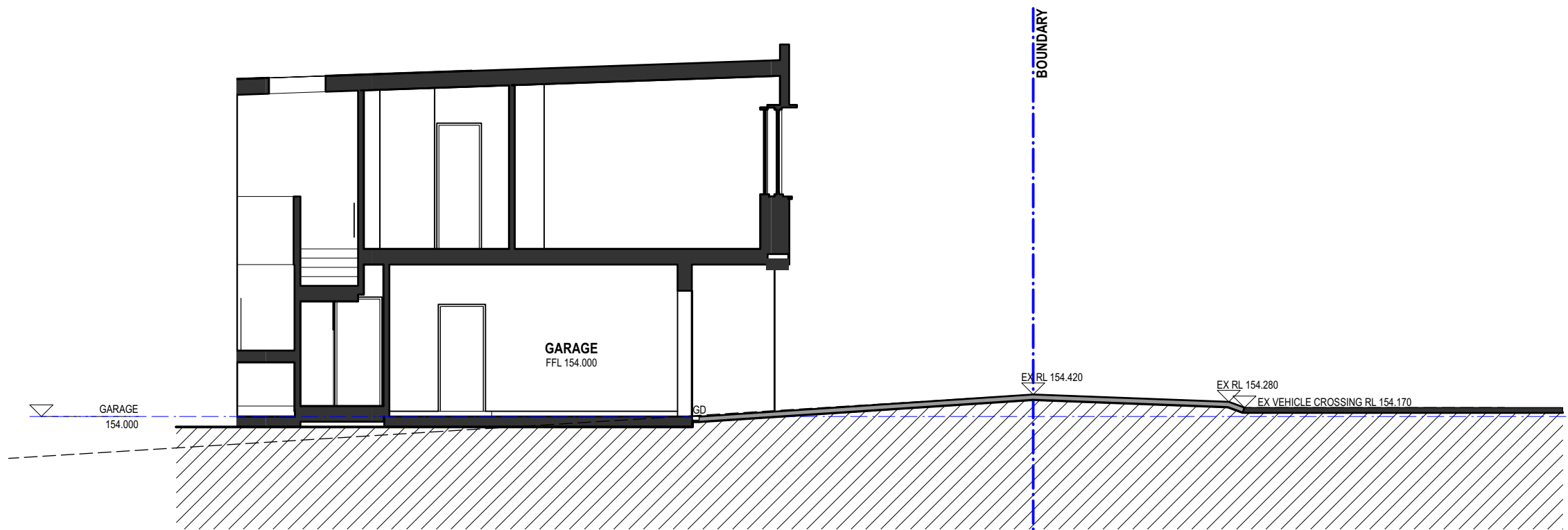




NOTE:

- DRIVEWAY TO BE CONSTRUCTED ON GRADE AND RAISED TO INCLUDE SUB-BASE CONSTRUCTION
- APPROXIMATELY 100mm OF SUB-BASE WILL BE REQUIRED UNDER DRIVEWAY
- WHERE HATCHED, ARBORIST HAS INDICATED AS AREAS REQUIRING SPECIAL ATTENTION WITH NO EXCAVATION OR HEAVY MACHINERY ALLOWED
- SIDE OF DRIVEWAY TO BE MOUNDED AND LANDSCAPED DOWN TO EXISTING GROUND LEVEL

1 PLAN
SCALE 1:100



2 SECTION
SCALE 1:100

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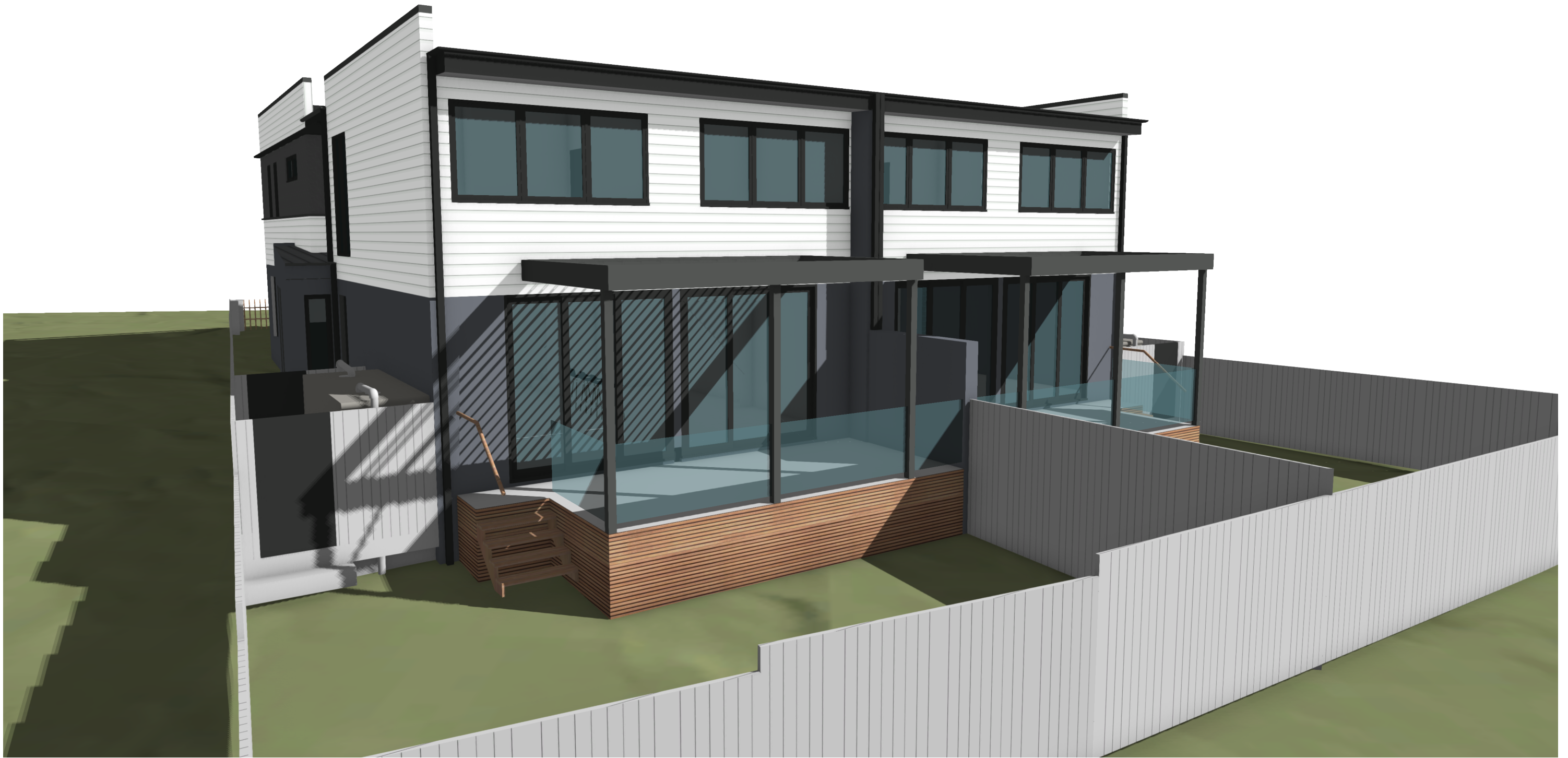
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22 KARINGAL CRESCENT FRENCHS FOREST

PERSPECTIVE A

2416
NTS @ A3
SK01 A
JANUARY 2025

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NEW ATTACHED DWELLING 22 KARINGAL CRESCENT FRENCHS FOREST

PERSPECTIVE B

2416
NTS @ A3

SK02 A
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LEGEND

0.9:1 FLOOR SPACE RATIO (FSR)
FRENCHS FOREST 2041 PLACE STRATEGY

LANDSCAPED AREA
FRENCHS FOREST 2041 PLACE STRATEGY

NOTE: THE MINIMUM LANDSCAPED AREA IS TO BE 30% OF SITE AREA. ANY OPEN SPACE <2M IS EXCLUDED FROM THE CALCULATION.

No. 22A
AREA COMPLIANCE CALCULATIONS

FLOOR SPACE RATIO (FSR)

SITE AREA

285.64m²

LOTS > 225 SQ.M

COMPLIES

FSR PERMISSABLE

0.9:1 (max)
257.1m²

FSR PROPOSED

209.7m²
COMPLIES

LOS PERMISSABLE

30% TOTAL AREA
85.69m²

LOS PROPOSED

87m²
COMPLIES

No. 22
AREA COMPLIANCE CALCULATIONS

FLOOR SPACE RATIO (FSR)

SITE AREA

285.76m²

LOTS > 225 SQ.M

COMPLIES

FSR PERMISSABLE

0.9:1 (max)
257.2m²

FSR PROPOSED

209.7m²
COMPLIES

LOS PERMISSABLE

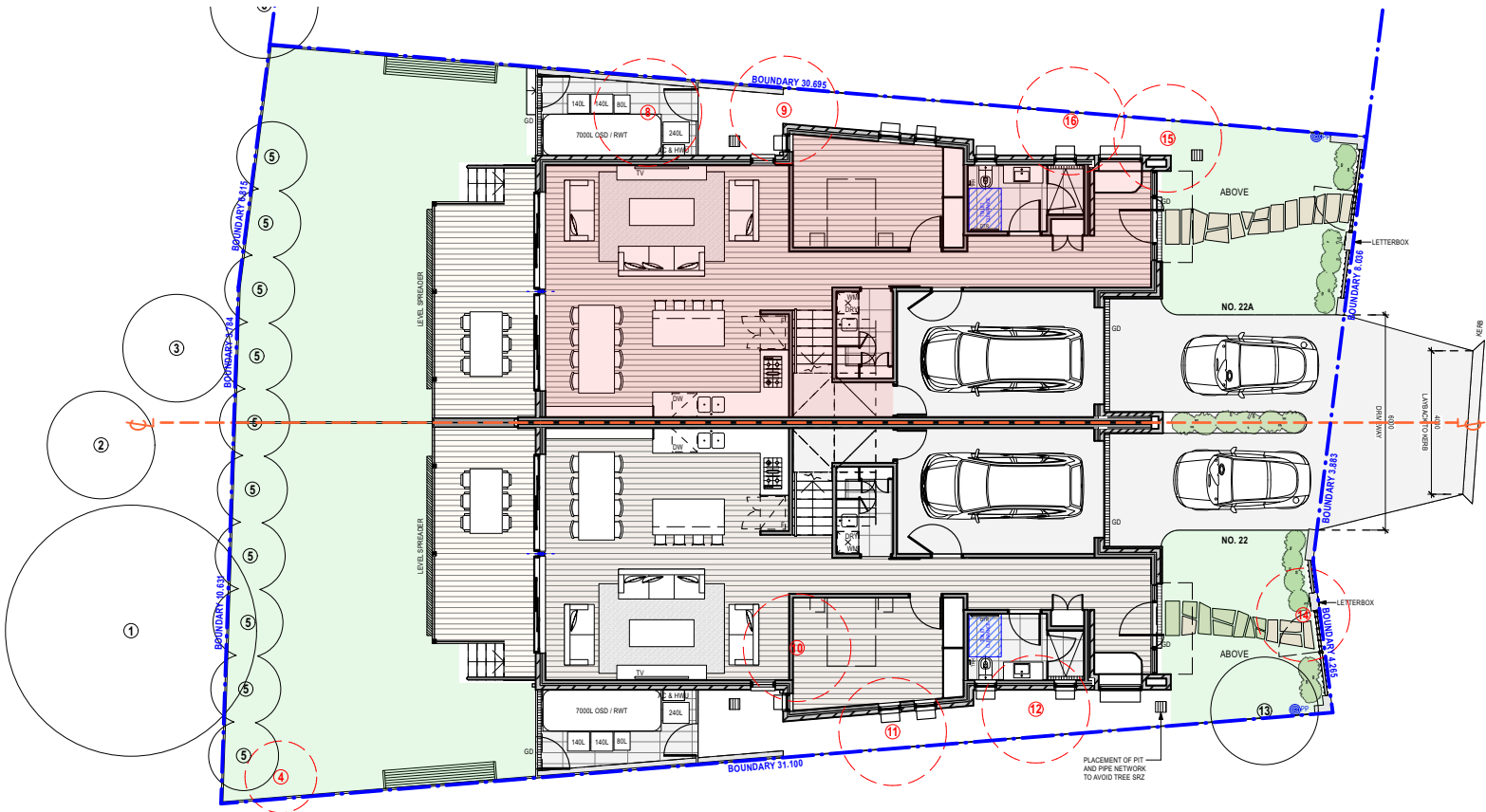
30% TOTAL AREA
85.72m²

LOS PROPOSED

89m²
COMPLIES

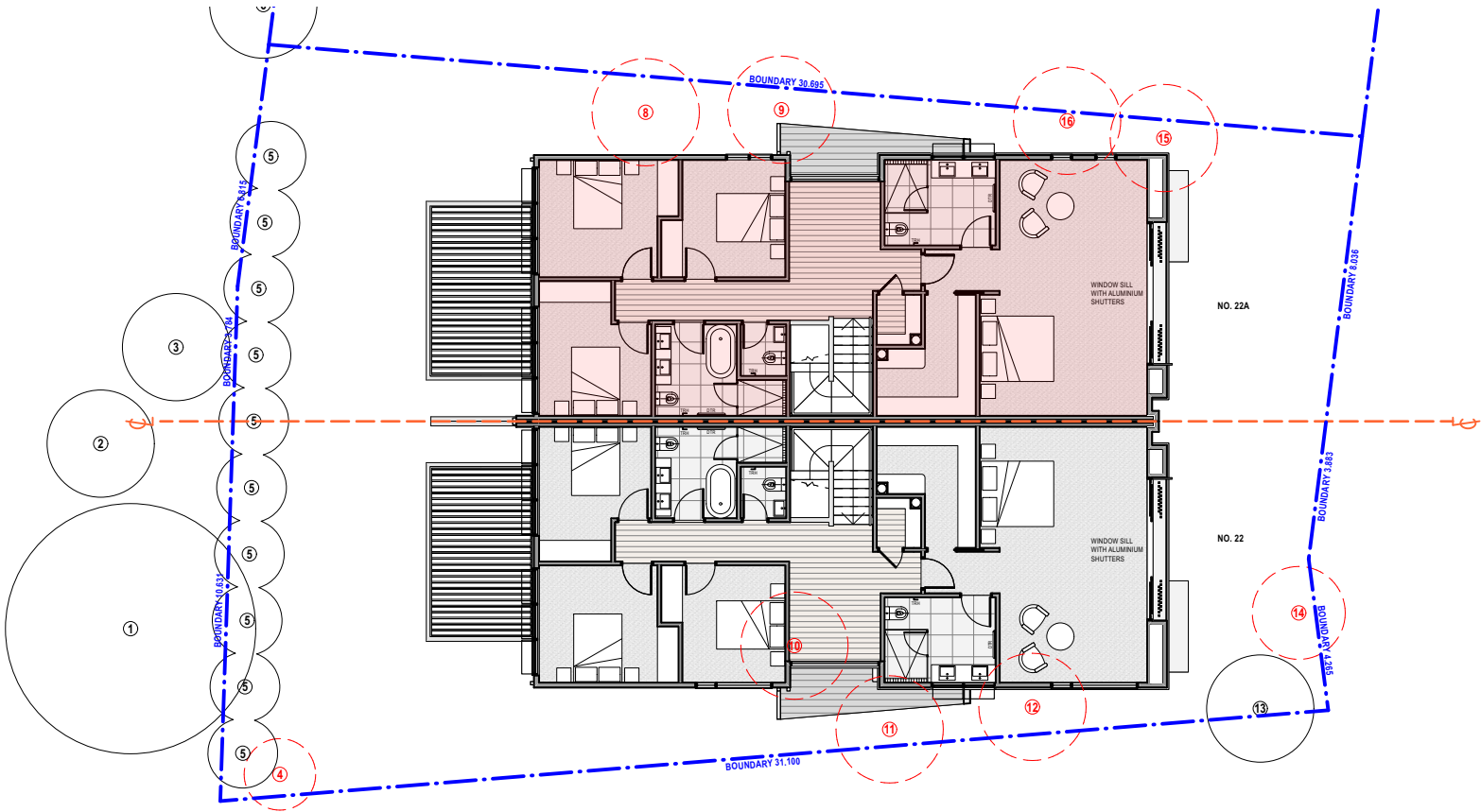
1

GROUND FLOOR PLAN
SCALE 1:200

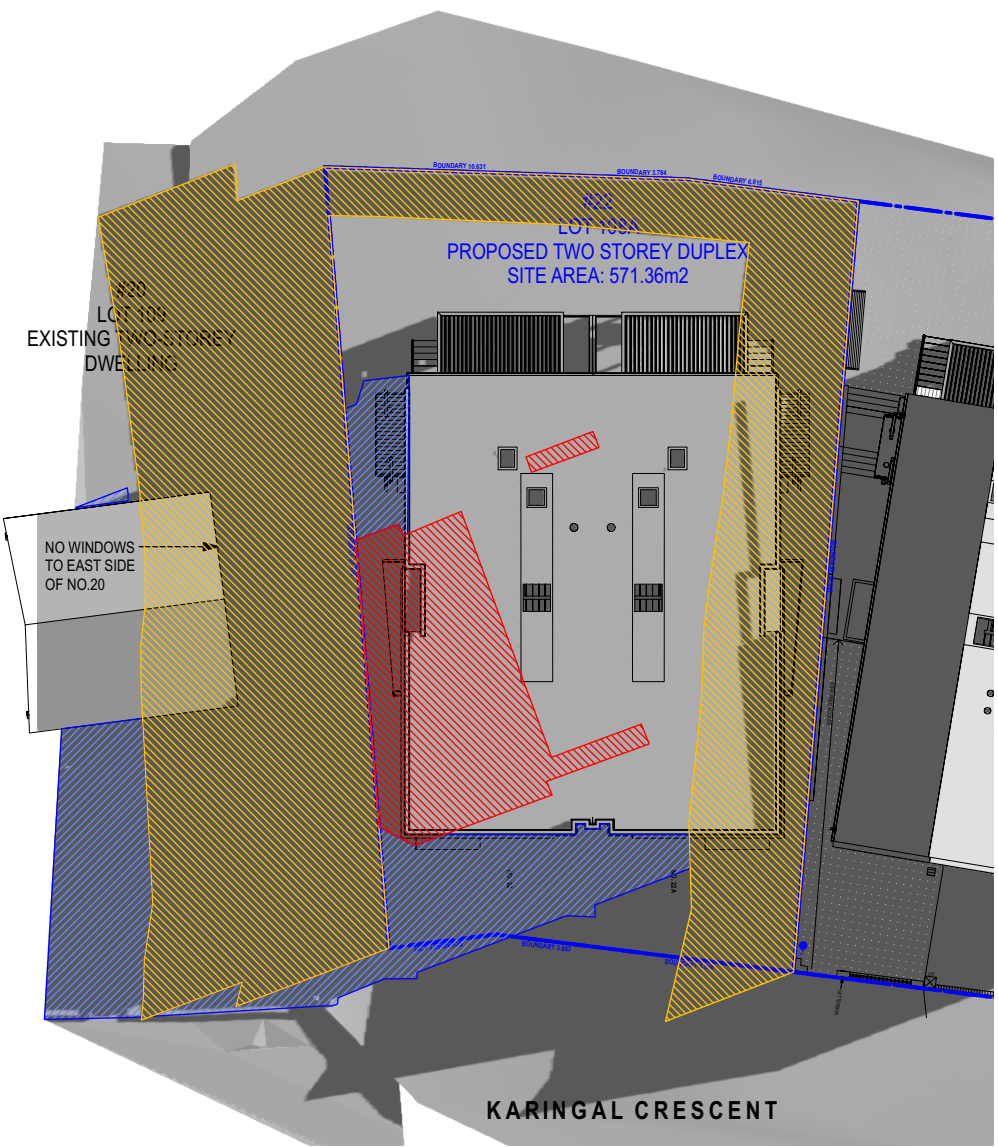


2

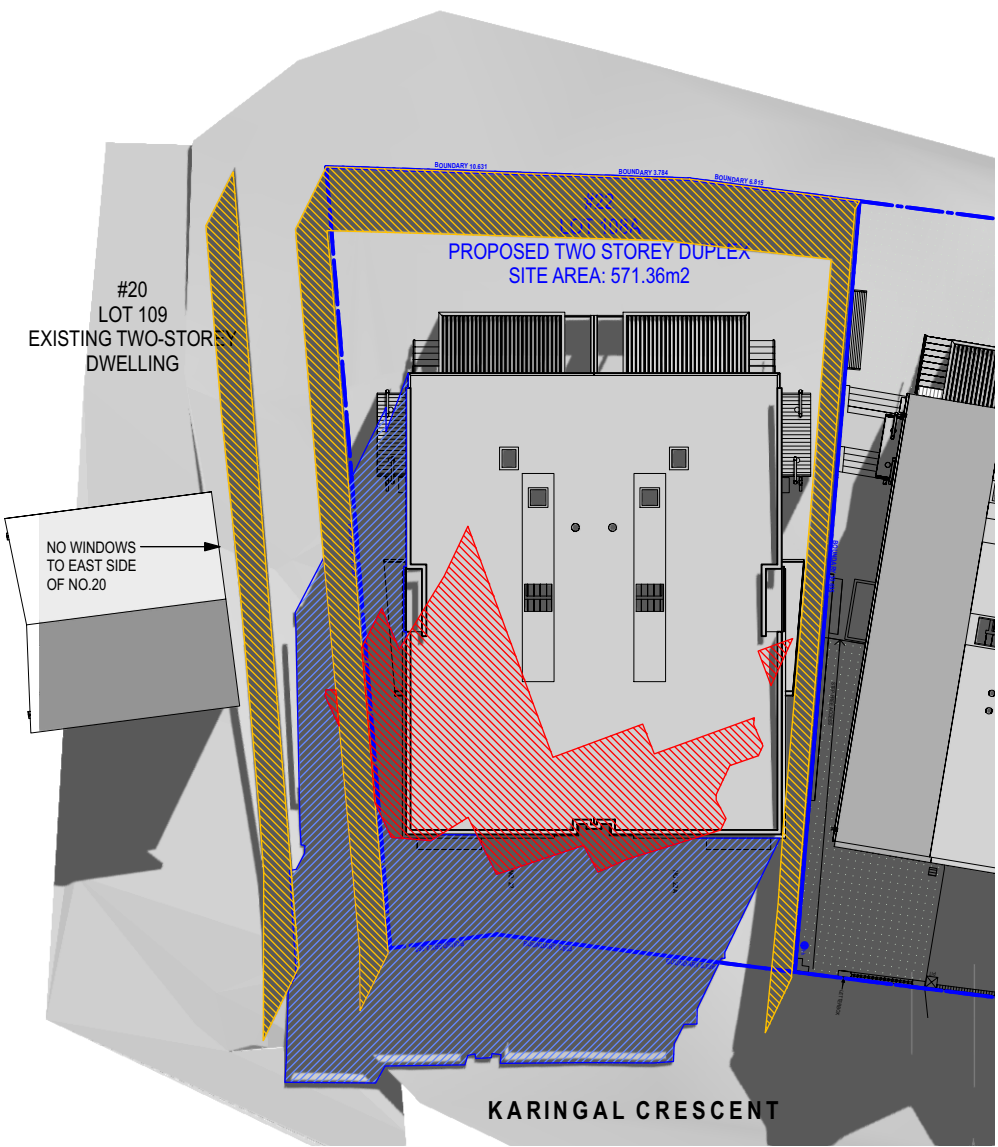
FIRST FLOOR PLAN
SCALE 1:200



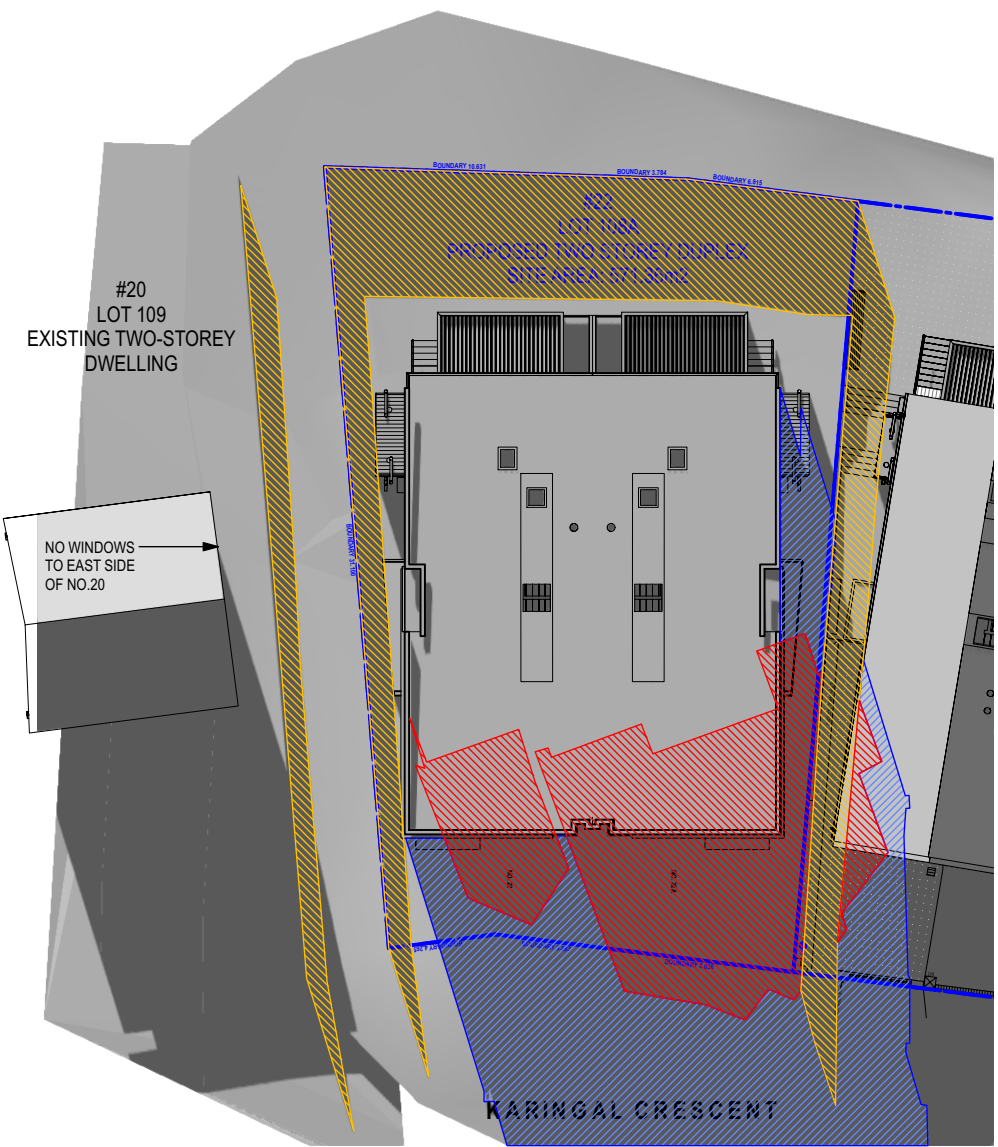
FOR DEVELOPMENT APPLICATION ONLY



1 SHADOW DIAGRAM 9AM
NTS



2 SHADOW DIAGRAM 12PM
NTS



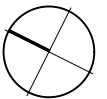
3 SHADOW DIAGRAM 3PM
NTS

LEGEND

- EXISTING SHADOWS
- EXISTING SHADOW CAST BY EX. 1.8m HIGH BOUNDARY FENCE
- PROPOSED SHADOWS

FOR DEVELOPMENT APPLICATION ONLY





NOTIFICATION PLAN

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NEW ATTACHED DWELLING
22 KARINGAL CRESCENT FRENCHS FOREST

1:100 @ A4

JANUARY 2025

MHDP
ARCHITECTS

