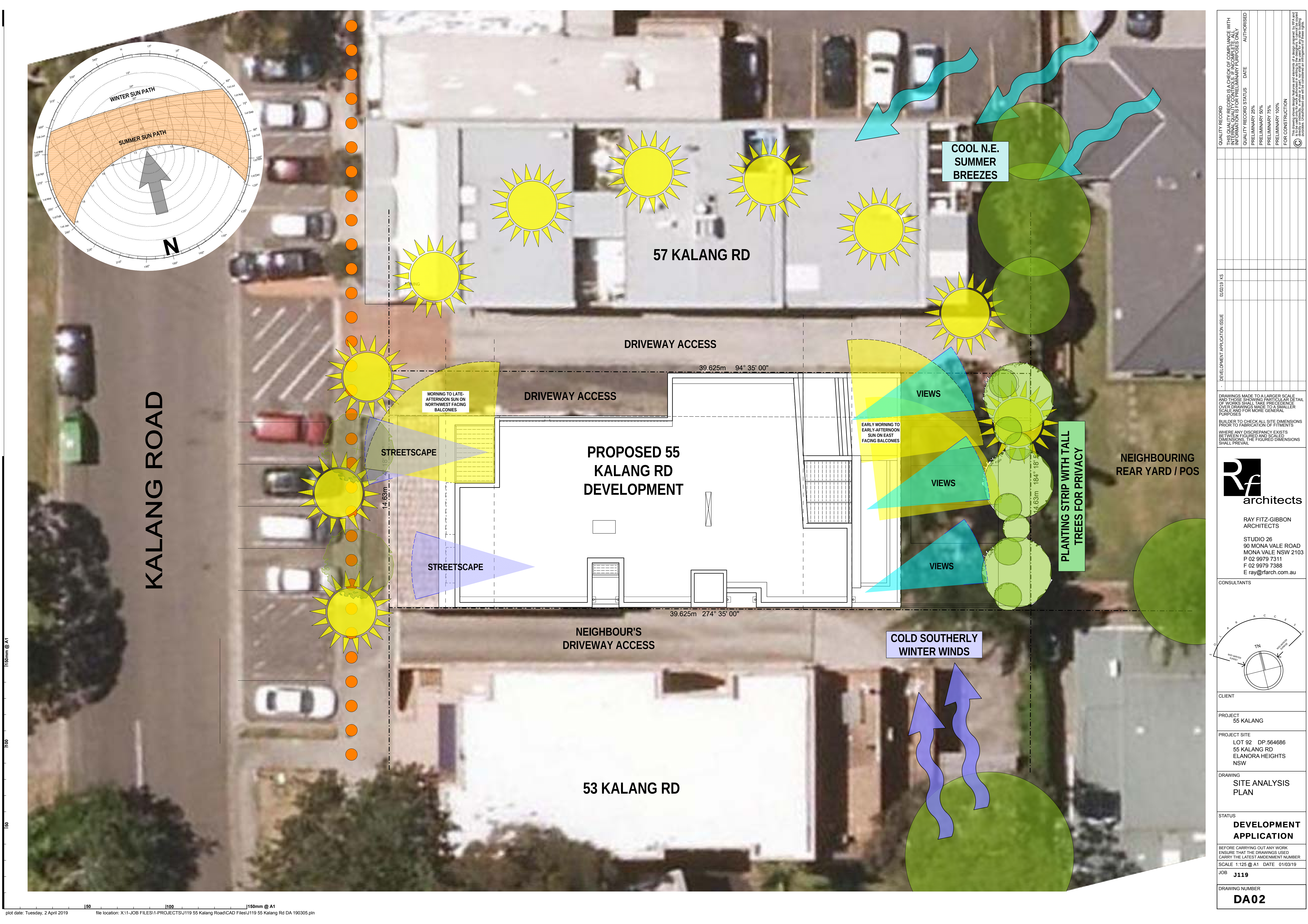
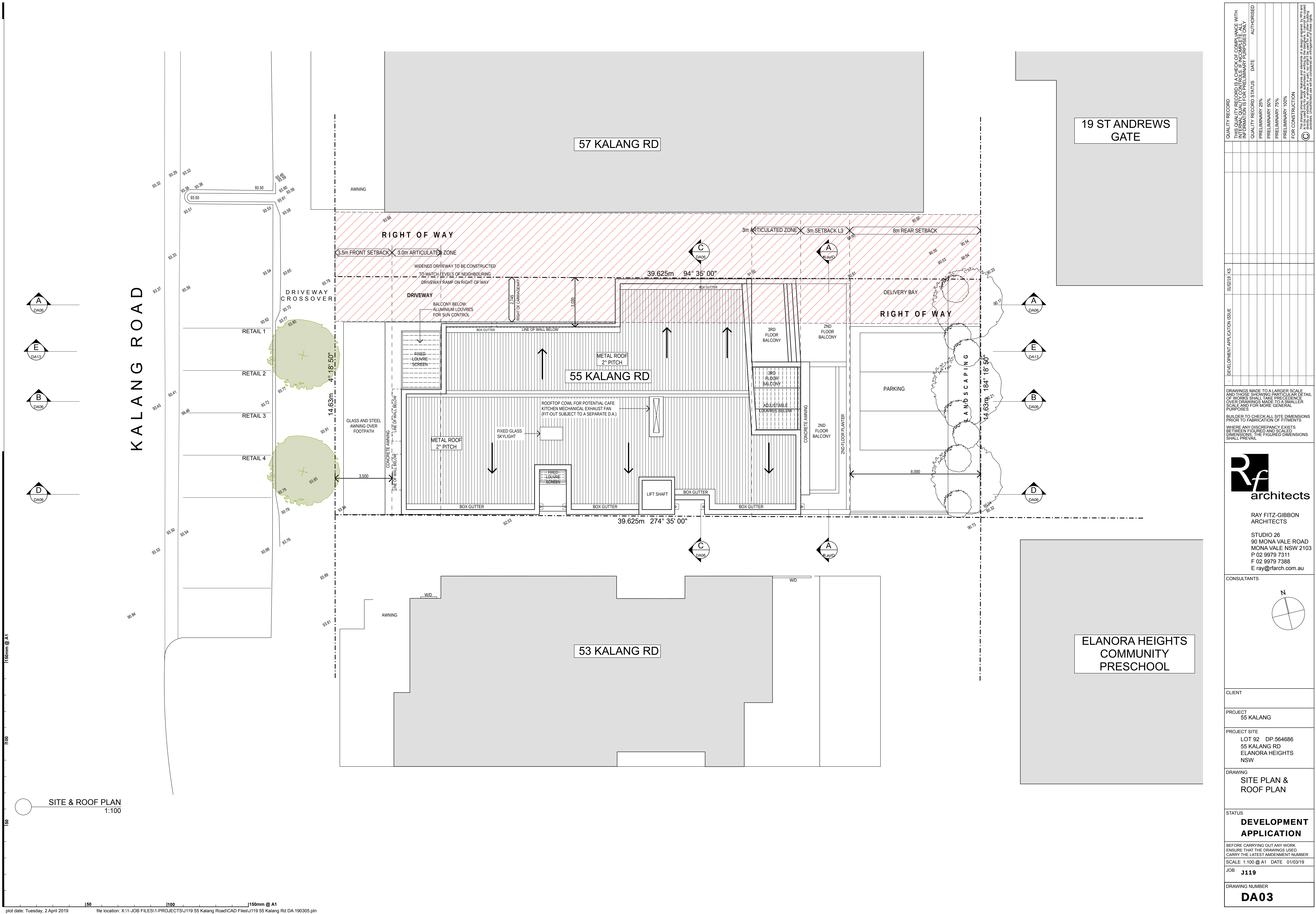


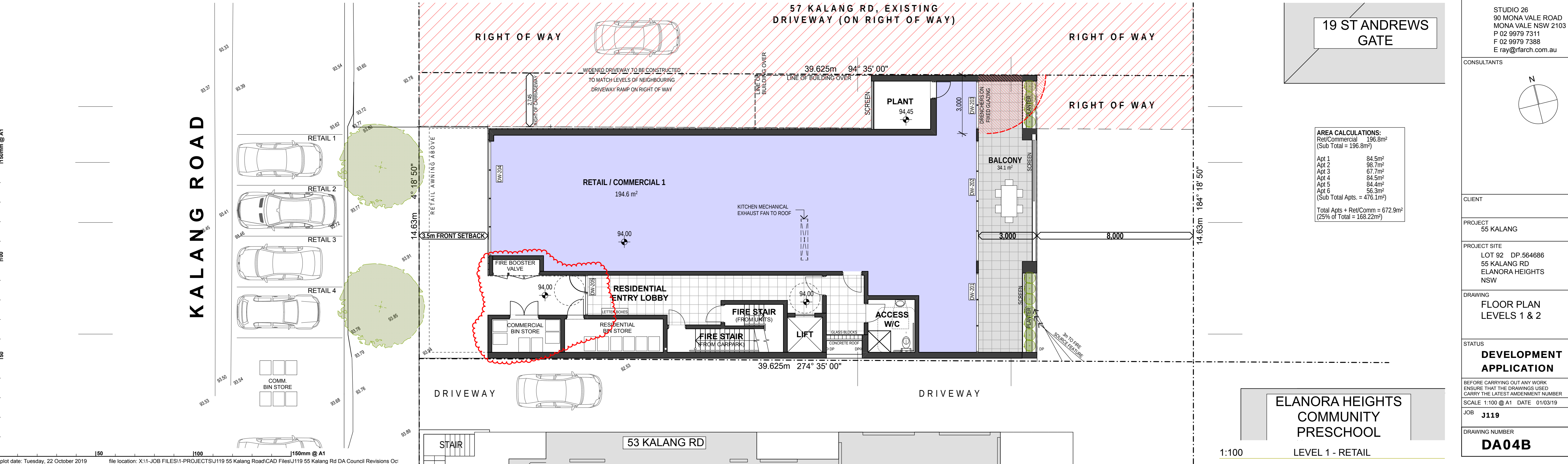
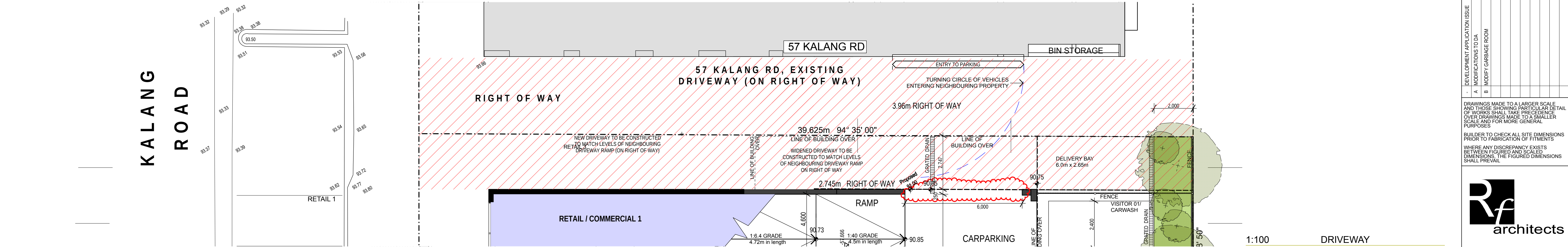
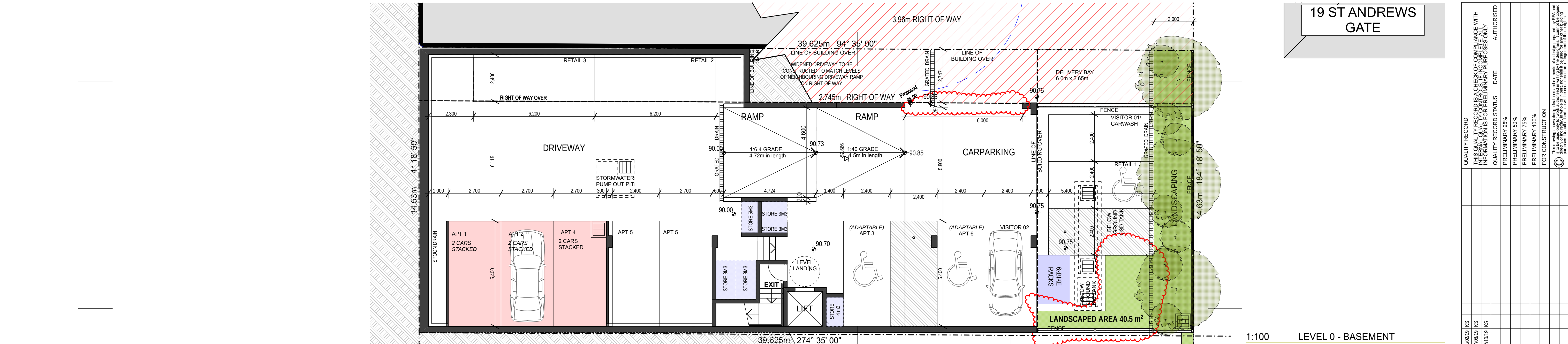




QUALITY RECORD	
THIS QUALITY RECORD IS A CHECK OF COMPLIANCE WITH THE REQUIREMENTS OF THE NATIONAL QUALITY STANDARD FOR ARCHITECTURAL DRAWINGS. IT IS NOT A SUBSTITUTE FOR THE DRAWING ITSELF. IT IS FOR PRELIMINARY PURPOSES ONLY.	
QUALITY RECORD STATUS	DATE
PRELIMINARY 25%	
PRELIMINARY 50%	
PRELIMINARY 75%	
PRELIMINARY 100%	
FOR CONSTRUCTION	
THIS QUALITY RECORD IS A CHECK OF COMPLIANCE WITH THE REQUIREMENTS OF THE NATIONAL QUALITY STANDARD FOR ARCHITECTURAL DRAWINGS. IT IS NOT A SUBSTITUTE FOR THE DRAWING ITSELF. IT IS FOR PRELIMINARY PURPOSES ONLY.	
DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	
BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.	
CONSULTANTS	
CLIENT	
PROJECT	
PROJECT SITE	
DRAWING	
STATUS	
DEVELOPMENT APPLICATION	
BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NUMBER	
SCALE 1:125 @ A1 DATE 01/03/19	
JOB J119	
DRAWING NUMBER	
DA02	



QUALITY RECORD THIS QUALITY RECORD IS A CHECK OF COMPLIANCE WITH THE REQUIREMENTS OF THE NATIONAL QUALITY STANDARD FOR ARCHITECTURAL DRAWINGS. INFORMATION IS FOR PRELIMINARY PURPOSES ONLY	QUALITY RECORD STATUS	DATE	AUTHORISED
	PRELIMINARY 25%		
	PRELIMINARY 50%		
	PRELIMINARY 75%		
	PRELIMINARY 100%		
FOR CONSTRUCTION	DATE		
	DATE		
	DATE		
	DATE		
	DATE		
DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES			
BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS			
WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL			
Ray Fitz-Gibbon Architects RAY FITZ-GIBBON ARCHITECTS STUDIO 26 90 MONA VALE ROAD MONA VALE NSW 2103 P 02 9979 7311 F 02 9979 7388 E ray@rfarch.com.au			
CONSULTANTS			
CLIENT			
PROJECT 55 KALANG			
PROJECT SITE LOT 92 DP.564686 55 KALANG RD ELANORA HEIGHTS NSW			
DRAWING SITE PLAN & ROOF PLAN			
STATUS DEVELOPMENT APPLICATION			
BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NUMBER			
SCALE 1:100 @ A1 DATE 01/03/19			
JOB J119			
DRAWING NUMBER DA03			



QUALITY RECORD	THIS QUALITY RECORD IS A CHECK OF COMPLIANCE WITH THE REQUIREMENTS OF THE NATIONAL QUALITY STANDARD FOR PRELIMINARY PURPOSES ONLY	QUALITY RECORD STATUS	DATE	AUTHORISED
01/02/19	KS	PRELIMINARY 25%		
07/08/19	KS	PRELIMINARY 50%		
22/10/19	KS	PRELIMINARY 75%		
		FOR CONSTRUCTION		

DEVELOPMENT APPLICATION ISSUE	MODIFICATIONS TO DA	MODIFY GARBAGE ROOM
A		
B		

DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.

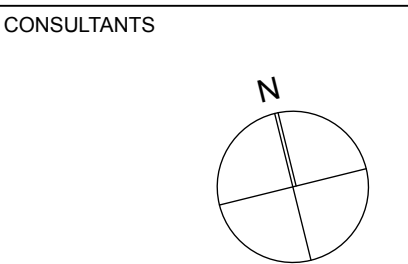
BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS.

WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.



RAY FITZ-GIBBON ARCHITECTS

STUDIO 26
90 MONA VALE ROAD
MONA VALE NSW 2103
P 02 9979 7311
F 02 9979 7388
E ray@rfarch.com.au



CONSULTANTS

CLIENT

PROJECT 55 KALANG

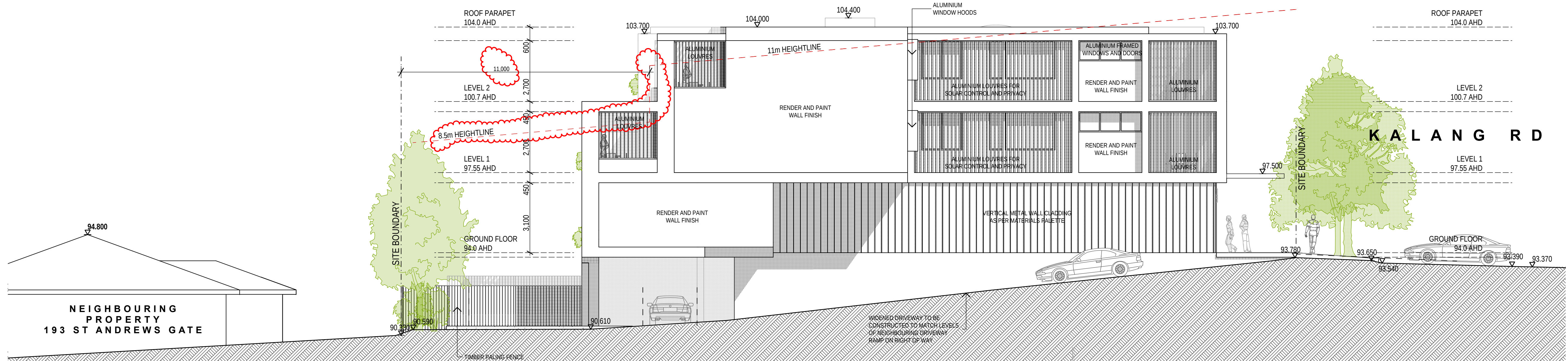
PROJECT SITE LOT 92 DP.564686 55 KALANG RD ELANORA HEIGHTS NSW

DRAWING FLOOR PLAN LEVELS 1 & 2

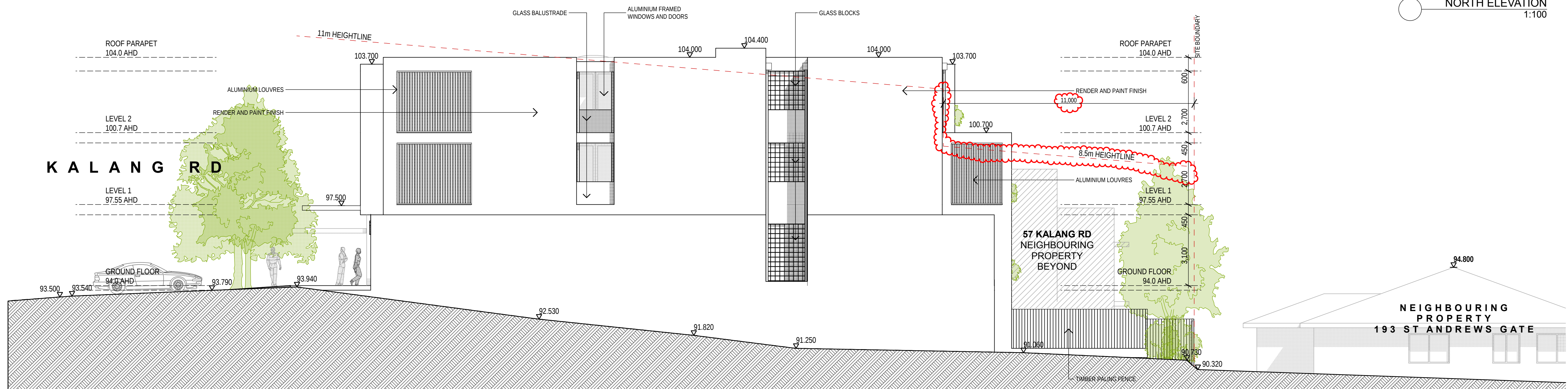
STATUS DEVELOPMENT APPLICATION

BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NUMBER SCALE 1:100 @ A1 DATE 01/03/19 JOB J119

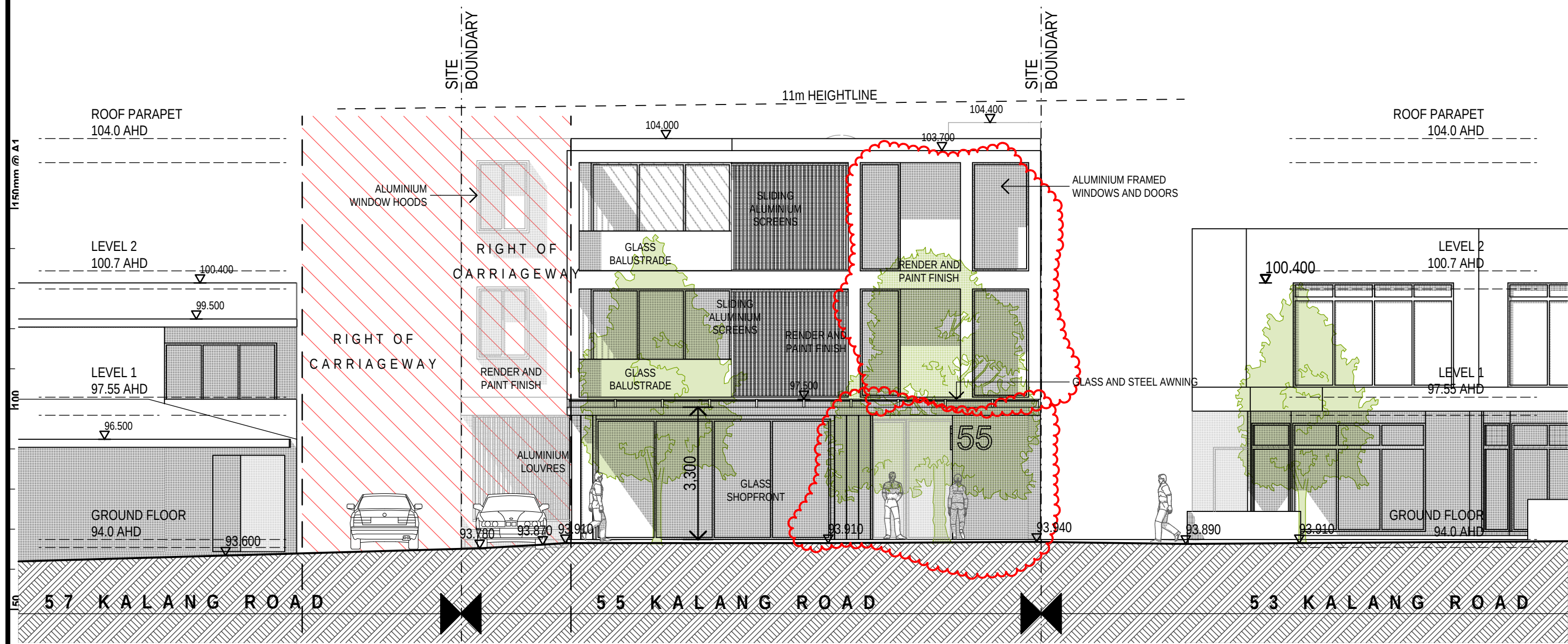
DRAWING NUMBER DA04B



NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100



EAST ELEVATION
1:100

QUALITY RECORD		THIS QUALITY RECORD IS A CHECK OF COMPLIANCE WITH THE REQUIREMENTS OF THE NATIONAL QUALITY STANDARD FOR ARCHITECTURAL DRAWINGS AND IS FOR PRELIMINARY PURPOSES ONLY		AUTHORISED	
QUALITY RECORD STATUS		DATE		PRELIMINARY 25%	
PRELIMINARY 50%		PRELIMINARY 75%		PRELIMINARY 100%	
FOR CONSTRUCTION		DATE		10/03/19	
DRAWING NUMBER		DA07B		J119	
CLIENT		PROJECT		PROJECT SITE	
55 KALANG		LOT 92 DP.564686		55 KALANG RD	
DRAWING		ELEVATIONS		STATUS	
DEVELOPMENT APPLICATION		BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NUMBER		SCALE 1:100 @ A1	
DATE 01/03/19		JOB		DRAWING NUMBER	
J119		DA07B		J119	
CONSULTANTS		RAY FITZ-GIBBON ARCHITECTS		STUDIO 26	
90 MONA VALE ROAD		MONA VALE NSW 2103		P 02 9979 7311	
P 02 9979 7311		P 02 9979 7388		E ray@rfarch.com.au	
DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES		BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL		THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT	

A 3D architectural rendering of a two-story building facade. The building features large windows with vertical slat screens. The upper floor is labeled 'UNIT 4' and the lower floor is labeled 'UNIT 1'. A set of stairs is visible on the right side of the building.

COMPLIANCE NOTE: APARTMENTS 1,2,4,5 & 6 RECEIVE 2+ HOURS OF SUN TO LIVING ROOMS IN MID WINTER (~83% OF APARTMENTS).

A 3D architectural rendering of a four-unit building. The units are labeled UNIT 1, UNIT 2, UNIT 3, and UNIT 6. Red lines connect the windows of each unit to a central point, likely representing the camera's field of view or a specific window-to-camera mapping. The building has a modern design with large glass windows and a flat roof. The units are arranged in a 2x2 grid. UNIT 1 is on the top left, UNIT 2 on the top right, UNIT 3 on the bottom left, and UNIT 6 on the bottom right. The rendering shows the building's facade and a portion of the ground in front of it.

A 3D perspective rendering of a two-story building facade. The building is composed of several units, each outlined with a red wireframe box. The units are labeled as follows:

- UNIT 1**: Located on the top floor, left side.
- UNIT 2**: Located on the top floor, right side.
- UNIT 3**: Located on the bottom floor, left side.
- UNIT 6**: Located on the bottom floor, right side.

Each unit has a red line indicating the window placement. The building is set against a light blue sky and a dark grey ground plane.

A 3D perspective rendering of a two-story building facade. The building is composed of several units, each with large glass windows. The units are labeled as follows:

- UNIT 1**: Located on the ground floor, left side.
- UNIT 2**: Located on the ground floor, right side.
- UNIT 5**: Located on the second floor, right side.
- UNIT 6**: Located on the second floor, left side.

Red lines are drawn on the glass panels, indicating the placement of structural elements or design features. The building is set against a light blue sky and a dark grey ground plane.

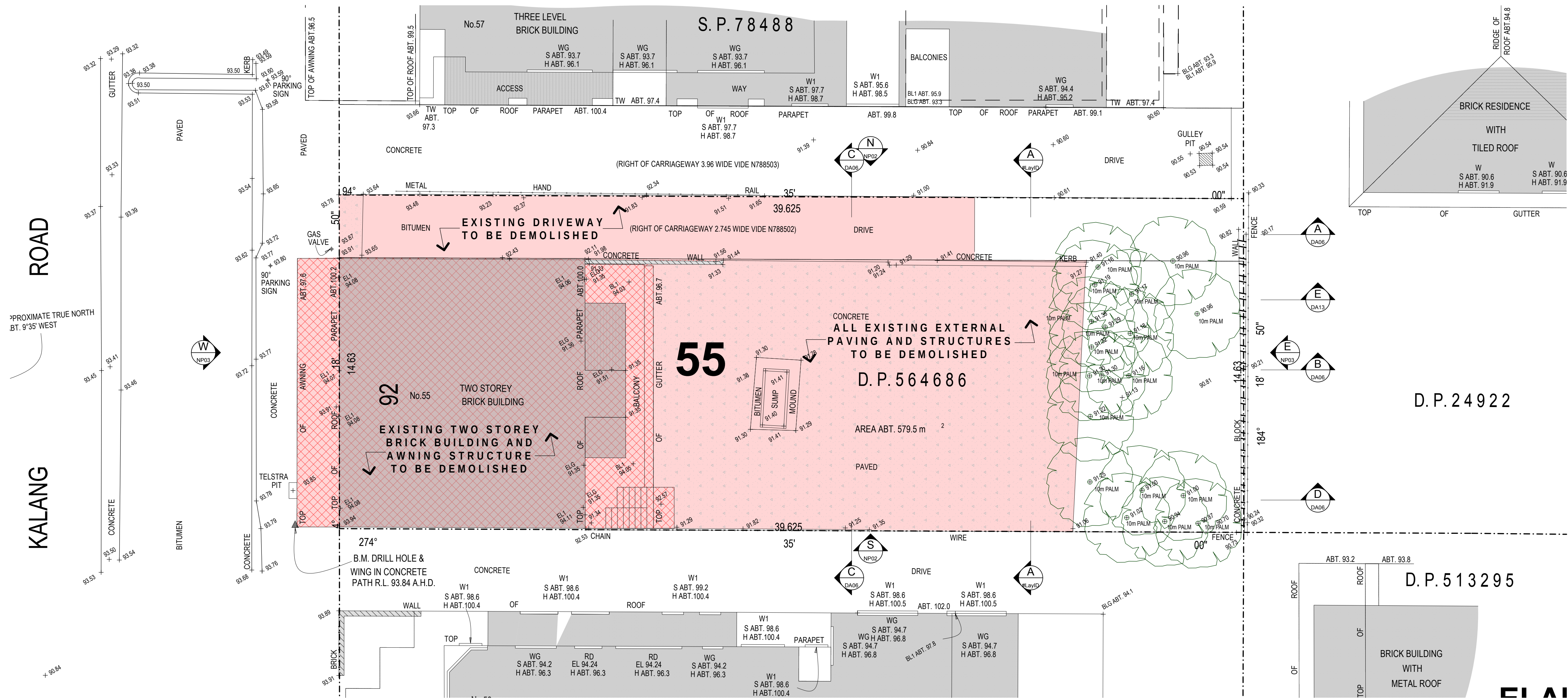
A 3D architectural rendering of a modern, two-story building. The building is composed of several units, each labeled with a number: UNIT 2, UNIT 3, UNIT 5, and UNIT 6. The units are arranged in a row, with UNIT 2 and UNIT 3 on the ground floor and UNIT 5 and UNIT 6 on the upper floor. The building features large glass windows and a modern design. The ground floor units (UNIT 2 and UNIT 3) have large glass doors and windows, while the upper floor units (UNIT 5 and UNIT 6) have large glass windows. The building is set against a clear blue sky. The ground in front of the building is a dark grey surface, and there is a small green area to the left of UNIT 3.

A 3D architectural rendering of a modern building facade. The building features large glass windows and balconies. Red lines are overlaid on the image, highlighting specific structural or design elements, such as the window frames and balcony railings. The building is shown from a low angle, emphasizing its height and modern design.

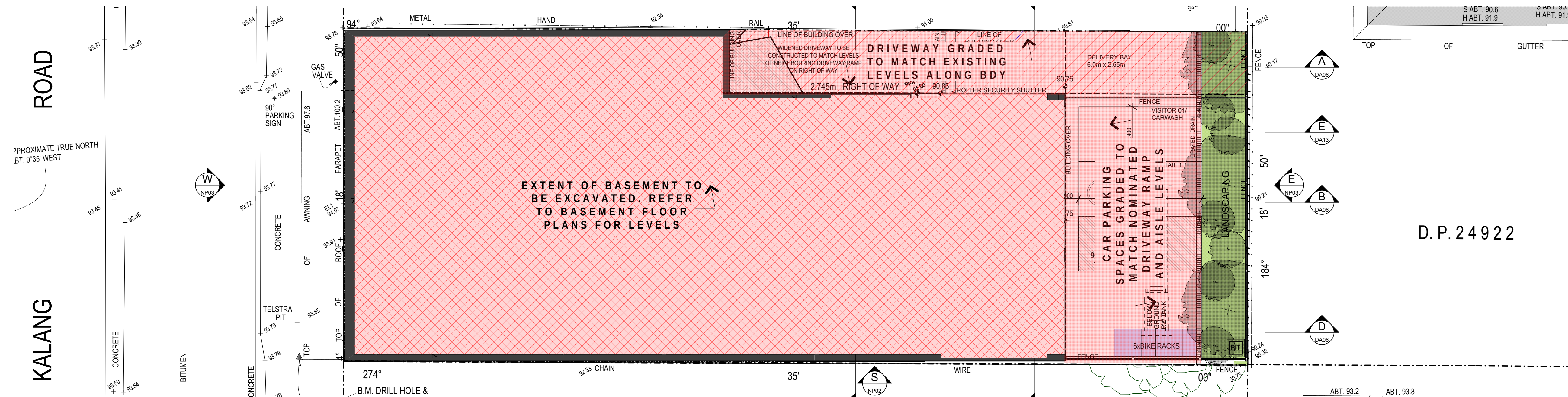
A 3D architectural rendering of a modern building facade. The structure features large glass panels with dark frames, arranged in a grid-like pattern. A central vertical element, possibly a chimney or a structural column, runs through the middle. Red lines are drawn on the facade, highlighting specific structural or design features, such as the edges of the glass panels and the central vertical element. The building is shown from a low angle, emphasizing its height and modern design.

APTS 5&6 12:00

[illegible]



DEMOLITION PLAN
1:100



EXCAVATION PLAN
1:100

QUALITY RECORD		01/02/2019		KS	
THIS QUALITY RECORD IS A CHECK OF COMPLIANCE WITH THE REQUIREMENTS OF THE NATIONAL QUALITY STANDARD FOR ARCHITECTURAL DRAWINGS. IT IS NOT A SUBSTITUTE FOR THE DRAWING ITSELF. INFORMATION IS FOR PRELIMINARY PURPOSES ONLY.					
QUALITY RECORD STATUS		DATE		AUTHORISED	
PRELIMINARY 25%					
PRELIMINARY 50%					
PRELIMINARY 75%					
PRELIMINARY 100%					
FOR CONSTRUCTION					



**Roof Cladding
Gutters and
Downpipes**
Colorbond Windspray
or similar



External Louvres
Aluminium Louvre
Blades for Sun
Shading and Privacy



Window Awnings
Aluminium Louvre
Awnings above
windows for Sun
Control



**Ground Floor
External Feature
Wall Cladding**
Lysaght Longline
metal sheeting in
Colorbond Monument
Colour or similar



Glass Balustrades
Selected Glass
Balustrades to BCA



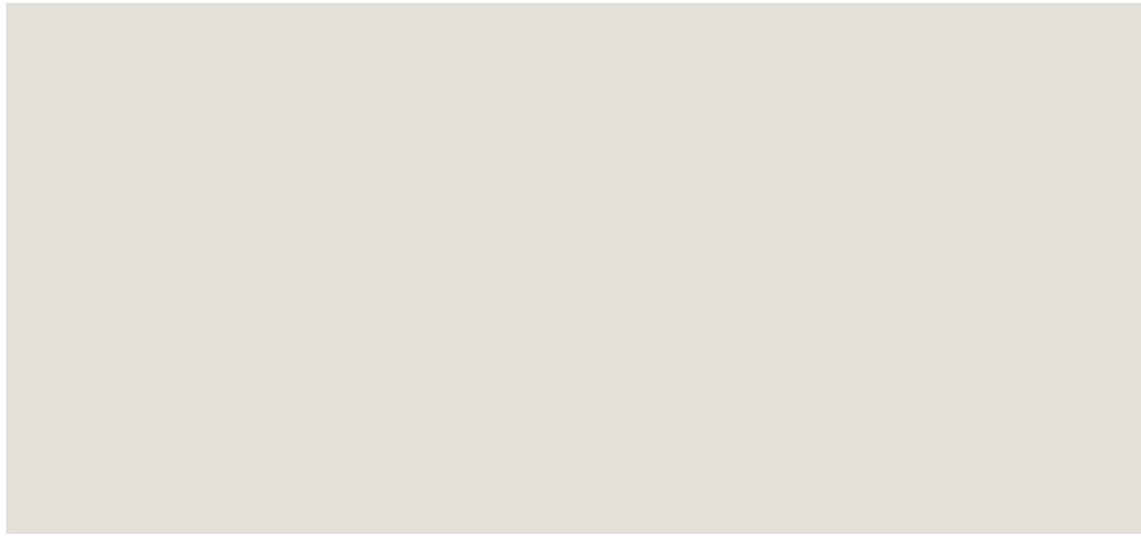
**Aluminium window
and door frames**
DULUX Silver Pearl or
similar



Rear Fencing
1.8m High natural
timber boundary
fencing



**External Wall
Render Paint #1**
DULUX Grey Pebble
Quarter P14B1Q or
similar



**External Wall
Render Paint #2**
DULUX Monument or
similar



QUALITY RECORD
THIS QUALITY RECORD IS A CHECK OF COMPLIANCE WITH
THE REQUIREMENTS OF THE NATIONAL QUALITY
MANAGEMENT SYSTEM (NQMS) FOR PRELIMINARY PURPOSES ONLY
INFORMATION IS FOR PRELIMINARY PURPOSES ONLY

QUALITY RECORD STATUS	DATE	AUTHORISED
PRELIMINARY 25%		
PRELIMINARY 50%		
PRELIMINARY 75%		
PRELIMINARY 100%		
FOR CONSTRUCTION		

Drawings made to a larger scale and those showing particular detail of works shall take precedence over drawings made to a smaller scale and for more general purposes.

BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.

RAY FITZ-GIBBON ARCHITECTS

STUDIO 26
90 MONA VALE ROAD
MONA VALE NSW 2103
P 02 9979 7311
F 02 9979 7388
E ray@rffarch.com.au

CONSULTANTS

CLIENT

PROJECT
55 KALANG

PROJECT SITE
LOT 92 DP.564686
55 KALANG RD
ELANORA HEIGHTS
NSW

DRAWING
COLOURS AND MATERIALS

STATUS
DEVELOPMENT APPLICATION

BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NUMBER

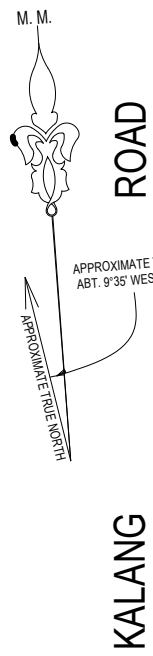
SCALE 1:100 @ A1 DATE 01/03/19

JOB **J119**

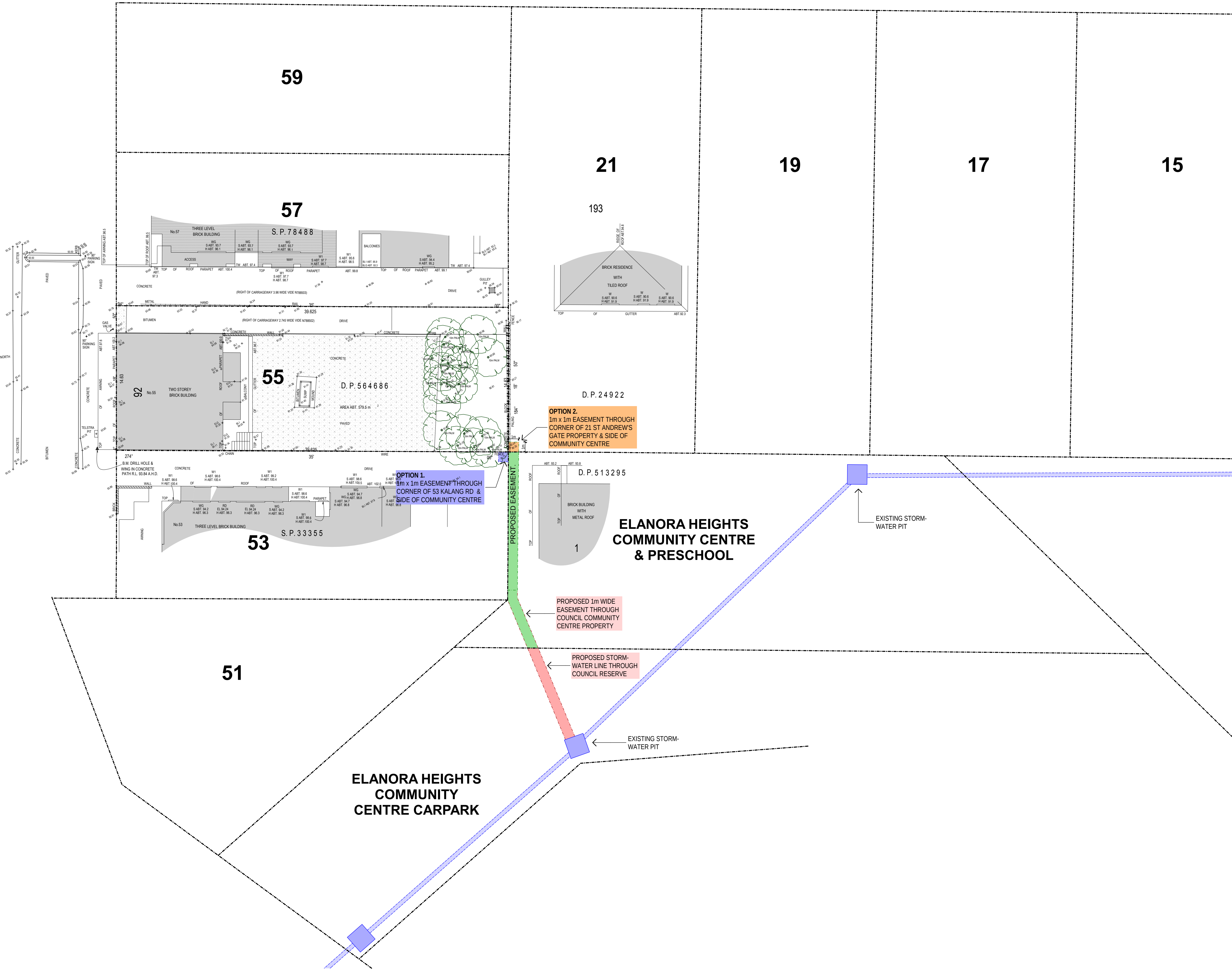
DRAWING NUMBER
DA11

ST. ANDREWS GATE

KALANG ROAD



KALANG ROAD



PROPOSED STORMWATER EASEMENT
1:200

150mm @ A1

100

50

QUALITY RECORD		THIS QUALITY RECORD IS A CHECK OF COMPLIANCE WITH THE REQUIREMENTS OF THE NATIONAL QUALITY STANDARD FOR PRELIMINARY PURPOSES ONLY		AUTHORISED	
DATE	DATE	DATE	DATE	DATE	DATE
12/12/17	SM	12/07/18	KS		
DA ISSUE		MINOR MODIFICATIONS			
A					
DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES					
BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL					
architects RAY FITZ-GIBBON ARCHITECTS STUDIO 26 90 MONA VALE ROAD MONA VALE NSW 2103 P 02 9979 7311 F 02 9979 7388 E ray@rfarch.com.au					
CONSULTANTS					
N					
CLIENT					
PROJECT 55 KALANG					
PROJECT SITE LOT 92 DP.564686 55 KALANG RD ELANORA HEIGHTS NSW					
DRAWING PROPOSED STORMWATER EASEMENT					
STATUS DEVELOPMENT APPLICATION					
BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NUMBER					
SCALE 1:125 @ A1 DATE 01/03/19					
JOB J119					
DRAWING NUMBER DA12 A					