

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents

Windows	Product ID	Glass	Frame	U value	SHGC	Area M²	Detail
Unit 47		Double Toned	Aluminium	5.2	0.35		Awning
		Double Toned	Aluminium	5.2	0.39		Sliding, Fixed
Unit 47A		Double Low-E	Timber	2.9	0.33		Awning
		Double Low-E	Timber	2.9	0.42		Sliding, Fixed

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M²	Detail
-----------	------------	-------	-------	---------	------	---------	--------

Window and skylight U and SHGC values, if specified, are according to AFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Cavity Brick		None	Medium – SA 0.475 – 0.7	Garages
Cavity Brick		15mm Foilboard	Medium – SA 0.475 – 0.7	Ground Floor
Cavity Brick / Render		15mm Foilboard	Medium – SA 0.475 – 0.7	First Floor

Internal walls	Construction	Insulation	Detail
Brick Plasterboard		R2.0 XPS	Garages
Brick Plasterboard		None	As per plan
Cavity Brick		None	Party Walls

Floors	Construction	Insulation	Covering	Detail
Concrete		None	None	Garages
Concrete		R1.0 XPS	Tiles / Carpet / Timber	All Slab on Ground
Concrete		None	Tiles / Carpet / Timber	As per plan
Concrete		R2.0 XPS	Carpet	Outdoor Air Below

Ceilings	Construction	Insulation	Detail
Concrete Plasterboard		R2.0 XPS	Garage Ceiling
Concrete Plasterboard		R3.0 XPS	Concrete Roof Above
Concrete Plasterboard		None	As per plan
Plasterboard		R3.0 Bulk	Metal Roof Above

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete		**	Light – SA < 0.475	** Insulation in Ceiling Below
Metal		R1.0 Anticon	Light – SA < 0.475	As per plan

Overshadowing	Overshadowing structures
45 Blackbutts Rd	


Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	8
Terrain category:	Suburban
Seals to windows and doors:	Yes
Lighting plan provided:	No
Recessed downlights:	DEFAULTS MODELLED
Ceiling exhaust fans	DEFAULTS MODELLED

THE VAN-DUO HOUSES

PROPOSED TWO-STOREY DUPLEX
47 BLACKBUTTS RD. FRENCHES FOREST | LOT 1 | DP 229315

A000	COVERSHEET	30/06/2025	E
A001	DRAWING CONVENTIONS	24/06/2025	C
A101	DEMOLITION PLAN	24/06/2025	C
A102	SITE PLAN / PLAN OF STRATA SUBDIVISION	30/06/2025	E
A103	GROUND FLOOR	30/06/2025	E
A104	FIRST FLOOR	30/06/2025	E
A105	ROOF PLAN	24/06/2025	C
A107	AREA CALCULATION	30/06/2025	E
A200	FRONT AND REAR ELEVATION	30/06/2025	E
A201	SIDE ELEVATION	30/06/2025	E
A300	SECTION	30/06/2025	E
A701	EXTERNAL DOORS & WINDOW SCHEDULE	24/06/2025	C
A702	EXTERNAL DOORS & WINDOW SCHEDULE	24/06/2025	C
A810	SHADOW DIAGRAMS	24/06/2025	C
A820	3D BUILDING HEIGHT PLANE	24/06/2025	C
A900	3D RENDER	24/06/2025	C



Certificate No. 0012020590-01
Scan QR code or follow website link for rating details.

Assessor name

Raymond Sleiman


Accreditation No.

DMN/12/1472

Property Address

47 Blackbutts
Road,Frenchs Forest
NSW,2086

www.hstar.com.au/QR/Generate?p=cJUoZGKsR



All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesseract Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesseract Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesseract Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
B	16/06/25	FOR DA
C	16/06/25	FOR REVIEW
E	30/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
COVERSHEET

SCALE:
@ A3

CLIENT:
CARL VAN SELM

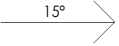
DRAWN BY:	DM	CHECKED BY:	SS
PROJECT NO:	25014		
REV DATE:	30/06/2025		

STATUS:
PRELIMINARY
FOR COORDINATION

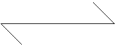
DRAWING NO:
A000

REV
E

GENERAL ANNOTATION LEGEND



FALL ARROW



SPAN DIRECTION

SSL. + 18.800m


STRUCTURAL SLAB LEVEL

FFL. + 18.800m

FINISH FLOOR LEVEL

CH + 2700 AFL


CEILING HEIGHT ABOVE FINISH FLOOR LEVEL



SPOT ELEVATION MARKER

WT01

WALL TYPE



STEP DOWN

GD-01

DOOR TYPE

WIN-01

WINDOW TYPE

(TILES)

FLOOR FINISH MATERIAL


HB185

FURNITURE NUMBER


Name

Elevation

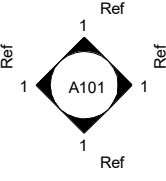
FLOOR LEVEL



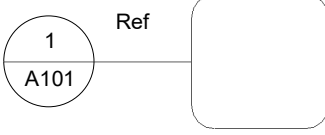
NORTH POINT MARKER




GRID NUMBER



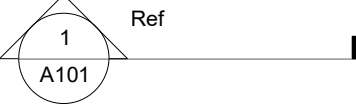
INTERNAL ELEVATIONS



DETAIL CALLOUT



BUILDING SECTION



DETAIL SECTION

DRAWING TITLES

VIEW NUMBER OF SHEET

VIEW OR PLAN, SECTION

SCALE OF PLAN, SECTION OR DETAIL

1

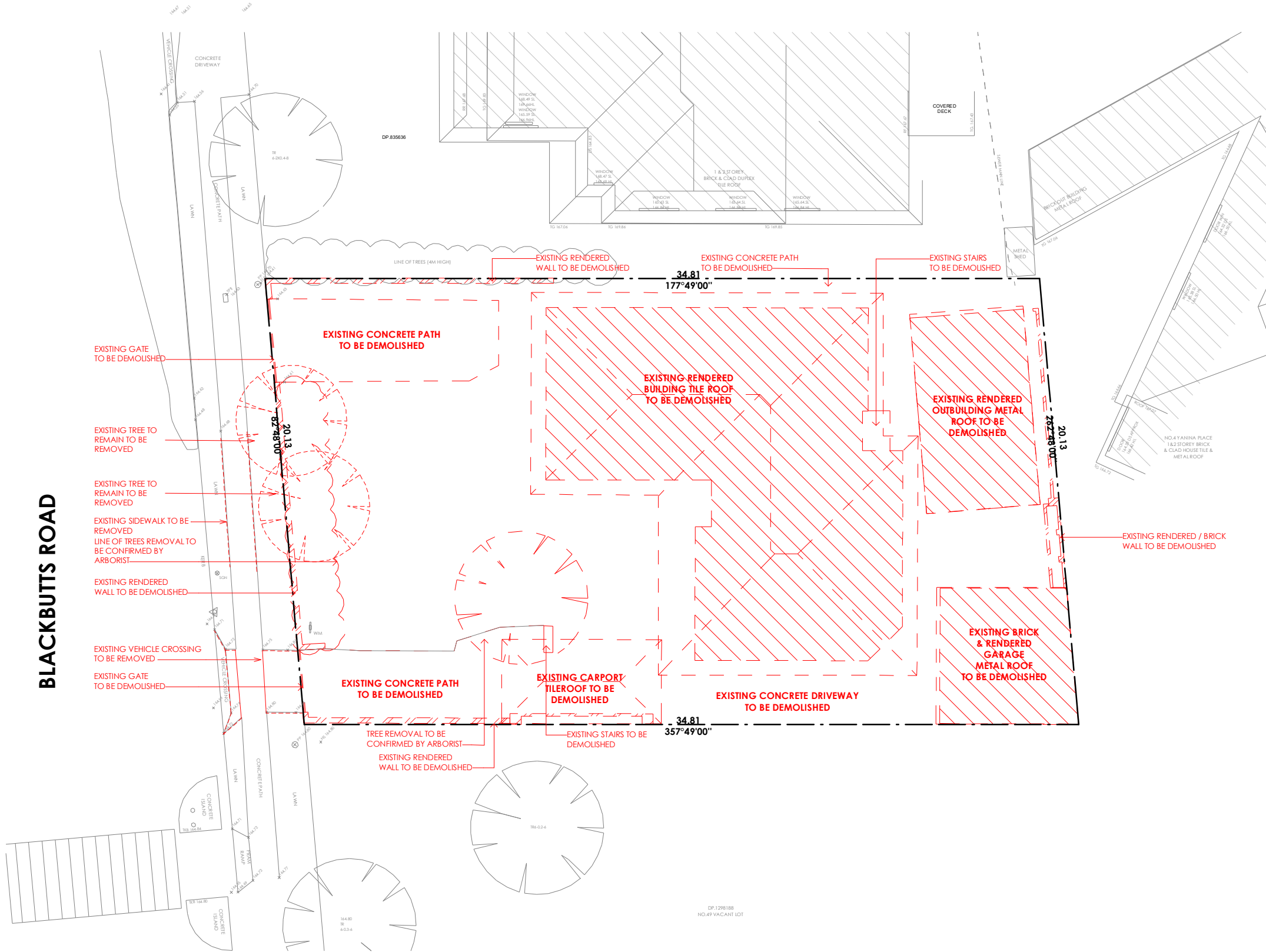
A202

View Name

Scale: 1:100

ABBREVIATION

AP	ACCESS PANEL	MAX	MAXIMUM
APPR	APPROVED	MH	MAN HOLE
AFFL	ABOVE FINISHED FLOOR LEVEL	MIN	MINIMUM
		MISC	MISCELLANEOUS
BI-ORG	BACK INLET OVERFLOW RELIEF GULLY	MM	MILLIMETRE
BLDG	BUILDING	MS	MILD STEEL
BLK	BLOCK		
BM	BENCH MARK	NB	NOMINAL BORE
		NO	NUMBER
CAD	COMPUTER AIDED DRAFTING	NOM	OMUNAL
CB	COACH BOLT	NTS	NOT TO SCALE
c/c	CENTRE TO CENTRE		
CCTV	CLOSED CIRCUIT TELEVISION	O/A	OVERALL
CHS	CIRCULAR HOLLOW SECTION	OF	OVER FLOW
CJ	CONSTRUCTION JOINT	OFO	OVERFLOW OUTLET
CL	CENTRE LINE	O/H	OVER HEAD
CNR	CORNER	OD	OUTSIDE DIAMETER
CN	CONTRACT NOTE	ORG	OVERFLOW RELIEF GULLY
CODE	BUILDING CODE		
COL	COLUMN	PC	PRECAST CONCRETE
CON	CONCRETE	PFC	PARALLEL FLANGE CHANNEL
COR	CORRUGATED	PLY	PLYWOOD
COS	CHECK ON SITE	PTN	PARTITION
CP	CESSPIT		
CRS	CENTRES	QT	QUALITY
CS	CAVITY SLIDER	R	RADIUS
CSK	COUNTERSUNK	RC	REINFORCED CONCRETE
C/W	COMPLETE WITH	REF	REFERENCE
		REQD	REQUIRED
DB	DISTRIBUTION BOARD	RH	RIGHT HAND
DHS	DIMOND HI-SPAN (METAL PURLIN)	RHS	ROLLED HOLLOW SECTION
DIA	DIAMETER	RL	REDUCED LEVEL
DIA	DIAGONAL	RO	ROUGH OPENING
DIM	DIMENSION	ROW	RIGHT OF WAY
DP	DOWNPIPE	RSA	ROLLED STEEL ANGLE
DPC	DAMP PROOF COURSE	RSC	ROLLED STEEL CHANNEL
DPM	DAMP PROOF MEMBRANE	RSJ	ROLLED STEEL JOIST
DWG	DRAWING		
		SCJ	SAW CUT JOINT
EJ	EXPANSION JOINT	SCHED	SCHEDULE
EXTG	EXISTING	SCP	SATIN CHROME PLATE
		SED	SMALL END DIAMETER
FA	FIRE ALARM	SHS	SQUARE HOLLOW SECTION
FAP	FIRE ALARM PANEL	SHT	SHEET
FCL	FINISHED CEILING LEVEL	SK	SKETCH
FEX	FIRE EXTINGUISHER	SL	STRUCTURAL LEVEL
FFL	FINISHED FLOOR LEVEL	SP	SOIL PIPE
FG	FIXED GLASS	SPEC	SPECIFICATION
FH	FIRE HYDRANT	SQ/M	SQUARE METER
FHR	FIRE HOSE REEL	SQ	SQUARE
FIP	FIRE INDICATOR PANEL	SS	STAINLESS STEEL
FW	FLOOR WASTE	SWBD	SWITCH BOARD
FWG	FLOOR WASTE GULLY	SW	STORMWATER PIPE
HDB	HOLDING DOWN BOLT	TFC	TAPERED FLANGE CHANNEL
HDG	HOT DIPPED GALVANISED	TGV	TONGUE, GROOVE & VEE JOINT
HORZ	HORIZONTAL	TV	TERMINAL VENT
H.P.	HIGH POINT	TYP	TYPICAL
HT	HOSE TAP		
		UB	UNIVERSAL BEAM
IB	INSPECTION BEND	UC	UNIVERSAL COLUMN
ID	INSIDE DIAMETER	U/S	UNDERSIDE
IJ	INSPECTION JUNCTION	VERT	VERTICAL
IL	INVERT LEVEL	VP	VENT PIPE
		W	WATT
kW	KILOWATT	WBD	WALL BOARD



DEMOLITION PLAN

Scale: 1 : 200

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesserarch Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesserarch Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesserarch Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesserarch Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
C	18/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
DEMOLITION PLAN

SCALE:
1 : 200 @ A3

CLIENT:
CARL VAN SELM

DRAWN BY: **DM** CHECKED BY: **SS**
PROJECT NO: **25014**
REV DATE: **24/06/2025**

STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A101

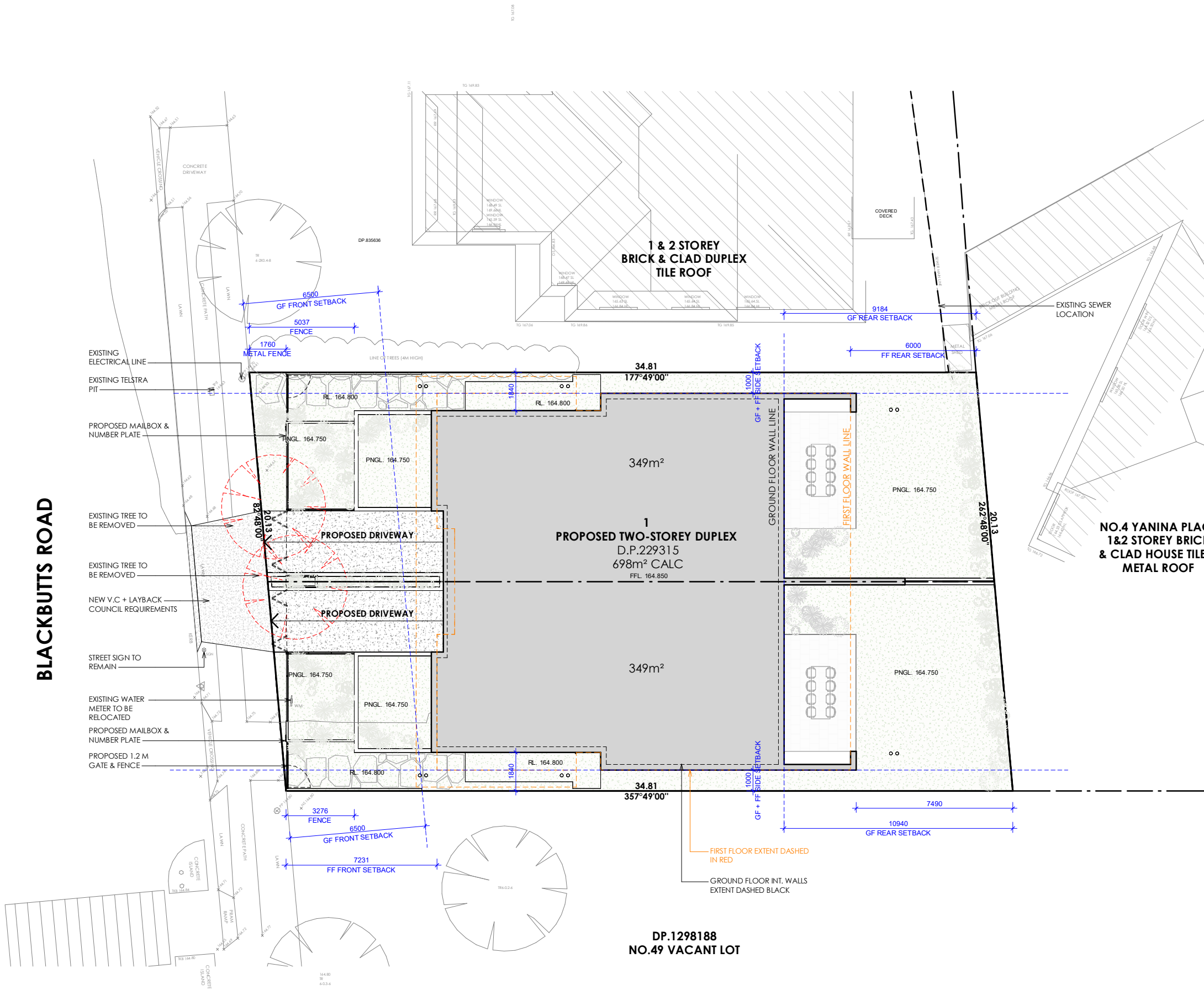
REV
C

TESSERARCH

31 Woodstock Road
Carlingford NSW 2151
info@tesserarch.com.au
T 0488 22 1234

01/07/2025 7:13:08 am

BLACKBUTTS ROAD



SITE COMPLIANCE TABLE:		LOT 1 DP 229315
LOT AREA		698m ²
	CONTROL	PROPOSED
MAX.BUILDING HEIGHT	8.5m	8.5m
GROUND FLOOR AREA	N/A	224.64m ²
FIRST FLOOR AREA	N/A	285.88m ²
TOTAL FLOOR AREA	N/A	510.52m ²
FRONT SETBACK	6.5m	AS PER PLAN
SIDE SETBACK	0.9m	AS PER PLAN
REAR SETBACK	6.0m	AS PER PLAN
PRIVATE OPEN SPACE	5m x 5m min. 25m ²	25m ²
LANDSCAPE OPEN SPACE	40% or (279.2m ²)	280.13m ²

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesseract Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesseract Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesseract Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

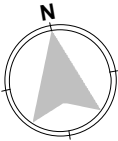
ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
B	16/06/25	FOR DA
C	18/06/25	FOR REVIEW
E	30/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
SITE PLAN / PLAN OF STRATA SUBDIVISION

SCALE:
1 : 200 @ A3



CLIENT:
CARL VAN SELM

DRAWN BY: DM CHECKED BY: SS
PROJECT NO: 25014
REV DATE: 30/06/2025

STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A102

REV
E

Certificate No. 0012020590-01
Scan QR code or follow website link for rating details.

Assessor name Raymond Sleiman
Accreditation No. DMN/12/1472
Property Address 47 Blackbutts Road, Frenchs Forest NSW, 2086
www.hstar.com.au/QR/Generate?p=cJuoZGksR

TESSERARCH

31 Woodstock Road
Carlingford NSW 2151
info@tesseracth.com.au
T 0488 22 1234

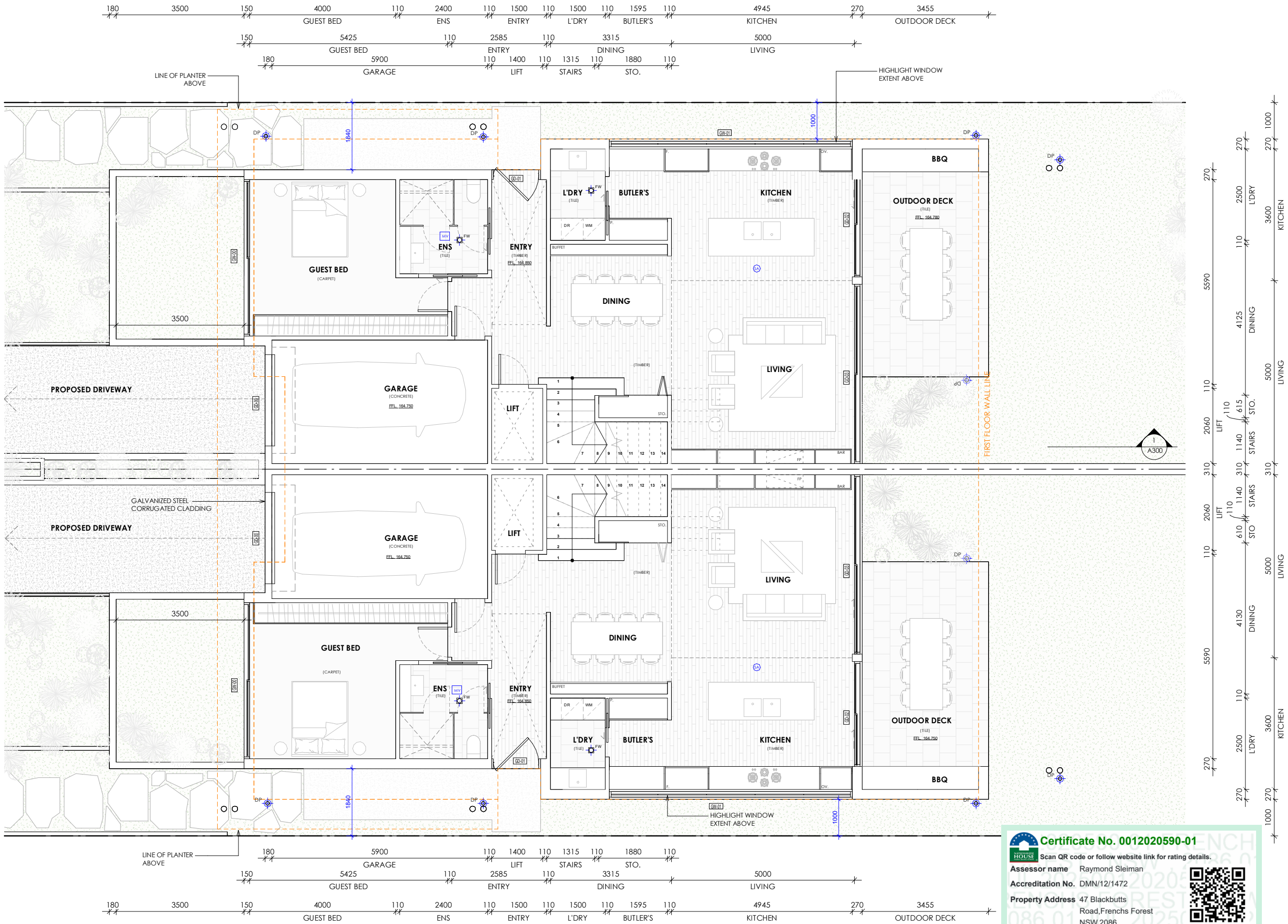
GROUND FLOOR

Scale: 1 : 100

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesseract Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesseract Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesseract Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

ISSUE	DATE	DESCRIPTION	PROJECT:	DRAWING TITLE:	CLIENT:	STATUS:	DRAWING NO:	REV
A	30/05/25	FOR DA	47 BLACKBUTTS RD. FRENCHES FOREST	GROUND FLOOR	CARL VAN SELM	PRELIMINARY	A103	E
B	16/06/25	FOR DA						
C	18/06/25	FOR REVIEW						
E	30/06/25	FOR REVIEW						
			ADDRESS:	SCALE:	DRAWN BY:	CHECKED BY:		
			47 BLACKBUTTS RD. FRENCHES FOREST	1 : 100	DM	SS		
				@ A3	PROJECT NO:	25014		
					REV DATE:	30/06/2025		



Certificate No. 0012020590-01

Scan QR code or follow website link for rating details.

Assessor name Raymond Sleiman

Accreditation No. DMN/12/1472

Property Address 47 Blackbutts Road, Frenches Forest NSW, 2086

www.hstar.com.au/QR/Generate?pcjUoZGKsR

TESSERARCH

31 Woodstock Road
Carlingford NSW 2151
info@tesseracth.com.au
T 0488 22 1234

01/07/2025 7:13:11 am

FIRST FLOOR

Scale: 1 : 100

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesseract Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesseract Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesseract Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
B	16/06/25	FOR DA
C	18/06/25	FOR REVIEW
E	30/06/25	FOR REVIEW

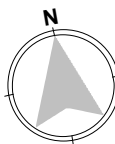
PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
FIRST FLOOR

SCALE:
1 : 100

@ A3



CLIENT:
CARL VAN SELM

DRAWN BY: **DM** CHECKED BY: **SS**


PROJECT NO: **25014**

REV DATE: **30/06/2025**

STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A104

REV
E

**Certificate No. 0012020590-01**


Scan QR code or follow website link for rating details.

Assessor name Raymond Sleiman

Accreditation No. DMN/12/1472

Property Address 47 Blackbutts Road, Frenches Forest NSW, 2086

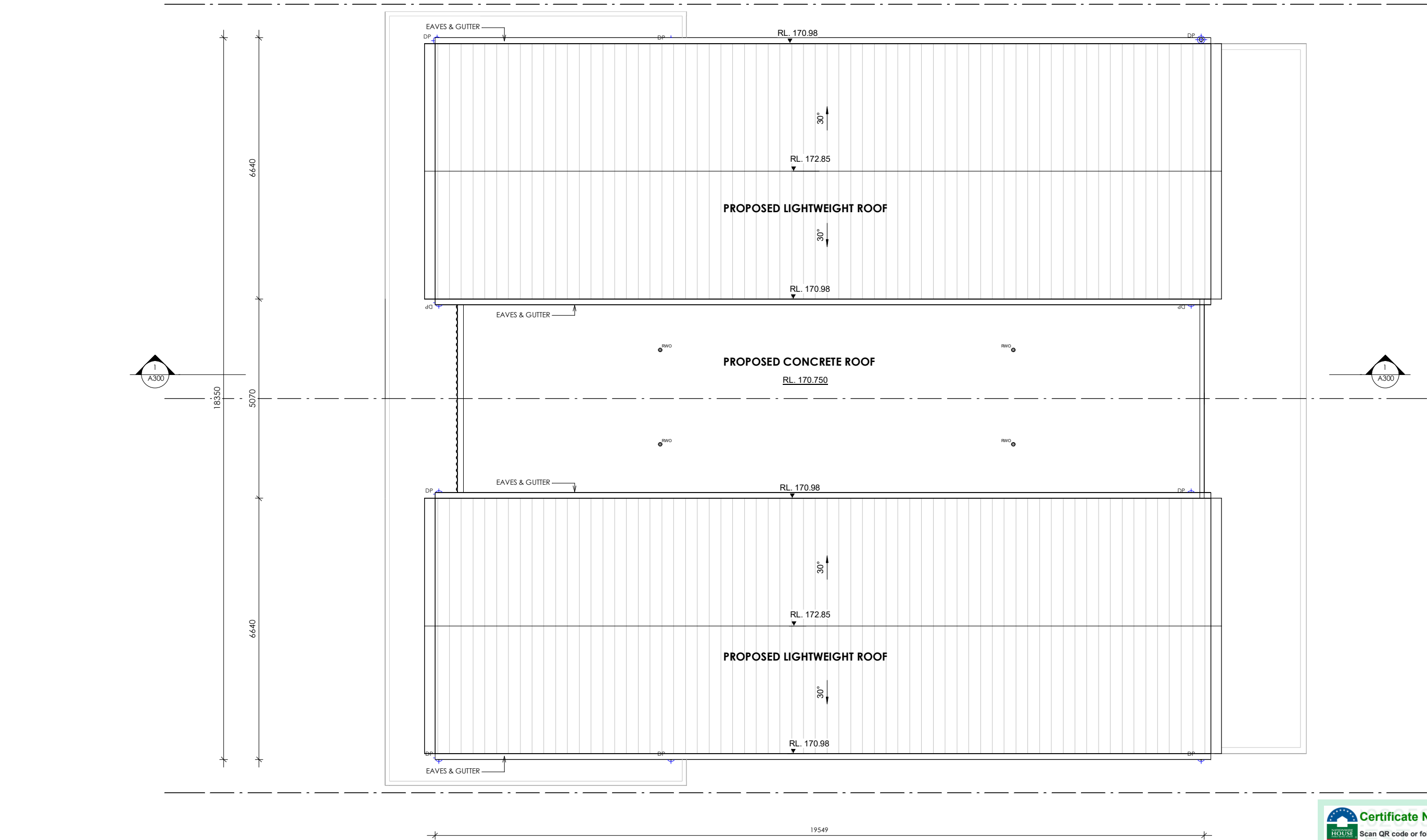
www.hstar.com.au/QR/Generate?p=cJuoZGksR



TESSERARCH

31 Woodstock Road
Carlingford NSW 2151
info@tesseracth.com.au
T 0488 22 1234

01/07/2025 7:13:11 am



ROOF PLAN

Scale: 1 : 100

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesseract Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesseract Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesseract Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

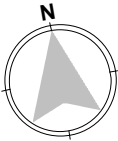
ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
B	16/06/25	FOR DA
C	18/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
ROOF PLAN

SCALE:
1 : 100 @ A3




CLIENT:
CARL VAN SELM

DRAWN BY:	DM	CHECKED BY:	SS
PROJECT NO:	25014		
REV DATE:	24/06/2025		


STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A105

REV
C

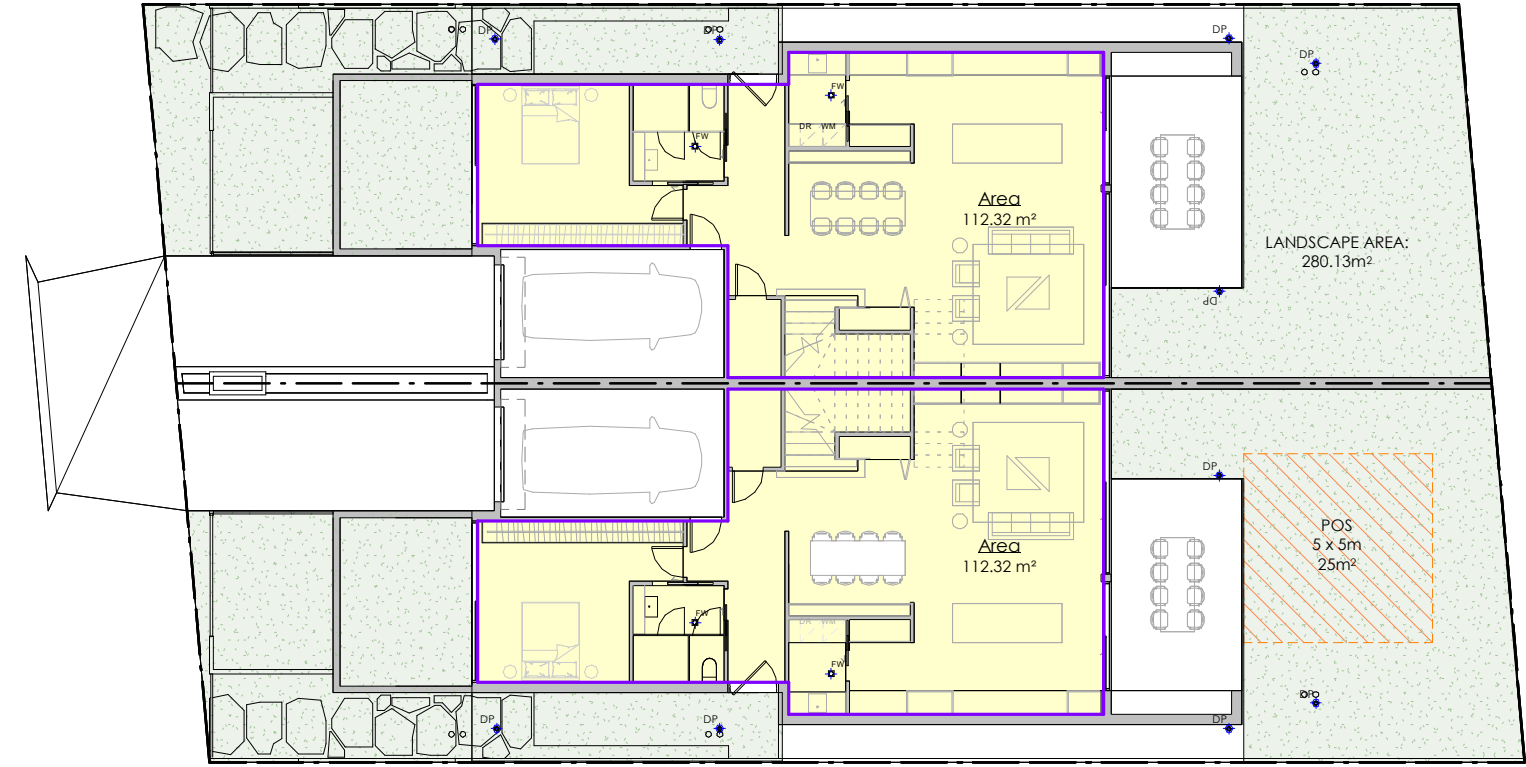
**Certificate No. 0012020590-01**
Scan QR code or follow website link for rating details.

Assessor name Raymond Sleiman
Accreditation No. DMN/12/1472
Property Address 47 Blackbutts Road, Frenchs Forest NSW, 2086
www.hstar.com.au/QR/Generate?p=cJuoZGKsR

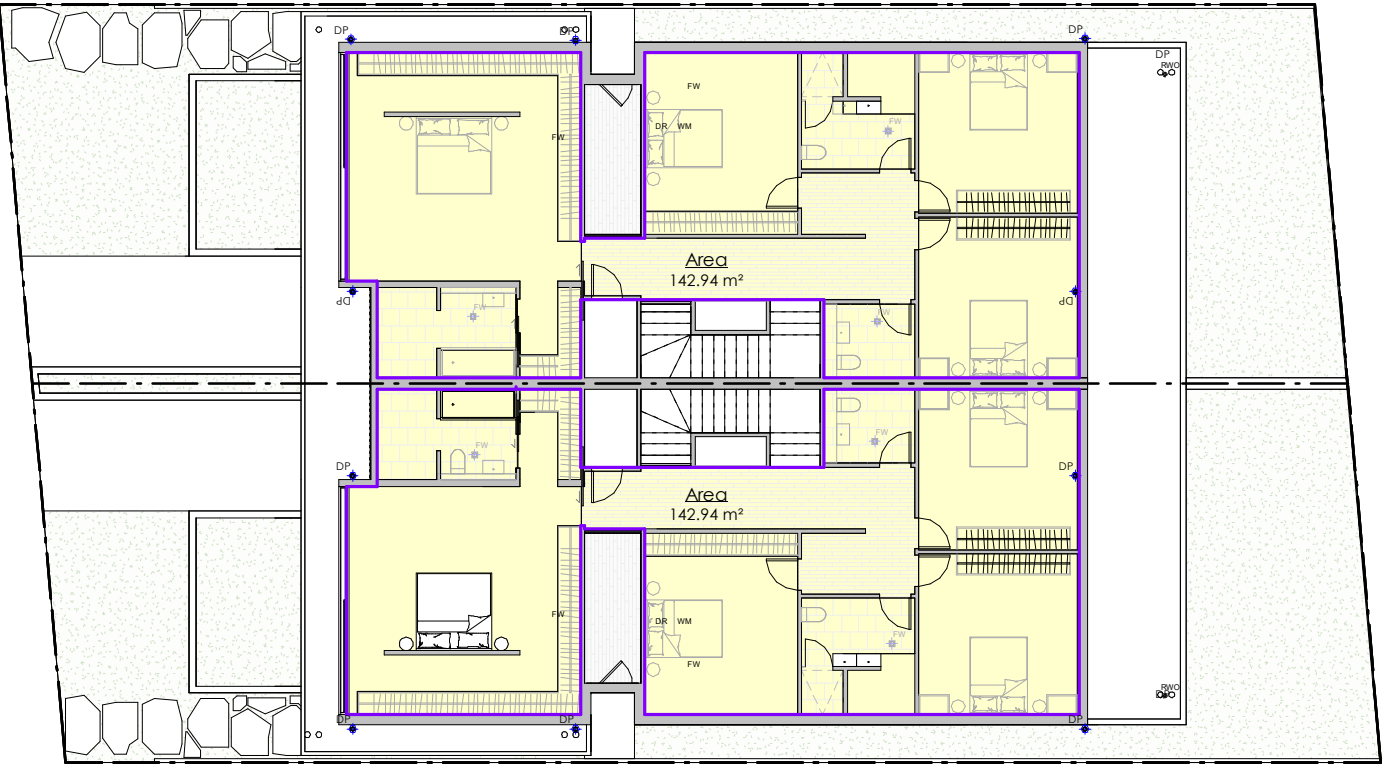


TESSERARCH

31 Woodstock Road
Carlingford NSW 2151
info@tesseract.com.au
T 0488 22 1234



GF
Scale: 1 : 200



FF
Scale: 1 : 200

SITE COMPLIANCE TABLE:		LOT 1 DP 229315
LOT AREA		698m ²
	CONTROL	PROPOSED
MAX.BUILDING HEIGHT	8.5m	8.5m
GROUND FLOOR AREA	N/A	224.64m ²
FIRST FLOOR AREA	N/A	285.88m ²
TOTAL FLOOR AREA	N/A	510.52m ²
FRONT SETBACK	6.5m	AS PER PLAN
SIDE SETBACK	0.9m	AS PER PLAN
REAR SETBACK	6.0m	AS PER PLAN
PRIVATE OPEN SPACE	5m x 5m min. 25m ²	25m ²
LANDSCAPE OPEN SPACE	40% or (279.2m ²)	280.13m ²

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesseract Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesseract Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesseract Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

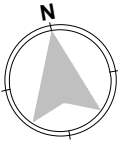
ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
B	16/06/25	FOR DA
C	18/06/25	FOR REVIEW
E	30/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
AREA CALCULATION

SCALE:
1 : 200 @ A3



CLIENT:
CARL VAN SELM

DRAWN BY: **DM** CHECKED BY: **SS**

PROJECT NO: **25014**

REV DATE: **30/06/2025**

STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A107

REV
E



31 Woodstock Road
Carlingford NSW 2151
info@tesseract.com.au
T 0488 22 1234

**Certificate No. 0012020590-01**
Scan QR code or follow website link for rating details.

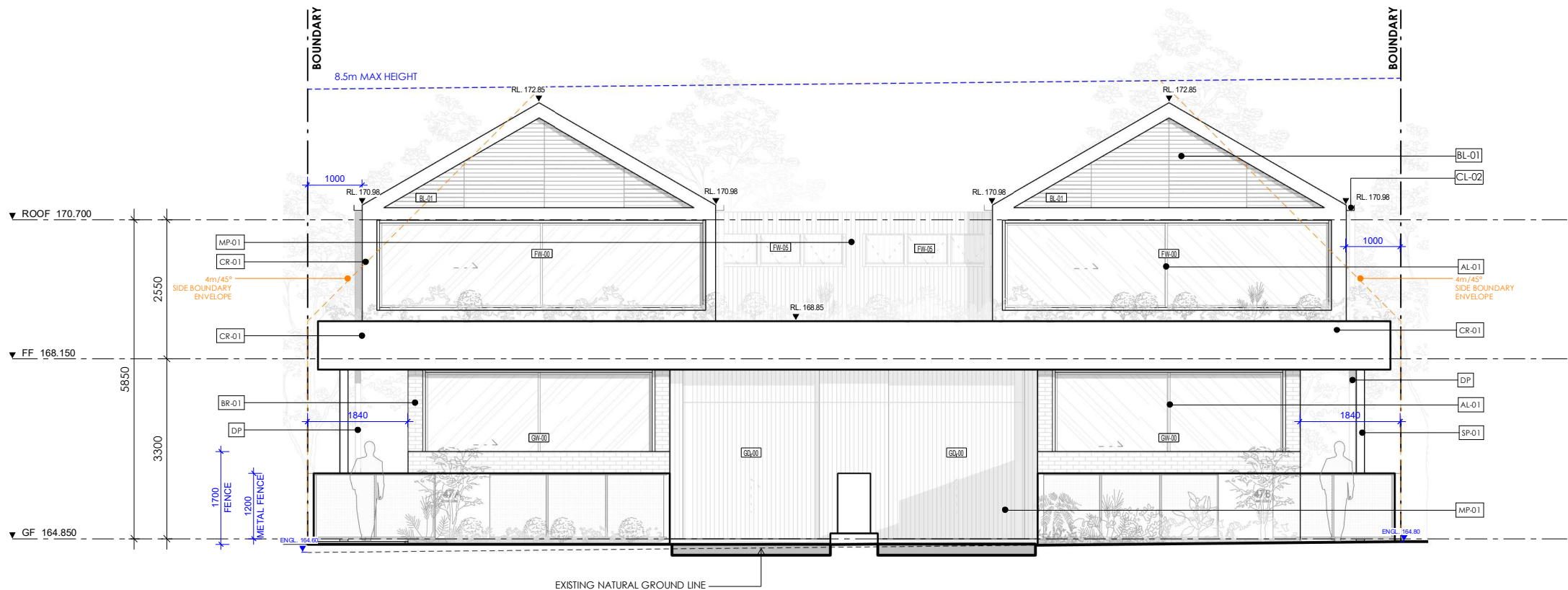
Assessor name Raymond Sleiman

Accreditation No. DMN/12/1472

Property Address 47 Blackbutts Road, Frenchs Forest NSW, 2086

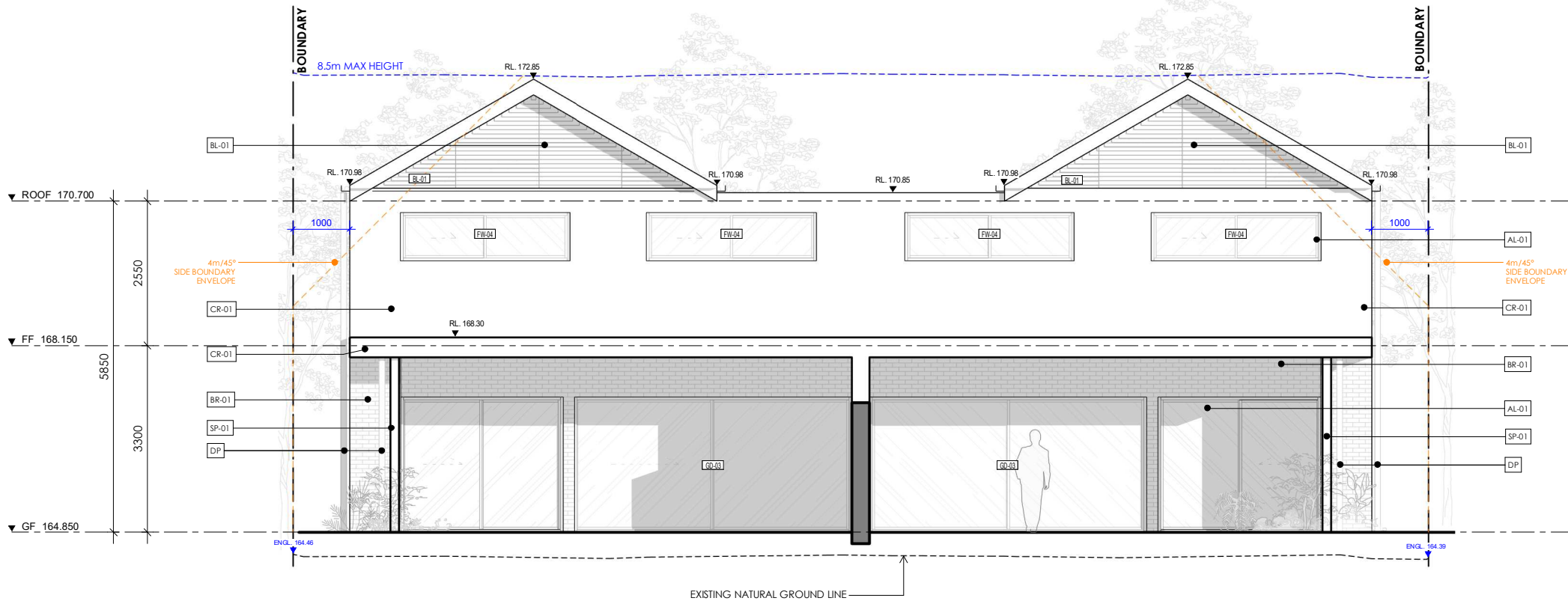
www.hstar.com.au/QR/Generate?p=cjUoZGksR





FRONT ELEVATION (NORTH)

Scale: 1 : 100



REAR ELEVATION (SOUTH)

Scale: 1 : 100

**Certificate No. 0012020590-01**

Scan QR code or follow website link for rating details.

Assessor name Raymond Sleiman

Accreditation No. DMN/12/1472

Property Address 47 Blackbutts Road, Frenchs Forest NSW, 2086

www.hstar.com.au/QR/Generate?p=cjUoZGksR



MATERIAL SCHEDULE

CR-01	CEMENT RENDER
MP-01	GALVANIZED STEEL
	CORRUGATED CLADDING - GREY
BL-01	EXTERNAL VENETIAN BLINDS
AL-01	ALUMINIUM FRAME - WHITE
RF-01	COLORBOND ROOF
SP-01	GALVANIZED STEEL POSTS
BR-01	NATURAL BRICK - TERRACOTTA

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesseract Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesseract Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesseract Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
B	16/06/25	FOR DA
C	18/06/25	FOR REVIEW
E	30/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
FRONT AND REAR ELEVATION

SCALE:
As indicated @ A3

CLIENT:
CARL VAN SELM

DRAWN BY: DM CHECKED BY: SS

PROJECT NO: 25014

REV DATE: 30/06/2025

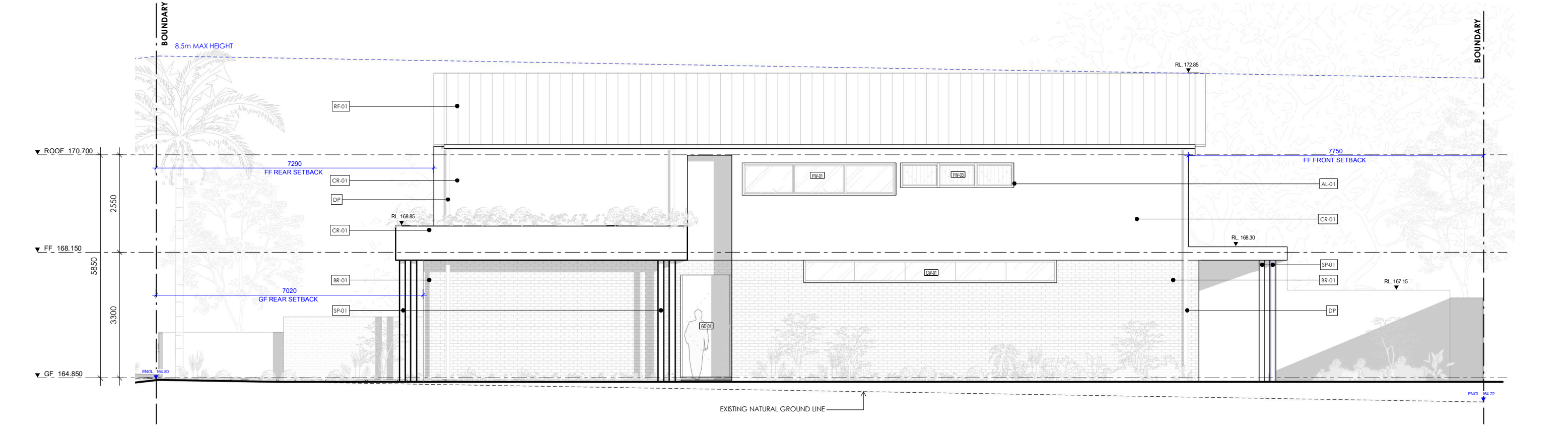
STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO: **A200**

REV
E

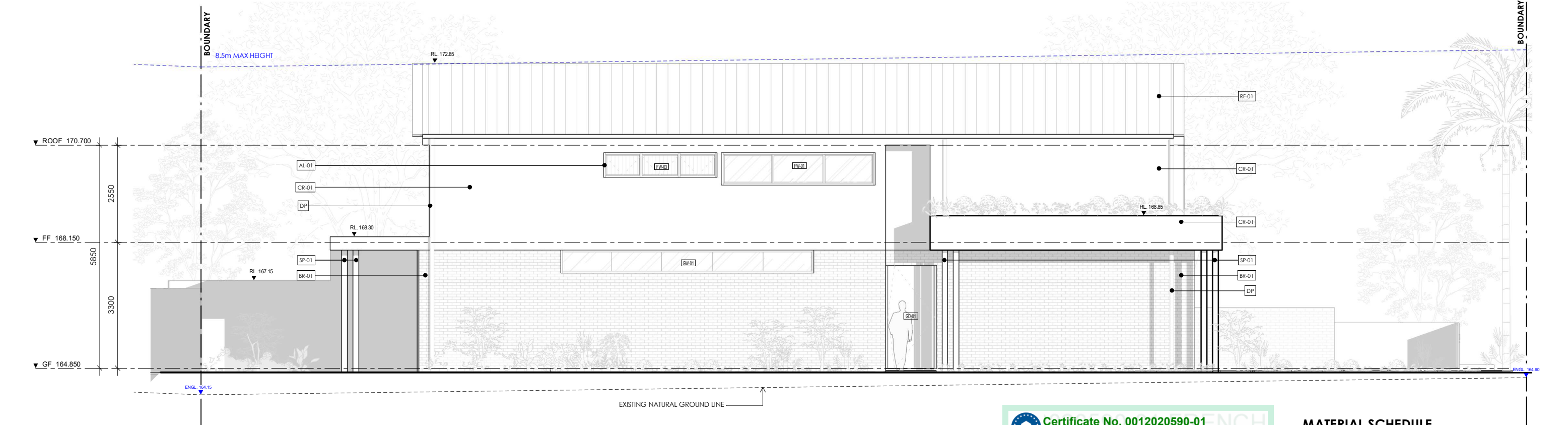
TESSERARCH

31 Woodstock Road
Carlingford NSW 2151
info@tesseracth.com.au
T 0488 22 1234



SIDE ELEVATION (NORTH)

Scale: 1 : 100



SIDE ELEVATION (SOUTH)

Scale: 1 : 100

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesserarch Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesserarch Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesserarch Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesserarch Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
B	16/06/25	FOR DA
C	18/06/25	FOR REVIEW
E	30/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
SIDE ELEVATION

SCALE:
As indicated @ A3

CLIENT:
CARL VAN SELM

DRAWN BY: DM CHECKED BY: SS

PROJECT NO: 25014

REV DATE: 30/06/2025

STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A201

REV
E

**Certificate No. 0012020590-01**
Scan QR code or follow website link for rating details.

Assessor name Raymond Sleiman

Accreditation No. DMN/12/1472

Property Address 47 Blackbutts Road, Frenchs Forest NSW, 2086

www.hstar.com.au/QR/Generate?p=cjUoZGKsR

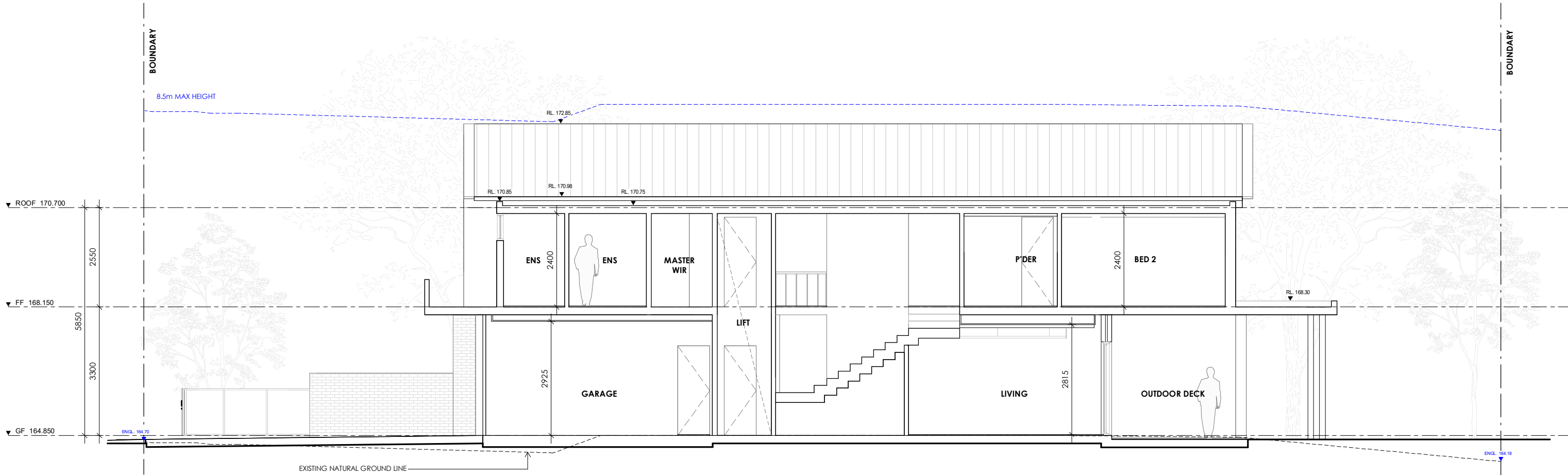


MATERIAL SCHEDULE

CR-01	CEMENT RENDER
MP-01	GALVANIZED STEEL
	CORRUGATED CLADDING - GREY
BL-01	EXTERNAL VENETIAN BLINDS
AL-01	ALUMINIUM FRAME - WHITE
RF-01	COLORBOND ROOF
SP-01	GALVANIZED STEEL POSTS
BR-01	NATURAL BRICK - TERRACOTTA

TESSERARCH

31 Woodstock Road
Carlingford NSW 2151
info@tesserarch.com.au
T 0488 22 1234



Section 1

Scale: 1 : 100

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesseract Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesseract Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesseract Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
B	16/06/25	FOR DA
C	18/06/25	FOR REVIEW
E	30/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
SECTION

SCALE:
1 : 100 @ A3

CLIENT:
CARL VAN SELM

DRAWN BY: Author CHECKED BY: Checker
PROJECT NO: 25014
REV DATE: 30/06/2025

STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A300

REV
E

TESSERARCH

31 Woodstock Road
Carlingford NSW 2151
info@tesseract.com.au
T 0488 22 1234

**Certificate No. 0012020590-01**

Scan QR code or follow website link for rating details.

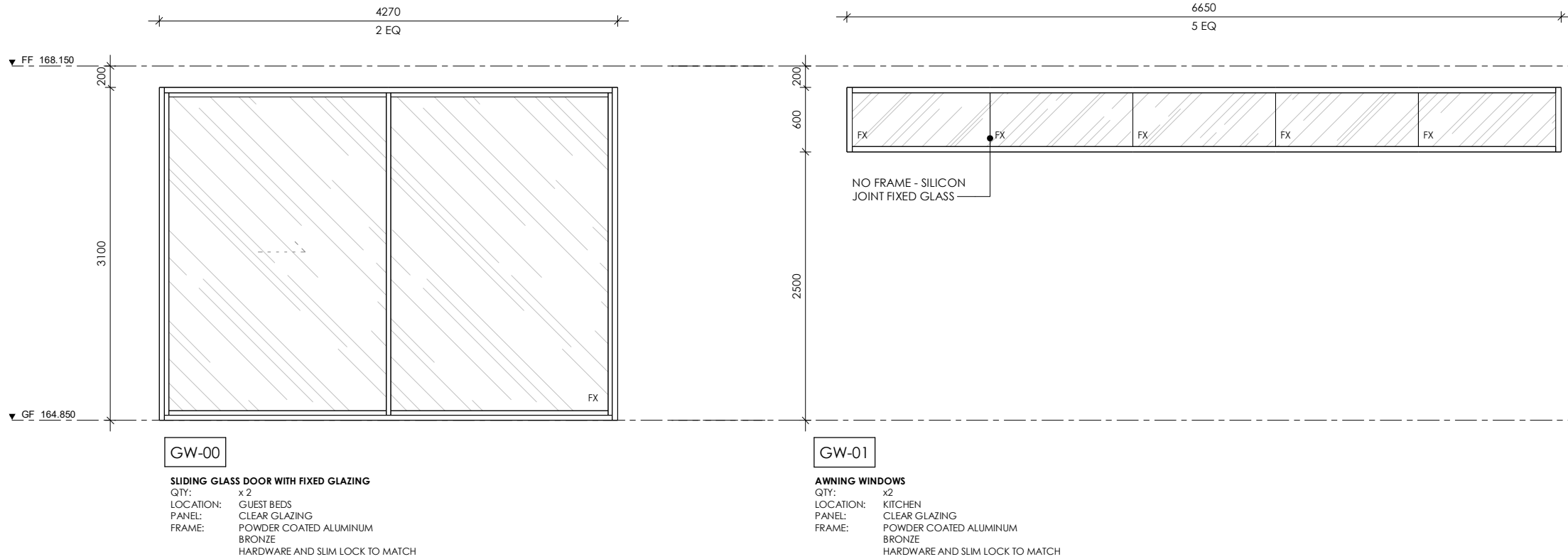
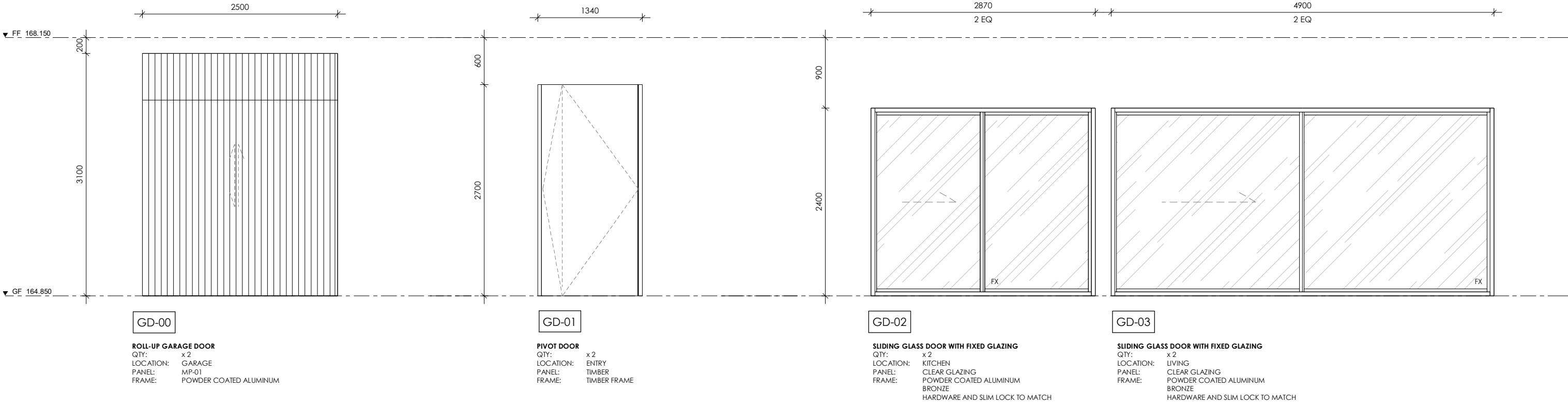
Assessor name Raymond Sleiman

Accreditation No. DMN/12/1472

Property Address 47 Blackbutts Road, Frenches Forest NSW, 2086

www.hstar.com.au/QR/Generate?p=cJuoZGKsR





**Certificate No. 0012020590-01**
Scan QR code or follow website link for rating details.

Assessor name Raymond Sleiman
Accreditation No. DMN/12/1472
Property Address 47 Blackbutts Road, Frenches Forest NSW, 2086
www.hstar.com.au/QR/Generate?p=cJuoZGKsR



All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesseract Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesseract Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesseract Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
C	18/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
EXTERNAL DOORS & WINDOW SCHEDULE

SCALE:
1 : 50 @ A3

CLIENT:
CARL VAN SELM

DRAWN BY:	DM	CHECKED BY:	SS
PROJECT NO:	25014		
REV DATE:	24/06/2025		

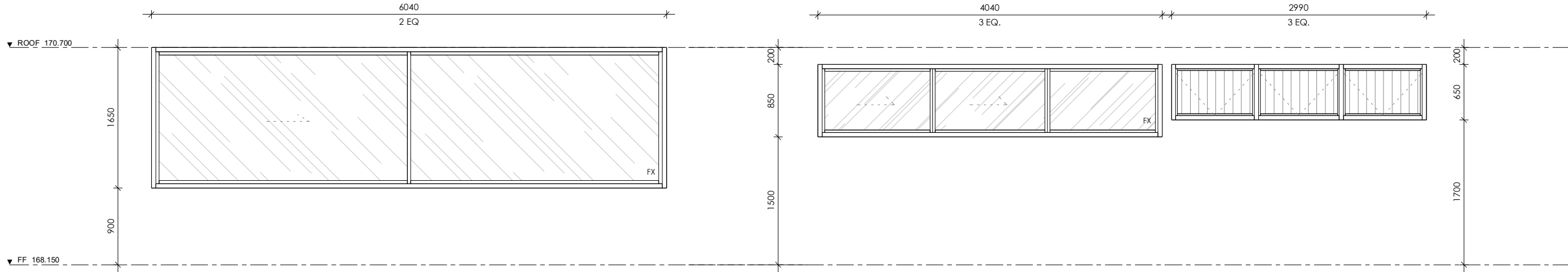
STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A701

REV
C

TESSERARCH

31 Woodstock Road
Carlingford NSW 2151
info@tesseract.com.au
T 0488 22 1234



FW-00

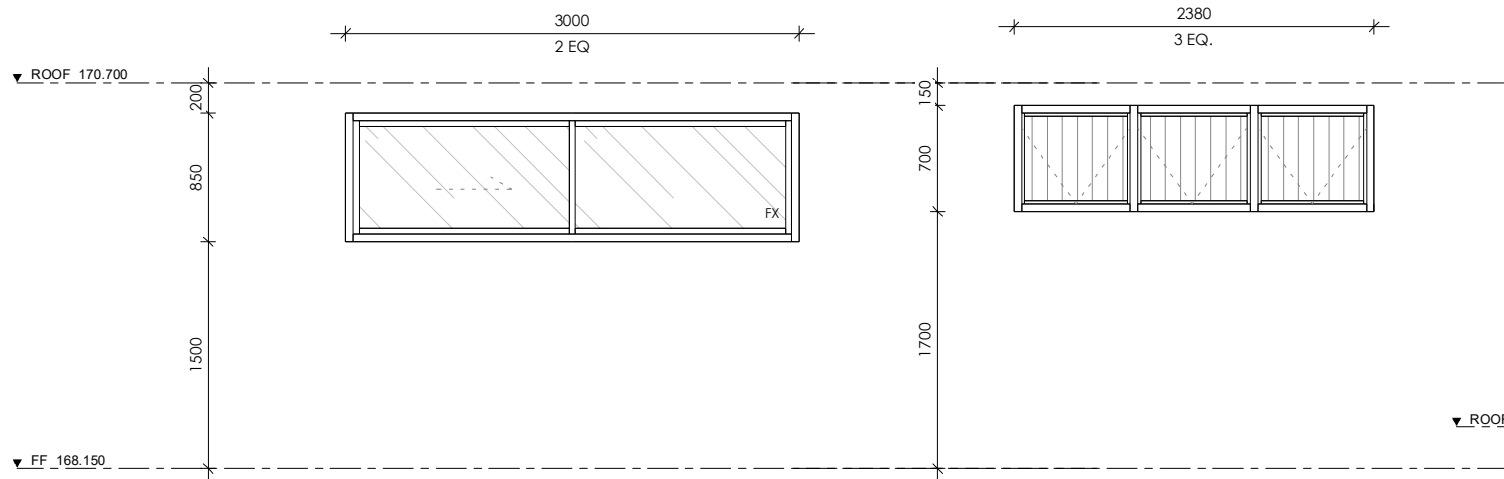
SLIDING WINDOW
QTY: x 2
LOCATION: MASTER BEDROOM
PANEL: CLEAR GLAZING
FRAME: POWDER COATED ALUMINUM
BRONZE
HARDWARE AND SLIM LOCK TO MATCH

FW-01

SLIDING WINDOW
QTY: x 2
LOCATION: BED 4
PANEL: CLEAR GLAZING
FRAME: POWDER COATED ALUMINUM
BRONZE
HARDWARE AND SLIM LOCK TO MATCH

FW-03

AWNING WINDOW
QTY: x 2
LOCATION: BATH
PANEL: FLUTED GLASS
FRAME: POWDER COATED ALUMINUM
BRONZE
HARDWARE AND SLIM LOCK TO MATCH

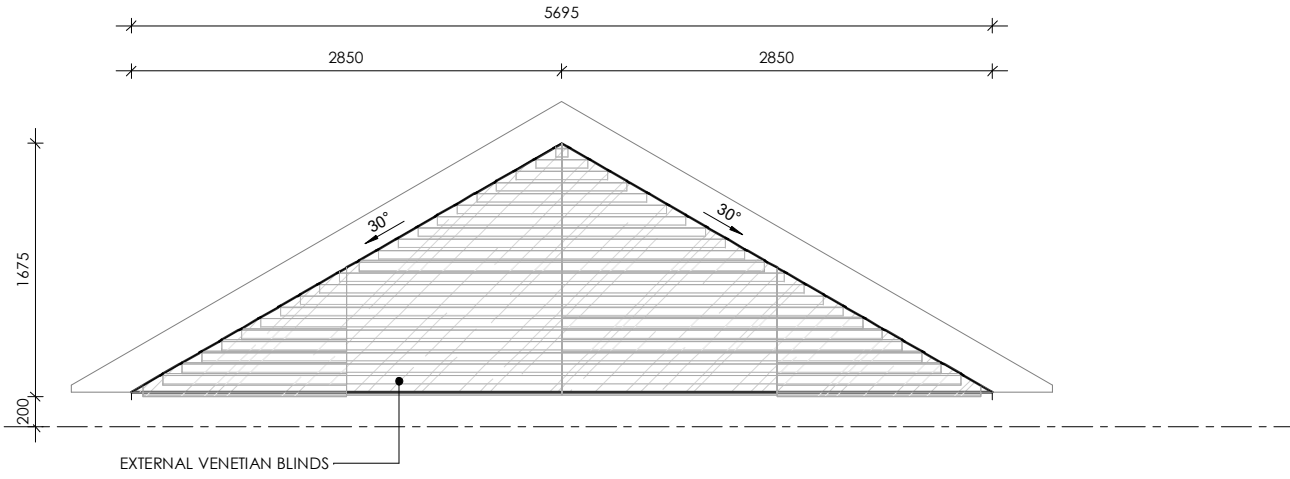


FW-04

SLIDING WINDOW
QTY: x 4
LOCATION: BEDROOM 2 & 3
PANEL: CLEAR GLAZING
FRAME: POWDER COATED ALUMINUM
BRONZE
HARDWARE AND SLIM LOCK TO MATCH

FW-05

AWNING WINDOW WITH CURVED FIXED GLASS
QTY: x 2
LOCATION: MASTER BED ENS
PANEL: FLUTED GLASS
FRAME: POWDER COATED ALUMINUM
BRONZE
HARDWARE AND SLIM LOCK TO MATCH



BL-01

FIXED GLASS WITH BLINDS
QTY: x 2
LOCATION: MASTER BED
PANEL: CLEAR GLASS
FRAME: POWDER COATED ALUMINUM
BRONZE
EXTERNAL VENETIAN BLINDS

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesseract Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesseract Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesseract Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
C	18/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
EXTERNAL DOORS & WINDOW SCHEDULE

SCALE:
1 : 50 @ A3

CLIENT:
CARL VAN SELM

DRAWN BY:	DM	CHECKED BY:	SS
PROJECT NO:	25014		
REV DATE:	24/06/2025		

STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A702

REV
C

**Certificate No. 0012020590-01**

Scan QR code or follow website link for rating details.

Assessor name Raymond Sleiman

Accreditation No. DMN/12/1472

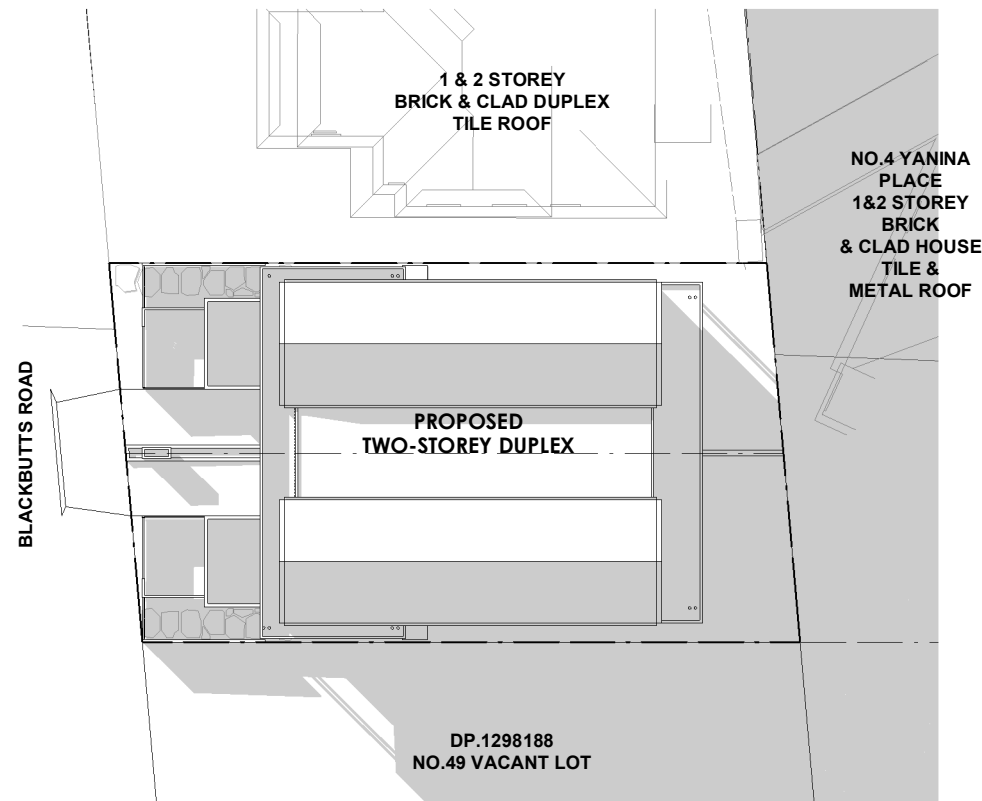
Property Address 47 Blackbutts Road, Frenchs Forest NSW, 2086

www.hstar.com.au/QR/Generate?p=cJuoZGksR

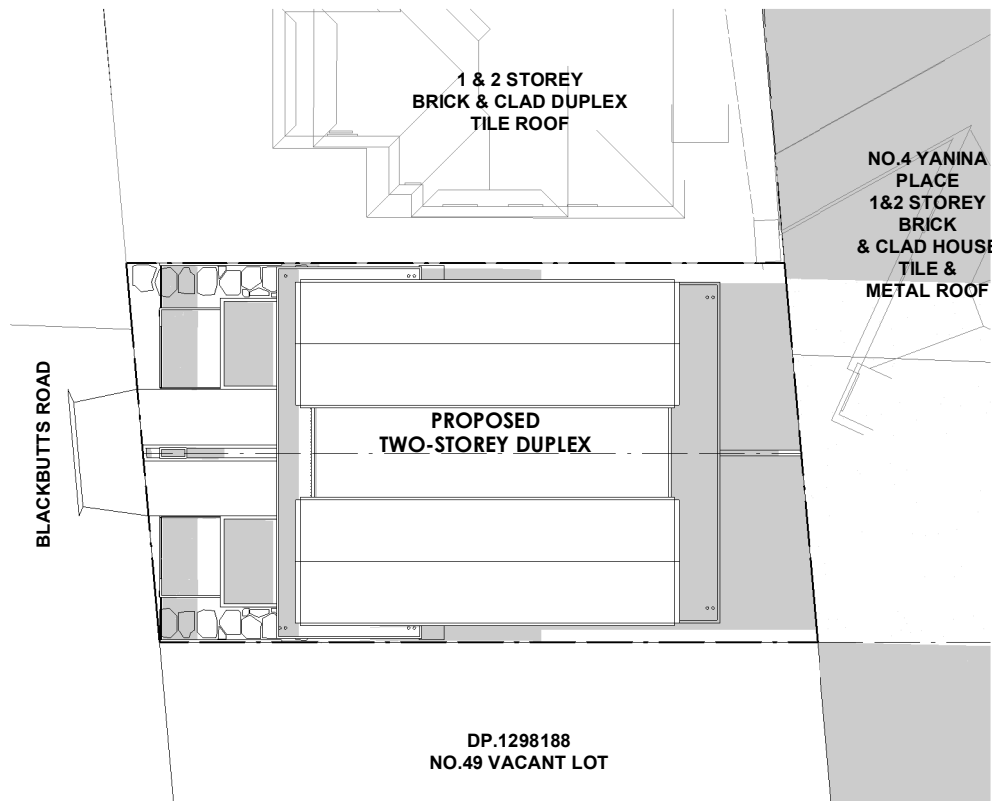


TESSERARCH

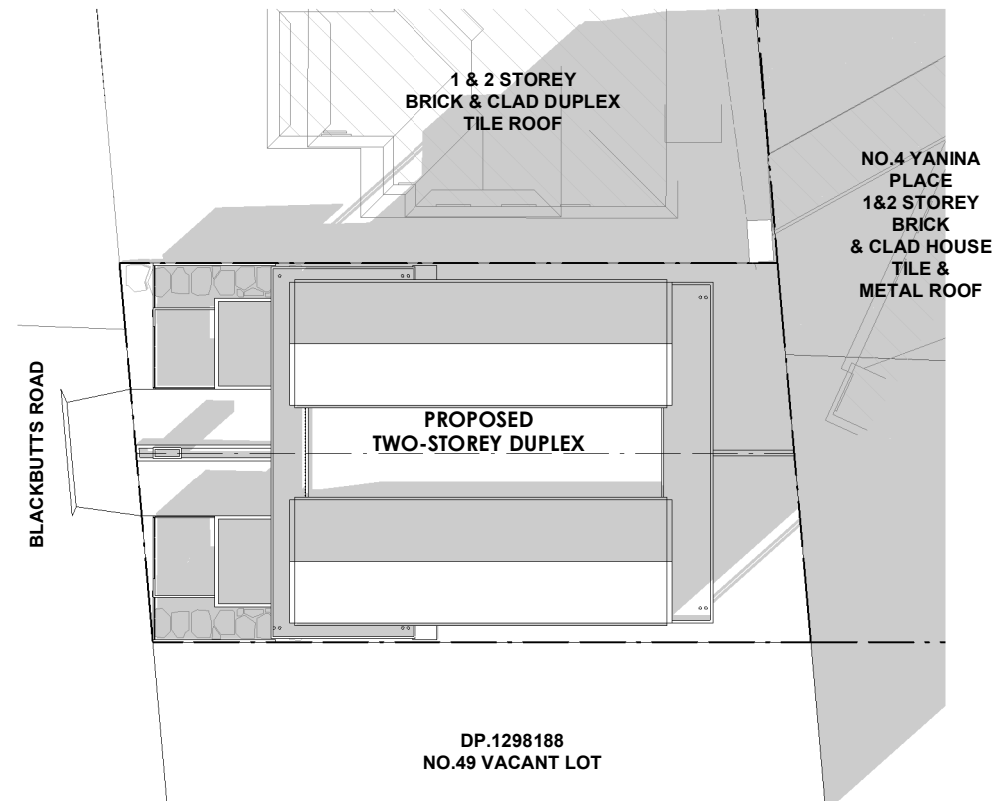
31 Woodstock Road
Carlingford NSW 2151
info@tesseract.com.au
T 0488 22 1234



JUNE 21 9AM
Scale:1 : 400



JUNE 21 12PM
Scale:1 : 400

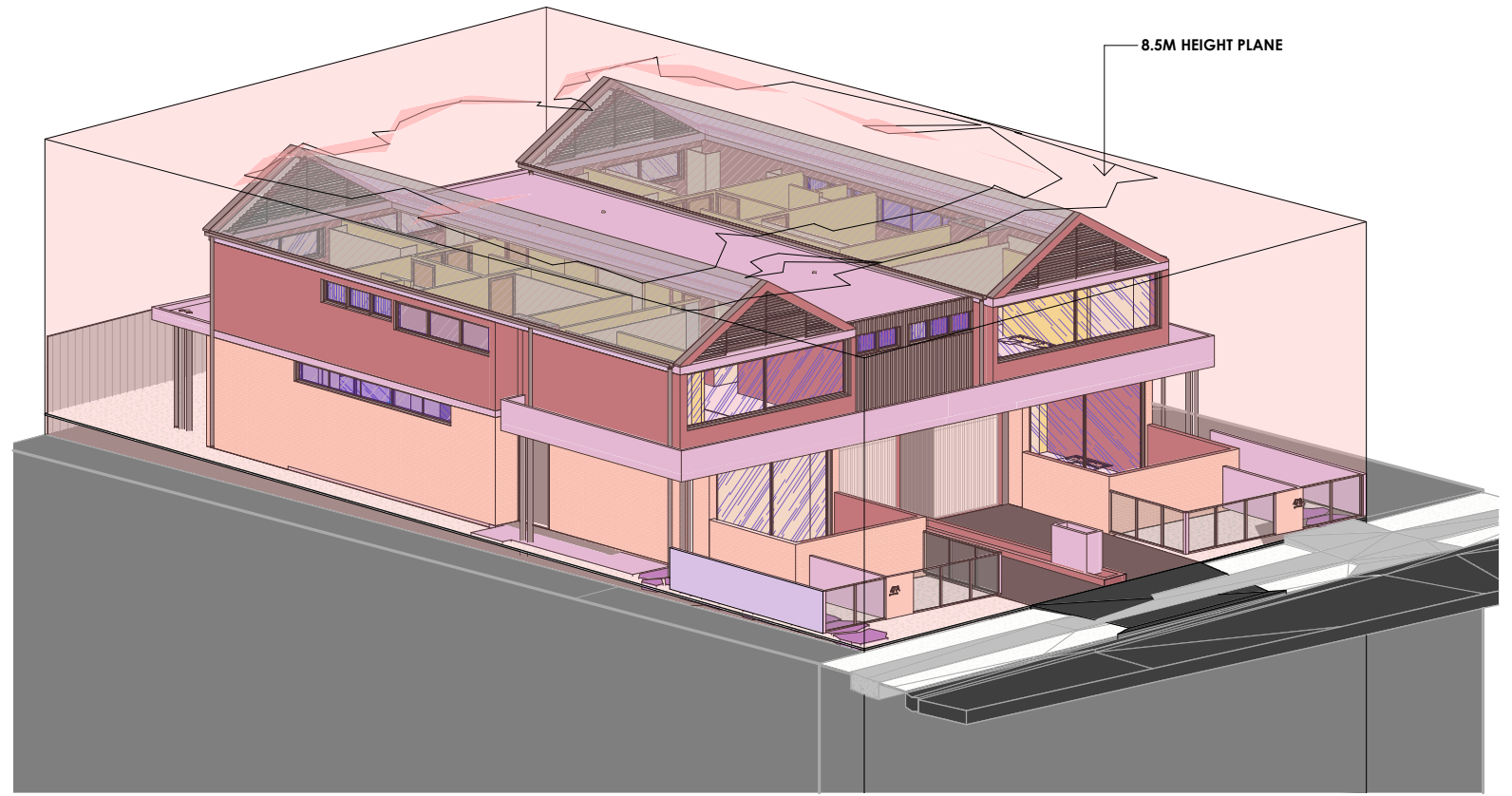


JUNE 21 3PM
Scale:1 : 400

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesseract Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesseract Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesseract Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

ISSUE	DATE	DESCRIPTION	PROJECT:	DRAWING TITLE:	CLIENT:	STATUS:	DRAWING NO:	REV
A	30/05/25	FOR DA	47 BLACKBUTTS RD. FRENCHES FOREST	SHADOW DIAGRAMS	CARL VAN SELM	PRELIMINARY	A810	C
C	18/06/25	FOR REVIEW	ADDRESS: 47 BLACKBUTTS RD. FRENCHES FOREST	SCALE: 1 : 400 @ A3	DRAWN BY: DM PROJECT NO: 25014 REV DATE: 24/06/2025	FOR COORDINATION		



All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesseract Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesseract Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesseract Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

ISSUE	DATE	DESCRIPTION	PROJECT:	DRAWING TITLE:	CLIENT:	STATUS:	DRAWING NO:	REV
A	30/05/25	FOR DA	47 BLACKBUTTS RD. FRENCHES FOREST	3D BUILDING HEIGHT PLANE	CARL VAN SELM	PRELIMINARY	A820	C
B	16/06/25	FOR DA	ADDRESS:	SCALE:		FOR COORDINATION		
C	18/06/25	FOR REVIEW	47 BLACKBUTTS RD. FRENCHES FOREST	@ A3				
					DRAWN BY: DM	CHECKED BY: SS		
					PROJECT NO: 25014			
					REV DATE: 24/06/2025			



All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesserarch Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Tesserarch Pty Ltd. This confidential design and any accompanying documentation is and remains the exclusive property of Tesserarch Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Tesserarch Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
B	16/06/25	FOR DA
C	18/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
3D RENDER

SCALE:
@ A3

CLIENT:
CARL VAN SELM

DRAWN BY:	DM	CHECKED BY:	SS
PROJECT NO:	25014		
REV DATE:	24/06/2025		

STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A900

REV
C



31 Woodstock Road
Carlingford NSW 2151
info@tesserarch.com.au
T 0488 22 1234