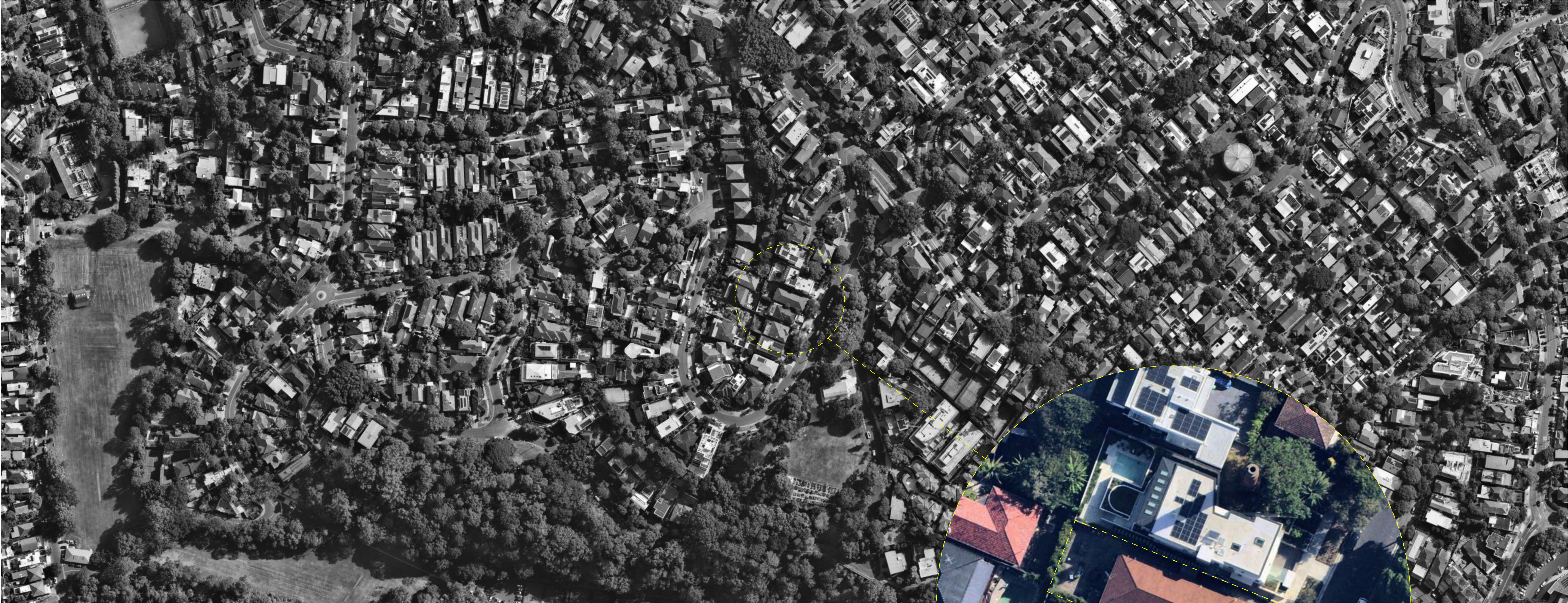


# 54 Streatfield Road, Bellevue Hill

## DEVELOPMENT APPLICATION

PROPOSED DEMOLITION OF EXISTING STRATA-TITLED RESIDENTIAL FLAT BUILDING AND CONSTRUCTION OF A NEW DWELLING HOUSE, SWIMMING POOL AND LANDSCAPE



### CONTENTS

DA-00	COVER PAGE AND CONTENTS	(A1)	NTS	DA-16	EXTERNAL FINISHES SCHEDULE	(A1)	NTS
DA-01	BASIX	(A1)	NTS	DA-17	PHOTOMONTAGE	(A1)	NTS
DA-02	SITE ANALYSIS PLAN	(A1)	1:100	DA-18	3D MODEL (SOUTH VIEW)	(A1)	NTS
DA-03	SETBACK SUMMARY	(A1)	1:200	DA-19	3D MODEL (NORTH VIEW)	(A1)	NTS
DA-04	BASEMENT FLOOR PLAN	(A1)	1:100	DA-20	SITE WASTE MANAGEMENT PLANS	(A1)	1 : 50
DA-05	GROUND FLOOR PLAN	(A1)	1:100	DA-21	NOTIFICATION PLAN	(A4)	1 : 500
DA-06	FIRST FLOOR PLAN	(A1)	1:100	DA-22	SECTION C (CORE SECTION)	(A1)	1 : 50
DA-07	SECOND FLOOR PLAN	(A1)	1:100				
DA-08	ROOF PLAN	(A1)	1:100				
DA-09	EAST ELEVATION	(A1)	1:100				
DA-10	WEST ELEVATION	(A1)	1:100				
DA-11	SOUTH ELEVATION	(A1)	1:100				
DA-12	NORTH ELEVATION	(A1)	1:100				
DA-13	SECTION A (LONG SECTION)	(A1)	1:100				
DA-14	SECTION B (SHORT SECTION)	(A1)	1:100				
DA-15	COMPLIANCE SUMMARY	(A1)	NTS				

REVISION	DATE	DESCRIPTION	PROJECT:
A	19/05/2023	DEVELOPMENT APPLICATION	NEW DWELLING
B	15/06/2023	ADDITIONAL INFORMATION	
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL	DRAWING TITLE:
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED	COVER PAGE

PROJECT ADDRESS:  
54 STREATFIELD, BELLEVUE HILL,  
NSW 2023, AUSTRALIA

DRAWING NUMBER:  
DA-00  
PROJECT NUMBER:  
23 - 021



LEGEND:

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NOMINATED ARCHITECT BRIAN MEYERSON 4907



This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Friday, 19 May 2023  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	54 Streetfield Rd MN37	
Street address	54 Streetfield Road Bellevue Hill 2023	
Local Government Area	Woolahra Municipal Council	
Plan type and plan number	strata 8639	
Lot no.	54	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 52	Target 50

Certificate Prepared by	
Name / Company Name:	Gradwell Consulting
ABN (if applicable):	66 872 791 784

## Description of project

Project address		Assessor details and thermal loads	
Project name	54 Streetfield Rd MN37	Assessor number	DAMN121451
Street address	54 Streetfield Road Bellevue Hill 2023	Certificate number	0007841687
Local Government Area	Woolahra Municipal Council	Climate zone	56
Plan type and plan number	Strata Plan 8639	Area adjusted cooling load (MJ/m².year)	25
Lot no.	54	Area adjusted heating load (MJ/m².year)	39
Section no.	-	Ceiling fan in at least one living room or other conditioned area	No
Project type	-	Ceiling fan in at least one living room or other conditioned area	Yes
Project type	separate dwelling house	Project score	
No. of bedrooms	5	Water	✓ 40 Target 40
Site details		Thermal Comfort	✓ Pass Target Pass
Site area (m²)	553	Energy	✓ 52 Target 50
Roof area (m²)	89		
Conditioned floor area (m2)	324.0		
Unconditioned floor area (m2)	12.0		
Total area of garden and lawn (m2)	263		

## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 6000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 80 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 35 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must be outdoors.	✓	✓	
Outdoor Spa			
The spa must not have a volume greater than 2 kilolitres.	✓	✓	
The spa must have a spa cover.		✓	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓
Where there is an in-slab heating or cooling system, the applicant must install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab, and underneath the slab if it is a suspended floor.	✓	✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
Floor and wall construction		Area	
Floor - concrete slab on ground		70.0 square metres	
Floor - suspended floor/open subfloor		3.0 square metres	
Floor - suspended floor above garage		All or part of floor area	

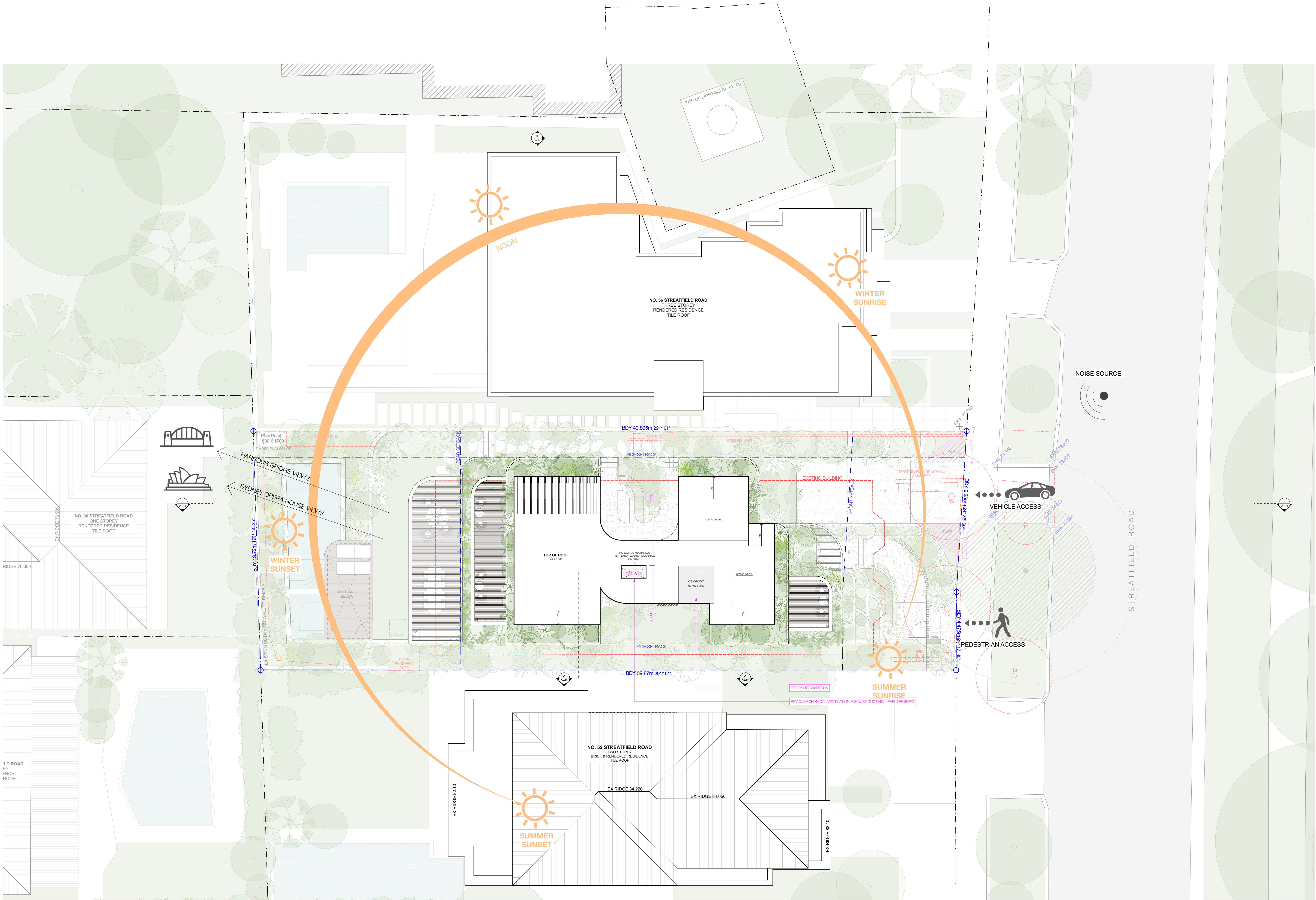
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning. Energy rating: 2.5 Star (old label)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning. Energy rating: 2.5 Star (old label)		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: electric floor heating. Energy rating: n/a		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: electric floor heating. Energy rating: n/a		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 5 of the bedrooms / study; dedicated		✓	✓
• at least 1 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated		✓	✓
• the laundry; dedicated		✓	✓
• all hallways; dedicated		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 5 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): electric heat pump		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Outdoor spa			
The applicant must install the following heating system for the spa in the development (or alternatively must not install any heating system for the spa): electric heat pump		✓	
The applicant must install a timer for the spa pump in the development.		✓	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 3.7 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.

REVISION	DATE	DESCRIPTION	PROJECT:	PROJECT ADDRESS:	DRAWING NUMBER:	LEGEND:
A	19/05/2023	DEVELOPMENT APPLICATION	NEW DWELLING	54 STREETFIELD, BELLEVUE HILL, NSW 2023, AUSTRALIA	DA-01	
B	15/06/2023	ADDITIONAL INFORMATION				
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL	DRAWING TITLE:		PROJECT NUMBER:	SCALE:
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED	BASIX		23 - 021	©A1





REVISION	DATE	DESCRIPTION
A	19/05/2023	DEVELOPMENT APPLICATION
B	15/06/2023	ADDITIONAL INFORMATION
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED

PROJECT:  
NEW DWELLING

PROJECT ADDRESS:  
54 STREATFIELD, BELLEVUE HILL,  
NSW 2023, AUSTRALIA

DRAWING NUMBER:  
DA-02

PROJECT NUMBER:  
23 - 021

SCALE:  
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LEGEND:



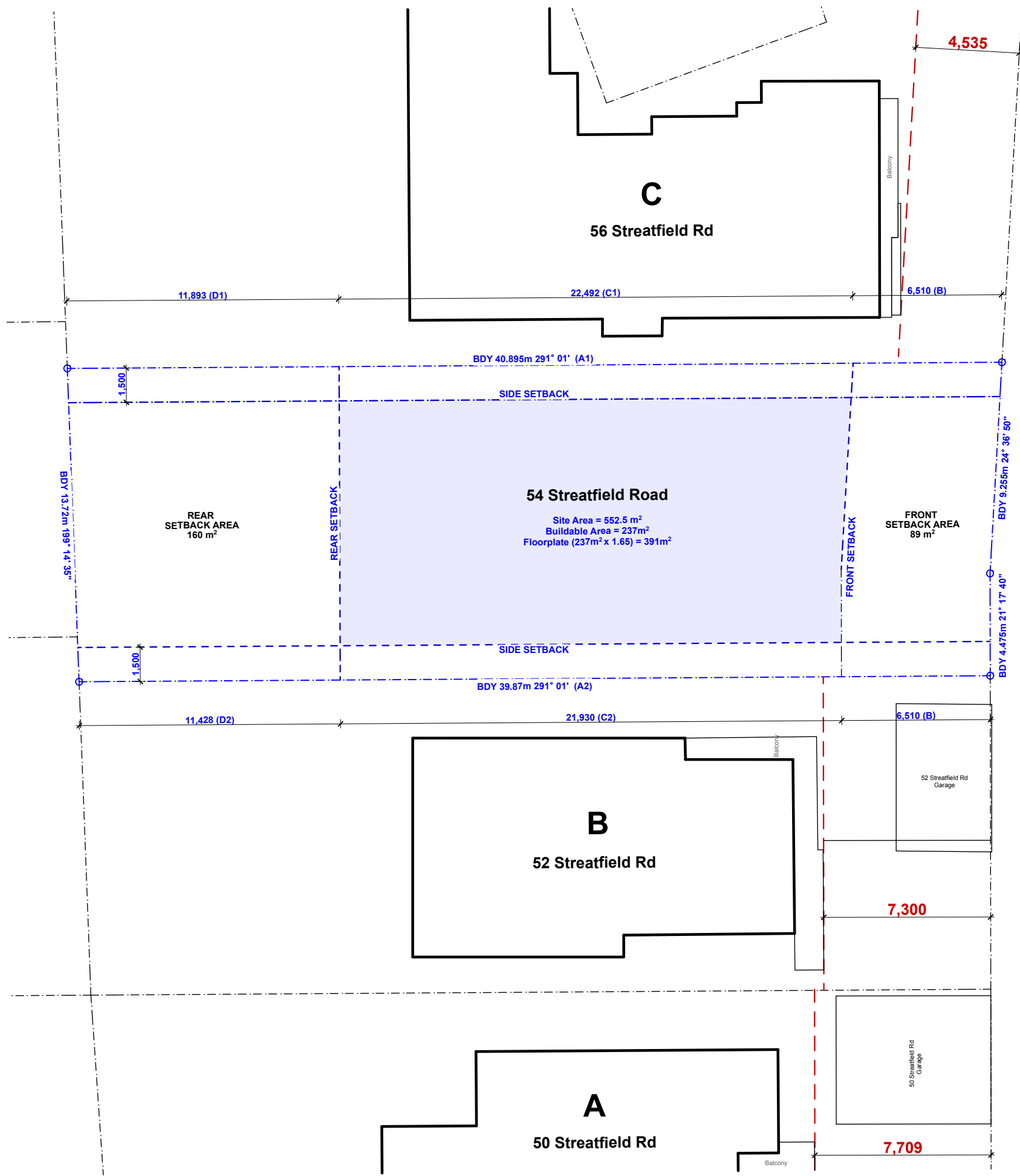
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NOMINATED ARCHITECT BRIAN MEYERSON 4907

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SETBACK DIAGRAM (1:200 @A1)



SITE INFORMATION

TITLE DESCRIPTION	LOT 54 SP8639
ZONING	R3 Medium Density Residential
MAXIMUM BUILDING HEIGHT	9.5m
SITE AREA	552.5m <sup>2</sup> (By Survey)
BUILDABLE AREA	237m <sup>2</sup>
NON-BUILDABLE AREA	315.5m <sup>2</sup>
FRONT SETBACK AREA	89m <sup>2</sup>
REAR SETBACK AREA	160m <sup>2</sup>

SETBACK SUMMARY

FRONT SETBACK	= (A + B + C) / 3	= 6,510
SIDE SETBACK		= 1,500
BUILDING DEPTH (C1)	= (A1) x 0.55	= 22,492
BUILDING DEPTH (C2)	= (A2) x 0.55	= 21,930
REAR SETBACK (D1)	= (A1) - (C1) - 6,510	= 11,893
REAR SETBACK (D2)	= (A2) - (C2) - 6,51	= 11,428

FIGURE 5A  
Side setback table for dwelling houses, semi-detached dwellings and dual occupancies

A. Site width measured along front setback line in metres	B. Side setback in metres
< 9.0	0.9
13.0 - < 15.0	1.5

REVISION	DATE	DESCRIPTION	PROJECT:	PROJECT ADDRESS:	DRAWING NUMBER:
A	19/05/2023	DEVELOPMENT APPLICATION	NEW DWELLING	54 STREATFIELD, BELLEVUE HILL, NSW 2023, AUSTRALIA	DA-03
B	15/06/2023	ADDITIONAL INFORMATION			
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL			
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED			

PROJECT:	PROJECT ADDRESS:	DRAWING NUMBER:
NEW DWELLING	54 STREATFIELD, BELLEVUE HILL, NSW 2023, AUSTRALIA	DA-03
DRAWING TITLE:		
SETBACK SUMMARY		



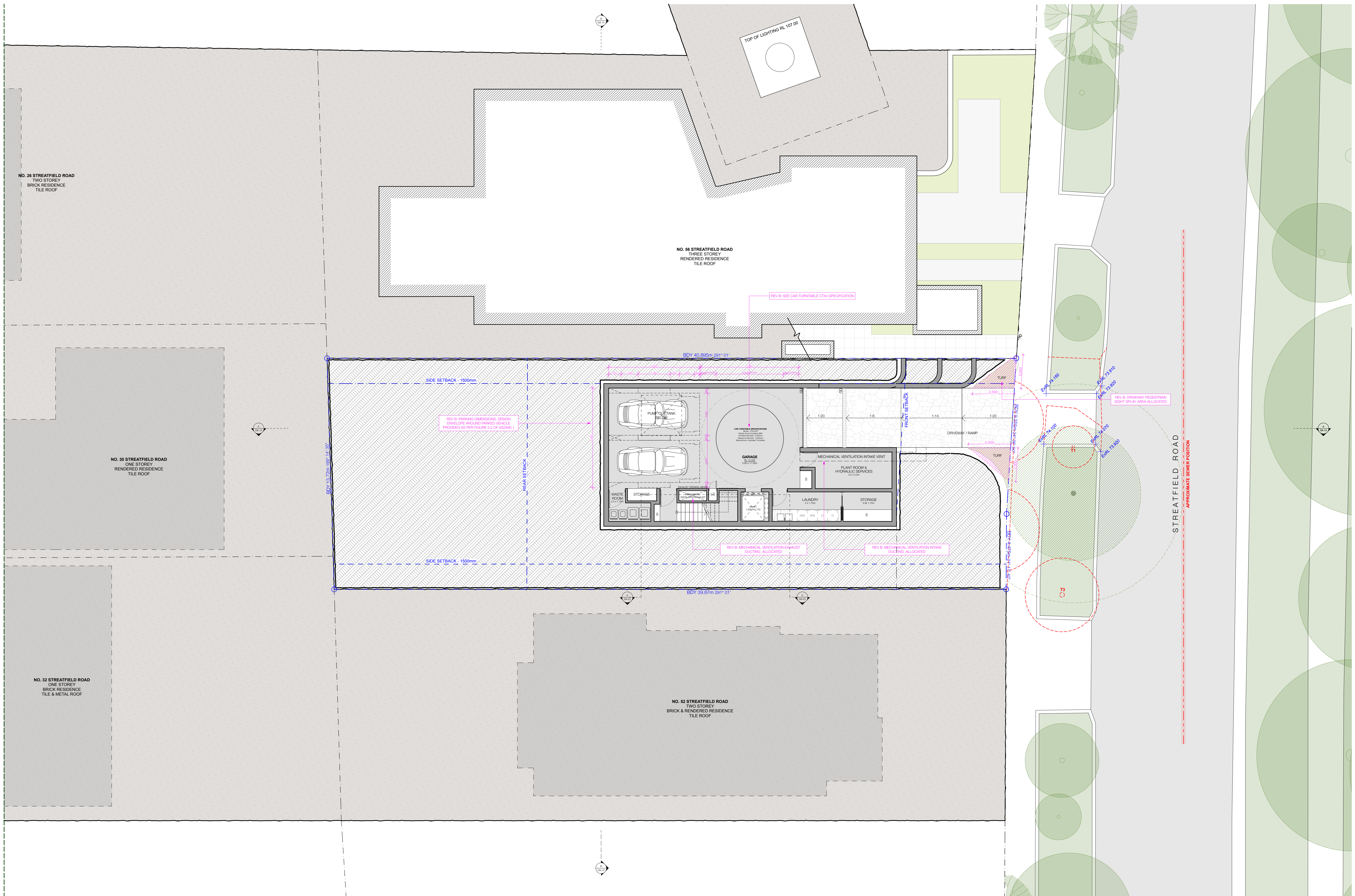
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REVISION	DATE	DESCRIPTION
A	19/05/2023	DEVELOPMENT APPLICATION
B	15/06/2023	ADDITIONAL INFORMATION
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED

PROJECT:	PROJECT ADDRESS:
NEW DWELLING	54 STREATFIELD, BELLEVUE HILL, NSW 2023, AUSTRALIA
DRAWING TITLE:	PROJECT NUMBER:
BASEMENT FLOOR PLAN	23 - 021



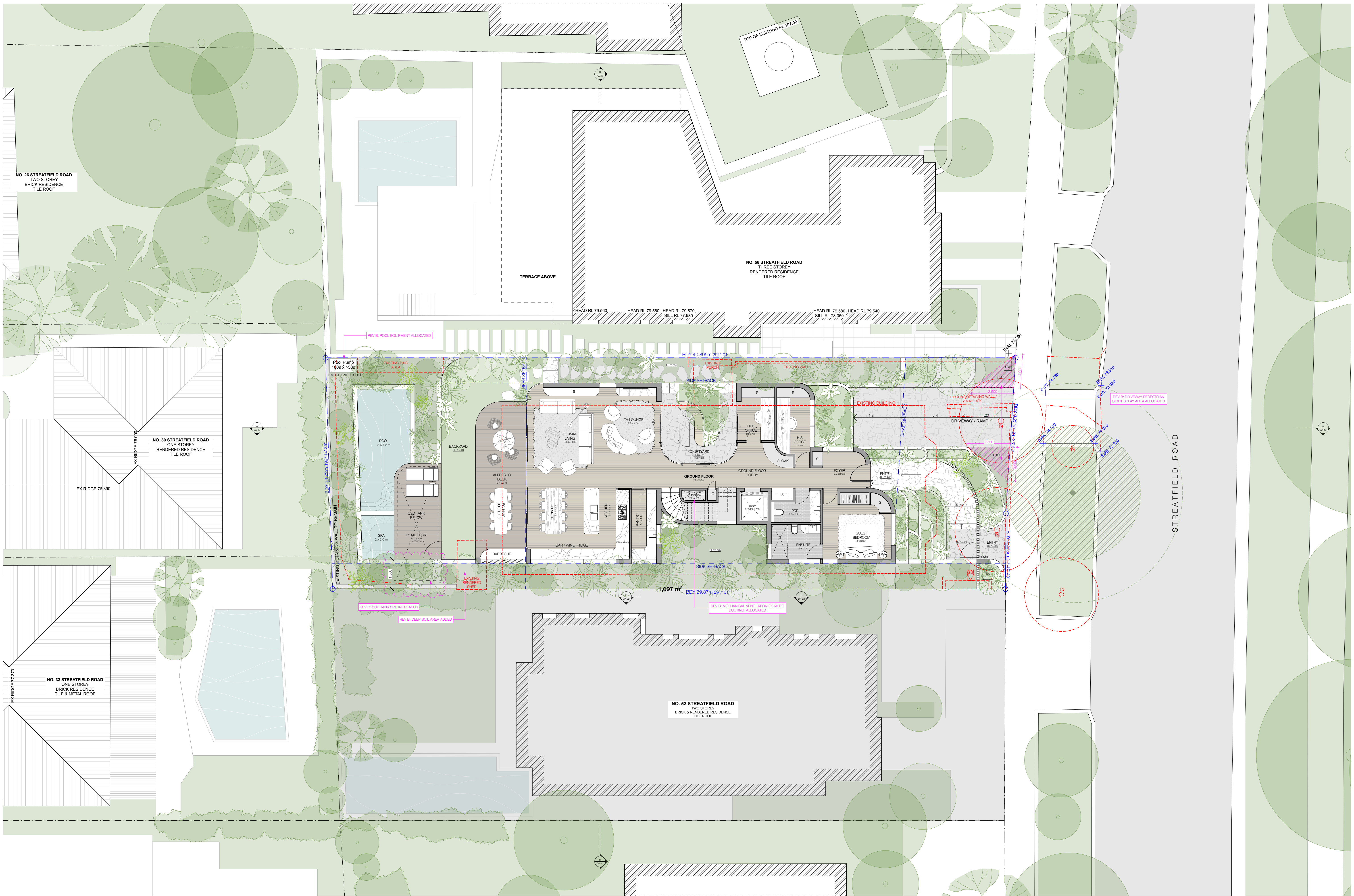
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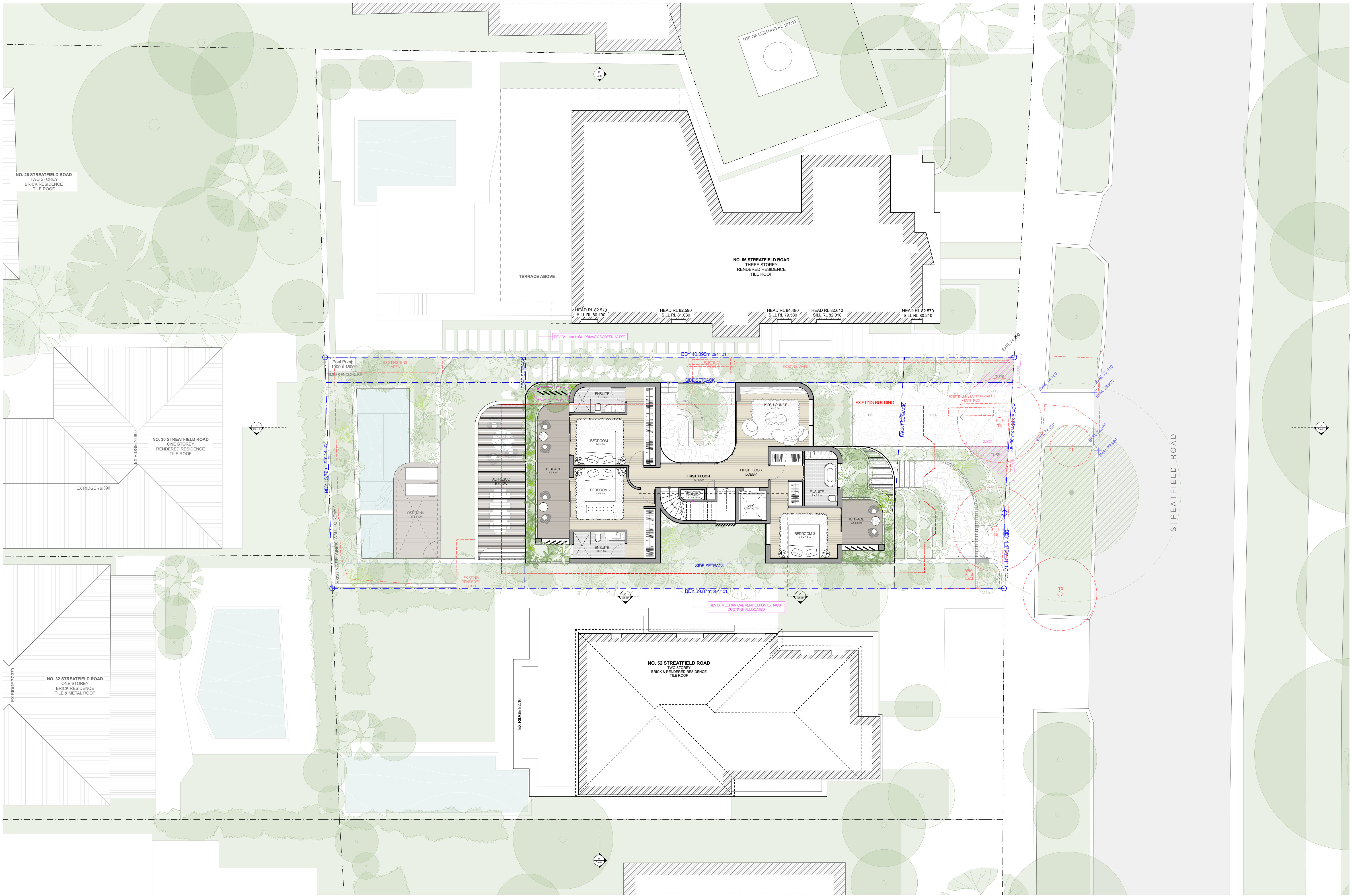
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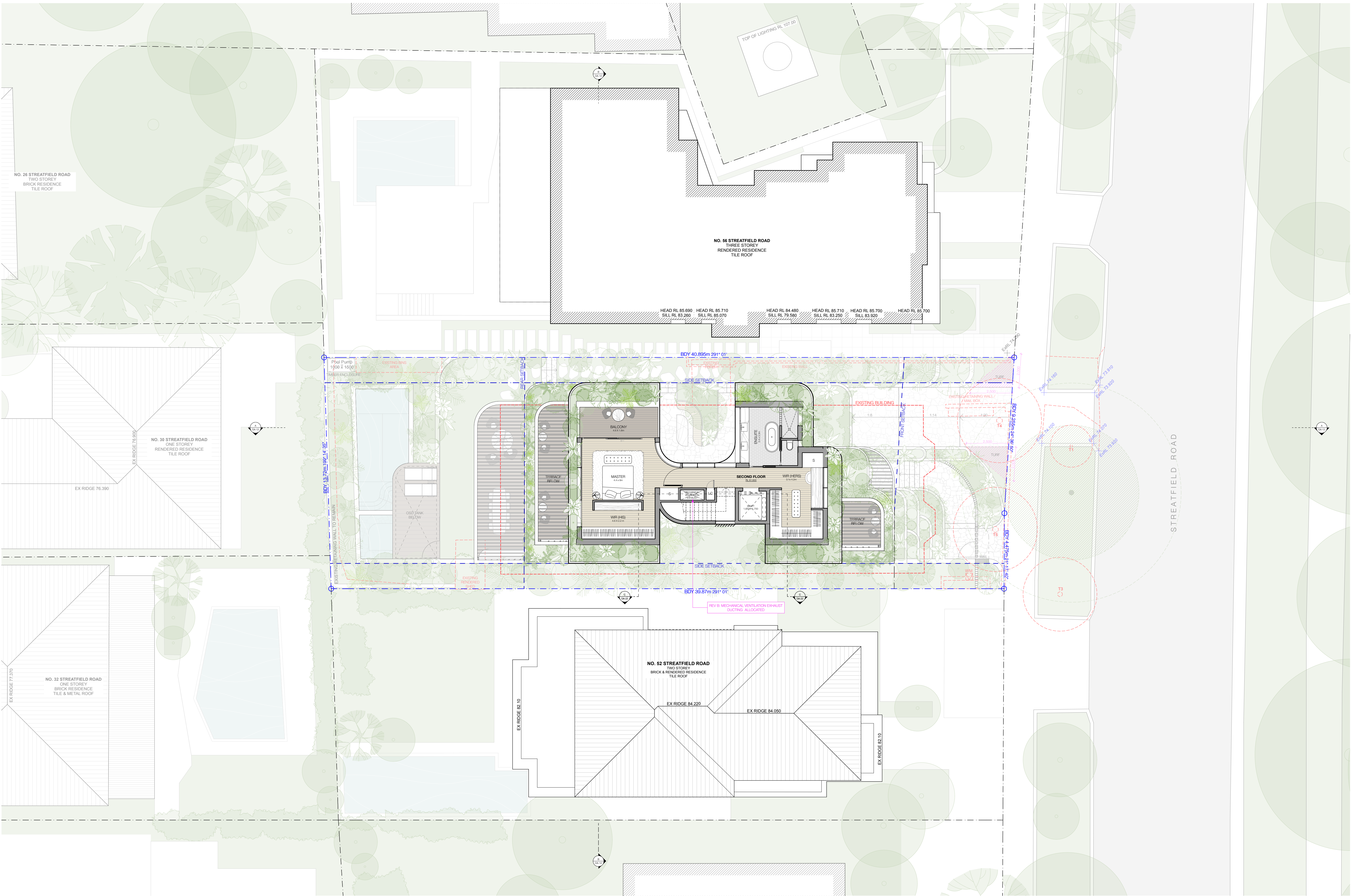












REVISION	DATE	DESCRIPTION
A	19/05/2023	DEVELOPMENT APPLICATION
B	15/06/2023	ADDITIONAL INFORMATION
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED

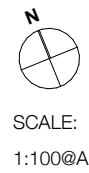
PROJECT:  
NEW DWELLING

DRAWING TITLE:  
SECOND FLOOR PLAN

PROJECT ADDRESS:  
54 STREATFIELD, BELLEVUE HILL,  
NSW 2023, AUSTRALIA

DRAWING NUMBER:  
DA-07

PROJECT NUMBER:  
23 - 021



LEGEND:

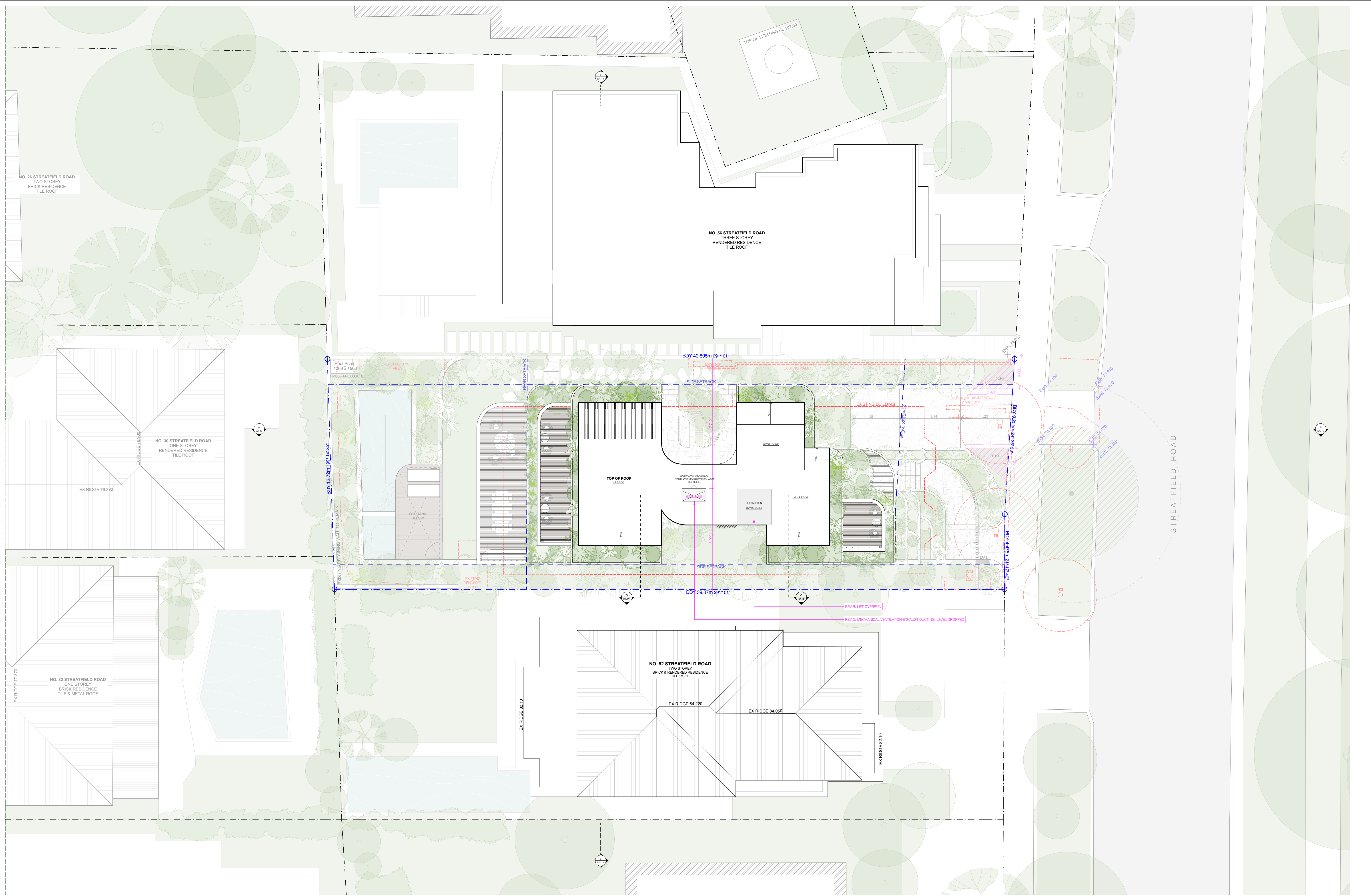


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REVISION	DATE	DESCRIPTION
A	19/05/2023	DEVELOPMENT APPLICATION
B	15/06/2023	ADDITIONAL INFORMATION
C	23/11/2023	AMENDED EXHAUST VENTILATION
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED

PROJECT:  
NEW DWELLING

DRAWING TITLE:  
ROOF PLAN

PROJECT ADDRESS:  
54 STREATFIELD, BELLEVUE HILL,  
NSW 2023, AUSTRALIA

DRAWING NUMBER:  
DA-08

PROJECT NUMBER:  
23 - 021

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LEGEND:

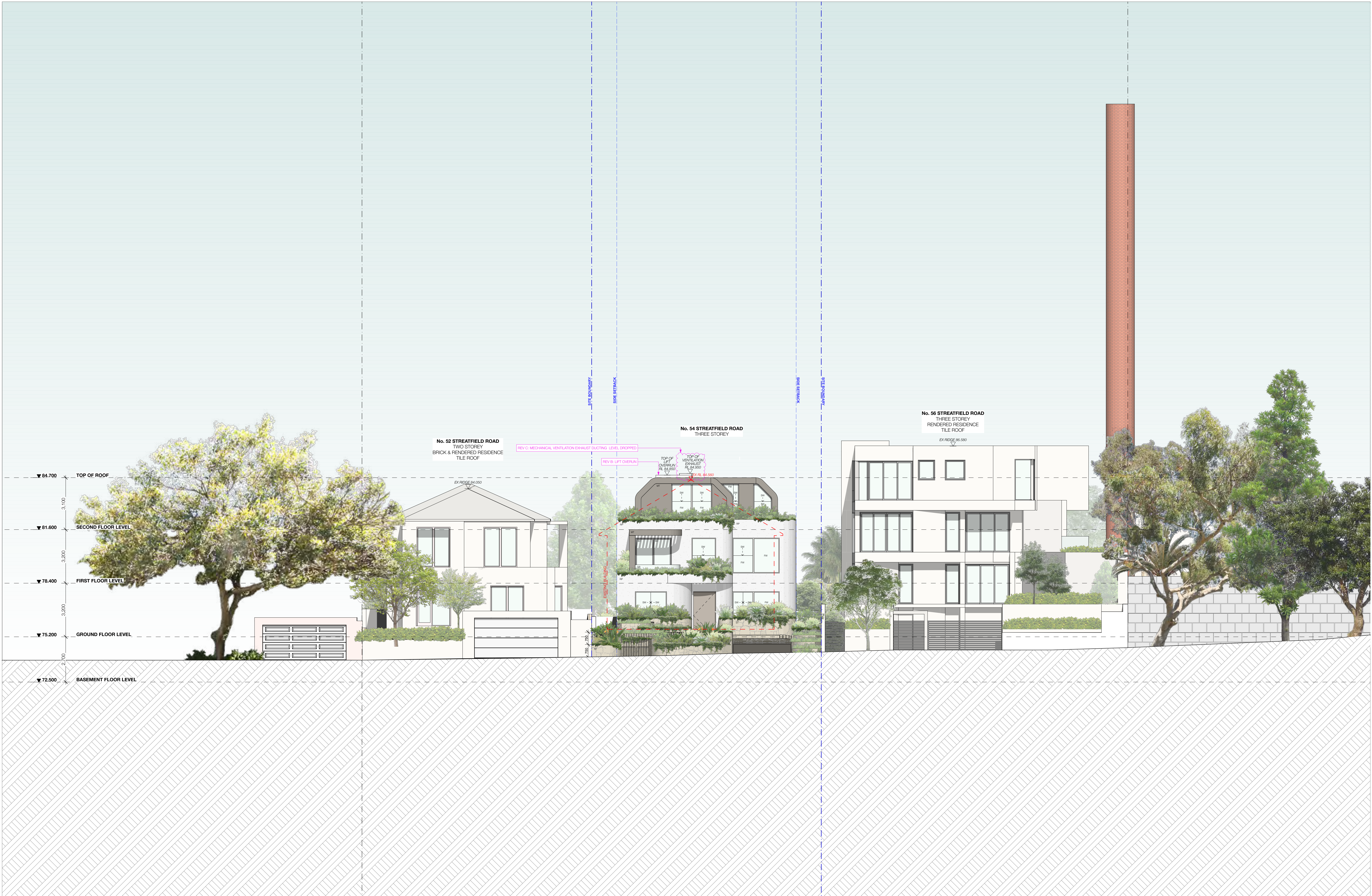


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REVISION	DATE	DESCRIPTION	PROJECT:	PROJECT ADDRESS:
A	19/05/2023	DEVELOPMENT APPLICATION	NEW DWELLING	54 STREATFIELD, BELLEVUE HILL, NSW 2023, AUSTRALIA
B	15/06/2023	ADDITIONAL INFORMATION	DRAWING TITLE:	
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL	EAST ELEVATION (FRONT)	
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED		

DRAWING NUMBER:  
DA-09

PROJECT NUMBER:  
23 - 021

SCALE:  
1:100@A1

LEGEND:

MT - Metallic Warm Grey Metal  
ST - Light Colour Organic Texture Sandstone  
RP - Light Warm Colour Rendered & Painted  
GB - Glass Balustrade

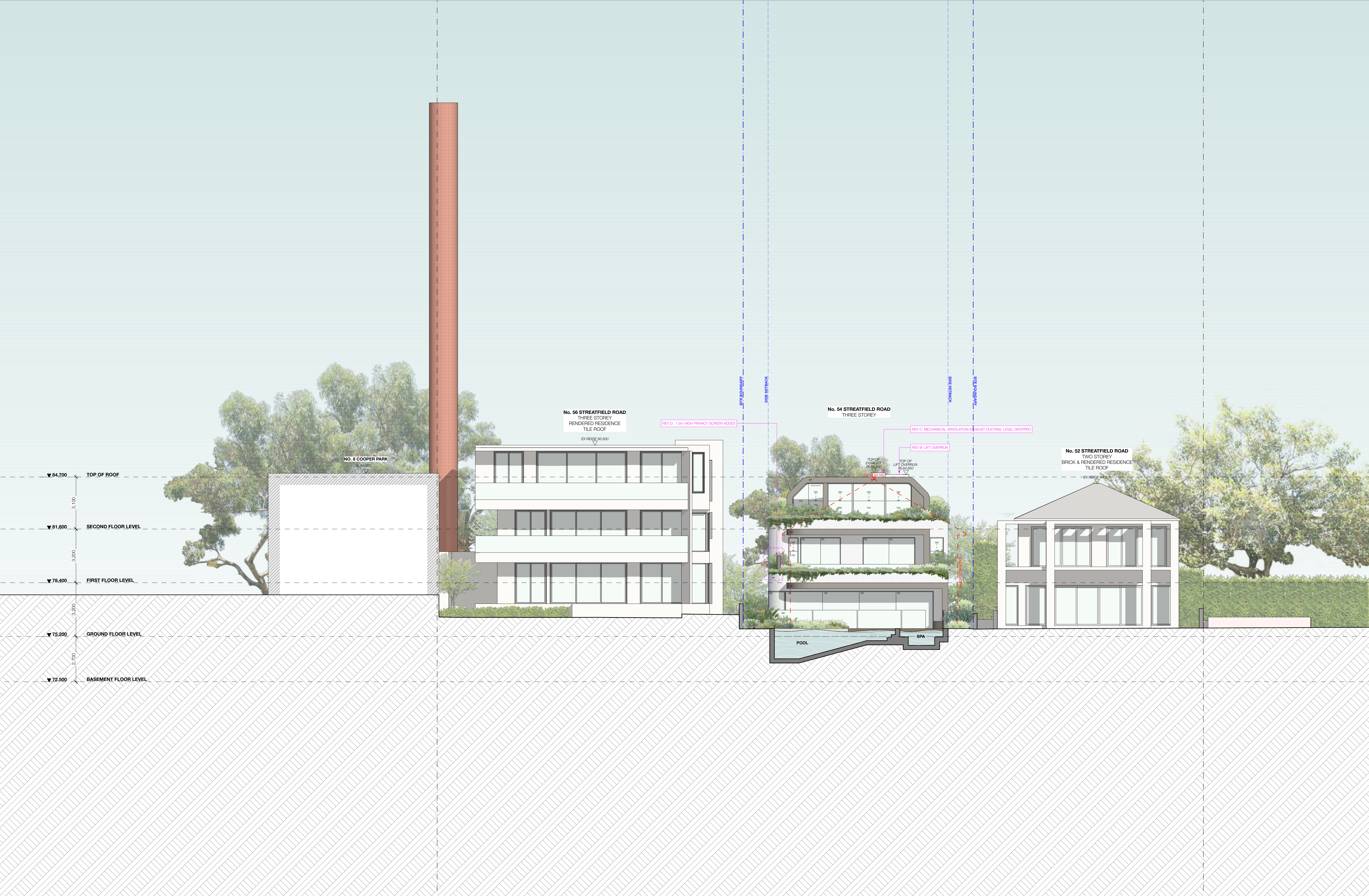


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REVISION	DATE	DESCRIPTION	PROJECT:
A	19/05/2023	DEVELOPMENT APPLICATION	NEW DWELLING
B	15/06/2023	ADDITIONAL INFORMATION	
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL	DRAWING TITLE:
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED	WEST ELEVATION (REAR)

PROJECT ADDRESS:  
54 STREATFIELD, BELLEVUE HILL,  
NSW 2023, AUSTRALIA

DRAWING NUMBER:  
DA-10  
PROJECT NUMBER:  
23 - 021

SCALE:  
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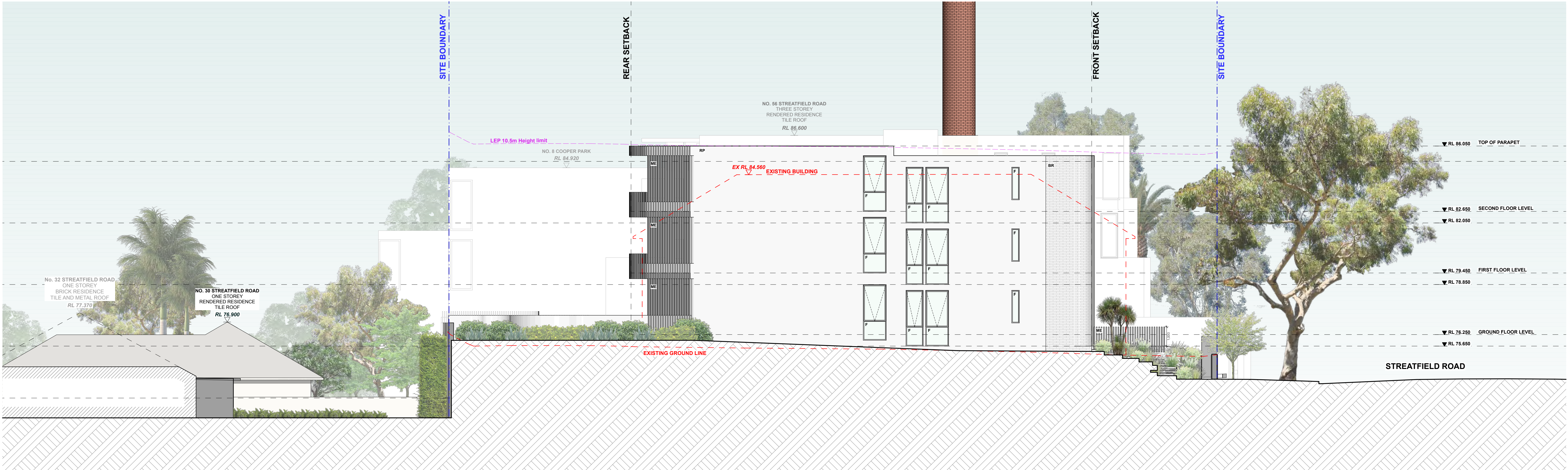
LEGEND:  
MT - Metallic Warm Grey Metal  
ST - Light Colour Organic Texture Sandstone  
RP - Light Warm Colour Rendered & Painted  
GB - Glass Balustrade



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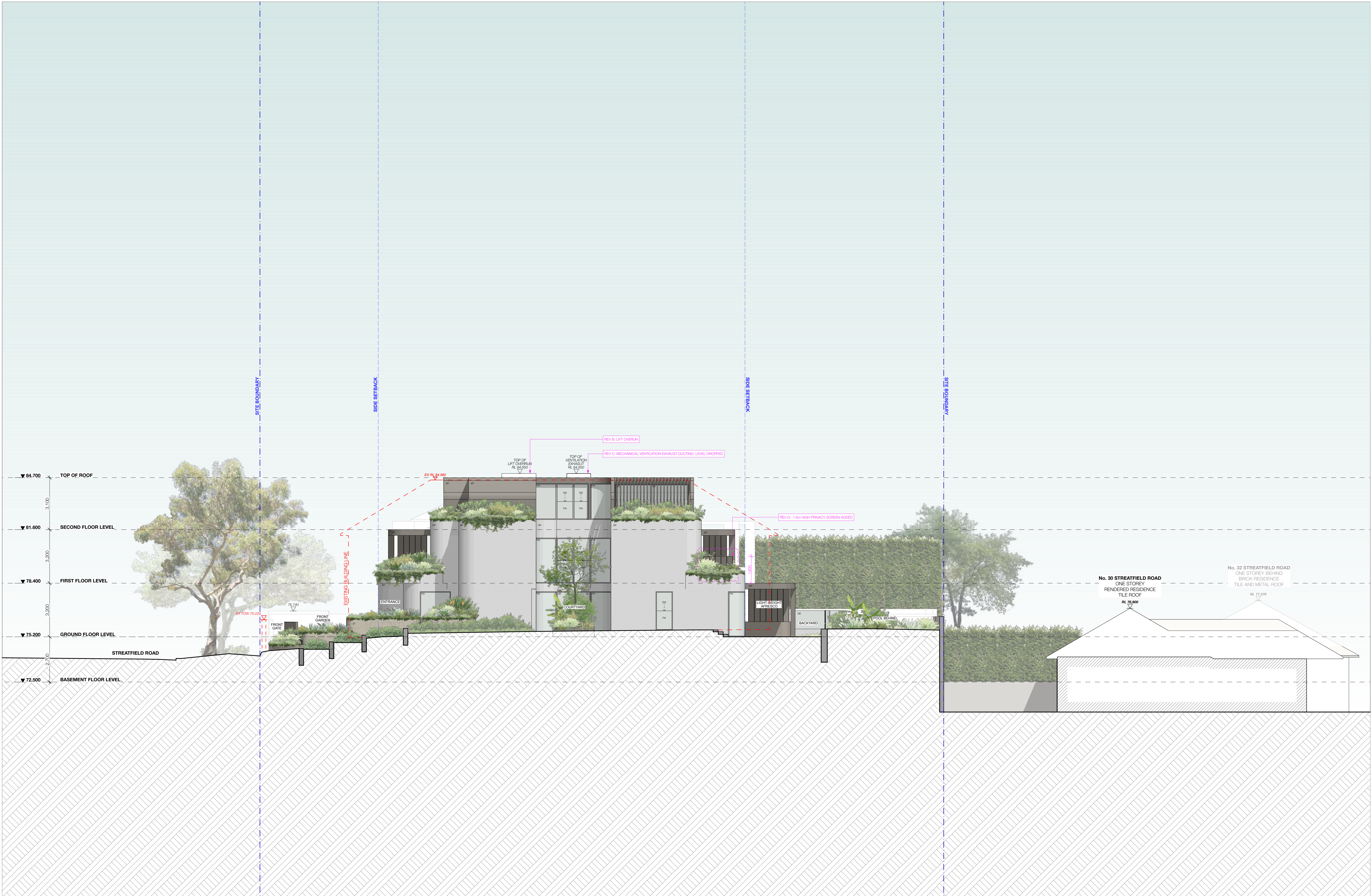
REVISION	DATE	DESCRIPTION	PROJECT:	PROJECT ADDRESS:	DRAWING NUMBER:	LEGEND:
A	19/05/2023	DEVELOPMENT APPLICATION	NEW DWELLING	54 STREATFIELD, BELLEVUE HILL, NSW 2023, AUSTRALIA	DA-11	MT - Metallic Warm Grey Metal
B	15/06/2023	ADDITIONAL INFORMATION				ST - Light Colour Organic Texture Sandstone
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL	DRAWING TITLE:	PROJECT NUMBER:	SCALE:	RP - Light Warm Colour Rendered & Painted
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED	SOUTH ELEVATION (STAIRCASE)	23 - 021	©A1	GB - Glass Balustrade



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REVISION	DATE	DESCRIPTION	PROJECT:	PROJECT ADDRESS:	DRAWING NUMBER:
A	19/05/2023	DEVELOPMENT APPLICATION	NEW DWELLING	54 STREATFIELD, BELLEVUE HILL, NSW 2023, AUSTRALIA	DA-12
B	15/06/2023	ADDITIONAL INFORMATION	DRAWING TITLE:		PROJECT NUMBER:
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL	NORTH ELEVATION (COURTYARD)		SCALE:
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED			1:100@A1

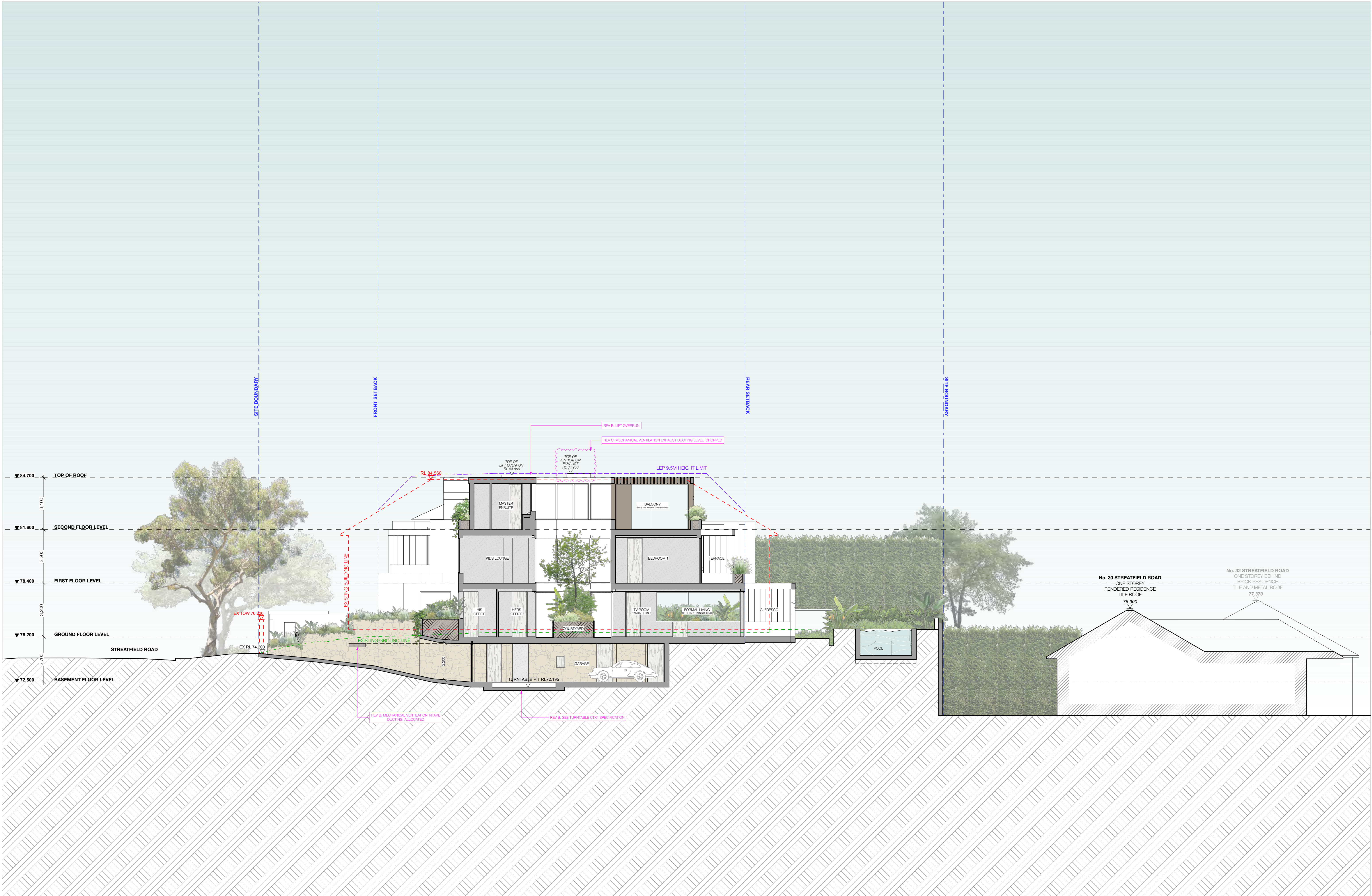
LEGEND:  
MT - Metallic Warm Grey Metal  
ST - Light Colour Organic Texture Sandstone  
RP - Light Warm Colour Rendered & Painted  
GB - Glass Balustrade



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REVISION	DATE	DESCRIPTION
A	19/05/2023	DEVELOPMENT APPLICATION
B	15/06/2023	ADDITIONAL INFORMATION
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED

PROJECT:  
NEW DWELLING

PROJECT ADDRESS:  
54 STREATFIELD, BELLEVUE HILL,  
NSW 2023, AUSTRALIA

DRAWING TITLE:  
SECTION A (LONG SECTION)

DRAWING NUMBER:  
DA-13

PROJECT NUMBER:  
23 - 021

SCALE:  
1:100@A1

LEGEND:



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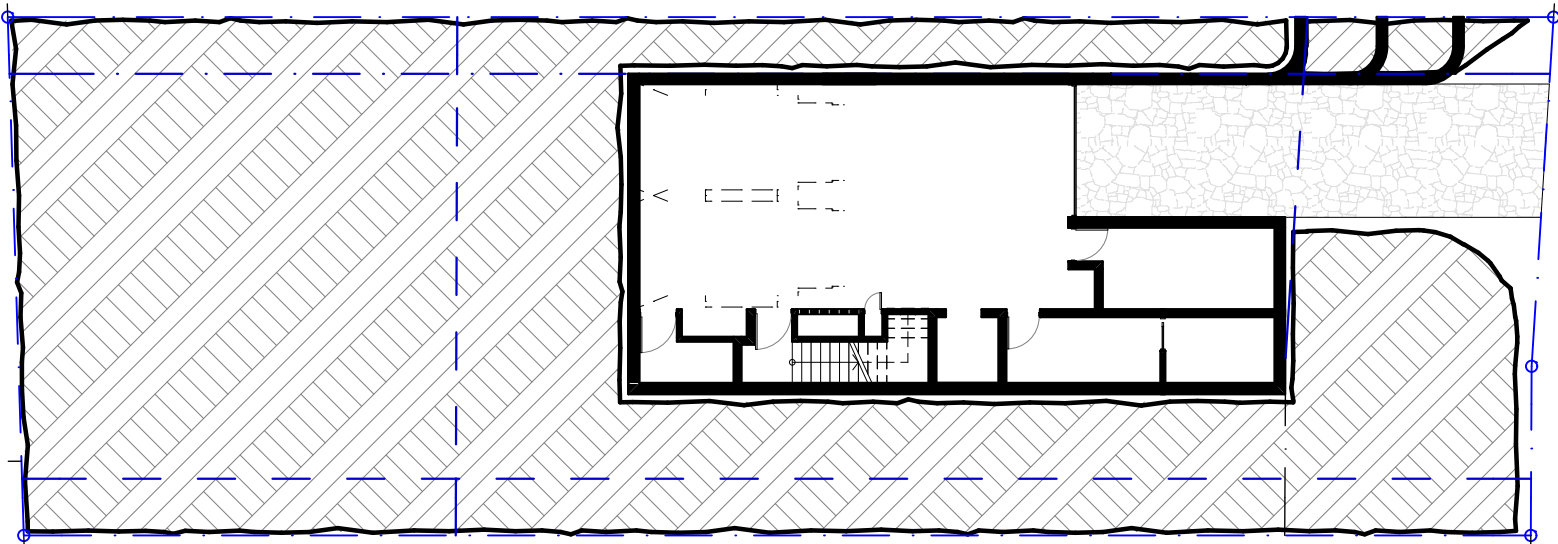
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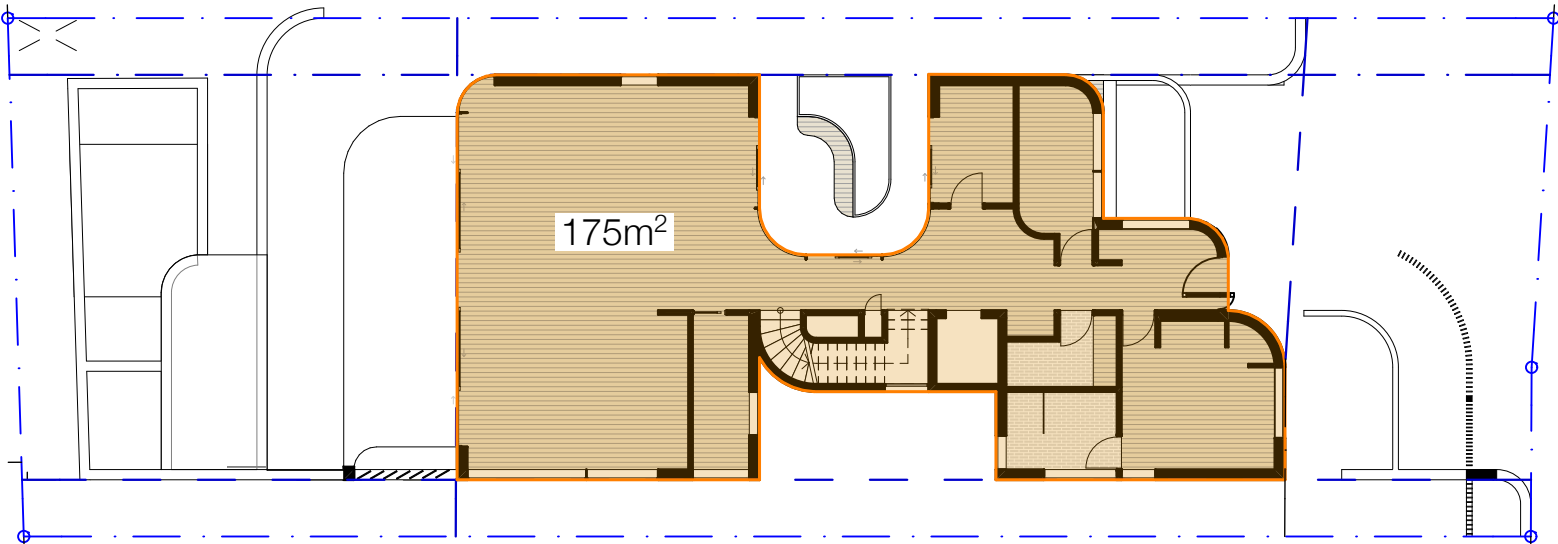




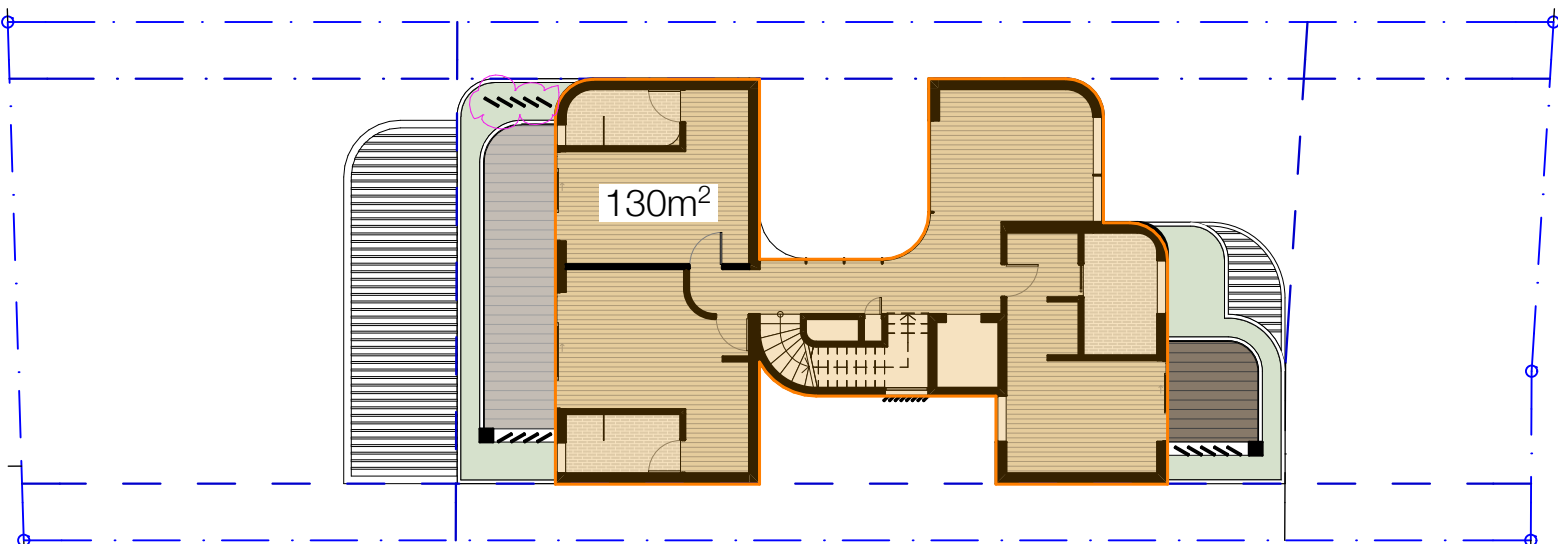
FLOORPLATE CALCULATION



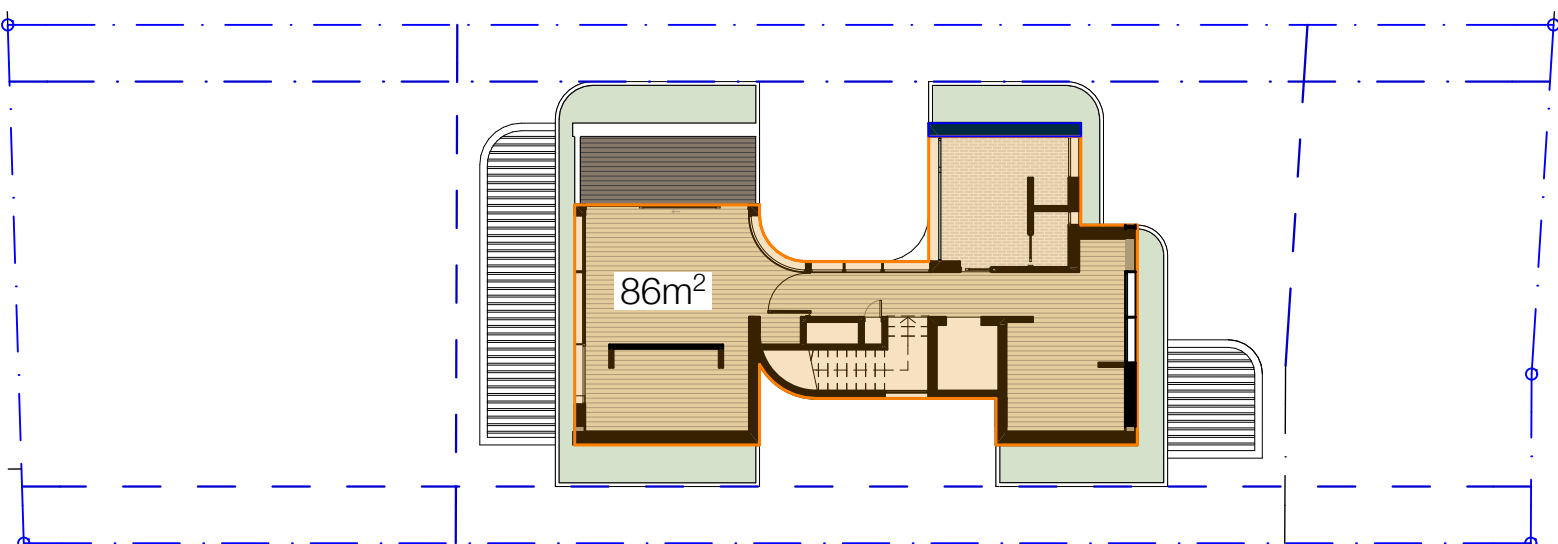
BASEMENT FLOOR PLAN 1:200 @A1



GROUND FLOOR PLAN 1:200 @A1



FIRST FLOOR PLAN 1:200 @A1



SECOND FLOOR PLAN 1:200 @A1

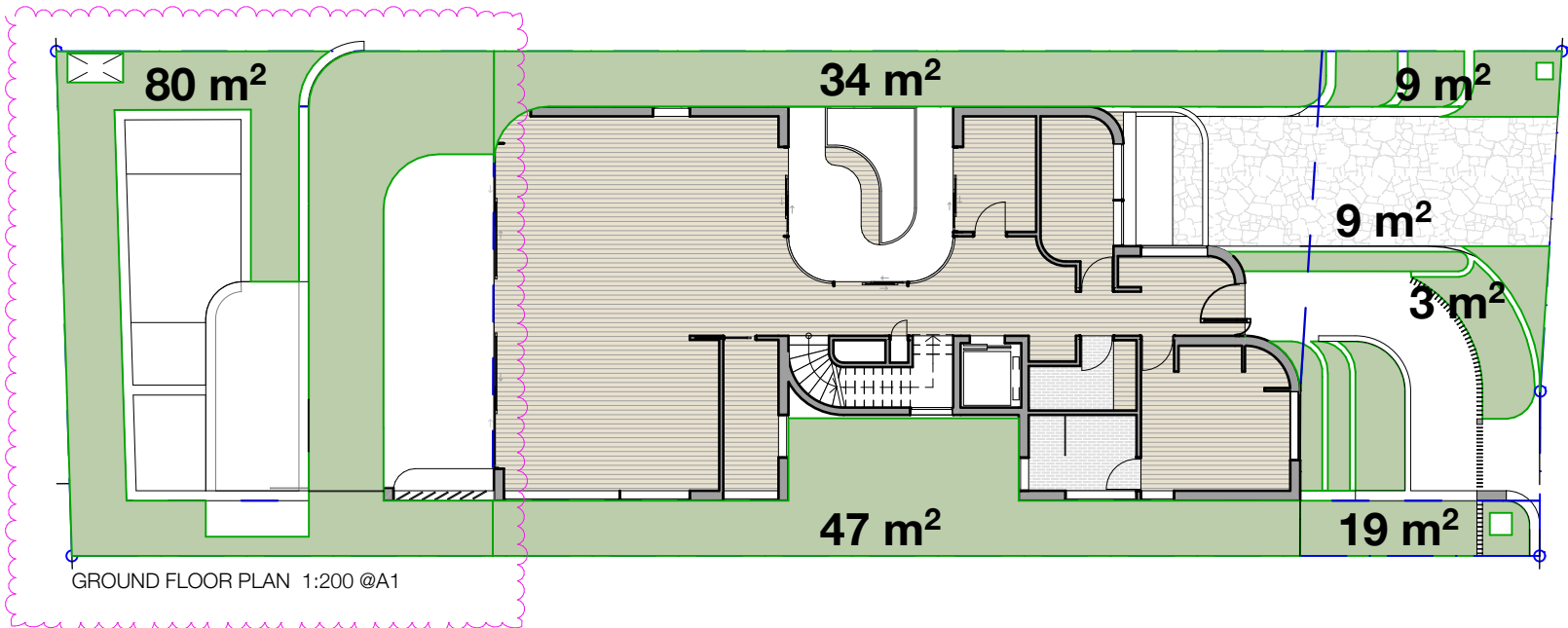
SITE INFORMATION

TITLE DESCRIPTION	LOT 54 SP8639
ZONING	R3 Medium Density Residential
MAXIMUM BUILDING HEIGHT	9.5m
SITE AREA	552.5m <sup>2</sup> (By Survey)
BUILDABLE AREA	237m <sup>2</sup>
NON-BUILDABLE AREA	315.5m <sup>2</sup>
FRONT SETBACK AREA	89m <sup>2</sup>
REAR SETBACK AREA	160m <sup>2</sup>

CONTROL SUMMARY

COUNCIL CONTROL	CONTROLS	PROPOSED	COMPLIES	NOTES
HEIGHT OF BUILDING (LEP)	9.5m	9.5 m	YES	
FLOORPLATE	391m <sup>2</sup>	391m <sup>2</sup>	YES	
PARKING - RESIDENTIAL	2	2	YES	
DEEPSOIL AREA (min. % of site outside buildable area)	158m <sup>2</sup> 50%	200m <sup>2</sup> 63%	YES	
DEEPSOIL AREA - FRONT SETBACK (min. % of front setback area)	35.6m <sup>2</sup> 40%	40m <sup>2</sup> 45%	YES	
DEEPSOIL AREA - REAR SETBACK (min. % of rear setback area)	80m <sup>2</sup> 50%	80m <sup>2</sup> 50%	YES	

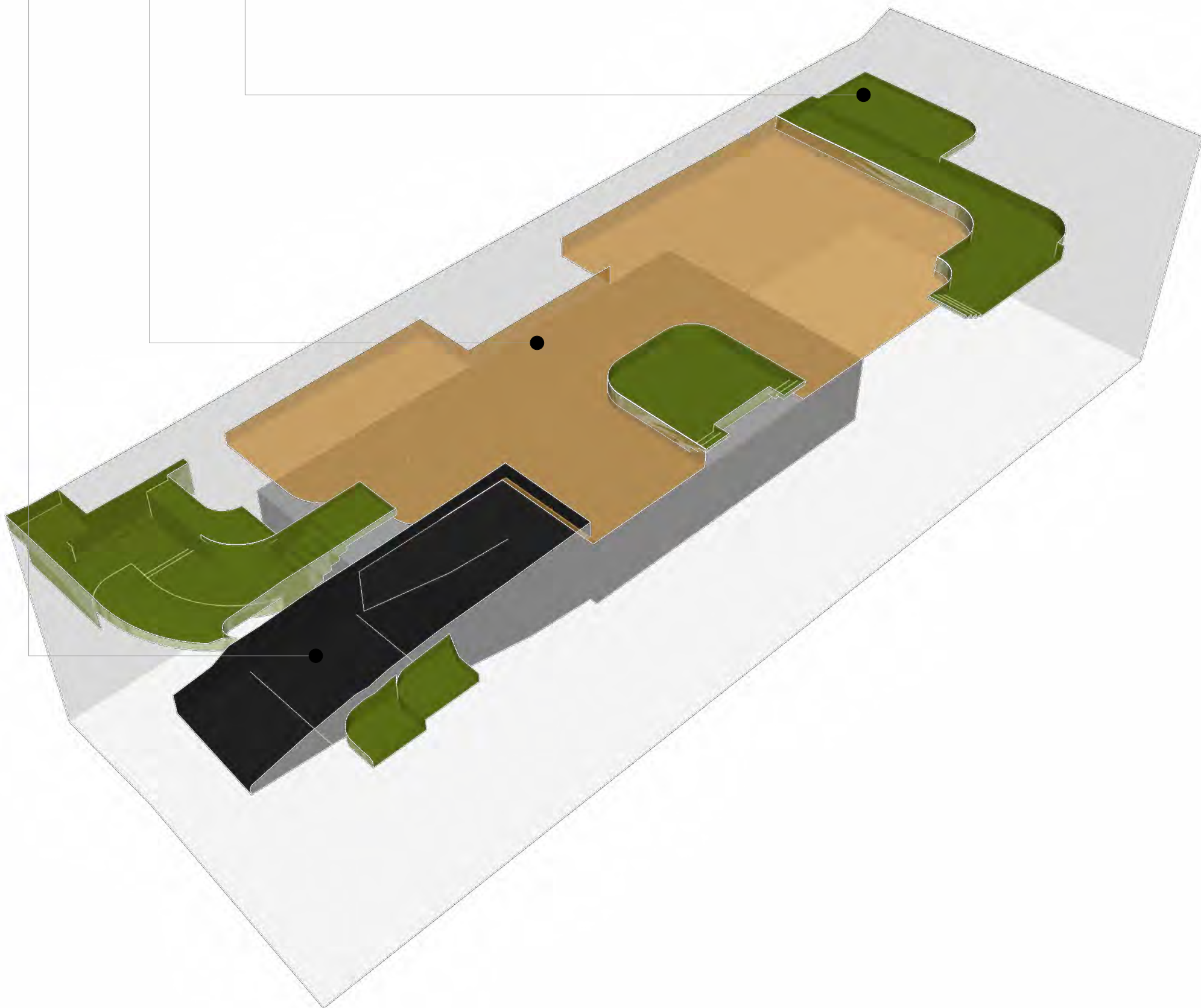
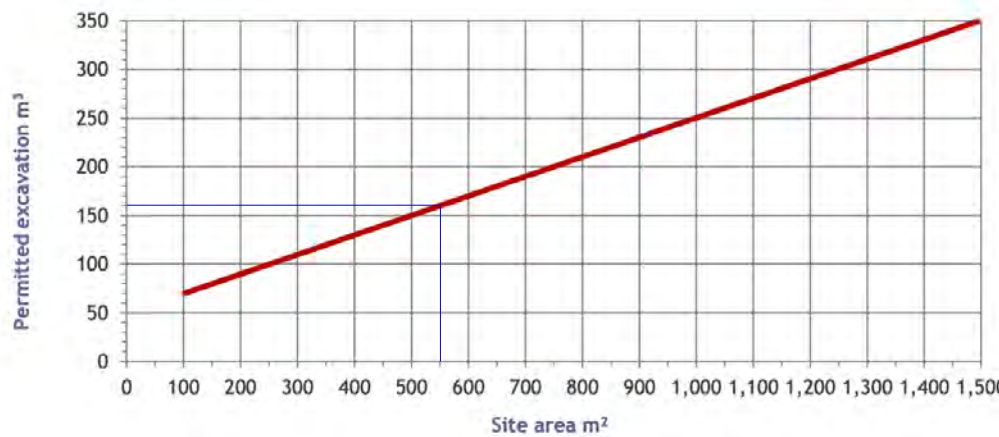
DEEP SOIL CALCULATION



EXCAVATION SUMMARY

EXCAVATION CATEGORY	CONTROL	PROPOSED	COMPLIES
EXCAVATION VOLUMN FOR CAR-PARKING AND ACCESS	-	402m <sup>3</sup>	-
EXCAVATION VOLUMN FOR DWELLING	-	146m <sup>3</sup>	-
EXCAVATION VOLUMN FOR SITE ARRANGEMENT	-	59m <sup>3</sup>	-
TOTAL EXCAVATION VOLUMN	160m <sup>3</sup>	607m <sup>3</sup>	NO

FIGURE 14A  
Maximum volume of excavation for the site of:  
- a dwelling house  
- dual occupancy development  
- a semi-detached dwelling



REVISION	DATE	DESCRIPTION	PROJECT:	PROJECT ADDRESS:	DRAWING NUMBER:
A	19/05/2023	DEVELOPMENT APPLICATION	NEW DWELLING	54 STREATFIELD, BELLEVUE HILL, NSW 2023, AUSTRALIA	DA-15
B	15/06/2023	ADDITIONAL INFORMATION			
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL	DRAWING TITLE:		PROJECT NUMBER:
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED	COMPLIANCE SUMMARY		23 - 021



LEGEND:



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ST\_Light Colour Organic Texture Sandstone



RP\_Light Colour Render Painted



MT\_Metallic Warm Grey Metal



REVISION	DATE	DESCRIPTION	PROJECT:	PROJECT ADDRESS:	DRAWING NUMBER:	LEGEND:
A	19/05/2023	DEVELOPMENT APPLICATION	NEW DWELLING	54 STREATFIELD, BELLEVUE HILL, NSW 2023, AUSTRALIA	DA-16	
B	15/06/2023	ADDITIONAL INFORMATION				
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL	DRAWING TITLE:		PROJECT NUMBER:	SCALE:
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED	EXTERNAL FINISHES SCHEDULE		23 - 021	1:50@A1



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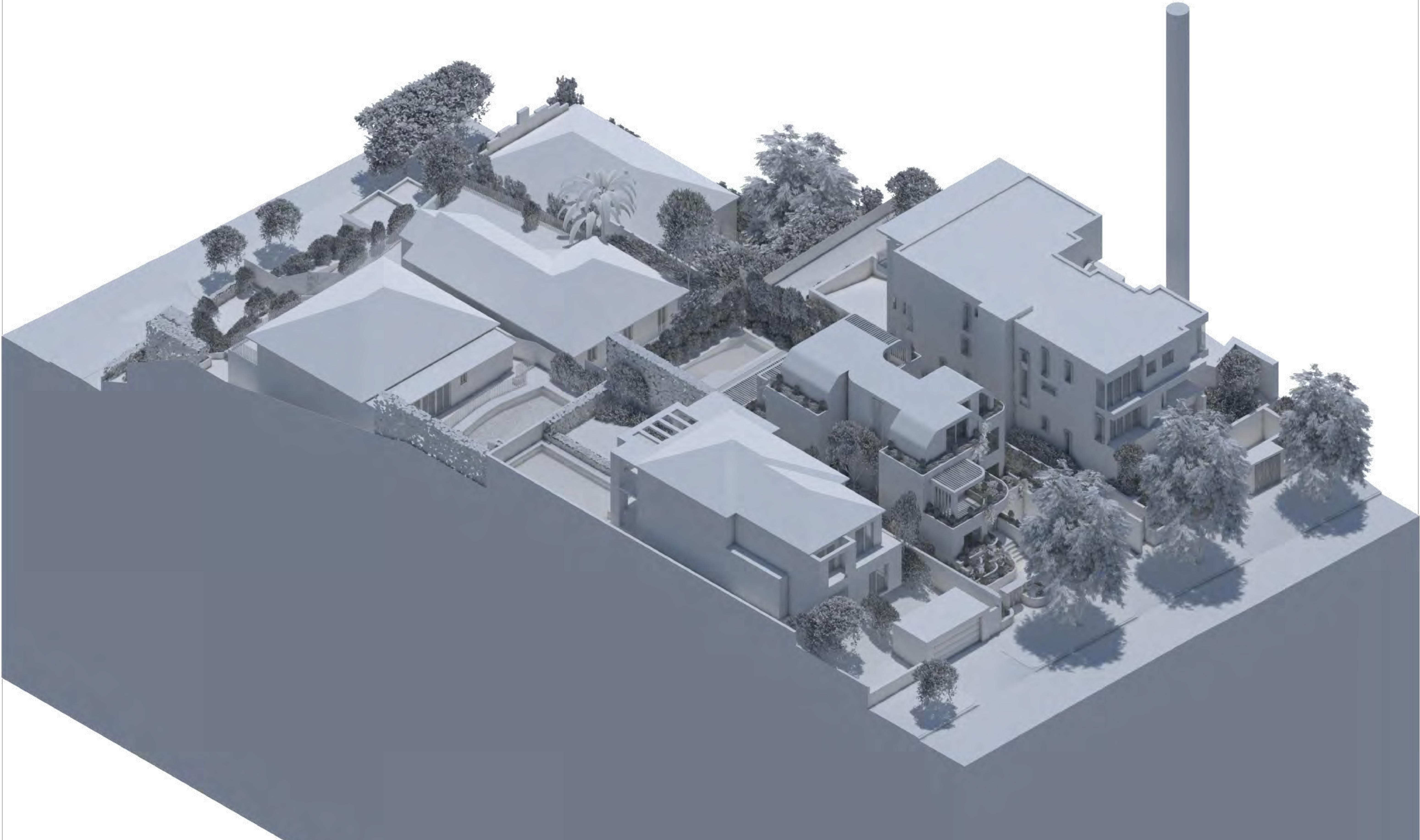


EXISTING



PROPOSED



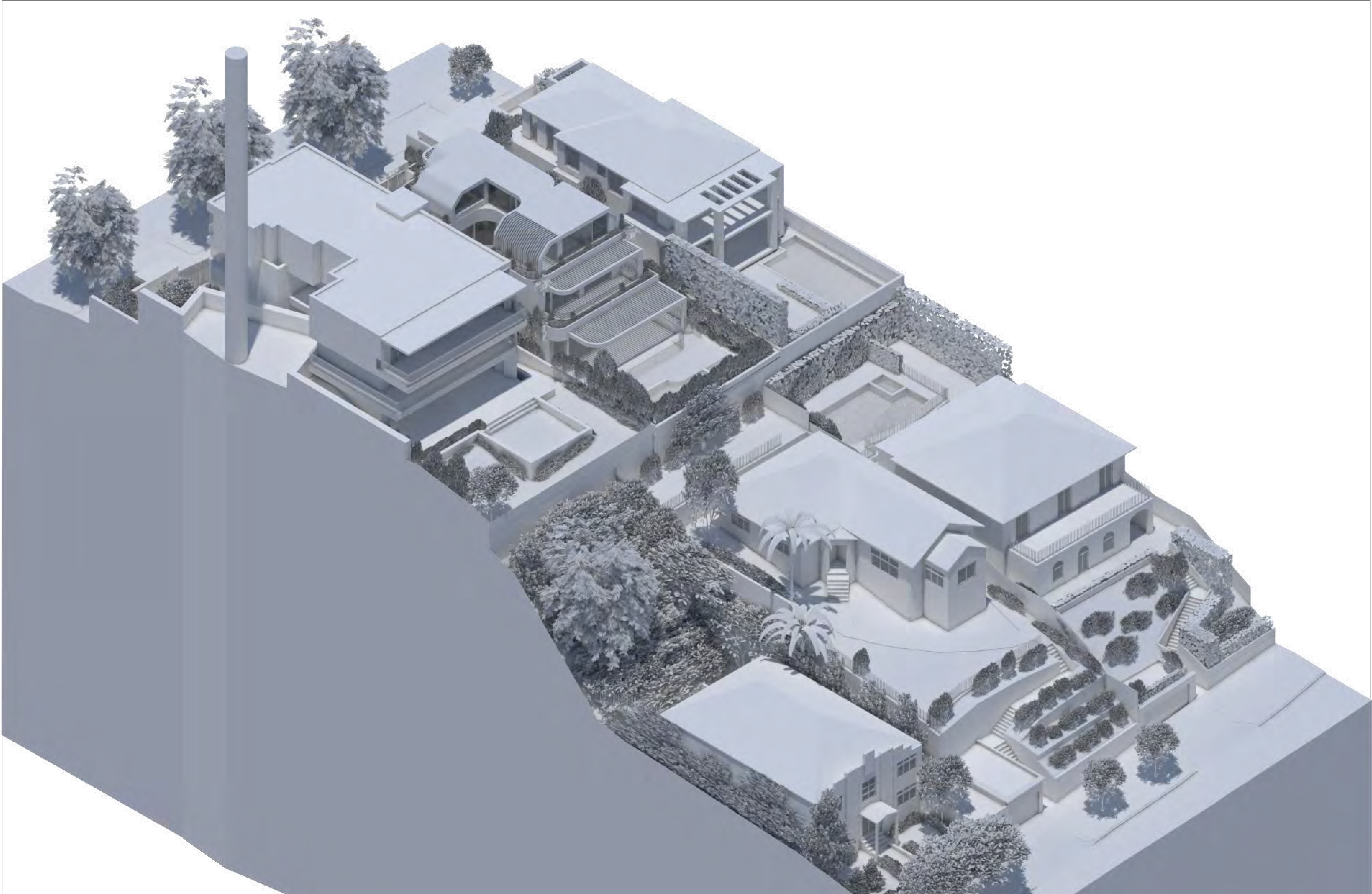


REVISION	DATE	DESCRIPTION	PROJECT:	PROJECT ADDRESS:	DRAWING NUMBER:	LEGEND:
A	19/05/2023	DEVELOPMENT APPLICATION	NEW DWELLING	54 STREATFIELD, BELLEVUE HILL, NSW 2023, AUSTRALIA	DA-18	
B	15/06/2023	ADDITIONAL INFORMATION				
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL	DRAWING TITLE:		PROJECT NUMBER:	SCALE:
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED	3D MODEL (SOUTH VIEW)		23 - 021	©A1

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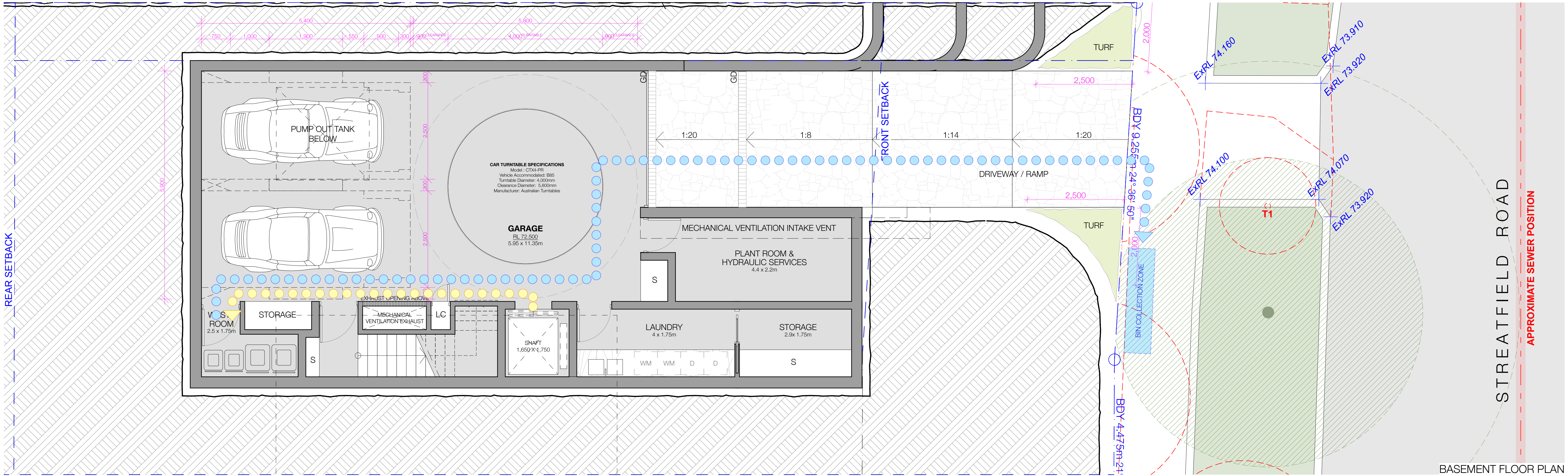
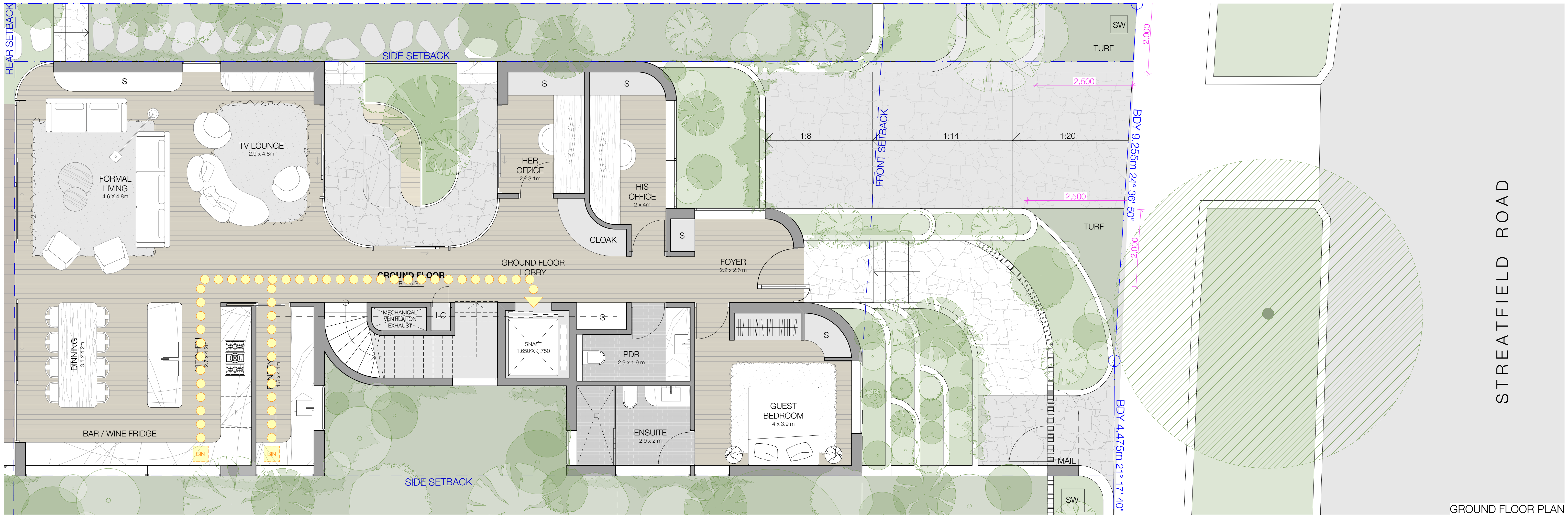


REVISION	DATE	DESCRIPTION	PROJECT:	PROJECT ADDRESS:	DRAWING NUMBER:	LEGEND:
A	19/05/2023	DEVELOPMENT APPLICATION	NEW DWELLING	54 STREATFIELD, BELLEVUE HILL, NSW 2023, AUSTRALIA	DA-19	
B	15/06/2023	ADDITIONAL INFORMATION	DRAWING TITLE:		PROJECT NUMBER:	SCALE:
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL	3D MODEL (NORTH VIEW)		23 - 021	©A1
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED				

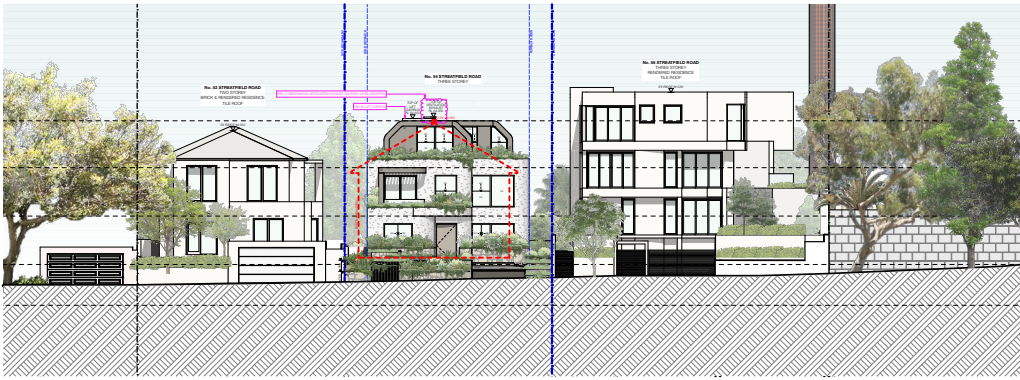
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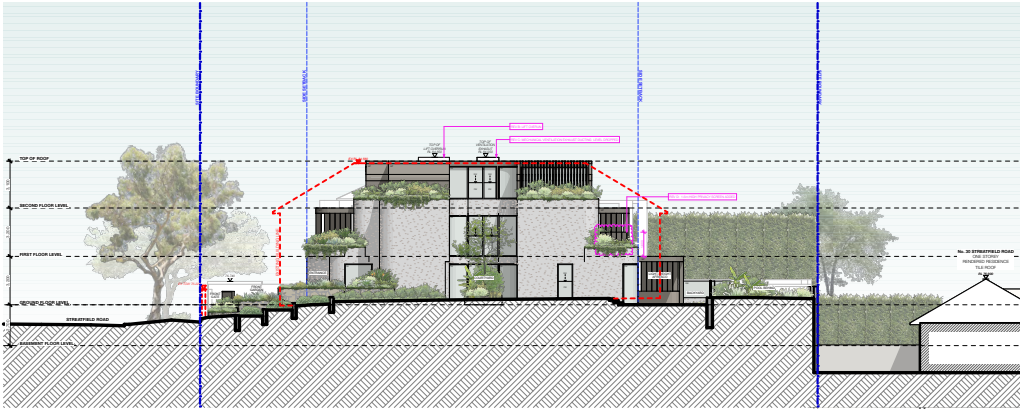




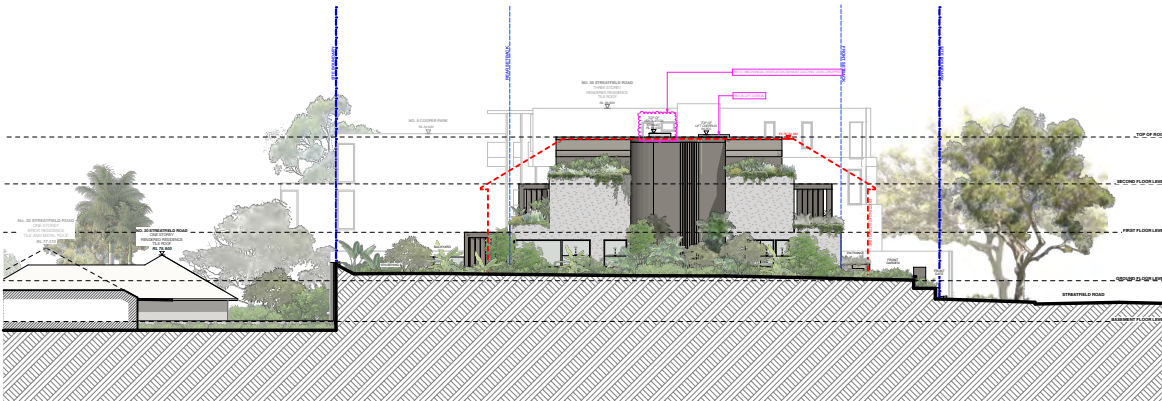




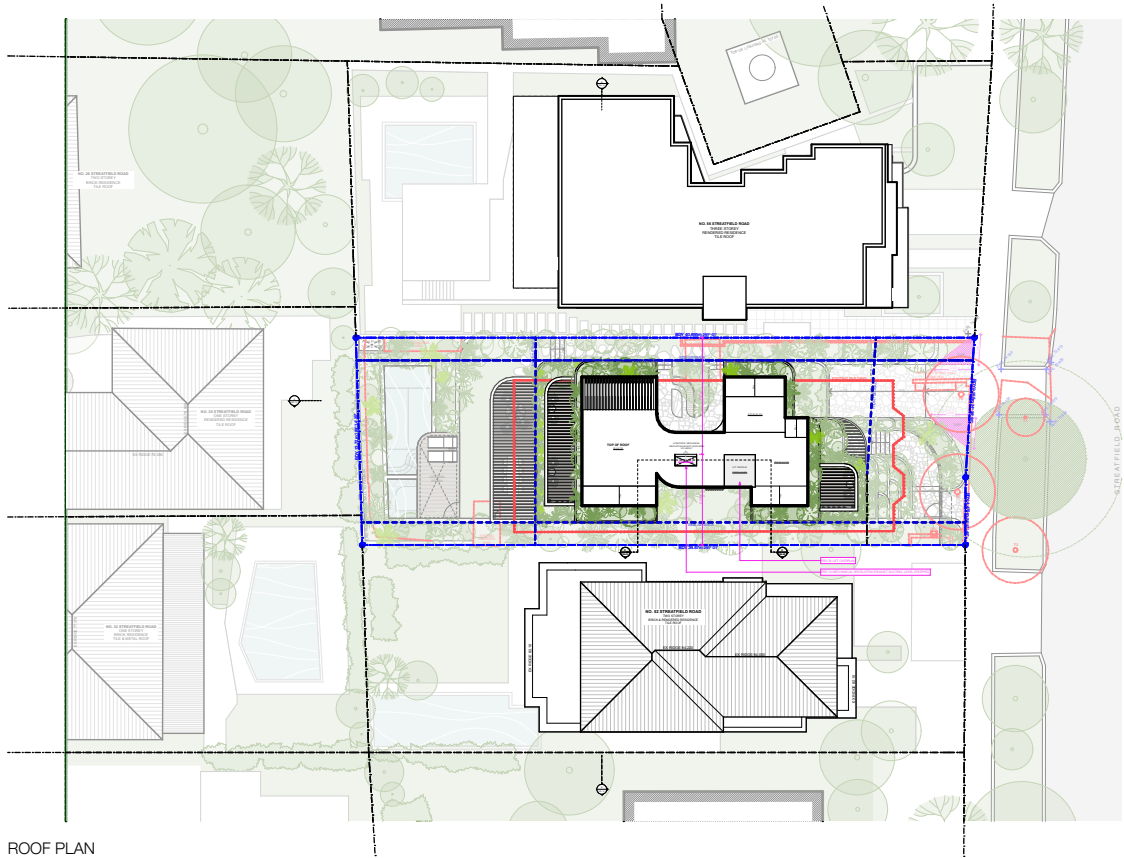
ELEVATION EAST



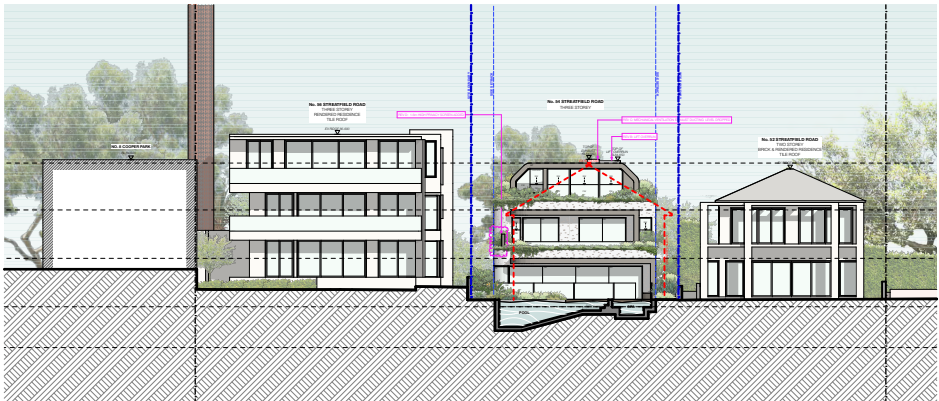
ELEVATION NORTH



ELEVATION SOUTH



ROOF PLAN



ELEVATION WEST

REVISION:	
A	DEVELOPMENT APPLICATION
B	ADDITIONAL INFORMATION
C	AMENDED

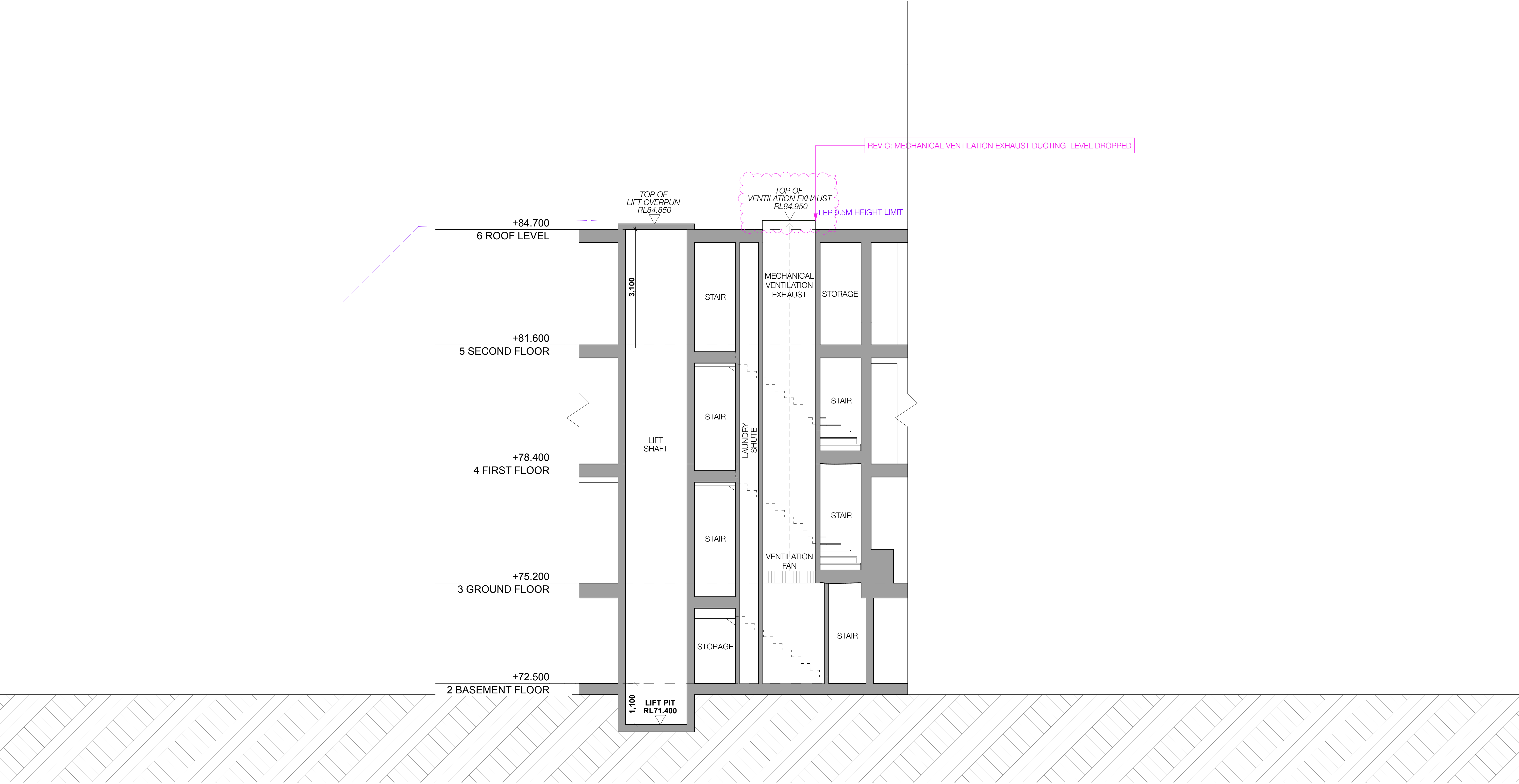
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MHN Design Union Pty Ltd. ABN 94 003 717 682

Notified Architect  
 Brian Meyerson  
 REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/23-01\_54 Streatfield Road, Bellevue Hill, Single Dwelling  
 NSW Registration Number 4807

DRAWING TITLE:  
**SITE NOTIFICATION PLAN**  
 PROJECT ADDRESS:  
**54 STREATFIELD ROAD,  
 BELLEVUE HILL NSW 2023**  
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/23-01\_54 Streatfield Road, Bellevue Hill, Single Dwelling

PROJECT NUMBER: <b>23-021</b>	DWG NUMBER: <b>DA-21</b>
ISSUE DATE:	REVISION: <b>A</b>
SCALE: 1:500@A4	CHECKED: DD
DRAWN BY: PL	





REVISION	DATE	DESCRIPTION	PROJECT:	PROJECT ADDRESS:	DRAWING NUMBER:	LEGEND:	
A	19/05/2023	DEVELOPMENT APPLICATION	NEW DWELLING	54 STREATFIELD, BELLEVUE HILL, NSW 2023, AUSTRALIA	DA-22		35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010
B	15/06/2023	ADDITIONAL INFORMATION					+61 2 9101 1111
C	23/11/2023	AMENDED EXHAUST VENTILATION LEVEL	DRAWING TITLE:		PROJECT NUMBER:	SCALE:	WWW.MHNDU.COM
D	16/02/2024	AMENDED PRIVACY SCREEN ADDED	SECTION C (CORE SECTION)		23 - 021	©A1	NOMINATED ARCHITECT BRIAN MEYERSON 4907

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