ARCHITECTURAL DRAWINGS
STATE SIGNIFICANT DEVELOPMENT APPLICATION #101842729

'DIAN'

PROJECT DESCIPTION

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION A EIGHT STOREY RESIDENTIAL FLAT BUILDING + ASSOCIATED LANDSCAPING WORKS.

ADDRESS

2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW, 2029

DRAWING LIST

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REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
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CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16.00 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
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GLADING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

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FFL	RL OF FINISHED FLOOR LEVEL
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Nominated Architect
Brian Meyerson
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:
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DRAWING TITLE:
COVERPAGE

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:0.77@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	0000

LOCAL CONTEXT



REV	NOTE	DATE
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B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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RAIN WATER TANK:	3000 L
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COLLECT RUN OFF AREA:	262 sqm
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ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	Yes
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

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Nominated Architect Brain Meyerson NSW Registration Number 4907

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MB	BW
SCALE:	
1:800@A1	
ISSUE DATE:	REVISION:
1/5/2026	B
PROJECT NUMBER:	DWG NUMBER:
25-135	1000

LOCATION PLAN











REV	NOTE	DATE
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KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16.00 KL
COLLECT RUN OFF AREA:	262 sqm
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COOLING:	1-Phase, ducted / EER 3.0-3.5
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CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLADING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
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RL	REDUCED LEVEL
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- - - -	EX BUILDING TO BE DEMOLISHED
- - - -	COUNCIL CONTROLS

EX TREE TO REMOVE
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DRAWN BY:	CHECKED:
MB	BW
SCALE: 1:4000, 2:1, 1:1.67, 1:1@A1	
ISSUE DATE: 1/5/2026	REVISION: B
PROJECT NUMBER: 25-135	DWG NUMBER: 1001

SITE ANALYSIS PLAN

Site 3105m²

Existing Building Outline



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
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CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
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BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530.4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd, ABN 94 003 717 682
Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

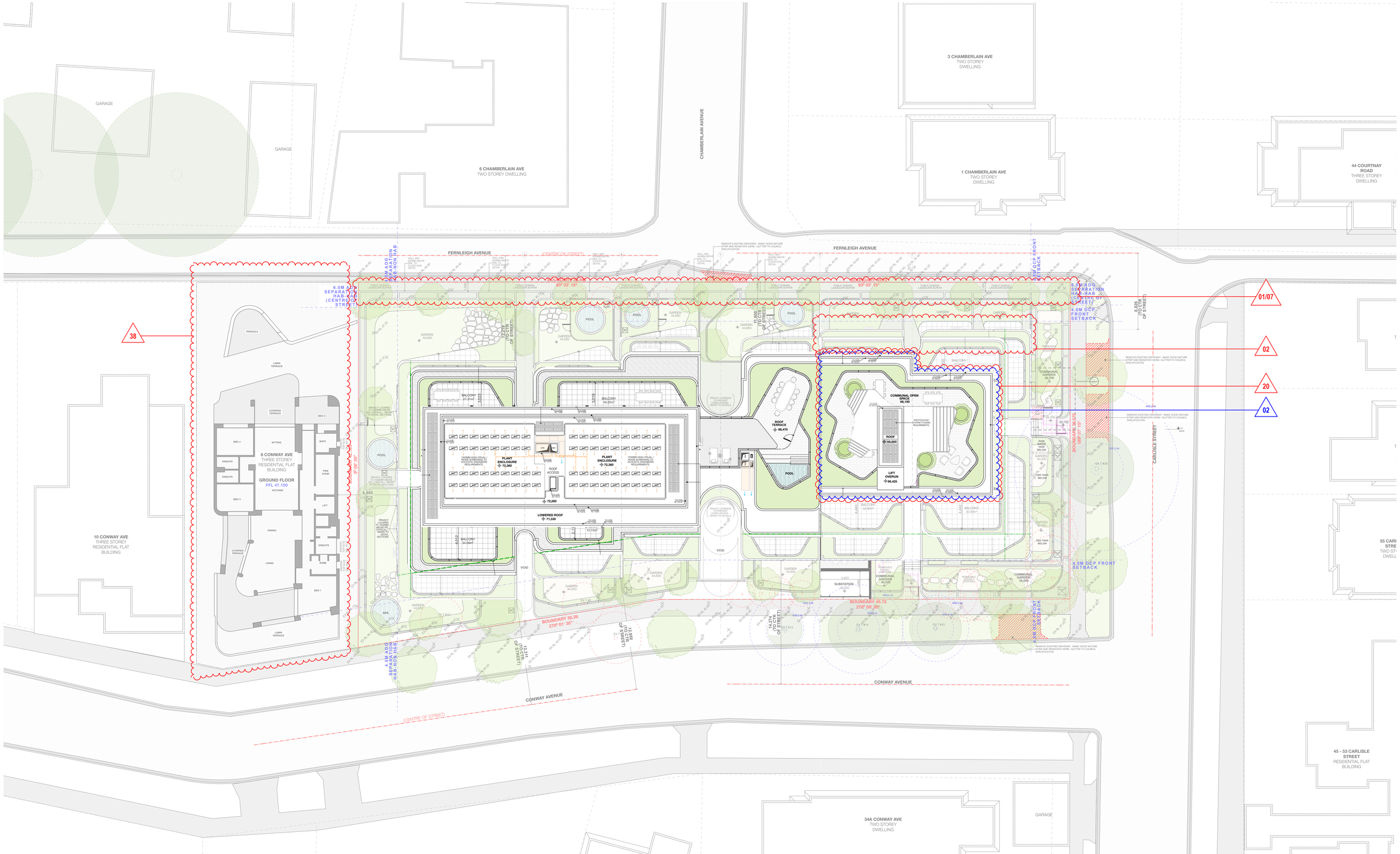
DRAWING TITLE:
SITE ANALYSIS PLAN

N

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:200@A1
ISSUE DATE:	1/5/2026
REVISION:	B
PROJECT NUMBER:	25-135
DWG NUMBER:	1002

SITE PLAN



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

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R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

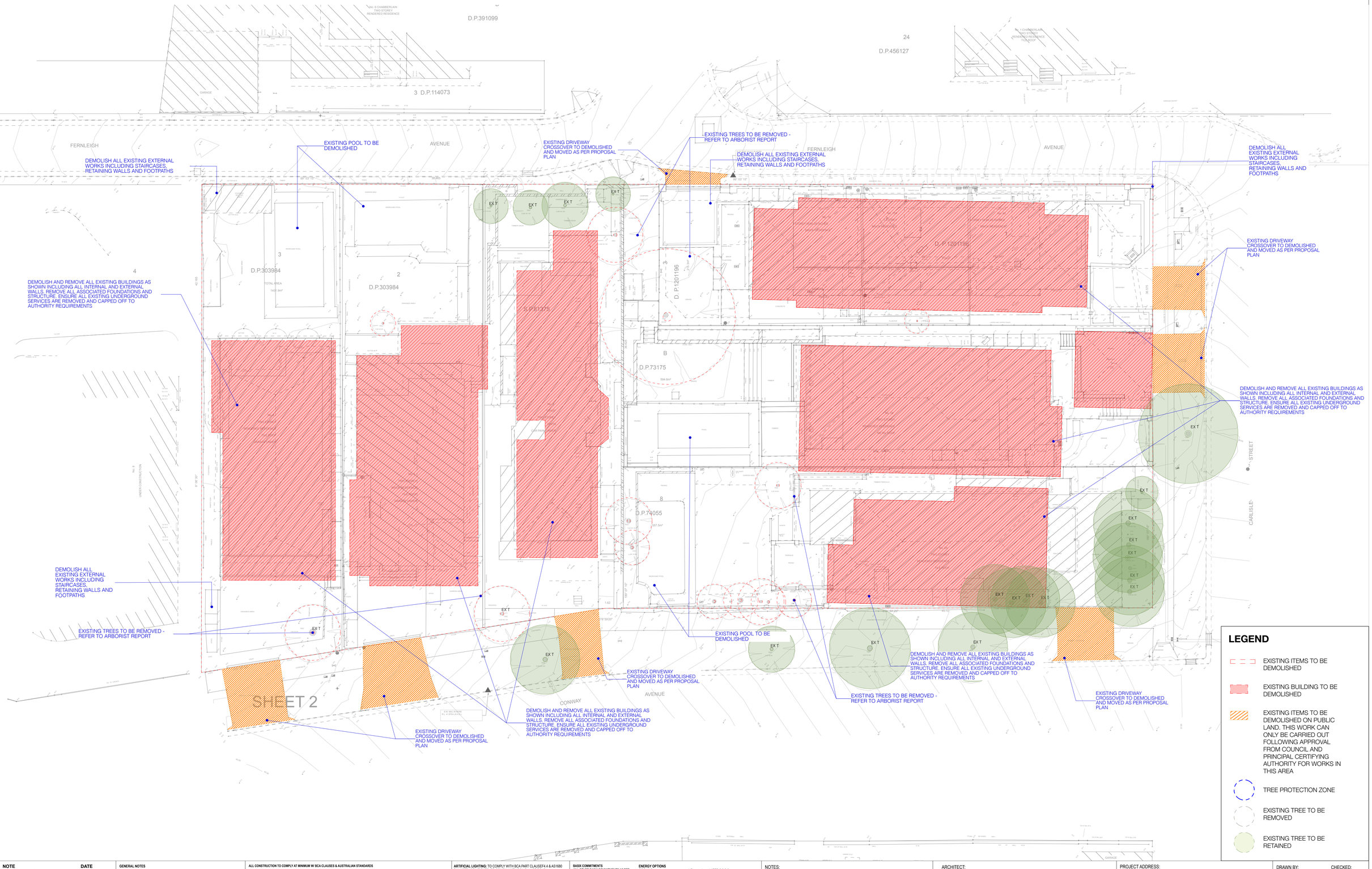
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
SITE PLAN

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay, DA

DRAWN BY: MB
CHECKED: BW
SCALE: 1:200@A1
ISSUE DATE: 19/6/2026
REVISION: **C**
PROJECT NUMBER: **25-135**
DWG NUMBER: **1003**

DEMOLITION PLAN



LEGEND

- EXISTING ITEMS TO BE DEMOLISHED
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING ITEMS TO BE DEMOLISHED ON PUBLIC LAND. THIS WORK CAN ONLY BE CARRIED OUT FOLLOWING APPROVAL FROM COUNCIL AND PRINCIPAL CERTIFYING AUTHORITY FOR WORKS IN THIS AREA
- TREE PROTECTION ZONE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
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BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

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NOTES:

EX EXISTING
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RL REDUCED LEVEL
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EX BUILDING TO BE DEMOLISHED
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EX TREE TO REMOVE
EX TREE TO RETAIN
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Nominated Architect: Brain Meyerson NSW Registration Number 4907

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2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

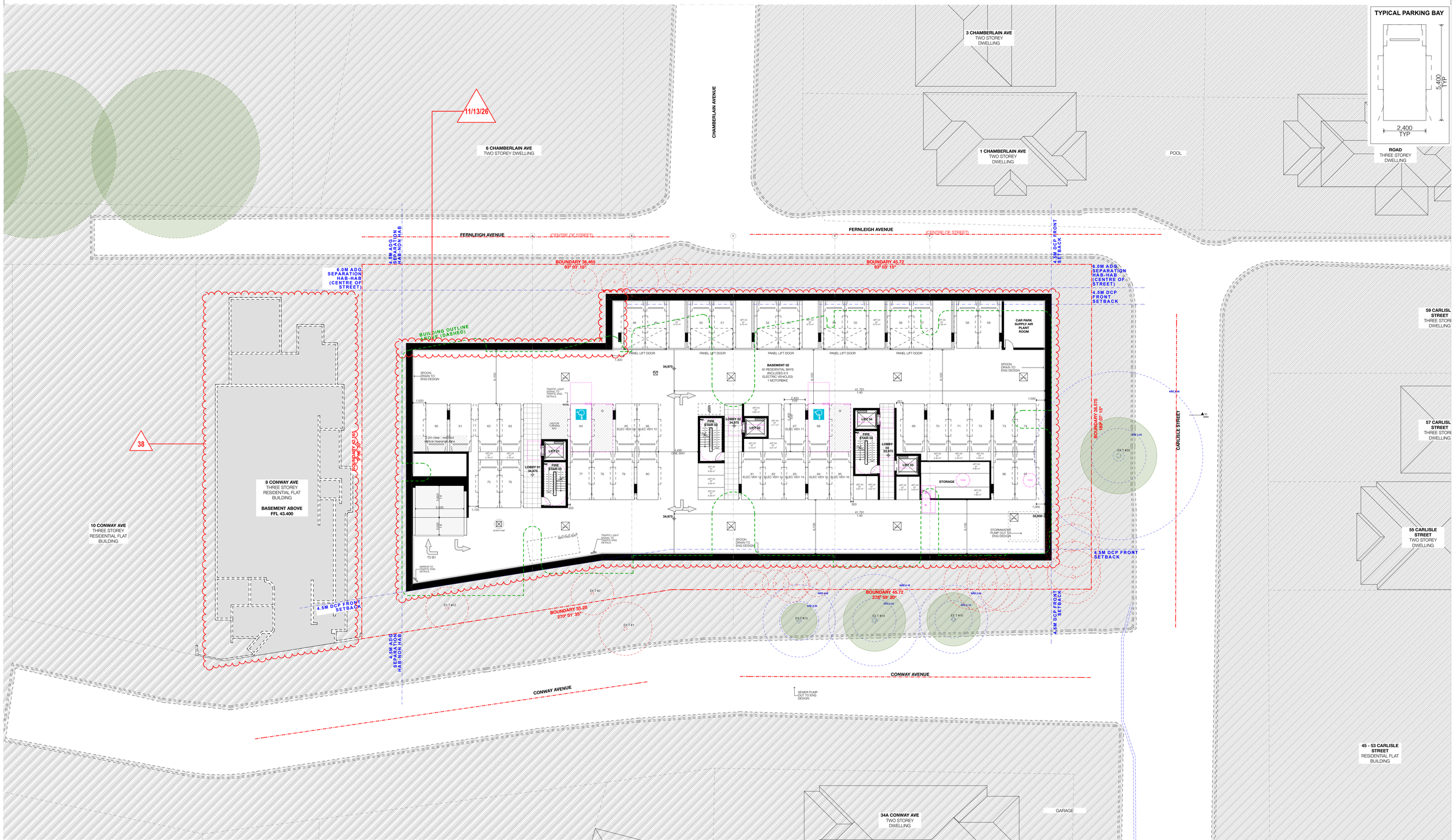
DRAWING TITLE:
DEMOLITION PLAN

N

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE: 1:150@A1	
ISSUE DATE: 1/5/2026	REVISION: B
PROJECT NUMBER: **25-135**	DWG NUMBER: **1004**

BASEMENT 02



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect
Brian Meyerson
NSW Registration Number 4907

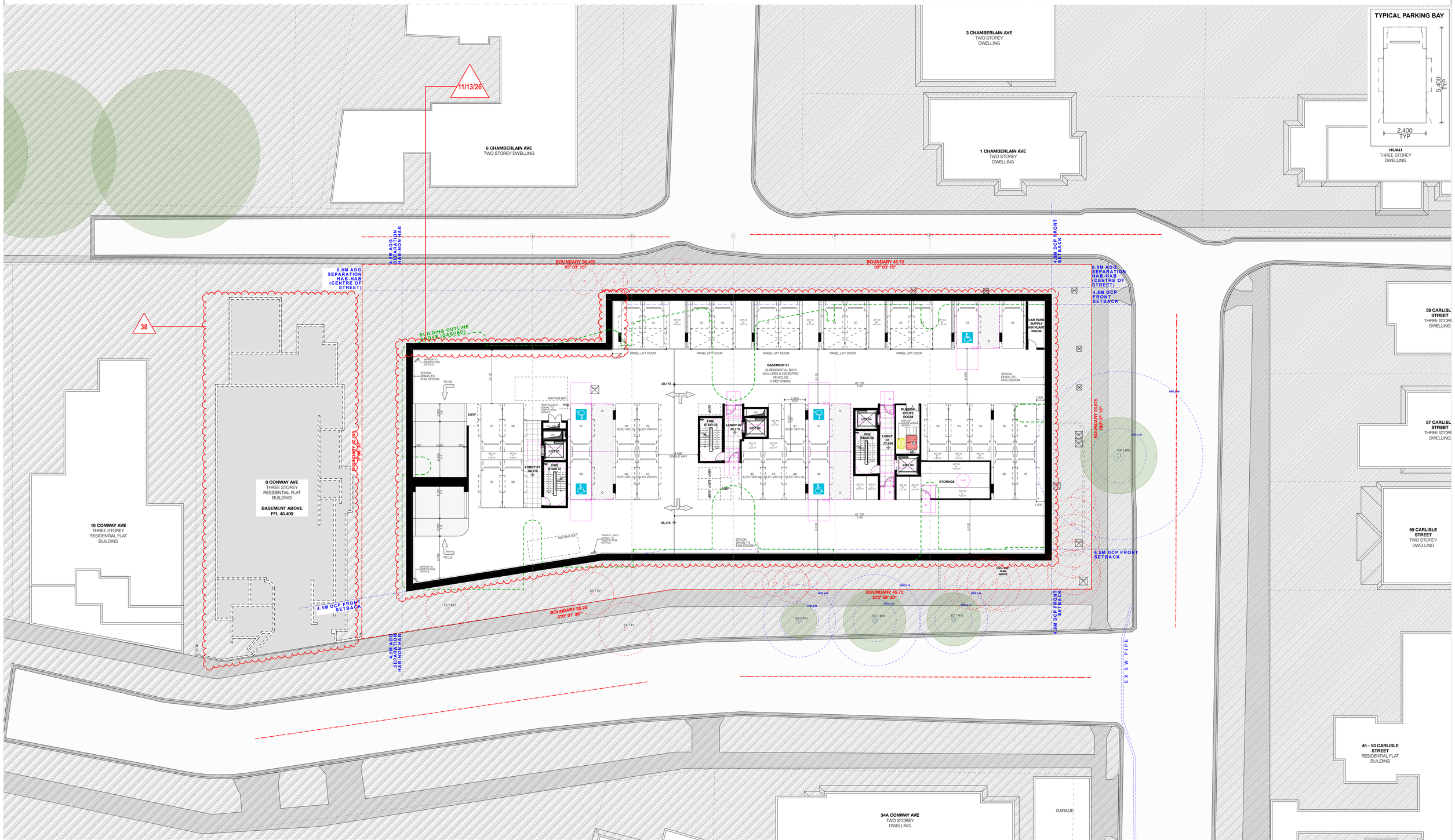
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
BASEMENT 02

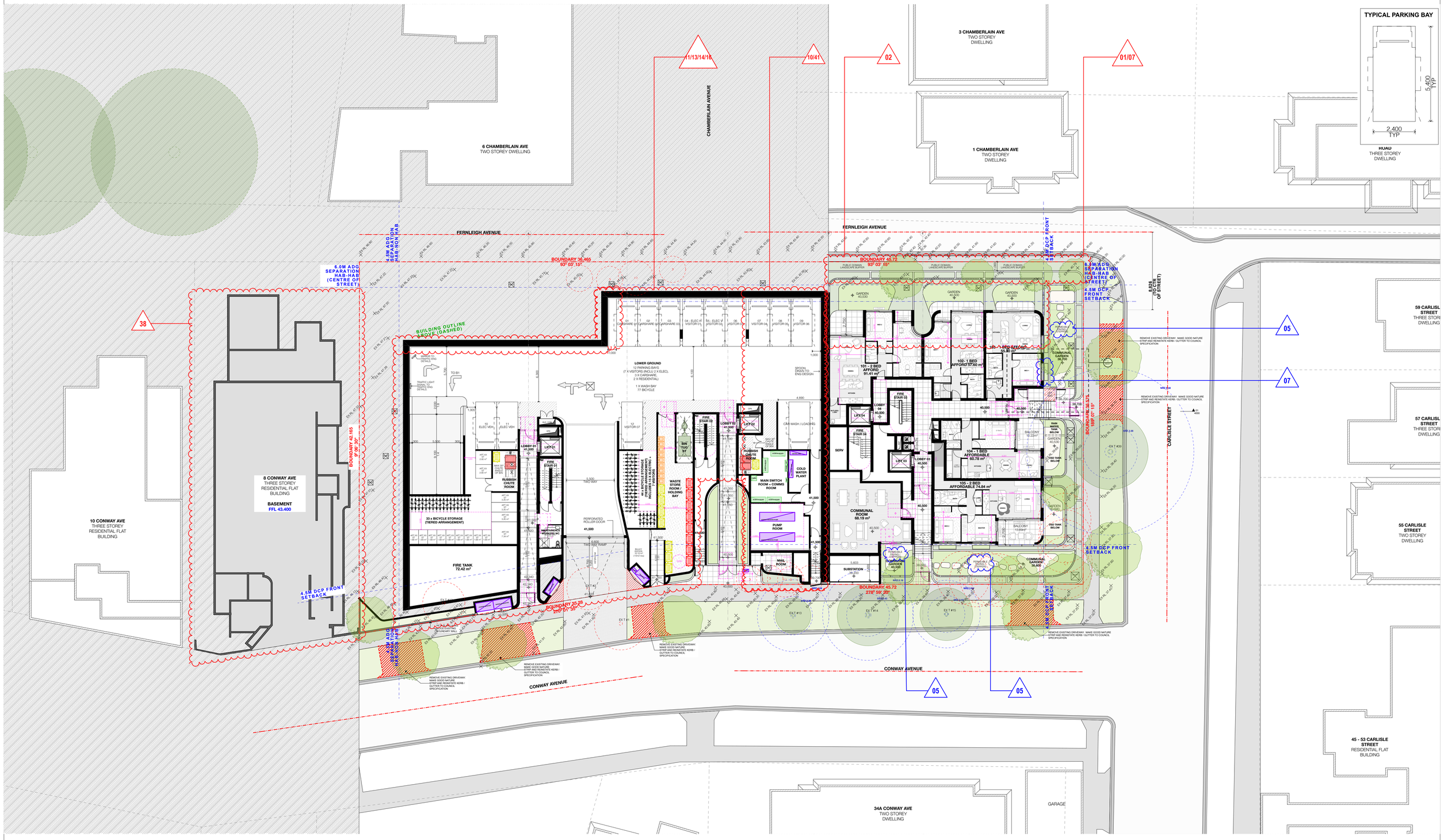
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DRAWN BY: MB	CHECKED: BW
SCALE: 1:200, 1:100@A1	
ISSUE DATE: 1/5/2026	REVISION: B
PROJECT NUMBER: 25-135	DWG NUMBER: 2100

BASEMENT 01


TYPICAL PARKING BAY
5,400 TYP
2,400 TYP
6 CHAMBERLAIN AVE
TWO STOREY DWELLING
3 CHAMBERLAIN AVE
TWO STOREY DWELLING
1 CHAMBERLAIN AVE
TWO STOREY DWELLING
HUAU
THREE STOREY DWELLING
11/13/26
38
4.5M ADG SEPARATION HAB-NON HAB
6.0M ADG SEPARATION HAB-HAB (CENTRE OF STREET)
4.5M DCP FRONT SETBACK
BOUNDARY 36.455
93° 03' 15"
BOUNDARY 45.72
93° 03' 15"
BUILDING OUTLINE ABOVE (DASHED)
BASEMENT 01
35 RESIDENTIAL BAYS (INCLUDES 0 X ELECTRIC VEHICLES)
6 MOTORBIKE
CAR PARK SUPPLY AIR PLANT ROOM
PANEL LIFT DOOR
LIFT 01
LIFT 02
LIFT 03
LIFT 04
LOBBY 01 38.175
LOBBY 02 38.175
LOBBY 03 37.418
FIRE STAIR 01
FIRE STAIR 02
FIRE STAIR 03
RUBBISH CHUTE ROOM
STORAGE
WAITING BAY
SINGLE WAY
TO B2
TO LG
MBP
LHDP
LMDP
SPOON DRAIN TO ENG DESIGN
MIRROR TO TRAFFIC ENG DETAILS
TRAFFIC LIGHT SIGNAL TO TRAFFIC ENG DETAILS
38.175
41.791
1:40
8 CONWAY AVE
THREE STOREY RESIDENTIAL FLAT BUILDING
BASEMENT ABOVE FFL 43.400
10 CONWAY AVE
THREE STOREY RESIDENTIAL FLAT BUILDING
BOUNDARY 42.165
93° 03' 15"
BOUNDARY 95.28
270° 01' 35"
BOUNDARY 45.72
272° 59' 20"
BOUNDARY 38.575
89° 01' 15"
EX T #1
EX T #2
EX T #3
EX T #4
EX T #5
EX T #6
EX T #7
EX T #8
EX T #9
EX T #10
EX T #11
EX T #12
EX T #13
EX T

LOWER GROUND



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

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2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
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6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVI FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH ASINZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECH/DRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	1600 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
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GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

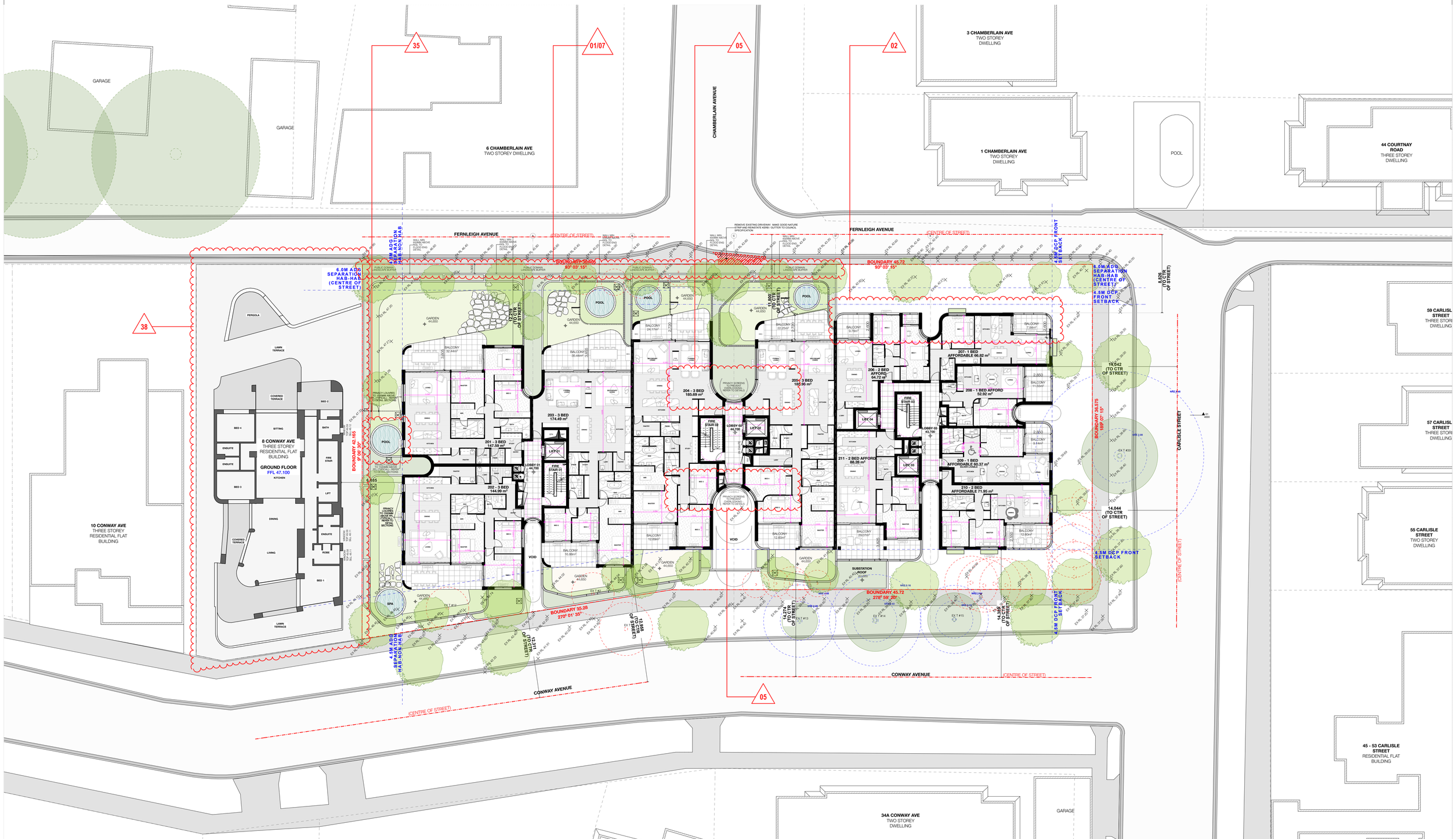
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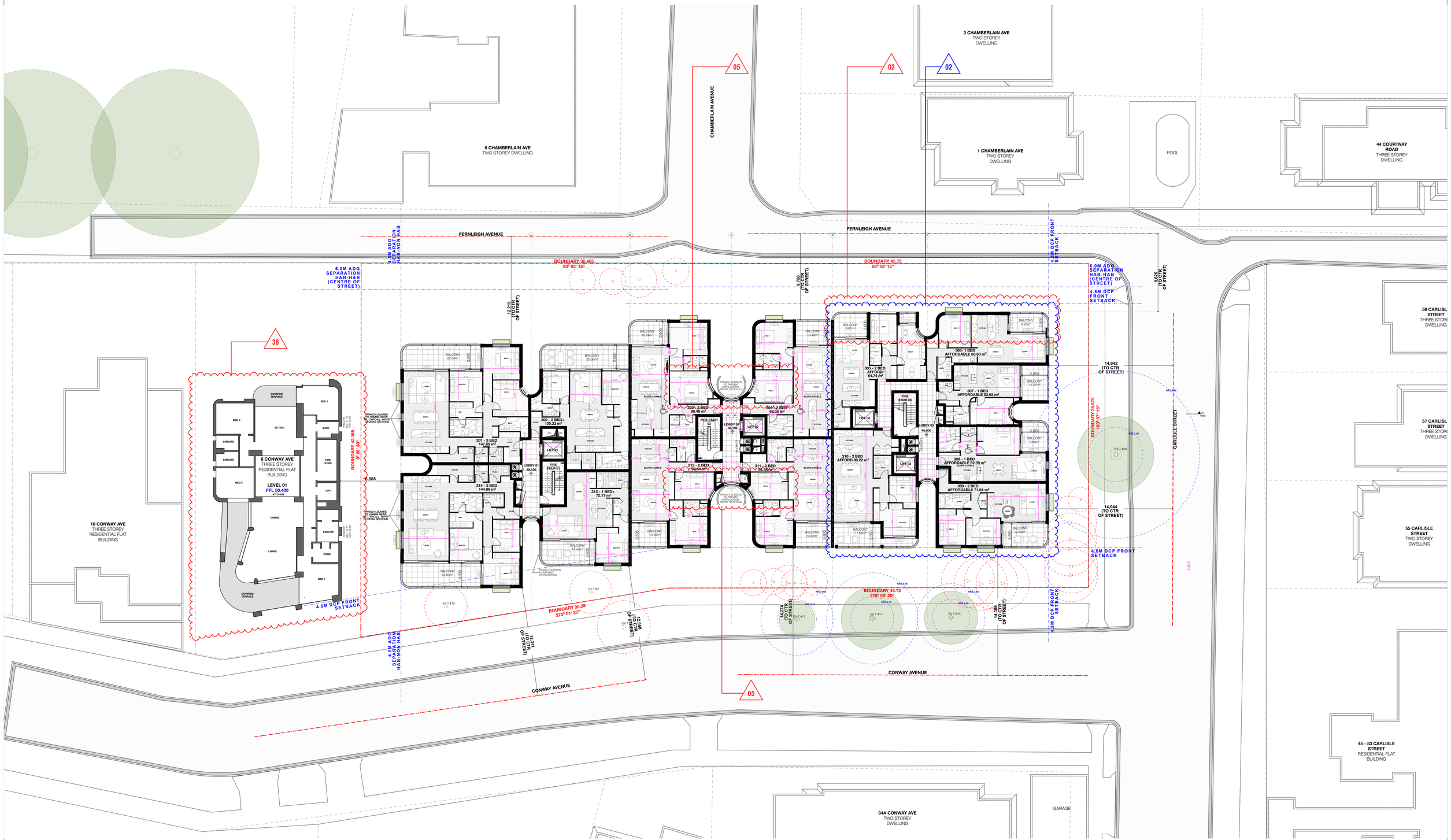
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MB	BW
SCALE:	
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ISSUE DATE:	REVISION:
19/6/2026	C
PROJECT NUMBER:	DWG NUMBER:
25-135	2102

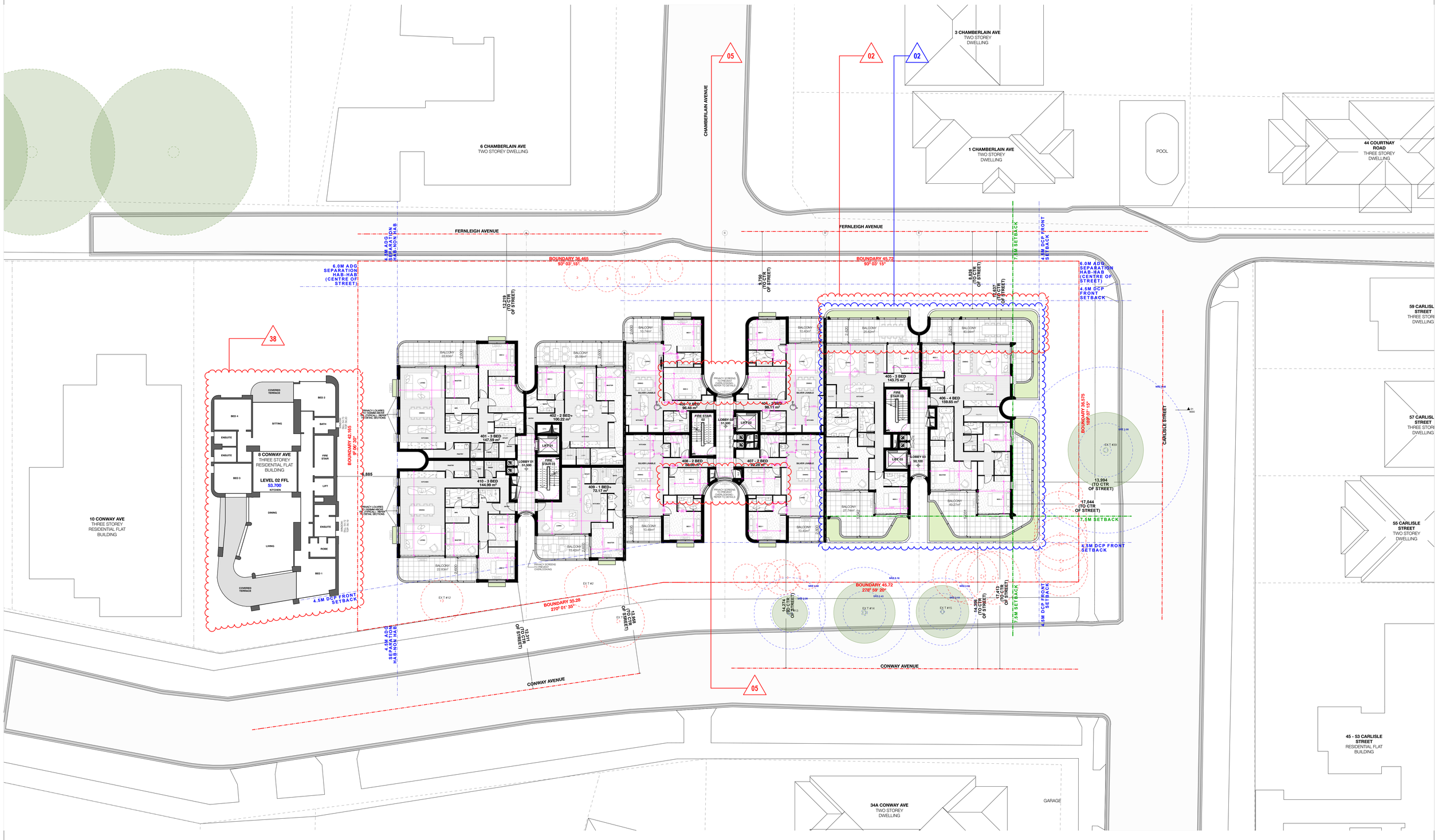
GROUND FLOOR


3 CHAMBERLAIN AVE
TWO STOREY
DWELLING
6 CHAMBERLAIN AVE
TWO STOREY DWELLING
1 CHAMBERLAIN AVE
TWO STOREY
DWELLING
44 COURTNAY
ROAD
THREE STOREY
DWELLING
CHAMBERLAIN AVENUE
FERNLEIGH AVENUE
(CENTRE OF STREET)
GARAGE
POOL
8 CONWAY AVE
THREE STOREY
RESIDENTIAL FLAT
BUILDING
GROUND FLOOR
FFL 47.100
10 CONWAY AVE
THREE STOREY
RESIDENTIAL FLAT
BUILDING
59 CARLISLE
STREET
THREE STORE
DWELLING
57 CARLISL
STREET
THREE STORE
DWELLING
55 CARLISLE
STREET
TWO STOREY
DWELLING
45 - 53 CARLISLE
STREET
RESIDENTIAL FLAT
BUILDING
34A CONWAY AVE
TWO STOREY
DWELLING
CONWAY AVENUE
CARLISLE STREET
6.0M AOS
SEPARATION
HAB-HAB
(CENTRE OF
STREET)
4.5M DCP FRONT
SETBACK
4.5M ADD
SEPARATION
HAB-NON HAB
BOUNDARY 38.165
93° 03' 15"
BOUNDARY 45.72
93° 03' 15"
BOUNDARY 42.165
9° 09' 30"
BOUNDARY 35.28
270° 01' 35"
BOUNDARY 45.72
278° 59' 20"
BOUNDARY 36.575
189° 01' 15"
201 - 3 BED
147.59 m²
202 - 3 BED
144.99 m²
203 - 3 BED
174.49 m²
204 - 3 BED
185.69 m²
205 - 3 BED
185.96 m²
206 - 2 BED
AFFORD
64.72 m²
207 - 1 BED
AFFORDABLE 66.82 m²
208 - 1 BED AFFORD
52.92 m²
209 - 1 BED
AFFORDABLE 60.37 m²
210 - 2 BED
AFFORDABLE 71.95 m²
211 - 2 BED AFFORD
68.20 m²
LIFT 01
LIFT 02
LIFT 03
LIFT 04
LOBBY 01
44,700
LOBBY 02
44,700
LOBBY 03
43,700
FIRE
STAIR 01
FIRE
STAIR 02
FIRE
STAIR 03
VOID
SUBSTATION
ROOF
64.000
POOL
SPA
GARDEN
44.650
BALCONY
32.44m²
BALCONY
35.44m²
BALCONY
12.80m²
BALCONY
7.84m²
BALCONY
11.50m²
BALCONY
9.44m²
BALCONY
7.70m²
BALCONY
22.22m²
BALCONY
55.89m²
PERGOLA
LAWN
TERRACE
COVERED
TERRACE
BED 1
BED 2
BED 3
BED 4
ENSUITE
SITTING
DINING
LIVING
KITCHEN
BATH
FIRE
STAIR
LIFT
ROBE
6.885
14.044
(TO CTR
OF STREET)
13.342
(TO CTR
OF STREET)
14.736
(TO CTR
OF STREET)
13.211
(TO CTR
OF STREET)
12.958
(TO CTR
OF STREET)
14.458
(TO CTR
OF STREET)
EX T #12
EX T #13
EX T #14
EX T #15
EX T #39
EX T #40
EX T #41
EX T #42
EX T #43
EX T #44
EX T #45
EX T #46
EX T #47
EX T #48
EX T #49
EX T #50
EX T #51
EX T

LEVEL 01


6 CHAMBERLAIN AVE
TWO STOREY DWELLING
CHAMBERLAIN AVENUE
3 CHAMBERLAIN AVE
TWO STOREY
DWELLING
1 CHAMBERLAIN AVE
TWO STOREY
DWELLING
POOL
44 COURTNAY
ROAD
THREE STOREY
DWELLING
FERNLEIGH AVENUE
FERNLEIGH AVENUE
4.5M ADG SEPARATION HAB-NON HAB
6.0M ADG SEPARATION HAB-HAB (CENTRE OF STREET)
BOUNDARY 36.465
93° 03' 15"
BOUNDARY 45.72
93° 03' 15"
9.750 (TO CTR OF STREET)
12.218 (TO CTR OF STREET)
4.5M DCP FRONT SETBACK
6.0M ADG SEPARATION HAB-HAB (CENTRE OF STREET)
4.5M DCP FRONT SETBACK
9.525 (TO CTR OF STREET)
59 CARLISLE STREET
THREE STOREY
DWELLING
57 CARLISLE STREET
THREE STOREY
DWELLING
55 CARLISLE STREET
TWO STOREY
DWELLING
45 - 53 CARLISLE STREET
RESIDENTIAL FLAT
BUILDING
CARLISLE STREET
38
05
02
02
8 CONWAY AVE
THREE STOREY
RESIDENTIAL FLAT
BUILDING
LEVEL 01
FFL 50.400
KITCHEN
BED 2
BED 4
SITTING
BATH
ENSUITE
ENSUITE
BED 3
FIRE STAIR
LIFT
DINING
ENSUITE
LIVING
ROBE
BED 1
COVERED TERRACE
COVERED TERRACE
BOUNDARY 42.165
9° 06' 30"
6.885
10 CONWAY AVE
THREE STOREY
RESIDENTIAL FLAT
BUILDING
PRIVACY LOUVRES TO CONTROL VIEWS TO DETAIL SECTIONS
PRIVACY SCREENS TO PROVIDE OVERLOOKING
BALCONY 22.83m²
BALCONY 22.83m²
BALCONY 25.99m²
BALCONY 10.49m²
BALCONY 10.49m²
BALCONY 10.49m²
BALCONY 10.49m²
BALCONY 8.26m²
BALCONY 11.21m²
BALCONY 9.88m²
BALCONY 17.09m²
BALCONY 10.40m²
301 - 3 BED
147.59 m²
302 - 2 BED+
100.22 m²
303 - 2 BED
95.48 m²
304 - 2 BED
98.05 m²
305 - 2 BED
AFFORD
64.74 m²
306 - 1 BED
AFFORDABLE 66.63 m²
307 - 1 BED
AFFORDABLE 52.92 m²
308 - 1 BED
AFFORDABLE 62.59 m²
309 - 2 BED
AFFORDABLE 71.94 m²
310 - 2 BED
AFFORD 88.22 m²
311 - 2 BED
96.58 m²
312 - 2 BED
96.64 m²
313 - 1 BED+
72.17 m²
314 - 3 BED
144.99 m²
LIFT 01
LIFT 02
LIFT 03
LIFT 04
FIRE STAIR 01
FIRE STAIR 02
FIRE STAIR 03
LOBBY 01
48.100
LOBBY 02
46.100
LOBBY 03
46.600
PRIVACY SCREENS TO PROVIDE OVERLOOKING
PRIVACY SCREENS TO PROVIDE OVERLOOKING REFER TO DETAILS
SILVER LINABLE
EX T #2
EX T #12
EX T #13
EX T #14
EX T #15
EX T #16
EX T #17
EX T #18
EX T #19
EX T #20
EX T #21
EX T #22
EX T #23
EX T #24
EX T

LEVEL 02



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE F.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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH ASINZS 3500.3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
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STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
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SURRY HILLS SYDNEY NSW 2010
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F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect
Brian Meyerson
NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

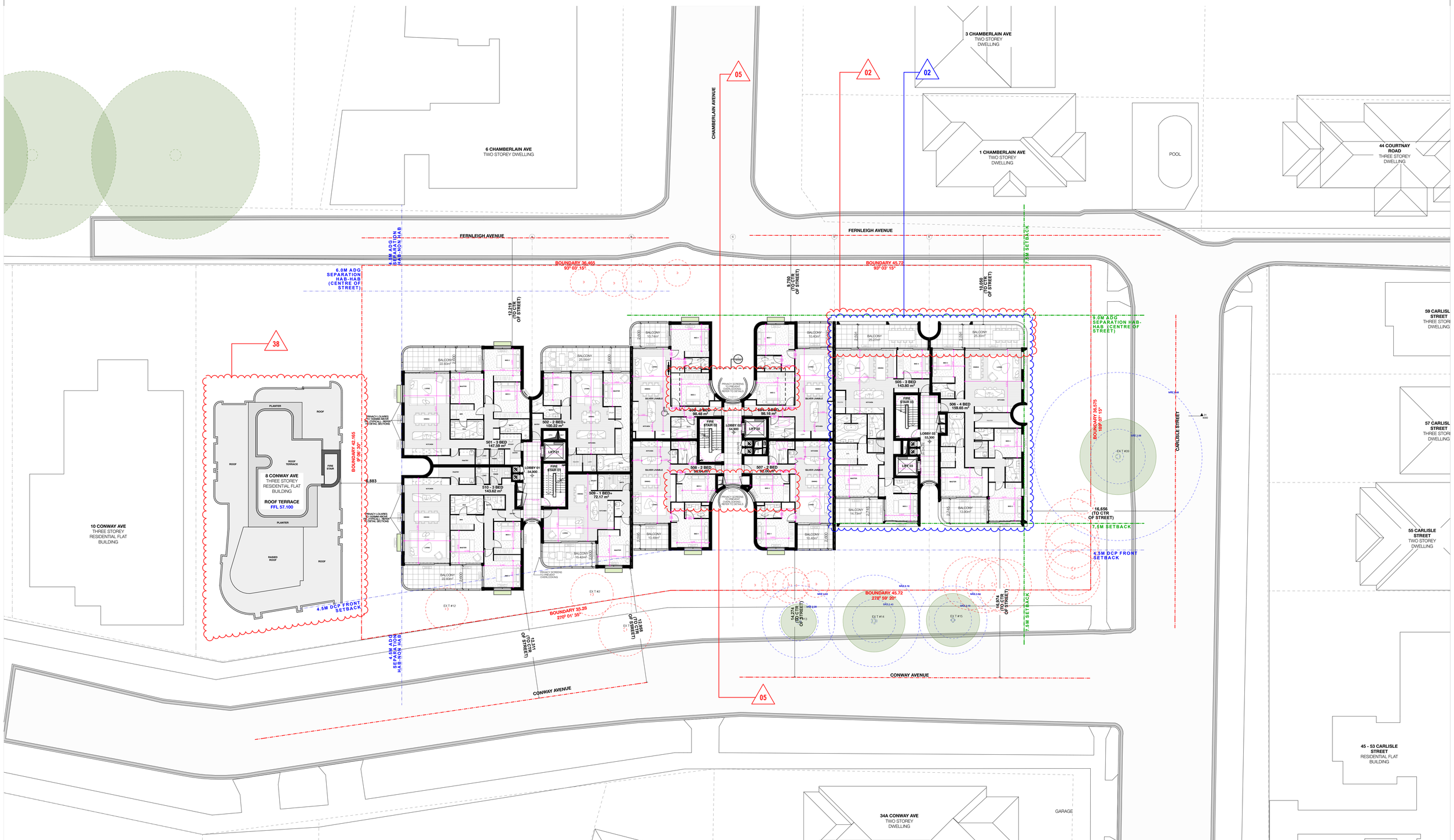
DRAWING TITLE:
LEVEL 02

N

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:200@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	2105

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

LEVEL 03



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1. FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11. PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

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BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
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ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
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CLOTHES DRYING LINES:	Yes
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NOTES:

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RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect
Brain Meyerson
NSW Registration Number 4907

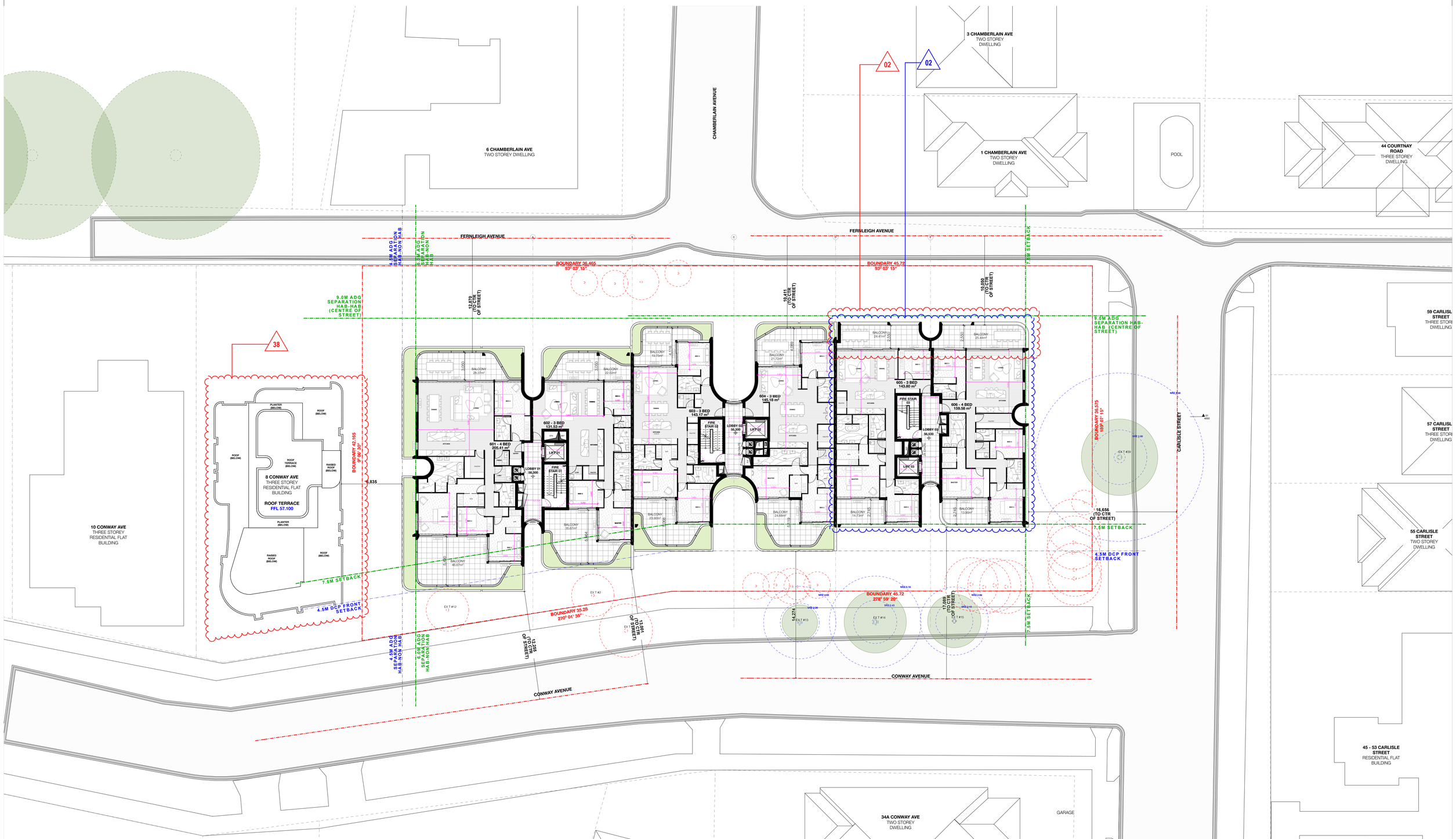
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
LEVEL 03

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:200@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	2106

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

LEVEL 04



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
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CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
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CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
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CLAUSE F5.7 SOUND INSULATION OF PUMPS

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DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J3 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
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DISHWASHERS:	4 STAR
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COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
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RL	REDUCED LEVEL
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

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MHN Design Union Pty Ltd, ABN 94 003 717 682
Nominated Architect Stein Meyerson NSW Registration Number 4907

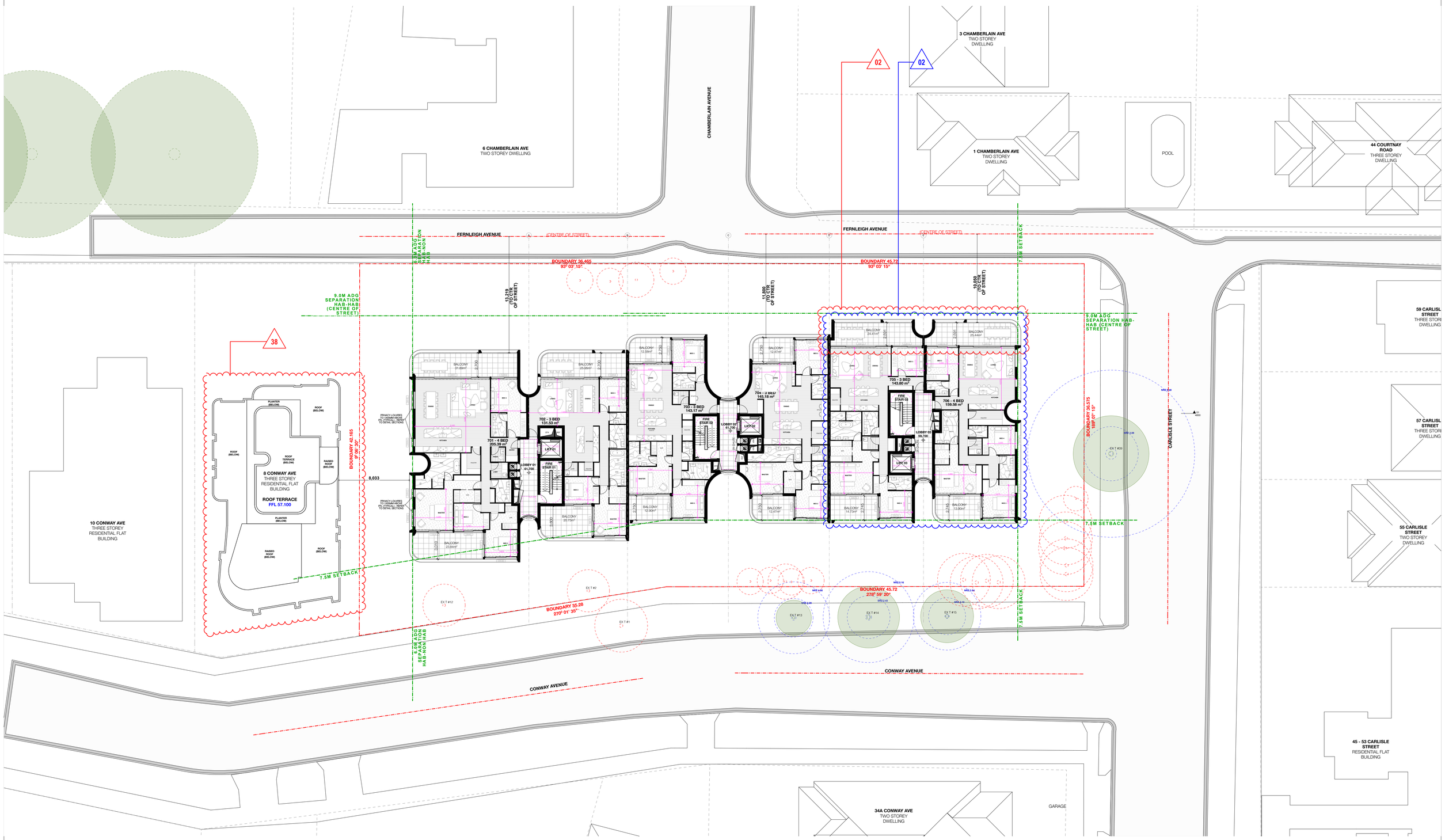
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
LEVEL 04

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:200@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	**25-135**
DWG NUMBER:	**2107**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

LEVEL 05



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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CLAUSE C3.15 OPENING 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
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CLAUSE D2.23 SIGNS ON DOORS
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CLAUSE F5.4 SOUND INSULATION OF FLOORS
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Nominated Architect
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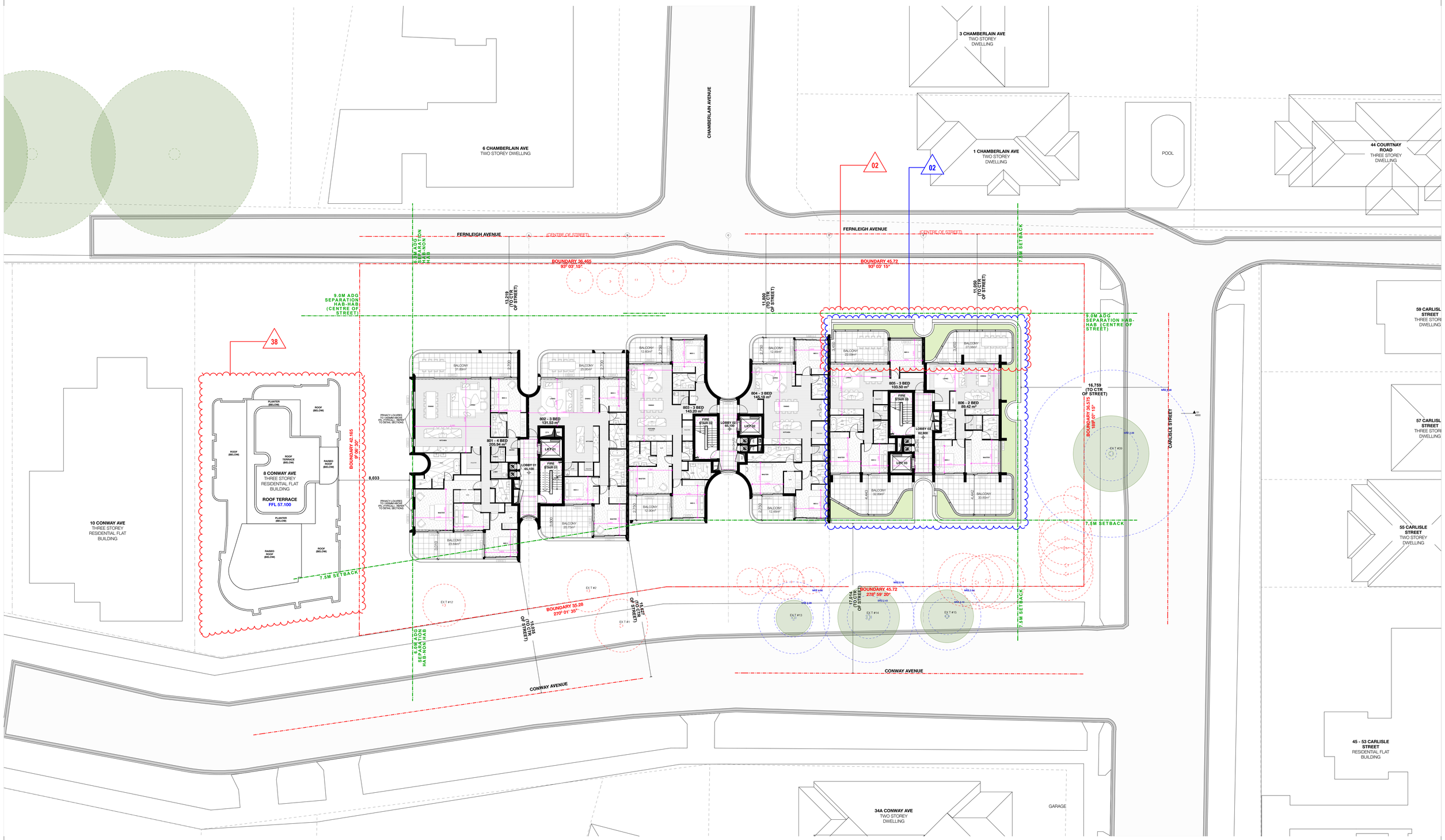
DRAWING TITLE:
LEVEL 05

N

REF: BIMcloud 3vb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE:	
1:200@A1	
ISSUE DATE:	REVISION:
19/6/2026	C
PROJECT NUMBER:	DWG NUMBER:
25-135	2108

LEVEL 06



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D3.7 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH ASINZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	18/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
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www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect
Brian Meyerson
NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

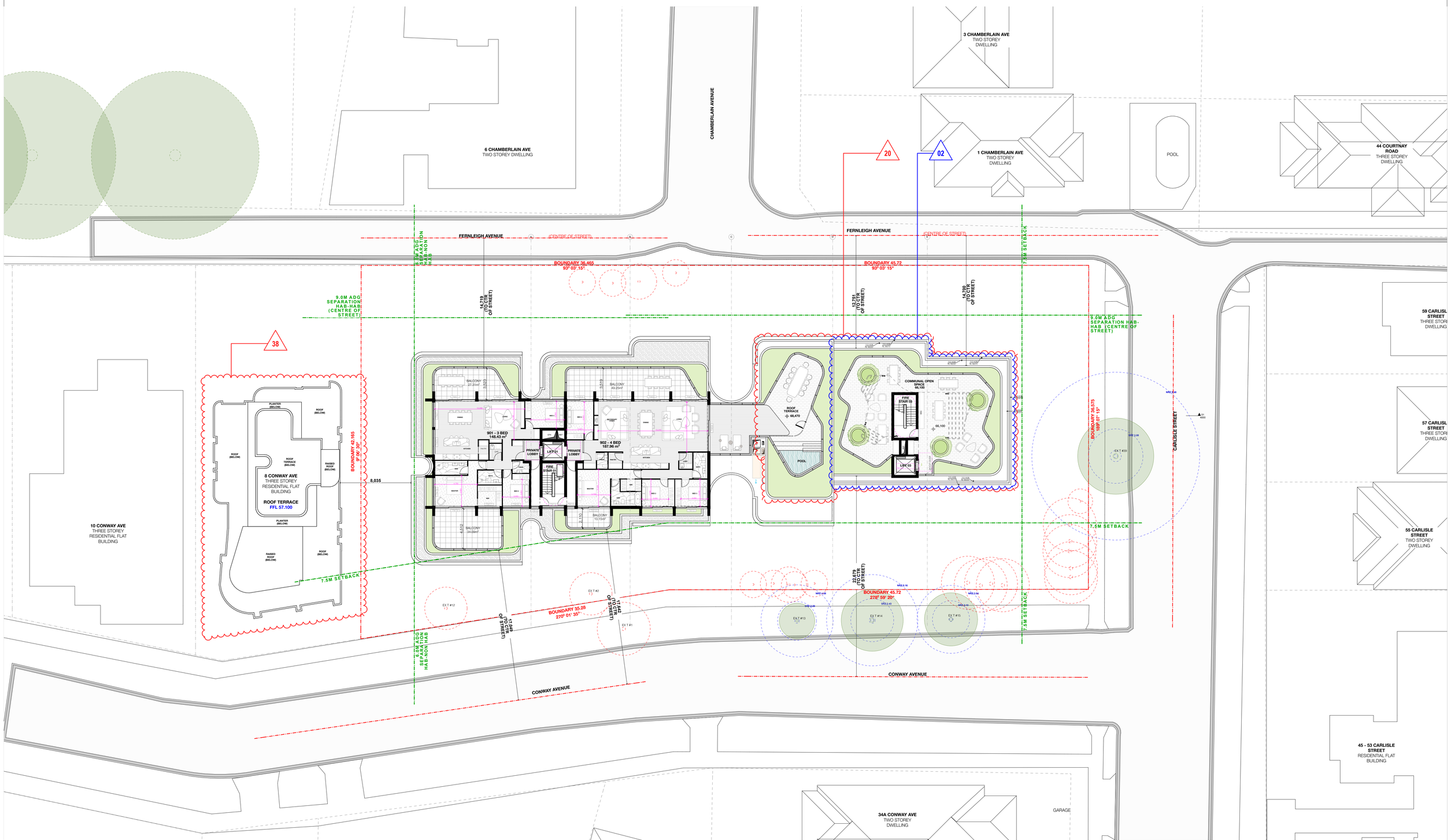
DRAWING TITLE:
LEVEL 06

N

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:200@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	2109

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

LEVEL 07



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

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PART F4 LIGHTING AND VENTILATION
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HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
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COLLECT RUN OFF AREA:	262 sqm
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VENTILATION:	Natural
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COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	Yes
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

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RL	REDUCED LEVEL
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
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F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect
Stein Meyerson
NSW Registration Number 4907

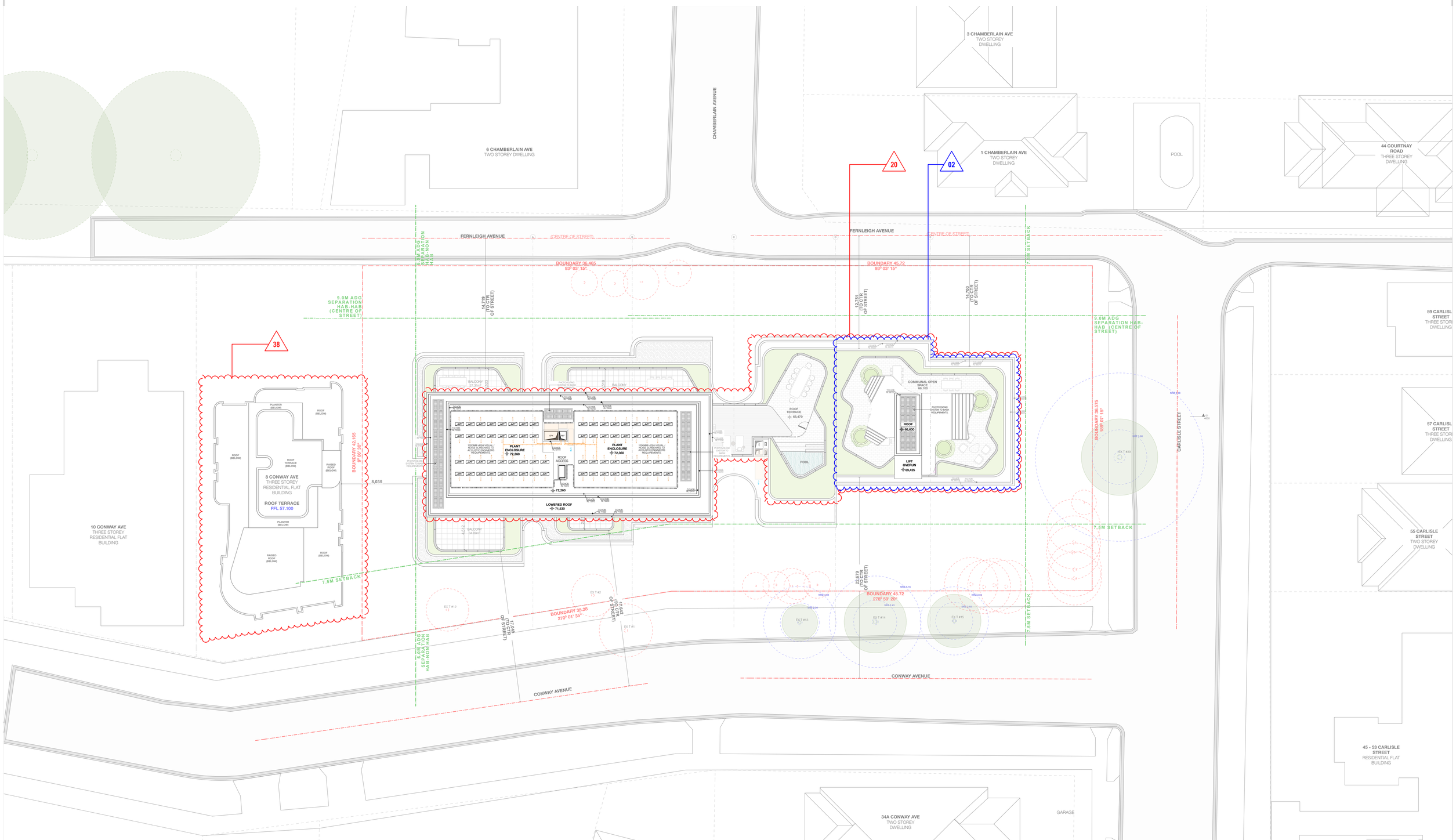
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
LEVEL 07

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:200@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	**25-135**
DWG NUMBER:	**2110**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

ROOF



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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CLAUSE B.1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1: FIRE RESISTING CONSTRUCTION
SPEC. C1.10: FIRE HAZARD PROPERTIES
SPEC. C.11: PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12: SPEARATION OF EQUIPMENT
CLAUSE C3.13: ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8: OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15: OPENING 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: SIGNS ON DOORS
CLAUSE D3.2: GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3: PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6: IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8: TACTILE INDICATORS
CLAUSE F1.7: WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10: DAMP PROOFING
CLAUSE 2.5: 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

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ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
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MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
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STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
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BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

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HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	Yes
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
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www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
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2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

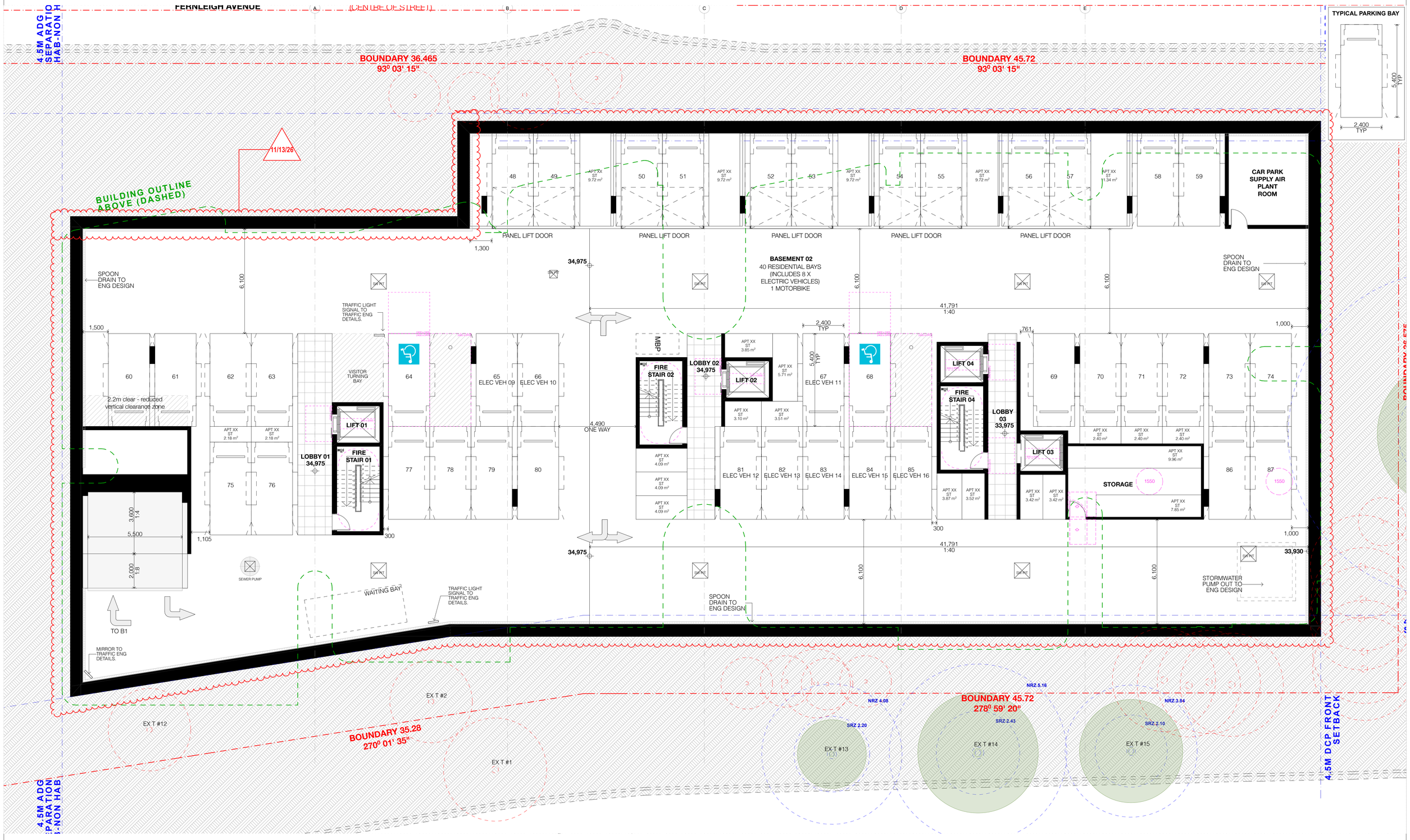
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REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

N

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:200@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	2111

BASEMENT 02



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

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(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16.00 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brdn Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

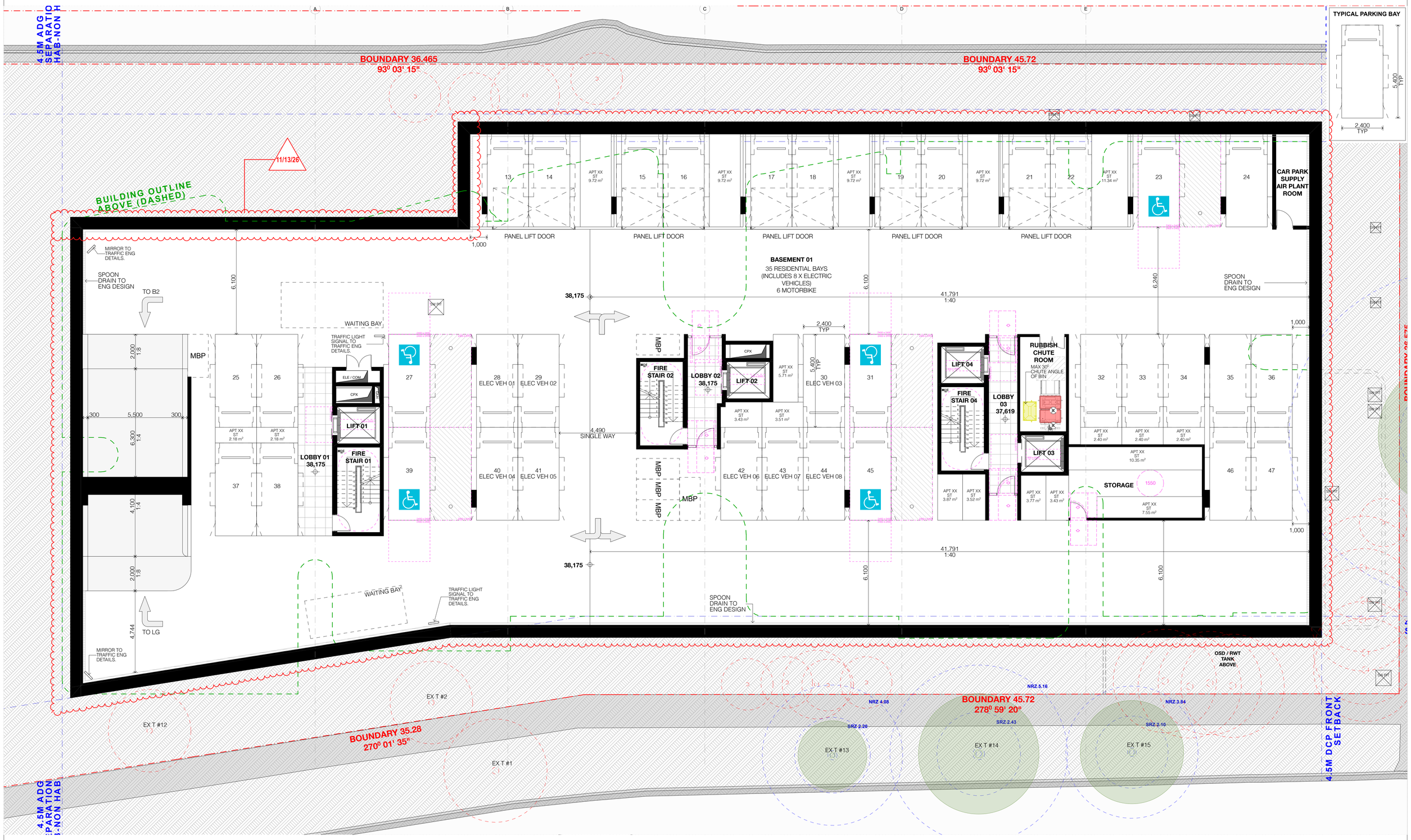
DRAWING TITLE:
BASEMENT 02

N

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY: MB	CHECKED: BW
SCALE: 1:100@A1	
ISSUE DATE: 1/5/2026	REVISION: B
PROJECT NUMBER: 25-135	DWG NUMBER: 2200

BASEMENT 01



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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
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CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
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FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECH/ELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
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BATHROOM TAPS:	5 STAR
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REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

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R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
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NOTES:

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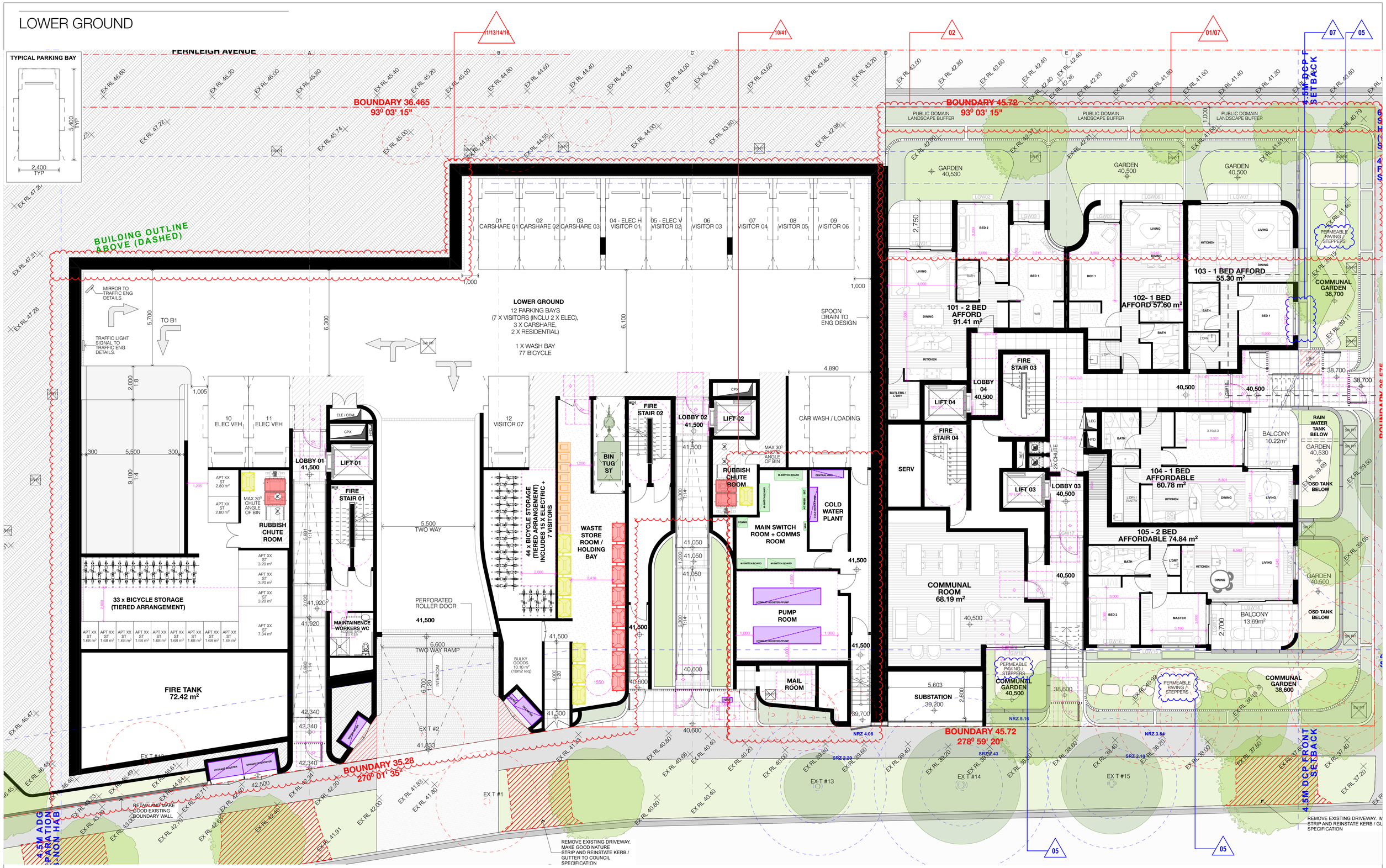
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
BASEMENT 01

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY: MB	CHECKED: BW
SCALE: 1:100@A1	
ISSUE DATE: 1/5/2026	REVISION: B
PROJECT NUMBER: 25-135	DWG NUMBER: 2201

LOWER GROUND



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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CLAUSE F1.9/F1.10 DAMP PROOFING
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(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

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REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

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GLAZING SPEC:	Uw = 2.5 SHGC = 0.23

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
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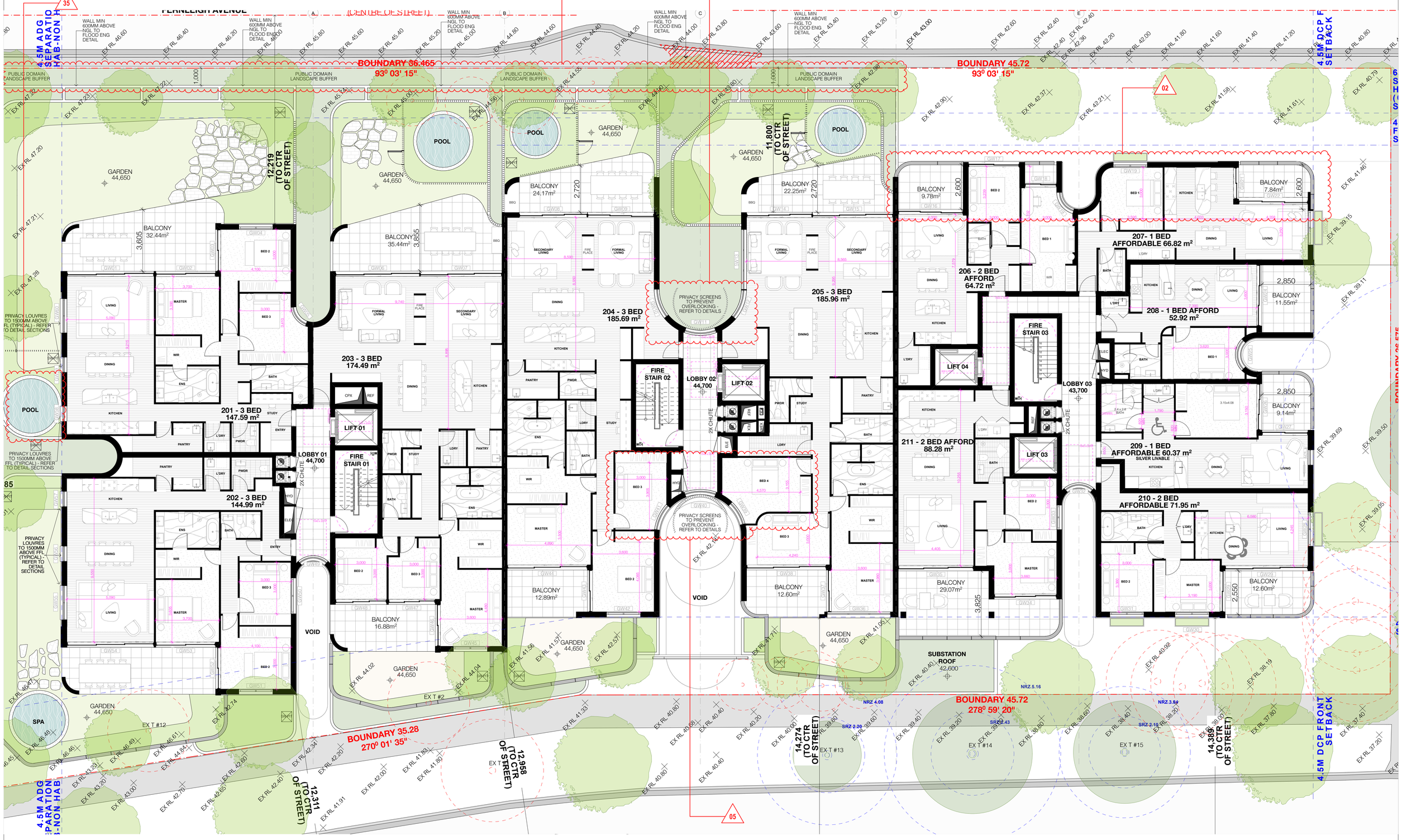
DRAWING TITLE:
LOWER GROUND

N

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:100@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	2202

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

GROUND FLOOR



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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DRAWING TITLE:
GROUND FLOOR

N

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:100@A1
ISSUE DATE:	1/5/2026
REVISION:	B
PROJECT NUMBER:	25-135
DWG NUMBER:	2203

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

LEVEL 01

FERNLEIGH AVENUE

BOUNDARY 36.465
93° 03' 15"

BOUNDARY 45.72
93° 03' 15"

4.5M ADG SEPARATION HAB-NON H

4.5M DCP F SETBACK

12.219 (TO CTR OF STREET)

9.750 (TO CTR OF STREET)

PRIVACY SCREENS TO PREVENT OVERLOOKING - REFER TO DETAILS

PRIVACY SCREENS TO PREVENT OVERLOOKING

BALCONY 22.83m² 2,600

BALCONY 25.56m² 2,600

BALCONY 10.74m² 2,600

BALCONY 9.81m² 2,600

BALCONY 10.40m² 2,600

BALCONY 8.26m² 2,000

BALCONY 11.27m² 2,850

BALCONY 9.28m² 2,850

BALCONY 12.60m² 2,550

BALCONY 17.06m² 2,550

BALCONY 15.42m² 2,600

BALCONY 10.48m² 2,595

BALCONY 22.83m² 2,600

301 - 3 BED 147.59 m²

302 - 2 BED+ 100.22 m²

303 - 2 BED 98.48 m²

304 - 2 BED 98.05 m²

305 - 2 BED AFFORD 64.74 m²

306 - 1 BED AFFORDABLE 66.63 m²

307 - 1 BED AFFORDABLE 52.92 m²

308 - 1 BED AFFORDABLE 62.59 m²
SILVER LIVABLE

309 - 2 BED AFFORDABLE 71.84 m²

310 - 2 BED AFFORD 88.22 m²

311 - 2 BED 92.58 m²

312 - 2 BED 90.64 m²

313 - 1 BED+ 72.17 m²

314 - 3 BED 144.99 m²

LOBBY 01 48,100

LOBBY 02 48,100

LOBBY 03 46,900

LIFT 01

LIFT 02

LIFT 03

LIFT 04

FIRE STAIR 01

FIRE STAIR 02

FIRE STAIR 03

2X CHUTE

SILVER LIVABLE

ACY LOUVRES 500MM ABOVE YPICAL) - REFER TAIL SECTIONS

EX T #2

EX T #12

EX T #13

EX T #14

EX T #15

BOUNDARY 35.28
270° 01' 35"

BOUNDARY 45.72
278° 59' 20"

12,311 (TO CTR OF STREET)

12,958 (TO CTR OF STREET)

14,274 (TO CTR OF STREET)

14,389 (TO CTR OF STREET)

NRZ 4.08

NRZ 5.16

NRZ 3.84

SRZ 2.20

SRZ 2.43

SRZ 2.10

4.5M ADG SEPARATION HAB-NON HAB

4.5M DCP FRONT SETBACK

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B.1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.5 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	Yes
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
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SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
LEVEL 01

N

DRAWN BY: MB	CHECKED: BW
SCALE: 1:100@A1	
ISSUE DATE: 19/6/2026	REVISION: C
PROJECT NUMBER: 25-135	DWG NUMBER: 2204

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

LEVEL 02

FERNLEIGH AVENUE

BOUNDARY 36.465
93° 03' 15"

BOUNDARY 45.72
93° 03' 15"

12.219 (TO CTR OF STREET)

9.750 (TO CTR OF STREET)

8.826 (TO CTR OF STREET)

12.637 (TO CTR OF STREET)

7.5M SETBACK

4.5M DCP FRONT SETBACK

4.5M ADG SEPARATION HAB-NON H

6 STOREYS 4 FS

BALCONY 22.83m² 2.600

BALCONY 25.56m² 2.600

BALCONY 10.74m² 2.600

BALCONY 10.40m² 2.600

BALCONY 25.62m² 2.620

BALCONY 40.94m² 2.625

401 - 3 BED 147.59 m²

402 - 2 BED+ 100.22 m²

403 - 2 BED 98.48 m²

404 - 2 BED 98.11 m²

405 - 3 BED 143.75 m²

406 - 4 BED 159.65 m²

407 - 2 BED 92.28 m²

408 - 2 BED 88.86 m²

409 - 1 BED+ 72.17 m²

410 - 3 BED 144.99 m²

LOBBY 01 51,500

LOBBY 02 51,500

LOBBY 03 50,100

FIRE STAIR 01

FIRE STAIR 02

FIRE STAIR 03

LIFT 01

LIFT 02

LIFT 03

2X CHUTE

PRIVACY SCREENS TO PREVENT OVERLOOKING - REFER TO DETAILS

PRIVACY SCREENS TO PREVENT OVERLOOKING

SILVER LIVABLE

BALCONY 22.83m² 2.600

BALCONY 15.42m² 2.600

BALCONY 10.48m² 2.595

BALCONY 27.74m² 5.042

BALCONY 49.27m² 5.031

EX T #2

EX T #12

EX T #13

EX T #14

EX T #15

BOUNDARY 35.28
270° 01' 35"

BOUNDARY 45.72
278° 59' 20"

12.311 (TO CTR OF STREET)

12.958 (TO CTR OF STREET)

14.274 (TO CTR OF STREET)

14.356 (TO CTR OF STREET)

17.413 (TO CTR OF STREET)

NRZ 4.08

NRZ 5.16

NRZ 3.84

SRZ 2.20

SRZ 2.43

SRZ 2.10

05

02

02

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1: FIRE RESISTING CONSTRUCTION
SPEC. C1.10: FIRE HAZARD PROPERTIES
SPEC. C1.11: PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12: SPEARATION OF EQUIPMENT
CLAUSE C2.13: ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8: OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15: OPENING 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: SIGNS ON DOORS
CLAUSE D3.2: GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3: PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6: IDENT. OF ACCESSIBLE FACILSERV/FEATURES
CLAUSE D3.8: TACTILE INDICATORS
CLAUSE F1.7: WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10: DAMP PROOFING
CLAUSE 2.5: 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16.00 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLADING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
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SURRY HILLS SYDNEY NSW 2010
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F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
LEVEL 02

N

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE:	
1:100@A1	
ISSUE DATE:	REVISION:
19/6/2026	C
PROJECT NUMBER:	DWG NUMBER:
25-135	2205

LEVEL 03

FERNLEIGH AVENUE

BOUNDARY 36.465
93° 03' 15"

BOUNDARY 45.72
93° 03' 15"

7.5M SETBACK

4.5M ADG SEPARATION HAB-NON H

12,219 (TO CTR OF STREET)

9,750 (TO CTR OF STREET)

10,050 (TO CTR OF STREET)

BOUNDARY 35.28
270° 01' 35"

BOUNDARY 45.72
278° 59' 20"

12,311 (TO CTR OF STREET)

12,958 (TO CTR OF STREET)

14,274 (TO CTR OF STREET)

16,974 (TO CTR OF STREET)

501 - 3 BED
147.59 m²

502 - 2 BED+
100.22 m²

503 - 2 BED
98.48 m²

504 - 2 BED
98.16 m²

505 - 3 BED
143.80 m²

506 - 4 BED
159.65 m²

507 - 2 BED
92.00 m²

508 - 2 BED
90.64 m²

509 - 1 BED+
72.17 m²

510 - 3 BED
143.62 m²

LOBBY 01
54,900

LOBBY 02
54,900

LOBBY 03
53,300

LIFT 01

LIFT 02

LIFT 03

FIRE STAIR 01

FIRE STAIR 02

FIRE STAIR 03

PRIVACY SCREENS TO PREVENT OVERLOOKING - REFER TO DETAILS

PRIVACY SCREENS TO PREVENT OVERLOOKING

BALCONY 22.83m² 2,600

BALCONY 25.56m² 2,600

BALCONY 10.74m² 2,600

BALCONY 10.40m² 2,600

BALCONY 25.27m² 2,591

BALCONY 25.30m² 2,591

BALCONY 14.73m² 2,745

BALCONY 13.90m² 2,745

BALCONY 10.48m² 2,595

BALCONY 15.42m² 2,600

BALCONY 22.83m² 2,600

SILVER LIVABLE

2X CHUTE

EX T #2

EX T #12

EX T #13

EX T #14

EX T #15

NRZ 5.16

NRZ 4.08

NRZ 3.84

SRZ 2.20

SRZ 2.43

SRZ 2.10

05

02

02

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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CLAUSE F1.9/F1.10: DAMP PROOFING
CLAUSE 2.5: CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4: LIGHTING AND VENTILATION
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CLAUSE F5.7: SOUND INSULATION OF PUMPS

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BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
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FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
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SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16.00 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
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GLADING SPEC:	Uw = 2.5 SHGC = 0.25

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RL REDUCED LEVEL
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COUNCIL CONTROLS

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PROPOSED LANDSCAPE

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Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

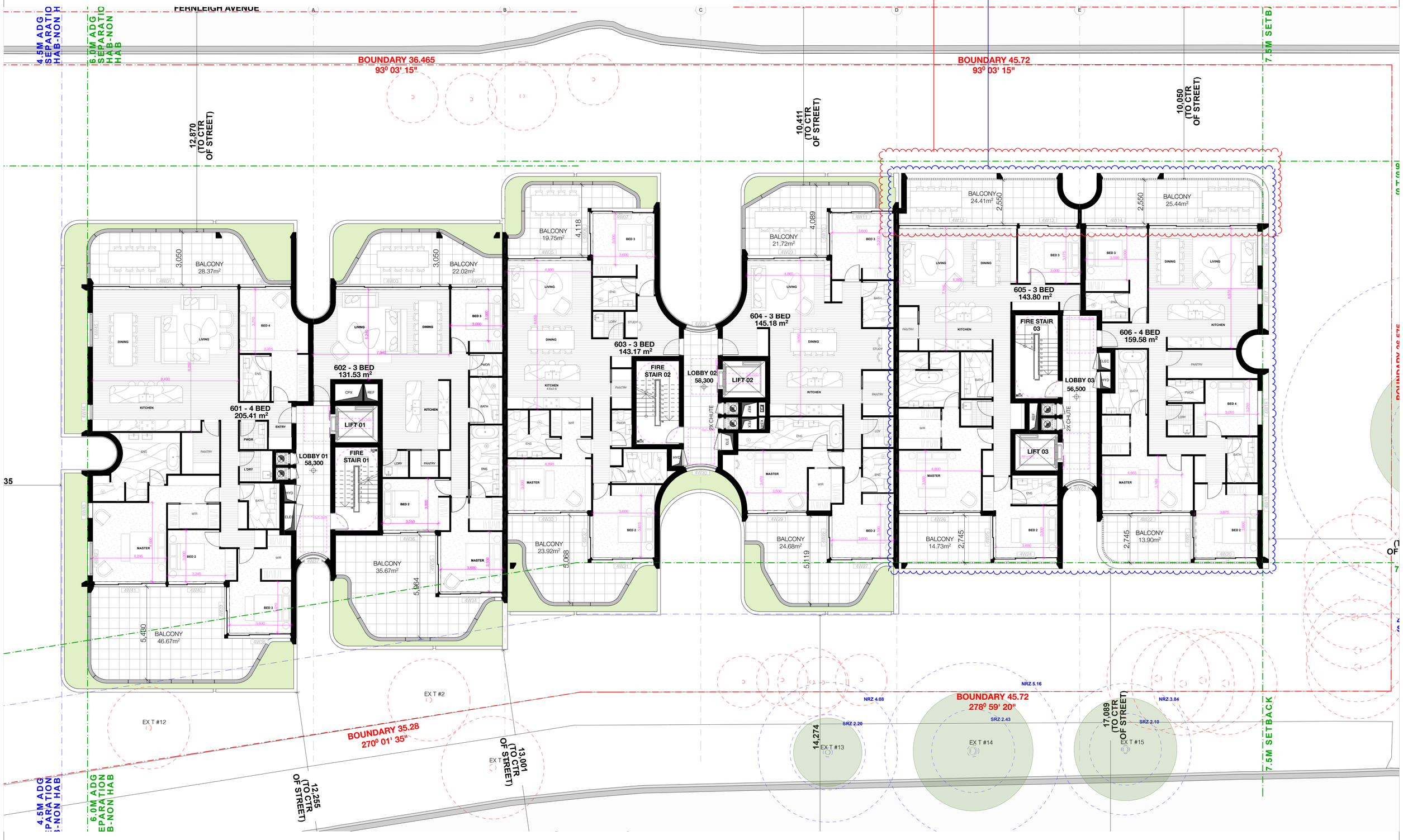
DRAWING TITLE:
LEVEL 03

N

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay, DA

DRAWN BY: MB	CHECKED: BW
SCALE: 1:100@A1	
ISSUE DATE: 19/6/2026	REVISION: C
PROJECT NUMBER: 25-135	DWG NUMBER: 2206

LEVEL 04



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/20 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

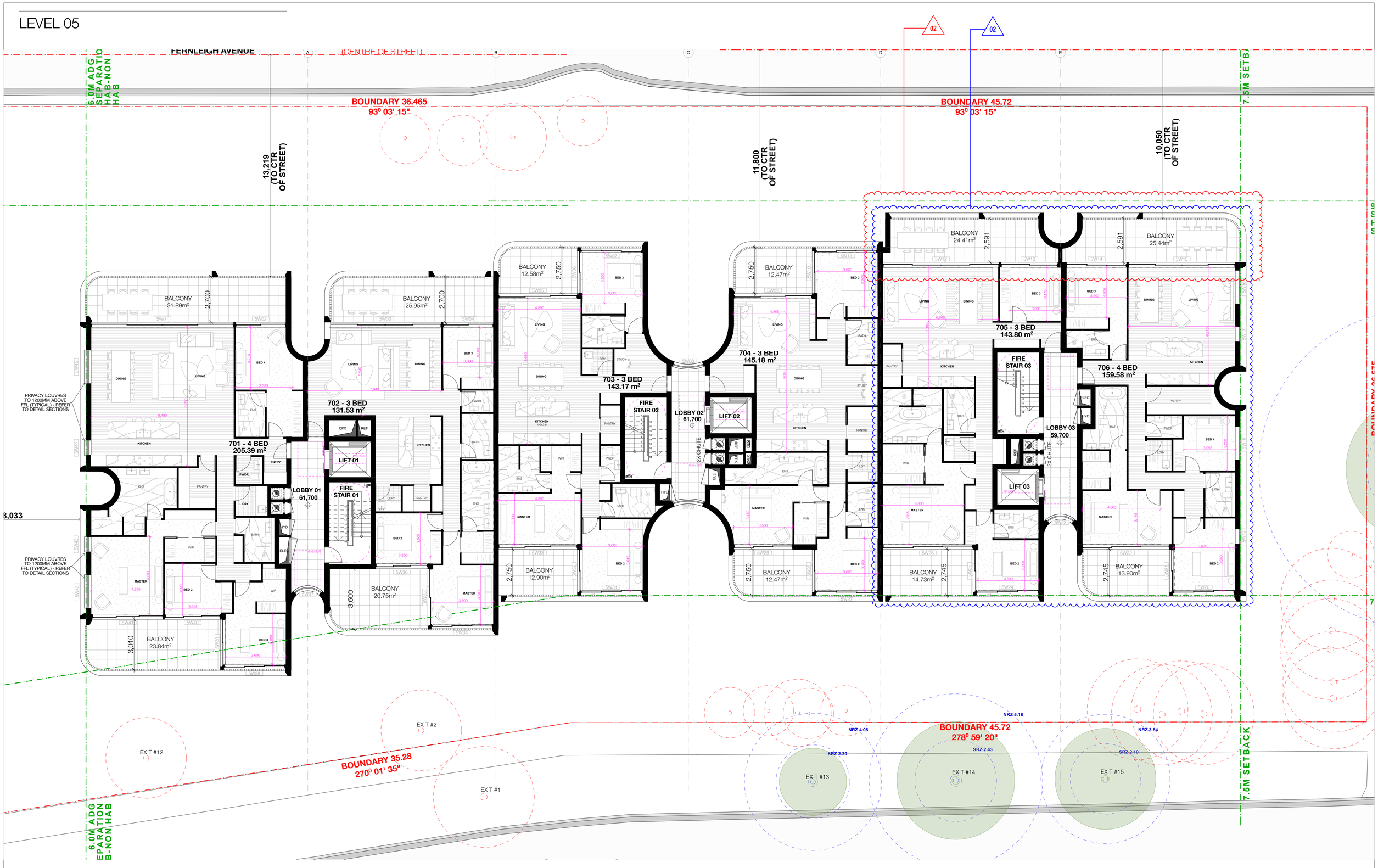
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
LEVEL 04

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:100@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	2207

LEVEL 05



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

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CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
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BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
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DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/20 KL
COLLECT RUN OFF AREA:	262 sqm
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ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
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www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
LEVEL 05

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY: MB	CHECKED: BW
SCALE: 1:100@A1	
ISSUE DATE: 19/6/2026	REVISION: C
PROJECT NUMBER: 25-135	DWG NUMBER: 2208

LEVEL 06

FERNLEIGH AVENUE (CENTRE OF STREET)

6.0M ADG SEPARATION HAB-NON HAB

7.5M SETBACK

BOUNDARY 36.465
93° 03' 15"

BOUNDARY 45.72
93° 03' 15"

13,219 (TO CTR OF STREET)

11,800 (TO CTR OF STREET)

11,050 (TO CTR OF STREET)

02

02

A B C D E

BALCONY 31.89m²

BALCONY 25.95m²

BALCONY 12.60m²

BALCONY 12.48m²

BALCONY 22.09m²

BALCONY 27.08m²

801 - 4 BED 205.94 m²

802 - 3 BED 131.53 m²

803 - 3 BED 143.20 m²

804 - 3 BED 145.18 m²

805 - 3 BED 103.50 m²

806 - 2 BED 89.42 m²

LOBBY 01 65,100

LOBBY 02 65,100

LOBBY 03 62,900

FIRE STAIR 01

FIRE STAIR 02

FIRE STAIR 03

LIFT 01

LIFT 02

LIFT 03

2X CHUTE

PRIVACY LOUVRES TO 1200MM ABOVE FFL (TYPICAL) - REFER TO DETAIL SECTIONS

8,033

BALCONY 23.84m²

BALCONY 20.75m²

BALCONY 12.90m²

BALCONY 12.48m²

BALCONY 32.89m²

BALCONY 33.80m²

EX T #1

EX T #2

EX T #12

EX T #13

EX T #14

EX T #15

BOUNDARY 35.28
270° 01' 35"

15,627 (TO CTR OF STREET)

15,035 (TO CTR OF STREET)

BOUNDARY 45.72
278° 59' 20"

17,014 (TO CTR OF STREET)

NRZ 4.08

NRZ 5.16

NRZ 3.84

SRZ 2.20

SRZ 2.43

SRZ 2.10

7

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

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VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	Yes
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

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R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
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NOTES:

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RL REDUCED LEVEL
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EX BUILDING TO BE DEMOLISHED
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EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
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www.mhndu.com
Nominated Architect
Brain Meyerson
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
LEVEL 06

N

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY: MB	CHECKED: BW
SCALE: 1:100@A1	
ISSUE DATE: 19/6/2026	REVISION: C
PROJECT NUMBER: 25-135	DWG NUMBER: 2209

LEVEL 07

FERNLEIGH AVENUE

(CENTRE OF STREET)

6.0M ADG SEPARATION HAB-NON HAB

BOUNDARY 36.465
93° 03' 15"

BOUNDARY 45.72
93° 03' 15"

7.5M SETBACK

14,719 (TO CTR OF STREET)

12,751 (TO CTR OF STREET)

14,700 (TO CTR OF STREET)

BALCONY 27.31m²

3,523

3,519

BALCONY 49.25m²

901 - 3 BED 148.43 m²

902 - 4 BED 187.96 m²

DINING

LIVING

KITCHEN

PANTRY

LDRY

ENS

MASTER

WIR

BED 2

BED 3

BED 4

PWDR

BATH

SECONDARY LIVING

CPX

REF

PRIVATE LOBBY

LIFT 01

FIRE STAIR 01

BALCONY 34.09m²

4,512

BALCONY 10.15m²

2,110

ROOF TERRACE
68,470

POOL

T/O HOB RL 66220

T/O HOB RL 66070

COMMUNAL OPEN SPACE
66,100

66,100

FIRE STAIR 03

LIFT 03

ROOF OVER

3,035

EX T #1

EX T #2

EX T #12

EX T #13

EX T #14

EX T #15

BOUNDARY 35.28
270° 01' 35"

17,049 (TO CTR OF STREET)

17,642 (TO CTR OF STREET)

22,679 (TO CTR OF STREET)

BOUNDARY 45.72
278° 59' 20"

NRZ 4.08

NRZ 5.16

NRZ 3.84

SRZ 2.20

SRZ 2.43

SRZ 2.10

7.5M SETBACK

6.0M ADG SEPARATION B-NON HAB

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.9 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILISERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.1 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH JZ OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 &AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	352 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

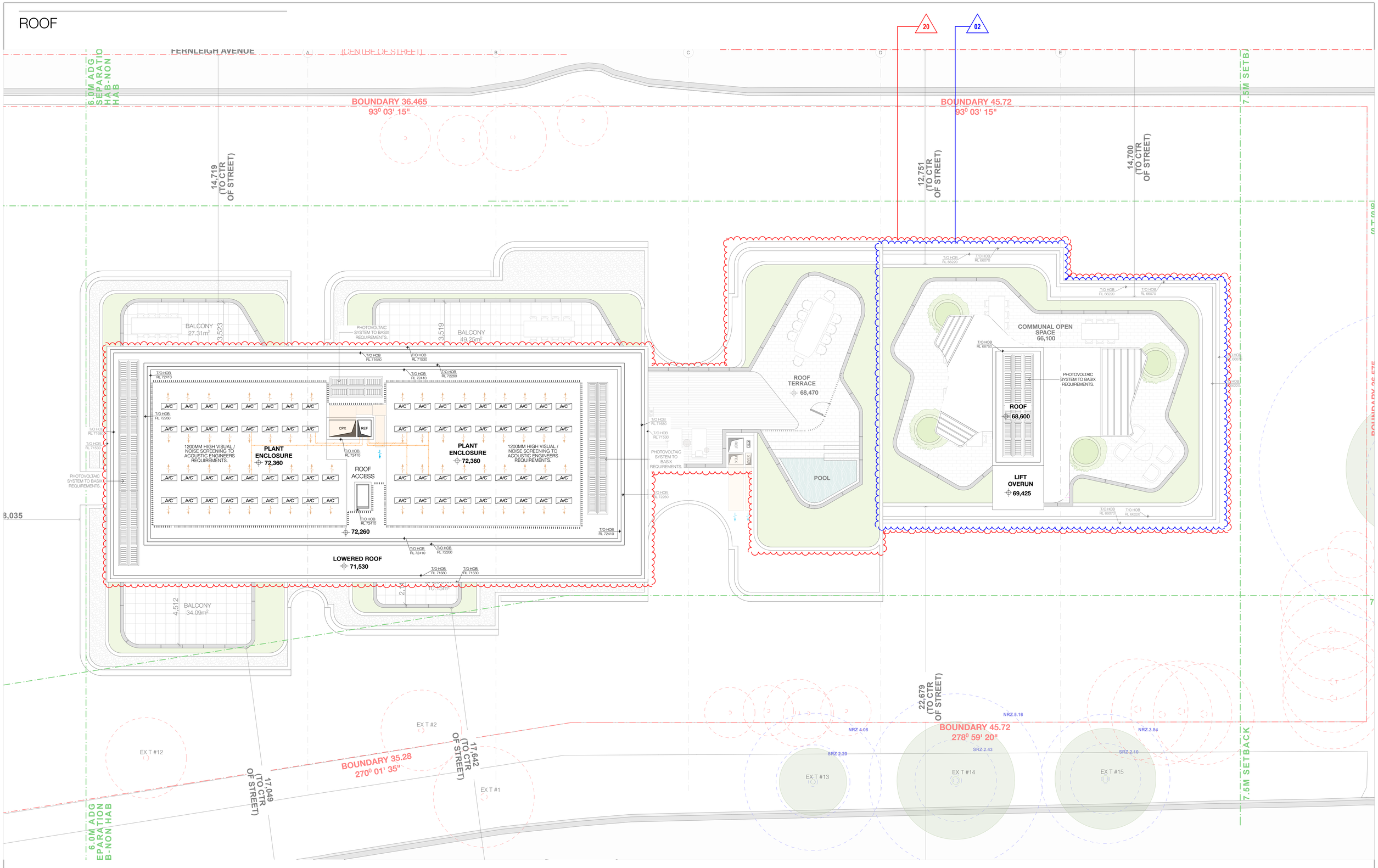
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
LEVEL 07

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY: MB	CHECKED: BW
SCALE: 1:100@A1	
ISSUE DATE: 19/6/2026	REVISION: C
PROJECT NUMBER: 25-135	DWG NUMBER: 2210

ROOF



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

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(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

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CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
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DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	Yes
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
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www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Stein Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
ROOF

N

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY: MB	CHECKED: BW
SCALE: 1:100@A1	
ISSUE DATE: 19/6/2026	REVISION: C
PROJECT NUMBER: 25-135	DWG NUMBER: 2211

ELEVATION NORTH



WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
LGW01	3,800x2,940	SLIDING	
LGW02	3,000x2,940	SLIDING	
LGW03	1,865x2,940	SLIDING	
LGW04	1,473x2,040		
LGW05	1,850x2,940	SLIDING	
LGW06	3,640x2,940	SLIDING	
LGW07	4,780x2,940	SLIDING	
LGW08	2,000x2,040	SLIDING	
LGW09	2,000x2,040	SLIDING	
LGW10	1,996x2,940	SLIDING	
LGW11	3,198x3,170	SLIDING	
LGW12	2,700x3,170	SLIDING	
LGW13	2,000x2,040	SLIDING	
LGW14	4,846x2,970	SLIDING	
LGW15	2,000x2,040	SLIDING	
LGW15	2,400x2,970	SLIDING	
LGW16	2,000x2,040	SLIDING	
LGW17	1,996x2,710	SLIDING	
LGW18	3,465x2,790	SLIDING	
GW01	5,090x3,170	SLIDING	
GW02	3,500x3,170	SLIDING	
GW03	2,450x3,170	SLIDING	
GW04	2,000x2,240	SLIDING	
GW05	1,224x2,327	SLIDING	
GW06	4,941x3,170	SLIDING	
GW07	4,799x3,170	SLIDING	
GW08	3,990x3,170	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
GW09	3,900x3,170	SLIDING	
GW10	1,326x2,040		
GW11	1,778x3,140	SLIDING	
GW12	1,670x2,240		
GW13	3,839x3,170	SLIDING	
GW15	4,726x3,170	SLIDING	
GW16	3,800x2,970	SLIDING	
GW17	2,982x2,040	SLIDING	
GW18	1,865x2,970	SLIDING	
GW19	1,334x2,040	SLIDING	
GW20	2,000x2,040	SLIDING	
GW21	1,850x2,970	SLIDING	
GW22	4,058x2,970	SLIDING	
GW23	2,000x2,040	SLIDING	
GW24	3,570x2,970	SLIDING	
GW25	1,634x2,040	SLIDING	
GW26	2,719x2,970	SLIDING	
GW27	2,700x2,970	SLIDING	
GW28	2,000x2,040	SLIDING	
GW29	2,400x2,970	SLIDING	
GW29	4,846x2,970	SLIDING	
GW30	2,000x2,040	SLIDING	
GW31	2,000x2,040	SLIDING	
GW32	1,538x2,040	SLIDING	
GW33	1,440x2,240	SLIDING	
GW34	3,659x2,970	SLIDING	
GW35	4,406x2,970	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
GW36	3,700x2,240	SLIDING	
GW37	2,450x3,170	SLIDING	
GW38	4,665x3,170	SLIDING	
GW39	1,400x2,240	SLIDING	
GW40	1,778x2,240	SLIDING	
GW41	1,540x2,240	SLIDING	
GW42	2,000x2,240	SLIDING	
GW43	2,450x3,170	SLIDING	
GW44	4,690x3,170	SLIDING	
GW45	2,000x2,240	SLIDING	
GW46	2,450x3,170	SLIDING	
GW47	2,740x3,170	SLIDING	
GW48	3,000x3,170	SLIDING	
GW49	1,538x2,240	SLIDING	
GW50	2,100x2,240	SLIDING	
GW51	2,000x2,240	SLIDING	
GW52	2,450x3,170	SLIDING	
GW53	3,500x3,170	SLIDING	
GW54	5,090x3,170	SLIDING	
GW55	2,000x2,240	SLIDING	
GW56	900x2,240	SLIDING	
GW57	900x2,240	SLIDING	
GW58	900x2,240	SLIDING	
GW59	900x2,240	SLIDING	
GW60	2,000x2,240	SLIDING	
1W01	5,090x3,170	SLIDING	
1W02	3,500x3,170	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
1W03	2,450x3,170	SLIDING	
1W04	2,000x2,240	SLIDING	
1W05	1,224x2,327	SLIDING	
1W06	3,000x3,170	SLIDING	
1W07	3,540x3,170	SLIDING	
1W08	3,000x3,170	SLIDING	
1W09	4,040x3,170	SLIDING	
1W10	2,450x3,170	SLIDING	
1W11	2,000x2,240	SLIDING	
1W12	1,670x2,240	SLIDING	
1W13	1,765x2,240	SLIDING	
1W14	1,670x2,240	SLIDING	
1W15	2,000x2,240	SLIDING	
1W16	4,000x3,170	SLIDING	
1W17	3,800x2,970	SLIDING	
1W18	2,982x2,040	SLIDING	
1W19	1,865x2,970	SLIDING	
1W20	2,000x2,040	SLIDING	
1W21	1,850x2,970	SLIDING	
1W22	4,058x2,970	SLIDING	
1W23	2,000x2,040	SLIDING	
1W24	3,570x2,970	SLIDING	
1W25	1,634x2,040	SLIDING	
1W26	2,689x2,970	SLIDING	
1W27	2,700x2,970	SLIDING	
1W28	2,000x2,040	SLIDING	
1W29	4,846x2,970	SLIDING	
1W30	2,400x2,970	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
1W31	2,000x2,040	SLIDING	
1W32	1,776x2,940		
1W32	2,000x2,040	SLIDING	
1W33	1,538x2,040	SLIDING	
1W34	3,659x2,970	SLIDING	
1W35	4,166x2,970	SLIDING	
1W36	4,000x3,170	SLIDING	
1W37	2,000x2,240	SLIDING	
1W38	1,400x2,240	SLIDING	
1W39	1,778x2,240	SLIDING	
1W40	1,230x2,240	SLIDING	
1W41	2,000x2,240	SLIDING	
1W42	4,040x3,170	SLIDING	
1W43	2,000x2,240	SLIDING	
1W44	2,450x3,170	SLIDING	
1W45	5,840x3,170	SLIDING	
1W46	1,538x2,240	SLIDING	
1W47	2,100x2,240	SLIDING	
1W48	2,000x2,240	SLIDING	
1W49	2,450x3,170	SLIDING	
1W50	3,500x3,170	SLIDING	
1W51	5,090x3,170	SLIDING	
1W52	2,000x2,240	SLIDING	
1W53	900x2,240	SLIDING	
1W54	900x2,240	SLIDING	
1W55	900x2,240	SLIDING	
1W56	900x2,240	SLIDING	
1W57	2,000x2,240	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
2W01	5,090x3,170	SLIDING	
2W02	3,500x3,170	SLIDING	
2W03	2,450x3,170	SLIDING	
2W04	2,000x2,240	SLIDING	
2W05	1,224x2,327	SLIDING	
2W06	3,000x3,170	SLIDING	
2W07	3,540x3,170	SLIDING	
2W08	3,000x3,170	SLIDING	
2W09	4,040x3,170	SLIDING	
2W10	2,450x3,170	SLIDING	
2W11	2,000x2,240	SLIDING	
2W12	1,670x2,240	SLIDING	
2W13	1,767x2,240	SLIDING	
2W14	1,670x2,240	SLIDING	
2W15	2,000x2,240	SLIDING	
2W16	4,000x3,170	SLIDING	
2W17	6,925x2,970	SLIDING	
2W18	3,385x2,970	SLIDING	
2W19	3,590x2,970	SLIDING	
2W20	6,351x2,970	SLIDING	
2W21	2,000x2,880	SLIDING	
2W22	900x2,910	SLIDING	
2W23	2,000x2,880	SLIDING	
2W24	900x2,910	SLIDING	
2W25	3,650x2,970	SLIDING	
2W26	2,540x2,970	SLIDING	
2W27	5,191x2,970	SLIDING	
2W28	1,538x2,970	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
2W29	3,700x3,170	SLIDING	
2W30	2,545x2,970	SLIDING	
2W31	4,802x3,170	SLIDING	
2W32	4,000x3,170	SLIDING	
2W33	2,000x2,240	SLIDING	
2W34	1,400x2,240	SLIDING	
2W35	1,762x2,240	SLIDING	
2W36	1,230x2,240	SLIDING	
2W37	2,000x2,240	SLIDING	
2W38	4,040x3,170	SLIDING	
2W39	2,000x2,240	SLIDING	
2W40	2,450x3,170	SLIDING	
2W41	5,840x3,170	SLIDING	
2W42	1,538x2,240	SLIDING	
2W43	2,000x2,240	SLIDING	
2W43	2,100x2,240		
2W43	2,100x2,240		
2W44	2,450x3,170	SLIDING	
2W45	3,500x3,170	SLIDING	
2W46	5,090x3,170	SLIDING	
2W47	2,000x2,240	SLIDING	
2W48	900x2,240	SLIDING	
2W49	900x2,240		
2W50	900x2,240	SLIDING	
2W51	900x2,240	SLIDING	
2W52	2,000x2,240	SLIDING	
3W01	5,090x3,170	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
3W02	3,500x3,170	SLIDING	
3W03	2,450x3,170	SLIDING	
3W04	2,000x2,240	SLIDING	
3W05	1,224x2,327	SLIDING	
3W06	3,000x3,170	SLIDING	
3W07	3,540x3,170	SLIDING	
3W08	3,000x3,170	SLIDING	
3W09	4,040x3,170	SLIDING	
3W10	2,450x3,170	SLIDING	
3W11	2,000x2,240	SLIDING	
3W12	1,670x2,240	SLIDING	
3W13	1,670x2,240	SLIDING	
3W13	1,752x2,240	SLIDING	
3W15	2,000x2,240	SLIDING	
3W16	4,000x3,170	SLIDING	
3W17	6,925x2,970	SLIDING	
3W18	3,385x2,970	SLIDING	
3W19	3,590x2,970	SLIDING	
3W20	6,351x2,970	SLIDING	
3W21	2,000x2,910	SLIDING	
3W22	900x2,910	SLIDING	
3W23	2,000x2,910	SLIDING	
3W24	900x2,940		
3W24	900x2,940		
3W24	900x2,910	SLIDING	
3W25	3,650x2,970	SLIDING	
3W25	900x2,940		
3W26	2,545x2,970	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
3W27	5,191x2,970	SLIDING	
3W28	1,538x2,970	SLIDING	
3W29	3,700x2,970	SLIDING	
3W30	2,545x2,970	SLIDING	
3W31	4,802x2,970	SLIDING	
3W32	4,000x3,170	SLIDING	
3W33	2,000x2,240	SLIDING	
3W34	1,400x2,240	SLIDING	
3W35	1,752x2,240	SLIDING	
3W36	1,230x2,240	SLIDING	
3W37	2,000x2,240	SLIDING	
3W38	4,040x3,170	SLIDING	
3W39	2,000x2,240	SLIDING	
3W40	2,450x3,170	SLIDING	
3W41	5,840x3,170	SLIDING	
3W42	1,538x2,240	SLIDING	
3W43	2,000x2,240	SLIDING	
3W44	2,450x3,170	SLIDING	
3W45	3,500x3,170	SLIDING	
3W46	5,090x3,170	SLIDING	
3W47	2,000x2,240	SLIDING	
3W48	900x2,240	SLIDING	
3W49	900x2,240		
3W50	900x2,240	SLIDING	
3W51	900x2,240	SLIDING	
3W52	2,000x2,240	SLIDING	
4W01	8,490x3,170	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
4W02	3,000x3,170	SLIDING	
4W03	6,640x3,170	SLIDING	
4W04	3,000x3,170	SLIDING	
4W05	4,690x3,170	SLIDING	
4W06	2,550x3,170	SLIDING	
4W07	3,650x3,170	SLIDING	
4W08	1,770x2,690	SLIDING	
4W09	4,665x3,170	SLIDING	
4W10	2,550x3,170	SLIDING	
4W11	3,639x3,170	SLIDING	
4W12	6,925x2,970	SLIDING	
4W13	3,385x2,970	SLIDING	
4W14	3,590x2,970	SLIDING	
4W15	6,351x2,970	SLIDING	
4W16	2,000x2,910	SLIDING	
4W17	900x2,910	SLIDING	
4W18	2,000x2,910	SLIDING	
4W19	900x2,910	SLIDING	
4W20	3,650x2,970	SLIDING	
4W21	2,545x2,970	SLIDING	
4W22	5,191x2,970	SLIDING	
4W23	1,538x2,970	SLIDING	
4W24	3,700x2,970	SLIDING	
4W25	2,545x2,970	SLIDING	
4W26	4,802x2,970	SLIDING	
4W27	3,700x2,970	SLIDING	
4W28	2,550x3,170	SLIDING	
4W29	3,500x3,170	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
4W30	1,756x2,690	SLIDING	
4W31	3,650x3,170	SLIDING	
4W32	2,550x3,170	SLIDING	
4W33	4,690x3,170	SLIDING	
4W34	3,700x3,170	SLIDING	
4W35	3,400x3,170	SLIDING	
4W36	3,100x3,170	SLIDING	
4W37	1,538x2,720	SLIDING	
4W38	3,700x3,170	SLIDING	
4W39	2,812x3,170	SLIDING	
4W40	3,294x3,170	SLIDING	
4W41	4,224x3,170	SLIDING	
4W42	2,000x2,460	SLIDING	
4W43	900x2,460		
4W44	900x2,460	SLIDING	
4W45	2,000x2,460	SLIDING	
5W01	8,490x3,170	SLIDING	
5W02	3,000x3,170	SLIDING	
5W03	6,670x3,170	SLIDING	
5W04	3,000x3,170	SLIDING	
5W05	4,690x3,170	SLIDING	
5W06	2,550x3,170	SLIDING	
5W07	3,650x3,170	SLIDING	
5W08	1,770x3,400	SLIDING	
5W09	4,665x3,170	SLIDING	
5W10	2,550x3,170	SLIDING	
5W11	3,650x3,170	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
5W12	6,917x2,970	SLIDING	
5W13	3,386x2,970	SLIDING	
5W13	3,600x2,460	SLIDING	
5W14	3,590x2,970	SLIDING	
5W15	6,351x2,970	SLIDING	
5W16	2,000x2,970	SLIDING	
5W17	900x2,970	SLIDING	
5W18	2,000x2,970	SLIDING	
5W19	900x2,970	SLIDING	
5W20	3,650x2,970	SLIDING	
5W21	2,545x2,970	SLIDING	
5W22	5,191x2,970	SLIDING	
5W23	1,538x2,970	SLIDING	
5W24	3,700x2,970	SLIDING	
5W25	2,545x2,970	SLIDING	
5W26	5,365x2,970	SLIDING	
5W27	3,700x3,170	SLIDING	
5W28	2,550x3,170	SLIDING	
5W29	3,500x3,170	SLIDING	
5W30	1,778x3,400	SLIDING	
5W31	3,650x3,170	SLIDING	
5W32	2,550x3,170	SLIDING	
5W33	4,690x3,170	SLIDING	
5W34	3,650x3,170	SLIDING	
5W35	3,400x3,170	SLIDING	
5W36	3,100x3,170	SLIDING	
5W37	1,538x3,400	SLIDING	
5W38	3,650x3,170	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
6W01	8,490x3,170	SLIDING	
6W02	3,000x3,170	SLIDING	
6W03	6,590x3,170	SLIDING	
6W04	3,000x3,170	SLIDING	
6W05	4,690x3,170	SLIDING	
6W06	2,550x3,170	SLIDING	
6W07	3,650x3,170	SLIDING	
6W08	1,770x3,400	SLIDING	
6W09	4,665x3,170	SLIDING	
6W10	2,550x3,170	SLIDING	
6W11	3,650x3,170	SLIDING	
6W12	6,515x2,970	SLIDING	
6W13	2,450x2,970	SLIDING	
6W14	3,600x2,290	SLIDING	
6W15	3,945x2,970	SLIDING	
6W16	3,945x2,970	SLIDING	
6W17	3,600x2,290	SLIDING	
6W18	3,600x2,290	SLIDING	
6W19	3,672x2,970	SLIDING	
6W20	3,269x2,970	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
6W21	2,000x2,970	SLIDING	
6W22	2,871x2,970	SLIDING	
6W23	3,354x2,970	SLIDING	
6W24	3,700x3,170	SLIDING	
6W25	2,550x3,170	SLIDING	
6W26	3,500x3,170	SLIDING	
6W27	1,776x3,170	SLIDING	
6W28	3,650x3,170	SLIDING	
6W29	2,550x3,170	SLIDING	
6W30	4,690x3,170	SLIDING	
6W31	3,650x3,170	SLIDING	
6W32	3,400x3,170	SLIDING	
6W33	3,100x3,170	SLIDING	
6W34	1,538x3,140	SLIDING	
6W35	3,650x3,170	SLIDING	
6W36	2,812x3,170	SLIDING	
6W37	3,294x3,170	SLIDING	
6W38	4,296x3,170	SLIDING	
6W39	2,000x3,110	SLIDING	
6W40	900x3,110	SLIDING	
6W41	900x3,110	SLIDING	
6W42	2,000x3,110	SLIDING	
7W01	4,574x2,800	SLIDING	
7W02	4,574x2,800	SLIDING	
7W03	3,740x2,120	SLIDING	
7W04	3,000x2,800	SLIDING	
7W05	3,747x2,800	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H	OPERATION	
7W06	3,997x2,800	SLIDING	
7W07	3,997x2,800	SLIDING	
7W08	5,395x2,800	SLIDING	
7W10	3,600x2,800	SLIDING	
7W11	3,500x2,800	SLIDING	
7W12	3,700x2,800	SLIDING	
7W13	900x2,140	SLIDING	
7W14	2,470x2,120	SLIDING	
7W15	900x2,140	SLIDING	
7W16	3,000x2,120	SLIDING	
7W17	2,500x2,800	SLIDING	
7W18	4,549x2,800	SLIDING	
7W19	3,189x2,140	SLIDING	
7W20	2,850x2,140	SLIDING	
7W21	2,850x2,140	SLIDING	

REV	NOTE	DATE
A	SSDA SUBMISSION RESPONSE TO PRELIMINARY DPHI ASSESSMENT	17/12/2025 1/5/2026
B		
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1: FIRE RESISTING CONSTRUCTION
SPEC. C1.10: FIRE HAZARD PROPERTIES
SPEC. C.11: PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12: SPEARATION OF EQUIPMENT
CLAUSE C3.13: ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8: OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15: OPENING 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 D2.24: SIGNS ON DOORS
CLAUSE D3.2: GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3: PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6: EXENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8: TACTILE INDICATORS
CLAUSE F1.7: WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10: DAMP PROOFING
CLAUSE 2.5: 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHEELICHYDRAULIC: BCA CLause C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

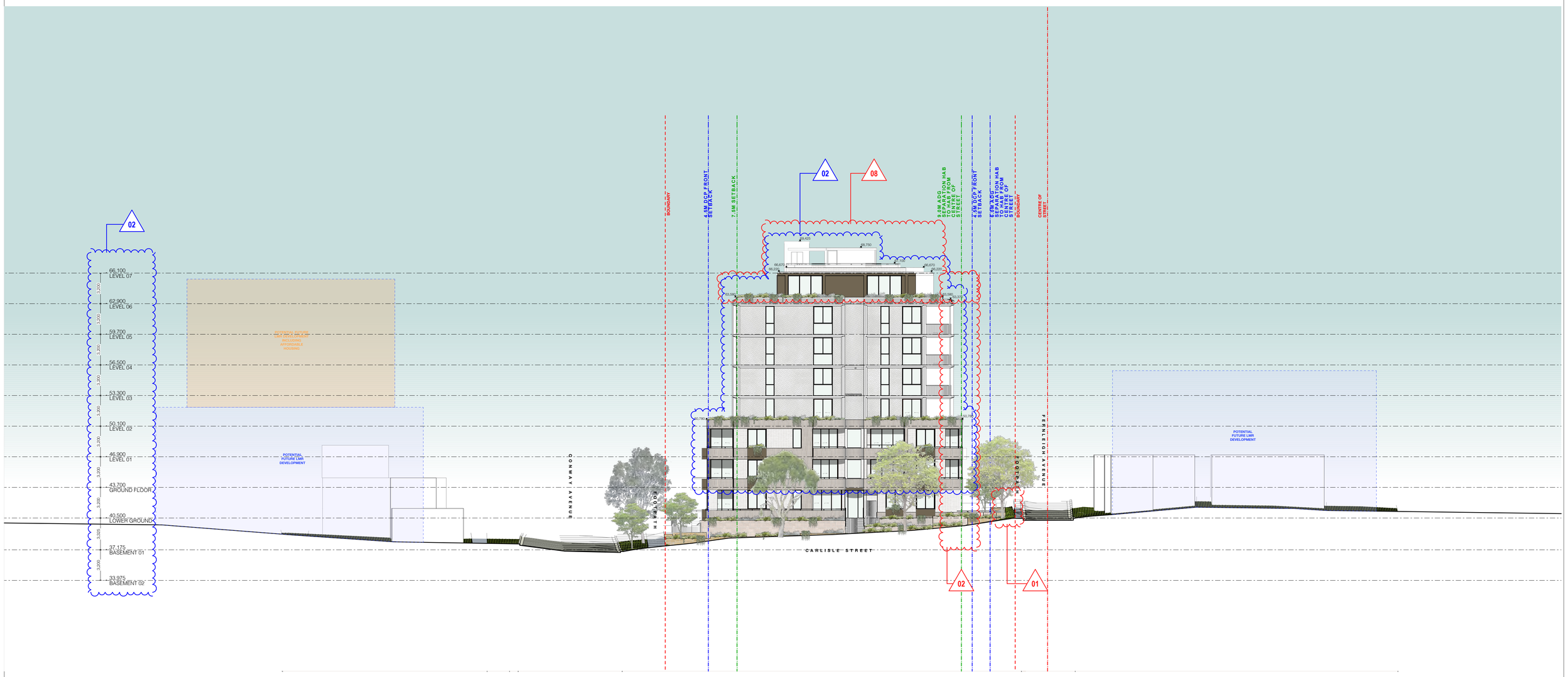
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
ELEVATION NORTH

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:2, 1:200@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	3000

ELEVATION EAST



WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
LGW01	3,800×2,940		SLIDING
LGW02	3,000×2,940		SLIDING
LGW03	1,865×2,940		SLIDING
LGW04	1,473×2,040		
LGW05	1,850×2,940		SLIDING
LGW06	3,640×2,940		SLIDING
LGW07	4,780×2,940		SLIDING
LGW08	2,000×2,040		SLIDING
LGW09	2,000×2,040		SLIDING
LGW10	1,996×2,940		SLIDING
LGW11	3,198×3,170		SLIDING
LGW12	2,700×3,170		SLIDING
LGW13	2,000×2,040		SLIDING
LGW14	4,846×2,970		SLIDING
LGW15	2,000×2,040		SLIDING
LGW16	2,000×2,040		SLIDING
LGW17	1,996×2,710		SLIDING
LGW18	3,465×2,790		SLIDING
GW01	5,090×3,170		SLIDING
GW02	3,500×3,170		SLIDING
GW03	2,450×3,170		SLIDING
GW04	2,000×2,240		SLIDING
GW05	1,224×2,327		SLIDING
GW06	4,941×3,170		SLIDING
GW07	4,799×3,170		SLIDING
GW08	3,990×3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
GW09	3,900×3,170		SLIDING
GW10	1,326×2,040		
GW11	1,778×3,140		SLIDING
GW12	1,670×2,240		
GW14	4,726×3,170		SLIDING
GW16	3,800×2,970		SLIDING
GW17	2,982×2,040		SLIDING
GW18	1,865×2,970		SLIDING
GW19	1,334×2,040		
GW20	2,000×2,040		SLIDING
GW21	1,850×2,970		SLIDING
GW22	4,058×2,970		SLIDING
GW23	2,000×2,040		SLIDING
GW24	3,570×2,970		SLIDING
GW25	1,634×2,040		SLIDING
GW26	2,719×2,970		SLIDING
GW27	2,700×2,970		SLIDING
GW28	2,000×2,040		SLIDING
GW29	2,400×2,970		SLIDING
GW29	4,846×2,970		SLIDING
GW30	2,000×2,040		SLIDING
GW31	2,000×2,040		SLIDING
GW32	1,538×2,040		SLIDING
GW33	1,440×2,240		SLIDING
GW34	3,659×2,970		SLIDING
GW35	4,496×2,970		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
GW36	3,700×2,240		SLIDING
GW37	2,450×3,170		SLIDING
GW38	4,665×3,170		SLIDING
GW39	1,400×2,240		SLIDING
GW40	1,778×2,240		SLIDING
GW41	1,540×2,240		SLIDING
GW42	2,000×2,240		SLIDING
GW43	2,450×3,170		SLIDING
GW44	4,690×3,170		SLIDING
GW45	2,000×2,240		SLIDING
GW46	2,450×3,170		SLIDING
GW47	2,740×3,170		SLIDING
GW48	3,000×3,170		SLIDING
GW49	1,538×2,240		SLIDING
GW50	2,100×2,240		SLIDING
GW51	2,000×2,240		SLIDING
GW52	2,450×3,170		SLIDING
GW53	3,500×3,170		SLIDING
GW54	5,090×3,170		SLIDING
GW55	2,000×2,240		SLIDING
GW56	900×2,240		SLIDING
GW57	900×2,240		SLIDING
GW58	900×2,240		SLIDING
GW59	900×2,240		SLIDING
GW60	2,000×2,240		SLIDING
1W01	5,090×3,170		SLIDING
1W02	3,500×3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
1W03	2,450×3,170		SLIDING
1W04	2,000×2,240		SLIDING
1W05	1,224×2,327		SLIDING
1W06	3,000×3,170		SLIDING
1W07	3,540×3,170		SLIDING
1W08	3,000×3,170		SLIDING
1W09	4,040×3,170		SLIDING
1W10	2,450×3,170		SLIDING
1W11	2,000×2,240		SLIDING
1W12	1,670×2,240		SLIDING
1W13	1,765×2,240		SLIDING
1W14	1,670×2,240		SLIDING
1W15	2,000×2,240		SLIDING
1W16	4,000×3,170		SLIDING
1W17	3,800×2,970		SLIDING
1W18	2,982×2,040		SLIDING
1W19	1,865×2,970		SLIDING
1W20	2,000×2,040		SLIDING
1W21	1,850×2,970		SLIDING
1W22	4,058×2,970		SLIDING
1W23	2,000×2,040		SLIDING
1W24	3,570×2,970		SLIDING
1W25	1,634×2,040		SLIDING
1W26	2,689×2,970		SLIDING
1W27	2,700×2,970		SLIDING
1W28	2,000×2,040		SLIDING
1W29	4,846×2,970		SLIDING
1W30	2,400×2,970		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
1W31	2,000×2,040		SLIDING
1W32	1,776×2,240		
1W32	2,000×2,040		SLIDING
1W33	1,538×2,040		SLIDING
1W34	3,659×2,970		SLIDING
1W35	4,166×2,970		SLIDING
1W36	4,000×3,170		SLIDING
1W37	2,000×2,240		SLIDING
1W38	1,400×2,240		SLIDING
1W39	1,778×2,240		SLIDING
1W40	1,230×2,240		SLIDING
1W41	2,000×2,240		SLIDING
1W42	4,040×3,170		SLIDING
1W43	2,000×2,240		SLIDING
1W44	2,450×3,170		SLIDING
1W45	5,840×3,170		SLIDING
1W46	1,538×2,240		SLIDING
1W47	2,100×2,240		SLIDING
1W48	2,000×2,240		SLIDING
1W49	2,450×3,170		SLIDING
1W50	3,500×3,170		SLIDING
1W51	5,090×3,170		SLIDING
1W52	2,000×2,240		SLIDING
1W53	900×2,240		SLIDING
1W54	900×2,240		SLIDING
1W55	900×2,240		SLIDING
1W56	900×2,240		SLIDING
1W57	2,000×2,240		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
2W01	5,090×3,170		SLIDING
2W02	3,500×3,170		SLIDING
2W03	2,450×3,170		SLIDING
2W04	2,000×2,240		SLIDING
2W05	1,224×2,327		SLIDING
2W06	3,000×3,170		SLIDING
2W07	3,540×3,170		SLIDING
2W08	3,000×3,170		SLIDING
2W09	4,040×3,170		SLIDING
2W10	2,450×3,170		SLIDING
2W11	2,000×2,240		SLIDING
2W12	1,670×2,240		SLIDING
2W13	1,767×2,240		SLIDING
2W14	1,670×2,240		SLIDING
2W15	2,000×2,240		SLIDING
2W16	4,000×3,170		SLIDING
2W17	6,925×2,970		SLIDING
2W18	3,385×2,970		SLIDING
2W19	3,590×2,970		SLIDING
2W20	6,350×2,970		SLIDING
2W21	2,000×2,880		SLIDING
2W22	900×2,910		SLIDING
2W23	2,000×2,880		SLIDING
2W24	900×2,910		SLIDING
2W25	3,650×2,970		SLIDING
2W26	2,545×2,970		SLIDING
2W27	5,191×2,970		SLIDING
2W28	1,538×2,970		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
2W29	3,700×3,170		SLIDING
2W30	2,545×2,970		SLIDING
2W31	4,802×3,170		SLIDING
2W32	4,000×3,170		SLIDING
2W33	2,000×2,240		SLIDING
2W34	1,400×2,240		SLIDING
2W35	1,762×2,240		SLIDING
2W36	1,230×2,240		SLIDING
2W37	2,000×2,240		SLIDING
2W38	4,040×3,170		SLIDING
2W39	2,000×2,240		SLIDING
2W40	2,450×3,170		SLIDING
2W41	5,840×3,170		SLIDING
2W42	1,538×2,240		SLIDING
2W43	2,000×2,240		SLIDING
2W43	2,100×2,240		
2W43	2,100×2,240		
2W44	2,450×3,170		SLIDING
2W45	3,500×3,170		SLIDING
2W46	5,090×3,170		SLIDING
2W47	2,000×2,240		SLIDING
2W48	900×2,240		SLIDING
2W49	900×2,240		SLIDING
2W50	900×2,240		SLIDING
2W51	900×2,240		SLIDING
2W52	2,000×2,240		SLIDING
3W01	5,090×3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
3W02	3,500×3,170		SLIDING
3W03	2,450×3,170		SLIDING
3W04	2,000×2,240		SLIDING
3W05	1,224×2,327		SLIDING
3W06	3,000×3,170		SLIDING
3W07	3,540×3,170		SLIDING
3W08	3,000×3,170		SLIDING
3W09	4,040×3,170		SLIDING
3W10	2,450×3,170		SLIDING
3W11	2,000×2,240		SLIDING
3W12	1,670×2,240		SLIDING
3W13	1,670×2,240		SLIDING
3W13	1,752×2,240		SLIDING
3W15	2,000×2,240		SLIDING
3W16	4,000×3,170		SLIDING
3W17	6,925×2,970		SLIDING
3W18	3,385×2,970		SLIDING
3W19	3,590×2,970		SLIDING
3W20	6,351×2,970		SLIDING
3W21	2,000×2,910		SLIDING
3W22	900×2,910		SLIDING
3W23	2,000×2,240		SLIDING
3W24	900×2,040		
3W24	900×2,040		
3W24	900×2,910		SLIDING
3W25	3,650×2,970		SLIDING
3W25	900×2,040		
3W26	2,545×2,970		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
3W27	5,191×2,970		SLIDING
3W28	1,538×2,970		SLIDING
3W29	3,700×2,970		SLIDING
3W30	2,545×2,970		SLIDING
3W31	4,802×2,970		SLIDING
3W32	4,000×3,170		SLIDING
3W33	2,000×2,240		SLIDING
3W34	1,400×2,240		SLIDING
3W35	1,752×2,240		SLIDING
3W36	1,230×2,240		SLIDING
3W37	2,000×2,240		SLIDING
3W38	4,040×3,170		SLIDING
3W39	2,000×2,240		SLIDING
3W40	2,450×3,170		SLIDING
3W41	5,840×3,170		SLIDING
3W42	1,538×2,240		SLIDING
3W43	2,000×2,240		SLIDING
3W44	2,450×3,170		SLIDING
3W45	3,500×3,170		SLIDING
3W46	5,090×3,170		SLIDING
3W47	2,000×2,240		SLIDING
3W48	900×2,240		SLIDING
3W49	900×2,240		SLIDING
3W50	900×2,240		SLIDING
3W51	900×2,240		SLIDING
3W52	2,000×2,240		SLIDING
4W01	8,490×3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
4W02	3,000×3,170		SLIDING
4W03	6,640×3,170		SLIDING
4W04	3,000×3,170		SLIDING
4W05	4,690×3,170		SLIDING
4W06	2,550×3,170		SLIDING
4W07	3,650×3,170		SLIDING
4W08	1,770×2,690		SLIDING
4W09	4,665×3,170		SLIDING
4W10	2,550×3,170		SLIDING
4W11	3,639×3,170		SLIDING
4W12	6,925×2,970		SLIDING
4W13	3,385×2,970		SLIDING
4W14	3,590×2,970		SLIDING
4W15	6,351×2,970		SLIDING
4W16	2,000×2,910		SLIDING
4W17	900×2,910		SLIDING
4W18	2,000×2,910		SLIDING
4W19	900×2,910		SLIDING
4W20	3,650×2,970		SLIDING
4W21	2,545×2,970		SLIDING
4W22	5,191×2,970		SLIDING
4W23	1,538×2,970		SLIDING
4W24	3,700×2,970		SLIDING
4W25	2,545×2,970		SLIDING
4W26	4,802×2,970		SLIDING
4W27	3,700×3,170		SLIDING
4W28	2,550×3,170		SLIDING
4W29	3,500×3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
4W30	1,756×2,690		SLIDING
4W31	3,650×3,170		SLIDING
4W32	2,550×3,170		SLIDING
4W33	4,690×3,170		SLIDING
4W34	3,700×3,170		SLIDING
4W35	3,400×3,170		SLIDING
4W36	3,100×3,170		SLIDING
4W37	1,538×2,720		SLIDING
4W38	3,700×3,170		SLIDING
4W39	2,812×3,170		SLIDING
4W40	3,294×3,170		SLIDING
4W41	4,224×3,170		SLIDING
4W42	2,000×2,460		SLIDING
4W43	900×2,460		SLIDING
4W44	900×2,460		SLIDING
4W45	2,000×2,460		SLIDING
5W01	8,490×3,170		SLIDING
5W02	3,000×3,170		SLIDING
5W03	6,670×3,170		SLIDING
5W04	3,000×3,170		SLIDING
5W05	4,690×3,170		SLIDING
5W06	2,550×3,170		SLIDING
5W07	3,650×3,170		SLIDING
5W08	1,770×3,400		SLIDING
5W09	4,665×3,170		SLIDING
5W10	2,550×3,170		SLIDING
5W11	3,650×3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
5W12	6,917×2,970		SLIDING
5W13	3,385×2,970		SLIDING
5W13	3,600×2,460		SLIDING
5W14	3,590×2,970		SLIDING
5W15	6,351×2,970		SLIDING
5W16	2,000×2,970		SLIDING
5W17	900×2,970		SLIDING
5W18	2,000×2,970		SLIDING
5W19	900×2,970		SLIDING
5W20	3,650×2,970		SLIDING
5W21	2,545×2,970		SLIDING
5W22	5,191×2,970		SLIDING
5W23	1,538×2,970		SLIDING
5W24	3,700×2,970		SLIDING
5W25	2,545×2,970		SLIDING
5W26	5,365×2,970		SLIDING
5W27	3,700×3,170		SLIDING
5W28	2,550×3,170		SLIDING
5W29	3,500×3,170		SLIDING
5W30	1,778×3,400		SLIDING
5W31	3,650×3,170		SLIDING
5W32	2,550×3,170		SLIDING
5W33	4,690×3,170		SLIDING
5W34	3,650×3,170		SLIDING
5W35	3,400×3,170		SLIDING
5W36	3,100×3,170		SLIDING
5W37	1,538×3,400		SLIDING
5W38	3,650×3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
6W01	8,490×3,170		SLIDING
6W02	3,000×3,170		SLIDING
6W03	6,590×3,170		SLIDING
6W04	3,000×3,170		SLIDING
6W05	4,690×3,170		SLIDING
6W06	2,550×3,170		SLIDING
6W07	3,650×3,170		SLIDING
6W08	1,770×3,400		SLIDING
6W09	4,665×3,170		SLIDING
6W10	2,550×3,170		SLIDING
6W11	3,650×3,170		SLIDING
6W12	6,515×2,970		SLIDING
6W13	2,450×2,970		SLIDING
6W14	3,600×2,290		SLIDING
6W15	3,945×2,970		SLIDING
6W16	3,945×2,970		SLIDING
6W17	3,600×2,290		SLIDING
6W18	3,600×2,290		SLIDING
6W19	3,672×2,970		SLIDING
6W20	3,269×2,970		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
6W21	2,000×2,970		SLIDING
6W22	2,871×2,970		SLIDING
6W23	3,354×2,970		SLIDING
6W24	3,700×3,170		SLIDING
6W25	2,550×3,170		SLIDING
6W26	3,500×3,170		SLIDING
6W27	1,776×3,170		SLIDING
6W28	3,650×3,170		SLIDING
6W29	2,550×3,170		SLIDING
6W30	4,690×3,170		SLIDING
6W31	3,650×3,170		SLIDING
6W32	3,400×3,170		SLIDING
6W33	3,100×3,170		SLIDING
6W34	1,538×3,140		SLIDING
6W35	3,650×3,170		SLIDING
6W36	2,812×3,170		SLIDING
6W37	3,294×3,170		SLIDING
6W38	4,296×3,170		SLIDING
6W39	2,000×3,110		SLIDING
6W40	900×3,110		SLIDING
6W41	900×3,110		SLIDING
6W42	2,000×3,110		SLIDING
7W01	4,574×2,800		SLIDING
7W02	4,574×2,800		SLIDING
7W03	3,740×2,120		SLIDING
7W04	3,000×2,800		SLIDING
7W05	3,747×2,800		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
7W06	3,997×2,800		SLIDING
7W07	3,997×2,800		SLIDING
7W08	5,305×2,800		SLIDING
7W10	3,600×2,800		SLIDING
7W11	3,500×2,800		SLIDING
7W12	3,700×2,800		SLIDING
7W13	900×2,140		SLIDING
7W14	2,470×2,120		SLIDING
7W15	900×2,140		SLIDING
7W16	3,000×2,120		SLIDING
7W17	2,500×2,800		SLIDING
7W18	4,549×2,800		SLIDING
7W19	3,189×2,140		SLIDING
7W20	2,850×2,140		SLIDING
7W21	2,850×2,140		SLIDING

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM WI BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANTARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.6 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH JZ OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 &AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR	
TOILETS:	4 STAR	
CLOTHES WASHERS:	3 STAR	
KITCHEN TAPS:	5 STAR	
BATHROOM TAPS:	5 STAR	
DISHWASHERS:	4 STAR	
RAIN WATER TANK:	3000 L	
POOL/SPA:	16/30 KL	
COLLECT RUN OFF AREA:	252 sqm	
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm	

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
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Nominated Architect Brain Meyerson NSW Registration Number 4907

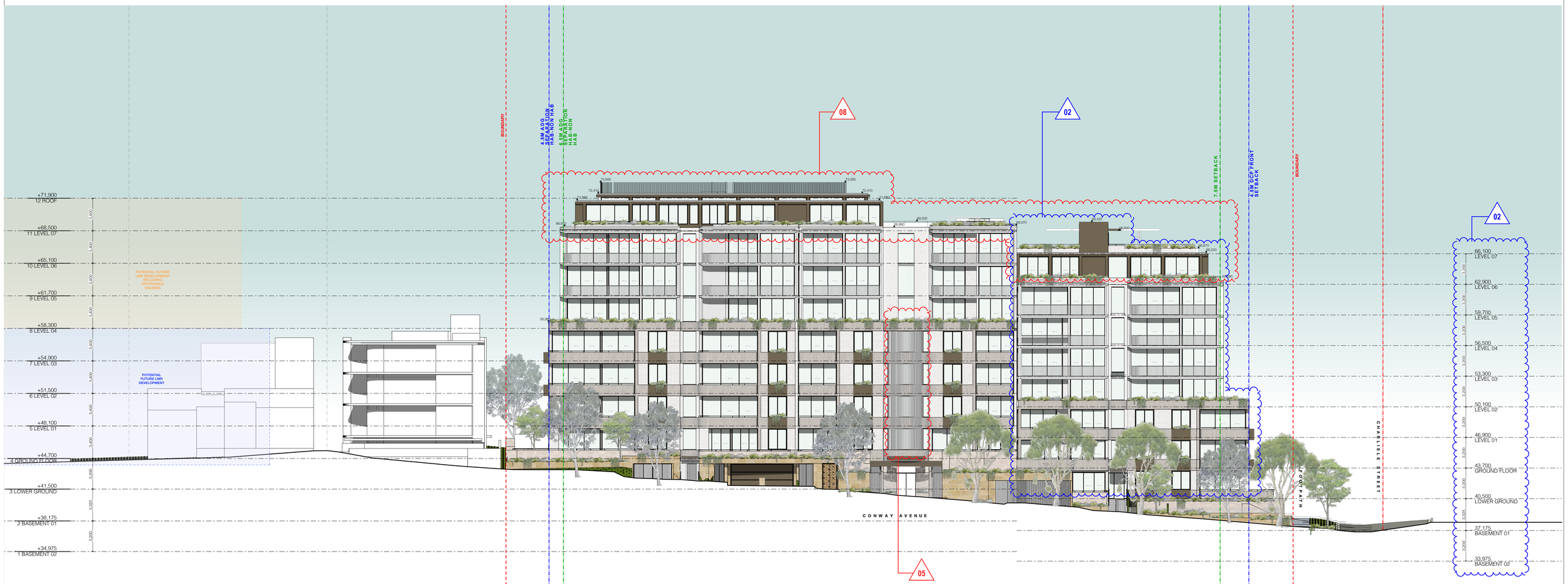
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
ELEVATION EAST

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY: MB
CHECKED: BW
SCALE: 1:200, 1:2@A1
ISSUE DATE: 19/6/2026
REVISION: **C**
PROJECT NUMBER: **25-135**
DWG NUMBER: **3001**

ELEVATION SOUTH



WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
LGW01	3,800x2,940		SLIDING
LGW02	3,000x2,940		SLIDING
LGW03	1,865x2,940		SLIDING
LGW04	1,473x2,040		
LGW05	1,850x2,940		SLIDING
LGW06	3,640x2,940		SLIDING
LGW07	4,780x2,940		SLIDING
LGW08	2,000x2,040		SLIDING
LGW09	2,000x2,040		SLIDING
LGW10	1,996x2,940		SLIDING
LGW11	3,198x3,170		SLIDING
LGW12	2,700x3,170		SLIDING
LGW13	2,000x2,040		SLIDING
LGW14	4,846x2,970		SLIDING
LGW15	2,000x2,040		SLIDING
LGW16	2,000x2,040		SLIDING
LGW17	1,996x2,710		SLIDING
LGW18	3,465x2,790		SLIDING
GW01	5,090x3,170		SLIDING
GW02	3,500x3,170		SLIDING
GW03	2,450x3,170		SLIDING
GW04	2,000x2,240		SLIDING
GW05	1,224x2,327		SLIDING
GW06	4,941x3,170		SLIDING
GW07	4,799x3,170		SLIDING
GW08	3,990x3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
GW09	3,900x3,170		SLIDING
GW10	1,326x2,040		
GW11	1,778x3,140		SLIDING
GW12	1,670x2,240		
GW14	3,839x3,170		SLIDING
GW15	4,726x3,170		SLIDING
GW16	3,800x2,970		SLIDING
GW17	2,982x2,040		SLIDING
GW18	1,865x2,970		SLIDING
GW19	1,334x2,040		
GW20	2,000x2,040		SLIDING
GW21	1,850x2,970		SLIDING
GW22	4,058x2,970		SLIDING
GW23	2,000x2,040		SLIDING
GW24	3,570x2,970		SLIDING
GW25	1,634x2,040		SLIDING
GW26	2,719x2,970		SLIDING
GW27	2,700x2,970		SLIDING
GW28	2,000x2,040		SLIDING
GW29	2,400x2,970		SLIDING
GW29	4,846x2,970		SLIDING
GW30	2,000x2,040		SLIDING
GW31	2,000x2,040		SLIDING
GW32	1,538x2,040		SLIDING
GW33	1,440x2,040		SLIDING
GW34	3,659x2,970		SLIDING
GW35	4,406x2,970		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
GW36	3,700x2,240		SLIDING
GW37	2,450x3,170		SLIDING
GW38	4,665x3,170		SLIDING
GW39	1,400x2,240		SLIDING
GW40	1,778x2,240		SLIDING
GW41	1,540x2,240		SLIDING
GW42	2,000x2,240		SLIDING
GW43	2,450x3,170		SLIDING
GW44	4,690x3,170		SLIDING
GW45	2,000x2,240		SLIDING
GW46	2,450x3,170		SLIDING
GW47	2,740x3,170		SLIDING
GW48	3,000x3,170		SLIDING
GW49	1,538x2,240		SLIDING
GW50	2,100x2,240		SLIDING
GW51	2,000x2,240		SLIDING
GW52	2,450x3,170		SLIDING
GW53	3,500x3,170		SLIDING
GW54	5,090x3,170		SLIDING
GW55	2,000x2,240		SLIDING
GW56	900x2,240		SLIDING
GW57	900x2,240		SLIDING
GW58	900x2,240		SLIDING
GW59	900x2,240		SLIDING
GW60	2,000x2,240		SLIDING
1W01	5,090x3,170		SLIDING
1W02	3,500x3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
1W03	2,450x3,170		SLIDING
1W04	2,000x2,240		SLIDING
1W05	1,224x2,327		SLIDING
1W06	3,000x3,170		SLIDING
1W07	3,540x3,170		SLIDING
1W08	3,000x3,170		SLIDING
1W09	4,040x3,170		SLIDING
1W10	2,450x3,170		SLIDING
1W11	2,000x2,240		SLIDING
1W12	1,670x2,240		SLIDING
1W13	1,765x2,240		SLIDING
1W14	1,670x2,240		SLIDING
1W15	2,000x2,240		SLIDING
1W16	4,000x3,170		SLIDING
1W17	3,800x2,970		SLIDING
1W18	2,982x2,040		SLIDING
1W19	1,865x2,970		SLIDING
1W20	2,000x2,040		SLIDING
1W21	1,850x2,970		SLIDING
1W22	4,058x2,970		SLIDING
1W23	2,000x2,040		SLIDING
1W24	3,570x2,970		SLIDING
1W25	1,634x2,040		SLIDING
1W26	2,689x2,970		SLIDING
1W27	2,700x2,970		SLIDING
1W28	2,000x2,040		SLIDING
1W29	4,846x2,970		SLIDING
1W30	2,400x2,970		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
1W31	2,000x2,040	SLIDING	
1W32	1,776x2,940		
1W32	2,000x2,040		SLIDING
1W33	1,538x2,040		SLIDING
1W34	3,659x2,970		SLIDING
1W35	4,166x2,970		SLIDING
1W36	4,000x3,170		SLIDING
1W37	2,000x2,240		SLIDING
1W38	1,400x2,240		SLIDING
1W39	1,778x2,240		SLIDING
1W40	1,230x2,240		SLIDING
1W41	2,000x2,240		SLIDING
1W42	4,040x3,170		SLIDING
1W43	2,000x2,240		SLIDING
1W44	2,450x3,170		SLIDING
1W45	5,840x3,170		SLIDING
1W46	1,538x2,240		SLIDING
1W47	2,100x2,240		SLIDING
1W48	2,000x2,240		SLIDING
1W49	2,450x3,170		SLIDING
1W50	3,500x3,170		SLIDING
1W51	5,090x3,170		SLIDING
1W52	2,000x2,240		SLIDING
1W53	900x2,240		SLIDING
1W54	900x2,240		SLIDING
1W55	900x2,240		SLIDING
1W56	900x2,240		SLIDING
1W57	2,000x2,240		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
2W01	5,090x3,170		SLIDING
2W02	3,500x3,170		SLIDING
2W03	2,450x3,170		SLIDING
2W04	2,000x2,240		SLIDING
2W05	1,224x2,327		SLIDING
2W06	3,000x3,170		SLIDING
2W07	3,540x3,170		SLIDING
2W08	3,000x3,170		SLIDING
2W09	4,040x3,170		SLIDING
2W10	2,450x3,170		SLIDING
2W11	2,000x2,240		SLIDING
2W12	1,670x2,240		SLIDING
2W13	1,767x2,240		SLIDING
2W14	1,670x2,240		SLIDING
2W15	2,000x2,240		SLIDING
2W16	4,000x3,170		SLIDING
2W17	6,925x2,970		SLIDING
2W18	3,385x2,970		SLIDING
2W19	3,590x2,970		SLIDING
2W20	6,351x2,970		SLIDING
2W21	2,000x2,880		SLIDING
2W22	900x2,910		SLIDING
2W23	2,000x2,880		SLIDING
2W24	900x2,910		SLIDING
2W25	3,650x2,970		SLIDING
2W26	2,540x2,970		SLIDING
2W27	5,191x2,970		SLIDING
2W28	1,538x2,970		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
2W29	3,700x3,170		SLIDING
2W30	2,545x3,170		SLIDING
2W31	4,802x3,170		SLIDING
2W32	4,000x3,170		SLIDING
2W33	2,000x2,240		SLIDING
2W34	1,400x2,240		SLIDING
2W35	1,762x2,240		SLIDING
2W36	1,230x2,240		SLIDING
2W37	2,000x2,240		SLIDING
2W38	4,040x3,170		SLIDING
2W39	2,000x2,240		SLIDING
2W40	2,450x3,170		SLIDING
2W41	5,840x3,170		SLIDING
2W42	1,538x2,240		SLIDING
2W43	2,000x2,240		SLIDING
2W43	2,100x2,240		
2W44	2,450x3,170		SLIDING
2W45	3,500x3,170		SLIDING
2W46	5,090x3,170		SLIDING
2W47	2,000x2,240		SLIDING
2W48	900x2,240		SLIDING
2W49	900x2,240		
2W50	900x2,240		SLIDING
2W51	900x2,240		SLIDING
2W52	2,000x2,240		SLIDING
3W01	5,090x3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
3W02	3,500x3,170		SLIDING
3W03	2,450x3,170		SLIDING
3W04	2,000x2,240		SLIDING
3W05	1,224x2,327		SLIDING
3W06	3,000x3,170		SLIDING
3W07	3,540x3,170		SLIDING
3W08	3,000x3,170		SLIDING
3W09	4,040x3,170		SLIDING
3W10	2,450x3,170		SLIDING
3W11	2,000x2,240		SLIDING
3W12	1,670x2,240		SLIDING
3W13	1,670x2,240		SLIDING
3W13	1,752x2,240		SLIDING
3W15	2,000x2,240		SLIDING
3W16	4,000x3,170		SLIDING
3W17	6,925x2,970		SLIDING
3W18	3,385x2,970		SLIDING
3W19	3,590x2,970		SLIDING
3W20	6,351x2,970		SLIDING
3W21	2,000x2,910		SLIDING
3W22	900x2,910		SLIDING
3W23	2,000x2,910	SLIDING	
3W24	900x2,940		
3W24	900x2,940		
3W24	900x2,910	SLIDING	
3W25	3,650x2,970	SLIDING	
3W25	900x2,940		
3W26	2,545x2,970	SLIDING	

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
3W27	5,191x2,970		SLIDING
3W28	1,538x2,970		SLIDING
3W29	3,700x2,970		SLIDING
3W30	2,545x2,970		SLIDING
3W31	4,802x2,970		SLIDING
3W32	4,000x3,170		SLIDING
3W33	2,000x2,240		SLIDING
3W34	1,400x2,240		SLIDING
3W35	1,752x2,240		SLIDING
3W36	1,230x2,240		SLIDING
3W37	2,000x2,240		SLIDING
3W38	4,040x3,170		SLIDING
3W39	2,000x2,240		SLIDING
3W40	2,450x3,170		SLIDING
3W41	5,840x3,170		SLIDING
3W42	1,538x2,240		SLIDING
3W43	2,000x2,240		SLIDING
3W44	2,450x3,170		SLIDING
3W45	3,500x3,170		SLIDING
3W46	5,090x3,170		SLIDING
3W47	2,000x2,240		SLIDING
3W48	900x2,240		SLIDING
3W49	900x2,240		
3W50	900x2,240		SLIDING
3W51	900x2,240		SLIDING
3W52	2,000x2,240		SLIDING
4W01	8,490x3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
4W02	3,000x3,170		SLIDING
4W03	6,640x3,170		SLIDING
4W04	3,000x3,170		SLIDING
4W05	4,690x3,170		SLIDING
4W06	2,550x3,170		SLIDING
4W07	3,650x3,170		SLIDING
4W08	1,770x2,690		SLIDING
4W09	4,665x3,170		SLIDING
4W10	2,550x3,170		SLIDING
4W11	3,639x3,170		SLIDING
4W12	6,925x2,970		SLIDING
4W13	3,385x2,970		SLIDING
4W14	3,590x2,970		SLIDING
4W15	6,351x2,970		SLIDING
4W16	2,000x2,910		SLIDING
4W17	900x2,910		SLIDING
4W18	2,000x2,910		SLIDING
4W19	900x2,910		SLIDING
4W20	3,650x2,970		SLIDING
4W21	2,545x2,970		SLIDING
4W22	5,191x2,970		SLIDING
4W23	1,538x2,970		SLIDING
4W24	3,700x2,970		SLIDING
4W25	2,545x2,970		SLIDING
4W26	4,802x2,970		SLIDING
4W27	3,700x3,170		SLIDING
4W28	2,550x3,170		SLIDING
4W29	3,500x3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
4W30	1,756x2,690		SLIDING
4W31	3,650x3,170		SLIDING
4W32	2,550x3,170		SLIDING
4W33	4,690x3,170		SLIDING
4W34	3,700x3,170		SLIDING
4W35	3,400x3,170		SLIDING
4W36	3,100x3,170		SLIDING
4W37	1,538x2,720		SLIDING
4W38	3,700x3,170		SLIDING
4W39	2,812x3,170		SLIDING
4W40	3,294x3,170		SLIDING
4W41	4,224x3,170		SLIDING
4W42	2,000x2,460		SLIDING
4W43	900x2,460		SLIDING
4W44	900x2,460		SLIDING
4W45	2,000x2,460		SLIDING
5W01	8,490x3,170		SLIDING
5W02	3,000x3,170		SLIDING
5W03	6,670x3,170		SLIDING
5W04	3,000x3,170		SLIDING
5W05	4,690x3,170		SLIDING
5W06	2,550x3,170		SLIDING
5W07	3,650x3,170		SLIDING
5W08	1,770x3,400		SLIDING
5W09	4,665x3,170		SLIDING
5W10	2,550x3,170		SLIDING
5W11	3,650x3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
5W12	6,917x2,970		SLIDING
5W13	3,386x2,970		SLIDING
5W13	3,600x2,460		SLIDING
5W14	3,590x2,970		SLIDING
5W15	6,351x2,970		SLIDING
5W16	2,000x2,970		SLIDING
5W17	900x2,970		SLIDING
5W18	2,000x2,970		SLIDING
5W19	900x2,970		SLIDING
5W20	3,650x2,970		SLIDING
5W21	2,545x2,970		SLIDING
5W22	5,191x2,970		SLIDING
5W23	1,538x2,970		SLIDING
5W24	3,700x2,970		SLIDING
5W25	2,545x2,970		SLIDING
5W26	5,365x2,970		SLIDING
5W27	3,700x3,170		SLIDING
5W28	2,550x3,170		SLIDING
5W29	3,500x3,170		SLIDING
5W30	1,778x3,400		SLIDING
5W31	3,650x3,170		SLIDING
5W32	2,550x3,170		SLIDING
5W33	4,690x3,170		SLIDING
5W34	3,650x3,170		SLIDING
5W35	3,400x3,170		SLIDING
5W36	3,100x3,170		SLIDING
5W37	1,538x3,400		SLIDING
5W38	3,650x3,170		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
5W39	2,812x3,170		SLIDING
5W40	3,294x3,170		SLIDING
5W41	4,224x3,170		SLIDING
5W42	2,000x3,110		SLIDING
5W43	900x3,110		SLIDING
5W44	900x3,110		SLIDING
5W45	2,000x3,110		SLIDING
6W01	8,490x3,170		SLIDING
6W02	3,000x3,170		SLIDING
6W03	6,590x3,170		SLIDING
6W04	3,000x3,170		SLIDING
6W05	4,690x3,170		SLIDING
6W06	2,550x3,170		SLIDING
6W07	3,650x3,170		SLIDING
6W08	1,770x3,400		SLIDING
6W09	4,665x3,170		SLIDING
6W10	2,550x3,170		SLIDING
6W11	3,650x3,170		SLIDING
6W12	6,515x2,970		SLIDING
6W13	2,450x2,970		SLIDING
6W14	3,600x2,290		SLIDING
6W15	3,945x2,970		SLIDING
6W16	3,945x2,970		SLIDING
6W17	3,600x2,290		SLIDING
6W18	3,600x2,290		SLIDING
6W19	3,672x2,970		SLIDING
6W20	3,269x2,970		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
6W21	2,000x2,970		SLIDING
6W22	2,871x2,970		SLIDING
6W23	3,354x2,970		SLIDING
6W24	3,700x3,170		SLIDING
6W25	2,550x3,170		SLIDING
6W26	3,500x3,170		SLIDING
6W27	1,776x3,170		SLIDING
6W28	3,650x3,170		SLIDING
6W29	2,550x3,170		SLIDING
6W30	4,690x3,170		SLIDING
6W31	3,650x3,170		SLIDING
6W32	3,400x3,170		SLIDING
6W33	3,100x3,170		SLIDING
6W34	1,538x3,140		SLIDING
6W35	3,650x3,170		SLIDING
6W36	2,812x3,170		SLIDING
6W37	3,294x3,170		SLIDING
6W38	4,296x3,170		SLIDING
6W39	2,000x3,110		SLIDING
6W40	900x3,110		SLIDING
6W41	900x3,110		SLIDING
6W42	2,000x3,110		SLIDING
7W01	4,574x2,800		SLIDING
7W02	4,574x2,800		SLIDING
7W03	3,740x2,120		SLIDING
7W04	3,000x2,800		SLIDING
7W05	3,747x2,800		SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
7W06	3,997x2,800		SLIDING
7W07	3,997x2,800		SLIDING
7W08	5,395x2,800		SLIDING
7W10	3,600x2,800		SLIDING
7W11	3,500x2,800		SLIDING
7W12	3,700x2,800		SLIDING
7W13	900x2,140		SLIDING
7W14	2,470x2,120		SLIDING
7W15	900x2,140		SLIDING
7W16	3,000x2,120		SLIDING
7W17	2,500x2,800		SLIDING
7W18	4,549x2,800		SLIDING
7W19	3,189x2,140		SLIDING
7W20	2,850x2,140		SLIDING
7W21	2,850x2,140		SLIDING

REV	NOTE	DATE
A	SSDA SUBMISSION RESPONSE TO PRELIMINARY DPHI ASSESMENT	17/12/2025 1/5/2026
B		
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1: FIRE RESISTING CONSTRUCTION
SPEC. C1.10: FIRE HAZARD PROPERTIES
SPEC. C1.11: PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12: SPEARATION OF EQUIPMENT
CLAUSE C3.13: ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8: OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15: OPENING 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: SIGNS ON DOORS
CLAUSE D3.2: GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3: PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6: IDENT OF ACCESSIBLE FACILISERV-FEATURES
CLAUSE D3.8: TACTILE INDICATORS
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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLause C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR	
TOILETS:	4 STAR	
KITCHEN TAPS:	5 STAR	
BATHROOM TAPS:	5 STAR	
DISHWASHERS:	4 STAR	
RAIN WATER TANK:	3000 L	
POOL/SPA:	16/30 KL	
COLLECT RUN OFF AREA:	262 sqm	
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm	

ENERGY OPTIONS

COOLING:	1-Phase, ducted / ER# 3.0-3.5
HEATING:	1-Phase, ducted / ER# 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
ELEVATION SOUTH

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:200, 1:2@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	3002

ELEVATION WEST



WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
LGW01	3,800	2,940	SLIDING
LGW02	3,000	2,940	SLIDING
LGW03	1,865	2,940	SLIDING
LGW04	1,473	2,040	
LGW05	1,850	2,940	SLIDING
LGW06	3,640	2,940	SLIDING
LGW07	4,780	2,940	SLIDING
LGW08	2,000	2,040	SLIDING
LGW09	2,000	2,040	SLIDING
LGW10	1,996	2,940	SLIDING
LGW11	3,198	3,170	SLIDING
LGW12	2,700	3,170	SLIDING
LGW13	2,000	2,040	SLIDING
LGW14	4,846	2,970	SLIDING
LGW15	2,000	2,040	SLIDING
LGW16	2,000	2,040	SLIDING
LGW17	1,996	2,710	SLIDING
LGW18	3,465	2,790	SLIDING
GW01	5,090	3,170	SLIDING
GW02	3,500	3,170	SLIDING
GW03	2,450	3,170	SLIDING
GW04	2,000	2,240	SLIDING
GW05	1,224	2,327	SLIDING
GW06	4,941	3,170	SLIDING
GW07	4,799	3,170	SLIDING
GW08	3,990	3,170	SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
GW09	3,900	3,170	SLIDING
GW10	1,326	2,040	
GW10	1,670	2,240	
GW11	1,778	3,140	SLIDING
GW12	1,670	2,240	
GW14	3,839	3,170	SLIDING
GW15	4,726	3,170	SLIDING
GW16	3,800	2,970	SLIDING
GW17	2,982	2,040	SLIDING
GW18	1,865	2,970	SLIDING
GW43	2,450	3,170	SLIDING
GW44	4,690	3,170	SLIDING
GW45	2,000	2,240	SLIDING
GW46	2,450	3,170	SLIDING
GW47	2,740	3,170	SLIDING
GW48	3,000	3,170	SLIDING
GW49	1,538	2,240	SLIDING
GW50	2,100	2,240	SLIDING
GW51	2,000	2,240	SLIDING
GW52	2,450	3,170	SLIDING
GW53	3,500	3,170	SLIDING
GW54	5,090	3,170	SLIDING
GW55	2,000	2,240	SLIDING
GW56	900	2,240	SLIDING
GW57	900	2,240	SLIDING
GW58	900	2,240	SLIDING
GW59	900	2,240	SLIDING
GW60	2,000	2,240	SLIDING
1W01	5,090	3,170	SLIDING
1W02	3,500	3,170	SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
1W03	2,450	3,170	SLIDING
1W04	2,000	2,240	SLIDING
1W05	1,224	2,327	SLIDING
1W06	3,000	3,170	SLIDING
1W07	3,540	3,170	SLIDING
1W08	3,000	3,170	SLIDING
1W09	4,040	3,170	SLIDING
1W10	2,450	3,170	SLIDING
1W11	2,000	2,240	SLIDING
1W12	1,670	2,240	SLIDING
1W13	1,765	2,240	SLIDING
1W14	1,670	2,240	SLIDING
1W15	2,000	2,240	SLIDING
1W16	4,000	3,170	SLIDING
1W17	3,800	2,970	SLIDING
1W18	2,982	2,040	SLIDING
1W19	1,865	2,970	SLIDING
1W20	2,000	2,040	SLIDING
1W21	1,850	2,970	SLIDING
1W22	4,058	2,970	SLIDING
1W23	2,000	2,040	SLIDING
1W24	3,570	2,970	SLIDING
1W25	1,634	2,240	SLIDING
1W26	2,689	2,970	SLIDING
1W27	2,700	2,970	SLIDING
1W28	2,000	2,040	SLIDING
1W29	4,846	2,970	SLIDING
1W30	2,400	2,970	SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
1W31	2,000	2,040	SLIDING
1W32	1,776	2,240	
1W32	2,000	2,040	SLIDING
1W33	1,538	2,040	SLIDING
1W34	3,659	2,970	SLIDING
1W35	4,166	2,970	SLIDING
1W36	4,000	3,170	SLIDING
1W37	2,000	2,240	SLIDING
1W38	1,400	2,240	SLIDING
1W39	1,778	2,240	SLIDING
1W40	1,230	2,240	SLIDING
1W41	2,000	2,240	SLIDING
1W42	4,040	3,170	SLIDING
1W43	2,000	2,240	SLIDING
1W44	2,450	3,170	SLIDING
1W45	5,840	3,170	SLIDING
1W46	1,538	2,240	SLIDING
1W47	2,100	2,240	SLIDING
1W48	2,000	2,240	SLIDING
1W49	2,450	3,170	SLIDING
1W50	3,500	3,170	SLIDING
1W51	5,090	3,170	SLIDING
1W52	2,000	2,240	SLIDING
1W53	900	2,240	SLIDING
1W54	900	2,240	SLIDING
1W55	900	2,240	SLIDING
1W56	900	2,240	SLIDING
1W57	2,000	2,240	SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
2W01	5,090	3,170	SLIDING
2W02	3,500	3,170	SLIDING
2W03	2,450	3,170	SLIDING
2W04	2,000	2,240	SLIDING
2W05	1,224	2,327	SLIDING
2W06	3,000	3,170	SLIDING
2W07	3,540	3,170	SLIDING
2W08	3,000	3,170	SLIDING
2W09	4,040	3,170	SLIDING
2W10	2,450	3,170	SLIDING
2W11	2,000	2,240	SLIDING
2W12	1,670	2,240	SLIDING
2W13	1,767	2,240	SLIDING
2W14	1,670	2,240	SLIDING
2W15	2,000	2,240	SLIDING
2W16	4,000	3,170	SLIDING
2W17	6,905	2,970	SLIDING
2W18	3,385	2,970	SLIDING
2W19	3,590	2,970	SLIDING
2W20	6,350	2,970	SLIDING
2W21	2,000	2,880	SLIDING
2W22	900	2,910	SLIDING
2W23	2,000	2,880	SLIDING
2W24	900	2,910	SLIDING
2W25	3,650	2,970	SLIDING
2W26	2,545	2,970	SLIDING
2W27	5,191	2,970	SLIDING
2W28	1,538	2,970	SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
2W29	3,700	3,170	SLIDING
2W30	2,545	3,170	SLIDING
2W32	4,000	3,170	SLIDING
2W33	2,000	2,240	SLIDING
2W34	1,400	2,240	SLIDING
2W35	1,762	2,240	SLIDING
2W36	1,230	2,240	SLIDING
2W37	2,000	2,240	SLIDING
2W38	4,040	3,170	SLIDING
2W39	2,000	2,240	SLIDING
2W40	2,450	3,170	SLIDING
2W41	5,840	3,170	SLIDING
2W42	1,538	2,240	SLIDING
2W43	2,100	2,240	
2W43	2,100	2,240	SLIDING
2W44	2,450	3,170	SLIDING
2W45	3,500	3,170	SLIDING
2W46	5,090	3,170	SLIDING
2W47	2,240	2,240	SLIDING
2W48	900	2,240	SLIDING
2W49	900	2,240	SLIDING
2W50	900	2,240	SLIDING
2W51	900	2,240	SLIDING
2W52	2,000	2,240	SLIDING
3W01	5,090	3,170	SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
3W02	3,500	3,170	SLIDING
3W03	2,450	3,170	SLIDING
3W04	2,000	2,240	SLIDING
3W05	1,224	2,327	SLIDING
3W06	3,000	3,170	SLIDING
3W07	3,540	3,170	SLIDING
3W08	3,000	3,170	SLIDING
3W09	4,040	3,170	SLIDING
3W10	2,450	3,170	SLIDING
3W11	2,000	2,240	SLIDING
3W12	1,670	2,240	SLIDING
3W13	1,670	2,240	SLIDING
3W13	1,752	2,240	SLIDING
3W15	2,000	2,240	SLIDING
3W16	4,000	3,170	SLIDING
3W17	6,925	2,970	SLIDING
3W18	3,385	2,970	SLIDING
3W19	3,590	2,970	SLIDING
3W20	6,351	2,970	SLIDING
3W21	2,000	2,910	SLIDING
3W22	900	2,910	SLIDING
3W23	2,000	2,910	SLIDING
3W24	900	2,940	
3W24	900	2,940	
3W24	900	2,910	SLIDING
3W25	3,650	2,970	SLIDING
3W25	900	2,040	
3W26	2,545	2,970	SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
3W27	5,191	2,970	SLIDING
3W28	1,538	2,970	SLIDING
3W29	3,700	2,970	SLIDING
3W30	2,545	2,970	SLIDING
3W31	4,802	2,970	SLIDING
3W32	4,000	3,170	SLIDING
3W33	2,000	2,240	SLIDING
3W34	1,400	2,240	SLIDING
3W35	1,752	2,240	SLIDING
3W36	1,230	2,240	SLIDING
3W37	2,000	2,240	SLIDING
3W38	4,040	3,170	SLIDING
3W39	2,000	2,240	SLIDING
3W40	2,450	3,170	SLIDING
3W41	5,840	3,170	SLIDING
3W42	1,538	2,240	SLIDING
3W43	2,000	2,240	SLIDING
3W44	2,450	3,170	SLIDING
3W45	3,500	3,170	SLIDING
3W46	5,090	3,170	SLIDING
3W47	2,000	2,240	SLIDING
3W48	900	2,240	SLIDING
3W49	900	2,240	SLIDING
3W50	900	2,240	SLIDING
3W51	900	2,240	SLIDING
3W52	2,000	2,240	SLIDING
4W01	8,490	3,170	SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
4W02	3,000	3,170	SLIDING
4W03	6,640	3,170	SLIDING
4W04	3,000	3,170	SLIDING
4W05	4,690	3,170	SLIDING
4W06	2,550	3,170	SLIDING
4W07	3,650	3,170	SLIDING
4W08	1,770	2,690	SLIDING
4W09	4,665	3,170	SLIDING
4W10	2,550	3,170	SLIDING
4W11	3,639	3,170	SLIDING
4W12	6,925	2,970	SLIDING
4W13	3,385	2,970	SLIDING
4W14	3,590	2,970	SLIDING
4W15	6,351	2,970	SLIDING
4W16	2,000	2,910	SLIDING
4W17	900	2,910	SLIDING
4W18	2,000	2,910	SLIDING
4W19	3,700	3,170	SLIDING
4W20	3,650	2,970	SLIDING
4W21	2,545	2,970	SLIDING
4W22	5,191	2,970	SLIDING
4W23	1,538	2,970	SLIDING
4W24	3,700	2,970	SLIDING
4W25	2,545	2,970	SLIDING
4W26	4,802	2,970	SLIDING
4W27	3,700	3,170	SLIDING
4W28	2,550	3,170	SLIDING
4W29	3,500	3,170	SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
4W30	1,756	2,690	SLIDING
4W31	3,650	3,170	SLIDING
4W32	2,550	3,170	SLIDING
4W33	4,690	3,170	SLIDING
4W34	3,700	3,170	SLIDING
4W35	3,400	3,170	SLIDING
4W36	3,100	3,170	SLIDING
4W37	1,538	2,720	SLIDING
4W38	3,700	3,170	SLIDING
4W39	2,812	3,170	SLIDING
4W40	3,294	3,170	SLIDING
4W41	4,224	3,170	SLIDING
4W42	2,000	2,460	SLIDING
4W43	900	2,460	SLIDING
4W44	900	2,460	SLIDING
4W45	2,000	2,460	SLIDING
5W01	8,490	3,170	SLIDING
5W02	3,000	3,170	SLIDING
5W03	6,670	3,170	SLIDING
5W04	3,000	3,170	SLIDING
5W05	4,690	3,170	SLIDING
5W06	2,550	3,170	SLIDING
5W07	3,650	3,170	SLIDING
5W08	1,770	3,400	SLIDING
5W09	4,665	3,170	SLIDING
5W10	2,550	3,170	SLIDING
5W11	3,650	3,170	SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
5W12	6,917	2,970	SLIDING
5W13	3,385	2,970	SLIDING
5W13	3,600	2,460	SLIDING
5W14	3,590	2,970	SLIDING
5W15	6,351	2,970	SLIDING
5W16	2,000	2,970	SLIDING
5W17	900	2,970	SLIDING
5W18	2,000	2,970	SLIDING
5W19	900	2,970	SLIDING
5W20	3,650	2,970	SLIDING
5W21	2,545	2,970	SLIDING
5W22	5,191	2,970	SLIDING
5W23	1,538	2,970	SLIDING
5W24	3,700	2,970	SLIDING
5W25	2,545	2,970	SLIDING
5W26	5,365	2,970	SLIDING
5W27	3,700	3,170	SLIDING
5W28	2,550	3,170	SLIDING
5W29	3,500	3,170	SLIDING
5W30	1,778	3,400	SLIDING
5W31	3,650	3,170	SLIDING
5W32	2,550	3,170	SLIDING
5W33	4,690	3,170	SLIDING
5W34	3,650	3,170	SLIDING
5W35	3,400	3,170	SLIDING
5W36	3,100	3,170	SLIDING
5W37	1,538	3,400	SLIDING
5W38	3,650	3,170	SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
5W39	2,812	3,170	SLIDING
5W40	3,294	3,170	SLIDING
5W41	4,224	3,170	SLIDING
5W42	2,000	3,110	SLIDING
5W43	900	3,110	SLIDING
5W44	900	3,110	SLIDING
5W45	2,000	3,110	SLIDING
6W01	8,490	3,170	SLIDING
6W02	3,000	3,170	SLIDING
6W03	6,590	3,170	SLIDING
6W04	3,000	3,170	SLIDING
6W05	4,690	3,170	SLIDING
6W06	2,550	3,170	SLIDING
6W07	3,650	3,170	SLIDING
6W08	1,770	3,400	SLIDING
6W09	4,665	3,170	SLIDING
6W10	2,550	3,170	SLIDING
6W11	3,650	3,170	SLIDING
6W12	6,515	2,970	SLIDING
6W13	2,450	2,970	SLIDING
6W14	3,600	2,290	SLIDING
6W15	3,945	2,970	SLIDING
6W16	3,945	2,970	SLIDING
6W17	3,600	2,290	SLIDING
6W18	3,600	2,290	SLIDING
6W19	3,672	2,970	SLIDING
6W20	3,269	2,970	SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
6W21	2,000	2,970	SLIDING
6W22	2,871	2,970	SLIDING
6W23	3,354	2,970	SLIDING
6W24	3,700	3,170	SLIDING
6W25	2,550	3,170	SLIDING
6W26	3,500	3,170	SLIDING
6W27	1,778	3,170	SLIDING
6W28	3,650	3,170	SLIDING
6W29	2,550	3,170	SLIDING
6W30	4,690	3,170	SLIDING
6W31	3,650	3,170	SLIDING
6W32	3,400	3,170	SLIDING
6W33	3,100	3,170	SLIDING
6W34	1,538	3,140	SLIDING
6W35	3,650	3,170	SLIDING
6W36	2,812	3,170	SLIDING
6W37	3,294	3,170	SLIDING
6W38	4,296	3,170	SLIDING
6W39	2,000	3,110	SLIDING
6W40	900	3,110	SLIDING
6W41	900	3,110	SLIDING
6W42	2,000	3,110	SLIDING
7W01	4,574	2,800	SLIDING
7W02	4,574	2,800	SLIDING
7W03	3,740	2,120	SLIDING
7W04	3,000	2,800	SLIDING
7W05	3,747	2,800	SLIDING

WINDOW SCHEDULE (NEW)			
Element ID	W x H		OPERATION
7W06	3,997	2,800	SLIDING
7W07	3,997	2,800	SLIDING
7W08	5,305	2,800	SLIDING
7W10	3,600	2,800	SLIDING
7W11	3,500	2,800	SLIDING
7W12	3,700	2,800	SLIDING
7W13	900	2,140	SLIDING
7W14	2,470	2,120	SLIDING
7W15	900	2,140	SLIDING
7W16	3,000	2,120	SLIDING
7W17	2,500	2,800	SLIDING
7W18	4,549	2,800	SLIDING
7W19	3,189	2,140	SLIDING
7W20	2,850	2,140	SLIDING
7W21	2,850	2,140	SLIDING

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING, ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM BY BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES.
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F.1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F4.4 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J1 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHANICAL: BCA CLause C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 &AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLause C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	Yes
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.23

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson
NSW Registration Number 4907

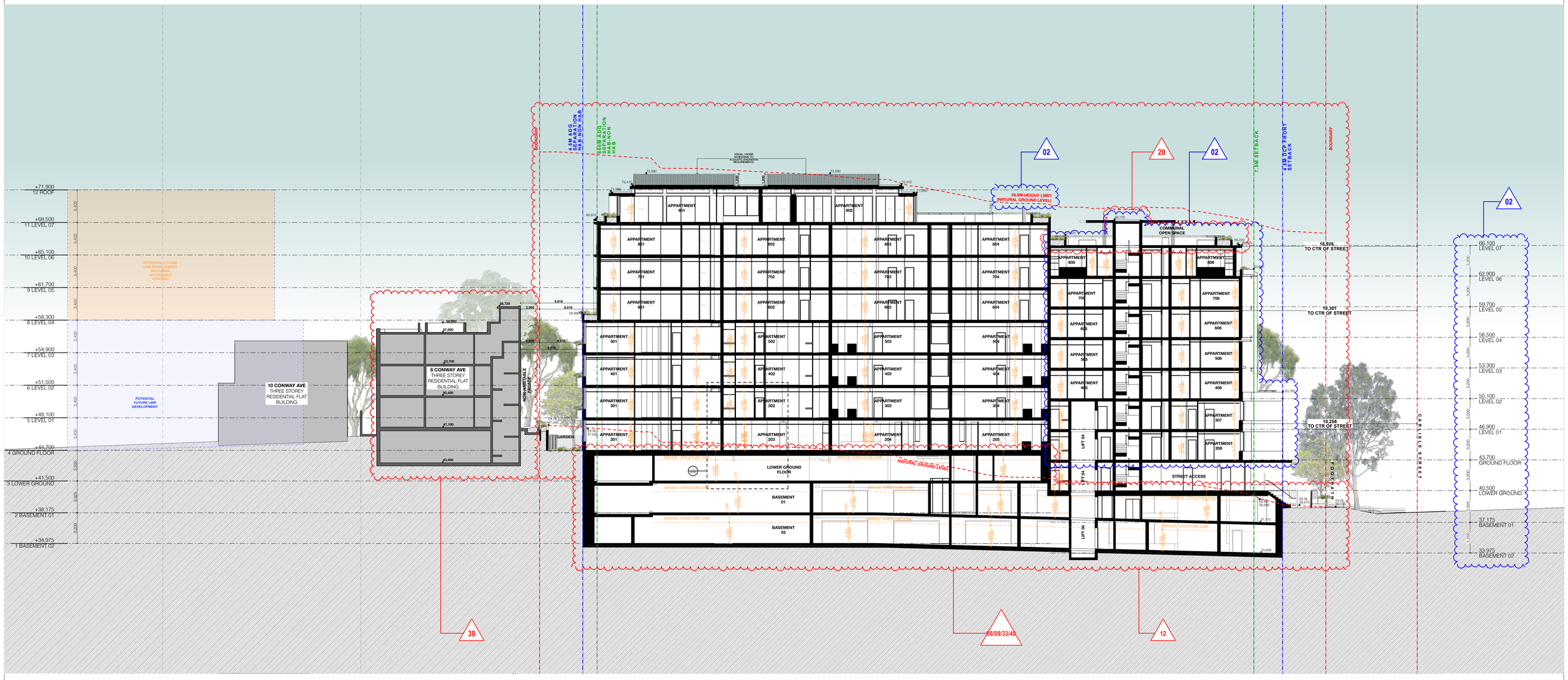
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
ELEVATION WEST

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY: MB
CHECKED: BW
SCALE: 1:200, 1:2@A1
ISSUE DATE: 1/5/2026
REVISION: B
PROJECT NUMBER: **25-135**
DWG NUMBER: **3004**

SECTION AA



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
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(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

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Nominated Architect Brian Meyerson NSW Registration Number 4907

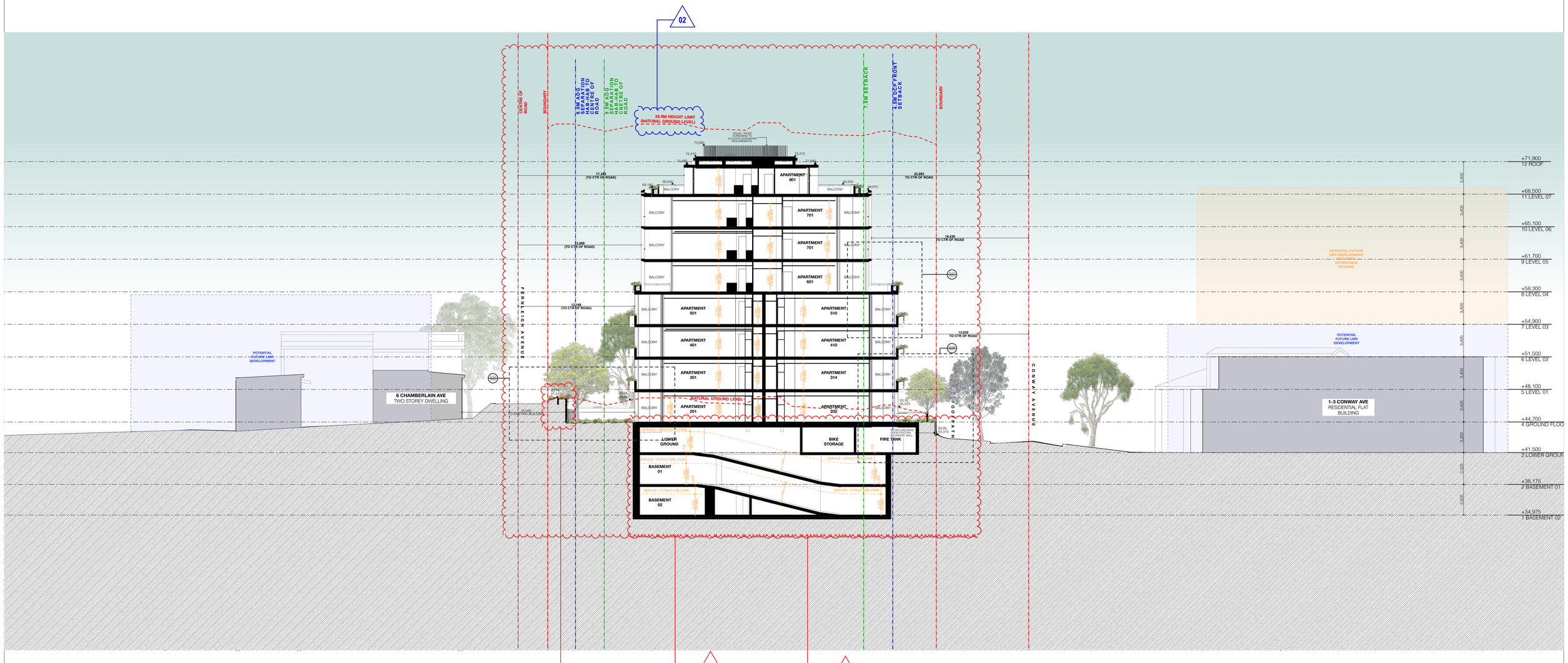
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
SECTION AA

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE: 1:200@A1	
ISSUE DATE: 19/6/2026	REVISION: C
PROJECT NUMBER: 25-135	DWG NUMBER: 4000

SECTION BB



01

08/09/33/40

11/12/26

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

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CLAUSE C2.12 SPEARATION OF EQUIPMENT
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CLAUSE D2.13 GOINGS AND RISERS
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BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
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ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

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NOTES:

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Nominated Architect Brian Meyerson NSW Registration Number 4907

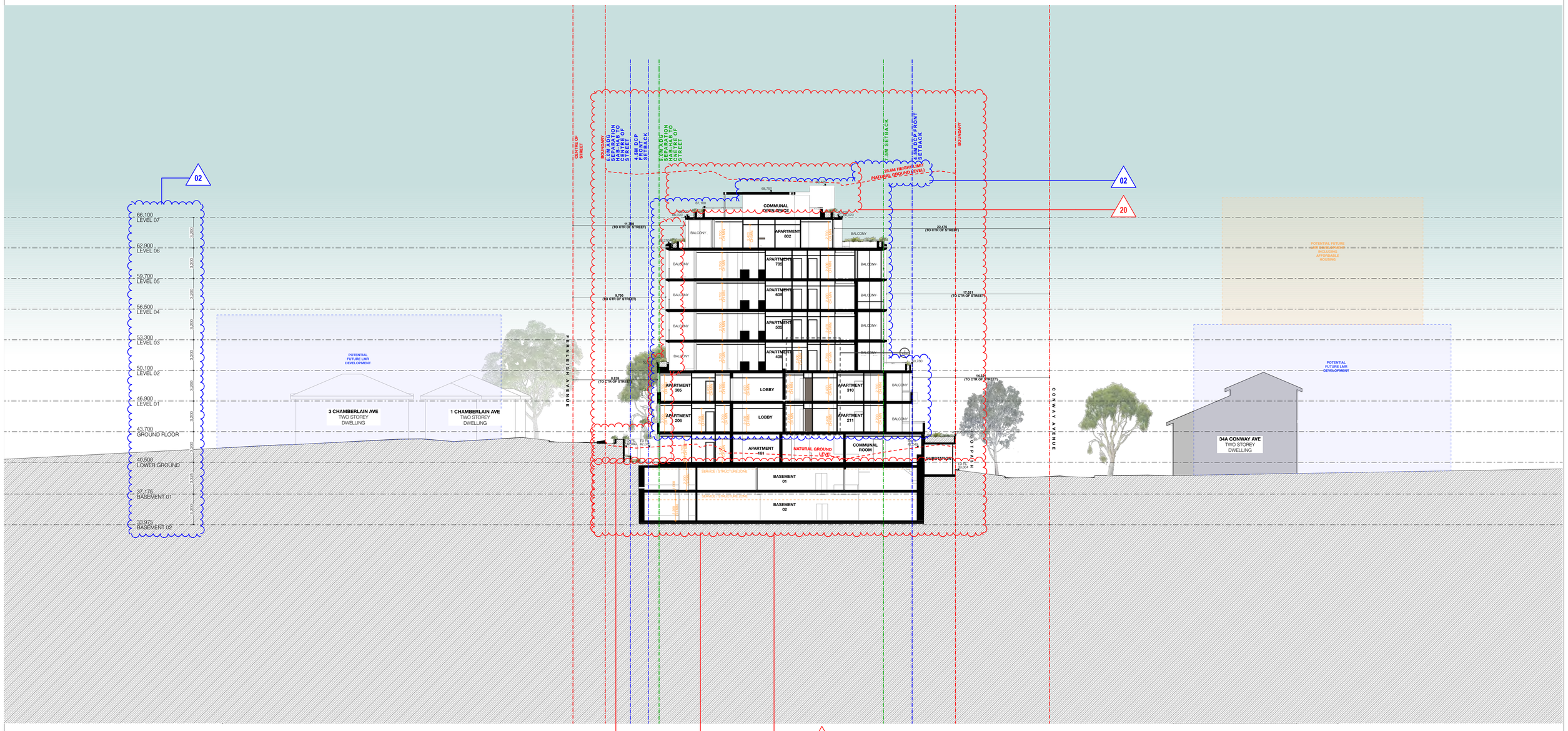
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
SECTION BB

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY: MB	CHECKED: BW
SCALE: 1:200@A1	
ISSUE DATE: 19/6/2026	REVISION: C
PROJECT NUMBER: 25-135	DWG NUMBER: 4001

SECTION CC



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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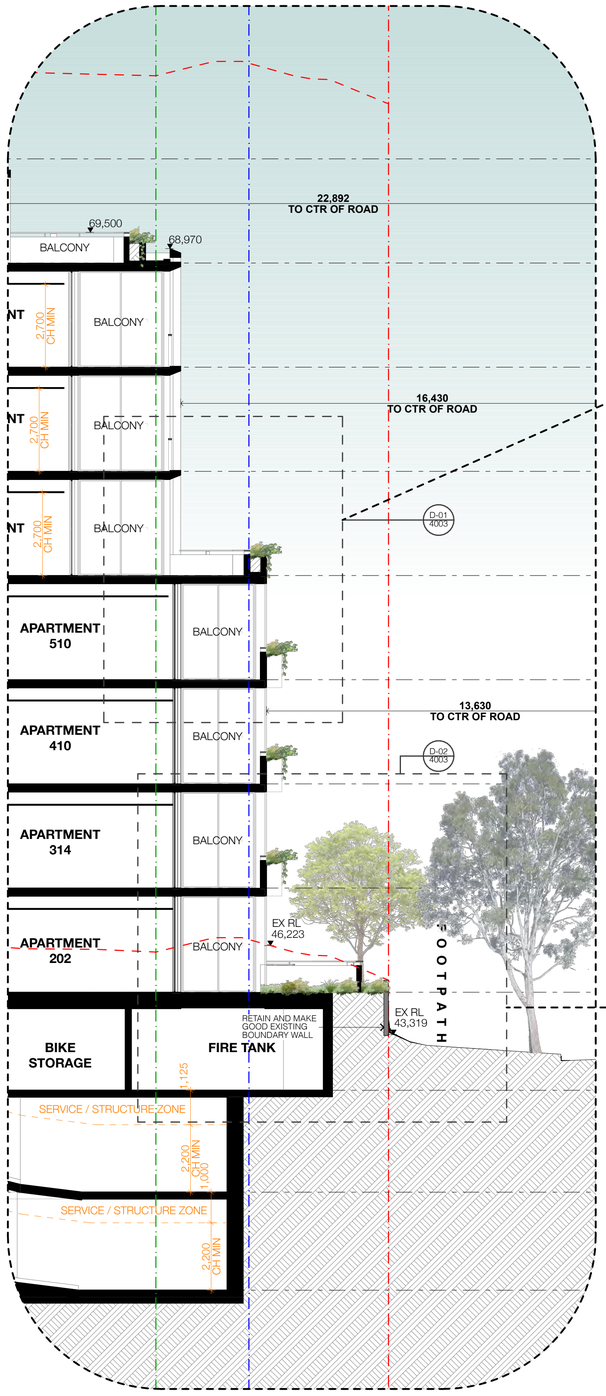
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

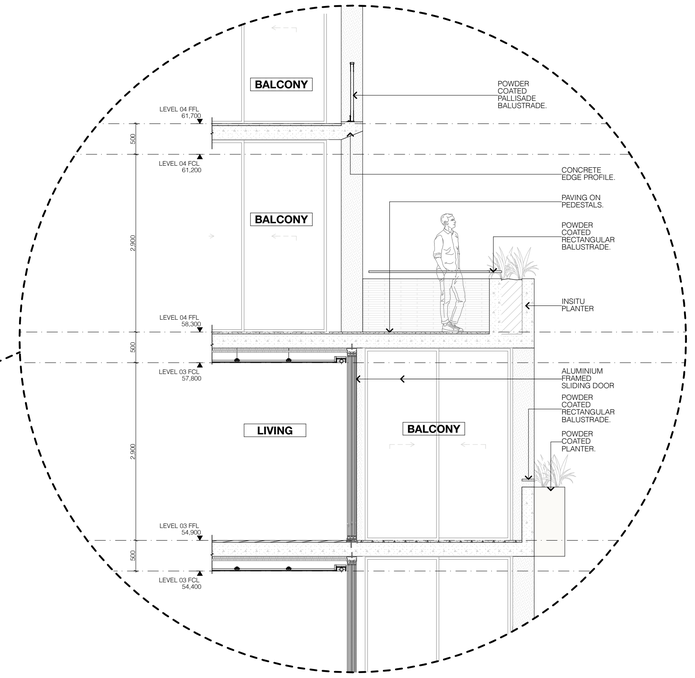
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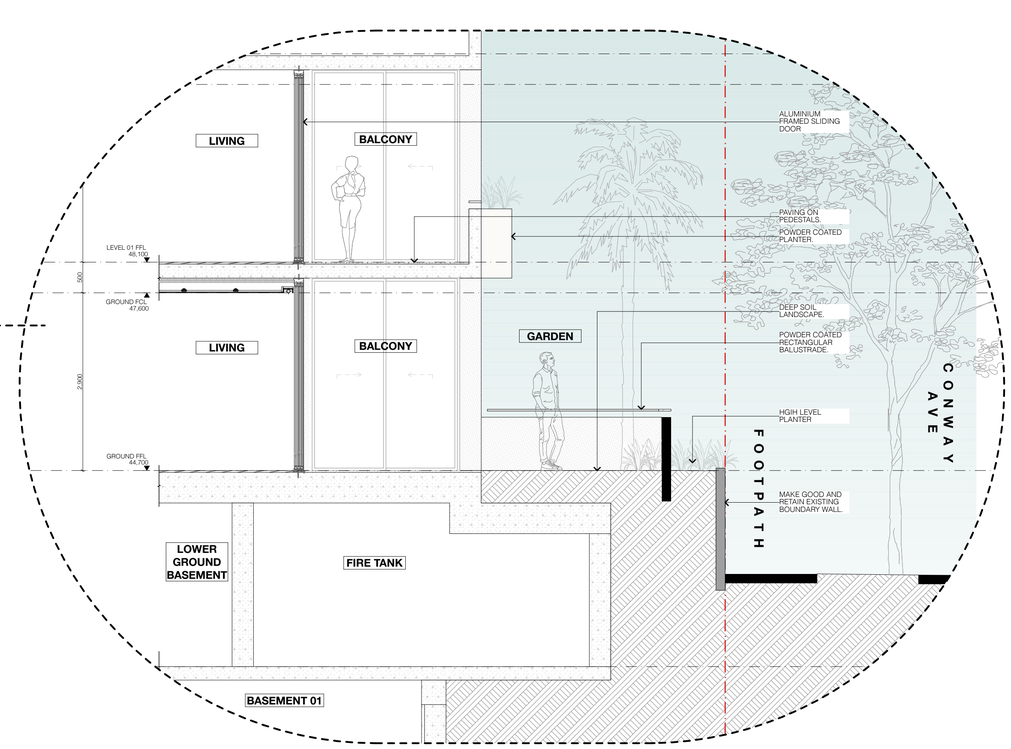
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SCALE: 1:200@A1	
ISSUE DATE: 19/6/2026	REVISION: **C**
PROJECT NUMBER: **25-135**	DWG NUMBER: **4002**

DETAIL SECTION 01







REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
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CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
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CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH ASINZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX EXISTING
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

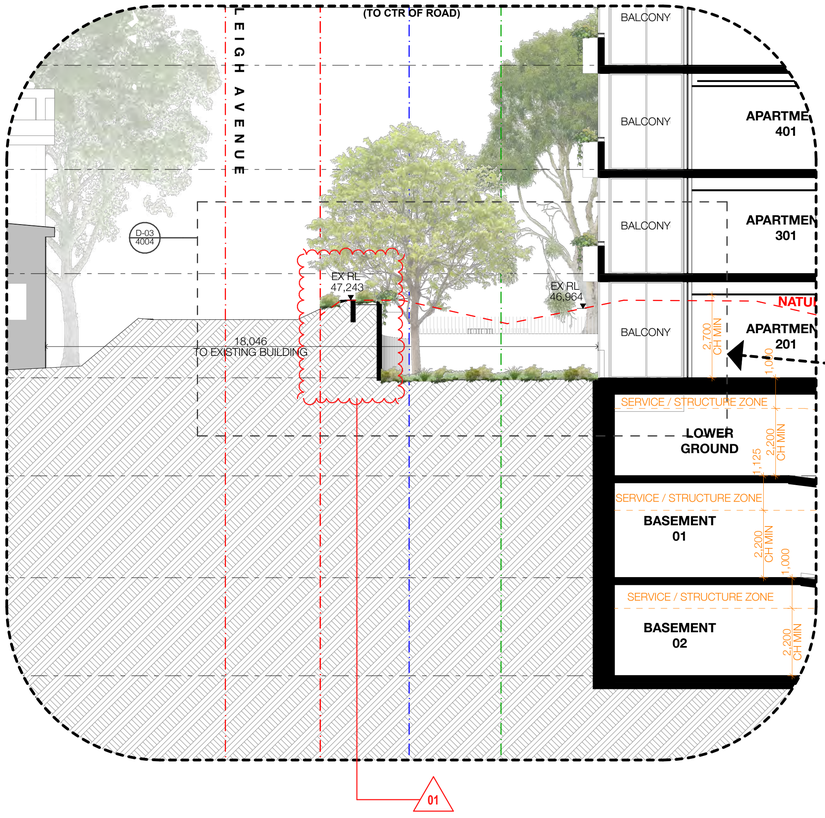
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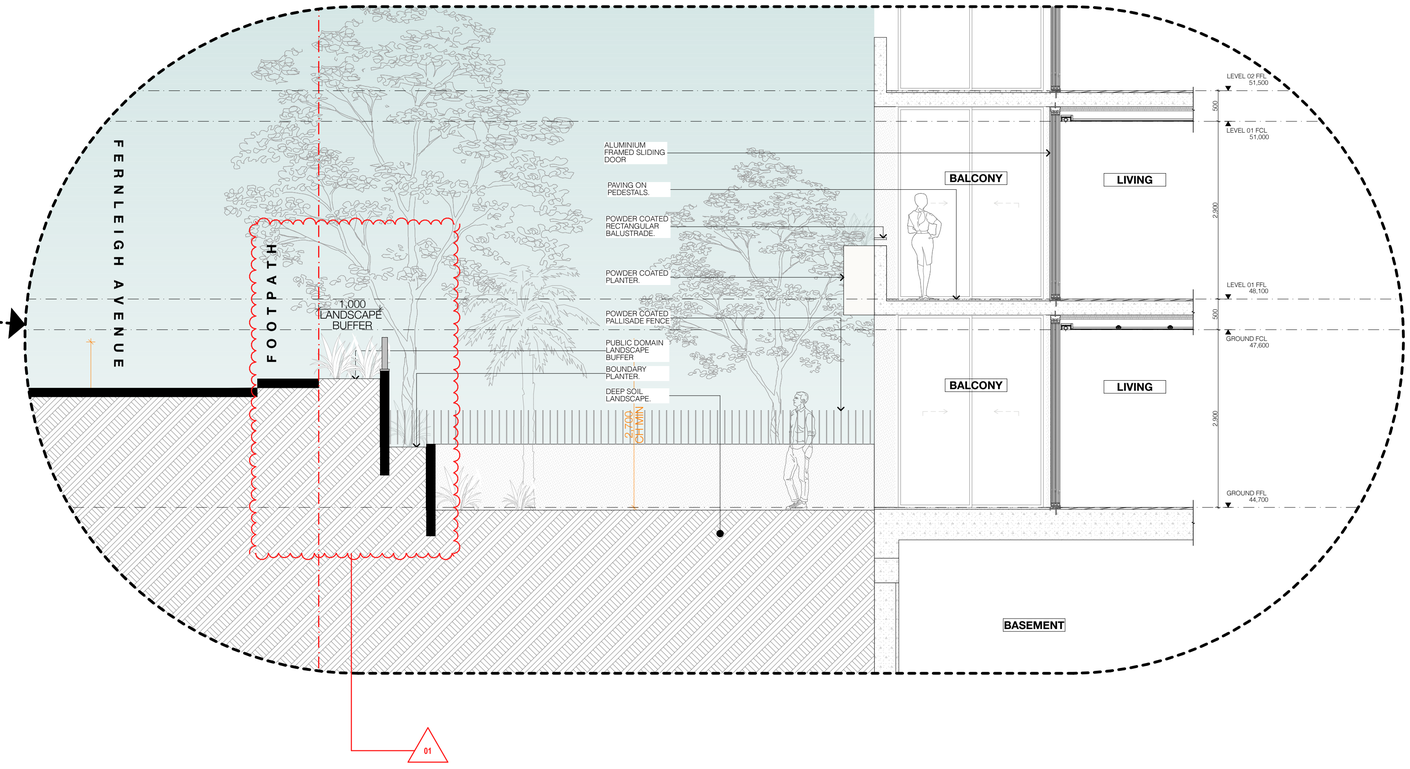
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DETAIL SECTION 01

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE: 1:100, 1:50@A1	
ISSUE DATE: 1/5/2026	REVISION: B
PROJECT NUMBER: 25-135	DWG NUMBER: 4003

DETAIL SECTION 02





REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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CLAUSE D1.10 DISCHARGE FROM EXITS
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BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	1600 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
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GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
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RL	REDUCED LEVEL
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	EX BUILDING TO BE DEMOLISHED
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	EX TREE TO REMOVE
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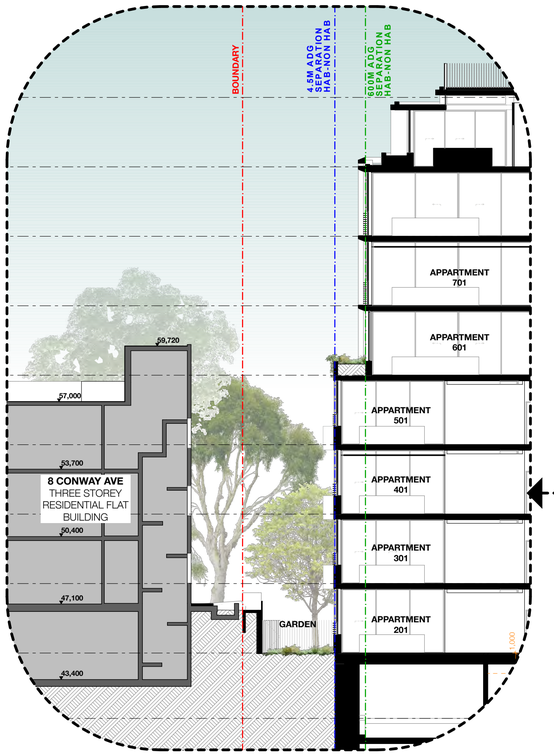
PROJECT ADDRESS:
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2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
DETAIL SECTION 02

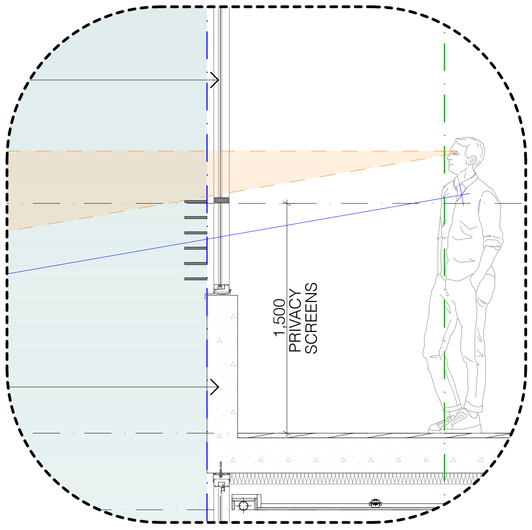
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ISSUE DATE:	REVISION:
1/5/2026	B
PROJECT NUMBER:	DWG NUMBER:
25-135	4004

PRIVACY DETAILS - NO.8 CONWAY - SHEET 01



3 SECTION DD 1:150



1 PRIVACY SCREEN TYPICAL DETAIL 1:20



04/ 38

REV	NOTE	DATE
A	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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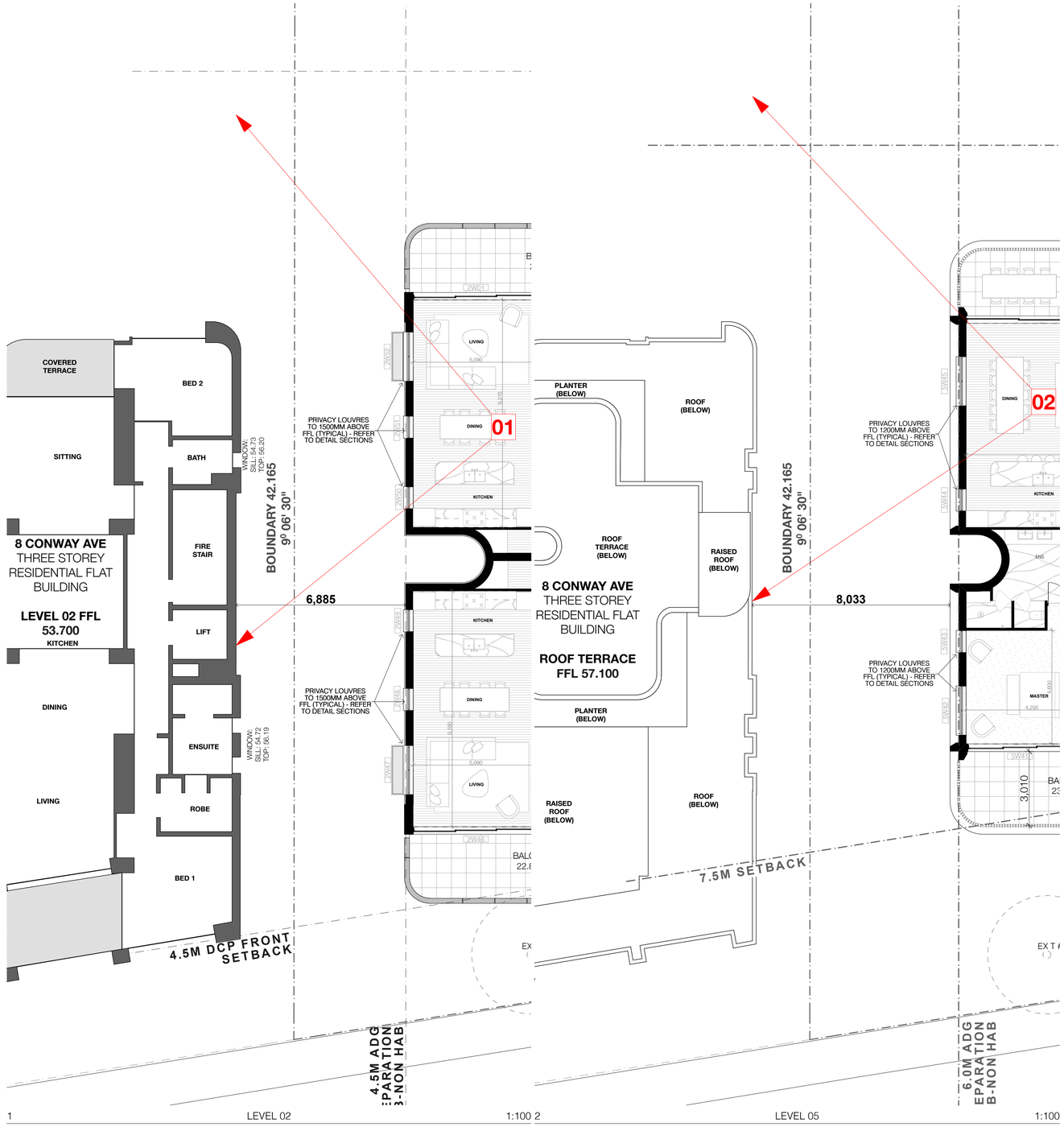
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DRAWN BY: MB	CHECKED: BW
SCALE: 1:20, 1:50, 1:150@A1	
ISSUE DATE: 1/5/2026	REVISION: A
PROJECT NUMBER: 25-135	DWG NUMBER: 4005

PRIVACY DETAILS - NO.8 CONWAY - SHEET 02





01 VIEW FROM APARTMENT 401 - LEVEL 02





02 VIEW FROM APARTMENT 701 - LEVEL 05



REV	NOTE	DATE
A	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.5 IDENT OF ACCESSIBLE FACILISERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
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ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH JT OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECH/DRAULIC: BCA CLAUSE C3.15 & AS1530 4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4:2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING		EX TREE TO REMOVE
FFL	RL OF FINISHED FLOOR LEVEL		EX TREE TO RETAIN
RL	REDUCED LEVEL		EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	BOUNDARY		PROPOSED LANDSCAPE
	EX BUILDING TO BE DEMOLISHED		
	COUNCIL CONTROLS		

ARCHITECT:
MHNDUNION
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SURRY HILLS SYDNEY NSW 2010
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F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brian Meyerson NSW Registration Number 4907

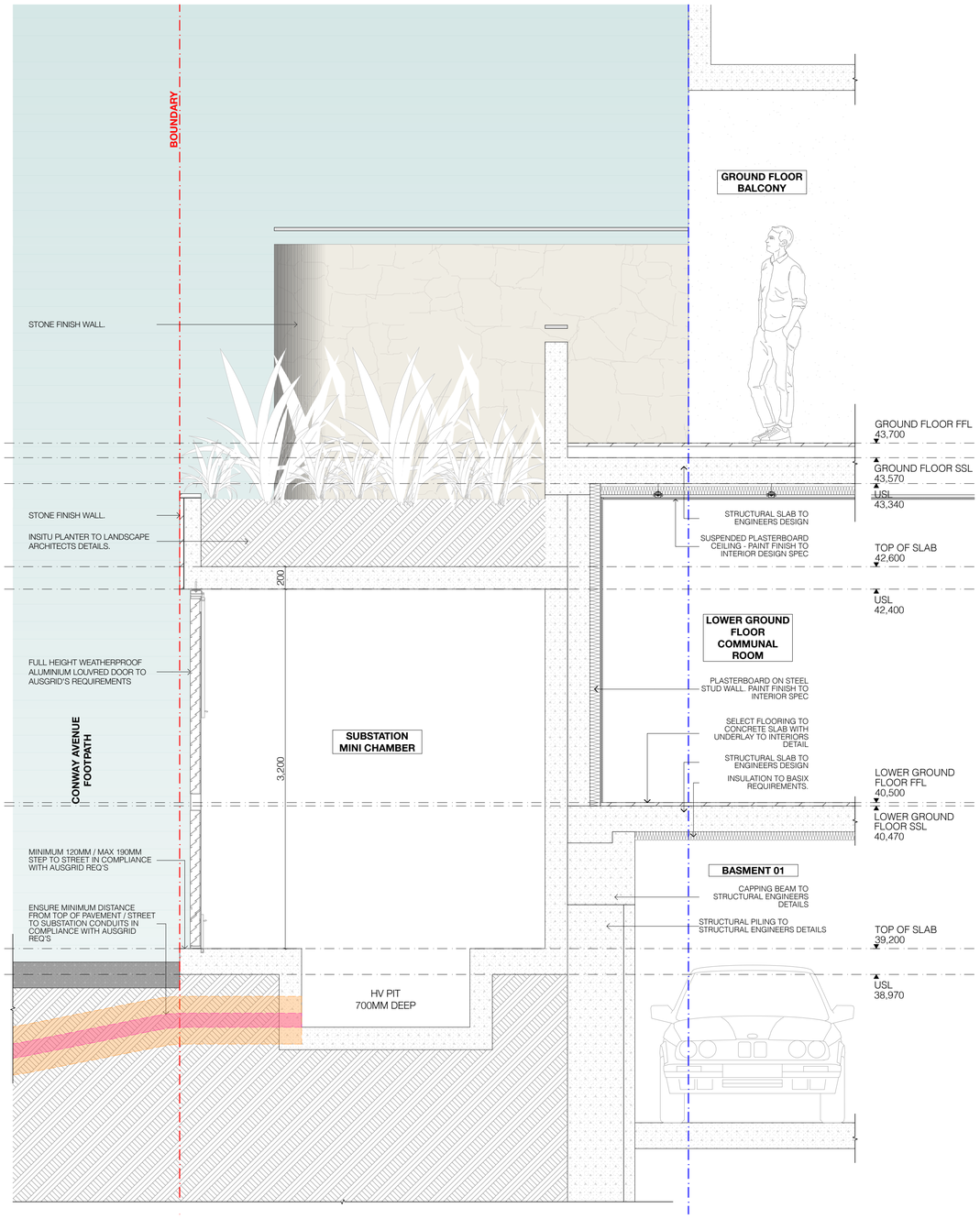
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
PRIVACY DETAILS - NO.8 CONWAY - SHEET 02

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay, DA

DRAWN BY:	CHECKED:
MB	BW
SCALE:	
1:100, 1:2.43@A1	
ISSUE DATE:	REVISION:
1/5/2026	A
PROJECT NUMBER:	DWG NUMBER:
25-135	4006

SUBSTATION DETAIL SECTION



1 SUBSTATION DETAIL SECTION 1:25





34

REV	NOTE	DATE
A	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

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VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brian Meyerson NSW Registration Number 4907

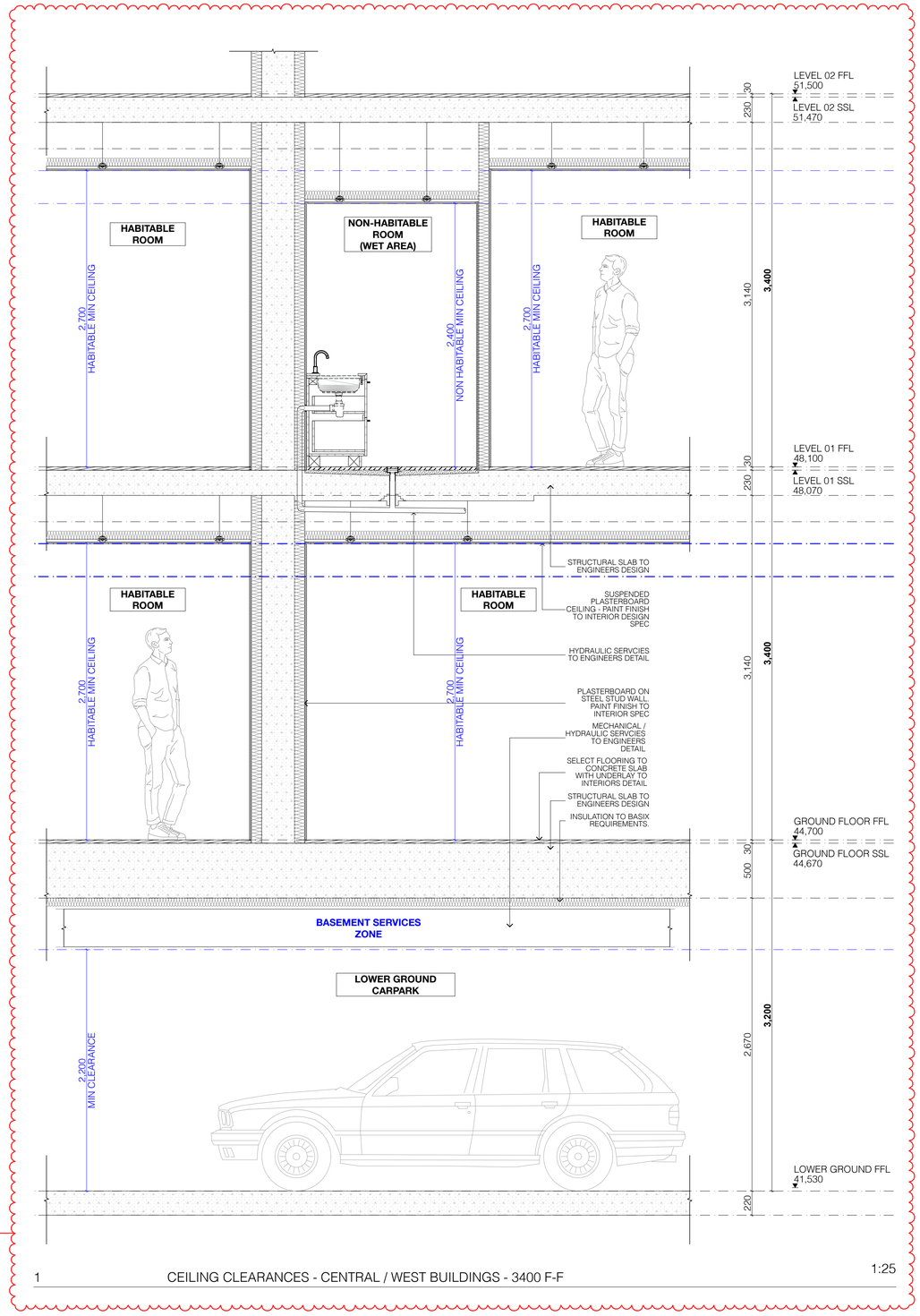
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
SUBSTATION DETAIL SECTION

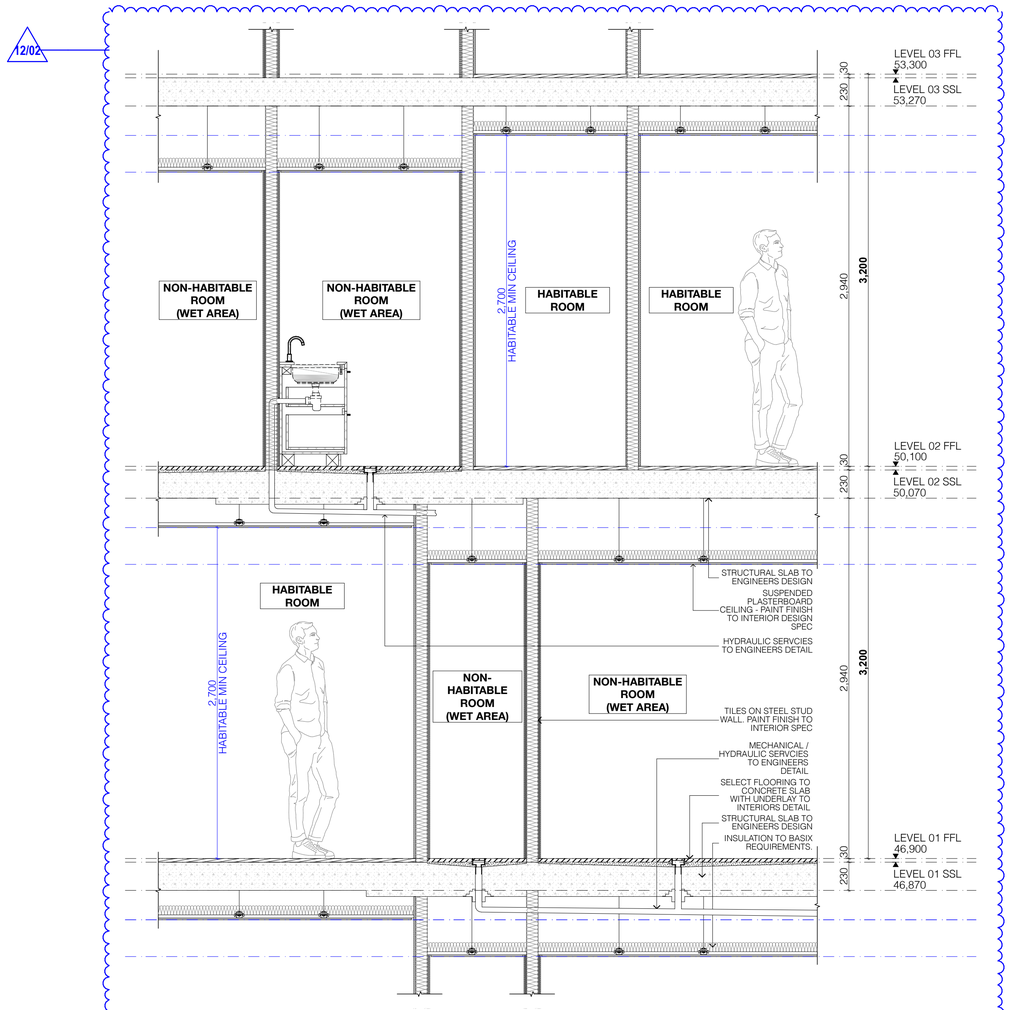
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay, DA

DRAWN BY: MB	CHECKED: BW
SCALE: 1:25, 1:1.65, 1:1.78@A1	
ISSUE DATE: 1/5/2026	REVISION: A
PROJECT NUMBER: 25-135	DWG NUMBER: 4007

CEILING CLEARANCES DETAIL SECTIONS



1 CEILING CLEARANCES - CENTRAL / WEST BUILDINGS - 3400 F-F 1:25



2 CEILING CLEARANCES - EAST BUILDING - 3200 F-F 1:25

REV	NOTE	DATE
A	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
B	RESPONSE TO DEPARTMENT	19/6/2026

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SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
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CLAUSE D2.13 GOINGS AND RISERS
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CLAUSE F1.1 WATERPROOFING OF WET AREAS
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CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
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MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
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MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
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STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
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ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
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GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
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EX BUILDING TO BE DEMOLISHED
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EX TREE TO REMOVE
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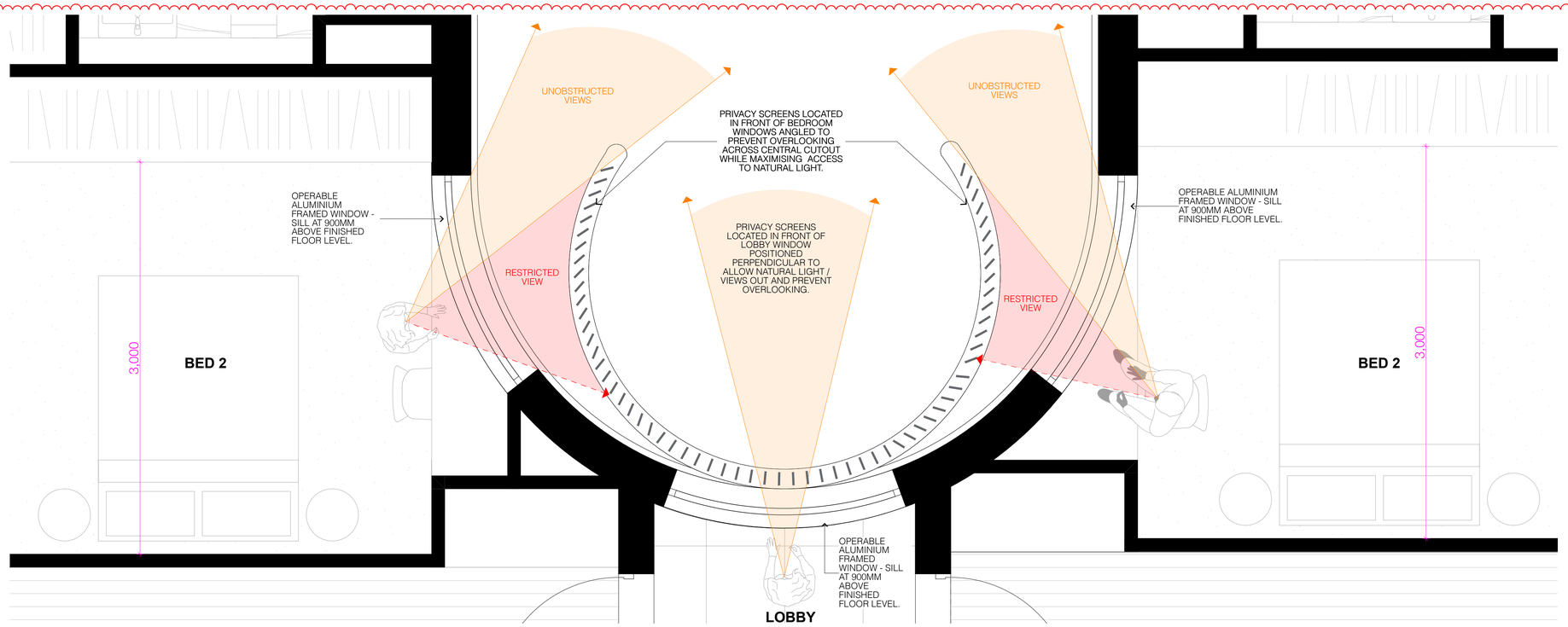
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
CEILING CLEARANCES DETAIL SECTIONS
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY: MB	CHECKED: BW
SCALE: 1:25@A1	
ISSUE DATE: 19/6/2026	REVISION: B
PROJECT NUMBER: 25-135	DWG NUMBER: 4008

PRIVACY SCREEN DETAILS

05



1 CENTRAL CUTOUT SCREEN DETAIL 1:20



REV	NOTE	DATE
A	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Bran Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
PRIVACY SCREEN DETAILS

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY: MB	CHECKED: BW
SCALE: 1:20, 1:1.82@A1	
ISSUE DATE: 1/5/2026	REVISION: A
PROJECT NUMBER: 25-135	DWG NUMBER: 4009

GFA CALCULATIONS

SITE INFORMATION

TITLE DESCRIPTION	DP: 1201196 / DP: 73175 / DP: 74055 / SP: 81375 / DP: 303984 / DP: 303984
LEP	Woollahra LEP 2014
SITE AREA	3,105m²
ZONING	R3 - Medium Density Residential
MAXIMUM BUILDING HEIGHT	28.6M (Includes Affordable 30% - 6.6m Bonus)
PERMISSIBLE FSR	2.86 : 1 (Includes Affordable 30% - Bonus)
PERMISSIBLE GFA	8,880m²
REQUIRED AFFORDABLE	1,332² (15% Total GFA)

PLANNING APPLICATION

LEVEL	AREA
LOWER GROUND	463.95
GROUND FLOOR	1,359.03
LEVEL 01	1,374.68
LEVEL 02	1,232.58
LEVEL 03	1,232.52
LEVEL 04	998.70
LEVEL 05	997.93
LEVEL 06	883.80
LEVEL 07	337.26

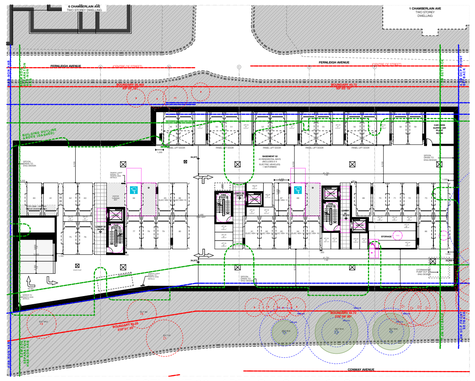
Total GFA: 8,880 m²
Proposed FSR: 2.86:1

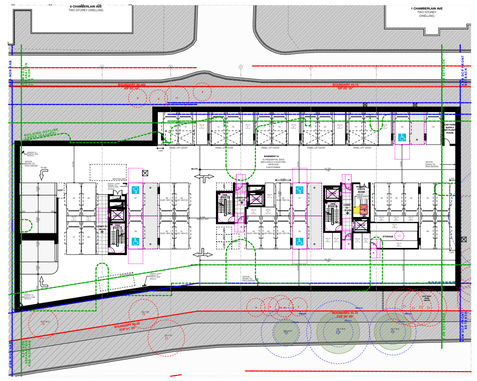
AFFORDABLE CALCULATIONS

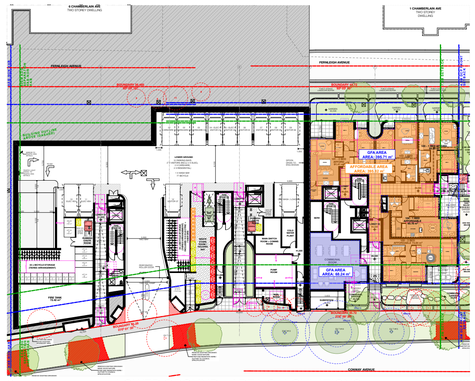
LEVEL	AREA
LOWER GROUND	395.82
GROUND FLOOR	468.43
LEVEL 01	468.37

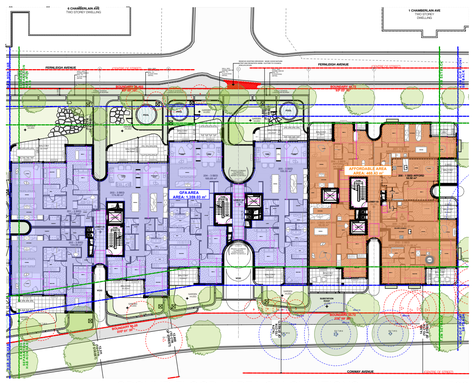
Total Affordable GFA: 1,332 m²
Proposed %: 15%

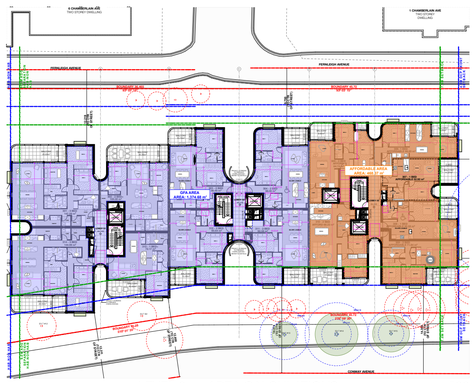
WOOLLAHRA COUNCIL LEP 2014 GFA Definition:
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

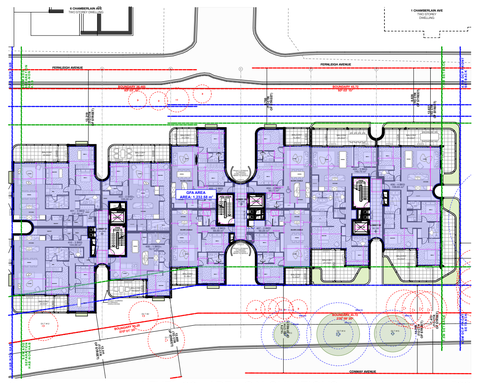

1. BASEMENT 02 - AREA CALCULATIONS 1:500

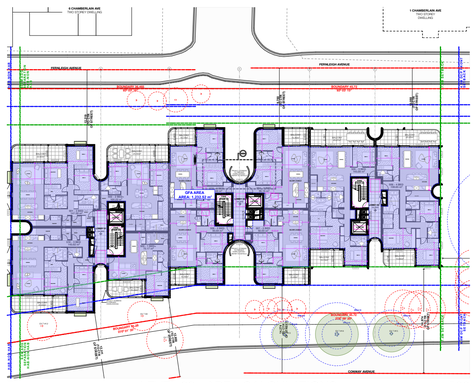

2. BASEMENT 01 - AREA CALCULATIONS 1:500

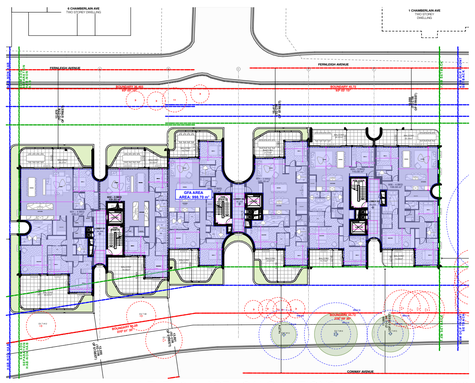

3. LOWER GROUND - AREA CALCULATIONS 1:500

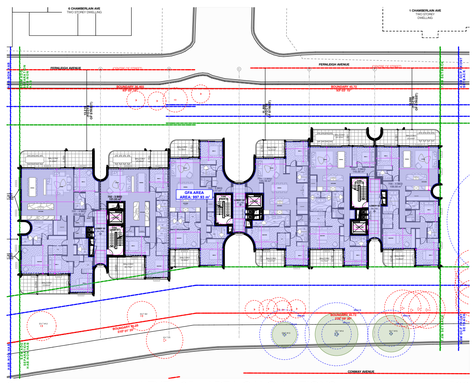

4. GROUND FLOOR - AREA CALCULATIONS 1:500

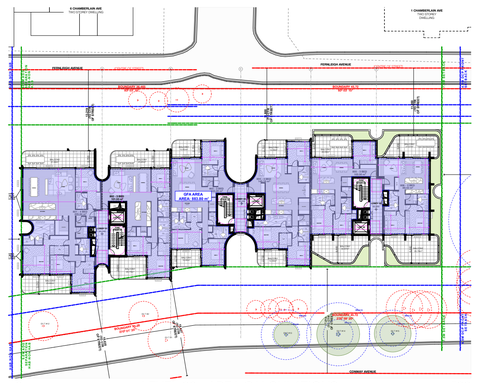

5. LEVEL 01 - AREA CALCULATIONS 1:500

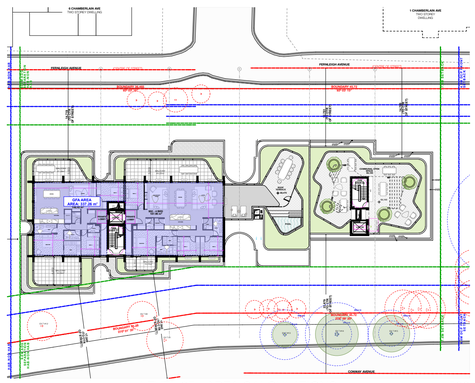

6. LEVEL 02 - AREA CALCULATIONS 1:500


7. LEVEL 03 - AREA CALCULATIONS 1:500


8. LEVEL 04 - AREA CALCULATIONS 1:500


9. LEVEL 05 - AREA CALCULATIONS 1:500


10. LEVEL 06 - AREA CALCULATIONS 1:500


11. LEVEL 07 - AREA CALCULATIONS 1:500

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILISERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4.2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4.2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16.00 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907
Nominated Architect Brain Meyerson

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
GFA CALCULATIONS

N

DRAWN BY: MB	CHECKED: BW
SCALE: 1:500, 1:1.13, 1:1@A1	
ISSUE DATE: 1/5/2026	REVISION: B
PROJECT NUMBER: 25-135	DWG NUMBER: 5000

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay, DA

LANDSCAPE CALCULATIONS

DEEP SOIL (LMR / SEPP - 3m REQ)	CONTROLS		PROPOSED		COMPLIES
SITE AREA (3,105m²)	**% AREA**		**% AREA**		
DEEP SOIL TOTAL	LMR /SEPP / TREE CANOPY GUIDE **(3m min dimension)**	- 15% = 466m²	20%	**620.36 m²**	YES

DEEP SOIL (ADG 6m REQ)	CONTROLS		PROPOSED		COMPLIES
SITE AREA (3,105m²)	**% AREA**		**% AREA**		
DEEP SOIL TOTAL	ADG - 7% (1500m² + **6M min dimension)**	217m²	7%	217.49m²	YES

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING SEPP) 2021

DEEP SOIL Definition:
Deep soil zone means a landscaped area with no buildings or structures above or below the ground

Chapter 2 In-fill Affordable housing non-discretionary develop standards:
A deep soil zone on at least 15% of the site area, where—
(i) each deep soil zone has minimum dimensions of 3m, and
(ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,

TREE CANOPY GUIDE FOR LOW AND MID RISE HOUSING

DEEP SOIL Definition:
A landscaped area connected horizontally to the soil system and local ground water system beyond and is unimpeded by any building or structure above or below ground with the exception of minor structures*.

Deep soil zones with a minimum dimension of 3m allows sufficient space for the planting and healthy growth of new trees that provide canopy cover and assist with urban cooling and infiltration of rainwater to the water table. Deep soil also allows for the retention of existing tree

30/35

LANDSCAPE	CONTROLS		PROPOSED		COMPLIES
SITE AREA (3,105m²)	**% AREA**		**% AREA**		
TOTAL LANDSCAPING	SEPP - 30%*	932m²	37%	**1,155.60 m²**	YES
	** Lesser figure based on site area selected as per 2(b)(ii)*				

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING SEPP) 2021

LANDSCAPE Definition:
The part of the site area not occupied by a building and includes a part used or intended to be used for a rainwater tank, swimming pool or open-air recreation facility, but does not include a part used or intended to be used for a driveway or parking area.

(2) The following are non-discretionary development standards in relation to the residential development to which this division applies—
(a) a minimum site area of 450m2,
(b) a minimum landscaped area that is the lesser of—
(i) 35m2 per dwelling, or
(ii) 30% of the site area,

32

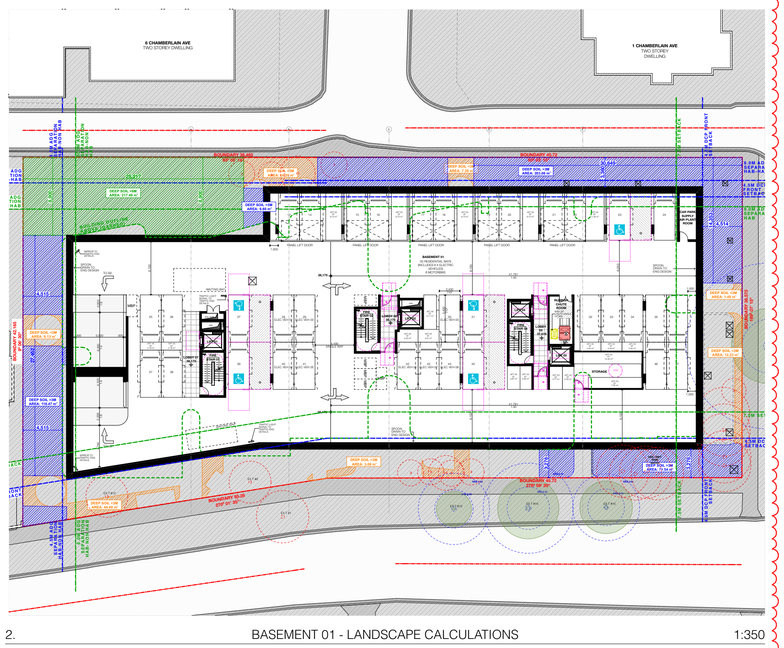
TREE CANOPY	CONTROLS		PROPOSED		COMPLIES
SITE AREA (3,105m²)	**% AREA**		**% AREA**		
TOTAL	LMR / TREE CANOPY GUIDE	- 20% = 621m²	32%	1000.88 m²	YES

Refer landscape plans prepared by Dangar Barin Smith

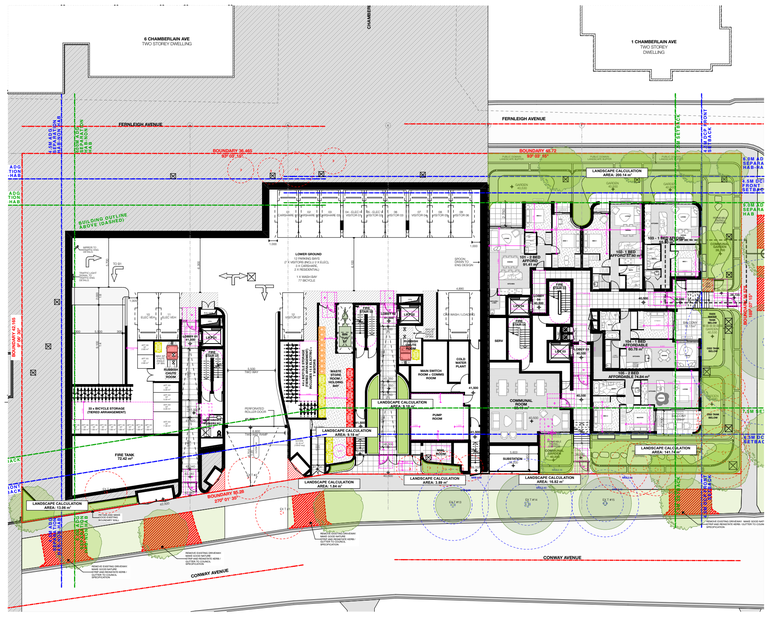
TREE CANOPY GUIDE FOR LOW AND MID RISE HOUSING

TREE CANOPY Definition:
The layer of leaves, branches and stems of a tree that provide coverage of the ground when viewed from above, or the combined canopy area of a group of trees

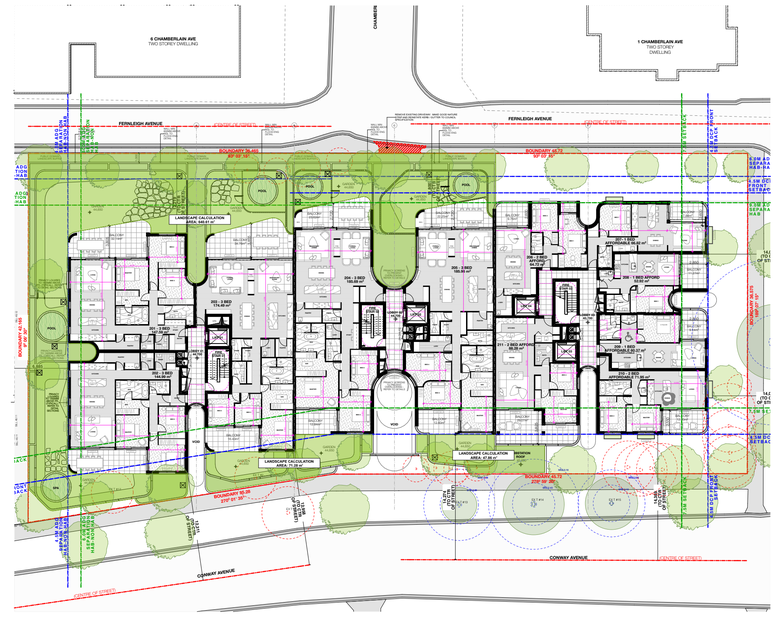
31/47



2. BASEMENT 01 - LANDSCAPE CALCULATIONS 1:350



3. LOWER GROUND - LANDSCAPE CALCULATIONS 1:350



4. GROUND FLOOR - LANDSCAPE CALCULATIONS 1:350

Deep Soil - 6m+

Deep Soil - 3m+

Deep Soil - <3m - Not included in calculations

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

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6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
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8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.6 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH ASINZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR	
TOILETS:	4 STAR	
CLOTHES WASHERS:	2 STAR	
KITCHEN TAPS:	5 STAR	
BATHROOM TAPS:	5 STAR	
DISHWASHERS:	4 STAR	
RAIN WATER TANK:	3000 L	
POOL/SPA:	16/30 KL	
COLLECT RUN OFF AREA:	262 sqm	
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm	

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
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F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
LANDSCAPE CALCULATIONS

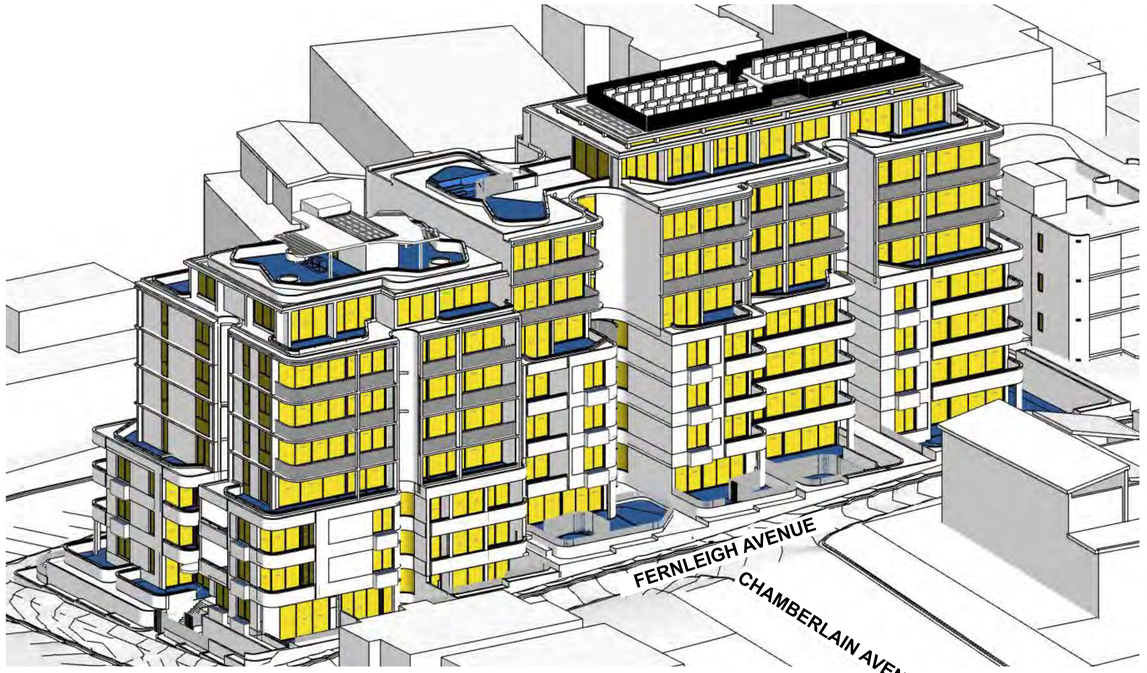
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CHECKED:	BW
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ISSUE DATE:	1/5/2026
REVISION:	B
PROJECT NUMBER:	25-135
DWG NUMBER:	5001

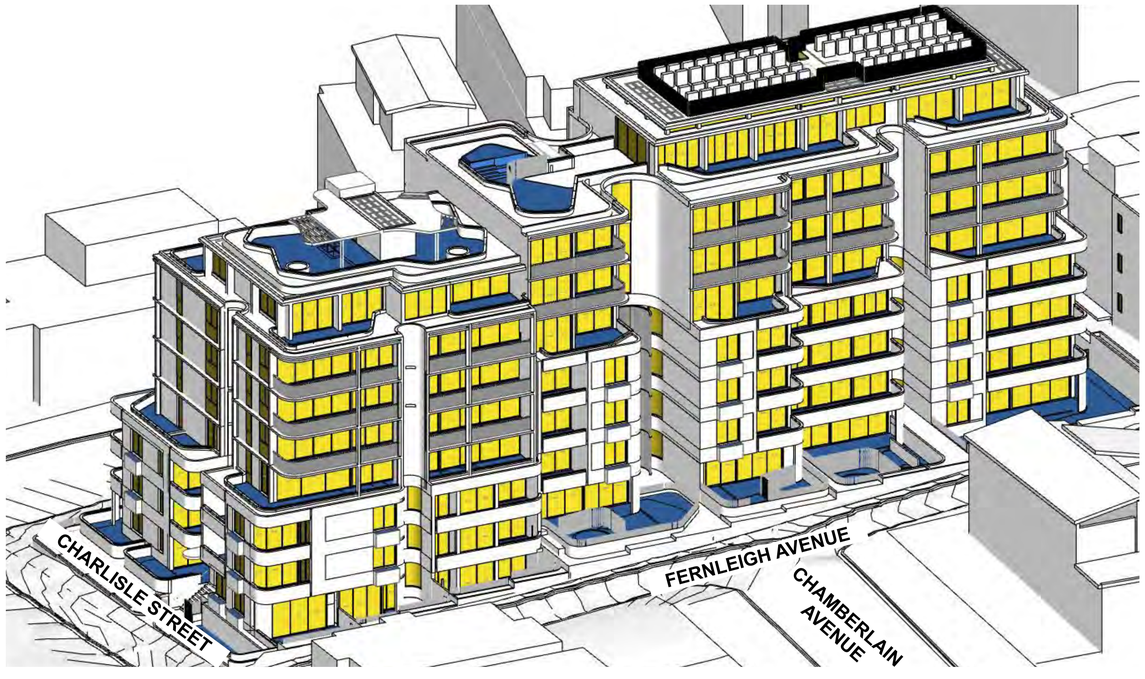
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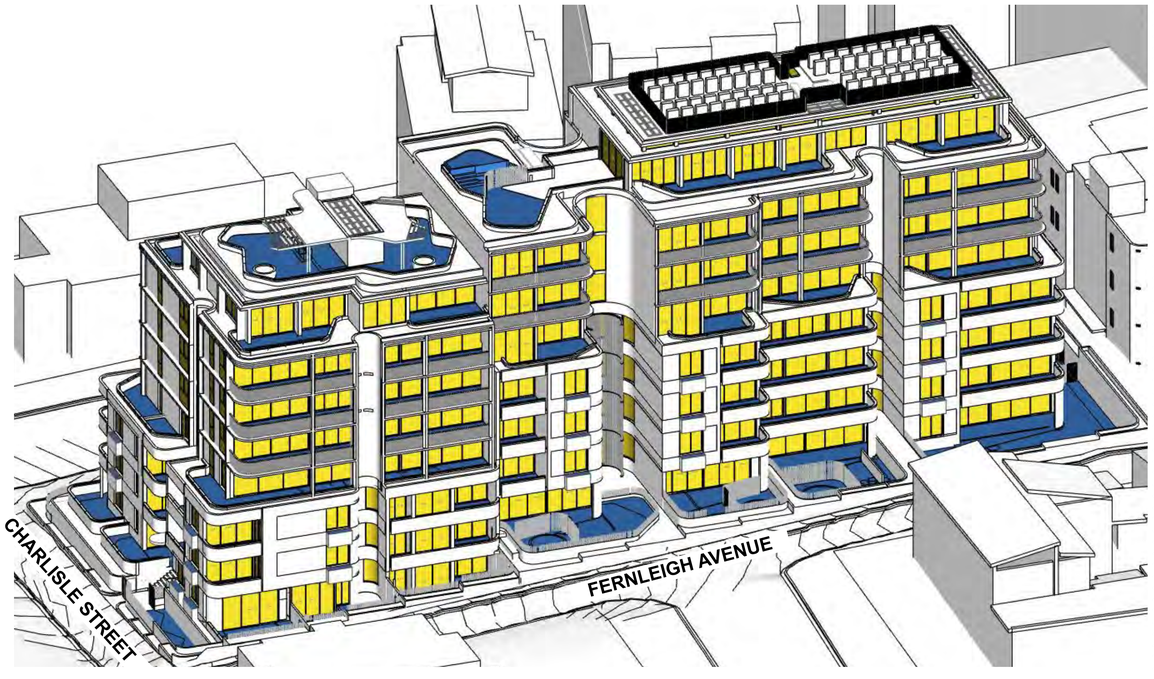
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9AM - SUNS EYE DIAGRAM



9:30AM - SUNS EYE DIAGRAM



10AM - SUNS EYE DIAGRAM

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

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ALL CONSTRUCTION TO COMPLY AT MINIMUM 9V BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
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

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BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH JZ OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART JZ OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART JS OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
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REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
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THERMAL COMFORT OPTIONS

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GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

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RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

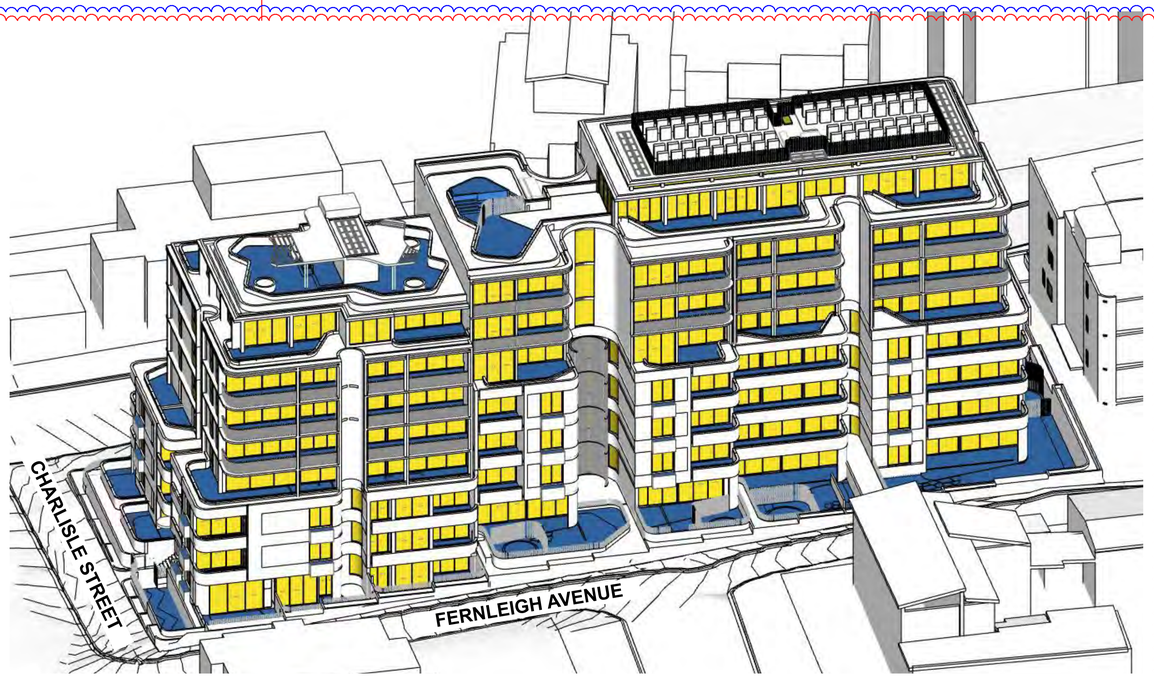
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MHN Design Union Pty Ltd. ABN 94 003 717 682
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PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
SOLAR ACCESS - SHEET 01

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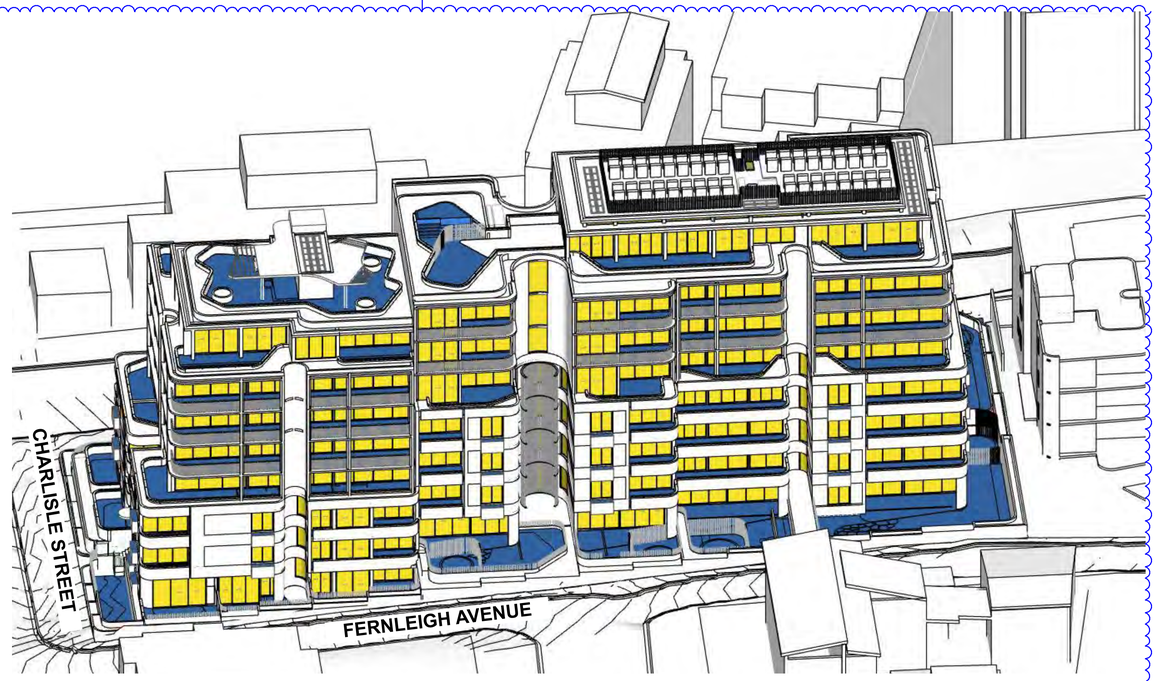
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ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	6001.1



10:30AM - SUNS EYE DIAGRAM



11:30AM - SUNS EYE DIAGRAM



11AM - SUNS EYE DIAGRAM



12PM - SUNS EYE DIAGRAM

REV	NOTE	DATE
A	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
B	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTETCTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/20 KL
COLLECT RUN OFF AREA:	262 sqm
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HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

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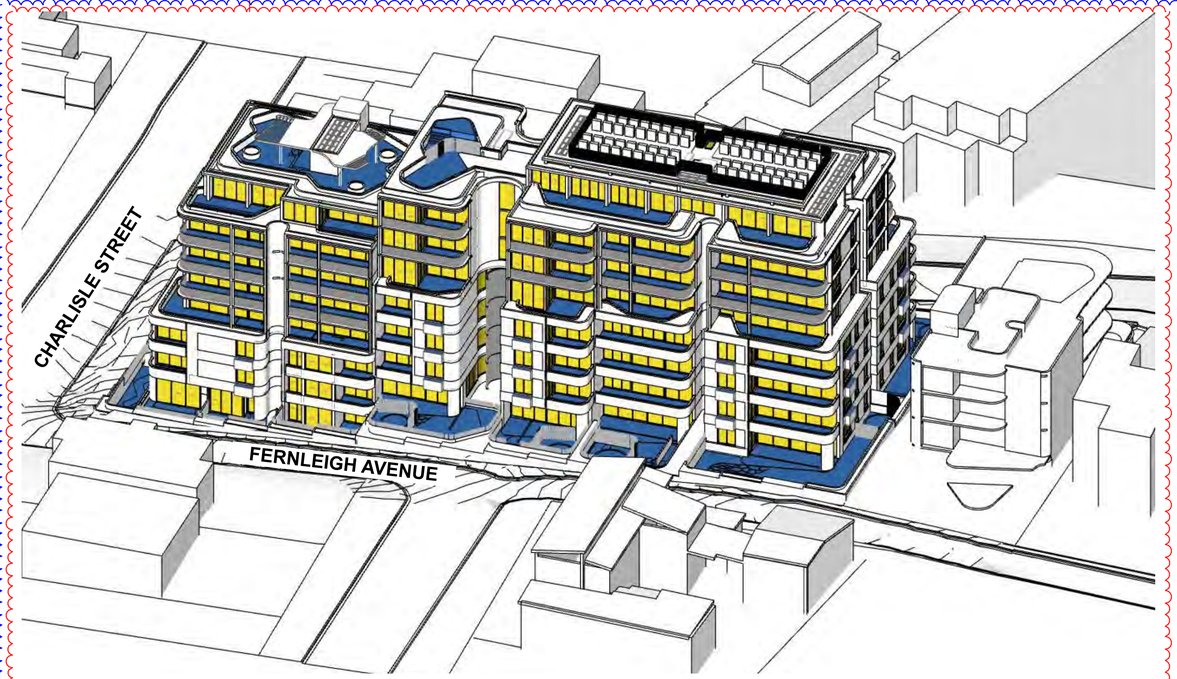
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'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

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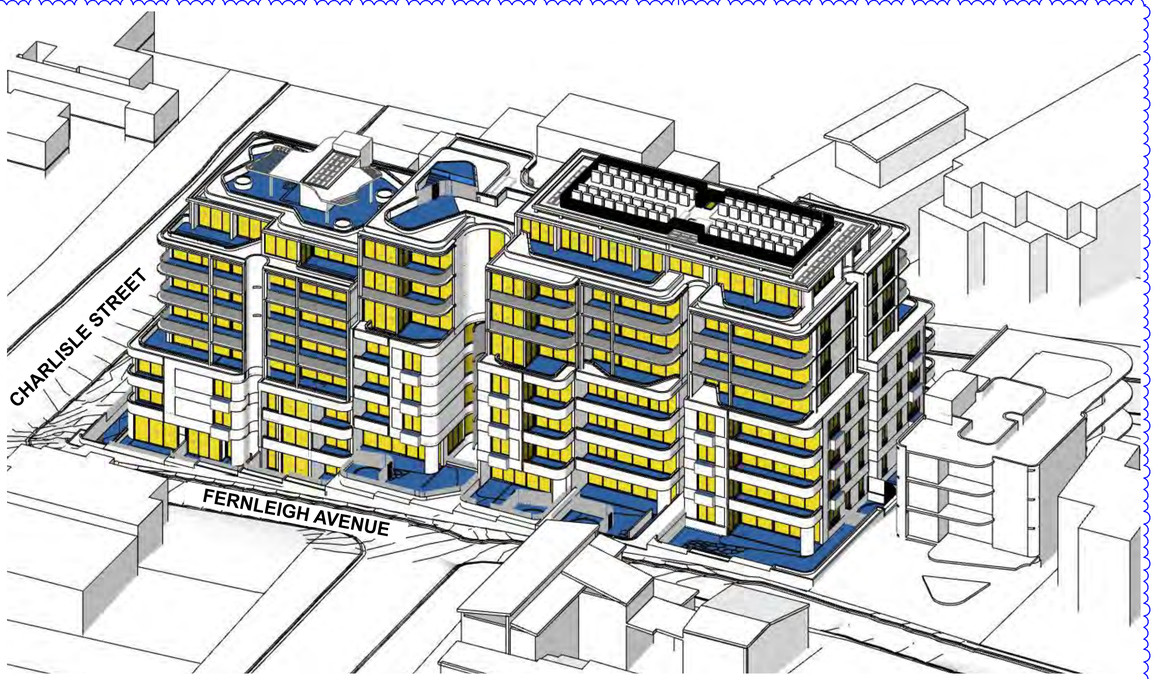
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MB	BW
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ISSUE DATE:	REVISION:
19/6/2026	B
PROJECT NUMBER:	DWG NUMBER:
25-135	6001.2

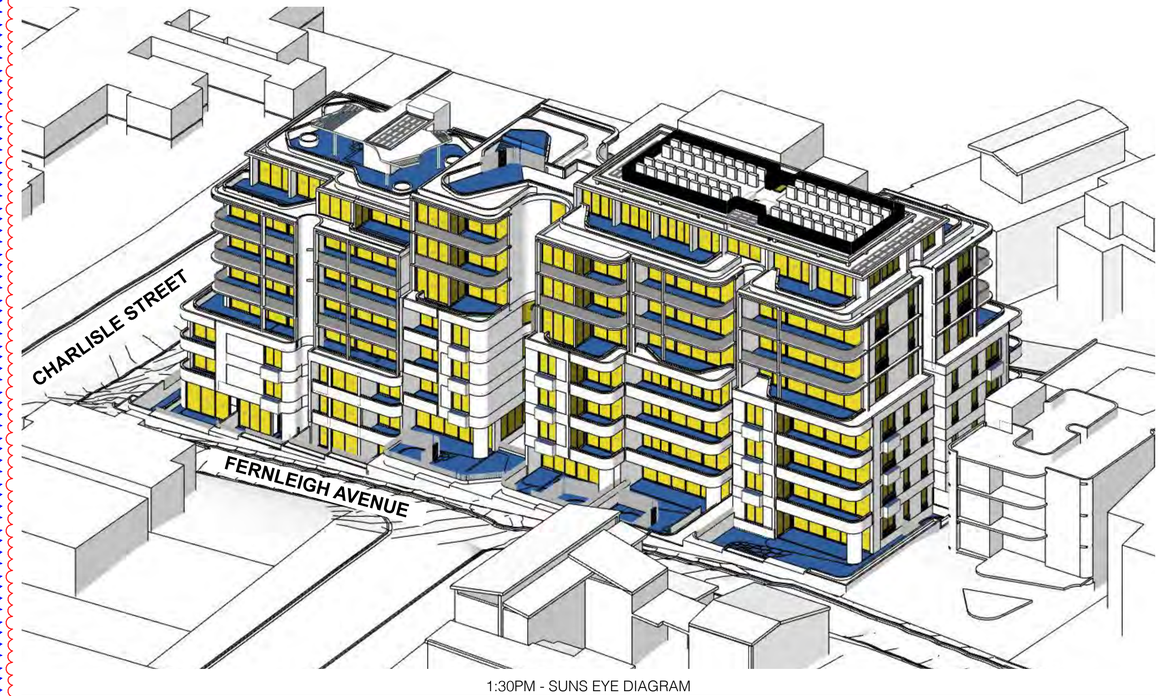
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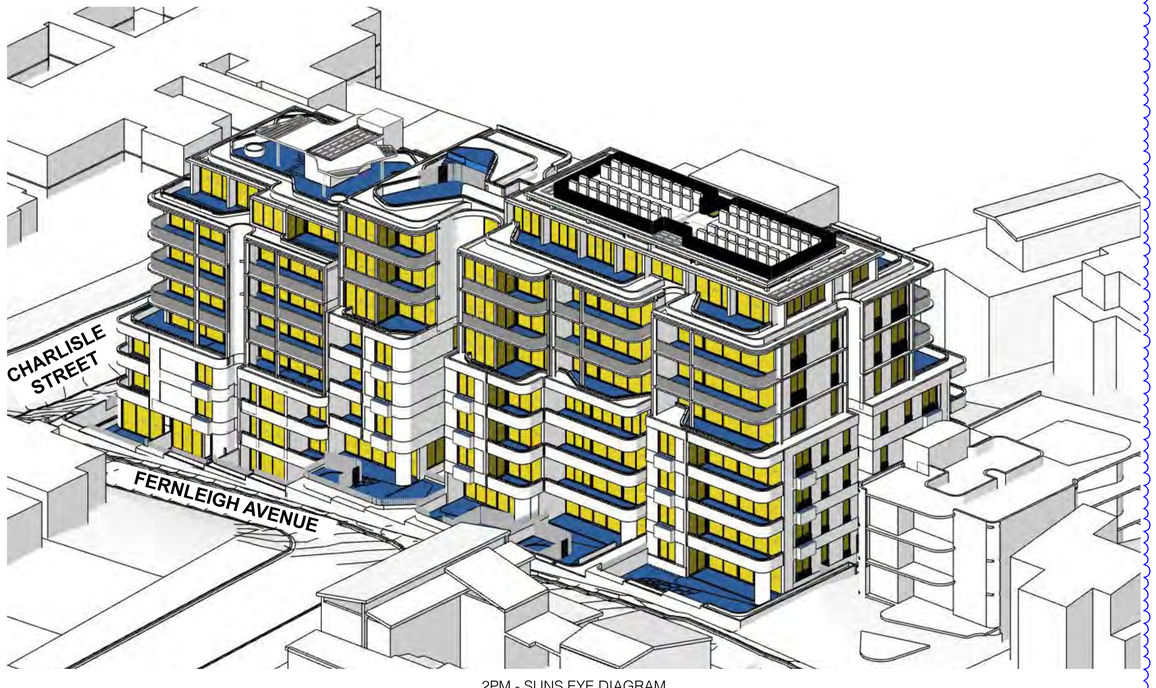
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1PM - SUNS EYE DIAGRAM



1:30PM - SUNS EYE DIAGRAM



2PM - SUNS EYE DIAGRAM

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
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(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

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COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

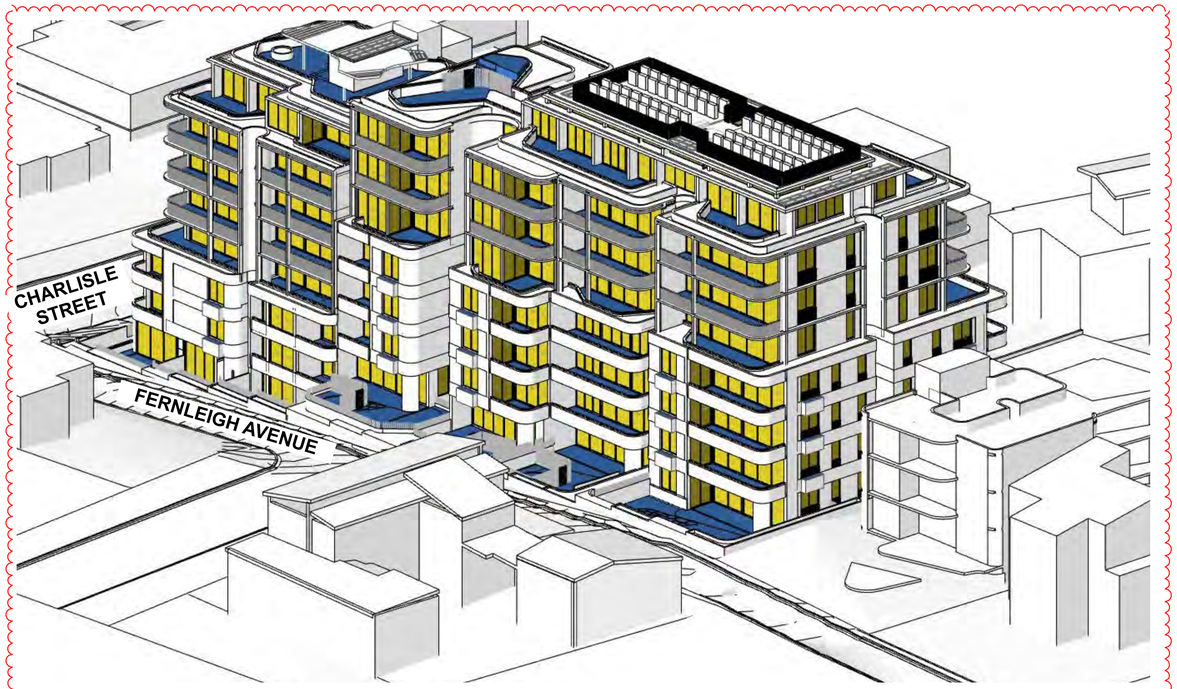
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
SOLAR ACCESS - SHEET 03

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:129.66@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	6002.1

SOLAR ACCESS - SHEET 04



2:30PM - SUNS EYE DIAGRAM



3PM - SUNS EYE DIAGRAM

44/22

02

REV	NOTE	DATE
A	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
B	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILISERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16.00 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
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R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
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RL	REDUCED LEVEL
— —	BOUNDARY
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- - - -	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
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www.mhndu.com
Nominated Architect
Brian Meyerson
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
SOLAR ACCESS - SHEET 04

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay, DA

DRAWN BY: MB	CHECKED: BW
SCALE: 1:129.66@A1	
ISSUE DATE: 19/6/2026	REVISION: B
PROJECT NUMBER: 25-135	DWG NUMBER: 6002.2

SOLAR ACCESS - SHEET 05

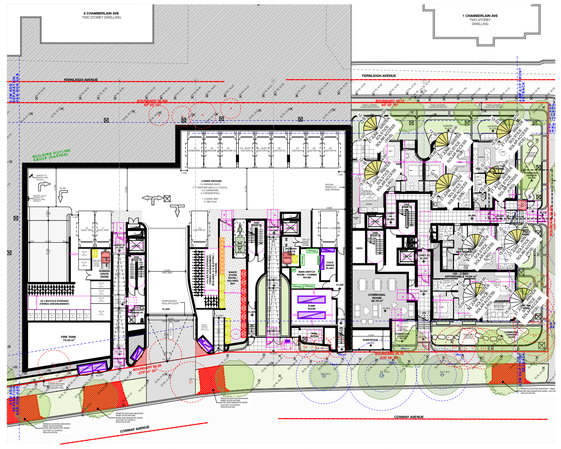
APARTMENT	ADG - 2 HOUR REQUIREMENT					
	PRIVATE OPEN SPACE	LIVING ROOM GLAZING	15% no solar	AFFORDABLE (8-30-3:00)	MARKET (9:00-3:00)	OVERALL
APT 01 - 101	YES	YES	-	YES	-	YES
APT 02 - 102	YES	YES	-	YES	-	YES
APT 03 - 103	YES	YES	-	YES	-	YES
APT 04 - 104	YES	YES	-	YES	-	YES
APT 05 - 105	YES	YES	-	YES	-	YES
APT 06 - 201	YES	YES	-	-	YES	YES
APT 07 - 202	YES	NO	-	-	NO	NO
APT 08 - 203	YES	YES	-	-	YES	YES
APT 09 - 204	YES	YES	-	-	YES	YES
APT 10 - 205	YES	YES	-	-	YES	YES
APT 11 - 206	YES	YES	-	YES	-	YES
APT 12 - 207	YES	YES	-	YES	-	YES
APT 13 - 208	NO	NO	-	NO	-	NO
APT 14 - 209	YES	YES	-	YES	-	YES
APT 15 - 210	YES	YES	-	YES	-	YES
APT 16 - 211	NO	NO	NO	NO	-	NO
APT 17 - 301	YES	YES	-	-	YES	YES
APT 18 - 302	YES	YES	-	-	YES	YES
APT 19 - 303	YES	YES	-	-	YES	YES
APT 20 - 304	YES	YES	-	-	YES	YES
APT 21 - 305	YES	YES	-	YES	-	YES
APT 22 - 306	YES	YES	-	YES	-	YES
APT 23 - 307	NO	NO	-	NO	-	NO
APT 24 - 308	YES	YES	-	YES	-	YES
APT 25 - 309	YES	YES	-	YES	-	YES
APT 26 - 310	NO	NO	NO	NO	-	NO
APT 27 - 311	NO	NO	NO	-	NO	NO
APT 28 - 312	NO	NO	NO	-	NO	NO
APT 29 - 313	NO	NO	NO	-	NO	NO
APT 30 - 314	NO	NO	-	-	NO	NO
APT 31 - 401	YES	YES	-	-	YES	YES
APT 32 - 402	YES	YES	-	-	YES	YES
APT 33 - 403	YES	YES	-	-	YES	YES
APT 34 - 404	YES	YES	-	-	YES	YES
APT 35 - 405	YES	YES	-	-	YES	YES
APT 36 - 406	YES	YES	-	-	YES	YES
APT 37 - 407	NO	NO	NO	-	NO	NO
APT 38 - 408	NO	NO	NO	-	NO	NO
APT 39 - 409	NO	NO	NO	-	NO	NO
APT 40 - 410	NO	YES	-	-	NO	NO
APT 41 - 501	YES	YES	-	-	YES	YES
APT 42 - 502	YES	YES	-	-	YES	YES
APT 43 - 503	YES	YES	-	-	YES	YES
APT 44 - 504	YES	YES	-	-	YES	YES
APT 45 - 505	YES	YES	-	-	YES	YES
APT 46 - 506	YES	YES	-	-	YES	YES
APT 47 - 507	NO	NO	NO	-	NO	NO
APT 48 - 508	NO	NO	NO	-	NO	NO
APT 49 - 509	NO	NO	NO	-	NO	NO
APT 50 - 510	NO	YES	-	-	NO	NO
APT 51 - 601	YES	YES	-	-	YES	YES
APT 52 - 602	YES	YES	-	-	YES	YES
APT 53 - 603	YES	YES	-	-	YES	YES
APT 54 - 604	YES	YES	-	-	YES	YES
APT 55 - 605	YES	YES	-	-	YES	YES
APT 56 - 606	YES	YES	-	-	YES	YES
APT 57 - 701	YES	YES	-	-	YES	YES
APT 58 - 702	YES	YES	-	-	YES	YES
APT 59 - 703	YES	YES	-	-	YES	YES
APT 60 - 704	YES	YES	-	-	YES	YES
APT 61 - 705	YES	YES	-	-	YES	YES
APT 62 - 706	YES	YES	-	-	YES	YES
APT 63 - 801	YES	YES	-	-	YES	YES
APT 64 - 802	YES	YES	-	-	YES	YES
APT 65 - 803	YES	YES	-	-	YES	YES
APT 66 - 804	YES	YES	-	-	YES	YES
APT 67 - 805	YES	YES	-	-	YES	YES
APT 68 - 806	YES	YES	-	-	YES	YES
APT 69 - 901	YES	YES	-	-	YES	YES
APT 70 - 902	YES	YES	-	-	YES	YES
TOTAL NUMBER OF UNITS = 70	54 / 70 77%	55 / 70 79%	11 / 70 15% CONTROL (MAX 15%)	13 / 17 76%	40 / 53 75%	53 / 70 76% CONTROL (MIN 70%)

MARKET / AFFORDABLE COMPLIANCE

AFFORDABLE APARTMENTS	13 / 17 - 76%
MARKET APARTMENTS	40 / 53 - 75%

SOLAR ACCESS - ADG DESIGN CRITERIA

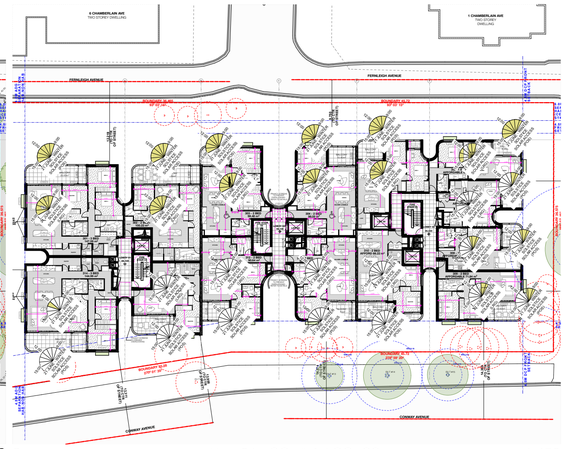
LIVING ROOMS & PRIVATE OPEN SPACES OF AT LEAST 70%
OF APARTMENTS TO RECEIVE A MINIMUM OF 2 HOURS
DIRECT SUNLIGHT BETWEEN 9AM & 3PM AT MID WINTER



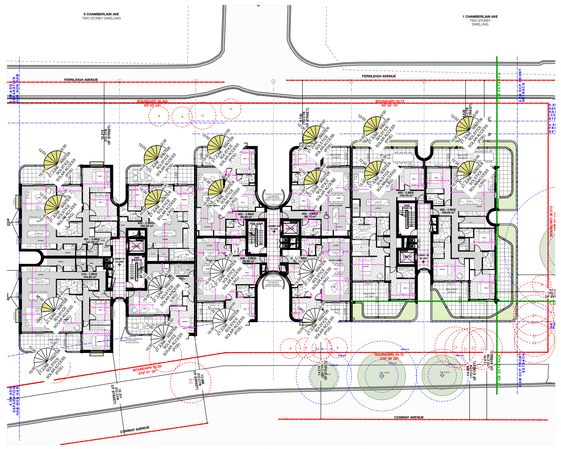
1 LOWER GROUND - SOLAR ACCESS 1:450



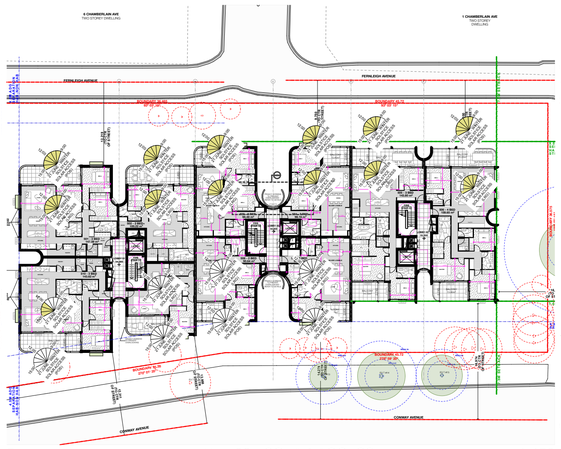
2 GROUND FLOOR - SOLAR ACCESS 1:450



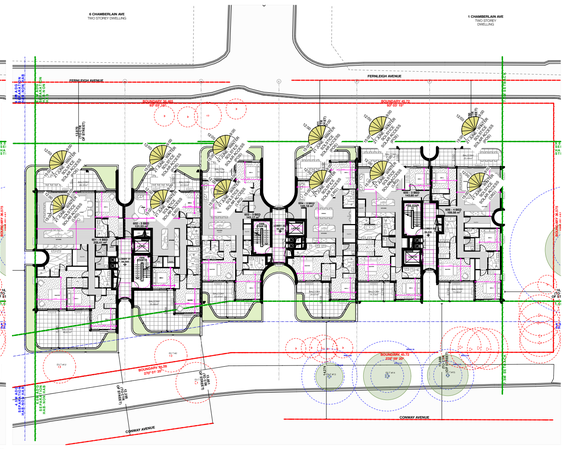
3 LEVEL 01 - SOLAR ACCESS 1:450



4 LEVEL 02 - SOLAR ACCESS 1:450

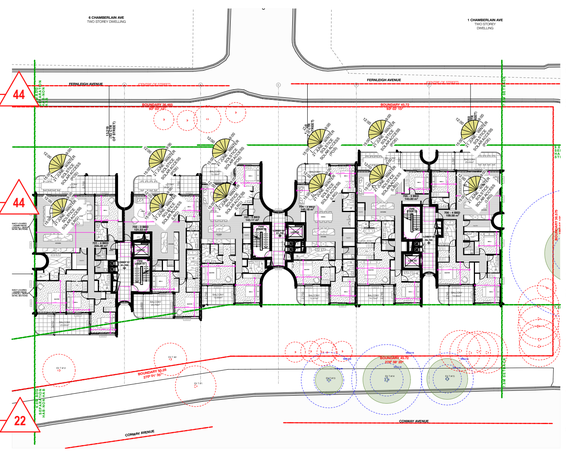


5 LEVEL 03 - SOLAR ACCESS 1:450



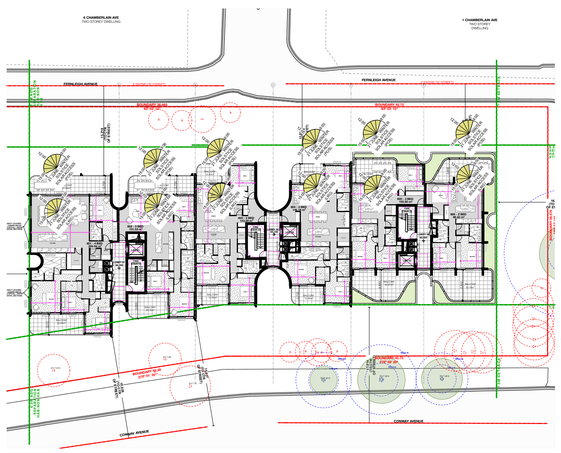
6 LEVEL 04 - SOLAR ACCESS 1:450

44

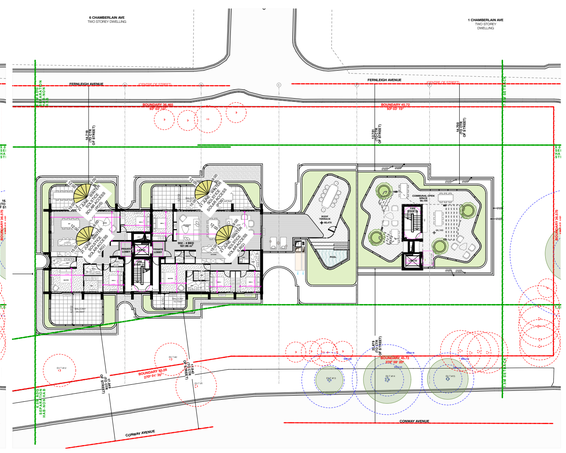


7 LEVEL 05 - SOLAR ACCESS 1:450

44



8 LEVEL 06 - SOLAR ACCESS 1:450



9 LEVEL 07 - SOLAR ACCESS 1:450

44

22

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING, ONLY USE DIMENSIONS PROVIDED.
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4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
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CLAUSE C2.12 SPEARATION OF EQUIPMENT
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CLAUSE C3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
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CLAUSE D2.16 BALUSTRADES
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BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
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LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

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COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
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THERMAL COMFORT OPTIONS

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GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

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Nominated Architect Brain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
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2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
SOLAR ACCESS - SHEET 05

N

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE:	
1:450@A1	
ISSUE DATE:	REVISION:
1/5/2026	B
PROJECT NUMBER:	DWG NUMBER:
25-135	6003

CROSS VENTILATION

CROSS VENTILATION - ADG DESIGN CRITERIA

AT LEAST 60% OF APARTMENTS ARE CROSS VENTILATED FOR THE FIRST NINE STOREYS OF THE BUILDING.

APARTMENT	AFFORDABLE	MARKET	CROSS VENTILATION OVERALL
APARTMENT 01 - 101	YES	-	YES
APARTMENT 02 - 102	NO	-	NO
APARTMENT 03 - 103	YES	-	YES
APARTMENT 04 - 104	NO	-	NO
APARTMENT 05 - 105	YES	-	YES
APARTMENT 06 - 201	-	YES	YES
APARTMENT 07 - 202	-	YES	YES
APARTMENT 08 - 203	-	YES	YES
APARTMENT 09 - 204	-	YES	YES
APARTMENT 10 - 205	-	YES	YES
APARTMENT 11 - 206	YES	-	YES
APARTMENT 12 - 207	YES	-	YES
APARTMENT 13 - 208	NO	-	NO
APARTMENT 14 - 209	NO	-	NO
APARTMENT 15 - 210	YES	-	YES
APARTMENT 16 - 211	YES	-	YES
APARTMENT 17 - 301	-	YES	YES
APARTMENT 18 - 302	-	NO	NO
APARTMENT 19 - 303	-	YES	YES
APARTMENT 20 - 304	-	YES	YES
APARTMENT 21 - 305	YES	-	YES
APARTMENT 22 - 306	YES	-	YES
APARTMENT 23 - 307	NO	-	NO
APARTMENT 24 - 308	NO	-	NO
APARTMENT 25 - 309	YES	-	YES
APARTMENT 26 - 310	YES	-	YES
APARTMENT 27 - 311	-	YES	YES
APARTMENT 28 - 312	-	YES	YES
APARTMENT 29 - 313	-	NO	NO
APARTMENT 30 - 314	-	YES	YES
APARTMENT 31 - 401	-	YES	YES
APARTMENT 32 - 402	-	NO	NO
APARTMENT 33 - 403	-	YES	YES
APARTMENT 34 - 404	-	YES	YES
APARTMENT 35 - 405	-	YES	YES
APARTMENT 36 - 406	-	YES	YES
APARTMENT 37 - 407	-	YES	YES
APARTMENT 38 - 408	-	YES	YES
APARTMENT 39 - 409	-	NO	NO
APARTMENT 40 - 410	-	YES	YES
APARTMENT 41 - 501	-	YES	YES
APARTMENT 42 - 502	-	NO	NO
APARTMENT 43 - 503	-	YES	YES
APARTMENT 44 - 504	-	YES	YES
APARTMENT 45 - 505	-	YES	YES
APARTMENT 46 - 506	-	YES	YES
APARTMENT 47 - 507	-	YES	YES
APARTMENT 48 - 508	-	YES	YES
APARTMENT 49 - 509	-	NO	NO
APARTMENT 50 - 510	-	YES	YES
APARTMENT 51 - 601	-	YES	YES
APARTMENT 52 - 602	-	YES	YES
APARTMENT 53 - 603	-	YES	YES
APARTMENT 54 - 604	-	YES	YES
APARTMENT 55 - 605	-	YES	YES
APARTMENT 56 - 606	-	YES	YES
APARTMENT 57 - 701	-	YES	YES
APARTMENT 58 - 702	-	YES	YES
APARTMENT 59 - 703	-	YES	YES
APARTMENT 60 - 704	-	YES	YES
APARTMENT 61 - 705	-	YES	YES
APARTMENT 62 - 706	-	YES	YES
APARTMENT 63 - 801	-	YES	YES
APARTMENT 64 - 802	-	YES	YES
APARTMENT 65 - 803	-	YES	YES
APARTMENT 66 - 804	-	YES	YES
APARTMENT 67 - 805	-	YES	YES
APARTMENT 68 - 806	-	YES	YES
APARTMENT 69 - 901	-	YES	YES
APARTMENT 70 - 902	-	YES	YES
TOTAL NUMBER OF UNIT = 70	**11 / 17 65%**	**47 / 53 89%**	**58 / 70 83% COMPLIES** CONTROL (60%)

MARKET / AFFORDABLE COMPLIANCE

AFFORDABLE APARTMENTS	**11 / 17 - 65%**
MARKET APARTMENTS	**47 / 53 - 89%**

1 LOWER GROUND - CROSS VENTILATION 1:400

2 GROUND FLOOR - CROSS VENTILATION 1:400

3 LEVEL 01 - CROSS VENTILATION 1:400

4 LEVEL 02 - CROSS VENTILATION 1:400

5 LEVEL 03 - CROSS VENTILATION 1:400

6 LEVEL 04 - CROSS VENTILATION 1:400

7 LEVEL 05 - CROSS VENTILATION 1:400

8 LEVEL 06 - CROSS VENTILATION 1:400

9 LEVEL 07 - CROSS VENTILATION 1:400

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
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3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.5 IDENT OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J3 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL ARCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 &AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 &
AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOKING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

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www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Stelin Meyerson NSW Registration Number 4907

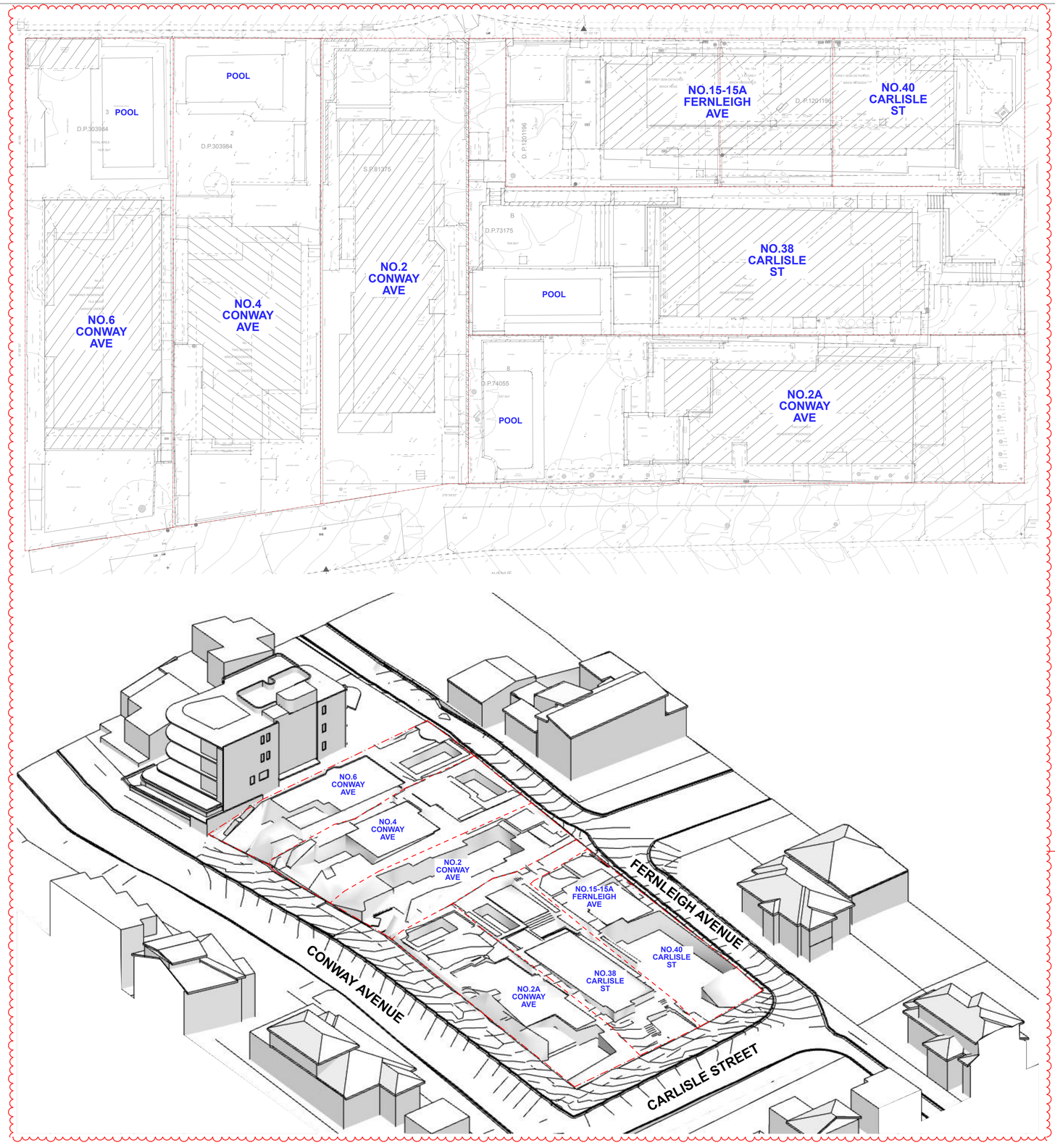
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
CROSS VENTILATION

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:400@A1
ISSUE DATE:	1/5/2026
REVISION:	B
PROJECT NUMBER:	**25-135**
DWG NUMBER:	**6004**

EXISTING GROUND LEVEL CONDITION



09/40

REV	NOTE	DATE
A	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B.1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.10 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J1 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

ARCHITECT:
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SURRY HILLS SYDNEY NSW 2010
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F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd, ABN 94 003 717 682
Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

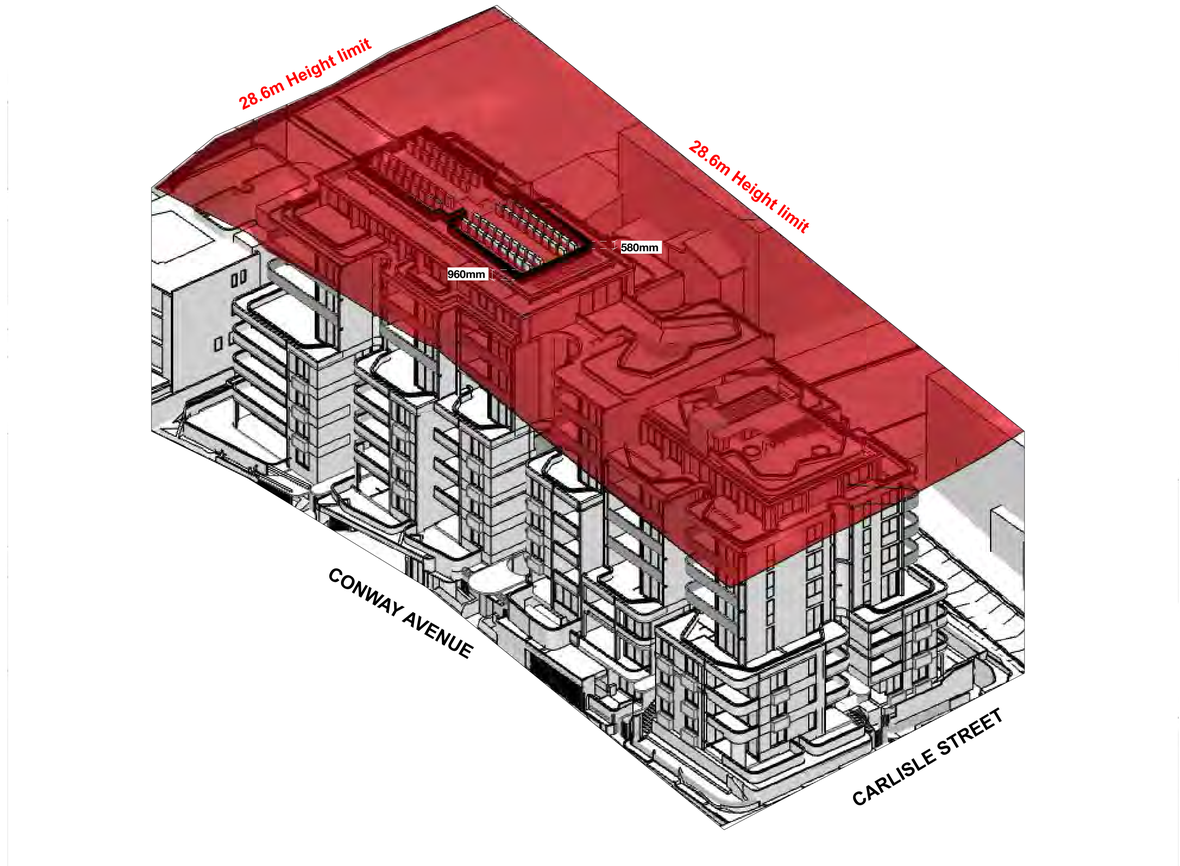
DRAWING TITLE:
EXISTING GROUND LEVEL CONDITION

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay, DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:103.88, 1:182.53@A1
ISSUE DATE:	1/5/2026
REVISION:	A
PROJECT NUMBER:	25-135
DWG NUMBER:	6004.1

HEIGHT PLANE DIAGRAMS - SHEET 01

02



HEIGHT PLANE DIAGRAM - 01 - NATURAL GROUND LEVEL

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

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CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1. FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11. PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERV.FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

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BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
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DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/20 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

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COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

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www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

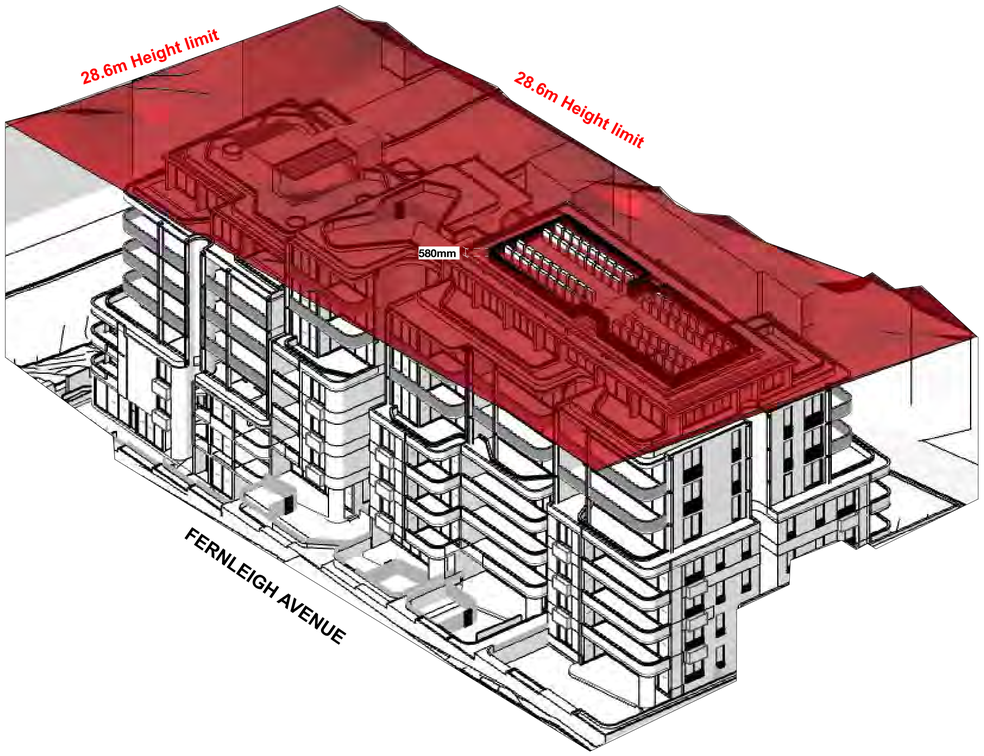
DRAWING TITLE:
HEIGHT PLANE DIAGRAMS - SHEET 01

REF: B:\Mcloud\ bcb-26 - B:\Mcloud\ Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:90.91@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	6005.1

HEIGHT PLANE DIAGRAMS - SHEET 02

02



HEIGHT PLANE DIAGRAM - 02 - NATURAL GROUND LEVEL

REV	NOTE	DATE
A	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
B	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1. FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11. PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/20 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
HEIGHT PLANE DIAGRAMS - SHEET 02

REF: B:\Mcloud\ bcb-26 - B:\Mcloud\ Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay, DA

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MB	BW
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ISSUE DATE:	REVISION:
19/6/2026	**B**
PROJECT NUMBER:	DWG NUMBER:
25-135	**6005.2**

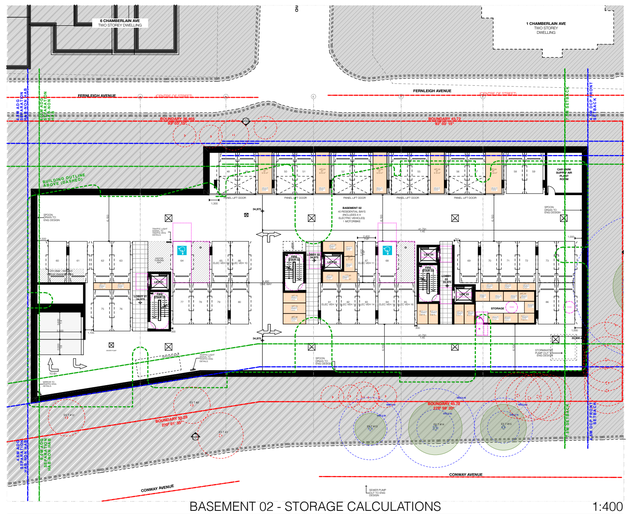
STORAGE CALCULATIONS - SHEET 01

STORAGE CALCULATIONS

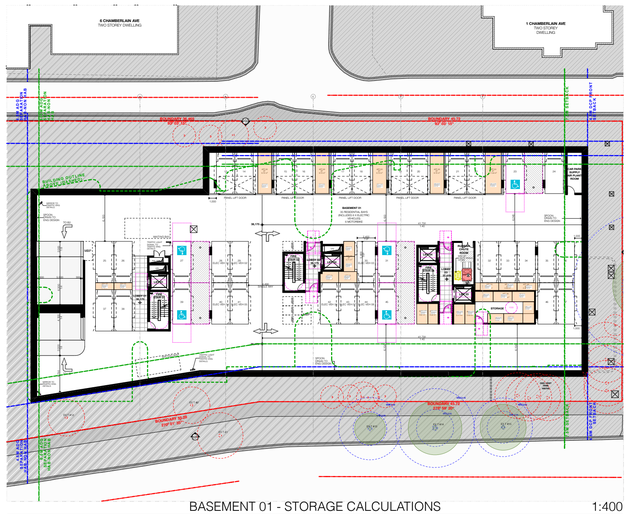
UNIT	TYPE	STORAGE LOCATION	VOLUME (NET)	STORAGE REQ.	COMPLIANT
UNIT 01-101					
		INTERNAL 1	2.80		
		INTERNAL 2	2.40		
		INTERNAL 3	4.30		
		INTERNAL 4	3.53		
			13.03 m³	2B-8.00m³	
UNIT 02-102					
		INTERNAL 1	2.94		
		INTERNAL 2	1.18		
		INTERNAL 3	3.51		
		INTERNAL 4	3.53		
			11.16 m³	1B-6.00m³	
UNIT 03-103					
		INTERNAL 1	1.44		
		INTERNAL 2	6.05		
		INTERNAL 3	1.29		
			8.78 m³	1B-6.00m³	
UNIT 04-104					
		INTERNAL 1	2.30		
		INTERNAL 2	4.46		
		INTERNAL 3	1.85		
		INTERNAL 4	3.53		
			12.14 m³	1B-6.00m³	
UNIT 05-105					
		INTERNAL 1	1.99		
		INTERNAL 2	1.29		
		INTERNAL 3	5.17		
		INTERNAL 4	3.53		
			11.98 m³	2B-8.00m³	
UNIT 06-201					
		INTERNAL 1	5.38		
		INTERNAL 2	2.28		
		INTERNAL 3	1.05		
		INTERNAL 4	2.35		
		INTERNAL 5	1.40		
		INTERNAL 6	1.19		
		INTERNAL 7	8.15		
			21.80 m³	3B-10.00m³	
UNIT 07-202					
		INTERNAL 1	1.34		
		INTERNAL 2	0.99		
		INTERNAL 3	2.32		
		INTERNAL 4	2.72		
		INTERNAL 5	0.11		
		INTERNAL 6	0.12		
		INTERNAL 7	6.49		
			14.09 m³	3B-10.00m³	
UNIT 08-203					
		INTERNAL 1	3.95		
		INTERNAL 2	4.48		
		INTERNAL 3	3.01		
		INTERNAL 4	2.11		
		INTERNAL 5	1.05		
		INTERNAL 6	20.41		
			35.01 m³	3B-10.00m³	
UNIT 09-204					
		INTERNAL 1	3.35		
		INTERNAL 2	3.35		
		INTERNAL 3	4.11		
		INTERNAL 4	2.58		
		INTERNAL 5	20.41		
			33.80 m³	3B-10.00m³	
UNIT 10-205					
		INTERNAL 1	3.35		
		INTERNAL 2	4.81		
		INTERNAL 3	3.77		
		INTERNAL 4	2.35		
		INTERNAL 5	1.70		
		INTERNAL 6	9.72		
			25.70 m³	3B-10.00m³	
UNIT 11-206					
		INTERNAL 1	2.80		
		INTERNAL 2	2.45		
		INTERNAL 3	4.30		
		INTERNAL 4	8.77		
			18.32 m³	2B-8.00m³	

STORAGE CALCULATIONS

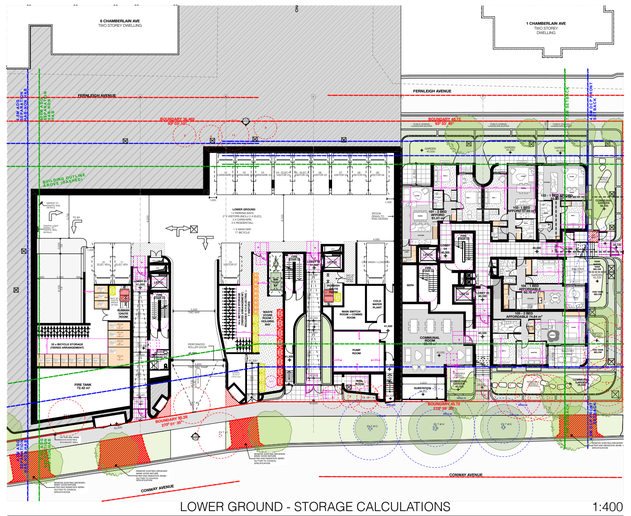
UNIT	TYPE	STORAGE LOCATION	VOLUME (NET)	STORAGE REQ.	COMPLIANT
UNIT 12-207					
		INTERNAL 1	1.95		
		INTERNAL 2	4.42		
		INTERNAL 3	1.69		
			8.06 m³	1B-6.00m³	
UNIT 13-208					
		INTERNAL 1	1.20		
		INTERNAL 2	3.95		
		INTERNAL 3	3.53		
			8.68 m³	1B-6.00m³	
UNIT 14-209					
		INTERNAL 1	2.40		
		INTERNAL 2	1.25		
		INTERNAL 3	1.50		
		INTERNAL 4	3.53		
			8.68 m³	1B-6.00m³	
UNIT 15-210					
		INTERNAL 1	1.29		
		INTERNAL 2	1.99		
		INTERNAL 3	5.17		
		INTERNAL 4	3.53		
			11.98 m³	2B-8.00m³	
UNIT 16-211					
		INTERNAL 1	2.22		
		INTERNAL 2	1.33		
		INTERNAL 3	1.42		
		INTERNAL 4	6.78		
		INTERNAL 5	1.89		
			13.64 m³	2B-8.00m³	
UNIT 17-301					
		INTERNAL 1	5.34		
		INTERNAL 2	2.28		
		INTERNAL 3	1.19		
		INTERNAL 4	2.34		
		INTERNAL 5	1.05		
		INTERNAL 6	1.40		
		INTERNAL 7	6.47		
			20.07 m³	3B-10.00m³	
UNIT 18-302					
		INTERNAL 1	2.27		
		INTERNAL 2	3.02		
		INTERNAL 3	0.99		
		INTERNAL 4	5.04		
			11.32 m³	2B-8.00m³	
UNIT 19-303					
		INTERNAL 1	2.29		
		INTERNAL 2	1.44		
		INTERNAL 3	2.70		
		INTERNAL 4	5.06		
		INTERNAL 5	5.04		
			16.53 m³	2B-8.00m³	
UNIT 20-304					
		INTERNAL 1	2.26		
		INTERNAL 2	5.06		
		INTERNAL 3	2.66		
		INTERNAL 4	1.44		
		INTERNAL 5	5.04		
			16.46 m³	2B-8.00m³	
UNIT 21-305					
		INTERNAL 1	2.80		
		INTERNAL 2	2.49		
		INTERNAL 3	4.27		
		INTERNAL 4	3.77		
			13.33 m³	2B-8.00m³	
UNIT 22-306					
		INTERNAL 1	1.82		
		INTERNAL 2	4.42		
		INTERNAL 3	6.70		
			12.94 m³	1B-6.00m³	
UNIT 23-307					
		INTERNAL 1	3.95		
		INTERNAL 2	1.12		
		INTERNAL 3	1.11		
		INTERNAL 4	6.71		
			12.89 m³	1B-6.00m³	



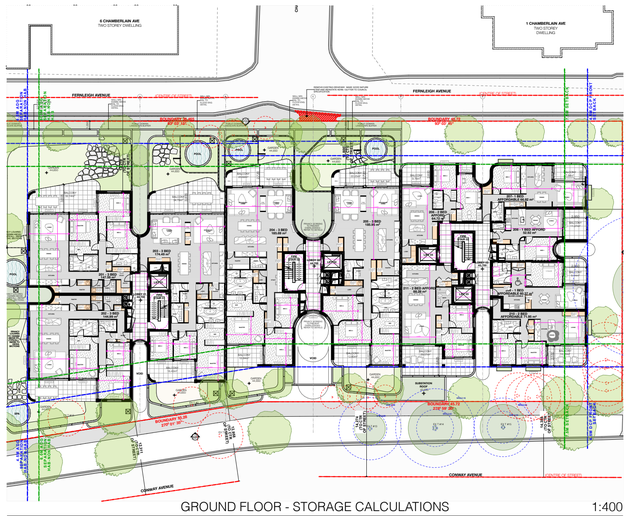
BASEMENT 02 - STORAGE CALCULATIONS 1:400



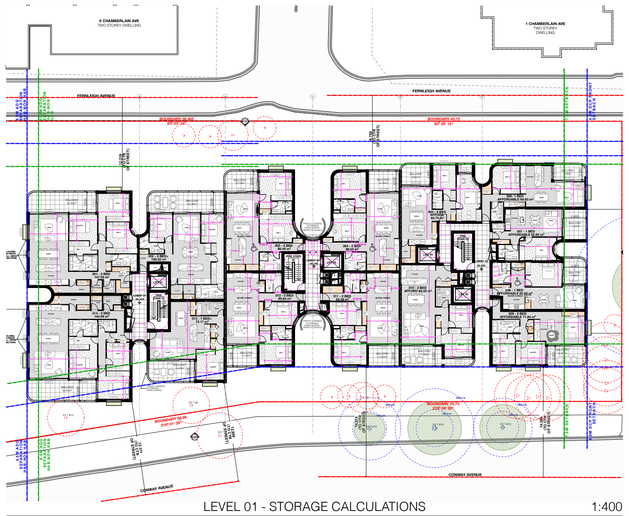
BASEMENT 01 - STORAGE CALCULATIONS 1:400



LOWER GROUND - STORAGE CALCULATIONS 1:400



GROUND FLOOR - STORAGE CALCULATIONS 1:400



LEVEL 01 - STORAGE CALCULATIONS 1:400

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
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6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4.2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4.2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.5 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

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www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907
Nominated Architect Brain Meyerson

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
STORAGE CALCULATIONS - SHEET 01

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE: 1:400, 1:0.67@A1	
ISSUE DATE: 1/5/2026	REVISION: B
PROJECT NUMBER: 25-135	DWG NUMBER: 6006

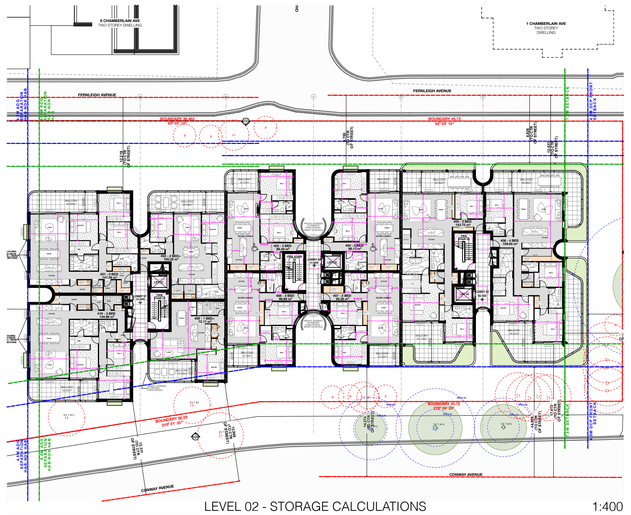
STORAGE CALCULATIONS - SHEET 02

STORAGE CALCULATIONS

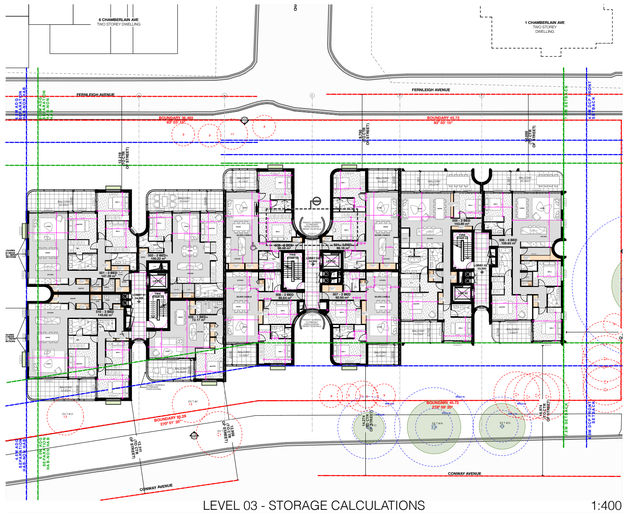
UNIT	TYPE	STORAGE LOCATION	VOLUME (NET)	STORAGE REQ.	COMPLIANT
UNIT 24-308					
		INTERNAL 1	2.44		
		INTERNAL 2	1.24		
		INTERNAL 3	8.21		
			11.89 m³	1B-6.00m³	
UNIT 25-309					
		INTERNAL 1	1.99		
		INTERNAL 2	1.29		
		INTERNAL 3	5.17		
		INTERNAL 4	15.42		
			23.87 m³	2B-8.00m³	
UNIT 26-310					
		INTERNAL 1	2.22		
		INTERNAL 2	1.17		
		INTERNAL 3	1.41		
		INTERNAL 4	6.78		
			11.58 m³	2B-8.00m³	
UNIT 27-311					
		INTERNAL 1	7.13		
		INTERNAL 2	5.25		
		INTERNAL 3	2.70		
		INTERNAL 4	5.63		
			20.71 m³	2B-8.00m³	
UNIT 28-312					
		INTERNAL 1	5.25		
		INTERNAL 2	2.70		
		INTERNAL 3	1.06		
		INTERNAL 4	4.57		
			13.58 m³	2B-8.00m³	
UNIT 29-313					
		INTERNAL 1	2.52		
		INTERNAL 2	1.14		
		INTERNAL 3	1.26		
		INTERNAL 4	5.04		
			9.96 m³	1B-6.00m³	
UNIT 30-314					
		INTERNAL 1	1.35		
		INTERNAL 2	0.99		
		INTERNAL 3	2.32		
		INTERNAL 4	2.69		
		INTERNAL 5	1.05		
		INTERNAL 6	1.19		
		INTERNAL 7	5.67		
			15.26 m³	3B-10.00m³	
UNIT 31-401					
		INTERNAL 1	5.34		
		INTERNAL 2	2.28		
		INTERNAL 3	2.34		
		INTERNAL 4	1.05		
		INTERNAL 5	1.19		
		INTERNAL 6	1.40		
		INTERNAL 7	8.89		
			22.49 m³	3B-10.00m³	
UNIT 32-402					
		INTERNAL 1	2.26		
		INTERNAL 2	3.01		
		INTERNAL 3	0.98		
		INTERNAL 4	10.07		
			16.32 m³	2B-8.00m³	
UNIT 33-403					
		INTERNAL 1	2.29		
		INTERNAL 2	5.06		
		INTERNAL 3	1.44		
		INTERNAL 4	6.95		
			15.74 m³	2B-8.00m³	
UNIT 34-404					
		INTERNAL 1	2.26		
		INTERNAL 2	5.06		
		INTERNAL 3	1.44		
		INTERNAL 4	11.04		
			19.80 m³	2B-8.00m³	

STORAGE CALCULATIONS

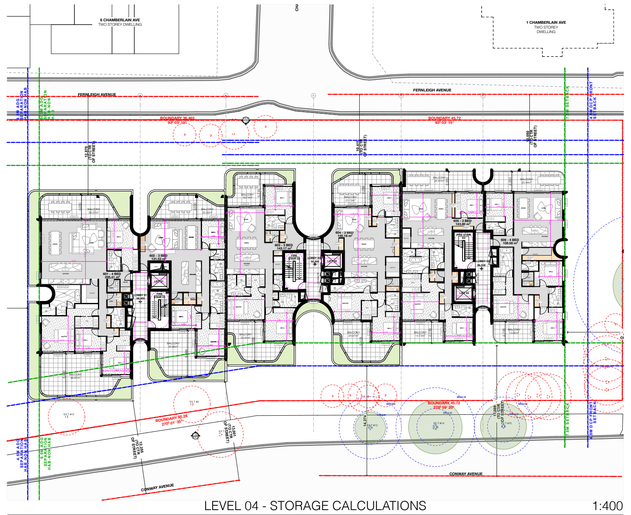
UNIT	TYPE	STORAGE LOCATION	VOLUME (NET)	STORAGE REQ.	COMPLIANT
UNIT 35-405					
		INTERNAL 1	3.86		
		INTERNAL 2	3.51		
		INTERNAL 3	2.58		
		INTERNAL 4	3.10		
		INTERNAL 5	0.97		
		INTERNAL 6	20.41		
			34.43 m³	3B-10.00m³	
UNIT 36-406					
		INTERNAL 1	9.98		
		INTERNAL 2	2.87		
		INTERNAL 3	0.96		
		INTERNAL 4	20.41		
			34.22 m³	4B-10.00m³	
UNIT 37-407					
		INTERNAL 1	7.22		
		INTERNAL 2	5.25		
		INTERNAL 3	1.06		
		INTERNAL 4	8.19		
			21.72 m³	2B-8.00m³	
UNIT 38-408					
		INTERNAL 1	1.06		
		INTERNAL 2	5.25		
		INTERNAL 3	6.00		
			12.31 m³	2B-8.00m³	
UNIT 39-409					
		INTERNAL 1	2.52		
		INTERNAL 2	3.77		
		INTERNAL 3	6.00		
			12.29 m³	1B-6.00m³	
UNIT 40-410					
		INTERNAL 1	1.40		
		INTERNAL 2	1.03		
		INTERNAL 3	2.32		
		INTERNAL 4	2.72		
		INTERNAL 5	9.38		
			16.85 m³	3B-10.00m³	
UNIT 41-501					
		INTERNAL 1	5.34		
		INTERNAL 2	2.29		
		INTERNAL 3	2.34		
		INTERNAL 4	8.54		
		INTERNAL 5	1.03		
		INTERNAL 6	1.17		
			20.71 m³	3B-10.00m³	
UNIT 42-502					
		INTERNAL 1	2.26		
		INTERNAL 2	3.01		
		INTERNAL 3	7.29		
			12.56 m³	2B-8.00m³	
UNIT 43-503					
		INTERNAL 1	2.29		
		INTERNAL 2	5.06		
		INTERNAL 3	1.44		
		INTERNAL 4	6.24		
			15.03 m³	2B-8.00m³	
UNIT 44-504					
		INTERNAL 1	2.26		
		INTERNAL 2	4.96		
		INTERNAL 3	1.41		
		INTERNAL 4	9.81		
			18.44 m³	2B-8.00m³	
UNIT 45-505					
		INTERNAL 1	3.86		
		INTERNAL 2	3.10		
		INTERNAL 3	3.62		
		INTERNAL 4	2.57		
		INTERNAL 5	0.97		
		INTERNAL 6	11.74		
			25.86 m³	3B-10.00m³	
UNIT 46-506					
		INTERNAL 1	9.97		
		INTERNAL 2	2.87		
		INTERNAL 3	2.75		
		INTERNAL 4	11.74		
			27.33 m³	4B-10.00m³	



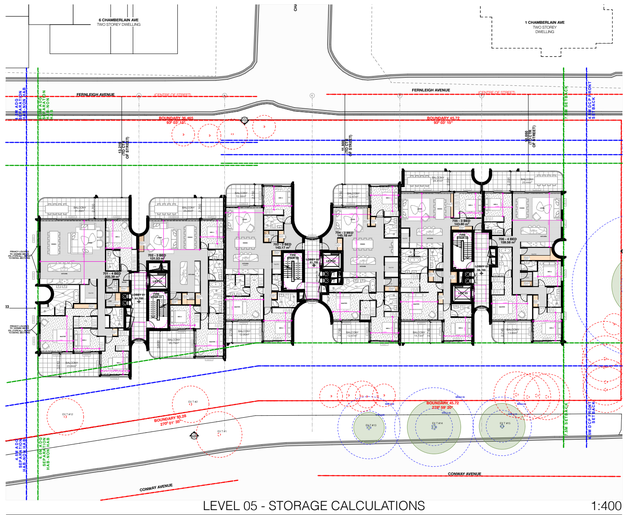
LEVEL 02 - STORAGE CALCULATIONS 1:400



LEVEL 03 - STORAGE CALCULATIONS 1:400



LEVEL 04 - STORAGE CALCULATIONS 1:400



LEVEL 05 - STORAGE CALCULATIONS 1:400

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J3 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO	71.5 sqm
IRRIGATE:	

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Strain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
STORAGE CALCULATIONS - SHEET 02

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

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CHECKED: BW
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ISSUE DATE: 1/5/2026
REVISION: **B**
PROJECT NUMBER: **25-135**
DWG NUMBER: **6007**

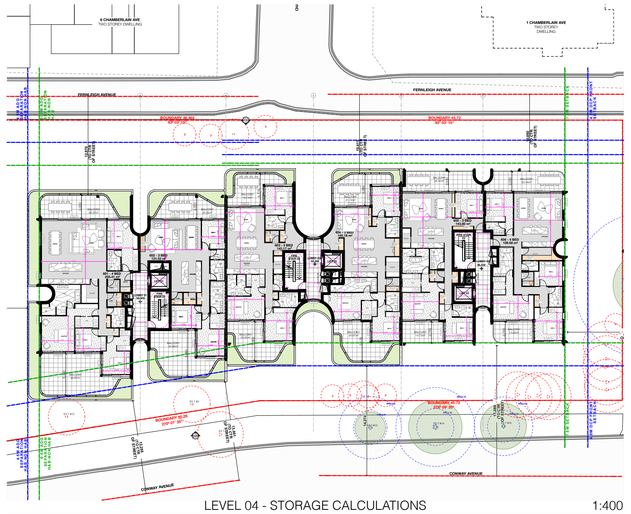
STORAGE CALCULATIONS - SHEET 03

STORAGE CALCULATIONS

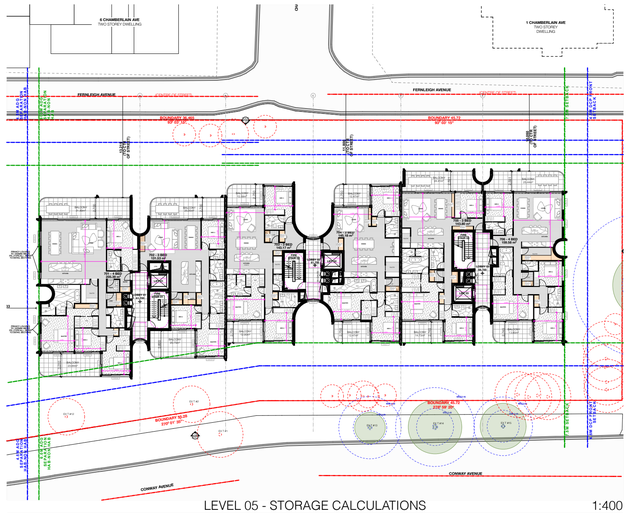
UNIT	TYPE	STORAGE LOCATION	VOLUME (NET)	STORAGE REQ.	COMPLIANT
UNIT 47-507					
		INTERNAL 1	7.20		
		INTERNAL 2	5.25		
		INTERNAL 3	1.06		
		INTERNAL 4	10.86		
			24.37 m³	2B-8.00m³	
UNIT 48-508					
		INTERNAL 1	5.25		
		INTERNAL 2	1.06		
		INTERNAL 3	10.12		
			16.43 m³	2B-8.00m³	
UNIT 49-509					
		INTERNAL 1	2.52		
		INTERNAL 2	12.24		
		INTERNAL 3	1.26		
			16.02 m³	1B-6.00m³	
UNIT 50-510					
		INTERNAL 1	1.35		
		INTERNAL 2	0.99		
		INTERNAL 3	2.27		
		INTERNAL 4	2.72		
		INTERNAL 5	12.93		
		INTERNAL 6	1.05		
			21.31 m³	3B-10.00m³	
UNIT 51-601					
		INTERNAL 1	2.66		
		INTERNAL 2	1.25		
		INTERNAL 3	2.34		
		INTERNAL 4	1.87		
		INTERNAL 5	6.63		
			14.75 m³	4B-10.00m³	
UNIT 52-602					
		INTERNAL 1	0.97		
		INTERNAL 2	4.72		
		INTERNAL 3	10.77		
		INTERNAL 4	3.87		
			20.33 m³	3B-10.00m³	
UNIT 53-603					
		INTERNAL 1	2.16		
		INTERNAL 2	1.76		
		INTERNAL 3	1.05		
		INTERNAL 4	8.18		
			13.15 m³	3B-10.00m³	
UNIT 54-604					
		INTERNAL 1	2.97		
		INTERNAL 2	2.07		
		INTERNAL 3	1.65		
		INTERNAL 4	1.17		
		INTERNAL 5	7.82		
			15.68 m³	3B-10.00m³	
UNIT 55-605					
		INTERNAL 1	3.86		
		INTERNAL 2	0.54		
		INTERNAL 3	3.62		
		INTERNAL 4	2.57		
		INTERNAL 5	9.11		
			19.70 m³	3B-10.00m³	
UNIT 56-606					
		INTERNAL 1	10.00		
		INTERNAL 2	0.96		
		INTERNAL 3	2.87		
		INTERNAL 4	7.31		
			21.14 m³	4B-10.00m³	
UNIT 57-701					
		INTERNAL 1	2.68		
		INTERNAL 2	5.07		
		INTERNAL 3	1.25		
		INTERNAL 4	1.87		
		INTERNAL 5	20.41		
			31.28 m³	4B-10.00m³	
UNIT 58-702					
		INTERNAL 1	0.98		
		INTERNAL 2	4.73		
		INTERNAL 3	2.86		
		INTERNAL 4	3.87		
		INTERNAL 5	20.41		
			32.85 m³	3B-10.00m³	

STORAGE CALCULATIONS

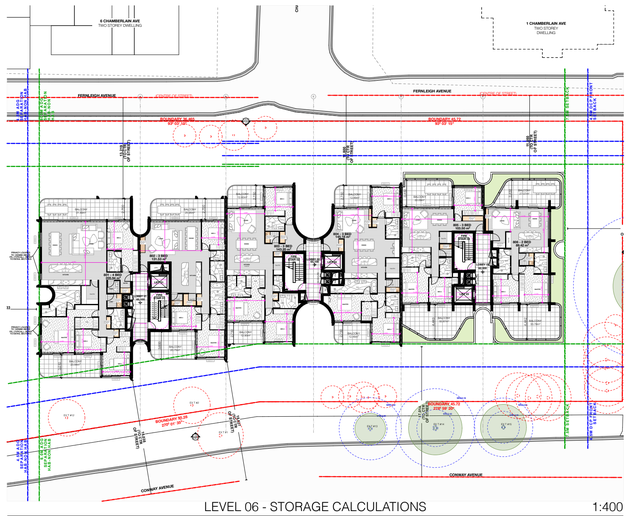
UNIT	TYPE	STORAGE LOCATION	VOLUME (NET)	STORAGE REQ.	COMPLIANT
UNIT 59-703					
		INTERNAL 1	2.16		
		INTERNAL 2	1.87		
		INTERNAL 3	1.05		
		INTERNAL 4	0.97		
		INTERNAL 5	23.81		
			29.86 m³	3B-10.00m³	
UNIT 60-704					
		INTERNAL 1	2.97		
		INTERNAL 2	2.07		
		INTERNAL 3	1.17		
		INTERNAL 4	5.42		
			11.63 m³	3B-10.00m³	
UNIT 61-705					
		INTERNAL 1	3.86		
		INTERNAL 2	3.62		
		INTERNAL 3	2.58		
		INTERNAL 4	0.97		
		INTERNAL 5	3.10		
		INTERNAL 6	4.90		
			19.03 m³	3B-10.00m³	
UNIT 62-706					
		INTERNAL 1	9.98		
		INTERNAL 2	2.87		
		INTERNAL 3	0.96		
		INTERNAL 4	5.17		
			18.98 m³	4B-10.00m³	
UNIT 63-801					
		INTERNAL 1	2.67		
		INTERNAL 2	1.25		
		INTERNAL 3	2.34		
		INTERNAL 4	1.87		
		INTERNAL 5	5.85		
			13.98 m³	4B-10.00m³	
UNIT 64-802					
		INTERNAL 1	0.97		
		INTERNAL 2	4.73		
		INTERNAL 3	2.86		
		INTERNAL 4	3.87		
		INTERNAL 5	5.17		
			17.60 m³	3B-10.00m³	
UNIT 65-803					
		INTERNAL 1	2.19		
		INTERNAL 2	1.86		
		INTERNAL 3	1.05		
		INTERNAL 4	0.97		
		INTERNAL 5	5.67		
			11.74 m³	3B-10.00m³	
UNIT 66-804					
		INTERNAL 1	2.97		
		INTERNAL 2	2.07		
		INTERNAL 3	1.17		
		INTERNAL 4	0.42		
		INTERNAL 5	5.85		
			12.48 m³	3B-10.00m³	
UNIT 67-805					
		INTERNAL 1	5.04		
		INTERNAL 2	1.04		
		INTERNAL 3	5.47		
			11.55 m³	3B-10.00m³	
UNIT 68-806					
		INTERNAL 1	3.08		
		INTERNAL 2	2.93		
		INTERNAL 3	1.04		
		INTERNAL 4	4.36		
			11.41 m³	2B-8.00m³	



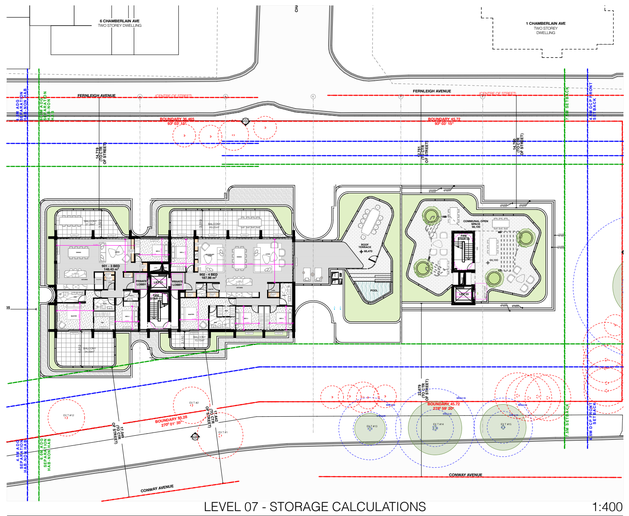
LEVEL 04 - STORAGE CALCULATIONS 1:400



LEVEL 05 - STORAGE CALCULATIONS 1:400



LEVEL 06 - STORAGE CALCULATIONS 1:400



LEVEL 07 - STORAGE CALCULATIONS 1:400

STORAGE CALCULATIONS

UNIT	TYPE	STORAGE LOCATION	VOLUME (NET)	STORAGE REQ.	COMPLIANT
UNIT 69-901					
		INTERNAL 1	2.24		
		INTERNAL 2	1.61		
		INTERNAL 3	3.47		
		INTERNAL 4	2.18		
		INTERNAL 5	0.91		
		INTERNAL 6	27.90		
			38.31 m³	3B-10.00m³	
UNIT 70-902					
		INTERNAL 1	2.61		
		INTERNAL 2	2.06		
		INTERNAL 3	1.99		
		INTERNAL 4	2.89		
		INTERNAL 5	0.97		
		INTERNAL 6	32.54		
			43.06 m³	4B-10.00m³	

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

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2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B.1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILSERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	≥ 3 STAR
KITCHEN TAPS:	≥ 5 STAR
BATHROOM TAPS:	≥ 5 STAR
DISHWASHERS:	≥ 4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16.00 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
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SURRY HILLS SYDNEY NSW 2010
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www.mhndu.com
Nominated Architect
Brian Meyerson
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
STORAGE CALCULATIONS - SHEET 03

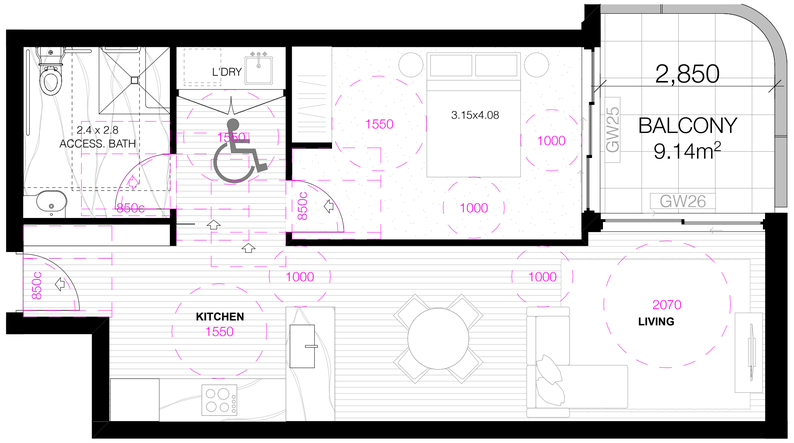
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SCALE: 1:0.67, 1:400@A1	
ISSUE DATE: 1/5/2026	REVISION: B
PROJECT NUMBER: 25-135	DWG NUMBER: 6008

ADAPTABLE UNITS - TYPE 1

	CONTROL	PROPOSED	COMPLIES
TOTAL UNITS:	-	70	
ADAPTABLE UNITS:	3.2	**7**	✓
		(UNITS 209, 308 304, 404 303, 403, 503)	
	10% OF TOTAL ROUNDED TO NEAREST	12.5% OF TOTAL	



POST-ADAPTATION

JOINERY TO BE REMOVED
AT POST ADAPTATION



PRE-ADAPTATION / DEMOLITION PLAN

NOTE: 820C= 820MM CLEAR OPENING

1 ADAPTABLE UNITS 209, 308 1:50

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
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4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
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6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH ASINZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECH/DRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/20 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.23

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
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EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

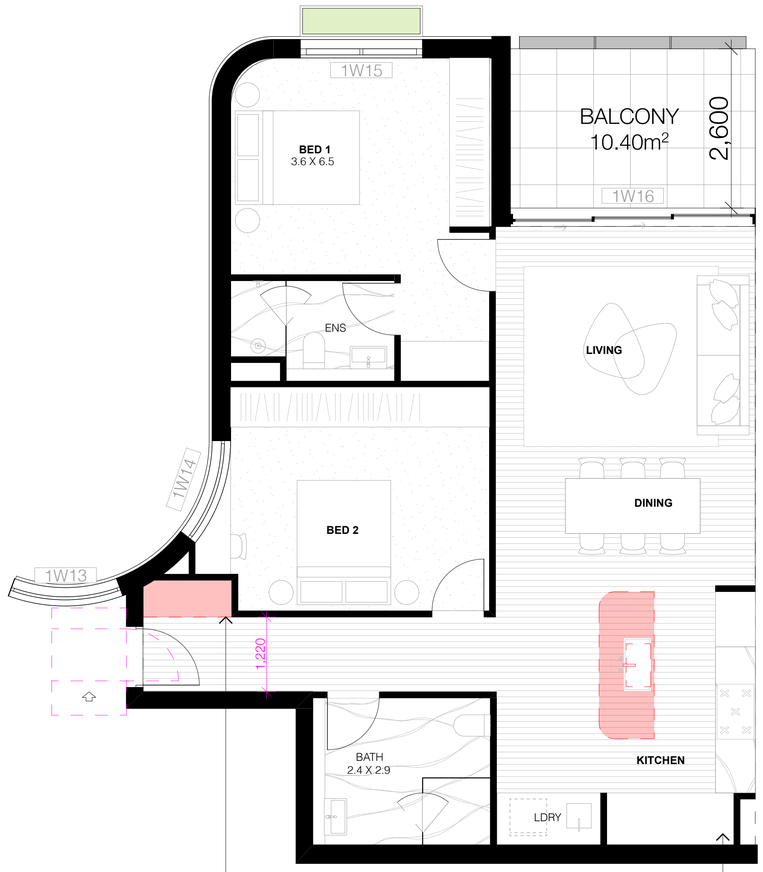
ARCHITECT:
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
ADAPTABLE UNITS - TYPE 1

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE: 1:50@A1	
ISSUE DATE: 1/5/2026	REVISION: **B**
PROJECT NUMBER: **25-135**	DWG NUMBER: **6009**



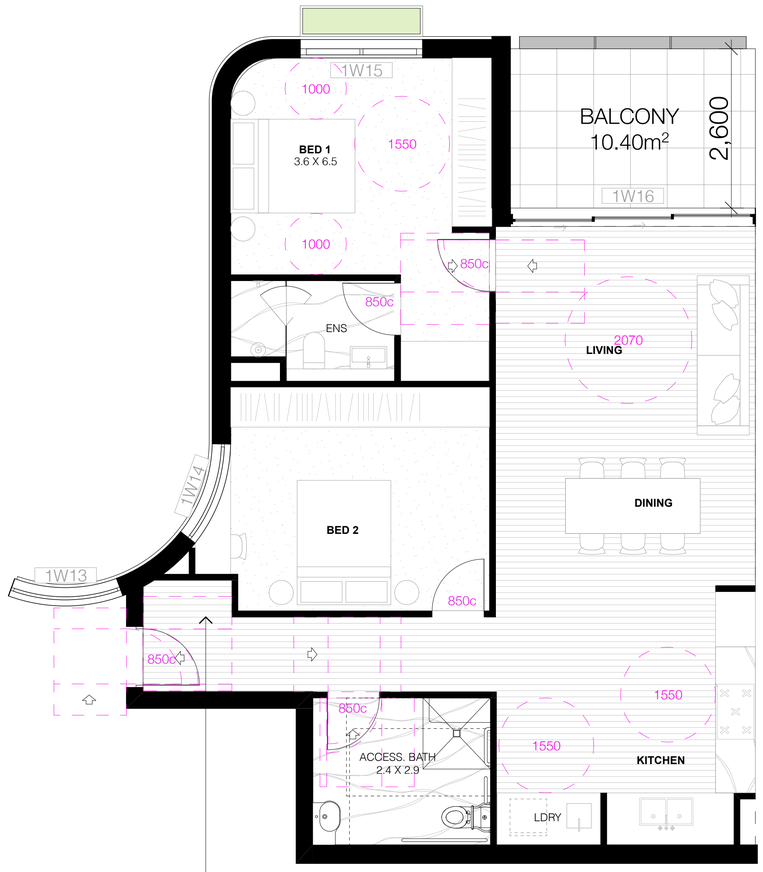
JOINERY REMOVED AT POST ADAPTATION

PRE-PLUMB FOR SINK AT POST ADAPTATION LOCATION AND CAPP OFF SERVICES FOR USE AT POST ADAPTATION

PRE-ADAPTATION / DEMOLITION PLAN

NOTE: 820C= 820MM CLEAR OPENING

39. ADAPTABLE UNITS 304, 404 1:50



JOINERY REMOVED AT POST ADAPTATION

POST-ADAPTATION

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

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ALL CONSTRUCTION TO COMPLY AT MINIMUM WI BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILSERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	10/20 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	Yes
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
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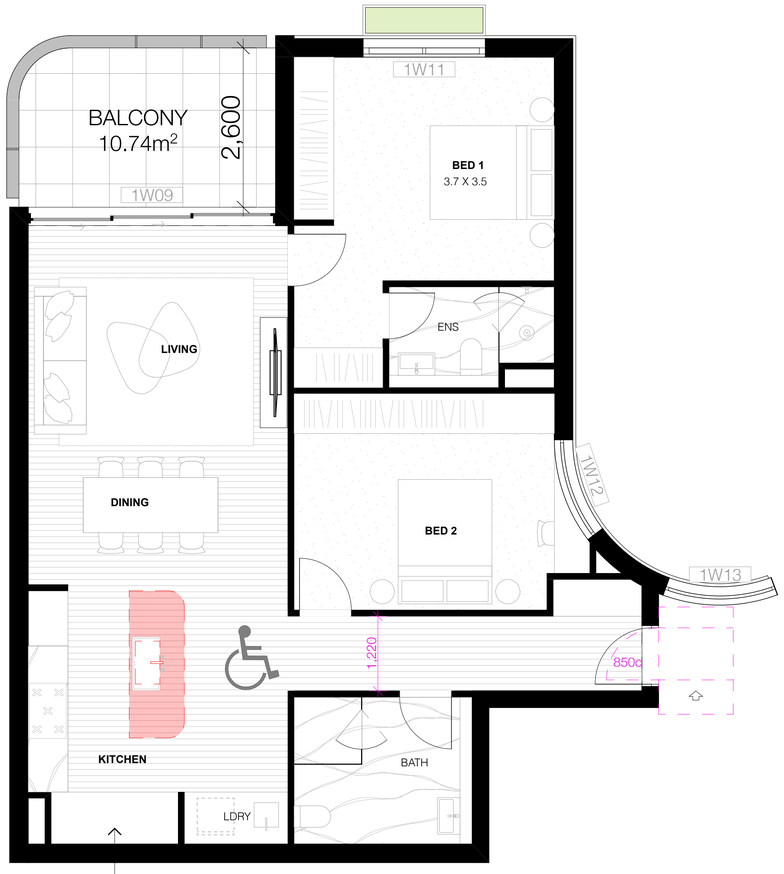
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
ADAPTABLE UNITS - TYPE 2

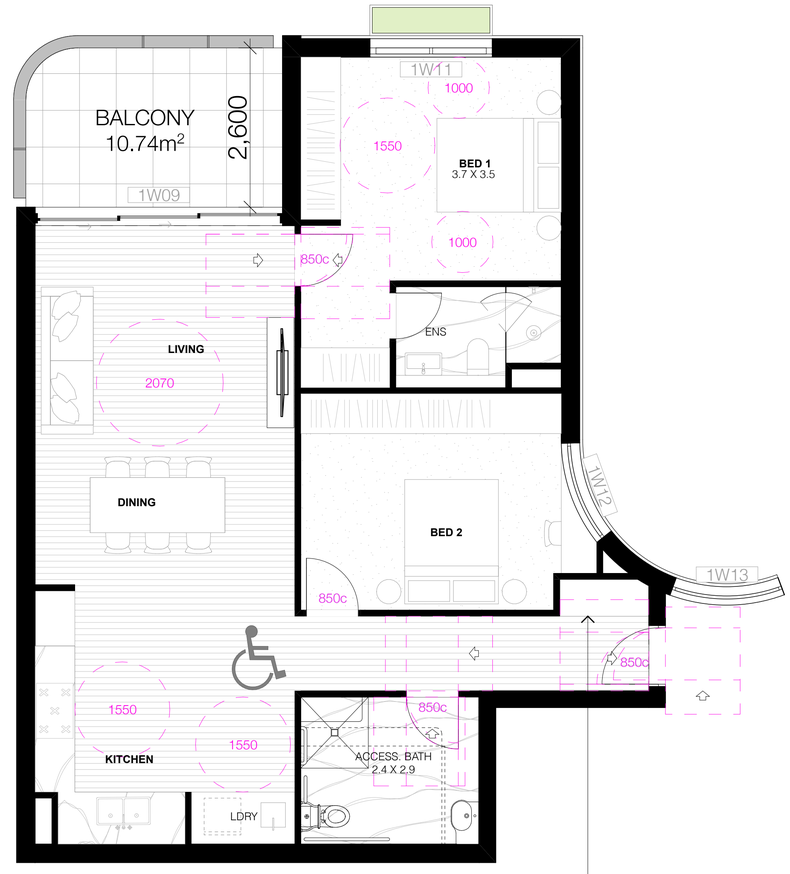
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REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE: 1:50@A1	
ISSUE DATE: 1/5/2026	REVISION: B
PROJECT NUMBER: 25-135	DWG NUMBER: 6010



PRE-PLUMB FOR SINK AT POST ADAPTATION LOCATION AND CAPP OFF SERVICES FOR USE AT POST ADAPTATION



JOINERY REMOVED AT POST ADAPTATION

PRE-ADAPTATION / DEMOLITION PLAN

POST-ADAPTATION

NOTE: 820C= 820MM CLEAR OPENING

ADAPTABLE UNIT 303, 403, 503 1:50

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
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SPEC. C1.1 FIRE RESISTING CONSTRUCTION
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CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
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CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
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CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
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FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART JZ OF BCA
MASONRY: TO COMPLY WITH AS3700
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MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART JS OF BCA
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BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
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CLOTHES WASHERS:	3 STAR
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BATHROOM TAPS:	5 STAR
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HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

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R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
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GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

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	COUNCIL CONTROLS

EX TREE TO REMOVE
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Nominated Architect Brain Meyerson

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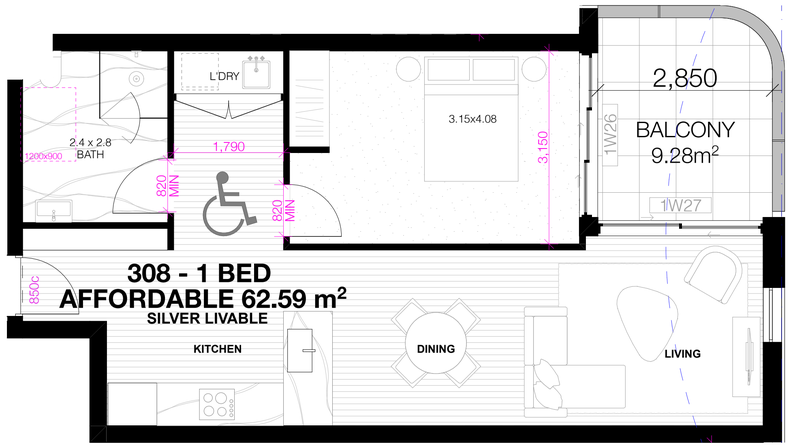
DRAWING TITLE:
ADAPTABLE UNITS - TYPE 3

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A-2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

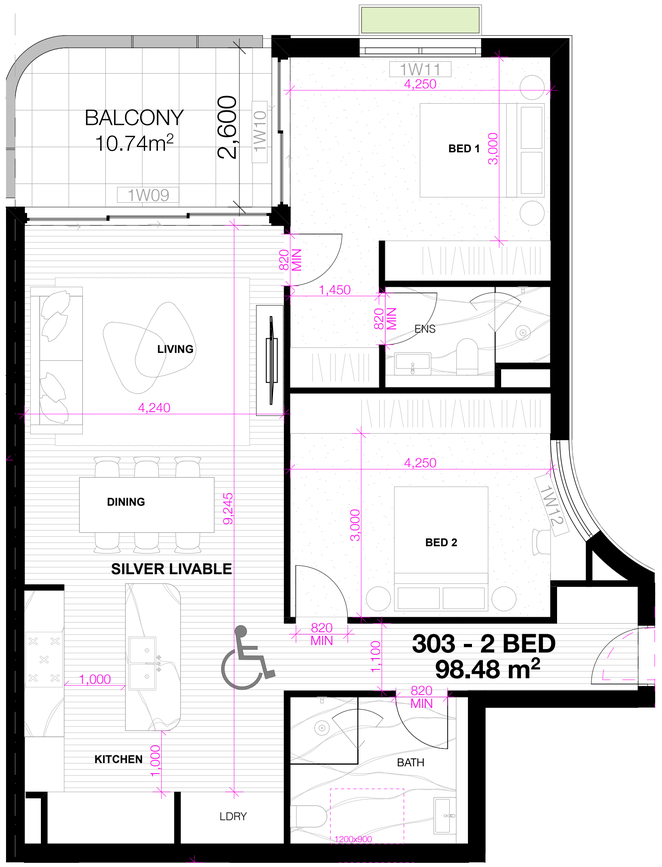
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ISSUE DATE: 1/5/2026	REVISION: B
PROJECT NUMBER: 25-135	DWG NUMBER: 6011

SILVER LIVABLE UNITS - SHEET 01

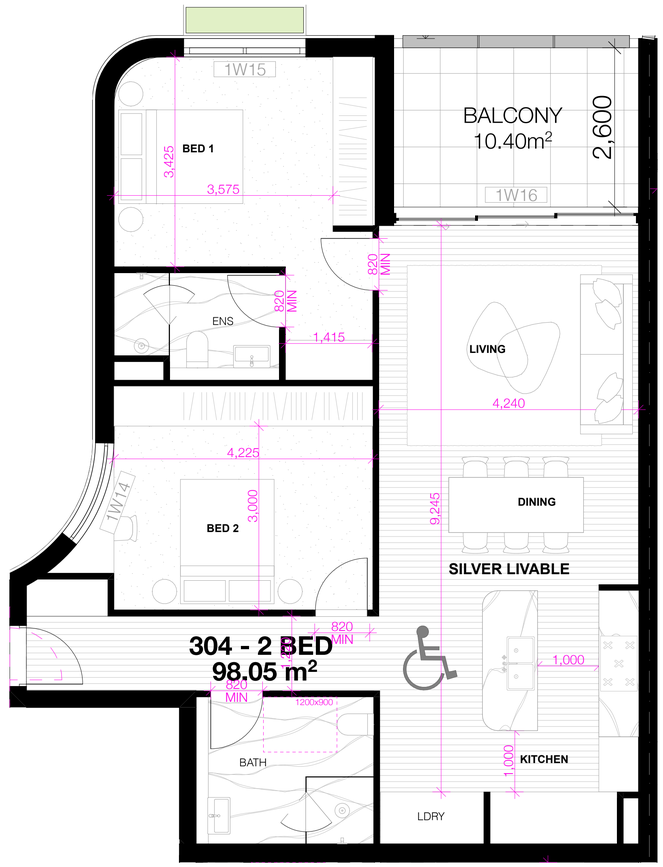
	CONTROL	PROPOSED	COMPLIES
TOTAL UNITS:	-	70	
		14 (SILVER LIVABLE)	
		U209 U308	
		U303 U403 U503	
		U304 U404 U 504	✓
		U312 U408 U 508	
		U311 U407 U 507	
		21% OF TOTAL	
SILVER LIVEABLE UNITS:	14 20% OF TOTAL ROUNDED TO NEAREST	**14**	



5. LIVABLE - U209 U 308 1:50



5. LIVABLE - U303 U 403 U 503 1:50



5. LIVABLE - U304 U404 U504 1:50

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

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4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
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6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 ISENT OF ACCESSIBLE FACILISERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	1600 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

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www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

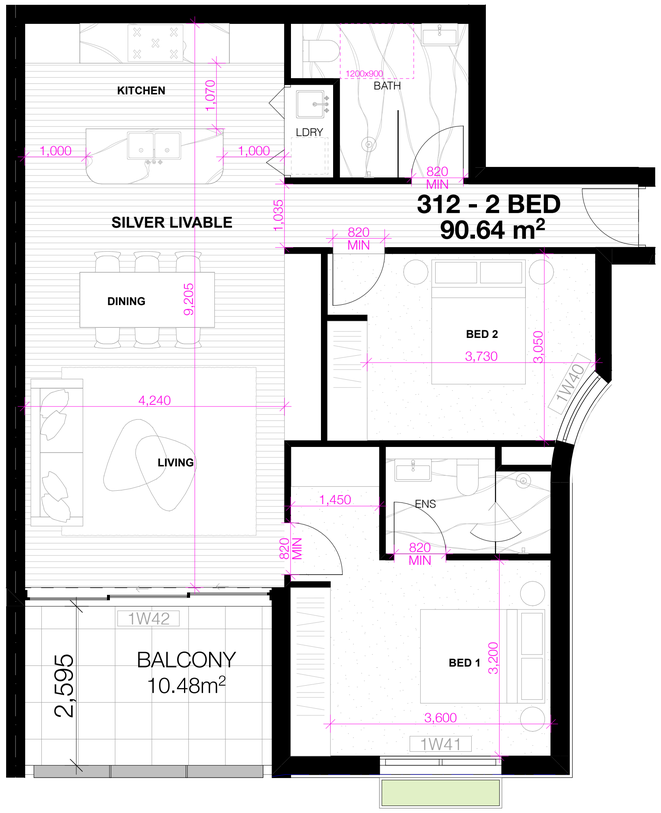
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SILVER LIVABLE UNITS - SHEET 01

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay, .DA

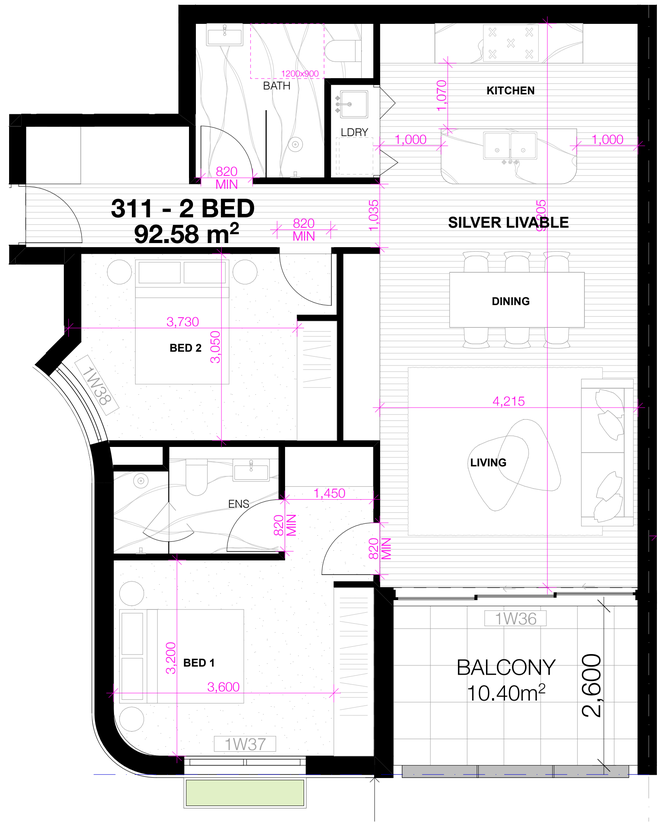
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CHECKED:	BW
SCALE:	1:50@A1
ISSUE DATE:	1/5/2026
REVISION:	B
PROJECT NUMBER:	25-135
DWG NUMBER:	6012

SILVER LIVABLE UNITS - SHEET 02

	CONTROL	PROPOSED	COMPLIES
TOTAL UNITS:	-	70	
		14 (SILVER LIVABLE)	
		U209 U308	
		U303 U403 U503	
		U304 U404 U 504	✓
		U312 U408 U 508	
		U311 U407 U 507	
		21% OF TOTAL	
SILVER LIVEABLE UNITS:	14 20% OF TOTAL ROUNDED TO NEAREST	**14**	



5. LIVABLE - U312 U408 U508 1:50



5. LIVABLE - U311 U407 U 507 1:50

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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CLAUSE D2.21 OPERATION OF LATCH
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CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
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HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
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POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.23

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

ARCHITECT:
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Bnan Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
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2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
SILVER LIVABLE UNITS - SHEET 02

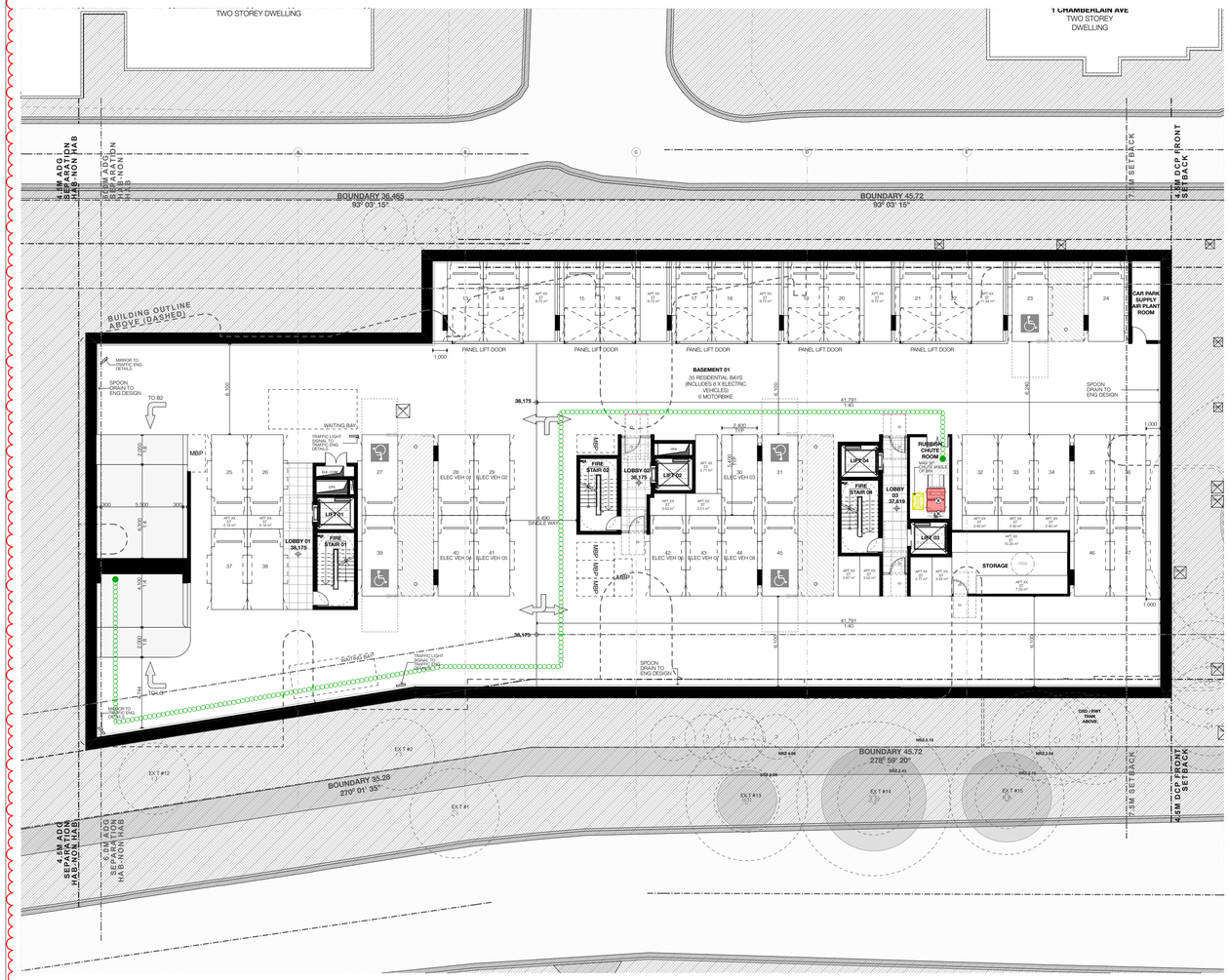
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ISSUE DATE:	1/5/2026
REVISION:	B
PROJECT NUMBER:	**25-135**
DWG NUMBER:	**6013**

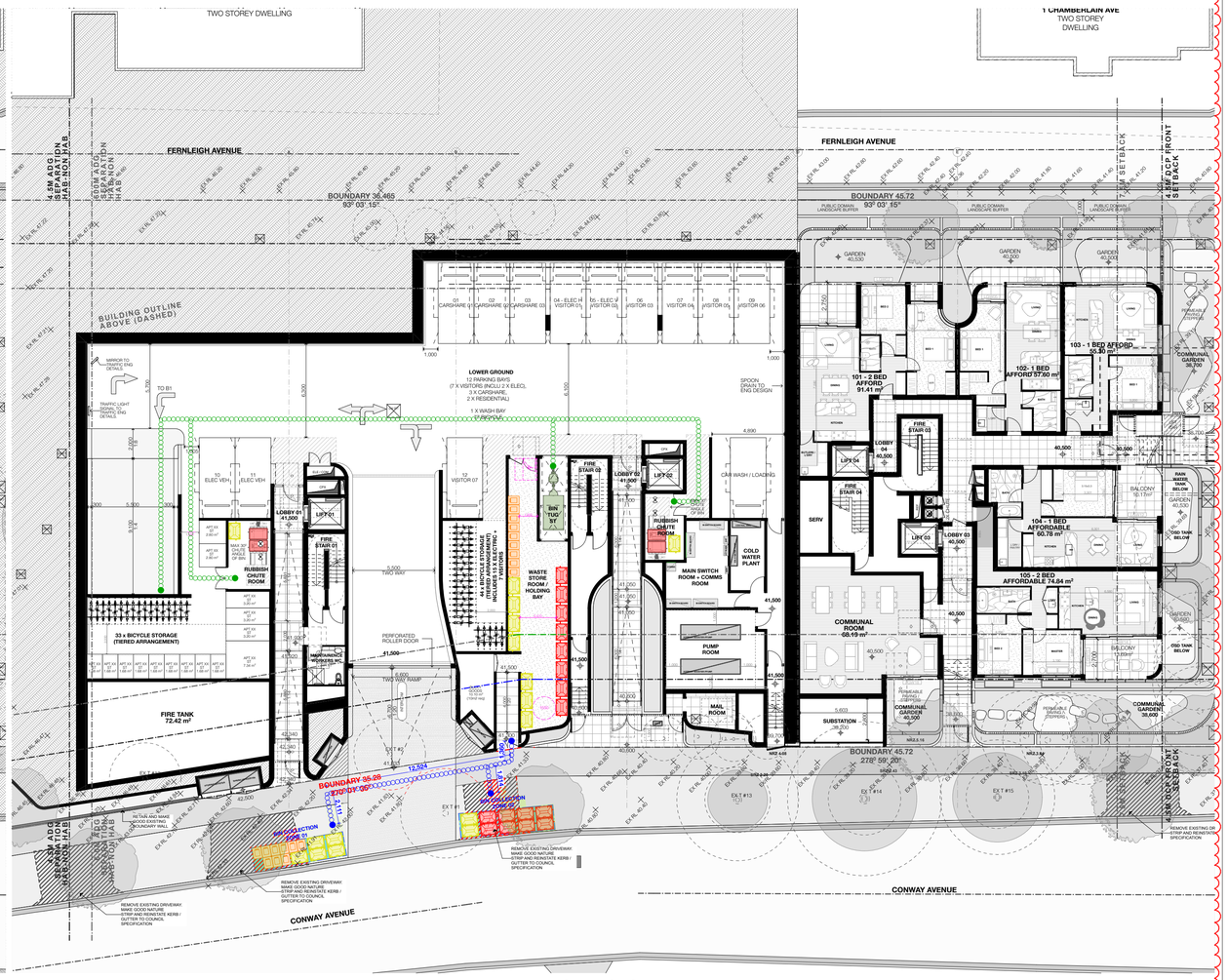
WASTE MANAGEMENT

TOTAL UNITS :	70	
RESIDENTIAL WASTE	08x	660L bin (GENERAL WASTE)
	07x	660L bin (RECYCLING)
	09x	240L bin (FOGO)
	10m^2	BULKY WASTE

BUILDING MANAGER TO RELOCATE BINS FROM CHUTE ROOMS TO MAIN WASTE STORAGE AREA WITH BIN TUG. BINS ARE LOCATED AS CLOSE TO ON-STREET COLLECTION POINT AS POSSIBLE WITH CONVENIENT DOOR ACCESS. REFER MRA WASTE CONSULTANT ADVICE.



1 BASEMENT 01 1:200



1 LOWER GROUND 1:200

LEGEND

BIN TUG ROUTE FROM RUBBISH CHUTE ROOMS TO WASTE STORE ROOM BY BUILDING MANAGER.

ROUTE FROM WASTE STORE ROOM TO STREET COLLECTION POINT

DISTANCE TO COLLECTION POINT REQ = 75M MAX
DISTANCE TO COLLECTION POINT 1 = 15.9M
DISTANCE TO COLLECTION POINT 2 = 3.1M

16/17

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

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DRAWING TITLE:
WASTE MANAGEMENT

N

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
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SCALE:	
1:200@A1	
ISSUE DATE:	REVISION:
1/5/2026	B
PROJECT NUMBER:	DWG NUMBER:
25-135	6014

PARKING CALCULATIONS

13

PARKING REQUIREMENTS

TYPE	REQUIRED/ STANDARD	NO.	SEPP (HOUSING) 2021 MIN RATE	SEPP (HOUSING) 2021 MIN REQUIREMENT	WOOLLAHRA DCP MAX RATE	WOOLLAHRA DCP MAX REQUIREMENT
1 Bed	Market	**3**	0.5 space/unit	1.5 (2) spaces		
2 Bed	Market	**16**	1 space/unit	16.0 spaces		
3 Bed +	Market	**34**	1.5 space/unit	51.0 spaces		
1 Bed	Affordable	**9**	0.4 space/unit	3.6 (4) spaces		
2 Bed	Affordable	**8**	0.5 space/unit	4.0 spaces		
Sub-Total				76.1 (77)spaces		
Visitors	-	**70**	-	-	0.10 spaces/unit	7.0 spaces
Car Share					min 1.0 space/20 unit	3.5 (3) spaces
Sub-Total				**77 spaces**		**10.0 spaces**
Total Car Parking requirement				**87 spaces**		

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BICYCLE

REQUIRED PARKING (DCP)	NO OF APARTMENTS
1 per dwelling	70
1 per 10 dwelling (visitor)	70 - (7.0)
Total Parking Required:	77 Bays
Proposed :	**77 Bays**

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Electric Bicycle Charging Points Req: 1 per 5 bicycle bay
Required : 15 Bays
Proposed : **15 Bays**

PROPOSED CAR PARKING PROVISIONS

Residential	**77 Spaces**
Visitor	**7 Spaces**
Car Share	**3 Spaces**
Total	**87 Spaces**
Residential Car Wash/Loading	**1 Space**
Total Car Parking Provision	**88 Spaces**

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ELECTRIC VEHICLE PARKING PROVISIONS

Requirements	20% of all parking **(DCP)**
Requirements	25% of all visitor parking **(DCP)**
Required	20% x 79 = 15.8 Bays
Required	25% x 7 = 1.75 Bays
Proposed	**18 Bays**

15

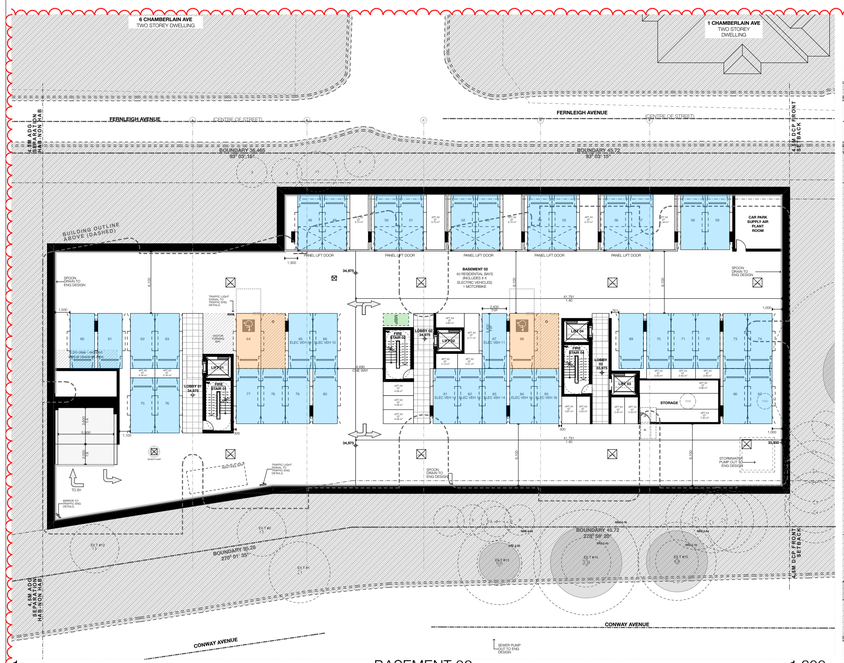
MOTORBIKES

REQUIRED PARKING (DCP)	NO OF DWELLINGS
1 per 10 dwellings	70
Total Parking Required:	7 Bays
Proposed :	**7 Bays**

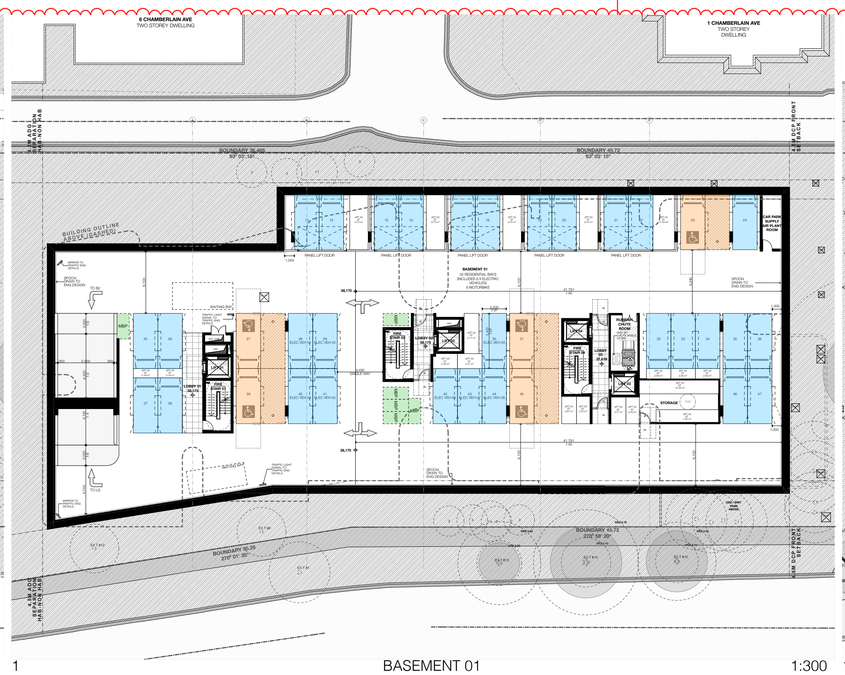
ACCESSIBLE PARKING PROVISIONS

Total Adaptable Units	7
Proposed Parking	**7 Spaces**

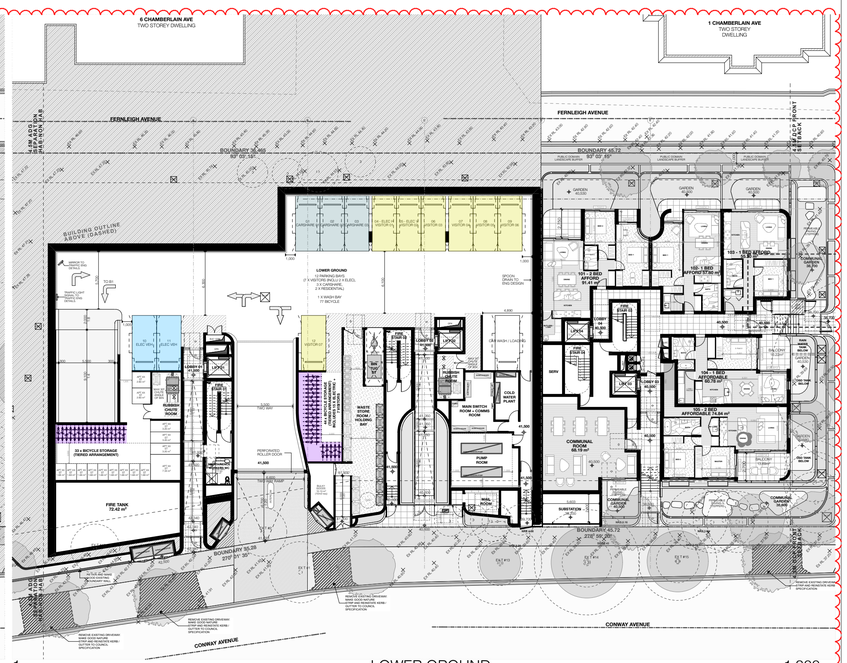
13/14/15



1 BASEMENT 02 1:300



1 BASEMENT 01 1:300



1 LOWER GROUND 1:300

LEGEND

- Residential Parking
- Visitor Parking
- Adaptable Parking
- Motorbike Parking
- Bicycle Parking
- Car Share

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
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6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
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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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	18/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

- EX TREE TO REMOVE
- EX TREE TO RETAIN
- EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
- PROPOSED LANDSCAPE

ARCHITECT:
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
PARKING CALCULATIONS

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:300@A1
ISSUE DATE:	1/5/2026
REVISION:	B
PROJECT NUMBER:	25-135
DWG NUMBER:	6015

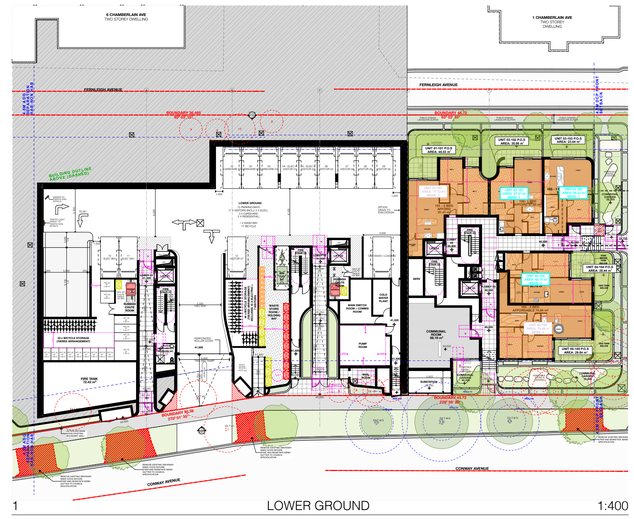
DWELLING SIZE AND PRIVATE OPEN SPACE

	UNIT TYPE	MIN. AREA P.O.S.	MIN. DEPTH BALCONY	
ADG	1 BED	8 m^2	2 m	
MINIMUM	2 BED	10 m^2	2 m	
CONTROL(m^2)	3+ BED	12 m^2	2.4 m	
(FOR APARTMENTS AT GROUND LEVEL, A P.O.S. MUST HAVE min.15m^2 AREA AND MIN DEPTH OF 3M)				

	UNIT TYPE	TOTAL
SUMMARY TABLE	1 BED	12
APARTMENT TYPES	2 BED	24
	3 BED+	34
OVERALL TOTAL		70 UNITS

LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. REQ (ADG)	P.O.S. PROPOSED m2	P.O.S. IN EXCESS OF ADG
LOWER GROUND						
	01-101	2B	77.72	2B - 10SQM	45.53	35.53
	02-102	1B	57.47	1B - 8SQM	35.06	27.06
	03-103	1B	55.32	1B - 8SQM	23.04	15.04
	04-104	1B	60.75	1B - 8SQM	25.44	17.44
	05-105	2B	74.80	2B - 10SQM	29.54	19.54
GROUND FLOOR						
	06-201	3B	147.45	3B - 12SQM	190.28	178.28
	07-202	3B	144.90	3B - 12SQM	112.38	100.38
	08-203	3B	177.66	3B - 12SQM	134.12	122.12
	09-204	3B	186.07	3B - 12SQM	95.77	83.77
	10-205	3B	190.06	3B - 12SQM	114.21	102.21
	11-206	2B	77.01	2B - 10SQM	11.75	1.75
	12-207	1B	64.99	1B - 8SQM	8.00	0.0
	13-208	1B	53.95	1B - 8SQM	11.06	3.06
	14-209	1B	61.72	1B - 8SQM	9.13	1.13
	15-210	2B	71.91	2B - 10SQM	12.56	2.56
	16-211	2B	88.19	2B - 10SQM	28.52	18.52
LEVEL 01						
	17-301	3B	147.45	3B - 12SQM	22.82	10.82
	18-302	2B	101.80	2B - 10SQM	25.55	15.55
	19-303	2B	99.99	2B - 10SQM	10.73	0.73
	20-304	2B	98.05	2B - 10SQM	10.40	0.40
	21-305	2B	77.04	2B - 10SQM	11.68	1.68
	22-306	1B	64.87	1B - 8SQM	8.25	0.25
	23-307	1B	53.95	1B - 8SQM	11.26	3.26
	24-308	1B	61.72	1B - 8SQM	9.13	1.13
	25-309	2B	71.91	2B - 10SQM	12.55	2.55
	26-310	2B	88.19	2B - 10SQM	17.08	7.08
	27-311	2B	92.87	2B - 10SQM	10.40	0.40
	28-312	2B	90.07	2B - 10SQM	10.30	0.30
	29-313	1B	73.72	1B - 8SQM	15.41	7.41
	30-314	3B	144.90	3B - 12SQM	22.82	10.82
LEVEL 02						
	31-401	3B	147.45	3B - 12SQM	22.82	10.82
	32-402	2B	101.80	2B - 10SQM	25.55	15.55
	33-403	2B	99.99	2B - 10SQM	10.73	0.73
	34-404	2B	99.77	2B - 10SQM	13.28	3.28
	35-405	3B	143.79	3B - 12SQM	54.39	42.39
	36-406	4B	159.74	4B - 12SQM	90.85	82.05
	37-407	2B	94.29	2B - 10SQM	10.40	0.40
	38-408	2B	90.07	2B - 10SQM	10.49	0.49
	39-409	1B	73.72	1B - 8SQM	15.41	7.41
	40-410	3B	144.90	3B - 12SQM	22.82	10.82

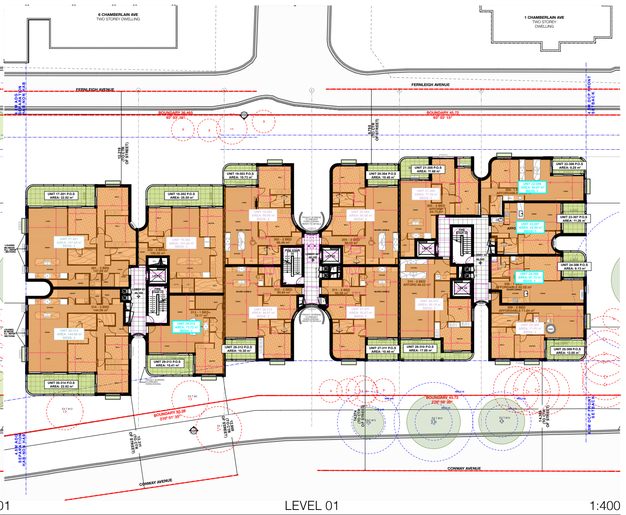
LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. REQ (ADG)	P.O.S. PROPOSED m2	P.O.S. IN EXCESS OF ADG
LEVEL 03						
	41-501	3B	147.45	3B - 12SQM	22.27	10.27
	42-502	2B	101.80	2B - 10SQM	24.95	14.95
	43-503	2B	99.99	2B - 10SQM	10.41	0.41
	44-504	2B	98.05	2B - 10SQM	13.28	3.28
	45-505	3B	143.75	3B - 12SQM	39.38	27.38
	46-506	4B	160.10	4B - 12SQM	38.40	26.4
	47-507	2B	92.67	2B - 10SQM	13.28	3.28
	48-508	2B	90.07	2B - 10SQM	10.30	0.30
	49-509	1B	73.72	1B - 8SQM	15.00	7.00
	50-510	3B	144.90	3B - 12SQM	22.27	10.27



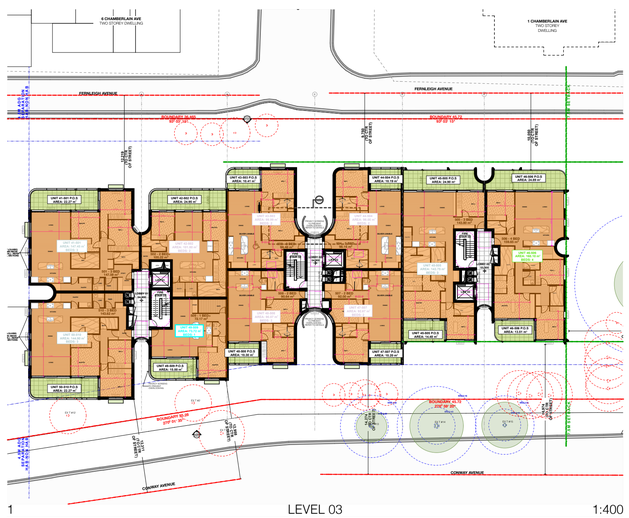
1 LOWER GROUND 1:400



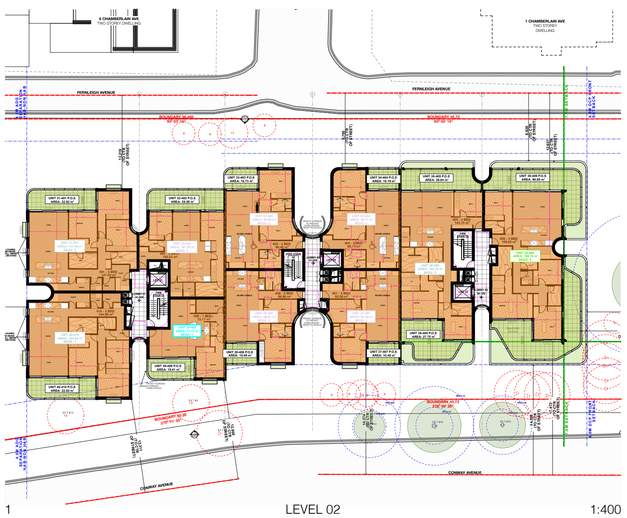
1 GROUND FLOOR 1:4001



1 LEVEL 01 1:400



1 LEVEL 03 1:400



1 LEVEL 02 1:400

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1. FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11. PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
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CLAUSE D1.10 DISCHARGE FROM EXITS
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CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
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CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERV.FEATURES
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CLAUSE F1.7 WATERPROOFING OF WET AREAS
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CLAUSE F5.4 SOUND INSULATION OF FLOORS
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CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
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FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

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SURRY HILLS SYDNEY NSW 2010
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F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
DWELLING SIZE AND PRIVATE OPEN SPACE

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 2625-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE:	
1:400, 1:0.63@A1	
ISSUE DATE:	REVISION:
1/5/2026	**B**
PROJECT NUMBER:	DWG NUMBER:
25-135	**6016**

DWELLING SIZE AND PRIVATE OPEN SPACE

	UNIT TYPE	MIN. AREA P.O.S.	MIN. DEPTH BALCONY	
ADG	1 BED	8 m²	2 m	
MINIMUM	2 BED	10 m²	2 m	
CONTROL(m²)	3+ BED	12 m²	2.4 m	
(FOR APARTMENTS AT GROUND LEVEL, A P.O.S. MUST HAVE min.15m² AREA AND MIN DEPTH OF 3M)				

	UNIT TYPE	TOTAL
SUMMARY TABLE	1 BED	12
APARTMENT TYPES	2 BED	24
	3 BED	34
OVERALL TOTAL		70 UNITS

LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. REQ (ADG)	P.O.S. PROPOSED m2	P.O.S. IN EXCESS OF ADG
LEVEL 04						
	51-601	4B	205.33	4B - 12SQM	75.18	63.18
	52-602	3B	131.11	3B - 12SQM	57.71	45.71
	53-603	3B	143.20	3B - 12SQM	43.58	31.58
	54-604	3B	145.15	3B - 12SQM	46.47	34.47
	55-605	3B	143.75	3B - 12SQM	38.70	26.99
	56-606	4B	159.70	4B - 12SQM	38.42	26.42
LEVEL 05						
	57-701	4B	205.33	4B - 12SQM	54.51	42.51
	58-702	3B	131.43	3B - 12SQM	45.67	33.67
	59-703	3B	143.20	3B - 12SQM	24.81	12.81
	60-704	3B	145.15	3B - 12SQM	24.38	12.38
	61-705	3B	143.75	3B - 12SQM	38.85	26.85
	62-706	4B	159.70	4B - 12SQM	38.44	26.44
LEVEL 06						
	63-801	4B	205.33	4B - 12SQM	54.25	42.25
	64-802	3B	134.08	3B - 12SQM	45.75	33.75
	65-803	3B	145.39	3B - 12SQM	24.82	12.82
	66-804	3B	145.15	3B - 12SQM	24.42	12.42
	67-805	3B	102.81	3B - 12SQM	55.06	47.06
	68-806	2B	89.32	2B - 10SQM	60.89	50.89
LEVEL 07						
	69-901	3B	142.25	3B - 12SQM	60.66	48.66
	70-902	4B	181.24	4B - 12SQM	154.75	142.75
TOTAL				744 m²	2,578.37 m²	1,834 m²



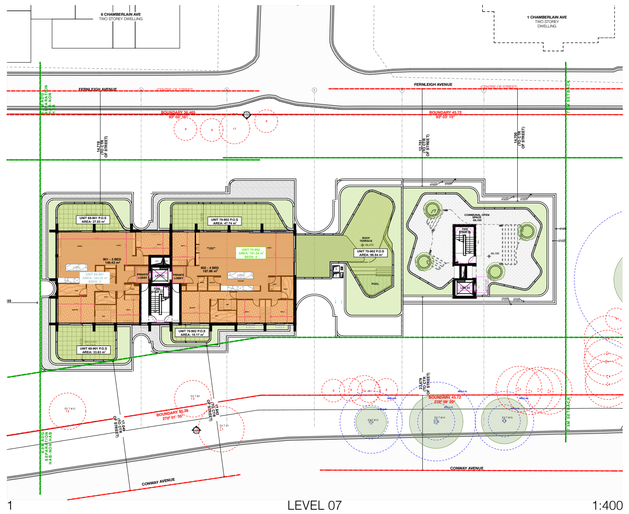
1 LEVEL 04 1:400



1 LEVEL 05 1:400



1 LEVEL 06 1:400



1 LEVEL 07 1:400

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
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6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J3 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL ARCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 &AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	Yes
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Strain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
DWELLING SIZE AND PRIVATE OPEN SPACE

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY: MB	CHECKED: BW
SCALE: 1:0.63, 1:400@A1	
ISSUE DATE: 1/5/2026	REVISION: B
PROJECT NUMBER: 25-135	DWG NUMBER: 6017

COMMUNAL OPEN SPACE

	ADG REQUIRED		PROPOSED		COMPLIES
SITE AREA (3,105m^2)	%	AREA	%	AREA	
COMMUNAL OPEN SPACE AREA	25%	776.25m^2	71%	2,212 m^{2*}	OBJECTIVE ACHIEVED
			* = COS (377.63) + POS in excess of ADG min (1,834)		

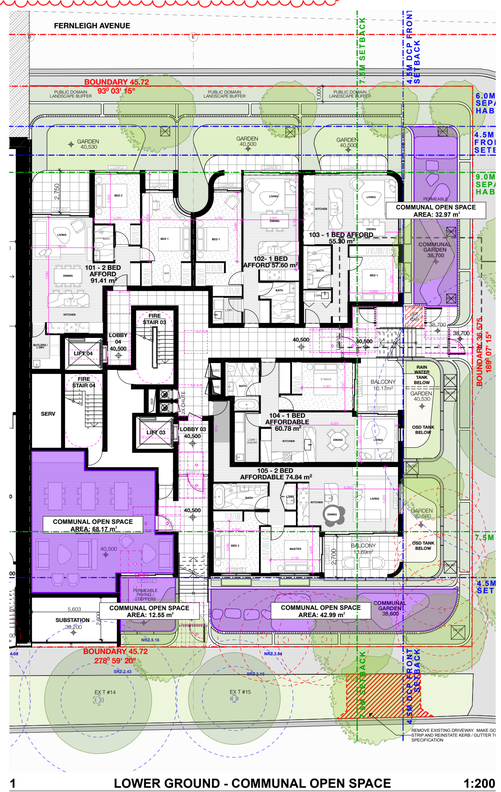
20

SOLAR ACCESS - ADG DESIGN CRITERIA

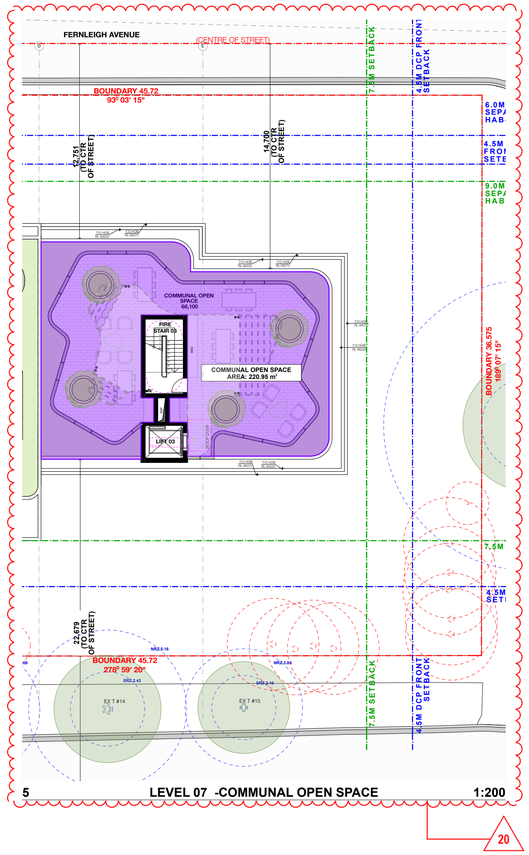
DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID WINTER)

TIME	ADG - 2 HOUR REQUIREMENT
	COMMUNAL OPEN SPACE
9AM	YES
10AM	YES
11AM	YES
12PM	YES
1PM	YES
2PM	YES
3PM	YES
	6 HOURS CONTROL (MIN 2 HOURS)

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1 LOWER GROUND - COMMUNAL OPEN SPACE 1:200



5 LEVEL 07 -COMMUNAL OPEN SPACE 1:200

20

LEVEL	UNIT NO.	P.O.S. REQ (ADG)	P.O.S. PROPOSED m2	P.O.S. IN EXCESS OF ADG	LEVEL	UNIT NO.	P.O.S. REQ (ADG)	P.O.S. PROPOSED m2	P.O.S. IN EXCESS OF ADG
LOWER GROUND					LEVEL 03				
	UNIT 01-101 P.O.S	2B - 10SQM	45.53	35.53		UNIT 41-501 P.O.S	3B - 12SQM	22.27	10.27
	UNIT 02-102 P.O.S	1B - 8SQM	35.06	27.06		UNIT 42-502 P.O.S	2B - 10SQM	24.95	14.95
	UNIT 03-103 P.O.S	1B - 8SQM	23.04	15.04		UNIT 43-503 P.O.S	2B - 10SQM	10.41	0.41
	UNIT 04-104 P.O.S	1B - 8SQM	25.44	17.44		UNIT 44-504 P.O.S	2B - 10SQM	13.28	3.28
	UNIT 05-105 P.O.S	2B - 10SQM	29.54	19.54		UNIT 45-505 P.O.S	3B - 12SQM	39.38	27.38
GROUND FLOOR						UNIT 46-506 P.O.S	4B - 12SQM	38.40	26.4
	UNIT 06-201 P.O.S	3B - 12SQM	190.28	178.28		UNIT 47-507 P.O.S	2B - 10SQM	13.28	3.28
	UNIT 07-202 P.O.S	3B - 12SQM	112.38	100.38		UNIT 48-508 P.O.S	2B - 10SQM	10.30	0.30
	UNIT 08-203 P.O.S	3B - 12SQM	134.12	122.12		UNIT 49-509 P.O.S	1B - 8SQM	15.00	7.00
	UNIT 09-204 P.O.S	3B - 12SQM	95.77	83.77		UNIT 50-510 P.O.S	3B - 12SQM	22.27	10.27
	UNIT 10-205 P.O.S	3B - 12SQM	114.21	102.21	LEVEL 04				
	UNIT 11-206 P.O.S	2B - 10SQM	11.75	1.75		UNIT 51-601 P.O.S	4B - 12SQM	75.18	63.18
	UNIT 12-207 P.O.S	1B - 8SQM	8.00	0.0		UNIT 52-602 P.O.S	3B - 12SQM	57.71	45.71
	UNIT 13-208 P.O.S	1B - 8SQM	11.06	3.06		UNIT 53-603 P.O.S	3B - 12SQM	43.58	31.58
	UNIT 14-209 P.O.S	1B - 8SQM	9.13	1.13		UNIT 54-604 P.O.S	3B - 12SQM	46.47	34.47
	UNIT 15-210 P.O.S	2B - 10SQM	12.56	2.56		UNIT 55-605 P.O.S	3B - 12SQM	38.70	26.99
	UNIT 16-211 P.O.S	2B - 10SQM	28.52	18.52		UNIT 56-606 P.O.S	4B - 12SQM	38.42	26.42
LEVEL 01					LEVEL 05				
	UNIT 17-301 P.O.S	3B - 12SQM	22.82	10.82		UNIT 57-701 P.O.S	4B - 12SQM	54.51	42.51
	UNIT 18-302 P.O.S	2B - 10SQM	25.55	15.55		UNIT 58-702 P.O.S	3B - 12SQM	45.67	33.67
	UNIT 19-303 P.O.S	2B - 10SQM	10.73	0.73		UNIT 59-703 P.O.S	3B - 12SQM	24.81	12.81
	UNIT 20-304 P.O.S	2B - 10SQM	10.40	0.40		UNIT 60-704 P.O.S	3B - 12SQM	24.38	12.38
	UNIT 21-305 P.O.S	2B - 10SQM	11.68	1.68		UNIT 61-705 P.O.S	3B - 12SQM	38.85	26.85
	UNIT 22-306 P.O.S	1B - 8SQM	8.25	0.25		UNIT 62-706 P.O.S	4B - 12SQM	38.44	26.44
	UNIT 23-307 P.O.S	1B - 8SQM	11.26	3.26	LEVEL 06				
	UNIT 24-308 P.O.S	1B - 8SQM	9.13	1.13		UNIT 63-801 P.O.S	4B - 12SQM	54.25	42.25
	UNIT 25-309 P.O.S	2B - 10SQM	12.55	2.55		UNIT 64-802 P.O.S	3B - 12SQM	45.75	33.75
	UNIT 26-310 P.O.S	2B - 10SQM	17.08	7.08		UNIT 65-803 P.O.S	3B - 12SQM	24.82	12.82
	UNIT 27-311 P.O.S	2B - 10SQM	10.40	0.40		UNIT 66-804 P.O.S	3B - 12SQM	24.42	12.42
	UNIT 28-312 P.O.S	2B - 10SQM	10.30	0.30		UNIT 67-805 P.O.S	3B - 12SQM	55.06	47.06
	UNIT 29-313 P.O.S	1B - 8SQM	15.41	7.41		UNIT 68-806 P.O.S	2B - 10SQM	60.89	50.89
	UNIT 30-314 P.O.S	3B - 12SQM	22.82	10.82	LEVEL 07				
LEVEL 02						UNIT 69-901 P.O.S	3B - 12SQM	60.66	48.66
	UNIT 31-401 P.O.S	3B - 12SQM	22.82	10.82		UNIT 70-902 P.O.S	4B - 12SQM	154.75	142.75
	UNIT 32-402 P.O.S	2B - 10SQM	25.55	15.55					
	UNIT 33-403 P.O.S	2B - 10SQM	10.73	0.73					
	UNIT 34-404 P.O.S	2B - 10SQM	13.28	3.28					
	UNIT 35-405 P.O.S	3B - 12SQM	54.39	42.39					
	UNIT 36-406 P.O.S	4B - 12SQM	90.85	82.05					
	UNIT 37-407 P.O.S	2B - 10SQM	10.40	0.40					
	UNIT 38-408 P.O.S	2B - 10SQM	10.49	0.49					
	UNIT 39-409 P.O.S	1B - 8SQM	15.41	7.41					
	UNIT 40-410 P.O.S	3B - 12SQM	22.82	10.82					

Min ADG required P.O.S: 744m^2
Proposed total P.O.S: 2,578.37m^2

P.O.S IN EXCESS OF ADG TOTAL: 1,834m^2

	UNIT TYPE	TOTAL
SUMMARY TABLE	1 BED	12
APARTMENT TYPES	2 BED	24
	3 BED	34
OVERALL TOTAL		70 UNITS

	UNIT TYPE	MIN. AREA P.O.S.	MIN. DEPTH BALCONY
ADG	1 BED	8 m^2	2 m
MINIMUM CONTROL(m^2)	2 BED	10 m^2	2 m
	3+ BED	12 m^2	2.4 m
(FOR APARTMENTS AT GROUND LEVEL, A P.O.S. MUST HAVE min.15m^2 AREA AND MIN DEPTH OF 3M)			

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERV.FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Cantral Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
COMMUNAL OPEN SPACE

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE:	
1:200, 1:0.63, 1:1@A1	
ISSUE DATE:	REVISION:
1/5/2026	**B**
PROJECT NUMBER:	DWG NUMBER:
25-135	**6018**

PHOTOMONTAGE 01



NOTE EASTERN SIDE OF BUILDING LOWERED - PHOTOMONTAGE NOT UPDATED.

REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
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CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
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SPEC. C1.10 FIRE HAZARD PROPERTIES
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CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
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CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
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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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.1 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
PHOTOMONTAGE 01

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	6019

PHOTOMONTAGE 02



REV	NOTE	DATE
A	SSDA SUBMISSION	17/12/2025
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
C	RESPONSE TO DEPARTMENT	19/6/2026

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COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

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GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

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Nominated Architect
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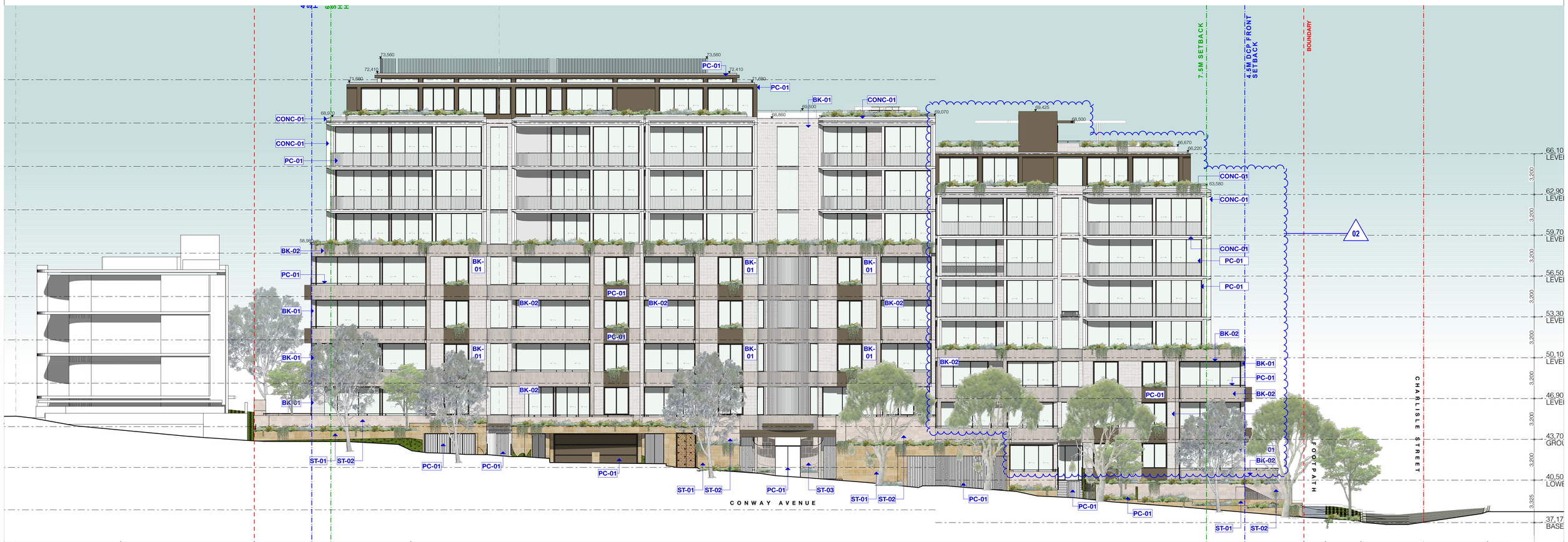
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

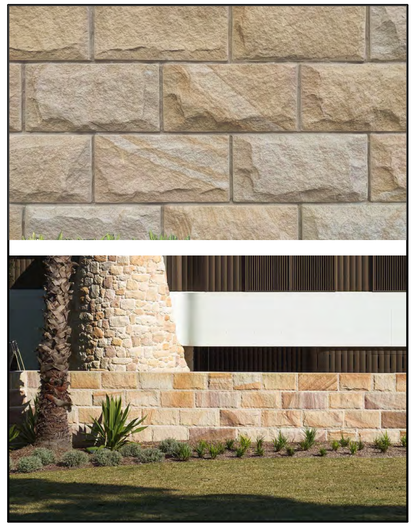
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PHOTOMONTAGE 02

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

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ISSUE DATE: 19/6/2026	REVISION: C
PROJECT NUMBER: 25-135	DWG NUMBER: 6020

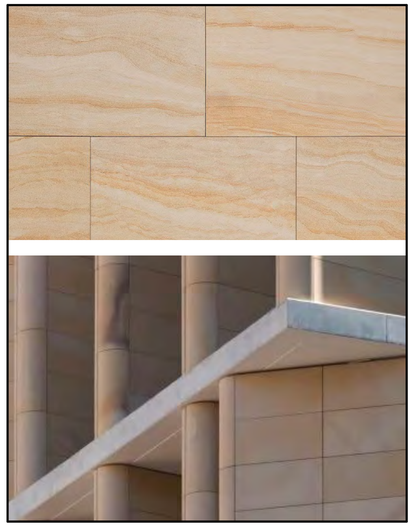
EXTERNAL FINISHES SCHEDULE 01





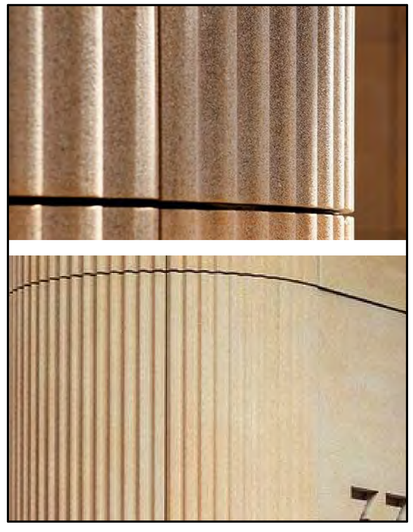
ST-01 - Sandstone - Rough Sawn

To lower ground external planter walls



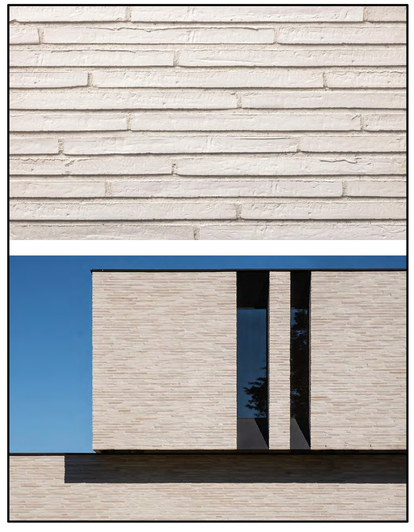
ST-02 - Sandstone - Smooth Sawn

To lower ground external planter walls



ST-03 - Fluted Sandstone

To lower ground entry walls



BK-01 - Light colour long brick - Vorizontal

To external Walls



BK -02 - Light colour long brick - Veritcal

To external Walls

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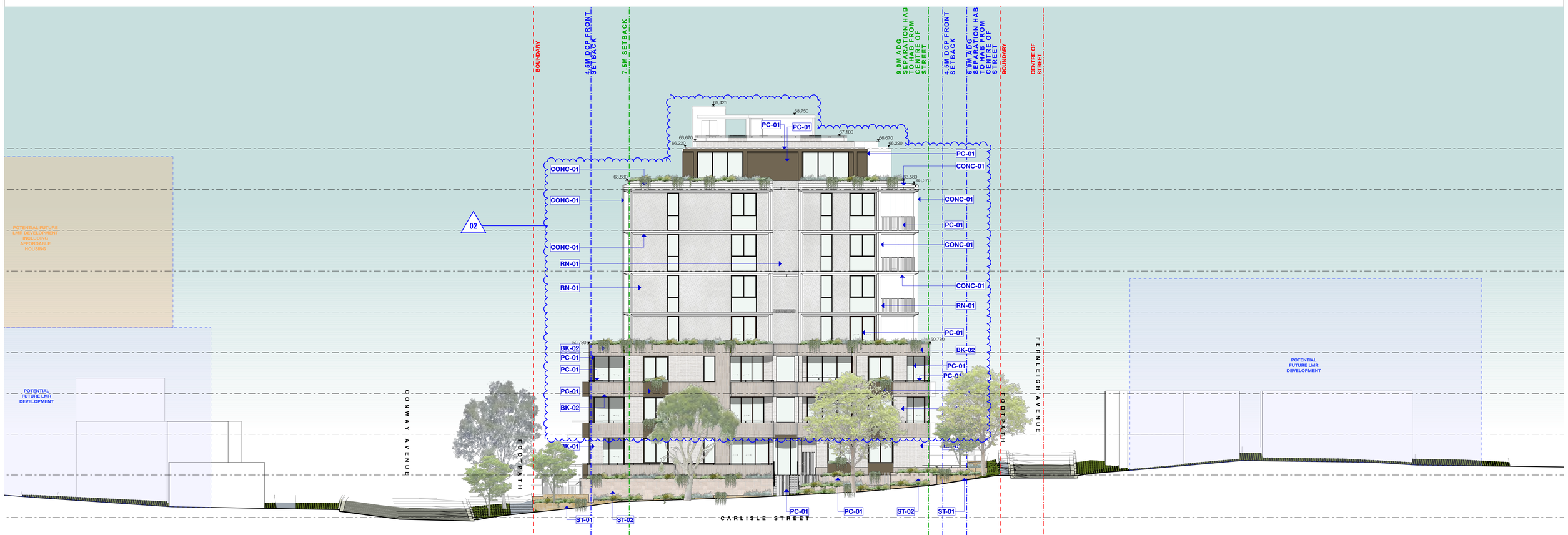
PROJECT ADDRESS:
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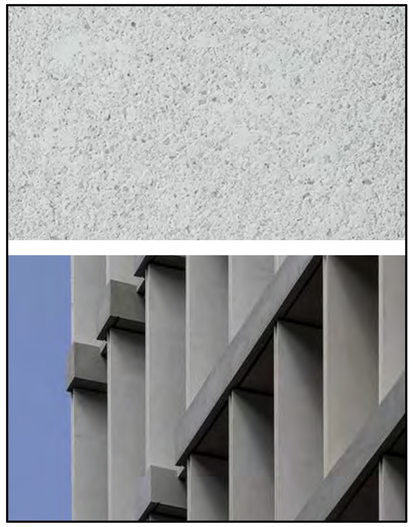
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REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

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ISSUE DATE: 19/6/2026	REVISION: C
PROJECT NUMBER: 25-135	DWG NUMBER: 6021

EXTERNAL FINISHES SCHEDULE 02





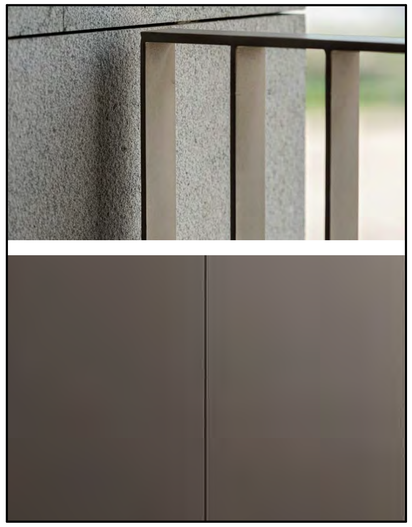
CONC-01 - White Tinted sandblasted concrete

To external walls.



RN-01 - Textured white render.

To external walls.



PC-01 - Mid Bonze Powdercoat

Aluminium framed windows, balustrade + planters

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CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
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CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILISERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
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ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16.00 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLADING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
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ARCHITECT:
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Nominated Architect
Brian Meyerson
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
EXTERNAL FINISHES SCHEDULE 02

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay, DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:150, 1:1, 1:1.60@A1
ISSUE DATE:	19/6/2026
REVISION:	C
PROJECT NUMBER:	25-135
DWG NUMBER:	6022

EXTERNAL FINISHES SCHEDULE 03



REV	NOTE	DATE
A	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026
B	RESPONSE TO DEPARTMENT	19/6/2026

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
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BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal-Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.23

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Bran Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
EXTERNAL FINISHES SCHEDULE 03

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE: 1:200@A1	
ISSUE DATE: 19/6/2026	REVISION: **B**
PROJECT NUMBER: **25-135**	DWG NUMBER: **6022.2**

ADG COMPLIANCE SUMMARY TABLE- SHEET 01

LEVEL	UNIT No.	UNIT TYPE	AFFORDABLE	ADAPTABLE / SILVER LIVING	MIN AREA REQ (ADG)	UNIT AREA m2	P.O.S. REQ (ADG)	P.O.S. PROPOSED m2	STORAGE REQ (ADG)	Volume (Net)	SOLAR (MIN 2 HRS)	NO SOLAR	CROSS VENTILATION
LOWER GROUND													
	01-101	2B	YES		70SQM	77.72	2B - 10SQM	45.53	2B-8SQM	13.03	YES		YES
	02-102	1B	YES		50SQM	57.47	1B - 8SQM	35.06	1B-6SQM	11.16	YES		
	03-103	1B	YES		50SQM	55.32	1B - 8SQM	23.04	1B-6SQM	8.78	YES		YES
	04-104	1B	YES		50SQM	60.75	1B - 8SQM	25.44	1B-6SQM	12.14	YES		
	05-105	2B	YES		70SQM	74.80	2B - 10SQM	29.54	2B-8SQM	11.98	YES		YES
GROUND FLOOR													
	06-201	3B			90SQM	147.45	3B - 12SQM	190.28		11.79	YES		YES
	07-202	3B			90SQM	144.90	3B - 12SQM	112.38	3B-10SQM	10.01			YES
	08-203	3B			90SQM	177.66	3B - 12SQM	134.12		6.72	YES		YES
	09-204	3B			90SQM	186.07	3B - 12SQM	95.77	3B-10SQM	7.37	YES		YES
	10-205	3B			90SQM	190.06	3B - 12SQM	114.21	3B-10SQM	35.01	YES		YES
	11-206	2B	YES		70SQM	77.01	2B - 10SQM	11.75	3B-10SQM	33.80	YES		YES
	12-207	1B	YES		70SQM	64.99	1B - 8SQM	8.00	3B-10SQM	25.70	YES		YES
	13-208	1B	YES		50SQM	53.95	1B - 8SQM	11.06	2B-8SQM	18.32			
	14-209	1B	YES	ADAPT / SILVER LIV	50SQM	61.72	1B - 8SQM	9.13	2B-8SQM	8.06	YES		
	15-210	2B	YES		70SQM	71.91	2B - 10SQM	12.56	1B-6SQM	8.68	YES		YES
	16-211	2B	YES		70SQM	88.19	2B - 10SQM	28.52	1B-6SQM	8.68		YES	YES
LEVEL 01													
	17-301	3B			90SQM	147.45	3B - 12SQM	22.82	2B-8SQM	11.98	YES		YES
	18-302	2B			70SQM	101.80	2B - 10SQM	25.55	2B-8SQM	13.64	YES		
	19-303	2B		ADAPT / SILVER LIV	70SQM	99.99	2B - 10SQM	10.73	3B-10SQM	20.07	YES		YES
	20-304	2B		ADAPT / SILVER LIV	70SQM	98.05	2B - 10SQM	10.40	2B-8SQM	11.32	YES		YES
	21-305	2B	YES		70SQM	77.04	2B - 10SQM	11.68	2B-8SQM	16.53	YES		YES
	22-306	1B	YES		70SQM	64.87	1B - 8SQM	8.25	2B-8SQM	16.46	YES		YES
	23-307	1B	YES		50SQM	53.95	1B - 8SQM	11.26	2B-8SQM	13.33			
	24-308	1B	YES	ADAPT / SILVER LIV	50SQM	61.72	1B - 8SQM	9.13	2B-8SQM	12.94	YES		
	25-309	2B	YES		70SQM	71.91	2B - 10SQM	12.55	1B-6SQM	6.18		YES	YES
	26-310	2B	YES		70SQM	88.19	2B - 10SQM	17.08	2B-8SQM	6.71		YES	YES
	27-311	2B		SILVER LIV	70SQM	92.87	2B - 10SQM	10.40	1B-6SQM	5.18		YES	YES
	28-312	2B		SILVER LIV	70SQM	90.07	2B - 10SQM	10.30	2B-8SQM	6.71		YES	YES
	29-313	1B			50SQM	73.72	1B - 8SQM	15.41	2B-8SQM	23.87		YES	
	30-314	3B			90SQM	144.90	3B - 12SQM	22.82	2B-8SQM	11.58			YES
LEVEL 02													
	31-401	3B			90SQM	147.45	3B - 12SQM	22.82	1B-6SQM	4.57	YES		YES
	32-402	2B			70SQM	101.80	2B - 10SQM	25.55	2B-8SQM	16.14	YES		
	33-403	2B		ADAPT / SILVER LIV	70SQM	99.99	2B - 10SQM	10.73	1B-6SQM	4.57	YES		YES
	34-404	2B		ADAPT / SILVER LIV	70SQM	99.77	2B - 10SQM	13.28	2B-8SQM	9.01	YES		YES
	35-405	3B			90SQM	143.79	3B - 12SQM	54.39	1B-6SQM	9.96	YES		YES
	36-406	4B			90SQM	159.74	4B - 12SQM	90.85	3B-10SQM	15.26	YES		YES
	37-407	2B		SILVER LIV	70SQM	94.29	2B - 10SQM	10.40	3B-10SQM	22.49		YES	YES
	38-408	2B		SILVER LIV	70SQM	90.07	2B - 10SQM	10.49	2B-8SQM	16.32		YES	YES
	39-409	1B			50SQM	73.72	1B - 8SQM	15.41	2B-8SQM	15.74		YES	
	40-410	3B			90SQM	144.90	3B - 12SQM	22.82	2B-8SQM	19.80			YES

36/37

REV	NOTE	DATE
A	SSDA SUBMISSION - ADDITIONAL INFORMATION	16/1/2026
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

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SHOWERHEADS:	4 STAR
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DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
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VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

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NOTES:

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RL	REDUCED LEVEL
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	EX BUILDING TO BE DEMOLISHED
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	EX TREE TO REMOVE
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	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
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Nominated Architect Bnan Meyerson NSW Registration Number 4907

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DRAWING TITLE:
ADG COMPLIANCE SUMMARY TABLE- SHEET 01

REF: BIMcloud_bcl-25 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:0.57, 1:0.63@A1
ISSUE DATE:	1/5/2026
REVISION:	B
PROJECT NUMBER:	25-135
DWG NUMBER:	6023

ADG COMPLIANCE SUMMARY TABLE- SHEET 02

LEVEL	UNIT No.	UNIT TYPE	AFFORDABLE	ADAPTABLE / SILVER LIVING	MIN AREA REQ (ADG)	UNIT AREA m2	P.O.S. REQ (ADG)	P.O.S. PROPOSED m2	STORAGE REQ (ADG)	Volume (Net)	SOLAR (MIN 2 HRS)	NO SOLAR	CROSS VENTILATION
LEVEL 03													
	41-501	3B			90SQM	147.45	3B - 12SQM	22.27	3B-10SQM	34.43	YES		YES
	42-502	2B			70SQM	101.80	2B - 10SQM	24.95	4B-10SQM	34.22	YES		
	43-503	2B		ADAPT / SILVER LIV	70SQM	99.99	2B - 10SQM	10.41	2B-8SQM	21.72	YES		YES
	44-504	2B		SILVER LIV	70SQM	98.05	2B - 10SQM	13.28	2B-8SQM	12.31	YES		YES
	45-505	3B			90SQM	143.75	3B - 12SQM	39.38	1B-6SQM	6.29	YES		YES
	46-506	4B			90SQM	160.10	4B - 12SQM	38.40	2B-8SQM	6.00	YES		YES
	47-507	2B		SILVER LIV	70SQM	92.67	2B - 10SQM	13.28	2B-8SQM	8.19		YES	YES
	48-508	2B		SILVER LIV	70SQM	90.07	2B - 10SQM	10.30	3B-10SQM	8.66		YES	YES
	49-509	1B			50SQM	73.72	1B - 8SQM	15.00	3B-10SQM	20.71		YES	
	50-510	3B			90SQM	144.90	3B - 12SQM	22.27	2B-8SQM	12.56			YES
LEVEL 04													
	51-601	4B			90SQM	205.33	4B - 12SQM	75.18	2B-8SQM	15.03	YES		YES
	52-602	3B			90SQM	131.11	3B - 12SQM	57.71	2B-8SQM	18.44	YES		YES
	53-603	3B			90SQM	143.20	3B - 12SQM	43.58	3B-10SQM	25.86	YES		YES
	54-604	3B			90SQM	145.15	3B - 12SQM	46.47		5.62	YES		YES
	55-605	3B			90SQM	143.75	3B - 12SQM	38.70	3B-10SQM	21.71	YES		YES
	56-606	4B			90SQM	159.70	4B - 12SQM	38.42	2B-8SQM	24.37	YES		YES
LEVEL 05													
	57-701	4B			90SQM	205.33	4B - 12SQM	54.51	2B-8SQM	16.43	YES		YES
	58-702	3B			90SQM	131.43	3B - 12SQM	45.67	1B-6SQM	16.02	YES		YES
	59-703	3B			90SQM	143.20	3B - 12SQM	24.81	3B-10SQM	21.31	YES		YES
	60-704	3B			90SQM	145.15	3B - 12SQM	24.38	4B-10SQM	14.75	YES		YES
	61-705	3B			90SQM	143.75	3B - 12SQM	38.85	3B-10SQM	20.33	YES		YES
	62-706	4B			90SQM	159.70	4B - 12SQM	38.44	3B-10SQM	13.15	YES		YES
LEVEL 06													
	63-801	4B			90SQM	205.33	4B - 12SQM	54.25	3B-10SQM	19.70	YES		YES
	64-802	3B			90SQM	134.08	3B - 12SQM	45.75	4B-10SQM	21.14	YES		YES
	65-803	3B			90SQM	145.39	3B - 12SQM	24.82	4B-10SQM	31.28	YES		YES
	66-804	3B			90SQM	145.15	3B - 12SQM	24.42	3B-10SQM	12.44	YES		YES
	67-805	3B			90SQM	102.81	3B - 12SQM	55.06	4B-10SQM	20.41	YES		YES
	68-806	2B			70SQM	89.32	2B - 10SQM	60.89	3B-10SQM	6.05	YES		YES
LEVEL 07													
	69-901	3B			90SQM	142.25	3B - 12SQM	60.66	3B-10SQM	6.05	YES		YES
	70-902	4B			90SQM	181.24	4B - 12SQM	154.75	4B-10SQM	23.81	YES		YES

REV	NOTE	DATE
A	SSDA SUBMISSION - ADDITIONAL INFORMATION	16/1/2026
B	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

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3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
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6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILISERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16.00 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	-
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLADING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
— —	BOUNDARY
- - - -	EX BUILDING TO BE DEMOLISHED
- - -	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
PROPOSED LANDSCAPE

ARCHITECT:
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Nominated Architect
Brian Meyerson
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

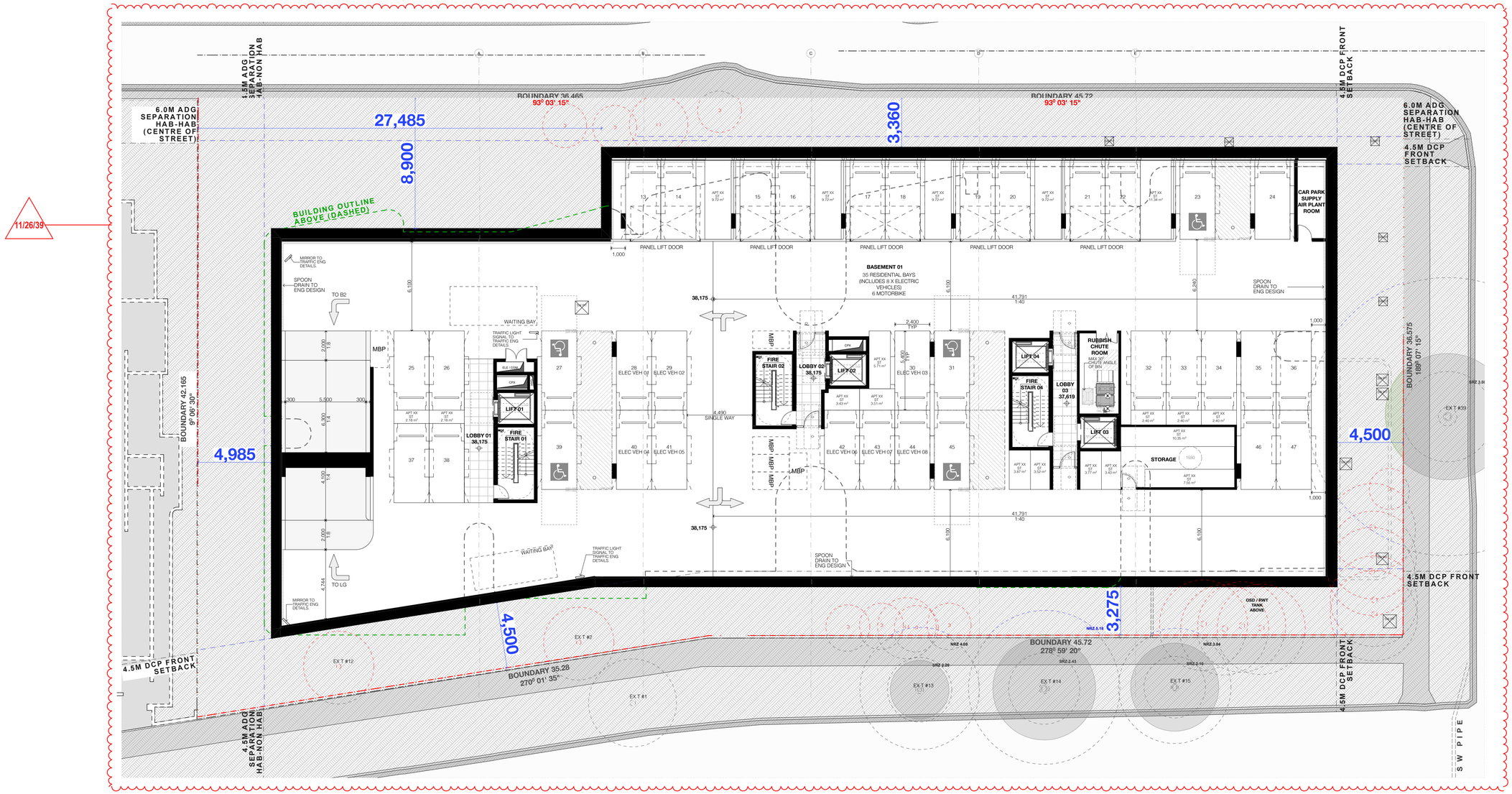
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
ADG COMPLIANCE SUMMARY TABLE- SHEET 02

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay, DA

DRAWN BY:	MB
CHECKED:	BW
SCALE:	1:0.57@A1
ISSUE DATE:	1/5/2026
REVISION:	B
PROJECT NUMBER:	25-135
DWG NUMBER:	6024

BASEMENT SETOUT PLAN



REV	NOTE	DATE
A	RESPONSE TO PRELIMINARY DPHI ASSESSMENT	1/5/2026

GENERAL NOTES

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SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
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CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
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CLAUSE D2.21 OPERATION OF LATCH
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CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 &AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	2 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/30 KL
COLLECT RUN OFF AREA:	282 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	Yes
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

ARCHITECT:
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www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

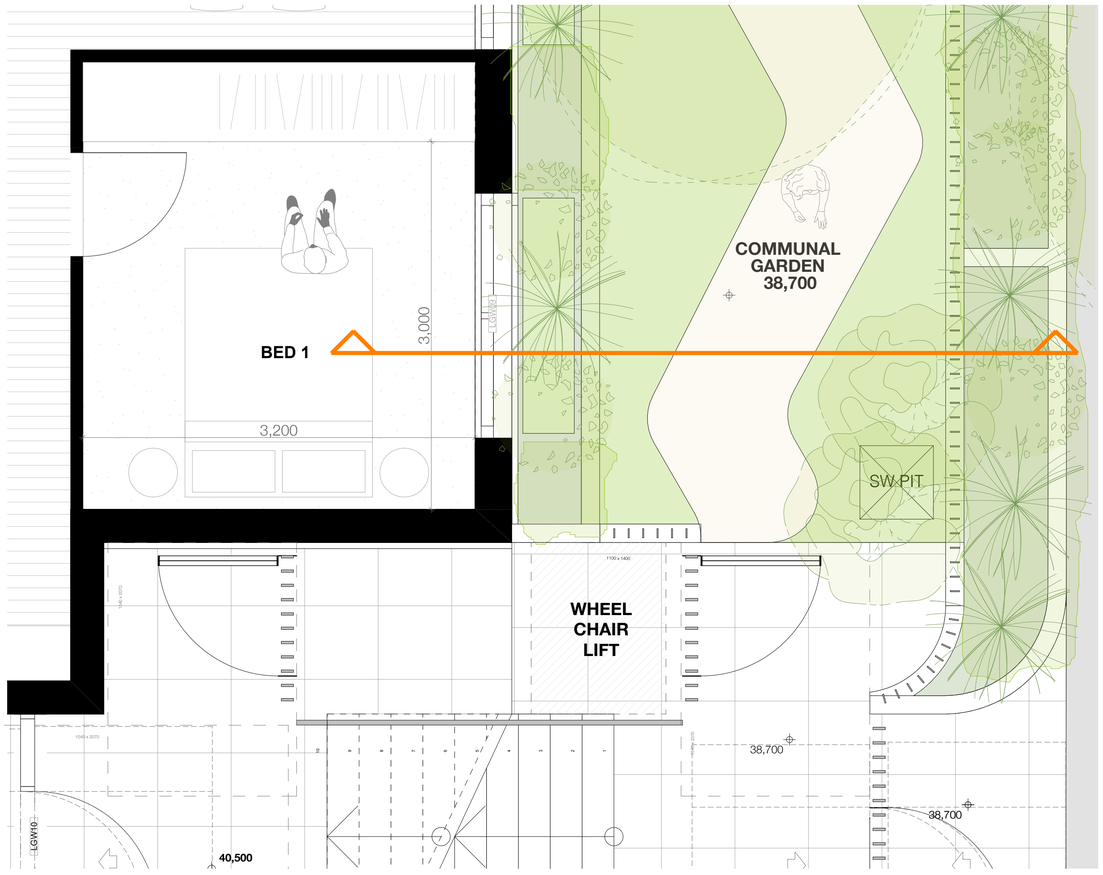
PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
BASEMENT SETOUT PLAN

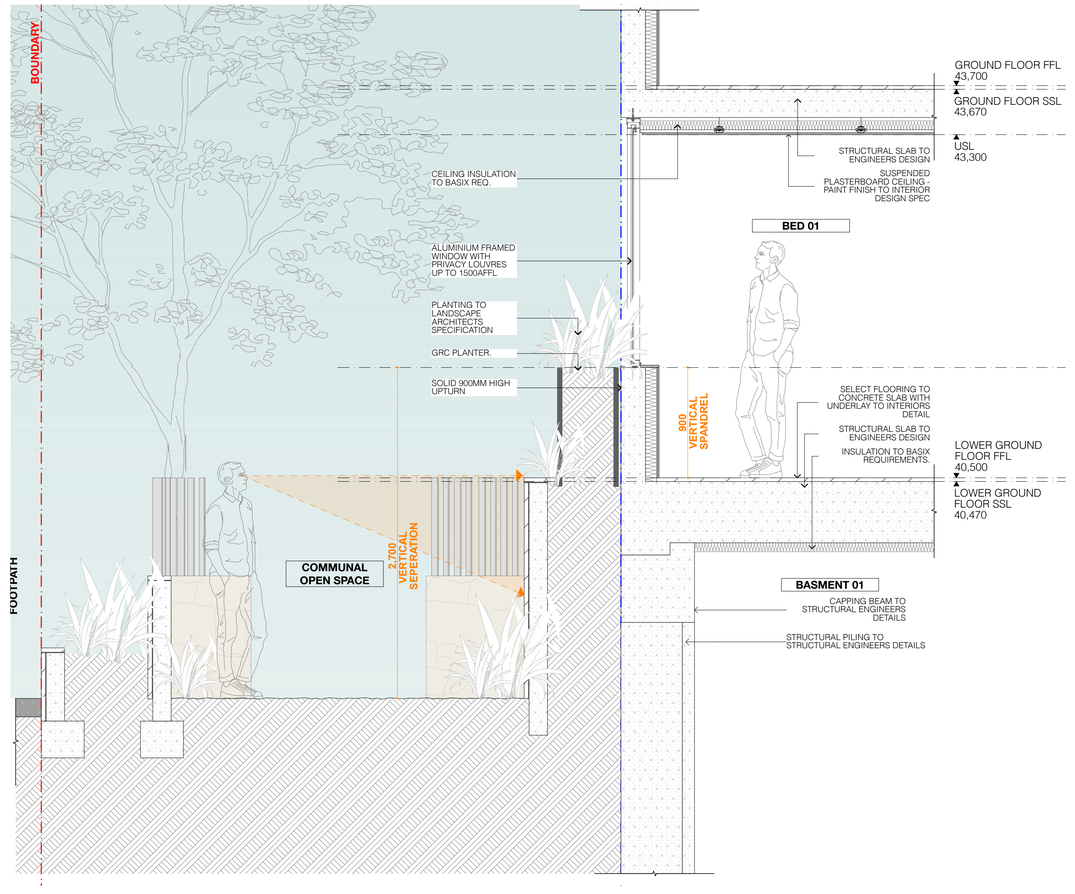
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE: 1:150@A1	
ISSUE DATE:	REVISION:
1/5/2026	A
PROJECT NUMBER:	DWG NUMBER:
25-135	6025

APARTMENT 103 PRIVACY DETAILS



1 APARTMENT 103 DETAIL PLAN 1:25



1 BED 01 DETAIL SECTION 1:25

REV	NOTE	DATE
A	RESPONSE TO DEPARTMENT	19/6/2026

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CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING 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 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 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

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)

WATER OPTIONS

SHOWERHEADS:	4 STAR
TOILETS:	4 STAR
CLOTHES WASHERS:	3 STAR
KITCHEN TAPS:	5 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	4 STAR
RAIN WATER TANK:	3000 L
POOL/SPA:	16/20 KL
COLLECT RUN OFF AREA:	262 sqm
LANDSCAPED AREA TO IRRIGATE:	71.5 sqm

ENERGY OPTIONS

COOLING:	1-Phase, ducted / EER 3.0-3.5
HEATING:	1-Phase, ducted / EER 3.0-3.5
VENTILATION:	Natural
WATER HEATING:	Central Hot water System
ENERGY EFFICIENT LIGHTING:	Light-emitting Diode
COOK TOPS:	Gas Cooktop, Electric Oven
REFRIGATOR SPACE:	Yes
CLOTHES DRYING LINES:	
ALTERNATIVE SUPPLY:	Yes - Photovoltaic System - 6 peak kW

THERMAL COMFORT OPTIONS

R2.7 INSULATION TO:	External Walls
R1.5 INSULATION TO:	Internal Party Walls
R2.0 INSULATION TO:	Suspended Slab (where unconditional below)
R4.0 INSULATION TO:	Ceiling (where unconditional above)
GLAZING SPEC:	Uw = 2.5 SHGC = 0.25

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
	PROPOSED LANDSCAPE

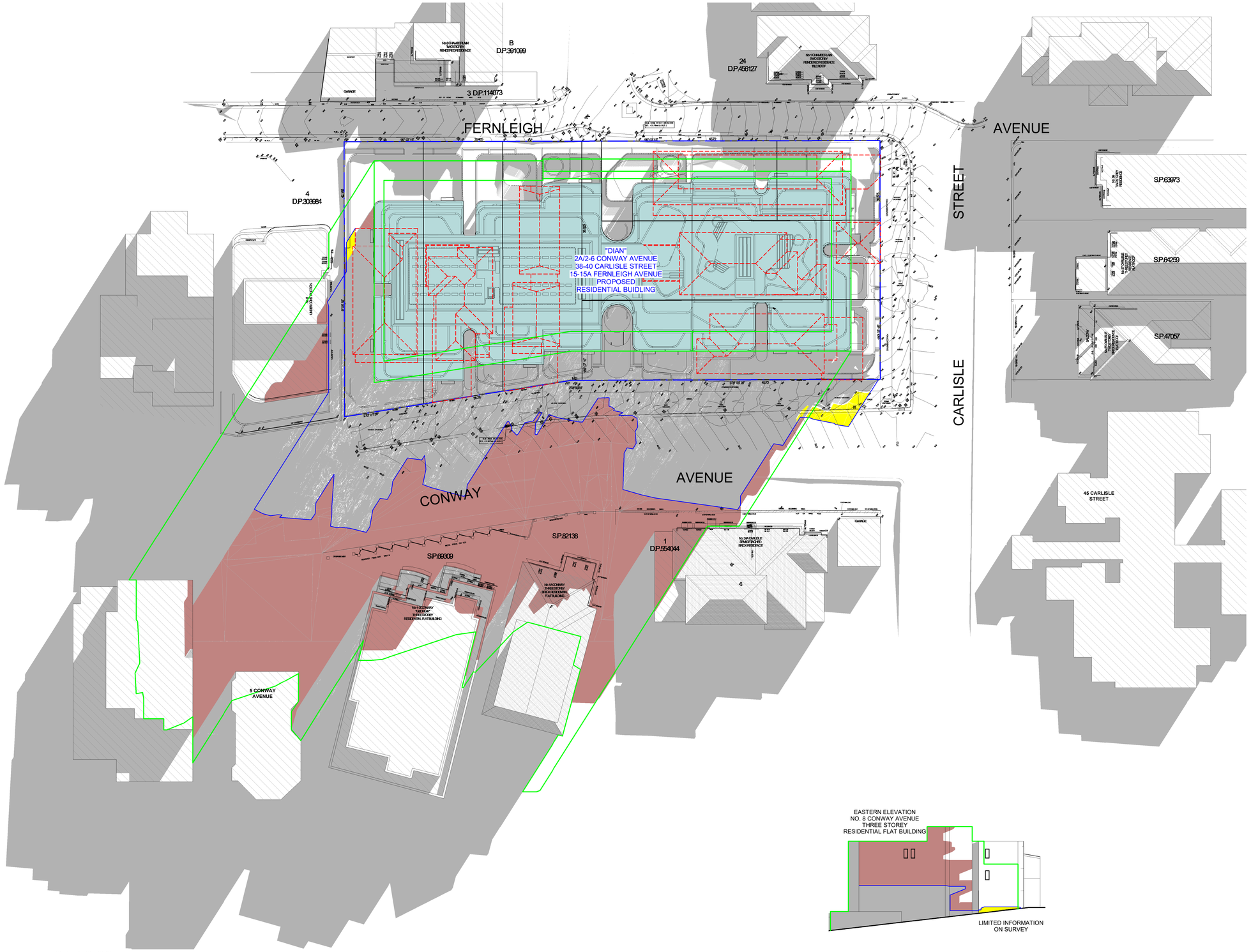
ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
'DIAN'
2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE, ROSE BAY, NSW 2029

DRAWING TITLE:
APARTMENT 103 PRIVACY DETAILS

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-135 - 2A,2-6 Conway Avenue, 38-40 Carlisle Street + 15-15A Fernleigh Avenue, Rose Bay_DA

DRAWN BY:	CHECKED:
MB	BW
SCALE:	
1:25@A1	
ISSUE DATE:	REVISION:
19/6/2026	A
PROJECT NUMBER:	DWG NUMBER:
25-135	6031



Shadowing June 21st 9.00am

1 : 300

TN

LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF EXISTING SUBJECT SITE BUILDING SHADOW
- DENOTES AREA OF PROPOSED NEW RESIDENTIAL BUILDING
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)
- DENOTES OUTLINE OF COMPLIANT ENVELOPE & SHADOW

NOTE:

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Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

SHADOW ANALYSIS

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Project:
SHADOW ANALYSIS
NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET + 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

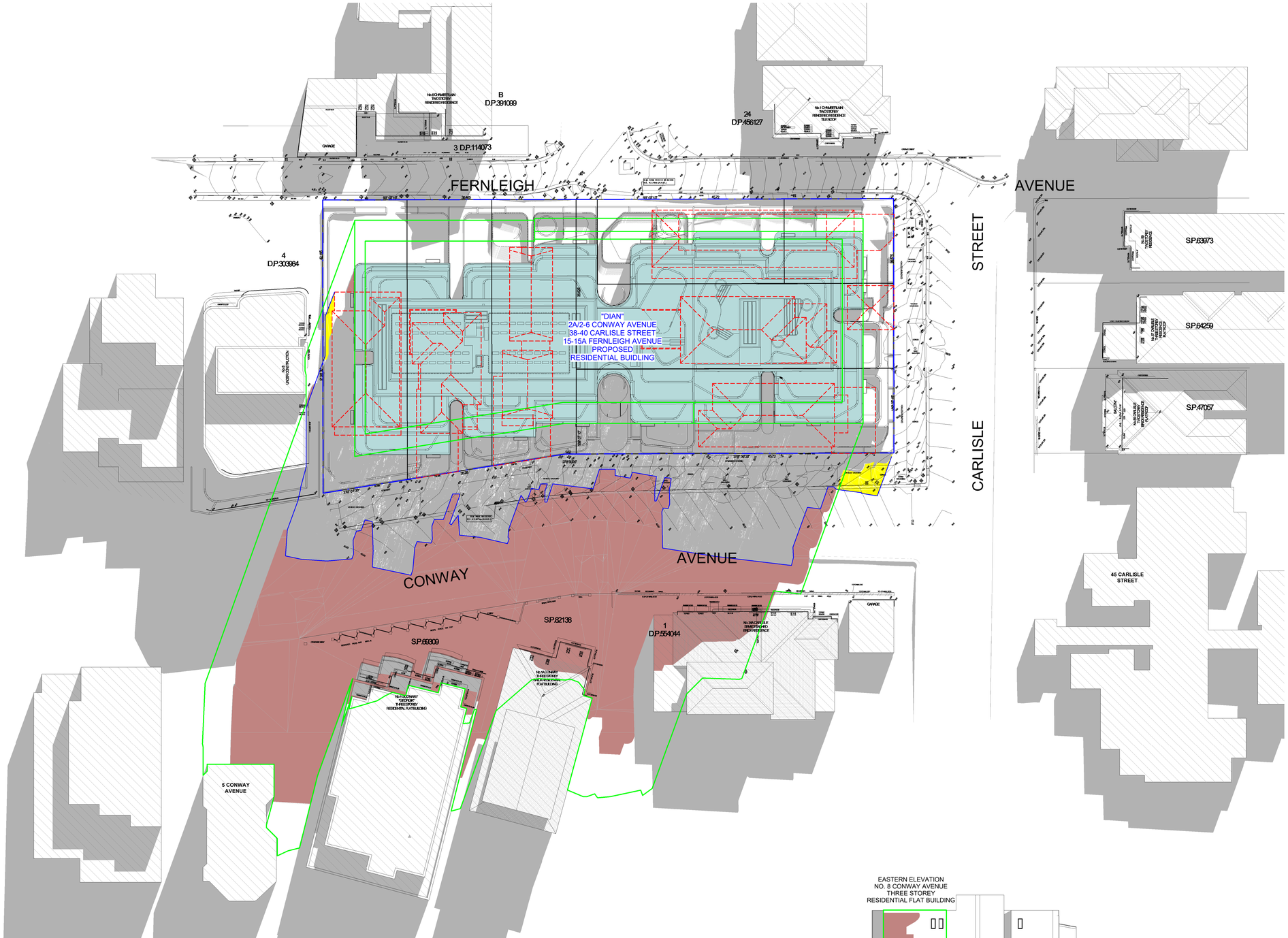
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Drawing title:

Shadowing June 21st 9.00am

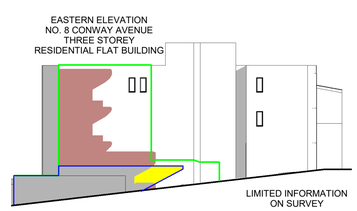
Date: 06-07-26
Scale: 1 : 300
Drawn by: KP
Checked by: JD

Project number **25-181** **A100**



Shadowing June 21st 10.00am

1 : 300



TN

LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF EXISTING SUBJECT SITE BUILDING SHADOW
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- DENOTES OUTLINE OF COMPLIANT ENVELOPE & SHADOW

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Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

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Project:
SHADOW ANALYSIS
NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

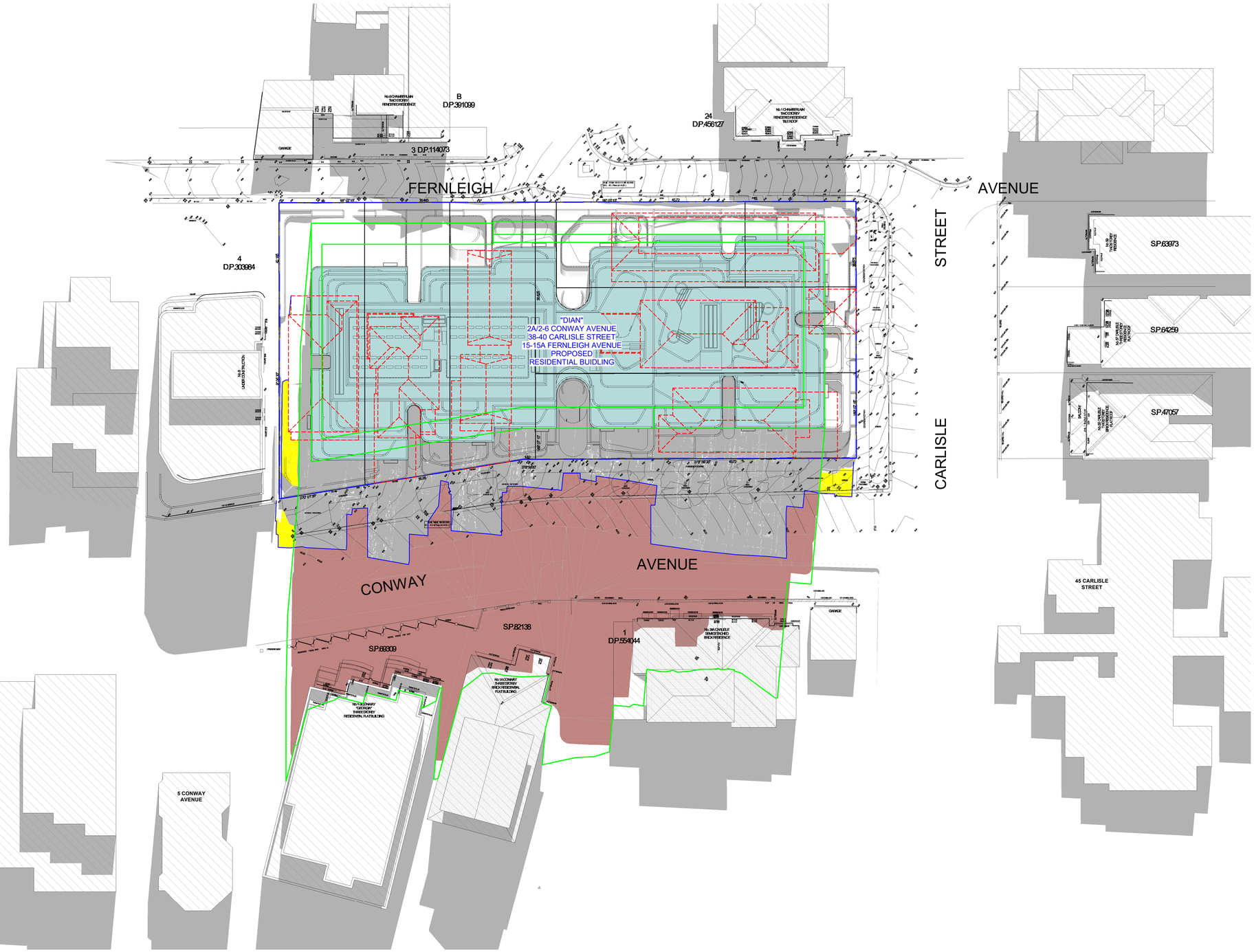
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

Drawing title:

Shadowing June 21st 10.00am

Date: 06-07-26
Scale: 1 : 300
Drawn by: KP
Checked by: JD

Project number **25-181** **A101**



LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF EXISTING SUBJECT SITE BUILDING SHADOW
- DENOTES AREA OF PROPOSED NEW RESIDENTIAL BUILDING
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- DENOTES OUTLINE OF COMPLIANT ENVELOPE & SHADOW

NOTE:

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Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

Shadowing June 21st 11.00am

1 : 300

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SHADOW ANALYSIS
NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

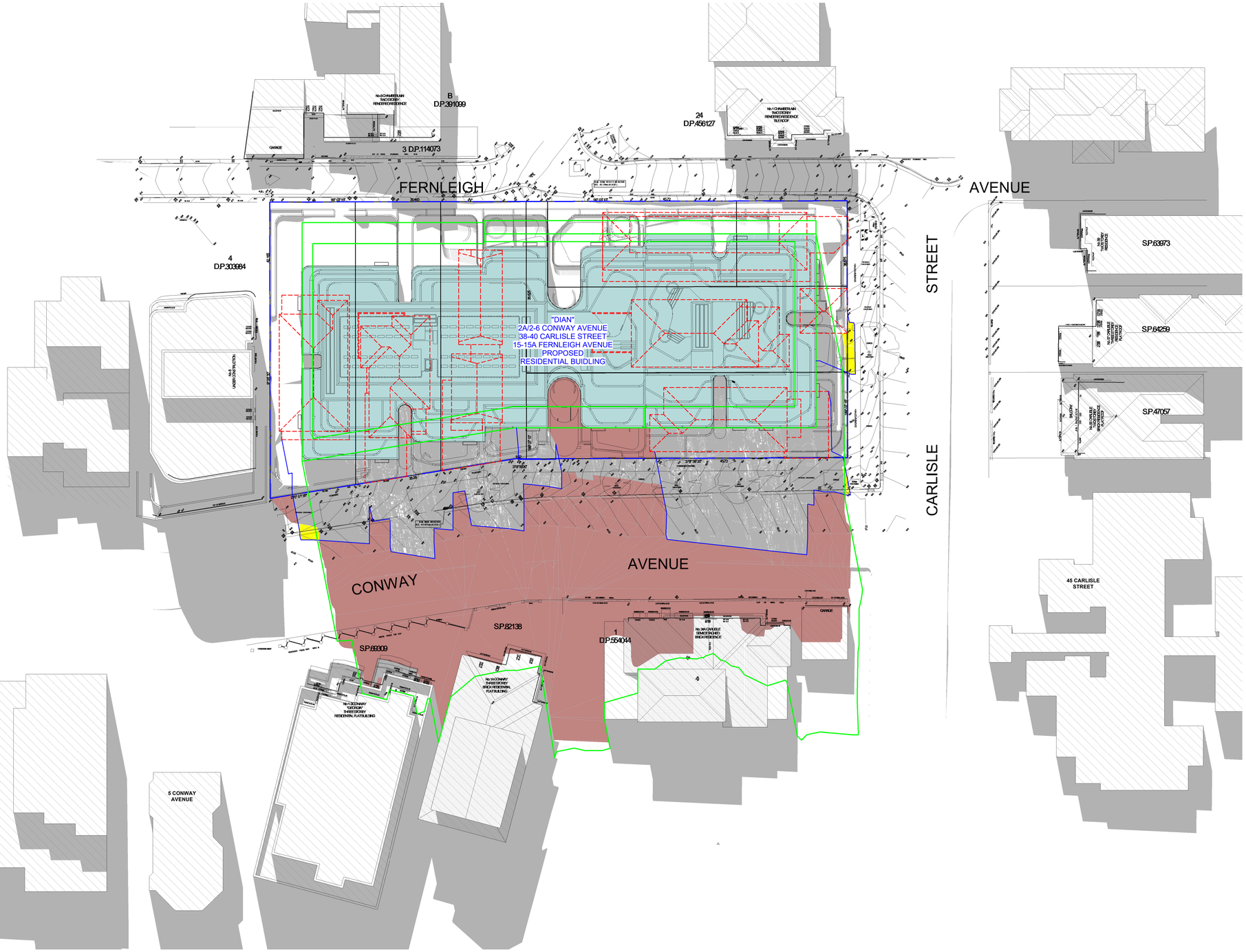
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Drawing title:

Shadowing June 21st 11.00am

Date: 06-07-26
Scale: 1 : 300
Drawn by: KP
Checked by: JD

Project number **25-181** **A102**



Shadowing June 21st 12.00pm

1 : 300

TN

LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF EXISTING SUBJECT SITE BUILDING SHADOW
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NOTE:

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Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

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NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

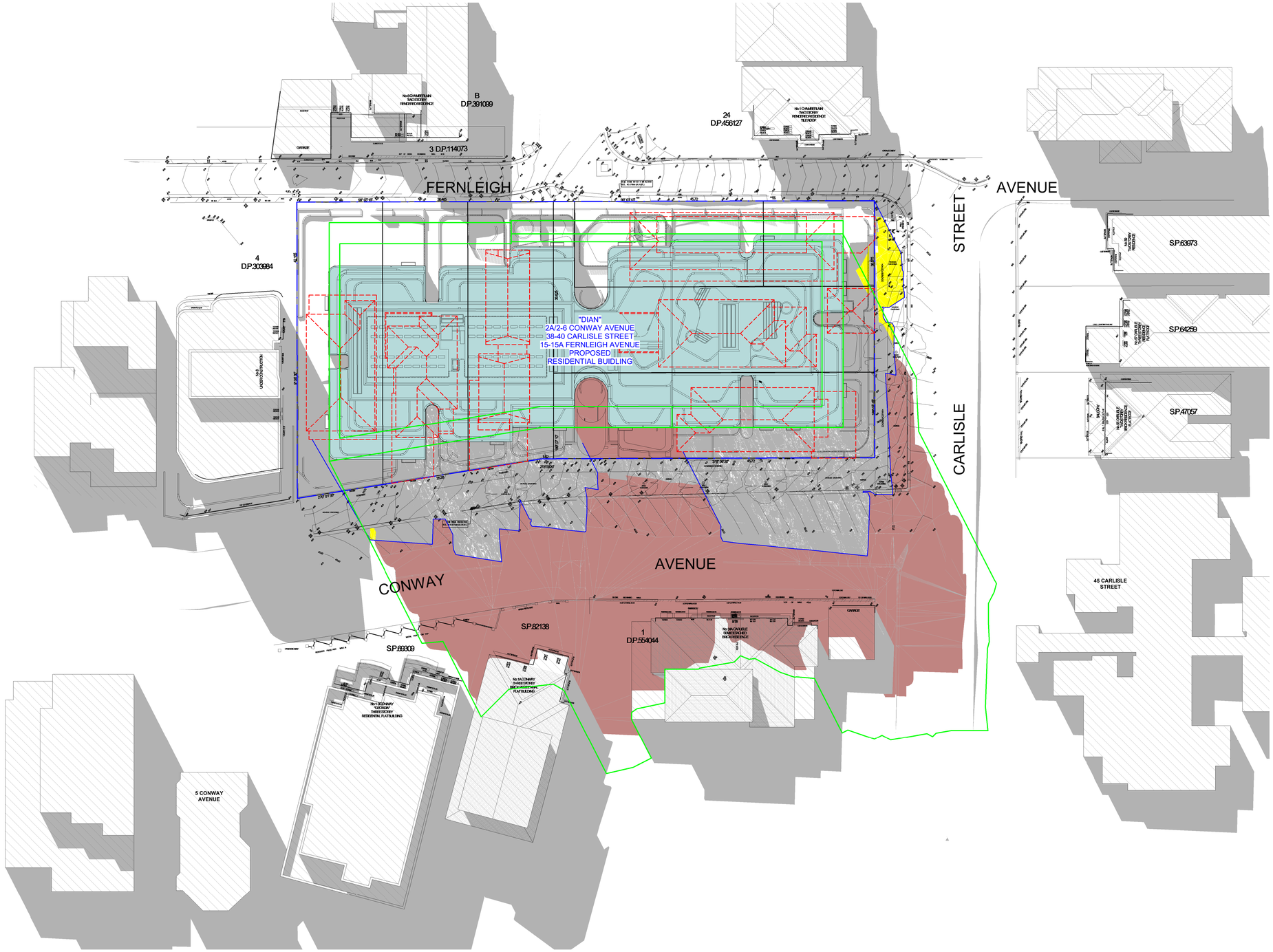
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

Drawing title:

Shadowing June 21st 12.00pm

Date: 06-07-26
Scale: 1 : 300
Drawn by: KP
Checked by: JD

Project number **25-181** **A103**



NOTE:

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Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

Shadowing June 21st 1.00pm

1 : 300

SHADOW ANALYSIS

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Project:
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NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

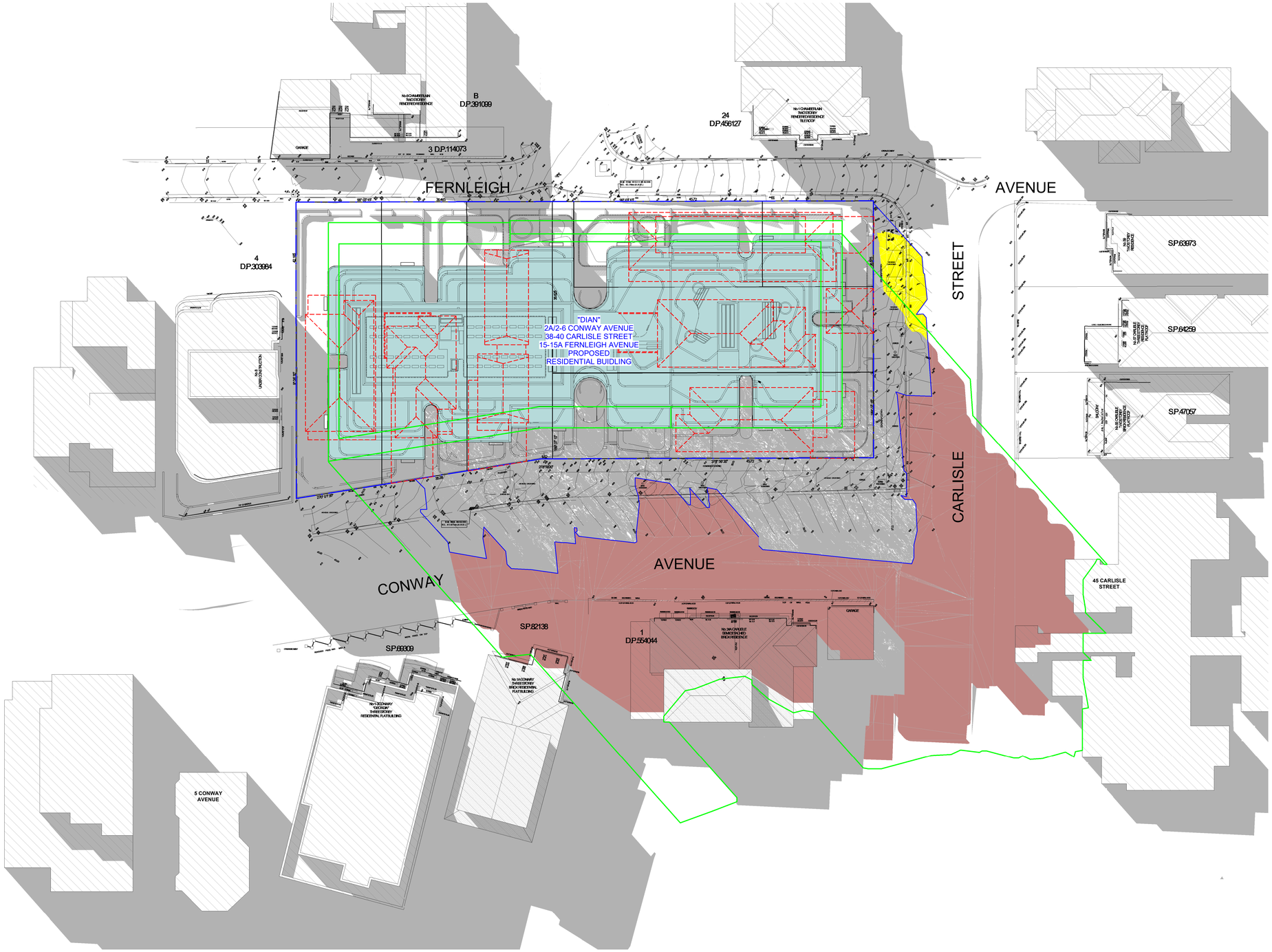
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Drawing title:

Shadowing June 21st 1.00pm

Date: 06-07-26
Scale: 1 : 300
Drawn by: KP
Checked by: JD

Project number **25-181** **A104**



TN

LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF EXISTING SUBJECT SITE BUILDING SHADOW
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NOTE:

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Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

Shadowing June 21st 2.00pm

1 : 300

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NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

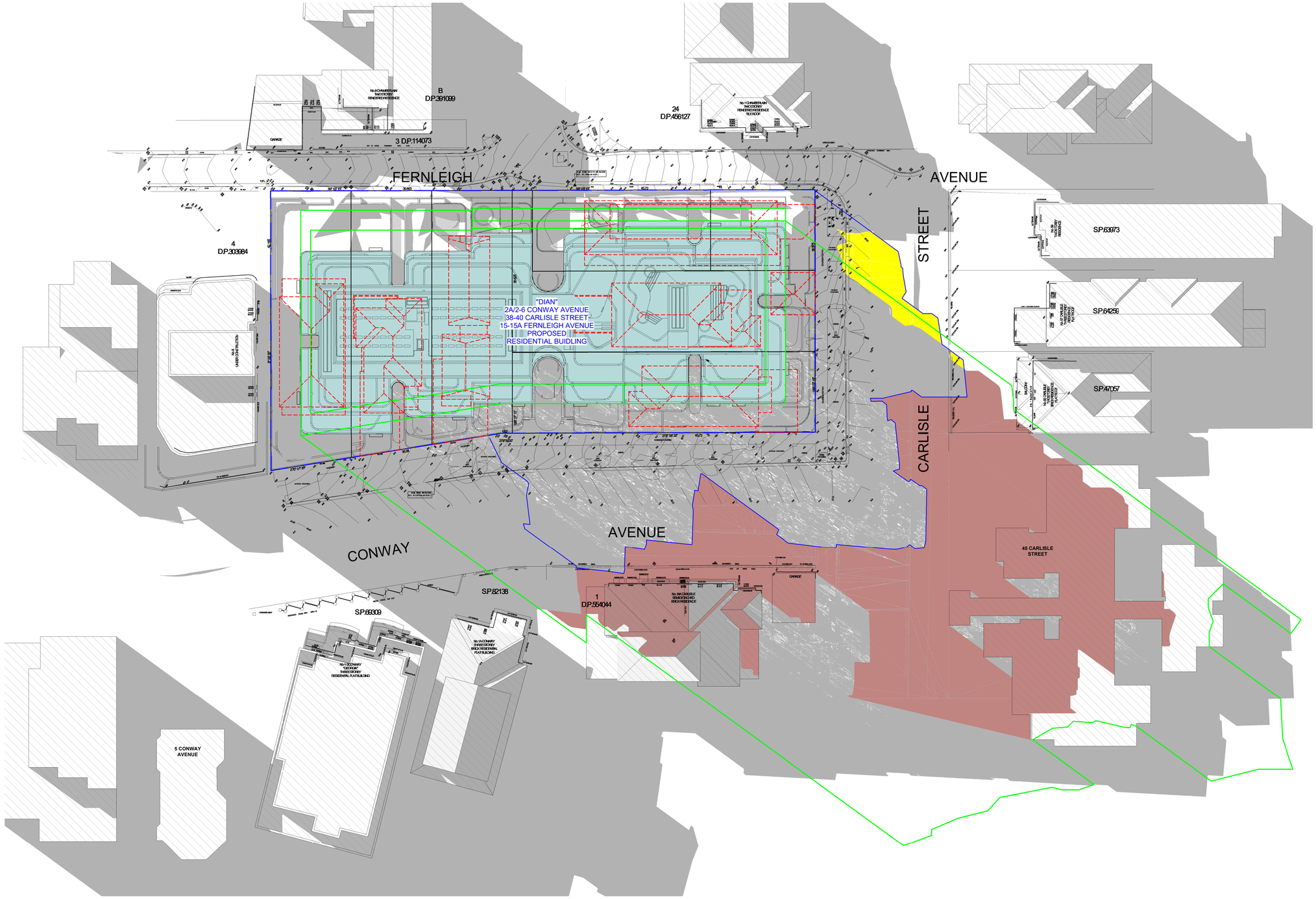
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

Drawing title:

Shadowing June 21st 2.00pm

Date: 06-07-26
Scale: 1 : 300
Drawn by: KP
Checked by: JD

Project number **25-181** **A105**



LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF EXISTING SUBJECT SITE BUILDING SHADOW
- DENOTES AREA OF PROPOSED NEW RESIDENTIAL BUILDING
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Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

Shadowing June 21st 3.00pm

1 : 300

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NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

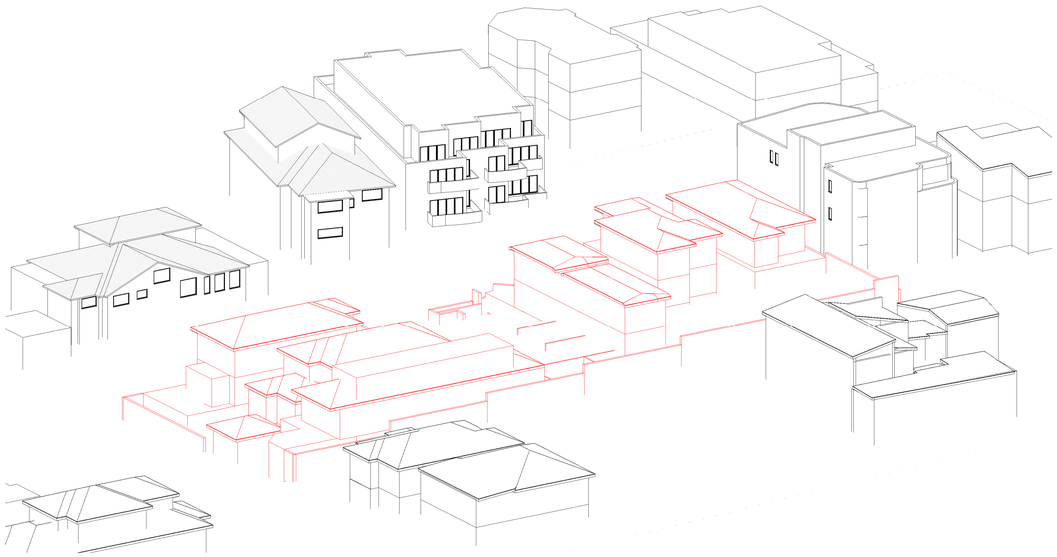
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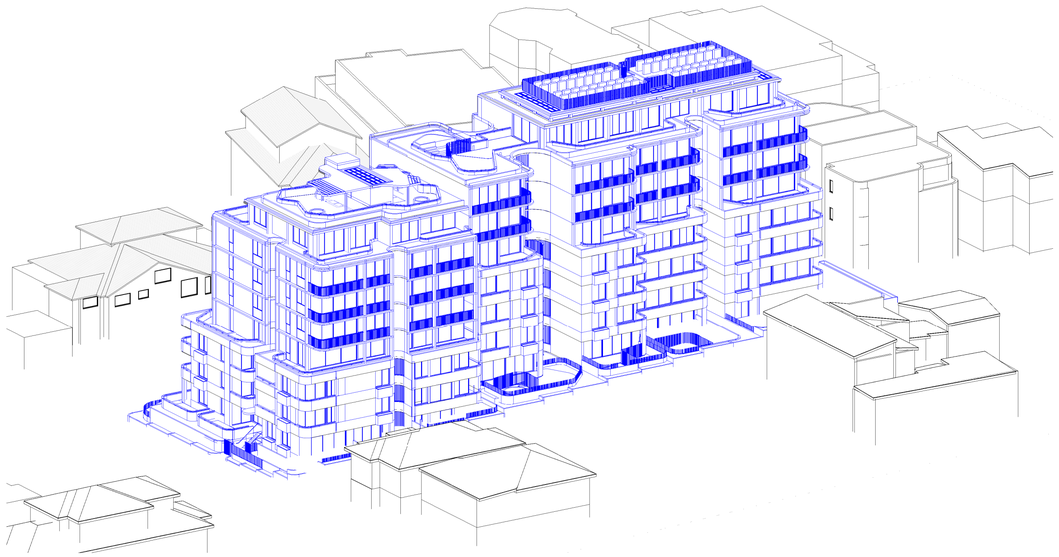
Shadowing June 21st 3.00pm

Date: 06-07-26
Scale: 1 : 300
Drawn by: KP
Checked by: JD

Project number **25-181** **A106**



June 21st 9.00am Existing



June 21st 9.00am Proposed Rev.C

June 21st 9.00am Compliant

Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

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Project:
SHADOW ANALYSIS
NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

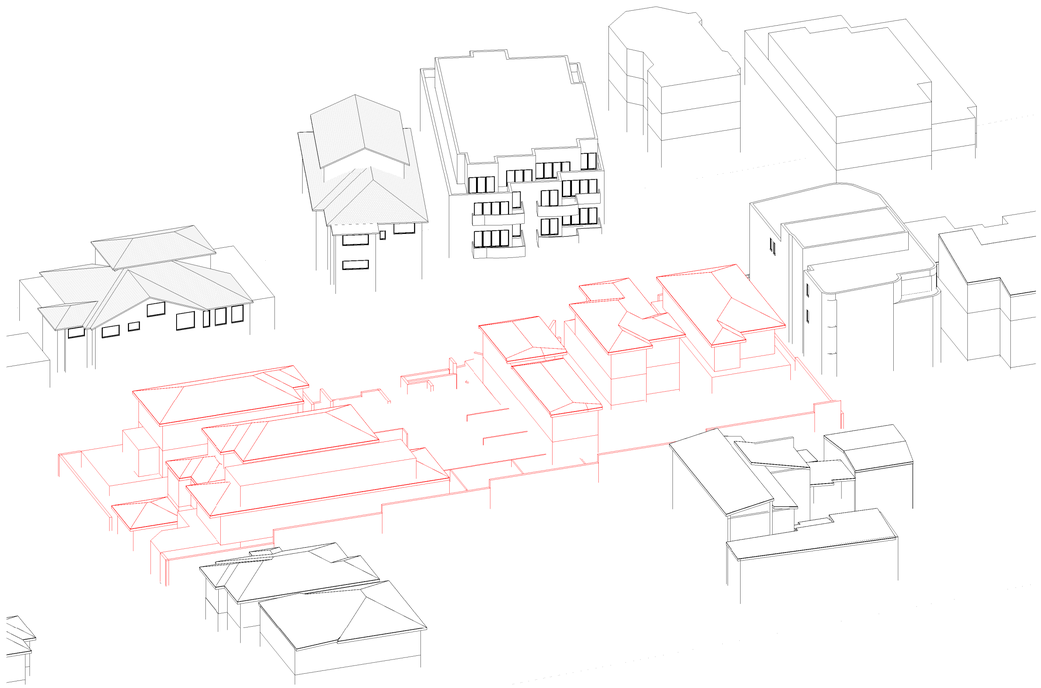
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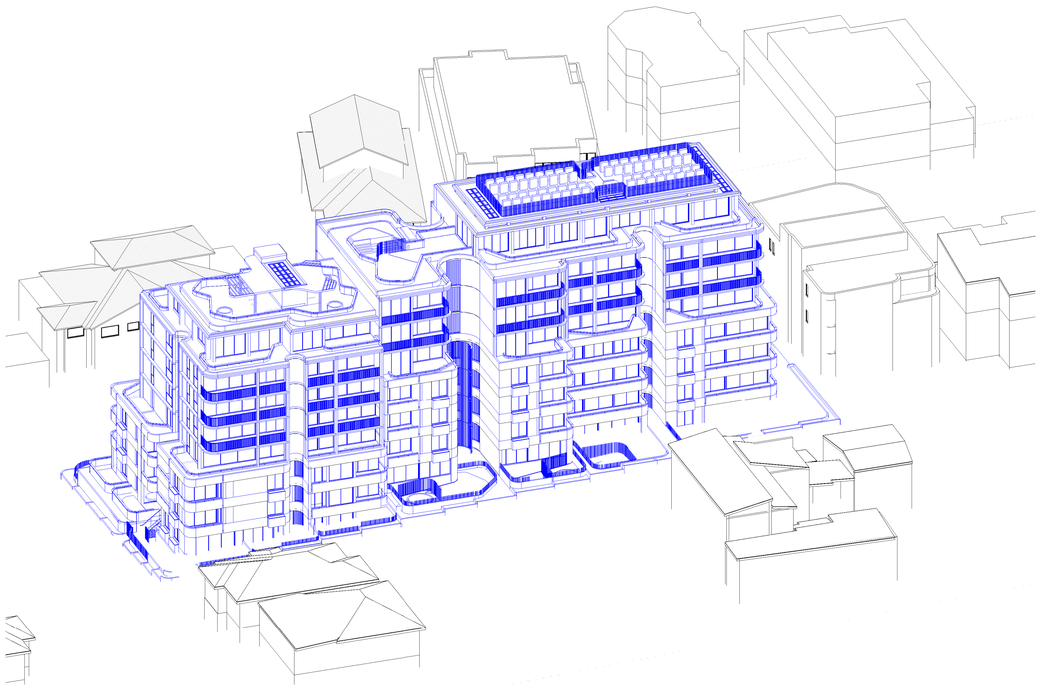
3D Sun Views June 21st 9.00am

Date: 06-07-26
Scale:
Drawn by: KP
Checked by: JD

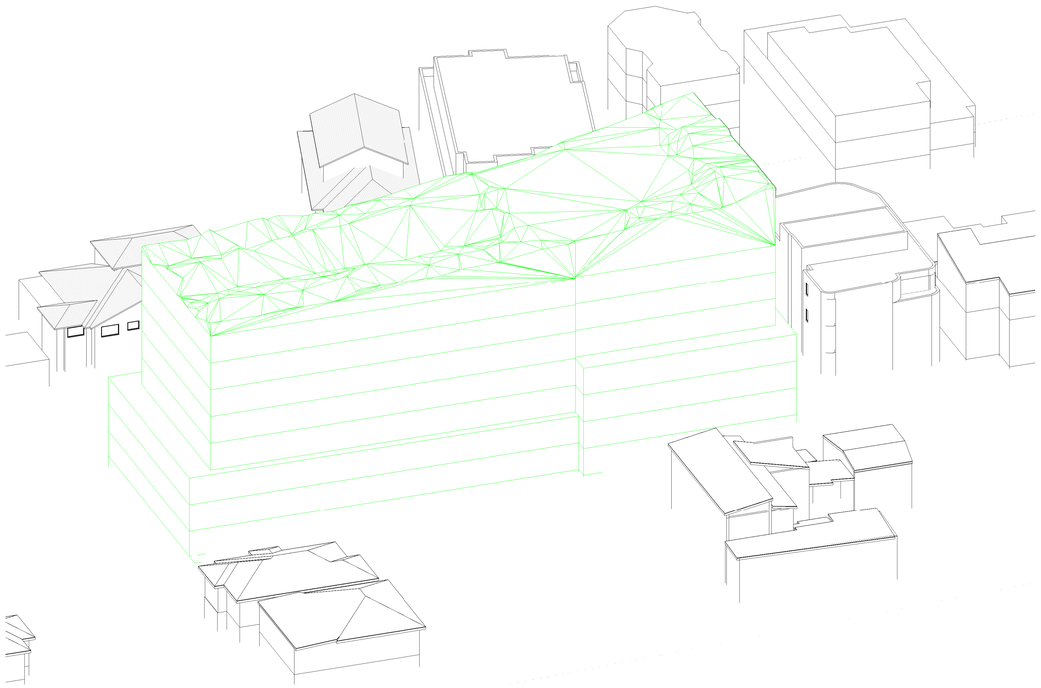
Project number **25-181** **A107**



June 21st 10.00am Existing



June 21st 10.00am Proposed Rev.C



June 21st 10.00am Compliant

Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

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Project:
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NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

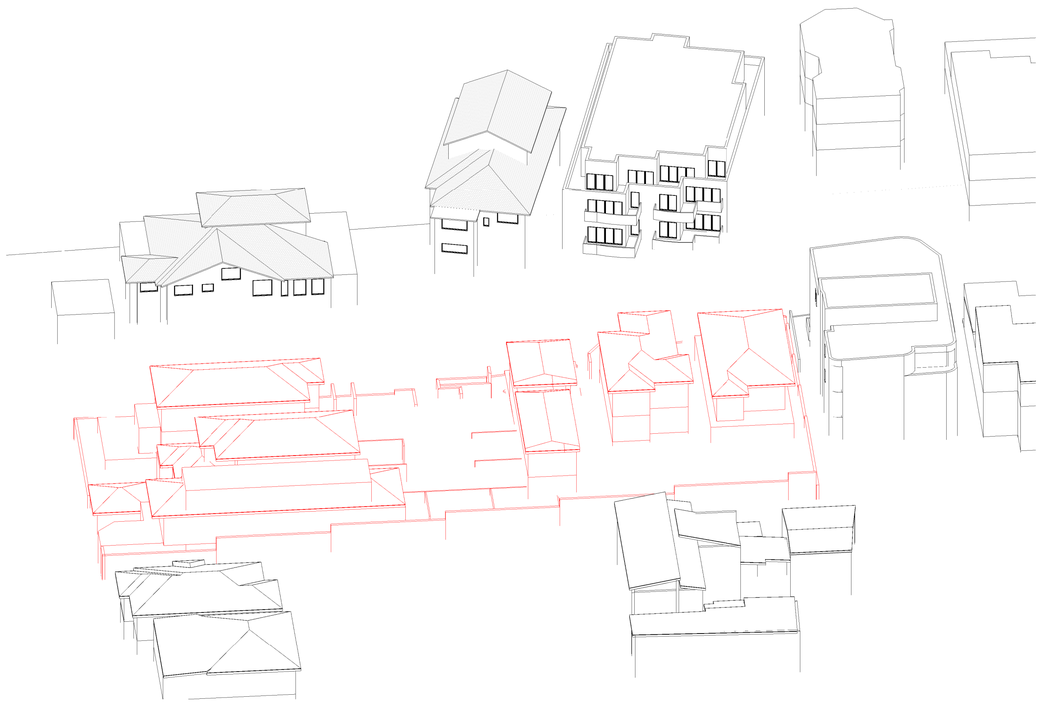
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

Drawing title:

3D Sun Views June 21st 10.00am

Date: 06-07-26
Scale:
Drawn by: KP
Checked by: JD

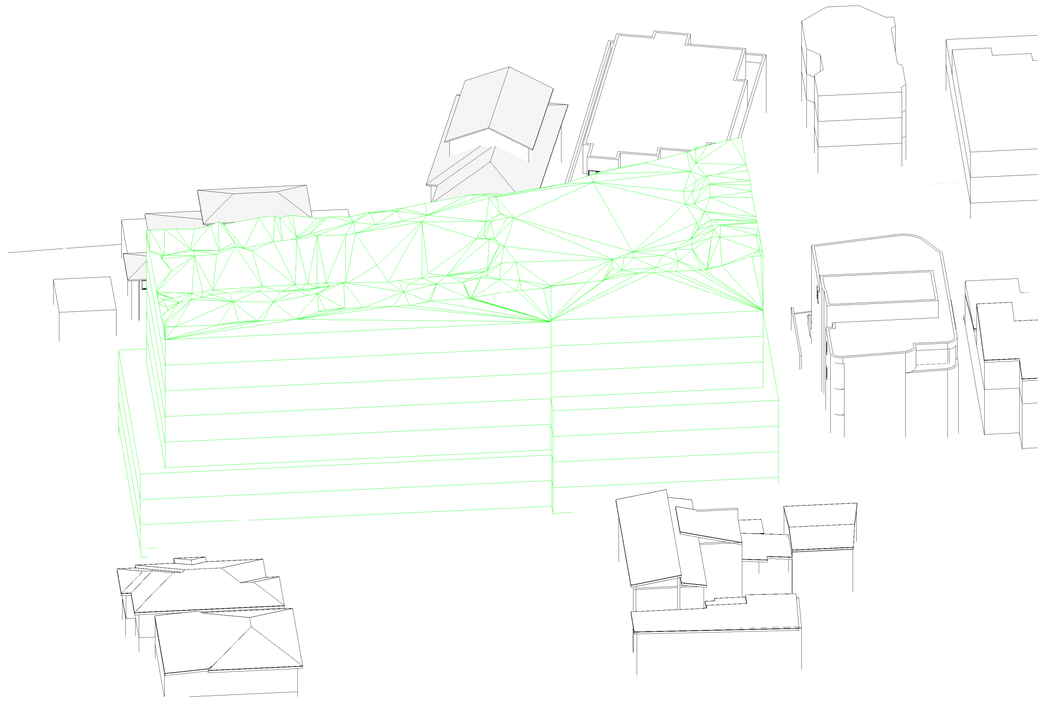
Project number **25-181** **A108**



June 21st 11.00am Existing



June 21st 11.00am Proposed Rev.C



June 21st 11.00am Compliant

Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

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Project:
SHADOW ANALYSIS
NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
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ROSE BAY, NSW 2029

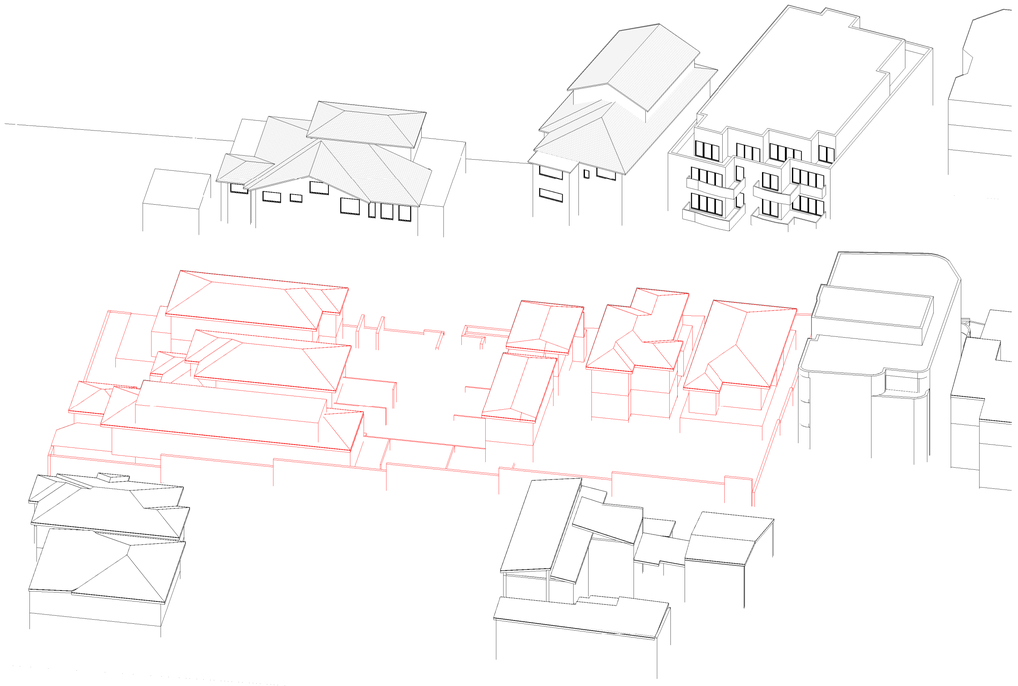
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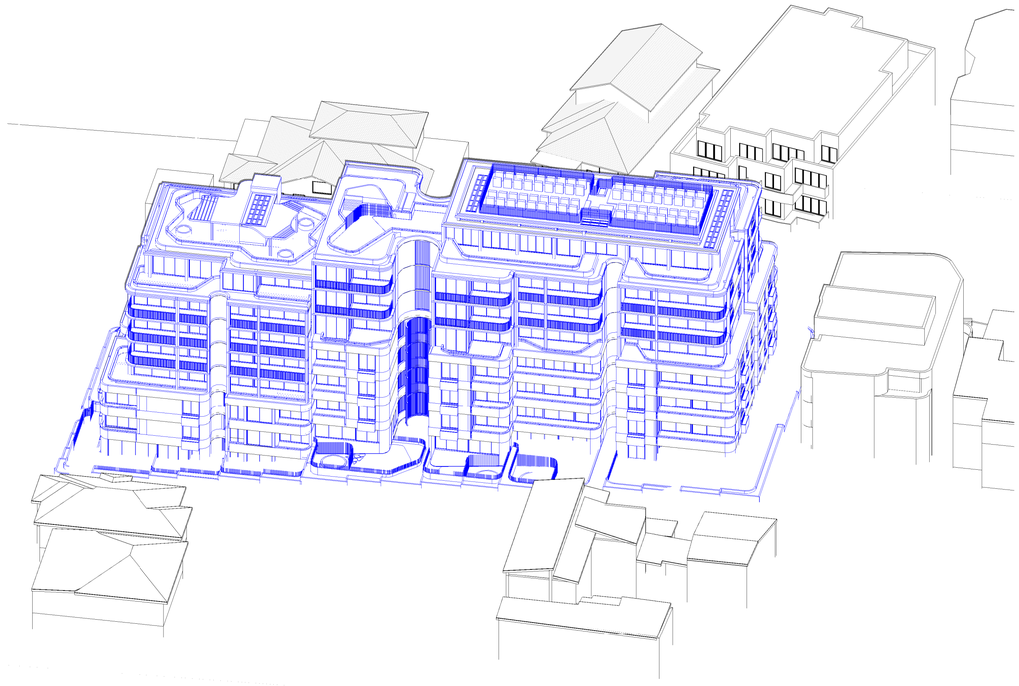
3D Sun Views June 21st 11.00am

Date: 06-07-26
Scale:
Drawn by: KP
Checked by: JD

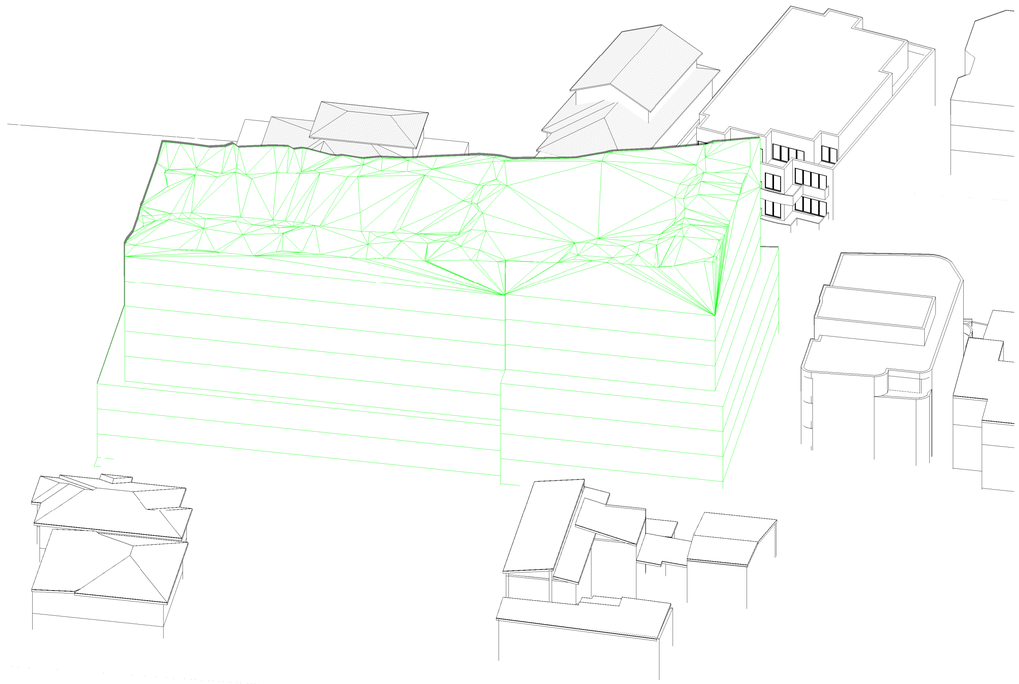
Project number **25-181** **A109**



June 21st 12.00pm Existing



June 21st 12.00pm Proposed Rev.C



June 21st 12.00pm Compliant

Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

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ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD,
LILYFIELD, NSW.
P.O BOX 446 GLADESVILLE 2111

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Project:
SHADOW ANALYSIS
NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

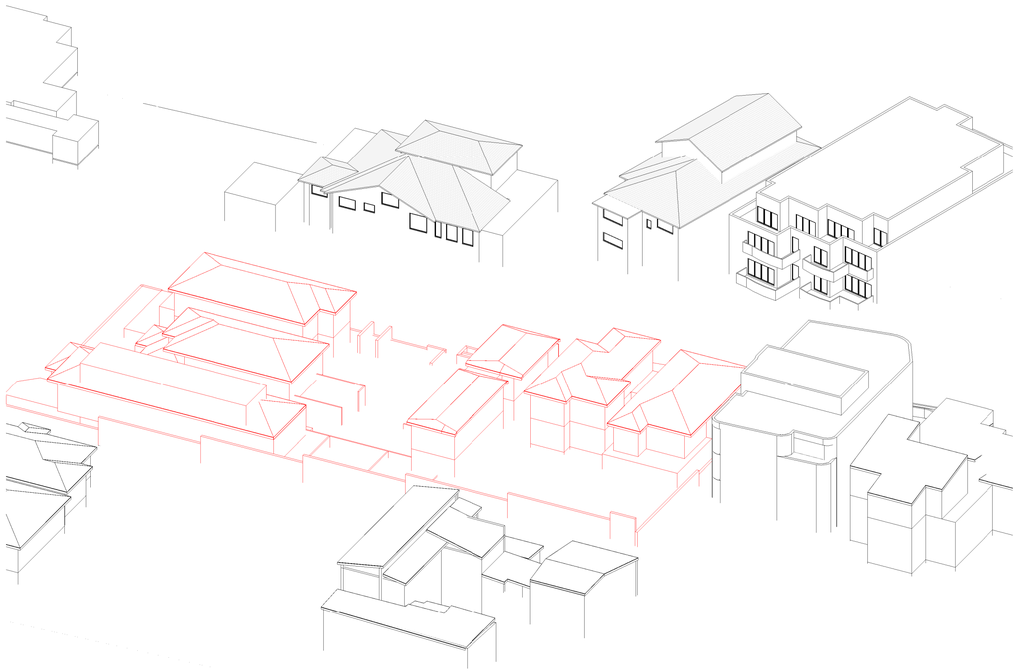
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

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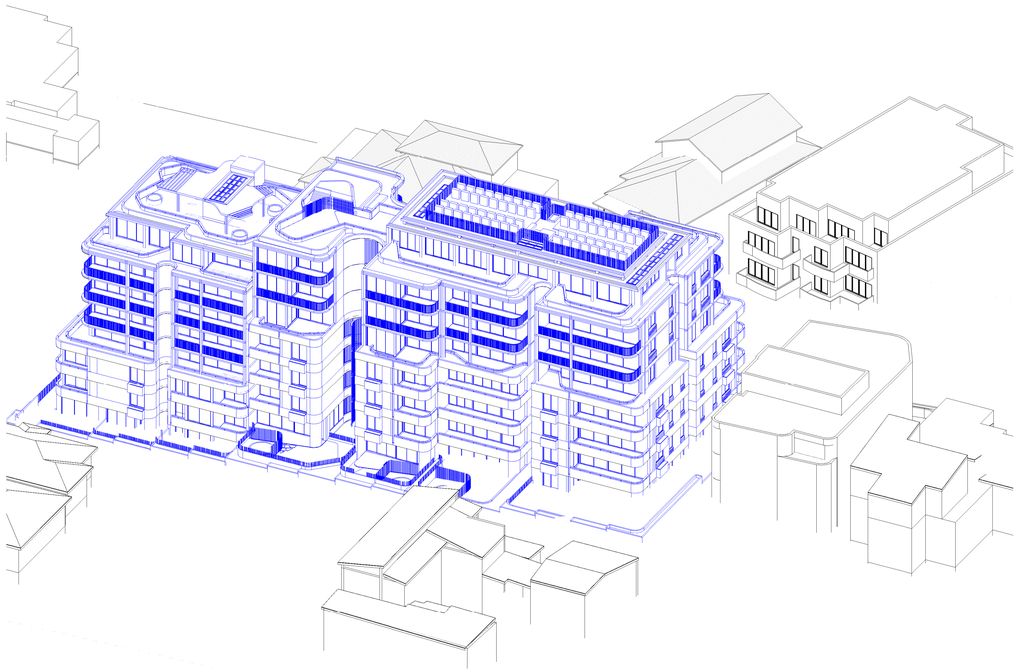
3D Sun Views June 21st 12.00pm

Date: 06-07-26
Scale:
Drawn by: KP
Checked by: JD

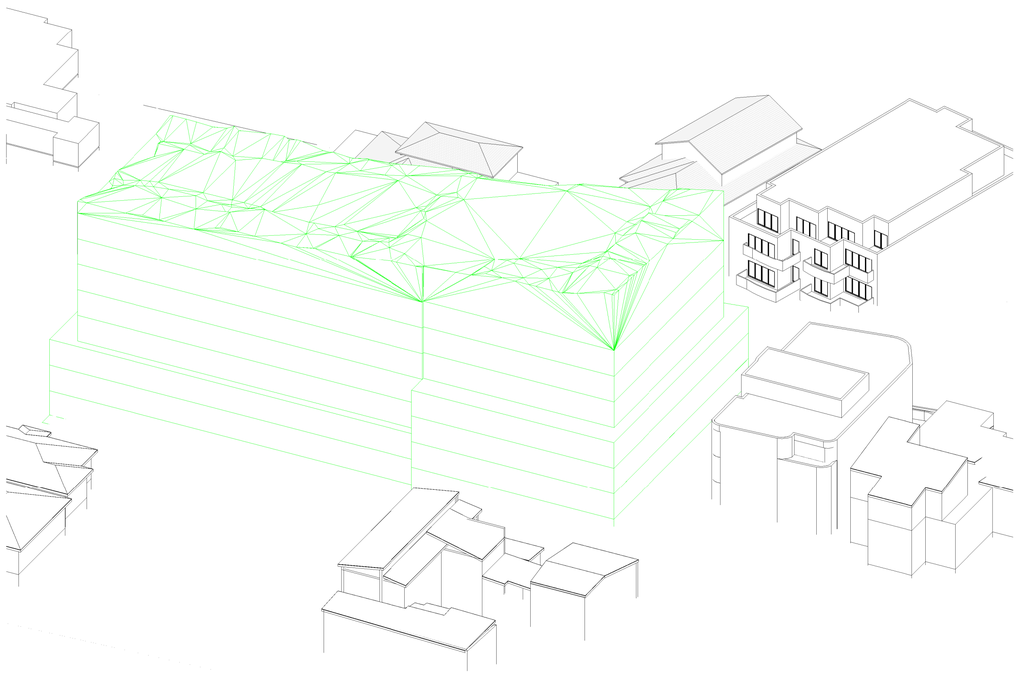
Project number **25-181** **A110**



June 21st 1.00pm Existing



June 21st 1.00pm Proposed Rev.C



June 21st 1.00pm Compliant

Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

SHADOW ANALYSIS

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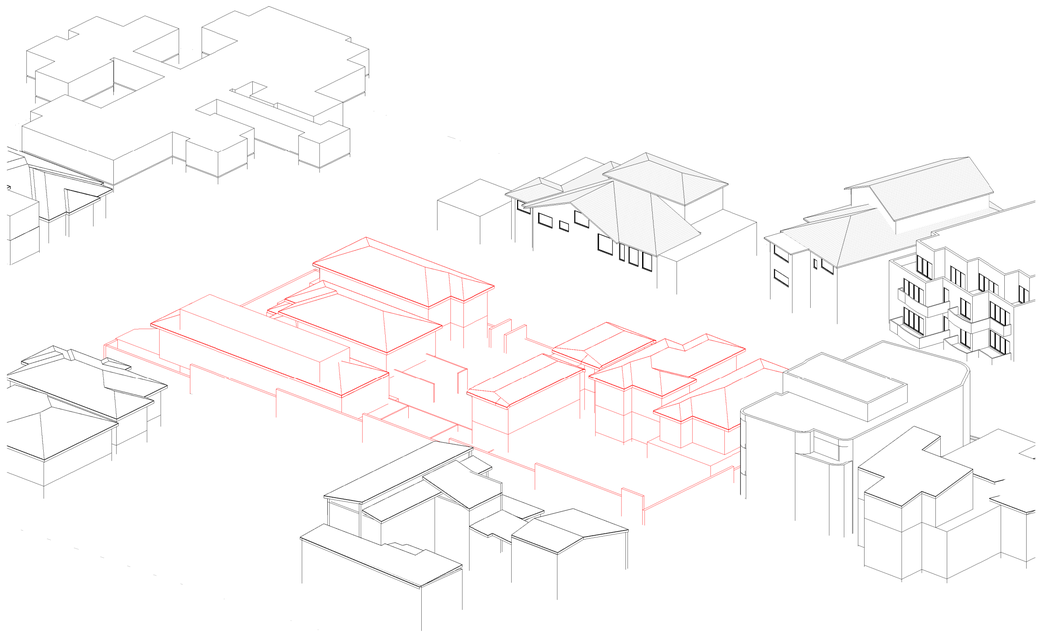
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

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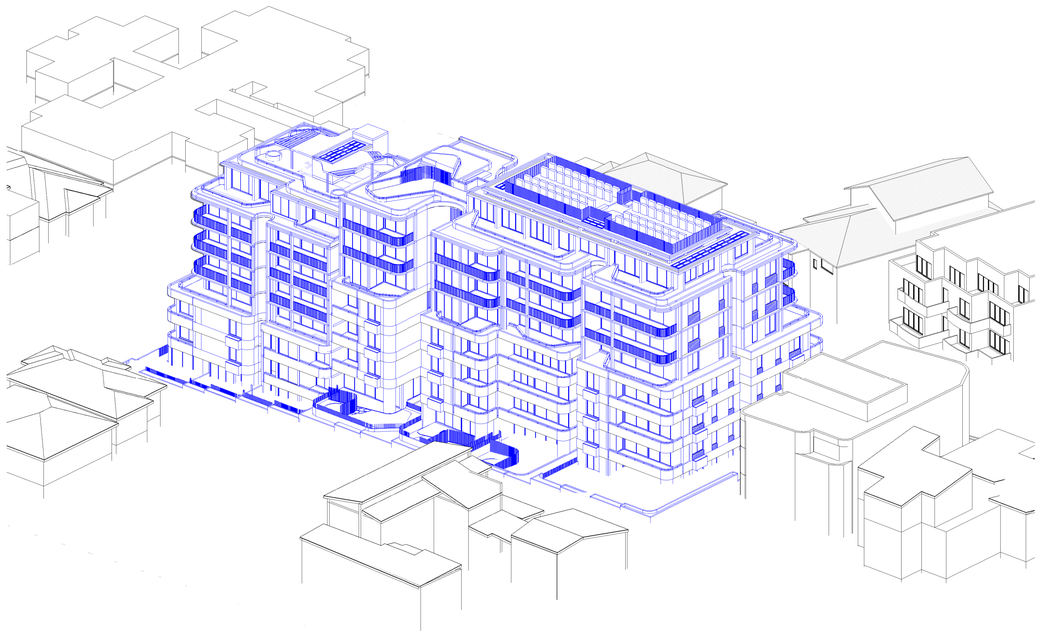
3D Sun Views June 21st 1.00pm

Date: 06-07-26
Scale:
Drawn by: KP
Checked by: JD

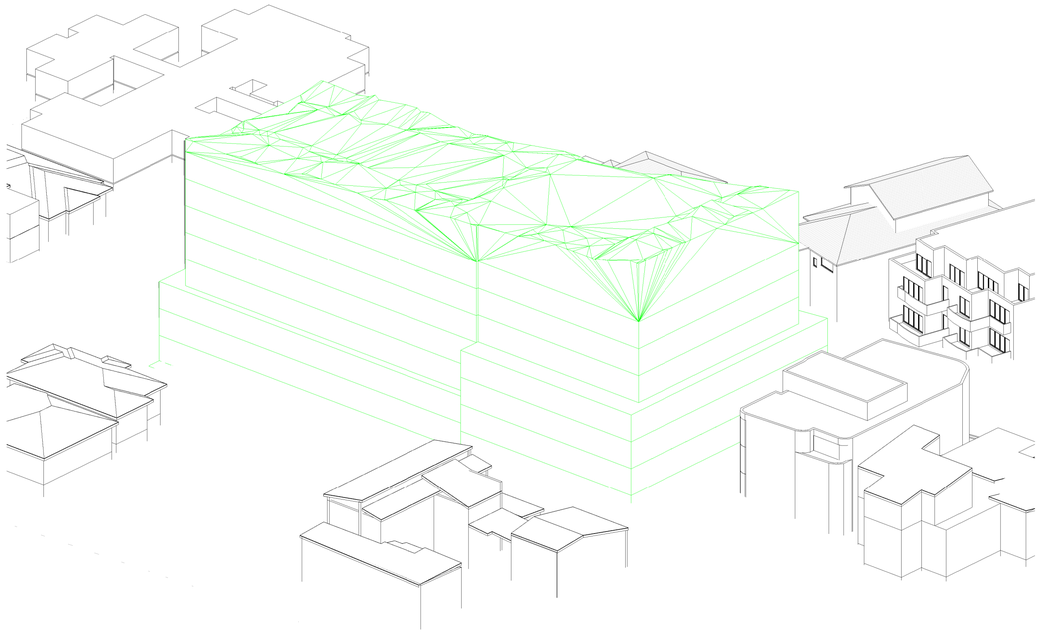
Project number **25-181** **A111**



June 21st 2.00pm Existing



June 21st 2.00pm Proposed Rev.C



June 21st 2.00pm Compliant

Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

SHADOW ANALYSIS

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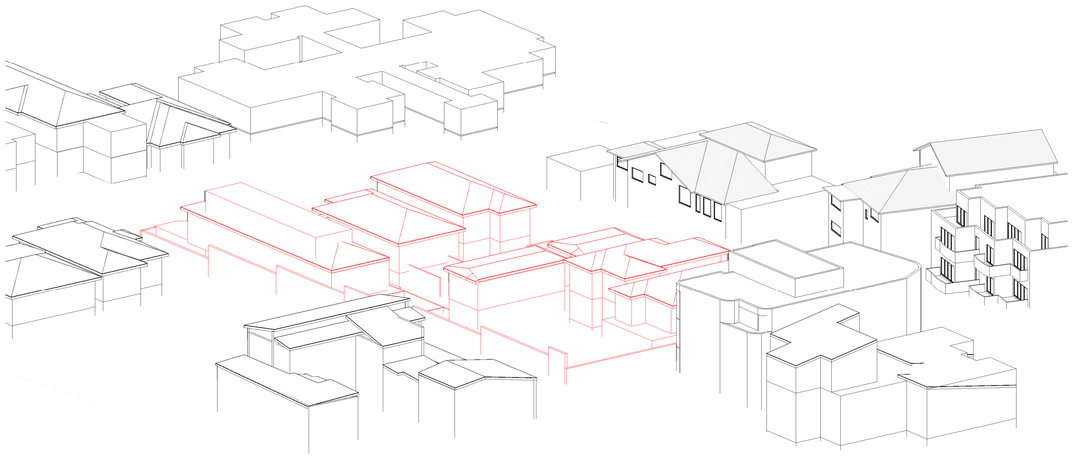
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Drawing title:

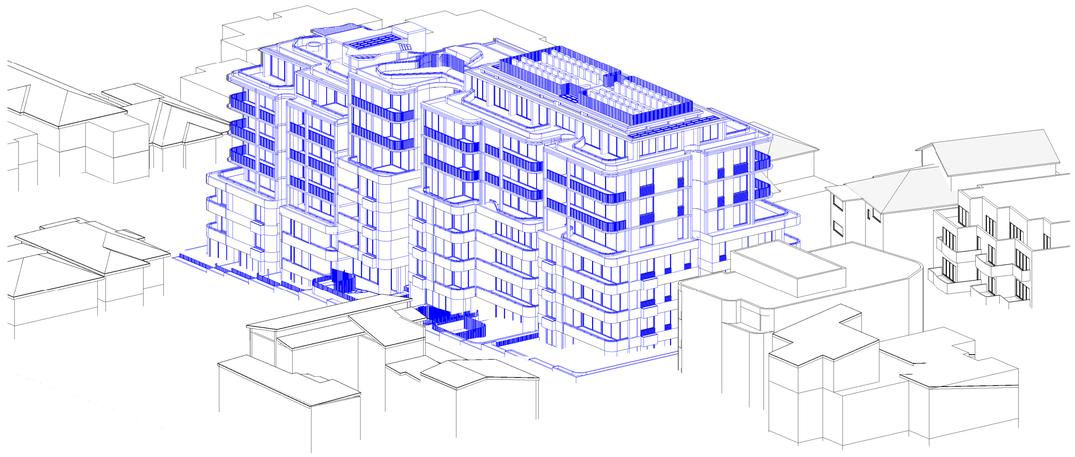
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Date: 06-07-26
Scale:
Drawn by: KP
Checked by: JD

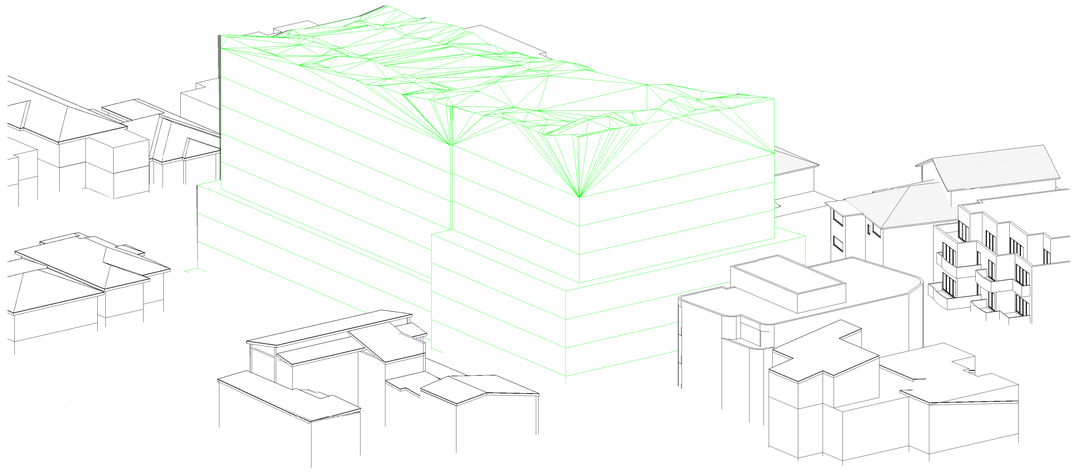
Project number **25-181** **A112**



June 21st 3.00pm Existing



June 21st 3.00pm Proposed Rev.C



June 21st 3.00pm Compliant

Issue	Amendment	Date
2	REV.C COUNCIL RESPONSE	06-07-26

SHADOW ANALYSIS

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Drawing title:

3D Sun Views June 21st 3.00pm

Date: 06-07-26
Scale:
Drawn by: KP
Checked by: JD

Project number **25-181** **A113**