THE VAN-DUO HOUSES

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

COVERSHEET	30/06/2025	Е
DRAWING CONVENTIONS	24/06/2025	С
DEMOLITION PLAN	24/06/2025	С
SITE PLAN / PLAN OF STRATA SUBDIVISION	30/06/2025	Е
GROUND FLOOR	30/06/2025	Е
FIRST FLOOR	30/06/2025	Е
ROOF PLAN	24/06/2025	С
AREA CALCULATION	30/06/2025	Е
FRONT AND REAR ELEVATION	30/06/2025	Е
SIDE ELEVATION	30/06/2025	Е
SECTION	30/06/2025	Е
EXTERNAL DOORS & WINDOW SCHEDULE	24/06/2025	С
EXTERNAL DOORS & WINDOW SCHEDULE	24/06/2025	С
Shadow diagrams	24/06/2025	С
3D BUILDING HEIGHT PLANE	24/06/2025	С
3D RENDER	24/06/2025	С
	DRAWING CONVENTIONS DEMOLITION PLAN SITE PLAN / PLAN OF STRATA SUBDIVISION GROUND FLOOR FIRST FLOOR ROOF PLAN AREA CALCULATION FRONT AND REAR ELEVATION SIDE ELEVATION SECTION EXTERNAL DOORS & WINDOW SCHEDULE EXTERNAL DOORS & WINDOW SCHEDULE SHADOW DIAGRAMS 3D BUILDING HEIGHT PLANE	DRAWING CONVENTIONS 24/06/2025 DEMOLITION PLAN 24/06/2025 SITE PLAN / PLAN OF STRATA SUBDIVISION 30/06/2025 GROUND FLOOR 30/06/2025 FIRST FLOOR 30/06/2025 ROOF PLAN 24/06/2025 AREA CALCULATION 30/06/2025 FRONT AND REAR ELEVATION 30/06/2025 SIDE ELEVATION 30/06/2025 SECTION 30/06/2025 EXTERNAL DOORS & WINDOW SCHEDULE 24/06/2025 EXTERNAL DOORS & WINDOW SCHEDULE 24/06/2025 SHADOW DIAGRAMS 24/06/2025 3D BUILDING HEIGHT PLANE 24/06/2025

DESCRIPTION FOR DA FOR DA FOR REVIEW FOR REVIEW

47 BLACKBUTTS RD. FRENCHES FOREST 47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE: COVERSHEET

@ A3

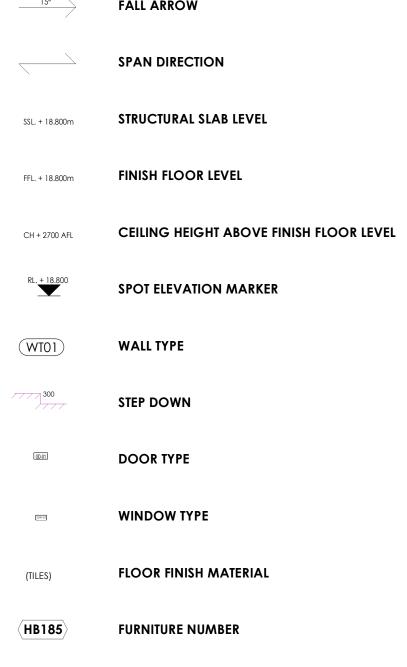
CARL VAN SELM DRAWN BY: DM CHECKED BY: SS 25014 REV DATE: 30/06/2025

STATUS: PRELIMINARY
FOR COORDINATION REV Ε A000



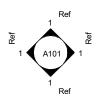
GENERAL ANNOTATION LEGEND

15°	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
RL. + 18.800	SPOT ELEVATION MARKER
WT01	WALL TYPE
300	STEP DOWN
G0-91)	DOOR TYPE
[cm:e]	WINDOW TYPE
(TILES)	FLOOR FINISH MATERIAL
(HB185)	FURNITURE NUMBER

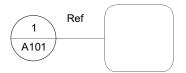


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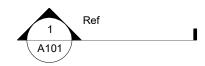
GRID NUMBER



INTERNAL ELEVATIONS



DETAIL CALLOUT

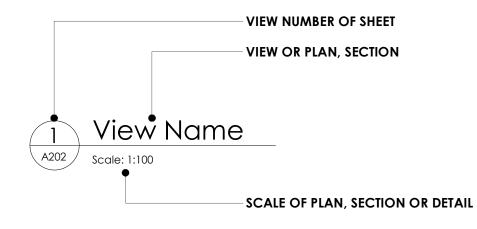


BUILDING SECTION



DETAIL SECTION

DRAWING TITLES



ABBREVIATION

AP APPR AFFL	ACCESS PANEL APPROVED ABOVE FINISHED FLOOR LEVEL	MAX MH MIN MISC	MAXIMUM MAN HOLE MINIMUM MISCELLANEOUS
BI-ORG BLDG BLK	BACK INLET OVERFLOW RELIEF GULLY BUILDING BLOCK	MM MS	MILLIMETRE MILD STEEL
BM	BENCH MARK	NB NO	NOMINAL BORE NUMBER
CAD CB c/c	COMPUTER AIDED DRAFTING COACH BOLT CENTRE TO CENTRE	NOM NTS	OMUNAL NOT TO SCALE
CCTV CHS CJ CL CNR CN	CLOSED CIRCUIT TELEVISION CIRCULAR HOLLOW SECTION CONSTRUCTION JOINT CENTRE LINE CORNER CONTRACT NOTE	O/A OF OFO O/H OD ORG	OVERALL OVER FLOW OVERFLOW OUTLET OVER HEAD OUTSIDE DIAMETER OVERFLOW RELIEF GULLY
CODE COL	BUILDING CODE COLUMN	PC	PRECAST CONCRETE
CON COR COS	CONCRETE CORRUGATED CHECK ON SITE	PFC PLY PTN	PARALLEL FLANGE CHANNEL PLYWOOD PARTITION
CP CRS	CESSPIT CENTRES	QT	QUALITY
CS	CAVITY SLIDER	R	RADIUS
CSK C/W	COUNTERSUNK COMPLETE WITH	RC REF REQD	REINFORCED CONCRETE REFERENCE REQUIRED
DB	DISTRIBUTION BOARD	RH	RIGHT HAND
DHS	DIMOND HI-SPAN (METAL PURLIN)	RHS	ROLLED HOLLOW SECTION
DIA DIA	DIAMETER DIAGONAL	RL RO	REDUCED LEVEL ROUGH OPENING
DIM	DIMENSION	ROW	RIGHT OF WAY
DP	DOWNPIPE DAME PROOF COURSE	RSA	ROLLED STEEL ANGLE
DPC DPM DWG	DAMP PROOF COURSE DAMP PROOF MEMBRANE DRAWING	RSC RSJ	ROLLED STEEL CHANNEL ROLLED STEEL JOIST
EJ	EVD ANISION IOINIT	SCJ SCHED	SAW CUT JOINT SCHEDULE
EXTG	EXPANSION JOINT EXISTING	SCP	SATIN CHROME PLATE
27.10	2,40111.10	SED	SMALL END DIAMETER
FA	FIRE ALARM	SHS	SQUARE HOLLOW SECTION
FAP FCL	FIRE ALARM PANEL FINISHED CEILING LEVEL	SHT SK	SHEET SKETCH
FEX	FIRE EXTINGUISHER	SL	STRUCTURAL LEVEL
FFL	FINISHED FLOOR LEVEL	SP	SOIL PIPE
FG FH	FIXED GLASS FIRE HYDRANT	SPEC SQ/M	SPECIFICATION SQUARE METER
FHR	FIRE HOSE REEL	SQ/M	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 HORZ	HOT DIPPED GALVANISED HORIZONTAL	TGV TV	TONGUE, GROOVE & VEE JOINT 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 IL	INSPECTION JUNCTION INVERT LEVEL	VERT VP	VERTICAL VENT PIPE
ıL	HAVENI LEVEL	W	WATT
⊬ W	KIIOWATT	WRD	WALL BOARD

sions are to be checked by the builder on site	

Name _

Elevation

FLOOR LEVEL

NORTH POINT MARKER

47 BLACKBUTTS RD. FRENCHES FOREST

@ A3

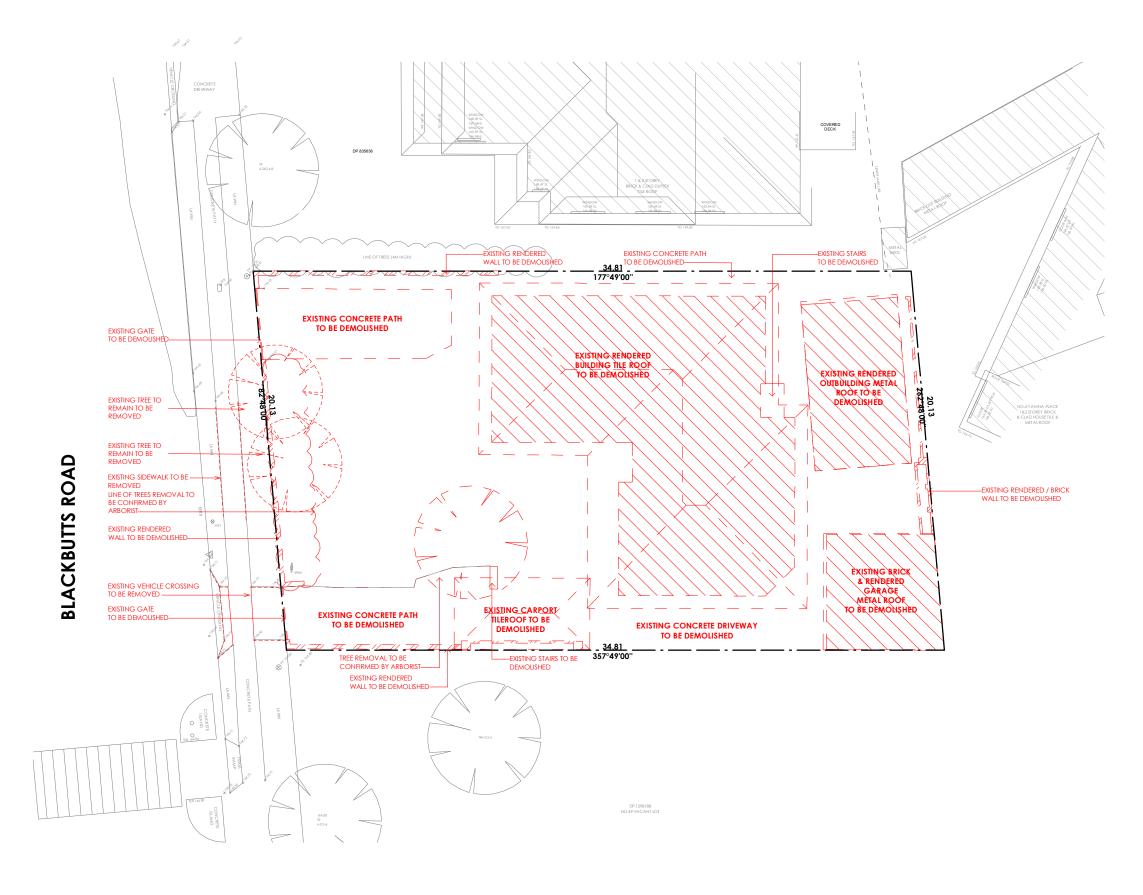
KILOWATT

STATUS: PRELIMINARY FOR COORDINATION REV A001 C

WBD

WALL BOARD





DEMOLITION PLAN

Scale: 1 : 200

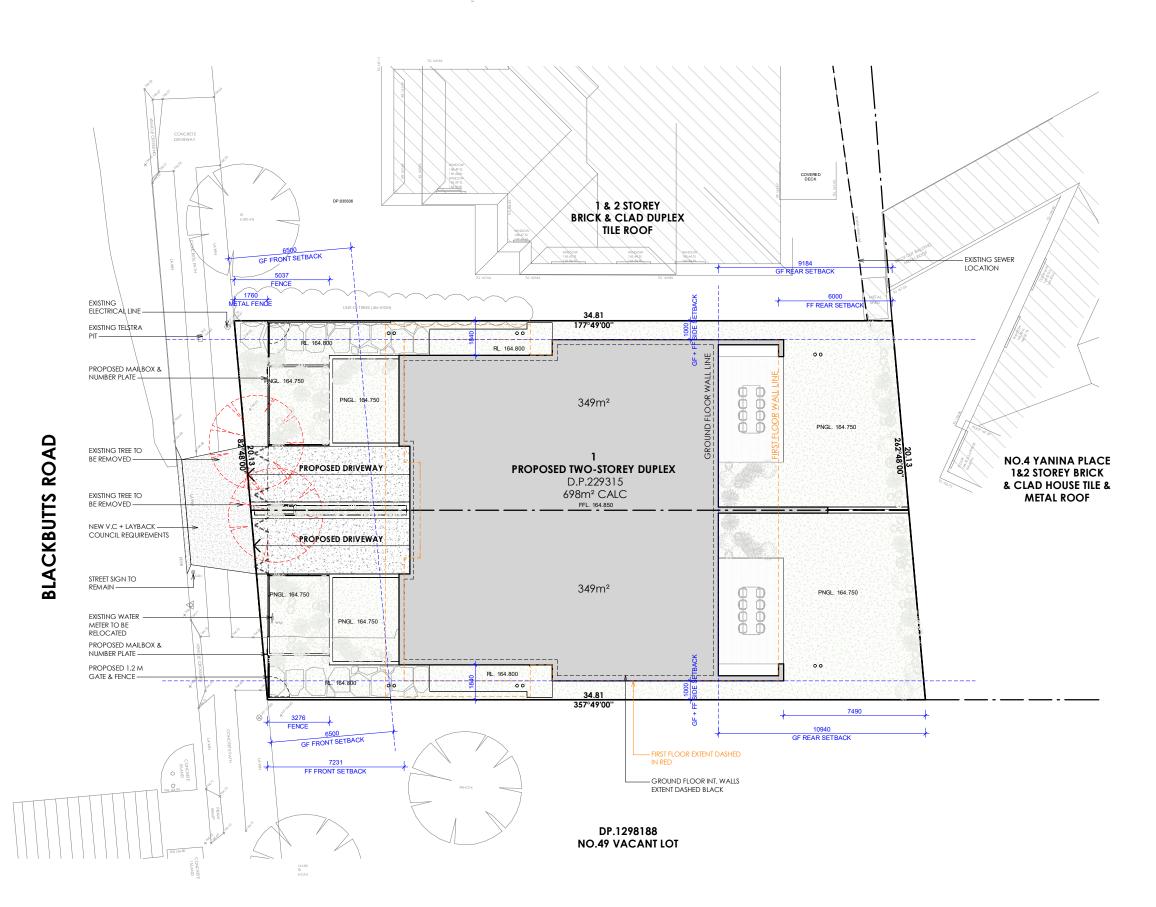
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ISSUE A C	DATE 30/05/25 18/06/25	DESCRIPTION FOR DA FOR REVIEW	PROJECT: 47 BLACKBUTTS RD. FRENCHES FOREST	DEMOLITIO		CLIENT: CARL VAN SELM	STATUS: PRELIMINARY FOR COORDINATION	
			ADDRESS:	SCALE:		DRAWN BY: DM CHECKED BY: SS	DRAWING NO:	REV
			47 BLACKBUTTS RD. FRENCHES FOREST	1 : 200	@ A3	PROJECT NO: 25014 REV DATE: 24/06/2025	— A101	С



ER — 31 Woodstock Road Carlingford NSW 2151 info@lesserarch.com.au T 0488 22 1234



SITE COMPLIANCE TABLE:		LOT 1 DP 229315
LOT AREA 698		698m²
	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	25m²
LANDSCAPE OPEN SPACE	40% or (279.2m²)	280.13m ²

All dimensions are to be checked by the builder on site and any discrepancies brought the attention of Tesseranch Ply Ltd prior to construction. When a dimension is not clear is the builder's responsibility to clearly 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 reclearly.

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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:	OM	CHECKED BY:	SS	С		
PROJECT NO:		25014				
REV DATE:		30/06/2025				

STATUS:
PRELIMINARY
FOR COORDINATION

FOR COORDINATION

DRAWING NO: REV

A102





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ADDRESS: 47 BLACKBUTTS RD. FRENCHES FOREST 1:100 @ A3

CLIENT:	ST					
CARL VAN SELM						
DRAWN BY:	DM	CHECKED BY:	SS	DF		
PROJECT NO:		25014				
REV DATE:		30/06/2025				

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DESCRIPTION

47 BLACKBUTTS RD. FRENCHES FOREST ADDRESS: 47 BLACKBUTTS RD. FRENCHES FOREST

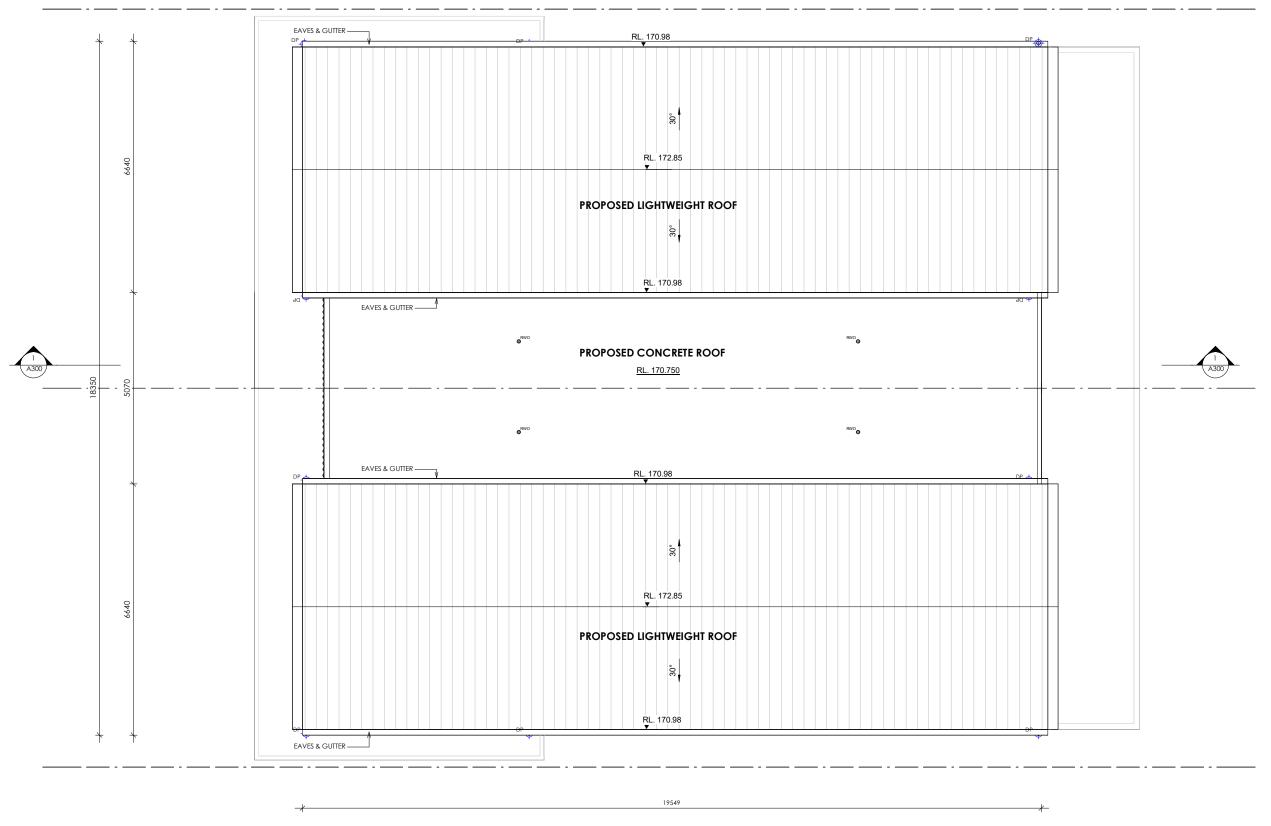
DRAWING TITLE: FIRST FLOOR 1:100 @ A3



CLIENT:						
CARL VAN SELM						
DRAWN BY: DM	CHECKED BY:	SS				
PROJECT NO:	25014					
REV DATE:	30/06/2025					

PRELIMINARY
FOR COORDINATION DRAWING NO: REV Ε A104

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DRAWING TITLE: **ROOF PLAN**

@ A3

SCALE:

1:100

ROOF PLAN

Scale: 1 : 100

ISSUE	DATE	DESCRIPTION	PROJECT:
A B C	30/05/25 16/06/25 18/06/25	FOR DA FOR DA FOR REVIEW	47 BLACKBUTTS RD. FRENCHES FORES
			ADDRESS:
			47 BLACKBUTTS RD. FRENCHES FOREST



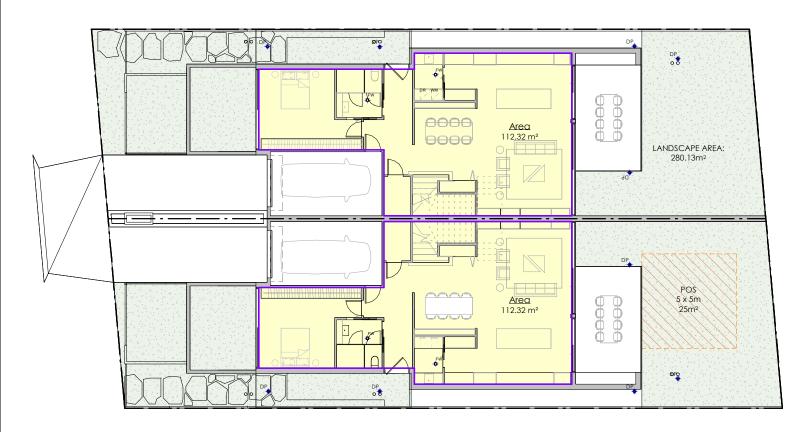
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CARL VAN	SELN	1		PRELIMINARY FOR COORDINATION
DRAWN BY:	DM	CHECKED BY:	SS	DRAWING NO:
PROJECT NO:		25014		A10F
REV DATE:		24/06/2025		— A105

24/06/2025



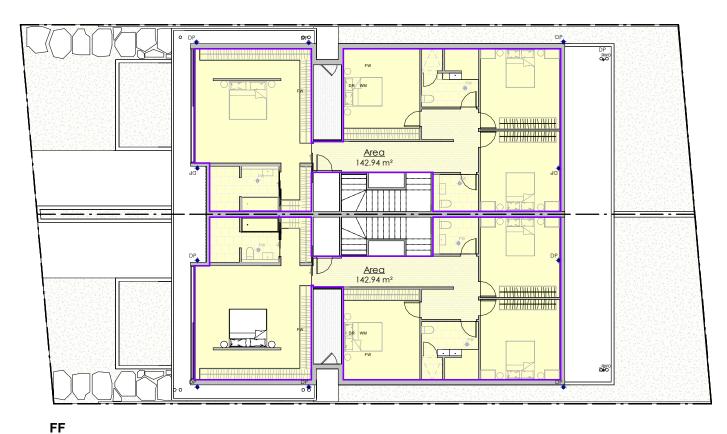
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GF

Scale: 1 : 200



Scale: 1 : 200

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Orimination to tiese approvae has not been received.

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ISSUE	DATE	DESCRIPTION	PROJECT:	DRAWING TITLE	E:
A B C	30/05/25 16/06/25 18/06/25 30/06/25	FOR DA FOR DA FOR REVIEW FOR REVIEW	47 BLACKBUTTS RD. FRENCHES FOREST	AREA CALO	CULATION
_	30/00/23	PORNEVIEW	ADDRESS: 47 BLACKBUTTS RD. FRENCHES FOREST	1 : 200	@ A3

SITE COMPLIANCE TABLE:		LOT 1 DP 229315 698m ²	
LOT AREA			
	CONTROL	PROPOSED	
MAX.BUILDING HEIGHT	8.5m	8.5m	
GROUND FLOOR AREA	N/A	224.64m ²	
FIRST FLOOR AREA	N/A	285.88m²	
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	25m²	
LANDSCAPE OPEN SPACE	40% or (279.2m²)	280.13m ²	

N	

REV DATE:

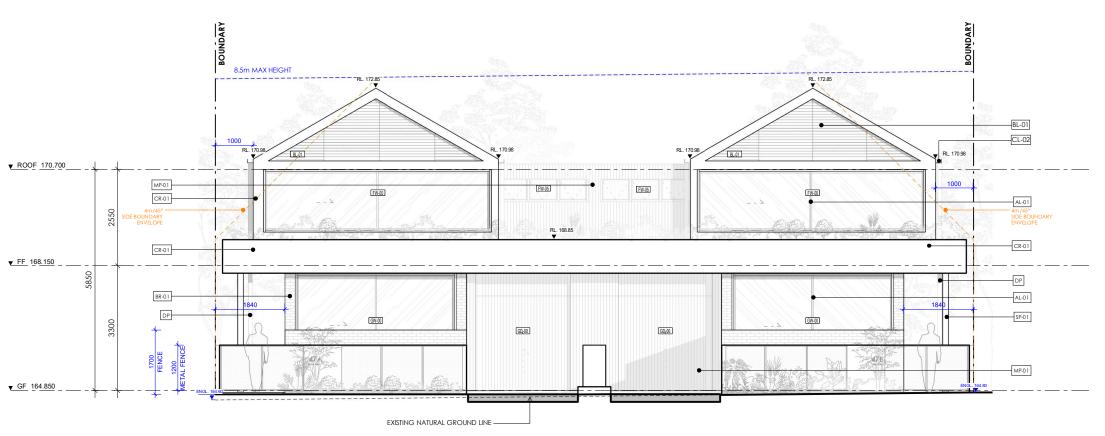
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DRAWN BY:	DM	CHECKED BY:	SS	DRAWING NO:	REV
PROJECT NO		25014		A 1 0 7	

30/06/2025

A107

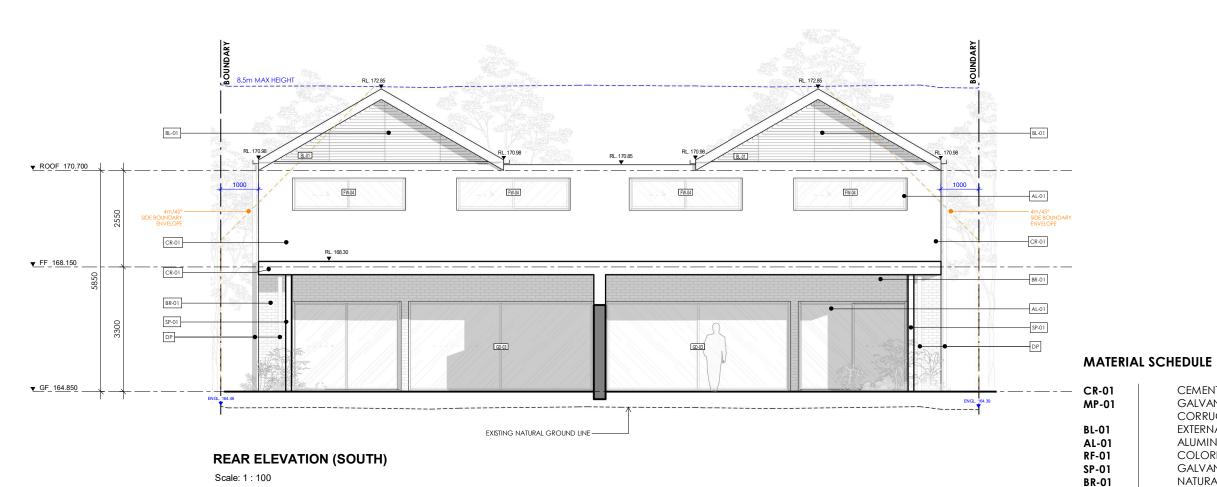


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FRONT ELEVATION (NORTH)

Scale: 1 : 100



ISSUE
Α
В
С
E

DESCRIPTION

47 BLACKBUTTS RD. FRENCHES FOREST ADDRESS: 47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE: FRONT AND REAR ELEVATION

As indicated

REV DATE:

CARL VAN SELM DRAWN BY: DM CHECKED BY:

25014

30/06/2025

DRAWING NO: A200

STATUS: PRELIMINARY
FOR COORDINATION

REV

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TESS

CEMENT RENDER

GALVANIZED STEEL

COLORBOND ROOF

CORRUGATED CLADDING - GREY EXTERNAL VENETIAN BLINDS

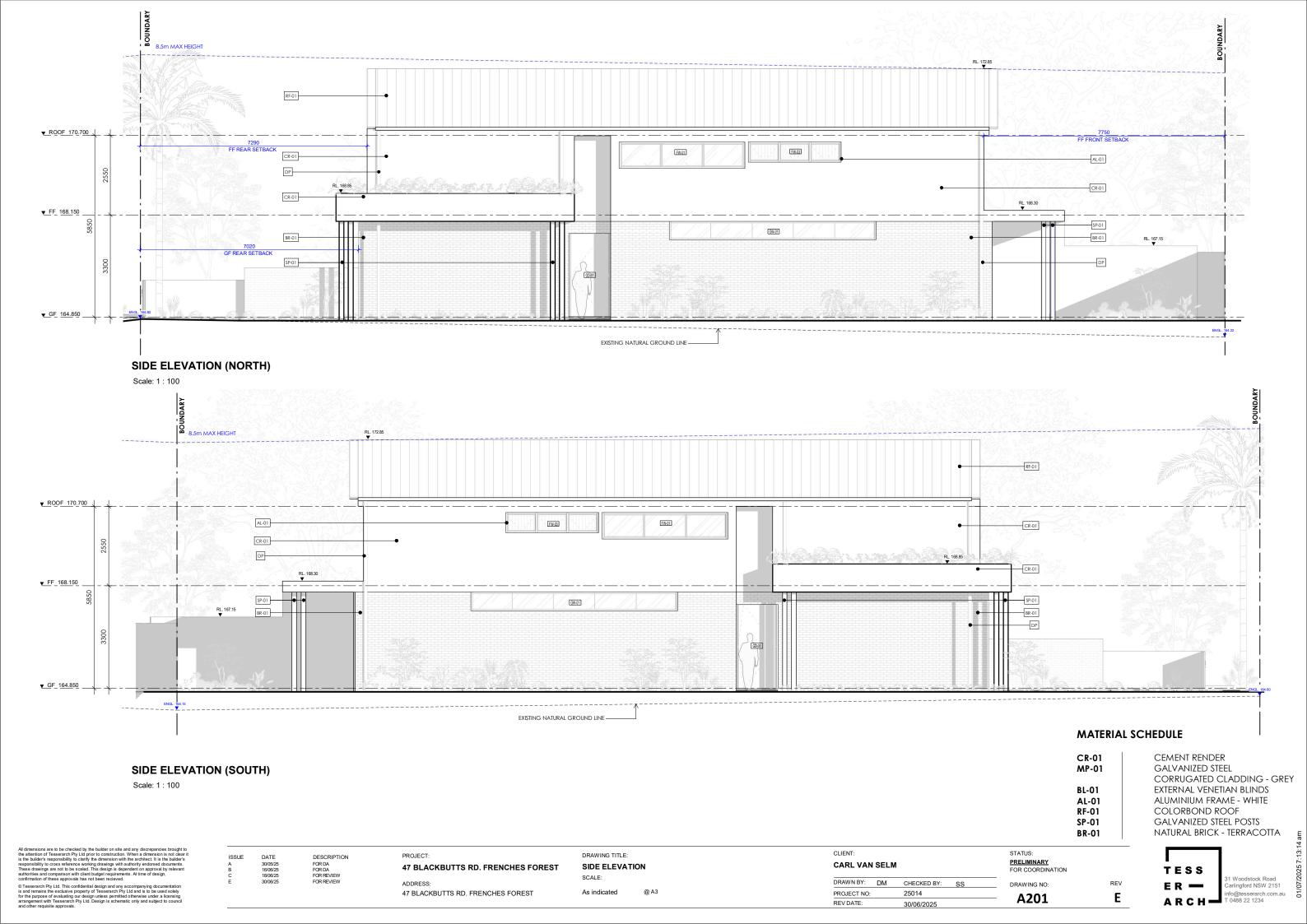
ALUMINIUM FRAME - WHITE

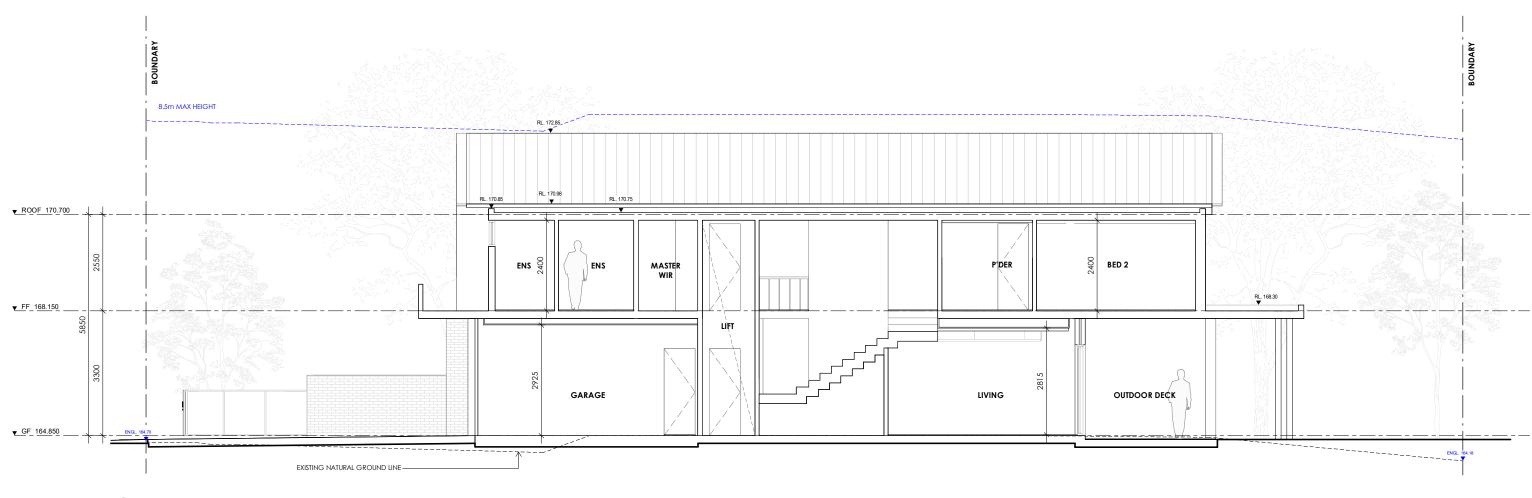
NATURAL BRICK - TERRACOTTA

GALVANIZED STEEL POSTS

ARCH

To Assert Control of the Contr





Section 1 Scale: 1 : 100

DESCRIPTION FOR DA FOR DA FOR REVIEW FOR REVIEW

47 BLACKBUTTS RD. FRENCHES FOREST ADDRESS: 47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE: SECTION 1:100 @ A3

CLIENT: CARL VAN SELM DRAWN BY: Author CHECKED BY: Checker REV DATE: 30/06/2025

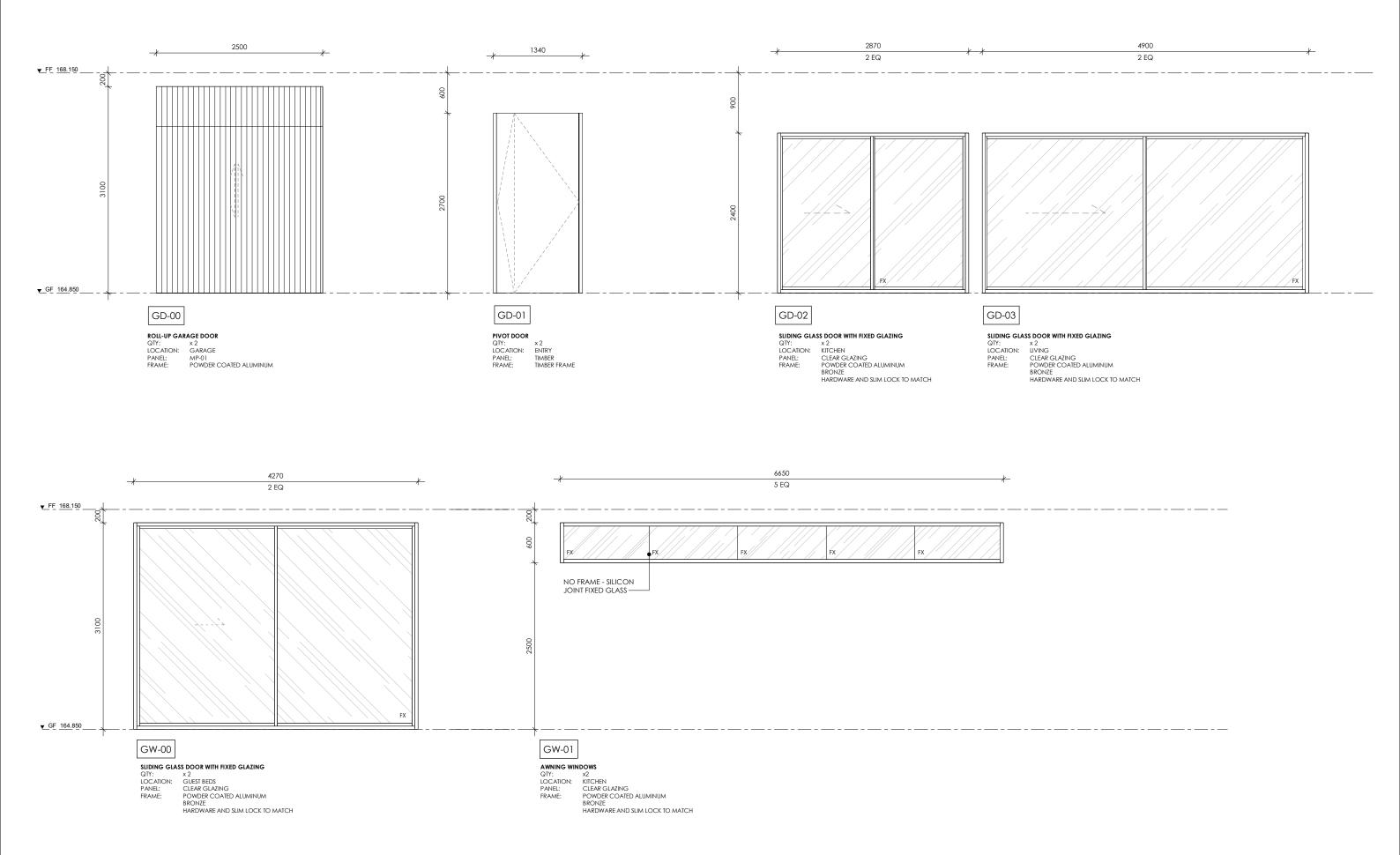
PRELIMINARY
FOR COORDINATION DRAWING NO: A300

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47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:

EXTERNAL DOORS & WINDOW SCHEDULE

SCALE:

1:50 @ A3

 CARL VAN SELM

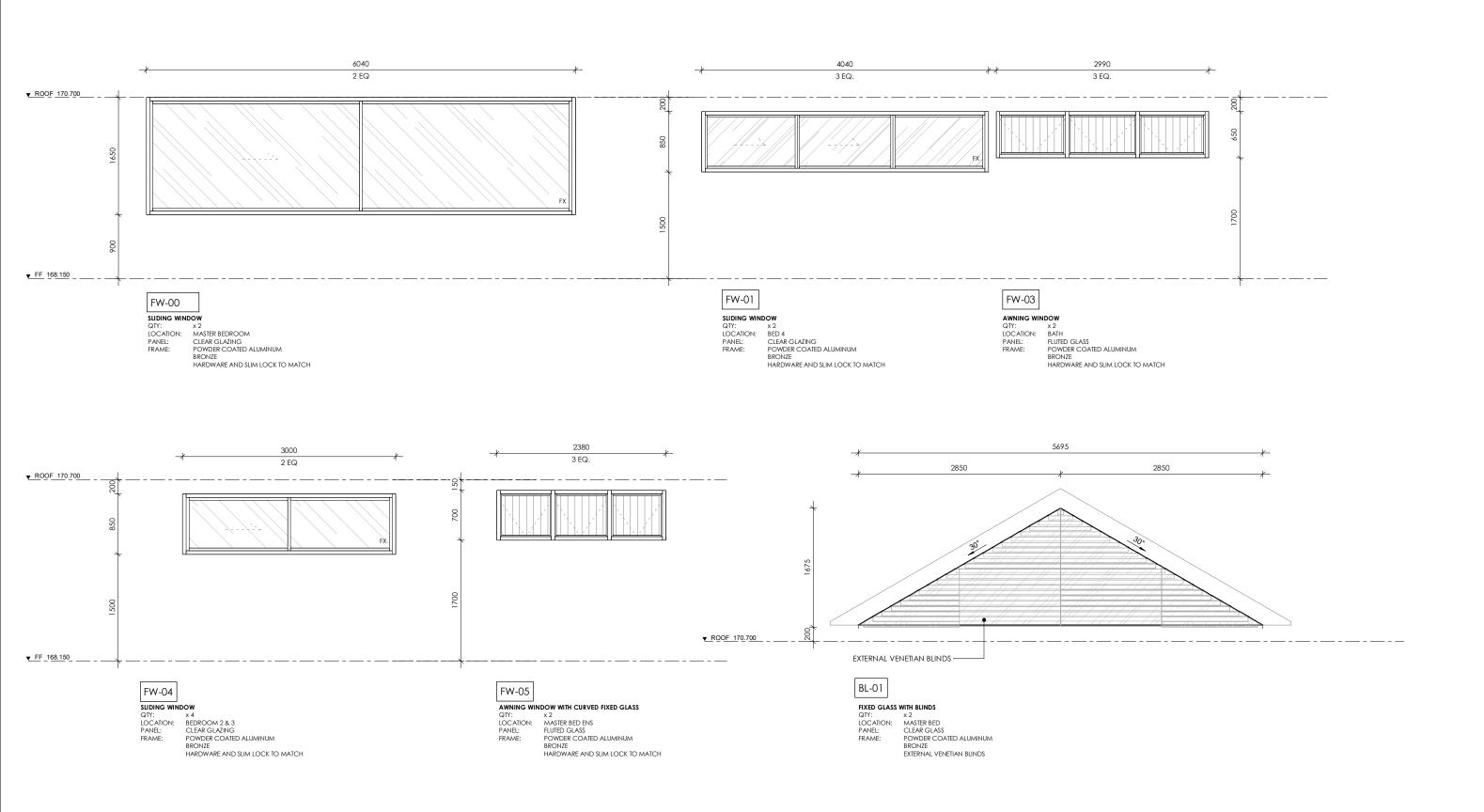
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 DM
 CHECKED BY:
 SS

 PROJECT NO:
 25014

 REV DATE:
 24/06/2025

STATUS:
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FOR COORDINATION
DRAWING NO: REV
A701 C





nfirmation of these approvals	has not been r	ecieved.	3 ,
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SSUE A	DATE 30/05/25 18/06/25	DESCRIPTION FOR DA FOR REVIEW	PROJECT: 47 BLACKBUTTS RD. FRENCH
			ADDRESS:

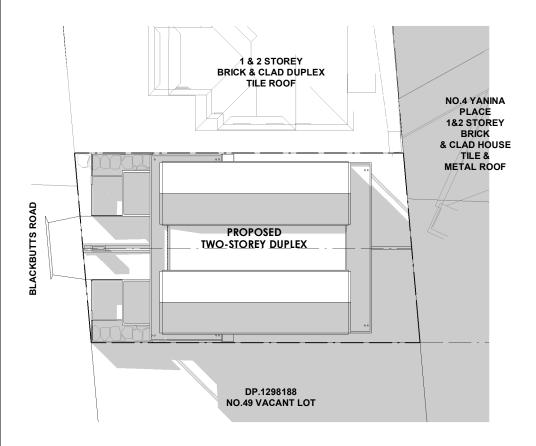
ROJECT:	DRAWING 1
7 BLACKBUTTS RD. FRENCHES FOREST	EXTERN
DDRESS:	SCALE:
7 BLACKBUTTS RD FRENCHES FOREST	1:50

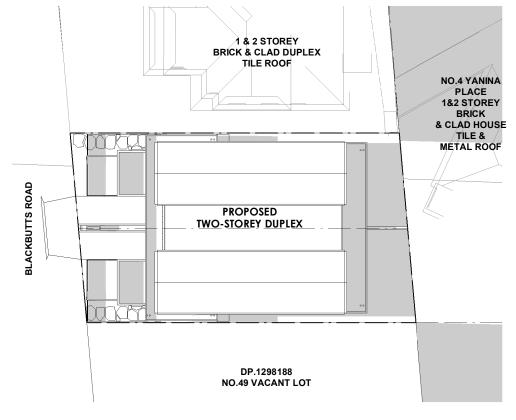
DRAWING TITLE	∄
EXTERNAL	DOORS & WINDOW SCHEDULE
SCALE:	
1:50	@ A3

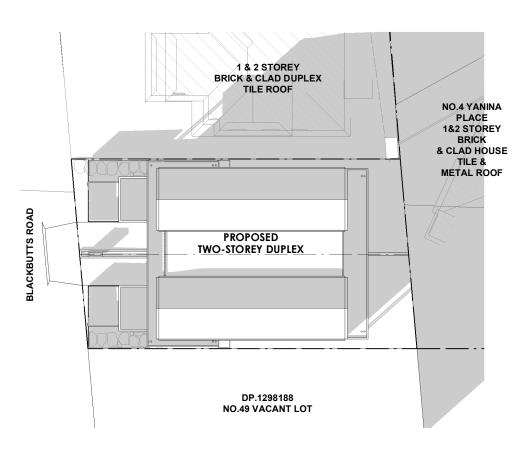
CLIENT: CARL VAN SELM			STATUS: PRELIMINARY FOR COORDINATION
DRAWN BY: DM	CHECKED BY:	SS	DRAWING NO:
PROJECT NO:	25014		A 702
REV DATE:	24/06/2025		— A702



REV C







JUNE 21 12PM JUNE 21 3PM JUNE 21 9AM

Scale:1:400 Scale:1:400 Scale:1:400

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ISSUE DESCRIPTION FOR DA FOR REVIEW

47 BLACKBUTTS RD. FRENCHES FOREST ADDRESS:

47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE: SHADOW DIAGRAMS 1:400 @ A3

CLIENT: CARL VAN SELM

DRAWN BY: DM CHECKED BY: 25014 REV DATE: 24/06/2025

STATUS: PRELIMINARY
FOR COORDINATION DRAWING NO: A810

REV

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ISSUE	DATE	DESCRIPT
Α	30/05/25	FOR DA
В	16/06/25	FOR DA
С	18/06/25	FOR REVIEW

47 BLACKBUTTS RD. FRENCHES FOREST ADDRESS: 47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE: 3D BUILDING HEIGHT PLANE @ A3

CLIENT: CARL VAN SELM DRAWN BY: DM CHECKED BY: SS 25014 REV DATE: 24/06/2025

PRELIMINARY
FOR COORDINATION REV DRAWING NO: A820 C





DESCRIPTION FOR DA FOR DA FOR REVIEW

47 BLACKBUTTS RD. FRENCHES FOREST

47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:

DRAWING TITLE: 3D RENDER

CLIENT: CARL VAN SELM

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

STATUS:
PRELIMINARY
FOR COORDINATION

A900

DRAWING NO:

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REV

C