

IMPORTANT NOTES:
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- The Estuarine Planning Level is min 3.1m AHD. All levels to AHD.

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REV	DATE	DESCRIPTION	BY
D	2019.09.20	FOR PRELODGEEMENT MEETING	OH
E	Dec '19	CONSULTANT COORDINATION	OH
F	Mar '20	FOR DA LODGMENT	OH
G	May '20	DA LODGMENT UPDATE	OH
H	June '20	DA LODGMENT UPDATE	OH
I	03/07/20	DA LODGMENT UPDATE	OH

REVISION NOTES

UNIT 1 RIDGE HEIGHT REDUCED BY 600MM
UNIT 2 MASTER BEDROOM CORNER REMODELED

UPDATE TO DA LODGMENT
NOT FOR CONSTRUCTION

platform
ARCHITECTS

Suite 303, 39 East Esplanade Manly 2095
P: 02 9976 6666 cbrn: 74602856157
www.platformarchitects.com.au

PROJECT DETAILS

DUAL OCCUPANCY WITH BASEMENT CARPARKING
AND SINGLE DWELLING AT
41 UPPER CLIFFORD AVE
FAIRLIGHT NSW 2094

CLIENT
CARL OSCAR PETERSON AND HEATON FAMILY INVESTMENTS PTY LTD,
643 MILITARY ROAD MOSMAN NSW 2088

DRAWING TITLE
SITE PLAN

SCALE
1:100
@A3

STATUS
DA

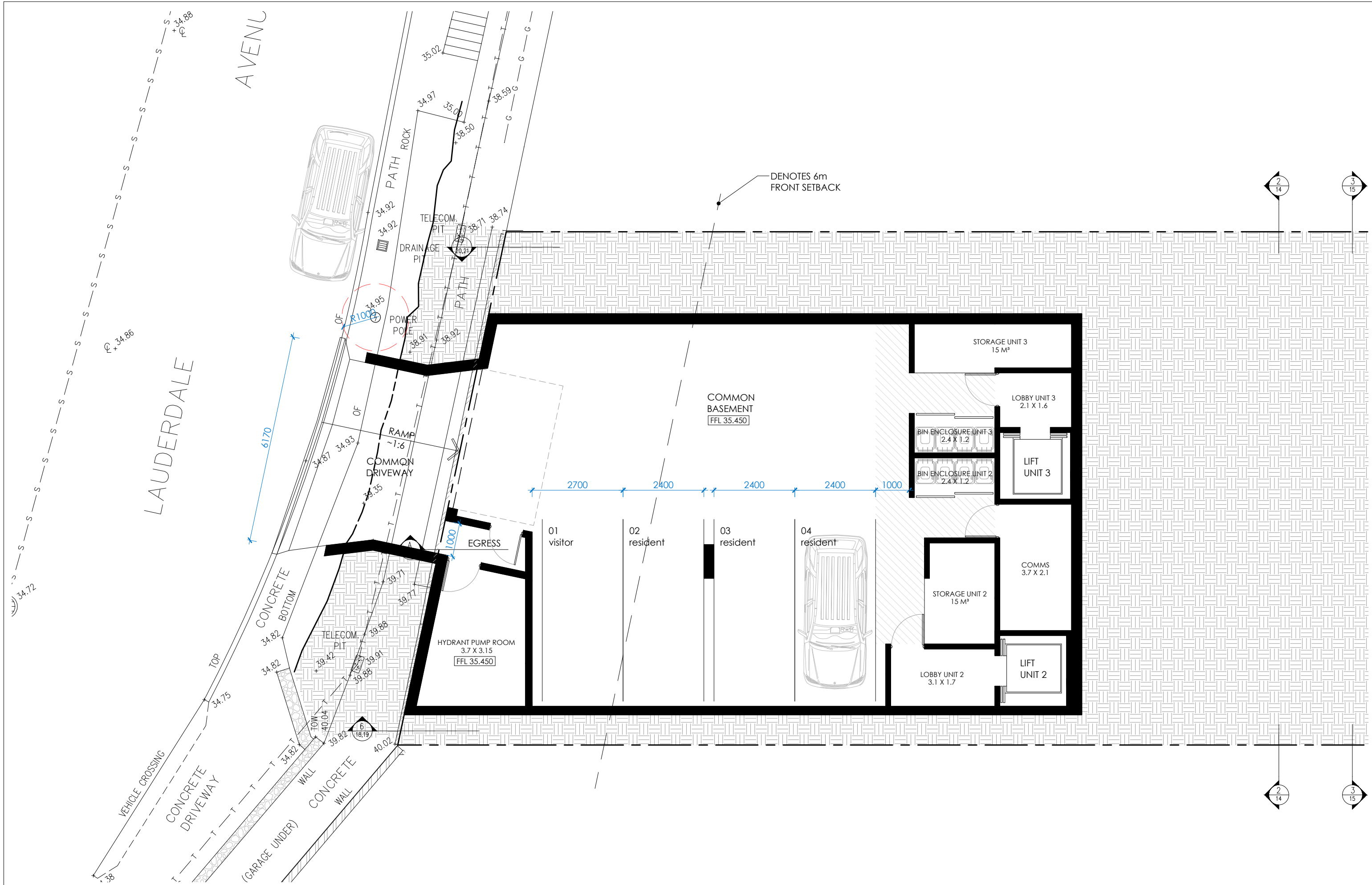
NUMBER
01

PROJECT

UCS

REVISION

I



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REVISION NOTES

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UNIT 2 MASTER BEDROOM CORNER REMODELED

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DUAL OCCUPANCY WITH BASEMENT CARPARKING
AND SINGLE DWELLING AT
41 UPPER CLIFFORD AVE
FAIRLIGHT NSW 2094

CLIENT
CARL OSCAR PETERSON AND HEATON FAMILY INVESTMENTS PTY LTD,
643 MILITARY ROAD MOSMAN NSW 2088

DRAWING TITLE
BASEMENT FLOOR PLAN
(LAUDERDALE AVE, UNITS 2 & 3)

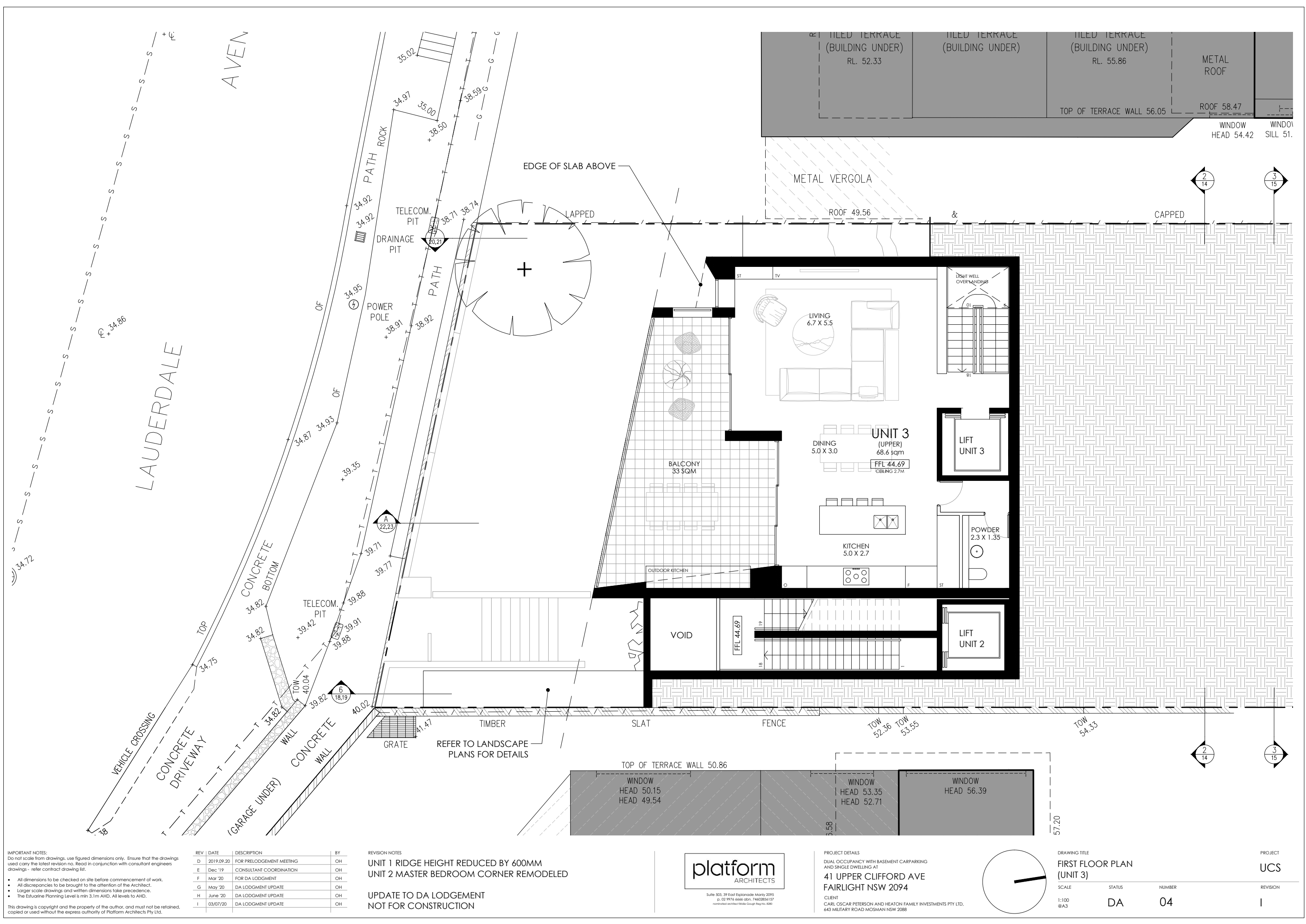
SCALE
1:100
@A3

STATUS
DA

NUMBER
02

PROJECT
UCS

REVISION
I



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I	03/07/20	DA LODGMENT UPDATE	OH

REVISION NOTES

UNIT 1 RIDGE HEIGHT REDUCED BY 600MM
UNIT 2 MASTER BEDROOM CORNER REMODELED

UPDATE TO DA LODGMENT
NOT FOR CONSTRUCTION

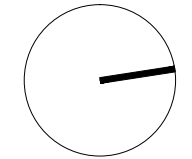
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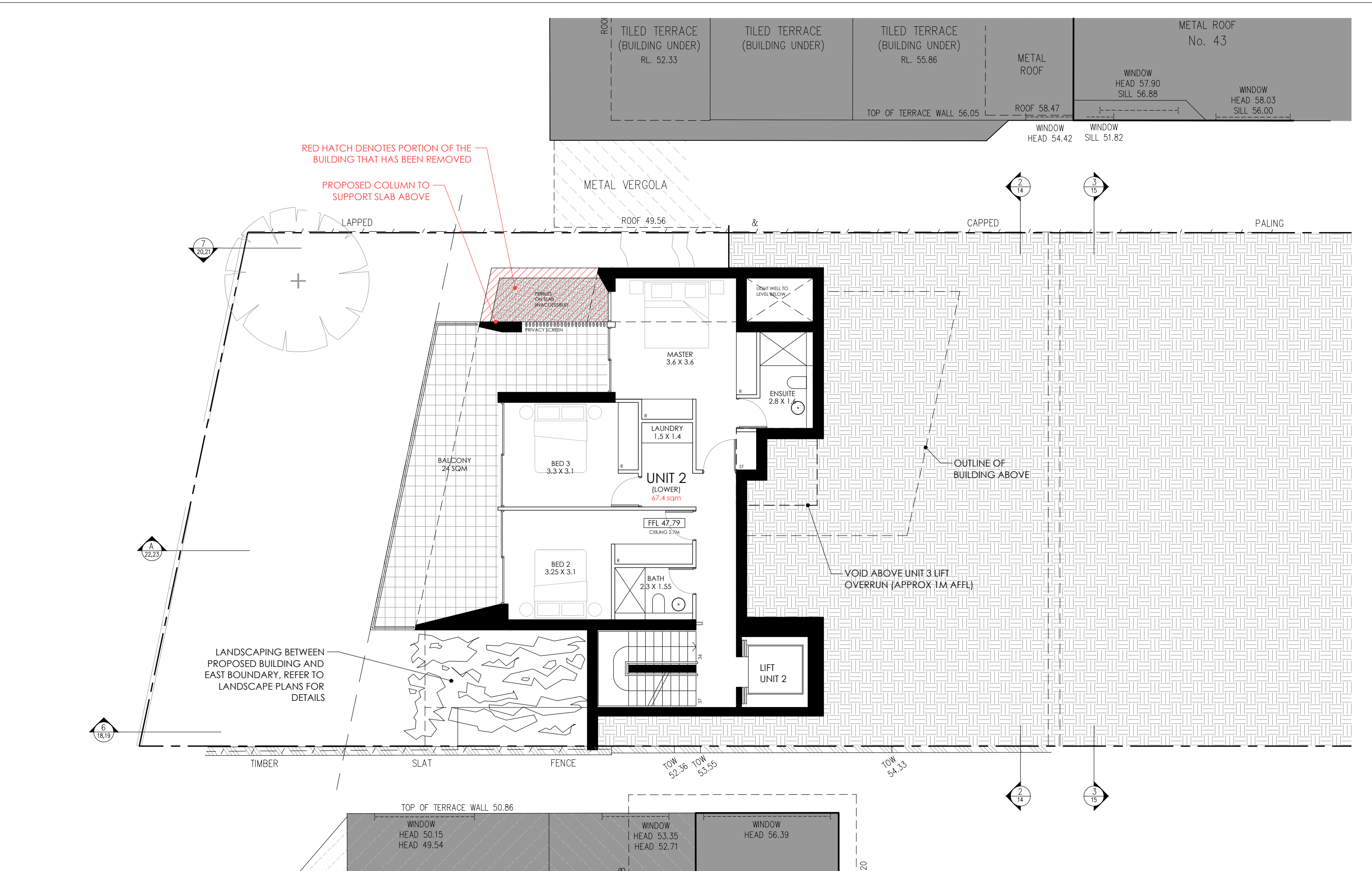
PROJECT DETAILS

DUAL OCCUPANCY WITH BASEMENT CARPARKING
AND SINGLE DWELLING AT
41 CLIFFORD AVE
FAIRLIGHT NSW 2094

CLIENT
CARL OSCAR PETERSON AND HEATON FAMILY INVESTMENTS PTY LTD,
643 MILITARY ROAD MOSMAN NSW 2088



DRAWING TITLE	STATUS	NUMBER	REVISION
FIRST FLOOR PLAN (UNIT 3)	DA	04	I
SCALE			
1:100 @A3			



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I	03/07/20	DA LODGMENT UPDATE	OH

REVISION NOTES

UNIT 1 RIDGE HEIGHT REDUCED BY 600MM
UNIT 2 MASTER BEDROOM CORNER REMODELED

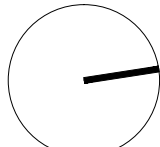
UPDATE TO DA LODGMENT
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PROJECT DETAILS

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41 UPPER CLIFFORD AVE
FAIRLIGHT NSW 2094

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DRAWING TITLE

SECOND FLOOR PLAN
(UNIT 2)

SCALE

1:100
@A3

STATUS

DA

NUMBER

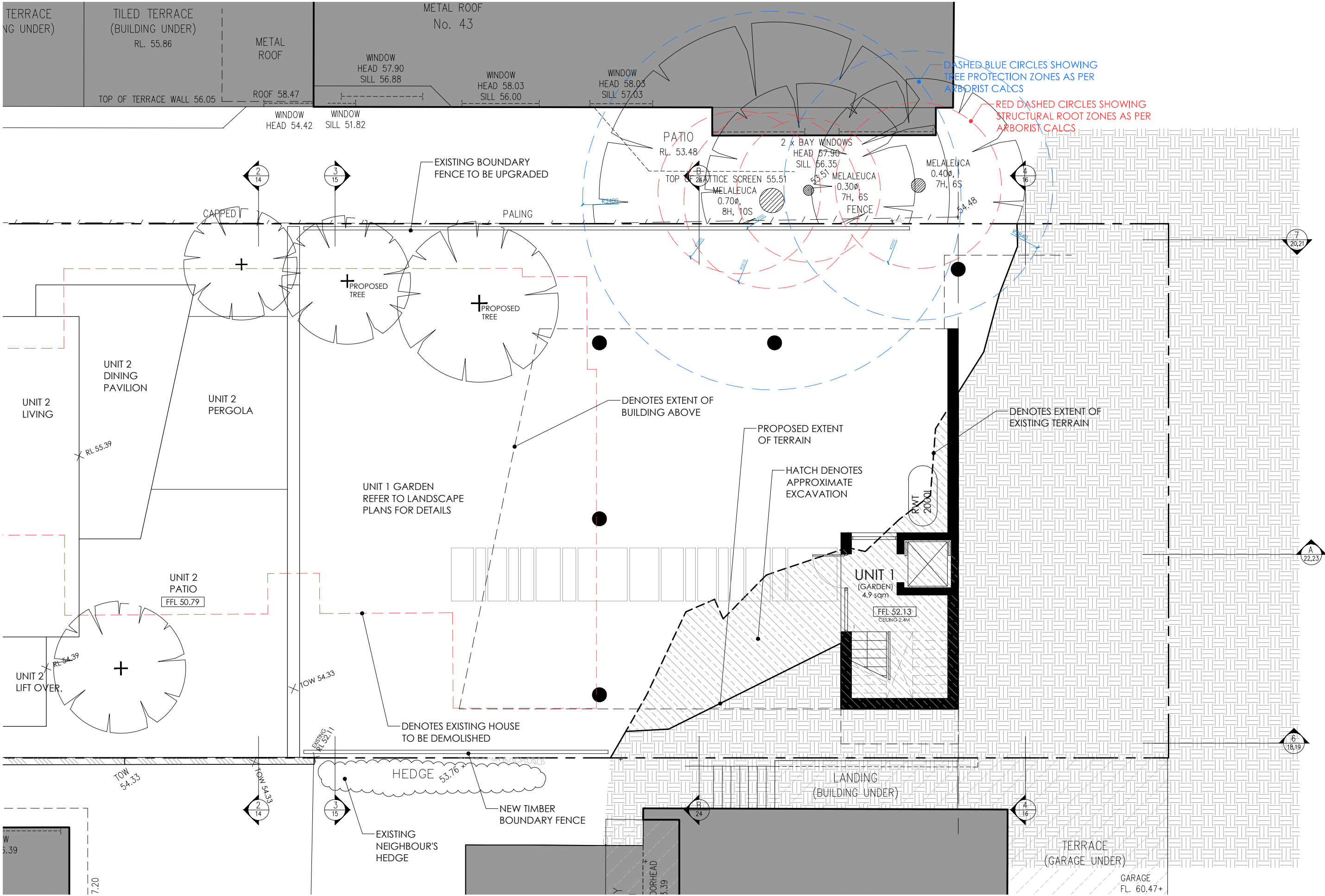
05

PROJECT

UCS

REVISION

I



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REVISION NOTES

UNIT 1 RIDGE HEIGHT REDUCED BY 600MM
UNIT 2 MASTER BEDROOM CORNER REMODELED

UPDATE TO DA LODGMENT
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PROJECT DETAILS

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FAIRLIGHT NSW 2094

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DRAWING TITLE

GROUND FLOOR PLAN - GARDEN
(UNIT 1)

SCALE

1:100
@A3

STATUS

DA

NUMBER

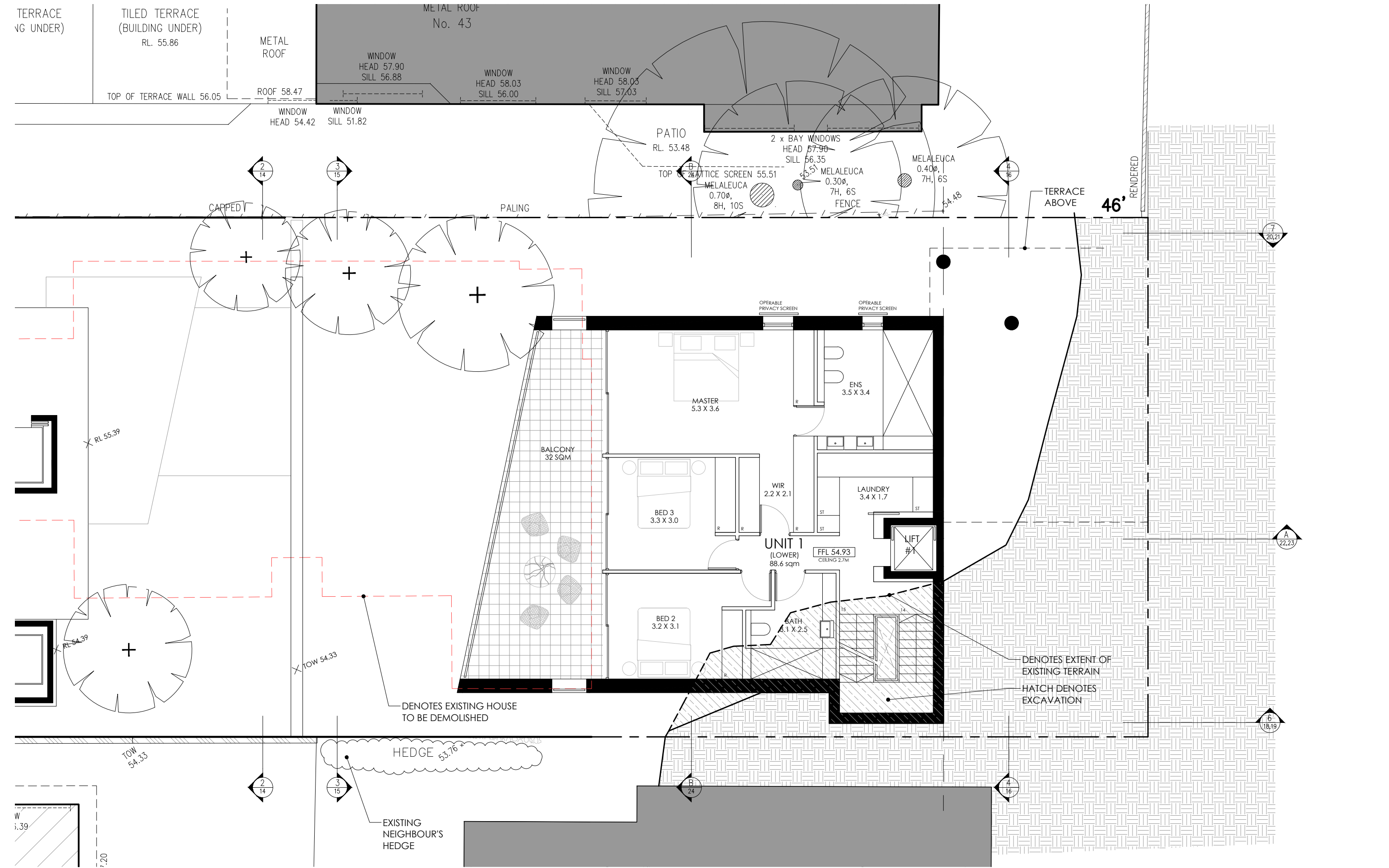
08

PROJECT

UCS

REVISION

I



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I	03/07/20	DA LODGMENT UPDATE	OH

REVISION NOTES

UNIT 1 RIDGE HEIGHT REDUCED BY 600MM
UNIT 2 MASTER BEDROOM CORNER REMODELED

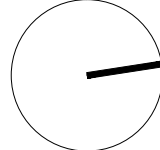
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PROJECT DETAILS

DUAL OCCUPANCY WITH BASEMENT CARPARKING
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DRAWING TITLE

FIRST FLOOR PLAN
(UNIT 1)

SCALE
1:100
@A3

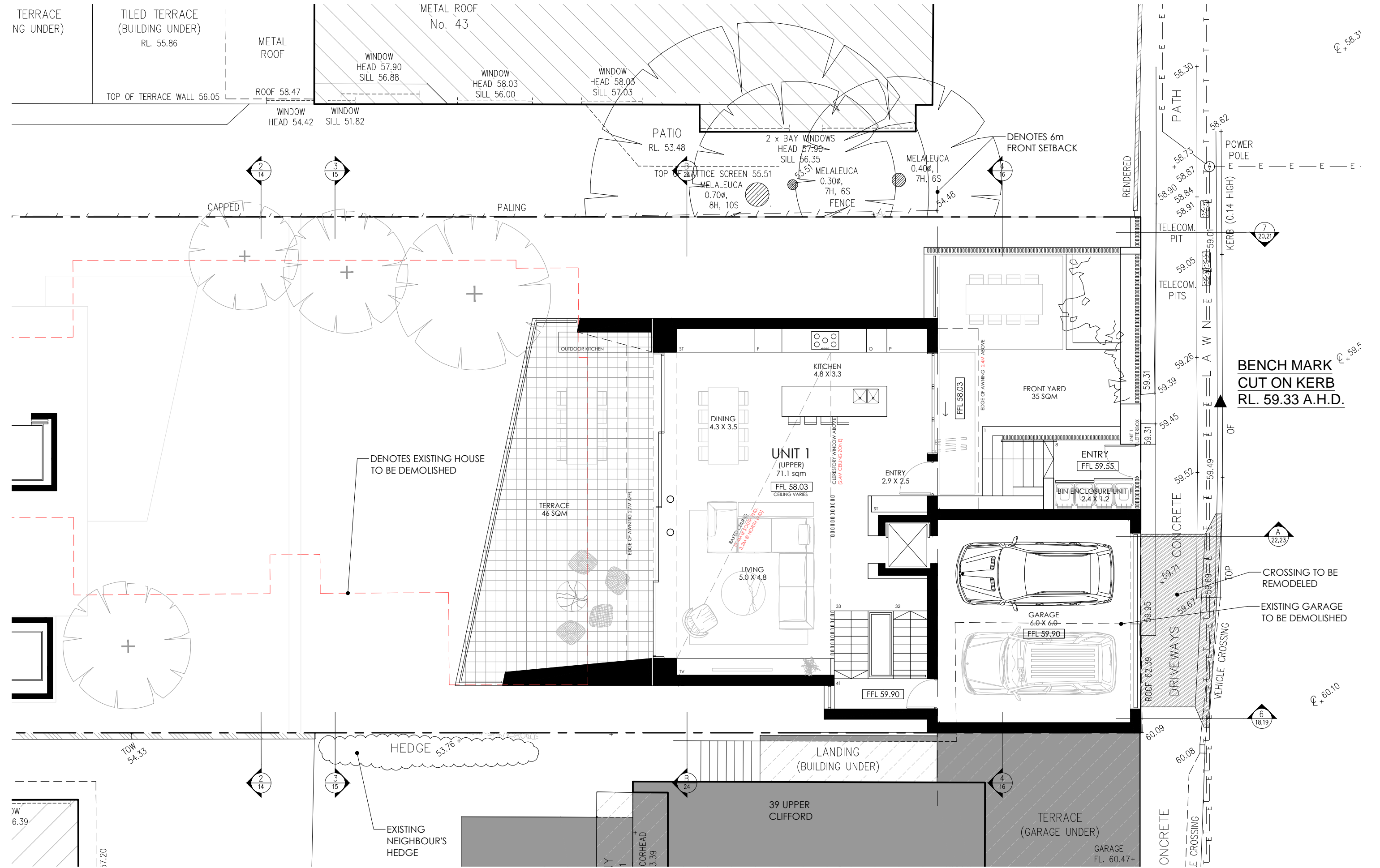
STATUS
DA

NUMBER
09

PROJECT

UCS

REVISION
I



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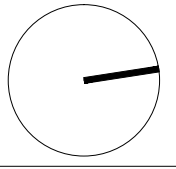
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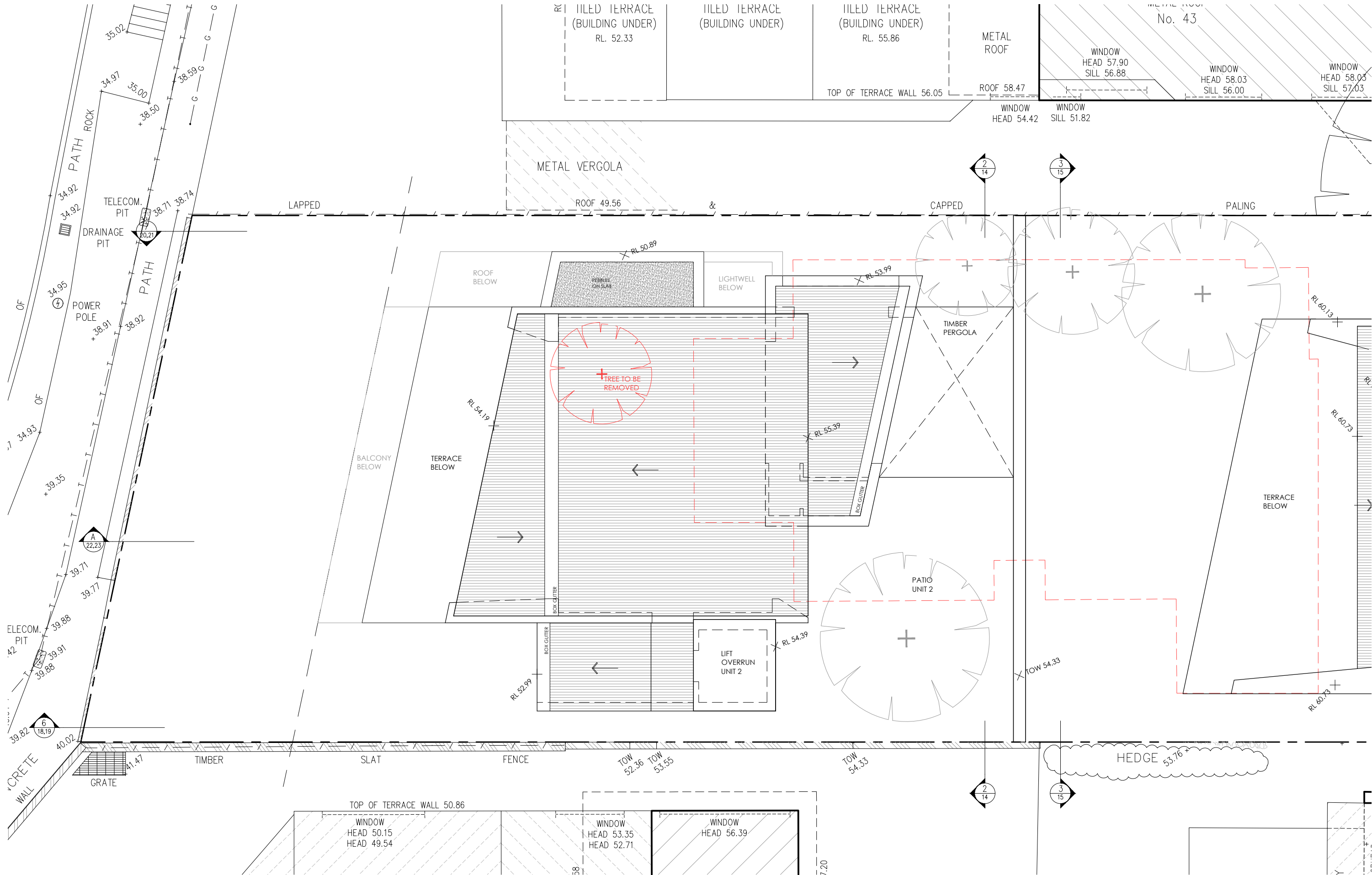
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DRAWING TITLE	STATUS	NUMBER	REVISION
SECOND FLOOR PLAN (UNIT 1)	DA	10	I
SCALE	1:100 @A3		

PROJECT
UCS



CONTINUATION ON DWG 12

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H	June '20	DA LODGMENT UPDATE	OH
I	03/07/20	DA LODGMENT UPDATE	OH

REVISION NOTES

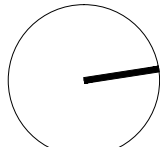
UNIT 1 RIDGE HEIGHT REDUCED BY 600MM
UNIT 2 MASTER BEDROOM CORNER REMODELED

UPDATE TO DA LODGMENT
NOT FOR CONSTRUCTION

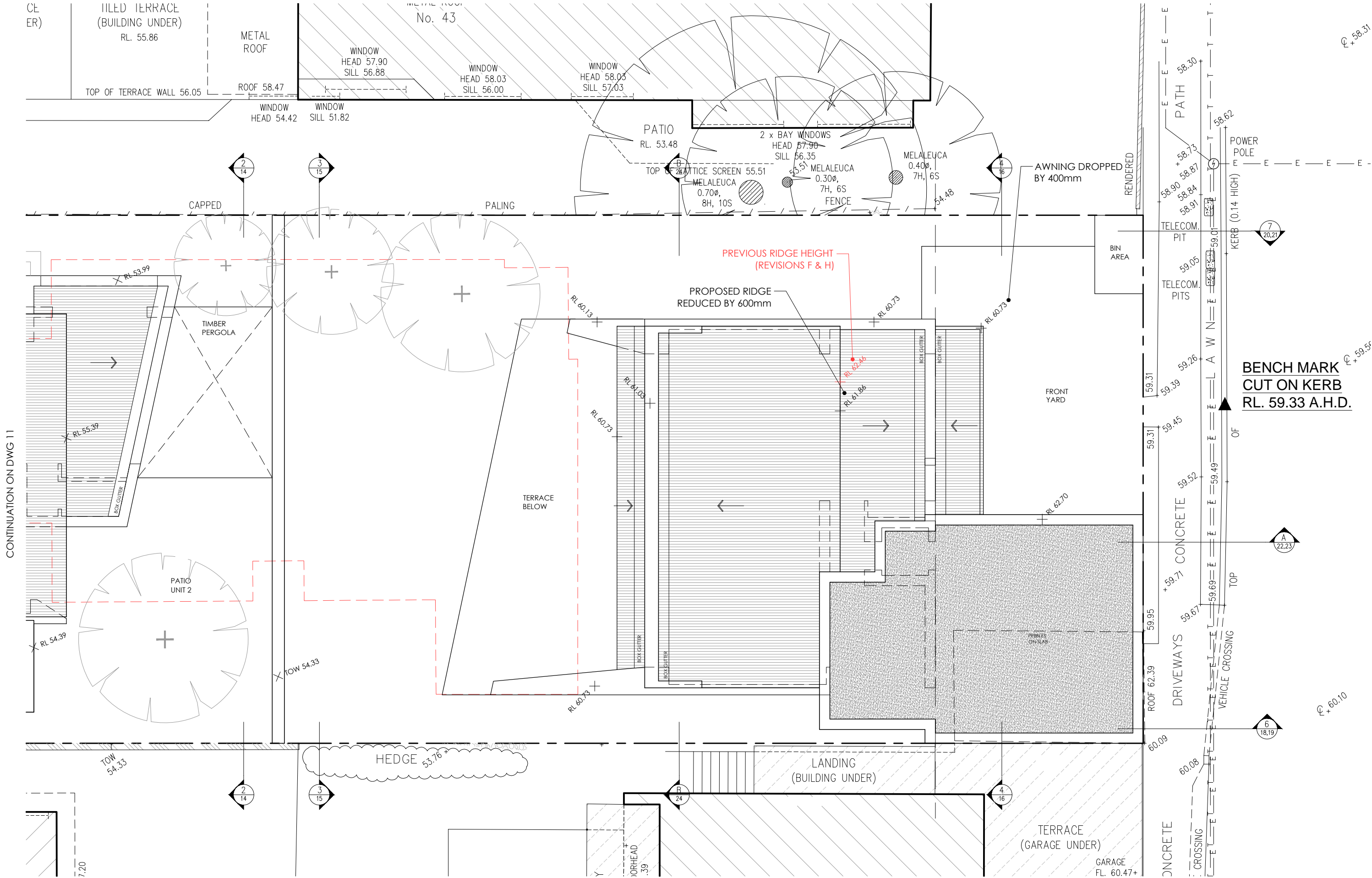


PROJECT DETAILS
DUAL OCCUPANCY WITH BASEMENT CARPARKING
AND SINGLE DWELLING AT
41 UPPER CLIFFORD AVE
FAIRLIGHT NSW 2094

CLIENT
CARL OSCAR PETERSON AND HEATON FAMILY INVESTMENTS PTY LTD,
643 MILITARY ROAD MOSMAN NSW 2088



DRAWING TITLE	PROJECT
ROOF PLAN - SHEET 1 (UNIT 2 AND UNIT 3)	UCS
SCALE	REVISION
1:100 @A3	I
STATUS	NUMBER
DA	11



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I	03/07/20	DA LODGMENT UPDATE	OH

REVISION NOTES

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UNIT 2 MASTER BEDROOM CORNER REMODELED

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DRAWING TITLE

ROOF PLAN - SHEET 2
(UNIT 1)

SCALE

1:100
@A3

STATUS

DA

NUMBER

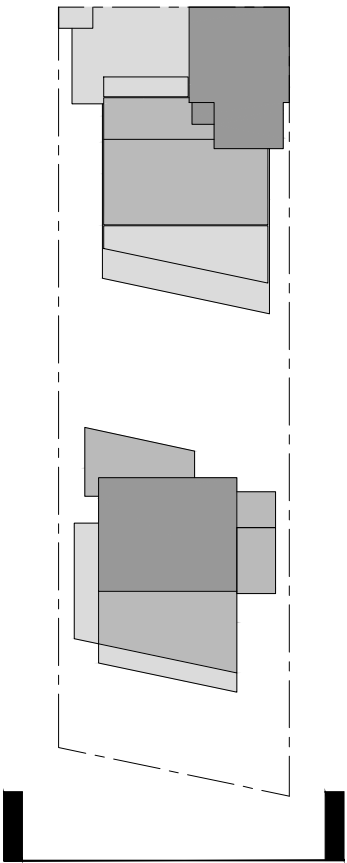
12

PROJECT

UCS

REVISION

I



LEGEND

- SD SLIDING DOOR PANEL
LV GLAZED LOUVRE WINDOW
BF BIFOLD DOOR
SW SWING DOOR
AW AWNING WINDOW
F FIXED GLAZING
GB GLASS BALUSTRADE
SK SKYLIGHT

- CL1 CLADDING TYPE 1
CL2 CLADDING TYPE 2
RE1 RENDER TYPE 1
RE2 RENDER TYPE 2
TIM EXTERNAL TIMBER
PC1 POWDER COATED METAL TYPE 1
CB1 COLORBOND ROOFING TYPE 1

*REFER TO FINISHES SCHEDULE FOR DETAILS

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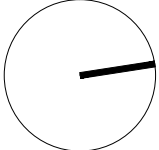
REVISION NOTES
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UNIT 2 MASTER BEDROOM CORNER REMODELED

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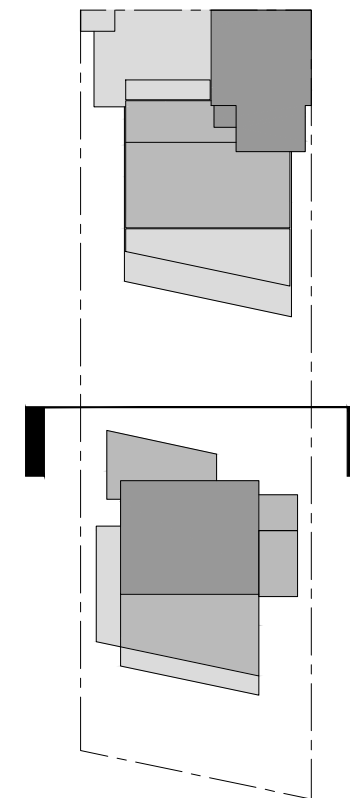


PROJECT DETAILS
DUAL OCCUPANCY WITH BASEMENT CARPARKING
AND SINGLE DWELLING AT
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FAIRLIGHT NSW 2094

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CARL OSCAR PETERSON AND HEATON FAMILY INVESTMENTS PTY LTD,
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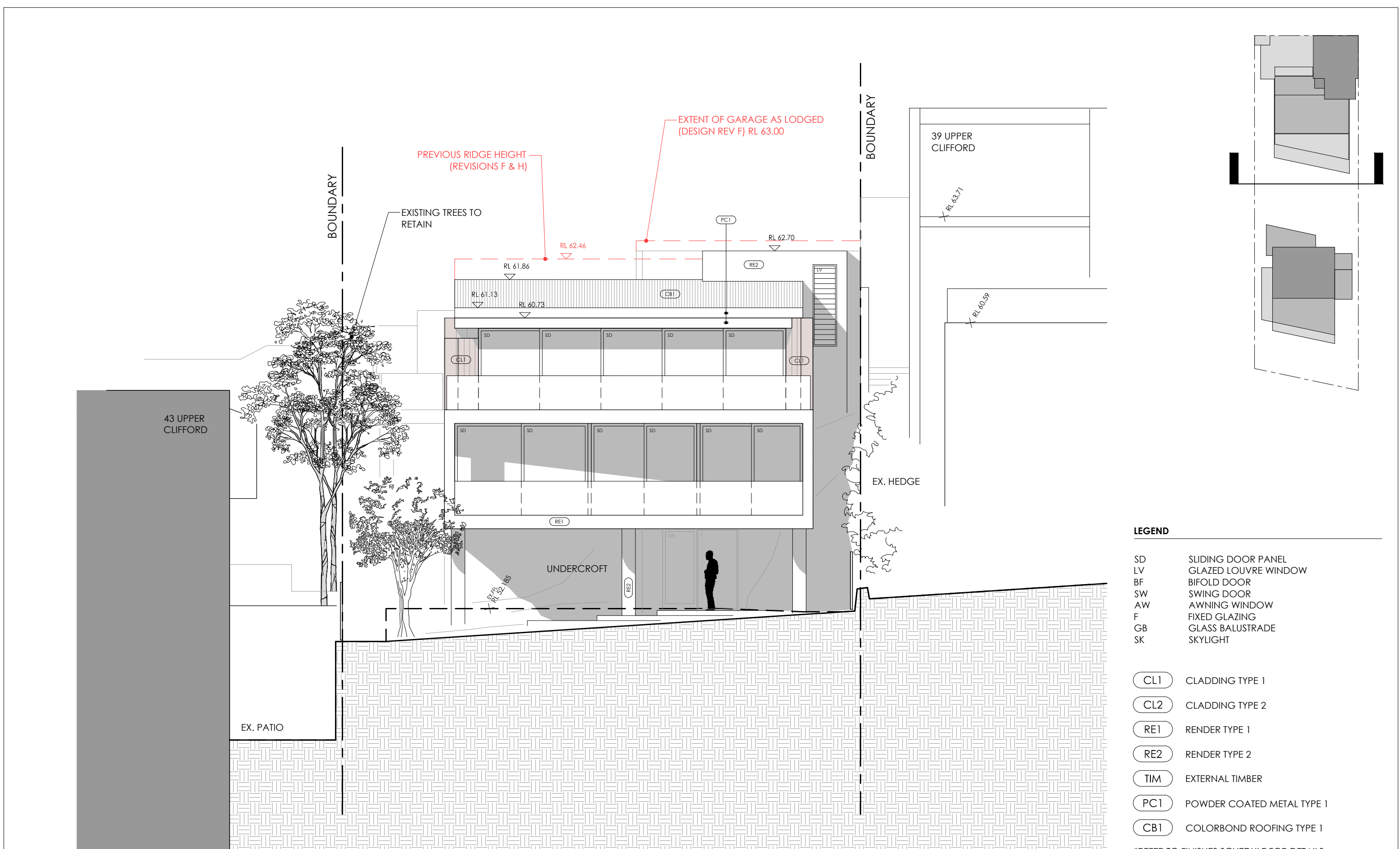


DRAWING TITLE			PROJECT
ELEVATION 1 - SOUTH (LAUDERDALE AVE FRONTAGE) UNIT 2 & 3			UCS
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	DA	13	I



REVISION

1

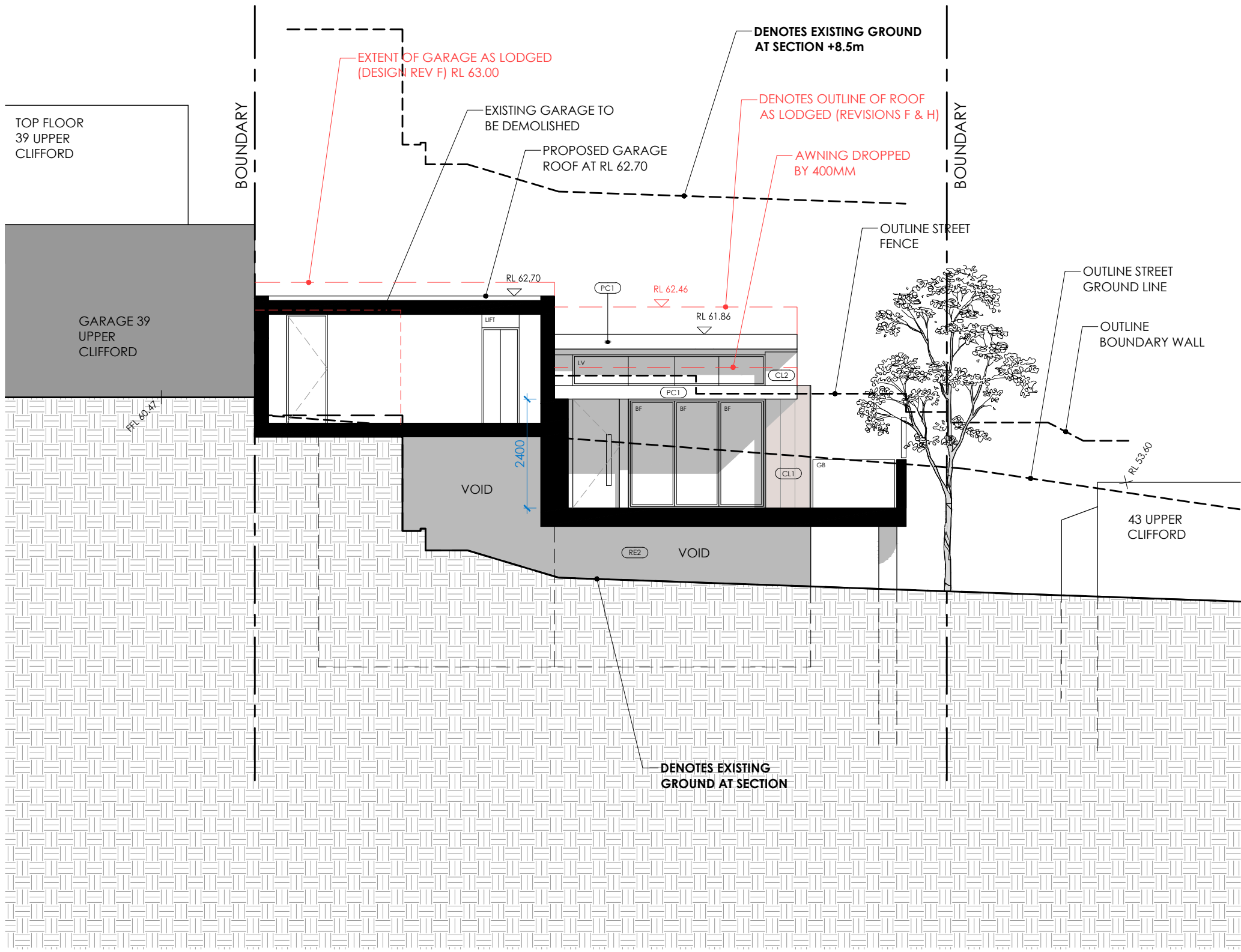


LEGEND

- SD SLIDING DOOR PANEL
- LV GLAZED LOUVRE WINDOW
- BF BIFOLD DOOR
- SW SWING DOOR
- AW AWNING WINDOW
- F FIXED GLAZING
- GB GLASS BALUSTRADE
- SK SKYLIGHT

- CL1 CLADDING TYPE 1
- CL2 CLADDING TYPE 2
- RE1 RENDER TYPE 1
- RE2 RENDER TYPE 2
- TIM EXTERNAL TIMBER
- PC1 POWDER COATED METAL TYPE 1
- CB1 COLORBOND ROOFING TYPE 1

*REFER TO FINISHES SCHEDULE FOR DETAILS



LEGEND

SD

GLAZED LOUVRE WINDOW

LV

BIFOLD DOOR

BF

SWING DOOR

AW

AWNING WINDOW

F

FIXED GLAZING

GB

GLASS BALUSTRADE

SK

SKYLIGHT

CL1

CLADDING TYPE 1

CL2

CLADDING TYPE 2

RE1

RENDER TYPE 1

RE2

RENDER TYPE 2

TIM

EXTERNAL TIMBER

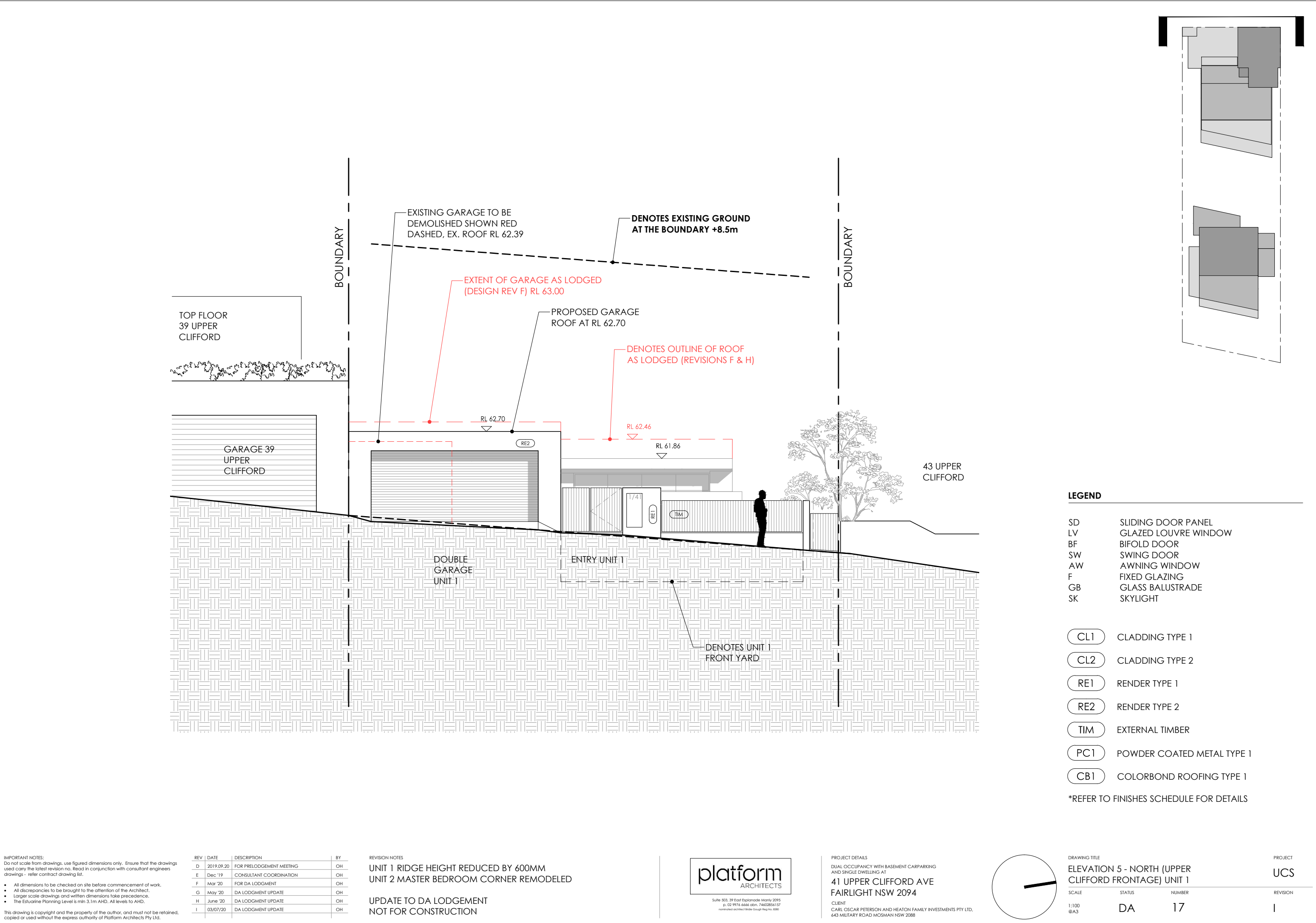
PC1

POWDER COATED METAL TYPE 1

CB1

COLORBOND ROOFING TYPE 1

*REFER TO FINISHES SCHEDULE FOR DETAILS



LEGEND	
SD	SLIDING DOOR PANEL
LV	GLAZED LOUVRE WINDOW
BF	BIFOLD DOOR
SW	SWING DOOR
AW	AWNING WINDOW
F	FIXED GLAZING
GB	GLASS BALUSTRADE
SK	SKYLIGHT
CL1	CLADDING TYPE 1
CL2	CLADDING TYPE 2
RE1	RENDER TYPE 1
RE2	RENDER TYPE 2
TIM	EXTERNAL TIMBER
PC1	POWDER COATED METAL TYPE 1
CB1	COLORBOND ROOFING TYPE 1
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REVISION NOTES

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UNIT 2 MASTER BEDROOM CORNER REMODELED

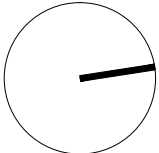
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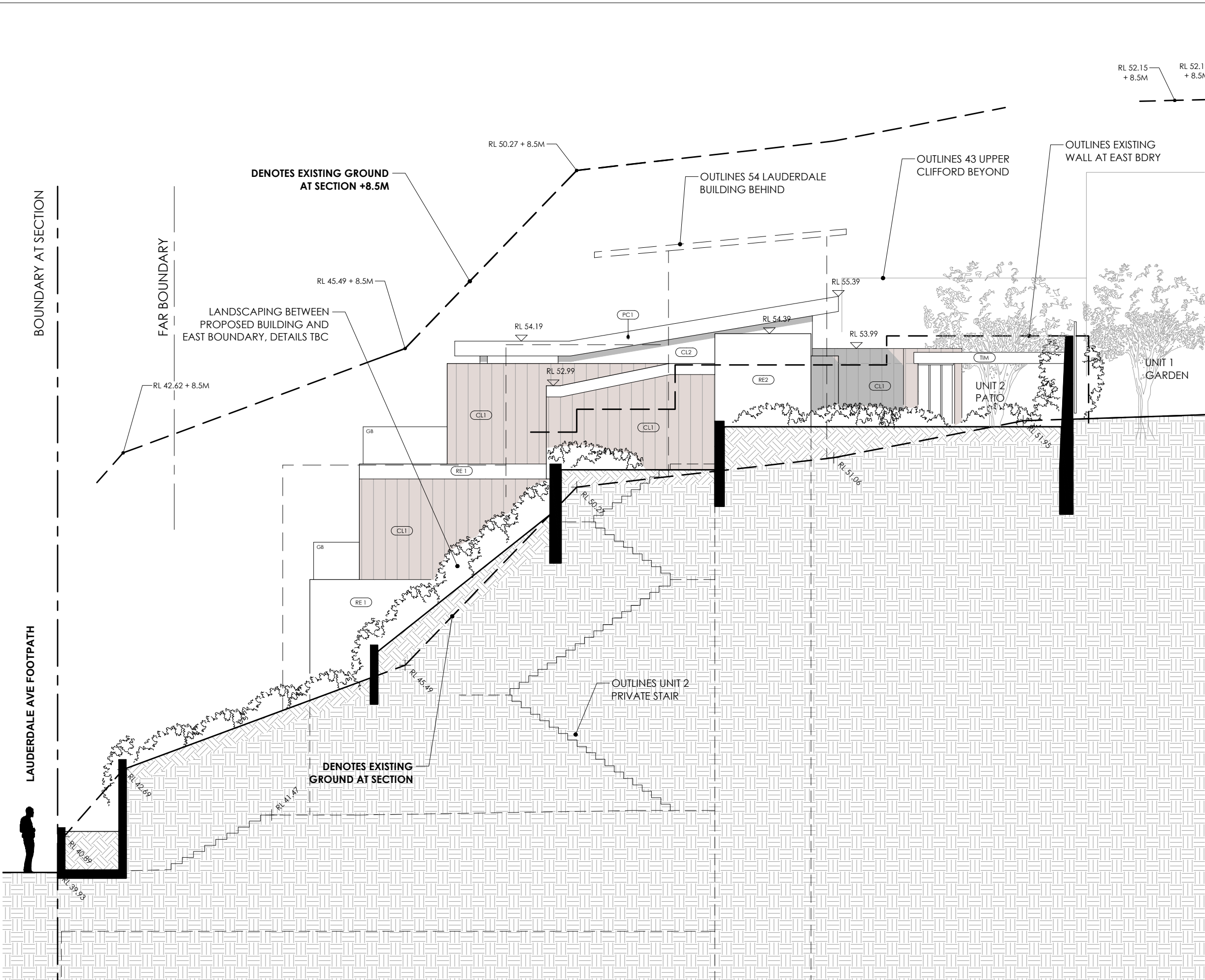
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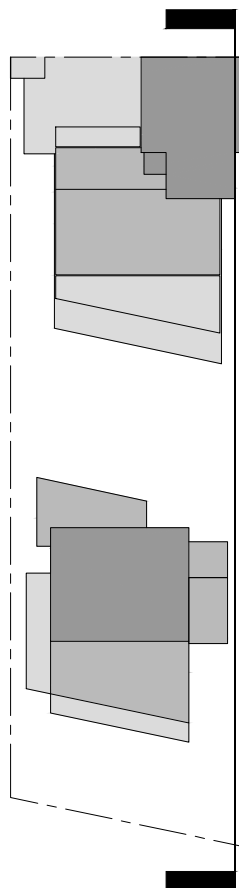
CLIENT
CARL OSCAR PETERSON AND HEATON FAMILY INVESTMENTS PTY LTD.
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DRAWING TITLE			PROJECT
ELEVATION 5 - NORTH (UPPER CLIFFORD FRONTAGE) UNIT 1			UCS
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	DA	17	I



CONTINUATION ON DWG 19



LEGEND

SD

LV

BF

SW

AW

F

GB

SK

SLIDING DOOR PANEL

GLAZED LOUVRE WINDOW

BIFOLD DOOR

SWING DOOR

AWNING WINDOW

FIXED GLAZING

GLASS BALUSTRADE

SKYLIGHT

CL1

CL2

RE1

RE2

TIM

PC1

CB1

CLADDING TYPE 1

CLADDING TYPE 2

RENDER TYPE 1

RENDER TYPE 2

EXTERNAL TIMBER

POWDER COATED METAL TYPE 1

COLORBOND ROOFING TYPE 1

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I	03/07/20	DA LODGMENT UPDATE	OH

REVISION NOTES

UNIT 1 RIDGE HEIGHT REDUCED BY 600MM
UNIT 2 MASTER BEDROOM CORNER REMODELED

UPDATE TO DA LODGMENT
NOT FOR CONSTRUCTION

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Suite 503, 39 East Esplanade Manly 2095

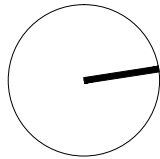
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PROJECT DETAILS
DUAL OCCUPANCY WITH BASEMENT CARPARKING
AND SINGLE DWELLING AT
41 UPPER CLIFFORD AVE
FAIRLIGHT NSW 2094

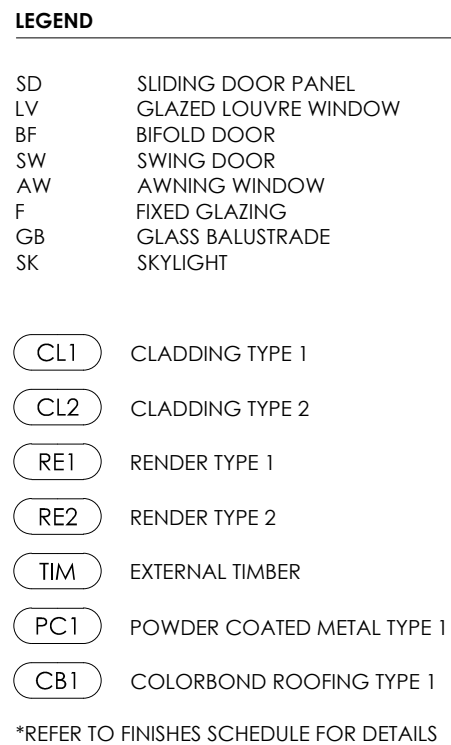
CLIENT
CARL OSCAR PETERSON AND HEATON FAMILY INVESTMENTS PTY LTD,
643 MILITARY ROAD MOSMAN NSW 2088



DRAWING TITLE	PROJECT
SECTIONAL ELEVATION 6 - EAST SHEET 1	UCS
SCALE	REVISION
1:100 @A3	I
STATUS	NUMBER
DA	18

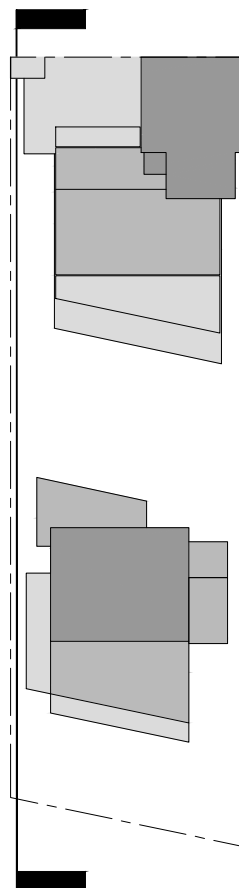
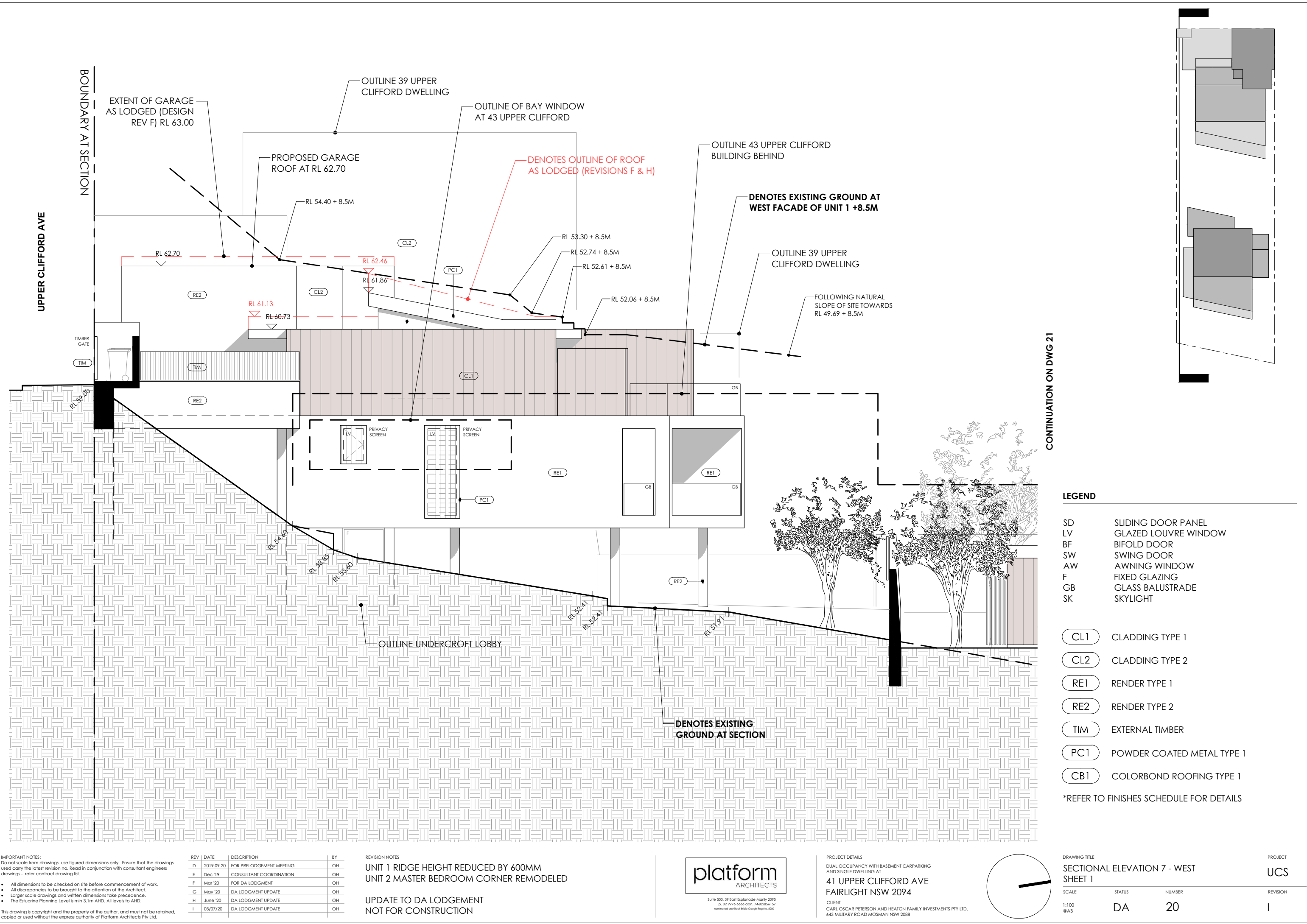
This architectural section drawing illustrates a building's internal structure and its relationship to the surrounding ground. The drawing includes the following elements and annotations:

- Structural Elements:**
 - CLIFFORD BUILDING:** The main structure shown in section, with a dashed line indicating its outline.
 - CL1, CL2:** Vertical structural elements or columns.
 - PC1:** A horizontal structural element or partition.
 - RE1, RE2:** Rooms or spaces within the building.
 - GB:** Ground level or base.
 - UNDERCROFT:** A lower level or basement area.
 - GARAGE:** A large open space on the right side of the drawing.
 - UNIT 1 GARDEN:** A landscaped area with trees and a path.
 - UNIT 2 PATIO:** A small outdoor area adjacent to the garden.
- Ground Levels and Elevation:**
 - RL 52.15 + 8.5M, RL 52.19 + 8.5M, RL 52.21 + 8.5M, RL 52.22 + 8.5M, RL 60.73, RL 61.03, RL 57.06, RL 52.39, RL 58.80, RL 58.89, RL 59.90, RL 62.70:** Various spot heights and levels indicated throughout the drawing.
 - FFL 59.90:** Finished Floor Level for the garage area.
 - RL 63.00:** A specific level indicated in red text.
- Annotations and Notes:**
 - DENOTES EXISTING GROUND AT EAST FACADE OF UNIT 1 + 8.5M:** A dashed line indicating the existing ground level.
 - DENOTES OUTLINE OF ROOF AS LODGED (REVISIONS F & H):** A red dashed line indicating the roof outline.
 - EXTENT OF GARAGE AS LODGED (DESIGN REV F) RL 63.00:** A red line indicating the extent of the garage.
 - PROPOSED GARAGE ROOF AT RL 62.70:** A dashed line indicating the proposed roof level.
 - OUTLINES 39 UPPER CLIFFORD GARAGE:** A dashed line indicating the outline of the garage.
 - OUTLINES EXISTING WALL AT EAST BDY:** A dashed line indicating the existing wall.
 - DENOTES EXISTING GROUND AT SECTION:** A dashed line indicating the existing ground level at the section.
 - BOUNDARY AT SECTION:** A vertical line indicating the boundary.
 - UPPER CLIFFORD AVE:** The street name at the top of the drawing.
- Other Features:**
 - LINES 43 UPPER FORD BEYOND:** A dashed line indicating the boundary beyond the drawing.
 - TIM:** A small structure or feature in the garden area.
 - 51.95:** A spot height indicated in the garden area.



*REFER TO FINISHES SCHEDULE FOR DETAILS

SCALE	STATUS	NUMBER	REVISION
1:100 @ A3	DA	19	I



LEGEND	
SD	SLIDING DOOR PANEL
LV	GLAZED LOUVRE WINDOW
BF	BIFOLD DOOR
SW	SWING DOOR
AW	AWNING WINDOW
F	FIXED GLAZING
GB	GLASS BALUSTRADE
SK	SKYLIGHT
CL1	CLADDING TYPE 1
CL2	CLADDING TYPE 2
RE1	RENDER TYPE 1
RE2	RENDER TYPE 2
TIM	EXTERNAL TIMBER
PC1	POWDER COATED METAL TYPE 1
CB1	COLORBOND ROOFING TYPE 1
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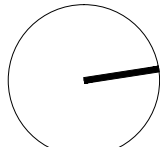
REVISION NOTES
UNIT 1 RIDGE HEIGHT REDUCED BY 600MM
UNIT 2 MASTER BEDROOM CORNER REMODELED

UPDATE TO DA LODGMENT
NOT FOR CONSTRUCTION



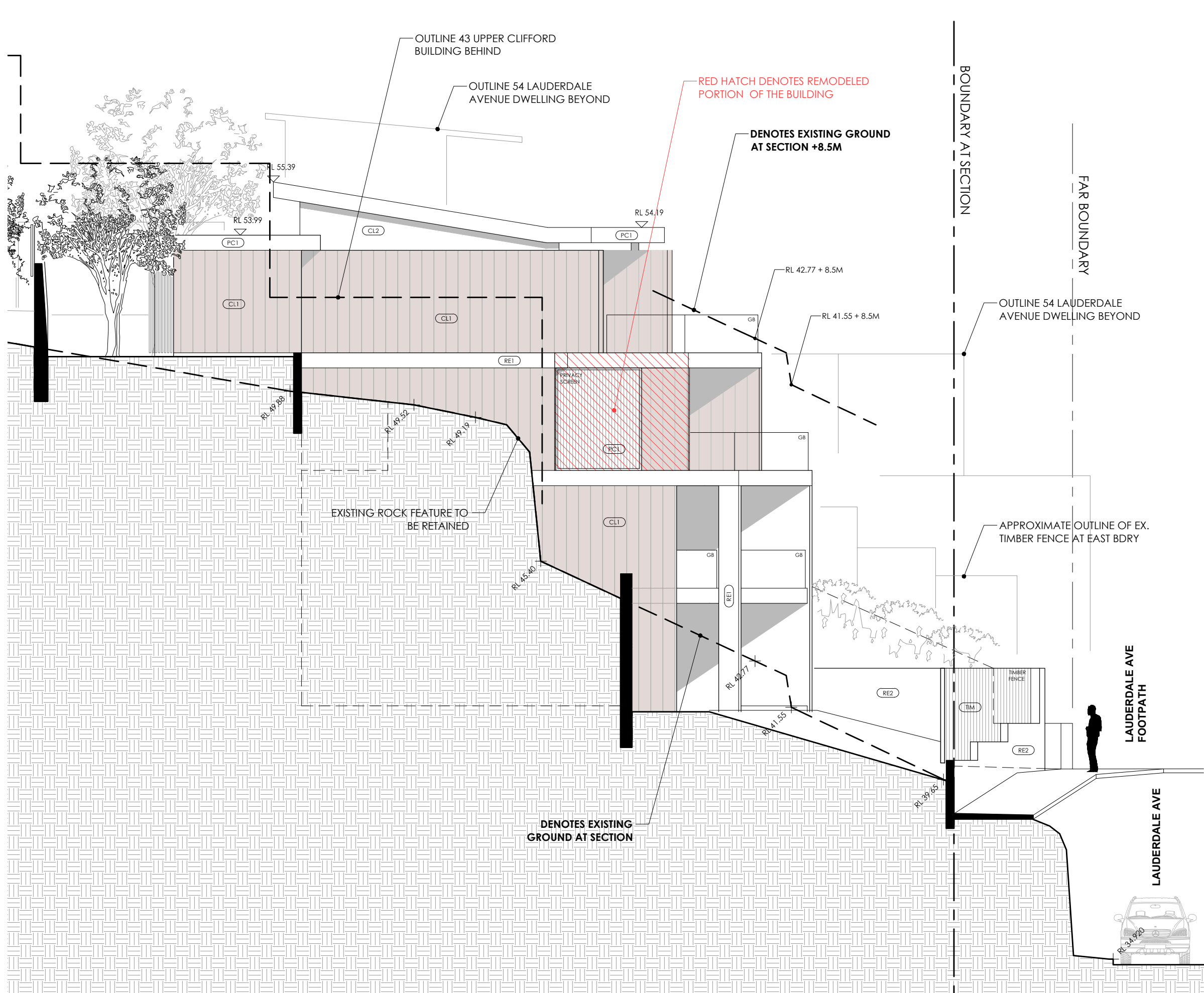
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CLIENT
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DRAWING TITLE			PROJECT
SECTIONAL ELEVATION 7 - WEST SHEET 1			UCS
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	DA	20	I

CONTINUATION ON DWG 20



LEGEND

SD	SLIDING DOOR PANEL
LV	GLAZED LOUVRE WINDOW
BF	BIFOLD DOOR
SW	SWING DOOR
AW	AWNING WINDOW
F	FIXED GLAZING
GB	GLASS BALUSTRADE
SK	SKYLIGHT

CL1	CLADDING TYPE 1
CL2	CLADDING TYPE 2
RE1	RENDER TYPE 1
RE2	RENDER TYPE 2
TIM	EXTERNAL TIMBER
PC1	POWDER COATED METAL TYPE 1
CB1	COLORBOND ROOFING TYPE 1

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REVISION NOTES

UNIT 1 RIDGE HEIGHT REDUCED BY 600MM
UNIT 2 MASTER BEDROOM CORNER REMODELED

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DRAWING TITLE

SECTIONAL ELEVATION 7 - WEST
SHEET 2

SCALE

1:100
@A3

STATUS

DA

NUMBER

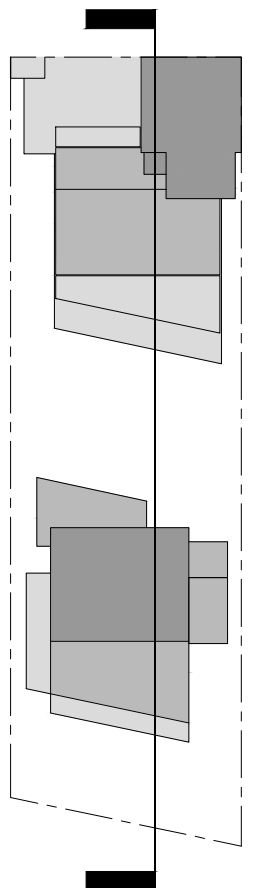
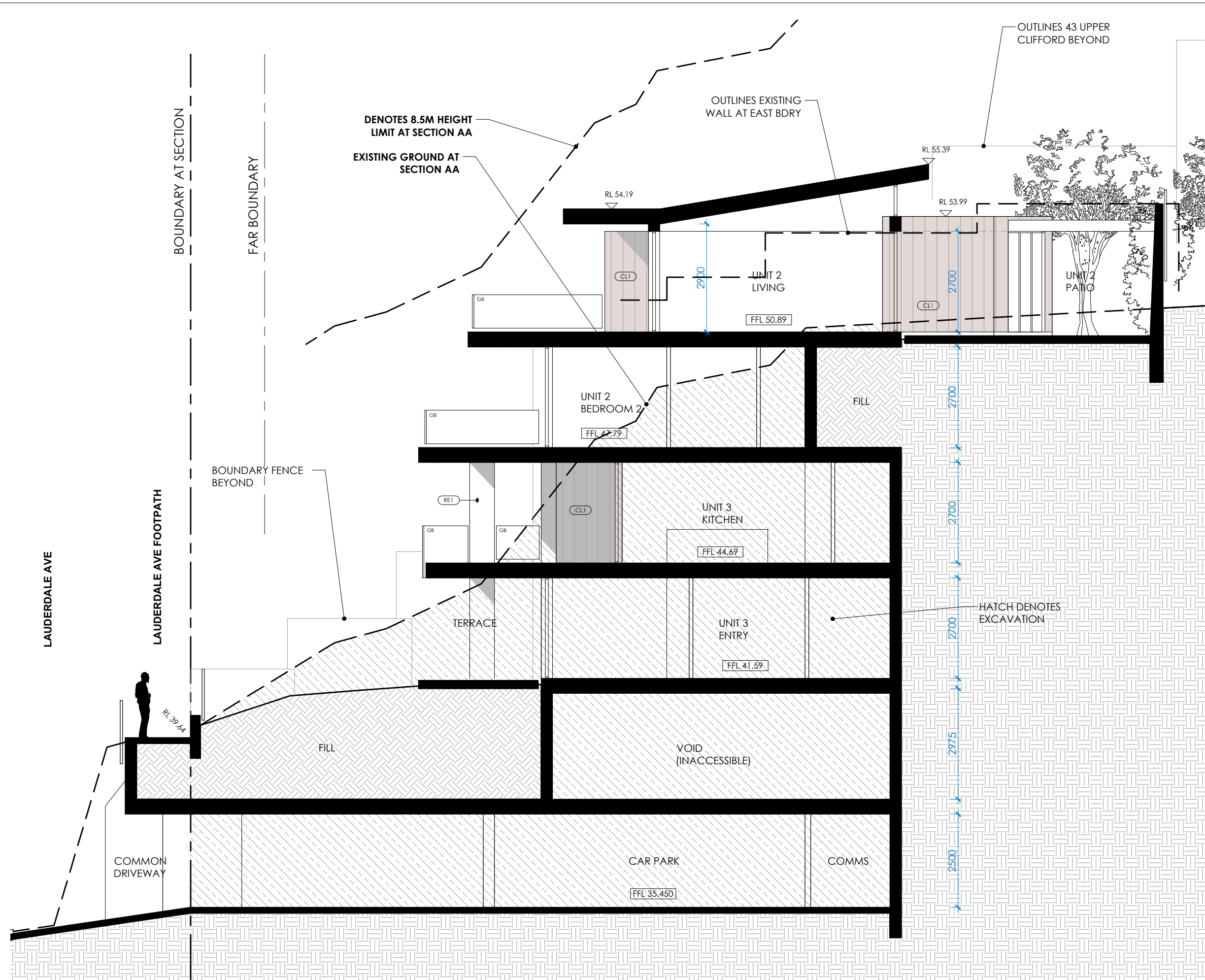
21

PROJECT

UCS

REVISION

I



CONTINUATION ON DWG 23

- LEGEND**
- | | |
|----|----------------------|
| SD | SLIDING DOOR PANEL |
| LV | GLAZED LOUVRE WINDOW |
| BF | BIFOLD DOOR |
| SW | SWING DOOR |
| AW | AWNING WINDOW |
| F | FIXED GLAZING |
| GB | GLASS BALUSTRADE |
| SK | SKYLIGHT |
-
- | | |
|-----|----------------------------|
| CL1 | CLADDING TYPE 1 |
| CL2 | CLADDING TYPE 2 |
| RE1 | RENDER TYPE 1 |
| RE2 | RENDER TYPE 2 |
| TIM | EXTERNAL TIMBER |
| PC1 | POWDER COATED METAL TYPE 1 |
| CB1 | COLORBOND ROOFING TYPE 1 |
- *REFER TO FINISHES SCHEDULE FOR DETAILS

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I	03/07/20	DA LODGMENT UPDATE	OH

REVISION NOTES

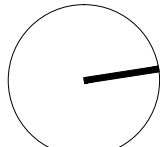
UNIT 1 RIDGE HEIGHT REDUCED BY 600MM
UNIT 2 MASTER BEDROOM CORNER REMODELED

UPDATE TO DA LODGMENT
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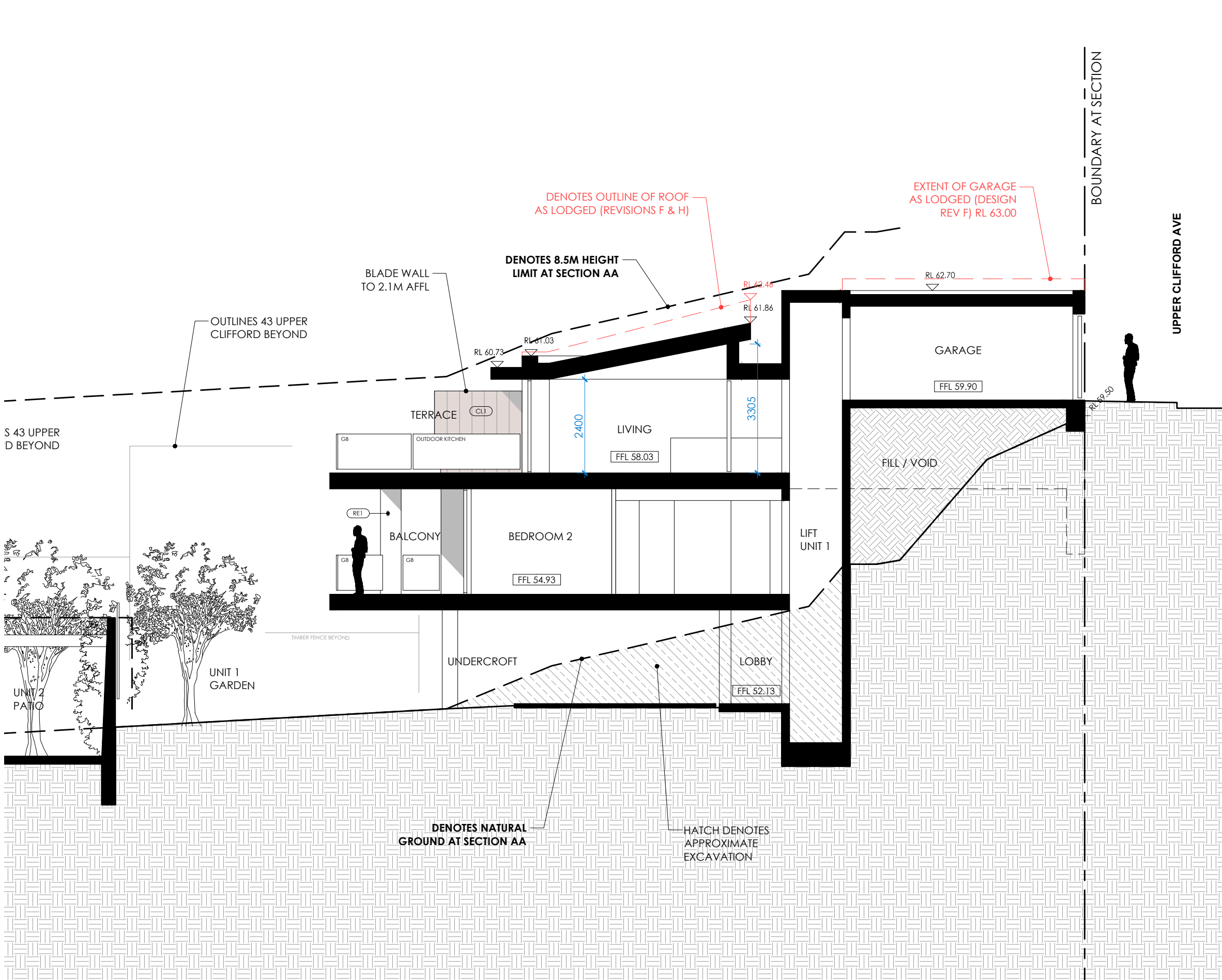
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DRAWING TITLE	STATUS	NUMBER	REVISION
SECTION AA SHEET 1	DA	22	I
SCALE			
1:100 @A3			

PROJECT
UCS

CONTINUATION ON DWG 22



LEGEND

SD	SLIDING DOOR PANEL
LV	GLAZED LOUVRE WINDOW
BF	BIFOLD DOOR
SW	SWING DOOR
AW	AWNING WINDOW
F	FIXED GLAZING
GB	GLASS BALUSTRADE
SK	SKYLIGHT

CL1	CLADDING TYPE 1
CL2	CLADDING TYPE 2
RE1	RENDER TYPE 1
RE2	RENDER TYPE 2
TIM	EXTERNAL TIMBER
PC1	POWDER COATED METAL TYPE 1
CB1	COLORBOND ROOFING TYPE 1

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DRAWING TITLE

SECTION AA
SHEET 2

SCALE

1:100
@A3

STATUS

DA

NUMBER

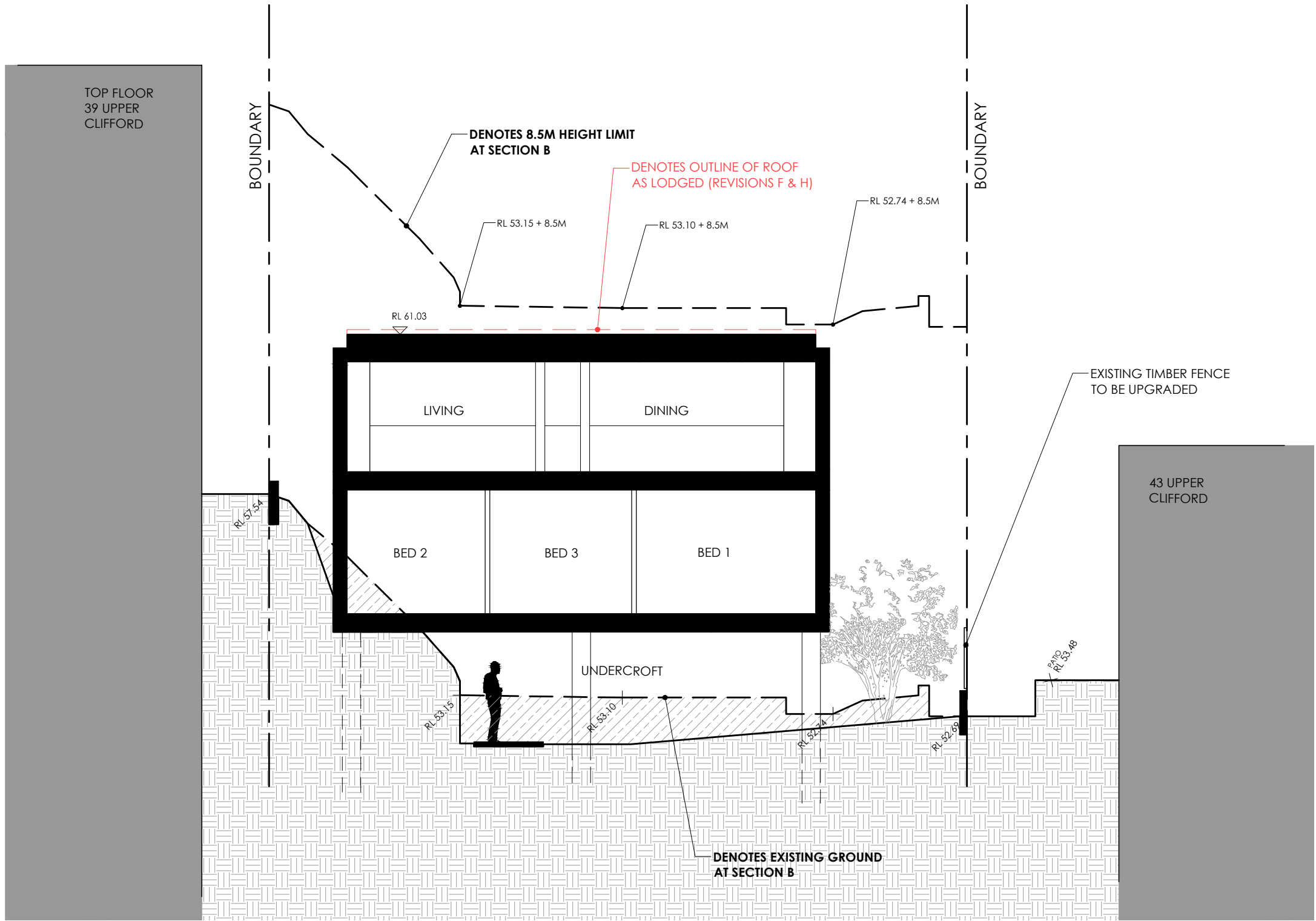
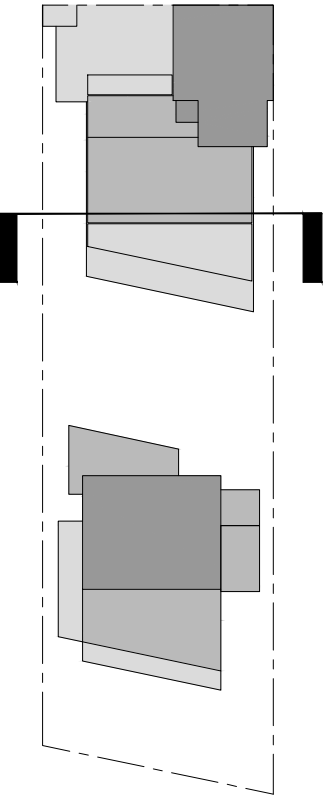
23

PROJECT

UCS

REVISION

I



LEGEND	
SD	SLIDING DOOR PANEL
LV	GLAZED LOUVRE WINDOW
BF	BIFOLD DOOR
SW	SWING DOOR
AW	AWNING WINDOW
F	FIXED GLAZING
GB	GLASS BALUSTRADE
SK	SKYLIGHT
CL1	CLADDING TYPE 1
CL2	CLADDING TYPE 2
RE1	RENDER TYPE 1
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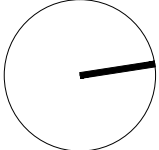
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DRAWING TITLE			PROJECT
SECTION B-B			UCS
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	DA	24	I