



INTEGRATED WATER MANAGEMENT PLAN

Civil Engineering

23-31 Dover Road, Rose Bay

Dover Street (Rose Bay) Developments Pty Limited

CONFIDENTIAL

Revision: 3.0 – SSDA Submission | **Issued:** 22 September 2025

Document name: rp250709s0012

NDY
A TETRA TECH COMPANY

VERIFICATION

| REVISION | DATE ISSUED | PREPARED BY | VERIFIED BY | AUTHORISED BY | COMMENT |
|----------|-------------|--------------|--------------|---------------|-----------------|
| 1.0 | 25/07/2025 | Kerry Kang | Seth Carabeo | Param Sharma | DRAFT |
| 2.0 | 12/09/2025 | Kerry Kang | Seth Carabeo | Param Sharma | SSDA Submission |
| 3.0 | 22/09/2025 | Seth Carabeo | Seth Carabeo | Param Sharma | SSDA Submission |

Table of contents

| | |
|--|-----------|
| 1 INTRODUCTION | 1 |
| 1.1 Background | 1 |
| 2 EXISTING CONDITIONS | 2 |
| 2.1 Existing Levels | 2 |
| 2.2 Existing Infrastructure | 3 |
| 3 PROPOSED DEVELOPMENT | 4 |
| 3.1 Proposed Stormwater Discharge Point | 4 |
| 3.2 Key Issues | 4 |
| 4 EROSION AND SEDIMENTATION CONTROL | 5 |
| 5 FLOOD RISK | 6 |
| 6 STORMWATER QUANTITY | 7 |
| 6.1 Proposed Drainage System | 7 |
| 6.2 On-Site Detention (OSD) | 7 |
| 7 STORMWATER QUALITY | 8 |
| 7.1 Stormwater Quality Targets | 8 |
| 7.2 Methodology – MUSIC Model | 8 |
| 7.3 Treatment Measures | 10 |
| 7.4 MUSIC Model Results | 10 |
| 8 WASTEWATER MANAGEMENT | 11 |
| 9 EXECUTIVE SUMMARY | 12 |
| APPENDIX A – SURVEY INFORMATION | 13 |
| APPENDIX B – BYDA INFORMATION | 14 |
| APPENDIX C – ARCHITECTURAL LAYOUT | 15 |
| APPENDIX D – CIVIL ENGINEERING DRAWINGS | 16 |

1 INTRODUCTION

1.1 BACKGROUND

This report has been prepared to support a State Significant Development Application (SSDA) SSD-86017721 for the site at 23-31 Dover Road, Rose Bay (the site).

The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 13 June 2025 (SSD-86017721). Specifically, this report has been prepared to partially respond to the following SEAR:

TABLE 1.1: SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS – WATER MANAGEMENT

| SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS | SUPPORTING DOCUMENTATION |
|---|---|
| <p>1.1. Water Management</p> <ul style="list-style-type: none"> - Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater). - Demonstrate how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts. | <p>Integrated Water Management Plan</p> |

The purpose of this report is to provide advice on the proposed development regarding civil site works, stormwater drainage, wastewater management, proposed floor levels, stormwater quality, and stormwater quantity.

The following information and documents were utilised in this investigation:

- Architectural layouts prepared by MHNDU
- Site Survey prepared by Beveridge Williams Land Development Consultants
- Chapter E2 Stormwater, Flood and Geotechnical Risk Management by Woollahra Municipality Council.
- "Australian Rainfall and Runoff: Guide to Flood Estimation", Commonwealth of Australia (2019)

2 EXISTING CONDITIONS

The site is located at 23-31 Dover Road, Rose Bay. The site occupies five lots legally described as Lots 10/A in DP4244, Lot 11/A in DP4244, Lot 12/A in DP4244, Lot 13 in DP663078 and Lot 1 in DP105598. The site area is 2657m².

The site is located to the immediate east of the Rose Bay town centre in the Woollahra local government area (LGA). The Rose Bay town centre is identified as a Low-Mid Rise Centre under the Housing SEPP.

Existing development on the site includes:

- A single storey building with a large gable roof, housing the Rose Bay Family Medical Centre at 23 Dover Road. The zoning of this property is still residential.
- Two-storey rendered houses with pitched tiled roofs at 25 & 27 Dover Road ▪ A single storey rendered house with a pitched tiled roof at 29 Dover Road.
- A two-storey rendered dual occupancy with a pitched metal roof at 31 Dover Road.

All five lots have vehicular access from Dover Road, leading to garages. Pedestrian access is also available from Dover Road through gates in the front fences.

The site slopes uphill to the southeast at a grade of approximately 8%. The existing site features are shown in **Figure 1**.

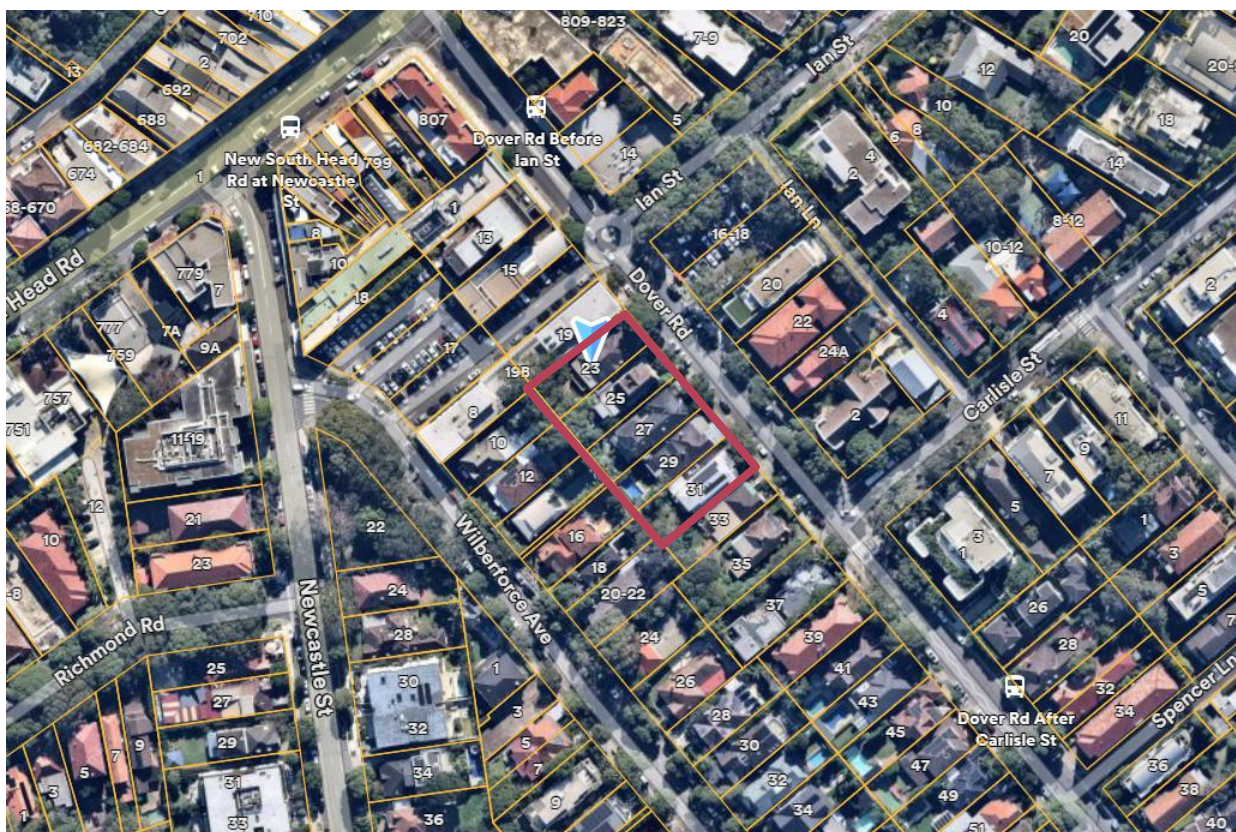


FIGURE 1 – EXISTING SITE LAYOUT (AS ACCESSED FROM NEARMAP, 11-JUL-2025)

2.1 EXISTING LEVELS

The existing feature and levels surveys has been prepared by Beveridge Williams Land Development Consultants dated 13th March 2025 attached in this report on **Appendix A**.

The existing survey information indicates that the highest adjacent top of kerb level is 11.62m AHD south of the site at the corner of 20-22 Wilberforce Ave and 33 Dover Rd.

2.2 EXISTING INFRASTRUCTURE

A Before You Dig Australia (BYDA) search and site survey identified the following stormwater and sewer infrastructure within the vicinity of the subject site:

- Stormwater junction pit located within the property boundary of 25 Dover Rd
- Stormwater side entry pit located in front of 23 Dover Rd northeast of the site.
- 150mm VC sewer main running along the back of the property with individual sewer ties to each lot.
- 150mm VC sewer main across Dover Road.

Refer to the BYDA information in **Appendix B** for further information regarding the existing stormwater and sewer infrastructure.

3 PROPOSED DEVELOPMENT

The application seeks development consent for an SSDA which will facilitate the redevelopment of the site for a residential flat building using the in-fill affordable housing and mid-rise housing controls in accordance with the recently introduced provisions under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

The project seeks consent for:

- Demolition of existing buildings on site and tree removal
- Construction of a residential flat building comprising two levels of basement car parking, eight storeys of residential dwellings, communal open space and associated landscaping. The building will include:
 - o 15% affordable housing operated and used by a CHP for a period of 15 years
 - o 49 residential dwellings including 1-, 2-, 4- and 3-bedroom typology.
 - o Vehicular access from Dover Road and provision for parking of 62 resident vehicles, 12 visitor vehicles, 10 motorcycles, 55 bicycles for residents, and 5 bicycles for visitors.
- Storage areas, utilities and service provision.

Refer to Architectural Plans prepared by MHNDU in **Appendix C**.

3.1 PROPOSED STORMWATER DISCHARGE POINT

As per council guidelines, the preferred legal discharge point is at the lowest point of the site. However, the lowest point is located at the southwestern corner of the site – no drainage infrastructures were found in this area according to desktop studies and feature survey. To maintain the existing flow regime – all proposed impervious areas are to discharge via stormwater network to the existing side entry pit in front of 23 Dover Road with appropriate treatment measures as demonstrated in the concept civil engineering drawings in **Appendix D**.

3.2 KEY ISSUES

The key issues to be addressed in this report include:

Stormwater Quantity - Increases in impervious areas as a result of the development (such as roofs, driveways, etc) has the potential to increase stormwater flows from the site during storm events. To avoid impacting the site and downstream properties, the site stormwater system must be designed to safely convey flows through the site and within the capacity of the downstream drainage system.

Stormwater Quality - Urban developments have the potential to increase gross pollutants, sediments and nutrient concentrations in storm water runoff. To limit the impact on the downstream water quality, pollution control measures will be provided within the site's stormwater management system prior to discharging into the drainage network.

Flood Risks - Flooding poses a significant risk to all developments. It is essential to assess flooding risks, as extreme storms may exceed the capacity of the existing drainage systems, leading to potential impacts from overland flows on the development.

Wastewater Management - Effective wastewater management is essential for environmental sustainability and public health, particularly as urban areas expand. Increased wastewater volumes require systems designed to handle peak flows and meet regulatory standards through advanced treatment technologies. These measures help reduce pollutants before discharge into water bodies. Ongoing monitoring and maintenance are crucial to prevent overflows and system failures.

4 EROSION AND SEDIMENTATION CONTROL

During construction, water quality control is achieved by the deposition and trapping of silts and clays that often have nutrients such as phosphorus and nitrogen attached to their surfaces. Silt fences will be erected prior to construction to control sediment runoff. This approach will reduce and isolate sediments and particulate matter.

An Erosion and Sediment Control Plan has been provided in accordance with Landcom's Managing Urban Stormwater – Soils and Construction (2004). This plan will ensure that a significant portion of sediments and attached nutrients can be contained on site during construction.

A copy of the preliminary Erosion and Sediment Control Plan is included in the preliminary Civil Engineering Drawings in **(Appendix D)**, detailing:

- The location and extent of proposed sediment and erosion control measures
- The location of sediment control fences
- The locations and control measures for temporary stockpiles
- The locations and control measures for vehicle wash down areas

5 FLOOD RISK

A desktop assessment was conducted using available data from the Rose Bay Catchment Flood Study dated September 2010 from the Woollahra Municipal Council website. The study shows that the site is liable to flooding up to and including the Probable Maximum Flood (PMF) event as shown in **Figure 2**.

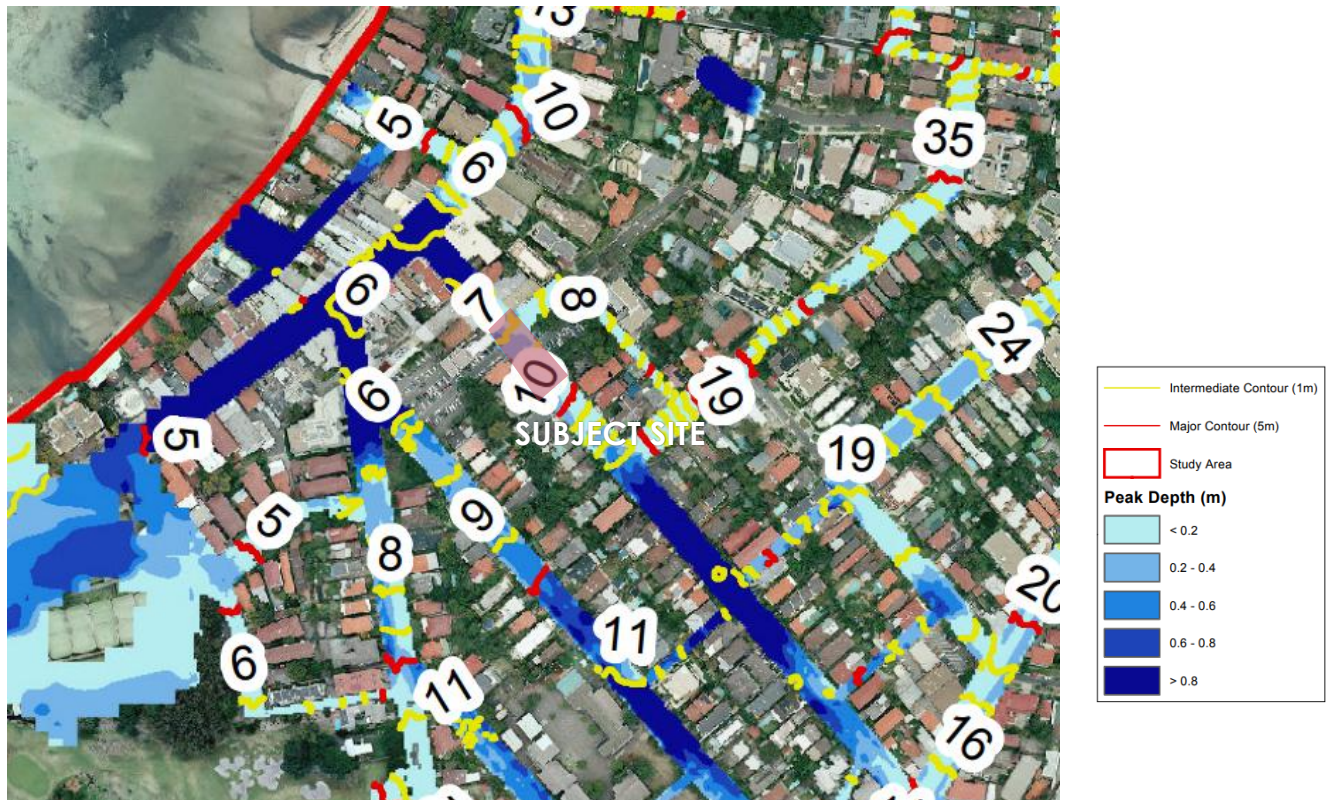


Figure 2 – Extract from Rose Bay Catchment Flood Study PMF Flood Depths and Contours

A Flood Impact and Risk Assessment (FIRA) has been prepared by Catchment Simulation Solutions (CSS) outlining existing and post-development flood behaviour. The flood planning level (FPL) nominated in the report proposes a minimum ground floor level of 9.42m AHD which provides a 500mm freeboard from the peak 100-year ARI flood level. Refer to the full flood report for more details.

6 STORMWATER QUANTITY

6.1 PROPOSED DRAINAGE SYSTEM

The drainage system for the proposed development will be designed to collect the majority of concentrated flows from impermeable surfaces such as the roof, driveway, carpark and open common areas. Where possible (and practical), runoff from pervious areas will also be collected.

The proposed stormwater management system for the development includes:

- A pipe network to collect major storm runoff from impervious areas and convey to an area within the site with sufficient overland flow path to the council road reserve.
- A rainwater tank to capture all water from non-trafficable areas for reuse purposes with overflow discharging to the legal point of discharge.
- Proposed point of discharge to the council pit along Dover Road. Refer to Civil Engineering drawings in **Appendix D**.

6.2 ON-SITE DETENTION (OSD)

On-site Stormwater Detention is required for new developments where the total site area is more than 500m²; however as stated in Council's DCP 2015, Chapter E2, that properties regardless of the development type, located within Council's OSD exemption area are not required to install OSD.

The development is within Council's OSD exemption area as shown in the figure below:

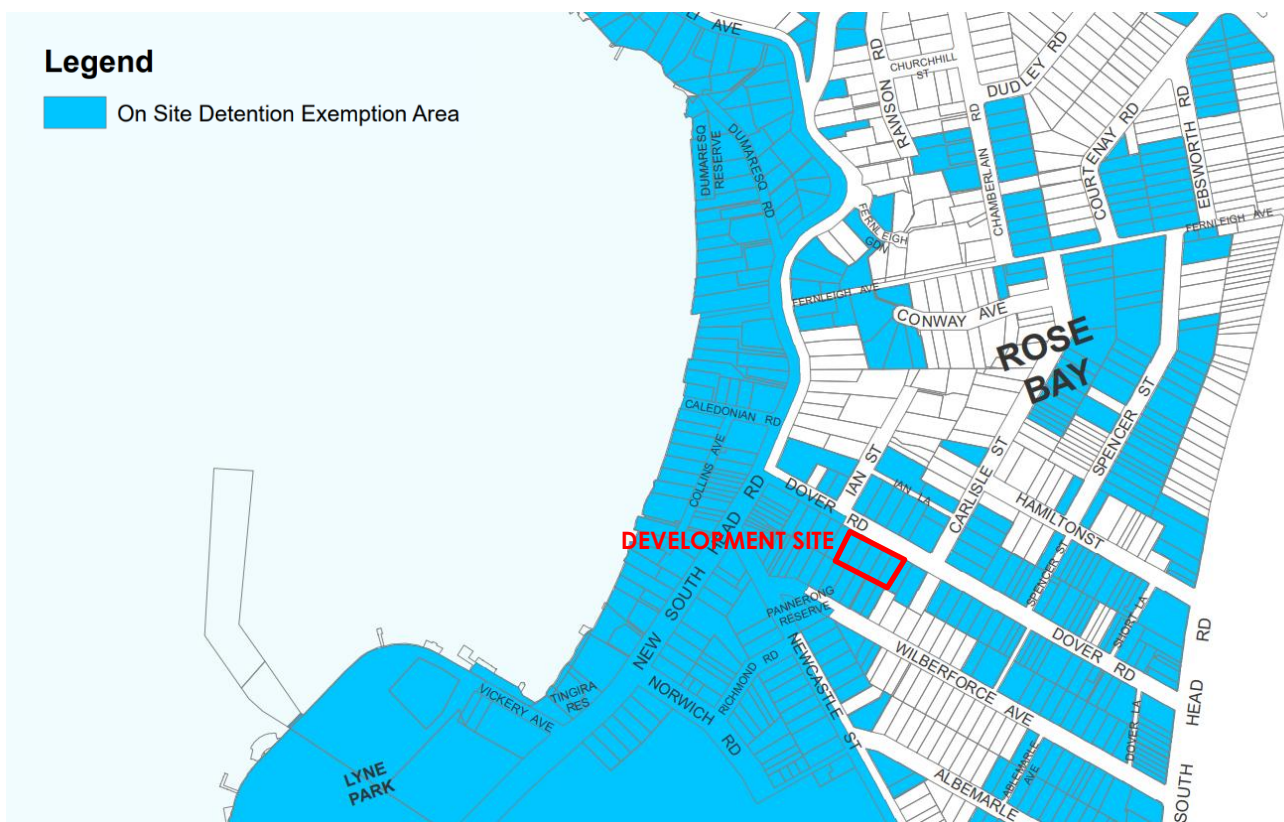


FIGURE 5 – WOOLLAHRA MUNICIPAL COUNCIL OSD EXEMPTION AREA MAP

On-site detention is not required as per the Chapter E2 of Woollahra Municipal Council's DCP 2015.

7 STORMWATER QUALITY

The quality of runoff from a catchment is influenced by various factors, including land use, the degree of urbanisation, population density, sanitation, waste disposal practices, landform, soil types, and climate. Common pollutants carried by runoff comprise litter, sediment, nutrients, oil, grease, and heavy metals. While all these pollutants negatively affect the quality of receiving waters, suspended solids and nutrients have the most significant detrimental impact on the environment.

7.1 STORMWATER QUALITY TARGETS

As per the Municipal of Woollahra Chapter E2 – Stormwater, Flood and Geotechnical Risk Management guideline, the water quality of the stormwater runoff leaving the site must meet the environmental targets.

TABLE 6.1: STORMWATER QUALITY PERFORMANCE TARGETS

| POLLUTANT | POST-DEVELOPMENT ANNUAL LOAD REDUCTION |
|------------------------------|--|
| Total Suspended Solids (TSS) | 85% |
| Total Phosphorus (TP) | 65% |
| Total Nitrogen (TN) | 45% |
| Gross Pollutant (GP) (>5mm) | 90% |

To demonstrate that the proposed development in its current state complies with the above targets, modelling using MUSIC software has been undertaken to provide nutrients reduction evidence.

7.2 METHODOLOGY – MUSIC MODEL

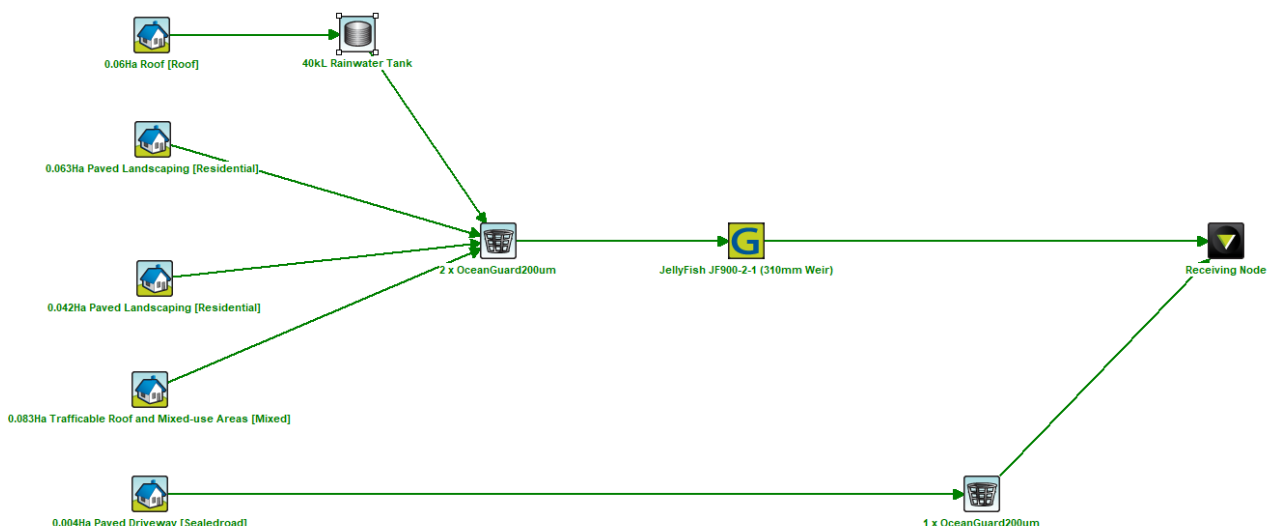


FIGURE 5: MUSIC MODEL LAYOUT

Total site area is approximately 2657 m² from architectural drawings. Measurements of specific use areas were undertaken from Architectural drawings – refer to **Appendix C**.

The following tables detail parameters/values that are used for the MUSIC model as extracted from the NSW MUSIC Modelling Guidelines, August 2015:

Table 5-4 Default Rainfall Threshold Values (RT)

| | RT (mm) |
|--------------------------------|---------|
| Large Areas of Interest | |
| All land use zones | 1.0 |
| Small Areas of Interest | |
| Roofs | 0.3 |
| Sealed road pavement | 1.5 |
| Unsealed road pavement | 1.5 |
| Permeable pavement | 1.2 |

Table 5-5 Pervious Area Rainfall-Runoff Parameters* (Macleod, 2008)

| Soil Texture | SSC (mm) | FC (mm) | Inf "a" (mm/d) | Inf "b" | DRR (%) | DBR (%) | DDSR (%) |
|-----------------|----------|---------|----------------|---------|---------|---------|----------|
| Sand | 175 | 74 | 360 | 0.5 | 100% | 50% | 0% |
| Loamy sand | 139 | 69 | 360 | 0.5 | 100% | 50% | 0% |
| Clayey sand | 107 | 75 | 250 | 1.3 | 60% | 45% | 0% |
| Sandy loam | 98 | 70 | 250 | 1.3 | 60% | 45% | 0% |
| Loam | 97 | 79 | 250 | 1.3 | 60% | 45% | 0% |
| Silty clay loam | 100 | 87 | 250 | 1.3 | 60% | 45% | 0% |
| Sandy clay loam | 108 | 73 | 250 | 1.3 | 60% | 45% | 0% |
| Clay loam | 119 | 99 | 180 | 3.0 | 25% | 25% | 0% |
| Clay loam | 133 | 89 | 180 | 3.0 | 25% | 25% | 0% |
| Silty clay loam | 88 | 70 | 180 | 3.0 | 25% | 25% | 0% |
| Sandy clay | 142 | 94 | 180 | 3.0 | 25% | 25% | 0% |
| Silty clay | 54 | 51 | 180 | 3.0 | 25% | 25% | 0% |
| Light clay | 98 | 73 | 135 | 4.0 | 10% | 10% | 0% |
| Light-medium | 90 | 67 | 135 | 4.0 | 10% | 10% | 0% |
| Medium clay | 94 | 70 | 135 | 4.0 | 10% | 10% | 0% |
| Medium-heavy | 94 | 70 | 135 | 4.0 | 10% | 10% | 0% |
| Heavy clays | 90 | 58 | 135 | 4.0 | 10% | 10% | 0% |

Table 5-6 Base Flow Concentration Parameters (mg/L-log10) for NSW (adapted from Fletcher et al, 2004)

| | TSS | | TP | | TN | |
|--------------------------------|------|----------|-------|----------|-------|----------|
| | Mean | Std. dev | Mean | Std. dev | Mean | Std. dev |
| Large Areas of Interest | | | | | | |
| Residential | 1.20 | 0.17 | -0.85 | 0.19 | 0.11 | 0.12 |
| Business | 1.20 | 0.17 | -0.85 | 0.19 | 0.11 | 0.12 |
| Industrial | 1.20 | 0.17 | -0.85 | 0.19 | 0.11 | 0.12 |
| Rural | 1.15 | 0.17 | -1.22 | 0.19 | -0.05 | 0.12 |
| Agricultural | 1.30 | 0.13 | -1.05 | 0.13 | 0.04 | 0.13 |
| Eroding gullies | 1.20 | 0.17 | -0.85 | 0.19 | 0.11 | 0.12 |
| Quarries | 1.20 | 0.17 | -0.85 | 0.19 | 0.11 | 0.12 |
| Re-vegetated land | 1.15 | 0.17 | -1.22 | 0.19 | -0.05 | 0.12 |
| Forest | 0.78 | 0.13 | -1.22 | 0.13 | -0.52 | 0.13 |
| Small Areas of Interest | | | | | | |
| Roofs | n/a | n/a | n/a | n/a | n/a | n/a |
| Sealed road pavement | 1.20 | 0.17 | -0.85 | 0.19 | 0.11 | 0.12 |
| Unsealed road pavement | 1.20 | 0.17 | -0.85 | 0.19 | 0.11 | 0.12 |
| Landscaped areas | 1.20 | 0.17 | -0.85 | 0.19 | 0.11 | 0.12 |

Table 5-7 Storm Flow Concentration Parameters for NSW (mg/L-log10) for NSW (adapted from Fletcher et al, 2004)

| | TSS | | TP | | TN | |
|--------------------------------|------|----------|-------|----------|-------|----------|
| | Mean | Std. dev | Mean | Std. dev | Mean | Std. dev |
| Large Areas of Interest | | | | | | |
| Residential | 2.15 | 0.32 | -0.60 | 0.25 | 0.30 | 0.19 |
| Business | 2.15 | 0.32 | -0.60 | 0.25 | 0.30 | 0.19 |
| Industrial | 2.15 | 0.32 | -0.60 | 0.25 | 0.30 | 0.19 |
| Rural | 1.95 | 0.32 | -0.66 | 0.25 | 0.30 | 0.19 |
| Agricultural | 2.15 | 0.31 | -0.22 | 0.30 | 0.48 | 0.26 |
| Eroding gullies | 3.00 | 0.32 | -0.30 | 0.25 | 0.34 | 0.19 |
| Quarries | 3.00 | 0.32 | -0.30 | 0.25 | 0.34 | 0.19 |
| Re-vegetated land | 1.95 | 0.32 | -0.66 | 0.25 | 0.30 | 0.19 |
| Forest | 1.60 | 0.20 | -1.10 | 0.22 | -0.05 | 0.24 |
| Small Areas of Interest | | | | | | |
| Roofs | 1.30 | 0.32 | -0.89 | 0.25 | 0.30 | 0.19 |
| Sealed road pavement | 2.43 | 0.32 | -0.30 | 0.25 | 0.34 | 0.19 |
| Unsealed road pavement | 3.00 | 0.32 | -0.30 | 0.25 | 0.34 | 0.19 |
| Landscaped areas | 2.15 | 0.32 | -0.60 | 0.25 | 0.30 | 0.19 |

7.3 TREATMENT MEASURES

Treatment measures consist of the following:

- 2 x OceanGuard Litter Baskets by Ocean Protect installed within a 1200x1200 pit to filter stormwater runoff from the roof and suspended paved landscaping areas
- 40 kL rainwater tank to collect stormwater runoff from roof areas and reused for toilet flushing and irrigation.
- Jellyfish JF-900-2-1 by Ocean Protect installed within a 900x900 pit to filter all stormwater runoff from the roof and trafficable areas of the development prior to discharging to the street drainage.

7.4 MUSIC MODEL RESULTS

Results below in **Figure 6** demonstrate that the proposed treatment train meets the Municipal of Woollahra Chapter E2 – Stormwater, Flood and Geotechnical Risk Management guideline reduction targets.

| | Sources | Residual Load | % Reduction |
|---------------------------------------|---------|---------------|-------------|
| Flow (ML/yr) | 3.17 | 2.44 | 23 |
| Total Suspended Solids (kg/yr) | 267 | 22.9 | 91.4 |
| Total Phosphorus (kg/yr) | 0.658 | 0.23 | 65 |
| Total Nitrogen (kg/yr) | 6.97 | 2.74 | 60.7 |
| Gross Pollutants (kg/yr) | 78.8 | 0.0209 | 100 |

FIGURE 6: MUSIC MODEL OUTPUT

8 WASTEWATER MANAGEMENT

The site will be connected to Sydney Water's sewer main (DN150) located along Dover Road for discharge of sewer. No onsite treatment, reuse or disposal is proposed.

An extension will be required from the mains to the property in accordance with Sydney Water requirements. We recommend the use of water efficient applications to be incorporated to reduce wastewater loads to be investigated at detailed design stage.

9 EXECUTIVE SUMMARY

The key strategies adopted for this development to address the management of stormwater and wastewater include the following:

9.1.1 RAINWATER TANK

The rainwater tank for this site is being utilised as a retention device, slowing the flow of stormwater into the local waterway. This mitigates the damage to waterways as result of runoff from the site. On this site, a 40kL rainwater tank is proposed to capture all roof runoff and proposed to be re-used for toilet flushing and irrigation, reducing the potable water consumption at the site.

9.1.2 OCEANGUARD

Ocean Guard by Ocean Protect, is a proprietary stormwater device used for capturing sediment and debris larger than 200 microns. The device sits in a stormwater pit and utilises direct screening to filter out debris and sediment. This device will be used to filter runoff from paved area, contributing to the removal of suspended solids reaching the local waterway.

9.1.3 JELLYFISH FILTER SYSTEM

The Jellyfish Filter System by Ocean Protect is an advanced stormwater management solution designed to efficiently remove pollutants from stormwater runoff. Utilising a unique filtration process, the Jellyfish System captures fine sediments, oils, and other harmful contaminants, ensuring that only clean water is discharged into natural waterways. This system is supplied in a precast pit with offline high-flow and drain down cartridges, filtering stormwater prior to discharging to the council stormwater network.

APPENDIX A – SURVEY INFORMATION



- NOTES:
- THESE NOTES AND LEGEND (IF SHOWN) FORM PART OF THE PLAN AND SURVEY AND MUST REMAIN WITH THE PLAN IN ANY REPRODUCTION IN WHOLE OR PART.
 - THE CAD FILE USES METRES AS ITS BASE UNIT AND IS IN A "GROUND" COORDINATE SYSTEM. IF THE SURVEY IS STATED AS MGA, ANY POINT IN THE FILE WILL BE AN APPROXIMATE MGA COORDINATE.
 - SOME SYMBOLS REPRESENTING PHYSICAL STRUCTURES SUCH AS POWER POLES AND PITS ARE DIAGRAMMATIC ONLY AND DO NOT NECESSARILY REPRESENT THE ACTUAL SIZE AND EXTENT OF THESE FEATURES.
 - THE SURVEY INFORMATION SHOWN HERE WAS PREPARED FOR A SPECIFIC PURPOSE FOR THE CLIENT SHOWN. THIS INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE OR BY ANYONE NOT AUTHORISED BY THIS CLIENT.
 - BOUNDARY DIMENSIONS AND AREAS HAVE BEEN DETERMINED BY CURRENT CADASTRAL SURVEY AND THE BOUNDARY AND EASEMENT LINES IN THE ELECTRONIC FILE HAVE BEEN INCLUDED USING THOSE SURVEYED DIMENSIONS. THE TITLE DIMENSIONS SHOWN ON THE HARD COPY PLAN TAKE PRECEDENCE OVER THE LINES IN THE ELECTRONIC FILE.
 - THE TITLES TO THE SUBJECT LAND HAS BEEN REVIEWED AND THE POSITION OF ALL EASEMENTS AFFECTING THE LAND ARE SHOWN. THE TERMS OF ANY EASEMENT, RESTRICTION ON THE USE OF LAND OR COVENANT AFFECTING THE LAND HAVE NOT BEEN INVESTIGATED. LEASES AND OTHER NOTATIONS MAY ALSO EXIST WHICH AFFECT THE LAND.
 - UNDERGROUND SERVICES OTHER THAN THOSE SHOWN HAVE NOT BEEN INVESTIGATED. PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION WORK ON THE SITE, THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.
 - THIS SURVEY IS LIMITED TO IMPROVEMENTS AND OTHER DETAIL WHICH WERE VISIBLE AND ACCESSIBLE AT THE TIME OF SURVEY. THE LOCATION OF DETAIL, SUCH AS PRIVATE UNDERGROUND SERVICE LINES AND BUILDING FOUNDATIONS WITHIN THE SITE IS UNKNOWN.
 - THE COORDINATES WITHIN THIS DRAWING RELATE TO THE DATUM SHOWN IN THE TITLE BLOCK. REFER TO A REGISTERED LAND SURVEYOR FOR FURTHER CLARIFICATION. CAUTION SHOULD BE TAKEN WHEN IMPORTING INFORMATION OBTAINED FROM OTHER SUB-CONSULTANTS OR SOURCES TO ENSURE THAT THE DATA IS ON A MATCHING COORDINATE SYSTEM.
 - CONTOURS SHOWN HEREON DEPICT THE GENERAL TOPOGRAPHY ONLY. EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT NECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
 - CONTOUR INTERVAL 0.5m
 - ANY GUTTER, RIDGE, ROOF AND WINDOW DETAILS AND LEVELS SHOWN HAVE BEEN OBTAINED VIA INDIRECT SURVEY METHODS WHERE VISIBLE FROM GROUND LEVEL AND ARE SHOWN ON THIS PLAN IN THEIR APPROXIMATE LOCATION FOR THE PURPOSE OF GENERAL SITE ANALYSIS ONLY.
 - ANY TREE CANOPIES, TRUNK DIAMETERS AND HEIGHTS SHOWN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY FURTHER SURVEY WORKS IF CRITICAL TO DESIGN OR SITE ANALYSIS.
 - SMALL TREES, SHRUBS, GARDEN FEATURES, PATHWAYS AND OTHER MINOR DETAIL MAY NOT BE SHOWN ON THIS PLAN, FOR THE PURPOSES OF THIS SURVEY.
 - PRIOR TO ANY CONSTRUCTION WORKS BEING UNDERTAKEN, BOUNDARIES SHOULD BE MARKED

| |
|--|
| <p>NOTATIONS SHOWN ON CERTIFICATE OF TITLE SEC A 10 DP4244</p> <p>AFFECTING THE LAND: (A) RIGHT OF DRAINAGE (DP4244) 403643 COVENANT A0871748 CAVEAT BY DOVER STREET (ROSE BAY) DEVELOPMENTS PTY. LIMITED</p> <p>THE TERMS AND LOCATIONS OF COVENANTS & RESTRICTIONS HAVE NOT BEEN INVESTIGATED.</p> |
| <p>NOTATIONS SHOWN ON CERTIFICATE OF TITLE SEC A 11 DP4244</p> <p>AFFECTING THE LAND: (A) RIGHT OF DRAINAGE (DP4244) A0884904 CAVEAT BY DOVER STREET (ROSE BAY) DEVELOPMENTS PTY. LIMITED</p> <p>THE TERMS AND LOCATIONS OF COVENANTS & RESTRICTIONS HAVE NOT BEEN INVESTIGATED.</p> |
| <p>NOTATIONS SHOWN ON CERTIFICATE OF TITLE SEC A 12 DP4244</p> <p>AFFECTING THE LAND: A0884904 CAVEAT BY DOVER STREET (ROSE BAY) DEVELOPMENTS PTY. LIMITED</p> <p>THE TERMS AND LOCATIONS OF COVENANTS & RESTRICTIONS HAVE NOT BEEN INVESTIGATED.</p> |
| <p>NOTATIONS SHOWN ON CERTIFICATE OF TITLE LOT 13 DP663078</p> <p>AFFECTING THE LAND: 515633 COVENANT A0871747 CAVEAT BY DOVER STREET (ROSE BAY) DEVELOPMENTS PTY. LIMITED</p> <p>THE TERMS AND LOCATIONS OF COVENANTS & RESTRICTIONS HAVE NOT BEEN INVESTIGATED.</p> |
| <p>NOTATIONS SHOWN ON CERTIFICATE OF TITLE LOT 1 DP105598</p> <p>AFFECTING THE LAND: A0885479 CAVEAT BY DOVER STREET (ROSE BAY) DEVELOPMENTS PTY. LIMITED</p> <p>THE TERMS AND LOCATIONS OF COVENANTS & RESTRICTIONS HAVE NOT BEEN INVESTIGATED.</p> |

CAUTION:
WE RECOMMEND A PLAN OF REDEFINITION IS PREPARED AND REGISTERED AT NSW LRS PRIOR TO ANY DESIGN WORKS BEING UNDERTAKEN THAT INVOLVES CONSTRUCTION WORKS ON OR NEAR BOUNDARIES. OUR SURVEY DISCOVERED IRREGULARITIES IN THE REGISTERED PLANS HELD AT NSW LRS, WHICH MAY AFFECT THE BOUNDARY LOCATIONS OF THE SUBJECT LOT. A REGISTERED PLAN OF REDEFINITION WILL PLACE ON PUBLIC RECORD ACCURATE BOUNDARY DIMENSIONS FOR THE PROPERTY AS THE CURRENT TITLE PLAN WAS DONE IN 1904 AND NO ORIGINAL MARKS REMAIN.

UNDERGROUND SERVICES NOTES:
ALIGNED WITH THE QUALITY LEVELS (QL) DEFINED IN AS5488 'CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION (SUUI)', LOCATORS 'UTILITY POSITIONING CLASSIFICATION' (UPC) PROVIDES A GUIDE TO THE CERTAINTY OF A UTILITIES' POSITION BASED ON THE POSITIONING METHOD USED. AS THE CERTAINTY OF A UTILITY'S POSITION INCREASES THE RISK OF CONFLICT DECREASES HOWEVER IT CAN NOT BE ELIMINATED. WE CANNOT ACCEPT RESPONSIBILITY FOR DAMAGES AS WE ARE ENGAGED TO HELP MINIMISE YOUR RISK. **ALL RISK REMAINS WITH THE CUSTOMER.**

UTILITIES INDICATED AS CLASS "B", "C" & "D" MAY BE INACCURATE IN BOTH VERTICAL & HORIZONTAL ALIGNMENTS.

UTILITY LINES PLOTTED ARE INTERPOLATED BETWEEN POINTS THAT HAVE BEEN GENERATED DURING THE UTILITY INVESTIGATION PROCESS. THE UPC IS SPECIFIC TO THE POINT AT WHICH IT IS INSERTED ON A LINE AND IS NOT A CLASSIFICATION OF THE LINE ITSELF.

ALL SERVICES ARE CLASS 'D' UNLESS OTHERWISE SHOWN

UNDERGROUND SERVICE LINES:

| | |
|--|----|
| DRAINAGE | D |
| SEWERMAIN | S |
| WATERMAIN | W |
| TELECOMMUNICATION LINE | UC |
| ELECTRICITY CABLES | UE |
| (CLASSIFICATION SHOWN ON LINE AS PER UTILITY CLASSIFICATION TABLE) | |

UTILITY POSITIONING CLASSIFICATION

| | | |
|--|-----------|--------|
| A - VALIDATED, MEASURED DIRECTLY TO UTILITY (QL-A) | CERTAINTY | RISK |
| B - TRACED, ELECTRONIC DETECTION OF UTILITY (QL-B) | A | Low |
| C - ALIGNED, TO UTILITY SURFACE FEATURES (QL-C) | B | Medium |
| D - INDICATIVE, AS PER DIAGRAMS/FEATURES (QL-D) | C | High |

ORIGIN OF LEVELS & COORDINATES:
PM 1922
E 340 113.514
N 6 250 785.324
R.L. 13.341 (AHD)

DAVID A SMITH
REGISTERED SURVEYOR
BEVERIDGE WILLIAMS
65 - 69 KENT STREET, SYDNEY 2000

LEGEND:

- BLC BALCONY
- FL FLOOR LEVEL
- CHM CHIMNEY
- DCK DECK
- DH DOOR HEAD
- DS DOOR SILL
- OH OPEN HEAD
- OS OPEN SILL
- PAR PARAPET
- PP POWER POLE
- RF ROOF
- RDG RIDGE
- SIC SEWER INSPECTION COVER
- TG TOP OF GUTTER
- TK TOP OF KERB
- TW TOP OF WALL
- TF TOP OF FENCE
- VER VERANDAH
- WH WINDOW HEAD
- WS WINDOW SILL
- US UNDERSIDE OF BUILDING
- C/COL COLUMN
- SL DRAINAGE PIT SURFACE LEVEL
- INV DRAINAGE PIT INVERT LEVEL

- Comms Pit/Manhole
- Drainage Manhole
- Drainage Grated Pit
- Drainage Kerb Inlet Pit
- Electrical Power Pole
- Gas Meter
- Miscellaneous Manhole
- Sewer Vent
- Sewer Manhole
- Sign Post
- Tree (Canopy spread, trunk diameter, Height)
- Water Meter
- Water Tap
- Water Hydrant
- Water Stop Valve
- Brick Walls
- Stone Walls

| VER | BY | AMENDMENTS | DATE |
|-----|---------|------------------|----------|
| A | V M R O | INITIAL ISSUE | 24.03.25 |
| B | JL | ELEVATIONS ADDED | 21.05.25 |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |

THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.

SERVICE AUTHORITY PITS, MANHOLES, POLES, MARKER POSTS, ETC. WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE.

SERVICES INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED THROUGH A BEFORE YOU DIG AUSTRALIA SEARCH AND IS VALID FOR THE PERIOD OF TIME FROM THE DATE OF ISSUE NOMINATED BY THE AUTHORITY.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON OR ADJACENT TO THE SITE IT IS THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTORS TO APPLY FOR AND OBTAIN UP TO DATE PLANS THROUGH A BEFORE YOU DIG AUSTRALIA SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.

CLIENT:
FORTIS

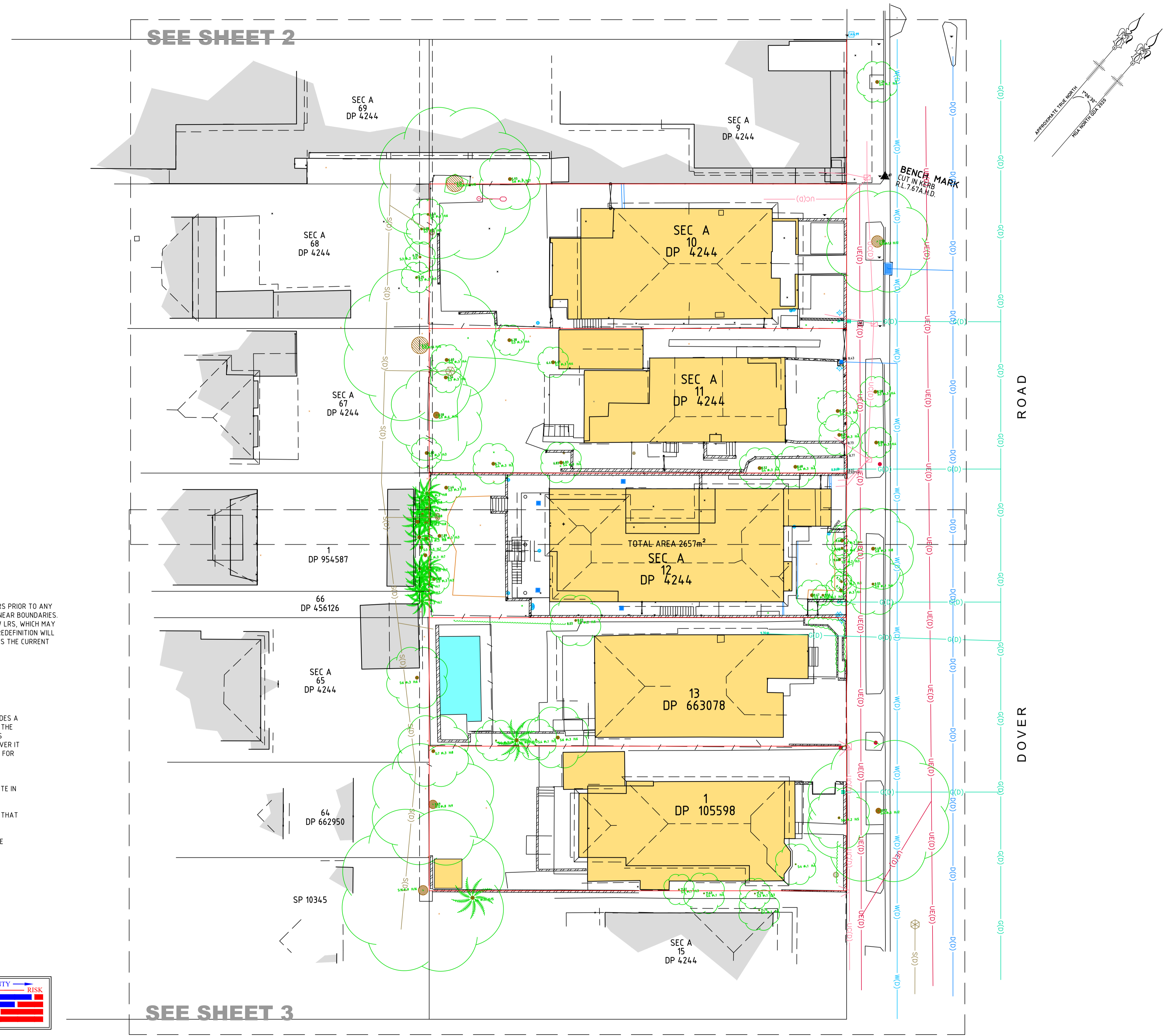
BW
Beveridge Williams
Land Development Consultants
Registered Surveyors
Sydney (02) 9283 6677
www.beveridgewilliams.com.au

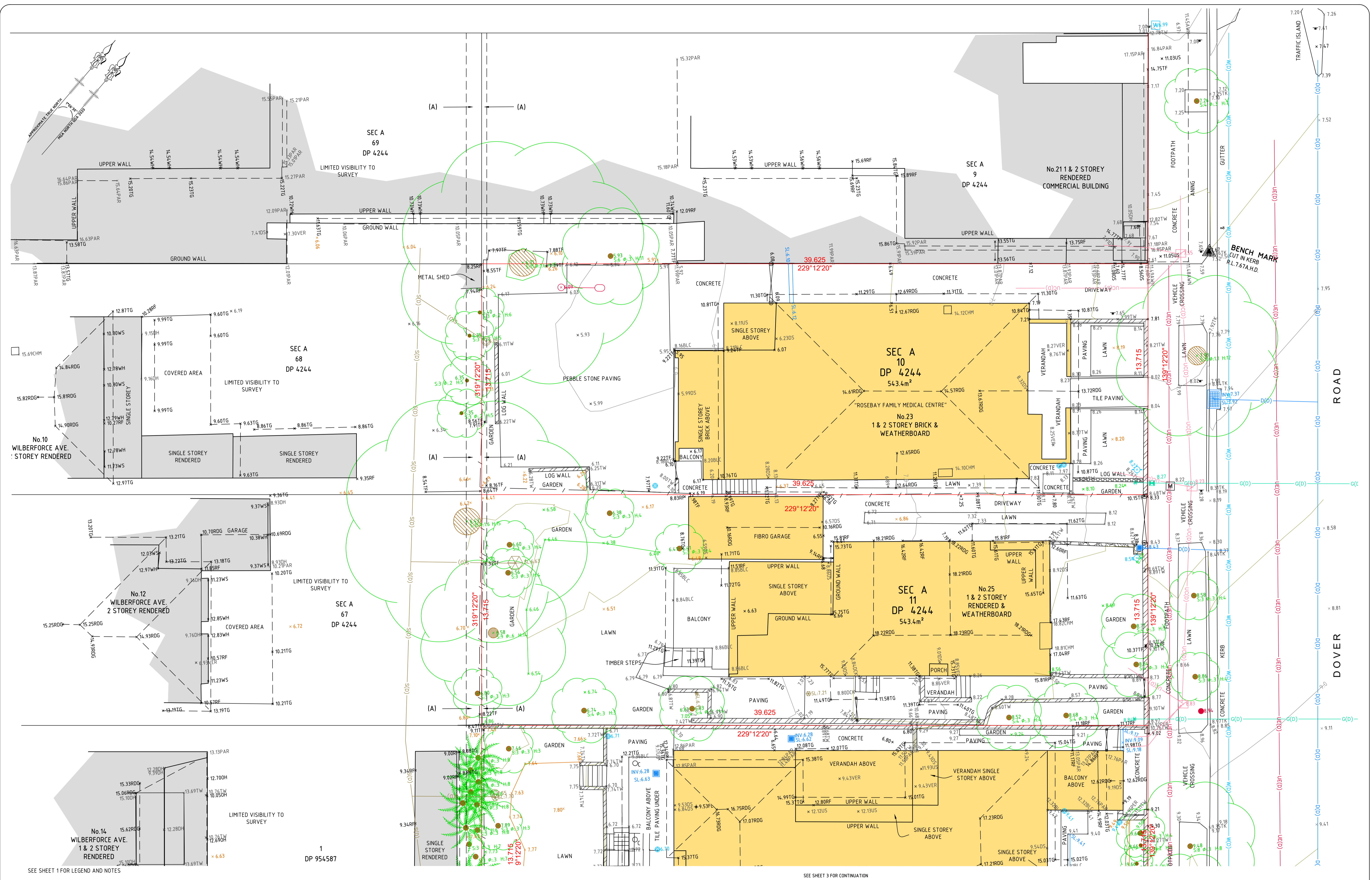
DETAILS:
DETAILED SURVEY PLAN FOR
DEVELOPMENT APPLICATION PURPOSES
23-31 DOVER ROAD
ROSE BAY

| | |
|------------------------------|-------------------|
| ORIGINAL SHEET SIZE | A1 |
| SCALE | 1:200 |
| CAD REFERENCE: | 2500621-DET-001-B |
| SCALE ON ORIGINAL DRAWING AT | 1:200 |

| | |
|-------------------|------------|
| SURVEYOR: | V.M. R.O. |
| DRAWN: | J.T. |
| CHECKED: | J.G. |
| SURVEY DATE: | 13.03.2025 |
| VERTICAL DATUM: | AHD |
| HORIZONTAL DATUM: | MGA 2020 |

| | |
|--------------|---------|
| PROJECT No. | 2500621 |
| DRAWING REF. | SUR-10 |
| VERSION | B |
| SHEET | 1 OF 4 |





| VER | BY | AMENDMENTS | DATE |
|-----|----------|------------------|----------|
| A | V.M.R.O. | INITIAL ISSUE | 24.03.25 |
| B | J.L. | ELEVATIONS ADDED | 21.05.25 |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |

THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES. SERVICE AUTHORITY PITS, MANHOLES, POLES, MARKER POSTS, ETC., WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE. SERVICES INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED THROUGH A BEFORE YOU DIG AUSTRALIA SEARCH AND IS VALID FOR THE PERIOD OF TIME FROM THE DATE OF ISSUE NOMINATED BY THE AUTHORITY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON OR ADJACENT TO THE SITE IT IS THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTORS TO APPLY FOR AND OBTAIN UP TO DATE PLANS THROUGH A NEW BEFORE YOU DIG AUSTRALIA SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.

CLIENT:
FORTIS

BW Beveridge Williams
Land Development Consultants
Registered Surveyors
Sydney (02) 9283 6677 www.beveridgewilliams.com.au

DETAILS:
DETAILED SURVEY PLAN FOR DEVELOPMENT APPLICATION PURPOSES
23-31 DOVER ROAD
ROSE BAY

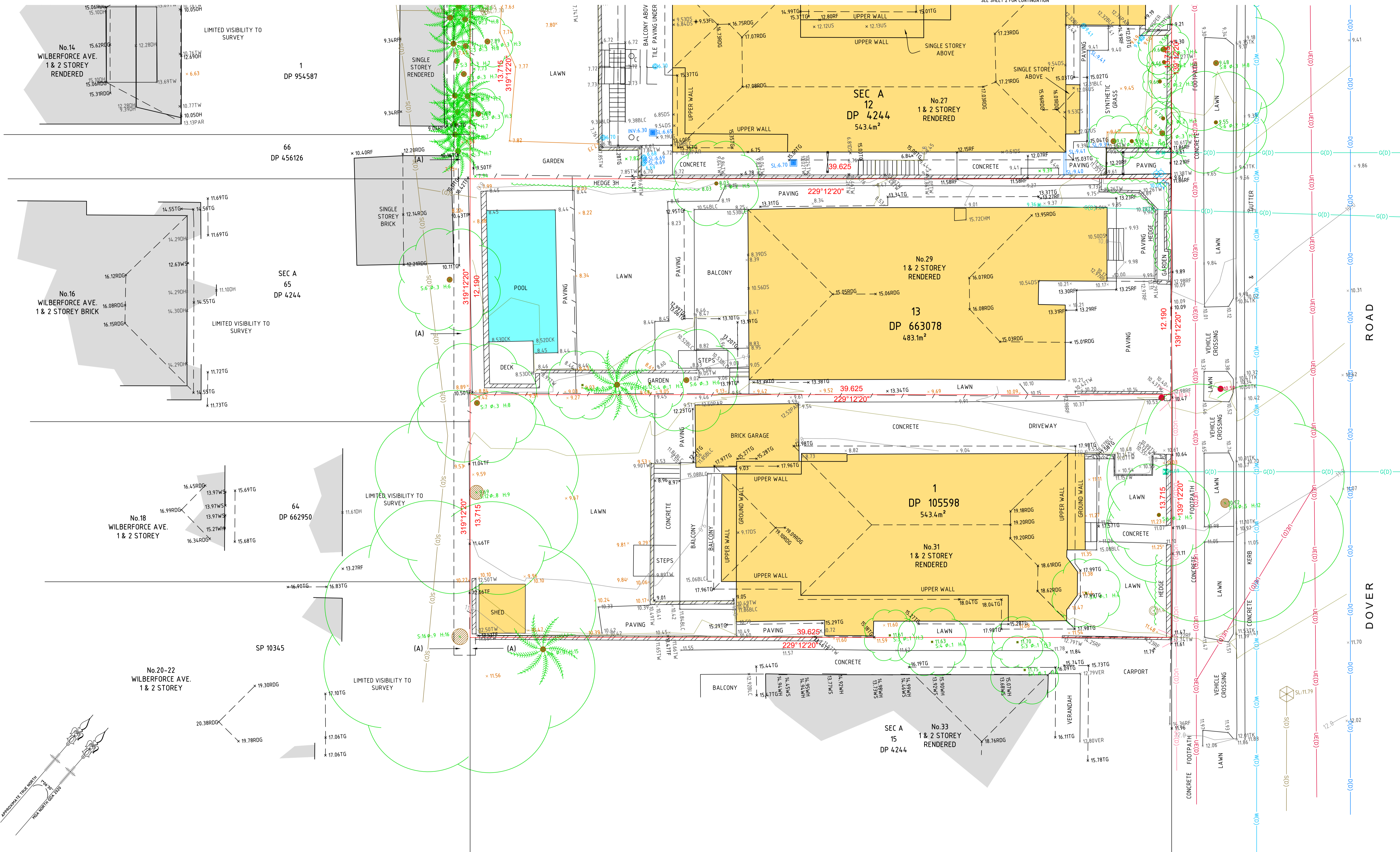
ORIGINAL SCALE 1:100
SHEET SIZE A1
CAD REFERENCE: 2500621-DET-001-B
SCALE ON ORIGINAL DRAWING AT 1:100

SURVEYOR: V.M.R.O.
DRAWN: J.T.
CHECKED: J.G.
SURVEY DATE: 13.03.2025
VERTICAL DATUM: AHD
HORIZONTAL DATUM: MGA 2020

PROJECT No. 2500621
DRAWING REF. SUR-10
VERSION B
SHEET 2 OF 4

SEE SHEET 1 FOR LEGEND AND NOTES

SEE SHEET 3 FOR CONTINUATION



SEE SHEET 1 FOR LEGEND AND NOTES

| VER | BY | AMENDMENTS | DATE |
|-----|----------|------------------|----------|
| A | V.M.R.O. | INITIAL ISSUE | 24.03.25 |
| B | J.L. | ELEVATIONS ADDED | 21.05.25 |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |

THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES. SERVICE AUTHORITY PITS, MANHOLES, POLES, MARKER POSTS, ETC., WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE. SERVICES INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED THROUGH A BEFORE YOU DIG AUSTRALIA SEARCH AND IS VALID FOR THE PERIOD OF TIME FROM THE DATE OF ISSUE NOMINATED BY THE AUTHORITY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON OR ADJACENT TO THE SITE IT IS THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTORS TO APPLY FOR AND OBTAIN UP TO DATE PLANS THROUGH A NEW BEFORE YOU DIG AUSTRALIA SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.



CLIENT:
FORTIS

BW
Beveridge Williams
 Land Development Consultants
 Registered Surveyors
 Sydney (02) 9283 6677
 www.beveridgewilliams.com.au

DETAILS:
DETAIL SURVEY PLAN FOR DEVELOPMENT APPLICATION PURPOSES
 23-31 DOVER ROAD
 ROSE BAY

ORIGINAL SCALE 1:100
 SHEET SIZE A1
 CAD REFERENCE: 2500621-DET-001-B
 SCALE ON ORIGINAL DRAWING AT 1:100

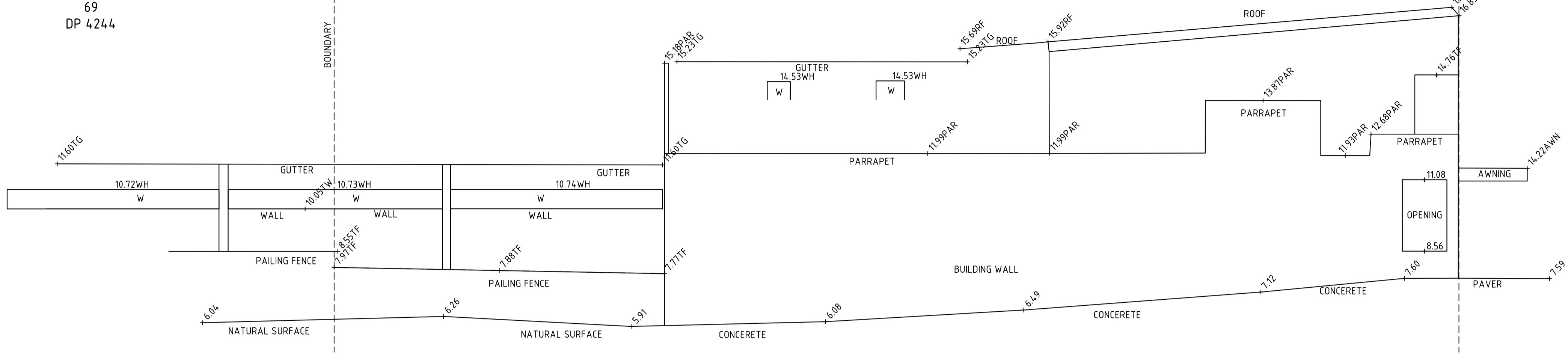
SURVEYOR: V.M.R.O.
 DRAWN: J.T.
 CHECKED: J.G.
 SURVEY DATE: 13.03.2025
 VERTICAL DATUM: AHD
 HORIZONTAL DATUM: MGA 2020

PROJECT No. **2500621**
 DRAWING REF: **SUR-10**
 VERSION **B**
 SHEET 3 OF 4

No.21
1 & 2 STOREY RENDERED
COMMERCIAL BUILDING

SEC A
9
DP 4244

SEC A
69
DP 4244

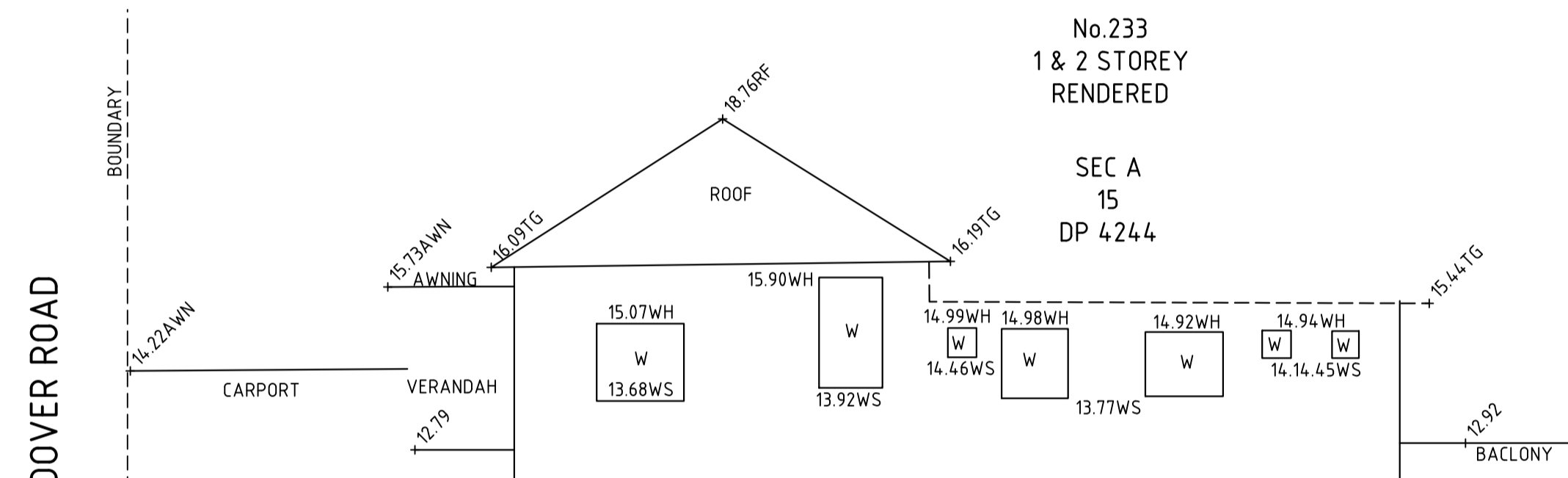


ELEVATION SHOWING SOUTH-EASTERN FACE OF No.21 DOVER ROAD

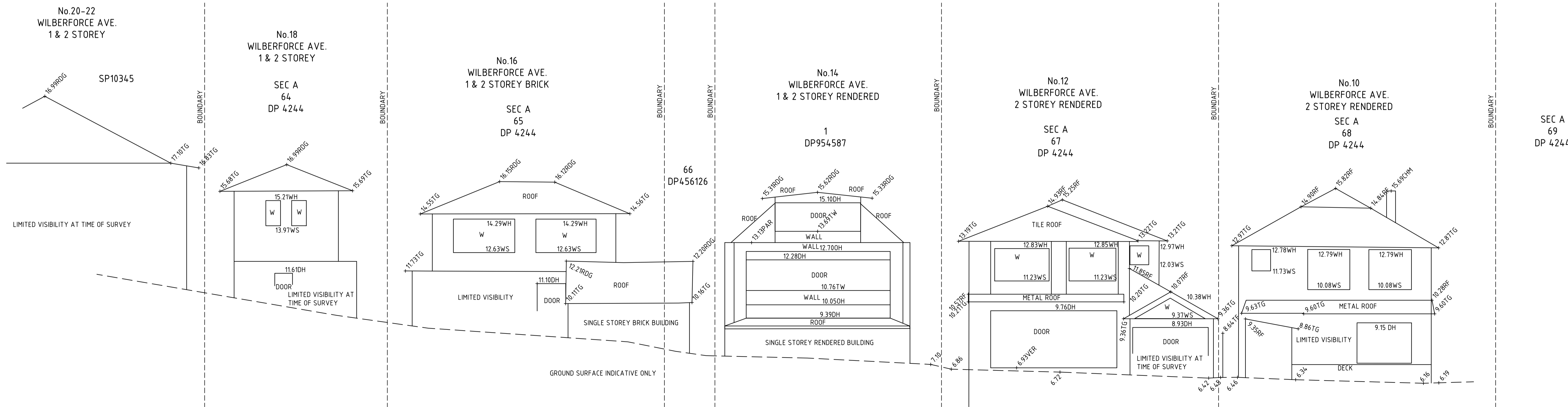
LEGEND:

- CL CEILING LEVEL
- DH DOOR HEAD
- DS DOOR SILL
- FL FLOOR LEVEL
- TW TOP OF WALL
- US UNDERSIDE OF ROOF
- VER VERANDAH
- WH WINDOW HEAD
- WS WINDOW SILL
- W WINDOW

ELEVATIONS SHOWN HAVE BEEN PREPARED TO INDICATE THE RELATIVE POSITIONS OF LEVELS AS SURVEYED. NOT ALL ARCHITECTURAL DETAIL IS SHOWN AND THE LEVELS WERE OBTAINED BY INDIRECT SURVEY METHODS. DIRECT MEASUREMENTS MAY RESULT IN MINOR DIFFERENCES TO THE LEVELS.



ELEVATION SHOWING NORTH-WESTERN FACE OF No. 33 DOVER ROAD



ELEVATION SHOWING NORTH-EASTERN FACE OF No's. 10-22 WILBERFORCE ROAD

| VER | BY | AMENDMENTS | DATE |
|-----|----------|------------------|----------|
| A | V.M.R.O. | INITIAL ISSUE | 24.03.25 |
| B | J.L. | ELEVATIONS ADDED | 21.05.25 |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |

THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.

BEFORE YOU DIG
www.youdig.com.au

• SERVICE AUTHORITY PITS, MANHOLES, POLES, MARKER POSTS, ETC., WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE.

• SERVICES INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED THROUGH A BEFORE YOU DIG AUSTRALIA SEARCH AND IS VALID FOR THE PERIOD OF TIME FROM THE DATE OF ISSUE NOMINATED BY THE AUTHORITY.

• PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON OR ADJACENT TO THE SITE IT IS THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTORS TO APPLY FOR AND OBTAIN UP TO DATE PLANS THROUGH A NEW BEFORE YOU DIG AUSTRALIA SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.

CLIENT:
FORTIS

BW Beveridge Williams
Land Development Consultants
Registered Surveyors
Sydney (02) 9283 6677
www.beveridgewilliams.com.au

DETAILS:
DETAIL SURVEY PLAN FOR
DEVELOPMENT APPLICATION PURPOSES
23-31 DOVER ROAD
ROSE BAY

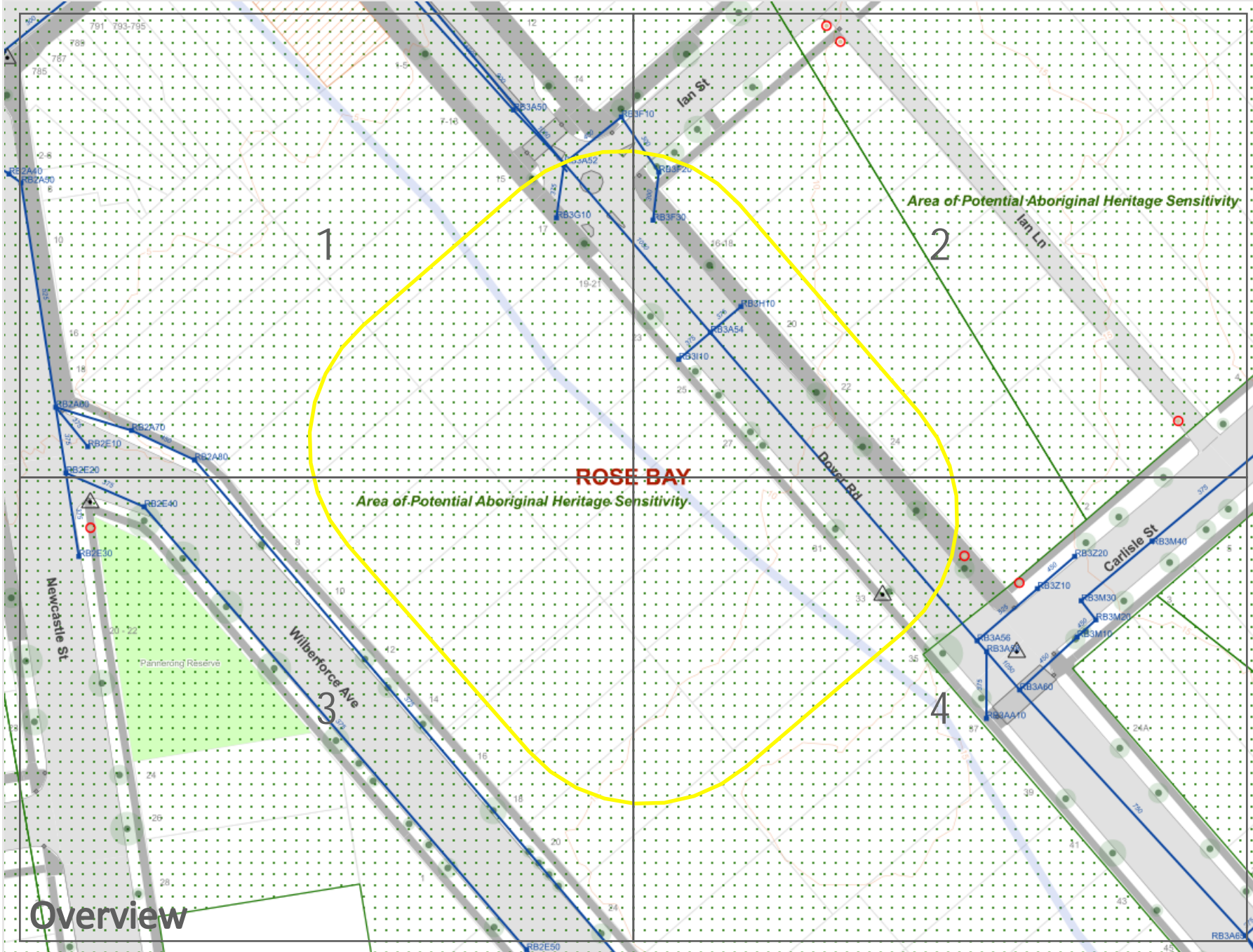
ORIGINAL SHEET SIZE
SCALE 1:100
A1
CAD REFERENCE: 2500621-DET-001-B
SCALE ON ORIGINAL DRAWING AT 1:100

SURVEYOR: V.M.R.O.
DRAWN: J.T.
CHECKED: J.G.
SURVEY DATE: 13.03.2025
VERTICAL DATUM: AHD
HORIZONTAL DATUM: MGA 2020

PROJECT No. 2500621
DRAWING REF. SUR-10
VERSION B
SHEET 4 OF 4

APPENDIX B – BYDA INFORMATION





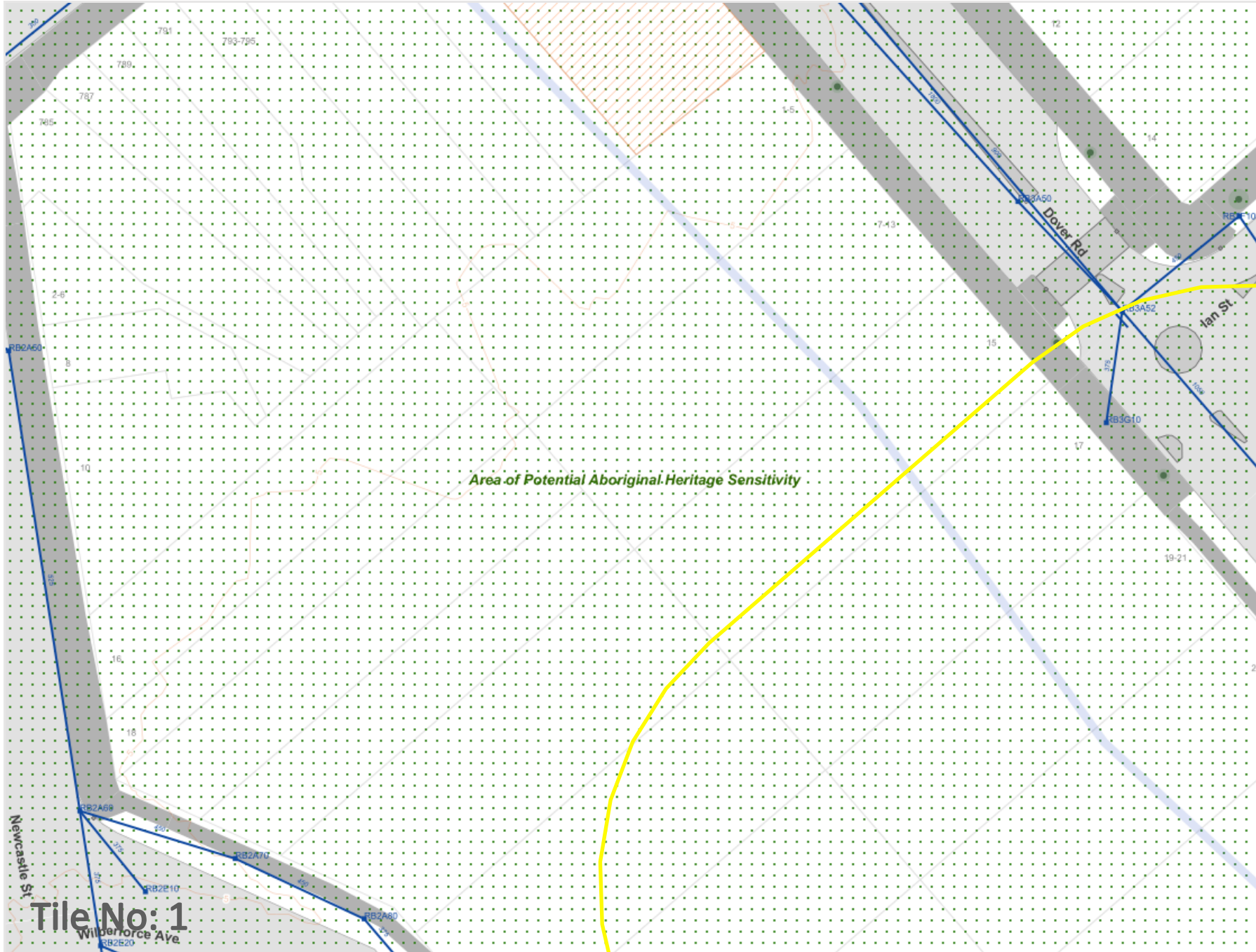
- Legend
- Seawall
 - ▭ Woollahra Council Boundary
 - ▭ Suburb
 - ⊕ Bus Shelter
 - △ Survey Marks
 - Heritage Street Name Footpath Inlays
 - Stormwater Pits
 - ▲ Stormwater GPTs
 - Stormwater Pipes
 - ◆ Kerb Ramp
 - Retaining Wall Fences
 - Retaining Wall
 - Street Trees
 - ▨ Heritage Items
 - ▨ Historical Creeks
 - ▨ Buildings
 - Kerb
 - ▨ Cadastre
 - ▨ Footpath
 - ▨ Area of Aboriginal Heritage Sensitivity
 - ▨ Area of Potential Aboriginal Heritage Sensitivity
 - ▨ Parks



Scale: 1:1025
Expires: 23 Jun 2025

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Woollahra Municipal Council nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Overview



Legend

- Seawall
- ▭ Woollahra Council Boundary
- ▭ Suburb
- ⊕ Bus Shelter
- △ Survey Marks
- Heritage Street Name Footpath Inlays
- Stormwater Pits
- ▲ Stormwater GPTs
- Stormwater Pipes
- ◆ Kerb Ramp
- Retaining Wall Fences
- Retaining Wall
- Street Trees
- ▨ Heritage Items
- ▨ Historical Creeks
- ▨ Buildings
- Kerb
- ▨ Cadastre
- ▨ Footpath
- ▨ Area of Aboriginal Heritage Sensitivity
- ▨ Area of Potential Aboriginal Heritage Sensitivity
- ▨ Parks



Scale: 1:500
Expires: 23 Jun 2025

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Woollahra Municipal Council nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Tile No: 1



Legend

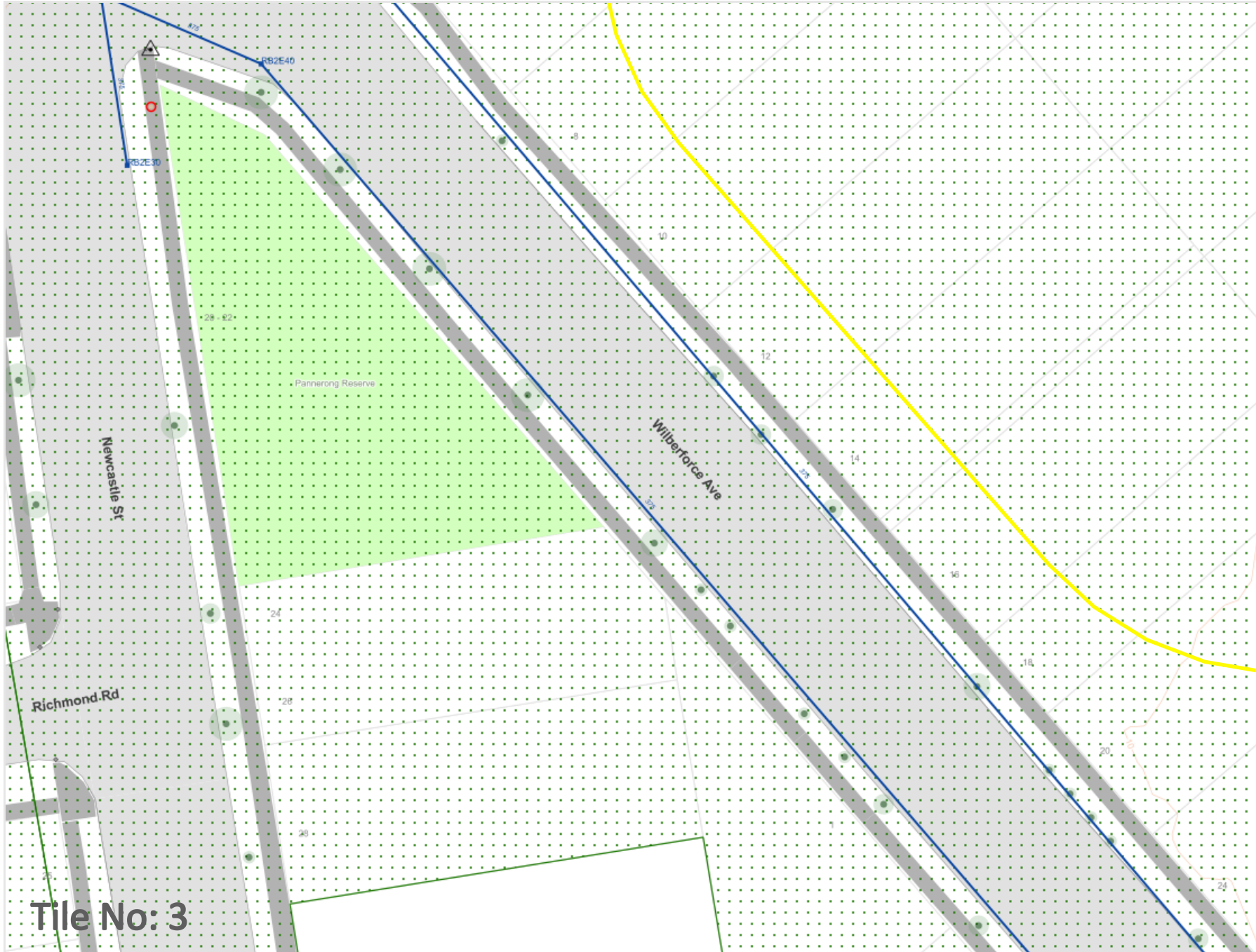
- Seawall
- ▭ Woollahra Council Boundary
- ▭ Suburb
- Ⓡ Bus Shelter
- △ Survey Marks
- Heritage Street Name Footpath Inlays
- Stormwater Pits
- ▲ Stormwater GPTs
- Stormwater Pipes
- ◆ Kerb Ramp
- Retaining Wall Fences
- Retaining Wall
- Street Trees
- ▨ Heritage Items
- ▨ Historical Creeks
- ▨ Buildings
- Kerb
- ▨ Cadastre
- ▨ Footpath
- ▨ Area of Aboriginal Heritage Sensitivity
- ▨ Area of Potential Aboriginal Heritage Sensitivity
- ▨ Parks



Scale: 1:500
Expires: 23 Jun 2025

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Woollahra Municipal Council nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Tile No: 2



Legend

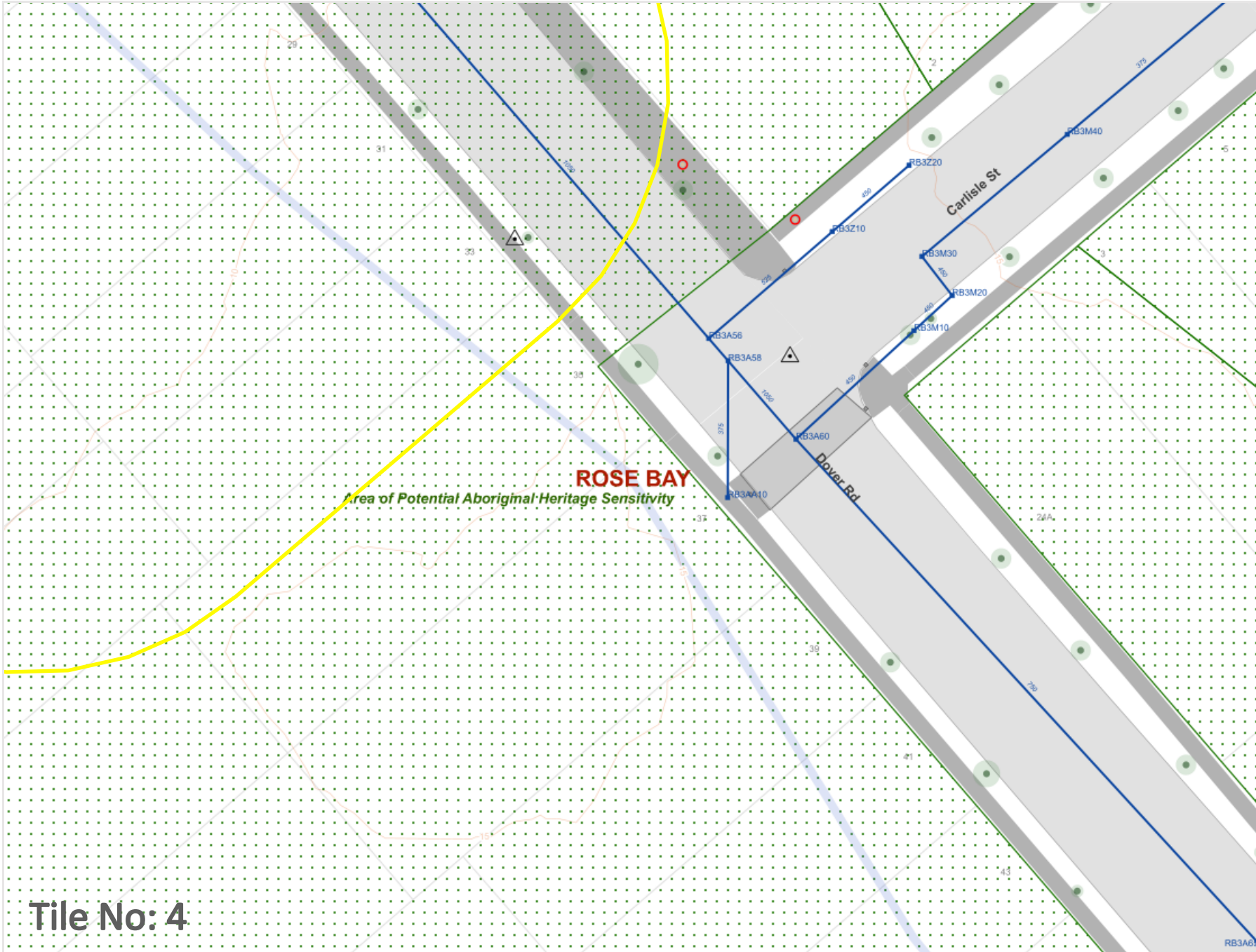
- Seawall
- ▭ Woollahra Council Boundary
- ▭ Suburb
- ⊕ Bus Shelter
- △ Survey Marks
- Heritage Street Name Footpath Inlays
- Stormwater Pits
- ▲ Stormwater GPTs
- Stormwater Pipes
- ◆ Kerb Ramp
- Retaining Wall Fences
- Retaining Wall
- Street Trees
- ▨ Heritage Items
- ▨ Historical Creeks
- ▨ Buildings
- Kerb
- ▨ Cadastre
- ▨ Footpath
- ▨ Area of Aboriginal Heritage Sensitivity
- ▨ Area of Potential Aboriginal Heritage Sensitivity
- ▨ Parks



Scale: 1:500
Expires: 23 Jun 2025

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Woollahra Municipal Council nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Tile No: 3



Legend

- Seawall
- ▭ Woollahra Council Boundary
- ▭ Suburb
- ⊕ Bus Shelter
- △ Survey Marks
- ⊙ Heritage Street Name Footpath Inlays
- Stormwater Pits
- ▲ Stormwater GPTs
- Stormwater Pipes
- ◆ Kerb Ramp
- Retaining Wall Fences
- Retaining Wall
- Street Trees
- ▨ Heritage Items
- ▨ Historical Creeks
- ▨ Buildings
- Kerb
- ▨ Cadastre
- ▨ Footpath
- ▨ Area of Aboriginal Heritage Sensitivity
- ▨ Area of Potential Aboriginal Heritage Sensitivity
- ▨ Parks



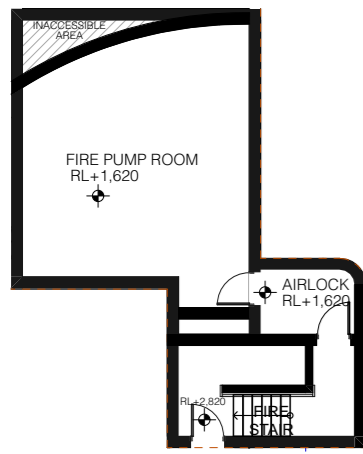
Scale: 1:500
Expires: 23 Jun 2025

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Woollahra Municipal Council nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Tile No: 4

APPENDIX C – ARCHITECTURAL LAYOUT





2 BASEMENT B2 - UNDER RAMP 1:200



1 BASEMENT B2 1:200

| REV | DESCRIPTION | DATE |
|-----|--------------------------|-----------|
| P3 | CONSULTANT CO-ORDINATION | 11/6/2025 |
| P4 | CONSULTANT CO-ORDINATION | 8/7/2025 |
| P5 | CONSULTANT CO-ORDINATION | 17/7/2025 |
| P6 | CONSULTANT CO-ORDINATION | 18/7/2025 |
| P7 | CONSULTANT CO-ORDINATION | 25/7/2025 |
| P8 | CLIENT'S REVIEW | 8/8/2025 |
| P9 | CONSULTANT CO-ORDINATION | 13/8/2025 |
| P10 | CONSULTANT CO-ORDINATION | 27/8/2025 |
| P11 | CLIENT'S REVIEW | 28/8/2025 |
| P12 | CLIENT'S REVIEW | 2/9/2025 |
| P13 | CLIENT'S REVIEW | 5/9/2025 |
| P14 | CONSULTANT CO-ORDINATION | 10/9/2025 |

FOR COORDINATION ONLY

| ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS | CLAUSE 02.17 HANDRAILS |
|---|--|
| CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTION | CLAUSE 02.21 OPERATION OF LATCH |
| SPEC. C1.1 FIRE RESISTING CONSTRUCTION | CLAUSE 02.23 SIGNS ON DOORS |
| SPEC. C1.10 FIRE HAZARD PROPERTIES | CLAUSE 02.2 GENERAL BUILDING ACCESS REQUIREMENTS |
| CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL | CLAUSE 03.3 PARTS OF BUILDING TO BE ACCESSIBLE |
| CLAUSE C2.12 SEPARATION OF EQUIPMENT | CLAUSE 03.8 TACTILE INDICATORS |
| CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM | CLAUSE 03.9 IDENT. OF ACCESSIBLE FACIL. SERVICE FEATURES |
| CLAUSE C3.1 ACCESSIBLE METHODS OF PROTECTION (OF OPENINGS) | CLAUSE 03.11 WATERPROOFING OF WET AREAS |
| CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS | CLAUSE F1.9F1.10 DAMP PROOFING |
| CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS | CLAUSE 2.5.5 CONSTRUCTION OF SANITARY COMPARTMENTS |
| CLAUSE D1.16 DISCHARGE FROM EXITS | PART F4 LIGHTING AND VENTILATION |
| CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL | CLAUSE F5.4 SOUND INSULATION OF FLOORS |
| CLAUSE D2.13 GOINGS AND RISERS | CLAUSE F5.5 SOUND INSULATION OF WALLS |
| CLAUSE D2.14 LANDINGS | CLAUSE F5.8 SOUND INSULATION OF SERVICES |
| CLAUSE D2.15 THRESHOLDS | CLAUSE F5.7 SOUND INSULATION OF PUMPS |
| CLAUSE D2.16 BALUSTRADES | |

| NOTES: | |
|--------------------------------|--------------------------------------|
| EX EXISTING | EX TREE TO REMOVE |
| FFL RL OF FINISHED FLOOR LEVEL | EX TREE TO RETAIN |
| RL REDUCED LEVEL | PROPOSED LANDSCAPE |
| BOUNDARY | MIN. 2 HR SOLAR ACCESS AT MID-WINTER |
| EX BUILDING TO BE DEMOLISHED | NATURAL VENTILATION |
| COUNCIL CONTROLS | |

ARCHITECT:
MHNDUNION
 35 RICHARDS LANE
 SURRY HILLS SYDNEY NSW 2010
 T +61 2 9101 1111
 F +61 2 9101 1100
 www.mhndu.com

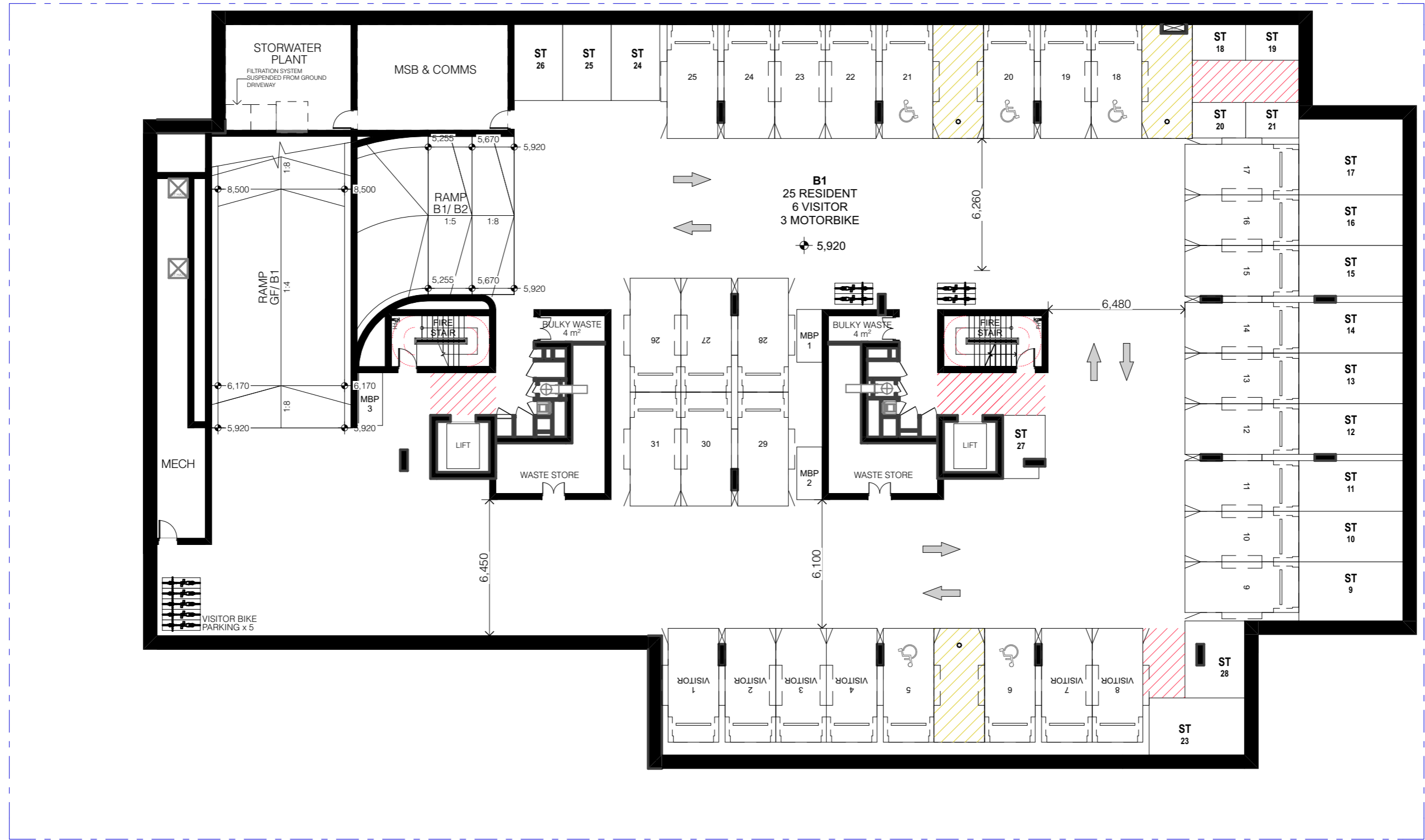
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

DRAWING TITLE:
BASEMENT 02 FLOOR PLAN

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

| | | |
|----------------------------------|---------------------------|-------------------------------|
| SCALE: @A3 | DRAWN BY: AH SH YH | CHECKED: MW |
| ISSUE DATE: 10/9/2025 | REVISION: P14 | DWG NUMBER: DA 2000 |
| PROJECT NUMBER: 25-020 | | |

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



| REV | DESCRIPTION | DATE |
|-----|--------------------------|-----------|
| P3 | CONSULTANT CO-ORDINATION | 11/6/2025 |
| P4 | CONSULTANT CO-ORDINATION | 8/7/2025 |
| P5 | CONSULTANT CO-ORDINATION | 17/7/2025 |
| P6 | CONSULTANT CO-ORDINATION | 18/7/2025 |
| P7 | CONSULTANT CO-ORDINATION | 25/7/2025 |
| P8 | CLIENT'S REVIEW | 8/8/2025 |
| P9 | CONSULTANT CO-ORDINATION | 13/8/2025 |
| P10 | CONSULTANT CO-ORDINATION | 27/8/2025 |
| P11 | CLIENT'S REVIEW | 28/8/2025 |
| P12 | CLIENT'S REVIEW | 29/8/2025 |
| P13 | CLIENT'S REVIEW | 5/9/2025 |
| P14 | CONSULTANT COORDINATION | 10/9/2025 |

FOR COORDINATION ONLY

| ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS |
|--|
| CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTION 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 2.8 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 D 1.16 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 TACTILE INDICATORS CLAUSE D 3.9 TACTILE INDICATORS CLAUSE D 3.10 WATERPROOFING OF WET AREAS CLAUSE F 1.9 F1.9 DAMP PROOFING CLAUSE 2.5.5 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 5.8 SOUND INSULATION OF SERVICES CLAUSE F 5.7 SOUND INSULATION OF PUMPS |

| NOTES: |
|--|
| EX EXISTING FFL RL OF FINISHED FLOOR LEVEL RL REDUCED LEVEL BOUNDARY EX BUILDING TO BE DEMOLISHED COUNCIL CONTROLS EX TREE TO REMOVE EX TREE TO RETAIN 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 NSW Registration Number 4907

DRAWING TITLE:
BASEMENT 01 FLOOR PLAN
 PROJECT ADDRESS:
**23-31 DOVER ROAD, ROSE BAY
 NSW 2029**

SCALE: 1:200@A3
 ISSUE DATE: 10/9/2025
 PROJECT NUMBER: 25-020

DRAWN BY: AH | SH | YH
 CHECKED: MW
 REVISION: **P54**
 DWG NUMBER: **DA 2001**

REF: B:\Mout\25-020 - B\Mout Base for Archical\2025-020 23-31 Dover Road, ROSE BAY

DOVER ROAD



| REV | DESCRIPTION | DATE |
|-----|--------------------------|-----------|
| P4 | CONSULTANT CO-ORDINATION | 11/6/2025 |
| P5 | CONSULTANT CO-ORDINATION | 17/7/2025 |
| P6 | CONSULTANT CO-ORDINATION | 18/7/2025 |
| P7 | CONSULTANT CO-ORDINATION | 23/7/2025 |
| P8 | CONSULTANT CO-ORDINATION | 25/7/2025 |
| P9 | CLIENT'S REVIEW | 8/8/2025 |
| P10 | CONSULTANT CO-ORDINATION | 13/8/2025 |
| P11 | CLIENT'S REVIEW | 27/8/2025 |
| P12 | CLIENT'S REVIEW | 28/8/2025 |
| P13 | CLIENT'S REVIEW | 29/8/2025 |
| P14 | CLIENT'S REVIEW | 5/9/2025 |
| P15 | CONSULTANT COORDINATION | 10/9/2025 |

| ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS | |
|---|--|
| CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTION | CLAUSE D2 17 HANDRAILS |
| CLAUSE 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 2.1 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL | CLAUSE D3 3 PARTS OF BUILDING TO BE ACCESSIBLE |
| CLAUSE C 2.2 SEPARATION OF EQUIPMENT | CLAUSE D3 4 IDENT. OF ACCESSIBLE FACILITIES/FEATURES |
| CLAUSE C 2.3 ELECTRICAL SUPPLY SYSTEM | CLAUSE D3 5 TACTILE INDICATORS |
| CLAUSE C 3 ACCESSIBLE METHOD OF PROTECTION (OF OPENINGS) | CLAUSE D3 6 WATERPROOFING OF WET AREAS |
| CLAUSE C 3.1 OPENING FOR SERVICE INSTALLATIONS | CLAUSE F1 9F1.10 DAMP PROOFING |
| CLAUSE C 3.2 OPENING IN FIRE ISOLATED EXITS | CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS |
| CLAUSE C 3.3 OPENING FOR SERVICE INSTALLATIONS | PART F4 LIGHTING AND VENTILATION |
| CLAUSE C 3.4 DISCHARGE FROM EXITS | CLAUSE F4 4 SOUND INSULATION OF FLOORS |
| CLAUSE C 3.5 DISCHARGE FROM EXITS | CLAUSE F4 5 SOUND INSULATION OF WALLS |
| CLAUSE D2 15 GOINGS AND RISERS | CLAUSE F4 6 SOUND INSULATION OF SERVICES |
| CLAUSE D2 14 LANDINGS | CLAUSE F4 7 SOUND INSULATION OF PUMPS |
| CLAUSE D2 15 THRESHOLDS | |
| CLAUSE D2 16 BALUSTRADES | |

- NOTES:
- EX EXISTING
 - FFL FLOOR LEVEL
 - RL REDUCED LEVEL
 - EX EX BUILDING TO BE DEMOLISHED
 - ACCESS TO COMMUNAL OPEN SPACE
 - 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
MHNDUNION Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

DRAWING TITLE:
GROUND FLOOR PLAN

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

SCALE: 1:200@A3
 ISSUE DATE: 10/9/2025
 PROJECT NUMBER: 25-020

DRAWN BY: AH | SH | YH
 CHECKED: MW
 REVISION: P65
 DWG NUMBER: DA 2002

FOR COORDINATION ONLY

REF: BHMout-2025-020-23-31 Dover Road, ROSE BAY

DOVER ROAD



UNIT 6
AREA: 144 m²
BEDS: 3

UNIT 7
AREA: 167 m²
BEDS: 3

UNIT 11
AREA: 167 m²
BEDS: 3

UNIT 10
AREA: 144 m²
BEDS: 3

UNIT 9
AREA: 119 m²
BEDS: 2

UNIT 8
AREA: 64 m²
BEDS: 1

UNIT 12
AREA: 64 m²
BEDS: 1

UNIT 13
AREA: 118 m²
BEDS: 2

| REV | DESCRIPTION | DATE |
|-----|--------------------------|-----------|
| P2 | CLIENT'S REVIEW | 14/4/2025 |
| P3 | CONSULTANT CO-ORDINATION | 6/6/2025 |
| P4 | CONSULTANT CO-ORDINATION | 11/6/2025 |
| P5 | CONSULTANT CO-ORDINATION | 18/7/2025 |
| P6 | CLIENT'S REVIEW | 8/8/2025 |
| P7 | CONSULTANT CO-ORDINATION | 13/9/2025 |
| P8 | CLIENT'S REVIEW | 27/9/2025 |
| P9 | CLIENT'S REVIEW | 28/9/2025 |
| P10 | CLIENT'S REVIEW | 2/9/2025 |
| P11 | CLIENT'S REVIEW | 5/9/2025 |
| P12 | CONSULTANT COORDINATION | 10/9/2025 |

FOR COORDINATION ONLY

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTION
 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
 SPEC. C 1.2 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
 SPEC. C 1.3 SEPARATION OF EQUIPMENT
 SPEC. C 1.4 ELECTRICITY SUPPLY SYSTEM
 SPEC. C 1.5 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
 SPEC. C 1.6 OPENING FOR SERVICE INSTALLATIONS
 SPEC. C 1.7 DISCHARGE FROM EXITS
 SPEC. C 1.8 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
 SPEC. C 1.9 GOINGS AND RISERS
 SPEC. C 1.10 LANDINGS
 SPEC. C 1.11 THRESHOLDS
 SPEC. C 1.12 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 8 TACTILE INDICATORS
 CLAUSE D3 9 WATERPROOFING OF WET AREAS
 CLAUSE D3 10 DAMP PROOFING
 CLAUSE D3 11 CONSTRUCTION OF SANITARY COMPARTMENTS
 PART F4 LIGHTING AND VENTILATION
 CLAUSE F4 4 SOUND INSULATION OF FLOORS
 CLAUSE F4 5 SOUND INSULATION OF WALLS
 CLAUSE F4 6 SOUND INSULATION OF SERVICES
 CLAUSE F4 7 SOUND INSULATION OF PUMPS

NOTES:

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

EX TREE TO REMOVE
 EX TREE TO RETAIN
 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

Not a Registered Architect
 NSW Registration Number 4907

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

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

SCALE: 1:200@A3
 ISSUE DATE: 10/9/2025
 PROJECT NUMBER: 25-020

DRAWN BY: AH | SH | YH
 CHECKED: MW
 REVISION: P12
 DWG NUMBER: DA 2003

REF: Bldgcode: lcb-28 - Bldgcode Basis for Architectural 2025-020 23-31 Dover Road, ROSE BAY

DOVER ROAD



ADD BUILDING SEPARATION 6M TO SIDE BDRY

ADD BUILDING SEPARATION 6M TO REAR BDRY

ADD BUILDING SEPARATION 6M TO SIDE BDRY

| REV | DESCRIPTION | DATE |
|-----|--------------------------|-----------|
| P2 | CLIENT'S REVIEW | 14/4/2025 |
| P3 | CONSULTANT CO-ORDINATION | 6/6/2025 |
| P4 | CONSULTANT CO-ORDINATION | 11/6/2025 |
| P5 | CONSULTANT CO-ORDINATION | 18/7/2025 |
| P6 | CLIENT'S REVIEW | 8/8/2025 |
| P7 | CONSULTANT CO-ORDINATION | 13/9/2025 |
| P8 | CLIENT'S REVIEW | 27/9/2025 |
| P9 | CLIENT'S REVIEW | 28/9/2025 |
| P10 | CLIENT'S REVIEW | 29/9/2025 |
| P11 | CLIENT'S REVIEW | 5/9/2025 |
| P12 | CONSULTANT COORDINATION | 10/9/2025 |

FOR COORDINATION ONLY

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
 SPEC. C 1.12 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
 SPEC. C 1.13 SEPARATION OF EQUIPMENT
 SPEC. C 1.14 ELECTRICITY SUPPLY SYSTEM
 SPEC. C 1.15 ACCESSIBLE METHODS OF PROTECTION (OF OPENINGS)
 SPEC. C 1.16 OPENING FOR SERVICE INSTALLATIONS
 SPEC. C 1.17 DISCHARGE FROM EXITS
 SPEC. C 1.18 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
 SPEC. C 1.19 GOINGS AND RISERS
 SPEC. C 1.20 LANDINGS
 SPEC. C 1.21 THRESHOLDS
 SPEC. C 1.22 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 8 IDENT. OF ACCESSIBLE FACIL-SERVICES/FEATURES
 CLAUSE D3 9 TACTILE INDICATORS
 CLAUSE D3 10 WATERPROOFING OF WET AREAS
 CLAUSE D3 11 DAMP PROOFING
 CLAUSE D3 12 CONSTRUCTION OF SANITARY COMPARTMENTS
 CLAUSE D3 13 LIGHTING AND VENTILATION
 CLAUSE D3 14 SOUND INSULATION OF FLOORS
 CLAUSE D3 15 SOUND INSULATION OF WALLS
 CLAUSE D3 16 SOUND INSULATION OF SERVICES
 CLAUSE D3 17 SOUND INSULATION OF PUMPS

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 8 IDENT. OF ACCESSIBLE FACIL-SERVICES/FEATURES
 CLAUSE D3 9 TACTILE INDICATORS
 CLAUSE D3 10 WATERPROOFING OF WET AREAS
 CLAUSE D3 11 DAMP PROOFING
 CLAUSE D3 12 CONSTRUCTION OF SANITARY COMPARTMENTS
 CLAUSE D3 13 LIGHTING AND VENTILATION
 CLAUSE D3 14 SOUND INSULATION OF FLOORS
 CLAUSE D3 15 SOUND INSULATION OF WALLS
 CLAUSE D3 16 SOUND INSULATION OF SERVICES
 CLAUSE D3 17 SOUND INSULATION OF PUMPS

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 8 IDENT. OF ACCESSIBLE FACIL-SERVICES/FEATURES
 CLAUSE D3 9 TACTILE INDICATORS
 CLAUSE D3 10 WATERPROOFING OF WET AREAS
 CLAUSE D3 11 DAMP PROOFING
 CLAUSE D3 12 CONSTRUCTION OF SANITARY COMPARTMENTS
 CLAUSE D3 13 LIGHTING AND VENTILATION
 CLAUSE D3 14 SOUND INSULATION OF FLOORS
 CLAUSE D3 15 SOUND INSULATION OF WALLS
 CLAUSE D3 16 SOUND INSULATION OF SERVICES
 CLAUSE D3 17 SOUND INSULATION OF PUMPS

NOTES:

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

DRAWING TITLE:
LEVEL 2 FLOOR PLAN
 PROJECT ADDRESS:
**23-31 DOVER ROAD, ROSE BAY
 NSW 2029**

SCALE: 1:200@A3
 ISSUE DATE: 10/9/2025
 PROJECT NUMBER: 25-020

DRAWN BY: AH | SH | YH
 CHECKED: MW
 REVISION: P12
 DWG NUMBER: DA 2004

DOVER ROAD



ADG BUILDING SEPARATION
6M TO SIDE BDRY

ADG BUILDING SEPARATION
6M TO REAR BDRY

| REV | DESCRIPTION | DATE |
|-----|--------------------------|-----------|
| P2 | CLIENT'S REVIEW | 14/4/2025 |
| P3 | CONSULTANT CO-ORDINATION | 6/6/2025 |
| P4 | CONSULTANT CO-ORDINATION | 11/6/2025 |
| P5 | CONSULTANT CO-ORDINATION | 18/7/2025 |
| P6 | CLIENT'S REVIEW | 8/8/2025 |
| P7 | CONSULTANT CO-ORDINATION | 13/9/2025 |
| P8 | CLIENT'S REVIEW | 27/9/2025 |
| P9 | CLIENT'S REVIEW | 28/9/2025 |
| P10 | CLIENT'S REVIEW | 2/9/2025 |
| P11 | CLIENT'S REVIEW | 5/9/2025 |
| P12 | CONSULTANT COORDINATION | 10/9/2025 |

| ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS | CLAUSE 02.17 HANDRAILS |
|---|--|
| CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS | CLAUSE 02.21 OPERATION OF LATCH |
| SPEC. C1.1 FIRE RESISTING CONSTRUCTION | CLAUSE 02.23 SIGNS ON DOORS |
| SPEC. C1.10 FIRE HAZARD PROPERTIES | CLAUSE 03.2 GENERAL BUILDING ACCESS REQUIREMENTS |
| SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE | CLAUSE 03.3 PARTS OF BUILDING TO BE ACCESSIBLE |
| CLAUSE C2.8 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL | CLAUSE 03.8 IDENT. OF ACCESSIBLE FACIL-SERVICES/FEATURES |
| CLAUSE C2.12 SEPARATION OF EQUIPMENT | CLAUSE 03.9 TACTILE INDICATORS |
| CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM | CLAUSE 03.10 WATERPROOFING OF WET AREAS |
| CLAUSE C.3 ACCESSIBLE METHODS OF PROTECTION (OF OPENINGS) | CLAUSE F1.9F1.10 DAMP PROOFING |
| CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS | CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS |
| CLAUSE C3.9 OPENING FOR SERVICE INSTALLATIONS | CLAUSE 2.5.5 CONSTRUCTION OF SANITARY COMPARTMENTS |
| CLAUSE D1.16 DISCHARGE FROM EXITS | CLAUSE F5.4 SOUND INSULATION OF FLOORS |
| CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL | CLAUSE F5.5 SOUND INSULATION OF WALLS |
| CLAUSE D2.15 GOINGS AND RISERS | CLAUSE F5.6 SOUND INSULATION OF WALLS |
| CLAUSE D2.14 LANDINGS | CLAUSE F5.7 SOUND INSULATION OF PUMPS |
| CLAUSE D2.15 THRESHOLDS | |
| CLAUSE D2.16 BALUSTRADES | |

NOTES:

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

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

DRAWING TITLE:
LEVEL 3 FLOOR PLAN

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

SCALE: 1:200@A3
 ISSUE DATE: 10/9/2025
 PROJECT NUMBER: 25-020

DRAWN BY: AH | SH | YH
 CHECKED: MW
 REVISION: P12
 DWG NUMBER: DA 2005

FOR COORDINATION ONLY

REF: BHMout-10b-28 - BHMout Base for Architect 2025-020 23-31 Dover Road, ROSE BAY

DOVER ROAD



| REV | DESCRIPTION | DATE |
|-----|--------------------------|-----------|
| P2 | CLIENT'S REVIEW | 14/4/2025 |
| P3 | CONSULTANT CO-ORDINATION | 6/6/2025 |
| P4 | CONSULTANT CO-ORDINATION | 11/6/2025 |
| P5 | CONSULTANT CO-ORDINATION | 18/7/2025 |
| P6 | CLIENT'S REVIEW | 8/8/2025 |
| P7 | CONSULTANT CO-ORDINATION | 13/9/2025 |
| P8 | CLIENT'S REVIEW | 27/9/2025 |
| P9 | CLIENT'S REVIEW | 28/9/2025 |
| P10 | CLIENT'S REVIEW | 2/9/2025 |
| P11 | CLIENT'S REVIEW | 5/9/2025 |
| P12 | CONSULTANT COORDINATION | 10/9/2025 |

| ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS |
|--|
| CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTION 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 2.8 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C 2.12 SEPARATION OF EQUIPMENT CLAUSE C 1.5 ELECTRICITY SUPPLY SYSTEM CLAUSE C 3.3 ACCESSIBLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS CLAUSE C 3.9 OPENING FOR SERVICE INSTALLATIONS CLAUSE D 1.9 DISCHARGE FROM EXITS CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL CLAUSE D 2.15 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 CLAUSE D 3.9 IDENTIFICATION OF ACCESSIBLE FACILITY FEATURES CLAUSE D 3.10 WATERPROOFING OF WET AREAS CLAUSE F 1.9 F 1.9 DAMP PROOFING CLAUSE F 2.5 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 WALLS CLAUSE F 5.7 SOUND INSULATION OF PUMPS |
|---|

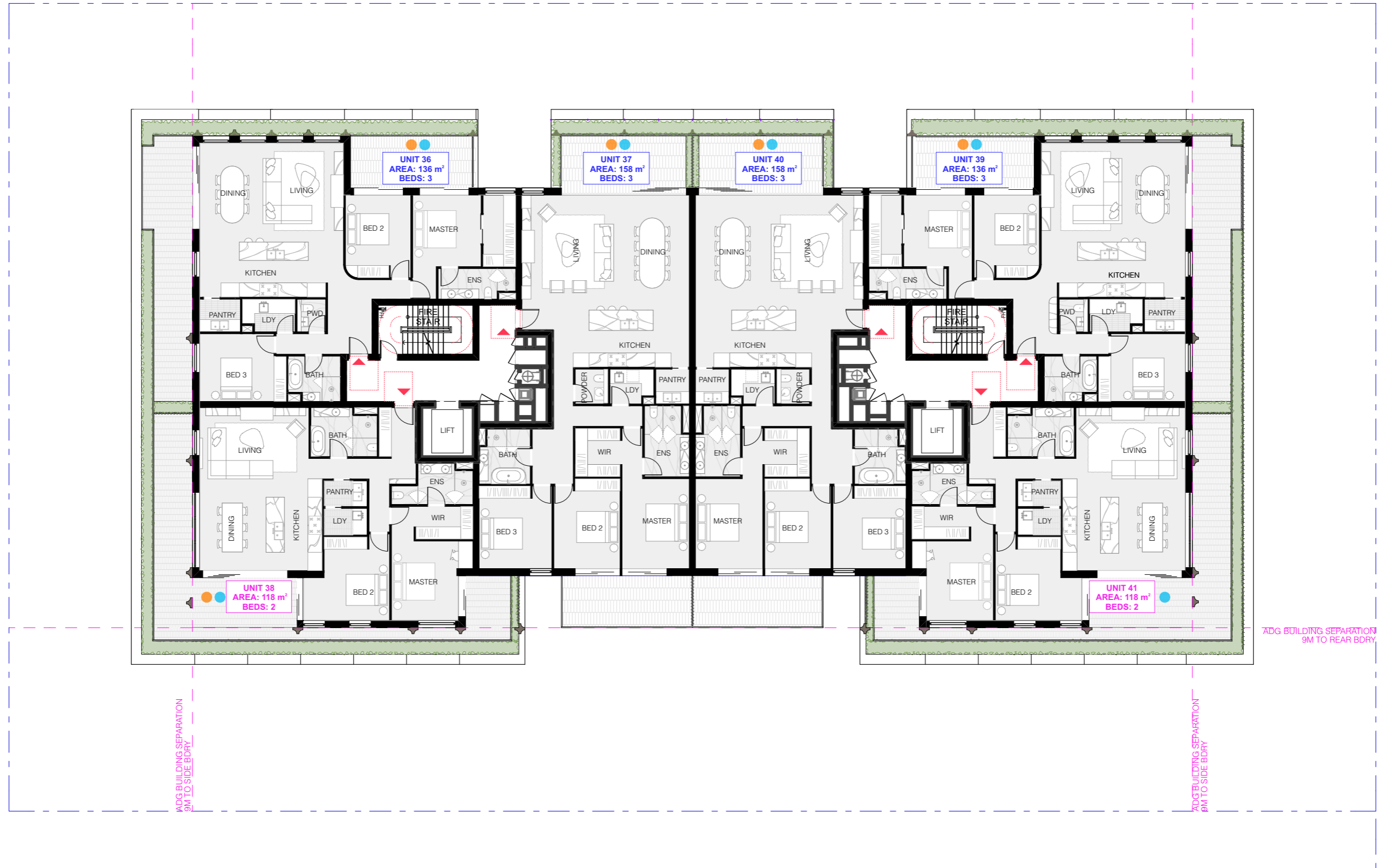
| NOTES: |
|---|
| EX EXISTING FFL RL OF FINISHED FLOOR LEVEL RL REDUCED LEVEL BOUNDARY EX BUILDING TO BE DEMOLISHED COUNCIL CONTROLS EX TREE TO REMOVE EX TREE TO RETAIN PROPOSED LANDSCAPE MIN. 2 HR SOLAR ACCESS AT MID-WINTER NATURAL VENTILATION |

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 NSW Registration Number 4907

DRAWING TITLE:
LEVEL 4 FLOOR PLAN
 PROJECT ADDRESS:
**23-31 DOVER ROAD, ROSE BAY
 NSW 2029**

| | | |
|-----------------------|------------------------|---------------------|
| SCALE: 1:200@A3 | DRAWN BY: AH SH YH | CHECKED: MW |
| ISSUE DATE: 10/9/2025 | PROJECT NUMBER: 25-020 | REVISION: P12 |
| | | DWG NUMBER: DA 2006 |

DOVER ROAD



| REV | DESCRIPTION | DATE |
|-----|--------------------------|-----------|
| P2 | CLIENT'S REVIEW | 14/4/2025 |
| P3 | CONSULTANT CO-ORDINATION | 6/6/2025 |
| P4 | CONSULTANT CO-ORDINATION | 11/6/2025 |
| P5 | CONSULTANT CO-ORDINATION | 18/7/2025 |
| P6 | CLIENT'S REVIEW | 8/8/2025 |
| P7 | CONSULTANT CO-ORDINATION | 13/9/2025 |
| P8 | CLIENT'S REVIEW | 27/9/2025 |
| P9 | CLIENT'S REVIEW | 28/9/2025 |
| P10 | CLIENT'S REVIEW | 2/9/2025 |
| P11 | CLIENT'S REVIEW | 5/9/2025 |
| P12 | CONSULTANT COORDINATION | 10/9/2025 |

| ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS |
|--|
| CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTION 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 2.8 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C 2.12 SEPARATION OF EQUIPMENT CLAUSE C 1.5 ELECTRICITY SUPPLY SYSTEM CLAUSE C 3.3 ACCESSIBLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS CLAUSE D 1.10 DISCHARGE FROM EXITS CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL CLAUSE D 2.15 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 CLAUSE D 3.9 IDENTIFICATION OF ACCESSIBLE FACILITIES FEATURES CLAUSE D 3.10 WATERPROOFING OF WET AREAS CLAUSE F 1.3 WATERPROOFING OF WET AREAS CLAUSE F 1.3 F1.10 DAMP PROOFING CLAUSE F 4.3 CONSTRUCTION OF SANITARY COMPARTMENTS CLAUSE F 4.3 PART F4.1 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 WALLS CLAUSE F 5.7 SOUND INSULATION OF PUMPS |

| NOTES: |
|---|
| EX EXISTING FFL RL OF FINISHED FLOOR LEVEL RL REDUCED LEVEL BOUNDARY EX BUILDING TO BE DEMOLISHED COUNCIL CONTROLS EX TREE TO REMOVE EX TREE TO RETAIN 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 NSW Registration Number 4907

DRAWING TITLE:
LEVEL 5 FLOOR PLAN

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

SCALE: 1:200@A3
 ISSUE DATE: 10/9/2025
 PROJECT NUMBER: 25-020

DRAWN BY: AH | SH | YH
 CHECKED: MW
 REVISION: **P12**
 DWG NUMBER: **DA 2007**

FOR COORDINATION ONLY

REF: B:\M\out\25-020 - BHM\out Base for Architect\2025-020 23-31 Dover Road, ROSE BAY

DOVER ROAD



| REV | DESCRIPTION | DATE |
|-----|--------------------------|-----------|
| P1 | CONSULTANT CO-ORDINATION | 6/6/2025 |
| P2 | CONSULTANT CO-ORDINATION | 11/9/2025 |
| P3 | CONSULTANT CO-ORDINATION | 18/7/2025 |
| P4 | CLIENT'S REVIEW | 8/8/2025 |
| P5 | CONSULTANT CO-ORDINATION | 13/8/2025 |
| P6 | CLIENT'S REVIEW | 27/8/2025 |
| P7 | CLIENT'S REVIEW | 28/8/2025 |
| P8 | CLIENT'S REVIEW | 2/9/2025 |
| P9 | CLIENT'S REVIEW | 5/9/2025 |
| P10 | CONSULTANT COORDINATION | 10/9/2025 |

| 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 2.8 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C 2.12 SEPARATION OF EQUIPMENT CLAUSE C 1.9 ELECTRICITY SUPPLY SYSTEM CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS CLAUSE C 3.9 OPENING FOR SERVICE INSTALLATIONS CLAUSE D 1.10 DISCHARGE FROM EXITS CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL CLAUSE D 2.13 GOINGS AND RISERS CLAUSE D 2.14 LANDINGS CLAUSE D 2.15 THRESHOLDS CLAUSE D 2.16 BALUSTRADES 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 CLAUSE D 3.9 IDENT. OF ACCESSIBLE FACIL-SERVIFEATURES CLAUSE F 1.3 WATERPROOFING OF WET AREAS CLAUSE F 1.9 F1.10 DAMP PROOFING CLAUSE 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 WALLS CLAUSE F 5.7 SOUND INSULATION OF PUMPS |

| NOTES: |
|---|
| EX EXISTING FFL RL OF FINISHED FLOOR LEVEL RL REDUCED LEVEL BOUNDARY EX BUILDING TO BE DEMOLISHED COUNCIL CONTROLS EX TREE TO REMOVE EX TREE TO RETAIN 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 NSW Registration Number 4907

DRAWING TITLE:
LEVEL 6 FLOOR PLAN

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

SCALE: 1:200@A3
 ISSUE DATE: 10/9/2025
 PROJECT NUMBER: 25-020

DRAWN BY: AH | SH | YH
 CHECKED: MW
 REVISION: **P10**
 DWG NUMBER: **DA 2008**

FOR COORDINATION ONLY

REF: BHMout-10b-28 - BHMout Base for Archical 2025-020 23-31 Dover Road, ROSE BAY

DOVER ROAD



| REV | DESCRIPTION | DATE |
|-----|--------------------------|-----------|
| P1 | CONSULTANT CO-ORDINATION | 6/6/2025 |
| P2 | CONSULTANT CO-ORDINATION | 18/7/2025 |
| P3 | CLIENT'S REVIEW | 8/8/2025 |
| P4 | CONSULTANT CO-ORDINATION | 13/8/2025 |
| P5 | CLIENT'S REVIEW | 27/8/2025 |
| P6 | CLIENT'S REVIEW | 28/9/2025 |
| P7 | CLIENT'S REVIEW | 29/9/2025 |
| P8 | CLIENT'S REVIEW | 5/9/2025 |
| P9 | CONSULTANT COORDINATION | 10/9/2025 |

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
 SPEC. C 2.1 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
 SPEC. C 2.12 SEPARATION OF EQUIPMENT
 SPEC. C 2.13 ELECTRICITY SUPPLY SYSTEM
 SPEC. C 2.3 ACCESSIBLE METHODS OF PROTECTION (OF OPENINGS)
 SPEC. C 2.3.1 OPENING FOR SERVICE INSTALLATIONS
 SPEC. C 2.3.2 DISCHARGE FROM EXITS
 SPEC. C 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
 SPEC. C 2.13 GOINGS AND RISERS
 SPEC. C 2.14 LANDINGS
 SPEC. C 2.15 THRESHOLDS
 SPEC. C 2.16 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 8 TACTILE INDICATORS
 CLAUSE D3 9 IDENT. OF ACCESSIBLE FACILITY FEATURES
 CLAUSE D3 10 WATERPROOFING OF WET AREAS
 CLAUSE F1 9F1.10 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

NOTES:

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

EX TREE TO REMOVE
 EX TREE TO RETAIN
 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 Urban Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

DRAWING TITLE:
LEVEL 7 FLOOR PLAN

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

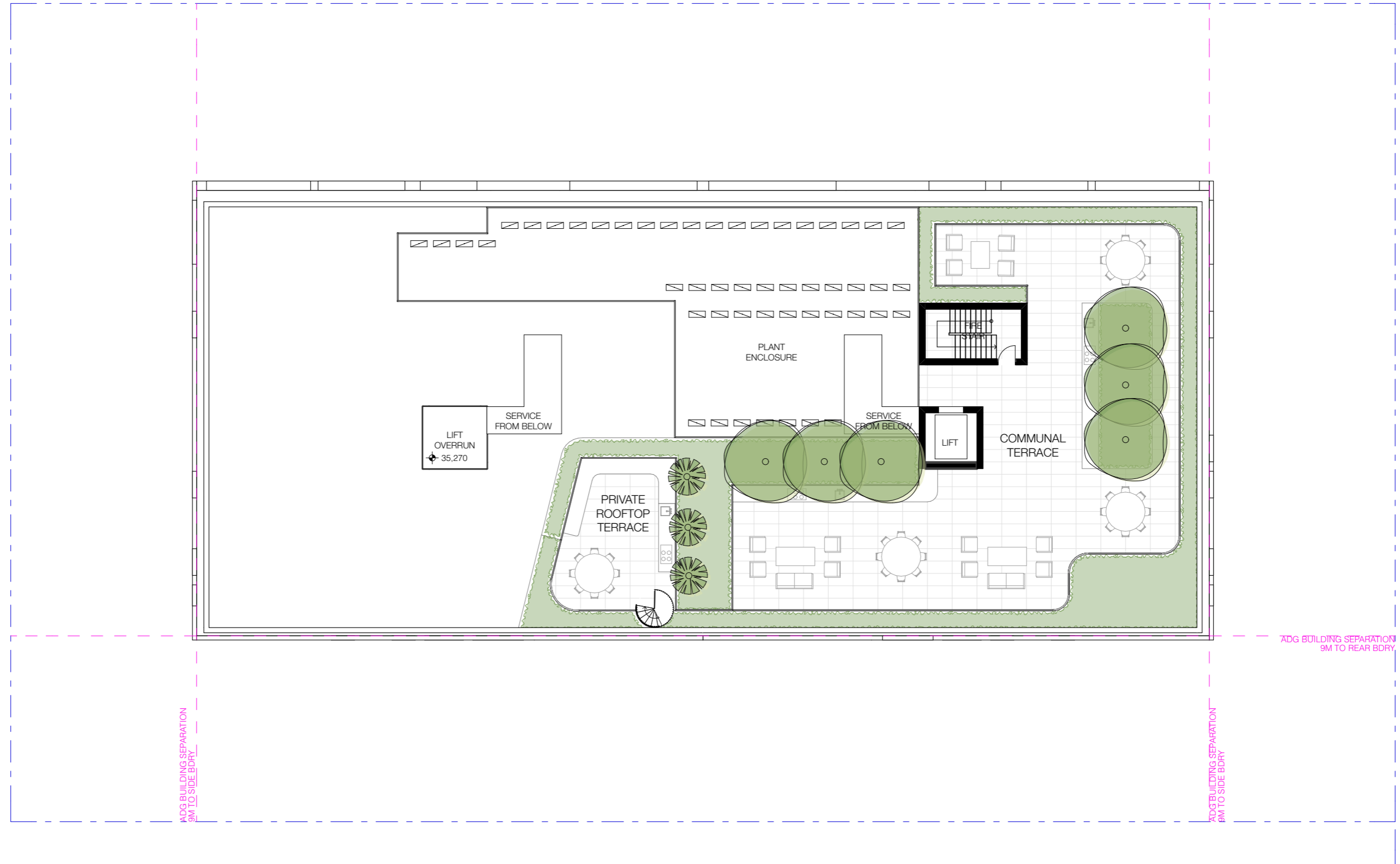
SCALE: 1:200@A3
 ISSUE DATE: 10/9/2025
 PROJECT NUMBER: 25-020

DRAWN BY: AH | SH | YH
 CHECKED: MW
 REVISION: P9
 DWG NUMBER: DA 2009

FOR COORDINATION ONLY

REF: BHMout-10b-28 - BHMout Base for Architect 2025-020 23-31 Dover Road, ROSE BAY

DOVER ROAD



| REV | DESCRIPTION | DATE |
|-----|--------------------------|-----------|
| P2 | CLIENT'S REVIEW | 14/4/2025 |
| P3 | CONSULTANT CO-ORDINATION | 6/6/2025 |
| P4 | CONSULTANT CO-ORDINATION | 11/6/2025 |
| P5 | CONSULTANT CO-ORDINATION | 18/7/2025 |
| P6 | CLIENT'S REVIEW | 8/8/2025 |
| P7 | CONSULTANT CO-ORDINATION | 13/9/2025 |
| P8 | CLIENT'S REVIEW | 27/9/2025 |
| P9 | CLIENT'S REVIEW | 28/9/2025 |
| P10 | CLIENT'S REVIEW | 2/9/2025 |
| P11 | CLIENT'S REVIEW | 5/9/2025 |
| P12 | CONSULTANT COORDINATION | 10/9/2025 |

| ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS | | |
|---|--|--|
| CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTION | CLAUSE D2 17 HANDRAILS | CLAUSE D2 23 SIGNS ON DOORS |
| SPEC. C 1.1 FIRE RESISTING CONSTRUCTION | CLAUSE D2 21 OPERATION OF LATCH | CLAUSE D2 24 GENERAL BUILDING ACCESS REQUIREMENTS |
| SPEC. C 1.10 FIRE HAZARD PROPERTIES | CLAUSE D3 3 PARTS OF BUILDING TO BE ACCESSIBLE | CLAUSE D3 8 TACTILE INDICATORS |
| SPEC. C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE | CLAUSE D3 9 IDENT. OF ACCESSIBLE FACILITY FEATURES | CLAUSE D3 10 WATERPROOFING OF WET AREAS |
| CLAUSE C2.8 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL | CLAUSE D3 11 DAMP PROOFING | CLAUSE D3 12 CONSTRUCTION OF SANITARY COMPARTMENTS |
| CLAUSE C2.12 SEPARATION OF EQUIPMENT | CLAUSE D3 13 SOUND INSULATION OF WALLS | CLAUSE D3 14 SOUND INSULATION OF FLOORS |
| CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM | CLAUSE D3 15 SOUND INSULATION OF SERVICES | CLAUSE D3 16 SOUND INSULATION OF PUMPS |
| CLAUSE C2.14 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS) | CLAUSE D3 17 LIGHTING AND VENTILATION | |
| CLAUSE C2.15 OPENING IN FIRE ISOLATED EXITS | | |
| CLAUSE C2.16 OPENING FOR SERVICE INSTALLATIONS | | |
| CLAUSE C2.17 DISCHARGE FROM EXITS | | |
| CLAUSE D2 18 GOINGS AND RISERS | | |
| CLAUSE D2 19 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL | | |
| CLAUSE D2 20 LANDINGS | | |
| CLAUSE D2 21 THRESHOLDS | | |
| CLAUSE D2 22 BALUSTRADES | | |

| NOTES: | |
|--------------------------------|--------------------------------------|
| EX EXISTING | EX TREE TO REMOVE |
| FFL RL OF FINISHED FLOOR LEVEL | EX TREE TO RETAIN |
| RL REDUCED LEVEL | PROPOSED LANDSCAPE |
| BOUNDARY | MIN. 2 HR SOLAR ACCESS AT MID-WINTER |
| EX BUILDING TO BE DEMOLISHED | NATURAL VENTILATION |
| COUNCIL CONTROLS | |

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 Urban Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

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

SCALE: 1:200@A3
 ISSUE DATE: 10/9/2025
 PROJECT NUMBER: 25-020

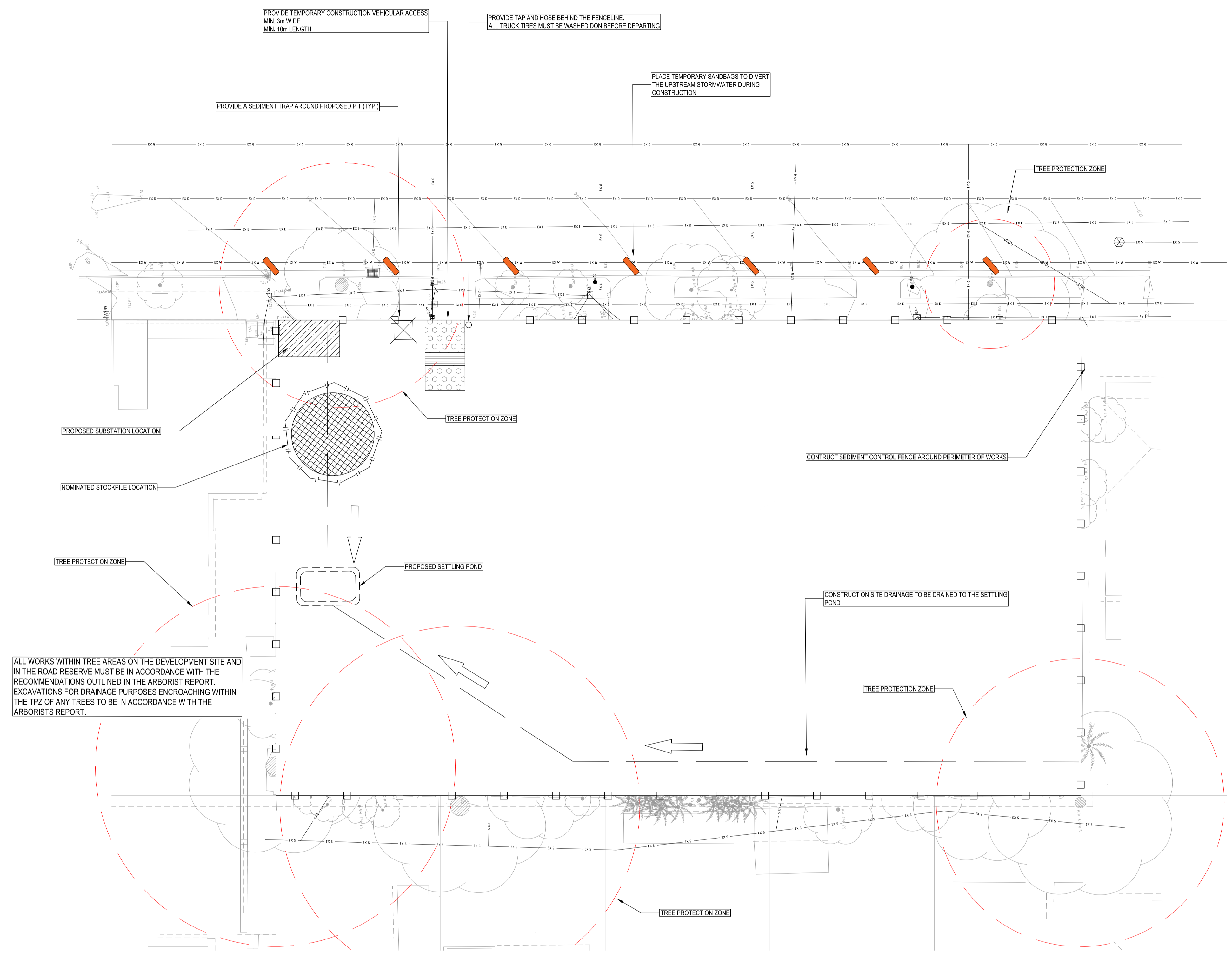
DRAWN BY: AH | SH | YH
 CHECKED: MW
 REVISION: P12
 DWG NUMBER: DA 2010

**APPENDIX D – CIVIL ENGINEERING
DRAWINGS**



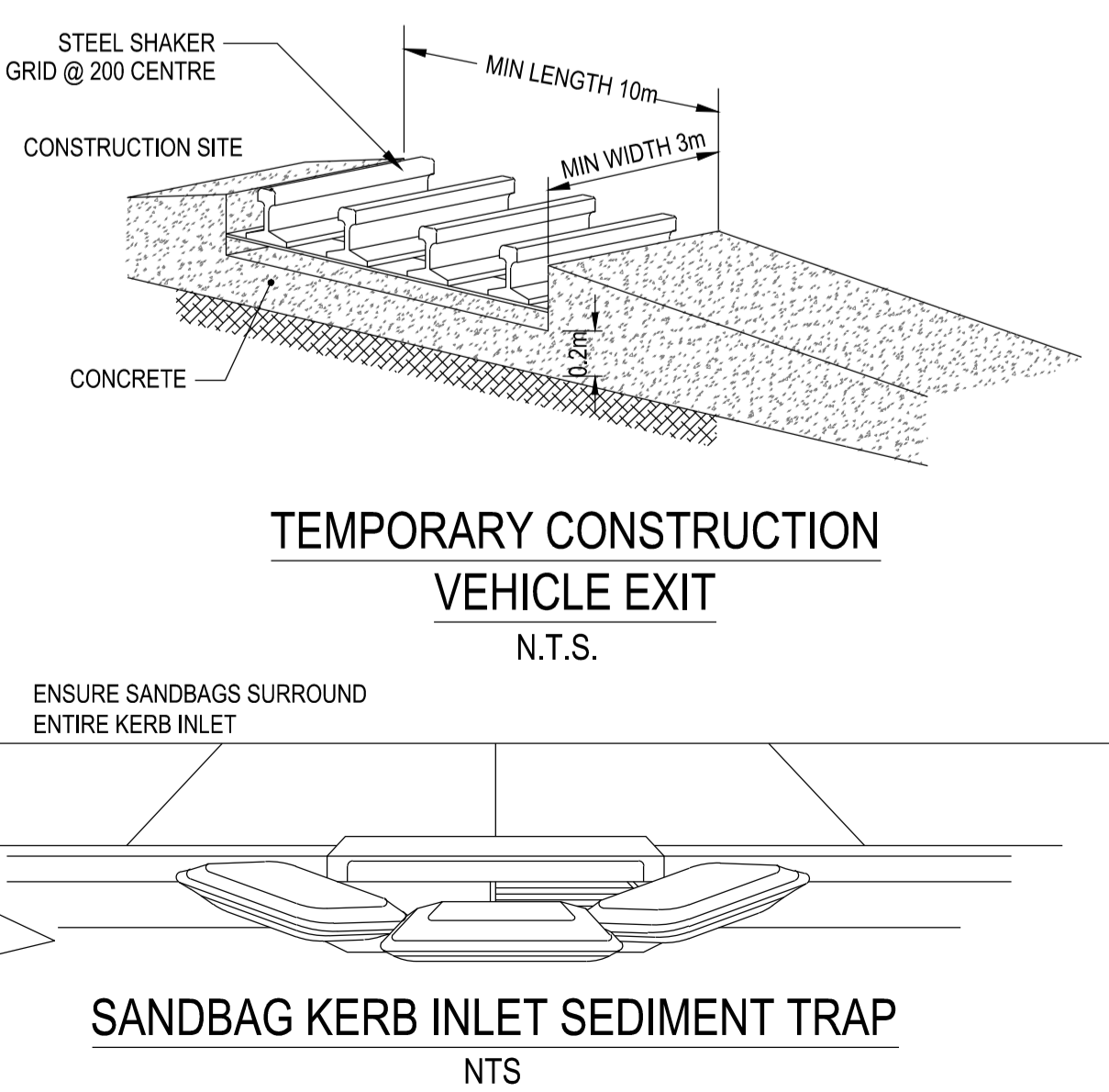
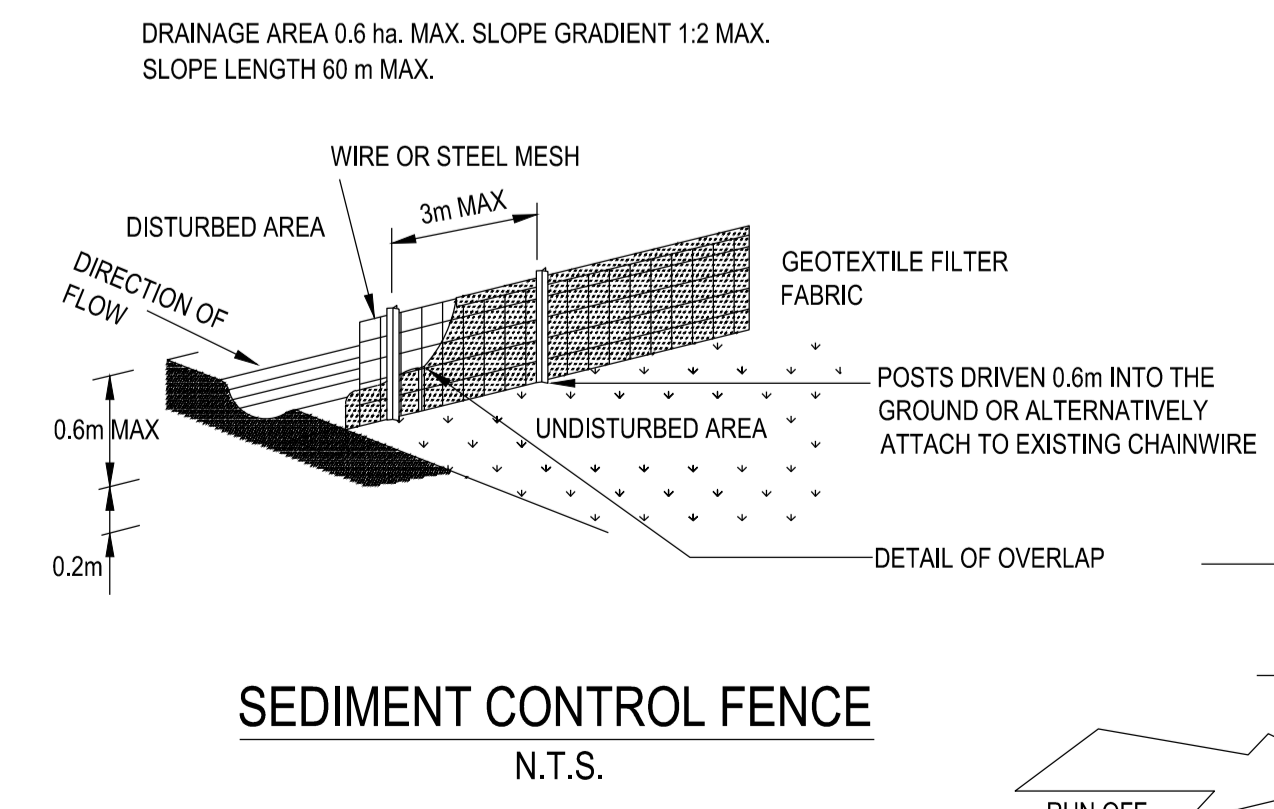
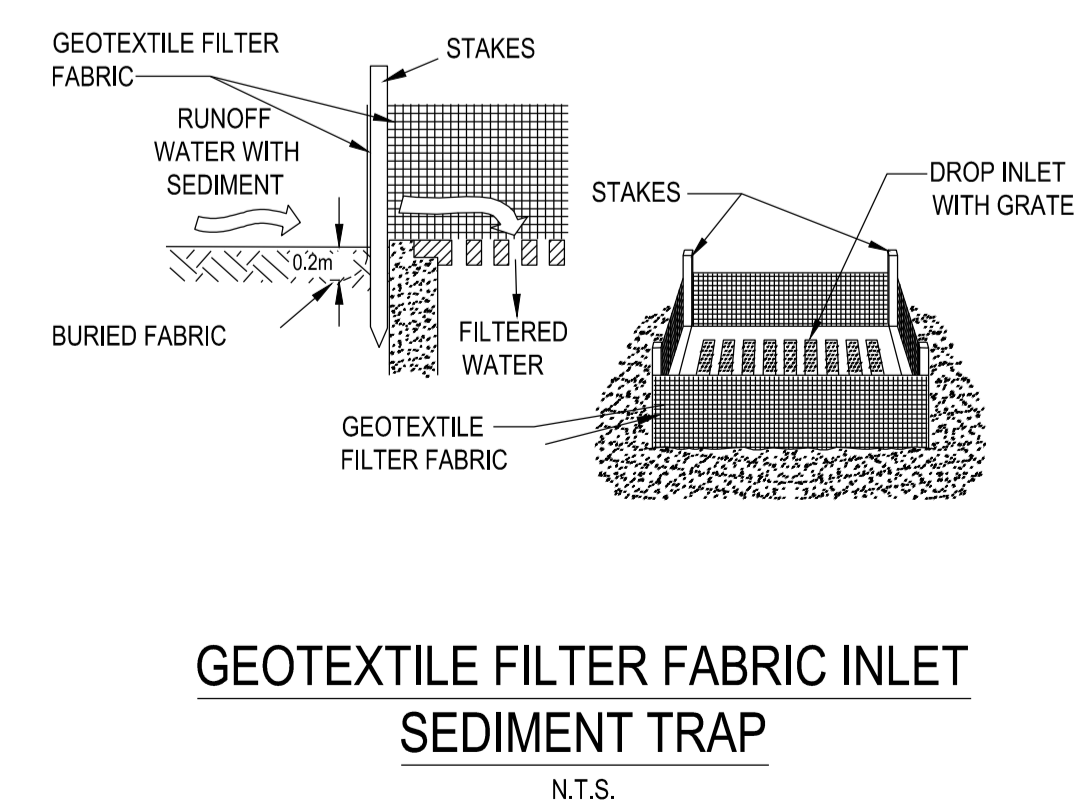
| Rev | Description | Date |
|-----|---------------|------------|
| P01 | ISSUE FOR SDA | 29/08/2025 |
| P02 | ISSUE FOR SDA | 22/09/2025 |

| | |
|--|---|
| | -PROPERTY BOUNDARY |
| | -STORMWATER SEDIMENT TRAPS AT ALL PROPOSED PIT INLETS |
| | -TEMPORARY CONSTRUCTION VEHICLE EXIT |
| | -SEDIMENT CONTROL FENCE |
| | -DIVERSION DRAIN |
| | -STOCKPILE AREA |
| | -TEMPORARY SEDIMENT BASIN |
| | -SANDBAG |
| | - D - EXISTING STORMWATER DRAINAGE |
| | - S - EXISTING SEWER |
| | - W - EXISTING WATER |
| | - UC - EXISTING TELECOMMUNICATION |
| | - UE - EXISTING ELECTRICAL |
| | - G - EXISTING GAS |



EROSION AND SEDIMENT NOTES

- B1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH EROSION AND SEDIMENT CONTROL DETAILS AS SHOWN
- B2. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF COUNCIL PRIOR TO THE COMMENCEMENT OF AND DURING CONSTRUCTION. NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE AREA OF THE WORKS AND NO MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT COUNCIL'S APPROVAL. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH STANDARDS OUTLINED IN NSW DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTIONS".
- B3. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (I.E. ALL FOOTPATHS, BATTERS, SITE REGARDING AREAS, BASINS AND CATCHDRAINS). TOPSOIL SHALL NOT BE RESPREAD ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SILT LADEN RUNOFF.
- B4. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM DEVICES SUCH THAT NO MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED OR AS DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- B5. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO NOMINATED STABILISED ACCESS POINTS.
- B6. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA.
- B7. PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENTS ARE REVEGETATED OR PAVED.
- B8. REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.
- B9. ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL :
A) DOWNPIPES CONNECTED
B) PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER
- B10. SILT FENCE MAINTENANCE INSPECTION TO BE CARRIED OUT EVERY 3 MONTHS AND AFTER EACH RAINFALL EVENT.
- B11. EROSION & SEDIMENT CONTROL SIGNAGE AVAILABLE FROM COUNCIL MUST BE ATTACHED TO THE MOST PROMINENT AVAILABLE STRUCTURE AND BE VISIBLE AT ALL TIMES WHEN ENTERING THE SITE FOR THE DURATION OF CONSTRUCTION.



NDY

A TETRA TECH COMPANY

CONSULTING ENGINEERS
LEVEL 13 90 ARTHUR STREET
NORTH SYDNEY NSW 2060
AUSTRALIA

T +61 2 9238 6800
www.ndy.com
NDY Management Pty Ltd
ABN 29 052 234 571

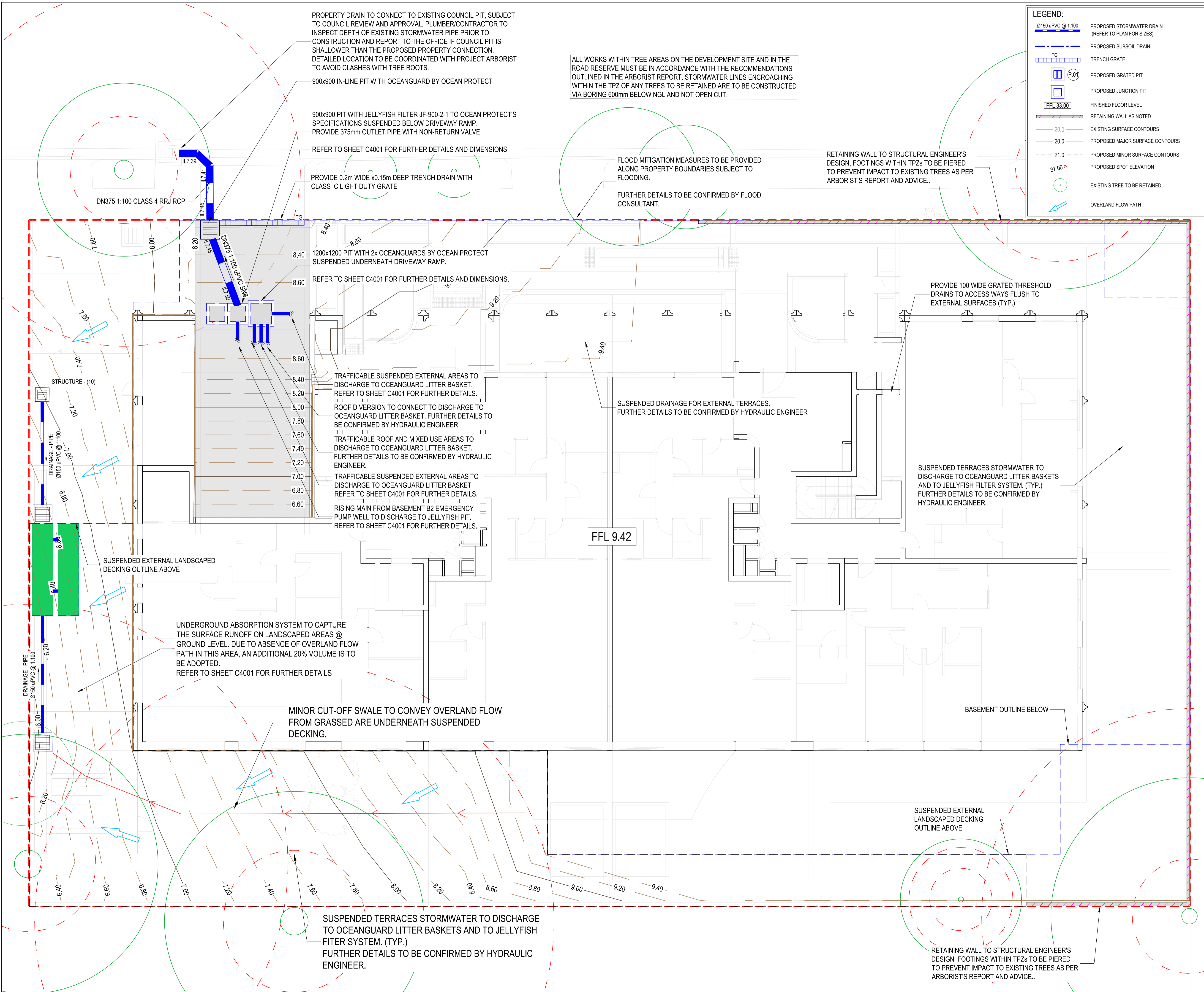
NDY QA SYSTEM
Reason For Issue
Development Application
Authorisation
By: SC: 22 SEPTEMBER 2025
Amendment
Verification Of Latest Amendment
By: PS: 22 SEPTEMBER 2025

This drawing is diagrammatic and shows the general arrangement of equipment. Any information involving measurement of the works shall be taken from architectural and structural drawings, workshop drawings by others and conditions at the site. The works shall comply with the contract conditions and Statutory Regulations. Copyright © NDY Management Pty Limited.

Project
23-31 DOVER ROAD, ROSE BAY

Title
CIVIL SERVICES
EROSION & SEDIMENT CONTROL

| | | |
|--------------------------------------|----------------------------------|-----------------|
| Project No. 758-0120.0041453.0001 | Drawn KK | Check KK |
| Scale 1:200 @ A1 | Project Commencement MAR 2025 | Revision P02 |



LEGEND:

- Ø150 uPVC @ 1:100 PROPOSED STORMWATER DRAIN (REFER TO PLAN FOR SIZES)
- TG PROPOSED SUBSOIL DRAIN
- TRENCH GRATE
- PROPOSED GRATED PIT
- PROPOSED JUNCTION PIT
- FFL 33.00 FINISHED FLOOR LEVEL
- RETAINING WALL AS NOTED
- 20.0 EXISTING SURFACE CONTOURS
- 20.0 PROPOSED MAJOR SURFACE CONTOURS
- 21.0 PROPOSED MINOR SURFACE CONTOURS
- 37.00 X PROPOSED SPOT ELEVATION
- EXISTING TREE TO BE RETAINED
- OVERLAND FLOW PATH

| Rev | Description | Date |
|-----|----------------|------------|
| P01 | ISSUE FOR SSDA | 29/08/2025 |
| P02 | ISSUE FOR SSDA | 22/09/2025 |

NDY
A TETRA TECH COMPANY
 CONSULTING ENGINEERS
 LEVEL 13/30 ARTHUR STREET
 NORTH SYDNEY NSW 2060
 AUSTRALIA
 T +61 2 9338 6800
 www.ndy.com
 NDY Management Pty Ltd
 ABN 29 032 234 571

NDY QA SYSTEM
 Reason For Issue
 DEVELOPMENT APPLICATION
 Authorisation
 By: SC: 22 SEPTEMBER 2025
 Verification Of Latest Amendment
 By: PS: 22 SEPTEMBER 2025

This drawing is diagrammatic and shows the general arrangement of equipment. Any information involving measurement of the works shall be taken from architectural and structural drawings, workshop drawings by others and conditions at the site. The works shall comply with the contract conditions and Statutory Regulations. Copyright © NDY Management Pty Limited.

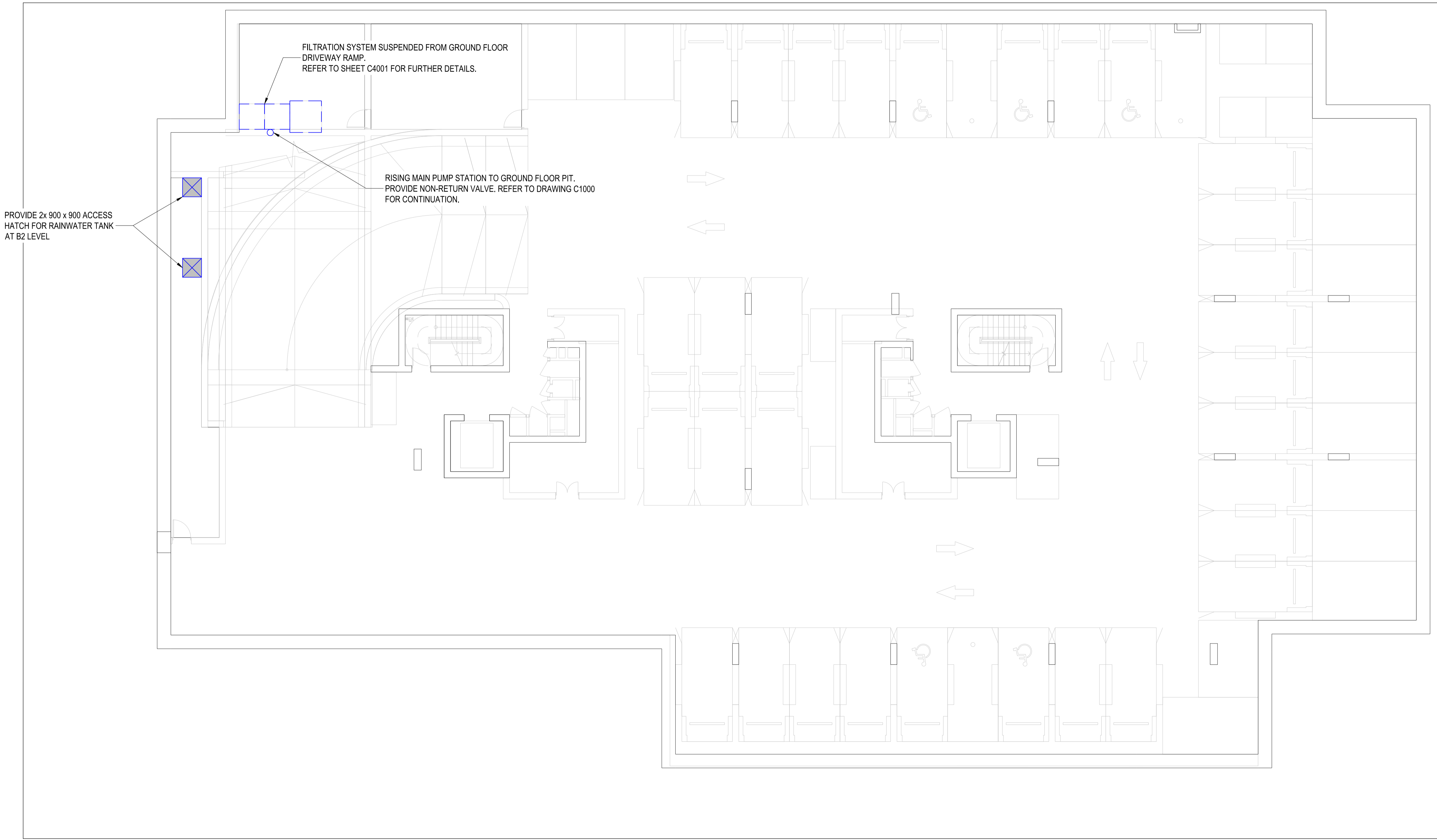
Project
23-31 DOVER ROAD, ROSE BAY

Title
CIVIL SERVICES
DRAINAGE LAYOUT GROUND LEVEL

| | |
|--------------------------------------|-----------------------------------|
| Project No: 758-0120.0041453.0001 | Client ID Version: 2024 |
| Design: SC | Drawn: KK |
| Scale: 1:100 @ A1 | Project Commencement: MAR 2025 |
| Drawing No: C1000 | Revision: P02 |

| Rev | Description | Date |
|-----|---------------|------------|
| P01 | ISSUE FOR SDA | 25/07/2025 |
| P02 | ISSUE FOR SDA | 12/09/2025 |

- LEGEND:**
 - - - - - PROPERTY BOUNDARY
- NOTES:**
1. PROPOSED DRAINAGE LAYOUT IS BASED ON AN ASSUMED TANKED BASEMENT. BELOW THE DESIGN GROUNDWATER TABLE AS RECOMMENDED BY FSG GEOTECHNICS.
 2. ADDITIONAL CARE TO BE TAKEN WHEN CONDUCTING EXCAVATION WORKS NEARBY EXISTING SERVICES.
 3. PIPE INVERTS TO BE FURTHER COORDINATED WITH OTHER CONSULTANTS AND FINALISED IN FURTHER DETAILED DESIGN PHASES.
 4. NO GROUNDWATER OR ANYTHING OTHER THAN STORMWATER IS ALLOWED TO BE DISCHARGED INTO THE COUNCIL DRAINAGE SYSTEM.
 5. CIVIL DRAWINGS SUBJECT TO AUTHORITY REVIEW AND APPROVAL.
 6. THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ALL OTHER SERVICES CONSULTANTS DRAWINGS ASSOCIATED WITH THIS PROJECT PRIOR TO COMMENCEMENT OF ANY WORKS.



PROVIDE 2x 900 x 900 ACCESS HATCH FOR RAINWATER TANK AT B2 LEVEL

FILTRATION SYSTEM SUSPENDED FROM GROUND FLOOR DRIVEWAY RAMP. REFER TO SHEET C4001 FOR FURTHER DETAILS.

RISING MAIN PUMP STATION TO GROUND FLOOR PIT. PROVIDE NON-RETURN VALVE. REFER TO DRAWING C1000 FOR CONTINUATION.



A TETRA TECH COMPANY

CONSULTING ENGINEERS
 LEVEL 13 90 ARTHUR STREET
 NORTH SYDNEY NSW 2060
 AUSTRALIA

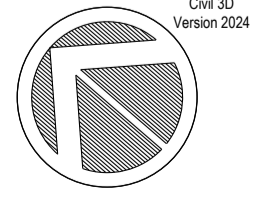
T +61 2 9238 6800
 www.ndy.com
 NDY Management Pty Ltd
 ABN 29 052 234 511

NDY QA SYSTEM
 Reason For Issue
 DEVELOPMENT APPLICATION
 Authorisation
 By: SC: 12 SEPTEMBER 2025
 Verification Of Latest Amendment
 By: PS: 12 SEPTEMBER 2025

This drawing is diagrammatic and shows the general arrangement of equipment. Any information involving measurement of the works shall be taken from architectural and structural drawings, workshop drawings by others and conditions at the site. The works shall comply with the contract conditions and Statutory Regulations. Copyright © NDY Management Pty Limited.

Project
23-31 DOVER ROAD, ROSE BAY

Title
**CIVIL SERVICES
 DRAINAGE LAYOUT B1**

| | | | |
|--------------------------------------|----------------------------------|---|------------------------|
| Project No. 758-0120.0041453.0001 | Drawn KK |  | Chd 3D Version 2024 |
| Design SC | Project Commencement MAR 2025 | | Revision P01 |
| Scale 1:100 @ A1 | Drawing No. C1001 | | |

| Rev | Description | Date |
|-----|---------------|------------|
| P01 | ISSUE FOR SDA | 25/07/2025 |
| P02 | ISSUE FOR SDA | 12/09/2025 |

- LEGEND:**
- - - - - PROPERTY BOUNDARY
 - [Symbol] PROPOSED STORMWATER PIT
- NOTES:**
1. PROPOSED DRAINAGE LAYOUT IS BASED ON AN ASSUMED TANKED BASEMENT. BELOW THE DESIGN GROUNDWATER TABLE AS RECOMMENDED BY FSG GEOTECHNICS.
 2. ADDITIONAL CARE TO BE TAKEN WHEN CONDUCTING EXCAVATION WORKS NEARBY EXISTING SERVICES.
 3. PIPE INVERTS TO BE FURTHER COORDINATED WITH OTHER CONSULTANTS AND FINALISED IN FURTHER DETAILED DESIGN PHASES.
 4. NO GROUNDWATER OR ANYTHING OTHER THAN STORMWATER IS ALLOWED TO BE DISCHARGED INTO THE COUNCIL DRAINAGE SYSTEM.
 5. CIVIL DRAWINGS SUBJECT TO AUTHORITY REVIEW AND APPROVAL.
 6. THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ALL OTHER SERVICES CONSULTANTS DRAWINGS ASSOCIATED WITH THIS PROJECT PRIOR TO COMMENCEMENT OF ANY WORKS.

RISING MAIN FROM PUMP STATION TO STORMWATER PIT 1 PROVIDE NON-RETURN VALVE. REFER TO DRAWING C1001 FOR CONTINUATION.

10L/s (DUTY/STANDBY) FIBREGLASS PUMP STATION WITH MIN. 3000L WET WELL VOLUME TO MANUFACTURER'S DESIGN AND SPECIFICATIONS. SUPPLY AND INSTALLATION OF TANK SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S REPRESENTATIVE DURING CONSTRUCTION. CONTRACTOR TO ALLOW FOR BACKUP POWER FOR PUMP.

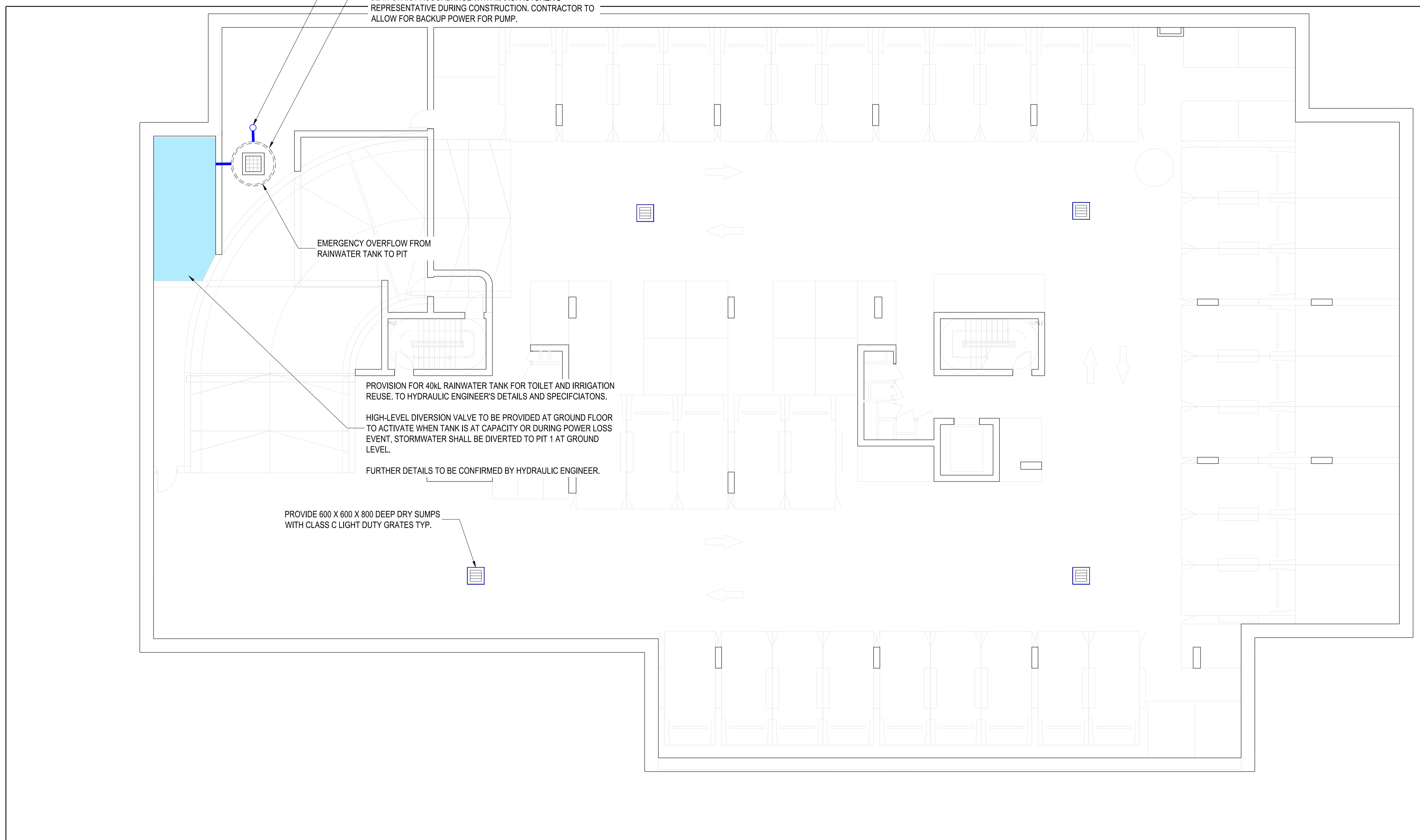
EMERGENCY OVERFLOW FROM RAINWATER TANK TO PIT

PROVISION FOR 40KL RAINWATER TANK FOR TOILET AND IRRIGATION REUSE. TO HYDRAULIC ENGINEER'S DETAILS AND SPECIFICATIONS.

HIGH-LEVEL DIVERSION VALVE TO BE PROVIDED AT GROUND FLOOR TO ACTIVATE WHEN TANK IS AT CAPACITY OR DURING POWER LOSS EVENT, STORMWATER SHALL BE DIVERTED TO PIT 1 AT GROUND LEVEL.

FURTHER DETAILS TO BE CONFIRMED BY HYDRAULIC ENGINEER.

PROVIDE 600 X 600 X 800 DEEP DRY SUMPS WITH CLASS C LIGHT DUTY GRATES TYP.



NDY
A TETRA TECH COMPANY

CONSULTING ENGINEERS
 LEVEL 13 90 ARTHUR STREET
 NORTH SYDNEY NSW 2060
 AUSTRALIA

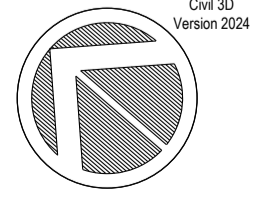
T +61 2 9528 6800
 www.ndy.com
 NDY Management Pty Ltd
 ABN 29 052 234 511

NDY QA SYSTEM
 Reason For Issue
 DEVELOPMENT APPLICATION
 Authorisation
 By **SC: 12 SEPTEMBER 2025**
 Verification Of Latest Amendment
 By **PS: 12 SEPTEMBER 2025**

This drawing is diagrammatic and shows the general arrangement of equipment. Any information involving measurement of the works shall be taken from architectural and structural drawings, workshop drawings by others and conditions at the site. The works shall comply with the contract conditions and Statutory Regulations. Copyright © NDY Management Pty Limited.

Project
23-31 DOVER ROAD, ROSE BAY

Title
CIVIL SERVICES
DRAINAGE LAYOUT B2

| | | | |
|--------------------------------------|----------------------------------|---|------------------------|
| Project No. 758-0120.0041453.0001 | Drawn KK |  | Chd 3D Version 2024 |
| Design SC | Project Commencement MAR 2025 | | Revision P01 |
| Scale 1:100 @ A1 | Drawing No. C1002 | | |

CONTACT US

AUSTRALIA

ADELAIDE

T: +61 8 8290 6800
E: adelaide@ndy.com

BRISBANE

T: +61 7 3120 6800
E: brisbane@ndy.com

CANBERRA

T: +61 2 6295 1788
E: canberra@ndy.com

GOLD COAST

T: +61 7 5512 1235
E: goldcoast@ndy.com

MELBOURNE

T: +61 3 9862 6800
E: melbourne@ndy.com

PERTH

T: +61 8 9281 6800
E: perth@ndy.com

SYDNEY

T: +61 2 9928 6800
E: sydney@ndy.com

CANADA

VANCOUVER

T: +1 604 734 9338
E: vancouver@ndy.com

NEW ZEALAND

AUCKLAND

T: +64 9 307 6596
E: auckland@ndy.com

WELLINGTON

T: +64 4 471 0151
E: wellingtonadmin@ndy.com

UNITED KINGDOM

LONDON

T: +44 20 7553 9494
E: london@ndy.com

IRELAND

DUBLIN

T: +353 1 264 6995
E: dublin@ndy.com

To find out more about NDY go to [ndy.com](https://www.ndy.com) or follow us on LinkedIn



CONFIDENTIAL INFORMATION: This document is given with the understanding that the information within is private. Please keep it confidential and don't share with anyone else. Take proper care to make sure that others can't see or access this document. It's meant only for you.

DISCLAIMER OF LIABILITY: The information in this document is provided under direction of the client and follows their instructions. Any third party reviewing the content should make their own assessment on whether the information is appropriate to them. NDY makes no assurance the information meets the needs of a third party and does not accept liability for any loss or damage incurred by third parties as a result of using the information.

COPYRIGHT © NDY Group 2025: No part of this document can be copied or sent without written permission from NDY. All rights are reserved.