23-31 DOVER ROAD, ROSE BAY, NSW 2029

STATE SIGNIFICANT DEVELOPMENT APPLICATION

SSD-86017721

PROPOSED DEMOLITION OF 5 STANDALONE HOUSES AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING
COMPRISING TWO LEVELS OF BASEMENT AND EIGHT STOREYS OF RESIDENTIAL DWELLINGS, COMMUNAL OPEN SPACE AND ASSOCIATED LANDSCAPING
USING IN-FILL AFFORDABLE HOUSING AND MID-RISE HOUSING CONTROLS

LAYOUT NO.	LAYOUT NAME
DA 0000	COVER PAGE
DA 1000	LOCAL CONTEXT
DA 1001	SITE CONTEXT
DA 1002	SITE ANALYSIS PLAN
DA 1003	SITE & ROOF PLAN
DA 1004	DEMOLITION PLAN
DA 2000	BASEMENT 02 FLOOR PLAN
DA 2001	BASEMENT 01 FLOOR PLAN
DA 2002	GROUND FLOOR PLAN
DA 2003	LEVEL 1 FLOOR PLAN
DA 2004	LEVEL 2 FLOOR PLAN
DA 2005	LEVEL 3 FLOOR PLAN
DA 2006	LEVEL 4 FLOOR PLAN
DA 2007	LEVEL 5 FLOOR PLAN
DA 2008	LEVEL 6 FLOOR PLAN
DA 2009	LEVEL 7 FLOOR PLAN
DA 2010	ROOF PLAN
DA 3000	ELEVATION NORTHEAST
DA 3001	ELEVATION SOUTHWEST
DA 3002	ELEVATION NORTHWEST
DA 3003	ELEVATION SOUTHEAST
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DA 3101	SECTION B
DA 3102	SECTION C
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DA 6000	EXTERNAL FINISHES
DA 6001	PHOTOMONTAGE 01
DA 6002	PHOTOMONTAGE 02
DA 6003	PHOTOMONTAGE 03
DA 6004	PHOTOMONTAGE 04
DA 9100	GFA DIAGRAMS (1)
DA 9101	GFA DIAGRAMS (2)
DA 9102	GFA DIAGRAMS (1)- AFFORDABLE HOUSING
DA 9103	GFA DIAGRAMS (2)- AFFORDABLE HOUSING
DA 9104	STORAGE (1)
DA 9105	STORAGE (2)
DA 9106	WASTE MANAGEMENT BASEMENT AND GROUND
DA 9107	ADG COMPLIANCE DIAGRAMS (1)
DA 9108	ADG COMPLIANCE DIAGRAMS (2)
DA 9109	DWELLING SIZE AND PRIVATE OPEN SPACE (1)
DA 9110	DWELLING SIZE AND PRIVATE OPEN SPACE (2)
DA 9111	COMMUNAL OPEN SPACE
DA 9120	ADAPTABLE UNIT (1)
DA 9121	ADAPTABLE UNIT (2)
DA 9122	ADAPTABLE UNIT (3)
DA 9123	SILVER LIVABLE UNIT
DA 9200	NOTIFICATION PLAN
DA 9201	NOTIFICATION ELEVATIONS



DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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Nominated Architect Brislin Meyerson NSW Registration Number 4907

DRAWING TITLE:
COVER PAGE

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

SCALE:	DRAWN BY:	CHECKED:
1:1.05@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 0000

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



DEVELOPMENT APPLICATION

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
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
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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

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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

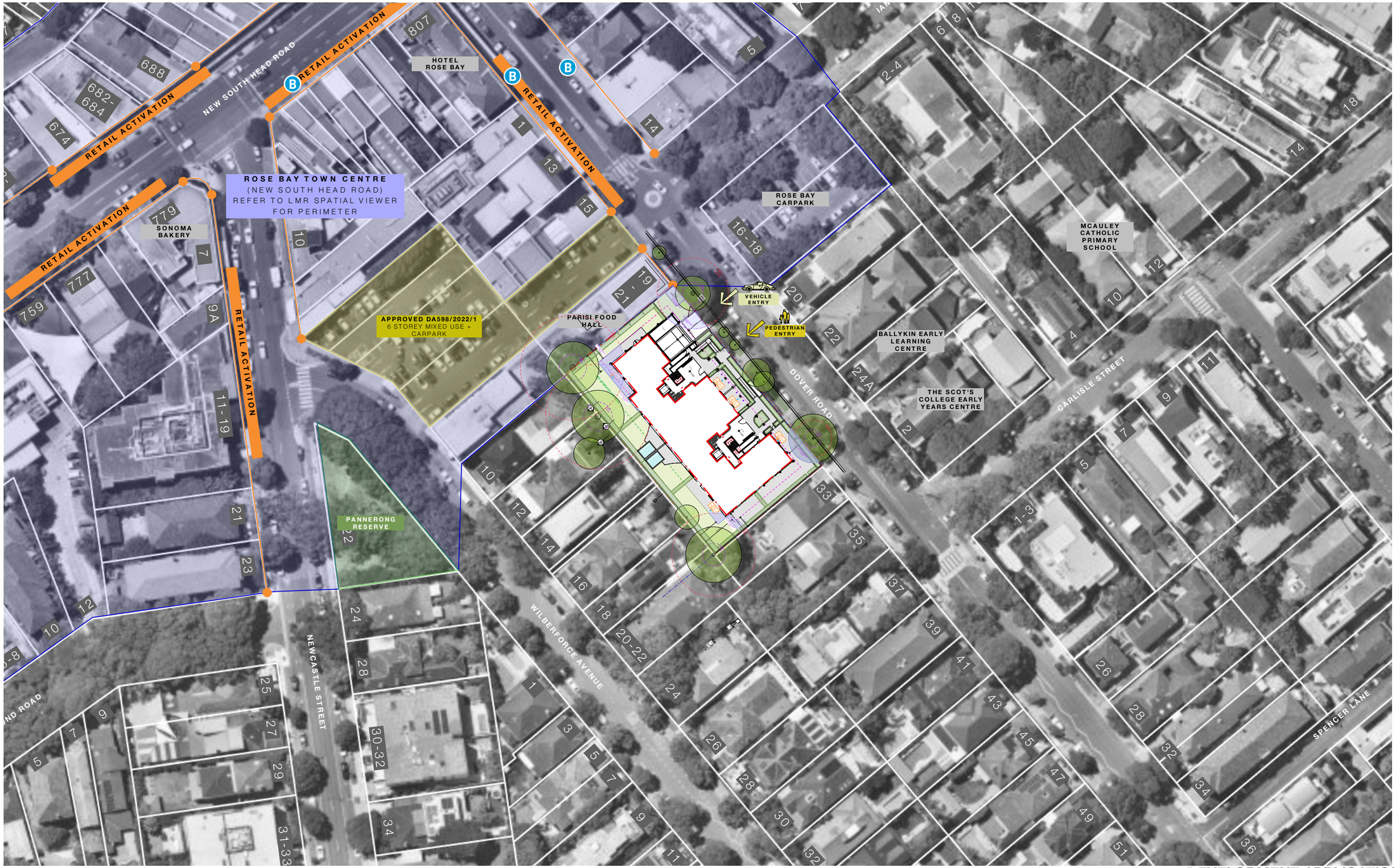
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DRAWING TITLE:
LOCAL CONTEXT

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

SCALE:	DRAWN BY:	CHECKED:
1:2000@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
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25-020		DA 1000

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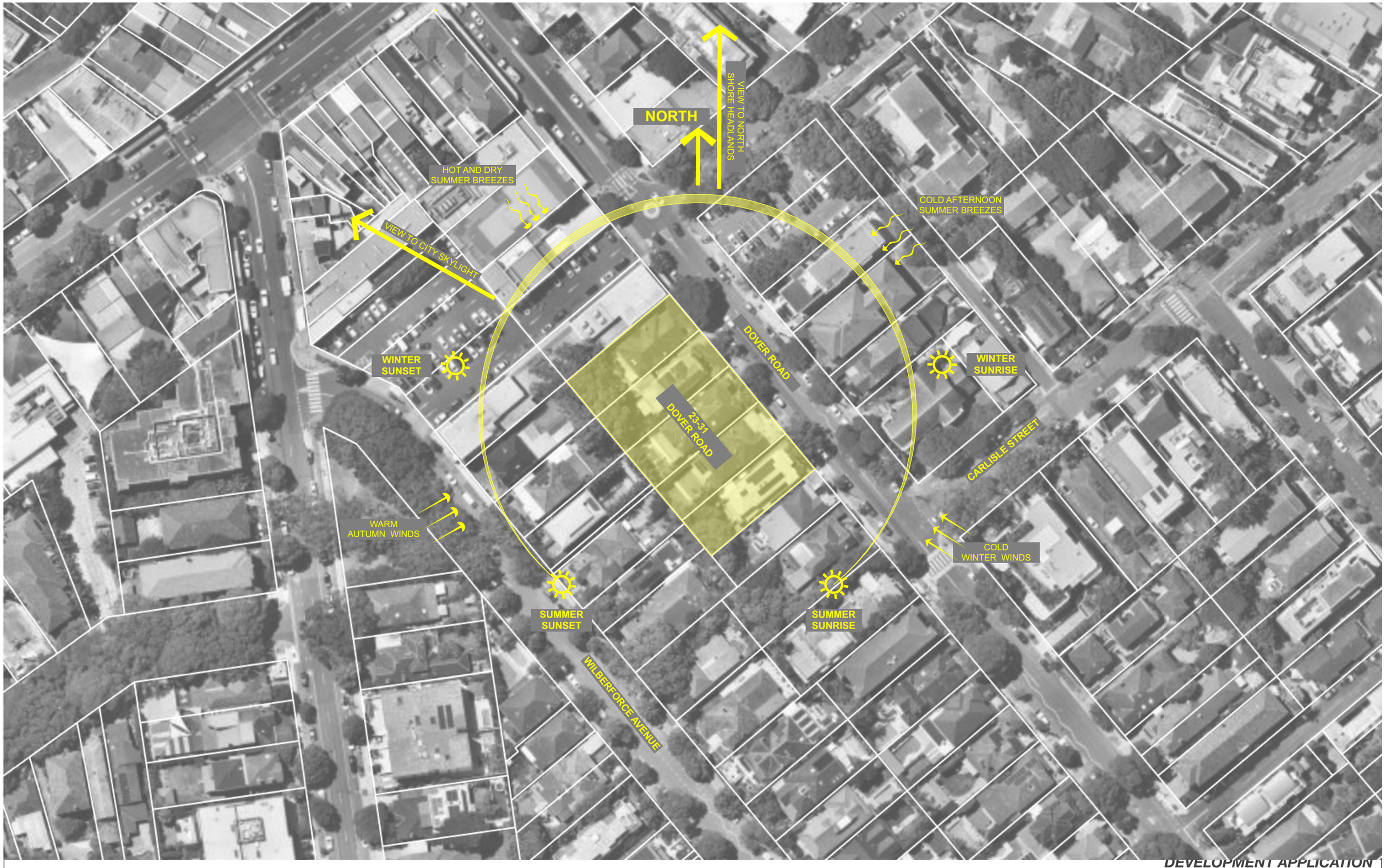
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DRAWING TITLE:
SITE CONTEXT

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

SCALE: 1:1000@A3	DRAWN BY: AH | MB | SH | YH	CHECKED: MW
ISSUE DATE: 25/9/2025		REVISION: A
PROJECT NUMBER: 25-020		DWG NUMBER: DA 1001

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



DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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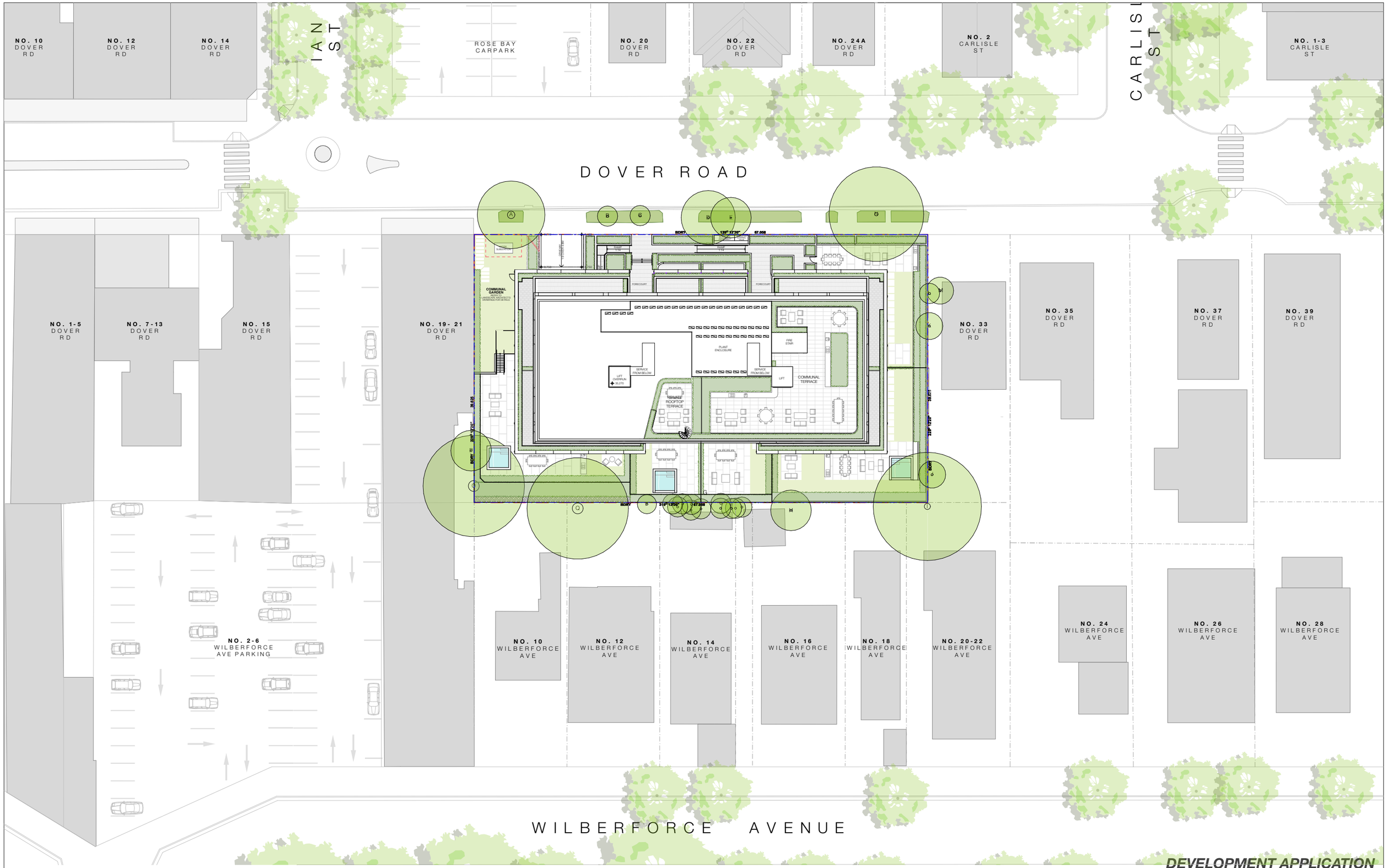
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DRAWING TITLE:
SITE ANALYSIS PLAN

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

SCALE:	DRAWN BY:	CHECKED:
1:1000@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
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PROJECT NUMBER:		DWG NUMBER:
25-020		DA 1002

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



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A	SSDA SUBMISSION	25/9/2025

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Nominated Architect Brain Meyerson NSW Registration Number 4907

DRAWING TITLE:
SITE & ROOF PLAN

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

SCALE:	DRAWN BY:	CHECKED:
1:500@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 1003

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

DOVER ROAD

NRZ 10.2M R
SRZ 3.1M R
SRZ 1.7M R
SRZ 1.5M R
NRZ 2.4M R
NRZ 2.0M R
SRZ 1.9M R
SRZ 1.8M R
NRZ 2.7M R
NRZ 3.3M R
SRZ 2.4M R
NRZ 5.4M R
NRZ 15M R
SRZ 3.9M R
SRZ 4.1M R
SRZ 1.8M
NRZ 3.0M R
NRZ 12M R

BDRY
BDRY 67.050
139° 12'20"
319° 12'20"
229° 12'20"
39.625

NO. 19-21 DOVER RD
NO. 8 WILBERFORCE AVE
NO. 10 WILBERFORCE AVE
NO. 12 WILBERFORCE AVE
NO. 14 WILBERFORCE AVE
NO. 16 WILBERFORCE AVE
NO. 18 WILBERFORCE AVE
NO. 20-22 WILBERFORCE AVE
NO. 33 DOVER RD

A B C D E F G H I J K L M N O P Q

G10 G10 G16 T15 T17 T14 T9 T8 T27 T26 T25 T18 T1 T6 T5 T2 T19 G20 T22 G20 T24 T7 T4 T3 T11 T12 T13 T21 T23

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
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LEGEND FOR UNIT TYPES

1B	1 BEDROOM
2B	2 BEDROOM
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DRAWING TITLE:
DEMOLITION PLAN

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

SCALE: 1:200@A3	DRAWN BY: AH | MB | SH | YH	CHECKED: MW
ISSUE DATE: 25/9/2025		REVISION: A
PROJECT NUMBER: 25-020		DWG NUMBER: DA 1004

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



2 BASEMENT B2 - UNDER RAMP
1:200

1 BASEMENT B2
1:200

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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DRAWING TITLE:
BASEMENT 02 FLOOR PLAN

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SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
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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
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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 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

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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

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

DRAWING TITLE:
BASEMENT 01 FLOOR PLAN

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

SCALE:	1:200@A3
DRAWN BY:	AH | MB | SH | YH
CHECKED:	MW
ISSUE DATE:	25/9/2025
REVISION:	P5
PROJECT NUMBER:	25-020
DWG NUMBER:	DA 2001

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

DOVER ROAD

BDRY 139° 12'20" 67.050

NO. 19 - 21 DOVER

NO. 33 DOVER

KIOSK SUBSTATION

COMMUNAL GARDEN
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS

PLANT

DRIVEWAY 1:9 OVER 4.8M

8,230 8,420 8,750 8,750 8,750 8,750 8,500 8,500

1:8 1:4

RAMP 1:14

FORECOURT

UNDERGROUND ABSORPTION SYSTEM

BOOSTER ASSEMBLY

SPRINKLER CONTROL VALVE

UNIT 1
AREA: 198 m²
BEDS: 3

UNIT 2
AREA: 179 m²
BEDS: 3

UNIT 3
AREA: 133 m²
BEDS: 3

UNIT 4
AREA: 161 m²
BEDS: 3

UNIT 5
AREA: 179 m²
BEDS: 3

LOBBY 9,420

FIRE STAIR 1

FIRE STAIR 2

LIFT

ST

WIR

ENS

BED 2

BED 3

BATH

PWD

LDY

PANTRY

KITCHEN

LIVING

DINING

MASTER

P'TRY

LANDSCAPED TERRACE
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS

ADD BUILDING SEPARATION 6M TO SIDE BDRY

TO BE REMOVED

39.625

229° 12'20"

319° 12'20" 67.050

3102 C

3100 A

3101 B

3101 D

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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
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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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
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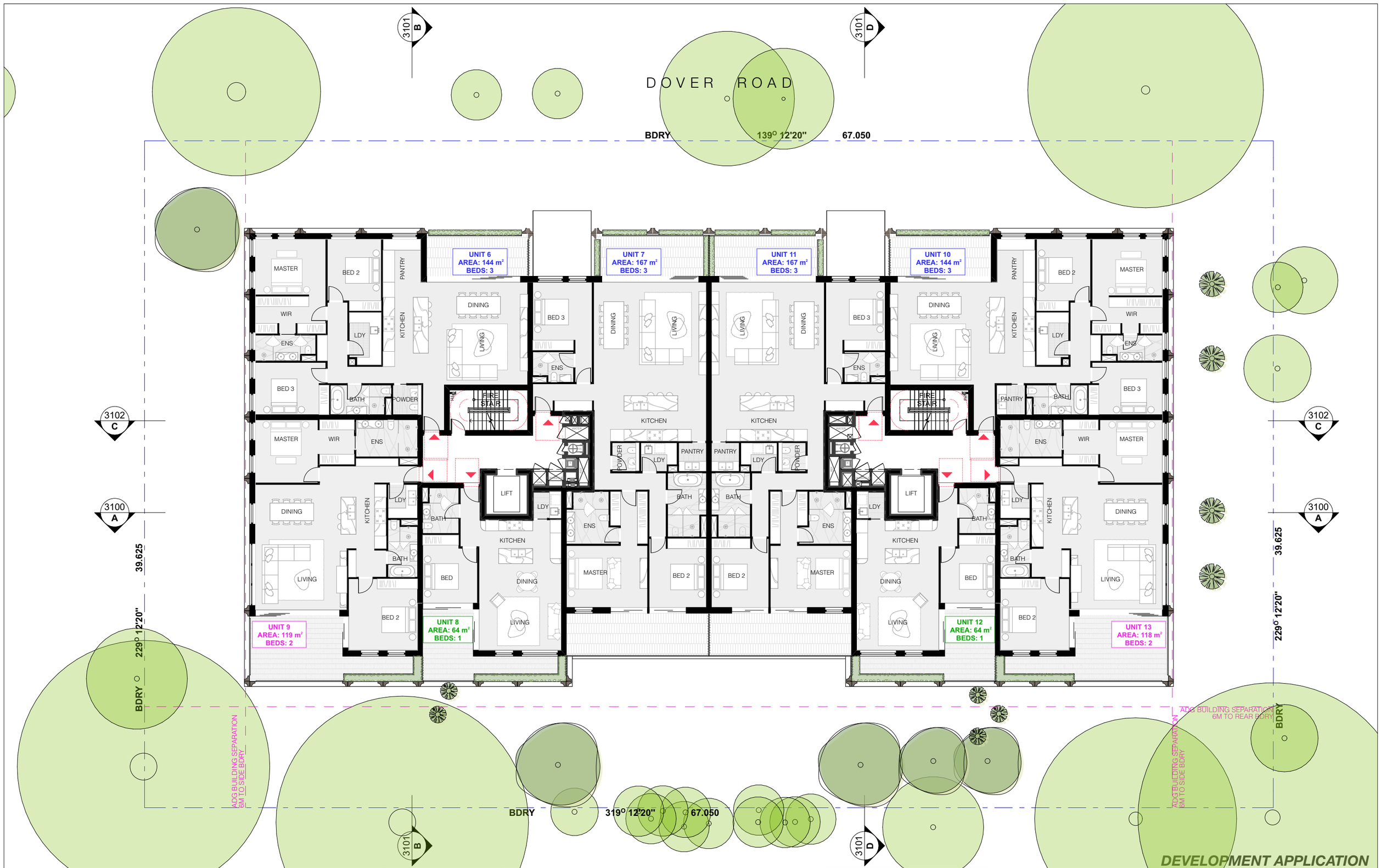
DRAWING TITLE:
GROUND FLOOR PLAN

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		**P6**
PROJECT NUMBER:		DWG NUMBER:
25-020		**DA 2002**

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

DEVELOPMENT APPLICATION



DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
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LEGEND FOR UNIT TYPES

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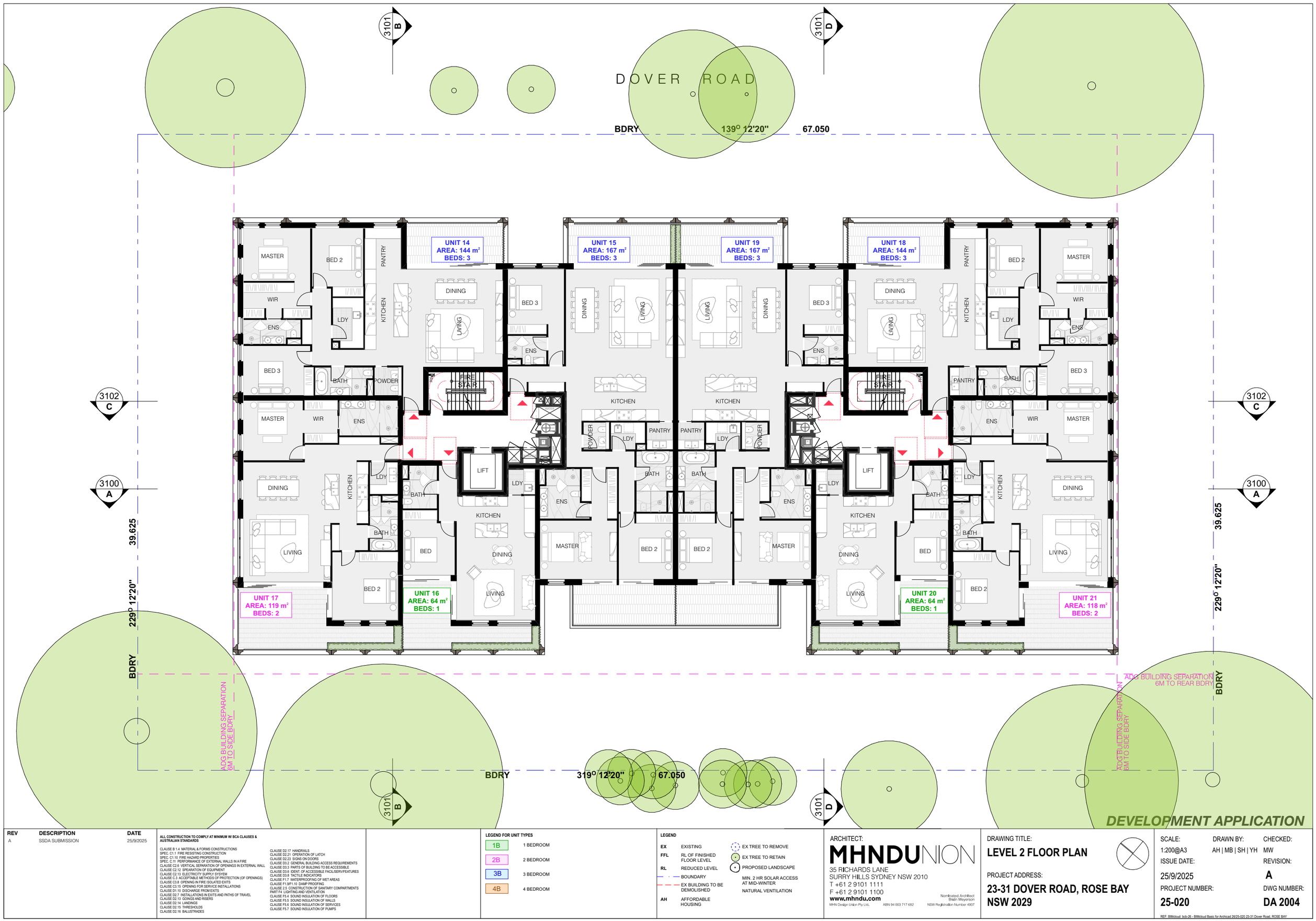
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brein Meyerson NSW Registration Number 4907

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

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

SCALE: 1:200@A3	DRAWN BY: AH | MB | SH | YH	CHECKED: MW
ISSUE DATE: 25/9/2025		REVISION: A
PROJECT NUMBER: 25-020		DWG NUMBER: DA 2003

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



DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

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LEGEND FOR UNIT TYPES

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	NATURAL VENTILATION

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

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 2004

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



DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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
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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

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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

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

DRAWING TITLE:
LEVEL 3 FLOOR PLAN

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 2005

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



DEVELOPMENT APPLICATION

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
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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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

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Nominated Architect Brein Meyerson NSW Registration Number 4907

DRAWING TITLE:
LEVEL 4 FLOOR PLAN

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 2006

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



DEVELOPMENT APPLICATION

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
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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
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Nominated Architect Brein Meyerson NSW Registration Number 4907

DRAWING TITLE:
LEVEL 5 FLOOR PLAN

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 2007

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

3101 B

3101 D

DOVER ROAD

BDRY 139° 12'20" 67.050



3102 C

3100 A

3102 C

3100 A

39.625

229° 12'20"

BDRY

ADG BUILDING SEPARATION 9M TO SIDE BDRY

ADG BUILDING SEPARATION 9M TO REAR BDRY

39.625

229° 12'20"

BDRY

ADG BUILDING SEPARATION 9M TO SIDE BDRY

BDRY 319° 12'20" 67.050

3101 B

3101 D

DEVELOPMENT APPLICATION

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
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 FACILISERVICEFEATURES
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

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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

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

DRAWING TITLE:
LEVEL 6 FLOOR PLAN

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 2008

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

3101 B

3101 D

DOVER ROAD

BDRY 139° 12'20" 67.050



3102 C

3100 A

39.625

229° 12'20"

BDRY

ADG BUILDING SEPARATION 9M TO SIDE BDRY

ADG BUILDING SEPARATION 9M TO REAR BDRY

BDRY 319° 12'20" 67.050

3101 B

3101 D

DEVELOPMENT APPLICATION

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
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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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

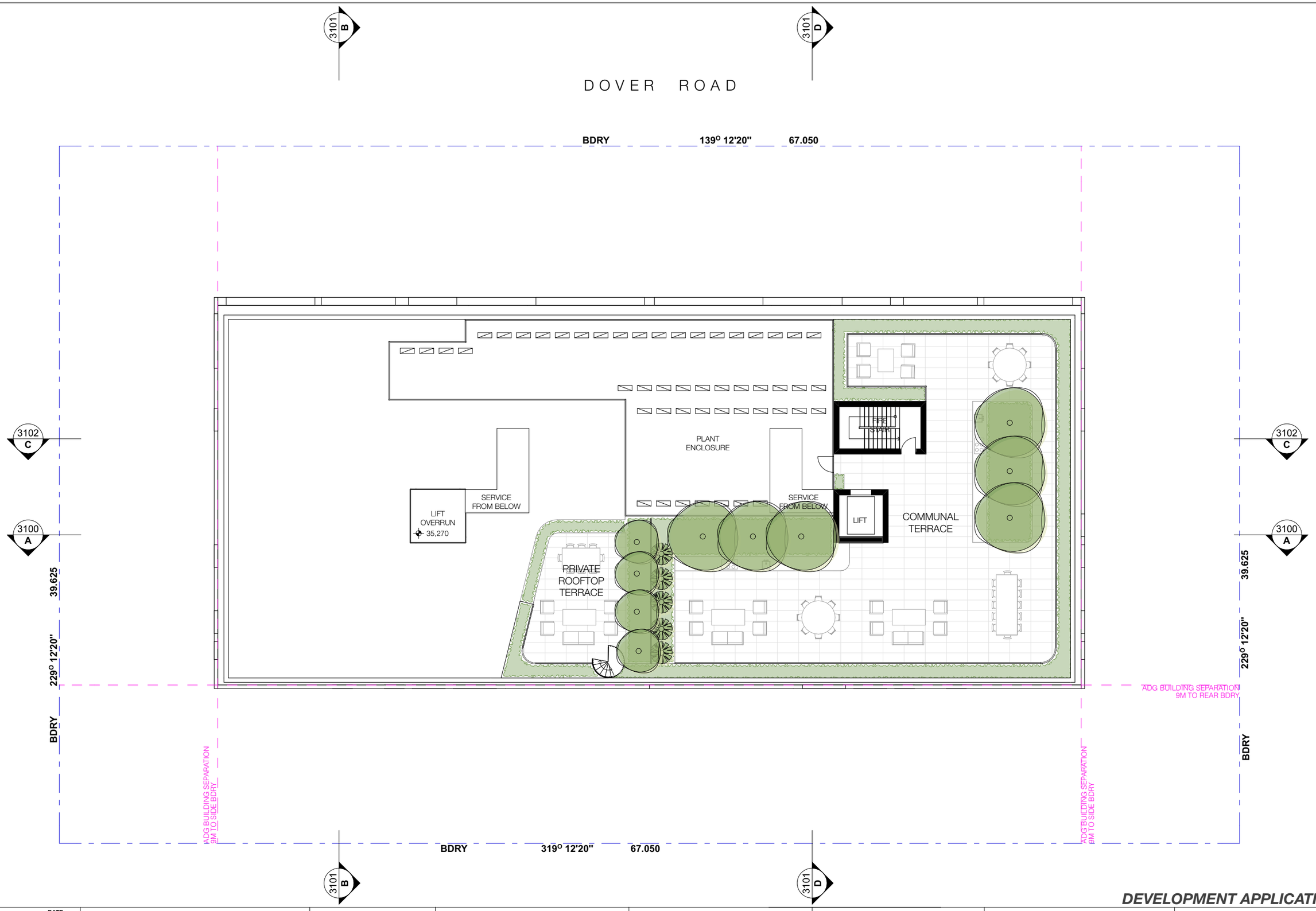
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Nominated Architect Brein Meyerson NSW Registration Number 4907

DRAWING TITLE:
LEVEL 7 FLOOR PLAN

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 2009

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



DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
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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
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Nominated Architect Brein Meyerson NSW Registration Number 4907

DRAWING TITLE:
ROOF PLAN

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

SCALE: 1:200@A3	DRAWN BY: AH | MB | SH | YH	CHECKED: MW
ISSUE DATE: 25/9/2025		REVISION: A
PROJECT NUMBER: 25-020		DWG NUMBER: DA 2010

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



1 ELEVATION NORTHEAST
1:200

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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
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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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
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	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

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Nominated Architect Brain Meyerson NSW Registration Number 4907

DRAWING TITLE:
ELEVATION NORTHEAST

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

SCALE:	DRAWN BY:	CHECKED:
@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 3000

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



1 ELEVATION SOUTHWEST
1:200

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
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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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

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

DRAWING TITLE:
ELEVATION SOUTHWEST

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 3001

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



1 ELEVATION NORTHWEST
1:200

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
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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
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	EX BUILDING TO BE DEMOLISHED
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	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

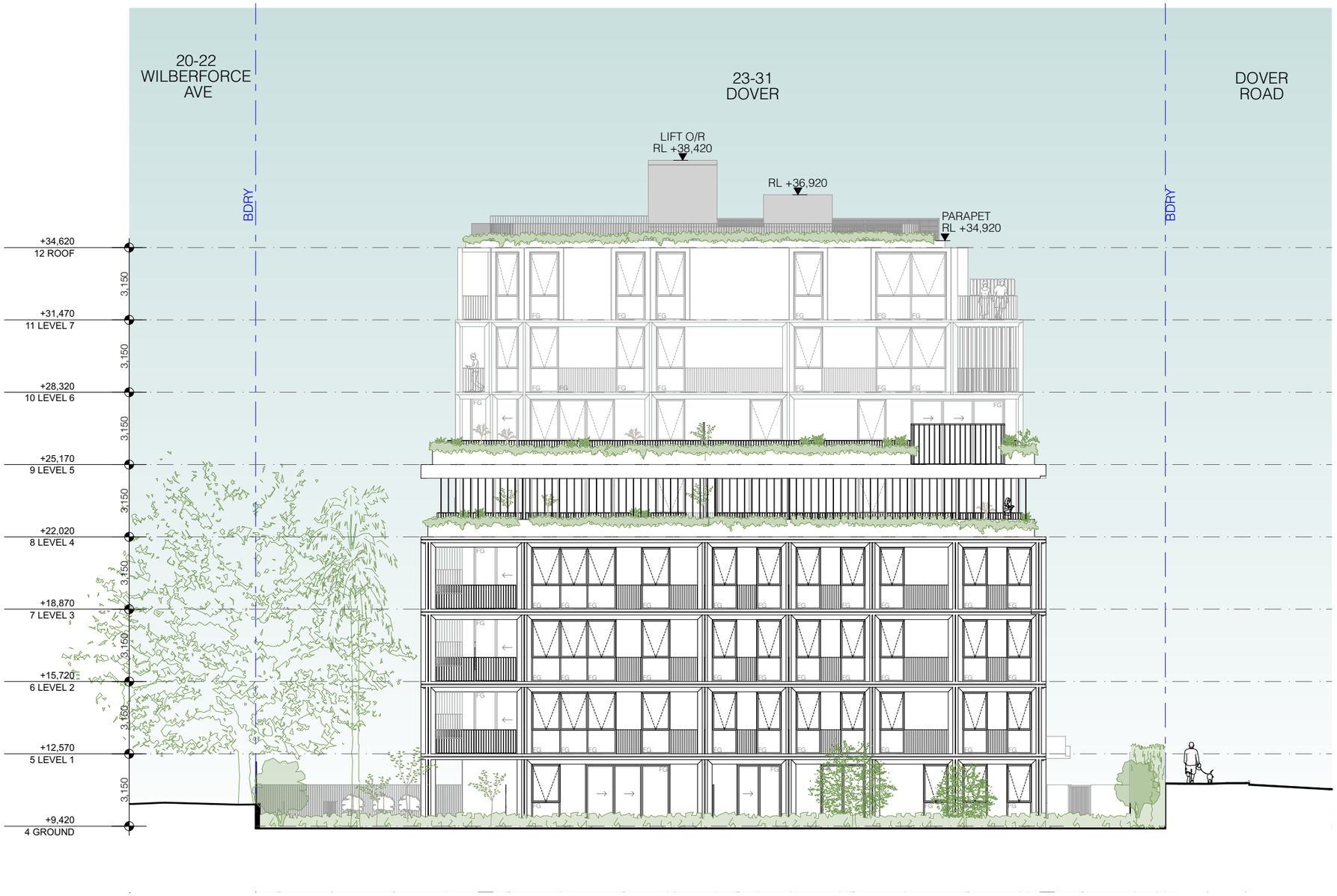
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brein Meyerson NSW Registration Number 4907

DRAWING TITLE:
ELEVATION NORTHWEST

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 3002

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



1 ELEVATION SOUTHEAST
1:200

DEVELOPMENT APPLICATION

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
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LEGEND FOR UNIT TYPES

1B	1 BEDROOM
2B	2 BEDROOM
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LEGEND

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
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	EX TREE TO REMOVE
	EX TREE TO RETAIN
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	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

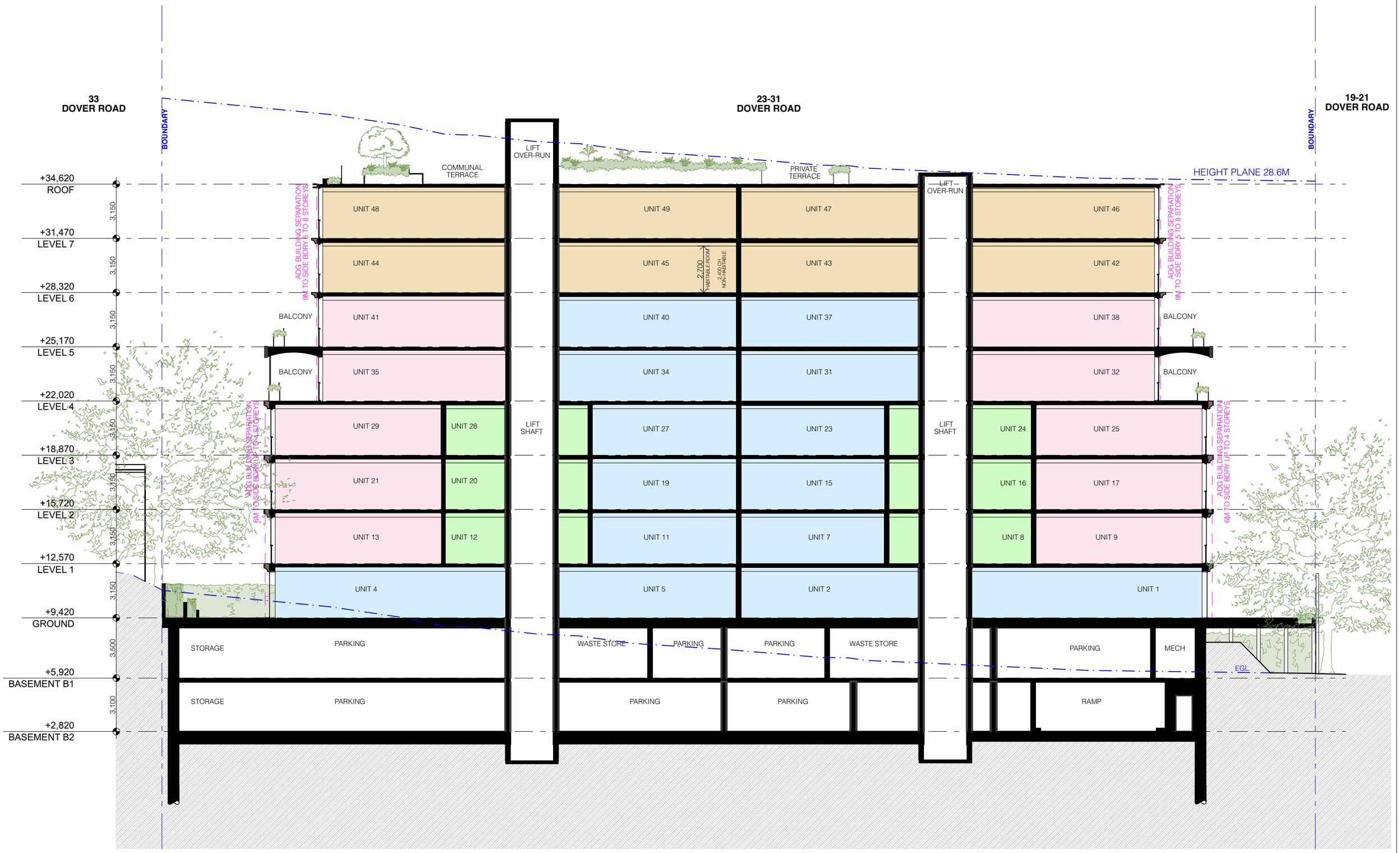
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brislin Meyerson NSW Registration Number 4907

DRAWING TITLE:
ELEVATION SOUTHEAST

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 3003

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



DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
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CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILSERVIFEATURES
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

LEGEND FOR UNIT TYPES

1B	1 BEDROOM
2B	2 BEDROOM
3B	3 BEDROOM
4B	4 BEDROOM

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING

EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE
MIN. 2 HR SOLAR ACCESS AT MID-WINTER
NATURAL VENTILATION

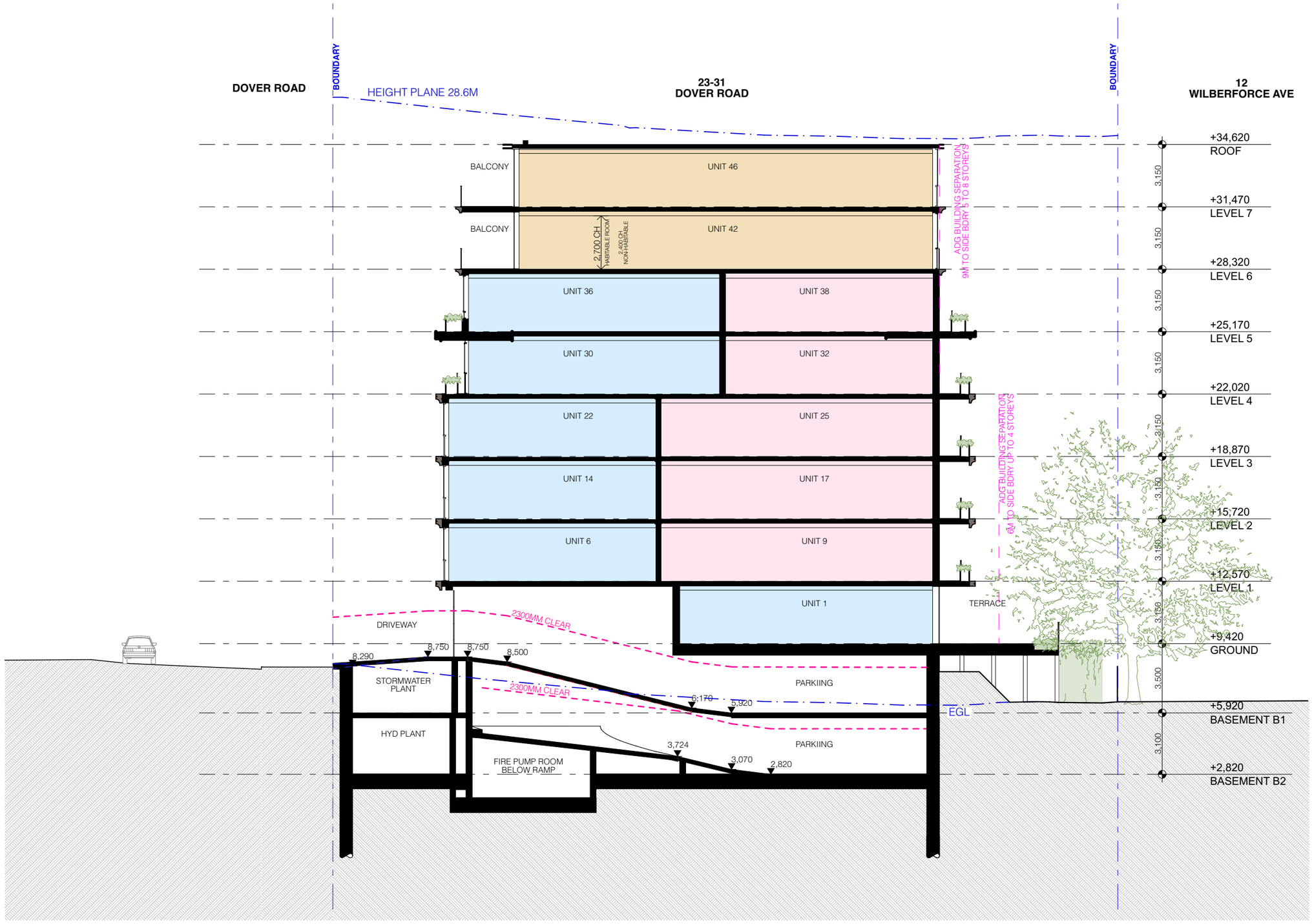
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brelin Meyerson NSW Registration Number 4907

DRAWING TITLE:
SECTION A

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 3100

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



DEVELOPMENT APPLICATION

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
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
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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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

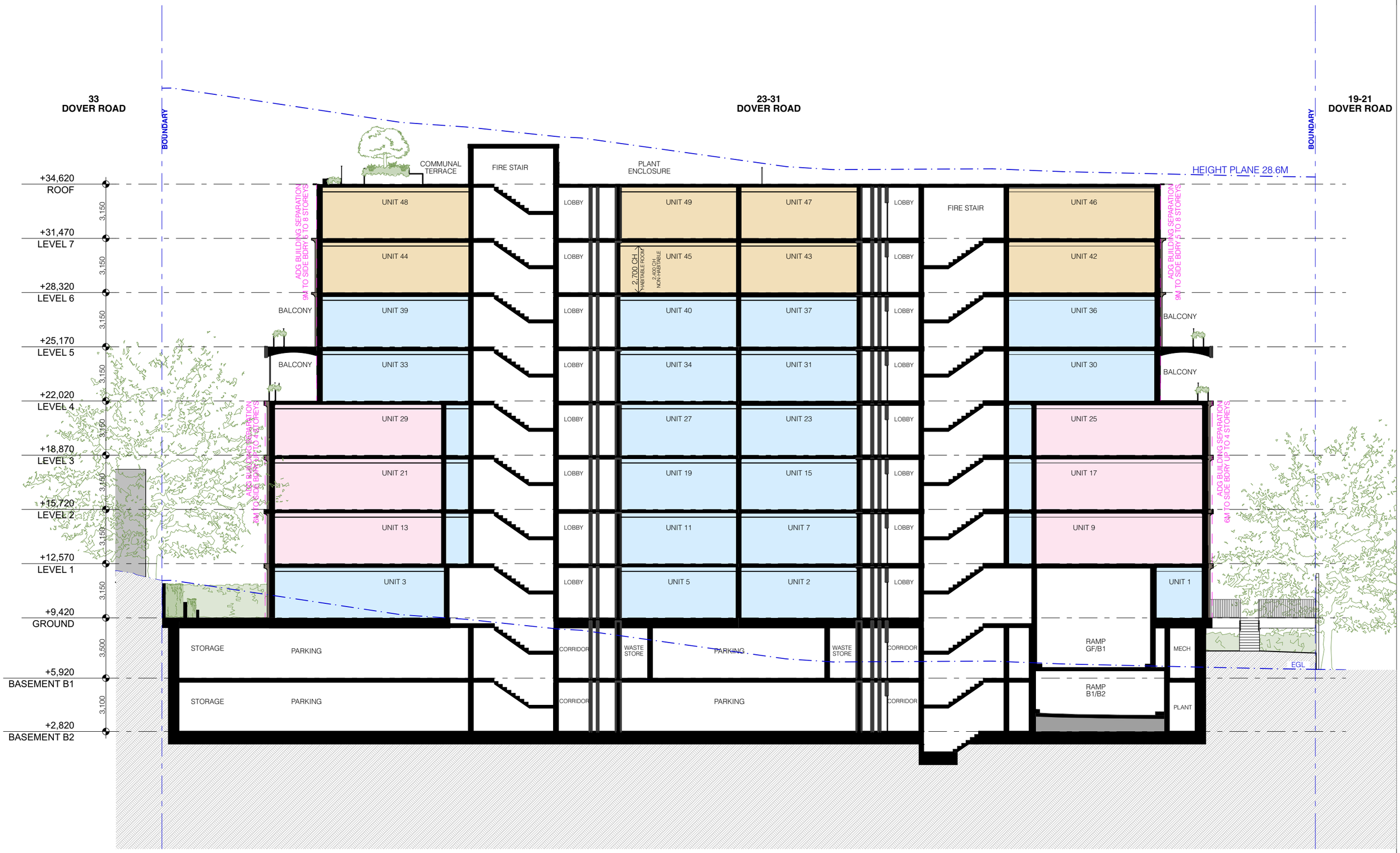
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Nominated Architect Brislin Meyerson NSW Registration Number 4907

DRAWING TITLE:
SECTION B

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 3101

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



DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	14/10/2025

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
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LEGEND FOR UNIT TYPES

1B	1 BEDROOM
2B	2 BEDROOM
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NOTES:

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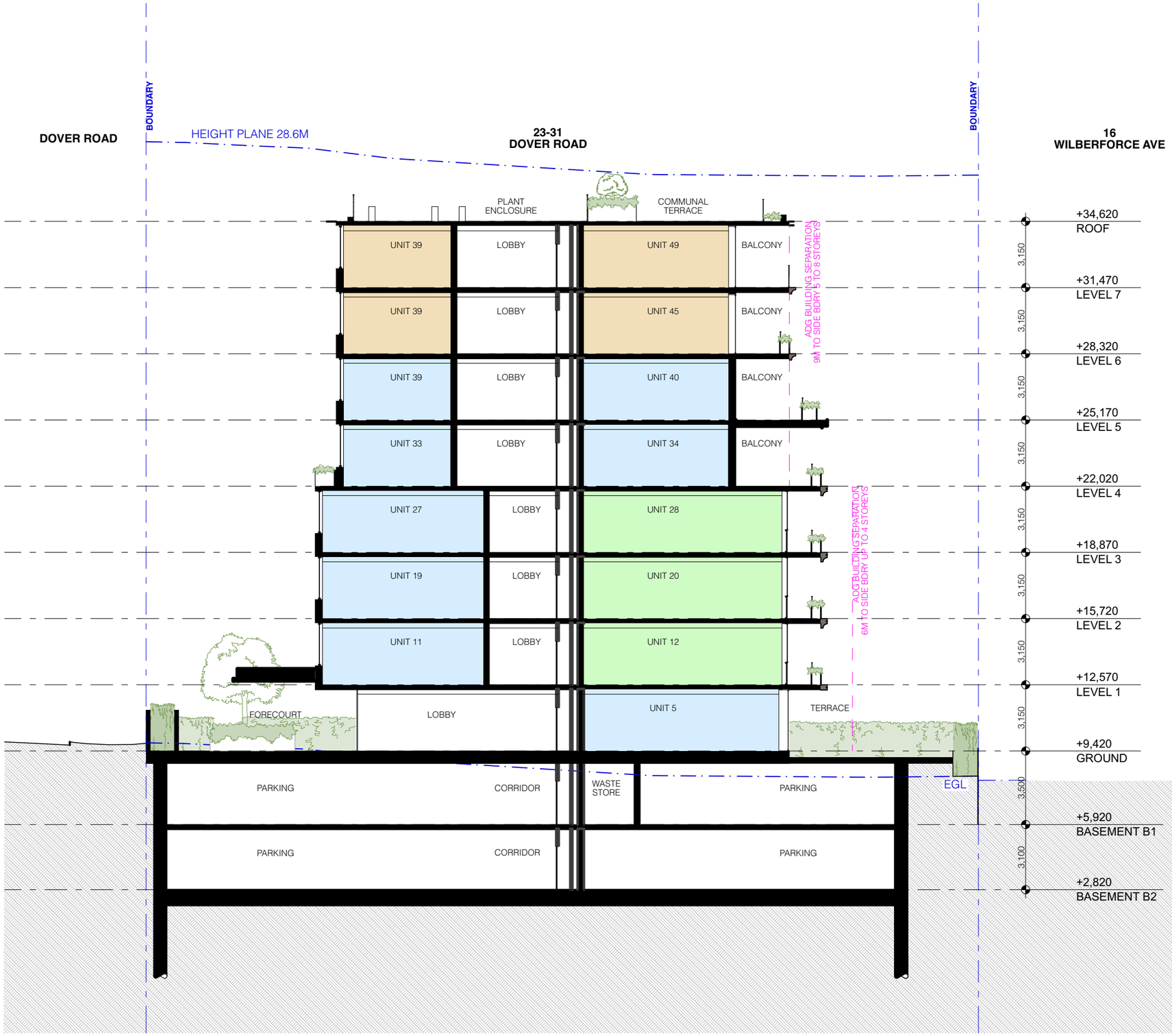
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Nominated Architect Brelin Meyerson NSW Registration Number 4907

DRAWING TITLE:
SECTION C

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 3102

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



DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	14/10/2025

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
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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
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

NOTES:

EX	EXISTING
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RL	REDUCED LEVEL
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	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING

EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE
MIN. 2 HR SOLAR ACCESS AT MID-WINTER
NATURAL VENTILATION

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Nominated Architect Brain Meyerson NSW Registration Number 4907

DRAWING TITLE:
SECTION D

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		**P1**
PROJECT NUMBER:		DWG NUMBER:
25-020		**DA 3103**

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

CON-01



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

CON-02



COLOURED PRECAST CONCRETE
COLOUR: LATTE OR SIMILAR
FINISH: SANDBLASTED

CON-03



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

MTL-01

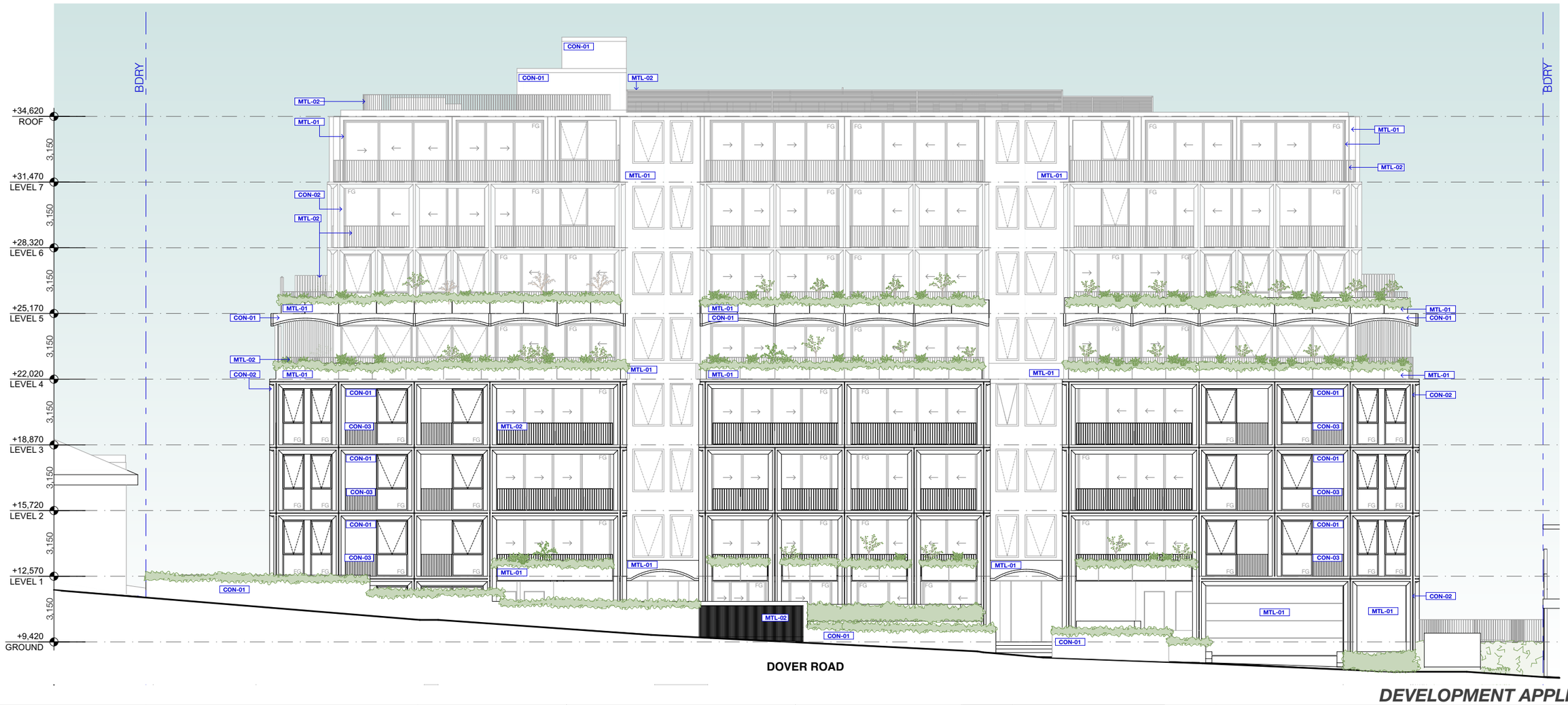


ALUMINIUM CLADDING
COLOUR: SATIN MID-BRONZE
FINISH: ANODISED
TO WALL, WINDOW FRAME & PLANTER

MTL-02



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



DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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
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CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
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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
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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

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Nominated Architect Brain Meyerson NSW Registration Number 4907

DRAWING TITLE:
EXTERNAL FINISHES

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

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 6000

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



1 STREET FRONT FACADE

DEVELOPMENT APPLICATION

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
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LEGEND FOR UNIT TYPES

1B	1 BEDROOM
2B	2 BEDROOM
3B	3 BEDROOM
4B	4 BEDROOM

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
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Nominated Architect Brslin Meyerson NSW Registration Number 4907

DRAWING TITLE:
PHOTOMONTAGE 01

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

SCALE:	DRAWN BY:	CHECKED:
@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 6001

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



1 VIEW FROM EAST OF DOVER ROAD

DEVELOPMENT APPLICATION

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
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1B	1 BEDROOM
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Nominated Architect Brein Meyerson NSW Registration Number 4907

DRAWING TITLE:
PHOTOMONTAGE 02

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

SCALE:	DRAWN BY:	CHECKED:
@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 6002

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



1 REAR FACADE

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

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CLAUSE J.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

LEGEND FOR UNIT TYPES

1B	1 BEDROOM
2B	2 BEDROOM
3B	3 BEDROOM
4B	4 BEDROOM

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING

EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE
MIN. 2 HR SOLAR ACCESS AT MID-WINTER
NATURAL VENTILATION

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 Brslin Meyerson NSW Registration Number 4907

DRAWING TITLE:
PHOTOMONTAGE 03

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

SCALE:	DRAWN BY:	CHECKED:
@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 6003

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



1 MAIN ENTRY

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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 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 D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
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CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILSERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
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CLAUSE F5.7 SOUND INSULATION OF PUMPS

LEGEND FOR UNIT TYPES

1B	1 BEDROOM
2B	2 BEDROOM
3B	3 BEDROOM
4B	4 BEDROOM

NOTES:

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

DRAWING TITLE:
PHOTOMONTAGE 04

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

SCALE: @A3	DRAWN BY: AH | MB | SH | YH	CHECKED: MW
ISSUE DATE: 25/9/2025		REVISION: A
PROJECT NUMBER: 25-020		DWG NUMBER: DA 6004

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

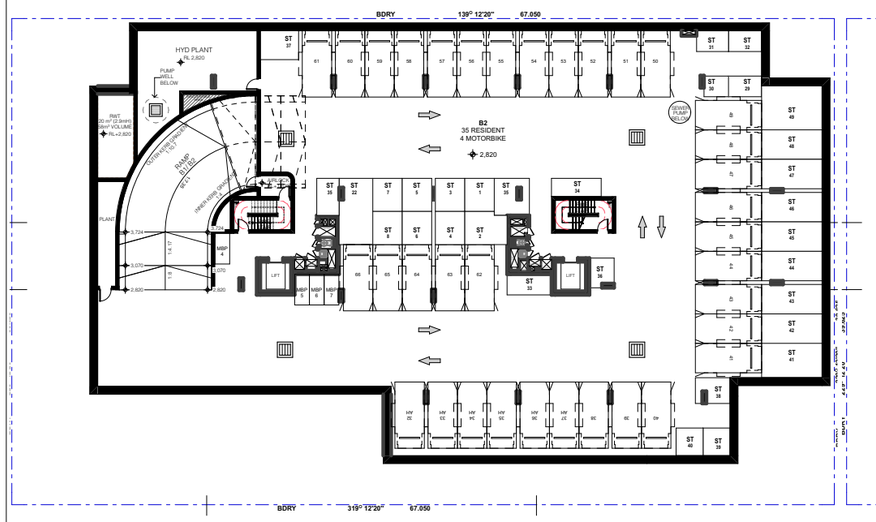
FSR

	LEP CONTROL	LMR CONTROL	IN-FILL AFFORDABLE HOUSING (+30%)	PROPOSAL TOTAL GFA	COMPLIES (LMR+AFFORDABLE HOUSING)
SITE AREA:	2,657.00m^2				
TOTAL GFA:	1,992.75m^2	5,845.40m^2	7,599.02m^2	**7,592.57 m²**	YES
FSR:	0.75:1	2.2:1	2.86:1	**2.86:1**	

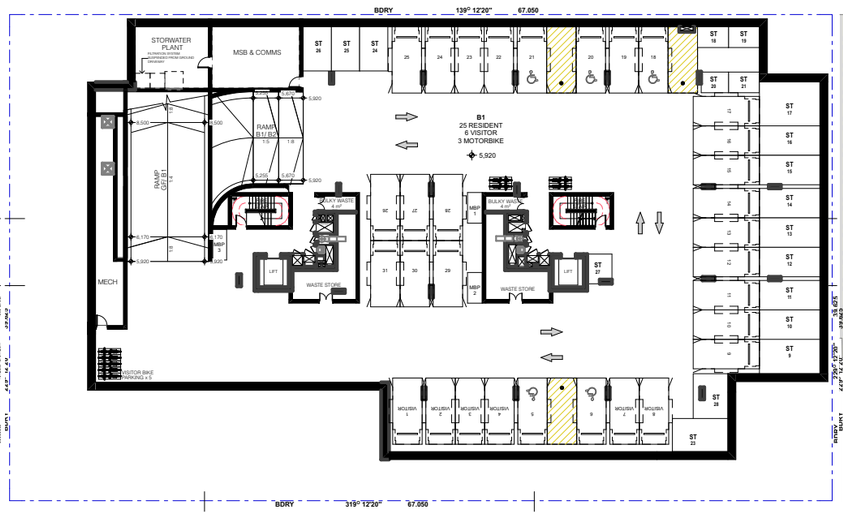
GFA CALCULATIONS

LEVEL	GFA (m2)
GROUND	959.15
LEVEL 1	1,052.42
LEVEL 2	1,052.42
LEVEL 3	1,052.42

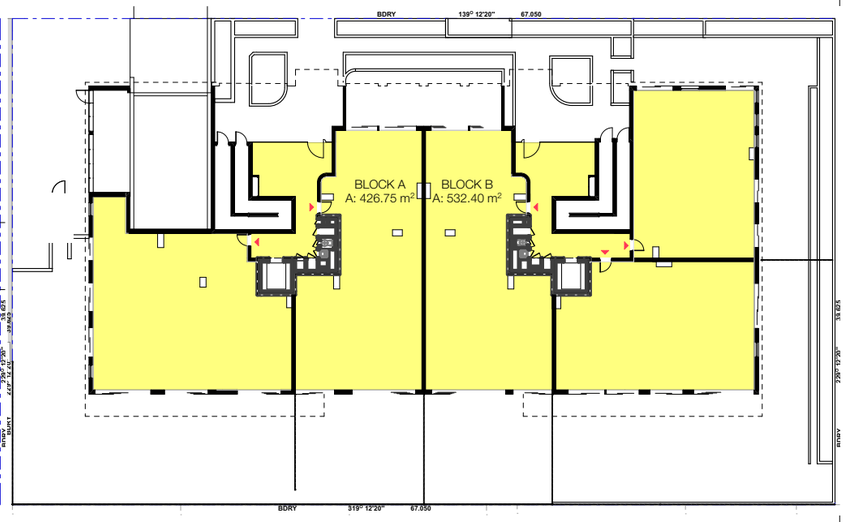
LEVEL	GFA (m2)
LEVEL 4	879.94
LEVEL 5	879.94
LEVEL 6	858.14
LEVEL 7	858.14
	7,592.57 m²



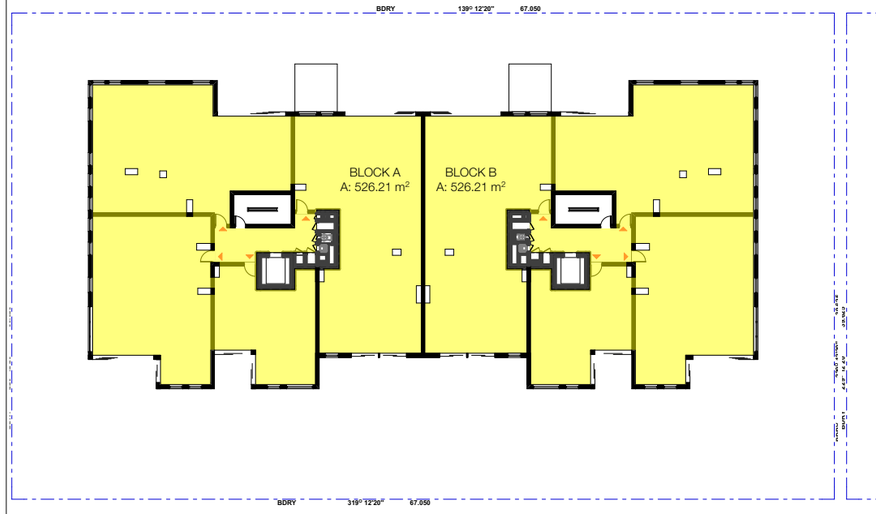
1 BASEMENT B2



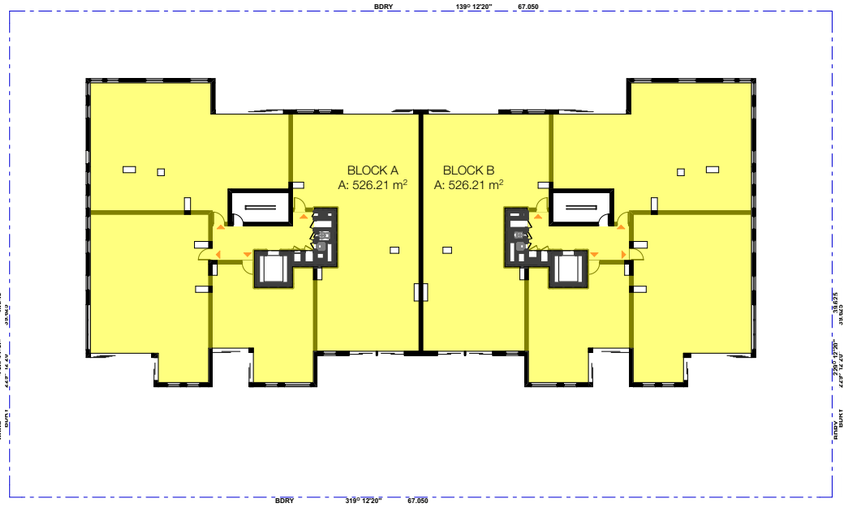
2 BASEMENT B1



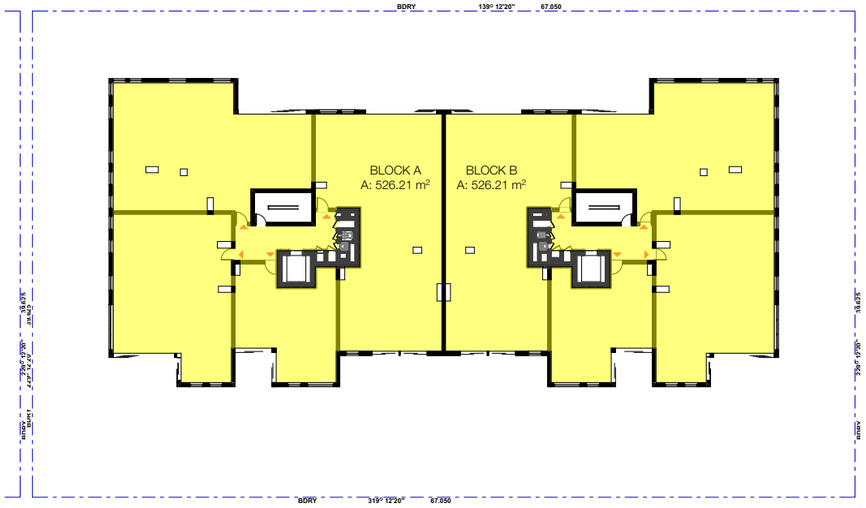
3 GROUND



4 LEVEL 1



5 LEVEL 2



6 LEVEL 3

DEVELOPMENT APPLICATION

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
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CLAUSE F5.7 SOUND INSULATION OF PUMPS

LEGEND FOR UNIT TYPES

1B	1 BEDROOM
2B	2 BEDROOM
3B	3 BEDROOM
4B	4 BEDROOM

NOTES:

EX	EXISTING
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PROPOSED LANDSCAPE
MIN. 2 HR SOLAR ACCESS AT MID-WINTER
NATURAL VENTILATION

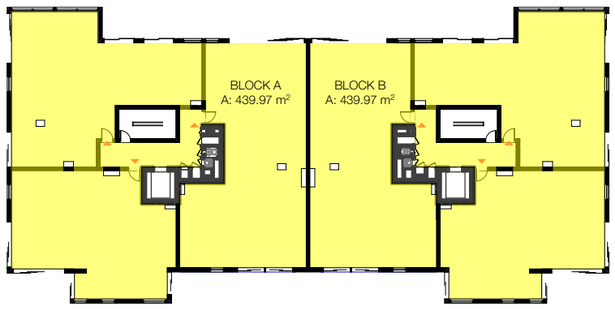
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Nominated Architect Brain Meyerson NSW Registration Number 4907

DRAWING TITLE:
GFA DIAGRAMS (1)

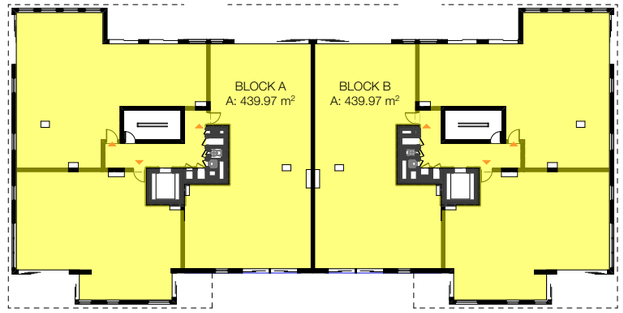
PROJECT ADDRESS:
23-31 DOVER ROAD, ROSE BAY NSW 2029

SCALE:	DRAWN BY:	CHECKED:
1:500@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9100

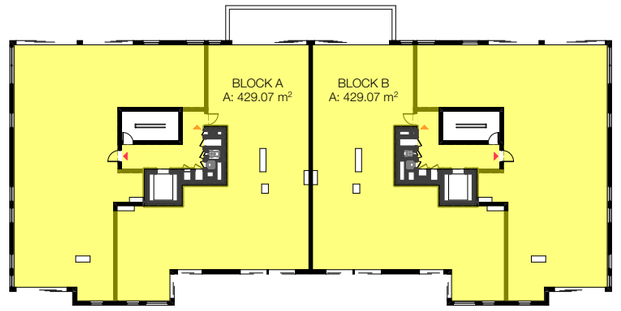
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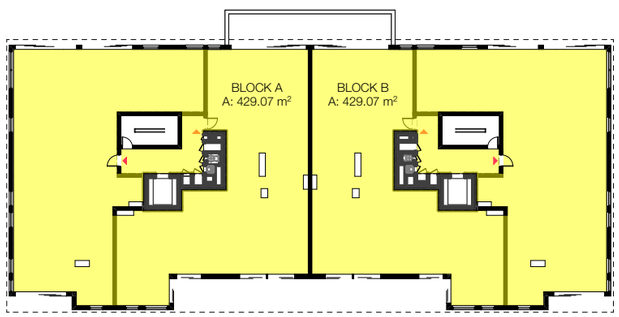
1 LEVEL 4



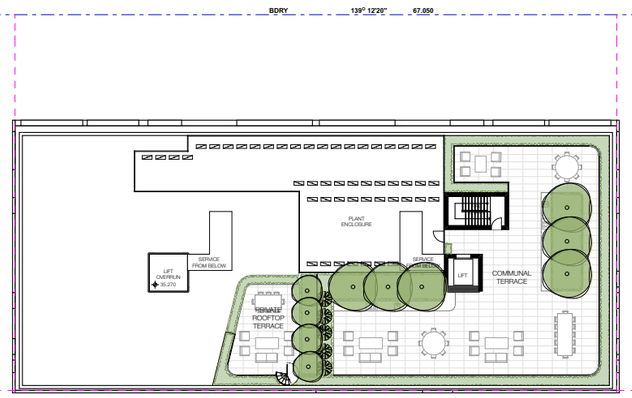
2 LEVEL 5



3 LEVEL 6



4 LEVEL 7



5 ROOF

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

CLAUSE B.1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
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LEGEND FOR UNIT TYPES

1B	1 BEDROOM
2B	2 BEDROOM
3B	3 BEDROOM
4B	4 BEDROOM

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING

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

DRAWING TITLE:
GFA DIAGRAMS (2)

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

SCALE:	DRAWN BY:	CHECKED:
1:500@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9101

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

AFFORDABLE HOUSING FSR

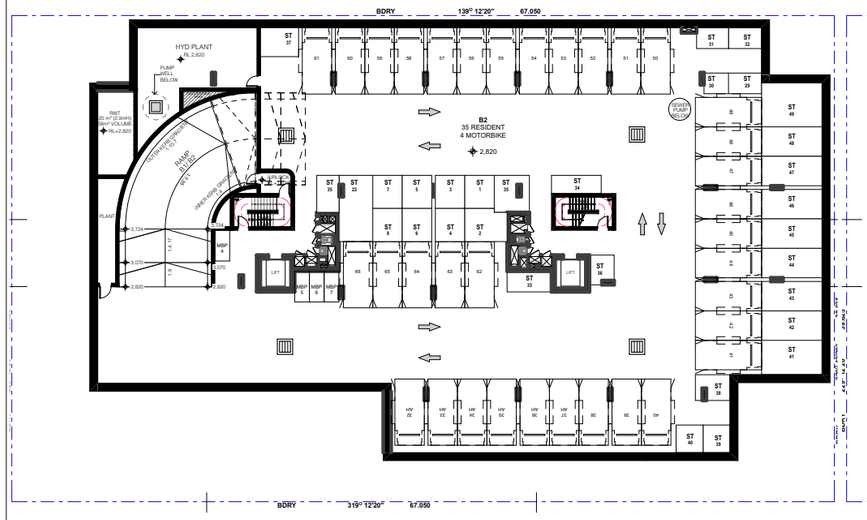
	LEP CONTROL	LMR CONTROL	IN-FILL AFFORDABLE HOUSING (+30%)
SITE AREA:	2,657.00m²		
TOTAL GFA:	1,992.75m²	5,845.40m²	7,599.02m²
FSR:	0.75:1	2.2:1	2.86:1

MINIMUM AFFORDABLE HOUSING GFA (15%)	PROPOSED AFFORDABLE HOUSING GFA	COMPLIES
1,140m²	**1,141.12**	YES

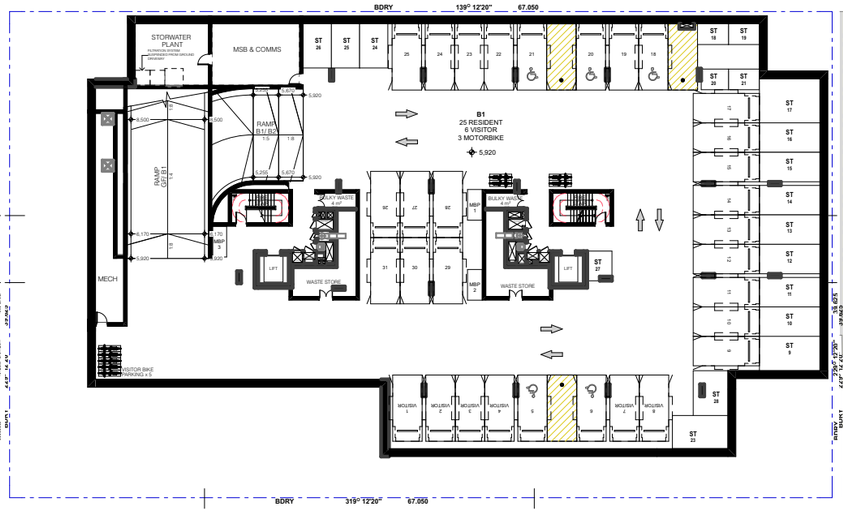
Bed Type	Unit No	No. Unit	%
1B	8,12, 16, 20,28	5	45.5%
2B	9,13, 17, 21,29	5	45.5%
3B	10	1	9.1%
TOTAL		11	100.0%

GFA CALCULATIONS - AFFORDABLE HOUSING

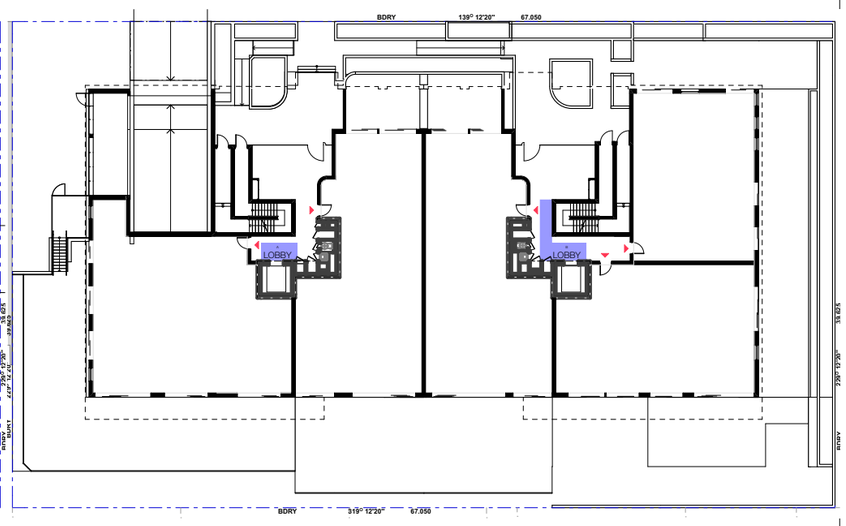
GFA (m2)	AH Units		% AH Lobby*		AH Lobby		TOTAL AH GFA
LEVEL	BLOCK A	BLOCK B	BLOCK A	BLOCK B	BLOCK A	BLOCK B	
GROUND	0	0	10.50%	19.35%	4.42	9.21	
LEVEL 1	186.78	333.94	37.02%	66.19%	8.02	14.34	
LEVEL 2	186.78	186.78	37.02%	37.02%	8.02	8.02	
LEVEL 3	0	186.78	0	37.02%	0	8.02	
LEVEL 4	0	0	0	0	0	0	
LEVEL 5	0	0	0	0	0	0	
LEVEL 6	0	0	0	0	0	0	
LEVEL 7	0	0	0	0	0	0	
ROOF	0	0	0	0	0	0	
TOTAL	**373.56**	**707.50**			**20.46**	**39.59**	**1,141.12**



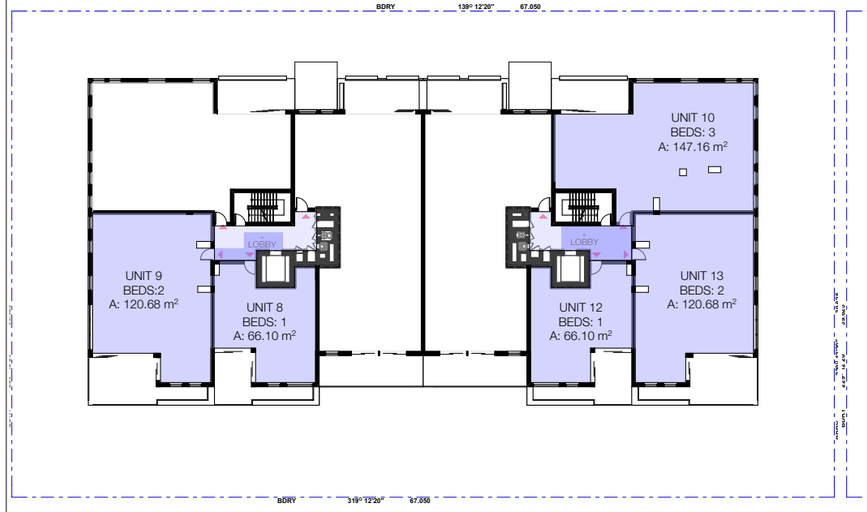
1 BASEMENT B2 - AFFORDABLE HOUSING



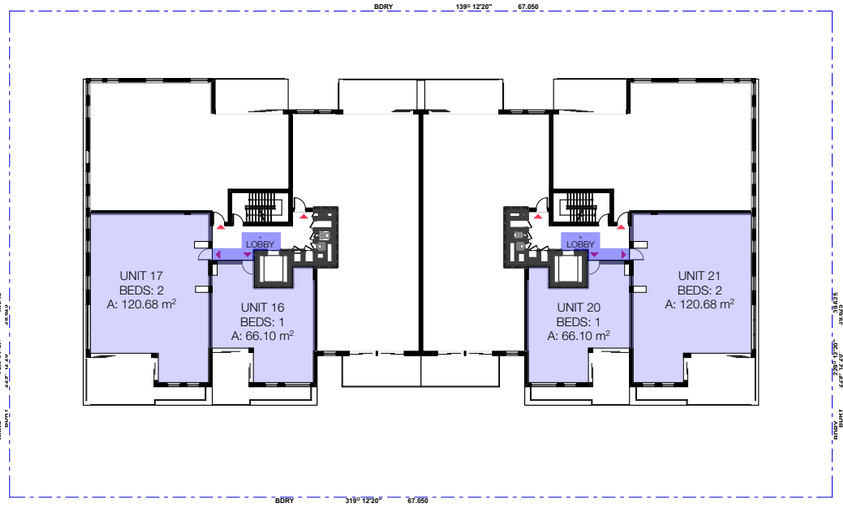
2 BASEMENT B1 - AFFORDABLE HOUSING



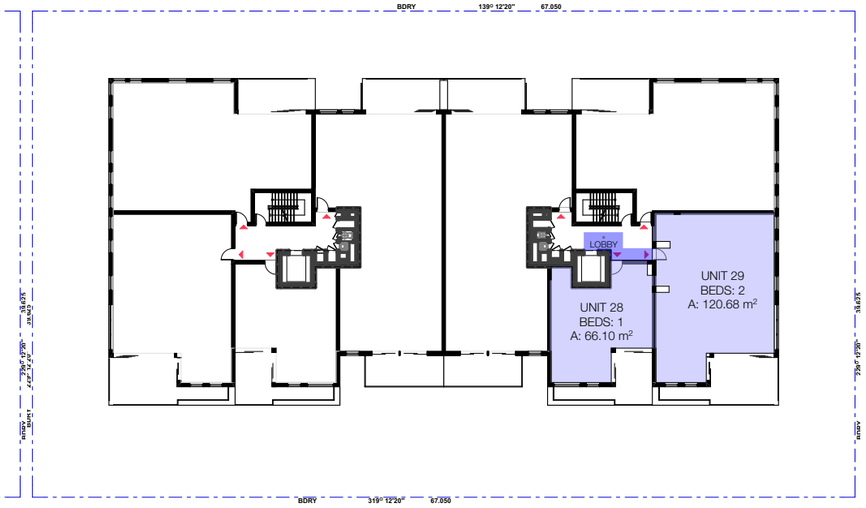
3 GROUND - AFFORDABLE HOUSING



4 LEVEL 1 - AFFORDABLE HOUSING



5 LEVEL 2 - AFFORDABLE HOUSING



6 LEVEL 3 - AFFORDABLE HOUSING

DEVELOPMENT APPLICATION

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
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CLAUSE F5.7 SOUND INSULATION OF PUMPS

LEGEND FOR UNIT TYPES

1B 1 BEDROOM
AFFORDABLE HOUSING DWELLING GFA
2B 2 BEDROOM
AFFORDABLE HOUSING LOBBY GFA*
3B 3 BEDROOM

*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.

NOTES:

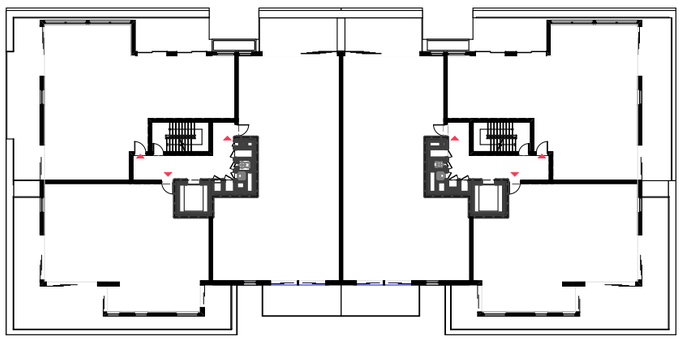
EX EXISTING
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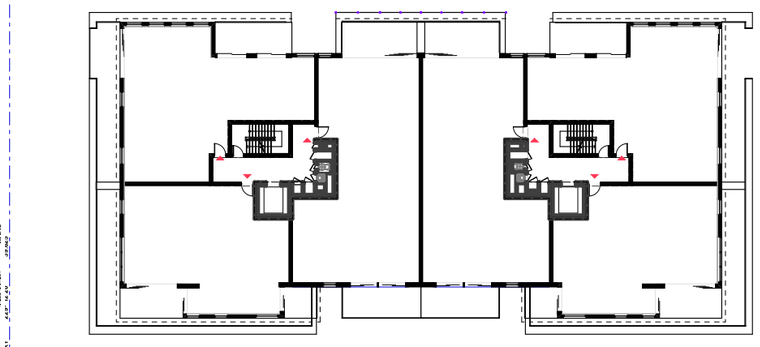
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GFA DIAGRAMS (1)- AFFORDABLE HOUSING
PROJECT ADDRESS:
23-31 DOVER ROAD, ROSE BAY NSW 2029

SCALE:	DRAWN BY:	CHECKED:
1:500@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9102

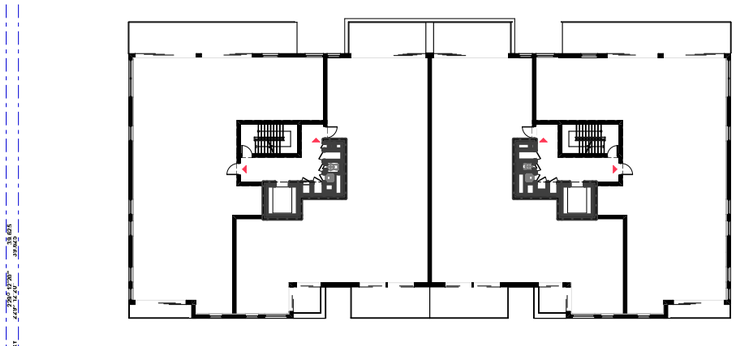
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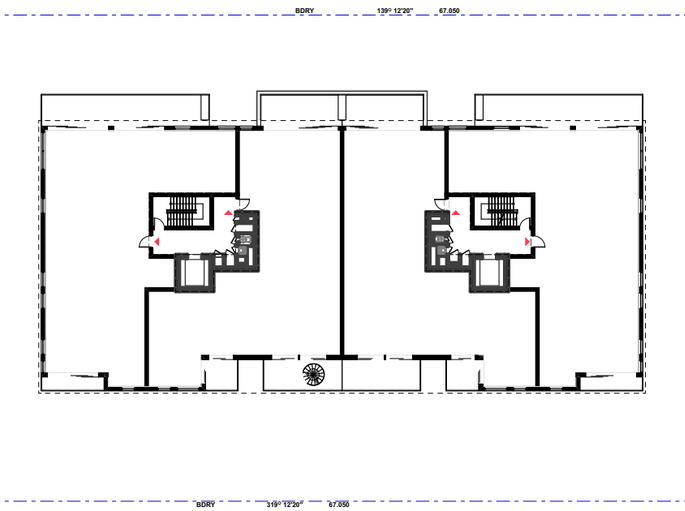
1 LEVEL 4 - AFFORDABLE HOUSING



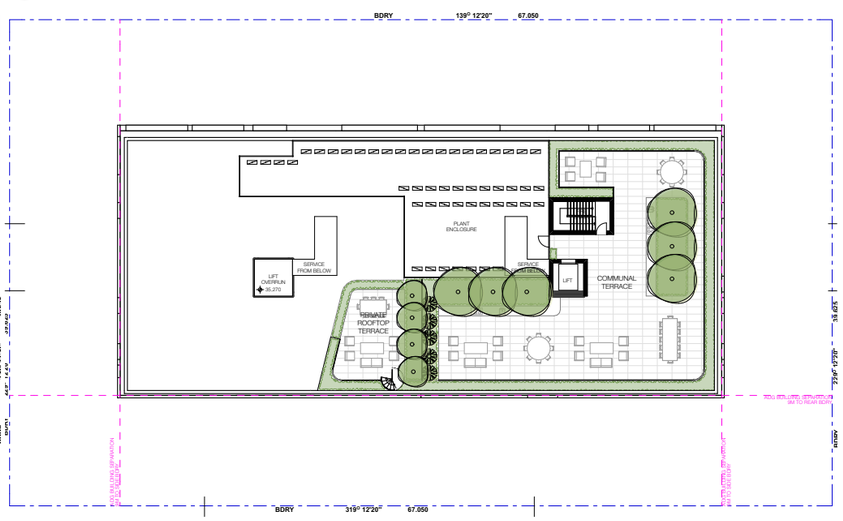
2 LEVEL 5 - AFFORDABLE HOUSING



3 LEVEL 6 - AFFORDABLE HOUSING



4 LEVEL 7 - AFFORDABLE HOUSING



5 ROOF

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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
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CLAUSE D2.16 BALUSTRADES
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CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
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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 — PROPOSED AFFORDABLE DWELLING
2B 2 BEDROOM — PROPOSED SHARED SPACE FOR AFFORDABLE AND MARKET DWELLINGS
3B 3 BEDROOM
4B 4 BEDROOM

NOTE:
Since lobbies are a shared space for both affordable and market dwellings, their GFA should 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.

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING

EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE
MIN. 2 HR SOLAR ACCESS AT MID-WINTER
NATURAL VENTILATION

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

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

SCALE:	DRAWN BY:	CHECKED:
1:500@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9103

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

STORAGE VOLUME

LEVEL	TYPE	UNIT No.	WITHIN UNIT m3	OUTSIDE UNIT m3	
GROUND					
	3 BED	1	5.09	15.55	✓
	3 BED	2	5.86	21.53	✓
	3 BED	3	6.01	15.55	✓
	3 BED	4	6.01	15.55	✓
	3 BED	5	5.86	15.55	✓
LEVEL 1					
	3 BED	6	5.30	15.55	✓
	3 BED	7	6.22	15.55	✓
	1 BED	8	4.10	15.55	✓
	2 BED	9	4.43	33.12	✓
	3 BED	10	5.30	28.40	✓

LEVEL	TYPE	UNIT No.	WITHIN UNIT m3	OUTSIDE UNIT m3	
	3 BED	11	6.22	28.40	✓
	1 BED	12	4.10	28.40	✓
	2 BED	13	4.43	28.40	✓
LEVEL 2					
	3 BED	14	5.30	28.40	✓
	3 BED	15	6.22	28.40	✓
	1 BED	16	4.10	28.40	✓
	2 BED	17	4.43	42.47	✓
	3 BED	18	5.30	10.23	✓
	3 BED	19	6.22	10.23	✓
	1 BED	20	4.10	8.99	✓
	2 BED	21	4.43	10.20	✓

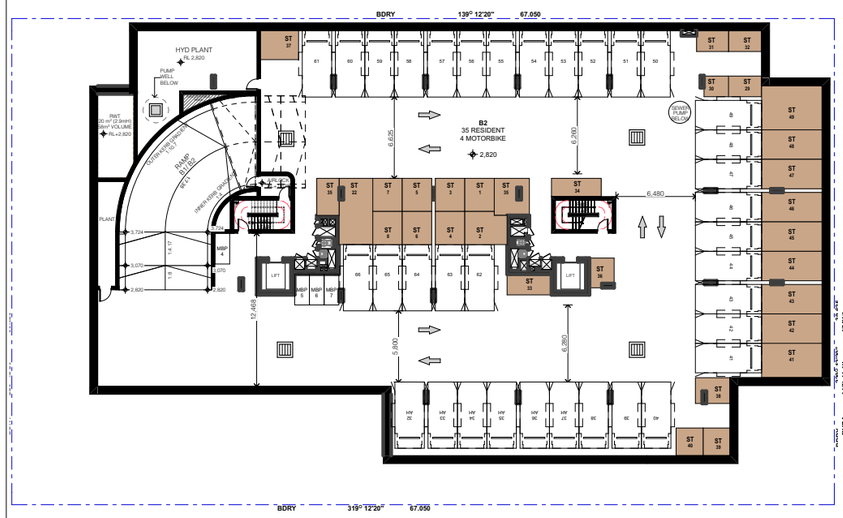
LEVEL	TYPE	UNIT No.	WITHIN UNIT m3	OUTSIDE UNIT m3	
LEVEL 3					
	3 BED	22	5.30	35.62	✓
	3 BED	23	6.22	29.32	✓
	1 BED	24	4.10	19.87	✓
	2 BED	25	4.43	19.87	✓
	3 BED	26	5.30	19.87	✓
	3 BED	27	6.22	11.67	✓
	1 BED	28	4.10	24.78	✓
	2 BED	29	4.43	10.91	✓
LEVEL 4					
	3 BED	30	5.63	8.07	✓
	3 BED	31	5.83	10.55	✓

LEVEL	TYPE	UNIT No.	WITHIN UNIT m3	OUTSIDE UNIT m3	
	2 BED	32	5.00	10.95	✓
	3 BED	33	5.63	14.59	✓
	3 BED	34	5.83	14.41	✓
	2 BED	35	5.00	33.96	✓
LEVEL 5					
	3 BED	36	5.63	10.83	✓
	3 BED	37	5.83	17.48	✓
	2 BED	38	5.00	14.26	✓
	3 BED	39	5.63	11.88	✓
	3 BED	40	5.83	11.88	✓
	2 BED	41	5.00	33.13	✓
LEVEL 6					

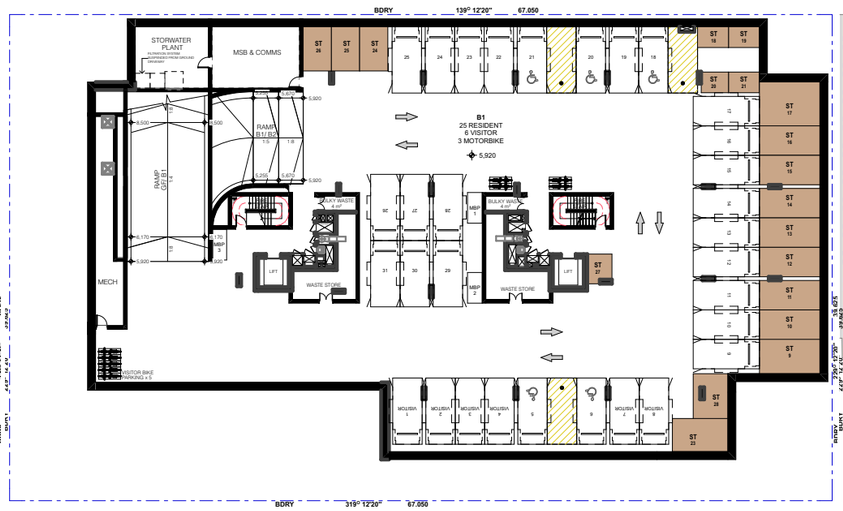
LEVEL	TYPE	UNIT No.	WITHIN UNIT m3	OUTSIDE UNIT m3	
	4 BED	42	5.87	28.40	✓
	4 BED	43	5.96	28.40	✓
	4 BED	44	5.87	28.40	✓
	4 BED	45	5.96	28.40	✓
LEVEL 7					
	4 BED	46	5.87	28.40	✓
	4 BED	47	5.96	28.40	✓
	4 BED	48	5.87	28.40	✓
	4 BED	49	5.96	42.47	✓

ADG DESIGN CRITERIA	APARTMENT TYPE	VOLUME
	1 BED	6 m³
	2 BED	8 m³
	3+ BED	10 m³

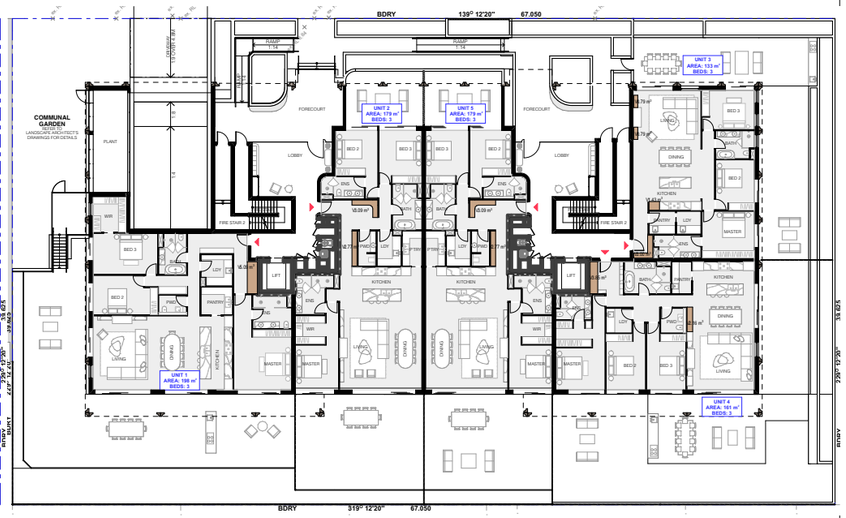
(ADG REQUIREMENT: > 50% REQUIRED LOCATED WITHIN UNIT)



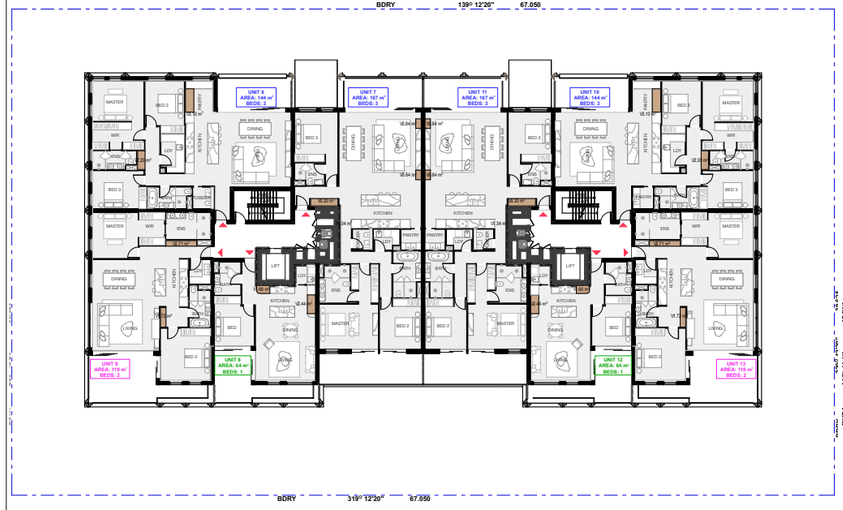
1 BASEMENT B2



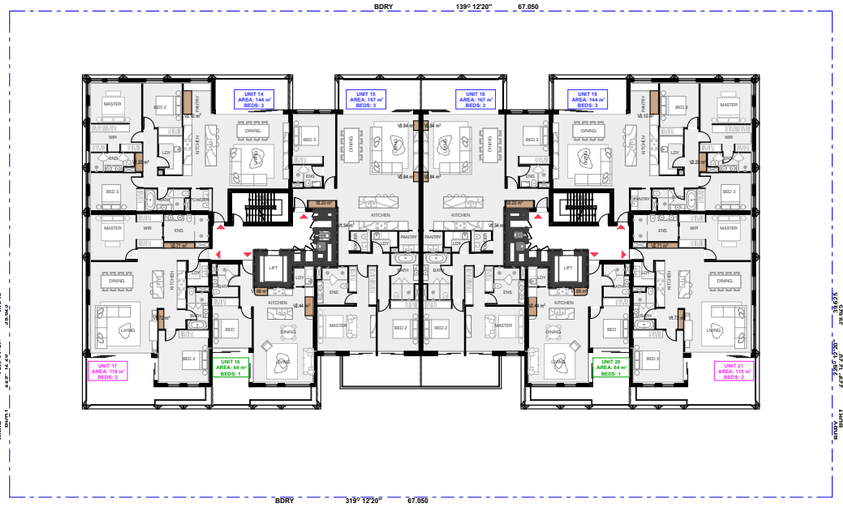
2 BASEMENT B1



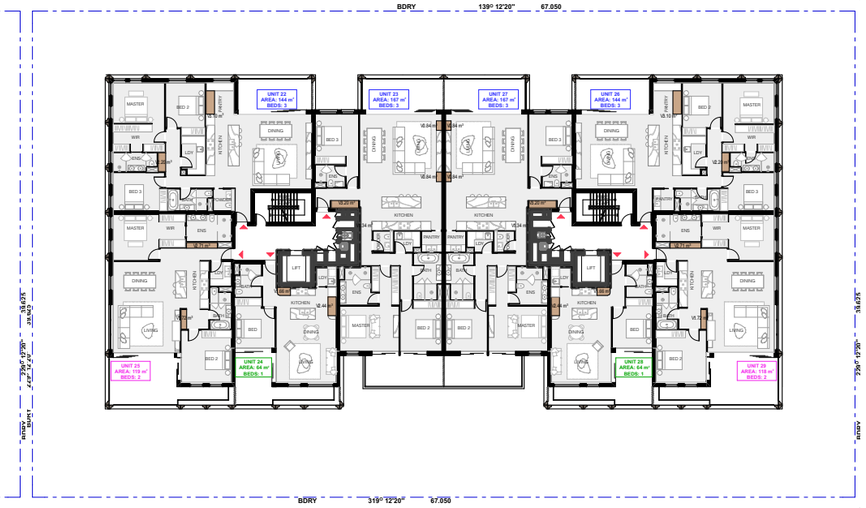
3 GROUND



4 LEVEL 1



5 LEVEL 2



6 LEVEL 3

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
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CLAUSE F5.7 SOUND INSULATION OF PUMPS

LEGEND FOR UNIT TYPES

STORAGE VOLUME	1 BEDROOM
2B	2 BEDROOM
3B	3 BEDROOM
4B	4 BEDROOM

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING

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

DEVELOPMENT APPLICATION

DRAWING TITLE:
STORAGE (1)

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

SCALE:	DRAWN BY:	CHECKED:
1:500, 1:1@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9104

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

STORAGE VOLUME (ADG REQUIREMENT: > 50% REQUIRED LOCATED IN UNIT)



1 LEVEL 4



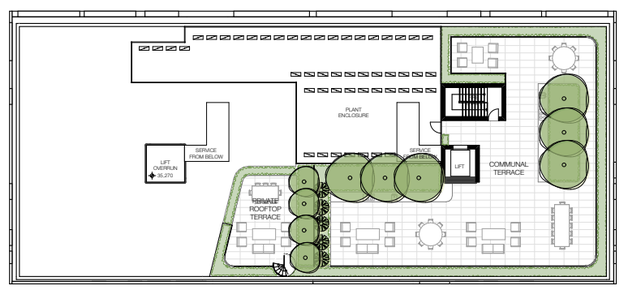
2 LEVEL 5



3 LEVEL 6



4 LEVEL 7



5 ROOF

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

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CLAUSE F5.7 SOUND INSULATION OF PUMPS

LEGEND FOR UNIT TYPES

STORAGE VOLUME	
1B	1 BEDROOM
2B	2 BEDROOM
3B	3 BEDROOM
4B	4 BEDROOM

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING

EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE
MIN. 2 HR SOLAR ACCESS AT MID-WINTER
NATURAL VENTILATION

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

DRAWING TITLE:
STORAGE (2)

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

SCALE:	DRAWN BY:	CHECKED:
1:500@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9105

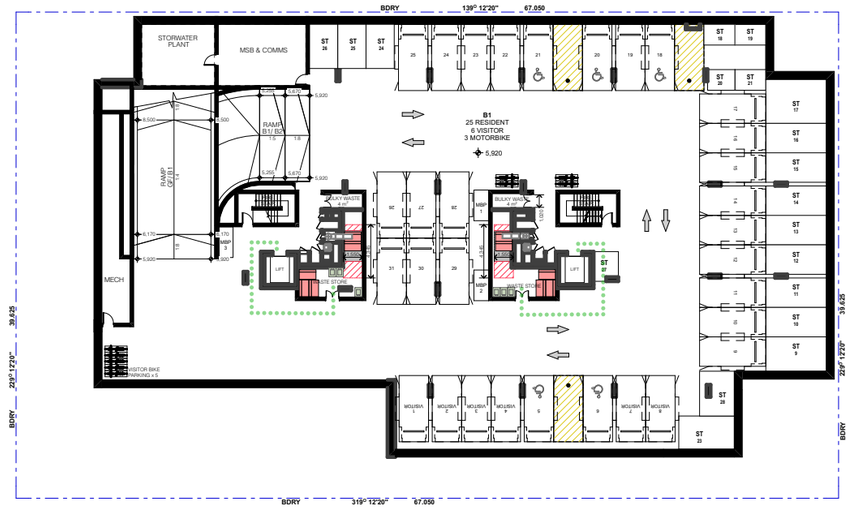
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-020 23-31 Dover Road, ROSE BAY

WASTE STORAGE PROVISION

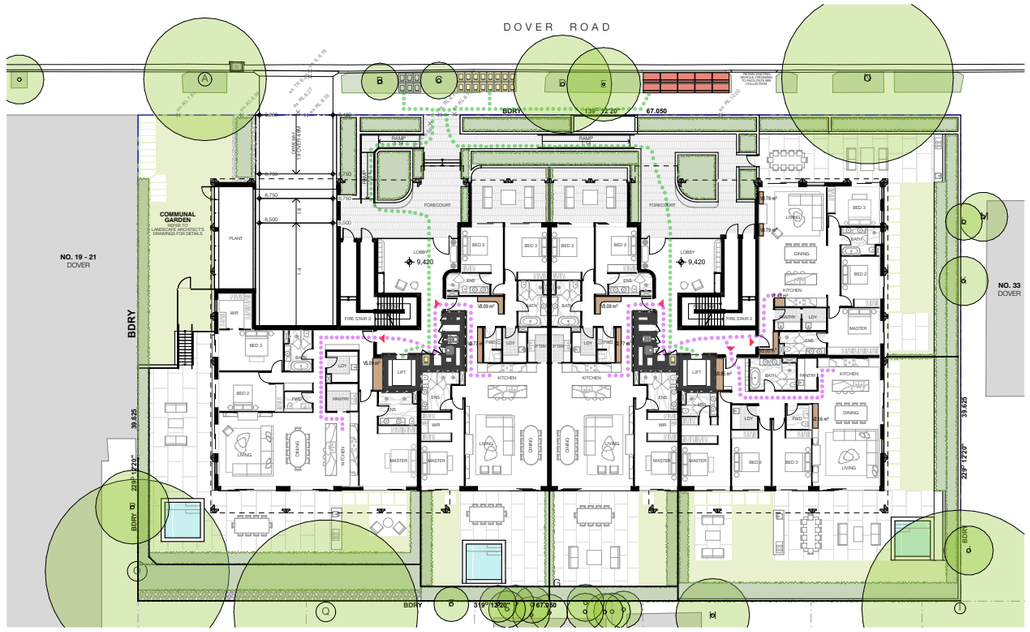
TOTAL UNITS :	49		
RESIDENTIAL WASTE	10x	660L bin	(GENERAL WASTE)
	16x	240L bin	(RECYCLING)
	6x	240L bin	(FOGO)

LEGEND

- ROUTE FROM INDIVIDUAL UNIT WASTE LOCATION TO COMMUNAL BIN ROOM
- ROUTE FOR PRIVATE CONTRACTOR TO BIN STORAGE FOR COLLECTION



01 BASEMENT B1



02 GROUND

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

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LEGEND FOR UNIT TYPES

1B	1 BEDROOM
2B	2 BEDROOM
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4B	4 BEDROOM

NOTES:

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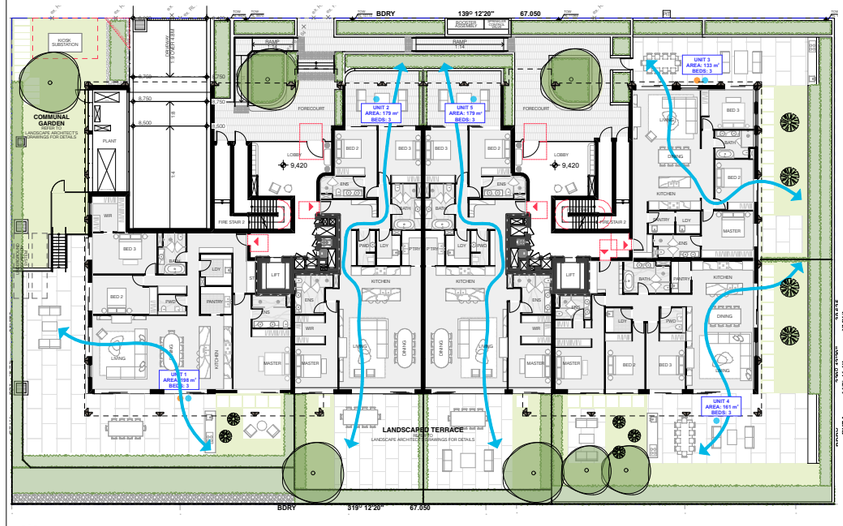
DRAWING TITLE:
WASTE MANAGEMENT BASEMENT AND GROUND
PROJECT ADDRESS:
23-31 DOVER ROAD, ROSE BAY NSW 2029

SCALE: 1:500@A3	DRAWN BY: AH | MB | SH | YH	CHECKED: MW
ISSUE DATE: 25/9/2025		REVISION: A
PROJECT NUMBER: 25-020		DWG NUMBER: DA 9106

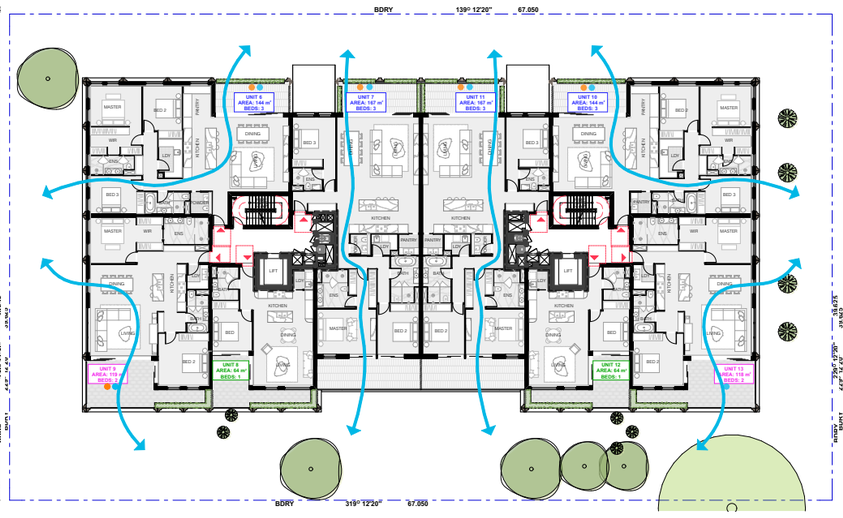
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-020 23-31 Dover Road, ROSE BAY

SOLAR ACCESS AND CROSS-VENTILATION

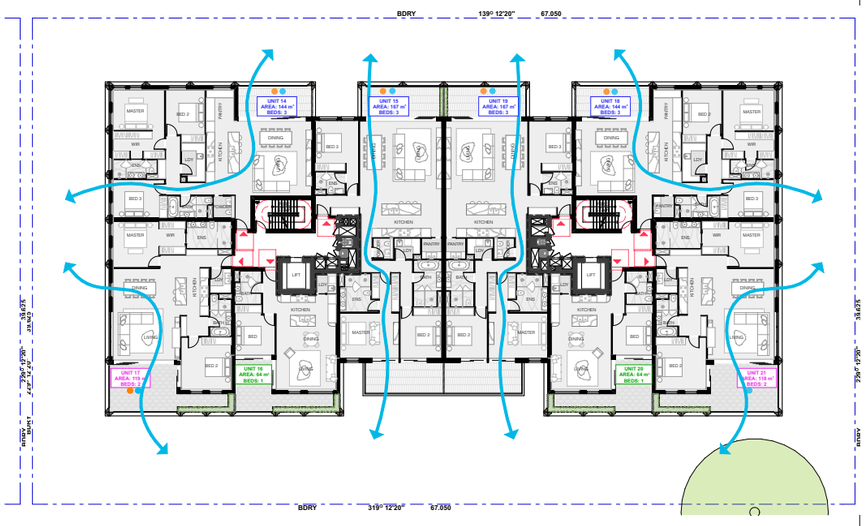
UNIT NO.	AFFORDABLE UNITS	**ADG 2 HR** SOLAR ACCESS TO LIVING ROOM & POS (MIN 70%UNITS)	**ADG NO DIRECT SUNLIGHT** (MAX 15%UNITS)	**ADG** CROSS-VENTILATION. (MIN. 60% UNITS)
1		✓		✓
2				✓
3		✓		✓
4				✓
5				✓
6		✓		✓
7		✓		✓
8	✓		✓	
9	✓	✓		✓
10	✓	✓		✓
11		✓		✓
12	✓		✓	
13	✓			✓
14		✓		✓
15		✓		✓
16	✓		✓	
17	✓	✓		✓
18		✓		✓
19		✓		✓
20	✓		✓	
21	✓			✓
22		✓		✓
23		✓		✓
24			✓	
25		✓		✓
26		✓		✓
27		✓		✓
28	✓		✓	
29	✓			✓
30		✓		✓
31		✓		✓
32		✓		✓
33		✓		✓
34		✓		✓
35				✓
36		✓		✓
37		✓		✓
38		✓		✓
39		✓		✓
40		✓		✓
41				✓
42		✓		✓
43		✓		✓
44		✓		✓
45		✓		✓
46		✓		✓
47		✓		✓
48		✓		✓
49		✓		✓
	11	71.4%	12.2%	87.8%



1 GROUND



2 LEVEL 1



3 LEVEL 2

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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 C2.13 ELECTRICITY SUPPLY SYSYEM
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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

LEGEND FOR UNIT TYPES

- B — 1 BEDROOM
- SOLAR ACCESS PERIOD ABOVE 3 HRS
- NATURAL CROSS-VENTILATION
- 2B — 2 BEDROOM
- 3B — 3 BEDROOM
- 4B — 4 BEDROOM

NOTES:

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

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Nominated Architect Brain Meyerson NSW Registration Number 4907

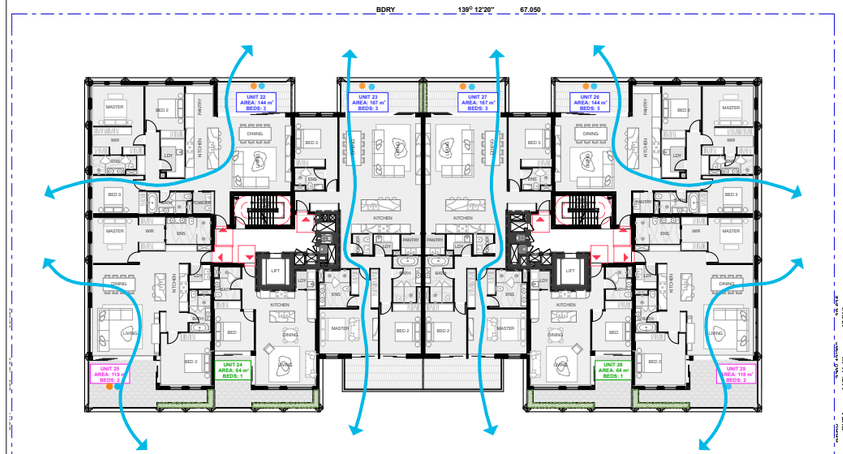
DRAWING TITLE:
ADG COMPLIANCE DIAGRAMS (1)

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

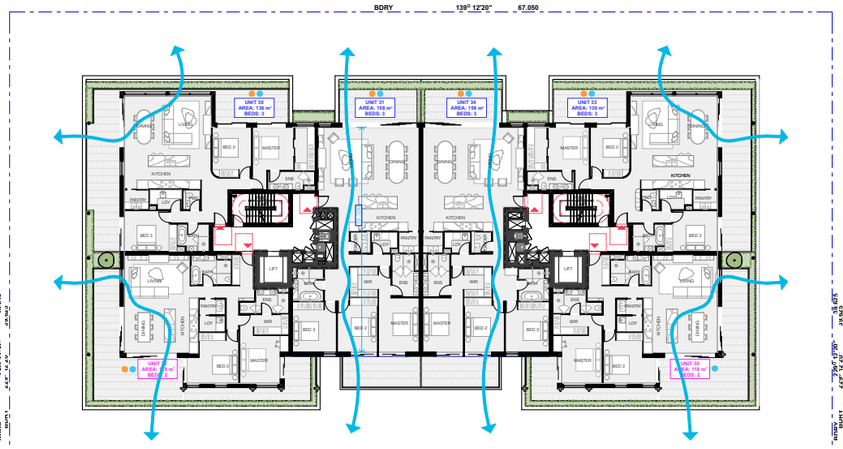
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1:500@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9107

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

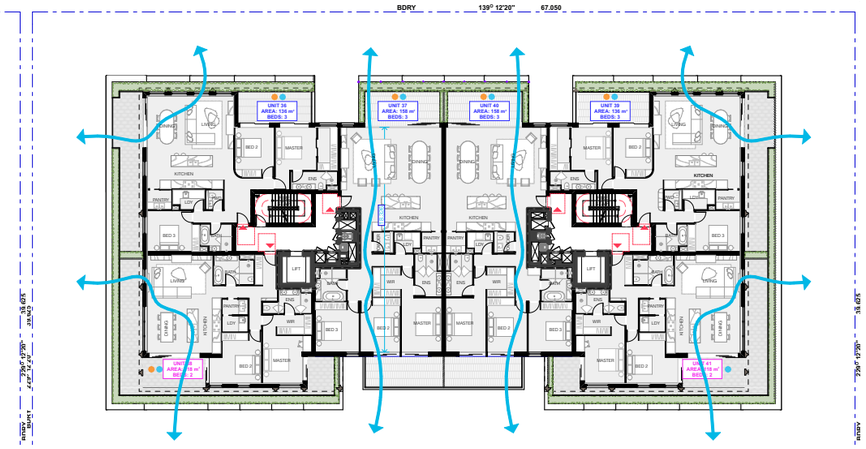
SOLAR ACCESS AND CROSS-VENTILATION



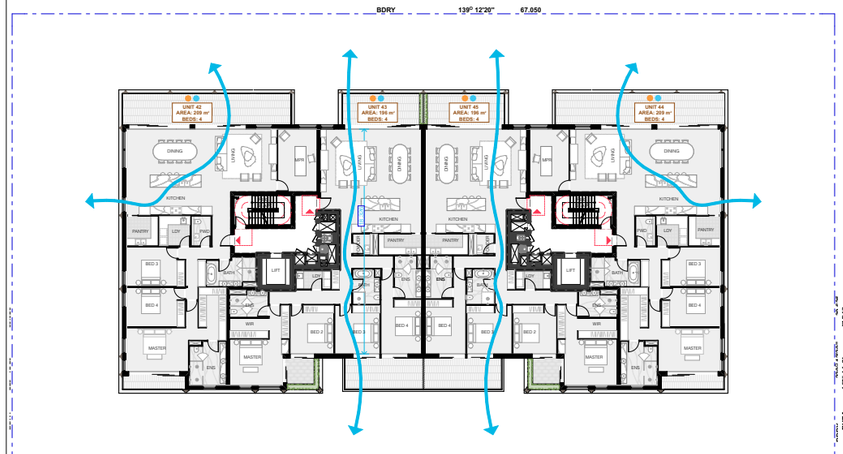
1 LEVEL 3



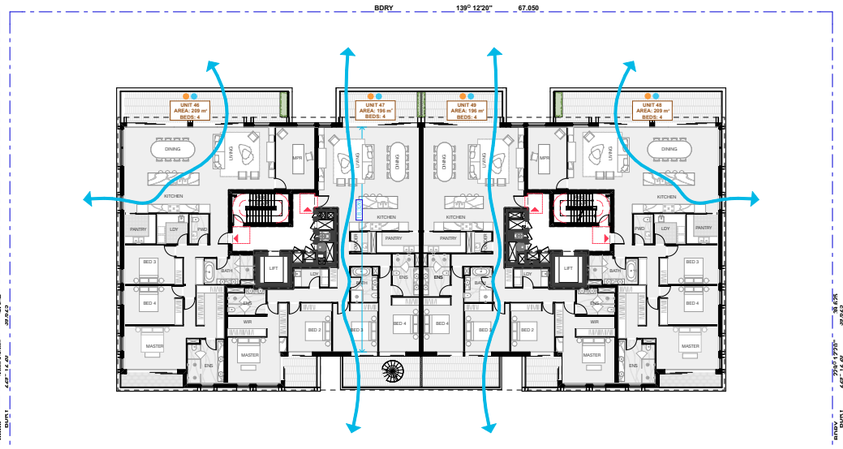
2 LEVEL 4



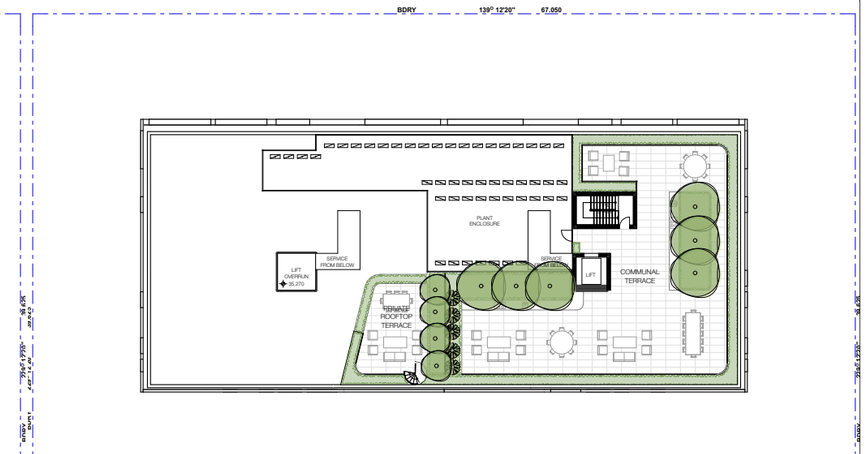
3 LEVEL 5



4 LEVEL 6



5 LEVEL 7



6 ROOF

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

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LEGEND FOR UNIT TYPES

1 BEDROOM
SOLAR ACCESS PERIOD ABOVE 3 HRS
NATURAL CROSS VENTILATION
2 BEDROOM
3B 3 BEDROOM
4B 4 BEDROOM

NOTES:

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

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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

DRAWING TITLE:
ADG COMPLIANCE DIAGRAMS (2)

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

SCALE:	DRAWN BY:	CHECKED:
1:500@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9108

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

DWELLING SIZE AND PRIVATE OPEN SPACE

LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. m2
GROUND				
	1	3B	197.53	219.15✓
	2	3B	178.60	81.30✓
	3	3B	133.46	149.63✓
	4	3B	160.53	266.91✓
	5	3B	178.60	138.05✓

LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. m2
LEVEL 1				
	6	3B	143.85	14.45✓
	7	3B	166.84	35.82✓
	8	1B	63.91	18.20✓
	9	2B	118.73	25.45✓
	10	3B	143.85	14.45✓
	11	3B	166.84	35.81✓
	12	1B	63.91	18.20✓
	13	2B	118.81	25.45✓

LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. m2
LEVEL 2				
	14	3B	143.85	14.44✓
	15	3B	166.84	30.60✓
	16	1B	63.91	18.20✓
	17	2B	118.90	25.45✓
	18	3B	143.85	14.44✓
	19	3B	166.84	30.54✓
	20	1B	63.91	18.20✓
	21	2B	118.81	25.45✓

LEVEL	UNIT No.	UNIT TYPE	UNIT AREA m2	P.O.S. m2
LEVEL 3				
	22	3B	143.85	14.44✓
	23	3B	166.84	30.60✓
	24	1B	63.91	18.20✓
	25	2B	118.90	25.45✓
	26	3B	143.85	14.44✓
	27	3B	166.84	30.54✓
	28	1B	63.91	18.20✓
	29	2B	118.81	25.45✓

ADG DESIGN CRITERIA	UNIT TYPE	APARTMENT SIZE MIN. AREA	POS MIN. AREA	POS MIN. DEPTH
	1 BED	50 m2	8 m2	2 m
	2 BED	70 m2	10 m2	2 m
	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)



1 GROUND



2 LEVEL 1



3 LEVEL 2



4 LEVEL 3



5 LEVEL 4



6 LEVEL 5

DEVELOPMENT APPLICATION

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
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CLAUSE F5.7 SOUND INSULATION OF PUMPS

LEGEND FOR UNIT TYPES

- B DWELLING 1 BEDROOM
- PRIVATE OPEN SPACE
- 2B 2 BEDROOM
- 3B 3 BEDROOM
- 4B 4 BEDROOM

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING

- EX TREE TO REMOVE
- EX TREE TO RETAIN
- PROPOSED LANDSCAPE
- MIN. 2 HR SOLAR ACCESS AT MID-WINTER
- NATURAL VENTILATION

ARCHITECT:
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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 Brislin Meyerson 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, 1:1@A3
DRAWN BY: AH | MB | SH | YH
CHECKED: MW
ISSUE DATE: 25/9/2025
REVISION: A
PROJECT NUMBER: 25-020
DWG NUMBER: DA 9109

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-020 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	136.07	48.94 ✓		36	3B	136.07	42.31 ✓		42	4B	209.16	40.40 ✓		46	4B	209.16	38.80 ✓
	31	3B	157.74	33.00 ✓		37	3B	157.74	31.50 ✓		43	4B	196.34	36.51 ✓		47	4B	196.34	38.40 ✓
	32	2B	118.35	57.70 ✓		38	2B	118.35	43.69 ✓		44	4B	209.21	40.40 ✓		48	4B	209.21	38.80 ✓
	33	3B	136.04	48.17 ✓		39	3B	136.04	42.02 ✓		45	4B	196.34	36.44 ✓		49	4B	196.34	38.33 ✓
	34	3B	157.74	33.06 ✓		40	3B	157.74	31.30 ✓										
	35	2B	118.35	57.54 ✓		41	2B	118.35	43.49 ✓										

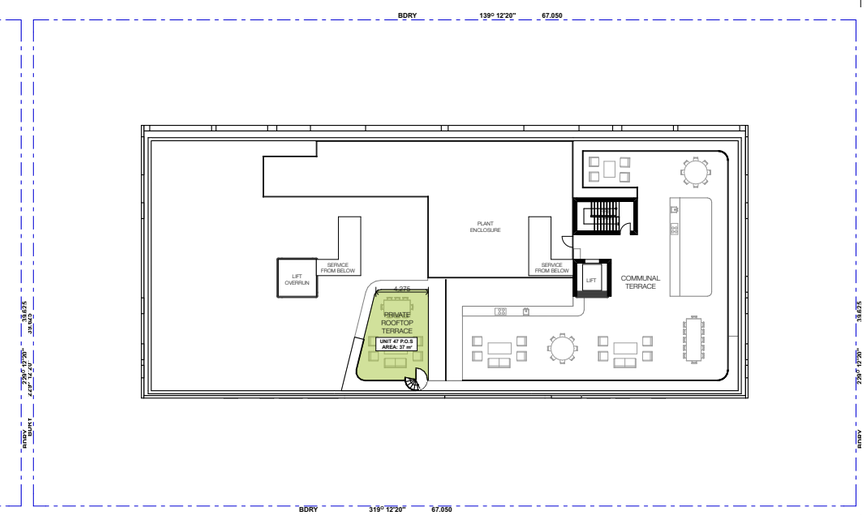
	UNIT TYPE	MIN. AREA P.O.S.	MIN. DEPTH BALCONY	
ADG MINIMUM CONTROL(m^2)	1 BED	8 m^2	2 m	
	2 BED	10 m^2	2 m	
	3+ BED	12 m^2	2.4 m	
(FOR APARTMENTS AT GROUND LEVEL, A P.O.S. MUST HAVE min.15m^2 AREA AND MIN DEPTH OF 3M)				



1 LEVEL 6



2 LEVEL 7



3 ROOF

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
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CLAUSE F5.7 SOUND INSULATION OF PUMPS

LEGEND FOR UNIT TYPES

- B DWELLING — 1 BEDROOM
- PRIVATE OPEN SPACE — 2 BEDROOM
- 3B — 3 BEDROOM
- 4B — 4 BEDROOM

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
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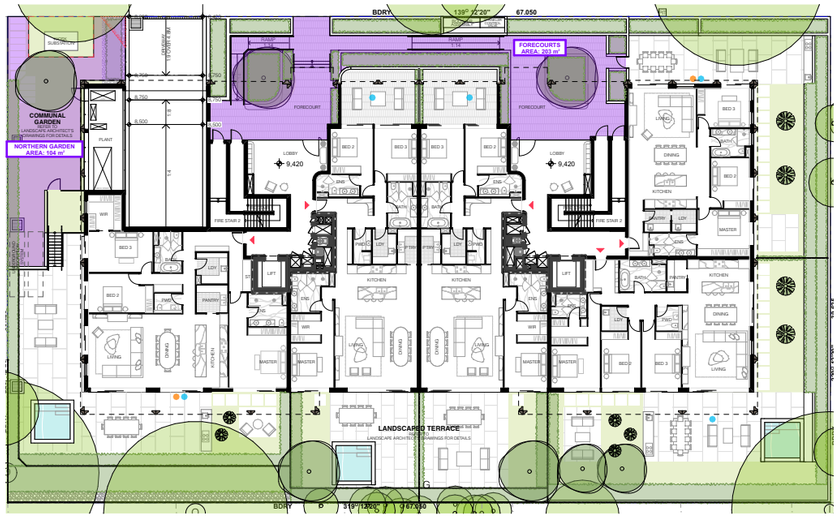
DRAWING TITLE:
DWELLING SIZE AND PRIVATE OPEN SPACE (2)
PROJECT ADDRESS:
23-31 DOVER ROAD, ROSE BAY NSW 2029

SCALE:	DRAWN BY:	CHECKED:
1:500, 1:1@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9110

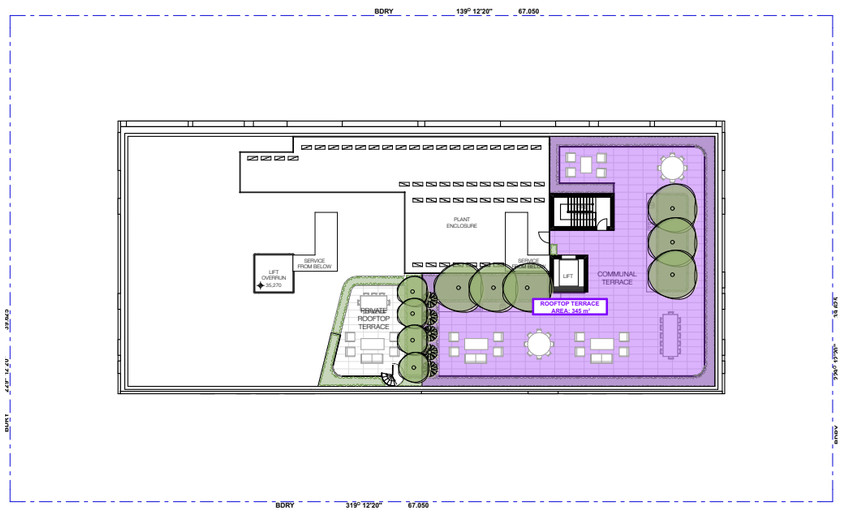
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-020 23-31 Dover Road, ROSE BAY

COMMUNAL OPEN SPACE

	ADG REQUIRED	PROPOSED	COMPLIES
SITE AREA: 2,657.00m²			
COMMUNAL OPEN SPACE AREA:	664m² 25%	652.60 m² 25%	YES



1 GROUND COS



2 ROOF COS

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

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CLAUSE F5.7 SOUND INSULATION OF PUMPS

LEGEND FOR UNIT TYPES

1B	1 BEDROOM
2B	2 BEDROOM
3B	3 BEDROOM
4B	4 BEDROOM

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING

EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE
MIN. 2 HR SOLAR ACCESS AT MID-WINTER
NATURAL VENTILATION

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

DRAWING TITLE:
COMMUNAL OPEN SPACE

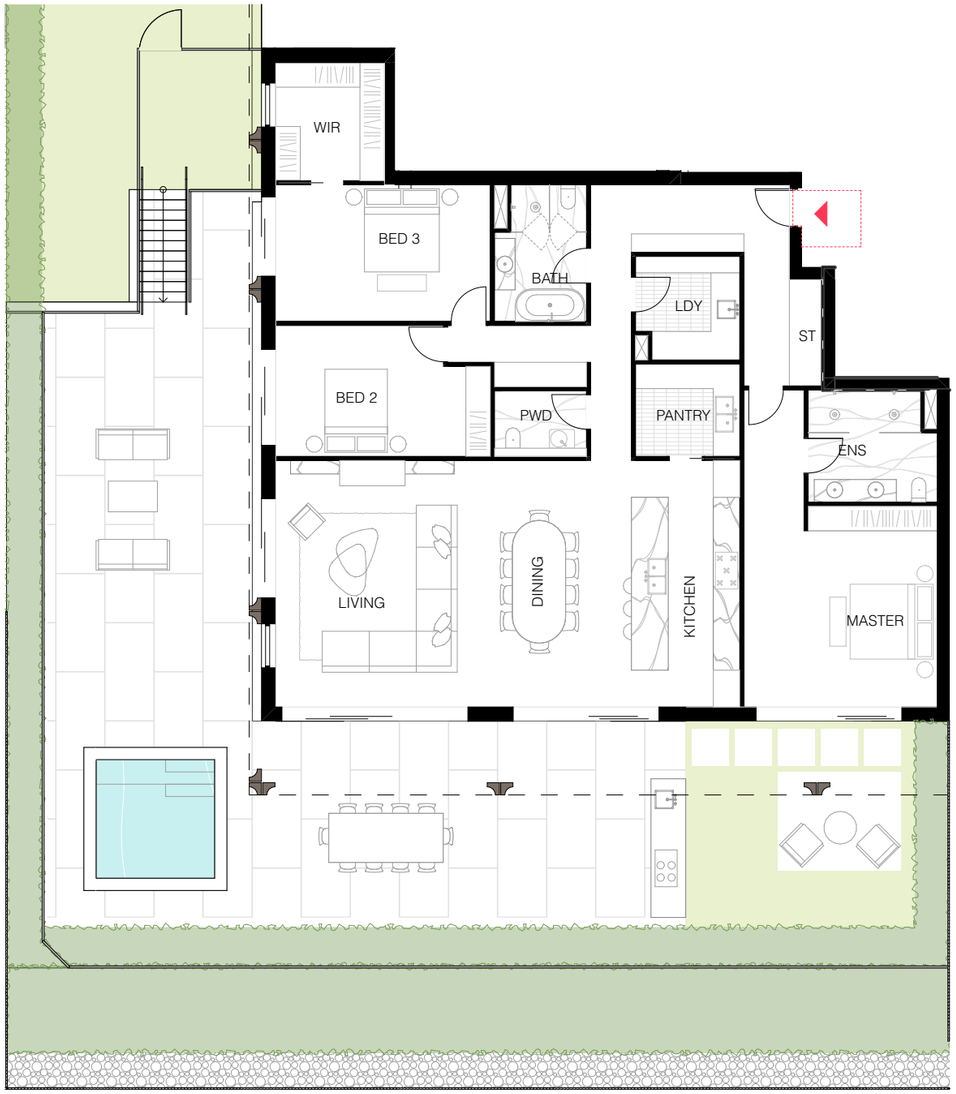
PROJECT ADDRESS:
23-31 DOVER ROAD, ROSE BAY NSW 2029

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25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9111

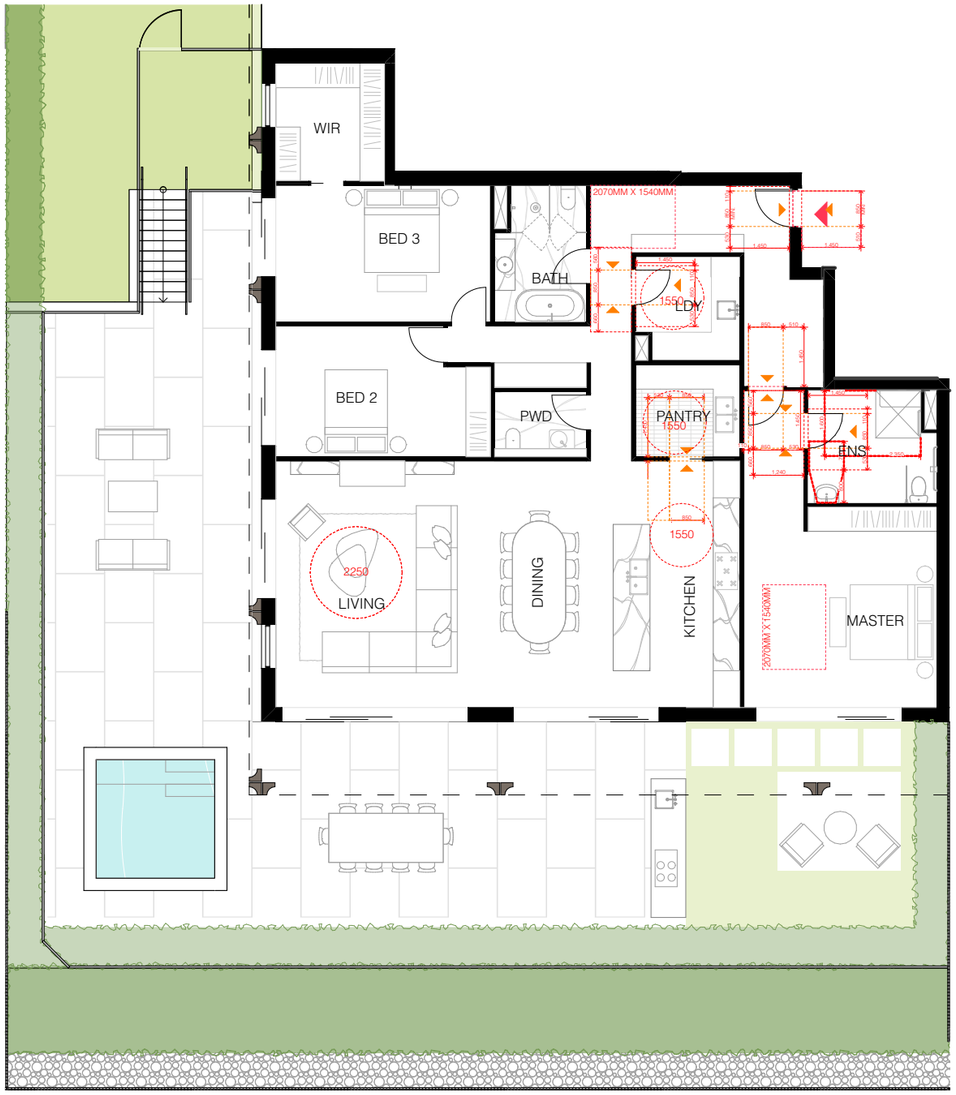
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/25-020 23-31 Dover Road, ROSE BAY

ADAPTABLE DWELLINGS | UNIT 1

	CONTROL	PROPOSED	COMPLIES
TOTAL UNITS:	-	49	
ADAPTABLE UNITS:	4.9 10% OF TOTAL ROUNDED TO NEAREST	**5** 10.2% OF TOTAL	✓
UNIT NUMBER:		**1, 42, 44, 46, 48**	



1 UNIT 1 PRE-ADAPTATION
1:150



2 UNIT 1 POST-ADAPTATION
1:150

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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 C2.13 ELECTRICITY SUPPLY SYSYTEM
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

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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

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

DRAWING TITLE:
ADAPTABLE UNIT (1)

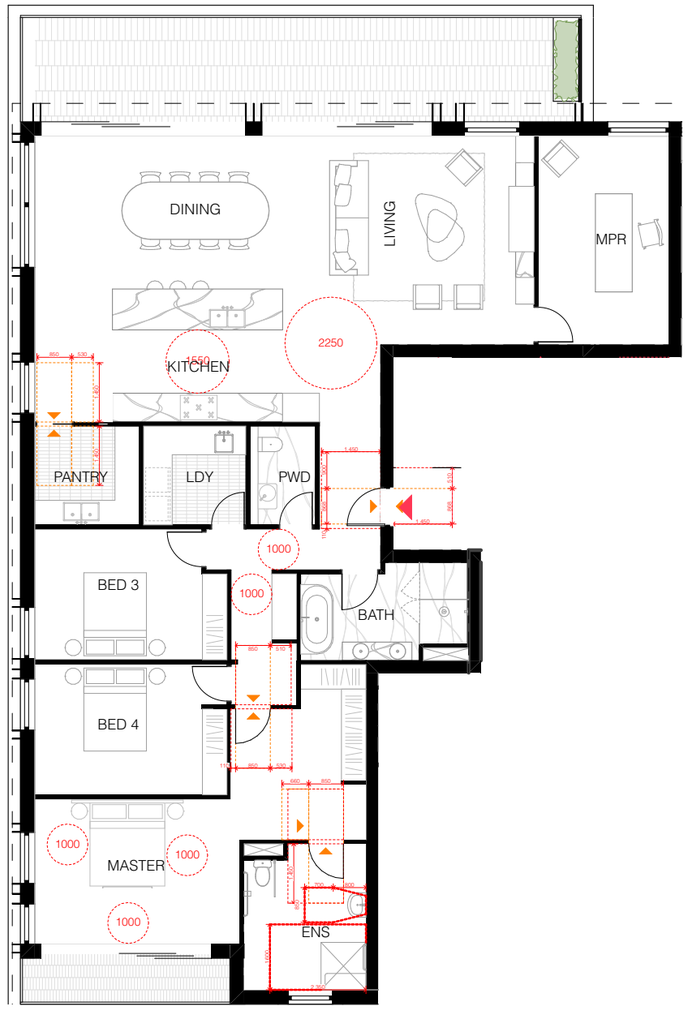
PROJECT ADDRESS:
23-31 DOVER ROAD, ROSE BAY NSW 2029

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ISSUE DATE:		REVISION:
25/9/2025		**A**
PROJECT NUMBER:		DWG NUMBER:
25-020		**DA 9120**

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



1 UNIT 42 & 46 PRE-ADAPTATION
1:150



2 UNIT 42 & 46 POST-ADAPTATION
1:150

DEVELOPMENT APPLICATION

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
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CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
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
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

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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
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Nominated Architect Brelin Meyerson NSW Registration Number 4907

DRAWING TITLE:
ADAPTABLE UNIT (2)

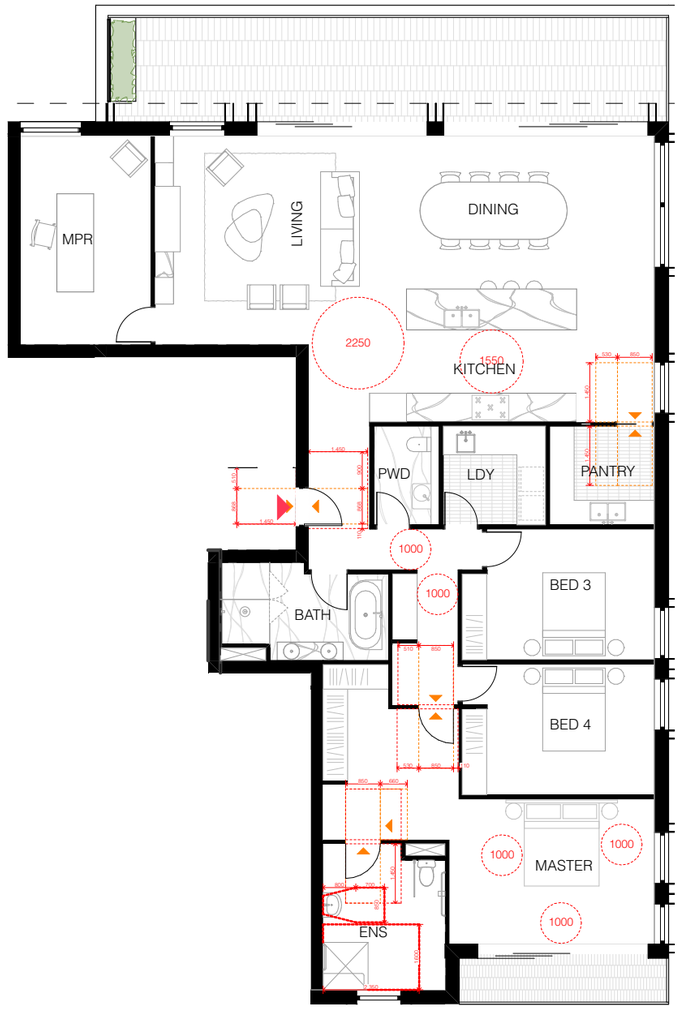
PROJECT ADDRESS:
23-31 DOVER ROAD, ROSE BAY NSW 2029

SCALE:	DRAWN BY:	CHECKED:
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ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9121

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



1 UNIT 44 & 48 PRE-ADAPTATION
1:150



2 UNIT 44 & 48 POST-ADAPTATION
1:150

DEVELOPMENT APPLICATION

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
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CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
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CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
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CLAUSE F1.7 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
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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

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

DRAWING TITLE:
ADAPTABLE UNIT (3)

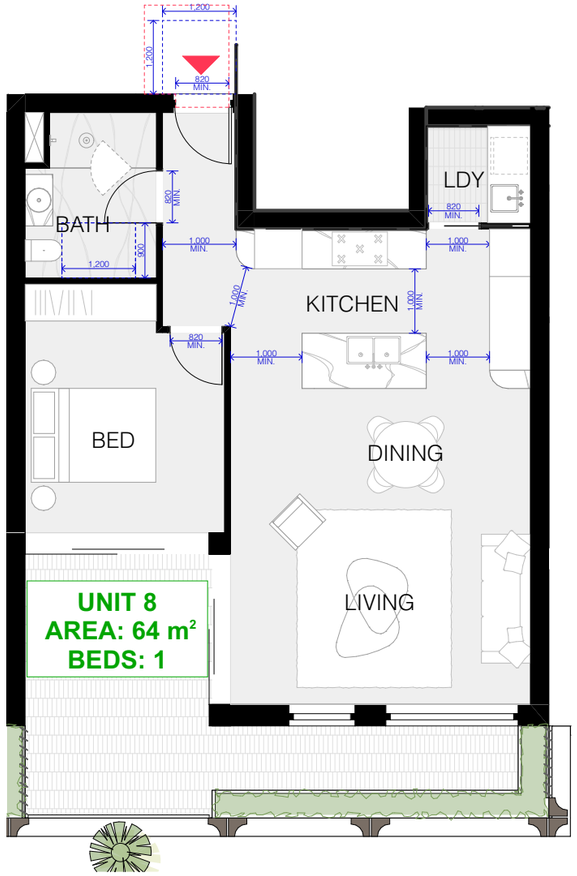
PROJECT ADDRESS:
23-31 DOVER ROAD, ROSE BAY NSW 2029

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ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9122

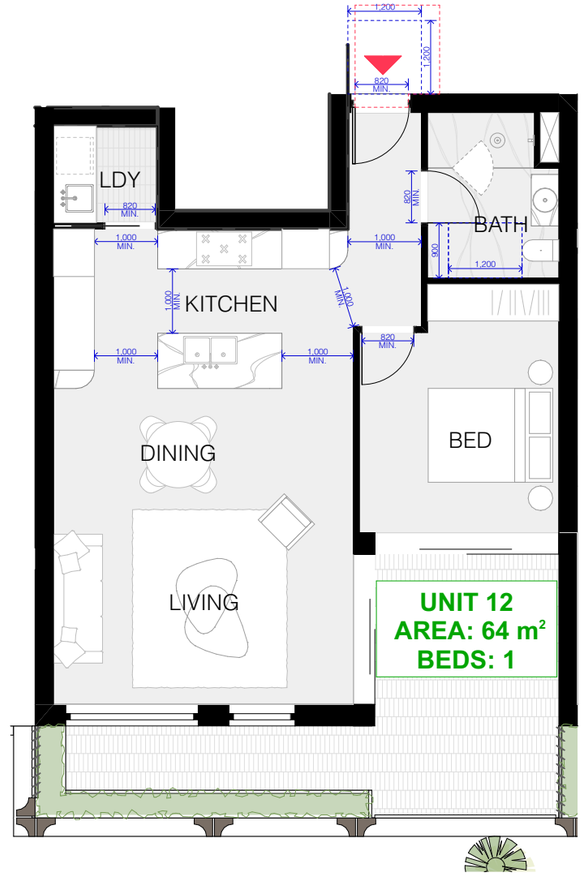
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26\25-020 23-31 Dover Road, ROSE BAY

SILVER LIVABLE DWELLINGS

	CONTROL	PROPOSED	COMPLIES
TOTAL UNITS:	-	49 5 (ADAPTABLE) 6 (SILVER LIVABLE) 22.4% OF TOTAL	
SILVER LIVEABLE UNITS:	10 20% OF TOTAL ROUNDED TO NEAREST	**11**	✓
UNIT NUMBER:		**8, 12, 16, 20, 24, 28** **1, 42, 44, 46, 48**	



1 UNIT 8, 16 & 24 SILVER LIVABLE
1:100



1 UNIT 12, 20 & 28 SILVER LIVABLE
1:100

DEVELOPMENT APPLICATION

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
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
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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
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

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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	EX TREE TO REMOVE
	EX TREE TO RETAIN
	PROPOSED LANDSCAPE
	MIN. 2 HR SOLAR ACCESS AT MID-WINTER
	NATURAL VENTILATION

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

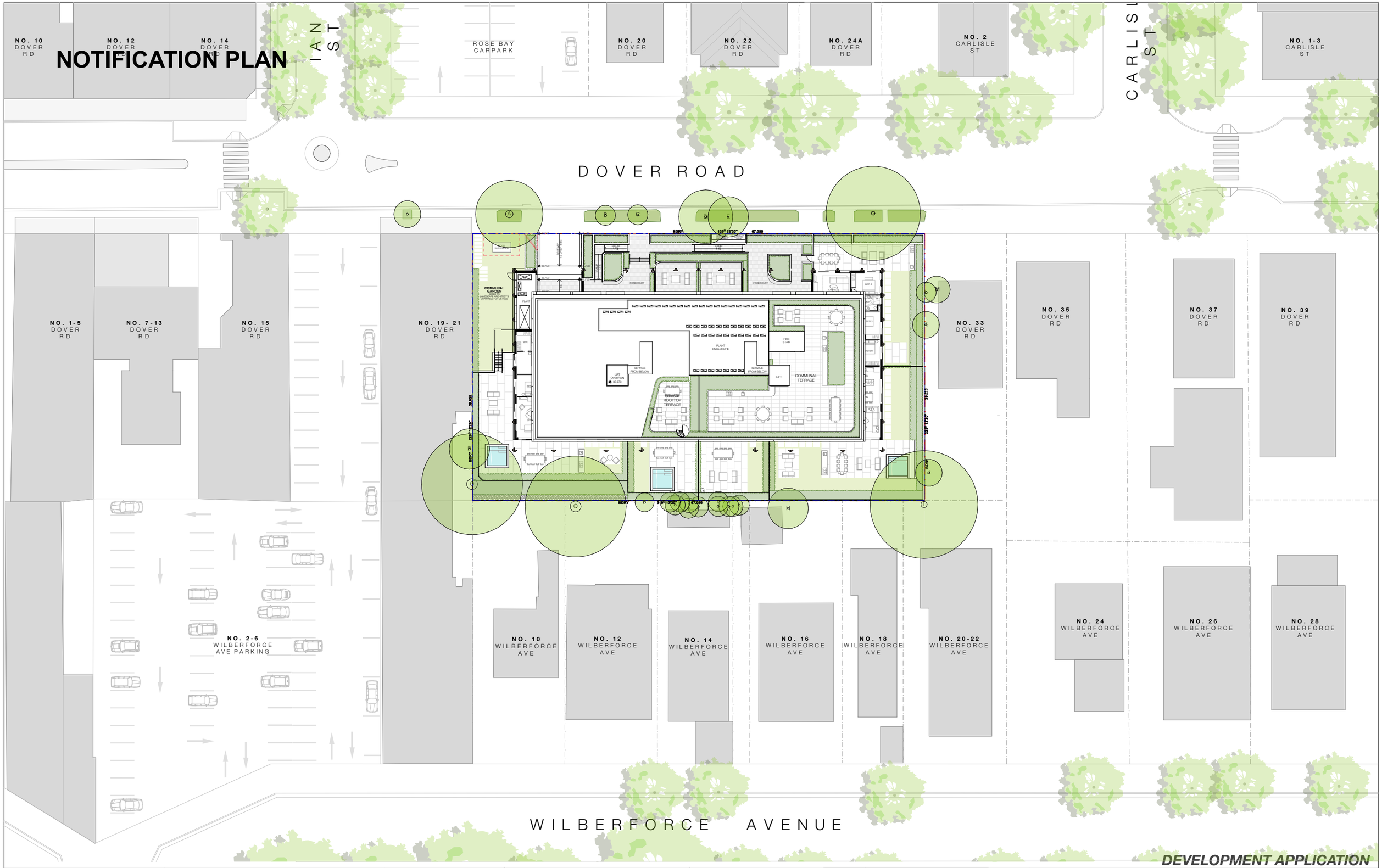
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SILVER LIVABLE UNIT

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

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ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9123

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

NOTIFICATION PLAN



DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	SSDA SUBMISSION	25/9/2025

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
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CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
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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
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING
	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

DRAWING TITLE:
NOTIFICATION PLAN

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

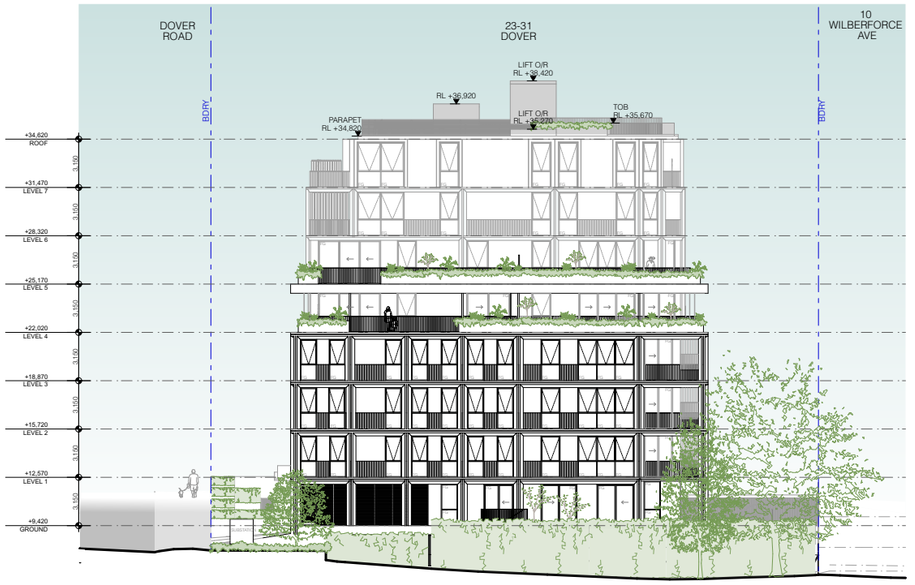
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ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9200

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

NOTIFICATION ELEVATIONS



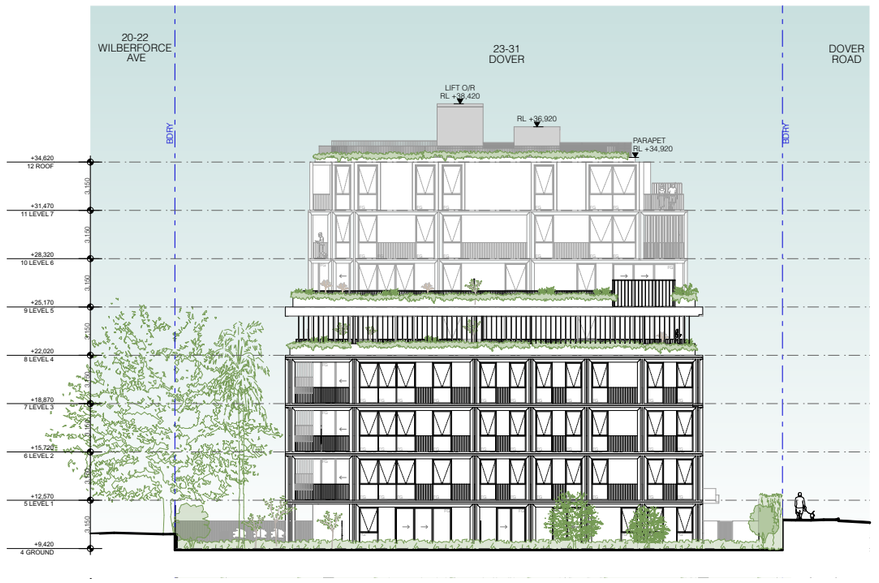
1 ELEVATION NORTHEAST



3 ELEVATION NORTHWEST



2 ELEVATION SOUTHWEST



4 ELEVATION SOUTHEAST

DEVELOPMENT APPLICATION

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
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CLAUSE D2.23 SIGNS ON DOORS
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LEGEND FOR UNIT TYPES

1B	1 BEDROOM
2B	2 BEDROOM
3B	3 BEDROOM
4B	4 BEDROOM

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
AH	AFFORDABLE HOUSING

EX TREE TO REMOVE
EX TREE TO RETAIN
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MIN. 2 HR SOLAR ACCESS AT MID-WINTER
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www.mhndu.com
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Nominated Architect Brain Meyerson NSW Registration Number 4907

DRAWING TITLE:
NOTIFICATION ELEVATIONS

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

SCALE:	DRAWN BY:	CHECKED:
@A3	AH | MB | SH | YH	MW
ISSUE DATE:		REVISION:
25/9/2025		A
PROJECT NUMBER:		DWG NUMBER:
25-020		DA 9201

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