ARCHITECTURAL DRAWINGS

60 - 80 OXFORD STREET + 2A JAMES ST
WOOLLAHRA, NSW, 2025

SCHEDULE OF CHANGES
DA607/21

S4.55 - REVISION E
1) DA3107 - DA3110 SIGHTLINE SECTIONS ADDED
2) DA9002 GFA COMPARISON DIAGRAM ADDED.
REMAINING DRAWINGS (DA9003-9005) RENUMBERED

FOR S34 - REVISION F
1) **DA3006 NORTH ELEVATION (NO. 80 OXFORD STREET)** ADDED TO ADDRESS COUNCIL'S COMMENTS

REVISION G
1) **DA3111 INTERNAL SIGHTLINE ANALYSIS 4** ADDED.

DRAWING LIST

Subset Name	ID	Name
0000 S4.55		
	DA 0000	COVERPAGE
	DA 0001	SITE CONTEXT
1000 ANALYSIS & SITE PLANS		
	DA 1001	SITE ANALYSIS PLAN
	DA 1002	PHOTOMONTAGE 01 - OXFORD ST
	DA 1003	PHOTOMONTAGE 02 - OXFORD ST
	DA 1004	PHOTOMONTAGE 03 - JAMES STREET
	DA 1005	SITE PLAN
	DA 1006	DEMOLITION PLAN - GROUND FLOOR
	DA 1007	DEMOLITION PLAN - LEVEL 01
	DA 1008	DEMOLITION PLAN - LEVEL 02 / ROOF
2000 GENERAL ARRANGEMENT PLAN - SCALE 1:200		
	DA 2001	BASEMENT B2 FLOOR PLAN
	DA 2002	BASEMENT B1 FLOOR PLAN
	DA 2003	GROUND FLOOR PLAN
	DA 2004	LEVEL 1 FLOOR PLAN
	DA 2005	LEVEL 2 FLOOR PLAN
	DA 2006	ROOF PLAN
2100 GENERAL ARRANGEMENT PLAN - SCALE 1:100		
	DA 2101	BASEMENT B2 FLOOR PLAN - SHEET 1
	DA 2102	BASEMENT B2 FLOOR PLAN - SHEET 2
	DA 2103	BASEMENT B1 FLOOR PLAN - SHEET 1
	DA 2104	BASEMENT B1 FLOOR PLAN - SHEET 2
	DA 2105	GROUND FLOOR PLAN - SHEET 1
	DA 2106	GROUND FLOOR PLAN - SHEET 2
	DA 2107	LEVEL 1 FLOOR PLAN - SHEET 1
	DA 2108	LEVEL 1 FLOOR PLAN - SHEET 2
	DA 2109	LEVEL 2 FLOOR PLAN - SHEET 1
	DA 2110	LEVEL 2 FLOOR PLAN - SHEET 2
	DA 2111	ROOF PLAN - SHEET 1
	DA 2112	ROOF PLAN - SHEET 2
3000 ELEVATIONS		
	DA 3001	ELEVATION NORTH + SOUTH (CONTEXT)
	DA 3002	ELEVATION NORTH (JAMES STREET)
	DA 3003	ELEVATION SOUTH (OXFORD STREET)
	DA 3004	ELEVATION WEST (JAMES STREET) + EAST
	DA 3005	NORTH ELEVATION (INTERNAL) + SOUTH (INTERNAL)
	DA 3006	NORTH ELEVATION (NO. 80 OXFORD STREET)
3100 SECTIONS		
	DA 3101	LONG SECTION - AA
	DA 3102	LONG SECTION - BB
	DA 3103	SHORT SECTION - CC
	DA 3104	SHORT SECTION - DD
	DA 3105	SHORT SECTION - EE
	DA 3106	SECTION FF & GG - OXFORD ST SIGHTLINES
	DA 3107	INTERNAL SIGHTLINE ANALYSIS 1
	DA 3108	INTERNAL SIGHTLINE ANALYSIS 2
	DA 3109	INTERNAL SIGHTLINE ANALYSIS 3
ITEM 01	DA 3110	INTERNAL SIGHTLINE ANALYSIS 4
6000 SCHEDULES		
	DA 6001	WINDOW SCHEDULE
	DA 6002	PRECEDENT IMAGERY
	DA 6003	EXTERNAL FINISHES - JAMES STREET
	DA 6004	EXTERNAL FINISHES - OXFORD STREET
7000 SEPP 65 / ACCESSIBILITY		
	DA 7001	CROSS VENTILATION & SOLAR ASSESSMENT
	DA 7002	STORAGE & PARKING ASSESSMENT
	DA 7003	PRE + POST ADAPTION PLANS - UNIT G04 & G05
7100 SOLAR ACCESS - VIEWS FROM SUN		
	DA 7101	SOLAR ACCESS - JUNE 21st - 9AM-11AM
	DA 7102	SOLAR ACCESS - JUNE 21st - 12PM-3PM
9000 COUNCIL CONTROLS		
	DA 9001	GFA DIAGRAMS
	DA 9002	GFA COMPARISON DIAGRAMS
	DA 9003	LANDSCAPE AREA CALCULATION
	DA 9004	HEIGHT PLANE DIAGRAM
	DA 9005	WASTE MANAGEMENT PLAN



SECTION 4.55 APPLICATION

REVISION G - S34 AMENDMENTS

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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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
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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 JZ 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
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
COVERPAGE

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

DRAWN BY: MHNDU	CHECKED:
SCALE:	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 0000

SITE CONTEXT

SCHEDULE OF CHANGES
DA607/21

S4.55 - REVISION E
NO CHANGE TO DRAWING SHEET

FOR S34 - REVISION F
NO CHANGE TO DRAWING SHEET

REVISION G
NO CHANGE TO DRAWING SHEET.





01



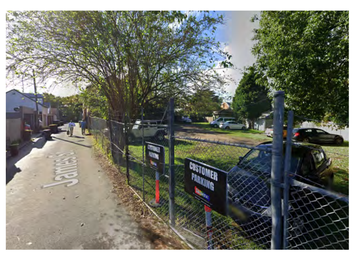
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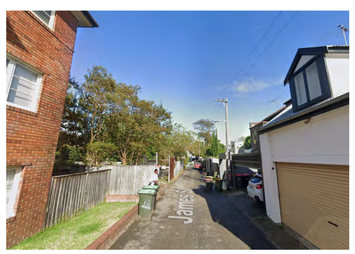
03



04



05



06



07

N

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CLIENT:
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ARCHITECT:
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www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Bran Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
SITE CONTEXT

REF: BIMcloud: bcb-24 local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_JuI23

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:750@A1
ISSUE DATE: 17/08/2023
REVISION: **G**
PROJECT NUMBER: **21-073**
DWG NUMBER: **DA 0001**

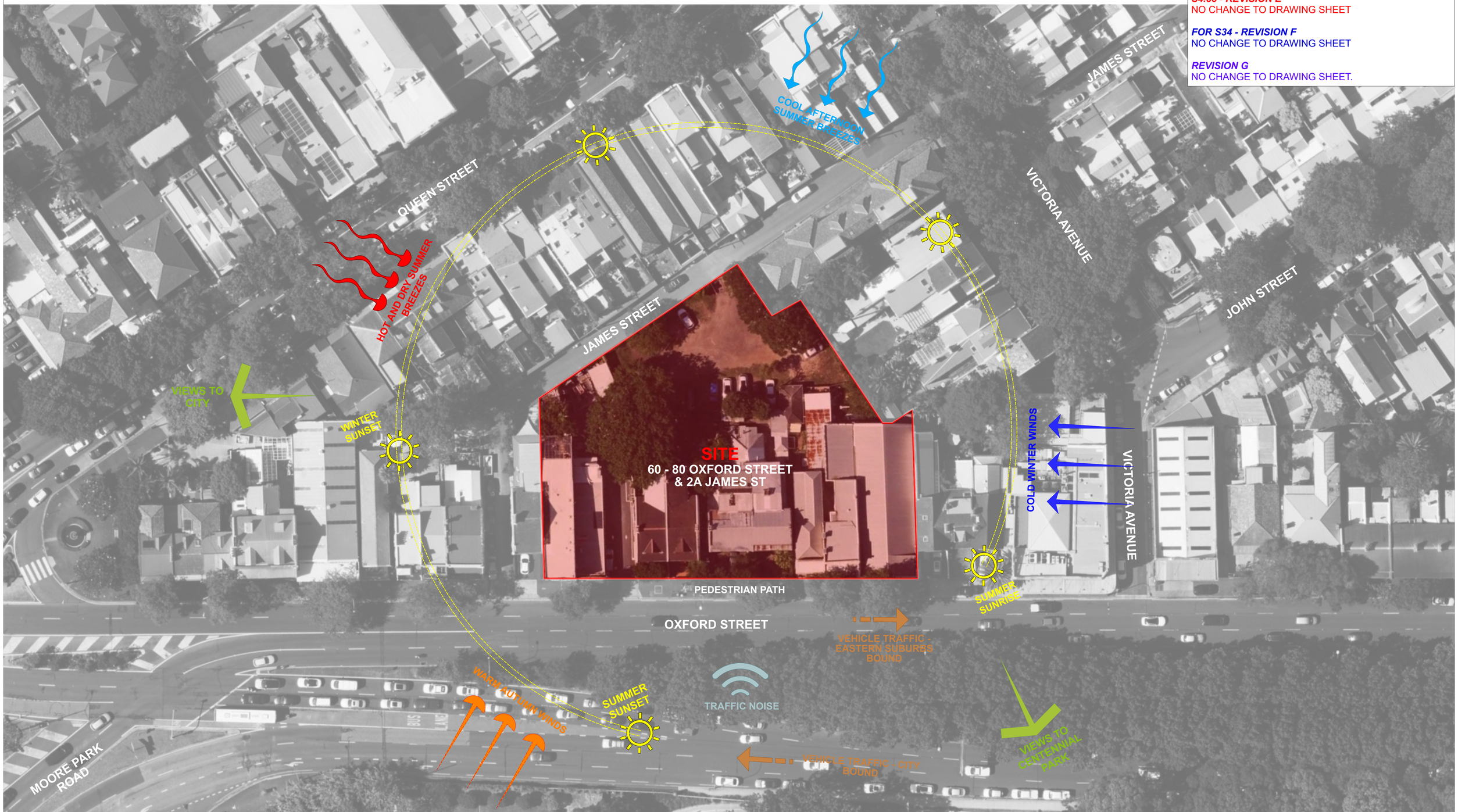
SITE ANALYSIS PLAN

SCHEDULE OF CHANGES
DA607/21

S4.55 - REVISION E
NO CHANGE TO DRAWING SHEET

FOR S34 - REVISION F
NO CHANGE TO DRAWING SHEET

REVISION G
NO CHANGE TO DRAWING SHEET.



N

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SPEC. C.11: PERFORMANCE OF EXTERNAL WALLS IN A FIRE
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CLAUSE C2.12: SPEARATION OF EQUIPMENT
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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
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DRAWING TITLE:
SITE ANALYSIS PLAN

REF: BIMcloud: bcb-24 local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Ju23

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:350@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 1001

PHOTOMONTAGE 01 - OXFORD ST

SCHEDULE OF CHANGES
DA607/21

S4.55 - REVISION E
1) PHOTOMONTAGE AMENDED TO REFLECT UPDATED DESIGN

FOR S34 - REVISION F
NO CHANGE TO DRAWING SHEET

REVISION G
REVISION G
1) RESIDENTIAL FLAT BUILDING LOWERED 450MM. REFER TO PLANS, SECTIONS AND ELEVATIONS FOR FURTHER DETAIL.

NOTE: PHOTOMONTAGE NOT UPDATED.



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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
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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

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
PHOTOMONTAGE 01 - OXFORD ST

REF: BIMcloud: bcb-24.bcal - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Ju23

DRAWN BY:	CHECKED:
MHNDU	
SCALE:	
ISSUE DATE:	REVISION:
17/08/2023	G
PROJECT NUMBER:	DWG NUMBER:
21-073	DA 1002

PHOTOMONTAGE 02 - OXFORD ST

SCHEDULE OF CHANGES
DA607/21

S4.55 - REVISION E
1) PHOTOMONTAGE AMENDED TO REFLECT UPDATED DESIGN

FOR S34 - REVISION F
NO CHANGE TO DRAWING SHEET

REVISION G
NO CHANGE TO DRAWING SHEET.



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
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C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
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F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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SPEC. C1.1 FIRE RESISTING CONSTRUCTION
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NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

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PHOTOMONTAGE 02 - OXFORD ST

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_JuD3

DRAWN BY: MHNDU	CHECKED:
SCALE:	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 1003

PHOTOMONTAGE 03 - JAMES STREET

SCHEDULE OF CHANGES
DA607/21

S4.55 - REVISION E
NO CHANGE TO DRAWING SHEET

FOR S34 - REVISION F
NO CHANGE TO DRAWING SHEET

REVISION G
1) RESIDENTIAL FLAT BUILDING LOWERED 450MM. REFER TO PLANS, SECTIONS AND ELEVATIONS FOR FURTHER DETAIL.

NOTE: PHOTOMONTAGE NOT UPDATED.



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ARCHITECT:
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Nominated Architect
Brian Meyerson
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
PHOTOMONTAGE 03 - JAMES STREET

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_ls2DS

DRAWN BY: MHNDU	CHECKED:
SCALE:	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 1004

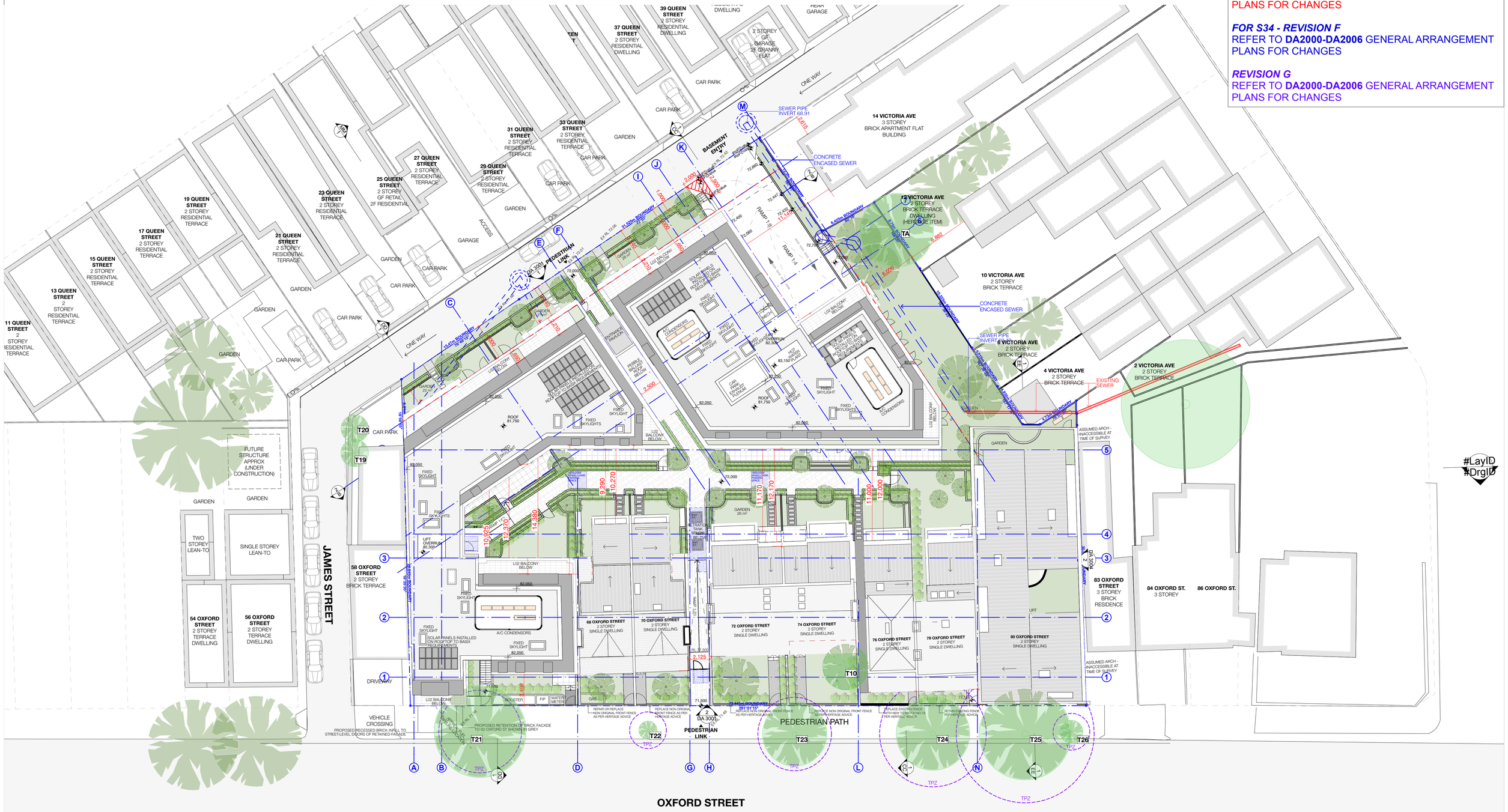
SITE PLAN

SCHEDULE OF CHANGES
DA607/21

S4.55 - REVISION E
REFER TO **DA2000-DA2006** GENERAL ARRANGEMENT PLANS FOR CHANGES

FOR S34 - REVISION F
REFER TO **DA2000-DA2006** GENERAL ARRANGEMENT PLANS FOR CHANGES

REVISION G
REFER TO **DA2000-DA2006** GENERAL ARRANGEMENT PLANS FOR CHANGES


OXFORD STREET
JAMES STREET
ONE WAY
39 QUEEN STREET 2 STOREY RESIDENTIAL DWELLING
37 QUEEN STREET 2 STOREY RESIDENTIAL DWELLING
31 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
33 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
29 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
27 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
25 QUEEN STREET 2 STOREY GF RETAIL 2F RESIDENTIAL
23 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
21 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
19 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
17 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
15 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
13 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
11 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
14 VICTORIA AVE 3 STOREY BRICK APARTMENT FLAT BUILDING
12 VICTORIA AVE 2 STOREY BRICK TERRACE DWELLING (HERITAGE ITEM)
10 VICTORIA AVE 2 STOREY BRICK TERRACE
8 VICTORIA AVE 2 STOREY BRICK TERRACE
6 VICTORIA AVE 2 STOREY BRICK TERRACE
4 VICTORIA AVE 2 STOREY BRICK TERRACE
2 VICTORIA AVE 2 STOREY BRICK TERRACE
58 OXFORD STREET 2 STOREY BRICK TERRACE
54 OXFORD STREET 2 STOREY TERRACE DWELLING
56 OXFORD STREET 2 STOREY TERRACE DWELLING
68 OXFORD STREET 2 STOREY SINGLE DWELLING
70 OXFORD STREET 2 STOREY SINGLE DWELLING
72 OXFORD STREET 2 STOREY SINGLE DWELLING
74 OXFORD STREET 2 STOREY SINGLE DWELLING
76 OXFORD STREET 2 STOREY SINGLE DWELLING
78 OXFORD STREET 2 STOREY SINGLE DWELLING
80 OXFORD STREET 2 STOREY SINGLE DWELLING
83 OXFORD STREET 3 STOREY BRICK RESIDENCE
84 OXFORD ST. 3 STOREY
86 OXFORD ST.
FUTURE STRUCTURE APPROX (UNDER CONSTRUCTION)
TWO STOREY LEAN-TO
SINGLE STOREY LEAN-TO
GARAGE
GARDEN
CAR PARK
DRIVEWAY
VEHICLE CROSSING
PEDESTRIAN LINK
BASEMENT ENTRY
RAMP 1:8
RAMP 1:4
SEWER PIPE INVERT 68.91
CONCRETE ENCASED SEWER
EXISTING SEWER
PROPOSED RETENTION OF BRICK FACADE TO 60 OXFORD ST SHOWN IN GREY
PROPOSED RECESSED BRICK INFILL TO STREET-LEVEL DOORS OF RETAINED FACADE
PEDESTRIAN PATH
T10
T19
T20
T21
T22
T23
T24
T25
T26
TPZ
DA 300
DA 301
DA 302
DA 303
DA 304
DA 305
DA 306
DA 307
DA 308
DA 309
DA 310
DA 311
DA 312
DA 313
DA 314
DA 315
DA 316
DA 317
DA 318
DA 319
DA

DEMOLITION PLAN - GROUND FLOOR

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1) REAR BALCONY TO NO.68 AND NO.70 OXFORD TO BE REMOVED
2) T10 CABBAGE TREE PALM TO BE RETAINED OR RELOCATED ON SITE. REFER TO ARBORIST'S REPORT FOR DETAIL
3) 'REMOVE BRICK INFILL TO EXISTING ARCHED WINDOWS' NOTED ON DEMOLITION PLAN

FOR S34 - REVISION F

NO CHANGE TO DRAWING SHEET

REVISION G

NO CHANGE TO DRAWING SHEET.

DEMOLITION PLAN NOTES

1. DEMOLITION:

DEMOLITION OF BUILDINGS AND STRUCTURES MUST COMPLY WITH AS 2601 2001

2. DEMOLITION REPORT:

A DEMOLITION REPORT MUST BE PREPARED AND SUBMITTED TO THE SATISFACTION OF COUNCIL PRIOR TO COMMENCEMENT OF DEMOLITION AND PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE.

3. HAZARDOUS MATERIALS REMOVAL CONTROL PLAN:

ALL HAZARDOUS SUBSTANCES LOCATED ON SITE ARE TO BE IDENTIFIED IN A REPORT PREPARED IN ACCORDANCE WITH AS2601. THIS IS TO BE PREPARED BY A SUITABLY QUALIFIED COMPETENT PERSON AND SUBMITTED TO THE PCA FOR APPROVAL AND SUBMISSION TO COUNCIL.

4. HAZARDOUS MATERIALS REMOVAL:

ALL HAZARDOUS SUBSTANCES LOCATED ON SITE ARE TO BE REMOVED FROM SITE **IN ACCORDANCE WITH THE ABOVE PLAN.**

5. ACCORDANCE WITH NCC AND AS:

ALL EXCAVATION AND DEMOLITION WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.

6. TREE PROTECTION ZONES:

TREE PROTECTION ZONES ARE TO BE PUT IN PLACE AND MAINTAINED THESE ARE TO BE SIGNED OFF BY THE PCA PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/EXCAVATION WORKS. REFER TO APPROVED TREE MANAGEMENT PLAN FOR LANDSCAPE ARCHITECT'S DETAILS OF TREE PROTECTION ZONES.

7. ARBORIST REPORT:

ALL EXCAVATION AND DEMOLITION WORKS AND THE ERECTION OF TREE PROTECTION ZONES TO BE IN ACCORDANCE WITH THE **ARBORIST'S REPORT PREPARED BY NEOSCAPE.**

8. ROAD AND PUBLIC DOMAIN WORKS:

NO WORKS ARE TO BE EXECUTED IN THE PUBLIC DOMAIN UNTIL COUNCIL HAS APPROVED A SECTION 138 APPLICATION UNDER THE ROADS ACT 1993, THE REQUIRED BOND HAS BEEN PAID AND THE CONSTRUCTION CERTIFICATE ISSUED.

9. EXISTING FOOTINGS:

REMOVE ALL EXISTING FOOTINGS FORMING PART OF THE DEMOLISHED BUILDING.

10. TENDER CONTRACTUAL DETAILS:

THE CONTRACTOR IS TO REFER TO THE CLIENT OR PROJECT MANAGER FOR ALL CONTRACTUAL DETAILS REGARDING EXCAVATION/DEMOLITION TENDER

11. HERITAGE REPORT:

REFER TO HERITAGE REPORT FOR ADDITIONAL DETAIL IN RELATION TO DEMOLITION SCOPE AND METHODOLOGY

LEGEND:

EXISTING ITEMS TO BE DEMOLISHED

EXISTING ITEMS TO BE RETAINED

EXISTING TREE TO BE RETAINED AND PROTECTED
TREE REFERENCE NUMBER NOTED

EXISTING TREE TO BE REMOVED
TREE REFERENCE NUMBER NOTED

EXISTING SURROUNDING TREES
TO BE RETAINED

TREE PROTECTION ZONES -
REFER TO ARBORIST REPORT.

1 - DEMOLITION PLAN - GROUND 1:200

N

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
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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

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
DEMOLITION PLAN - GROUND FLOOR

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul25

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:200@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 1006

DEMOLITION PLAN - LEVEL 01

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1) REAR BALCONY TO NO.68 AND NO.70 OXFORD TO BE REMOVED
2) T10 CABBAGE TREE PALM TO BE RETAINED OR RELOCATED ON SITE. REFER TO ARBORIST'S REPORT FOR DETAIL
3) 'EXISTING HIGH LEVEL WINDOWS TO BE RELOCATED TO CENTRAL LOCATION' NOTED ON DEMOLITION PLAN

FOR S34 - REVISION F

NO CHANGE TO DRAWING SHEET

REVISION G

NO CHANGE TO DRAWING SHEET.

DEMOLITION PLAN NOTES

1. DEMOLITION:

DEMOLITION OF BUILDINGS AND STRUCTURES MUST COMPLY WITH AS 2601 2001

2. DEMOLITION REPORT:

A DEMOLITION REPORT MUST BE PREPARED AND SUBMITTED TO THE SATISFACTION OF COUNCIL PRIOR TO COMMENCEMENT OF DEMOLITION AND PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE.

3. HAZARDOUS MATERIALS REMOVAL CONTROL PLAN:

ALL HAZARDOUS SUBSTANCES LOCATED ON SITE ARE TO BE IDENTIFIED IN A REPORT PREPARED IN ACCORDANCE WITH AS2601. THIS IS TO BE PREPARED BY A SUITABLY QUALIFIED COMPETENT PERSON AND SUBMITTED TO THE PCA FOR APPROVAL AND SUBMISSION TO COUNCIL.

4. HAZARDOUS MATERIALS REMOVAL:

ALL HAZARDOUS SUBSTANCES LOCATED ON SITE ARE TO BE REMOVED FROM SITE **IN ACCORDANCE WITH THE ABOVE PLAN.**

5. ACCORDANCE WITH NCC AND AS:

ALL EXCAVATION AND DEMOLITION WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.

6. TREE PROTECTION ZONES:

TREE PROTECTION ZONES ARE TO BE PUT IN PLACE AND MAINTAINED THESE ARE TO BE SIGNED OFF BY THE PCA PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/EXCAVATION WORKS. REFER TO APPROVED TREE MANAGEMENT PLAN FOR LANDSCAPE ARCHITECT'S DETAILS OF TREE PROTECTION ZONES.

7. ARBORIST REPORT:

ALL EXCAVATION AND DEMOLITION WORKS AND THE ERECTION OF TREE PROTECTION ZONES TO BE IN ACCORDANCE WITH THE **ARBORIST'S REPORT PREPARED BY NEOSCAPE.**

8. ROAD AND PUBLIC DOMAIN WORKS:

NO WORKS ARE TO BE EXECUTED IN THE PUBLIC DOMAIN UNTIL COUNCIL HAS APPROVED A SECTION 138 APPLICATION UNDER THE ROADS ACT 1993, THE REQUIRED BOND HAS BEEN PAID AND THE CONSTRUCTION CERTIFICATE ISSUED.

9. EXISTING FOOTINGS:

REMOVE ALL EXISTING FOOTINGS FORMING PART OF THE DEMOLISHED BUILDING.

10. TENDER CONTRACTUAL DETAILS:

THE CONTRACTOR IS TO REFER TO THE CLIENT OR PROJECT MANAGER FOR ALL CONTRACTUAL DETAILS REGARDING EXCAVATION/DEMOLITION TENDER

11. HERITAGE REPORT:

REFER TO HERITAGE REPORT FOR ADDITIONAL DETAIL IN RELATION TO DEMOLITION SCOPE AND METHODOLOGY

LEGEND:

Building/ Walls | Floors/ Roof | Fences — EXISTING ITEMS TO BE DEMOLISHED

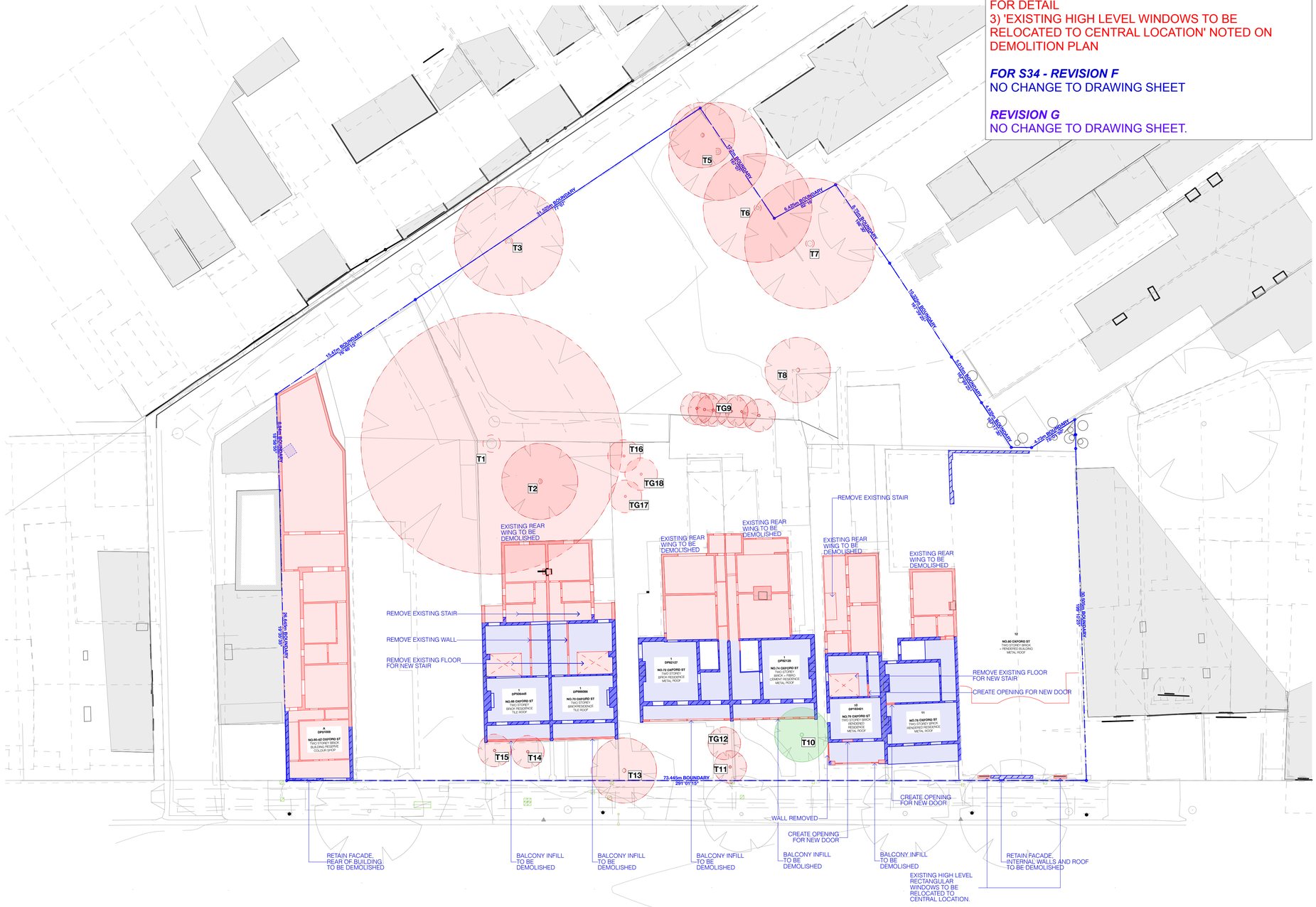
Walls | Floors/ Roof — EXISTING ITEMS TO BE RETAINED

T1 — EXISTING TREE TO BE RETAINED AND PROTECTED
TREE REFERENCE NUMBER NOTED

T1 — EXISTING TREE TO BE REMOVED
TREE REFERENCE NUMBER NOTED

EXISTING SURROUNDING TREES TO BE RETAINED

TREE PROTECTION ZONES -
REFER TO ARBORIST REPORT.



2 - DEMOLITION PLAN - LEVEL 01
1:200

N

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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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.
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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
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MASONRY: TO COMPLY WITH AS3700
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BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

ARCHITECT:
MHNDUNION
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SURRY HILLS SYDNEY NSW 2010
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www.mhndu.com
Nominated Architect Brian Meyerson
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
DEMOLITION PLAN - LEVEL 01

REF: BIMcloud: bcb-24:local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:200@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 1007

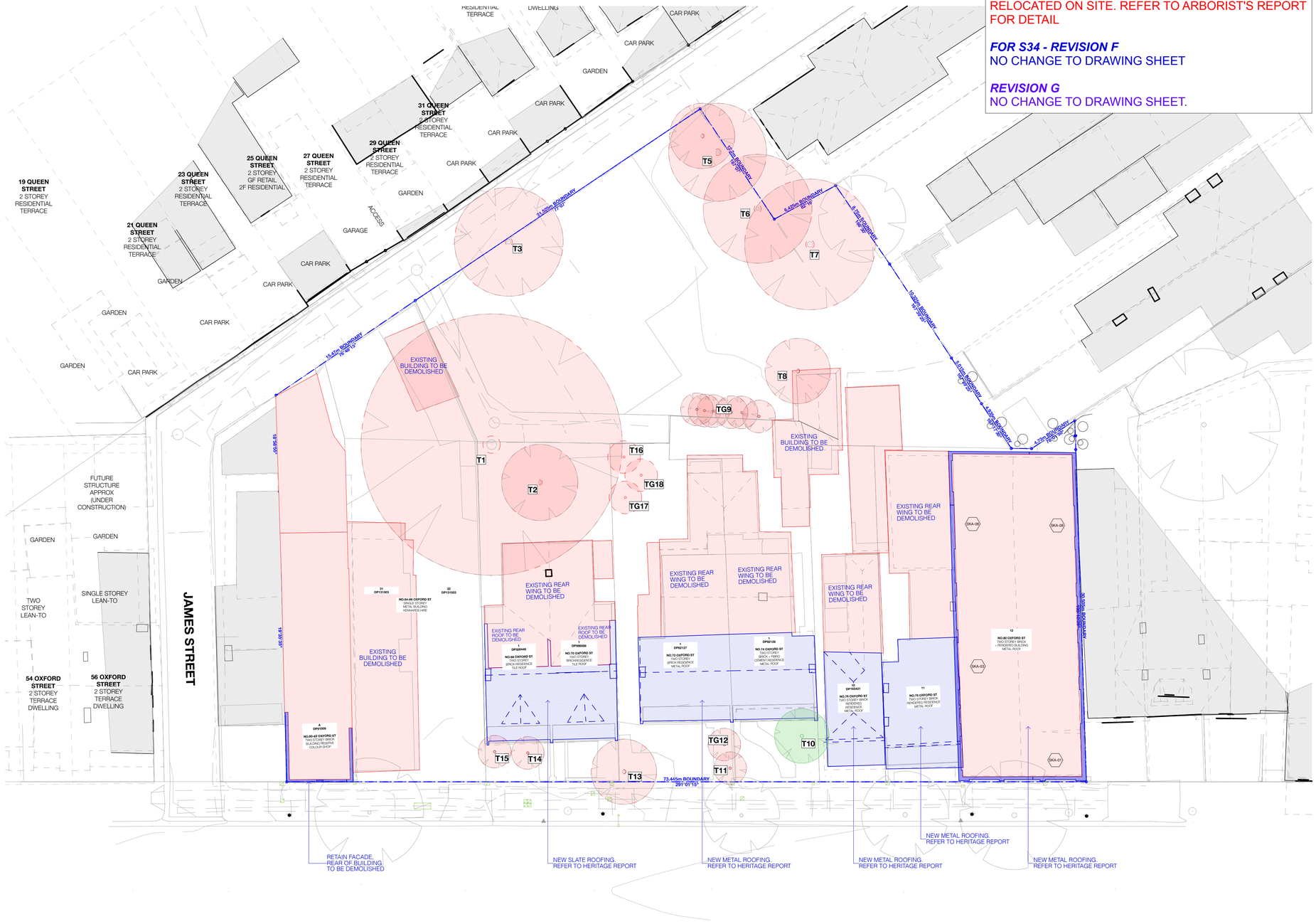
DEMOLITION PLAN - LEVEL 02 / ROOF

SCHEDULE OF CHANGES
DA607/21

S4.55 - REVISION E
1) EXTENT OF DEMOLITION TO REAR ROOF OF #68 & #70 OXFORD ST AMENDED TO FIT PROPOSED SECOND STOREY
2) T10 CABBAGE TREE PALM TO BE RETAINED OR RELOCATED ON SITE. REFER TO ARBORIST'S REPORT FOR DETAIL

FOR S34 - REVISION F
NO CHANGE TO DRAWING SHEET

REVISION G
NO CHANGE TO DRAWING SHEET.



2 — DEMOLITION PLAN - LEVEL 02 / ROOF
1:200

DEMOLITION PLAN NOTES

1. DEMOLITION:
DEMOLITION OF BUILDINGS AND STRUCTURES MUST COMPLY WITH AS 2601 2001

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EXISTING SURROUNDING TREES TO BE RETAINED

TREE PROTECTION ZONES - REFER TO ARBORIST REPORT.

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

N

REV	DESCRIPTION	DATE
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BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
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CLIENT:
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ARCHITECT:
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Nominated Architect Brain Meyerson
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PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

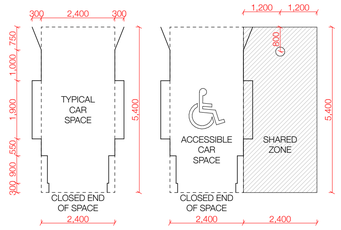
DRAWING TITLE:
DEMOLITION PLAN - LEVEL 02 / ROOF

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul25

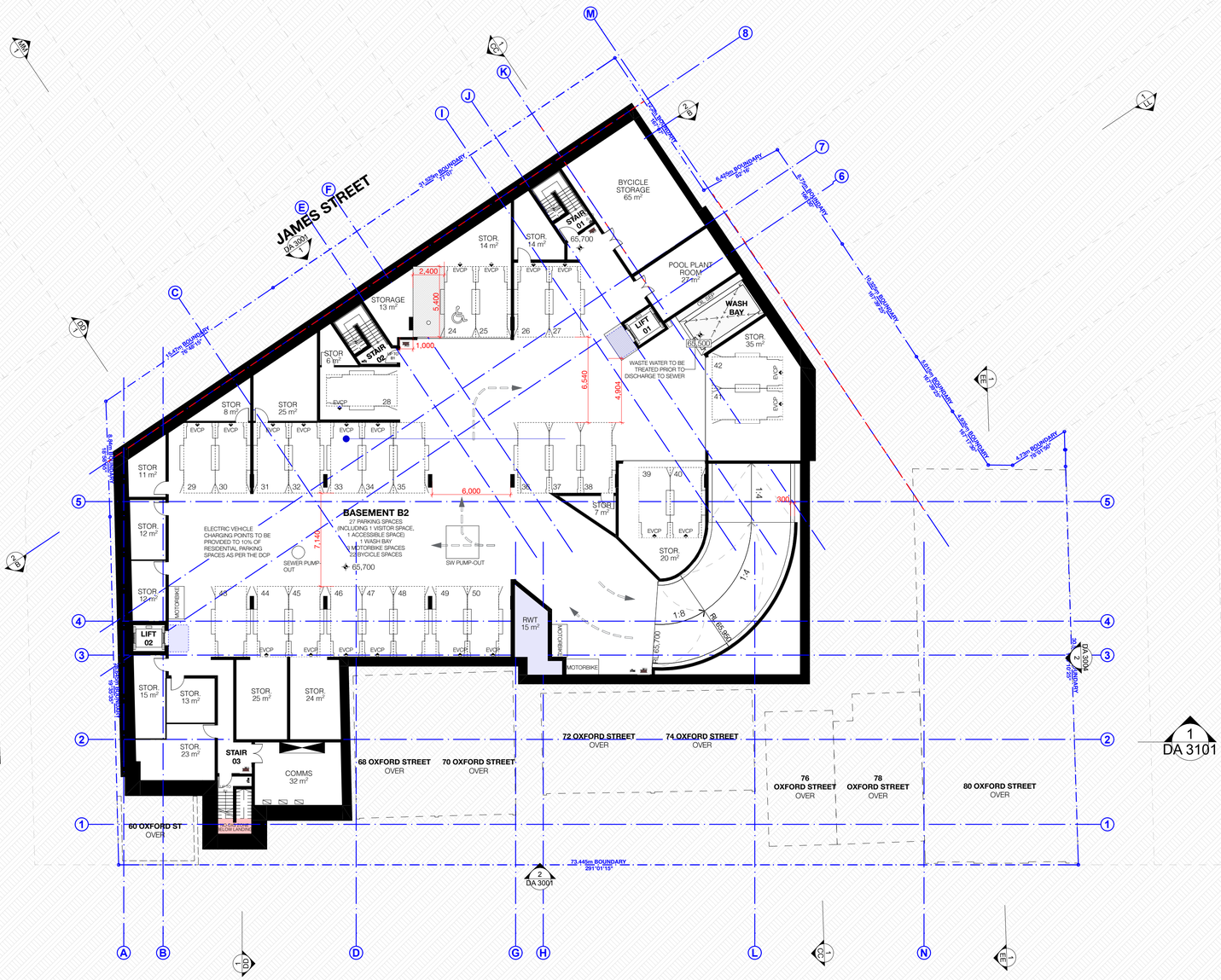
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CHECKED:
SCALE: 1:200@A1
ISSUE DATE: 17/08/2023
REVISION: G
PROJECT NUMBER: **21-073**
DWG NUMBER: **DA 1008**

BASEMENT B2 FLOOR PLAN

TYPICAL PARKING SPACES
PER AS/NZ 2890.1: 2004, AS/NZ 2890.6: 2009



1:100@A1



SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1. LIFT 01 AND 02 RELOCATED
2. WASH BAY RELOCATED
3. OSD TANK CHANGED TO RAINWATER TANK AND RELOCATED
4. RAMP LAYOUT AMENDED
5. PARKING ALLOCATION AND NUMBERS AMENDED TO COMPLY WITH NEW BEDROOM MIX
6. BASEMENT SHORING AMENDED, PARKING BAYS SHIFTED SLIGHTLY
7. STAIR 01 & 03 SHIFTED BASED ON NEW SHORING
8. MOTORBIKE PARKING RELOCATED
9. STORAGE INCREASED
10. POOL PLANT ROOM ADDED
11. MINOR REARRANGEMENT TO SERVICES ROOMS

FOR S34 - REVISION F

1. PARKING ALLOCATION AMENDED BASED ON NEW APARTMENT SPLIT
2. SOME PARKING SPACES CHANGED FROM ENCLOSED GARAGES TO OPEN PARKING

REVISION G

NO CHANGE TO DRAWING SHEET.

#LayID
#DrgID

N

REV	DESCRIPTION	DATE
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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

- BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

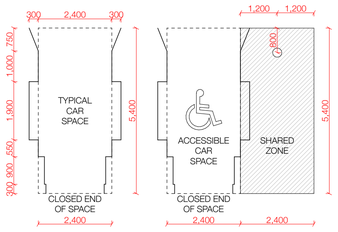
DRAWING TITLE:
BASEMENT B2 FLOOR PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_.pln23

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:200, 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 2001

BASEMENT B1 FLOOR PLAN

TYPICAL PARKING SPACES
PER AS/NZ 2890.1: 2004, AS/NZ 2890.6: 2009



1:100@A1

SCHEDULE OF CHANGES

DA607/21

S4.55 REVISION E

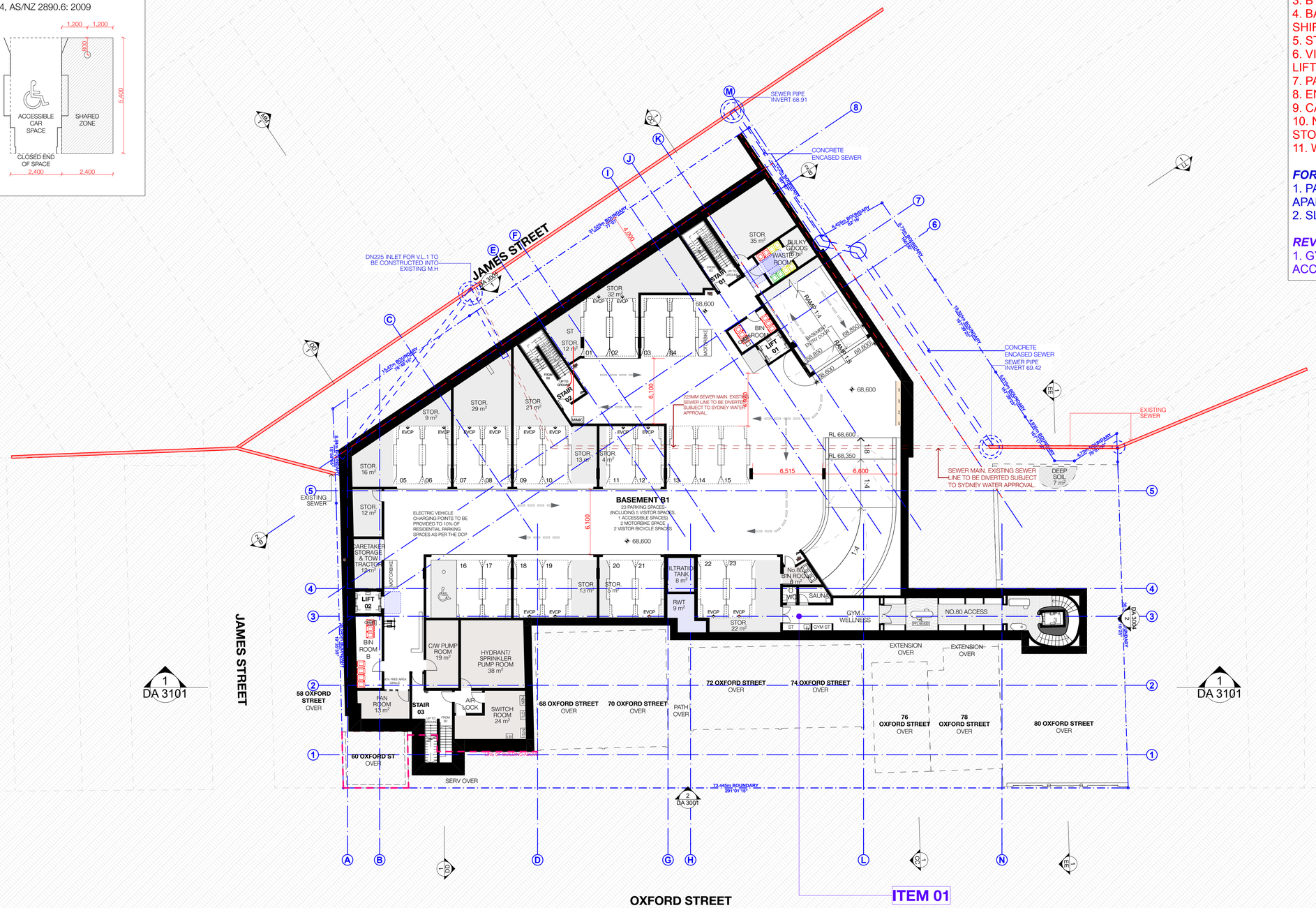
1. LIFT 01 AND 02 RELOCATED
2. OSD TANK CHANGED TO RAINWATER TANK AND RELOCATED
3. B1-B2 RAMP LAYOUT AMENDED
4. BASEMENT SHORING AMENDED, PARKING BAYS SHIFTED SLIGHTLY
5. STAIR 01 & 03 SHIFTED BASED ON NEW SHORING
6. VISITOR SPACE RELOCATED TO B2 DUE TO NEW LIFT 02 LOCATION
7. PARKING ALLOCATION AND NUMBERS AMENDED
8. ENTRY RAMP SHIFTED FOR SEWER CLEARANCE
9. CARETAKER STORAGE RELOCATED
10. NO.80 ACCESS INTERNAL DESIGN AMENDED, WINE STORAGE AND TOOL STORAGE ADDED
11. WASTE ROOMS RELOCATED UNDER ENTRY RAMP

FOR S34 - REVISION F

1. PARKING ALLOCATION AMENDED BASED ON NEW APARTMENT SPLIT
2. SLIGHT AMENDMENT TO SEWER PIPE ROUTE

REVISION G

1. GYM, SAUNA + WC ADDED TO NO.80 BASEMENT ACCESS.



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
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D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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.
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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
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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 F1.1 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
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www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907
Nominated Architect Ersin Meyerson

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

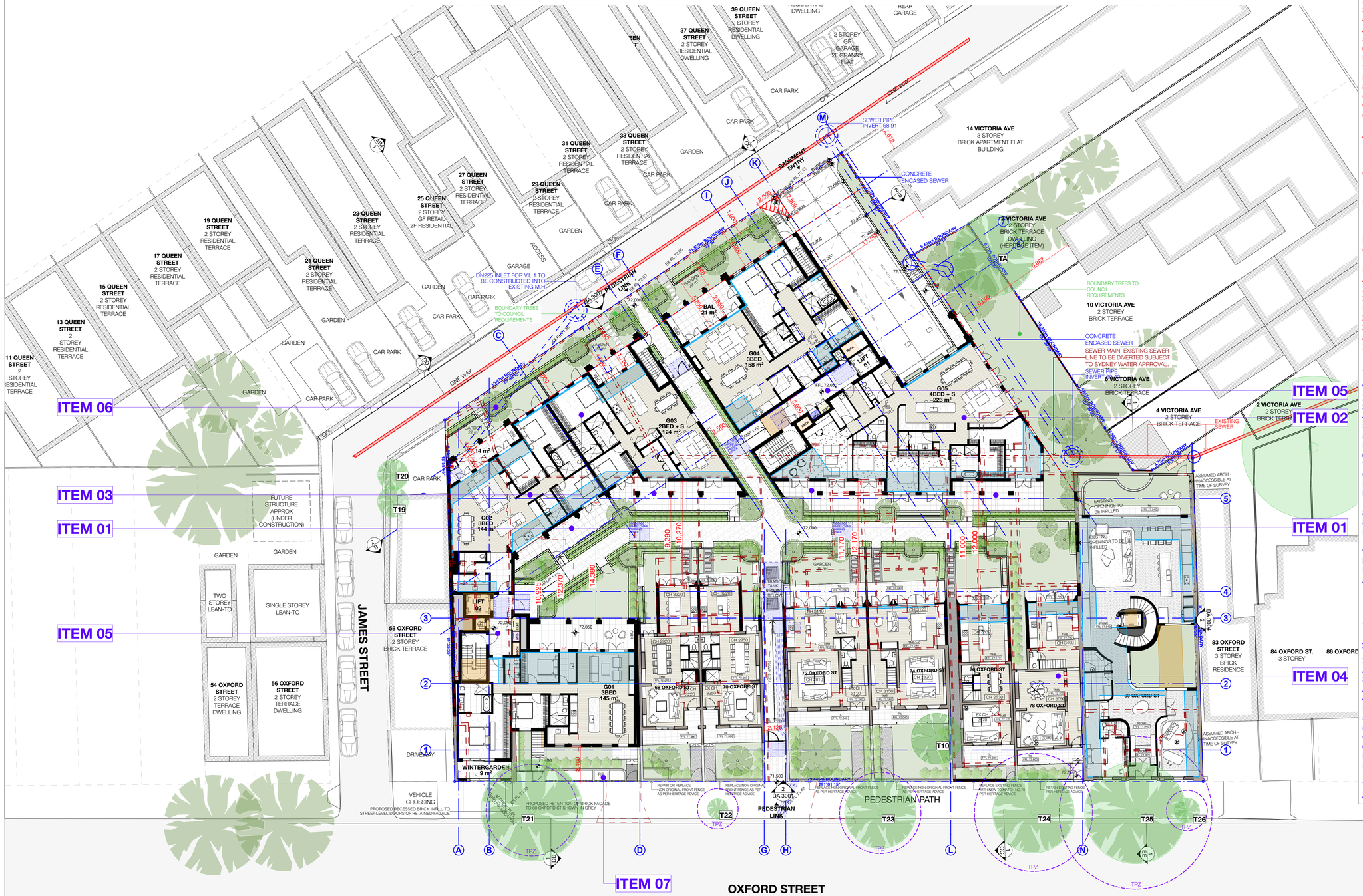
DRAWING TITLE:
BASEMENT B1 FLOOR PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul25

DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:200, 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 2002

#LayID
#DrgID

GROUND FLOOR PLAN



SCHEDULE OF CHANGES

DA607/21

S455 - REVISION E

1. LIFT 02 AND CORE REARRANGED
2. LIFT 01 RELOCATED
3. ENTRY RAMP SHIFTED FOR SEWER CLEARANCE
4. SECONDARY BALCONIES TO APARTMENTS CHANGED TO INTERNAL AREA, INCREASE TO GFA
5. ALL APARTMENT INTERNAL LAYOUTS AMENDED
6. JAMES ST FACADE WINDOWS AND COLUMN SPACING ADJUSTED TO MATCH NEW INTERNAL LAYOUTS
7. UNIT G01 BALCONY EXTENDED, ADDITIONAL INTERNAL AREA GIVEN BACK TO UNIT
8. STAIR 03 SHIFTED DUE TO AMENDED SHORING LINE, UNIT G01 GARDEN AMENDED TO FIT
9. OSD TANK REPLACED WITH RWT TANK AND RELOCATED, PREVIOUS OSD LOCATION CHANGED TO PRIVATE GARDEN FOR UNIT G01
10. FIRE STAIR 01 MIRRORED FOR CLOSER ACCESS FROM APARTMENTS
11. UNIT G03 ENTRANCE RELOCATED
12. UNIT G05 ~~ADDED PORTICO~~, EXTERNAL PAVED AREA AND POOL
13. BBQ ADDED TO ALL APARTMENT BALCONIES AND REAR GARDENS OF TERRACES
14. TERRACE INTERNAL LAYOUTS AMENDED
15. REAR FACADES OF TERRACE EXTENSIONS AMENDED TO FIT REVISED LAYOUTS. MINOR GFA INCREASE
16. #80 INTERNAL LAYOUT AMENDED WITH GFA INCREASE
17. SEWER DIVERSION NOTED PLAN
18. #80 CONDENSORS RELOCATED FROM BASEMENT, SMALL OPENING PROVIDED TO #80 REAR EXTERNAL WALL TO CONNECT TO CONDENSOR ZONE
19. MINOR AMENDMENTS TO INTERNAL LANDSCAPE DESIGN. ARBOUR ENTRIES REMOVED FOR UNIT G02, G03 REAR GARDEN. ARBOUR ENTRY ADDED FOR UNIT G01 REAR GARDEN
20. UNIT G05 EXTERNAL WALL PUSHED OUT, INCREASE IN AREA
21. REAR BALCONIES TO NO.68 & 70 TO BE REMOVED AND REBUILT AS PER EXISTING
22. SILVER LIVEABLE UNITS NOTED ON PLANS
23. UNIT BALCONY SIZES REDUCED, AREA GIVEN BACK TO INTERNAL APARTMENT AS GFA
24. PLANTER ABOVE PARKING ENTRY RAMP REDUCED

FOR S34 - REVISION F

1. UNIT MIX AMENDED TO INTRODUCE MORE APARTMENT VARIETY. WINDOWS AND DOORS RENUMBERED ACCORDINGLY
2. GFA REDUCED FROM S455 SCHEME AND BALCONY SIZES INCREASED
3. PLANTER AND BALCONY OVER DRIVEWAY ENTRANCE REMOVED
4. VENT PIPE LOCATION AMENDED PER SYDNEY WATER INSTRUCTION, SLIGHT AMENDMENT TO SEWER PIPE ROUTE
5. TERRACE FRONT GARDEN ENTRY PATHS CHANGED FROM PAVING TO PEBBLES
6. NO.80 LANDSCAPE DESIGN AMENDED, POOL REMOVED
7. EXISTING TERRACE INTERNAL AND BALCONY FLOORING TO BE CAREFULLY REMOVED AND STORED ON SITE. CARRY OUT WORKS REQUIRED FOR STRUCTURAL COMPLIANCE. EXISTING FLOORING TO BE REINSTALLED WHERE POSSIBLE TOGETHER WITH FLOOR FINISH TO INTERIORS SPECIFICATION.
8. EXISTING TERRACE SKIRTING TO BE CAREFULLY REMOVED AND STORED ON SITE. FOLLOWING WORKS REQUIRED TO FLOORING REINSTATE WHERE POSSIBLE TOGETHER WITH NEW SKIRTING TO INTERIOR / HERITAGE SPECIFICATION.
9. EXISTING TERRACE TIMBER CEILING JOIST + ROOF STRUCTURE TO BE ASSESSED BY STRUCTURAL ENGINEER. TO BE RE-SUPPORTED / REINFORCED IF REQUIRED WITH NEW STEEL / TIMBER STRUCTURE TO ACHIEVE STRUCTURAL COMPLIANCE.
10. PORTICO REMOVED FROM UNIT G07 EXTERNAL AREA
11. POOL REMOVED

REVISION G

1) SEPARATION DISTANCES BETWEEN THE SOUTH FACING APARTMENTS (G02, G03, G05) AND REAR OF OXFORD STREET TERRACES INCREASED. GFA REDUCED ACCORDINGLY.
2) TWO SOUTH-EAST APARTMENTS CONSOLIDATED TO A SINGLE APARTMENT (G05).
3) THREE SOUTH-WEST APARTMENTS CONSOLIDATED TO TWO APARTMENTS (G02 + G03).
4) LIFT REMOVED FROM TERRACE NO.78 OXFORD STREET. LIVING ROOM UPDATED ACCORDINGLY.
5) FFL OF RESIDENTIAL FLAT BUILDING (APARTMENTS G01-G05) RAISED 50MM FROM RL 72.000 TO RL 72.050 TO ACCOUNT FOR UPDATED OVERLAND FLOW.
6) GROUND LEVEL LANDSCAPE FACING JAMES STREET AND INTERNAL MEWS ADJUSTED TO ALIGN WITH REDUCED APARTMENT NUMBERS. PLANTER WIDTHS INCREASED - REFER TO LANDSCAPE PLANS FOR FURTHER DETAILS.
7) FIRE INDICATION PANEL RELOCATED BESIDE SOUTHERN BOOSTER ASSEMBLY.

LEGEND

- ADDITIONAL GFA FROM DA
- REDUCED GFA FROM DA

N

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
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D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
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SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
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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
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

- BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
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Nominated Architect Brdn Meyerson NSW Registration Number 4907

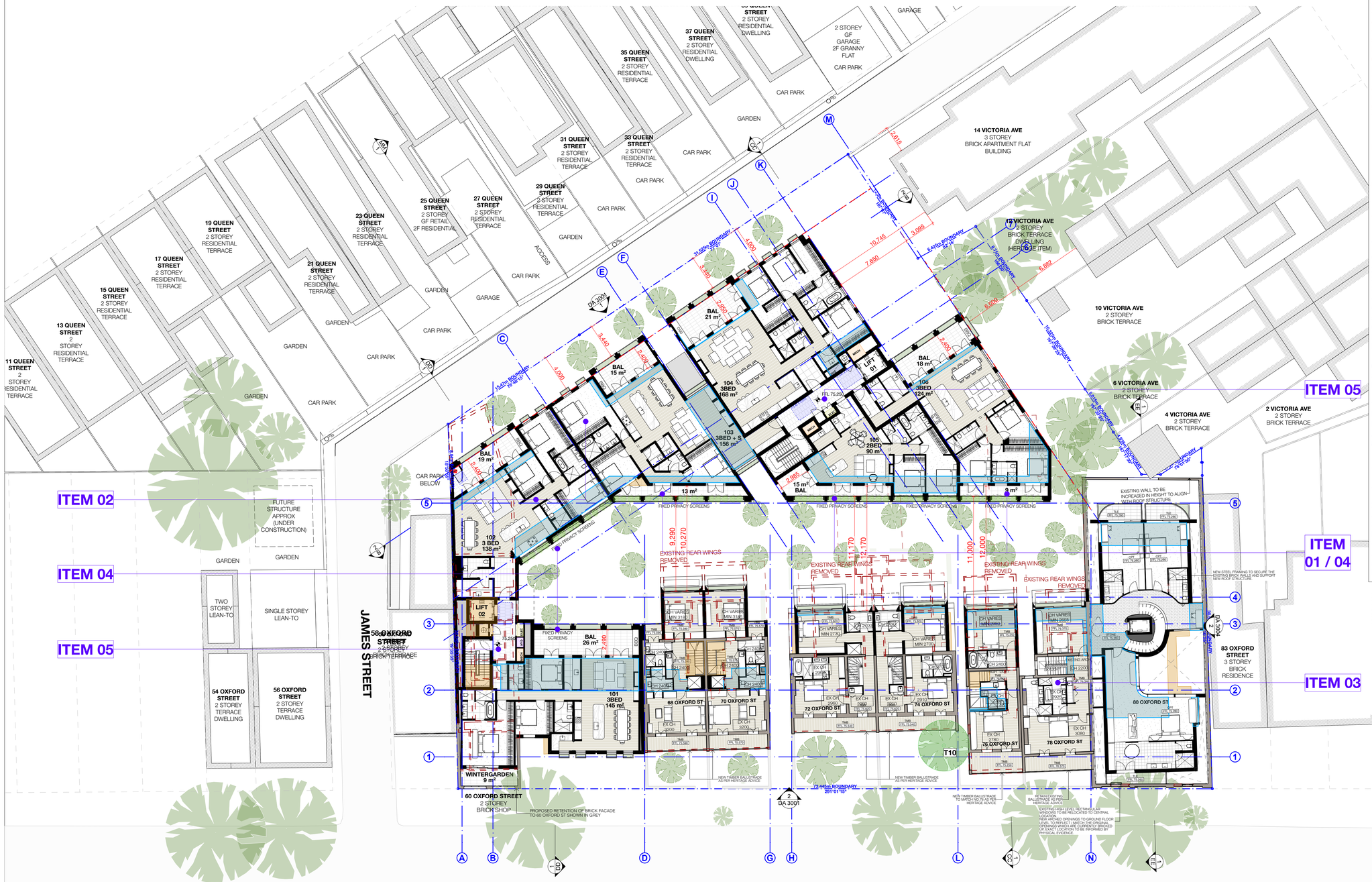
PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
GROUND FLOOR PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:200@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 2003

LEVEL 1 FLOOR PLAN



SCHEDULE OF CHANGES

DA607/21

S455 - REVISION E

1. LIFT 02 AND CORE REARRANGED
2. LIFT 01 RELOCATED
3. SECONDARY BALCONIES TO APARTMENTS CHANGED TO INTERNAL AREA, INCREASE TO GFA
4. ALL APARTMENT INTERNAL LAYOUTS AMENDED
5. JAMES ST FACADE WINDOWS AND COLUMN SPACING ADJUSTED TO MATCH NEW INTERNAL LAYOUTS
6. UNIT 101 BALCONY EXTENDED, ADDITIONAL INTERNAL AREA GIVEN BACK TO UNIT
7. FIRE STAIR 01 MIRRORED FOR CLOSER ACCESS FROM APARTMENTS
8. BRIDGE EXTENDED, ADDITIONAL INTERNAL AREA GIVEN BACK TO UNIT 103
9 BBQ ADDED TO ALL APARTMENT BALCONIES AND REAR GARDENS OF TERRACES
10. TERRACE INTERNAL LAYOUTS AMENDED
11. REAR FACADES OF TERRACE EXTENSIONS AMENDED TO FIT REVISED LAYOUTS. MINOR GFA INCREASE
12. #80 INTERNAL LAYOUT AMENDED WITH GFA INCREASE
13. UNIT 105 EXTERNAL WALL PUSHED OUT, INCREASE IN AREA
14. REAR BALCONIES TO NO.68 & 70 TO BE REMOVED AND REBUILT AS PER EXISTING
15. SILVER LIVEABLE UNITS NOTED ON PLAN
16. UNIT BALCONY SIZES REDUCED, AREA GIVEN BACK TO INTERNAL APARTMENT AS GFA

FOR S34 - REVISION F

1. UNIT MIX AMENDED TO INTRODUCE MORE APARTMENT VARIETY. WINDOWS AND DOORS RENUMBERED ACCORDINGLY
2. GFA REDUCED FROM S455 SCHEME AND BALCONY SIZES INCREASED
3. VENT PIPE LOCATION AMENDED PER SYDNEY WATER INSTRUCTION, SLIGHT AMENDMENT TO SEWER PIPE ROUTE
4. PLANTERS REMOVED FROM WINDOWS FACING MEWS AND SIDE GARDEN
5. EXISTING TERRACE INTERNAL AND BALCONY FLOORING TO BE CAREFULLY REMOVED AND STORED ON SITE. CARRY OUT WORKS REQUIRED FOR STRUCTURAL COMPLIANCE. EXISTING FLOORING TO BE REINSTALLED WHERE POSSIBLE TOGETHER WITH FLOOR FINISH TO INTERIORS SPECIFICATION.
6. EXISTING TERRACE SKIRTING TO BE CAREFULLY REMOVED AND STORED ON SITE. FOLLOWING WORKS REQUIRED TO FLOORING REINSTATE WHERE POSSIBLE TOGETHER WITH NEW SKIRTING TO INTERIOR / HERITAGE SPECIFICATION.
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8. NO.72 & 74 OXFORD ST LAUNDRY RELOCATED

REVISION G

1) SEPARATION DISTANCES BETWEEN THE SOUTH FACING APARTMENTS (102, 103, 105) AND REAR OF OXFORD STREET TERRACES INCREASED. GFA REDUCED ACCORDINGLY.
2) THREE SOUTH-WEST APARTMENTS CONSOLIDATED TO TWO APARTMENTS (102 + 103).
3) LIFT REMOVED FROM TERRACE NO.78 OXFORD STREET. LIVING ROOM UPDATED ACCORDINGLY.
4) FIXED PRIVACY SCREENS ADDED TO SOUTHERN FACADE OF APARTMENTS 102-106 AND NORTH-WEST BALCONY OF APARTMENT 101.
5) FFL OF RESIDENTIAL FLAT BUILDING (APARTMENTS 101-106) LOWERED 150MM FROM RL75.400 TO RL 75.250.

LEGEND

- ADDITIONAL GFA FROM DA
- REDUCED GFA FROM DA

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CLAUSE D2.17 HANDRAILS
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CLAUSE D2.23 SIGNS ON DOORS
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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
MECHELECTRYDRAULIC: 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

- BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
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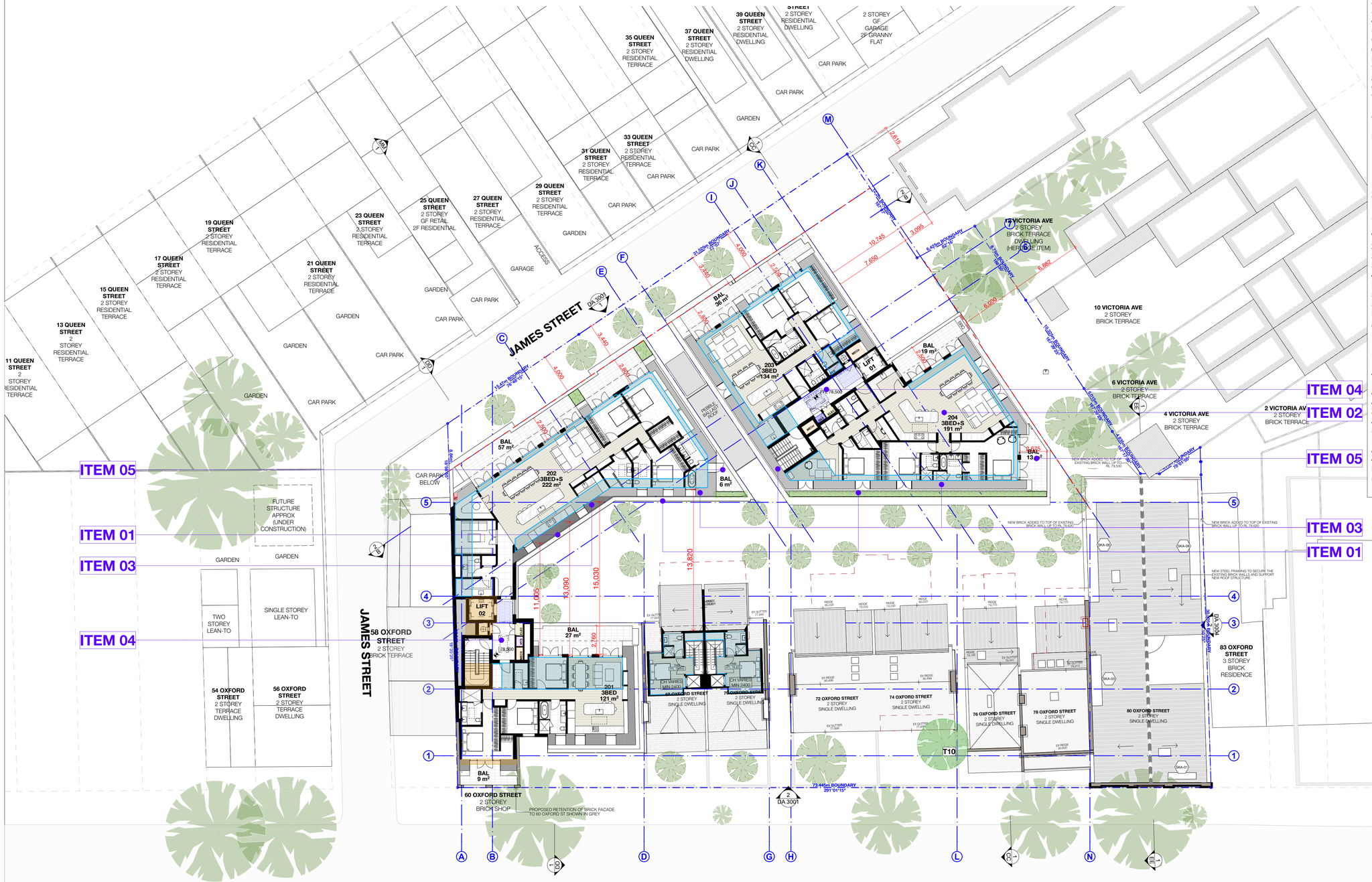
PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

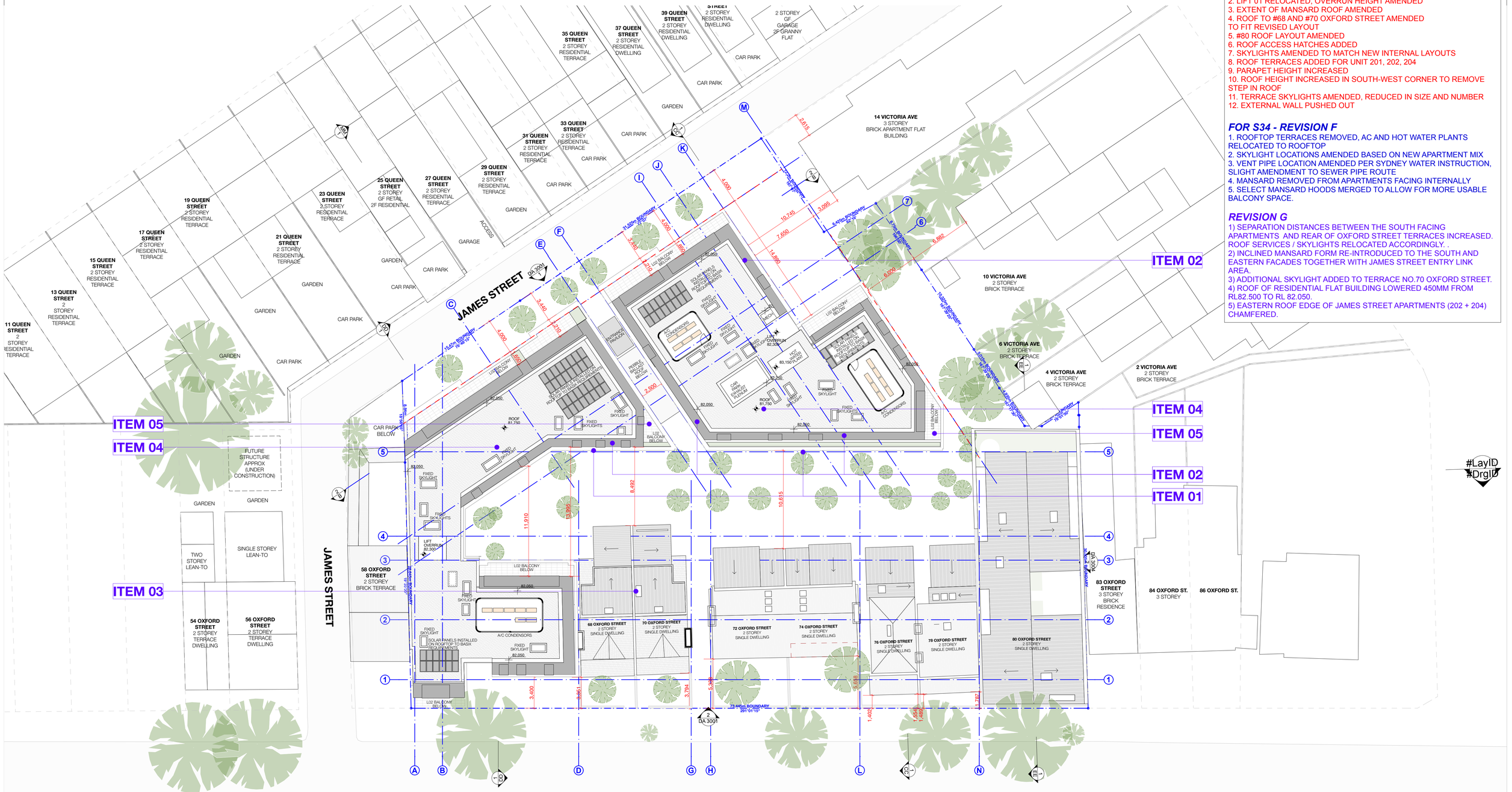
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DRAWN BY: MHNDU	CHECKED:
SCALE: 1:200@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 2004

LEVEL 2 FLOOR PLAN


JAMES STREET
OXFORD STREET
ITEM 01
ITEM 02
ITEM 03
ITEM 04
ITEM 05
58 OXFORD STREET 2 STOREY BRICK TERRACE
60 OXFORD STREET 2 STOREY BRICK SHOP
54 OXFORD STREET 2 STOREY TERRACE DWELLING
56 OXFORD STREET 2 STOREY TERRACE DWELLING
68 OXFORD STREET 2 STOREY SINGLE DWELLING
70 OXFORD STREET 2 STOREY SINGLE DWELLING
72 OXFORD STREET 2 STOREY SINGLE DWELLING
74 OXFORD STREET 2 STOREY SINGLE DWELLING
76 OXFORD STREET 2 STOREY SINGLE DWELLING
78 OXFORD STREET 2 STOREY SINGLE DWELLING
80 OXFORD STREET 2 STOREY SINGLE DWELLING
83 OXFORD STREET 3 STOREY BRICK RESIDENCE
10 VICTORIA AVE 2 STOREY BRICK TERRACE
12 VICTORIA AVE 2 STOREY BRICK TERRACE DWELLING (HERITAGE ITEM)
6 VICTORIA AVE 2 STOREY BRICK TERRACE
4 VICTORIA AVE 2 STOREY BRICK TERRACE
2 VICTORIA AV 2 STOREY BRICK TERRACE
11 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
13 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
15 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
17 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
19 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
21 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
23 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
25 QUEEN STREET 2 STOREY GF RETAIL 2F RESIDENTIAL
27 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
29 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
31 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
33 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
35 QUEEN STREET 2 STOREY RESIDENTIAL TERRACE
37 QUEEN STREET 2 STOREY RESIDENTIAL DWELLING
39 QUEEN STREET 2 STOREY RESIDENTIAL DWELLING
2 STOREY GF GARAGE 2F GRANNY FLAT
FUTURE STRUCTURE APPROX (UNDER CONSTRUCTION)
TWO STOREY LEAN-TO
SINGLE STOREY LEAN-TO
PROPOSED RETENTION OF BRICK FACADE TO 60 OXFORD ST SHOWN IN GREY
202 3BED+S 222 m²
203 3BED 134 m²
204 3BED+S 191 m²
201 3BED 121 m²
BAL 57 m²
BAL 36 m²
BAL 19 m²
BAL 6 m²
BAL 27 m²
BAL 9 m²
LIFT 01
LIFT 02
PEDESTRIAN BRIDGE
CAR PARK BELOW
GARAGE
ACCESS
GARDEN
CAR PARK
T10
NEW BRICK ADDED TO TOP OF EXISTING BRICK WALL UP TO RL 79.500
NEW STEEL FRAMING TO SECURE THE EXISTING BRICK WALLS AND SUPPORT NEW ROOF STRUCTURE.
71.42m BOUNDARY 76°58'10"
75.61m BOUNDARY 76°58'10"
6.46m BOUNDARY 67°30'
7.77m BOUNDARY 67°30'
14.61m BOUNDARY 76°58'10"
4.58m BOUNDARY 76°58'10"
23.44m BOUNDARY 291°01'0"
DA 3001
DA 3002
DA 3003
DA 3004
DA 3005
DA 3006
DA 3007
DA 3008
DA 3009
DA 3010
DA 3011
DA 3012
DA 3013
DA 3014
DA 3015
DA 3016
DA 3017
DA 3018
DA 3019
DA 3020
DA

ROOF PLAN



SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1. LIFT 02 RELOCATED, OVERRUN HEIGHT AMENDED
2. LIFT 01 RELOCATED, OVERRUN HEIGHT AMENDED
3. EXTENT OF MANSARD ROOF AMENDED
4. ROOF TO #68 AND #70 OXFORD STREET AMENDED TO FIT REVISED LAYOUT
5. #80 ROOF LAYOUT AMENDED
6. ROOF ACCESS HATCHES ADDED
7. SKYLIGHTS AMENDED TO MATCH NEW INTERNAL LAYOUTS
8. ROOF TERRACES ADDED FOR UNIT 201, 202, 204
9. PARAPET HEIGHT INCREASED
10. ROOF HEIGHT INCREASED IN SOUTH-WEST CORNER TO REMOVE STEP IN ROOF
11. TERRACE SKYLIGHTS AMENDED, REDUCED IN SIZE AND NUMBER
12. EXTERNAL WALL PUSHED OUT

FOR S34 - REVISION F

1. ROOFTOP TERRACES REMOVED, AC AND HOT WATER PLANTS RELOCATED TO ROOFTOP
2. SKYLIGHT LOCATIONS AMENDED BASED ON NEW APARTMENT MIX
3. VENT PIPE LOCATION AMENDED PER SYDNEY WATER INSTRUCTION, SLIGHT AMENDMENT TO SEWER PIPE ROUTE
4. MANSARD REMOVED FROM APARTMENTS FACING INTERNALLY
5. SELECT MANSARD HOODS MERGED TO ALLOW FOR MORE USABLE BALCONY SPACE.

REVISION G

1) SEPARATION DISTANCES BETWEEN THE SOUTH FACING APARTMENTS AND REAR OF OXFORD STREET TERRACES INCREASED. ROOF SERVICES / SKYLIGHTS RELOCATED ACCORDINGLY. .
2) INCLINED MANSARD FORM RE-INTRODUCED TO THE SOUTH AND EASTERN FACADES TOGETHER WITH JAMES STREET ENTRY LINK AREA.
3) ADDITIONAL SKYLIGHT ADDED TO TERRACE NO.70 OXFORD STREET.
4) ROOF OF RESIDENTIAL FLAT BUILDING LOWERED 450MM FROM RL82.500 TO RL 82.050.
5) EASTERN ROOF EDGE OF JAMES STREET APARTMENTS (202 + 204) CHAMFERED.

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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

ARCHITECT:
MHNDUNION
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SURRY HILLS SYDNEY NSW 2010
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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:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
ROOF PLAN

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

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CHECKED:
SCALE: 1:200@A1
ISSUE DATE: 17/08/2023
REVISION: G
PROJECT NUMBER: 21-073
DWG NUMBER: DA 2006

#LayID
#DrgID

BASEMENT B2 FLOOR PLAN - SHEET 1

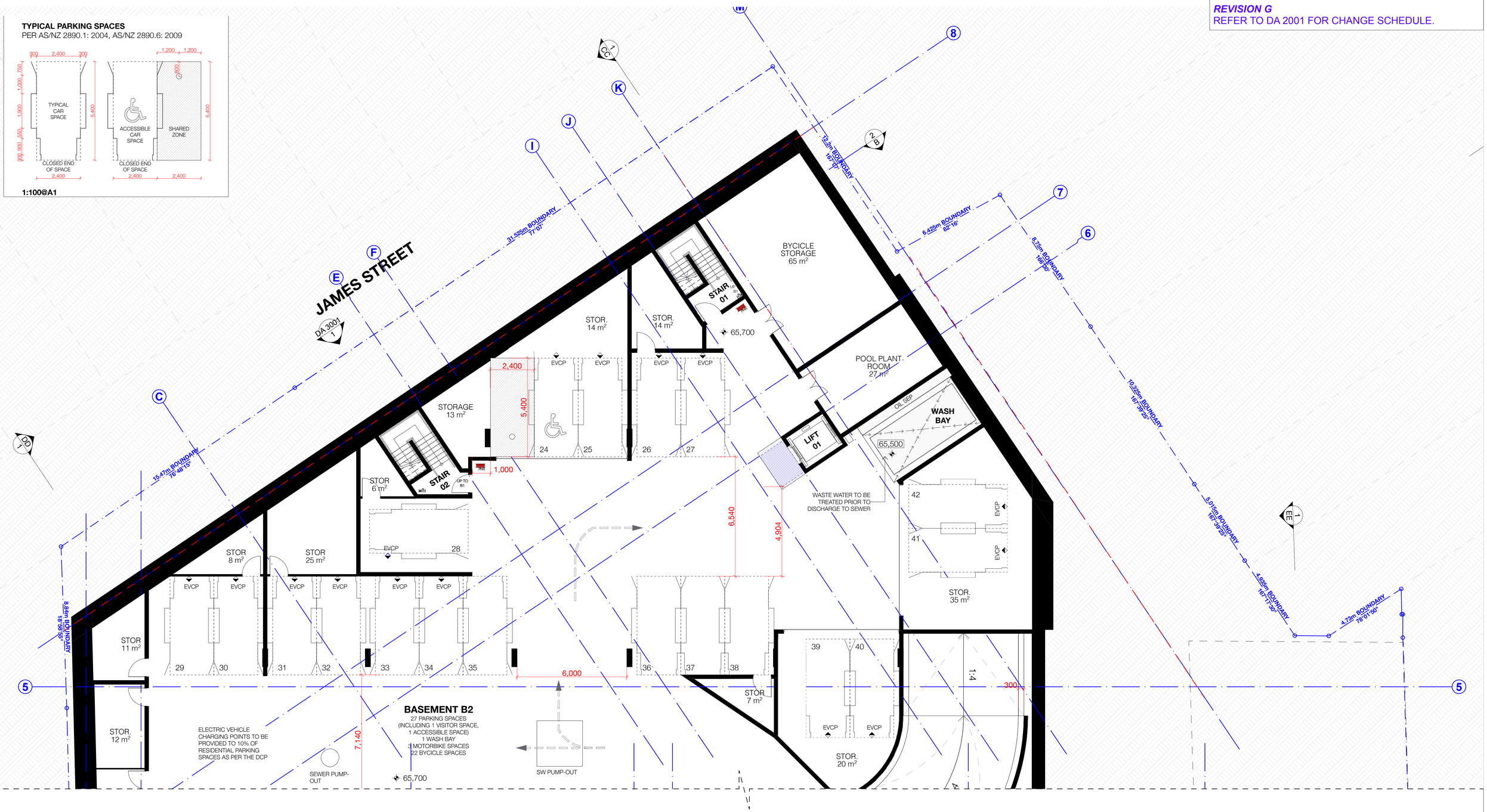
SCHEDULE OF CHANGES
DA607/2021/1, AMENDED IN S4.55 (2) DA607/2021/3

FOR S34 - REVISION F
REFER TO DA 2001 FOR CHANGE SCHEDULE

REVISION G
REFER TO DA 2001 FOR CHANGE SCHEDULE.

TYPICAL PARKING SPACES
PER AS/NZ 2890.1: 2004, AS/NZ 2890.6: 2009

1:100@A1



REFER TO DA-2102 FOR DRAWING CONTINUATION

N

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DRAWN BY: MHNDU	CHECKED:
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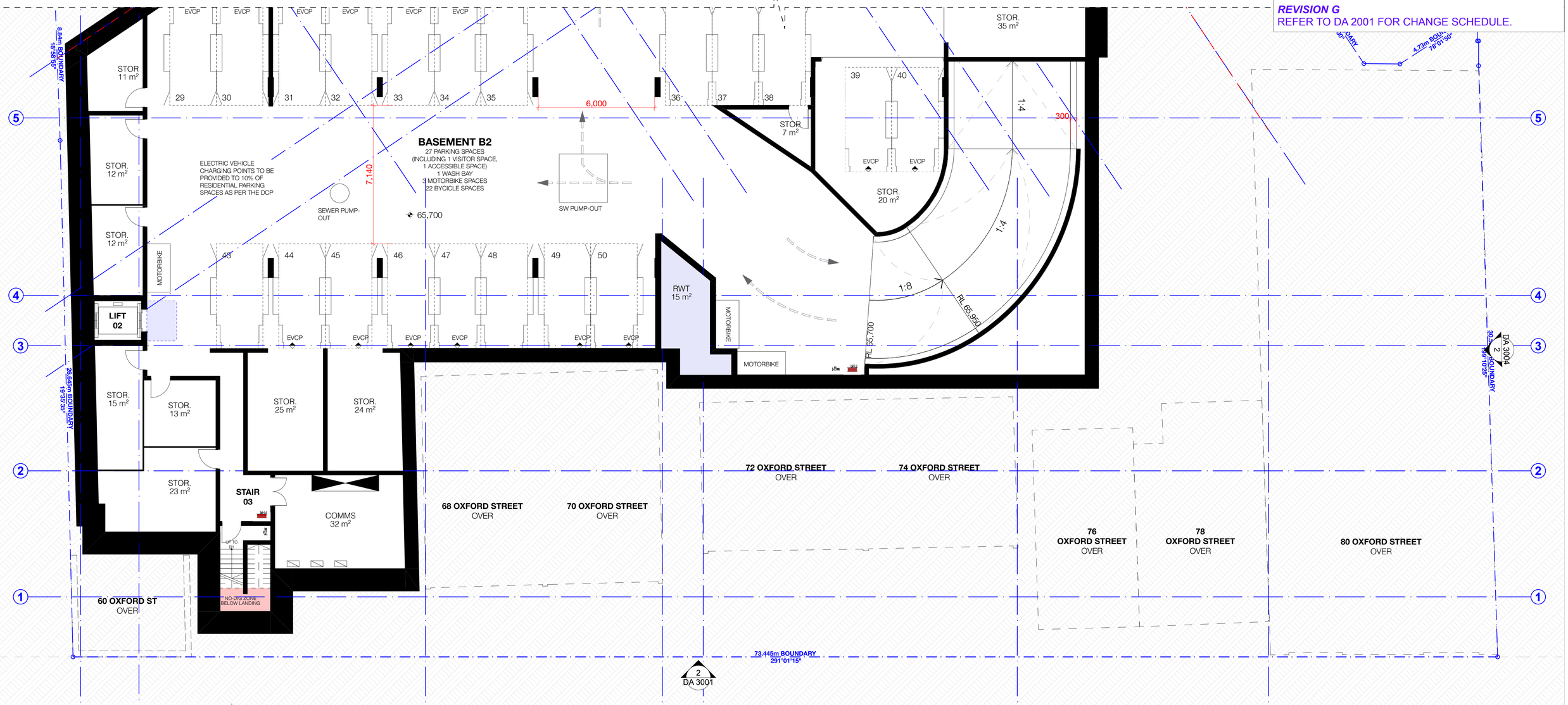
BASEMENT B2 FLOOR PLAN - SHEET 2

REFER TO DA-2101 FOR DRAWING CONTINUATION

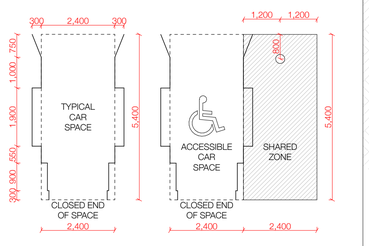
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CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
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CLAUSE D2.13 GOINGS AND RISERS
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CLAUSE D2.15 THRESHOLDS
CLAUSE 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

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
BASEMENT B2 FLOOR PLAN - SHEET 2

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 2102

BASEMENT B1 FLOOR PLAN - SHEET 1

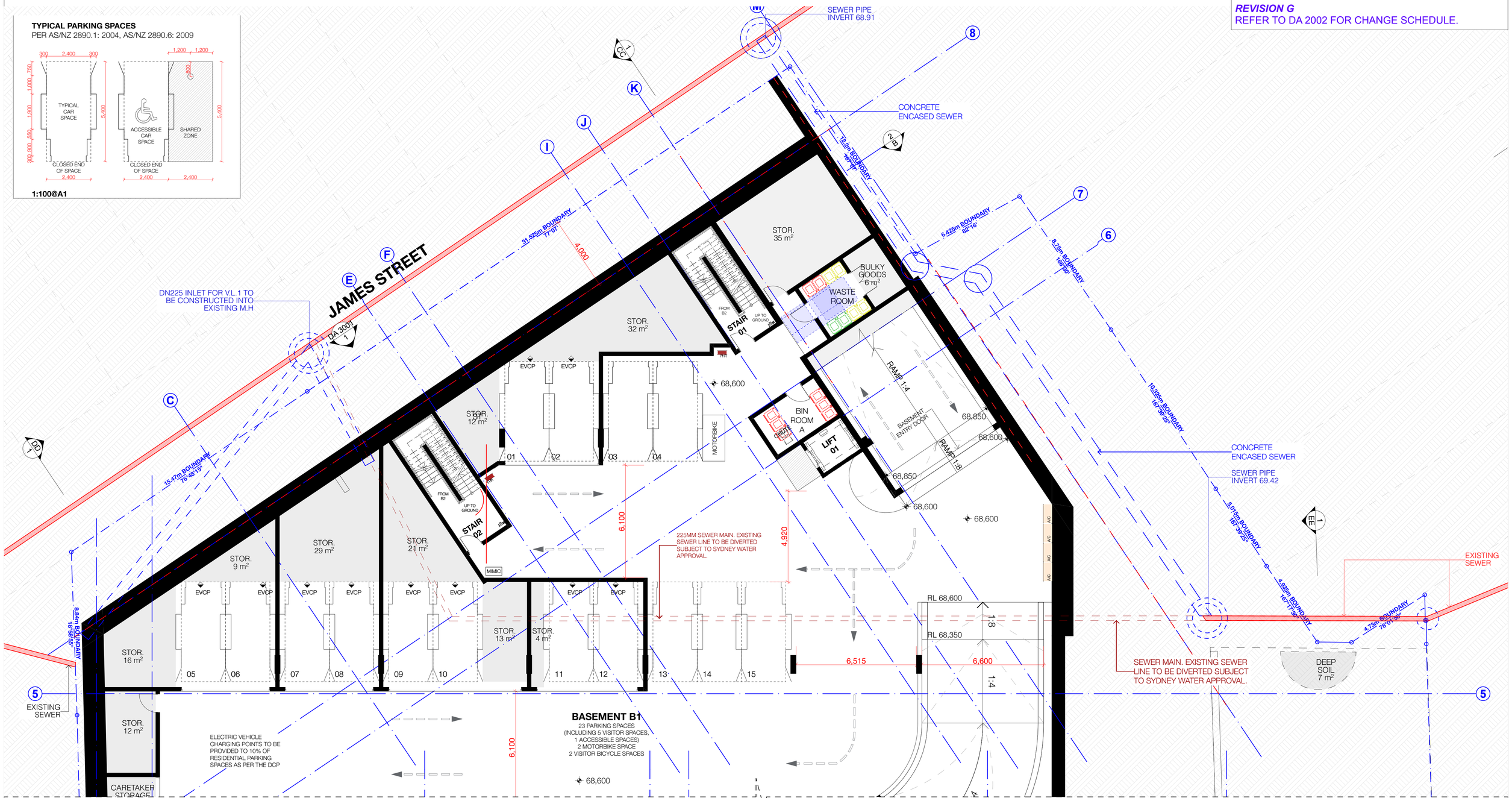
SCHEDULE OF CHANGES
DA607/2021/1, AMENDED IN S4.55 (2) DA607/2021/3

FOR S34 - REVISION F
REFER TO DA 2002 FOR CHANGE SCHEDULE

REVISION G
REFER TO DA 2002 FOR CHANGE SCHEDULE.

TYPICAL PARKING SPACES
PER AS/NZ 2890.1: 2004, AS/NZ 2890.6: 2009

1:100@A1



REFER TO DA-2104 FOR DRAWING CONTINUATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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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
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CLAUSE D2.14: LANDINGS
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CLAUSE D2.17: HANDRAILS
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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
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Nominated Architect Brain Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
BASEMENT B1 FLOOR PLAN - SHEET 1

REF: BIMcloud: bcb-24 local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 2103

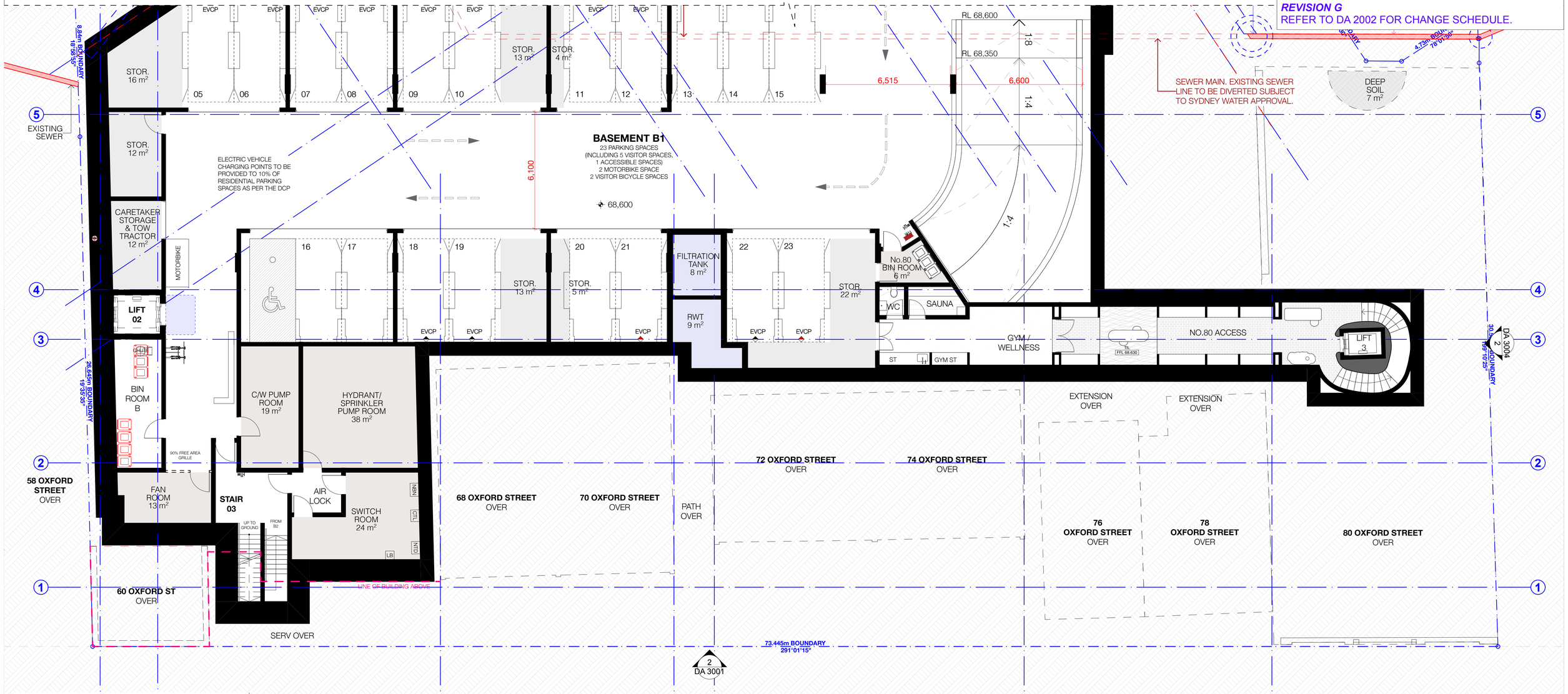
BASEMENT B1 FLOOR PLAN - SHEET 2

REFER TO DA-2103 FOR DRAWING CONTINUATION

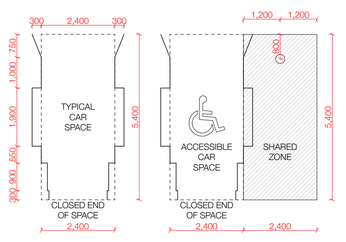
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DA607/2021/1, AMENDED IN S4.55 (2) DA607/2021/3

FOR S34 - REVISION F
REFER TO DA 2002 FOR CHANGE SCHEDULE

REVISION G
REFER TO DA 2002 FOR CHANGE SCHEDULE.



TYPICAL PARKING SPACES
PER AS/NZ 2890.1: 2004, AS/NZ 2890.6: 2009



1:100@A1

N

REV	DESCRIPTION	DATE
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SETBACKS

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ARCHITECT:
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SURRY HILLS SYDNEY NSW 2010
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
BASEMENT B1 FLOOR PLAN - SHEET 2

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

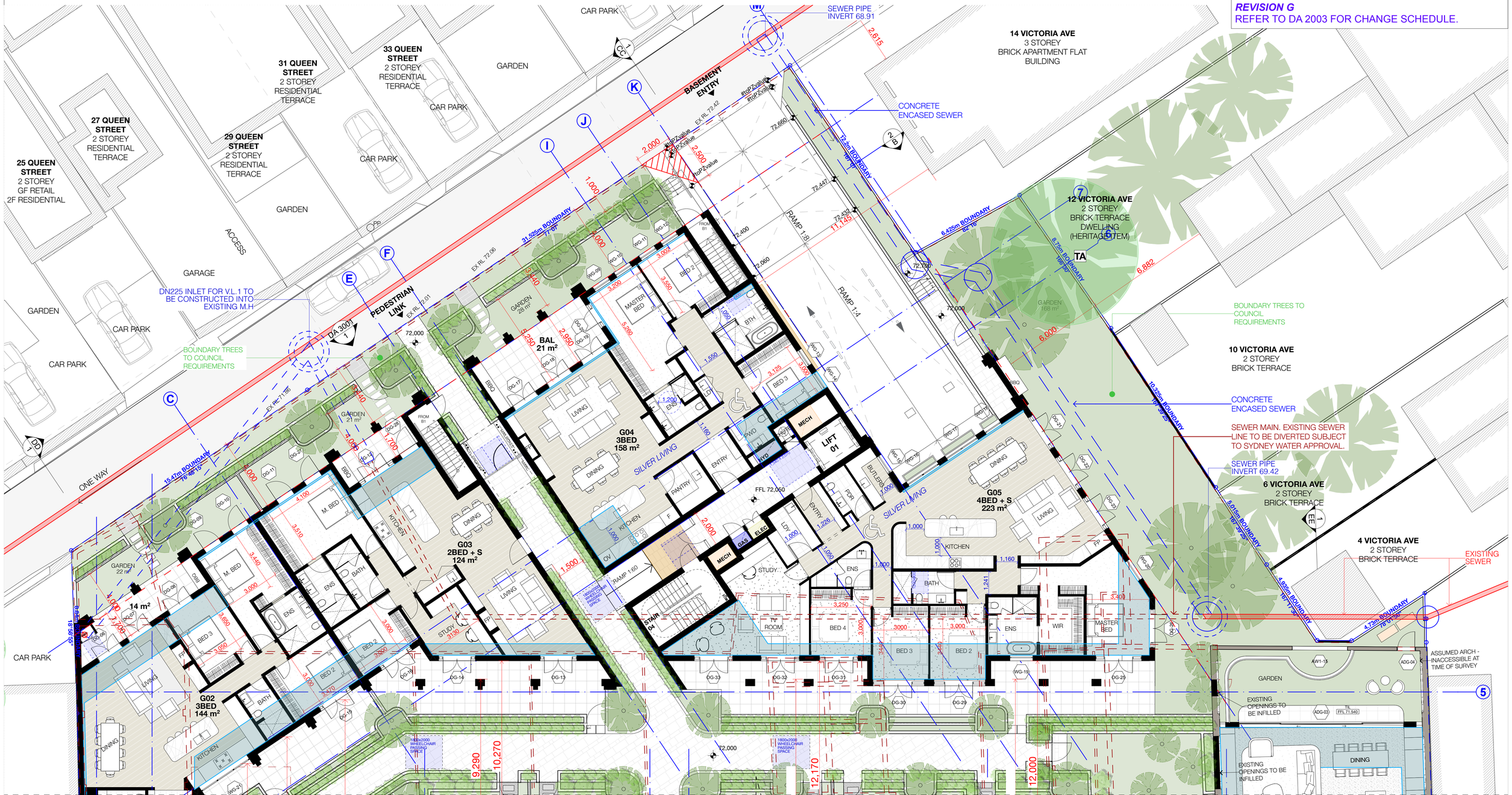
DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 2104

GROUND FLOOR PLAN - SHEET 1

SCHEDULE OF CHANGES
DA607/2021/1, AMENDED IN S4.55 (2) DA607/2021/3

FOR S34 - REVISION F
REFER TO DA 2003 FOR CHANGE SCHEDULE.

REVISION G
REFER TO DA 2003 FOR CHANGE SCHEDULE.


25 QUEEN STREET
2 STOREY
GF RETAIL
2F RESIDENTIAL
27 QUEEN STREET
2 STOREY
RESIDENTIAL
TERRACE
29 QUEEN STREET
2 STOREY
RESIDENTIAL
TERRACE
31 QUEEN STREET
2 STOREY
RESIDENTIAL
TERRACE
33 QUEEN STREET
2 STOREY
RESIDENTIAL
TERRACE
14 VICTORIA AVE
3 STOREY
BRICK APARTMENT FLAT
BUILDING
12 VICTORIA AVE
2 STOREY
BRICK TERRACE
DWELLING
(HERITAGE ITEM)
10 VICTORIA AVE
2 STOREY
BRICK TERRACE
6 VICTORIA AVE
2 STOREY
BRICK TERRACE
4 VICTORIA AVE
2 STOREY
BRICK TERRACE
CAR PARK
GARDEN
ACCESS
GARAGE
ONE WAY
BASEMENT ENTRY
PEDESTRIAN LINK
SEWER PIPE
INVERT 68.91
CONCRETE
ENCASED SEWER
DN225 INLET FOR V.L.1 TO
BE CONSTRUCTED INTO
EXISTING M.H
BOUNDARY TREES
TO COUNCIL
REQUIREMENTS
SEWER MAIN. EXISTING SEWER
LINE TO BE DIVERTED SUBJECT
TO SYDNEY WATER APPROVAL.
SEWER PIPE
INVERT 69.42
EXISTING
SEWER
ASSUMED ARCH -
INACCESSIBLE AT
TIME OF SURVEY
EXISTING
OPENINGS TO
BE INFILLED
G01
2BED + S
124 m²
G02
3BED
144 m²
G03
2BED + S
124 m²
G04
3BED
158 m²
G05
4BED + S
223 m²
BAL
21 m²
14 m²
SILVER LIVING
RAMP 1:8
RAMP 1:4
RAMP 1:60
LIFT
01
MECH
FFL 72.060
72.000
31.525m BOUNDARY
77°0'0"
15.47m BOUNDARY
76°45'15"
18.695m BOUNDARY
180°0'0"
6.495m BOUNDARY
82°0"
8.19m BOUNDARY
163°30"
10.525m BOUNDARY
167°52'5"
5.015m BOUNDARY
167°52'5"
4.933m BOUNDARY
167°7'30"
4.73m BOUNDARY
76°0'30"
1800x2000
WHEELCHAIR
PASSING
SPACE
9,290
10,270
12,170
12,000
6,882
6,000
2,615
2,000
2,500
1,000
1,500
3,540
3,250
3,200
3,500
2,950
1,700
4,100
3,510
3,440
3,000
3,650
3,470
3,400
3,250
3,000
3,440
3,400
1,160
1,241
1,226
1,550
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3,125
3,000
1,200
ENS
1,000
2,400
12,060
1,160
3,400
3,250
3,000
3,440
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3,000
3,000

GROUND FLOOR PLAN - SHEET 2

REFER TO DA-2105 FOR DRAWING CONTINUATION

SCHEDULE OF CHANGES

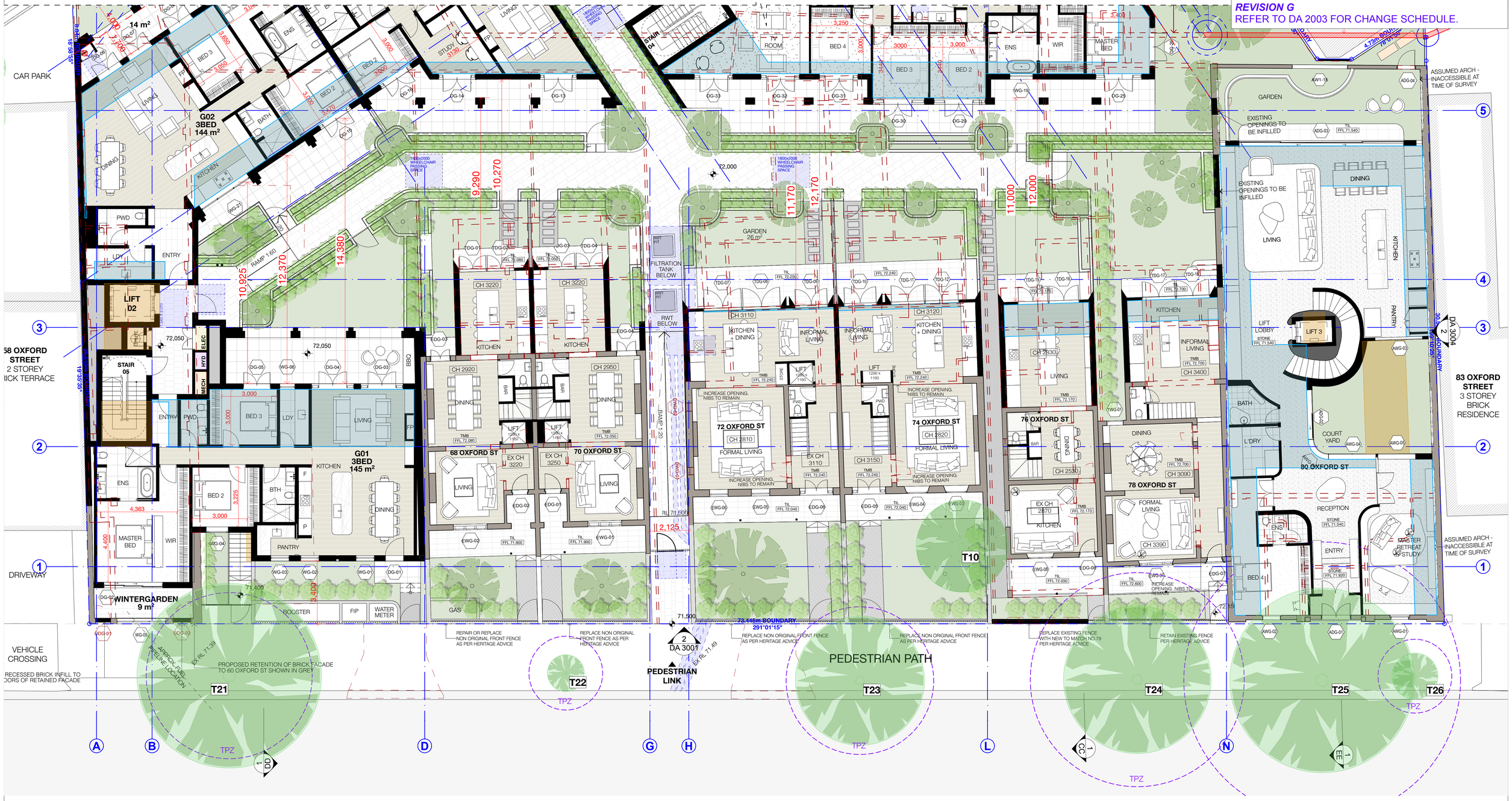
DA607/2021/1, AMENDED IN S4.55 (2) DA607/2021/3

FOR S34 - REVISION F

REFER TO DA 2003 FOR CHANGE SCHEDULE

REVISION G

REFER TO DA 2003 FOR CHANGE SCHEDULE.



LEGEND

- ADDITIONAL GFA FROM DA
- REDUCED GFA FROM DA

REV	DESCRIPTION	DATE
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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

- BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
GROUND FLOOR PLAN - SHEET 2

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul25

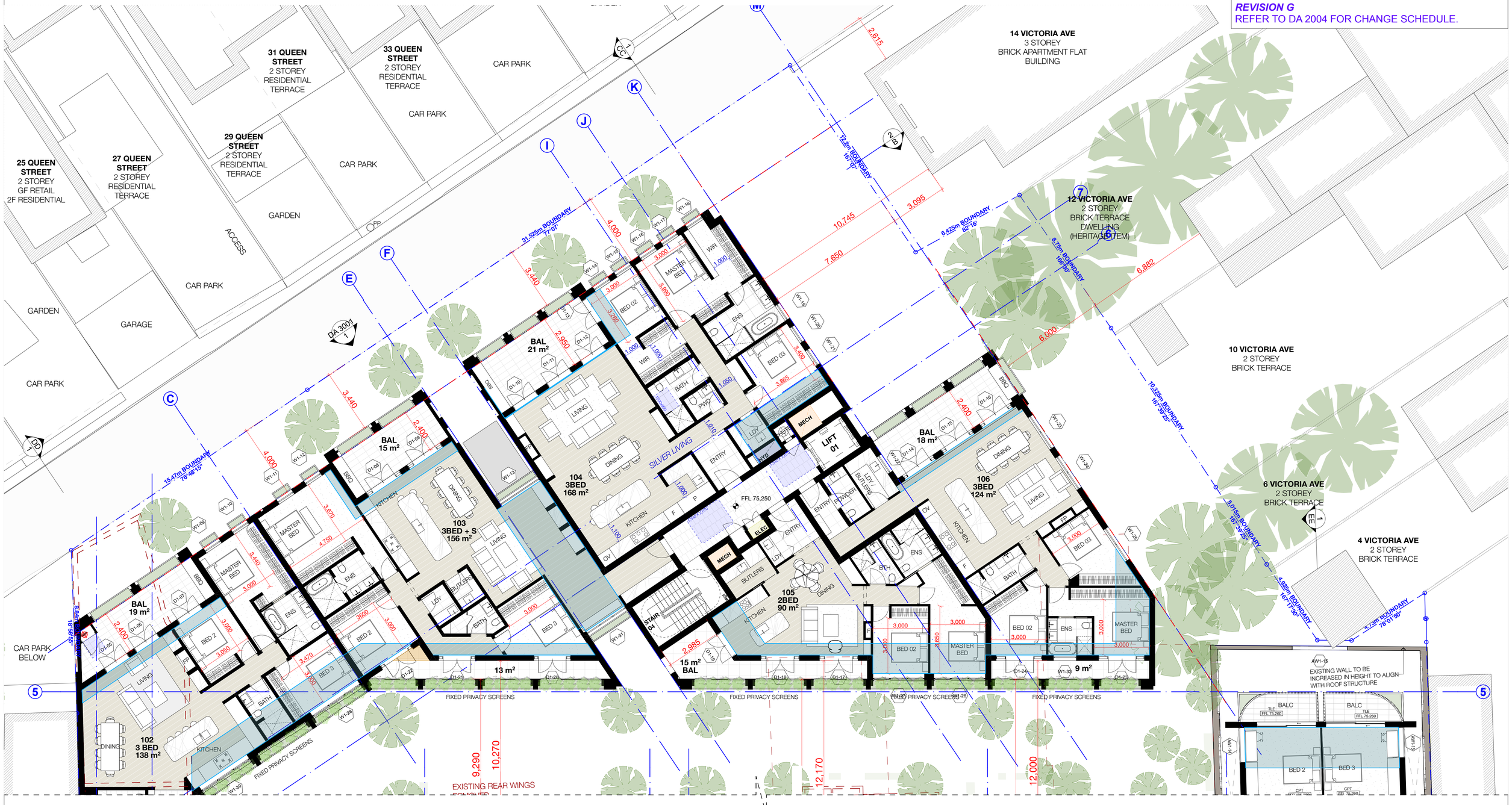
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MHNDU	
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 2106

LEVEL 1 FLOOR PLAN - SHEET 1

SCHEDULE OF CHANGES
DA607/2021/1, AMENDED IN S4.55 (2) DA607/2021/3

FOR S34 - REVISION F
REFER TO DA 2004 FOR CHANGE SCHEDULE

REVISION G
REFER TO DA 2004 FOR CHANGE SCHEDULE.



REFER TO DA-2108 FOR DRAWING CONTINUATION

LEGEND
- ADDITIONAL GFA FROM DA
- REDUCED GFA FROM DA

N

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
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CLAUSE D2.17 HANDRAILS
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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
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FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
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PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
LEVEL 1 FLOOR PLAN - SHEET 1

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Ju23

DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 2107

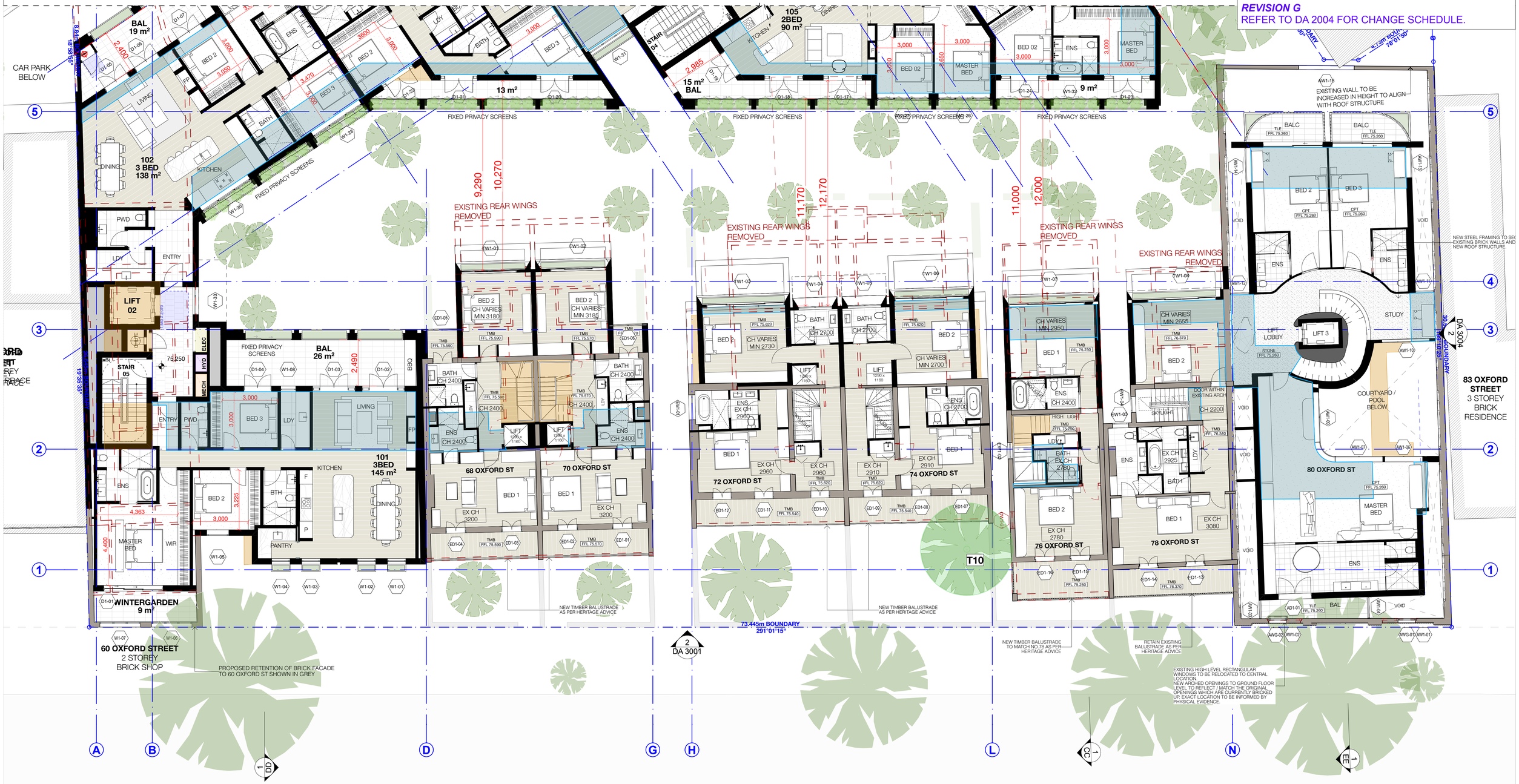
LEVEL 1 FLOOR PLAN - SHEET 2

REFER TO DA-2107 FOR DRAWING CONTINUATION

SCHEDULE OF CHANGES
DA607/2021/1, AMENDED IN S4.55 (2) DA607/2021/3

FOR S34 - REVISION F
REFER TO DA 2004 FOR CHANGE SCHEDULE.

REVISION G
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LEGEND
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- REDUCED GFA FROM DA

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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
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PART F4 LIGHTING AND VENTILATION
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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
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brân Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
LEVEL 1 FLOOR PLAN - SHEET 2

REF: BIMcloud: bcb-24-local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:100@A1
ISSUE DATE: 17/08/2023
REVISION: G
PROJECT NUMBER: 21-073
DWG NUMBER: DA 2108

LEVEL 2 FLOOR PLAN - SHEET 1

SCHEDULE OF CHANGES
DA607/2021/1, AMENDED IN S4.55 (2) DA607/2021/3

FOR S34 - REVISION F
REFER TO DA 2005 FOR CHANGE SCHEDULE.

REVISION G
REFER TO DA 2005 FOR CHANGE SCHEDULE.



REFER TO DA-2110 FOR DRAWING CONTINUATION

LEGEND
- ADDITIONAL GFA FROM DA
- REDUCED GFA FROM DA

N

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
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F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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MASONRY: TO COMPLY WITH AS3700
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PROJECT ADDRESS:
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DRAWING TITLE:
LEVEL 2 FLOOR PLAN - SHEET 1

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Ja23

DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 2109

LEVEL 2 FLOOR PLAN - SHEET 2

REFER TO DA-2109 FOR DRAWING CONTINUATION

SCHEDULE OF CHANGES

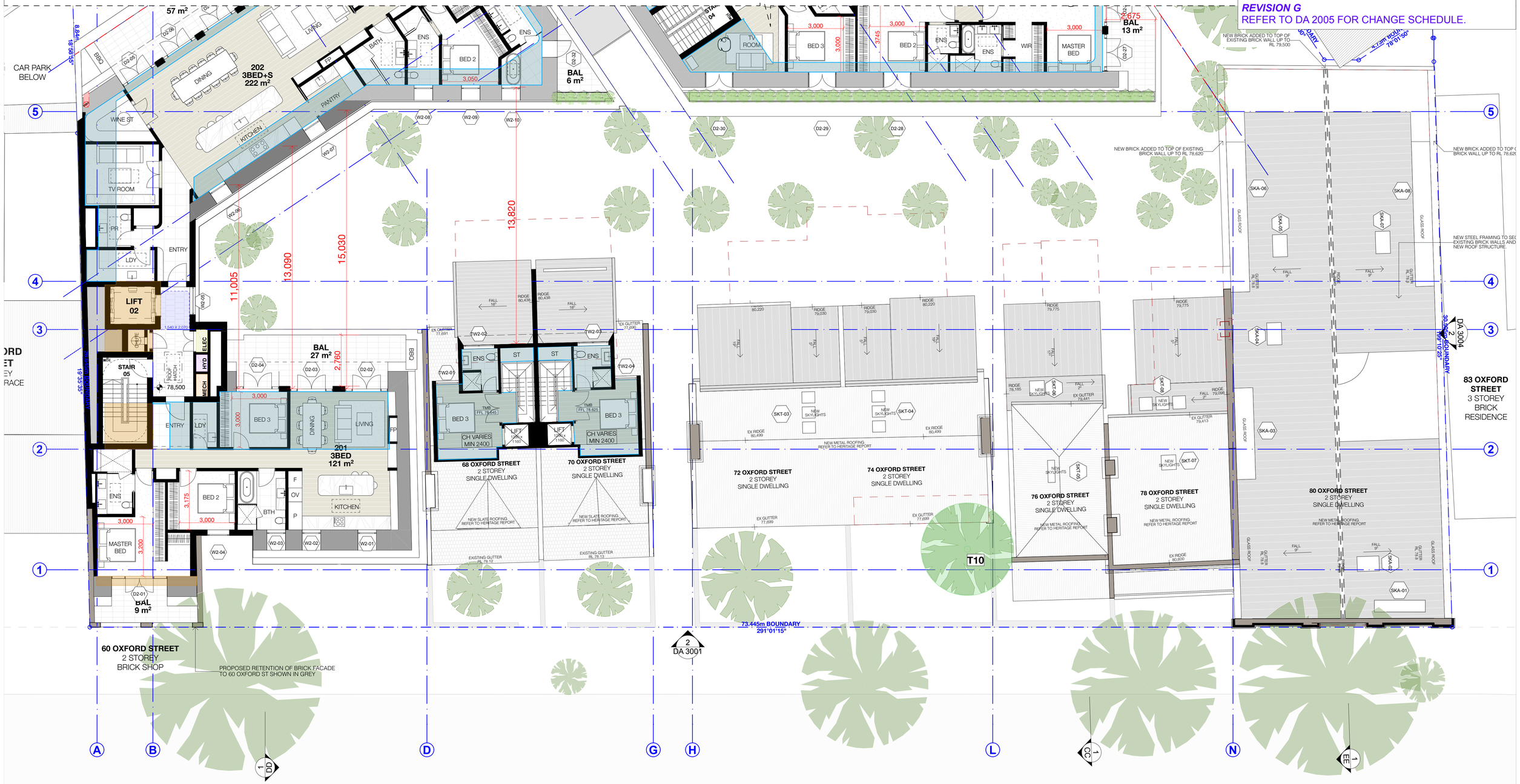
DA607/2021/1, AMENDED IN S4.55 (2) DA607/2021/3

FOR S34 - REVISION F

REFER TO DA 2005 FOR CHANGE SCHEDULE.

REVISION G

REFER TO DA 2005 FOR CHANGE SCHEDULE.



LEGEND

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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
LEVEL 2 FLOOR PLAN - SHEET 2

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:100@A1
ISSUE DATE: 17/08/2023
REVISION: G
PROJECT NUMBER: 21-073
DWG NUMBER: DA 2110

ROOF PLAN - SHEET 1

SCHEDULE OF CHANGES
DA607/2021/1, AMENDED IN S4.55 (2) DA607/2021/3

FOR S34 - REVISION F
REFER TO DA 2006 FOR CHANGE SCHEDULE.

REVISION G
REFER TO DA 2006 FOR CHANGE SCHEDULE.



REFER TO DA-2112 FOR DRAWING CONTINUATION

N

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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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
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CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
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CLAUSE D3.8 TACTILE INDICATORS
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CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE F.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
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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
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PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
ROOF PLAN - SHEET 1

REF: BIMcloud: bcb-24 local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_JulZ3

DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 2111

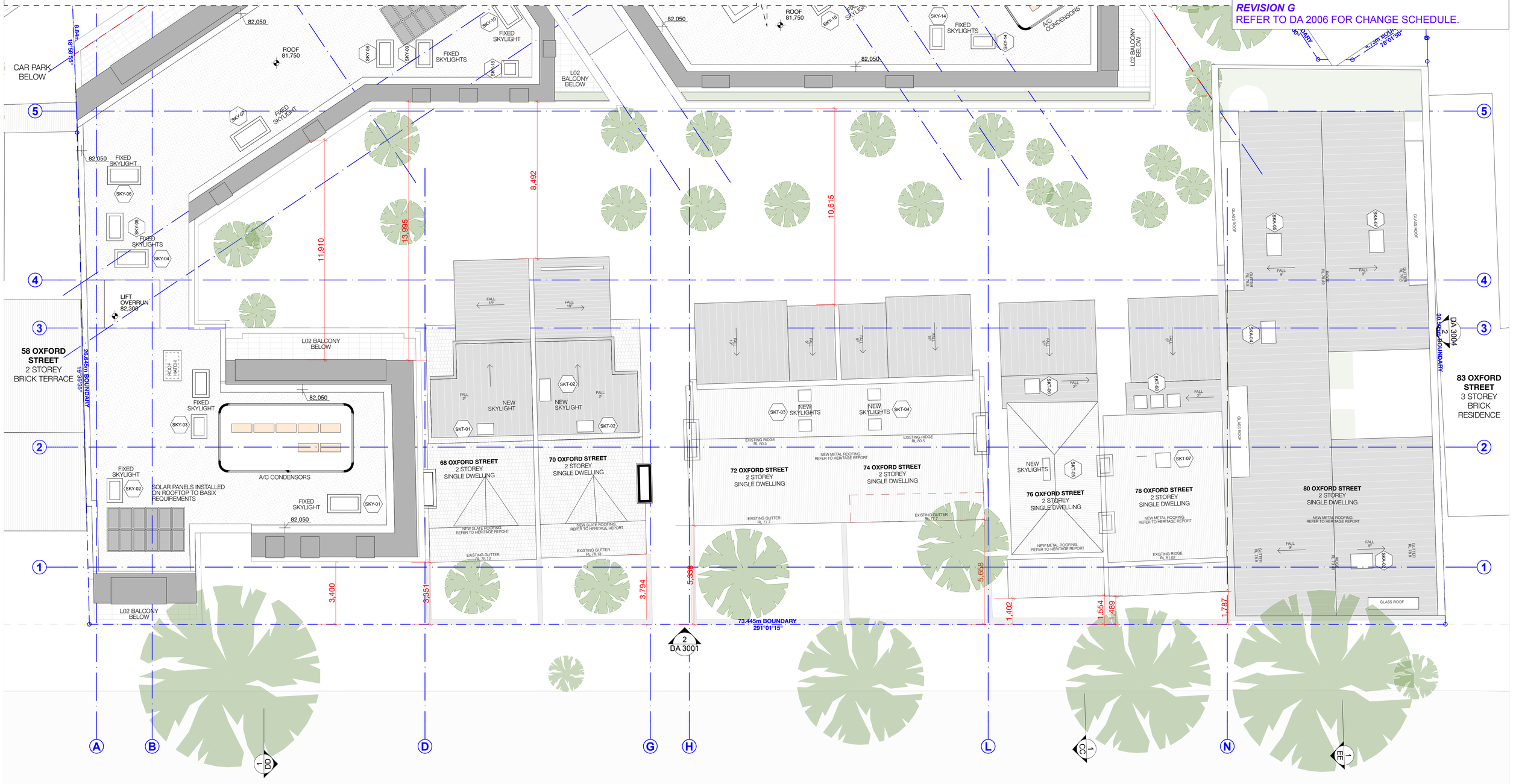
ROOF PLAN - SHEET 2

REFER TO DA-2111 FOR DRAWING CONTINUATION

SCHEDULE OF CHANGES
DA607/2021/1, AMENDED IN S4.55 (2) DA607/2021/3

FOR S34 - REVISION F
REFER TO DA 2006 FOR CHANGE SCHEDULE.

REVISION G
REFER TO DA 2006 FOR CHANGE SCHEDULE.



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Nominated Architect Brian Meyerson
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
ROOF PLAN - SHEET 2

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 2112

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

REFER TO **DA3002** & **DA3003** FOR OXFORD ST AND JAMES ST ELEVATIONS CHANGE SCHEDULE

FOR S34 - REVISION F

REFER TO **DA3002** & **DA3003** FOR OXFORD ST AND JAMES ST ELEVATIONS CHANGE SCHEDULE

REVISION G

REFER TO **DA3002** & **DA3003** FOR OXFORD ST AND JAMES ST ELEVATIONS CHANGE SCHEDULE



1 / - NORTH ELEVATION - JAMES STREET
1:200



2 / - SOUTH ELEVATION
1:200

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
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PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
ELEVATION NORTH + SOUTH (CONTEXT)

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:200@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 3001

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Ja#23

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1. EXTENT OF MANSARD ROOF AMENDED, DOOR LOCATIONS SHIFTED TO FIT AMENDED INTERNAL LAYOUTS
2. PARAPET LEVEL AMENDED
3. WINDOW NUMBERS, HEIGHT AND LOCATION SHIFTED TO FIT AMENDED INTERNAL LAYOUTS. BALCONY COLUMN NUMBER AND SPACING SHIFTED TO FIT AMENDED INTERNAL LAYOUTS
4. ENTRY ARBOUR HEIGHTS AMENDED
5. WESTERN BOUNDARY WALL TO NO.58 OXFORD ST CHANGED FROM STONE CLADDING TO PRECAST PANEL, INDENTS ADDED
6. PRIVATE TERRACE ADDED TO ROOF
7. LIFT OVERRUN HEIGHT AMENDED
8. PLANTER OVER CARPARK ENTRY REDUCED

S34 - REVISION F

1. ROOFTOP TERRACES REMOVED, AC AND HOT WATER PLANTS RELOCATED TO ROOFTOP
2. SELECT MANSARD HOODS MERGED TO ALLOW FOR MORE USABLE BALCONY SPACE
3. PLANTER ABOVE DRIVEWAY REMOVED
4. ADDITIONAL FRONT GATE ADDED DUE TO CHANGED APARTMENT MIX
5. INTERNAL BALCONY WALLS CHANGED TO RP-03
6. FRONT PLANTERS CHANGED TO ALL RP-01
7. PERGOLA REMOVED
8. BALCONY REMOVED
9. VENT PIPE LOCATION AMENDED PER SYDNEY WATER INSTRUCTION, SLIGHT AMENDMENT TO SEWER PIPE ROUTE
10. MANSARD REMOVED FROM APARTMENTS FACING INTERNALLY

REVISION G

1) INCLINED MANSARD FORM RE-INTRODUCED AT LEVEL 2, TO THE SOUTH AND EASTERN FACADES TOGETHER WITH JAMES STREET ENTRY LINK AREA
2) GROUND FFL OF RESIDENTIAL FLAT BUILDING RAISED 50MM FROM RL 72.000 TO RL 72.050 TO ACCOUNT FOR UPDATED OVERLAND FLOW.
3) LEVEL 1 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 150MM FROM RL75.400 TO RL75.250. LEVEL 2 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 300MM FROM RL78.800 TO RL78.500. ROOF OF RESIDENTIAL FLAT BUILDING LOWERED 450MM FROM RL82.500 TO RL 82.050.
4) GROUND LEVEL LANDSCAPE ADJUSTED TO ALIGN WITH REDUCED APARTMENT NUMBERS. PLANTER WIDTHS INCREASED - REFER TO LANDSCAPE PLANS FOR FURTHER DETAILS.
5) WINDOWS IN THE RESIDENTIAL FLAT BUILDING RELOCATED TO ALIGN WITH REDUCED APARTMENT NUMBERS / UPDATED LAYOUTS.



1 / - NORTH ELEVATION - JAMES STREET
1:100

REV	DESCRIPTION	DATE
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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

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
ELEVATION NORTH (JAMES STREET)

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Ju23

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 3002

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1. PARAPET LEVEL AMENDED
2. NO.60-62 REINSTATED WINDOWS AMENDED
3. STAIR 03 SHIFTED. FACADE OF NO.64-66 SHIFTED
4. NO.64-66 WINDOWS AMENDED, LOCATION ADJUSTED SLIGHTLY, ADDITIONAL PLANTERS ADDED
5. PAINT COLOURS TO TERRACES AMENDED. REFER TO DA6004 FOR DETAILS
6. SELECT EXISTING TERRACE WINDOWS TO BE REPLACED WITH "LIKE FOR LIKE" WINDOWS WITH ENHANCED ACOUSTIC GLAZING. REFER TO DA6001 FOR DETAILS
7. NO.80 OXFORD STREET WINDOWS AND ENTRY DOOR AMENDED
8. NO.80 PARAPET HEIGHT AMENDED BASED ON UPDATED SURVEY INFORMATION
9. UNIT 201 ROOFTOP TERRACE ADDED

S34 - REVISION F

1. ROOFTOP TERRACES REMOVED
2. MATERIAL CHANGED TO RP-02, PLANTERS REMOVED
3. FIRST FLOOR BALUSTRADE TO 68 AND 70 OXFORD STREET CHANGED TO DETAILED METALWORK

REVISION G

1) GROUND FFL OF RESIDENTIAL FLAT BUILDING RAISED 50MM FROM RL 72.000 TO RL 72.050 TO ACCOUNT FOR UPDATED OVERLAND FLOW.
2) LEVEL 1 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 150MM FROM RL75.400 TO RL75.250. LEVEL 2 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 300MM FROM RL78.800 TO RL78.500. ROOF OF RESIDENTIAL FLAT BUILDING LOWERED 450MM FROM RL82.500 TO RL 82.050.
3) FIRE INDICATION PANEL RELOCATED BESIDE SOUTHERN BOOSTER ASSEMBLY.



1 / - SOUTH ELEVATION
1:100

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
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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 FACILSERV/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
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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
MECHELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
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- BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

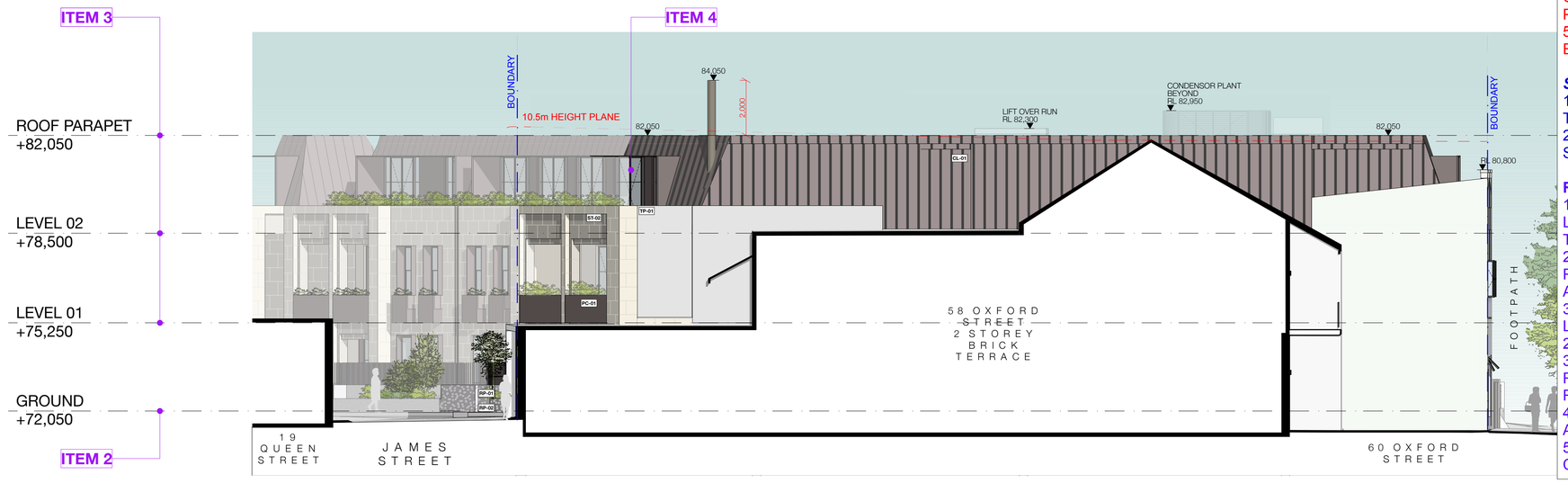
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Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
ELEVATION SOUTH (OXFORD STREET)

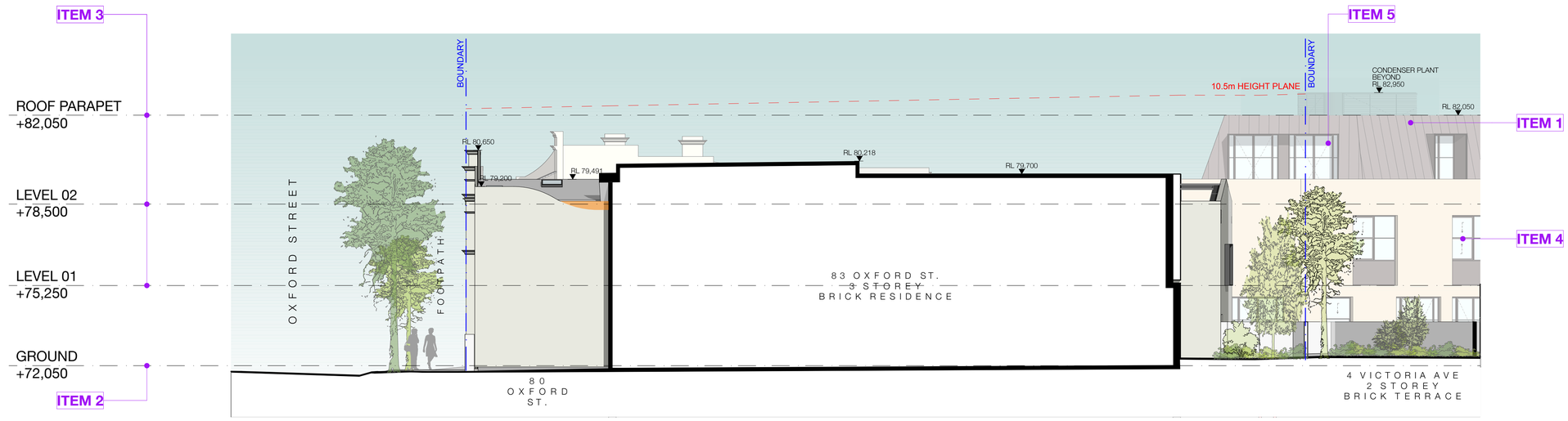
REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 3003



1
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WEST ELEVATION
1:100



2
-

EAST ELEVATION
1:100

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1. PARAPET LEVEL AMENDED
2. EXTENT OF MANSARD ROOF AMENDED
3. ~~ROOFTOP TERRACES ADDED~~
4. WESTERN BOUNDARY WALL TO NO.58 OXFORD ST CHANGED FROM STONE CLADDING TO PRECAST PANEL, INDENTS ADDED
5. NEW BRICK ADDED TO TOP OF #80 BRICK EXTERNAL WALLS

S34 - REVISION F

1. ROOFTOP TERRACES REMOVED, AC PLANT ADDED TO ROOF
2. VENT PIPE LOCATION AMENDED BASED ON SYDNEY WATER FEEDBACK

REVISION G

1) INCLINED MANSARD FORM RE-INTRODUCED AT LEVEL 2, TO THE SOUTH AND EASTERN FACADES TOGETHER WITH JAMES STREET ENTRY LINK AREA
2) GROUND FFL OF RESIDENTIAL FLAT BUILDING RAISED 50MM FROM RL 72.000 TO RL 72.050 TO ACCOUNT FOR UPDATED OVERLAND FLOOR.
3) LEVEL 1 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 150MM FROM RL75.400 TO RL75.250. LEVEL 2 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 300MM FROM RL78.800 TO RL78.500. ROOF OF RESIDENTIAL FLAT BUILDING LOWERED 450MM FROM RL82.500 TO RL 82.050.
4) WINDOWS RELOCATED TO ALIGN WITH REDUCED APARTMENT NUMBERS / UPDATED LAYOUTS.
5) EASTERN EDGE OF APARTMENTS 202 + 204 CHAMFERED AND PLANTER INTRODUCED.

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SETBACKS

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ARCHITECT:
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Nominated Architect
Brain Meyerson
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
ELEVATION WEST (JAMES STREET) + EAST

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul25

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 3004



1
-

NORTH ELEVATION (INTERNAL)
1:100



2
-

SOUTH ELEVATION (INTERNAL)
1:100

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1. NEW STOREY ADDED TO REAR EXTENSION OF NO.68 & 70 OXFORD ST
2. SECONDARY INTERNAL FACING BALCONIES TO UNITS CHANGED TO INTERNAL AREA, GFA INCREASED
3. EXTENT OF MANSARD ROOF AMENDED
4. PARAPET LEVEL AMENDED
5. FACADE MATERIALS TO TERRACE EXTENSIONS AMENDED TO MATCH NEW BUILD TO JAMES ST, WINDOWS AMENDED TO MATCH NEW INTERNAL LAYOUTS, PLANTERS AND PERGOLAS ADDED
6. FACADE AMENDED TO MATCH NEW INTERIORS, INFILL TO SECONDARY BALCONIES. PLANTERS TO ALL WINDOWS FOR PRIVACY
7. ROOFTOP TERRACES ADDED
8. #80 INTERNAL LAYOUT AMENDED AND GFA INCREASED. LEVELS AMENDED

S34 - REVISION F

1. ROOFTOP TERRACES REMOVED, AC AND HOT WATER PLANTS RELOCATED TO ROOFTOP
2. PLANTERS CHANGED TO ALL RP-01
3. PLANTERS REMOVED FROM LEVEL 01 WINDOWS OF RFB FACING MEWS
4. WALL FINISH CHANGED TO RP-04
5. MANSARD REMOVED FROM RFB FACING MEWS, FINISH CHANGED TO RP-02, PLANTERS ADDED
6. WINDOW LOCATIONS AMENDED BASED ON NEW APARTMENT LAYOUTS

REVISION G

1) INCLINED MANSARD FORM RE-INTRODUCED AT LEVEL 2, TO THE SOUTH AND EASTERN FACADES TOGETHER WITH JAMES STREET ENTRY LINK AREA
2) GROUND FFL OF RESIDENTIAL FLAT BUILDING RAISED 50MM FROM RL 72.000 TO RL 72.050 TO ACCOUNT FOR UPDATED OVERLAND FLOW.
3) LEVEL 1 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 150MM FROM RL75.400 TO RL75.250. LEVEL 2 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 300MM FROM RL78.800 TO RL78.500. ROOF OF RESIDENTIAL FLAT BUILDING LOWERED 450MM FROM RL82.500 TO RL 82.050.
4) GROUND LEVEL LANDSCAPE ADJUSTED TO ALIGN WITH REDUCED APARTMENT NUMBERS.
5) WINDOWS IN THE RESIDENTIAL FLAT BUILDING RELOCATED TO ALIGN WITH REDUCED APARTMENT NUMBERS / UPDATED LAYOUTS.
6) FIXED PRIVACY SCREENS ADDED TO SOUTHERN FACADE AND NORTH-WEST BALCONY OF THE RESIDENTIAL FLAT BUILDING.
7) EASTERN EDGE OF LEVEL 2 RESIDENTIAL FLAT BUILDING CHAMFERED AND PLANTER INTRODUCED.

REV	DESCRIPTION	DATE
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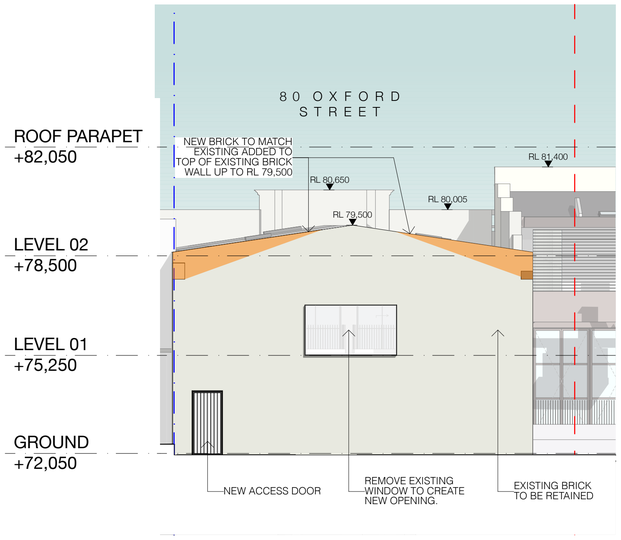
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REF: BIMcloud: bcb-24.bcxl - BIMcloud Basic for Archicad 24/21-073 59-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

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PROJECT NUMBER: 21-073	DWG NUMBER: DA 3005



1
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NORTH ELEVATION - NO. 80 OXFORD STREET
1:100

SCHEDULE OF CHANGES

DA607/21

S34 - REVISION F

1. NORTHERN SECTIONS OF NO. 80 OXFORD STREET ADDED TO ADDRESS COUNCIL'S COMMENTS

REVISION G

NO CHANGE TO DRAWING SHEET.

REV	DESCRIPTION	DATE
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D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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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
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CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
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CLAUSE D2.21 OPERATION OF LATCH
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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
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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

- BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

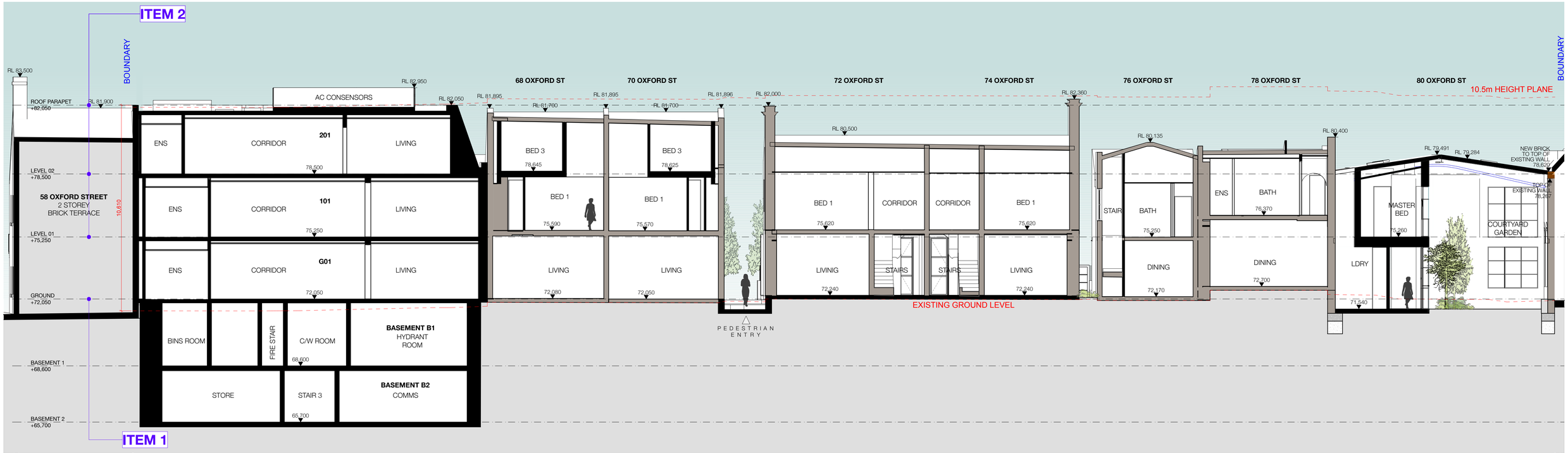
ARCHITECT:
MHNDUNION
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SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect
Brian Meyerson
NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
NORTH ELEVATION (NO. 80 OXFORD STREET)

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_JuD3

DRAWN BY:	CHECKED:
MHNDU	
SCALE:	
1:100@A1	
ISSUE DATE:	REVISION:
17/08/2023	**G**
PROJECT NUMBER:	DWG NUMBER:
21-073	**DA 3006**



1
-

SECTION AA
1:100

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1) PARAPET HEIGHT AMENDED
2) ROOFTOP TERRACE ADDED
3) ADDITIONAL STOREY ADDED TO #68 AND #70 OXFORD ST TERRACES
4) #80 INTERNAL LAYOUT AMENDED AND GFA INCREASED. LEVELS AMENDED
5) FLOOR LEVELS AMENDED TO MATCH THE REST OF THE APARTMENT BUILDING

S34 - REVISION F

1) EXISTING TERRACE INTERNAL AND BALCONY FLOORING TO BE CAREFULLY REMOVED AND STORED ON SITE. CARRY OUT WORKS REQUIRED FOR STRUCTURAL COMPLIANCE. EXISTING FLOORING TO BE REINSTALLED WHERE POSSIBLE TOGETHER WITH FLOOR FINISH TO INTERIORS SPECIFICATION.
2) EXISTING TERRACE SKIRTING TO BE CAREFULLY REMOVED AND STORED ON SITE. FOLLOWING WORKS REQUIRED TO FLOORING REINSTATE WHERE POSSIBLE TOGETHER WITH NEW SKIRTING TO INTERIOR / HERITAGE SPECIFICATION.
3) EXISTING TERRACE TIMBER CEILING JOIST + ROOF STRUCTURE TO BE ASSESSED BY STRUCTURAL ENGINEER. TO BE RE-SUPPORTED / REINFORCED IF REQUIRED WITH NEW STEEL / TIMBER STRUCTURE TO ACHIEVE STRUCTURAL COMPLIANCE.
4) ROOFTOP TERRACES REMOVED, AC AND HOT WATER PLANTS RELOCATED TO ROOFTOP
5) POOL REMOVED

REVISION G

1) GROUND FFL OF THE RESIDENTIAL FLAT BUILDING RAISED 50MM FROM RL 72.000 TO RL 72.050 TO ACCOUNT FOR UPDATED OVERLAND FLOW.
2) LEVEL 1 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 150MM FROM RL75.400 TO RL75.250. LEVEL 2 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 300MM FROM RL78.800 TO RL78.500. ROOF OF RESIDENTIAL FLAT BUILDING LOWERED 450MM FROM RL82.500 TO RL 82.050.

NOTE: NUMBER OF APARTMENTS REDUCED IN RESIDENTIAL FLAT BUILDING - WINDOWS RELOCATED TO ALIGN WITH UPDATED LAYOUTS.

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BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
LONG SECTION - AA

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100, 1:200@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 3101

SCHEDULE OF CHANGES

DA607/21

S4.55 REVISION E

1. EXTENT OF MANSARD AMENDED
2. HEIGHT OF PARAPET AMENDED
3. ROOFTOP TERRACES ADDED

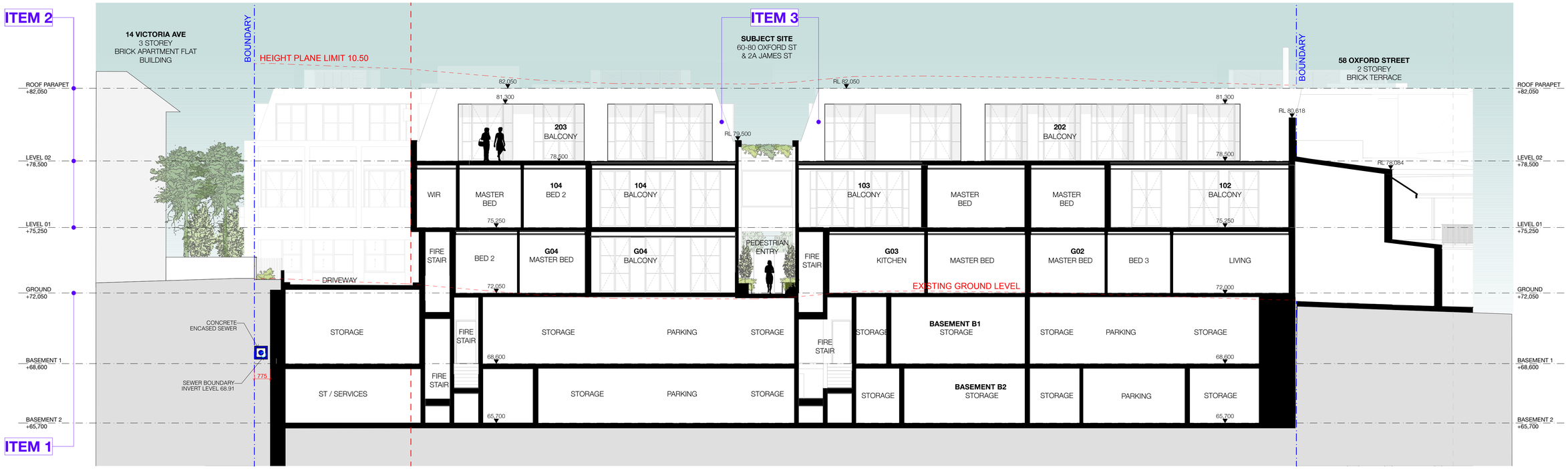
S34 REVISION F

1. PLANTER OVER DRIVEWAY REMOVED
2. INTERNAL UNIT LAYOUTS AMENDED
3. PRIVATE TERRACES ON ROOFTOP REMOVED, AC AND HOT WATER PLANTS RELOCATED TO ROOFTOP.

REVISION G

1) GROUND FFL OF THE RESIDENTIAL FLAT BUILDING RAISED 50MM FROM RL 72.000 TO RL 72.050 TO ACCOUNT FOR UPDATED OVERLAND FLOW.
2) LEVEL 1 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 150MM FROM RL75.400 TO RL75.250. LEVEL 2 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 300MM FROM RL78.800 TO RL78.500. ROOF OF RESIDENTIAL FLAT BUILDING LOWERED 450MM FROM RL82.500 TO RL 82.050.
3) INCLINED MANSARD FORM RE-INTRODUCED TO JAMES STREET ENTRY LINK AREA.

NOTE: NUMBER OF APARTMENTS REDUCED IN RESIDENTIAL FLAT BUILDING - WINDOWS RELOCATED TO ALIGN WITH UPDATED LAYOUTS.



1 / - SECTION BB
1:100

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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

- BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
LONG SECTION - BB

REF: BIMcloud: bcb-24:local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_ui23

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 3102

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1. EXTENT OF MANSARD AMENDED
2. HEIGHT OF PARAPET AMENDED
3. ROOFTOP TERRACES ADDED
4. SECONDARY BALCONIES TO APARTMENTS CHANGED TO INTERNAL AREA, GFA ADDED
5. PLANTER OVER CARPARK ENTRY REDUCED
6. REAR EXTENSION TO #76 EXTENDED TO ALIGN WITH REARS OF OTHER TERRACE EXTENSIONS, ROOF PROFILE AMENDED

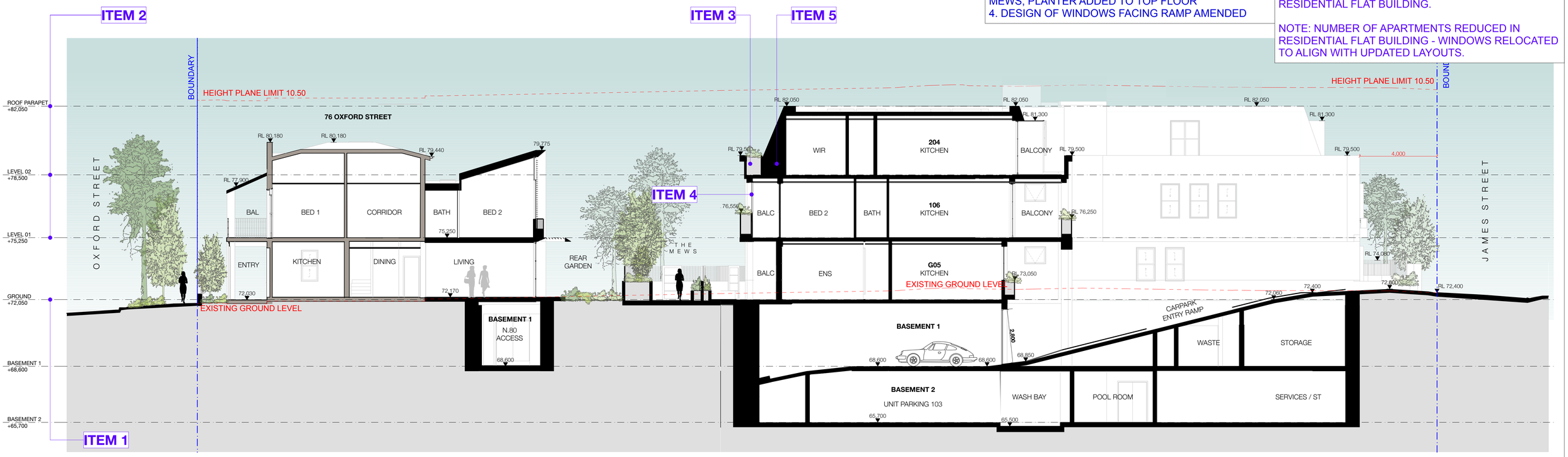
S34 - REVISION F

1. PLANTER AND BALCONY ABOVE DRIVEWAY REMOVED
2. TERRACES ON ROOFTOP REMOVED, AC AND HOT WATER PLANTS RELOCATED TO ROOFTOP
3. MANSARD REMOVED FROM REAR OF RFB FACING MEWS, PLANTER ADDED TO TOP FLOOR
4. DESIGN OF WINDOWS FACING RAMP AMENDED

REVISION G

1) GROUND FFL OF THE RESIDENTIAL FLAT BUILDING RAISED 50MM FROM RL 72.000 TO RL 72.050 TO ACCOUNT FOR UPDATED OVERLAND FLOW.
2) LEVEL 1 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 150MM FROM RL75.400 TO RL75.250. LEVEL 2 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 300MM FROM RL78.800 TO RL78.500. ROOF OF RESIDENTIAL FLAT BUILDING LOWERED 450MM FROM RL82.500 TO RL 82.050.
3) SEPARATION DISTANCES BETWEEN THE SOUTH FACING APARTMENTS AND REAR OF OXFORD STREET TERRACES INCREASED. APARTMENT 204 SOUTHERN WALL SHIFTED AN ADDITIONAL 700MM NORTH AND PLANTER INTRODUCED.
4) FIXED PRIVACY SCREENS ADDED TO SOUTHERN LEVEL 1 FACADE OF THE RESIDENTIAL FIAT BUILDING AND NORTH-WEST BALCONY OF APARTMENT 101.
5) INCLINED MANSARD FORM RE-INTRODUCED AT LEVEL 2, TO THE SOUTH FACADE OF THE RESIDENTIAL FLAT BUILDING.

NOTE: NUMBER OF APARTMENTS REDUCED IN RESIDENTIAL FLAT BUILDING - WINDOWS RELOCATED TO ALIGN WITH UPDATED LAYOUTS.



1 - SECTION CC 1:100

SECTION CC 1:100

REV	DESCRIPTION	DATE
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CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
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FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
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STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
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BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
SHORT SECTION - CC

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul25

DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 3103

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1. EXTENT OF MANSARD AMENDED
2. HEIGHT OF PARAPET AMENDED
3. ROOFTOP TERRACES ADDED
4. UNIT G01, 101, 201 BALCONY EXTENDED, ADDITIONAL INTERNAL AREA GIVEN BACK TO UNIT
5. BALCONIES TO JAMES ST REDUCED, AREA GIVEN BACK TO APARTMENTS, GFA INCREASED
6. LEVELS AMENDED TO ALIGN WITH REST OF APARTMENT BUILDING

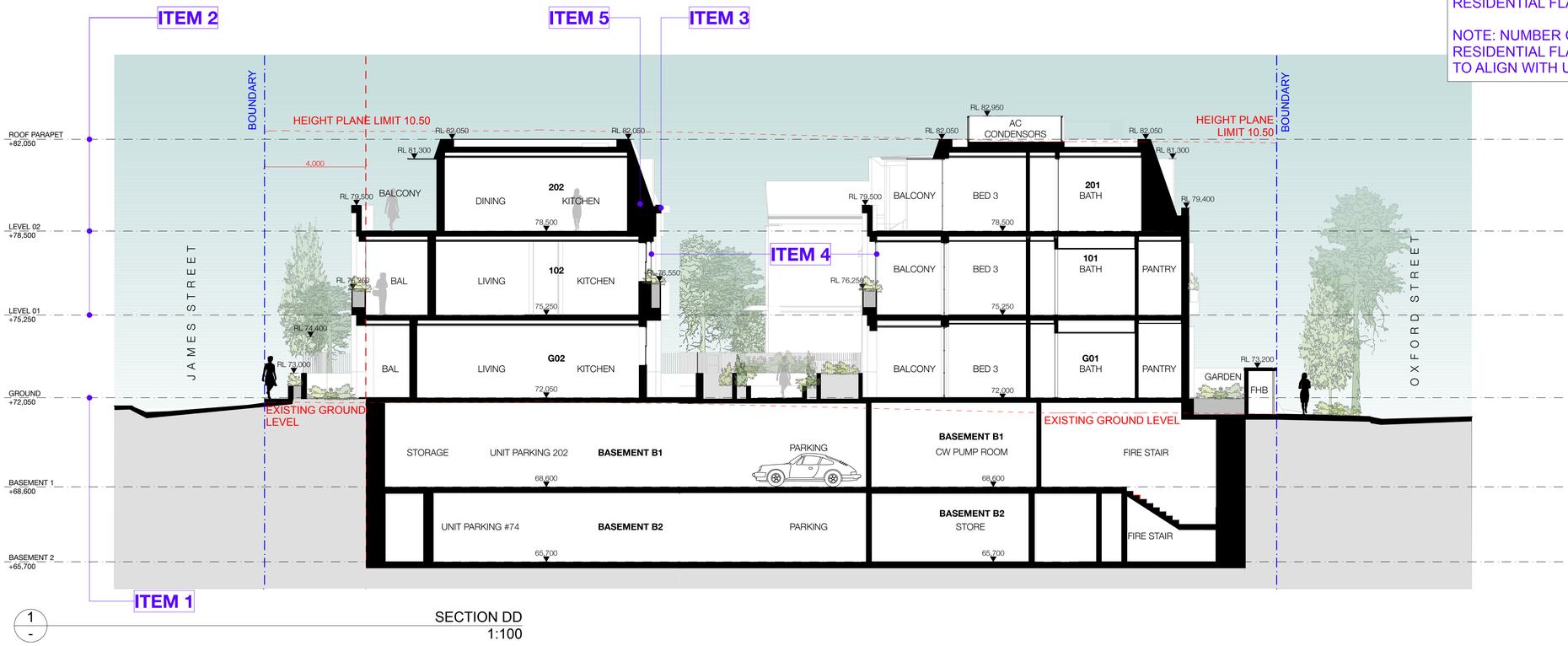
S34 - REVISION F

1. TERRACES ON ROOFTOP REMOVED, AC AND HOT WATER PLANTS RELOCATED TO ROOFTOP
2. MANSARD REMOVED FROM REAR OF RFB FACING MEWS, PLANTER ADDED TO TOP FLOOR

REVISION G

1) GROUND FFL OF THE RESIDENTIAL FLAT BUILDING RAISED 50MM FROM RL 72.000 TO RL 72.050 TO ACCOUNT FOR UPDATED OVERLAND FLOW.
2) LEVEL 1 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 150MM FROM RL75.400 TO RL75.250. LEVEL 2 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 300MM FROM RL78.800 TO RL78.500. ROOF OF RESIDENTIAL FLAT BUILDING LOWERED 450MM FROM RL82.500 TO RL 82.050.
3) SEPARATION DISTANCES BETWEEN THE SOUTH FACING APARTMENTS AND REAR OF OXFORD STREET TERRACES INCREASED. APARTMENT 204 SOUTHERN WALL SHIFTED AN ADDITIONAL 700MM NORTH AND PLANTER INTRODUCED.
4) FIXED PRIVACY SCREENS ADDED TO SOUTHERN LEVEL 1 FACADE OF THE RESIDENTIAL FIAT BUILDING AND NORTH-WEST BALCONY OF APARTMENT 101.
5) INCLINED MANSARD FORM RE-INTRODUCED AT LEVEL 2, TO THE SOUTH FACADE OF THE RESIDENTIAL FLAT BUILDING.

NOTE: NUMBER OF APARTMENTS REDUCED IN RESIDENTIAL FLAT BUILDING - WINDOWS RELOCATED TO ALIGN WITH UPDATED LAYOUTS.



1 / -

SECTION DD
1:100

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
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D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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www.mhndu.com
Nominated Architect
Brian Meyerson
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
SHORT SECTION - DD

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_.pln25

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: **21-073**	DWG NUMBER: **DA 3104**

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

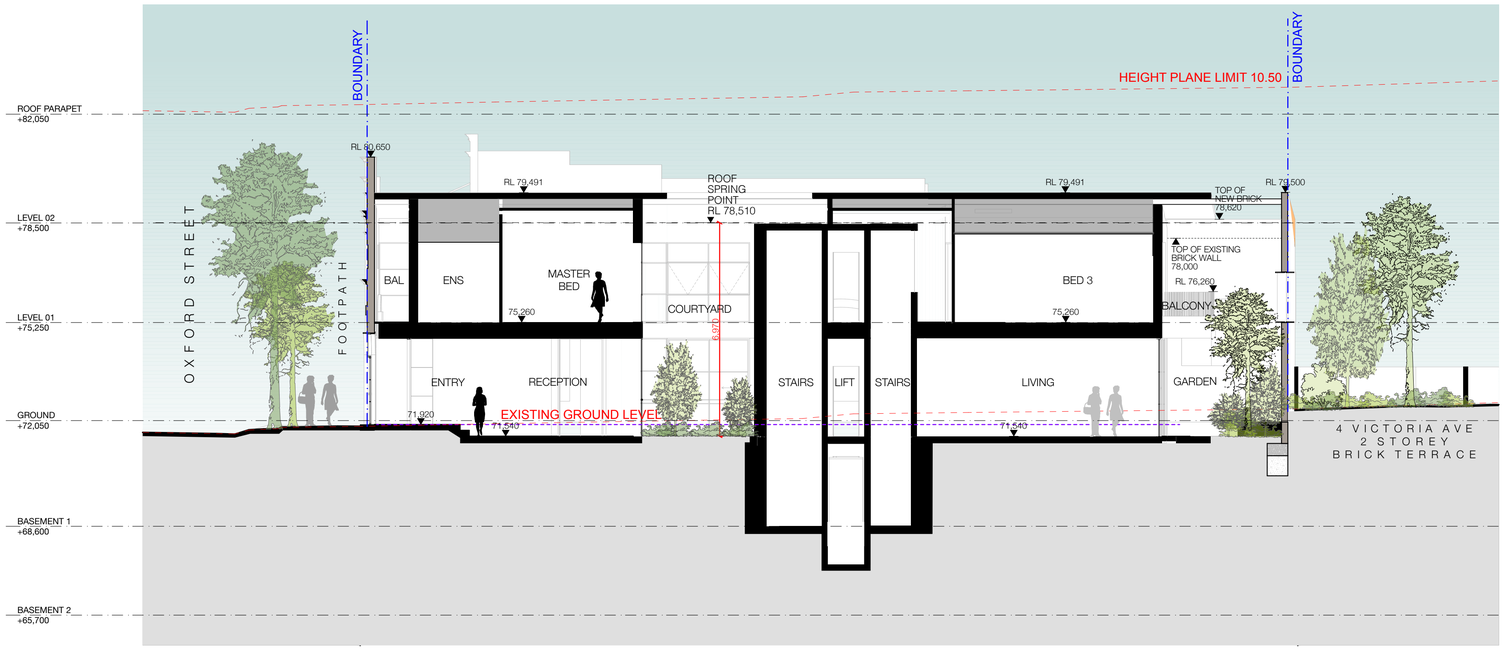
1) #80 INTERNAL LAYOUT AMENDED, GFA INCREASED
2) FLOOR LEVELS AMENDED
3) NEW BRICK ADDED TO TOP OF #80 BRICK EXTERNAL WALLS

S34 - REVISION F

1) #80 LANDSCAPE DESIGN AMENDED TO INTRODUCE MORE GREENERY

REVISION G

NO CHANGE TO DRAWING SHEET.



1 / - SECTION EE
1:100

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

- BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

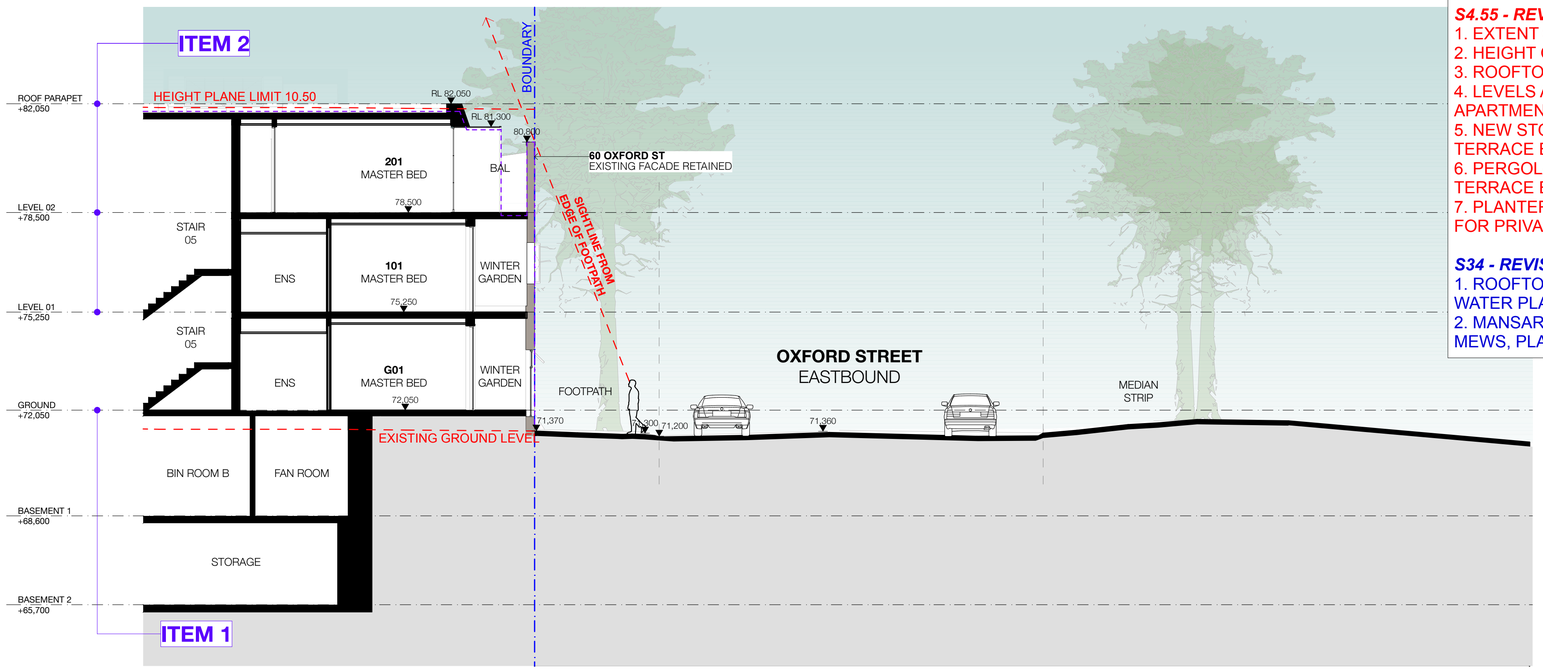
ARCHITECT:
MHNDUNION
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Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
SHORT SECTION - EE

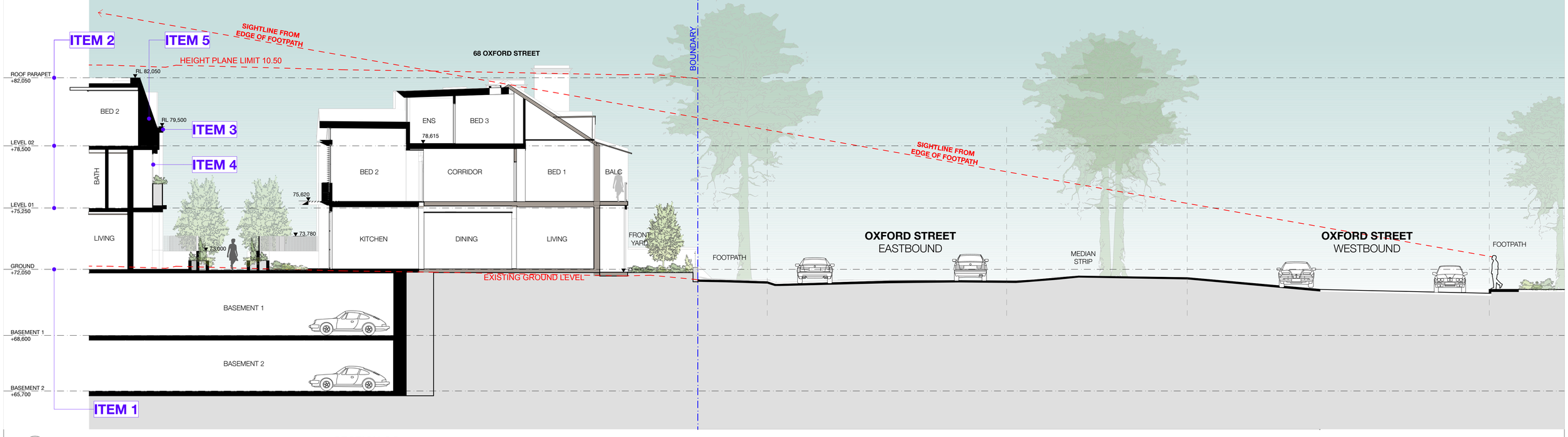
REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Ju23

DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 3105



1
-

SECTION FF
1:100



2
-

SECTION GG
1:100

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1. EXTENT OF MANSARD AMENDED
2. HEIGHT OF PARAPET AMENDED
3. ROOFTOP TERRACES ADDED
4. LEVELS AMENDED TO ALIGN WITH REST OF APARTMENT BUILDING
5. NEW STOREY ADDED TO NO.68 AND NO.70 TERRACE EXTENSIONS
6. PERGOLAS ADDED FOR PRIVACY TO REAR OF TERRACE EXTENSIONS
7. PLANTERS ADDED TO INTERNAL FACING WINDOWS FOR PRIVACY

S34 - REVISION F

1. ROOFTOP TERRACES REMOVED, AC AND HOT WATER PLANTS RELOCATED TO ROOFTOP
2. MANSARD REMOVED FROM REAR OF RFB FACING MEWS, PLANTER ADDED TO TOP FLOOR

REVISION G

1) GROUND FFL OF THE RESIDENTIAL FLAT BUILDING RAISED 50MM FROM RL 72.000 TO RL 72.050 TO ACCOUNT FOR UPDATED OVERLAND FLOW.
2) LEVEL 1 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 150MM FROM RL75.400 TO RL75.250. LEVEL 2 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 300MM FROM RL78.800 TO RL78.500. ROOF OF RESIDENTIAL FLAT BUILDING LOWERED 450MM FROM RL82.500 TO RL 82.050.
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NOTE: NUMBER OF APARTMENTS REDUCED IN RESIDENTIAL FLAT BUILDING - WINDOWS RELOCATED TO ALIGN WITH UPDATED LAYOUTS.

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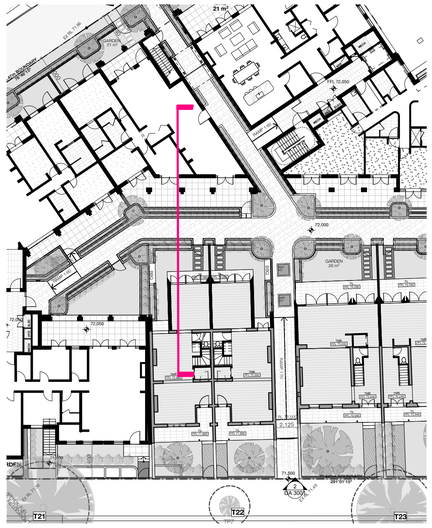
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PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

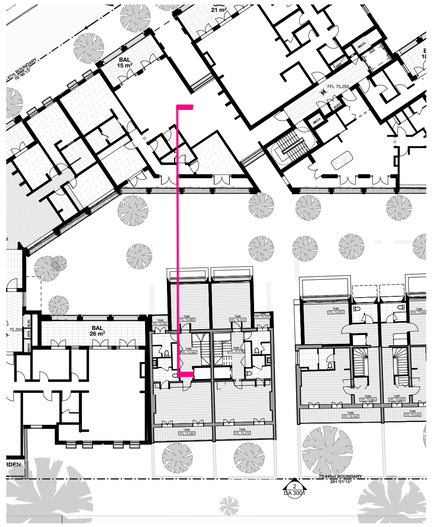
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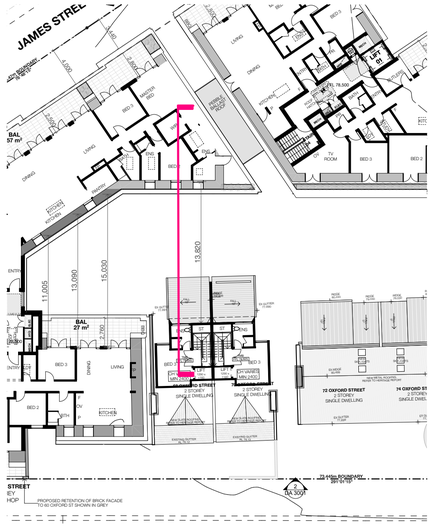
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ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 3106



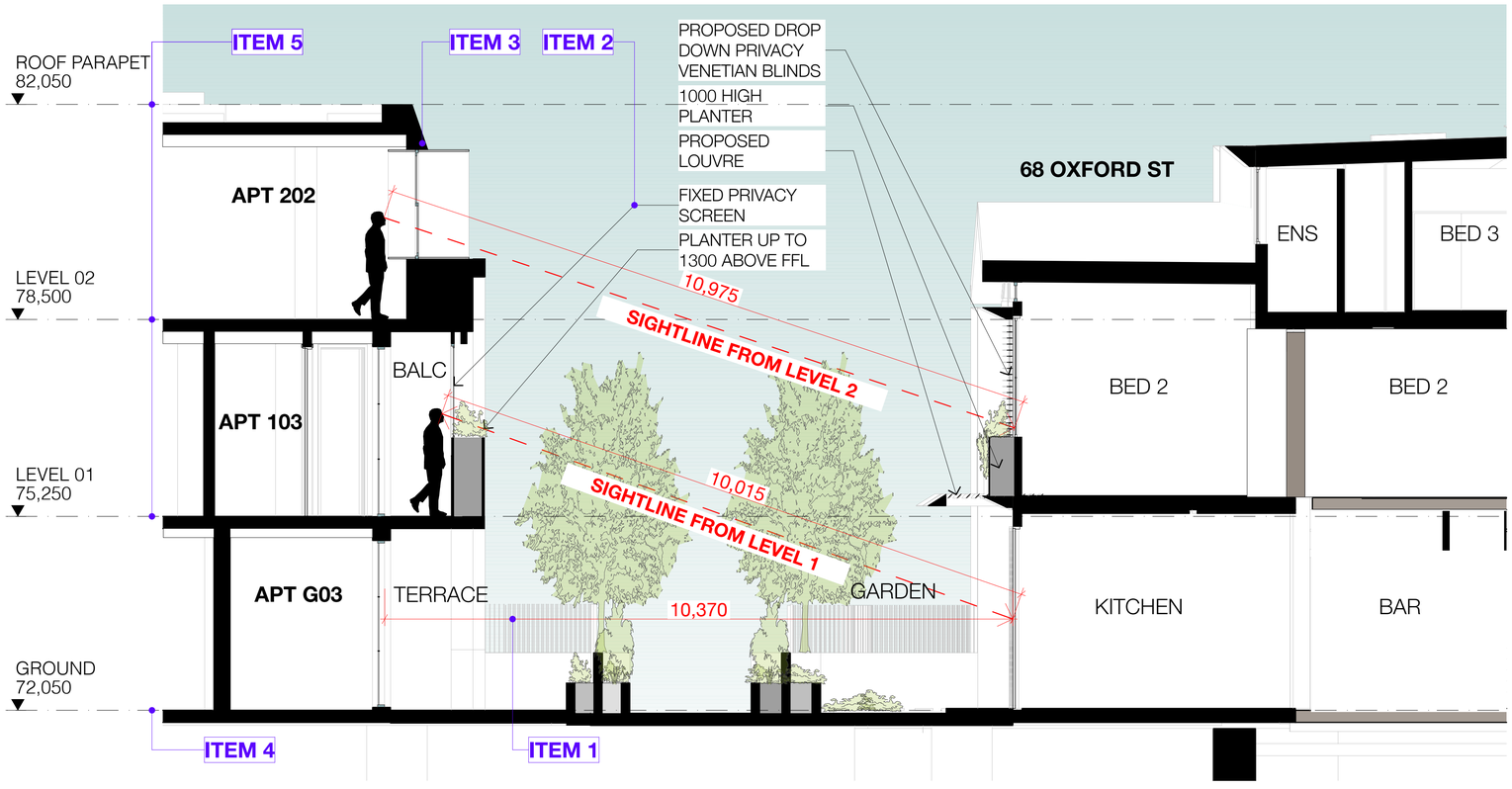
1 - KEY PLAN - GROUND FLOOR



2 - KEY PLAN - LEVEL 01



3 - KEY PLAN - LEVEL 02



4 - H SECTION
1:50

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1. NEW SHEET ADDED

S34 - REVISION F

~~1. FLUTED PRIVACY GLASS UP TO 1500mm NOTED ON SECTION~~

~~2. MANSARD REMOVED FROM REAR OF RFB FACING MEWS, PLANTER ADDED TO TOP FLOOR~~

REVISION G

1) SEPARATION DISTANCES BETWEEN THE SOUTH FACING APARTMENTS AND REAR OF OXFORD STREET TERRACES INCREASED.
2) FIXED PRIVACY SCREENS ADDED TO SOUTHERN LEVEL 1 FACADE OF THE RESIDENTIAL FLAT BUILDING.
3) INCLINED MANSARD FORM RE-INTRODUCED AT LEVEL 2, TO THE SOUTH FACADE OF THE RESIDENTIAL FLAT BUILDING.
4) GROUND FFL OF THE RESIDENTIAL FLAT BUILDING RAISED 50MM FROM RL 72.000 TO RL 72.050 TO ACCOUNT FOR UPDATED OVERLAND FLOW.
5) LEVEL 1 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 150MM FROM RL75.400 TO RL75.250. LEVEL 2 FFL OF RESIDENTIAL FLAT BUILDING LOWERED 300MM FROM RL78.800 TO RL78.500. ROOF OF RESIDENTIAL FLAT BUILDING LOWERED 450MM FROM RL82.500 TO RL 82.050.

NOTE: NUMBER OF APARTMENTS REDUCED IN RESIDENTIAL FLAT BUILDING - WINDOWS RELOCATED TO ALIGN WITH UPDATED LAYOUTS.

N

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

GENERAL NOTES

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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 ELECTROITY 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
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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

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

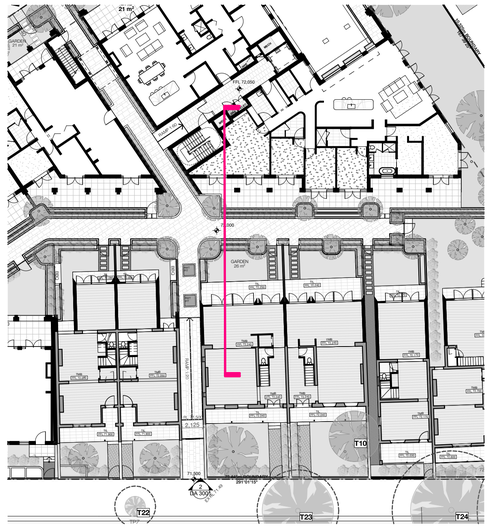
ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
www.mhndu.com
MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

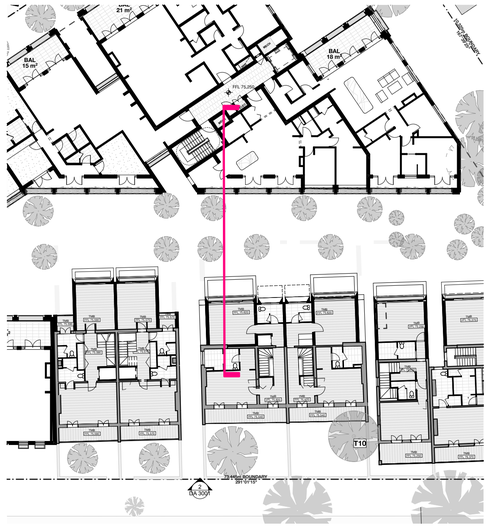
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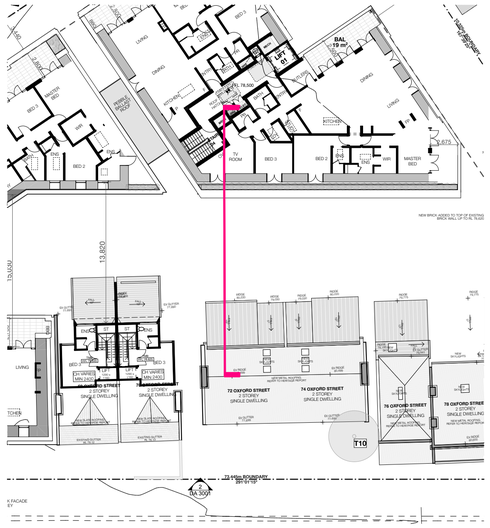
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ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 3107



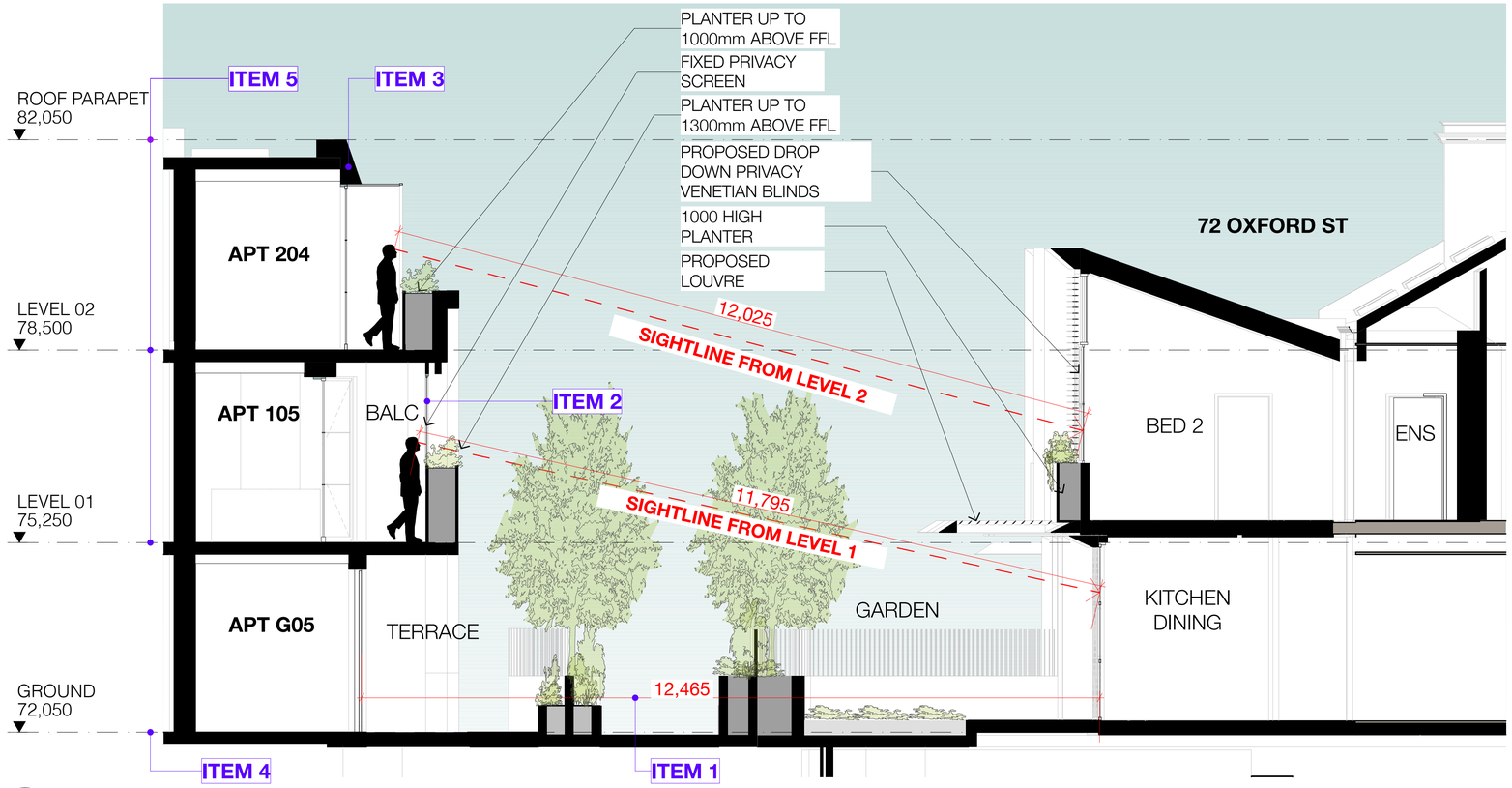
1 - KEY PLAN - GROUND FLOOR



2 - KEY PLAN - LEVEL 01



3 - KEY PLAN - LEVEL 02



4 - I SECTION 1:50

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1. NEW SHEET ADDED

S34 - REVISION F

~~1. FLUTED PRIVACY GLASS UP TO 1500mm NOTED ON SECTION~~

~~2. MANSARD REMOVED FROM REAR OF RFB FACING MEWS~~

REVISION G

1) SEPARATION DISTANCES BETWEEN THE SOUTH FACING APARTMENTS AND REAR OF OXFORD STREET TERRACES INCREASED. APARTMENT 204 SOUTHERN WALL SHIFTED AN ADDITIONAL 700MM NORTH AND PLANTER INTRODUCED.
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CLAUSE F5.4 SOUND INSULATION OF FLOORS
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DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
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FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
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BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

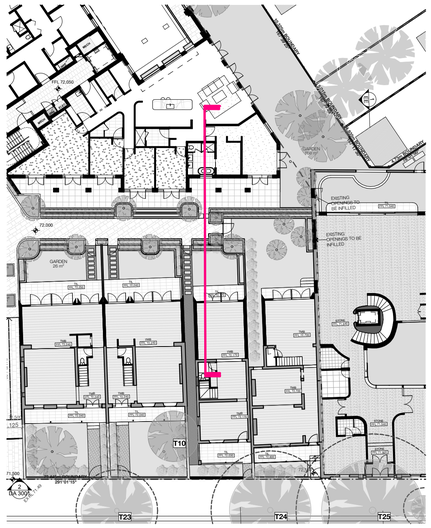
ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
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www.mhndu.com
Nominated Architect Brian Meyerson
MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

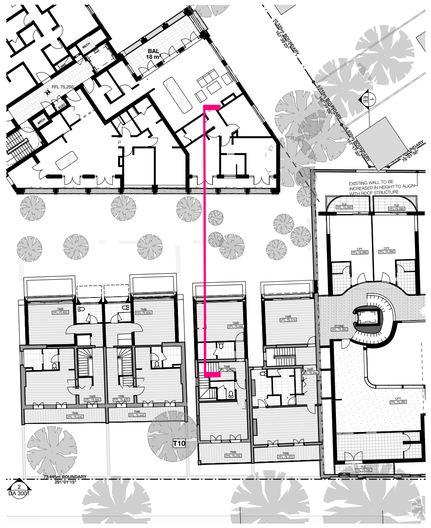
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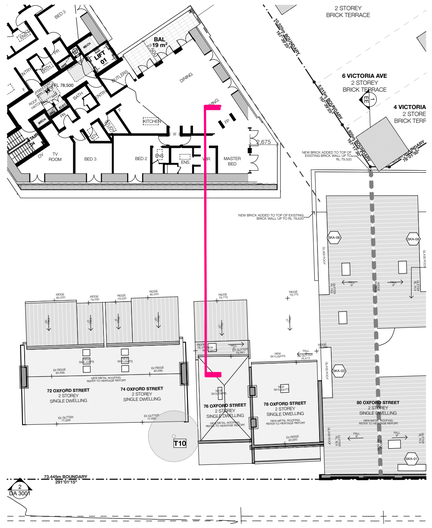
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PROJECT NUMBER: 21-073	DWG NUMBER: DA 3108



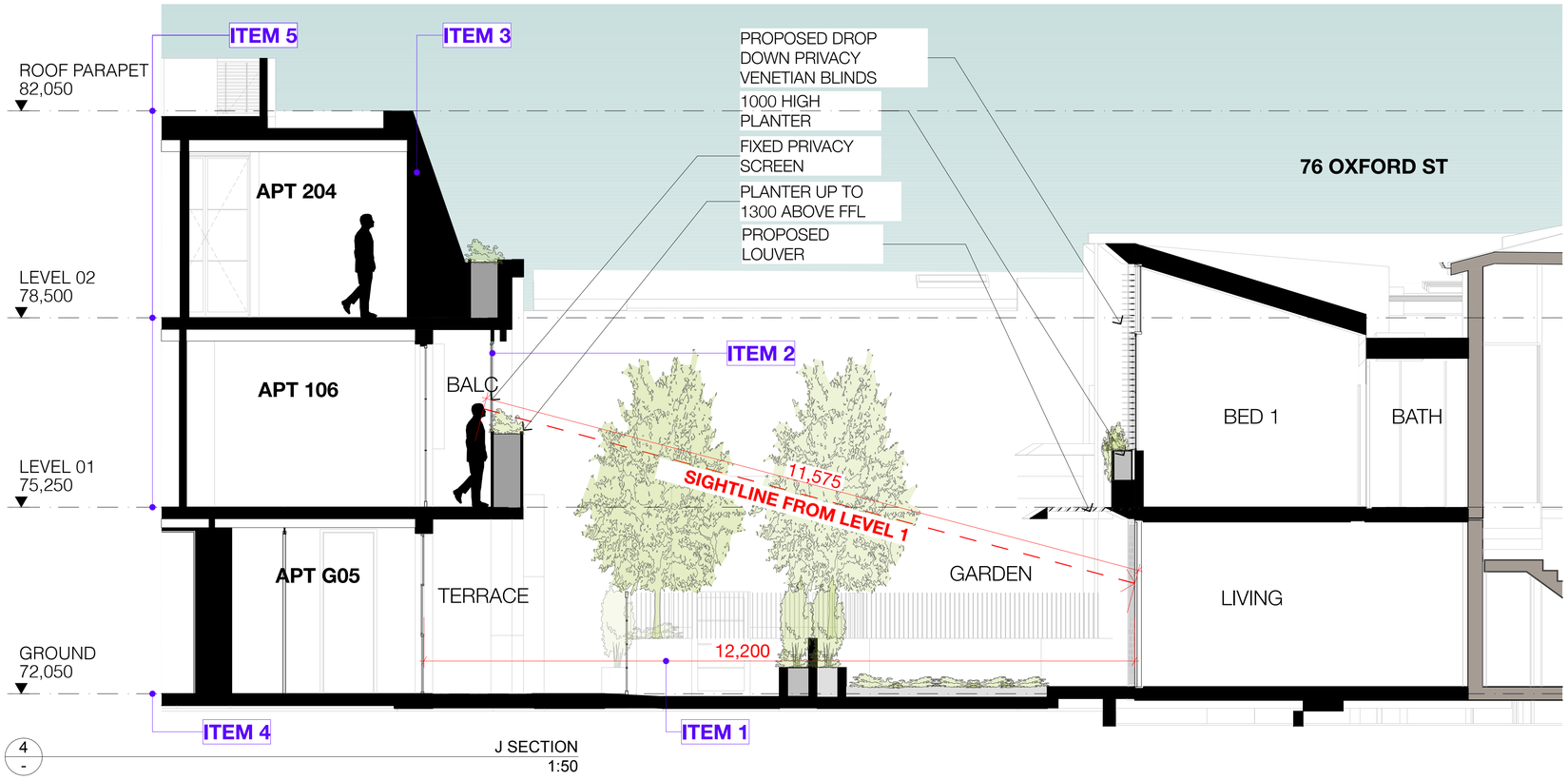
2 - KEY PLAN - GROUND FLOOR



2 - KEY PLAN - LEVEL 01



3 - KEY PLAN - LEVEL 02



4 - J SECTION
1:50

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1. NEW SHEET ADDED

S34 - REVISION F

~~1. FLUTED PRIVACY GLASS UP TO 1500mm NOTED ON SECTION~~

~~2. MANSARD REMOVED FROM REAR OF RFB FACING MEWS, PLANTER ADDED TO LEVEL 2.~~

REVISION G

1) SEPARATION DISTANCES BETWEEN THE SOUTH FACING APARTMENTS AND REAR OF OXFORD STREET TERRACES INCREASED. APARTMENT 204 SOUTHERN WALL SHIFTED AN ADDITIONAL 700MM NORTH AND PLANTER INTRODUCED.
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3) INCLINED MANSARD FORM RE-INTRODUCED AT LEVEL 2, TO THE SOUTH FACADE OF THE RESIDENTIAL FLAT BUILDING.
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MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

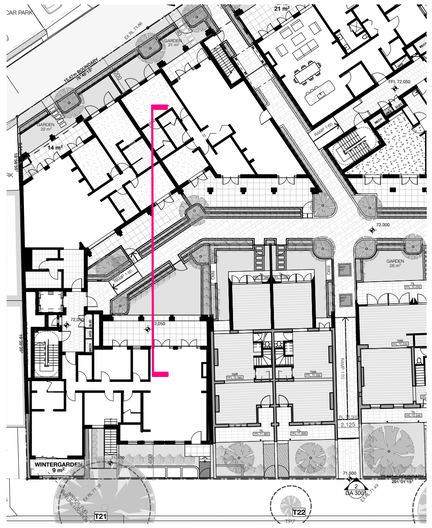
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MHN Design Union Pty Ltd. ABN 94 003 717 682
Nominated Architect Bran Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

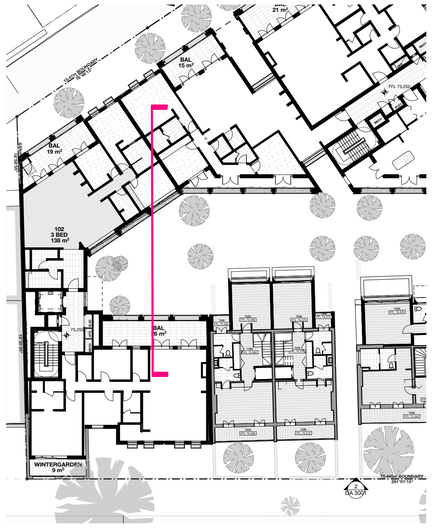
DRAWING TITLE:
INTERNAL SIGHTLINE ANALYSIS 3

REF: BIMcloud: bcb-24 local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_JulO3

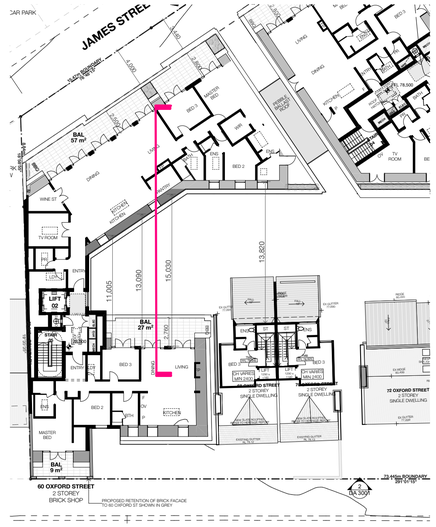
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MHNDU	
SCALE:	
@A1	
ISSUE DATE:	REVISION:
17/08/2023	G
PROJECT NUMBER:	DWG NUMBER:
21-073	DA 3109



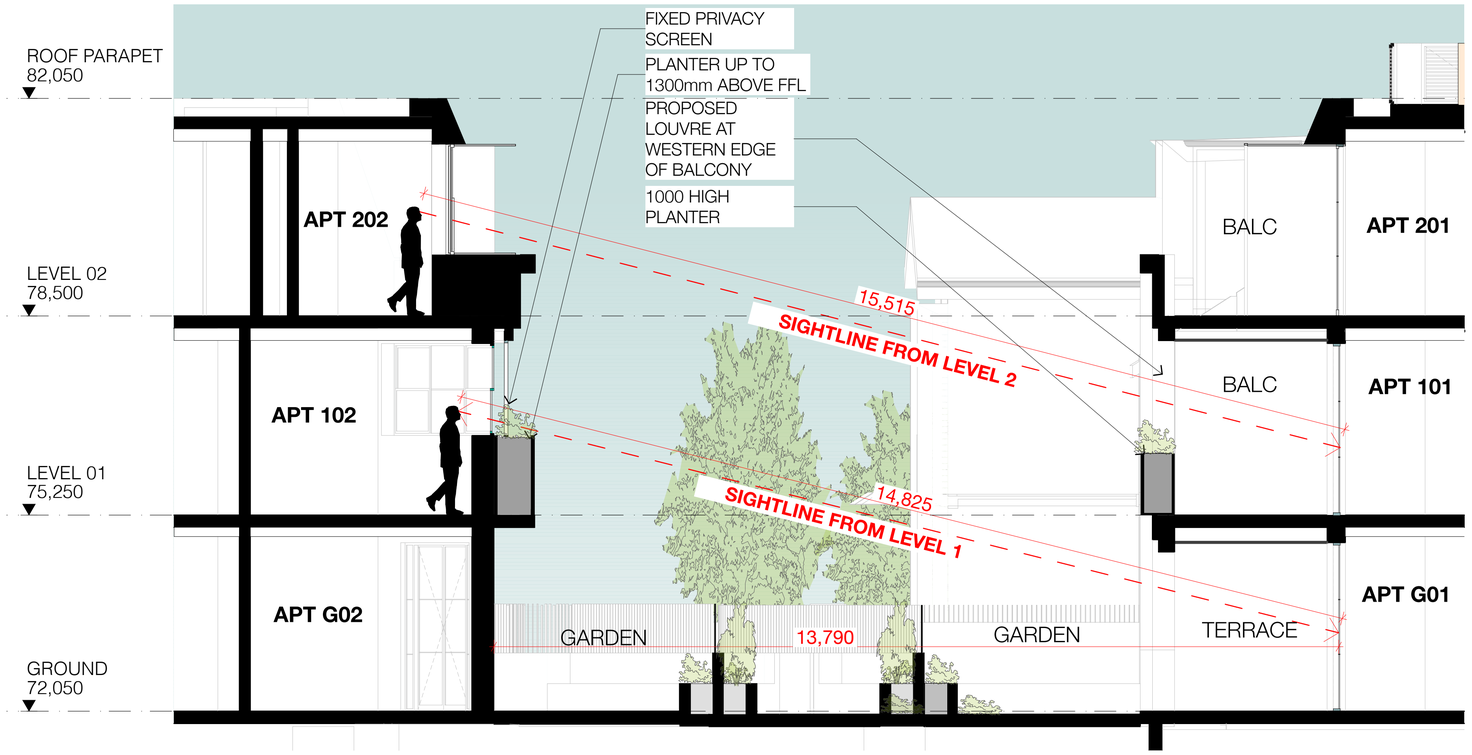
1 - KEY PLAN - GROUND FLOOR



2 - KEY PLAN - LEVEL 01



3 - KEY PLAN - LEVEL 02



4 - K SECTION 1:50

N

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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 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

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

ARCHITECT:
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35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
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MHN Design Union Pty Ltd, ABN 94 003 717 682
Nominated Architect Stein Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
INTERNAL SIGHTLINE ANALYSIS 4

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Ju23

DRAWN BY:	CHECKED:
MHNDU	
SCALE: @A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 3110

WINDOW SCHEDULE

NEW BUILDING DOOR SCHEDULE

Home Story Name	ID	Nominal W x H Size	Comments
GROUND	DG-01	1,000×2,750	Side hung door. 3 Panel leaf
GROUND	DG-02	3,200×2,750	3 leaves Sliding door
GROUND	DG-03	2,300×2,750	Double side hung Door with 2 Sidelights. 3 Panel leaf
GROUND	DG-04	2,300×2,750	Double side hung Door with 2 Sidelights. 3 Panel leaf
GROUND	DG-05	1,500×2,750	Double side hung door. 3 Panel leaf
GROUND	DG-06	1,500×2,800	Double side hung door. 3 Panel leaf
GROUND	DG-07	1,500×2,800	Double side hung door. 3 Panel leaf
GROUND	DG-08	1,500×2,800	Double side hung door. 3 Panel leaf
GROUND	DG-09	1,000×2,750	Side hung door. 3 Panel leaf
GROUND	DG-10	1,000×2,750	Side hung door. 3 Panel leaf
GROUND	DG-11	1,000×2,750	Side hung door. 3 Panel leaf
GROUND	DG-12	2,175×2,750	Double side hung Door. 3 Panel leaf
GROUND	DG-13	2,000×2,750	Double side hung Door with 2 Sidelights. 3 Panel leaf
GROUND	DG-14	2,000×2,750	Double side hung Door with 2 Sidelights. 3 Panel leaf
GROUND	DG-15	2,000×2,750	Double side hung door with 2 sidelights. 3 panel leaf
GROUND	DG-16	2,000×2,750	Double side hung door with 2 sidelights. 3 panel leaf
GROUND	DG-17	1,500×2,750	Double side hung door. 3 Panel leaf
GROUND	DG-18	1,500×2,750	Double side hung door. 3 Panel leaf
GROUND	DG-19	1,500×2,750	Double side hung door. 3 Panel leaf
GROUND	DG-20	1,500×2,750	Single side hung door with 2 Sidelights. 3 Panel leaf
GROUND	DG-21	2,100×2,750	Double side hung Door with 2 Sidelights. 3 Panel leaf
GROUND	DG-22	2,100×2,750	Double side hung Door with 2 Sidelights. 3 Panel leaf
GROUND	DG-23	2,100×2,750	Double side hung Door with 2 Sidelights. 3 Panel leaf
GROUND	DG-25	2,500×2,750	Double side hung Door with 2 Sidelights. 3 panel leaf
GROUND	DG-26	2,100×2,750	Double side hung Door with 2 Sidelights. 3 panel leaf
GROUND	DG-27	1,000×2,750	Side hung door. 3 Panel leaf
GROUND	DG-28	1,088×2,750	Side hung door. 3 Panel leaf
GROUND	DG-29	2,800×2,750	Double side hung door with 2 sidelights. 3 panel leaf
GROUND	DG-30	2,800×2,750	Double side hung door with 2 sidelights. 3 panel leaf
GROUND	DG-31	2,100×2,750	Double side hung door with 2 sidelights. 3 panel leaf
GROUND	DG-32	2,100×2,750	Double side hung door with 2 sidelights. 3 panel leaf
GROUND	DG-33	2,100×2,750	Double side hung door with 2 sidelights. 3 panel leaf
LEVEL 01	D1-01	3,200×2,800	3 leaves Sliding door
LEVEL 01	D1-02	2,300×2,800	Double side hung door with 2 sidelights. 3 panel leaf
LEVEL 01	D1-03	2,300×2,800	Double side hung door with 2 sidelights. 3 panel leaf
LEVEL 01	D1-04	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 01	D1-05	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 01	D1-06	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 01	D1-07	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 01	D1-08	2,175×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 01	D1-09	2,175×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 01	D1-10	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 01	D1-11	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 01	D1-12	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 01	D1-13	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 01	D1-14	2,000×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 01	D1-15	2,000×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 01	D1-16	2,000×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 01	D1-17	2,100×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 01	D1-18	2,100×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 01	D1-19	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 01	D1-20	2,000×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 01	D1-21	2,000×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 01	D1-22	2,000×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 01	D1-23	2,500×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 01	D1-24	2,500×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-01	3,000×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-02	2,300×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-03	2,300×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-04	2,300×2,800	Double side hung Door. 3 Panel leaf
LEVEL 02	D2-05	2,100×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-06	2,100×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-07	2,100×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-08	2,100×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-09	2,100×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-10	2,500×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-11	2,500×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-17	2,300×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-18	2,300×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-19	2,500×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-20	2,500×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-21	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 02	D2-22	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 02	D2-23	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 02	D2-24	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 02	D2-25	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 02	D2-26	2,000×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-27	2,000×2,800	Double side hung Door with 2 Sidelights. 3 Panel leaf
LEVEL 02	D2-28	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 02	D2-29	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 02	D2-30	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 02	D2-31	1,500×2,800	Double side hung Door. 3 Panel leaf
LEVEL 02	D2-32	900×2,800	Double side hung Door. 3 Panel leaf
LEVEL 02	D2-33	1,500×2,800	Double side hung Door. 3 Panel leaf

NEW BUILDING WINDOW SCHEDULE

Home Story Name	ID	Nominal W x H Size	Comments
GROUND	WG-01	1,000×2,750	Single window with a top double hung panel and a fixed glass lower transom
GROUND	WG-02	1,000×2,750	Single window with a top double hung panel and a fixed glass lower transom
GROUND	WG-03	1,000×2,750	Single window with a top double hung panel and a fixed glass lower transom
GROUND	WG-04	1,200×2,800	Single window with a top double hung panel and a fixed glass lower transom
GROUND	WG-05	2,639×2,180	Replace existing window with new: Triple window with upper top hung transom and fixed glass bottom panel
GROUND	WG-06	820×2,750	Single window with a top double hung panel and a fixed glass lower transom
GROUND	WG-09	1,000×2,750	Single window with a top double hung panel and a fixed glass lower transom
GROUND	WG-10	1,000×2,750	Single window with a top double hung panel and a fixed glass lower transom
GROUND	WG-11	1,000×2,750	Single window with a top double hung panel and a fixed glass lower transom
GROUND	WG-12	1,000×2,750	Single window with a top double hung panel and a fixed glass lower transom
GROUND	WG-13	1,000×1,750	Double hung window
GROUND	WG-14	1,000×1,750	Double hung window
GROUND	WG-15	1,100×900	Top hung window
GROUND	WG-16	2,000×1,750	Double window, one double hung sash and one fixed glass double panel sash.
GROUND	WG-17	2,000×1,750	Double window, one double hung sash and one fixed glass double panel sash.
GROUND	WG-18	1,000×1,750	Double hung window
GROUND	WG-19	1,250×2,750	Single window with a top double hung panel and a fixed glass lower transom
GROUND	WG-20	1,250×2,750	Single window with a top double hung panel and a fixed glass lower transom
GROUND	WG-21	3,115×1,500	triple window with sashes. fixed middle panel and double hung side panels.
LEVEL 01	W1-01	1,000×1,800	Double hung window
LEVEL 01	W1-02	1,000×1,800	Double hung window
LEVEL 01	W1-03	1,000×1,800	Double hung window
LEVEL 01	W1-04	1,000×1,800	Double hung window
LEVEL 01	W1-05	1,200×1,800	Double hung window
LEVEL 01	W1-06	2,175×1,350	Replace existing window with new. Triple side hung window
LEVEL 01	W1-07	2,175×1,350	Replace existing window with new. Triple side hung window
LEVEL 01	W1-08	820×2,800	Single window with a top double hung panel and a fixed glass lower transom
LEVEL 01	W1-09	1,000×1,800	Double hung window
LEVEL 01	W1-10	1,000×1,800	Double hung window
LEVEL 01	W1-11	1,000×1,800	Double hung window
LEVEL 01	W1-12	1,000×1,800	Double hung window
LEVEL 01	W1-13	2,500×1,800	Fixed window
LEVEL 01	W1-14	1,000×1,800	Double hung window
LEVEL 01	W1-15	1,000×1,800	Double hung window
LEVEL 01	W1-16	1,000×1,800	Double hung window
LEVEL 01	W1-17	1,000×1,800	Double hung window
LEVEL 01	W1-18	1,000×1,800	Double hung window
LEVEL 01	W1-19	1,000×1,800	Double hung window
LEVEL 01	W1-20	1,000×1,800	Double hung window
LEVEL 01	W1-21	1,000×1,800	Double hung window
LEVEL 01	W1-22	1,100×950	Top hung window
LEVEL 01	W1-23	2,100×2,800	Double window; one double hung sash and one fixed glass double panel sash and fixed glass lower transom
LEVEL 01	W1-24	2,100×2,800	Double window; one double hung sash and one fixed glass double panel sash and fixed glass lower transom
LEVEL 01	W1-25	2,100×2,800	Double window; one double hung sash and one fixed glass double panel sash and fixed glass lower transom
LEVEL 01	W1-26	2,800×1,500	triple window with sashes. fixed middle panel and double hung side panels.
LEVEL 01	W1-27	2,800×1,500	triple window with sashes. fixed middle panel and double hung side panels.
LEVEL 01	W1-28	3,115×1,500	triple panel window with sashes. fixed middle panel and double hung side panels.
LEVEL 01	W1-30	3,115×1,500	triple window with sashes. fixed middle panel and double hung side panels.
LEVEL 01	W1-31	2,500×1,800	Fixed Window
LEVEL 01	W1-32	1,250×1,800	double hung window
LEVEL 01	W1-33	1,500×1,800	Double window, one top hung sash and one fixed glass panel sash
LEVEL 02	W2-01	1,000×1,800	Double hung window
LEVEL 02	W2-02	1,000×1,800	Double hung window
LEVEL 02	W2-03	1,000×1,800	Double hung window
LEVEL 02	W2-04	1,200×1,800	Double hung window

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1) SCHEDULE UPDATED
2) SELECT EXISTING WINDOW/DOOR JOINERY REPLACED WITH "LIKE FOR LIKE" JOINERY WITH ENHANCED GLAZING IN ACCORDANCE WITH ACOUSTIC REQUIREMENTS

S34 - REVISION F

1) NEW BUILD DOOR AND WINDOW AND SKYLIGHT SCHEDULES UPDATED BASED ON NEW APARTMENT MIX.

REVISION G

1) DOOR, WINDOW AND SKYLIGHT SCHEDULES UPDATED BASED ON NEW APARTMENT MIX.
2) ADDITIONAL SKYLIGHT ADDED TO TERRACE NO.70 OXFORD STREET.

Home Story Name	ID	Nominal W x H Size	Comments
LEVEL 02	W2-05	1,500×1,800	Double hung window
LEVEL 02	W2-06	1,000×1,800	Double hung window
LEVEL 02	W2-07	1,000×1,800	Double hung window
LEVEL 02	W2-08	1,000×1,800	Double hung window
LEVEL 02	W2-09	1,000×1,800	Double hung window
LEVEL 02	W2-10	1,000×1,800	Double hung window
LEVEL 02	W2-11	750×1,800	Top hung window
LEVEL 02	W2-11	750×1,800	Top hung window

ITEM 1

TERRACES - NEW DOOR SCHEDULE

Home Story Name	ID	Nominal W x H Size	Comment
GROUND	TDG-01	1,500×3,000	Double side hung door. 3 Panel leaf
GROUND	TDG-02	1,500×3,000	Double side hung door. 3 Panel leaf
GROUND	TDG-03	1,500×3,000	Double side hung door. 3 Panel leaf
GROUND	TDG-04	1,500×3,000	Double side hung door. 3 Panel leaf
GROUND	TDG-07	2,100×3,000	Double side hung door. 3 Panel leaf
GROUND	TDG-08	2,100×3,000	Double side hung door. 3 Panel leaf
GROUND	TDG-09	1,800×3,000	Double side hung door. 3 Panel leaf
GROUND	TDG-10	1,800×3,000	Double side hung door. 3 Panel leaf
GROUND	TDG-11	1,850×3,000	Double side hung door. 3 Panel leaf
GROUND	TDG-12	1,850×3,000	Double side hung door. 3 Panel leaf
GROUND	TDG-15	1,670×2,850	Double side hung door. 3 Panel leaf
GROUND	TDG-16	1,670×2,850	Double side hung door. 3 Panel leaf
GROUND	TDG-17	1,845×3,440	Double side hung door. 3 Panel leaf
GROUND	TDG-18	1,845×3,440	Double side hung door. 3 Panel leaf

TERRACES - NEW WINDOW SCHEDULE

GROUND	TWG-01	876×1,610	Double hung window
LEVEL 01	TW1-01	3,000×2,000	4 leaves, 2 sliding door. side frosted glass sash. 2 panel leaf
LEVEL 01	TW1-02	3,000×2,000	4 leaves, 2 sliding door. side frosted glass sash. 2 panel leaf
LEVEL 01	TW1-03	4,200×3,200	4 leaves, 2 sliding door. side frosted glass sash. 2 panel leaf
LEVEL 01	TW1-04	1,800×2,000	Double window, one double hung sash and one fixed 2 panel leaf. Frosted lower glass.
LEVEL 01	TW1-05	1,800×2,000	Double window, one double hung sash and one fixed 2 panel leaf. Frosted lower glass.
LEVEL 01	TW1-05	1,800×2,000	Double window, one double hung sash and one fixed 2 panel leaf. Frosted lower glass.
LEVEL 01	TW1-06	3,700×3,200	4 leaves, 2 sliding window with upper transom of 4 horizontal panel sash. Sliding fixed Side to be frosted glass. 2 panel leaf.
LEVEL 01	TW1-07	4,100×3,200	4 leaves, 2 sliding window with upper transom of 4 horizontal panel sash. Sliding fixed Side to be frosted glass. 2 panel leaf.
LEVEL 01	TW1-08	3,690×2,000	4 leaves, 2 sliding window. Sliding fixed side to be frosted glass. 2 panel leaf.
LEVEL 02	TW2-01	1,245×1,500	Top hung window
LEVEL 02	TW2-02	1,655×1,275	Sliding window
LEVEL 02	TW2-03	1,680×1,275	Sliding window
LEVEL 02	TW2-04	1,175×1,500	Top hung window

TERRACES - EXISTING & REPLACED WINDOW SCHEDULE

Home Story Name	Element ID	Nominal W x H Size	Type	Note
GROUND	DWG-01	400×900	Existing high level fixed window to be removed and infilled	Window to be removed and infilled
GROUND	DWG-02	450×980	Existing high level fixed window to be removed and infilled	Window to be removed and infilled
GROUND	DWG-03	880×1,610	Existing double hung window to be removed and infilled	Window to be removed and infilled
GROUND	EWG-01	1,825×1,810	Existing side hung triple window with fixed arch top	
GROUND	EWG-02	1,825×1,810	Existing side hung triple window with fixed arch top	
GROUND	EWG-03	1,027×1,920	New Double Hung window	Replace existing window joinery with "Like for Like" window joinery with enhanced glazing in accordance with acoustic report
GROUND	EWG-04	1,022×1,920	New Double Hung window	Replace existing window joinery with "Like for Like" window joinery with enhanced glazing in accordance with acoustic report
GROUND	EWG-05	999×1,930	New Double Hung window	Replace existing window joinery with "Like for Like" window joinery with enhanced glazing in accordance with acoustic report
GROUND	EWG-06	999×1,930	New Double Hung window	Replace existing window joinery with "Like for Like" window joinery with enhanced glazing in accordance with acoustic report
GROUND	EWG-07	1,750×2,150	New Single hung triple window	Replace existing window joinery with "Like for Like" window joinery with enhanced glazing in accordance with acoustic report
GROUND	EWG-08	1,218×1,550	New Side hung double window	Replace existing window joinery with "Like for Like" window joinery with enhanced glazing in accordance with acoustic report
GROUND	EWG-09	880×1,620	New Double Hung window	Replace existing window joinery with "Like for Like" window joinery with enhanced glazing in accordance with acoustic report
LEVEL 01	DW1-01	878×1,660	Existing double hung window to be removed and infilled	Window to be removed and infilled
LEVEL 01	EW1-01	1,350×1,640	New Double Hung window	Replace existing window joinery with "Like for Like" window joinery with enhanced glazing in accordance with acoustic report
LEVEL 01	EW1-02	878×1,660	New Double Hung window	Replace existing window joinery with "Like for Like" window joinery with enhanced glazing in accordance with acoustic report
LEVEL 01	EW1-03	876×1,610	New Double Hung window	Replace existing window joinery with "Like for Like" window joinery with enhanced glazing in accordance with acoustic report
LEVEL 01	EW1-04	866×1,190	New Double Hung window	Replace existing window joinery with "Like for Like" window joinery with enhanced glazing in accordance with acoustic report

TERRACES - EXISTING & REPLACED DOOR SCHEDULE

Home Story Name	ID	Nominal W x H Size	Type	Comment
GROUND	DDG-01	819×2,040	Existing Door to be infilled with recessed brick to match facade	
GROUND	DDG-02	1,050×2,620	Existing Door to be infilled with recessed brick to match facade	
GROUND	EDG-01	920×2,550	Retain original coloured glazing doors.	
GROUND	EDG-02	920×2,550	Retain original coloured glazing doors.	
GROUND	EDG-03	1,090×3,113	Retain original french doors.	
GROUND	EDG-04	1,090×3,113	Retain original french doors.	
GROUND	EDG-05	1,809×2,800	Replace Double side hung door with 2 sidelights with 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
GROUND	EDG-06	1,809×2,800	Replace Double side hung door with 2 sidelights with 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
GROUND	EDG-07	900×2,830	Replace Side hung door with 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
GROUND	EDG-08	900×2,550	Replace Side hung door with 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-01	1,080×2,860	Replace Timber and glazed french doors 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-02	1,080×2,860	Replace Timber and glazed french doors 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-03	1,080×2,860	Replace Timber and glazed french doors 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-04	1,080×2,860	Replace Timber and glazed french doors 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-05	1,075×2,100	Retain original french doors.	
LEVEL 01	ED1-06	1,075×2,100	Retain original french doors.	
LEVEL 01	ED1-07	1,049×2,560	Replace Timber and glazed french doors 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-08	1,049×2,560	Replace Timber and glazed french doors 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-09	1,036×2,560	Replace Timber and glazed french doors 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-10	1,044×2,550	Replace Timber and glazed french doors 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-11	1,044×2,550	Replace Timber and glazed french doors 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-12	1,043×2,540	Replace Timber and glazed french doors 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-13	1,063×2,540	Replace Timber and glazed french doors 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-14	1,063×2,540	Replace Timber and glazed french doors 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-15	1,100×2,540	Replace Timber and glazed french doors 'like for like'	Replace existing door joinery with 'Like for Like' door joinery with enhanced glazing in accordance with Acoustic report where required
LEVEL 01	ED1-16	1,100×2,540	Create new opening and new door to match ED1-15	

No. 80 DOOR SCHEDULE

Home Story Name	ID	Nominal W x H Size	Comments
GROUND	ADG-01	1,600×3,000	Glass Double door with arched transom
GROUND	ADG-02	2,700×3,200	Sliding glass door. 1 fixed leaf and 1 sliding leaf
GROUND	ADG-03	8,950×3,230	Sliding glass door. 2 sliding leaves and 2 fixed leaves
GROUND	ADG-04	1,000×2,100	Aluminium side hinged door
LEVEL 01	AD1-01	1,800×2,600	Glazed double door
LEVEL 01	AD1-02	3,225×2,600	Sliding glass door. 1 fixed leaf and 1 sliding leaf
LEVEL 01	AD1-03	3,225×2,600	Sliding glass door. 1 fixed leaf and 1 sliding leaf

No. 80 WINDOW SCHEDULE

Home Story Name	ID	Nominal W x H Size	Comments
GROUND	AWG-01	1,072×3,020	Double hung window with arched transom and obscured glazing. To match shape of existing bricked up window.
GROUND	AWG-02	1,072×3,020	Double hung window with arched transom and obscured glazing. To match shape of existing bricked up window.
GROUND	AWG-03	2,580×2,133	3 Sash feature window with stained glass. Fixed left and right panels. Side hung middle panel
GROUND	AWG-04	2,570×3,200	2 Sash fixed full height window
GROUND	AWG-05	2,050×2,133	2 sash fixed window
GROUND	AWG-06	1,130×3,200	Curved glass fixed full height window
LEVEL 01	AW1-01	952×765	New Fixed window to existing wall
LEVEL 01	AW1-02	952×765	New Fixed window to existing wall
LEVEL 01	AW1-03	1,000×2,600	Fixed window with obscured glazing
LEVEL 01	AW1-04	1,150×2,600	Fixed window with obscured glazing
LEVEL 01	AW1-05	2,490×2,100	2 Sash Fixed window
LEVEL 01	AW1-06	2,050×2,600	2 Sash window. Top hung with fixed top and bottom transom panels.
LEVEL 01	AW1-07	2,570×2,600	2 Sash window. Top hung with fixed top and bottom transom panels.
LEVEL 01	AW1-08	1,130×2,600	2 sash Curved glass fixed window
LEVEL 01	AW1-09	2,700×2,600	2 Sash window. Top hung with fixed top and bottom transom panels.
LEVEL 01	AW1-10	2,580×2,600	3 Sash feature window with stained glass. Fixed left and right panels. Side hung middle panel
LEVEL 01	AW1-11	1,000×2,600	Fixed window
LEVEL 01	AW1-12	1,000×2,600	Fixed window
LEVEL 01	AW1-13	1,640×2,600	Fixed window
LEVEL 01	AW1-14	1,890×2,600	Fixed window
LEVEL 01	AW1-15	3,000×1,650	New steel frame opening to existing window. No glazing

ITEM 2

SKYLIGHTS - NEW BUILDING

SKYLIGHT SCHEDULE - NEW BUILDING		
ID	Shell/Roof Opening W x H Size	Comments
SKY-01	1,500×700	Fixed glass skylight
SKY-02	550×1,000	Fixed glass skylight
SKY-03	550×1,000	Fixed glass skylight
SKY-04	1,500×700	Fixed glass skylight
SKY-05	1,200×600	Fixed glass skylight
SKY-06	1,500×700	Fixed glass skylight
SKY-07	1,700×700	Fixed glass skylight
SKY-08	1,200×600	Fixed glass skylight
SKY-09	1,200×600	Fixed glass skylight
SKY-10	700×1,450	Fixed glass skylight
SKY-11	1,500×700	Fixed glass skylight
SKY-12	1,200×550	Fixed glass skylight
SKY-13	1,200×550	Fixed glass skylight
SKY-14	1,000×1,000	Fixed glass skylight
SKY-14	500×1,000	Fixed glass skylight
SKY-14	500×1,000	Fixed glass skylight
SKY-15	550×1,200	Fixed glass skylight
SKY-16	550×1,200	Fixed glass skylight
SKY-17	700×1,500	Fixed glass skylight
SKY-18	600×600	Fixed glass skylight

SKYLIGHTS - TERRACES & No.80

SKYLIGHT SCHEDULE - TERRACE & No.80			
ID	Nominal W x H Size	Quantity	Comments
SKA-01	**2,750x640**	1	Fixed glass roof
SKA-02	800×1,200	1	Fixed glass
SKA-03	**4,900x1000**	1	Fixed glass roof
SKA-04	1,200×800	1	Fixed glass
SKA-05	1,200×800	1	Fixed glass
SKA-06	**8,100x1000**	1	Fixed glass roof
SKA-07	1,200×800	1	Fixed glass
SKA-08	**7,800x1000**	1	Fixed glass roof
SKT-01	900×600	1	Fixed glass
SKT-02	600×1,200	1	Fixed glass
SKT-02	900×600	1	Fixed glass
SKT-03	700×700	3	Fixed glass
SKT-04	700×700	3	Fixed glass
SKT-05	1,200×400	1	Fixed glass
SKT-06	800×800	1	Fixed glass
SKT-07	800×800	1	Fixed glass
SKT-08	700×700	3	Fixed glass

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F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
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CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
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CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
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CLAUSE D3.8 TACTILE INDICATORS
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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 COM

PRECEDENT IMAGERY



TIMELESS COLUMN PROPORTIONS



EXPRESSED WINDOW HOODS



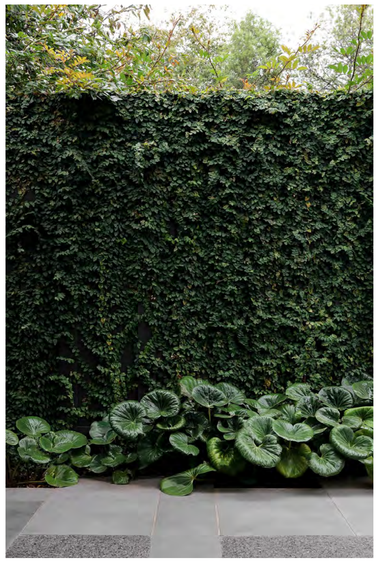
INTEGRATED PLANTER BOXES



MANSARD ROOF FORM



CONTEMPORARY FRENCH DOORS



GREEN COURTYARDS



FLUTED PRIVACY GLASS



DECORATIVE FIXED PRIVACY SCREENS

ITEM 1

SCHEDULE OF CHANGES
DA607/21

S4.55 - REVISION E
1) FLUTED PRIVACY GLASS ADDED

S34 - REVISION F
NO CHANGE TO DRAWING SHEET

REVISION G
1) DECORATIVE FIXED PRIVACY SCREENS ADDED.

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CLAUSE D3.8 TACTILE INDICATORS
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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
MECHELECIHYDRAULIC: 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

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
PRECEDENT IMAGERY

REF: BIMcloud: bcb-24 local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_JuD3

DRAWN BY: MHNDU	CHECKED:
SCALE: @A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 6002

EXTERNAL FINISHES - JAMES STREET

S4.55
SCHEDULE OF CHANGES
DA607/21

S4.55 - REVISION E
1) SCR-01 REMOVED
2) ELEVATION UPDATED. REFER TO DA-3002 FOR DETAILS
3) GL-01 & GL-02 ADDED TO EXTERNAL FINISH SCHEDULE FOR CLARITY
4) CL-01 NOTED AS BRONZE CLADDING (COLORBOND FINISH)

S34 - REVISION F
1) RP-03, RP-04, TP-01 ADDED

REVISION G
1) DECORATIVE FIXED PRIVACY SCREENS (SCR-01) ADDED.



MATERIALS + FINISHES



CL-01 BRONZE-LOOK COLORBOND CLADDING.

TO MANSARD ROOFING, ROOF DETAILS



PC-01 POWDER-COAT FINISH TO MATCH CL-01

TO WINDOW & DOOR FRAMES, SHROUDS, PALISADE FENCES + BALCONY PLANTERS



RP-01 WHITE RENDER COARSE FINISH.

TO GARDEN RETAINING & EXTERNAL WALLS



RP-02 INTEGRATED COLOUR RENDER TO MATCH CL-01.SMOOTH FINISH.

TO SELECT EXTERNAL WALLS

RP-03 NATURAL WHITE 15W INTEGRATED COLOUR RENDER WITH SMOOTH FINISH.

TO INTERNAL BALCONY WALLS

RP-04 DULUX BEIGE ROYAL QUARTER A192 INTEGRATED COLOUR RENDER WITH SMOOTH FINISH.

TO EXTERNAL WALLS

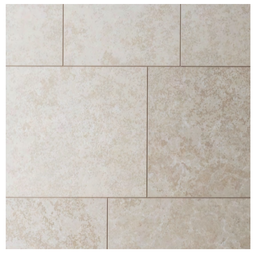
GL-01 CLEAR GLASS

TO ALL WINDOWS EXCEPT WHERE SPECIFIED



GL-02 FLUTED PRIVACY GLASS

TO BATHROOM WINDOWS AND SELECT INTERNAL FACING WINDOWS UP TO 1500mm ABOVE FFL



ST-01 BEIGE LIMESTONE

CLADDING HONED FINISH. TO EXTERNAL WALLS
SIZE : 600 x 400 x 30mm



ST-02 BEIGE LIMESTONE

CLADDING HAMMERED FINISH. TO EXTERNAL WALLS
SIZE : 600 x 400 x 30mm

TP-01 CLASS 2 PRE-CAST CONCRETE COLOUR NATURAL WHITE

PATCH AS REQUIRED. MULTI COAT TEXTURE RENDER PAINT FINISH. TO EXTERNAL WALLS.



SCR-01 BRONZE DECORATIVE FIXED PRIVACY SCREENS.

TO SOUTH FACING LEVEL 1 BALCONIES + WESTERN EDGE OF APARTMENT 101 BALCONY.

ITEM 1

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CLAUSE F5.5 SOUND INSULATION OF WALLS
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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
MECHELECRYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
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SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
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STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
EXTERNAL FINISHES - JAMES STREET

REF: BIMcloud: bcb-24 local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_JuD3

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:100, 1:0.67@A1
ISSUE DATE: 17/08/2023
REVISION: **G**
PROJECT NUMBER: **21-073**
DWG NUMBER: **DA 6003**

EXTERNAL FINISHES - OXFORD STREET

SCHEDULE OF CHANGES
DA607/21

S4.55 REVISION E
1) PAINT FINISHES TO NO.68-70, NO.72-74, NO.76, NO.78 AMENDED
2) ELEVATION UPDATED. REFER TO **DA3003** FOR DETAILS
3) CL-01 NOTED AS BRONZE CLADDING (COLORBOND FINISH)

S34 REVISION F
NO CHANGE TO DRAWING SHEET

REVISION G
NO CHANGE TO DRAWING SHEET.



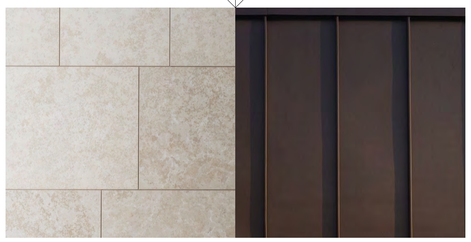
NO.60 - 62 OXFORD STREET

RN-01 LEXICON RENDER FINISH. TO EXTERNAL WALLS.

PF-01 DOMINO PAINT FINISH. TO EXTERNAL METAL + TIMBER DETAILS, WINDOWS + DOORS.

CL-01 BRONZE CLADDING (COLORBOND FINISH). TO MANSARD ROOF

NO.64 - 66 OXFORD STREET



ST-01 BEIGE LIMESTONE CLADDING HONED FINISH. TO EXTERNAL WALLS.

CL-01 BRONZE CLADDING (COLORBOND FINISH). TO MANSARD ROOF, PLANTERS

RP-02 INTEGRATED COLOUR RENDER TO MATCH CL-01. SMOOTH FINISH. TO SELECT EXTERNAL WALLS

PC-01 POWDERCOAT FINISH TO MATCH CL-01.TO WINDOW & DOOR FRAMES & PALISADE FENCE

NO.68 + 70 OXFORD STREET



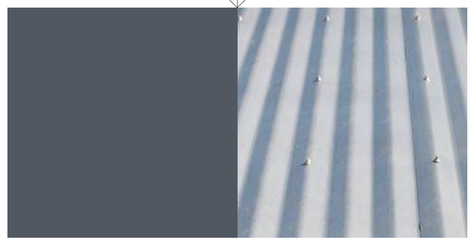
RN-02 CHALK USA 23W RENDER FINISH TO EXTERNAL WALLS

SLT GREY SLATE TILE TO ROOF - COLOUR TO BE CONFIRMED BY HERITAGE CONSULTANT

PF-02 FAIR BIANCA HALF SW1F1 PAINT FINISH. TO TIMBER WINDOWS, DOORS, FRIEZE PANELS + TRIMS

PF-01 DOMINO PAINT FINISH. TO EXTERNAL METAL + TIMBER DETAILS, WINDOWS + DOORS. FRONT FENCE, TIMBER WORK, VERANDAH POSTS

NO.72 + 74 OXFORD STREET



RN-05 SIGNATURE GR17 RENDER FINISH TO EXTERNAL WALLS

RF-01 SHALE GREY CORRUGATED STEEL ROOF - COLOUR TO BE CONFIRMED BY HERITAGE CONSULTANT

PF-02 FAIR BIANCA HALF SW1F1 PAINT FINISH. TO TIMBER WINDOWS, DOORS, FRIEZE PANELS + TRIMS

PF-01 DOMINO PAINT FINISH. TO EXTERNAL METAL + TIMBER DETAILS, WINDOWS + DOORS. FRONT FENCE, TIMBER WORK, VERANDAH POSTS

NO.76 OXFORD STREET

RN-06 ECRU HALF RENDER FINISH. TO EXTERNAL WALLS.

PF-06 NATURAL WHITE 15W PAINT FINISH TO TIMBER DOORS, WINDOWS, TRIMS.

PF-01 DOMINO PAINT FINISH. TO EXTERNAL METAL + TIMBER DETAILS, WINDOWS + DOORS. FRONT FENCE, TIMBER WORK, VERANDAH POSTS

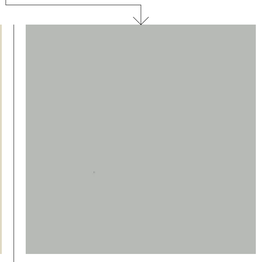
NO.78OXFORD STREET

RN-08 HOG BRISTLE HALF A180 RENDER FINISH TO EXTERNAL WALLS.

PF-06 NATURAL WHITE 15W PAINT FINISH TO TIMBER DOORS, WINDOWS, TRIMS.

PF-01 DOMINO PAINT FINISH. TO EXTERNAL METAL + TIMBER DETAILS, WINDOWS + DOORS. FRONT FENCE, TIMBER WORK, VERANDAH POSTS

NO.80 OXFORD STREET



RN-10 TRANQUIL RETREAT RENDER FINISH. TO EXTERNAL WALLS

SW-01 STEEL FRAMED WINDOW / DOOR FRAMES + HOODS. MATTE FINISH -

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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.
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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

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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
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CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
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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
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

ARCHITECT:
MHNDUNION
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PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
EXTERNAL FINISHES - OXFORD STREET

REF: BIMcloud: bcb-24 local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_JuD3

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100, 1:0.72, 1:0.74, 1:0.71, 1:0.68@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 6004

CROSS VENTILATION & SOLAR ASSESSMENT

KEY CONTROLS

	CONTROL	ACHIEVED
SOLAR ACCESS	70%	20/22 (82%)
CROSS VENTILATION	60%	22/22 (100%)

ITEM 01

SOLAR ACCESS

FLOOR	2hr WINTER SUN ACCESS (9am-3pm)
GROUND	9/12
LEVEL 01	5/6
LEVEL 02	4/4
TOTAL:	**18/22**
%:	**82%**

ITEM 01

NO SOLAR ACCESS (MAX 15% OF APARTMENTS)

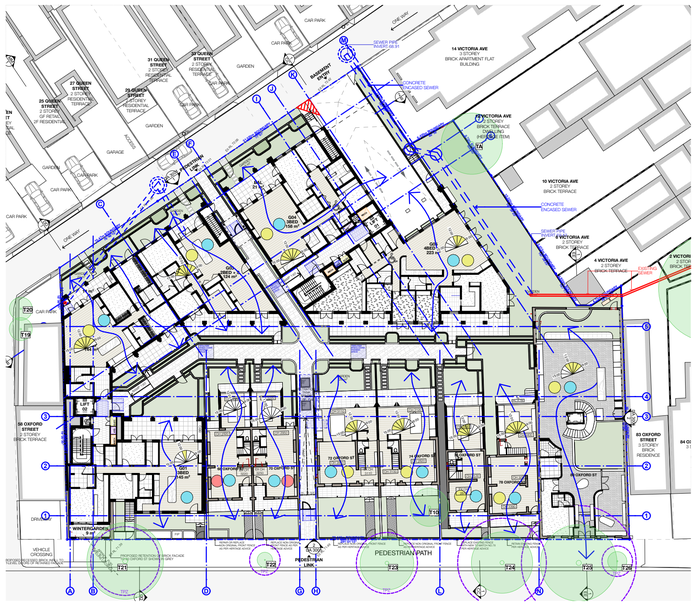
FLOOR	NO WINTER SUN ACCESS (9am-3pm)
GROUND	2/12
LEVEL 01	1/6
LEVEL 02	0/4
TOTAL:	**3/22**
%:	**14%**

ITEM 01

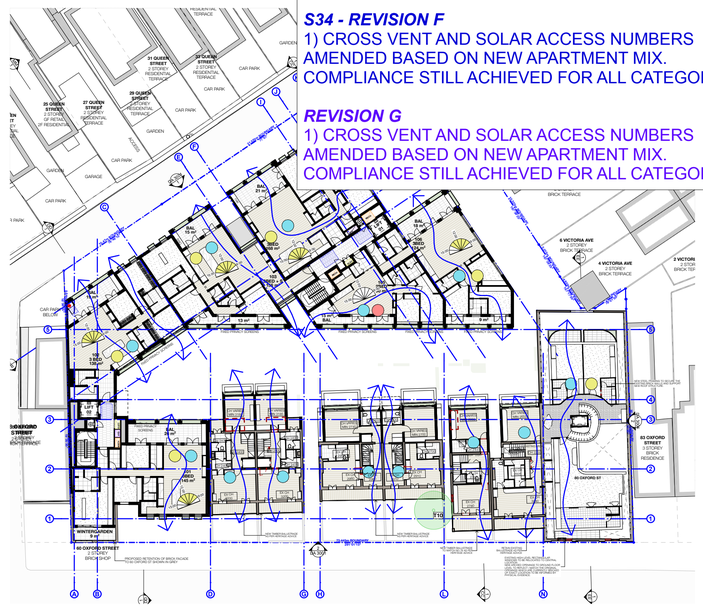
CROSS VENTILATION

FLOOR	CROSS VENTILATION ACHIEVED
GROUND	12/12
LEVEL 01	6/6
LEVEL 02	4/4
TOTAL:	**22/22**
%:	**100%**

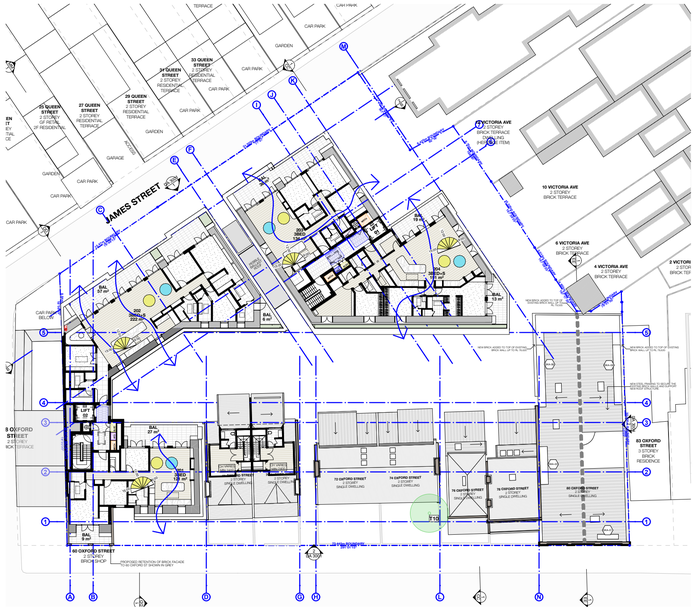
ITEM 01



CROSS VENT AND SOLAR ACCESS - GROUND FLOOR



CROSS VENT AND SOLAR ACCESS - LEVEL 01



CROSS VENT AND SOLAR ACCESS - LEVEL 02

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1) SOLAR ACCESS REDUCED FROM 19/21 DWELLINGS (90%) TO 18/21 DWELLINGS (86%)
2) 1 UNIT RECEIVES NO SOLAR ACCESS (5%)

S34 - REVISION F

1) CROSS VENT AND SOLAR ACCESS NUMBERS AMENDED BASED ON NEW APARTMENT MIX. COMPLIANCE STILL ACHIEVED FOR ALL CATEGORIES.

REVISION G

1) CROSS VENT AND SOLAR ACCESS NUMBERS AMENDED BASED ON NEW APARTMENT MIX. COMPLIANCE STILL ACHIEVED FOR ALL CATEGORIES.

N

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
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PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
CROSS VENTILATION & SOLAR ASSESSMENT

REF: BIMcloud: bcb-24 local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_JuD3

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:400@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 7001

STORAGE & PARKING ASSESSMENT

ITEM 1

PARKING CONTROLS

	Control	#of Dwelling	Spaces
2 Beds	1.5 Spaces	6	9
3+ Beds	2 Spaces	16	32
Subtotal	**41 spaces**		
Visitor	0.25/dwelling	22	5.5
Total	**46**		
Accessible Spaces	10%	22	2
Motorbike	1/10 Spaces		5

BICYCLE PARKING CONTROLS

Residents	1/Dwelling	22	22
Visitor	1/10 Dwelling	22	2
Total			**24**

STORAGE CONTROLS

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

APARTMENT SUMMARY - STORAGE + PARKING

Unit	In Apartment	In Basement	Total	Parking
G01 (3Bed)	6.76m³	55.99m³	62.75m³	2
G02 (3Bed)	7.82m³	45.96m³	53.78m³	2
G03 (2Bed)	6.47m³	47.64m³	54.11m³	2
G04 (3Bed)	10.40m³	67.36m³	77.76m³	2
G05 (4Bed)	10.14m³	130.47m³	140.61m³	2
101 (3Bed)	6.76m³	37.38m³	44.14m³	2
102 (3Bed)	8.65m³	60.04m³	68.69m³	2
103 (3Bed)	5.26m³	29.89m³	35.15m³	2
104 (3Bed)	6.85m³	52.82m³	59.67m³	2
105 (2Bed)	6.32m³	68.97m³	75.29m³	2
106 (3Bed)	6.91m³	36.01m³	42.92m³	2
201 (3Bed)	11.85m³	87.47m³	99.32m³	2
202 (3Bed)	10.85m³	104.95m³	115.8m³	2
203 (3Bed)	6.25m³	38.88m³	45.13m³	2
204 (3Bed)	8.08m³	60.79m³	68.87m³	2
#68 (3Bed)	11.46m³	75.34m³	86.8m³	2
#70 (3Bed)	11.47m³	41.63m³	53.10m³	2
#72 (2Bed)	5.68m³	57.19m³	62.87m³	2
#74 (2Bed)	6.49m³	28.53m³	35.02m³	2
#76 (2Bed)	8.23m³	24.44m³	32.67m³	2
#78 (2Bed)	5.72m³	31.46m³	37.18m³	2
#80 (3Bed)	7.59m³	82.94m³	90.53m³	2

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

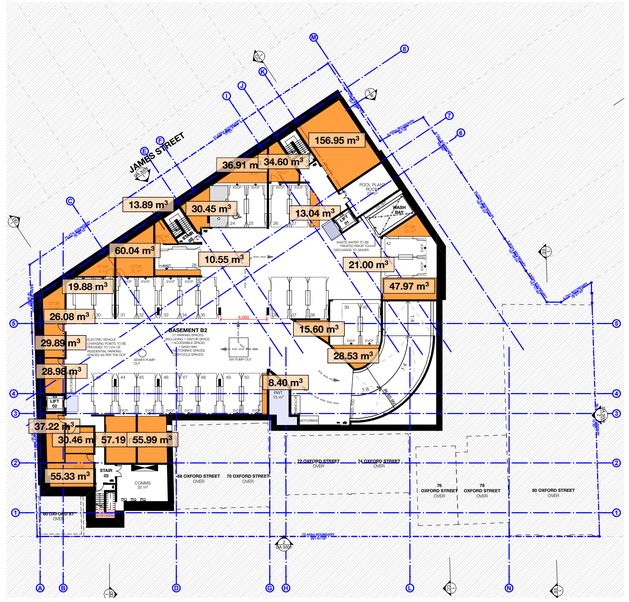
1) PARKING NUMBERS UPDATED TO BE COMPLIANT BASED ON AMENDED BEDROOM MIX
2) STORAGE NUMBERS UPDATED BASED ON AMENDED BASEMENT LAYOUT

S34 - REVISION F

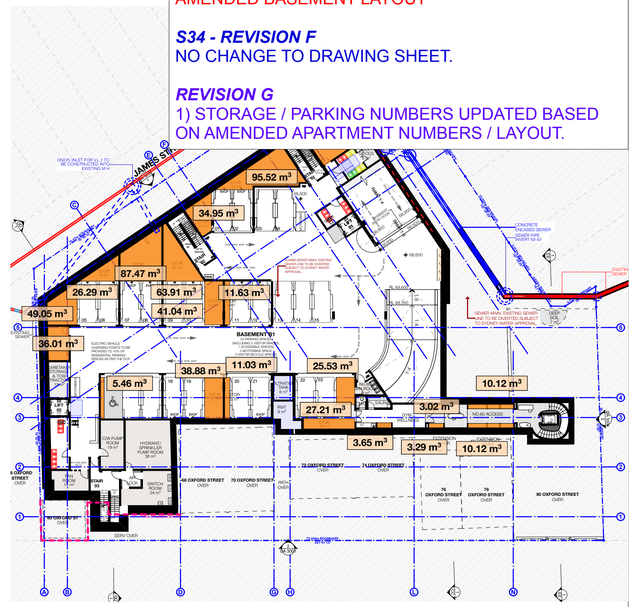
NO CHANGE TO DRAWING SHEET.

REVISION G

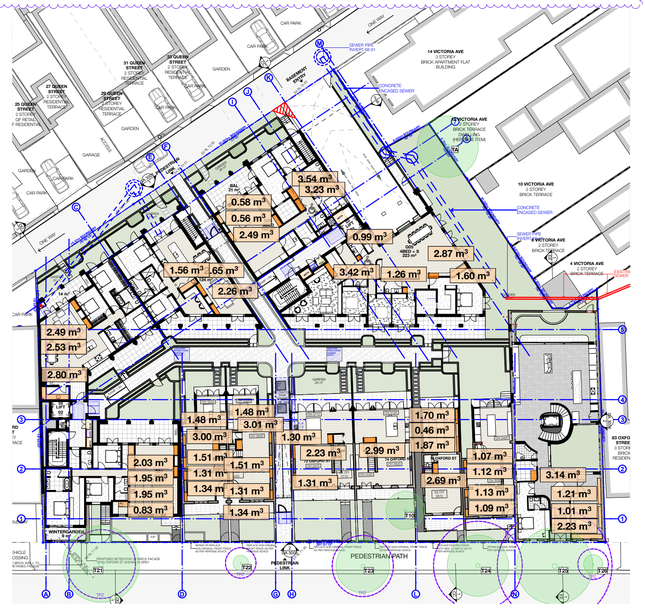
1) STORAGE / PARKING NUMBERS UPDATED BASED ON AMENDED APARTMENT NUMBERS / LAYOUT.



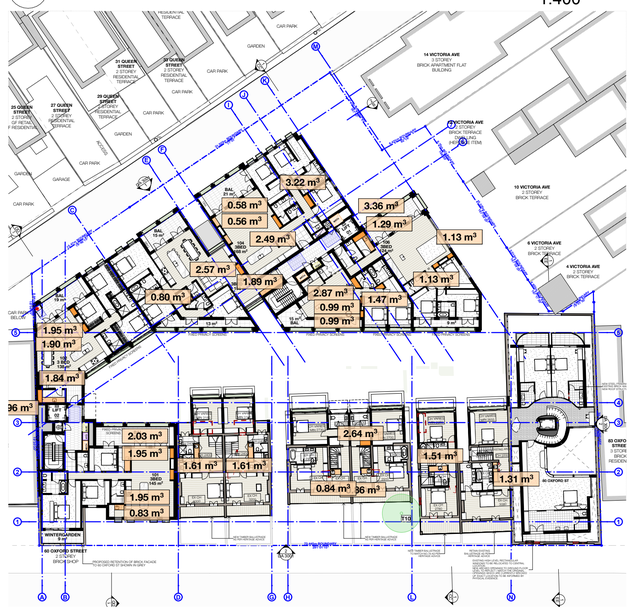
1 - BASEMENT 2 1:400



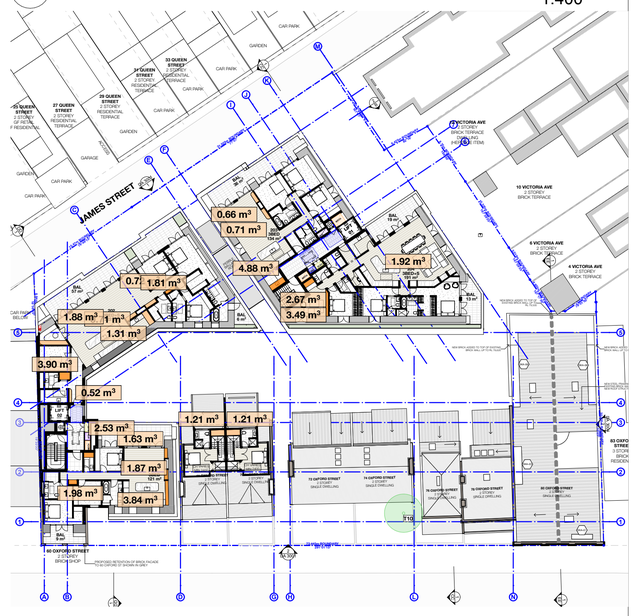
2 - BASEMENT 1 1:400



3 - GROUND 1:400



4 - LEVEL 01 1:400



5 - LEVEL 02 1:400

N

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
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G	S34 AMENDMENTS	18/08/2023

GENERAL NOTES

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CLAUSE B.1.4 MATERIAL & FORMS CONSTRUCTIONS
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
STORAGE & PARKING ASSESSMENT

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 59-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:400@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: **21-073**	DWG NUMBER: **DA 7002**

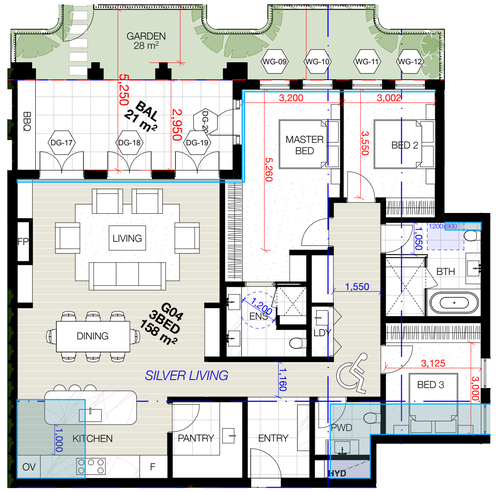
PRE + POST ADAPTION PLANS - UNIT G04 & G05

SCHEDULE OF CHANGES
DA607/21

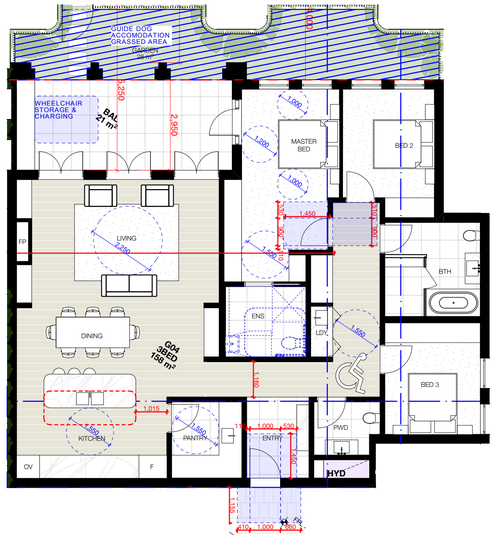
S4.55 - REVISION E
1) UPDATED INTERNAL UNIT LAYOUTS
2) UNIT G03, G04, G05, 105, 204 CHANGED TO SILVER LIVING. REFER TO **DA2003** - **DA2005** GENERAL ARRANGEMENT PLANS FOR DETAILS

S34 - REVISION F
1) NO CHANGE TO DRAWING SHEET.

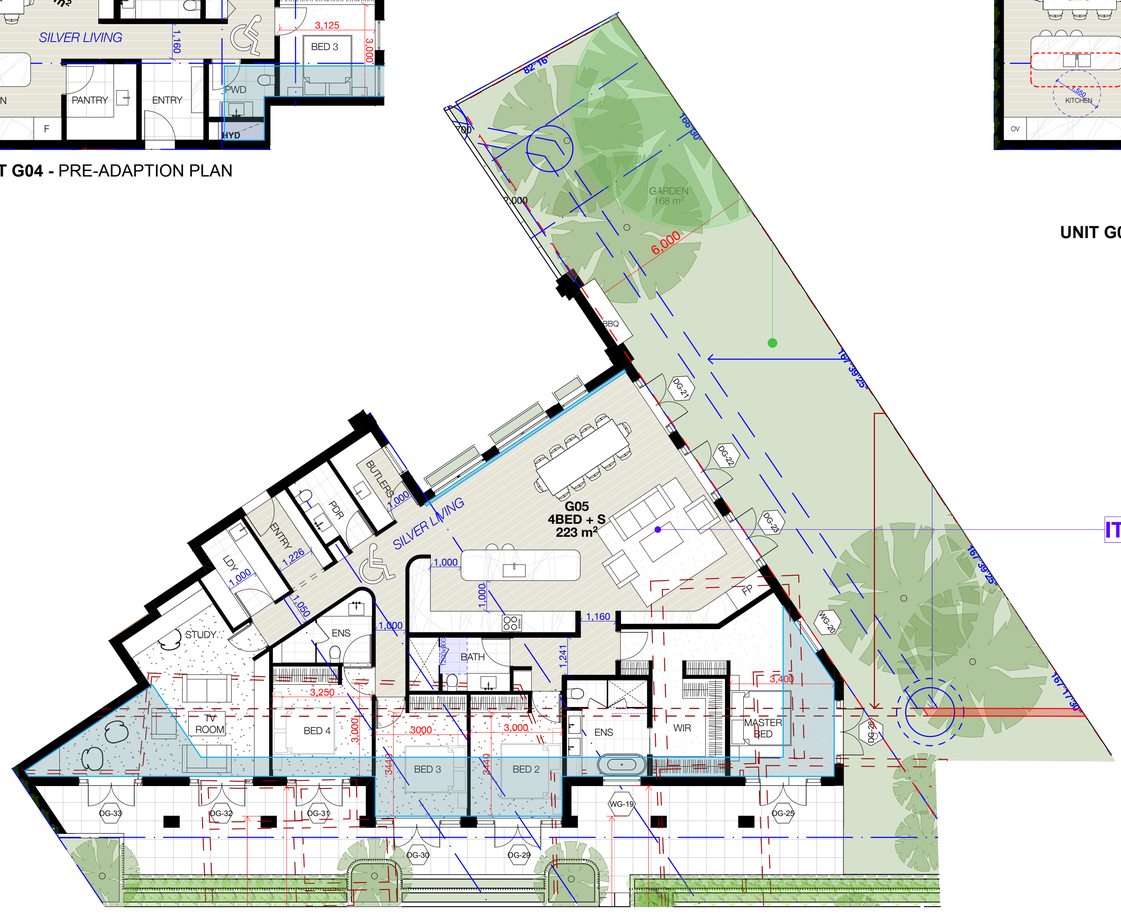
REVISION G
1) G05 INTERNAL LAYOUT UPDATED. PRE + POST ADAPTION PLAN UPDATED ACCORDINGLY.



UNIT G04 - PRE-ADAPTION PLAN

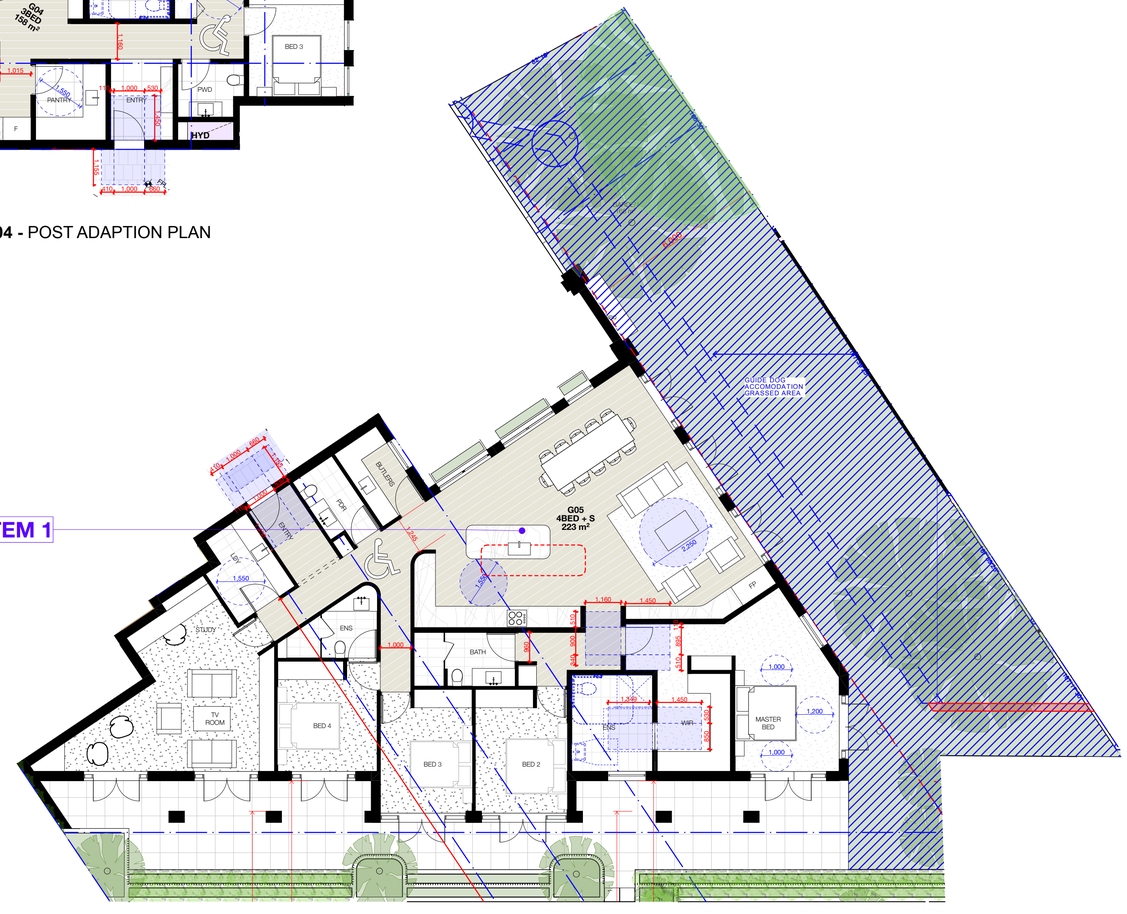


UNIT G04 - POST ADAPTION PLAN



UNIT G05 - PRE-ADAPTION PLAN

ITEM 1


GUIDE DOG ACCOMODATION GRASSED AREA
1,000
1,000
1,000
1,000
1,000
1,000
BUTLERS
PDR
LIFT
1,550
ENTRY
G05
4BED + S
223 m²
2,250
1,450
1,160
STUDY
ENS
BATH
1,000
1,450
1,450
1,450

SOLAR ACCESS - JUNE 21st - 9AM-11AM

ITEM 1

SOLAR ACCESS SUMMARY - ADG REQUIREMENTS

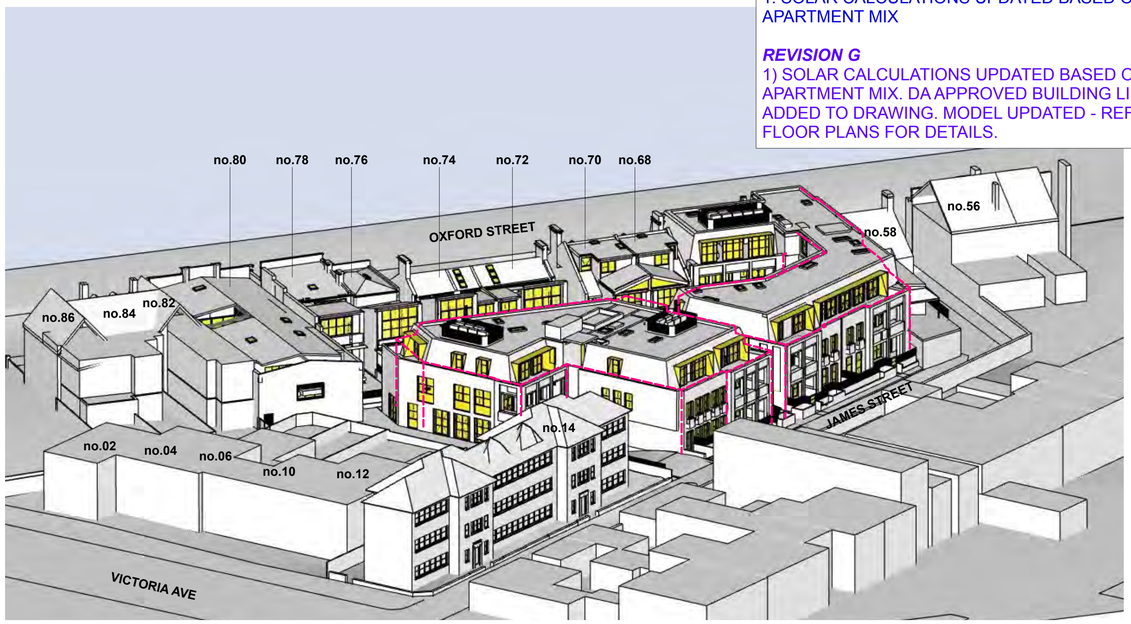
Unit	2 Hrs Solar	3 Hrs Solar	No Solar
G01	NO	NO	✔
G02	YES	YES	✔
G03	YES	YES	✔
G04	YES	YES	✔
G05	YES	YES	✔
101	YES	YES	✔
102	YES	YES	✔
103	YES	YES	✔
104	YES	YES	✔
105	NO	NO	X
106	YES	YES	✔
201	YES	YES	✔
202	YES	YES	✔
203	YES	YES	✔
204	YES	YES	✔
#68	NO	NO	X
#70	NO	NO	X
#72	YES	YES	✔
#74	YES	YES	✔
#76	YES	YES	✔
#78	YES	YES	✔
#80	YES	YES	✔
TOTAL	18/22	18/22	3/22
	82%	82%	14%

ADJACENT PROPERTIES SOLAR ACCESS SUMMARY - WOOLLAHRA DCP B3.5.2

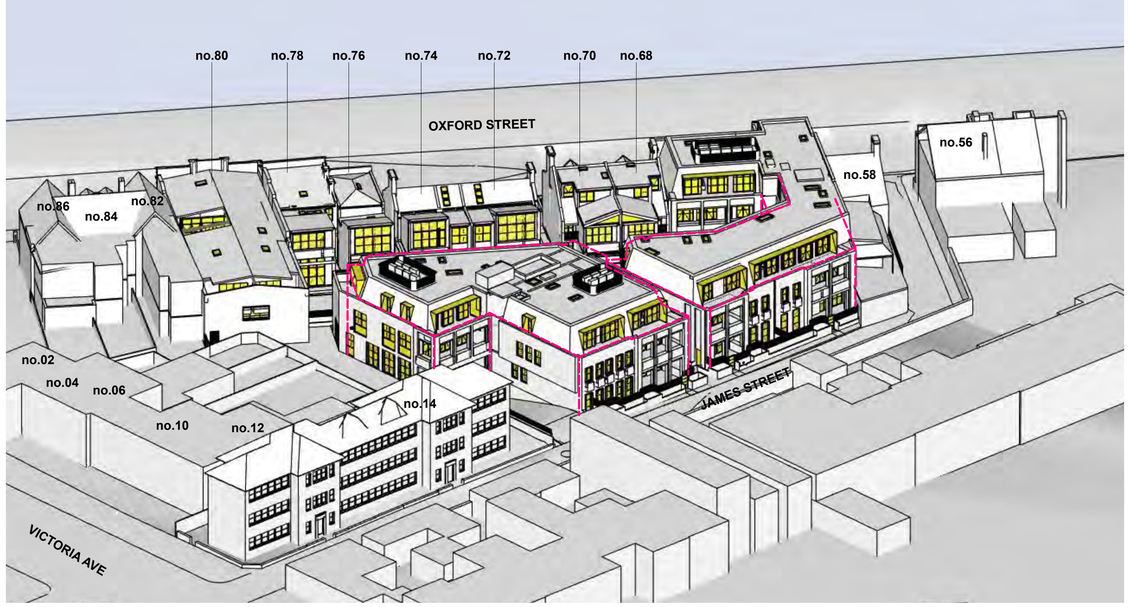
Unit	2 Hrs Solar to 50% or 35m² of Private Open Space of neighbouring property	3 Hrs Solar to North Facing Habitable Rooms of neighbouring property
58 Oxford St	FULLY COMPLIANT	FULLY COMPLIANT
82 Oxford St	FULLY COMPLIANT	FULLY COMPLIANT
84 Oxford St	FULLY COMPLIANT	FULLY COMPLIANT
86 Oxford St	FULLY COMPLIANT	FULLY COMPLIANT
2 Victoria Ave	FULLY COMPLIANT	FULLY COMPLIANT
4 Victoria Ave	FULLY COMPLIANT	FULLY COMPLIANT
6 Victoria Ave	FULLY COMPLIANT	FULLY COMPLIANT
10 Victoria Ave	FULLY COMPLIANT	FULLY COMPLIANT
12 Victoria Ave	FULLY COMPLIANT	FULLY COMPLIANT
14 Victoria Ave	FULLY COMPLIANT	FULLY COMPLIANT

= SOLAR ACCESS INTO APARTMENTS

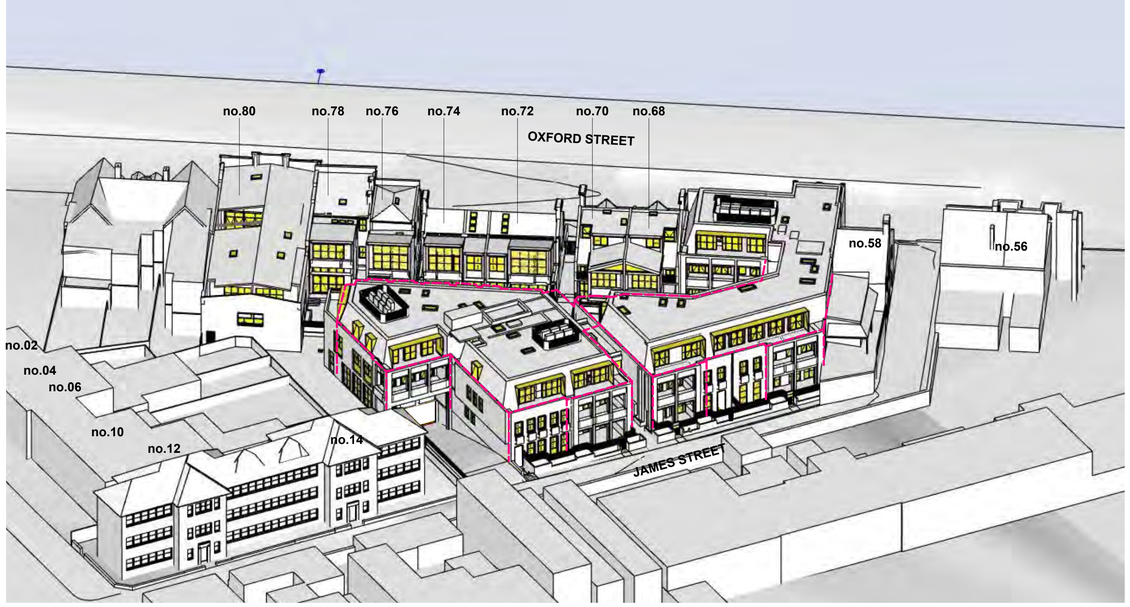
------ DA APPROVED BUILDING OUTLINE



1 - VIEWS FROM SUN - JUNE 21ST - 9AM
1:125



2 - VIEWS FROM SUN - JUNE 21ST - 10AM
1:125



3 - VIEWS FROM SUN - JUNE 21ST - 11AM
1:125

SCHEDULE OF CHANGES
DA607/21

S4.55 - REVISION E
1. SOLAR CALCULATIONS UPDATED

S34 - REVISION F
1. SOLAR CALCULATIONS UPDATED BASED ON NEW APARTMENT MIX

REVISION G
1) SOLAR CALCULATIONS UPDATED BASED ON NEW APARTMENT MIX. DA APPROVED BUILDING LINE ADDED TO DRAWING. MODEL UPDATED - REFER TO FLOOR PLANS FOR DETAILS.

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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

- – – BOUNDARY
- - - - EX BUILDING TO BE DEMOLISHED
- – – SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

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

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Ju23

DRAWN BY: MHNDU	CHECKED:
SCALE: @A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 7101

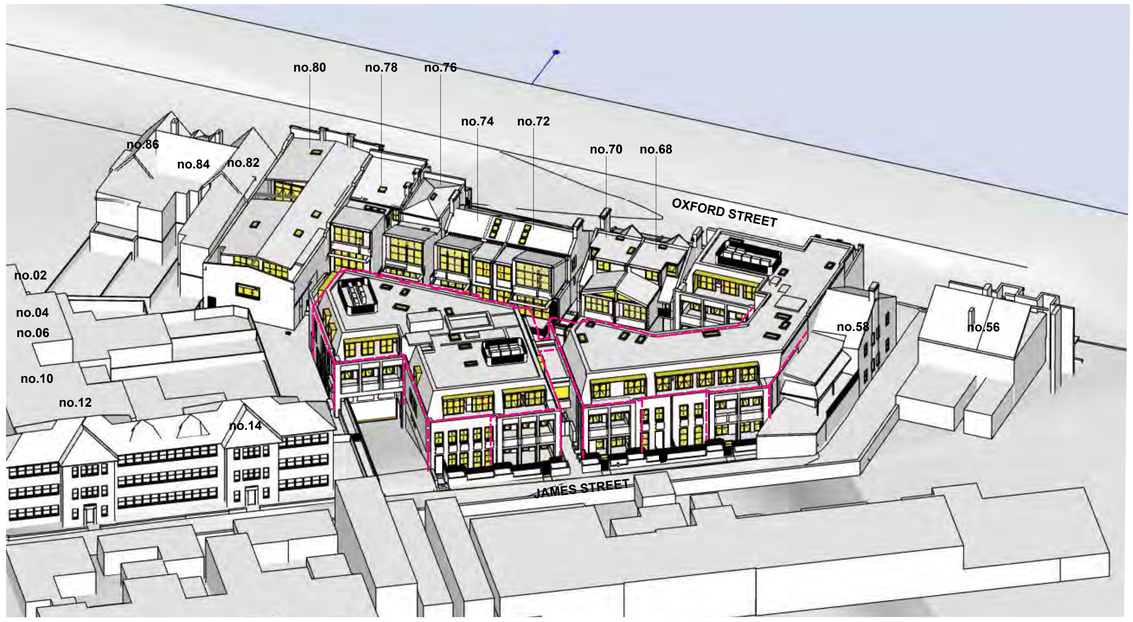
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SCHEDULE OF CHANGES
DA607/21

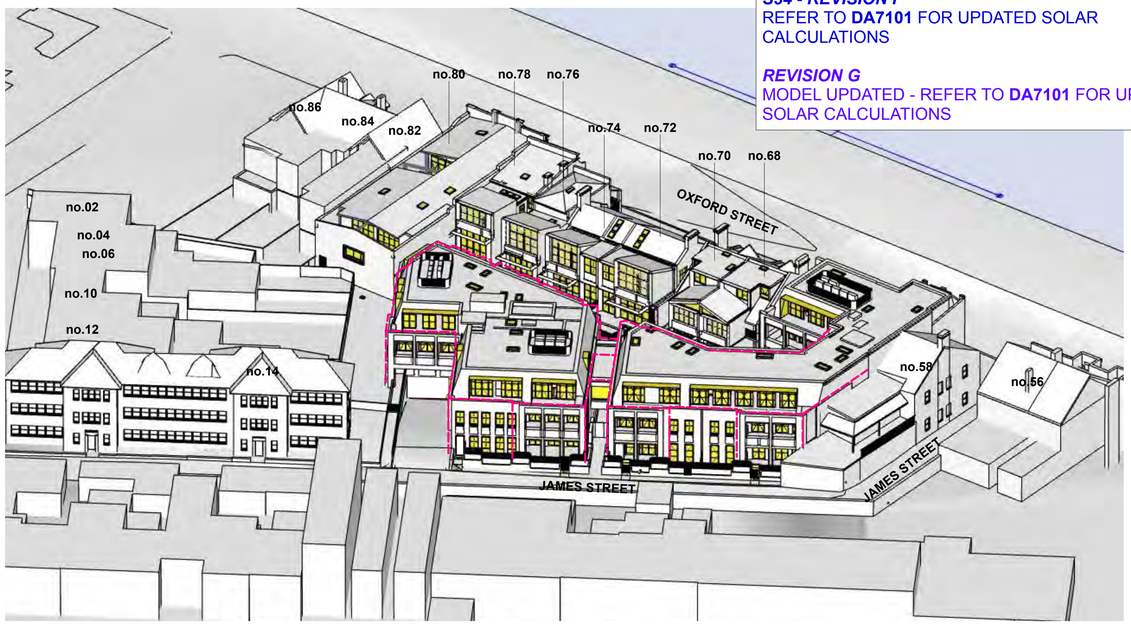
S4.55 - REVISION E
REFER TO **DA7101** FOR UPDATED SOLAR CALCULATIONS

S34 - REVISION F
REFER TO **DA7101** FOR UPDATED SOLAR CALCULATIONS

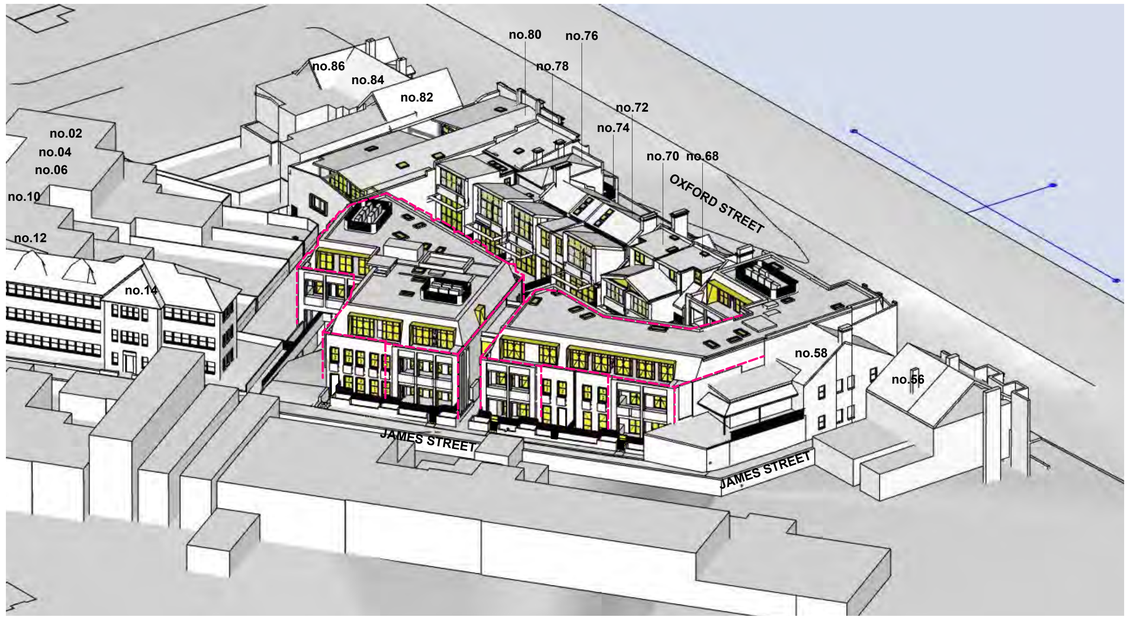
REVISION G
MODEL UPDATED - REFER TO **DA7101** FOR UPDATED SOLAR CALCULATIONS



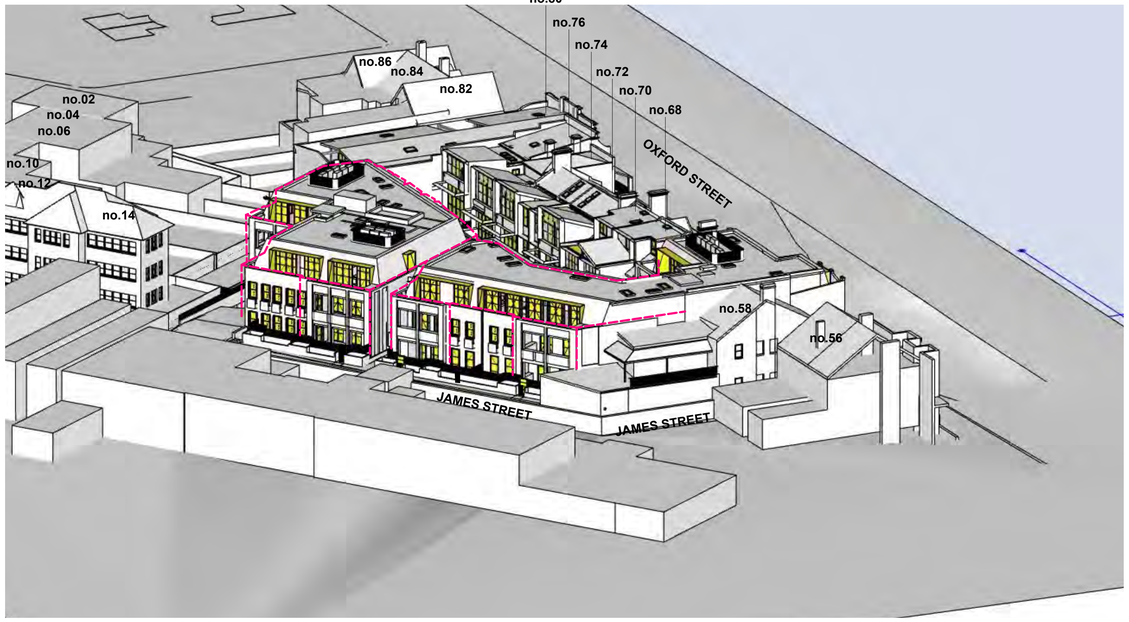
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1:125



1 - VIEWS FROM SUN - JUNE 21ST - 1PM
1:125



2 - VIEWS FROM SUN - JUNE 21ST - 2PM
1:125



3 - VIEWS FROM SUN - JUNE 21ST - 3PM
1:125

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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

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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 Stein Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

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

REF: BIMcloud\ bcb-24 local - BIMcloud Basic for Archicad 24\21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Jul23

DRAWN BY: MHNDU	CHECKED:
SCALE: @A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 7102

GFA DIAGRAMS

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:

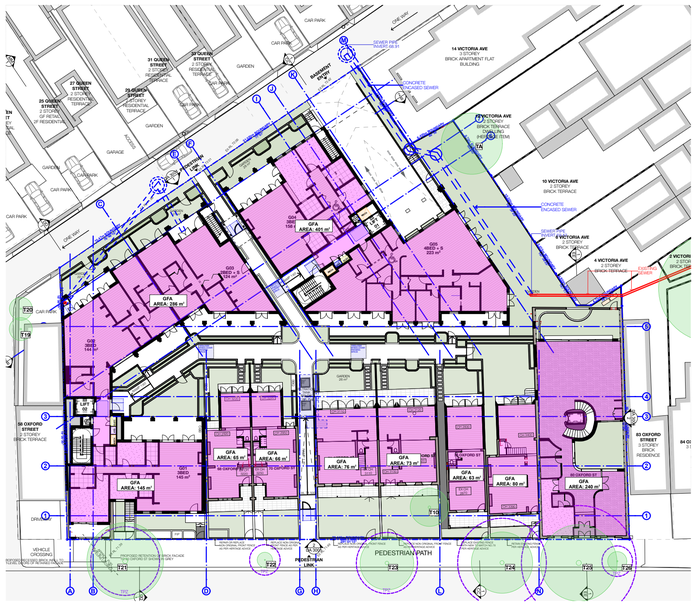
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, 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

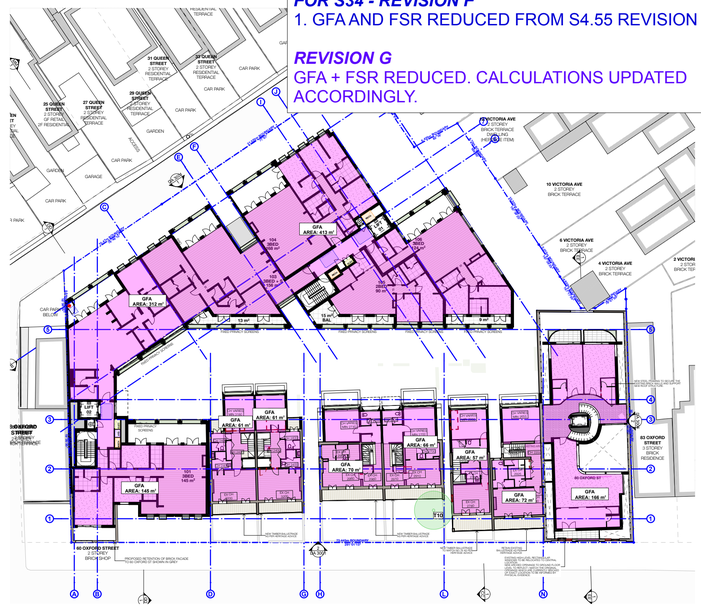
GROUND	1495m²
LEVEL 01	1423m²
LEVEL 02	753m²
TOTAL GFA	**3,671m²**

ZONING:	**R3**
DA CONTROL FSR	**0.9:1**
SITE AREA:	**3452m²**
CURRENT S34 SCHEME GFA:	**3,671m²**
CURRENT S34 SCHEME FSR:	**1.06:1**

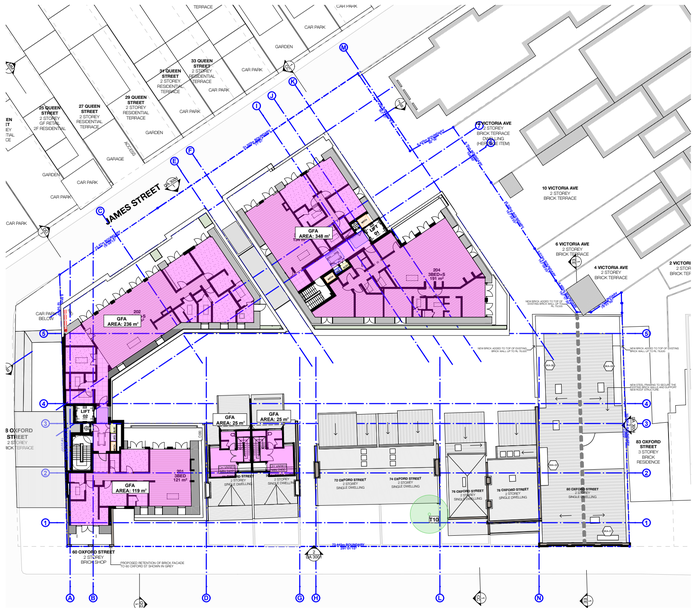
ITEM 1



GFA DIAGRAM - GROUND FLOOR



GFA DIAGRAM - LEVEL 01



GFA DIAGRAM - LEVEL 02

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E
1. GFA AND FSR INCREASED. REFER TO **DA9002** FOR COMPARISON DIAGRAM

FOR S34 - REVISION F
1. GFA AND FSR REDUCED FROM S4.55 REVISION E.

REVISION G
GFA + FSR REDUCED. CALCULATIONS UPDATED ACCORDINGLY.

N

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
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CLAUSE F1.9/F1.10 DAMP PROOFING
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Nominated Architect Brian Meyerson NSW Registration Number 4907

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
GFA DIAGRAMS

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Ju23

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:400@A1
ISSUE DATE: 17/08/2023
REVISION: **G**
PROJECT NUMBER: **21-073**
DWG NUMBER: **DA 9001**

GFA COMPARISON DIAGRAMS

WOOLLAHRA COUNCIL
LEP 2014 GFA Definition:
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but excludes:
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GFA CALCULATIONS

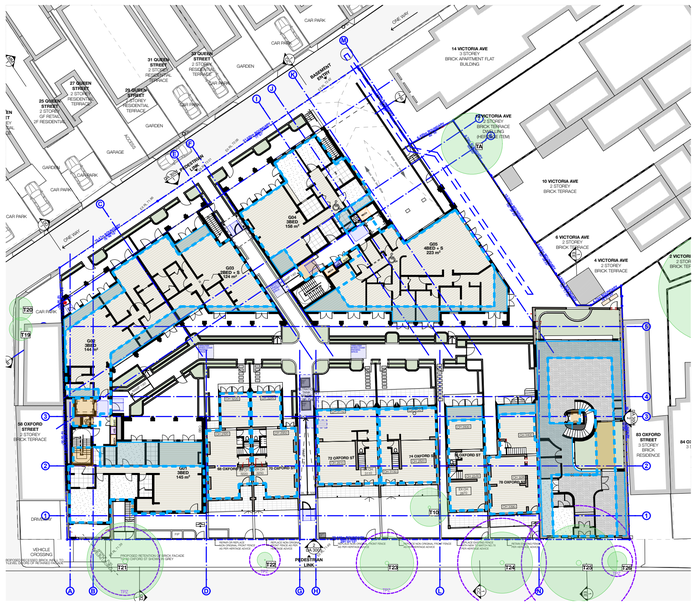
GROUND	1495m²
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ITEM 1

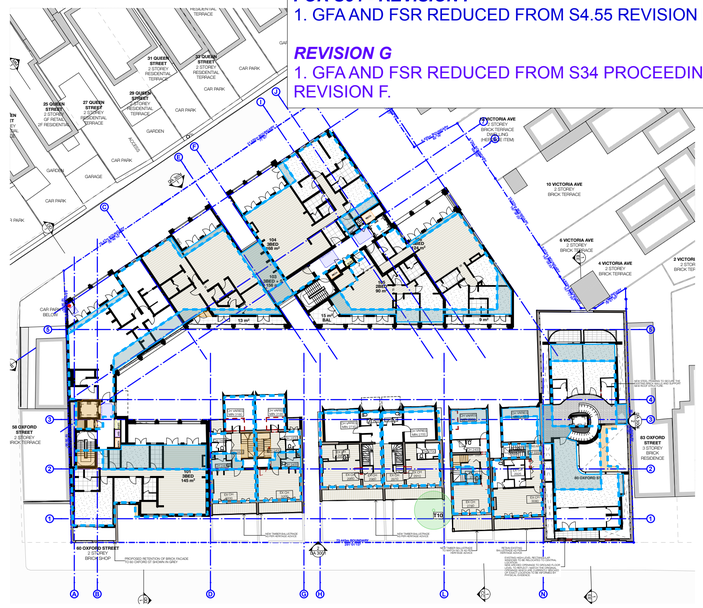
FSR

ZONING:	**R3**
DA CONTROL FSR	**0.9:1**
SITE AREA:	**3452m²**
ORIGINAL DA GFA (REV D):	3093.32m²
ORIGINAL DA FSR (REV D):	0.9 : 1
AS LODGED S455 GFA (REV E):	3925.32m²
AS LODGED S455 FSR (REV E):	1.137 : 1
AS SECTION 34 PROC. GFA (REV F):	3874.35m²
AS SECTION 34 PROC. GFA (REV F):	1.12 : 1
CURRENT S34 SCHEME GFA:	**3,671m²**
CURRENT S34 SCHEME FSR:	**1.06:1**

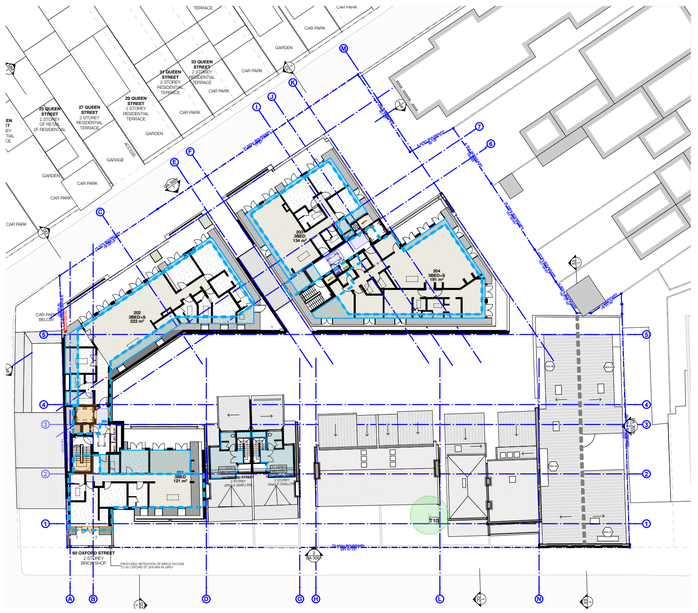
ITEM 1



GFA COMPARISON DIAGRAM - GROUND FLOOR



GFA COMPARISON DIAGRAM - LEVEL 01



GFA COMPARISON DIAGRAM - LEVEL 02

SCHEDULE OF CHANGES
DA607/21

S4.55 - REVISION E

1. NEW DRAWING ADDED TO SET

FOR S34 - REVISION F
1. GFA AND FSR REDUCED FROM S4.55 REVISION E.

REVISION G
1. GFA AND FSR REDUCED FROM S34 PROCEEDINGS REVISION F.

KEY:

- DA BUILDING OUTLINE - REV A
- PROPOSED ADDITIONAL GFA FROM DA REV D
- PROPOSED REDUCTION IN GFA FROM DA REV D

N

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
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CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
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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
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

- BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- SETBACKS

CLIENT:
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ARCHITECT:
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PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
GFA COMPARISON DIAGRAMS

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_Ju23

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:400, 1:1@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 9002

LANDSCAPE AREA CALCULATION

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

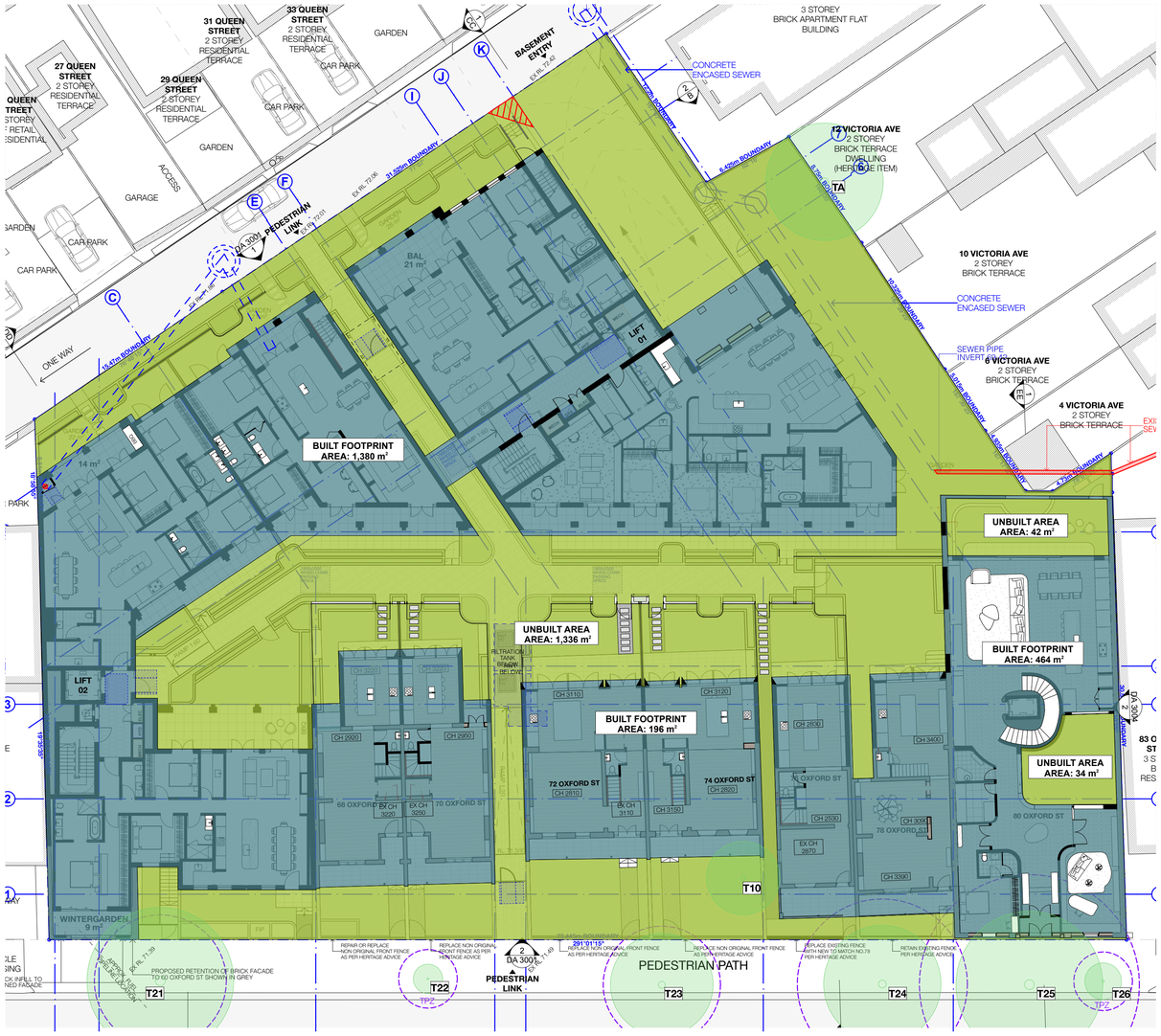
1) BUILT AREA INCREASED TO 59% FROM 57%, UNBUILT AREA REDUCED FROM 43% TO 41%
2) DEEP SOIL REDUCED FROM 693m² to 490.14m²

S34 - REVISION F

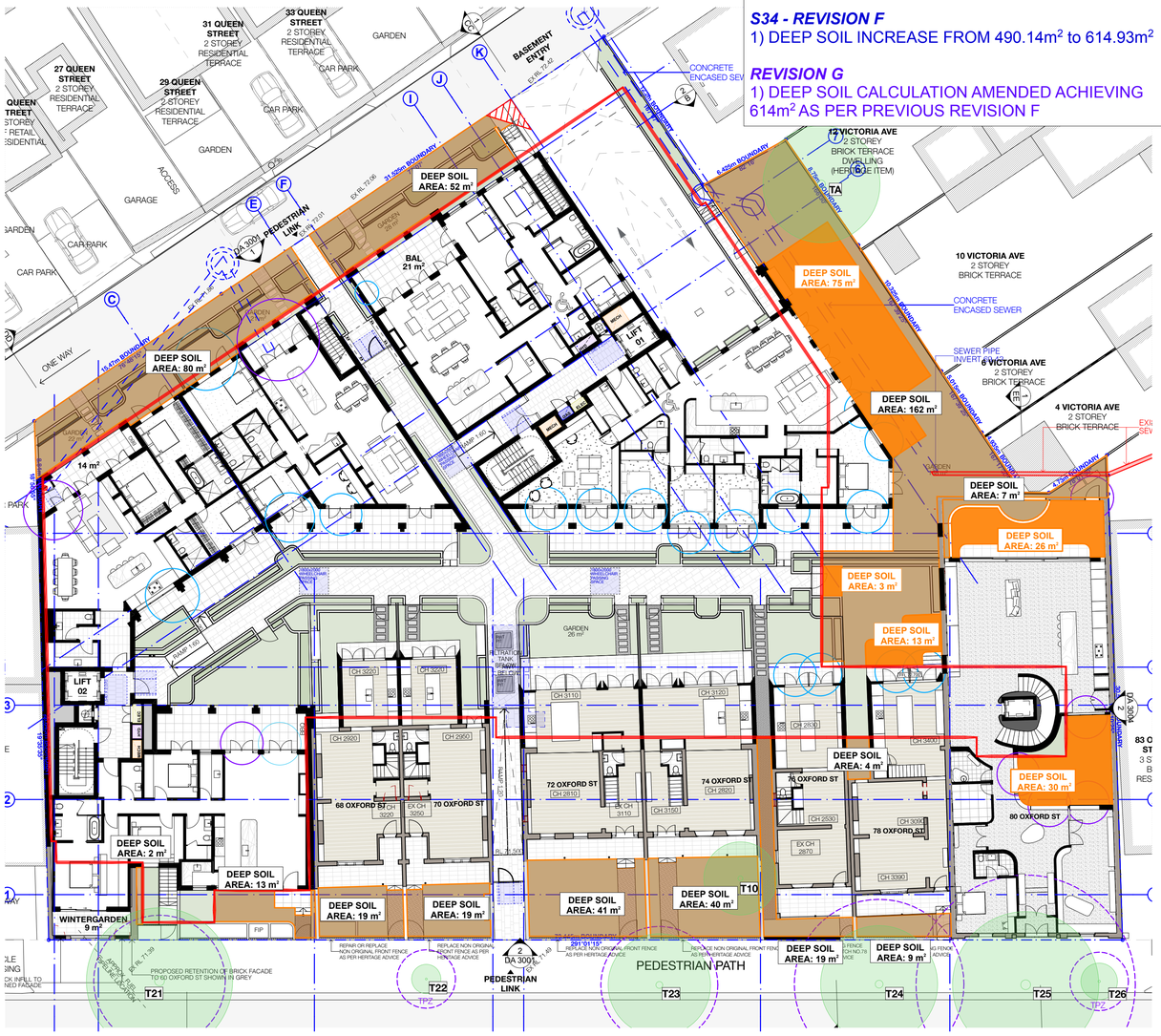
1) DEEP SOIL INCREASE FROM 490.14m² to 614.93m²

REVISION G

1) DEEP SOIL CALCULATION AMENDED ACHIEVING 614m² AS PER PREVIOUS REVISION F



3 / - GROUND - BUILT AREA 1:200



2 / - GROUND - DEEP SOIL 1:200

BUILT & UNBUILT AREA

CONTROL		
SITE AREA:	3452m²	100%
MINIMUM UNBUILT AREA:	1381m²	40%

PROPOSED		
BUILT AREA:	2040m²	59%
UNBUILT AREA:	1412m²	41%

APROVED DA — DEEP SOIL		
CONTROL		
SITE AREA:	3452m²	100%
MIN. DEEP SOIL:	690m²	20%
APROVED DA		
DEEP SOIL:	693m²	20%

AS LODGED S.455 — DEEP SOIL		
CONTROL		
SITE AREA:	3452m²	100%
MIN. DEEP SOIL:	690m²	20%
AS LODGED S4.55		
DEEP SOIL:	490.14m²	14%

PROPOSED — DEEP SOIL		
CONTROL		
SITE AREA:	3452m²	100%
MIN. DEEP SOIL:	690m²	20%
PROPOSED		
DEEP SOIL:	614m²	18%

N

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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

BOUNDARY
EX BUILDING TO BE DEMOLISHED
SETBACKS

CLIENT:
WOOLLAHRA DEVELOPMENTS PTY LTD

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

PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
LANDSCAPE AREA CALCULATION

REF: BIMcloud: bcb-24.local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_JuD3

DRAWN BY: MHNDU
CHECKED:
SCALE: 1:200@A1
ISSUE DATE: 17/08/2023
REVISION: G
PROJECT NUMBER: 21-073
DWG NUMBER: DA 9003

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

1) HEIGHT PLANE DIAGRAMS AMENDED TO SHOW MINOR HEIGHT EXCEEDANCE

S34- REVISION F

1) PRIVATE ROOFTOP TERRACES REMOVED, AC PLANT RELOCATED TO ROOFTOP

REVISION G

1) LEVEL 1, 2 AND ROOF OF THE RESIDENTIAL FLAT BUILDING LOWERED AN OVERALL 450MM.



1 - HEIGHT PLANE DIAGRAM - VIEW FROM SOUTH-WEST
1:100



2 - HEIGHT PLANE DIAGRAM - VIEW FROM NORTH-WEST
1:100

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	14/12/2021
B	RESPONSE TO COUNCIL RFI	22/02/2022
C	RESPONSE TO COUNCIL RFI -EXHAUST COWLS ANNOTATED	19/04/2022
D	RESPONSE TO COUNCIL FEEDBACK	01/08/2022
E	S4.55 APPLICATION	23/11/2022
F	FOR S34 PROCEEDINGS	25/05/2023
G	S34 AMENDMENTS	18/08/2023

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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
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ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
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PROJECT ADDRESS:
60-80 OXFORD STREET & 2A JAMES ST WOOLLAHRA, NSW 2025

DRAWING TITLE:
HEIGHT PLANE DIAGRAM

REF: BIMcloud: bcb-24.bcal - BIMcloud Basic for Archicad 24/21-073 59-80 Oxford Street, Woollahra_S34 Amended Scheme_Ju23

DRAWN BY: MHNDU	CHECKED:
SCALE: 1:100@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 9004

WASTE MANAGEMENT PLAN

SCHEDULE OF CHANGES

DA607/21

S4.55 - REVISION E

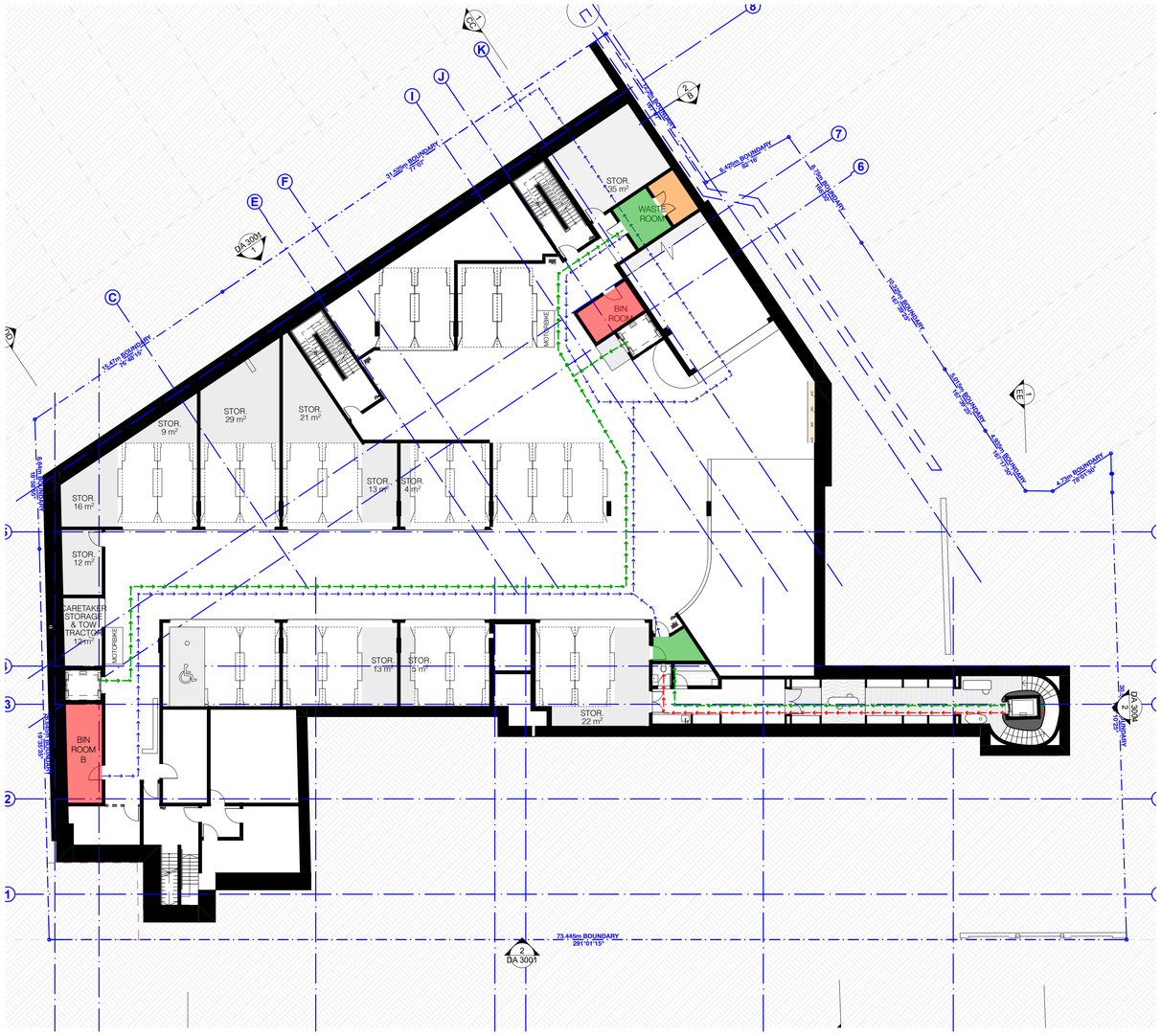
1) WASTE MANAGEMENT PLAN AMENDED TO FIT ADJUSTED BASEMENT LAYOUT

S34 - REVISION F

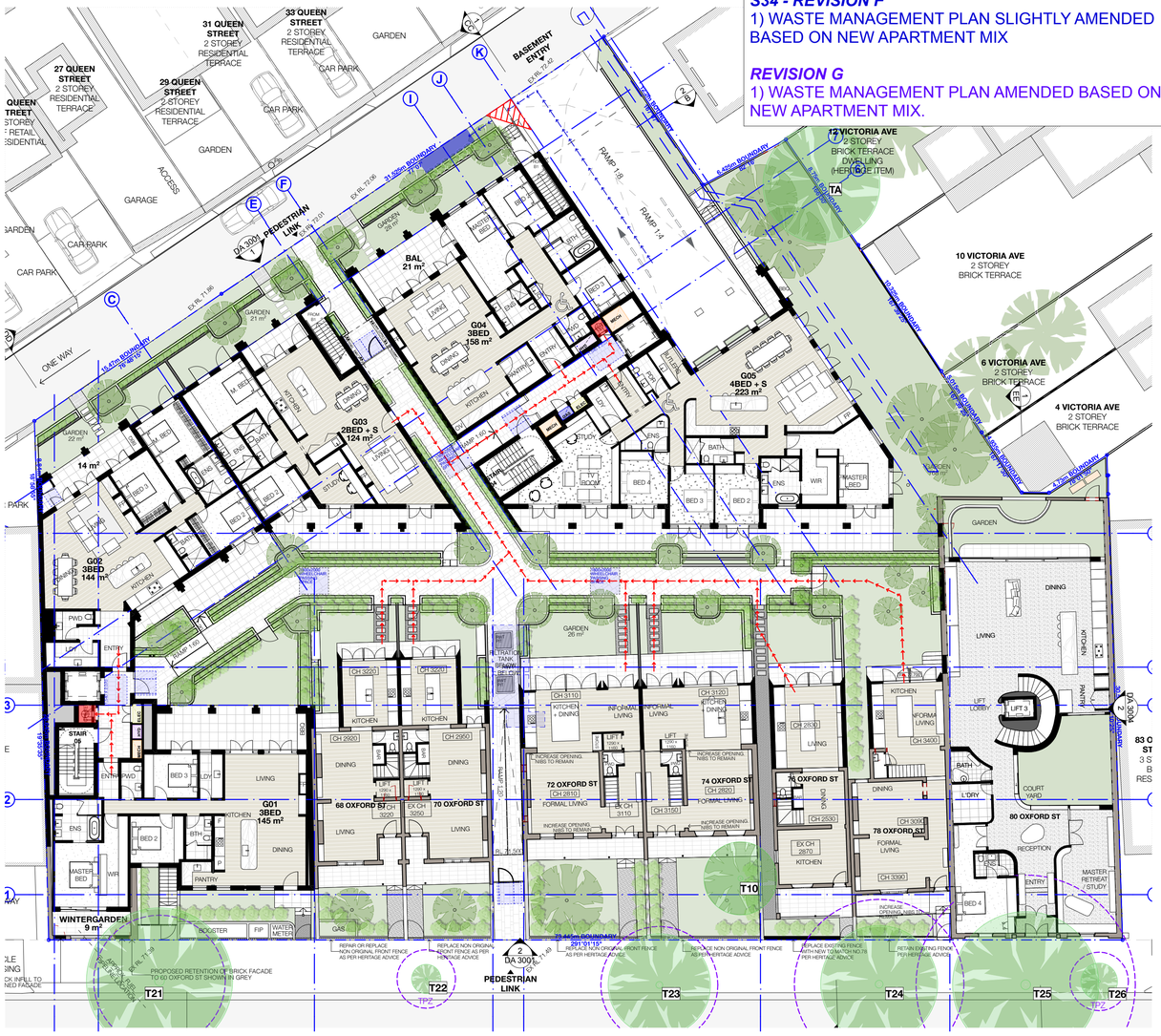
1) WASTE MANAGEMENT PLAN SLIGHTLY AMENDED BASED ON NEW APARTMENT MIX

REVISION G

1) WASTE MANAGEMENT PLAN AMENDED BASED ON NEW APARTMENT MIX.



1 - BASEMENT 1 - WASTE MANAGEMENT 1:200



2 - GROUND - WASTE MANAGEMENT 1:200

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

N

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DRAWING TITLE:
WASTE MANAGEMENT PLAN

REF: BIMcloud: bcb-24 local - BIMcloud Basic for Archicad 24/21-073 58-80 Oxford Street, Woollahra_S34 Amended Scheme_JulZ3

DRAWN BY:	CHECKED:
MHNDU	
SCALE: 1:200@A1	
ISSUE DATE: 17/08/2023	REVISION: G
PROJECT NUMBER: 21-073	DWG NUMBER: DA 9005