

Cliffbrook Estate

45 Beach Street, Coogee NSW



fjmtstudio



- General notes**
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
 - All levels relative to Australian Height Datum.
 - Do not scale drawings.
 - Use figured dimensions only.

- Legend**
- PROPOSED SITE AREA
 - SITE BOUNDARY
 - INDICATES CHANGES FORMING TO THIS APPLICATION
 - INDICATES BUILDING OUTLINE AS APPROVED

S4.55 Legend	
Code	Description
AP1	Aluminium Profile Frame - Typical
CP1	Carpet
CT1	Floor Tile
DP	Downpipe
E22F	Existing Sandstone
GL2D	Glassy External
GRD1	Linear Drain
GU	Guy Gutter
RFD1	New Roof
RFD2	Level Pergola Roofing
RFD3	Painting, the Flatter and Overlaps
RFD4	Rain Water Head
TK1	Operable Wall and track

Cliffbrook Estate - S4.55 Drawing List

A-1000 Cover Sheet		SCALE
A-1000	Cover Sheet	E
A-2000 General Arrangement Plans		
A-2001	General Arrangement Plans Ground Floor	D 1:200
A-2001	General Arrangement Plans Level 1	D 1:200
A-2007	General Arrangement Plans Heritage Rehabilitation	D 1:100
A-2008	General Arrangement Plans Heritage Rehabilitation	A 1:100

Rev	Date	Description	By	CHK
F	18/02/21	Issue for S4.55		AD
C	30/03/21	R15 (unpublished)		AMM
E	30/03/21	R16 (15 Update Request)		AMM
B	04/04/21	R16		AMM
A	04/04/21	R16		AMM

UNSW CLIFFBROOK ESTATE
43 Beach Street
Sydney NSW 2034

Cover Sheet **Scale**
Cover Sheet 1:200 @ A1

Project Code **First Issued**
UNSWCCR 26/9/17

Sheet No. **Rev**
A-1000 E

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Legend

--- SITE BOUNDARY

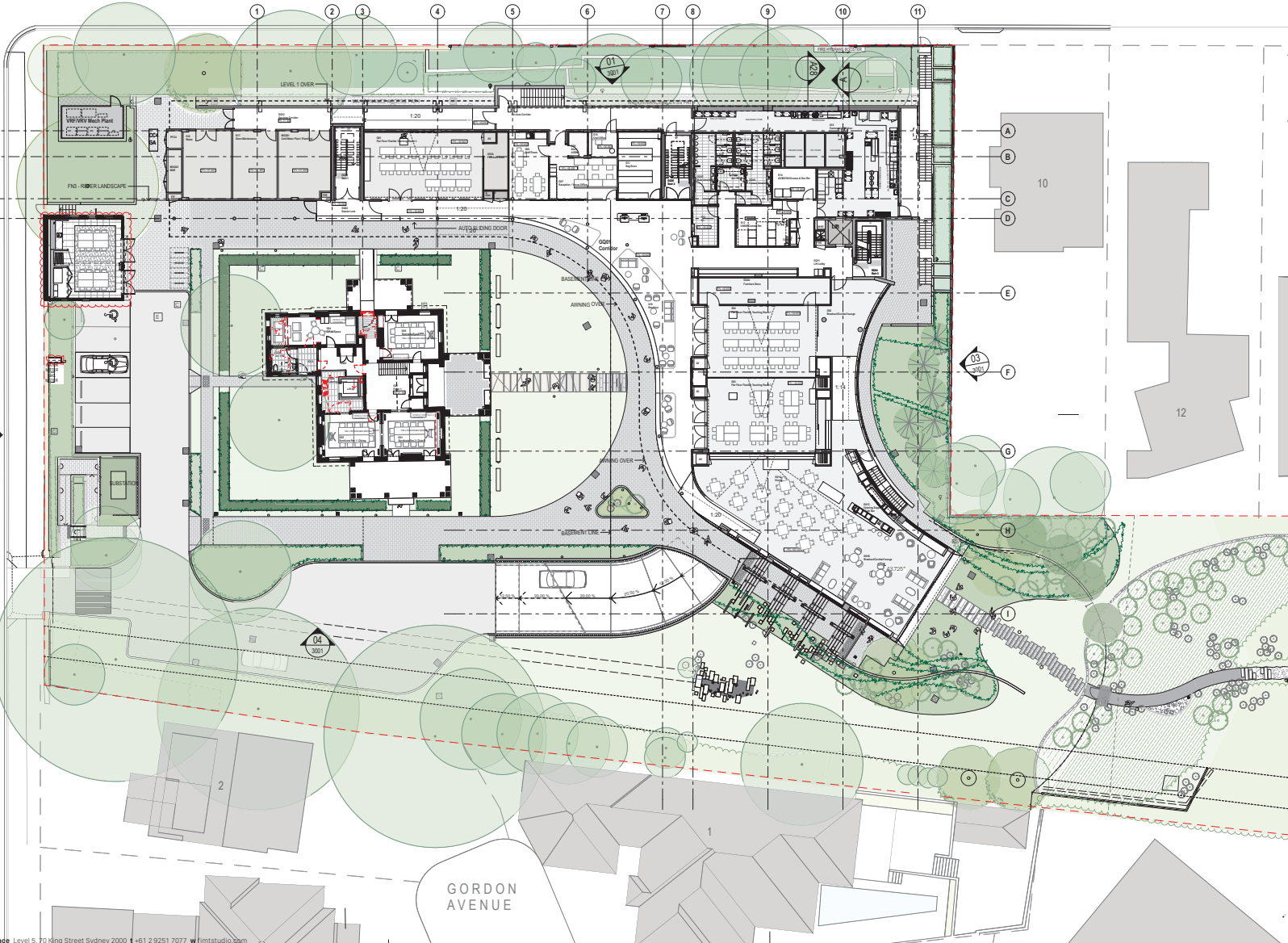
WALL TYPES

- EXISTING
- TO BE DETAILED
- CONCRETE
- BLOCKWORK
- STEEL FRAMED

BATTERY STREET

BEACH STREET

GORDON AVENUE



Rev	Date	Description	By	CHK
D	19/01/21	Issue for 54.05	AD	
C	09/08/20	RTS (unapproved)	AD	
B	05/07/20	RTS	AD	
A	05/11/17	510	AD	

UNSW CLIFFBROOK ESTATE
43 Beach Street
Sydney NSW 2034

General Arrangement Plans Scale
General Arrangement Plans Ground 1:200 @ A1
Floor

Project Code First Issued
UNSWCCR 4/5/17

Sheet No. Rev
A-2001 D

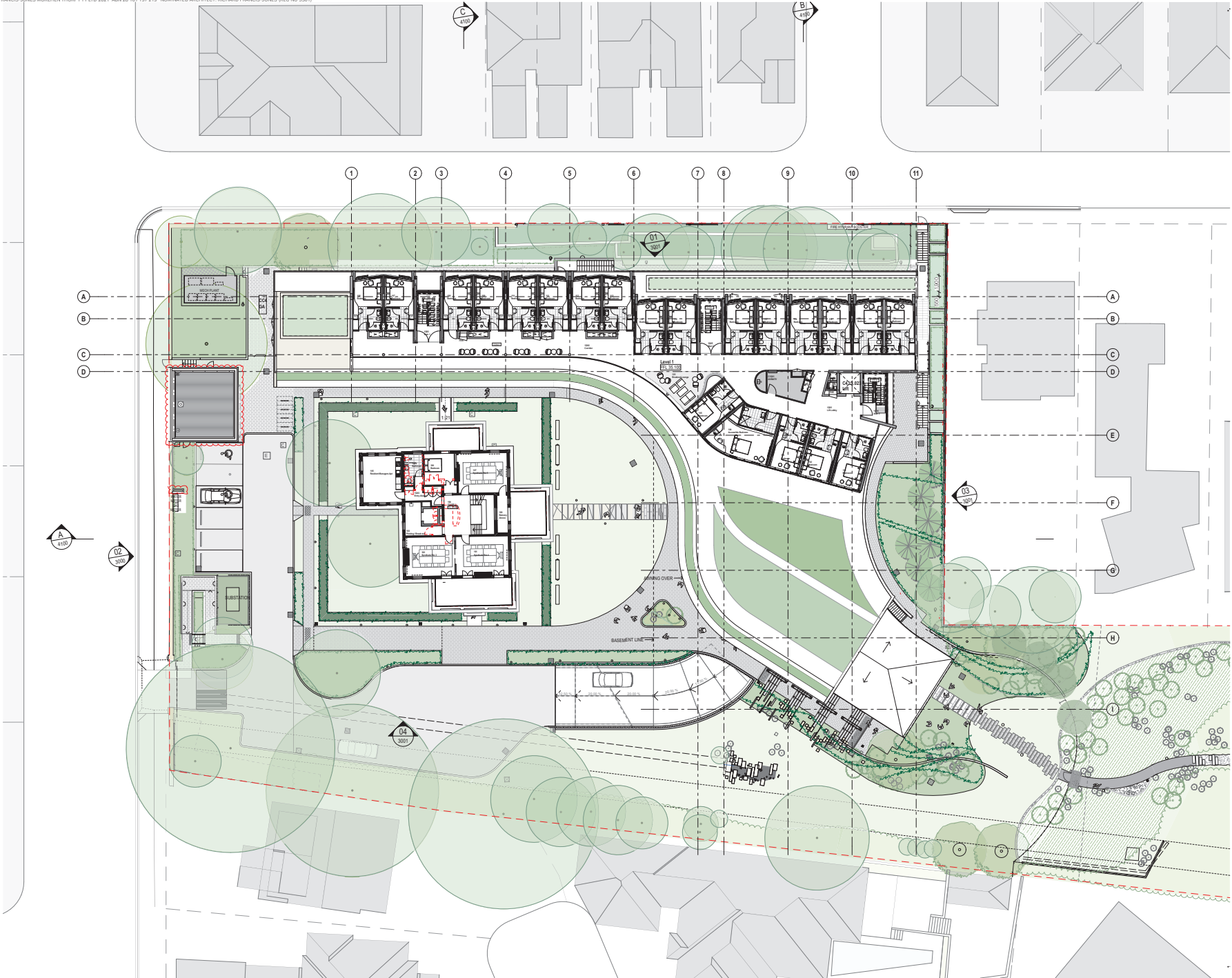
- General notes**
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Legend

--- SITE BOUNDARY

WALL TYPES

- EXISTING
- TO BE DETAILED
- CONCRETE
- BLOCKWORK
- STEEL FRAMED



Rev	Date	Description	By	CHK
D	18/03/21	Issue for S4.05		AD
C	20/02/21	RTS (preliminary)		AD
B	01/01/21	RTS		AD
A	09/01/21	RTS		AD

UNSW CLIFFBROOK ESTATE
43 Beach Street
Sydney NSW 2034

General Arrangement Plans Scale
General Arrangement Plans Level 1 1:200 @ A1

Project Code First Issued
UNSWCCR 4/5/17

Sheet No. Rev
A-2001 D

General notes

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Legend

GENERAL PROPOSED REFURBISHMENT

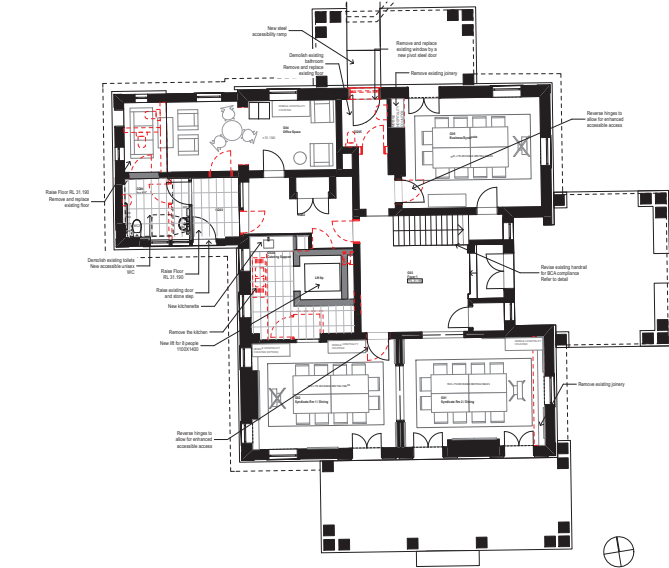
FLOOR FINISH
Reinstall timber floorboards throughout.

LIGHTING
Replace existing (non heritage) fittings. Patch and repair ceiling where required. Install a combination of suspended and wall hung light fittings.

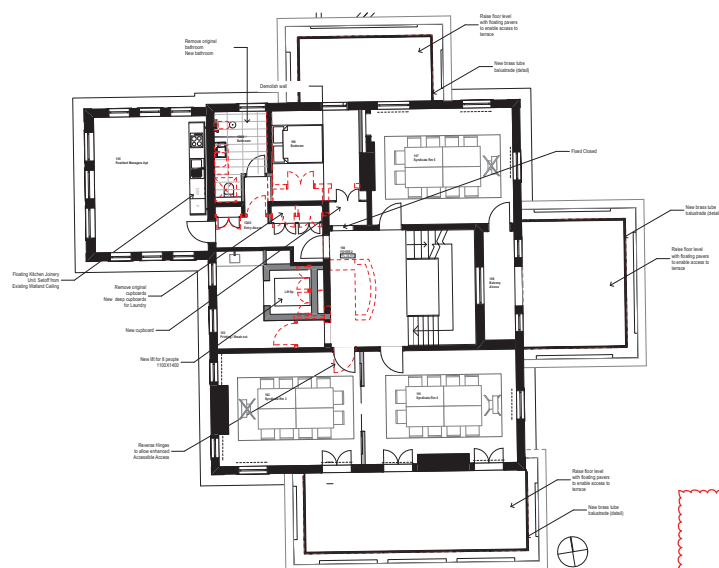
FIRE PLACES
Restore to original condition. Install gas fire heaters.

SERVICES
Remove all surface mounted AC units. Relocate existing mechanical ducts to walls. Chase and patch walls. Patch and repair ceiling to original condition.

PROPOSED DEMOLITION



PLAN Ground Floor
1:100



PLAN Level 1
1:100



ELEVATION
1:100

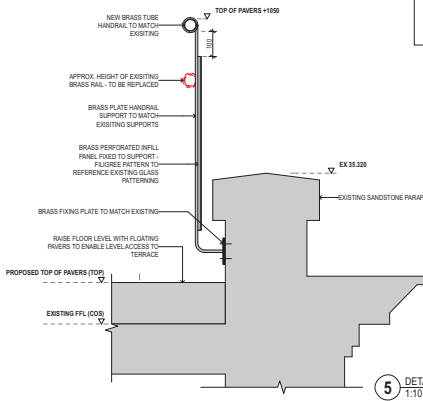


1 DETAIL Photo - Existing Elevation

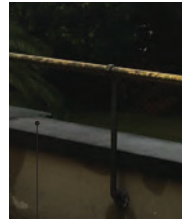
REFER TO A-2008
FOR CC3 GARAGE DETAILS

GARAGE PLAN, ELEVATION AND PHOTO HAVE BEEN REMOVED FROM THIS PAGE

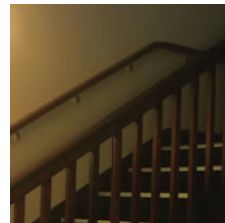
NOTE: NO PROPOSED CHANGES TO PREVIOUSLY APPROVED CLIFFBROOK HOUSE



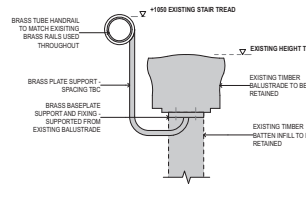
5 DETAIL Heritage Handrail
1:10



6 DETAIL Photo - Existing Handrail



7 DETAIL Photo - Existing Handrail



8 DETAIL Heritage Handrail
1:5

D	19/07/21	Issue for S&S	AD
C	30/07/21	RTS (unpublished)	AWH
R	16/07/21	RTS	AWH
A	09/07/21	200	AWH

Rev Date Description By CHK

UNSW CLIFFBROOK ESTATE
43 Beach Street
Sydney NSW 2034

General Arrangement Plans Heritage Scale
1:100 @ A1
Refurbishment

Project Code First Issued
UNSWCCR 4/5/17

Sheet No. Rev
A-2007 D

General notes

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Legend

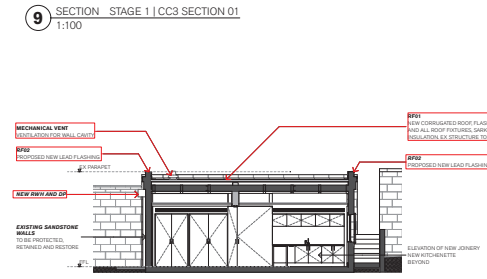
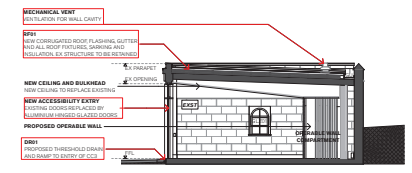
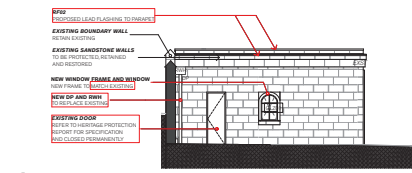
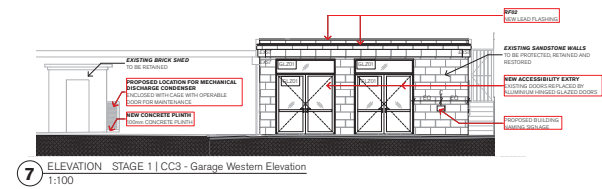
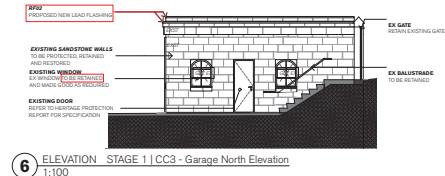
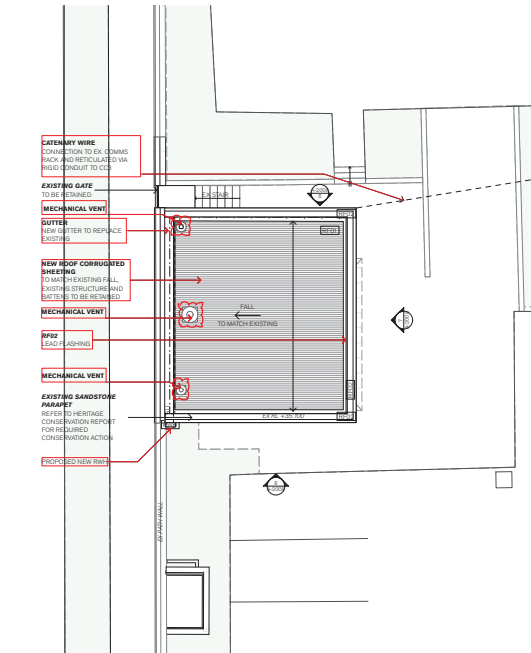
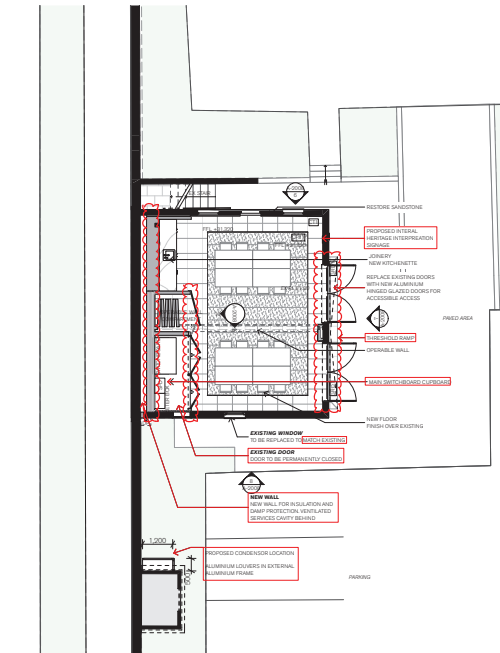
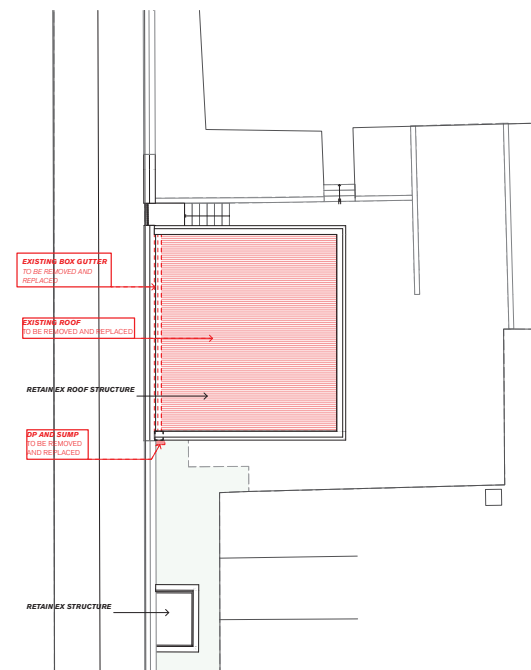
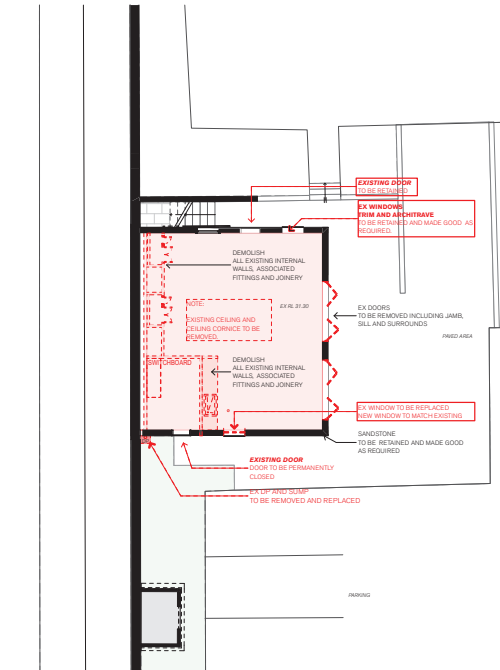
- PROPOSED SITE AREA
- SITE BOUNDARY
- INDICATES CHANGES FORMING TO THE APPLICATION
- INDICATES BUILDING OUTLINE AS APPROVED

CLSS Legend	Code	Description
ALPT	Aluminium Profile Frame - Typical	
CAW	Carport	
CT1	Floor Tile	
DP	Downpipe	
EX21F	Existing Sandstone	
EX22F	Existing Concrete	
GRD0	Linear Drain	
GU	New Gutter	
NR0	New Roof	
PL20	Linear Parapet Flashing	
RF02	Roofing, Gutters and Downpipes	
RF04	Rain Water Head	
TK1	Operable Wall and track	

DEMOLITION NOTES

GENERAL NOTES

- EXISTING CONSTRUCTION AND DIMENSIONS SHOWN ON THESE DOCUMENTS ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR FABRICATION.
- REFER TO HERITAGE CONSERVATION REPORT PREPARED BY NEUPHILLIPS HERITAGE FOR RECOMMENDED CONSERVATION ACTION.
- REFER TO STOHLMANN'S REPORT FOR RECOMMENDED CONSERVATION ACTION IN REGARDS TO SANDSTONE WALLS.



Rev	Date	Description	By	CHK
A	18/07/21	Issue for 54 45		

UNSW CLIFFROCK ESTATE
43 Beach Street
Sydney NSW 2034

General Arrangements Plans Scale 1:50 @ A1
Refurbishment

Project Code UNSWCCR
First Issued 18/9/21

Sheet No. A-2008
Rev A