



## BASIX<sup>®</sup> Report

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Project summary		
Project name	5 Lauderdale Avenue	
Street address	5 LAUDERDALE AVENUE FAIRLIGHT 2094	
Local Government Area	NORTHERN BEACHES	
Plan type and plan number	Deposited Plan 24923	
Lot No.	A	
Section no.	-	
No. of residential flat buildings	1	
Residential flat buildings: no. of dwellings	5	
Multi-dwelling housing: no. of dwellings	0	
No. of single dwelling houses	0	
Project score		
Water	40	Target 40
Thermal Performance	Pass	Target Pass
Energy	64	Target 61
Materials	-100	Target n/a

NATHERS Thermal Performance Specifications (BASIX Thermal Comfort)				
5 Lauderdale Avenue, Fairlight				
<i>These are the specifications upon which the NatHERS assessment is based. Please refer to the NatHERS certificate(s) for full details. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.</i>				
Windows	Style	U value	SHGC	Glazing Type / Frame Type
Fixed		3.5	0.58	DG Clear Aluminium
Sliding Door		3.5	0.57	DG Clear Aluminium
Double Hung		3.5	0.48	DG Clear Aluminium
Sliding		3.5	0.54	DG Clear Aluminium
Louvre		4.8	0.48	SG Clear Aluminium
<i>The U-value and SHGC are the total system performance figures that must be met to achieve compliance.</i>				
Skylights	Glass	Frame	U value	SHGC / Detail
Velux, or similar			2.6	0.24
External walls	Construction	Added Insulation	Detail	
Concrete block 190mm + stud and stone cladding		R 2.5	Finish as per drawings	
Internal walls	Construction	Added Insulation	Detail	
Brick plastered		None	Walls within units	
Concrete block + stud		None	Party walls between units	
Concrete block + stud		R 1.5	Walls separating units from car park areas and common lobbies	
Floors	Construction	Added Insulation	Detail / Coverings	
Concrete		None	Generally Tiles generally, carpet for bedrooms	
Concrete		R 2.0	Suspended floors over car park areas and open air	
Ceilings	Construction	Added Insulation	Detail	
Plasterboard		(See roof detail)		
Roof	Construction	Added Insulation	Detail	
Concrete		R 2.5	Roofs generally	
Metal sheeting		R 2.5	Unit 5 kitchen - roof for over clerestorey area	
Other Requirements				
All vents, exhaust fans and downlights to be sealed to prevent air-infiltration				

Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA0000	Cover Sheet	DA1	29/10/24
DA0050	Site Analysis	DA1	29/10/24
DA0100	Site Plan	DA1	29/10/24
DA0400	Demolition Plan	DA1	29/10/24
DA0500	Excavation Plan	DA1	29/10/24
DA1000	Basement	DA1	29/10/24
DA1001	Lower Ground Floor	DA1	29/10/24
DA1002	Upper Ground Floor	DA1	29/10/24
DA1003	Level 1	DA1	29/10/24
DA1004	Level 2	DA1	29/10/24
DA1005	Roof	DA1	29/10/24
DA2000	North/South Elevation	DA1	29/10/24
DA2001	West/East Elevation	DA1	29/10/24
DA3000	Section A	DA1	29/10/24
DA5000	External Finishes Schedule	DA1	29/10/24
DA5100	GFA Summary	DA1	29/10/24
DA5300	Shadow Diagrams	DA1	29/10/24
DA4000	Windows Schedule	DA1	29/10/24
DA1950	Adaptable and Post-Adaptation Plans	DA1	29/10/24
DA3001	Section B & C	DA1	29/10/24
DA5400	View from the sun	DA1	29/10/24
DA5401	View from the sun	DA1	29/10/24
DA5402	View from the sun	DA1	29/10/24
DA5301	Shadow Diagrams	DA1	29/10/24
DA5302	Shadow Diagrams	DA1	29/10/24
DA5501	Breaching Height Analysis	DA1	29/10/24
DA5502	Breaching Height Analysis	DA1	29/10/24
DA5500	Breaching Height Analysis	DA1	29/10/24
DA5200	Open Space	DA1	29/10/24
DA5201	Landscape	DA1	29/10/24

### GENERAL NOTES

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- ALWAYS REFER TO THE LATEST ARCHITECTURAL PLANS AND CONSULTANTS REPORTS
- ALL WORK TO COMPLY WITH THE PROVISIONS OF THE NATIONAL CONSTRUCTION CODE, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSION ON SITE BEFORE COMMENCING WORK - ALL DISCREPANCIES IF FOUND PLEASE CONFIRM WITH ARCHITECT PRIOR PROCEEDING
- DO NOT SCALE FROM DRAWINGS
- LARGER SCALE DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS AND REPORTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- COPYRIGHT OF DESIGN DEPICTED IN THE SET IS RETAINED BY PLATFORM ARCHITECTS PTY LTD AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION

### BASIX CERTIFICATE COMPLIANCE

BASIX CERTIFICATE NUMBER: 1245326M\_06  
ASSESSOR: Efficient Living Pty Ltd  
DATE: 04/05/2023

### NATHERS CERTIFICATE COMPLIANCE

CERTIFICATE NUMBER: 0006642250-02  
ASSESSOR: TRACEY COOLS  
DATE: 04/05/2023

### GENERAL BCA SPECIFICATIONS

All works to comply with the provisions of the National Construction Code, particularly with:

- Clause B1.4 - Materials & Forms Constructions
- Spec C1.1 - Fire Resisting Construction
- Spec C1.9 - Non-Combustible Building Elements
- Spec C1.10 - Fire Hazard Properties
- Spec C1.11 - Performance of External Walls in a Fire
- Clause C2.8 - Vertical Separation of Openings in External Walls
- Clause C2.12 - Separation of Equipment
- Clause C2.13 - Electricity Supply System
- Clause C3.4 - Acceptable Methods of Protection (of openings)
- Clause C3.8 - Opening in Fire Isolated Exits
- Clause C3.15 - Openings for Service Installations
- Clause D1.10 - Discharge from Exits
- Clause D2.7 - Installations in Exits and Paths of Travel
- Clause D2.13 - Goings and Risers
- Clause D2.14 - Landings
- Clause D2.15 - Thresholds
- Clause D2.16 - Balustrades
- Clause D2.17 - Handrails
- Clause D2.21 - Operation of Latch
- Clause D2.23 - Sign on Doors
- Clause D2.24 - Protection of openable windows
- Clause D3.2 - General Building Access Requirements
- Clause D3.3 - Parts of Building to be Accessible
- Clause D3.6 - Identification of Accessible Facilities, Services and Features
- Clause D3.8 - Tactile Indicators
- Clause E1.5 - Sprinklers
- Clause F1.7 - Waterproofing of Wet Areas
- Clause F1.9/ F1.10 - Damp Proofing
- Clause F2.5 - Construction of Sanitary Compartments
- Part F4 - Lighting and Ventilation
- Clause F5.4 - Sound Insulation of Floors
- Clause F5.5 - Sound Insulation of Walls
- Clause F5.6 - Sound Insulation of Services
- Clause F5.7 - Sound Insulation of Pumps

SOLAR COMPLIANCE SCHEDULE		
Level	Unit Number	Solar Compliant
Lower Ground Floor	1	No
Upper Ground Floor	2	No
Upper Ground Floor	3	Yes
Level 1	4	Yes
Level 2	5	Yes

CROSS VENTILATION COMPLIANCE SCHEDULE		
Level	Unit Number	Cross Vent Compliant
Lower Ground Floor	1	Yes
Upper Ground Floor	2	Yes
Upper Ground Floor	3	Yes
Level 1	4	Yes
Level 2	5	Yes

STORAGE SCHEDULE_APARTMENT		
Unit Number	No. of Bedrooms	Storage Volume
1	3 Bedroom	9.54 m³
2	3 Bedroom	7.48 m³
3	3 Bedroom	9.72 m³
4	3 Bedroom	9.70 m³
5	3 Bedroom	7.57 m³

STORAGE SCHEDULE_BASEMENT	
Unit Number	Storage Volume
Unit 1	18 m³
Unit 2	15 m³
Unit 3	15 m³
Unit 4	21 m³
Unit 5	22 m³

2/40 East Esplanade  
Manly, NSW 2095 Australia  
Phone: 02 8385 9759  
Nominated Architect:  
Bridie Gough 8280  
admin@platformarchitects.com.au

REV	DATE	DESCRIPTION	BY
DA1	29/10/24	Issued for DA lodgement	JF

PRELIMINARY

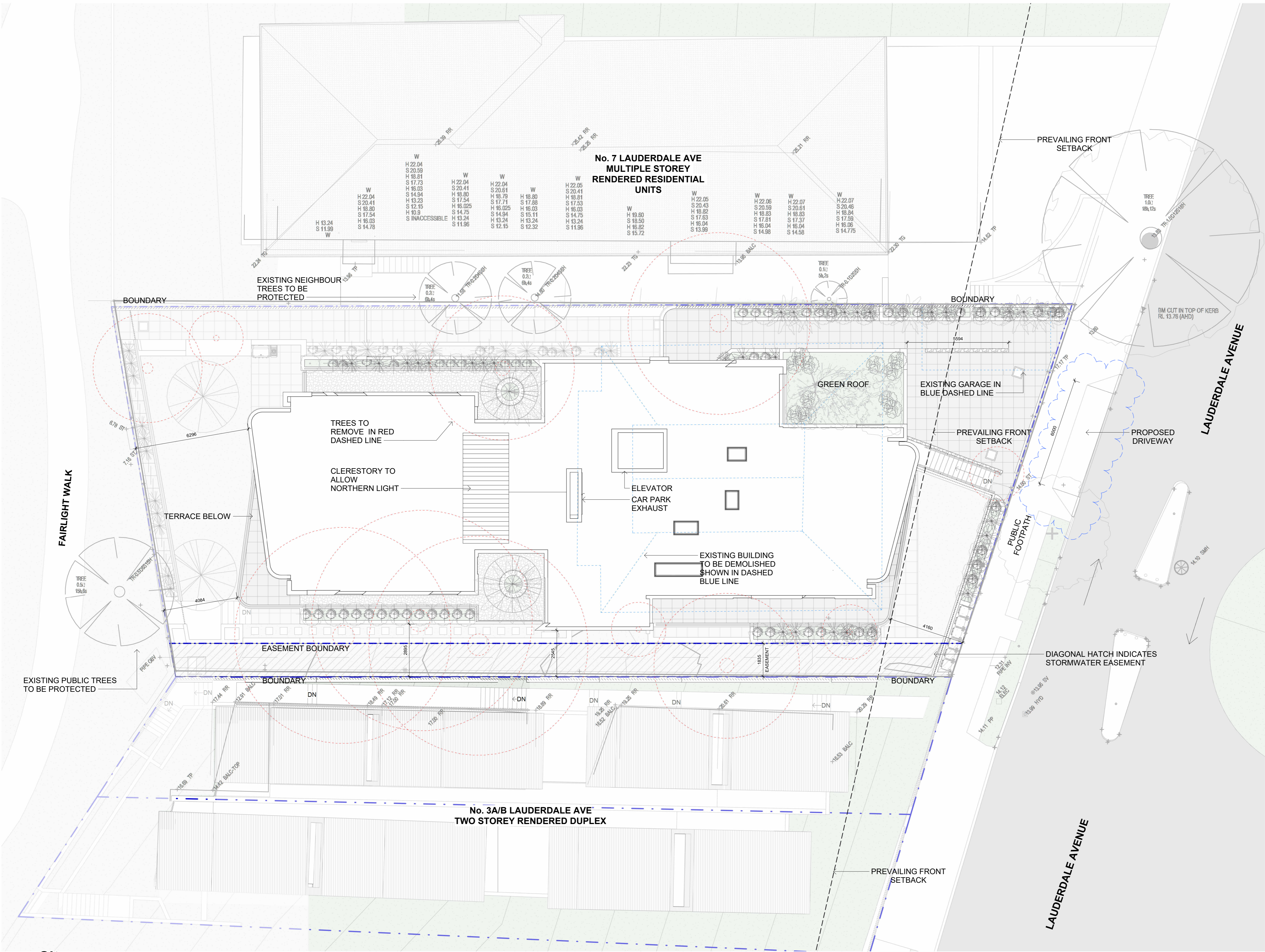
PROJECT  
**LAF**  
5 Lauderdale Ave,  
Fairlight  
CLIENT  
HPG project Lauderdale  
Pty Ltd and COP Project  
Lauderdale Pty Ltd  
DRAWING TITLE  
Cover Sheet  
PROJECT  
No 28  
SCALE  
@A1  
DATE  
DA  
NUMBER  
DA0000  
REVISION  
DA1

**GENERAL NOTES**

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**1 Site**  
1 : 100

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DA1	29/10/24	Issued for DA lodgement	JF
DA2	26/11/24	REDUCED DRIVEWAY CROSSING WIDTH	DN

PROJECT  
**LAF**  
5 Lauderdale Ave, Fairlight

CLIENT  
HPG project Lauderdale Pty Ltd and COP Project Lauderdale Pty Ltd

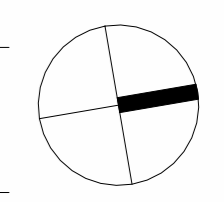
DRAWING TITLE  
Site Plan

PROJECT No 28

SCALE 1 : 100@A1 STATUS DA NUMBER DA0100 REVISION DA2

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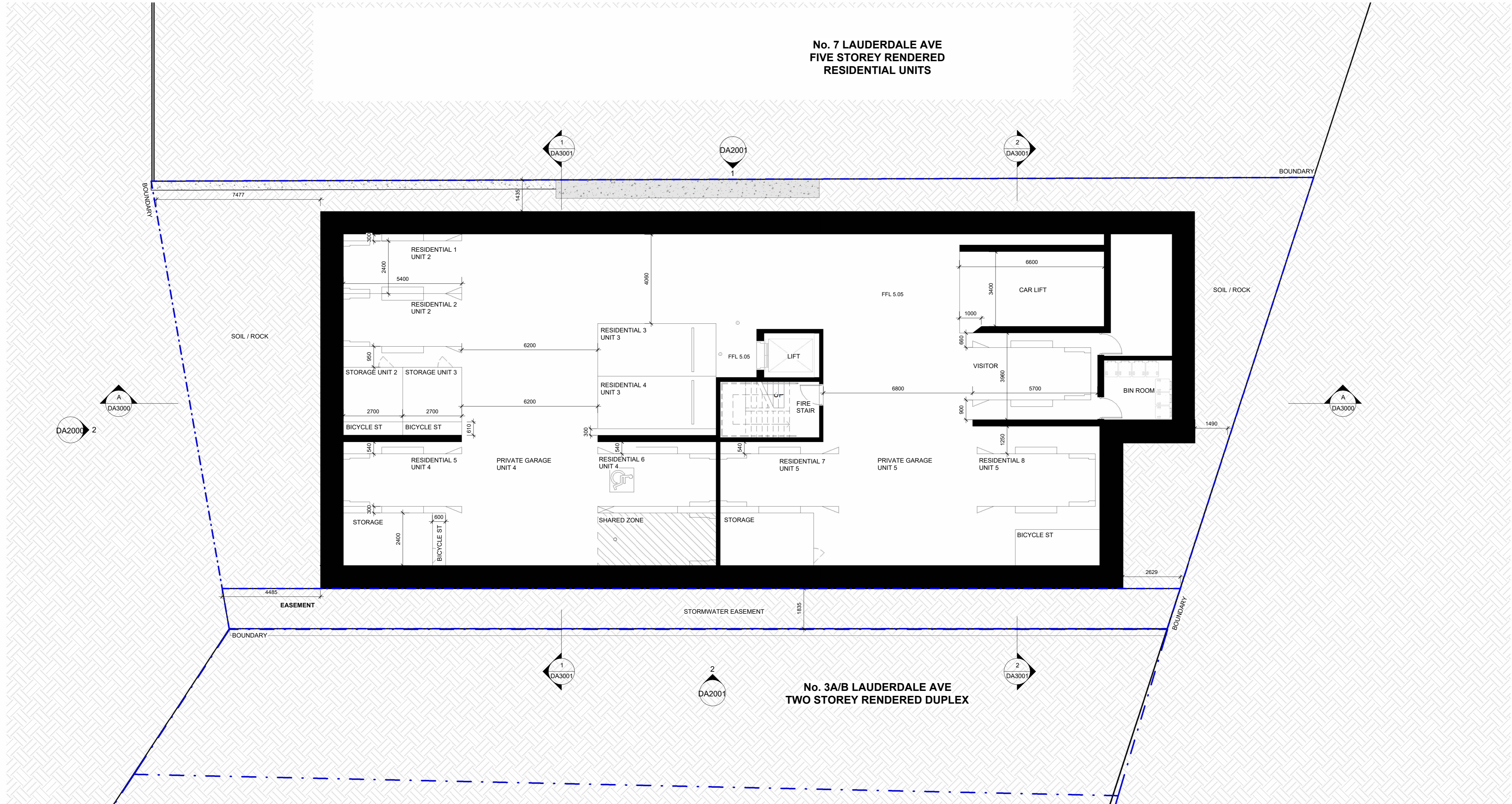


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**No. 7 LAUDERDALE AVE  
FIVE STOREY RENDERED  
RESIDENTIAL UNITS**

**No. 3A/B LAUDERDALE AVE  
TWO STOREY RENDERED DUPLEX**

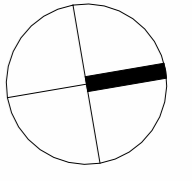
**1 BASEMENT**  
1:100

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REV	DATE	DESCRIPTION	BY
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PROJECT  
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5 Lauderdale Ave,  
Fairlight  
CLIENT  
HPG project Lauderdale  
Pty Ltd and COP Project  
Lauderdale Pty Ltd  
DRAWING TITLE  
Basement  
PROJECT  
No 28  
SCALE  
1:100@A1 DA DA1000 DA1

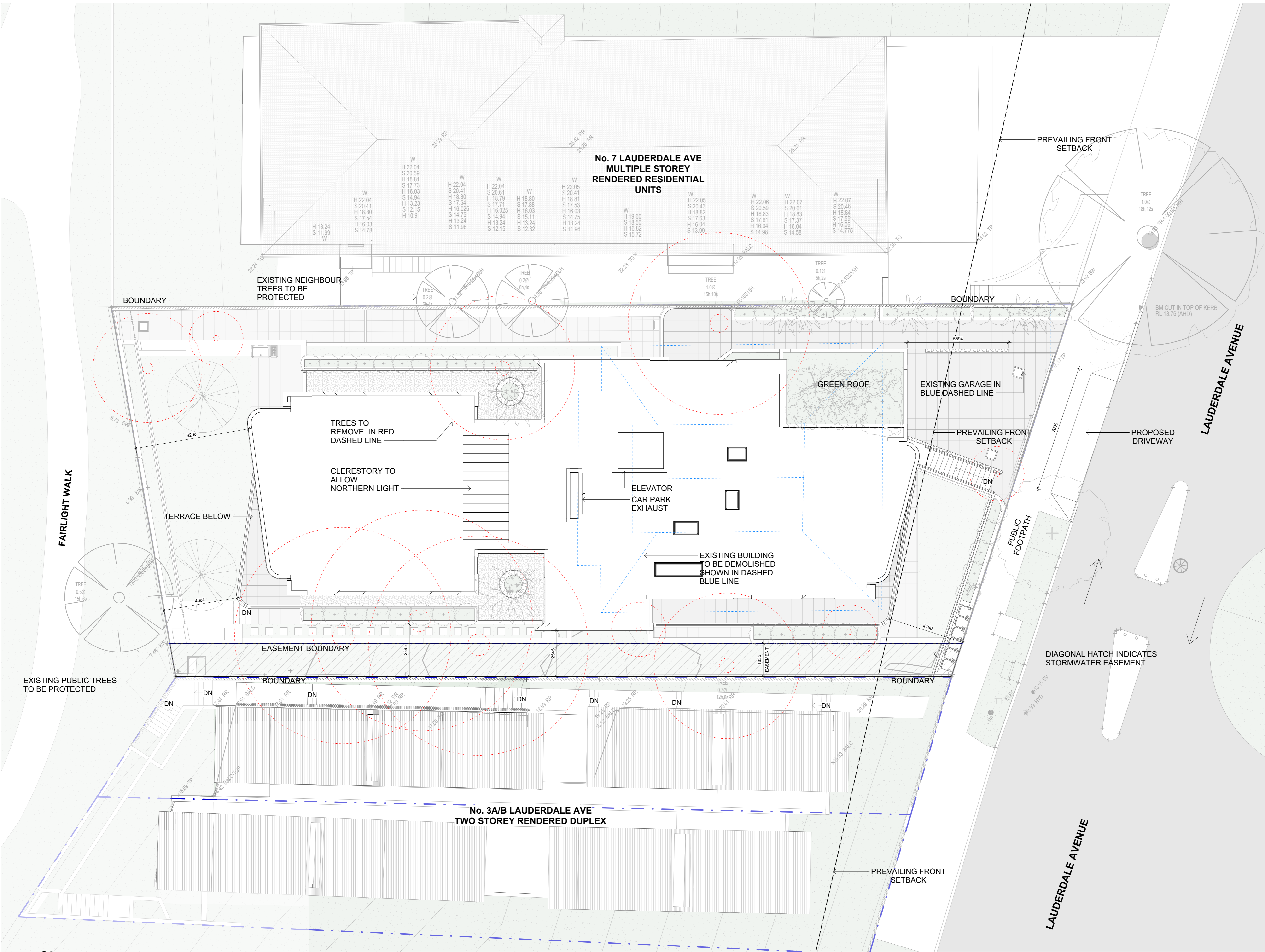


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**1 Site**  
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REV	DATE	DESCRIPTION	BY
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PROJECT  
**LAF**  
5 Lauderdale Ave,  
Fairlight

CLIENT  
HPG project Lauderdale  
Pty Ltd and COP Project  
Lauderdale Pty Ltd

DRAWING TITLE  
Site Plan

PROJECT  
No 28

SCALE: 1 : 100@A1    STATUS: DA    NUMBER: DA0100    REVISION: DA1

**GENERAL NOTES**

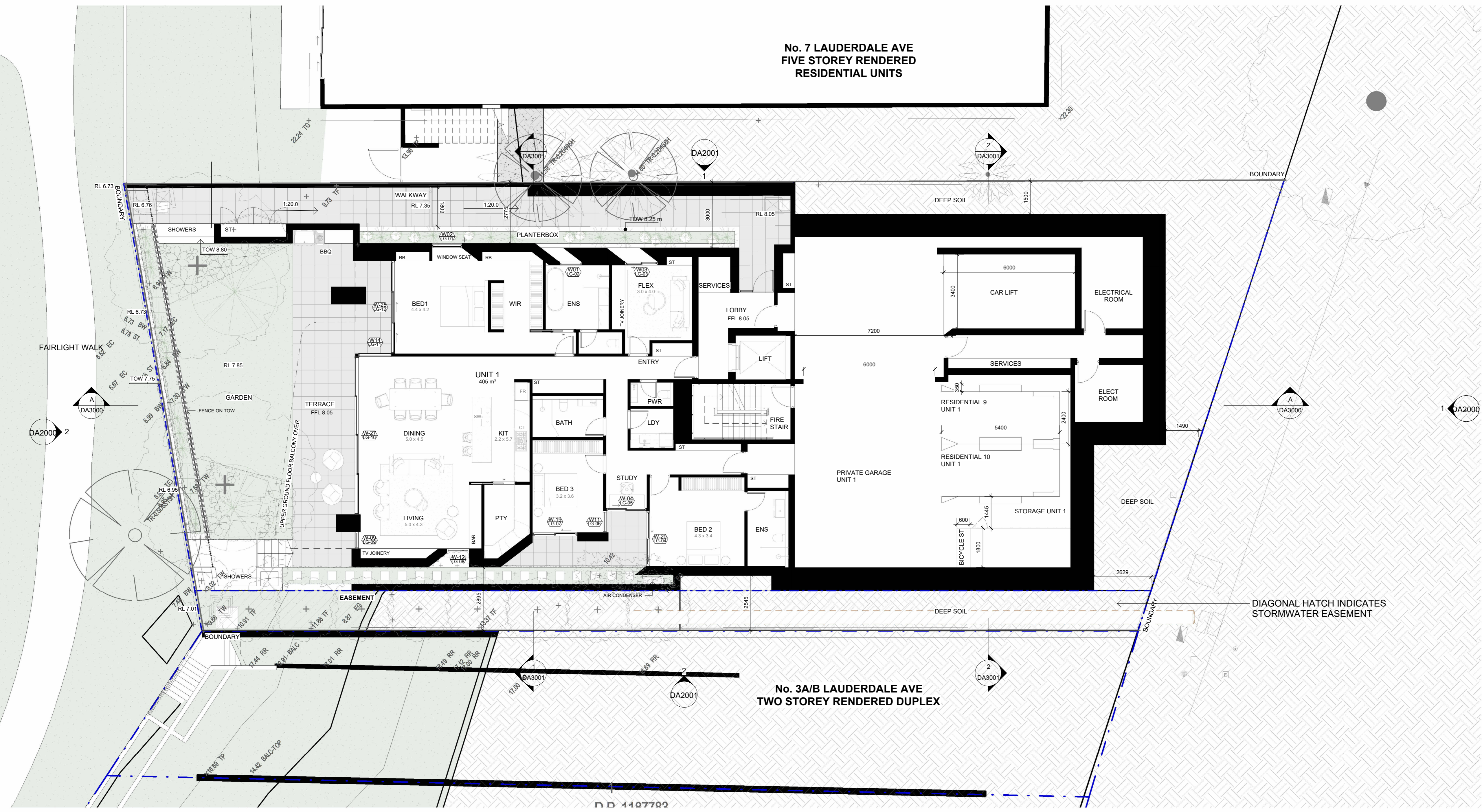
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TWO STOREY RENDERED DUPLEX**



DIAGONAL HATCH INDICATES STORMWATER EASEMENT

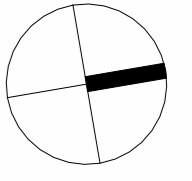
**1 LOWER GROUND FLOOR**  
1 : 100

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REV	DATE	DESCRIPTION	BY
DA1	29/10/24	Issued for DA lodgement	JF

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PROJECT  
**LAF**  
5 Lauderdale Ave,  
Fairlight  
CLIENT  
HPG project Lauderdale  
Pty Ltd and COP Project  
Lauderdale Pty Ltd  
DRAWING TITLE  
Lower Ground Floor  
PROJECT  
No 28  
SCALE  
1 : 100@A1  
STATUS  
DA  
NUMBER  
DA1001  
REVISION  
DA1



**GENERAL NOTES**

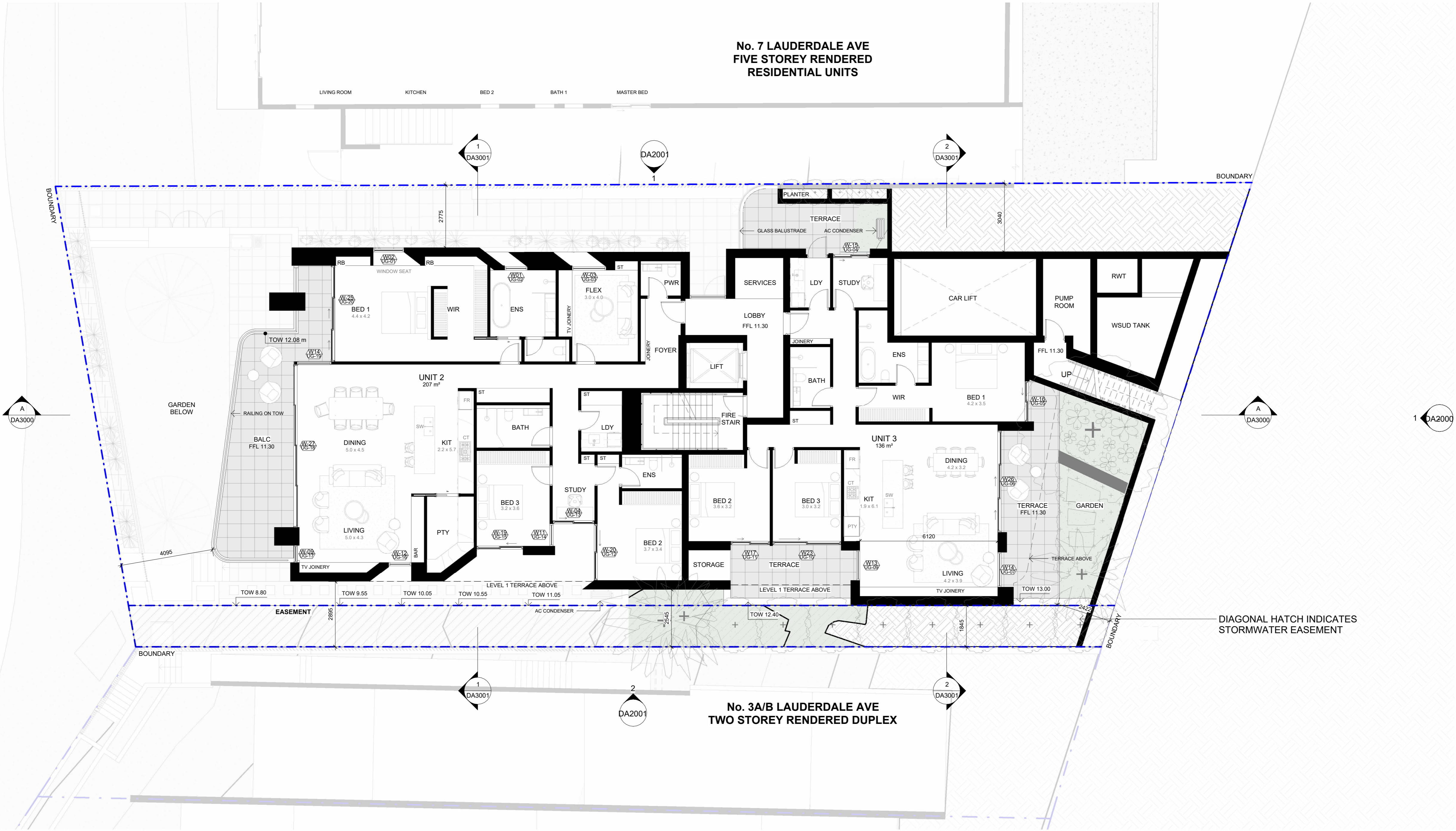
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**1 UPPER GROUND FLOOR**  
1 : 100

REV	DATE	DESCRIPTION	BY
DA1	29/10/24	Issued for DA lodgement	JF

**PRELIMINARY**

PROJECT  
**LAF**  
5 Lauderdale Ave,  
Fairlight

CLIENT  
HPG project Lauderdale  
Pty Ltd and COP Project  
Lauderdale Pty Ltd

DRAWING TITLE  
Upper Ground Floor

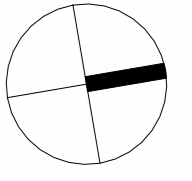
PROJECT  
No 28

SCALE: 1:100@A1    STAGE: DA    NUMBER: DA1002    REVISION: DA1

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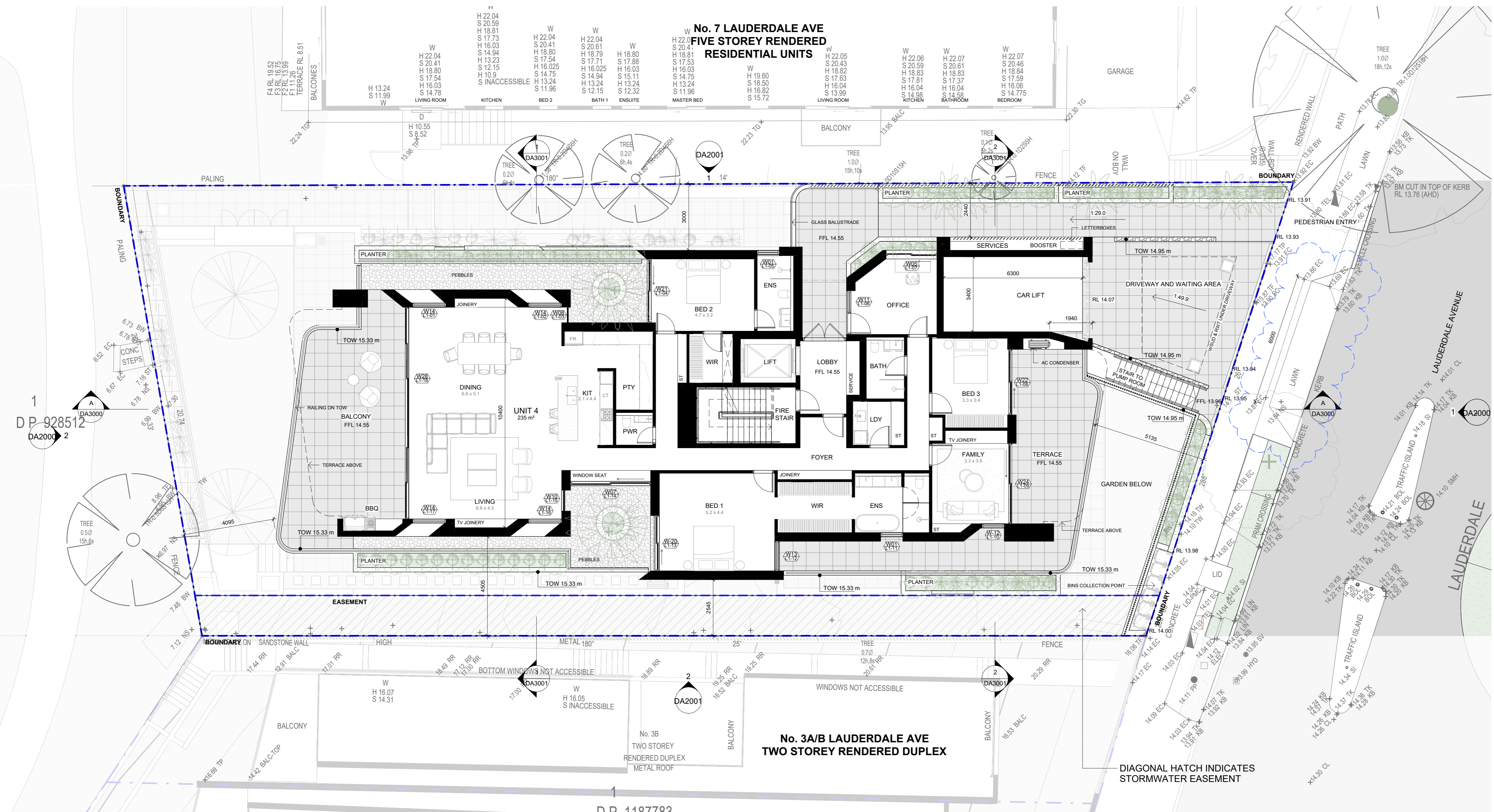


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TWO STOREY RENDERED DUPLEX**

**1 LEVEL 1**  
1:100

D.P. 1187783

DIAGONAL HATCH INDICATES  
STORMWATER EASEMENT

**PRELIMINARY**

REV	DATE	DESCRIPTION	BY
DA1	29/10/24	Issued for DA lodgement	JF
DA2	26/11/24	REDUCED DRIVEWAY CROSSING WIDTH	DN

PROJECT  
**LAF**  
5 Lauderdale Ave,  
Fairlight

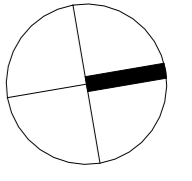
CLIENT  
HPG project Lauderdale  
Pty Ltd and COP Project  
Lauderdale Pty Ltd

DRAWING TITLE  
Level 1

PROJECT  
No 26

SCALE 1:100@A1 DA DA1003 DA2

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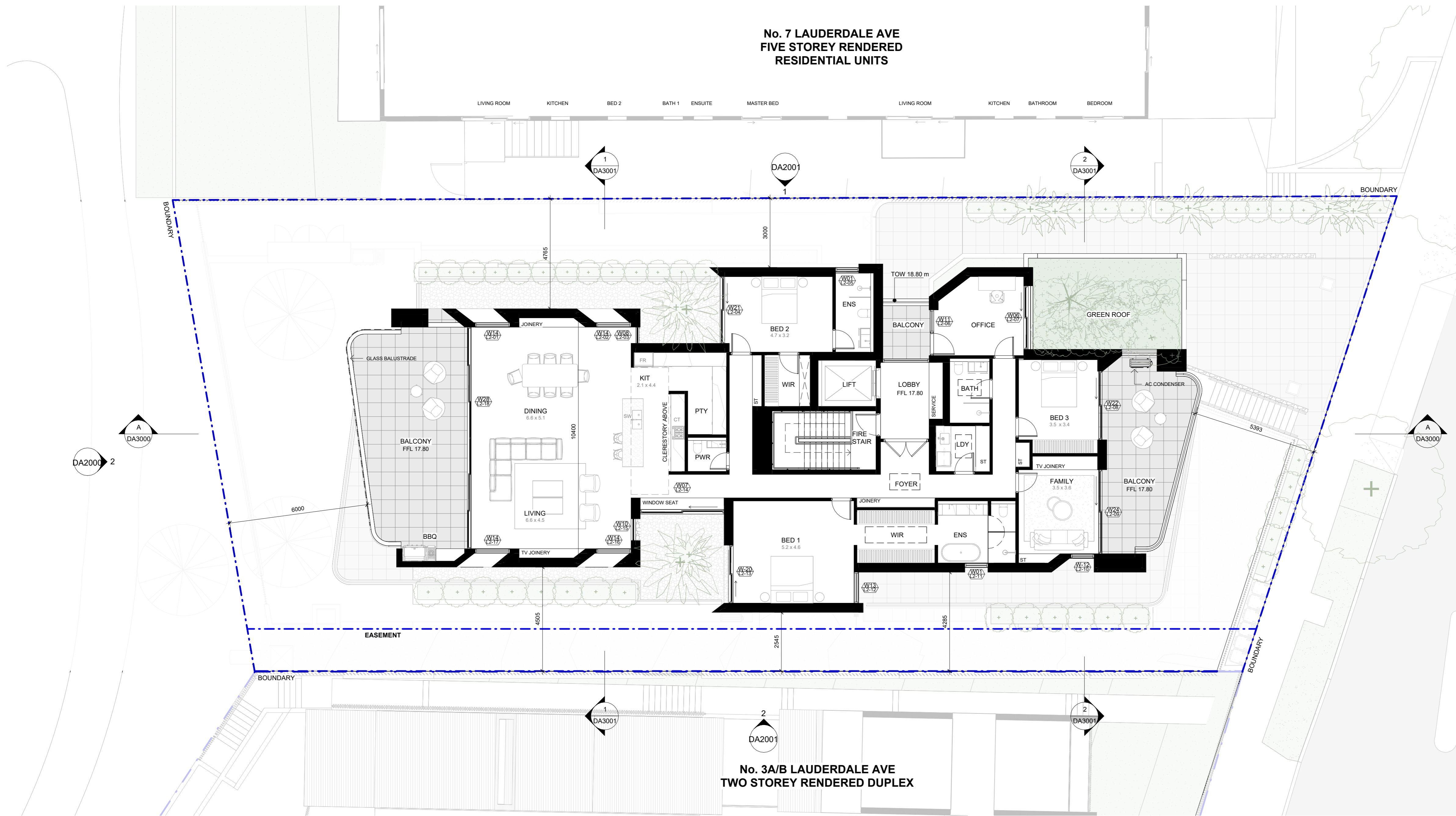
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**1 LEVEL 2**  
1 : 100

REV	DATE	DESCRIPTION	BY
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**PRELIMINARY**

PROJECT  
**LAF**  
5 Lauderdale Ave,  
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CLIENT  
HPG project Lauderdale  
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Lauderdale Pty Ltd

DRAWING TITLE  
Level 2

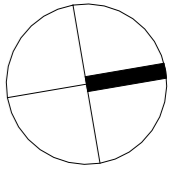
PROJECT  
No 28

SCALE 1:100@A1    DATE DA    NUMBER DA1004    REVISION DA1

**P**

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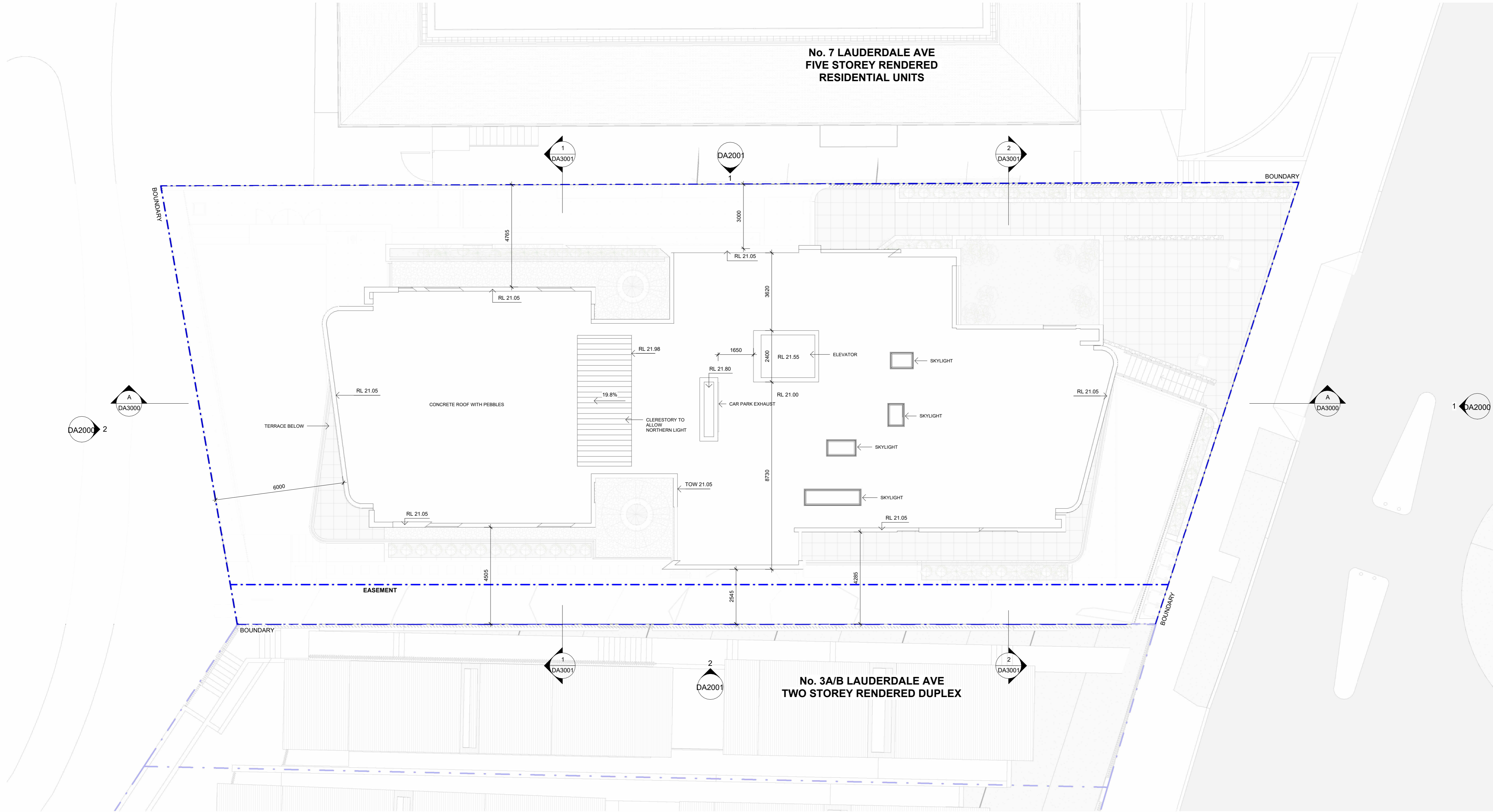


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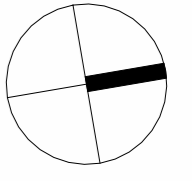
**1 ROOF**  
1:100

**P**  
2/40 East Esplanade  
Manly, NSW 2095 Australia  
Phone: 02 8385 9759  
Nominated Architect:  
Bridie Gough 8280  
admin@platformarchitects.com.au

REV	DATE	DESCRIPTION	BY
DA1	29/10/24	Issued for DA lodgement	JF

**PRELIMINARY**

PROJECT  
**LAF**  
5 Lauderdale Ave,  
Fairlight  
CLIENT  
HPG project Lauderdale  
Pty Ltd and COP Project  
Lauderdale Pty Ltd  
DRAWING TITLE  
Roof  
PROJECT  
No 28  
SCALE 1:100@A1  
STATUS DA  
NUMBER DA1005  
REVISION DA1

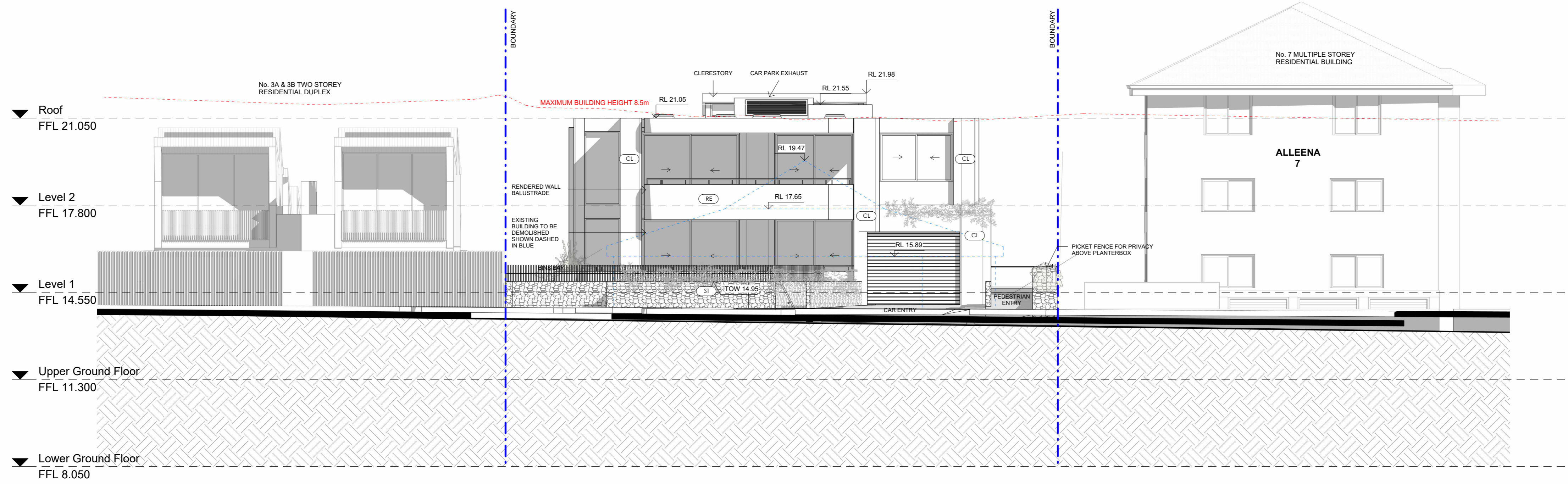


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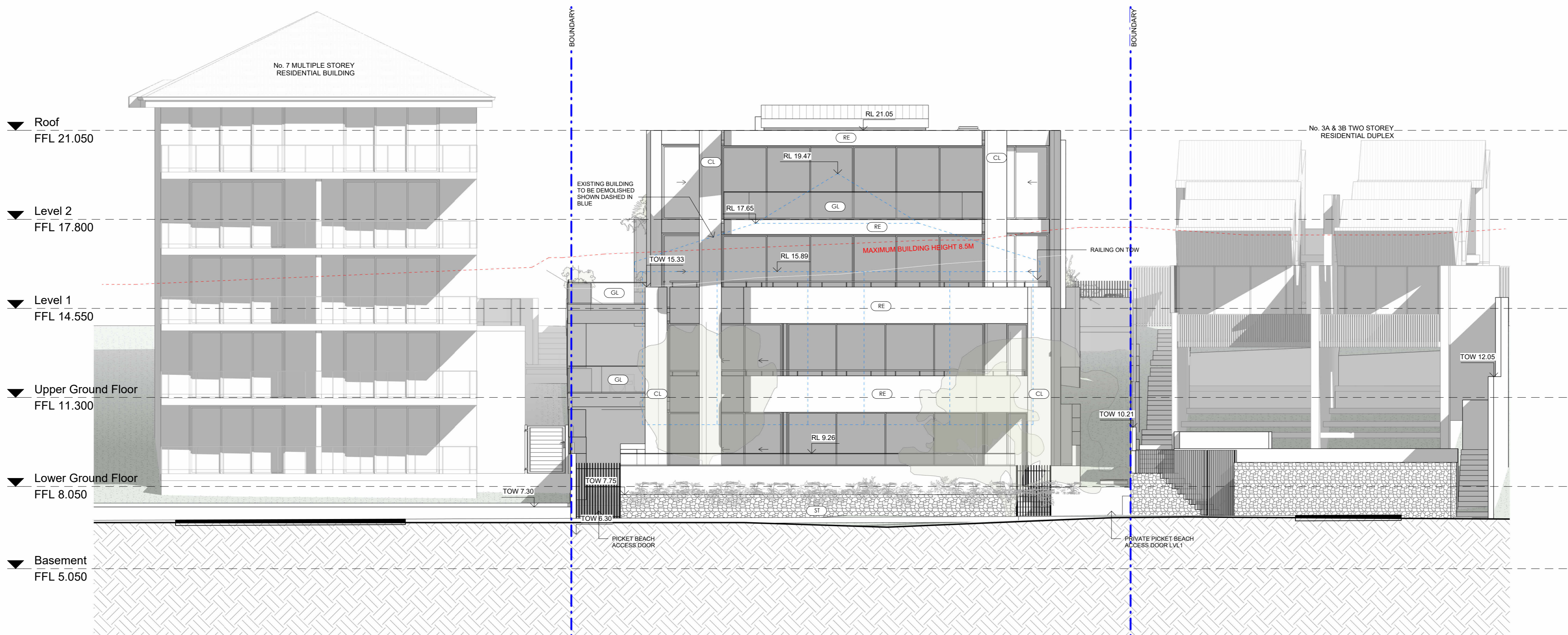
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**1 North Elevation**  
1 : 100



**2 South Elevation**  
1 : 100

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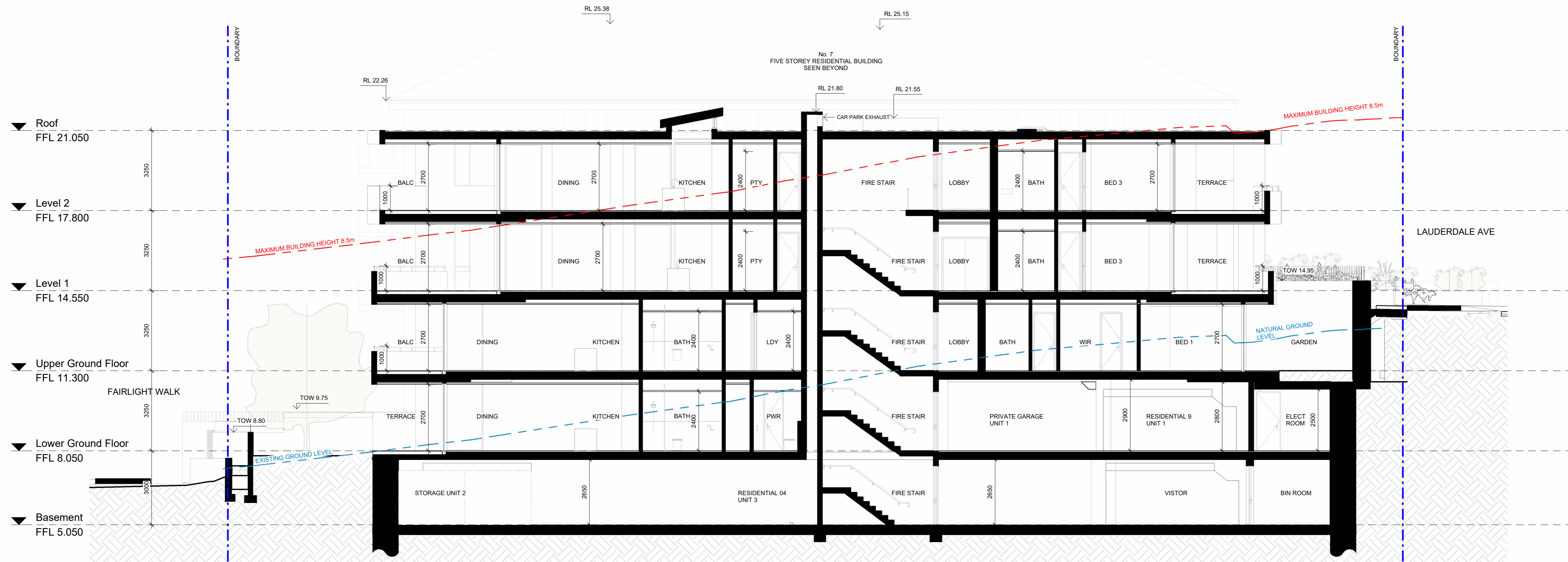
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CLIENT  
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Pty Ltd and COP Project  
Lauderdale Pty Ltd  
DRAWING TITLE  
North/South Elevation  
PROJECT  
No 28  
SCALE  
1 : 100@A1  
DATE  
DA  
NUMBER  
DA2000  
REVISION  
DA1

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**A** Section A  
1:100

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Manly, NSW 2095 Australia  
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DA1	29/10/24	Issued for DA lodgement	JF

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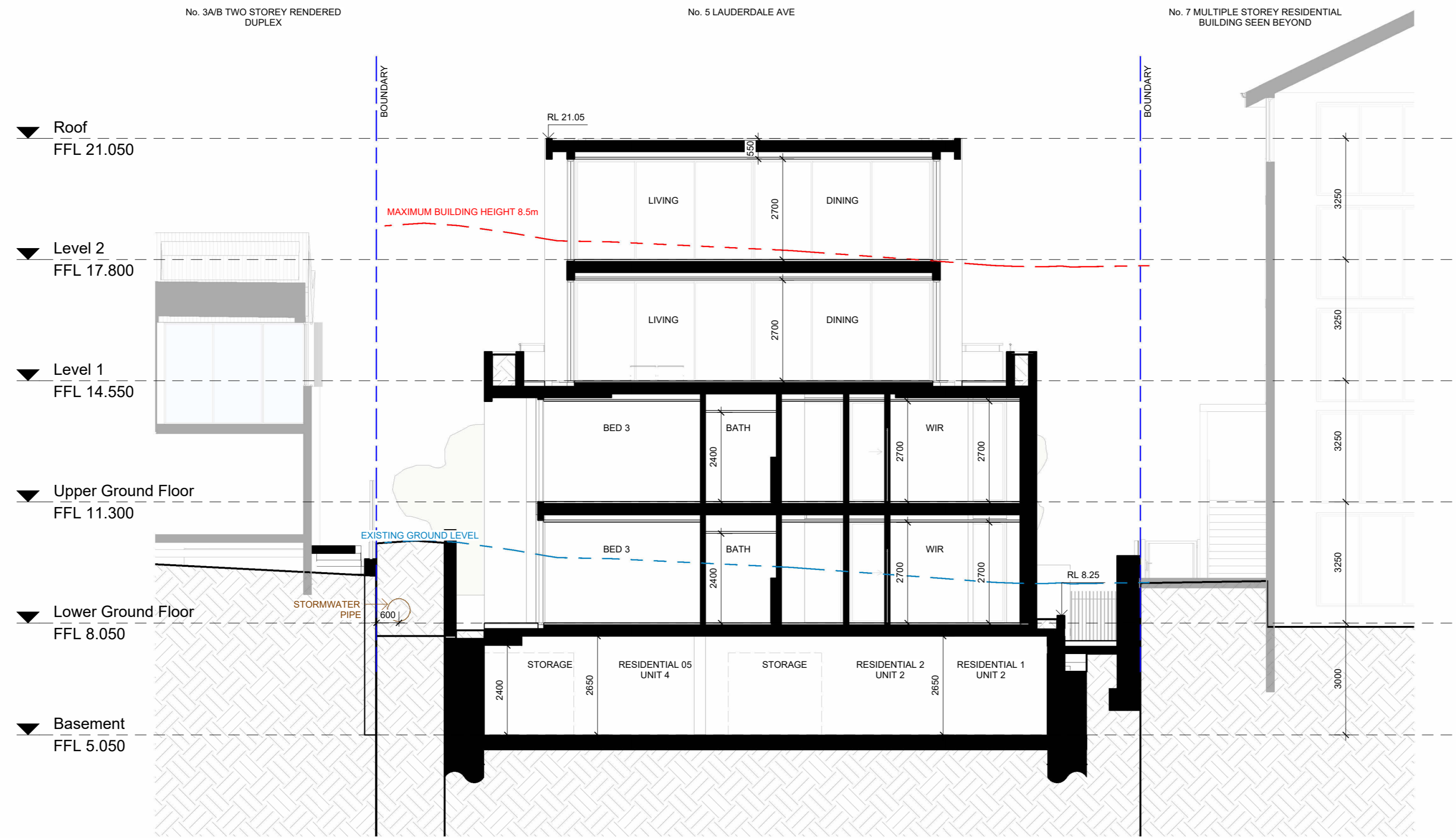
PROJECT  
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Fairlight  
CLIENT  
HPG project Lauderdale  
Pty Ltd and COP Project  
Lauderdale Pty Ltd  
DRAWING TITLE  
Section A  
PROJECT  
No 28  
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1:100@A1  
DATE  
DA  
NUMBER  
DA3000  
REVISION  
DA1

**GENERAL NOTES**

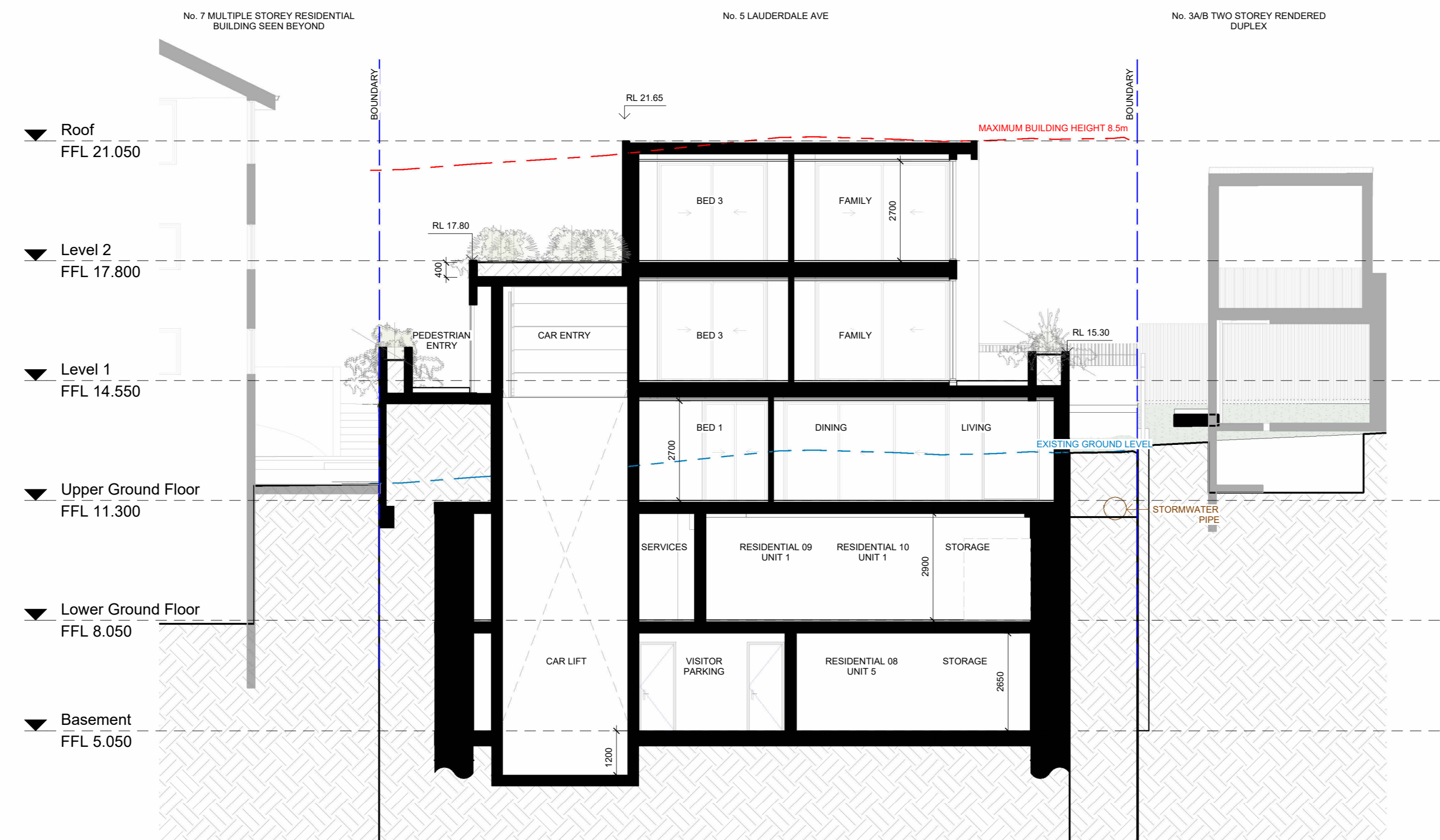
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**1 Section B**  
1 : 100



**2 Section C**  
1 : 100

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Manly, NSW 2095 Australia  
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Nominated Architect:  
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REV	DATE	DESCRIPTION	BY
DA1	29/10/24	Issued for DA lodgement	JF

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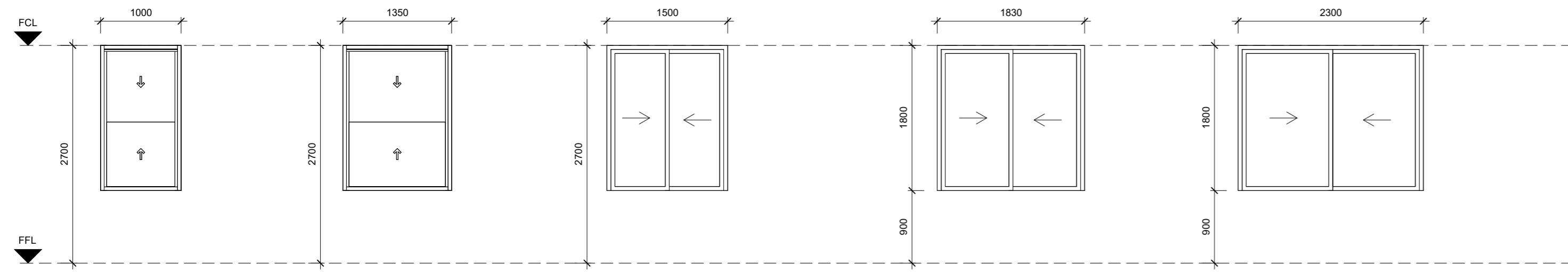
PROJECT  
**LAF**  
5 Lauderdale Ave,  
Fairlight  
CLIENT  
HPG project Lauderdale  
Ply Ltd and COP Project  
Lauderdale Pty Ltd  
DRAWING TITLE  
Section B & C  
PROJECT  
No 28  
SCALE  
1 : 100@A1 DA DA3001 DA1

**GENERAL NOTES**

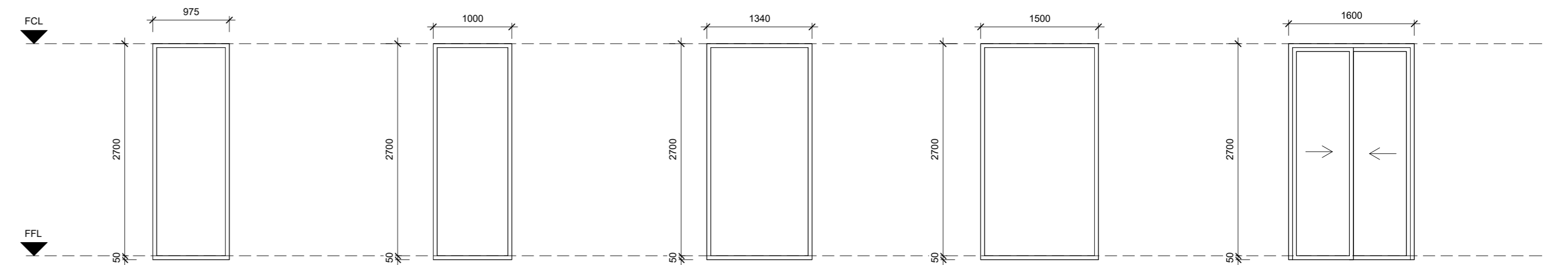
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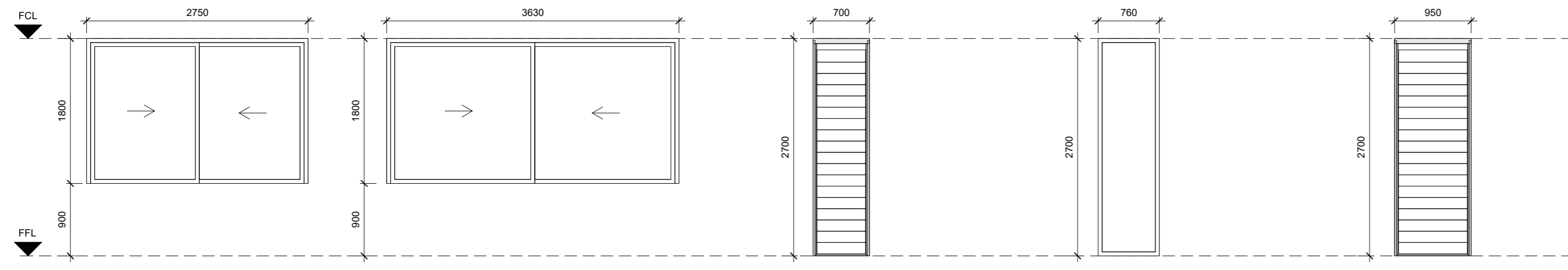
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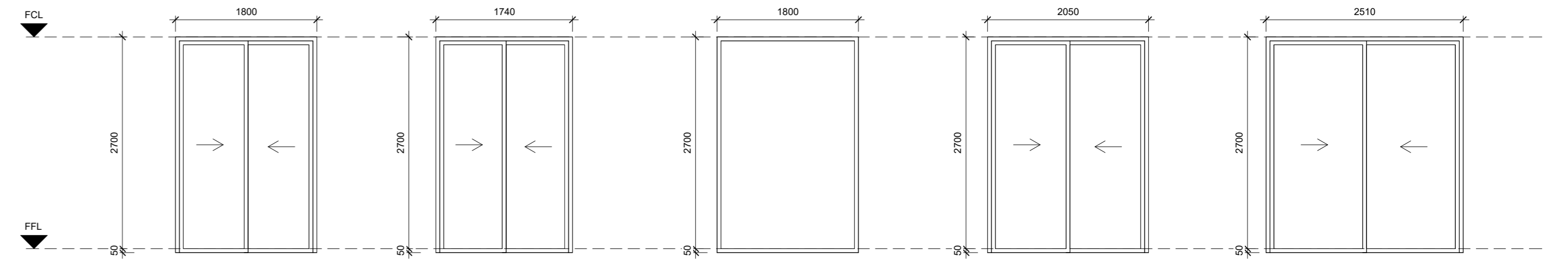
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<b>Level</b>	LOWER/UPPER GF	<b>Level</b>	LOWER/UPPER GF	<b>Level</b>	LOWER/UPPER GF	<b>Level</b>	LOWER/UPPER GF	<b>Level</b>	LOWER/UPPER GF
<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1
<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%
<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-
<b>Quantity</b>	2	<b>Quantity</b>	4	<b>Quantity</b>	2	<b>Quantity</b>	2	<b>Quantity</b>	1
<b>Notes</b>	-	<b>Notes</b>	-	<b>Notes</b>	-	<b>Notes</b>	-	<b>Notes</b>	-



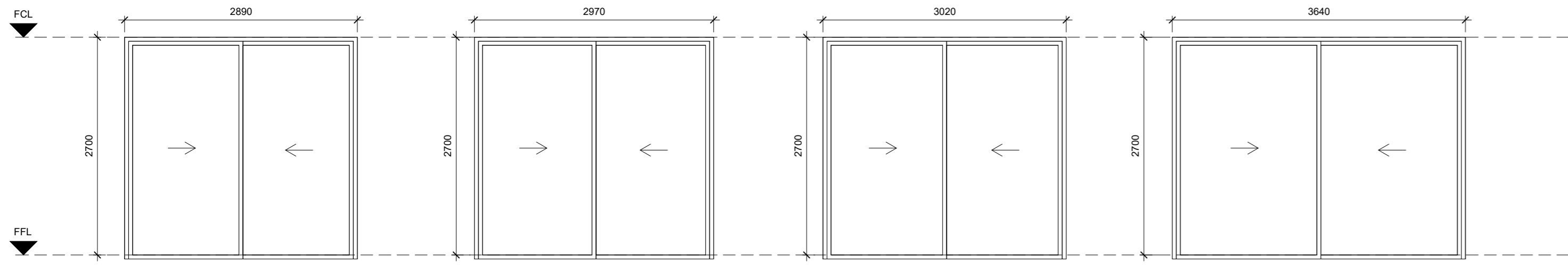
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<b>Level</b>	LEVEL 1-2	<b>Level</b>	ALL	<b>Level</b>	LEVEL 1-2	<b>Level</b>	ALL	<b>Level</b>	UPPER GF
<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1
<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%
<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-
<b>Quantity</b>	2	<b>Quantity</b>	9	<b>Quantity</b>	2	<b>Quantity</b>	9	<b>Quantity</b>	1
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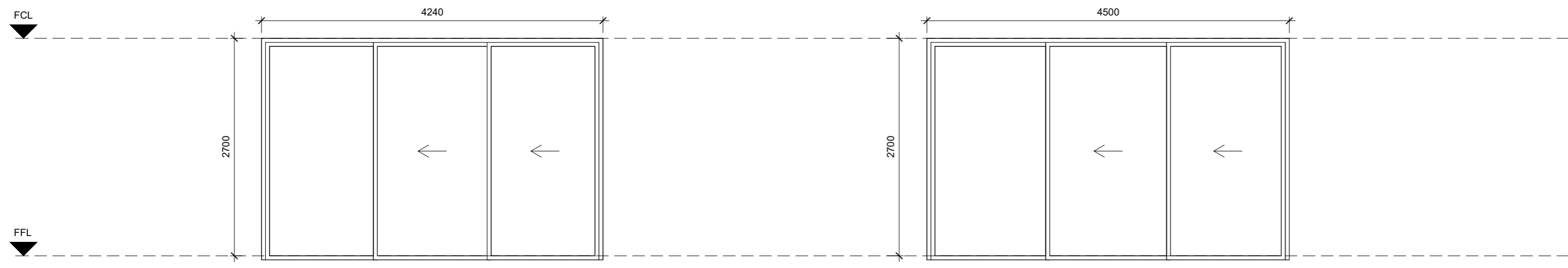
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<b>Level</b>	LOWER/UPPER GF	<b>Level</b>	LOWER/UPPER GF	<b>Level</b>	LEVEL 1-2	<b>Level</b>	LEVEL 1-2	<b>Level</b>	LEVEL 1-2
<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1
<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%
<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-
<b>Quantity</b>	1	<b>Quantity</b>	2	<b>Quantity</b>	2	<b>Quantity</b>	2	<b>Quantity</b>	2
<b>Notes</b>	-	<b>Notes</b>	-	<b>Notes</b>	-	<b>Notes</b>	-	<b>Notes</b>	-



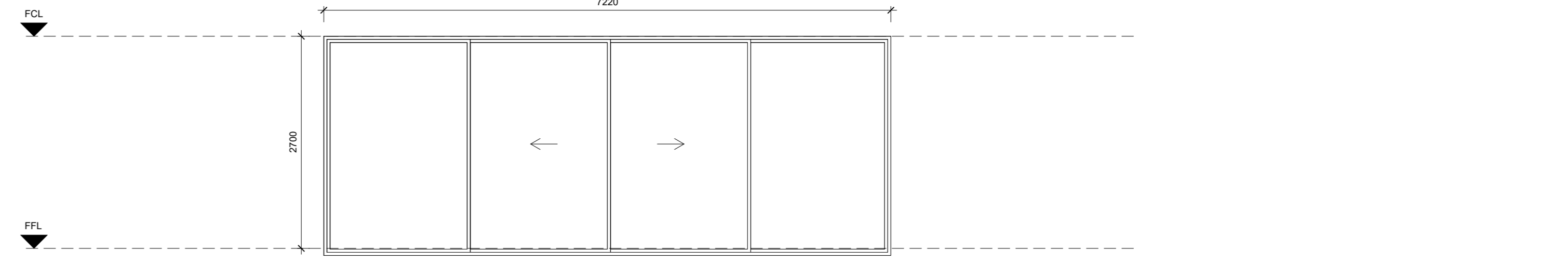
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<b>Level</b>	UPPER GF	<b>Level</b>	UPPER GF	<b>Level</b>	UPPER GF	<b>Level</b>	LEVEL 1-2	<b>Level</b>	LEVEL 1-2
<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1
<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%
<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-
<b>Quantity</b>	1	<b>Quantity</b>	1	<b>Quantity</b>	1	<b>Quantity</b>	2	<b>Quantity</b>	2
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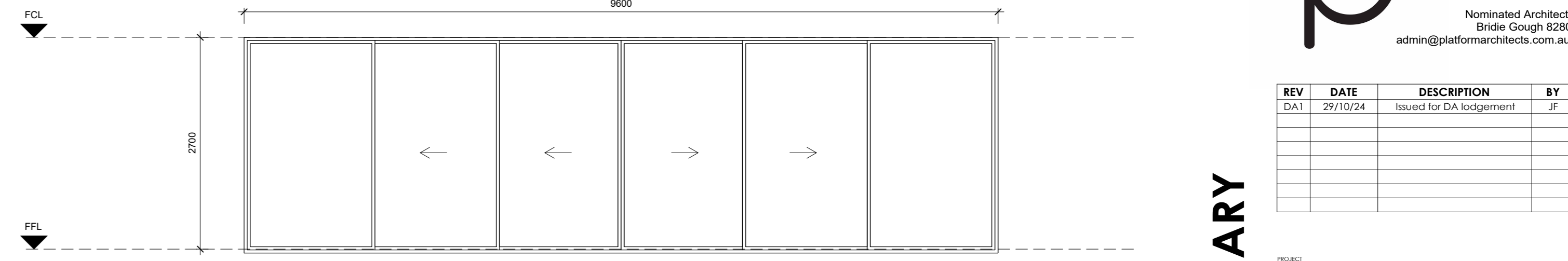
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<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1
<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%
<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-	<b>Flyscreen</b>	-
<b>Quantity</b>	2	<b>Quantity</b>	2	<b>Quantity</b>	1	<b>Quantity</b>	2
<b>Notes</b>	-	<b>Notes</b>	-	<b>Notes</b>	-	<b>Notes</b>	-



<b>Type</b>	Type W25	<b>Type</b>	Type W26
<b>Level</b>	LEVEL 1-2	<b>Level</b>	UPPER GF
<b>Frame Type &amp; Finish</b>	Alum., PC1	<b>Frame Type &amp; Finish</b>	Alum., PC1
<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%	<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%
<b>Flyscreen</b>	-	<b>Flyscreen</b>	-
<b>Quantity</b>	2	<b>Quantity</b>	1
<b>Notes</b>	-	<b>Notes</b>	-



<b>Type</b>	Type W27
<b>Level</b>	LOWER/UPPER GF
<b>Frame Type &amp; Finish</b>	Alum., PC1
<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%
<b>Flyscreen</b>	-
<b>Quantity</b>	2
<b>Notes</b>	-



<b>Type</b>	Type W28
<b>Level</b>	LEVEL 1-2
<b>Frame Type &amp; Finish</b>	Alum., PC1
<b>Gazing Specs</b>	U 4.50, SHGC 0.61-10%
<b>Flyscreen</b>	-
<b>Quantity</b>	2
<b>Notes</b>	-

2/40 East Esplanade  
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Phone: 02 8385 9759  
Nominated Architect:  
Bridie Gough 8280  
admin@platformarchitects.com.au

REV	DATE	DESCRIPTION	BY
DA1	29/10/24	Issued for DA lodgement	JF

**PRELIMINARY**

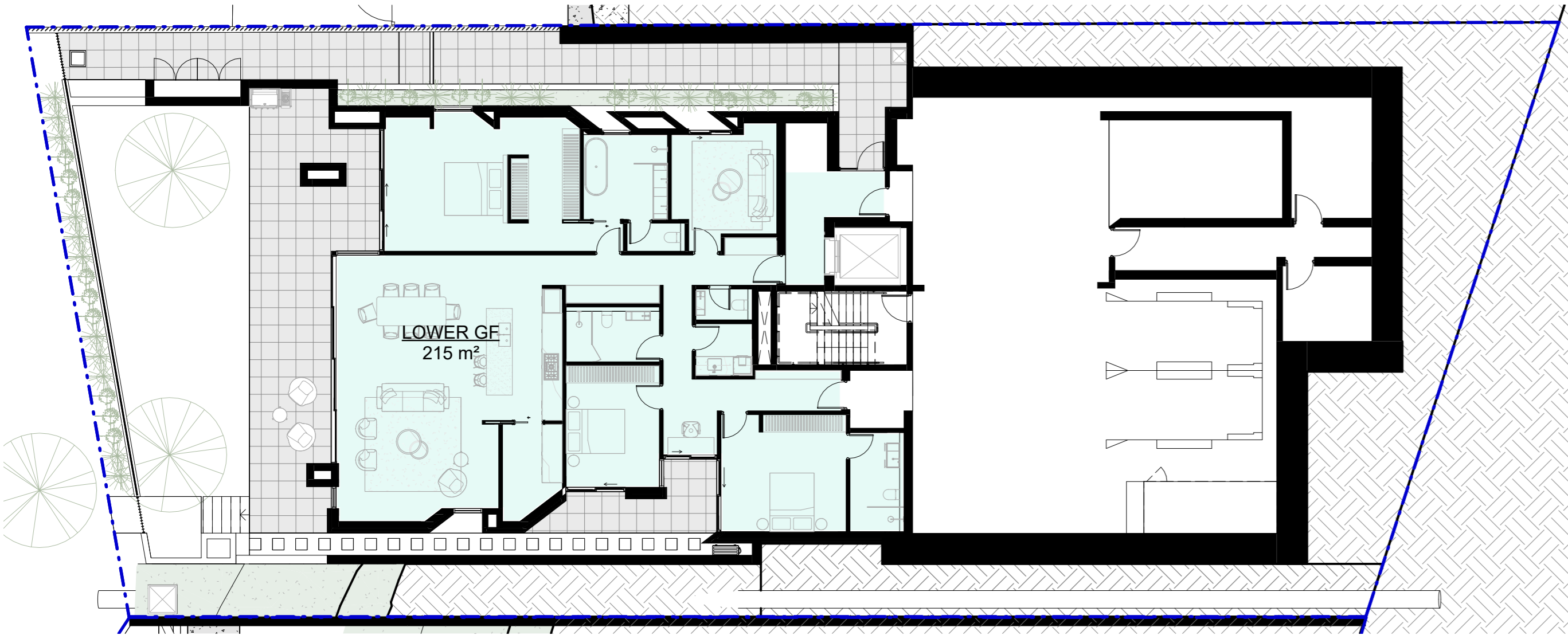
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**LAF**  
5 Lauderdale Ave,  
Fairlight  
CLIENT  
HPG project Lauderdale  
Ply Ltd and COP Project  
Lauderdale Ply Ltd  
DRAWING TITLE  
Windows Schedule  
PROJECT  
No 28  
SCALE  
1:50@A1 DA DA4000 DA1

GENERAL NOTES

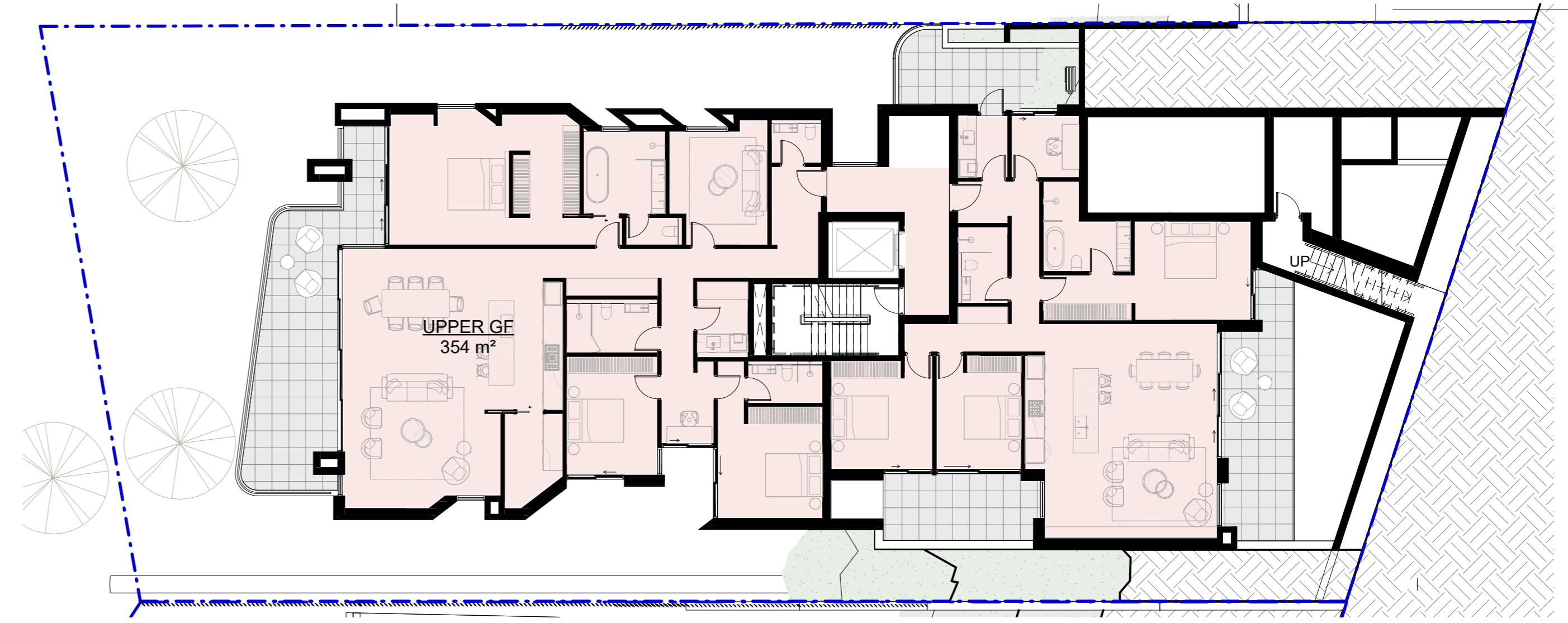
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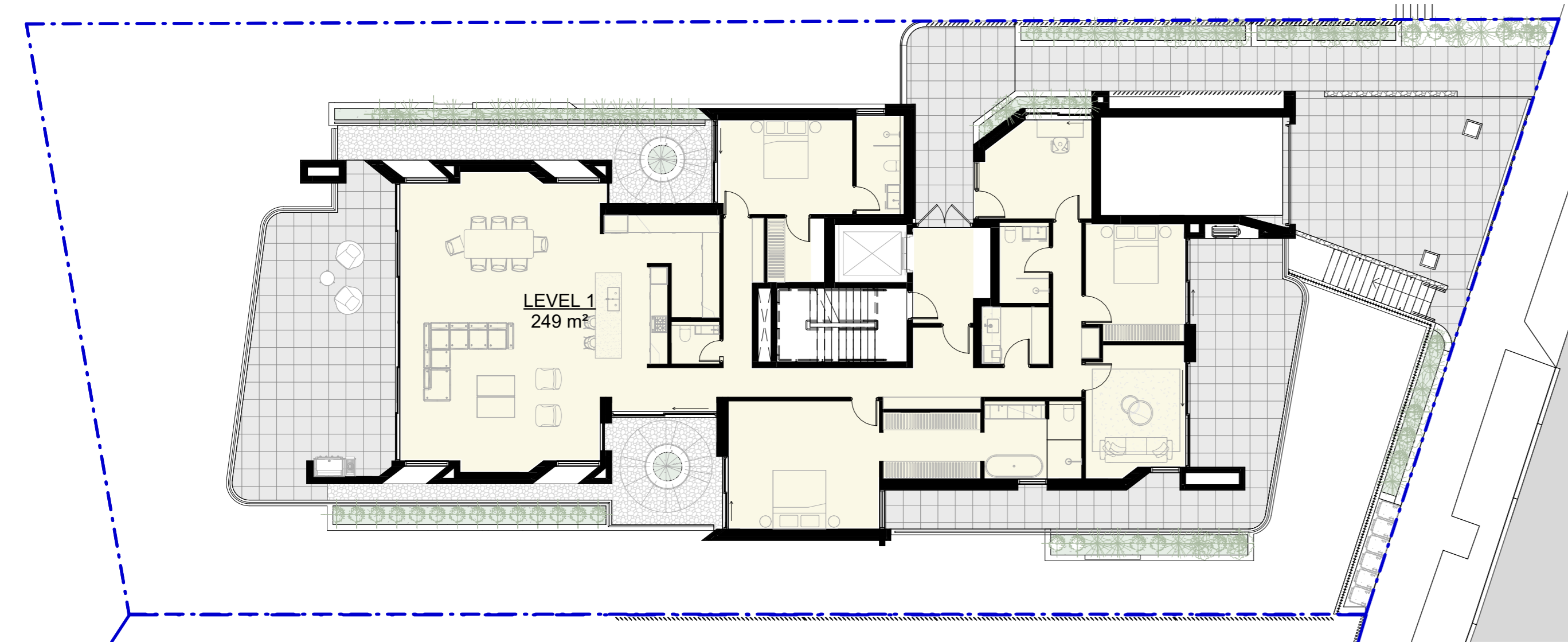
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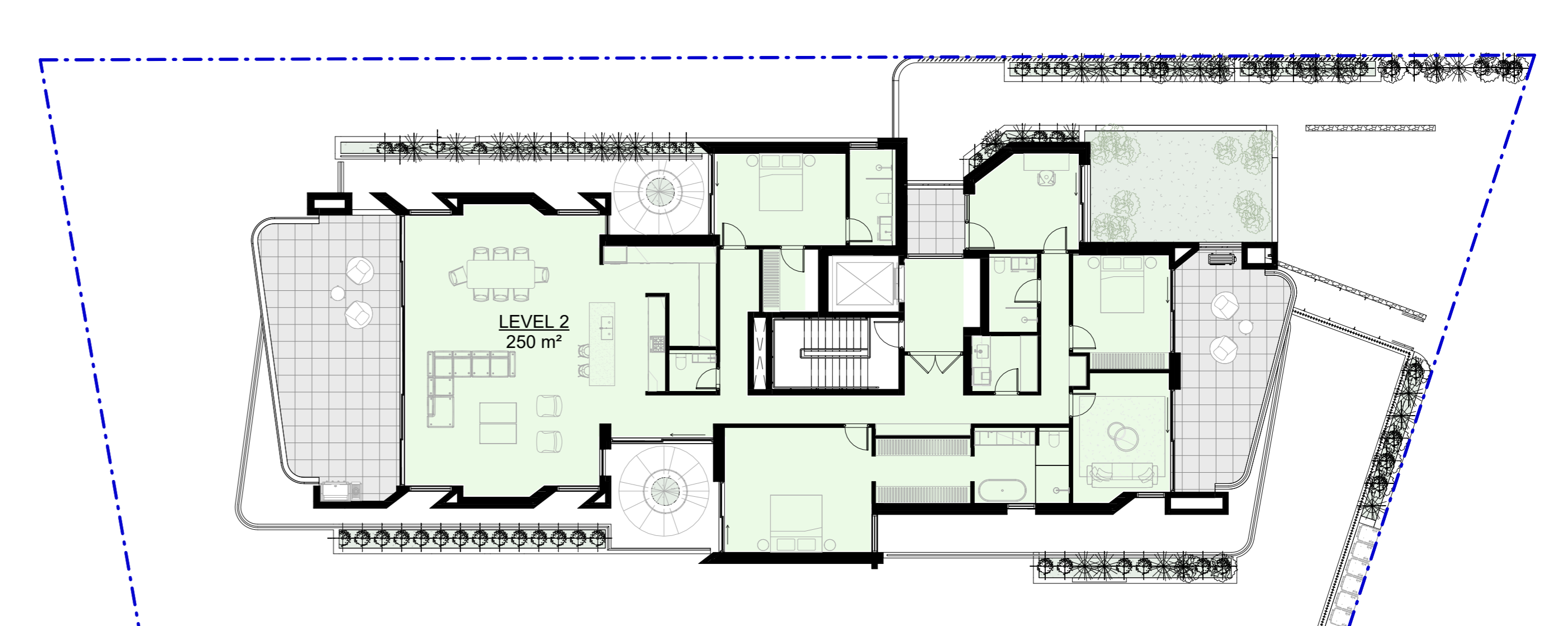
1 Lower Ground Floor  
1:150



2 Upper Ground Floor  
1:150



3 Level 1  
1:150



4 Level 2  
1:150

- COLORS SCHEME
- LOWER GF
  - UPPER GF
  - LEVEL 1
  - LEVEL 2

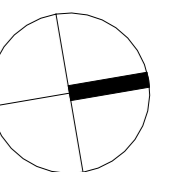
GROSS	
Name	Area
LOWER GF	215 m <sup>2</sup>
UPPER GF	354 m <sup>2</sup>
LEVEL 1	249 m <sup>2</sup>
LEVEL 2	250 m <sup>2</sup>
Grand total	1068 m <sup>2</sup>
Services 1%	10.67 m <sup>2</sup>

FSR Calculation		
Area	Site Area	FSR
1056.33 m <sup>2</sup>	980 m <sup>2</sup>	1.07:1

REV	DATE	DESCRIPTION	BY
DA1	29/10/24	Issued for DA lodgement	JF

**PRELIMINARY**

PROJECT  
**LAF**  
5 Lauderdale Ave,  
Fairlight  
CLIENT  
HPG project Lauderdale  
Pty Ltd and COP Project  
Lauderdale Pty Ltd



DRAWING TITLE  
GFA Summary  
PROJECT  
No 28  
SCALE  
1:150@A1  
STATUS  
DA  
NUMBER  
DA5100  
REVISION  
DA1

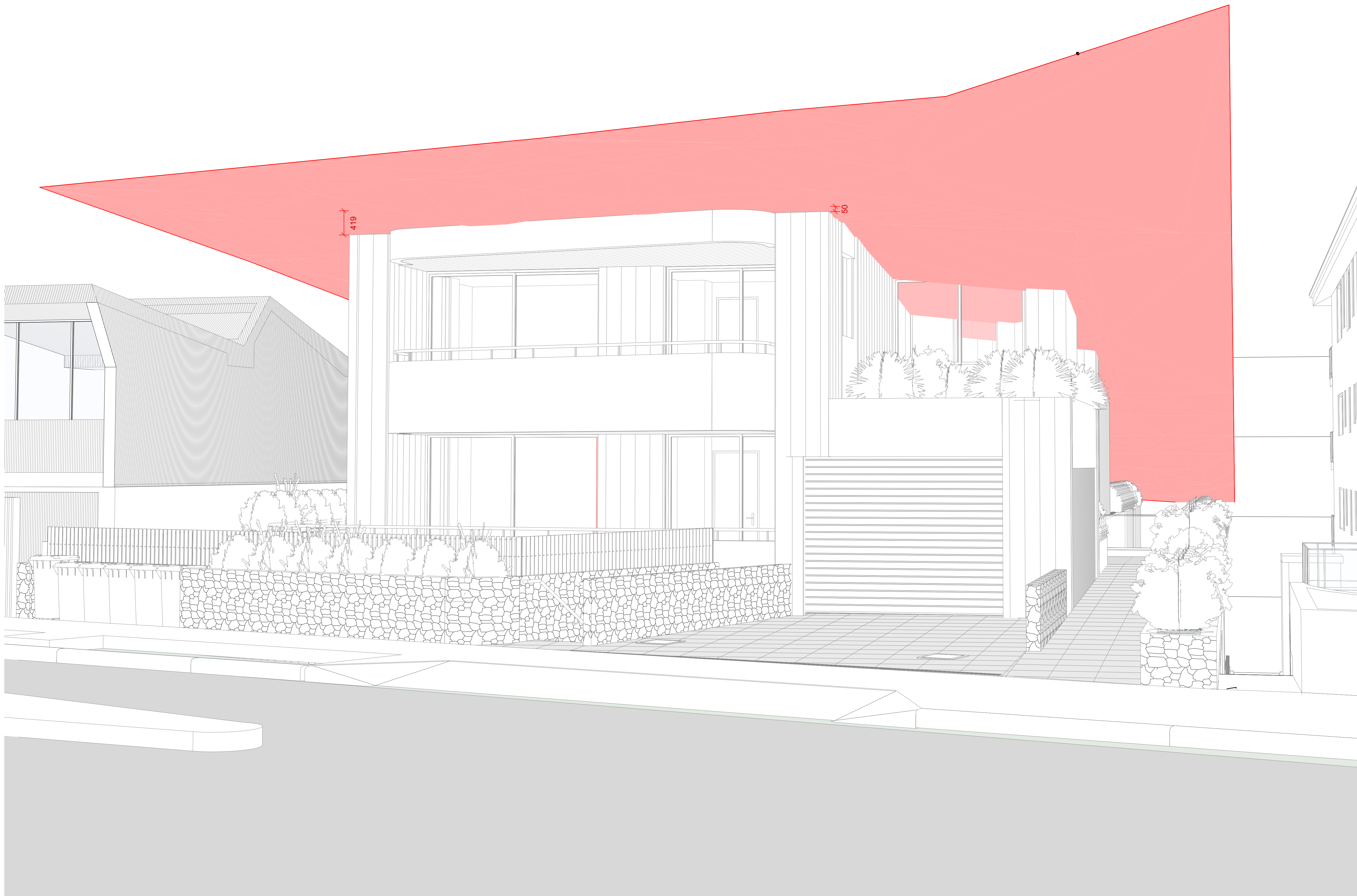
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REV	DATE	DESCRIPTION	BY
DA1	29/10/24	Issued for DA lodgement	JF

**PRELIMINARY**

PROJECT  
**LAF**  
 5 Lauderdale Ave,  
 Fairlight

CLIENT  
 HPG project Lauderdale  
 Pty Ltd and COP Project  
 Lauderdale Pty Ltd

DRAWING TITLE  
 Breaching Height Analysis

PROJECT  
 No 28

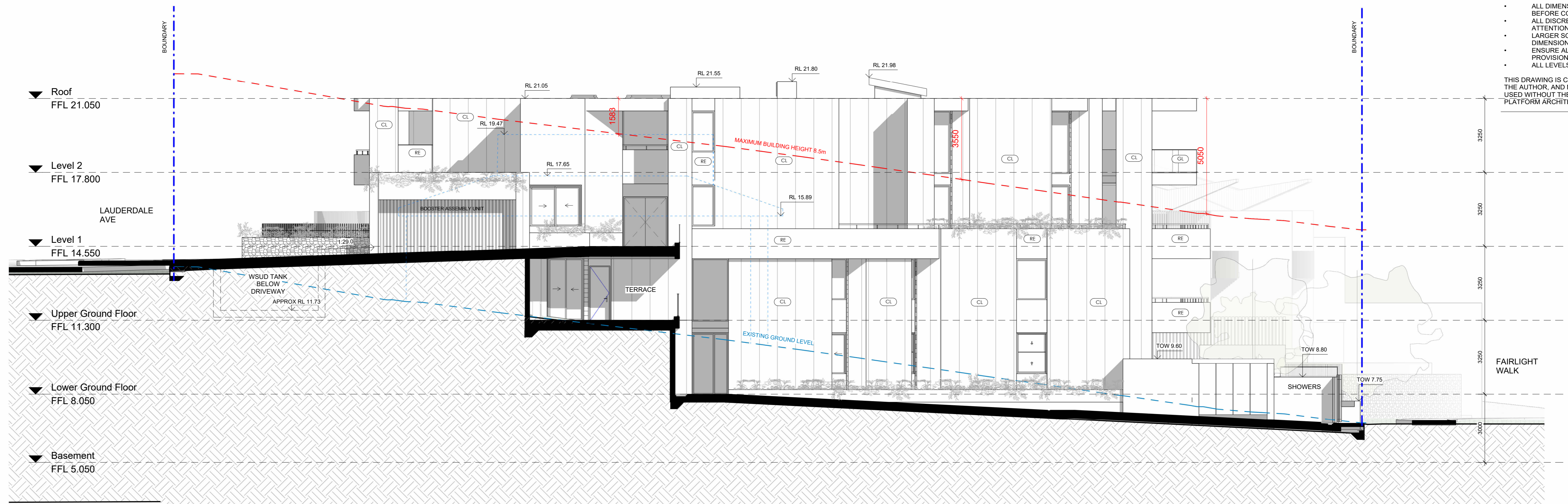
SCALE: @A1    STATUS: DA    NUMBER: DA5502    REVISION: DA1

GENERAL NOTES

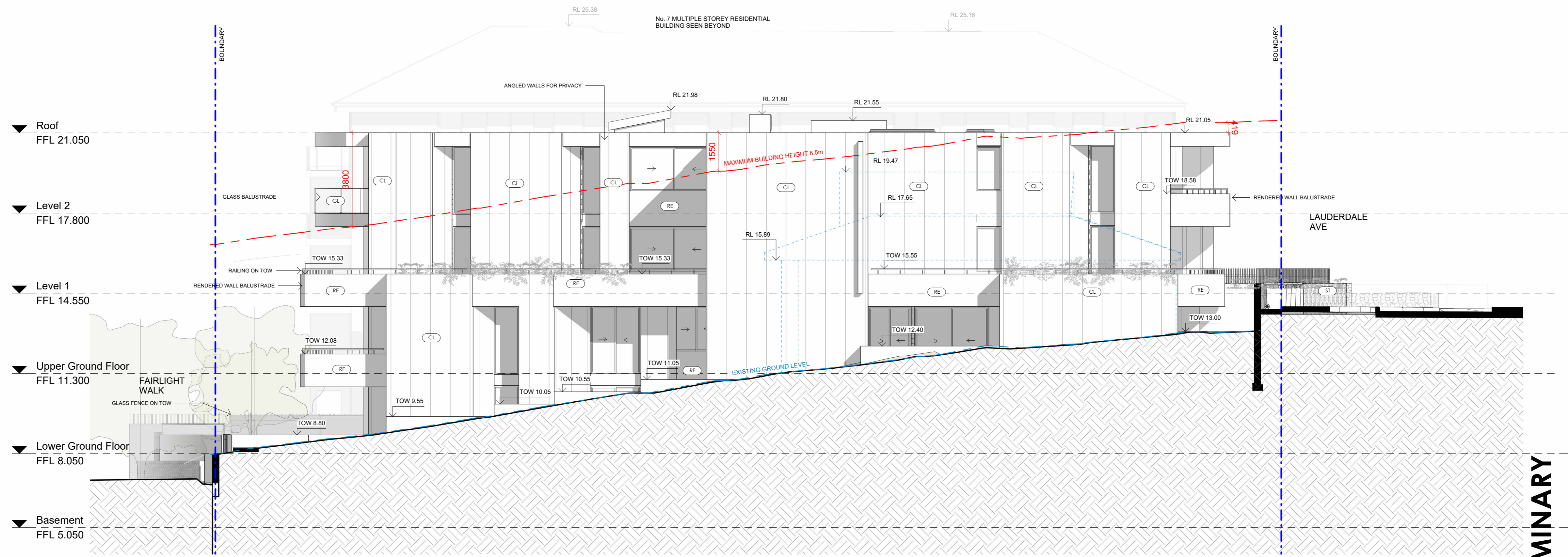
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- ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE.
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1 West Elevation  
1 : 100



2 East Elevation  
1 : 100

2/40 East Esplanade  
Manly, NSW 2095 Australia  
Phone: 02 8385 9759  
Nominated Architect:  
Bridie Gough 8280  
admin@platformarchitects.com.au

REV	DATE	DESCRIPTION	BY
DA1	29/10/24	Issued for DA lodgement	JF

PRELIMINARY

PROJECT  
**LAF**  
5 Lauderdale Ave,  
Fairlight

CLIENT  
HPG project Lauderdale  
Pty Ltd and COP Project  
Lauderdale Pty Ltd

DRAWING TITLE  
West/East Elevation

PROJECT  
No 28

SCALE  
1 : 100@A1

STATUS  
DA

NUMBER  
DA2001

REVISION  
DA1



**No. 7 LAUDERDALE AVE  
MULTIPLE STOREY  
RENDERED RESIDENTIAL  
UNITS**

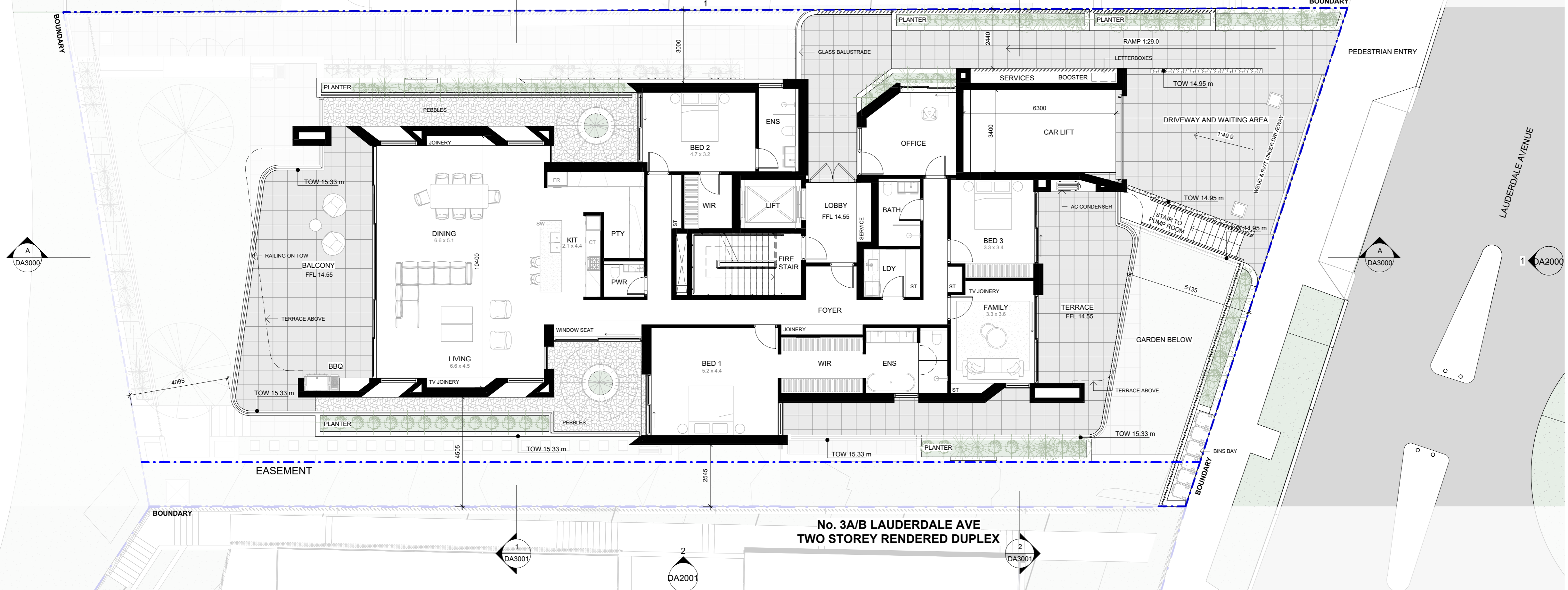
**No. 3A/B LAUDERDALE AVE  
TWO STOREY RENDERED DUPLEX**

**GENERAL NOTES**

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**1 LEVEL 1 - Pre Adaptation**  
1 : 100

**No. 7 LAUDERDALE AVE  
MULTIPLE STOREY  
RENDERED RESIDENTIAL  
UNITS**

**No. 3A/B LAUDERDALE AVE  
TWO STOREY RENDERED DUPLEX**

**GENERAL DESIGN PRINCIPLES**

- CIRCULATION SPACE IN BEDROOM DESIGN IN ACCORDANCE WITH AS 1428.2
- SLIDING DOORS TO BALCONIES.
- 2250mm DIA. CIRCULATION SPACE IN LIVING SPACE.
- SHOWER AND BASIN DESIGNED IN ACCORDANCE WITH AS 1428.1.
- 1550mm DIA. CIRCULATION SPACE IN KITCHEN & LAUNDRY.
- 850mm CLEAR OPENING FOR DOOR WITH DOOR LEVER HANDLE AND HARDWARE TO AS 1428.1.

**P**

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REV	DATE	DESCRIPTION	BY
DA1	29/10/24	Issued for DA lodgement	JF

**PRELIMINARY**

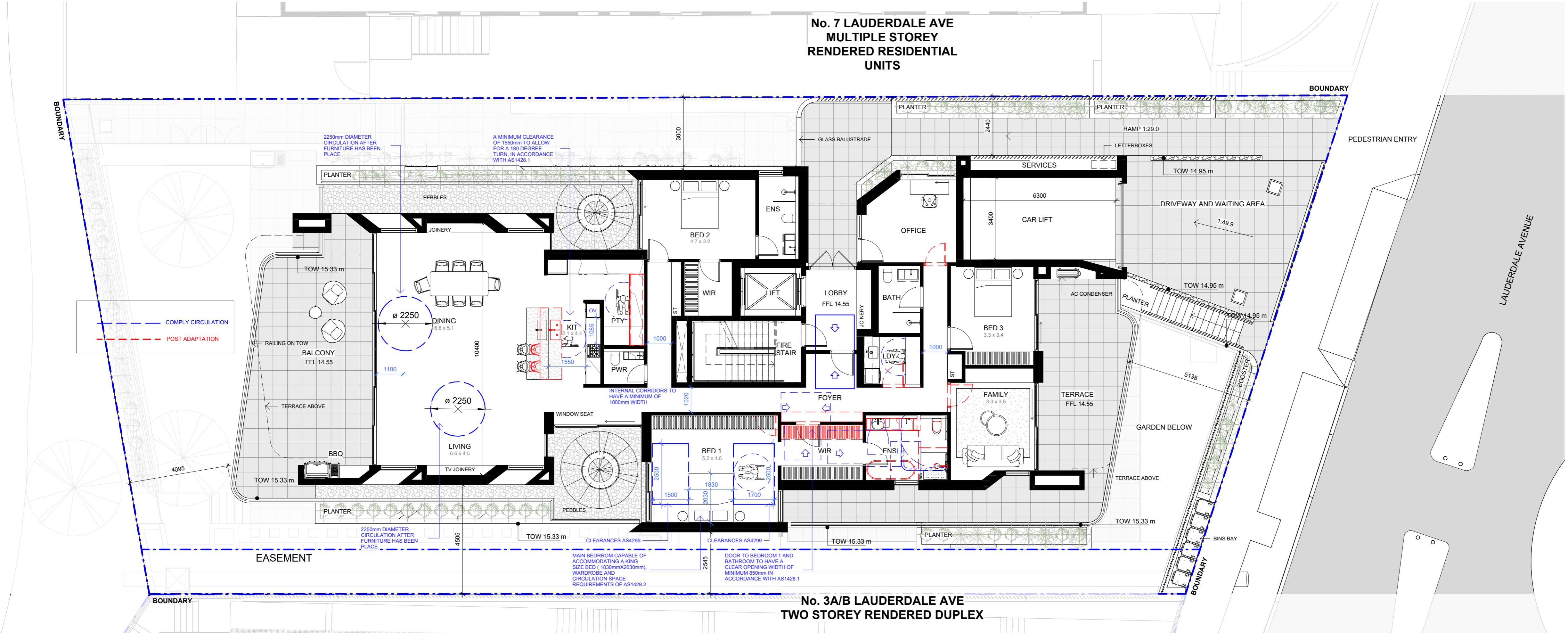
PROJECT  
**LAF**  
5 Lauderdale Ave, Fairlight

CLIENT  
HPG project Lauderdale Pty Ltd and COP Project Lauderdale Pty Ltd

DRAWING TITLE  
Adaptable and Post-Adaptation Plans

PROJECT NUMBER  
No 28

SCALE  
1 : 100@A1 DA DA1950 DA1



**2 LEVEL 1 - Post Adaptation**  
1 : 100

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REV	DATE	DESCRIPTION	BY
DA1	29/10/24	Issued for DA lodgement	JF

**PRELIMINARY**

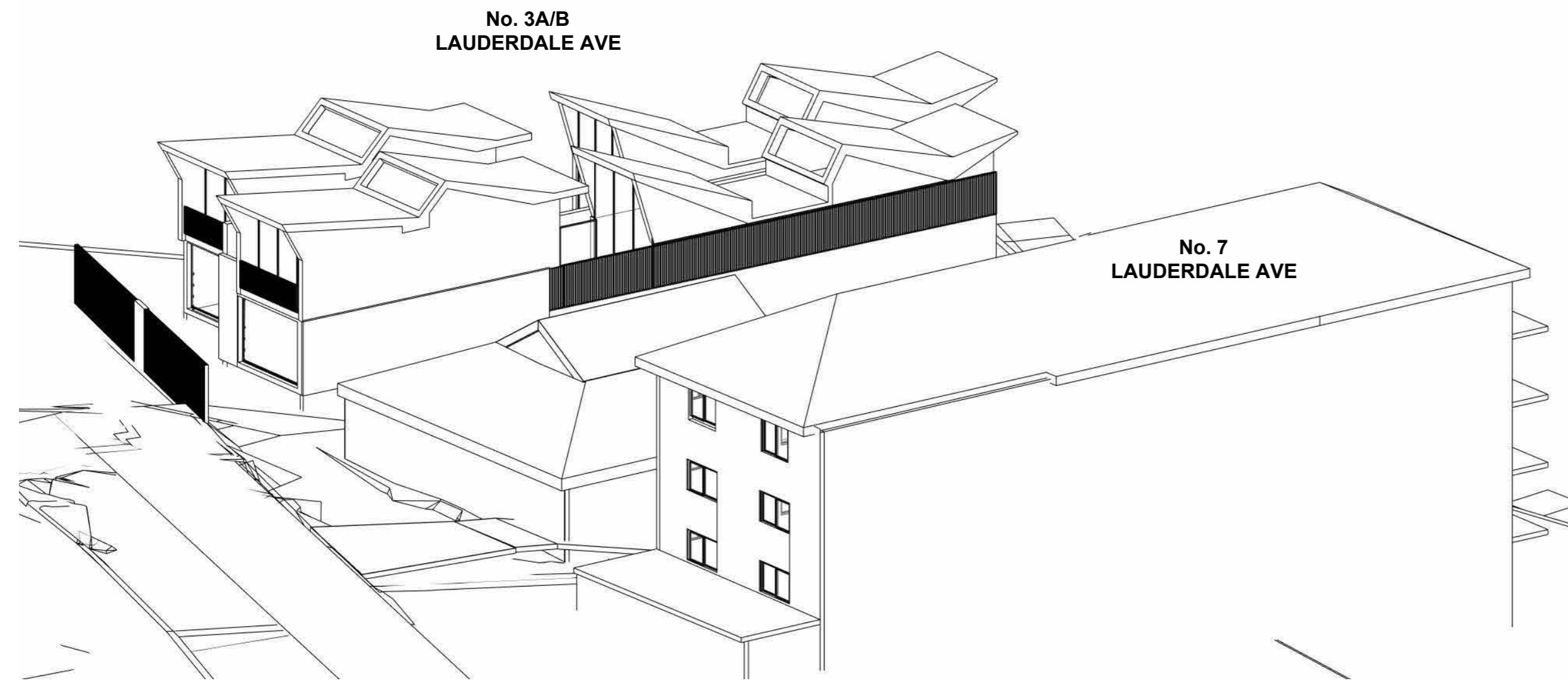
PROJECT  
**LAF**  
 5 Lauderdale Ave,  
 Fairlight  
 CLIENT  
 HPG project Lauderdale  
 Pty Ltd and COP Project  
 Lauderdale Pty Ltd  
 DRAWING TITLE  
 Breaching Height Analysis  
 PROJECT  
 No 28  
 SCALE  
 @A1  
 STATUS  
 DA  
 NUMBER  
 DA5500  
 REVISION  
 DA1

GENERAL NOTES

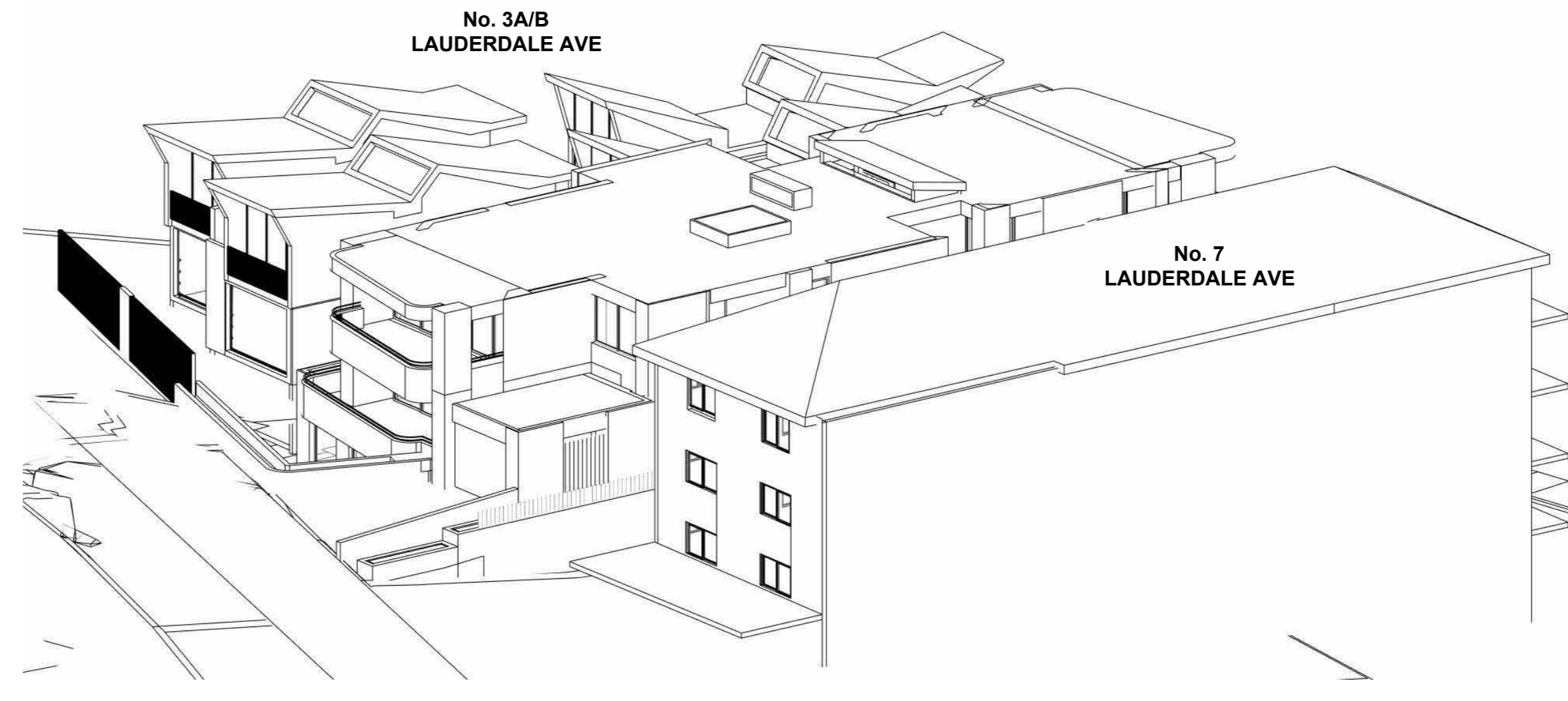
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13 3PM EXISTING BUILDING



14 3PM PROPOSED BUILDING



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Bridie Gough 8280  
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REV	DATE	DESCRIPTION	BY
DA1	29/10/24	Issued for DA lodgement	JF

**PRELIMINARY**

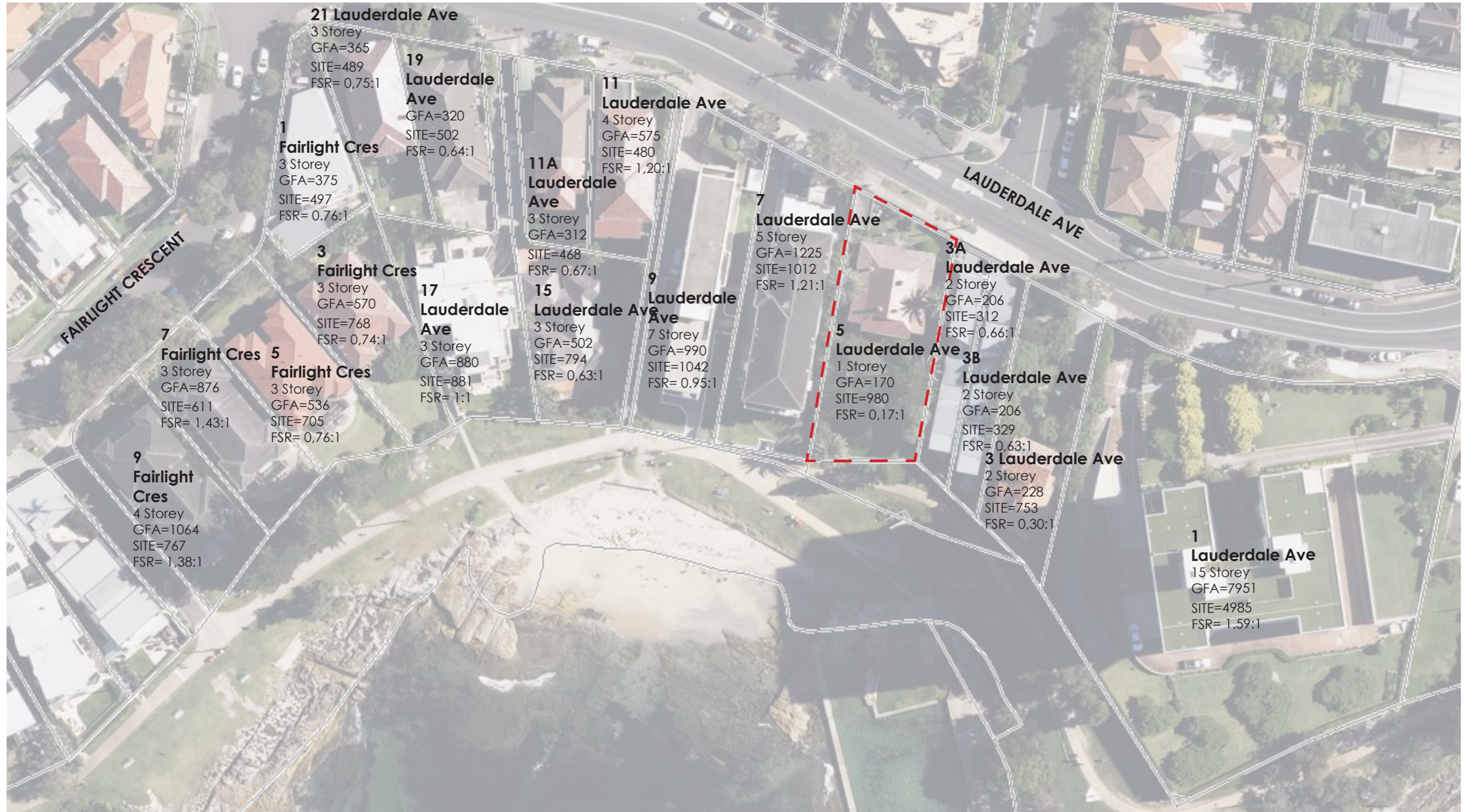
PROJECT  
**LAF**  
5 Lauderdale Ave,  
Fairlight

CLIENT  
HPG project Lauderdale  
Pty Ltd and COP Project  
Lauderdale Pty Ltd

DRAWING TITLE  
View from the sun

PROJECT  
No 28

SCALE: @A1    STATUS: DA    NUMBER: DA5402    REVISION: DA1



**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.

REVISION	DATE	DESCRIPTION	BY
1	4/03/24	PRELIMINARY DA	BM
2	16/08/24	PRELIMINARY DA	JF

REVISION NOTES

CLIENT  
**CARL OSCAR PETERSON  
 & HEATON FAMILY  
 INVESTMENTS PTY LTD**

**platform**  
 ARCHITECTS

2/40 East Esplanade Manly 2095  
 p. 02 8385 9759 abn. 74602856157  
 Nominated Architect Bldg Gough Reg No. 8280

**LAUDERDALE AVE**  
 5 LAUDERDALE AVE,  
 FAIRLIGHT

DRAWING TITLE  
**FSR ANALYSIS**

PROJECT  
**LAF**

SCALE	STATUS	NUMBER	REVISION
NTS	DA	A5700	1

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