

ISSUE	DATE	DESCRIPTION
A	22.11.24	FOR DA LODGEMENT
B	23.03.09	FOR DA LODGEMENT
C	23.06.07	FOR DA LODGEMENT

PROJECT:
PROPOSED 2 STOREY DWELLING

ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
COVER SHEET

SCALE:
@ A3

CLIENT: MR & MRS J SMITH			
DRAWN BY:	DZ	CHECKED BY:	SS
PROJECT NO:	Project Number	T.B.C.	
REV DATE:	07/06/23		

STATUS: FOR DA	
DRAWING NO: C000	REV C

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PROJECT:
PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
SITE ANALYSIS
SCALE:
1 : 300 @ A3

CLIENT:
MR & MRS J SMITH

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PROJECT NO:	Project Number	T.B.C.	
REV DATE:	07/06/23		

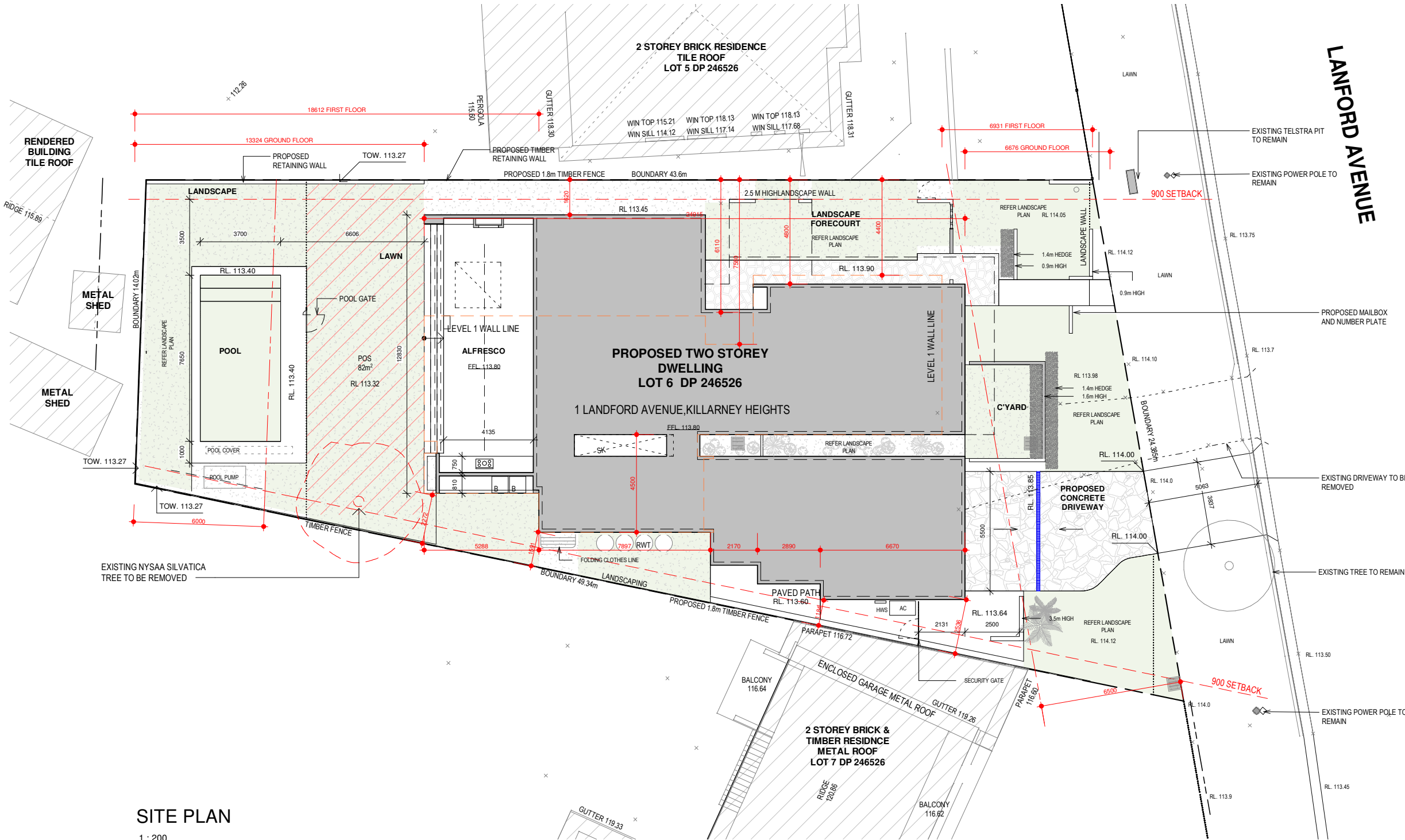
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SITE PLAN

1 : 200

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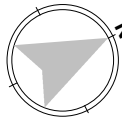
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PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
SITE PLAN
SCALE:
1 : 200

@ A3



CLIENT:
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SITE COMPLIANCE TABLE		LOT 6 DP 246526
Site Area		859.9 m ²
	CONTROL	PROPOSED
Maximum Building Height	8.5m	7.6m
Ground Floor Area	N/A	225.00 m ²
First Floor Area	N/A	185.00 m ²
Total Floor Area	N/A	410.00 m ²
Site Coverage	N/A	
Private Open Space	5m x 5m min. 60m ²	As per site plan
Front Setback	6.5 m	As per site plan
Rear Setback	6m	As per site plan
Side Setback	0.9 m	As per site plan
Private Open Space Area	60m ² , min. 5m	82m ²
Landscaped Open Space	40% or (343.9m ²)	347.9m ²
Rear setback encroachment	50% or (43.9m ²)	28.9m ²

BASIX NOTES:

- Fixtures**
- The applicant must install showerheads with a minimum rating of 4 star (>4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.
 - The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
 - The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.
 - The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
- Rainwater Tank**
- The applicant must install a rainwater tank of at least 4000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
 - The applicant must configure the rainwater tank to collect rain runoff from at least 179 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
 - The applicant must connect the rainwater tank to:
 - all toilets in the development
 - at least one outdoor tap in the development
- Swimming Pool**
- The swimming pool must not have a volume of greater than 42 kilolitres.
 - The swimming pool must have a pool cover
 - The swimming pool must be outdoors
 - The applicant must install the following heating system for the swimming pool in the development
 - The applicant must install a timer for the swimming pool pump in the development
- Thermal Comfort**
- The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application which were used to calculate those specifications.
 - The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below:
floor - concrete slab on ground: All or part of floor area square metres
- Hot Water**
- The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 15 to 20 STCs or better.
- Cooling System**
- The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0
 - The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0
- Heating System**
- The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0
 - The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0
- Ventilation**
- The applicant must install the following exhaust systems in the development:
 - At least 1 Bathroom: individual fan, ducted to facade or roof; Operation control: interlocked to light
 - Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off
 - Laundry: individual fan, ducted to facade or roof; Operation control: n/a
- Artificial Lighting**
- The applicant must ensure that the "primary type of artificial lighting" is fluorescent or lighting emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:
 - at least 6 of the bedrooms / study; dedicated
 - at least 2 of the living / dining rooms; dedicated
 - the kitchen; dedicated
 - all bathrooms / toilets; dedicated
 - the laundry; dedicated
 - all hallways; dedicated
- Natural Lighting**
- The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting
 - The applicant must install a window and/or skylight in 3 bathrooms(s) / toilet(s) in the development for natural lighting.
- Alternative energy**
- The applicant must install a photovoltaic system with the capacity to generate at least 2.1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.
- Other**
- The applicant must construct each refrigerator space in the development so that it is "well ventilated" as defined in the BASIX definitions.
 - The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
 - The applicant must install a fixed outdoor clothes drying line as part of the development.

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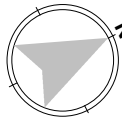
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ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
DEMOLITION PLAN
SCALE:
1 : 200 @ A3



CLIENT:
MR & MRS J SMITH

DRAWN BY: DZ CHECKED BY: SS
PROJECT NO: Project Number T.B.C.
REV DATE: 07/06/23

STATUS:
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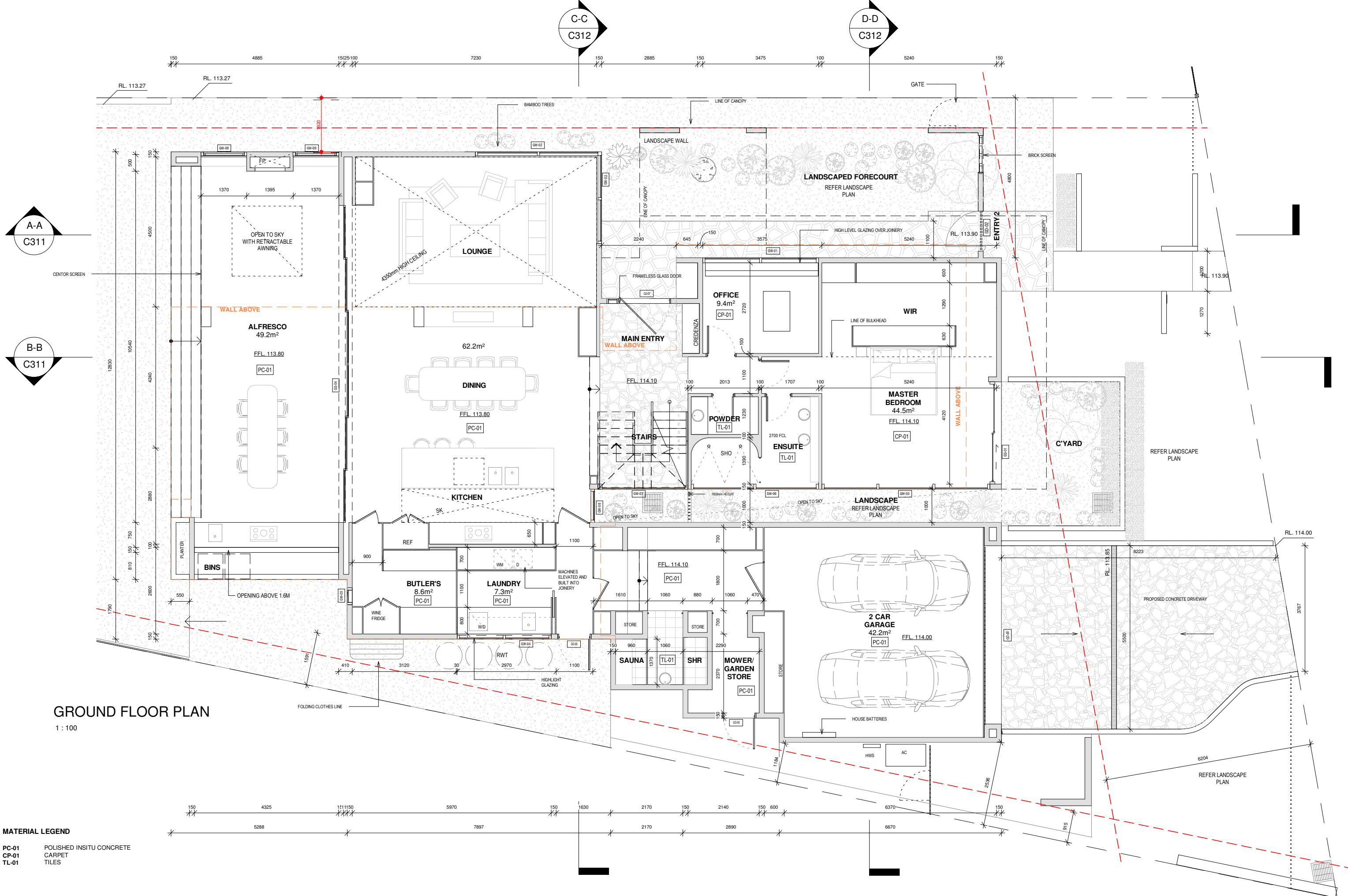
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GROUND FLOOR PLAN

1 : 100

MATERIAL LEGEND

PC-01 POLISHED INSITU CONCRETE
CP-01 CARPET
TL-01 TILES

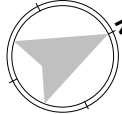
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1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
GROUND FLOOR PLAN
SCALE:
1 : 100 @ A3



CLIENT:
MR & MRS J SMITH

DRAWN BY: **DZ** CHECKED BY: **SS**
PROJECT NO: **Project Number** T.B.C.
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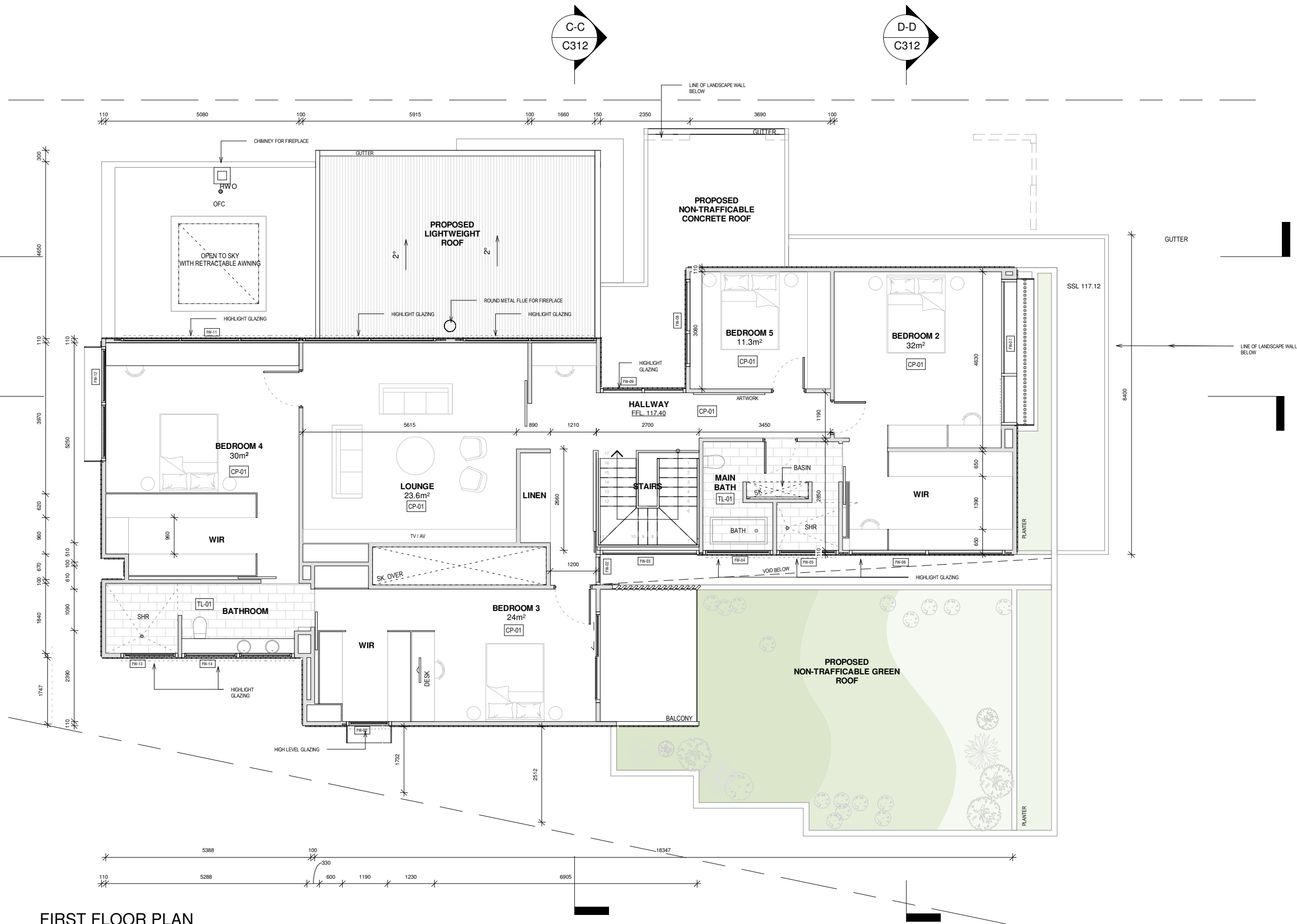
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FIRST FLOOR PLAN

1 : 100

MATERIAL LEGEND

PC-01	POLISHED INSITU CONCRETE
CP-01	CARPET
TL-01	TILES

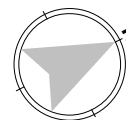
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ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
FIRST FLOOR PLAN
SCALE:
1 : 100 @ A3



CLIENT:
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PROJECT NO: Project Number T.B.C.
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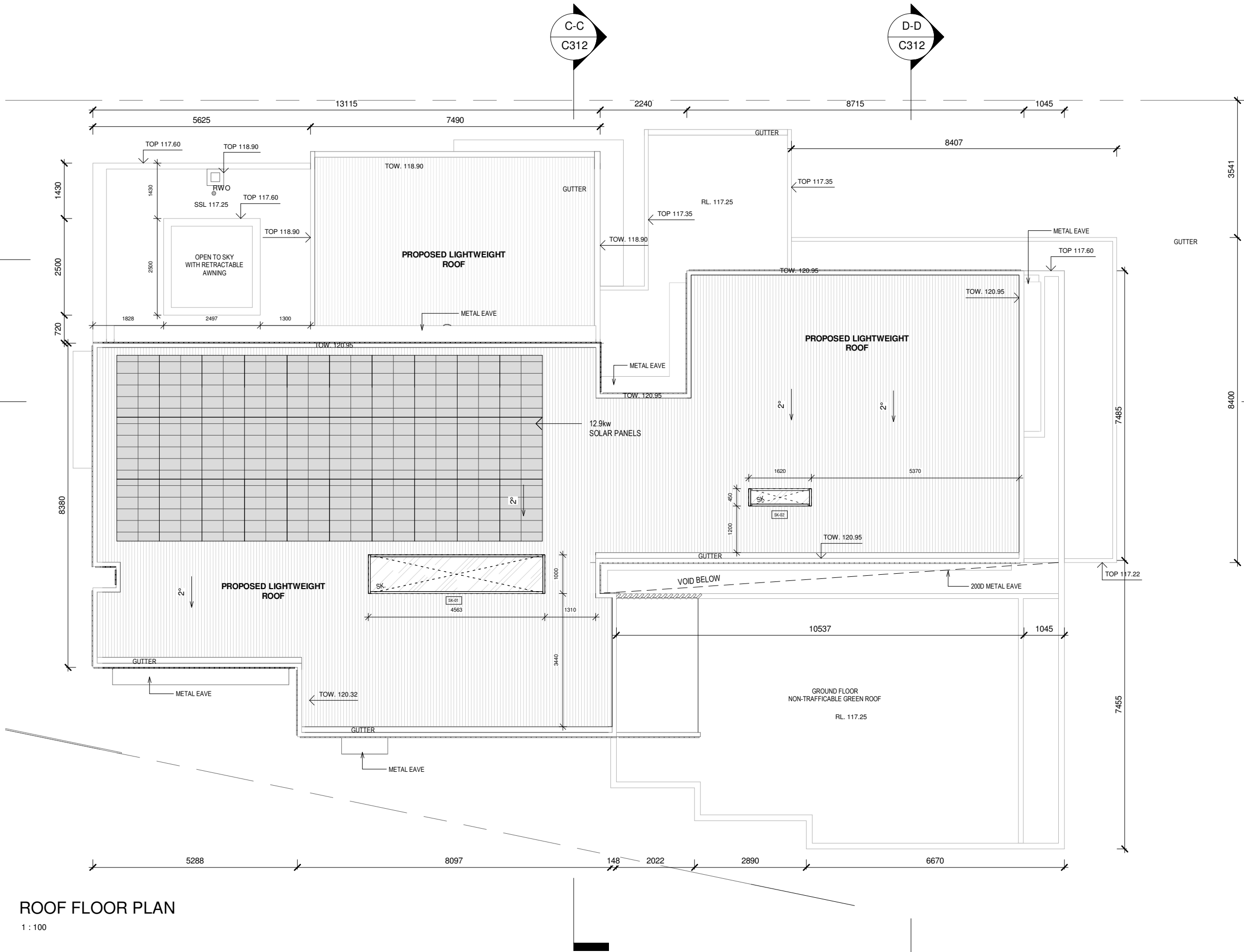
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ROOF FLOOR PLAN

1 : 100

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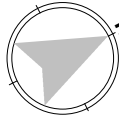
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PROJECT:
PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
ROOF PLAN
SCALE:
1 : 100

@ A3



CLIENT:
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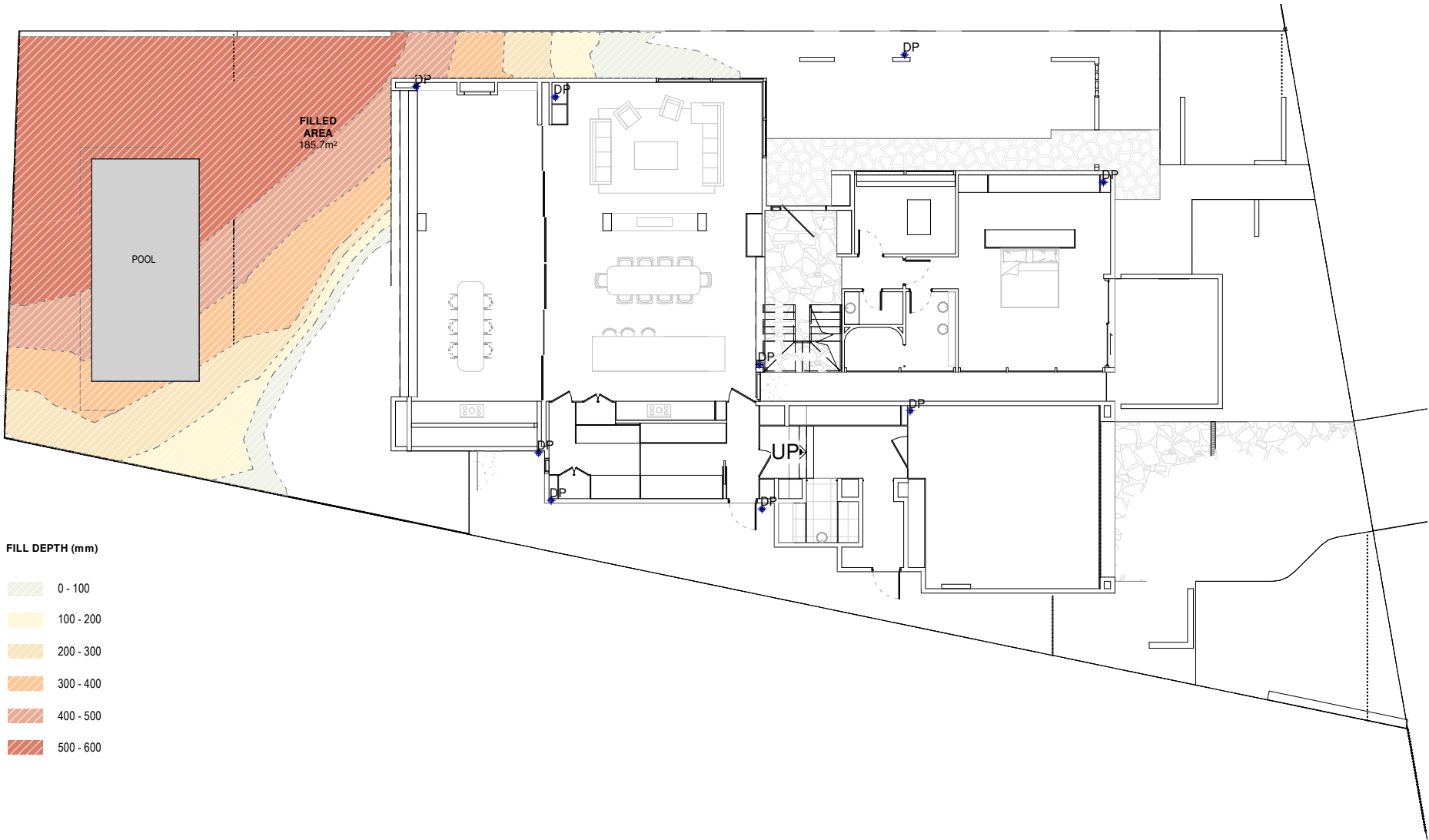
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EXCAVATION AND FILL PLAN

1 : 200

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ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
EXCAVATION AND FILL

SCALE:
1 : 200 @ A3

CLIENT:
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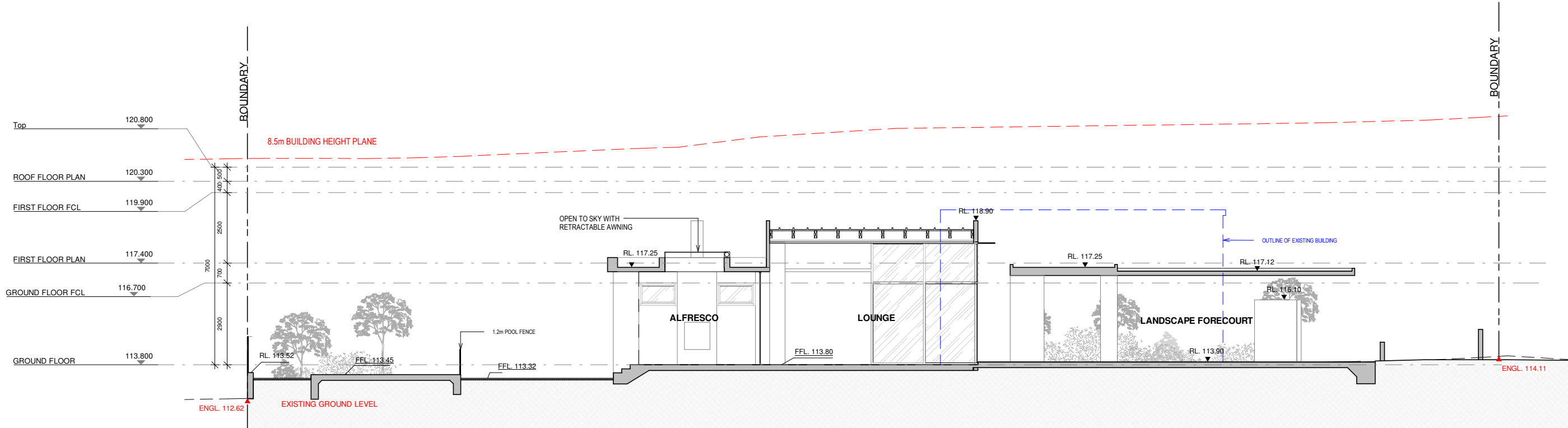
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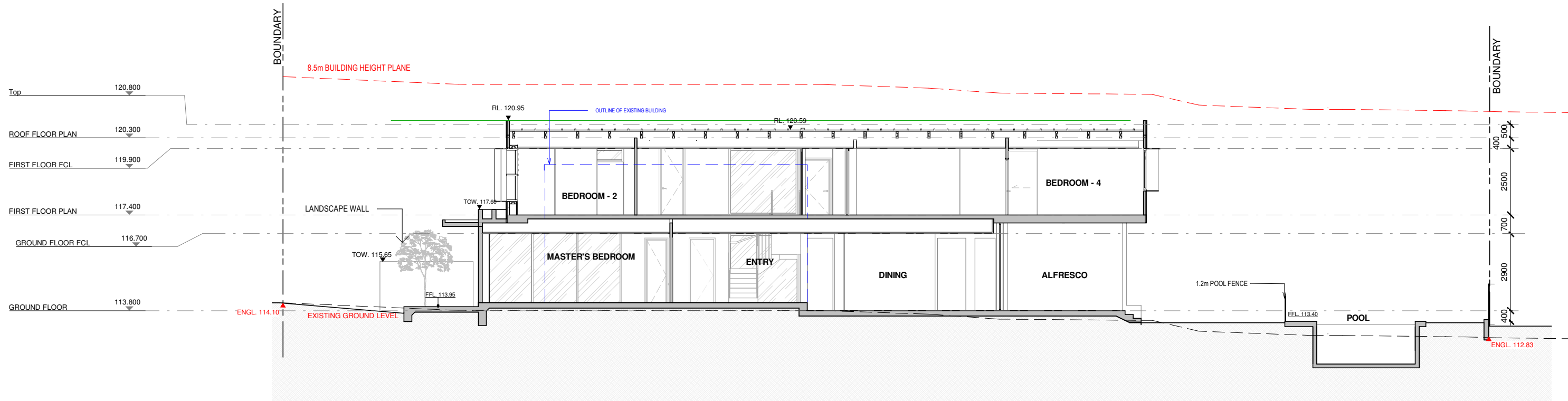
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SECTION A-A
1 : 150



SECTION B-B
1 : 150

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PROPOSED 2 STOREY DWELLING
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1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
SECTION A-A & B-B
SCALE:
1 : 150 @ A3

CLIENT:
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PROJECT NO:	Project Number	T.B.C.	
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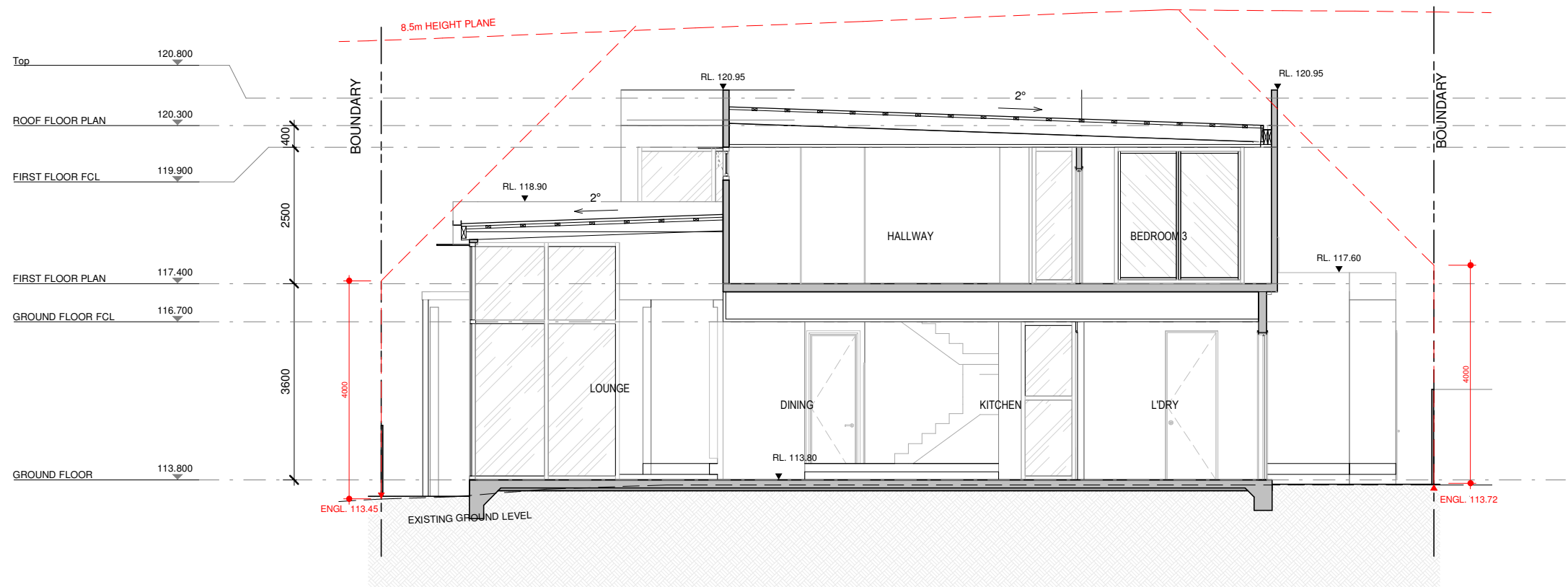
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C311

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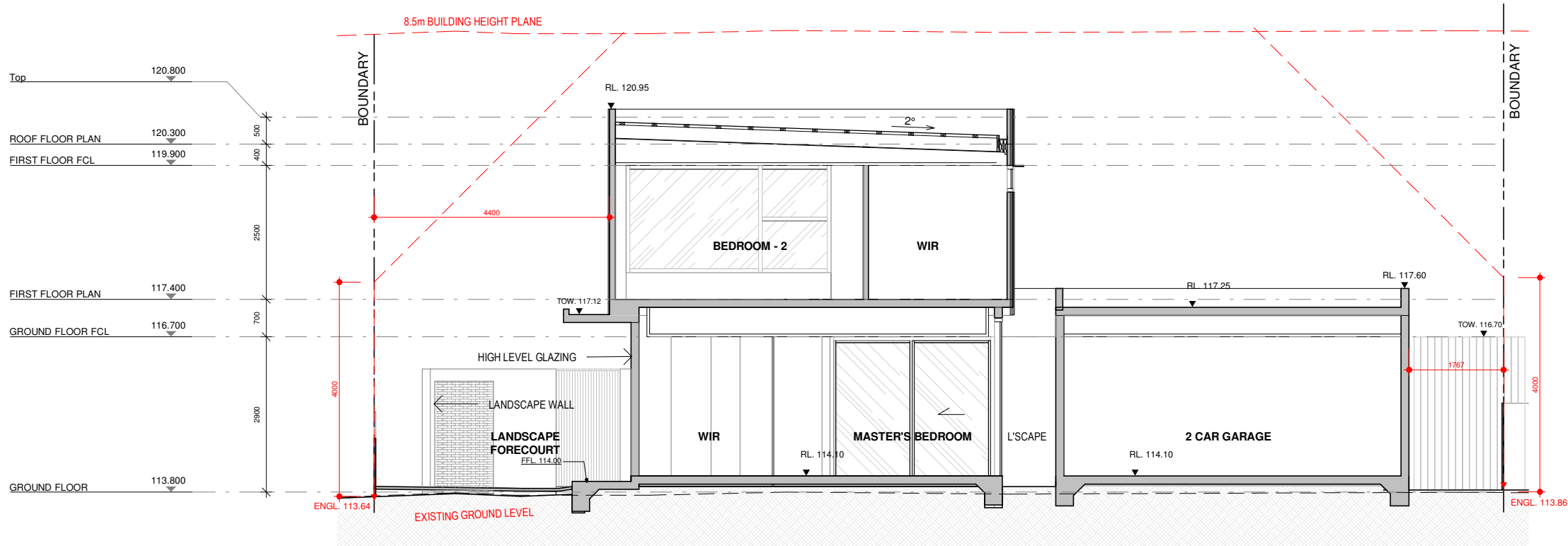


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SECTION C-C

1 : 100



SECTION D-D

1 : 100

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1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
SECTION C-C & D-D
SCALE:
1 : 100 @ A3

CLIENT:
MR & MRS J SMITH

DRAWN BY: DZ CHECKED BY: SS
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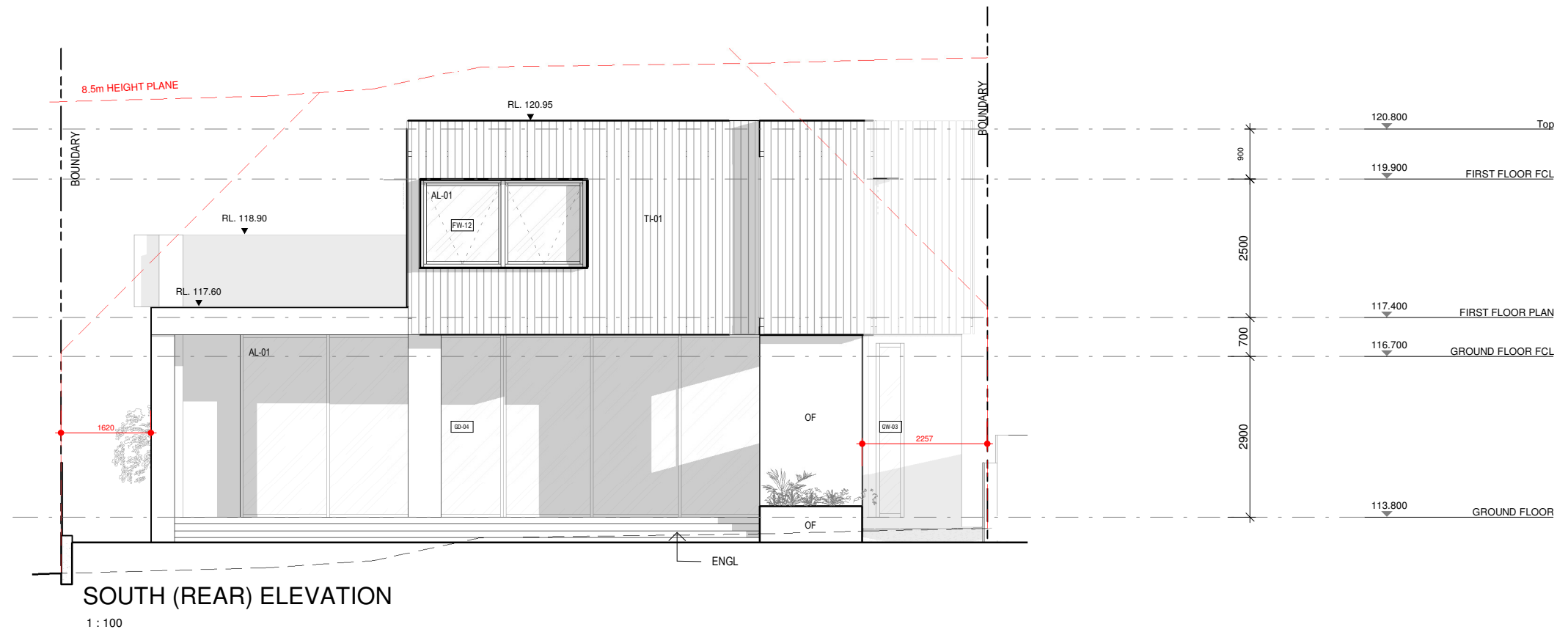
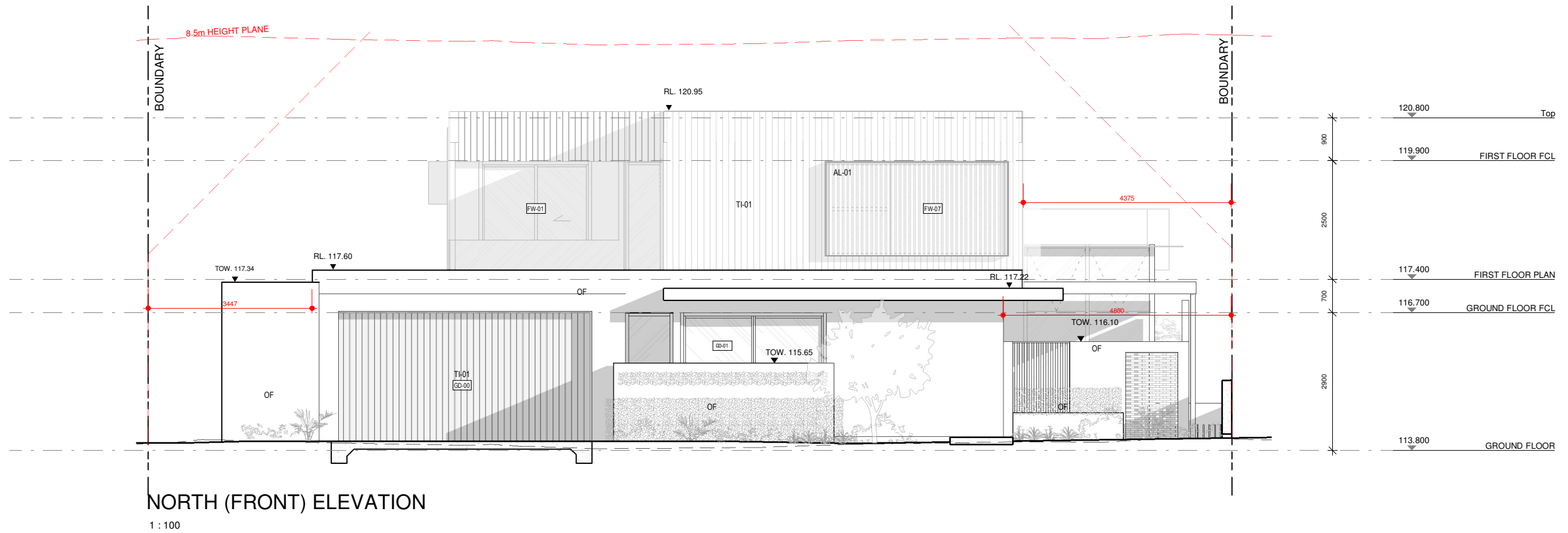
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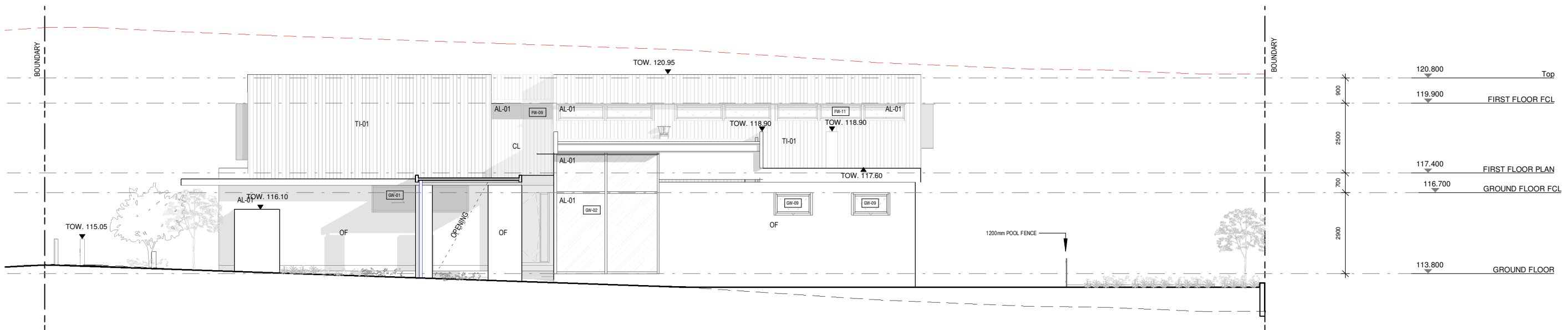
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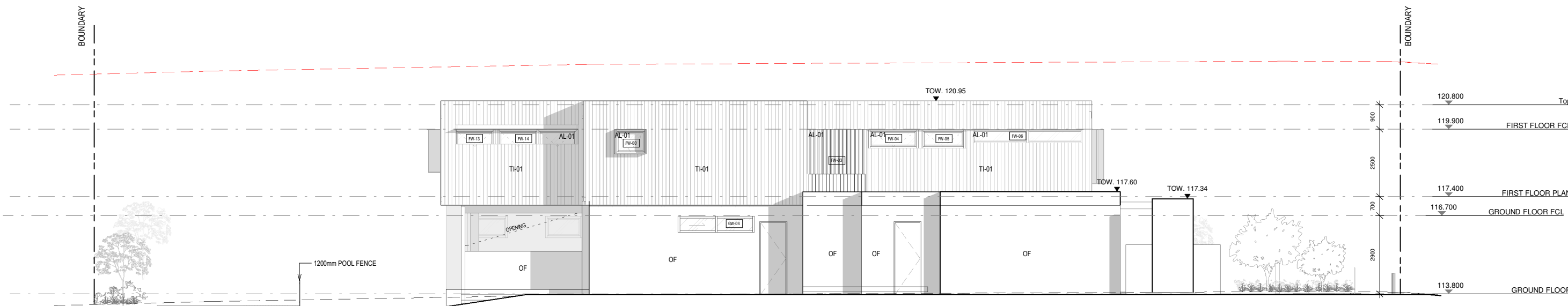
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ISSUE	DATE	DESCRIPTION	PROJECT:	DRAWING TITLE:	CLIENT:	STATUS:
A	22.11.24	FOR DA LODGEMENT	PROPOSED 2 STOREY DWELLING	ELEVATIONS	MR & MRS J SMITH	FOR DA
B	23.03.09	FOR DA LODGEMENT	ADDRESS:	SCALE:		
C	23.06.02	FOR DA LODGEMENT	1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087	1 : 100		
D	23.06.07	FOR DA LODGEMENT		@ A3		
					DRAWN BY: DZ	CHECKED BY: SS
					PROJECT NO: Project Number	T.B.C.
					REV DATE: 07/06/23	
						DRAWING NO: C320
						REV D



WEST ELEVATION

1 : 150



EAST ELEVATION

1 : 150

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PROJECT:
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ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
ELEVATIONS
SCALE:
1 : 150

@ A3

CLIENT:
MR & MRS J SMITH

DRAWN BY: **DZ** CHECKED BY: **SS**
PROJECT NO: **Project Number** T.B.C.
REV DATE: **07/06/23**

STATUS:
FOR DA

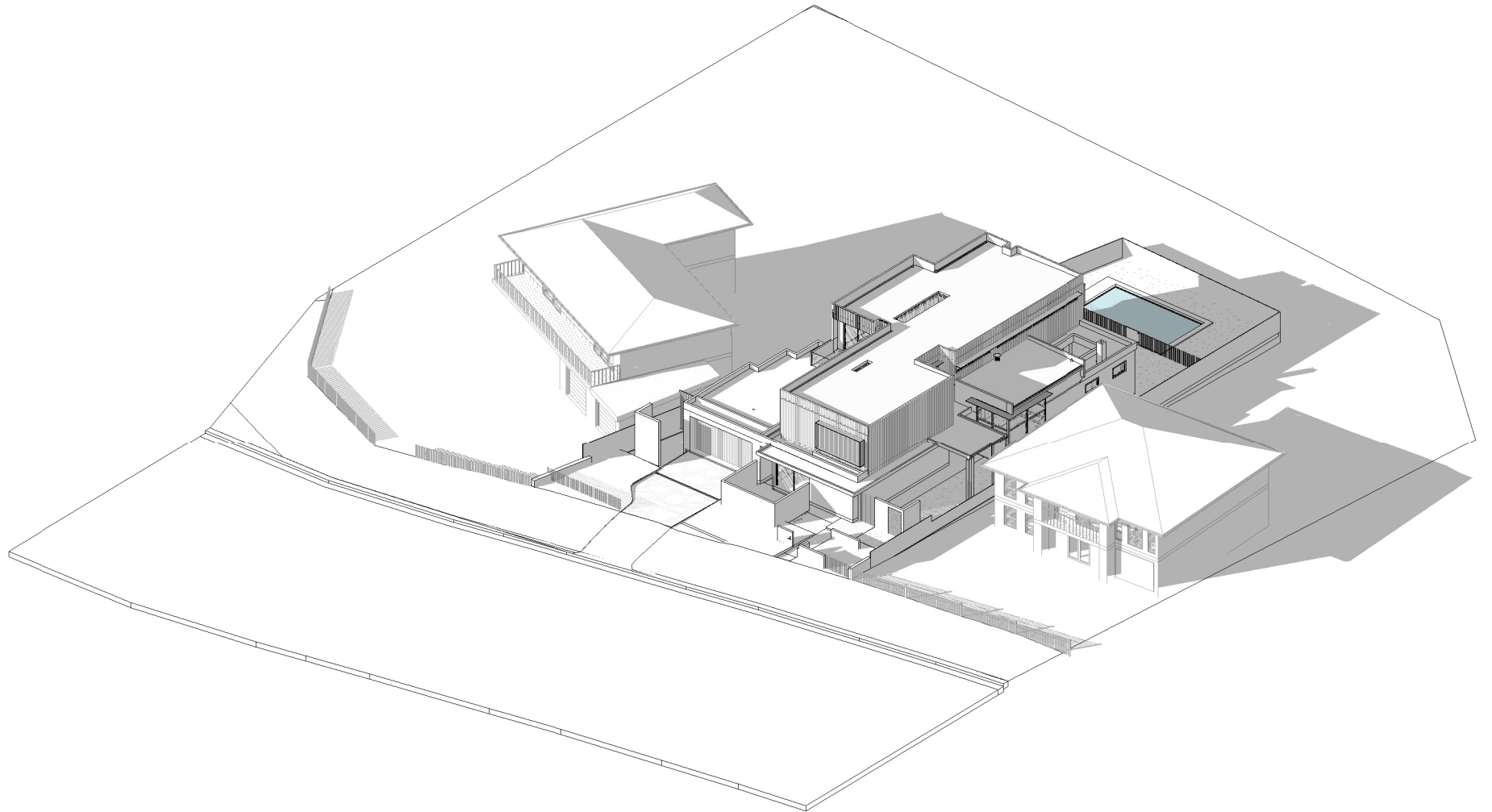
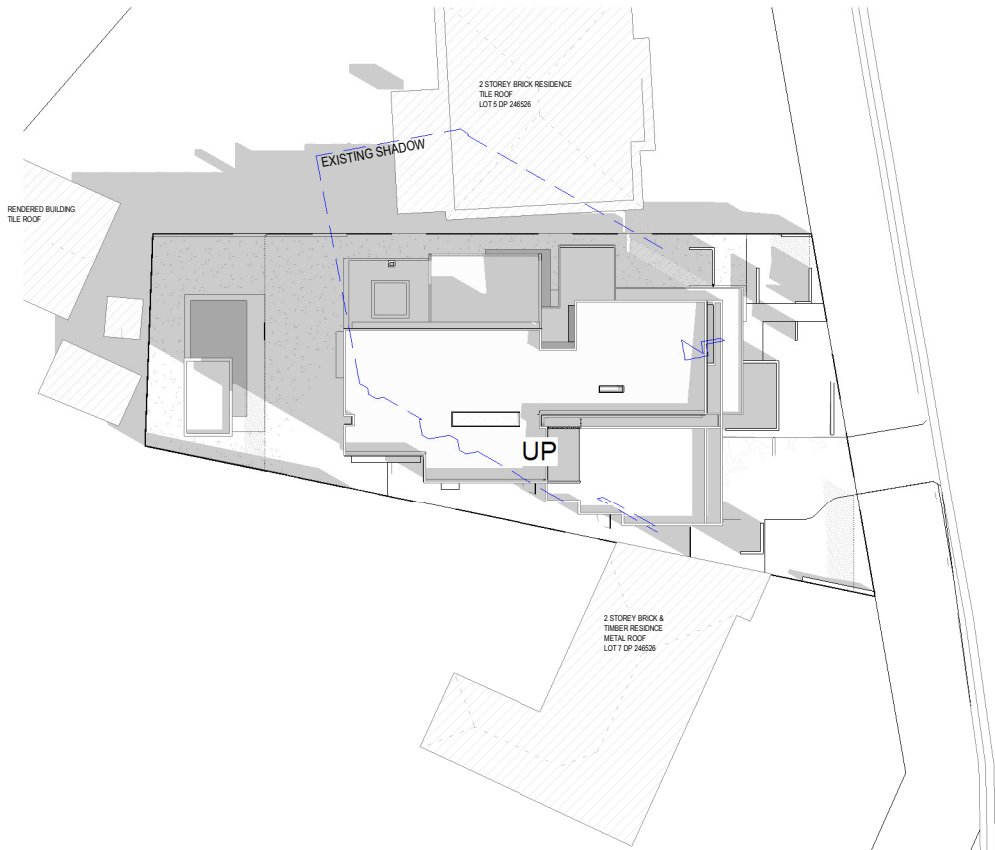
DRAWING NO:
C321

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

6/7/2023 4:22:31 PM



SHADOW DIAGRAM JUNE 9AM

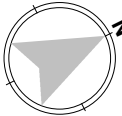
All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesserarch Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross 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.

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ISSUE	DATE	DESCRIPTION
A	22.11.24	FOR DA LODGEMENT
B	23.03.09	FOR DA LODGEMENT
C	23.06.02	FOR DA LODGEMENT
D	23.06.07	FOR DA LODGEMENT

PROJECT:
PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
SHADOW DIAGRAMS
SCALE:
1 : 500 @ A3



CLIENT:
MR & MRS J SMITH

DRAWN BY: **DZ** CHECKED BY: **SS**
PROJECT NO: **Project Number** T.B.C.
REV DATE: **07/06/23**

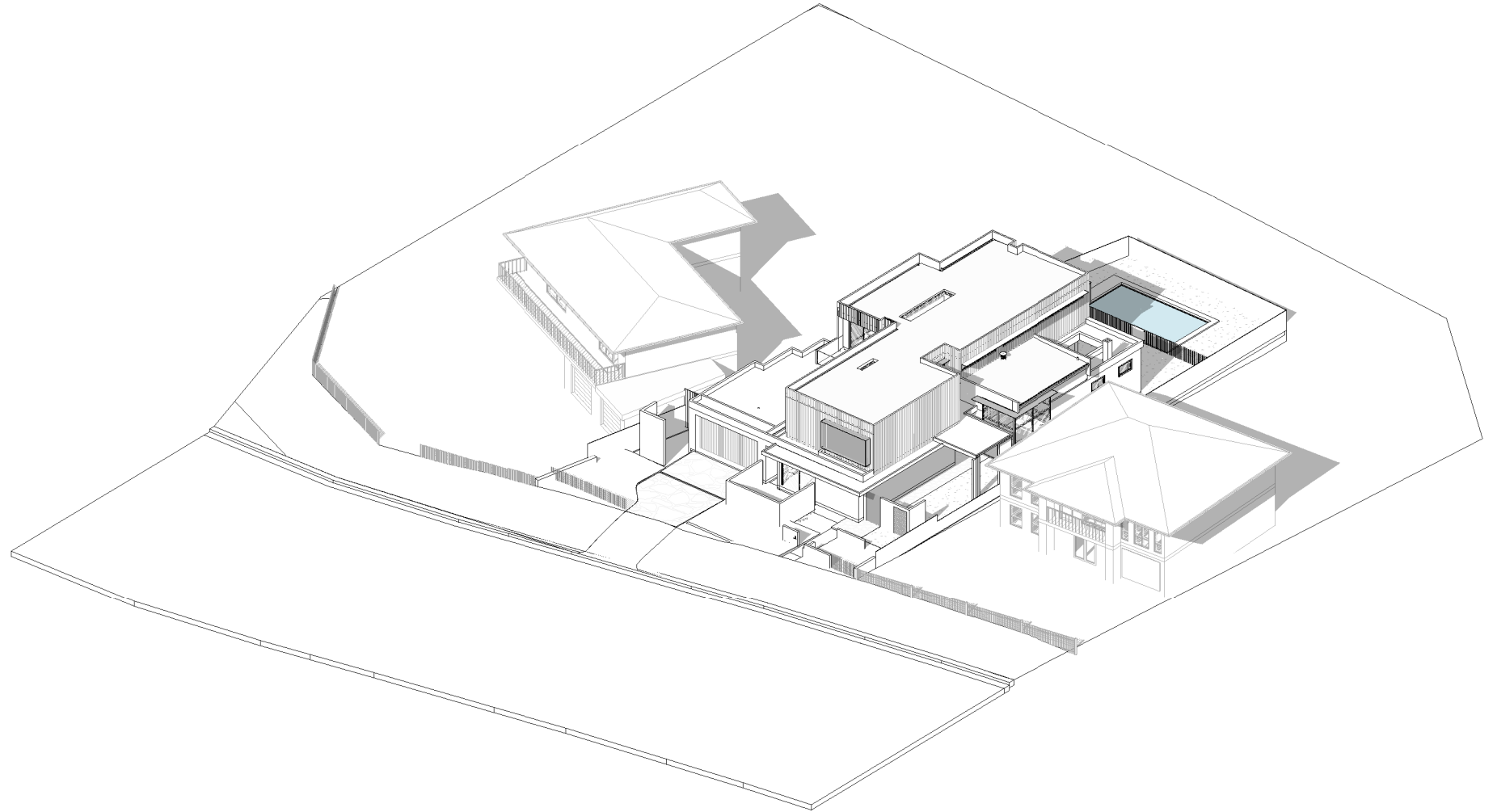
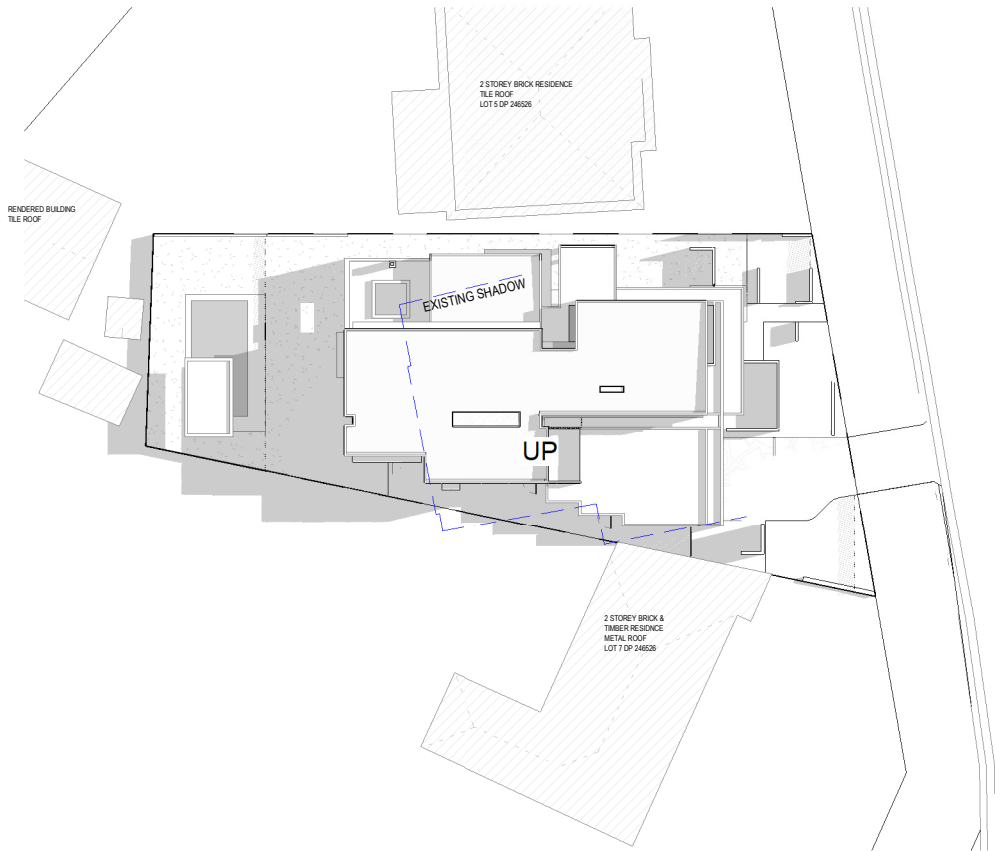
STATUS:
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DRAWING NO:
C400

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T 0488 22 1234



SHADOW DIAGRAM JUNE 12PM

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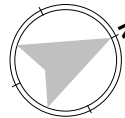
ISSUE	DATE	DESCRIPTION
A	22.11.24	FOR DA LODGEMENT
B	23.03.09	FOR DA LODGEMENT
C	23.06.02	FOR DA LODGEMENT
D	23.06.07	FOR DA LODGEMENT

PROJECT:
PROPOSED 2 STOREY DWELLING

ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
SHADOW DIAGRAMS

SCALE:
1 : 500 @ A3



CLIENT:
MR & MRS J SMITH

DRAWN BY: **DZ** CHECKED BY: **SS**

PROJECT NO: **Project Number** T.B.C.

REV DATE: **07/06/23**

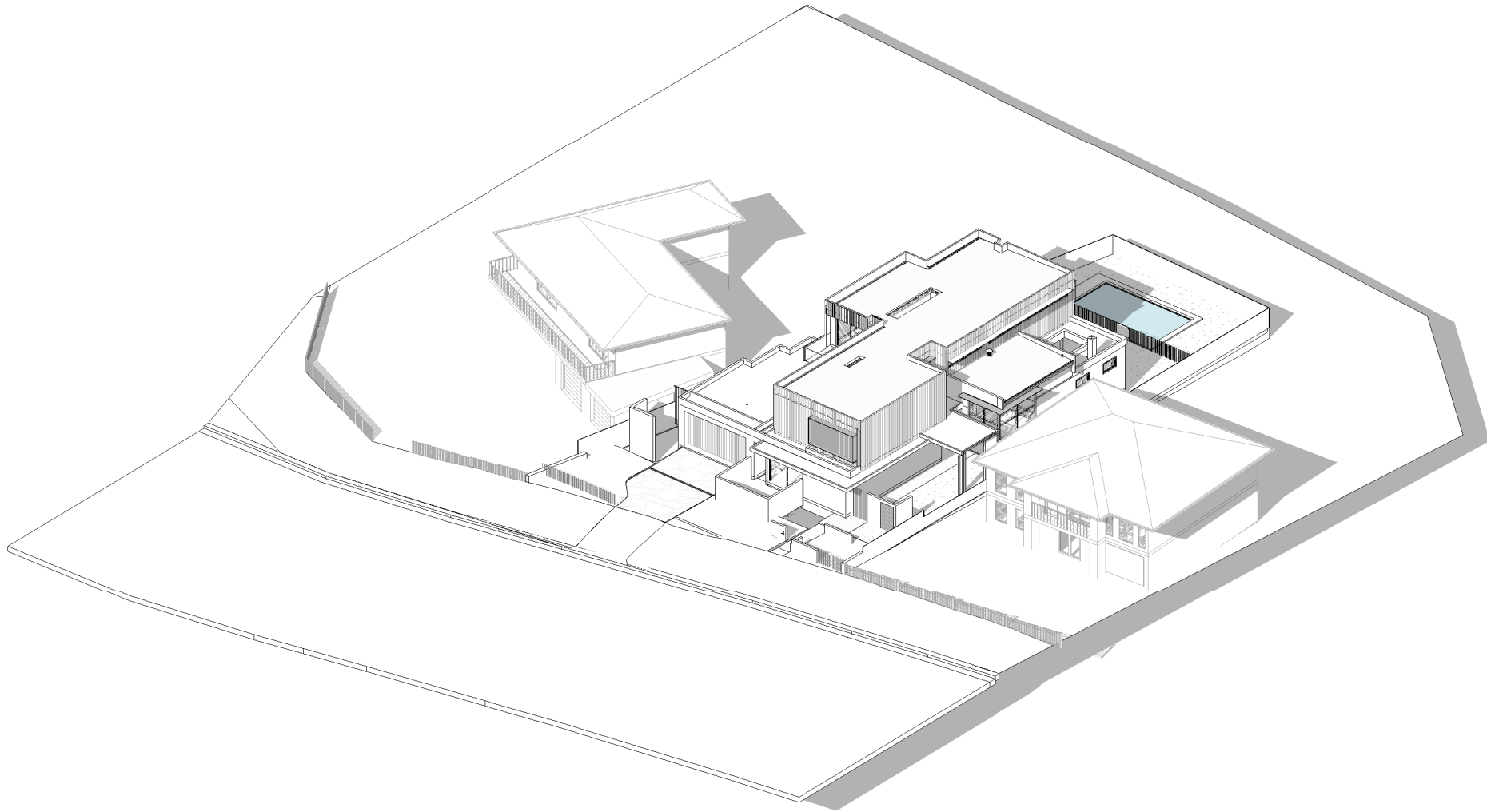
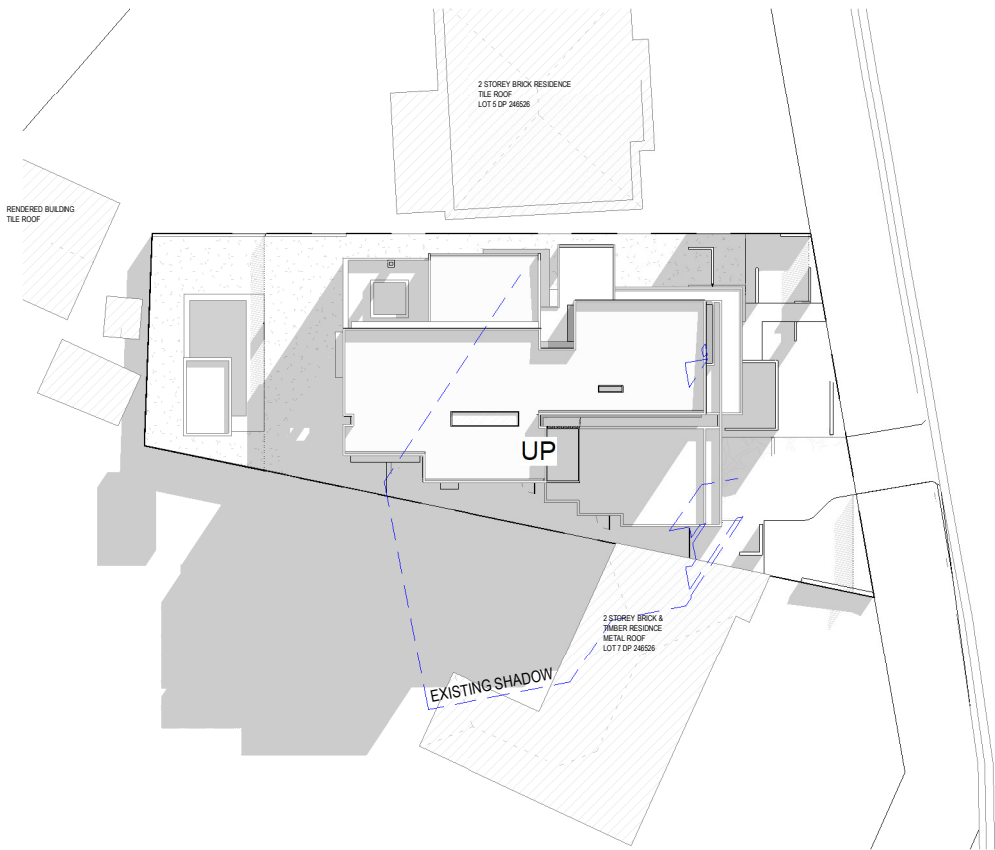
STATUS:
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DRAWING NO:
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SHADOW DIAGRAM JUNE 3PM

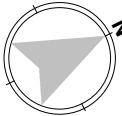
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C	23.06.02	FOR DA LODGEMENT
D	23.06.07	FOR DA LODGEMENT

PROJECT:
PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
SHADOW DIAGRAMS
SCALE:
1 : 500 @ A3



CLIENT:
MR & MRS J SMITH

DRAWN BY:	DZ	CHECKED BY:	SS
PROJECT NO:	Project Number	T.B.C.	
REV DATE:	07/06/23		

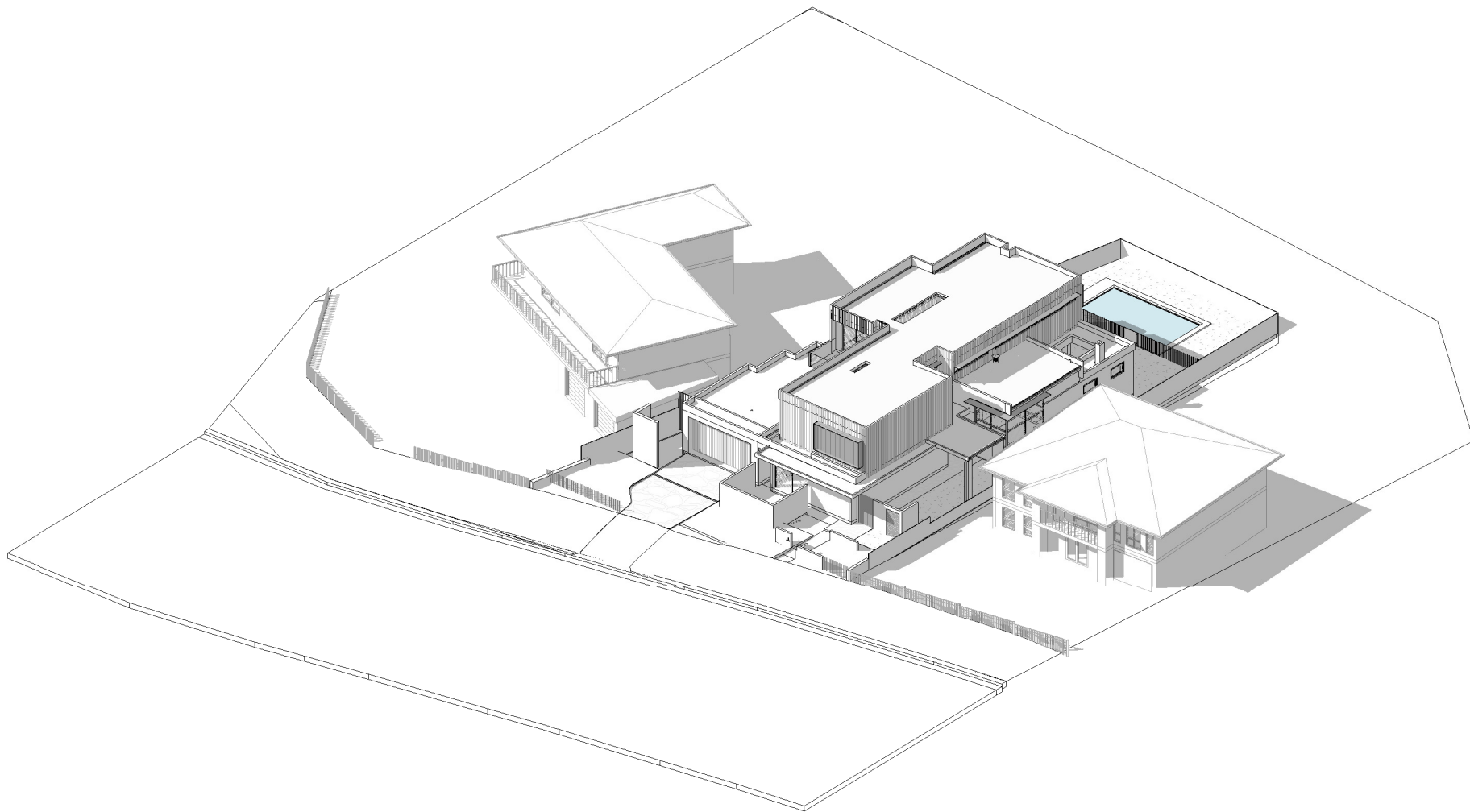
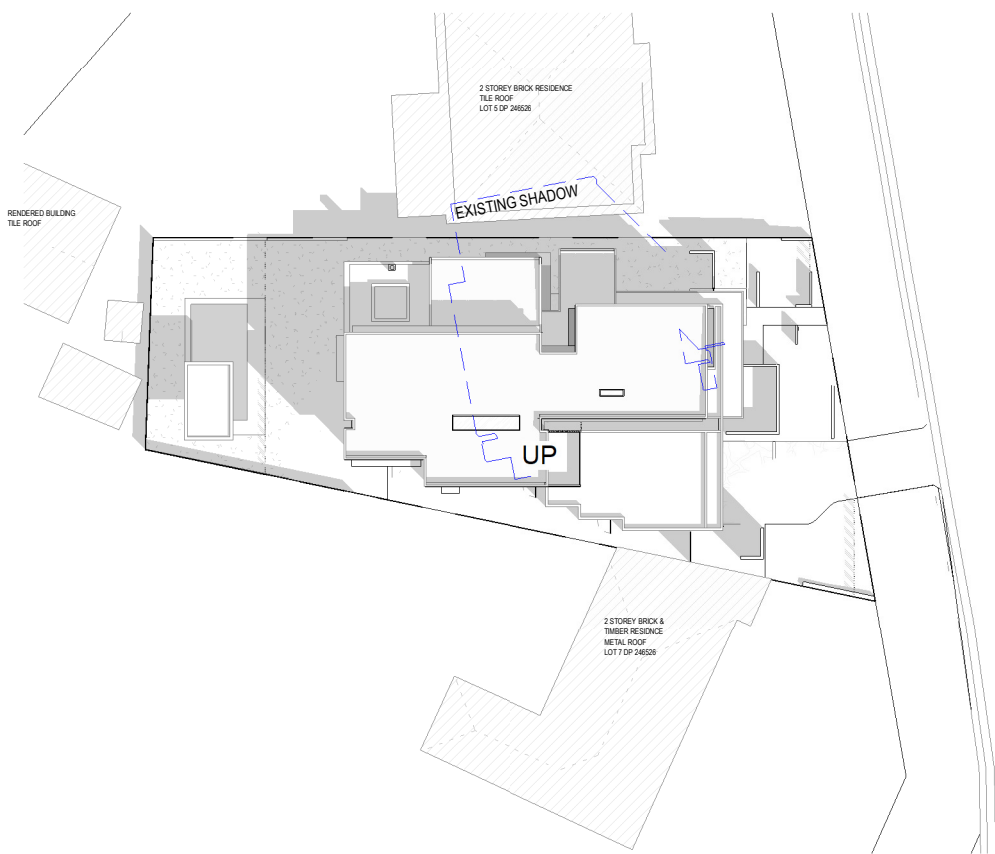
STATUS:
FOR DA

DRAWING NO:
C402

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SHADOW DIAGRAM SEP 9AM

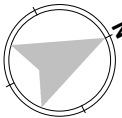
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D	23.06.07	FOR DA LODGEMENT

PROJECT:
PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
SHADOW DIAGRAMS
SCALE:
1 : 500 @ A3



CLIENT:
MR & MRS J SMITH

DRAWN BY: DZ CHECKED BY: SS
PROJECT NO: Project Number T.B.C.
REV DATE: 07/06/23

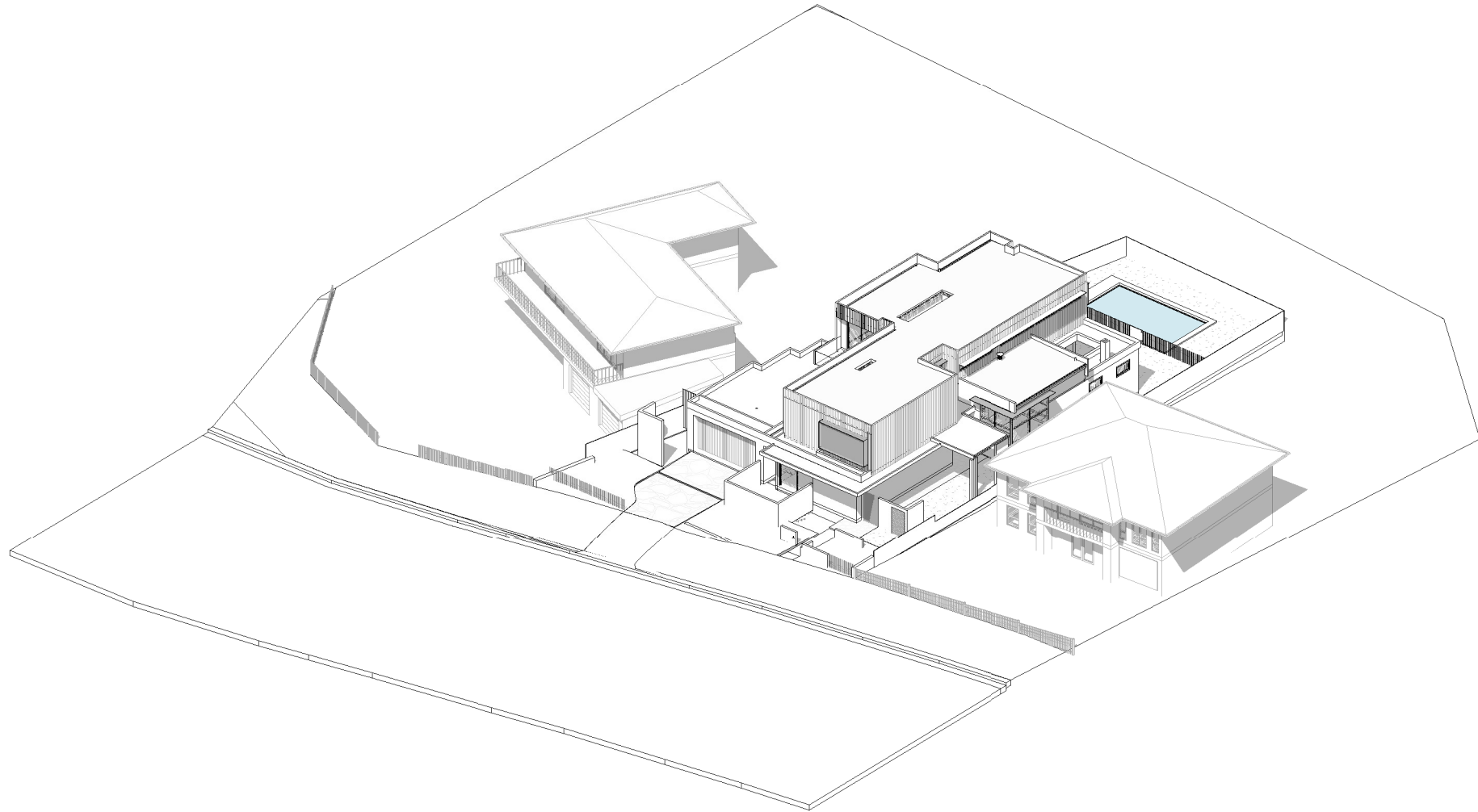
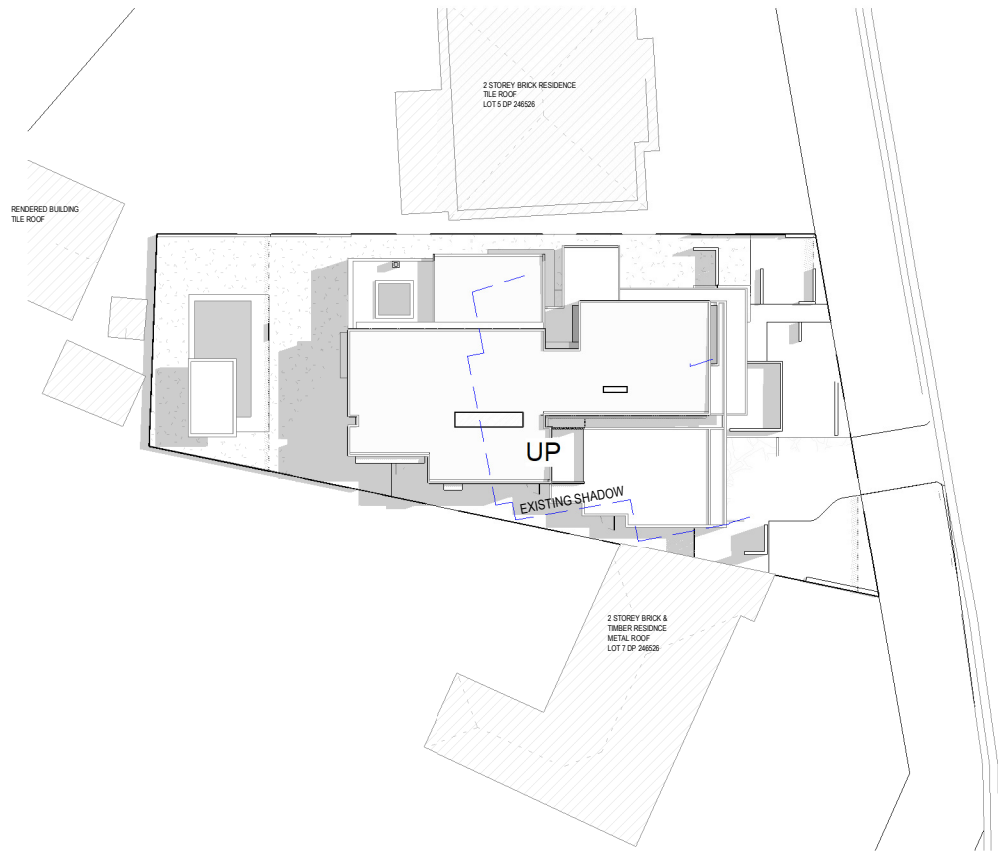
STATUS:
FOR DA

DRAWING NO:
C403

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SHADOW DIAGRAM SEP 12PM

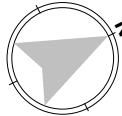
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PROJECT:
PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
SHADOW DIAGRAMS
SCALE:
1 : 500 @ A3



CLIENT:
MR & MRS J SMITH

DRAWN BY: DZ CHECKED BY: SS
PROJECT NO: Project Number T.B.C.
REV DATE: 07/06/23

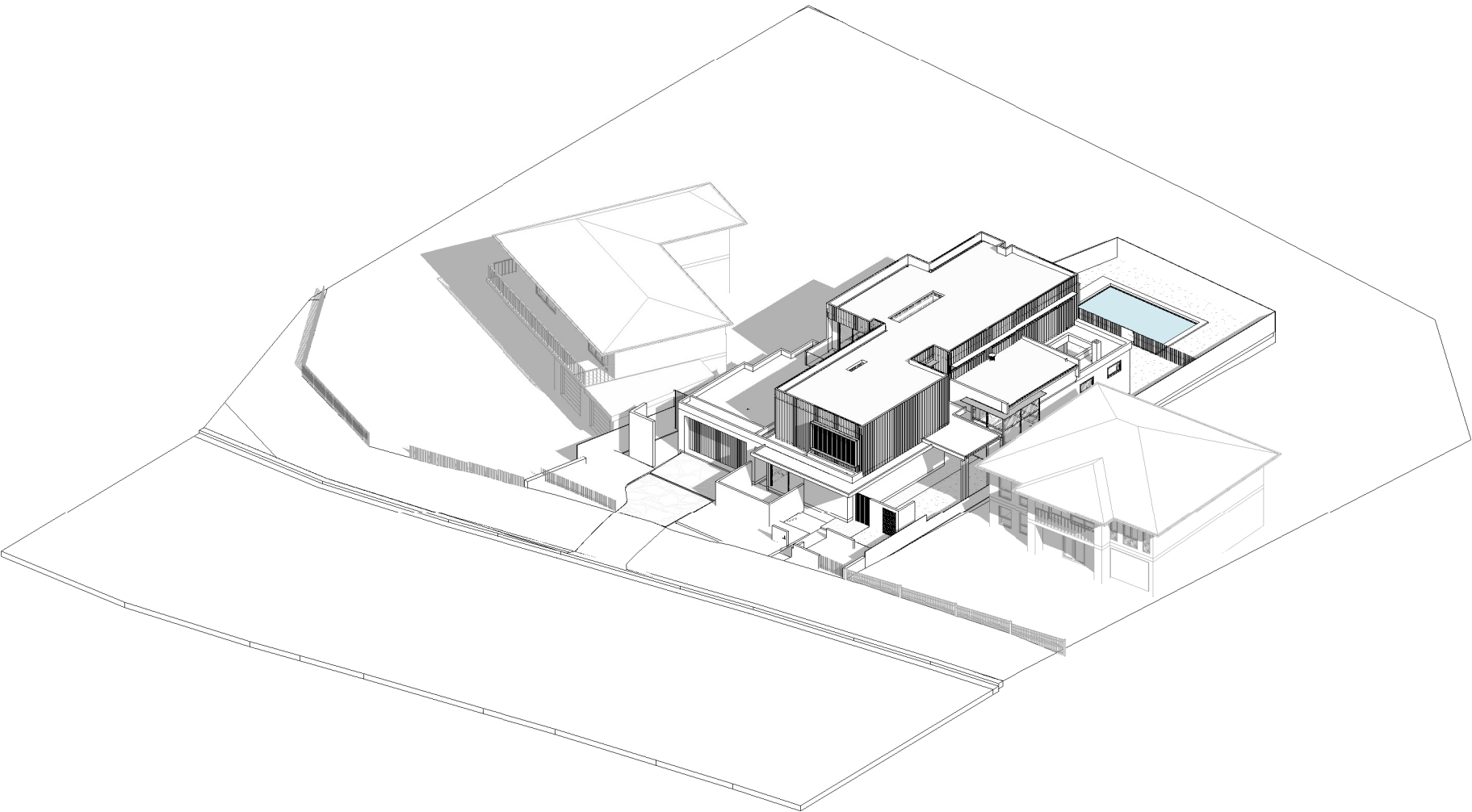
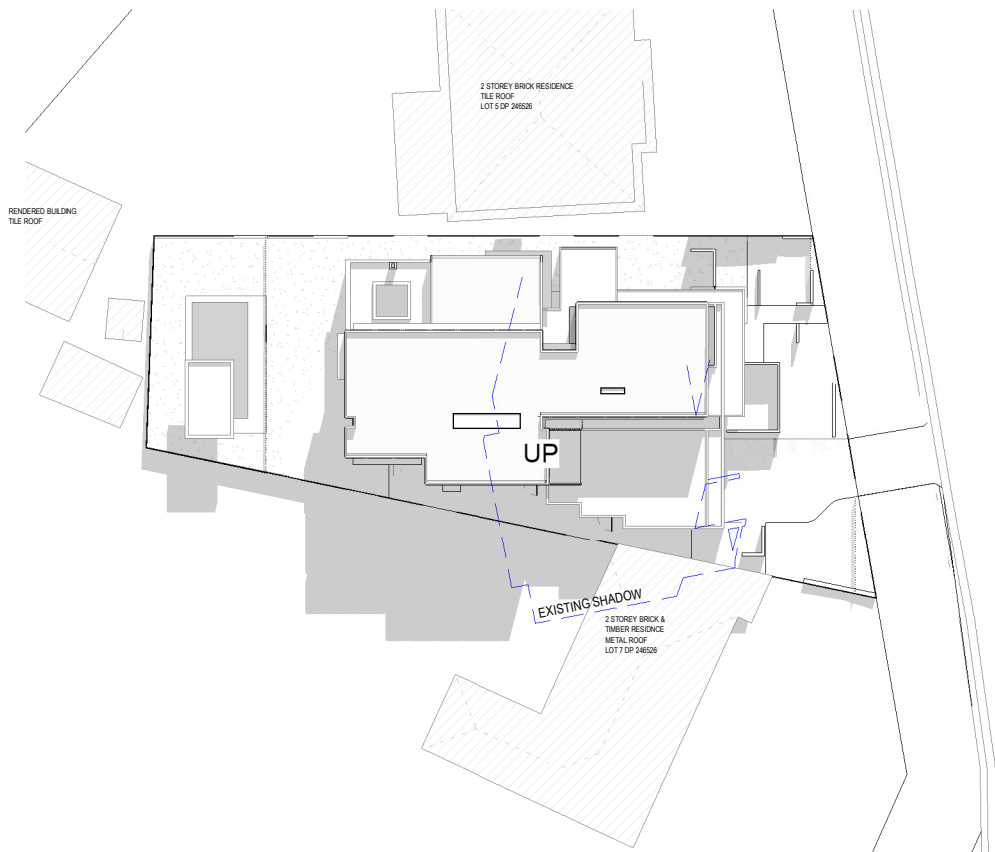
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DRAWING NO:
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SHADOW DIAGRAM SEP 3PM

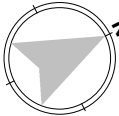
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PROJECT:
PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
SHADOW DIAGRAMS
SCALE:
1 : 500 @ A3



CLIENT:
MR & MRS J SMITH

DRAWN BY: DZ CHECKED BY: SS
PROJECT NO: Project Number T.B.C.
REV DATE: 07/06/23

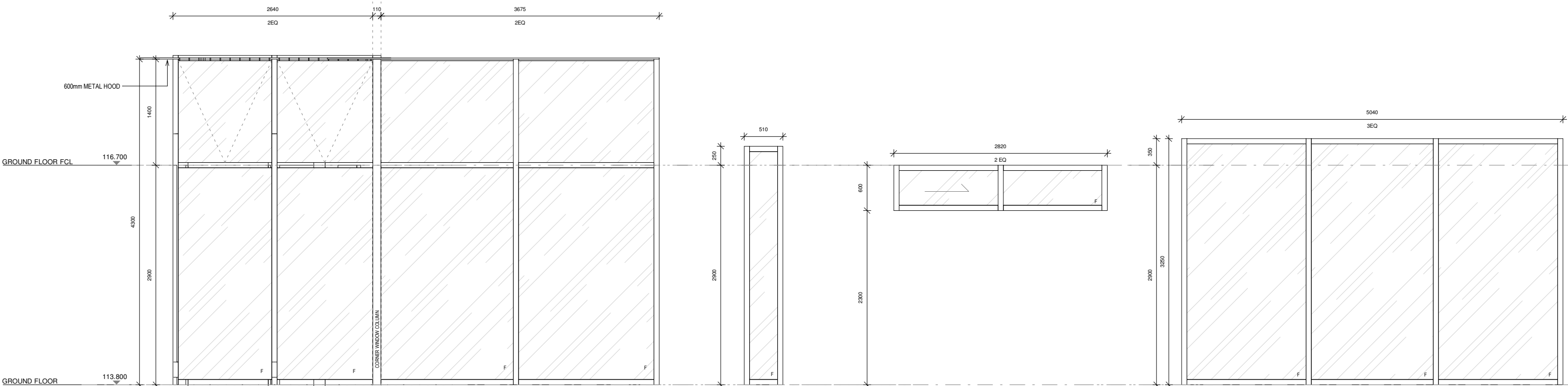
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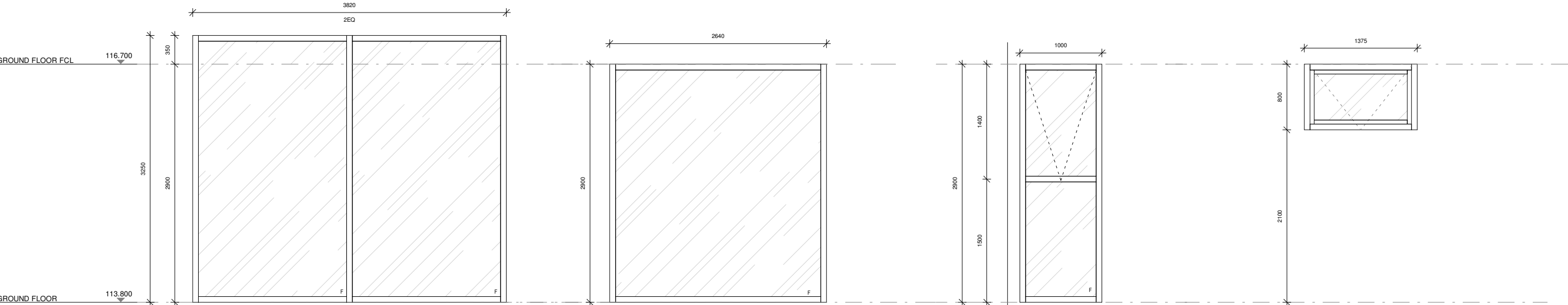


QTY	X1
LOCATION	LOUNGE
TAG:	FIXED CORNER AWNING WINDOW WITH FIXED PANELS
	POWDER COATED ALUMINIUM FRAME
	HARDWARE + SLIMLOCK TO MATCH
GW-02	

QTY	X1
LOCATION	BULTERS
TAG:	FIXED PANEL + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	HARDWARE + SLIMLOCK TO MATCH
GW-03	

QTY	X1
LOCATION	LAUNDRY
TAG:	SLIDING WINDOW WITH FIXED PANEL + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	FLY SCREEN + FRAME TO MATCH
	HARDWARE + SLIMLOCK TO MATCH
GW-04	

QTY	X1
LOCATION	GROUND FLOOR MASTER BEDROOM
TAG:	FIXED WINDOW PANELS + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	HARDWARE + SLIMLOCK TO MATCH
GW-05	



QTY	X1
LOCATION	MASTER BEDROOM ENS
TAG:	FIXED WINDOW PANEL + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	HARDWARE + SLIMLOCK TO MATCH
GW-06	

QTY	X1
LOCATION	STAIR
TAG:	FIXED WINDOW PANEL + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	HARDWARE + SLIMLOCK TO MATCH
GW-07	

QTY	X1
LOCATION	NEAR STAIR
TAG:	AWINING WITH FIXED PANEL + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	FLY SCREEN + FRAME TO MATCH
	HARDWARE + SLIMLOCK TO MATCH
GW-08	

QTY	X2
LOCATION	ALFRESCO
TAG:	AWINING WINDOW + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	HARDWARE + SLIMLOCK TO MATCH
GW-09	

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A	22.11.24	FOR DA LODGEMENT
B	23.03.09	FOR DA LODGEMENT
C	23.06.02	FOR DA LODGEMENT
D	23.06.07	FOR DA LODGEMENT

PROJECT:
PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
DOOR AND WINDOW SCHEDULE
SCALE:
1 : 50 @ A3

CLIENT:
MR & MRS J SMITH

DRAWN BY: DZ CHECKED BY: SS
PROJECT NO: Project Number T.B.C.
REV DATE: 07/06/23

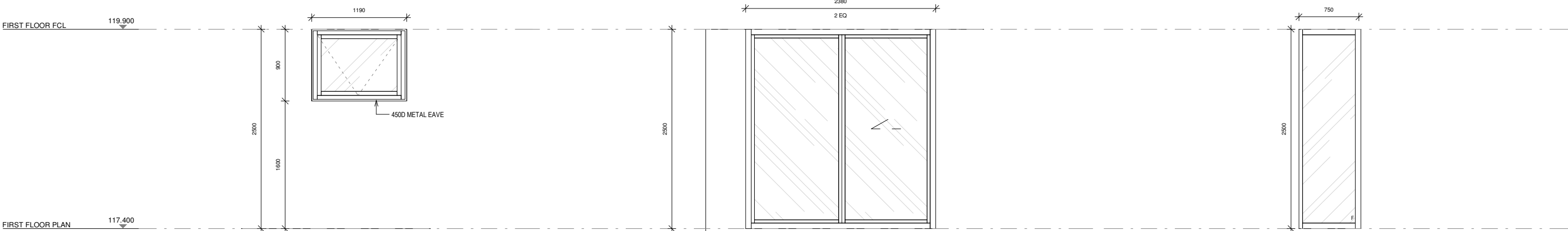
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FOR DA

DRAWING NO:
C501

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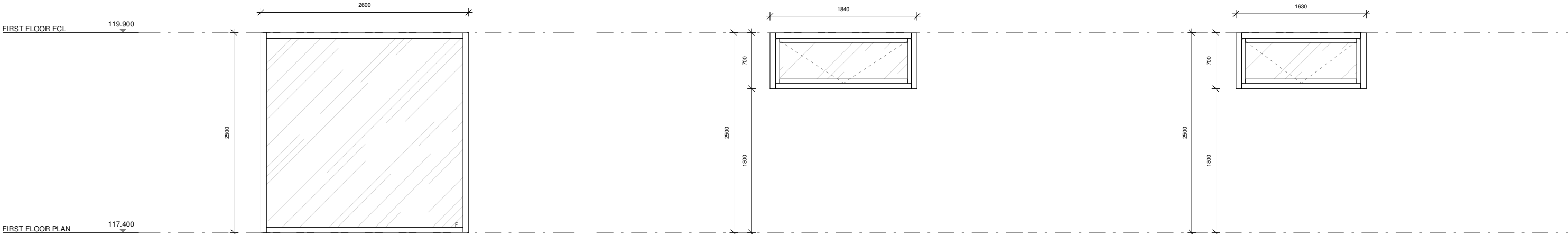
31 Woodstock Road
Carlingford NSW 2151
info@tesserarch.com.au
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QTY	X1
LOCATION	BEDROOM 3 WIR
TAG:	AWINING WINDOW WITH FIXED PANEL + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	FLY SCREEN + FRAME TO MATCH
	HARDWARE + SLIMLOCK TO MATCH
FW-00	

QTY	X1
LOCATION	BEDROOM 3
TAG:	SLIDING DOOR + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	FLY SCREEN + FRAME TO MATCH
	HARDWARE + SLIMLOCK TO MATCH
FW-01	

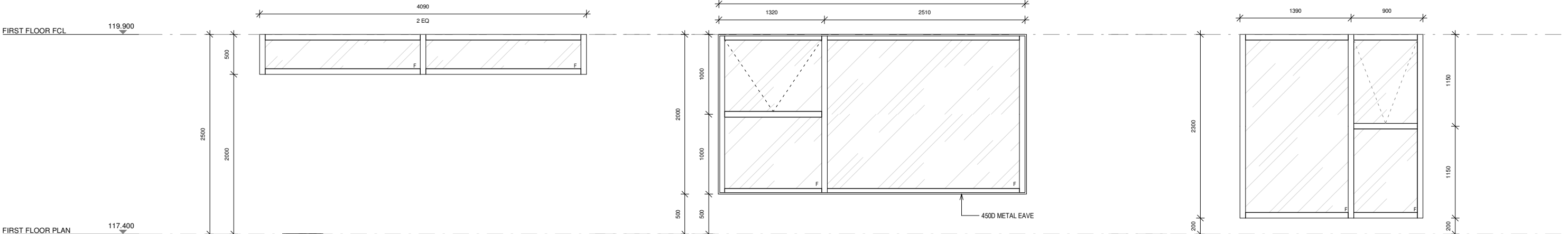
QTY	X1
LOCATION	NEAR STAIR
TAG:	FIXED WINDOW PANEL + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	HARDWARE + SLIMLOCK TO MATCH
FW-02	



QTY	X1
LOCATION	STAIR
TAG:	FIXED WINDOW PANEL + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	HARDWARE + SLIMLOCK TO MATCH
FW-03	

QTY	X1
LOCATION	MAIN BATH
TAG:	AWINING WINDOW + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	FLY SCREEN + FRAME TO MATCH
	HARDWARE + SLIMLOCK TO MATCH
FW-04	

QTY	X1
LOCATION	MAIN BATH
TAG:	AWINING WINDOW + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	FLY SCREEN + FRAME TO MATCH
	HARDWARE + SLIMLOCK TO MATCH
FW-05	



QTY	X1
LOCATION	BEDROOM 2 WIR
TAG:	FIXED WINDOW PANEL + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	HARDWARE + SLIMLOCK TO MATCH
FW-06	

QTY	X1
LOCATION	BEDROOM 2
TAG:	AWINING WINDOW WITH FIXED PANEL + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	FLY SCREEN + FRAME TO MATCH
	HARDWARE + SLIMLOCK TO MATCH
FW-07	

QTY	X1
LOCATION	LAUNDRY
TAG:	AWINING WINDOW WITH FIXED PANEL + CLEAR GLASS
	POWDER COATED ALUMINIUM FRAME
	FLY SCREEN + FRAME TO MATCH
	HARDWARE + SLIMLOCK TO MATCH
FW-08	

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A	22.11.24	FOR DA LODGEMENT
B	23.03.09	FOR DA LODGEMENT
C	23.06.02	FOR DA LODGEMENT
D	23.06.07	FOR DA LODGEMENT

PROJECT:
PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
DOOR AND WINDOW SCHEDULE
SCALE:
1 : 50 @ A3

CLIENT:
MR & MRS J SMITH

DRAWN BY: DZ CHECKED BY: SS
PROJECT NO: Project Number T.B.C.
REV DATE: 07/06/23

STATUS:
FOR DA

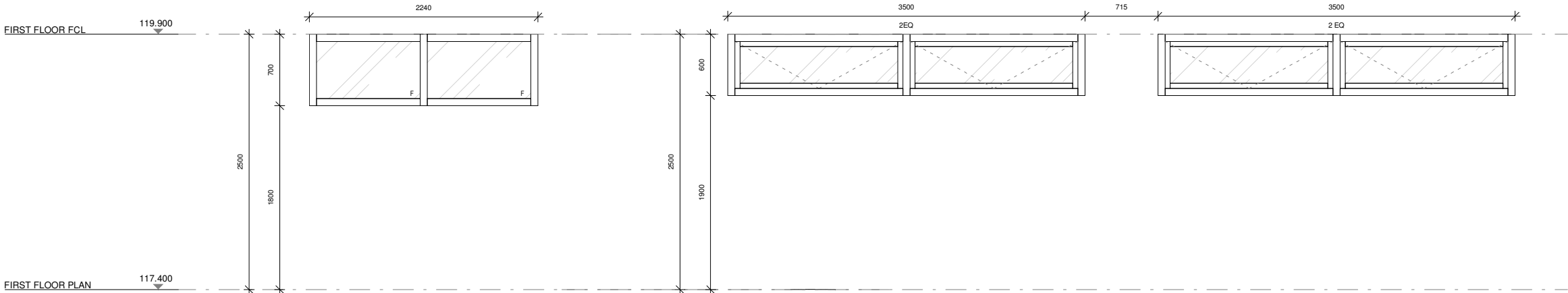
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C502

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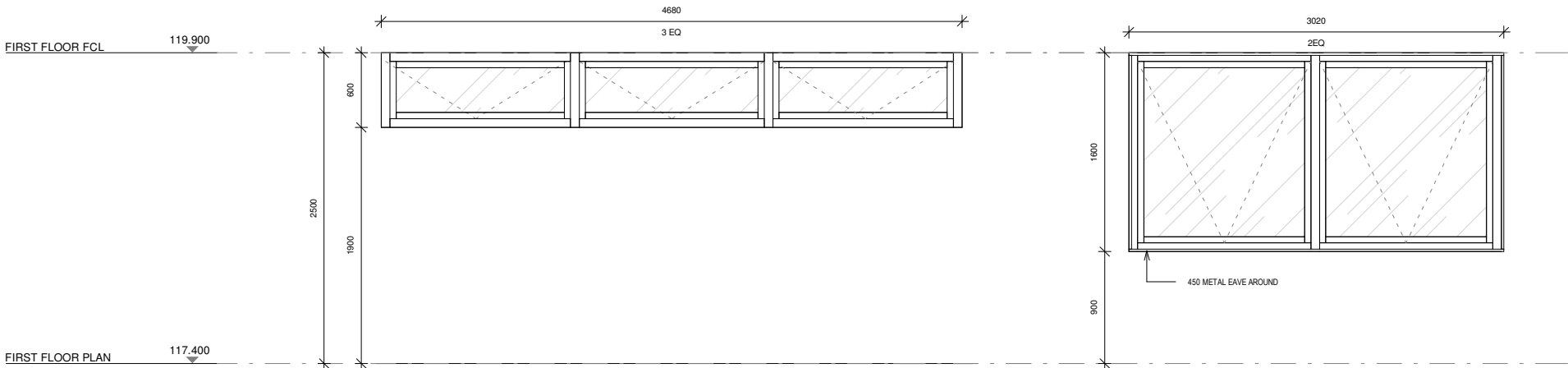
31 Woodstock Road
Carlingford NSW 2151
info@tesserarch.com.au
T 0488 22 1234

6/7/2023 4:22:48 PM



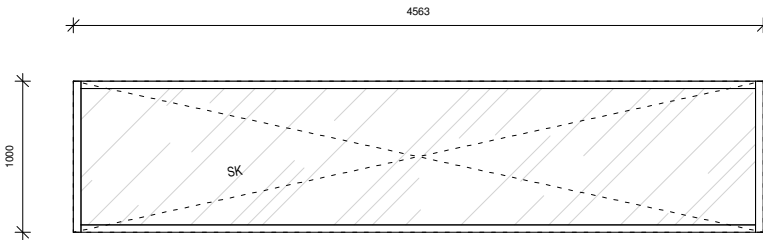
QTY	X1
LOCATION	HALLWAY
TAG:	FIXED WINDOW PANEL + CLEAR GLASS
FW-09	POWDER COATED ALUMINIUM FRAME
	HARDWARE + SLIMLOCK TO MATCH

QTY	X1
LOCATION	HALLWAY
TAG:	AWINING WINDOW + CLEAR GLASS
FW-10	POWDER COATED ALUMINIUM FRAME
	HARDWARE + SLIMLOCK TO MATCH

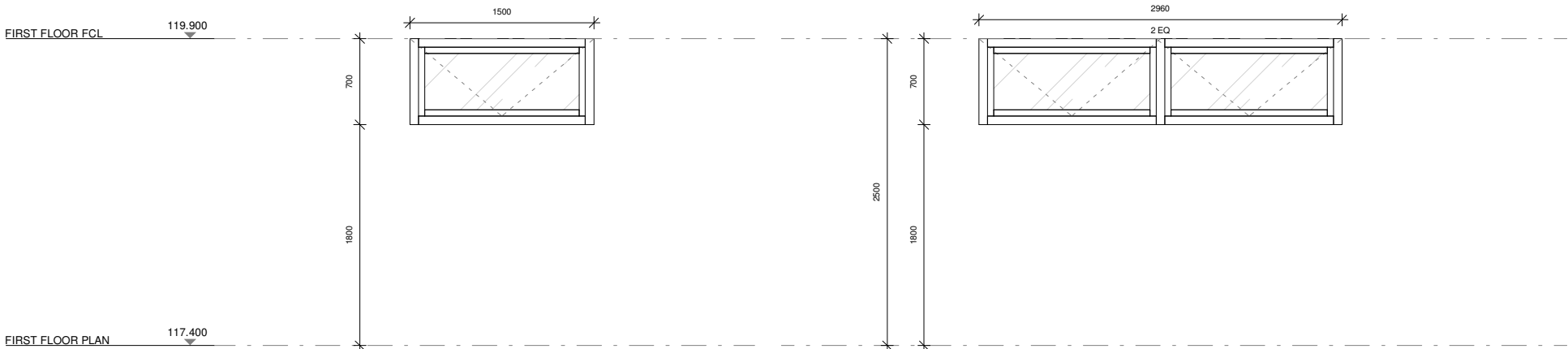


QTY	X1
LOCATION	BEDROOM 4
TAG:	AWINING WINDOW + CLEAR GLASS
FW-11	POWDER COATED ALUMINIUM FRAME
	FLY SCREEN + FRAME TO MATCH
	HARDWARE + SLIMLOCK TO MATCH

QTY	X1
LOCATION	BEDROOM 4
TAG:	FIXED CORNER WINDOW PANEL + CLEAR GLASS
FW-12	POWDER COATED ALUMINIUM FRAME
	HARDWARE + SLIMLOCK TO MATCH

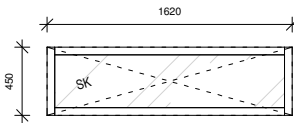


QTY	X1
LOCATION	ABOVE KITCHEN
TAG:	FIXED CLEAR GLASS SKYLIGHT
SK-01	POWDER COATED ALUMINIUM FRAME



QTY	X1
LOCATION	BATHROOM
TAG:	AWINING WINDOW + CLEAR GLASS
FW-13	POWDER COATED ALUMINIUM FRAME
	HARDWARE + SLIMLOCK TO MATCH

QTY	X1
LOCATION	LAUNDRY
TAG:	AWINING WINDOW + CLEAR GLASS
FW-14	POWDER COATED ALUMINIUM FRAME
	FLY SCREEN + FRAME TO MATCH
	HARDWARE + SLIMLOCK TO MATCH



QTY	X1
LOCATION	FIRST FLOOR MAIN BATH
TAG:	FIXED CLEAR GLASS SKYLIGHT
SK-02	POWDER COATED ALUMINIUM FRAME

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D	23.06.07	FOR DA LODGEMENT

PROJECT:
PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
DOOR AND WINDOW SCHEDULE
SCALE:
1 : 50 @ A3

CLIENT:
MR & MRS J SMITH

DRAWN BY: DZ CHECKED BY: SS
PROJECT NO: Project Number T.B.C.
REV DATE: 07/06/23

STATUS:
FOR DA

DRAWING NO:
C503

REV
D

TESSERARCH

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

6/7/2023 4:22:48 PM

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.

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ISSUE	DATE	DESCRIPTION
A	22.11.24	FOR DA LODGEMENT
B	23.03.09	FOR DA LODGEMENT
C	23.06.07	FOR DA LODGEMENT

PROJECT:
PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
SIDE ENVELOPE 3D
SCALE:
@ A3

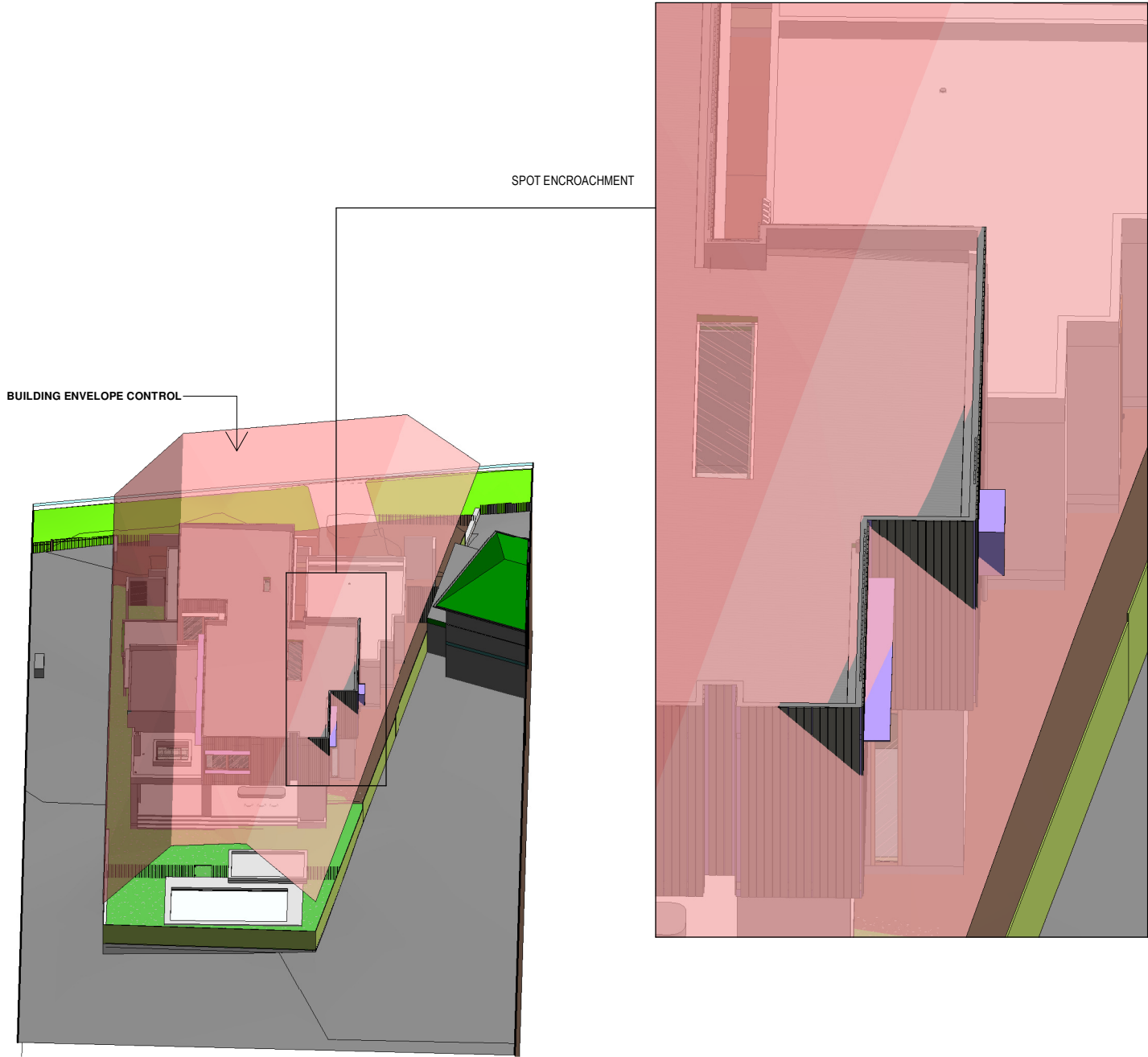
CLIENT:
MR & MRS J SMITH

DRAWN BY:	DZ	CHECKED BY:	SS
PROJECT NO:	Project Number	T.B.C.	
REV DATE:	07/06/23		

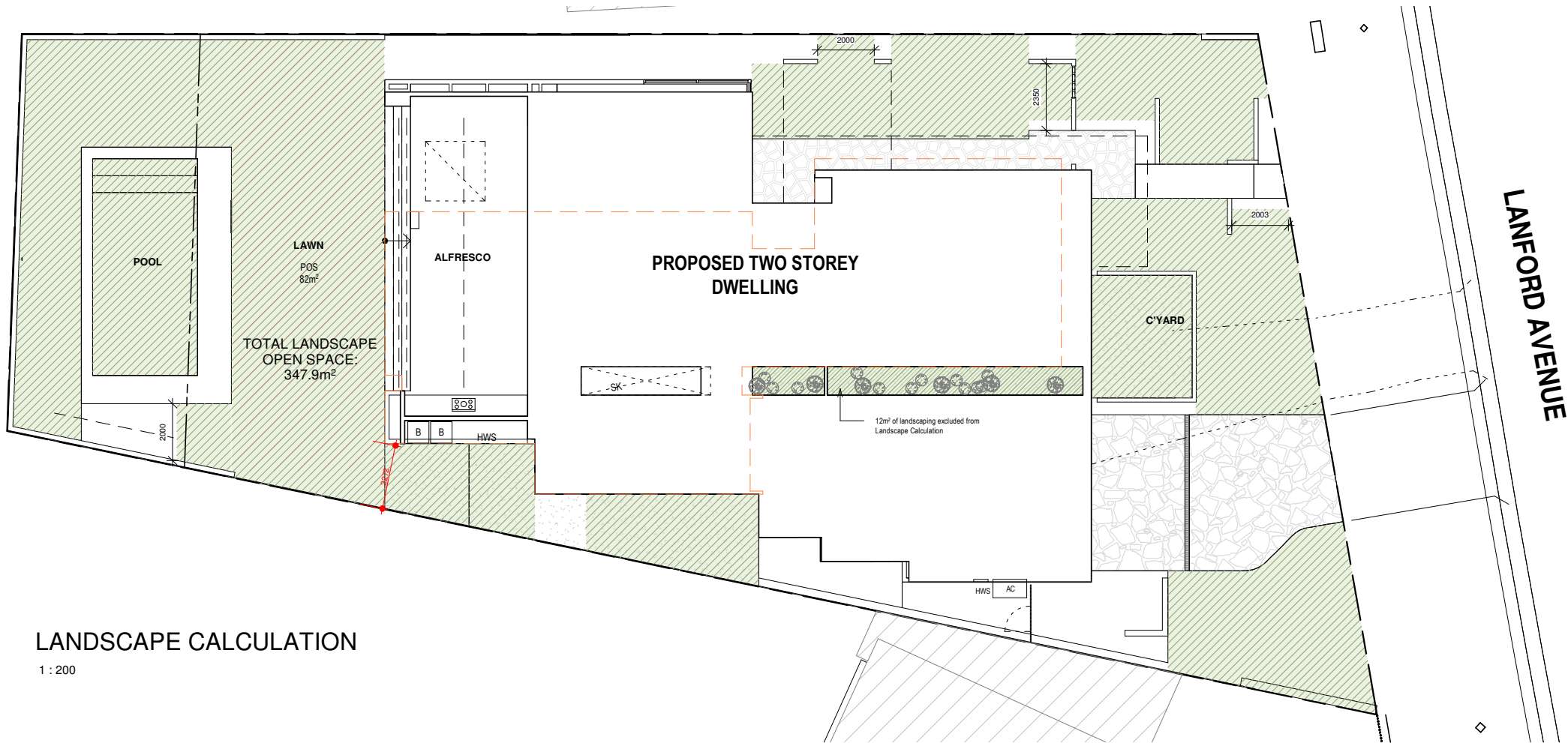
STATUS:
FOR DA

DRAWING NO:
C600

REV
C



31 Woodstock Road
Carlingford NSW 2151
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LANDSCAPE CALCULATION

1 : 200

LANDSCAPE CALCULATION		LOT 6 DP 246526
Site Area		859.9 m²
	CONTROL	PROPOSED
Landscaped Open Space	40% or (343.96m²)	347.9m²

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ISSUE	DATE	DESCRIPTION
A	22.11.24	FOR DA LODGEMENT
B	23.03.09	FOR DA LODGEMENT
C	23.06.02	FOR DA LODGEMENT
D	23.06.07	FOR DA LODGEMENT

PROJECT:
PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
LANDSCAPE CALCULATION
SCALE:
1 : 200 @ A3

CLIENT:
MR & MRS J SMITH

DRAWN BY: DZ CHECKED BY: SS
PROJECT NO: Project Number T.B.C.
REV DATE: 07/06/23

STATUS:
FOR DA

DRAWING NO:
C601

REV
D

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TI-01

AL-01

OF



FRONT ELEVATION

AL-01

TI-01

OF



REAR ELEVATION



TI-01
TIMBER CLADDING
ACCOYA COLOUR GREY



AL-01
ALUMINUM FRAME
BLACK



OF
PRECAST CONCRETE
LIGHT GREY

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ISSUE	DATE	DESCRIPTION
A	22.11.24	FOR DA LODGEMENT
B	23.03.09	FOR DA LODGEMENT
C	23.06.02	FOR DA LODGEMENT

PROJECT:
PROPOSED 2 STOREY DWELLING
ADDRESS:
1 LANFORD AVENUE, KILLARNEY HEIGHTS, NSW, 2087

DRAWING TITLE:
SCHEDULE OF COLOURS AND MATERIALS
SCALE:
@ A3

CLIENT:
MR & MRS J SMITH

DRAWN BY:	YL	CHECKED BY:	SS
PROJECT NO:	Project Number	T.B.C.	
REV DATE:	06/02/23		

STATUS:
FOR DA

DRAWING NO:
C700

REV
C

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