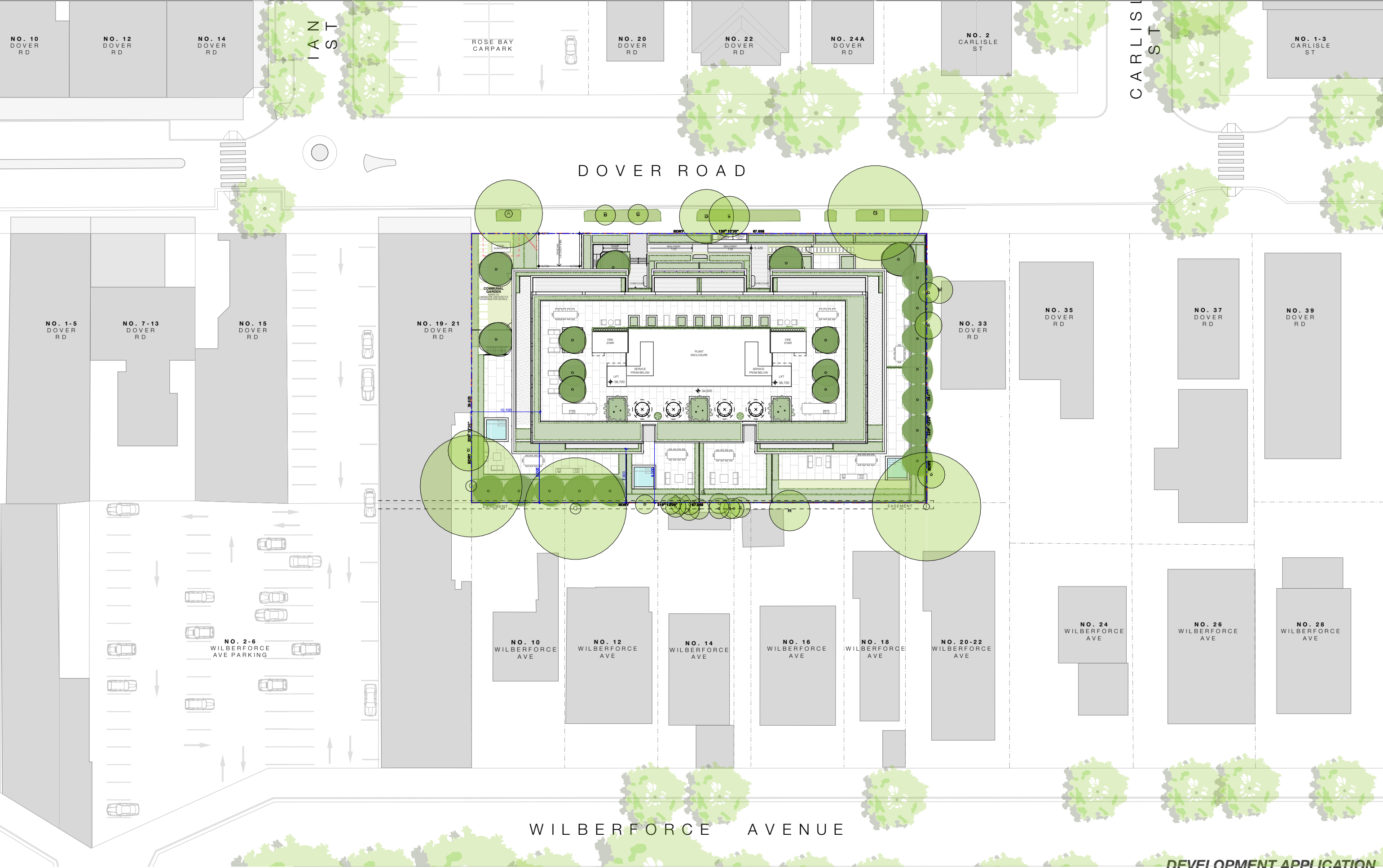




REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
B	SSDA SUBMISSION	18/2/2026
C	RTS 2	16/4/2026

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION
SPEC C 1.10 FIRE HAZARD PROPERTIES
SPEC C 1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C 2.12 SEPARATION OF EQUIPMENT
CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C 3.15 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

CLAUSE D 2.17 HANDRAILS
CLAUSE D 2.21 OPERATION OF LATCH
CLAUSE D 2.23 SIGNS ON DOORS
CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACIL-SERVICE FEATURES
CLAUSE D 3.9 TACTILE INDICATORS
CLAUSE F 1.7 WATERPROOFING OF WET AREAS
CLAUSE F 1.9 F1.10 DAMP PROOFING
CLAUSE F 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F 4.1 LIGHTING AND VENTILATION
CLAUSE F 5.4 SOUND INSULATION OF FLOORS
CLAUSE F 5.5 SOUND INSULATION OF WALLS
CLAUSE F 5.6 SOUND INSULATION OF SERVICES
CLAUSE F 5.7 SOUND INSULATION OF PUMPS

LEGEND

- BOUNDARY
- EX TREE TO RETAIN
- EX NEIGHBOURING TREES
- PROPOSED TREES

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
Shah Meyerzon

DRAWING TITLE:

SITE & ROOF PLAN

PROJECT ADDRESS:

**23-31 DOVER ROAD, ROSE BAY
NSW 2029**

SCALE:

1:500 @A3

ISSUE DATE:

16/4/2026

PROJECT NUMBER:

25-020

DRAWN BY:

AH | AU | MB | YH

CHECKED:

MW

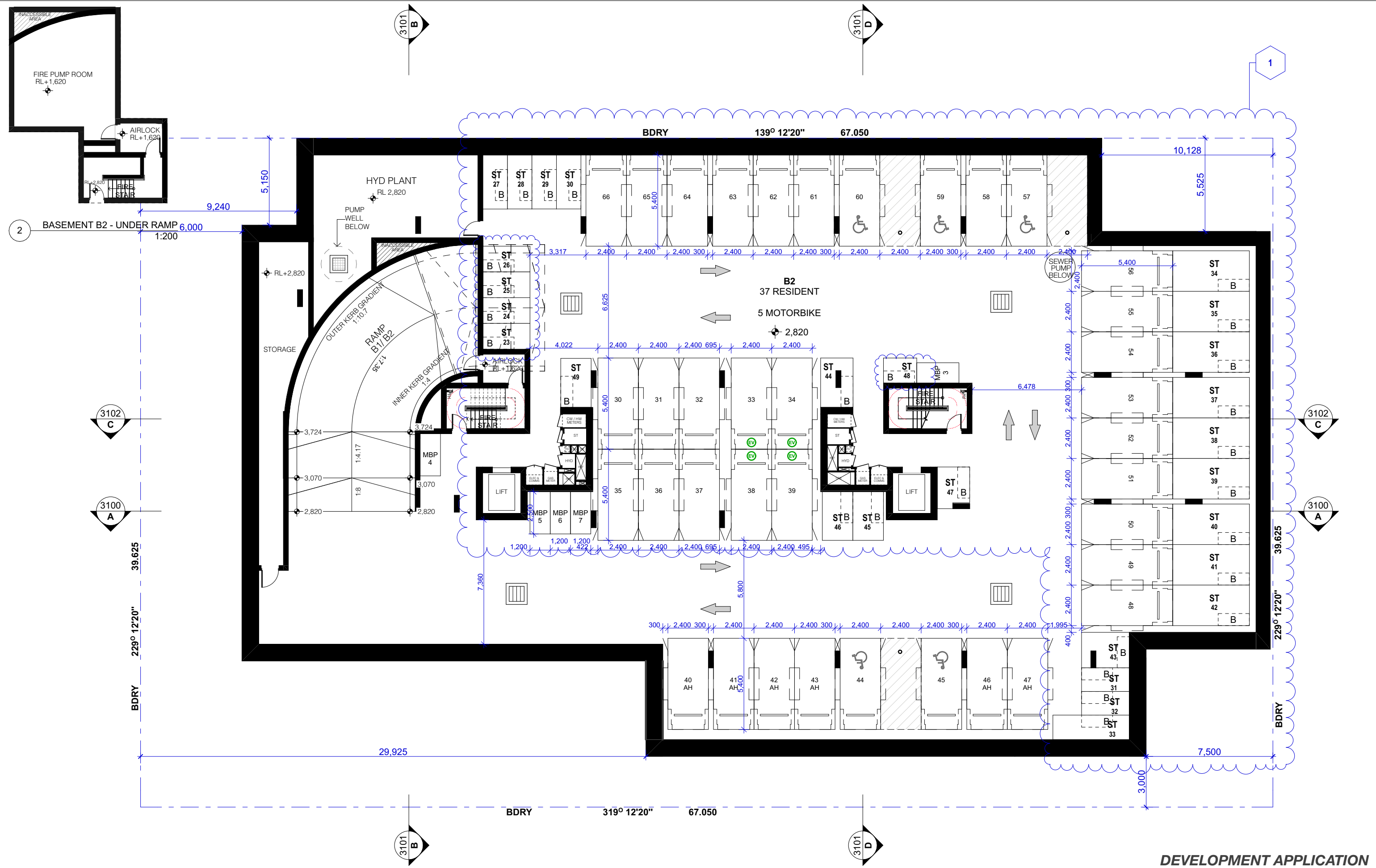
REVISION:

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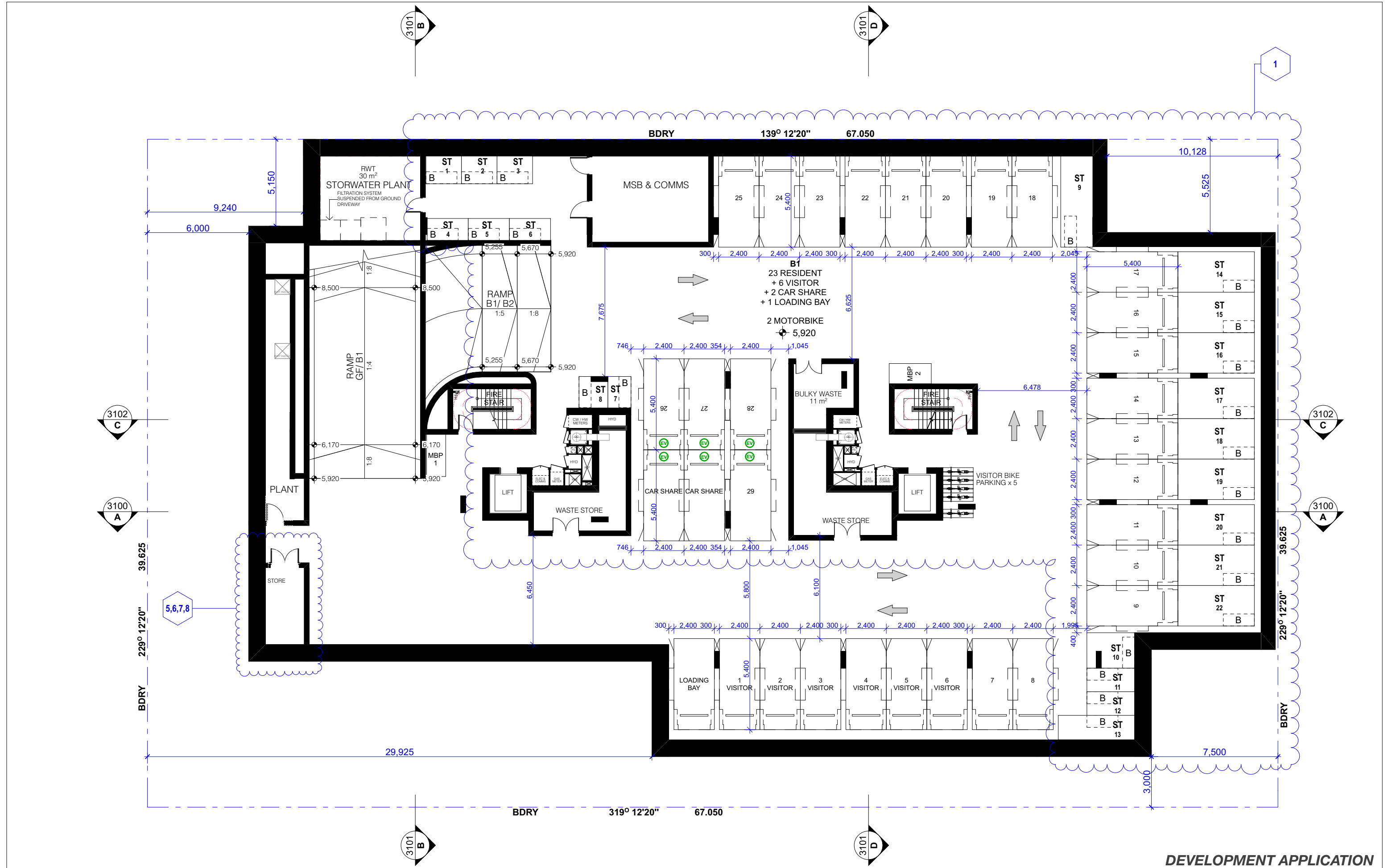
DWG NUMBER:

DA 1003

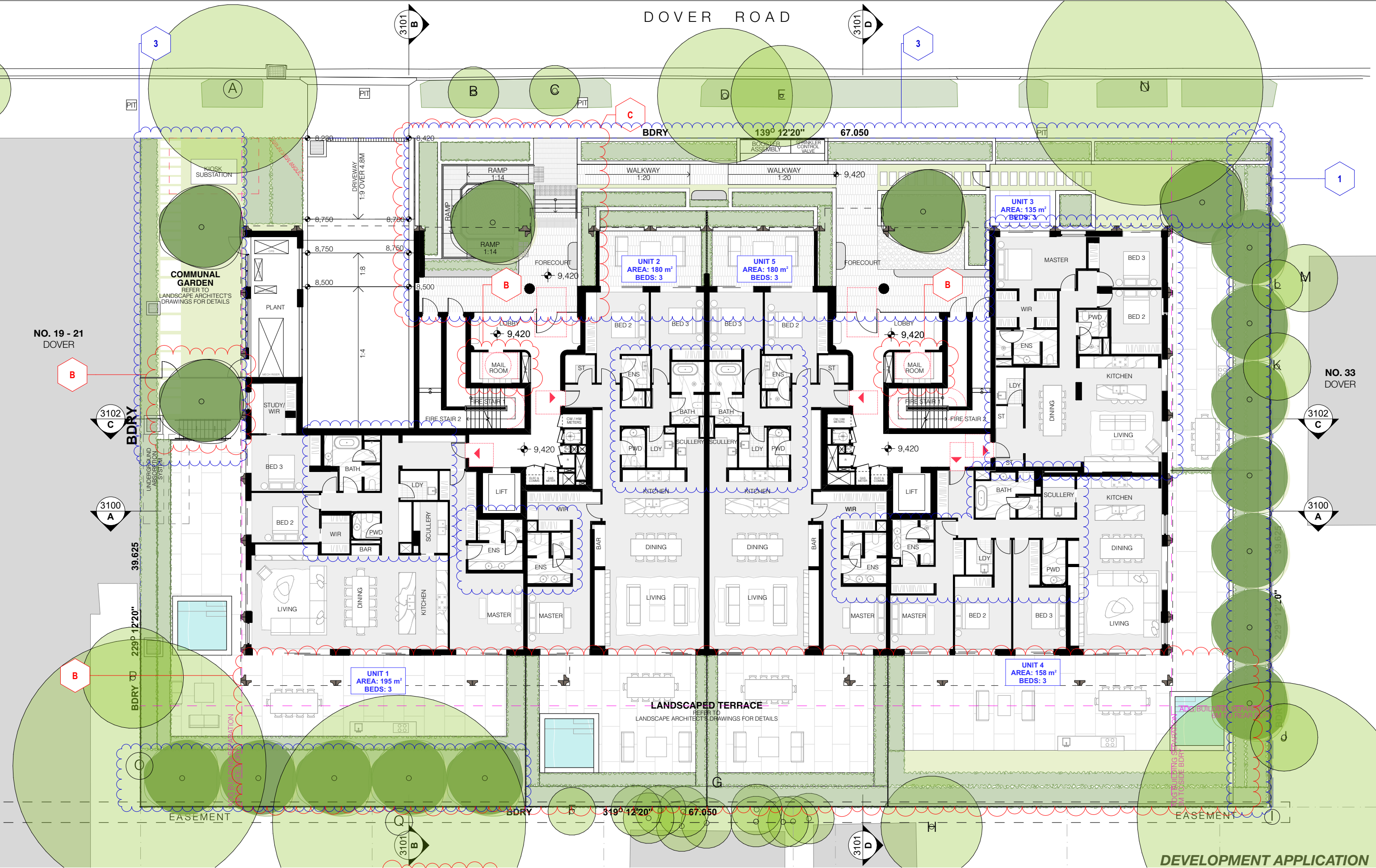
REF: Bldgcode: 1db-26 - Bldgcode Basis for Architect 2025-020 23-31 Dover Road, ROSE BAY



A B C	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	LEGEND	AH RL OF FINISHED FLOOR LEVEL B RESIDENTIAL BIKE PARKING VISITOR BIKE PARKING MBP MOTOR BIKE PARKING	ARCHITECT: MHNDUNION 35 RICHARDS LANE SURREY 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	DRAWING TITLE: BASEMENT 02 FLOOR PLAN	SCALE:	DRAWN BY:	CHECKED:
	SSDA SUBMISSION	25/9/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	FFL				1:200@A3	AH AU MB YH	MW
	SSDA SUBMISSION	18/2/2026	SPEC C 1.1 FIRE RESISTING CONSTRUCTION	RL				ISSUE DATE:		
	RTS 2	16/4/2026	SPEC C 1.10 FIRE HAZARD PROPERTIES	REDUCED LEVEL						
			SPEC C 1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE	BOUNDARY						
			CLAUSE C 1.1 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL				PROJECT ADDRESS:	16/4/2026	C	
			CLAUSE C 1.12 SEPARATION OF EQUIPMENT				23-31 DOVER ROAD, ROSE BAY	PROJECT NUMBER:	DWG NUMBER:	
			CLAUSE C 1.13 ELECTRICAL SYSTEM				NSW 2029	25-020	DA 2000	
			CLAUSE C 3.1 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)							
			CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS							
			CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS							
			CLAUSE C 3.16 DISCHARGE FROM EXITS							
			CLAUSE C 3.17 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL							
			CLAUSE C 3.18 GOINGS AND RISERS							
			CLAUSE C 3.19 LANDINGS							
			CLAUSE C 3.20 THRESHOLDS							
			CLAUSE C 3.21 BALUSTRADES							
			CLAUSE D 2.17 HANDRAILS							
			CLAUSE D 2.21 OPERATION OF LATCH							
			CLAUSE D 2.23 SIONS ON DOORS							
			CLAUSE D 3.1 GENERAL BUILDING ACCESS REQUIREMENTS							
			CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE							
			CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACILITIES/STAIRWAYS							
			CLAUSE D 3.8 TACTILE INDICATORS							
			CLAUSE F 1.7 WATERPROOFING OF WET AREAS							
			CLAUSE F 1.8.1 TO DAMP PROOFING							
			CLAUSE F 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS							
			PART F 4 LIGHTING AND VENTILATION							
			CLAUSE F 4.1 SOUND INSULATION OF FLOORS							
			CLAUSE F 5.1 SOUND INSULATION OF WALLS							
			CLAUSE F 5.2 SOUND INSULATION OF SERVICES							
			CLAUSE F 7.1 SOUND INSULATION OF PUMPS							
REF: BMhdud-bp-26 - BMhdud Basic for Architect 2025-020 23-31 Dover Road, ROSE BAY										



REV A B C	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	LEGEND	AH RL RL MBP AFFORDABLE HOUSING CAR PARKING RESIDENTIAL BIKE PARKING VISITOR BIKE PARKING MOTOR BIKE PARKING	ARCHITECT: MHNDUNION 35 RICHARDS LANE SURREY 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	DRAWING TITLE: BASEMENT 01 FLOOR PLAN	PROJECT ADDRESS: 23-31 DOVER ROAD, ROSE BAY NSW 2029	SCALE:	DRAWN BY:	CHECKED:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY WITH MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	LEGEND	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED BY:
A	SSDA SUBMISSION	25/9/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	FFL	MHNDUION	GROUND FLOOR PLAN	1:200@A3	AH AU MB YH	MW
B	SSDA SUBMISSION	18/2/2026	SPEC C 1.1 FIRE RESISTING CONSTRUCTION	RL	35 RICHARDS LANE	PROJECT ADDRESS:	ISSUE DATE:		
C	RTS 2	16/4/2026	SPEC C 1.10 FIRE HAZARD PROPERTIES		SURRY HILLS SYDNEY NSW 2010	23-31 DOVER ROAD, ROSE BAY	16/4/2026		
			CLAUSE C 1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE		T +61 2 9101 1111	NSW 2029	PROJECT NUMBER:	REVISION:	
			CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL		F +61 2 9101 1100		25-020	C	
			CLAUSE C 2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL		www.mhndu.com			DWG NUMBER:	DA 2002
			CLAUSE C 2.7 SEPARATION OF EQUIPMENT		MHN Design Union Pty Ltd.				
			CLAUSE C 3.1 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)		ABN 94 003 717 682				
			CLAUSE C 3.2 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)		NSW Registration Number 4907				
			CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)						
			CLAUSE C 3.4 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)						
			CLAUSE C 3.5 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)						
			CLAUSE C 3.6 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)						
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			CLAUSE C 4.00 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)						



REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W BCA CLAUSES & AUSTRALIAN STANDARDS	LEGEND	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
A	SSDA SUBMISSION	25/09/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS SPEC C 1.1 FIRE RESISTING CONSTRUCTION SPEC C 1.6 FIRE HAZARD PROPERTIES SPEC C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE C 2.2 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C 7.2 SEPARATION OF EQUIPMENT CLAUSE C 13 ELECTRICITY SUPPLY SYSTEM CLAUSE C 3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C 8.1 OPENING IN FIRE ISOLATED EXITS CLAUSE C 5.6 OPENING FOR SERVICE INSTALLATIONS CLAUSE D 1.10 DISCHARGE FROM EXITS CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL CLAUSE D 12.3 GONGS AND RISERS CLAUSE D 2.14 LANDROG CLAUSE D 15 THRESHOLDS CLAUSE D 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 FACILITIES/SERVICES CLAUSE D3.8 TACTILE INDICATORS CLAUSE F 1.7 WATERPROOFING OF RET AREAS CLAUSE F 1.9 F1.10 DAMP PROOFING CLAUSE G 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS PART F4 LIGHTING AND VENTILATION CLAUSE F5.4 SOUND INSULATION OF FLOORS CLAUSE F5.5 SOUND INSULATION OF WALLS CLAUSE F5.8 SOUND INSULATION OF SERVICES CLAUSE F5.7 SOUND INSULATION OF PUMPS	FFL RL — BOUNDARY ● EX TREE TO RETAIN ● PROPOSED TREES	MHNDU NION 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	LEVEL 1 FLOOR PLAN PROJECT ADDRESS: 23-31 DOVER ROAD, ROSE BAY NSW 2029	1:200@A3 ISSUE DATE: 16/4/2026 PROJECT NUMBER: 25-020	 DRAWN BY: AH AU MB YH CHECKED: MW REVISION: C DWG NUMBER: DA 2003



REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY WITH MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	LEGEND	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
A	SSDA SUBMISSION	25/9/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	FFL	35 RICHARDS LANE	LEVEL 2 FLOOR PLAN	1:200@A3	AH AU MB YH	MW
B	SSDA SUBMISSION	18/2/2026	SPEC C 1.1 FIRE RESISTING CONSTRUCTION	RL	SURRY HILLS SYDNEY NSW 2010	PROJECT ADDRESS:	ISSUE DATE:		
C	RTS 2	16/4/2026	SPEC C 1.10 FIRE HAZARD PROPERTIES	EX TREE TO RETAIN	T +61 2 9101 1111	23-31 DOVER ROAD, ROSE BAY	16/4/2026		
			CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL		F +61 2 9101 1100	NSW 2029	PROJECT NUMBER:	REVISION:	
			CLAUSE C 2.12 SEPARATION OF EQUIPMENT		www.mhndu.com		25-020	C	DWG NUMBER:
			CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)		MHN Design Union Pty Ltd.				DA 2004
			CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS		ABN 94 003 717 682				
			CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS		NSW Registration Number 4907				
			CLAUSE C 3.16 DISCHARGE FROM EXITS						
			CLAUSE C 3.17 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL						
			CLAUSE C 3.18 GOINGS AND RISERS						
			CLAUSE C 3.19 SOUND INSULATION OF FLOORS						
			CLAUSE C 3.20 SOUND INSULATION OF WALLS						
			CLAUSE C 3.21 SOUND INSULATION OF SERVICES						
			CLAUSE C 3.22 SOUND INSULATION OF PUMPS						
			CLAUSE C 3.23 HANDRAILS						
			CLAUSE C 3.24 OPERATION OF LATCH						
			CLAUSE C 3.25 SIGNS ON DOORS						
			CLAUSE C 3.26 GENERAL BUILDING ACCESS REQUIREMENTS						
			CLAUSE C 3.27 PARTS OF BUILDING TO BE ACCESSIBLE						
			CLAUSE C 3.28 IDENT. OF ACCESSIBLE FACIL-SERVICE FEATURES						
			CLAUSE C 3.29 TACTILE INDICATORS						
			CLAUSE C 3.30 WATERPROOFING OF WET AREAS						
			CLAUSE C 3.31 F10 DAMP PROOFING						
			CLAUSE C 3.32 CONSTRUCTION OF SANITARY COMPARTMENTS						
			CLAUSE C 3.33 LIGHTING AND VENTILATION						
			CLAUSE C 3.34 SOUND INSULATION OF FLOORS						
			CLAUSE C 3.35 SOUND INSULATION OF WALLS						
			CLAUSE C 3.36 SOUND INSULATION OF SERVICES						
			CLAUSE C 3.37 SOUND INSULATION OF PUMPS						

REF: Bldgout: lch-26 - Bldgout Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY



REV		DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS		LEGEND		ARCHITECT:		DRAWING TITLE:		SCALE:		DRAWN BY:		CHECKED:	
A		SSDA SUBMISSION	25/9/2025			FFL		35 RICHARDS LANE		LEVEL 3 FLOOR PLAN		1:200@A3		AH AU MB YH		MW	
B		SSDA SUBMISSION	18/2/2026			RL		SURRY HILLS SYDNEY NSW 2010		PROJECT ADDRESS:		ISSUE DATE:		REVISION:		C	
C		RTS 2	16/4/2026			—		T +61 2 9101 1111		23-31 DOVER ROAD, ROSE BAY		16/4/2026		DWG NUMBER:		DA 2005	
				CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS		—		F +61 2 9101 1100		NSW 2029							
				SPEC. C1.1 FIRE RESISTING CONSTRUCTION		—		www.mhndu.com									
				SPEC. C1.10 FIRE HAZARD PROPERTIES		—		MHN Design Union Pty Ltd.									
				SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN FIRE		—		ABN 94 003 717 682									
				CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL		—		NSW Registration Number 4907									
				CLAUSE C2.7 SEPARATION OF EQUIPMENT		—											
				CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM		—											
				CLAUSE C3.3 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 D2.18 SMOKE 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 D3.1 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 F1.1 WATERPROOFING OF WET AREAS		—											
				CLAUSE F1.8 F1.10 DAMP PROOFING		—											
				CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS		—											
				PART 6 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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DESCRIPTION		DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS		LEGEND		ARCHITECT:		DRAWING TITLE:		SCALE:		DRAWN BY:		CHECKED:	
A	SSDA SUBMISSION	25/9/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS		FFL		35 RICHARDS LANE		LEVEL 6 FLOOR PLAN		1:200@A3		AH AU MB YH		MW	
B	SSDA SUBMISSION	18/2/2026	SPEC C 1.1 FIRE RESISTING CONSTRUCTION		RL		SURRY HILLS SYDNEY NSW 2010		PROJECT ADDRESS:		ISSUE DATE:		PROJECT NUMBER:		REVISION:	
C	RTS 2	16/4/2026	SPEC C 1.10 FIRE HAZARD PROPERTIES		- - - BOUNDARY		T +61 2 9101 1111		23-31 DOVER ROAD, ROSE BAY		16/4/2026		25-020		C	
			SPEC C 1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE				F +61 2 9101 1100		NSW 2029		PROJECT NUMBER:		25-020		DA 2008	
			CLAUSE C 1.12 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL				www.mhndu.com		Nominated Architect		PROJECT NUMBER:		25-020		DA 2008	
			CLAUSE C 1.13 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL				MHN Design Union Pty Ltd.		Shah Meyerson		PROJECT NUMBER:		25-020		DA 2008	
			CLAUSE C 1.14 SEPARATION OF EQUIPMENT				ABN 94 003 717 682		NSW Registration Number 4907		PROJECT NUMBER:		25-020		DA 2008	
			CLAUSE C 1.15 ELECTRICAL SUPPLY SYSTEM								PROJECT NUMBER:		25-020		DA 2008	
			CLAUSE C 1.16 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)								PROJECT NUMBER:		25-020		DA 2008	
			CLAUSE C 1.17 OPENING IN FIRE ISOLATED EXITS								PROJECT NUMBER:		25-020		DA 2008	
			CLAUSE C 1.18 OPENING FOR SERVICE INSTALLATIONS								PROJECT NUMBER:		25-020		DA 2008	
			CLAUSE C 1.19 DISCHARGE FROM EXITS								PROJECT NUMBER:		25-020		DA 2008	
			CLAUSE C 1.20 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL								PROJECT NUMBER:		25-020		DA 2008	
			CLAUSE C 1.21 GOINGS AND RISERS								PROJECT NUMBER:		25-020		DA 2008	
			CLAUSE C 1.22 LANDINGS								PROJECT NUMBER:		25-020		DA 2008	
			CLAUSE C 1.23 THRESHOLDS								PROJECT NUMBER:		25-020		DA 2008	
			CLAUSE C 1.24 BALUSTRADES								PROJECT NUMBER:		25-020		DA 2008	
											PROJECT NUMBER:		25-020		DA 2008	
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											PROJECT NUMBER:		25-020		DA 2008	

REF: BM2004: 100-20 - BM2004 Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY



1 ELEVATION NORTHEAST
1:200

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
B	SSDA SUBMISSION	18/2/2026
C	RTS 2	16/4/2026

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS SPEC C 1.1 FIRE RESISTING CONSTRUCTION SPEC C 1.10 FIRE HAZARD PROPERTIES SPEC C 1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C 2.12 SEPARATION OF EQUIPMENT CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS CLAUSE C 3.15 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	CLAUSE D 2.17 HANDRAILS CLAUSE D 2.21 OPERATION OF LATCH CLAUSE D 2.23 SIGNS ON DOORS CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D 3.5 IDENT. OF ACCESSIBLE FACIL-SERVICE FEATURES CLAUSE D 3.9 TACTILE INDICATORS CLAUSE F 1.7 WATERPROOFING OF WET AREAS CLAUSE F 1.9 F1.10 DAMP PROOFING CLAUSE 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS PART F 4. LIGHTING AND VENTILATION CLAUSE F 5.4 SOUND INSULATION OF FLOORS CLAUSE F 5.5 SOUND INSULATION OF WALLS CLAUSE F 5.6 SOUND INSULATION OF SERVICES CLAUSE F 5.7 SOUND INSULATION OF PUMPS
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ARCHITECT:
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F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

DRAWING TITLE:
ELEVATION NORTHEAST

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

SCALE: 1:200@A3
ISSUE DATE: 16/4/2026
PROJECT NUMBER: 25-020

DRAWN BY: AH | AU | MB | YH
CHECKED: MW
REVISION: **C**
DWG NUMBER: **DA 3000**

DEVELOPMENT APPLICATION



REF: BMcloud: lrb-26 - BMcloud Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY



1 ELEVATION SOUTHWEST
1:200

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
B	SSDA SUBMISSION	18/2/2026
C	RTS 2	16/4/2026

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS SPEC C 1.1 FIRE RESISTING CONSTRUCTION SPEC C 1.10 FIRE HAZARD PROPERTIES SPEC C 1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C 2.12 SEPARATION OF EQUIPMENT CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS CLAUSE C 3.15 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	CLAUSE D 2.17 HANDRAILS CLAUSE D 2.21 OPERATION OF LATCH CLAUSE D 2.23 SIGNS ON DOORS CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACIL-SERVICE FEATURES CLAUSE D 3.9 TACTILE INDICATORS CLAUSE F 1.7 WATERPROOFING OF WET AREAS CLAUSE F 1.9 F1.10 DAMP PROOFING CLAUSE F 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS PART F 4. LIGHTING AND VENTILATION CLAUSE F 5.4 SOUND INSULATION OF FLOORS CLAUSE F 5.5 SOUND INSULATION OF WALLS CLAUSE F 5.6 SOUND INSULATION OF SERVICES CLAUSE F 5.7 SOUND INSULATION OF PUMPS
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ARCHITECT:
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F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

DRAWING TITLE:
ELEVATION SOUTHWEST
PROJECT ADDRESS:
**23-31 DOVER ROAD, ROSE BAY
NSW 2029**

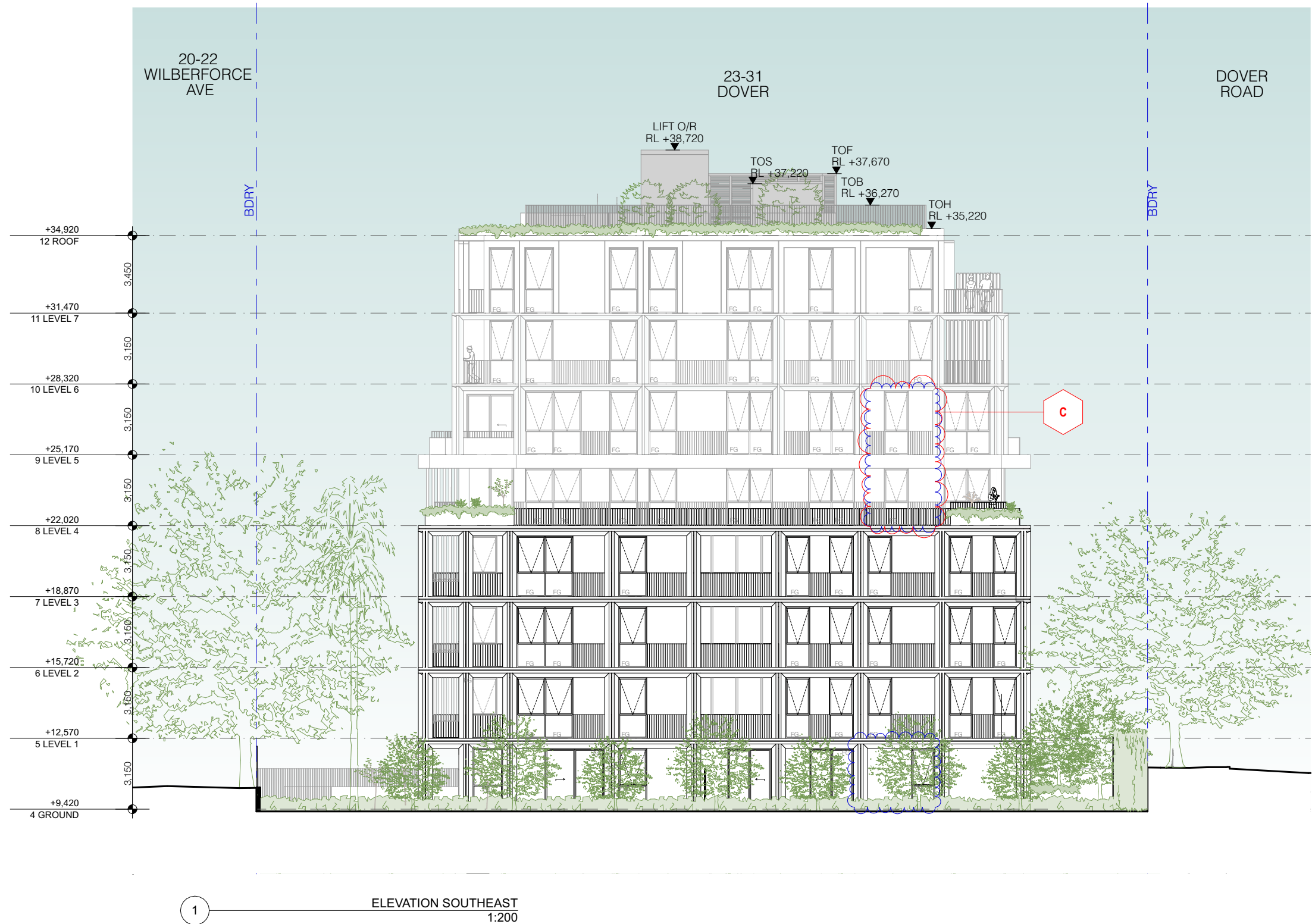
SCALE: 1:200@A3
ISSUE DATE: 16/4/2026
PROJECT NUMBER: 25-020

DRAWN BY: AH | AU | MB | YH
CHECKED: MW
REVISION: C
DWG NUMBER: DA 3001

REF: BIMcloud: lch-26 - BIMcloud Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY



REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
A	SSDA SUBMISSION	25/9/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	MHNDU ION	ELEVATION NORTHWEST	1:200@A3	AH AU MB YH	MW
B	SSDA SUBMISSION	18/2/2026	SPEC. C1.1 FIRE RESISTING CONSTRUCTIONS	35 RICHARDS LANE		ISSUE DATE:		REVISION:
C	SSDA SUBMISSION	16/4/2026	SPEC. C1.1 FIRE HAZARD PROPERTIES	SURRY HILLS SYDNEY NSW 2010	PROJECT ADDRESS:	16/4/2026		C
			SPEC. C1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE	T +61 2 9101 1111	23-31 DOVER ROAD, ROSE BAY	PROJECT NUMBER:		DWG NUMBER:
			CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	F +61 2 9101 1100	NSW 2029	25-020		DA 3002
			CLAUSE C2.12 OPERATION OF EQUIPMENT	www.mhndu.com				
			CLAUSE C2.12 ELECTRICITY SUPPLY SYSTEM	Nonrated Architect Bryan Monaghan				
			CLAUSE C2.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	MH Design Union Pty Ltd, ABN 94 003 717 682 NSW Registration Number 4907				
			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 STAIRS AND PATHS OF TRAVEL					
			CLAUSE D2.13 SINKS 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 D3.3 GENERAL BUILDING ACCESS REQUIREMENTS					
			CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE					
			CLAUSE D3.8 TACTILE INDICATORS					
			CLAUSE F.7 INTERSPRINKLING OF WET AREAS					
			CLAUSE F1.9(1) 10. DAMP PROOFING					
			CLAUSE 22 CONSTRUCTION OF SANITARY COMPARTMENTS					
			TABLE 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					



REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
B	SSDA SUBMISSION	18/2/2026
C	RTS 2	16/4/2026

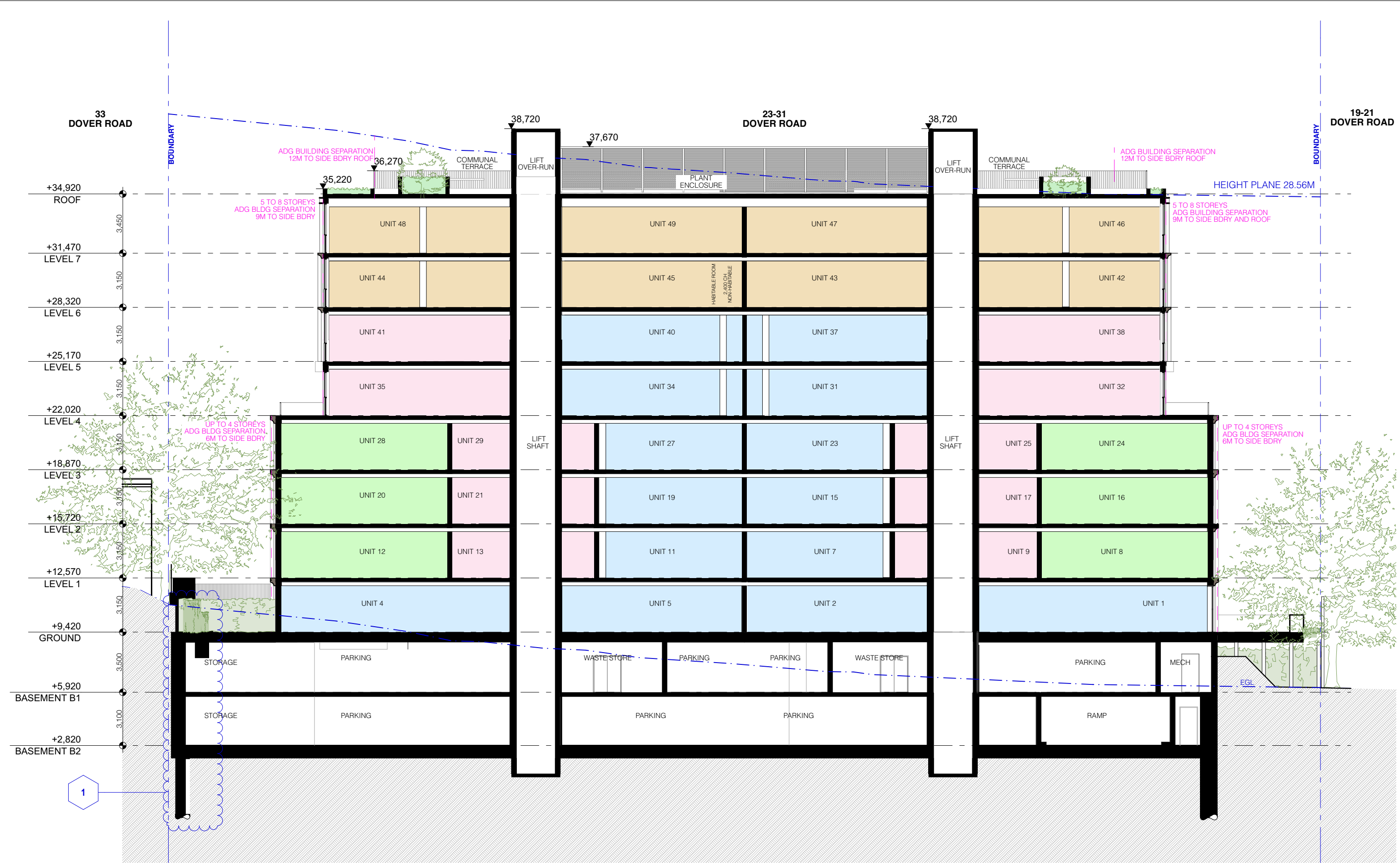
ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS
CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS SPEC C 1.1 FIRE RESISTING CONSTRUCTION SPEC C 1.10 FIRE HAZARD PROPERTIES SPEC C 2.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE SPEC C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL SPEC C 2.12 SEPARATION OF EQUIPMENT SPEC C 2.13 ELECTRICITY SUPPLY SYSTEM SPEC C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS) SPEC C 3.8 OPENING IN FIRE ISOLATED EXITS SPEC C 3.15 OPENING FOR SERVICE INSTALLATIONS SPEC C 3.16 DISCHARGE FROM EXITS SPEC C 3.17 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL SPEC C 3.18 GOINGS AND RISERS SPEC C 3.19 LANDINGS SPEC C 3.20 THRESHOLDS SPEC C 3.21 BALUSTRADES
CLAUSE D 2.23 SIGNS ON DOORS CLAUSE D 2.2 GENERAL BUILDING ACCESS REQUIREMENTS CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACIL.SERV.FEATURES CLAUSE D 3.9 TACTILE INDICATORS CLAUSE D 3.10 WATERPROOFING OF WET AREAS CLAUSE D 3.11 DAMP PROOFING CLAUSE D 3.12 CONSTRUCTION OF SANITARY COMPARTMENTS CLAUSE D 3.13 SOUND INSULATION OF FLOORS CLAUSE D 3.14 SOUND INSULATION OF WALLS CLAUSE D 3.15 SOUND INSULATION OF SERVICES CLAUSE D 3.16 SOUND INSULATION OF PUMPS
CLAUSE D 2.17 HANDRAILS CLAUSE D 2.21 OPERATION OF LATCH CLAUSE D 2.22 GENERAL BUILDING ACCESS REQUIREMENTS CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACIL.SERV.FEATURES CLAUSE D 3.9 TACTILE INDICATORS CLAUSE D 3.10 WATERPROOFING OF WET AREAS CLAUSE D 3.11 DAMP PROOFING CLAUSE D 3.12 CONSTRUCTION OF SANITARY COMPARTMENTS CLAUSE D 3.13 SOUND INSULATION OF FLOORS CLAUSE D 3.14 SOUND INSULATION OF WALLS CLAUSE D 3.15 SOUND INSULATION OF SERVICES CLAUSE D 3.16 SOUND INSULATION OF PUMPS

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

Nominated Architect
Brian Mayerson
NSW Registration Number 4907

DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
ELEVATION SOUTHEAST	1:200@A3	AH AU MB YH	MW
PROJECT ADDRESS:	ISSUE DATE:	REVISION:	DWG NUMBER:
23-31 DOVER ROAD, ROSE BAY NSW 2029	16/4/2026	C	DA 3003
PROJECT NUMBER:	25-020	DWG NUMBER:	DA 3003

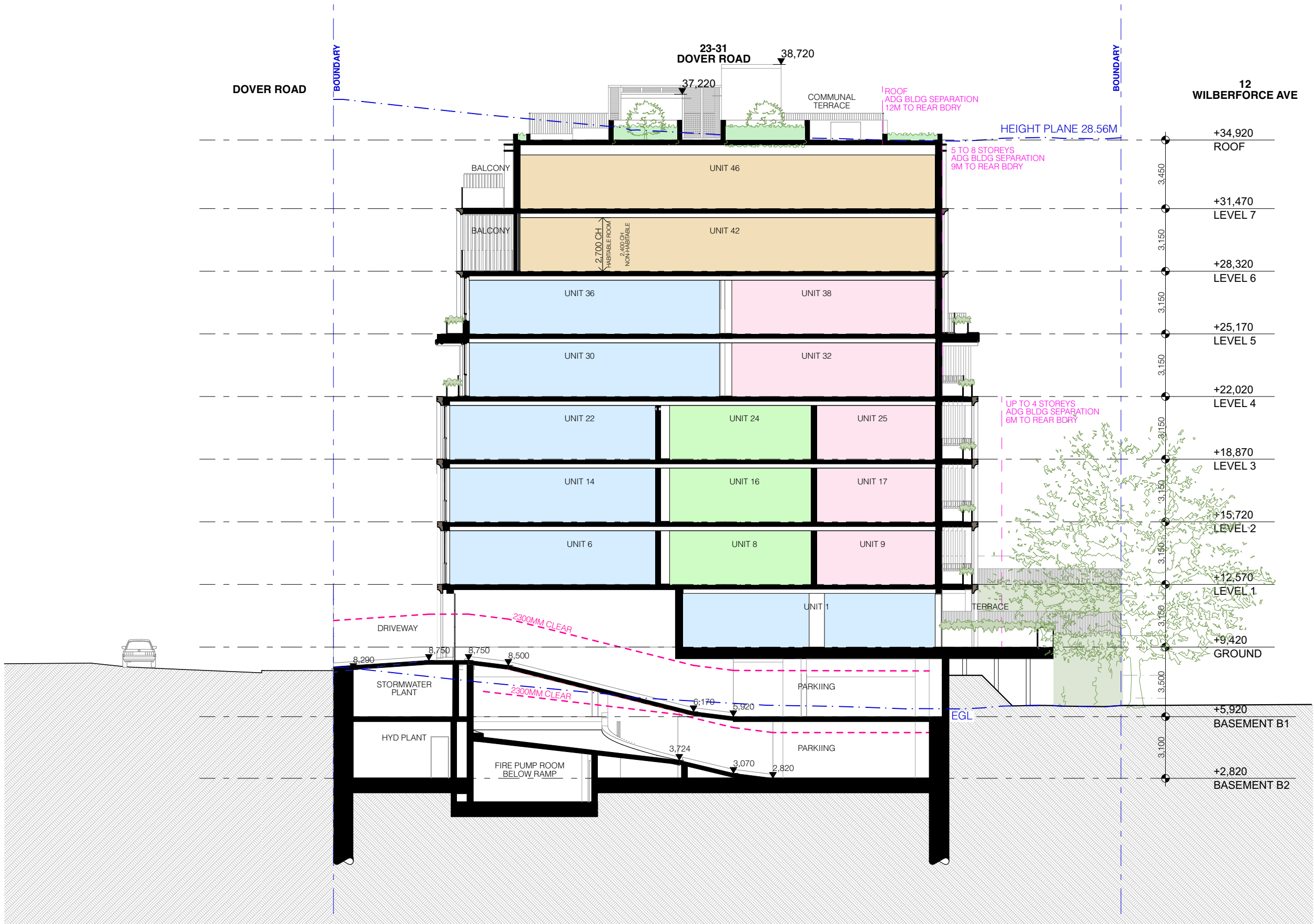
REF: BMcloud: 1db-26 - BMcloud Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY



DEVELOPMENT APPLICATION

REV A B C	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	ARCHITECT: MHNDU N I O N 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	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:	
	SSDA SUBMISSION	25/9/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS		SECTION A	1:200@A3	AH MB SH YH	MW	
	SSDA SUBMISSION	18/2/2026	SPEC C 1.1 FIRE RESISTING CONSTRUCTION						
	RTS 2	16/4/2026	SPEC C 1.10 FIRE HAZARD PROPERTIES						
			CLAUSE C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE		PROJECT ADDRESS:				
			CLAUSE C 1.8 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL		23-31 DOVER ROAD, ROSE BAY	16/4/2026			
			CLAUSE C 2.12 SEPARATION OF EQUIPMENT		NSW 2029	PROJECT NUMBER:			
			CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM			25-020			
			CLAUSE C 3.1 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)					DWG NUMBER:	
			CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS					DA 3100	
			CLAUSE C 3.9 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)						
			CLAUSE C 11.10 OPENING FOR SERVICE INSTALLATIONS						
			CLAUSE C 11.11 DISCHARGE FROM EXITS						
			CLAUSE C 11.12 DISCHARGE FROM EXITS						
			CLAUSE C 11.13 DISCHARGE FROM EXITS						
			CLAUSE C 11.14 DISCHARGE FROM EXITS						
			CLAUSE C 11.15 DISCHARGE FROM EXITS						
			CLAUSE C 11.16 DISCHARGE FROM EXITS						
			CLAUSE C 11.17 DISCHARGE FROM EXITS						
			CLAUSE C 11.18 DISCHARGE FROM EXITS						
			CLAUSE C 11.19 DISCHARGE FROM EXITS						
			CLAUSE C 11.20 DISCHARGE FROM EXITS						
			CLAUSE C 11.21 DISCHARGE FROM EXITS						
			CLAUSE C 11.22 DISCHARGE FROM EXITS						
			CLAUSE C 11.23 DISCHARGE FROM EXITS						
			CLAUSE C 11.24 DISCHARGE FROM EXITS						
			CLAUSE C 11.25 DISCHARGE FROM EXITS						
			CLAUSE C 11.26 DISCHARGE FROM EXITS						
			CLAUSE C 11.27 DISCHARGE FROM EXITS						
			CLAUSE C 11.28 DISCHARGE FROM EXITS						
			CLAUSE C 11.29 DISCHARGE FROM EXITS						
			CLAUSE C 11.30 DISCHARGE FROM EXITS						
			CLAUSE C 11.31 DISCHARGE FROM EXITS						
			CLAUSE C 11.32 DISCHARGE FROM EXITS						
			CLAUSE C 11.33 DISCHARGE FROM EXITS						
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			CLAUSE C 11.35 DISCHARGE FROM EXITS						
			CLAUSE C 11.36 DISCHARGE FROM EXITS						
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REF: BMhdud-bb-26 - BMhdud Basic for Archcad 2025-020 23-31 Dover Road, ROSE BAY

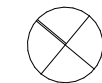


REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
B	SSDA SUBMISSION	18/2/2026
C	RTS 2	16/4/2026

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	CLAUSE D2 17 HANDRAILS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION	CLAUSE D2 21 OPERATION OF LATCH	CLAUSE D2 23 SIGNS ON DOORS
SPEC C 1.10 FIRE HAZARD PROPERTIES	CLAUSE D2 23 GENERAL BUILDING ACCESS REQUIREMENTS	CLAUSE D3 3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	CLAUSE D3 3 IDENT. OF ACCESSIBLE FACIL. SERV. FEATURES	CLAUSE D3 8 TACTILE INDICATORS
CLAUSE C 2.12 SEPARATION OF EQUIPMENT	CLAUSE D3 11 WATERPROOFING OF WET AREAS	CLAUSE F1 3F1.10 DAMP PROOFING
CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM	CLAUSE D3 15 CONSTRUCTION OF SANITARY COMPARTMENTS	CLAUSE F1 3F1.10 DAMP PROOFING
CLAUSE C 3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	PART F4 LIGHTING AND VENTILATION	CLAUSE F5 4 SOUND INSULATION OF FLOORS
CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS	CLAUSE F5 5 SOUND INSULATION OF WALLS	CLAUSE F5 6 SOUND INSULATION OF SERVICES
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS	CLAUSE F5 7 SOUND INSULATION OF PUMPS	
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		

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURREY 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 NSW Registration Number 4907

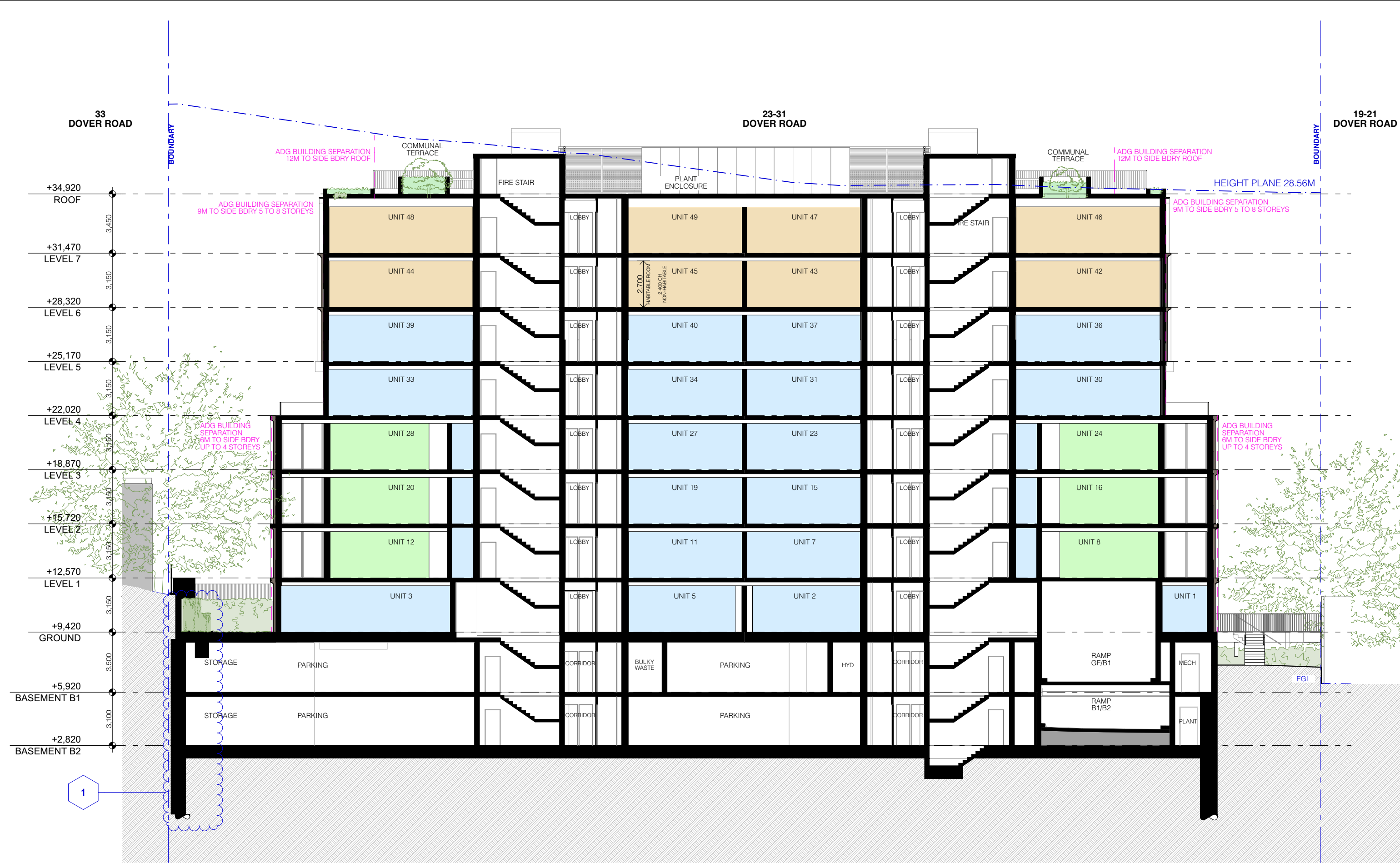
DRAWING TITLE:
SECTION B
PROJECT ADDRESS:
**23-31 DOVER ROAD, ROSE BAY
NSW 2029**



SCALE: 1:200@A3
ISSUE DATE: 16/4/2026
PROJECT NUMBER: 25-020

DRAWN BY: AH | AU | MB | YH
CHECKED: MW
REVISION: C
DWG NUMBER: DA 3101

REF: BMcloud: 1db-26 - BMcloud Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY



DEVELOPMENT APPLICATION														
REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS											
A	SSDA SUBMISSION	14/10/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS											
B	SSDA SUBMISSION	18/2/2026	SPEC C 1.1 FIRE RESISTING CONSTRUCTION											
C	RTS 2	16/4/2026	SPEC C 1.10 FIRE HAZARD PROPERTIES											
			SPEC C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE											
			CLAUSE C 1.5 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 ACCEPTABLE 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 1.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL											
			CLAUSE D 2.1 GOINGS AND RISERS											
			CLAUSE D 2.14 LANDINGS											
			CLAUSE D 2.15 THRESHOLDS											
			CLAUSE D 2.16 BALUSTRADES											
			CLAUSE D 2.17 HANDRAILS											
			CLAUSE D 2.21 OPERATION OF LATCH											
			CLAUSE D 2.23 SIGNS ON DOORS											
			CLAUSE D 3.1 GENERAL BUILDING ACCESS REQUIREMENTS											
			CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE											
			CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACIL-SERVICE FEATURES											
			CLAUSE D 3.9 TACTILE INDICATORS											
			CLAUSE D 3.11 WATERPROOFING OF WET AREAS											
			CLAUSE F 1.10 DAMP PROOFING											
			CLAUSE F 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS											
			PART F4 LIGHTING AND VENTILATION											
			CLAUSE F 4.4 SOUND INSULATION OF FLOORS											
			CLAUSE F 5.5 SOUND INSULATION OF WALLS											
			CLAUSE F 5.8 SOUND INSULATION OF SERVICES											
			CLAUSE F 5.7 SOUND INSULATION OF PUMPS											
			ARCHITECT: MHNDU NION 35 RICHARDS LANE SURREY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com MH-N Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907											
			DRAWING TITLE: SECTION C PROJECT ADDRESS: 23-31 DOVER ROAD, ROSE BAY NSW 2029 Not a sealed Architect Sydney Metropolitan											
			SCALE: 1:200@A3 ISSUE DATE: 16/4/2026 PROJECT NUMBER: 25-020 DRAWN BY: AH MB SH YH MW CHECKED: REVISION: C DWG NUMBER: DA 3102											
			REF: @Midout: bcb-26 - @Mhndu: Basic for Architect 2025-Q03 23-31 Dover Road, ROSE BAY											



CON-01
HONED FINE AGGREGATE CONCRETE
COLOUR: OFF-WHITE
FINISH: HONED



CON-02
COLOURED CONCRETE
COLOUR: LATTE OR SIMILAR
FINISH: SANDBLASTED



CON-03
FLUTED CONCRETE
COLOUR: SAME AS CON-01
FINISH: SAME AS CON-01



MTL-01
ALUMINIUM CLADDING
COLOUR: SATIN MID-BRONZE
FINISH: ANODISED
TO WALL, WINDOW FRAME &
PLANTER



MTL-02
ALUMINIUM METAL WORKS
COLOUR: SATIN MID-BRONZE
FINISH: ANODISED
TO: BALUSTRADE & PRIVACY SCREEN



REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
B	SSDA SUBMISSION	18/2/2026
C	RTS 2	16/4/2026

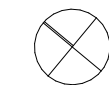
ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION
SPEC C 1.1.5 FIRE HAZARD PROPERTIES
SPEC C 1.1.6 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C 2.12 SEPARATION OF EQUIPMENT
CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D 1.10 DISCHARGE FROM EXITS
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CLAUSE D 2.16 BALUSTRADES

CLAUSE D 2.17 HANDRAILS
CLAUSE D 2.21 OPERATION OF LATCH
CLAUSE D 2.23 SIGNS ON DOORS
CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACIL-SERVICES/FEATURES
CLAUSE D 3.9 TACTILE INDICATORS
CLAUSE F 1.7 WATERPROOFING OF WET AREAS
CLAUSE F 1.9 F1.10 DAMP PROOFING
CLAUSE F 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F 4.1 LIGHTING AND VENTILATION
CLAUSE F 5.4 SOUND INSULATION OF FLOORS
CLAUSE F 5.5 SOUND INSULATION OF WALLS
CLAUSE F 5.6 SOUND INSULATION OF SERVICES
CLAUSE F 5.7 SOUND INSULATION OF PUMPS

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

DRAWING TITLE:
EXTERNAL FINISHES
PROJECT ADDRESS:
**23-31 DOVER ROAD, ROSE BAY
NSW 2029**



SCALE: 1:200@A3
ISSUE DATE: 16/4/2026
PROJECT NUMBER: 25-020

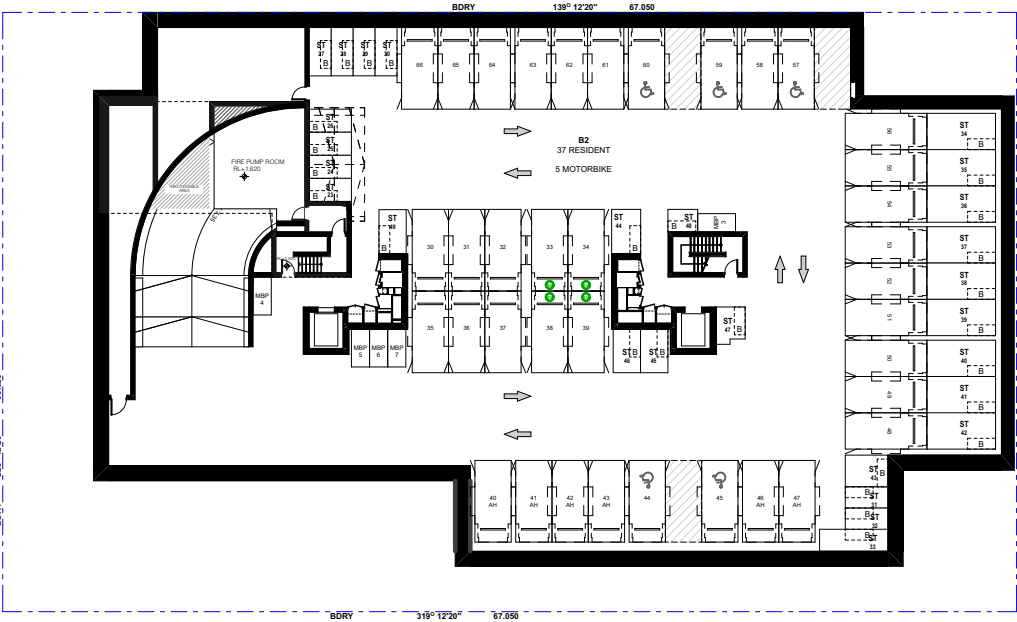
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CHECKED: MW
REVISION: C
DWG NUMBER: DA 6000

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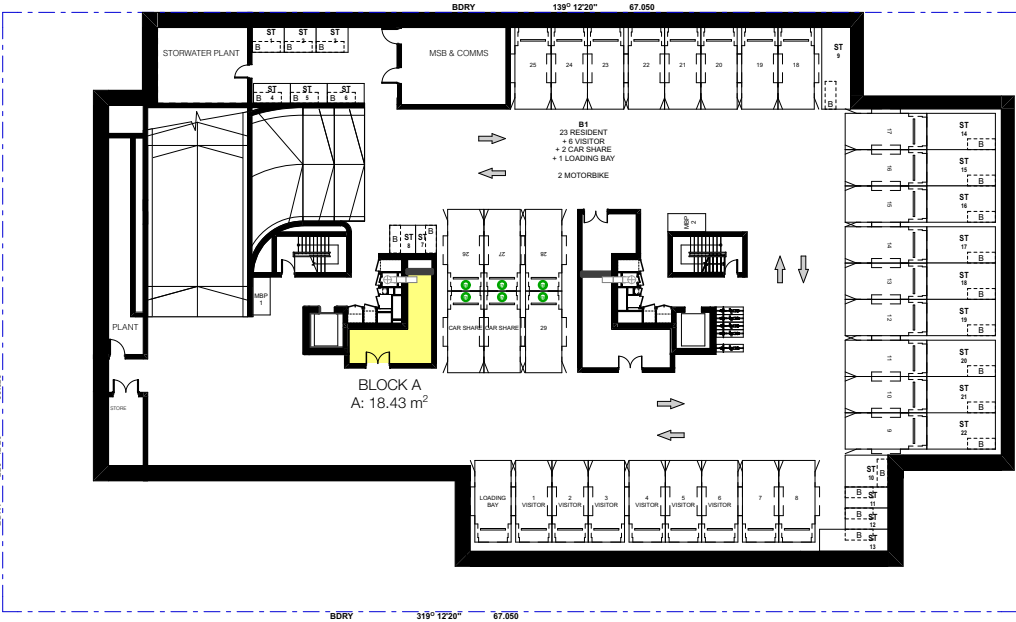
	LEP CONTROL	LMR CONTROL	IN-FILL AFFORDABLE HOUSING (+29.8%)	PROPOSAL TOTAL GFA	COMPLIES (LMR+AFFORDABLE HOUSING)
SITE AREA:	2,657.00m ²				
TOTAL GFA:	1,992.75m ²	5,845.40m ²	7,587.3m ²	7,587.37 m ²	YES
FSR:	0.75:1	2.2:1	2.86:1	2.86:1	

LEVEL	GFA (m2)
BASEMENT B1	18.43
GROUND	951.86
LEVEL 1	1,050.80
LEVEL 2	1,050.80
LEVEL 3	1,050.80

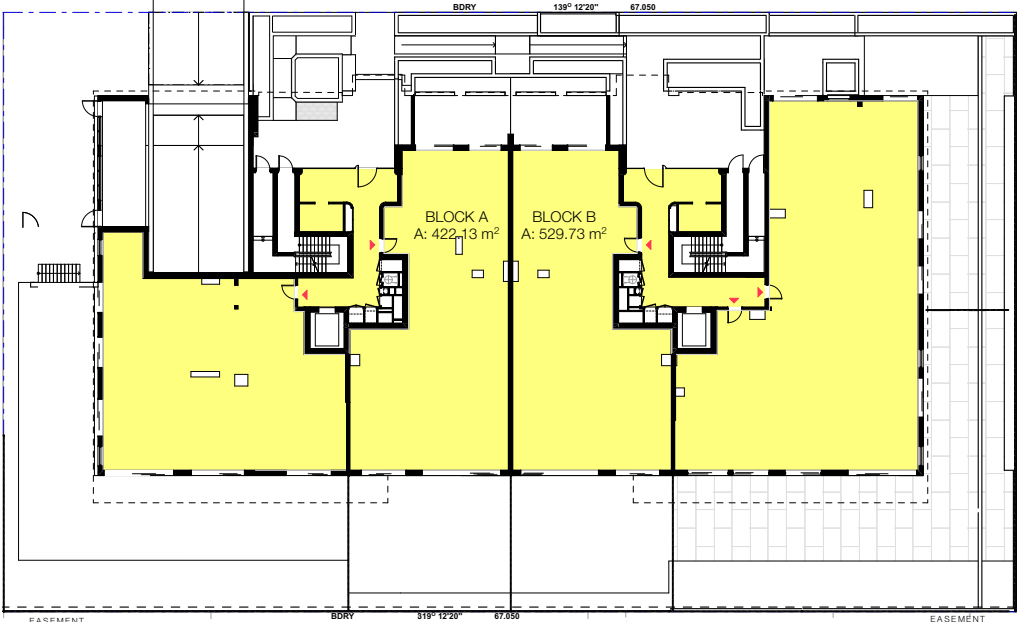
LEVEL	GFA (m2)
LEVEL 4	876.80
LEVEL 5	876.80
LEVEL 6	855.54
LEVEL 7	855.54
	7,587.37 m ²



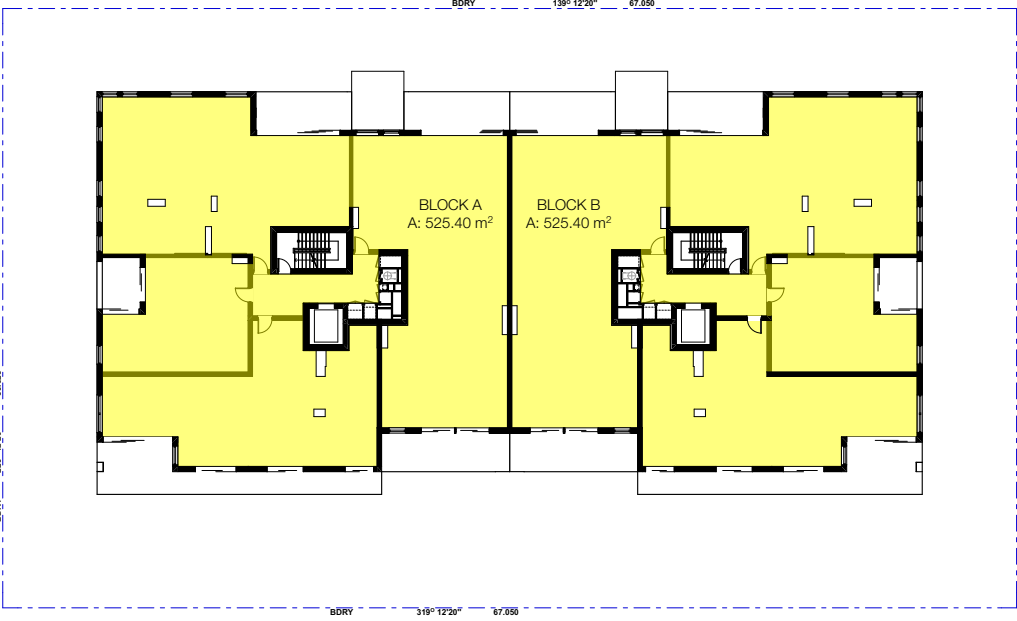
BASEMENT B2



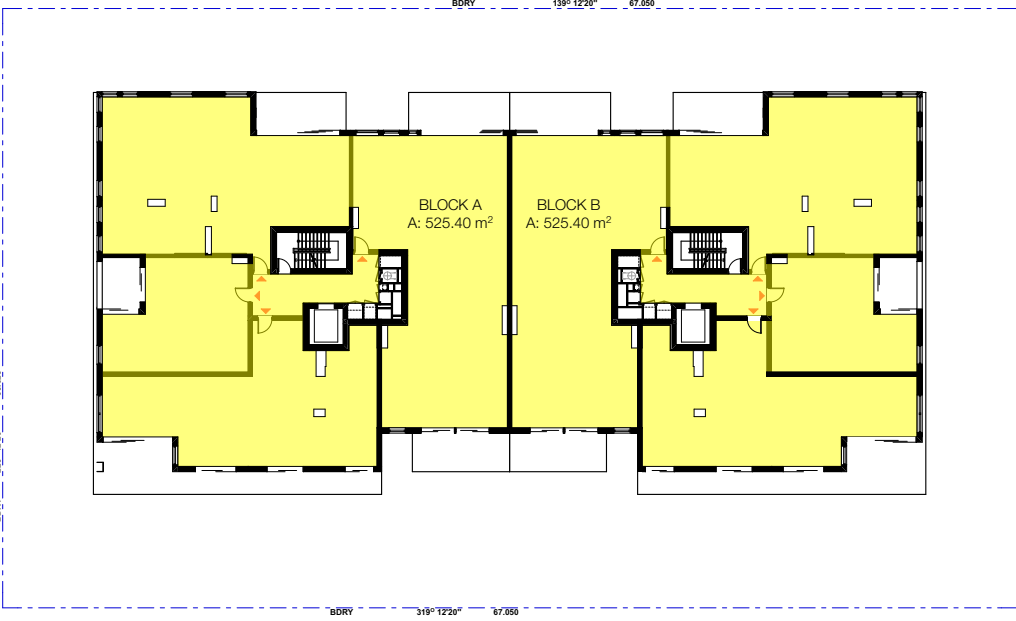
BASEMENT B1



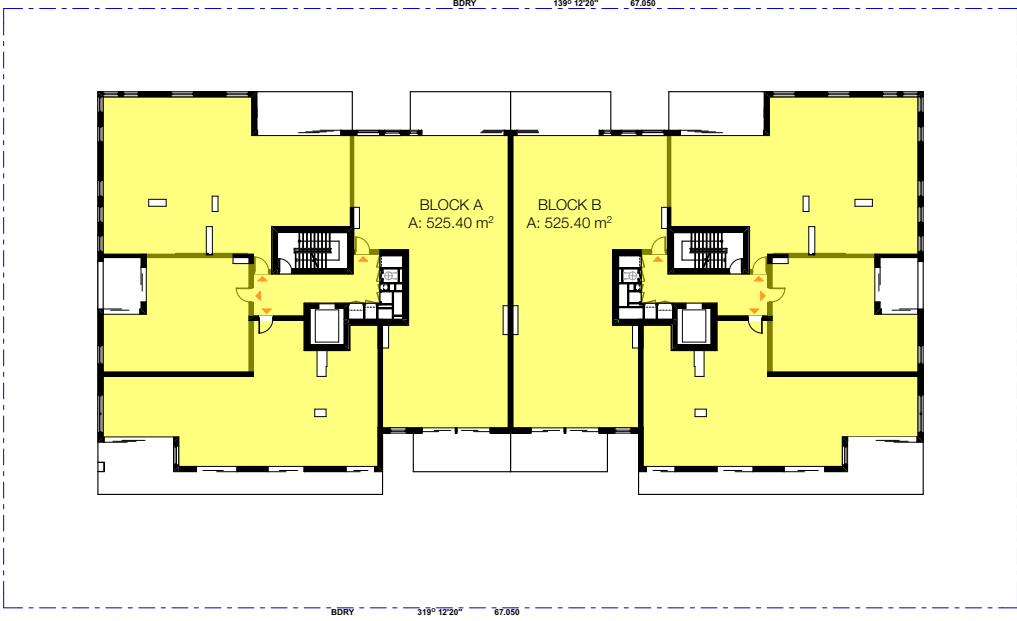
GROUND



LEVEL 1



LEVEL 2



LEVEL 3

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
B	SSDA SUBMISSION	18/2/2026
C	RTS 2	16/4/2026

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION
SPEC C 1.10 FIRE HAZARD PROPERTIES
SPEC C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C 2.12 SEPARATION OF EQUIPMENT
CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D 1.10 DISCHARGE FROM EXITS
CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D 2.16 GOINGS AND RISERS
CLAUSE D 2.14 LANDINGS
CLAUSE D 2.15 THRESHOLDS
CLAUSE D 2.16 BALUSTRADES

CLAUSE D 2.17 HANDRAILS
CLAUSE D 2.21 OPERATION OF LATCH
CLAUSE D 2.23 SIGNS ON DOORS
CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D 3.8 TACTILE INDICATORS
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ARCHITECT: MHNDU NION 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 Shah Mayerson NSW Registration Number 4907
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DRAWING TITLE: GFA DIAGRAMS (1)
PROJECT ADDRESS: 23-31 DOVER ROAD, ROSE BAY NSW 2029

SCALE: 1:500@A3	DRAWN BY: AH MB SH YH	CHECKED: MW
ISSUE DATE: 16/4/2026	PROJECT NUMBER: 25-020	REVISION: C
		DWG NUMBER: DA 9100

DEVELOPMENT APPLICATION



REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
B	SSDA SUBMISSION	18/2/2026
C	RTS 2	16/4/2026

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	CLAUSE D2 17 HANDRAILS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION	CLAUSE D2 21 OPERATION OF LATCH	CLAUSE D2 23 SIGNS ON DOORS
SPEC C 1.10 FIRE HAZARD PROPERTIES	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS
SPEC C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE C 2.12 SEPARATION OF EQUIPMENT	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE D 1.10 DISCHARGE FROM EXITS	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE D 2.13 GOINGS AND RISERS	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE D 2.14 LANDINGS	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE D 2.15 THRESHOLDS	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE D 2.16 BALUSTRADES	CLAUSE D2 23 SIGNS ON DOORS	CLAUSE D2 23 SIGNS ON DOORS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	CLAUSE D2 17 HANDRAILS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION	CLAUSE D2 21 OPERATION OF LATCH
SPEC C 1.10 FIRE HAZARD PROPERTIES	CLAUSE D2 23 SIGNS ON DOORS
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CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE D 1.10 DISCHARGE FROM EXITS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE D 2.13 GOINGS AND RISERS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE D 2.14 LANDINGS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE D 2.15 THRESHOLDS	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE D 2.16 BALUSTRADES	CLAUSE D2 23 SIGNS ON DOORS

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MHNDU Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

DRAWING TITLE:
GFA DIAGRAMS (2)
PROJECT ADDRESS:
**23-31 DOVER ROAD, ROSE BAY
NSW 2029**

SCALE: 1:500@A3
ISSUE DATE: 16/4/2026
PROJECT NUMBER: 25-020
DRAWN BY: AH | MB | SH | YH
CHECKED: MW
REVISION: C
DWG NUMBER: DA 9101

DEVELOPMENT APPLICATION

REF: Bldgout: 1db-26 - Bldgout Basis for Approval 2025-020 23-31 Dover Road, ROSE BAY

AFFORDABLE HOUSING FSR

GFA CALCULATIONS - AFFORDABLE HOUSING

GFA (m2)	AH Units		% AH Lobby*		AH Lobby		TOTAL AH GFA
	BLOCK A	BLOCK B	BLOCK A	BLOCK B	BLOCK A	BLOCK B	
BAS 02	0	0	0	0	0	0	
BAS 01	0	0	0	0	0	0	
GROUND	0	0	30.2%	0.0%	12.49	0	
LEVEL 1	504.33	0	100.0%	0.0%	21.30	0	
LEVEL 2	504.33	0	100.0%	0.0%	21.30	0	
LEVEL 3	64.86	0	12.9%	0.0%	2.74	0	
LEVEL 4	0	0	0.0%	0.0%	0	0	
LEVEL 5	0	0	0.0%	0.0%	0	0	
LEVEL 6	0	0	0.0%	0.0%	0	0	
LEVEL 7	0	0	0.0%	0.0%	0	0	
ROOF	0	0	0	0	0	0	
TOTAL	1073.52	0.00			57.83	0.00	1,131.35

MINIMUM AFFORDABLE
HOUSING GFA (14.9%)

1,130.5m²

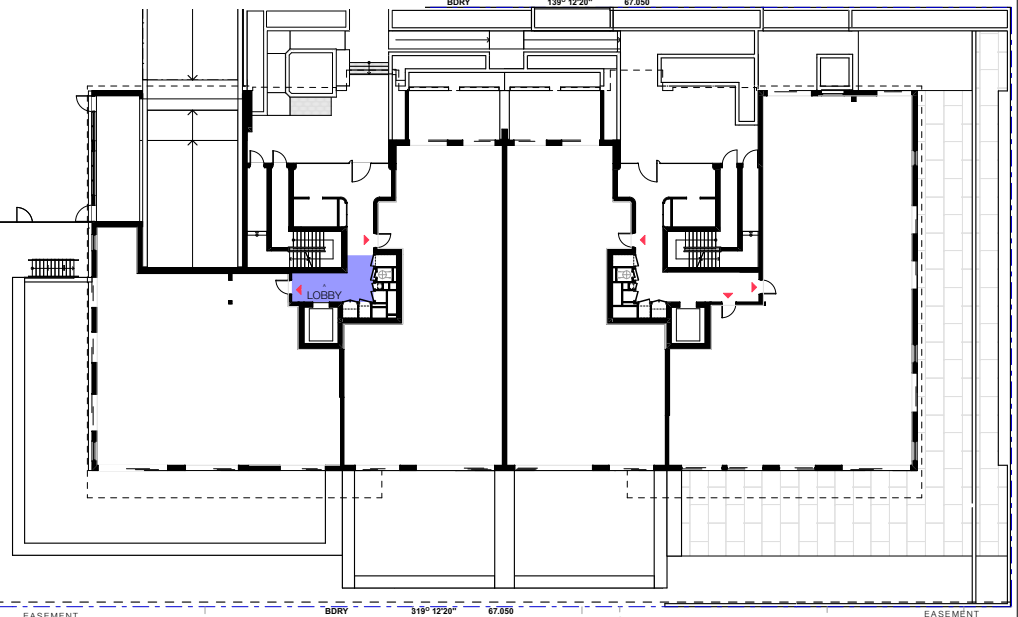
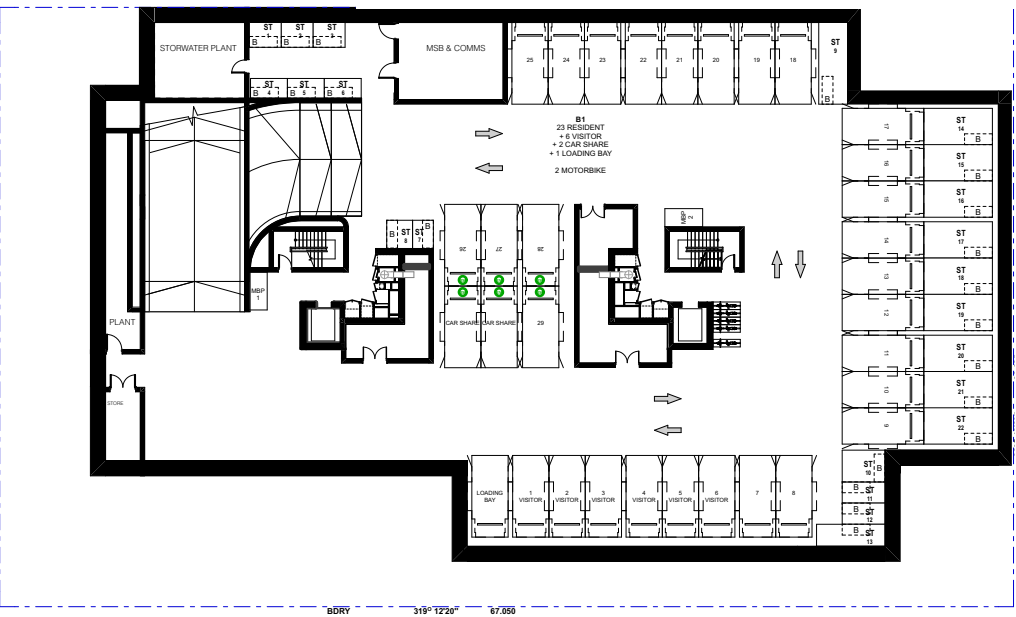
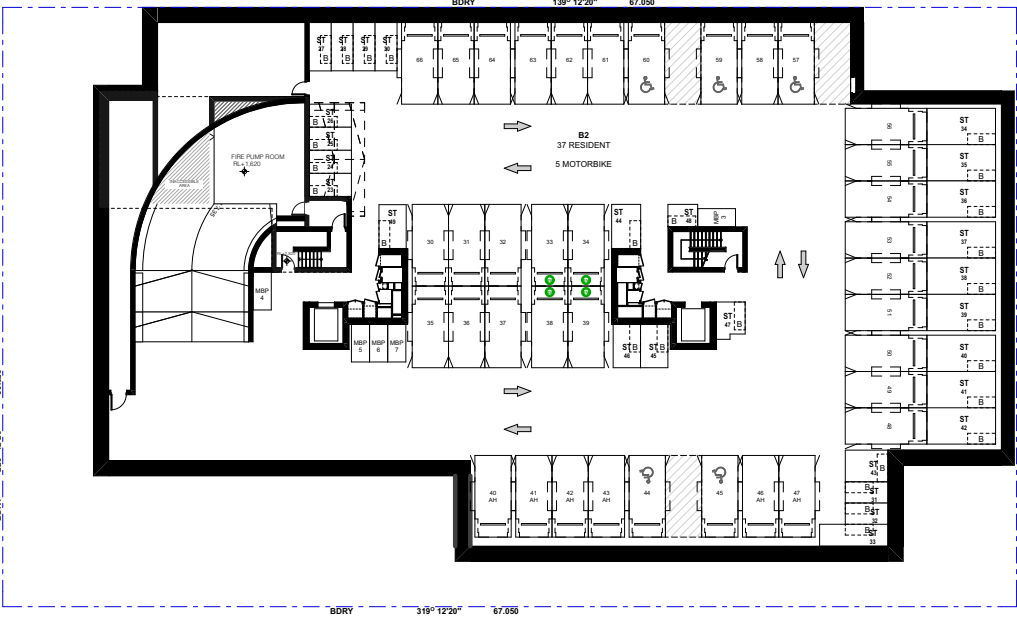
PROPOSED AFFORDABLE
HOUSING GFA (14.91%)

1,131.35

COMPLIES

YES, OBJECTIVE ACHIEVED

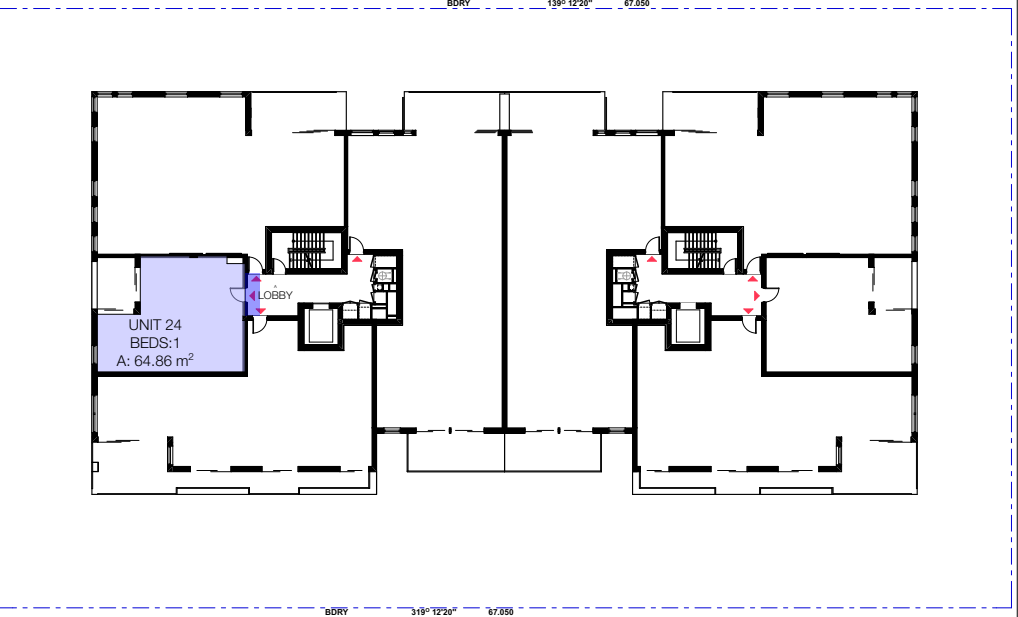
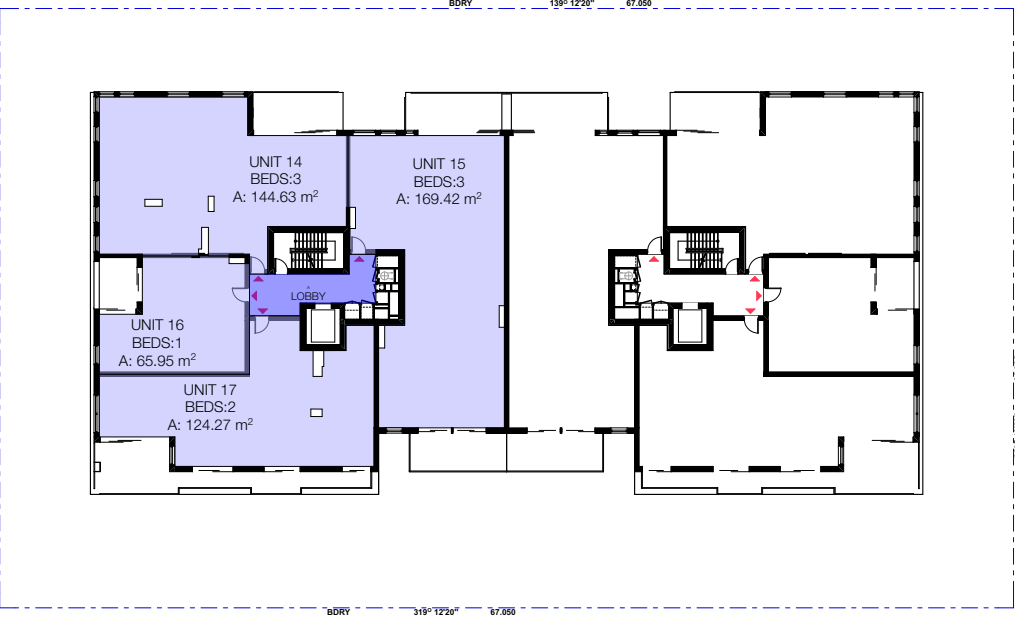
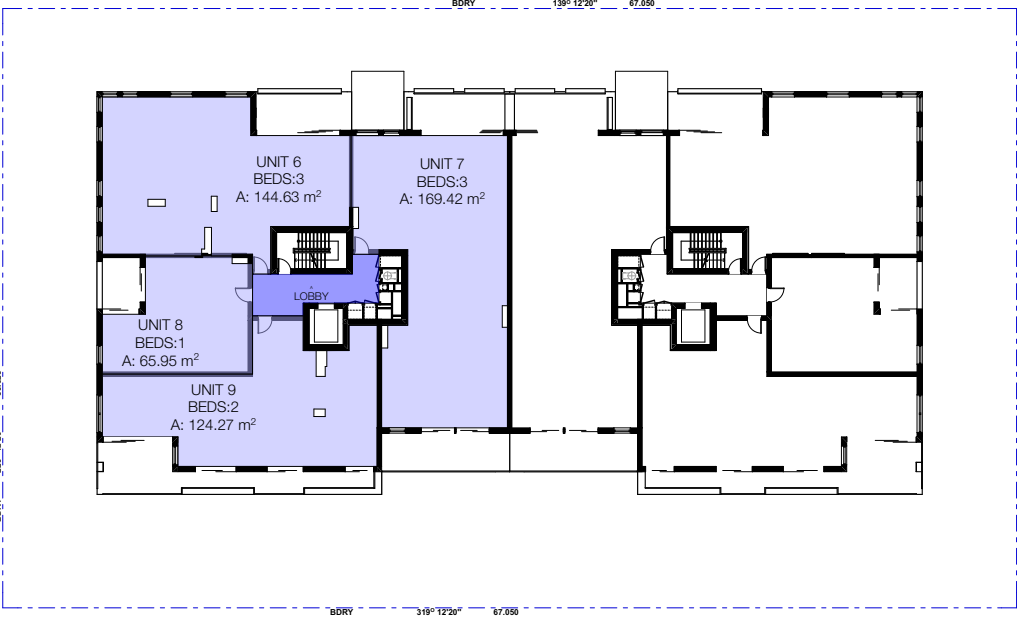
Bed Type	Unit No	No. Unit	%
1B	8,16,24	3	33.3%
2B	9,17	2	22.2%
3B	6,7,14,15	4	44.4%
TOTAL		9	100.0%



1 BASEMENT B2 - AFFORDABLE HOUSING

2 BASEMENT B1 - AFFORDABLE HOUSING

3 GROUND - AFFORDABLE HOUSING



4 LEVEL 1 - AFFORDABLE HOUSING

5 LEVEL 2 - AFFORDABLE HOUSING

6 LEVEL 3 - AFFORDABLE HOUSING

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
B	SSDA SUBMISSION	18/2/2026
C	RTS 2	16/4/2026

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION
SPEC C 1.10 FIRE HAZARD PROPERTIES
SPEC C 1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C 1.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C 1.12 SEPARATION OF EQUIPMENT
CLAUSE C 1.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C 1.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C 1.8 OPENING IN FIRE ISOLATED EXITS
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CLAUSE D 1.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D 1.9 GOINGS AND RISERS
CLAUSE D 2.1 LANDINGS
CLAUSE D 2.15 THRESHOLDS
CLAUSE D 2.16 BALUSTRADES

CLAUSE D 2.17 HANDRAILS
CLAUSE D 2.21 OPERATION OF LATCH
CLAUSE D 2.23 SIGNS ON DOORS
CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D 3.4 IDENT. OF ACCESSIBLE FACIL.SERV.FEATURES
CLAUSE D 3.8 TACTILE INDICATORS
CLAUSE D 3.9 IDENT. OF ACCESSIBLE FACIL.SERV.FEATURES
CLAUSE F 1.1 WATERPROOFING OF WET AREAS
CLAUSE F 1.10 DAMP PROOFING
CLAUSE F 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS
CLAUSE F 4.4 SOUND INSULATION OF FLOORS
CLAUSE F 5.5 SOUND INSULATION OF WALLS
CLAUSE F 5.8 SOUND INSULATION OF SERVICES
CLAUSE F 5.7 SOUND INSULATION OF PUMPS

LEGEND
AFFORDABLE HOUSING DWELLING GFA
AFFORDABLE HOUSING LOBBY GFA*

*AFFORDABLE HOUSING GFA - PARTIAL LOBBY CALCULATION
The lobby areas are shared space for both affordable and market dwellings. The affordable housing GFA relating to lobby area of each level is proportional to the GFA split between affordable and market dwellings.

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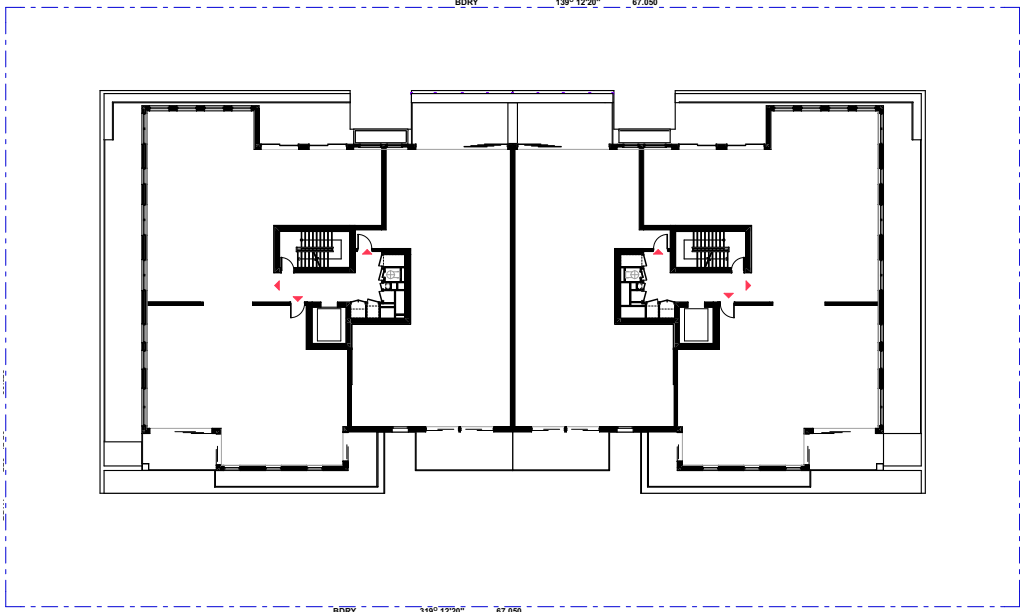
DRAWING TITLE:
**GFA DIAGRAMS (1)-
AFFORDABLE HOUSING**
PROJECT ADDRESS:
**23-31 DOVER ROAD, ROSE BAY
NSW 2029**

SCALE: 1:500@A3
ISSUE DATE: 16/4/2026
PROJECT NUMBER: 25-020

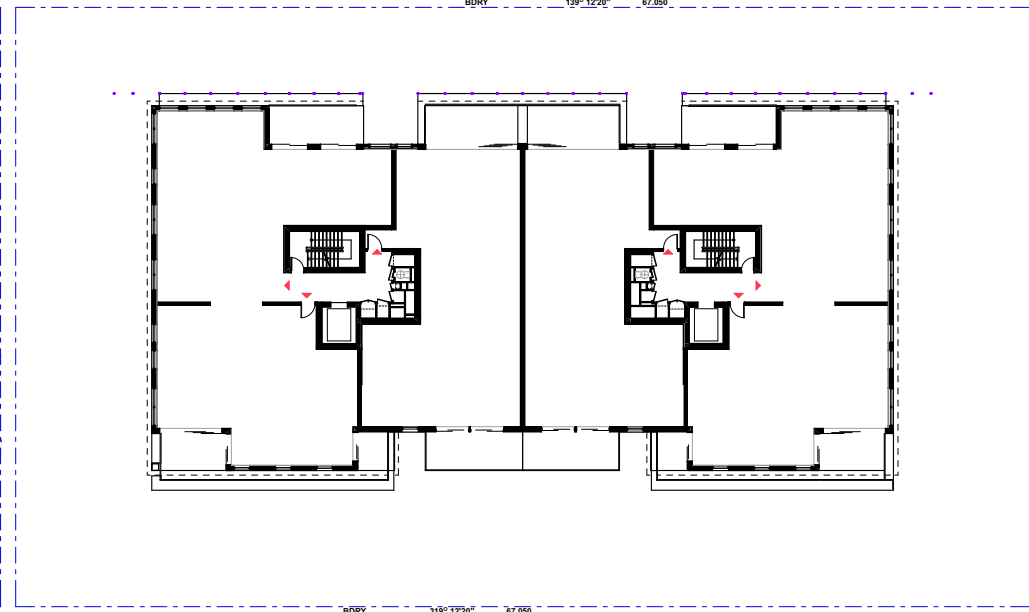
DRAWN BY: AH | MB | SH | YH
CHECKED: MW
REVISION: C
DWG NUMBER: DA 9102

DEVELOPMENT APPLICATION

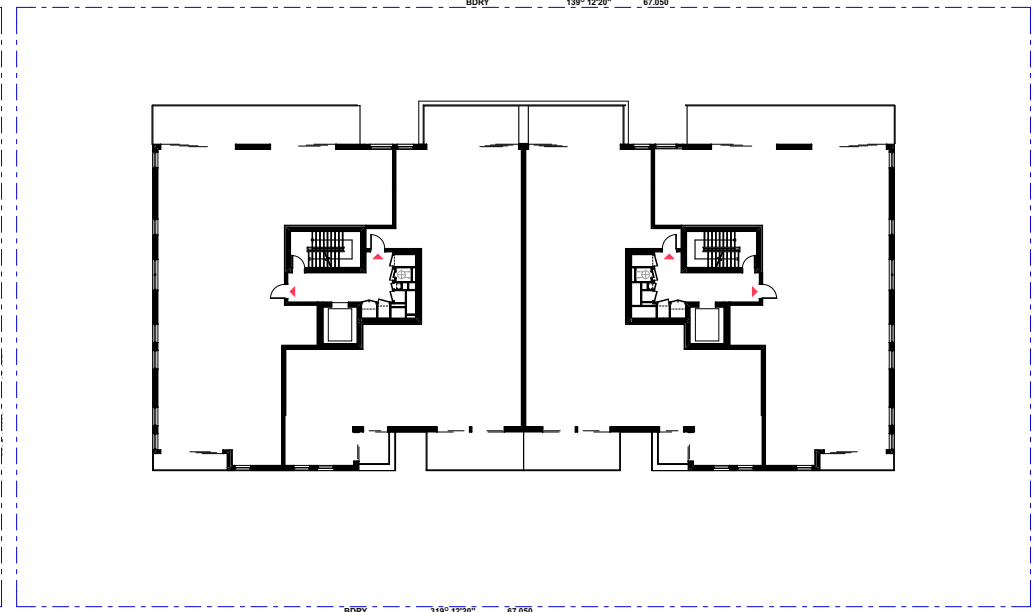
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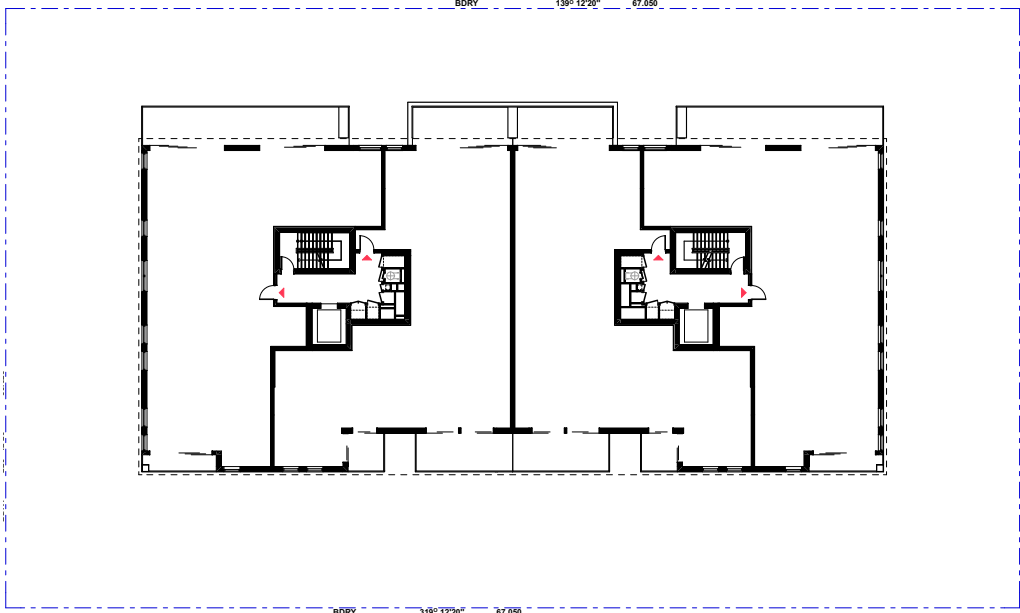
1 LEVEL 4 - AFFORDABLE HOUSING



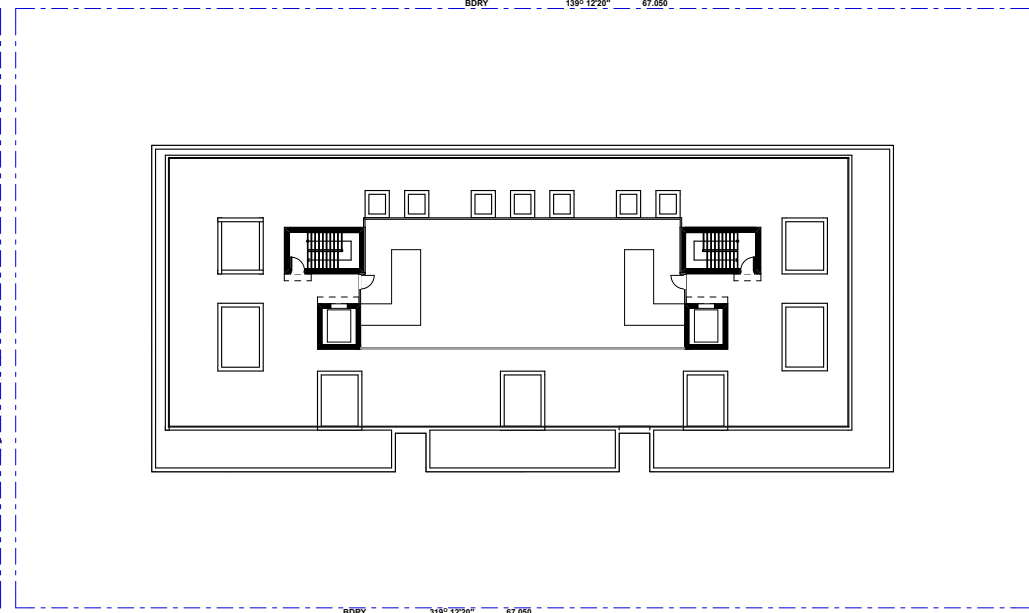
2 LEVEL 5 - AFFORDABLE HOUSING



3 LEVEL 6 - AFFORDABLE HOUSING



4 LEVEL 7 - AFFORDABLE HOUSING



1 ROOF

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
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C	RTS 2	16/4/2026

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	CLAUSE D2 17 HANDRAILS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION	CLAUSE D2 21 OPERATION OF LATCH
SPEC C 1.10 FIRE HAZARD PROPERTIES	CLAUSE D2 23 SIGNS ON DOORS
CLAUSE C 2.8 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	CLAUSE D3 2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE C 2.12 SEPARATION OF EQUIPMENT	CLAUSE D3 3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM	CLAUSE D3 8 IDENT. OF ACCESSIBLE FACIL.SERVICEFEATURES
CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	CLAUSE D3 9 TACTILE INDICATORS
CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS	CLAUSE D3 10 WATERPROOFING OF WET AREAS
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS	CLAUSE F1 9 F1.10 DAMP PROOFING
CLAUSE D1 16 DISCHARGE FROM EXITS	CLAUSE 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS
CLAUSE D2 7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	PART F4 LIGHTING AND VENTILATION
CLAUSE D2 15 GOINGS AND RISERS	CLAUSE F4 4 SOUND INSULATION OF FLOORS
CLAUSE D2 16 LANDINGS	CLAUSE F5 5 SOUND INSULATION OF WALLS
CLAUSE D2 18 THRESHOLDS	CLAUSE F6 6 SOUND INSULATION OF SERVICES
CLAUSE D2 19 BALUSTRADES	CLAUSE F6 7 SOUND INSULATION OF PUMPS

LEGEND
 PROPOSED AFFORDABLE DWELLING
 PROPOSED SHARED SPACE FOR AFFORDABLE AND MARKET DWELLINGS
NOTE:
Since lobbies are a shared space for both affordable and market dwellings, their GFA is divided proportionally based on the number of affordable and market dwellings that have access to this space. This area contributes to the total amount of the Proposed Affordable Housing GFA.

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Nominated Architect
Shah Mawmon
NSW Registration Number 4907

DRAWING TITLE:
**GFA DIAGRAMS (2)-
AFFORDABLE HOUSING**
PROJECT ADDRESS:
**23-31 DOVER ROAD, ROSE BAY
NSW 2029**

SCALE: 1:500@A3 ISSUE DATE: 16/4/2026 PROJECT NUMBER: 25-020	DRAWN BY: AH MB SH YH REVISION: C DWG NUMBER: DA 9103	CHECKED: MW REVISION: C DWG NUMBER: DA 9103
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REF: BMcloud: lsb-26 - BMcloud Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY

DEVELOPMENT APPLICATION

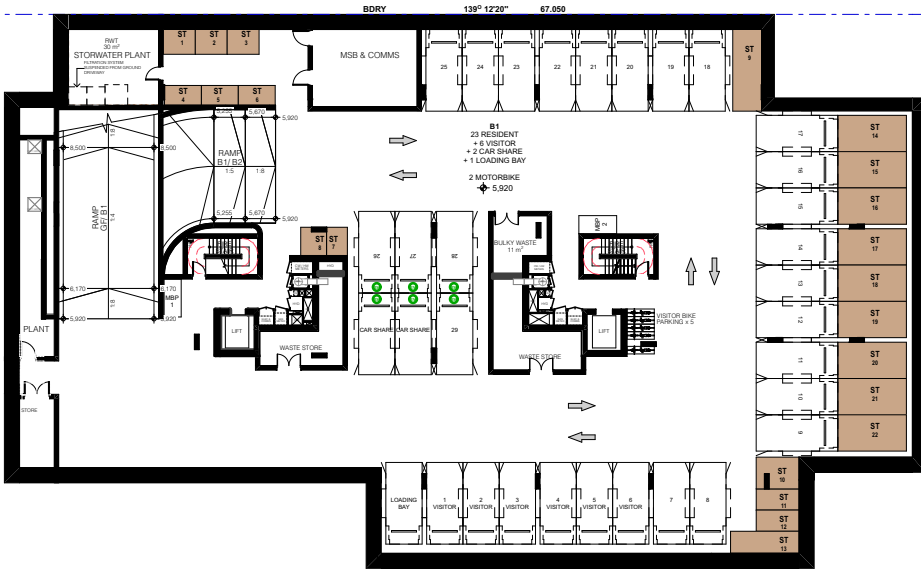
STORAGE VOLUME

LEVEL	TYPE	UNIT No.	WITHIN UNIT m3	OUTSIDE UNIT m3		LEVEL	TYPE	UNIT No.	WITHIN UNIT m3	OUTSIDE UNIT m3		LEVEL	TYPE	UNIT No.	WITHIN UNIT m3	OUTSIDE UNIT m3		LEVEL	TYPE	UNIT No.	WITHIN UNIT m3	OUTSIDE UNIT m3								
GROUND							3 BED	11	5.69	8.32		LEVEL 3								4 BED	42	5.46	22.89							
	3 BED	1	8.03	7.26	✓		1 BED	12	4.40	8.32	✓		3 BED	22	5.35	22.86	✓				3 BED	33	5.32	13.78	✓	4 BED	43	5.16	12.48	✓
	3 BED	2	10.24	7.26	✓		2 BED	13	4.03	13.78	✓		3 BED	23	5.69	8.91	✓				3 BED	34	5.15	22.85	✓	4 BED	44	5.46	11.77	✓
	3 BED	3	6.69	7.26	✓	LEVEL 2					1 BED		24	4.40	8.91	✓	2 BED	35	5.17	22.89	✓	LEVEL 7								
	3 BED	4	6.76	6.66	✓		3 BED	14	5.35	22.86	✓		2 BED	25	4.03	8.91	✓	LEVEL 5								4 BED	46	5.46	10.95	✓
	3 BED	5	10.24	6.66	✓		3 BED	15	5.69	22.86	✓		3 BED	26	5.35	8.91	✓		3 BED	36	5.32	22.89	✓	4 BED		47	5.16	9.21	✓	
LEVEL 1					1 BED		16	4.40	22.86	✓	1 BED	27	5.69	9.74	✓	2 BED	37		5.15	22.89	✓	4 BED	48	5.46		6.13	✓			
	3 BED	6	5.35	6.66	✓		2 BED	17	4.03	22.85	✓	2 BED	28	4.40	9.73	✓	3 BED		38	5.21	22.89	✓	4 BED	49		5.16	10.96	✓		
	3 BED	7	5.69	5.38	✓		3 BED	18	5.35	22.86	✓	2 BED	29	4.03	9.73	✓	3 BED		39	5.32	22.89	✓	ADG DESIGN CRITERIA				1 BED	6 m³		
	1 BED	8	4.40	6.73	✓	3 BED	19	5.69	22.86	✓	LEVEL 4						3 BED		40	5.15	22.89	✓	2 BED	8 m³						
	2 BED	9	4.03	21.60	✓	1 BED	20	4.40	22.86	✓		3 BED	30	5.32	9.73	✓		LEVEL 6						3+ BED	10 m³					
	3 BED	10	5.35	12.48	✓	2 BED	21	4.03	22.86	✓		3 BED	31	5.15	8.31	✓														

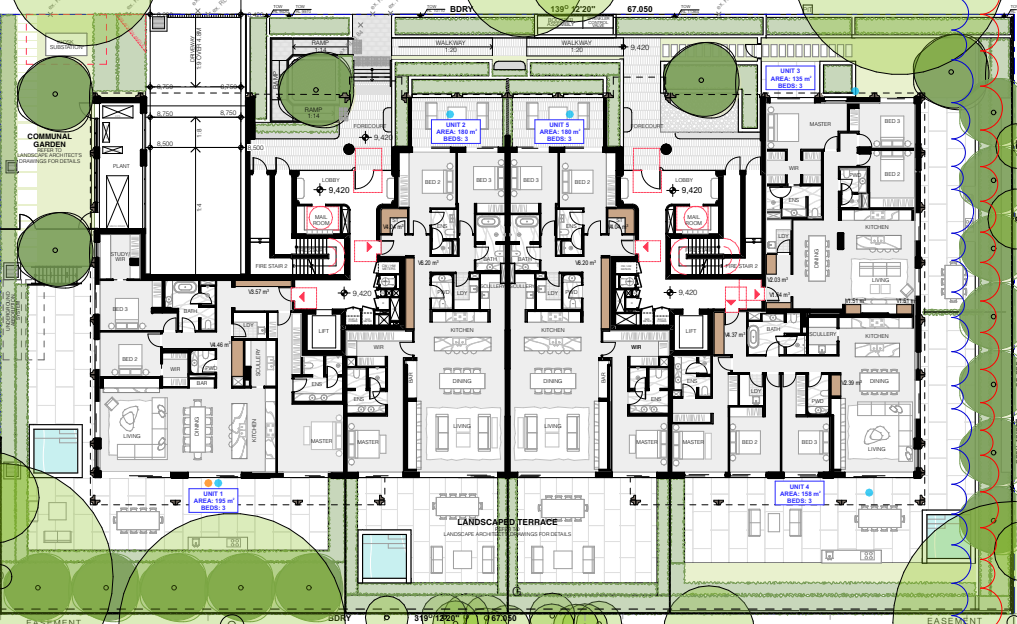
ADG DESIGN CRITERIA		APARTMENT TYPE	VOLUME
		1 BED	6 m ³
		2 BED	8 m ³
		3+ BED	10 m ³
(ADG REQUIREMENT: > 50% REQUIRED LOCATED WITHIN UNIT)			



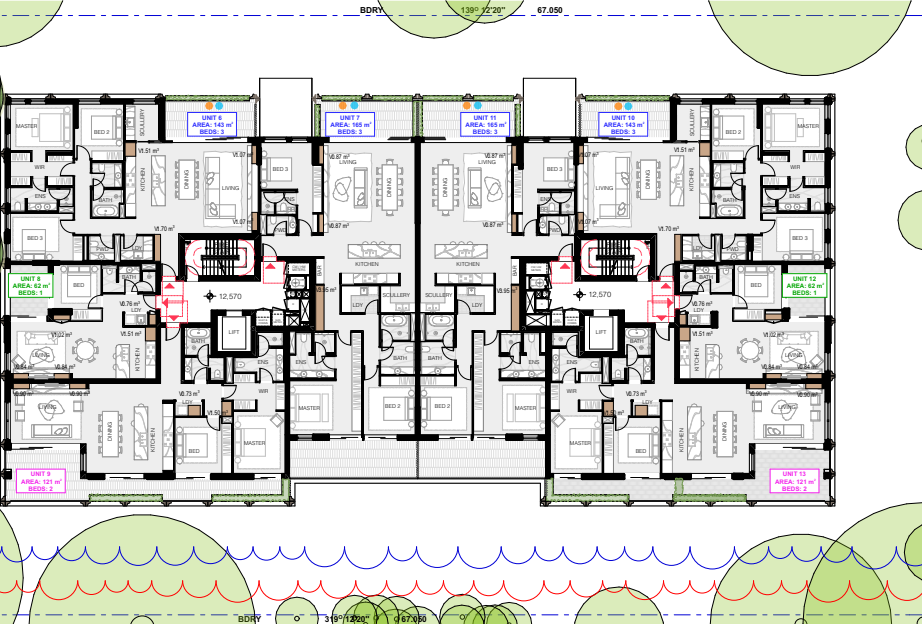
BASEMENT B2



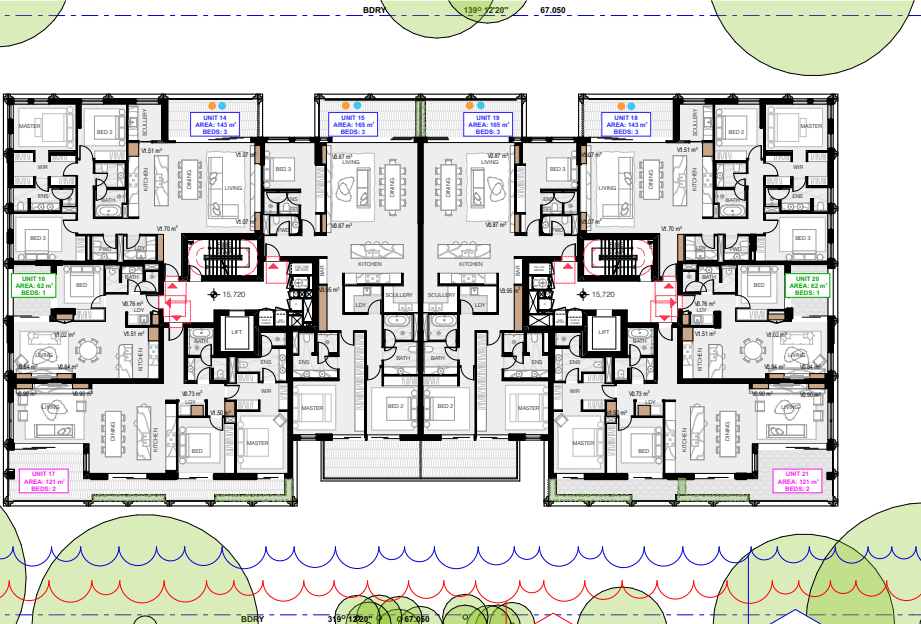
BASEMENT B1



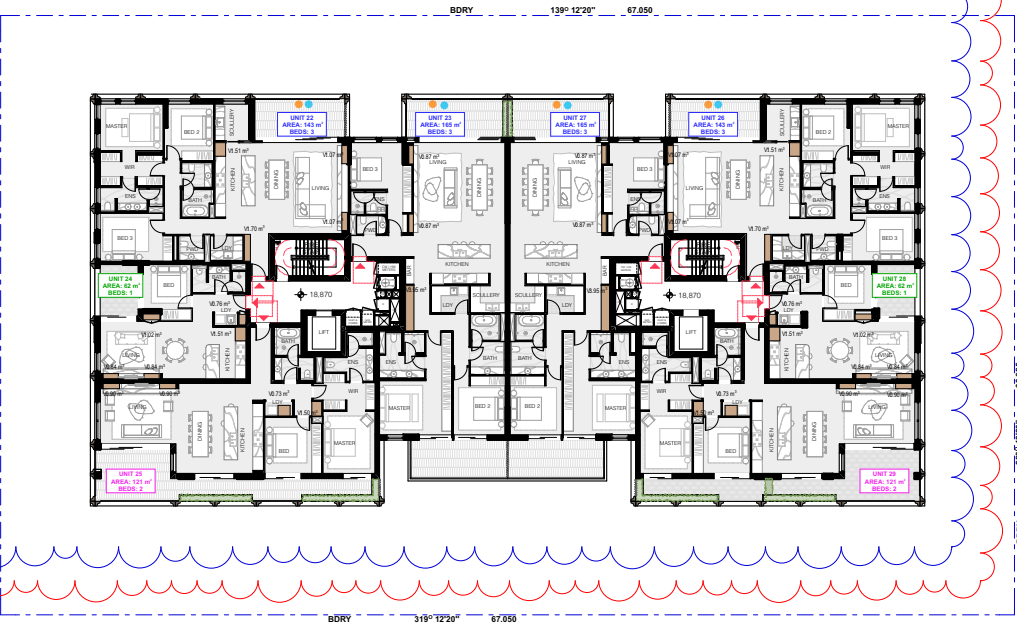
GROUND



LEVEL 1



LEVEL 2



LEVEL 3

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
B	SSDA SUBMISSION	18/2/2026
C	RTS 2	16/4/2026

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION
CLAUSE C 1.10 FIRE HAZARD PROPERTIES
SPEC C 1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C 12 SEPARATION OF EQUIPMENT
CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS
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CLAUSE D 2.15 THRESHOLDS
CLAUSE D 2.16 BALUSTRADES

CLAUSE D 2.3 HANDRAILS
CLAUSE D 2.21 OPERATION OF LATCH
CLAUSE D 2.3 SIGNS ON DOORS
CLAUSE D 2.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACIL-SERVICE FEATURES
CLAUSE D 3.9 TACTILE INDICATORS
CLAUSE F 1.7 WATERPROOFING OF WET AREAS
CLAUSE F 1.9 F1.9.10 DAMP PROOFING
CLAUSE F 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F 4 LIGHTING AND VENTILATION
CLAUSE F 4.4 SOUND INSULATION OF FLOORS
CLAUSE F 5.5 SOUND INSULATION OF WALLS
CLAUSE F 5.8 SOUND INSULATION OF SERVICES
CLAUSE F 5.7 SOUND INSULATION OF PUMPS

LEGEND

● STORAGE VOLUME

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DRAWING TITLE:
STORAGE (1)

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

SCALE: 1:500@A3
ISSUE DATE: 16/4/2026
PROJECT NUMBER: 25-020

DRAWN BY: AH | MB | SH | YH
CHECKED: MW
REVISION: C
DWG NUMBER: DA 9104

DEVELOPMENT APPLICATION

REF: BldgOut: bld-26 - BldgOut Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY



LEVEL 4



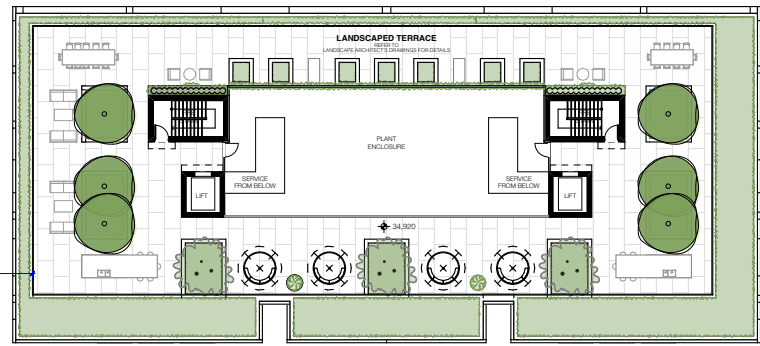
LEVEL 5



LEVEL 6



LEVEL 7



ROOF

1,2

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
B	SSDA SUBMISSION	18/2/2026
C	RTS 2	16/4/2026

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION
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CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D 3.8 IDENTIFICATION OF ACCESSIBLE FACILITIES
CLAUSE D 3.9 TACTILE INDICATORS
CLAUSE F 1.7 WATERPROOFING OF WET AREAS
CLAUSE F 1.9 F1.9.10 DAMP PROOFING
CLAUSE F 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F 4.1 LIGHTING AND VENTILATION
CLAUSE F 4.4 SOUND INSULATION OF FLOORS
CLAUSE F 5.5 SOUND INSULATION OF WALLS
CLAUSE F 5.6 SOUND INSULATION OF SERVICES
CLAUSE F 5.7 SOUND INSULATION OF PUMPS

LEGEND

● STORAGE VOLUME

ARCHITECT:
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www.mhndu.com
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DRAWING TITLE:
STORAGE (2)

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

SCALE: 1:500@A3
ISSUE DATE: 16/4/2026
PROJECT NUMBER: 25-020

DRAWN BY: AH | MB | SH | YH
CHECKED: MW
REVISION: C
DWG NUMBER: DA 9105

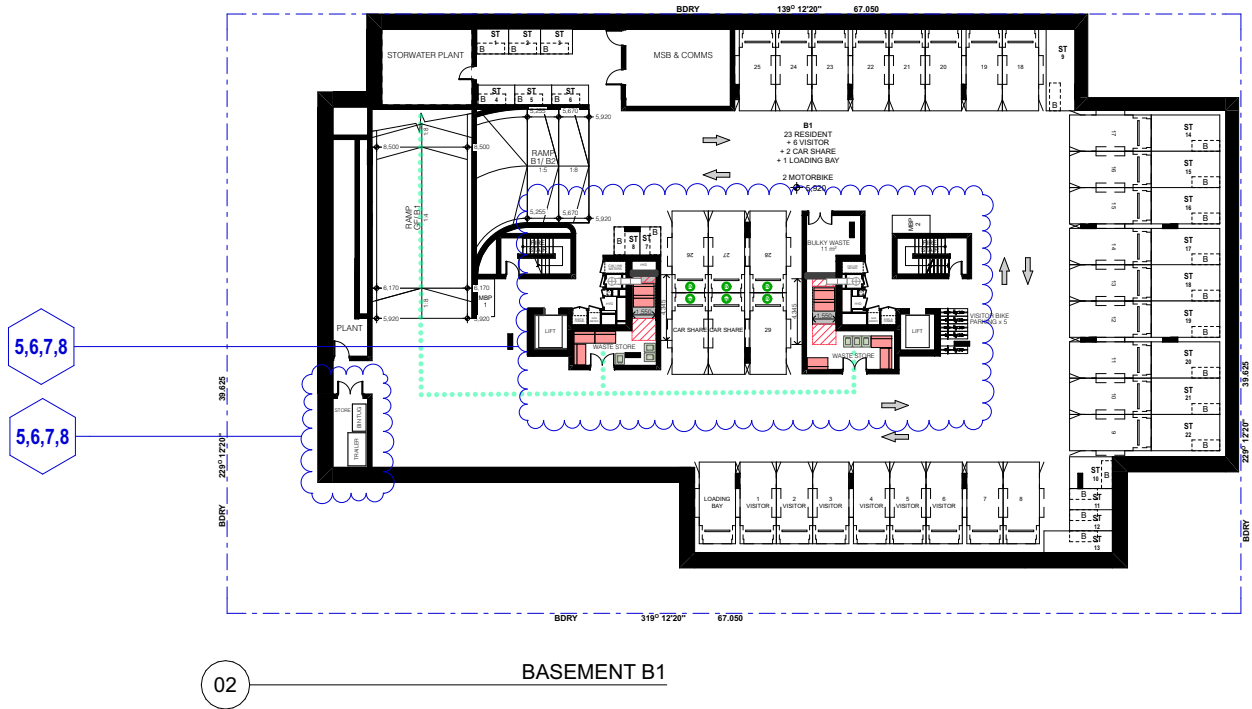
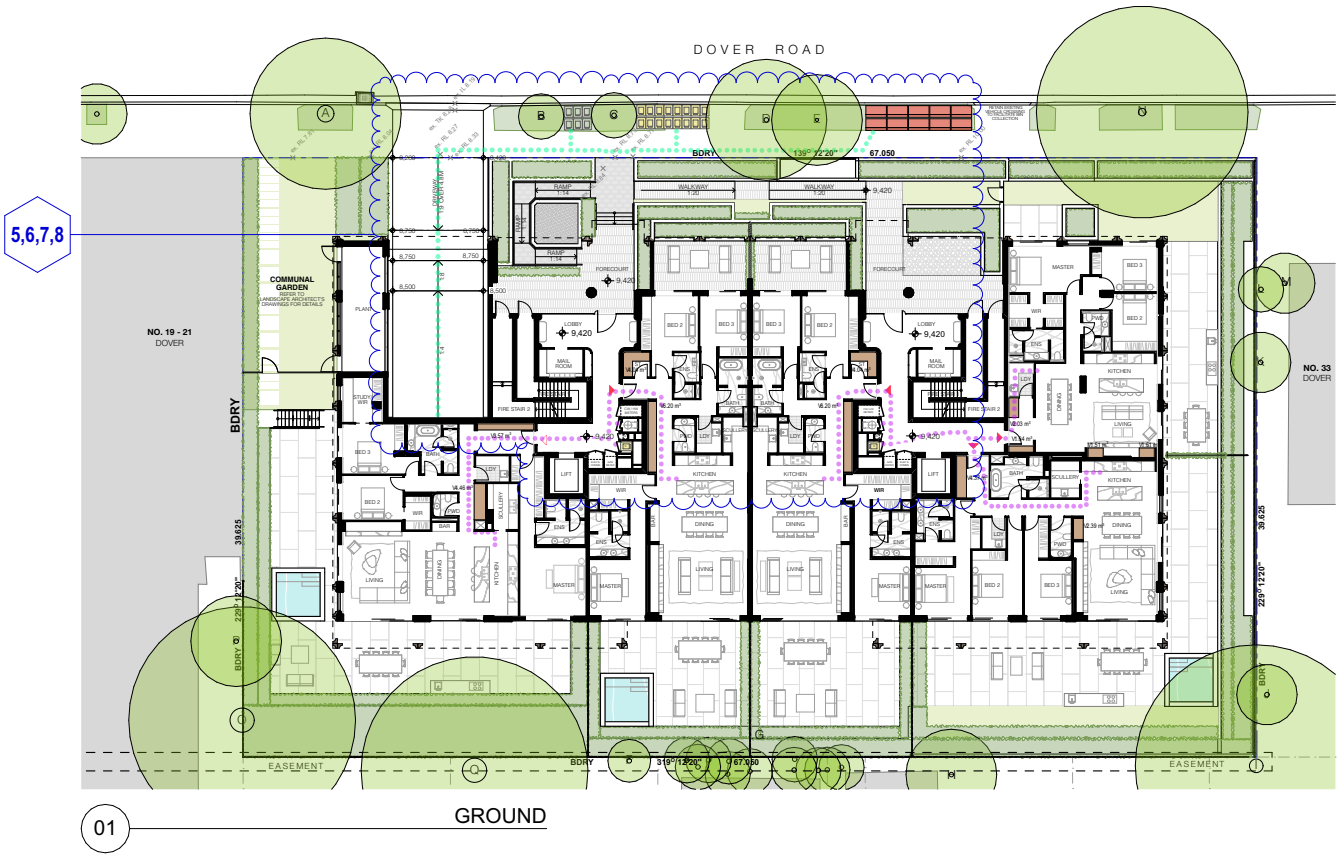
DEVELOPMENT APPLICATION

WASTE STORAGE PROVISION

TOTAL UNITS :	49		
RESIDENTIAL WASTE	10x	660L bin	(GENERAL WASTE)
	16x	240L bin	(RECYCLING)
	6x	240L bin	(FOGO)

LEGEND

- ROUTE FROM INDIVIDUAL UNIT TO GARBAGE CHUTE & BIN STORE ON SAME LEVEL
- ROUTE FOR PRIVATE CONTRACTOR TO TRANSFER BINS AND BULKY WASTE FROM BASEMENT WASTE & BULKY WASTE STORES TO COLLECTION POINT



REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS
A	SSDA SUBMISSION	25/9/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
B	SSDA SUBMISSION	18/2/2026	CLAUSE C 1.1 FIRE RESISTING CONSTRUCTION
C	RTS 2	16/4/2026	CLAUSE C 1.10 FIRE HAZARD PROPERTIES

CLAUSE C 1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE	CLAUSE D 2.17 HANDRAILS
CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	CLAUSE D 2.21 OPERATION OF LATCH
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CLAUSE C 3.1 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	CLAUSE D 3.1 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS	CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS	CLAUSE D 3.9 IDENT. OF ACCESSIBLE FACIL.SERV.FEATURES
CLAUSE D 1.10 DISCHARGE FROM EXITS	CLAUSE D 3.9 TACTILE INDICATORS
CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE F 1.7 WATERPROOFING OF WET AREAS
CLAUSE D 2.15 GOINGS AND RISERS	CLAUSE F 1.9 F1.10 DAMP PROOFING
CLAUSE D 2.14 LANDINGS	CLAUSE F 4.3 CONSTRUCTION OF SANITARY COMPARTMENTS
CLAUSE D 2.15 THRESHOLDS	CLAUSE F 5.4 SOUND INSULATION OF FLOORS
CLAUSE D 2.16 BALUSTRADES	CLAUSE F 5.5 SOUND INSULATION OF WALLS
	CLAUSE F 5.6 SOUND INSULATION OF SERVICES
	CLAUSE F 5.7 SOUND INSULATION OF PUMPS

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

DRAWING TITLE:
**WASTE MANAGEMENT BASEMENT
AND GROUND**
PROJECT ADDRESS:
**23-31 DOVER ROAD, ROSE BAY
NSW 2029**

SCALE: 1:500@A3
ISSUE DATE: 16/4/2026
PROJECT NUMBER: 25-020

DRAWN BY: AH | MB | SH | YH
CHECKED: MW
REVISION: C
DWG NUMBER: DA 9106

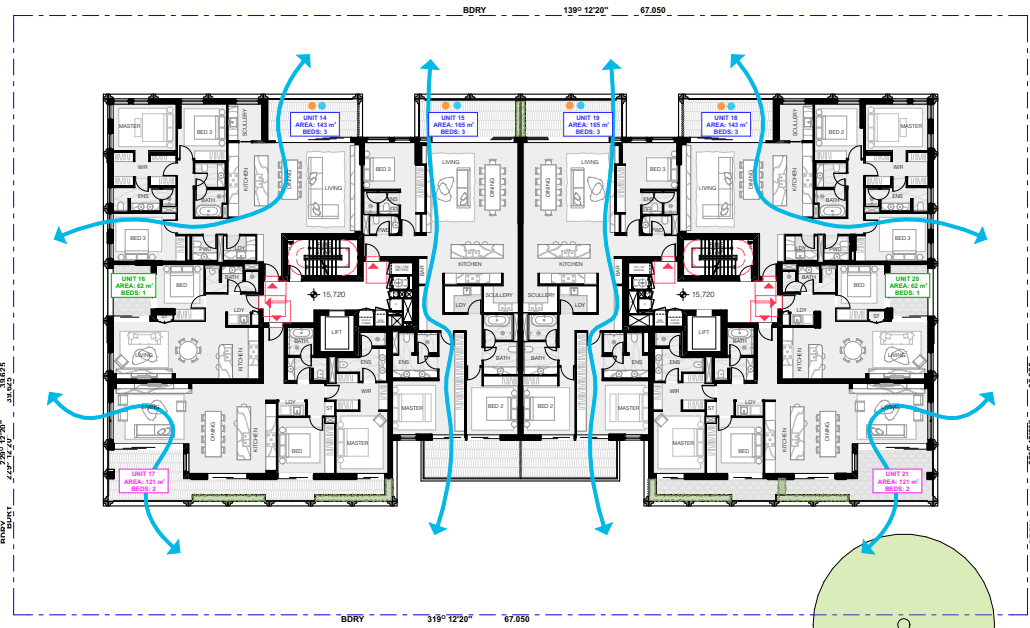
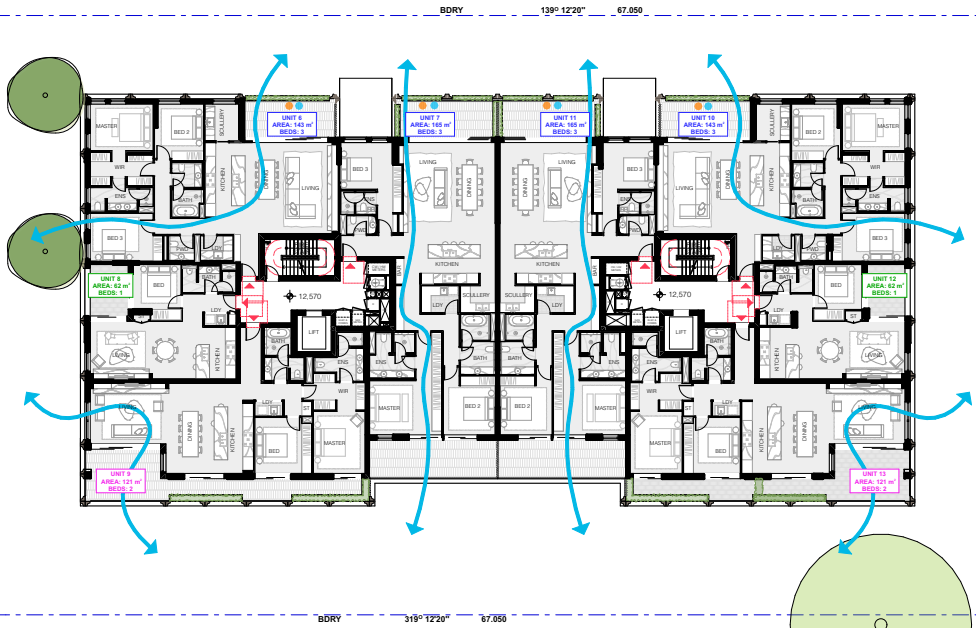
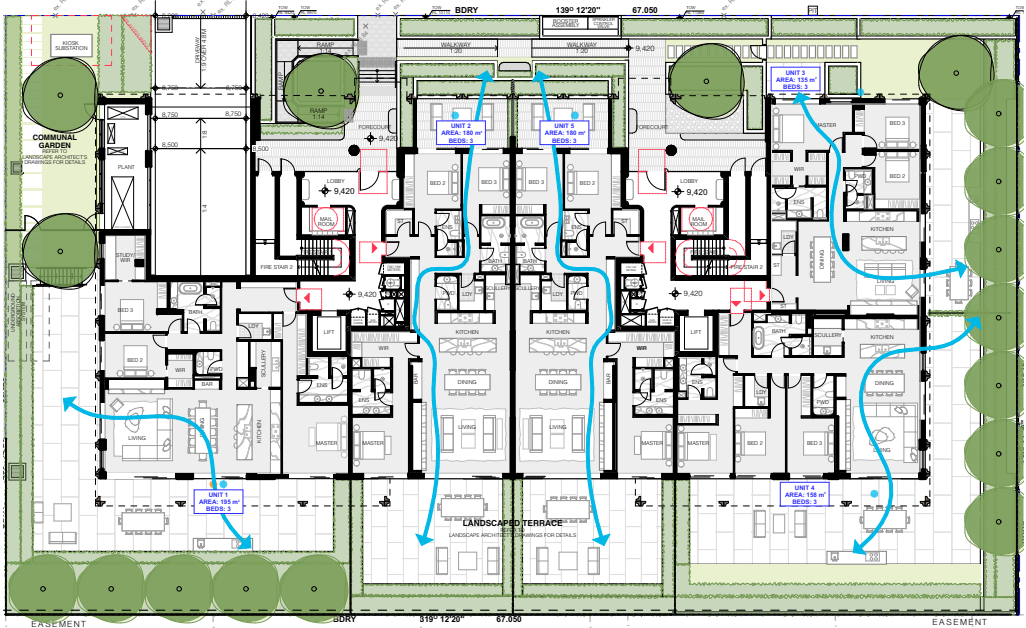
DEVELOPMENT APPLICATION

REF: BldgOut: 1db-26 - BldgOut Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY

SOLAR ACCESS AND CROSS-VENTILATION

UNIT NO.	OVERALL			AH		
	2 HR SOLAR ACCESS TO LIVING ROOM & POS (MIN 70%UNITS)	NO DIRECT SUNLIGHT (MAX 15%UNITS)	CROSS-VENTILATION. (MIN. 60% UNITS)	2 HR SOLAR ACCESS TO LIVING ROOM & POS (MIN 70%UNITS)	NO DIRECT SUNLIGHT (MAX 15%UNITS)	CROSS-VENTILATION. (MIN. 60% UNITS)
1	✓		✓			
2			✓			
3			✓			
4		✓	✓		✓	
5			✓			
6	✓		✓	✓		✓
7	✓		✓	✓		✓
8	✓		✓	✓		
9	✓		✓	✓		✓
10	✓		✓			
11	✓		✓			
12		✓	✓		✓	
13		✓	✓		✓	
14	✓		✓	✓		✓
15	✓		✓	✓		✓
16	✓		✓	✓		
17	✓		✓	✓		✓
18	✓		✓			
19	✓		✓			
20		✓			✓	
21		✓	✓		✓	
22	✓		✓			
23	✓		✓			
24	✓			✓		
25	✓		✓			
26	✓		✓			

UNIT NO.	OVERALL			AH		
	2 HR SOLAR ACCESS TO LIVING ROOM & POS (MIN 70%UNITS)	NO DIRECT SUNLIGHT (MAX 15%UNITS)	CROSS-VENTILATION. (MIN. 60% UNITS)	2 HR SOLAR ACCESS TO LIVING ROOM & POS (MIN 70%UNITS)	NO DIRECT SUNLIGHT (MAX 15%UNITS)	CROSS-VENTILATION. (MIN. 60% UNITS)
27	✓		✓			
28		✓			✓	
29		✓	✓		✓	
30	✓		✓			
31	✓		✓			
32	✓		✓			
33	✓		✓			
34	✓		✓			
35		✓	✓		✓	
36	✓		✓			
37	✓		✓			
38	✓		✓			
39	✓		✓			
40	✓		✓			
41			✓			
42	✓		✓			
43	✓		✓			
44	✓		✓			
45	✓		✓			
46	✓		✓			
47	✓		✓			
48	✓		✓			
49	✓		✓			
No. of Units	49	37	8	43	9	8
% Achieved ✓		75.5%	16.3%	87.8%	100.0%	88.9%



1

GROUND

2

LEVEL 1

3

LEVEL 2

REVDESCRIPTIONDATE

ASDDA SUBMISSION25/9/2025

BSDDA SUBMISSION18/2/2026

CRTS 216/4/2026

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS

SPEC C 1.1 FIRE RESISTING CONSTRUCTION

SPEC C 1.10 FIRE HAZARD PROPERTIES

CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL

CLAUSE C 2.12 SEPARATION OF EQUIPMENT

CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM

CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)

CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS

CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS

CLAUSE D 1.10 DISCHARGE FROM EXITS

CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL

CLAUSE D 2.15 GONGS AND RISERS

CLAUSE D 2.14 LANDINGS

CLAUSE D 2.15 THRESHOLDS

CLAUSE D 2.16 BALUSTRADES

LEGEND

SOLAR ACCESS PERIOD ABOVE 3 HRS

NATURAL CROSS-VENTILATION

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MHN Design Union Pty Ltd.

ABN 94 003 717 682

NSW Registration Number 4907

DRAWING TITLE:

ADG COMPLIANCE DIAGRAMS (1)

PROJECT ADDRESS:

23-31 DOVER ROAD, ROSE BAY

NSW 2029

SCALE:

1:500@A3

ISSUE DATE:

16/4/2026

PROJECT NUMBER:

25-020

DRAWN BY:

AH | MB | SH | YH

CHECKED:

MW

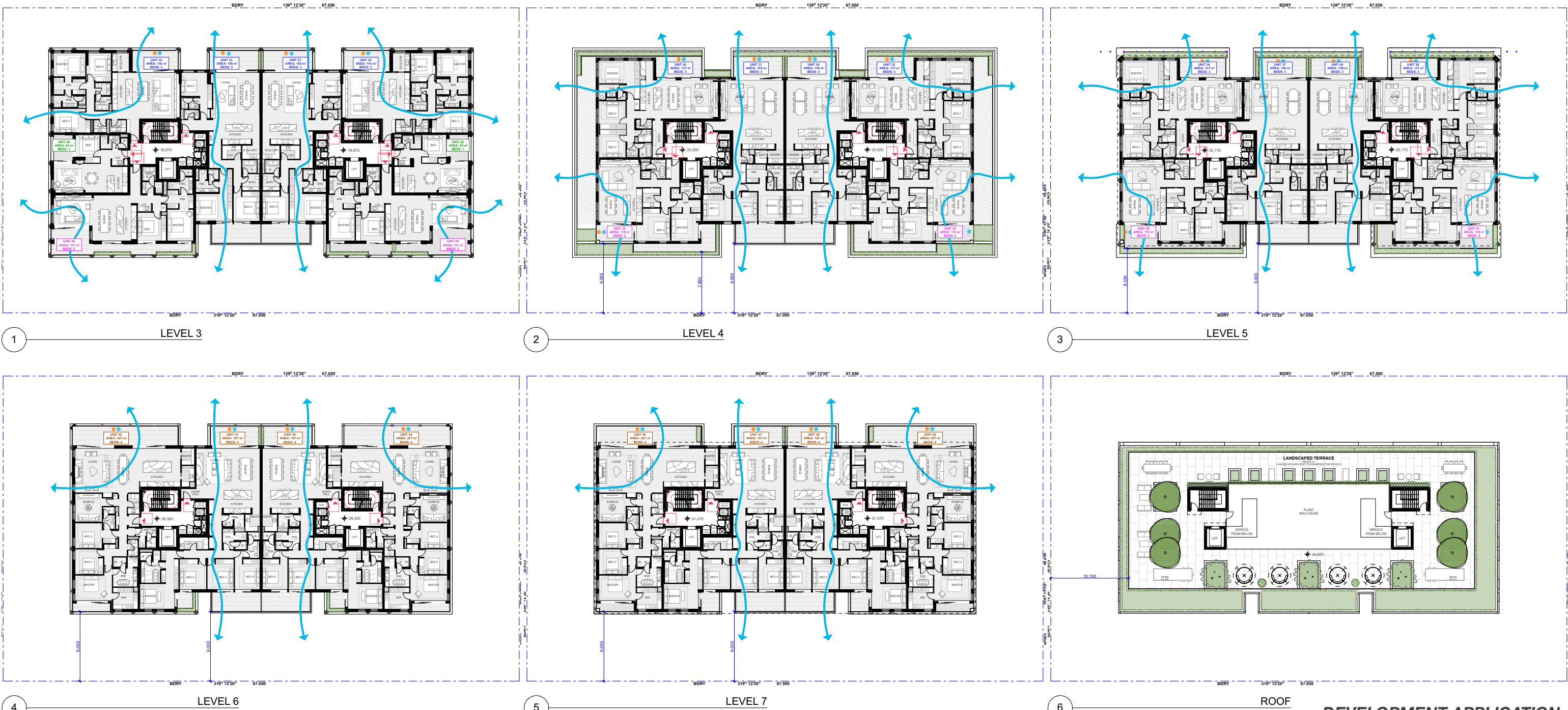
REVISION:

C

DWG NUMBER:

DA 9107

REF: Bldgcode: lsb-26 - Bldgcode Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY



REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
B	SSDA SUBMISSION	18/2/2026
C	RTS 2	16/4/2026

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS		
CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	CLAUSE D2 17 HANDRAILS	
SPEC C 1.1 FIRE RESISTING CONSTRUCTION	CLAUSE D2 21 OPERATION OF LATCH	
SPEC C 1.10 FIRE HAZARD PROPERTIES	CLAUSE D2 23 SIGNS ON DOORS	
CLAUSE C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE	CLAUSE D3 2 GENERAL BUILDING ACCESS REQUIREMENTS	
CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	CLAUSE D3 3 PARTS OF BUILDING TO BE ACCESSIBLE	
CLAUSE C 2.12 SEPARATION OF EQUIPMENT	CLAUSE D3 9 IDENT. OF ACCESSIBLE FACIL-SERVICEFEATURES	
CLAUSE C 3.1 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	CLAUSE D3 9 TACTILE INDICATORS	
CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS	CLAUSE D3 11 WATERPROOFING OF WET AREAS	
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS	CLAUSE F1 3 F1.10 DAMP PROOFING	
CLAUSE D1 10 DISCHARGE FROM EXITS	CLAUSE F1 3 F1.10 DAMP PROOFING	
CLAUSE D2 7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE F2 3 CONSTRUCTION OF SANITARY COMPARTMENTS	
CLAUSE D2 10 GOINGS AND RISERS	CLAUSE F4 4 SOUND INSULATION OF FLOORS	
CLAUSE D2 14 LANDINGS	CLAUSE F5 5 SOUND INSULATION OF WALLS	
CLAUSE D2 15 THRESHOLDS	CLAUSE F5 8 SOUND INSULATION OF SERVICES	
CLAUSE D2 16 BALUSTRADES	CLAUSE F5 7 SOUND INSULATION OF PUMPS	

LEGEND
SOLAR ACCESS PERIOD ABOVE 3 HRS
NATURAL CROSS-VENTILATION

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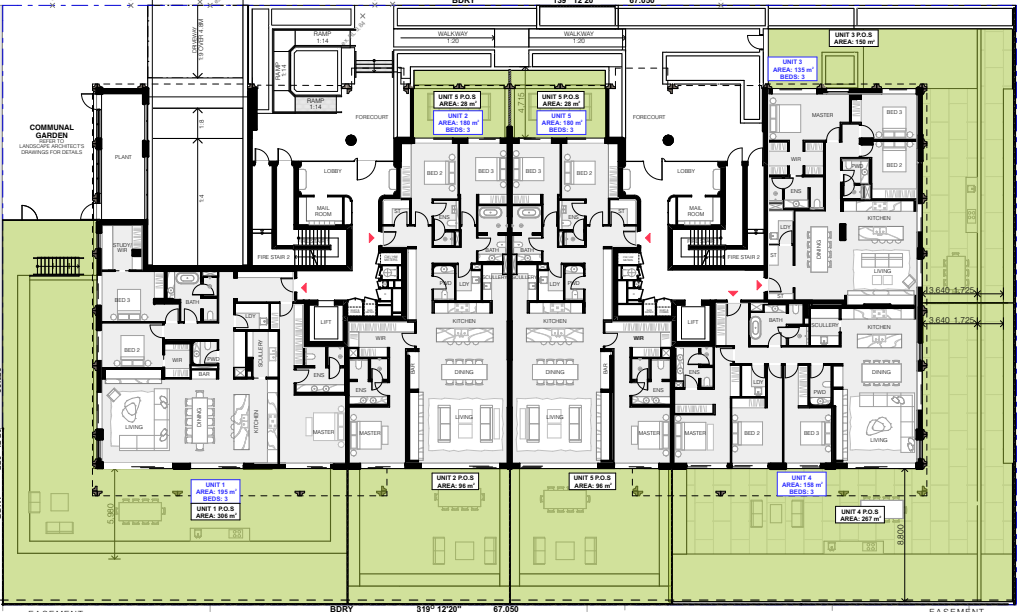
DRAWING TITLE:
ADG COMPLIANCE DIAGRAMS (2)
PROJECT ADDRESS:
**23-31 DOVER ROAD, ROSE BAY
NSW 2029**

SCALE: 1:500@A3
ISSUE DATE: 16/4/2026
PROJECT NUMBER: 25-020

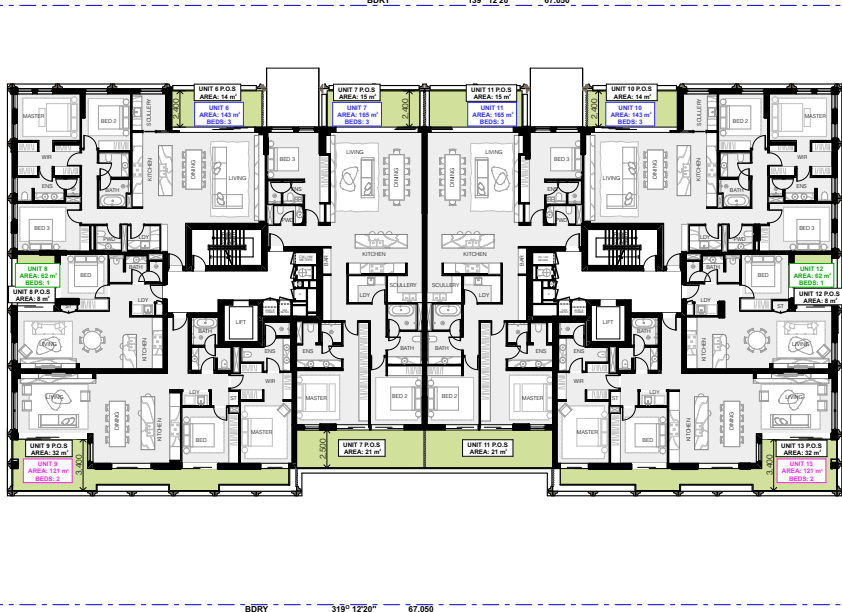
DRAWN BY: AH | MB | SH | YH
CHECKED: MW
REVISION: C
DWG NUMBER: DA 9108

DWELLING SIZE AND PRIVATE OPEN SPACE

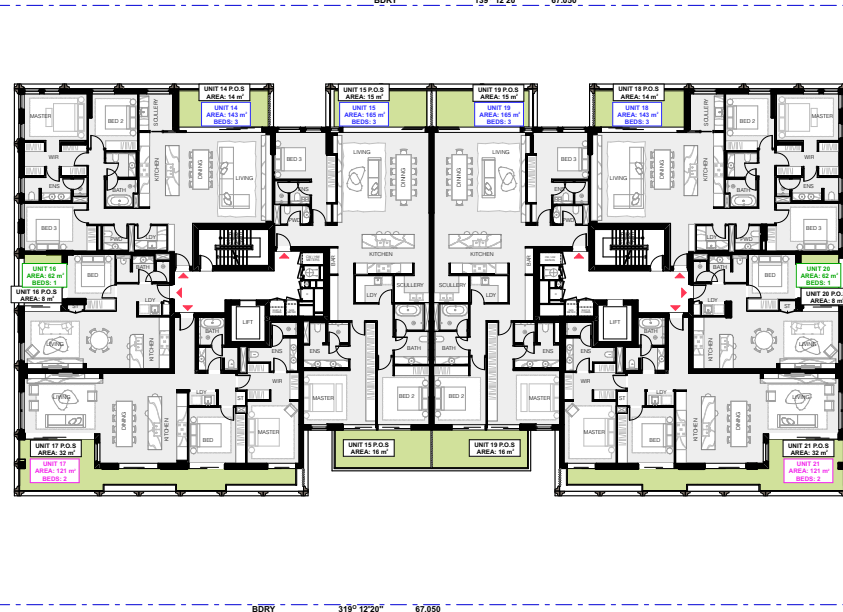
LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. m2	LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. m2	LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. m2	LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. m2
GROUND					LEVEL 1					LEVEL 2					LEVEL 3				
	1	3B	194.72	306.20✓		6	3B	143.10	14.45✓		14	3B	143.10	14.44✓		22	3B	143.22	14.44✓
	2	3B	180.49	95.77✓		7	3B	164.72	35.82✓		15	3B	164.71	30.60✓		23	3B	164.71	30.60✓
	3	3B	134.97	149.63✓		8	1B	61.57	7.99✓		16	1B	61.57	7.99✓		24	1B	61.57	7.99✓
	4	3B	158.24	266.91✓		9	2B	120.82	32.36✓		17	2B	120.82	32.36✓		25	2B	120.82	32.36✓
	5	3B	180.45	152.10✓		10	3B	143.14	14.45✓		18	3B	143.12	14.44✓		26	3B	143.10	14.44✓
ADG DESIGN CRITERIA						11	3B	164.73	35.81✓		19	3B	164.73	30.54✓		27	3B	164.73	30.54✓
	1 BED	50 m2	8 m2	2 m		12	1B	61.57	8.32✓		20	1B	61.57	8.32✓		28	1B	61.57	8.32✓
	2 BED	70 m2	10 m2	2 m		13	2B	120.87	32.22✓		21	2B	120.87	32.22✓		29	2B	120.87	32.22✓
	3 BED	90 m2 + 5 m2 add. bathrooms	12 m2	2.4 m															
	4 BED	102 m2	12 m2	2.4 m															
(FOR APARTMENTS AT GROUND LEVEL, A P.O.S. MUST HAVE min.15m² AREA AND MIN DEPTH OF 3M)																			



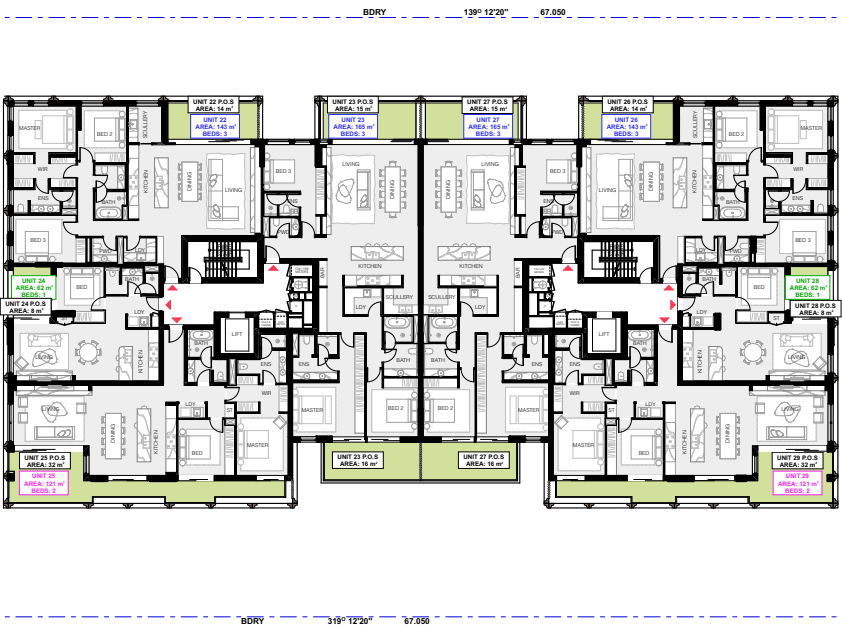
GROUND



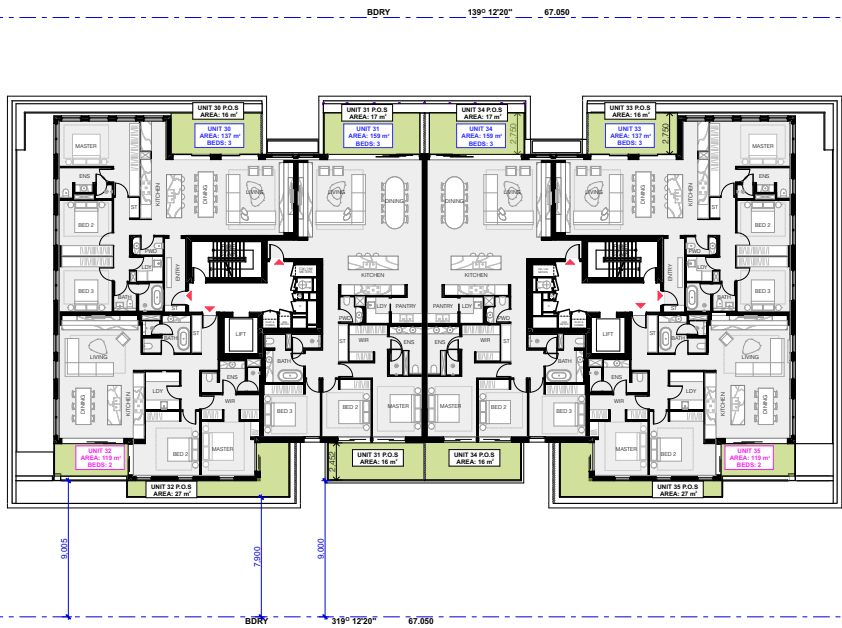
LEVEL 1



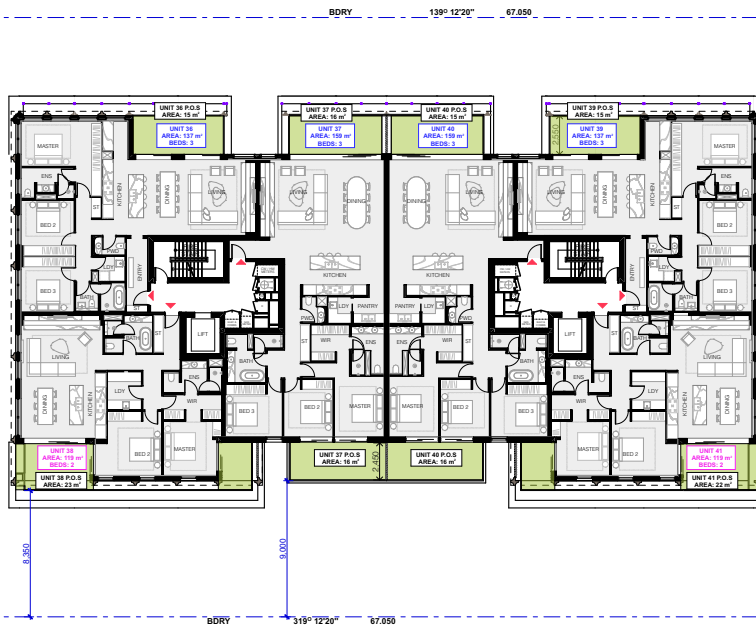
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025
B	SSDA SUBMISSION	18/2/2026
C	RTS 2	16/4/2026

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION
SPEC C 1.1.1 FIRE HAZARD PROPERTIES
SPEC C 1.1.2 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
SPEC C 1.1.3 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
SPEC C 1.1.4 SEPARATION OF EQUIPMENT
SPEC C 1.1.5 ELECTRICITY SUPPLY SYSTEM
SPEC C 1.1.6 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
SPEC C 1.1.7 OPENING FOR SERVICE INSTALLATIONS
SPEC C 1.1.8 DISCHARGE FROM EXITS
SPEC C 1.1.9 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
SPEC C 1.1.10 GOINGS AND RISERS
SPEC C 1.1.11 THRESHOLDS
SPEC C 1.1.12 BALUSTRADES

CLAUSE D 2.17 HANDRAILS
CLAUSE D 2.21 OPERATION OF LATCH
CLAUSE D 2.22 SIGNS ON DOORS
CLAUSE D 2.23 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D 2.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D 2.4 IDENTIFICATION OF ACCESSIBLE FACILITIES/FEATURES
CLAUSE D 2.5 TACTILE INDICATORS
CLAUSE D 2.6 WATERPROOFING OF WET AREAS
CLAUSE F 1.1.10 DAMP PROOFING
CLAUSE F 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F 4 LIGHTING AND VENTILATION
CLAUSE F 4.4 SOUND INSULATION OF FLOORS
CLAUSE F 4.5 SOUND INSULATION OF WALLS
CLAUSE F 4.6 SOUND INSULATION OF SERVICES
CLAUSE F 4.7 SOUND INSULATION OF PUMPS

LEGEND
○ DWELLING
○ PRIVATE OPEN SPACE

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

DRAWING TITLE:
**DWELLING SIZE AND PRIVATE
OPEN SPACE (1)**
PROJECT ADDRESS:
**23-31 DOVER ROAD, ROSE BAY
NSW 2029**

SCALE: 1:500@A3
ISSUE DATE: 16/4/2026
PROJECT NUMBER: 25-020

DRAWN BY: AH | MB | SH | YH
CHECKED BY: MW
REVISION: C
DWG NUMBER: DA 9109

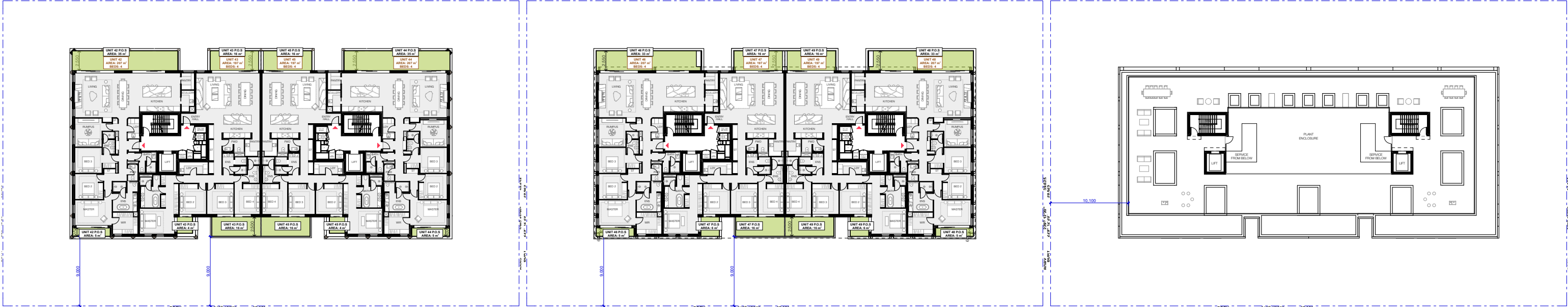
DEVELOPMENT APPLICATION

REF: Bldgcode: bld-26 - Bldgcode Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY

DWELLING SIZE AND PRIVATE OPEN SPACE

LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. m2	LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. m2	LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. m2	LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. m2
LEVEL 4					LEVEL 5					LEVEL 6					LEVEL 7				
	30	3B	136.58	16.41 ✓		36	3B	136.58	15.34 ✓		42	4B	206.91	40.19 ✓		46	4B	206.92	38.59 ✓
	31	3B	159.07	33.00 ✓		37	3B	159.07	31.50 ✓		43	4B	197.35	36.01 ✓		47	4B	197.35	37.79 ✓
	32	2B	118.53	27.26 ✓		38	2B	118.53	22.63 ✓		44	4B	206.92	40.19 ✓		48	4B	206.92	38.59 ✓
	33	3B	136.73	16.41 ✓		39	3B	136.59	15.26 ✓		45	4B	197.35	35.93 ✓		49	4B	197.35	37.73 ✓
	34	3B	159.07	33.06 ✓		40	3B	159.07	31.30 ✓										
	35	2B	118.53	27.26 ✓		41	2B	118.53	22.43 ✓										

	UNIT TYPE	MIN. AREA P.O.S.	MIN. DEPTH BALCONY
ADG MINIMUM CONTROL(m²)	1 BED	8 m²	2 m
	2 BED	10 m²	2 m
	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)			



1 LEVEL 6 2 LEVEL 7 3 ROOF

REV

A

B

C

DESCRIPTION

SSDA SUBMISSION

SSDA SUBMISSION

RTS 2

DATE

25/9/2025

18/2/2026

16/4/2026

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS

CLAUSE C 1.1 FIRE RESISTING CONSTRUCTION

CLAUSE C 1.10 FIRE HAZARD PROPERTIES

CLAUSE C 1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE

CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL

CLAUSE C 2.12 SEPARATION OF EQUIPMENT

CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM

CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)

CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS

CLAUSE C 3.15 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

CLAUSE D 2.17 HANDRAILS

CLAUSE D 2.21 OPERATION OF LATCH

CLAUSE D 2.23 SIGNS ON DOORS

CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS

CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE

CLAUSE D 3.5 IDENT. OF ACCESSIBLE FACIL.SERVICEFEATURES

CLAUSE D 3.9 TACTILE INDICATORS

CLAUSE D 3.11 WATERPROOFING OF WET AREAS

CLAUSE F 1.9 F1.10 DAMP PROOFING

CLAUSE F 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS

CLAUSE F 4.4 SOUND INSULATION OF FLOORS

CLAUSE F 5.5 SOUND INSULATION OF WALLS

CLAUSE F 5.8 SOUND INSULATION OF SERVICES

CLAUSE F 5.7 SOUND INSULATION OF PUMPS

LEGEND

DWELLING

PRIVATE OPEN SPACE

ARCHITECT:

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MHN Design Union Pty Ltd.

ABN 94 003 717 682

NSW Registration Number 4907

DRAWING TITLE:

DWELLING SIZE AND PRIVATE OPEN SPACE (2)

PROJECT ADDRESS:

23-31 DOVER ROAD, ROSE BAY NSW 2029

SCALE:

1:500@A3

ISSUE DATE:

16/4/2026

PROJECT NUMBER:

25-020

DRAWN BY:

AH | MB | SH | YH

CHECKED:

MW

REVISION:

C

DWG NUMBER:

DA 9110

REF: BIMcloud: bdb-26 - BIMcloud Basis for Archical 2025-020 23-31 Dover Road, ROSE BAY

SCENARIO 1 | DPHI ASSESSMENT

SITE AREA: 2,657.00m²

COMMUNAL OPEN SPACE AREA:

**ADG
REQUIRED**

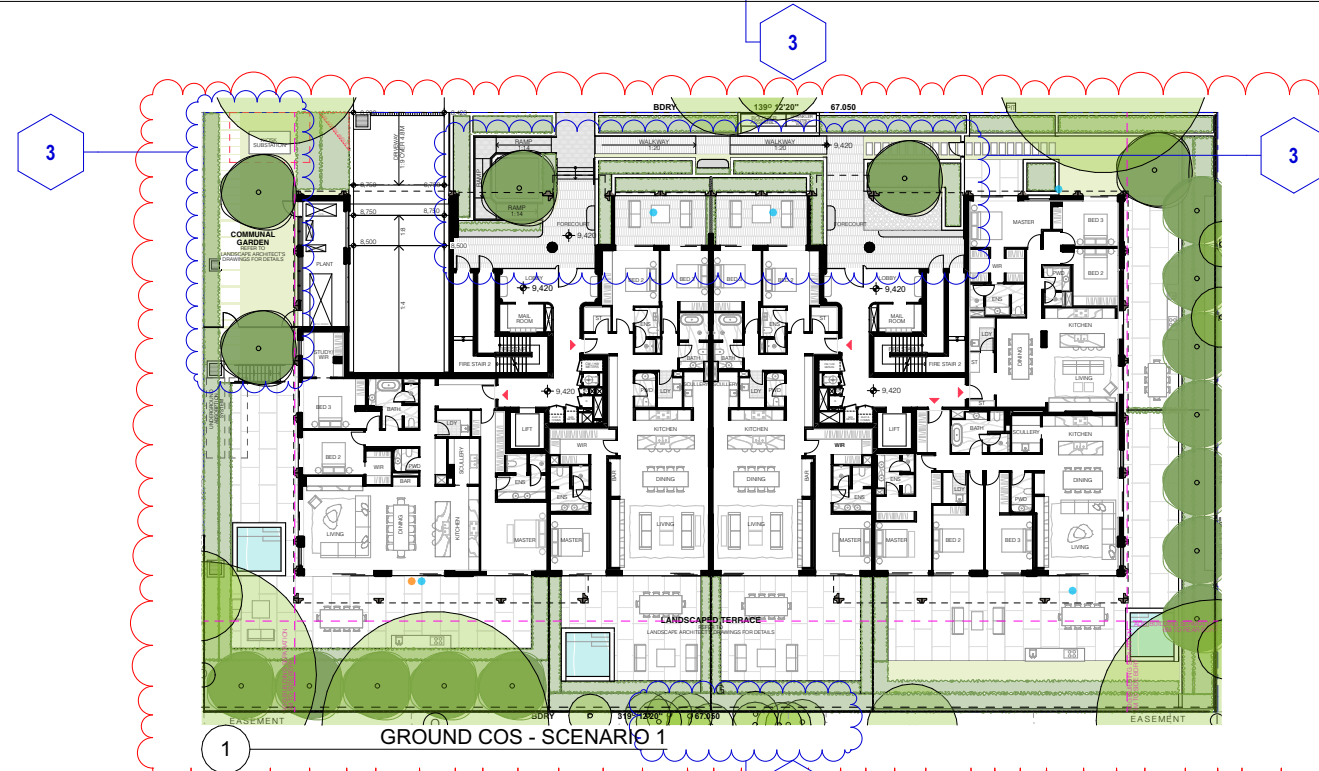
PROPOSED

COMPLIES

664m² 25%

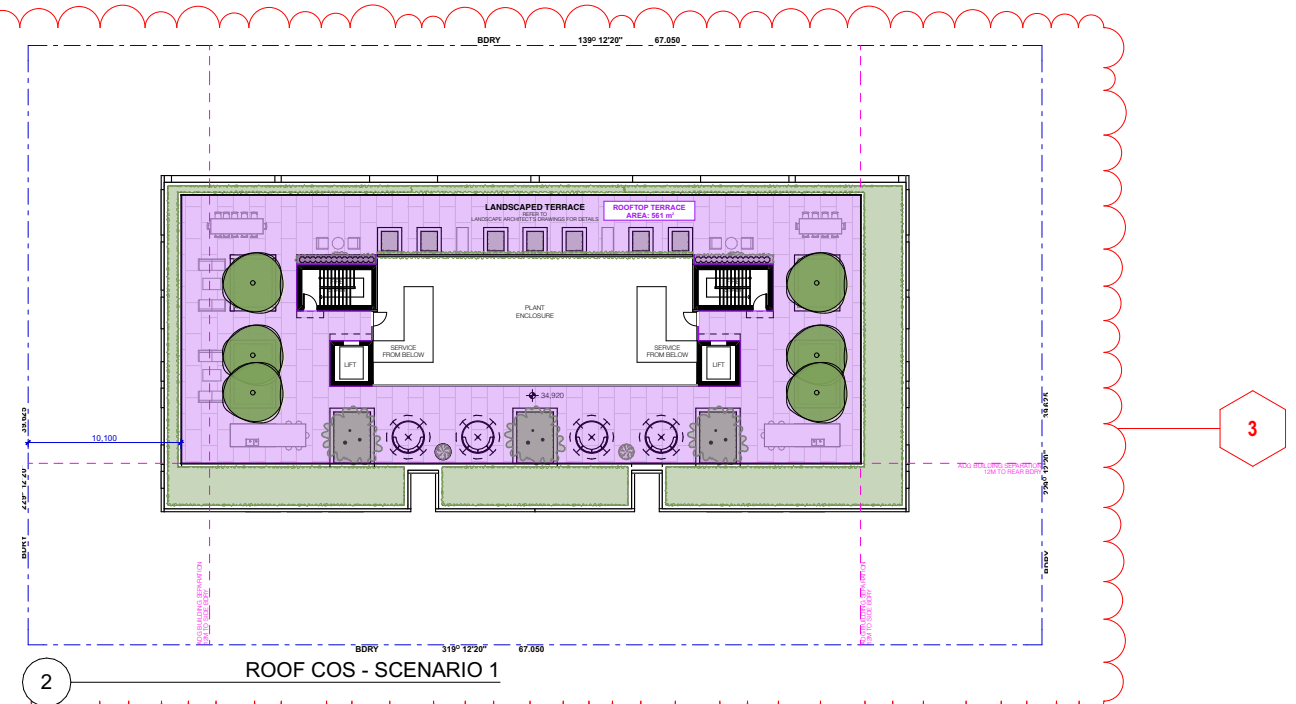
561.32 m² 21%

OBJECTIVE ACHIEVED



GROUND COS - SCENARIO 1

LEVEL	COS	AREA
ROOF	ROOFTOP TERRACE	561.32
		561.32 m²



ROOF COS - SCENARIO 1

DATE: 11/11/2011 10:00

SITE AREA: 2,657.00m²

COMMUNAL OPEN SPACE AREA:

ADG

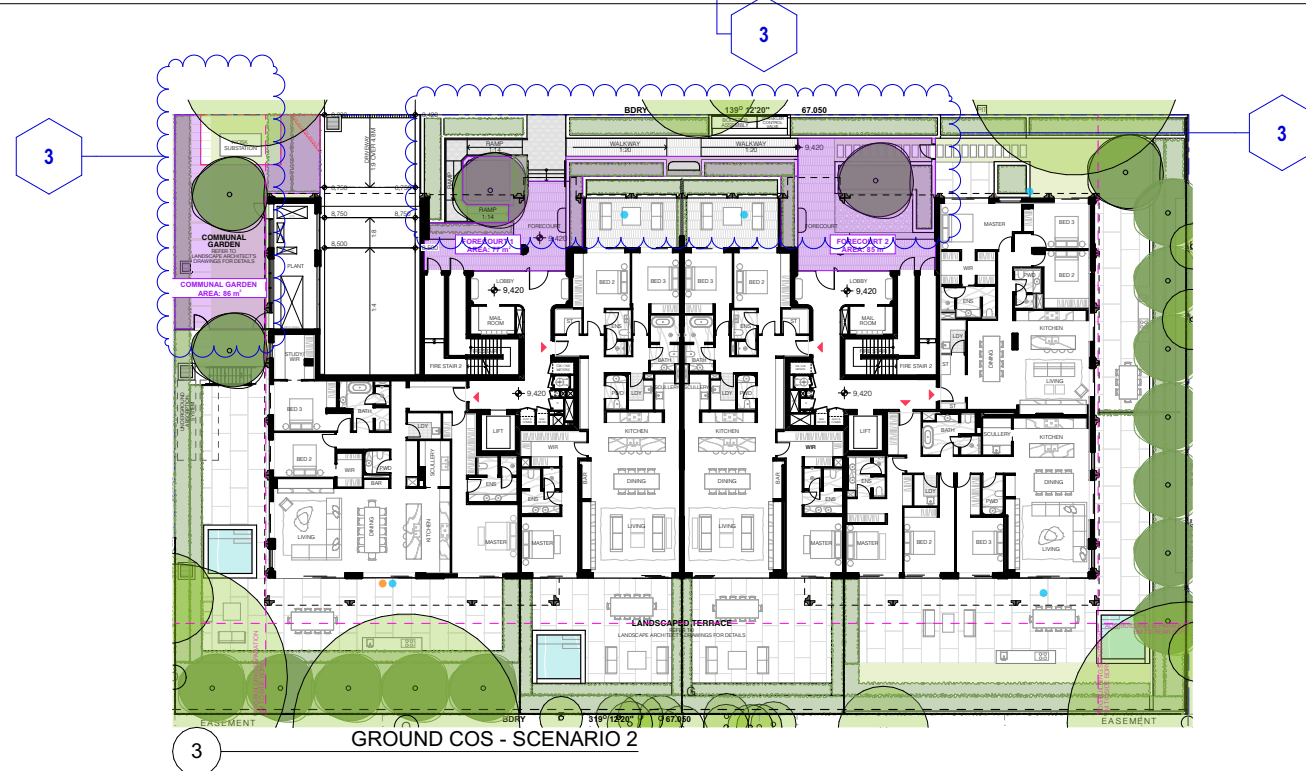
PROPOSED

COMPLIES

664m² 25%

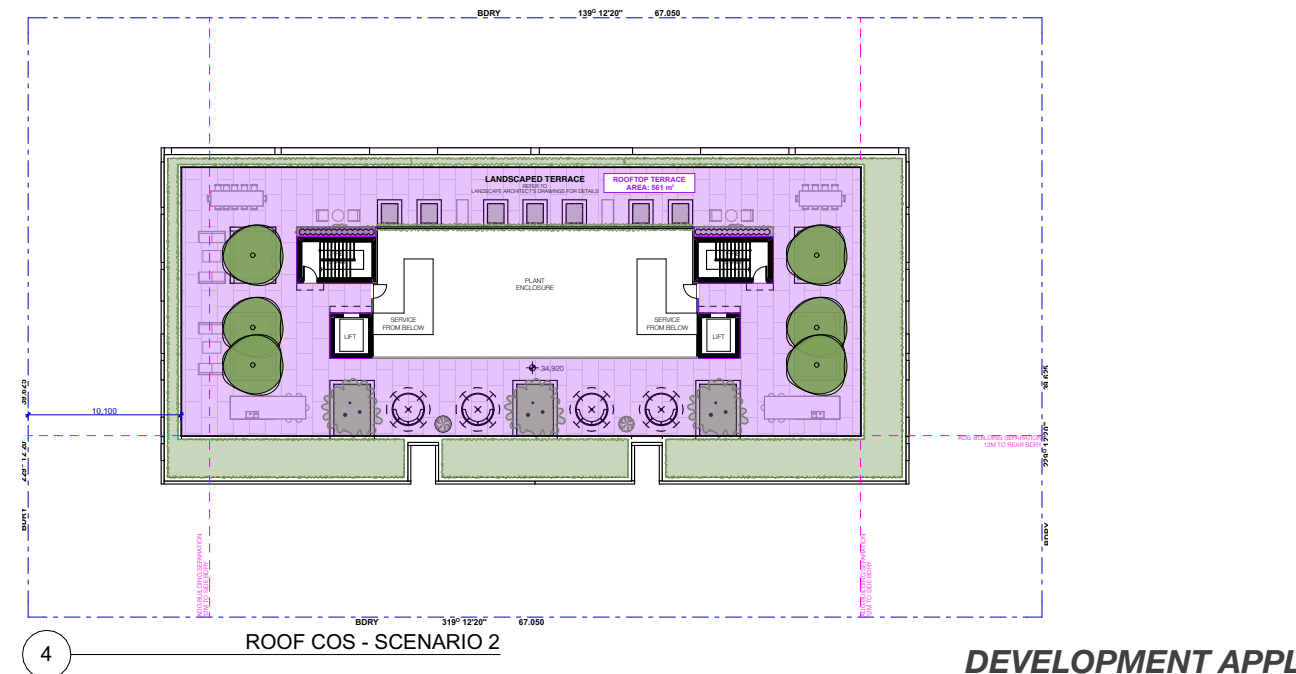
808.40 m² 30%

ACHIEVED



GROUND COS - SCENARIO 2

LEVEL	COS	AREA
GROUND	COMMUNAL GARDEN	85.62
GROUND	FORECOURT 1	76.56
GROUND	FORECOURT 2	84.90
ROOF	ROOFTOP TERRACE	561.32
		808.40 m²



ROOF COS - SCENARIO 2

[illegible]

LEGEND

- · — BOUNDARY
- EX TREE TO RETAIN
- PROPOSED TREES
- COMMUNAL OPEN SPACE

ARCHITECT:

MHNDU_{NION}

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Nominated Architect
Brian Meyerson
SW Registration Number 490

DRAWING TITLE:

COMMUNAL OPEN SPACE

PROJECT ADDRESS:

23-31 DOVER ROAD, ROSE BAY
NSW 2029

SCALE:

1:500@A3

16/4/2026

PROJECT NUMBER:
25-020

DRAWN BY:

AH | MB | SH | YN

DWG NUMBER:
DA 9111

DEVELOPMENT APPLICATION

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-020 23-31 Dover Road, ROSE BAY