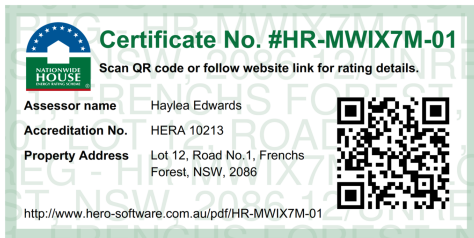


LOT NUMBER : 12

SITE AREA :	601.4m ²
DRIVEWAY AREA :	57.79m ²
LANDSCAPED OPEN SPACE (MIN 40% OF SITE AREA)	326.92m ² - 54.36%
SITE AREA EXCL. DRIVEWAY, PAVEMENT PATHS, HOUSE & OPEN AREA <2m WIDE):	
PRIVATE OPEN SPACE (MIN 60m ² (MIN DIM. 5m) :	237.55 m ²
SITE COVERAGE	
GF Total : (incl. driveway & path):	(38.93%) - 234.12 m ²
FF Total :	(19.20%) - 115.47 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	318.37 sqm	Roof area total
Glazing	Wideline 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		

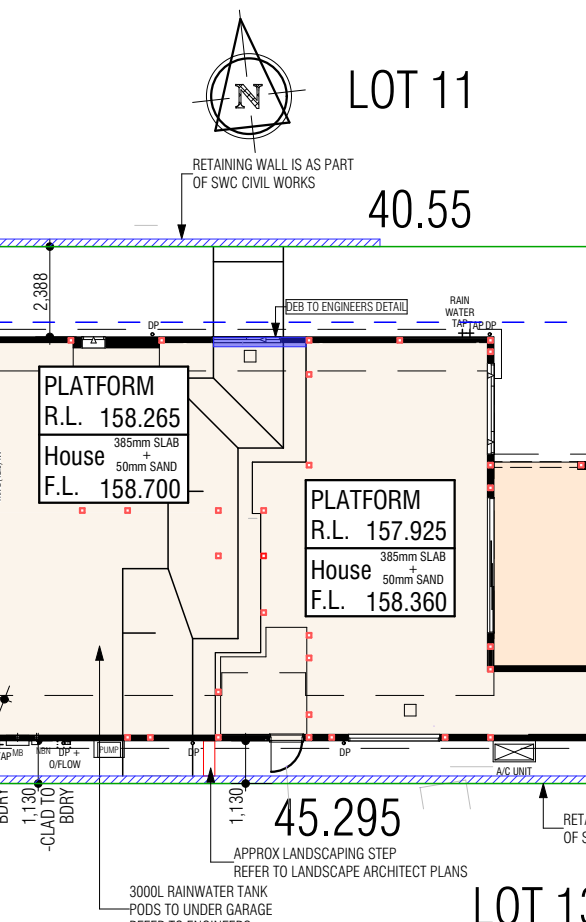
NOTE: MIN 200mm FREEBOARD
SITE CUT & FILL LEVELS MAY VARY DUE TO SITE CONDITIONS.

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:	

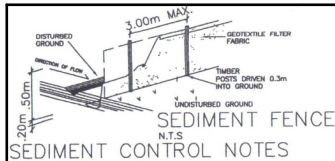
- (A) EASEMENT TO DRAIN WATER 2 WIDE
(B) POSITIVE COVENANT (OSD)
(B) RESTRICTION ON THE USE OF LAND (OSD)



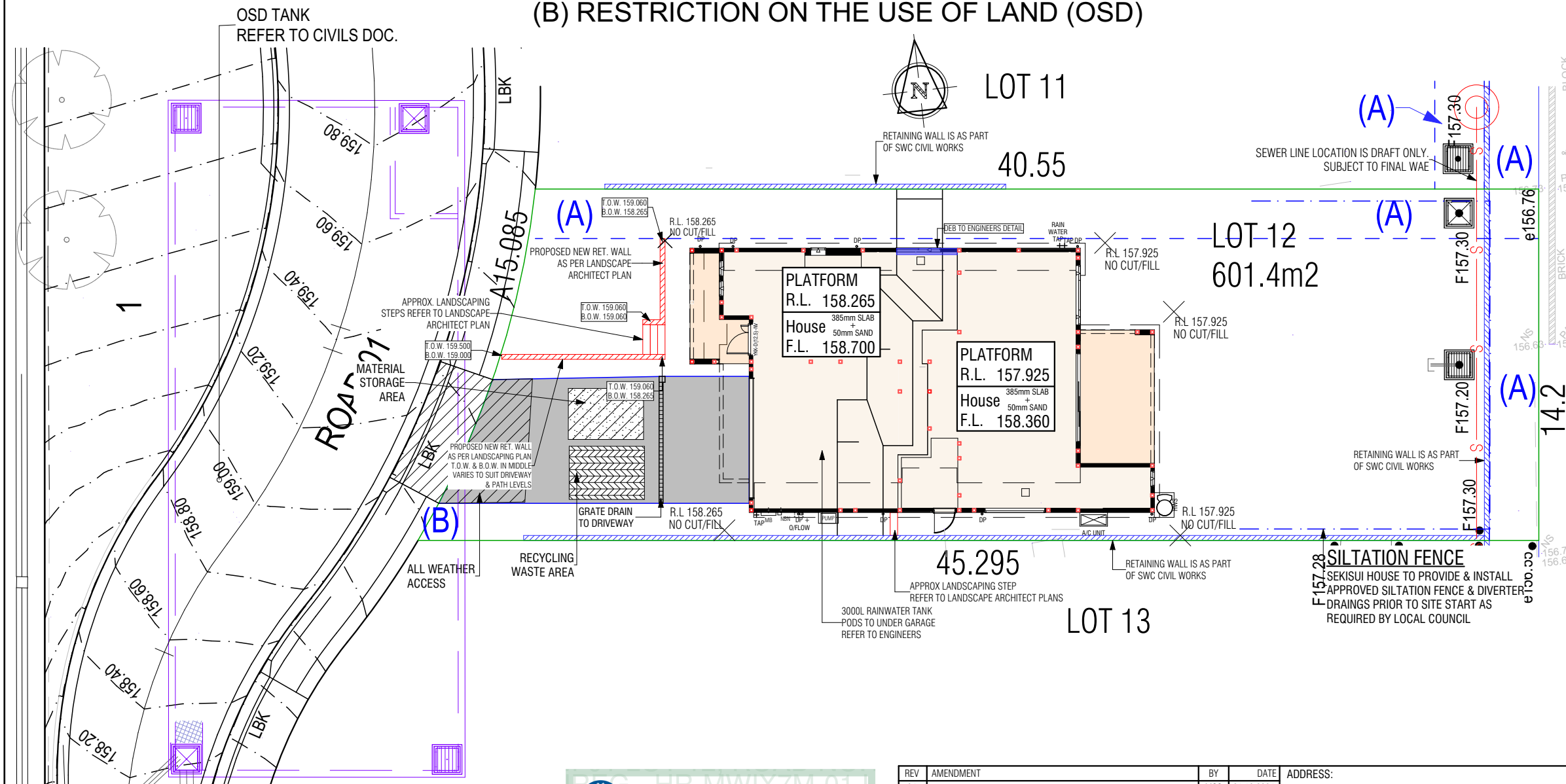
REV	AMENDMENT	BY	DATE
04	DESIGN CHANGES STACKER DOOR, WINDOWS AND CEILING HEIGHT AMENDED	MSS	21.10.2024
05	DA PLAN	MSS	23.10.2024
06	FRONT SETBACK INCREASED	SA	11.11.2024
07	WO PLANS	MSS	22.01.2025
08	AMENDED DA - NEW SITE APPLIED & LEVELS ADJUSTED AS PER SWC	MSS	14.02.2025
09	PCV #2: STRUCTURAL CHANGES	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	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.

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.

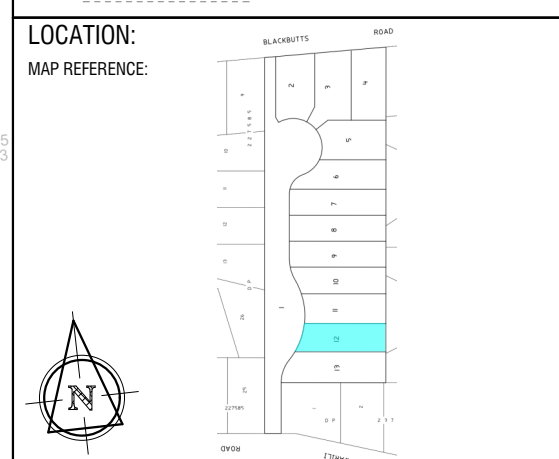
EARTHWORKS: (BY THE BUILDER) AG Drains: 0 Metres
Site scrape to remove vegetation / fill to create level building platform. Remove spoil from site. Earthworks indicated on the plan are for construction purposes only.

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: -



Certificate No. #HR-MWIX7M-01

Scan QR code or follow website link for rating details.

Assessor name: Haylea Edwards

Accreditation No.: HERA 10213

Property Address: Lot 12, Road No.1, Frenchs Forest, NSW, 2086

<http://www.hero-software.com.au/pdf/HR-MWIX7M-01>

REV	AMENDMENT	BY	DATE
04	DESIGN CHANGES STACKER DOOR, WINDOWS AND CEILING HEIGHT AMENDED	MSS	21.10.2024
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11	DA RFIs + PCV#3: COUNCIL REQUIREMENTS	SA	28.04.2025
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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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SITE WORKS PLAN

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

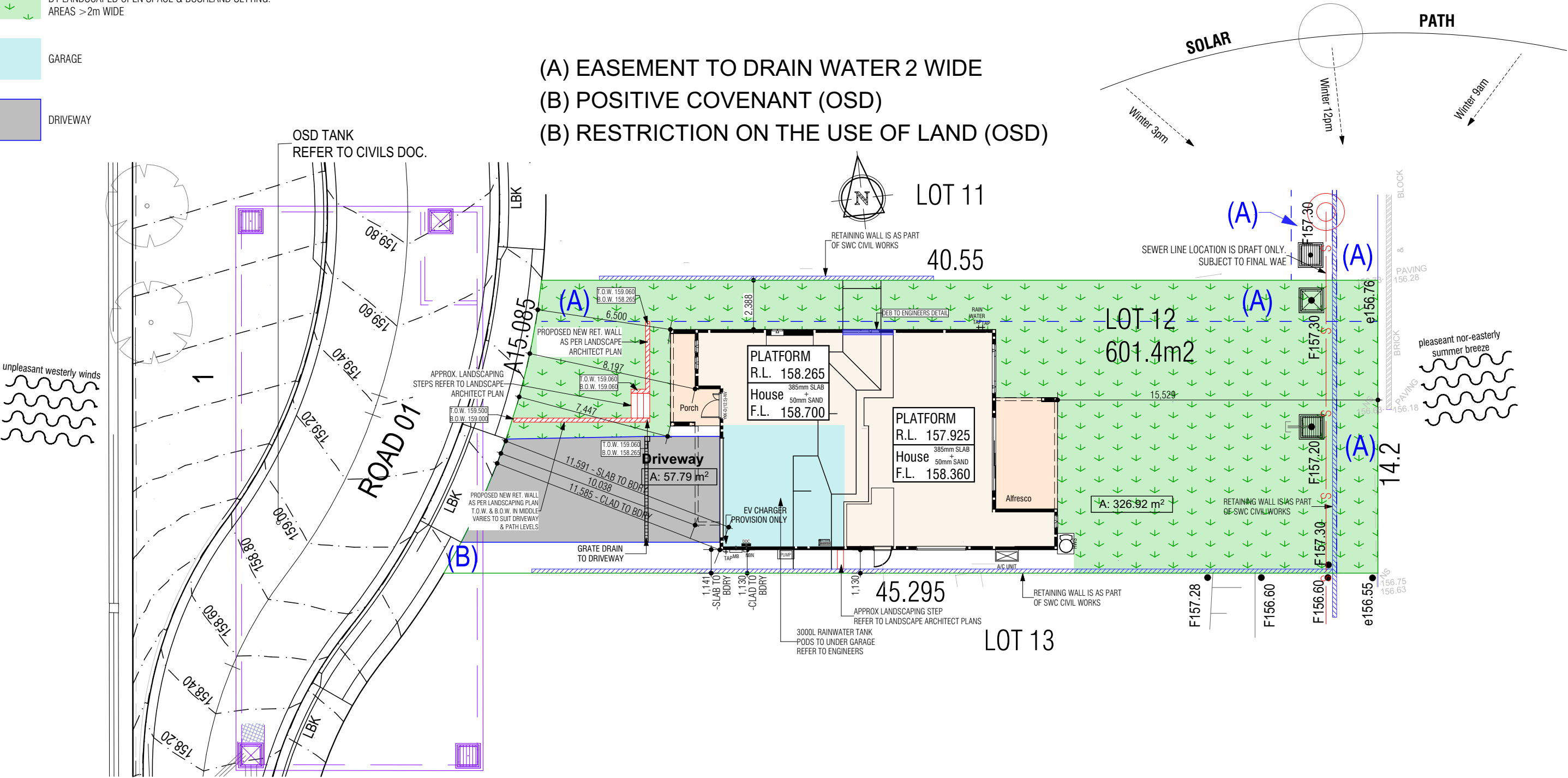
LEGEND

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

GARAGE

DRIVEWAY

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



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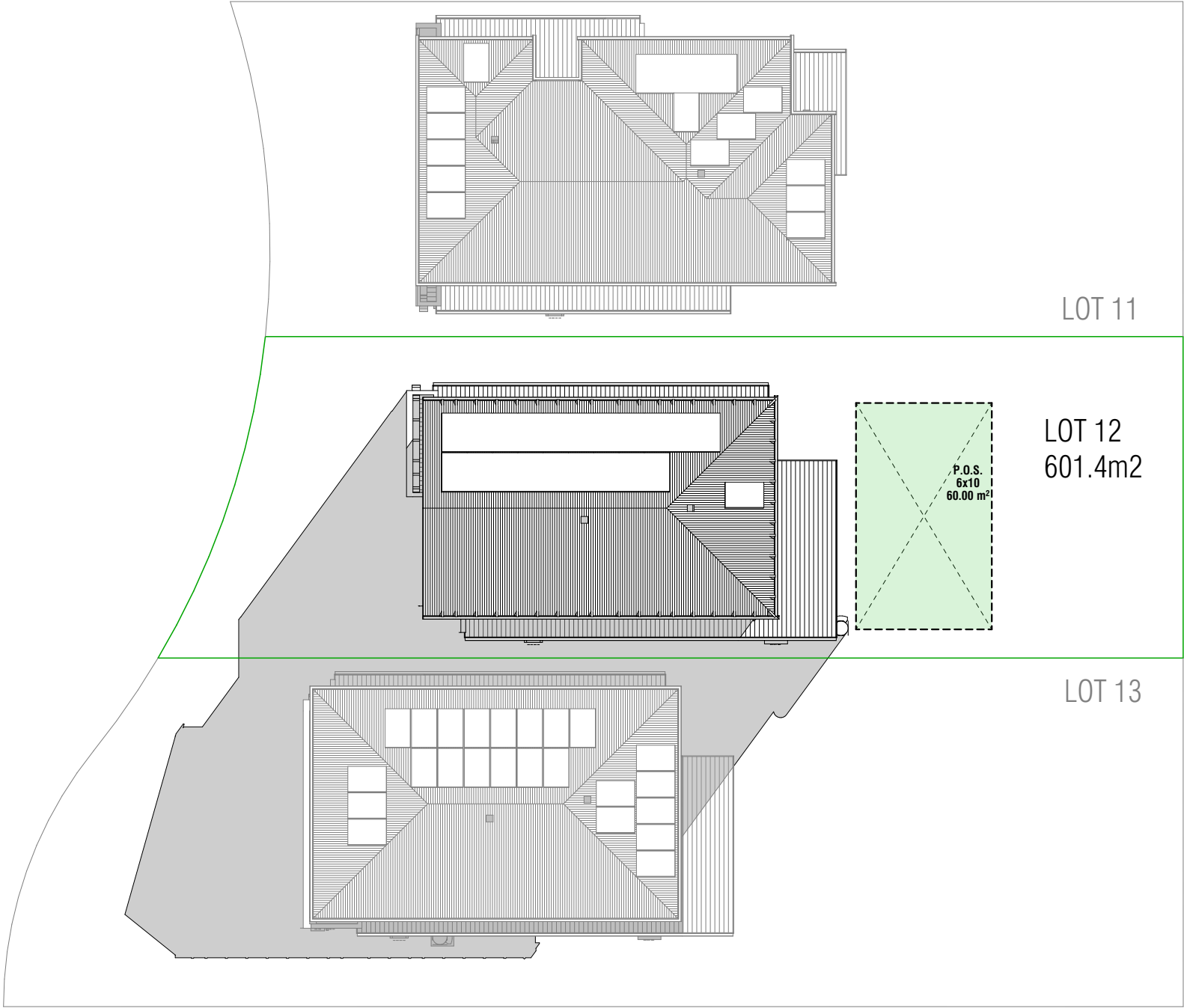
REV	AMENDMENT	BY	DATE
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SITE ANALYSIS PLAN					
FR01.2	?	F03	ALTERATION ISSUE		
TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE NA
CONTRACT No: NM105571			SHEET DA-3		
MASTER DESIGN		MASTER CHECKED		PAGE:	
MSS		-		SCALE:	




June 21st 9am



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Assessor name Haylea Edwards
Accreditation No. HERA 10213
Property Address Lot 12, Road No.1, Frenchs Forest, NSW, 2086



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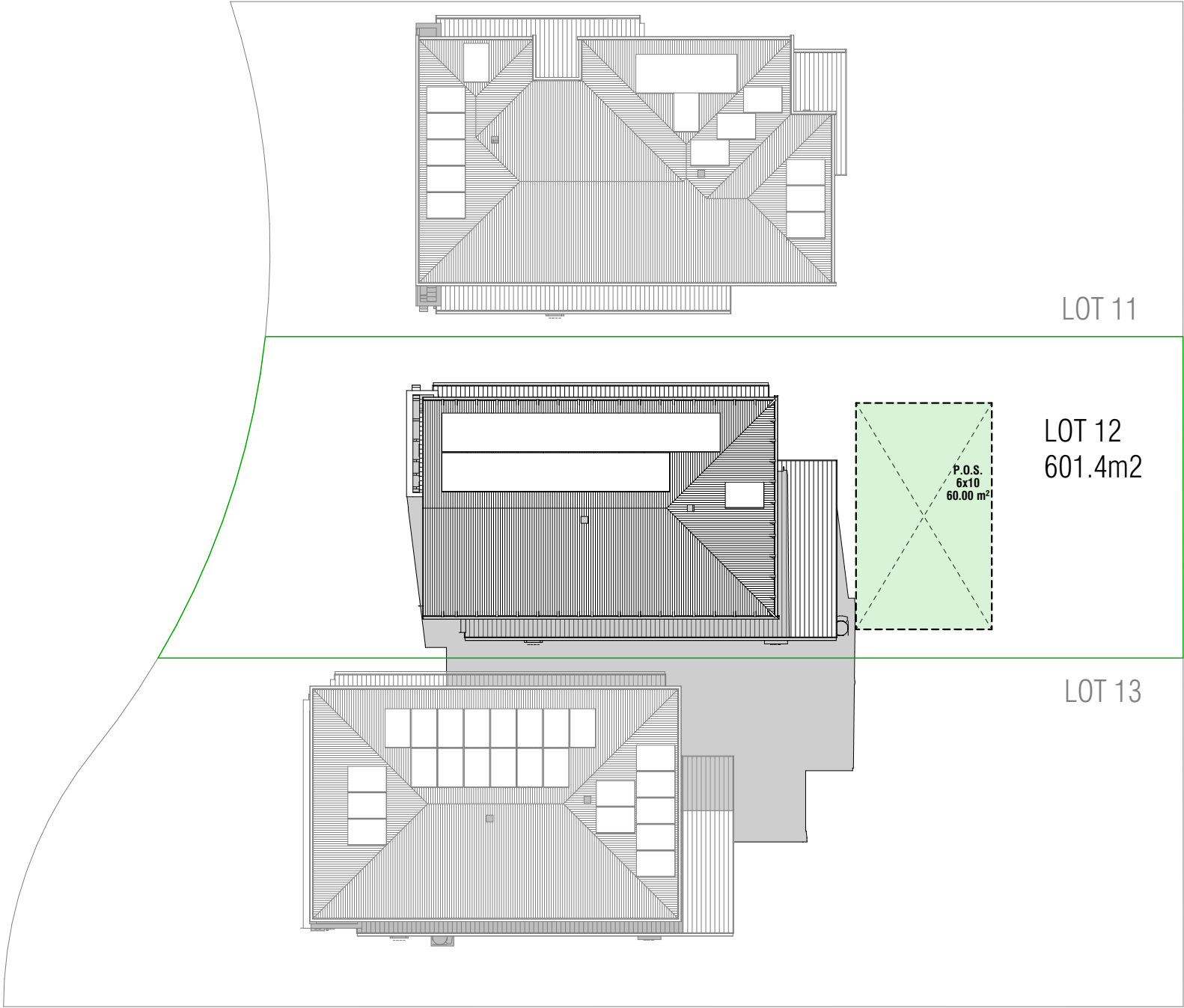
REV	AMENDMENT	BY	DATE
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ADDRESS: LOT 12 ROAD NO. 1
FRENCHS FOREST NSW


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SHADOWS DIAGRAMS					
FR01.2	?	F03	ALTERATION ISSUE		
TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE NA
CONTRACT No: NM105571				SHEET	DA-4
MASTER DESIGN		MASTER CHECKED		PAGE:	
MSS		-		SCALE: 1:250	



June 21st 12pm





Certificate No. #HR-MWIX7M-01

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Assessor name

HERA 10213

Property Address

Lot 12, Road No.1, Frenchs Forest, NSW, 2086

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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
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ADDRESS: LOT 12 ROAD NO. 1
FRENCHS FOREST NSW

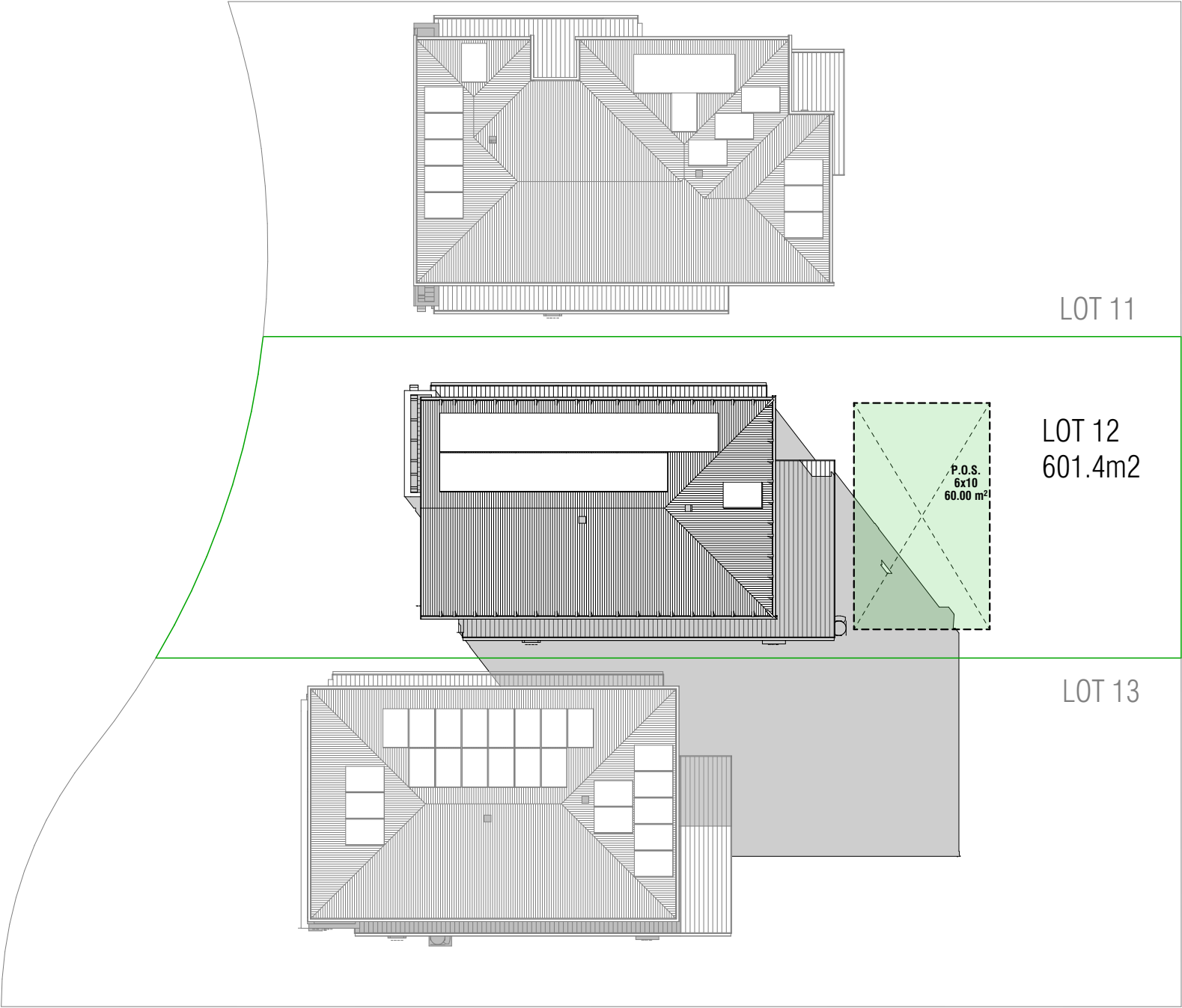
SHAWOOD

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SHADOWS DIAGRAMS					
FR01.2	?	F03	ALTERATION ISSUE		
TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE NA
CONTRACT No: NM105571				SHEET DA-5	
MASTER DESIGN		MASTER CHECKED		PAGE:	
MSS		-		SCALE: 1:250	




June 21st 3pm



**Certificate No. #HR-MWIX7M-01**
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Assessor name Haylea Edwards
Accreditation No. HERA 10213
Property Address Lot 12, Road No.1, Frenchs Forest, NSW, 2086
<http://www.hero-software.com.au/pdf/HR-MWIX7M-01>



REV	AMENDMENT	BY	DATE
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ADDRESS: LOT 12 ROAD NO. 1
FRENCHS FOREST NSW


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SHADOWS DIAGRAMS					
FR01.2	?	F03	ALTERATION ISSUE		
TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE NA
CONTRACT No: NM105571				SHEET DA-6	
MASTER DESIGN		MASTER CHECKED		PAGE:	
MSS		-		SCALE: 1:250	

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

Certificate No. #HR-MWIX7M-01

Scan QR code or follow website link for rating details.

Assessor name: Haylea Edwards

Accreditation No. HERA 10213

Property Address: Lot 12, Road No.1, Frenchs Forest, NSW, 2086

http://www.hero-software.com.au/pdf/HR-MWIX7M-01

LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- RA - ROOF ACCESS
- RA - RETURN AIR CEILING GRILL
- CV - CEILING VENTS
- SA - 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
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Floor Areas	
First flr.	116.37
Garage	36.35
Ground flr.	115.98
Total	268.70 m ²
Alfresco	16.12
Pier	0.38
Porch	7.53
S. Void	6.54
Total	299.27 m ²

ADDRESS: LOT 12 ROAD NO. 1 FRENCHS FOREST NSW

SHAWOOD

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Sekisui House Services (NSW) Pty Limited
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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

- 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

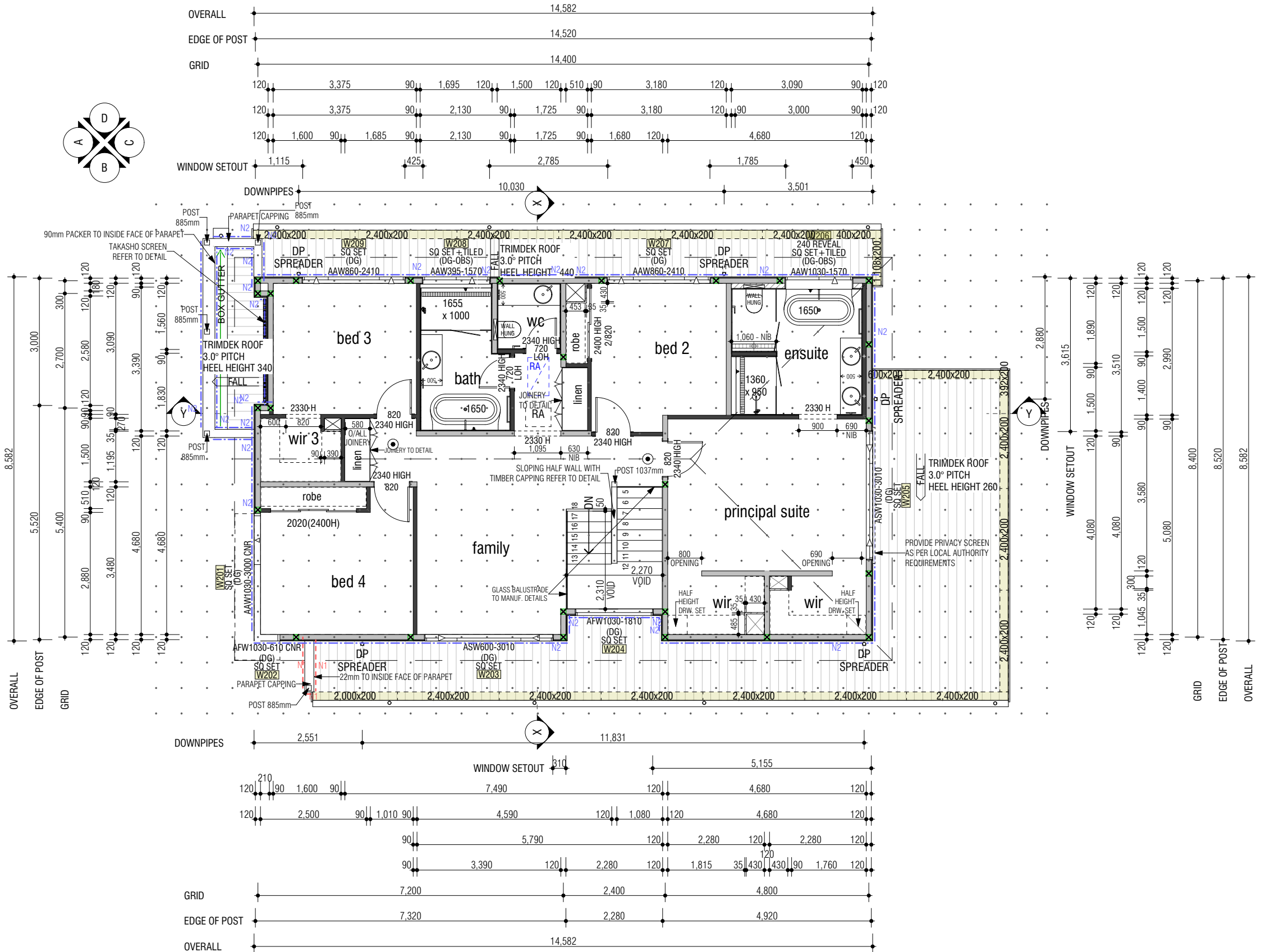


LEGEND

- 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 WINDOW

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 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


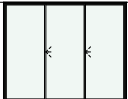
Floor Areas	
First flr.	116.37
Garage	36.35
Ground flr.	115.98
Total	268.70 m²
Alfresco	16.12
Pier	0.38
Porch	7.53
S. Void	6.54
Total	299.27 m²


ADDRESS:
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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

FR01.2	?	F03	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE 23 DESIGN ISSUE NA
CONTRACT No:	NM105571		SHEET DA-8
MASTER DESIGN		MASTER CHECKED	PAGE:
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												




Certificate No. #HR-MWIX7M-01

Scan QR code or follow website link for rating details.

Assessor nameHaylea Edwards

Accreditation No.HERA 10213

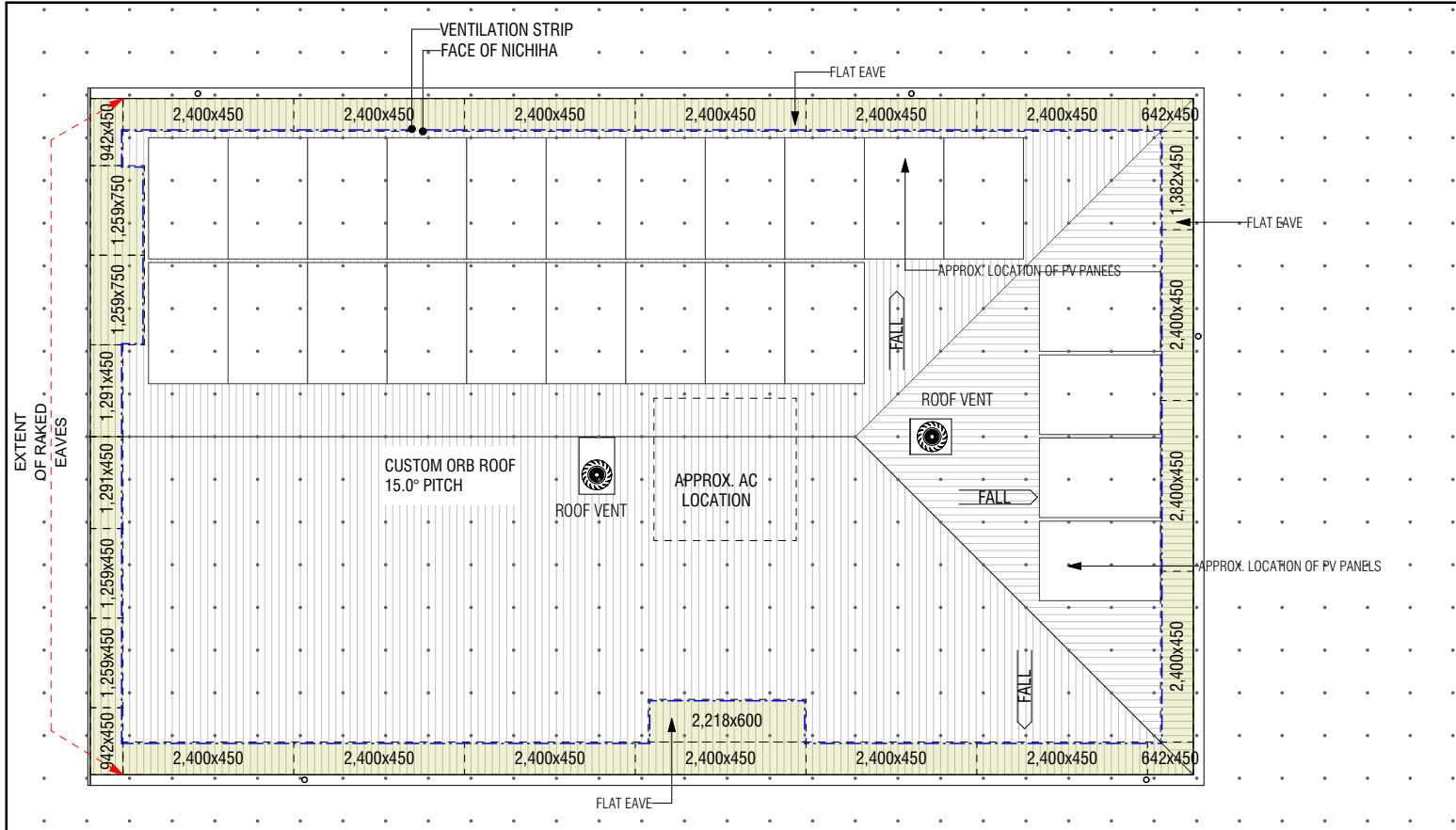
Property AddressLot 12, Road No.1, Frenchs Forest, NSW. 2086



<http://www.hero-software.com.au/pdf/HR-MWIX7M-01>

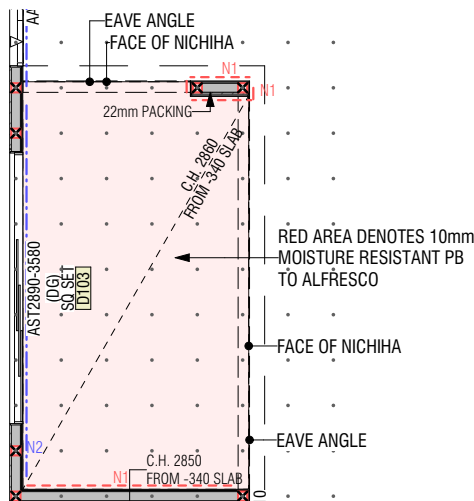
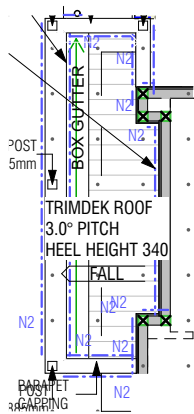
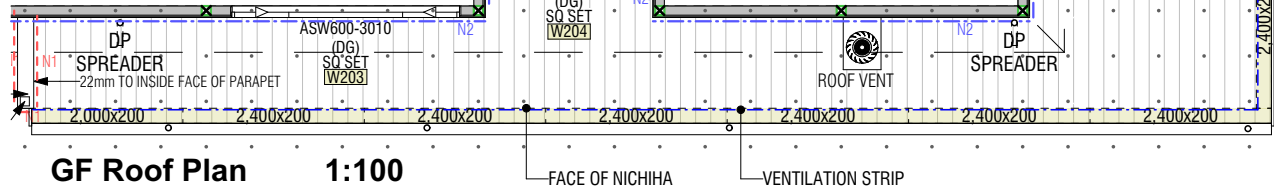
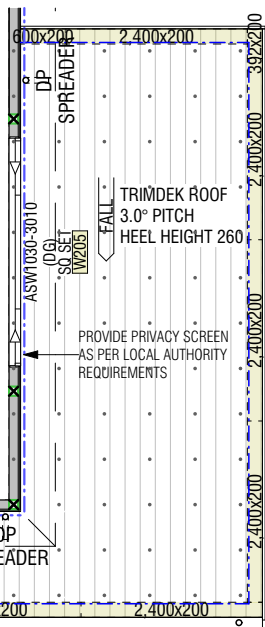
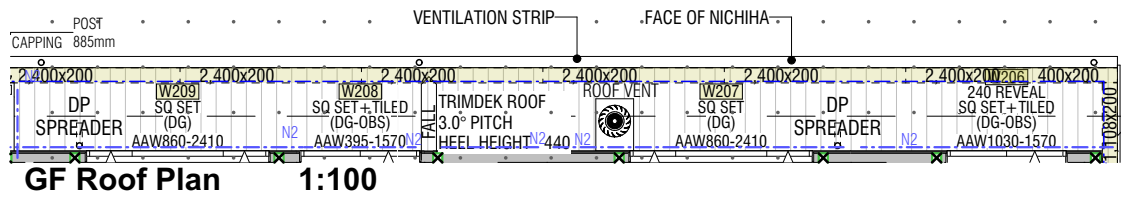
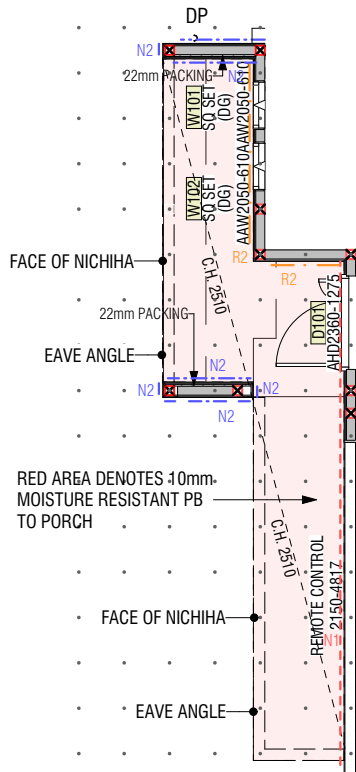
REV	AMENDMENT	BY	DATE	<div>ADDRESS:</div> <div>LOT 12 ROAD NO. 1</div> <div>FRENCHS FOREST NSW</div> <div><div>SHAWOOD</div><div>68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400</div><div>Sekisui House Services (NSW) Pty Limited</div><div>ABN: 42119550220. BL: 226045C.</div><div><div>©</div><div>REPRODUCTION IN PART OR WHOLE FORBIDDEN</div></div></div> <td colspan="5">WINDOW & DOOR SCHEDULE</td>	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	23	DESIGN ISSUE	NA		
06	FRONT SETBACK INCREASED	SA	11.11.2024										
07	WO PLANS	MSS	22.01.2025		CONTRACT No: NM105571							SHEET	DA-9
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: 1:2.22	
10	NUMBER OF STEPS TO F.F AMENDED	MSS	14.03.2025		MSS								
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



LEGEND

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



GF Roof Plan 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

Certificate No. #HR-MWIX7M-01

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Assessor name: Haylea Edwards

Accreditation No.: HERA 10213

Property Address: Lot 12, Road No.1, Frenchs Forest, NSW, 2086

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

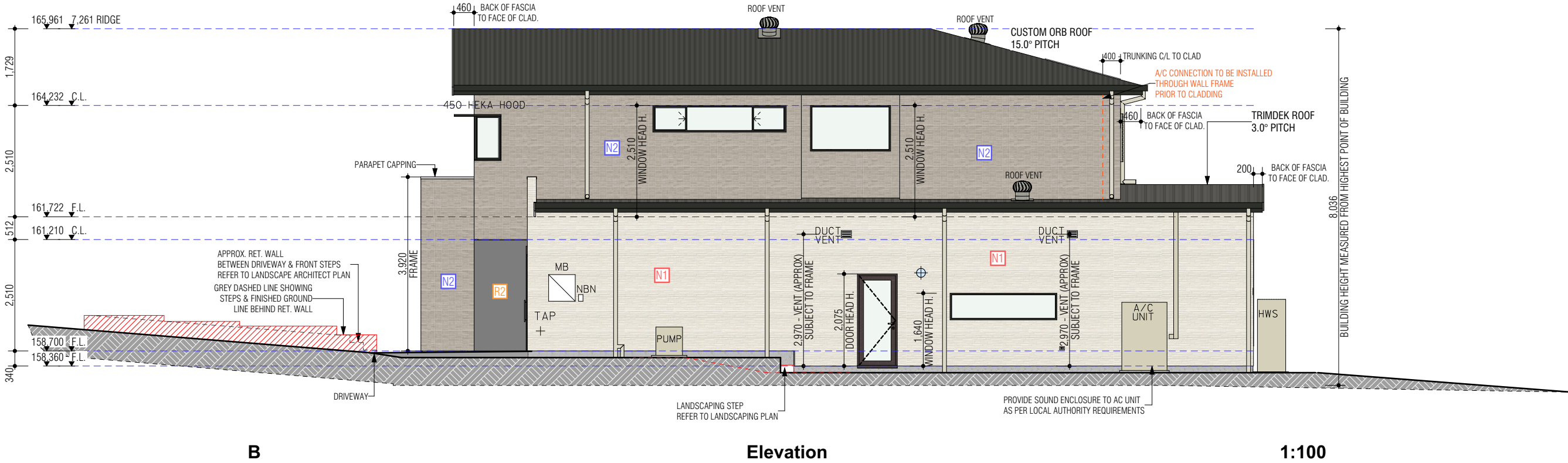
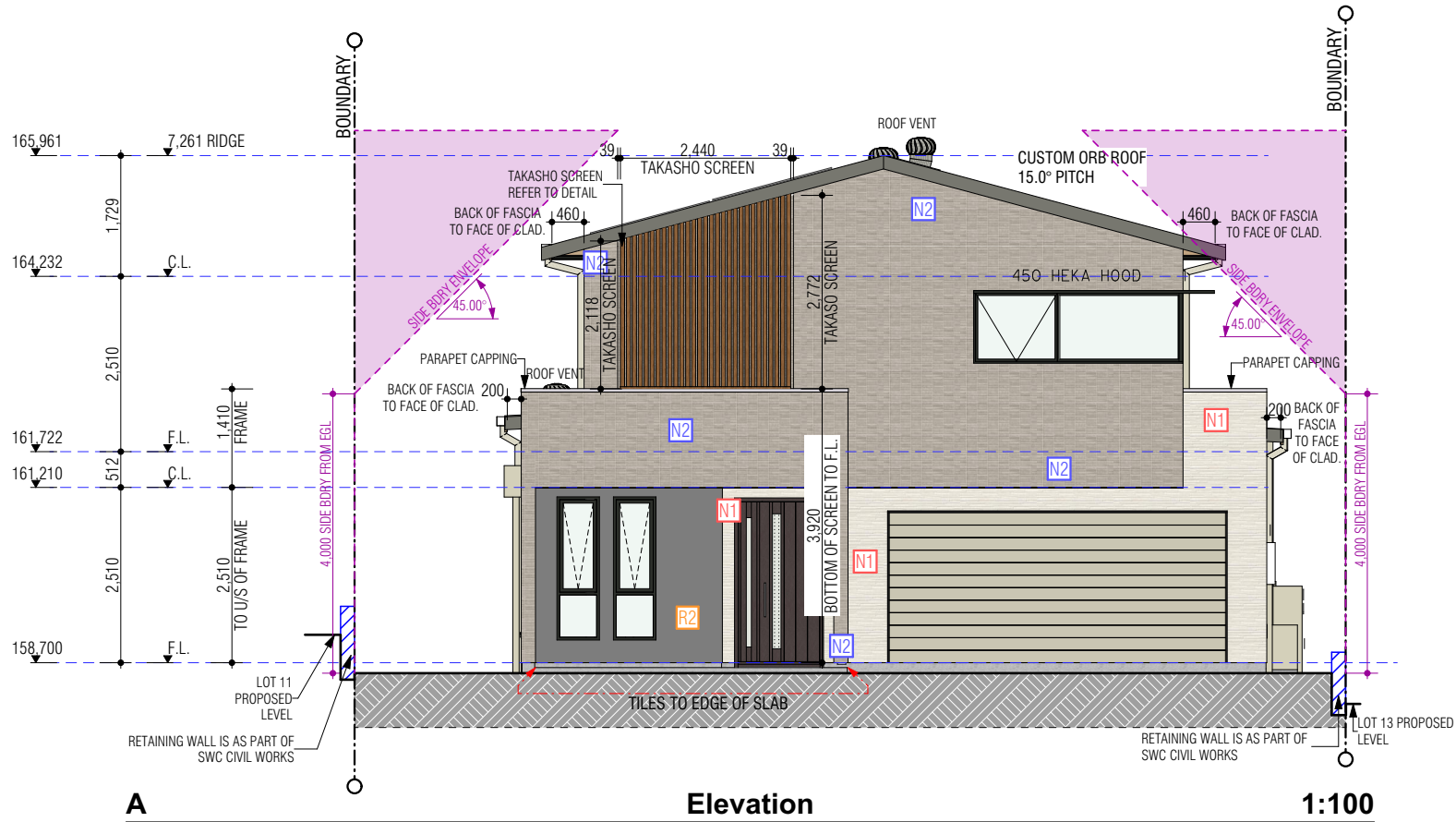
ADDRESS:	LOT 12 ROAD NO. 1 FRENCHS FOREST NSW
	SHAWOOD
	68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400
	Sekisui House Services (NSW) Pty Limited
	ABN: 42119550220. BL: 226045C.

ROOF PLAN			
FR01.2	?	F03	ALTERATION ISSUE
TYPE	ACCOM	FACADE	GENERAL ISSUE
CONTRACT No: NM105571			SHEET 23
MASTER DESIGN			MASTER CHECKED
MSS			-
DA-10			SCALE:

LEGEND

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

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Certificate No. #HR-MWIX7M-01

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Assessor name Haylea Edwards

Accreditation No. HERA 10213

Property Address Lot 12, Road No.1, Frenchs Forest, NSW, 2086

<http://www.hero-software.com.au/pdf/HR-MWIX7M-01>

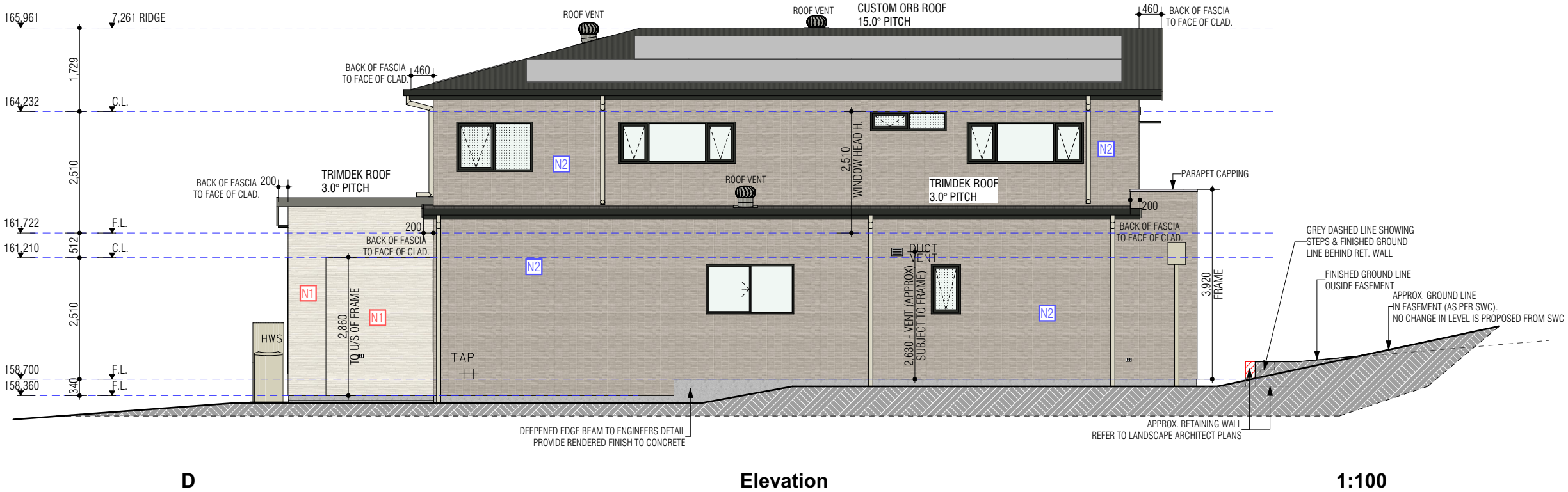
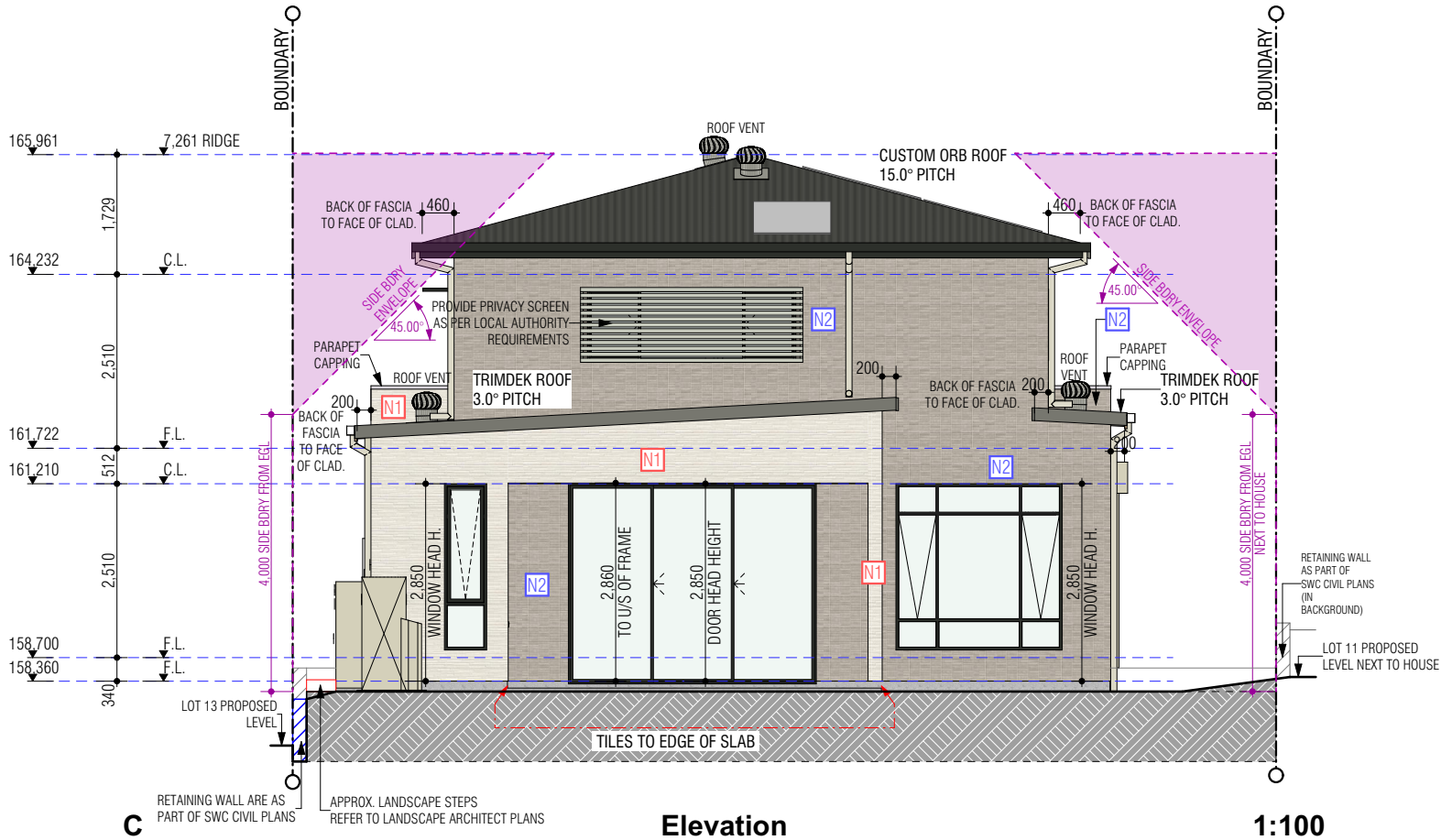
REV	AMENDMENT	BY	DATE
04	DESIGN CHANGES STACKER DOOR, WINDOWS AND CEILING HEIGHT AMENDED	MSS	21.10.2024
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10	NUMBER OF STEPS TO F.F AMENDED	MSS	14.03.2025
11	DA RfIs + PCV#3: COUNCIL REQUIREMENTS	SA	28.04.2025
12	SITE PLAN HAS DA APPROVED CIVILS APPLIED + 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		EXTERNAL ELEVATIONS	
		68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 02 8817 1400		FR01.2 ? F03 ALTERATION ISSUE	
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CONTRACT No: NM105571		MASTER DESIGN MASTER CHECKED		SHEET DA-11	
MSS		-		PAGE: SCALE: 1:100	

LEGEND

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

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Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: Lot 12, Road No.1, Frenchs Forest, NSW, 2086
<http://www.hero-software.com.au/pdf/HR-MWIX7M-01>

REV	AMENDMENT	BY	DATE
04	DESIGN CHANGES STACKER DOOR, WINDOWS AND CEILING HEIGHT AMENDED	MSS	21.10.2024
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ADDRESS: LOT 12 ROAD NO. 1
FRENCHS FOREST NSW

SHAWOOD

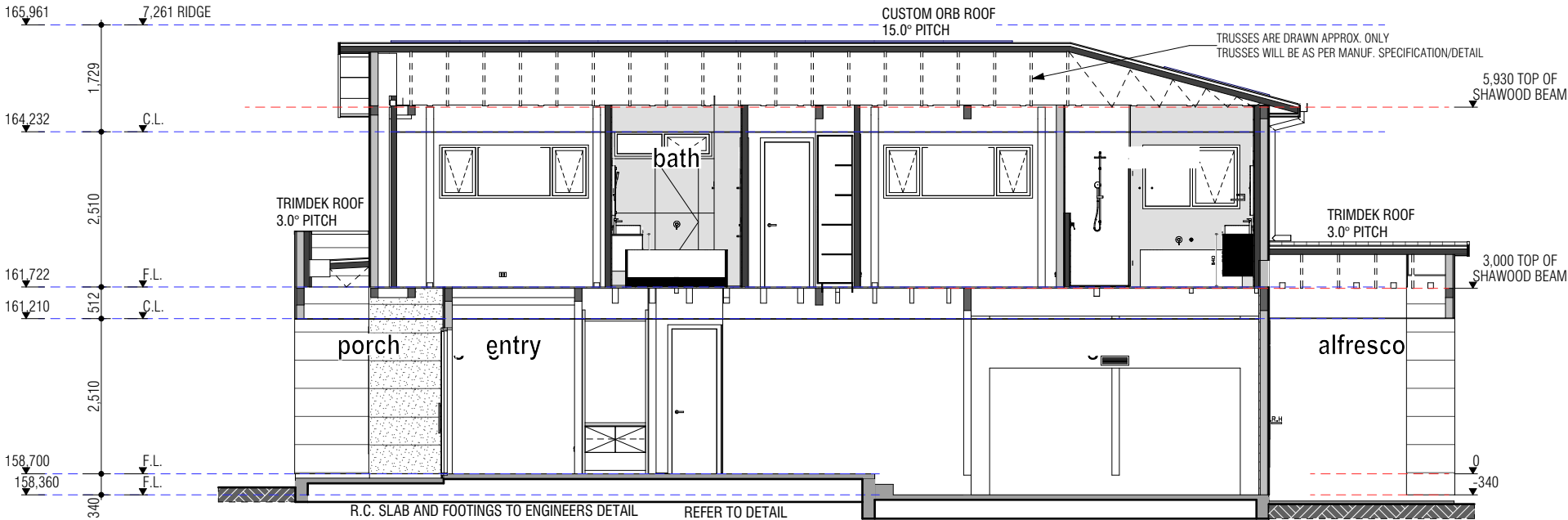
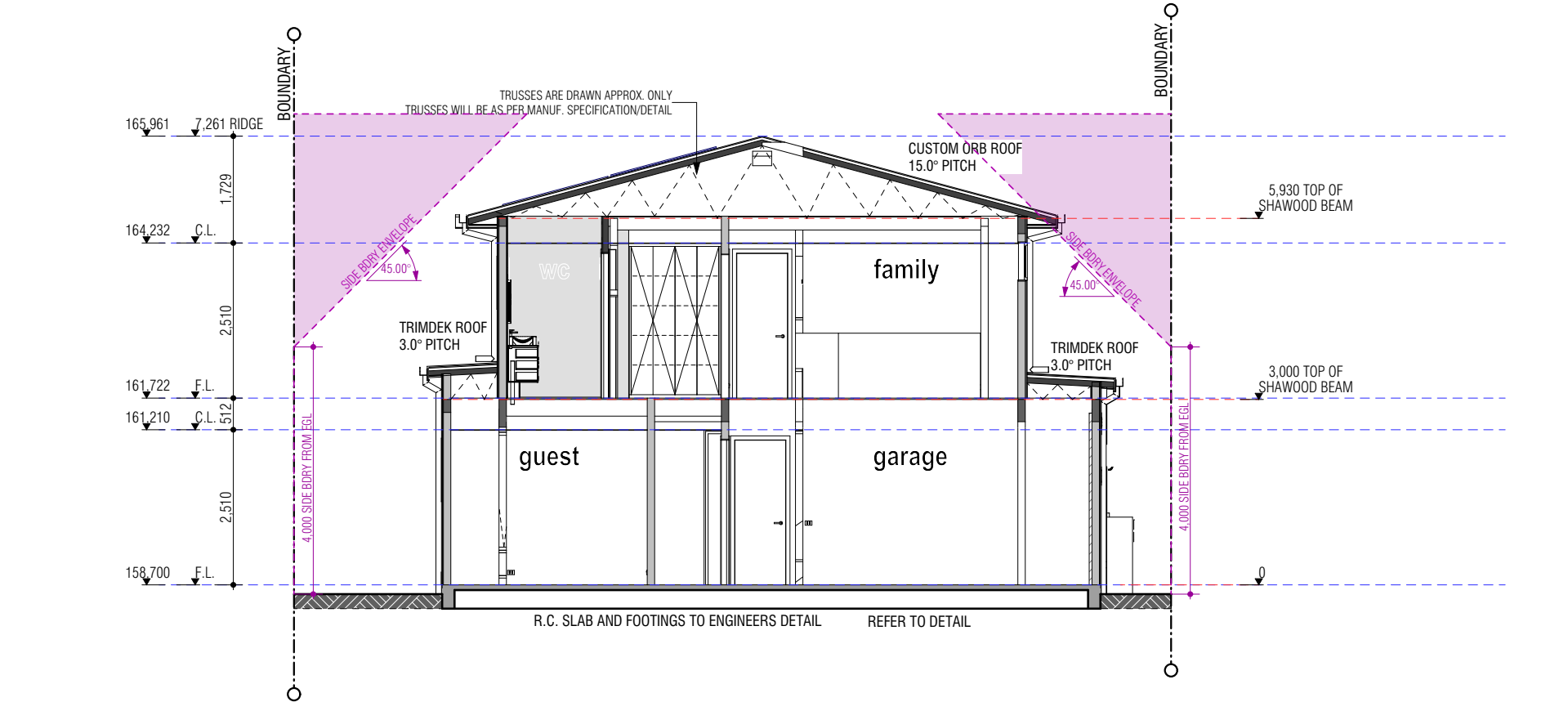
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EXTERNAL ELEVATIONS					
FR01.2	?	F03	ALTERATION ISSUE		
TYPE	ACCOM	FACADE	GENERAL ISSUE	23	DESIGN ISSUE NA
CONTRACT No: NM105571			SHEET DA-12		
MASTER DESIGN		MASTER CHECKED		PAGE:	
MSS		-		SCALE: 1:100	

LEGEND

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

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REV	AMENDMENT	BY	DATE
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ADDRESS: LOT 12 ROAD NO. 1
FRENCHS FOREST NSW

SHAWOOD

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SECTIONS				
FR01.2	?	F03	ALTERATION ISSUE	
TYPE	ACCOM	FACADE	GENERAL ISSUE	DESIGN ISSUE
CONTRACT No: NM105571			SHEET DA-13	
MASTER DESIGN		MASTER CHECKED		PAGE:
MSS		-		SCALE: 1:100

The site plan illustrates the proposed development across three lots: Lot 11, Lot 12, and Lot 13. Lot 11 (40.55) and Lot 13 (45.295) are adjacent, with Lot 12 (601.4m²) situated between them. The plan shows the proposed building footprint, including a platform and a house, with various setbacks and easements. Key features include:

- Lot 11 (40.55):** Contains the main building footprint. The platform has a R.L. of 158.265 and the house has a F.L. of 158.700. The platform has a R.L. of 157.925 and the house has a F.L. of 158.360. The plan shows a proposed new retaining wall, a grate drain to the driveway, and a 3000L rainwater tank.
- Lot 12 (601.4m²):** Contains a P.O.S. (Proposed Open Space) area of 60.00 m² with a 6x10 grid. The plan shows a retaining wall and a sewer line location.
- Lot 13 (45.295):** Contains a 3000L rainwater tank and a 3000L rainwater tank. The plan shows a retaining wall and a sewer line location.
- Setbacks and Easements:** The plan shows various setbacks and easements, including a 15.0m setback from the rear boundary, a 15.0m setback from the side boundary, and a 15.0m setback from the front boundary. The plan also shows a 15.0m easement for the sewer line.
- Other Features:** The plan shows a north arrow, a scale bar, and a title block. The title block includes the project name, the client's name, and the date of the plan.

Architectural elevation drawing of a building facade. The drawing shows a two-story structure with a dark roof, multiple windows, and a central entrance. Key features include a parapet on the left, a central door with a transom, and a large window on the right. Annotations specify materials like 'WILSON TITANIUM' and 'CUSTOM ORB ROOF'. Dimensions are provided for heights and widths. Notes indicate that steps and finished ground lines refer to the landscape architect's plan. The drawing is labeled 'Elevation' and '1:200'.

Elevation

1:200

ADDRESS: LOT 12 ROAD NO. 1
FRENCHS FOREST NSW

SHAWOOD

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

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