


- ADJUSTMENTS OF UNDERCROFT AND GROUND FLOOR LEVELS TO INCREASE CEILING ZONE TO ALLOW FOR AN HRV SYSTEM, OVERALL BUILDING HEIGHT STAYS THE SAME
- MINOR ADJUSTMENTS TO THE FENCE AND GARDEN AS A RESULT OF ABOVE
- MINOR EXTERNAL ADJUSTMENTS DUE TO ABOVE POINTS AND DECREASED WINDOW SIZES FOR IMPROVED THERMAL PERFORMANCE
- INTERNAL STAIR ADDED TO CONNECT THE BASEMENT WITH THE DWELLING ABOVE

NO 50
LAUDERDALE
AVENUE

NO 54
LAUDERDALE
AVENUE

ATED FOOTPATH
VE TO BE REINSTATED
OWN DASHED

LAUDERDALE AVENUE

The seal of the City of Lauderdale is located in the bottom right corner. It features a circular design with a central emblem, surrounded by the words "CITY OF LAUDERDALE" and "FLORIDA". The seal is partially enclosed by a red L-shaped border.

northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2019/0585

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s4.55	2019.10.29	s4.55 lodgement	FB

LEGEND

CONC	CONCRETE, BRUSH FINISH	GL	GLAZING	STN	NATURAL STONE TILES EXT.
CHT	RENDER- OFF WHITE	MC	METAL CLADDING	SP	STONE PAVES
CMF	COMPRESSED FIBRE CEMENT	MR	METAL ROOFING	STB	TIMBER CLADDING OR SIMILAR
CMF	CARPET- BEDROOMS	PBB	PEBBLES	STL	FLOOR TILES - WET AREA
FB	TIMBER FLOOR BOARDS	OFF	OFF FORM CONCRETE	R L 11,704	PROPOSED R.L.
FM	METAL OR TIMBER FENCE	STC	STONE CLADDING	x R L 11,704	EXISTING R.L. TO BE MAINTAINED
GL	GLASS BALUSTRADE	STN	NATURAL STONE TILES INT.		

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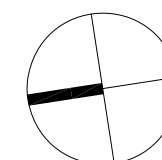
platform
ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bridle Gough Reg No. 8280

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:

52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW

CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE

BASEMENT FLOOR PLAN

SCALE
1:100
@A3

STATUS

s4.55

NUMBER

A1.00

PROJECT

LAF

4.55

- ADJUSTMENTS OF UNDERCROFT AND GROUND FLOOR LEVELS TO INCREASE CEILING ZONE TO ALLOW FOR AN HRV SYSTEM, OVERALL BUILDING HEIGHT STAYS THE SAME
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- MINOR EXTERNAL ADJUSTMENTS DUE TO ABOVE POINTS AND DECREASED WINDOW SIZES FOR IMPROVED THERMAL PERFORMANCE
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41.440, 188° 46' 49"



northern
beaches
council

MOD2019/0585

\$4.55	2019.10.29	\$4.55 lodgement	FB

- (CONC)** CONCRETE, BRUSH FINISH
- (CR1)** RENDER - OFF WHITE
- (CFC)** COMPRESSED FIBRE CEMENT
- (CPT)** CARPET - BEDROOMS
- (FB)** TIMBER FLOOR BOARDS
- (FE)** METAL OR TIMBER FENCE
- (GB)** GLASS BALUSTRADE

- ☐ GL GLAZING
- ☐ MC METAL CLADDING
- ☐ MR METAL ROOFING
- ☐ PEB PEBBLES
- ☐ OFC OFF FORM CONCRETE
- ☐ ST1 STONE CLADDING
- ☐ ST2 NATURAL STONE TILES

☒ ST3 NATURAL STONE TILES EXT.
☒ ST5 STONE PAVERS
☐ TC TIMBER CLADDING OR SIMILAR
☐ FL1 FLOOR TILES - WET AREA
☒ RL 11,704 PROPOSED RL
☒ RL 11,704 EXISTING RL TO BE MAINTAINED

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Billie Gough Reg No. 8280

CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST

SCALE
1:100
@A3

STATUS

s4.55

NUMBER

A1.01

55

- ADJUSTMENTS OF UNDERCROFT AND GROUND FLOOR LEVELS TO INCREASE CEILING ZONE TO ALLOW FOR AN HRV SYSTEM, OVERALL BUILDING HEIGHT STAYS THE SAME
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16100

41.440, 188° 46' 49"

BUILDING OUTLINE
OVER SHOWN DASHED

BUILDING OUTLINE
BELOW SHOWN DASHED

A circular logo with the letters 'EE' in the upper half and the number '2.04' in the lower half, separated by a horizontal line. The logo is partially obscured by a horizontal line.

GARDEN
- REFER TO LANDSCAPE ARCHITECT'S DRAWING

SLAB MINIMUM 500MM
BELOW TOW TO ALLOW
FOR SUFFICIENT SOIL

HOUS
52A

**HOUS
52B**



NEW DRIVEWAY UNDER

NEW SLOPING BOUNDARY
WALL WITH SAND STONE
CLADDING AND 1000MM
HIGH FENCE ABOVE

LAUDERDALE AVENUE



northern
beaches
council

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CONSENT**

MOD2019/0585

DRAWING TITLE

UNDERCROFT FLOOR PLAN

SCALE	STATUS	NUMBER	REVISION
1:100 @A3	s4.55	A1.02	s4.55














PROJECT
LAF

4.55

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LEGEND					
	CONCRETE, BRUSH FINISH		GLAZING		NATURAL STONE TILES EXT.
	RENDER, OFF WHITE		METAL CLADDING		STONE PAVERS
	COMPRESSED FIBRE CEMENT		METAL ROOFING		TIMBER CLADDING OR SIMILAR
	CARPET-BEDROOMS		PEBBLES		FLOOR TILES - WET AREA
	TIMBER FLOOR BOARDS		OFF FORM CONCRETE		PROPOSED RL
	METAL OR TIMBER FENCE		STONE CLADDING		EXISTING RL TO BE MAINTAINED
	GLASS BALUSTRADE		NATURAL STONE TILES INT.		

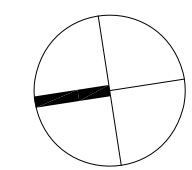
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nominated architect Biddle Gough Reg No. 8280

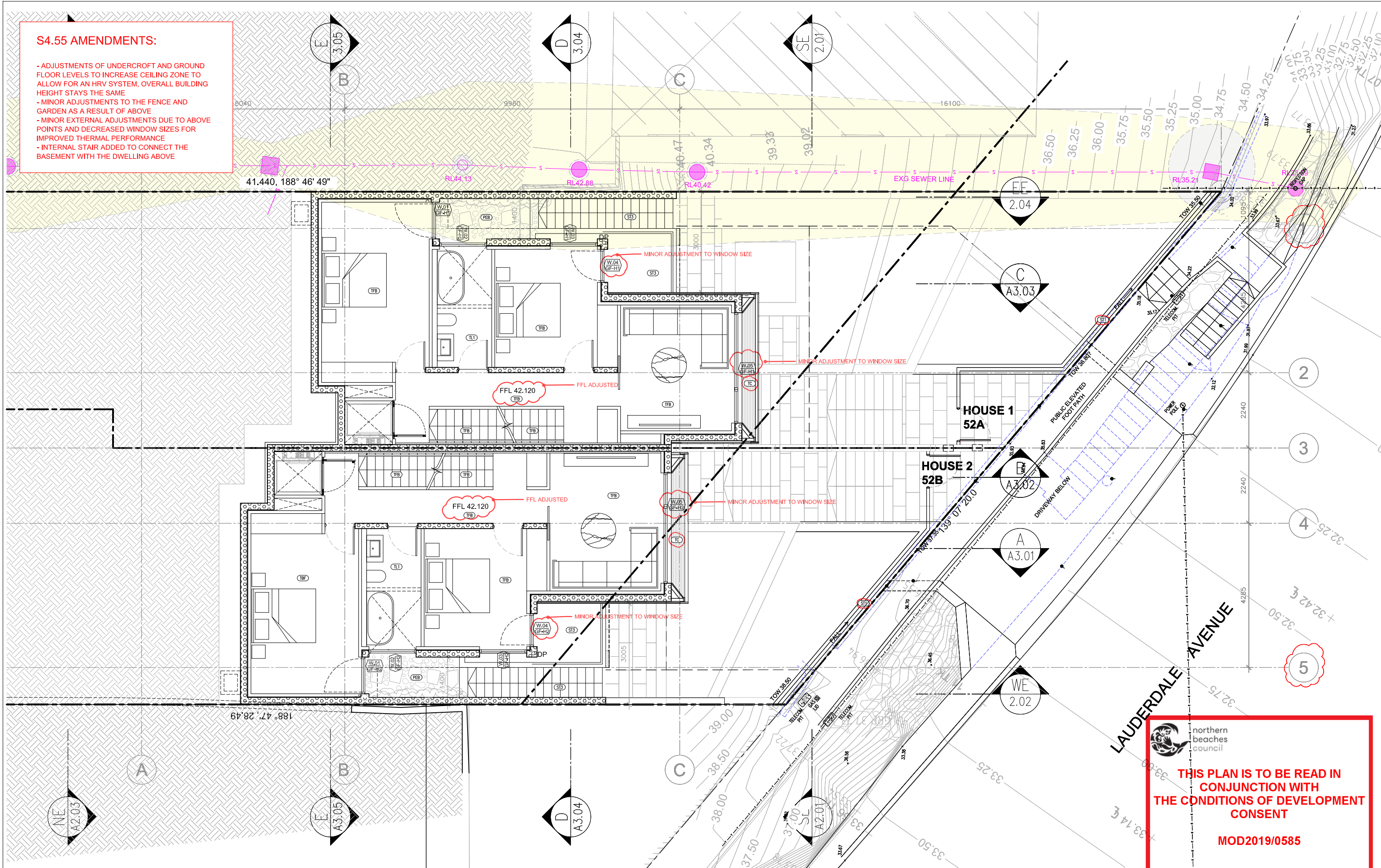
PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING;

52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW

CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



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s4.55	2019.10.29	s4.55 lodgement	FB

LEGEND

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	RENDER-OFF WHITE		METAL CLADDING		STONE PAVERS
	COMPRESSED FIBRE CEMENT		METAL ROOFING		TIMBER CLADDING OR SIMILAR
	CARPET-BEDROOMS		PEBBLES		FLOOR TILES - WET AREA
	TIMBER FLOOR BOARDS		OFF FORM CONCRETE		PROPOSED RL
	METAL OR TIMBER FENCE		STONE CLADDING		EXISTING RL TO BE MAINTAINED
	GLASS BALUSTRADE		NATURAL STONE TILES INT.		

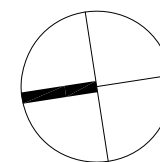
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nominated architect Bridle Gough Reg No. 8280

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING;

52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW

CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE

GROUND FLOOR PLAN

SCALE	STATUS	NUMBER	REVISION
1:100 @A3	s4.55	A1.03	S4.55

PROJECT
LAF

- ADJUSTMENTS OF UNDERCROFT AND GROUND FLOOR LEVELS TO INCREASE CEILING ZONE TO ALLOW FOR AN HRV SYSTEM, OVERALL BUILDING HEIGHT STAYS THE SAME
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≤4.55	2019.10.29	≤4.55 lodgement	FB

- (CONC)** CONCRETE, BRUSH FINISH
- (CR1)** RENDER- OFF WHITE
- (CFC)** COMPRESSED FIBRE CEMENT
- (CPT)** CARPET- BEDROOMS
- (FB)** TIMBER FLOOR BOARDS
- (FE)** METAL OR TIMBER FENCE
- (GB)** GLASS BALUSTRADE

- ☐ GL GLAZING
- ☐ MC METAL CLADDING
- ☐ MR METAL ROOFING
- ☐ PEB PEBBLES
- ☐ OFC OFF FORM CONCRETE
- ☐ ST1 STONE CLADDING
- ☐ ST2 NATURAL STONE TILES

☒ ST3 NATURAL STONE TILES EXT.
☒ ST5 STONE PAVERS
☒ TC TIMBER CLADDING OR SIMILAR
☒ FL1 FLOOR TILES - WET AREA
☒ RL 11,704 PROPOSED RL
☒ RL 11,704 EXISTING RL TO BE MAINTAINED

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nominated architect 88dfe Gough Reg No. 8280

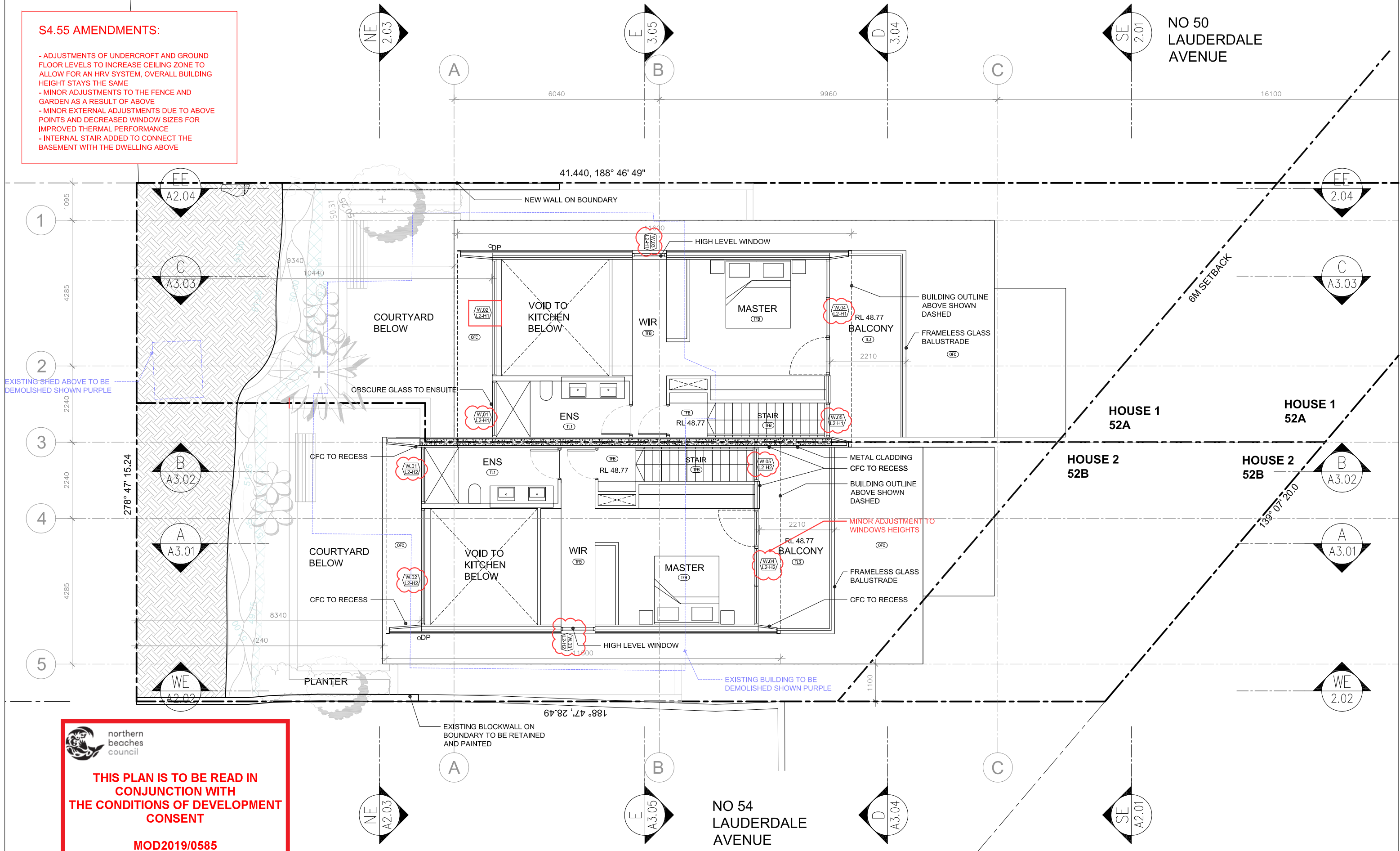
PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING;
**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**
CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST

SCALE	STATUS	NUMBER	REVISION
1:100 @A3	s4.55	A1.04	s4.55

S4.55 AMENDMENTS:

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NO 50
LAUDERDALE
AVENUE



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CONSENT**

MOD2019/0585

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s4.55	2019.10.29	s4.55 lodgement	F8

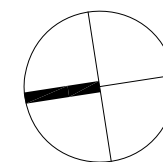
LEGEND

(CNC) CONCRETE, BRUSH FINISH	(GL) GLAZING	(STN) NATURAL STONE TILES EXT.
(RND) RENDER - OFF WHITE	(MC) METAL CLADDING	(SP) STONE PAVERS
(CC) COMPRESSED FIBRE CEMENT	(MR) METAL ROOFING	(TB) TIMBER CLADDING OR SIMILAR
(CP) CARPET - BEDROOMS	(PB) PEBBLES	(FT) FLOOR TILES - WET AREA
(TB) TIMBER FLOOR BOARDS	(OFC) OFF FORM CONCRETE	(RL) PROPOSED RL
(TE) METAL OR TIMBER FENCE	(ST) STONE CLADDING	(RL) EXISTING RL TO BE MAINTAINED
(GB) GLASS BALUSTRADE	(NTS) NATURAL STONE TILES INT.	

platform
ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bldg. Gough Reg No. 8280

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**
CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE
SECOND FLOOR PLAN

SCALE	STATUS	NUMBER	REVISION
1:100 @A3	s4.55	A1.05	s4.55

PROJECT
LAF

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- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS

WH 43.02
WS 41.80

SP
58109

4

5

HOUSE 1
52A

HOUSE 2
52B

ON WITH DEVELOPMENT NT

MOD2019/0585

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\$4.55	2019.10.29	\$4.55 lodgement	FB

LEGEND

- | | | | | | |
|------------|-------------------------|------------|--------------------------|------------------|------------------------------|
| CON | CONCRETE, BRUSH FINISH | GL | GLAZING | STN | NATURAL STONE TILES EXT. |
| CRD | RENDER, OFF WHITE | MS | METAL CLADDING | SP | STONE PAVES |
| CFC | COMPRESSED FIBRE CEMENT | MR | METAL ROOFING | SLC | TIMBER CLADDING OR SIMILAR |
| CHP | CARPET, BEDROOMS | PB | PEBBLES | SL | FLOOR TILES - WET AREA |
| TLB | TIMBER FLOOR BOARDS | OFF | OFF FORM CONCRETE | RL 11,704 | PROPOSED RL |
| TM | METAL OR TIMBER FENCE | SLD | STONE CLADDING | RL 11,704 | EXISTING RL TO BE MAINTAINED |
| GLA | GLASS BALUSTRADE | STN | NATURAL STONE TILES INT. | | |

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ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
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PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING;

52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW

CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST

DRAWING TITLE

ROOF/SITE PLAN

SCALE
1:100
@A3

STATUS

s4.55

A1.06

PROJECT

AF

ON

.55

S4.55 AMENDMENTS:

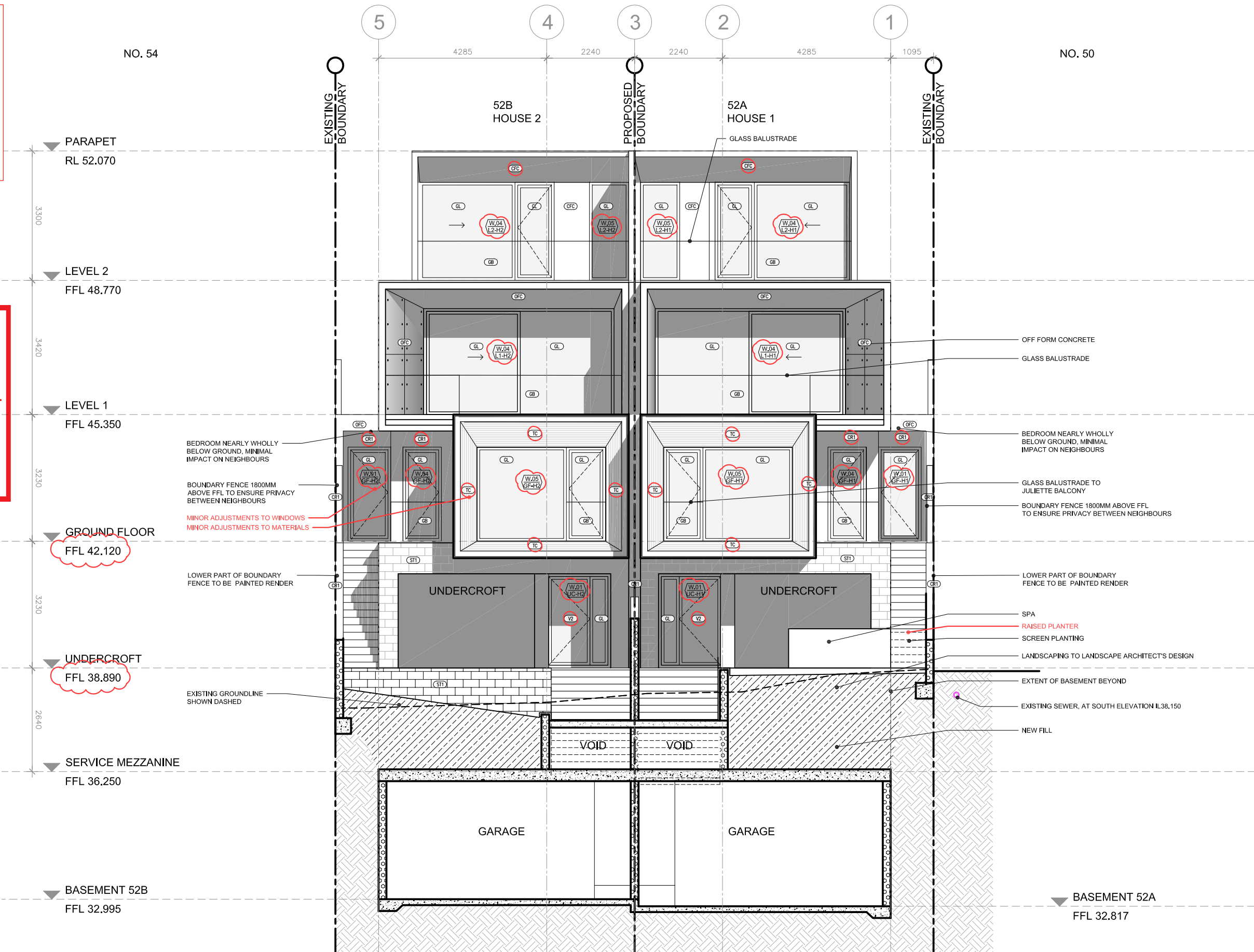
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northern
beaches
council

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MOD2019/0585



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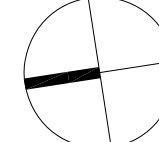
s4.55	2019.10.29	s4.55 lodgement	F8

LEGEND			
(CNC)	CONCRETE, BRUSH FINISH	(GL)	GLAZING
(CR1)	RENDER - OFF WHITE	(MC)	METAL CLADDING
(CFC)	COMPRESSED FIBRE CEMENT	(MR)	METAL ROOFING
(CP)	CARPET - BEDROOMS	(PB)	PEBBLES
(TB)	TIMBER FLOOR BOARDS	(OFC)	OFF FORM CONCRETE
(TE)	METAL OR TIMBER FENCE	(ST)	STONE CLADDING
(GB)	GLASS BALUSTRADE	(STI)	NATURAL STONE TILES INT.
(STI)	NATURAL STONE TILES EXT.	(SP)	STONE PAVERS
(STC)	TIMBER CLADDING OR SIMILAR	(FT)	FLOOR TILES - WET AREA
(RL)	PROPOSED RL	(X)	EXISTING RL TO BE MAINTAINED

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ARCHITECTS

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PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW
CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE		PROJECT	
SOUTH ELEVATION		LAF	
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	s4.55	A2.01	S4.55

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LEVEL 2
FFL 48.770

LEVEL 1
FFL 45,350

GROUND FLOOR
FFL 42.120

UNDERCROFT
FFL 38,890

SERVICE MEZZANINE
FFL 36.250

BASEMENT HOUSE 2/52 B
FFL 32.995



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MOD2019/0585

— 8.5M HEIGHT LIMIT
AT BUILDING LINE

— OUTLINE OF EASTERN DWELLING

LAUDERDALE
AVENUE

MINOR ADJUSTMENTS TO MATERIAL
MINOR ADJUSTMENTS TO WINDOWS
AIR SUPPLY TO HRV SYSTEM ———

BASEMENT BEYOND

EXISTING ROCK FACE SHOWN DASHED

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s4.55	2019.10.29	s4.55 lodgement	FB

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CFC	COMPRESSED FIBRE CEMENT	MR	METAL ROOFING
CPT	CARPET, BEDROOMS	PB	PEBBLES
FB	TIMBER FLOOR BOARDS	OFC	OFF FORM CONCRETE
FE	METAL OR TIMBER FENCE	ST	STONE CLADDING
GB	GLASS BALUSTRADE	S12	NATURAL STONE TILES INT.

☐ STS NATURAL STONE TILES EXT.
☐ STS STONE PAVERS
☐ TC TIMBER CLADDING OR SIMILAR
☐ FL1 FLOOR TILES - WET AREA
☒ RL 11,704 PROPOSED RL
☐ X RL 11,704 EXISTING RL TO BE MAINTAINED

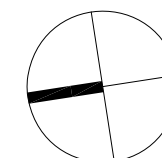
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nominated architect Bridle Gough Reg No. 8280

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WITH BASEMENT CARPARKING;

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FAIRLIGHT, NSW

CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE

WEST ELEVATION

SCALE	STATUS
1:100 @A3	s4.55

AF

55

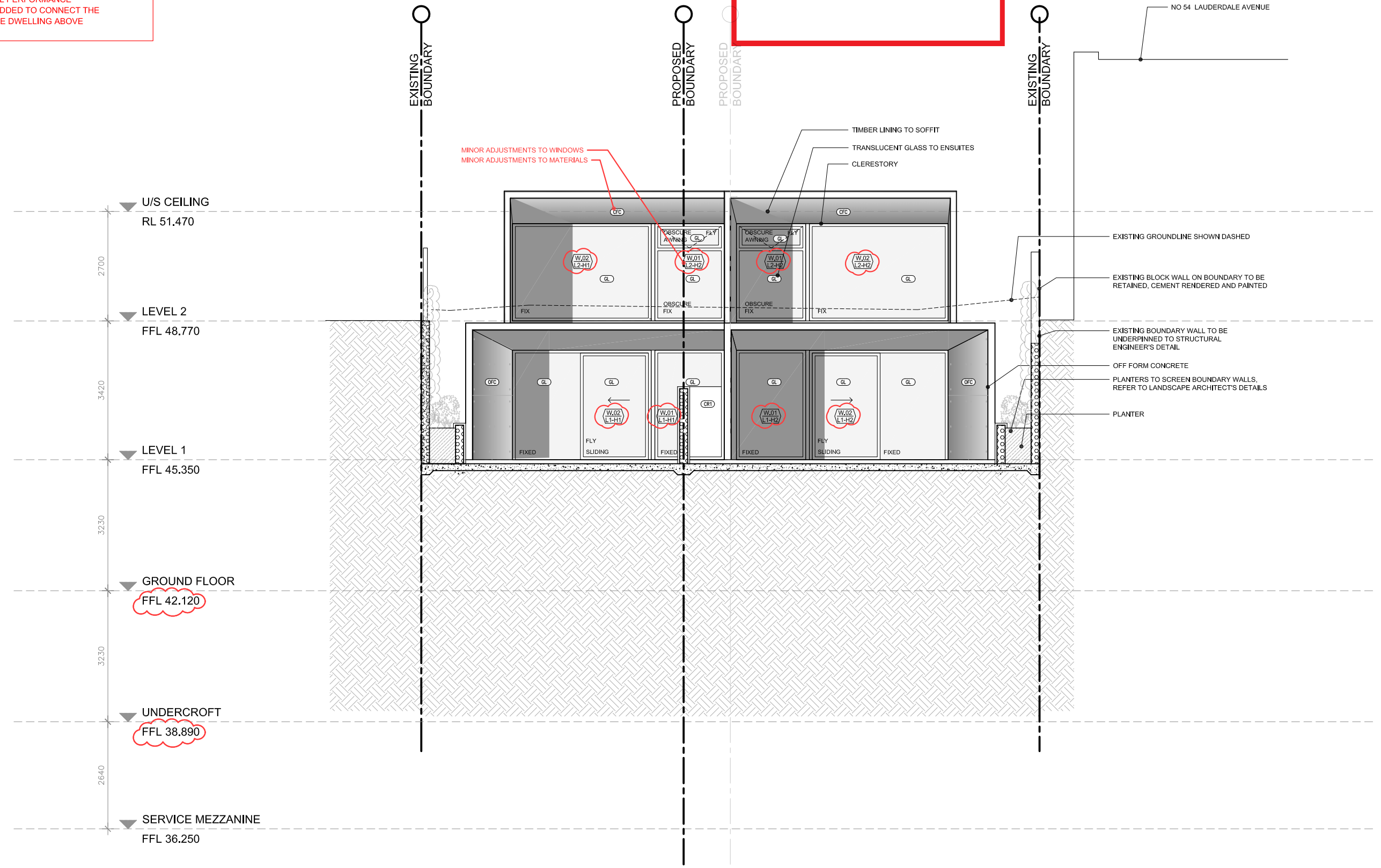
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MOD2019/0585



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

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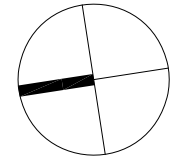
S4.55	2019.09.27	REVISIONS	COORDINATION	F8

LEGEND			
(CNC)	CONCRETE, BRUSH FINISH	(GL)	GLAZING
(CR1)	RENDER - OFF WHITE	(CL)	METAL CLADDING
(CFC)	COMPRESSED FIBRE CEMENT	(MR)	METAL ROOFING
(CP)	CARPET - BEDROOMS	(PB)	PEBBLES
(TB)	TIMBER FLOOR BOARDS	(OFC)	OFF FORM CONCRETE
(TE)	METAL OR TIMBER FENCE	(ST)	STONE CLADDING
(GB)	GLASS BALUSTRADE	(NTI)	NATURAL STONE TILES INT.
(NTI)	NATURAL STONE TILES EXT.	(SP)	STONE PAVERS
(TCC)	TIMBER CLADDING OR SIMILAR	(FT)	FLOOR TILES - WET AREA
(RL)	PROPOSED RL		
(X)	EXISTING RL TO BE MAINTAINED		

platform
ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bridle Gough Reg No. 5280

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**
CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE		PROJECT	
NORTH ELEVATION		LAF	
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	s4.55	A2.03	P1

- ADJUSTMENTS OF UNDERCROFT AND GROUND FLOOR LEVELS TO INCREASE CEILING ZONE TO ALLOW FOR AN HRV SYSTEM, OVERALL BUILDING HEIGHT STAYS THE SAME
- MINOR ADJUSTMENTS TO THE FENCE AND GARDEN AS A RESULT OF ABOVE
- MINOR EXTERNAL ADJUSTMENTS DUE TO ABOVE POINTS AND DECREASED WINDOW SIZES FOR IMPROVED THERMAL PERFORMANCE
- INTERNAL STAIR ADDED TO CONNECT THE BASEMENT WITH THE DWELLING ABOVE



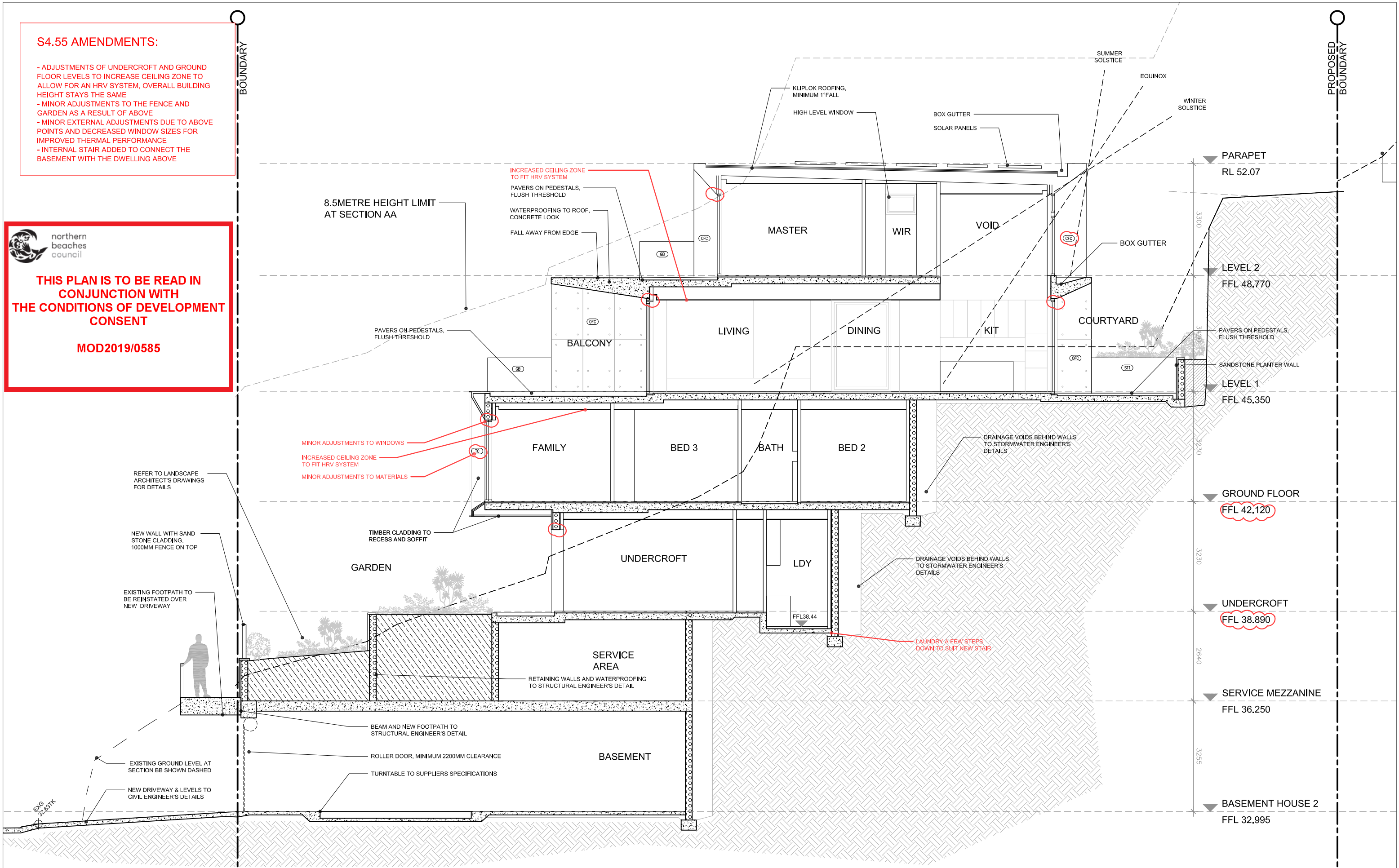
MOD2019/0585



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MOD2019/0585



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≤4.55	2019.10.29	≤4.55 lodgement	FB

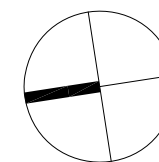
- (CON)** CONCRETE, BRUSH FINISH
- (CR1)** RENDER- OFF WHITE
- (CFC)** COMPRESSED FIBRE CEMENT
- (CPT)** CARPET- BEDROOMS
- (FB)** TIMBER FLOOR BOARDS
- (FE)** METAL OR TIMBER FENCE
- (GB)** GLASS BALUSTRADE

- ☐ GL GLAZING
- ☐ MC METAL CLADDING
- ☐ MR METAL ROOFING
- ☐ PEB PEBBLES
- ☐ OFC OFF FORM CONCRETE
- ☐ ST1 STONE CLADDING
- ☐ ST2 NATURAL STONE TILES

☒ ST3 NATURAL STONE TILES EXT.
☐ ST5 STONE PAVERS
☐ TC TIMBER CLADDING OR SIMILAR
☐ RL1 FLOOR TILES - WET AREA
☒ RL 11,704 PROPOSED RL
☐ x RL 11,704 EXISTING RL TO BE MAINTAINED

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bridie Gough Reg No. 8280

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SCALE	STATUS
1:100 @A3	s4.55

55

- ADJUSTMENTS OF UNDERCROFT AND GROUND FLOOR LEVELS TO INCREASE CEILING ZONE TO ALLOW FOR AN HRV SYSTEM, OVERALL BUILDING HEIGHT STAYS THE SAME
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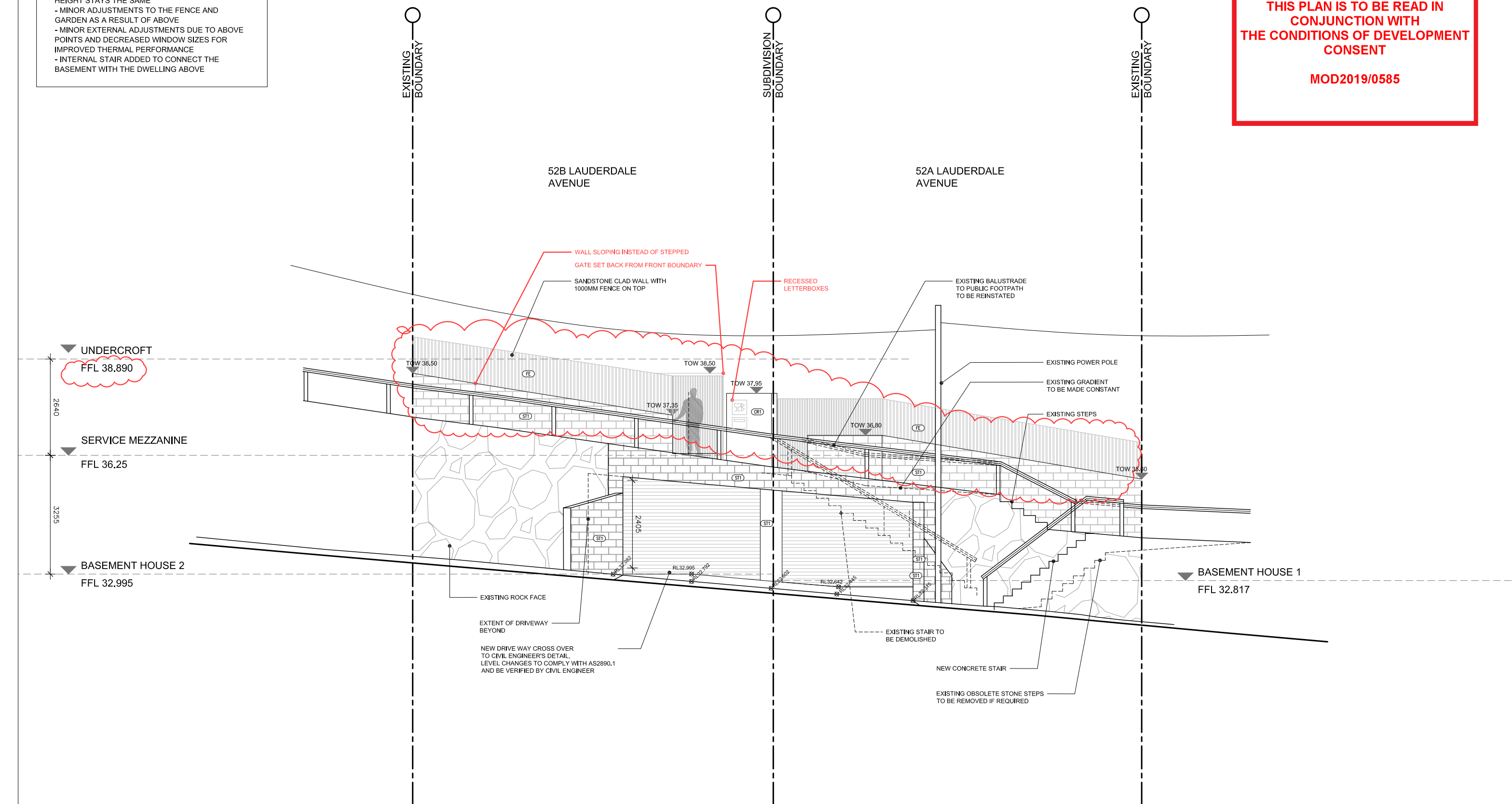


MOD2019/0585



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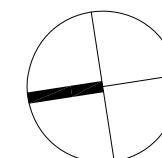
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s4.55	2019.10.29	s4.55 lodgement	FB

LEGEND					
	CONCRETE, BRUSH FINISH		GLAZING		NATURAL STONE TILES EXT.
	RENDER - OFF WHITE		METAL CLADDING		STONE PAVERS
	COMPRESSED FIBRE CEMENT		METAL ROOFING		TIMBER CLADDING OR SIMILAR
	CARPET - BEDROOMS		PEBBLES		FLOOR TILES - WET AREA
	TIMBER FLOOR BOARDS		OFF FORM CONCRETE		PROPOSED RL
	METAL OR TIMBER FENCE		STONE CLADDING		EXISTING RL TO BE MAINTAINED
	GLASS BALUSTRADE		NATURAL STONE TILES INT.		



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DRAWING TITLE		PROJECT	
DRIVEWAY ELEVATION		LAF	
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	\$4.55	A5.03	S4.55