

PROJECT

NEW FIVE (5) STOREY COMMERCIAL DEVELOPMENT INCLUDING FOUR (4) FLOORS OF COMMERCIAL OFFICE SPACES, 2 RETAIL TENANCIES ON THE GROUND FLOOR, AND THREE (3) LEVELS OF UNDERGROUND CAR PARKING

21-27 BAY STREET,  
DOUBLE BAY, NSW

DRAWING LIST			
NO.:	LAYOUT NAME	REV	DATE
DA 0000	COVERPAGE	E	15/09/21
DA 1000	SITE CONTEXT	E	15/09/21
DA 1001	SITE ANALYSIS PLAN	E	15/09/21
DA 1002	SITE & ROOF PLAN	E	15/09/21
DA 2000	BASEMENT B3 PLAN	E	15/09/21
DA 2001	BASEMENT B2 PLAN	E	15/09/21
DA 2002	BASEMENT B1 PLAN	E	15/09/21
DA 2003	GROUND FLOOR PLAN	E	15/09/21
DA 2004	LEVEL 1 FLOOR PLAN	E	15/09/21
DA 2005	LEVEL 2 FLOOR PLAN	E	15/09/21
DA 2006	LEVEL 3 FLOOR PLAN	E	15/09/21
DA 2007	LEVEL 4 FLOOR PLAN	E	15/09/21
DA 2008	ROOF PLAN	E	15/09/21
DA 2400	ELEVATION NORTH	E	15/09/21
DA 2401	ELEVATION SOUTH	E	15/09/21
DA 2402	ELEVATION EAST	E	15/09/21
DA 2403	ELEVATION WEST	E	15/09/21
DA 2404	BAY STREET ELEVATION	E	15/09/21
DA 2405	PERSPECTIVE VIEWS - BAY STREET (SHEET 1)	E	15/09/21
DA 2406	PERSPECTIVE VIEWS - BAY STREET (SHEET 2)	E	15/09/21
DA 2407	PERSPECTIVE VIEWS - THROUGH-SITE LINK	E	15/09/21
DA 2408	PERSPECTIVE VIEWS - GUM TREE LANE (SHEE...	E	15/09/21
DA 2500	SECTION A	E	15/09/21
DA 2501	SECTION B	E	15/09/21
DA 2502	SECTION C	E	15/09/21
DA 2503	SECTION D	E	15/09/21
DA 4001	LONGITUDINAL DRIVEWAY SECTION	E	15/09/21
DA 4002	LONGITUDINAL DRIVEWAY SECTION	E	15/09/21
DA 6000	SAMPLE BOARD OF MATERIALS AND COLOURS	E	15/09/21
DA 6001	PHOTOMONTAGE - BAY ST	E	15/09/21
DA 6002	PHOTOMONTAGE - GUM TREE LANE	E	15/09/21
DA 9100	GFA DIAGRAMS	E	15/09/21
DA 9101	WASTE MANAGEMENT PLAN	E	15/09/21
DA 9102	NOTIFICATION PLAN	E	15/09/21
DA 9103	NOTIFICATION PLAN	E	15/09/21
DA 9300	SOLAR ACCESS 9-11am - JUNE 21st	E	15/09/21
DA 9301	SOLAR ACCESS 12-2pm - JUNE 21st	E	15/09/21
DA 9302	SOLAR ACCESS 3pm - JUNE 21st	E	15/09/21



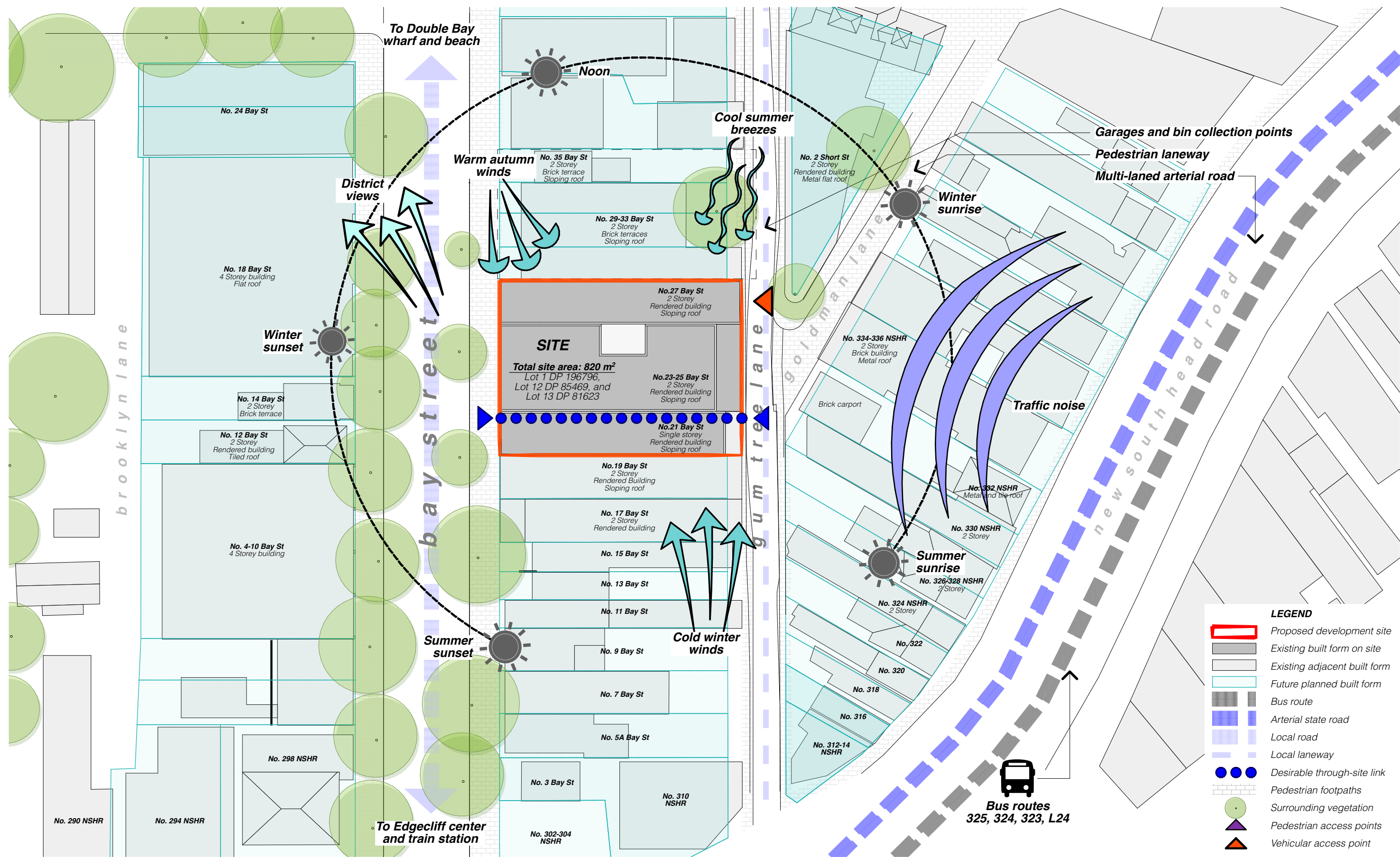
REV	DESCRIPTION	DATE	GENERAL NOTES	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680 BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16 DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3600.3.2 ENERGY EFFICIENCY GLAZING: TO COMPLY WITH AN 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 AS2703 MECHANICAL/CONTROLLING: TO COMPLY WITH PART J5 OF BCA MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS28.2 SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3796 PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/AC SYSTEMS HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530.4-2005 SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA CLAUSE D2.13 STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13 WATERPROOFING OF WET AREAS: TO COMPLY WITH AS2703	DTS SECTION J COMMITMENTS (ALL OTHER DTS SECTION J COMMITMENTS AS PER DTS SETION J REPORT) System value glazing performance requirement Roofing: - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal walls between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground Glazing element Ground floor Level 1 - 3 Level 1 - 3 Level 1 - 3 Level 4 Orientation South West and East East and South North, West, and East Total system U-value (m²K) ≤ 4.2 ≤ 3.7 ≤ 4.2 ≤ 3.7 Total system SHGC ≤ 0.55 ≤ 0.30 ≤ 0.26 ≤ 0.30	ARCHITECT: <b>MHNDU</b> ION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com MHN Design Union Pty Ltd, ABN 94 003 717 682 NSW Registration Number 4907 Nominated Architect Shah Maymoun	DRAWING TITLE: <b>COVERPAGE</b> PROJECT ADDRESS: <b>21-27 BAY STREET, DOUBLE BAY NSW 2028</b>	SCALE: NTS ISSUE DATE: 15/09/21 PROJECT REF.: <b>20-072</b>	DRAWN BY: LH CHECKED: LH REVISION: <b>E</b> DWG NO.: <b>DA 0000</b>		
A	DEVELOPMENT APPLICATION	18/12/20		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 C2.10 SEPARATION OF EQUIPMENT CLAUSE D2.13 ELECTRICITY SUPPLY SYSTEM CLAUSE C3.8 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS) 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 D3.8.2 GOING OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D3.8 TACTILE INDICATORS CLAUSE D1.7 WATERPROOFING OF WET AREAS CLAUSE F1.10 DAMP PROOFING CLAUSE F1.5 CONSTRUCTION OF SANITARY COMPARTMENTS PART F4 LIGHTING AND VENTILATION CLAUSE F4.4 SOUND INSULATION OF FLOORS CLAUSE F5.5 SOUND INSULATION OF WALLS CLAUSE F5.7 SOUND INSULATION OF PARTS							
B	ADDITIONAL INFORMATION - STOP THE CLOCK	04/02/21	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									
C	WITHOUT PREJUDICE	03/06/21	2. DO NOT SCALE OR DIMENSION DRAWING. ONLY BE DIMENSIONED BY DIMENSION LINES									
D	S34 CONFERENCE	13/06/21	3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK									
E	S34 CONFERENCE	15/09/21	4. MHNDU DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS AND ALL RELEVANT METHODS OF PROTECTION (OF OPENINGS) 5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPANCIES, DIMENSIONAL CONSIDERATIONS, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED 7. MHNDU TO REVIEW ALL CONTRACTORS' DETAIL DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION 8. PROGRESS WORK IS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE									

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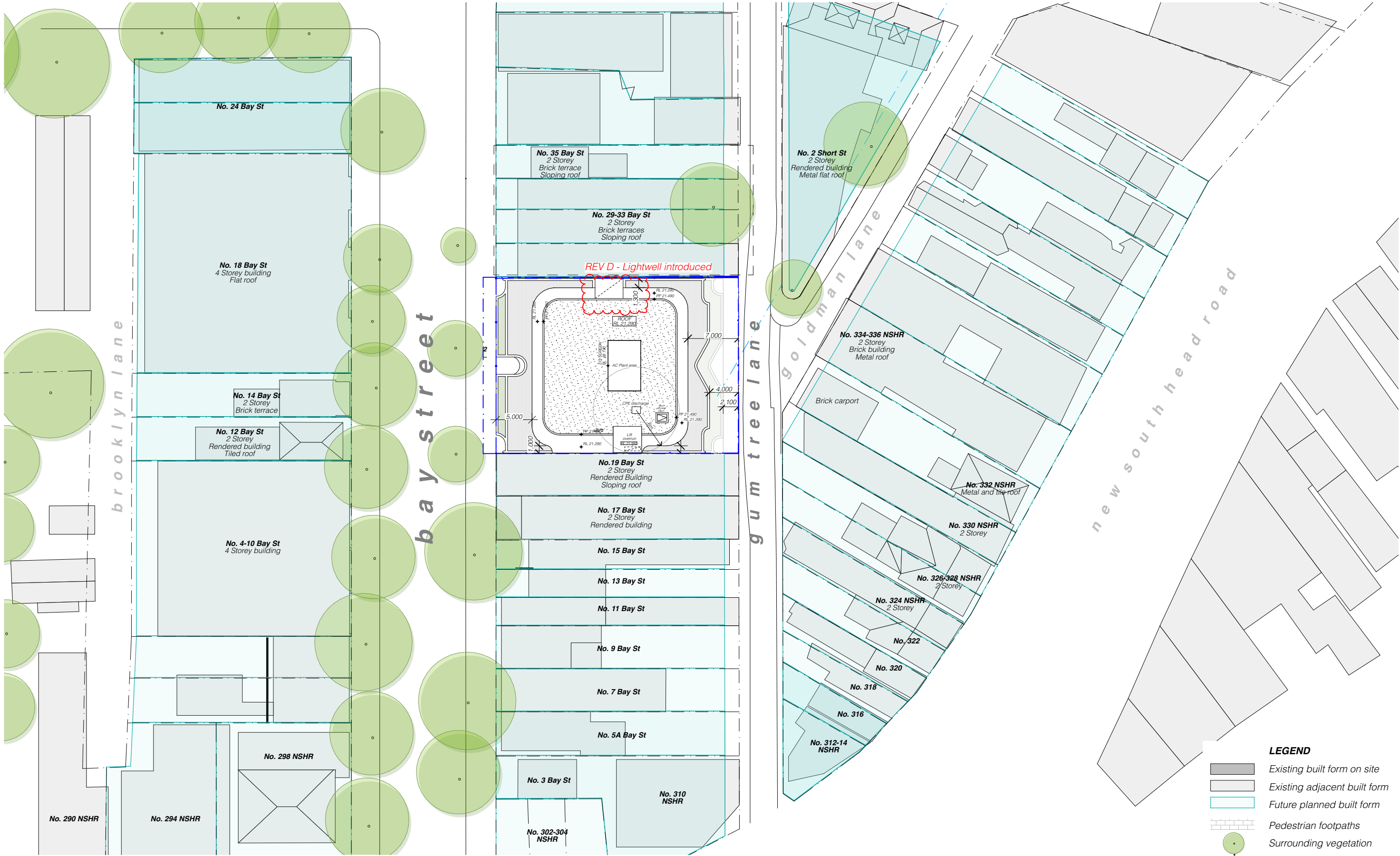






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**LEGEND**

- Existing built form on site
- Existing adjacent built form
- Future planned built form
- Pedestrian footpaths
- Surrounding vegetation

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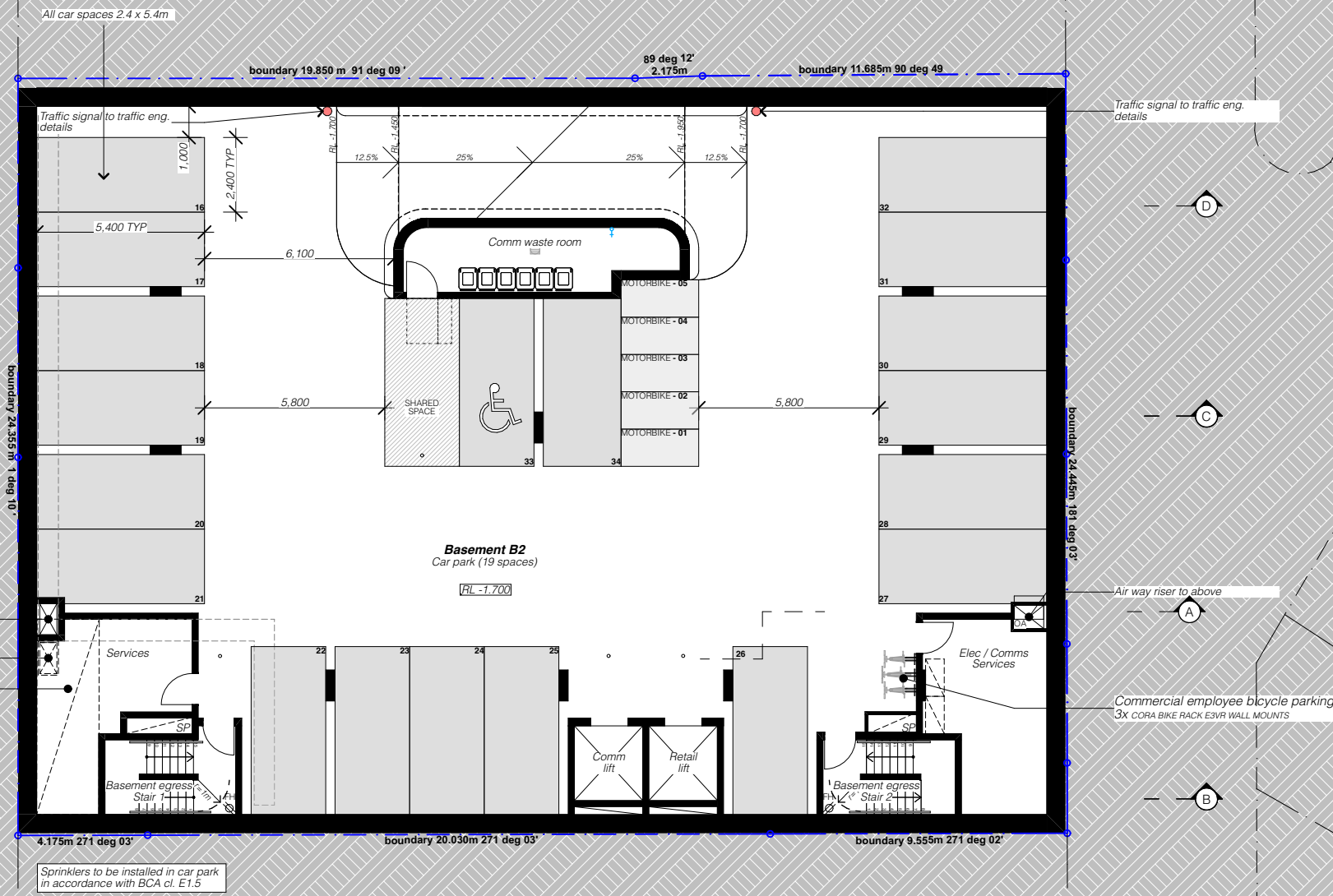
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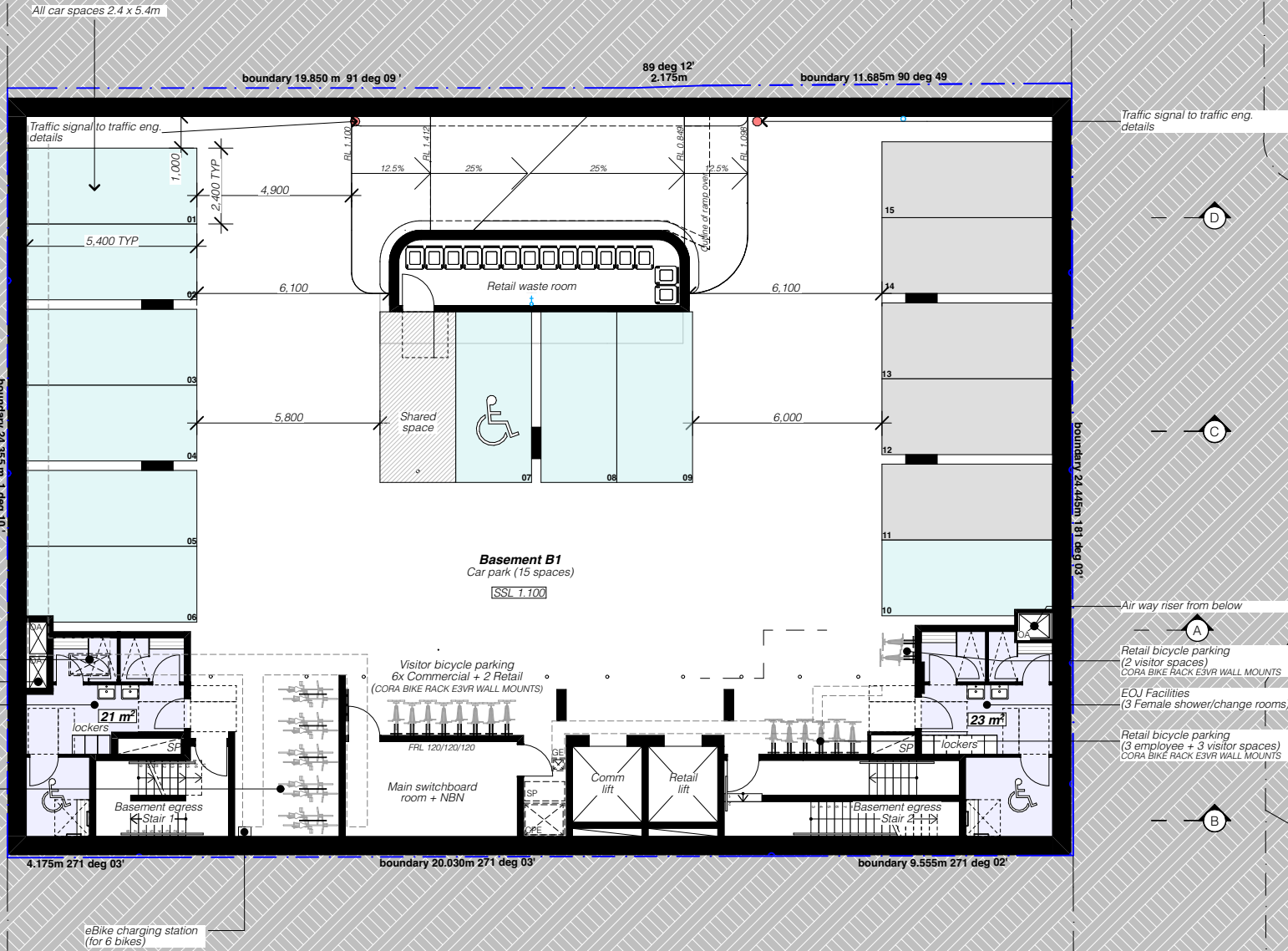
<b>Car Parking</b>			
Total areas		Comm 2,179 m <sup>2</sup>	Retail 502 m <sup>2</sup>
Retail	3.3 spaces per 100 m <sup>2</sup>		10*spaces
Office	2.5 spaces per 100 m <sup>2</sup>	33* spaces	
<b>DCP minimum car parking requirement: 43* car spaces</b> *0.6 parking multiplier applied, from WDCP Chapter E1.5.3 for Double Bay Centre B2 Zone			
BCA - Accessible spaces			
Class 5	1 space per 100 (or part thereof)	1 access space	
Class 6	1 space per 50 (or part thereof)		1 access space
<b>Total proposed supply: 54 car spaces</b> (incl. 2 accessible car spaces)			
<b>Motorcycle Parking</b>			
Total cars (based on minimum control and incl. parking multiplier)		Comm 33*	Retail 10*
Motorcycles	1 space per 10 car spaces	4	1
<b>DCP minimum motorcycle parking requirement: 5 motorcycle spaces</b>			
<b>Total proposed supply: 5 motorcycle spaces</b>			
<b>Bicycle Parking</b>			
Total areas		Comm 2,179 m <sup>2</sup>	Retail 502 m <sup>2</sup>
Retail			
Employees	1 space per 250 m <sup>2</sup>		3 spaces
Customers/Visitors	2 + 1 space per 100 m <sup>2</sup> over 100m <sup>2</sup>		7 spaces
Office			
Employees	1 space per 150 m <sup>2</sup>	15 spaces	
Customers/Visitors	1 space per 400 m <sup>2</sup>	6 spaces	
<b>DCP minimum bicycle parking requirement: 31 bicycle spaces</b> (18 employee + 13 customer/visitor)			
<b>Total proposed supply: 31 bicycle spaces</b>			



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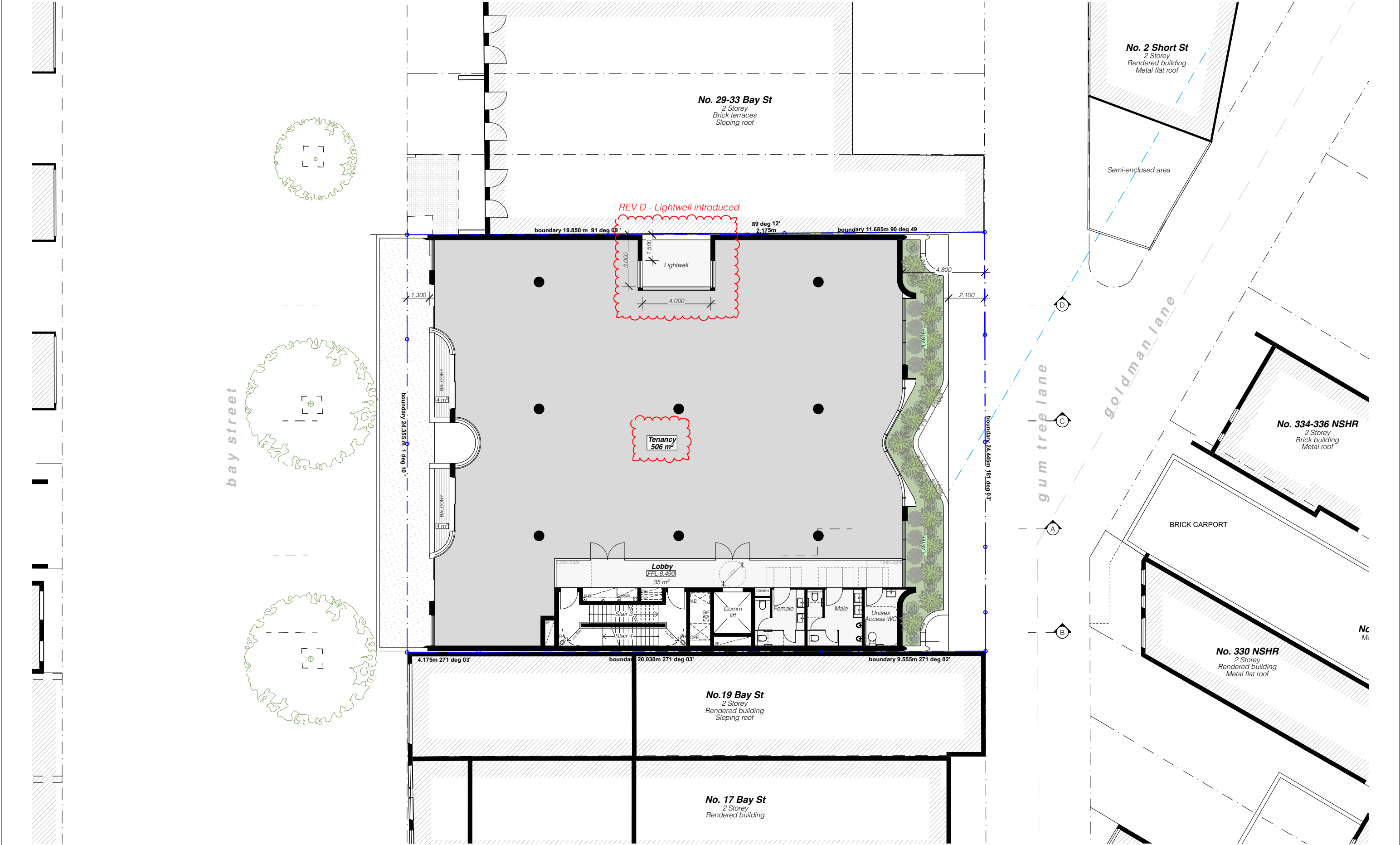
<b>Motorcycle Parking</b>		
<u>Total cars</u> (based on minimum control and incl. parking multiplier)	<u>Comm</u> 34*	<u>Retail</u> 10*
Motorcycles      1 space per 10 car spaces	4	1
<b>DCP minimum motorcycle parking requirement: 5 motorcycle spaces</b>		
<b>Total proposed supply: 5 motorcycle spaces</b>		
<b>Bicycle Parking</b>		
<u>Total areas</u>	<u>Comm</u> 2,206 m <sup>2</sup>	<u>Retail</u> 503 m <sup>2</sup>
<b>Retail</b>		
Employees      1 space per 250 m <sup>2</sup>		3 spaces
Customers/Visitors      2 + 1 space per 100 m <sup>2</sup> over 100m <sup>2</sup>		7 spaces
<b>Office</b>		
Employees      1 space per 150 m <sup>2</sup>	15 spaces	
Customers/Visitors      1 space per 400 m <sup>2</sup>	6 spaces	
<b>DCP minimum bicycle parking requirement: 31 bicycle spaces (18 employee + 13 customer/visitor)</b>		
<b>Total proposed supply: 31 bicycle spaces</b>		

[illegible]









REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	18/12/20
B	ADDITIONAL INFORMATION - STOP THE CLOCK	04/02/21
C	WITHOUT PREJUDICE	03/08/21
D	S34 CONFERENCE	13/09/21
E	S34 CONFERENCE	15/09/21

**GENERAL NOTES**

- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, SURVEY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
- DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
- MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
- CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
- CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
- MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
- PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXCUTION 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 9.1.4 MATERIAL & FORMS CONSTRUCTIONS**  
SPEC: C1.1 FIRE RESISTING CONSTRUCTION  
SPEC: C1.1 FIRE HAZARD PROPERTIES  
SPEC: C1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE  
CLAUSE 9.2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL  
CLAUSE 9.2.10 SEPARATION OF EQUIPMENT  
CLAUSE 9.2.13 ELECTRICITY SUPPLY SYSTEM  
CLAUSE 9.2.15 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)  
CLAUSE 9.2.18 OPENING IN FIRE RATED EXITS  
CLAUSE 9.2.19 OPENING FOR SERVICE INSTALLATIONS  
CLAUSE 9.2.20 DISCHARGE FROM EXITS  
CLAUSE 9.2.21 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL  
CLAUSE 9.2.22 DOINGS AND RISERS  
CLAUSE 9.2.23 LANDINGS  
CLAUSE 9.2.24 THRESHOLDS  
CLAUSE 9.2.25 BALUSTRADES

**CLAUSE 9.2.17 HANDRAILS**  
CLAUSE 9.2.21 OPERATION OF LATCH  
CLAUSE 9.2.23 SIGNS ON DOORS  
CLAUSE 9.2.24 GENERAL BUILDING ACCESS REQUIREMENTS  
CLAUSE 9.2.25 PARTS OF BUILDING TO BE ACCESSIBLE  
CLAUSE 9.2.26 SIGN OF ACCESSIBLE FACILITIES  
CLAUSE 9.2.27 TACTILE INDICATORS  
CLAUSE 9.2.28 WATERPROOFING OF WET AREAS  
CLAUSE 9.2.29 DAMP PROOFING  
CLAUSE 9.2.30 CONSTRUCTION OF SANITARY COMPARTMENTS  
CLAUSE 9.2.31 LIGHTING AND VENTILATION  
CLAUSE 9.2.32 SOUND INSULATION OF FLOORS  
CLAUSE 9.2.33 SOUND INSULATION OF WALLS  
CLAUSE 9.2.34 SOUND INSULATION OF SERVICES  
CLAUSE 9.2.35 SOUND INSULATION OF PUMPS

**ARTIFICIAL LIGHTING:** TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680  
**BALUSTRADE HEIGHTS:** TO COMPLY WITH BCA CLAUSE D2.16  
**DRAINAGE OUTLETS & DOWNPIPES:** TO COMPLY WITH AS/NZS 3600.3.2  
**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 J2 OF BCA  
**MASONRY:** TO COMPLY WITH AS2700  
**MECHANICAL CONTROLLED VENTILATION:** TO COMPLY WITH AS1688 & AS282  
**MECHANICAL EXHAUST VENTILATION:** TO COMPLY WITH AS1688 & AS282  
**SMOKE ALARMS:** TO COMPLY WITH BCA PART CLAUSE 6 SPEC E2.2 & AS2700  
**PENETRATIONS:** THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL/ HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1930  
**SOUND TRANSMISSION:** TO COMPLY WITH PARTS OF BCA  
**STAIR CONSTRUCTION:** TO COMPLY WITH BCA CLAUSE D2.13  
**WATERPROOFING OF WET AREAS:** TO COMPLY WITH AS2700

**DTS SECTION J COMMITMENTS (ALL OTHER DTS SECTION J COMMITMENTS AS PER DTS SECTION J REPORT)**

**Building Fabric minimum DTS Test System requirements**

Building Element	Test System	Relative (m²/m²)
Roofing - suspended concrete slab where exposed to open or conditioned space above	R0.8	
Internal walls between conditioned and unconditioned space	R0.8	
Floor - concrete slab on ground or suspended floor where exposed to external unconditioned space below	R0.2	
Floor - vertical edge of concrete slab on ground	N0	

System value glazing performance requirements				
Glazing element	Orientation	Total system U-value (W/m²K)	Total system g-value	Total system SHGC
Ground floor external windows and doors	West and East	≤ 4.2	≤ 0.55	≤ 0.55
Ground floor internal windows along through-site link	South	≤ 4.2	≤ 0.55	≤ 0.55
Level 1 - 3 external windows and doors	West and East	≤ 3.7	≤ 0.50	≤ 0.50
Level 1 - 3 internal windows and doors	East and South	≤ 4.2	≤ 0.55	≤ 0.55
Level 4 external windows and doors	North, West, and East	≤ 3.7	≤ 0.50	≤ 0.50

**ARCHITECT:**  
**MHNDU**  
35 RICHARDS LANE  
SURREY HILLS SYDNEY NSW 2010  
T +61 2 9101 1111  
F +61 2 9101 1100  
www.mhndu.com

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

**DRAWING TITLE:**  
**LEVEL 1 FLOOR PLAN**

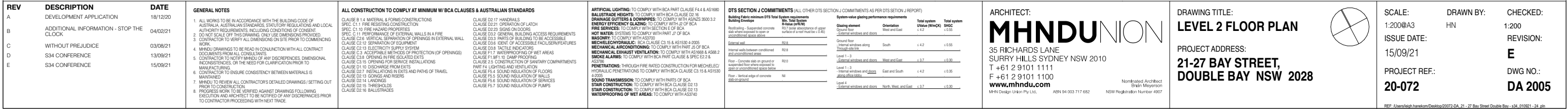
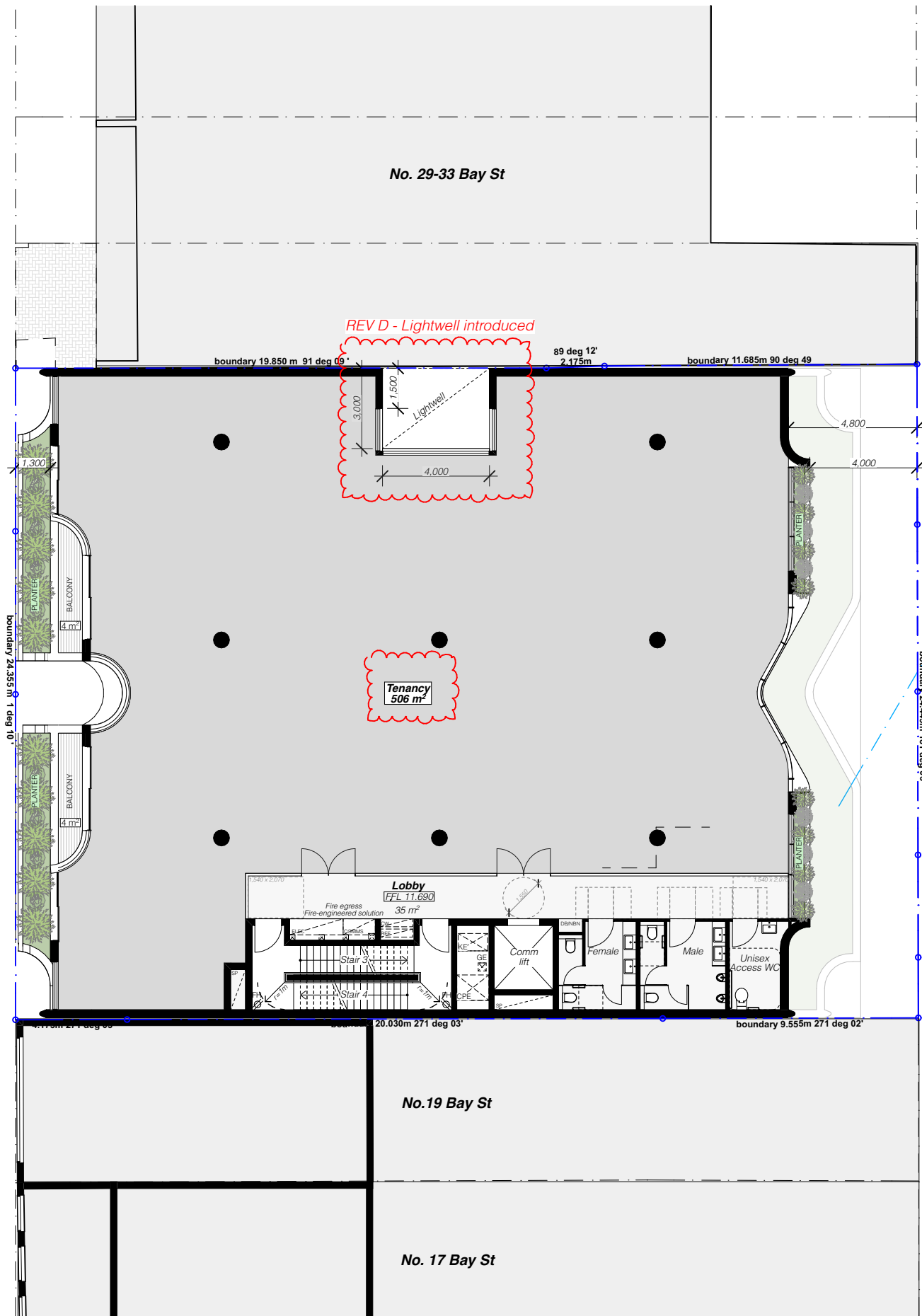
**PROJECT ADDRESS:**  
**21-27 BAY STREET,  
DOUBLE BAY NSW 2028**

**SCALE:** 1:200@A3  
**ISSUE DATE:** 15/09/21  
**PROJECT REF:** 20-072

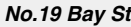
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**REVISION:** E  
**DWG NO.:** DA 2004

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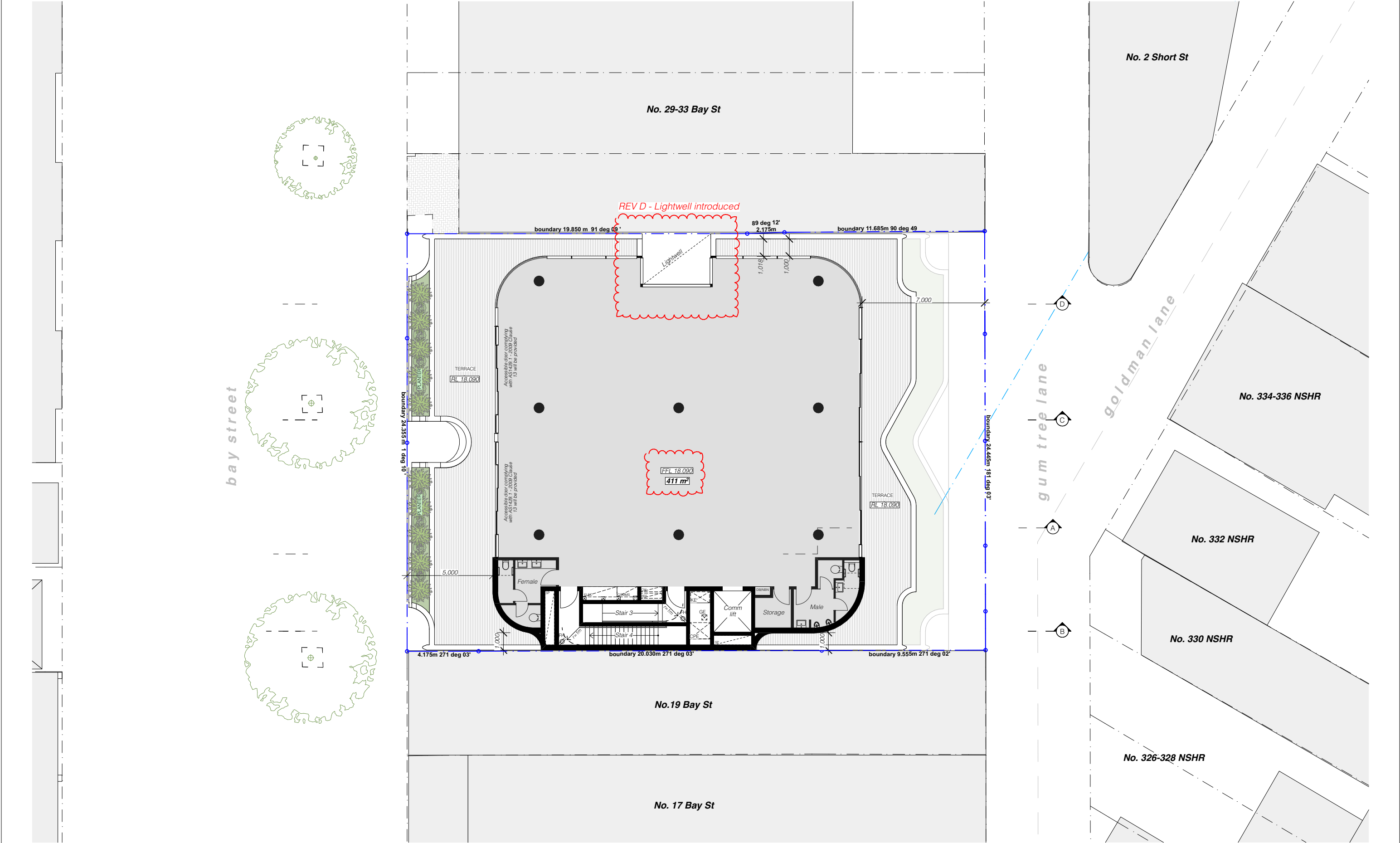






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REV	DESCRIPTION	DATE	GENERAL NOTES	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680 BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16	DTS SECTION J COMMITMENTS (ALL OTHER DTS SECTION J COMMITMENTS AS PER DTS SETION J REPORT)	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:	
A	DEVELOPMENT APPLICATION	18/12/20	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, SURVEY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS SPEC: C1.1 FIRE RESISTING CONSTRUCTION SPEC: C1.1 FIRE HAZARD PROPERTIES SPEC: C1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C2.10 SEPARATION OF EQUIPMENT CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM CLAUSE C2.13 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C3.8 OPENING IN FIRE RATED 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 D3.8 SENSIT OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D3.8 TACTILE INDICATORS CLAUSE D3.17 WATERPROOFING OF WET AREAS CLAUSE D3.17 DAMP PROOFING PART F4 LIGHTING AND VENTILATION CLAUSE F4.4 SOUND INSULATION OF FLOORS CLAUSE F5.3 SOUND INSULATION OF WALLS CLAUSE F5.6 SOUND INSULATION OF SERVICES CLAUSE F5.7 SOUND INSULATION OF PUMPS	System requirements per DTS Test Building Envelope Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com	LEVEL 4 FLOOR PLAN	1:200@A3	HN	LH
B	ADDITIONAL INFORMATION - STOP THE CLOCK	04/02/21	2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.	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 D3.8 SENSIT OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D3.8 TACTILE INDICATORS CLAUSE D3.17 WATERPROOFING OF WET AREAS CLAUSE D3.17 DAMP PROOFING PART F4 LIGHTING AND VENTILATION CLAUSE F4.4 SOUND INSULATION OF FLOORS CLAUSE F5.3 SOUND INSULATION OF WALLS CLAUSE F5.6 SOUND INSULATION OF SERVICES CLAUSE F5.7 SOUND INSULATION OF PUMPS	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com	PROJECT ADDRESS: 21-27 BAY STREET, DOUBLE BAY NSW 2028	ISSUE DATE: 15/09/21	REVISION: E	CHECKED: LH	
C	WITHOUT PREJUDICE	03/08/21	3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.	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 D3.8 SENSIT OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D3.8 TACTILE INDICATORS CLAUSE D3.17 WATERPROOFING OF WET AREAS CLAUSE D3.17 DAMP PROOFING PART F4 LIGHTING AND VENTILATION CLAUSE F4.4 SOUND INSULATION OF FLOORS CLAUSE F5.3 SOUND INSULATION OF WALLS CLAUSE F5.6 SOUND INSULATION OF SERVICES CLAUSE F5.7 SOUND INSULATION OF PUMPS	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com					
D	S34 CONFERENCE	13/09/21	4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.	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 D3.8 SENSIT OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D3.8 TACTILE INDICATORS CLAUSE D3.17 WATERPROOFING OF WET AREAS CLAUSE D3.17 DAMP PROOFING PART F4 LIGHTING AND VENTILATION CLAUSE F4.4 SOUND INSULATION OF FLOORS CLAUSE F5.3 SOUND INSULATION OF WALLS CLAUSE F5.6 SOUND INSULATION OF SERVICES CLAUSE F5.7 SOUND INSULATION OF PUMPS	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com					
E	S34 CONFERENCE	15/09/21	5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.	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 D3.8 SENSIT OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D3.8 TACTILE INDICATORS CLAUSE D3.17 WATERPROOFING OF WET AREAS CLAUSE D3.17 DAMP PROOFING PART F4 LIGHTING AND VENTILATION CLAUSE F4.4 SOUND INSULATION OF FLOORS CLAUSE F5.3 SOUND INSULATION OF WALLS CLAUSE F5.6 SOUND INSULATION OF SERVICES CLAUSE F5.7 SOUND INSULATION OF PUMPS	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com					
			6. MHNDU TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.	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 D3.8 SENSIT OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D3.8 TACTILE INDICATORS CLAUSE D3.17 WATERPROOFING OF WET AREAS CLAUSE D3.17 DAMP PROOFING PART F4 LIGHTING AND VENTILATION CLAUSE F4.4 SOUND INSULATION OF FLOORS CLAUSE F5.3 SOUND INSULATION OF WALLS CLAUSE F5.6 SOUND INSULATION OF SERVICES CLAUSE F5.7 SOUND INSULATION OF PUMPS	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com					
			7. MHNDU TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.	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 D3.8 SENSIT OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D3.8 TACTILE INDICATORS CLAUSE D3.17 WATERPROOFING OF WET AREAS CLAUSE D3.17 DAMP PROOFING PART F4 LIGHTING AND VENTILATION CLAUSE F4.4 SOUND INSULATION OF FLOORS CLAUSE F5.3 SOUND INSULATION OF WALLS CLAUSE F5.6 SOUND INSULATION OF SERVICES CLAUSE F5.7 SOUND INSULATION OF PUMPS	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com					
			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.	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 D3.8 SENSIT OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D3.8 TACTILE INDICATORS CLAUSE D3.17 WATERPROOFING OF WET AREAS CLAUSE D3.17 DAMP PROOFING PART F4 LIGHTING AND VENTILATION CLAUSE F4.4 SOUND INSULATION OF FLOORS CLAUSE F5.3 SOUND INSULATION OF WALLS CLAUSE F5.6 SOUND INSULATION OF SERVICES CLAUSE F5.7 SOUND INSULATION OF PUMPS	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	Roofing - Suspended concrete slab where exposed to open or unconditioned space above External wall Internal wall between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below Floor - Vertical edge of concrete slab on ground	35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com					

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External wall

Internal wall between conditioned and unconditioned space

Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below

Floor - Vertical edge of concrete slab on ground

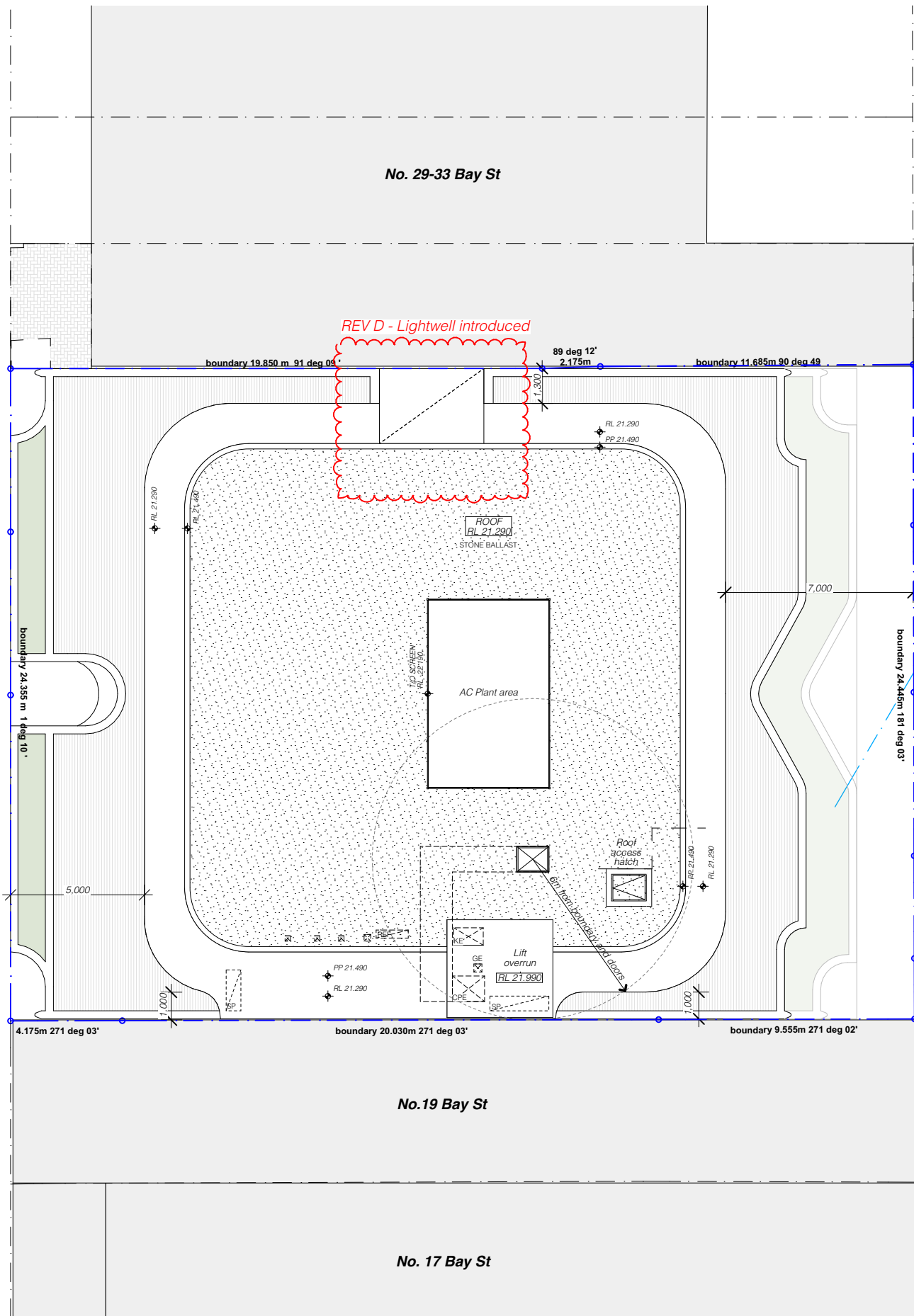
Roofing - Suspended concrete slab where exposed to open or unconditioned space above

External wall

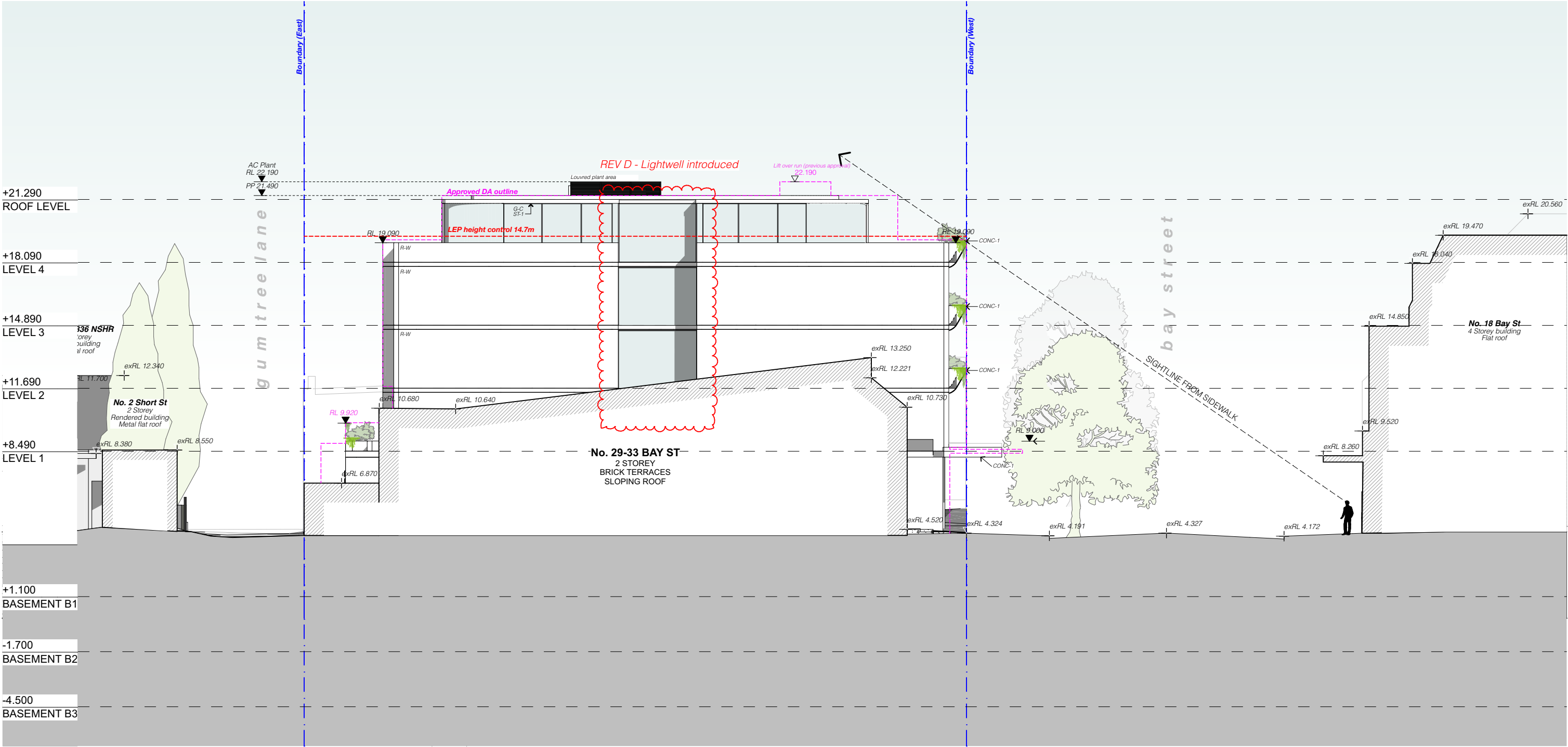
Internal wall between conditioned and unconditioned space

Floor - Concrete slab on ground or suspended floor where



[illegible]





REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	18/10/20
B	ADDITIONAL INFORMATION - STOP THE CLOCK	04/02/21
C	WITHOUT PREJUDICE	03/06/21
D	S34 CONFERENCE	13/06/21
E	S34 CONFERENCE	15/06/21

**GENERAL NOTES**

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- 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: C 1.1 FIRE RESISTING CONSTRUCTION  
SPEC: C 1.1 FIRE HAZARD PROPERTIES  
SPEC: C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE  
CLAUSE C 2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL  
CLAUSE C 2.10 SEPARATION OF EQUIPMENT  
CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM  
CLAUSE C 3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)  
CLAUSE C 3.8 OPENING IN FIRE RATED EXITS  
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS  
CLAUSE D 1.10 DISCHARGE FROM EXITS  
CLAUSE D 1.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL  
CLAUSE D 2.13 DOINGS AND RISERS  
CLAUSE D 2.14 LANDINGS  
CLAUSE D 2.15 THRESHOLDS  
CLAUSE D 2.16 BALUSTRADES

CLAUSE D 2.17 HANDRAILS  
CLAUSE D 2.21 OPERATION OF LATCH  
CLAUSE D 2.23 SIGNS ON DOORS  
CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS  
CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE  
CLAUSE D 3.8.1 SCENT OF ACCESSIBLE FACILITIES/FEATURES  
CLAUSE D 3.8 TACTILE INDICATORS  
CLAUSE D 3.17 WATERPROOFING OF WET AREAS  
CLAUSE F 1.9 F1.10 DAMP PROOFING  
CLAUSE F 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS  
PART F 4 LIGHTING AND VENTILATION  
CLAUSE F 4.4 SOUND INSULATION OF FLOORS  
CLAUSE F 5.3 SOUND INSULATION OF WALLS  
CLAUSE F 5.6 SOUND INSULATION OF SERVICES  
CLAUSE F 5.7 SOUND INSULATION OF PUMPS

**ARTIFICIAL LIGHTING:** TO COMPLY WITH BCA PART CLAUSE F 4.4 & AS1680  
**BALUSTRADE HEIGHTS:** TO COMPLY WITH BCA CLAUSE D 2.16  
**DRAINAGE OUTLETS & DOWNPIPES:** TO COMPLY WITH AS/NZS 3600 3.2  
**ENERGY EFFICIENCY GLAZING:** TO COMPLY WITH AN OF BCA  
**FIRE SERVICES:** TO COMPLY WITH SECTION E OF BCA  
**HOT WATER:** SYSTEMS TO COMPLY WITH PART JF OF BCA  
**MASONRY:** TO COMPLY WITH AS2703  
**MECHANICAL/CONCRETE:** TO COMPLY WITH AS1530 4-2005  
**MECHANICAL AIR CONDITIONING:** TO COMPLY WITH PART JS OF BCA  
**MECHANICAL EXHAUST VENTILATION:** TO COMPLY WITH AS1688 & AS282  
**SMOKE ALARMS:** TO COMPLY WITH BCA PART CLAUSE & SPEC E 2.2 & AS3786  
**PENETRATIONS:** THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C 3.15 & AS1530 4-2005  
**SOUND TRANSMISSION:** TO COMPLY WITH PARTS OF BCA  
**STAIR CONSTRUCTION:** TO COMPLY WITH BCA CLAUSE D 2.13  
**WATERPROOFING OF WET AREAS:** TO COMPLY WITH AS2702

DTS SECTION J COMMITMENTS (ALL OTHER DTS SECTION J COMMITMENTS AS PER DTS SETION J REPORT)			
Building Envelope	Min. Total System U-value (m²K/W)	Min. Total System U-value (m²K/W)	Min. Total System U-value (m²K/W)
Roofing - Suspended concrete slab where exposed to open or unconditioned space above	R0.8	R0.8	R0.8
Internal walls between conditioned and unconditioned space	R0.8	R0.8	R0.8
Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below	R0.2	R0.2	R0.2
Floor - Vertical edge of concrete slab on ground	N/A	N/A	N/A

System value glazing performance requirements			
Glazing element	Orientation	Total system U-value (m²K/W)	Total system U-value (m²K/W)
Ground floor External windows and doors	West and East	< 4.2	< 0.55
Ground floor Internal windows along through-site link	South	< 4.2	< 0.55
Level 1 - 3 External windows and doors	West and East	< 3.7	< 0.30
Level 1 - 3 Internal windows and doors	East and South	< 4.2	< 0.55
Level 4 External windows and doors	North, West, and East	< 3.7	< 0.30

ARCHITECT:  
**MHNDU** UNION  
35 RICHARDS LANE  
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www.mhndu.com

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

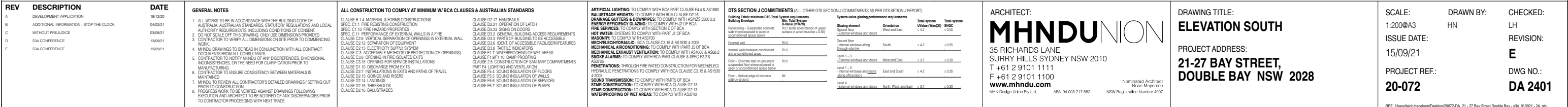
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**ELEVATION NORTH**

PROJECT ADDRESS:  
**21-27 BAY STREET,  
DOUBLE BAY NSW 2028**

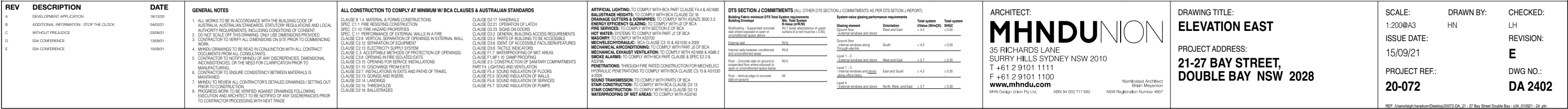
SCALE: 1:200, 1:1@A3  
ISSUE DATE: 15/09/21  
PROJECT REF: 20-072

DRAWN BY: HN  
CHECKED: LH  
REVISION: E  
DWG NO.: DA 2400

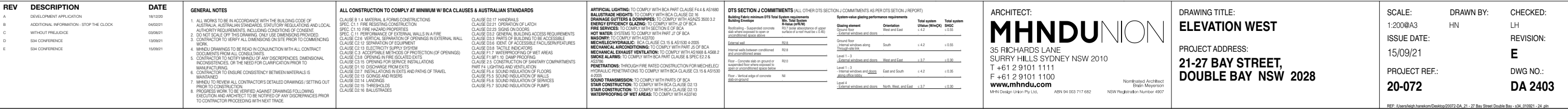








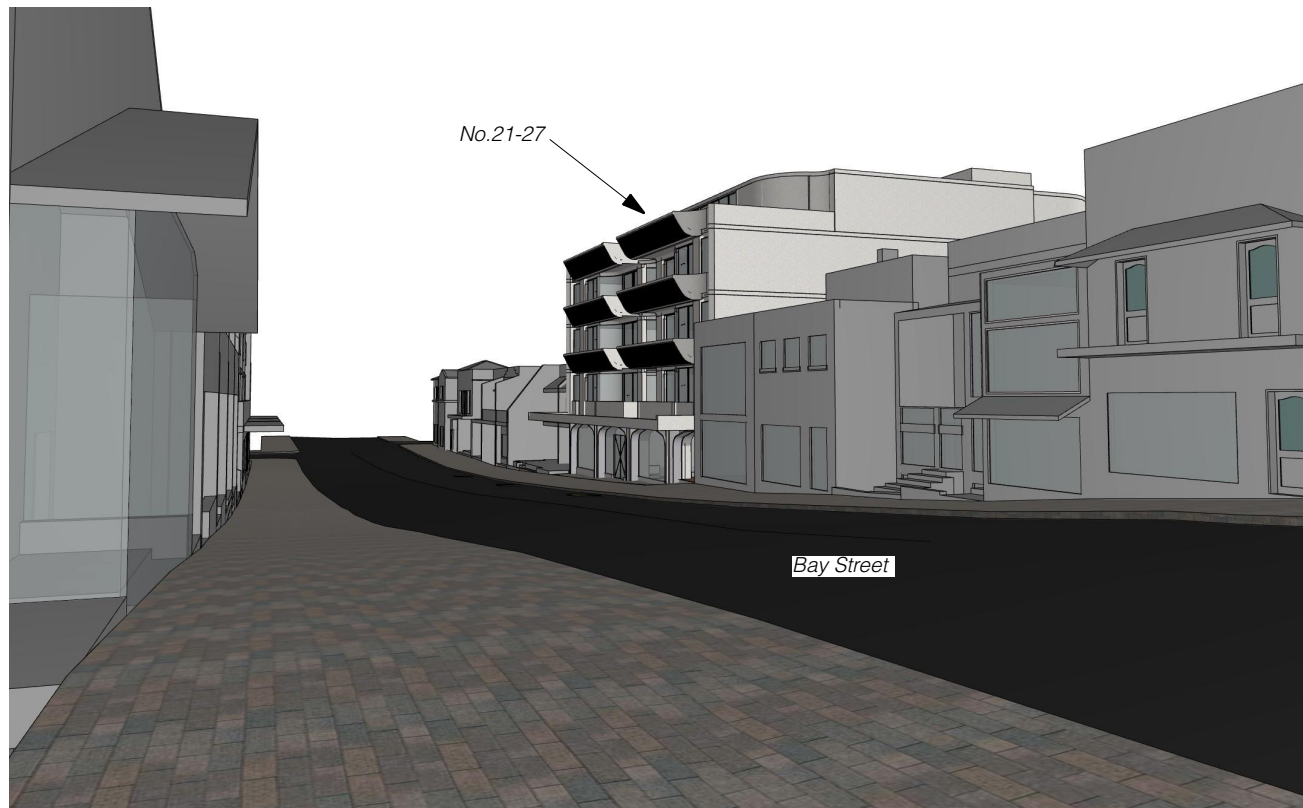








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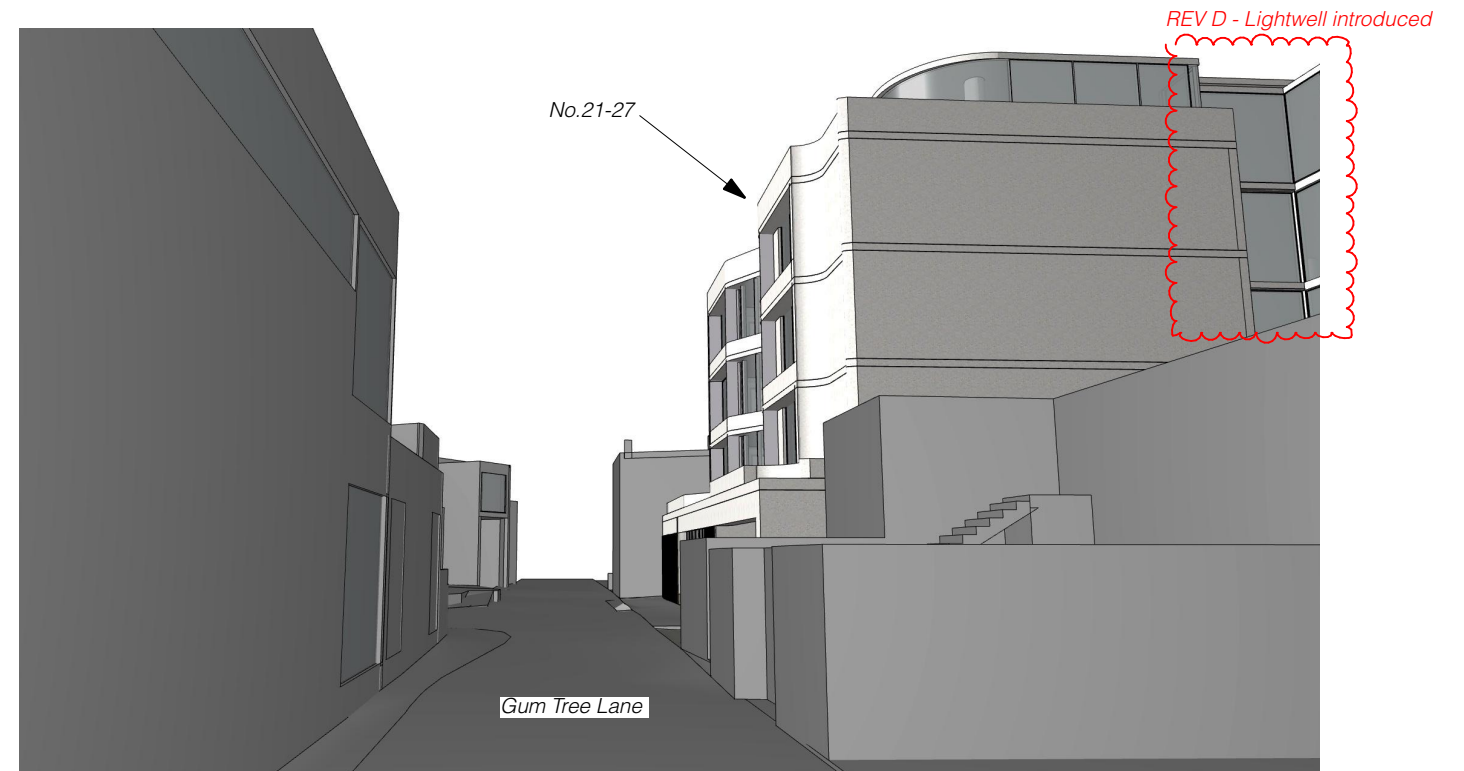
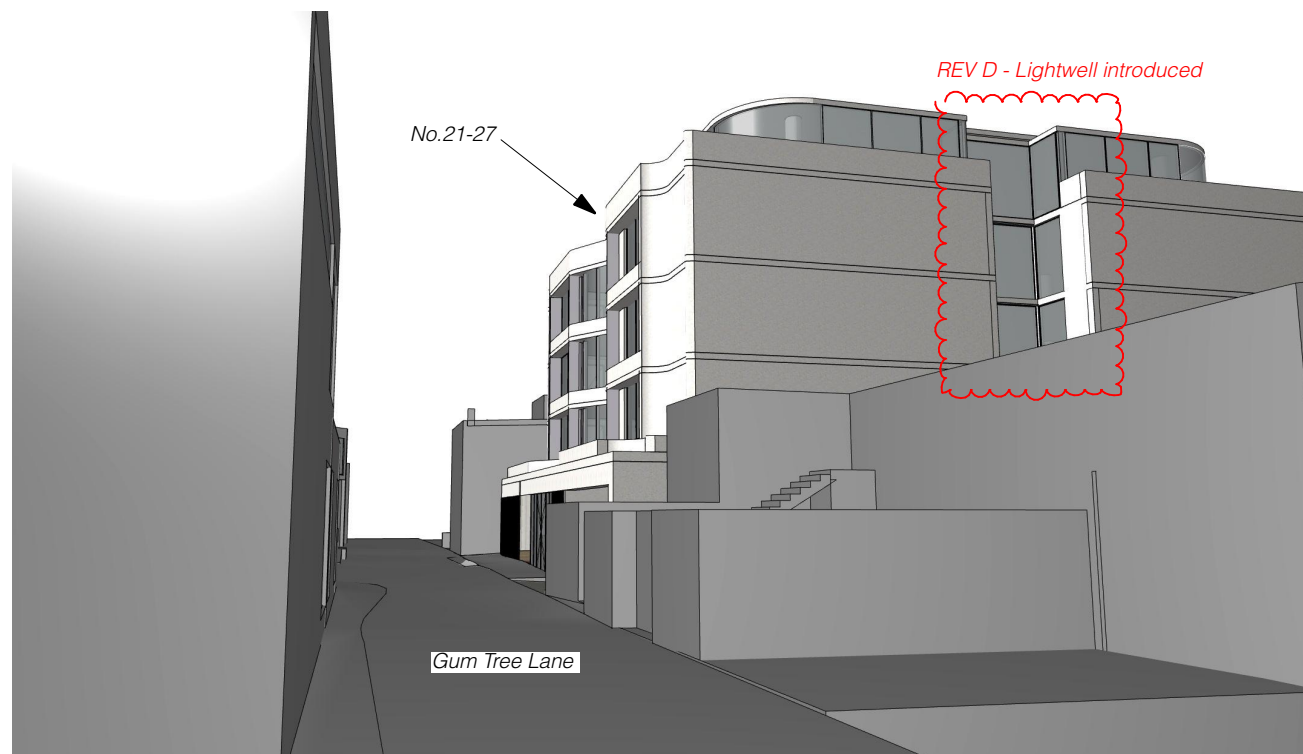


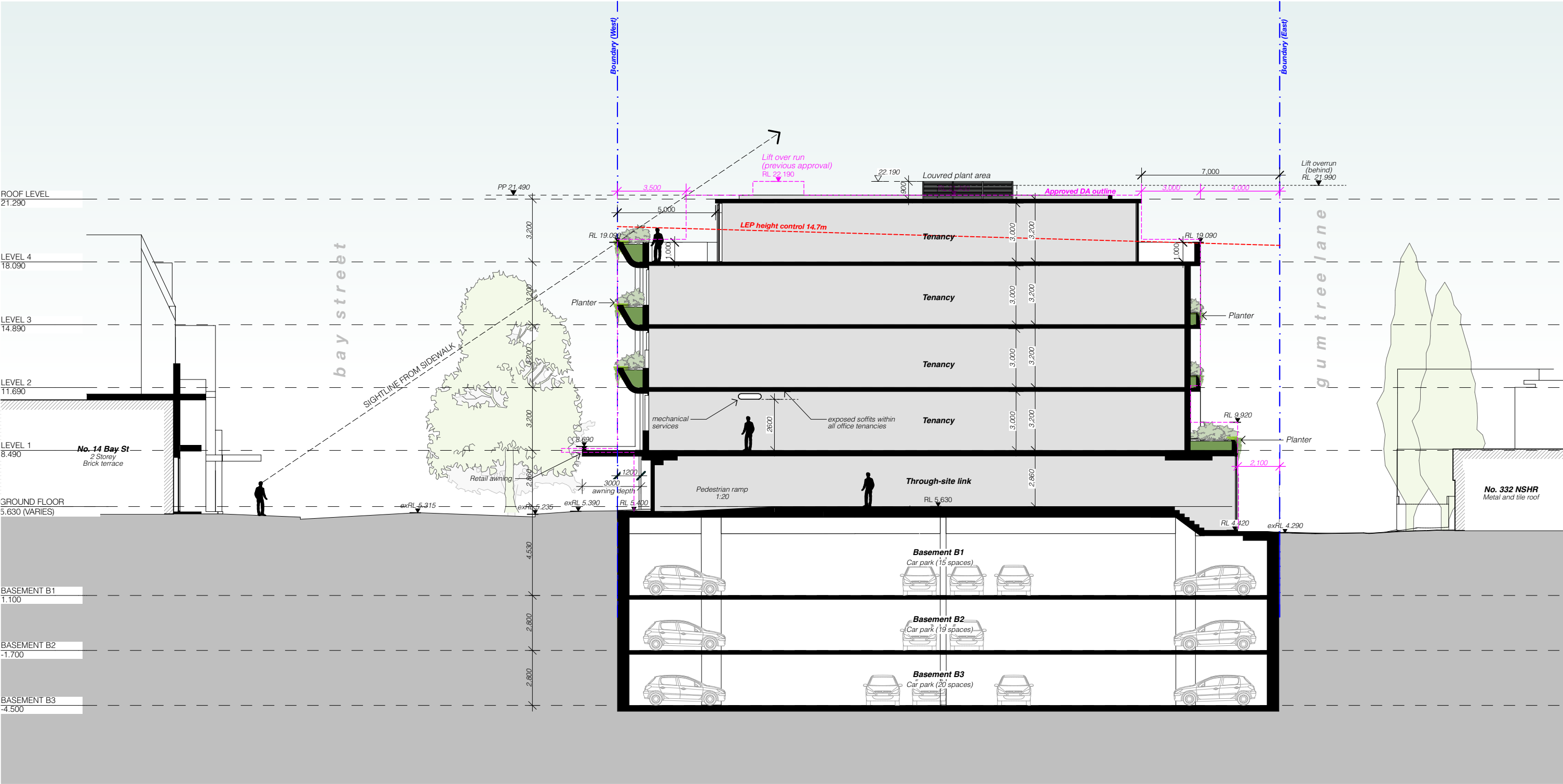




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**ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS**

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS  
SPEC C 1.1 FIRE RESISTING CONSTRUCTION  
SPEC C 1.1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE  
CLAUSE C 2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL  
CLAUSE C 2.10 SEPARATION OF EQUIPMENT  
CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM  
CLAUSE C 3.4 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)  
CLAUSE C 3.8 OPENING IN FIRE SOLATED EXITS  
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS  
CLAUSE D 1.10 DISCHARGE FROM EXITS  
CLAUSE D 1.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL  
CLAUSE D 2.13 DOINGS AND RISERS  
CLAUSE D 2.14 LANDINGS  
CLAUSE D 2.15 THRESHOLDS  
CLAUSE D 2.16 BALUSTRADES

CLAUSE D 2.17 HANDRAILS  
CLAUSE D 2.21 OPERATION OF LATCH  
CLAUSE D 2.23 SIGNS ON DOORS  
CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS  
CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE  
CLAUSE D 3.8.1 SCENT OF ACCESSIBLE FACILITIES/FEATURES  
CLAUSE D 3.8.2 TACTILE INDICATORS  
CLAUSE D 3.17 WATERPROOFING OF WET AREAS  
CLAUSE F 1.7 DAMP PROOFING  
CLAUSE F 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS  
PART F 4 LIGHTING AND VENTILATION  
CLAUSE F 4.4 SOUND INSULATION OF FLOORS  
CLAUSE F 5.3 SOUND INSULATION OF WALLS  
CLAUSE F 5.7 SOUND INSULATION OF PUMPS

**ARTIFICIAL LIGHTING:** TO COMPLY WITH BCA PART CLAUSE F 4.4 & AS1680  
**BALUSTRADE HEIGHTS:** TO COMPLY WITH BCA CLAUSE D 2.16  
**DRAINAGE OUTLETS & DOWNPIPES:** TO COMPLY WITH AS1680 3.2  
**ENERGY EFFICIENCY GLAZING:** TO COMPLY WITH AN 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 AS2703  
**MECHANICAL CONTROL:** TO COMPLY WITH AS1530 4-2005  
**MECHANICAL AIR CONDITIONING:** TO COMPLY WITH PART J5 OF BCA  
**MECHANICAL EXHAUST VENTILATION:** TO COMPLY WITH AS1688 & AS282  
**SMOKE ALARMS:** TO COMPLY WITH BCA PART CLAUSE & SPEC E 2.2 & AS1530  
**PENETRATIONS:** THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C 3.15 & AS1530 4-2005  
**SOUND TRANSMISSION:** TO COMPLY WITH PARTS OF BCA  
**STAIR CONSTRUCTION:** TO COMPLY WITH BCA CLAUSE D 2.13  
**WATERPROOFING OF WET AREAS:** TO COMPLY WITH AS2702

**DTS SECTION J COMMITMENTS (ALL OTHER DTS SECTION J COMMITMENTS AS PER DTS SECTION J REPORT)**

**Building Envelope**  
Roofing: Expanded concrete slab where exposed to open or unconditioned space above  
Internal walls between conditioned and unconditioned space: R0.8  
Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below: R0.2  
Floor - Vertical edge of concrete slab on ground: Nil

**System valve glazing performance requirements**

Glazing element	Orientation	Total system U-value (W/m²K)	Total system g-value
Ground floor external windows and doors	West and East	≤ 4.2	≤ 0.55
Internal windows along Through-site link	South	≤ 4.2	≤ 0.55
Level 1 - 3 external windows and doors	West and East	≤ 3.7	≤ 0.30
Level 1 - 3 internal windows and doors	East and South	≤ 4.2	≤ 0.55
Level 4 external windows and doors	North, West, and East	≤ 3.7	≤ 0.30

ARCHITECT:  
**MHNDU**  
35 RICHARDS LANE  
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 NSW Registration Number 4907

DRAWING TITLE:  
**SECTION A**

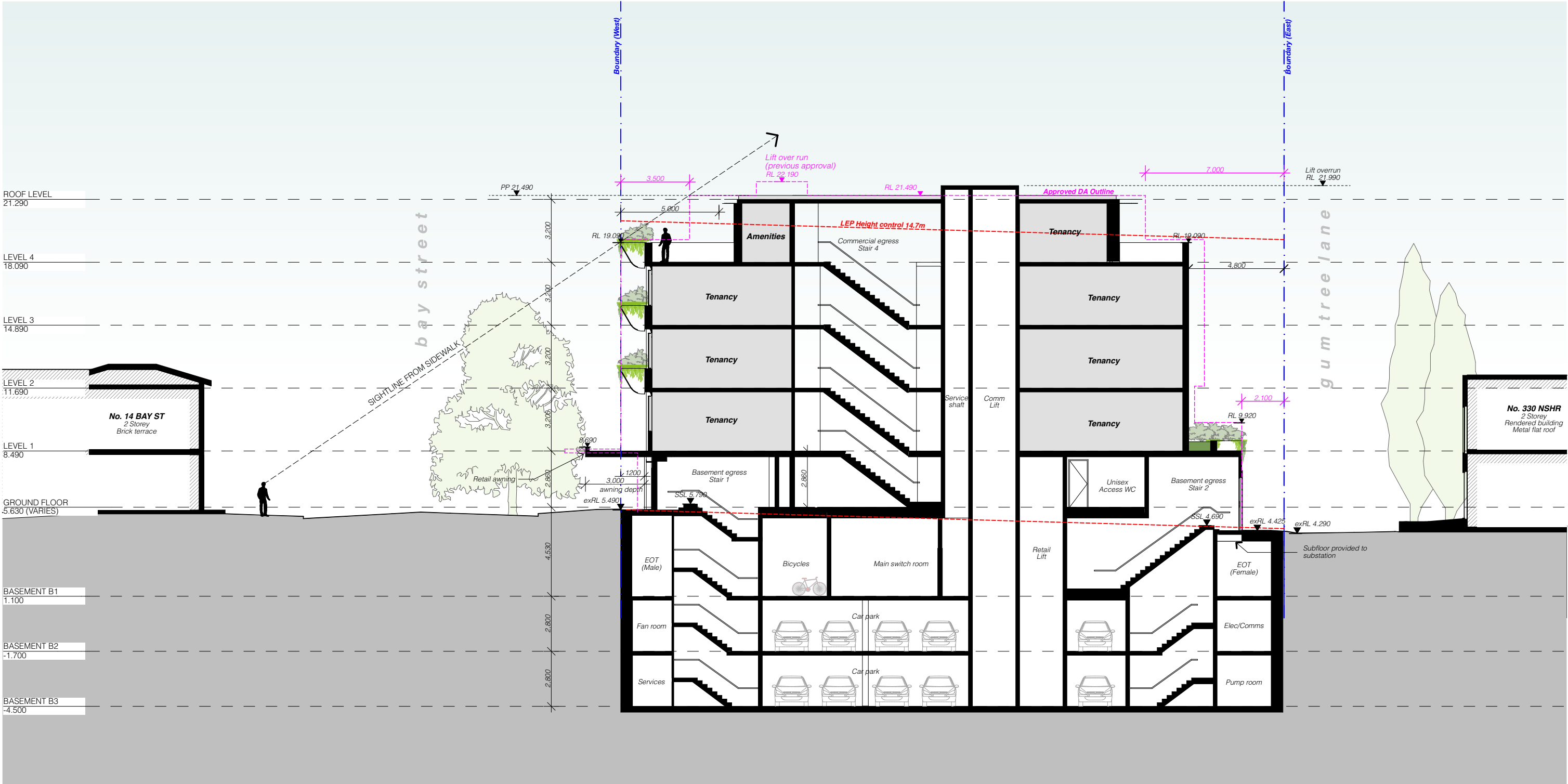
PROJECT ADDRESS:  
**21-27 BAY STREET,  
DOUBLE BAY NSW 2028**

SCALE: 1:200@A3  
ISSUE DATE: 15/09/21  
PROJECT REF: 20-072

DRAWN BY: HN  
CHECKED: LH  
REVISION: E  
DWG NO.: DA 2500

REF: A:\users\hgh\hgh\hgh\20072-DA\_21-27 Bay Street Double Bay - s34 010921 - 24.dgn





REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	18/12/20
B	ADDITIONAL INFORMATION - STOP THE CLOCK	04/02/21
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**ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS**

**CLAUSE 9.1.4 MATERIAL & FORMS CONSTRUCTIONS**  
SPEC: C1.1 FIRE RESISTING CONSTRUCTION  
SPEC: C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE  
CLAUSE 9.2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL  
CLAUSE 9.2.10 SEPARATION OF EQUIPMENT  
CLAUSE 9.2.13 ELECTRICITY SUPPLY SYSTEM  
CLAUSE 9.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)  
CLAUSE 9.3.8 OPENING IN FIRE SOLATED EXITS  
CLAUSE 9.3.15 OPENING FOR SERVICE INSTALLATIONS  
CLAUSE 9.4.10 DISCHARGE FROM EXITS  
CLAUSE 9.4.17 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL  
CLAUSE 9.2.13 DOINGS AND RISERS  
CLAUSE 9.2.14 LANDINGS  
CLAUSE 9.2.15 THRESHOLDS  
CLAUSE 9.2.16 BALUSTRADES

**CLAUSE 9.2.17 HANDRAILS**  
CLAUSE 9.2.21 OPERATION OF LATCH  
CLAUSE 9.2.23 SIGNS ON DOORS  
CLAUSE 9.2.2 GENERAL BUILDING ACCESS REQUIREMENTS  
CLAUSE 9.3.3 PARTS OF BUILDING TO BE ACCESSIBLE  
CLAUSE 9.3.8.2 SIGN OF ACCESSIBLE FACILITIES/FEATURES  
CLAUSE 9.3.8 TACTILE INDICATORS  
CLAUSE 9.3.17 WATERPROOFING OF WET AREAS  
CLAUSE 9.3.17.1 DAMP PROOFING  
CLAUSE 9.3.17.2 CONSTRUCTION OF SANITARY COMPARTMENTS  
PART 4 LIGHTING AND VENTILATION  
CLAUSE 9.4.4 SOUND INSULATION OF FLOORS  
CLAUSE 9.5.3 SOUND INSULATION OF WALLS  
CLAUSE 9.5.7 SOUND INSULATION OF PUMPS

**ARTIFICIAL LIGHTING:** TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680  
**BALUSTRADE HEIGHTS:** TO COMPLY WITH BCA CLAUSE D2.16  
**DRAINAGE OUTLETS & DOWNPIPES:** TO COMPLY WITH AS1650 3.2  
**ENERGY EFFICIENCY GLAZING:** TO COMPLY WITH 2.1 OF BCA  
**FIRE SERVICES:** TO COMPLY WITH SECTION 6 OF BCA  
**HOT WATER:** SYSTEMS TO COMPLY WITH PART 3.7 OF BCA  
**MASONRY:** TO COMPLY WITH AS3700  
**MECHANICAL/CONTROLLING:** BCA CLAUSE C3.15 & AS1530 4-2005  
**MECHANICAL AIRCONDITIONING:** TO COMPLY WITH PART 3.5 OF BCA  
**MECHANICAL EXHAUST VENTILATION:** TO COMPLY WITH AS1688 & AS88.2  
**SMOKE ALARMS:** TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3785  
**PENETRATIONS:** THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/HVAC 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  
**WATERPROOFING OF WET AREAS:** TO COMPLY WITH AS2702

**DTS SECTION J COMMITMENTS (ALL OTHER DTS SECTION J COMMITMENTS AS PER DTS SECTION J REPORT)**

**Building Envelope**  
Building Envelope  
Internal walls between conditioned and unconditioned space  
Floor - Concrete slab on ground or suspended floor where exposed to external unconditioned space below  
Roof - Vertical edge of concrete slab on ground

**System element**  
Ground floor  
Internal windows and doors  
Through-slab link  
Level 1-3  
External windows and doors  
Level 1-3  
Internal windows and doors  
Level 4  
External windows and doors

**Orientation**  
West and East  
South  
West and East  
East and South  
North, West, and East

**Total system U-value (m²K)**  
≤ 4.2  
≤ 4.2  
≤ 3.7  
≤ 4.2  
≤ 3.7

**Total system U-value (m²K)**  
≤ 0.55  
≤ 0.30  
≤ 0.35  
≤ 0.35  
≤ 0.30

**ARCHITECT:**  
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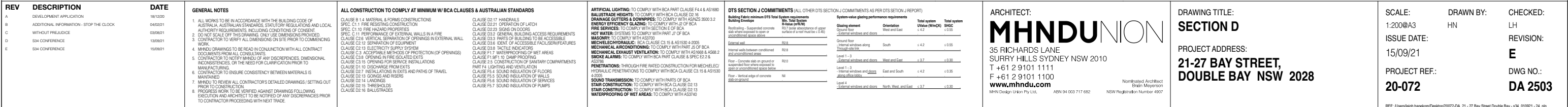
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**SECTION B**  
**PROJECT ADDRESS:**  
**21-27 BAY STREET,  
DOUBLE BAY NSW 2028**

**SCALE:**  
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**ISSUE DATE:**  
15/09/21  
**PROJECT REF:**  
20-072

**DRAWN BY:**  
HN  
**CHECKED:**  
LH  
**REVISION:**  
**E**  
**DWG NO.:**  
**DA 2501**

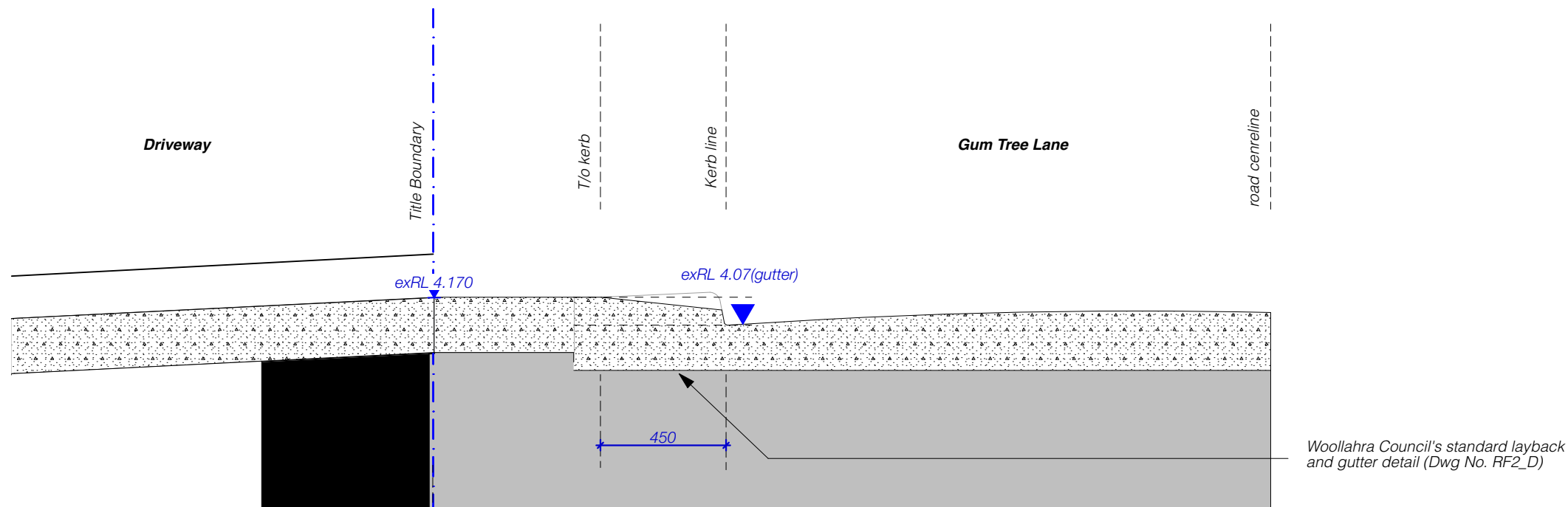




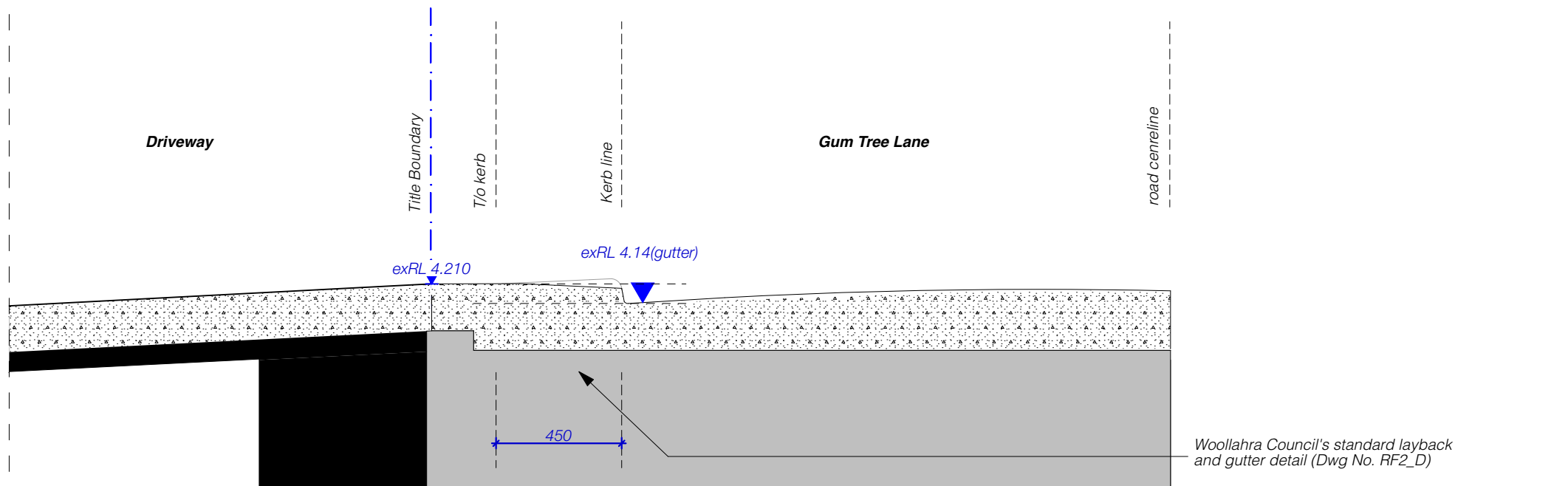








Section G-2 (Northern Edge of Driveway)      Scale 1:20

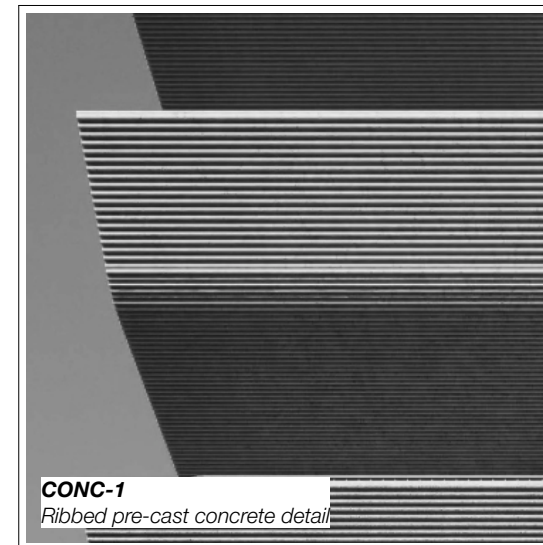


*Section G-3 (Southern Edge of Driveway)      Scale 1:20*

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This architectural elevation drawing illustrates a building facade with a proposed lightwell (REV D) highlighted in red. The drawing includes various levels and boundaries, with key annotations and dimensions:

- Boundaries:** Vertical blue dashed lines mark the "Boundary (East)" and "Boundary (West)".
- Levels and Elevation:**
  - Top level: RL 10.000
  - Level below top: RL 9.870
  - Level below that: RL 9.680
  - Level below that: RL 9.640
  - Level below that: RL 10.750
  - Level below that: RL 10.730
  - Level below that: RL 4.520
  - Level below that: RL 4.324
  - Level below that: RL 4.191
  - Level below that: RL 4.307
- Structural Elements:**
  - AC Plant RL 9.190
  - PP RL 9.490
  - Approved DA outline (pink dashed line)
  - LEP height control of 14.7m (red dashed line)
  - G-C (Ground Floor) label
  - R-W (Roof/Wall) labels
- Lightwell (REV D):** A red wavy line indicates the proposed lightwell structure, with a red arrow pointing to it labeled "REV D - Lightwell introduced".
- Other Annotations:**
  - exRL 12.340
  - exRL 11.700
  - exRL 8.380
  - exRL 6.550
  - exRL 13.250
  - exRL 12.221
  - exRL 10.680
  - exRL 10.640
  - exRL 10.750
  - exRL 4.520
  - exRL 4.324
  - exRL 4.191
  - exRL 4.307

[illegible]





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SPEC: C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE  
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL  
CLAUSE C2.10 SEPARATION OF EQUIPMENT  
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM  
CLAUSE C3.4 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)  
CLAUSE C3.15 OPENING IN FIRE RATED 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 DOINGS 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 D3.8 SENSE OF ACCESSIBLE FACILITIES/FEATURES  
CLAUSE D3.8 TACTILE INDICATORS  
CLAUSE F1.7 WATERPROOFING OF WET AREAS  
CLAUSE F1.9 DAMP PROOFING  
CLAUSE F2.5 CONSTRUCTION OF SANITARY COMPARTMENTS  
PART F4 LIGHTING AND VENTILATION  
CLAUSE F5.4 SOUND INSULATION OF FLOORS  
CLAUSE F5.5 SOUND INSULATION OF WALLS  
CLAUSE F5.7 SOUND INSULATION OF PARTS  
CLAUSE F5.7 SOUND INSULATION OF PARTS

**ARTIFICIAL LIGHTING:** TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680  
**BALUSTRADE HEIGHTS:** TO COMPLY WITH BCA CLAUSE D2.16  
**DRAINAGE OUTLETS & DOWNPIPES:** TO COMPLY WITH AS/NZS 3600.3.2  
**ENERGY EFFICIENCY GLAZING:** TO COMPLY WITH AN 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 AS2700  
**MECHANICAL/CONTROLLING:** BCA CLAUSE C3.15 & AS1530.4-2005  
**MECHANICAL EXHAUST VENTILATION:** TO COMPLY WITH AS1688 & AS28.2  
**SMOKE ALARMS:** TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786  
**PENETRATIONS:** THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL/ 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  
**WATERPROOFING OF WET AREAS:** TO COMPLY WITH AS2700

**DTS SECTION J COMMITMENTS (ALL OTHER DTS SECTION J COMMITMENTS AS PER DTS SETION J REPORT)**

**Building Envelope**

Roofing: Suspended concrete slab where exposed to open or unconditioned space above

Roof - Total System R-value (m<sup>2</sup>W)  
Roof - Total System U-value (W/m<sup>2</sup>)

Glazing element	Orientation	Total system U-value (W/m <sup>2</sup> )	Total system SHGC
Ground floor External windows and doors	West and East	≤ 4.2	≤ 0.55
Ground floor Internal windows along through-site link	South	≤ 4.2	≤ 0.55
Level 1 - 3 External windows and doors	West and East	≤ 3.7	≤ 0.30
Level 1 - 3 Internal windows and doors	East and South	≤ 4.2	≤ 0.35
Level 4 External windows and doors	North, West, and East	≤ 3.7	≤ 0.30

Internal walls between conditioned and unconditioned space: R2.0  
Floor - Concrete slab on ground or suspended floor where exposed to external unconditioned space below: R2.0  
Floor - Vertical edge of concrete slab on ground: Nil

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[www.mhndu.com](http://www.mhndu.com)  
MHNDU Design Union Pty Ltd, ABN 94 003 717 682 NSW Registration Number 4907

DRAWING TITLE:  
**PHOTOMONTAGE - BAY ST**  
PROJECT ADDRESS:  
**21-27 BAY STREET,  
DOUBLE BAY NSW 2028**

SCALE: NTS  
ISSUE DATE: 15/09/21  
PROJECT REF.: 20-072

DRAWN BY: LH  
CHECKED: LH  
REVISION: E  
DWG NO.: DA 6001





REV	DESCRIPTION	DATE
D	SSM CONFERENCE	13/09/21
E	SSM CONFERENCE	15/09/21

GENERAL NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, SYDNEY 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 DISCREPANCIES, 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 EXCUTION 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: C 1.1 FIRE RESISTING CONSTRUCTION SPEC: C 1.1 FIRE HAZARD PROPERTIES SPEC: C 1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE C 2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C 2.10 SEPARATION OF EQUIPMENT CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM CLAUSE C 3.8 OPENING IN FIRE SEALED EXITS CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS CLAUSE D 1.10 DISCHARGE FROM EXITS CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL CLAUSE D 2.13 DOINGS AND RISERS CLAUSE D 2.14 LANDINGS CLAUSE D 2.15 THRESHOLDS CLAUSE D 2.16 BALUSTRADES
CLAUSE D 2.17 HANDRAILS CLAUSE D 2.21 OPERATION OF LATCH CLAUSE D 2.23 SIGNS ON DOORS CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D 3.8.1 SIGN OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D 3.8.2 TACTILE INDICATORS CLAUSE D 3.8.3 DAMP PROOFING CLAUSE D 3.8.4 CONSTRUCTION OF SANITARY COMPARTMENTS PART F 4 LIGHTING AND VENTILATION CLAUSE F 4.4 SOUND INSULATION OF FLOORS CLAUSE F 5.3 SOUND INSULATION OF WALLS CLAUSE F 5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F 4.4 & AS1680
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2 ENERGY EFFICIENCY GLAZING: TO COMPLY WITH AN 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 AS2703 MECHANICAL CONTROLS: BCA CLAUSE C3.15 & AS1530 4-2005 MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1688 & AS282 SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E 2.2 & AS2796 PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/HVAC 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 D 2.13 WATERPROOFING OF WET AREAS: TO COMPLY WITH AS2703

DTS SECTION J COMMITMENTS (ALL OTHER DTS SECTION J COMMITMENTS AS PER DTS SETION J REPORT)
Building Envelope Roofing: - Suspended concrete slab where exposed to open or unconditioned space above Roof - Vertical edge of concrete slab on ground
Internal walls between conditioned and unconditioned space Floor - Concrete slab on ground or suspended floor where exposed to unconditioned space below
External wall Roof - Vertical edge of concrete slab on ground

System-value glazing performance requirements
Glazing element Orientation Total system U-value (W/m²K) Total system g-value
Ground floor West and East ± 4.2 ± 0.55
Level 1 - 3 East and West ± 3.7 ± 0.30
Level 1 - 3 East and West ± 4.2 ± 0.35
Level 4 North, West, and East ± 3.7 ± 0.30

ARCHITECT:

# MHNDU

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Nominated Architect  
Strata Merverson  
NSW Registration Number 4907

DRAWING TITLE:

## PHOTOMONTAGE - GUM TREE LANE

PROJECT ADDRESS:

### 21-27 BAY STREET, DOUBLE BAY NSW 2028

SCALE:	DRAWN BY:	CHECKED:
NTS	LH	LH
ISSUE DATE:		REVISION:
15/09/21		E
PROJECT REF:		DWG NO.:
20-072		DA 6002





TO BE READ IN CONJUNCTION WITH WASTE MANAGEMENT PLAN BY ELEPHANTS FOOT WASTE COMPACTORS PTY LTD



BINS PROVIDED	
Waste:	<b>11 x 240L MGBs collected 4x weekly</b>
Cardboard Recycling:	<b>2 x 240L MGBs collected 3x weekly</b>
Comingled Recycling:	<b>2 x 240L MGBs collected 3x weekly</b>

Waste:	<b>2 x 240L MGBs collected 2x weekly</b>
Cardboard Recycling:	<b>2 x 240L MGBs collected weekly</b>
Comingled Recycling:	<b>2 x 240L MGBs collected weekly</b>

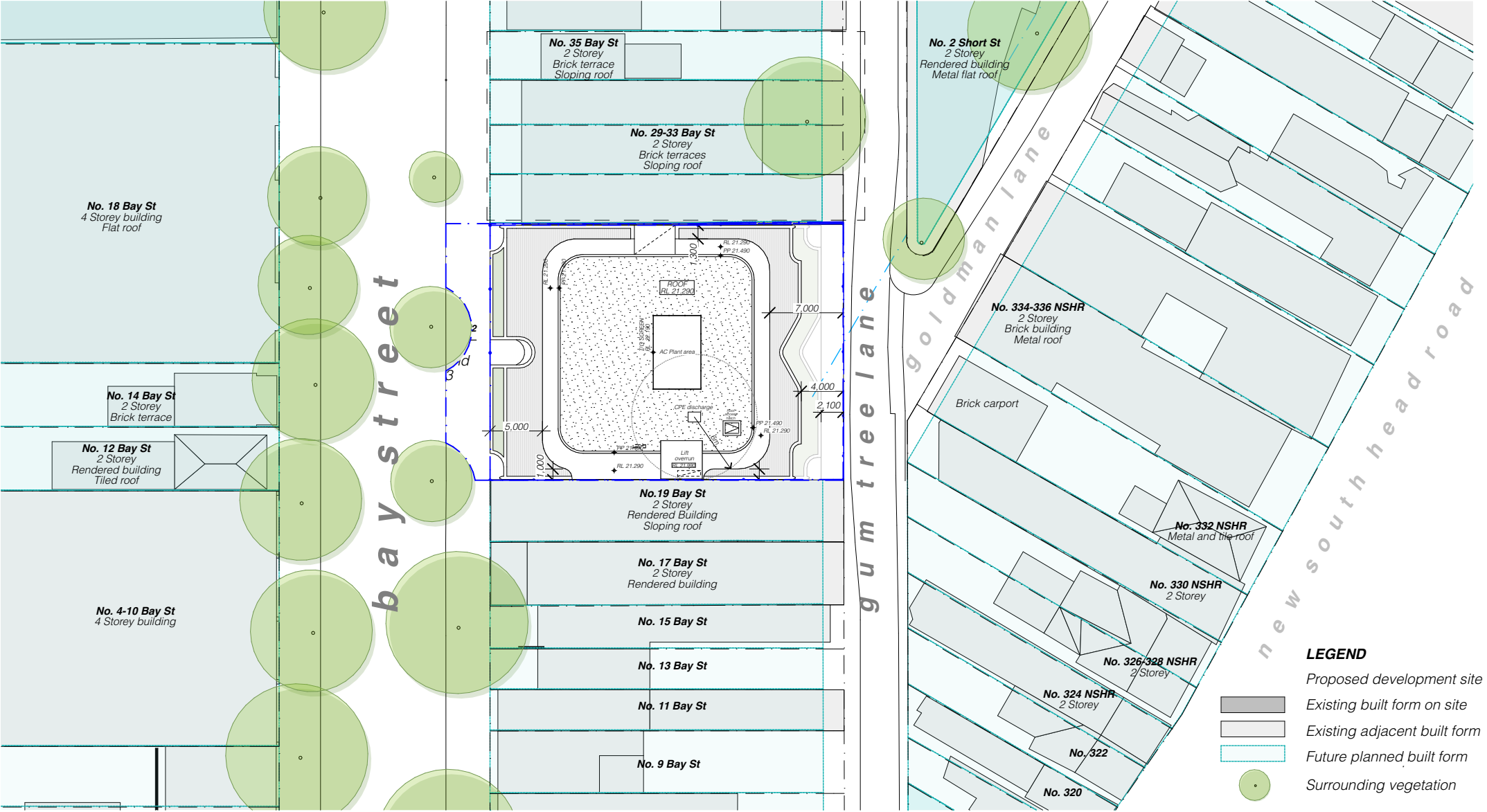
Basement B1 Plan



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NOTIFICATION PLAN



REV	DESCRIPTION	Date	GENERAL NOTES
A	DEVELOPMENT APPLICATION	17/12/20	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. MINDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS. 5. CONTRACTOR TO NOTIFY MINDU OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 7. MINDU TO REVIEW ALL CONTRACTORS 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.
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C		3/8/21	
D		13/9/21	
E		15/9/21	

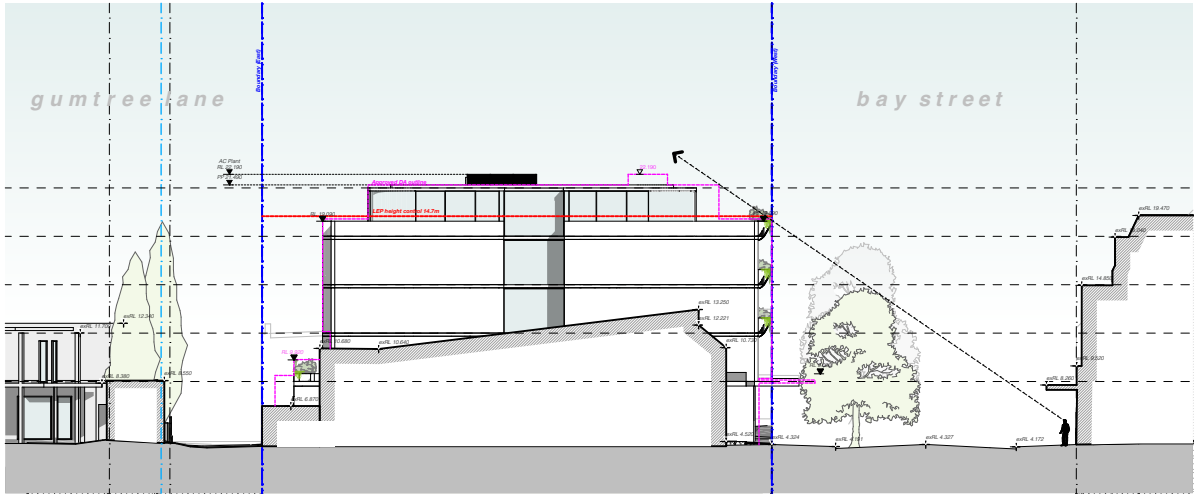
ARCHITECT:  
**MHNDU** N I O N  
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[www.mhndu.com](http://www.mhndu.com)  
MHN Design Unken Pty Ltd. ABN 94 003 717 682

DRAWING TITLE:  
**NOTIFICATION PLAN**  
PROJECT ADDRESS:  
**21-27 BAY STREET,  
DOUBLE BAY NSW 2028**

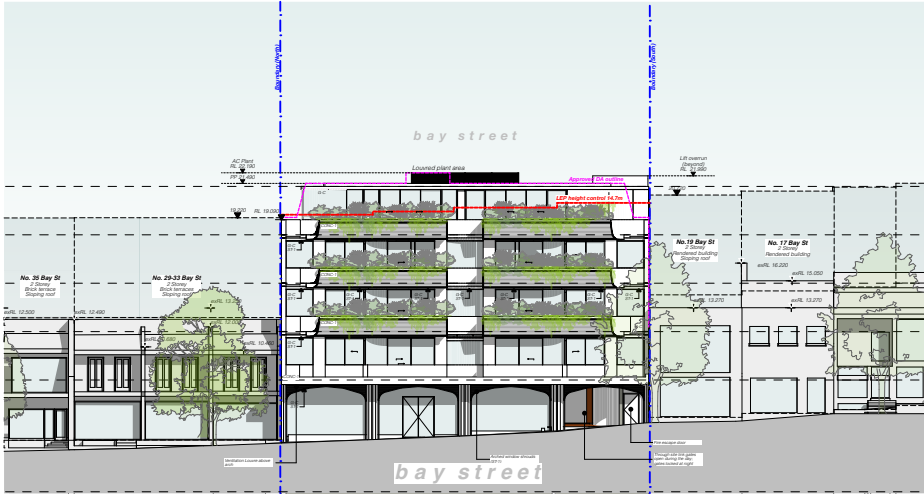
Notified Architect  
Brian Meyerson  
NSW Registration Number 4907  
REF: J:\Users\leigh.hanekom\Desktop\20072-DA\_21 - 27 Bay Street Double Bay - s34\_010921 - 24 .pht

SCALE: 1:500@A4  
ISSUE DATE: 15/09/21  
PROJECT REF.: 20-072  
DRAWN BY: HN  
CHECKED: LH  
REVISION: E  
DWG NO.: DA 9102

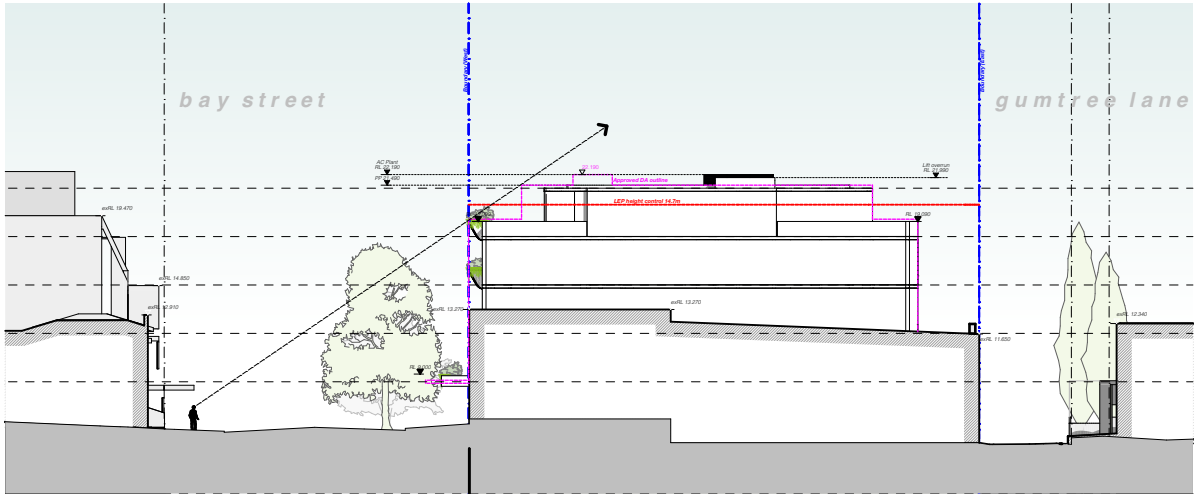
NOTIFICATION PLAN



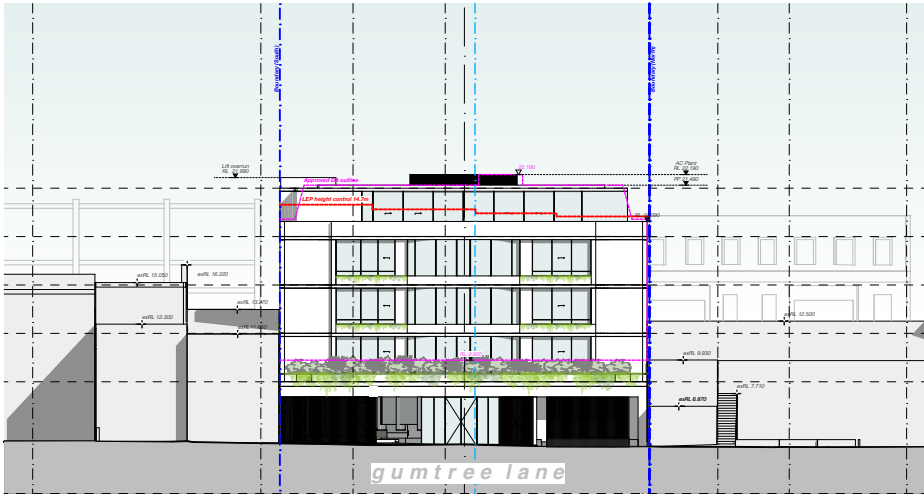
ELEVATION NORTH



ELEVATION WEST



ELEVATION SOUTH



ELEVATION EAST

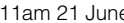
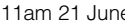
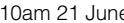
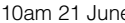
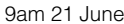
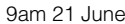
REV	DESCRIPTION	Date	GENERAL NOTES
A	DEVELOPMENT APPLICATION	17/12/20	<div>1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.</div> <div>2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.</div> <div>3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.</div> <div>4. MINDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.</div> <div>5. CONTRACTOR TO NOTIFY MINDU OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.</div> <div>6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.</div> <div>7. MINDU TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.</div> <div>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.</div>
B		3/2/21	
C		3/8/21	
D		13/9/21	
E		15/9/21	

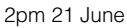
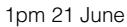
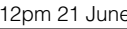
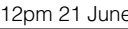
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[www.mhndu.com](http://www.mhndu.com)  
MHN Design Unken Pty Ltd.    ABN 94 003 717 682    NSW Registration Number 4907

DRAWING TITLE:  
**NOTIFICATION PLAN**  
  
PROJECT ADDRESS:  
**21-27 BAY STREET,  
DOUBLE BAY NSW 2028**  
  
Nominated Architect  
Brian Mayerson

SCALE:      DRAWN BY:      CHECKED:  
1:500@A4      HN      LH  
  
ISSUE DATE:      REVISION:  
15/09/21      **E**  
  
PROJECT REF.:      DWG NO.:  
**20-072**      **DA 9103**

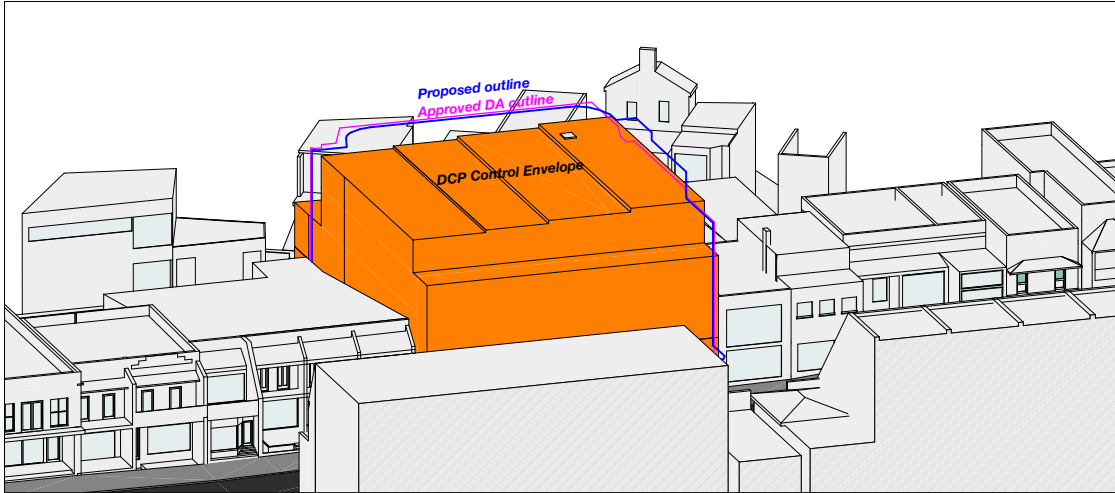


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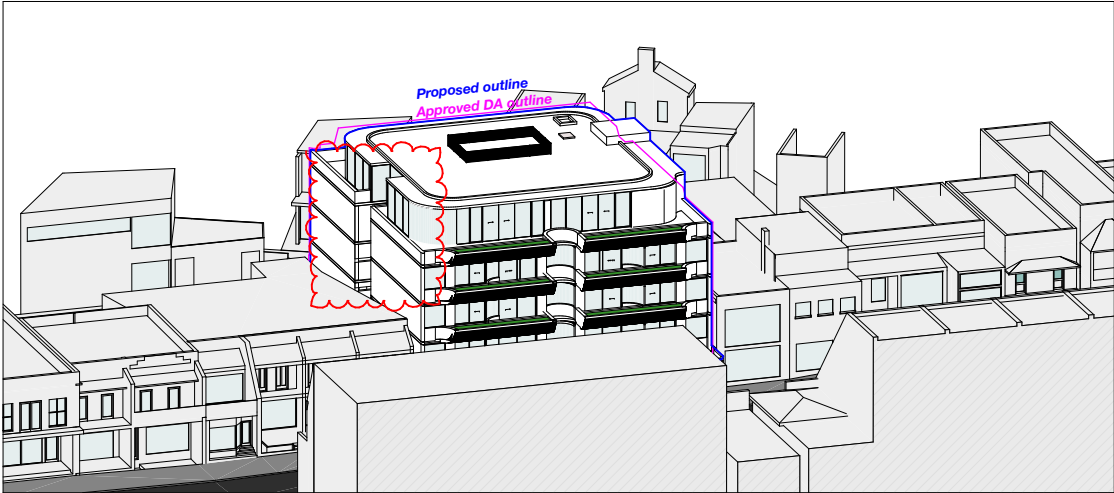


DESCRIPTION		DATE	GENERAL NOTES		ALL CONSTRUCTION TO COMPLY WITH MINIMUM W/BCA CLAUSES & AUSTRALIAN STANDARDS		ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART 4 CLAUSE F4.4 & AS1680 BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16		DTS SECTION 1 COMMENTS (ALL OTHER DTS SECTION 1 COMMENTS AS PER DTS SECTION 1 REPORT)		ARCHITECT:		DRAWING TITLE:		SCALE:		DRAWN BY:		CHECKED:		
A	DEVELOPMENT APPLICATION	16/10/2020				CLAUSS 1.4 MATERIALS & FINISHES CONSTRUCTIONS SPEC C1.1 FIRE RESISTING CONSTRUCTION SPEC C1.1 FIRE HAZARD PROPERTIES SPEC C1.1 PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE D2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE D2.12 SEPARATION OF EQUIPMENT CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM CLAUSE C3.1 ACCESSIBLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C3.2 OPENING IN FIRE SEATED EXITS CLAUSE D2.10 DISCHARGE FROM EXITS CLAUSE D2.7 INSTALLATIONS FOR GONGS AND PATHS OF TRAVEL CLAUSE D2.13 GONGS AND RISERS CLAUSE D2.15 THRESHOLDS CLAUSE D2.16 BALUSTRADES		CLAUSS 2.11 HANDRAILS CLAUSS 2.21 OPERATION OF LATCHES CLAUSS 2.23 SIGNS ON DOORS CLAUSS 2.24 ACCESS TO COMMON AREAS ACCESS REQUIREMENTS CLAUSS 2.3 PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D3.6 CODE OF ACCESSIBLE POLICY PART 4 CLAUSE C18.5 BCA CLAUSE C18.5 & AS1300.4 ACCESS MECHANICAL ACCORDING TO COMPLY WITH PART 5 OF BCA MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1688.1 & AS82.2 SMOKE ALARMS: TO COMPLY WITH BCA CLAUSE & SPEC E2.2 & AS3270.1 PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL PENETRATIONS TO COMPLY WITH BCA CLAUSE C15.8 & AS1300.4 & 2005.2 SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA STAR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13 OTHER CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.16 WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3270.1		Building Fabric minimum DTS Test System requirements System value glazing performance requirements		MHN Design Unit		SOLAR ACCESS 12-2pm - JUNE 21st		NTS		HN		LH	
B	ADDITIONAL INFORMATION - STOP THE CLOCK	04/01/2021				CLAUSS 2.11 HANDRAILS CLAUSS 2.21 OPERATION OF LATCHES CLAUSS 2.23 SIGNS ON DOORS CLAUSS 2.24 ACCESS TO COMMON AREAS ACCESS REQUIREMENTS CLAUSS 2.3 PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D3.6 CODE OF ACCESSIBLE POLICY PART 4 CLAUSE C18.5 BCA CLAUSE C18.5 & AS1300.4 ACCESS MECHANICAL ACCORDING TO COMPLY WITH PART 5 OF BCA MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1688.1 & AS82.2 SMOKE ALARMS: TO COMPLY WITH BCA CLAUSE & SPEC E2.2 & AS3270.1 PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL PENETRATIONS TO COMPLY WITH BCA CLAUSE C15.8 & AS1300.4 & 2005.2 SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA STAR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13 OTHER CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.16 WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3270.1		Building Fabric minimum DTS Test System requirements System value glazing performance requirements		MHN Design Unit		SOLAR ACCESS 12-2pm - JUNE 21st		NTS		HN		LH			
C	WITHOUT PREJUDICE	13/06/2021				CLAUSS 2.11 HANDRAILS CLAUSS 2.21 OPERATION OF LATCHES CLAUSS 2.23 SIGNS ON DOORS CLAUSS 2.24 ACCESS TO COMMON AREAS ACCESS REQUIREMENTS CLAUSS 2.3 PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D3.6 CODE OF ACCESSIBLE POLICY PART 4 CLAUSE C18.5 BCA CLAUSE C18.5 & AS1300.4 ACCESS MECHANICAL ACCORDING TO COMPLY WITH PART 5 OF BCA MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1688.1 & AS82.2 SMOKE ALARMS: TO COMPLY WITH BCA CLAUSE & SPEC E2.2 & AS3270.1 PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL PENETRATIONS TO COMPLY WITH BCA CLAUSE C15.8 & AS1300.4 & 2005.2 SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA STAR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13 OTHER CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.16 WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3270.1		Building Fabric minimum DTS Test System requirements System value glazing performance requirements		MHN Design Unit		SOLAR ACCESS 12-2pm - JUNE 21st		NTS		HN		LH			
D	53th CONFERENCE	13/06/2021				CLAUSS 2.11 HANDRAILS CLAUSS 2.21 OPERATION OF LATCHES CLAUSS 2.23 SIGNS ON DOORS CLAUSS 2.24 ACCESS TO COMMON AREAS ACCESS REQUIREMENTS CLAUSS 2.3 PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D3.6 CODE OF ACCESSIBLE POLICY PART 4 CLAUSE C18.5 BCA CLAUSE C18.5 & AS1300.4 ACCESS MECHANICAL ACCORDING TO COMPLY WITH PART 5 OF BCA MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1688.1 & AS82.2 SMOKE ALARMS: TO COMPLY WITH BCA CLAUSE & SPEC E2.2 & AS3270.1 PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL PENETRATIONS TO COMPLY WITH BCA CLAUSE C15.8 & AS1300.4 & 2005.2 SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA STAR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13 OTHER CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.16 WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3270.1		Building Fabric minimum DTS Test System requirements System value glazing performance requirements		MHN Design Unit		SOLAR ACCESS 12-2pm - JUNE 21st		NTS		HN		LH			
E	53th CONFERENCE	15/06/2021				CLAUSS 2.11 HANDRAILS CLAUSS 2.21 OPERATION OF LATCHES CLAUSS 2.23 SIGNS ON DOORS CLAUSS 2.24 ACCESS TO COMMON AREAS ACCESS REQUIREMENTS CLAUSS 2.3 PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D3.6 CODE OF ACCESSIBLE POLICY PART 4 CLAUSE C18.5 BCA CLAUSE C18.5 & AS1300.4 ACCESS MECHANICAL ACCORDING TO COMPLY WITH PART 5 OF BCA MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1688.1 & AS82.2 SMOKE ALARMS: TO COMPLY WITH BCA CLAUSE & SPEC E2.2 & AS3270.1 PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL PENETRATIONS TO COMPLY WITH BCA CLAUSE C15.8 & AS1300.4 & 2005.2 SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA STAR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13 OTHER CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.16 WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3270.1		Building Fabric minimum DTS Test System requirements System value glazing performance requirements		MHN Design Unit		SOLAR ACCESS 12-2pm - JUNE 21st		NTS		HN		LH			
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						CLAUSS 2.11 HANDRAILS CLAUSS 2.21 OPERATION OF LATCHES CLAUSS 2.23 SIGNS ON DOORS CLAU															





3pm 21 June



3pm 21 June

REV	DESCRIPTION	DATE	GENERAL NOTES	ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680 BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16 DRAINAGE OUTLETS & DOWNPIPES: TO COMPLY WITH AS/NZS 3600 3.2 ENERGY EFFICIENCY GLAZING: TO COMPLY WITH 2.1 OF BCA FIRE SERVICES: TO COMPLY WITH SECTION 6 OF BCA HOT WATER: SYSTEMS TO COMPLY WITH PART 17 OF BCA MASONRY: TO COMPLY WITH AS3700 MECHANICAL CONTAMINANT: TO COMPLY WITH AS1530 4-2005 MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1530 4-2005 PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL 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 WATERPROOFING OF WET AREAS: TO COMPLY WITH AS2700	DTS SECTION J COMMITMENTS (ALL OTHER DTS SECTION J COMMITMENTS AS PER DTS SETION J REPORT)	ARCHITECT: MHN 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com MHN Design Union Pty Ltd, ABN 94 003 717 682 NSW Registration Number 4907	DRAWING TITLE: SOLAR ACCESS 3pm - JUNE 21st PROJECT ADDRESS: 21-27 BAY STREET, DOUBLE BAY NSW 2028	SCALE: NTS ISSUE DATE: 15/09/21 PROJECT REF.: 20-072	DRAWN BY: HN CHECKED: LH REVISION: E DWG NO.: DA 9302	
A	DEVELOPMENT APPLICATION	18/12/20	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, SYDNEY 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. MHNDRU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS. 5. CONTRACTOR TO NOTIFY MHNDRU OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 7. MHNDRU TO REVIEW ALL CONTRACTORS 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.	CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS SPEC: C1.1 FIRE RESISTING CONSTRUCTION SPEC: C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C2.10 SEPARATION OF EQUIPMENT CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM CLAUSE C3.8 OPENING IN FIRE RATED 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 DOINGS 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 D3.8 IDENT OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D3.9 TACTILE INDICATORS CLAUSE D3.17 WATERPROOFING OF WET AREAS CLAUSE D3.17.1 DAMP PROOFING CLAUSE D3.17.2 CONSTRUCTION OF SANITARY COMPARTMENTS PART F4 LIGHTING AND VENTILATION CLAUSE F4.4 SOUND INSULATION OF FLOORS CLAUSE F5.5 SOUND INSULATION OF WALLS CLAUSE F5.7 SOUND INSULATION OF PUMPS	Building Fabric minimum DTS Test System requirements Building Envelope Roofing: Suspended concrete slab where exposed to open or unconditioned space above Roof - Total System R-value (m <sup>2</sup> /K) 0.42 Glazing element Ground floor External windows and doors Orientation West and East Total system U-value (W/m <sup>2</sup> /K) 0.55 Level 1 - 3 External windows and doors Orientation West and East Total system U-value (W/m <sup>2</sup> /K) 0.30 Level 1 - 3 Internal windows and doors Orientation East and South Total system U-value (W/m <sup>2</sup> /K) 0.26 Level 4 External windows and doors Orientation North, West, and East Total system U-value (W/m <sup>2</sup> /K) 0.30	System-value glazing performance requirements Glazing element Orientation Total system U-value (W/m <sup>2</sup> /K) Total system U-value (W/m <sup>2</sup> /K) Level 1 - 3 External windows and doors Orientation West and East Total system U-value (W/m <sup>2</sup> /K) 0.30 Level 1 - 3 Internal windows and doors Orientation East and South Total system U-value (W/m <sup>2</sup> /K) 0.26 Level 4 External windows and doors Orientation North, West, and East Total system U-value (W/m <sup>2</sup> /K) 0.30	ARCHITECT: MHN 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com MHN Design Union Pty Ltd, ABN 94 003 717 682 NSW Registration Number 4907	DRAWING TITLE: SOLAR ACCESS 3pm - JUNE 21st PROJECT ADDRESS: 21-27 BAY STREET, DOUBLE BAY NSW 2028	SCALE: NTS ISSUE DATE: 15/09/21 PROJECT REF.: 20-072	DRAWN BY: HN CHECKED: LH REVISION: E DWG NO.: DA 9302

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