

23-31 Dover Road, Rose Bay

Flood Impact and Risk Assessment (FIRA)

►► **Revision 1.2**
September 2025

Catchment Simulation Solutions



23-31 Dover Road, Rose Bay

Flood Impact and Risk Assessment (FIRA)

Client	Client Representative
	William Charalambous (Fortis)

►► REVISION/REVIEW HISTORY

Revision #	Description	Prepared by	Reviewed by
1	Draft report for client review	D. Fedczyna (NER)	C. Ryan (CPEng NER)
1.1	Final report	D. Fedczyna (NER)	C. Ryan (CPEng NER)
1.2	Final report	D. Fedczyna (NER)	C. Ryan (CPEng NER)

►► DISTRIBUTION

Revision	Distribution List	Date Issued	Number of Copies
1	William Charalambous (Fortis)	27/06/2025	PDF
1.1	William Charalambous (Fortis)	05/09/2025	PDF
1.2	William Charalambous (Fortis)	11/09/2025	PDF

►► Catchment Simulation Solutions

Suite 10.01
70 Philip Street
Sydney, NSW, 2000



(02) 8355 5500



info@csse.com.au



(02) 8355 5505



www.csse.com.au

File Reference: 23-31 Dover Road, Rose Bay FIRA (Rev 1.2).docx

EXECUTIVE SUMMARY

A State Significant Development Application (SSDA) SSD-86017721 for the site at 23-31 Dover Road, Rose Bay is proposed. The SSDA will involve the demolition of five existing dwellings and construction of 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).

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 13/06/2025, specifically to address Section 19 - Flood Risk.

The assessment was undertaken utilising SOBEK flood model results generated as part of the *'Rose Bay Floodplain Risk Management Study and Plan'* (WMA Water, 2014), and provides the most contemporary representation of flood behaviour in the area. The SOBEK model was used to defined flood depths, levels, extents, and velocity across the entire Rose Bay catchment for a range of different design floods using hydrologic procedures set out in Australian Rainfall and Runoff 1987. The SOBEK model used as part of the *'Rose Bay Floodplain Risk Management Study and Plan'* (WMA Water, 2014) excluded residential areas from the model domain. Therefore, all flow was applied to and conveyed along roadways and areas of open space.

The SOBEK model results indicate that inundation in the 20-year ARI, 100-year ARI and PMF extend across the full width of Dover Road along the site frontage, with peak depths of up to 0.15 metres in the 20-year ARI event, 0.25 metres in the 100-year ARI event, and 0.40 metres in the PMF. Peak velocities can vary from between 2 and 3m/s in the 20-year ARI event, to 6m/s in the PMF. The floodway hydraulic category is predicted along Dover Road in all flood events, together with H5 hazard in events up to the 100-year ARI, and H6 in the PMF. Flood behaviour of this nature is hazardous to people and vehicles.

Emergency response considerations have been made and indicate that due to the short warning time to future flood events, and that the proposed building and basement will be protected to a level above the PMF, that the most appropriate emergency response during all future floods is to "shelter in place" for the short duration of inundation (less than an hour). To help manage this residual flood risk to the site, a flood emergency response plan has been prepared.

The flood planning level has been defined along the Dover Road frontage and relevant flood related development controls applied as per the Woollahra Local Environmental Plan (WLEP2014), Section E2.3 in Chapter E2 of the Woollahra Municipal Council Development Control Plan (DCP 2015) and requirement 19 of the 'Planning Secretary's Environmental Assessment Requirements – Housing'.

The impact of climate change, blockage and cumulative development on the future development has also been considered and shown to have insufficient impact to alter the outcomes of the flood assessment under existing conditions.

TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	General.....	1
1.2	Project Description	2
1.3	The Site	2
2	EXISTING FLOOD BEHAVIOUR	4
2.1	General.....	4
2.1.1	Results	4
3	POST-DEVELOPMENT FLOOD BEHAVIOUR	7
3.1	Description of the Proposed Development.....	7
3.2	Results.....	7
3.3	Flood Impact Assessment.....	7
3.4	Flood Planning Level/Area	7
3.5	Emergency Response Considerations.....	8
4	SENSITIVITY.....	10
4.1	Climate Change Assessment	10
4.2	Blockage Assessment.....	11
4.3	Cumulative Impact Assessment.....	11
5	REGULATORY REQUIREMENTS.....	12
5.1	Woollahra Local Environmental Plan (WLEP) 2014	12
5.2	Woollahra Development Control Plan 2015	13
5.3	Planning Secretary's Environmental Assessment Requirements - Housing	19
5.4	NSW State Emergency Service (SES) Referral	20
6	SUMMARY.....	23
7	REFERENCES	24
	APPENDIX A FIGURES.....	25
	APPENDIX B SITE SURVEY	26
	APPENDIX C DESIGN PLANS	27
	APPENDIX D FLOOD EMERGENCY RESPONSE PLAN.....	28
	APPENDIX E NSW SES AGENCY REFERRAL COMMENTS.....	29

LIST OF APPENDICES

- APPENDIX A Figures
- APPENDIX B Site Survey
- APPENDIX C Development Plans
- APPENDIX D Flood Emergency Response Plan
- APPENDIX E NSW SES Agency Referral Comments

▶▶ LIST OF FIGURES (APPENDIX A)

Figure 1	Peak Floodwater Depths and Levels for the 20-year ARI Flood for Existing Conditions
Figure 2	Peak Floodwater Depths and Levels for the 100-year ARI Flood for Existing Conditions
Figure 3	Peak Floodwater Depths and Levels for the PMF for Existing Conditions
Figure 4	Peak Flood Velocity for the 20-year ARI Flood for Existing Conditions
Figure 5	Peak Flood Velocity for the 100-year ARI Flood for Existing Conditions
Figure 6	Peak Flood Velocity for the PMF for Existing Conditions
Figure 7	Flood Hazard for the 20-year ARI Flood for Existing Conditions
Figure 8	Flood Hazard for the 100-year ARI Flood for Existing Conditions
Figure 9	Flood Hazard for the PMF for Existing Conditions
Figure 10	Flood Planning Area and Levels for Existing Conditions

1 INTRODUCTION

1.1 General

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 respond to the following SEARs:

Secretary's Environmental Assessment Requirements

Refer Report Section

19. Flood Risk

Section 5.3

Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine;

- *The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans*
- *The site access and egress routes*
- *The potential effects of climate change,*
- *Any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines*

Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.

Section 5.3

Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).

Section 5.3 and Appendix D

1.2 Project Description

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:
 - 15% affordable housing operated and used by a CHP for a period of 15 years.
 - 49 residential dwellings including 1-, 2-, 4- and 3-bedroom typology.
 - Vehicular access from Dover Road and provision for parking of 66 car parking spaces, including 6 visitor, 5 accessible, 7 motorbike spaces and 54 bicycle spaces.
 - Storage areas, utilities and service provision.

Refer to Architectural Plans prepared by MNDU appended to the Environmental Impact Statement.

1.3 The Site

The site is located at 23-31 Dover Road, Rose Bay and is shown on **Plate 1**. 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 2657sqm.

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.

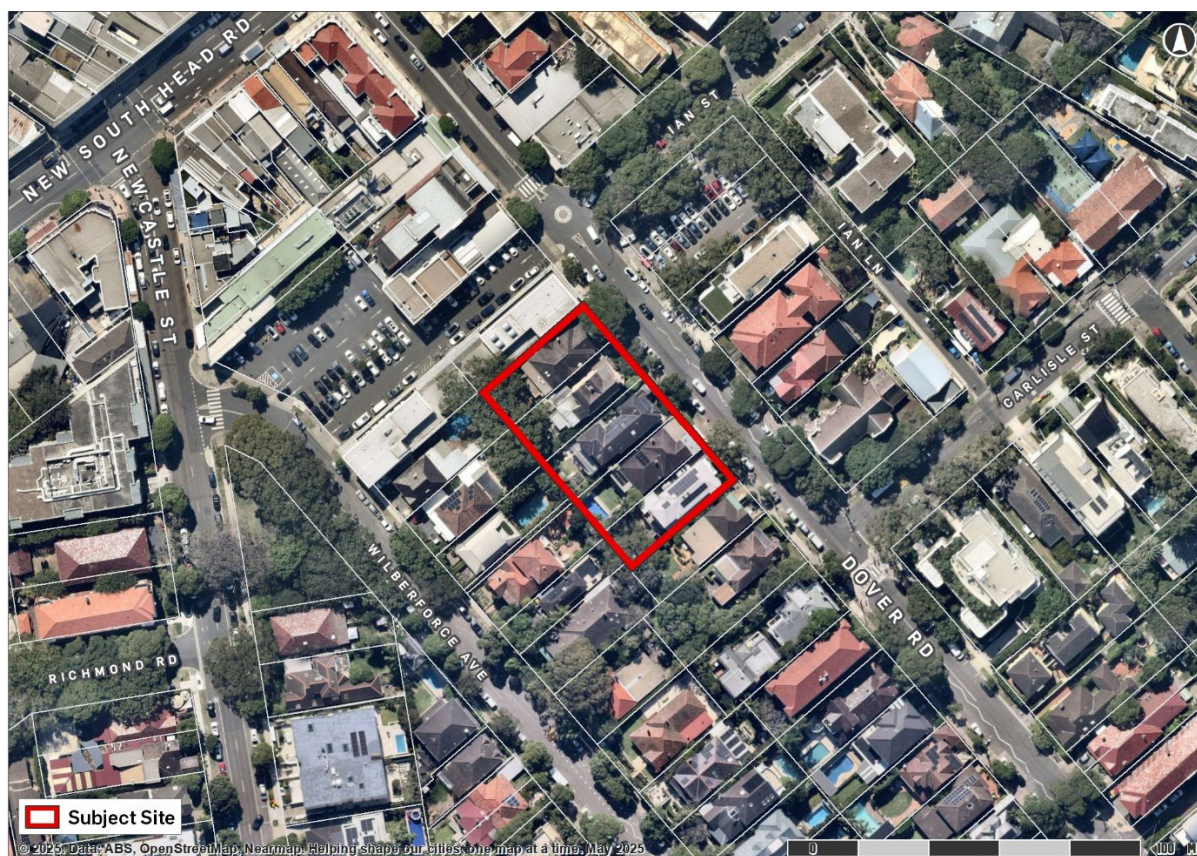


Plate 1 Location of development site

2 EXISTING FLOOD BEHAVIOUR

2.1 General

In order to understand the potential impact of the redevelopment, it was first necessary to define flood behaviour for “existing” conditions. A SOBEK flood model was developed as part of the ‘Rose Bay Catchment Flood Study’ (WMA Water, 2010), which was subsequently updated as part of the ‘Rose Bay Floodplain Risk Management Study and Plan’ (WMA Water, 2014), and provides the most contemporary representation of flood behaviour in the area. The SOBEK model was used to defined flood depths, levels, extents, and velocity across the entire Rose Bay catchment for a range of different design floods using hydrologic procedures set out in Australian Rainfall and Runoff 1987. However, the study did not provide specific flood data for individual properties within the study area. That is, the flood study results were provided as a set of “broad scale” maps. However, detailed result datasets have been provided by Council to help understand flood behaviour along Dover Road in the vicinity of the site.

The following chapter describes the outcomes of the existing flood assessment.

2.1.1 Results

Existing flood model results were reviewed for the 20-year ARI, 100-year ARI and Probable Maximum Flood (PMF) events. Flood mapping was prepared in the vicinity of the development site for each design flood and is presented in **Appendix A** as follows:

- 💧 Peak floodwater depths and levels: **Figures 1 to 3.**
- 💧 Peak velocity: **Figures 4 to 6.**

It should be noted that the SOBEK model used as part of the ‘Rose Bay Floodplain Risk Management Study and Plan’ (WMA Water, 2014) excluded residential areas from the model domain. Therefore, all flow was applied to and conveyed along roadways and areas of open space. This has the effect of artificially preventing inundation of all residential lots within the flood model domain with the aim of ensuring that flood related development controls are applied assuming high density development that would serve to impede overland flow across the Rose Bay locality. This also has the effect of producing flood depths, levels and velocities that may be exaggerated due to being confined to roadways and open space, however, for flood planning purposes, this is considered to be a conservative approach as it will ensure that redevelopment will consider the absolute worst case flood behaviour when applying flood related development controls.

Figure 1 shows that floodwater in the 20-year ARI event is predicted to extend across the full width of Dover Road along the site frontage, however, depths are not predicted to exceed 0.15 metres with a depth of less than 0.1 metres common. **Figure 1** also shows that higher flood depths are predicted to the south-east of the site on Dover Road (near to the intersection of Spencer Lane) as well as to the north-west of the site near the intersection of New South Head Road. Carlisle Street to the east of the site is generally not predicted to experience flood depths of greater than 0.1 metres.

Figure 2 shows that in the 100-year ARI event, a similar pattern of flood behaviour is predicted with maximum depths of up to 0.25 metres predicted on Dover Road along the frontage of the site, but that depths of less than 0.15 metres are more common.

Figure 3 indicates that depths in the PMF along the Dover Road frontage can approach 0.4 metres, with depths in excess of 0.2 metres common. It also indicates that depths on Dover Road to the south-east and north-west can exceed 1.5 metres. Carlisle Street to the east of the site can experience flood depths of greater than 0.2 metres, however depths of less than 0.15 metres are more common.

Figures 4 through **Figure 6** indicate that peak velocities moving past the development site on Dover Road can vary

- Between 2.3 - 3m/s in the 20-year ARI event;
- Between 3.3 – 3.8m/s in the 100-year ARI event, and
- Between 5.2 – 5.9m/s in the PMF.

Peak 20-year ARI, 100-year ARI and PMF levels were extracted from the flood modelling results and are summarised in **Table 1** at various locations along the Dover Road frontage of the development site (the locations are shown on **Figure 1** to **Figure 3** as “A” through “K”). **Table 1** shows that there is considerable variation in peak flood along the Dover Road frontage, with levels dropping when moving north-west along the development site. This variation in flood level is consistent with the topography (i.e., the elevations of Dover Road also reduce in this direction).

Table 1 Peak Flood Levels in the vicinity of the Development Site

Design Flood	Peak Flood Level (mAHD)										
	A	B	C	D	E	F	G	H	I	J	K
20-year ARI	11.41	11.13	10.5	10.04	9.78	9.48	8.89	8.74	8.40	8.23	7.67
100-year ARI	11.57	11.15	10.54	10.07	9.81	9.53	8.92	8.78	8.45	8.27	7.71
PMF	11.68	11.23	10.69	10.19	9.92	9.71	9.06	8.92	8.64	8.41	7.86

Survey of the existing site, including existing building floor levels, has been collected by Beverage Williams and is enclosed in **Attachment B**. The survey shows that the site varies from 11.48m AHD at the south-eastern corner of the site frontage with Dover Road, to 7.61m AHD in the north-eastern corner. Therefore, the existing site is potentially vulnerable to inundation in both the 100-year ARI and PMF events along the entire Dover Road frontage, and also potentially flood liable near the north-eastern corner of the site in the 20-year ARI event.

Hydraulic Categories

Hydraulic Categories for the 1% AEP flood and PMF from the ‘Rose Bay Floodplain Risk Management Study and Plan’ (WMA Water, 2014) were reviewed. This indicates that floodwater (which covers the full extent of the road reserve) on Dover Road is classified as

floodway in both the 100-year ARI and PMF events. Given the consistency in floodway classification and extent in both events, no mapping has been prepared to present the hydraulic categories. As the flood extent has not been mapped across residential areas, no hydraulic category is defined across the development site.

Flood Hazard

To confirm the nature and extent of the existing flood hazard within the vicinity of the development site, flood hazard mapping was prepared based upon flood hazard vulnerability curves presented in 'Flood Hazard – Flood risk management guideline FB03' (NSW Government Department of Planning and Environment, 2023). The hazard curves, which are reproduced in **Plate 2**, assess the potential vulnerability of people, cars and structures based upon the depth and velocity of floodwaters at a particular location. The maximum flood hazard for the 20-year, 100-year and PMF design events are presented in **Figures 7 to 9**.

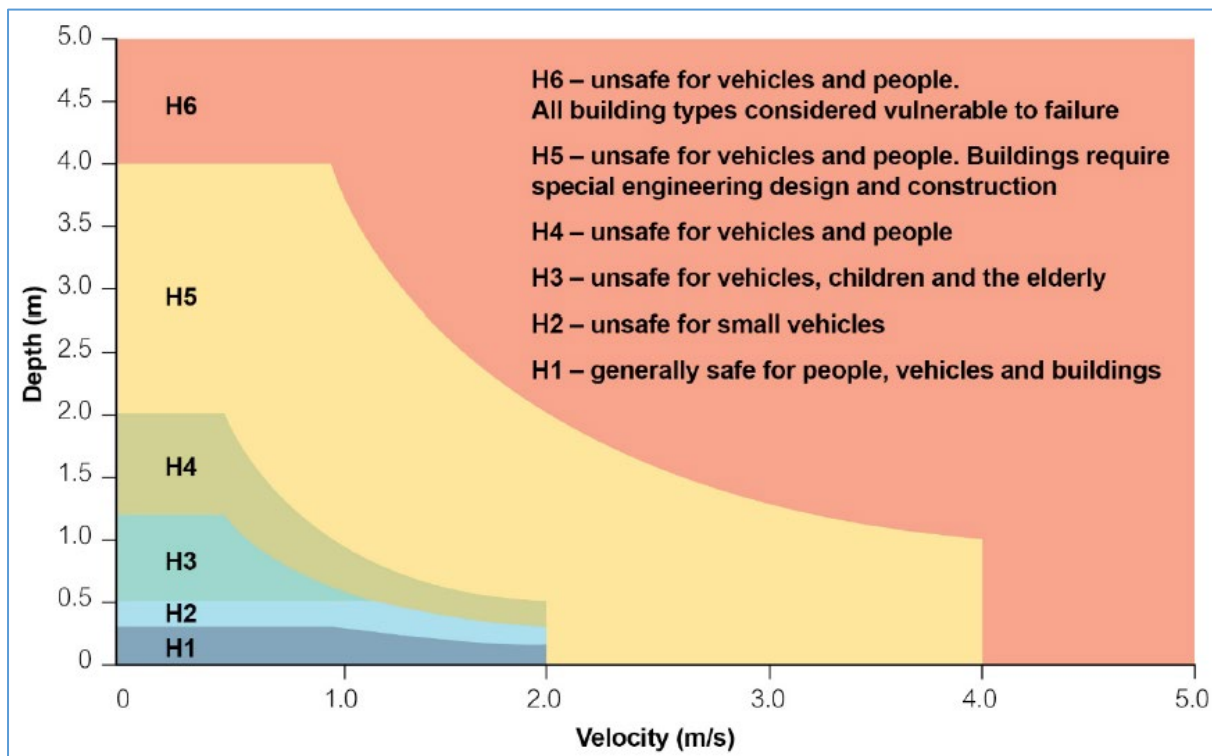


Plate 2 Flood hazard vulnerability curves (NSW Government, 2023)

Figures 7 and Figure 8 show that the flood hazard along the Dover Road frontage of the site is predicted to reach H5. **Figure 9** shows that in the PMF, this increases to H6.

These results indicate that the flood behaviour on Dover Road along the site frontage would be hazardous to people and vehicles and poses a significant risk to life.

3 POST-DEVELOPMENT FLOOD BEHAVIOUR

3.1 Description of the Proposed Development

As previously discussed, the proposed development will include:

- 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.
- Erection of an impervious wall along the Dover Road frontage, as well as eastern lot boundary. Openings will be provided at the pedestrian and vehicular entries from Dover Road.

The following sections describe the assessment that was completed to define “post-development” flood conditions. This includes a discussion on the potential impacts that the proposed works are likely to have on existing flood behaviour.

3.2 Results

As previously discussed, the SOBEK model used as part of the *‘Rose Bay Floodplain Risk Management Study and Plan’* (WMA Water, 2014) excluded residential areas from the model domain. As such, no updates were made to the model to represent post-development conditions, and all flood behaviour under post-development conditions would remain consistent with that described for existing conditions.

3.3 Flood Impact Assessment

As per **Section 3.2**, no changes in flood behaviour are predicted as a result of the modelling approach adopted in the *‘Rose Bay Floodplain Risk Management Study and Plan’* (WMA Water, 2014).

3.4 Flood Planning Level/Area

Flood planning levels (FPLs) and the flood planning area (FPA) are important tools in the management of flood risk. The flood planning area is used to define the area where flood-related development controls apply. For those areas contained within the flood planning area, the flood planning levels are frequently used to establish the elevation of key components of a development, such as minimum floor levels.

The flood planning level is typically derived by adding a freeboard to a specific design flood. This specified design flood is frequently referred to as the “planning” flood and is defined by Woollahra Municipal Council as the 100-year ARI event. The freeboard is intended to account for any uncertainties in the derivation of the planning flood level.

Chapter E2 of the Woollahra Development Control Plan 2015 specifies the following flood planning level requirements:

- Habitable floor areas: 100-year ARI flood level plus 0.5 metres freeboard
- Non-habitable floor areas: 100-year ARI flood level plus 0.3 metres freeboard
- Ground level, open car parking spaces: 20-year ARI flood level plus 0.3 metres freeboard
- Enclosed car parking spaces, three or fewer vehicles: 20-year ARI flood level plus 0.3 metres freeboard
- Enclosed car parking spaces, more than three vehicles: 100-year ARI flood level plus 0.3 metres freeboard

The design plans in **Appendix C** were reviewed. The plans show that:

- A solid impervious wall is proposed along the Dover Road frontage, with the exception of the location of the pedestrian access and driveway. The wall will protect the site from inundation from Dover Road along its length, with the top of the impervious portion of the wall located at a level no lower than the peak 100-year ARI flood level plus 0.5 metres freeboard.
- The ground floor level is proposed to be at 9.42m AHD which is the peak 100-year ARI flood level at the pedestrian opening of the impervious wall (8.92m AHD), plus 0.5 metres freeboard to achieve the minimum habitable floor level as per Chapter E2 of DCP2015.
- A crest in the driveway is provided to a level of 8.75m AHD which reflects the peak 100-year ARI flood level at the driveway opening of the impervious wall (8.45m AHD), plus 0.3 metres freeboard to protect the basement carpark from inundation (more than three vehicles will be accommodated).

The flood planning area and flood planning level contours under existing conditions are presented on **Figure 10**.

3.5 Emergency Response Considerations

Flooding in the vicinity of the site is generally associated with relatively short duration, high intensity rainfall bursts. As a result, minimal warning time would typically be available to evacuate from the site during a future flood. Moreover, the short warning time means that emergency services (e.g., SES) will be unlikely to offer advanced warning prior to floods for evacuation purposes. The proposed ground floor levels, along with the basement carpark protection (crest) will all be located above the peak level of the PMF event. Therefore, evacuation is not required during any flood event, and it is considered that the most appropriate emergency response during all future floods is to “shelter in place”. This would involve staying within the building until the flood has passed (as the flooding is typically “flashy”, this will typically require waiting for less than an hour).

As shown on **Figures 7** through **Figure 9**, flooding on Dover Road adjacent to the site may be hazardous to walk or drive through, and therefore there is no safe access or egress route. However, given the short duration of inundation (<60 minutes), the chance of secondary emergencies occurring requiring emergency service attendance is highly unlikely.

To help manage this residual flood risk to the site, a flood emergency response plan has been prepared. The purpose of the plan is to promote awareness of flood behaviour in the vicinity of the site and outlines what site occupants should do before, during and after flood events to minimise the risk to life and property. The plan is provided in **Appendix D**. The plan should be displayed in a prominent location in each residence (e.g., back of front door).

4 SENSITIVITY

4.1 Climate Change Assessment

Climate change and, in particular, rainfall increases have the potential to impact on present-day flood behaviour. As such, it was considered important to gain an understanding of the flood behaviour that could be expected in the vicinity of the development site under future climate change conditions.

An assessment of flooding under climate change conditions for the year 2100 was completed as part of the *'Rose Bay Catchment Flood Study'*, (WMA Water, 2010). This modelling applied a 0.91 metre increase in sea level to reflect future sea level rise due to climate change. The outcome of this modelling indicates that flood levels at the development site would not be impacted by sea level rise.

A separate assessment considering a 20% increase in rainfall intensity was also undertaken and indicates that flood levels on Dover Road, immediately adjacent to the site, would be expected to increase by no more than 0.05 metres (see **Plate 2**).



Plate 3 Impacts on peak flood level in the vicinity of the development site as a result of a 20% increase in rainfall intensity *'Rose Bay Catchment Flood Study'* (WMA Water, 2010)

Although rainfall increases do have the potential to increase flood levels in the vicinity of the development site, the impacts are not sufficiently large to alter the outcomes of the flood assessment under existing climatic conditions. As a result, climate change is not predicted to produce any significant impact on the proposed redevelopment within the site.

4.2 Blockage Assessment

Blockage of culverts has the potential to impact on flood behaviour in the vicinity of such structures. The *'Rose Bay Catchment Flood Study'* (WMA Water, 2010) undertook a blockage sensitivity assessment of the two culverts under New South Head Road. Given the distance and topographic separation of the development site from these culverts, no impact on flood behaviour was predicted as a result of the blockage assessment.

4.3 Cumulative Impact Assessment

As previously discussed, the model used as part of the *'Rose Bay Floodplain Risk Management Study and Plan'* (WMA Water, 2014) excluded residential areas from the model domain. Therefore, all flow was applied to and conveyed along roadways and areas of open space. This has the effect of artificially preventing inundation of all residential lots within the flood model domain. As a result, changes within residential areas of the catchment will not impact the outcomes of the *'Rose Bay Floodplain Risk Management Study and Plan'* (WMA Water, 2014) as full development of all residential lots has already been assumed and all flood related development controls are based on this assumption. Therefore, the proposed works, together with full redevelopment within the Rose Bay area are not predicted to have any impact on flood behaviour as presented within the *'Rose Bay Floodplain Risk Management Study and Plan'* (WMA Water, 2014).

5 REGULATORY REQUIREMENTS

The development of flood liable land must comply with all local and state government legislation/requirements. These are detailed in the following sections.

5.1 Woollahra Local Environmental Plan (WLEP) 2014

The Woollahra Local Environmental Plan (WLEP2014) outlines a number of requirements and matters that need consideration when deciding to grant development consent on flood liable land.

Section 5.21(2), 5.21(3) and 5.22(3) of the WLEP2014 primarily deals with ways in which the proposed development will interact and impact on existing flood behaviour, and how the flood risk is managed. Details of how the proposed development intends to meet each specific requirement of WLEP2014 are summarised in **Table 2**.

Table 2 Woollahra LEP2014 requirements and matters to be considered

Council Requirement	Does Development Meet this Requirement?
Section 5.21(2)	
a) The development is compatible with the flood function and behaviour on the land	The flood function (hydraulic categories) for the 1% AEP and PMF in the vicinity of the development site have been defined as part of the <i>'Rose Bay Floodplain Risk Management Study and Plan'</i> (WMA Water, 2014). They indicate that Dover Road is classified as floodway in both events, but that the site falls outside of the flood extent. Therefore, the proposed works are, considered compatible with the flood function in all floods.
b) The development will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties	All works are contained within the development site. The flood modelling developed as part of the <i>'Rose Bay Floodplain Risk Management Study and Plan'</i> (WMA Water, 2014) excluded residential lots from the model domain, and therefore any changes within the site would not impact the flood behaviour documented within the study. Therefore, the proposed works are not predicted to impact flood behaviour or increase the flood affectation of other developments or properties in all events up to and including the PMF.
c) The development will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood	Although access to, and egress from the site will be cut at the peak of flood events, the site will not be impacted by flooding in any flood event and therefore evacuation is not considered necessary. Further, the site will allow for safe occupation of residents for the short duration of inundation (<60 minutes). As evacuation is not considered necessary, the capacity of existing evacuation routes (and local roadways) will not be exceeded.

Council Requirement	Does Development Meet this Requirement?
d) The development incorporates appropriate measures to manage risk to life in the event of a flood	The proposed works will not be subject to inundation in all events up to the PMF. The redevelopment will also meet all applicable development controls, including minimum floor levels, and no further measures to manage risk to life is considered necessary.
e) The development will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses	The proposed works are similar to the existing works (i.e.: residential development), and therefore, will not adversely impact the environment.
Section 5.21(3)	
a) The development needs to consider the impact of the development on projected changes to flood behaviour as a result of climate change	A review of the impact on 100-year ARI flood behaviour resulting from climate change has been undertaken (see Section 4.1) and concluded that climate change is not predicted to produce any significant impact on the potential future development areas within the site.
b) The development needs to consider the intended design and scale of buildings resulting from the development	The proposed redevelopment design and scale is intended to be sympathetic to the locality and be aligned with the requirements of DCP2015.
c) The development needs to consider whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood	See response to 5.21(2) c) and d)
d) The development needs to consider the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion	The proposed buildings are not predicted to be impacted in any flood event, nor under climate change conditions and are not in a location at risk of coastal erosion. Therefore, modifying, relocating, or removing buildings from their currently proposed locations to reduce the flood risk is not considered necessary.

5.2 Woollahra Development Control Plan 2015

Section E2.3 in Chapter E2 of the Woollahra Municipal Council Development Control Plan (DCP 2015) outlines the flood related controls that are applicable to development within the Woollahra LGA. The controls, together with commentary on how the proposed development can satisfy the controls are included in **Table 3**.

Table 3 Flood related development controls from the Woollahra Development Control Plan 2015

DCP 2015 Control	Comment
Flood Planning Levels	
C1: Habitable floor areas: 100 Year ARI flood level plus 0.5m freeboard Non-habitable floor areas: 100 Year ARI flood level plus 0.3m freeboard Enclosed car parking spaces, more than three vehicles: 100 Year ARI flood level plus 0.3m freeboard	All habitable areas will be located at a minimum level of 9.42m AHD, which is 0.5 metres above the peak 100-year ARI flood level at the pedestrian opening along the front boundary (Location G in Table 1). All non-habitable areas will be located at, or protected to a minimum level of 9.42m AHD, which is 0.5 metres (i.e.: > 0.3 metres) above the peak 100-year ARI flood level at the pedestrian opening along the front boundary (Location G in Table 1). The basement carpark will be protected via a crest in the driveway to a minimum level of 8.75m AHD, which is 0.3 metres above the peak 100-year ARI flood level at the vehicular opening along the front boundary (Location I in Table 1).
C2: For alterations and/or additions (only) developments, where it is not practical to meet the floor levels due to compatibility issues a lower floor level may be considered, based on the individual merits	Not applicable
C3: To achieve the required FPL and/or EPL for car parking, Council may allow the use of mechanical barriers such as flood gates. Where a mechanical barrier is permitted: a) a 0.5m freeboard is provided b) the mechanical barrier is located wholly on private property c) the mechanical barrier may require the provision of an on-site queuing area (see Chapter E1 Parking and Access for further details) d) the mechanical barrier is designed such that, by default, it is in the “closed” position. That is, it opens only to allow vehicles to enter and exit the site.	Not applicable as the basement is protected with a crest in the driveway.
C4: Filling of the site, where acceptable to Council, may change the flood and/or coastal inundation risk for the subject land. The FPL and/or EPL controls is based on the new flood and/or coastal inundation risk as determined by the new site levels	Not applicable
Special consideration	

C5: All FPLs and EPLs represent the minimum standard required for the development type. An applicant may seek to lower the minimum FPL and/or EPL. Such requests will be assessed on their merits. A Flood Risk Management Report and/or a Coastal Inundation Assessment, prepared by a suitably qualified practitioner, will be required	Not applicable
C6: For ground level shop fronts in commercial and mixed-use developments, a lower the FPL and/or EPL may be considered to allow the development to match into existing longitudinal street levels, to optimise retail potential and/or to provide acceptable access for persons with disabilities. Such requests will be assessed on their merits. Driveway and footpath gradients must comply with Council's specifications	Not applicable
C7: For heritage conservation properties, a lower FPL and/or EPL may be considered, for the heritage component of the building only, to remain sympathetic with the heritage values of the property. In general, any alterations and additions will be required to meet the FPL and/or EPL as outlined in conditions C1, C2, C3 and C4. Such requests will be assessed on their merits.	Not applicable
General	
C1: All structures have flood compatible building components below the 100 Year ARI level plus 0.5m freeboard.	All habitable floor areas are located at or above the 100 Year ARI level plus 0.5m freeboard level, and any building components located below this level will be flood compatible (concrete, glass, steel, tiles).
C2: All electrical equipment (e.g. air conditioners and pool pumps) is located or protected to above the 100 Year ARI level plus 0.5m freeboard.	All electrical equipment (e.g., air conditioners) will be located at or above the 100 Year ARI level plus 0.5m freeboard (i.e.: above 9.42m AHD)
C3: All storage areas such as shelving are above the 100 Year ARI level plus 0.5m freeboard.	All storage areas such as shelving, and storage cages will be located at or protected to the 100 Year ARI level plus 0.5m freeboard.
C4: The structure is built to withstand the forces of floodwater, debris and buoyancy up to and including the 100 Year ARI level plus 0.5m freeboard.	The structure will not be subject to inundation up to the in the 100 Year ARI level plus 0.5m freeboard level and is therefore not exposed to the forces of floodwater, debris and buoyancy to the 100 Year ARI level plus 0.5m freeboard level.

C5: Reliable evacuation access for pedestrians is provided from the lowest habitable floor area to a refuge area above the PMF level and designed to withstand PMF water forces.	All habitable floor areas are located above the peak level of the PMF, and therefore all levels can act as a refuge. The structure will not be subject to inundation up to the in the 100 Year ARI level plus 0.5m freeboard level and is therefore not exposed to the forces of floodwater to the 100 Year ARI level plus 0.5m freeboard level.
C6: Suitable flood protection (e.g. a crest up before descent on an access driveway) is provided within the subject site. Council will not generally allow alteration to existing levels on the public road or its property to achieve flood protection.	A crest in the driveway within the site is proposed to protect the basement. No alterations to existing levels on the public road or property is proposed to achieve flood protection.
Fencing	
C7: Fencing is constructed in a manner which does not change the nature or level of flood waters in the area. Fencing is of a permeable/open type design, however, existing solid fences may be replaced by new solid fences.	As previously discussed, the model used as part of the <i>'Rose Bay Floodplain Risk Management Study and Plan'</i> (WMA Water, 2014) excluded residential areas from the model domain. Therefore, all flow was applied to and conveyed along roadways and areas of open space. As such, the use of impermeable fencing along the front boundary will not change the nature or level of flood waters in the area. Further, the majority of existing fencing along the Dover Road frontage of the sites forming the overall development site is currently solid impervious fencing/walls.
C8: Fencing is adequately constructed so as to withstand the forces of floodwaters.	Although not certified as part of this assessment, it is anticipated that the fencing will be able to withstand the forces of floodwater.
C9: The flood impact of the development is considered to ensure that the development will not increase flood effects elsewhere. Where a significant change in use of the site is proposed, a flood impact assessment is required.	As per Section 3.3, no changes in flood behaviour are predicted as a result of the modelling approach adopted in the <i>'Rose Bay Floodplain Risk Management Study and Plan'</i> (WMA Water, 2014).
Overland Flow Paths	
C10: All overland flow paths are free of structures which prevent the free passage of overland flow.	Not applicable as no overland flow paths form within the existing or proposed site.
C11: All overland flow paths are designed to convey the 1 in 100 ARI event.	
C12: All existing overland flow paths are maintained and the hydraulic capacity of the	

openings between buildings is maintained.	
C13: Overland flow paths are provided on all properties that have upstream contributing catchments of 1,000m or greater.	
C14: All overland flow paths are designed to a low hazard classification if possible.	
C15: Overland flow paths are designed such that they do not increase velocity or concentrate water on any adjacent property.	
C16: In overland flow paths, fencing is generally not be permissible. However, in low and medium flood risk precincts permeable/open type fences may be approved where it can be demonstrated that there will be no adverse impact on flooding to the subject land or surrounding properties.	
C17: Any structure located in an overland flow path is designed to be structurally sound in all flood events. A flood study may be required. Structures are designed by a suitably qualified practitioner.	
C18: If an overland flow path is not achievable, a 1 in100 ARI drainage system may be accepted as an alternative.	
C19: Overland flow paths are grass turfed.	
C20: In (sandy) areas with high risk erosion potential, overland flow paths are designed to limit velocity and/or protect against scour.	
Time Limit Consents	
C21: Where an applicant cannot increase EPLs to take into account the sea level rise planning benchmarks, Council may consider imposing time-limited consent to provide the potential to remove, replace or adapt development in the future.	Not applicable
High Flood Risk Precincts	
C22: Properties within a high flood risk precinct are unsuitable for all development (except	Dover Road adjacent to the site is classified as a high flood risk precinct. However, the development site is

alterations and additions (only) developments) unless a Flood Risk Management Report has been prepared, by a suitably qualified practitioner, outlining appropriate risk management measures.	not classified within any flood risk precinct (primarily resulting from the modelling approach adopted in the <i>'Rose Bay Floodplain Risk Management Study and Plan'</i> (WMA Water, 2014)).
C23: Buildings or structures constructed in high flood risk precincts are designed to withstand the PMF event.	Based on the flood behaviour on Dover Road, it is likely that portions of the development site would fall within the medium flood risk precincts if inundation was permitted to extend into residential areas. Therefore, the medium flood risk precinct controls have been addressed.
C24: No new fencing of any type is permitted in high flood risk precincts unless it can be demonstrated, by a suitably qualified practitioner, that there will be no adverse impact on flooding to the subject land or surrounding properties.	
Medium Flood Risk Precincts	
C25: Properties within a medium flood risk precinct are generally unsuitable for critical and sensitive use development. Such developments will be considered on their merits, taking into account any proposed risk management measures.	Not applicable as the development is not a critical or sensitive use
C26: In medium flood risk precincts, impervious and continuous fencing is not permissible unless it can be demonstrated that there will be no adverse impact on flooding to the subject land or surrounding land.	Although impervious fencing is proposed along the majority of the Dover Road frontage, this would not impact the flood behaviour adopted in the <i>'Rose Bay Floodplain Risk Management Study and Plan'</i> (WMA Water, 2014) as a result of the modelling approach adopted. Further, the majority of existing fencing along the Dover Road frontage of the sites forming the overall development site is solid impervious fencing.
Low Flood Risk Precincts	
C27: For critical and sensitive developments in low flood risk precincts, all habitable and non-habitable floor levels are no lower than the PMF flood level.	Not applicable
C28: For critical and sensitive developments in low flood risk precincts, all structures have flood compatible building components below the PMF flood level.	Not applicable
C29: For critical and sensitive developments in low flood risk precincts, the applicant is to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including the PMF	Not applicable

flood level.	
Other Flood Prone Properties	
C30: Where a property is outside of the four flood plains, but identified as flood prone, a site specific assessment is required. A flood analysis may be requested to determine the level of flood risk and to allow the setting of FPLs.	Not applicable

5.3 Planning Secretary's Environmental Assessment Requirements - Housing

Issue and Assessment Requirement 19 of the 'Planning Secretary's Environmental Assessment Requirements – Housing' (NSW Department of Planning, Housing and Infrastructure) related to Flood Risk. These requirements are outlined in **Table 4** together with a description of how these have been addressed within the current assessment.

Table 4 Flood Risk management requirements from the Planning Secretary's Environmental Assessment Requirements - Housing

	Comment
Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine;	Section 3.4 and Figure 10 of the current report discusses/presents the flood planning area and level as per the Woollahra Development Control Plan 2015.
The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans	The existing flood extent and velocity for the 20-year ARI, 100-year ARI and PMF have been prepared and presented on Figure 1 through Figure 6 based upon modelling undertaken as part of the 'Rose Bay Floodplain Risk Management Study and Plan' (WMA Water, 2014).
The site access and egress routes	The only access and egress to the site is via Dover Road. As per Figures 7 through Figure 9 , the flood behaviour on Dover Road is hazardous for people and vehicles, and so access/egress is not available at the peak of a flood and shelter in place is required, noting that all habitable floor areas, as well as the basement, are protected to a level above the PMF and will be safe to reside within for the short duration of flooding (< 60 minutes).
the potential effects of climate change	The potential impacts of climate change have been reviewed as part of Section 4.1 of the current assessment and indicate no significant change to flood behaviour compared to existing climatic conditions.

any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines	This report has been prepared having regard to the <i>'Flood Impact and Risk Assessment – Flood Risk Management Guide LU01'</i>, and adopted the definition of flood hazard from the <i>'Flood Hazard – Flood risk management guideline FB03'</i>.
Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered	The current assessment is the Flood Impact and Risk Assessment for the proposed development. This has been prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. The scope and category of the FIRA is a 'flood impact and risk assessment based on existing assessment requirements'.
Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	The proposed works have considered the requirements of the Woollahra Development Control Plan 2015 and included flood risk management measures such as minimum habitable and non-habitable floor levels, basement protection, impervious walls (protecting to the flood planning level), as well as preparation of a site specific Flood Emergency Response Plan to manage residual risk.

5.4 NSW State Emergency Service (SES) Referral

As part of the preparation of the FIRA, an agency referral to the NSW SES was submitted. The response from the NSW SES is provided in **Appendix E**. A summary of the NSW SES comments, and a description of how the FIRA has addressed these comments is included in **Table 5**.

Table 5 NSW SES referral comments and description of how the FIRA addresses these

NSW SES Comment	Description of how FIRA addresses comments
It is recommended that a site specific flood assessment be undertaken to:	The current FIRA has been prepared specifically for the development site to ensure the works adhere to the flood related development controls specified in the Woollahra Development Control Plan 2015, the Woollahra Local Environment Plan 2015, as well as the Planning SEARs – Housing.
Assess the flood risk in events up to the PMF across the site and access/egress routes	A range of flood events have been assessed as part of the current FIRA, including the 20-year ARI, 100-year ARI and PMF As previously discussed, the model used as part of the <i>'Rose Bay Floodplain Risk Management Study and Plan'</i> (WMA Water, 2014) excluded residential areas from the model domain. Therefore, all flow was

	applied to and conveyed along roadways and areas of open space. As such, the existing flood risk within the site cannot be determined. However, as the proposed design will exclude inundation into the site in all flood events, no flood risk exists within the site under proposed conditions. The only access and egress to the site is via Dover Road. As per Figures 7 through Figure 9, the flood behaviour on Dover Road is hazardous for people and vehicles, and so access/egress is not available at the peak of a flood and shelter in place is required, noting that all habitable floor areas, as well as the basement, are protected to a level above the PMF and will be safe to reside within for the short duration of flooding (< 60 minutes). Further, due to the extremely ‘flashy’ nature of flooding within the Rose Bay catchment, and the protection that the development provides, the recommended evacuation strategy in all future floods is for occupants (both residents and visitors) to remain within the site and ‘shelter in place’. A Flood Emergency Response Plan has been prepared in which outlines this strategy.
Time to onset, duration of inundation	Time varying results from the simulations undertaken as part of the ‘<i>Rose Bay Floodplain Risk Management Study and Plan</i>’ (WMA Water, 2014) were not available for interrogation in order to define the time to onset of flooding and duration of inundation adjacent to the site. However, the ‘<i>Rose Bay Floodplain Risk Management Study and Plan</i>’ (WMA Water, 2014) provided details of these for the lower reaches of the Rose Bay catchment (such as where the development site is located). This indicated that the rate of rise to peak flood behaviour of roughly 1 hour is predicted, and that floodwater recedes quite quickly (within 1 hour), meaning that flood events are usually over within 2 hours. Given this ‘flashy’ nature of flooding within the catchment, there would not be any chance of assistance from the SES before or during a flood event, and evacuation from the site would not be feasible. This indicates that the recommended evacuation strategy of ‘shelter in place’ is appropriate.
Depth, velocity and hydraulic hazard of flooding	These parameters have been presented on the figures prepared as part of the current FIRA.

An assessment of the impact of the proposed development on flood behaviour	As previously discussed, the model used as part of the <i>'Rose Bay Floodplain Risk Management Study and Plan'</i> (WMA Water, 2014) excluded residential areas from the model domain. Therefore, all flow was applied to and conveyed along roadways and areas of open space. As such, the impact of the development on flood behaviour cannot be defined. However, the approach provides for a conservative estimate of peak flood behaviour, to which the current design, as well as any other development in the study area, will adhere to through application of flood related development controls. Therefore, any and all development in the study area has intrinsically been accounted for within the study and is enforced by the flood related development controls.
It is recommended that the impact of climate change is considered, with reference to updated ARR climate change guidelines (with adjustment to the BOM 2016 IFDs).	The <i>'Rose Bay Floodplain Risk Management Study and Plan'</i> (WMA Water, 2014) adopted hydrologic parameters set out in ARR1987. A comparison of 1%AEP IFD data from ARR1987 and the ARR2016 IFDs (that have been adjusted for 2030 conditions using SSP2-4.5 from ARRv4.2) indicates that a rainfall depth of 114mm would be expected for the critical 90-minute ARR1987 event, whilst a depth of 105.1mm would be expected for the year 2030 adjusted 2016 BOM IFDs for the 90-minute event. Therefore, the 1% AEP rainfall depths adopted as part of the <i>'Rose Bay Floodplain Risk Management Study and Plan'</i> (WMA Water, 2014) would still exceed those for the 1% AEP event utilising the 2016 BOM IFDs (adjusted for 2030 conditions) and therefore provides a conservative estimate of flood behaviour. Further, the <i>'Rose Bay Floodplain Risk Management Study and Plan'</i> (WMA Water, 2014) also undertook a climate change assessment (see Section 4.1 of this FIRA) which increased 1% AEP rainfall intensity by 20% (noting that the 90-minute climate change factor applicable for SSP2-4.5 for the year 2050 is a 24% increase in rainfall intensity, and therefore similar to the climate change factor adopted in the floodplain risk management study). The results of this assessment indicated a very minor increase in peak flood level along the frontage of the site of 0.05 metres, indicating a low sensitivity to changes in rainfall intensity on peak flood levels in the vicinity of the site.

6 SUMMARY

Fortis is proposing to develop 5 parcels of land located at 23-31 Dover Road, Rose Bay via the State Significant Development Application pathway. This report serves as a flood impact and risk assessment that was completed to investigate the potential impacts of development of the site and the compliance of the proposed development to relevant local and state government requirements.

The assessment was completed using flood model results developed as part of the '*Rose Bay Catchment Flood Study*' (WMA Water, 2010), which was subsequently updated as part of the '*Rose Bay Floodplain Risk Management Study and Plan*' (WMA Water, 2014), and provides the most contemporary representation of flood behaviour in the area

The results of the 20-year ARI, 100-year ARI and PMF under existing conditions were reviewed and indicate that flood depths on Dover Road are generally shallow (less than 0.15 metres), but that significant flow velocities of between 3 and 6 m/s can form. Dover Road is also classified as a high hazard floodway, indicating that a significant risk to life occurs in large flood events.

The site itself is not shown to be flood affected, primarily due to the modelling approach adopted as part of the '*Rose Bay Catchment Flood Study*' (WMA Water, 2010) and '*Rose Bay Floodplain Risk Management Study and Plan*' (WMA Water, 2014) which excluded inundation across residential lots to result in a conservative definition of flood behaviour.

Based on the modelling approach, the proposed works are not predicted to produce any adverse impact on flood behaviour. The sensitivity of the works to climate change, blockage and cumulative impacts within the floodplain have also been considered and indicate that no significant adverse impacts would result.

Emergency response has been considered and although evacuation from the site is not considered necessary (i.e., all habitable development will be located above the peak level of the PMF), access to and egress from the site would not be possible at the peak of a flood and residents would be required to remain within the site for the short duration of isolation (< 60 minutes).

The proposed works have been assessed to ensure compliance with the flood related development controls outlined in the Woollahra Development Control Plan 2015, the Woollahra Local Environment Plan (2014) as well as the Planning Secretary's Environmental Assessment Requirements. This is achieved through the incorporation of minimum floor levels, protection of the basement, an impervious front wall, and development of a flood emergency response plan.

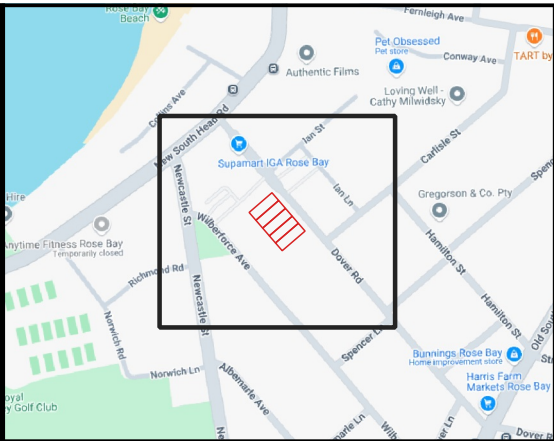
7 REFERENCES

- 6 NSW Government (2022). *Flood Impact and Risk Assessment – Flood Risk Management Guide LU01*
- 6 NSW Government (2023). *Flood Hazard – Flood risk management guideline FB03*
- 6 WMA Water (2010). *Rose Bay Catchment Flood Study*. Prepared for Woollahra Municipal Council
- 6 WMA Water (2014). *Rose Bay Floodplain Risk Management Study and Plan*. Prepared for Woollahra Municipal Council
- 6 Woollahra Municipal Council (2014) *Woollahra Local Environmental Plan*
- 6 Woollahra Municipal Council (2015) *Woollahra Municipal Council Development Control Plan*



APPENDIX A

FIGURES



LEGEND

Development Sites

Flood Level Contours (1m interval)

Depth (m)

0.0 - 0.1
0.1 - 0.2
0.2 - 0.3
0.3 - 0.5
0.5 - 1.0
1.0 - 2.0
> 2.0

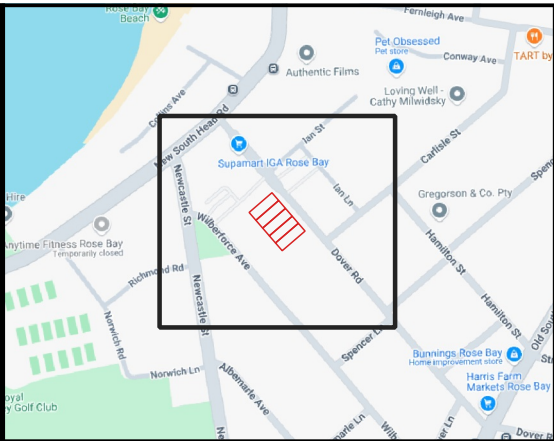
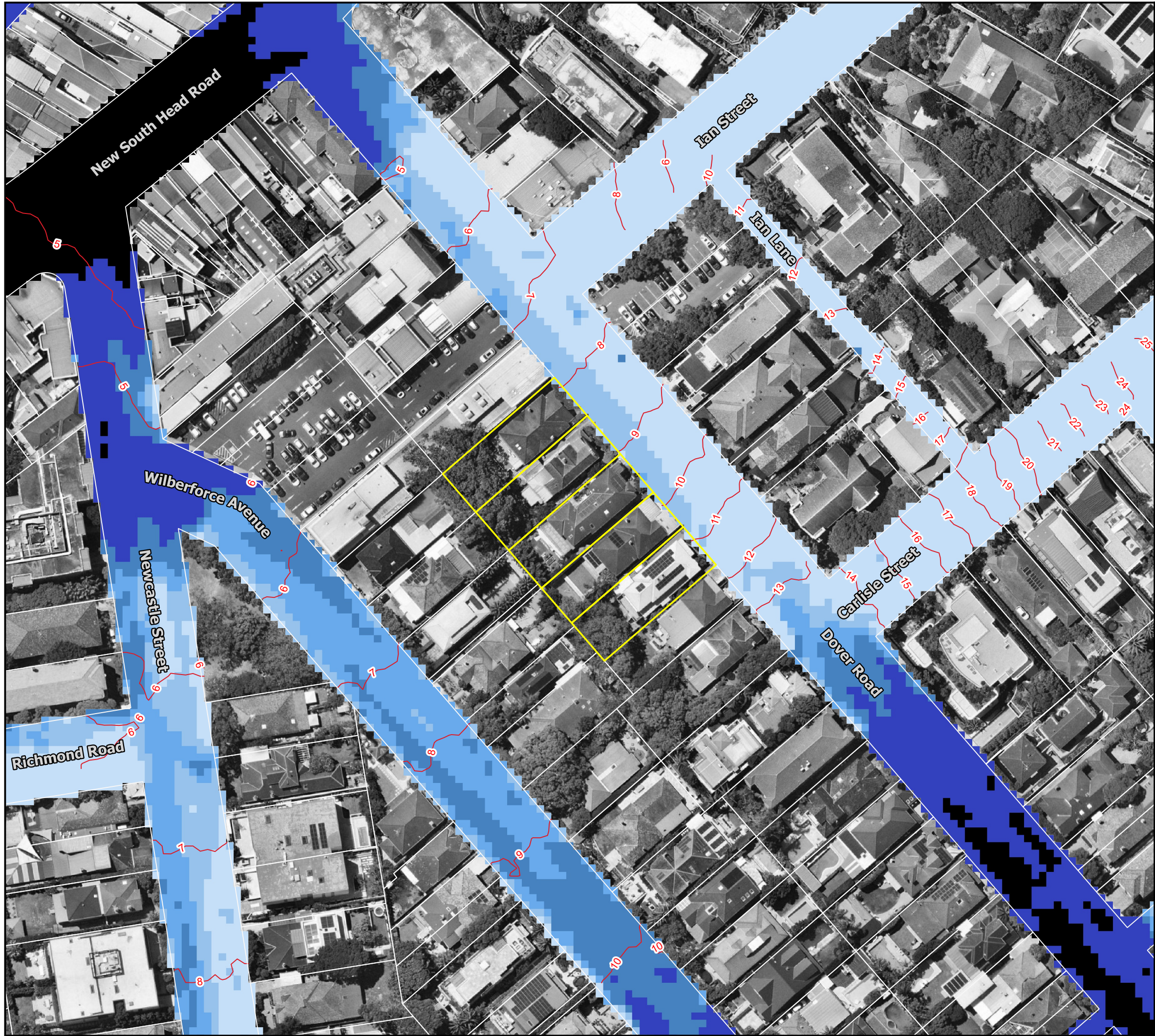
Notes:
Aerial photograph: Near Map

Scale: 1:1000 (at A3)

0 10 20 30 m

**Figure 1 :
Peak Floodwater Depths and
Levels for the 20 Year ARI
Flood for Existing Conditions**

Prepared by:
Catchment Simulation Solutions
Suite 1, Level 10, 70 Phillip St
Sydney, NSW, 2000



LEGEND

Development Sites

Flood Level Contours (1m interval)

Depth (m)

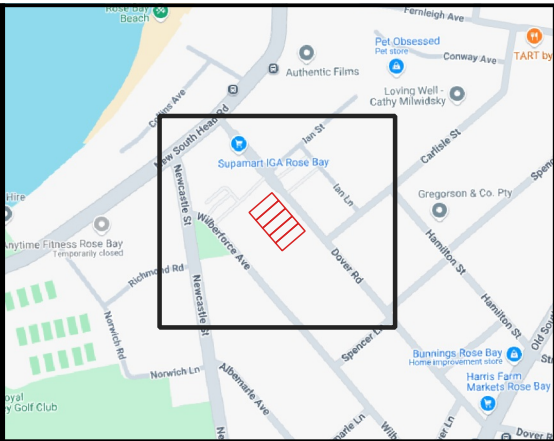
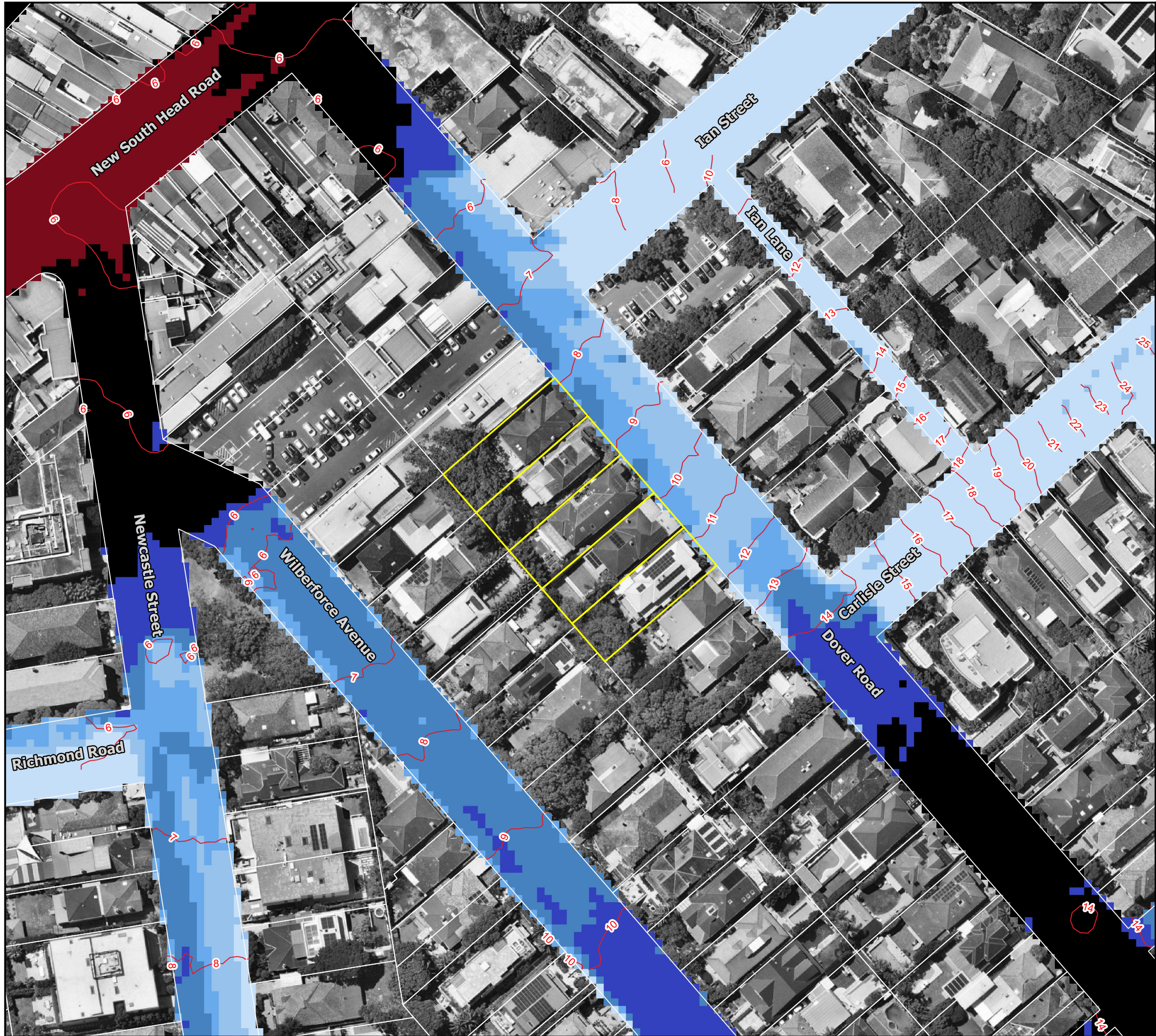
0.0 - 0.1
0.1 - 0.2
0.2 - 0.3
0.3 - 0.5
0.5 - 1.0
1.0 - 2.0
> 2.0

Notes:
Aerial photograph: Near Map

Scale: 1:1000 (at A3)

0 10 20 30 m

**Figure 2 :
Peak Floodwater Depths and
Levels for the 100 Year ARI
Flood for Existing Conditions**



LEGEND

Development Sites

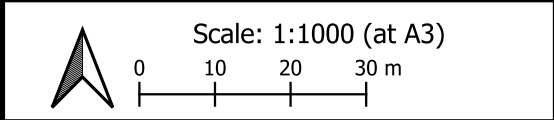
Flood Level Contours (1m interval)

Depth (m)

0.0 - 0.1
0.1 - 0.2
0.2 - 0.3
0.3 - 0.5
0.5 - 1.0
1.0 - 2.0
> 2.0

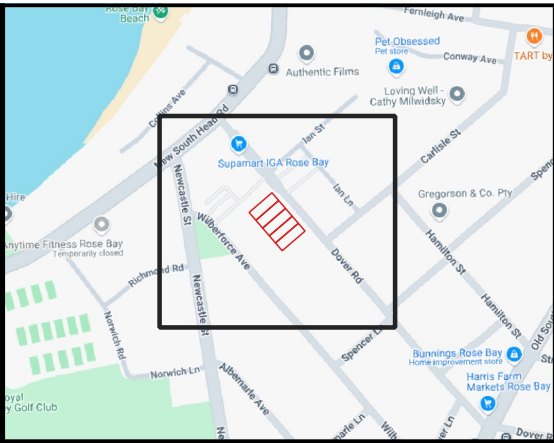


Notes:
Aerial photograph: Near Map



**Figure 3 :
Peak Floodwater Depths and
Levels for the PMF for Existing
Conditions**

Prepared by:
Catchment Simulation Solutions
Suite 1, Level 10, 70 Phillip St
Sydney, NSW, 2000

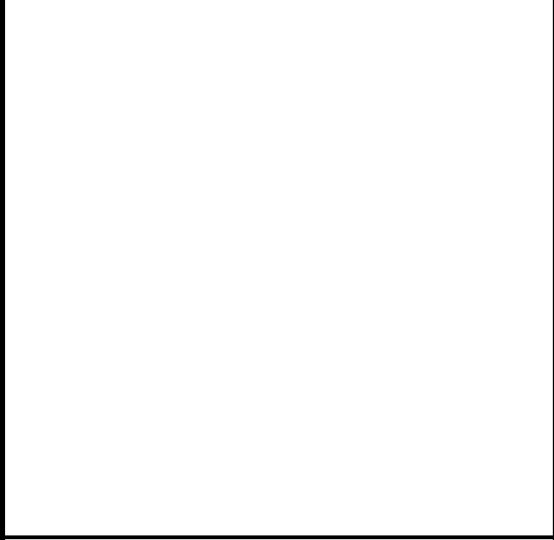


LEGEND

Development Sites

Velocity (m/s)

- 0.0 - 0.5
- 0.5 - 1.0
- 1.0 - 2.0
- 2.0 - 3.0
- 3.0 - 5.0
- > 5.0



Notes:
Aerial photograph: Near Map

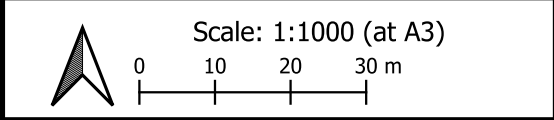
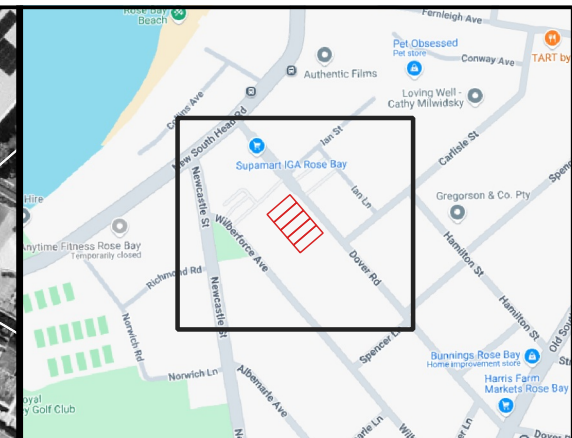


Figure 4 :
Peak Flood Velocity for the 20
Year ARI Flood for Existing
Conditions

Prepared by:
Catchment Simulation Solutions
Suite 1, Level 10, 70 Phillip St
Sydney, NSW, 2000



LEGEND

Development Sites

Velocity (m/s)

- 0.0 - 0.5
- 0.5 - 1.0
- 1.0 - 2.0
- 2.0 - 3.0
- 3.0 - 5.0
- > 5.0

Notes:
Aerial photograph: Near Map

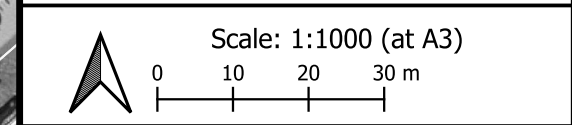
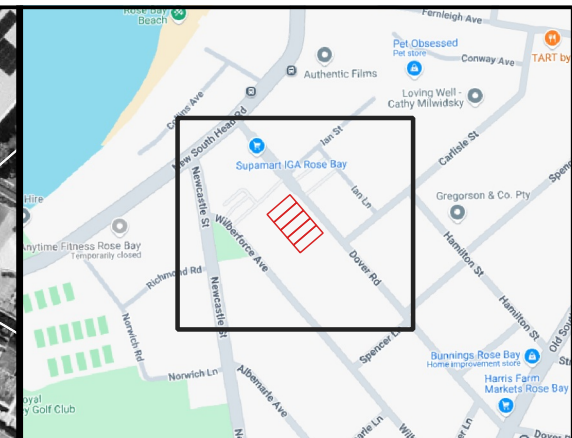
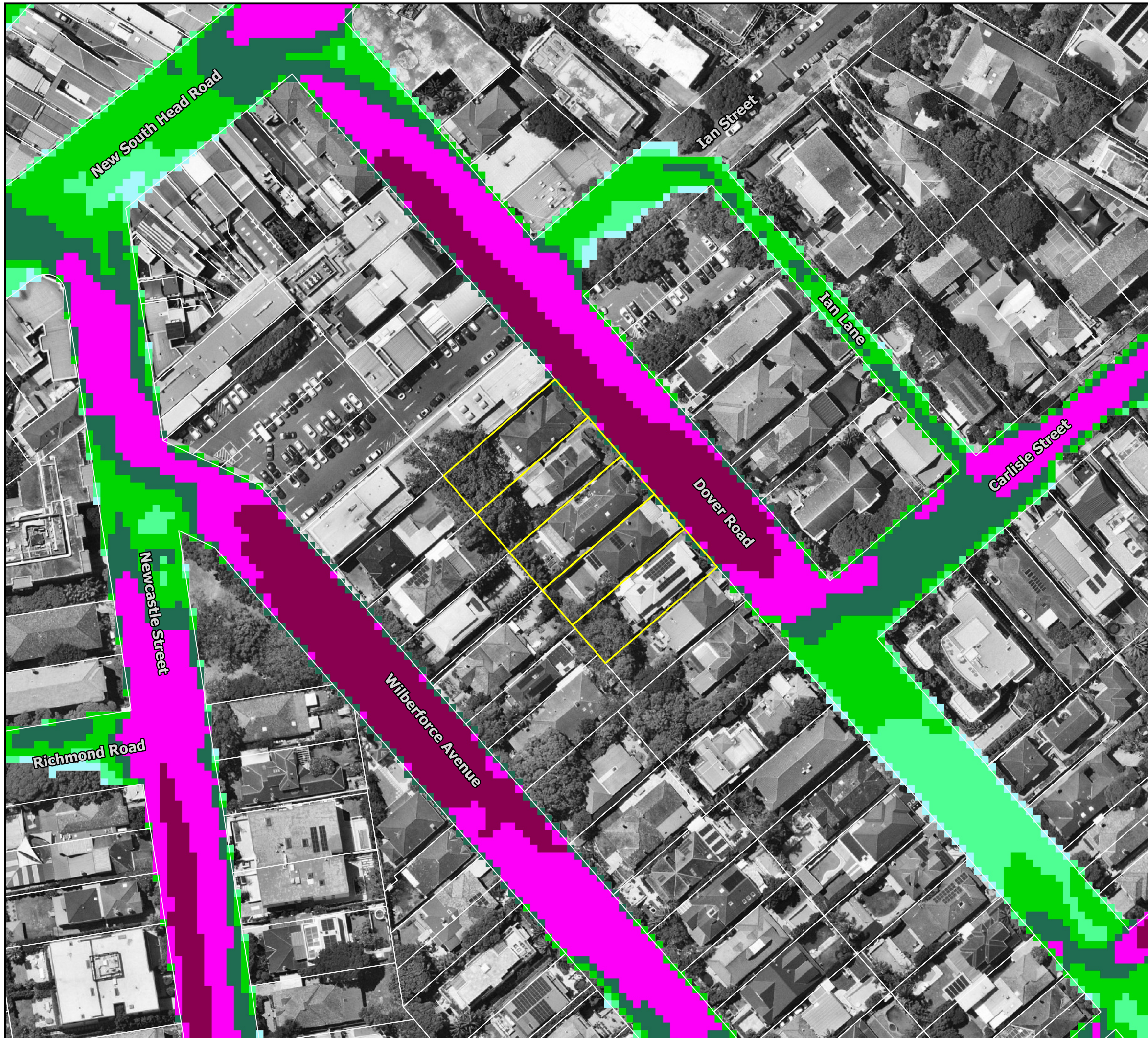


Figure 5 :
Peak Flood Velocity for the
100 Year ARI Flood for
Existing Conditions



LEGEND

Development Sites

Velocity (m/s)

- 0.0 - 0.5
- 0.5 - 1.0
- 1.0 - 2.0
- 2.0 - 3.0
- 3.0 - 5.0
- > 5.0

Notes:
Aerial photograph: Near Map

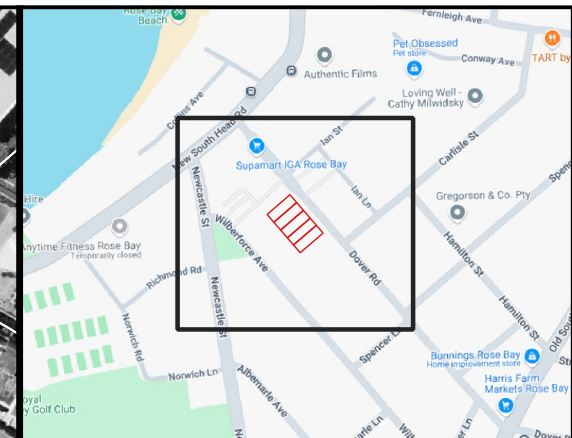
Scale: 1:1000 (at A3)

0 10 20 30 m

Figure 6 :
Peak Flood Velocity for the
PMF for Existing Conditions

Prepared by:

 **Catchment Simulation Solutions**
Suite 1, Level 10, 70 Phillip St
Sydney, NSW, 2000



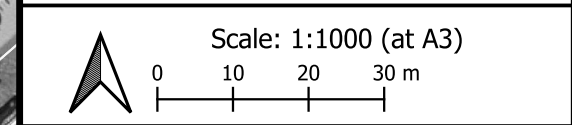
LEGEND

Development Sites

Hazard Categories

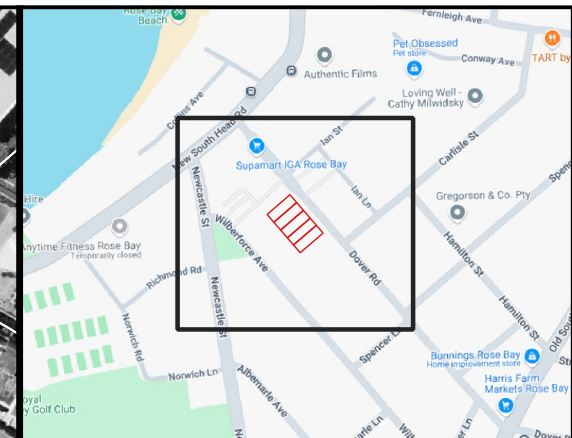
- H1 - Generally safe
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for people and vehicles
Buildings require special design
- H6 - Unsafe for people and vehicles
All buildings vulnerable to failure

Notes:
Aerial photograph: Near Map



**Figure 7 :
Flood Hazard for the 20 Year
ARI Flood for Existing
Conditions**

Prepared by:
 Catchment Simulation Solutions
Suite 1, Level 10, 70 Phillip St
Sydney, NSW, 2000



LEGEND

 Development Sites

Hazard Categories

-  H1 - Generally safe
-  H2 - Unsafe for small vehicles
-  H3 - Unsafe for vehicles, children and elderly
-  H4 - Unsafe for people and vehicles
-  H5 - Unsafe for people and vehicles
Buildings require special design
-  H6 - Unsafe for people and vehicles
All buildings vulnerable to failure

Notes:
Aerial photograph: Near Map

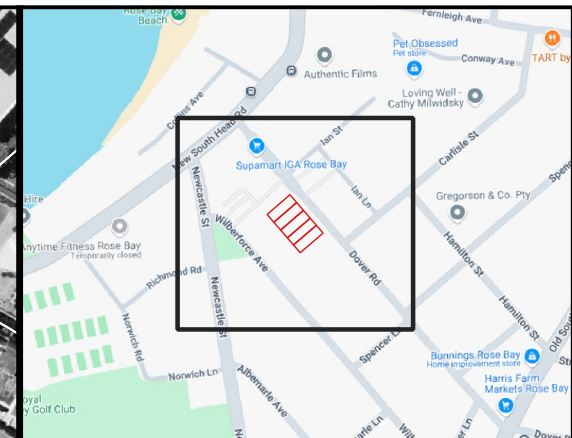
Scale: 1:1000 (at A3)

 0 10 20 30 m

**Figure 8 :
Flood Hazard for the 100 Year
ARI Flood for Existing
Conditions**

Prepared by:

 **Catchment Simulation Solutions**
Suite 1, Level 10, 70 Phillip St
Sydney, NSW, 2000



LEGEND

 Development Sites

Hazard Categories

-  H1 - Generally safe
-  H2 - Unsafe for small vehicles
-  H3 - Unsafe for vehicles, children and elderly
-  H4 - Unsafe for people and vehicles
-  H5 - Unsafe for people and vehicles
Buildings require special design
-  H6 - Unsafe for people and vehicles
All buildings vulnerable to failure

Notes:
Aerial photograph: Near Map

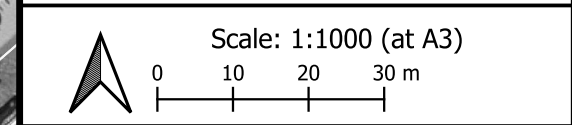
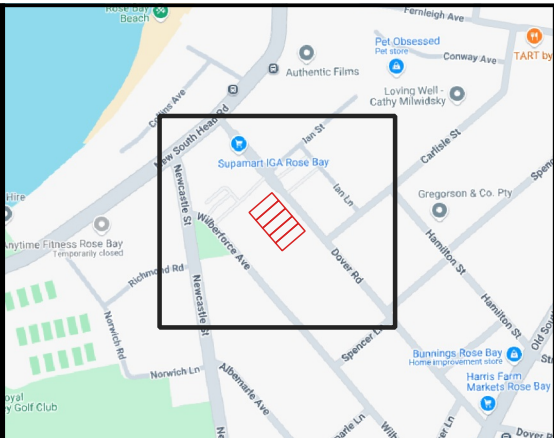


Figure 9 :
Flood Hazard for the PMF for
Existing Conditions

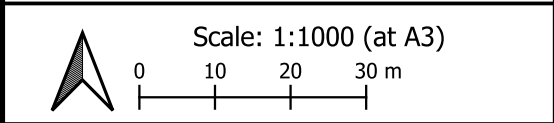
Prepared by:
 **Catchment Simulation Solutions**
Suite 1, Level 10, 70 Phillip St
Sydney, NSW, 2000



LEGEND

- Development Sites
- Flood Planning Level (mAHD)
- Flood Planning Area

Notes:
Aerial photograph: Near Map



**Figure 10 :
Flood Planning Area and
Levels for Existing Conditions**

Prepared by:
Catchment Simulation Solutions
Suite 1, Level 10, 70 Phillip St
Sydney, NSW, 2000



APPENDIX B

SITE SURVEY

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 TITLE/S 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

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

ORIGIN OF LEVELS & COORDINATES:

PM 1922
E 340 113.514
N 6 250 785.324
RL 13.341 (AHD)

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

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



UNDERGROUND SERVICES NOTES:

ALIGNED WITH THE QUALITY LEVELS (QL) DEFINED IN ASS488 'CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION (SUI)', 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 (OL-A)
B - TRACED, ELECTRONIC DETECTION OF UTILITY (OL-B)
C - ALIGNED, TO UTILITY SURFACE FEATURES (OL-C)
D - INDICATIVE, AS PER DIAGRAMS/FEATURES (OL-D)

CERTAINTY RISK
CLASS A B C D
A B C D

- 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



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

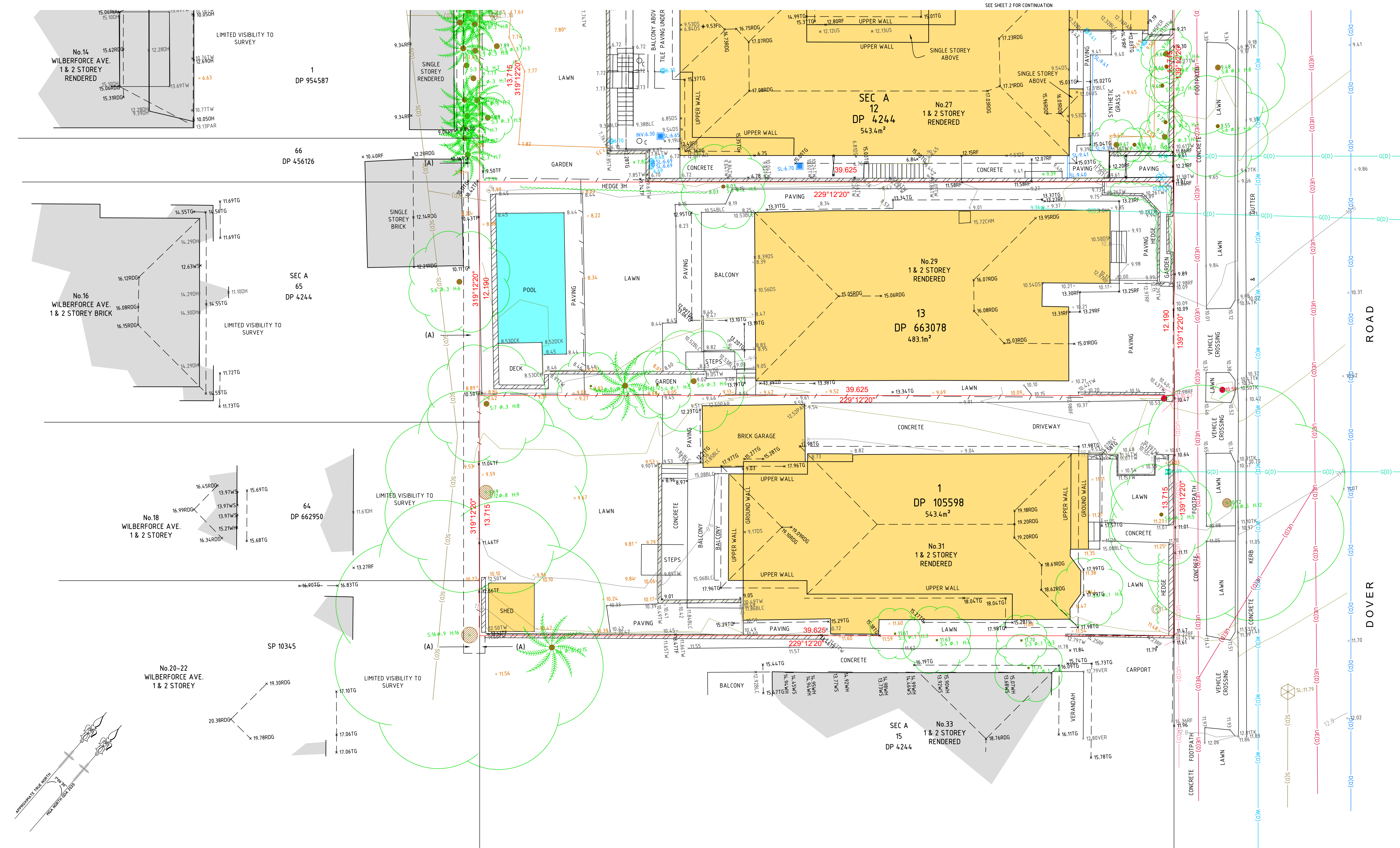
ORIGINAL SHEET SIZE A1
SCALE 1:200
CAD REFERENCE: 2500621-DET-001-B
SCALE ON ORIGINAL DRAWING AT 1:200

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

SEE SHEET 2

SEE SHEET 3



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



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:
DRAWN:
CHECKED:
SURVEY DATE:
VERTICAL DATUM:
HORIZONTAL DATUM:

V.M.R.O.
J.T.
J.G.
13.03.2025
AHD
MGA 2020

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



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.



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 PITTS, MANHOLES, POLES, MARKER POSTS, ETC., WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN INDICATED ON THIS DRAWING. THIS DRAWING DOES NOT INCLUDE INVESTIGATION 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 OR 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 CONTRACTOR TO APPLY FOR AND OBTAIN UP TO DATE PLANS FROM 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.

Beveridge Williams
Land Development Consultants
Registered Surveyors

DETAILS:

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

ORIGINAL SHEET SIZE A1
SCALE 1:100
CAD REFERENCE: 2500621-DET-001-B
0 2 4 6
SCALE ON ORIGINAL DRAWING AT 1:100

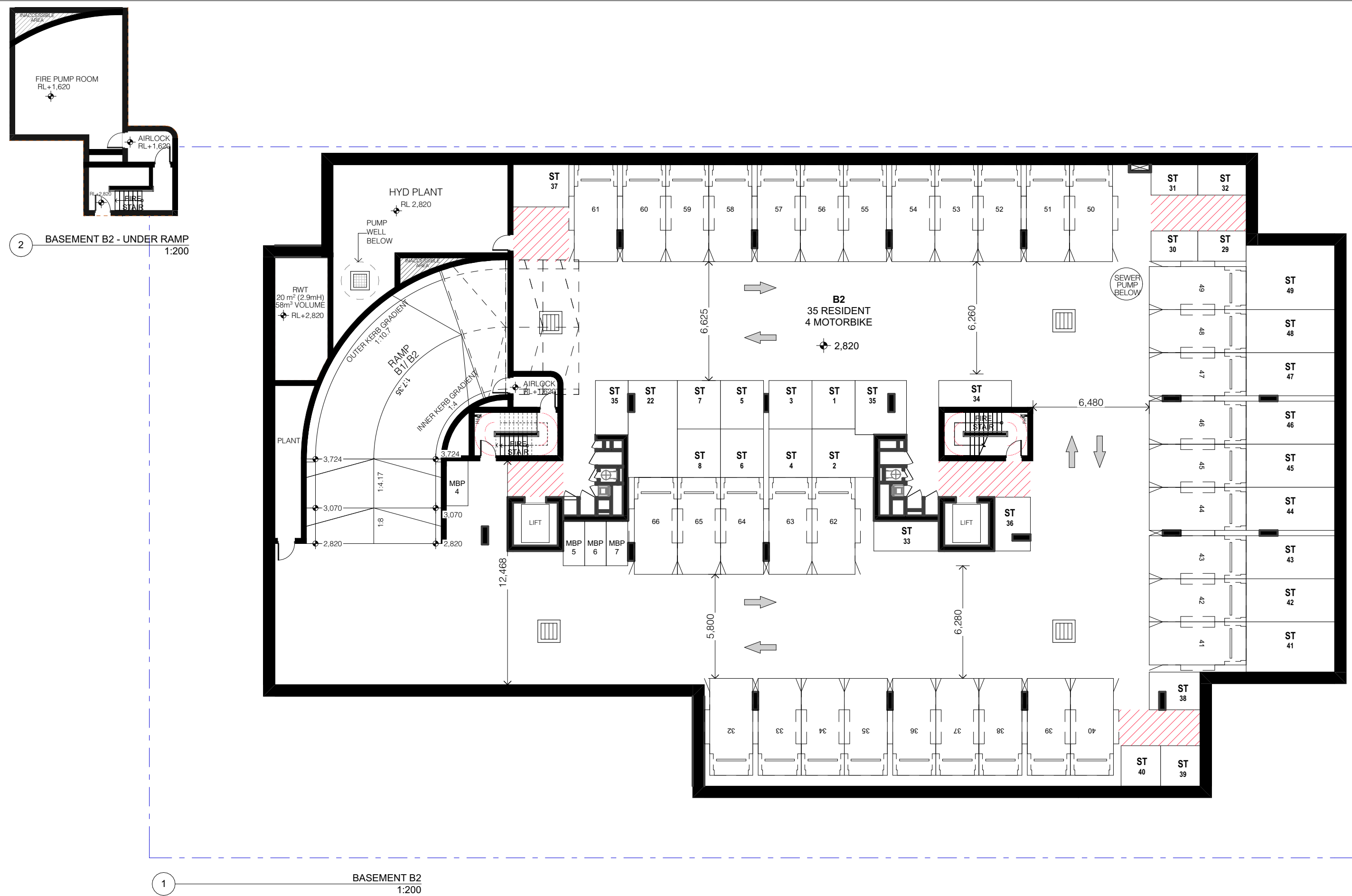
SURVEYOR:	V.M., R.O.
DRAWN:	J.T.
CHECKED:	J.G.
SURVEY DATE:	13.03.2025
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA 2020

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



APPENDIX C

DESIGN PLANS



REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	NOTES:	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
P3	CONSULTANT CO-ORDINATION	11/6/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	EX FFL	MHNDU	BASEMENT 02 FLOOR PLAN	@A3	AH SH YH	MW
P4	CONSULTANT CO-ORDINATION	8/7/2025	CLAUSE C 1.1 FIRE RESISTING CONSTRUCTION	RL	35 RICHARDS LANE	PROJECT ADDRESS:	10/9/2025		REVISION:
P5	CONSULTANT CO-ORDINATION	17/7/2025	SPEC C 1.10 FIRE HAZARD PROPERTIES	EX BUILDING TO BE	SURRY HILLS SYDNEY NSW 2010	23-31 DOVER ROAD, ROSE BAY	ISSUE DATE:		P14
P6	CONSULTANT CO-ORDINATION	18/7/2025	CLAUSE C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE	EX BUILDING TO BE	T +61 2 9101 1111	NSW 2029	PROJECT NUMBER:		DWG NUMBER:
P7	CONSULTANT CO-ORDINATION	25/7/2025	CLAUSE C 2.1 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	DEMOLISHED	F +61 2 9101 1100		25-020		DA 2000
P8	CLIENT'S REVIEW	8/8/2025	CLAUSE C 2.12 SEPARATION OF EQUIPMENT	COUNCIL	www.mhndu.com				
P9	CONSULTANT CO-ORDINATION	13/8/2025	CLAUSE C 3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	CONTROLS	MHN Design Urban Pty Ltd.				
P10	CLIENT'S REVIEW	27/8/2025	CLAUSE C 3.1 OPENING FOR SERVICE INSTALLATIONS	EX TREE TO REMOVE	ABN 94 003 717 682				
P11	CLIENT'S REVIEW	28/8/2025	CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS	EX TREE TO RETAIN	NSW Registration Number 4907				
P12	CLIENT'S REVIEW	29/9/2025	CLAUSE C 3.15 DISCHARGE FROM EXITS	PROPOSED LANDSCAPE					
P13	CLIENT'S REVIEW	5/9/2025	CLAUSE C 3.16 DISCHARGE FROM EXITS	MIN. 2 HR SOLAR ACCESS AT MID-WINTER					
P14	CONSULTANT COORDINATION	10/9/2025	CLAUSE C 3.17 DISCHARGE FROM EXITS	NATURAL VENTILATION					

FOR COORDINATION ONLY

REF: Bldcode: bdb-28 - Bldcode Basis for Archival 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 CO-ORDINATION	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

CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL

CLAUSE C 2.12 SEPARATION OF EQUIPMENT

CLAUSE C 3.1 ELECTRICITY SUPPLY SYSTEM

CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)

CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS

CLAUSE C 11.5 OPENING FOR SERVICE INSTALLATIONS

CLAUSE C 11.6 DISCHARGE FROM EXITS

CLAUSE C 12.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL

CLAUSE C 12.13 GOINGS AND RISERS

CLAUSE C 12.14 LANDINGS

CLAUSE C 12.15 THRESHOLDS

CLAUSE C 12.16 BALUSTRADES

CLAUSE D 2.3 HANDRAILS

CLAUSE D 2.21 OPERATION OF LATCH

CLAUSE D 2.23 SIGNS ON DOORS

CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS

CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE

CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACIL.SERVICE FEATURES

CLAUSE D 3.9 TACTILE INDICATORS

CLAUSE F 1.1 WATERPROOFING OF WET AREAS

CLAUSE F 1.9 F1.10 DAMP PROOFING

CLAUSE F 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS

CLAUSE F 4.4 SOUND INSULATION OF FLOORS

CLAUSE F 5.5 SOUND INSULATION OF WALLS

CLAUSE F 5.8 SOUND INSULATION OF SERVICES

CLAUSE F 5.7 SOUND INSULATION OF PUMPS

NOTES:
EX FFL EXISTING 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:

MHNDU

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

MHN Design Union Pty Ltd.

ABN 94 003 717 682

Nominated Architect
Brian Maymoun
NSW Registration Number 4907

DRAWING TITLE:

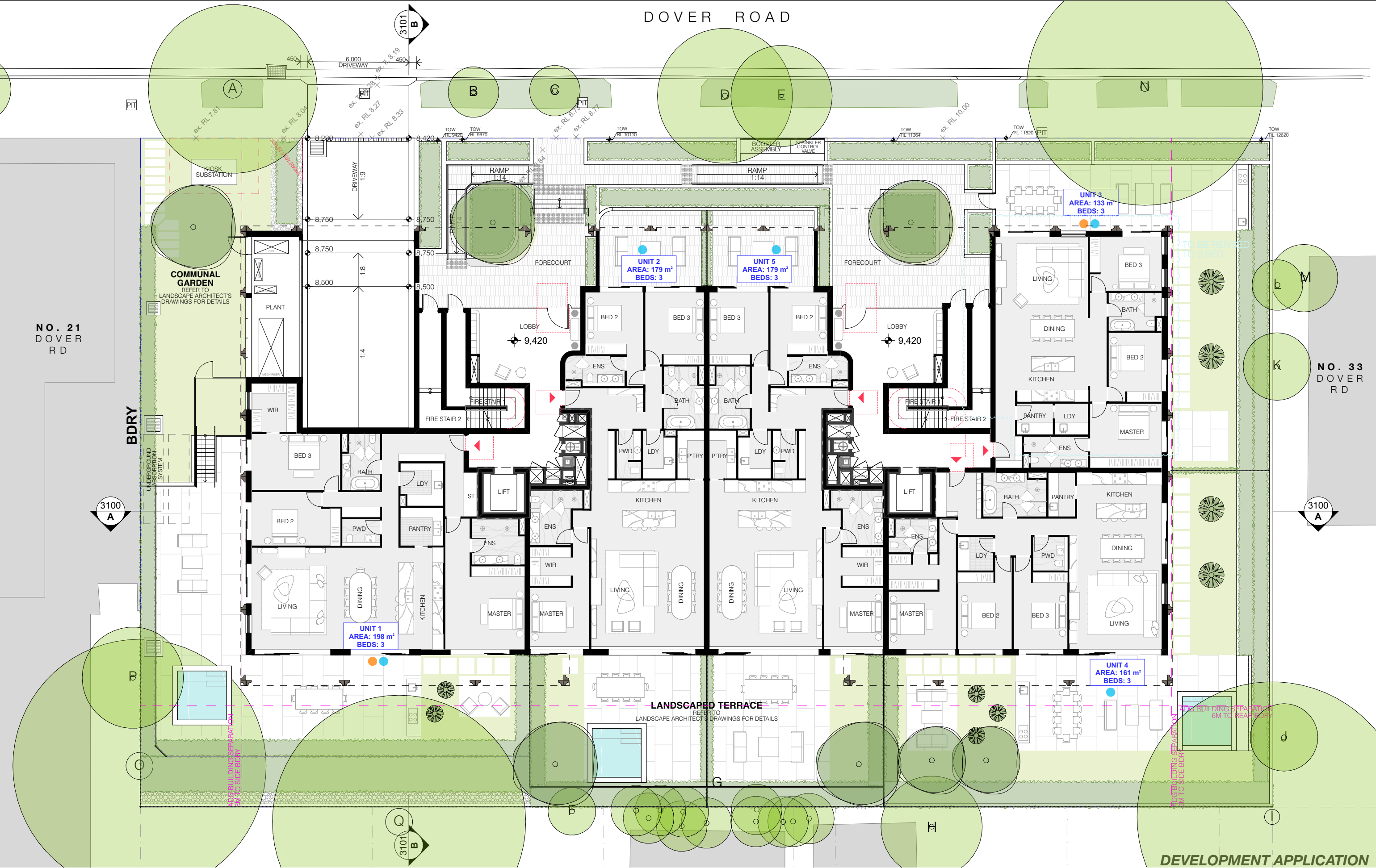
BASEMENT 01 FLOOR PLAN

PROJECT ADDRESS:

23-31 DOVER ROAD, ROSE BAY
NSW 2029

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	AH SH YH	MW
ISSUE DATE:	REVISION:	
10/9/2025	P54	
PROJECT NUMBER:	DWG NUMBER:	
25-020	DA 2001	

REF: BMcloud: lrb-28 - BMcloud Basis for Archical 2025-020 23-31 Dover Road, ROSE BAY



REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	NOTES:	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
A	SSDA SUBMISSION	25/9/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS SPEC C 1.1 FIRE RESISTING CONSTRUCTION SPEC C 1.10 FIRE HAZARD PROPERTIES SPEC C 1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C 12 SEPARATION OF EQUIPMENT CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS CLAUSE D 1.10 DISCHARGE FROM EXITS CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL CLAUSE D 1.9 GOINGS AND RISERS CLAUSE D 2.14 LANDINGS CLAUSE D 2.15 THRESHOLDS CLAUSE D 2.16 BALUSTRADES CLAUSE D 2.17 HANDRAILS CLAUSE D 2.21 OPERATION OF LATCH CLAUSE D 2.23 SIGNS ON DOORS CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACIL-SERVICES CLAUSE D 3.9 TACTILE INDICATORS CLAUSE F 1.7 WATERPROOFING OF WET AREAS CLAUSE F 1.9 F1.10 DAMP PROOFING CLAUSE F 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS PART 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	EX EXISTING FFL RL OF FINISHED FLOOR LEVEL RL REDUCED LEVEL — BOUNDARY — EX BUILDING TO BE DEMOLISHED 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: GROUND FLOOR PLAN PROJECT ADDRESS: 23-31 DOVER ROAD, ROSE BAY NSW 2029	1:200@A3 ISSUE DATE: 25/9/2025 PROJECT NUMBER: 25-020	AH SH YH MW REVISION: P6 DWG NUMBER: DA 2002	

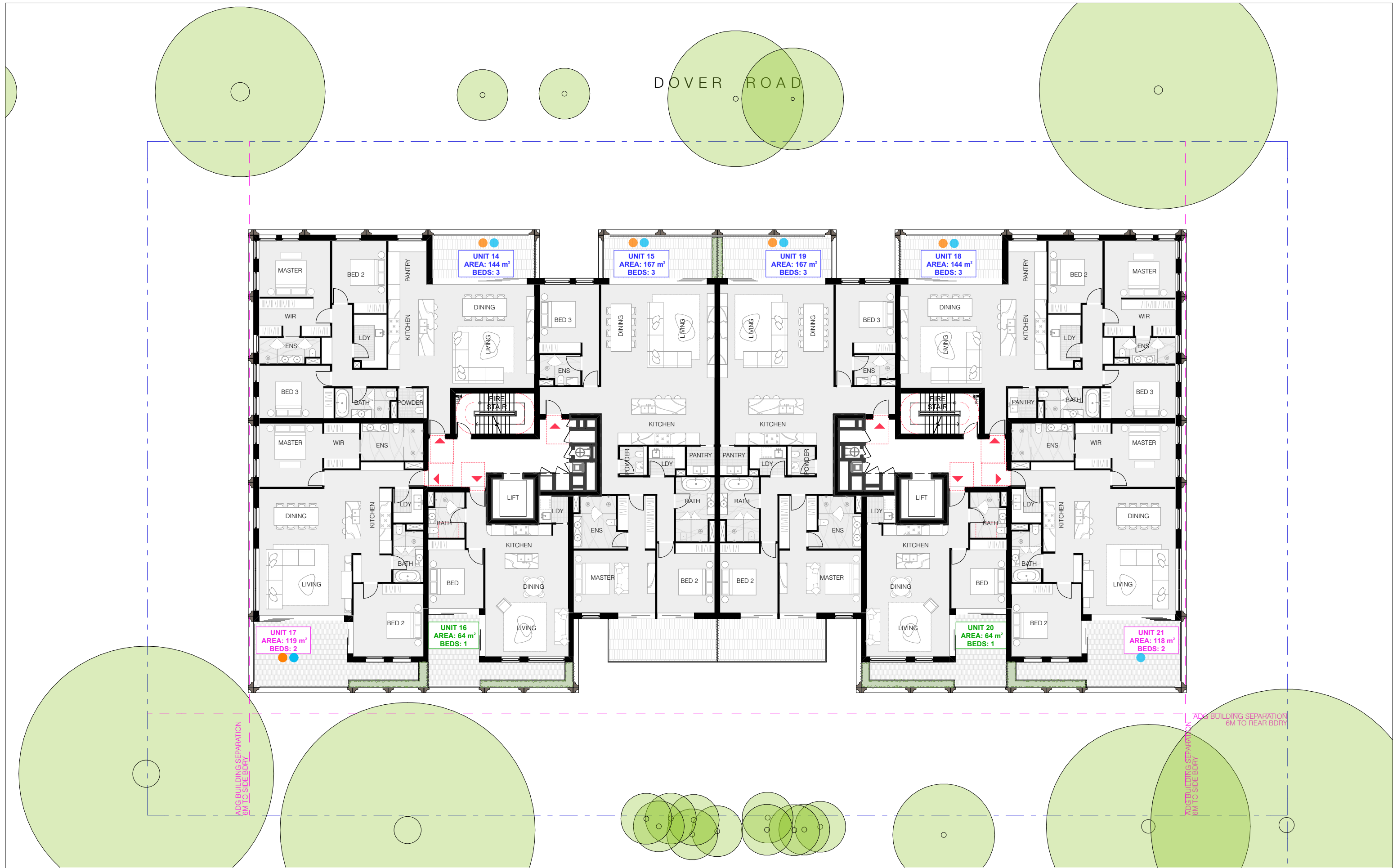
REF: BHMdwg: lsb-26 - BHMdwg Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY



REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	NOTES:	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
P2	CLIENT'S REVIEW	14/4/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	EX FFL	MHNDU	LEVEL 1 FLOOR PLAN	1:200@A3	AH SH YH	MW
P3	CONSULTANT CO-ORDINATION	6/6/2025	SPEC C 1.1 FIRE RESISTING CONSTRUCTION	RL	35 RICHARDS LANE	PROJECT ADDRESS:	ISSUE DATE:		REVISION:
P4	CONSULTANT CO-ORDINATION	11/6/2025	SPEC C 1.10 FIRE HAZARD PROPERTIES	RL	SURRY HILLS SYDNEY NSW 2010	23-31 DOVER ROAD, ROSE BAY	10/9/2025		P12
P5	CLIENT'S REVIEW	18/7/2025	CLAUSE C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE	RL	T +61 2 9101 1111	NSW 2029	PROJECT NUMBER:		DWG NUMBER:
P6	CONSULTANT CO-ORDINATION	8/8/2025	CLAUSE C 1.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	RL	F +61 2 9101 1100		25-020		DA 2003
P7	CONSULTANT CO-ORDINATION	13/9/2025	CLAUSE C 2.12 SEPARATION OF EQUIPMENT	RL	www.mhndu.com				
P8	CLIENT'S REVIEW	27/8/2025	CLAUSE C 2.1 ELECTRICITY SUPPLY SYSTEM	RL	MHN Design Union Pty Ltd.				
P9	CLIENT'S REVIEW	29/8/2025	CLAUSE C 3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	RL	ABN 94 003 717 682				
P10	CLIENT'S REVIEW	29/8/2025	CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS	RL	NSW Registration Number 4907				
P11	CLIENT'S REVIEW	5/9/2025	CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS	RL					
P12	CONSULTANT COORDINATION	10/9/2025	CLAUSE D 1.10 DISCHARGE FROM EXITS	RL					
			CLAUSE D 1.15 GOINGS AND RISERS	RL					
			CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	RL					
			CLAUSE D 2.14 LANDINGS	RL					
			CLAUSE D 2.15 THRESHOLDS	RL					
			CLAUSE D 2.16 BALUSTRADES	RL					
			CLAUSE D 2.17 HANDRAILS	RL					
			CLAUSE D 2.21 OPERATION OF LATCH	RL					
			CLAUSE D 2.23 SIGNS ON DOORS	RL					
			CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS	RL					
			CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE	RL					
			CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACIL.SERVICEFEATURES	RL					
			CLAUSE D 3.9 TACTILE INDICATORS	RL					
			CLAUSE F 1.1 WATERPROOFING OF WET AREAS	RL					
			CLAUSE F 1.9 F1.10 DAMP PROOFING	RL					
			CLAUSE 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS	RL					
			PART F4 LIGHTING AND VENTILATION	RL					
			CLAUSE F 4.4 SOUND INSULATION OF FLOORS	RL					
			CLAUSE F 5.5 SOUND INSULATION OF WALLS	RL					
			CLAUSE F 5.8 SOUND INSULATION OF SERVICES	RL					
			CLAUSE F 5.7 SOUND INSULATION OF PUMPS	RL					

FOR COORDINATION ONLY

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



REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	NOTES:	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
P2	CLIENT'S REVIEW	14/4/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	EX FFL	MHNDU	LEVEL 2 FLOOR PLAN	1:200@A3	AH SH YH	MW
P3	CONSULTANT CO-ORDINATION	6/6/2025	SPEC C 1.1 FIRE RESISTING CONSTRUCTION	RL	35 RICHARDS LANE	PROJECT ADDRESS:	ISSUE DATE:		
P4	CONSULTANT CO-ORDINATION	11/6/2025	SPEC C 1.10 FIRE HAZARD PROPERTIES	EX FFL	SURRY HILLS SYDNEY NSW 2010	23-31 DOVER ROAD, ROSE BAY	10/9/2025		
P5	CONSULTANT CO-ORDINATION	18/7/2025	CLAUSE C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE	EX FFL	T +61 2 9101 1111	NSW 2029	PROJECT NUMBER:		
P6	CLIENT'S REVIEW	8/8/2025	CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	EX FFL	F +61 2 9101 1100		25-020		
P7	CONSULTANT CO-ORDINATION	13/8/2025	CLAUSE C 2.12 SEPARATION OF EQUIPMENT	EX FFL	www.mhndu.com				
P8	CLIENT'S REVIEW	27/8/2025	CLAUSE C 1.3 ELECTRICITY SUPPLY SYSTEM	EX FFL	MHN Design Union Pty Ltd.				
P9	CLIENT'S REVIEW	28/8/2025	CLAUSE C 3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	EX FFL	ABN 94 003 717 682				
P10	CLIENT'S REVIEW	29/8/2025	CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS	EX FFL	NSW Registration Number 4907				
P11	CLIENT'S REVIEW	5/9/2025	CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS	EX FFL					
P12	CONSULTANT COORDINATION	10/9/2025	CLAUSE D 1.10 DISCHARGE FROM EXITS	EX FFL					
FOR COORDINATION ONLY			CLAUSE D 1.16 GOINGS AND RISERS	EX FFL					
			CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	EX FFL					
			CLAUSE D 2.14 LANDINGS	EX FFL					
			CLAUSE D 2.15 THRESHOLDS	EX FFL					
			CLAUSE D 2.16 BALUSTRADES	EX FFL					
			CLAUSE D 2.17 HANDRAILS	EX FFL					
			CLAUSE D 2.21 OPERATION OF LATCH	EX FFL					
			CLAUSE D 2.23 SIGNS ON DOORS	EX FFL					
			CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS	EX FFL					
			CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE	EX FFL					
			CLAUSE D 3.8 TACTILE INDICATORS	EX FFL					
			CLAUSE D 3.9 IDENT. OF ACCESSIBLE FACIL.SERVICEFEATURES	EX FFL					
			CLAUSE F 1.1 WATERPROOFING OF WET AREAS	EX FFL					
			CLAUSE F 1.3 F1.10 DAMP PROOFING	EX FFL					
			CLAUSE F 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS	EX FFL					
			CLAUSE F 4.4 SOUND INSULATION OF FLOORS	EX FFL					
			CLAUSE F 5.5 SOUND INSULATION OF WALLS	EX FFL					
			CLAUSE F 5.8 SOUND INSULATION OF SERVICES	EX FFL					
			CLAUSE F 5.7 SOUND INSULATION OF PUMPS	EX FFL					

REF: Bldgout: lch-28 - Bldgout Basis for Archtcl 2025-020 23-31 Dover Road, ROSE BAY

DOVER ROAD



DESCRIPTION		DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS		NOTES:	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
P2	CLIENT'S REVIEW	14/4/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	CLAUSE D2.17 HANDRAILS	EX	 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907	LEVEL 3 FLOOR PLAN	1:200@A3	AH SH YH	MW
P3	CONSULTANT CO-ORDINATION	6/6/2025	SPEC C 1.1 FIRE RESISTING CONSTRUCTION	CLAUSE D2.21 OPERATION OF LATCH	FFL					
P4	CONSULTANT CO-ORDINATION	11/6/2025	SPEC C 1.10 FIRE HAZARD PROPERTIES	CLAUSE D2.21 SIGNS ON DOORS	RL					
P5	CONSULTANT CO-ORDINATION	18/7/2025	SPEC C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE	CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS	RL					
P6	CLIENT'S REVIEW	8/8/2025	CLAUSE C 2.2 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE	RL					
P7	CONSULTANT CO-ORDINATION	13/8/2025	CLAUSE C 2.12 SEPARATION OF EQUIPMENT	CLAUSE D3.8 IDENTIFICATION OF ACCESSIBLE FACILITIES/FEATURES	RL		PROJECT ADDRESS: 23-31 DOVER ROAD, ROSE BAY NSW 2029	ISSUE DATE: 10/9/2025	REVISION: P12	DWG NUMBER: DA 2005
P8	CLIENT'S REVIEW	27/8/2025	CLAUSE C 3.1 ELECTRICITY SUPPLY SYSTEM	CLAUSE D3.9 TRAFFIC INDICATORS	RL					
P9	CLIENT'S REVIEW	28/8/2025	CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	CLAUSE F 1.1 WATERPROOFING OF JET AREAS	RL					
P10	CLIENT'S REVIEW	29/8/2025	CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS	CLAUSE F 1.2 DAMP PROOFING	RL					
P11	CLIENT'S REVIEW	5/9/2025	CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS	CLAUSE F 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS	RL					
P12	CONSULTANT COORDINATION	10/9/2025	CLAUSE C 3.16 DISCHARGE FROM EXITS	PART F 4 LIGHTING AND VENTILATION	RL					
			CLAUSE C 3.17 GOINGS AND RISERS	CLAUSE F 4.1 SOUND INSULATION OF FLOORS	RL					
			CLAUSE C 3.17.1 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE F 4.5 SOUND INSULATION OF WALLS	RL					
			CLAUSE C 3.17.2 GOINGS AND RISERS	CLAUSE F 4.8 SOUND INSULATION OF SERVICES	RL					
			CLAUSE C 3.17.3 GOINGS AND RISERS	CLAUSE F 5.1 SOUND INSULATION OF PUMPS	RL					
			CLAUSE C 3.17.4 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.5 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.6 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.7 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.8 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.9 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.10 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.11 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.12 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.13 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.14 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.15 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.16 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.17 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.18 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.19 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.20 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.21 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.22 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.23 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.24 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.25 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.26 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.27 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.28 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.29 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.30 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.31 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.32 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.33 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.34 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.35 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.36 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.37 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.38 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.39 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.40 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.41 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.42 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.43 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.44 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.45 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.46 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.47 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.48 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.49 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.50 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.51 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.52 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.53 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.54 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.55 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.56 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.57 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.58 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.59 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.60 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.61 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.62 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.63 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.64 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.65 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.66 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.67 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.68 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.69 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.70 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.71 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.72 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.73 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.74 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.75 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.76 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.77 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.78 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.79 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.80 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.81 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.82 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.83 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.84 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.85 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.86 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.87 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.88 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.89 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.90 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.91 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.92 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.93 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.94 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.95 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.96 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.97 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.98 GOINGS AND RISERS		RL					
			CLAUSE C 3.17.99 GOINGS AND RISERS		RL					
			CLAUSE C 3.18 THRESHOLDS		RL					
			CLAUSE C 3.19 BALUSTRADES		RL					
			CLAUSE C 3.20 BALUSTRADES		RL					
			CLAUSE C 3.21 BALUSTRADES		RL					
			CLAUSE C 3.22 BALUSTRADES		RL					
			CLAUSE C 3.23 BALUSTRADES		RL					
			CLAUSE C 3.24 BALUSTRADES		RL					
			CLAUSE C 3.25 BALUSTRADES		RL					
			CLAUSE C 3.26 BALUSTRADES		RL					
			CLAUSE C 3.27 BALUSTRADES		RL					
			CLAUSE C 3.28 BALUSTRADES		RL					
			CLAUSE C 3.29 BALUSTRADES		RL					
			CLAUSE C 3.30 BALUSTRADES		RL					
			CLAUSE C 3.31 BALUSTRADES		RL					
			CLAUSE C 3.32 BALUSTRADES		RL					
			CLAUSE C 3.33 BALUSTRADES		RL					
			CLAUSE C 3.34 BALUSTRADES		RL					
			CLAUSE C 3.35 BALUSTRADES		RL					
			CLAUSE C 3.36 BALUSTRADES		RL					
			CLAUSE C 3.37 BALUSTRADES		RL					
			CLAUSE C 3.38 BALUSTRADES		RL					
			CLAUSE C 3.39 BALUSTRADES		RL					
			CLAUSE C 3.40 BALUSTRADES		RL					
			CLAUSE C 3.41 BALUSTRADES		RL					
			CLAUSE C 3.42 BALUSTRADES		RL					
			CLAUSE C 3.43 BALUSTRADES		RL					
			CLAUSE C 3.44 BALUSTRADES		RL					
			CLAUSE C 3.45 BALUSTRADES		RL					
			CLAUSE C 3.46 BALUSTRADES		RL					
			CLAUSE C 3.47 BALUSTRADES		RL					
			CLAUSE C 3.48 BALUSTRADES		RL					
			CLAUSE C 3.49 BALUSTRADES		RL					
			CLAUSE C 3.50 BALUSTRADES		RL					
			CLAUSE C 3.51 BALUSTRADES		RL					
			CLAUSE C 3.52 BALUSTRADES		RL					
			CLAUSE C 3.53 BALUSTRADES		RL					
			CLAUSE C 3.54 BALUSTRADES		RL					
			CLAUSE C 3.55 BALUSTRADES		RL					
			CLAUSE C 3.56 BALUSTRADES		RL					
			CLAUSE C 3.57 BALUSTRADES		RL					
			CLAUSE C 3.58 BALUSTRADES		RL					
			CLAUSE C 3.59 BALUSTRADES		RL					
			CLAUSE C 3.60 BALUSTRADES		RL					
			CLAUSE C 3.61 BALUSTRADES		RL					
			CLAUSE C 3.62 BALUSTRADES		RL					
			CLAUSE C 3.63 BALUSTRADES		RL					
			CLAUSE C 3.64 BALUSTRADES		RL					
			CLAUSE C 3.65 BALUSTRADES		RL					
			CLAUSE C 3.66 BALUSTRADES		RL					
			CLAUSE C 3.67 BALUSTRADES		RL					
			CLAUSE C 3.68 BALUSTRADES		RL					
			CLAUSE C 3.69 BALUSTRADES		RL					
			CLAUSE C 3.70 BALUSTRADES		RL					
			CLAUSE C 3.71 BALUSTRADES		RL					
			CLAUSE C 3.72 BALUSTRADES		RL					
			CLAUSE C 3.73 BALUSTRADES		RL					
			CLAUSE C 3.74 BALUSTRADES		RL					
			CLAUSE C 3.75 BALUSTRADES		RL					
			CLAUSE C 3.76 BALUSTRADES		RL					
			CLAUSE C 3.77 BALUSTRADES		RL					
			CLAUSE C 3.78 BALUSTRADES		RL					
			CLAUSE C 3.79 BALUSTRADES		RL					
			CLAUSE C 3.80 BALUSTRADES		RL					
			CLAUSE C 3.81 BALUSTRADES		RL					
			CLAUSE C 3.82 BALUSTRADES		RL					
			CLAUSE C 3.83 BALUSTRADES		RL					
			CLAUSE C 3.84 BALUSTRADES		RL					
			CLAUSE C 3.85 BALUSTRADES		RL					
			CLAUSE C 3.86 BALUSTRADES		RL					
			CLAUSE C 3.87 BALUSTRADES		RL					
			CLAUSE C 3.88 BALUSTRADES		RL					
			CLAUSE C 3.89 BALUSTRADES		RL					
			CLAUSE C 3.90 BALUSTRADES		RL					
			CLAUSE C 3.91 BALUSTRADES		RL					
			CLAUSE C 3.92 BALUSTRADES		RL					
			CLAUSE C 3.93 BALUSTRADES		RL					
			CLAUSE C 3.94 BALUSTRADES		RL					
			CLAUSE C 3.95 BALUSTRADES		RL					
			CLAUSE C 3.96 BALUSTRADES		RL					
			CLAUSE C 3.97 BALUSTRADES		RL					
			CLAUSE C 3.98 BALUSTRADES		RL					
			CLAUSE C 3.99 BALUSTRADES		RL					
			CLAUSE C 4.00 BALUSTRADES		RL					
			CLAUSE C 4.01 BALUSTRADES		RL					
			CLAUSE C 4.02 BALUSTRADES		RL					
			CLAUSE C 4.03 BALUSTRADES		RL					
			CLAUSE C 4.04 BALUSTRADES		RL					
			CLAUSE C 4.05 BALUSTRADES		RL					
			CLAUSE C 4.06 BALUSTRADES		RL					
			CLAUSE C 4.07 BALUSTRADES		RL					
			CLAUSE C 4.08 BALUSTRADES		RL					
			CLAUSE C 4.09 BALUSTRADES		RL					
			CLAUSE C 4.10 BALUSTRADES		RL					
			CLAUSE C 4.11 BALUSTRADES		RL					
			CLAUSE C 4.12 BALUSTRADES		RL					
			CLAUSE C 4.13 BALUSTRADES		RL					
			CLAUSE C 4.14 BALUSTRADES		RL					
			CLAUSE C 4.15 BALUSTRADES		RL					
			CLAUSE C 4.16 BALUSTRADES		RL					
			CLAUSE C 4.17 BALUSTRADES		RL					
			CLAUSE C 4.18 BALUSTRADES		RL					
			CLAUSE C 4.19 BALUSTRADES		RL					
			CLAUSE C 4.20 BALUSTRADES		RL					
			CLAUSE C 4.21 BALUSTRADES		RL					
			CLAUSE C 4.22 BALUSTRADES		RL					
			CLAUSE C 4.23 BALUSTRADES		RL					
			CLAUSE C 4.24 BALUSTRADES		RL					
			CLAUSE C 4.25 BALUSTRADES		RL					
			CLAUSE C 4.26 BALUSTRADES		RL					
			CLAUSE C 4.27 BALUSTRADES		RL					
			CLAUSE C 4.28 BALUSTRADES		RL					
			CLAUSE C 4.29 BALUSTRADES		RL					
			CLAUSE C 4.30 BALUSTRADES		RL					
			CLAUSE C 4.31 BALUSTRADES		RL					
			CLAUSE C 4.32 BALUSTRADES		RL					
			CLAUSE C 4.33 BALUSTRADES		RL					
			CLAUSE C 4.34 BALUSTRADES		RL					
			CLAUSE C 4.35 BALUSTRADES		RL					
			CLAUSE C 4.36 BALUSTRADES		RL					
			CLAUSE C 4.37 BALUSTRADES		RL					
			CLAUSE C 4.38 BALUSTRADES		RL					
			CLAUSE C 4.39 BALUSTRADES		RL					
			CLAUSE C 4.40 BALUSTRADES		RL					
			CLAUSE C 4.41 BALUSTRADES		RL					
			CLAUSE C 4.42 BALUSTRADES		RL					
			CLAUSE C 4.43 BALUSTRADES		RL					
			CLAUSE C 4.44 BALUSTRADES		RL					
			CLAUSE C 4.45 BALUSTRADES		RL					
			CLAUSE C 4.46 BALUSTRADES		RL					
			CLAUSE C 4.47 BALUSTRADES		RL					
			CLAUSE C 4.48 BALUSTRADES		RL					
			CLAUSE C 4.49 BALUSTRADES		RL					
			CLAUSE C 4.50 BALUSTRADES		RL					
			CLAUSE C 4.51 BALUSTRADES		RL					
			CLAUSE C 4.52 BALUSTRADES		RL					
			CLAUSE C 4.53 BALUSTRADES		RL					

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	13/8/2025
P8	CLIENT'S REVIEW	27/8/2025
P9	CLIENT'S REVIEW	28/8/2025
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 CONSTRUCTIONS

SPEC C 1.1 FIRE RESISTING CONSTRUCTION

SPEC C 1.10 FIRE HAZARD PROPERTIES

CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL

CLAUSE C 2.12 SEPARATION OF EQUIPMENT

CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM

CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)

CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS

CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS

CLAUSE D 1.10 DISCHARGE FROM EXITS

CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL

CLAUSE D 2.15 GOINGS AND RISERS

CLAUSE D 2.16 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 3.9 IDENT. OF ACCESSIBLE FACIL.SERVICEFEATURES

CLAUSE D 3.9 TACTILE INDICATORS

CLAUSE F 1.7 WATERPROOFING OF WET AREAS

CLAUSE F 1.9 F1.10 DAMP PROOFING

CLAUSE 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS

CLAUSE F 4.4 SOUND INSULATION OF FLOORS

CLAUSE F 5.5 SOUND INSULATION OF WALLS

CLAUSE F 5.6 SOUND INSULATION OF SERVICES

CLAUSE F 5.7 SOUND INSULATION OF PUMPS

NOTES:
EX FFL EXISTING 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:

MHNDUUNION

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

ISSUE DATE:

10/9/2025

PROJECT NUMBER:

25-020

DRAWN BY:

AH | SH | YH

CHECKED:

MW

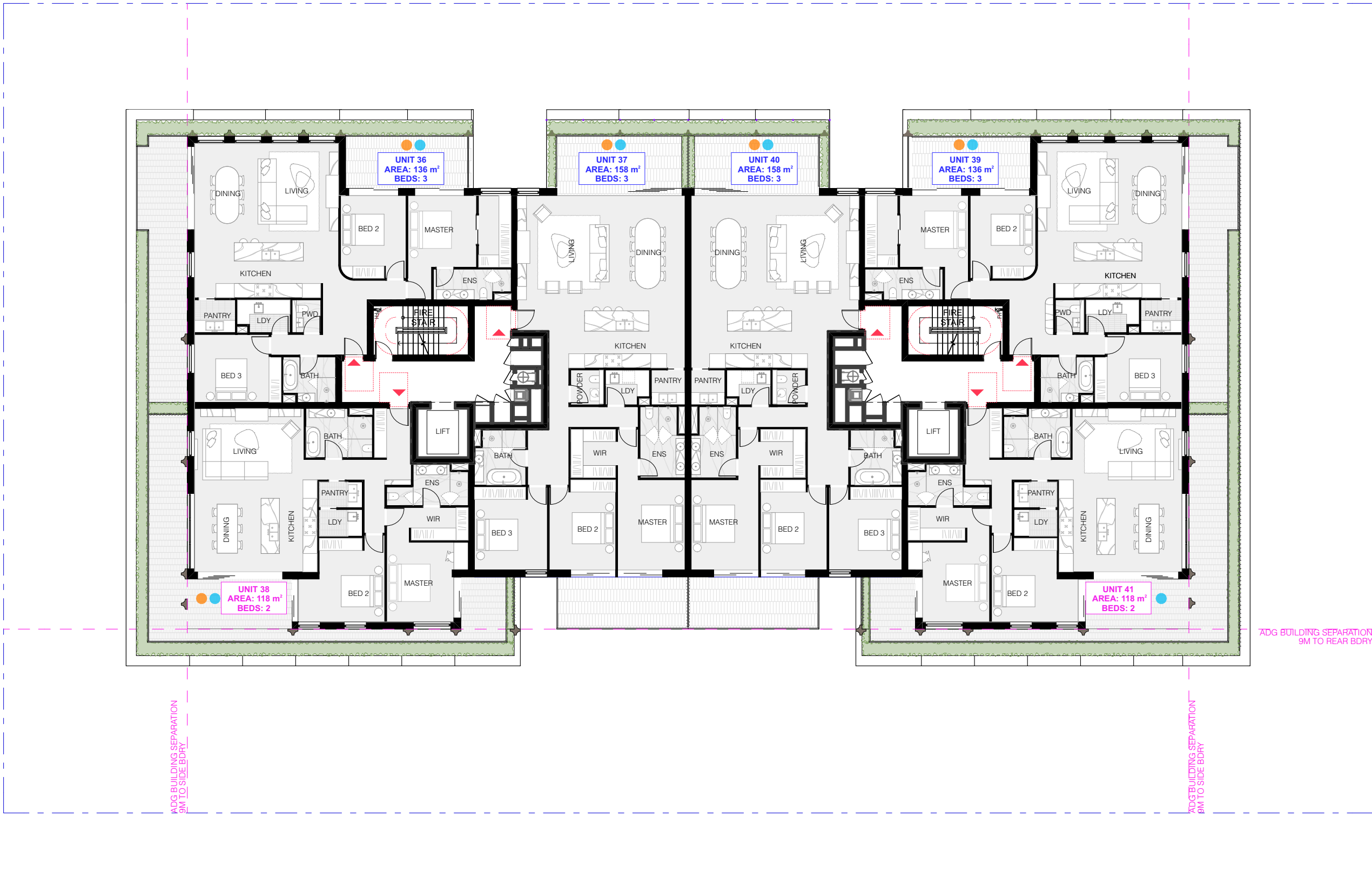
REVISION:

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	13/8/2025
P8	CLIENT'S REVIEW	27/8/2025
P9	CLIENT'S REVIEW	28/8/2025
P10	CLIENT'S REVIEW	2/9/2025
P11	CLIENT'S REVIEW	5/9/2025
P12	CONSULTANT COORDINATION	10/9/2025

FOR COORDINATION ONLY

DESCRIPTION	DATE
ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	
CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	
SPEC C 1.1 FIRE RESISTING CONSTRUCTION	
SPEC C 1.10 FIRE HAZARD PROPERTIES	
CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	
CLAUSE C 2.12 SEPARATION OF EQUIPMENT	
CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM	
CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS	
CLAUSE C 3.16 OPENING IN FIRE ISOLATED EXITS	
CLAUSE C 3.17 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	
CLAUSE D 2.15 GOINGS AND RISERS	
CLAUSE D 2.16 LANDINGS	
CLAUSE D 2.17 THRESHOLDS	
CLAUSE D 2.18 BALUSTRADES	

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

ARCHITECT:

MHNDUUNION

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

DOVER ROAD



ADG BUILDING SEPARATION
9M TO REAR BDRY

ADG BUILDING SEPARATION
9M TO SIDE BDRY

ADG BUILDING SEPARATION
9M TO SIDE BDRY

REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	NOTES:	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
P1	CONSULTANT CO-ORDINATION	6/6/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	EX FFL	MHNDU	LEVEL 6 FLOOR PLAN	1:200@A3	AH SH YH	MW
P2	CONSULTANT CO-ORDINATION	11/6/2025	SPEC C 1.1 FIRE RESISTING CONSTRUCTION	RL	35 RICHARDS LANE	PROJECT ADDRESS:	ISSUE DATE:		REVISION:
P3	CONSULTANT CO-ORDINATION	18/7/2025	SPEC C 1.10 FIRE HAZARD PROPERTIES	BOUNDARY	SURRY HILLS SYDNEY NSW 2010	23-31 DOVER ROAD, ROSE BAY	10/9/2025		P10
P4	CLIENT'S REVIEW	8/8/2025	CLAUSE C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE	EX BUILDING TO BE	T +61 2 9101 1111	NSW 2029	PROJECT NUMBER:		DWG NUMBER:
P5	CONSULTANT CO-ORDINATION	13/8/2025	CLAUSE C 2.12 SEPARATION OF EQUIPMENT	DEMOLISHED	F +61 2 9101 1100		25-020		DA 2008
P6	CLIENT'S REVIEW	27/8/2025	CLAUSE C 2.1 ELECTRICITY SUPPLY SYSTEM	COUNCIL	www.mhndu.com				
P7	CLIENT'S REVIEW	28/8/2025	CLAUSE C 3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	CONTROLS	MHN Design Union Pty Ltd.				
P8	CLIENT'S REVIEW	2/9/2025	CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS		ABN 94 003 717 682				
P9	CLIENT'S REVIEW	5/9/2025	CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS		NSW Registration Number 4907				
P10	CONSULTANT COORDINATION	10/9/2025	CLAUSE D 1.10 DISCHARGE FROM EXITS						

FOR COORDINATION ONLY

REF: Bldgout: lch-28 - Bldgout Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY

DOVER ROAD



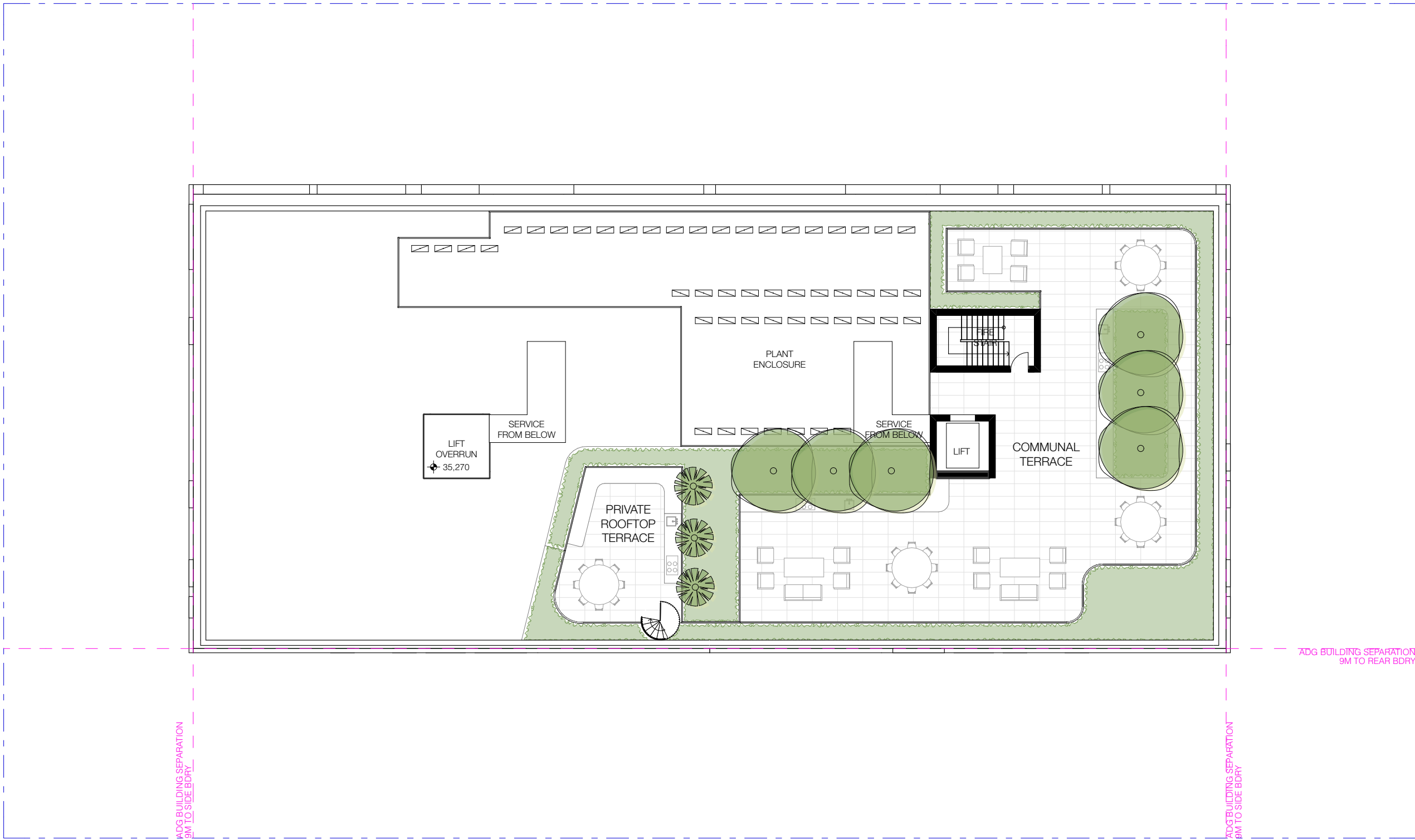
ADG BUILDING SEPARATION
9M TO REAR BDY.

ADG BUILDING SEPARATION
9M TO SIDE BDY

ADGBUILDING SEPARATION FROM SIDE BODY

REV	DESCRIPTION	DATE	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. C1.1.9 FIRE HAZARD PROPERTIES SPEC. C1.1.10 PERFORMANCE OF EXTERNAL WALLS IN A FIRE PS1 CLIENT'S REVIEW CLAUSE C2.8 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C2.10 OPERATION OF EQUIPMENT CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM CLAUSE C2.14 ACCESSIBLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C3.8 OPENING IN FIRE ISOLATED AREAS CLAUSE C3.10 OPENING FOR SERVICE INSTALLATIONS CLAUSE C3.11 DISCHARGE FROM TOILETS CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL CLAUSE D2.13 CORRIDORS AND ROBBERS CLAUSE D2.14 LANDINGS CLAUSE D2.15 THRESHOLDS CLAUSE D2.16 BALUSTRADES	CLAUSE D2.17 HANDRAILS SPEC. C1.1.11 FIRE RESISTING CONSTRUCTION CLAUSE D2.23 SIGNS ON DOORS CLAUSE D2.24 GENERAL BUILDING ACCESS REQUIREMENTS CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D3.8 IDENT. OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D3.9 TACTILE INDICATORS CLAUSE F1.7 WATERPROOFING OF WET AREAS CLAUSE F1.8 DFT. 10. DAMP PROOFING CLAUSE F2.5 CONSTRUCTION OF SANITARY COMPARTMENTS PART F4 LIGHTING AND VENTILATION CLAUSE F4.4 SOUND INSULATION OF FLOORS CLAUSE F4.5 SOUND INSULATION OF WALLS CLAUSE F5.5 SOUND INSULATION OF SERVICES CLAUSE F5.7 SOUND INSULATION OF PUMPS	NOTES: EX EXISTING FF FL OF FINISHED FLOOR LEVEL RL REDUCED LEVEL BL 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.mhndun.com MhN Design Union 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 REVISION: P9 DWG NUMBER: DA 2009	CHECKED: MW
-----	-------------	------	---	--	---	--	--	--	--	---	---	---------------------------

DOVER ROAD



REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS
P2	CLIENT'S REVIEW	14/4/2025	
P3	CONSULTANT CO-ORDINATION	6/6/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
P4	CONSULTANT CO-ORDINATION	11/6/2025	SPEC C 1.1 FIRE RESISTING CONSTRUCTION
P5	CONSULTANT CO-ORDINATION	18/7/2025	SPEC C 1.10 FIRE HAZARD PROPERTIES
P6	CLIENT'S REVIEW	8/8/2025	CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
P7	CONSULTANT CO-ORDINATION	13/8/2025	CLAUSE C 2.12 SEPARATION OF EQUIPMENT
P8	CLIENT'S REVIEW	27/8/2025	CLAUSE C 1.3 ELECTRICITY SUPPLY SYSTEM
P9	CLIENT'S REVIEW	28/8/2025	CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
P10	CLIENT'S REVIEW	2/9/2025	CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS
P11	CLIENT'S REVIEW	5/9/2025	CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS
P12	CONSULTANT COORDINATION	10/9/2025	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

FOR COORDINATION ONLY

NOTES:

EX FFL
RL
RL
EX BUILDING TO BE
DEMOLISHED
COUNCIL
CONTROLS

EXISTING
FLOOR LEVEL
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:

MHNDUION

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

MHN Design Union Pty Ltd.

ABN 94 003 717 682

Nominated Architect
Brian Mayerson
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

REVISION:

P12

DWG NUMBER:

DA 2010

REF: BMcloud: 1db-28 - BMcloud Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY

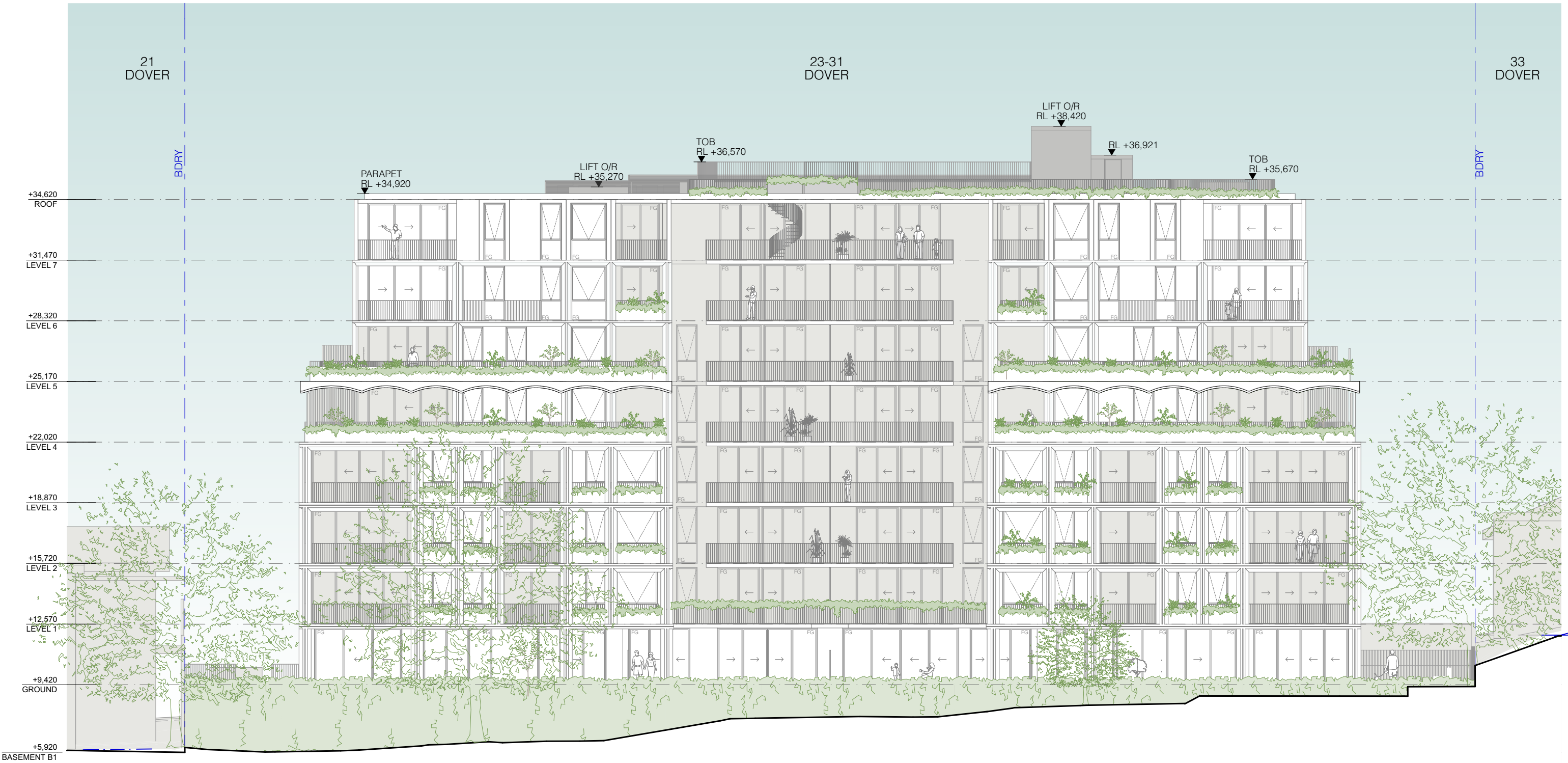


NE ELEVATION
1:200

REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	NOTES:	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
P1	CLIENT'S REVIEW	22/8/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	EX FFL	MHNDU	ELEVATION NORTHEAST	1:200@A3	AH SH YH	MW
P2	CLIENT'S REVIEW	28/8/2025	SPEC C 1.1 FIRE RESISTING CONSTRUCTION	RL	35 RICHARDS LANE	PROJECT ADDRESS:	ISSUE DATE:		REVISION:
P3	CLIENT'S REVIEW	29/9/2025	SPEC C 1.10 FIRE HAZARD PROPERTIES	EX BUILDING TO BE	SURRY HILLS SYDNEY NSW 2010	23-31 DOVER ROAD, ROSE BAY	10/9/2025		P4
P4	CONSULTANT COORDINATION	10/9/2025	CLAUSE C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE	DEMOLISHED	T +61 2 9101 1111	NSW 2029	PROJECT NUMBER:		DWG NUMBER:
			CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	COUNCIL	F +61 2 9101 1100		25-020		DA 3000
			CLAUSE C 2.12 SEPARATION OF EQUIPMENT	CONTROLS	www.mhndu.com				
			CLAUSE C 1.3 ELECTRICITY SUPPLY SYSTEM		MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907				
			CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)						
			CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS						
			CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS						
			CLAUSE D 1.10 DISCHARGE FROM EXITS						
			CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL						
			CLAUSE D 2.13 GOINGS AND RISERS						
			CLAUSE D 2.14 LANDINGS						
			CLAUSE D 2.15 THRESHOLDS						
			CLAUSE D 2.16 BALUSTRADES						
			CLAUSE D 2.17 HANDRAILS						
			CLAUSE D 2.20 SIGNS ON DOORS						
			CLAUSE D 2.21 OPERATION OF LATCH						
			CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS						
			CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE						
			CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACIL.SERVICEFEATURES						
			CLAUSE D 3.9 TACTILE INDICATORS						
			CLAUSE D 3.11 WATERPROOFING OF WET AREAS						
			CLAUSE F 1.10 DAMP PROOFING						
			CLAUSE 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS						
			CLAUSE F 4.4 SOUND INSULATION OF FLOORS						
			CLAUSE F 5.5 SOUND INSULATION OF WALLS						
			CLAUSE F 5.6 SOUND INSULATION OF SERVICES						
			CLAUSE F 5.7 SOUND INSULATION OF PUMPS						

FOR COORDINATION ONLY

REF: BMcloud: lrb-28 - BMcloud Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY

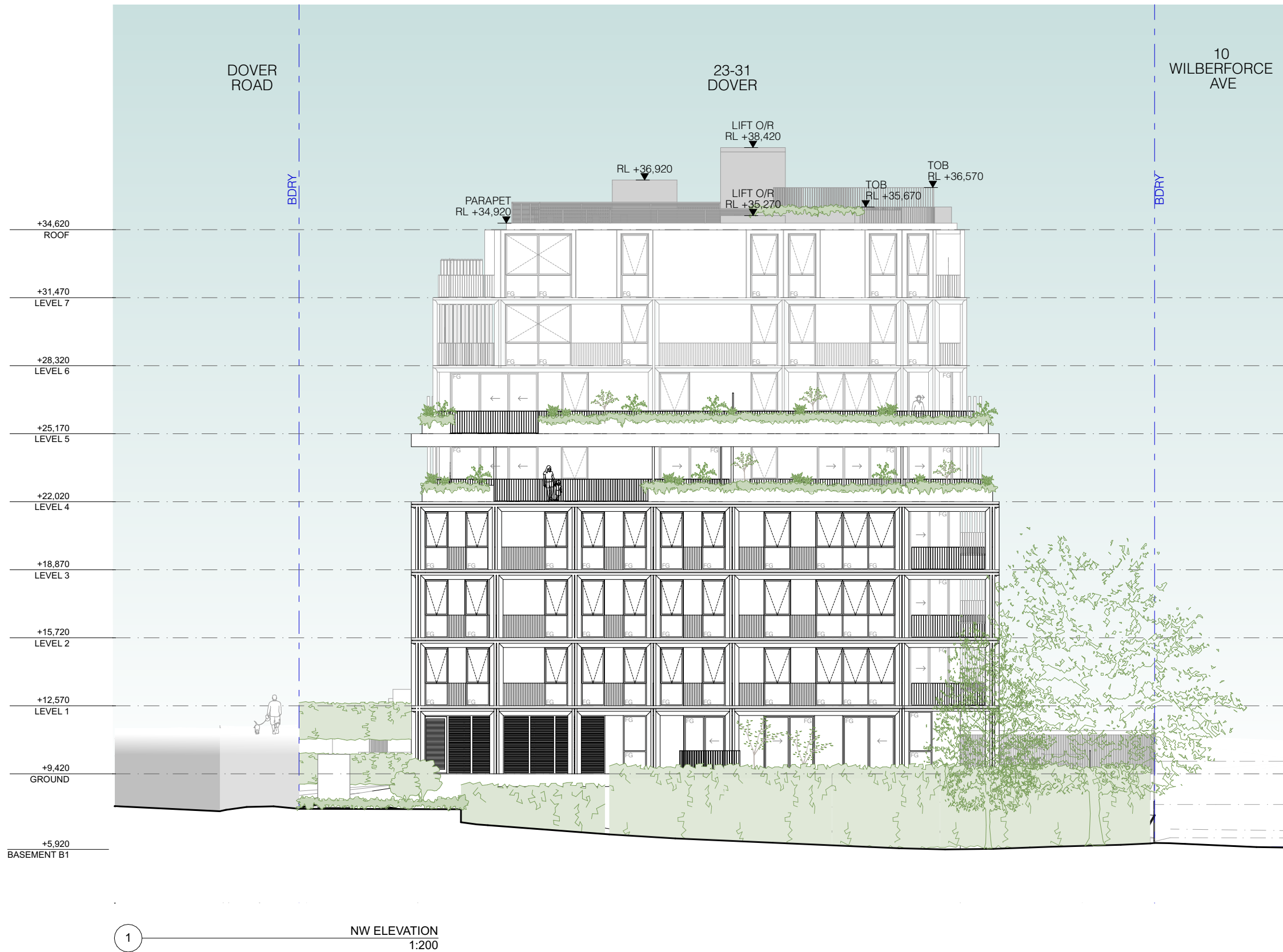


SW ELEVATION
1:200

REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	NOTES:	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
P1	CLIENT'S REVIEW	22/8/2025	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	EX FFL	MHNDU	ELEVATION SOUTHWEST	@A3	AH SH YH	MW
P2	CLIENT'S REVIEW	28/8/2025	SPEC C 1.1 FIRE RESISTING CONSTRUCTION	RL	35 RICHARDS LANE	PROJECT ADDRESS:	10/9/2025		
P3	CLIENT'S REVIEW	29/9/2025	SPEC C 1.10 FIRE HAZARD PROPERTIES	EX BUILDING TO BE	SURRY HILLS SYDNEY NSW 2010	23-31 DOVER ROAD, ROSE BAY	PROJECT NUMBER:		
P4	CONSULTANT COORDINATION	10/9/2025	CLAUSE C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE	DEMOLISHED	T +61 2 9101 1111	NSW 2029	25-020		P4
			CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	COUNCIL	F +61 2 9101 1100				DWG NUMBER:
			CLAUSE C 2.12 SEPARATION OF EQUIPMENT	CONTROLS	www.mhndu.com				DA 3001
			CLAUSE C 3.1 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)		MHN Design Union Pty Ltd, ABN 94 003 717 682				
			CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS		Nominated Architect				
			CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS		Shah Mayerson				
			CLAUSE C 3.16 DISCHARGE FROM EXITS		NSW Registration Number 4907				
			CLAUSE C 3.17 INITIALATIONS IN EXITS AND PATHS OF TRAVEL						
			CLAUSE C 3.18 GOINGS AND RISERS						
			CLAUSE C 3.19 LANDINGS						
			CLAUSE C 3.20 THRESHOLDS						
			CLAUSE C 3.21 BALUSTRADES						
			CLAUSE D 2.17 HANDRAILS						
			CLAUSE D 2.20 SIGNS ON DOORS						
			CLAUSE D 2.21 OPERATION OF LATCH						
			CLAUSE D 2.23 GENERAL BUILDING ACCESS REQUIREMENTS						
			CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE						
			CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACIL-SERV-FEATURES						
			CLAUSE D 3.9 TACTILE INDICATORS						
			CLAUSE D 3.10 WATERPROOFING OF WET AREAS						
			CLAUSE F 1.10 DAMP PROOFING						
			CLAUSE F 2.3 CONSTRUCTION OF SANITARY COMPARTMENTS						
			CLAUSE F 4.4 SOUND INSULATION OF FLOORS						
			CLAUSE F 5.5 SOUND INSULATION OF WALLS						
			CLAUSE F 5.6 SOUND INSULATION OF SERVICES						
			CLAUSE F 5.7 SOUND INSULATION OF PUMPS						

FOR COORDINATION ONLY

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



REV	DESCRIPTION	DATE
P1	CLIENT'S REVIEW	22/8/2025
P2	CLIENT'S REVIEW	28/8/2025
P3	CLIENT'S REVIEW	29/9/2025
P4	CONSULTANT COORDINATION	10/9/2025

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS	CLAUSE D2 17 HANDRAILS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION	CLAUSE D2 20 SIGNS ON DOORS	CLAUSE D2 21 OPERATION OF LATCH
SPEC C 1.10 FIRE HAZARD PROPERTIES	CLAUSE D2 23 GENERAL BUILDING ACCESS REQUIREMENTS	CLAUSE D2 24 IDENTIFICATION OF ACCESSIBLE FACILITIES
CLAUSE C 2.5 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	CLAUSE D3 3 PARTS OF BUILDING TO BE ACCESSIBLE	CLAUSE D3 8 TACTILE INDICATORS
CLAUSE C 2.12 SEPARATION OF EQUIPMENT	CLAUSE D3 9 IDENTIFICATION OF ACCESSIBLE FACILITIES	CLAUSE D3 10 TACTILE INDICATORS
CLAUSE C 1.3 ELECTRICITY SUPPLY SYSTEM	CLAUSE D3 11 WATERPROOFING OF WET AREAS	CLAUSE D3 12 DAMP PROOFING
CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	CLAUSE D3 13 CONSTRUCTION OF SANITARY COMPARTMENTS	CLAUSE D3 14 SOUND INSULATION OF FLOORS
CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS	CLAUSE D3 15 SOUND INSULATION OF WALLS	CLAUSE D3 16 SOUND INSULATION OF SERVICES
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS	CLAUSE D3 17 SOUND INSULATION OF PUMPS	
CLAUSE D 1.6 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		

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

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

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

DRAWN BY:
AH SH YH
CHECKED:
MW
REVISION:
P4
DWG NUMBER:
DA 3002

REF: BMcloud: 10b-28 - BMcloud Basis for Archival 2025-020 23-31 Dover Road, ROSE BAY



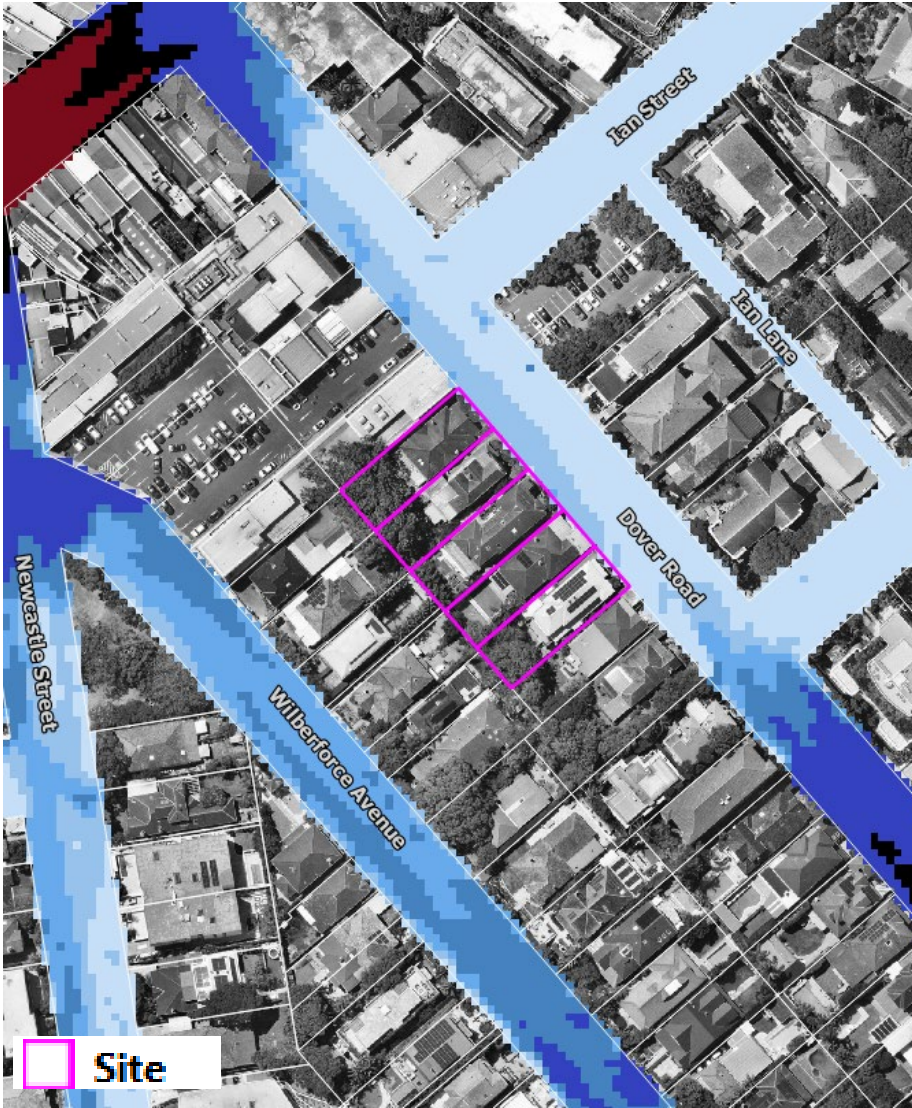
APPENDIX D

FLOOD EMERGENCY RESPONSE PLAN

Flood Risk Management Plan – 23-31 Dover Road, Rose Bay

Is this area at risk of flooding?

During heavy rainfall, floodwaters from upstream areas can travel along Dover Road and move past the site. As shown in the 1 in 100 year floodwater level map below, this floodwater travels along the width of Dover Road.



The flood levels along the site frontage vary between 11.7m AHD and 7.7m AHD during the 1 in 100 year event and would be characterised by shallow flood depths, but very high velocity.

Flood Emergency Response Plan

Flood characteristics of this nature can be hazardous, and many of the local roads may also be cut by floodwaters. Avoid entering the floodwaters by remaining within the building to ensure that you remain safe.

The building is protected from inundation to the predicted peak of the 1 in 100-year flood. This protection is achieved by elevated floor levels and a crest in the driveway (to protect the basement).

Before a Flood Occurs

It is important to have an understanding of the flood risk within the Rose Bay area and be familiar with the contents of this plan to aid in taking appropriate action when a flood does occur.

When Heavy Rainfall or Storms Occur

- Occupants should remain within the building to avoid any risk posed by heavy rainfall and storms such as flash flooding.
- The building, including the basement, is protected from inundation to the predicted peak level of the 1 in 100 year flood.
- Monitor the latest weather forecasts, local media/SES for information, updates, and advice
- Remain within the building until the floodwater has receded and it is safe to leave the building

Evacuation

- Evacuation from the site is not recommended due to the potentially hazardous flooding conditions produced by fast flowing water along Dover Road as well as within the greater Rose Bay area. The building is designed to provide protection from all likely flood water inundation and will be safe for the short duration of the flood event.

After a flood

- Never walk or drive through floodwater.
- Keep active with local media/SES for information, updates, and advice to ensure the flood is over
- Ensure critical services within the building are operational (e.g., water, toilets) and building management should be advised of any problems with critical services using the contact details on the right
- Building management should organise to have any areas of inundation and utilities professionally cleaned/checked
- Review and update your FloodSafe Plan – could it be improved?

Your FloodSafe Plan:

A home emergency flood plan can be prepared online at: <http://www.sesemergencyplan.com.au>

However, a “hard copy” should also be maintained and include information on where to find the latest weather forecasts, Flood Watches, Flood Warnings and SES Flood Bulletins.

Site Key Personnel Emergency Contacts

Name	Position	Phone Number

For Emergency Help in Floods and Storms Call the SES on 132 500

For life-threatening emergencies call: 000

Woollahra Council	(02) 9391 7000
SES Website	http://www.ses.nsw.gov.au/
BOM Website	http://www.bom.gov.au/
RMS Website	http://www.rms.nsw.gov.au/

This Flood Emergency Response Plan prepared by:

Catchment Simulation Solutions

Sydney Office	
Suite 1, Level 10	(02) 8355 5500
70 Phillip Street	(02) 8355 5505
SYDNEY NSW 2000	info@csse.com.au

Revision 1: June 2025



APPENDIX E

NSW SES AGENCY REFERRAL COMMENTS

Our Ref: ID 3206

Your Ref:

21 July 2025

Daniel Fedczyna
Catchment Simulation Solutions
Suite 1, Level 10
70 Phillip Street Sydney NSW 2000

Via email

email: daniel.fedczyna@csse.com.au

CC: helen.slater@ses.nsw.gov.au

Dear Daniel,

Secretary's Environmental Assessment Requirements for Dover Road, Rose Bay

Thank you for the opportunity to provide comment on the Secretary's Environmental Assessment Requirements (SEAR's) for 23-31 Dover Road, Rose Bay. It is understood that the proposed development 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 including up to 49 units, communal open space and associated landscaping.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunami in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

The NSW SES has reviewed the proposed development and the flood risk information available to the NSW SES (e.g. Local Flood Plan, Flood Studies etc.). The NSW SES recommends that consideration of flooding issues is undertaken in accordance with the requirements of NSW Government's Flood Prone Land Policy as set out in the [Flood Risk Management Manual](#) 2023 (the Manual) and supporting guidelines, including the [Support for Emergency Management Planning](#) and relevant planning directions under the *Environmental Planning and Assessment Act, 1979*. The floodplain risk management issues which are of concern to the NSW SES are detailed in Attachment A.

As NSW SES's role is typically to **provide advice to consent authorities**, we would appreciate if any future correspondence regarding this proposal could please be sent to us through the NSW Major Projects Portal, with the consent authority included on any correspondence.

In summary, we:

- **Note** the site is isolated by very frequent flooding, with all access/egress routes becoming inundated during the 1 year Average Recurrence Interval (ARI) flood¹. During the Probable Maximum Flood (PMF) surrounding streets reach depths in excess of 0.8 metres.²
- **Recommend a site specific flood assessment is undertaken including:**
 - an assessment of the flood risk up to and including the PMF on site and surrounding access/egress routes.
 - time to onset, duration of inundation.
 - depth, velocity and hydraulic hazard of any flooding.
 - an assessment of the impact of the proposed development on flood behaviour.
- **Recommend** considering the impacts of climate change. It is estimated that the actual probability of a 1 in 100 AEP for this catchment area is approximately a 1 in 41 AEP event for the current 2025 scenario³. For the proposed development site, this could result in more frequent inundation and/or isolation than what is currently expected based on previous modelling.

Please feel free to contact Kate Dawes via email at rra@ses.nsw.gov.au should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

Yours sincerely,



Elspeth O'Shannessy
Manager Emergency Risk Assessment
NSW State Emergency Service

¹ WMA Water, 2010, Rose Bay Catchment Flood Study, Figure 8 1 year ARI Flood Depths and Contours

² WMA Water, 2010, Rose Bay Catchment Flood Study, Figure 14 PMF Flood Depths and Contours

³ WMAwater. 2025. Climate Change Calculator. Retrieved 15 July 2025 from <https://ccc.wmawater.com.au/>

ATTACHMENT A: Principles Outlined in the Support for Emergency Management Planning Guideline⁴

Principle 1 Any proposed Emergency Management strategy should be compatible with any existing community Emergency Management strategy.

Any proposed Emergency Management strategy for an area should be compatible with the strategies identified in the NSW State Flood Plan⁵ and the Waverley council and Woollahra Council Flood Emergency Sub Plan, where evacuation is the preferred emergency management strategy for people impacted by flooding.

Principle 2 Decisions should be informed by understanding the full range of risks to the community.

Decisions relating to future development should be risk-based and ensure Emergency Management risks to the community of the full range of floods are effectively understood and managed.

The EIS should investigate the flood risk to the site and the impacts that the proposal may have on the flood behaviour. The EIS should consider the full range of flooding, including events up to the Probable Maximum Flood (PMF) and not focus only on the 1% AEP flood. Climate change considerations should also be included in line with NSW Government Guidelines.

The site is isolated by very frequent flooding, with all access/egress routes becoming inundated during the 1 year ARI flood⁶. During the PMF surrounding streets reach depths in excess of 0.8 metres.⁷ As existing studies do not contain information regarding the velocity or level of hazard of flooding, we recommend this is addressed in a site specific flood study, along with an assessment of the flood risk up to and including the PMF on site and surrounding access/egress routes. The flood study should also address the time to onset, duration of inundation and include an assessment of the impact of the proposed development on flood behaviour.

Climate change should also be considered. Current evidence suggests that flood events will become more frequent due to climate change. A Climate Change Calculator has been developed to address the updated ARR climate change guidelines, recommending the adjustment of the BoM 2016 IFDs to account for the warming that has occurred since the mid-

⁴ NSW Government. 2023. Principles Outlined in the Support for Emergency Management Planning Guideline

⁵ NSW Government. 2024. NSW State Flood Plan. Section 5.1.7, page 34

⁶ WMA Water, 2010, Rose Bay Catchment Flood Study, Figure 8 1 year ARI Flood Depths and Contours

⁷ WMA Water, 2010, Rose Bay Catchment Flood Study, Figure 14 PMF Flood Depths and Contours

point of the data used for their development (1961-1990).⁸ This results in a significant increase in existing conditions flood levels.⁹

The change in flood probabilities with climate change for this catchment area results in the new probability of the 1 in 100 AEP to be approximately 1 in 41 AEP event for the current 2025 scenario, becoming even more frequent in the future.¹⁰ For the proposed development site, this could result in more frequent inundation and/or isolation than what is currently expected based on previous modelling.

Principle 3 Development of the floodplain does not impact on the ability of the existing community to safely and effectively respond to a flood.

The ability of the existing community to effectively respond (including self-evacuating) within the available timeframe on available infrastructure is to be maintained. It is not to be impacted on by the cumulative impact of new development.

The EIS should have regard to flood warning and evacuation demand on existing and future access/egress routes. Consideration should also be given to the impacts of localised flooding on evacuation routes. Evacuation must not require people to drive or walk through flood water.

Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.

Principle 4 Decisions on development within the floodplain does not increase risk to life from flooding.

Managing risks associated with High Flood Islands requires careful consideration of development type, likely users, and their ability respond to minimise their risks. The EIS should include consideration of:

- Isolation – There is no known safe period of isolation in a flood, the longer the period of isolation the greater the risk to occupants who are isolated.
- Secondary risks – This includes fire and medical emergencies that can impact on the safety of people isolated by floodwater. The potential risk to occupants needs to be considered and managed in decision-making.
- Consideration of human behaviour – The behaviour of individuals such as choosing not to remain isolated from their family or social network in a building on a floor above the PMF

⁸ Wasko et al. 2024. A systematic review of climate change science relevant to Australian design flood estimation. *Hydrology and Earth System Sciences*. 28: 1251-1285

⁹ Babister et al. 2024. Climate Change Calculator: Estimating Changes to Flood Probability Under Different Climate Change Scenarios, page 1

¹⁰ WMAwater. 2025. Climate Change Calculator. Retrieved 15 July 2025 from <https://ccc.wmawater.com.au/>

for an extended flood duration or attempting to return to a building during a flood, needs to be considered.

Principle 5 Risks faced by the itinerant population need to be managed.

Any Emergency Management strategy needs to consider people visiting the area or using a development.

Principle 6 Recognise the need for effective flood warning and associated limitations.

An effective flood warning strategy with clear and concise messaging understood by the community is key to providing the community an opportunity to respond to a flood threat in an appropriate and timely manner. The EIS should include investigation into the existing warning arrangements and timeframes.

Principle 7 Ongoing community awareness of flooding is critical to assist effective emergency response.

The flood risk at the site and actions taken to reduce risk to life should be communicated to all site users (includes increasing risk awareness, community connections, preparedness actions, appropriate signage and emergency drills) during and after the construction phase. However, it is important to note that the NSW SES is opposed to the imposition of development consent conditions requiring private flood evacuation plans rather than the application of sound land use planning and flood risk management.