ARCHITECTURAL DRAWINGS

84 - 88 BIRRIGA ROAD
BELLEVUE HILL, NSW, 2023

PROPOSED NEW APARTMENT DEVELOPMENT OVER 2 BUILDINGS SET ON 2 ADJACENT LOTS,
INCLUDING 16 NEW APARTMENTS AND ASSOCIATED LANDSCAPING WORKS

2 DEVELOPMENT APPLICATION

DA 0000	COVERPAGE

DA 10 ANALYSIS & SITE PLANS

DA 1000	SITE CONTEXT
DA 1001	PHOTOMONTAGE
DA 1002	SITE ANALYSIS PLAN
DA 1003	SITE & ROOF PLAN
DA 1004	DEMOLITION / TREE REMOVAL PLAN
DA 1005	SETBACKS DIAGRAM
DA 1006	PUBLIC DOMAIN DIAGRAM

DA 20 GENERAL ARRANGEMENT KEY PLAN 1:150

DA 2000	BASEMENT 03 - KEY PLAN
DA 2001	BASEMENT 02 / B: LOWER GROUND FLOOR - KEY PLAN
DA 2002	BASEMENT 01 / B: GROUND FLOOR - KEY PLAN
DA 2003	A: LOWER GROUND 02 / B: LEVEL 01 FLOOR - KEY PLAN
DA 2004	A: LOWER GROUND 01 / B: LEVEL 02 PENTHOUSE FLOOR - KEY PLAN
DA 2005	A: GROUND FLOOR PLAN / B: ROOF - KEY PLAN
DA 2006	A: LEVEL 01 FLOOR - KEY PLAN
DA 2007	A: LEVEL 02 PENTHOUSE FLOOR - KEY PLAN
DA 2008	ROOF - KEY PLAN

DA 21 GENERAL ARRANGEMENT PLANS 1:100

DA 2100	BASEMENT 03 PLAN
DA 2101	BASEMENT 02 / B: LOWER GROUND FLOOR PLAN
DA 2102	BASEMENT 01 / B: GROUND FLOOR PLAN
DA 2103	A: LOWER GROUND 02 / B: LEVEL 01 FLOOR PLAN
DA 2104	A: LOWER GROUND 01 / B: LEVEL 02 PENTHOUSE FLOOR PLAN
DA 2105	A: GROUND FLOOR PLAN / B: ROOF PLAN
DA 2106	A: LEVEL 01 FLOOR PLAN
DA 2107	A: LEVEL 02 PENTHOUSE FLOOR PLAN
DA 2108	ROOF PLAN

DA 30 ELEVATIONS

DA 3000	BUILDING A : ELEVATION SOUTH
DA 3001	BUILDING A : ELEVATION NORTH
DA 3002	BUILDING A : ELEVATION EAST
DA 3003	BUILDING A : ELEVATION WEST
DA 3004	BUILDING B : ELEVATION NORTH
DA 3005	BUILDING B : ELEVATION EAST
DA 3006	BUILDING B : ELEVATION WEST
DA 3007	WINDOW SCHEDULE

DA 31 SECTIONS

DA 3100	SITE SECTION - BUILDING A & B
DA 3101	BUILDING A: SHORT SECTION
DA 3102	BUILDING B: LONG SECTION
DA 3103	BUILDING B: SHORT SECTION
DA 3104	BUILDING B: BOUNDARY SECTIONS

DA 60 EXTERNAL FINISHES

DA 6000	EXTERNAL FINISHES & MATERIALS

DA 70 SEPP 65 / ADAPTABLE UNITS

DA 7000	ADAPTABLE LAYOUTS - B202, B302
DA 7001	CROSS VENTILATION / SOLAR ACCESS 01
DA 7002	CROSS VENTILATION / SOLAR ACCESS 02
DA 7003	STORAGE AND PARKING ASSESSMENT 01
DA 7003	STORAGE AND PARKING ASSESSMENT 02
DA 7003	STORAGE AND PARKING ASSESSMENT 03

DA 90 COUNCIL CONTROLS

DA 9000	GFA DIAGRAMS 01
DA 9001	GFA DIAGRAMS 02
DA 9002	LANDSCAPE AREA CALCULATION
DA 9003	HEIGHT PLANE DIAGRAMS
DA 9004	WASTE MGT PLAN
DA 9005	EXCAVATION DIAGRAM 01
DA 9006	EXCAVATION DIAGRAM 02
DA 9007	EXCAVATION DIAGRAM - PARKING BREAKDOWN

DA 91 SOLAR ACCESS - VIEWS FROM SUN

DA 9100	SOLAR ACCESS 9am - 11am - JUNE 21st
DA 9101	SOLAR ACCESS 12pm - 3pm - JUNE 21st

DA 92 NOTIFICATION PLANS

DA 9200	NOTIFICATION PLAN 01
DA 9201	NOTIFICATION PLAN 02

O S34 ADDITIONAL DRAWINGS

SK-01A	82 BIRRIGA_BOUNDARY STAIR ELEVATION
SK-01B	BOUNDARY FENCE DETAILS
SK-02A	BOUNDARY STAIR 3D_COMPARISON WITH DA SCHEME
SK-02B	BOUNDARY STAIR 3D_COMPARISON WITH DA SCHEME
SK-02C	BOUNDARY STAIR 3D_ADDITIONAL PROPOSED IMAGES
SK-02D	BOUNDARY STAIR 3D_VIEWS FROM UNITS
SK-03	BUILDING B GROUND FLOOR PLAN_EGRESS PATH DETAIL
SK-04A	EGRESS PATH 3D IMAGES
SK-04B	EGRESS PATH 3D IMAGES
SK-04C	EGRESS PATH 3D IMAGES
SK-04D	EGRESS PATH PLAN AND SECTION
SK-04E	EGRESS PATH SECTIONS

ITEM 1

VIEW FROM BIRRIGA ROAD ARTIST'S IMPRESSION ONLY

SCHEDULE OF CHANGES

REVISION F - 23/05/23

1. DRAWING LIST UPDATED
2. ~~NOTE ADDED TO ARTISTS IMPRESSION - SERVICE ENCLOSURE ADJACENT #82 RELOCATED, REFER TO PLANS~~

REVISION G - 28/06/23

1. NOTES ADDED TO ARTIST IMPRESSION - DETAIL OF PEDESTRIAN SECOND ENTRY AMENDED - BOOSTER + GAS METER RELOCATED, REFER TO PLANS.

DEVELOPMENT APPLICATION

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
COVERPAGE

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:1@A1
ISSUE DATE: 28/06/23
REVISION: **G**
PROJECT NUMBER: **21-127**
DWG NUMBER: **DA 0000**

SITE CONTEXT

SCHEDULE OF CHANGES
REVISION F - 23/05/23

NO CHANGE

01

02

03

04

05

06

07

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 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 PROTETCTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE F2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL — REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL. NSW 2023

DRAWING TITLE:
SITE CONTEXT

DRAWN BY: MHNDU	CHECKED:
SCALE: @A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 1000

REF: BIMcloud bcb-24 local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

PHOTOMONTAGE

SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. NOTE ADDED TO ARTISTS IMPRESSION - SERVICE ENCLOSURE ADJACENT #82 RELOCATED, REFER TO PLANS

F - FOR SECTION 34 DETERMINATION

VIEW FROM BIRRIGA ROAD ARTIST'S IMPRESSION ONLY

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING, ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
PHOTOMONTAGE

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: @A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 1001

SITE ANALYSIS PLAN

SCHEDULE OF CHANGES
REVISION F - 23/05/23
NO CHANGE

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
SITE ANALYSIS PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: @A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 1002

SITE & ROOF PLAN

No.243
O'SULLIVAN ROAD
2 STOREY
BRICK SEMI DETACHED
TILE ROOF

No.245
O'SULLIVAN ROAD
2 STOREY
BRICK SEMI DETACHED
TILE ROOF

Rear of No.249
O'SULLIVAN ROAD
3 STOREY
RENDERED UNIT BUILDING
FLAT ROOF

IN-GROUND POOL

No.257
O'SULLIVAN ROAD
1 & 2 STOREY
BRICK & RENDERED TOWNHOUSES
TILE ROOF

No.92
BIRRIGA ROAD
BRICK UNIT BUILDING
TILE ROOF

No.90
BIRRIGA ROAD
3 & 4 STOREY
RENDERED UNIT BUILDING
TILE & METAL ROOF

NOTE: FINAL LOCATION AND LEVELS OF RETAINING STRUCTURES TO BE DETERMINED. SUBJECT TO CHANGE BASED ON SITE CONDITIONS

ITEM 1
ITEM 2
ITEM 3
ITEM 4
ITEM 5

TEA TREE (AS ADVISED)

23KW Solar Array
69 Panels

BUILDING B
NON TRAFFICABLE
ROOF

COMMUNAL OPEN SPACE

GREEN ROOF

BUILDING B PEDESTRIAN ENTRY

ROOF TERRACE
82 m²

LOWERED ROOF

AWNING

ROOF

EXISTING STREET TREE
AUSGRID CONFIRMATION REQUIRED ON REMOVAL OF TREE DUE TO UNDERGROUND CABLING AND ACCESS TO SUBSTATION

EXISTING DRIVEWAY REMOVED

NEW DRIVEWAY PERPENDICULAR TO KERB

PEDESTRIAN WALKWAY CONNECTING BIRRIGA ROAD TO BORONIA ROAD

No.4
BORONIA ROAD
1 STOREY
RENDERED HOUSE
TILE ROOF

GARAGE

IN-GROUND POOL

No.6
BORONIA ROAD
1 STOREY
BRICK HOUSE
TILE ROOF

No.8A
BORONIA ROAD
3 STOREY
RENDERED UNIT BUILDING
TILE ROOF

No.8
BORONIA ROAD
3 STOREY
RENDERED UNIT BUILDING
TILE ROOF

No.10
BORONIA ROAD
4 STOREY
RENDERED UNIT BUILDING
TILE ROOF

No.82
BIRRIGA ROAD
3 & 4 STOREY
BRICK UNIT BUILDING
TILE ROOF

No.80
BIRRIGA ROAD
3 – 5 STOREY
BRICK UNIT BUILDING
TILE ROOF

BIRRIGA ROAD

T1 T32 T34 T31 T58a T58 T62 T74 T35 T40 T30 T59 T63 T64 T65 T88 T89 T69 T71 T72 T70 T73 T75 T76 T77 T78 T79 T80 T81 T83 T85 T86 T87 T94 T97

SCHEDULE OF CHANGES

REVISION B - 07/09/22

1. LIFT OVERRUN REDUCED

REVISION C - 16/09/22

2. OSD TANK ADDED, BIO-RETENTION SYSTEM AND RAINWATER TANKS AMENDED

REVISION F - 23/05/23

1. ROOFTOP COMMUNAL AREA REDUCED. GREEN ROOF ADDED.
2. EGRESS PATH AMENDED.
3. ACCESS STEPS FROM BIRRIGA ROAD AMENDED.
4. WESTERN SETBACK LANDSCAPING TO # 90 AMENDED.
5. TEA TREE TO #90 ADDED FOR RETENTION

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. BOOSTER + GAS METER RELOCATED ACCORDINGLY.

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	HEIGHT AMENDMENTS	07/09/22
C	RESPONSE TO COUNCIL RFI	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J1 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
MECHELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
SITE & ROOF PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY:	CHECKED:
MHNDU	
SCALE:	
1:150@A1	
ISSUE DATE:	REVISION:
28/06/23	G
PROJECT NUMBER:	DWG NUMBER:
21-127	DA 1003

DEMOLITION / TREE REMOVAL PLAN

SCHEDULE OF CHANGES

REVISION D - 24/03/23

1. ~~T75, T76, T77~~, T79, T87 TO BE RETAINED NOT REMOVED
2. T33 CHANGE TO REMOVED BASED ON ARBORIST ADVICE
3. T88, T89 EXISTING CABBAGE (LIVISTONA) PALMS NOW NOTED ON PLANS

REVISION E - 24/04/23

1. T75, T76, T77 HACKBERRY TREES TO BE REMOVED (AS THEY ARE CONSIDERED A WEED SPECIES) AND REPLACED BY NEW TREES. REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILS

REVISION F - 23/05/23

1. TEA TREE TO #90 ADDED FOR RETENTION

REVISION G - 16/06/23

1. PROPOSED TREES FOR RELOCATION TO BE REMOVED

No.257 O'SULLIVAN ROAD 1 & 2 STOREY BRICK & RENDERED TOWNHOUSES TILE ROOF

O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

No.243 O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

O'SULLIVAN ROAD 3 STOREY RENDERED UNIT BUILDING FLAT ROOF

IN-GROUND POOL

No.92 BIRRIGA ROAD BRICK UNIT BUILDING TILE ROOF

No.88 BIRRIGA ROAD 1 & 2 STOREY RENDERED & CLAD HOUSE TILE ROOF

No.90 BIRRIGA ROAD 3 & 4 STOREY RENDERED UNIT BUILDING TILE & METAL ROOF

No.86 BIRRIGA ROAD 1 & 2 STOREY RENDERED & CLAD HOUSE METAL ROOF

No.84 BIRRIGA ROAD 2 STOREY RENDERED HOUSE TILE ROOF

No.82 BIRRIGA ROAD 3 & 4 STOREY BRICK UNIT BUILDING TILE ROOF

No.80 BIRRIGA ROAD 3 - 5 STOREY BRICK UNIT BUILDING TILE ROOF

No.8A BORONIA ROAD 3 STOREY RENDERED UNIT BUILDING TILE ROOF

No.10 BORONIA ROAD 4 STOREY RENDERED UNIT BUILDING TILE ROOF

No.4 BORONIA ROAD 1 STOREY RENDERED HOUSE TILE ROOF

GARAGE

IN-GROUND POOL

BIRRIGA ROAD

ITEM 1

ITEM 2

ITEM 3

TEA TREE (AS ADVISED)

NEW TREE

DECK TO BE DEMOLISHED

POOL TO BE DEMOLISHED

PAVING TO BE DEMOLISHED

EXISTING BUILDING TO BE DEMOLISHED

FENCE TO BE DEMOLISHED

PAVED AREA TO BE DEMOLISHED

CONCRETE PATH TO BE DEMOLISHED

CONCRETE DRIVEWAY TO BE DEMOLISHED

DRIVEWAY CROSSOVER TO BE DEMOLISHED

CONCRETE TO BE DEMOLISHED

EXISTING BUILD TO BE DEMOLISHED

BOUNDARY 18.580 122° 51' 30"

BOUNDARY 14.575 122° 51' 30"

BOUNDARY 29.715 122° 51' 30"

BOUNDARY 10.975 122° 51' 30"

BOUNDARY 6.930 122° 51' 30"

BOUNDARY 31.900 302° 51' 30"

BOUNDARY 31.435 283° 29' 35"

BOUNDARY 14.475 284° 00' 55"

BOUNDARY 3.335 284° 00' 55"

LOT BOUNDARY 36.300 183° 29' 35"

BOUNDARY 32.300 3° 29' 35"

BOUNDARY 45.730 43° 51' 30"

BOUNDARY 1.460 333° 39' 35"

BOUNDARY 17.585 346° 53' 35"

BOUNDARY 18.105 202° 28' 35"

T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14 T15 T16 T17 T18 T19 T20 T21 T22 T23 T24 T25 T26 T27 T29 T30 T31 T32 T33 T34 T35 T36 T37 T38 T39 T40 T41 T42 T43 T44 T45 T46 T47 T48 T49 T50 T51 T52 T53 T54 T55 T56 T57 T58 T58a T59 T60 T62 T63 T64 T65 T66 T67 T68 T69 T70 T71 T72 T73 T74 T75 T76 T77 T78 T79 T80 T84 T85 T86 T87 T88 T89

LEGEND:

- Building/ Walls = *BUILDING/WALLS/ROOF TO BE DEMOLISHED*
- Floors/ Paving = *FLOORS/PAVING TO BE DEMOLISHED*
- T59 = *TREE PROPOSED FOR RETENTION*
- T40 = *PROPOSED TREE RELOCATION SPOT*
- T29 = *TREE TO BE REMOVED*
- ~~T31~~ = *~~TREE PROPOSED TO BE RELOCATED~~*

PROPOSED TREE RELOCATION ASSESSED AS NOT FEASIBLE BY EXPERTS

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	POST S34 WITHOUT PREJUDICE MEETING	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23
G	FOR SECTION 34 DETERMINATION	16/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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 C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILSERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J1 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
DEMOLITION / TREE REMOVAL PLAN

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:150@A1	
ISSUE DATE: 16/06/2023	REVISION: G
PROJECT NUMBER: 21-127	DWG NUMBER: DA 1004

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

SETBACKS DIAGRAM

SCHEDULE OF CHANGES
REVISION F - 23/05/23
NO CHANGE

No.243 O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

Rear of No.249 O'SULLIVAN ROAD 3 STOREY RENDERED UNIT BUILDING FLAT ROOF

IN-GROUND POOL

No.257 O'SULLIVAN ROAD 1 & 2 STOREY BRICK & RENDERED TOWNHOUSES TILE ROOF

Front Garden of No.94 BIRRIGA ROAD BRICK UNIT BUILDING TILE ROOF

No.92 BIRRIGA ROAD BRICK UNIT BUILDING TILE ROOF

No.90 BIRRIGA ROAD 3 & 4 STOREY RENDERED UNIT BUILDING TILE & METAL ROOF

No.4 BORONIA ROAD 1 STOREY

No.8A BORONIA ROAD 3 STOREY RENDERED UNIT BUILDING TILE ROOF

No.10 BORONIA ROAD 4 STOREY RENDERED UNIT BUILDING TILE ROOF

No.82 BIRRIGA ROAD 3 & 4 STOREY BRICK UNIT BUILDING TILE ROOF

No.80 BIRRIGA ROAD 3 ~ 5 STOREY BRICK UNIT BUILDING TILE ROOF

PEDESTRIAN WALKWAY CONNECTING BIRRIGA ROAD TO BORONIA ROAD

BIRRIGA ROAD

LOT B BUILDABLE AREA 1,019 m²

LOT A BUILDING AREA 339 m²

BOUNDARY 29.715 122° 01' 30"
BOUNDARY 10.973 222° 01' 30"
BOUNDARY 4.520 132° 12' 30"
BOUNDARY 18.580 132° 19' 30"
BOUNDARY 12.575 222° 01' 30"
BOUNDARY 11.920 222° 01' 30"
LOT BOUNDARY 24.425 302° 28' 35"
BOUNDARY 31.345 197° 27' 00"
BOUNDARY 14.475 264° 00' 55"
LOT BOUNDARY 36.300 183° 28' 35"
BOUNDARY 32.300 3° 28' 35"
BOUNDARY 3.125 264° 00' 55"
BOUNDARY 18.105 282° 28' 35"
BOUNDARY 17.585 345° 33' 35"
BOUNDARY 1.460 333° 39' 35"
BOUNDARY 37.730 43° 30' 0"

6,000 DCP BATTLEAXE SETBACK (×4)

11,920 SITE DEPTH - EAST

11,920 SITE SETBACK - EAST

400 SITE SETBACK EAST

31,350 SITE DEPTH - EAST

1,500 DCP SIDE SETBACK (×2)

5,300

4,700

4,320

6,120

92 BIRRIGA ROAD FRONT SETBACK AVERAGE 5000mm APPROX.

90 BIRRIGA ROAD FRONT SETBACK AVERAGE 5200mm APPROX.

5,000 FRONT SETBACK

9,520 REAR SETBACK WEST

36,300 SITE DEPTH - WEST

3,500 ACCESS HANDLE

4,800 AVERAGE SETBACK

82 BIRRIGA ROAD FRONT SETBACK 4500mm APPROX.

80 BIRRIGA ROAD FRONT SETBACK 12000mm APPROX.

12,000

LOT A - FRONT (STREET SETBACK)

No.92 AVERAGE FRONT SETBACK = 5000mm
No.90 AVERAGE FRONT SETBACK = 5200mm
No.82 FRONT SETBACK = 4800mm
No.80 FRONT SETBACK = 12000mm (least typical)

(5000mm + 5200mm + 4800mm) / 3 = 5000mm

LOT A - EAST REAR SETBACK

A SITE DEPTH = 11,920+31,350 = 43,270
B FRONT SETBACK = 5000mm
C BUILDING DEPTH = 60% SITE DEPTH = 25,960mm

REAR SETBACK = A - B - C = 12,310mm

LOT A - WEST REAR SETBACK

A SITE DEPTH = 36,300mm
B FRONT SETBACK = 5000mm

C BUILDING DEPTH = 60% SITE DEPTH = 21,780mm

REAR SETBACK = A - B - C = 9,520mm

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE J.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
SETBACKS DIAGRAM

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY:	CHECKED:
MHNDU	
SCALE:	
1:150@A1	
ISSUE DATE:	REVISION:
23/05/23	F
PROJECT NUMBER:	DWG NUMBER:
21-127	DA 1005

PUBLIC DOMAIN DIAGRAM

SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. DETAILS ADDED TO RETAINED TREES
2. TEA TREE TO #90 ADDED FOR RETENTION

No.245 O'SULLIVAN ROAD
2 STOREY
BRICK SEMI DETACHED
TILE ROOF

No.243 O'SULLIVAN ROAD
2 STOREY
BRICK SEMI DETACHED
TILE ROOF

Rear of No.249 O'SULLIVAN ROAD
3 STOREY
RENDERED UNIT BUILDING
FLAT ROOF

IN-GROUND POOL

No.257 O'SULLIVAN ROAD
1 & 2 STOREY
BRICK & RENDERED TOWNHOUSES
TILE ROOF

Front Garden of No.94 BIRRIGA ROAD
BRICK UNIT BUILDING
TILE ROOF

No.92 BIRRIGA ROAD
BRICK UNIT BUILDING
TILE ROOF

No.90 BIRRIGA ROAD
3 & 4 STOREY
RENDERED UNIT BUILDING
TILE & METAL ROOF

BOUNDARY 29.725
BOUNDARY 18.29
BOUNDARY 4.905
BOUNDARY 1.905
BOUNDARY 1.905
BOUNDARY 31.245

ITEM 2

TEA TREE (AS ADVISED)

T58a
T58
T62
T32
T34
T31
T74
T35
T40
T30
T59
NEW TREE

LOT B
BUILDING B

LOT A
BUILDING A

T1

BIRRIGA ROAD

No.4 BORONIA ROAD
1 STOREY
RENDERED HOUSE
TILE ROOF

GARAGE

IN-GROUND POOL

T63 BANGALOW PALM
T67 HACKBERRY
T65 LEMON GUM
T66 CABBAGE PALM
T66 CABBAGE PALM
T69 MACADAMIA
T64 CABBAGE PALM
T70 KENTIA PALM
T68 CABBAGE PALM
T68 CABBAGE PALM

No.6 BORONIA ROAD
1 STOREY
BRICK HOUSE
TILE ROOF

No.8A BORONIA ROAD
3 STOREY
RENDERED UNIT BUILDING
TILE ROOF

No.8 BORONIA ROAD
3 STOREY
RENDERED UNIT BUILDING
TILE ROOF

No.10 BORONIA ROAD
4 STOREY
RENDERED UNIT BUILDING
TILE ROOF

No.82 BIRRIGA ROAD
3 & 4 STOREY
BRICK UNIT BUILDING
TILE ROOF

No.80 BIRRIGA ROAD
3 ~ 5 STOREY
BRICK UNIT BUILDING
TILE ROOF

T74 FRANGIPANI
T67 UMBRELLA TREE
T65 T66 KENTIA PALM
T64 CABBAGE PALM
T66 CABBAGE PALM
T68 HACKBERRY
T63 BANGALOW CANE PALM

ITEM 1

EXISTING COUNCIL STORMWATER DRAINAGE NETWORK IN BORONIA ROAD

BORONIA ROAD

NOTE: *REPLACE AND MAKE GOOD FOOTPATH TO COUNCIL SPECIFICATION AREA SHOWN IN ORANGE*

NOTE: *PROPOSED NEW COUNCIL STORMWATER PIPE TO CONNECT TO EXISTING STORMWATER DRAINAGE NETWORK IN BORONIA ROAD. REFER TO STORMWATER DRAWINGS FOR DETAILS.*

NOTE: *PROPOSED COUNCIL STORMWATER PIT. IL 22.92 REFER TO STORMWATER DRAWINGS FOR DETAILS*

NOTE: *REPLACE AND MAKE GOOD FOOTPATH, KERB AND LANDSCAPED VERGE TO COUNCIL SPECIFICATION, SHOWN IN ORANGE. REFER TO CIVIL DRAWINGS FOR DETAILS*

NOTE: *REMOVE EXISTING DRIVEWAY CROSSING SHOWN HATCHED IN RED*

NOTE: *NEW DRIVEWAY CROSSING SHOWN IN BLUE*

NOTE: *REMOVE EXISTING DRIVEWAY CROSSING SHOWN HATCHED IN RED*

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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 C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.5 IDENT OF ACCESSIBLE FACILISERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
PUBLIC DOMAIN DIAGRAM

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:200@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 1006

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

BASEMENT 03 - KEY PLAN

SCHEDULE OF CHANGES

REVISION C - 16/09/22

1. TYPICAL PARKING SPACE DIMENSIONS NOTED

REVISION F - 23/05/23

NO CHANGE

No.245 O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

No.243 O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

Rear of No.249 O'SULLIVAN ROAD 3 STOREY RENDERED UNIT BUILDING FLAT ROOF

No.257 O'SULLIVAN ROAD 1 & 2 STOREY BRICK & RENDERED TOWNHOUSES TILE ROOF

IN-GROUND POOL

BOUNDARY 18.592 180° 19' 30"

BOUNDARY 12.573 227° 51' 30"

BOUNDARY 20.715 122° 01' 30"

BOUNDARY 10.973 225° 51' 30"

BOUNDARY 6.520 135° 12' 00"

BOUNDARY 11.900 225° 00' 00"

No.92 BIRRIGA ROAD BRICK UNIT BUILDING TILE ROOF

No.90 BIRRIGA ROAD 3 & 4 STOREY RENDERED UNIT BUILDING TILE & METAL ROOF

BOUNDARY 31.345 187° 24' 00"

LOT BOUNDARY 24.425 90° 19' 15"

UNIT PARKING B-402 (27, 28)

UNIT PARKING B-103 (26)

UNIT PARKING B-101 (25)

UNIT PARKING B-301 (24)

UNIT PARKING B-201 (22, 23)

STOR 23 m² / 4 m² / 9 m²

20,400

ALL GARAGE DOORS 50% PERFORATED

BUILDING B PARKING 13 SPACES INCLUDING 1 VISITOR SPACE 1 STORAGE SPACES 2 MOTORBIKE SPACES 2 VISITOR BICYCLE SPACES

VISITOR 6,400

6,100

CENTRAL HOT WATER PLANT BUILDING A & B 18 m²

ELEC MECH

LIFT 02

BUILDING B

6,300

NOTE: LEVEL 3 CARPARK RAMP CONTROLLED TO 10% OPERATED BY VISITOR ENTRY ONLY. NO OTHER ACCESS ALLOWED FOR 6,300

UNIT B-302 ACCESSIBLE PARKING

UNIT B-202 ACCESSIBLE PARKING

MOTORBIKE

STOR 9 m²

20,400

STORAGE B-102

UNIT PARKING B-302 (19)

UNIT PARKING B-202 (18)

UNIT PARKING B-002 (17)

STOR 11 m²

ALL GARAGE DOORS 50% PERFORATED

BUILDING A PARKING 5 SPACES INCLUDING 1 VISITOR SPACE 2 STORAGE SPACES

VISITOR (30)

UNIT PARKING A-03 (31, 32)

UNIT PARKING A-04 (33, 34)

COLD WATER PUMP ROOM A + B 117 m²

LIFT 01

BUILDING A

20,400

LIFT 03

CAR LIFT 02

CAR LIFT 01

BOUNDARY 14.475 264° 00' 00"

LOT BOUNDARY 96.300 187° 24' 35"

BOUNDARY 32.300 3° 29' 35"

BOUNDARY 3.705 264° 00' 00"

BIRRIGA ROAD

No.4 BORONIA ROAD 1 STOREY RENDERED HOUSE TILE ROOF

GARAGE

IN-GROUND POOL

BOUNDARY 97.730 45° 59' 00"

No.82 BIRRIGA ROAD 3 & 4 STOREY BRICK UNIT BUILDING TILE ROOF

BOUNDARY 18.105 262° 26' 35"

No.8A BORONIA ROAD 3 STOREY RENDERED UNIT BUILDING TILE ROOF

BOUNDARY 17.565 345° 33' 35"

BOUNDARY 1.460 333° 39' 35"

PEDESTRIAN WALKWAY CONNECTING BIRRIGA ROAD TO BORONIA ROAD

No.80 BIRRIGA ROAD 3 ~ 5 STOREY BRICK UNIT BUILDING TILE ROOF

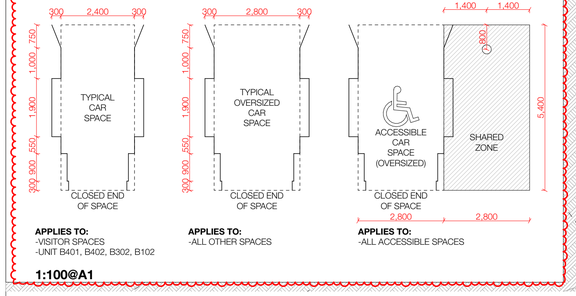
No.10 BORONIA ROAD 4 STOREY RENDERED UNIT BUILDING TILE ROOF

No.6 BORONIA ROAD

ITEM 1

TYPICAL PARKING SPACES

PER AS/NZ 2890.1: 2004, AS/NZ 2890.6: 2009 (AS A MINIMUM)



APPLIES TO: -VISITOR SPACES -UNIT B401, B402, B302, B102

APPLIES TO: -ALL OTHER SPACES

APPLIES TO: -ALL ACCESSIBLE SPACES

1:100@A1

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	RESPONSE TO COUNCIL RFI	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELLECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BASEMENT 03 - KEY PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:150@A1
ISSUE DATE: 23/05/23
REVISION: F
PROJECT NUMBER: 21-127
DWG NUMBER: DA 2000

BASEMENT 02 / B: LOWER GROUND FLOOR - KEY PLAN

SCHEDULE OF CHANGES

REVISION C - 16/09/22

1. TYPICAL PARKING SPACE DIMENSIONS NOTED
2. OSD TANK ADDED, BIO-RETENTION SYSTEM AND RAINWATER TANKS AMENDED

REVISION F - 23/05/23

1. EGRESS PATHWAY AMENDED
2. RETAINING WALL ADJACENT T 84 AMENDED.
3. TEA TREE TO #90 ADDED FOR RETENTION

NOTE: *FINAL LOCATION AND LEVELS OF RETAINING STRUCTURES TO BE DETERMINED. SUBJECT TO CHANGE BASED ON SITE CONDITIONS*

ITEM 1

ITEM 2

ITEM 3

TEA TREE (AS ADVISED)

No.245 O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

No.243 O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

Rear of No.249 O'SULLIVAN ROAD 3 STOREY RENDERED UNIT BUILDING FLAT ROOF

IN-GROUND POOL

BRICK & PANELLED TOWNHOUSES TILE ROOF

No.92 BIRRIGA ROAD BRICK UNIT BUILDING TILE ROOF

No.90 BIRRIGA ROAD 3 & 4 STOREY RENDERED UNIT BUILDING TILE & METAL ROOF

No.4 BORONIA ROAD 1 STOREY RENDERED HOUSE TILE ROOF

GARAGE

IN-GROUND POOL

No.6 BORONIA ROAD

No.8A BORONIA ROAD 3 STOREY RENDERED UNIT BUILDING TILE ROOF

No.10 BORONIA ROAD 4 STOREY RENDERED UNIT BUILDING TILE ROOF

No.82 BIRRIGA ROAD 3 & 4 STOREY BRICK UNIT BUILDING TILE ROOF

No.80 BIRRIGA ROAD 3 ~ 5 STOREY BRICK UNIT BUILDING TILE ROOF

BIRRIGA ROAD

PEDESTRIAN WALKWAY CONNECTING BIRRIGA ROAD TO BORONIA ROAD

PROPOSED NEW COUNCIL STORMWATER PIPE TO CONNECT TO EXISTING STORMWATER DRAINAGE NETWORK IN BORONIA ROAD. REFER TO STORMWATER DRAWINGS FOR DETAILS

BUILDING A PARKING 5 SPACES INCLUDING 1 VISITOR SPACE 2 STORAGE SPACES

BUILDING B PARKING 11 SPACES INCLUDING 1 VISITOR SPACES 4 STORAGE SPACES 1 MOTORBIKE

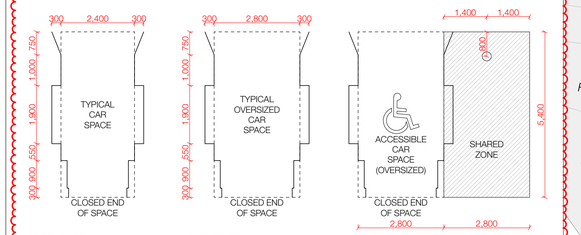
ALL GARAGE DOORS 50% PERFORATED

T1 T30 T31 T32 T34 T35 T40 T58 T58a T59 T62 T63 BANGALOW PALM T64 HACKBERRY T65 LEMON GUM T66 T67 T68 CABBAGE PALM T69 MACADAMIA T70 KENTIA PALM T71 CABBAGE PALM T72 CABBAGE PALM T73 CABBAGE PALM T74 FRANGIPANI T78 HACKBERRY T79 GOLDEN CANE PALM T80 KENTIA PALM T82 CABBAGE PALM T83 CABBAGE PALM T84 CABBAGE PALM T85 T86 KENTIA PALM T87 UMBRELLA TREE

NEW TREE

TYPICAL PARKING SPACES

PER AS/NZ 2890.1: 2004, AS/NZ 2890.6: 2009 (AS A MINIMUM)



APPLIES TO: -VISITOR SPACES -UNIT B401, B402, B302, B102

APPLIES TO: -ALL OTHER SPACES

APPLIES TO: -ALL ACCESSIBLE SPACES

1:100@A1

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	RESPONSE TO COUNCIL RFI	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANTARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSES F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BASEMENT 02 / B: LOWER GROUND FLOOR - KEY PLAN

REF: BIMcloud: bcb-24 local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:150@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2001

BASEMENT 01 / B: GROUND FLOOR - KEY PLAN

No.245
O'SULLIVAN ROAD
2 STOREY
BRICK SEMI DETACHED
TILE ROOF

No.243
O'SULLIVAN ROAD
2 STOREY
BRICK SEMI DETACHED
TILE ROOF

Rear of No.249
O'SULLIVAN ROAD
3 STOREY
RENDERED UNIT BUILDING
FLAT ROOF

IN-GROUND POOL

No.257
O'SULLIVAN ROAD
1 & 2 STOREY
BRICK & RENDERED TOWNHOUSES
TILE ROOF

No.92
BIRRIGA ROAD
BRICK UNIT BUILDING
TILE ROOF

No.90
BIRRIGA ROAD
3 & 4 STOREY
RENDERED UNIT BUILDING
TILE & METAL ROOF

NOTE: FINAL LOCATION AND LEVELS OF RETAINING STRUCTURES TO BE DETERMINED. SUBJECT TO CHANGE BASED ON SITE CONDITIONS

ITEM 1

ITEM 1

ITEM 1

ITEM 2

ITEM 3

ITEM 4

TEA TREE (AS ADVISED)

BUILDING A

BUILDING B

BUILDING B PEDESTRIAN ENTRY

BIRRIGA ROAD

No.4
BORONIA ROAD
1 STOREY
RENDERED HOUSE
TILE ROOF

GARAGE

IN-GROUND POOL

No.6
BORONIA ROAD
1 STOREY
BRICK HOUSE
TILE ROOF

No.8A
BORONIA ROAD
3 STOREY
RENDERED UNIT BUILDING
TILE ROOF

No.8
BORONIA ROAD
3 STOREY
RENDERED UNIT BUILDING
TILE ROOF

No.10
BORONIA ROAD
4 STOREY
RENDERED UNIT BUILDING
TILE ROOF

No.82
BIRRIGA ROAD
3 & 4 STOREY
BRICK UNIT BUILDING
TILE ROOF

No.80
BIRRIGA ROAD
3 ~ 5 STOREY
BRICK UNIT BUILDING
TILE ROOF

T58 T58a T62 T59 T63 BANGALOW PALM T64 HACKBERRY T65 LEMON GUM T88 CABBAGE PALM T89 CABBAGE PALM T69 MACADAMIA T71 CABBAGE PALM T72 CABBAGE PALM T70 KENTIA PALM T73 CABBAGE PALM T74 FRANGIPANI T32 T34 T31 T74 T35 T40 T30 T1 T7 UMBRELLA TREE T65 T88 KENTIA PALM T84 CABBAGE PALM T80 KENTIA PALM T83 CABBAGE PALM T76 HACKBERRY T75 GOLDEN CANE PALM

NOTE: RETAIN EXISTING GROUND LEVEL IN THIS AREA FOR RETENTION OF EXISTING TREES

NOTE: RETAIN EXISTING GROUND LEVEL IN THIS AREA FOR RETENTION OF EXISTING TREES

EXISTING OUTDOOR PARKING WITH BUILDING BELOW IN RED

EXISTING GARAGE IN RED

PEDESTRIAN WALKWAY CONNECTING BIRRIGA ROAD TO BORONIA ROAD

BOUNDARY 20.715 122° 21' 30"
BOUNDARY 19.973 212° 21' 30"
BOUNDARY 6.500 122° 21' 30"
BOUNDARY 18.580 122° 21' 30"
BOUNDARY 23.515 212° 21' 30"
BOUNDARY 17.602 183° 29' 35"
BOUNDARY 1.345 183° 29' 35"
BOUNDARY 14.479 264° 05' 55"
BOUNDARY 32.300 93° 29' 35"
BOUNDARY 3.250 183° 29' 35"
BOUNDARY 4.460 303° 29' 35"
BOUNDARY 17.585 345° 33' 35"
BOUNDARY 4.465 213° 29' 35"
BOUNDARY 19.105 213° 29' 35"
LOT BOUNDARY 46.200 183° 29' 35"

SCHEDULE OF CHANGES

REVISION C - 16/09/22

1. OSD TANK ADDED, BIO-RETENTION SYSTEM AND RAINWATER TANKS AMENDED. BUILDING A RAINWATER TANK RELOCATED TO BASEMENT 01

REVISION F - 23/05/23

1. EGRESS PATHWAY AMENDED
2. RETAINING WALL ADJACENT T 84 AMENDED.
3. STAIR ACCESS TO BIRRIGA ROAD AMENDED
4. TEA TREE TO #90 ADDED FOR RETENTION

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	RESPONSE TO COUNCIL RFI	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.6 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISER/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 ASINZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECH/DRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BASEMENT 01 / B: GROUND FLOOR - KEY PLAN

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:150@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2002

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

A: LOWER GROUND 02 / B: LEVEL 01 FLOOR - KEY PLAN

SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. EGRESS PATHWAY AMENDED
2. RETAINING WALL ADJACENT T 84 AMENDED.
3. UNIT 301 SIZE REDUCED (SOUTHERN WALL MOVED TO NORTH TO INCREASE BUILDING SEPARATION)
4. WESTERN SETBACK LANDSCAPING TO # 90 AMENDED.
5. STAIR ACCESS TO BIRRIGA ROAD AMENDED
6. TEA TREE TO #90 ADDED FOR RETENTION

NOTE: *FINAL LOCATION AND LEVELS OF RETAINING STRUCTURES TO BE DETERMINED. SUBJECT TO CHANGE BASED ON SITE CONDITIONS*

No.245 O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

No.243 O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

Rear of No.249 O'SULLIVAN ROAD 3 STOREY RENDERED UNIT BUILDING FLAT ROOF

IN-GROUND POOL

BRICK & RENDERED TOWNHOUSES TILE ROOF

No.92 BIRRIGA ROAD BRICK UNIT BUILDING TILE ROOF

No.90 BIRRIGA ROAD 3 & 4 STOREY RENDERED UNIT BUILDING TILE & METAL ROOF

No.4 BORONIA ROAD 1 STOREY RENDERED HOUSE TILE ROOF

GARAGE

IN-GROUND POOL

No.6 BORONIA ROAD 1 STOREY BRICK HOUSE TILE ROOF

No.8 BORONIA ROAD 3 STOREY RENDERED UNIT BUILDING TILE ROOF

No.8A BORONIA ROAD 3 STOREY RENDERED UNIT BUILDING TILE ROOF

No.10 BORONIA ROAD 4 STOREY RENDERED UNIT BUILDING TILE ROOF

No.82 BIRRIGA ROAD 3 & 4 STOREY BRICK UNIT BUILDING TILE ROOF

No.80 BIRRIGA ROAD 3 ~ 5 STOREY BRICK UNIT BUILDING TILE ROOF

BIRRIGA ROAD

PEDESTRIAN WALKWAY CONNECTING BIRRIGA ROAD TO BORONIA ROAD

ITEM 1 · ITEM 2 · ITEM 3 · ITEM 4 · ITEM 5 · ITEM 6

TEA TREE (AS ADVISED)

BUILDING A · BUILDING B

T1 · T30 · T31 · T32 · T34 · T35 · T40 · T58 · T58a · T59 · T62 · T63 GANGALOW PALM · T64 HACKBERRY · T65 LEMON GUM · T66 CABBAGE PALM · T67 UMBRELLA TREE · T68 CABBAGE PALM · T69 CABBAGE PALM · T69 MACADAMIA · T71 CABBAGE PALM · T72 CABBAGE PALM · T73 CABBAGE PALM · T74 FRANGIPANI · T74 · T75 T86 KENTIA PALM · T76 KENTIA PALM · T77 CABBAGE PALM · T78 HACKBERRY · T79 GOLDEN CANE PALM · T80 KENTIA PALM

BOUNDARY 20.715 122° 21' 35" · BOUNDARY 10.973 122° 21' 35" · BOUNDARY 6.530 122° 21' 35" · BOUNDARY 18.580 122° 21' 35" · BOUNDARY 12.975 122° 21' 35" · BOUNDARY 1.900 60° 38' 25" · BOUNDARY 1.345 150° 38' 25" · BOUNDARY 14.475 264° 00' 55" · BOUNDARY 32.320 183° 38' 25" · BOUNDARY 5.105 183° 38' 25" · BOUNDARY 17.585 345° 33' 35" · BOUNDARY 1.460 333° 39' 35" · BOUNDARY 19.700 63° 39' 35"

LOT BOUNDARY 2.405 · LOT BOUNDARY 0.900

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J3 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J5 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECH/DRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd, ABN 94 003 717 682
Nominated Architect Strain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
A: LOWER GROUND 02 / B: LEVEL 01 FLOOR - KEY PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:150@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2003

A: LOWER GROUND 01 / B: LEVEL 02 PENTHOUSE FLOOR - KEY PLAN

SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. EGRESS PATHWAY AMENDED
2. RETAINING WALL ADJACENT T 84 AMENDED.
3. SOUTHERN WALL MOVED TO NORTH TO INCREASE BUILDING SEPARATION.
4. COMMUNAL AREA REDUCED AND GREEN ROOF ADDED
5. WESTERN SETBACK LANDSCAPING TO # 90 AMENDED.
6. STAIR ACCESS TO BIRRIGA ROAD AMENDED
7. TEA TREE TO #90 ADDED FOR RETENTION

No.245 O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

No.243 O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

Rear of No.249 O'SULLIVAN ROAD 3 STOREY RENDERED UNIT BUILDING FLAT ROOF

IN-GROUND POOL

BRICK & PANELLED TOWNHOUSES TILE ROOF

No.92 BIRRIGA ROAD BRICK UNIT BUILDING TILE ROOF

No.90 BIRRIGA ROAD 3 & 4 STOREY RENDERED UNIT BUILDING TILE & METAL ROOF

No.82 BIRRIGA ROAD 3 & 4 STOREY BRICK UNIT BUILDING TILE ROOF

No.80 BIRRIGA ROAD 3 ~ 5 STOREY BRICK UNIT BUILDING TILE ROOF

No.4 BORONIA ROAD 1 STOREY RENDERED HOUSE TILE ROOF

GARAGE

IN-GROUND POOL

No.6 BORONIA ROAD 1 STOREY BRICK HOUSE TILE ROOF

No.8A BORONIA ROAD 3 STOREY RENDERED UNIT BUILDING TILE ROOF

No.8 BORONIA ROAD 3 STOREY RENDERED UNIT BUILDING TILE ROOF

No.10 BORONIA ROAD 4 STOREY RENDERED UNIT BUILDING TILE ROOF

NOTE: *FINAL LOCATION AND LEVELS OF RETAINING STRUCTURES TO BE DETERMINED. SUBJECT TO CHANGE BASED ON SITE CONDITIONS*

NOTE: *USE OF THE COMMUNAL OPEN SPACE TO BE AS PER THE PLAN OF MANAGEMENT*

COMMUNAL OPEN SPACE

GREEN ROOF

PEDESTRIAN WALKWAY CONNECTING BIRRIGA ROAD TO BORONIA ROAD

BUILDING A

BUILDING B

TRAFFIC LIGHTS WITH HAMMERHEAD

TEA TREE (AS ADVISED)

ITEM 1

ITEM 2

ITEM 3

ITEM 4

ITEM 5

ITEM 6

ITEM 7

T1 T30 T31 T32 T34 T35 T40 T58 T58a T59 T62 T63 BANGALOW PALM T64 HACKBERRY T65 LEMON GUM T68 CABBAGE PALM T69 MACADAMIA T71 CABBAGE PALM T72 CABBAGE PALM T73 CABBAGE PALM T74 FRANGIPANI T74 T75 T76 KENTIA PALM T77 UMBRELLA TREE T78 HACKBERRY T78 QUEEN CANE PALM T80 KENTIA PALM T84 CABBAGE PALM T85 CABBAGE PALM

BIRRIGA ROAD

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE 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
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE F2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECH/DRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

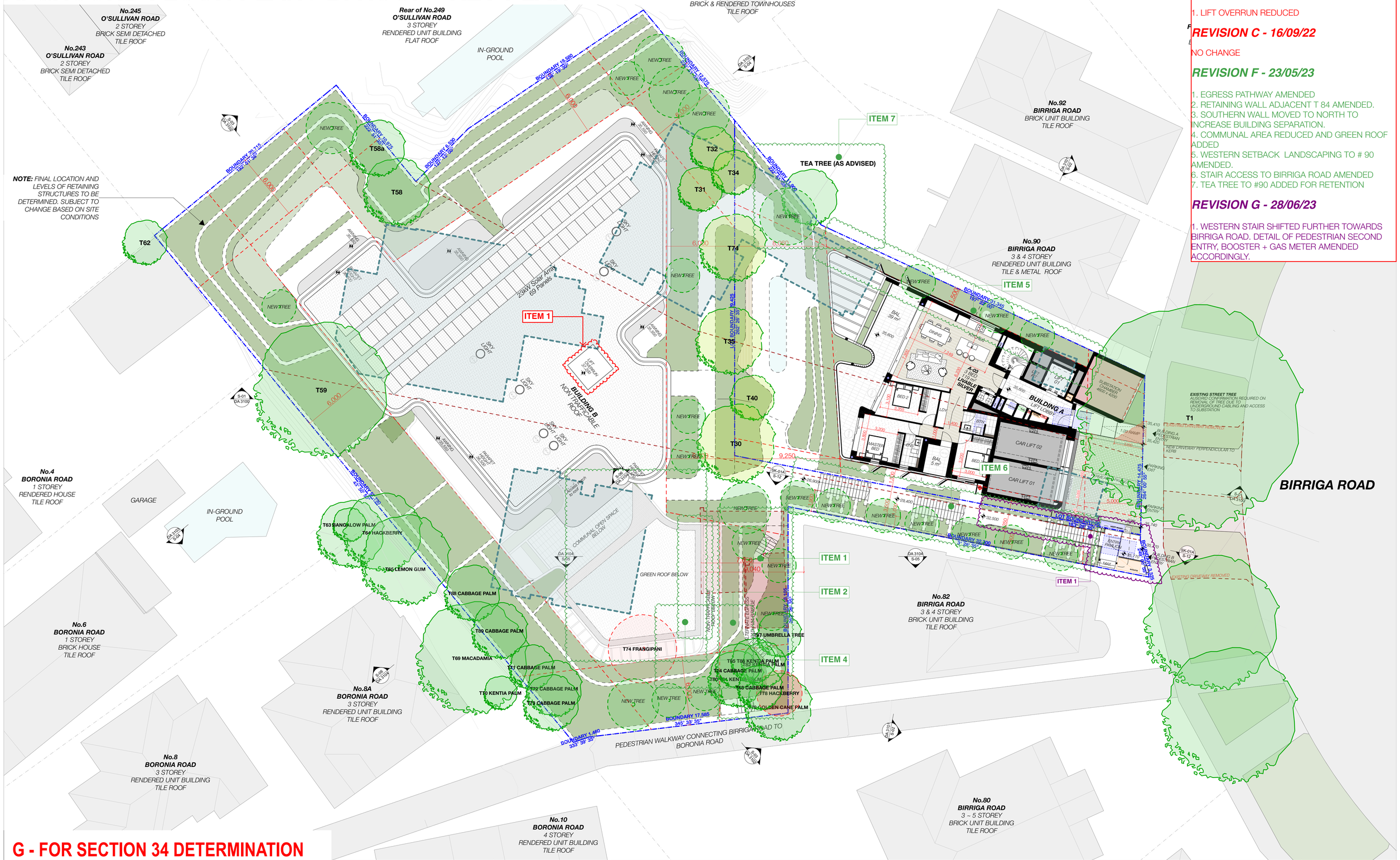
PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
A: LOWER GROUND 01 / B: LEVEL 02 PENTHOUSE FLOOR - KEY PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY:	CHECKED:
MHNDU	
SCALE:	
1:150@A1	
ISSUE DATE:	REVISION:
23/05/23	F
PROJECT NUMBER:	DWG NUMBER:
21-127	DA 2004

A: GROUND FLOOR PLAN / B: ROOF - KEY PLAN



SCHEDULE OF CHANGES

REVISION B - 07/09/22

1. LIFT OVERRUN REDUCED

REVISION C - 16/09/22

NO CHANGE

REVISION F - 23/05/23

1. EGRESS PATHWAY AMENDED
2. RETAINING WALL ADJACENT T 84 AMENDED.
3. SOUTHERN WALL MOVED TO NORTH TO INCREASE BUILDING SEPARATION.
4. COMMUNAL AREA REDUCED AND GREEN ROOF ADDED
5. WESTERN SETBACK LANDSCAPING TO # 90 AMENDED.
6. STAIR ACCESS TO BIRRIGA ROAD AMENDED
7. TEA TREE TO #90 ADDED FOR RETENTION

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. DETAIL OF PEDESTRIAN SECOND ENTRY, BOOSTER + GAS METER AMENDED ACCORDINGLY.

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	HEIGHT AMENDMENTS	07/09/22
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILSERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J1 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
MECHELECH/HYRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
A: GROUND FLOOR PLAN / B: ROOF - KEY PLAN

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:150@A1	
ISSUE DATE: 28/06/23	REVISION: G
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2005

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

A: LEVEL 01 FLOOR - KEY PLAN

SCHEDULE OF CHANGES

REVISION F - 23/05/23

1. EGRESS PATHWAY AMENDED
2. RETAINING WALL ADJACENT T 84 AMENDED.
3. SOUTHERN WALL MOVED TO NORTH TO INCREASE BUILDING SEPARATION.
4. COMMUNAL AREA REDUCED AND GREEN ROOF ADDED
5. WESTERN SETBACK LANDSCAPING TO # 90 AMENDED.
6. STAIR ACCESS TO BIRRIGA ROAD AMENDED
7. TEA TREE TO #90 ADDED FOR RETENTION

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. DETAIL OF PEDESTRIAN SECOND ENTRY, BOOSTER + GAS METER AMENDED ACCORDINGLY.

NOTE: *FINAL LOCATION AND LEVELS OF RETAINING STRUCTURES TO BE DETERMINED. SUBJECT TO CHANGE BASED ON SITE CONDITIONS*

No.245 O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

No.243 O'SULLIVAN ROAD 2 STOREY BRICK SEMI DETACHED TILE ROOF

Rear of No.249 O'SULLIVAN ROAD 3 STOREY RENDERED UNIT BUILDING FLAT ROOF

IN-GROUND POOL

No.257 O'SULLIVAN ROAD 1 & 2 STOREY BRICK & RENDERED TOWNHOUSES TILE ROOF

No.92 BIRRIGA ROAD BRICK UNIT BUILDING TILE ROOF

No.90 BIRRIGA ROAD 3 & 4 STOREY RENDERED UNIT BUILDING TILE & METAL ROOF

No.4 BORONIA ROAD 1 STOREY RENDERED HOUSE TILE ROOF

GARAGE

IN-GROUND POOL

No.6 BORONIA ROAD 1 STOREY BRICK HOUSE TILE ROOF

No.8A BORONIA ROAD 3 STOREY RENDERED UNIT BUILDING TILE ROOF

No.8 BORONIA ROAD 3 STOREY RENDERED UNIT BUILDING TILE ROOF

No.10 BORONIA ROAD 4 STOREY RENDERED UNIT BUILDING TILE ROOF

No.82 BIRRIGA ROAD 3 & 4 STOREY BRICK UNIT BUILDING TILE ROOF

No.80 BIRRIGA ROAD 3 ~ 5 STOREY BRICK UNIT BUILDING TILE ROOF

BIRRIGA ROAD

BUILDING A

BUILDING B NON TRAFFICABLE ROOF

COMMUNAL OPEN SPACE BELOW

GREEN ROOF BELOW

CAR LIFT 01 OVERRUN

CAR LIFT 02 OVERRUN

PEDESTRIAN WALKWAY CONNECTING BIRRIGA ROAD TO BORONIA ROAD

TEA TREE (AS ADVISED)

ITEM 1

ITEM 2

ITEM 4

ITEM 5

ITEM 6

ITEM 7

T1 T31 T32 T34 T35 T40 T58 T58a T59 T62 T63 BANGALOW PALM T64 HACKBERRY T65 LEMON GUM T69 MACADAMIA T70 KENTIA PALM T71 CABBAGE PALM T72 CABBAGE PALM T73 CABBAGE PALM T74 FRANGIPANI T78 HACKBERRY T80 KENTIA PALM T83 CABBAGE PALM T84 CABBAGE PALM T85 T86 KENTIA PALM T87 UMBRELLA TREE T88 CABBAGE PALM T89 CABBAGE PALM T90 GOLDEN CANE PALM

NEW TREE

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	07/09/22
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING, ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED PRIOR TO CONSTRUCTION.
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECH/DRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

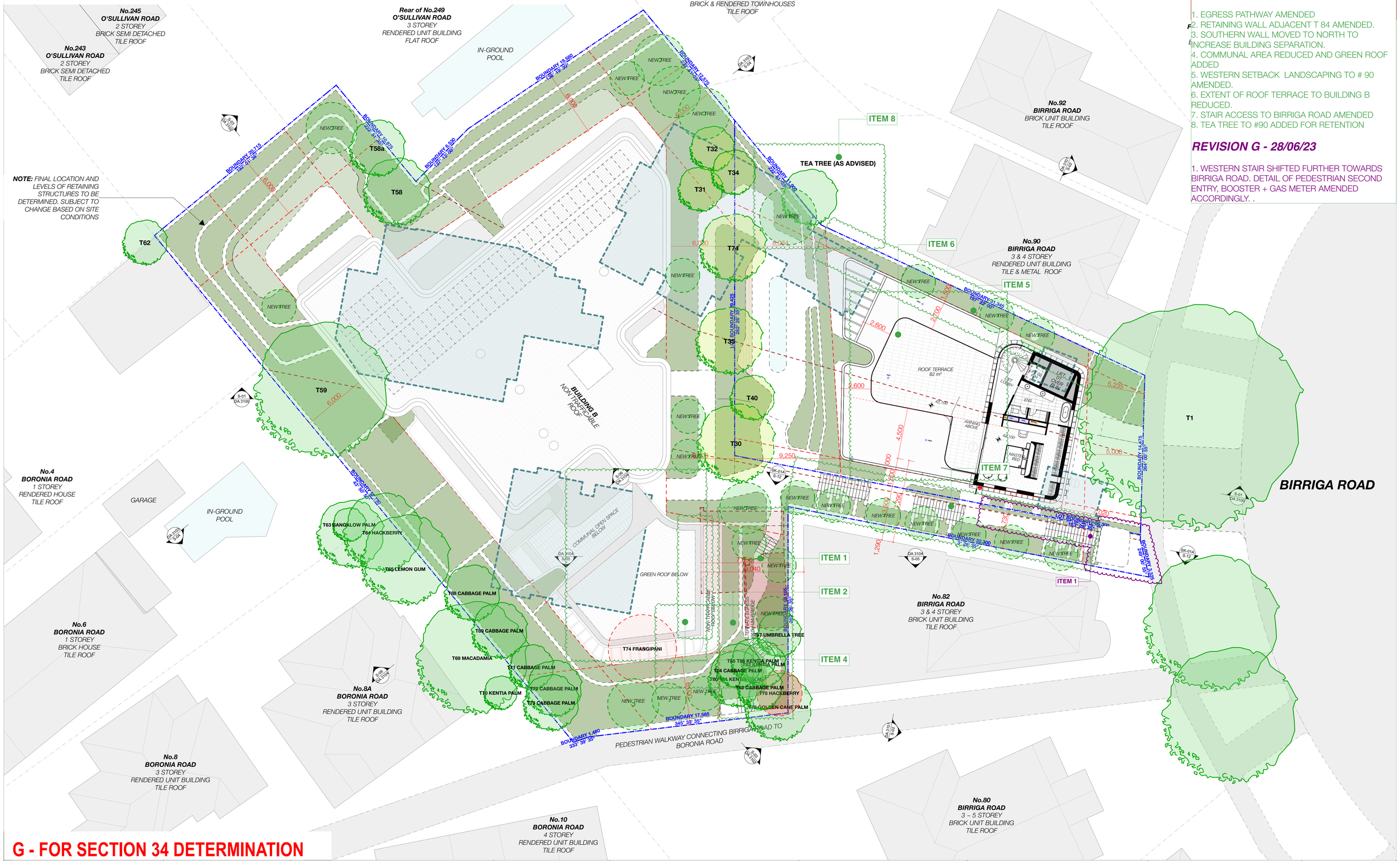
PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
A: LEVEL 01 FLOOR - KEY PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:150@A1	
ISSUE DATE: 28/06/23	REVISION: G
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2006

A: LEVEL 02 PENTHOUSE FLOOR - KEY PLAN



SCHEDULE OF CHANGES

REVISION F - 23/05/23

1. EGRESS PATHWAY AMENDED
2. RETAINING WALL ADJACENT T 84 AMENDED.
3. SOUTHERN WALL MOVED TO NORTH TO INCREASE BUILDING SEPARATION.
4. COMMUNAL AREA REDUCED AND GREEN ROOF ADDED
5. WESTERN SETBACK LANDSCAPING TO # 90 AMENDED.
6. EXTENT OF ROOF TERRACE TO BUILDING B REDUCED.
7. STAIR ACCESS TO BIRRIGA ROAD AMENDED
8. TEA TREE TO #90 ADDED FOR RETENTION

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. DETAIL OF PEDESTRIAN SECOND ENTRY, BOOSTER + GAS METER AMENDED ACCORDINGLY. .

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILSERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J1 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
MECHELECH/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
A: LEVEL 02 PENTHOUSE FLOOR - KEY PLAN

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:150@A1	
ISSUE DATE: 28/06/23	REVISION: G
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2007

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

ROOF - KEY PLAN

SCHEDULE OF CHANGES

REVISION F - 23/05/23

1. EGRESS PATHWAY AMENDED
2. RETAINING WALL ADJACENT T 84 AMENDED.
3. SOUTHERN WALL MOVED TO NORTH TO INCREASE BUILDING SEPARATION.
4. COMMUNAL AREA REDUCED AND GREEN ROOF ADDED
5. WESTERN SETBACK LANDSCAPING TO # 90 AMENDED.
6. EXTENT OF ROOF TERRACE TO BUILDING B REDUCED.
7. STAIR ACCESS TO BIRRIGA ROAD AMENDED
8. TEA TREE TO #90 ADDED FOR RETENTION

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. DETAIL OF PEDESTRIAN SECOND ENTRY, BOOSTER + GAS METER AMENDED ACCORDINGLY.

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 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
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL — REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

ARCHITECT:

MHNDUNION

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
ROOF - KEY PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:150@A1
ISSUE DATE: 28/06/23
REVISION: G
PROJECT NUMBER: 21-127
DWG NUMBER: DA 2008

BASEMENT 03 PLAN

SCHEDULE OF CHANGES

REVISION C - 16/09/22

1. TYPICAL PARKING SPACE DIMENSIONS NOTED

REVISION D - 24/03/23

NO CHANGE

REVISION E - 24/04/23

NO CHANGE

REVISION F - 23/05/23

NO CHANGE

BOUNDARY 20.715 132° 51' 35"

BOUNDARY 10.975 222° 51' 35"

BOUNDARY 6.530 127° 12' 00"

BOUNDARY 11.900 222° 51' 35"

BOUNDARY 31.345 197° 23' 00"

LOT BOUNDARY 29.425 262° 26' 35"

No.90 BIRRIGA ROAD
3 & 4 STOREY
RENDERED UNIT BUILDING
TILE & METAL ROOF

UNIT PARKING B-402 — 27, 28

UNIT PARKING B-102 — 26

UNIT PARKING B-101 — 25

UNIT PARKING B-301 — 24

UNIT PARKING B-201 — 22

STOR. 23 m² / STOR. 9 m²

20,400

BUILDING B PARKING
13 SPACES
INCLUDING 1 VISITOR SPACE
7 STORAGE SPACES
2 MOTORBIKE SPACES
2 VISITOR BICYCLE SPACES

ALL GARAGE DOORS 50% PERFORATED

VISITOR — 29

6.100

6.200

CENTRAL HOT WATER PLANT BUILDING A & B 18 m²

LIFT MECH

LIFT 03

BUILDING B

NOTE: LEVEL 2 EV CHARGING POINTS INSTALLED TO 10% OF PARKING SPACES. CAPACITY FOR 100% FUTURE INSTALLATION TO BE ALLOWED FOR

6.300

FS-02

20,400

S-06 DA 3104

STORAGE B-102

MOTORBIKE — MOTORBIKE — 20 — UNIT B-202 ACCESSIBLE PARKING

STOR. 9 m² — 19 — UNIT B-302 ACCESSIBLE PARKING

ALL GARAGE DOORS 50% PERFORATED

STOR. 9 m² — 18 — UNIT PARKING B-303 — 17

STOR. 11 m²

VISITOR — 30

STOR. 9 m² — 31 — UNIT PARKING A-03 — 32

ALL GARAGE DOORS 50% PERFORATED

BUILDING A PARKING
5 SPACES
INCLUDING 1 VISITOR SPACE
2 STORAGE SPACES

33 — UNIT PARKING A-04 — 34

STOR. 9 m²

COLD WATER PUMP ROOM A + B 11 m²

LIFT 01

BUILDING A

20,400

FS-01

CAR LIFT 02

#LIFID #DIID — LIFT 01

SK-01A S-12

DA 3104 S-05

BOUNDARY 14.475 264° 00' 55"

LOT BOUNDARY 36.300 183° 28' 35"

BOUNDARY 32.300 3° 28' 35"

BOUNDARY 3.325 249° 00' 55"

BOUNDARY 18.105 262° 26' 35"

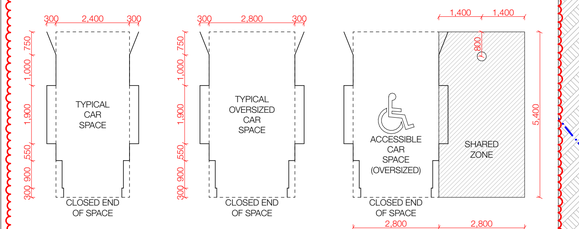
No.82 BIRRIGA ROAD
3 & 4 STOREY
BRICK UNIT BUILDING
TILE ROOF

S-01 A 3100

BOUNDARY 57.730 43° 50' 50"

ITEM 1

TYPICAL PARKING SPACES
PER AS/NZ 2890.1: 2004, AS/NZ 2890.6: 2009 (AS A MINIMUM)



APPLIES TO:
-VISITOR SPACES
-UNIT B401, B402, B302, B102

APPLIES TO:
-ALL OTHER SPACES

APPLIES TO:
-ALL ACCESSIBLE SPACES

1:100@A1

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	07/09/22
C	RESPONSE TO COUNCIL RFI	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	NO CHANGE	24/04/23
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

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

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTION
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL — REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BASEMENT 03 PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2100

BASEMENT 02 / B: LOWER GROUND FLOOR PLAN

SCHEDULE OF CHANGES

REVISION C - 16/09/22

1. OSD TANK ADDED, BIO-RETENTION SYSTEM AND RAINWATER TANKS AMENDED

REVISION D - 24/03/23

1. ELEVATED WALKWAY AMENDED AND FURTHER TREES RETAINED - REFER TO SK-03 FOR FURTHER DETAILS. ADDITIONAL TREES PLANTED TO CREATE GREEN BUFFER
2. BIO RETENTION SYSTEM RE-SHAPED TO ALLOW RETENTION OF T88, T89 CABBAGE (LIVISTONA) PALMS

REVISION E - 24/04/23

NO CHANGE

REVISION F - 23/05/23

1. ELEVATED EGRESS WALKWAY FURTHER AMENDED
2. RETAINING WALL ADJACENT T 84 AMENDED
3. TEA TREE TO #90 ADDED FOR RETENTION

No.82
BIRRIGA ROAD
3 & 4 STOREY
RENDERED UNIT BUILDING
TILE & METAL ROOF

No.82
BIRRIGA ROAD
3 & 4 STOREY
BRICK UNIT BUILDING
TILE ROOF

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	RESPONSE TO COUNCIL RFI	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	NO CHANGE	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J3 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 &
AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BASEMENT 02 / B: LOWER GROUND FLOOR PLAN

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2101

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

BASEMENT 01 / B: GROUND FLOOR PLAN

SCHEDULE OF CHANGES

REVISION C - 16/09/22

1. OSD TANK ADDED, BIO-RETENTION SYSTEM AND RAINWATER TANKS AMENDED. BUILDING A RAINWATER TANK RELOCATED TO BASEMENT 01

REVISION D - 24/03/23

1. ELEVATED WALKWAY AMENDED AND FURTHER TREES RETAINED - REFER TO SK-03 FOR FURTHER DETAILS. ADDITIONAL TREES PLANTED TO CREATE GREEN BUFFER
2. EXTERNAL STAIRS SHIFTED FURTHER FROM BOUNDARY, RETAINING WALLS REMOVED AND CHANGED TO PALISADE FENCE. MORE POCKETS OF DEEP SOIL ADDED TO ALLOW FOR MORE EXTENSIVE AND NATURAL GREENERY
3. NEW TREES ADDED THROUGHOUT - REFER TO LANDSCAPE PLANS FOR DETAILS

REVISION E - 24/04/23

NO CHANGE

REVISION F - 23/05/23

1. ELEVATED EGRESS WALKWAY FURTHER AMENDED
2. . RETAINING WALL ADJACENT T 84 AMENDED.
3. TEA TREE TO #90 ADDED FOR RETENTION

No.82
BIRRIGA ROAD
3 & 4 STOREY
BRICK UNIT BUILDING
TILE ROOF

EXISTING OUTDOOR PARKING WITH BUILDING BELOW IN RED

ITEM 1 EXISTING GARAGE IN RED

NOTE: RETAIN EXISTING GROUND LEVEL IN THIS AREA FOR RETENTION OF EXISTING TREES

TEA TREE (AS ADVISED)

BUILDING A

BUILDING B

BUILDING B PEDESTRIAN ENTRY

ALTERNATE EGRESS PATH VIA BRIDGE

T58 T58a T59 T63 BANGALOW PALM T64 HACKBERRY T65 LEMON GUM T88 CABBAGE PALM T89 CABBAGE PALM T71 CABBAGE PALM T74 FRANGIPANI T82 KENTIA PALM T84 CABBAGE PALM T85 T86 KENTIA PALM T87 UMBRELLA TREE T30 T31 T32 T34 T35 T40

B-201 2BED 120 m² LIVABLE SILVER
B-202 3BED+ 154 m²
B-203 4BED 172 m²
B-204 4BED 157 m²

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	RESPONSE TO COUNCIL RFI	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	NO CHANGE	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
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 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BASEMENT 01 / B: GROUND FLOOR PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:100@A1	
ISSUE DATE:	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2102

A: LOWER GROUND 02 / B: LEVEL 01 FLOOR PLAN

SCHEDULE OF CHANGES

REVISION D - 24/03/23

1. BUILDING B LEVEL 01 SETBACK TO ALLOW FOR 9M SEPARATION FROM REAR OF NO.82
2. EXTERNAL STAIRS SHIFTED FURTHER FROM BOUNDARY, RETAINING WALLS REMOVED AND CHANGED TO PALISADE FENCE. MORE POCKETS OF DEEP SOIL ADDED TO ALLOW FOR MORE EXTENSIVE AND NATURAL GREENERY
3. LANDSCAPED SIDE SETBACK TO NO.90 CHANGED TO FOLLOW NATURAL GROUND LINE, REMOVED EXCAVATION. SOLID FENCE CHANGED TO PALISADE FENCE, GREENERY ADDED FOR SCREENING AND VISUAL AMENITY TO NEIGHBOURS
4. NEW TREES ADDED THROUGHOUT - REFER TO LANDSCAPE PLANS FOR DETAILS

REVISION E - 24/04/23

1) EXTERNAL STAIR SHIFTED 900mm TOWARDS BIRRIGA ROAD TO AVOID BLOCKING BEDROOM WINDOW IN NEIGHBOURING PROPERTY

REVISION F - 23/05/23

1. ELEVATED EGRESS WALKWAY FURTHER AMENDED
2 . RETAINING WALL ADJACENT T 84 AMENDED.
3. TEA TREE TO #90 ADDED FOR RETENTION

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	POST S34 WITHOUT PREJUDICE MEETING	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
EX BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
A: LOWER GROUND 02 / B: LEVEL 01 FLOOR PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY:	CHECKED:
MHNDU	
SCALE:	
1:100@A1	
ISSUE DATE:	REVISION:
	F
PROJECT NUMBER:	DWG NUMBER:
21-127	DA 2103

A: LOWER GROUND 01 / B: LEVEL 02 PENTHOUSE FLOOR PLAN

SCHEDULE OF CHANGES

REVISION D - 24/03/23

1. BUILDING B LEVEL 01 SETBACK TO ALLOW FOR 9M SEPARATION FROM REAR OF NO.82
2. BUILDING B ROOFTOP COMMUNAL OPEN SPACE SIGNIFICANTLY REDUCED, REMAINING AREA CHANGED TO NON-TRAFFICABLE ROOF
3. EXTERNAL STAIR FROM GROUND PUSHED CLOSER TO BIRRIGA ROAD TO REDUCE VISUAL IMPACT TO NO.82.
4. EXTERNAL STAIRS SHIFTED FURTHER FROM BOUNDARY, RETAINING WALLS REMOVED AND CHANGED TO PALISADE FENCE. MORE POCKETS OF DEEP SOIL ADDED TO ALLOW FOR MORE EXTENSIVE AND NATURAL GREENERY
5. LANDSCAPED SIDE SETBACK TO NO.90 CHANGED TO FOLLOW NATURAL GROUND LINE, REMOVED EXCAVATION. SOLID FENCE CHANGED TO PALISADE FENCE, GREENERY ADDED FOR SCREENING AND VISUAL AMENITY TO NEIGHBOURS
6. NEW TREES ADDED THROUGHOUT - REFER TO LANDSCAPE PLANS FOR DETAILS

REVISION E - 24/04/23

1) EXTERNAL STAIR SHIFTED 900mm TOWARDS BIRRIGA ROAD TO AVOID BLOCKING BEDROOM WINDOW IN NEIGHBOURING PROPERTY

REVISION F - 23/05/23

1. ELEVATED EGRESS WALKWAY FURTHER AMENDED
2. . RETAINING WALL ADJACENT T 84 AMENDED.
3. NON TRAFFICABLE ROOF AREA ADJACENT TO COMMUMNAL OPEN SPACE TO BE TREATED AS A "GREEN ROOF"
4. TEA TREE TO #90 ADDED FOR RETENTION

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	POST S34 WITHOUT PREJUDICE MEETING	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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 C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.5 IDENT.OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECH/HRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

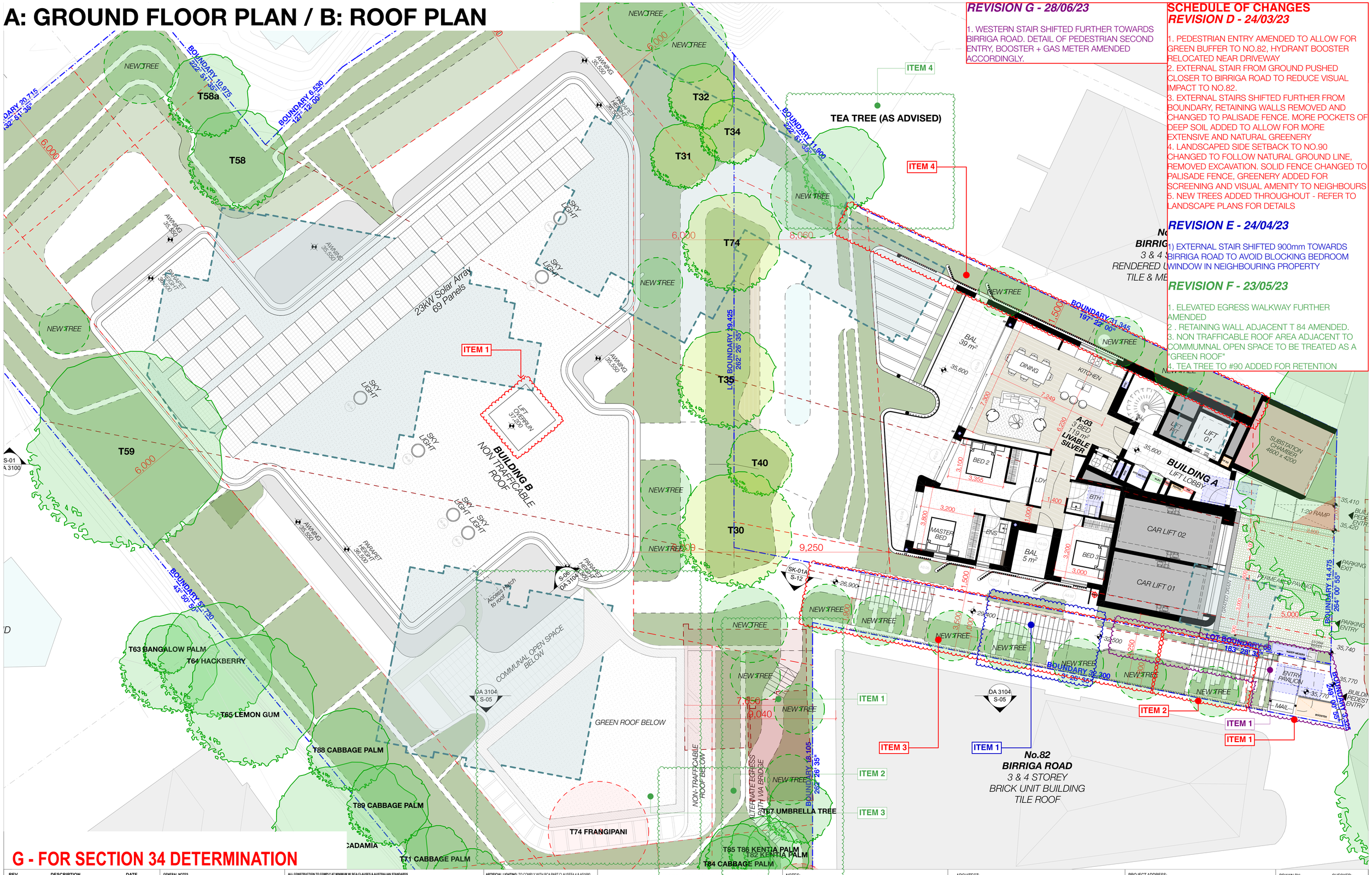
PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
A: LOWER GROUND 01 / B: LEVEL 02 PENTHOUSE FLOOR PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:100@A1	
ISSUE DATE:	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2104

A: GROUND FLOOR PLAN / B: ROOF PLAN



REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. DETAIL OF PEDESTRIAN SECOND ENTRY, BOOSTER + GAS METER AMENDED ACCORDINGLY.

SCHEDULE OF CHANGES

REVISION D - 24/03/23

1. PEDESTRIAN ENTRY AMENDED TO ALLOW FOR GREEN BUFFER TO NO.82, HYDRANT BOOSTER RELOCATED NEAR DRIVEWAY
2. EXTERNAL STAIR FROM GROUND PUSHED CLOSER TO BIRRIGA ROAD TO REDUCE VISUAL IMPACT TO NO.82.
3. EXTERNAL STAIRS SHIFTED FURTHER FROM BOUNDARY, RETAINING WALLS REMOVED AND CHANGED TO PALISADE FENCE. MORE POCKETS OF DEEP SOIL ADDED TO ALLOW FOR MORE EXTENSIVE AND NATURAL GREENERY
4. LANDSCAPED SIDE SETBACK TO NO.90 CHANGED TO FOLLOW NATURAL GROUND LINE, REMOVED EXCAVATION. SOLID FENCE CHANGED TO PALISADE FENCE, GREENERY ADDED FOR SCREENING AND VISUAL AMENITY TO NEIGHBOURS
5. NEW TREES ADDED THROUGHOUT - REFER TO LANDSCAPE PLANS FOR DETAILS

REVISION E - 24/04/23

1) EXTERNAL STAIR SHIFTED 900mm TOWARDS BIRRIGA ROAD TO AVOID BLOCKING BEDROOM WINDOW IN NEIGHBOURING PROPERTY

REVISION F - 23/05/23

1. ELEVATED EGRESS WALKWAY FURTHER AMENDED
2 . RETAINING WALL ADJACENT T 84 AMENDED.
3. NON TRAFFICABLE ROOF AREA ADJACENT TO COMMUMNAL OPEN SPACE TO BE TREATED AS A "GREEN ROOF"
4. TEA TREE TO #90 ADDED FOR RETENTION

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	HEIGHT AMENDMENTS	07/09/22
C	NO CHANGE	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	POST S34 WITHOUT PREJUDICE MEETING	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.1 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILSERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J3 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECH/HYRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL
REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
A: GROUND FLOOR PLAN / B: ROOF PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 28/06/23	REVISION: G
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2105

A: LEVEL 01 FLOOR PLAN

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. DETAIL OF PEDESTRIAN SECOND ENTRY, BOOSTER + GAS METER AMENDED ACCORDINGLY.

SCHEDULE OF CHANGES

REVISION D - 24/03/23

1. NEW TREES ADDED THROUGHOUT - REFER TO LANDSCAPE PLANS FOR DETAILS

REVISION E - 24/04/23

NO CHANGE

REVISION F - 23/05/23

1. ELEVATED EGRESS WALKWAY FURTHER AMENDED
2 . RETAINING WALL ADJACENT T 84 AMENDED.
3. NON TRAFFICABLE ROOF AREA ADJACENT TO COMMUMNAL OPEN SPACE TO BE TREATED AS A "GREEN ROOF"
4. TEA TREE TO #90 ADDED FOR RETENTION

ITEM 4
TEA TREE (AS ADVISED)

No.90
BIRRIGA ROAD
3 & 4 STOREY
RENDERED UNIT BUILDING
TILE & METAL ROOF

No.82
BIRRIGA ROAD
3 & 4 STOREY
BRICK UNIT BUILDING
TILE ROOF

BUILDING A
BUILDING B NON TRAFFICABLE ROOF
COMMUNAL OPEN SPACE BELOW
GREEN ROOF BELOW
NON-TRAFFICABLE ROOF BELOW
ALTERNATE EGRESS PATH VIA BRIDGE
AWNING ABOVE

BOUNDARY 20.715 322° 51' 35"
BOUNDARY 10.975 322° 51' 35"
BOUNDARY 6.530 127° 12' 00"
BOUNDARY 11.900 322° 51' 35"
BOUNDARY 29.425 262° 26' 35"
BOUNDARY 31.345 187° 23' 00"
BOUNDARY 57.730 43° 30' 50"
BOUNDARY 32.300 3° 28' 35"
BOUNDARY 19.105 262° 26' 35"
BOUNDARY 14.475 264° 00' 55"
BOUNDARY 3.225 249° 00' 55"
LOT BOUNDARY 66.300 163° 28' 35"

T58a, T58, T59, T63 BANGALOW PALM, T64 HACKBERRY, T65 LEMON GUM, T88 CABBAGE PALM, T89 CABBAGE PALM, T71 CABBAGE PALM, T31, T32, T34, T74, T35, T40, T30, T82 KENTIA PALM, T84 CABBAGE PALM, T74 FRANGIPANI, T87 UMBRELLA TREE, T85 T86 KENTIA PALM

ITEM 1, ITEM 2, ITEM 3

S-01 DA 3100; S-05 DA 3104; S-06 DA 3104; SK-01A S-12

A-04 4 BED 137 m² + 69m2; BED 2, BED 3, BED 4, ENS, LDY, BTH, BAL 39 m², BAL 5 m², DINING, KITCHEN, LIFT 01, LIFT 02 P/H, LIFT 01 P/H, CAR LIFT 02 OVERRUN, CAR LIFT 01 OVERRUN

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	NO CHANGE	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILSERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
EX BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
A: LEVEL 01 FLOOR PLAN

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 28/06/23	REVISION: G
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2106

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

A: LEVEL 02 PENTHOUSE FLOOR PLAN

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. DETAIL OF PEDESTRIAN SECOND ENTRY, BOOSTER + GAS METER AMENDED ACCORDINGLY.

SCHEDULE OF CHANGES

REVISION D - 24/03/23

1. BUILDING A ROOFTOP TERRACE REDUCED IN SIZE, FURTHER SETBACK TO AVOID OVERLOOKING TO NO.82 WINDOWS. 12m VISUAL SEPARATION DISTANCE PROVIDED
2. NEW TREES ADDED THROUGHOUT - REFER TO LANDSCAPE PLANS FOR DETAILS

REVISION E - 24/04/23

NO CHANGE

REVISION F - 23/05/23

1. ELEVATED EGRESS WALKWAY FURTHER AMENDED
2 . RETAINING WALL ADJACENT T 84 AMENDED.
3. NON TRAFFICABLE ROOF AREA ADJACENT TO COMMUNMAL OPEN SPACE TO BE TREATED AS A "GREEN ROOF"
4. TEA TREE TO #90 ADDED FOR RETENTION

No.84
BIRRIGA ROAD
3 & 4 STOREY
RENDERED UNIT BUILDING
TILE & METAL ROOF

No.82
BIRRIGA ROAD
3 & 4 STOREY
BRICK UNIT BUILDING
TILE ROOF

ITEM 4
TEA TREE (AS ADVISED)

ITEM 1

ITEM 2

ITEM 3

ROOF TERRACE
82 m²

BUILDING B
NON TRAFFICABLE ROOF

COMMUNAL OPEN SPACE BELOW

GREEN ROOF BELOW

NON-TRAFFICABLE ROOF BELOW

ALTERNATE EGRESS PATH VIA BRIDGE

LIFT OT OVER RUN

LIFT 02 FLT

LIFT LOBBY

ENS

AWNING ABOVE

MASTER BED

T58a
T58
T59
T63 BANGALOW PALM
T64 HACKBERRY
T65 LEMON GUM
T88 CABBAGE PALM
T89 CABBAGE PALM
T71 CABBAGE PALM
T74 FRANGIPANI
T84 CABBAGE PALM
T85 T86 KENTIA PALM
T82 KENTIA PALM
T87 UMBRELLA TREE
T40
T30
T31
T32
T34
T35
T74

BOUNDARY 20.715 322° 51' 35"
BOUNDARY 10.975 322° 51' 35"
BOUNDARY 6.530 127° 12' 00"
BOUNDARY 11.900 322° 51' 35"
LOT BOUNDARY 29.425 262° 26' 35"
BOUNDARY 31.345 197° 22' 00"
BOUNDARY 9.105 262° 26' 35"
BOUNDARY 57.730 43° 30' 50"
LOT BOUNDARY 66.300 183° 28' 35"
BOUNDARY 32.300 3° 28' 35"
BOUNDARY 14.475 264° 00' 55"
BOUNDARY 2.225 249° 00' 55"

S-01 DA 3100
S-05 DA 3104
SK-01A S-12
DA 3104 S-05

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	NO CHANGE	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.5 IDENT OF ACCESSIBLE FACILSERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHEL/ECH/DRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
A: LEVEL 02 PENTHOUSE FLOOR PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 28/06/23	REVISION: G
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2107

ROOF PLAN

SCHEDULE OF CHANGES

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. DETAIL OF PEDESTRIAN SECOND ENTRY, BOOSTER + GAS METER AMENDED ACCORDINGLY.

REVISION D - 24/03/23

1. NEW TREES ADDED THROUGHOUT - REFER TO LANDSCAPE PLANS FOR DETAILS

REVISION E - 24/04/23

NO CHANGE

REVISION F - 23/05/23

1. ELEVATED EGRESS WALKWAY FURTHER AMENDED
2 . RETAINING WALL ADJACENT T 84 AMENDED.
3. NON TRAFFICABLE ROOF AREA ADJACENT TO COMMUMNAL OPEN SPACE TO BE TREATED AS A "GREEN ROOF"
4. TEA TREE TO #90 ADDED FOR RETENTION

ITEM 4
TEA TREE (AS ADVISED)

No.90
BIRRIGA ROAD
3 & 4 STOREY
RENDERED UNIT BUILDING
TILE & METAL ROOF

No.82
BIRRIGA ROAD
3 & 4 STOREY
BRICK UNIT BUILDING
TILE ROOF

BUILDING B
NON TRAFFICABLE ROOF

COMMUNAL OPEN SPACE BELOW

GREEN ROOF BELOW

NON-TRAFFICABLE ROOF BELOW

ALTERNATE EGRESS PATH VIA BRIDGE

ROOF TERRACE BELOW

AWNING

LOWERED ROOF

ROOF

SKY LIGHT

T58a
T58
T59
T63 BANGALOW PALM
T64 HACKBERRY
T65 LEMON GUM
T88 CABBAGE PALM
T89 CABBAGE PALM
T71 CABBAGE PALM
T74 FRANGIPANI
T84 CABBAGE PALM
T85 T86 KENTIA PALM
T82 KENTIA PALM
T87 UMBRELLA TREE
T40
T30
T35
T74
T31
T34
T32
NEW TREE

BOUNDARY 20.715 322° 51' 35"
BOUNDARY 10.975 322° 51' 35"
BOUNDARY 6.530 127° 12' 00"
BOUNDARY 11.900 322° 51' 35"
BOUNDARY 29.425 262° 26' 35"
BOUNDARY 31.345 197° 29' 00"
BOUNDARY 49.105 262° 26' 35"
BOUNDARY 14.475 264° 00' 55"
BOUNDARY 5.225 246° 00' 55"
BOUNDARY 32.300 3° 28' 35"
LOT BOUNDARY 66.300 183° 28' 35"
BOUNDARY 51.730 43° 30' 50"

6,000
8,064
1,500
5,435
9,250
9,520
5,000
7,220
700
3,500
7,050
9,040
44,850
45,225
45,500

S-01 DA 3100
S-06 DA 3104
SK-01A S-12
DA 3104 S-05
DA 3104 S-05
ITEM 1
ITEM 2
ITEM 3
ITEM 1

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	NO CHANGE	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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 C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:
RL REDUCED LEVEL
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
ROOF PLAN

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 28/06/23	REVISION: G
PROJECT NUMBER: 21-127	DWG NUMBER: DA 2108

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

BUILDING A : ELEVATION SOUTH

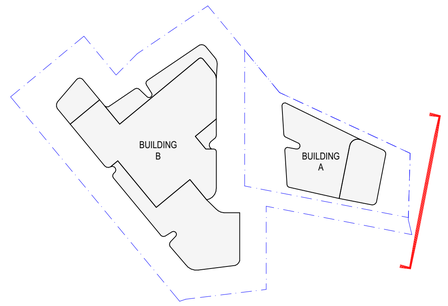
SCHEDULE OF CHANGES

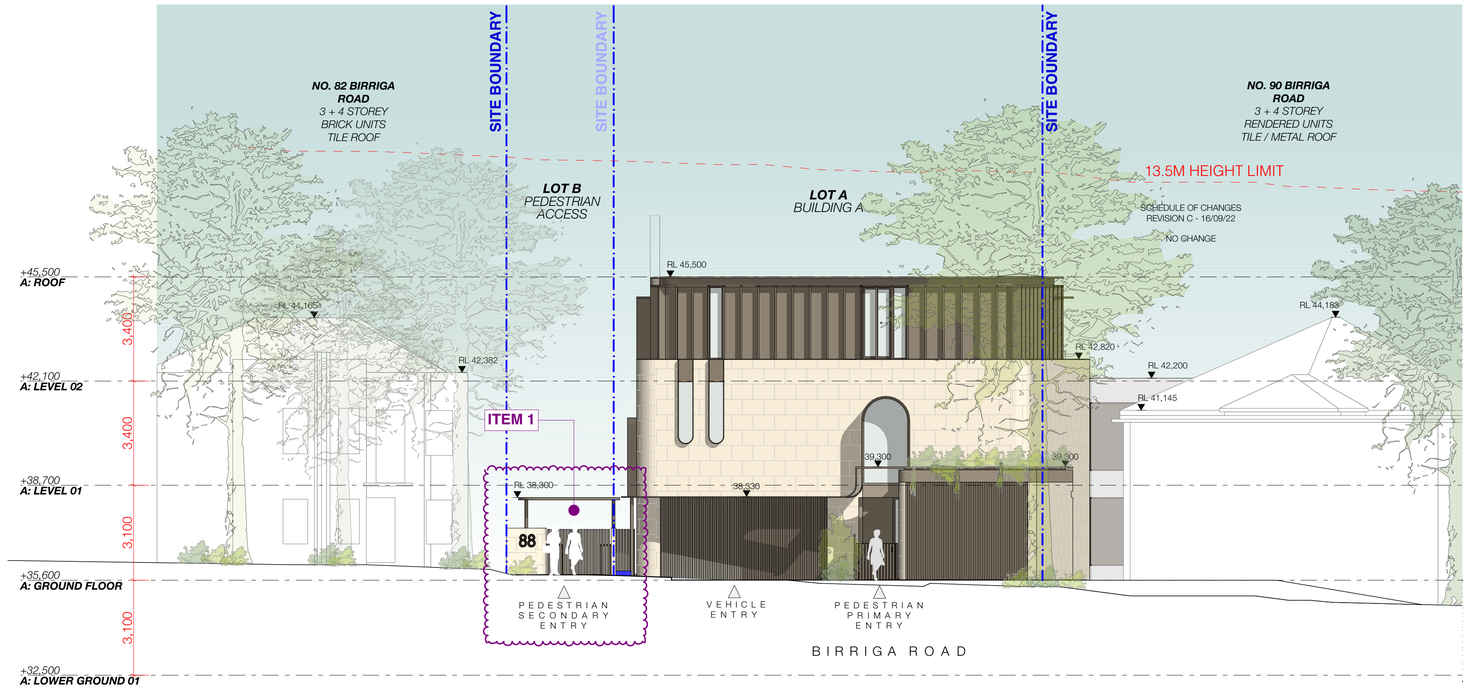
REVISION F - 23/05/23

~~1. DETAIL OF PEDESTRIAN SECONDARY ENTRY AMENDED - SERVICE ENCLOSURE ADJACENT #82 RELOCATED, REFER TO PLANS~~

REVISION G - 28/06/23

1. DETAIL OF PEDESTRIAN SECOND ENTRY, BOOSTER + GAS METER AMENDED. REFER TO PLANS.





1 BUILDING A : SOUTH ELEVATION
1:100

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL ARCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BUILDING A : ELEVATION SOUTH

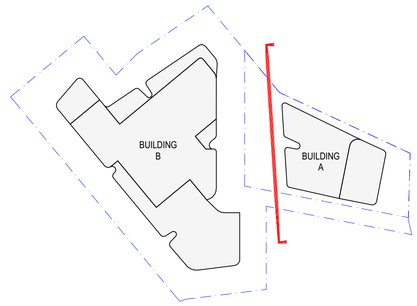
REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:100@A1
ISSUE DATE: 28/06/23
REVISION: **G**
PROJECT NUMBER: **21-127**
DWG NUMBER: **DA 3000**

BUILDING A : ELEVATION NORTH

SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. DETAIL OF EXTERNAL STAIR TO BIRRIGA ROAD AMENDED.



1 BUILDING A : NORTH ELEVATION
1:100

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BUILDING A : ELEVATION NORTH

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100, 1:666.67@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 3001

BUILDING A : ELEVATION EAST

SCHEDULE OF CHANGES
REVISION D - 24/03/23

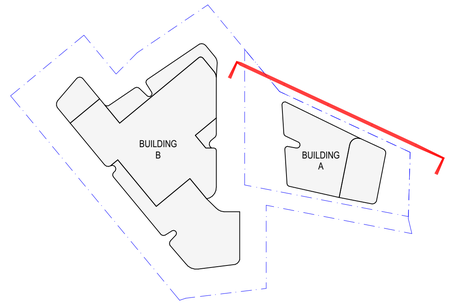
1. LANDSCAPED SIDE SETBACK TO NO.90 CHANGED TO FOLLOW NATURAL GROUND LINE, REMOVED EXCAVATION. SOLID FENCE CHANGED TO PALISADE FENCE, GREENERY ADDED FOR SCREENING AND VISUAL AMENITY TO NEIGHBOURS
2. VENTILATION GRILLE LOCATION SHIFTED TO BE HIDDEN BEHIND BOUNDARY FENCE

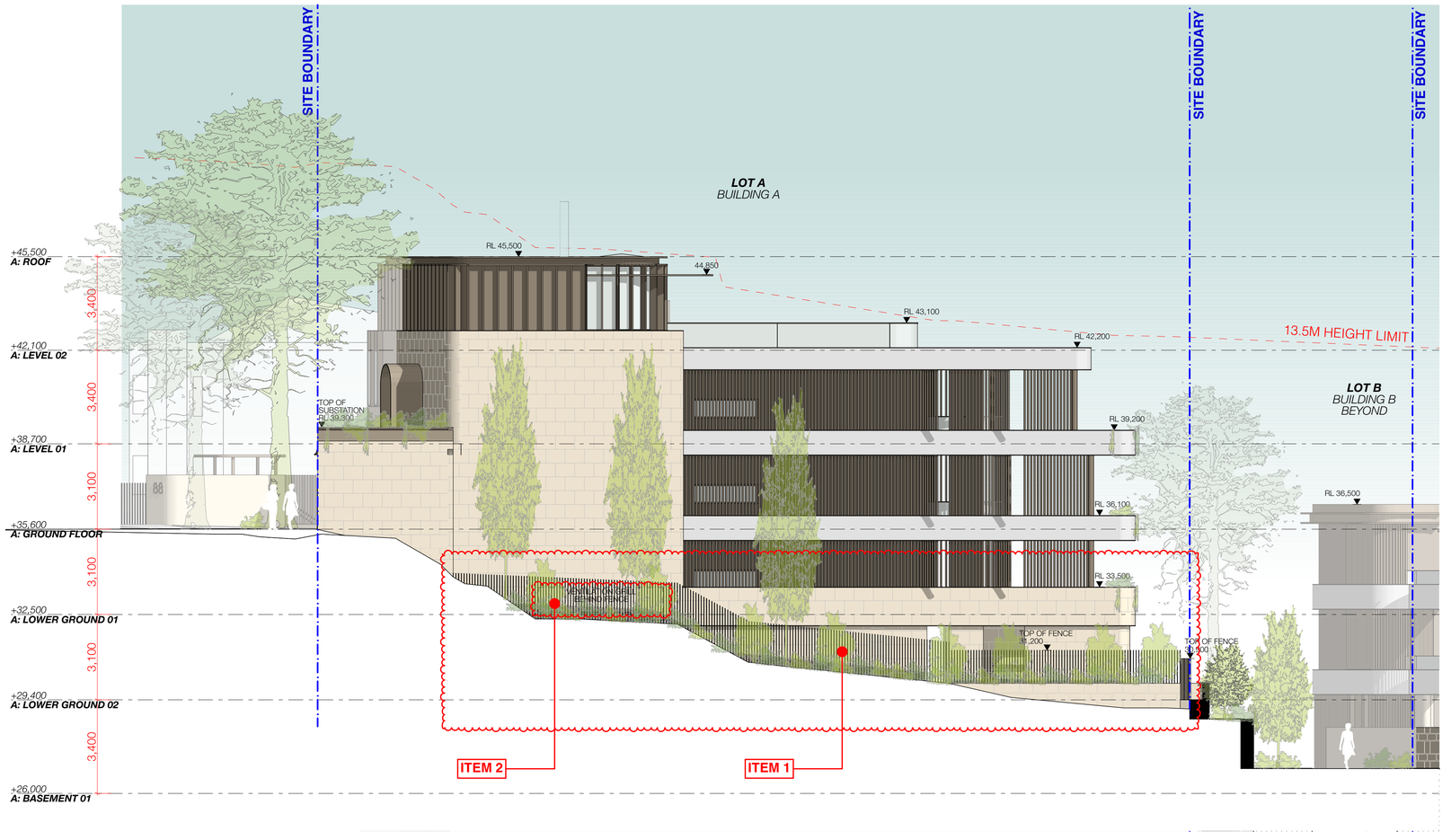
REVISION E - 24/04/23

NO CHANGE

SCHEDULE OF CHANGES
REVISION F - 23/05/23

NO CHANGE





1 BUILDING A : EAST ELEVATION
1:100

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	NO CHANGE	24/04/23
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BUILDING A : ELEVATION EAST

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100, 1:500@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 3002

BUILDING A : ELEVATION WEST

SCHEDULE OF CHANGES
REVISION D - 24/03/23

1. BUILDING A ROOFTOP TERRACE REDUCED IN SIZE, FURTHER SETBACK TO AVOID OVERLOOKING TO NO.82 WINDOWS. 12m VISUAL SEPARATION DISTANCE PROVIDED. SCREENING REDUCED TO REDUCE BULK AND SCALE
~~2. EXTERNAL STAIR FROM GROUND PUSHED CLOSER TO BIRRIGA ROAD TO REDUCE VISUAL IMPACT TO NO.82.~~
3. EXTERNAL STAIRS SHIFTED FURTHER FROM BOUNDARY, RETAINING WALLS REMOVED AND CHANGED TO PALISADE FENCE. MORE POCKETS OF DEEP SOIL ADDED TO ALLOW FOR MORE EXTENSIVE AND NATURAL GREENERY
4. A-LEVEL 02 MASTER BEDROOM WINDOWS CHANGED TO PARTIAL TRANSLUCENT TO PREVENT OVERLOOKING
5. ADDITIONAL SCREENING ADDED TO SIDE BALCONIES TO PREVENT OVERLOOKING

REVISION E - 24/04/23

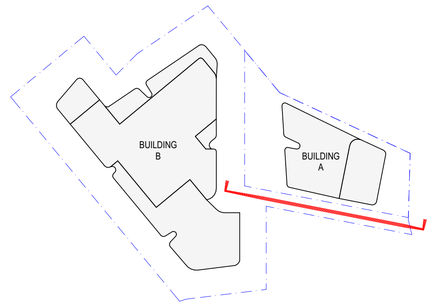
1) EXTERNAL STAIR SHIFTED 900mm TOWARDS BIRRIGA ROAD TO AVOID BLOCKING BEDROOM WINDOW IN NEIGHBOURING PROPERTY

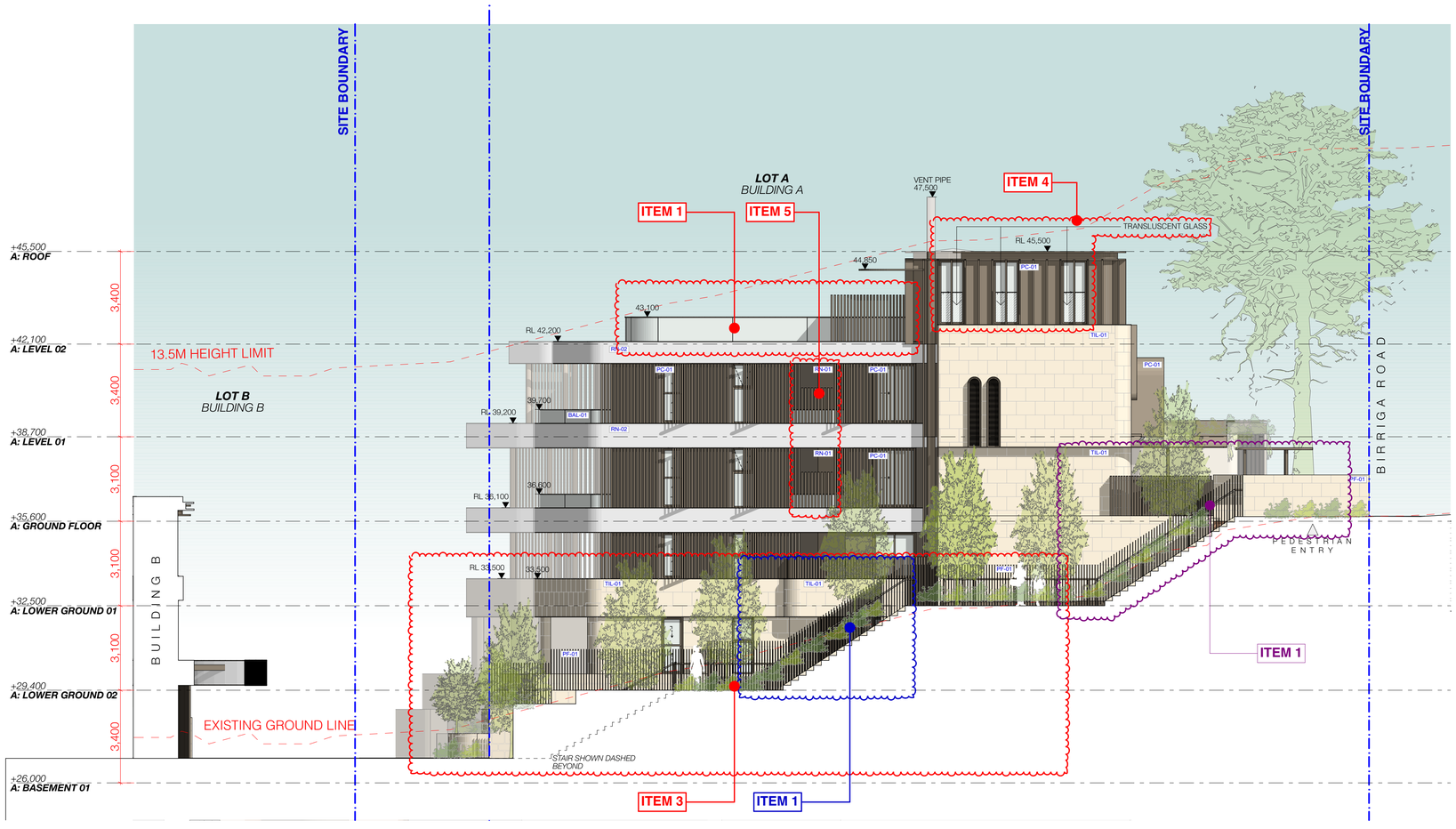
SCHEDULE OF CHANGES
REVISION F - 23/05/23

NO CHANGE

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. DETAIL OF PEDESTRIAN SECOND ENTRY, BOOSTER + GAS METER AMENDED ACCORDINGLY.





1 BUILDING A : WEST ELEVATION
1:100

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	POST S34 WITHOUT PREJUDICE MEETING	24/04/23
F	NO CHANGE	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL — REDUCED LEVEL
BOUNDARY — EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS — EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BUILDING A : ELEVATION WEST

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100, 1:500, 2:1@A1	
ISSUE DATE: 28/06/23	REVISION: G
PROJECT NUMBER: 21-127	DWG NUMBER: DA 3003

BUILDING B : ELEVATION NORTH

SCHEDULE OF CHANGES

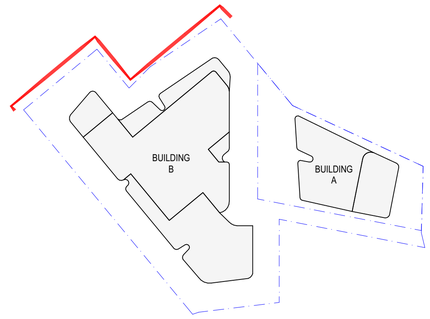
REVISION F - 23/05/23

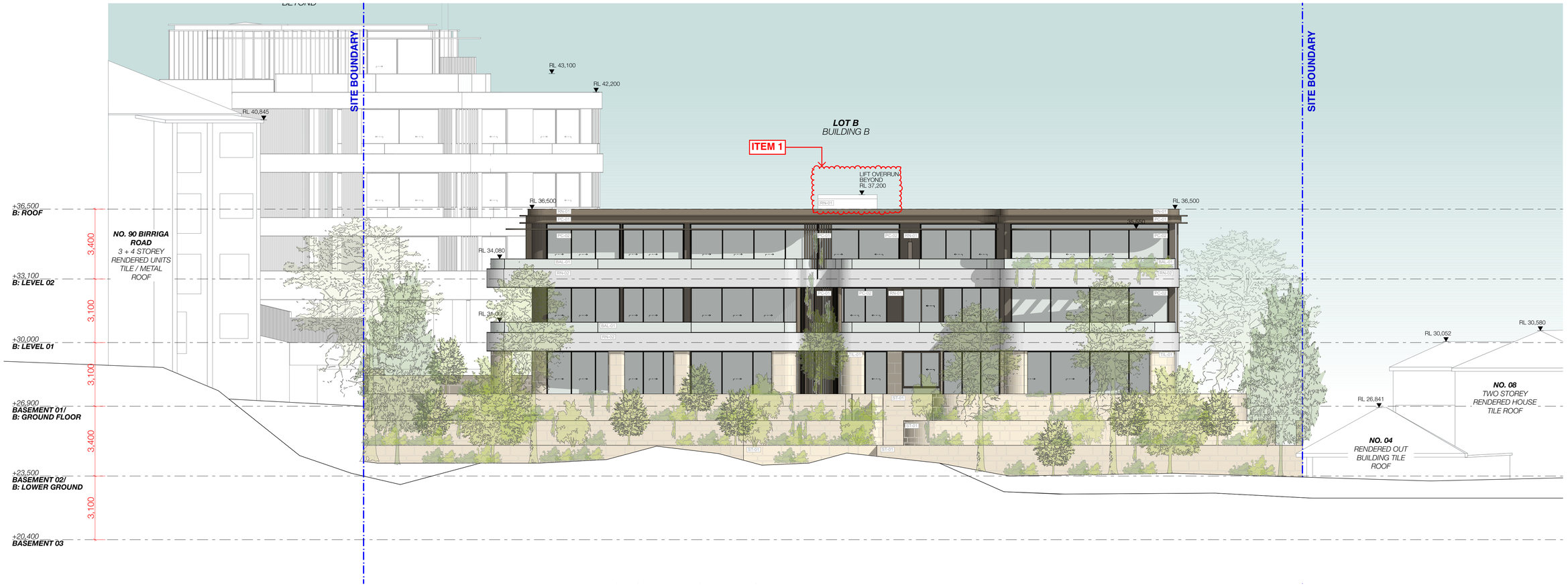
NO CHANGE

1. LIFT OVERRUN REDUCED

REVISION C - 16/09/22

NO CHANGE





1 BUILDING B : NORTH ELEVATION
1:100

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	HEIGHT AMENDMENTS	07/09/22
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE J.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECH/DRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: 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 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BUILDING B : ELEVATION NORTH

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 07/09/22	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 3004

BUILDING B : ELEVATION EAST

SCHEDULE OF CHANGES

REVISION B - 07/09/22

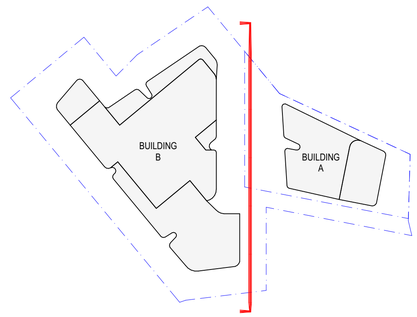
1. LIFT OVERRUN REDUCED

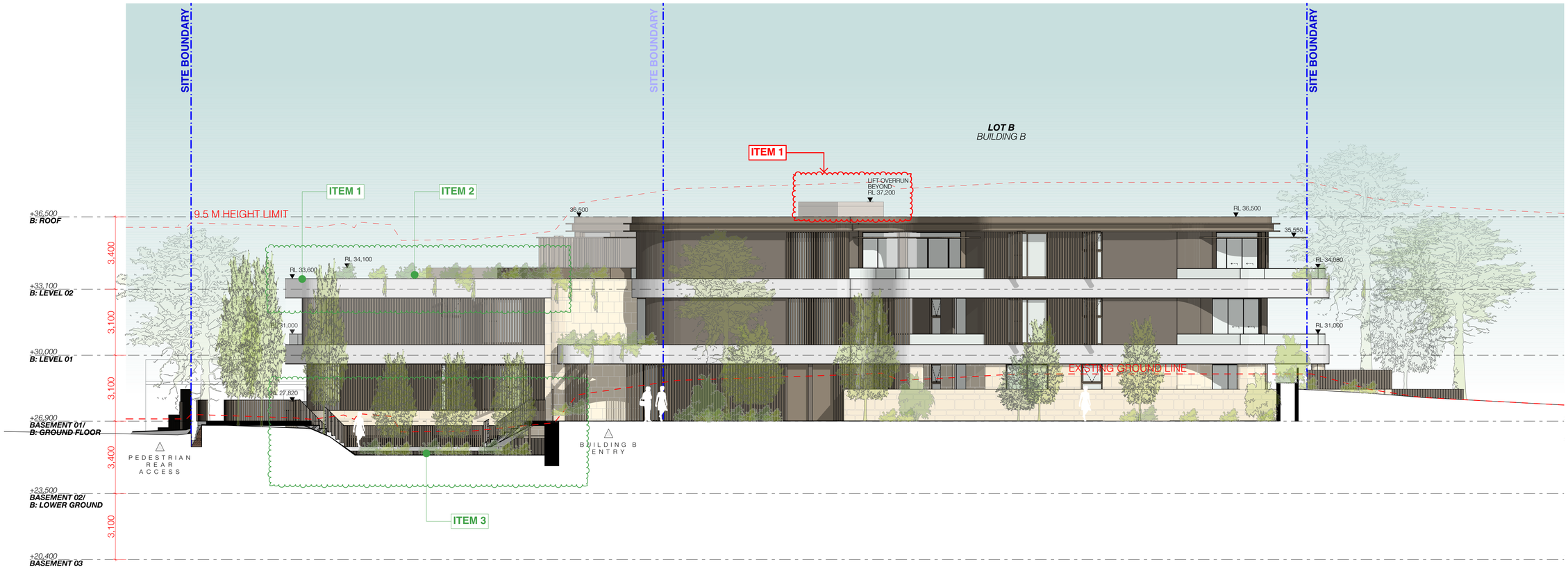
REVISION C - 16/09/22

NO CHANGE

REVISION F - 23/05/23

1. UPPER LEVEL (UNIT 301) FAÇADE MOVE BACK TO INCREASE BUILDING SEPARATION.
2. GREEN ROOF ADDED ADJACENT COMMUNAL ROOF TERRACE
3. EXTERNAL EGRESS WALKWAY AMENDED.





1 BUILDING B : EAST ELEVATION
1:100

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	HEIGHT AMENDMENTS	07/09/22
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 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 ELECTROCITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILSERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: 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 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL
REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BUILDING B : ELEVATION EAST

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24\21-127 84-88 Birriga Rd_response to 82

DRAWN BY:	MHNDU
CHECKED:	
SCALE:	1:100@A1
ISSUE DATE:	07/09/22
REVISION:	F
PROJECT NUMBER:	21-127
DWG NUMBER:	DA 3005

BUILDING B : ELEVATION WEST

SCHEDULE OF CHANGES

REVISION B - 07/09/22

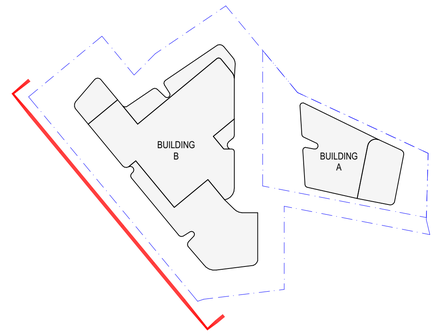
1. LIFT OVERRUN REDUCED
2. COMMUNAL OPEN SPACE PLANTER HEIGHT REDUCED

REVISION C - 16/09/22

NO CHANGE

REVISION F - 23/05/23

1. GREEN ROOF ADDED ADJACENT COMMUNAL ROOF TERRACE
2. EXTERNAL EGRESS WALKWAY AMENDED.



1 BUILDING B : WEST ELEVATION
1:100

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	HEIGHT AMENDMENTS	07/09/22
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH JZ OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART JZ OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART JS OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL — REDUCED LEVEL
BOUNDARY — EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BUILDING B : ELEVATION WEST

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 07/09/22	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 3006

WINDOW SCHEDULE

BUILDING A WINDOW LIST

ID	WIDTH X HEIGHT	FUNCTION
A1.01	1,600×2,100	Sliding Window
A1.02	1,000×2,700	Hinged Door
A1.03	800×2,100	Awning Window (1200mm fixed lower transom)
A1.04	800×2,100	Double Hung Window
A1.05	3,000×2,700	Sliding Door
A1.06	2,800×2,700	Sliding Door
A1.07	6,600×2,700	Sliding Door
A2.01	1,600×1,700	Sliding Window
A2.02	1,000×2,700	Hinged Door
A2.03	800×1,700	Awning Window (800mm fixed lower transom)
A2.04	800×1,700	Double Hung Window
A2.05	3,000×2,700	Sliding Door
A2.06	2,800×2,700	Sliding Door
A2.07	6,600×2,700	Sliding Door
A2.08	2,400×700	Fixed Window
A3.01	1,530×2,700	Glass Entry Pivot Door
A3.02	1,600×2,200	Sliding Window
A3.03	1,000×2,700	Hinged Door
A3.04	800×2,200	Awning Window (1300mm fixed lower transom)
A3.05	800×2,200	Double Hung Window
A3.06	3,000×2,700	Sliding Door
A3.07	2,800×2,700	Sliding Door
A3.08	6,600×2,700	Sliding Door
A3.09	2,400×700	Fixed Window
A4.02	500×2,600	Louvred Exhaust
A4.03	500×2,600	Louvred Exhaust
A4.04	1,600×2,200	Sliding Window
A4.05	1,000×2,700	Hinged Door
A4.06	800×2,200	Awning Window (1300mm fixed lower transom)
A4.07	800×2,200	Double Hung Window
A4.08	3,000×2,700	Sliding Door
A4.09	2,800×2,700	Sliding Door
A4.10	6,600×2,700	Sliding Door
A4.11	2,400×700	Fixed Window
A5.01	1,500×2,400	Sliding Window
A5.02	500×2,400	Fixed Window
A5.03	1,000×2,400	Sliding Window
A5.04	1,000×2,400	Sliding Window
A5.05	1,000×2,400	Sliding Window
A5.06	4,500×3,100	Sliding Door
A5.07	4,000×3,100	Fixed Window
A5.08	2,240×2,400	Fixed Window
A5.09	1,165×2,400	Fixed Window

BUILDING B WINDOW LIST

ID	WIDTH X HEIGHT	FUNCTION
B1.01	2,000×2,700	Sliding Window (900mm fixed lower transom)
B1.02	720×2,700	Awning (1800mm fixed lower transom)
B1.03	3,900×2,700	Sliding Door
B1.04	3,090×2,700	Sliding Door
B1.05	6,200×2,700	Sliding Door
B1.06	3,150×2,700	Sliding Door
B1.07	3,000×2,700	Sliding Door
B1.08	5,050×2,700	Sliding Door
B2.01	1,600×2,700	Glass Entry Door
B2.02	2,000×2,200	Sliding Window
B2.03	1,000×2,200	Awning Window (1300mm fixed lower transom)
B2.04	3,900×2,700	Sliding Door
B2.05	3,800×2,700	Sliding Door
B2.06	6,200×2,700	Sliding Door
B2.07	3,300×2,700	Sliding Door
B2.08	3,300×2,700	Sliding Door
B2.09	7,400×2,700	Sliding Door
B2.10	3,600×2,700	Sliding Door
B2.11	2,600×2,700	Sliding Door
B2.12	3,100×2,700	Sliding Door
B2.13	1,000×2,700	Awning Window (900mm fixed lower transom)
B2.14	4,400×2,700	Sliding Door
B2.15	7,700×2,700	Sliding Door
B2.16	4,400×2,700	Sliding Door
B2.17	1,000×2,700	Awning Window (900mm fixed lower transom)
B2.18	2,800×2,700	Sliding Door
B2.19	1,880×2,700	Sliding Window (900mm fixed lower transom)
B2.20	3,200×2,700	Sliding Door
B2.21	6,100×2,700	Sliding Door
B2.22	3,000×2,700	Sliding Door
B2.23	3,600×2,700	Sliding Door
B2.24	3,000×2,700	Sliding Door
B2.25	1,000×2,700	Awning window (1800mm fixed lower transom)
B2.26	2,000×2,700	Sliding Door
B2.27	1,000×2,700	Glass Hinged Door
B2.28	800×2,700	Awning Window (1800mm fixed lower transom)
B2.29	1,800×2,700	Sliding Door

ID	WIDTH X HEIGHT	FUNCTION
B3.01	2,200×2,300	Metal Louvered Window
B3.02	1,657×2,200	Louvered Glass Window
B3.03	2,000×2,200	Sliding Window
B3.04	1,000×2,200	Awning Window (1300mm fixed lower transom)
B3.04	3,500×2,700	Sliding Door
B3.05	2,000×2,700	Sliding Door
B3.06	7,800×2,700	Sliding Door
B3.07	3,300×2,700	Sliding Door
B3.08	3,300×2,700	Sliding Door
B3.09	7,400×2,700	Sliding Door
B3.10	3,600×2,700	Sliding Door
B3.11	2,600×2,200	Sliding Window (400mm fixed lower transom)
B3.12	3,100×2,200	Sliding Window (400mm fixed lower transom)
B3.13	1,000×2,200	Awning Window (400mm fixed lower transom)
B3.14	4,400×2,200	Sliding Window (400mm fixed lower transom)
B3.15	7,700×2,700	Sliding Door
B3.16	4,400×2,200	Sliding Window (400mm fixed lower transom)
B3.17	1,000×2,700	Awning Window (900mm fixed lower transom)
B3.18	2,800×2,700	Sliding Door
B3.19	1,880×2,700	Sliding Window (900mm fixed lower transom)
B3.20	3,200×2,700	Sliding Door
B3.21	6,100×2,700	Sliding Door
B3.22	3,000×2,700	Sliding Door
B3.23	3,600×2,700	Sliding Door
B3.24	3,000×2,700	Sliding Door
B3.25	1,000×2,200	Awning Window (1500mm fixed lower transom)
B3.26	2,000×2,200	Sliding Window
B3.27	1,000×2,700	Glass Hinged Door
B3.28	800×2,700	Awning Window (1800mm fixed lower transom)
B3.29	1,800×2,700	Sliding Door
B4.01	2,200×2,300	Metal Louvered Window
B4.02	1,000×2,700	Glass Hinged Door
B4.03	2,600×2,700	Sliding Door
B4.04	5,250×2,700	Sliding Door
B4.05	2,985×2,700	Sliding Door
B4.06	3,160×2,700	Sliding Door
B4.07	2,600×2,200	Sliding Window (400mm fixed lower transom)
B4.08	3,100×2,200	Sliding Window (400mm fixed lower transom)
B4.09	1,000×2,200	Awning Window (400mm fixed lower transom)
B4.10	1,100×2,200	Awning Window (400mm fixed lower transom)
B4.11	7,700×2,700	Sliding Door
B4.12	1,100×2,200	Awning Window (400mm fixed lower transom)
B4.13	1,000×2,700	Awning Window (900mm fixed lower transom)
B4.14	3,700×2,700	Sliding Door
B4.15	4,000×2,700	Sliding Door
B4.16	6,200×2,700	Sliding Door
B4.17	3,000×2,700	Sliding Door
B4.18	3,600×2,700	Sliding Door
B4.19	3,000×2,700	Sliding Door
B4.20	1,000×2,200	Awning window (1500mm fixed lower transom)
B4.21	2,000×2,200	Sliding Window
B4.22	4,500×2,700	Sliding Door
B4.23	2,600×2,700	Sliding Door

SKYLIGHTS

DA SKLYIGHT LIST		
ID	SKYLIGHT DIAMETER	FUNCTION
SK.01	1,600×1,600	Fixed Glass
SK.02	800×800	Fixed Glass
SK.03	800×800	Fixed Glass
SK.04	800×800	Fixed Glass
SK.05	800×800	Fixed Glass
SK.06	800×800	Fixed Glass
SK.07	800×800	Fixed Glass

SCHEDULE OF CHANGES
REVISION F - 23/05/23

NO CHANGE

SCHEDULE OF CHANGES
REVISION C - 16/09/22

NO CHANGE

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
WINDOW SCHEDULE

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: @A1
ISSUE DATE: 23/05/23
REVISION: **F**
PROJECT NUMBER: **21-127**
DWG NUMBER: **DA 3007**

SITE SECTION - BUILDING A & B

SCHEDULE OF CHANGES

REVISION B - 07/09/22

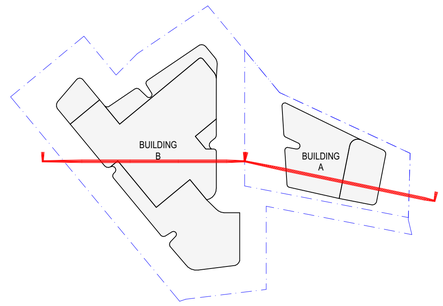
1. LIFT OVERRUN REDUCED
2. HEIGHT PLANE SHOWN BEYOND IN ORANGE

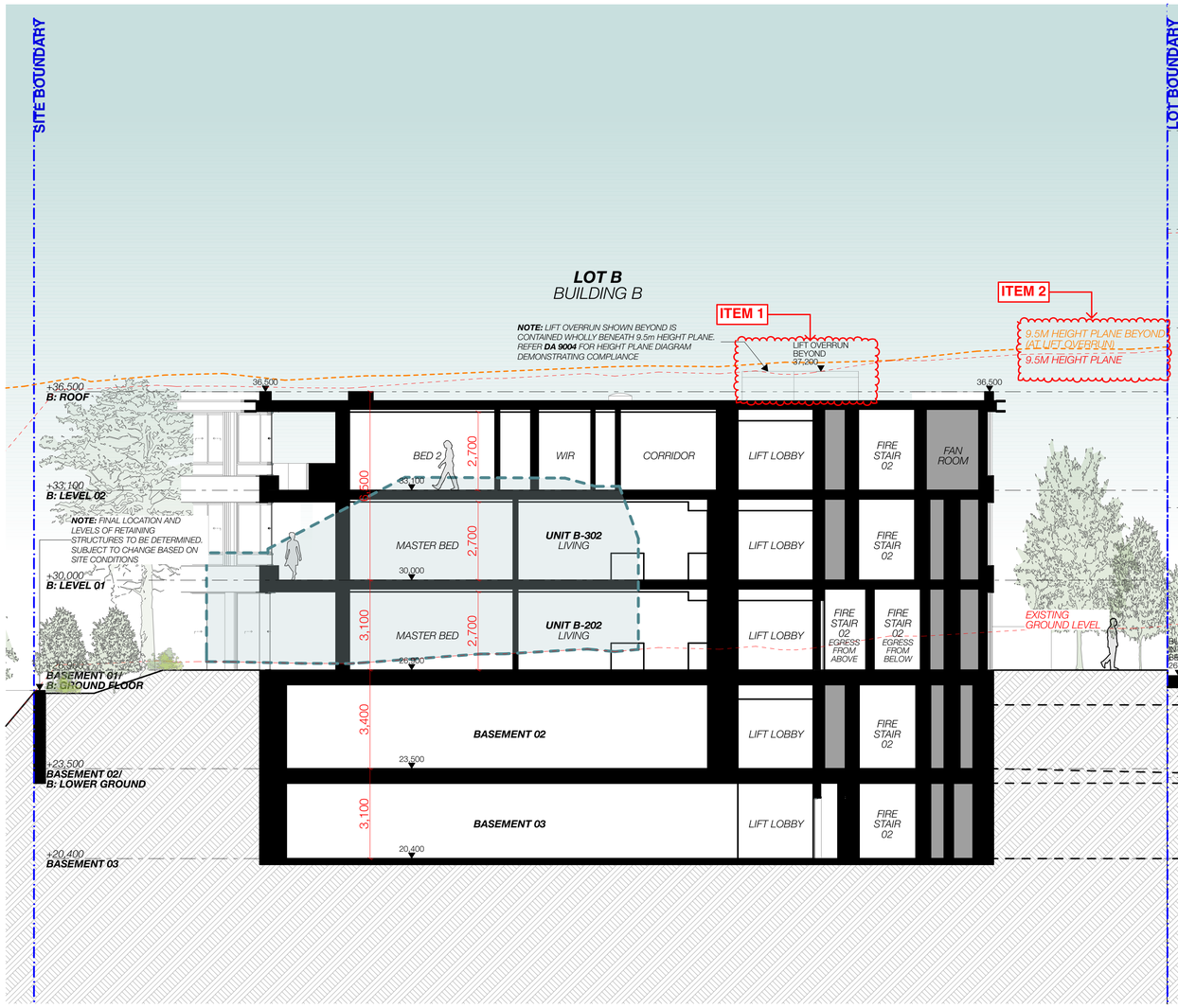
REVISION C - 16/09/22

NO CHANGE

REVISION F - 23/05/23

NO CHANGE





S-01 SITE SECTION: BUILDING B
1:100

S-01 SITE SECTION: BUILDING A
1:100

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	HEIGHT AMENDMENTS	07/09/22
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 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 PROTETCION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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 AS5700
MECH/ELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUNST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL
REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
SITE SECTION - BUILDING A & B

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 07/09/22	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 3100

BUILDING A: SHORT SECTION

SCHEDULE OF CHANGES

REVISION D - 24/03/23

1) BUILDING A ROOFTOP TERRACE REDUCED IN SIZE, FURTHER SETBACK TO AVOID OVERLOOKING TO NO.82 WINDOWS. 12m VISUAL SEPARATION DISTANCE PROVIDED
2) EXTERNAL STAIRS SHIFTED FURTHER FROM BOUNDARY, RETAINING WALLS REMOVED AND CHANGED TO PALISADE FENCE. MORE POCKETS OF DEEP SOIL ADDED TO ALLOW FOR MORE EXTENSIVE AND NATURAL GREENERY
3) LANDSCAPED SIDE SETBACK TO NO.90 CHANGED TO FOLLOW NATURAL GROUND LINE, REMOVED EXCAVATION. SOLID FENCE CHANGED TO PALISADE FENCE, GREENERY ADDED FOR SCREENING AND VISUAL AMENITY TO NEIGHBOURS
4. ADDITIONAL SCREENING ADDED TO SIDE BALCONIES TO PREVENT OVERLOOKING

REVISION E - 24/04/23

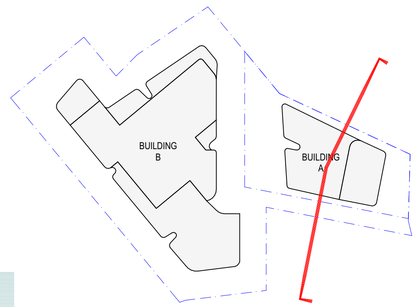
1) EXTERNAL STAIR SHIFTED 900mm TOWARDS BIRRIGA ROAD TO AVOID BLOCKING BEDROOM WINDOW IN NEIGHBOURING PROPERTY

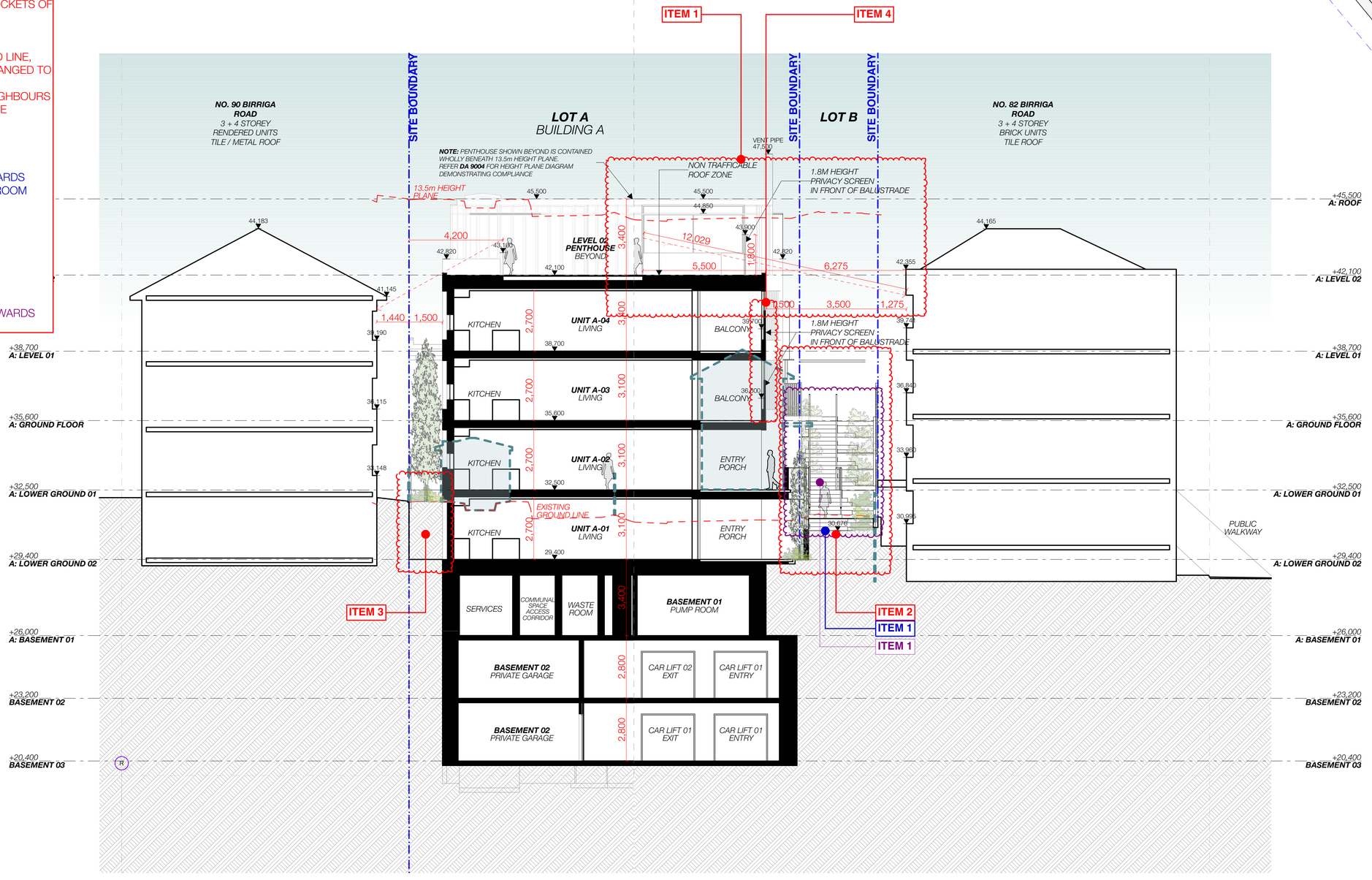
REVISION F - 23/05/23

NO CHANGE

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD.





S-02 BUILDING A: SHORT SECTION
1:100

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	POST S34 WITHOUT PREJUDICE MEETING	24/04/23
F	NO CHANGE	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPSARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BUILDING A: SHORT SECTION

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:100@A1
ISSUE DATE: 28/06/23
REVISION: **G**
PROJECT NUMBER: **21-127**
DWG NUMBER: **DA 3101**

BUILDING B: LONG SECTION

SCHEDULE OF CHANGES
REVISION B - 07/09/22

1. LIFT OVERRUN REDUCED
2. HEIGHT PLANE SHOWN BEYOND IN ORANGE
3. COMMUNAL OPEN SPACE PLANTER HEIGHT REDUCED

REVISION C - 16/09/22

NO CHANGE

REVISION D - 24/03/23

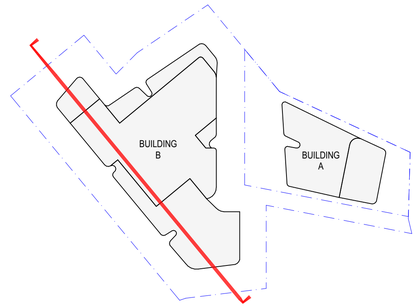
1. BUILDING B ROOFTOP COMMUNAL OPEN SPACE SIGNIFICANTLY REDUCED, REMAINING AREA CHANGED TO NON-TRAFFICABLE ROOF

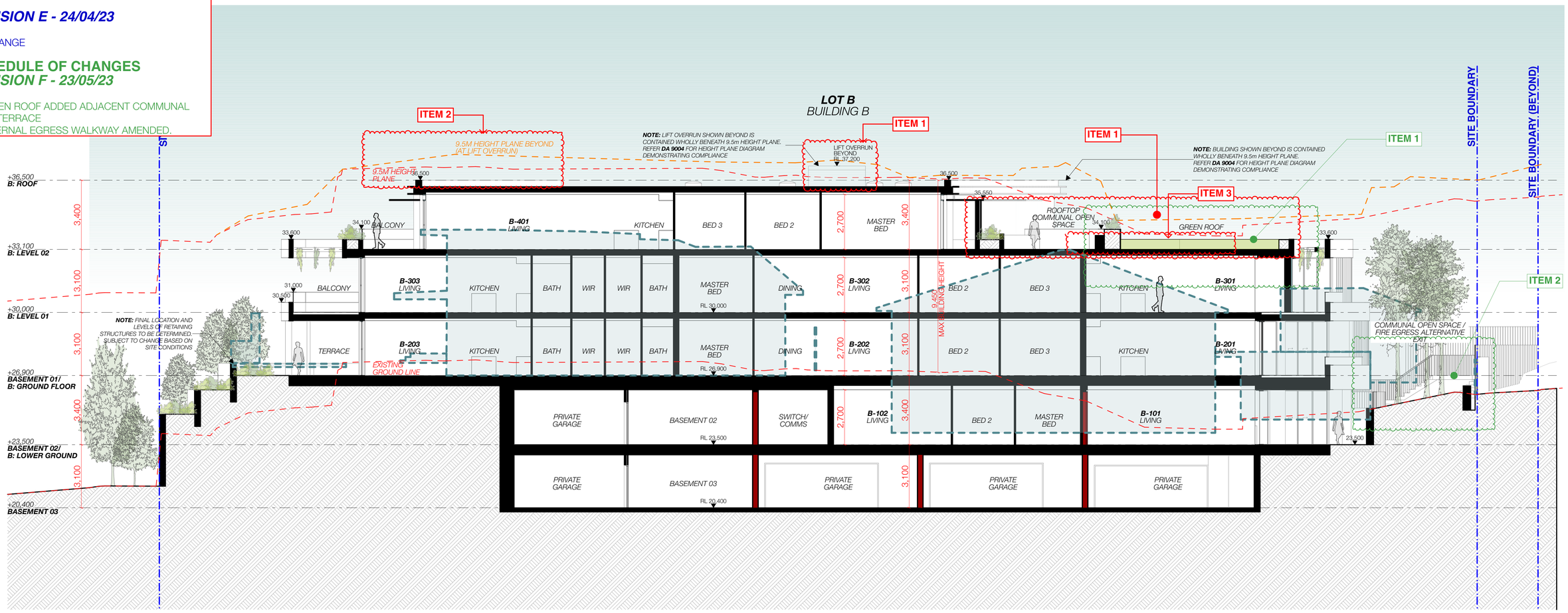
REVISION E - 24/04/23

NO CHANGE

SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. GREEN ROOF ADDED ADJACENT COMMUNAL ROOF TERRACE
2. EXTERNAL EGRESS WALKWAY AMENDED.





S-03 BUILDING B: LONG SECTION
1:100

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	HEIGHT AMENDMENTS	07/09/22
C	NO CHANGE	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	NO CHANGE	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BUILDING B: LONG SECTION

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 07/09/22	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 3102

BUILDING B: SHORT SECTION

SCHEDULE OF CHANGES

REVISION B - 07/09/22

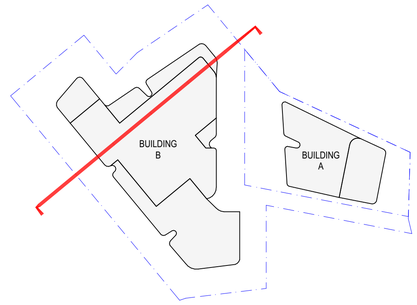
1. LIFT OVERRUN REDUCED

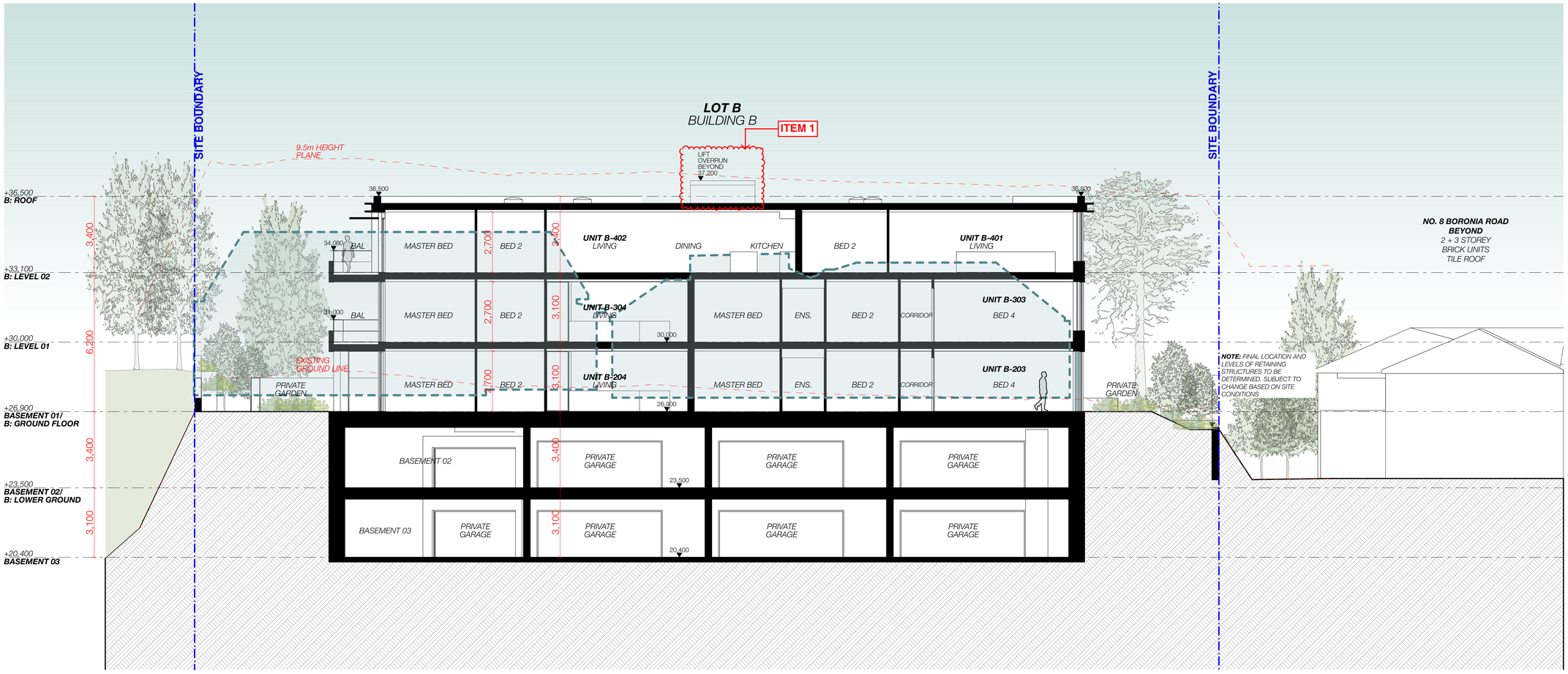
REVISION C - 16/09/22

NO CHANGE

REVISION F - 23/05/23

NO CHANGE





S-04 BUILDING B: SHORT SECTION
1:100

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	HEIGHT AMENDMENTS	07/09/22
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BUILDING B: SHORT SECTION

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 07/09/22	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 3103

BUILDING B: BOUNDARY SECTIONS

SCHEDULE OF CHANGES
REVISION D - 24/03/23

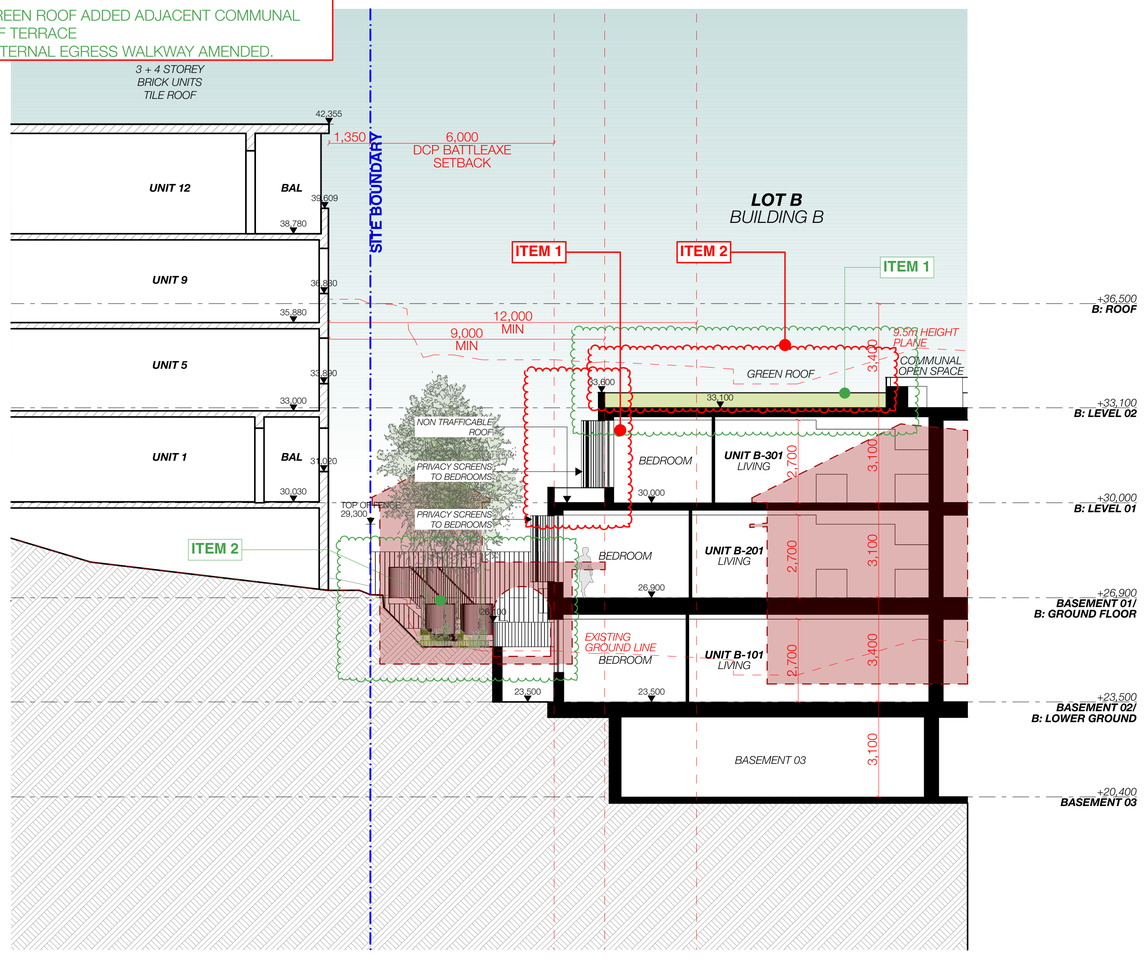
1. BUILDING B LEVEL 01 SETBACK TO ALLOW FOR 9M SEPARATION FROM REAR OF NO.82
2. BUILDING B ROOFTOP COMMUNAL OPEN SPACE SIGNIFICANTLY REDUCED, REMAINING AREA CHANGED TO NON-TRAFFICABLE ROOF

REVISION E - 24/04/23

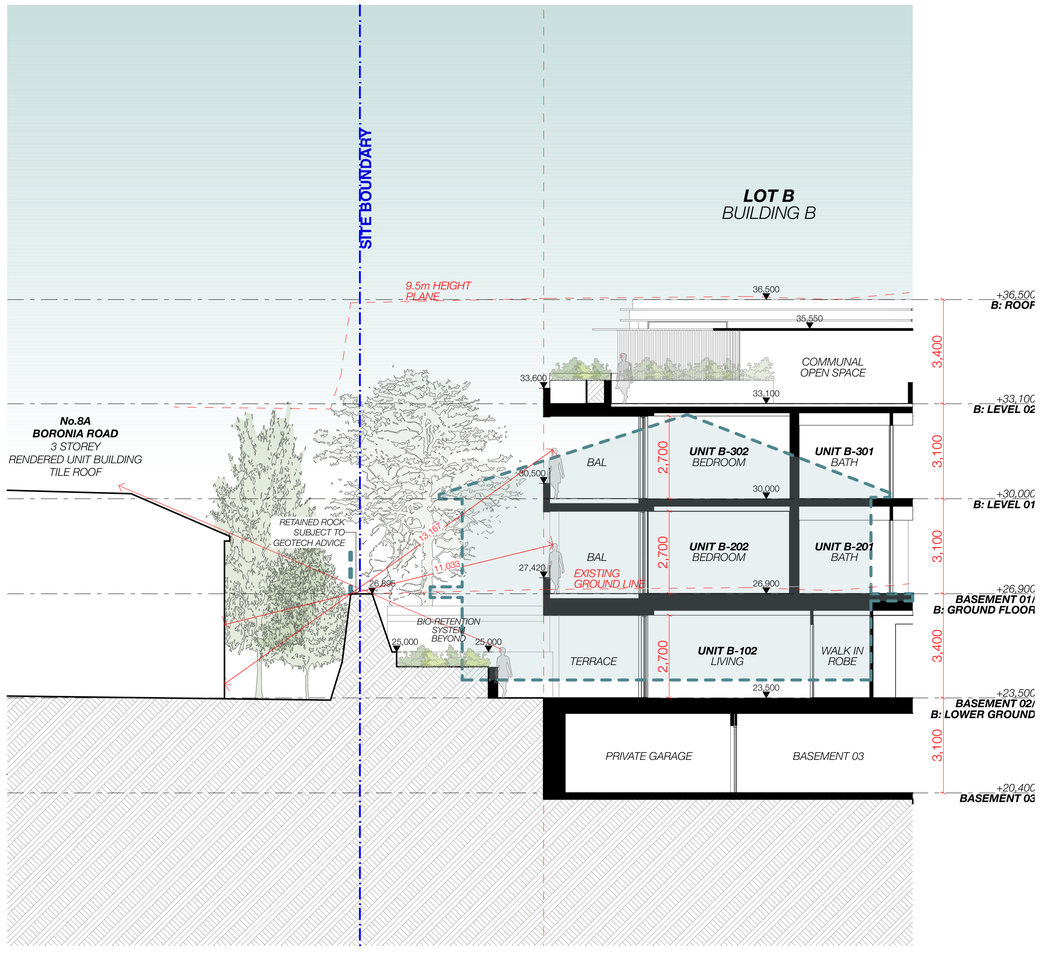
NO CHANGE

SCHEDULE OF CHANGES
REVISION F - 23/05/23

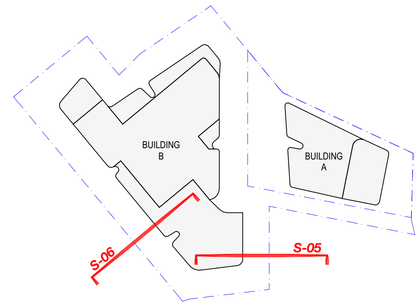
1. GREEN ROOF ADDED ADJACENT COMMUNAL ROOF TERRACE
2. EXTERNAL EGRESS WALKWAY AMENDED.



S-05 BUILDING B - BOUNDARY SECTION 01
1:100



S-06 BUILDING B - BOUNDARY SECTION 02
1:100



F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	NO CHANGE	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BUILDING B: BOUNDARY SECTIONS

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:100@A1
ISSUE DATE:
REVISION: **F**
PROJECT NUMBER: **21-127**
DWG NUMBER: **DA 3104**

EXTERNAL FINISHES & MATERIALS

1 BUILDING A : WEST ELEVATION
1:100

2 BUILDING B : NORTH ELEVATION
1:100

SCHEDULE OF CHANGES

REVISION D - 24/03/23

NO CHANGE

REVISION E - 24/04/23

1) **PF-01** PALISADE FENCE ADDED TO SCHEDULE OF EXTERNAL FINISHES AND MATERIALS

REVISION F - 23/05/23

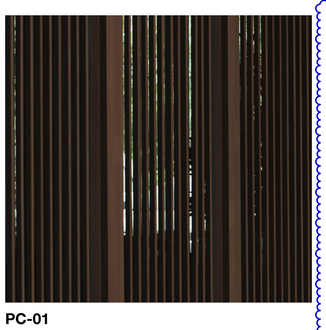
NO CHANGE

ST-01
ROCK SAWN SANDSTONE TILE FINISH

TO LANDSCAPE WALLS.

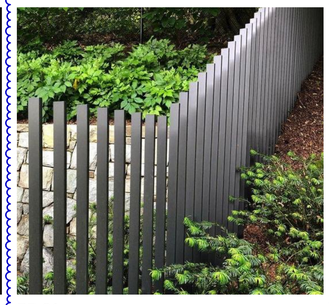
TIL-01
SANDSTONE TILE FINISH

TO EXTERNAL WALLS AND LOWER SPANDRELS



PC-01
POWDERCOAT BRASS FINISH

TO ALUMINIUM BLADE LOUVRES, WINDOW HOODS + DETAILS



PF-01
DEEP PALISADE FENCE IN **PC-01 FINISH**

TO BOUNDARY EDGES BETWEEN #90 AND #82 BIRRIGA ROAD

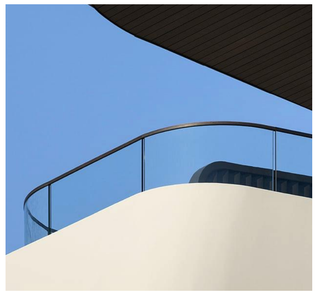
ITEM 1

PC-02
POWDERCOAT BRASS FINISH TO MATCH PC-01

TO ALUMINIUM FRAMED WINDOWS

RN-01
RENDER PAINT FINISH TO MATCH PC-01

TO EXTERNAL WALLS



BAL-01
GLASS

TO TOP OF BALCONY BALUSTRADES

RN-02
WHITE RENDER PAINT FINISH TO BALUSTRADE AND SPANDREL

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	POST S34 WITHOUT PREJUDICE MEETING	24/04/23
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.6 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
EXTERNAL FINISHES & MATERIALS

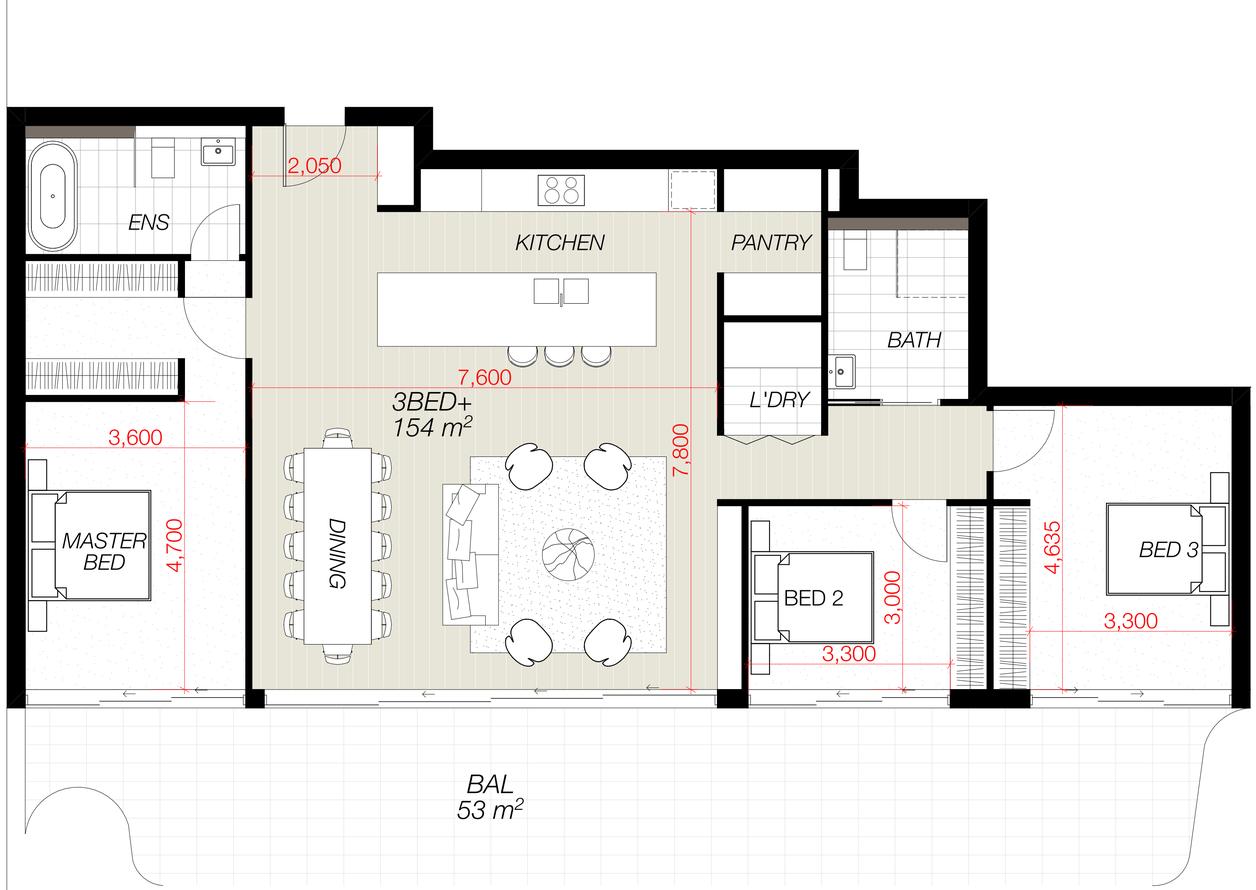
REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:100@A1
ISSUE DATE: 23/05/23
REVISION: **F**
PROJECT NUMBER: **21-127**
DWG NUMBER: **DA 6000**

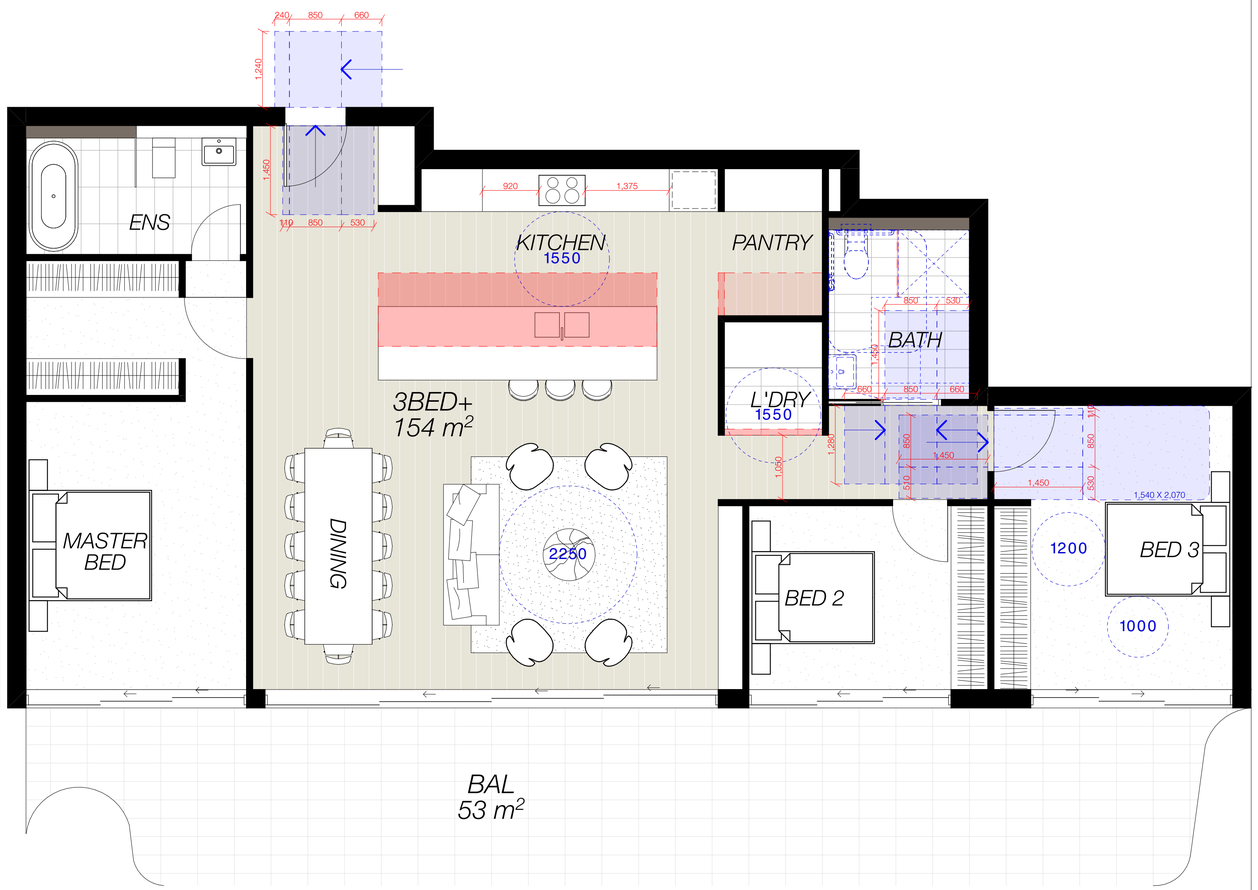
ADAPTABLE LAYOUTS - B202, B302

SCHEDULE OF CHANGES
REVISION F - 23/05/23

NO CHANGE



1 UNIT B202, B302 - PRE ADAPTION LAYOUT
1:50



2 UNIT B202, B302 - POST ADAPTION LAYOUT
1:50

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J3 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL ARCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
ADAPTABLE LAYOUTS - B202, B302

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to ttl2

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:50@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 7000

CROSS VENTILATION / SOLAR ACCESS 01

SUMMARY

	SOLAR ACCESS *2hr sun access* *21st Jun (9am-3pm)*	CROSS VENTILATION
CONTROL	**70%**	**60%**
ACHIEVED BUILDING A	03/04 (75%)	04/04(100%)
ACHIEVED BUILDING B	12/12 (100%)	09/12(75%)

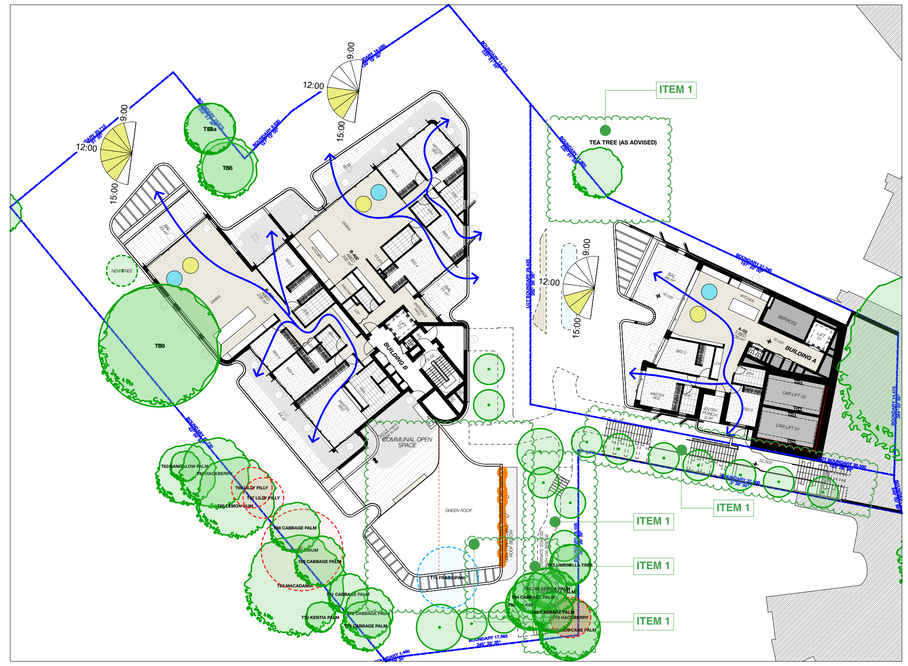
SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. IN GENERAL NO CHANGE, HOWEVER MINOR AMENDMENTS TO SITE WORKS ADDED (CROSS VENT + SOLAR %'S UNCHANGED)

1 B-LG / BASEMENT 02
1:300

2 B-GF / A-BASEMENT 01
1:300

3 B-L01 / A-LG02
1:300



4 B-L02 / A-LG01
1:300

LEGEND

- SOLAR ACCESS
- CROSS VENTILATION

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.6 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 ASINZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668.4 &568.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL
REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
CROSS VENTILATION / SOLAR ACCESS 01

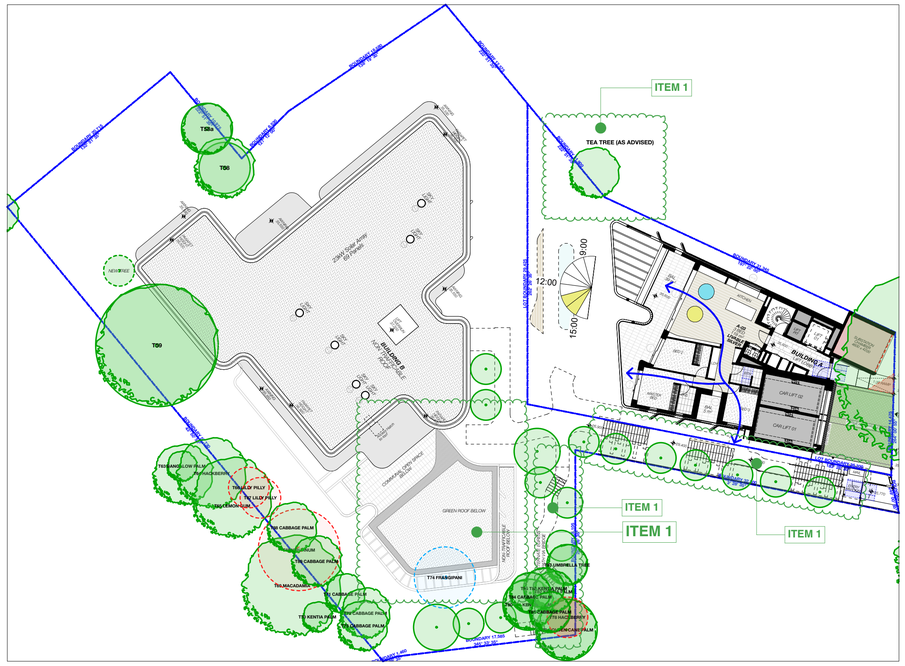
REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:300@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: **21-127**	DWG NUMBER: **DA 7001**

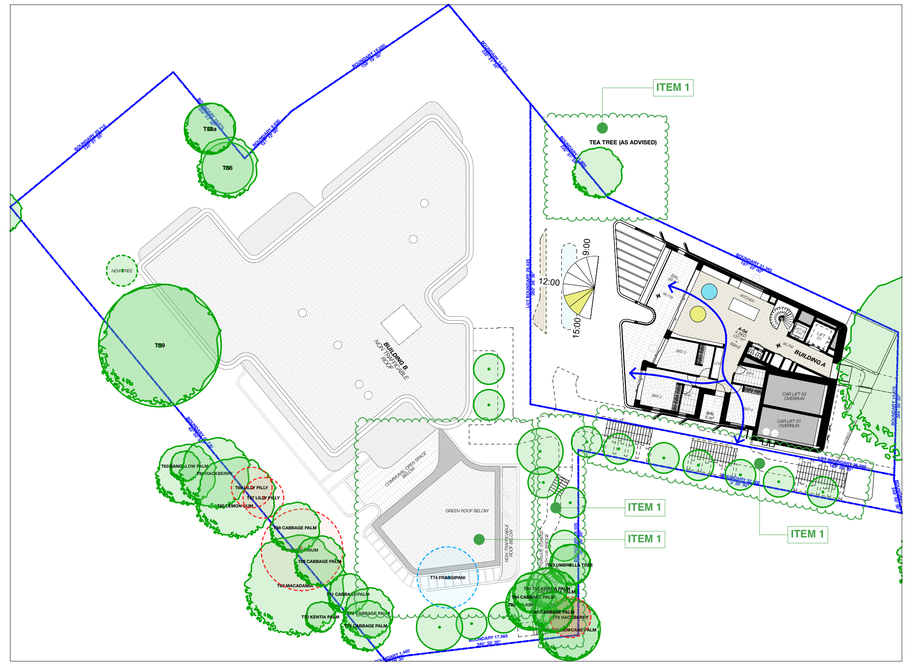
CROSS VENTILATION / SOLAR ACCESS 02

SCHEDULE OF CHANGES
REVISION F - 23/05/23

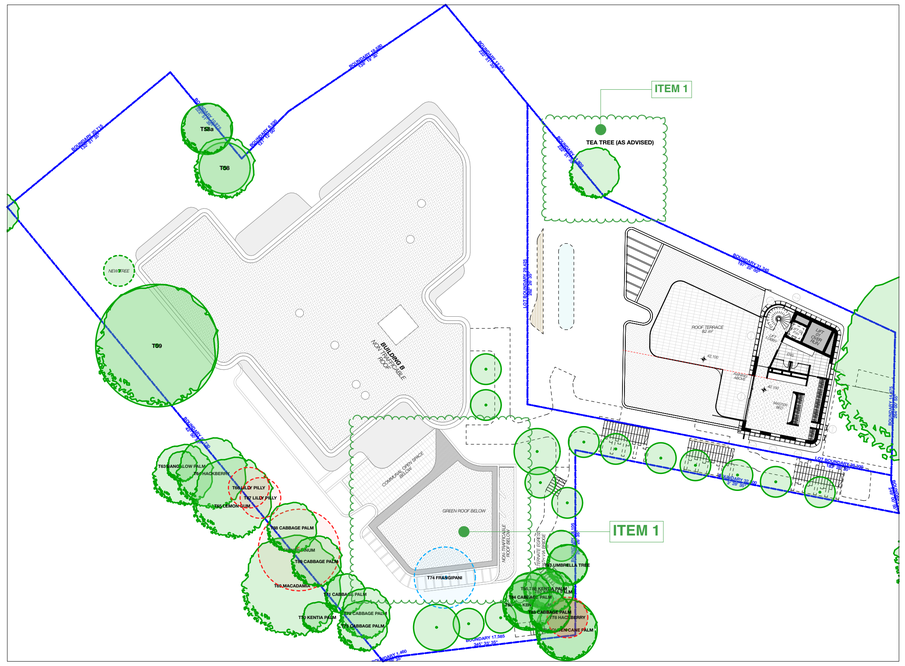
1. IN GENERAL NO CHANGE, HOWEVER MINOR AMENDMENTS TO SITE WORKS ADDED



1 B-ROOF / A-GF
1:300



2 A-L01
1:300



3 A-L02
1:300

	UNIT	SOLAR ACCESS (CONTROL 70%)	CROSS VENTILATION (CONTROL 60%)
BUILDING A	UNIT A-01:	NO	YES
	UNIT A-02:	YES (9am-11am)	YES
	UNIT A-03:	YES (9am-11am)	YES
	UNIT A-04:	YES (9am-11am)	YES
	TOTAL	**3/4 (75%)**	**4/4 (100%)**
BUILDING B	UNIT B-101:	YES (1pm-3pm)	YES
	UNIT B-102:	YES (1pm-3pm)	NO
	UNIT B-201:	YES (1pm-3pm)	YES
	UNIT B-202:	YES (1pm-3pm)	NO
	UNIT B-203:	YES (9am-11am)	YES
	UNIT B-204:	YES (9am-11am)	YES
	UNIT B-301:	YES (1pm-3pm)	YES
	UNIT B-302:	YES (1pm-3pm)	NO
	UNIT B-303:	YES (9am-3pm)	YES
	UNIT B-304:	YES (9am-3pm)	YES
	UNIT B-401:	YES (9am-3pm)	YES
	UNIT B-402:	YES (9am-12pm)	YES
	TOTAL	**12/12 (100%)**	**9/12 (75%)**

LEGEND

SOLAR ACCESS

CROSS VENTILATION

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECH/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
CROSS VENTILATION / SOLAR ACCESS 02

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:300@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 7002

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

STORAGE AND PARKING ASSESSMENT 01

SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. IN GENERAL NO CHANGE, HOWEVER MINOR AMENDMENTS TO SITE WORKS ADDED

PARKING CONTROLS

	Control	# of Units	Spaces
2 Beds	1.5 Spaces	4	6
3+ Beds	2 Spaces	12	24
Visitor	0.25/Unit	16	4
Total			**34**
Accessible Spaces	10%	16	2
Motorbike	1/10 Spaces		3

BICYCLE PARKING CONTROLS

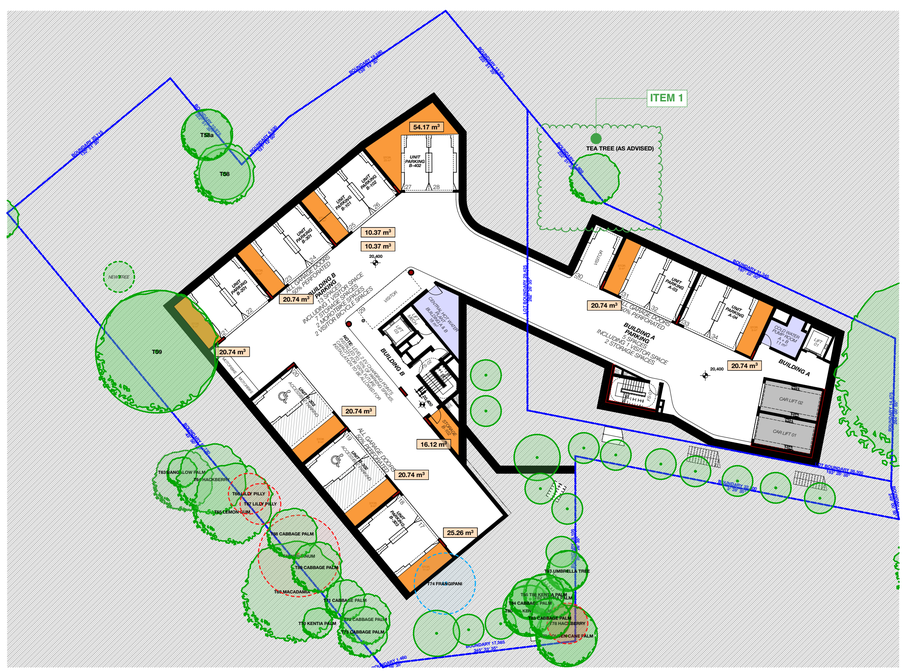
Residents	1/Dwelling	16	16
Visitor	1/10 Dwelling	2	2
Total			**18**

STORAGE CONTROLS

	% within Apartment	Total
2Bed	4m³ (50%)	8m³
3Bed+	5m³ (50%)	10m³

APARTMENT SUMMARY - STORAGE + PARKING

	UNIT	IN APARTMENT	IN BASEMENT	TOTAL	PARKING
BUILDING A	UNIT A-01: (3bed)	11.19m³	20.74m³	31.94m³	2
	UNIT A-02: (3bed)	11.19m³	20.74m³	31.94m³	2
	UNIT A-03: (3bed)	13.33m³	20.74m³	34.07m³	2
	UNIT A-04: (4bed)	11.19m³	20.74m³	31.94m³	2
BUILDING B	UNIT B-101: (2bed)	5.31m³	10.37m³	15.68m³	1
	UNIT B-102: (2bed)	4.14m³	10.37m³	14.51m³	1
	UNIT B-201: (2bed)	4.25m³	20.74m³	24.99m³	2
	UNIT B-202: (3bed)	5.94m³	20.74m³	26.68m³	2
	UNIT B-203: (4bed)	5.42m³	20.74m³	26.16m³	2
	UNIT B-204: (4bed)	4.94m³	20.74m³	25.68m³	2
	UNIT B-301: (2bed)	4.25m³	20.74m³	24.99m³	2
	UNIT B-302: (3bed)	5.94m³	20.74m³	26.68m³	2
	UNIT B-303: (4bed)	5.42m³	25.26m³	30.68m³	2
	UNIT B-304: (4bed)	4.94m³	20.74m³	25.68m³	2
	UNIT B-401: (4bed)	8.90m³	50.17m³	63.07m³	2
	UNIT B-402: (4bed)	10.00m³	50.17m³	64.17m³	2



3 BASEMENT 03
1:300

4 B-LG / BASEMENT 02
1:300

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECH/DRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
STORAGE AND PARKING ASSESSMENT 01

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:300@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 7003

STORAGE AND PARKING ASSESSMENT 02

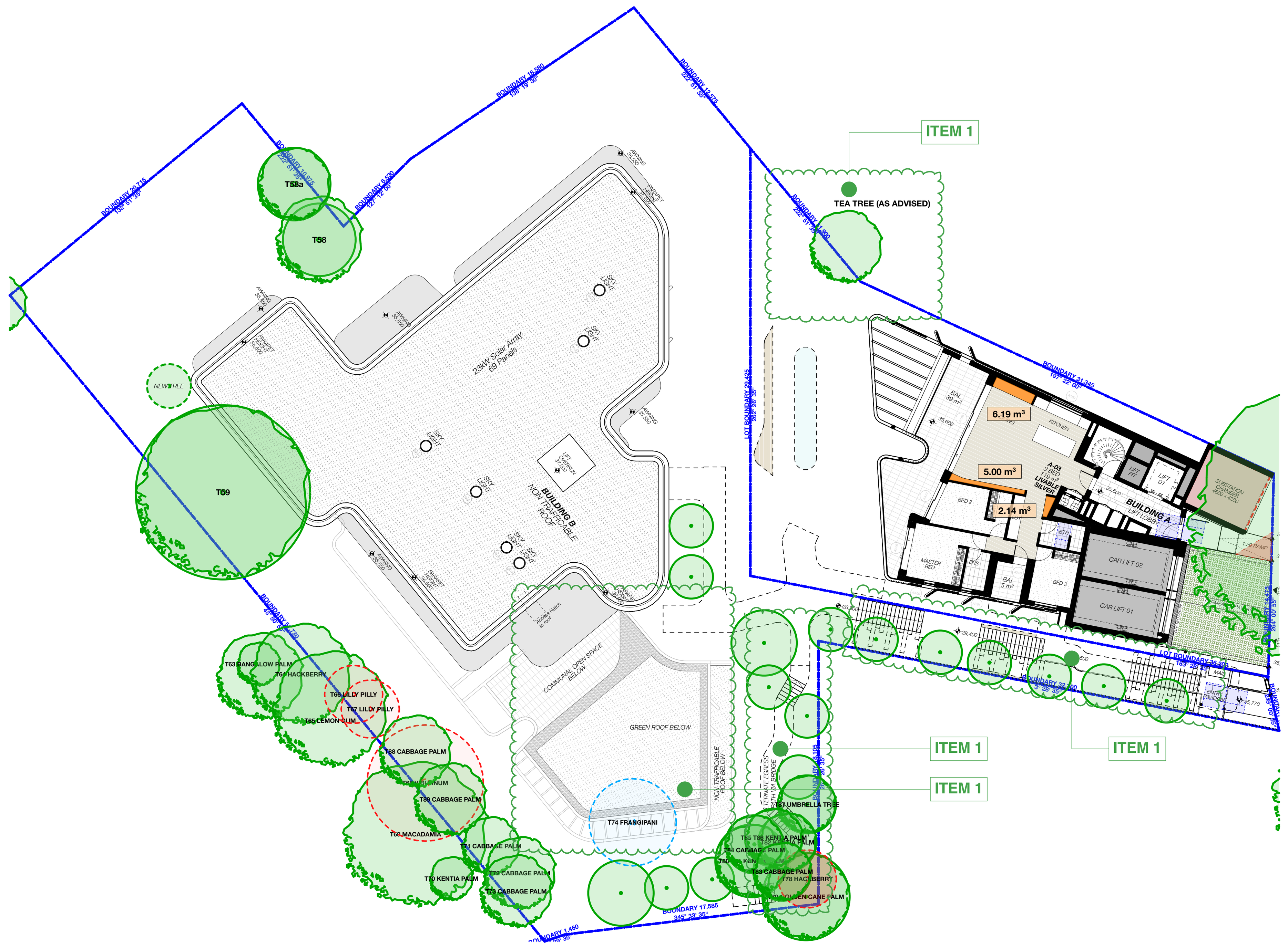
SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. IN GENERAL NO CHANGE, HOWEVER MINOR AMENDMENTS TO SITE WORKS ADDED
2. UNIT 301 AMENDED STORAGE **AREAS UNCHANGED**

1 B-GF / A-BASEMENT 01 1:300

2 B-L01 / A-LG02 1:300

3 B-L02 / A-LG01 1:300



4 B-ROOF / A-GF 1:300

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 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
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: 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 & AS3786
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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
STORAGE AND PARKING ASSESSMENT 02

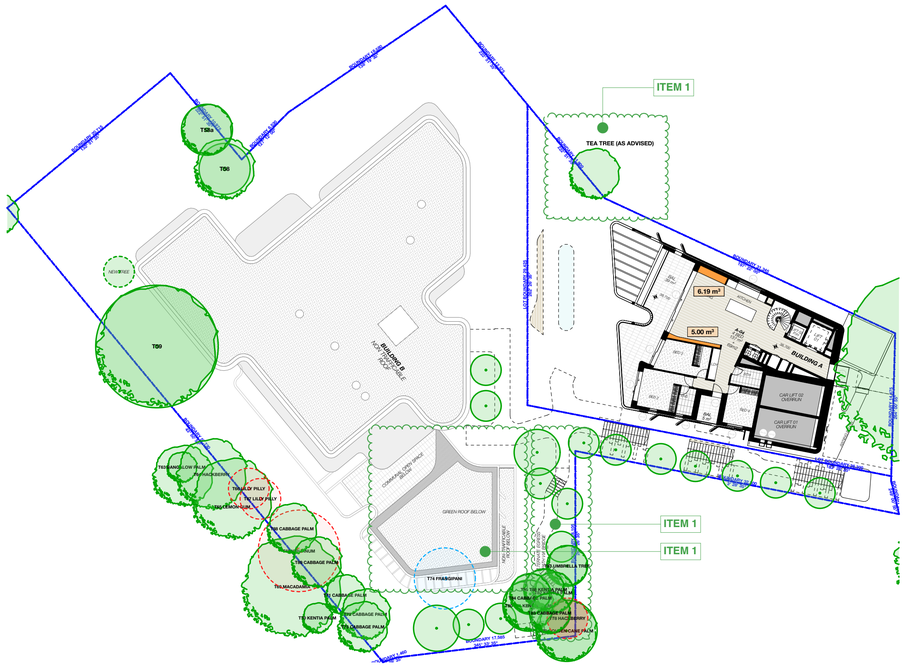
REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:300@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 7003

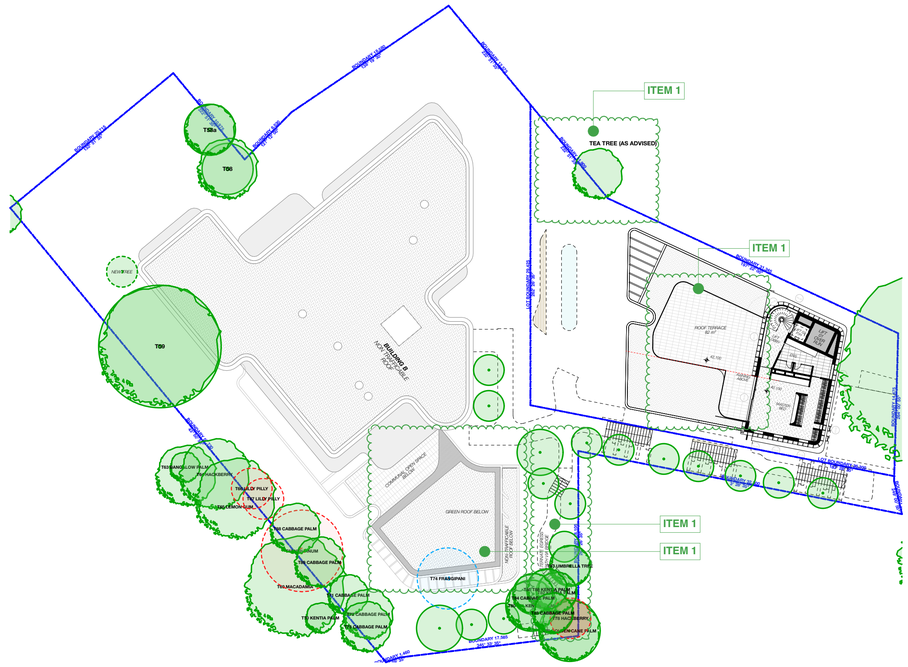
STORAGE AND PARKING ASSESSMENT 03

SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. IN GENERAL NO CHANGE, HOWEVER MINOR AMENDMENTS TO SITE WORKS ADDED



1 A-L01 1:300



2 A-L02 1:300

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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 C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECH/DRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
STORAGE AND PARKING ASSESSMENT 03

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:300@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 7003

GFA DIAGRAMS 01

SCHEDULE OF CHANGES
REVISION F - 23/05/23

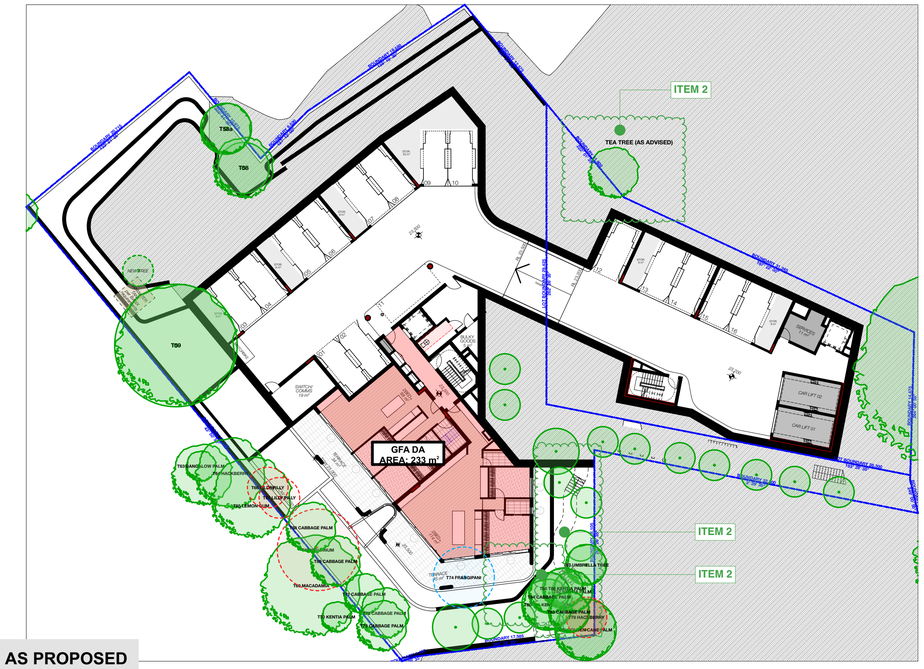
1. BUILDING B GFA REDUCED
2. MINOR AMENDMENTS TO SITE WORKS ADDED

WOOLLAHRA COUNCIL
LEP 2014 GFA Definition:
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

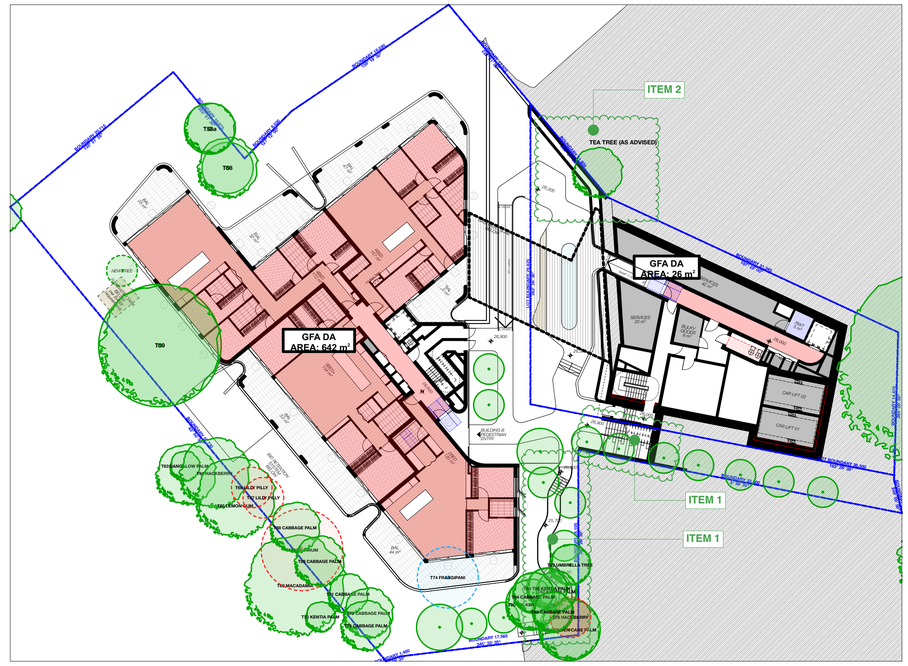
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

GFA CALCULATIONS	AS LODGED	AS PROPOSED
	BUILDING A	**BUILDING B**	**BUILDING B**
1	0m²	232.65m²	232.65m²
2	26.48m²	642.28m²	642.28m²
3	130.16m²	643.22m²	629.80m²
4	130.16m²	455.84m²	455.84m²
5	133.20m²	0m²	0m²
6	141.71m²	0m²	0m²
7	68.21m²	0m²	0m²
TOTAL GFA:	**630m²**	**1974m²**	**1960m²**
COMBINED TOTAL GFA:	**2604m²**		**2590m²**

FSR	AS LODGED	AS PROPOSED
ZONING:	**R3**	**R3**
CONTROL FSR	**0.9:1**	**0.9:1**
LOT A SITE AREA:	700m²	700m²
LOT B SITE AREA:	2193m²	2193m²
TOTAL SITE AREA:	**2893**m²	**2893**m²
LOT A GFA:	630m²	630m²
LOT B GFA:	1974m²	1960m²
TOTAL GFA:	**2604m²**	**2590m²**
LOT A FSR:	0.9:1	0.9:1
LOT B FSR:	0.9:1	0.9:1
TOTAL PROPOSED FSR:	**0.9:1**	**0.9:1**



1 B-LG / BASEMENT 02 1:300



2 B-GF / A-BASEMENT 01 1:300

3 B-L01 / A-LG02 1:300

4 B-L02 / A-LG01 1:300

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE F.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668.2 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

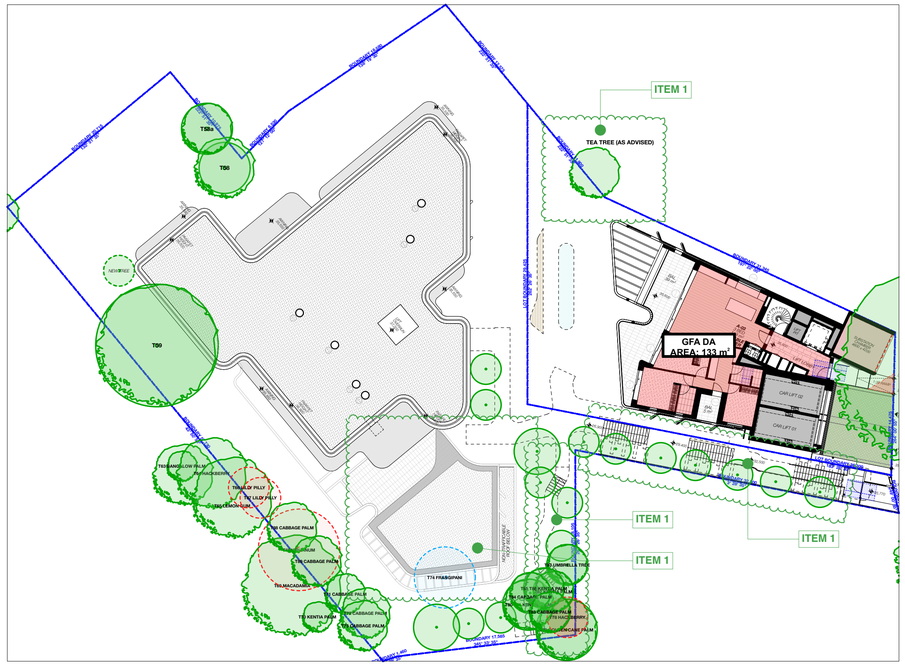
DRAWING TITLE:
GFA DIAGRAMS 01

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:300@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: **21-127**	DWG NUMBER: **DA 9000**

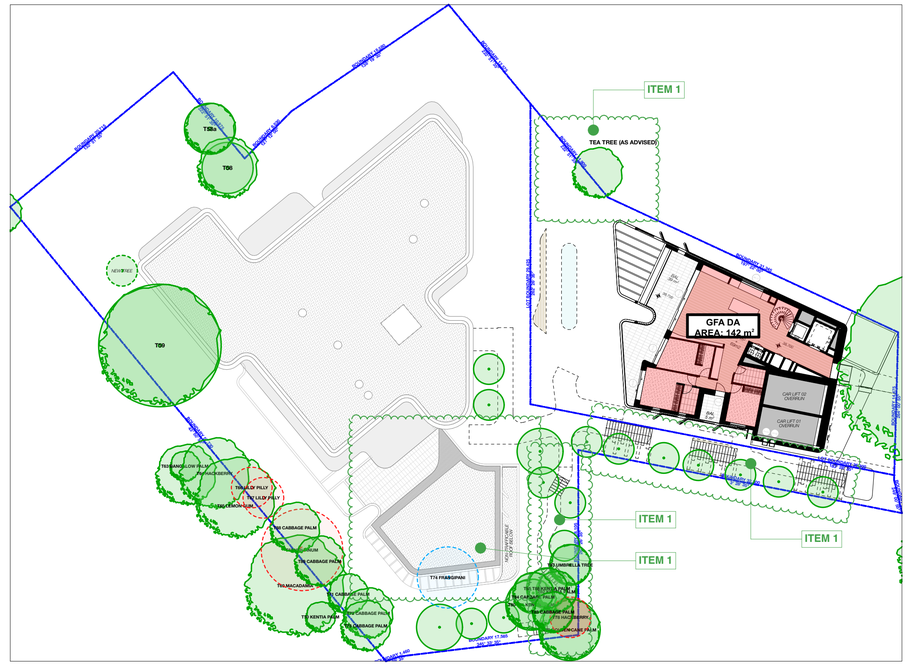
REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

GFA DIAGRAMS 02

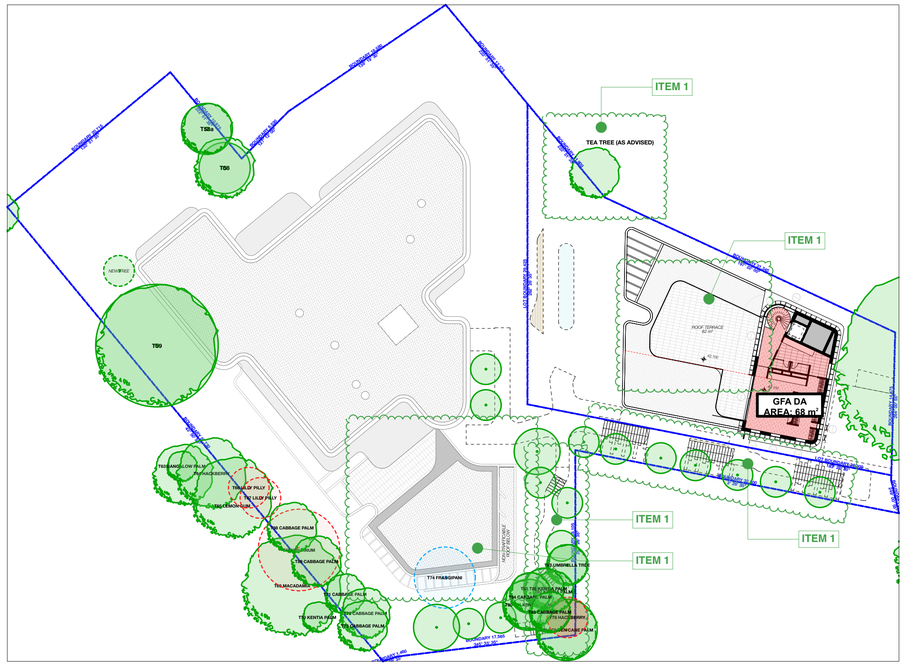
Refer to DA9000 for GFA calculations



1 B-ROOF / A-GF
1:300



2 A-L01
1:300



3 A-L02
1:300

SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. IN GENERAL NO CHANGE, HOWEVER MINOR AMENDMENTS TO SITE WORKS ADDED

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 ASINZS 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL
REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
GFA DIAGRAMS 02

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:300@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 9001

LANDSCAPE AREA CALCULATION

BUILDABLE AREA

	LOT A	LOT B
SITE AREA:	700m²	2193m²
BUILDABLE AREA:	339m²	1018m²
OUTSIDE BUILDABLE AREA:	361m²	1175m²
FRONT SETBACK:	73m²	N/A
REAR SETBACK:	217m²	N/A

DEEP SOIL

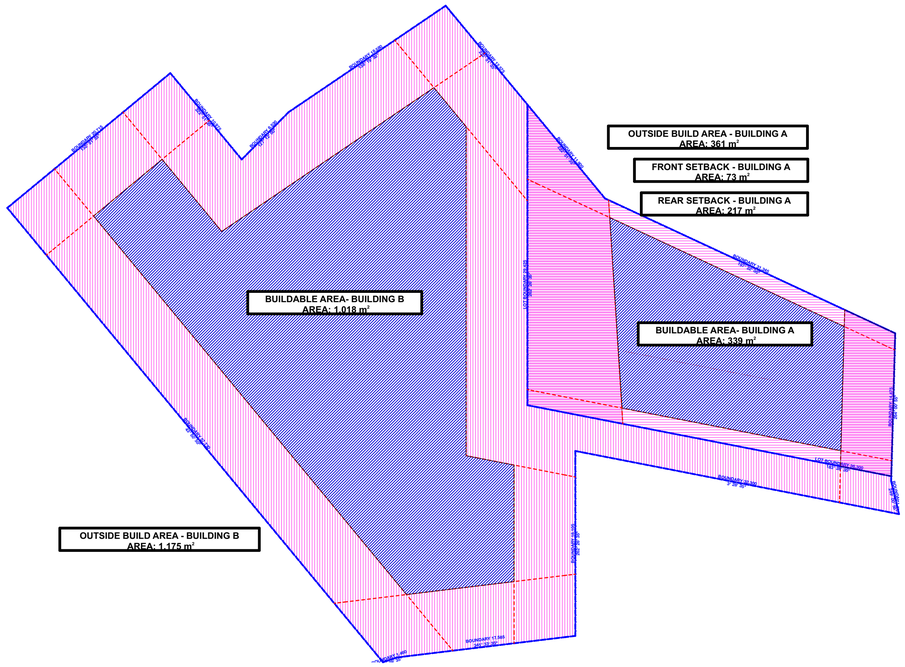
	LOT A	LOT B
ZONING:R3		
CONTROL		
MINIMUM OUTSIDE BUILDABLE AREA DEEP SOIL (50%):	180m²	587m²
PROPOSED DEEP SOIL OUTSIDE BUILDABLE AREA:	145m² (40%)	729m²(62%)
COMPLIES:	NO	YES
COMBINED DEEP SOIL OUTSIDE BUILDABLE AREA:	874m² (57%)	
COMPLIES:	YES	
CONTROL MINIMUM DEEP SOIL WITHIN FRONT SETBACK (40%):	29m²	N/A
PROPOSED DEEP SOIL WITHIN FRONT SETBACK:	44m² (60%)	N/A
COMPLIES:	YES	N/A
CONTROL MINIMUM DEEP SOIL WITHIN REAR SETBACK (50%):	108m²	N/A
PROPOSED DEEP SOIL WITHIN REAR SETBACK:	61m² (28%)	N/A
COMPLIES:	NO	N/A

COMMUNAL OPEN SPACE

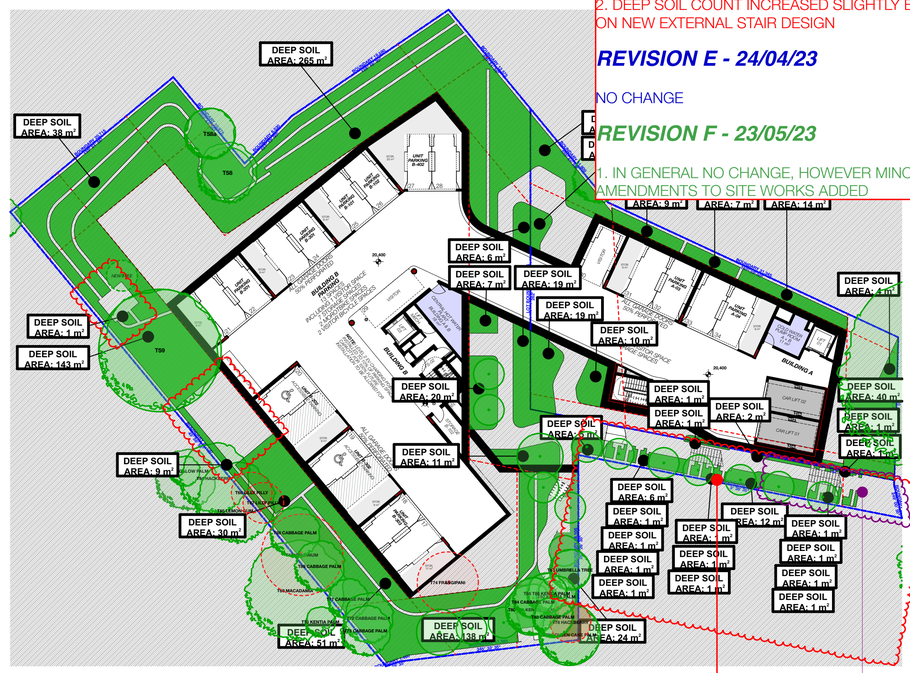
	LOT A	LOT B
CONTROL		
SITE AREA:	700m²	2193m²
25% C.O.S:	175m²	548m²
PROPOSED		
GROUND FLOOR AREA:	184m²	350m²
ROOFTOP AREA:	NA	77m²
		-61m² trafficable,
		-16m² non-trafficable
TOTAL	184m²	427m²
PERCENTAGE:	26.3%	19%
COMPLIES:	YES	NO
COMBINED C.O.S:	611m² (21%)	

ITEM 2

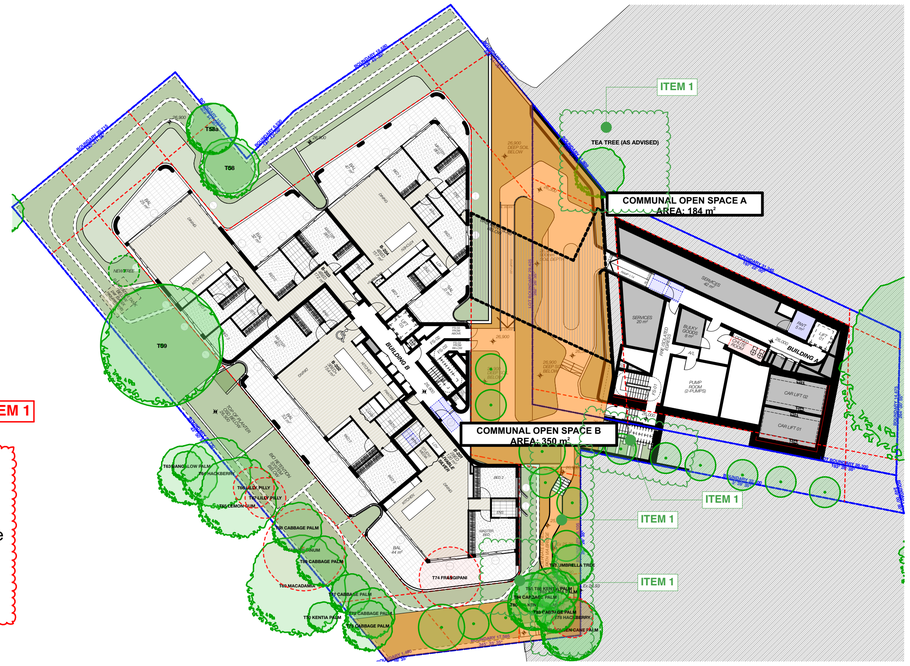
ITEM 1



1 BUILDABLE AREA DIAGRAM 1:300



2 BASEMENT 03 - DEEP SOIL 1:300



2 B-GF / A-BASEMENT 01 - COMMUNAL OPEN SPACE 1:300

4 B-L02 / A-LG01 - COMMUNAL OPEN SPACE 1:300

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. SURROUNDING LANDSCAPE UPDATED ACCORDINGLY.

SCHEDULE OF CHANGES

REVISION D - 24/03/23

1. LOT B COMMUNAL OPEN SPACE COUNT REDUCED TO 19% DUE TO REDUCTION OF ROOFTOP SPACE.
2. DEEP SOIL COUNT INCREASED SLIGHTLY BASED ON NEW EXTERNAL STAIR DESIGN

REVISION E - 24/04/23

NO CHANGE

REVISION F - 23/05/23

1. IN GENERAL NO CHANGE, HOWEVER MINOR AMENDMENTS TO SITE WORKS ADDED

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	RESPONSE TO COUNCIL RFI	16/09/22
D	FOR S34 WITHOUT PREJUDICE	24/03/23
E	NO CHANGE	24/04/23
F	NO CHANGE	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE F.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 ASINZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECH/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668.& AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
LANDSCAPE AREA CALCULATION

DRAWN BY:	MHNDU
CHECKED:	
SCALE:	1:300, 1:1@A1
ISSUE DATE:	28/06/23
REVISION:	G
PROJECT NUMBER:	21-127
DWG NUMBER:	DA 9002

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

HEIGHT PLANE DIAGRAMS

SCHEDULE OF CHANGES
REVISION B - 07/09/22

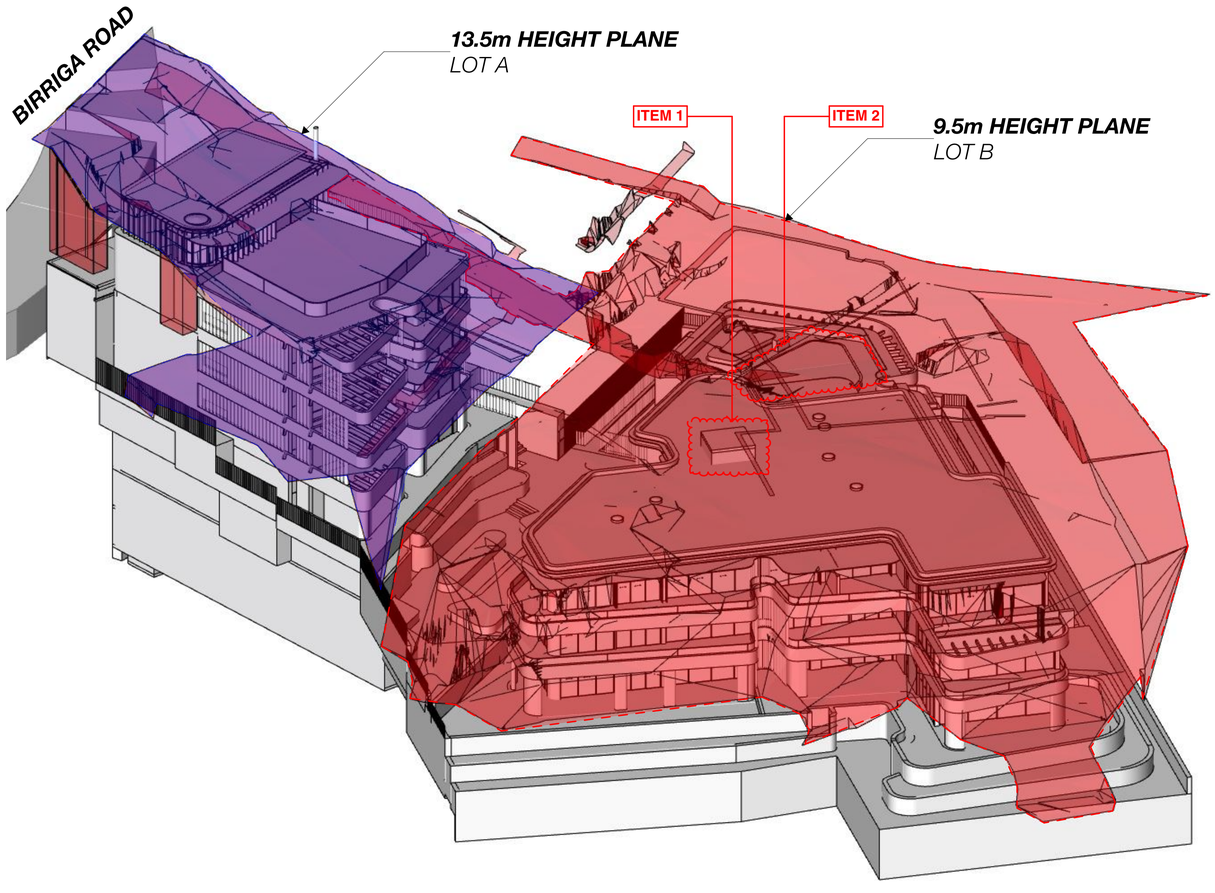
1. LIFT OVERRUN REDUCED
2. ROOFTOP COMMUNAL OPEN SPACE PLANTER HEIGHT REDUCED

REVISION C - 16/09/22

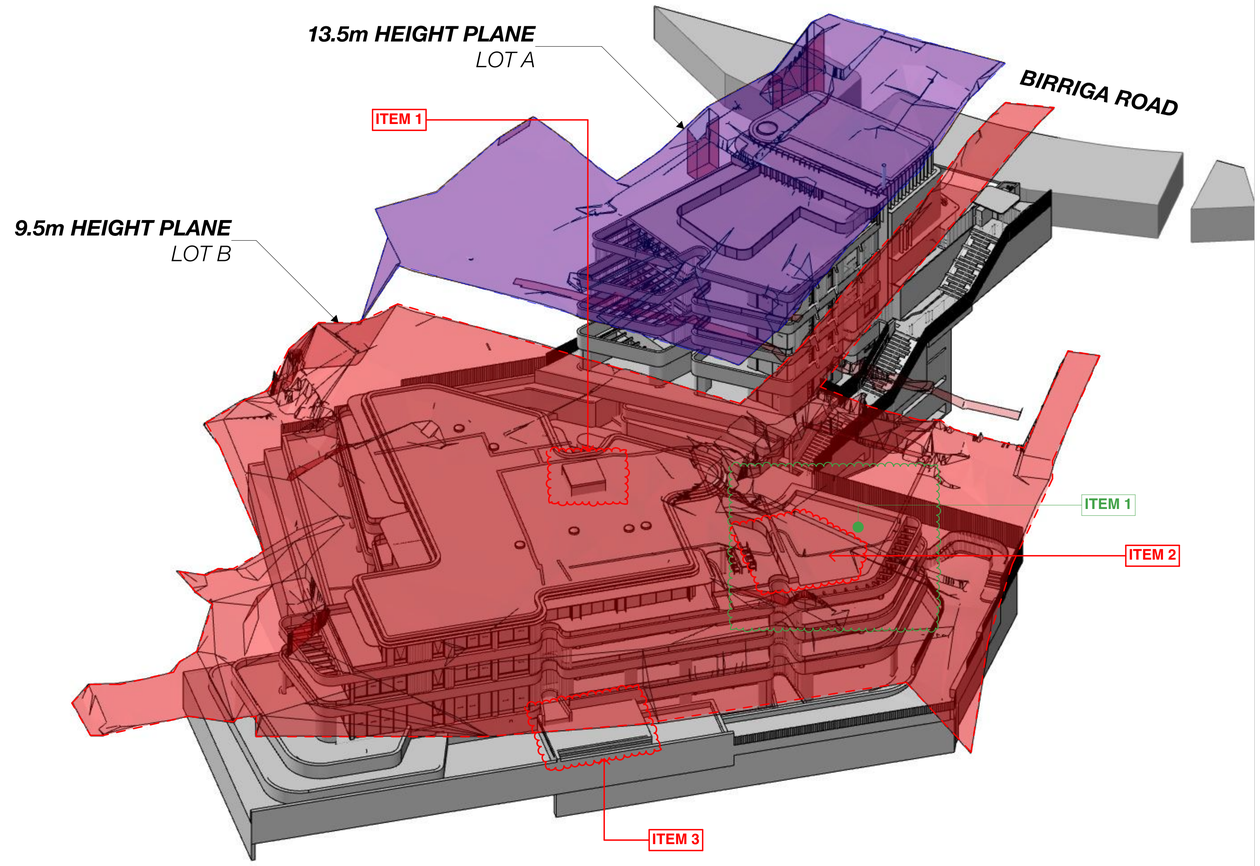
3. OSD ADDED

SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. GREEN ROOF ADDED ADJACENT REDUCED AREA OF COMMUNAL ROOF TERRACE



1 HEIGHT PLANE DIAGRAM 01



2 HEIGHT PLANE DIAGRAM 02

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	HEIGHT AMENDMENTS	07/09/22
C	RESPONSE TO COUNCIL RFI	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING, ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.8/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530.4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
HEIGHT PLANE DIAGRAMS

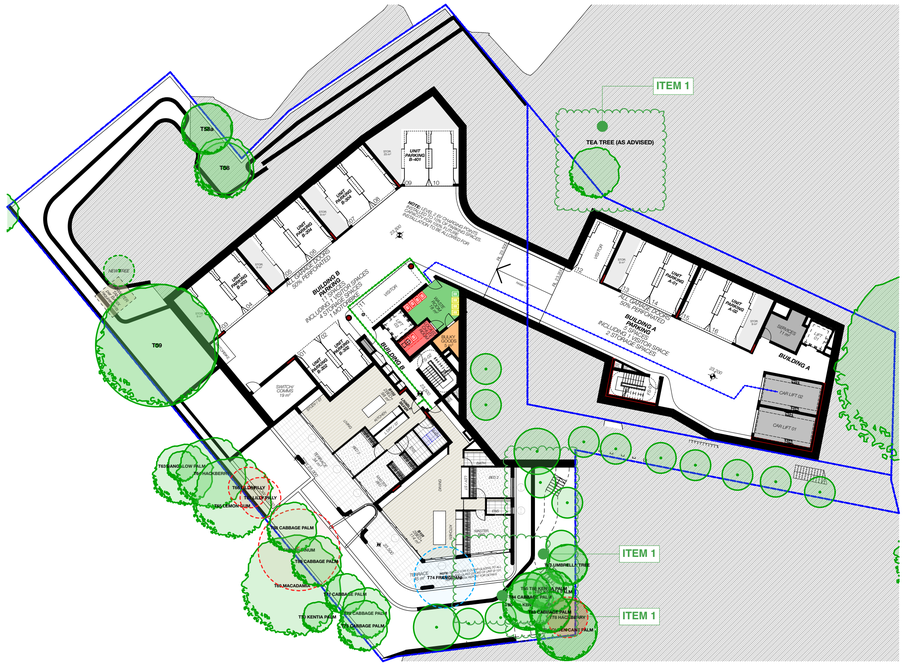
REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24\21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: @A1
ISSUE DATE: 07/09/22
REVISION: **F**
PROJECT NUMBER: **21-127**
DWG NUMBER: **DA 9003**

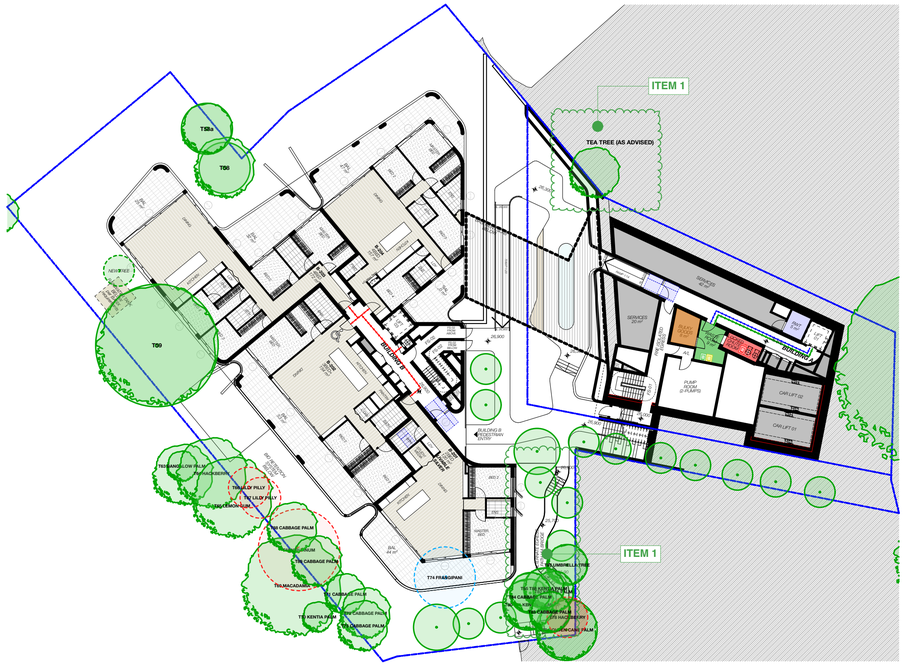
WASTE MGT PLAN

SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. IN GENERAL NO CHANGE, HOWEVER MINOR AMENDMENTS TO SITE WORKS ADDED



1 B-LG / BASEMENT 02
1:300



2 B-GF / A-BASEMENT 01
1:300

WASTE MANAGEMENT CONTROLS

WASTE (Red)	120L/Dwelling
RECYCLABLES (Yellow)	55L/Dwelling
GARDEN ORGANICS (Green)	240L Shared

WASTE MANAGEMENT CALCULATION

BUILDING A

WASTE (Red)	120L X 4 Dwellings= 480L **2x240L RED bins**
RECYCLABLES (Yellow)	55L X 4 Dwellings= 220L **1x240L YELLOW bin**
GARDEN ORGANICS (Green)	**1x240L** Shared **GREEN bin**

BUILDING B

WASTE (Red)	120L X 12 Dwellings= 1440L **6x240L RED bins**
RECYCLABLES (Yellow)	55L X 12 Dwellings= 660L **3x240L YELLOW bins**
GARDEN ORGANICS (Green)	**1x240L** Shared **GREEN bin1**

CHUTE DISCHARGE/BIN ROOM
NO RESIDENT ACCESS, CARETAKER ONLY

WASTE ROOM
RESIDENT ACCESS VIA LIFT TO BASEMENT

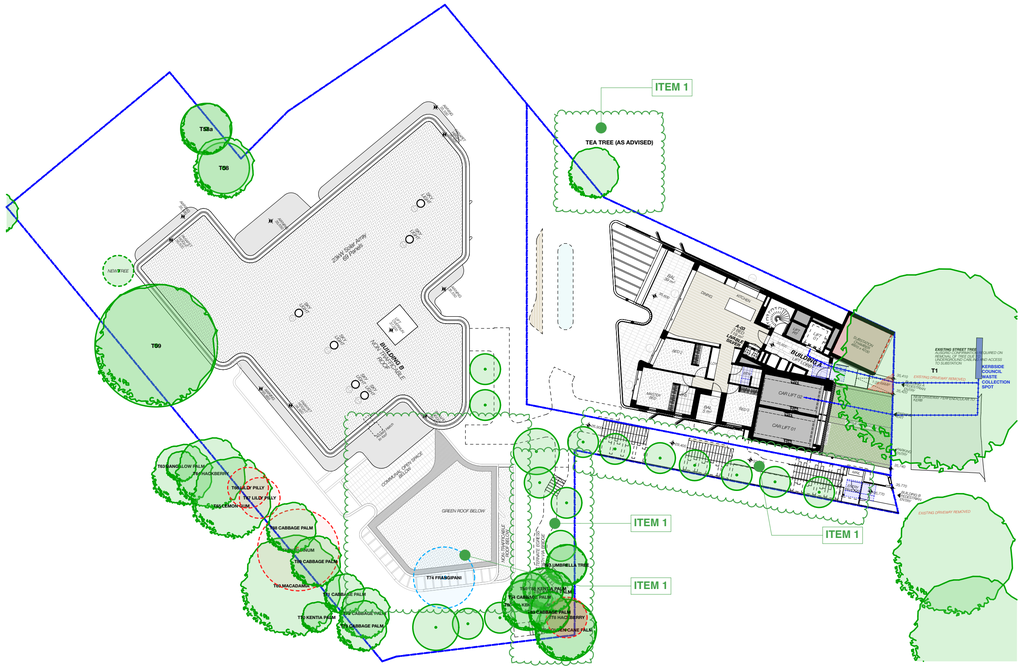
BULKY GOODS ROOM
RESIDENT ACCESS VIA LIFT TO BASEMENT

KERBSIDE BIN COLLECTION POINT
CARETAKER TO USE TOW TRACTOR TO TRANSPORT BINS

GENERAL WASTE DISPOSAL
(VIA CHUTES PROVIDED ON EACH FLOOR)

FOGO WASTE DISPOSAL
(VIA LIFT TO BASEMENT WASTE ROOM)

CARETAKER WASTE COLLECTION
FOR ON STREET PICKUP



3 B-ROOF / A-GF
1:300

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECH/DRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL
REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
WASTE MGT PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:300, 1:1@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 9004

EXCAVATION DIAGRAM 01

SCHEDULE OF CHANGES

REVISION D - 24/03/23

NOT ISSUED

REVISION E - 24/04/23

1) NOTE ADDED REGARDING DETAILED BREAKDOWN OF PARKING EXCAVATION PROVIDED ON NEW SHEET DA9007

REVISION F - 23/05/23

1. EGRESS PATHWAY AMENDED
2. STAIRS TO BIRRIGA ROAD AMENDED. **NO CHANGE TO EXCAVATION NUMBERS PROPOSED**

EXCAVATION CALCULATION

	PARKING*	UNITS	LANDSCAPE	LIFTS
BASEMENT 03	2894.48 1249.35			
B-LG / BASEMENT 02	2004.78 1166.06	920.75	146.40 75.23	
B-GF / A-BASEMENT 01	998.52	648.13	558.71 77.66 6.62 195.42 26.12 119.78 13.90	
B-L01 / A-LG02		422.60	1.39	
CAR LIFT	667.62			
LIFTS				69.95 93.74
SUBTOTAL	**8980.81 m3**	**1991.48 m3**	**1221.23 m3**	**163.69m3**
TOTAL	**12,357.21 m3**			

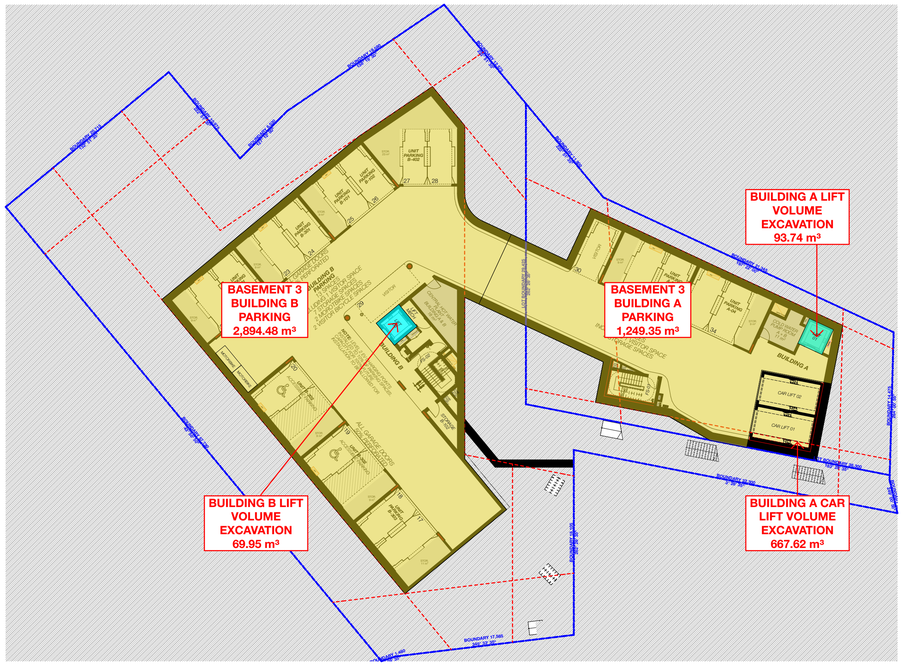
LEGEND

PARKING* + CARLIFTS + SERVICES
NOTE: REFER TO DA9007 FOR DETAILED BREAKDOWN

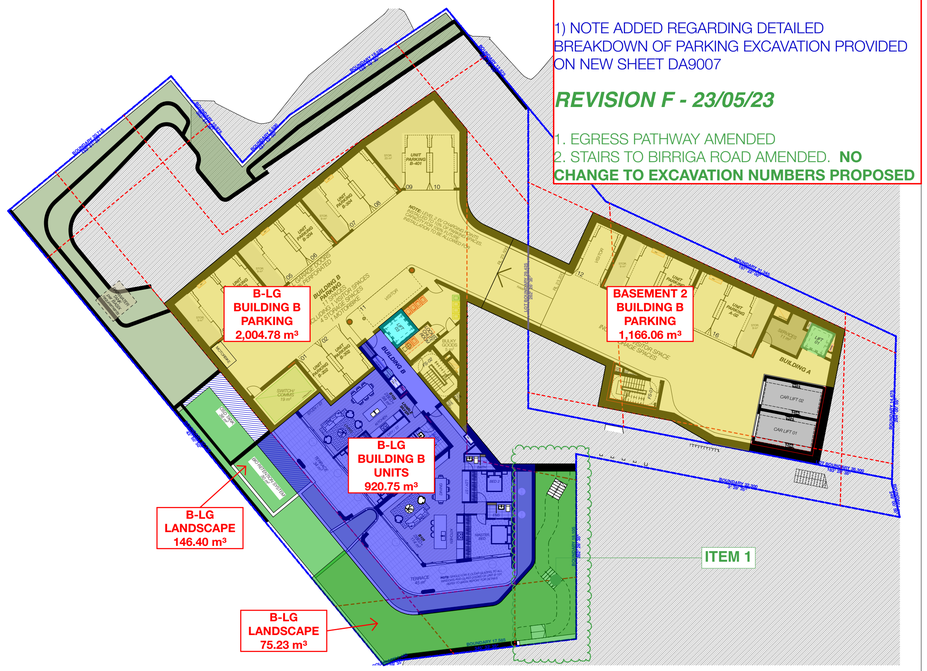
LIFTS
NOTE: REFER TO DA9007 FOR DETAILED BREAKDOWN

UNITS

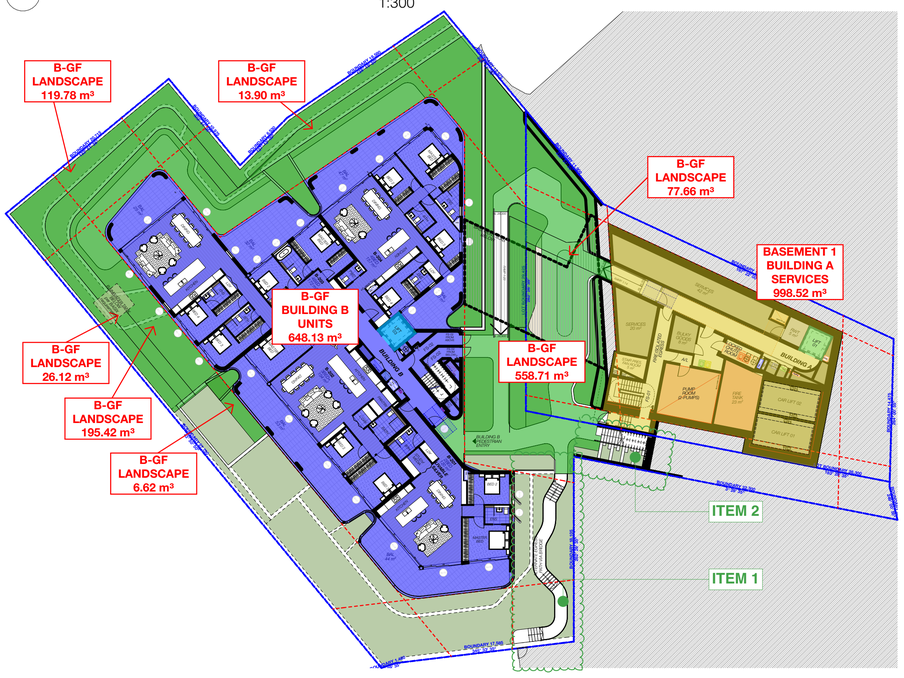
LANDSCAPE



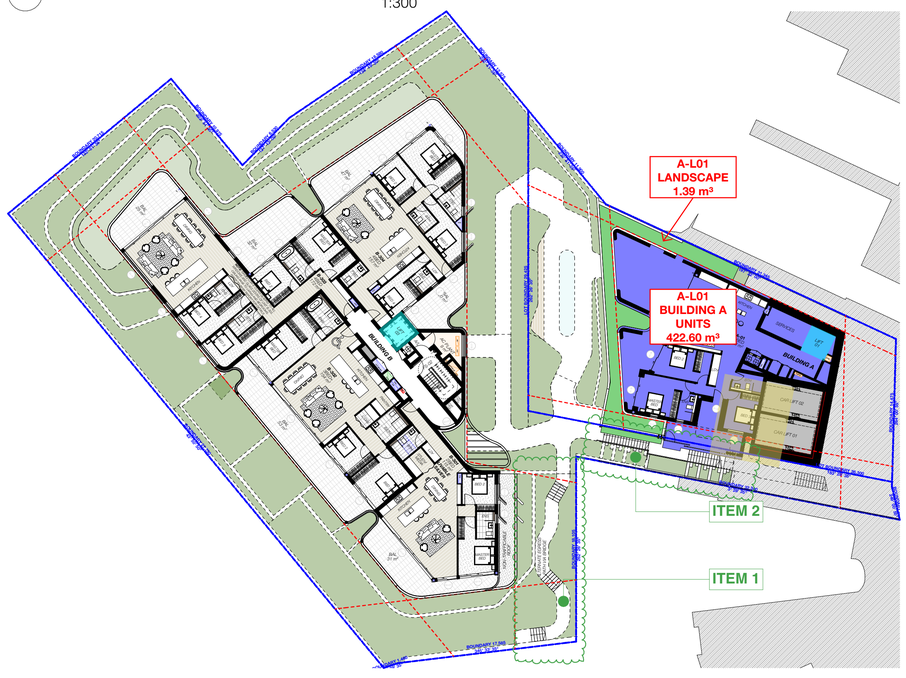
1 BASEMENT 03 1:300



2 B-LG / BASEMENT 02 1:300



3 B-GF / A-BASEMENT 01 1:300



4 B-L01 / A-LG02 1:300

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	POST S34 WITHOUT PREJUDICE MEETING	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13. ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.6 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 ASINZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

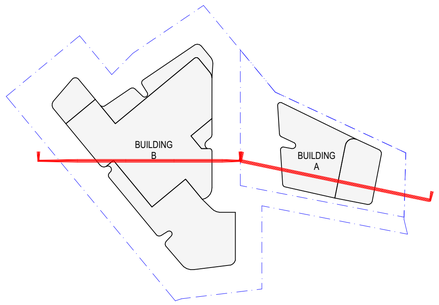
PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

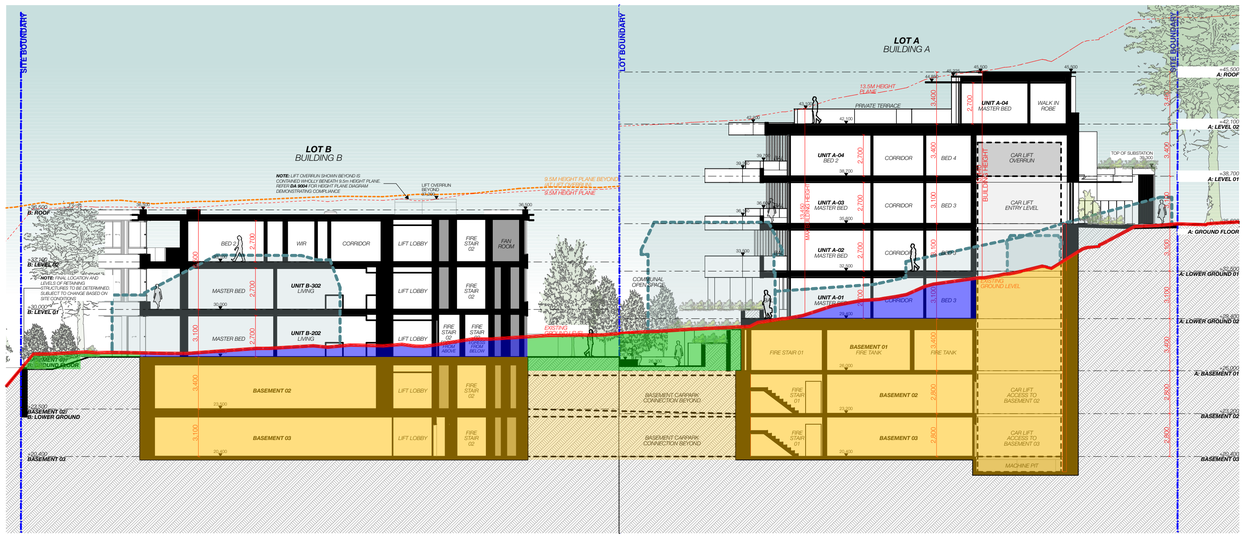
DRAWING TITLE:
EXCAVATION DIAGRAM 01

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:300, 1:158.15, 1:200@A1
ISSUE DATE: 23/05/23
REVISION: F
PROJECT NUMBER: 21-127
DWG NUMBER: DA 9005

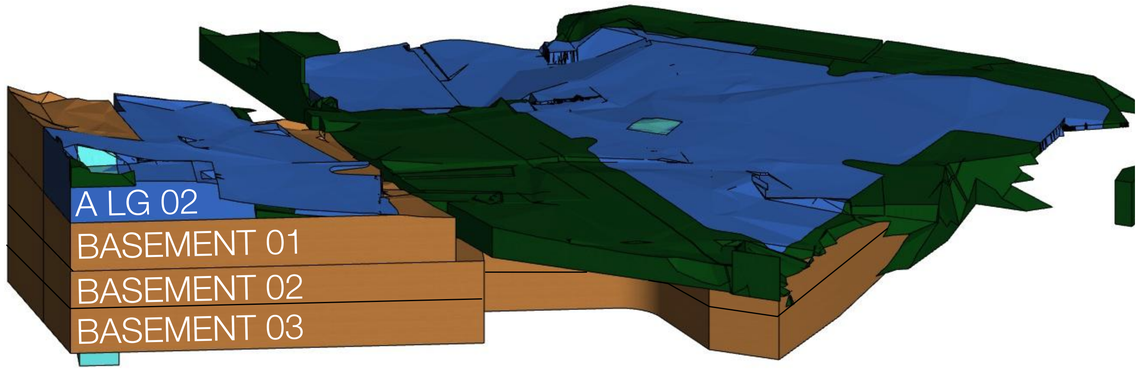
EXCAVATION DIAGRAM 02



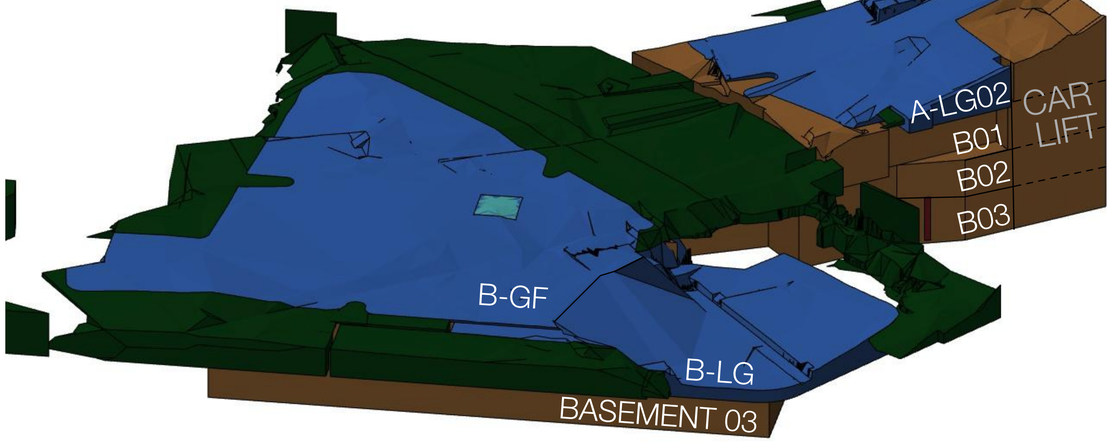


1 SITE SECTION: BUILDING B
1:200

2 SITE SECTION: BUILDING A
1:200



3 EXCAVATION AXONOMETRIC A



4 EXCAVATION AXONOMETRIC B

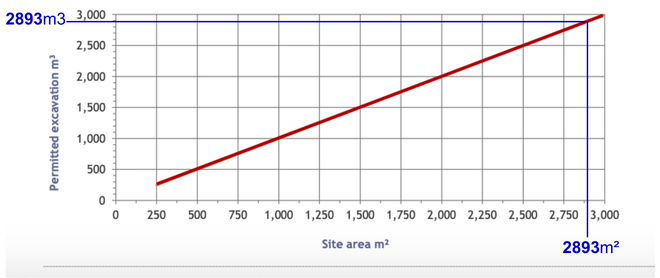
LEGEND

PARKING* + CARLIFTS + SERVICES
NOTE: REFER TO DA9007 FOR DETAILED BREAKDOWN

LIFTS
NOTE: REFER TO DA9007 FOR DETAILED BREAKDOWN

UNITS

LANDSCAPE



5 DCP Part B3.4 Ficure 14B

DCP EXCAVATION CONTROL

LOT A SITE AREA:	700m²
LOT B SITE AREA:	2193m²
TOTAL SITE AREA:	**2893**m²
PERMITTED EXCAVATION VOLUME:	**2893**m3

SCHEDULE OF CHANGES

REVISION D - 24/03/23

NOT ISSUED

REVISION E - 24/04/23

1) NOTE ADDED REGARDING DETAILED BREAKDOWN OF PARKING EXCAVATION PROVIDED ON NEW SHEET DA9007

REVISION F - 23/05/23

NO CHANGE

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	POST S34 WITHOUT PREJUDICE	24/04/23
F	MINOR CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING, ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
EXCAVATION DIAGRAM 02

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:300, 1:125, 1:200@A1
ISSUE DATE: 23/05/23
REVISION: **F**
PROJECT NUMBER: **21-127**
DWG NUMBER: **DA 9006**

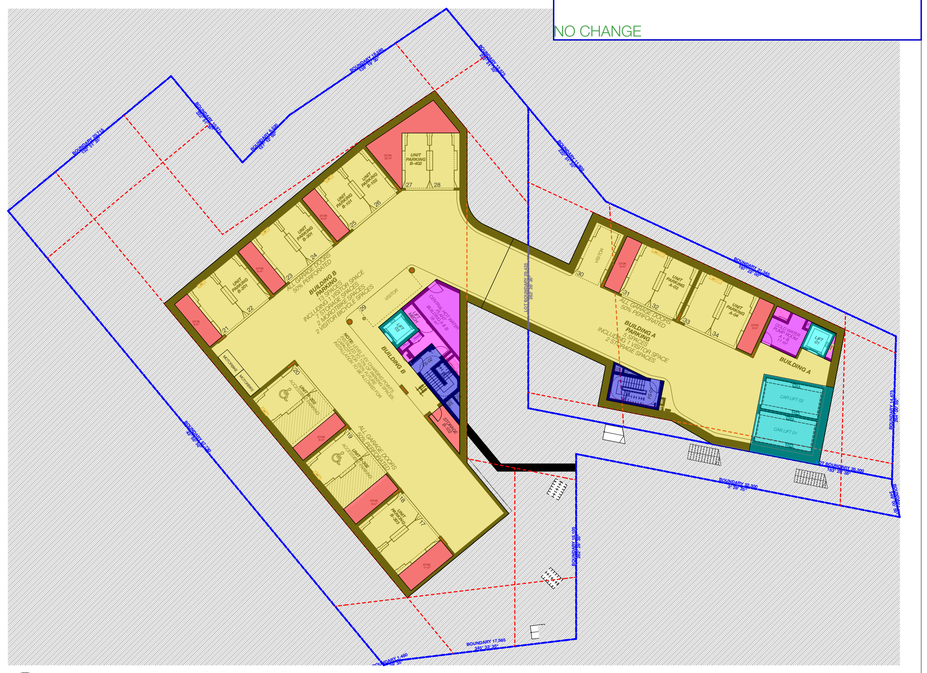
EXCAVATION DIAGRAM - PARKING BREAKDOWN

SCHEDULE OF CHANGES
REVISION E - 24/04/23
NEW SHEET
REVISION F - 23/05/23
NO CHANGE

EXCAVATION - PARKING BREAKDOWN		
Home Story Name	Element ID	Net Volume
BASEMENT 03	CAR LIFT	667.62
BASEMENT 03	FIRE EGRESS	50.03
BASEMENT 03	FIRE EGRESS	60.68
BASEMENT 03	LIFT 01	93.74
BASEMENT 03	LIFT 03	69.95
BASEMENT 03	PARKING	69.95
BASEMENT 03	PARKING	1,079.20
BASEMENT 03	PARKING	2,439.30
BASEMENT 03	SERVICES	3.49
BASEMENT 03	SERVICES	48.16
BASEMENT 03	SERVICES	114.53
BASEMENT 03	STORAGE	22.16
BASEMENT 03	STORAGE	25.92
BASEMENT 03	STORAGE	25.92
BASEMENT 03	STORAGE	28.51
BASEMENT 03	STORAGE	28.51
BASEMENT 03	STORAGE	28.51
BASEMENT 03	STORAGE	28.51
BASEMENT 03	STORAGE	33.86
BASEMENT 03	STORAGE	34.73
BASEMENT 03	STORAGE	75.41
B-LG / BASEMENT 02	FIRE EGRESS	46.69
B-LG / BASEMENT 02	FIRE EGRESS	62.53
B-LG / BASEMENT 02	PARKING	1,007.25
B-LG / BASEMENT 02	PARKING	1,585.58
B-LG / BASEMENT 02	SERVICES	2.96
B-LG / BASEMENT 02	SERVICES	6.42
B-LG / BASEMENT 02	SERVICES	40.86
B-LG / BASEMENT 02	SERVICES	73.07
B-LG / BASEMENT 02	STORAGE	24.19
B-LG / BASEMENT 02	STORAGE	24.19
B-LG / BASEMENT 02	STORAGE	29.38
B-LG / BASEMENT 02	STORAGE	29.93
B-LG / BASEMENT 02	STORAGE	29.93
B-LG / BASEMENT 02	STORAGE	77.68
B-LG / BASEMENT 02	WASTE	111.58
B-GF / A-BASEMENT 01	ACCESSIBLE WALKWAY	122.71
B-GF / A-BASEMENT 01	FIRE EGRESS	146.16
B-GF / A-BASEMENT 01	SERVICES	82.91
B-GF / A-BASEMENT 01	SERVICES	511.59
B-GF / A-BASEMENT 01	WASTE	100.34
		9,144.64 m³

EXCAVATION - PARKING SUBTOTALS

CATEGORY	VOLUME	% OF 'PARKING' EXCAVATION	% OF TOTAL EXCAVATION
PARKING SUBTOTAL	6181.28m²	67.6%	50%
CARLIFT SUBTOTAL	667.62m²	7.3%	5.4%
SERVICES SUBTOTAL	883.99m²	9.7%	7.15%
STORAGE SUBTOTAL	547.34m²	6%	4.4%
RESIDENTIAL LIFTS SUBTOTAL	163.69m²	1.8%	1.3%
FIRE EGRESS SUBTOTAL	366.09m²	4%	2.96%
WASTE SUBTOTAL	211.92m²	2.3%	1.7%
ACCESSIBLE WALKWAY SUBTOTAL (on Basement 01, serving as accessible path of travel between building A and B)	122.71m²	1.3%	1%
TOTAL PARKING EXCAVATION (not including Unit and Landscape totals from DA9005-9006)	**9144.64m²**	**100%**	**NA**
UNIT EXCAVATION (refer to DA9005-9006 for details)	**1991.48m²**	**NA**	16.1%
LANDSCAPE EXCAVATION (refer to DA9005-9006 for details)	**1221.23m²**	**NA**	9.9%
TOTAL EXCAVATION (including Unit and Landscape excavation from DA9005-9006)	**12,357m²**	**NA**	**100%**



1. BASEMENT 03 - PARKING EXCAVATION
1:300

2. B-LG / BASEMENT 02 - PARKING EXCAVATION
1:300

3. B-GF / A-BASEMENT 01 - PARKING EXCAVATION
1:300

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NO CHANGE	16/09/22
D	NOT ISSUED	
E	NEW DRAWING	24/04/23
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILSERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
EXCAVATION DIAGRAM - PARKING BREAKDOWN

REF: BIMcloud: bcb-24 local - BIMcloud Basic for Archicad 24\21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:300@A1
ISSUE DATE: 23/05/23
REVISION: F
PROJECT NUMBER: **21-127**
DWG NUMBER: **DA 9007**

SOLAR ACCESS 9am - 11am - JUNE 21st

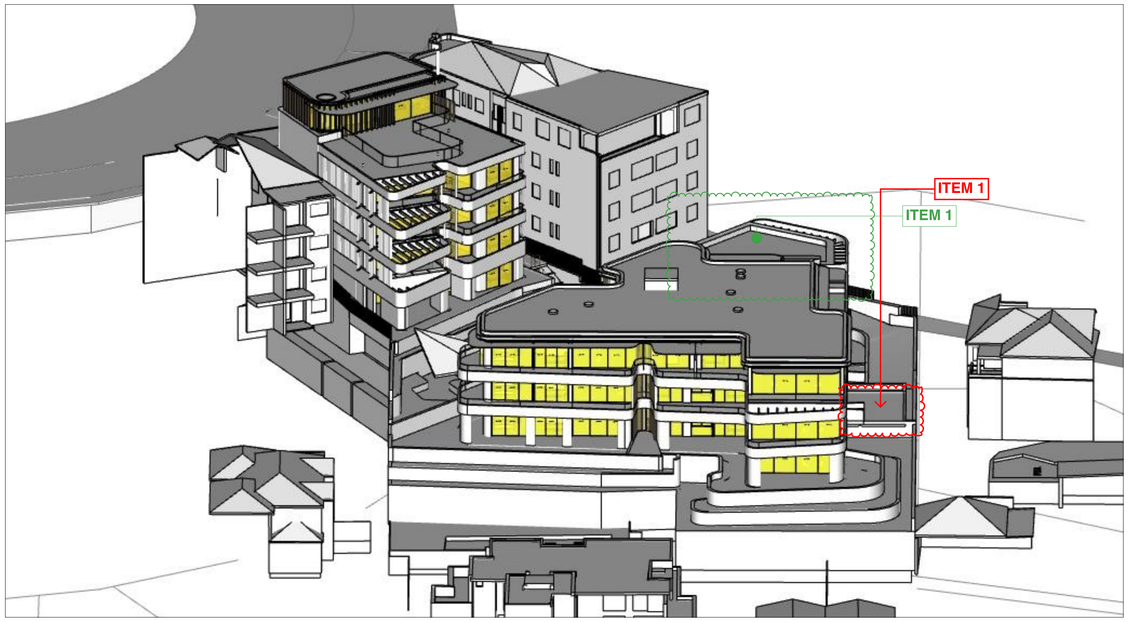
2 Hrs direct sunlight to living spaces and private open space between 9am and 3pm at midwinter

BUILDING A	
UNIT A-01:	NO
UNIT A-02:	YES
UNIT A-03:	YES
UNIT A-04:	YES
TOTAL	**3/4 (75%)**

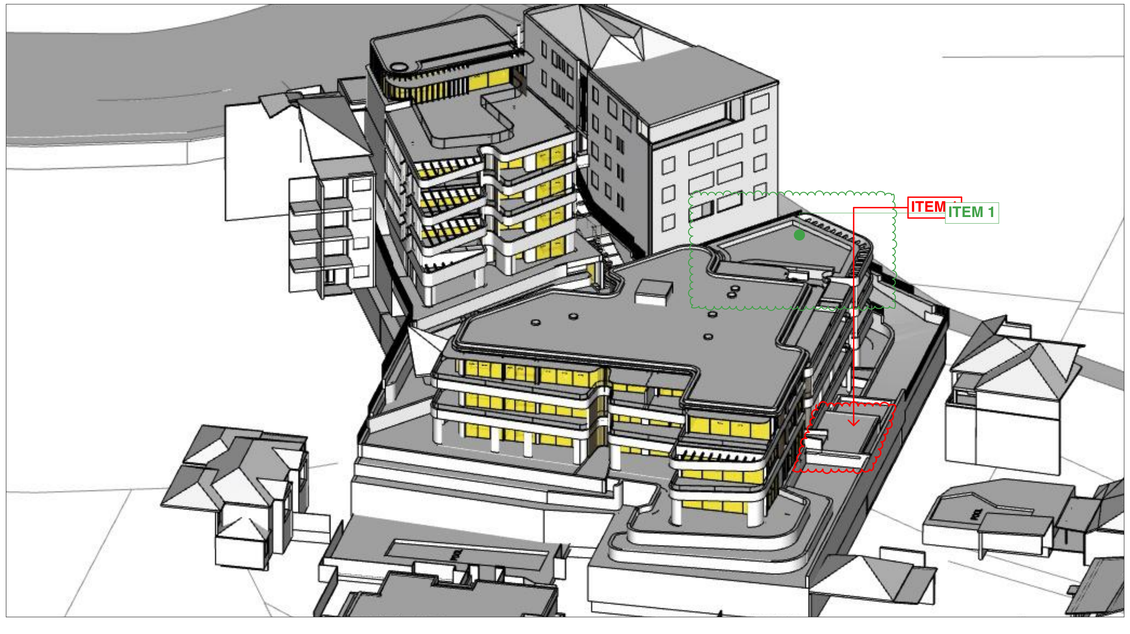
BUILDING B	
UNIT B-101:	YES (1pm-3pm)
UNIT B-102:	YES (1pm-3pm)
UNIT B-201:	YES (1pm-3pm)
UNIT B-202:	YES (1pm-3pm)
UNIT B-203:	YES (9am-11am)
UNIT B-204:	YES (9am-11am)
UNIT B-301:	YES (1pm-3pm)
UNIT B-302:	YES (1pm-3pm)
UNIT B-303:	YES (9am-3pm)
UNIT B-304:	YES (9am-3pm)
UNIT B-401:	YES (9am-3pm)
UNIT B-402:	YES (9am-12pm)
TOTAL	**12/12 (100%)**

SCHEDULE OF CHANGES
REVISION F - 23/05/23

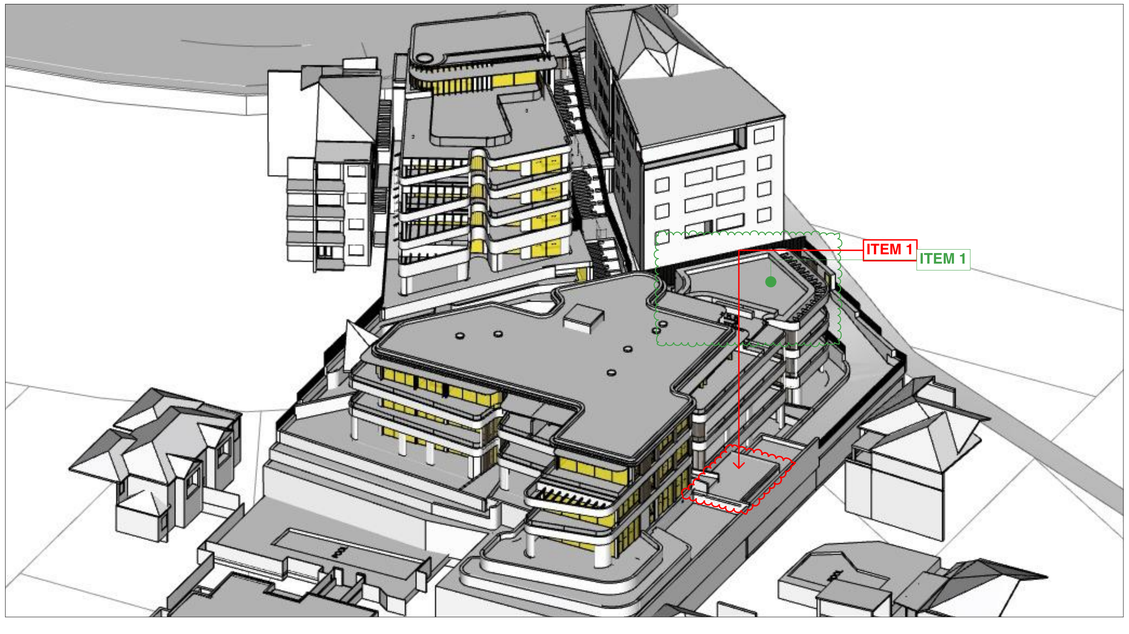
1. COMMUNAL OPEN SPACE TO ROOF OF BUILDING B REDUCED. **NO CHANGE TO SOLAR ACCESS NUMBERS PROPOSED**



1 - VIEW FROM THE SUN - JUNE 21st - 09:00am



2 - VIEW FROM THE SUN - JUNE 21st - 10:00am



3 - VIEW FROM THE SUN - JUNE 21st - 11:00am

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	RESPONSE TO COUNCIL RFI	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPSARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
SOLAR ACCESS 9am - 11am - JUNE 21st

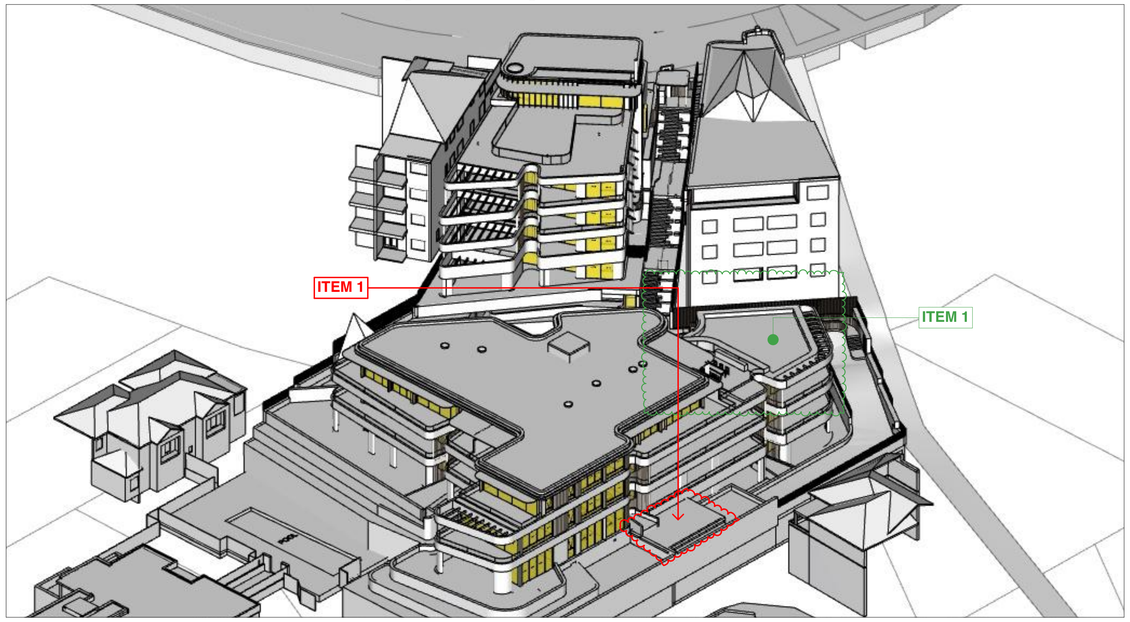
REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: @A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: DA 9100

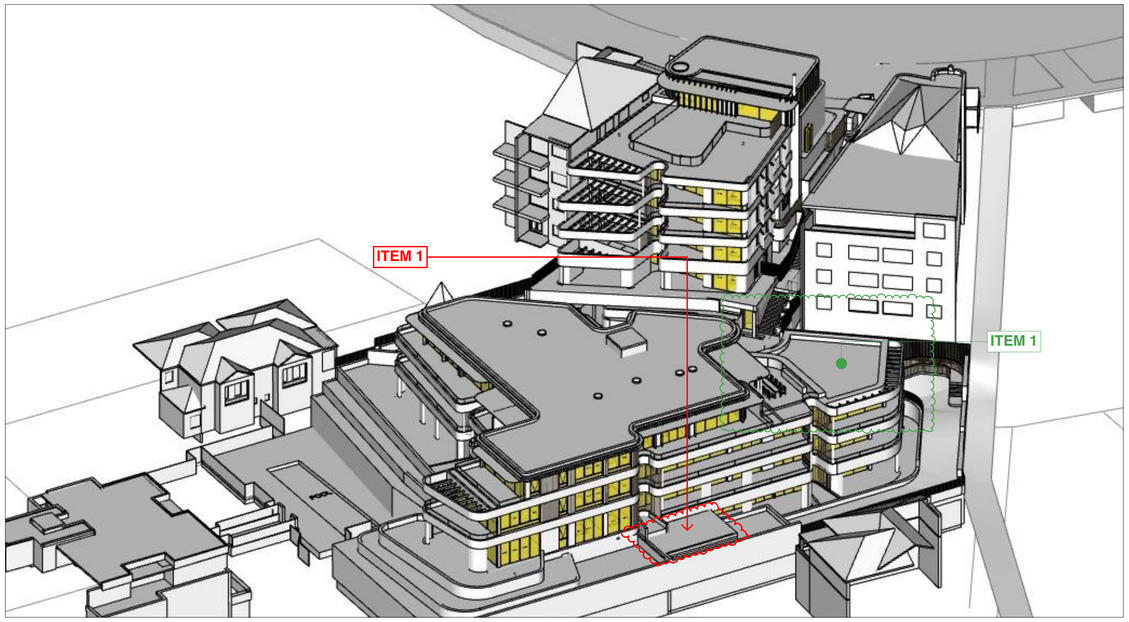
SOLAR ACCESS 12pm - 3pm - JUNE 21st

SCHEDULE OF CHANGES
REVISION F - 23/05/23

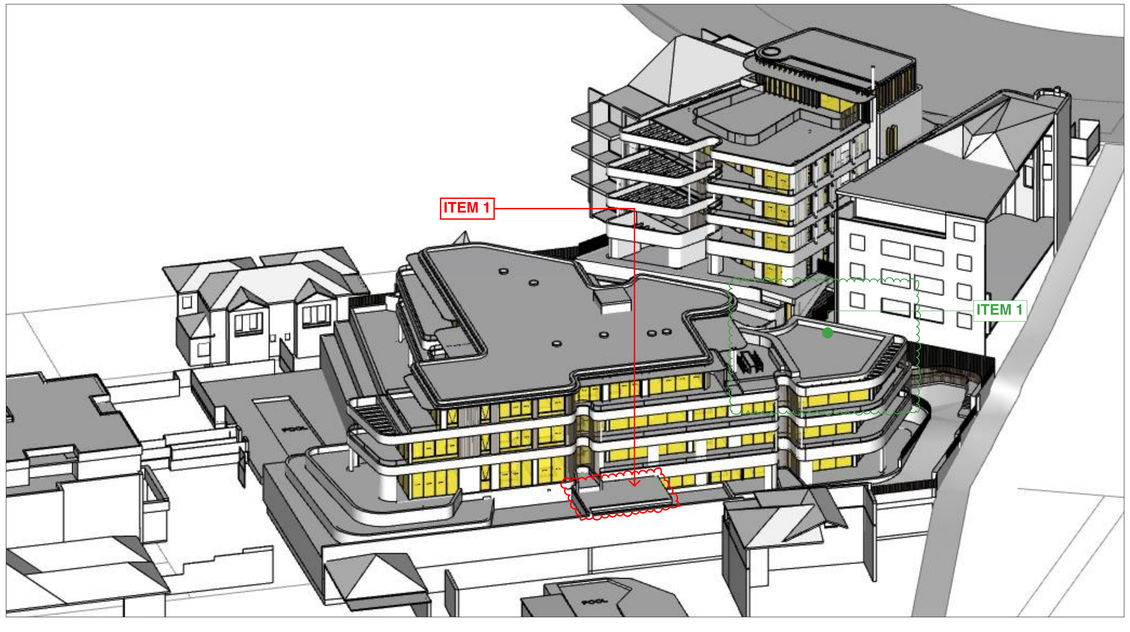
1. COMMUNAL OPEN SPACE TO ROOF OF BUILDING B REDUCED. **NO CHANGE TO SOLAR ACCESS NUMBERS PROPOSED**



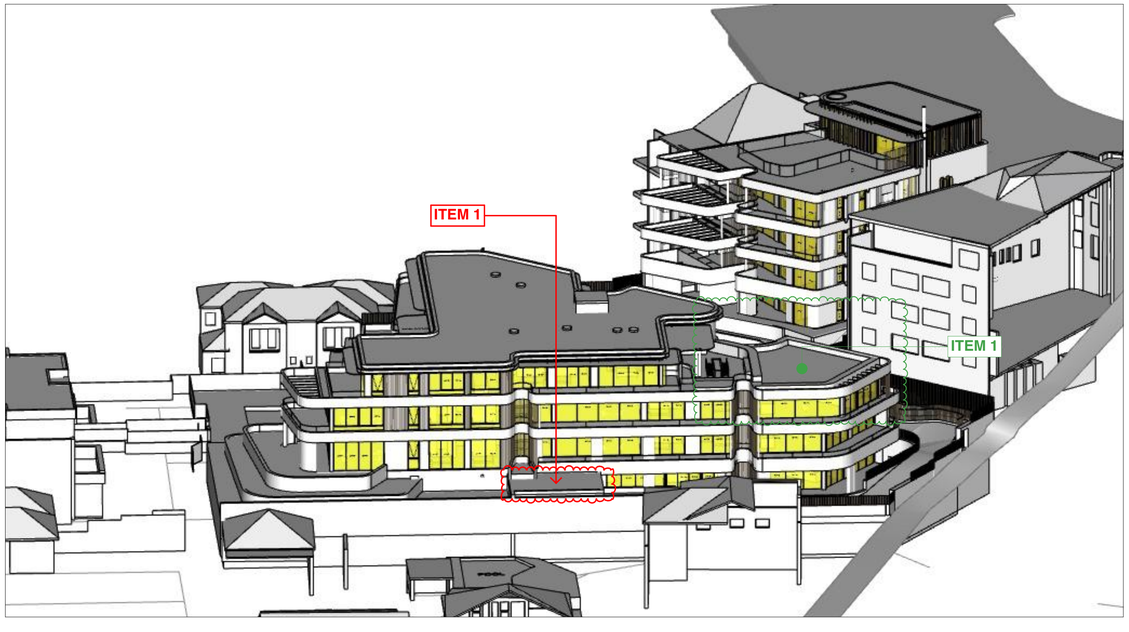
1
-
VIEW FROM THE SUN - JUNE 21st - 12:00pm



2
-
VIEW FROM THE SUN - JUNE 21st - 13:00pm



3
-
VIEW FROM THE SUN - JUNE 21st - 14:00pm



4
-
VIEW FROM THE SUN - JUNE 21st - 15:00pm

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	RESPONSE TO COUNCIL RFI	16/09/22
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPSARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL
REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
SOLAR ACCESS 12pm - 3pm - JUNE 21st

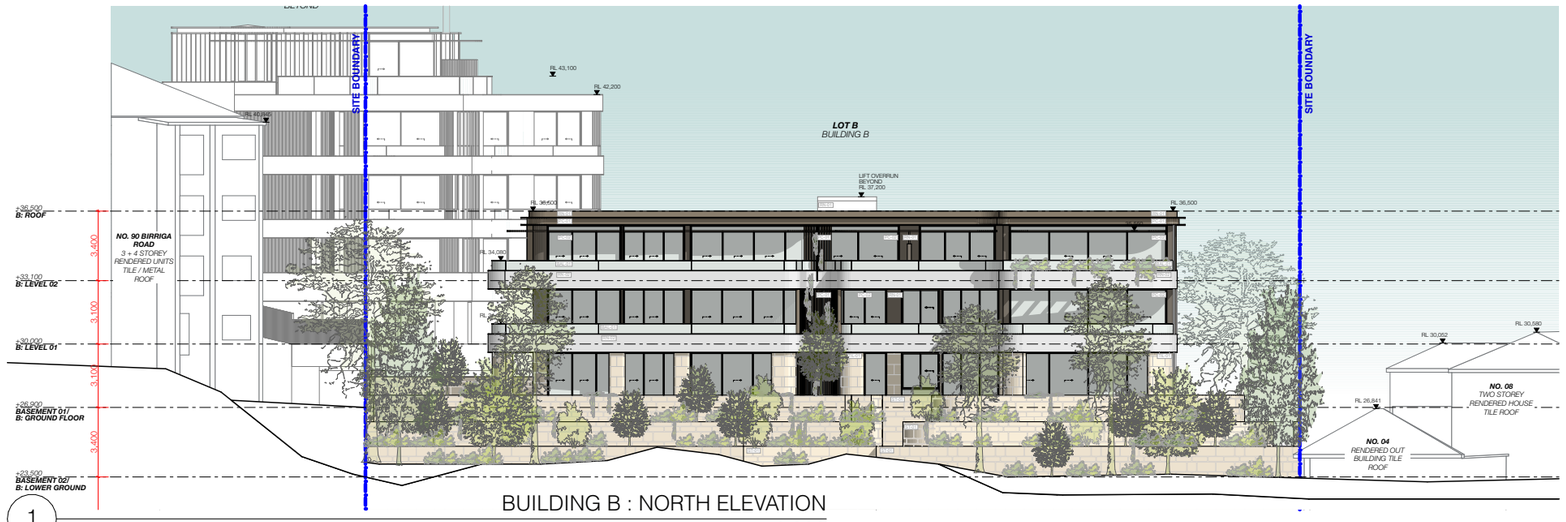
REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: @A1
ISSUE DATE: 23/05/23
REVISION: **F**
PROJECT NUMBER: **21-127**
DWG NUMBER: **DA 9101**

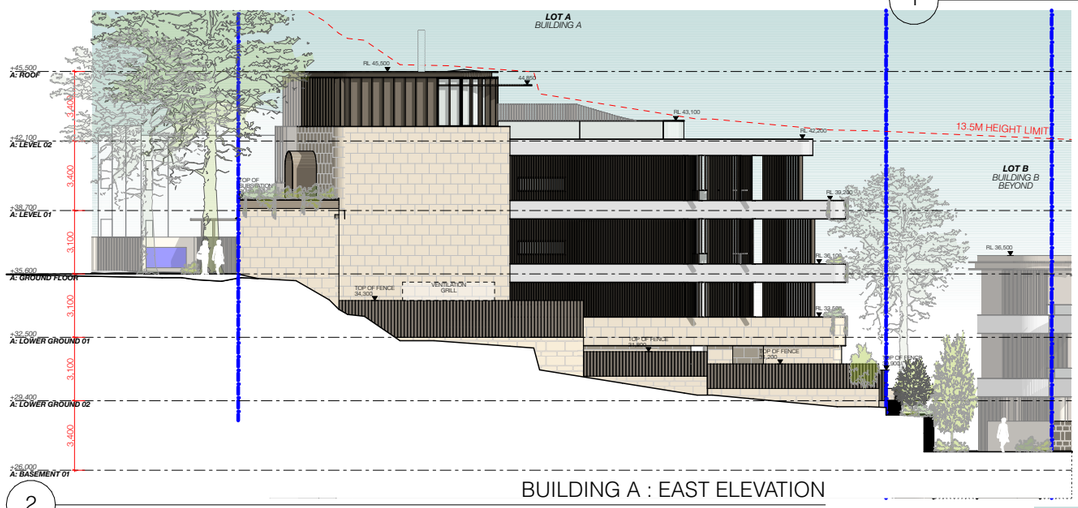
NOTIFICATION PLAN 01

SCHEDULE OF CHANGES
REVISION F - 23/05/23

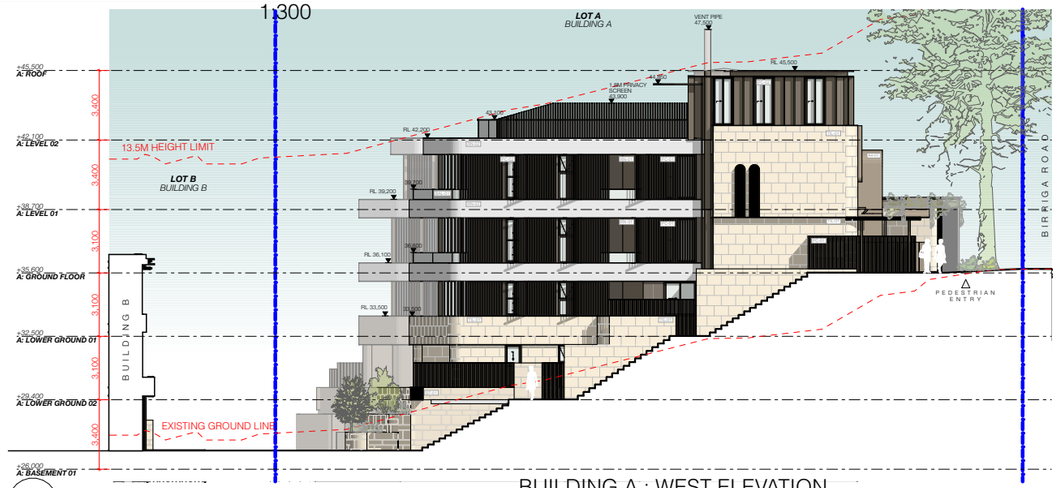
1. MINOR AMENDMENTS TO EXTERNAL ELEVATIONS.



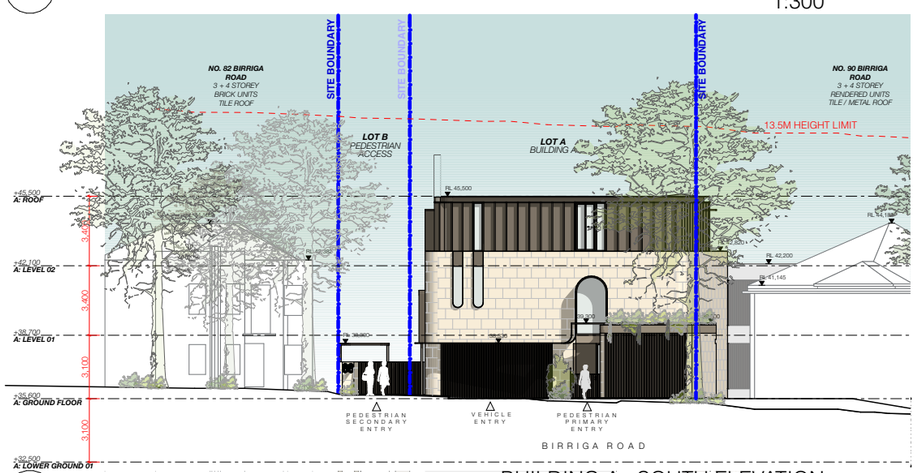
1 BUILDING B : NORTH ELEVATION
1:300



2 BUILDING A : EAST ELEVATION
1:300



3 BUILDING A : WEST ELEVATION
1:300



4 BUILDING A : SOUTH ELEVATION
1:300

5 BUILDING B : WEST ELEVATION
1:300

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NOT ISSUED	
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

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

DRAWING TITLE:
NOTIFICATION PLAN 01

PROJECT ADDRESS:
84-88 BIRRIGA RD, BELLEVUE HILL NSW 2023

SCALE:	DRAWN BY:	CHECKED:
1:300@A3	MHNDU	
ISSUE DATE:		REVISION:
04/08/22		**A**
PROJECT NUMBER:		DWG NUMBER:
21-127		**DA 9200**

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

NOTIFICATION PLAN 02

SCHEDULE OF CHANGES
REVISION F - 23/05/23

1. ROOF TERRACE BUILDING A REDUCED.
2. LANDSCAPING TO THE WEST AMENDED
3. EGRESS PATHWAY AMENDED.
4. STAIRCASE TO BIRRIGA ROAD AMENDED.
5. COMMUNAL OPEN SPACE TO ROOF OF BUILDING B REDUCED.
6. GREEN ROOF ADDED ADJACENT REDUCED AREA OF COMMUNAL OPEN SPACE.
7. TEA TREE TO #90 ADDED FOR RETENTION

NOTE: *FINAL LOCATION AND LEVELS OF RETAINING STRUCTURES TO BE DETERMINED. SUBJECT TO CHANGE BASED ON SITE CONDITIONS*

ITEM 7

ITEM 1

ITEM 5

ITEM 3

ITEM 4

ITEM 6

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION	04/08/22
B	NOT ISSUED	
C	NOT ISSUED	
D	NOT ISSUED	
E	NOT ISSUED	
F	FOR SECTION 34 DETERMINATION	23/05/23

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

DRAWING TITLE: **NOTIFICATION PLAN 02**

PROJECT ADDRESS: **84-88 BIRRIGA RD, BELLEVUE HILL NSW 2023**

SCALE:	DRAWN BY:	CHECKED:
1:300@A3	MHNDU	
ISSUE DATE:		REVISION:
04/08/22		A
PROJECT NUMBER:		DWG NUMBER:
21-127		DA 9201

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

82 BIRRIGA_BOUNDARY STAIR ELEVATION

SCHEDULE OF CHANGES

REVISION D - 24/03/23

NEW SHEET

REVISION E - 24/04/23

1) STAIR SHIFTED 900mm TOWARDS BIRRIGA ROAD TO AVOID BLOCKING BEDROOM WINDOW IN NEIGHBOURING PROPERTY

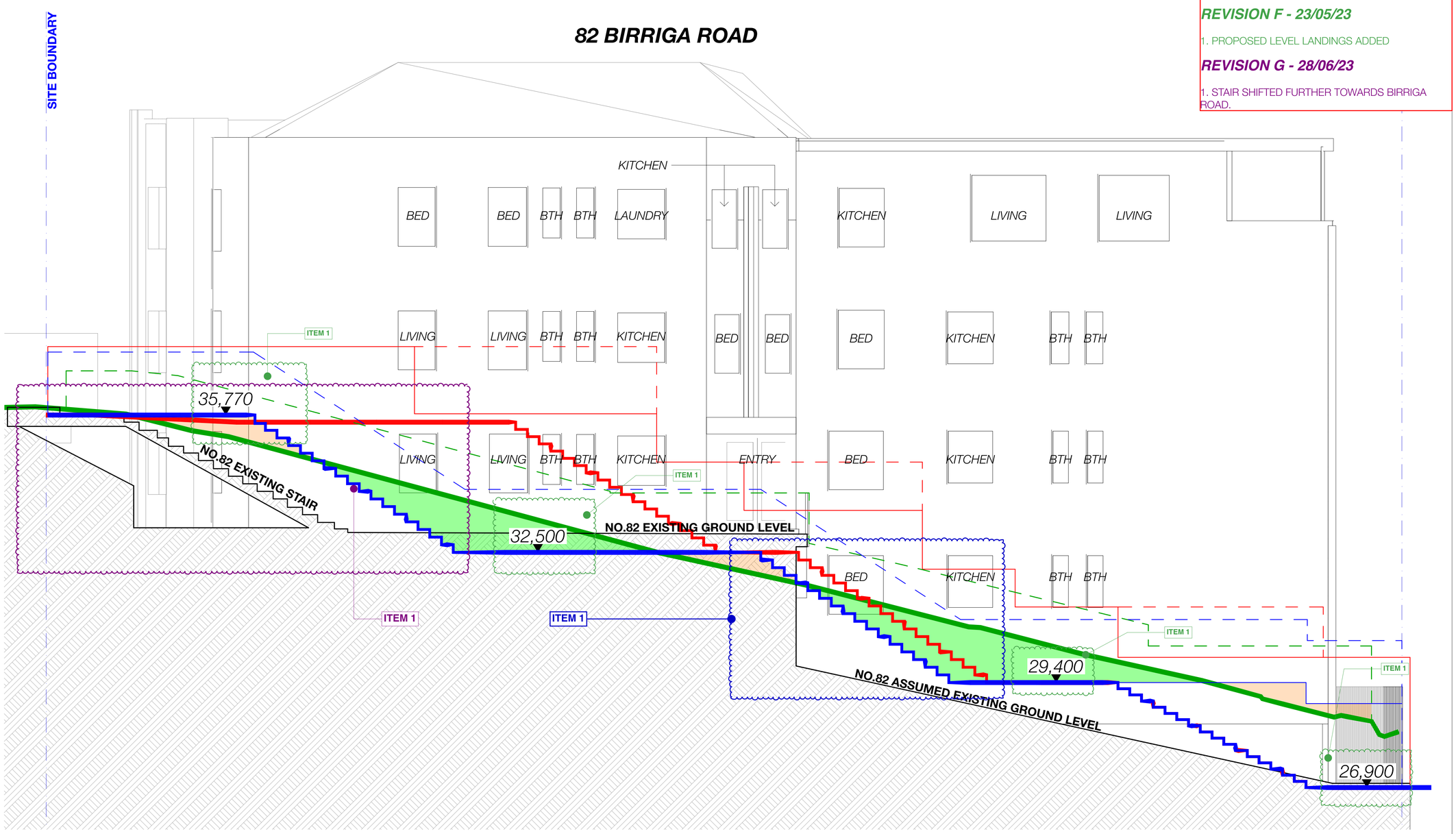
REVISION F - 23/05/23

1. PROPOSED LEVEL LANDINGS ADDED

REVISION G - 28/06/23

1. STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD.

- Existing Ground Level on #82 property
- Existing Driveway level on #84 property
- Existing top of Boundary fence
- Proposed Ground Level
- Proposed solid retaining wall
- Proposed 1500mm high palisade fence
- Original DA scheme Proposed Ground level
- Original DA scheme proposed solid wall
- Original DA scheme proposed palisade fence
- Proposed reduction of boundary wall height
- Proposed increase of boundary wall height



G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
D	NEW DRAWING	24/03/23
E	POST S34 WITHOUT PREJUDICE MEETING	24/04/23
F	NO CHANGE	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
82 BIRRIGA_BOUNDARY STAIR ELEVATION

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:50, 1:1@A1	
ISSUE DATE: 28/06/23	REVISION: G
PROJECT NUMBER: 21-127	DWG NUMBER: SK-01A

BOUNDARY FENCE DETAILS

SCHEDULE OF CHANGES

REVISION E - 24/04/23

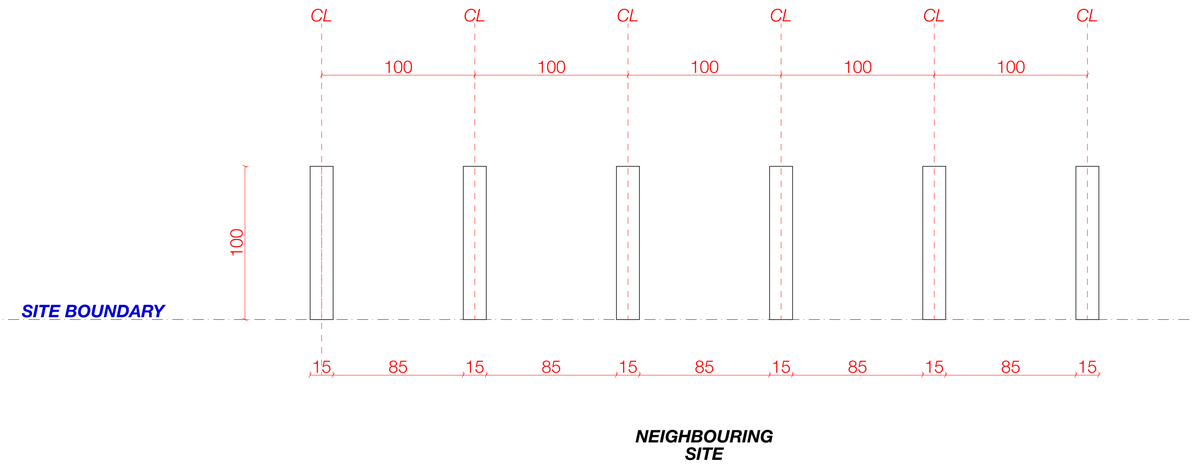
NEW SHEET

REVISION F - 23/05/23

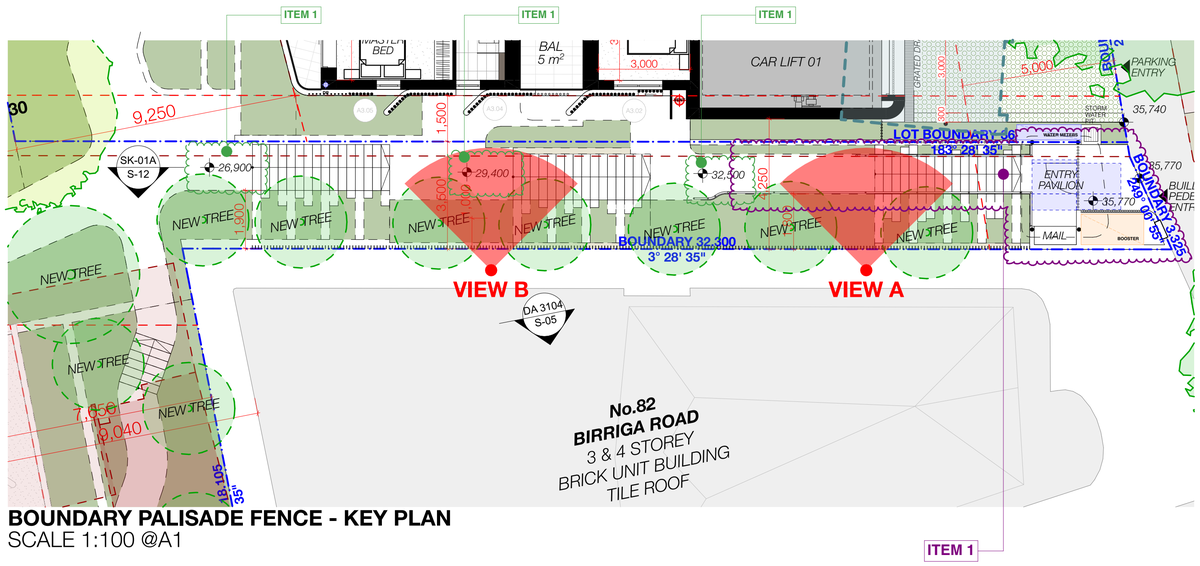
1. SPOT LEVELS ADDED TO LANDING

REVISION G - 28/06/23

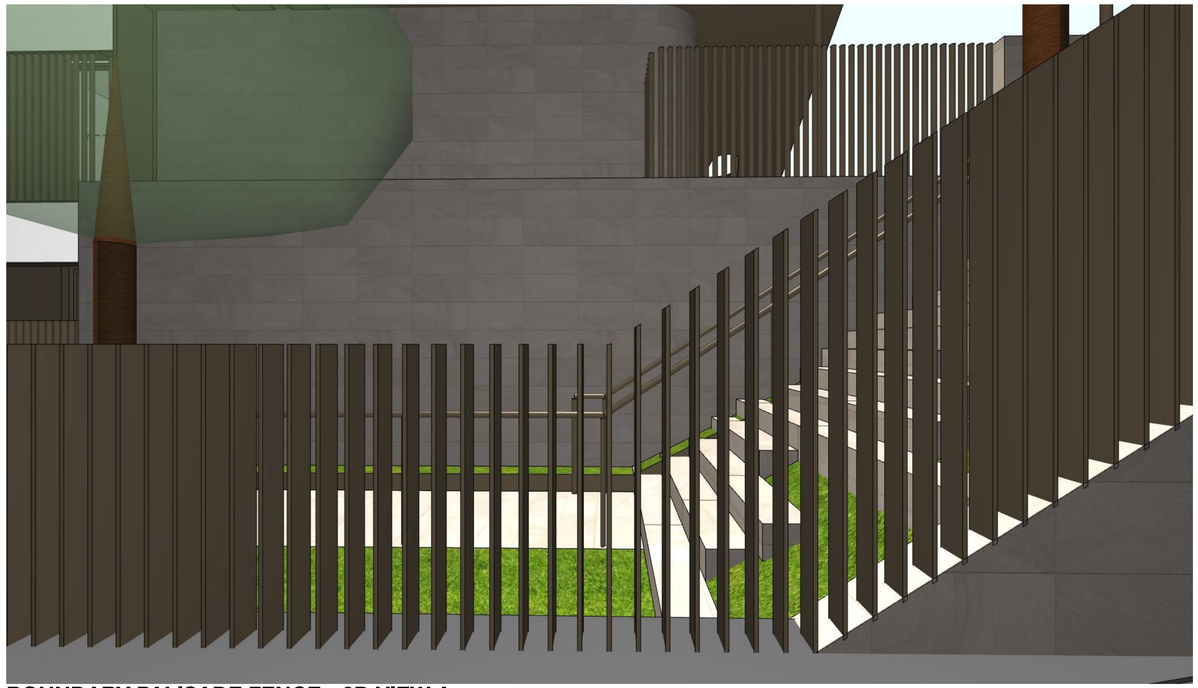
1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD.



BOUNDARY PALISADE FENCE - DETAIL PLAN
SCALE 1:2 @A1



BOUNDARY PALISADE FENCE - KEY PLAN
SCALE 1:100 @A1



BOUNDARY PALISADE FENCE - 3D VIEW A

NOTE: HEAVY PLANTING NOT SHOWN FOR CLARITY

BOUNDARY PALISADE FENCE - 3D VIEW B

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
E	NEW DRAWING	24/04/23
F	NO CHANGE	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
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 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL
REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BOUNDARY FENCE DETAILS

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:2, 1:100@A1	
ISSUE DATE: 28/06/23	REVISION: G
PROJECT NUMBER: 21-127	DWG NUMBER: SK-01B

BOUNDARY STAIR 3D_COMPARISON WITH DA SCHEME

BOUNDARY STAIR 3D - PROPOSED AMENDMENTS

BOUNDARY STAIR 3D - PREVIOUS DESIGN PER DA SUBMISSION

SCHEDULE OF CHANGES

REVISION D - 24/03/23

NEW SHEET

REVISION E - 24/04/23

1) STAIR SHIFTED 900mm TOWARDS BIRRIGA ROAD TO AVOID BLOCKING BEDROOM WINDOW IN NEIGHBOURING PROPERTY

REVISION F - 23/05/23

NO CHANGE

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. DETAIL OF PEDESTRIAN SECOND ENTRY, BOOSTER + GAS METER AMENDED ACCORDINGLY.

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
D	NEW DRAWING	24/03/23
E	POST S34 WITHOUT PREJUDICE MEETING	24/04/23
F	NO CHANGE	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.6 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUIST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BOUNDARY STAIR 3D_COMPARISON WITH DA SCHEME

REF: BIMcloud: bcb-24.local – BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: @A1	
ISSUE DATE: 28/06/23	REVISION: G
PROJECT NUMBER: 21-127	DWG NUMBER: SK-02A

BOUNDARY STAIR 3D_COMPARISON WITH DA SCHEME

BOUNDARY STAIR 3D - PROPOSED AMENDMENTS

BOUNDARY STAIR 3D - PREVIOUS DESIGN PER DA SUBMISSION

SCHEDULE OF CHANGES

REVISION D - 24/03/23

NEW SHEET

REVISION E - 24/04/23

1) STAIR SHIFTED 900mm TOWARDS BIRRIGA ROAD TO AVOID BLOCKING BEDROOM WINDOW IN NEIGHBOURING PROPERTY

REVISION F - 23/05/23

NO CHANGE

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. DETAIL OF PEDESTRIAN SECOND ENTRY, BOOSTER + GAS METER AMENDED ACCORDINGLY.

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
D	NEW DRAWING	24/03/23
E	POST S34 WITHOUT PREJUDICE MEETING	24/04/23
F	NO CHANGE	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.6 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500.3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

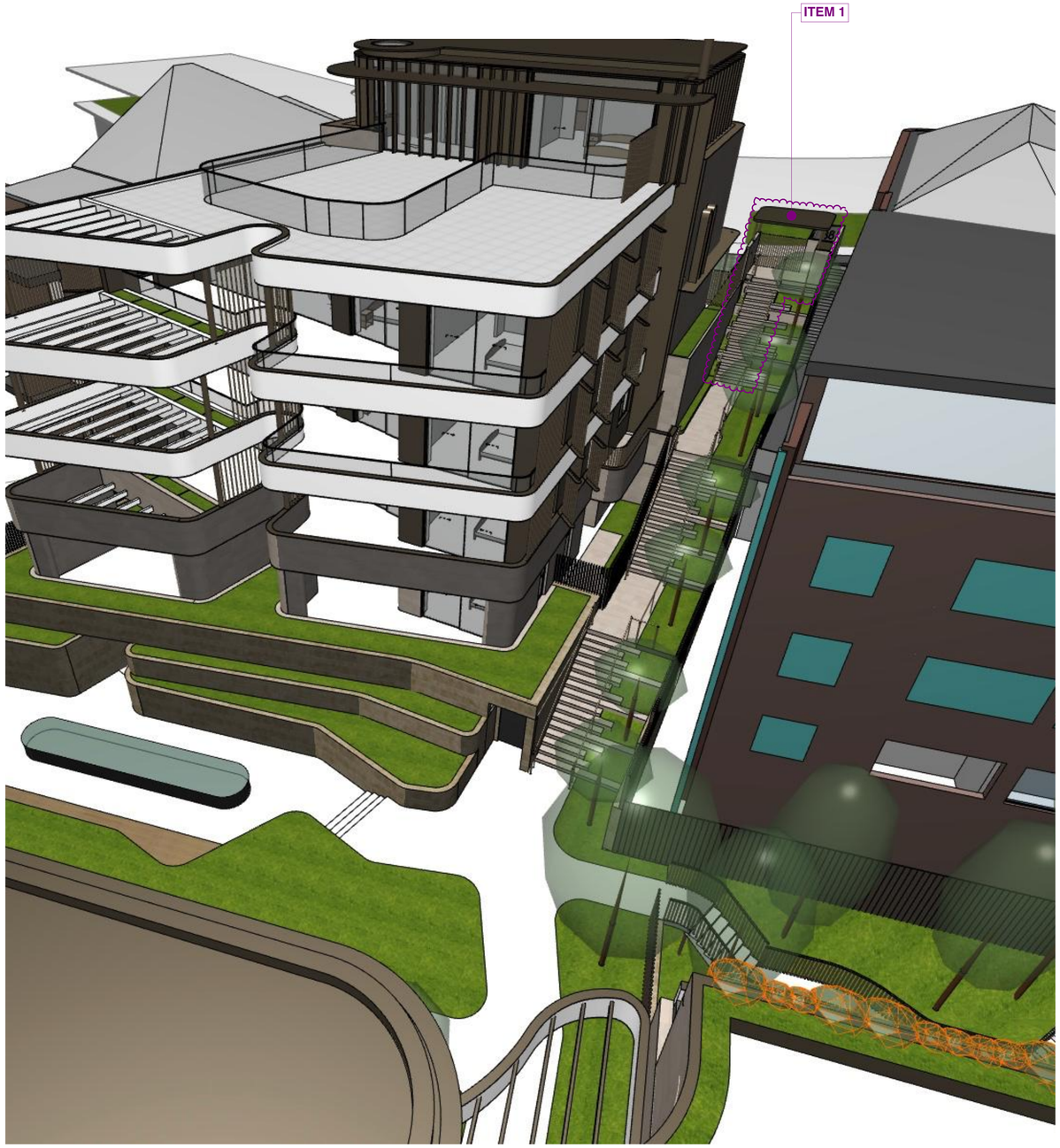
PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BOUNDARY STAIR 3D_COMPARISON WITH DA SCHEME

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: @A1	
ISSUE DATE: 28/06/23	REVISION: G
PROJECT NUMBER: 21-127	DWG NUMBER: SK-02B

BOUNDARY STAIR 3D_ADDITIONAL PROPOSED IMAGES



BOUNDARY STAIR 3D - PROPOSED AMENDMENTS

BOUNDARY STAIR 3D - PROPOSED AMENDMENTS

SCHEDULE OF CHANGES

REVISION E - 24/04/23

NEW SHEET

REVISION F - 23/05/23

NO CHANGE

REVISION G - 28/06/23

1. WESTERN STAIR SHIFTED FURTHER TOWARDS BIRRIGA ROAD. DETAIL OF PEDESTRIAN SECOND ENTRY, BOOSTER + GAS METER AMENDED ACCORDINGLY.

G - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
E	NEW DRAWING	24/04/23
F	NO CHANGE	23/05/23
G	FOR SECTION 34 DETERMINATION	28/06/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 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 ELECTROCITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILISERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUNST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BOUNDARY STAIR 3D_ADDITIONAL PROPOSED IMAGES

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24\21-127 84-88 Birriga Rd_response to 82

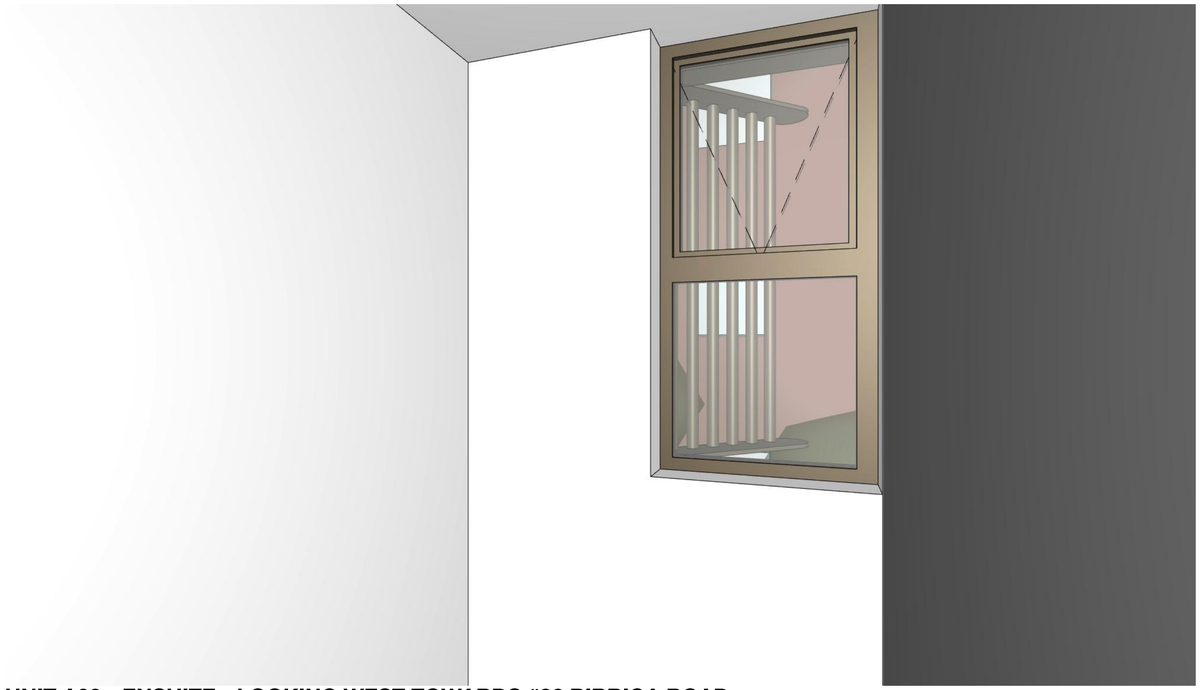
DRAWN BY: MHNDU
CHECKED:
SCALE: @A1
ISSUE DATE: 28/06/23
REVISION: G
PROJECT NUMBER: 21-127
DWG NUMBER: SK-02C

BOUNDARY STAIR 3D_VIEWS FROM UNITS

SCHEDULE OF CHANGES
REVISION E - 24/04/23
NEW SHEET
REVISION F - 23/05/23
NO CHANGE

UNIT A02 - ENSUITE - LOOKING WEST TOWARDS #82 BIRRIGA ROAD

UNIT A02 - MASTER BED - LOOKING WEST TOWARDS #82 BIRRIGA ROAD



UNIT A03 - ENSUITE - LOOKING WEST TOWARDS #82 BIRRIGA ROAD

UNIT A03 - MASTER BED - LOOKING WEST TOWARDS #82 BIRRIGA ROAD

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
E	NEW DRAWING	24/04/23
F	NO CHANGE	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

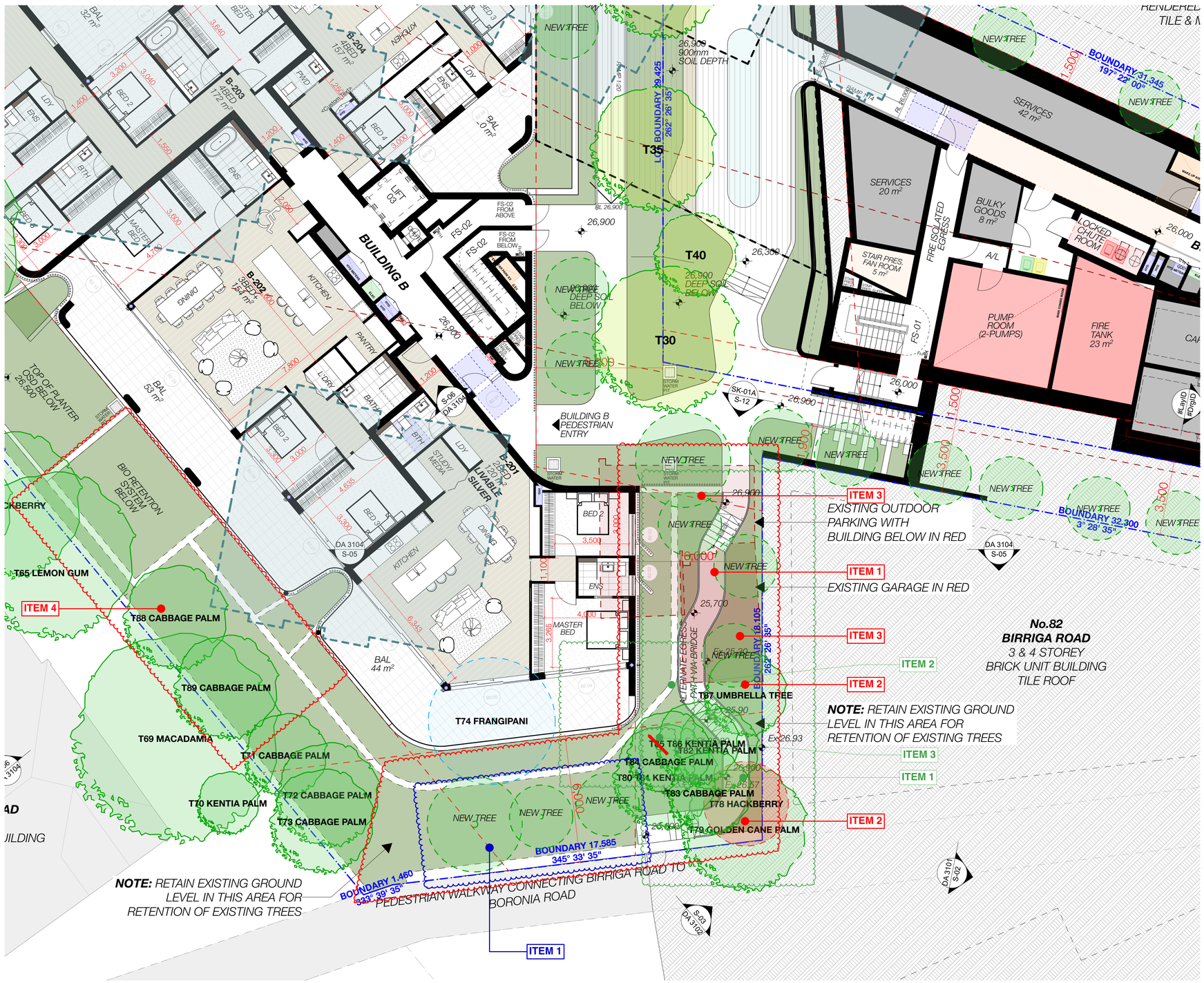
PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BOUNDARY STAIR 3D_VIEWS FROM UNITS

DRAWN BY: MHNDU	CHECKED:
SCALE: @A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: SK-02D

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

BUILDING B GROUND FLOOR PLAN_EGRESS PATH DETAIL



SCHEDULE OF CHANGES

REVISION D - 24/03/23

1. WALKWAY PATH AMENDED IN SHAPE TO AVOID EXISTING TREES
2. FURTHER EXISTING TREES NOTED TO RETAINED:
   - -T87 UMBRELLA PALM TREE
   - -T79 GOLDEN CANE PALM
   - ~~-T75, T76, T77 HACKBERRY TREES~~
3. NEW TREES ADDED AROUND NEW WALKWAY
4. BIO RETENTION SYSTEM RE-SHAPED TO ALLOW RETENTION OF T88, T89 CABBAGE (LIVISTONA) PALMS

REVISION E - 24/04/23

1) T75, T76, T77 HACKBERRY TREES TO BE REMOVED (AS THEY ARE CONSIDERED A WEED SPECIES) AND REPLACED BY NEW TREES. REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILS

REVISION F - 23/05/23

1. EGRESS PATHWAY LOWERED TO REFLECT EXISTING TOPOGRAPHY
2. RETAINING WALL ADJACENT EXISTING TREE RELOCATED TO INCREASE SEPERATION TO EXISTING TREE
3. EXTENT OF LEANING CABBAGE TREE NOTED

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
D	NEW DRAWING	24/03/23
E	POST S34 WITHOUT PREJUDICE MEETING	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11: PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12: SPEARATION OF EQUIPMENT
CLAUSE C3.13: ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8: OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15: OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10: DISCHARGE FROM EXITS
CLAUSE D2.7: INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13: GOINGS AND RISERS
CLAUSE D2.14: LANDINGS
CLAUSE D2.15: THRESHOLDS
CLAUSE D2.16: BALUSTRADES
CLAUSE D2.17: HANDRAILS
CLAUSE D2.21: OPERATION OF LATCH
CLAUSE D2.23: SIGNS ON DOORS
CLAUSE D3.2: GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3: PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.5: IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.6: TACTILE INDICATORS
CLAUSE F1.7: WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10: DAMP PROOFING
CLAUSE 2.5: CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4: LIGHTING AND VENTILATION
CLAUSE F5.4: SOUND INSULATION OF FLOORS
CLAUSE F5.5: SOUND INSULATION OF WALLS
CLAUSE F5.6: SOUND INSULATION OF SERVICES
CLAUSE F5.7: SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL
REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
BUILDING B GROUND FLOOR PLAN_EGRESS PATH DETAIL

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: SK-03

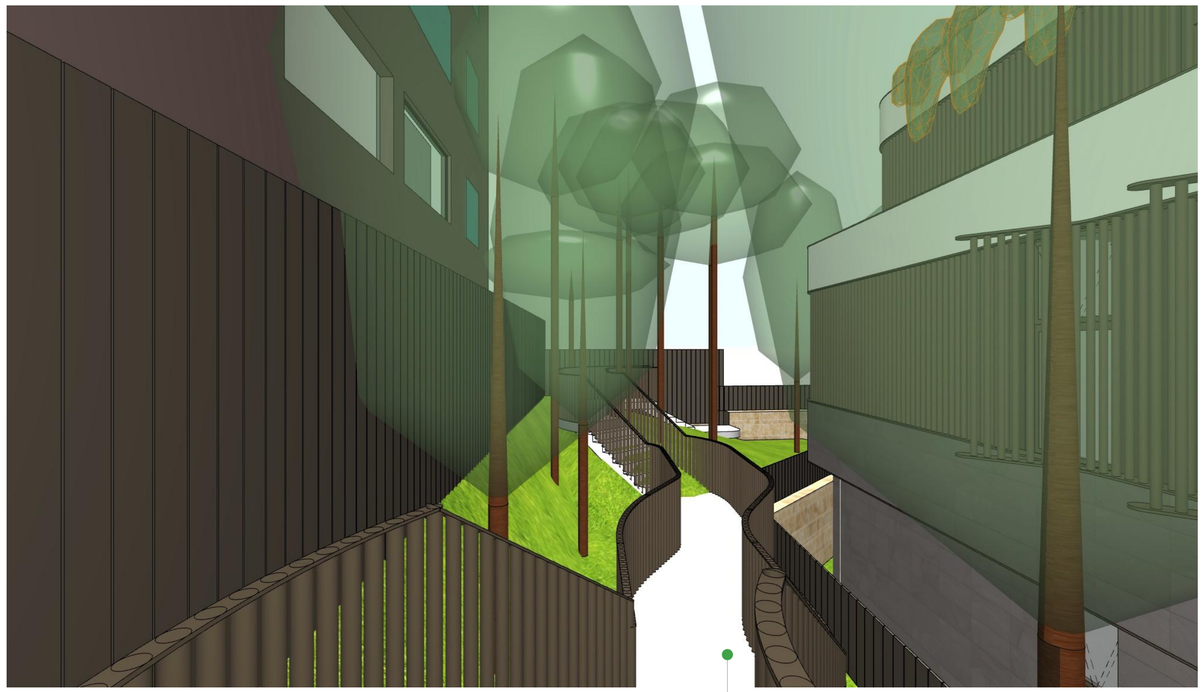
EGRESS PATH 3D IMAGES

SCHEDULE OF CHANGES
REVISION E - 24/04/23

NEW SHEET

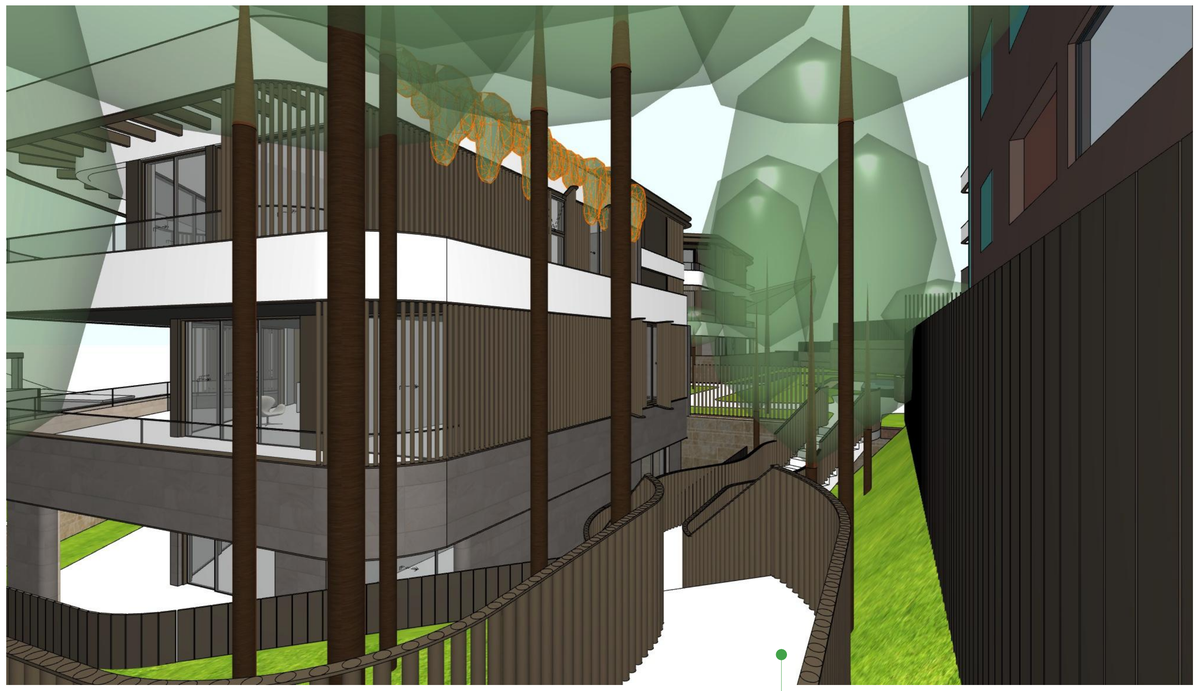
REVISION F - 23/05/23

1. EGRESS PATH AMENDED (LOWERED). RETAINING WALL RELOCATED TO INCREASE SEPERATION TO EXISTING TREE



PROPOSED EGRESS PATH - LOOKING WEST

ITEM 1



PROPOSED EGRESS PATH - LOOKING EAST

ITEM 1

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
E	NEW DRAWING	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
EGRESS PATH 3D IMAGES

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: @A1
ISSUE DATE: 23/05/23
REVISION: F
PROJECT NUMBER: 21-127
DWG NUMBER: SK-04A

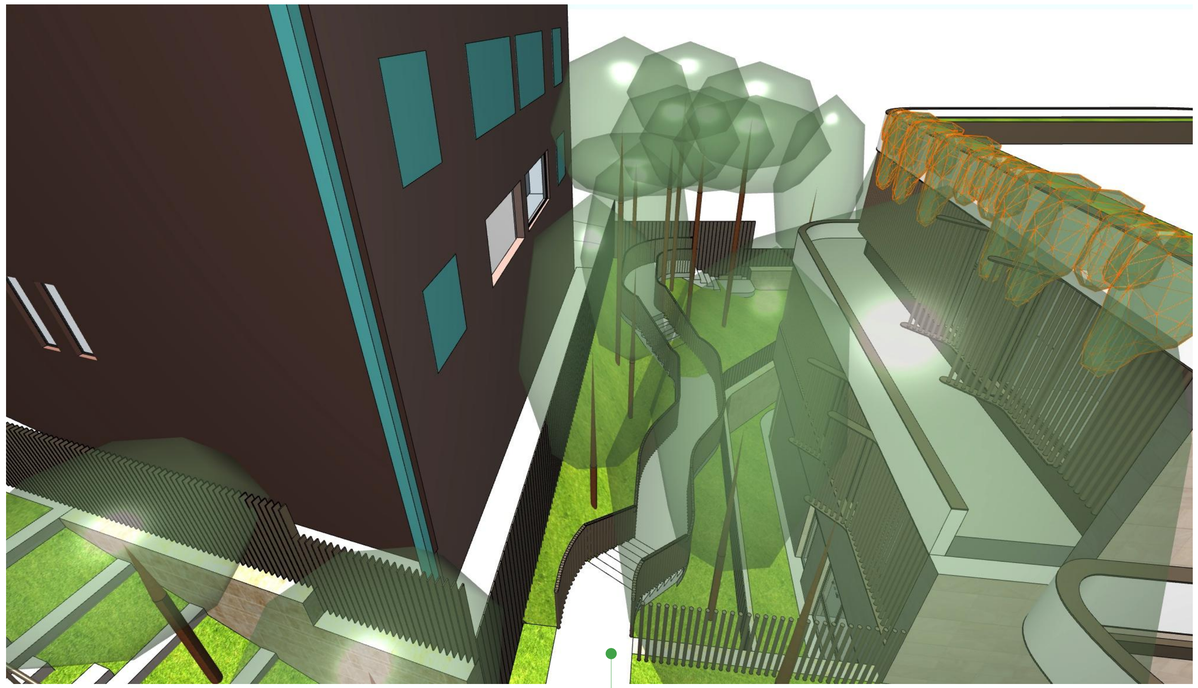
EGRESS PATH 3D IMAGES

SCHEDULE OF CHANGES
REVISION E - 24/04/23

NEW SHEET

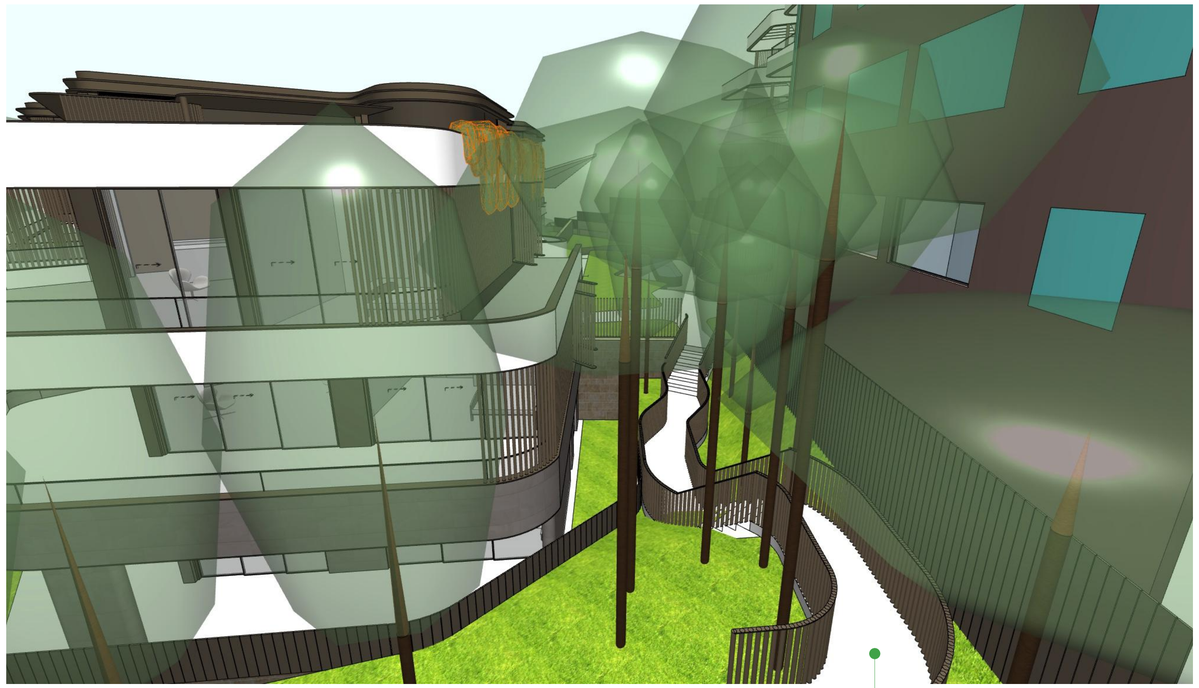
REVISION F - 23/05/23

1. EGRESS PATH AMENDED (LOWERED). RETAINING WALL RELOCATED TO INCREASE SEPERATION TO EXISTING TREE



PROPOSED EGRESS PATH - AERIAL - LOOKING WEST

ITEM 1



PROPOSED EGRESS PATH - AERIAL - LOOKING EAST

ITEM 1

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
E	NEW DRAWING	24/04/23
F	FOR SECTION 34 DETERMINATION	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.4 IDENT OF ACCESSIBLE FACILSERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICENCY/GLAZING: 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: 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 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
EGRESS PATH 3D IMAGES

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: @A1
ISSUE DATE: 23/05/23
REVISION: **F**
PROJECT NUMBER: **21-127**
DWG NUMBER: **SK-04B**

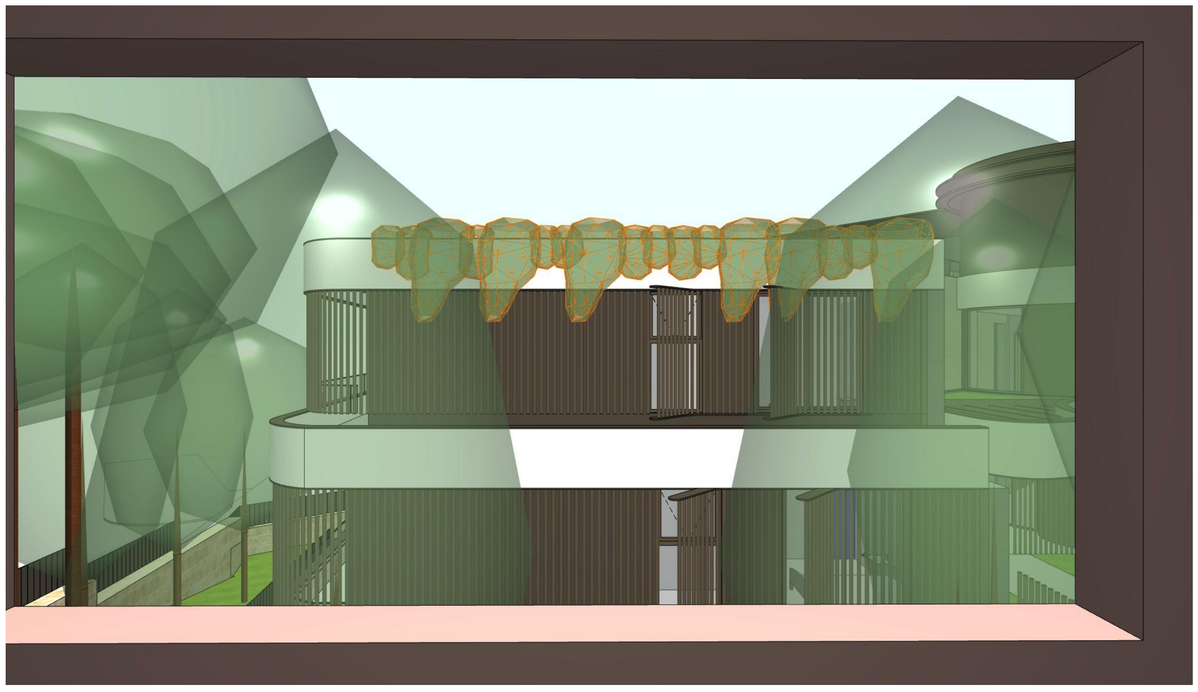
EGRESS PATH 3D IMAGES

SCHEDULE OF CHANGES
REVISION E - 24/04/23

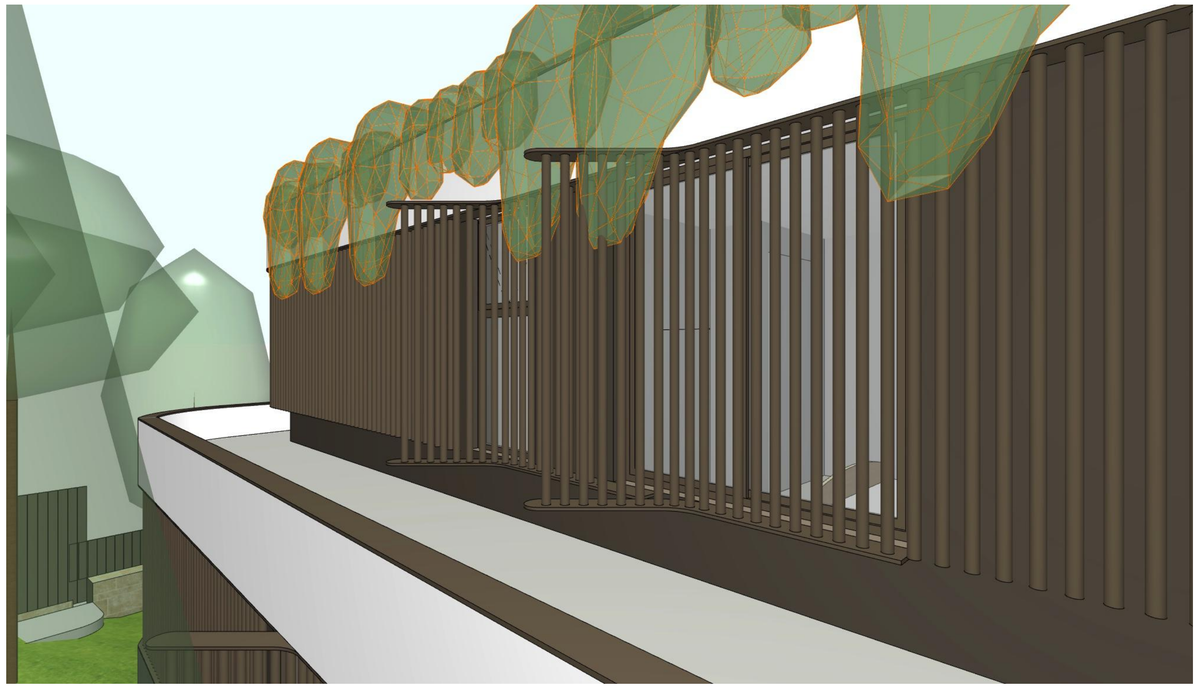
NEW SHEET

REVISION F - 23/05/23

1. EGRESS PATH AMENDED (LOWERED). RETAINING WALL RELOCATED TO INCREASE SEPERATION TO EXISTING TREE **- REFER TO PREVIOUS DRAWINGS FOR LOCATION**



VIEW OF BUILDING B FROM #82 BIRRIGA ROAD UNIT 1



DETAIL VIEW OF SCREENING TO BUILDING B

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
E	NEW DRAWING FOR SECTION 34 DETERMINATION	24/04/23
F		23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERVI/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 AS/NZS 3500 3.2
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH JZ OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART JZ OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART JS OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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 PARTS OF BCA
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

NOTES:

RL — REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

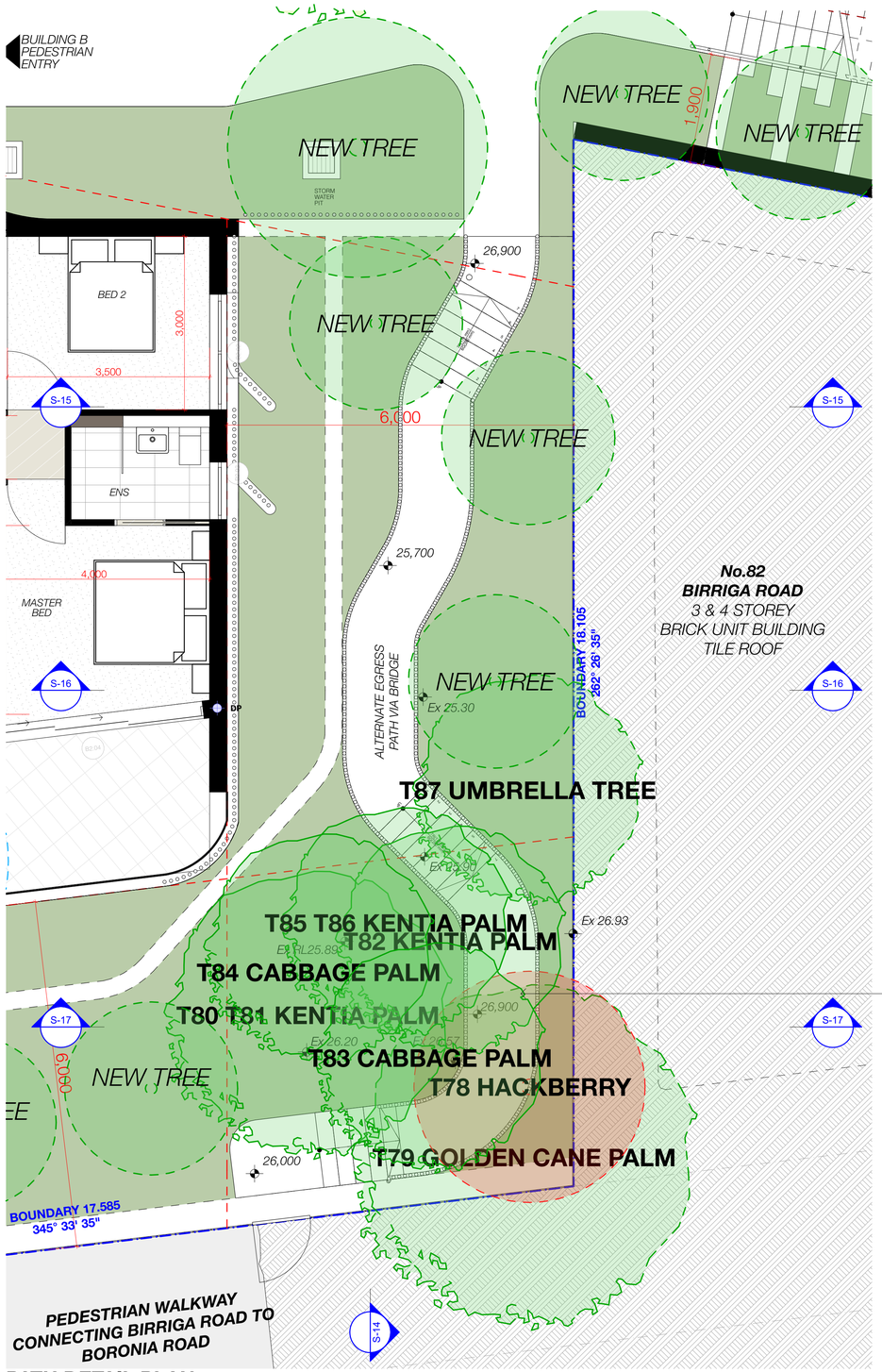
PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
EGRESS PATH 3D IMAGES

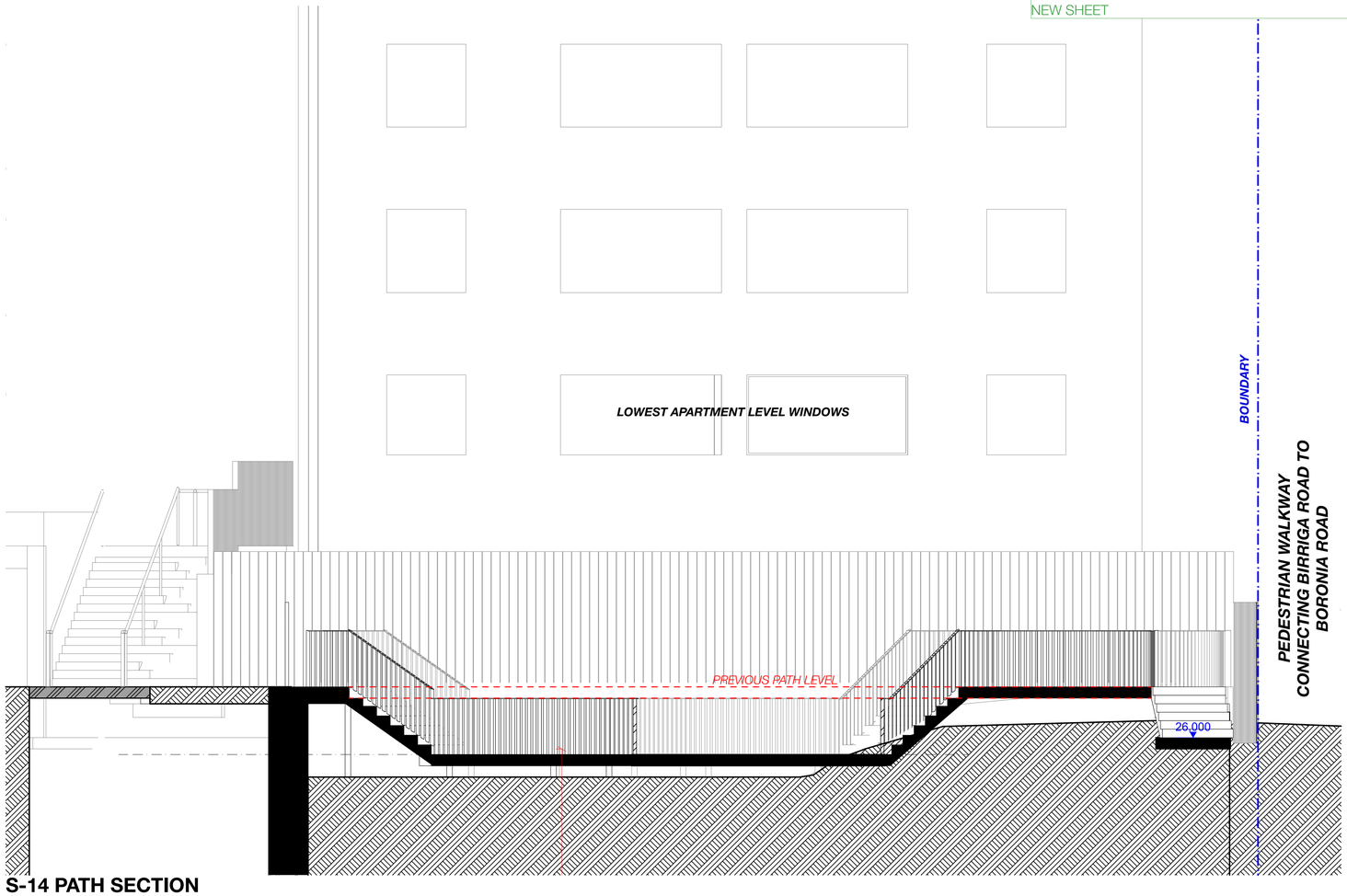
REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: @A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: SK-04C

EGRESS PATH PLAN AND SECTION



PATH DETAIL PLAN



S-14 PATH SECTION

NOTES:
1. EXACT GEOMETRY OF PATHWAY TO BE CONFIRMED ON SITE DUE TO COMPLEXITY OF EXISTING TOPOGRAPHY.
2. TREE CLEARANCE REQUIREMENTS TO BE CONFIRMED ON SITE IN CONSULTATION WITH THE ARBORIST AND LANDSCAPE ARCHITECT.

SCHEDULE OF CHANGES
REVISION F - 23/05/23
NEW SHEET

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
F	NEW DRAWING	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT OF ACCESSIBLE FACILISERVFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:
RL — REDUCED LEVEL
BOUNDARY — EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
EGRESS PATH PLAN AND SECTION

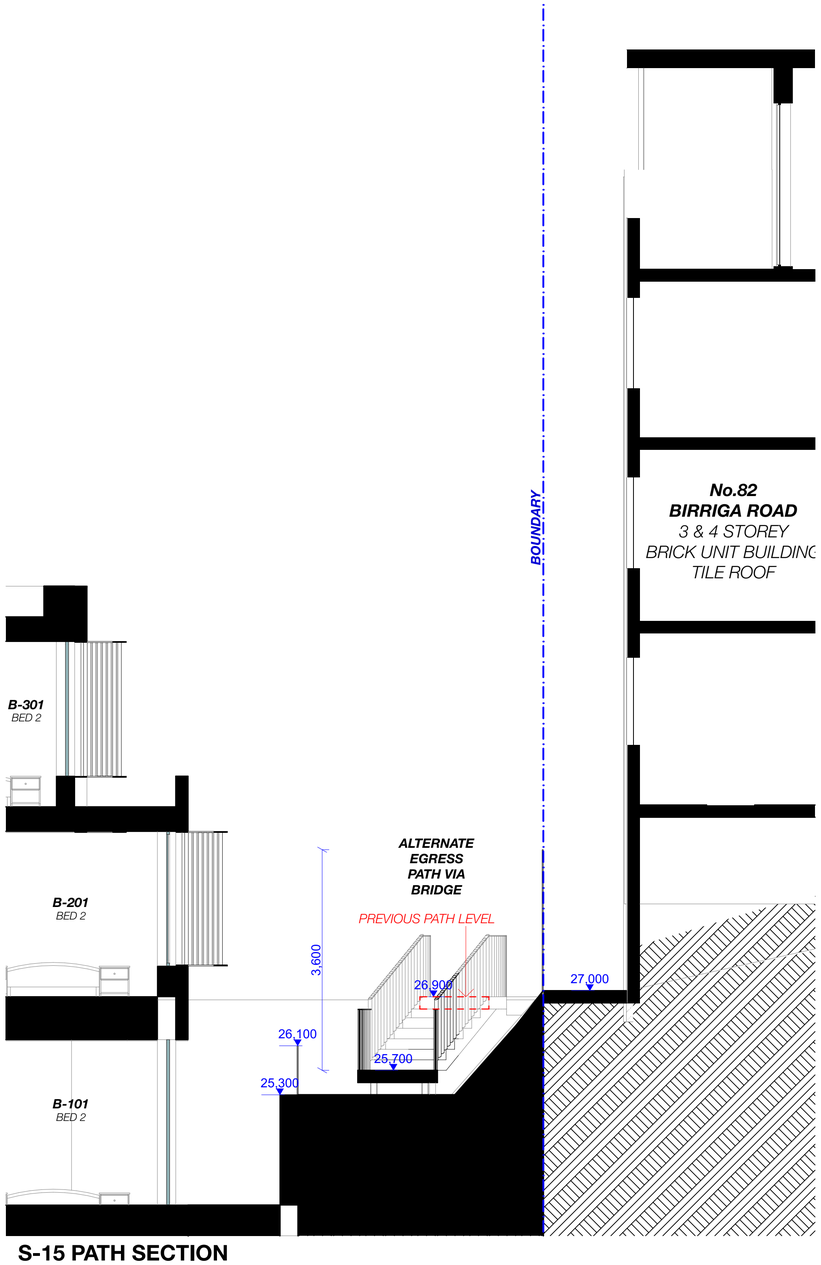
REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:50@A1	
ISSUE DATE: 23/05/23	REVISION: F
PROJECT NUMBER: 21-127	DWG NUMBER: SK-04D

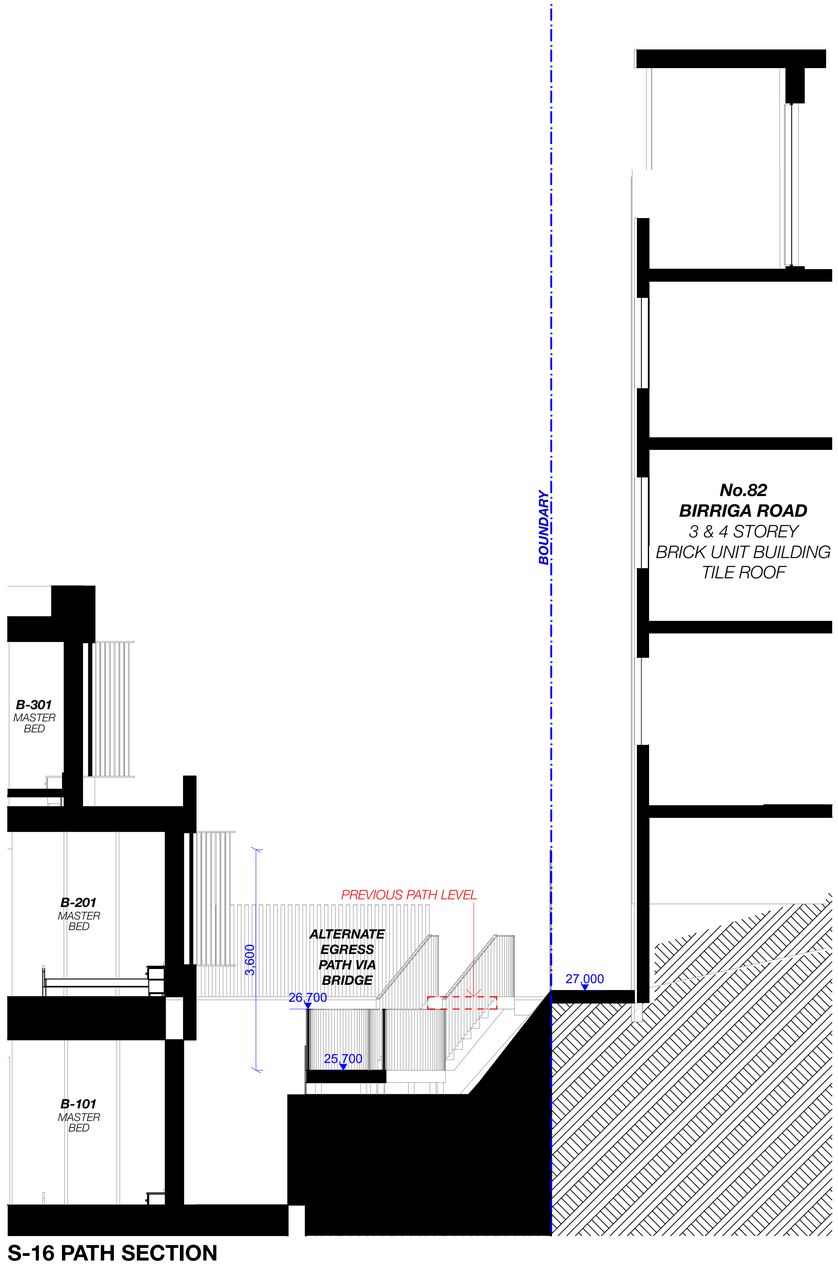
EGRESS PATH SECTIONS

SCHEDULE OF CHANGES
REVISION F - 23/05/23

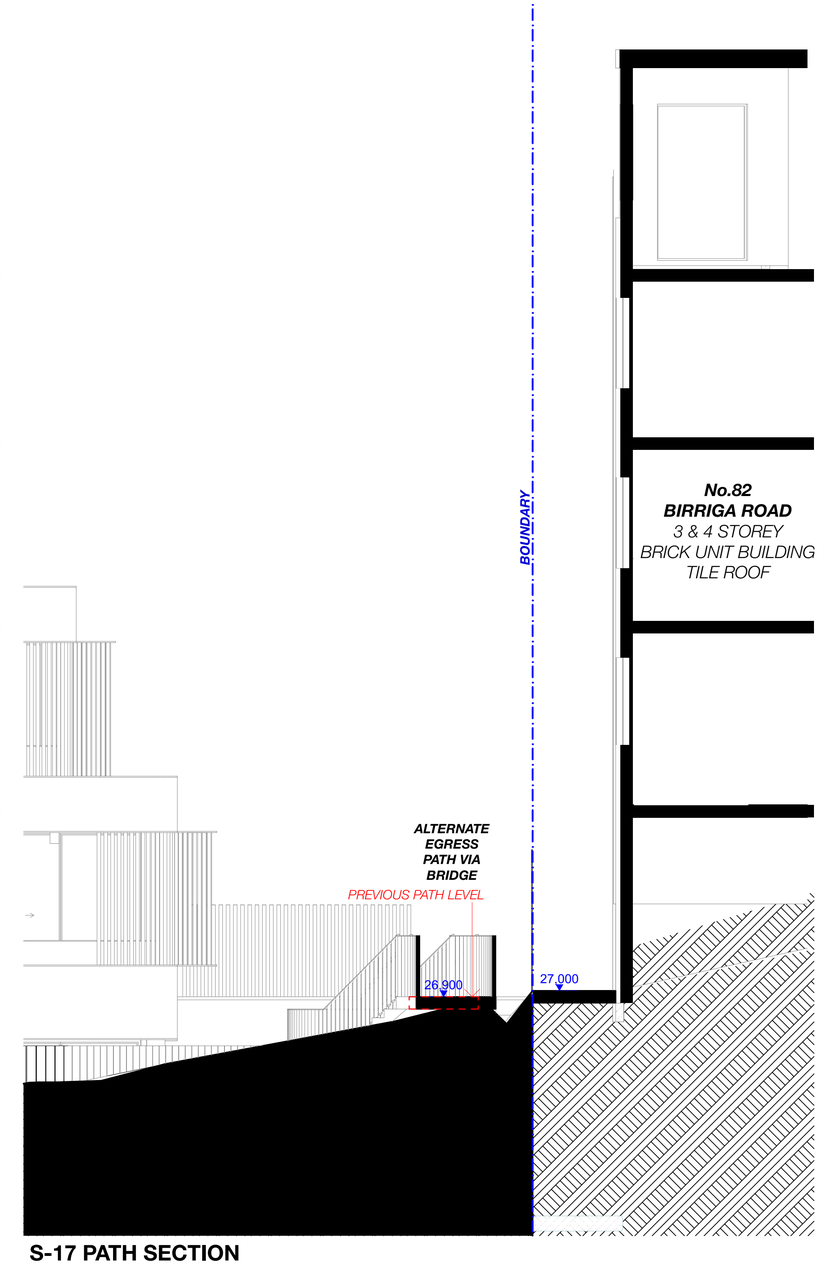
NEW SHEET



S-15 PATH SECTION



S-16 PATH SECTION



S-17 PATH SECTION

F - FOR SECTION 34 DETERMINATION

REV	DESCRIPTION	DATE
F	NEW DRAWING	23/05/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPENCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR 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 C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILISERVIFEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

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 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
MECHELECHYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: 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 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHELEC/ HYDRAULIC 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
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS
EX TREE TO REMOVE
EX TREE TO RETAIN

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

PROJECT ADDRESS:
84-88 BIRRIGA ROAD, BELLEVUE HILL, NSW 2023

DRAWING TITLE:
EGRESS PATH SECTIONS

REF: BIMcloud: bcb-24 local - BIMcloud Basic for Archicad 24/21-127 84-88 Birriga Rd_response to 82

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:50@A1
ISSUE DATE: 23/05/23
REVISION: **F**
PROJECT NUMBER: **21-127**
DWG NUMBER: **SK-04E**