



REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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
 CLAUSE C2.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
 CLAUSE C2.1.1 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
 CLAUSE C2.1.2 SEPARATION OF EQUIPMENT
 CLAUSE C2.1.3 ELECTRICAL SUPPLY SYSTEM
 CLAUSE C2.1.4 ACCESSIBLE METHODS OF PROTECTION (OF OPENINGS)
 CLAUSE C2.1.5 OPENING FOR SERVICE INSTALLATIONS
 CLAUSE C2.1.6 DISCHARGE FROM EXITS
 CLAUSE C2.1.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
 CLAUSE C2.1.8 GOINGS AND RISERS
 CLAUSE C2.1.9 LANDINGS
 CLAUSE C2.1.10 THRESHOLDS
 CLAUSE C2.1.11 BALUSTRADES
 CLAUSE C2.2 HANDRAILS
 CLAUSE C2.21 OPERATION OF LATCH
 CLAUSE C2.23 SIGNS ON DOORS
 CLAUSE C3.2 GENERAL BUILDING ACCESS REQUIREMENTS
 CLAUSE C3.3 PARTS OF BUILDING TO BE ACCESSIBLE
 CLAUSE C3.4 IDENT. OF ACCESSIBLE FACIL-SERVICES/FEATURES
 CLAUSE C3.5 TACTILE INDICATORS
 CLAUSE C3.6 WATERPROOFING OF WET AREAS
 CLAUSE F1.1 DAMP PROOFING
 CLAUSE F1.1.1 CONSTRUCTION OF SANITARY COMPARTMENTS
 CLAUSE F1.1.2 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

LEGEND FOR UNIT TYPES	
1B	1 BEDROOM
2B	2 BEDROOM
3B	3 BEDROOM
4B	4 BEDROOM

LEGEND	
EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
BOUNDARY	BOUNDARY
EX BUILDING TO BE DEMOLISHED	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
EX TREE TO REMOVE	EX TREE TO REMOVE
EX TREE TO RETAIN	EX TREE TO RETAIN
PROPOSED LANDSCAPE	PROPOSED LANDSCAPE
MIN. 2 HR SOLAR ACCESS AT MID-WINTER	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
NATURAL VENTILATION	NATURAL VENTILATION

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

DRAWING TITLE:
BASEMENT 02 FLOOR PLAN

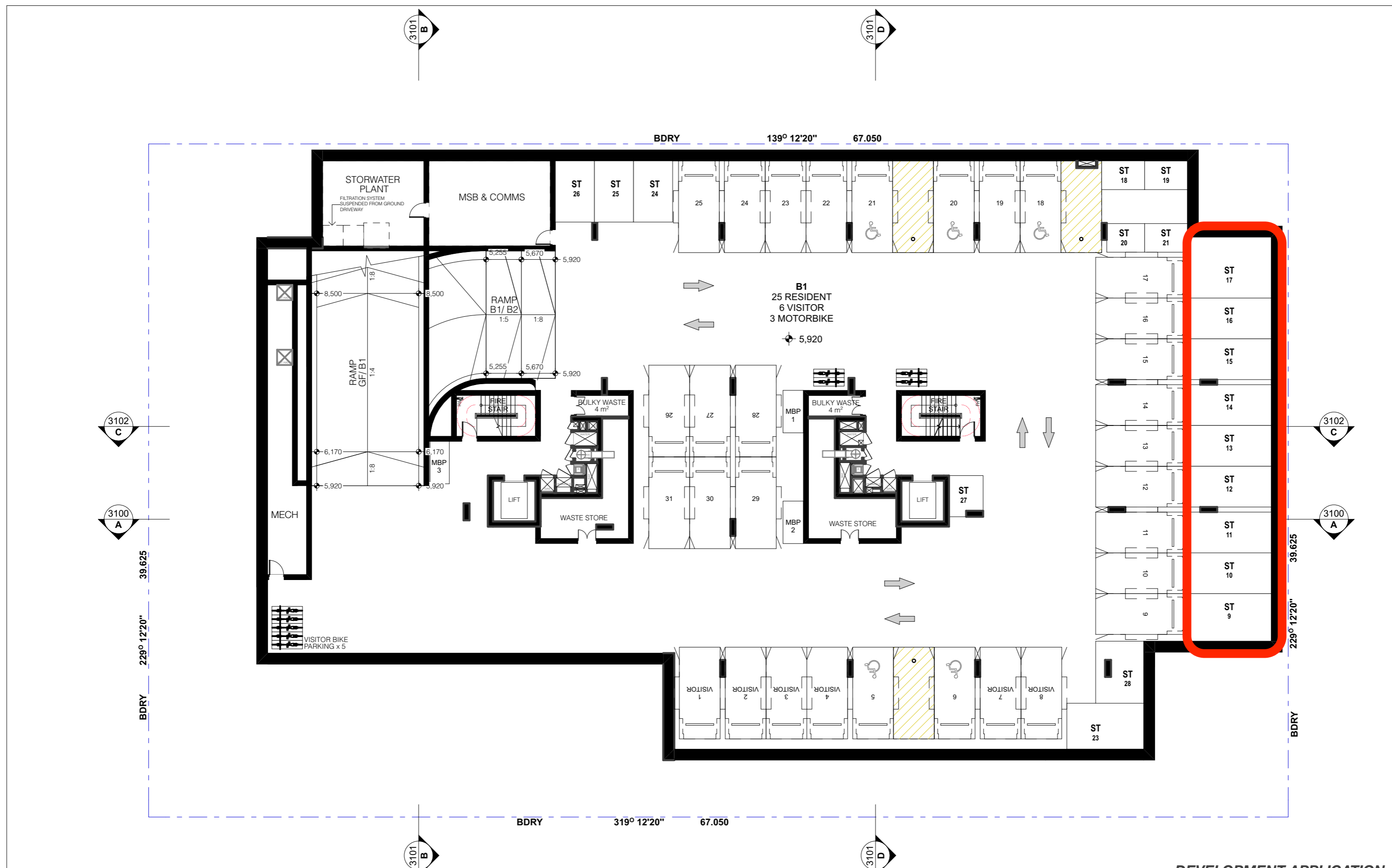
PROJECT ADDRESS:
**23-31 DOVER ROAD, ROSE BAY
 NSW 2029**

SCALE: 1:200@A3
 ISSUE DATE: 25/9/2025
 PROJECT NUMBER: 25-020

DRAWN BY: AH | MB | SH | YH
 CHECKED BY: MW
 REVISION: A
 DWG NUMBER: DA 2000

DEVELOPMENT APPLICATION

REP: BldgOut: bch-28 - BldgOut Base for Archical 2025-020 23-31 Dover Road, ROSE BAY



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 SPEC. C 1.1 FIRE RESISTING CONSTRUCTION
 SPEC. C 1.10 FIRE HAZARD PROPERTIES
 CLAUSE C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
 CLAUSE C 1.2 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
 CLAUSE C 2.12 SEPARATION OF EQUIPMENT
 CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM
 CLAUSE C 3.1 ACCESSIBLE METHODS OF PROTECTION (OF OPENINGS)
 CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS
 CLAUSE C 3.9 OPENING FOR SERVICE INSTALLATIONS
 CLAUSE D 1.10 DISCHARGE FROM EXITS
 CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
 CLAUSE D 2.13 GOINGS AND RISERS
 CLAUSE D 2.14 LANDINGS
 CLAUSE D 2.15 THRESHOLDS
 CLAUSE D 2.16 BALUSTRADES

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DRAWING TITLE:
BASEMENT 01 FLOOR PLAN

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DRAWN BY: AH | MB | SH | YH
 CHECKED: MW
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