DEVELOPMENT APPLICATION

northern beaches council PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW PROCEEDINGS NO: 2022/374407 DATED: 16 June 2023

16-18 RALSTON AVE BELROSE NSW 2085

SENIORS HOUSING

DEMOLITION OF EXISTING STRUCTURE DEVELOPMENT OF 16 SENIORS HOUSING UNITS, ASSOCIATED BASEMENT PARKING & LANDSCAPE WORKS

ARCHITECTURAL DRAWINGS:

DA DRAWING LIST:				
Drawing Number	Revision	Drawing Name	Drawing Scales	Transmitted Date
DA 0000	С	COVERPAGE		12/7/22, 12:51 pm
DA 1000	В	SITE ANALYSIS PLAN	1:200	24/6/21, 11:47 am
DA 1001	В	SITE & ROOF PLAN	1:200	24/6/21, 11:47 am
DA 1002	В	DEMOLITION PLAN	1:200	24/6/21, 11:47 am
DA 1003	В	EXCAVATION & FILL PLAN	1:200	24/6/21, 11:47 am
DA 2000	В	BASEMENT PLAN	1:200	24/6/21, 11:47 am
DA 2001	В	GROUND FLOOR PLAN	1:200	24/6/21, 11:47 am
DA 2002	С	LEVEL 1 FLOOR PLAN	1:200	12/7/22, 12:51 pm
DA 2003	С	ROOF PLAN	1:200	12/7/22, 12:51 pm
DA 2004	В	UNITS TYPOLOGY	1:100	24/6/21, 11:47 am
DA 2400	С	PROPOSED ELEVATIONS	1:200	12/7/22, 12:51 pm
DA 2401	С	PROPOSED ELEVATIONS	1:200	12/7/22, 12:51 pm
DA 2500	В	SECTION A & B	1:200	24/6/21, 11:47 am
DA 2501	С	SECTION DD - UNIT 13 (LONG)	1:50, 1:400	12/7/22, 12:51 pm
DA 2502	С	SECTION EE - UNIT 12 (SHORT)	1:400, 1:50	12/7/22, 12:51 pm
DA 6000	А	EXTERNAL FINISHES	1:100	14/4/20, 4:37 am
DA 6001	А	EXTERNAL FINISHES	1:100	14/4/20, 4:37 am

SUPPORTING DOCUMENT & NOTIFICATION PLAN:

DA 9100	С	VIEWS FROM THE SUN - SHEET 1	1:142.86	12/7/22, 12:51 pm
DA 9100B	С	VIEWS FROM THE SUN - SHEET 2	1:142.86	12/7/22, 12:51 pm
DA 9101	С	AREA DIAGRAMS - SOLAR ACCESS	1:200, 1:1	12/7/22, 12:51 pm
DA 9102	В	GFA AREA DIAGRAM - GROUND FLOOR & LEVEL 1	1:200	24/6/21, 11:47 am
DA 9103	В	LANDSCAPE AREA DIAGRAM - LOS	1:200	24/6/21, 11:47 am
DA 9104	В	LANDSCAPE AREA DIAGRAM - DEEP SOIL	1:200	24/6/21, 11:47 am
DA 9105	В	SITE COVERAGE DIAGRAM	1:200	24/6/21, 11:47 am
DA 9200	В	WASTE MANAGEMENT PLAN	1:200	24/6/21, 11:47 am
DA 9300	Α	PHOTO MONTAGE		14/4/20, 4:37 am



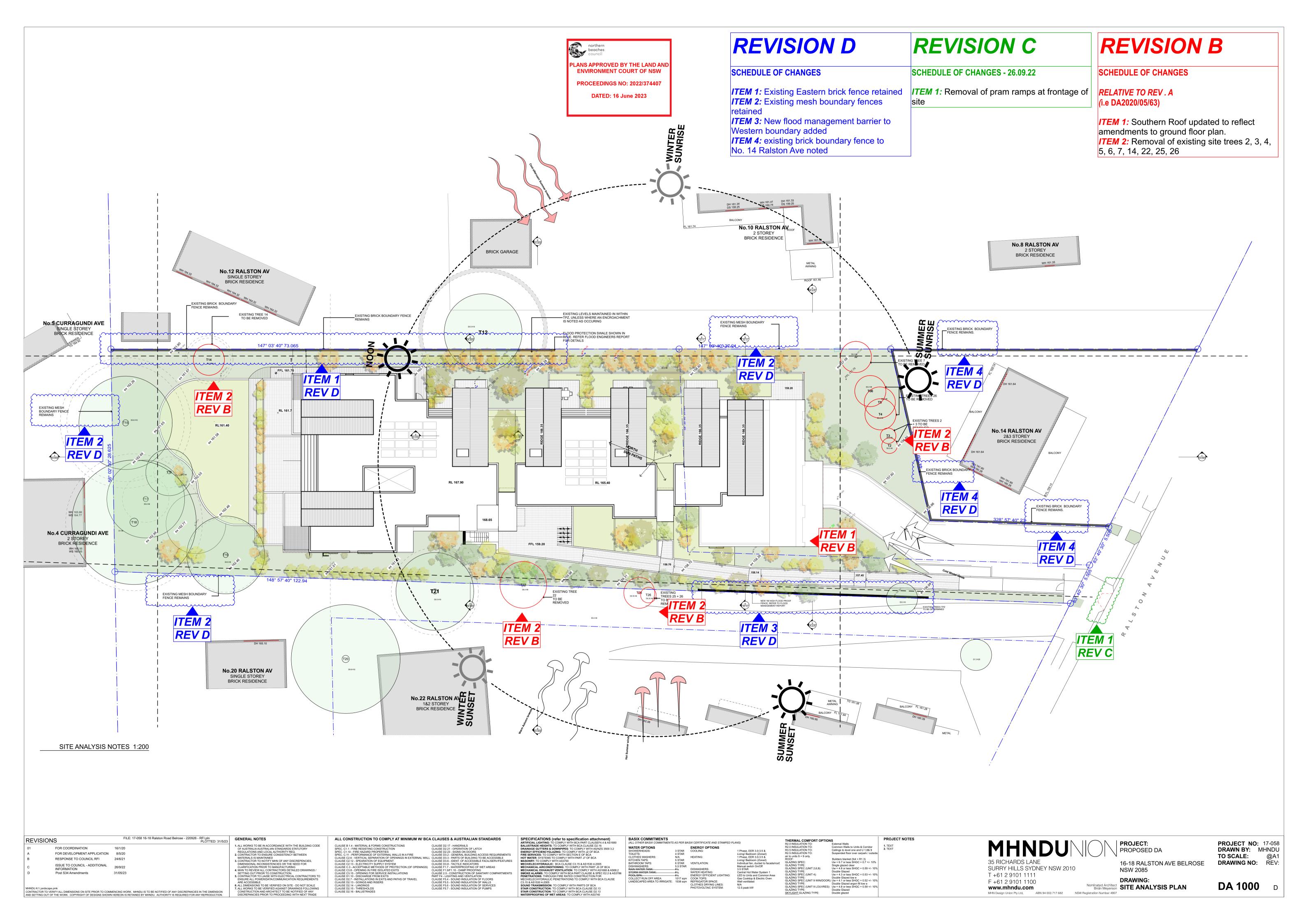
EVELOPMENT APPLICATION

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

F +61 2 9101 1100

www.mhndu.com

Nominated Architect Brian Meyerson COVERPAGE





SCHEDULE OF CHANGES

ITEM 2: Existing mesh boundary fences

ITEM 3: New flood management barrier to Western boundary added

ITEM 4: existing brick boundary fence to No. 14 Ralston Ave noted

REVISION C

SCHEDULE OF CHANGES - 26.09.22

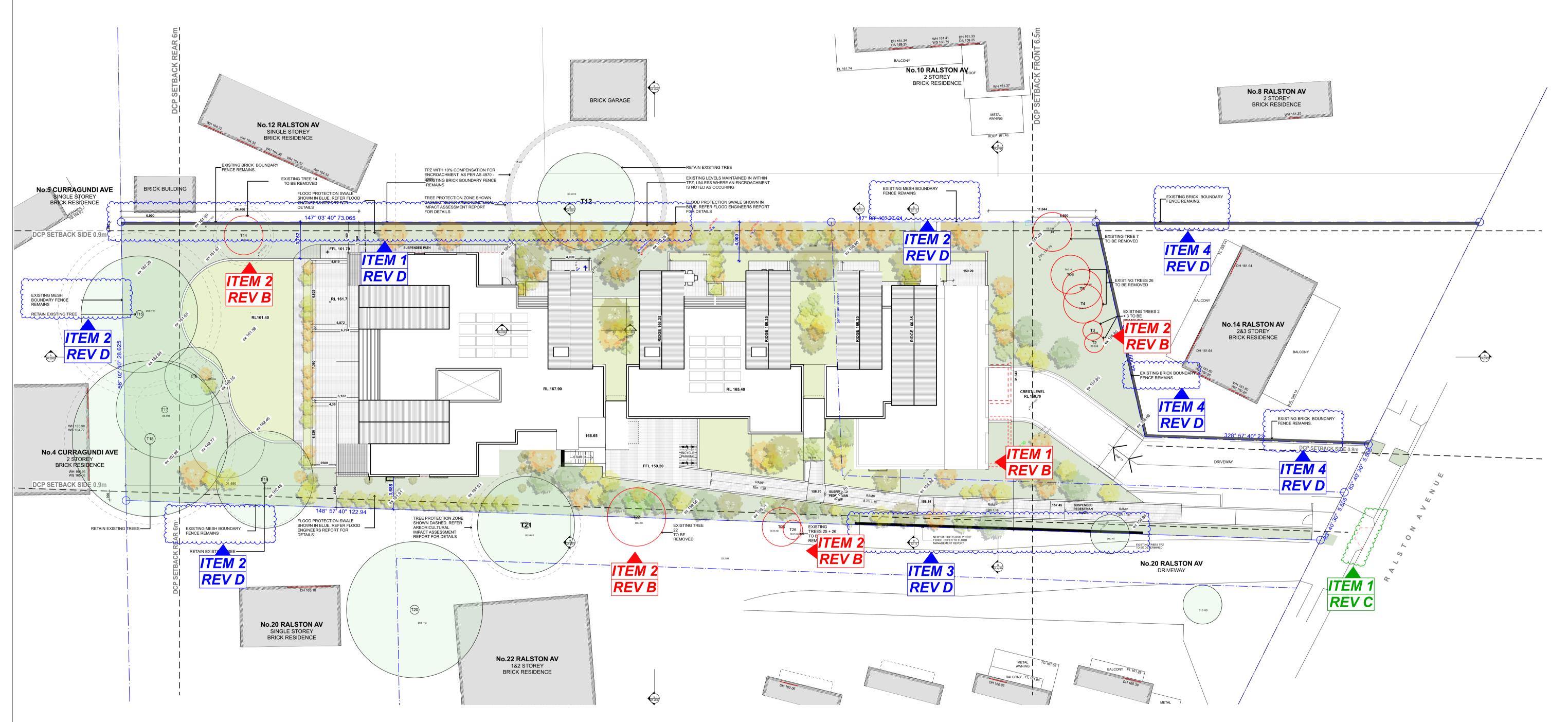
ITEM 1: Existing Eastern brick fence retained ITEM 1: Removal of pram ramps at frontage of

REVISION B

SCHEDULE OF CHANGES

RELATIVE TO REV . A (i.e DA2020/05/63)

ITEM 1: Southern Roof updated to reflect amendments to ground floor plan. ITEM 2: Removal of existing site trees 2, 3, 4, 5, 6, 7, 14, 22, 25, 26



SITE PLAN/ ROOF PLAN 1:200

REVISIONS			FILE: 17-058 16-18 Ralston Road Belrose - 220926 PLOTTED: 13/5/
01	FOR COORDINATION	16/1/20	
Α	FOR DEVELOPMENT APPLICATION	14/4/20	
В	RESPONSE TO COUNCIL RFI	24/6/21	
С	ISSUE TO COUNCIL - ADDITIONAL INFORMATION	26/9/22	
D	Post S34 Amendments	31/05/23	

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MHNDU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY MHNDU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

- RFI.PGENERAL NOTES ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ.
 CONTRACTOR TO ENSURE CONSISTENCY BETWEEN 2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
3. CONTRACTOR TO NOTIFY MHN OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING
4. MHN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.
6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE
7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS CLAUSE D2.17 - HANDRAILS
CLAUSE D2.21 - OPERATION OF LATCH
CLAUSE D2.23 - SIGNS ON DOORS
CLAUSE D3.2 - GENERAL BUILDING ACCESS REQUIREMENTS
ALL CLAUSE D3.3 - PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 - IDENT, OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 - TACTILE INDICATORS
CLAUSE F1.7 - WATER/PROFOING OF WET AREAS
CLAUSE F1.7 - WATER/PROFOING
CLAUSE 2.5 - CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 - LIGHTING AND VENTILATION
CLAUSE F5.4 - SOUND INSULATION OF WALLS
CLAUSE F5.6 - SOUND INSULATION OF WALLS
CLAUSE F5.6 - SOUND INSULATION OF WALLS
CLAUSE F5.6 - SOUND INSULATION OF PUMPS CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 - FIRE RESISTING CONSTRUCTION
SPEC. C1.1 - FIRE REAZARD PROPERTIES
SPEC. C.11 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 - SECARTION OF EQUIPMENT
CLAUSE C2.13 - LECTRICITY SUPPLY SYSYEM
CLAUSE C3.3 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.6 - OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 - OPENING FOR SERVICE INSTALLATIONS
CLAUSE C3.15 - OPENING FOR SERVICE INSTALLATIONS
CLAUSE D2.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 - GOINGS AND RISERS
CLAUSE D2.14 - LANDINGS
CLAUSE D2.14 - LANDINGS
CLAUSE D2.15 - THRESHOLDS
CLAUSE D2.16 - BALUSTRADES

SPECIFICATIONS (refer to specification attachment)
ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & A51680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA PART CLAUSEF4.4 & A51680
BALUSTRADE HEIGHTES: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH AS1688 & A588.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR
MECHALEC/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE
3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PART5 OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740 SPECIFICATIONS (refer to specification attachment)

BASIX COMMITMENTS Living/Bedroom (Zoned)
1 Phase, EER 3.0-3.5 &
Living/Bedroom (Zoned)
Individual fan, ducted to facade/
Manual switch On/Off
3.5 STAR
Central Hot Water System 1
LED to Units and Common Area
Gas Cooktop & Electric Oven
Well ventilated
N/A HEATING: VENTILATION: BATHROOM TAPS: 6 S I AN
DISHWASHERS: 5.5 STAR
RAIN WATER TANK: #L
STORM WATER TANK: #L
POOL/SPA: #L
COLLECT RUN OFF AREA: 1017 sqm
LANDSCAPED AREA TO IRRIGATE: 1538 sqm

PROJECT NOTES THERMAL COMFORT OPTIONS External Walls
Common Walls to Units & Corridor
Ceilings to level one and U 1,8& 9
Suspended floor over carpark / outsid ROOF:

GLAZING SPEC:

GLAZING SPEC:

GLAZING SPEC (UNIT 2,6,8):

GLAZING SPEC (UNIT 4):

GLAZING SPEC (UNIT 9 WIN/DOOR):

GLAZING SPEC (UNIT 9 WIN/DOOR):

GLAZING SPEC (UNIT 9 LOUVRES):

GLA

35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010

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

T +61 2 9101 1111

F +61 2 9101 1100

www.mhndu.com

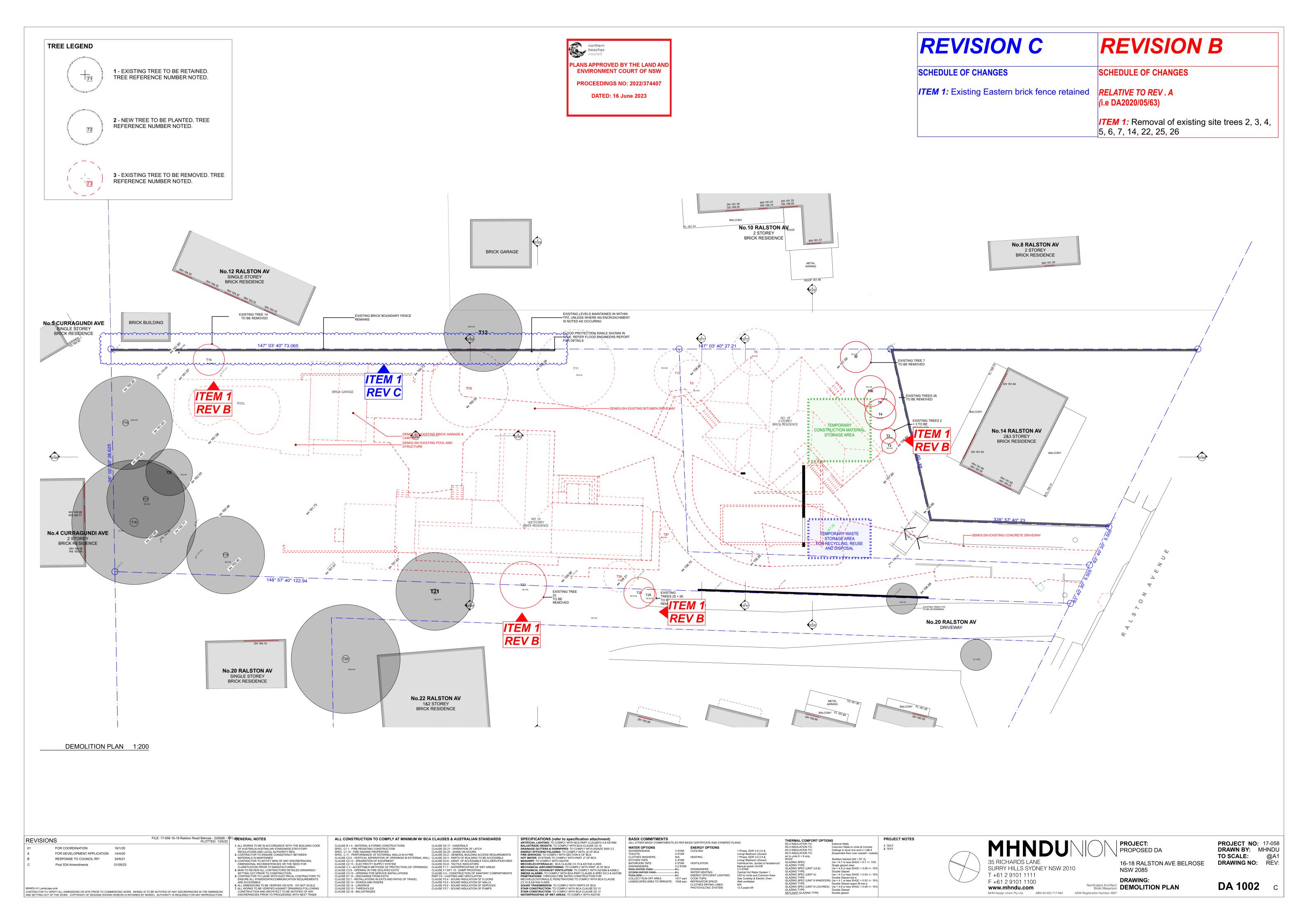
PROPOSED DA 16-18 RALSTON AVE BELROSE NSW 2085

DRAWING:

Nominated Architect Brian Meyerson SITE & ROOF PLAN

PROJECT NO: 17-058 DRAWN BY: MHNDU TO SCALE: @A1 **DRAWING NO:** REV:

DA 1001 D



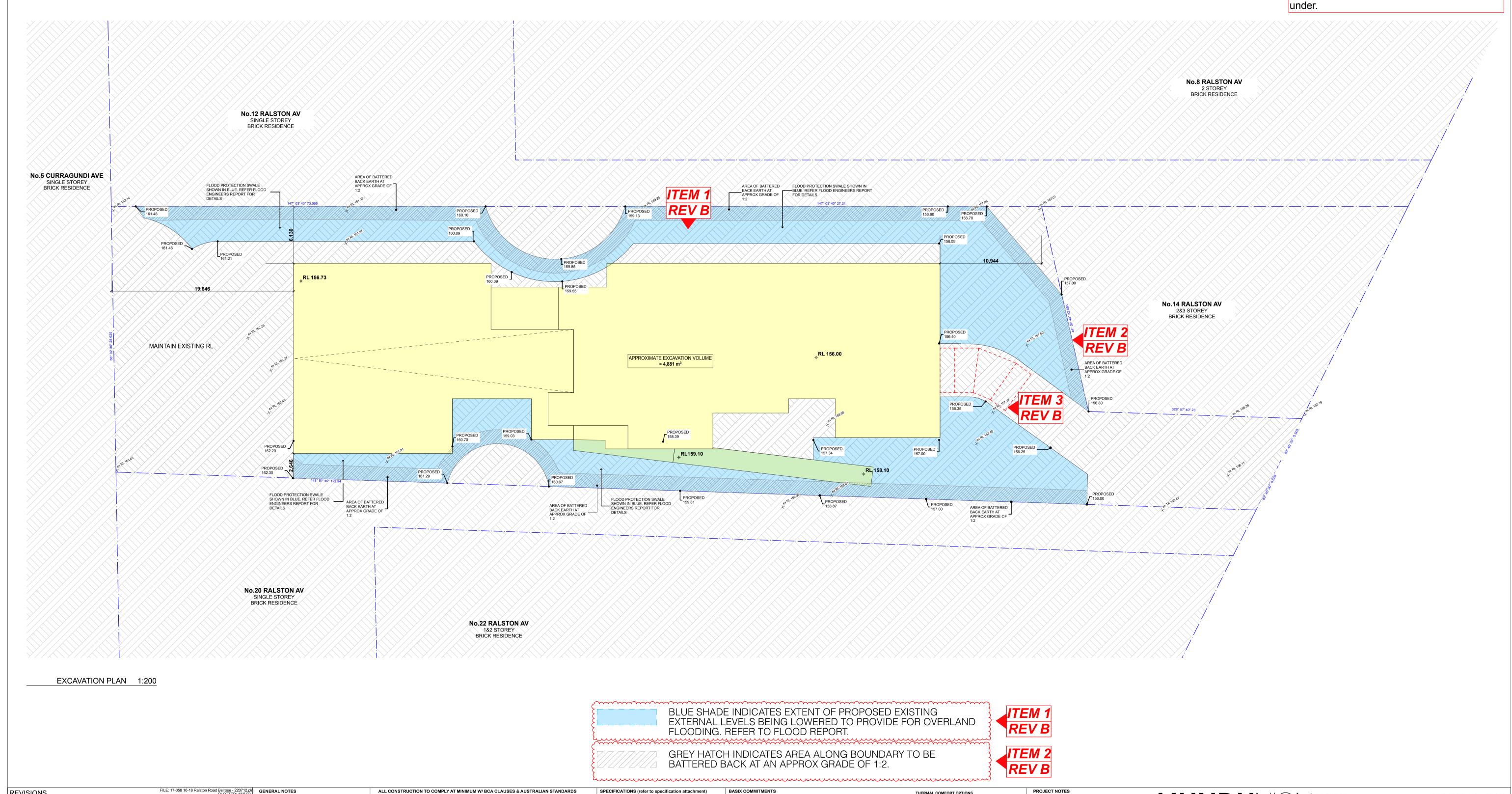


REVISION B

SCHEDULE OF CHANGES

RELATIVE TO REV . A (i.e DA2020/05/63)

ITEM 1: Flood protection swale shown in blue. Refer to flood engineers report for details. ITEM 2: Area along boundary to be battered back shown with hatch. At approx grade of 1:2. ITEM 3: Basement vehicle ramp excavation removed and ramp raised to allow flood water



FILE: 17-058 16-18 Ralston Road Belrose - 220712.pln PLOTTED: 13/5/22 GENERAL NOTES REVISIONS FOR COORDINATION FOR DEVELOPMENT APPLICATION 14/4/20 RESPONSE TO COUNCIL RFI 24/6/21

MINIOU AT LABSCAPE, DITA CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MINDU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY MINDU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

 ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REO.
 CONTRACTOR TO ENSURE CONSISTENCY BETWEEN 2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
3. CONTRACTOR TO NOTIFY MINN OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING
4. MINN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.
6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE
7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND RICHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 - FIRE RESISTING CONSTRUCTION
SPEC. C1.10 - FIRE HAZARD PROPERTIES
SPEC. C1.10 - FIRE HAZARD PROPERTIES
SPEC. C1.10 - FIRE HAZARD PROPERTIES
SPEC. C1.11 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 - SELECTRICITY SUPPLY SYSYEM
CLAUSE C2.13 - ELECTRICITY SUPPLY SYSYEM
CLAUSE C3.3 - OPENING FOR SERVICE INSTALLATIONS
CLAUSE C3.15 - OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 - DISCHARGE FROM EXITS
CLAUSE D2.71 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 - GOINGS AND RISERS
CLAUSE D2.14 - LANDINGS
CLAUSE D2.15 - THRESHOLDS
CLAUSE D2.16 - BALUSTRADES

CLAUSE D2.17 - HANDRAILS

CLAUSE D2.21 - OPERATION OF LATCH

CLAUSE D2.23 - SIGNS ON DOORS

CLAUSE D3.2 - GENERAL BUILDING ACCESS REQUIREMENTS

ALL CLAUSE D3.3 - PARTS OF BUILDING TO BE ACCESSIBLE

CLAUSE D3.8 - IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES

CLAUSE D3.8 - TACTILE INDICATORS

CLAUSE D3.8 - TACTILE INDICATORS

CLAUSE F1.7 - WATER/PROOFING OF WET AREAS

CLAUSE F1.7 - WATER/PROOFING

CLAUSE 2.5 - CONSTRUCTION OF SANITARY COMPARTMENTS

PART F4 - LIGHTING AND VENTILATION

CLAUSE F5.4 - SOUND INSULATION OF WALLS

CLAUSE F5.5 - SOUND INSULATION OF WALLS

CLAUSE F5.6 - SOUND INSULATION OF WALLS

CLAUSE F5.6 - SOUND INSULATION OF PUMPS

SPECIFICATIONS (refer to specification attachment)
ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4 4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUITTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH AS CAA
HOT WATER: SYSTEMS TO COMPLY WITH AST 0 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHIELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHALICAL BEALANUST VENTILATION: TO COMPLY WITH AS1688 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR
MECHIELECHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE
C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PART 50 F BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) HEATING: VENTILATION:

THERMAL COMFORT OPTIONS
R2.0 INSULATION TO: EX Living/ Bedroom (Zoned)

1 Phase, EER 3.0-3.5 &
Living/ Bedroom (Zoned)

1 Phase, EER 3.0-3.5 &
Living/ Bedroom (Zoned)

Individual fan, ducted to facade/roof,
Manual switch On/Off
3.5 STAR
Central Hot Water System 1

LED to Units and Common Area
Gas Cooktop & Electric Oven
Well ventilated
N/A air to units 9 + 9 only.

GLAZING SPEC:
GLAZING SPEC:
UN = 6.7 or less SHGC = 0.7 +/- 10%
GLAZING SPEC (UNIT 2.6,8):
GLAZING SPEC (UNIT 4):
GLAZING SPEC (UNIT 4):
GLAZING SPEC (UNIT 4):
GLAZING SPEC (UNIT 4):
GLAZING SPEC (UNIT 9 WINDOOR):
GLAZING SPEC (UNIT 9 WINDOOR):
GLAZING SPEC (UNIT 9 WINDOOR):
UN = 4.3 or less SHGC = 0.52 +/- 10%
GLAZING TYPE:
Double Glazed argon fill low e
GLAZING SPEC (UNIT 9 LOUVRES):
UN = 4.3 or less SHGC = 0.52 +/- 10%
GLAZING TYPE:
Double Glazed argon fill low e
GLAZING SPEC (UNIT 9 LOUVRES):
UN = 4.8 or less SHGC = 0.59 +/- 10%
Double Glazed
Double glazed

12.5 peak kW

External Walls
Common Walls to Units & Corridor
Ceilings to level one and U 1,8& 9
Suspended floor over carpark / outside

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

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

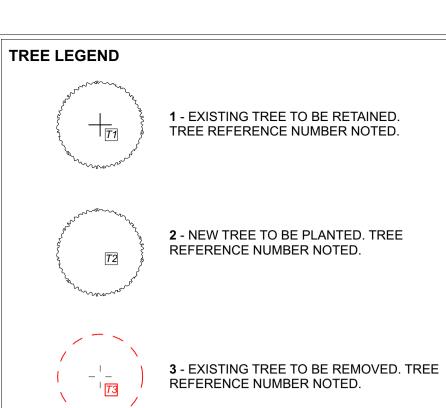
www.mhndu.com

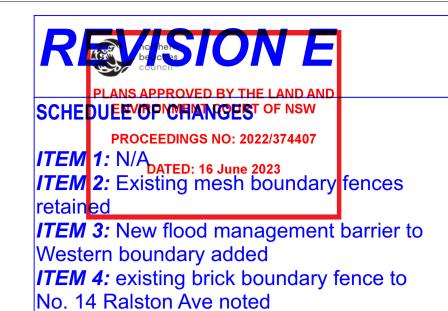
PROJECT: PROPOSED DA NSW 2085

DRAWN BY: MHNDU TO SCALE: **DRAWING NO:** REV: 16-18 RALSTON AVE BELROSE **DRAWING:**

DA 1003 [B] Nominated Architect Brian Meyerson **EXCAVATION & FILL PLAN**

PROJECT NO: 17-058





SCHEDULE OF CHANGES - 14.11.22

ITEM 1: Waste bin holding bay increased in size to allow 15x240L bins. ITEM 2: Access to bin holding bay updated with separate 1m wide entry. ITEM 3: 1200mm door added to bulky goods storage room.

REVISION C

SCHEDULE OF CHANGES - 26.09.22

ITEM 1: Removal of pram ramps at frontage of

ITEM 2: Mail box + garage collection area relocated.

ITEM 3: Fences over drainage pipe noted to be panellised with opening at base to allow for overland flow.

ITEM 4: updated stormwater details added to plans with inclusion of junction pit

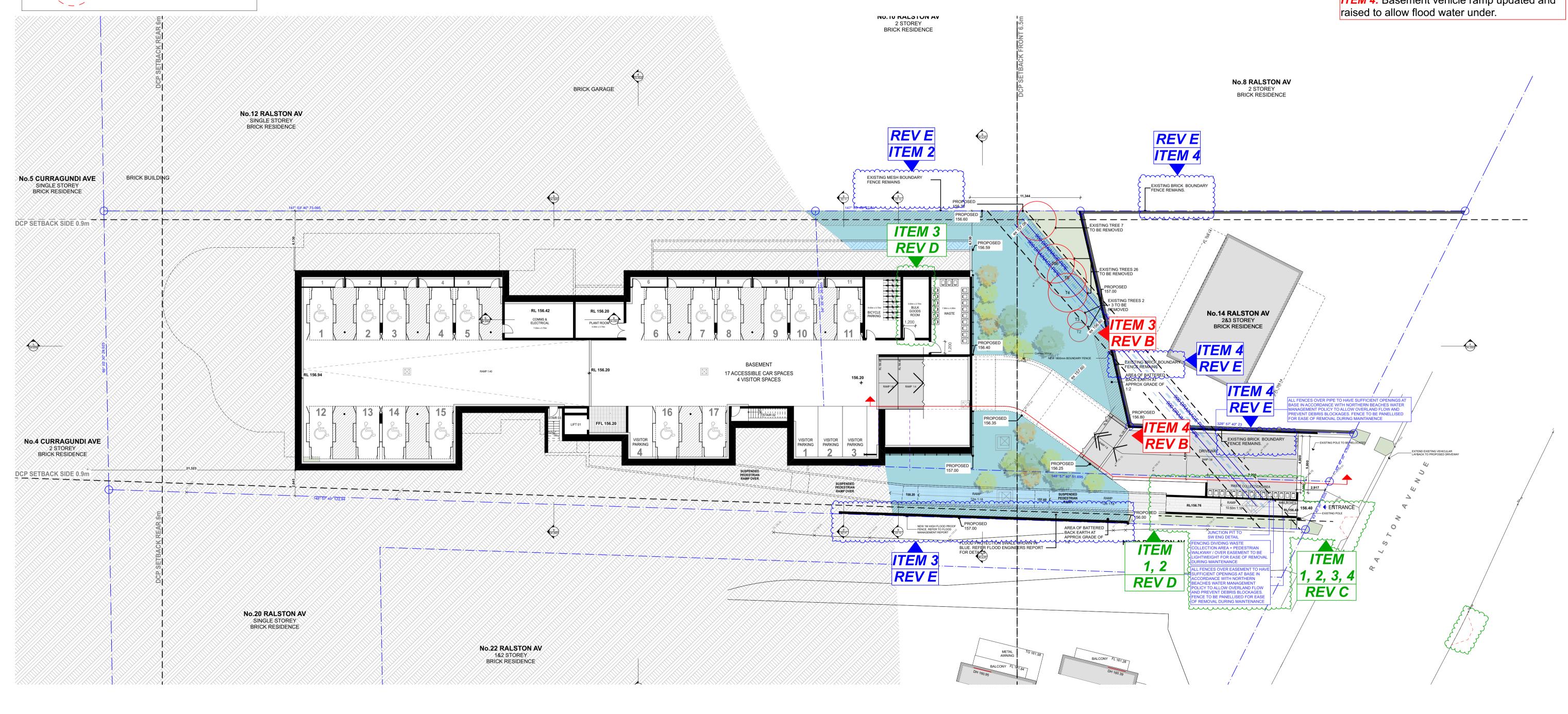
REVISION B

SCHEDULE OF CHANGES

RELATIVE TO REV . A (i.e DA2020/05/63)

ITEM 1: Flood protection swale shown in blue. Refer to flood engineers report for details. ITEM 2: Area along boundary to be battered back shown with hatch. At approx grade of 1:2. ITEM 3: Removal of existing site trees 2, 3, 4, 5, 6, 7, 22, 25, 26

ITEM 4: Basement vehicle ramp updated and





BLUE SHADE INDICATES EXTENT OF PROPOSED EXISTING EXTERNAL LEVELS BEING LOWERED TO PROVIDE FOR OVERLAND FLOODING. REFER TO FLOOD REPORT.

GREY HATCH INDICATES AREA ALONG BOUNDARY TO BE



FILE: 17-058 16-18 Ralston Road Belrose - 220926 - RFI.p**GENERAL NOTES** PLOTTED: 13/5/22 REVISIONS FOR DEVELOPMENT APPLICATION 14/4/20 RESPONSE TO COUNCIL RFI 24/6/21

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MHNDU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY MHNDU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION

ISSUE TO COUNCIL - ADDITIONAL

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY 2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
3. CONTRACTOR TO NOTIFY MIND OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING
4. MINT TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.
6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE
7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS CLAUSE D2.17 - HANDRAILS
CLAUSE D2.21 - OPERATION OF LATCH
CLAUSE D2.23 - SIGNS ON DOORS
CLAUSE D3.2 - GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 - PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.3 - FARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 - IDENT OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 - TACTILE INDICATORS
CLAUSE F1.7 - WATERPROOFING OF WET AREAS
CLAUSE F1.9F1.10 - DAMP PROOFING
CLAUSE 2.5 - CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 - LIGHTING AND VENTILATION
CLAUSE F5.4 - SOUND INSULATION OF WALLS
CLAUSE F5.5 - SOUND INSULATION OF WALLS
CLAUSE F5.6 - SOUND INSULATION OF WALLS
CLAUSE F5.6 - SOUND INSULATION OF PUMPS CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 - FIRE RESISTING CONSTRUCTION
SPEC. C1.1 - FIRE RESISTING CONSTRUCTION
SPEC. C.11 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 - SECRETICITY SUPPLY SYSYEM
CLAUSE C2.13 - LECTRICITY SUPPLY SYSYEM
CLAUSE C3.5 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.5 - OPENING FOR SERVICE INSTALLATIONS
CLAUSE C3.15 - OPENING FOR SERVICE INSTALLATIONS
CLAUSE D2.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 - COINGS AND RISERS
CLAUSE D2.14 - LANDINGS
CLAUSE D2.15 - THRESHOLDS
CLAUSE D2.16 - BALUSTRADES

SPECIFICATIONS (refer to specification attachment) FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECIHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH AS1688 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR
MECHIELECIHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE
C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PART5 OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATER PROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS Living/Bedroom (Zoned)

1 Phase, EER 3.0-3.5 &
Living/Bedroom (Zoned)
Individual fan, ducted to facade/n
Manual switch On/Off
3.5 STAR
Central Hot Water System 1
LED to Units and Common Are
Gas Cooktop & Electric Oven
Well ventilated
N/A HEATING: VENTILATION:

BATTERED BACK AT AN APPROX GRADE OF 1:2.

THERMAL COMFORT OPTIONS External Walls
Common Walls to Units & Corridor
Ceilings to level one and U 1,8& 9
Suspended floor over carpark / outsic Builders blanket (foil + R1.3) Uw = 6.7 or less SHGC = 0.7 +/- 10% Single glazed clear Uw = 4.8 or less SHGC = 0.59 +/- 10% Double Glazed Uw = 4.3 or less SHGC = 0.53 +/- 10% Double Cleard law. ROOF:

GLAZING SPEC:

GLAZING TYPE:

GLAZING SPEC (UNIT 2,6,8):

GLAZING TYPE:

GLAZING TYPE:

GLAZING TYPE:

GLAZING SPEC (UNIT 4):

GLAZING SPEC (UNIT 9 WIN/DOOR):

GLAZING SPEC (UNIT 9 WIN/DOOR):

GLAZING SPEC (UNIT 9 LOUVRES):

GLAZING TYPE:

GLAZING SPEC (UNIT 9 LOUVRES):

GLAZING TYPE:

GLAZING TYPE:

GLAZING TYPE:

GLAZING TYPE:

GLAZING TYPE:

Double Glazed argon fill low e

GLAZING TYPE:

Double Glazed argon fill low e

GLAZING TYPE:

Double Glazed Double Glazed

Double Glazed Double Glazed PROJECT NOTES

35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111

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

F +61 2 9101 1100

www.mhndu.com

PROPOSED DA 16-18 RALSTON AVE BELROSE NSW 2085

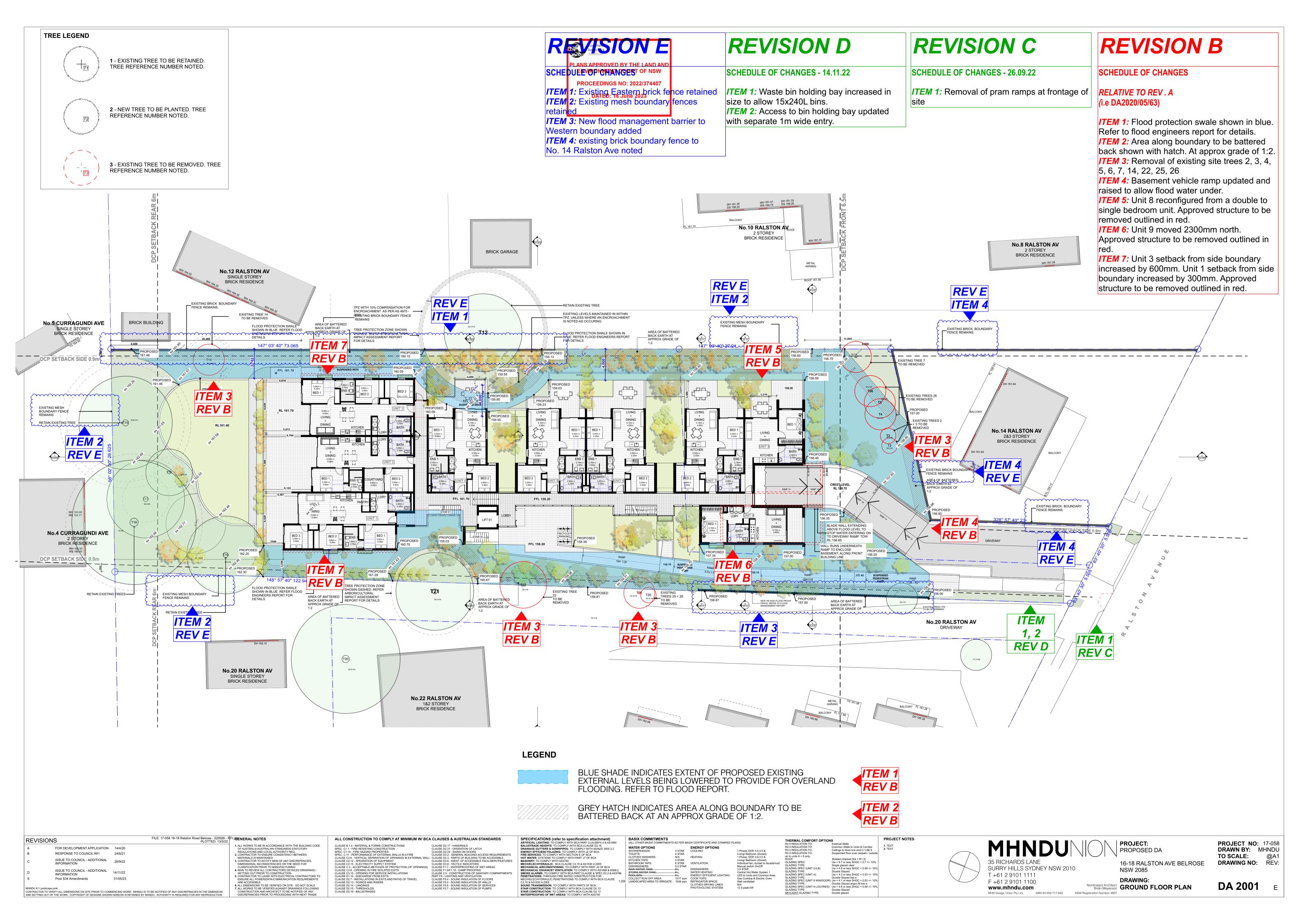
DRAWING:

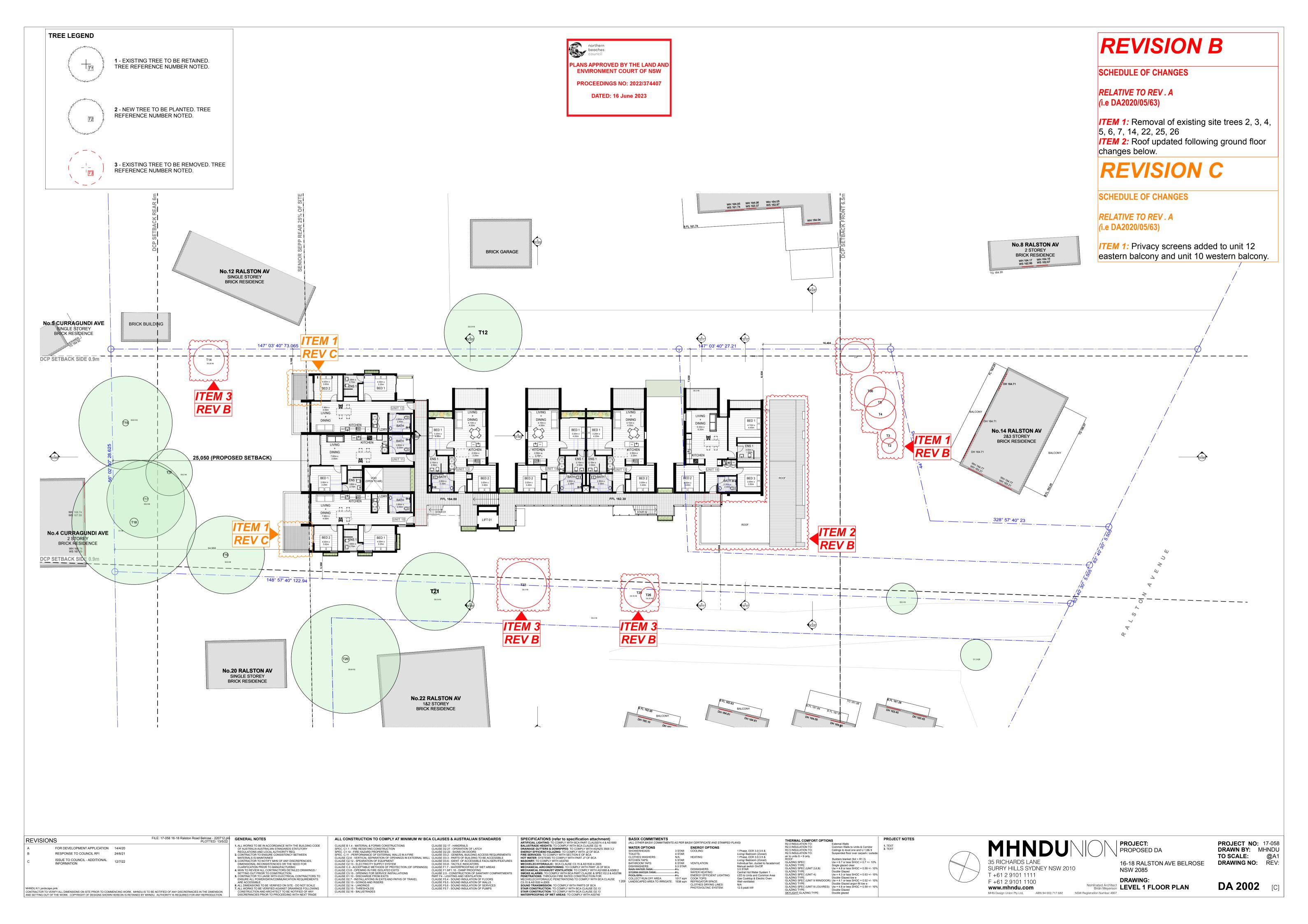
Nominated Architect Brian Meyerson BASEMENT PLAN

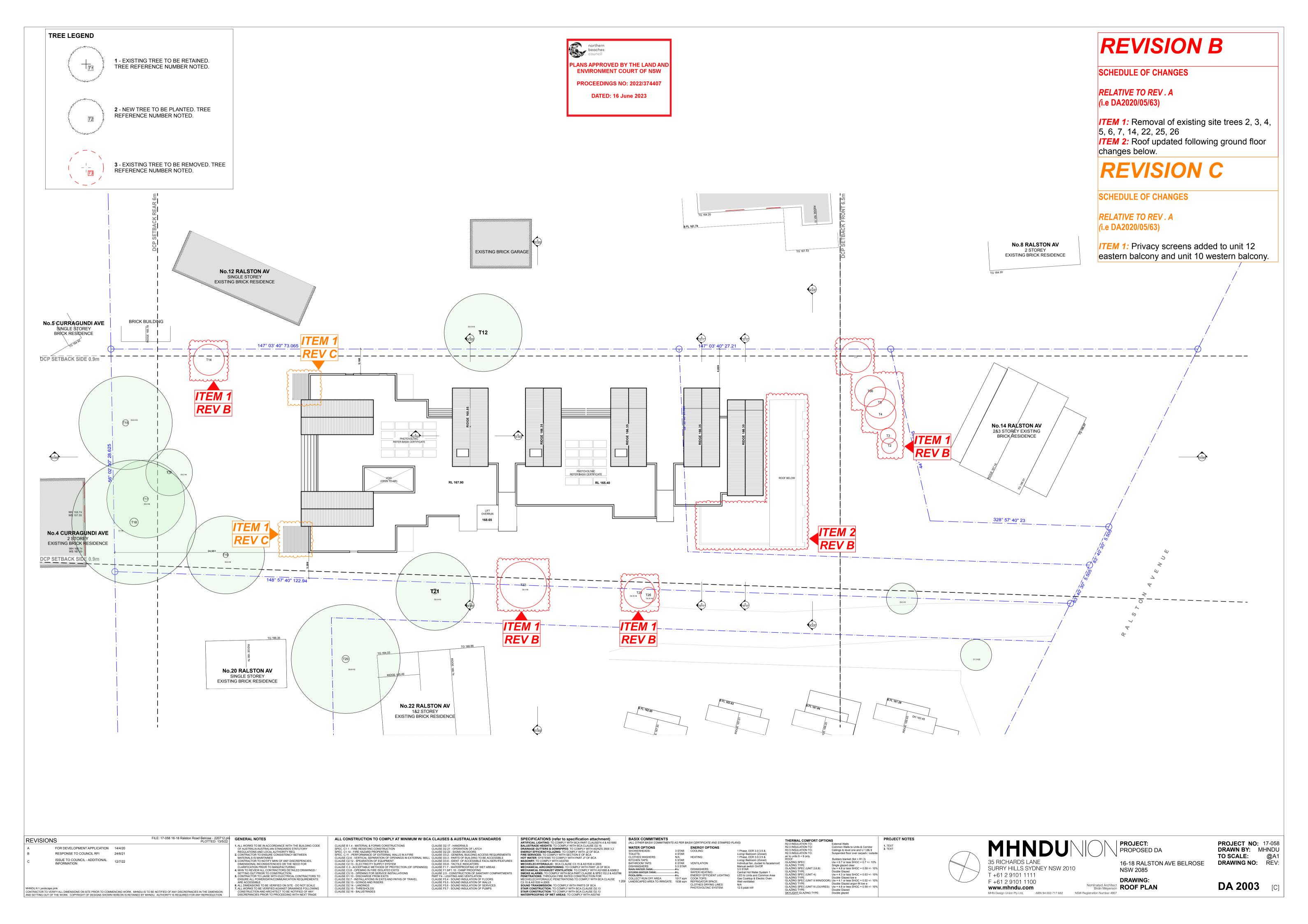
DRAWN BY: MHNDU TO SCALE: **DRAWING NO:** REV:

DA 2000 E

PROJECT NO: 17-058













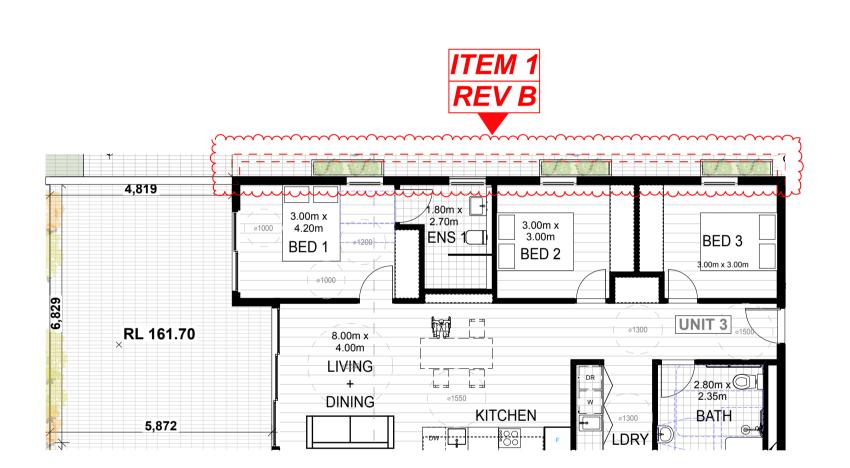


SCHEDULE OF CHANGES

RELATIVE TO REV . A (i.e DA2020/05/63)

ITEM 1: Unit type 5 setback increased. Approved structure to be removed outlined in





LIVING

DINING

4.10m x

4.60m



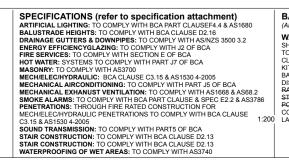






REVIS	IONS	FILE: 17-058 16-18 Ralston Road Belrose - 220712.pln PLOTTED: 13/7/22	GENERAL NOTES
	R TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMM	16/1/20 7/5/20 24/6/21 MENCING WORK. MHNDU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION IHEREON IS RETAINED BY MINDU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING COLO OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ. 2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED 3. CONTRACTOR TO NOTIFY MINH OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING 4. MINH TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE. 6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE 7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWIN CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR FOR TOR OF TRADERS.

GENERAL NOTES
ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY
REGULATIONS AND LOCAL AUTHORITY REQ.
2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN
MATERIALS IS MAINTAINED 3. CONTRACTOR TO NOTIFY MHN OF ANY DISCREPENCIES.
DIMENSIONAL INCONSISTENCIES OR THE NEED FOR
CLARIFICATION PRIOR TO MANUFACTURING
4. MHN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO
ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS
ARE ACCESSIBLE. 6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE
7 ALL MODES TO BE VEDICIED AGAINST DRAWINGS FOLLOWING



	BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS	AS PER BA	SIX CERTIFICATE AND STAMPED PL	ANS)
	WATER OPTIONS		ENERGY OPTIONS	
	SHOWERHEADS:	3 STAR	COOLING:	1 Phase, EER 3.0-3.5 &
	TOILETS:	4 STAR		Living/ Bedroom (Zoned)
	CLOTHES WASHERS:	N/A	HEATING:	1 Phase, EER 3.0-3.5 &
	KITCHEN TAPS:	5 STAR		Living/ Bedroom (Zoned)
	BATHROOM TAPS:	6 STAR	VENTILATION:	Individual fan, ducted to facade/
	DISHWASHERS:	5.5 STAR		Manual switch On/Off
	RAIN WATER TANK:	# <u>L</u>	DISWASHERS:	3.5 STAR
	STORM WATER TANK:	# <u>L</u>	WATER HEATING:	Central Hot Water System 1
	POOL/SPA:	#L	ENERGY EFFICIENT LIGHTING:	LED to Units and Common Area
ļ	COLLECT RUN OFF AREA:	1017 sqm		Gas Cooktop & Electric Oven
)	LANDSCAPED AREA TO IRRIGATE:	1538 sqm	REFRIGATOR SPACE:	Well ventilated
			CLOTHES DRYING LINES:	N/A
ı			PHOTOVOLTAIC SYSTEM:	12.5 peak kW

THERMAL COMFORT OPTION	s	PROJECT NOTES
R20 INSULATION TO: R2.0 INSULATION TO: R3.5 INSULATION TO: R2.5 INSULATION TO: R2.6 INSULATION TYPE: R2.6 IAZING SPEC (UNIT 2,6,8): R3.6 INSULATION TYPE: R3.6 INSULATION TYPE: R4.6 INSULATION TYPE: R4.6 INSULATION TYPE: R4.6 INSULATION TYPE: R4.6 INSULATION TYPE: R4.7 INSULATION TO: R5.7 I	External Walls Common Walls to Units & Corridor Ceilings to level one and U 1,8& 9 Suspended floor over carpark / outside Builders blanket (foil + R1.3) Uw = 6.7 or less SHGC = 0.7 +/- 10% Single glazed clear Uw = 4.8 or less SHGC = 0.59 +/- 10% Double Glazed Uw = 4.3 or less SHGC = 0.53 +/- 10% Double Glazed low e Uw = 4.1 or less SHGC = 0.52 +/- 10% Double Glazed low e Uw = 4.1 or less SHGC = 0.52 +/- 10% Double Glazed argon fill low e	1. TEXT 2. TEXT

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

F +61 2 9101 1100

www.mhndu.com

Nominated Architect Brian Meyerson UNITS TYPOLOGY



SCHEDULE OF CHANGES

ITEM 1: N/A ITEM 2: Existing mesh boundary fences

REVISION C

SCHEDULE OF CHANGES - 12.07.22

ITEM 1: Privacy screens added to unit 12 eastern balcony.

REVISION B

SCHEDULE OF CHANGES

RELATIVE TO REV . A (i.e DA2020/05/63)

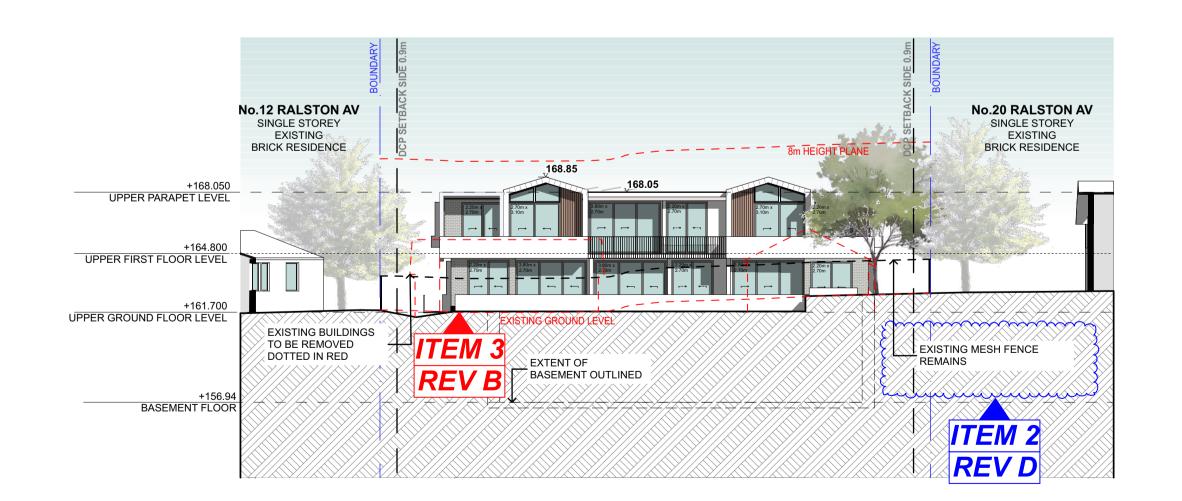
ITEM 1: Basement vehicle entry ramp updated and raised to allow flood water under. ITEM 2: Unit 8 reconfigured from a double to

single bedroom unit. Approved structure to be

removed outlined in red.

ITEM 3: Levels along boundary updated. Refer to flood engineers report for details.





REVISIONS		FILE: 17-058 16-18 Raiston Road Belrose - 220926 - RFI.pln PLOTTED: 31/5/23
Α	FOR DEVELOPMENT APPLICATION	14/4/20
В	RESPONSE TO COUNCIL RFI	24/6/21
С	ISSUE TO COUNCIL - ADDITIONAL INFORMATION	12/7/22
D	Post S34 Amendments	31/05/23

MINDUAL CHARGE-SPERING ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MHNDU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY MHNDU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

GENERAL NOTES 1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ.
2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
3. CONTRACTOR TO NOTIFY MHN OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING
4. MHN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO LIAISE WITH LECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE
6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE
7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 - FIRE RESISTING CONSTRUCTION
SPEC. C1.10 - FIRE HAZARD PROPERTIES
CLAUSE D 2.17 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C 2.6 - VERTICAL SEPARATION OF POPENINGS IN EXTERNAL WALL
CLAUSE C 2.6 - VERTICAL SEPARATION OF EQUIPMENT
CLAUSE C 2.13 - ELECTRICITY SUPPLY SYSYEM
CLAUSE C 2.3 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C 3.8 - OPENING FOR SERVICE INSTALLATIONS
CLAUSE D 3.1 - OPENING FOR SERVICE INSTALLATIONS
CLAUSE D 2.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D 2.13 - ELECTRICITY SUPPLY SYSYEM
CLAUSE D 2.14 - LANDINGS
CLAUSE D 2.15 - THRESHOLDS
CLAUSE D 2.15 - THRESHOLDS
CLAUSE D 2.16 - SOUND INSULATION OF PUMPS
CLAUSE D 2.17 - ROUND INSULATION OF PUMPS
CLAUSE D 2.16 - BALUSTRADES

SPECIFICATIONS (refer to specification attachment)
ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4 4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUITTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH AS DCA
HOT WATER: SYSTEMS TO COMPLY WITH AST JO OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHALICAL EXHANUST VENTILATION: TO COMPLY WITH ART JS OF BCA
MECHANICAL AIRCONDITIONING: TO COMPLY WITH ART JS OF BCA
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH AS1688 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR
MECHELECHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE
C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PART 50 FB CA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS S STAR COOLING:
4 STAR N/A HEATING:
5 STAR VENTILATION:
5.5 STAR Living/ Bedroom (Zoned) 1 Phase, EER 3.0.3.5 & Living/ Bedroom (Zoned) Individual fan, ducted to facade/n Manual switch On/Off 3.5 STAR Central Hot Water System 1 LED to Units and Common Area Gas Cooktop & Electric Oven Well ventilated N/A

THERMAL COMFORT OPTIONS
R2.0 INSULATION TO: Ex External Walls
Common Walls to Units & Corridor
Ceilings to level one and U 1,8& 9
Suspended floor over carpark / outsid air to units 9 + 9 only.

ROOF:
GLAZING SPEC:
GLAZING SPEC (UNIT 2,6,8):
GLAZING SPEC (UNIT 4):
GLAZING SPEC (UNIT 9 WINDOOR):
GLAZING SPEC (UNIT 9 WINDOOR):
UN = 4.3 or less SHGC = 0.53 +/- 10%
Double Glazed low e
GLAZING SPEC (UNIT 9 WINDOOR):
UN = 4.1 or less SHGC = 0.52 +/- 10%
Double Glazed argon fill low e
GLAZING SPEC (UNIT 9 LOUVRES):
UN = 4.8 or less SHGC = 0.52 +/- 10%
Double Glazed argon fill low e
Double Glazed
Double Glazed
Double Glazed

PROJECT NOTES

35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010

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

T +61 2 9101 1111 F +61 2 9101 1100

www.mhndu.com

PROJECT: PROPOSED DA 16-18 RALSTON AVE BELROSE NSW 2085

Nominated Architect Brian Meyerson PROPOSED ELEVATIONS

PROJECT NO: 17-058 **DRAWN BY:** MHNDU TO SCALE: @A1 **DRAWING NO:** REV:

DA 2400 D



SCHEDULE OF CHANGES

ITEM 1: N/A

ITEM 2: Existing mesh boundary fences

ITEM 3: New flood management barrier to Western boundary added

ITEM 4: N/A

REVISION C

SCHEDULE OF CHANGES - 12.07.22

ITEM 1: Privacy screens added to unit 10 western balcony.

SCHEDULE OF CHANGES

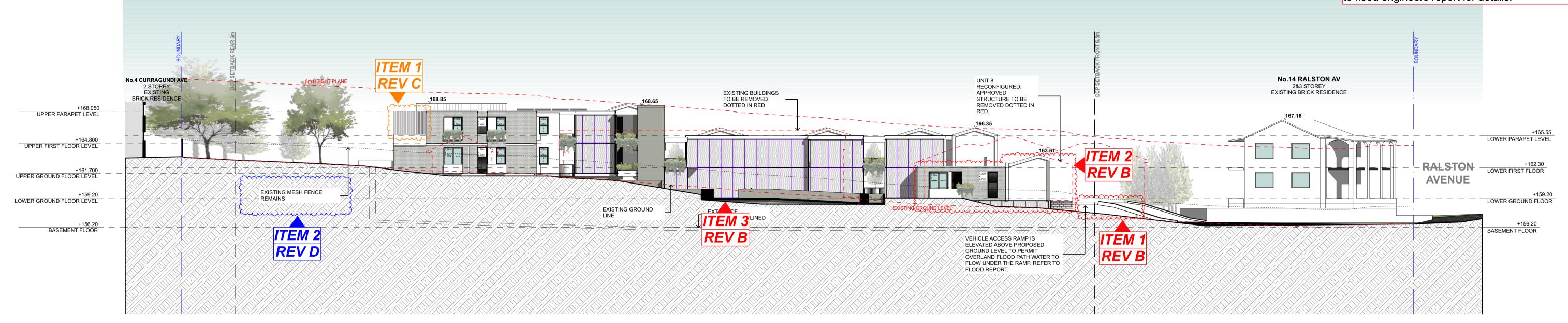
REVISION B

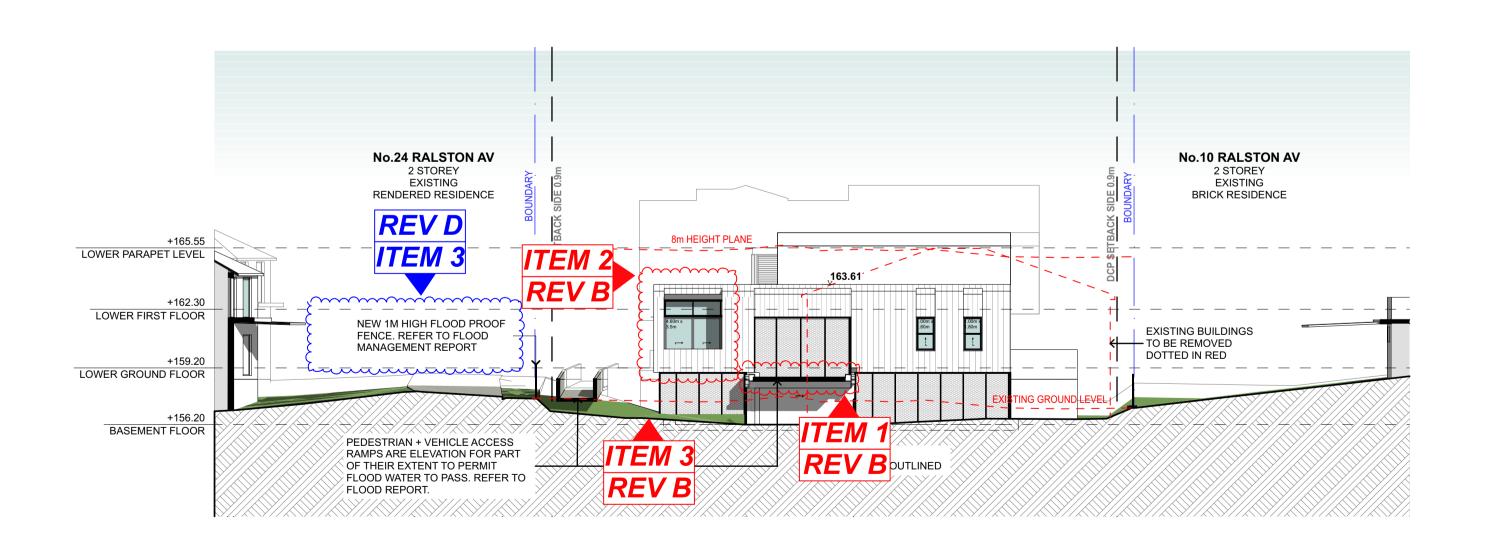
RELATIVE TO REV . A (i.e DA2020/05/63)

ITEM 1: Basement vehicle entry ramp updated and raised to allow flood water under.

ITEM 2: Unit 8 reconfigured from a double to single bedroom unit. Unit 9 moved 2300mm north. Approved structure to be removed outlined in red.

ITEM 3: Levels along boundary updated. Refer to flood engineers report for details.





REVISI	ONS	FILE: 17-058 16-18 Ralston Road Belrose - 220926 - RFI.pln PLOTTED: 31/5/2
Α	FOR DEVELOPMENT APPLICATION	14/4/20
В	RESPONSE TO COUNCIL RFI	24/6/21
С	ISSUE TO COUNCIL - ADDITIONAL INFORMATION	12/7/22
D	Post S34 Amendments	31/05/23

GENERAL NOTES	
ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIAL IS IS MAINTAINED	
MALEKIALS IS MAIN IAINEU 3. CONTRACTOR TO NOTIFY MHN OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING	
MHN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.	
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.	
6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE	
7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING	

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA	CLAUSES & AUSTRALIAN STANDARDS
CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS PEC. C1.1 - FIRE RESISTING CONSTRUCTION PEC. C1.1 - FIRE HAZARD PROPERTIES PEC. C.11 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE LAUSE C2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL LAUSE C2.12 - SPEARATION OF EQUIPMENT LAUSE C2.13 - ELECTRICITY SUPPLY SYSYEM LAUSE C3.8 - OPENING IN FIRE ISOLATED EXITS LAUSE C3.8 - OPENING IN FIRE ISOLATED EXITS LAUSE C3.7 - OPENING IN FIRE ISOLATED EXITS LAUSE C3.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL LAUSE D1.10 - DISCHARGE FROM EXITS LAUSE D2.13 - GOINGS AND RISERS LAUSE D2.15 - HISTALLATIONS IN EXITS AND PATHS OF TRAVEL LAUSE D2.15 - THRESHOLDS LAUSE D2.16 - BALUSTRADES	CLAUSE D3.6 - IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES CLAUSE D3.8 - TACTILE INDICATORS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4 4 & A\$1680 BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16 DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH A\$NAZS 3500 3.2 ENERGY EFFICIENCYGLAZING: TO COMPLY WITH 12 OF BCA FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA HOT WATER: SYSTEMS TO COMPLY WITH PART 17 OF BCA MASONRY: TO COMPLY WITH AS7300 MECHALICAL AIRCONDITIONING: TO COMPLY WITH PART 15 OF BCA MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH AS1688 & AS68.2 SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786 PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHALICALING: TO MECHALIC PENETRATIONS TO COMPLY WITH BCA CLAUSE	BAS (ALL WAT SHO' TOIL CLO' KITC BATH DISH RAIN STOI POOL LANI

BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)			
WATER OPTIONS		ENERGY OPTIONS	
SHOWERHEADS: TOILETS:	3 STAR 4 STAR	COOLING:	1 Phase, EER 3.0-3.5 & Living/ Bedroom (Zoned)
CLOTHES WASHERS: KITCHEN TAPS:	N/A 5 STAR	HEATING:	1 Phase, EER 3.0-3.5 & Living/ Bedroom (Zoned)
BATHROOM TAPS: DISHWASHERS:	6 STAR 5.5 STAR	VENTILATION:	Individual fan, ducted to facad Manual switch On/Off
RAIN WATER TANK:	# L	DISWASHERS:	3.5 STAR
STORM WATER TANK: POOL/SPA:	#L #L	WATER HEATING:	Central Hot Water System 1 LED to Units and Common Are
COLLECT RUN OFF AREA:	# L 1017 sam	ENERGY EFFICIENT LIGHTING: COOK TOPS:	Gas Cooktop & Electric Oven
LANDSCAPED AREA TO IRRIGATE:	1538 sqm	REFRIGATOR SPACE:	Well ventilated
		CLOTHES DRYING LINES: PHOTOVOLTAIC SYSTEM:	N/A 12.5 peak kW
		FIIOTOVOLINIC STSTEW.	12.0 peak KVV

THERMAL COMFORT OPTION		PROJECT NOTES
GLAZING TYPE: `	External Walls Common Walls to Units & Corridor Ceilings to level one and U 1,8& 9 Suspended floor over carpark / outside Builders blanket (foil + R1.3) Uw = 6.7 or less SHGC = 0.7 +/- 10% Single glazed clear Uw = 4.8 or less SHGC = 0.59 +/- 10% Double Glazed Uw = 4.3 or less SHGC = 0.53 +/- 10% Double Glazed low e Uw = 4.1 or less SHGC = 0.52 +/- 10% Double Glazed gropn fill low e Uw = 4.5 or less SHGC = 0.59 +/- 10% Double Glazed Double Glazed	1. TEXT 2. TEXT

35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 NSW 2085 T +61 2 9101 1111

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

F +61 2 9101 1100

www.mhndu.com

PROJECT NO: 17-058 **DRAWN BY:** MHNDU TO SCALE: @A1 **DRAWING NO:** REV: 16-18 RALSTON AVE BELROSE

DA 2401 D Nominated Architect Brian Meyerson PROPOSED ELEVATIONS



REVISION C

SCHEDULE OF CHANGES

ITEM 1: Existing Eastern brick fence retained ITEM 2: Existing mesh boundary fences

ITEM 3: New flood management barrier to Western boundary added ITEM 4: Existing brick boundary fence to

No. 14 Ralston Ave noted

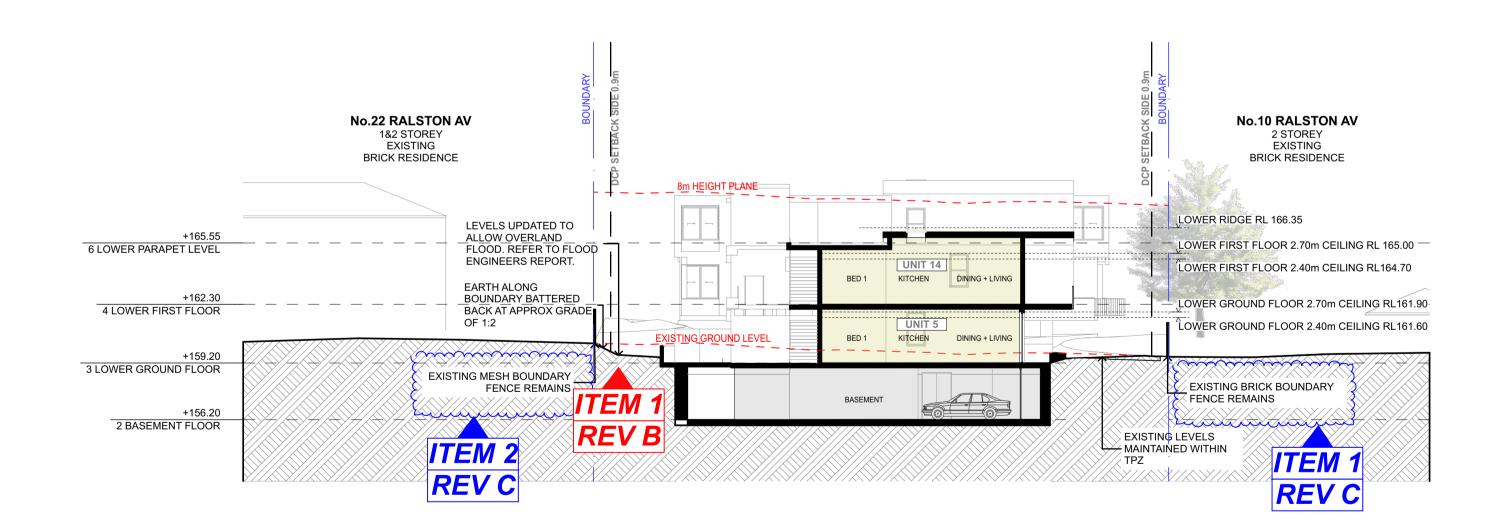
REVISION B

SCHEDULE OF CHANGES

RELATIVE TO REV . A (i.e DA2020/05/63)

ITEM 1: Levels updated to allow overland flood. Area along boundary to be battered back at approx grade of 1:2. Refer to flood engineers report for details.





RE∖	/ISIONS	FILE: 17-058 16-18 Ralston Road Belrose - 220926 - RFI.pln PLOTTED: 31/5/23
01	FOR COORDINATION	16/1/20
Α	FOR DEVELOPMENT APPLICATION	14/4/20
В	RESPONSE TO COUNCIL RFI	24/6/21
С	Post S34 Amendments	31/05/23
CONTRA		MENCING WORK. MHNDU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION IN HEREON IS RETAINED BY MHNDU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

GENERAL NOTES	
1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE	
OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY	
REGULATIONS AND LOCAL AUTHORITY REQ.	
2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN	
MATERIALS IS MAINTAINED	
3. CONTRACTOR TO NOTIFY MHN OF ANY DISCREPENCIES,	
DIMENSIONAL INCONSISTENCIES OR THE NEED FOR	
CLARIFICATION PRIOR TO MANUFACTURING	
4. MHN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS /	
SETTING OUT PRIOR TO CONSTRUCTION.	
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO	
ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS	
ARE ACCESSIBLE.	
6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE	
7 ALL MODICE TO BE VEDICIED ACAINOT DRAMINOC FOLLOWING	

GENERAL NOTES	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA	CLAUSES & AUSTRALIAN STANDARDS
1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REO. 2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED 3. CONTRACTOR TO NOTIFY MINI OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING 4. MINI TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWERDATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE. 6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE 7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECTTO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE	SPEC. C1.1 - FIRE RESISTING CONSTRUCTION SPEC. C1.10 - FIRE HAZARD PROPERTIES SPEC. C1.10 - FIRE HAZARD PROPERTIES SPEC. C1.11 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE C2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C2.12 - SPEARATION OF EQUIPMENT CLAUSE C2.13 - ELECTRICITY SUPPLY SYSYEM CLAUSE C.3 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C.3.5 - OPENING IN FIRE ISOLATED EXITS CLAUSE C3.15 - OPENING FOR SERVICE INSTALLATIONS CLAUSE D1.10 - DISCHARGE FROM EXITS CLAUSE D2.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL CLAUSE D2.73 - GOINGS AND RISERS CLAUSE D2.14 - LANDINGS	CLAUSE D2.17 - HANDRAILS CLAUSE D2.21 - OPERATION OF LATCH CLAUSE D2.23 - SIGNS ON DOORS CLAUSE D3.23 - SIGNS ON DOORS CLAUSE D3.3 - PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D3.3 - PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D3.6 - IDENT OF ACCESSIBLE FACIL/SERV/FEAT CLAUSE D3.8 - TACTILE INDICATORS CLAUSE F1.7 - WATERPROOFING OF WET AREAS CLAUSE F1.97 - LOADEP PROOFING CLAUSE 2.5 - CONSTRUCTION OF SANITARY COMPARTM PART F4 - LIGHTING AND VENTILATION CLAUSE F5.4 - SOUND INSULATION OF FLOORS CLAUSE F5.5 - SOUND INSULATION OF WALLS CLAUSE F5.6 - SOUND INSULATION OF PUMPS CLAUSE F5.7 - SOUND INSULATION OF PERVICES CLAUSE F5.7 - SOUND INSULATION OF PUMPS

BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS	AS PER BA	SIX CERTIFICATE AND STAMPED PL	ANS)
WATER OPTIONS SHOWERHEADS: TOILETS: CLOTHES WASHERS: KITCHEN TAPS: BATHROOM TAPS: DISHWASHERS: RAIN WATER TANK: STORM WATER TANK: POOLISPA: COLLECT RUN OFF AREA: LANDSCAPED AREA TO IRRIGATE:	3 STAR 4 STAR N/A 5 STAR 6 STAR 5.5 STAR # L # L # L 1017 sqm 1538 sqm	ENERGY OPTIONS COOLING: HEATING: VENTILATION: DISWASHERS: WATER HEATING: ENERGY EFFICIENT LIGHTING: COOK TOPS: REFRIGATOR SPACE:	1 Phase, EER 3.0-3.5 & Living/ Bedroom (Zoned) 1 Phase, EER 3.0-3.5 & Living/ Bedroom (Zoned) Individual fan, ducted to facade/re Manual switch On/Off 3.5 STAR Central Hot Water System 1 LED to Units and Common Area Gas Cooktop & Electric Oven Well venitlated
		CLOTHES DRYING LINES: PHOTOVOLTAIC SYSTEM:	N/A 12.5 peak kW

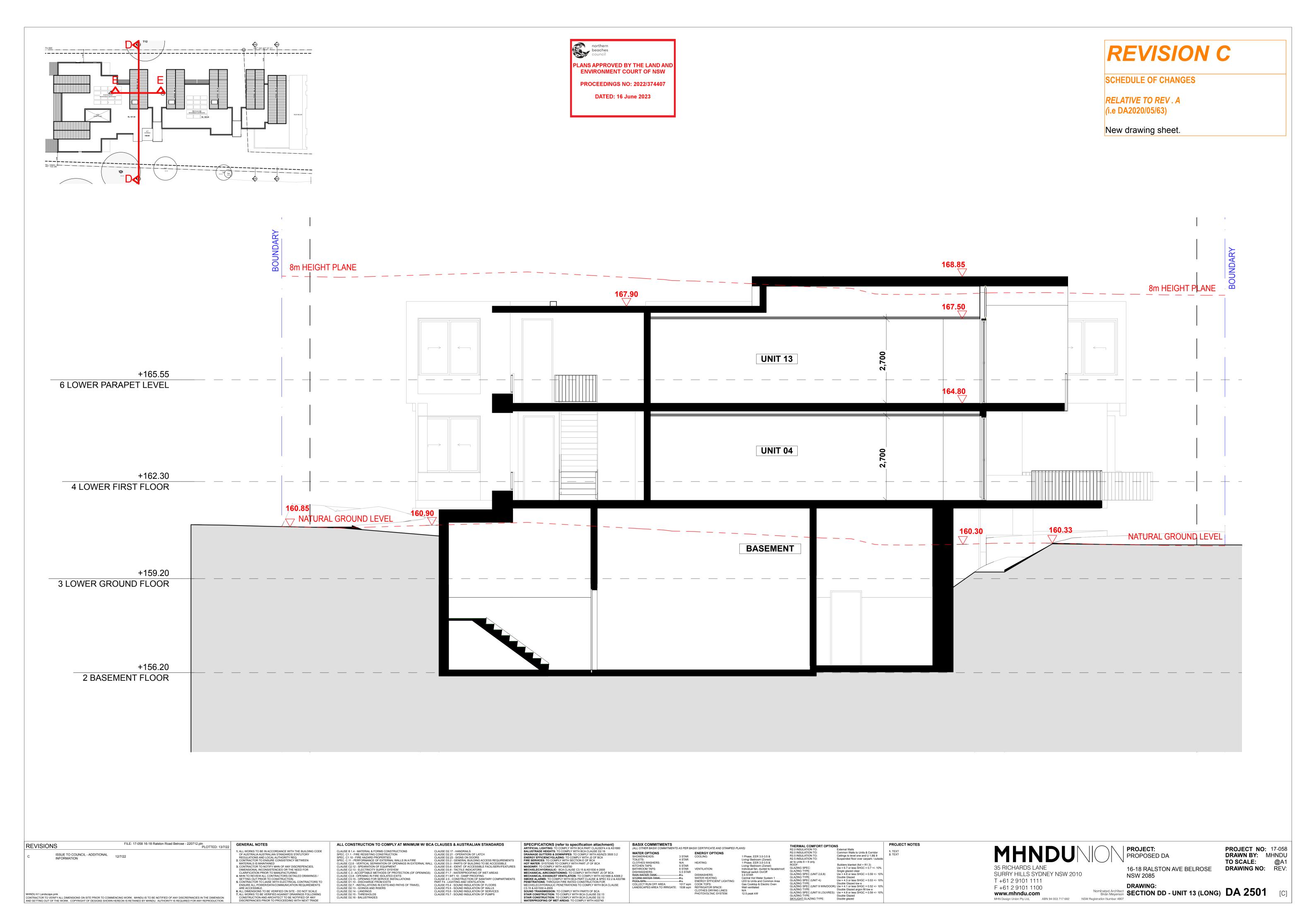
	THERMAL COMFORT OPTION	s	PROJECT NOTES
3.5 & oned) 3.5 & oned) 3.5 & oned) ed to facade/roof; Off System 1 common Area ctric Oven	GLAZING TYPE:	External Walls Common Walls to Units & Corridor Cellings to level one and U 1,8& 9 Suspended floor over carpark / outside Builders blanket (foil + R1.3) W= 6.7 or less SHGC = 0.7 +/- 10% Single glazzed clear Uw = 4.3 or less SHGC = 0.59 +/- 10% Double Glazzed Uw = 4.3 or less SHGC = 0.53 +/- 10% Double Glazzed low e Uw = 4.1 or less SHGC = 0.52 +/- 10% Double Glazed argon fill low e Uw = 4.8 or less SHGC = 0.59 +/- 10% Double Glazed orgon fill ove Uw = 4.8 or less SHGC = 0.59 +/- 10% Double Glazed	1. TEXT 2. TEXT

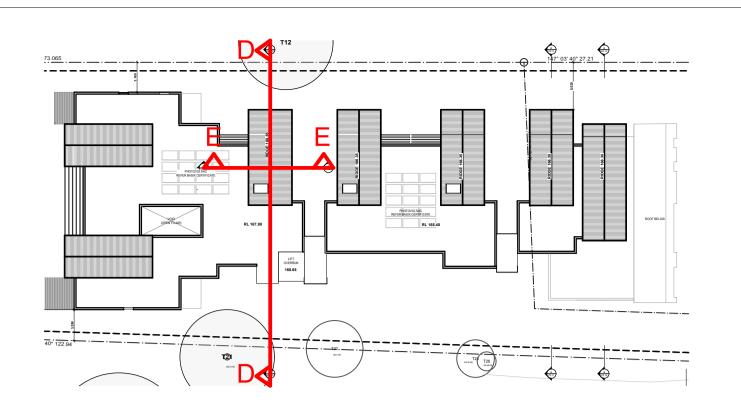
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

F +61 2 9101 1100

www.mhndu.com

Nominated Architect Brian Meyerson SECTION A & B





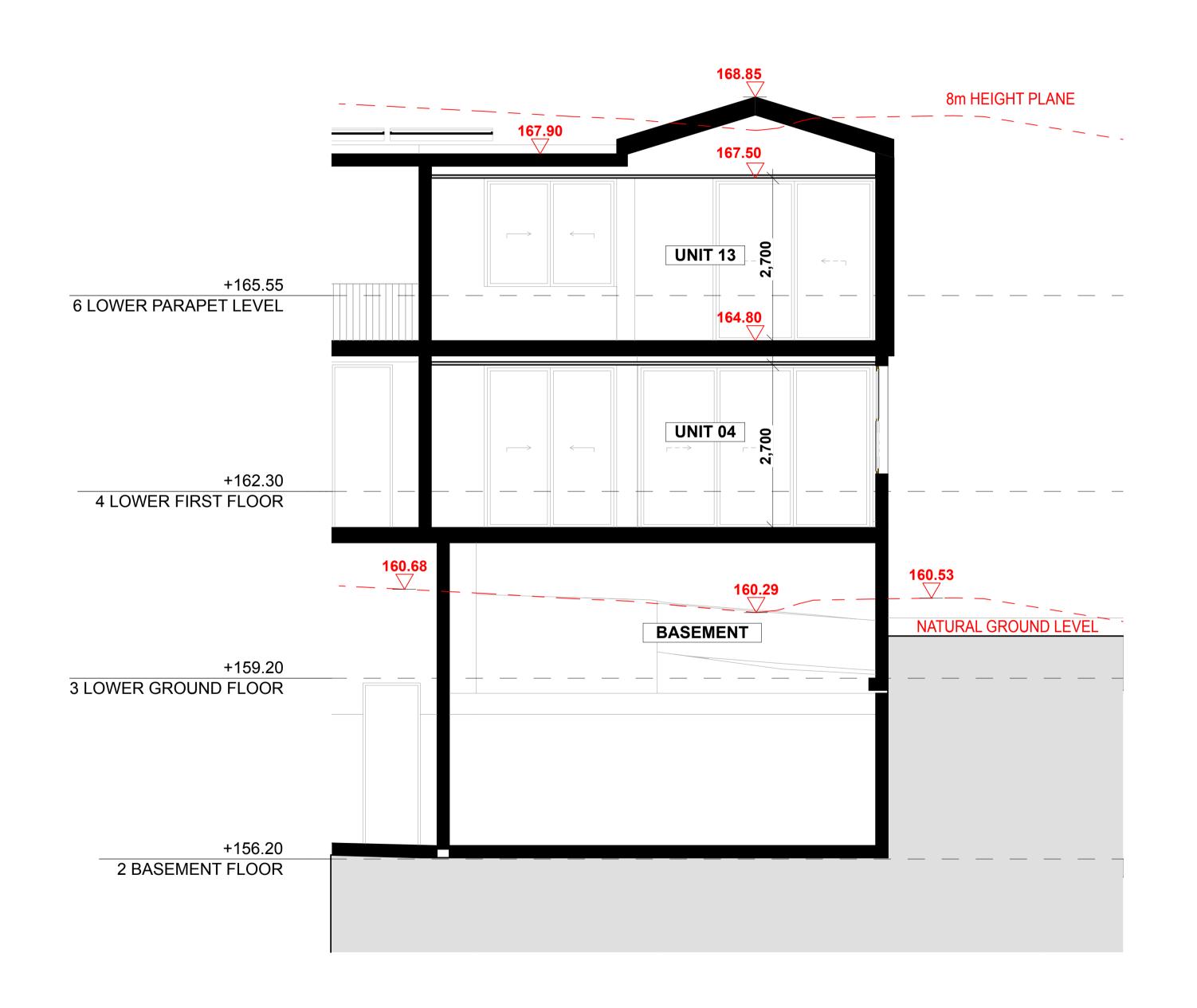


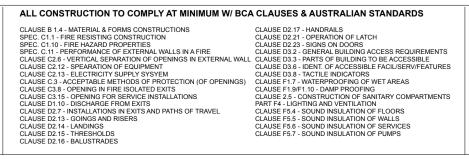
REVISION C

SCHEDULE OF CHANGES

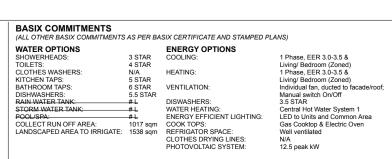
RELATIVE TO REV. A (i.e DA2020/05/63)

New drawing sheet.









	THERMAL COMFORT OPTION	s	PROJECT NOTES
oof;	R2.0 INSULATION TO: R2.0 INSULATION TO: R3.5 INSULATION TO: R2.5 INSULATION TO: R2.5 INSULATION TO: R3.6 INSULATION TO: R4.6 INSULATION TO: R5.7 INSULATION TO: R6.1 INSULATION TO: R6.1 INSULATION TYPE: R6.1 INSULATION TYPE: R6.2 ING SPEC (UNIT 4): R6.2 ING SPEC (UNIT 4): R6.2 ING SPEC (UNIT 9 WIN/DOOR): R6.2 ING SPEC (UNIT 9 WIN/DOOR): R6.2 ING TYPE: R6.2 ING SPEC (UNIT 9 WIN/DOOR): R6.2 ING TYPE: R6.2 INSULATION TO:	External Walls Common Walls to Units & Corridor Cellings to level one and U 1,88 9 Suspended floor over carpark / outside Builders blanket (foil + R1.3) W= 6.7 or less SHGC = 0.7 +/- 10% Single glazed clear W= 4.8 or less SHGC = 0.59 +/- 10% Double Glazed UW = 4.3 or less SHGC = 0.53 +/- 10% Double Glazed low e UW = 4.1 or less SHGC = 0.52 +/- 10% Double Glazed grap fill low e UW = 4.8 or less SHGC = 0.59 +/- 10% Double Glazed argon fill low e UW = 4.8 or less SHGC = 0.59 +/- 10% Double Glazed argon fill low e Double Glazed Double Glazed	1. TEXT 2. TEXT

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

www.mhndu.com

Nominated Architect Brian Meyerson SECTION EE - UNIT 12

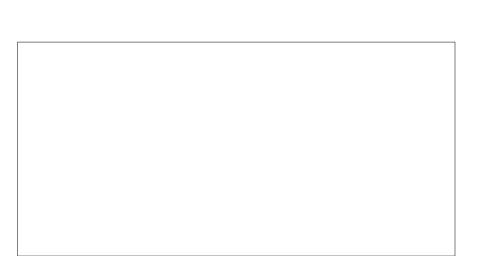


EXTERNAL FINISHES

BRICK



WHITE RENDER & PAINT FINISH



METAL ROOF & WALL CLADDING WHITE STANDING SEAM



TC-01 TIMBER CLADDING



FILE: 17-058 16-18 Ralston Road Belrose - 220712.pln PLOTTED: 13/7/22 REVISIONS FOR COORDINATION FOR DEVELOPMENT APPLICATION 14/4/20

GENERAL NOTES ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE
 OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY
 REGULATIONS AND LOCAL AUTHORITY REG.
 CONTRACTOR TO ENSURE CONSISTENCY BETWEEN
 MATERIAL SE MAINTAINED. 2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
3. CONTRACTOR TO NOTIFY MHN OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING
4. MHN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.
6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE 7. ALL WORKS TO BE VERIFIED ON SITE - DO NOT SCALE 7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS CLAUSE D1.4 - MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 - FIRE RESISTING CONSTRUCTION
SPEC. C1.1 - FIRE RESISTING CONSTRUCTION
SPEC. C1.1 - FIRE RESISTING CONSTRUCTION
CLAUSE D2.5 - SIGNS ON DOORS
SPEC. C1.1 - FIRE RESISTING CONSTRUCTION
CLAUSE C2.5 - LECTROPHY SETTING CONSTRUCTION
SPEC. C1.1 - FIRE PAZARD PROPERTIES
CLAUSE C2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.1 - SELECTRICITY SUPPLY SYSYEM
CLAUSE C2.1 - SELECTRICITY SUPPLY SYSYEM
CLAUSE C3.3 - OPENING IN FIRE ISOLATED EXTS
CLAUSE C3.3 - OPENING IN FIRE ISOLATED EXTS
CLAUSE C3.3 - OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.1 - DISCHARGE FROM EXITS
CLAUSE D1.1 - DISCHARGE FROM EXITS
CLAUSE D2.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.1 - ADDINGS
CLAUSE D2.1 - FIRESHOLDS
CLAUSE D2.1 - THRESHOLDS
CLAUSE D2.15 - THRESHOLDS
CLAUSE D2.16 - BALUSTRADES

SPECIFICATIONS (refer to specification attachment)
ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & A51680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUITTERS & DOWNPIPES: TO COMPLY WITH A5NAYS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2.0 F BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH ASS700
MECHELECHYDRAULIG: BCA CLAUSE C3.15 & AS1530 4-2005
MECHALECHYDRAULIG: BCA CLAUSE C3.15 & AS1530 4-2005
MECHALECHYDRAULIG: BCA CLAUSE C3.15 & AS1530 4-2005
MECHALECHYDRAULIG: BCA CLAUSE C3.15 & AS1530 4-2005
MECHALECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHALECHYDRAULIC PENETRATION: TO COMPLY WITH PART J5 OF BCA
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR
MECHALECHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE
C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) WATER OPTIONS
SHOWERHEADS: 3 STAR
TOILETS: 4 STAR
KITCHEN TAPES: 5 STAR
BATHROOM TAPPS: 6 STAR
DISHWASHERS: 5.5 STAR
RAIN WATER TANK: #L
STORM WATER TANK: #L
SCOLLSPA: WATER TANK: #L
COLLEGT RUN OFF AREA: 1017 sqm
LANDSCAPED AREA TO IRRIGATE: 1538 sqm
LANDSCAPED AREA TO IRRIGATE: 1538 sqm
REFRIGATOR STATEMENT. 1 Phase, EER 3.0-3.5 &
Living/ Bedroom (Zoned)
1 Phase, EER 3.0-3.5 &
Living/ Bedroom (Zoned)
Individual fan, ducted to facade/roof;
Manual switch On/Off
3.5 STAR
Central Hot Water System 1
LED to Units and Common Area
Gas Cooktop & Electric Oven
Well ventilated
N/A
12.5 peak kW

THERMAL COMFORT OPTIONS
R2.0 INSULATION TO: External Walls
R2.0 INSULATION TO: Common Walls to Units & Corridor
R3.5 INSULATION TO: Cellings to level one and U 1,8& 9
R2.5 INSULATION TO: Suspended floor over carpark / outside R2.5 INSULATION TO:
air to units 9 + 9 only.

ROOF:
GLAZING SPEC:
GLAZING TYPE:
GLAZING SPEC (UNIT 2,6,8):
GLAZING SPEC (UNIT 4):
GLAZING SPEC (UNIT 9 WIN/DOOR):
GLAZING SPEC (UNIT 9 WIN/DOOR):
GLAZING SPEC (UNIT 9 UNIT 9 UNIT 9 WIN/DOOR):
GLAZING SPEC (UNIT 9 UNIT 9 UNIT 9 WIN/DOOR):
GLAZING SPEC (UNIT 9 UNIT 9 UNIT 9 WIN/DOOR):
GLAZING SPEC (UNIT 9 UNIT 9 UNIT 9 UNIT 9 WIN/DOOR):
GLAZING SPEC (UNIT 9 UNIT 9

PROJECT NOTES

35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111

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

F +61 2 9101 1100

www.mhndu.com

| PROJECT: PROPOSED DA 16-18 RALSTON AVE BELROSE NSW 2085 **DRAWING:**

Nominated Architect Brian Meyerson **EXTERNAL FINISHES**

PROJECT NO: 17-058 **DRAWN BY:** MHNDU TO SCALE: @A1 **DRAWING NO:** REV:

DA 6000 [A]

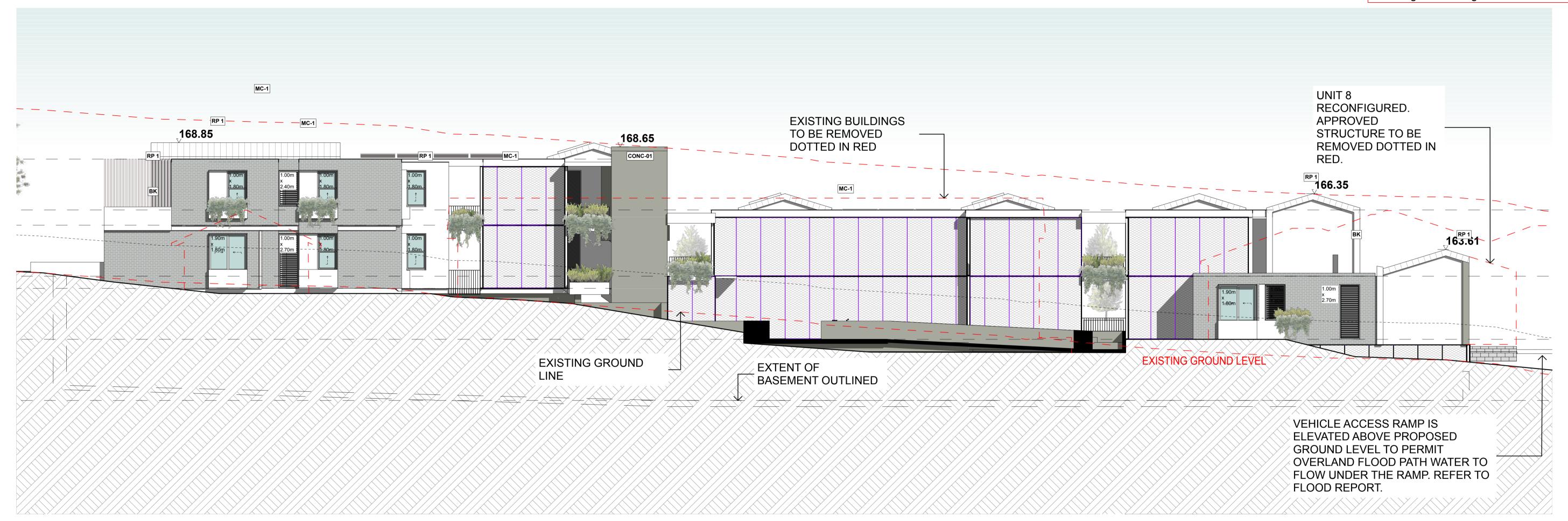


REVISION B

SCHEDULE OF CHANGES

RELATIVE TO REV . A (i.e DA2020/05/63)

No change to drawing sheet.



EXTERNAL FINISHES



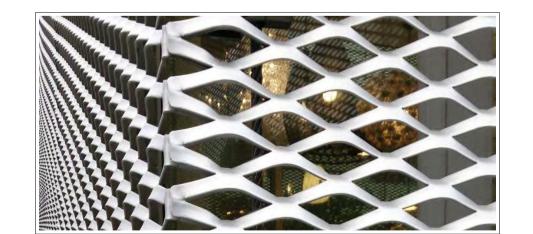
WHITE RENDER & PAINT FINISH



METAL ROOF & WALL CLADDING WHITE STANDING SEAM



EXPANDED METAL MESH POWDERCOATED



CONC-01 BOARDFORM CONCRETE

Nominated Architect Brian Meyerson **EXTERNAL FINISHES**

REVISIONS		FILE: 17-058 16-18 Ralston Road Belrose - 220712.pln PLOTTED: 13/7.	
01	FOR COORDINATION	16/1/20	
Α	FOR DEVELOPMENT APPLICATION	14/4/20	

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ.
2. CONTRACTOR TO ROSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
3. CONTRACTOR TO NOTIFY MHN OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING
4. MHN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWERDATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.
6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE
7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

GENERAL NOTES

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS CLAUSE D 1.4 - MATERIAL & FORMS CONSTRUCTION CLAUSE D 2.17 - HANDRALDS

CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTION SPEC. C1.1 - FIRE RESISTING CONSTRUCTION CLAUSE D 2.1 - OPERATION OF LATCH CLAUSE C 2.1 - FIRE RESISTING CONSTRUCTION CLAUSE D 2.2 - OPERATION OF LATCH CLAUSE C 2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C 2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C 2.1 - SPEARATION OF EQUIPMENT CLAUSE C 2.13 - ELECTRICITY SUPPLY SYSYEM CLAUSE C 2.13 - CECTRICITY SUPPLY SYSYEM CLAUSE D 2.3 - OPENING IN FIRE ISOLATED EXITS CLAUSE D 3.3 - PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D 3.4 - TARTS OF BUILDING TO BE ACCESSIBLE TO CLAUSE D 3.4 - TARTS OF BUILDING TO BE ACCESSIBLE TO CLAUSE D 3.4 - TARTS OF B

SPECIFICATIONS (refer to specification attachment)
ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4 4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH ASNZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH 42 OF BCA
HERGY EFFICIENCYGLAZING: TO COMPLY WITH A20 F BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH ASS700
MECHIELECHYDRAUILG: BCA CLAUSE C3.15 & AS1530 4-2005
MECHALICATION: TO COMPLY WITH PART J5 OF BCA
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR
MECHELECHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE
C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PART 5 OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) WATER OPTIONS
SHOWERHEADS: 3 STAR
CLOTHES WASHERS: N/A
KITCHEN TAPE: 5 STAR
BATHROOM TAPE: 6 STAR
DISHWASHERS: 5.5 STAR
RAIN WATER TANK: #L
STORM WATER TANK: #L
SCOLLSPA: #L
COLLECT RUN OFF AREA: 1017 sqm
LANDSCAPED AREA TO IRRIGATE: 1538 sqm
LANDSCAPED AREA TO IRRIGATE: 1538 sqm
REFRIGATOR TO IRRIGATE: 1500 STAR
BATHROOM TAPE: 1500 STAR
BATHROOM TAPE: 1500 STAR
BATHROOM TAPE: 1500 STAR
WATER HEATING: 1500 KOPTS: 1500 STAR
COULSPA: 1500 STAR
LANDSCAPED AREA TO IRRIGATE: 1538 sqm
LANDSCAPED AREA TO IRRIGATE: 1538 sqm
LANDSCAPED AREA TO IRRIGATE: 1500 STAR
BATHROOM TAPE: 1500 STAR
BATHROOM T 1 Phase, EER 3.0-3.5 & Living/Bedroom (Zoned)
1 Phase, EER 3.0-3.5 & Living/Bedroom (Zoned)
Individual fan, ducted to facade/roof;
Manual switch On/Off
3.5 STAR
Central Hot Water System 1
LED to Units and Common Area
Gas Cooktop & Electric Oven
Well ventilated
N/A
12.5 peak kW

THERMAL COMFORT OPTIONS
R2.0 INSULATION TO: Ext External Walls
Common Walls to Units & Corridor
Ceilings to level one and U 1,8& 9
Suspended floor over carpark / outside R2.5 INSULATION TO:
air to units 9 + 9 only.

ROOF:
GLAZING SPEC:
GLAZING SPEC (UNIT 2.6.8):
GLAZING SPEC (UNIT 4):
GLAZING SPEC (UNIT 4):
GLAZING SPEC (UNIT 9 WIN/DOOR):
GLAZING TYPE:
GLAZING SPEC (UNIT 9 WIN/DOOR):
GLAZING SPEC (UNIT 9 WIN/DOOR):
GLAZING SPEC (UNIT 9 WIN/DOOR):
GLAZING TYPE:
GLAZING SPEC (UNIT 9 WIN/DOOR):
GLAZING TYPE:
GLAZING SPEC (UNIT 9 WIN/DOOR):
GLAZING SPEC (UNIT 9 DOUVRES):
GLAZING SPEC (UNIT 9 WIN/DOOR):
GLAZING SPEC (UNIT 9 WIN/D

PROJECT NOTES 35 RICHARDS LANE

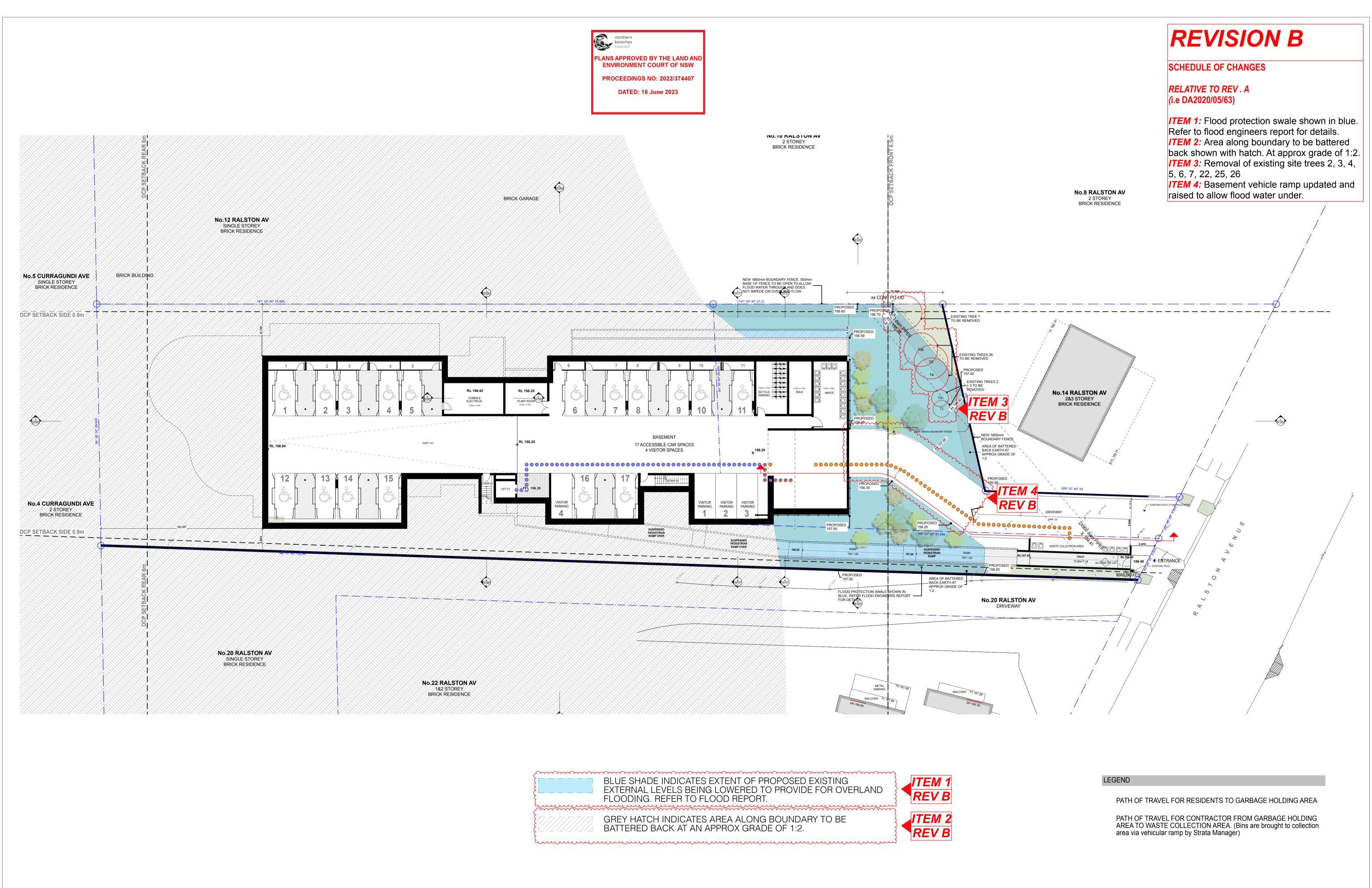
www.mhndu.com

PROJECT: PROPOSED DA 16-18 RALSTON AVE BELROSE SURRY HILLS SYDNEY NSW 2010 NSW 2085 T +61 2 9101 1111 DRAWING: F +61 2 9101 1100

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

PROJECT NO: 17-058 **DRAWN BY:** MHNDU TO SCALE: @A1 **DRAWING NO:** REV:

DA 6001 [A]



FILE: 17-058 16-18 Ralston Road Belrose - 220712.pln PLOTTED: 13/7/22 REVISIONS FOR COORDINATION FOR DEVELOPMENT APPLICATION 8/5/20 RESPONSE TO COUNCIL RFI CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MHNDU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY MHNDU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY
REGULATIONS AND LOCAL AUTHORITY REQ.
2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN 2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
3. CONTRACTOR TO NOTIFY MINN OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING
4. MINN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.
6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE
7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND RICHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

GENERAL NOTES

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 - FIRE RESISTING CONSTRUCTIONS CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 - FIRE RESISTING CONSTRUCTION
SPEC. C1.1 - FIRE RESISTING CONSTRUCTION
SPEC. C.11 - FIRE REAZARD PROPERTIES
SPEC. C.11 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 - SECRITICITY SUPPLY SYSYEM
CLAUSE C2.3 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.4 - OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 - OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.6 - DISCHARGE FROM EXITS
CLAUSE D1.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 - GOINGS AND RISERS
CLAUSE D2.14 - LANDINGS
CLAUSE D2.15 - THRESHOLDS
CLAUSE D2.16 - BALUSTRADES

SPECIFICATIONS (refer to specification attachment)
ARTIFICIAL LIGHTINE: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA PART CLAUSEF4.5 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH 12 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHAELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3766
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR
MECH/ELEC/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE
C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PART5 OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13 CLAUSE D2.17 - HANDRAILS
CLAUSE D2.21 - OPERATION OF LATCH
CLAUSE D2.23 - SIGNS ON DOORS
CLAUSE D3.2 - GENERAL BUILDING ACCESS REQUIREMENTS
ALL CLAUSE D3.3 - PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 - IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 - TACTILE INDICATORS
CLAUSE F1.7 - WATER/PROFOING OF WET AREAS
CLAUSE F1.7 - WATER/PROFOING OF WET AREAS
CLAUSE F1.9F1.10 - DAMP PROOFING
CLAUSE 2.5 - CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 - LIGHTING AND VENTILATION
CLAUSE F5.4 - SOUND INSULATION OF WALLS
CLAUSE F5.5 - SOUND INSULATION OF WALLS
CLAUSE F5.6 - SOUND INSULATION OF WALLS
CLAUSE F5.7 - SOUND INSULATION OF PUMPS

SPECIFICATIONS (refer to specification attachment)

BASIX COMMITMENTS I Filase, EER 3.0-3.5 & Living/ Bedroom (Zoned)
1 Phase, EER 3.0-3.5 & Living/ Bedroom (Zoned)
Individual fan, ducted to facade/roof, Manual switch On/Off
3.5 STAR
Central Hot Water System 1
LED to Units and Common Area
Gas Cooktop & Electric Oven
Well ventilated
N/A HEATING: VENTILATION:

THERMAL COMFORT OPTIONS External Walls
Common Walls to Units & Corridor
Ceilings to level one and U 1,8& 9
Suspended floor over carpark / outsid air to units 9 + 9 only.

GLAZING SPEC:
GLAZING SPEC:
Uw = 6.7 or less SHGC = 0.7 +/- 10%
Single glazed clear
GLAZING SPEC (UNIT 2,6,8):
Uw = 4.8 or less SHGC = 0.59 +/- 10%
GLAZING SPEC (UNIT 4):
Uw = 4.8 or less SHGC = 0.52 +/- 10%
GLAZING SPEC (UNIT 9 WIN/DOOR):
Uw = 4.3 or less SHGC = 0.52 +/- 10%
GLAZING TYPE:
Uw = 4.3 or less SHGC = 0.52 +/- 10%
GLAZING TYPE:
Uw = 4.4 or less SHGC = 0.59 +/- 10%
GLAZING TYPE:
Uw = 4.4 or less SHGC = 0.59 +/- 10%
GLAZING TYPE:
Uw = 4.4 or less SHGC = 0.59 +/- 10%
GLAZING TYPE:
Uw = 4.4 or less SHGC = 0.59 +/- 10%
GLAZING TYPE:
Uw = 4.5 or less SHGC = 0.59 +/- 10%
GLAZING TYPE:
Double Glazed
Double Glazed

PROJECT NOTES 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010

www.mhndu.com

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

PROPOSED DA NSW 2085 T +61 2 9101 1111 F +61 2 9101 1100

PROJECT NO: 17-058 DRAWN BY: MHNDU TO SCALE: 16-18 RALSTON AVE BELROSE **DRAWING NO:** REV:

DRAWING:

Nominated Architect Brian Meyerson WASTE MANAGEMENT PLAN DA 9200 [B]