

# **Annexure 1**

## **Plans and Elevations**

**PROJECT**  
NEW SIX STOREY MIXED USE DEVELOPMENT INCLUDING 23 APARTMENTS, 2  
RETAIL TENANCIES, TWO UNDERGROUND LEVELS OF BASEMENT CAR  
PARKING, AND ASSOCIATED LANDSCAPING

**21 - 27 BAY STREET,  
DOUBLE BAY, NSW**

DRAWING LIST	
NO.:	LAYOUT NAME
DA 0000	COVERPAGE
DA 1000	SITE CONTEXT
DA 1001	SITE ANALYSIS PLAN
DA 1002	SITE & ROOF PLAN
DA 2000	BASEMENT B2 PLAN
DA 2001	BASEMENT B1 PLAN
DA 2002	GROUND FLOOR PLAN
DA 2003	LEVEL 1 FLOOR PLAN
DA 2004	LEVEL 2 FLOOR PLAN
DA 2005	LEVEL 3 FLOOR PLAN
DA 2006	LEVEL 4 FLOOR PLAN
DA 2007	LEVEL 5 FLOOR PLAN
DA 2008	ROOF PLAN
DA 2400	ELEVATION NORTH
DA 2401	ELEVATION SOUTH
DA 2402	ELEVATION EAST
DA 2403	ELEVATION WEST
DA 2500	SECTION A
DA 2501	SECTION B
DA 2502	SECTION C
DA 2503	SECTION D
DA 2504	SECTION E & F
DA 4001	LONGITUDINAL DRIVEWAY SECTION
DA 6000	SAMPLE BOARD OF MATERIALS AND COLOURS
DA 6001	PHOTOMONTAGE - BAY ST
DA 6002	PHOTOMONTAGE - GUMTREE LN
DA 9000	DESIGN VERIFICATION
DA 9001	SEPP 65 PRINCIPLE 1
DA 9002	SEPP 65 PRINCIPLE 2
DA 9003	SEPP 65 PRINCIPLE 3
DA 9004	SEPP 65 PRINCIPLE 4
DA 9005	SEPP 65 PRINCIPLE 5
DA 9006	SEPP 65 PRINCIPLE 6
DA 9007	SEPP 65 PRINCIPLE 7
DA 9008	SEPP 65 PRINCIPLE 8
DA 9009	SEPP 65 PRINCIPLE 9
DA 9100	GFA DIAGRAMS
DA 9101	FSR COMPARISON - CONTROL
DA 9102	WASTE MGT PLAN
DA 9103	NOTIFICATION PLAN
DA 9104	NOTIFICATION PLAN
DA 9200	ADG COMPLIANCE TABLE
DA 9201	SEPP 65 COMPLIANCE DIAGRAMS
DA 9202	ADAPTABLE UNITS
DA 9203	STORAGE DIAGRAMS
DA 9300	SOLAR ACCESS 9-11am - JUNE 21st
DA 9301	SOLAR ACCESS 12-2pm - JUNE 21st
DA 9302	SOLAR ACCESS 3pm - JUNE 21st



DEVELOPMENT APPLICATION

REVISIONS		PLOTTED: 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA/AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ. 2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 3. CONTRACTOR TO NOTIFY MAIN OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 4. MAIN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 5. CONTRACTOR TO Liaise WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE. 6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE. 7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	
CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS SPEC C 1.1 - FIRE RESISTING CONSTRUCTION SPEC C 1.10 - FIRE HAZARD PROPERTIES SPEC C 1.11 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE C2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C2.12 - SEPARATION OF EQUIPMENT CLAUSE C2.13 - ELECTRICITY SUPPLY SYSTEM CLAUSE C2.15 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C2.16 - OPENING FOR SERVICE INSTALLATIONS CLAUSE D1.10 - DISCHARGE FROM EXITS CLAUSE D2.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL CLAUSE D2.13 - GORGES AND RISERS CLAUSE D2.14 - LANDINGS CLAUSE D2.16 - THRESHOLDS CLAUSE D2.18 - BALUSTRADES	CLAUSE D2.17 - HANDRAILS CLAUSE D2.21 - OPERATION OF LATCH CLAUSE D2.23 - SIGNS ON DOORS CLAUSE D2.3 - GENERAL BUILDING ACCESS REQUIREMENTS CLAUSE D2.3 - PARTS OF BUILDING TO BE ACCESSIBLE CLAUSE D2.6 - IDENT. OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D2.8 - TACTILE INDICATORS CLAUSE D2.17 - WATERPROOFING OF WET AREAS CLAUSE F1.8/F1.10 - DAMP PROOFING CLAUSE F2.1 - 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

SPECIFICATIONS (refer to specification attachment)	
ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F 4 & AS 1580 BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.18 DRAINAGE SYSTEMS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2 ENERGY EFFICIENCY/SLABING: TO COMPLY WITH J2 OF BCA FIRE SERVICES: TO COMPLY WITH SECTION 2 OF BCA HOT WATER SYSTEMS: TO COMPLY WITH PART J2 OF BCA MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART J2 OF BCA MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1989 & AS 3682 MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1989 & AS 3682 PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH BCA CLAUSE C2.13 & AS 1530.4.2005 STAR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13 WATERPROOFING OF WET AREAS: TO COMPLY WITH AS 3740	

BASIX COMMITMENTS	
(TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT)	
WATER OPTIONS SHOWERHEADS: 3 STAR TOILETS: 4 STAR KITCHEN TAPS: 4 STAR BATHROOM TAPS: 5 STAR DISHWASHERS: 5 STAR	ENERGY OPTIONS COOLING/HEATING: 3 STAR SMALL LIVING/BEDROOM AREAS: 4 STAR VENTILATION: (BATHROOM, KITCHEN, LAUNDRY) DUCTED TO FACADE OR ROOF GAS COOK TOP & ELECTRIC OVENS/KITCHEN OF THE DWELLINGS: 3.5 STAR HOT WATER SYSTEM: CENTRAL HOT WATER SYSTEM ARTIFICIAL LIGHTING: -AS PER BASIX CERTIFICATE NATURAL LIGHTING: -AS PER BASIX CERTIFICATE COMMON AREAS: -REFER TO APPROVED BASIX CERT

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MHN Design Union Pty Ltd. ABN 94 003 717 682

Nominated Architect  
Brian Meyerson NSW  
Registration Number 4907

PROJECT:  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

DRAWING:  
COVERPAGE

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: NTS @A3  
DRAWING NO: REV:

DA 0000 (A)





GREATER CONTEXT



LOCAL CONTEXT

REVISIONS		PLOTTED: 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA/ AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ. 2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 3. CONTRACTOR TO NOTIFY MAIN OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 4. MAIN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS/ SETTING OUT PRIOR TO CONSTRUCTION. 5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/ DATA/ COMMUNICATION REQUIREMENTS ARE ACCESSIBLE. 6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE. 7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE.

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

CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS  
SPEC C 1.9 - FIRE RESISTING CONSTRUCTION  
SPEC C 1.10 - FIRE HAZARD PROPERTIES  
CLAUSE C 2.1 - 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 2.15 - OPENING METHOD OF PROTECTION (OF OPENINGS)  
CLAUSE C 3.8 - OPENING IN FIRE ISOLATED EXITS  
CLAUSE C 3.10 - DISCHARGE FROM EXITS  
CLAUSE C 3.12 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL  
CLAUSE C 10 - DISCHARGE FROM EXITS  
CLAUSE C 12 - GORGES AND RISERS  
CLAUSE C 14 - LANDINGS  
CLAUSE C 15 - THRESHOLDS  
CLAUSE C 16 - BALUSTRADES

CLAUSE D 2.1 - HANDRAILS  
CLAUSE D 2.11 - OPERATION OF LATCH  
CLAUSE D 2.2 - GENERAL BUILDING ACCESS REQUIREMENTS  
CLAUSE D 3.3 - PARTS OF BUILDING TO BE ACCESSIBLE  
CLAUSE D 3.6 - IDENT. OF ACCESSIBLE FACILITIES/ FEATURES  
CLAUSE D 3.7 - WATERPROOFING OF WET AREAS  
CLAUSE D 3.8 - TACTILE INDICATORS  
CLAUSE D 3.9 - CONSTRUCTION OF SANITARY COMPARTMENTS  
PART F 4 - LIGHTING AND VENTILATION  
CLAUSE F 4.4 - SOUND INSULATION OF FLOORS  
CLAUSE F 5.5 - SOUND INSULATION OF WALLS  
CLAUSE F 5.6 - SOUND INSULATION OF SERVICES  
CLAUSE F 5.7 - SOUND INSULATION OF PUMPS

SPECIFICATIONS (refer to specification attachment)

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSES 4 & 4.4 AS 1580  
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D 2.16  
DRAINAGE SYSTEMS & COMPRESS: TO COMPLY WITH AS/NZS 3500 3.2  
ENERGY EFFICIENCY LABELING: TO COMPLY WITH 2 OF BCA  
FIRE SERVICES: TO COMPLY WITH SECTION 2 OF BCA  
HOT WATER SYSTEMS: TO COMPLY WITH PART 27 OF BCA  
MASONRY: TO COMPLY WITH AS 3700  
MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART 27 OF BCA  
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1989 & AS 3682  
MECHANICAL LIGHTING: TO COMPLY WITH AS 1580 & AS 3682  
MECHANICAL PENETRATIONS: TO COMPLY WITH BCA CLAUSE D 2.13 & AS 1530 & AS 3500  
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL/ DRAINAGE/ PENETRATIONS TO COMPLY WITH BCA CLAUSE D 2.13 & AS 1530 & AS 3500  
STAR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D 2.13  
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS 3740

BASIX COMMITMENTS

TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT

WATER OPTIONS  
SHOWERHEADS: 3 STAR  
TOILETS: 4 STAR  
KITCHEN TAPS: 4 STAR  
BATHROOM TAPS: 5 STAR  
DISHWASHERS: 5 STAR

ENERGY OPTIONS  
COOLING/ HEATING: 3 STAR  
HEATING: 3 STAR  
VENTILATION: (BATHROOM, KITCHEN, LAUNDRY)  
DUCTED TO FACADE OR ROOF  
MANUAL SWITCH DROPOUT  
DISHWASHER: 3.5 STAR  
HOT WATER SYSTEM: 3.5 STAR  
ARTIFICIAL LIGHTING: 3.5 STAR  
NATURAL LIGHTING: 3.5 STAR  
COMMON AREAS: 3.5 STAR

AIR CONDITIONING 1 PHASE  
EER 10.3 (ZONED)  
- AS PER BASIX CERTIFICATE  
INDIVIDUAL FAN  
DUCTED TO FACADE OR ROOF  
MANUAL SWITCH DROPOUT  
DISHWASHER: 3.5 STAR  
CENTRAL HOT WATER SYSTEM  
- AS PER BASIX CERTIFICATE  
- AS PER BASIX CERTIFICATE  
- AS PER BASIX CERTIFICATE  
- REFER TO APPROVED BASIX CERT



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PROJECT:  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

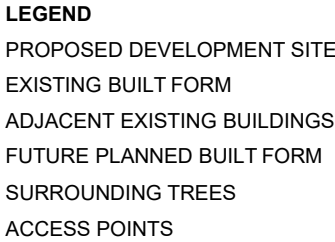
DRAWING:  
SITE CONTEXT

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: NTS @A3  
DRAWING NO: REV:  
**DA 1000 (A)**









AIR-CONDITIONING 1 PHASE  
EER 3.0-3.5 (ZONED)  
-AS PER BASIX CERTIFICATE  
INDIVIDUAL FAN,  
LAUNDRY) DUCTED TO FACADE OR ROOF  
MANUAL SWITCH ON/OFF  
ELECTRIC OVENS IN KITCHEN OF THE DWELLINGS  
3.5 STAR  
CENTRAL HOT WATER SYSTEM  
-AS PER BASIX CERTIFICATE  
-AS PER BASIX CERTIFICATE  
-AS PER BASIX CERTIFICATE  
-REFER TO APPROVED BASIX CERT

**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

**PROJECT NO:** 16-087  
**DRAWN BY:** MHNDU  
**TO SCALE:** 1 : 500 @A3  
**DRAWING NO:** REV:

**DRAWING:**  
**SITE & ROOF PLAN**

**DA 1002 (A)**









THERMAL COMFORT OPTIONS	
INTERNAL WALLS	CONCRETE + FURRING CHANNEL + GYPROCK R1.0 BULK INSULATION PLASTERBOARD ON STUDS
INTERNAL WALLS (WITHIN UNITS)	CONCRETE + FURRING CHANNEL + GYPROCK
COMMON WALLS BETWEEN UNITS & FIRE STAIRS/LIFTS	R1.0 BULK INSULATION CONCRETE
COMMON WALLS BETWEEN UNITS & THE LOBBY	CONCRETE
CEILINGS	CONCRETE
FLOORS	CONCRETE, R1.0 BULK INSULATION TO UNITS WITH SUSPENDED FLOOR TO OUTSIDE AIR, UNITS 101, 104
ROOF	CONCRETE, R1.0 BULK INSULATION TO ROOF EXPOSED TO OUTSIDE AIR TO UNITS 401, 402, 403, 404
SLIDING WINDOWS	R3.0 BULK INSULATION TO TOP FLOOR UNITS
DOORS & FIXED WINDOWS	ALUMINUM FRAME DOUBLE GLAZED OR SIMILAR U VALUE: 4.80 OR LESS AND SHGC 0.50 +/- 5% TO UNITS 501 AND 502 ONLY
SLIDING WINDOWS	ALUMINUM FRAME DOUBLE GLAZED OR SIMILAR U VALUE: 4.80 OR LESS AND SHGC 0.51 +/- 5% TO UNITS 501 AND 502
SLIDING WINDOWS/DOORS	ALUMINUM FRAME SINGLE GLAZED LOW E OR SIMILAR U VALUE: 5.40 OR LESS AND SHGC 0.50 +/- 5% TO UNITS 403, 503, 504 ONLY
SLIDING WINDOWS	ALUMINUM FRAME SINGLE GLAZED LOW E OR SIMILAR U VALUE: 5.40 OR LESS AND SHGC 0.49 +/- 5% TO UNITS 403, 503, 504 ONLY
SLIDING WINDOWS/DOORS	ALUMINUM FRAME SINGLE GLAZED CLEAR U VALUE: 6.70 OR LESS AND SHGC 0.70 +/- 5% TO REST OF UNITS
SLIDING WINDOWS	ALUMINUM FRAME SINGLE GLAZED CLEAR U VALUE: 6.70 OR LESS AND SHGC 0.67 +/- 5% TO REST OF UNITS
SKYLIGHTS	DOUBLE GLAZED -
LIGHTING	UNITS HAVE BEEN RATED WITH NON-VENTED LED DOWNLIGHTS AS PER NATHERS CERTIFICATES
	BATHROOM, ENSUITE AND LAUNDRY EXHAUST FANS TO HAVE SELF-CLOSING DAMPERS

REVISIONS	PLOTTED: 21/12/2017	GENERAL NOTES
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1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA/AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ. 2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 3. CONTRACTOR TO NOTIFY MAIN OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 4. MAIN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE. 6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE. 7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE.		
21 - 27 Bay Street Double Bay - Development Application plan CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MHNDU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY MHNDU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.		

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	
CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS SPEC C 1.10 - FIRE HAZARD PROPERTIES SPEC C 1.11 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE C 2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C 2.12 - SEPARATION OF EQUIPMENT OPENINGS IN EXTERNAL WALL CLAUSE C 2.13 - ELECTRICITY SUPPLY SYSTEM CLAUSE C 2.14 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C 3.8 - OPENING IN FIRE ISOLATED EXITS CLAUSE C 3.15 - OPENING FOR SERVICE INSTALLATIONS CLAUSE D 1.0 - DISCHARGE FROM EXITS CLAUSE D 2.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL CLAUSE D 13 - GORGES AND RISERS CLAUSE D 14 - LANDINGS CLAUSE D 16 - THRESHOLDS CLAUSE D 18 - 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 3.6 - IDENT. OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D 8.9 - TACTILE INDICATORS CLAUSE D 1.7 - WATERPROOFING OF WET AREAS CLAUSE D 1.8 - DAMP PROOFING CLAUSE D 1.9 - LIGHTING AND VENTILATION CLAUSE F 4.4 - SOUND INSULATION OF FLOORS CLAUSE F 5.5 - SOUND INSULATION OF WALLS CLAUSE F 6.6 - SOUND INSULATION OF SERVICES CLAUSE F 7.7 - SOUND INSULATION OF PUMPS

SPECIFICATIONS (refer to specification attachment)
ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE 8 & AS 1580 BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D 2.18 DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2 ENERGY EFFICIENT GLAZING: TO COMPLY WITH 2.2 OF BCA FIRE SERVICES: TO COMPLY WITH SECTION 2 OF BCA HOT WATER SYSTEMS: TO COMPLY WITH PART 27 OF BCA MECHANICAL AIR-CONDITIONING: TO COMPLY WITH PART 28 OF BCA MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1909 & AS 3682 MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1909 & AS 3682 PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C 2.13 & AS 1530.4.3.2005 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 AS 3740

BASIX COMMITMENTS	
(TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT)	
<b>WATER OPTIONS</b>	<b>ENERGY OPTIONS</b>
SHOWERHEADS:	COOLING/HEATING:
3 STAR	4 STAR
(+9Btu.ft.7.5l/min)	ALL LIVING BEDROOM AREAS:
4 STAR	3 STAR
TOILETS:	VENTILATION:
4 STAR	(BATHROOM, KITCHEN, LAUNDRY) DUCTED TO FACADE OR ROOF
KITCHEN TAPS:	MANUAL SWITCH DROPOUT DISHWASHERS:
4 STAR	3.5 STAR
BATHROOM TAPS:	GAS COOK TOP & DISHWASHERS:
5 STAR	3 STAR
DISHWASHERS:	<b>ENERGY OPTIONS</b>
5 STAR	HOT WATER SYSTEM:
	CENTRAL HOT WATER SYSTEM
	<b>ARTIFICIAL LIGHTING</b>
	AS PER BASIX CERTIFICATE
	<b>NATURAL LIGHTING</b>
	AS PER BASIX CERTIFICATE
	<b>COMMON AREAS:</b>
	REFER TO APPROVED BASIX CERTIFICATE

# MHNDU

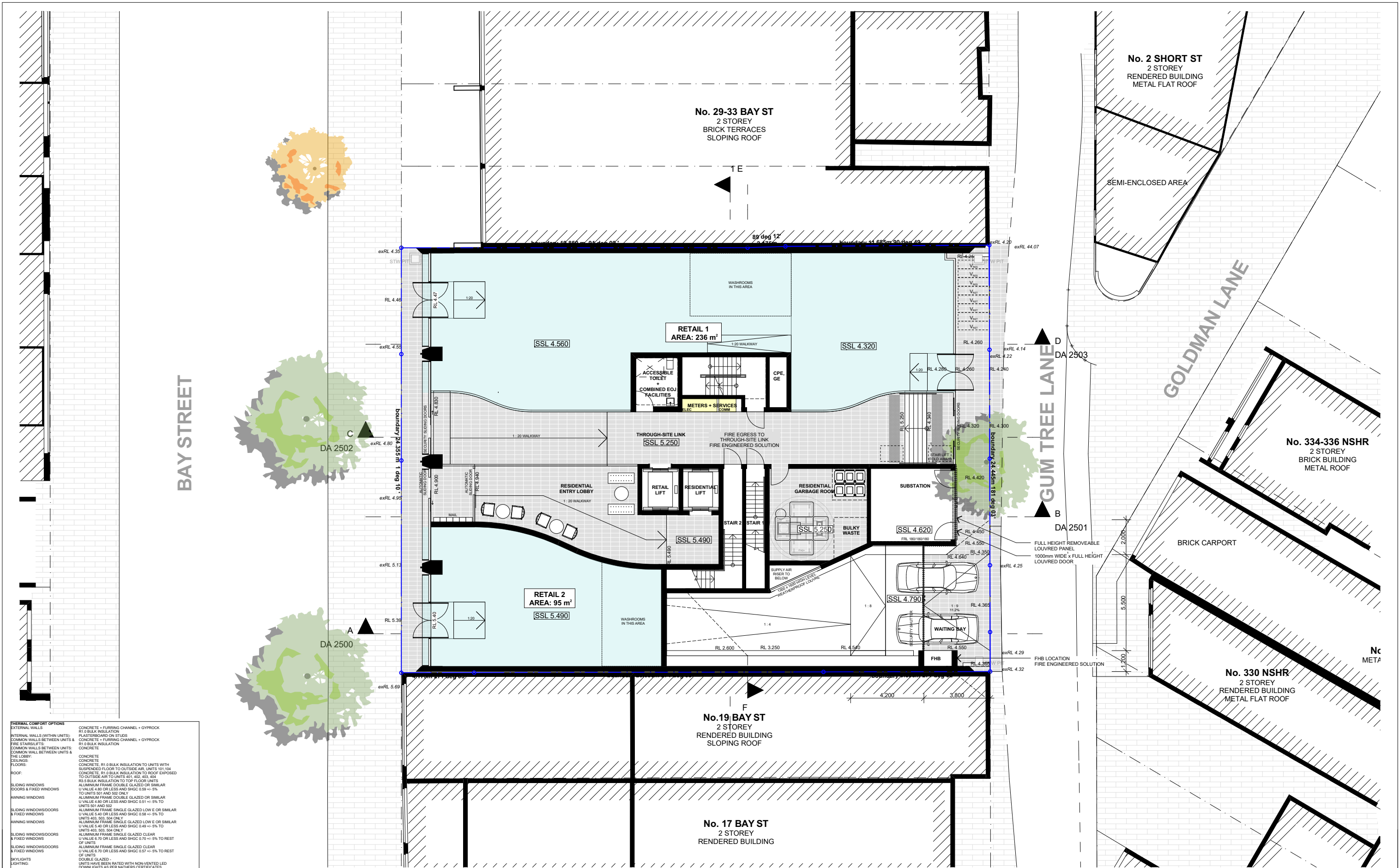
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www.mhndu.com

MIN Design Union Pty Ltd. ABN 94 003 717 682

N

PROJECT: MIXED USE DEVELOPMENT 21 - 27 BAY STREET DOUBLE BAY NSW	PROJECT NO: 16-087 DRAWN BY: MHNDU TO SCALE: 1:200 @A3 DRAWING NO: REV:
DRAWING: BASEMENT B1 PLAN	DA 2001 (A)
Nominated Architect Brian Meyerson NSW Registration Number 4907	





THERMAL COMFORT OPTIONS	
EXTERNAL WALLS	CONCRETE + FURRING CHANNEL + GYPSOCK
INTERNAL WALLS (WITHIN UNITS)	R1.9 BULK INSULATION
COMMON WALLS BETWEEN UNITS & FIRE STAIRS/LIFTS	CONCRETE + FURRING CHANNEL + GYPSOCK
COMMON WALLS BETWEEN UNITS & THE LOBBY	R1.9 BULK INSULATION
CEILING	CONCRETE
FLOOR	CONCRETE
ROOF	CONCRETE
SLIDING WINDOWS	CONCRETE R1.0 BULK INSULATION TO UNITS WITH SUSPENDED FLOOR TO OUTSIDE AIR, UNITS 101, 104
DOORS & FIXED WINDOWS	CONCRETE, R1.0 BULK INSULATION TO ROOF EXPOSED TO OUTSIDE AIR TO UNITS 401, 402, 403, 404
SLIDING WINDOWS	ALUMINUM FRAME DOUBLE GLAZED OR SIMILAR U VALUE 4.80 OR LESS AND SHGC 0.59 +/- 5%
SLIDING WINDOWS/DOORS	ALUMINUM FRAME DOUBLE GLAZED OR SIMILAR U VALUE 4.80 OR LESS AND SHGC 0.51 +/- 5% TO UNITS 301 AND 302
SLIDING WINDOWS/DOORS	ALUMINUM FRAME SINGLE GLAZED LOW E OR SIMILAR U VALUE 5.40 OR LESS AND SHGC 0.59 +/- 5% TO UNITS 403, 503, 504 ONLY
SLIDING WINDOWS	ALUMINUM FRAME SINGLE GLAZED LOW E OR SIMILAR U VALUE 5.40 OR LESS AND SHGC 0.49 +/- 5% TO UNITS 403, 503, 504 ONLY
SLIDING WINDOWS/DOORS	ALUMINUM FRAME SINGLE GLAZED CLEAR U VALUE 6.70 OR LESS AND SHGC 0.70 +/- 5% TO REST OF UNITS
SLIDING WINDOWS/DOORS	ALUMINUM FRAME SINGLE GLAZED CLEAR U VALUE 6.70 OR LESS AND SHGC 0.37 +/- 5% TO REST OF UNITS
SKYLIGHTS	DOUBLE GLAZED -
LIGHTING	UNITS HAVE BEEN RATED WITH NON-VENTED LED DOWNLIGHTS AS PER NATHERS CERTIFICATES
	BATHROOM, ENSUITE AND LAUNDRY EXHAUST FANS TO HAVE SELF-CLOSING DAMPERS

REVISIONS	
A	DEVELOPMENT APPLICATION
	07-12-2017
21 - 27 Bay Street Double Bay - Development Application plan	
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MHNDU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY MHNDU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.	

GENERAL NOTES	
1.	ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA/AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ.
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3.	CONTRACTOR TO NOTIFY MAIN OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING
4.	MIN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	
CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS	CLAUSE D2 17 - HANDRAILS
SPEC C 1.1 - FIRE RESISTING CONSTRUCTIONS	CLAUSE D2 21 - OPERATION OF LATCH
SPEC C 1.10 - FIRE HAZARD PROPERTIES	CLAUSE D2 23 - SIGNS ON DOORS
CLAUSE C 1.1 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE	CLAUSE D2 24 - GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE C2 6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	CLAUSE D2 3 - PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE C2 12 - SPRINKLER OR EQUIPMENT	CLAUSE D2 8 - IDENT. OF ACCESSIBLE FACILITIES/EQUIPMENTS
CLAUSE C2 13 - ELECTRICITY SUPPLY SYSTEM	CLAUSE D2 9 - TACTILE INDICATORS
CLAUSE C2 14 - ACCEPTABLE METHOD OF PROTECTION (OF OPENINGS)	CLAUSE D2 17 - WATERPROOFING OF WET AREAS
CLAUSE C3 15 - OPENING FOR SERVICE	CLAUSE D2 18 - DAMP PROOFING
CLAUSE C3 18 - OPENING IN FIRE ISOLATED EXITS	CLAUSE D2 19 - DISCHARGE FROM EXITS
CLAUSE D2 7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D2 14 - LANDINGS
CLAUSE D2 13 - GORGES AND RISERS	CLAUSE D2 16 - BALUSTRADES
CLAUSE D2 14 - LANDINGS	
CLAUSE D2 16 - BALUSTRADES	

SPECIFICATIONS (refer to specification attachment)	
ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART 4 CLAUSES 4.8 & 4.8.10	BAIUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2 16
DRAINAGE SYSTEMS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2	ENERGY EFFICIENCY GLAZING: TO COMPLY WITH 2.2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION 2 OF BCA	HOT WATER SYSTEMS: TO COMPLY WITH PART 27 OF BCA
Mechanical Exhaust Ventilation: TO COMPLY WITH PART 27 OF BCA	Mechanical Exhaust Ventilation: TO COMPLY WITH PART 27 OF BCA
Mechanical Exhaust Ventilation: TO COMPLY WITH PART 27 OF BCA	Mechanical Exhaust Ventilation: TO COMPLY WITH PART 27 OF BCA
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Mechanical Exhaust Ventilation: TO COMPLY WITH PART 27 OF BCA	Mechanical Exhaust Ventilation: TO COMPLY WITH PART 27 OF BCA

BASIX COMMITMENTS	
WATER OPTIONS	SHOWERHEADS: 3 STAR
WATER OPTIONS	TOILETS: 4 STAR
WATER OPTIONS	BATHROOM TAPS: 5 STAR
WATER OPTIONS	DISHWASHERS: 5 STAR
ENERGY OPTIONS	Cooling/Heating: 3 STAR
ENERGY OPTIONS	VENTILATION: (BATHROOM, KITCHEN, LAUNDRY) DUCTED TO FACADE OR ROOF
ENERGY OPTIONS	MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH PART 27 OF BCA
ENERGY OPTIONS	MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH PART 27 OF BCA
ENERGY OPTIONS	MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH PART 27 OF BCA
ENERGY OPTIONS	MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH PART 27 OF BCA
ENERGY OPTIONS	MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH PART 27 OF BCA

COMMON AREAS	
AIR CONDITIONING 1 PHASE	AS PER BASIX CERTIFICATE
AIR CONDITIONING 1 PHASE	AS PER BASIX CERTIFICATE
AIR CONDITIONING 1 PHASE	AS PER BASIX CERTIFICATE
AIR CONDITIONING 1 PHASE	AS PER BASIX CERTIFICATE
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AIR CONDITIONING 1 PHASE	AS PER BASIX CERTIFICATE

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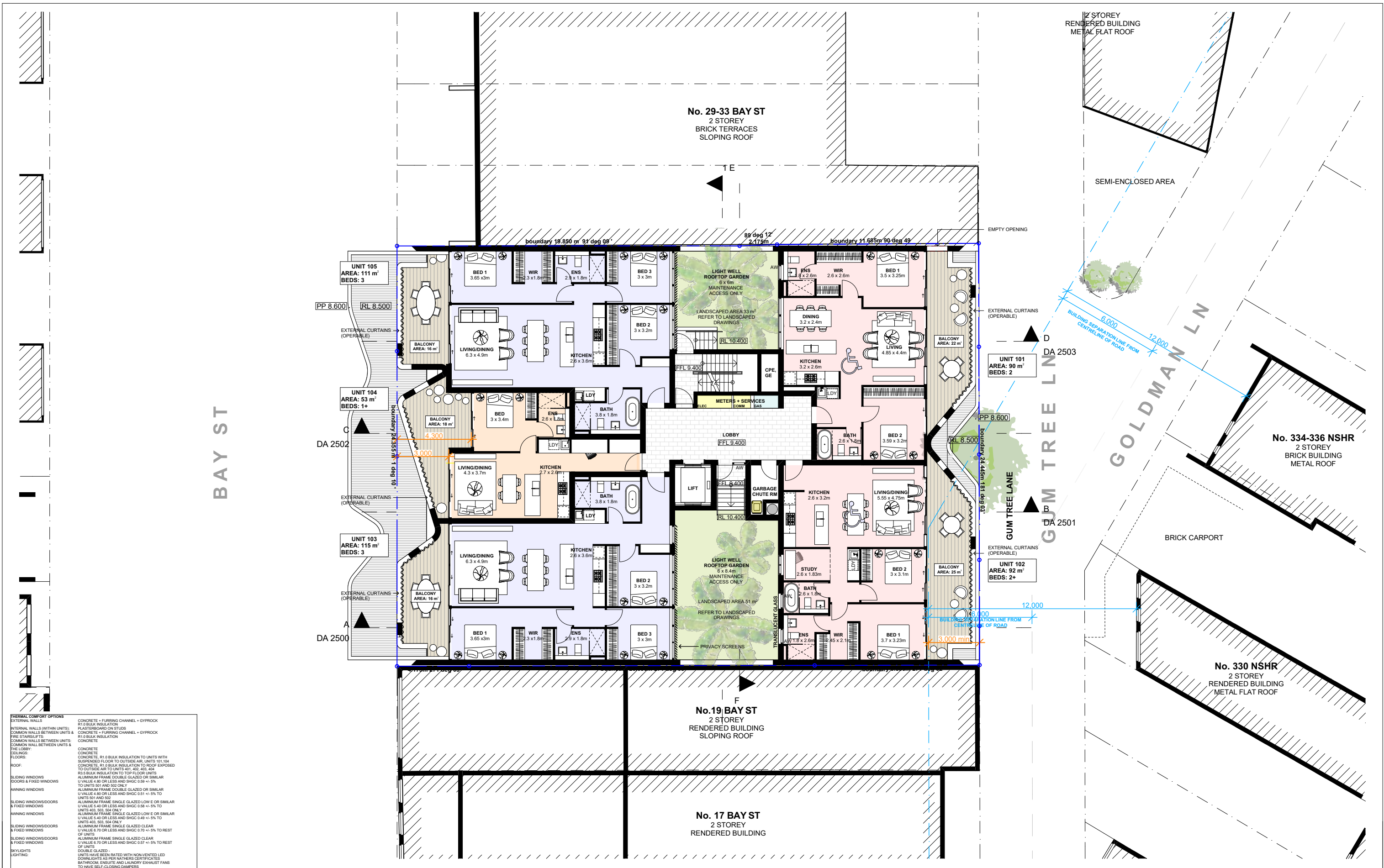
Nominated Architect  
Brian Meyerson NSW  
Registration Number 4907

PROJECT: MIXED USE DEVELOPMENT  
21 - 27 BAY STREET DOUBLE BAY NSW

DRAWING: GROUND FLOOR PLAN

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: 1:200 @A3  
DRAWING NO: REV:  
DA 2002 (A)






REVISIONS		PLOTTED 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017	<p>1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE, NATIONAL FIRE SAFETY REGULATIONS AND LOCAL AUTHORITY REG.</p> <p>2. CONTRACTOR TO NOTIFY ALL OF ANY DISCREPANCIES IN THE DIMENSIONS BETWEEN MATERIALS IS MAINTAINED</p> <p>3. CONTRACTOR TO NOTIFY ALL OF ANY DISCREPANCIES IN THE DIMENSIONS, INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING</p> <p>4. MINN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION</p> <p>5. CONTRACTOR TO LABEL WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/COMMUNICATION REQUIREMENTS ARE ACC.</p> <p>6. ALL DIMENSIONS TO BE VERIFIED ON SITE, DO NOT SCALE ALL WORK TO BE VERIFIED ON DRAWINGS PRIOR TO CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE</p>
<p>21 - 27 Bay Street Double Bay - Development Application (sh)</p> <p>CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MINN IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNER SHOWN HEREON IS RETAINED BY MINN. AUTHORITY IS REQUIRED FOR ANY ALTERATIONS.</p>			

[illegible]

**SPECIFICATIONS (refer to specification attachment)**  
**STIFFENING:** TO COMPLY WITH BCA PART CLAUSES 4.4 & AS1601  
**BALUSTRADES HANDRAILS:** TO COMPLY WITH BCA CLAUSE 12.06  
**DRAINAGE GUTTERS & DOWNPIPES:** TO COMPLY WITH AS/NZS 3600.5  
**ENERGY EFFICIENT GLAZING:** TO COMPLY WITH J2 OF BCA PART 9.1  
**GLAZING:** TO COMPLY WITH BCA PART 9.1  
**HOT WATER SYSTEMS:** TO COMPLY WITH PART J2 OF BCA  
**MASONRY:** TO COMPLY WITH AS3700  
**MECH/ELECTRICAL/PLUMBING:** TO COMPLY WITH AS 1610 & AS1300  
**MECH/ELECTRICAL/PLUMBING CONDITIONS:** TO COMPLY WITH PART J5 OF BCA  
**MECHANICAL EXHAUST VENTILATION:** TO COMPLY WITH AS1698 & AS1699  
**SMOKE ALARMS:** TO COMPLY WITH BCA PART CLAUSE 5 SPEC 2.2.2.2  
**PENETRATIONS THROUGH FIRE RATED CONSTRUCTION FOR:**  
**MECH/ELECTRICAL/DRAINAGE PENETRATIONS:** TO COMPLY WITH BCA CLAUSE  
**C3.15 & AS1300.4-2005**  
**SOUND TRANSMISSION:** TO COMPLY WITH PARTS OF BCA  
**START CONSTRUCTION:** TO COMPLY WITH BCA CLAUSE 12.13  
**FINAL CONSTRUCTION:** TO COMPLY WITH BCA CLAUSE 12.13  
**WATERPROOFING OF WET AREAS:** TO COMPLY WITH AS3740

BASIC COMMITMENTS	
(TO BE READ IN CONJUNCTION WITH APPROVED BASIC REPORT)	
<b>WATER OPTIONS</b>	<b>ENERGY OPTIONS</b>
SHOWERHEADS:	COOLING/HEATING:
3 STAR	(H/E) (H/E > 75 L/min) ALL LIVING/BEDROOM AREAS
4 STAR	
TOILETS:	VENTILATION:
KITCHEN TAPS:	BATHROOM, KITCHEN, LAUNDRY
BATHROOM TAPS:	
DISHWASHERS:	
5 STAR	GAS COOK TOP & ELECTRIC DISHWASHERS
	ENERGY OPTIONS
	HOT WATER SYSTEM:
	ARTIFICIAL LIGHTING:
	NATURAL LIGHTING:
	<b>COMMON AREAS:</b>

R-CONDITIONING 1 PHASE  
R 3.0-3.5 (ZONED)  
S PER BASIX CERTIFICATE  
INDIVIDUAL FAN,  
DUCTED TO FACADE OR ROOF  
ANNUAL SWITCH ON/OFF  
KITCHEN OF THE DWELLINGS  
STAR



**MHNDU**NION

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MH/N Design Union Pty Ltd. ABN 94 003 717 682

Nominated Architect  
Brian Meyerson NSW  
Registration Number 49076

**PROJECT:**  
MIXED USE  
DEVELOPMENT  
1 - 27 BAY STREET  
DOUBLE BAY NSW

**DRAWING:**  
LEVEL 1 FLOOR PLAN

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: 1:200 @A3  
DRAWING NO: REV:

**DA 2003 (P3)**





THERMAL COMFORT OPTIONS	
EXTERNAL WALLS	CONCRETE + FURRING CHANNEL + GYPSUM
INTERNAL WALLS (WITHIN UNITS)	R1.9 BULK INSULATION
COMMON WALLS BETWEEN UNITS & FIRE STAIRS/LIFTS	CONCRETE + FURRING CHANNEL + GYPSUM
COMMON WALLS BETWEEN UNITS & THE LOBBY	CONCRETE
CEILING	CONCRETE
FLOOR	CONCRETE, R1.0 BULK INSULATION TO UNITS WITH SUSPENDED FLOOR TO OUTSIDE AIR, UNITS 101, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

REVISIONS	PLOTTED: 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017
21 - 27 Bay Street Double Bay - Development Application plan		
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MHN DU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY MHN DU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.		

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

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS
CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS
SPEC C 1.1 - FIRE RESISTING CONSTRUCTION
CLAUSE C 1.1 - FIRE HAZARD PROPERTIES
CLAUSE C 1.2 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C 2.1 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C 2.2 - SEPARATION OF EQUIPMENT
CLAUSE C 2.3 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C 2.4 - OPENING FOR SERVICE INSTALLATIONS
CLAUSE C 2.5 - OPENING IN FIRE ISOLATED EXITS
CLAUSE C 2.6 - DISCHARGE FROM EXITS
CLAUSE C 2.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE C 2.8 - GROUNDING AND RISERS
CLAUSE C 2.9 - LANDINGS
CLAUSE C 2.10 - THRESHOLDS
CLAUSE C 2.11 - BALUSTRADES
CLAUSE D 2.1 - HANDRAILS
CLAUSE D 2.2 - OPERATION OF LATCH
CLAUSE D 2.3 - SIGNS ON DOORS
CLAUSE D 2.4 - GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D 2.5 - PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D 2.6 - IDENTIFICATION OF ACCESSIBLE FACILITIES/ FEATURES
CLAUSE D 2.7 - WATERPROOFING OF WET AREAS
CLAUSE D 2.8 - TACTILE INDICATORS
CLAUSE D 2.9 - DAMP PROOFING
CLAUSE D 2.10 - LIGHTING AND VENTILATION
CLAUSE D 2.11 - SOUND INSULATION OF FLOORS
CLAUSE D 2.12 - SOUND INSULATION OF WALLS
CLAUSE D 2.13 - SOUND INSULATION OF SERVICES
CLAUSE D 2.14 - SOUND INSULATION OF PUMPS

SPECIFICATIONS (refer to specification attachment)
ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART 4 CLAUSES 4.1 & 4.2
BALUSTRADES: TO COMPLY WITH BCA CLAUSE D 2.11
DRAINAGE SYSTEMS & PUMPS: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENT GLAZING: TO COMPLY WITH 2.2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION 4 OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART 2.7 OF BCA
MACHINERY: TO COMPLY WITH AS3740
MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART 2.6 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1989 & AS3740
SMOKE ALARMS: TO COMPLY WITH BCA PART 4.1 & 4.2
SMOKE PENETRATIONS: TO COMPLY WITH BCA CLAUSE D 2.13
STAR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D 2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
WATER OPTIONS
SHOWERHEADS: 3 STAR
TOILETS: 4 STAR
KITCHEN TAPS: 5 STAR
BATHROOM TAPS: 5 STAR
DISHWASHERS: 5 STAR
ENERGY OPTIONS
Cooling/Heating: 3 STAR
Refrigeration: 3 STAR
Water Heating: 3 STAR
Artificial Lighting: 3 STAR
Natural Lighting: 3 STAR
COMMON AREAS: 3 STAR

ENERGY OPTIONS
Cooling/Heating: 3 STAR
Refrigeration: 3 STAR
Water Heating: 3 STAR
Artificial Lighting: 3 STAR
Natural Lighting: 3 STAR
COMMON AREAS: 3 STAR

AIR CONDITIONING 1 PHASE
AS PER BASIX CERTIFICATE
DUCTED TO FACADE OR ROOF
MANUAL SWITCH DROP
DISHWASHERS: 5 STAR
CENTRAL HOT WATER SYSTEM
AS PER BASIX CERTIFICATE
AS PER BASIX CERTIFICATE
AS PER BASIX CERTIFICATE
COMMON AREAS: 3 STAR

COMMON AREAS
3 STAR

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Nominated Architect  
Brian Meyerson NSW  
Registration Number 4907

PROJECT: MIXED USE DEVELOPMENT 21 - 27 BAY STREET DOUBLE BAY NSW	DRAWING: LEVEL 2 FLOOR PLAN	PROJECT NO: 16-087 DRAWN BY: MHN DU TO SCALE: 1:200 @A3 DRAWING NO: REV: DA 2004 (A)
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THERMAL COMFORT OPTIONS	
EXTERNAL WALLS	CONCRETE + FURRING CHANNEL + GYPSUM
INTERNAL WALLS (WITHIN UNITS)	R1.9 BULK INSULATION
COMMON WALLS BETWEEN UNITS & FIRE STAIRS/LIFTS	CONCRETE + FURRING CHANNEL + GYPSUM
COMMON WALLS BETWEEN UNITS & THE LOBBY	CONCRETE
CEILING	CONCRETE
FLOORS	CONCRETE, R1.0 BULK INSULATION TO UNITS WITH SUSPENDED FLOOR TO OUTSIDE AIR, UNITS 101, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

REVISIONS	PLOTTED: 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017
21 - 27 Bay Street Double Bay - Development Application plan		
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MHN DU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY MHN DU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.		

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

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS
CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS
SPEC C 1.1 - FIRE RESISTING CONSTRUCTION
CLAUSE C 1.1 - FIRE RESISTING CONSTRUCTION
CLAUSE C 1.2 - PERFORMANCE OF EXTERIOR WALLS IN A FIRE
CLAUSE C 2.1 - VERTICAL SEPARATION OF OPENINGS IN EXTERIOR WALL
CLAUSE C 2.2 - SEPARATION OF EQUIPMENT
CLAUSE C 2.3 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C 2.4 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C 2.5 - OPENING IN FIRE ISOLATED EXITS
CLAUSE C 2.6 - DISCHARGE FROM EXITS
CLAUSE C 2.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE C 2.8 - DISCHARGE FROM EXITS
CLAUSE C 2.9 - SOUND INSULATION OF FLOORS
CLAUSE C 2.10 - SOUND INSULATION OF WALLS
CLAUSE C 2.11 - SOUND INSULATION OF SERVICES
CLAUSE C 2.12 - BALUSTRADES

SPECIFICATIONS (refer to specification attachment)
ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART 4 CLAUSES 4.1 & 4.2
ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART 4 CLAUSES 4.1 & 4.2
ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART 4 CLAUSES 4.1 & 4.2
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ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART 4 CLAUSES 4.1 & 4.2

BASIX COMMITMENTS
TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT
WATER OPTIONS
SHOWERHEADS: 3 STAR
TOILETS: 4 STAR
KITCHEN TAPS: 4 STAR
BATHROOM TAPS: 4 STAR
DISHWASHERS: 5 STAR

ENERGY OPTIONS
Cooling/Heating: 3 STAR
VENTILATION: 4 STAR
MECHANICAL EXHAUST VENTILATION: 4 STAR
MECHANICAL EXHAUST VENTILATION: 4 STAR
MECHANICAL EXHAUST VENTILATION: 4 STAR
MECHANICAL EXHAUST VENTILATION: 4 STAR
MECHANICAL EXHAUST VENTILATION: 4 STAR
MECHANICAL EXHAUST VENTILATION: 4 STAR
MECHANICAL EXHAUST VENTILATION: 4 STAR
MECHANICAL EXHAUST VENTILATION: 4 STAR

AIR CONDITIONING 1 PHASE
AS PER BASIX CERTIFICATE
AS PER BASIX CERTIFICATE
AS PER BASIX CERTIFICATE
AS PER BASIX CERTIFICATE
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AS PER BASIX CERTIFICATE

COMMON AREAS
REFER TO APPROVED BASIX CERT

# MHNDU

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Nominated Architect  
Brian Meyerson NSW  
Registration Number 4907

PROJECT:  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

DRAWING:  
LEVEL 3 FLOOR PLAN

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: 1:200 @A3  
DRAWING NO: REV:  
DA 2005 (A)





THERMAL COMFORT OPTIONS	
EXTERNAL WALLS	CONCRETE + FURRING CHANNEL + GYPSUM
INTERNAL WALLS (WITHIN UNITS)	R1.9 BULK INSULATION
COMMON WALLS BETWEEN UNITS & FIRE STAIRS/LIFTS	CONCRETE + FURRING CHANNEL + GYPSUM
COMMON WALLS BETWEEN UNITS & THE LOBBY	CONCRETE
CEILINGS	CONCRETE
FLOORS	CONCRETE, R1.0 BULK INSULATION TO UNITS WITH SUSPENDED FLOOR TO OUTSIDE AIR, UNITS 101, 104
ROOF	CONCRETE, R1.0 BULK INSULATION TO ROOF EXPOSED TO OUTSIDE AIR TO UNITS 401, 402, 403, 404
SLIDING WINDOWS	R1.8 BULK INSULATION TO TOP FLOOR UNITS
DOORS & FIXED WINDOWS	ALUMINUM FRAME DOUBLE GLAZED OR SIMILAR
SLIDING WINDOWS	U VALUE: 4.80 OR LESS AND SHGC 0.50 +/- 5% TO UNITS 501 AND 502 ONLY
SLIDING WINDOWS/DOORS	U VALUE: 4.80 OR LESS AND SHGC 0.51 +/- 5% TO UNITS 501 AND 502
FIXED WINDOWS	ALUMINUM FRAME SINGLE GLAZED LOW E OR SIMILAR
SLIDING WINDOWS	U VALUE: 5.40 OR LESS AND SHGC 0.50 +/- 5% TO UNITS 403, 503, 504 ONLY
SLIDING WINDOWS/DOORS	U VALUE: 5.40 OR LESS AND SHGC 0.49 +/- 5% TO UNITS 403, 503, 504 ONLY
FIXED WINDOWS	ALUMINUM FRAME SINGLE GLAZED CLEAR
SLIDING WINDOWS/DOORS	U VALUE: 6.70 OR LESS AND SHGC 0.57 +/- 5% TO REST OF UNITS
FIXED WINDOWS	ALUMINUM FRAME SINGLE GLAZED CLEAR
SKYLIGHTS	U VALUE: 6.70 OR LESS AND SHGC 0.57 +/- 5% TO REST OF UNITS
LIGHTING	DOUBLE GLAZED -
	UNITS HAVE BEEN RATED WITH NON-VENTED LED DOWNLIGHTS AS PER NATHER'S CERTIFICATES
	BATHROOM, ENSUITE AND LAUNDRY EXHAUST FANS TO HAVE SELF-CLOSING DAMPERS

REVISIONS	PLOTTED: 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017
1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA/AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ.		
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3. CONTRACTOR TO NOTIFY MAIN OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING		
4. MAIN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION		
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE		
6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE		
7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE		

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

CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS	CLAUSE D2 17 - HANDRAILS
SPEC C 1.1 - FIRE RESISTING CONSTRUCTION	CLAUSE D2 21 - OPERATION OF LATCH
CLAUSE D2 1 - FIRE HAZARD PROPERTIES	CLAUSE D2 23 - SIGNS ON DOORS
SPEC C 1.1 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE	CLAUSE D2 24 - GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D2 6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL	CLAUSE D2 3 - PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D2 12 - SEPARATION OF EQUIPMENT	CLAUSE D2 8 - IDENT. OF ACCESSIBLE FACILITIES/FEATURES
CLAUSE D2 13 - ELECTRICITY SUPPLY SYSTEM	CLAUSE D2 17 - WATERPROOFING OF WET AREAS
CLAUSE D2 15 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	CLAUSE D2 1 - WATERPROOFING OF WET AREAS
CLAUSE C 1.8 - OPENING IN FIRE ISOLATED EXITS	CLAUSE D2 1 - WATERPROOFING OF WET AREAS
CLAUSE D2 7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D2 1 - WATERPROOFING OF WET AREAS
CLAUSE D2 13 - GORGES AND RISERS	CLAUSE D2 1 - WATERPROOFING OF WET AREAS
CLAUSE D2 14 - LANDINGS	CLAUSE D2 1 - WATERPROOFING OF WET AREAS
CLAUSE D2 16 - THRESHOLDS	CLAUSE D2 1 - WATERPROOFING OF WET AREAS
CLAUSE D2 18 - BALUSTRADES	CLAUSE D2 1 - WATERPROOFING OF WET AREAS

SPECIFICATIONS (refer to specification attachment)

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE 8 & AS 1580	BALESTRADES: TO COMPLY WITH BCA CLAUSE D2 18
DRAINAGE SYSTEMS & DOWNPIPES: TO COMPLY WITH AS 3600 3.2	ENERGY EFFICIENT GLAZING: TO COMPLY WITH 2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION 2 OF BCA	HOT WATER: SYSTEMS TO COMPLY WITH PART 27 OF BCA
MACHINERY: TO COMPLY WITH AS 3330	MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART 27 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1989 & AS 3682	MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1989 & AS 3682
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MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1989 & AS 3682	MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1989 & AS 3682
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1989 & AS 3682	MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1989 & AS 3682

BASIC COMMITMENTS

WATER OPTIONS	SHOWERHEADS:	3 STAR
WATER OPTIONS	SHOWERHEADS:	3 STAR
WATER OPTIONS	SHOWERHEADS:	3 STAR
WATER OPTIONS	SHOWERHEADS:	3 STAR
WATER OPTIONS	SHOWERHEADS:	3 STAR
WATER OPTIONS	SHOWERHEADS:	3 STAR
WATER OPTIONS	SHOWERHEADS:	3 STAR
WATER OPTIONS	SHOWERHEADS:	3 STAR
WATER OPTIONS	SHOWERHEADS:	3 STAR
WATER OPTIONS	SHOWERHEADS:	3 STAR

ENERGY OPTIONS

COOLING/HEATING:	3 STAR
COOLING/HEATING:	3 STAR
COOLING/HEATING:	3 STAR
COOLING/HEATING:	3 STAR
COOLING/HEATING:	3 STAR
COOLING/HEATING:	3 STAR
COOLING/HEATING:	3 STAR
COOLING/HEATING:	3 STAR
COOLING/HEATING:	3 STAR
COOLING/HEATING:	3 STAR

AIR CONDITIONING

PHASE 1 (ZONED)	3 STAR
PHASE 1 (ZONED)	3 STAR
PHASE 1 (ZONED)	3 STAR
PHASE 1 (ZONED)	3 STAR
PHASE 1 (ZONED)	3 STAR
PHASE 1 (ZONED)	3 STAR
PHASE 1 (ZONED)	3 STAR
PHASE 1 (ZONED)	3 STAR
PHASE 1 (ZONED)	3 STAR
PHASE 1 (ZONED)	3 STAR

CENTRAL HOT WATER SYSTEM

AS PER BASIC CERTIFICATE	3 STAR
AS PER BASIC CERTIFICATE	3 STAR
AS PER BASIC CERTIFICATE	3 STAR
AS PER BASIC CERTIFICATE	3 STAR
AS PER BASIC CERTIFICATE	3 STAR
AS PER BASIC CERTIFICATE	3 STAR
AS PER BASIC CERTIFICATE	3 STAR
AS PER BASIC CERTIFICATE	3 STAR
AS PER BASIC CERTIFICATE	3 STAR
AS PER BASIC CERTIFICATE	3 STAR

ARTIFICIAL LIGHTING

COMMON AREAS:	3 STAR
COMMON AREAS:	3 STAR
COMMON AREAS:	3 STAR
COMMON AREAS:	3 STAR
COMMON AREAS:	3 STAR
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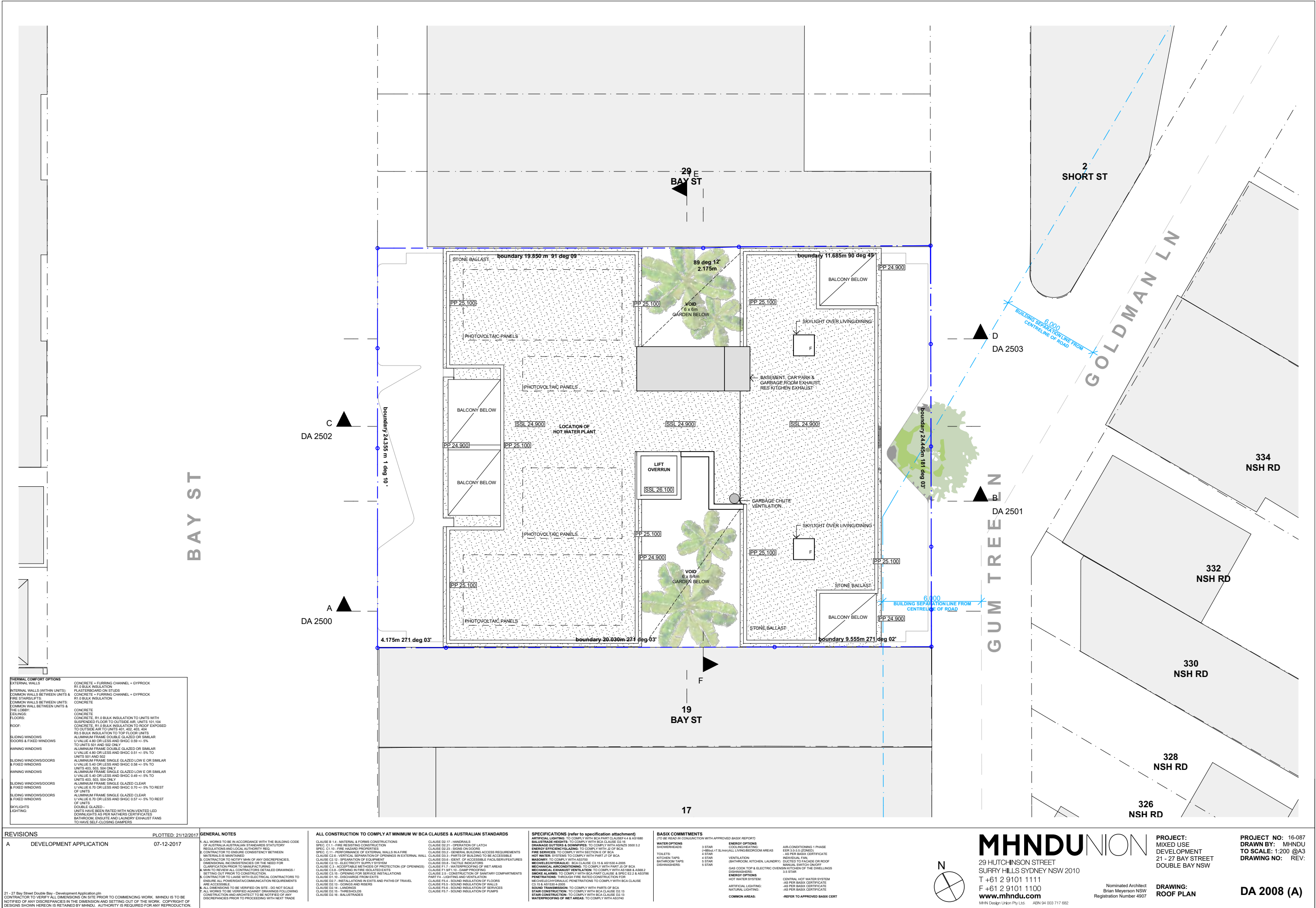
PROJECT:  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW  
DRAWING:  
LEVEL 4 FLOOR PLAN

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: 1:200 @A3  
DRAWING NO: REV:  
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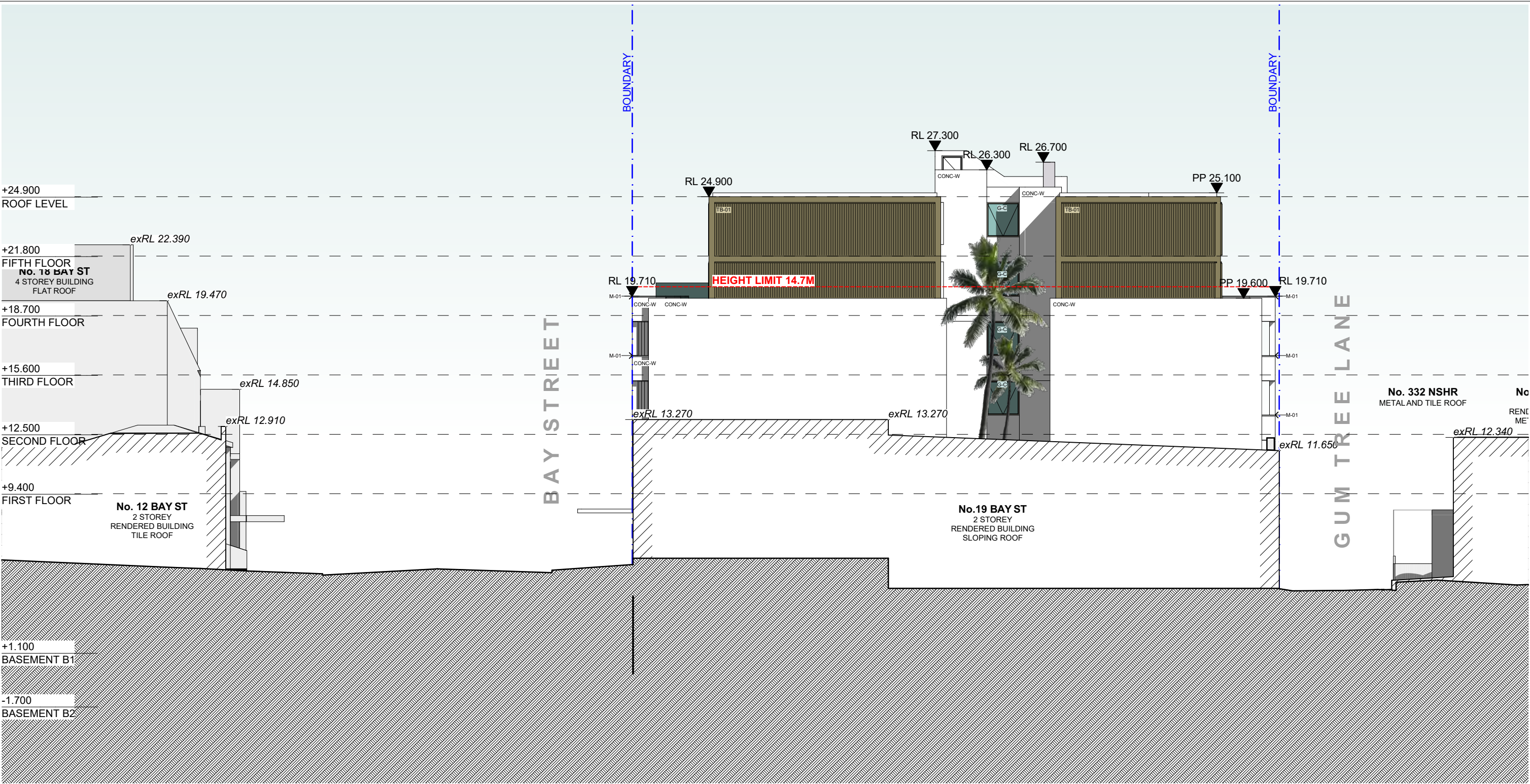












INTERNAL COMFORT OPTIONS	CONCRETE + FURRING CHANNEL + GYPROCK
INTERNAL WALLS (WITHIN UNITS)	R1.0 BULK INSULATION
COMMON WALLS BETWEEN UNITS & FIRE STAIRS/LIFTS	CONCRETE + FURRING CHANNEL + GYPROCK
COMMON WALLS BETWEEN UNITS & THE LOBBY	CONCRETE
CEILINGS	CONCRETE
FLOORS	CONCRETE
ROOF	CONCRETE, R1.0 BULK INSULATION TO UNITS WITH SUSPENDED FLOOR TO OUTSIDE AIR, UNITS 101-104
SLIDING WINDOWS	CONCRETE, R1.0 BULK INSULATION TO ROOF EXPOSED TO OUTSIDE AIR TO UNITS 401-402, 403-404
DOORS & FIXED WINDOWS	R1.0 BULK INSULATION TO TOP FLOOR UNITS
SLIDING WINDOWS	ALUMINUM FRAME DOUBLE GLAZED OR SIMILAR
DOORS & FIXED WINDOWS	U VALUE: 4.80 OR LESS AND SHGC 0.56 +/- 5%
SLIDING WINDOWS	U VALUE: 4.80 OR LESS AND SHGC 0.51 +/- 5% TO UNITS 501 AND 502
DOORS & FIXED WINDOWS	ALUMINUM FRAME SINGLE GLAZED LOW E OR SIMILAR
DOORS & FIXED WINDOWS	U VALUE: 5.40 OR LESS AND SHGC 0.58 +/- 5% TO UNITS 403, 503, 504 ONLY
SLIDING WINDOWS	ALUMINUM FRAME SINGLE GLAZED LOW E OR SIMILAR
DOORS & FIXED WINDOWS	U VALUE: 5.40 OR LESS AND SHGC 0.49 +/- 5% TO UNITS 403, 503, 504 ONLY
SLIDING WINDOWS	ALUMINUM FRAME SINGLE GLAZED CLEAR
DOORS & FIXED WINDOWS	U VALUE: 6.70 OR LESS AND SHGC 0.70 +/- 5% TO REST OF UNITS
SLIDING WINDOWS	ALUMINUM FRAME SINGLE GLAZED CLEAR
DOORS & FIXED WINDOWS	U VALUE: 6.70 OR LESS AND SHGC 0.57 +/- 5% TO REST OF UNITS
SKYLIGHTS	DOUBLE GLAZED -
LIGHTING	UNITS HAVE BEEN RATED WITH NON-VENTED LEAD DOWNLIGHTS AS PER NATHERS CERTIFICATES
	BATHROOM, ENSUITE AND LAUNDRY EXHAUST FANS TO HAVE SELF-CLOSING DAMPERS

REVISIONS	PLOTTED: 21/12/2017	GENERAL NOTES
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4. MAIN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION		
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7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE		

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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 2.3 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C 3.8 - OPENING IN FIRE ISOLATED EXITS
CLAUSE C 10 - DISCHARGE FROM EXITS
CLAUSE C 12.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D 2.13 - GORGES AND RISERS
CLAUSE D 2.14 - LANDINGS
CLAUSE D 2.16 - THRESHOLDS
CLAUSE D 2.18 - BALUSTRADES
CLAUSE D 2.17 - HANDRAILS
CLAUSE D 2.21 - OPERATION OF LATCH
CLAUSE D 2.23 - SIGNS ON DOORS
CLAUSE D 2.3 - GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D 3.1 - PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D 3.8 - IDENT. OF ACCESSIBLE FACILITIES/FEATURES
CLAUSE D 3.9 - TACTILE INDICATORS
CLAUSE D 4.1 - WATERPROOFING OF WET AREAS
CLAUSE F 1.8 P1.10 - DAMP PROOFING
CLAUSE F 4.1 - LIGHTING AND VENTILATION
CLAUSE F 4.4 - SOUND INSULATION OF FLOORS
CLAUSE F 5.4 - SOUND INSULATION OF WALLS
CLAUSE F 5.6 - SOUND INSULATION OF SERVICES
CLAUSE F 5.7 - SOUND INSULATION OF PUMPS

**CUR**  
WHITE EXTERNAL CURTAINS

**CONC-W**  
WHITE OXIDE CONCRETE

**TB-01**  
BATTEN SCREEN  
DARK BRONZE APPEARANCE

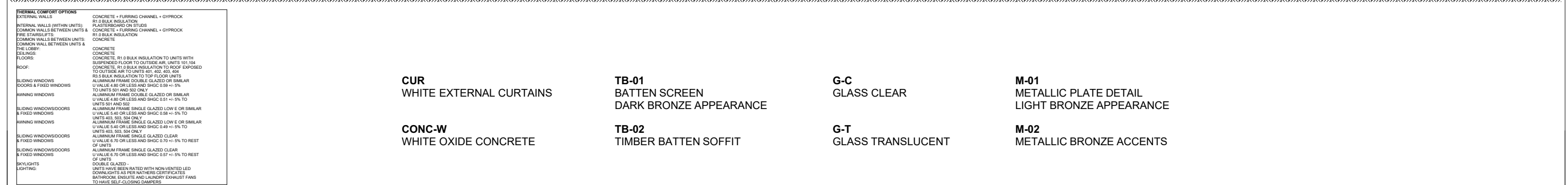
**TB-02**  
TIMBER BATTEN SOFFIT

**G-C**  
GLASS CLEAR

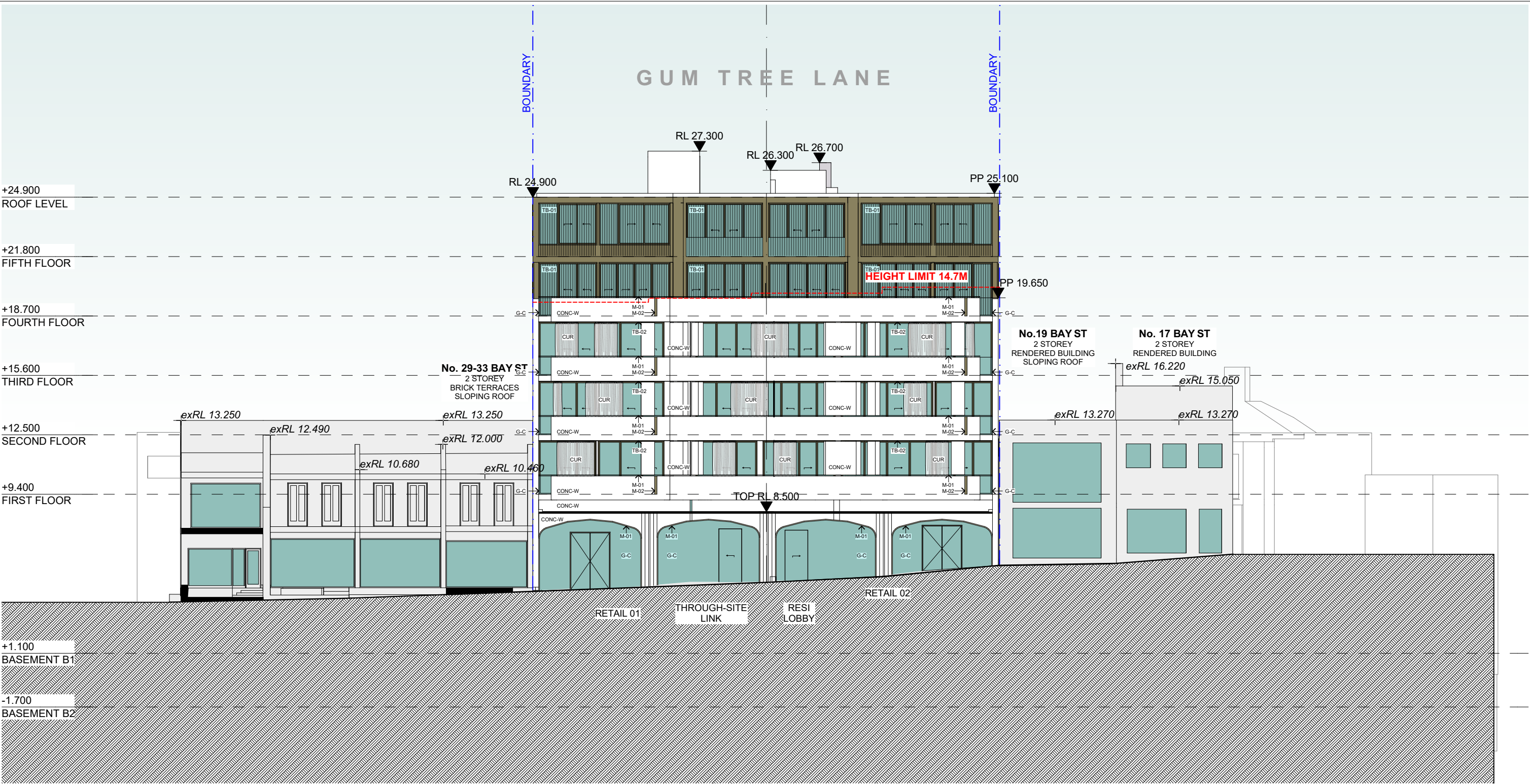
**G-T**  
GLASS TRANSLUCENT

**M-01**  
METALLIC PLATE DETAIL  
LIGHT BRONZE APPEARANCE

**M-02**  
METALLIC BRONZE ACCENTS







INTERNAL COMFORT OPTIONS	CONCRETE + FURRING CHANNEL + GYPROCK
INTERNAL WALLS	R1.0 BULK INSULATION
INTERNAL WALLS (WITHIN UNITS)	PLASTERBOARD ON STUDS
COMMON WALLS BETWEEN UNITS & FIRE STAIRS/STAIRS	CONCRETE + FURRING CHANNEL + GYPROCK
COMMON WALLS BETWEEN UNITS & THE LOBBY	CONCRETE
CEILINGS	CONCRETE
FLOORS	CONCRETE
ROOF	CONCRETE, R1.0 BULK INSULATION TO UNITS WITH SUSPENDED FLOOR TO OUTSIDE AIR, UNITS 101-104 CONCRETE, R1.0 BULK INSULATION TO ROOF EXPOSED TO OUTSIDE AIR TO UNITS 401-402, 403-404, 404 R1.0 BULK INSULATION TO TOP FLOOR UNITS
SLIDING WINDOWS	ALUMINUM FRAME DOUBLE GLAZED OR SIMILAR
DOORS & FIXED WINDOWS	U VALUE: 4.80 OR LESS AND SHGC 0.50 +/- 5% TO UNITS 501 AND 502 ONLY
SLIDING WINDOWS	ALUMINUM FRAME DOUBLE GLAZED OR SIMILAR
DOORS & FIXED WINDOWS	U VALUE: 4.80 OR LESS AND SHGC 0.51 +/- 5% TO UNITS 501 AND 502
SLIDING WINDOWS/DOORS	ALUMINUM FRAME SINGLE GLAZED LOW E OR SIMILAR
DOORS & FIXED WINDOWS	U VALUE: 5.40 OR LESS AND SHGC 0.50 +/- 5% TO UNITS 403, 503, 504 ONLY
SLIDING WINDOWS	ALUMINUM FRAME SINGLE GLAZED LOW E OR SIMILAR
DOORS & FIXED WINDOWS	U VALUE: 5.40 OR LESS AND SHGC 0.49 +/- 5% TO UNITS 403, 503, 504 ONLY
SLIDING WINDOWS/DOORS	ALUMINUM FRAME SINGLE GLAZED CLEAR
DOORS & FIXED WINDOWS	U VALUE: 6.70 OR LESS AND SHGC 0.70 +/- 5% TO REST OF UNITS
SLIDING WINDOWS/DOORS	ALUMINUM FRAME SINGLE GLAZED CLEAR
DOORS & FIXED WINDOWS	U VALUE: 6.70 OR LESS AND SHGC 0.67 +/- 5% TO REST OF UNITS
SKYLIGHTS	DOUBLE GLAZED -
LIGHTING	UNITS HAVE BEEN RATED WITH NON-VENTED LEAD DOWNLIGHTS AS PER NATHERS CERTIFICATES
	BATHROOM, ENSUITE AND LAUNDRY EXHAUST FANS TO HAVE SELF-CLOSING DAMPERS

**CUR**  
WHITE EXTERNAL CURTAINS

**CONC-W**  
WHITE OXIDE CONCRETE

**TB-01**  
BATTEN SCREEN  
DARK BRONZE APPEARANCE

**TB-02**  
TIMBER BATTEN SOFFIT

**G-C**  
GLASS CLEAR

**G-T**  
GLASS TRANSLUCENT

**M-01**  
METALLIC PLATE DETAIL  
LIGHT BRONZE APPEARANCE

**M-02**  
METALLIC BRONZE ACCENTS

REVISIONS	PLOTTED: 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017
21 - 27 Bay Street Double Bay - Development Application plan CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MHNDU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY MHNDU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.		

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www.mhndu.com  
MHNDU Design Union Pty Ltd. AEN 94 003 717 682

PROJECT:  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

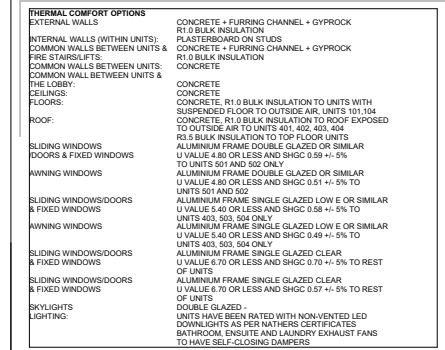
DRAWING:  
ELEVATION WEST

PROJECT NO: 16-087  
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TO SCALE: @A3  
DRAWING NO: REV:

DA 2403 (A)



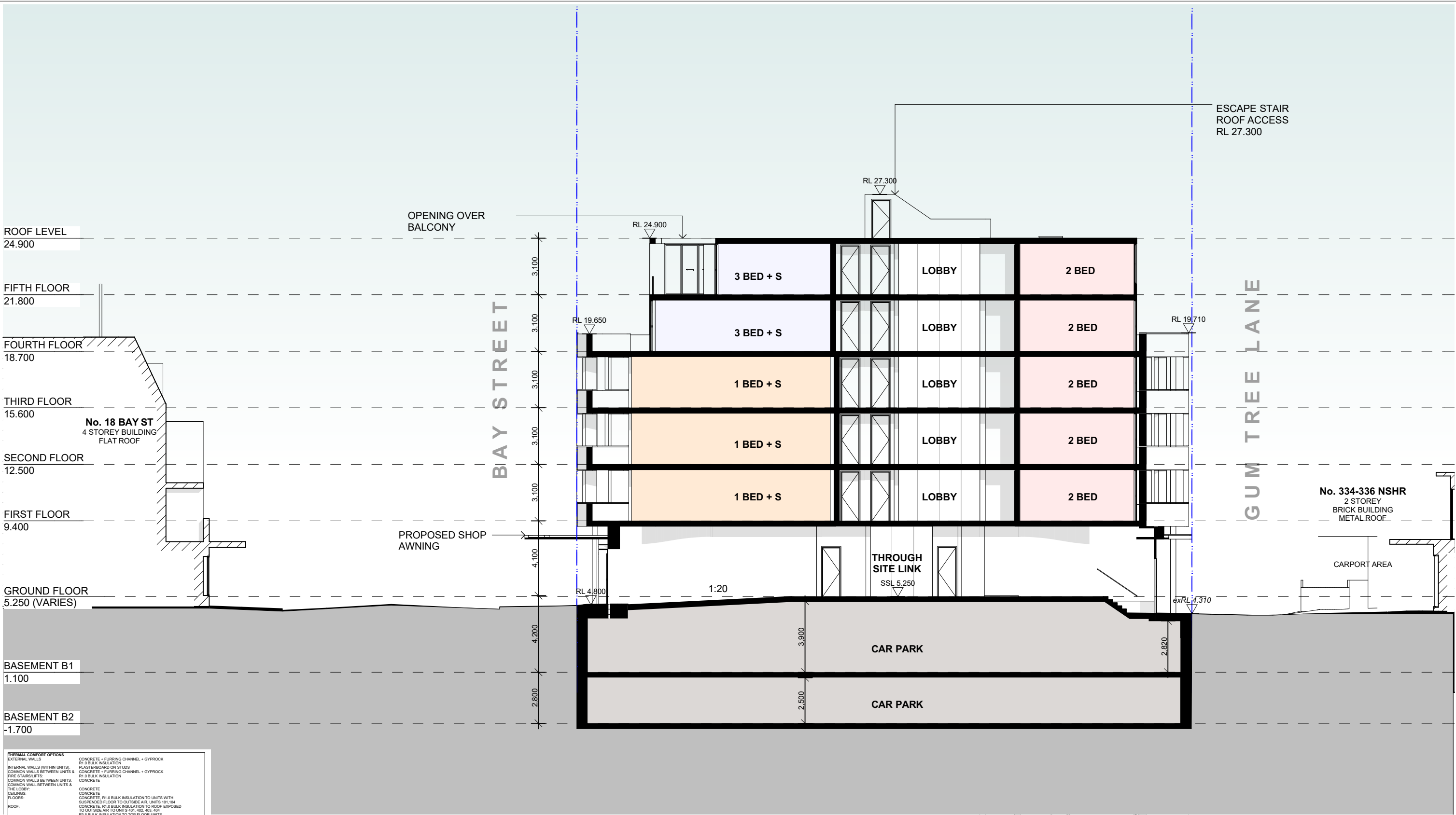




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Nominated Architect  
Brian Meyerson NSW  
Registration Number 49076



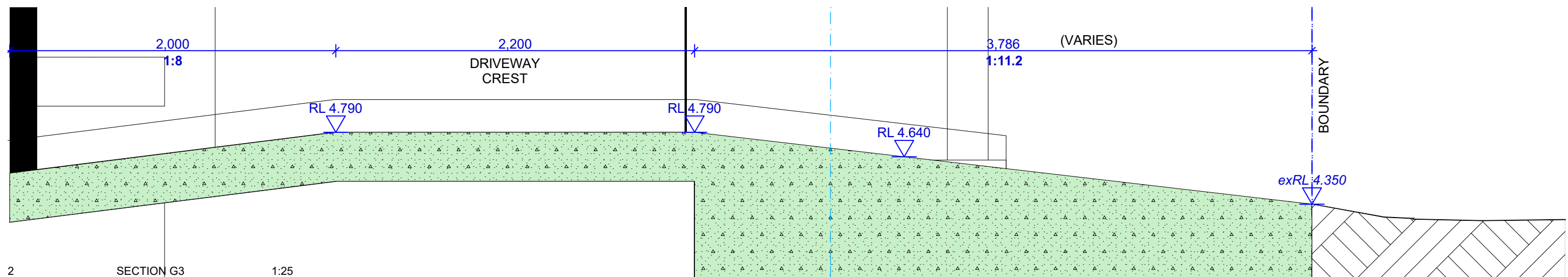
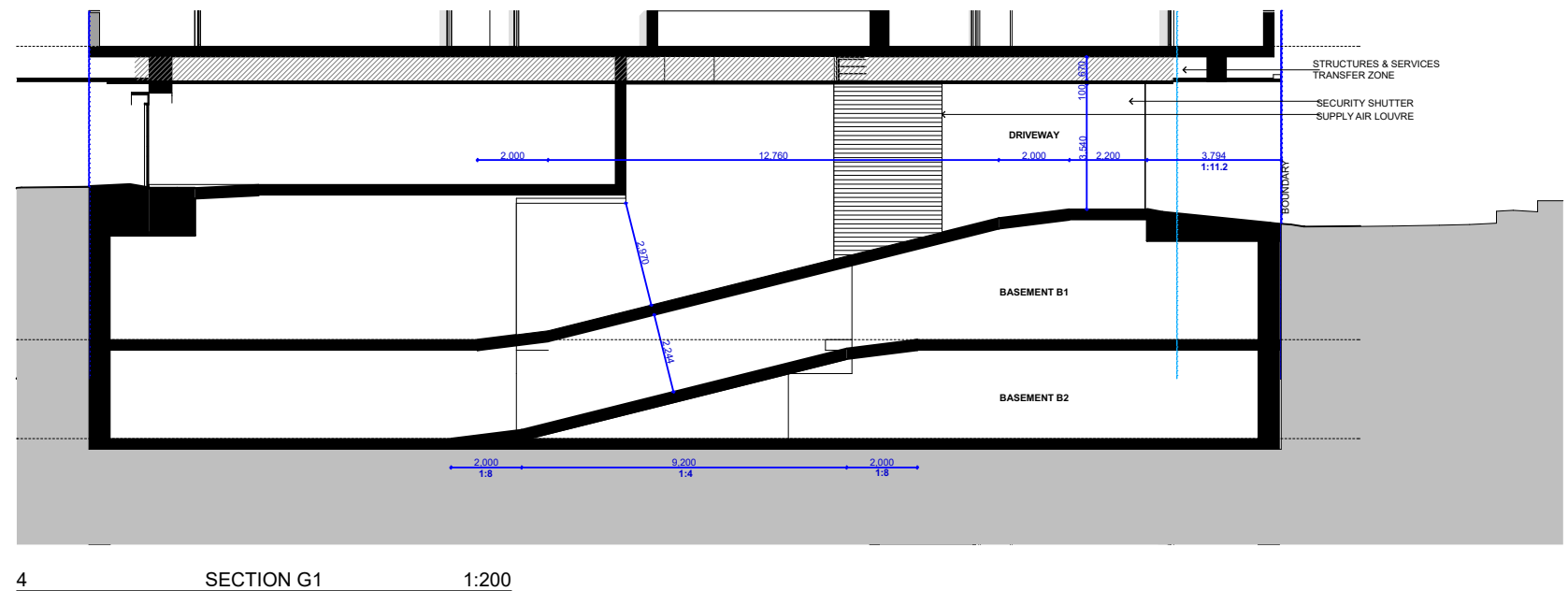
THERMAL COMFORT OPTIONS	
INTERNAL WALLS	CONCRETE + FURRING CHANNEL + GYPROCK R1.9 BULK INSULATION PLASTERBOARD ON STUDS
INTERNAL WALLS (WITHIN UNITS)	CONCRETE + FURRING CHANNEL + GYPROCK R1.9 BULK INSULATION
COMMON WALLS BETWEEN UNITS & FIRE STAIRS/LIFTS	CONCRETE
COMMON WALLS BETWEEN UNITS & THE LOBBY	CONCRETE
CEILINGS	CONCRETE
FLOORS	CONCRETE
ROOF	CONCRETE, R1.9 BULK INSULATION TO UNITS WITH SUSPENDED FLOOR TO OUTSIDE AIR, UNITS 101, 104, 105, 108, 111, 114, 117, 120, 123, 126, 129, 132, 135, 138, 141, 144, 147, 150, 153, 156, 159, 162, 165, 168, 171, 174, 177, 180, 183, 186, 189, 192, 195, 198, 201, 204, 207, 210, 213, 216, 219, 222, 225, 228, 231, 234, 237, 240, 243, 246, 249, 252, 255, 258, 261, 264, 267, 270, 273, 276, 279, 282, 285, 288, 291, 294, 297, 300, 303, 306, 309, 312, 315, 318, 321, 324, 327, 330, 333, 336, 339, 342, 345, 348, 351, 354, 357, 360, 363, 366, 369, 372, 375, 378, 381, 384, 387, 390, 393, 396, 399, 402, 405, 408, 411, 414, 417, 420, 423, 426, 429, 432, 435, 438, 441, 444, 447, 450, 453, 456, 459, 462, 465, 468, 471, 474, 477, 480, 483, 486, 489, 492, 495, 498, 501, 504, 507, 510, 513, 516, 519, 522, 525, 528, 531, 534, 537, 540, 543, 546, 549, 552, 555, 558, 561, 564, 567, 570, 573, 576, 579, 582, 585, 588, 591, 594, 597, 600, 603, 606, 609, 612, 615, 618, 621, 624, 627, 630, 633, 636, 639, 642, 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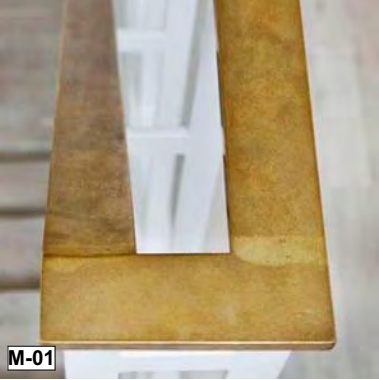
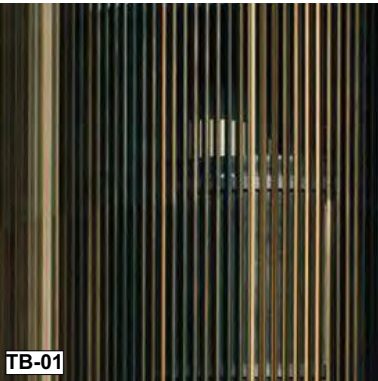
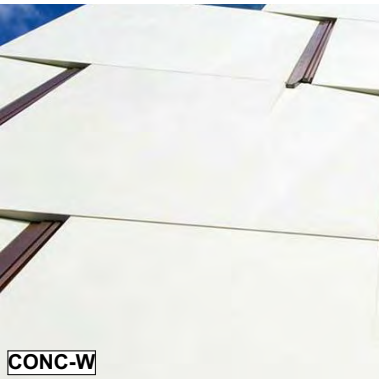
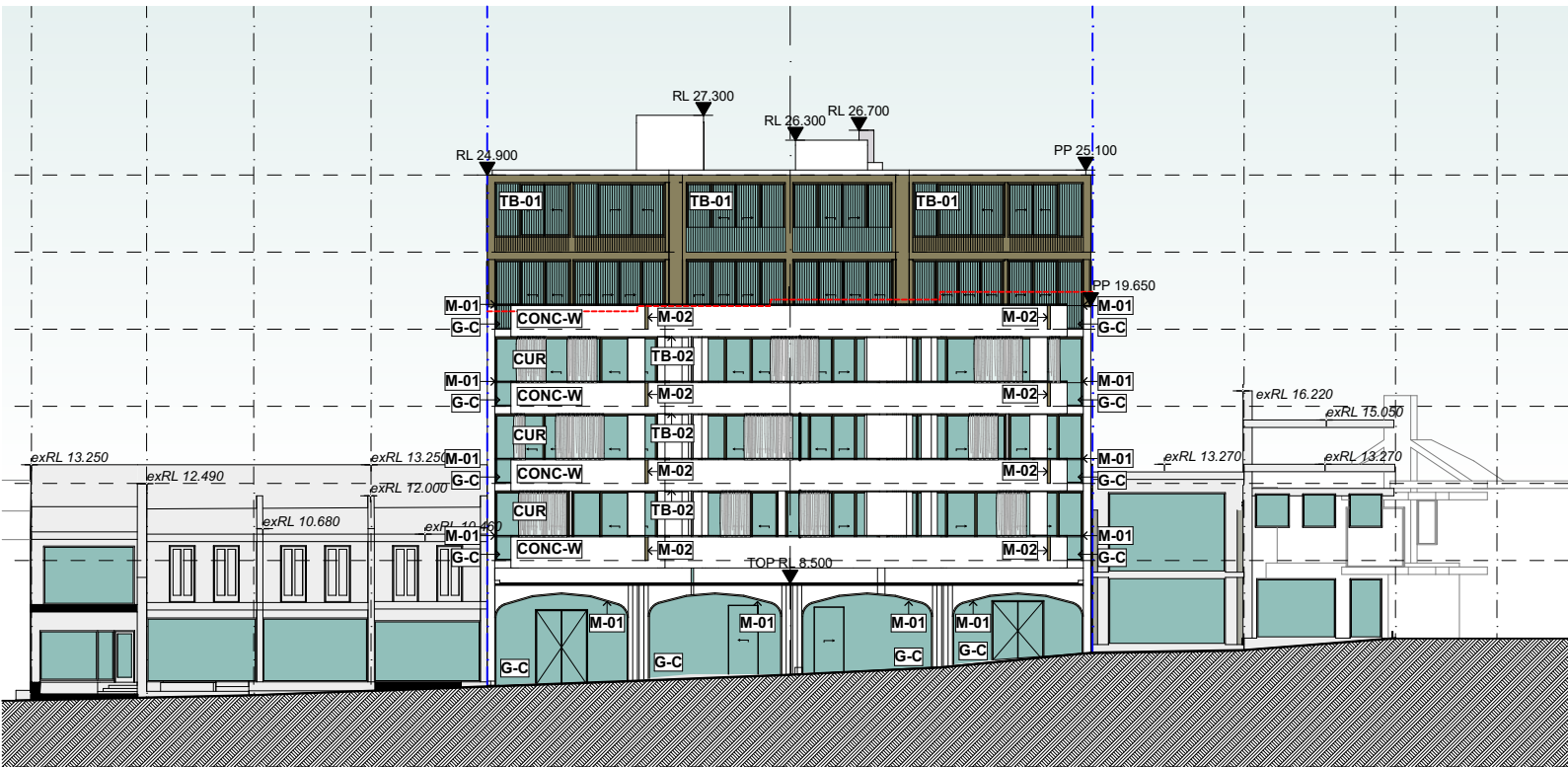
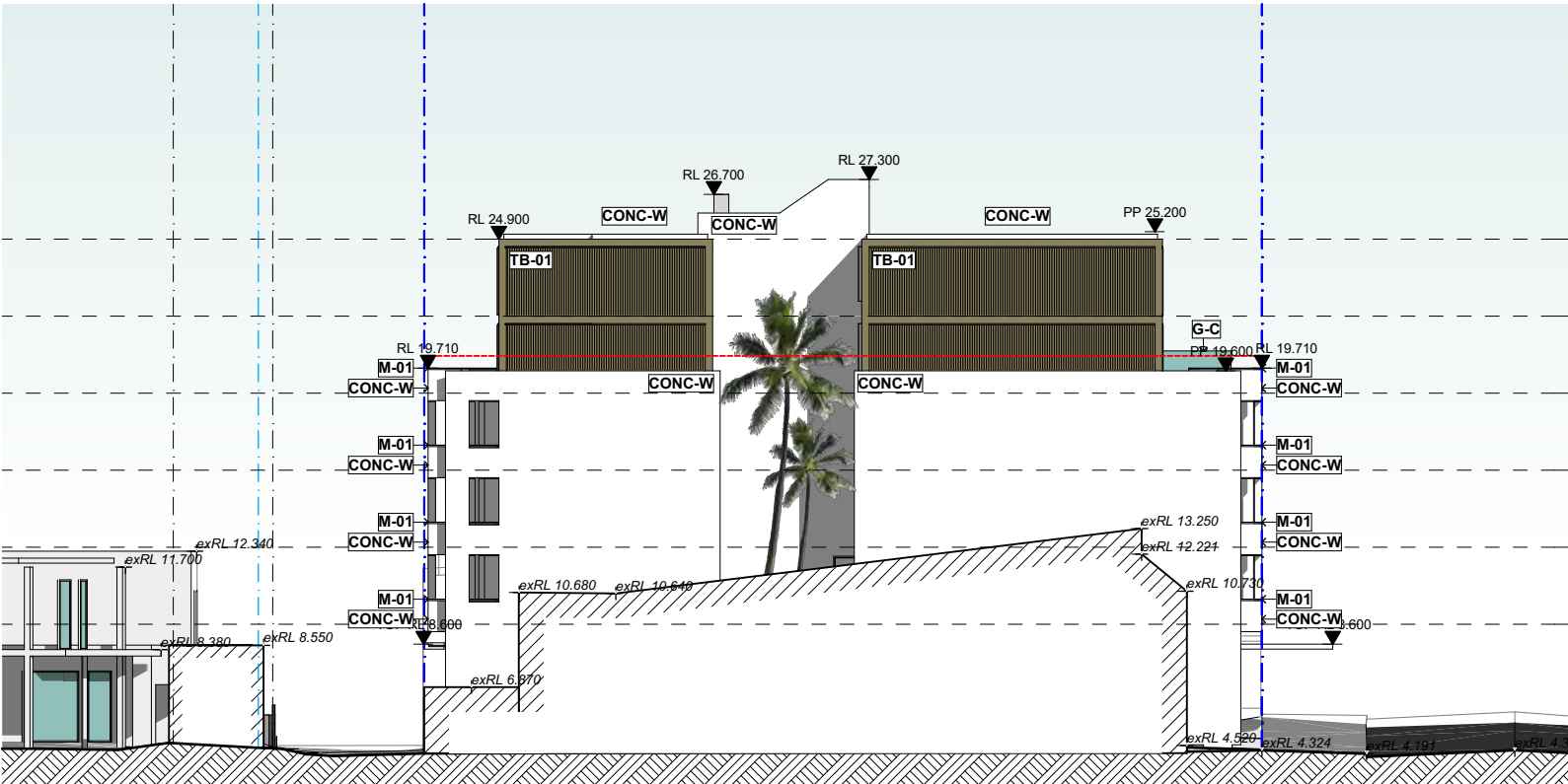






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SAMPLE BOARD OF MATERIALS AND COLOURS



**CUR**  
WHITE EXTERNAL CURTAINS

**CONC-W**  
WHITE OXIDE CONCRETE

**TB-01**  
BATTEN SCREEN  
DARK BRONZE APPEARANCE

**TB-02**  
TIMBER BATTEN SOFFIT

**G-C**  
GLASS CLEAR

**G-T**  
GLASS TRANSLUCENT

**M-01**  
METALLIC PLATE DETAIL  
LIGHT BRONZE APPEARANCE

**M-02**  
METALLIC BRONZE ACCENTS

REVISIONS	PLOTTED: 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017
21 - 27 Bay Street Double Bay - Development Application plan CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MHN DU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY MHN DU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.		

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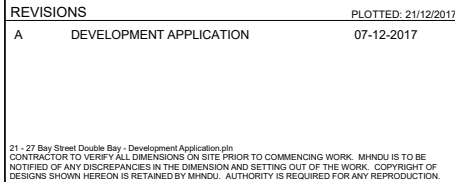
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www.mhndu.com  
MHN Design Union Pty Ltd. ABN 94 003 717 682

**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

**DRAWING:**  
SAMPLE BOARD OF  
MATERIALS AND  
COLOURS

**PROJECT NO:** 16-087  
**DRAWN BY:** MHN DU  
**TO SCALE:** NTS @A3  
**DRAWING NO:** REV:  
**DA 6000 (A)**





### GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA/AUSTRALIAN STANDARDS/STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ.
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4. MHN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SECTION CUT PRIOR TO CONSTRUCTION
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.
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7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

[illegible]

**SPECIFICATIONS (refer to specification attachment)**

**ARTIFICIAL LIGHTING:** TO COMPLY WITH BCA PART CLAUSE 4.4 & AS1680

**BALUSTRADE HEIGHTS:** TO COMPLY WITH BCA CLAUSE D2.16

**DRAINAGE SYSTEMS:** TO COMPLY WITH BCA PART CLAUSE 4.5 & AS1500 3.2

**ENERGY EFFICIENT GLAZING:** TO COMPLY WITH J2 OF BCA

**FIRE SERVICES:** TO COMPLY WITH SECTION E OF BCA

**HOTTER SYSTEMS:** TO COMPLY WITH PART B OF BCA

**MASONRY:** TO COMPLY WITH AS3700

**METALWORK:** TO COMPLY WITH CL 3.16 & AS1510 & 2.005

**MECHANICAL AIRCONDITIONING:** TO COMPLY WITH PART J5 OF BCA

**MECHANICAL EXHAUST VENTILATION:** TO COMPLY WITH AS1568 & AS682

**SMOKE ALARMS:** TO COMPLY WITH BCA PART CLAUSE 4. SPEC E2.2 & AS3396

**PENETRATIONS:** THROUGH FIRE RATED CONSTRUCTION FOR

**METAL-GLAZE/CYLINDRICAL PENETRATIONS:** TO COMPLY WITH BCA CLAUSE 4.5 & AS1500 3.2

**STAIR CONSTRUCTION:** TO COMPLY WITH PARTS OF BCA

**STAIRS CONSTRUCTION:** TO COMPLY WITH BCA PART CLAUSE 4.5

**STAIR CONSTRUCTION:** TO COMPLY WITH BCA CLAUSE D2.13

**WATERPROOFING OF WET AREAS:** TO COMPLY WITH AS3740

BASIS COMMITMENTS		
(TO BE READ IN CONJUNCTION WITH APPROVED BASIS REPORT)		
<b>WATER OPTIONS</b>	<b>ENERGY OPTIONS</b>	<b>AIR CONDITIONING</b>
DOWNDRAWS	COOLING/HEATING	1 PHASE E-30 3.0 3.5 (ZONED)
3 STAR	8 STAR	AS PER BASIS CERTIFICATE
3 STAR	ALL LIVING/DORMER AREAS	INDIVIDUAL FAN
TOILETS:	VENTILATION:	DUCTED TO FACADE OR ROOF
KITCHEN TAPS	(BATHROOM, KITCHEN, LAUNDRY)	MANUAL SWITCH ON/OFF
BATHROOM TAPS		
DISHWASHERS:	COOK TOP & ELECTRIC OVERHEAD	VENTILATION OF THE DWELLINGS
	DISHWASHERS:	3.5 STAR
	<b>ENERGY OPTIONS</b>	
	HOT WATER SYSTEM:	CENTRAL HOT WATER SYSTEM
	ARTIFICIAL LIGHTING:	AS PER BASIS CERTIFICATE
	NATURAL LIGHTING:	AS PER BASIS CERTIFICATE
		AS PER BASIS CERTIFICATE
	<b>COMMON AREAS:</b>	<b>REFER TO APPROVED BASIS CERT</b>

**MHNDU**NION

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F +61 2 9101 1100  
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Nominated Architect  
Brian Meyerson NSW  
Registration Number 49076

MH/N Design Union Pty Ltd. AEN 94 003 717 662

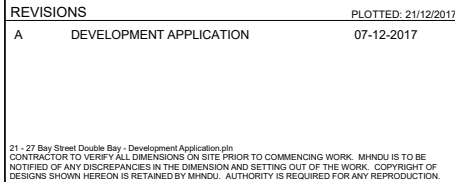
**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

**PROJECT NO:** 16-087  
**DRAWN BY:** MHNDU  
**TO SCALE:** NTS @A3  
**DRAWING NO:** REV:

**DRAWING:**  
PHOTOMONTAGE - BAY  
ST

**DA 6001 (A)**





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

CLAUSE 1.4 - MATERIAL & FORMS CONSTRUCTION	CLAUSE 2.7 - HANDMADE
CLAUSE 2.1 - REINSTEELING CONCRETE	CLAUSE 2.8 - OPERATIONS OF LATCH
SPEC C11-10 - FIRE HAZARD PROPERTIES	CLAUSE 2.23 - SIGNS OF CONCRETE
CLAUSE 2.2 - REINFORCING EXTERNAL WALLS IN FIRE	CLAUSE 2.34 - GENERAL BUILDING ACCESSORIES REQUIRED
CLAUSE 2.4 - VERTICAL PERFORATION OF OPENINGS IN EXTERNAL WALL	CLAUSE 2.35 - PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE 2.5 - SEPARATION OF EXTERNAL WALLS	CLAUSE 2.40 - IDENT. OF ACCESSIBLE FACILITIES
CLAUSE 2.9 - ELECTRICITY SUPPLY SYSTEM	CLAUSE 2.48 - TACTILE INDICATORS
CLAUSE 2.10 - SEPARATION OF EXTERNAL WALLS (OF OPENINGS)	CLAUSE 2.50 - IDENTIFICATION OF ACCESSIBLE FACILITIES
CLAUSE 3.3 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.10 - DAMP PROOFING
CLAUSE 3.4 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.11 - DAMP PROOFING
CLAUSE 3.5 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.12 - DAMP PROOFING
CLAUSE 3.6 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.13 - DAMP PROOFING
CLAUSE 3.7 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.14 - DAMP PROOFING
CLAUSE 3.8 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.15 - DAMP PROOFING
CLAUSE 3.9 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.16 - DAMP PROOFING
CLAUSE 3.10 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.17 - DAMP PROOFING
CLAUSE 3.11 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.18 - DAMP PROOFING
CLAUSE 3.12 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.19 - DAMP PROOFING
CLAUSE 3.13 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.20 - DAMP PROOFING
CLAUSE 3.14 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.21 - DAMP PROOFING
CLAUSE 3.15 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.22 - DAMP PROOFING
CLAUSE 3.16 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.23 - DAMP PROOFING
CLAUSE 3.17 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.24 - DAMP PROOFING
CLAUSE 3.18 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.25 - DAMP PROOFING
CLAUSE 3.19 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.26 - DAMP PROOFING
CLAUSE 3.20 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.27 - DAMP PROOFING
CLAUSE 3.21 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.28 - DAMP PROOFING
CLAUSE 3.22 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.29 - DAMP PROOFING
CLAUSE 3.23 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.30 - DAMP PROOFING
CLAUSE 3.24 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.31 - DAMP PROOFING
CLAUSE 3.25 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.32 - DAMP PROOFING
CLAUSE 3.26 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.33 - DAMP PROOFING
CLAUSE 3.27 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.34 - DAMP PROOFING
CLAUSE 3.28 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.35 - DAMP PROOFING
CLAUSE 3.29 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.36 - DAMP PROOFING
CLAUSE 3.30 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.37 - DAMP PROOFING
CLAUSE 3.31 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.38 - DAMP PROOFING
CLAUSE 3.32 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.39 - DAMP PROOFING
CLAUSE 3.33 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.40 - DAMP PROOFING
CLAUSE 3.34 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.41 - DAMP PROOFING
CLAUSE 3.35 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.42 - DAMP PROOFING
CLAUSE 3.36 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.43 - DAMP PROOFING
CLAUSE 3.37 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.44 - DAMP PROOFING
CLAUSE 3.38 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.45 - DAMP PROOFING
CLAUSE 3.39 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.46 - DAMP PROOFING
CLAUSE 3.40 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.47 - DAMP PROOFING
CLAUSE 3.41 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.48 - DAMP PROOFING
CLAUSE 3.42 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.49 - DAMP PROOFING
CLAUSE 3.43 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.50 - DAMP PROOFING
CLAUSE 3.44 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.51 - DAMP PROOFING
CLAUSE 3.45 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.52 - DAMP PROOFING
CLAUSE 3.46 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.53 - DAMP PROOFING
CLAUSE 3.47 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.54 - DAMP PROOFING
CLAUSE 3.48 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.55 - DAMP PROOFING
CLAUSE 3.49 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.56 - DAMP PROOFING
CLAUSE 3.50 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.57 - DAMP PROOFING
CLAUSE 3.51 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.58 - DAMP PROOFING
CLAUSE 3.52 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.59 - DAMP PROOFING
CLAUSE 3.53 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.60 - DAMP PROOFING
CLAUSE 3.54 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.61 - DAMP PROOFING
CLAUSE 3.55 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.62 - DAMP PROOFING
CLAUSE 3.56 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.63 - DAMP PROOFING
CLAUSE 3.57 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.64 - DAMP PROOFING
CLAUSE 3.58 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.65 - DAMP PROOFING
CLAUSE 3.59 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.66 - DAMP PROOFING
CLAUSE 3.60 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.67 - DAMP PROOFING
CLAUSE 3.61 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.68 - DAMP PROOFING
CLAUSE 3.62 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.69 - DAMP PROOFING
CLAUSE 3.63 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.70 - DAMP PROOFING
CLAUSE 3.64 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.71 - DAMP PROOFING
CLAUSE 3.65 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.72 - DAMP PROOFING
CLAUSE 3.66 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.73 - DAMP PROOFING
CLAUSE 3.67 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.74 - DAMP PROOFING
CLAUSE 3.68 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.75 - DAMP PROOFING
CLAUSE 3.69 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.76 - DAMP PROOFING
CLAUSE 3.70 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.77 - DAMP PROOFING
CLAUSE 3.71 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.78 - DAMP PROOFING
CLAUSE 3.72 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.79 - DAMP PROOFING
CLAUSE 3.73 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.80 - DAMP PROOFING
CLAUSE 3.74 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.81 - DAMP PROOFING
CLAUSE 3.75 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.82 - DAMP PROOFING
CLAUSE 3.76 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.83 - DAMP PROOFING
CLAUSE 3.77 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.84 - DAMP PROOFING
CLAUSE 3.78 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.85 - DAMP PROOFING
CLAUSE 3.79 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.86 - DAMP PROOFING
CLAUSE 3.80 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.87 - DAMP PROOFING
CLAUSE 3.81 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.88 - DAMP PROOFING
CLAUSE 3.82 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.89 - DAMP PROOFING
CLAUSE 3.83 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.90 - DAMP PROOFING
CLAUSE 3.84 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.91 - DAMP PROOFING
CLAUSE 3.85 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.92 - DAMP PROOFING
CLAUSE 3.86 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.93 - DAMP PROOFING
CLAUSE 3.87 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.94 - DAMP PROOFING
CLAUSE 3.88 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.95 - DAMP PROOFING
CLAUSE 3.89 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.96 - DAMP PROOFING
CLAUSE 3.90 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.97 - DAMP PROOFING
CLAUSE 3.91 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.98 - DAMP PROOFING
CLAUSE 3.92 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.99 - DAMP PROOFING
CLAUSE 3.93 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.100 - DAMP PROOFING
CLAUSE 3.94 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.101 - DAMP PROOFING
CLAUSE 3.95 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.102 - DAMP PROOFING
CLAUSE 3.96 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.103 - DAMP PROOFING
CLAUSE 3.97 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.104 - DAMP PROOFING
CLAUSE 3.98 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.105 - DAMP PROOFING
CLAUSE 3.99 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.106 - DAMP PROOFING
CLAUSE 4.00 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.107 - DAMP PROOFING
CLAUSE 4.01 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.108 - DAMP PROOFING
CLAUSE 4.02 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.109 - DAMP PROOFING
CLAUSE 4.03 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.110 - DAMP PROOFING
CLAUSE 4.04 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.111 - DAMP PROOFING
CLAUSE 4.05 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.112 - DAMP PROOFING
CLAUSE 4.06 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.113 - DAMP PROOFING
CLAUSE 4.07 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.114 - DAMP PROOFING
CLAUSE 4.08 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.115 - DAMP PROOFING
CLAUSE 4.09 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.116 - DAMP PROOFING
CLAUSE 4.10 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.117 - DAMP PROOFING
CLAUSE 4.11 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.118 - DAMP PROOFING
CLAUSE 4.12 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.119 - DAMP PROOFING
CLAUSE 4.13 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.120 - DAMP PROOFING
CLAUSE 4.14 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.121 - DAMP PROOFING
CLAUSE 4.15 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.122 - DAMP PROOFING
CLAUSE 4.16 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.123 - DAMP PROOFING
CLAUSE 4.17 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.124 - DAMP PROOFING
CLAUSE 4.18 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.125 - DAMP PROOFING
CLAUSE 4.19 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.126 - DAMP PROOFING
CLAUSE 4.20 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.127 - DAMP PROOFING
CLAUSE 4.21 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.128 - DAMP PROOFING
CLAUSE 4.22 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.129 - DAMP PROOFING
CLAUSE 4.23 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.130 - DAMP PROOFING
CLAUSE 4.24 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.131 - DAMP PROOFING
CLAUSE 4.25 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.132 - DAMP PROOFING
CLAUSE 4.26 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.133 - DAMP PROOFING
CLAUSE 4.27 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.134 - DAMP PROOFING
CLAUSE 4.28 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.135 - DAMP PROOFING
CLAUSE 4.29 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.136 - DAMP PROOFING
CLAUSE 4.30 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.137 - DAMP PROOFING
CLAUSE 4.31 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.138 - DAMP PROOFING
CLAUSE 4.32 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.139 - DAMP PROOFING
CLAUSE 4.33 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.140 - DAMP PROOFING
CLAUSE 4.34 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.141 - DAMP PROOFING
CLAUSE 4.35 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.142 - DAMP PROOFING
CLAUSE 4.36 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.143 - DAMP PROOFING
CLAUSE 4.37 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.144 - DAMP PROOFING
CLAUSE 4.38 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.145 - DAMP PROOFING
CLAUSE 4.39 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.146 - DAMP PROOFING
CLAUSE 4.40 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.147 - DAMP PROOFING
CLAUSE 4.41 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.148 - DAMP PROOFING
CLAUSE 4.42 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.149 - DAMP PROOFING
CLAUSE 4.43 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.150 - DAMP PROOFING
CLAUSE 4.44 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.151 - DAMP PROOFING
CLAUSE 4.45 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.152 - DAMP PROOFING
CLAUSE 4.46 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.153 - DAMP PROOFING
CLAUSE 4.47 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.154 - DAMP PROOFING
CLAUSE 4.48 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.155 - DAMP PROOFING
CLAUSE 4.49 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.156 - DAMP PROOFING
CLAUSE 4.50 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.157 - DAMP PROOFING
CLAUSE 4.51 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.158 - DAMP PROOFING
CLAUSE 4.52 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.159 - DAMP PROOFING
CLAUSE 4.53 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.160 - DAMP PROOFING
CLAUSE 4.54 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.161 - DAMP PROOFING
CLAUSE 4.55 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.162 - DAMP PROOFING
CLAUSE 4.56 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.163 - DAMP PROOFING
CLAUSE 4.57 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.164 - DAMP PROOFING
CLAUSE 4.58 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.165 - DAMP PROOFING
CLAUSE 4.59 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.166 - DAMP PROOFING
CLAUSE 4.60 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.167 - DAMP PROOFING
CLAUSE 4.61 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.168 - DAMP PROOFING
CLAUSE 4.62 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.169 - DAMP PROOFING
CLAUSE 4.63 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.170 - DAMP PROOFING
CLAUSE 4.64 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.171 - DAMP PROOFING
CLAUSE 4.65 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.172 - DAMP PROOFING
CLAUSE 4.66 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.173 - DAMP PROOFING
CLAUSE 4.67 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.174 - DAMP PROOFING
CLAUSE 4.68 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.175 - DAMP PROOFING
CLAUSE 4.69 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.176 - DAMP PROOFING
CLAUSE 4.70 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.177 - DAMP PROOFING
CLAUSE 4.71 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.178 - DAMP PROOFING
CLAUSE 4.72 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.179 - DAMP PROOFING
CLAUSE 4.73 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.180 - DAMP PROOFING
CLAUSE 4.74 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.181 - DAMP PROOFING
CLAUSE 4.75 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.182 - DAMP PROOFING
CLAUSE 4.76 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.183 - DAMP PROOFING
CLAUSE 4.77 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.184 - DAMP PROOFING
CLAUSE 4.78 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.185 - DAMP PROOFING
CLAUSE 4.79 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.186 - DAMP PROOFING
CLAUSE 4.80 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.187 - DAMP PROOFING
CLAUSE 4.81 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.188 - DAMP PROOFING
CLAUSE 4.82 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.189 - DAMP PROOFING
CLAUSE 4.83 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.190 - DAMP PROOFING
CLAUSE 4.84 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.191 - DAMP PROOFING
CLAUSE 4.85 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.192 - DAMP PROOFING
CLAUSE 4.86 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.193 - DAMP PROOFING
CLAUSE 4.87 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.194 - DAMP PROOFING
CLAUSE 4.88 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.195 - DAMP PROOFING
CLAUSE 4.89 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.196 - DAMP PROOFING
CLAUSE 4.90 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.197 - DAMP PROOFING
CLAUSE 4.91 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.198 - DAMP PROOFING
CLAUSE 4.92 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.199 - DAMP PROOFING
CLAUSE 4.93 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.200 - DAMP PROOFING
CLAUSE 4.94 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.201 - DAMP PROOFING
CLAUSE 4.95 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.202 - DAMP PROOFING
CLAUSE 4.96 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.203 - DAMP PROOFING
CLAUSE 4.97 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.204 - DAMP PROOFING
CLAUSE 4.98 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.205 - DAMP PROOFING
CLAUSE 4.99 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.206 - DAMP PROOFING
CLAUSE 5.00 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.207 - DAMP PROOFING
CLAUSE 5.01 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.208 - DAMP PROOFING
CLAUSE 5.02 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.209 - DAMP PROOFING
CLAUSE 5.03 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.210 - DAMP PROOFING
CLAUSE 5.04 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.211 - DAMP PROOFING
CLAUSE 5.05 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.212 - DAMP PROOFING
CLAUSE 5.06 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.213 - DAMP PROOFING
CLAUSE 5.07 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.214 - DAMP PROOFING
CLAUSE 5.08 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.215 - DAMP PROOFING
CLAUSE 5.09 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.216 - DAMP PROOFING
CLAUSE 5.10 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.217 - DAMP PROOFING
CLAUSE 5.11 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.218 - DAMP PROOFING
CLAUSE 5.12 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.219 - DAMP PROOFING
CLAUSE 5.13 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.220 - DAMP PROOFING
CLAUSE 5.14 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.221 - DAMP PROOFING
CLAUSE 5.15 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.222 - DAMP PROOFING
CLAUSE 5.16 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.223 - DAMP PROOFING
CLAUSE 5.17 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.224 - DAMP PROOFING
CLAUSE 5.18 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.225 - DAMP PROOFING
CLAUSE 5.19 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.226 - DAMP PROOFING
CLAUSE 5.20 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.227 - DAMP PROOFING
CLAUSE 5.21 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.228 - DAMP PROOFING
CLAUSE 5.22 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.229 - DAMP PROOFING
CLAUSE 5.23 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.230 - DAMP PROOFING
CLAUSE 5.24 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.231 - DAMP PROOFING
CLAUSE 5.25 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.232 - DAMP PROOFING
CLAUSE 5.26 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.233 - DAMP PROOFING
CLAUSE 5.27 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.234 - DAMP PROOFING
CLAUSE 5.28 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.235 - DAMP PROOFING
CLAUSE 5.29 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.236 - DAMP PROOFING
CLAUSE 5.30 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.237 - DAMP PROOFING
CLAUSE 5.31 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.238 - DAMP PROOFING
CLAUSE 5.32 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.239 - DAMP PROOFING
CLAUSE 5.33 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.240 - DAMP PROOFING
CLAUSE 5.34 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.241 - DAMP PROOFING
CLAUSE 5.35 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.242 - DAMP PROOFING
CLAUSE 5.36 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.243 - DAMP PROOFING
CLAUSE 5.37 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.244 - DAMP PROOFING
CLAUSE 5.38 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.245 - DAMP PROOFING
CLAUSE 5.39 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.246 - DAMP PROOFING
CLAUSE 5.40 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.247 - DAMP PROOFING
CLAUSE 5.41 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.248 - DAMP PROOFING
CLAUSE 5.42 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.249 - DAMP PROOFING
CLAUSE 5.43 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.250 - DAMP PROOFING
CLAUSE 5.44 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.251 - DAMP PROOFING
CLAUSE 5.45 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.252 - DAMP PROOFING
CLAUSE 5.46 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.253 - DAMP PROOFING
CLAUSE 5.47 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.254 - DAMP PROOFING
CLAUSE 5.48 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.255 - DAMP PROOFING
CLAUSE 5.49 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.256 - DAMP PROOFING
CLAUSE 5.50 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.257 - DAMP PROOFING
CLAUSE 5.51 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.258 - DAMP PROOFING
CLAUSE 5.52 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.259 - DAMP PROOFING
CLAUSE 5.53 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.260 - DAMP PROOFING
CLAUSE 5.54 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.261 - DAMP PROOFING
CLAUSE 5.55 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.262 - DAMP PROOFING
CLAUSE 5.56 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.263 - DAMP PROOFING
CLAUSE 5.57 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.264 - DAMP PROOFING
CLAUSE 5.58 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.265 - DAMP PROOFING
CLAUSE 5.59 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.266 - DAMP PROOFING
CLAUSE 5.60 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.267 - DAMP PROOFING
CLAUSE 5.61 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.268 - DAMP PROOFING
CLAUSE 5.62 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.269 - DAMP PROOFING
CLAUSE 5.63 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.270 - DAMP PROOFING
CLAUSE 5.64 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.271 - DAMP PROOFING
CLAUSE 5.65 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F19.272 - DAMP PROOFING

**SPECIFICATIONS (refer to specification attachment)**

**AIRQUALITY LIGHTING:** TO COMPLY WITH ICA PART CLAUSE# 6.4 AND AS1680

**DRAINAGE:** TO COMPLY WITH ICA PART CLAUSE# 6.7 AND AS1698

**DRAINAGE GUTTERS & DOWNPIPES:** TO COMPLY WITH AS2130 SECTION 3.2

**EFFECTIVE DRAINAGE:** TO COMPLY WITH ICA PART CLAUSE# 6.7 AND AS1698

**FIRE SERVICES:** TO COMPLY WITH SECTION 5 OF BCA

**FLOOR FINISHES:** TO COMPLY WITH PART J7 OF BCA

**MASONRY:** TO COMPLY WITH AS2740

**MICHELLE/DORLANDS:** ICA CLAUSE# 6.11 AND AS1630-4.2005

**MECHANICAL AIRCONDITIONING:** TO COMPLY WITH PART B6 OF BCA

**MECHANICAL EXHAUST VENTILATION:** TO COMPLY WITH AS1668 A.8 AND B.2

**PENETRATIONS:** TO COMPLY WITH ICA PART CLAUSE# 6.12 AND AS3376

**PENETRATIONS THROUGH FIRE RATED CONSTRUCTION FOR**

**CONCRETE WALL PENETRATIONS:** TO COMPLY WITH ICA CLAUSE# 6.11 AND AS1630-4.2005

**PIPE TRANSMISSION:** TO COMPLY WITH PARTS OF BCA

**STAIR CONSTRUCTION:** TO COMPLY WITH ICA CLAUSE# E2.15

**STRUCTURAL PROTECTION:** TO COMPLY WITH ICA CLAUSE# E2.15

**WATERPROOFING OF WET AREAS:** TO COMPLY WITH AS2740

BASIS COMMITMENTS		
(TO BE READ IN CONJUNCTION WITH APPROVED BASIS REPORT)		
<b>WATER OPTIONS</b>	<b>ENERGY OPTIONS</b>	<b>AIR CONDITIONING</b>
DOWNDRAWS	COOLING/HEATING	1 PHASE E-30 3.0 3.5 (ZONED)
3 STAR	8 STAR (2.5 L/min) ALL LIVING/DORMER AREAS	AS PER BASIS CERTIFICATE
TOILETS:	VENTILATION:	INDIVIDUAL FAN
KITCHEN TAPS	(BATHROOM, KITCHEN, LAUNDRY)	DUCTED TO FACADE OR ROOF
BATHROOM TAPS		MANUAL SWITCH ON/OFF
DISHWASHERS:	COOK TOP & ELECTRIC OVERHEAD	VENTILATION OF THE DWELLINGS
	DISHWASHERS:	3.5 STAR
	<b>ENERGY OPTIONS</b>	
	HOT WATER SYSTEM:	CENTRAL HOT WATER SYSTEM
	ARTIFICIAL LIGHTING:	AS PER BASIS CERTIFICATE
	NATURAL LIGHTING:	AS PER BASIS CERTIFICATE
		AS PER BASIS CERTIFICATE
	<b>COMMON AREAS:</b>	<b>REFER TO APPROVED BASIS CERT</b>

**MHNDU**NION

29 HUTCHINSON STREET  
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Nominated Architect  
Brian Meyerson NSW  
Registration Number 49076

MH/N Design Union Pty Ltd. AEN 94 003 717 662

**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

**DRAWING:**  
PHOTOMONTAGE -  
GUMTREE LN

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: NTS @A3  
DRAWING NO: REV:

**DA 6002 (A)**



## SUMMARY

The site is located in the business district in Double Bay within the vicinity of parks, the bay, Edgecliff train station and New South Head Road to the south. The existing site is a combination of 2-3 storey buildings across 3 properties between Bay St and Gumtree Lane.

This DA proposes to combine the existing lots and to provide a mixed use dwelling containing 2 retail spaces, a through-site walkway, and residential lobby on ground floor, 5 storeys above containing 23 dwellings, and two levels of basement parking, whilst ensuring any impacts from doing so are minimised.

The proposal provides for a quality building, with carefully considered bulk and scale, apartment layout and aspect. The proposal satisfies the BASIX targets and provides a variety of high quality apartments in a contemporary yet respectful aesthetic.

04 December 2017

This is to certify that I, Brian Meyerson, (NSW Board of Architects Registration No. 4907) directed the design of the proposed redevelopment as described above, and have given due consideration to the Design Quality Principles set out in Part 2 of State Environmental Planning Policy No. 65. The detailed analysis of the outcome achieved, are contained in the relevant portion of the Statement of Environmental Effects accompanying the DA.

Yours faithfully  
MHN DESIGN UNION

Brian Meyerson

DIRECTOR

**MHNDU**ION

ARCHITECTURE  
INTERIORS

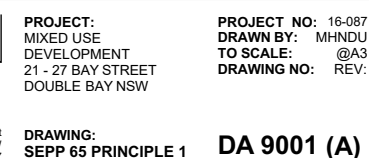
**MHN DESIGN UNION**  
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[illegible]

Articulated retail entrances with an increased glass line setback allows more permeable shop fronts to the street, to emphasise outdoor spaces, outdoor activities, street life and the pedestrian experience. Soft curves, neutral material palette with subtle touches of bronze accents provides the streetscape with sophisticated and elegant presence. Provision of street awnings extend activities to the street and provide shading for seating and will contribute positively to the street experience.





**GOOD DESIGN ACHIEVES A SCALE, BULK AND HEIGHT APPROPRIATE TO THE EXISTING OR DESIRED FUTURE CHARACTER OF THE STREET AND SURROUNDING BUILDINGS.**

GOOD DESIGN ALSO ACHIEVES AN APPROPRIATE BUILT FORM FOR A SITE AND THE BUILDING'S PURPOSE IN TERMS OF BUILDING ALIGNMENTS, PROPORTIONS, BUILDING TYPE, ARTICULATION AND THE MANIPULATION OF BUILDING ELEMENTS. APPROPRIATE BUILT FORM DEFINES THE PUBLIC DOMAIN, CONTRIBUTES TO THE CHARACTER OF STREETSAPES AND PARKS, INCLUDING THEIR VIEWS AND VISTAS, AND PROVIDES INTERNAL AMENITY AND OUTLOOK.

The proposed development emulates the existing rhythm along Bay Street by providing three prominent portions which reinstate the original lot related building widths and retail frontages.

The existing forms are characterised by the main bulk of the building projecting forward to the front boundary, with a recessed roof above. The composition of elements in the proposed design relates proportionally to the surrounding context. The main bulk of the proposed design is expressed with projecting balconies in white oxidised concrete softened by curved edges and external white curtains. The recessed levels above are set back from the front building parapet in a dark bronze screened form.

The bulk and scale of the proposed development is compatible with that of the surrounding context, despite the non-compliance with the building height control to the rear of the site. The proposed landscaped light wells reduces the bulk and scale of the development and provides light to & landscaped outlook from apartments.

The provision of 23 high quality 1, 2 and 3 bedroom apartments is consistent with the housing demand in the area, and is proposed to read as a 4 storey building when viewed from the street. The recessed upper two storeys are a darker colour palette and set behind the strong white concrete parapet line created by the Level 4 balconies.

The bronze arch frames fronting Bay St offer a focal point of interest and offers a promenade-like experience on the street. The full height glazing, and openings on both Bay St and Gum Tree Lane is set back from the front boundary and offer opportunities for outdoor activities from the tenancies to contribute to the vitality of street life.

## VERTICAL MODULATION

VERTICAL BLADES AND RECESSES FORM THREE PROMINENT PORTIONS WHICH REINSTATE THE ORIGINAL LOT RELATED BUILDING WIDTHS AND RETAIL FRONTAGES.

THE PROPOSED PROPORTIONS EMULATE THE EXISTING RHYTHM  
ALONG BAY STREET.

### PROPORTION OF ELEMENTS

THE EXISTING SURROUNDING FORMS ARE CHARACTERISED BY THE MAIN BULK OF THE BUILDING PROJECTING TO THE FRONT BOUNDARY AND A TWO-PART RECESSED ROOF FORM ABOVE.

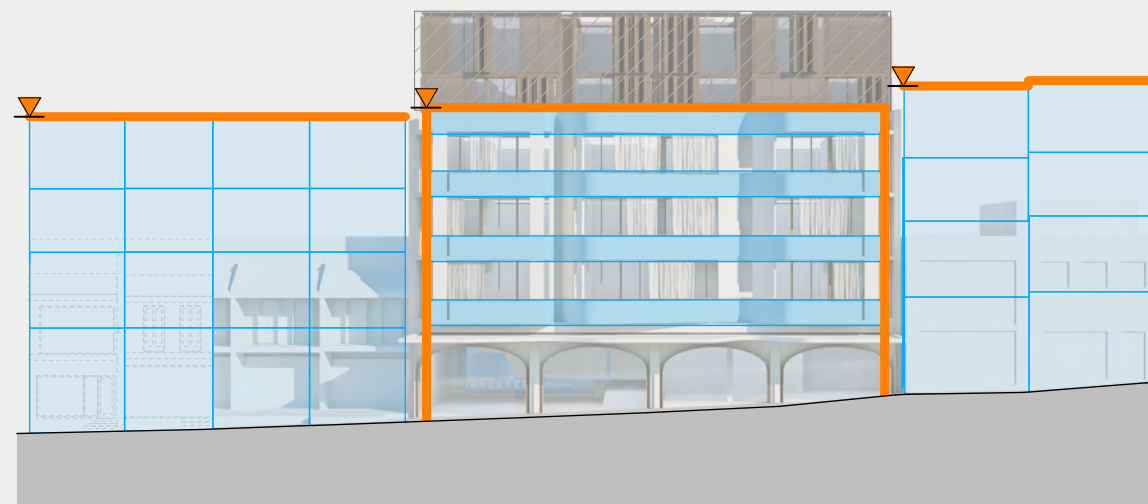
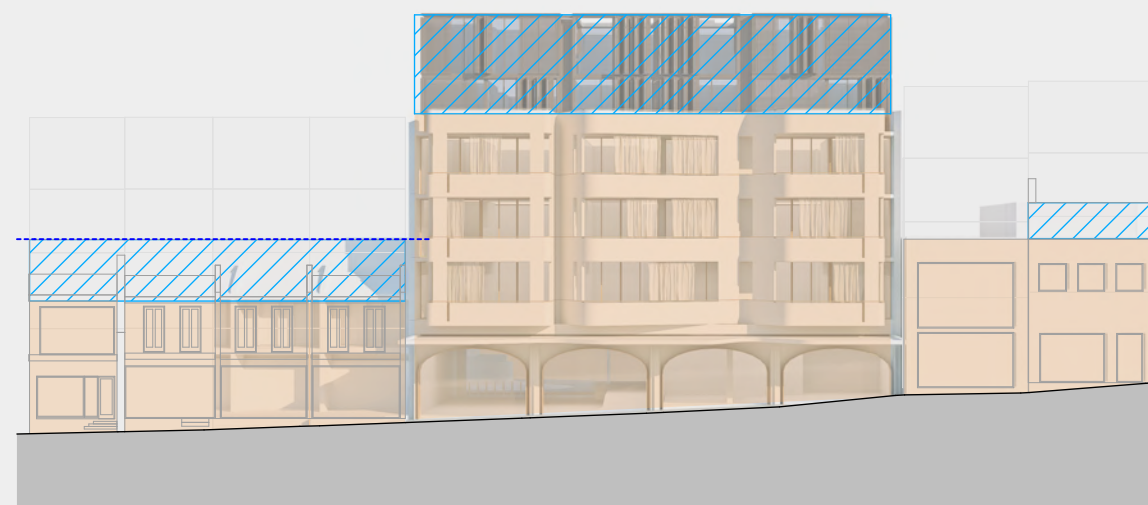
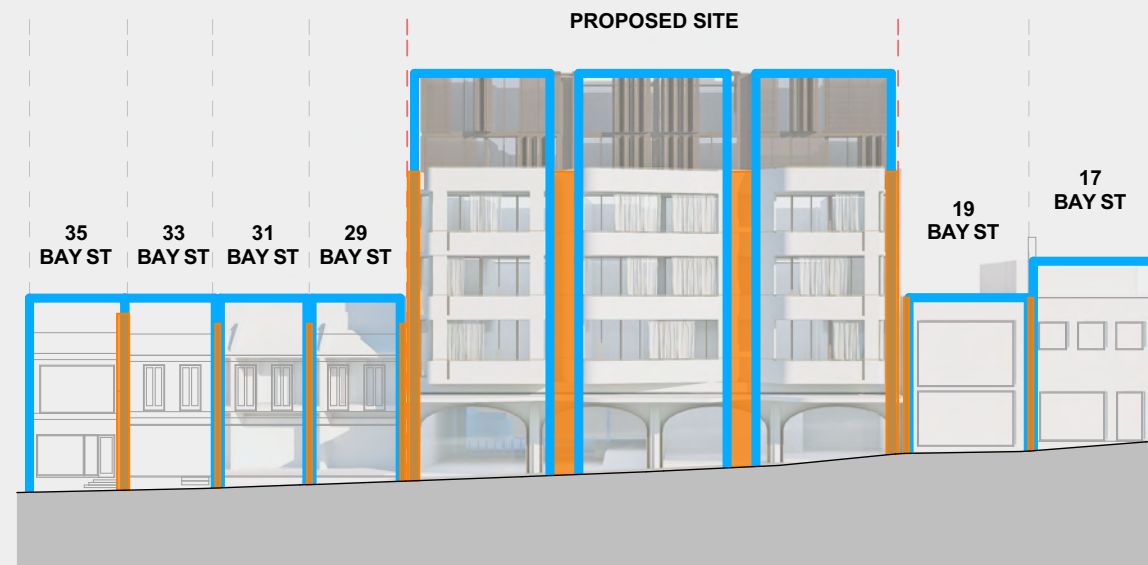
THE COMPOSITION OF ELEMENTS IN THE PROPOSED DESIGN  
RELATES PROPORTIONALLY TO THE SURROUNDING CONTEXT.  
THE MAIN BULK OF THE PROPOSED DESIGN IS EXPRESSED WITH  
PROJECTING BALCONIES BOUND WITHIN ARCHITECTURAL  
FRAMES.

THE STOREYS ABOVE ARE RECESSED BEHIND THE FRAME, USING DARKER SHADES AND A SOFTER MATERIAL PALETTE TO THE ELEMENTS BELOW.

## FUTURE DEVELOPMENT

IN ADDITION TO PROVIDING A RELATIONSHIP WITH THE EXISTING BULK AND SCALE OF THE SURROUNDING CONTEXT, THE PROPOSED DEVELOPMENT SEEKS TO RESPOND TO POTENTIAL FUTURE DEVELOPMENT OF DOUBLE BAY.

THE TOP BALUSTRADE LEVEL PROVIDES A STRONG PARAPET LINE WHICH RELATES TO THE MAIN PARAPET LEVEL SUGGESTED IN WOOLLAHRA COUNCIL'S LEP FOR THE FUTURE DEVELOPMENT OF THE AREA. THE REMAINING STOREYS ABOVE ARE SET BEHIND THIS LINE AND APPEARS RECESSIVE. THIS ENSURES CONTINUITY OF THE CONTEXTUAL RELATIONSHIP IN BOTH THE EXISTING AND FUTURE STREETScape.

[illegible]

# DENSITY

APPROPRIATE DENSITIES ARE CONSISTENT WITH THE AREA'S EXISTING OR PROJECTED POPULATION. APPROPRIATE DENSITIES CAN BE SUSTAINED BY EXISTING OR PROPOSED INFRASTRUCTURE, PUBLIC TRANSPORT, ACCESS TO JOBS, COMMUNITY FACILITIES AND THE ENVIRONMENT.

The proposal achieves the apartment amenity standards as required by the ADG. Apartment sizes exceed to recommended areas suggested in the ADG, with adequate room sizes and ceiling heights. High percentages of apartments achieve the requirements for solar access & natural ventilation, and this is helped by providing two large light wells between the apartments front Bay St and Gum Tree Lane.

The environmental impacts of the development are minimal.

The proposed density is appropriate for the site and its context.



GFA CALCULATIONS			
GROUND FLOOR	541	m <sup>2</sup>	
LEVEL 1	507	m <sup>2</sup>	
LEVEL 2	507	m <sup>2</sup>	
LEVEL 3	507	m <sup>2</sup>	
LEVEL 4	489	m <sup>2</sup>	
LEVEL 5	431	m <sup>2</sup>	
<b>TOTAL GFA</b>	<b>2,982</b>	<b>m<sup>2</sup></b>	
FSR			
	<b>CONTROL</b>	<b>PROPOSAL</b>	
SITE AREA:	820 m <sup>2</sup>		
TOTAL GFA:	2,050 m <sup>2</sup>	2,982 m <sup>2</sup>	
FSR:	<b>2.5 : 1</b>	3.6 : 1	
UNIT MIX			
3B	2B+	2B	1B
10	8	2	3
			<b>TOTAL</b>
			<b>23</b>

REVISIONS		PLOTTED: 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017	<ol style="list-style-type: none"> <li>ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE, THE NATIONAL STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REG.</li> <li>CONTRACTOR TO INSURE COMPLETION OF THE WORK (MATERIALS IS MAINTAINED)</li> <li>CONTRACTOR TO NOTIFY ANY OF ANY DISCREPANCIES, DIMENSIONAL INCONGRUITIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING</li> <li>MINI TO REVEAL ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION</li> <li>CONTRACTOR TO LIAISE WITH AGENT CONTRACTOR TO ENSURE ALL PROVIDED/ACCOMMODATION REQUIREMENTS ARE ACCURATE</li> <li>ALL DIMENSIONS TO BE VERIFIED ON SITE, DO NOT SCALE</li> <li>ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT EASE</li> </ol>
<p>21 - 27 Bay Street Double Bay - Development Application</p> <p>CONTRACTOR TO VERIFY ALL DIMENSIONAL INFORMATION ON SITE PRIOR TO COMMENCING WORK. MINI TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF THE DRAWINGS SHOWN HEREON IS RETAINED BY THE ARCHITECT. NO REUSE OF THE DRAWINGS FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>			

ALC CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	
CLAUSE B-1-4. MATERIAL & FORMS CONSTRUCTIONS	CLAUSE D2-17. HANDRAILS
SPEC C11-1. FIRE-RESISTING CONSTRUCTION	CLAUSE D2-21. OPERATING OF LATCH
SPEC C11-2. FIRE-RESISTING PROPERTIES	CLAUSE D2-22. ISOLATE CHAIRS
SPEC C11-2.1. PERFORMANCE OF EXTERNAL WALLS IN A FIRE	CLAUSE D2-23. GENERAL BUILDING ACCESS REQUIREMENTS
SPEC C11-2.2. PERFORMANCE OF EXTERNAL WALLS IN A FIRE	CLAUSE D2-24. ACCESSIBLE TOILETS
CLAUSE C2-10. SEPARATION OF EQUIPMENT	CLAUSE D3-1. DETECTABLE SURFACE
CLAUSE C2-11. SEPARATION OF CHAIRS IN EXTERNAL WALL	CLAUSE D3-2. DETECTABLE SURFACE
CLAUSE C3-3. ACCEPTABLE METHODS OF PROTECTION (OF PATCHES)	CLAUSE D3-7. WATERPROOFING OF WET AREAS
CLAUSE C3-4. ACCEPTABLE METHODS OF PROTECTION (OF PATCHES)	CLAUSE D3-8. WATERPROOFING OF WET AREAS
CLAUSE C3-5. OPENING FOR SERVICE INSTALLATIONS	CLAUSE D3-9. WATERPROOFING OF WET AREAS
CLAUSE C3-6. OPENING FOR SERVICE INSTALLATIONS	CLAUSE D3-10. WATERPROOFING OF WET AREAS
CLAUSE D2-7. INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D3-11. WATERPROOFING OF WET AREAS
CLAUSE D2-8. INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D3-12. WATERPROOFING OF WET AREAS
CLAUSE D2-14. LANDSCAPING	CLAUSE D3-13. WATERPROOFING OF WET AREAS
CLAUSE D2-15. LANDSCAPING	CLAUSE D3-14. WATERPROOFING OF WET AREAS
CLAUSE D2-16. LANDSCAPING	CLAUSE D3-15. WATERPROOFING OF WET AREAS
CLAUSE D2-17. HANDRAILS	CLAUSE D3-16. WATERPROOFING OF WET AREAS
CLAUSE D2-21. OPERATING OF LATCH	CLAUSE D3-17. WATERPROOFING OF WET AREAS
CLAUSE D2-22. ISOLATE CHAIRS	CLAUSE D3-18. WATERPROOFING OF WET AREAS
CLAUSE D2-23. GENERAL BUILDING ACCESS REQUIREMENTS	CLAUSE D3-19. WATERPROOFING OF WET AREAS
CLAUSE D2-24. ACCESSIBLE TOILETS	CLAUSE D3-20. WATERPROOFING OF WET AREAS
CLAUSE D3-1. DETECTABLE SURFACE	CLAUSE D3-21. WATERPROOFING OF WET AREAS
CLAUSE D3-2. DETECTABLE SURFACE	CLAUSE D3-22. WATERPROOFING OF WET AREAS
CLAUSE D3-7. WATERPROOFING OF WET AREAS	CLAUSE D3-23. WATERPROOFING OF WET AREAS
CLAUSE D3-8. WATERPROOFING OF WET AREAS	CLAUSE D3-24. WATERPROOFING OF WET AREAS
CLAUSE D3-9. WATERPROOFING OF WET AREAS	CLAUSE D3-25. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-10. WATERPROOFING OF WET AREAS	CLAUSE D3-26. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-11. WATERPROOFING OF WET AREAS	CLAUSE D3-27. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-12. WATERPROOFING OF WET AREAS	CLAUSE D3-28. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-13. WATERPROOFING OF WET AREAS	CLAUSE D3-29. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-14. WATERPROOFING OF WET AREAS	CLAUSE D3-30. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-15. WATERPROOFING OF WET AREAS	CLAUSE D3-31. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-16. WATERPROOFING OF WET AREAS	CLAUSE D3-32. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-17. WATERPROOFING OF WET AREAS	CLAUSE D3-33. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-18. WATERPROOFING OF WET AREAS	CLAUSE D3-34. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-19. WATERPROOFING OF WET AREAS	CLAUSE D3-35. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-20. WATERPROOFING OF WET AREAS	CLAUSE D3-36. CONSTRUCTION OF SANITARY CUMULATIVE
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CLAUSE D3-24. WATERPROOFING OF WET AREAS	CLAUSE D3-40. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-25. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-41. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-26. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-42. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-27. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-43. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-28. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-44. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-29. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-45. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-30. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-46. CONSTRUCTION OF SANITARY CUMULATIVE
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CLAUSE D3-43. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-59. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-44. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-60. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-45. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-61. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-46. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-62. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-47. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-63. CONSTRUCTION OF SANITARY CUMULATIVE
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CLAUSE D3-57. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-73. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-58. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-74. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-59. CONSTRUCTION OF SANITARY CUMULATIVE	CLAUSE D3-75. CONSTRUCTION OF SANITARY CUMULATIVE
CLAUSE D3-60.	

**SPECIFICATIONS (refer to specification attachment)**  
ARTIFICIAL LIGHTING: TO COMPLY WITH BICA PART CLASSIFIER 4.4 & AS  
BALUSTRADE HEIGHTS: TO COMPLY WITH BICA CLAUSE D2  
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500  
ENERGY EFFICIENCY: TO COMPLY WITH BICA PART CLASSIFIER 4.4 & BICA  
FIRE SERVICES: TO COMPLY WITH SECTION E OF BICA  
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BICA  
MASONRY: TO COMPLY WITH AS3700  
MECHANICAL AIR CONDITIONING: TO COMPLY WITH BICA CLAUSE 15.8 & AS1530-4:2006  
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1568 & AS1569  
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR  
MECHANICAL EXHAUST PENETRATIONS TO COMPLY WITH BICA CLAUSE  
15.8 & AS1530-4:2006  
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BICA  
STAIR CONSTRUCTION: TO COMPLY WITH BICA CLAUSE D2, D3  
STAIR CONSTRUCTION: TO COMPLY WITH BICA CLAUSE D2, D3

BASIS COMMITMENTS			
(TO BE READ IN CONJUNCTION WITH APPROVED BASIS REPORT)			
WATER OPTIONS		ENERGY OPTIONS	
SHOWERSHEADS:	3 STAR	COOKING/EATING:	AIR-CONDITIONING 1 PHASE
	1/2 STAR	LIVING/BEDROOM AREAS	AS PER BASIS CERTIFICATE
TOILETS:	4 STAR	VENTILATION:	INDIVIDUAL FAN
KITCHENS:	4 STAR	(BATHROOM, KITCHEN, LAUNDRY)	SWITCH ON/OFF OR ROOF
BATHROOM TAPS:	4 STAR	GAZ COOK TOP & ELECTRIC OVERHEADS	NATURAL LIGHTING
DISHWASHERS:	5 STAR	DISINTEGRATING	3.5 STAR
ENERGY OPTIONS		CENTRAL HOT WATER SYSTEM	
HOT WATER SYSTEM:		AS PER BASIS CERTIFICATE	
ARTIFICIAL LIGHTING:		AS PER BASIS CERTIFICATE	
NATURAL LIGHTING:		AS PER BASIS CERTIFICATE	
COMMON AREAS:		REFER TO APPROVED BASIS CERT	

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Nominated Architect  
Brian Meyerson NSW  
Registration Number 4907

**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

**DRAWING:**  
**SEPP 65 PRINCIPLE 3**

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: @A3  
DRAWING NO: REV:

**DA 9003 (A)**



## 4

OTHER ELEMENTS INCLUDE RECYCLING AND REUSE OF MATERIALS AND WASTE, USE OF SUSTAINABLE MATERIALS, AND DEEP SOIL ZONES FOR GROUND WATER AND VEGETATION.

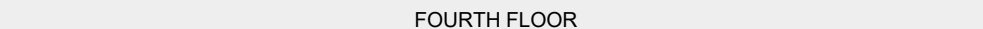
The three single aspect 1-bedroom apartments have a maximum shorter building depth of 7.1m to aid natural ventilation and access to sunlight throughout the day.

Photovoltaic panels will be provided on the roof to generate energy to the retail tenancies on ground floor.

The selection of materials and construction methods include sustainable materials, recycling and reuse of materials and waste where possible. Deep soil landscaping is not applicable to this urban infill, however landscaped areas on level 1 allow for 1 metre soil depth capable of growing large mature trees as specified by the landscape architect.



SOLAR ACCESS				
TOTAL UNITS		23		
3hr WINTER SUN ACCESS (8am-4pm)		19/23 (83%)		COMPLIES
CROSS VENTILATION				
TOTAL UNITS		23		
CROSS VENTILATED UNITS		20/23 (86%)		COMPLIES
UNIT MIX				
3B	2B+	2B	1B	TOTAL
10	8	2	3	23



REVISONS		PLOTTED: 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017	<p>ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE, THE NATIONAL STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED</p> <p>CONTRACTOR TO NOTIFY AHEAD OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING</p> <p>MINI TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION</p> <p>CONTRACTOR TO LABELS WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWERWIRE COMMUNICATION REQUIREMENTS ARE MET</p> <p>ALL DIMENSIONS TO BE VERIFIED ON SITE, DO NOT SCALE ALL WORKS TO BE VERIFIED AGAINST DRAWINGS PRIOR TO CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE</p>
<p>21 - 27 Bay Street Double Bay - Development Application (a)</p> <p>CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MINI TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF THE DRAWINGS SHOWN HEREON IS RETAINED BY THE ARCHITECT. NO PARTS OF THE DRAWINGS ARE TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>			

## ALL CONSTRUCTION TO COMPLY WITH MINIMUM WBCA CLASSES & AUSTRALIAN STANDARDS

CLAUSE B-14 - MATERIAL & FORMS CONSTRUCTIONS	CLAUSE D2-17 - HANDRAILS
SPEC C-11 - FIRE RESISTING CONSTRUCTION	CLAUSE D2-18 - OPERATION OF LATCH
SPEC C-12 - FIRE ALARM & DETECTION	CLAUSE D2-19 - SMOKE EXHAUST
SPEC C-13 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE	CLAUSE D2-2 - GENERAL BUILDING ACCESS REQUIREMENTS
SPEC C-14 - PERFORMANCE OF OPERABLE WINDOW UNITS	CLAUSE D2-3 - ACCESSIBLE TOILETS
CLAUSE C-12 - SEPARATION OF EQUIPMENT	CLAUSE D2-6 - DET. OF ACCESSIBLE FACILITIES/SERVICE
CLAUSE C-15 - PROTECTION OF EXTERIOR WALLS	CLAUSE D2-7 - ACCESSIBLE ENTRANCES
CLAUSE C-3 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	CLAUSE D-17 - WATERPROOFING OF WET AREAS
CLAUSE C-15 - PROTECTION OF EXTERIOR WALLS	CLAUSE D-18 - LIGHTING AND ELECTRICAL
CLAUSE C-15 - INSTALLATION FOR SERVICE IN EXITS	CLAUSE D-25 - CONSTRUCTION OF SANITARY COMPARTMENTS
CLAUSE D-27 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D-24 - SOUND INSULATION OF FLOORS
CLAUSE D-27 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D-24 - SOUND INSULATION OF FLOORS
CLAUSE D-14 - LANDSCAPING	CLAUSE D-25 - SOUND INSULATION OF SERVICES
CLAUSE D-14 - LANDSCAPING	CLAUSE D-26 - SOUND INSULATION OF SERVICES
CLAUSE D-16 - BALUSTRADES	CLAUSE D-17 - SOUND INSULATION OF PUMPS

**SPECIFICATIONS [refer to specification attachment]**

**AIRQUALITY LIGHTING:** TO COMPLY WITH BICA PART CLAUSE #4.5 & A51680

**BALUSTRADE HANDRAILS:** TO COMPLY WITH BICA CLAUSE D2.16

**BATHROOMS:** TO COMPLY WITH BICA PART CLAUSE #4.5 & A51680

**ENERGY EFFICIENT GLAZING:** TO COMPLY WITH #2 OF BICA CLAUSE D2.16

**FIRE RATED GLAZING:** TO COMPLY WITH BICA PART CLAUSE #4.5 & A51680

**HOT WATER SYSTEMS:** TO COMPLY WITH PART #7 OF BICA CLAUSE #4.5

**MASONRY:** TO COMPLY WITH A53700

**METALLIC HYDRAULIC PIPING:** TO COMPLY WITH C3.15 & A51300-420000

**MECHANICAL AIRCONDITIONING:** TO COMPLY WITH PART #5 OF BICA CLAUSE #4.5

**MECHANICAL EXHAUST VENTILATION:** TO COMPLY WITH A51668 & A5892

**MECHANICAL EXHAUST VENTILATION:** TO COMPLY WITH A51668 & A5892

**PENETRATIONS:** THROUGH FIRE RATED CONSTRUCTION FOR PENETRATIONS THROUGH FIRE RATED CONSTRUCTION TO COMPLY WITH BICA CLAUSE #4.5 & A51300-42000

**SOUND TRANSMISSION:** TO COMPLY WITH PARTS OF BICA CLAUSE #4.5

**STAIR CONSTRUCTION:** TO COMPLY WITH BICA CLAUSE D2.13

**STAIR CONSTRUCTION:** TO COMPLY WITH BICA CLAUSE D2.13

**STAIR CONSTRUCTION:** TO COMPLY WITH BICA CLAUSE D2.13

BASIC COMMITMENTS		
(TO BE READ IN CONJUNCTION WITH APPROVED BASIC REPORT)		
ENERGY OPTIONS		
WATER OPTIONS:	COOLING/HEATING:	AIR-CONDITIONING 1 PHASE
SHOWERHEADS:	3 STAR	(AS PER BASIC CERTIFICATE)
	(HEATING-17.5 LITRE/L) LIVING-BEDROOM AREAS	AS PER BASIC CERTIFICATE
TOILETS:	4 STAR	INDIVIDUAL FAN
KITCHEN TAPS:	4 STAR	INDIVIDUAL SWITCH OR ROOF
BATHS:	5 STAR	MANUAL FLUSH ONCE
DISHWASHERS:	5 STAR	WATER SAVING ONCE
		3.5 STAR
ENERGY OPTIONS		
	GAS COOK TOP & ELECTRIC OVERHEADS	
	DISHWASHERS:	
	WATER HEAT SYSTEM:	CENTRAL HOT WATER SYSTEM
		AS PER BASIC CERTIFICATE
	ARTIFICIAL LIGHTING:	AS PER BASIC CERTIFICATE
	NATURAL LIGHTING:	AS PER BASIC CERTIFICATE
COMMON AREAS:		
		REFER TO APPROVED BASIC CERT

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Nominated Architect  
Brian Meyerson NSW  
Registration Number 4907

**DRAWING:**  
**SEPP 65 PRINCIPLE 4**

**DA 9004 (A)**

# LANDSCAPE

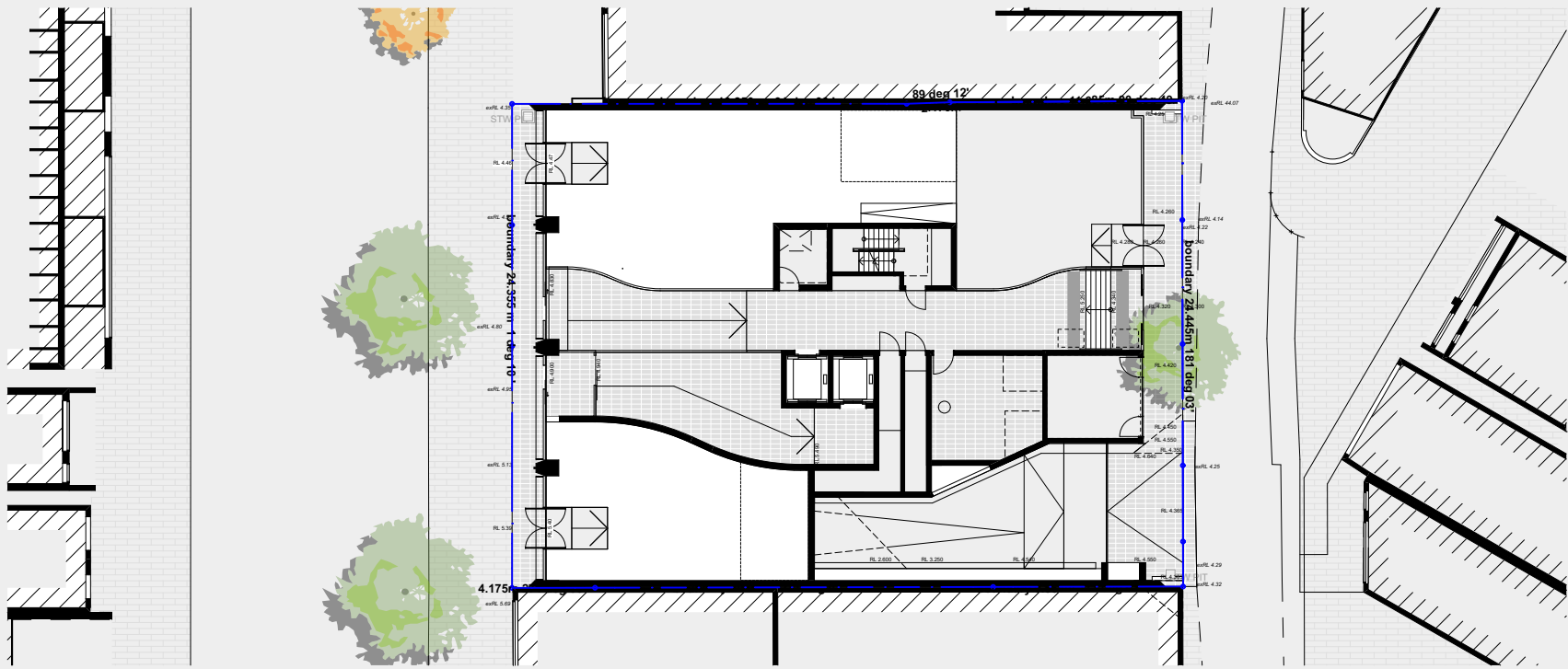
GOOD DESIGN RECOGNISES THAT TOGETHER LANDSCAPE AND BUILDINGS OPERATE AS AN INTEGRATED AND SUSTAINABLE SYSTEM, RESULTING IN ATTRACTIVE DEVELOPMENTS WITH GOOD AMENITY. A POSITIVE IMAGE AND CONTEXTUAL FIT OF WELL DESIGNED DEVELOPMENTS IS ACHIEVED BY CONTRIBUTING TO THE LANDSCAPE CHARACTER OF THE STREETScape AND NEIGHBOURHOOD.

GOOD LANDSCAPE DESIGN ENHANCES THE DEVELOPMENT'S ENVIRONMENTAL PERFORMANCE BY RETAINING POSITIVE NATURAL FEATURES WHICH CONTRIBUTES TO THE LOCAL CONTEXT, CO-ORDINATING WATER AND SOIL MANAGEMENT, SOLAR ACCESS, MICRO-CLIMATE, TREE CANOPY, HABITAT VALUES, AND PRESERVING GREEN NETWORKS. GOOD LANDSCAPE DESIGN OPTIMISES USABILITY, PRIVACY AND OPPORTUNITIES FOR SOCIAL INTERACTIONS, EQUITABLE ACCESS, RESPECT FOR NEIGHBOURS' AMENITY, PROVIDES FOR PRACTICAL ESTABLISHMENT AND LONG TERM MANAGEMENT.

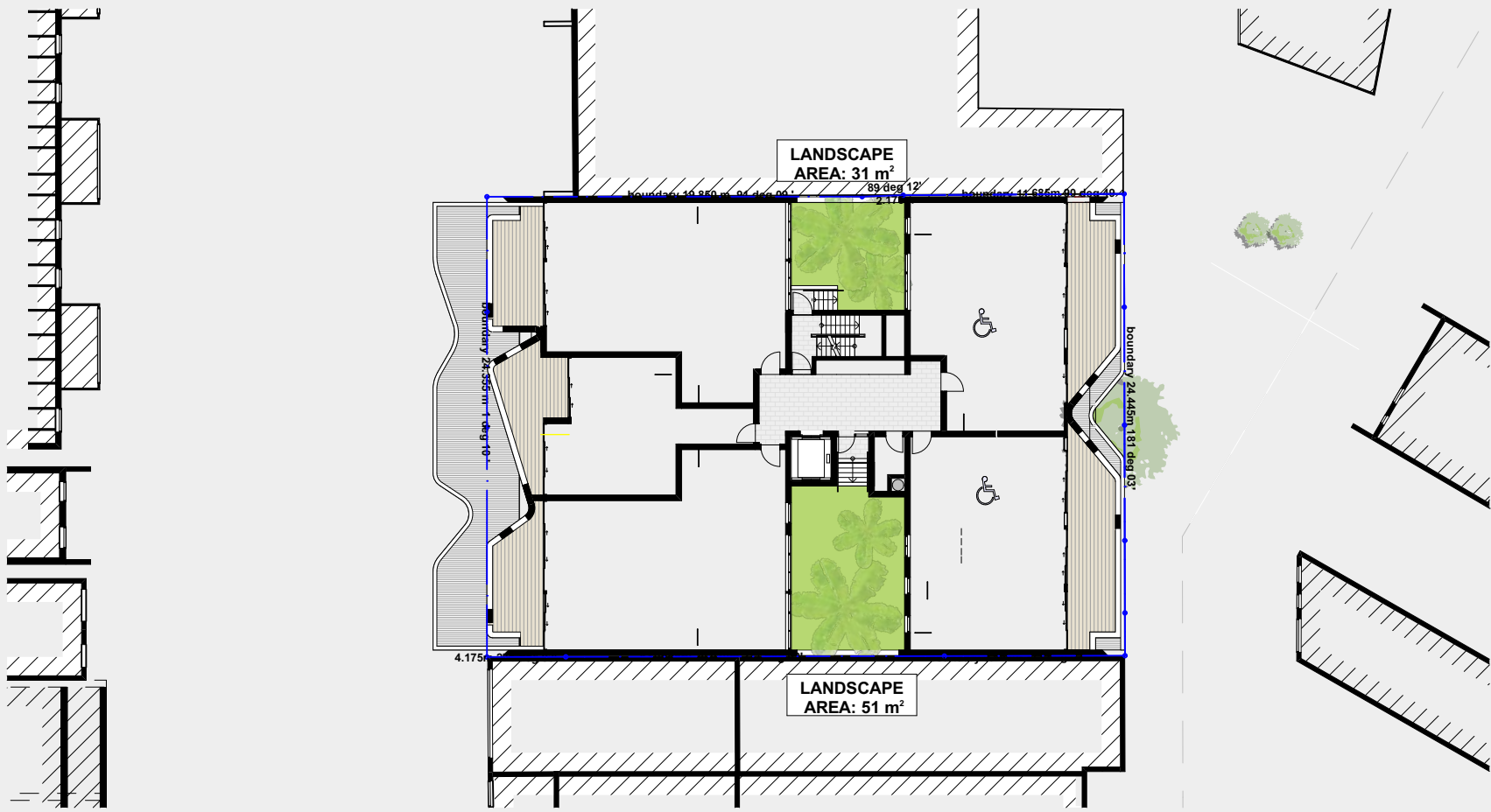
Deep soil landscaping is not applicable to this urban infill, however landscaped areas on level 1 allow for 1 metre soil depth capable of growing large mature trees as specified by the landscape architect.

The landscaped lightwells also provide residents direct visual access and shared outlook to greenery from levels 1 - 5. The landscaped area is non-accessible to residents and is only accessed for maintenance from the Level 1 lobby.

Large street trees are maintained, with a tree proposed in the rear Gum Tree lane to enhance the retail rear frontage and laneway activation. There are various parks and recreational areas surrounding the development to increase the overall amenity to residents and visitors.



## GROUND FLOOR



## FIRST FLOOR

REVISONS		PLOTTED: 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017	<p>ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REG.</p> <p>CONTRACTOR TO ENSURE CONSTRUCTION MATERIALS IS MAINTAINED</p> <p>CONTRACTOR TO NOTIFY MAIN OF ANY DISCREPANCIES, DIMENSIONAL INCONGRUENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING</p> <p>CONTRACTOR TO REVEIL COULD DRAWINGS/ SETTING OUT PRIOR TO CONSTRUCTION</p> <p>CONTRACTOR TO OBTAIN ALL NECESSARY CONTRACTORS TO ENSURE ALL POWER/AND COMMUNICATION SERVICES ARE ACCESSIBLE</p> <p>ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE</p> <p>ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TO FASE</p>
<p>21 - 27 Bay Street Double Bay - Development Application plan</p> <p>CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MINUS IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF THE DRAWING IS RESERVED BY THE ARCHITECT. NO PARTS OF THIS DRAWING ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.</p>			

AL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	
CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS	CLAUSE D2.7 - HANDRAILS
SPEC C11 - FIRE RESISTING CONSTRUCTION	CLAUSE D2.2 - OPERATION OF LATCHES
SPEC C10 - FIRE RESISTING CONSTRUCTION	CLAUSE D2.3 - SIONS OF OPENINGS
SPEC C11 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE	CLAUSE D3.2 - GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE C2.1 - SEPARATION OF OPENINGS IN EXISTING WALLS	CLAUSE D3.3 - ACCESSIBLE BUILDING ENTRANCES
CLAUSE C2.2 - SEPARATION OF EQUIPMENT	CLAUSE D3.6 - IDENT. OF ACCESSIBLE FACILITIES/VEHICLE
CLAUSE C3.1 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)	CLAUSE D3.7 - IDENTIFICATION OF FIRE HAZARD
CLAUSE C3.2 - ACCEPTABLE METHODS OF PROTECTION (OF EXITS)	CLAUSE D3.8 - WINDPROOFING OF WIND AREAS
CLAUSE C3.3 - OPENING FOR SERVICE INSTALLATIONS	CLAUSE D3.9 - CONSTRUCTION OF SANITARY COMPARTMENTS
CLAUSE D2.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D3.10 - LIGHTING AND LIGHTING FIXTURES
CLAUSE D2.8 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D3.4 - SOUND INSULATION OF FLOORS
CLAUSE D2.9 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D3.5 - SOUND INSULATION OF WALLS
CLAUSE D2.10 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D3.6 - SOUND INSULATION OF SERVICES
CLAUSE D2.11 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D3.7 - SOUND INSULATION OF PARTS
CLAUSE D2.12 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	
CLAUSE D2.13 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	
CLAUSE D2.14 - BALLUSTRADES	

**SPECIFICATIONS (refer to specification attachment)**

**AIRLIGHT LIGHTING:** TO COMPLY WITH BICA PART CLAUSE#4.4 & AS1680

**BALUSTRADE HEIGHTS:** TO COMPLY WITH BICA CLAUSE#12.15

**CLIMATIC PROTECTION:** TO COMPLY WITH BICA PART CLAUSE#12.15

**ENERGY EFFICIENCY GLAZING:** TO COMPLY WITH 20 BICA

**FIRE RESISTANCE:** TO COMPLY WITH BICA PART CLAUSE#12.15

**HOT WATER SYSTEMS:** TO COMPLY WITH PART 7 OF BICA

**MASONRY:** TO COMPLY WITH AS3750

**MICHELLE LAMINATE:** TO COMPLY WITH BICA PART CLAUSE#4.20005

**MECHANICAL AIRCONDITIONING:** TO COMPLY WITH PART 5 OF BICA

**MOISTURE PROTECTION:** TO COMPLY WITH BICA PART CLAUSE#12.15

**SMOKE ALARMS:** TO COMPLY WITH BICA PART CLAUSE# & SPEC#2.2 AS1982

**PENETRATIONS:** THROUGH FIRE RATED CONSTRUCTION FOR  
MECHANICAL, ELECTRICAL, PENETRATIONS TO COMPLY WITH BICA CLAUSE  
C3.15 AS1530-4.2005

**STAIN TRANSMISSION:** TO COMPLY WITH PARTS OF BICA

**STAIR CONSTRUCTION:** TO COMPLY WITH BICA CLAUSE#12.13

**STAIR CONSTRUCTION:** TO COMPLY WITH BICA CLAUSE#12.13

**WATERPROOFING:** TO COMPLY WITH BICA PART CLAUSE#12.15

BASIS COMMITMENTS		
(TO BE READ IN CONJUNCTION WITH APPROVED BASIS REPORT)		
<b>WATER OPTIONS</b>		
SHOWERSHEADS:	3 STAIR	AIR-CONDITIONING 1 PHASE
	1 DOWNLOFT 07 SUBMITTAL	AS PER BASIS CERTIFICATE
TOILETS:	4 STAIR	- AS PER BASIS CERTIFICATE
KITCHENS:	1 DOWNLOFT 07 SUBMITTAL	
BATHROOMS:	5 STAIR	DUCTED TO FACADE OR ROOF
DISHWASHERS:	5 STAIR	INTO EXISTING DUCT
		3.5 STAIR
<b>GAS COOK TOP &amp; LAUNDRY OVEN/STOVE</b>		
DISBURSEMENT		
<b>ENERGY OPTIONS</b>		
HOT WATER SYSTEM:		
		CENTRAL HOT WATER SYSTEM
		AS PER BASIS CERTIFICATE
ARTIFICIAL LIGHTING:		
		AS PER BASIS CERTIFICATE
		AS PER BASIS CERTIFICATE
<b>COMMON AREAS:</b>		
		- REFER TO APPROVED BASIS CERT

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MHIN Design Union Pty Ltd. ABN 94 003 717 682

Nominated Architect  
Brian Meyerson NSW  
Registration Number 4907

**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

**DRAWING:**  
**SEPP 65 PRINCIPLE 5**

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: @A3  
DRAWING NO: REV:

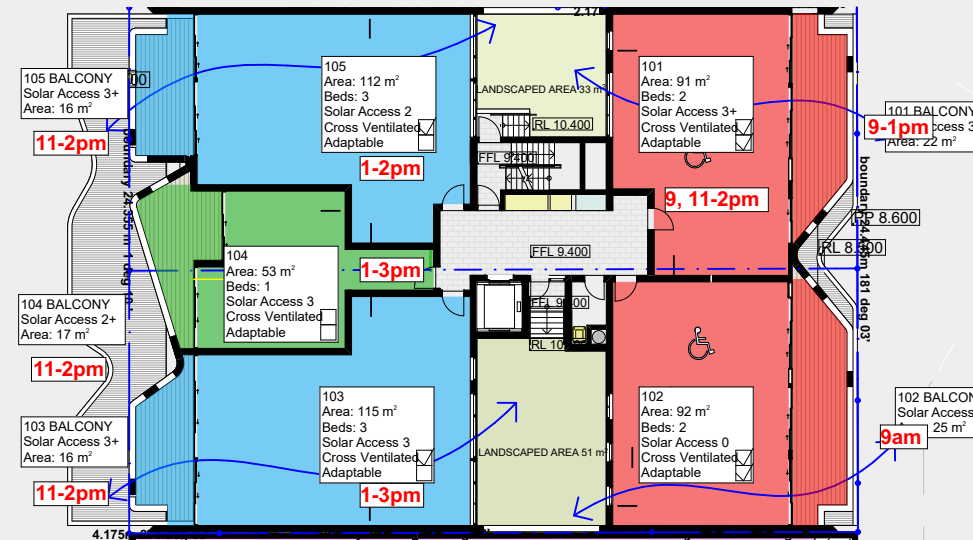
## DA 9005 (A)



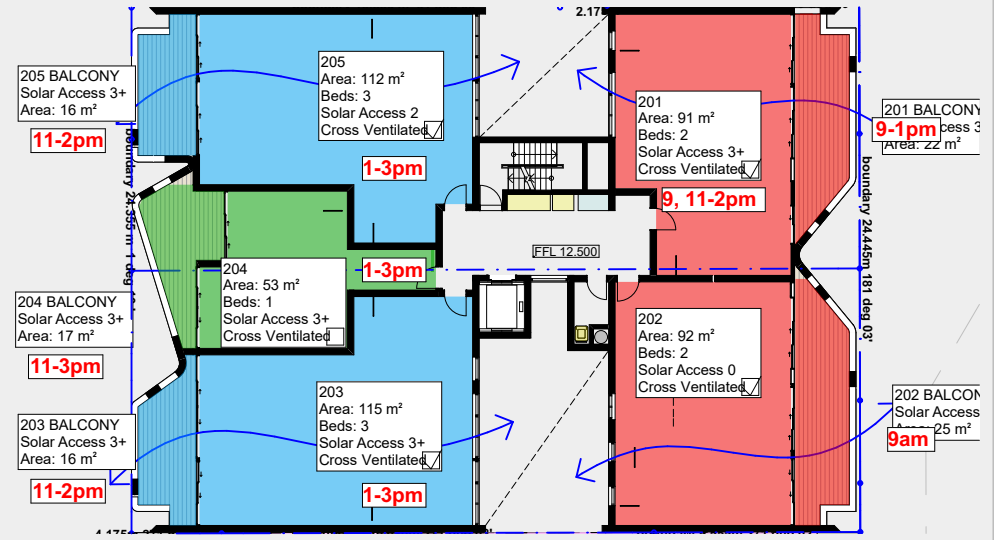
## AMENITY

GOOD AMENITY COMBINES APPROPRIATE ROOM DIMENSIONS AND SHAPES, ACCESS TO SUNLIGHT, NATURAL VENTILATION, OUTLOOK, VISUAL AND ACOUSTIC PRIVACY, STORAGE, INDOOR AND OUTDOOR SPACE, EFFICIENT LAYOUTS AND SERVICE AREAS, AND EASE OF ACCESS FOR ALL AGE GROUPS AND DEGREES OF MOBILITY.

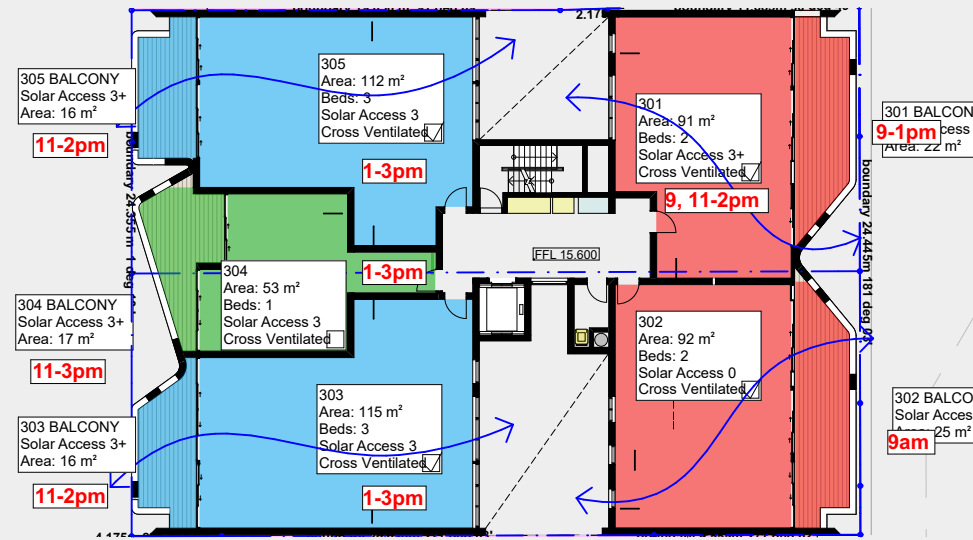
OBJECTIVE 4A-1		SOLAR ACCESS	
MINIMUM 70% LIVING ROOMS AND PRIVATE OPEN SPACE RECEIVE MIN 2HRS DIRECT SUNLIGHT BETWEEN 9am AND 3pm MID WINTER			Y
MAXIMUM 15% OF APARTMENTS RECEIVE NO DIRECT SUNLIGHT BETWEEN 9am AND 3pm MID WINTER			Y
OBJECTIVE 4B-3		CROSS VENTILATION	
MINIMUM 60% OF APARTMENTS CROSS VENTILATED			Y
MAXIMUM 18m DEPTH OF CROSS OVER OR CROSS THROUGH APARTMENTS			Y
OBJECTIVE 4C-1		CEILING HEIGHTS	
MINIMUM 2.7m CEILING HEIGHT FOR HABITABLE ROOMS			Y
MINIMUM 2.4m CEILING HEIGHT FOR NON-HABITABLE ROOMS			Y
OBJECTIVE 4D-1		APARTMENT SIZES	
STUDIO - MIN 35m <sup>2</sup>			Y
1 BED - MIN 50m <sup>2</sup>			Y
2 BED - MIN 70m <sup>2</sup>			Y
3 BED - MIN 90m <sup>2</sup>			Y
OBJECTIVE 4D-2		CEILING HEIGHTS	
HABITABLE ROOM DEPTHS ARE LIMITED TO A MAXIMUM OF 2.5 x CEILING HEIGHT			Y
IN OPEN PLAN LAYOUTS THE MAXIMUM HABITABLE ROOM DEPTH IS 8m FROM A WINDOW			Y
OBJECTIVE 4D-3		BEDROOM SIZES	
MASTER BEDROOMS MINIMUM AREA OF 10m <sup>2</sup>			Y
OTHER BEDROOMS MINIMUM AREA OF 9m <sup>2</sup>			Y
STUDIO & 1B - MIN 3.6m WIDTH FOR LIVING ROOMS OR COMBINED LIVING/DINING			Y
2B & 3B - MIN 4m WIDTH FOR LIVING ROOMS OR COMBINED LIVING/DINING			Y
MIN 4m INTERNAL WIDTH FOR CROSS-OVER OR CROSS-THROUGH APARTMENTS			Y
OBJECTIVE 4E-1		BALCONY SIZES	
UNIT TYPE	MIN AREA	MIN DEPTH	
STUDIO	4m <sup>2</sup>	-	Y
1 BED	8m <sup>2</sup>	2m	Y
2 BED	10m <sup>2</sup>	4m	Y
3 BED	12m <sup>2</sup>	6m	Y
ON GF/PODIUM MIN TERRACE AREA OF 15m <sup>2</sup> AND MIN DEPTH OF 3m			Y
OBJECTIVE 4E-1		STORAGE	
UNIT TYPE	VOLUME		
STUDIO	4m <sup>3</sup>		
1 BED	6m <sup>3</sup>		
2 BED	8m <sup>3</sup>		
3 BED	10m <sup>3</sup>		
MINIMUM 50% OF STORAGE TO BE LOCATED WITHIN THE APARTMENT			



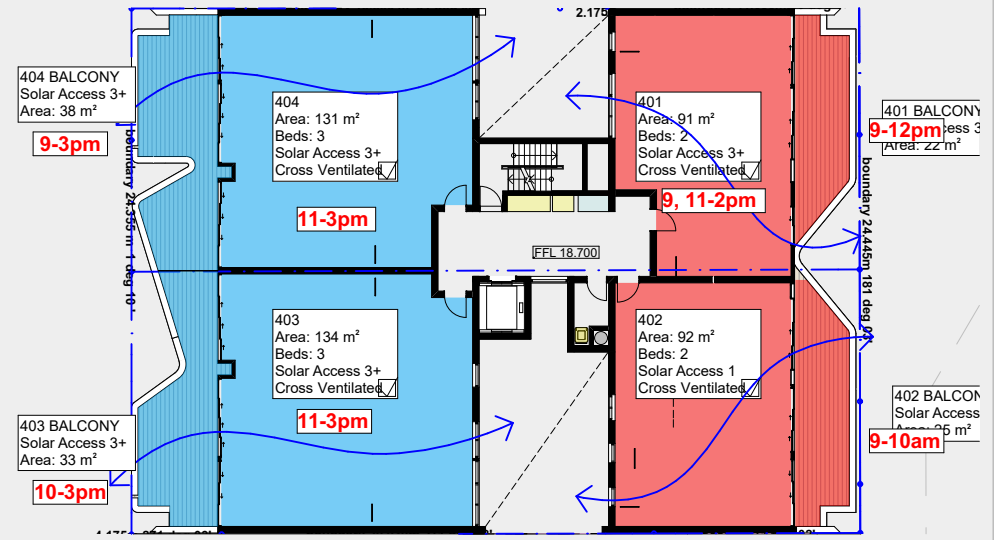
## FIRST FLOOR



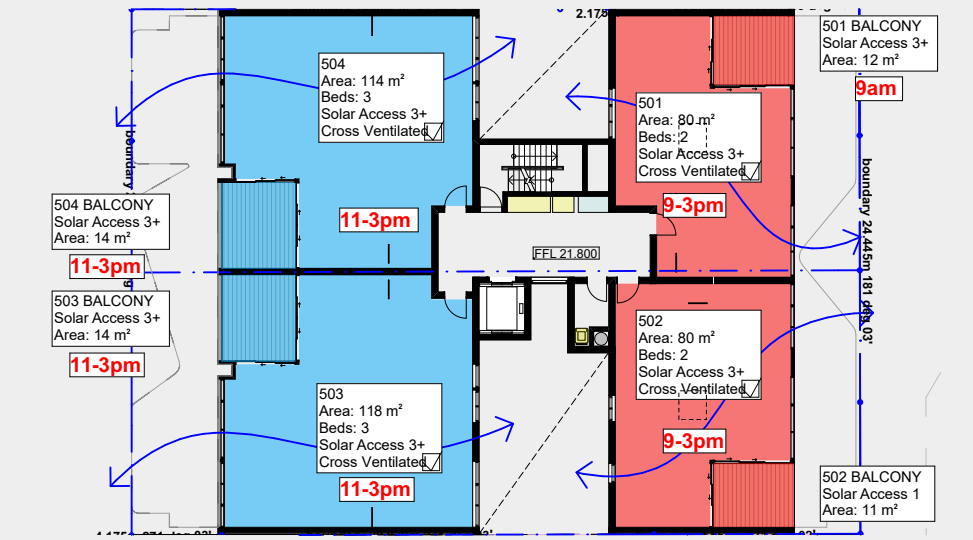
## SECOND FLOOR



### THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

SOLAR ACCESS				
TOTAL UNITS		23		
3hr WINTER SUN ACCESS (8am-4pm)		19/23 (83%) <b>COMPLIES</b>		
NATURAL CROSS VENTILATION				
TOTAL UNITS		23		
CROSS VENTILATED UNITS		20/23 (86%) <b>COMPLIES</b>		
UNIT MIX				
3B	2B+	2B	1B	TOTAL
10	8	2	3	23

REVISONS		PLOTTED: 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017	<p>ALL WORKS TO BE IN            ACCORDANCE WITH THE            REGULATIONS AND THE            CONTRACTOR TO FURNISH            MATERIALS IS MAINTAIN            CONTRACTOR TO MAINTAIN            DIMENSIONAL ACCORD            CLASSIFICATION FROM            MAIN TO REVIEW ALL            SETTING OUT FROM            CONTRACTOR TO MAINTAIN            ALL POWER            RE-ASSESS ALL            ALL DIMENSIONS TO            ALL WORKS TO BE IN            CONSTRUCTION AND            DISCREPANCIES</p>

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

[illegible]

**SPECIFICATIONS** (refer to specification attachment)

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE 6.4 & AS 1570-2005  
 CEMENT: TO COMPLY WITH BCA PART CLAUSE 11.1  
 DRAINAGE GUTTERS & DOWNPIPS: TO COMPLY WITH AS/NZS 3506  
 ENERGY EFFICIENT GLAZING: TO COMPLY WITH J2 OF BCA  
 FIRE RESISTANCE: TO COMPLY WITH PART 7.2 OF BCA  
 HOT WATER SYSTEMS: TO COMPLY WITH PART J7 OF BCA  
 MASONRY: TO COMPLY WITH AS3700  
 MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1509-2005  
 MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART J3 OF BCA  
 MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1568 & AS 1509-2005  
 PENETRATIONS: THROUGH FLOOR RATED CONSTRUCTION FOR  
 MECH/ELECTRICAL PENETRATIONS TO COMPLY WITH BCA CLAUSE  
 3.5 IS AS10310-4:2005  
 SOUND: TO COMPLY WITH PARTS OF BCA  
 STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.1  
 STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.1  
 WATER: TO COMPLY WITH PARTS OF BCA

## BASIX COMMITMENTS

(TO BE READ IN CONJUNCTION)

**WATER OPTIONS**  
**SHOWERHEADS:**

**TOILETS:**  
**KITCHEN TAPS:**  
**BATHROOM TAPS:**  
**DISHWASHERS:**

**ENERGY OPTIONS:**  
COOLING/HEATING  
(min) ALL LIVING BEDR  
VENTILATION:  
(BATHROOM, KIT)  
GAS COOK TOP &  
DISHWASHERS:  
**ENERGY OPTIONS:**  
HOT WATER SYS  
ARTIFICIAL LIGHT  
NATURAL LIGHTIN  
**COMMON AREAS**

AIR-CONDITIONING 1 PHASE  
EER 3.0-3.5 (ZONED)  
- AS PER BASIX CERTIFICATE  
INDIVIDUAL FAN,  
DUCTED TO FACADE OR ROOF  
MANUAL SWITCH ON/OFF  
KITCHEN OF THE DWELLINGS  
3.5 STAR  
CENTRAL HOT WATER SYSTEM  
-AS PER BASIX CERTIFICATE  
-AS PER BASIX CERTIFICATE  
-AS PER BASIX CERTIFICATE  
-REFER TO APPROVED BASIX CER

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Nominated Architect  
Brian Meyerson NSW  
Registration Number 4907

**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

**DRAWING:**  
**SEPP 65 PRINCIPLE 6**

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: @A3  
DRAWING NO: REV:

**DA 9006 (A)**

# SAFETY

GOOD DESIGN OPTIMISES SAFETY AND SECURITY, WITHIN THE DEVELOPMENT AND THE PUBLIC DOMAIN. IT PROVIDES FOR QUALITY PUBLIC AND PRIVATE SPACES THAT ARE CLEARLY DEFINED AND FIT FOR THE INTENDED PURPOSE. OPPORTUNITIES TO MAXIMISE PASSIVE SURVEILLANCE OF PUBLIC AND COMMUNAL AREAS TO PROMOTE SAFETY.

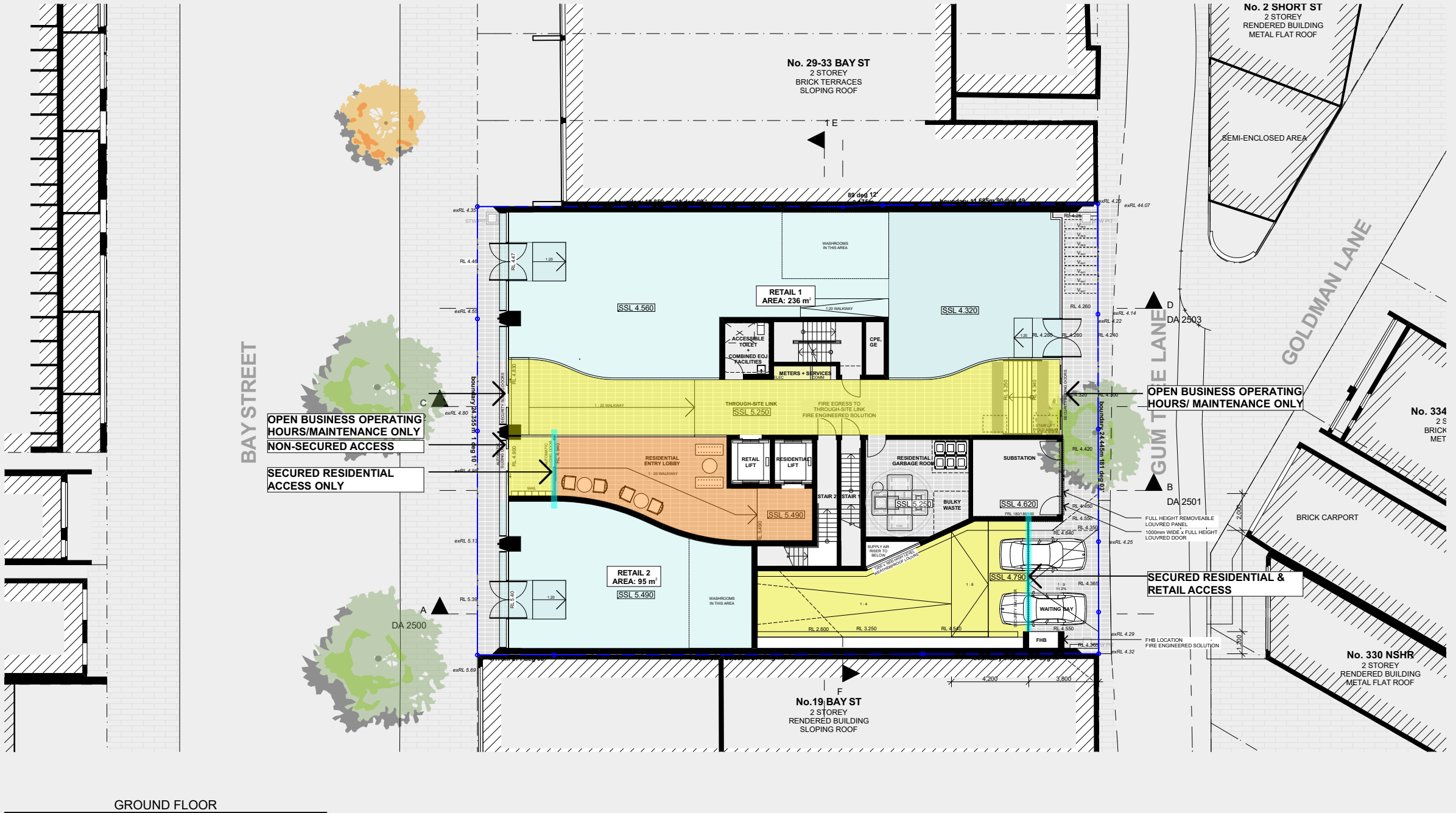
A POSITIVE RELATIONSHIP BETWEEN PUBLIC AND PRIVATE SPACES IS ACHIEVED THROUGH CLEARLY DEFINED SECURE ACCESS POINTS AND WELL LIT AND VISABLE AREAS THAT ARE EASILY MAINTAINED AND APPROPRIATE TO THE LOCATION AND PURPOSE.

Security access and intercom points are provided at the residential and car park entrances.

Basement car parking is provided for retail staff, loading, tradesmen, residents and their visitors. Bicycle parking is provided in the basement or at shared bicycle racks on Gum Tree Lane.

Residential entry from Bay Street is clearly visible and is provided with secured doors and lighting. The residential mail room is unsecured, and residential can access the lobby using secured access system at the secondary door, or visitors through an intercom system.

Passive surveillance is provided to the public through site link which is fitted with secured glass doors at Bay Street and Gum Tree Lane to allow visual permeability, and is open during business hours to allow for arcade, laneway, and street activation.



REVISIONS		PLOTTED: 21/12/2017
A	DEVELOPMENT APPLICATION	07-12-2017

## GENERAL NOTES

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

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

- CLAUSE 1.4 - MATERIAL & FORMS CONSTRUCTIONS
- SPEC. C1.1 - FIRE RESISTING CONSTRUCTION
- SPEC. C1.10 - FIRE HAZARD PROPERTIES
- SPEC. C.1.11 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE
- CLAUSE C.2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
- CLAUSE C.2 - 12 - SEPARATION OF EQUIPMENT
- CLAUSE C.13 - ELECTRICITY SUPPLY SYSTEM
- CLAUSE C.3 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
- CLAUSE C.8 - OPENING IN FIRE ISOLATED EXITS
- CLAUSE C.10 - OPENING FOR MECHANICAL INSTALLATIONS
- CLAUSE D.1 - 10 - DISCHARGE FROM EXITS
- CLAUSE D.2 - 7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
- CLAUSE D.13 - CLOISERS AND RISERS
- CLAUSE D.14 - LANDINGS
- CLAUSE D.15 - THRESHOLDS
- CLAUSE D.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 D3.9 - ACCESS TO BE ACCESSIBLE  
CLAUSE D3.6 - IDENT. OF ACCESSIBLE FACIL/SERV/FEATURE  
CLAUSE D3.8 - TACTILE INDICATORS  
CLAUSE F1.7 - WATERPROOFING OF WET AREAS  
CLAUSE F1.8F1.10 - DAMP PROOFING  
CLAUSE F2.5 - CONSTRUCTION OF SANITARY COMPARTMENT:  
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

**SPECIFICATIONS** (refer to specification attachment)

BALUSTRADES: TO COMPLY WITH BCA CLAUSE D2.1  
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 1650  
ENERGY EFFICIENCY GLAZING: TO COMPLY WITH J2 OF BCA  
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA  
HOT WATER SYSTEMS: TO COMPLY WITH PART J7 OF BCA  
MASONRY: TO COMPLY WITH AS3700  
MECH/ELECT/HYDRAULIC: BCA CLAUSE J3.15 & AS1530 4-2005  
MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART J5 OF BCA  
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1568 & 4  
METAL ALUMINUM: TO COMPLY WITH PART J2 OF BCA CLAUSE E2.2  
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR  
MECH/ELECT/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE  
J3.15 & AS1530 4-2005  
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA  
TARIFF CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13  
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13  
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS13740

## BASIX COMMITMENTS

**WATER OPTIONS**

**SHOWERHEADS:**

3 STAR  
( $\geq 6.0$  l/min @ 7.5 L/min)

**TOILETS:**

4 STAR

**KITCHEN TAPS:**

4 STAR

**BATHROOM TAPS:**

5 STAR

**DISHWASHERS:**

5 STAR

**ENERGY OPTIONS**

**COOKING HEATING:**

ALL LIVING BEDROOMS

**VENTILATION:**

(BATHROOM, KITCHEN)

**GAS COOK TOP & DISHWASHERS:**

**ENERGY OPTIMISATION:**

HOT WATER SYSTEM

**ARTIFICIAL LIGHTING:**

NATURAL LIGHTING

**COMMON AREAS:**

<b>ENERGY OPTIONS:</b>	AIR-CONDITIONING 1 PHASE
<b>COOLING/EHEATING:</b>	EER 3.0-3.5 (ZONED)
<b>JALL LIVING/BEDROOM AREAS</b>	-AS PER BASIC CERTIFICATE
<b>VENTILATION:</b>	INDIVIDUAL FAN
<b>(BATHROOM, KITCHEN, LAUNDRY)</b>	DUCTED TO FACADE OR ROOF
<b>GAS COOK TOP &amp; ELECTRIC OVEN/STOVE</b>	MANUAL SWITCH ON/OFF
<b>DISHWASHERS:</b>	3 STAR
<b>ENERGY OPTIONS:</b>	CENTRAL HOT WATER SYSTEM
<b>HOT WATER SYSTEM:</b>	-AS PER BASIC CERTIFICATE
<b>ARTIFICIAL LIGHTING:</b>	-AS PER BASIC CERTIFICATE
<b>NATURAL LIGHTING:</b>	-AS PER BASIC CERTIFICATE
<b>COMMON AREAS:</b>	-REFER TO APPROVED BASIC CERTIFICATE

# MHNDU<sub>NION</sub>

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**www.mhndu.com**  
MHIN Design Union Pty Ltd. ABN 94 003 717 682

Nominated Architect  
Brian Meyerson NSW  
Registration Number 4907

**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

**DRAWING:**  
**SEPP 65 PRINCIPLE 7**

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: @A3  
DRAWING NO: REV:

**DA 9007 (A)**

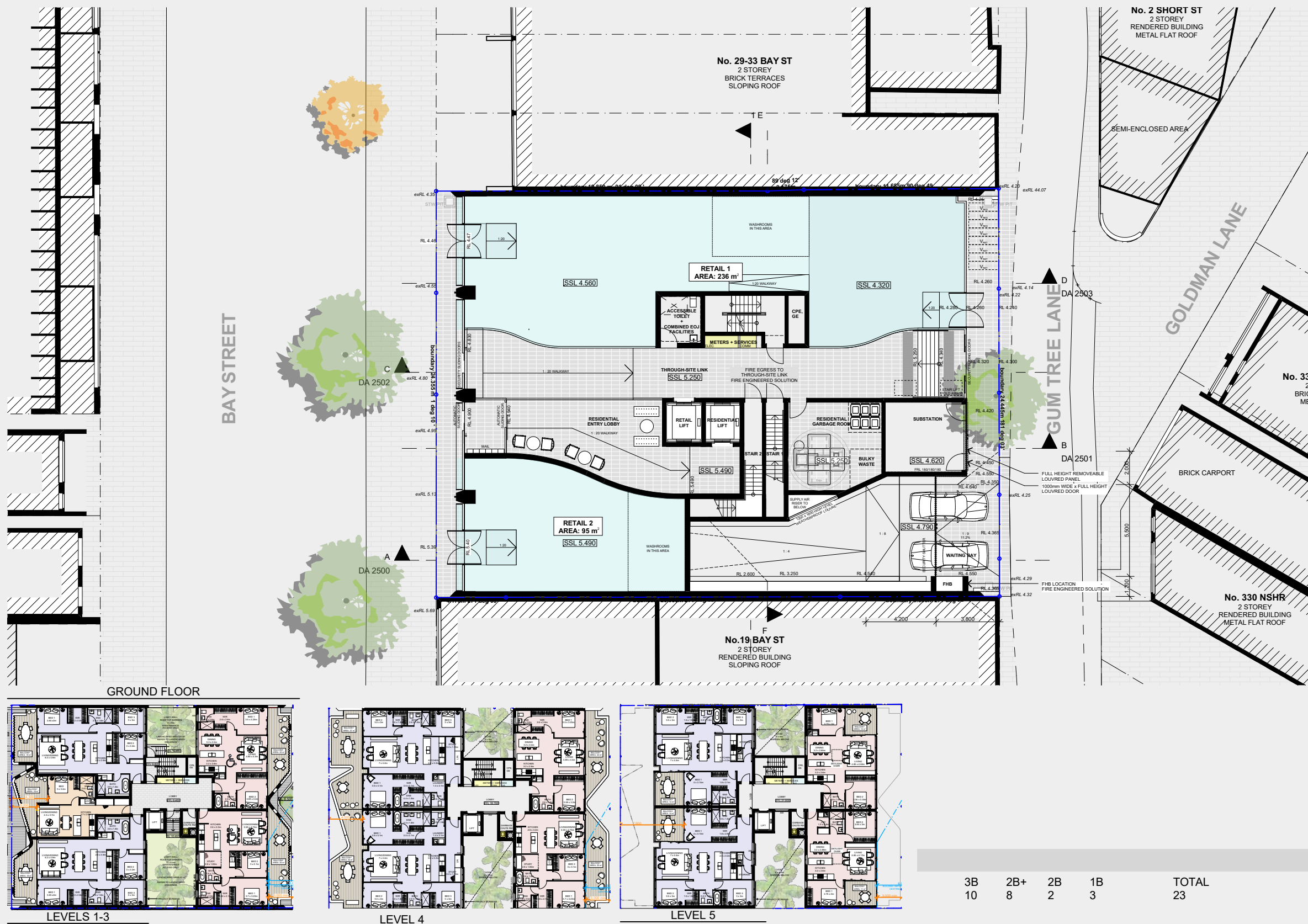


## HOUSING DIVERSITY AND SOCIAL INTERACTION

WELL DESIGNED APARTMENT DEVELOPMENTS RESPONDS TO SOCIAL CONTEXT BY PROVIDING HOUSING AND FACILITIES TO SUIT THE EXISTING AND FUTURE SOCIAL MIX. GOOD DESIGN INVOLVES PRACTICAL AND FLEXIBLE FEATURES, INCLUDING DIFFERENT TYPES OF COMMUNAL OPEN SPACES FOR A BROAD RANGE OF PEOPLE, PROVIDING OPPORTUNITIES FOR SOCIAL INTERACTION AMONGST RESIDENTS.

The proposed apartments vary in their layouts, orientation and outlook which will be reflected in a range of sales prices, contributing to a degree of purchaser choice.

The through site link allows for the permeability of public space by providing a visual and interesting connection between the main Bay Street and smaller Gum Tree laneway. The increased ground floor setback from front and rear boundaries allow a flow of activity between the indoor and outdoor retail & cafe spaces, and contributing to a positive streetscape and experience among residents and the public alike.



3B	2B+	2B	1B	TOTAL
10	8	2	3	23

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

CLAUSE B.14 - MATERIAL & FORMS CONSTRUCTIONS  
SPEC. C.11 - FIRE RESISTING CONSTRUCTION  
SPEC. C.10 - FIRE HAZARD PROPERTIES  
SPEC. C.1 - PERFORMANCE OF EXTERNAL WALLS IN FIRE  
CLAUSE C.2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL  
CLAUSE C.12 - SEPARATION OF EQUIPMENT  
CLAUSE C.13 - ELECTRICITY SUPPLY SYSTEM  
CLAUSE C.13 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)  
CLAUSE C.18 - OPENING IN FIRE ISOLATED EXITS  
CLAUSE C.15 - OPENING FOR SERVICE INSTALLATIONS  
CLAUSE D.10 - DISCHARGE CHIMNEYS  
CLAUSE D.2.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL  
CLAUSE D.13 - GOINGS AND RISERS  
CLAUSE D.14 - LANDINGS  
CLAUSE D.15 - THRESHOLDS  
CLAUSE D.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/SERVICE/FEATURE  
 CLAUSE D3.8 - TACTILE INDICATORS  
 CLAUSE F1.7 - WATERPROOFING OF WET AREAS  
 CLAUSE F1.9(F1.10 - DAMP PROOFING  
 CLAUSE F4.2.5 - CONSTRUCTION OF SANITARY COMPARTMENTS  
 PART F4 - LIGHTING AND VENTILATION  
 CLAUSE F5.1 - SOUND INSULATION OF FLOORS  
 CLAUSE F5.6 - SOUND INSULATION OF WALLS  
 CLAUSE F5.6 - SOUND INSULATION OF SERVICES  
 CLAUSE F5.7 - SOUND INSULATION OF PUMPS

**SPECIFICATIONS (refer to specification attachment)**

- LIGHTING:** TO COMPLY WITH BCA PART CLAUSE 6.4 & AS 1530.1-2005
- SALVAGE REHABILITATION:** TO COMPLY WITH BCA CLAUSE D2 15
- DRAINAGE GUTTERS & DOWNPIPS:** TO COMPLY WITH AS/NZS 3505
- ENERGY EFFICIENCY/CLADDING:** TO COMPLY WITH J2 OF BCA
- FIRE RESISTANCE:** TO COMPLY WITH PARTS OF BCA
- HOT WATER SYSTEMS:** TO COMPLY WITH PART J7 OF BCA
- MASONRY:** TO COMPLY WITH AS3370
- METAL/MECHANICAL:** BCA CLAUSE 13.1 & AS1530.4-2005
- METAL/MECHANICAL/IRON/STEEL:** TO COMPLY WITH PART J5 OF BCA
- METAL/MECHANICAL EXHAUST VENTILATION:** TO COMPLY WITH AS1569 & 1
- SMOKE ALARMS:** TO COMPLY WITH BCA PART CLAUSE 5 SPEC 2 & 2.1
- MECHANICAL/MECHANICAL DRAINAGE/PLUMBING:** TO COMPLY WITH CLAUSE 13.1 & 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

BASIS COMMITMENTS		
(TO BE READ IN CONJUNCTION WITH APPROVED BASIS REPORT)		
WATER OPTIONS		ENERGY OPTIONS
SHOWERHEADS:	3 STAR	COLING HEATING
	(#Btu/h = 7.5 L/min)	ALL LIVING BEDS
TOILETS:	4 STAR	
KITCHEN TAPS:	4 STAR	VENTILATION:
BATHROOM TAPS:	5 STAR	(BATHROOM, KIT)
DISHWASHERS:	5 STAR	
		GAS COOK TOP
		DISHWASHERS:
		ENERGY OPTION
		HOT WATER SYS
		ARTIFICIAL LIGHTING
		NATURAL LIGHTING
		COMMON AREAS

<p><b>ENERGY OPTIONS</b>          COOLING/HEATING          (min) ALL LIVING/BEDROOM AREAS</p> <p><b>VENTILATION:</b>          (BATHROOM, KITCHEN, LAUNDRY)</p> <p><b>GAS COOK TOP &amp; ELECTRIC OVEN</b> SINK KITCHEN OF THE DWELLINGS          DISHWASHERS</p> <p><b>ENERGY OPTIONS</b>          HOT WATER SYSTEM:</p> <p>ARTIFICIAL LIGHTING:          NATURAL LIGHTING:</p> <p><b>COMMON AREAS:</b></p>	<p>AIR-CONDITIONING 1 PHASE          EER 3.0-3.5 (ZONED)          - AS PER BASIC CERTIFICATE</p> <p>INDIVIDUAL FAN          DUCTED TO FACADE OR ROOF          MANUAL SWITCH ON/OFF</p> <p>3.5 STAR</p> <p>CENTRAL HOT WATER SYSTEM          PER BASIC CERTIFICATE          - AS PER BASIC CERTIFICATE</p> <p>- AS PER BASIC CERTIFICATE</p> <p>- REFER TO APPROVED BASIC CER</p>
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MH/N Design Union Pty Ltd. AEN 94 003 717 682

Nominated Architect  
Brian Meyerson NSW  
Registration Number 4901

**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

**DRAWING:**  
**SEPP 65 PRINCIPLE**

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: @A3  
DRAWING NO: REV:

**DA 9008 (A)**



## AESTHETICS

THE VISUAL APPEARANCE OF WELL DESIGNED APARTMENT DEVELOPMENT RESPONDS TO THE EXISTING OR FUTURE CONTEXT, PARTICULARLY DESIRABLE ELEMENTS AND REPETITIONS OF THE STREETScape.

21-27 Bay St is a contemporary building designed to integrate into and enhance the existing streetscape. The height, bulk and scale are considered appropriate and the proposal will result in development of the site into a mixed use building of high quality. The architectural expression of the development is consistent with modern contemporary architecture, whilst respecting its existing neighbours, and considers the future planning objectives of the area. It provides a controlled intervention to the urban infill site, and is a positive contribution to the street.



REVISIONS

21 - 27 Bay Street Double Bay - Development Application.pdf

DEVELOPMENT APPLICATION

07-12-2017

PLOTTED: 21/12/2017

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (B.C.A.) AND ALL APPLICABLE REGULATIONS AND LOCAL AUTHORITY REQS.  
2. CONTRACTOR TO ENSURE ALL BUILDING MATERIALS IS MAINTAINED.  
3. CONTRACTOR TO NOTIFY MAIN OF ANY DISCREPANCIES, INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.  
4. MAIN TO REVISION ALL CONTRACTOR DETAIL DRAWINGS / SETTING OUT RECORD TO CONSTRUCTION, WORKING INSTRUCTIONS TO COMPLY WITH ALL REQS. FOR THE PROJECT.  
5. CONTRACTOR TO ENSURE ALL POWER/ACCUMULATION REQUIREMENTS ARE MET.  
6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE.  
7. WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

CLAU 1.4 - MATERIAL & FORMS CONSTRUCTION  
CLAU 1.5 - FINISHES  
CLAU 1.6 - FINISHES  
CLAU 1.7 - FINISHES  
CLAU 1.8 - FINISHES  
CLAU 1.9 - FINISHES  
CLAU 2.1 - GENERAL BUILDING ACCESS REQUIREMENTS  
CLAU 2.2 - VERIFICATION OF BUILDING TO BE ACCESSIBLE  
CLAU 2.3 - GENERAL BUILDING ACCESS REQUIREMENTS  
CLAU 2.4 - VERIFICATION OF BUILDING TO BE ACCESSIBLE  
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# MHNDU NION

29 HUTCHINSON STREET  
SURREY HILLS SYDNEY NSW 2010  
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F +61 2 9101 1100  
**www.mhndu.com**  
MHIN Design Union Pty Ltd. ABN 94 003 717 682

Nominated Architect  
Brian Meyerson NSW  
Registration Number 4907

**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

**DRAWING:**  
**SEPP 65 PRINCIPLE 9**

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: @A3  
DRAWING NO: REV:

**DA 9009 (A)**



**WOOLLAHRA MUNICIPAL COUNCIL**  
**LEP 2014 GFA Definition:**

- (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,

- (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.

GROUND FLOOR	538	m <sup>2</sup>
LEVEL 1	507	m <sup>2</sup>
LEVEL 2	507	m <sup>2</sup>
LEVEL 3	507	m <sup>2</sup>
LEVEL 4	488	m <sup>2</sup>
LEVEL 5	431	m <sup>2</sup>
<b>TOTAL GFA</b>	<b>2,978</b>	<b>m<sup>2</sup></b>

FSR	CONTROL	PROPOSAL
SITE AREA:	820 m <sup>2</sup>	
TOTAL GFA:	2,050 m <sup>2</sup>	2,978 m <sup>2</sup>
FSR:	<b>2.5 : 1</b>	3.6 : 1

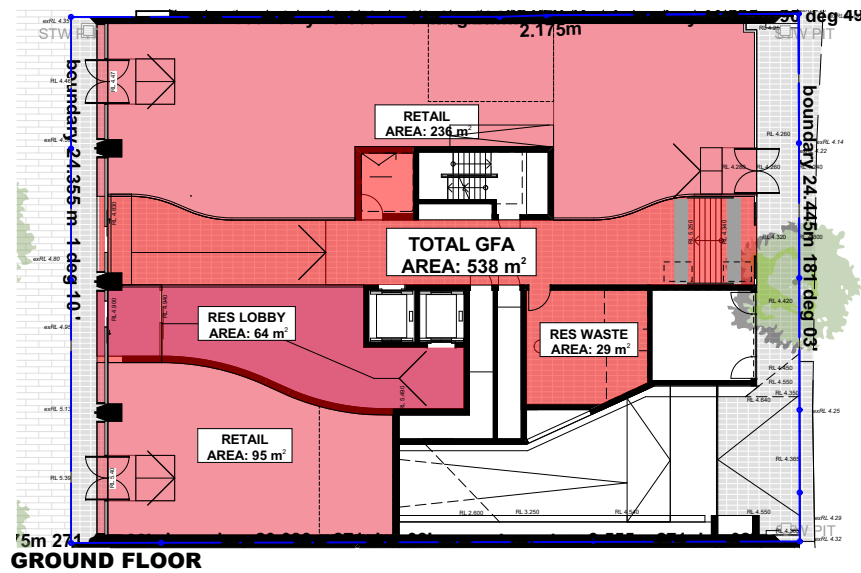
3B	2B+	2B	1B	<b>TOTAL</b>
10	8	2	3	<b>23</b>

RES	RETAIL	VISITOR	TOTAL
24	8	5	37

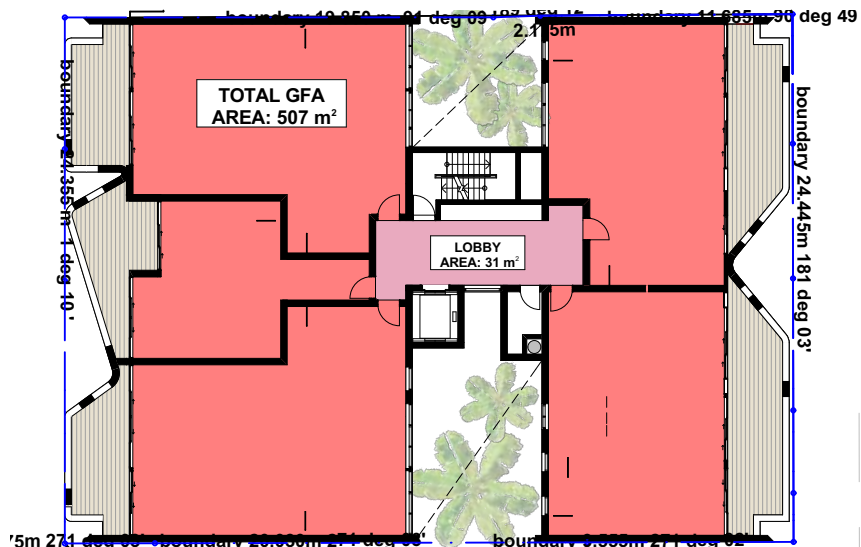
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**BICYCLES**

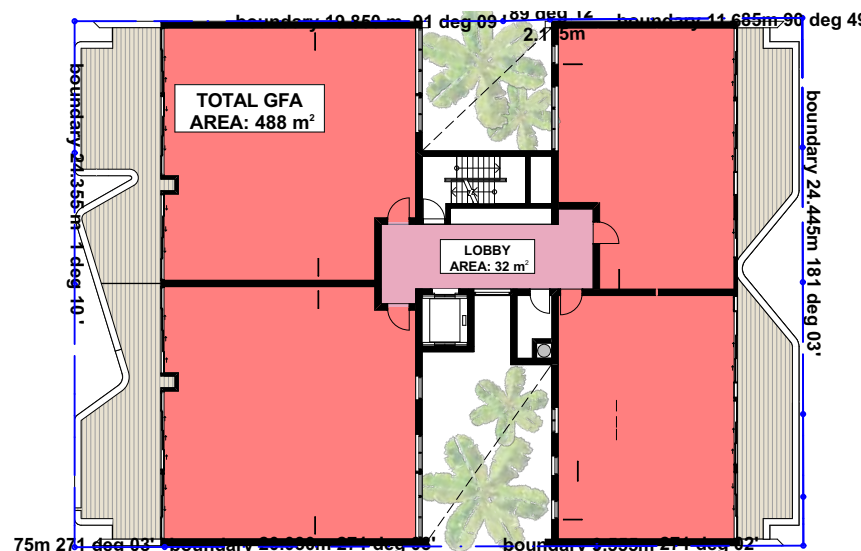
RES	RETAIL	VISITOR	TOTAL
25	2	8	35



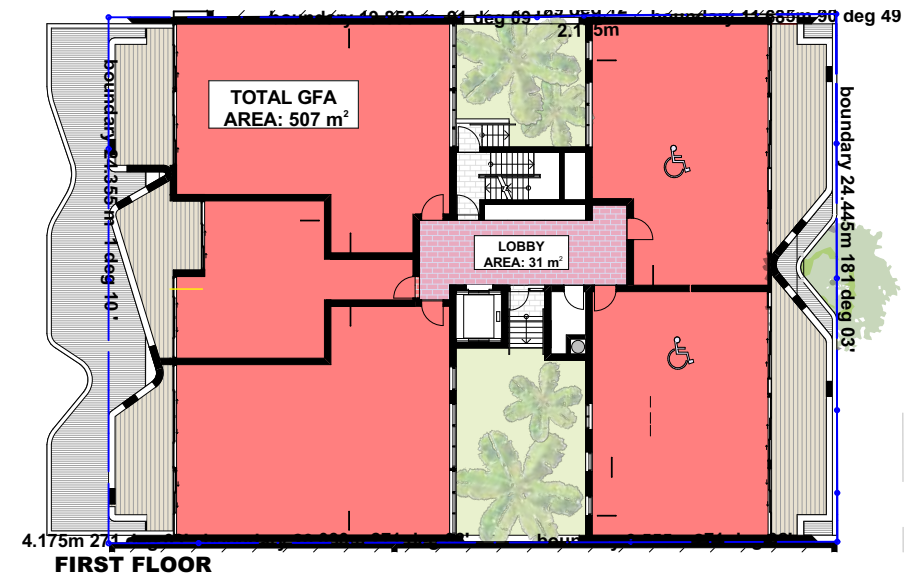
## GROUND FLOOR



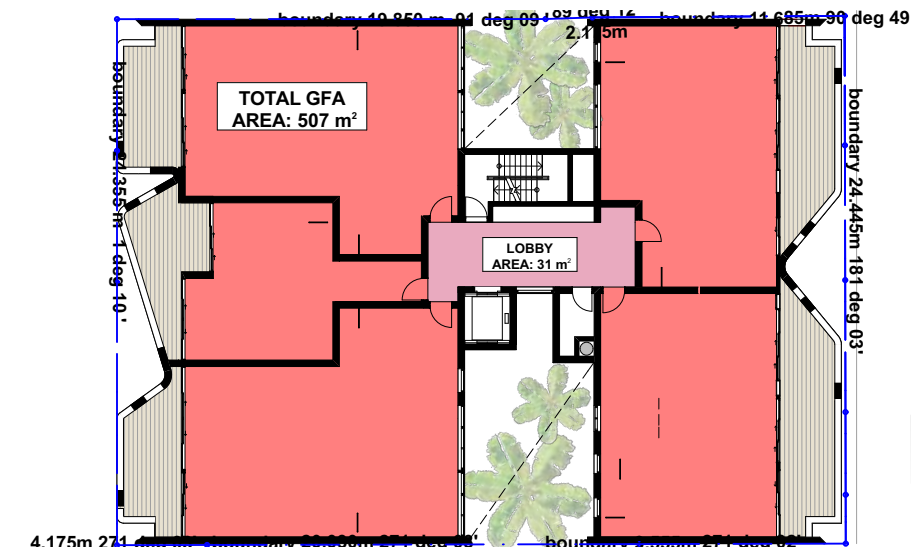
## SECOND FLOOR



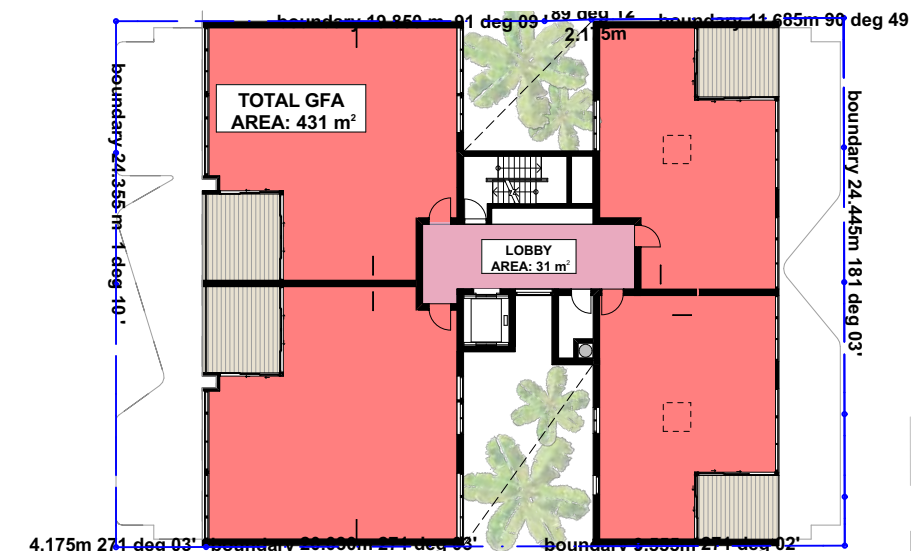
**FOURTH FLOOR**



## FIRST FLOOR



### THIRD FLOOR



**FIFTH FLOOR**

REVISONS		PLOTTED 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017	<p>ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA / AUSTRALIAN STANDARDS STRATEGY REGIONAL AND LOCAL AUTHORITY REG.</p> <p>CONTRACTOR TO NOTIFY ALL NEIGHBOURS OF ANY SERVICES MATERIALS IS MAINTAINED</p> <p>CONTRACTOR TO NOTIFY ALL OF ANY SERVICES DIMENSIONAL INCONSISTENCIES ON THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING</p> <p>MINI TO REVIEW ALL CONTRACTORS DETAIL DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION</p> <p>CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA COMMUNICATION REQUIREMENTS ARE MET</p> <p>ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE</p> <p>ALL WORKS TO BE VIEWED BY ARCHITECT PRIOR TO CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE</p>
	<p>21 - 27 Bay Street Double Bay - Development Application dtd            CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MINUSU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY MINUSU. AUTHORITY REQUIRED FOR ANY REVISIONS TO THIS DOCUMENT.</p>		

CLAUSE 8.14 - MATERIAL & FORMING CONSTRUCTIONS	CLAUSE D2.17 - HANDRAILS
CLAUSE 8.15 - FIRE RESISTING CONSTRUCTION	CLAUSE D2.21 - OPERATION OF LATCH
SPEC C1.1 - FINISHES TO EXTERIOR WALLS	CLAUSE D2.22 - SIGNS OF OCCUPANCY
SPEC C1.11 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE	CLAUSE D2.32 - GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE 8.16 - PROTECTION OF OPENINGS IN EXTERIOR WALLS	CLAUSE D2.33 - PROVISION OF ACCESS TO EXTERIOR WALLS
CLAUSE 8.17 - SEPARATION OF EXTERIOR WALLS	CLAUSE D3.6 - GENT'S ACCESS TO FACILITY/REAR
CLAUSE D2.13 - ELECTRICITY SUPPLY SYSTEM	CLAUSE D3.8 - TACTILE INDICATORS
CLAUSE D2.14 - PROTECTION OF EXTERIOR WALLS	CLAUSE D3.9 - ACCESS TO EXTERIOR WALLS
CLAUSE D3.8 - OPENING IN FIRE ISOLATED EXITS	CLAUSE F1.9F1.10 - DAMP PROOFING
CLAUSE D3.9 - PROTECTION OF EXTERIOR WALLS	CLAUSE F1.9F1.11 - CONSTRUCTION OF EXTERIOR COMPARTMENT PART 4.4 - LIGHTING AND VENTILATION
CLAUSE D2.15 - DISCHARGE FROM EXITS	CLAUSE F1.9F1.12 - SOUND INSULATION OF FLOORS
CLAUSE D2.17 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE F1.9F1.13 - SOUND INSULATION OF WALLS
CLAUSE D2.18 - THERMAL INSULATION	CLAUSE F1.9F1.14 - SOUND INSULATION OF CEILING
CLAUSE D2.16 - LANDINGS	CLAUSE F1.9F1.15 - SOUND INSULATION OF SERVICES
CLAUSE D2.18 - THERMAL INSULATION	CLAUSE F1.9F1.16 - SOUND INSULATION OF PUMPS
CLAUSE D2.14 - BALUSTRADES	

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA CLAUSE 4.4 & 4.5  
 FIRE ALARMS: TO COMPLY WITH BCA CLAUSE 9.2  
 DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500  
 ENERGY EFFICIENCY CYCLING: TO COMPLY WITH J2 OF BCA  
 FIRE RESISTANCE: TO COMPLY WITH PART 7.2 OF BCA  
 HOT WATER SYSTEMS TO COMPLY WITH PART 7.2 OF BCA  
 MASONRY: TO COMPLY WITH AS3370  
 MECHANICAL/DRAULIC: BCA CLAUSE C3 15 & AS1300-4:2005  
 MECHANICAL ELECTRICAL: TO COMPLY WITH PART 7.2 OF BCA  
 MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1968 & 1  
 SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE 2 SPEC 2.2  
 SOUND ATTENUATION: TO COMPLY WITH PART 7.2 OF BCA  
 MECHANICAL/DRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3 15 & AS1300-4:2005  
 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

(TO BE READ IN CONJUNCTION WITH APPROVED BASIC REPORT)	
<b>WATER OPTIONS</b>	<b>ENERGY OPTION</b>
SHOWERHEADS:	COOLING-HEATING
3 STAR	(HEAT/ST 7.5l/min)
4 STAR	ALL LIVING BEDS
<b>TOILETS:</b>	<b>VENTILATION:</b>
KITCHEN TAPS:	(BATHROOM, KIT)
BATHROOM TAPS:	
5 STAR	
DISHWASHERS:	
5 STAR	
	GAS COOK TOP & DISHWASHERS:
	<b>ENERGY OPTION</b>
	HOT WATER SYS
	ARTIFICIAL LIGHT
	NATURAL LIGHT
	<b>COMMON AREAS</b>

CONDITIONING 1 PHASE  
1.3.0-3.5 (ZONED)  
PER BASIX CERTIFICATE  
INDIVIDUAL FAN,  
CONNECTED TO FACADE OR ROOF  
ELECTRICAL SWITCH ON/OFF  
KITCHEN OF THE DWELLINGS  
STAR  
CENTRAL HOT WATER SYSTEM  
PER BASIX CERTIFICATE  
PER BASIX CERTIFICATE  
PER BASIX CERTIFICATE  
REFER TO APPROVED BASIX CERT

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MH-N Design Union Pty Ltd. AEN 94 003 717 662

Nominated Architect  
Brian Meyerson NSW  
Registration Number 49076

**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

**DRAWING:  
GFA DIAGRAMS**

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: NTS @A3  
DRAWING NO: REV:

DA 9100 (A)

**WOOLLAHRA MUNICIPAL COUNCIL**  
**DCP 2015 - D5 Double Bay Centre Controls:**

### Articulation

**Levels 1-3:**  
*Levels 1-2: 2.4m articulation zone,  
 Level 3: 3.5m articulation zone,  
 up to 40% of the articulation zone may be internal or external  
 space.  
 Zone set back 14.4m from Bay street boundary and 8m from Gum  
 Tree Lane boundary, up to 50% of this area per floor may be built  
 on.*

*Zone set back 14.4m from Bay street boundary and 8m from Gum Tree Lane boundary, up to 50% of this area per floor may be built on.*

## Setbacks

**Ground floor & Level 1:** Zero front setback, A 2m rear setback applies to Gumtree lane.

**Level 2-3:** 2.4m front setback, 8m rear setback

## GFA CALCULATIONS

GROUND FLOOR	540	m <sup>2</sup>
LEVEL 1	533	m <sup>2</sup>
LEVEL 2	378	m <sup>2</sup>
LEVEL 3	378	m <sup>2</sup>

<b>TOTAL GFA</b>	<b>1,829 m<sup>2</sup></b>
------------------	----------------------------

FSR	DCP CONTROL	CONTROL SCHEME
SITE AREA:	820 m <sup>2</sup>	
TOTAL GFA:	2,050 m <sup>2</sup>	1,849 m <sup>2</sup>
FSR:	2.5 : 1	2.23 : 1

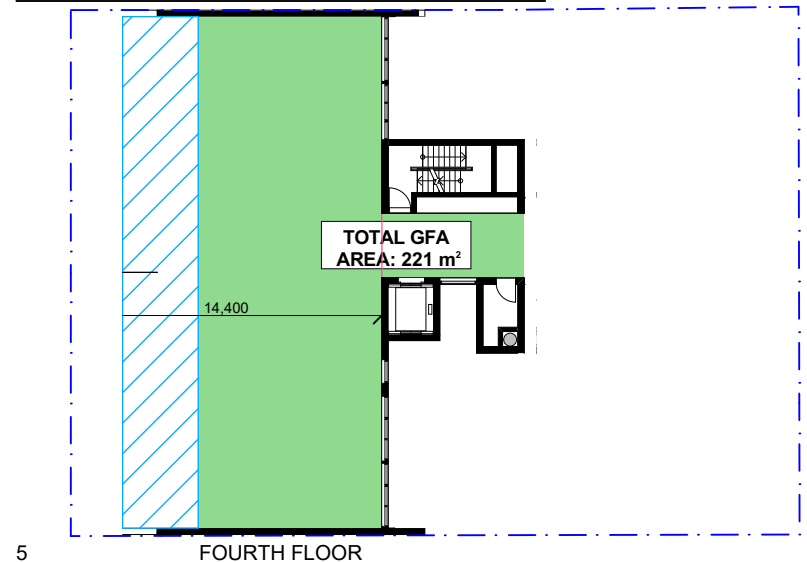
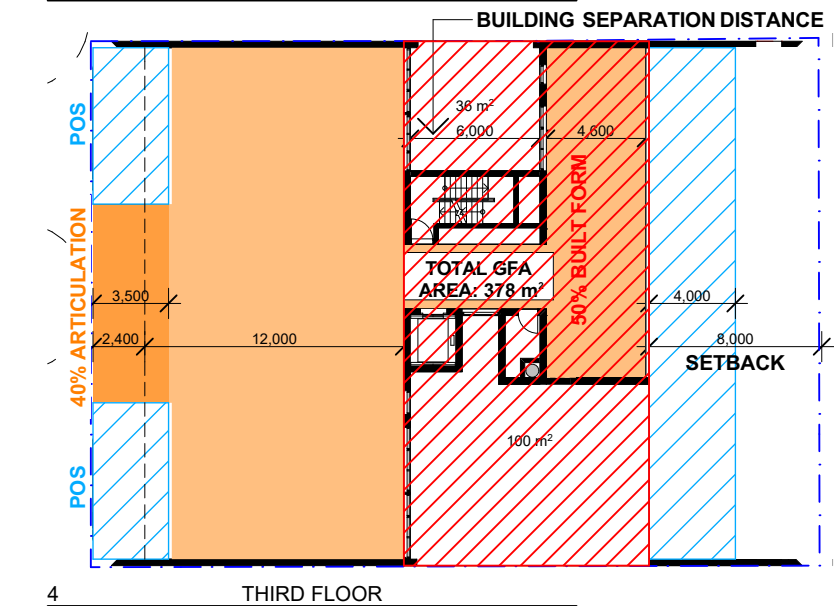
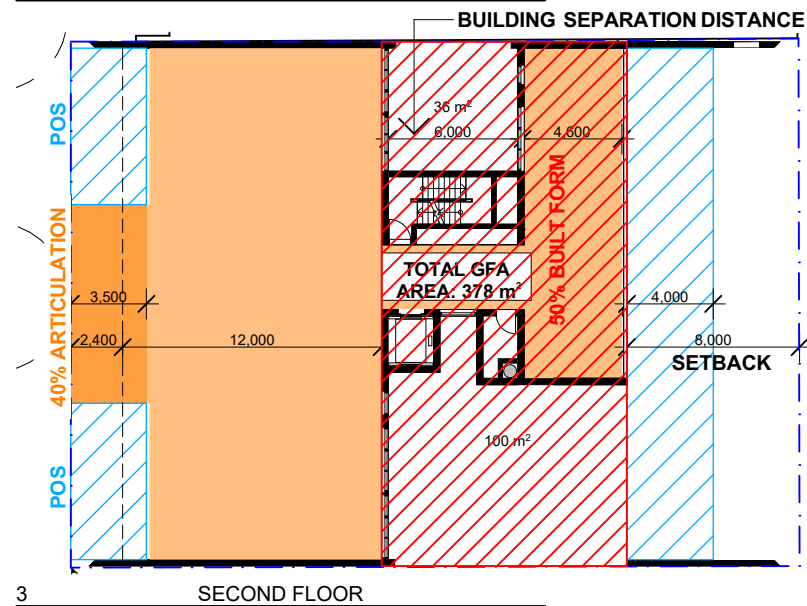
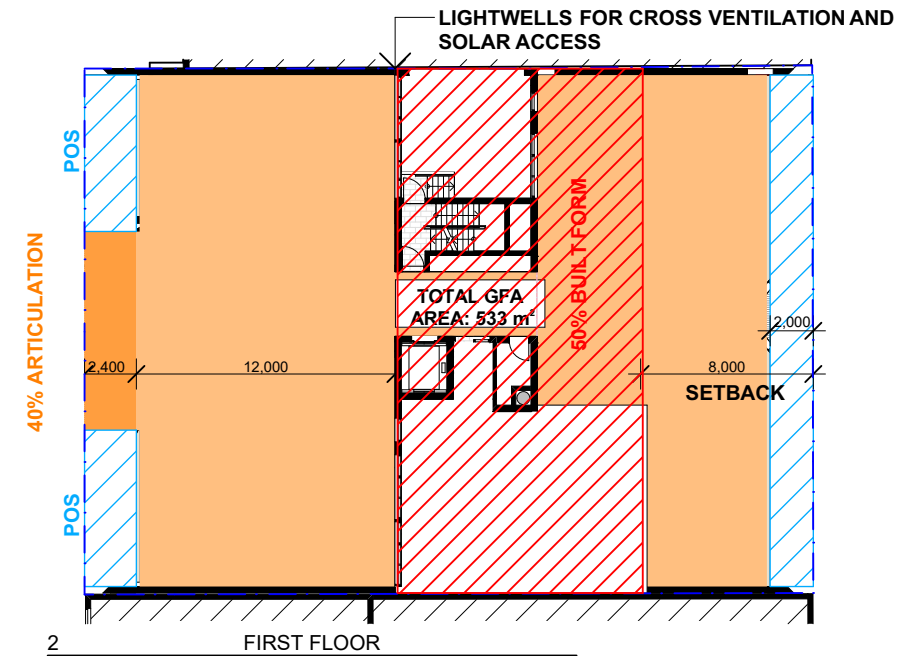
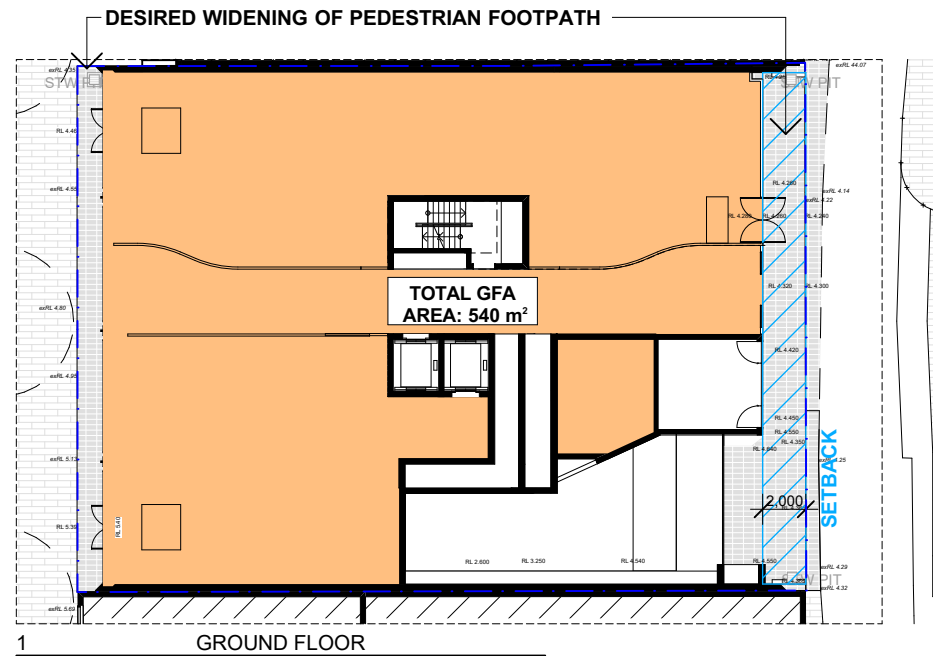
### ADDITIONAL FLOOR SPACE

**LEVEL 4** 221 m<sup>2</sup>

TOTAL GFA	2,070 m <sup>2</sup>
TOTAL FSR	2.5 : 1

### PROPOSED FLOOR SPACE

TOTAL GFA: 2,982 m<sup>2</sup>  
FSR: 3.6 : 1

[illegible]



# WASTE MGT PLAN

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

### Waste Generation - Residential

Building/Core	# Units	Waste Calculation (L/unit/week)	Generated Waste (L/week)	Compacted Waste (L/week)	Recycling Calculation (L/unit/week)	Generated Recycling (L/week)
	23	120	2760	1380	55	1265
<b>TOTAL</b>	23		2760	1380		1265

## BINS PROVIDED

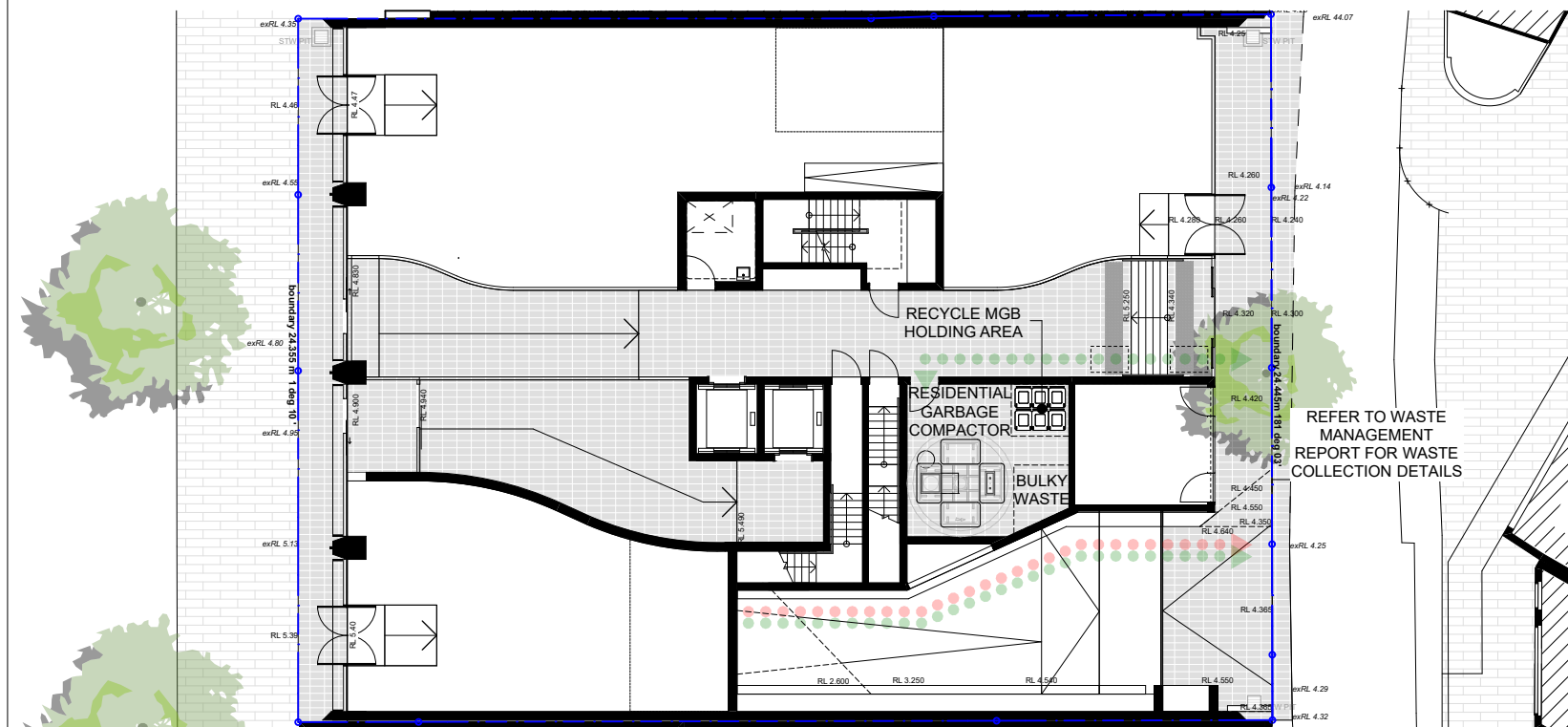
Garbage:	3 x 660L MGBs collected <b>weekly</b>
Recycling:	6 x 240L MGBs collected <b>weekly</b>

### Waste Generation - Retail

Waste Generation - Retail	Type NLA (m2)	Waste Calculation (L/100m2/day)	Generated Waste (L/week)	Recycling Calculation (L/100m2/day)	Generated Recycling (L/week)
Retail 1 - Restaurant	236	670	11068.4	135	2230.2
Retail 2 - Restaurant	95	670	4455.5	135	897.75
<b>TOTAL</b>	<b>331</b>		<b>15523.9</b>		<b>3127.95</b>

## BINS PROVIDED

Garbage:	<b>4 x 660L MGBs collected 4 x weekly</b>
Recycling:	<b>3 x 660L MGBs collected 2 x weekly</b>



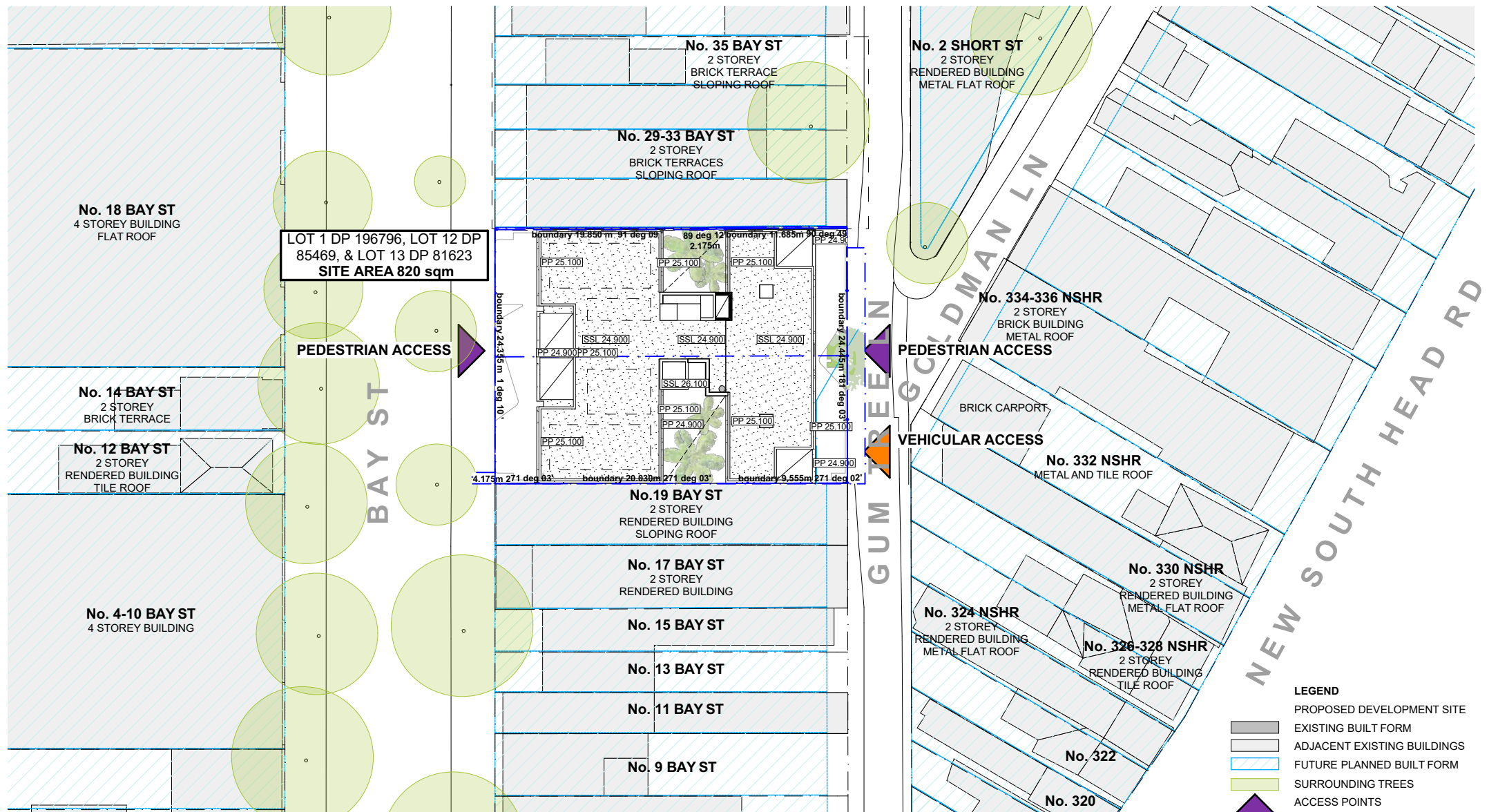
1	GROUND FLOOR	1:250
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2 FIRST FLOOR 1:250

[illegible]

## NOTIFICATION PLAN



REVISIONS		PLOTTED: 21/12/2017
A	DEVELOPMENT APPLICATION	07-12-2017

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**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

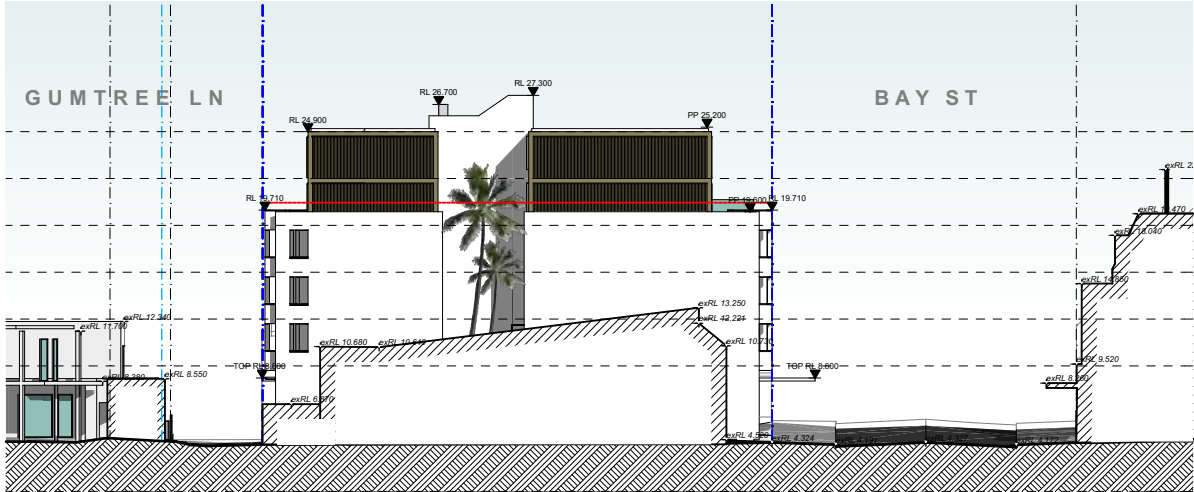
PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: @A3  
DRAWING NO: REV:

**DRAWING:**  
**NOTIFICATION PLAN**

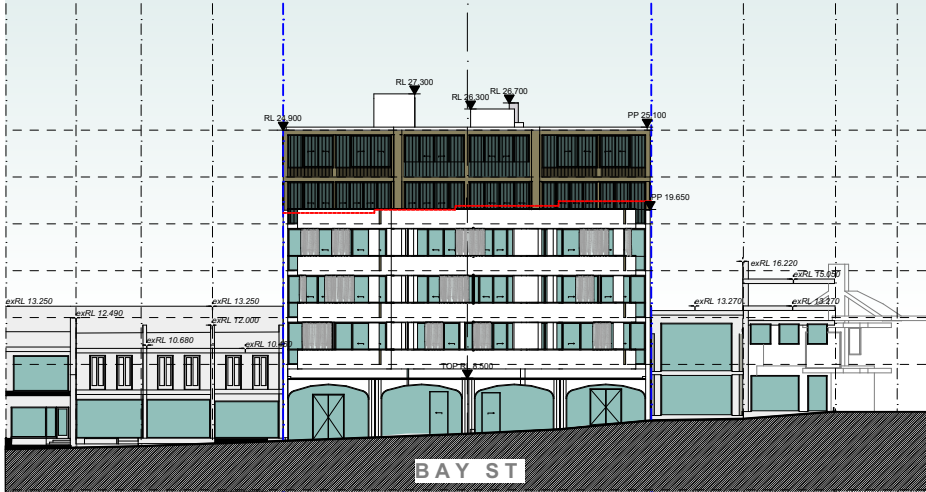
DA 9103 (A)



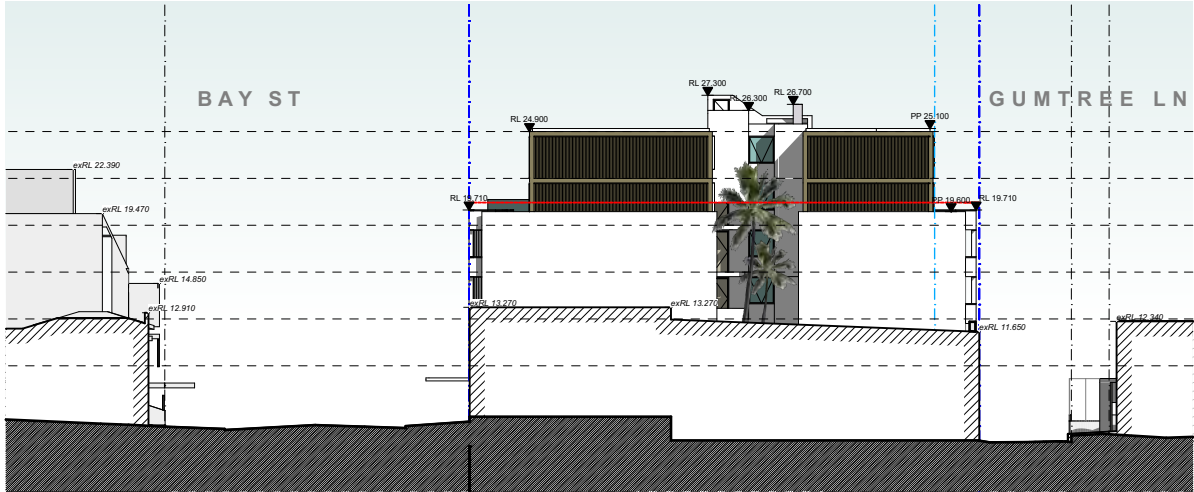
# NOTIFICATION PLAN



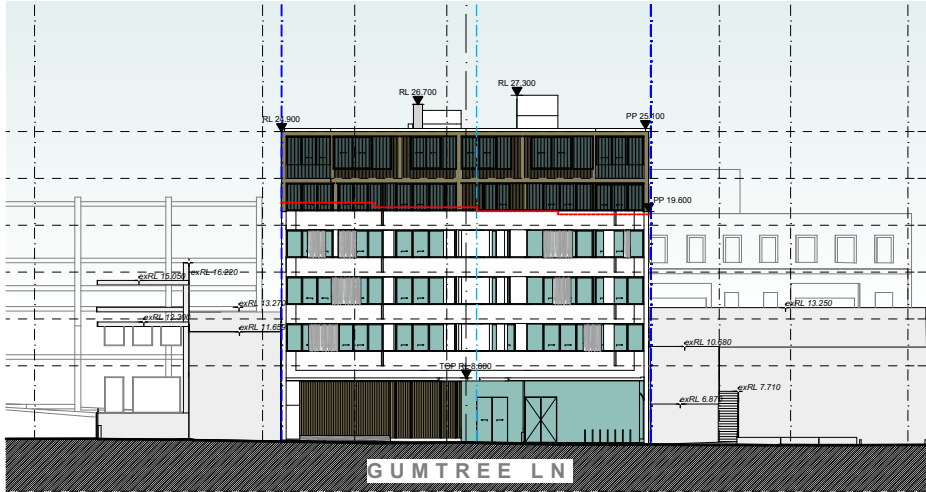
ELEVATION NORTH 1:500



ELEVATION WEST 1:500



ELEVATION SOUTH 1:500



ELEVATION EAST 1:500

REVISIONS		PLOTTED: 21/12/2017
A	DEVELOPMENT APPLICATION	07-12-2017

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MHN Design Union Pty Ltd. ABN 94 003 717 682

PROJECT:  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: @A3  
DRAWING NO: REV:

DRAWING:  
NOTIFICATION PLAN

DA 9104 (A)

PROPOSED DEVELOPMENT

Site Area	820 m2
1 Bed	3
2 Bed	2
2+Bed	8
3+Bed	10
Total Units	23

PART 2 - DEVELOPING THE CONTROLS		Control	Requirement	Proposed	Compliance
2A	Primary Controls				
2B	Building Envelopes				
2C	Building Height	14.7 m		21.6m	Non-compliance. Refer to SEE, Clause 4.6 report
2D	Floor Space Ratio	2.5 : 1		3.6 : 1	Non-compliance. Refer to SEE, Clause 4.6 report
2E	Building Depth	12-18 m		8.6-16.1 m	Compliance achieved. Refer to DA 2000 series - Floor plans
2F	Building Separation	12 m (4 storeys)	between habitable rooms and balconies		6m minimum within site. 12m minimum to external buildings. Refer to DA 2000 series - Floor plans
		18m (5-8 storeys)	between habitable rooms and balconies		6m minimum within site. 18m minimum to external buildings. Refer to DA 2000 series - Floor plans

PART 3 -SITING THE DEVELOPMENT		Control	Requirement	Proposed	Compliance
					The development is located in a business zone with dense built form. The site is also within walking distance to local parks and public green spaces. Larger balconies and increased private open space are provided. Non compliance deemed acceptable. Objectives achieved.
3D	Communal and Public Open Space	25% Site Area	205 m2	NIL	100% site coverage and non residential uses on ground floor. Planter boxes provided to Level 1 light wells. Acceptable stormwater management plan and alternate planting provided. Non compliance deemed acceptable. Objectives achieved
3E	Deep Soil Zones	7% of Site Area	57.40 m2	NIL	Objectives achieved
3F	Visual Privacy	6 m/ 3 m (4 storey)			Compliance achieved
		9 m/4.5 m (5-8 storey)			Compliance achieved

PART 4 - DESIGNING THE BUILDING		Control	Requirement	Proposed	Compliance	
4A	Solar and Daylight Access	70% min - 2 hours	16.1	19	Compliance achieved. Refer to DA 9201 SEPP 65 Compliance diagrams	
4B	Natural Ventilation	60% min	13.8	20	Compliance achieved. Refer to DA 9201 SEPP 65 Compliance diagrams	
4C	Ceiling Heights	Ground Floor + L1 Generally Attic	3.3m 2.7m 1.8m	3.6m min 2.8m N/A	Compliance achieved. Refer to DA 2500 Section A Compliance achieved. Refer to DA 2500 Section A Compliance achieved	
4D-1	Apartment Size and Layout	1 Bed/ 1 Bath	50 m2	53 m2	Compliance achieved. Refer to DA 9201 SEPP 65 Compliance diagrams	
		2 Bed/ 1 Bath	70 m2	80 m2	Compliance achieved. Refer to DA 9201 SEPP 65 Compliance diagrams	
		2 Bed/ 2 Bath	75 m2	90-92 m2	Compliance achieved. Refer to DA 9201 SEPP 65 Compliance diagrams	
		3 Bed/ 2 Bath	95 m2	111-133 m2	Compliance achieved. Refer to DA 9201 SEPP 65 Compliance diagrams	
4D-2	Habitable room depth	2.5 x ceiling	7m	7m (single aspect)	Compliance achieved. Refer to DA 2000 series - Floor plans	
	Habitable room depth 8 m from window		8m	8m max.	Compliance achieved. Refer to DA 2000 series - Floor plans	
4E	Private Open Space/Balconies	1 Bed	8 m2	18 m2	Compliance achieved. Refer to DA 9201 SEPP 65 Compliance diagrams	
		2 Bed	10 m2	11-24 m2	Compliance achieved. Refer to DA 9201 SEPP 65 Compliance diagrams	
		3 Bed	12 m2	14-37 m2	Compliance achieved. Refer to DA 9201 SEPP 65 Compliance diagrams	
4F	Common Circulation and spaces		Max 8 units/ core	5 units/core	Compliance achieved. Refer to DA 2000 series - Floor plans	
4G	Storage (internal)	1 Bed	3 m3	8.5 m3	Compliance achieved. Refer to DA 9203 Storage Diagrams	
		2 Bed	4 m3	5-7.9 m3	Compliance achieved. Refer to DA 9203 Storage Diagrams	
		3 Bed	5 m3	5.4-10.1 m3	Compliance achieved. Refer to DA 9203 Storage Diagrams	
	Storage (total)	1 Bed	6 m3	12.5 m3	Compliance achieved. Refer to DA 9203 Storage Diagrams	
		2 Bed	8 m3	10-12.9 m3	Compliance achieved. Refer to DA 9203 Storage Diagrams	
		3 Bed	10 m3	10.4-15.1 m3	Compliance achieved. Refer to DA 9203 Storage Diagrams	
						Minimum silver performance level provided to units 101, 102, 201, 202, 301, 302, 401 and 402.
	4Q	Universal Design	20% min	4.6	8	Compliance achieved

REVISIONS		PLOTTED: 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA/ AUSTRALIAN STANDARDS/ STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ. 2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED 3. CONTRACTOR TO NOTIFY MAIN OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING 4. MAIN TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS/ SETTING OUT PRIOR TO CONSTRUCTION 5. CONTRACTOR TO Liaise WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/ DATA/ COMMUNICATION REQUIREMENTS ARE ACCESSIBLE 6. ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE 7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

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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 1.10 - FIRE HAZARD PROPERTIES  
CLAUSE C 2.1 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE  
CLAUSE C2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL  
CLAUSE C2.10 - PERFORMANCE OF EQUIPMENT  
CLAUSE C2.12 - ELECTRICAL SUPPLY SYSTEM  
CLAUSE C2.15 - OPENING FOR SERVICE INSTALLATIONS (OF OPENINGS)  
CLAUSE C3.8 - OPENING IN FIRE ISOLATED EXITS  
CLAUSE C3.10 - DISCHARGE FROM EXITS  
CLAUSE C3.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL  
CLAUSE D2.13 - GORGES AND RISERS  
CLAUSE D2.14 - LANDINGS  
CLAUSE D2.16 - THRESHOLDS  
CLAUSE D2.18 - BALUSTRADES

CLAUSE D2.17 - HANDRAILS  
CLAUSE D2.21 - OPERATION OF LATCH  
CLAUSE D2.23 - SIGNS ON DOORS  
CLAUSE D2.3 - GENERAL BUILDING ACCESS REQUIREMENTS  
CLAUSE D2.3 - PARTS OF BUILDING TO BE ACCESSIBLE  
CLAUSE D2.7 - IDENT OF ACCESSIBLE FACILITIES/FEATURES  
CLAUSE D2.8 - TACTILE INDICATORS  
CLAUSE D2.17 - WATERPROOFING OF WET AREAS  
CLAUSE D3.10 - DAMP PROOFING  
CLAUSE D3.1 - LIGHTING AND VENTILATION  
CLAUSE D3.4 - SOUND INSULATION OF FLOORS  
CLAUSE D3.5 - SOUND INSULATION OF WALLS  
CLAUSE D3.6 - SOUND INSULATION OF SERVICES  
CLAUSE D3.7 - SOUND INSULATION OF PUMPS

SPECIFICATIONS (refer to specification attachment)

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART 4 CLAUSES 4.4 & 4.6/1600  
BALUSTRADES HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.18  
DRAINAGE SYSTEMS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2  
ENERGY EFFICIENCY/SLABING: TO COMPLY WITH 22 OF BCA  
FIRE SERVICES: TO COMPLY WITH SECTION 4 OF BCA  
HOT WATER SYSTEMS TO COMPLY WITH PART 27 OF BCA  
MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART 24 OF BCA  
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1989 & AS3612  
MECHANICAL EXHAUST PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.10 & AS1930 4.2005  
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL/DRY/CLAY PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.10 & AS1930 4.2005  
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA  
STAR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13  
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS  
(TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT)

WATER OPTIONS  
SHOWERHEADS: 3 STAR  
TOILETS: 4 STAR  
KITCHEN TAPS: 5 STAR  
BATHROOM TAPS: 5 STAR  
DISHWASHERS: 5 STAR

ENERGY OPTIONS  
COOLING/HEATING: 3 STAR  
SMALL LIVING/ BEDROOM AREAS: 4 STAR  
VENTILATION: (BATHROOM, KITCHEN, LAUNDRY)  
DISHWASHERS: 5 STAR  
HOT WATER SYSTEM: 5 STAR  
ARTIFICIAL LIGHTING: 5 STAR  
NATURAL LIGHTING: 5 STAR  
COMMON AREAS: 5 STAR

AIR CONDITIONING 1 PHASE  
EER 13.5-13.7 (ZONED)  
- AS PER BASIX CERTIFICATE  
DUCTED TO FACADE OR ROOF  
MANUAL SWITCH DROP  
KITCHEN OF THE DWELLINGS  
3.5 STAR

CENTRAL HOT WATER SYSTEM  
- AS PER BASIX CERTIFICATE  
- AS PER BASIX CERTIFICATE  
- AS PER BASIX CERTIFICATE  
- REFER TO APPROVED BASIX CERT

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N

Nominated Architect  
Brian Meyerson NSW  
Registration Number 4907

PROJECT: 16-087  
DRAWN BY: MHNDU  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW  
DRAWING: ADG COMPLIANCE  
TABLE  
DA 9200 (A)

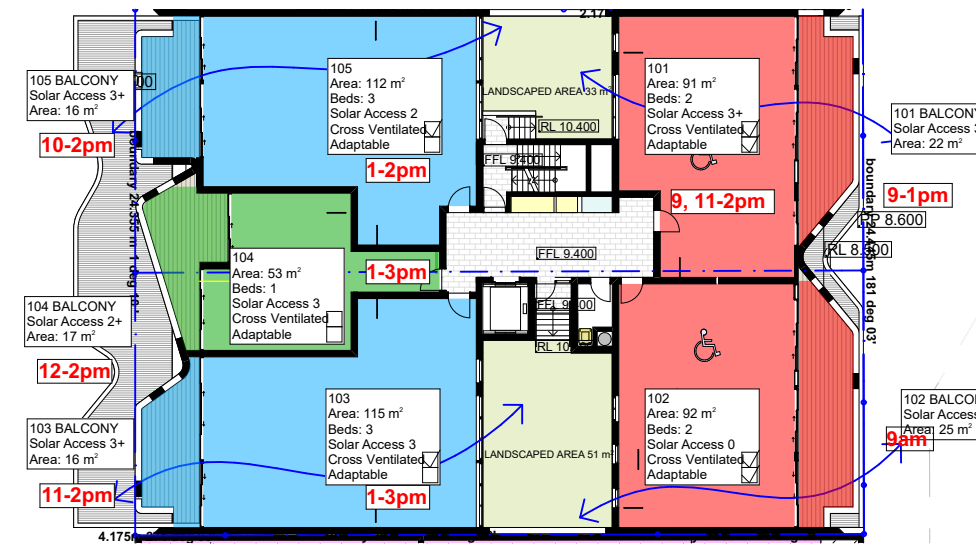


## SEPP 65 COMPLIANCE DIAGRAMS

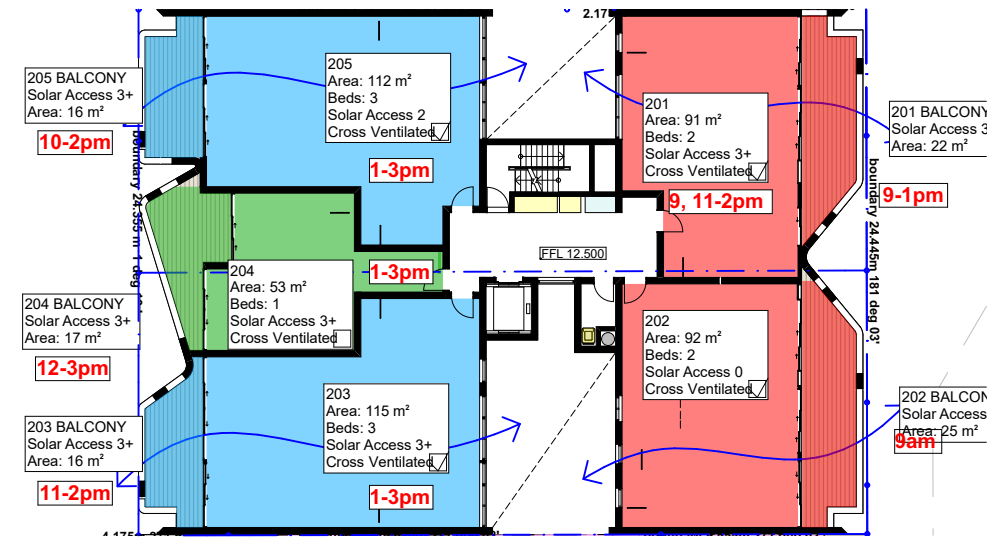
SOLAR ACCESS				
TOTAL UNITS	23			
2hr WINTER SUN ACCESS (8am-4pm)	19/23 (83%) <b>COMPLIES</b>			
CROSS VENTILATION				
TOTAL UNITS	23			
CROSS VENTILATED UNITS	20/23 (86%) <b>COMPLIES</b>			
UNIT MIX				
3B	2B+	2B	1B	TOTAL
10	8	2	3	23
ADAPTABLE UNITS				
ADAPTABLE UNITS	2/23 (UNITS 101 & 102)			

REFER TO DRAWINGS DA 9204 ADAPTABLE UNITS

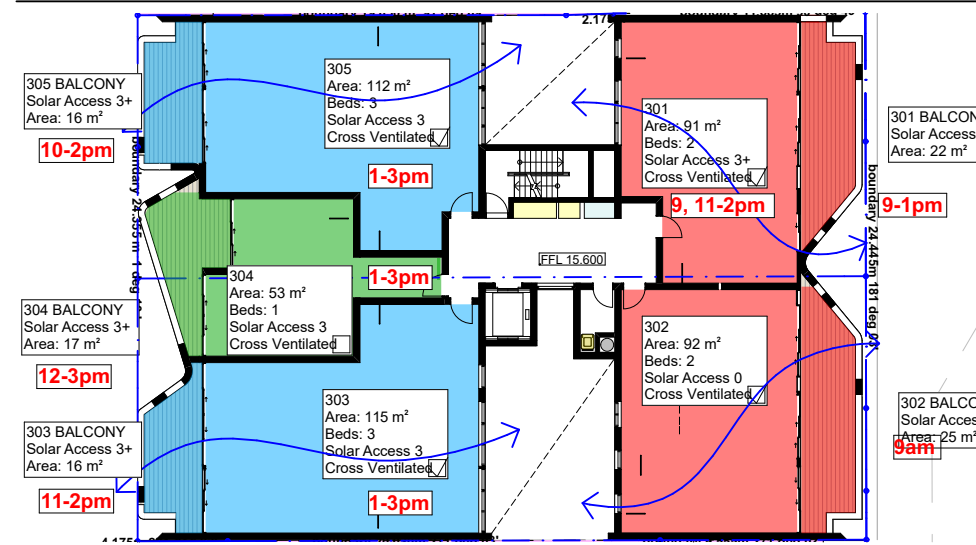
NOTE: SIMILAR ADAPTABLE LAYOUTS CAN BE PROVIDED TO UNITS 201, 202, 301, 302, 401 & 402. UP TO 8 UNITS CAN BE ADAPTABLE.



## FIRST FLOOR



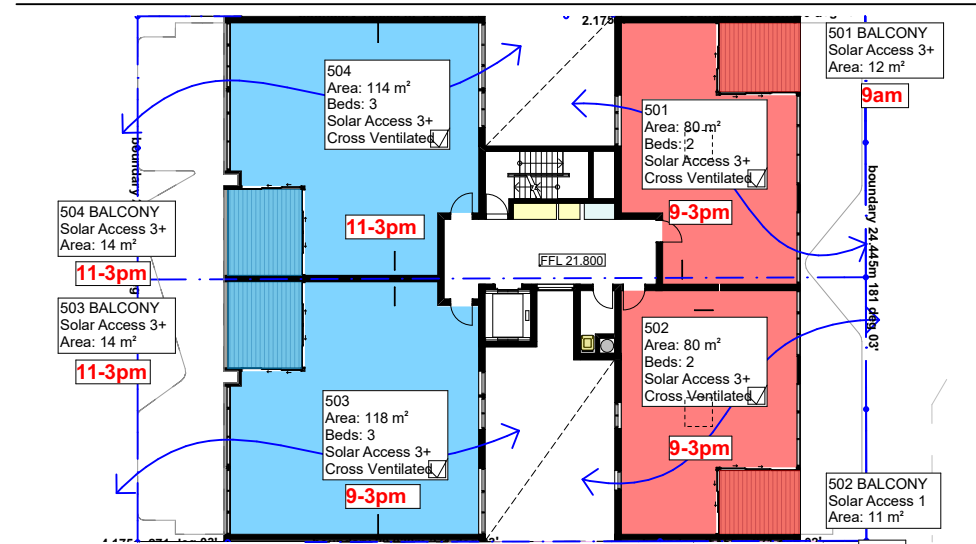
## SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

[illegible]

**Unit 1 (Top):**

- ENS: 1.8 x 2.6m
- WIR: 2.6 x 2.6m
- BED 1: 3.5 x 3.25m
- DINING: 3.2 x 2.4m
- KITCHEN: 3.2 x 2.6m
- LDY: 1.0 x 1.0m
- BATH: 2.6 x 1.8m
- BED 2: 3.59 x 3.2m
- LIVING: 4.85 x 4.4m
- BALCONY AREA: 22 m²

**Unit 2 (Middle):**

- KITCHEN: 2.6 x 3.2m
- LIVING/DINING: 5.55 x 4.75m
- BED 2: 3 x 3.1m
- BATH: 2.6 x 1.8m
- STUDY: 2.6 x 1.83m
- LDY: 1.0 x 1.0m
- BALCONY AREA: 25 m²

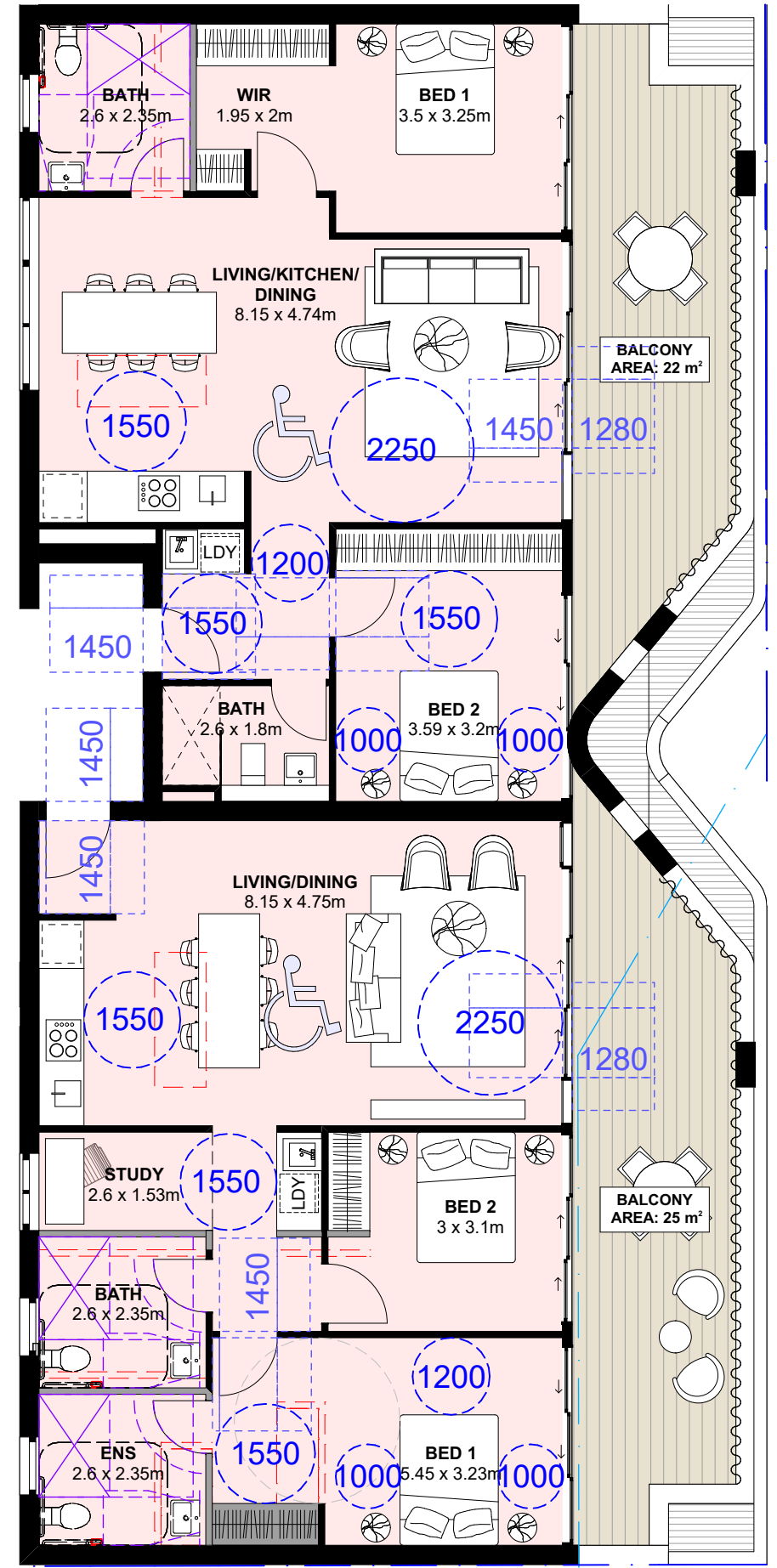
**Unit 3 (Bottom):**

- ENS: 1.8 x 2.6m
- WIR: 2.45 x 2.1m
- BED 1: 3.7 x 3.23m
- DINING: 3.2 x 2.4m
- KITCHEN: 3.2 x 2.6m
- LDY: 1.0 x 1.0m
- BATH: 2.6 x 1.8m
- BED 2: 3.59 x 3.2m
- LIVING: 4.85 x 4.4m
- BALCONY AREA: 22 m²

**Common Areas:**

- Boundary: 24.44m
- RL 8.500
- 6.00
- BUILDING SEPARATION CENTRAL LINE
- 3,000 min

# UNIT 102



REVISONS		PLOTTED 21/12/2017	GENERAL NOTES
A	DEVELOPMENT APPLICATION	07-12-2017	<p>ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE, NATIONAL FIRE SAFETY AUTHORITY REGULATIONS AND LOCAL AUTHORITY RELEVANT TO THE PROJECT. ALL DISCREPANCIES BETWEEN DRAWINGS IS MAINTAINED</p> <p>CONTRACTOR TO NOTIFY IN WRITING OF ANY DISCREPANCIES, DIMENSIONAL INCONISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING</p> <p>MINI TO REVEAL ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION</p> <p>CONTRACTOR TO UPHOLD ALL CONTRACTED DISCREPANCIES TO ENSURE ALL POWER/DATA/TELECOMS REQUIREMENTS ARE MET</p> <p>ALL DIMENSIONS TO BE VERIFIED ON SITE. DO NOT SCALE ALL WORKS TO BE DONE AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE</p>
<p>11 - 27 Bay Street Double Bay - Development Application pin</p> <p>CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MINIS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DRAWINGS SHOWN HEREON IS RETAINED BY ARCHITECT &amp; IS REQUIRED FOR ANY RE-USE OF THE DRAWINGS</p>			

## ALL CONSTRUCTION TO COMPLY AT MINIMUM W BCA CLASSES & AUSTRALIAN STANDARDS

CLAUSE 9 A-14 - MATERIAL & FORMS CONSTRUCTIONS	CLAUSE D2-17 - HANDRAILS
SPEC. C-11 - FIRE RESISTING CONSTRUCTION	CLAUSE D2-21 - OPERATION OF LATCH
CLAUSE C-12 - FIRE HAZARD PREVENTION	CLAUSE D2-22 - SIGNS OF OCCUPANCY
SPEC. C-11 - PERFORMANCE OF EXTERNAL WALLS IN FIRE	CLAUSE D2-23 - GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE C-12 - PERFORMANCE OF EXTERIOR WALLS IN FIRE	CLAUSE D2-24 - ACCESSIBLE TOILETS
CLAUSE C-12 - SEPARATION OF EQUIPMENT	CLAUSE D2-25 - ACCESS OF ACCESSIBLE FACILITIES/EQUIPMENT
CLAUSE C-13 - PROTECTION OF OPENINGS IN EXTERIOR WALLS	CLAUSE D2-26 - IDENTIFICATION OF WEI AREAS
CLAUSE C-13 - ACCEPTABLE METHODS OF PROTECTION OF OPENINGS	CLAUSE D2-27 - WATERPROOFING OF WEI AREAS
CLAUSE C-13 - PROTECTION OF EXITS	CLAUSE D2-28 - IDENTIFICATION OF WEI AREAS
CLAUSE C-13 - INSTALLATION FOR SERVICE INSTALLATIONS	CLAUSE D2-29 - CONSTRUCTION OF SANITARY COMPARTMENTS
CLAUSE D2-7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLAUSE D2-30 - LIGHTING AND ELECTRICAL
CLAUSE D2-8 - PROTECTION OF RISERS	CLAUSE D2-31 - SOUND INSULATION OF FLOORS
CLAUSE D2-14 - LANDSCAPES	CLAUSE D2-32 - SOUND INSULATION OF WALLS
CLAUSE D2-15 - LANDSCAPES	CLAUSE D2-33 - SOUND INSULATION OF ROOFS
CLAUSE D2-16 - BALUSTRADES	CLAUSE D2-34 - SOUND INSULATION OF PUMPS

**SPECIFICATIONS (refer to specification attachment)**

**ARTIFICIAL LIGHTING:** TO COMPLY WITH BIA PART CLAUSES 6.4 & A51680

**BALUSTRADE HEIGHTS:** TO COMPLY WITH BIA CLAUSE D2.16

**BATHING:** TO COMPLY WITH BIA PART CLAUSES 6.4 & A51680 3500.2

**ENERGY EFFICIENCY LEADING:** TO COMPLY WITH J2 OF BIA

**FIRE SERVICES:** TO COMPLY WITH SECTION E OF BIA

**HOT WATER SYSTEMS:** TO COMPLY WITH SECTION E OF BIA

**MECHANICAL INSULATION:** TO COMPLY WITH A53700

**MECHANICAL VENTILATION:** TO COMPLY WITH A53700

**Mechanical Airconditioning:** TO COMPLY WITH PART J2 OF BIA

**MECHANICAL EXHAUST VENTILATION:** TO COMPLY WITH A51668 & A568.2

**SMOKE EXHAUST:** TO COMPLY WITH A51668 & A568.2

**Penetrations:** THROUGH FIRE RATED CONSTRUCTION FOR  
OVERHEAD MECHANICAL PENETRATIONS TO COMPLY WITH BIA PART  
CLAUSES A51300 & A51300.4

**SOUND TRANSMISSION:** TO COMPLY WITH PART OF BIA

**STAIR CONSTRUCTION:** TO COMPLY WITH BIA CLAUSE D2.13

**STAIR CONSTRUCTION:** TO COMPLY WITH BIA CLAUSE D2.13

**STAIR CONSTRUCTION:** TO COMPLY WITH BIA CLAUSE D2.13

BASIS COMMITMENTS	
(TO BE READ IN CONJUNCTION WITH APPROVED BASIC REPORT)	
WATER OPTIONS:	ENERGY OPTION:
SHOWERHEADS:	3 STAR COOLING/HEATING
TOILETS:	(6Btu/h = 7.5 L/min) ALL LIVING BEDS
KITCHEN TAPS:	4 STAR
BATHROOM TAPS:	5 STAR
DISHWASHERS:	5 STAR
	VENTILATION:
	(BATHROOM, KIT.)
	GAS COOK TOP
	DISHWASHERS:
	ENERGY OPTION
	HOT WATER SYS.
	ARTIFICIAL LIGHTING
	NATURAL LIGHTING
	COMMON AREAS

AIR-CONDITIONING 1 PHASE  
 EER 10-15 (ZONED)  
 -AS PER BASIX CERTIFICATE  
 INDIVIDUAL FAN,  
 DUCTED TO FACADE OR ROOF  
 MANUAL SWITCH C/OFF  
 ELECTRIC OVENS KITCHEN OF THE DWELLINGS  
 3 STAR  
 CENTRAL HOT WATER SYSTEM  
 -AS PER BASIX CERTIFICATE  
 -AS PER BASIX CERTIFICATE  
 -AS PER BASIX CERTIFICATE  
 -REFER TO APPROVED BASIX CER

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Nominated Architect  
Brian Meyerson NSM  
Registration Number 4907

**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

**DRAWING:**  
**ADAPTABLE UNITS**

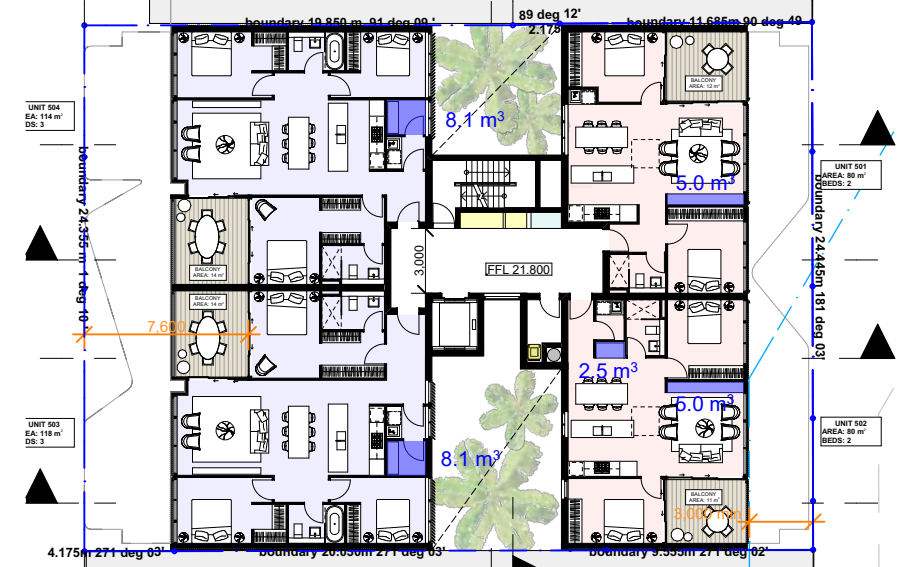
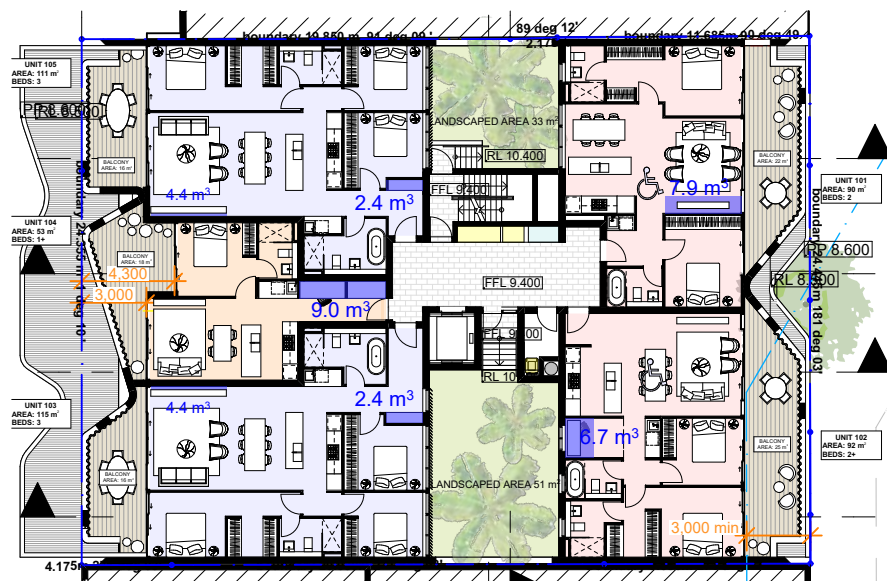
PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: 1:100 @A3  
DRAWING NO: REV:

**DA 9202 (A)**



## GFA CALCULATIONS

NOTE: AT LEAST 50% OF THE REQUIRED STORAGE IS LOCATED WITHIN THE APARTMENT AS OUTLINED IN THE APARTMENT DESIGN GUIDE



TOilet RINSE CONNECTION WITH APPROVED BASIX REPORT)		
<b>WATER OPTIONS</b>		
SHOWERHEADS:	3 STAR	ENERGY OPTIONS
	(#Bbl/d @ 7.5 L/min) ALL LIVING BEDROOM AREAS	AIR-CONDITIONING 1 PHASE
TOILETS:	4 STAR	EEER 30 3.5 (ZONED)
KITCHEN TAPS:	4 STAR	AS PER BASIX CERTIFICATE
BATHROOM TAPS:	4 STAR	INDIVIDUAL FAN
DISHWASHERS:	5 STAR	AS PER BASIX CERTIFICATE
	VENTILATION	ROOF TO ROOF TO EXHAUST OR ROOF
	BATHROOM TO KITCHEN LAUNDRY	MANUAL SWITCH ON/OFF
	GAS COOK TOP & ELECTRIC OVEN/STOVE WITH THE DOWNDRAWS	
	DISHWASHER	
	<b>ENERGY OPTIONS</b>	
	HOT WATER SYSTEM:	CENTRAL HOT WATER SYSTEM
		3.5 STAR
	ARTIFICIAL LIGHTING:	AS PER BASIX CERTIFICATE
	NATURAL LIGHTING:	AS PER BASIX CERTIFICATE
	<b>COMMON AREAS:</b>	REFER TO APPROVED BASIX CERT

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**PROJECT:**  
MIXED USE  
DEVELOPMENT  
21 - 27 BAY STREET  
DOUBLE BAY NSW

## DRAWING: STORAGE DIAGRAMS

PROJECT NO: 16-087  
DRAWN BY: MHNDU  
TO SCALE: @A3  
DRAWING NO: REV:

DA 9203 (A)



9 AM



9 AM



10 AM



10 AM



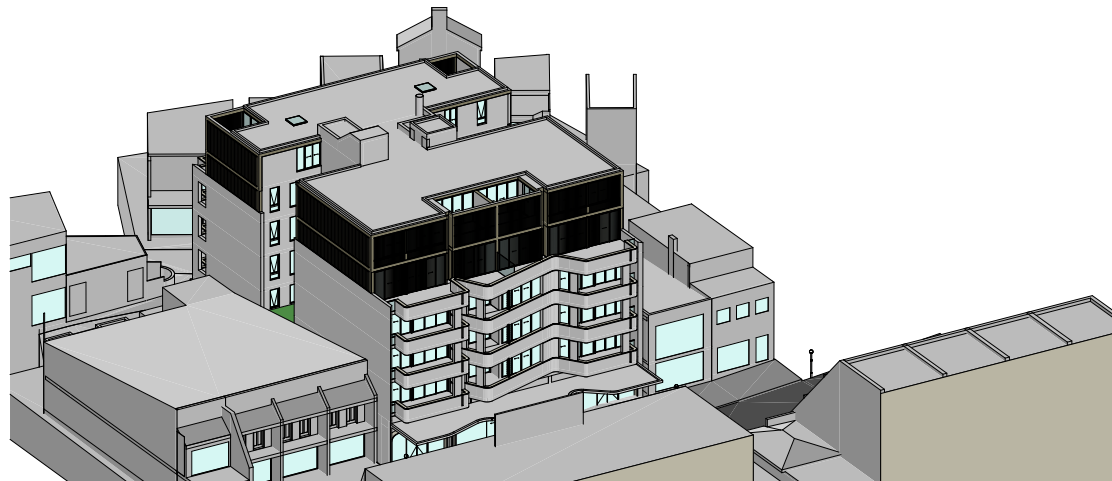
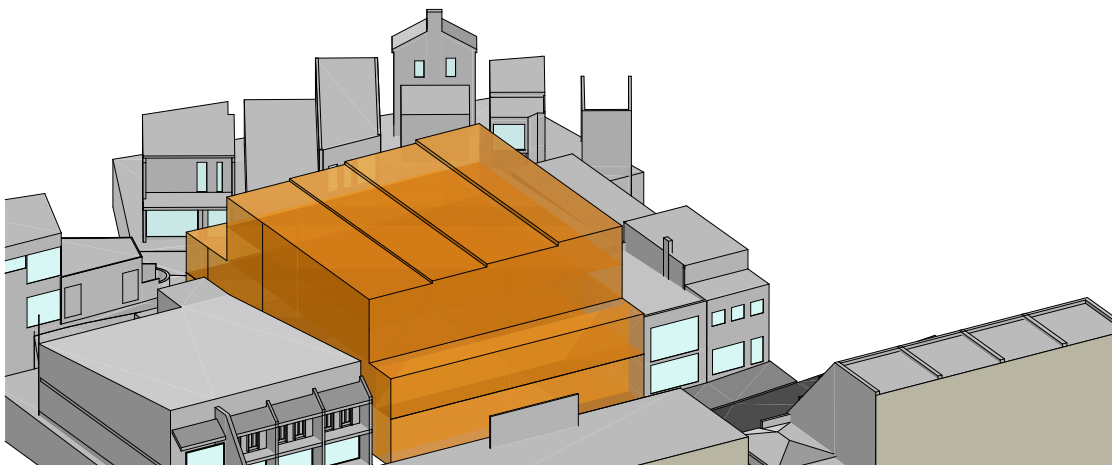
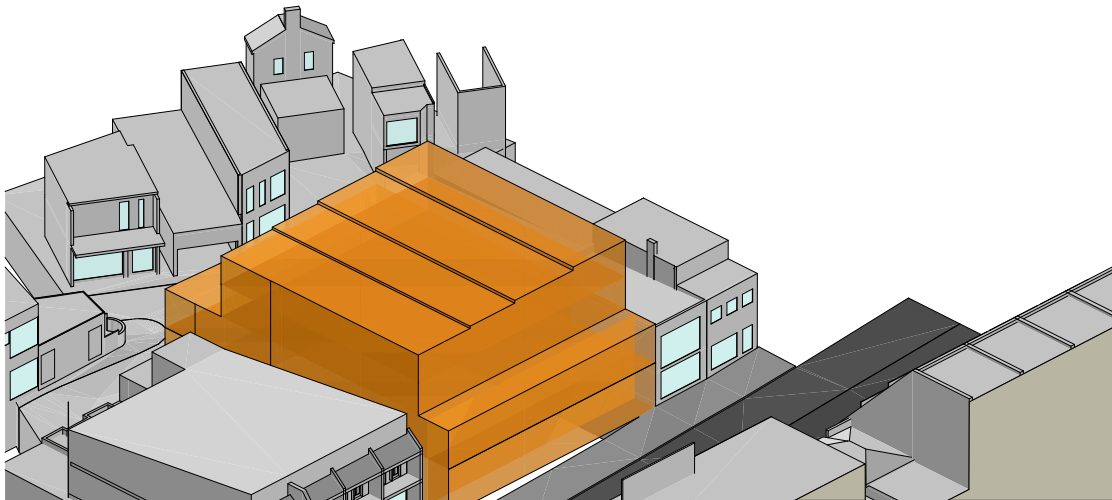
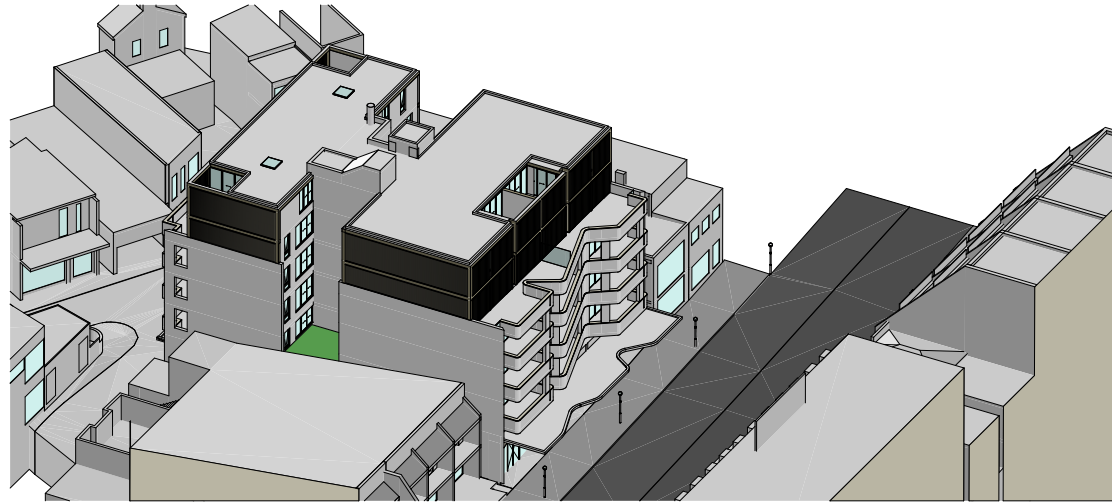
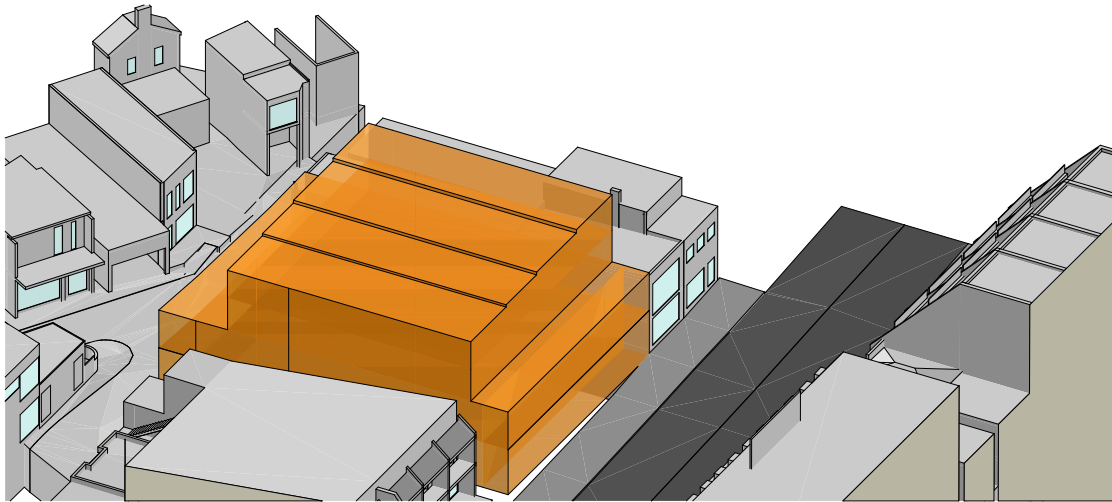
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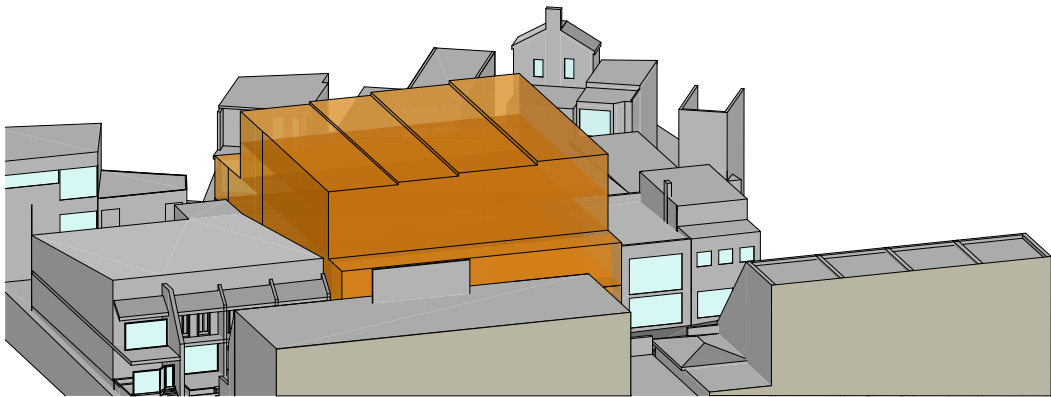


11 AM

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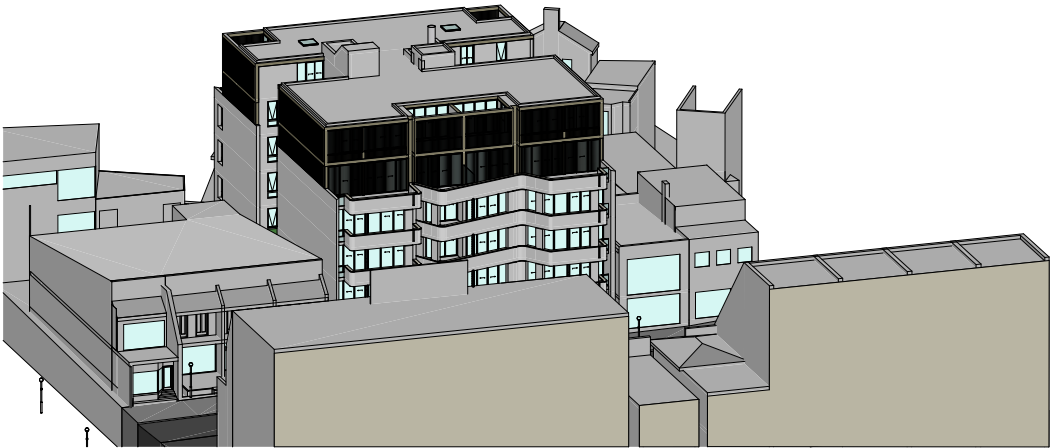


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CONTROL

3 PM



PROPOSED

3 PM

REVISIONS		PLOTTED: 21/12/2017
A	DEVELOPMENT APPLICATION	07-12-2017

21 - 27 Bay Street Double Bay - Development Application.pln  
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. MHNDU IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSION AND SETTING OUT OF THE WORK. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY MHNDU. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

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

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS	
CLAUSE B 1.4 - MATERIAL & FORMS CONSTRUCTIONS SPEC C 1.1 - FIRE RESISTING CONSTRUCTION SPEC C 1.10 - FIRE HAZARD PROPERTIES CLAUSE C 2.1 - PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE C 2.6 - VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C 2.12 - SEPARATION OF EQUIPMENT CLAUSE C 2.3 - ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS) CLAUSE C 3.8 - OPENING IN FIRE ISOLATED EXITS CLAUSE D 1.10 - DISCHARGE FROM EXITS CLAUSE D 2.7 - INSTALLATIONS IN EXITS AND PATHS OF TRAVEL CLAUSE D 2.13 - GORGES AND RISERS CLAUSE D 2.14 - LANDINGS CLAUSE D 2.16 - THRESHOLDS CLAUSE D 2.18 - 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 3.6 - IDENT. OF ACCESSIBLE FACILITIES/FEATURES CLAUSE D 3.8 - TACTILE INDICATORS CLAUSE D 3.17 - WATERPROOFING OF WET AREAS CLAUSE D 3.1 - CONSTRUCTION OF SANITARY COMPARTMENTS PART F 4 - LIGHTING AND VENTILATION CLAUSE F 4.4 - SOUND INSULATION OF FLOORS CLAUSE F 4.5 - SOUND INSULATION OF WALLS CLAUSE F 4.6 - SOUND INSULATION OF SERVICES CLAUSE F 5.7 - SOUND INSULATION OF PUMPS

SPECIFICATIONS (refer to specification attachment)	
ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F 4 & AS 1580 BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D 2.18 DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2 ENERGY EFFICIENT GLAZING: TO COMPLY WITH 22 OF BCA FIRE SERVICES: TO COMPLY WITH SECTION 4 OF BCA HOT WATER SYSTEMS: TO COMPLY WITH PART 27 OF BCA MASONRY: TO COMPLY WITH AS 3700 MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART 24 OF BCA MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1989 & AS 3882 SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC D 2.2 & AS 3786 PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL/DRY/DRAUGHT PENETRATIONS TO COMPLY WITH BCA CLAUSE C 3.13 & AS 1530 4.3005 SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA STAR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D 2.13 WATERPROOFING OF WET AREAS: TO COMPLY WITH AS 3740	

BASIX COMMITMENTS	
(TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT)	
WATER OPTIONS SHOWERHEADS: 3 STAR TOILETS: 4 STAR BATHROOM TAPS: 4 STAR DISHWASHERS: 5 STAR	ENERGY OPTIONS COOLING/HEATING: 3 STAR HEATING: 4 STAR VENTILATION: 4 STAR (BATHROOM, KITCHEN, LAUNDRY) DISHWASHERS: 5 STAR HOT WATER SYSTEM: 4 STAR ARTIFICIAL LIGHTING: 4 STAR NATURAL LIGHTING: 4 STAR COMMON AREAS: 4 STAR

# MHNDU

## UNION

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MHNDU Design Union Pty Ltd. ABN 94 003 717 682

Nominated Architect  
Brian Meyerson NSW  
Registration Number 4907

PROJECT: MIXED USE DEVELOPMENT 21 - 27 BAY STREET DOUBLE BAY NSW	PROJECT NO: 16-087 DRAWN BY: MHNDU TO SCALE: NTS @A3 DRAWING NO: REV:
DRAWING: SOLAR ACCESS 3pm - JUNE 21st	DA 9302 (P3)



# **Annexure 2**

Development Engineer – Referral Response

## **REFERRAL RESPONSE – TECHNICAL SERVICES**

**FILE NO:** Development Applications/ 33/2018/1  
**ADDRESS:** 21 Bay Street DOUBLE BAY 2028  
**PROPOSAL:** Demolition of all existing commercial buildings & construction of a new six (6) storey mixed-use building including 2 retail tenancies on ground floor, 5 storeys containing 23 residential units above, with 2 levels of below ground basement car parking, vehicular access via Gumtree Lane, provision of a through-site pedestrian link, and associated landscaping  
**FROM:** Mr R Lam  
**TO:** Mr W Perdigao

---

### **1. ISSUES**

- None

### **2. DOCUMENTATION**

I refer to the following documents received for this report:

- Statement of Environment Effects, referenced 16235, prepared by Ingham Planning P/L, dated January 2018.
- Architectural Plans, referenced 16-087, prepared by MHNDUNION, dated 07/12/2017.
- Survey, referenced 41464, prepared by Higgins Surveyors, dated 16/03/17.
- Revised Stormwater Disposal Concept Plan, referenced 16/231-Rev B, prepared by ITM Design P/L, dated 15/06/2018.
- Geotechnical Report, referenced 30721ZNRpt, prepared by JK Geotechnics, dated 18 August 2018.
- Flood Risk Management Plan, referenced 17005, prepared by AKY Civil Engineering, dated 21/12/2017.
- Traffic Report, referenced 17351, prepared by Varga Traffic Planning P/L, dated 20 December 2017.



### 3. ASSESSMENT

Comments have been prepared on the following:

#### a. Site Drainage comments

*The submitted revised concept stormwater plans are considered satisfactory in principle subject to refinements at the CC stage. In particular, the applicant has installed stormwater treatment system which satisfies Chapter E2.2.3 of Council's DCP.*

*The site is situated in the OSD exemption area, in which case the installation of OSD system is not required. Stormwater runoff from the site will be connected to Council's underground drainage system by gravity via the extension of Council's stormwater pipe and the construction of a new kerb inlet pit over the existing pipeline in Bay Street.*

*Council's Technical Services Division is satisfied that adequate provision could be made for the disposal of stormwater from the land it is proposed to develop and complies with Chapter E2 "Stormwater and Flood Risk Management" DCP.*

#### b. Flooding & Overland Flow comments

*Council's Drainage Engineer has determined that the development proposal is generally satisfactory subject to the following conditions:*

- a) The basement carpark is to be protected by a physical threshold set at the flood planning level of 4.79m AHD.*
- b) The entry levels are to be set at the following flood planning levels:*
  - RL4.56m AHD for retail 1 off Bay Street*
  - RL4.32m AHD for retail 1 off Gumtree Lane*
  - RL5.35 m AHD for retail the through link*
  - RL5.49 for the residential lobby*
  - RL5.49 m for the retail store 2*
- c) The substation is to be protected from flooding to the flood planning level of RL4.9m AHD by either physical permanently fixed barriers or fully automatic flood barriers.*
- d) Permanent flood risk management plans are to be displayed in areas frequented by the occupants. Such as in the lift.*
- e) Flood compatible materials are to be used for all construction below the flood planning level.*
- f) All flood exposed electrical equipment below the flood planning level is to be waterproofed.*
- g) The basement/ carpark is to be waterproofed (fully tanked.)*

**c. Impacts on Council Infrastructure comments**

*The applicant seeks to provide basement parking as part of this development. As such, the applicant shall remove the existing vehicular crossing and layback in Gum Tree Lane and construct a new 5.5m wide crossing as part of this application. This requirement will be conditioned accordingly.*

**d. Traffic comments**

*Refer to comments and conditions by Traffic Engineer separately.*

**e. Vehicle Access & Accommodation comments**

*The proposed vehicular access and carparking layout comply with AS2890.1 except that revised plans shall be submitted at the CC stage showing that bollards to be installed in the shared areas adjacent to the accessible parking spaces which will be conditioned accordingly.*

**f. Geotechnical, Hydrogeological and/or Structural comments**

*A Geotechnical Report by JK Geotechnics, Ref: 30721ZNrpt, dated 18 August 2017, has been submitted in support of the application. The proposal involves excavation with a depth of about 7.5 metres below the ground levels for the proposed basement.*

*The report identified that the subsurface conditions as:*

- a) Fill comprising silty sand to a depth of 0.5m*
- b) Depth of natural sand with various density from a depth beneath the fill to a depth of 17.7m and extended to a termination depth of 22.49m.*
- c) Sandstone bedrock was encountered beneath the natural sand.*
- d) Groundwater was encountered during the field investigation.*

*The report made comments and recommendations on the following:*

- Shoring and support,*
- Vibration Monitoring,*
- Excavation method,*
- Further Geotechnical input.*

*Council's Technical Services has no objections to the proposed excavation on technical grounds. Notwithstanding this, Council's Planning Officer is also to undertake an assessment of the proposed excavation against the relevant excavation objectives and controls prescribed under the LEP and DCP.*



## **4. RECOMMENDATION**

Council's Development Engineer has determined that the proposal is satisfactory, subject to the following conditions:

### **A. General Conditions**

#### **A.5 Approved Plans & Supporting documents**

Reference	Description	Author/Drawn	Date(s)
30721ZNrpt	Geotechnical Report	JK Geotechnics	18 Aug 2018
16/231 H-DA-01-Rev B H-DA-02-Rev B H-DA-03-Rev B	Stormwater Management Plan	ITM Design P/L	15/06/2018 15/06/2018 15/06/2018
17005	Flood Report	AKY Civil Engineering	21/12/2017
17351	Traffic Report	Varga Traffic Planning P/L	20 Dec 2017

#### **A.8 Ancillary Aspect of the Development (Repair Damaged Infrastructure)**

### **B. Conditions which must be satisfied prior to demolition of any building or construction**

#### **B.7 Public Road Assets Survey prior to any work/demolition**

### **C. Conditions which must be satisfied prior to the issue of any construction certificate**

#### **C.5 Security Deposits**

Property Damage Security Deposit (S138)	\$476,624	No	T115
Infrastructure Works bond (S138)	\$79,700	No	T113
Public Road and Footpath Infrastructure Inspection Fee (S138 Fee)	\$461	No	T45

#### **C.13 Road and Public Domain Works**

#### **C.21 Provision for Energy Supplies**

#### **C.25 Soil and Water Management Plan – Submissions & Approval**

#### **C.36 Professional Engineering Details**

#### **C.37 Engineer Certification (Non-Standard Condition)**

#### **C.40 Geotechnical and Hydrogeological Design, Certification & Monitoring**

#### **C.41 Ground Anchors**

#### **C.45 Car and Commercial Parking Details**

#### **C.51 Stormwater Management Plan**

#### **C.54 Flood protection**

**D. Conditions which must be satisfied prior to the commencement of any development work**

- D.4 Dilapidation Reports for existing buildings**
- D.6 Adjoining buildings founded on loose foundation materials**
- D.7 Piezometers for the monitoring of Ground water Levels**
- D.9 Construction Management Plan**
- D.10 Works (Construction) Zone – Approval & Implementation**
- D.14 Erosion and Sediment Controls – Installation**

**E. Conditions which must be satisfied during any development work**

- E.3 Compliance with Construction Management Plan**
- E.7 Maintenance of Vehicular and Pedestrian Safety and Access**
- E.11 Maintenance of Environmental Controls**
- E.12 Compliance with Geotechnical/Hydrogeological Monitoring Program**
- E.13 Support of Adjoining Land Owners**
- E.14 Vibration Monitoring**
- E.15 Erosion and Sediment Controls – Maintenance**
- E.17 Disposal of Site Water during Construction**
- E.19 Site Cranes**
- E.20 Check Surveys – boundary location, building location, building height, stormwater drainage system and flood protection measures relative to AHD**
- E.24 Compliance with Council's Specification for Roadworks, Drainage and Miscellaneous Works Road Works and work within the Road and Footway**

**F. Conditions which must be satisfied prior to any occupation or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)**

- F.7 Commissioning and Certification of Systems and Works**
- F.9 Commissioning and certification of Public Infrastructure Works**

**G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate**

- G.4 Electricity Substations – Dedication as road and/or easements access**

**H. Conditions which must be satisfied prior to the issue of a Final Occupation Certificate (S109C (1) (c))**

- H.13 Road Works (including footpaths)**
- H.20 Positive Covenant & Works-As-Executed certification of stormwater systems**

**I. Conditions which must be satisfied during the ongoing use of the development**

- I.31 Parking Permits (Special Condition)**



**J. Miscellaneous Conditions**

**Nil**

**K. Advisings**

**K.23 Dilapidation Report**

**K.24 Roads Act Application**

## **REFERRAL RESPONSE – TECHNICAL SERVICES**

**FILE NO:** Development Applications/ 33/2018/1  
**ADDRESS:** 21 Bay Street DOUBLE BAY 2028  
**PROPOSAL:** Demolition of all existing commercial buildings & construction of a new six (6) storey mixed-use building including 2 retail tenancies on ground floor, 5 storeys containing 23 residential units above, with 2 levels of below ground basement car parking, vehicular access via Gumtree Lane, provision of a through-site pedestrian link, and associated landscaping  
**FROM:** Mr R Lam  
**TO:** Mr W Perdigao

---

### **1. ISSUES**

- Stormwater

### **2. DOCUMENTATION**

I refer to the following documents received for this report:

- Statement of Environment Effects, referenced 16235, prepared by Ingham Planning P/L, dated January 2018.
- Architectural Plans, referenced 16-087, prepared by MHNDUNION, dated 07/12/2017.
- Survey, referenced 41464, prepared by Higgins Surveyors, dated 16/03/17.
- Stormwater Disposal Concept Plan, referenced 16/231, prepared by ITM Design P/L, dated 13/12/2017.
- Geotechnical Report, referenced 30721ZNRpt, prepared by JK Geotechnics, dated 18 August 2018.
- Flood Risk Management Plan, referenced 17005, prepared by AKY Civil Engineering, dated 21/12/2017.
- Traffic Report, referenced 17351, prepared by Varga Traffic Planning P/L, dated 20 December 2017.

### **3. ASSESSMENT**

Comments have been prepared on the following:

#### **a. Site Drainage comments**

*Preliminary assessment of the submitted stormwater plans has identified the following matters which shall be addressed by the applicant prior to further assessment:*

- 1. No subsoil drainage is permitted for the proposed development due to the presence of groundwater at the shallow depth. As such, the proposed basement structure is to be fully tanked. Notation is to be depicted on the stormwater plans.*
- 2. Pursuant to Chapter E2.2.3 of Woollahra DCP, stormwater treatment system shall be provided to the proposed development. As such, details of the proposed stormwater treatment system shall be included in the stormwater plan. In addition, the applicant must submit a stormwater quality modelling such as “MUSIC” demonstrating how the proposed system complies with Council’s water quality targets stipulated in the DCP.*

### **4. RECOMMENDATION**

Council’s Development Engineer has determined that insufficient information has been submitted to enable an assessment of the proposal. The following information is required before any further assessment of the application can be undertaken:

- The submission of revised stormwater management plans.



# **Annexure 3**

**Drainage Engineer – Referral Response**

# Memorandum - Drainage



ABN 32 219 483 245

Redleaf Council Chambers  
536 New South Head Road  
Double Bay NSW 2028

Correspondence to  
General Manager  
PO Box 61  
Double Bay NSW 1360  
DX 3607 Double Bay  
records@woollahra.nsw.gov.au  
www.woollahra.nsw.gov.au

**Telephone (02) 9391 7000**  
**Facsimile (02) 9391 7044**

Date 8/03/2018  
File No. Development Applications: DA2018-33-1  
To Mr Robert Lam  
CC  
From Michael Casteleyn  
**Address** 21-27 Bay Street Double Bay

---

I refer to the following documents received for this report:

18/17671 Plan - Flood Plan - DA2018-33-1 - 21-27 Bay Street Double Bay  
18/17658 Document - Flood Risk Management Plan - DA2018-33-1 - 21-27 Bay Street Double Bay

## RECOMMENDATION

Council's drainage Engineer has determined that the development proposal is generally satisfactory subject to the following conditions;

- The basement carpark is to be protected by a physical threshold set at the flood planning level of 4.79m AHD.
- The entry levels are to be set at the following flood planning levels;

- 4.56m AHD for retail 1 off Bay Street
- 4.32m AHD for retail 1 off Gumtree Lane
  
- 5.35 m AHD for retail the through link
- 5.49 for the residential lobby
- 5.49 m for the retail store 2

- The substation is to be protected from flooding to the flood planning level of 4.9m AHD by either physical permanently fixed barriers or fully automatic barriers.
- Permanent flood risk management plans are to be displayed in areas frequented by the occupants. Such as in the lift
- Flood compatible materials are to be used for all construction below the flood planning level.
- All flood exposed electrical equipment below the flood planning level is to be waterproofed



# **Annexure 4**

Traffic Engineer – Referral Response

# Memorandum - Traffic

Date 6 March, 2018  
File No. Development Applications: 33/2018/1  
To Mr W Perdigao  
CC Mr R Lam  
From Mr A Lindaya  
Address 21 BAY STREET DOUBLE BAY 2028



Redleaf Council Chambers  
536 New South Head Road  
Double Bay NSW 2028  
Correspondence to  
General Manager  
PO Box 61  
Double Bay NSW 1360  
DX 3607 Double Bay  
records@woollahra.nsw.gov.au  
www.woollahra.nsw.gov.au  
Telephone (02) 9391 7000  
Facsimile (02) 9391 7044

I refer to the memo from the Planning Department requesting comments in relation to the above.

I have reviewed:

1. Traffic and Parking Assessment Report dated 20 December 2017 by Varga Traffic Planning;
2. Statement of Environmental Effects dated January 2018 by Inham Planning.

## Proposal

It is proposed to demolish three existing mixed use retail/commercial buildings and construct a new mixed use retail/ commercial building, comprising 23 apartments and two shops on the ground floor with a floor area of 331m<sup>2</sup>.

## COMMENTS

### Parking Provision

The car parking provision for the proposed development has been assessed in accordance with Council's *DCP 2015 Chapter E1 Parking and Access*.

Residential component	Quantity of additions	DCP Maximum Requirement per Apartment	DCP Maximum Required Parking
1 bedroom or studio apartment	3	0.5 x 0.6 multiplier	0.9
2 bedroom	10	1	10
3 or more bedroom	10	1.5	15

Visitor	23	0.2	4.6
Total			30.5
<b>Non-residential Component</b>	<b>Quantity</b>	<b>DCP Minimum Requirement per 100m<sup>2</sup></b>	<b>DCP Minimum Required Parking</b>
Retail	331 m <sup>2</sup>	3.3 spaces x 0.6 multiplier	6.6
Total			7

The proposed parking provision includes a total of 38 car spaces, comprising 24 residential spaces, 5 visitor spaces, 8 retail spaces and a designated car wash bay, which is compliant with Council's DCP requirements.

It should be noted that resident permit parking schemes operate on roads in close vicinity to the subject site which do currently assist to some extent neighbouring residents without off-street parking or visitors in terms of their ability to find on-street parking. Such schemes will remain viable as future tenants and residents of the proposed development will be denied access to these schemes as per Council Policy.

<b>BICYCLE</b>			
	<b>Quantity</b>	<b>DCP Minimum Requirement</b>	<b>DCP Minimum Required Parking</b>
Residents	23 dwellings	1 per dwelling	23
Residential visitors	23 dwellings	10 per dwelling	2.3
Shop, restaurant or café employees	331m <sup>2</sup>	1 per 250m <sup>2</sup> GFA	1
Shop, restaurant or café customers	331m <sup>2</sup>	2 + 1 per 100m <sup>2</sup> over 100m <sup>2</sup> GFA	4
Total			30
<b>MOTORBIKE</b>			
	<b>Quantity</b>	<b>DCP Minimum Requirement</b>	<b>DCP Minimum Required Parking</b>
Car Spaces	38	1 per 10 car spaces	3.8
Total			4

The proposal makes provision of 40 storage/bike cages for residents, 5 bicycle spaces for retail employees and retail customers combined, and 4 motorbike spaces. Each of these provisions meets or exceeds the requirements for each type.

The proposal includes 4 disabled parking spaces which is compliant with Council's DCP. The parking layout will be assessed by Council's Development Engineers.

### Traffic Generation

Traffic generation from the proposed development has been calculated in accordance with *RMS Guide to Traffic Generating Developments 2002* and *RMS Guide to Traffic Generating Developments Updated traffic surveys TDT 2013/04a*.

### Proposed Development



### *High Density Residential*

- Weekday AM peak hour vehicle trips:  $23 \text{ units} \times 0.19 = 4.37$  trips in the AM peak hour
- Weekday PM peak hour vehicle trips:  $23 \text{ units} \times 0.15 = 3.45$  trips in the PM peak hour
- Weekday daily vehicle trips:  $23 \text{ units} \times 1.52 = 34.96$  trips per day

### *Retail Premises*

- AM peak hour vehicle trips:  $331\text{m}^2 \times 1.6 \text{ per } 100\text{m}^2 \text{ GFA} = 5.30$  trips in the AM peak hour
- PM peak hour vehicle trips:  $331\text{m}^2 \times 1.2 \text{ per } 100\text{m}^2 \text{ GFA} = 3.97$  trips in the PM peak hour
- Daily vehicle trips:  $331\text{m}^2 \times 11 \text{ per } 100\text{m}^2 \text{ GFA} = 36.41$  trips per day

### *Total*

- AM peak hour vehicle trips: 9.67 trips in the AM peak hour
- PM peak hour vehicle trips: 7.42 trips in the PM peak hour
- Daily vehicle trips: 71.37 trips per day.

## Existing Development

### *Business and Retail Premises*

- Weekday AM peak hour vehicle trips:  $1000\text{m}^2 \times 1.6 \text{ per } 100\text{m}^2 \text{ GFA} = 16$  trips/hr
- Weekday PM peak hour vehicle trips:  $1000\text{m}^2 \times 1.2 \text{ per } 100\text{m}^2 \text{ GFA} = 12$  trips/hr
- Daily vehicle trips:  $1000\text{m}^2 \times 11 \text{ per } 100\text{m}^2 \text{ GFA} = 110$  trips/day

## Net Traffic Generation Increase

- **Weekday AM peak hour vehicle trips:  $9.67 - 16 = -6.33$ trips/hr**
- **Weekday PM peak hour vehicle trips:  $7.62 - 12 = -4.38$  trip/hr**
- **Daily vehicle trips:  $71.37 - 110 = -38.63$  trips/ day**

Based on the above calculations, the traffic generation is predicted to be lower than the traffic generated by the previous developments and thus will not result in unacceptable adverse traffic impact on the existing road network.

## Loading Facilities

In accordance of *Clause E1.14.1* of *Council DCP*, the proposed development does not require loading facility to be provided on-site. Future deliveries associated with the development are anticipated to utilise the available on-street parking.

## RECOMMENDATION

Should this development be approved, it is recommended that the following matters be addressed by the conditions of consent:

### **A. General Conditions**

#### **A.1 Approved Plans and supporting documents**

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with the plans and supporting documents listed below as submitted by the

Applicant and to which is affixed a Council stamp “Approved DA Plans” unless modified by any following condition. Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author/Drawn	Date(s)
17351	Traffic and Parking Assessment Report	Varga Traffic Planning	20 December 2017

**Note:** Warning to Accredited Certifiers – You should always insist on sighting the original Council stamped approved plans. You should not rely solely upon the plan reference numbers in this condition. Should the applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plan.

**Note:** These plans and supporting documentation may be subject to conditions imposed under section 80A(1)(g) of the *Act* modifying or amending the development (refer to conditions which must be satisfied prior to the issue of any *Construction Certificate*.)

## C. Conditions which must be satisfied prior to the issue of any construction certificate

### C.45 Car and Commercial Parking Details

The *Construction Certificate* plans and specifications required by clause 139 of the Regulation, must include detailed plans and specifications for all bicycle, car and commercial vehicle parking in compliance with AS2890.3:1993 *Parking Facilities - Bicycle Parking Facilities*, AS/NZS 2890.1:2004 : *Parking Facilities - Off-Street Car Parking* and AS 2890.2:2002 – *Off-Street Parking: Commercial Vehicle Facilities* respectively.

Access levels and grades must comply with access levels and grade required by Council under the *Roads Act* 1993.

The *Certifying Authority* has no discretion to reduce or increase the number or area of car parking or commercial parking spaces required to be provided and maintained by this consent.

Standard Condition: C45 (Autotext: CC45)

The plans shall be amended to incorporate the following:

#### a) Any conditions imposed by Development Engineers

**Note:** The effect of this condition is that it requires design changes and/or further information to be provided with the *Construction Certificate* drawings and specifications to address specific issues identified during assessment under section 79C of the *Act*.

**Note:** Clause 146 of the *Regulation* prohibits the issue of any *Construction Certificate* subject to this condition unless the *Certifying Authority* is satisfied that the condition has been complied with.

**Note:** Clause 145 of the *Regulation* prohibits the issue of any *Construction Certificate* that is inconsistent with this consent.

Standard Condition: C4

## D. Conditions which must be satisfied prior to the commencement of any development work

### D.9 Construction Management Plan

## **D.10 Works (Construction) Zone – Approval & Implementation**

### **E. Conditions which must be satisfied during any development work**

#### **E.3 Compliance with Construction Management Plan**

### **I. Conditions which must be satisfied during the ongoing use of the development**

#### **I.31 Parking Permits (Special Condition)**

Future tenants and residents of the proposed development will not be eligible for resident or visitor parking permits.



# **Annexure 5**

Trees and Landscaping – Referral Response

## REFERRAL RESPONSE – TREES & LANDSCAPING

**FILE NO:** DA 33/2018/1

**ADDRESS:** 21 Bay Street DOUBLE BAY 2028

**PROPOSAL:** Demolition of all existing commercial buildings & construction of a new six (6) storey mixed-use building including 2 retail tenancies on ground floor, 5 storeys containing 23 residential units above, with 2 levels of below ground basement car parking, vehicular access via Gumtree Lane, provision of a through-site pedestrian link, and associated landscaping

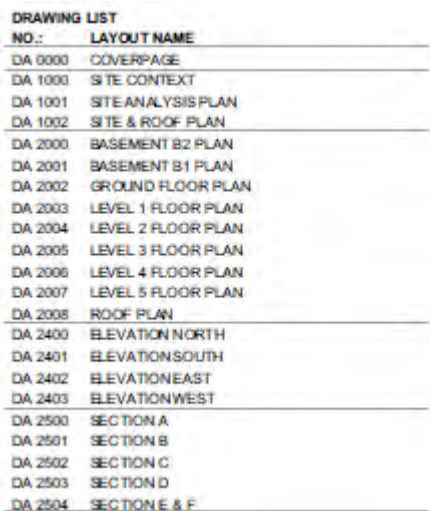
**FROM:** Simone Woodman - Tree Officer

**TO:** Mr W Perdigao

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### I refer to the following documents received for this report:

- Statement of Environmental Effects, prepared by Ingham Planning Pty Limited, dated January 2018
- Survey Plan No. 41464 Sheet 1, drafted by Higgins Surveyors, dated 16/03/2017
- Architectural Drawing, drawn by MHNDUNION, dated 07/12/2017



NO.:	LAYOUT NAME
DA 0000	COVERPAGE
DA 1000	SITE CONTEXT
DA 1001	SITE ANALYSIS PLAN
DA 1002	SITE & ROOF PLAN
DA 2000	BASEMENT B2 PLAN
DA 2001	BASEMENT B1 PLAN
DA 2002	GROUND FLOOR PLAN
DA 2003	LEVEL 1 FLOOR PLAN
DA 2004	LEVEL 2 FLOOR PLAN
DA 2005	LEVEL 3 FLOOR PLAN
DA 2006	LEVEL 4 FLOOR PLAN
DA 2007	LEVEL 5 FLOOR PLAN
DA 2008	ROOF PLAN
DA 2400	ELEVATION NORTH
DA 2401	ELEVATION SOUTH
DA 2402	ELEVATION EAST
DA 2403	ELEVATION WEST
DA 2500	SECTION A
DA 2501	SECTION B
DA 2502	SECTION C
DA 2503	SECTION D
DA 2504	SECTION E & F

- Apartment Design Guide, 4P Planting on Structures, written by NSW Planning & Environment, dated June 2015
- Landscape Plan No. s L\_001/A, L\_101/A, L\_501/A, L\_502/A, L\_503/A, , designed by Elke Haege - Elke, dated 19/12/2017

A site inspection was carried out on 22 February 2018.

**Relevant Control:**

- Woollahra Local Environment Plan 2014
- Woollahra Development Control Plan 2015
- The comments and recommendations within this Referral Response have taken into consideration the guidelines established within Australian Standard AS 4373 – Pruning of amenity trees and Australian Standard AS 4970 – Protection of trees on development sites



## COMMENTS

There are no existing trees within the subject properties. Located on the Bay Street frontage of the subject properties are two Chinese Weeping Elms proposed to be retained. Tree protection measures should be included should consent be granted for the subject development application.

The submitted landscape plan appears to make provision for adequate soil depth and area to establish small trees in accordance with Apartment Design Guide, 4P Planting on Structures, written by NSW Planning & Environment, dated June 2015 for proposed planted courtyards within the proposed development. The submitted landscape plan is satisfactory.

## RECOMMENDATIONS

Council's Tree and Landscape Officer has determined that the development proposal is satisfactory in terms of tree preservation and landscaping, subject to compliance with the following Conditions of Consent.

## CONDITIONS OF CONSENT

*Please note that the standard conditions of consent are generally modified by the Technical Services Department to suit a particular development application. Please ensure all Technical Services conditions of consent are cut and pasted from this document only, and not inserted as standard conditions using the automatically generated (F3) function*

## A. General Conditions

### A.1 Tree Preservation & Approved Landscaping Works

All landscape works shall be undertaken in accordance with the approved landscape plan, arborist report, tree management plan and transplant method statement as applicable.

a) The following trees shall be retained

- Trees on Council Land

Council Ref No.	Species	Location	Dimension (metres)	Tree Value
1	<i>Ulmus parvifolia</i> (Chinese Weeping Elm)	Council verge – Bay Street frontage – most southern specimen	8 x 10	\$4000.00
2	<i>Ulmus parvifolia</i> (Chinese Weeping Elm)	Council verge – Bay Street frontage – most northern specimen	8 x 10	\$4000.00

**Note:** The tree/s required to be retained should appear coloured green on the construction certificate plans.

### A.2 Approved Plans and supporting documents

Reference	Description	Author/Drawn	Date(s)
Plan No. s L_001/A, L_101/A, L_501/A, L_502/A, L_503/A, ,	Landscape Plan	Elke Haege - Elke	19/12/2017

### A.3 Approved Amended (s96) Plans and supporting documents

Nil

## B. Conditions which must be satisfied prior to the demolition of any building or construction

### B.1 Establishment of Tree Protection Zones (TPZ)

Tree Protection Zones shall be established around all trees to be retained and in accordance with Section 4 of the *Australian Standard Protection of Trees on Development Sites* (AS 4970- 2009). Tree protection zones must also comply with the following requirements;

a) Trunk protection shall be installed around the trunks of the following trees:

Council Ref No.	Species	Location
1	<i>Ulmus parvifolia</i> (Chinese Weeping Elm)	Council verge – Bay Street frontage – most southern specimen
2	<i>Ulmus parvifolia</i> (Chinese Weeping Elm)	Council verge – Bay Street frontage – most northern specimen

Trunk protection shall consist of a padding material such as hessian or thick carpet underlay wrapped around the trunk. Hardwood planks (50mm x100mm or similar) shall be placed over the padding and around the trunk of the tree at 150mm centres. The planks shall be secured with 8 gauge wire at 300mm spacing. Trunk protection shall extend a minimum height of 2 metres or to the maximum possible length permitted by the first branches.

- b) A sign identifying the Tree Protection Zone shall be erected on each side of the protection fence indicating the existence of a TPZ. Signage must be visible from within the development site.
- c) No excavation, construction activity, grade changes, storage of materials, stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within Tree Protection Zones, unless specified in this consent.
- d) The site foreman must be made aware of all tree protection requirements associated with these conditions of consent by the project arborist. Any subsequent site personnel and contractors to the site must be made aware of all tree protection requirements by the site foreman.
- e) The project arborist shall provide written certification of compliance with the above condition.

## **B.2 Permissible work within Tree Protection Zones**

Nil

## **B.3 Demolition and Construction Management Plan**

Nil

## **B.4 Arborists Documentation and Compliance Checklist**

The site arborist shall provide written certification that all tree protection measures and construction techniques relevant to this consent have been complied with. Documentation for each site visit shall include:

- A record of the condition of trees to be retained prior to and throughout development
- Recommended actions to improve site conditions and rectification of non-compliance
- Recommendations for future works which may impact the trees

All compliance certification documents shall be kept on site by the Site Foreman.

As a minimum the following intervals of site inspections must be made:

<b>Stage of arboricultural inspection</b>	<b>Compliance documentation and photos shall be included</b>
Installation of tree protection	Compliance with tree protection measures
Prior to the issue of a Final Occupation Certificate	Supervise the dismantling of tree protection measures



Inspections and compliance documentation shall be made by an arborist with AQF Level 5 qualifications.

Additional site visits shall be made when required by site arborist and/or site foreman for ongoing monitoring/supervisory work.

**C. Conditions which must be satisfied prior to the issue of any construction certificate**

**C.1 Tree Management Plan**

The *Construction Certificate* plans and specifications required by clause 139 of the *Regulation* must show the following information:

- a) Trees to be numbered in accordance with these conditions:
- shaded green where required to be retained and protected
  - shaded red where authorised to be removed
  - shaded yellow where required to be transplanted
  - shaded blue where required to be pruned
- b) References to applicable tree management plan, arborists report, transplant method statement or bush regeneration management plan.

This plan shall be kept on site until the issue of the final occupation certificate.

**C.2 Payment of Security, Levies and Fees (S80A(6) & S94 of the Act, Section 608 of the Local Government Act 1993)**

Description	Amount	Indexed	Council Fee Code
<b>LONG SERVICE LEVY</b> under Building and Construction Industry Long Service Payments Act 1986			
<b>Tree Damage Security Deposit –</b> Making good any damage caused to any public tree as a consequence of the doing of anything to which the consent relates.	\$8000.00	No	T600
<b>INSPECTION FEES</b> under section 608 of the Local Government Act 1993			
Public Tree Management Inspection Fee	\$180.00	No	T95

**C.3 Amended Landscape Plan**

Nil

**C.4 Amended Stormwater Drainage Plan**

Nil

**D. Conditions which must be satisfied prior to the commencement of any development work**

Nil

**E. Conditions which must be satisfied during any development work**

## **E.1 Tree Preservation**

All persons must comply with Council's Development Control Plan (DCP) 2015, Tree Management Chapter E3 other than where varied by this consent. The DCP applies to any tree with a height greater than 5 metres or a diameter spread of branches greater than 3 metres.

### General Protection Requirements

- a) There shall be no excavation or work within a Tree Protection Zone (TPZ). The TPZ must be maintained during all development work unless otherwise specified within these conditions of consent.
- b) Excavation must cease where tree roots with a diameter exceeding 50mm are exposed. The *principal contractor* must procure an inspection of the exposed tree roots by an arborist with a minimum AQF Level 5 qualification. Excavation must only recommence with the implementation of the recommendations of the arborist.
- c) Where there is damage to any part of a tree the *principal contractor* must procure an inspection of the tree by a qualified arborist immediately. The *principal contractor* must immediately implement treatment as directed by the arborist. The arborist is to supply a detailed report to the appointed certifier.

**Note:** Trees must be pruned in accordance with *Australian Standard AS 4373 "Pruning of Amenity Trees"* and *WorkCover NSW Code of Practice Amenity Tree Industry*.

## **E.2 Replacement/Supplementary trees which must be planted**

Any replacement or supplementary tree shall be grown in accordance with Tree stock for landscape use (AS 2303:2015). The replacement tree shall be planted in accordance with Landscape Plan No. s L\_001/A, L\_101/A, L\_501/A, L\_502/A, L\_503/A, designed by Elke Haege - Elke, dated 19/12/2017.

If the replacement trees are found to be faulty, damaged, dying or dead before it attains a size whereby it is protected by Council's Development Control Plan – Chapter E.3 Tree Management, it must be replaced with another of the same species which complies with the criteria outlined in the proposed landscape plan.

## **E.3 Paving in the vicinity of trees**

Nil

## **E.4 Level changes in the vicinity of trees**

Nil

## **E.5 Hand excavation within tree root zones**

Nil

## **E.6 Footings in the vicinity of trees**

Nil

**F. Conditions which must be satisfied prior to any occupation or use of the building  
(Part 4A of the Act and Part 8 Division 3 of the Regulation)**

**F.1 Amenity Landscaping**

The *owner* or *principal contractor* must install all approved amenity landscaping (screen planting, soil stabilisation planting, etc.) prior to any occupation or use of the site.

**Note:** This condition has been imposed to ensure that the environmental impacts of the development are mitigated by approved landscaping prior to any occupation of the development.

**G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate**

Nil

**H. Conditions which must be satisfied prior to the issue of a Final Occupation Certificate (s109C(1)(c))**

**H.1 Landscaping**

The *principal contractor* or *owner* must provide to *PCA* a works-as-executed landscape plan and certification from a qualified landscape architect/designer, horticulturist and/or arborist as applicable to the effect that the works comply with this consent.

**Note:** This condition has been imposed to ensure that all Landscaping work is completed prior to the issue of the Final Occupation Certificate.

**I. Conditions which must be satisfied during the ongoing use of the development**

Nil

**J. Miscellaneous Conditions**

Nil

**K. Advisings**

**K.1 Pruning or Removing a Tree Growing on Private Property**

Woollahra Municipal Council's Development Control Plan (DCP) 2015, Tree Management Chapter E3 may require that an application be made to Council prior to pruning or removing any tree. The aim is to secure the amenity of trees and preserve the existing landscape within our urban environment.

Before you prune or remove a tree, make sure you read all relevant conditions. You can obtain a copy of the DCP from Council's website [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au) or you may contact Council on 9391-7000 for further advice.





Simone Woodman  
**Tree Officer**

# **Annexure 6**

Heritage Officer – Referral Response

## Wilson Perdigao

---

**From:** Flavia Scardamaglia  
**Sent:** Thursday, 8 February 2018 10:26 AM  
**To:** Wilson Perdigao  
**Subject:** Heritage Referral Response - 21-27 Bay Street Double Bay - DA 33/2018/1

Hi Wilson,

I have reviewed the Demolition report by NBRS dated 18 December 2018 and note that the site is not listed as a heritage item and is not a contributory item to a conservation area.

The subject buildings were built from 1970s, do not have historical associations with people of note and do not meet historic, aesthetic, technical criteria under the NSW heritage Council report 'Assessing Heritage Significance'.

It is considered that they do not meet the threshold to qualify as heritage items. Their demolition will not adversely impact Woollahra's heritage.

Consent, no heritage conservation conditions are required.

Kind regards,

**Flavia Scardamaglia**

Heritage Officer (Wed – Fri)

**Woollahra Municipal Council**

536 New South Head Road, Double Bay NSW 2028

p 02 9391 7084 f 02 9391 7044

w [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au) e [flavia.scardamaglia@woollahra.nsw.gov.au](mailto:flavia.scardamaglia@woollahra.nsw.gov.au)

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# **Annexure 7**

Urban Designer – Referral Response

# **Annexure 8**

## **Environmental Health Referral Responses**

## **REFERRAL RESPONSE - ENVIRONMENTAL HEALTH**

**FILE NO:** Development Applications/ 33/2018/1  
**ADDRESS:** 21-27 Bay Street DOUBLE BAY 2028  
**PROPOSAL:** Demolition of all existing commercial buildings & construction of a new six (6) storey mixed-use building including 2 retail tenancies on ground floor, 5 storeys containing 23 residential units above, with 2 levels of below ground basement car parking, vehicular access via Gumtree Lane, provision of a through-site pedestrian link, and associated landscaping  
**FROM:** Graeme Reilly Environmental Health Officer  
**TO:** Mr W Perdigao

---

### **1. ISSUES**

- Contaminated Land;
- Acid Sulphate Soils

### **2. DOCUMENTATION**

I refer to the following documents received for this report:

- Statement of Environment Effects, referenced Job No 16235 prepared by Ingham Planning, dated January 2018.
- Architectural Plans, referenced Dwgs 2000,2001,2002,2003,2004,2005,2006,2007 (A) , prepared by MHNDUnion, dated 07/12/2017.
- Acoustic Report, referenced TJ786-01F02, prepared by Renzo Tonin & Associates, dated September 2017.

### **3. RESEARCH**

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date: 07/03/2018

### **4. SUMMARY OF PROPOSAL**

Demolition of all existing commercial buildings & construction of a new six (6) storey mixed-use building including 2 retail tenancies on ground floor, 5 storeys containing 23 residential units above, with 2 levels of below ground basement car

parking, vehicular access via Gumtree Lane, provision of a through-site pedestrian link, and associated landscaping

#### 4.2 Summary of the proposal

The proposal involves the removal of all existing structures from the site (which will be recycled/reused where possible) and the construction of a new mixed use development including:

- Demolition and site preparation works;
- Excavation to allow the construction of a two level accommodating 38 car spaces (4 accessible) plus storage and plant areas. There are 24 residential spaces, 5 visitor spaces, 8 retail spaces and a dedicated car wash bay;
- Construction of a 6 level mixed use building accommodating 331sqm of ground level retail space in two tenancies separated by a residential lobby and through-site link, plant and waste rooms with 23 apartments above (3x1 bedroom, 10x2 bedrooms and 10x3 bedrooms). Level 1 includes two large landscaped atrium spaces that allow light and ventilation into the rear of the apartments;

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- 
- The proposed hours of operation of the retail tenancies are 6am-10pm, Mon-Sat and 7am-10pm Sunday.

## 5. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

### **a) Acoustics – Renzo Tonin & Assoc Acoustic Report No TJ786-01F02 dated September 2017:-**



# 1 Introduction

This report presents an assessment of noise intrusion into and operational noise from the proposed mixed-use development at 21-27 Bay Street, Double Bay.

This study examines the effects of external noise intrusion on the proposed development from nearby ambient noise such as traffic noise and noise from the surrounding premises including residential and commercial properties. Long-term noise surveys have been conducted by Renzo Tonin & Associates from Thursday 14 September to Thursday 21 September 2017 at the development site to determine the existing levels of ambient noise at the site. These levels were used to predict noise levels within the proposed residential and retail spaces and then assessed against the recommended internal noise criteria for the project.

As a result of our assessment, the following potential acoustic items have been identified;

- Existing traffic noise from Bay Street and New South Head Road intruding into the development; and
- Noise emission from proposed mechanical plant impacting onto neighbouring properties.

This report presents an assessment of the above acoustic components in terms of Council's Development Control Plans, State Environmental Planning Policy (Infrastructure) 2007 and Australian Standards.

The measured traffic noise levels at the building facades were used to determine the sound insulation rating requirements for the external building elements in accordance with the acoustic criteria nominated for this development.

Internal acoustic privacy is addressed by the requirements of the Building Code of Australia.

The work documented in this report was carried out in accordance with the Renzo Tonin & Associates Quality Assurance System, which is based on Australian Standard / NZS ISO 9001. Appendix A contains a glossary of acoustic terms used in this report.

## 4.2 Measured traffic noise level

The design traffic noise levels are taken from the representative  $L_{eq}$  for the week during the day time (7am to 10pm) and night time (10pm-7am) periods. The design external traffic noise levels are facade corrected and presented Table 2 below.

**Table 2: Representative Day and Night Traffic Noise Levels**

Monitoring Location	Survey Period	Measured Traffic Noise Level $L_{Aeq, T}$ 1,2	Predicted Traffic Noise Level $L_{Aeq, T}$ 1,2 Worst Affected Residential Facade
Location L01 – on roof of 27 Bay Street, Double Bay facing Bay Street (refer to APPENDIX D for more details)	Day time (7am to 10pm) 14/09/2017 to 21/09/2017	63	63
	Night time (10pm to 7am) 14/09/2017 to 21/09/2017	60	60
Location L02 – on roof of 27 Bay Street, Double Bay facing Gum Tree Lane (refer to APPENDIX D for more details)	Day time (7am to 10pm) 14/09/2017 to 21/09/2017	60	60
	Night time (10pm to 7am) 14/09/2017 to 21/09/2017	57	57
Notes:			
1. Noise levels presented are facade corrected			
2. Representative road traffic noise level in $L_{Aeq}$ over 15 hour and 9 hour day and night period respectively			

## 4.3 Existing noise environment at development site

The results of the long-term noise monitoring have been summarised in accordance with Industrial Noise Policy requirements published by NSW Environmental Protection Authority (EPA) and are presented in Table 3 below.

**Table 3: Measured Site Background Noise Level**

Noise Monitoring		Representative Background Noise Levels in dB(A)	Day <sup>1</sup>	Evening <sup>2</sup>	Night <sup>3</sup>
Location	Duration				
Location L01 – on the roof of 27 Bay Street, Double Bay facing Bay Street (refer to APPENDIX D for more details)	14/09/2017 to 21/09/2017	$L_{A90}$	55	54	52
		$L_{Aeq}$	61	60	58
Location L02 – on the roof of 27 Bay Street, Double Bay facing Gum Tree Lane (refer to APPENDIX D for more details)	14/09/2017 to 21/09/2017	$L_{A90}$	53	54	48
		$L_{Aeq}$	58	58	54

Notes:

Day, Evening & Night assessment periods are defined in accordance NSW EPA's Industrial Noise Policy as follows.

- Day is defined as 7:00am to 6:00pm, Monday to Saturday; 8:00am to 6:00pm Sundays & Public Holidays. As results were affected by construction noise weekend day and Saturday morning, Sunday results have been presented for the Day time period
- Evening is defined as 6:00pm to 10:00pm, Monday to Sunday & Public Holidays
- Night is defined as 10:00pm to 7:00am, Monday to Saturday; 10:00pm to 8:00am Sundays & Public Holidays

The representative background noise levels ( $L_{A90}$ ) are used in defining external noise emission from the development such as mechanical ventilation and air-conditioning systems in accordance to Environment Protection Authority's publications.

The following table presents the site-specific noise production criteria from industrial noise sources, namely mechanical plant.

**Table 7: Design criterion ( $L_{Aeq}$ ) for noise production from mechanical plant (EPA INP)**

	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
Time of Day	Rating Background Level (RBL) $L_{A90}$	Intrusiveness Criterion (RBL+5)	Amenity Criterion - Acceptable (ANL)	Measured $L_{Aeq}$ Ambient Noise Levels	Measured $L_{Aeq}$ exceed Amenity Criterion?	Existing noise level likely to decrease in future?	Relevant modification to ANL?	Project Specific Design Criterion $L_{Aeq}$ in dB(A)
Day (7am to 6pm)	53	58	60	58	No	No	ANL minus 4dB	56
Evening (6pm to 10pm)	54	59	50	58	Yes by 8	No	Existing $L_{Aeq}$ minus 10dB	48
Night (10pm to 7am)	48	53	45	54	Yes by 9	No	Existing $L_{Aeq}$ minus 10dB	44

Explanatory notes:

Column 3 – Recommended  $L_{Aeq}$  noise level based on 'Residence –urban' area in Section 2.2, Table 2.1 Amenity Criteria (Recommended  $L_{Aeq}$  noise levels from industrial noise sources) of the EPA's INP.

Column 1, 4 - Measured in accordance with the INP

Column 7 - Determined from Table 2.2 of the INP

Column 8 – Project Specific Design Criterion based on EPA's INP, lesser of Intrusiveness Criterion, Amenity Criterion and Modified ANL.

Where necessary, noise amelioration treatment will be incorporated in the design to ensure that noise levels comply with the recommended EPA's INP noise emission criteria noted above.

At this stage details of mechanical plant have not been finalised, the following in-principal recommendations are provided:

- Acoustic assessment of mechanical services equipment will need to be undertaken during the detail design phase of the development to ensure that they shall not either singularly or in total emit noise levels which exceed the noise limits in EPA's Industrial Noise Policy or Council's requirements;
- As noise control treatment can affect the performance of the mechanical services system, it is recommended that consultation with an acoustic consultant be made during the initial phase of mechanical services system design in order to reduce the need for revision of mechanical plant and noise control treatment;
- Mechanical plant noise emission can be controllable by appropriate mechanical system design and implementation of common engineering methods that may include any of the following:
  - procurement of 'quiet' plant,

- strategic positioning of plant away from sensitive neighbouring premises, maximising the intervening shielding between the plant and sensitive neighbouring premises,
- commercially available silencers or acoustic attenuators for air discharge and air intakes of plant;
- acoustically lined and lagged ductwork;
- acoustic screens and barriers between plant and sensitive neighbouring premises; and/or
- Partially-enclosed or fully-enclosed acoustic enclosures over plant.
- Mechanical plant shall have their noise specifications and their proposed locations checked prior to their installation on site; and
- Fans shall be mounted on vibration isolators and balanced in accordance with Australian Standard 2625 "Rotating and Reciprocating Machinery – Mechanical Vibration".

We recommend a full and detailed assessment with fully documented acoustic treatments be undertaken at the detailed design phase of the development, followed by construction/installation supervision of mechanical plant and equipment acoustic treatment. Compliance testing following the installation of the plant should also be undertaken.

#### e) **Acid Sulphate Soils**

The subject land is located within a Class 2 area on the Acid Sulfate Soil Planning Map.

***A Preliminary Assessment is required within a Class 2 area (where works will be undertaken below the natural ground surface and works by which the water table is likely to be lowered.***

Depending on the findings within the Preliminary assessment an Acid Sulfate Soils Management Plan may be required.

This investigation is required to be undertaken by a suitably qualified and experienced person and undertaken in accordance with the Acid Sulfate Soils Manual.

#### f) **Land Contamination (SEPP 55)**

*Contaminated Land Management Act 1997*  
*SEPP 55-Remediation of Land*

**Council's records indicate subject land potentially contaminated.**

To address the requirements of SEPP 55 and Councils DCP 'Contaminated Land', a Preliminary Environmental Site Assessment (Stage 1) is required to be undertaken, ***depending on the findings within the Stage 1 assessment*** there may be a requirement for a Detailed Site Investigation (Stage 2); (Stage 3) Site Remediation Action Plan (RAP) and (Stage 4) Validation and site monitoring reports.



This investigation is required to be undertaken by a suitably qualified and experienced person and undertaken in accordance with the Contaminated Land Management Act 1997 and associated NSW EPA Guidelines.

## **6. RECOMMENDATION**

Council's Environmental Health Officer has determined that insufficient information has been submitted to enable an assessment of the proposal. The following information is required before any further assessment of the application can be undertaken:

### **(i) Acid Sulphate Soils**

***A Preliminary Assessment is required within a Class 2 area (where works will be undertaken below the natural ground surface and works by which the water table is likely to be lowered.***

Depending on the findings within the Preliminary assessment an Acid Sulfate Soils Management Plan may be required.

This investigation is required to be undertaken by a suitably qualified and experienced person and undertaken in accordance with the Acid Sulfate Soils Manual.

### **(ii) Contaminated Land**

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**Graeme Reilly**  
**Environmental Health Officer**

**Date: 08/03/2018**

## **REFERRAL RESPONSE - ENVIRONMENTAL HEALTH**

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**FROM:** Graeme Reilly Environmental Health Officer  
**TO:** Mr W Perdigao

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### **2. DOCUMENTATION**

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- Stage 1 Preliminary Environmental Site Assessment referenced E30721KHrpt-rev1, prepared by EIS, dated 19<sup>th</sup> March 2018.

### **3. RESEARCH**

The following research was undertaken in the preparation of this assessment:

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## 5. ASSESSMENT

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		$L_{Aeq}$	58	58	54

Notes:

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Explanatory notes:

Column 3 – Recommended  $L_{Aeq}$  noise level based on 'Residence –urban' area in Section 2.2, Table 2.1 Amenity Criteria (Recommended  $L_{Aeq}$  noise levels from industrial noise sources) of the EPA's INP.

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Where necessary, noise amelioration treatment will be incorporated in the design to ensure that noise levels comply with the recommended EPA's INP noise emission criteria noted above.

At this stage details of mechanical plant have not been finalised, the following in-principal recommendations are provided:

- Acoustic assessment of mechanical services equipment will need to be undertaken during the detail design phase of the development to ensure that they shall not either singularly or in total emit noise levels which exceed the noise limits in EPA's Industrial Noise Policy or Council's requirements;
- As noise control treatment can affect the performance of the mechanical services system, it is recommended that consultation with an acoustic consultant be made during the initial phase of mechanical services system design in order to reduce the need for revision of mechanical plant and noise control treatment;
- Mechanical plant noise emission can be controllable by appropriate mechanical system design and implementation of common engineering methods that may include any of the following:
  - procurement of 'quiet' plant,

- strategic positioning of plant away from sensitive neighbouring premises, maximising the intervening shielding between the plant and sensitive neighbouring premises,
- commercially available silencers or acoustic attenuators for air discharge and air intakes of plant;
- acoustically lined and lagged ductwork;
- acoustic screens and barriers between plant and sensitive neighbouring premises; and/or
- Partially-enclosed or fully-enclosed acoustic enclosures over plant.
- Mechanical plant shall have their noise specifications and their proposed locations checked prior to their installation on site; and
- Fans shall be mounted on vibration isolators and balanced in accordance with Australian Standard 2625 "Rotating and Reciprocating Machinery – Mechanical Vibration".

We recommend a full and detailed assessment with fully documented acoustic treatments be undertaken at the detailed design phase of the development, followed by construction/installation supervision of mechanical plant and equipment acoustic treatment. Compliance testing following the installation of the plant should also be undertaken.

#### e) **Acid Sulphate Soils**

The subject land is located within a Class 2 area on the Acid Sulfate Soil Planning Map.

***A Preliminary Assessment is required within a Class 2 area (where works will be undertaken below the natural ground surface and works by which the water table is likely to be lowered.***

Depending on the findings within the Preliminary assessment an Acid Sulfate Soils Management Plan may be required.

This investigation is required to be undertaken by a suitably qualified and experienced person and undertaken in accordance with the Acid Sulfate Soils Manual.

#### f) **Land Contamination (SEPP 55)**

*Contaminated Land Management Act 1997*  
*SEPP 55-Remediation of Land*

**Council's records indicate subject land potentially contaminated.**

To address the requirements of SEPP 55 and Councils DCP 'Contaminated Land', a Preliminary Environmental Site Assessment (Stage 1) is required to be undertaken, ***depending on the findings within the Stage 1 assessment*** there may be a requirement for a Detailed Site Investigation (Stage 2); (Stage 3) Site Remediation Action Plan (RAP) and (Stage 4) Validation and site monitoring reports.

This investigation is required to be undertaken by a suitably qualified and experienced person and undertaken in accordance with the Contaminated Land Management Act 1997 and associated NSW EPA Guidelines.

**The Stage 1 Preliminary Environmental Site Assessment undertaken by EIS Ref No E30721KHrpt-rev1 dated 19<sup>th</sup> March 2018 came to the following conclusions:-**

## **6        CONCLUSIONS**

### **6.1        Contamination Sources/AEC and Potential for Site Contamination**

Based on the scope of work undertaken for this assessment, EIS identified the following potential contamination sources/AEC:

- Fill material;
- Use of pesticides;
- Hazardous Building Material;
- Dry Cleaners on and off-site;
- Several service stations and mechanics located within 150m of the site; and
- Electroplaters and Printers located down and cross gradient from the site (low risk).

Considering the above, and based on a qualitative assessment of various lines of evidence as discussed throughout this report, EIS are of the opinion that there is a moderate potential for site contamination.

### **6.2        Assessment of the Need for Further Investigation**

Based on the potential contamination sources/AEC identified, and the perceived potential for contamination, further investigation of the contamination conditions is considered to be required.

### **6.3        Conclusions and Recommendations**

Based on the scope of work undertaken for the assessment, EIS are of the opinion that the historical land uses and potential sources of contamination identified would not preclude the proposed development. However, the following is recommended to better assess the risks associated with the CoPC:

- A preliminary intrusive investigation should be undertaken either prior to or following demolition to make an assessment of the soil and groundwater contamination conditions;
- An ASS assessment should be undertaken either prior to or following demolition to establish the potential for actual or potential ASS to be present, and assess the need to prepare an ASS management plan; and
- A hazardous building materials survey should be undertaken prior to demolition of the buildings. Following demolition of the buildings (and preferably prior to removal of the hardstand), an asbestos clearance certificate should be provided.

EIS also recommend that a waste classification is undertaken to classify material to be excavated for the proposed basement. Fill and contaminated soil disposal costs are significant and may affect project viability. These costs should be assessed at an early stage of the project development to avoid significant future unexpected additional costs.



## 6. RECOMMENDATION

Council's Environmental Health Officer has determined that the proposal is satisfactory, subject to the following conditions:

### A. General Conditions

#### A.1 Approved Plans and supporting documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with the plans and supporting documents listed below as submitted by the Applicant and to which is affixed a Council stamp "Approved DA Plans" unless modified by any following condition. Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author/Drawn	Date(s)
	Acid Sulphate Soil Management Plan		
TJ786-01FO2	Acoustic Report	Renzo Tonin & Assoc	17 <sup>th</sup> September 2018
	Noise Management Plan		
	Plan of Management		
	Contaminated Land - Initial Site Investigation Report (Stage 1)		
	Contaminated Land - Detailed Site Investigation Report (Stage 2)		
	Contaminated Land - Remedial Action Plan (Stage 3)		

**Note:** Warning to Accredited Certifiers – You should always insist on sighting the original Council stamped approved plans. You should not rely solely upon the plan reference numbers in this condition. Should the applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plan.

**Note:** These plans and supporting documentation may be subject to conditions imposed under section 80A(1)(g) of the *Act* modifying or amending the development (refer to conditions which must be satisfied prior to the issue of any *Construction Certificate*.)

Standard Condition: A5

### B. Conditions which must be satisfied prior to the demolition of any building or construction

### C. Conditions which must be satisfied prior to the issue of any construction certificate

#### C.1 Land Contamination

- Given the limited nature of the Preliminary Investigation due to site constraints, confirmation of the contamination status of the site in the form of

a Detailed Investigation will need to be undertaken *post –demolition of the existing buildings*. The Detailed Investigation shall be undertaken in accordance with the *NSW EPA Sampling Guidelines (1995)*, the *DECCW's Guidelines for the NSW Site Auditor Scheme, 2<sup>nd</sup> Edition, 2006*.

- If the land is contaminated then a remedial action plan sufficient for compatibility with the proposed use, supported by a Site Audit Statement must be provided to the Council's satisfaction, and
- After completion of any remedial works required by the *remedial action plan*, that the applicant provide a copy of a validation report, supported by a Site Audit Statement to Council's satisfaction before the issuing of any occupation certificate.

## **C.2 Acid Sulfate Soils**

- Further sampling being undertaken to provide coverage of the site and determine the lateral and vertical extent of PASS on the development site in accordance with ASSMAC Assessment Guidelines 1998 following demolition of existing building.
- On completion of further investigation and sampling the ASSMP must be submitted to Council and be approved by Council prior to the carrying out of any further works.

## **C.3 Groundwater**

- Additional groundwater monitoring should be undertaken *post demolition and prior to excavation works*. The information gained by the additional groundwater monitoring shall be assessed the nominated Environmental Consultant with additional reports forwarded to Council for comment.

## **C.4 Waste Storage – Mixed Developments (both commercial and residential)**

The *Construction Certificate* plans and specifications required by Clause 139 of the Regulation, must include detailed plans and specifications must make provision for:

- a) The storage of waste and recycling bins behind the building line or within non-habitable areas of the building,
- b) Two separate centralised waste and recycling rooms or areas, one for commercial waste and one for residential waste. They must be self-contained and have separate keys and locking systems.
- c) The path for wheeling bins between the waste and recycling storage area and the collection point must be free of steps and kerbs and having a maximum grade of 1:8. The waste storage area must be as close as possible to the service road collection point.

- d) Bins to be stored with lids down to prevent vermin from entering the waste containers.
- e) Smooth impervious floor graded to a floor waste and provided with a tap and hose to facilitate regular cleaning of the bins. A waste storage area that is located internal to the building must be fitted with both a hot and cold water supply and hose cocks. Wastewater must be discharged to the sewer in accordance with the requirements of Sydney Water.
- f) Walls and ceilings of the waste storage area must be constructed of an impervious material with a smooth finish. The junction between the walls and the floor must be covered with a minimum radius of 25mm to prevent the accumulation of waste matter.
- g) The garbage storage area must be well lit to enable use at night. A timer switch must be fitted to the light fitting to ensure the light is turned off after use.
- h) Odour problems must be minimised by exhaust ventilation.
- i) Both putrescible and recycling bins/crates must be stored together. Recycling bins must never stand alone. They must always be located beside putrescible waste bins. Putrescible bins must be located closest to the entrance to the waste storage room.
- j) Signage on the correct use of the waste management system and what materials may be recycled must be posted in the communal waste storage cupboard/ room or bin bay.

Standard Condition: C18

## C.5 Light & Ventilation

The *Construction Certificate* plans and specifications, required to be submitted to the *Certifying Authority* pursuant to clause 139 of the *Regulation*, must detail all a lighting, mechanical ventilation or air-conditioning systems complying with Part F.4 of the *BCA* or clause 3.8.4 and 3.8.5 of the *BCA* Housing Provisions, inclusive of [AS 1668.1](#), [AS 1668.2](#) and [AS/NZS 3666.1](#). If an alternate solution is proposed then the *Construction Certificate* application must include a statement as to how the performance requirements of the *BCA* are to be complied with and support the performance based solution by expert *evidence of suitability*. This condition does not set aside the mandatory requirements of the *Public Health (Microbial Control) Regulation 2000* in relation to *regulated systems*. This condition does not set aside the effect of the *Protection of the Environment Operations Act 1997* in relation to offensive noise or odour.

**Note:** Clause 98 of the *Regulation* requires compliance with the *BCA*. Clause 145 of the *Regulation* prevents the issue of a *Construction Certificate* unless the *Accredited Certifier/Council* is satisfied that compliance has been achieved. Schedule 1, Part 3 of the *Regulation* details what information must be submitted with any *Construction Certificate*. It is the Applicant's responsibility to demonstrate compliance through the *Construction Certificate* application process. Applicants must also consider possible noise and odour nuisances that may arise. The provisions of the *Protection of the Environment Operations Act 1997* have overriding effect if offensive noise or odour arises from the use. Applicant's must pay attention to the location of air intakes and air exhausts relative to sources of potentially contaminated air and neighbouring windows and air intakes respectively, see section 2 and 3 of [AS 1668.2](#).

Standard Condition C59

## C.6 Acoustic Certification of Mechanical Plant & Equipment

The *Construction Certificate* plans and specification required to be submitted pursuant to clause 139 of the *Regulation* must be accompanied by a certificate from a *professional engineer* (acoustic engineer) certifying that the noise level measured at any boundary of the site at any time while the proposed mechanical plant and equipment is operating will not exceed the *background noise level*. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed *background noise level*, at any time.

The *background noise level* is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the  $L_{A90, 15 \text{ minute}}$  level measured by a sound level meter.

Where sound attenuation is required this must be detailed.

**Note:** Further information including lists of Acoustic Engineers can be obtained from:

**1. Australian Acoustical Society**—professional society of noise-related professionals ([www.acoustics.asn.au /index.php](http://www.acoustics.asn.au/index.php)).

**2. Association of Australian Acoustical Consultants**—professional society of noise related professionals ([www.aaac.org.au](http://www.aaac.org.au)).

Standard Condition: C62

## C.7 Design sound levels for building interiors

The *Construction Certificate* plans and specifications required by clause 139 of the *Regulation*, must provide details showing how the recommendations of the Environmental Noise Impact Assessment, prepared by **Renzo Tonin & Associates** will be implemented.

Design sound levels for building interiors should not exceed those recommended maximum design sound levels,  $L_{Aeq}$ , dB(A) specified by AS 2107-2000, *Acoustics - Recommended design sound levels and reverberation times for building interiors*.

**Note:** The design sound levels given in AS 2107-2000 are not necessarily appropriate in all circumstances. In particular, lower noise levels may be appropriate in quiet environments or where expectations of quality are high. For example, lower design sound levels than those given as satisfactory in AS 2107-2000 may be preferred for luxury hotels and apartments. However, additional costs will be incurred in achieving sufficient sound attenuation between spaces for acoustic privacy requirements. For each 5 dB reduction in the ambient sound level, 5 dB must be added to the overall sound isolation performance of the dividing elements to maintain the same level of acoustic privacy. There could also be additional costs associated with the provision of quieter building services. As a minimum compliance with the *BCA* is mandatory.

Standard Condition: C63



## **C.8 Ventilation - Enclosures used by Vehicles (Car parks, automotive service, enclosed driveways, loading docks and the like)**

The (*nominate enclosure*) in which vehicles powered by internal combustion engines are parked, serviced or operated are required to comply with Section 4 'Ventilation of Enclosures used by Vehicles with Internal Combustion Engines' of Australian Standard 1668.2-1991. In general air distribution must achieve uniform dilution of contaminants in the garage and maintain contaminant concentrations below recommended exposure standards.

The (*nominate enclosure*) must be naturally ventilated or provided with a combination of both supply and exhaust mechanical ventilation. The applicant is to determine the method of ventilation of the (*nominate enclosure*) and provide details to the Certifying Authority accordingly. Except as varied in accordance with Clause 4.4.1 (a), (b) or (c), the (*nominate enclosure*) shall be mechanically ventilated by a combination of general exhaust and supply flow rates in accordance with Australian Standard 1668.2-1991.

## **C.9 Ventilation - Internal Sanitary Rooms**

All internal sanitary rooms and laundry facilities not provided with natural ventilation must be provided with a system of mechanical exhaust ventilation in accordance with *Table B1 Minimum Exhaust Ventilation Flow Rates of AS 1668.2-1991*. Details of any proposed mechanical ventilation system(s) being submitted with the Construction Certificate plans and specifications, required to be submitted to the Certifying Authority demonstrating compliance with AS 1668 Parts 1 & 2.

## **D. Conditions which must be satisfied prior to the commencement of any development work**

### **D.1 Notice of completion of category 1 remediation work**

Pursuant to clause 17 of *State Environmental Planning Policy No 55 - Remediation of Land*, notice of completion of a category 1 remediation work must be given to the council within 30 days after the completion of the work. This notice must be in accordance with clause 18 of SEPP 55.

**Note:** Category 1 remediation work is defined in clause 9 of SEPP 55.  
Standard Condition: D3

## **E. Conditions which must be satisfied during any development work**

### **E.1 Hours of Work –Amenity of the neighbourhood**

- a) No *work* must take place on any Sunday or public holiday,
- b) No *work* must take place before 7am or after 5pm any weekday,
- c) No *work* must take place before 7am or after 1pm any Saturday,
- d) The following *work* **must not** take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday;

- (i) Piling;
- (ii) Piering;
- (iii) Rock or concrete cutting, boring or drilling;
- (iv) Rock breaking;
- (v) Rock sawing;
- (vi) Jack hammering; or
- (vii) Machine excavation,
- e) No loading or unloading of material or equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.
- f) No operation of any equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday
- g) No rock excavation being cutting, boring, drilling, breaking, sawing , jack hammering or bulk excavation of rock, must occur without a 15 minute break every hour.

This condition has been imposed to mitigate the impact of work upon the amenity of the neighbourhood. Impact of work includes, but is not limited to, noise, vibration, dust, odour, traffic and parking impacts.

**Note:** The use of noise and vibration generating plant and equipment and vehicular traffic, including trucks in particular, significantly degrade the amenity of neighbourhoods and more onerous restrictions apply to these activities. This more invasive work generally occurs during the foundation and bulk excavation stages of development. If you are in doubt as to whether or not a particular activity is considered to be subject to the more onerous requirement (9am to 4pm weekdays and 9am to 1pm Saturdays) please consult with Council.

**Note:** Each and every breach of this condition by any person may be subject to separate penalty infringement notice or prosecution.

**Note:** The delivery and removal of plant, equipment and machinery associated with wide loads subject to RTA and Police restrictions on their movement out side the approved hours of work will be considered on a case by case basis.

**Note:** Compliance with these hours of work does not affect the rights of any person to seek a remedy to offensive noise as defined by the *Protection of the Environment Operations Act 1997*, the *Protection of the Environment Operations (Noise Control) Regulation 2000*.

**Note:** EPA Guidelines can be down loaded from

<http://www.epa.nsw.gov.au/noise/nglg.htm> .

**Note:** see [http://www.epa.nsw.gov.au/resources/ci\\_build\\_sheet7.pdf](http://www.epa.nsw.gov.au/resources/ci_build_sheet7.pdf)  
Standard Condition: E6

## E.2 Dust Mitigation

Dust mitigation must be implemented in accordance with “*Dust Control - Do it right on site*” published by the Southern Sydney Regional Organisation of Councils.

This generally requires:

- a) Dust screens to all hoardings and site fences.
- b) All stockpiles or loose materials to be covered when not being used.

- c) All equipment, where capable, being fitted with dust catchers.
- d) All loose materials being placed bags before placing into waste or skip bins.
- e) All waste and skip bins being kept covered when not being filled or emptied.
- f) The surface of excavation work being kept wet to minimise dust.
- g) Landscaping incorporating trees, dense shrubs and grass being implemented as soon as practically possible to minimise dust.

**Note:** “Dust Control - Do it right on site” can be down loaded free of charge from Council’s web site [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au) or obtained from Council’s office.

**Note:** Special precautions must be taken when removing asbestos or lead materials from development sites. Additional information can be obtained from [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au) and [www.epa.nsw.gov.au](http://www.epa.nsw.gov.au) . Other specific condition and advice may apply.

**Note:** Demolition and construction activities may affect local air quality and contribute to urban air pollution. The causes are dust, smoke and fumes coming from equipment or activities, and airborne chemicals when spraying for pest management. Precautions must be taken to prevent air pollution.

Standard Condition: E23

### **E.3 Compliance with Acid Sulfate Soils Management Plan**

The Principal Contract / Owner Builder and any subcontractor must comply with the Acid Sulfate Soil Management Plan and the NSW Government Acid Sulfate Soils Management Advisory Committee guidelines.

**Note:** The Acid Sulfate Soils Management plan submitted with the Development Application sets out all the above requirements in detail.

**Note:** A failure to implement and maintain the Acid Sulfate Soils Management plan can result in the following environmental harm:

- damage to the soil structure so plant roots and soil organisms can't easily move about
- plant roots being burnt by acid, reducing plant health and productivity
- acid intolerant soil fauna and flora are killed, so the soil biodiversity and health are reduced
- plants and soil life can be poisoned by the available toxic metals
- loss of aquatic plants that can not survive acidic conditions
- loss of fish, crustaceans, birds and other animals
- damage to metal and concrete structures (such as bridge pylons and pipes)

Standard Condition: E28

### **F. Conditions which must be satisfied prior to any occupation or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)**

### **G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate**

Nil.

### **H. Conditions which must be satisfied prior to the issue of a Final Occupation Certificate (s109C(1)(c))**

Nil.

**I. Conditions which must be satisfied during the ongoing use of the development**

**I.1 Noise from mechanical plant and equipment**

The noise level measured at any boundary of the site at any time while the mechanical plant and equipment is operating must not exceed the *background noise level*. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed *background noise level* at any time.

The *background noise level* is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the L<sub>A90</sub>, 15 minute level measured by a sound level meter.

This condition has been imposed to protect the amenity of the neighbourhood.

**Note:** Words in this condition have the same meaning as in the:

*NSW Industrial Noise Policy*

([http://www.environment.nsw.gov.au/resources/ind\\_noise.pdf](http://www.environment.nsw.gov.au/resources/ind_noise.pdf))

ISBN 0 7313 2715 2, dated January 2000, and

*Noise Guide for Local Government*

(<http://www.environment.nsw.gov.au/noise/nglg.htm>)

ISBN 1741370671 , dated December 2004.

Standard Condition: I53

**J. Miscellaneous Conditions**

Nil.

**K. Advisings**

Nil

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**Graeme Reilly**  
**Environmental Health Officer**

**Date: 16/04/2018**



## REFERRAL RESPONSE - ENVIRONMENTAL HEALTH

**FILE NO:** Development Applications/ 33/2018/1  
**ADDRESS:** 21 Bay Street DOUBLE BAY 2028  
**PROPOSAL:** Demolition of all existing commercial buildings & construction of a new six (6) storey mixed-use building including 2 retail tenancies on ground floor, 5 storeys containing 23 residential units above, with 2 levels of below ground basement car parking, vehicular access via Gumtree Lane, provision of a through-site pedestrian link, and associated landscaping  
**FROM:** Graeme Reilly Environmental Health Officer  
**TO:** Mr W Perdigao

---

### 1. ISSUES

- NIL

### 2. DOCUMENTATION

I refer to the following documents received for this report:

- Acid Sulphate Soil Management Plan, referenced E30721KHlet-ASS , prepared by EIS dated 15<sup>TH</sup> May 2018.

### 3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date: Not Required

### 4. SUMMARY OF PROPOSAL

*#If appropriate provide a summary of the key aspects of the proposal*

### 5. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

#### e) Acid Sulphate Soils

**CONCEPTUAL ACID SULFATE SOIL MANAGEMENT PLAN**  
**PROPOSED MIXED USE DEVELOPMENT**  
**21-27 BAY STREET, DOUBLE BAY**

**1 INTRODUCTION**

Thing Net Bookings ('the client') commissioned Environmental Investigation Services (EIS)<sup>1</sup> to prepare a conceptual acid sulfate soil management plan (ASSMP) for the proposed mixed use development at 21-27 Bay Street, Double Bay. The site is identified as Lot 1 DP 196796, Lot 12 DP 85469, Lot 13 DP 81623 and Lot 14 DP 200891. The site location is shown on Figure 1 and the management plan is confined to the site boundaries as shown on Figure 2.

The Acid Sulfate Management Plan has been prepared prior to any sub-surface sampling work being undertaken. Prior to any earthworks commencing on the site soil sampling should be undertaken to assess:

- Whether acid sulfate soil is actually present and whether the ASSMP is applicable; and
- If acid sulfate soil is present at what depth it occurs and how much lime is required to treat the excavated soil.

This ASSMP may be subject to revision once the results of the investigation are known.

EIS have previously completed a Stage 1 Environmental Site Assessment (ESA) for the site (ref: E30721KHrpt-rev1, dated 19 March 2018).

**2 SITE INFORMATION**

**2.1 Summary of Previous Investigations**

**2.1.1 JK Geotechnics Investigation**

The geotechnical investigation (Ref. 30721ZNRpt, dated 18 August 2017) included drilling one borehole (BH1) and installation of one monitoring well at the site.

The borehole encountered sandy fill to a depth of approximately 0.5m, over sand and silty sand with sandstone bedrock encountered at a depth of approximately 19.5m.

Groundwater seepage was encountered during drilling at a depth of approximately 2m. Nine days after the completion of drilling, standing water was measured at a depth of approximately 2.6m.

**2.5 Acid Sulfate Soil Risk Map**

A review of the acid sulfate soil (ASS) risk map prepared by Department of Land and Water Conservation (1997)<sup>3</sup> indicated that the site is located in an area of 'disturbed terrain'.

The 'disturbed terrain' classification is adopted in large scale filled areas which often occur during reclamation of low lying swamps for urban development, in areas which may have been mined or dredged or have undergone heavy ground disturbance through general urban development or the construction of dams and levees. The majority of landforms within these areas are not expected to encounter PASS. However, localised occurrences may be found at depth. Disturbance of these materials will result in a risk that will vary with elevation and depth of disturbance. Soil investigation is required to assess these areas for PASS.

### 3 ACID SULFATE SOIL MANAGEMENT PLAN (ASSMP)

#### 3.1 Introduction

The most effective management strategy for dealing with PASS is to avoid disturbing the material. If this is not a viable option then the ASSMP should be implemented.

The objective of the ASSMP is to reduce the potential on-site and off-site environmental impacts associated with disturbance of PASS identified at the site. The ASSMP has been prepared generally in accordance with the ASS Manual 1998. Reference has also been made to the Queensland Acid Sulfate Soil Technical Manual v 3.8 (2002)<sup>4</sup>.

The following issues are addressed in the ASSMP:

- Strategies for the management of PASS during development;
- Implementation of a soil and groundwater monitoring program; and
- Contingency procedures to be implemented in the event of the failure of management strategies.

#### 3.2 Extent of Management

The extent of acid sulfate soil is unknown at this stage therefore prior to implementing this plan the site should be investigated to assess whether PASS is present and if so the extent of the material.

### 3.3 Management Options for ASS/PASS

Management options for ASS/PASS have been outlined and evaluated by EIS in the following table:

Table 3-1: Management of ASS/PASS

Option	Details	EIS Evaluation of Applicability
<u>Option A:</u> Disposal of PASS beneath the water table at a landfill	Immediate transport of natural PASS to landfill for disposal beneath the water table. A number of conditions have to be satisfied for burial beneath the water table to be viable. This option is not suitable for fill material or natural soil that has been impacted by contaminants.	Potential option for the natural soil provided the material is free of contamination.
<u>Option B:</u> Treatment of PASS, waste classification and disposal to landfill	PASS is excavated and neutralised with lime. A waste classification is assigned for the off-site disposal of the treated PASS to landfill.	Most viable and preferred option considering proposed development details.

<sup>4</sup> Queensland Department of Natural Resources and Mines, (2002). *Queensland Acid Sulfate Soil Technical Manual. Soil Management Guidelines* version 3.8.

Conceptual Acid Sulfate Soil Management Plan  
21-27 Bay Street, Double Bay  
EIS Ref: E30721KHlet-ASS

**EIS**

Option	Details	EIS Evaluation of Applicability
<u>Option C:</u> Treatment of PASS and on-site re-use.	PASS is excavated and neutralised with lime. The treated material is re-used on site with adequate capping. This option is not suitable for PASS that has been impacted by contaminants.	Not the preferred option for this project as material is not required for filling.



### 3.4 Preferred Option for Management of ASS/PASS

As outlined in the above table, the most viable and therefore the preferred option for managing ASS/PASS during the proposed development works is Option B (treatment of ASS/PASS, followed by waste classification and off-site disposal). The management procedure for Option B is outlined in the following subsection.

Procedures for the remaining two options are included in Section 3.5 for reference purposes. These options could be considered further in consultation with a suitably qualified environmental consultant and the relevant contractors if required by the client.

#### 3.4.1 Treatment, Waste Classification and Disposal to Landfill (Option B)

Potential acid generation is typically managed by the addition of lime to neutralise acid that may be generated during and after the excavation works. The treated material should then be assigned a waste classification in accordance with the NSW EPA Waste Classification Guidelines - Part 1: Classifying Waste (2014)<sup>5</sup> and Waste Classification Guidelines Part 4: Acid Sulfate Soils (2014)<sup>6</sup>, and disposed of to a NSW EPA licensed landfill facility.

## 6. RECOMMENDATION

Council's Environmental Health Officer has determined that the proposal is satisfactory, subject to the following conditions:

### A. General Conditions

#### A.1 Approved Plans and supporting documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with the plans and supporting documents listed below as submitted by the Applicant and to which is affixed a Council stamp "Approved DA Plans" unless modified by any following condition. Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author/Drawn	Date(s)
E30721KHlet-ASS	Acid Sulphate Soil Management Plan	EIS	15/05/2018
	Acoustic Report		
	Noise Management Plan		
	Plan of Management		
	Contaminated Land - Initial Site Investigation Report (Stage 1)		
	Contaminated Land - Detailed Site Investigation Report (Stage 2)		
	Contaminated Land - Remedial Action Plan (Stage 3)		

**Note:** Warning to Accredited Certifiers – You should always insist on sighting the original Council stamped approved plans. You should not rely solely upon the plan reference numbers in this condition. Should the applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plan.

**Note:** These plans and supporting documentation may be subject to conditions imposed under section 80A(1)(g) of the *Act* modifying or amending the development (refer to conditions which must be satisfied prior to the issue of any *Construction Certificate*.)

Standard Condition: A5

- B. Conditions which must be satisfied prior to the demolition of any building or construction**
- C. Conditions which must be satisfied prior to the issue of any construction certificate**
- D. Conditions which must be satisfied prior to the commencement of any development work**
- E. Conditions which must be satisfied during any development work**

#### **E.1 Compliance with Acid Sulfate Soils Management Plan**

The Principal Contract / Owner Builder and any subcontractor must comply with the Acid Sulfate Soil Management Plan and the NSW Government Acid Sulfate Soils Management Advisory Committee guidelines.

**Note:** The Acid Sulfate Soils Management plan submitted with the Development Application sets out all the above requirements in detail.

**Note:** A failure to implement and maintain the Acid Sulfate Soils Management plan can result in the following environmental harm:

- damage to the soil structure so plant roots and soil organisms can't easily move about
- plant roots being burnt by acid, reducing plant health and productivity
- acid intolerant soil fauna and flora are killed, so the soil biodiversity and health are reduced
- plants and soil life can be poisoned by the available toxic metals
- loss of aquatic plants that can not survive acidic conditions
- loss of fish, crustaceans, birds and other animals
- damage to metal and concrete structures (such as bridge pylons and pipes)

Standard Condition: E28

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**Graeme Reilly**  
**Environmental Health Officer**

**Date: 23 May 2018**

# **Annexure 9**

Property – Referral Response

# Memorandum

Date 7 February, 2018

File No. DA 33/2018/1

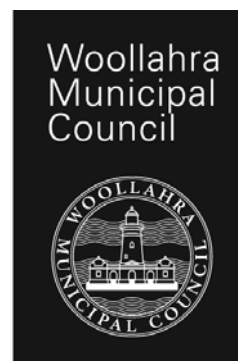
To Zubin Marolia

CC

From Mr W Perdigao

Address **21 BAY STREET DOUBLE BAY 2028**

Proposal: Demolition of all existing commercial buildings & construction of a new six (6) storey mixed-use building including 3 retail tenancies on ground floor, 5 storeys containing 23 residential units above, with 2 levels of below ground basement car parking, vehicular access via Gumtree Lane, provision of a through-site pedestrian link, and associated landscaping



ABN 32 218 483 245

Redleaf Council Chambers  
536 New South Head Road  
Double Bay NSW 2028

Correspondence to  
General Manager  
PO Box 61  
Double Bay NSW 1360  
DX 3607 Double Bay  
records@woollahra.nsw.gov.au  
www.woollahra.nsw.gov.au

**Telephone (02) 9391 7000**  
**Facsimile (02) 9391 7044**

Please find attached a request for owner's consent to lodge a DA for:

- Development at 21 Bay Street DOUBLE BAY, - **Awnings + through-site link**
- Written owner's consent is required with the lodgement of any development application in order to comply with Clause 49 (1) of the Environmental Planning Regulations 2000.

Council's owner's consent is requested to lodge an application for the above works on Council Land.

I, Zubin Marolia of Woollahra Municipal Council give consent to the lodgement of the development application for the above works on Council Land.

Please note that development consent for these works must include conditions to the effect that:

1. No works on Council roads may commence until an application has been made and approval granted under s.138 of the *Roads Act 1993*.
2. No occupation of Council property may occur until an appropriate legal agreement has been entered into with Council.

Signed

Date.....20 February 2018



# **Annexure 10**

Water NSW – Referral Response



PO Box 398, Parramatta NSW 2124  
Level 14, 169 Macquarie Street  
Parramatta NSW 2150  
[www.watarnsw.com.au](http://www.watarnsw.com.au)  
ABN 21 147 934 787

Thomas Wong  
Team Leader – Development Control  
Woollahra Municipal Council  
PO Box 61  
Double Bay NSW 1360

Contact Richard Meares  
Phone 02 9865 2324  
Email [richard.meares@watarnsw.com.au](mailto:richard.meares@watarnsw.com.au)

Our ref F2018/1737  
Your ref D33/2018/1

Date 23 March 2018

Via email: [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au)

Dear Thomas,

**Integrated Development referral under s.91A of the *Environmental Planning and Assessment Act 1979* for 21-27 Bay Street Double Bay**

Reference is made to your request for a response in relation to the proposed development described as Lot1 DP196796, Lot 12 DP85469 & Lot 13 DP81623, 21-27 Bay Street Double Bay NSW and identified as D33/2018/1.

WaterNSW has determined that the proposed development will encounter groundwater during the excavation process, and is subject to a Water Supply Work Approval under the *Water Management Act 2000* for dewatering during the construction phase. This determination is subject to appropriate construction methods to be employed to minimise volume of groundwater take during the construction phase. WaterNSW provides General Terms of Approval attached.

Please note: From 1 July 2016, many functions previously undertaken by DPI Water have transferred to WaterNSW. This includes Integrated Development referral under Section 91A of the *Environmental Planning and Assessment Act 1979* that has groundwater implications. Please ensure that any future groundwater matters are referred to Water Regulation (Coastal), Customer and Community, WaterNSW, PO Box 398, Parramatta NSW 2124.

For further information in regards to making an application, and information required for the Approval information licensing requirements, including the preparation of a dewatering management plan, please contact Richard Meares, Water Regulation Officer on (02) 9865 2324, or by email to [richard.meares@watarnsw.com.au](mailto:richard.meares@watarnsw.com.au).

Yours Sincerely,

*Per: K Izzard*

Richard Meares  
Water Regulation Officer  
Coastal (Parramatta)  
Water NSW

<b>DA reference</b>	DA33/2018/1
<b>Proponent</b>	Thinqnet Bookings Pty Ltd
<b>Specified location</b>	Lot 1 DP196796, Lot 12 DP85469 & Lot 13 DP81623
<b>Proposed development</b>	Construction 6 storey building 2 levels of basement car parking
<b>Water sharing plan</b>	Greater Metropolitan Region Groundwater Sources WSP 2011
<b>Water source</b>	Sydney Basin Central
<b>Water management zone</b>	

## General Terms of Approval

1. A Water Supply Work Approval from WaterNSW must be obtained prior to commencing dewatering activity on the proposed site. Please complete an [Application for approval for water supply works, and/or water use](#).
2. An application for a Water Supply Works Approval will only be accepted upon receipt of supporting documentation, and payment of the applicable fee (see Application fees for [New or amended Works and/or Use Approvals](#)). The information required for the processing of the water supply work application may include preparation of a dewatering management plan. Please refer to checklist attached.
3. If approved, the Approval will be issued for a period of up to 24 months to cover the dewatering requirements during the construction phase. It will include conditions to ensure that impacts are acceptable and that adequate monitoring and reporting procedures are carried out. The Approval will be issued subject to the proponent meeting requirements of other agencies and consent authorities. For example, an authorisation by either Sydney Water or the local Council, depending where the water will be discharged. If contaminants are likely, or are found to be present in groundwater, and are being discharged to stormwater, including high salinities, a discharge licence under the *Protection of the Environment Operations Act 1997 (NSW)* may also be required.
4. WaterNSW prefers “tanking” (ie. total water proofing below the seasonal high water table) of basement excavations, and avoids the ongoing extraction of groundwater after the initial construction phase. It is also advised to adopt measures to facilitate movement of groundwater post construction (eg. a drainage blanket behind the water-proof membrane).
5. If the basement is not “tanked”, the proponent will require a Water Access Licence (WAL) and need to acquire groundwater entitlements equivalent to the yearly ongoing take of groundwater. Please note: Acquiring groundwater entitlements could be difficult, and may cause delay in project completion. If a WAL is required, please complete an [Application for a new water access licence with a zero share component](#).

<b>DA reference</b>	
<b>Proponent</b>	
<b>Specified location</b>	
<b>Proposed development</b>	

**Please note:** The following information is considered essential to allow Water NSW to assess approval applications. The information must be provided along with the approval application prior to commencement of works. Your application will not be accepted until the following requirements have been satisfactorily addressed and received by this office.

- ☐ 1. Application for an Approval under the Water Management Act 2000.
- ☐ 2. Application fee | \$1,076.03 (low risk approvals); or \$1,990.63 (where details assessment required). Refer to [Application fees for water access licences, water supply work and use approvals and dealings](#) for definitions.
- ☐ 3. Written authorisation for the disposal of the extracted groundwater (obtained from Council or Sydney Water)
- ☐ 4. Copy of a valid planning consent for the project and architectural or survey drawings that show the plan and section of the subsurface excavation including relative levels (AHD) and the groundwater table
- 5. A Dewatering Management Plan which clearly and concisely sets out the following:**
  - ☐ 5.1. Current groundwater levels, preferably based on at least three repeat measurements from at least three monitoring bores and should be used to develop a water table map for the site and its near environs, be accompanied by an interpretation of the groundwater flow direction from these data, and an assessment of the likely level to which groundwater might naturally rise during the life of the building.  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.2. Predictions of total volume of groundwater to be extracted at the property – the method of calculation and the basis for parameter estimates and any assumptions used to derive the volume are to be clearly documented  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.3. Predicted duration of dewatering at the property, noting that temporary dewatering approvals are generally issued for no more than 12 months  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.4. Details of how dewatering volumes are to be measured, eg. by calibrated flow meter or other suitable method, and of the maximum depth of the proposed dewatering system  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.5. Details of any predicted impacts or particular issues, eg. proximity of groundwater dependent ecosystems springs; or water supply losses by neighbouring groundwater users potential subsidence impacts on nearby structures or infrastructure  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.6. Details of monitoring proposed during the dewatering program. These should be designed to inform and facilitate the protection of any identified potential impacts  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.7. Details of ambient groundwater quality conditions beneath the property and of any proposed treatment to be applied to pumped water prior to disposal – at a minimum, treatment must be undertaken to remove contaminants, manage pH, reduce suspended solids and turbidity to acceptable levels and ensure that dissolved oxygen levels are compatible with ambient quality requirements in receiving waters. Groundwater cannot be re-injected into an aquifer without the specific approval of, and licensing by, DPI Water  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.8. Details of how reporting will occur during and following the dewatering program, to confirm that predicted quantities and quality objectives were met  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.9. Description of the method of dewatering and related construction including any proposal to use temporary piling or support walls and the relative depths thereof  
**Relevant report & Page No:** \_\_\_\_\_

# **Annexure 11**

Conditions without prejudice