96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

SEPTEMBER, 2023

DWG NO	DRAWING NAME	REVISION
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REV F: RESPONSE TO RFI

1. EXCAVATION EXTENT AND AREA MODIFIED (NIL IMPACT, IMPROVEMENTS)
2. COMMUNAL ROOM MODIFICATION. STAIRS ADDED FOR BCA COMPLIANCE (NIL IMPACT, IMPROVEMENTS)
3. CAR PARKING LAYOUT AMENDED TO ACCOMODATE MODIFIED EXCAVATION (NIL IMPACT, IMPROVEMENTS)
4. STORAGE CAGES REDISTRIBUTED TO ACCOMODATE MODIFIED EXCAVATION (NIL IMPACT)
5. ADAPTABLE APARTMENT REALLOCATION (NIL IMPACT)

SECTION 4.56 APPLICATION

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

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MHN Design Union Pty Ltd ABN 84 000 717 369
Nominated Architect: Brian Meyerson NSW Regist ration Number 4907

DRAWING TITLE: COVERPAGE

PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.: LOT A DP348364 & SP61709

APPLICANT: AIDOP NO 3 PTY LTD SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
1:1@A3	DH	MW
ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 0000

Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023

PROJECT SUMMARY

SITE AREA: 1,699.35m²

REV F - RESPONSE TO RFI

GENERAL AMENDMENTS TO CALCULATIONS
REFLECTING CHANGES TO REVISED SCHEME

APARTMENT

	2 BED	3 BED	TOTAL	ACCESSIBLE
GROUND		2	2	
LEVEL 1	2	2	4	2
LEVEL 2	2	2	4	2
LEVEL 3	2	2	4	
LEVEL 4	0	3	3	
LEVEL 5	0	3	3	
	6	14	20	4

CONTROL	APPROVED S34	PROPOSED
- na refer LEP / NSDCP	4 x 2B 17 x 3B	6 x 2B 14 x 3B
TOTAL	21 UNITS	20 UNITS

PARKING

	RESIDENTIAL	VISITOR	TOTAL	ACCESSIBLE
CARS	27	3	30	7
MOTORBIKES	4	0	4	
BIKES	20	2	22	

CONTROL	APPROVED S34	PROPOSED
- na refer LEP / NSDCP	29 cars 4 visitor 4 motorbike 24 bike	27 cars 3 visitor 4 motorbike 22 bike

ADG & DCP CONTROLS	CONTROL	APPROVED S34	PROPOSED	
STORAGE (m3) * *8m³ / 2 BED* *10m³ / 3 BED*	188m²	456m²	456m²	
2HRS+ SOLAR ACCESS *	14/20 (70%)	15/21 (71%)	16/20 (80%)	
CROSS VENTILATION *	12/20 (60%)	19/21 (90%)	20/20 (100%)	
DEEP SOIL *	118.95 m² (7%)	REFER TO LANDSCAPE ARCHITECT'S DOCUMENT		
COMMUNAL OPEN SPACE *	425 m² (25%)	169 m² (9.9%)	171 m²	(10.1%)
SITE COVERAGE	764.71 m² (45%)	825 m² (48.54%)	843 m²	(48.98%)
UNBUILT AREA	254.90 m² (15%)	462 m² (27.54%)	440 m²	(26.72%)

* DENOTES ADG CONTROL

DEEP SOIL CALCULATIONS ARE BASED ON ENGINEERED DEEP SOIL PROVIDED TO SITE. THIS IS IN LIEU OF THE PLANTING ON TOP OF DENSE ROCK FORMATION.

NO CHANGE TO PROJECT SUMMARY CALCULATIONS

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

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DRAWING TITLE: PROJECT SUMMARY
PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089
LOT / SECTION / DP NO.: LOT A DP348364 & SP61709
APPLICANT: AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE: 1:1@A3
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ISSUE DATE: 12/9/23
REVISION: F
PROJECT NUMBER: 21-095
DWG NUMBER: DA 0001

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Version: 1, Version Date: 12/09/2023

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3
ENERGY EFFICIENCY/GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530.4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530.4-2005
SOUND TRANSMISSION: TO COMPLY WITH PART F5 OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

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DRAWING TITLE:
SITE CONTEXT

PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
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ISSUE DATE:		REVISION:
12/9/23		F
PROJECT NUMBER:		DWG NUMBER:
21-095		DA 1000

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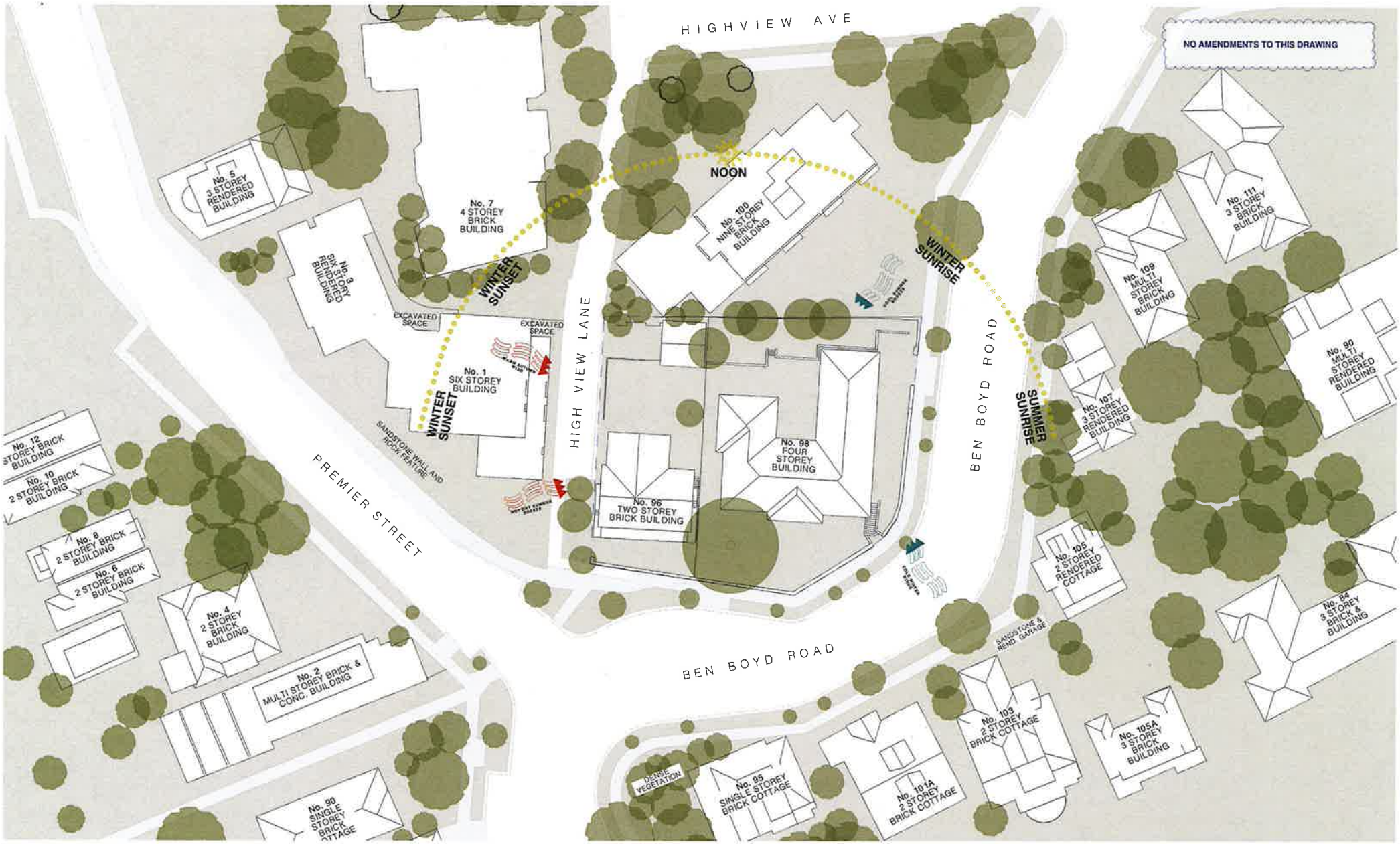

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

ALL CONSTRUCTION TO COMPLY AT MINIMUM BCA CLAUSES & AUSTRALIAN STANDARDS

NOTES:

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Nominated Architect Brian Meyrowitz NSW Registration Number 4932

DRAWING TITLE:
SITE ANALYSIS

PROJECT ADDRESS:
96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

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ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 1001

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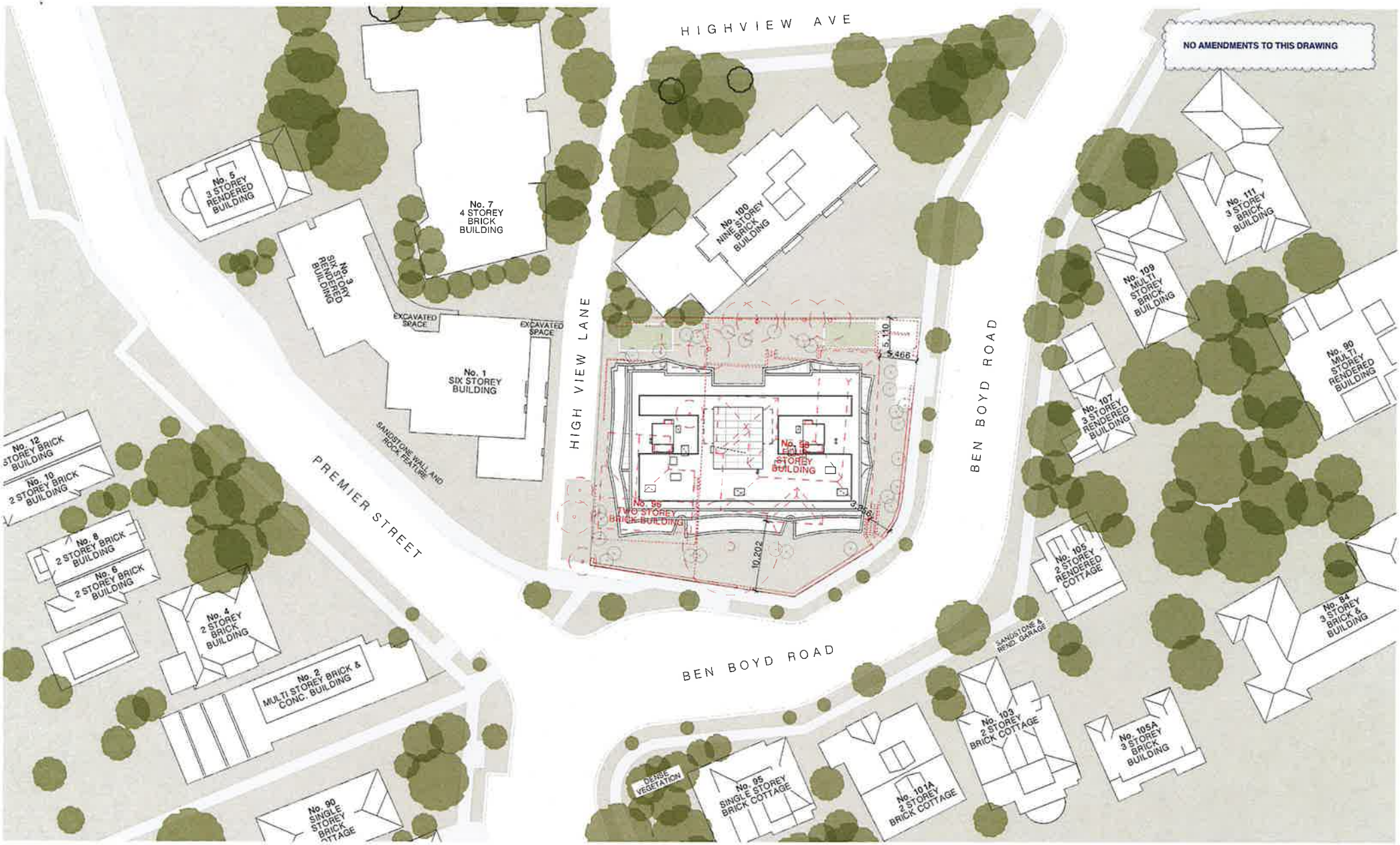

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

ALL CONSTRUCTION TO COMPLY AT WHERE WE BCA CLAUSE & AUSTRALIAN STANDARDS

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE

ARCHITECT:

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MHN Design Union Pty Ltd. ABN 84 000 777 892

Nominated Architect
Brian Meyerson
NSW Registration Number 6327

DRAWING TITLE:
SITE PLAN

PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
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PROJECT NUMBER: 21-095		DWG NUMBER: DA 1002

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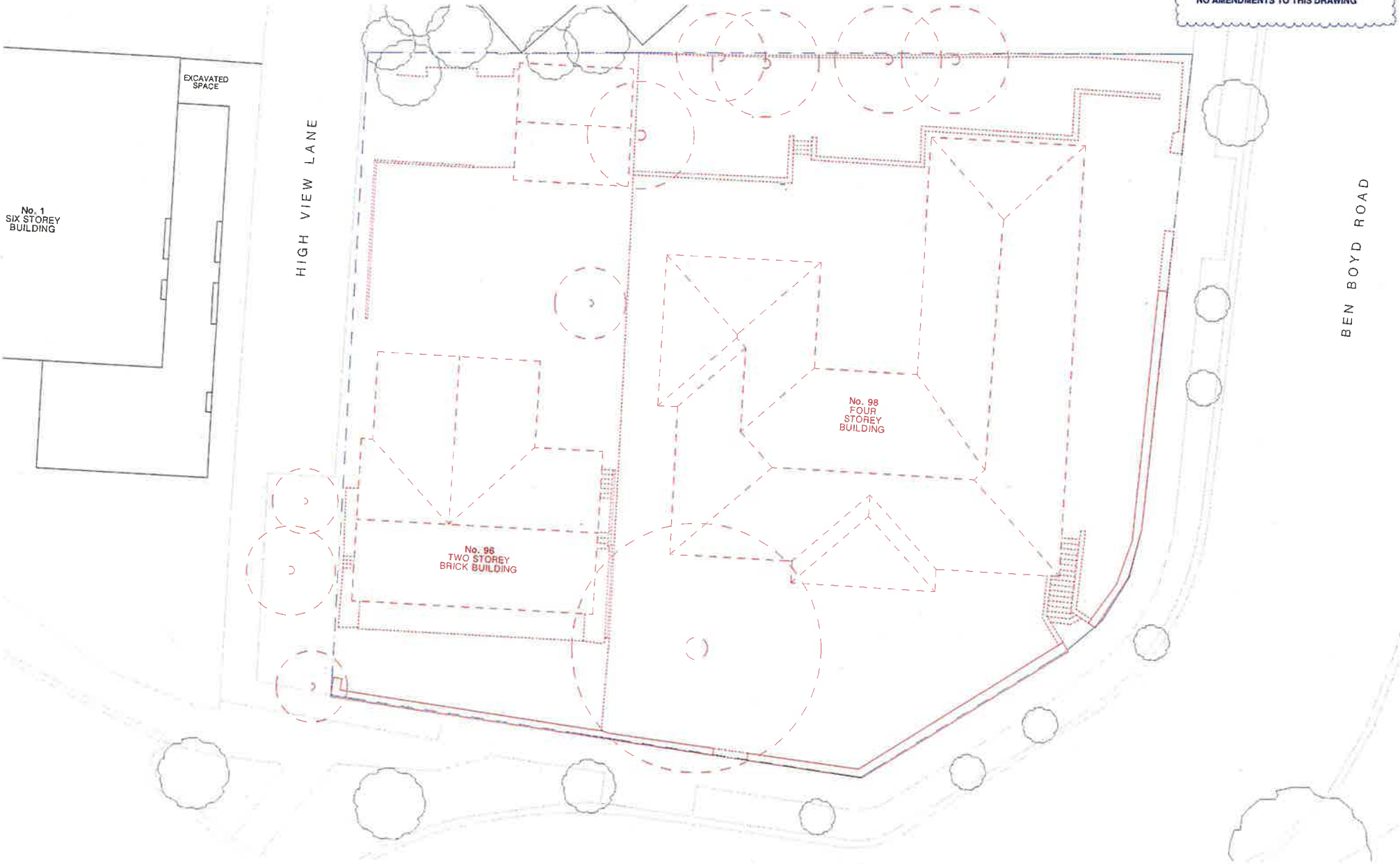
Version: 1, Version Date: 12/09/2023

NO AMENDMENTS TO THIS DRAWING



REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
EX TREE TO REMOVE
EX TREE TO RETAIN

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Nominated Architect Bruno Mendonça NSW Registration Number 6327

DRAWING TITLE:
DEMOLITION PLAN

PROJECT ADDRESS:
96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

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ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 1003

PDF Name: 96-98 Ben Boyd Rd Neutral Bay - DA 1003 REV F (12.09.23)

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RESPONSE TO RFI

1. EXCAVATION EXTENT AND AREA MODIFIED (NIL IMPACT, IMPROVEMENTS)
4. STORAGE CAGES REDISTRIBUTED TO ACCOMODATE MODIFIED EXCAVATION (NIL IMPACT, IMPROVEMENTS)

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/23

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
EXTREE TO REMOVE
EXTREE TO RETAIN
PROPOSED LANDSCAPE

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Nominated Architect Brain Mayemson NSW Registration Number 4807

DRAWING TITLE:
BASEMENT 02 PLAN

PROJECT ADDRESS:
86-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61789

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2008

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ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 2000

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RESPONSE TO RFI

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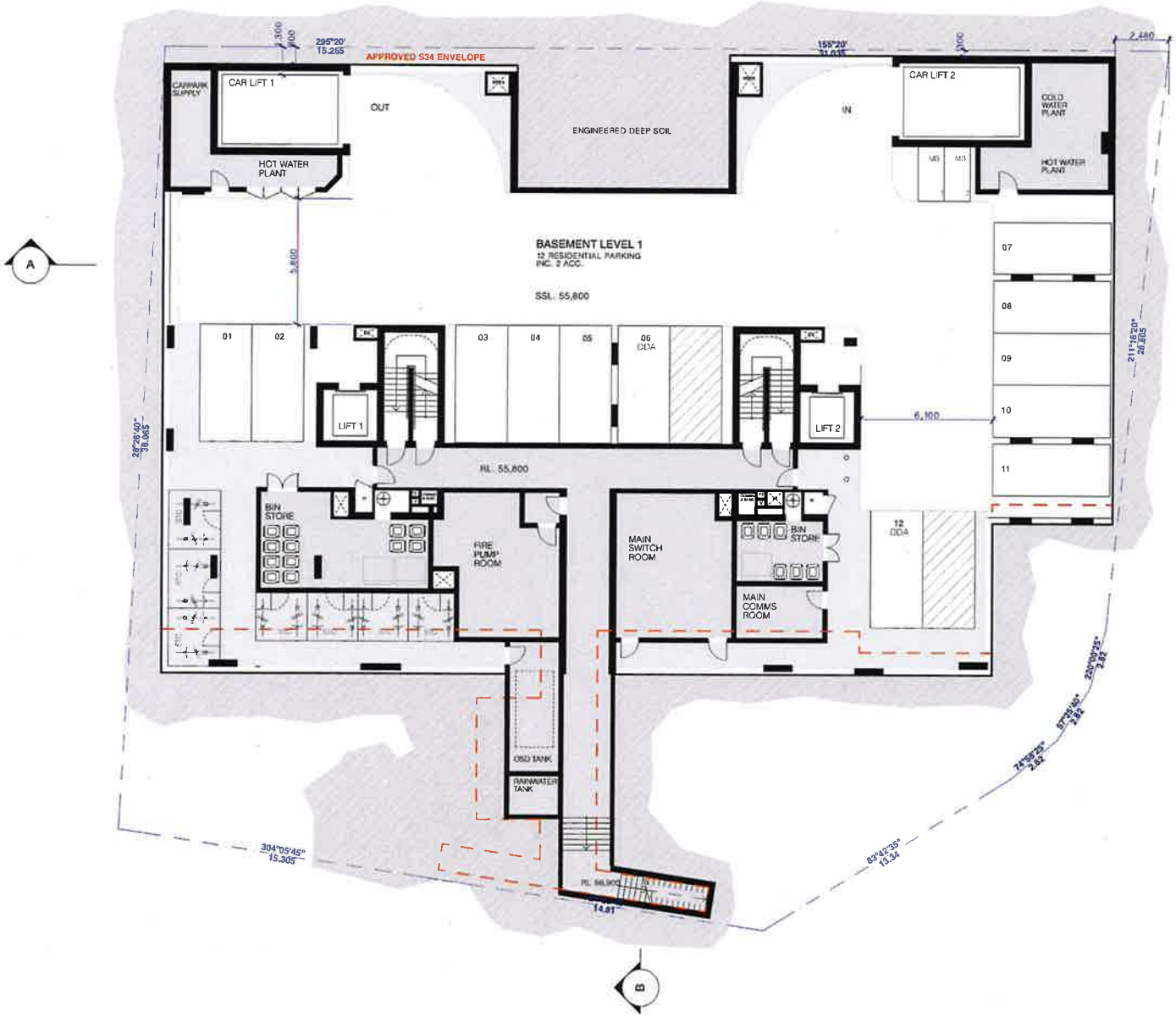

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B1.4 MATERIAL & FORM CONSTRUCTION
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.9 NON-COMBUSTIBLE EXTERNAL WALLS & FAST
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3.2 PROTECTION OF OPENINGS
CLAUSE C3.5 OPENING IN FIRE RESISTED ELEVATOR
CLAUSE C3.10 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D1.12 NUMBER OF EXITS REQUIRED WHERE TRAVEL DISTANCE LIMITED
CLAUSE D1.15 DISTANCE BETWEEN EXITS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 DIMENSIONS OF LIFTS
CLAUSE D2.22 SIGNS ON DOORS
CLAUSE D2.23 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.4 EXIT OF ACCESSIBLE HOUSEKEEPING AREA
CLAUSE E1.5 TOILET INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.8 UV DAMAGE PROTECTION
CLAUSE F3.3 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680
BALUSTRADE HEIGHTS TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE, GUTTERS & DOWNPIPES TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENT GLAZING TO COMPLY WITH JV3 BCA
FIRE SERVICES TO COMPLY WITH SECTION E OF BCA
HOT WATER SYSTEMS TO COMPLY WITH PART J7 OF BCA
SUNSHIPT TO COMPLY WITH AS2700
MECHANICAL EXCAVATION TO COMPLY WITH PART J6 OF BCA
MECHANICAL EXHAUST VENTILATION TO COMPLY WITH AS 1668 & AS68.2
SMOKE ALARMS TO COMPLY WITH BCA PART C4 USE & SPEC E2.2 & AS3786
PENETRATIONS THROUGH FIRE RATED CONSTRUCTION TO MEET FIRE/ACOUSTICS PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530.4-2005
SOUND TRANSMISSION ISSUES TO COMPLY WITH PARTS F5 BCA
SOUND CONSTRUCTION TO COMPLY WITH BCA CLAUSE G5.12
STAIR CONSTRUCTION TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740

NOTES:

RL — REDUCED LEVEL BOUNDARY

PROPOSED LANDSCAPE

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Nominated Architect Brain Mayencor NSW Registration number 4887

DRAWING TITLE: **BASEMENT 01 PLAN**

PROJECT ADDRESS: 86-88 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.: LOT A DP348364 & SP61709

APPLICANT: AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	DH	MW
ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 2001

S37 Strata: lot 24 lot: Strata of Part lot Arcadia 247-249 Ben Boyd Rd Neutral Bay
SP 61, SEV E (12/09/)

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Version: 1, Version Date: 12/09/2023

RESPONSE TO RFI

2. COMMUNAL ROOM MODIFICATION, STAIRS ADDED FOR BCA COMPLIANCE (NIL IMPACT, IMPROVEMENTS)
4. STORAGE CAGES REDISTRIBUTED TO ACCOMODATE MODIFIED EXCAVATION (NIL IMPACT, IMPROVEMENTS)
5. ADAPTABLE APARTMENT REALLOCATION (NIL IMPACT, IMPROVEMENTS)

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B1.4 WEATHER & FORMS CONSTRUCTIONS
NOTE: D1.1 FIRE RESISTING CONSTRUCTION
NOTE: C1.10 FIRE HAZARD PROPERTIES
NOTE: C1.10 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.8 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
CLAUSE C3.15 SEPARATION OF EQUIPMENT
CLAUSE C3.11 ELECTRICITY SUPPLY SYSTEM
CLAUSE D2.13 GOLAR LIGHTING
CLAUSE D2.4 OPENINGS FOR SERVICE FITTINGS
CLAUSE D2.15 OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE H1 SOLAR HEATING (OPT)
CLAUSE J7 INSTALLATION IN POTABLE WATER OF TRUNK
CLAUSE D2.16 SIGNAGE AND PAINTING
CLAUSE H1.6 LIGHTNING
CLAUSE H1.8 THERMOSIONS
CLAUSE H1.10 INSULATIONS

CLAUSE D2.21 MATERIALS
CLAUSE D2.21 CONTROL OF LATCH
CLAUSE D2.23 SCREEN DOORS
CLAUSE D2.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.4 DEGREE OF ACCESSIBILITY REQUIRED
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.1 WATERPROOFING OF WET AREAS
CLAUSE F1.11 DAMP PROOFING
CLAUSE D3 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.1 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING TO COMPLY WITH BCA PART CLAUSE F4.4 & AS/NZS
BALUSTRADE HEIGHTS TO COMPLY WITH BCA CLAUSE D2.16
GUTTERS & DOWNPIPES TO COMPLY WITH AS/NZS 3500 3.3
SIZE OF DPC VENTS FLASHING TO COMPLY WITH J3.0 OF BCA
FIRE SERVICES TO COMPLY WITH SECTION E OF BCA
HOT WATER SYSTEMS TO COMPLY WITH PART J7 OF BCA
RAILWAY TO COMPLY WITH AS2890
WEST FLUE CONTROL ELEC. BCA CLAUSE C1.10 & AS1668.1-2005
MECHANICAL & ROOF DRAINS TO COMPLY WITH PART J5.0F BCA
MECHANICAL EXHAUST VENTILATION TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS THROUGH FIRE RATED CONSTRUCTION FOR MECH FIT OUT TO BE SEALED PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530
SOUND TRANSMISSION TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION TO COMPLY WITH BCA CLAUSES D2.13 AND DIMENSIONS OF WET AREAS TO COMPLY WITH AS3740

NOTES:

EX	EXISTING
RFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
——	BOUNDARY

EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE

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Nominated Architects Dean Mayoman
NSW Registration Number 4607

DRAWING TITLE:
GROUND FLOOR PLAN

PROJECT ADDRESS:
96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP346364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
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ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 2002

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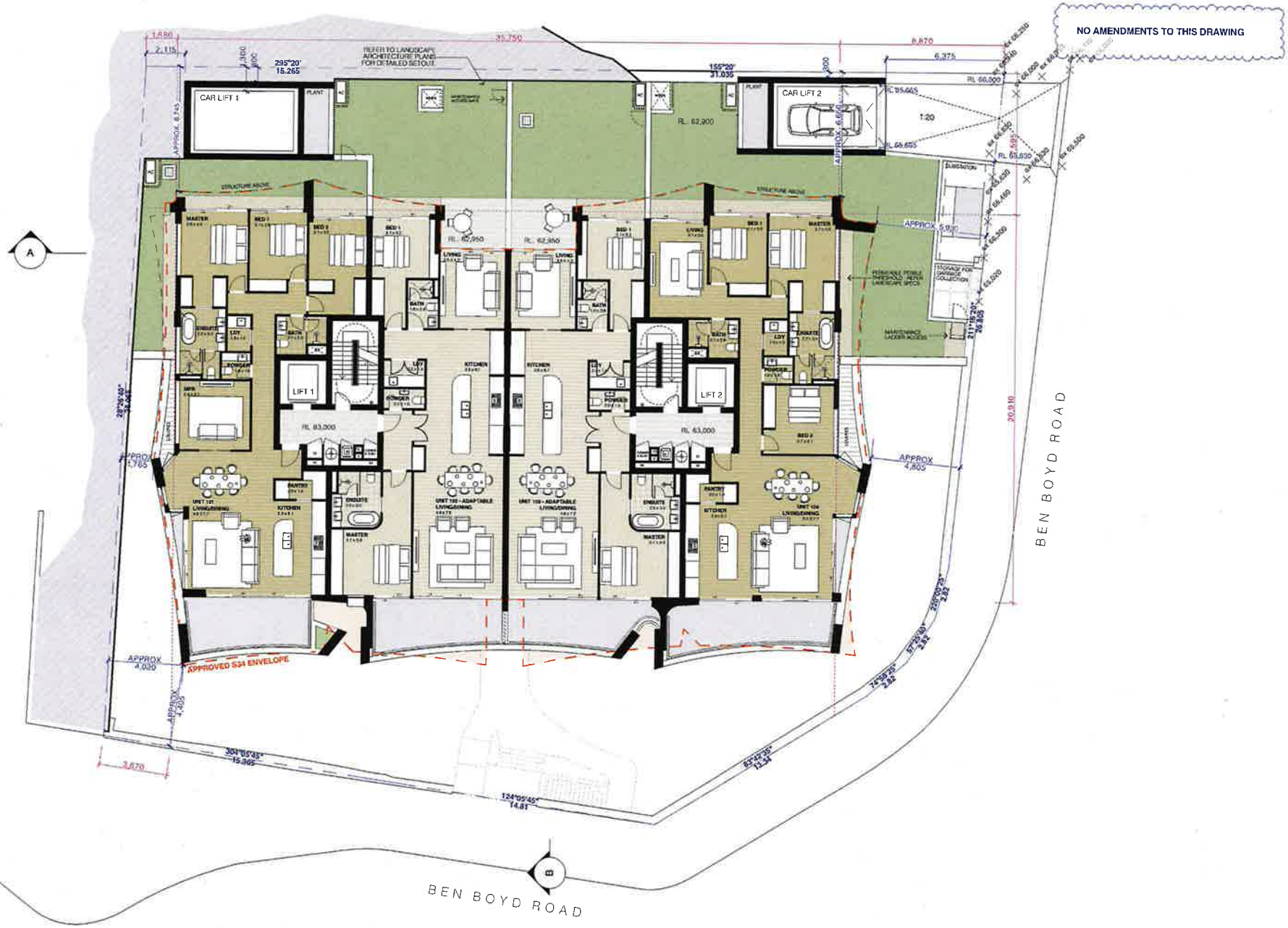
NO AMENDMENTS TO THIS DRAWING



REV	DESCRIPTION	DATE
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MHN Design Union Pty Ltd. ABN 64 128 717 683
Nominated Architect Brian Meyerowitz NSW Registration number 6857

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

PROJECT ADDRESS:
96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
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ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 2003

RESPONSE TO RFI

5. ADAPTABLE APARTMENT REALLOCATION (NIL IMPACT, IMPROVEMENTS)

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL BOUNDARY

EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
95 RICHARDS LANE
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www.mhndu.com
MHN Design Union Pty Ltd ABN 26 003 777 602
Nominated Architect Brett Mayhewson NSW Registration Number 4807

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

PROJECT ADDRESS:
96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 65 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
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ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 2004

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Version: 1, Version Date: 12/09/2023

NO AMENDMENTS TO THIS DRAWING

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL BOUNDARY

EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE

ARCHITECT:
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DRAWING TITLE:
LEVEL 3 FLOOR PLAN

PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP51709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
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ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 2005

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Version: 1, Version Date: 12/09/2023

NO AMENDMENTS TO THIS DRAWING

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

ALL CONSTRUCTION TO COMPLY AT WINDOW BCA CLAUSES & AUSTRALIAN STANDARDS

NOTES:

EX — EXISTING
FFL — RL OF FINISHED FLOOR LEVEL
RL — REDUCED LEVEL
— BOUNDARY

EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE

ARCHITECT:
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www.mhndu.com

DRAWING TITLE:
LEVEL 4 FLOOR PLAN

PROJECT ADDRESS:
99-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
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ISSUE DATE:		REVISION:
12/9/23		F
PROJECT NUMBER:		DWG NUMBER:
21-095		DA 2006

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Version: 1, Version Date: 12/09/2023

NO AMENDMENTS TO THIS DRAWING

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/09/23

ALL CONSTRUCTION TO COMPLY AT WINDSOR WITH BCA CLAUSES & AUSTRALIAN STANDARDS

NOTES:

EX FFL — EXISTING FLOOR LEVEL
RL — RL OF FINISHED FLOOR LEVEL REDUCED LEVEL BOUNDARY
EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE

ARCHITECT:
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MHN Design Union Pty Ltd
Nominated Architect: Brian Meyerson
NSW Registration Number 4857

DRAWING TITLE:
LEVEL 5 FLOOR PLAN

PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
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PROJECT NUMBER:		DWG NUMBER:
21-095		DA 2007

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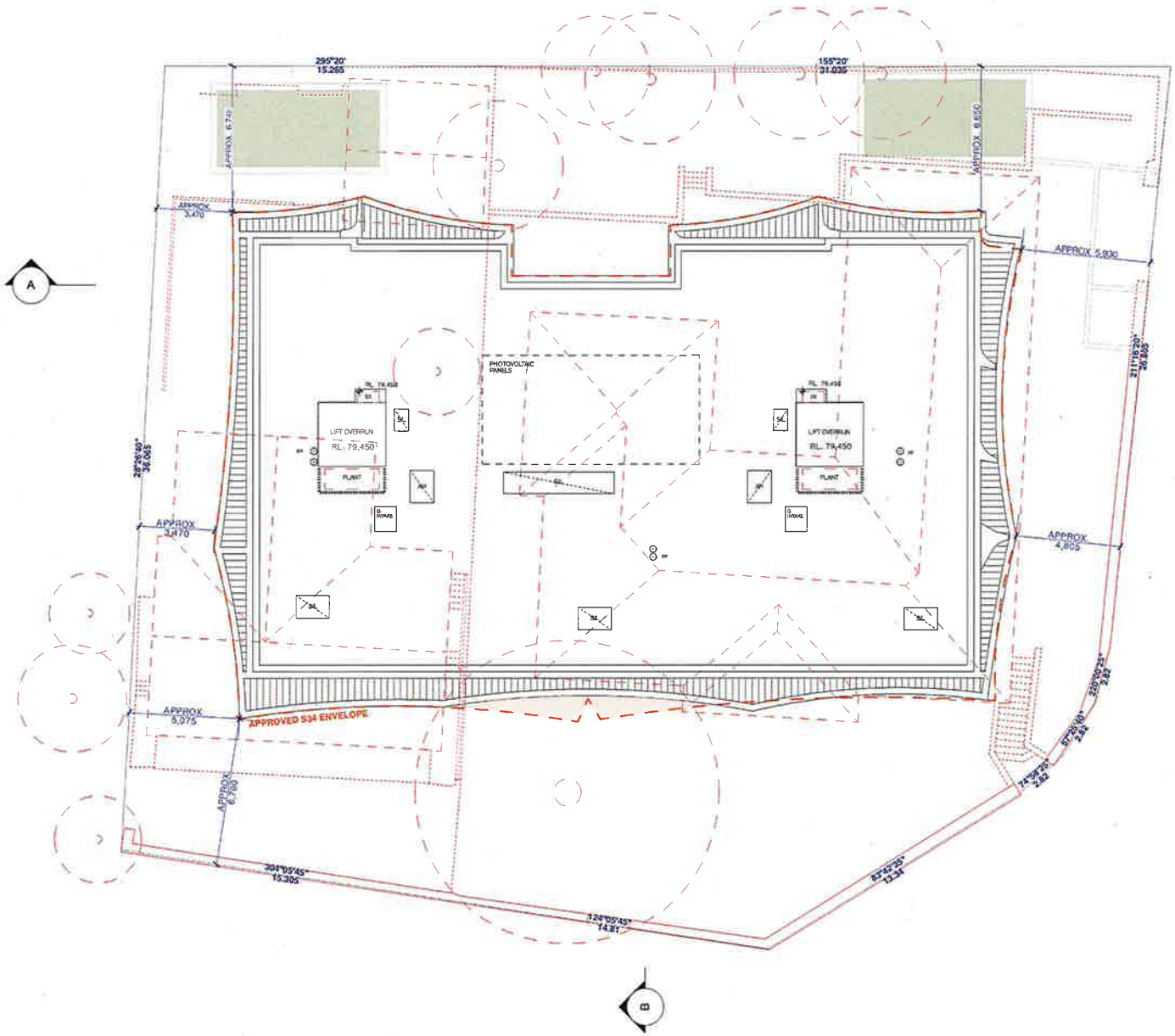

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.14 PERFORMANCE OF EXTERNAL WALLS IN LIFT
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 SHAFTS - GENERAL EXCEPTIONS
CLAUSE C3.2 PROTECTION OF OPENINGS
CLAUSE C3.8 OPENING IN FIRE ISOLATED STAIRS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 BALCONIES FROM EXITS
CLAUSE D2.1 MINIMUM NUMBER OF EXITS AND WIDTH OF TRAVEL
CLAUSE D2.13 RAMPS AND STEPS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE E1.17 HANDRAILS
CLAUSE E2.2A OPERATION OF LATCH
CLAUSE E2.2D SIGNS ON DOORS
CLAUSE E3.3 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PATHS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.4 EXIT OF ACCESSIBLE FACILITIES/FIXTURES
CLAUSE D3.6 TACTILE INDICATORS
CLAUSE F1.1 WATERPROOFING OF WET AREAS
CLAUSE F1.7(1) (a) DAMP PROOFING
CLAUSE C1.8 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

APPROVAL LIGHTING TO COMPLY WITH BCA PART CLAUSES J1.4 & F4.4(b)
BALUSTRADE HEIGHTS TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE, GUTTERS & DOWNPIPES TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY ALREADY TO COMPLY WITH JCP BCA
FIRE SERVICES TO COMPLY WITH SECTION E OF BCA
WET AREAS - SYSTEMS TO COMPLY WITH PART F1.7 OF BCA
SIGNAGE TO COMPLY WITH AS1428
ACCESSIBLE PATHS & D3 - BCA CLAUSE D3.3 & D3.4 (1) & (2)
MECHANICAL ENGINEERING TO COMPLY WITH PART J5 OF BCA
MECHANICAL SMOKE/VENTILATION TO COMPLY WITH AS 1668.4 & 1668.2
SIGNS ALARMS TO COMPLY WITH BCA PART CLAUSE E4.5 SPEC E2.2A
NOTE:
PENETRATIONS THROUGH FIRE RATED CONSTRUCTION FOR NEW PLUMBING/ELECTRICAL/ETC TO COMPLY WITH BCA CLAUSE C3.15 & AS 4072.1 & 1670
ACOUSTIC TREATMENT EQUAL TO COMPLY WITH PART F5 BCA
STEEL CONSTRUCTION TO COMPLY WITH BCA CLAUSE D2.13
STEEL CONSTRUCTION TO COMPLY WITH BCA CLAUSE D2.15
WATERPROOFING OF WET AREAS TO COMPLY WITH AS/NZS

BASIX DESCRIPTION
Water Efficient Fittings & Conditioner TS JD FEB 2023 (SATISFY PLAN STAMPED PLANS)

WATER APPLIANCE	RATING
SHOWERHEADS	4.5 PER = 18.0 l min (Max)
TOILETS	4.0/2.5
TAPS	4.5/3.0
KITCHEN MIXER	4.5/3.0
LAUNDERETTE MIXER TAP	4.5
LAUNDERETTE TAP	4.5/3.0
UNDER BASIN TAPS - Residential	4.5/3.0

Cold w/ WATER CONSUMPTION	
Residential Units	4.5/3.0
Residential Common Area	4.5/3.0
Landscape Irrigation	4.5/3.0

WATER HEATING SYSTEM	
Central Hot Water System	Gas
Gas Instantaneous, per unit	Gas
Gas Instantaneous, common area	Gas
Gas Instantaneous, Common Area Laundry	Gas

Thermal comfort commitments	
Ventilation	Mechanical Ventilation (in conditioned spaces)
Kitchen exhaust fan	Ducted to outside
Bathroom exhaust fan	Ducted to outside
Laundry exhaust fan	Ducted to outside

Cooling	
Residential Units	Ceiling fan in main bedroom
Common area	Ceiling fan in lobby, VRF system
Common area Laundry	Ceiling mounted system

Heating	
Residential Units	None
Common area	None
Common area Laundry	None

Lighting	
Residential Units	LED
Common area	LED
Common area Laundry	LED

Other	
Residential Units	Dishwasher, cooktop, oven
Common area	Cooktop, oven, dishwasher, refrigerator, washing machine, clothes dryer, VRF system
Common area Laundry	Cooktop, oven, dishwasher

Thermal comfort commitments	
Ventilation	Mechanical Ventilation (in conditioned spaces)
Kitchen exhaust fan	Ducted to outside
Bathroom exhaust fan	Ducted to outside
Laundry exhaust fan	Ducted to outside

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	LEP HEIGHT PLANE

EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE

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MHN Design Union Pty Ltd ABN 86 003 717 893
Nominated Architect Brian Meyerson NSW Registration Number 6507

DRAWING TITLE:
ROOF PLAN
PROJECT ADDRESS:
96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089
LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709
APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
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ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 2008

RFF Bdcinnet Nab 24.bcad Bdcinnet Rmds to dcd.bcad 24Q1-Mtn Ben Boyd Rd Neutral Bay 24.08_REV C (SSRD)

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Version: 1, Version Date: 12/09/2023

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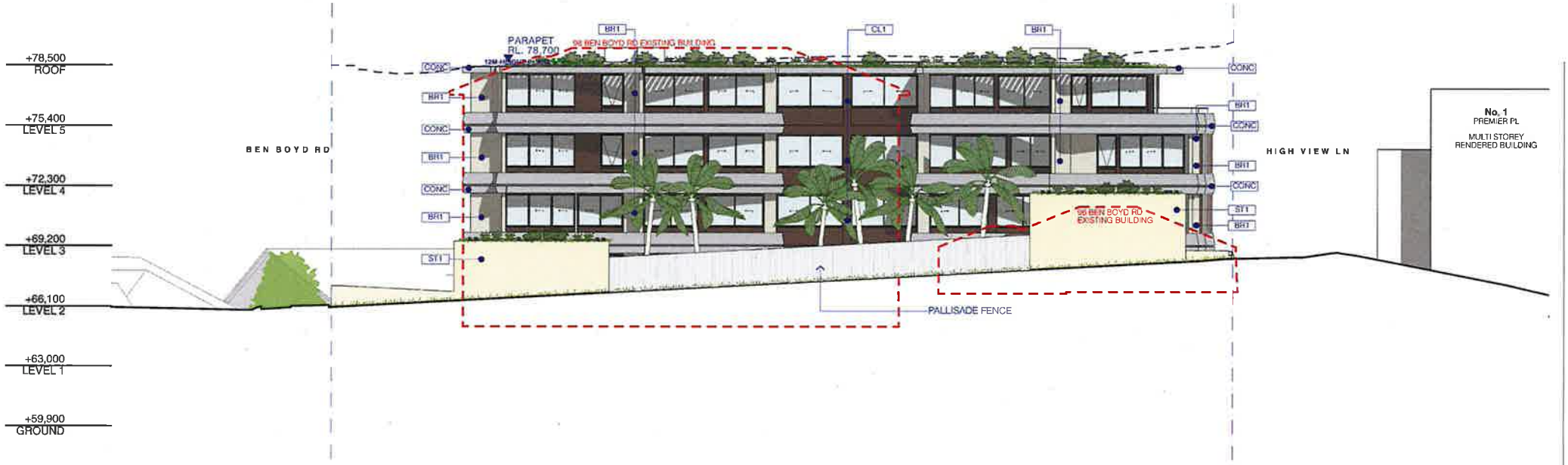

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	LEP HEIGHT PLANE

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Nominated Architect
Rado Maysevich
NSW Registration Number 4807

DRAWING TITLE:
ELEVATION NORTH

PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

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12/9/23		F
PROJECT NUMBER:		DWG NUMBER:
21-095		DA 3000

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Version: 1, Version Date: 12/09/2023

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REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

EX	EXISTING
FFL	FL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX. BUILDING TO BE DEMOLISHED
	LEP HEIGHT PLANE

ARCHITECT:
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MHN Design Union Pty Ltd. ABN 84 008 777 496
Nominated Architect
Brain Mayman
NSW Registration Number 4827

DRAWING TITLE:
ELEVATION SOUTH

PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 508, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
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ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 3001

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Version: 1, Version Date: 12/09/2023

NO AMENDMENTS TO THIS DRAWING

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
LEP HEIGHT PLANE

ARCHITECT:
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Nominated Architect
Kevin Mayenance
NSW Registration Number 4857

DRAWING TITLE:
ELEVATION EAST

PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 505, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
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ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 3002

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Version: 1, Version Date: 12/09/2023

NO AMENDMENTS TO THIS DRAWING

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX. BUILDING TO BE DEMOLISHED
LEP HEIGHT PLANE

ARCHITECT:
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DRAWING TITLE:
ELEVATION WEST

PROJECT ADDRESS: 86-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.: LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
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ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 3003

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Version: 1, Version Date: 12/09/2023

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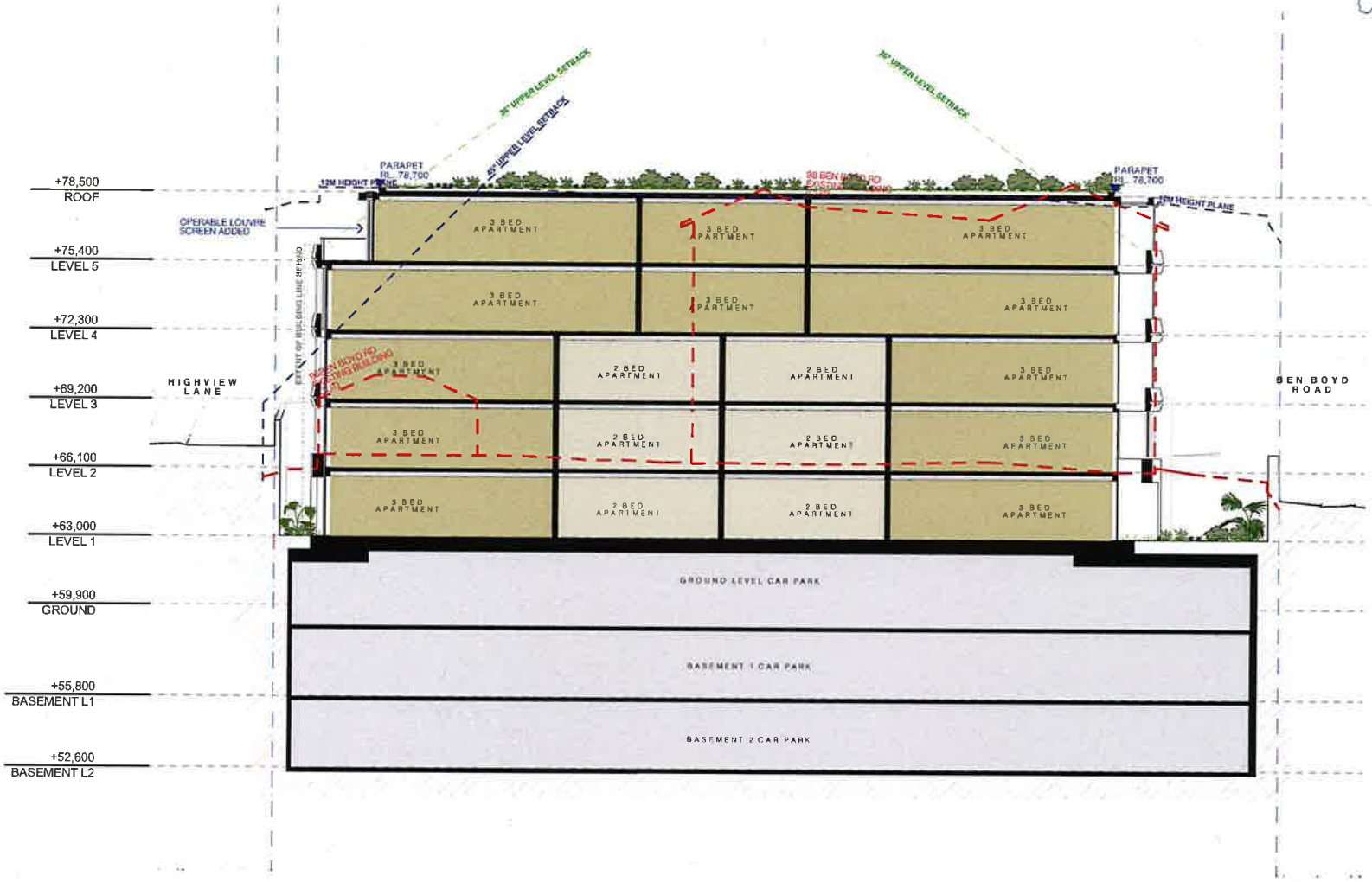

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
LEP HEIGHT PLANE
SIDE SETBACK

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MHN Design Union Pty Ltd ABN 89 089 717 693
Nominated Architect Shen Mawhinney NSW Registration Number 6307

DRAWING TITLE:
SECTION A

PROJECT ADDRESS:
96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

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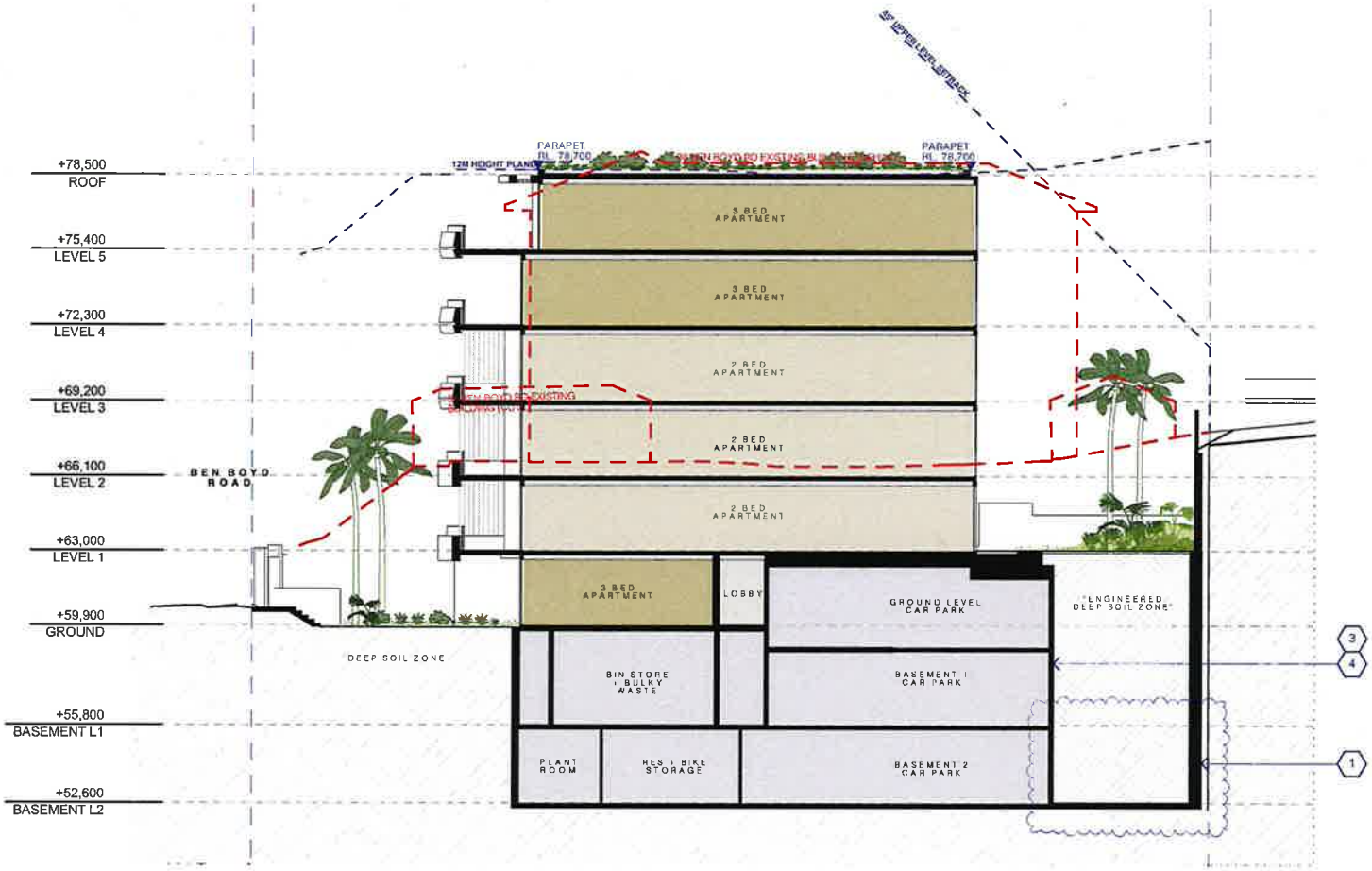
ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 3100

Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023

RESPONSE TO RFI

1. EXCAVATION EXTENT AND AREA MODIFIED (NIL IMPACT, IMPROVEMENTS)
3. CAR PARKING LAYOUT AMENDED TO ACCOMODATE MODIFIED EXCAVATION (NIL IMPACT, IMPROVEMENTS)
4. STORAGE CAGES REDISTRIBUTED TO ACCOMODATE MODIFIED EXCAVATION (NIL IMPACT, IMPROVEMENTS)



REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
LEP HEIGHT PLANE
SIDE SETBACK

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Nominated Architect: Brian Meyerson
NSW Registration Number 4907

DRAWING TITLE: SECTION B

PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.: LOT A DP348364 & SP61709

APPLICANT: AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
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ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 3101

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Version: 1, Version Date: 12/09/2023

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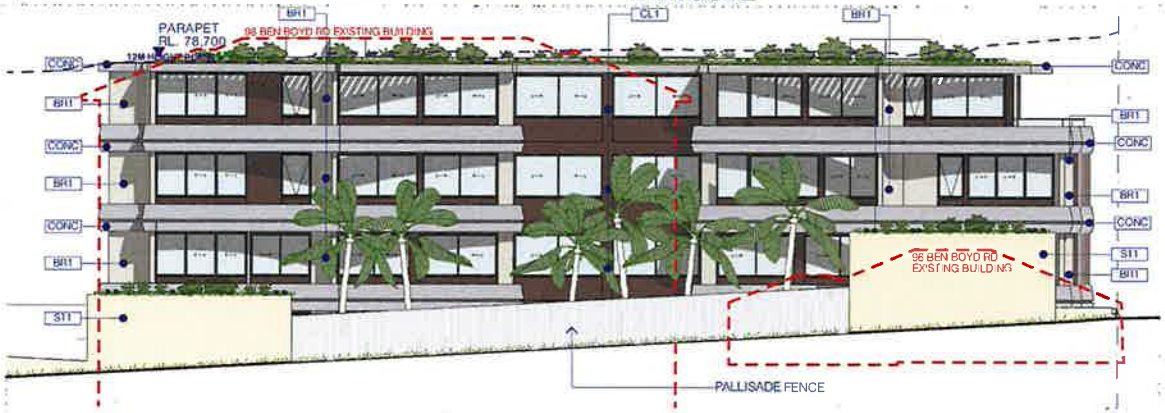
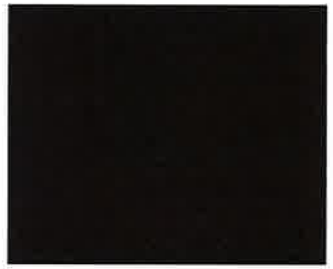


ST1 STONE BLOCKS, DRY PRESS JOINTS

BR1 STANDARD 76MM BRICK IN STACK BOND, GHOST GREY, FLUSH JOINTS

AL ALUMNIUM FRAMED DOORS & WINDOWS, COLOUR TO MATCH CL1



CL1 METAL CLADDING, DARK BRONZE

BAL GLASS BALUSTRADE, CAPTURED IN TOP RAIL, COLOUR TO MATCH C1

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH BCA CLAUSES & NORTHALLS STANDARDS

CLAUSE B 1.4 MATERIAL & FORM CONSTRUCTION
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.4 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C3.4 ACCESS FOR MAINTENANCE
CLAUSE C3.5 PROTECTION OF OPENINGS
CLAUSE C3.6 OPENING WITHIN REQUIRED EXITS
CLAUSE C3.10 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 BALUSTRADE FIXING EDITS
CLAUSE D1.11 METAL GRADE, HEIGHTS AND RATE OF TRAVEL
CLAUSE D2.15 GUARDS AND RAILS
CLAUSE D2.16 LANDINGS
CLAUSE D2.17 THRESHOLDS
CLAUSE D2.18 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.24 SIGNS ON DOORS
CLAUSE D2.7 EXISTING BUILDING & LOCKS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.4 EXCEPTIONS FOR ACCESSIBLE PASSENGER/PASSENGER SERVICES
CLAUSE D3.5 TACTILE INDICATORS
CLAUSE E1.1 WATER PROOFING OF WET AREAS
CLAUSE F1.1 BRT W. SHAFT PROOFING
CLAUSE F5.1 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F6 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 F5.11 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS 1680
SALUTARY REQUIRE: TO COMPLY WITH BCA CLAUSE G5.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENT PLANNING: TO COMPLY WITH J1.2 OF BCA
FIRE DETECTION: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
BUILDING: TO COMPLY WITH AS 2700
MOVABLE EXTERNALLIC: BCA CLAUSE C3.15 & AS 3959 & 2500
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS/NZS 1668.2
AUDIO: TO COMPLY WITH BCA PART CLAUSE & SPEC C3.2 & AS/NZS
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR WETNY FLOW/FLAMABLE PENETRATIONS: TO COMPLY WITH BCA CLAUSE C3.15 & AS 1530 & 2500
ENERGY TRANSMISSION: TO COMPLY WITH PARTS J7 BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS/NZS

NOTES:

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Nominated Architect Brian Meyerson NSW Registration Number 4807

DRAWING TITLE:
EXTERNAL FINISHES 01

PROJECT ADDRESS:
96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 508, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	DH	MW
ISSUE DATE:		REVISION:
12/9/23		F
PROJECT NUMBER:		DWG NUMBER:
21-095		DA 6000

ACT ABN Dual In 24 Land Whirlwind Back to Aviation 242 / 98 Ben Boyd Rd Neutral Bay

Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023

NO AMENDMENTS TO THIS DRAWING

EAST ELEVATION

ST1 STONE BLOCKS, DRY PRESS JOINTS

BR1 STANDARD 76MM BRICK IN STACK BOND, GHOST GREY, FLUSH JOINTS

AL ALUMNIUM FRAMED DOORS & WINDOWS, COLOUR TO MATCH CL1

CL1 METAL CLADDING, DARK BRONZE

BAL GLASS BALUSTRADE, CAPTURED IN TOP RAIL, COLOUR TO MATCH C1

WEST ELEVATION

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH BCA CLAUSES & AUSTRALIAN STANDARDS

NOTES:

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MHN Design Union Pty Ltd, ABN 84 208 777 893
Nominated Architect Brett Mawhinney NSW Registration number 4937

DRAWING TITLE:
EXTERNAL FINISHES 02

PROJECT ADDRESS:
86-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
1:200@A3	DH	MW
ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 6001

Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023

NO AMENDMENTS TO THIS DRAWING

SEPP 65 - SOLAR & CROSS VENTILATION

TOTAL UNITS 20

SOLAR ACCESS			
9AM - 3PM	CONTROL	APPROVED S34	PROPOSED
2+ HR	14 (70%)	15 (71%)	16 (80%)
1+ HR	-	3 (15%)	1 (5%)
0 HR	3 (15%)	3 (15%)	3 (15%)
8AM - 4PM			
2+ HR		18 (86%)	17 (85%)
1+ HR		1 (5%)	1 (5%)
0 HR		3 (14%)	2 (10%)

CROSS VENTILATION			
	CONTROL	APPROVED S34	PROPOSED
ACHIEVE	12 (60%)	19 (90%)	20 (100%)
NOT ACHIEVE	-	2 (10%)	0 (0%)

NB
*APPROVED S34
TOTAL UNITS = 21

GROUND
SOLAR & CROSS VENTILATION DIAGRAM

LEVEL 1
SOLAR & CROSS VENTILATION DIAGRAM

LEVEL 2
SOLAR & CROSS VENTILATION DIAGRAM

LEVEL 3
SOLAR & CROSS VENTILATION DIAGRAM

LEVEL 4
SOLAR & CROSS VENTILATION DIAGRAM

LEVEL 5
SOLAR & CROSS VENTILATION DIAGRAM

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

ALL CONSTRUCTION TO COMPLY AT MINIMUM BCA CLAUSES & AUSTRALIAN STANDARDS

NOTES:

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MHN Design Union Pty Ltd. ABN 86 000 717 083
Nominated Architect Brett Mawson NSW Registration Number 6607

DRAWING TITLE:
SEPP 65 - SOLAR & CROSS VENTILATION

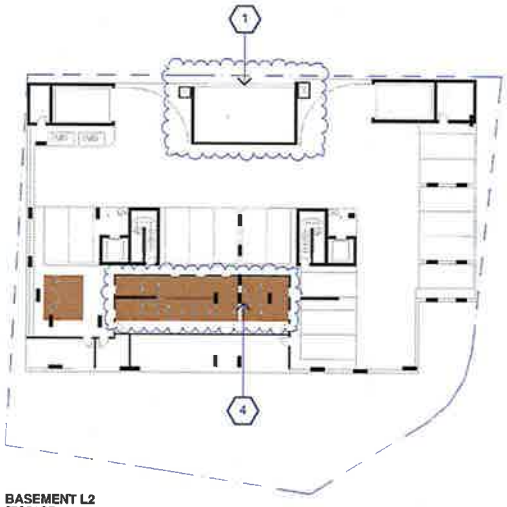
PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089
LOT / SECTION / DP NO.: LOT A DP348364 & SP61709
APPLICANT: AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
1:500@A3	DH	MW
ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 9100

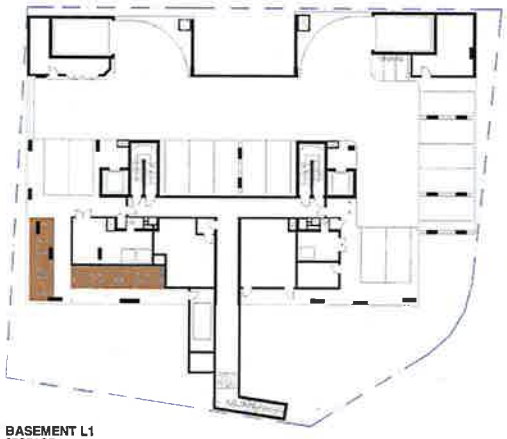
Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023

SEPP 65 - STORAGE

UNIT	TYPE	MINIMUM CONTROL (m³)	> 50% PROVIDED IN UNIT
001	3 BED	10	✓
002	3 BED	10	✓
101	3 BED	10	✓
102	2 BED	8	✓
103	2 BED	8	✓
104	3 BED	10	✓
201	3 BED	10	✓
202	2 BED	8	✓
203	2 BED	8	✓
204	3 BED	10	✓
301	3 BED	10	✓
302	2 BED	8	✓
303	2 BED	8	✓
304	3 BED	10	✓
401	3 BED	10	✓
402	3 BED	10	✓
403	3 BED	10	✓
501	3 BED	10	✓
502	3 BED	10	✓
503	3 BED	10	✓



BASEMENT L2
STORAGE



BASEMENT L1
STORAGE

GROUND
STORAGE

RESPONSE TO RFI

1. EXCAVATION EXTENT AND AREA MODIFIED (NIL IMPACT, IMPROVEMENTS)
3. CAR PARKING LAYOUT AMENDED TO ACCOMODATE MODIFIED EXCAVATION (IMPROVEMENTS, NIL IMPACT)
4. STORAGE CAGES REDISTRIBUTED TO ACCOMODATE MODIFIED EXCAVATION (IMPROVEMENTS, NIL IMPACT)

LEVEL 1-3
STORAGE

LEVEL 4
STORAGE

LEVEL 5
STORAGE

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

ALL CONSTRUCTION TO COMPLY AT BUILDER IN BCA CLAUSES & AUSTRALIAN STANDARDS

NOTES:

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MHN Design Union Pty Ltd. ABN 84 000 717 682
Nominated Architect
Brian Meyerson
NSW Registration Number 4607

DRAWING TITLE:
SEPP 65 - STORAGE

PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
1:500@A3	DH	MW
ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 9101

Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023

NO AMENDMENTS TO THIS DRAWING

LANDSCAPE CALCULATION

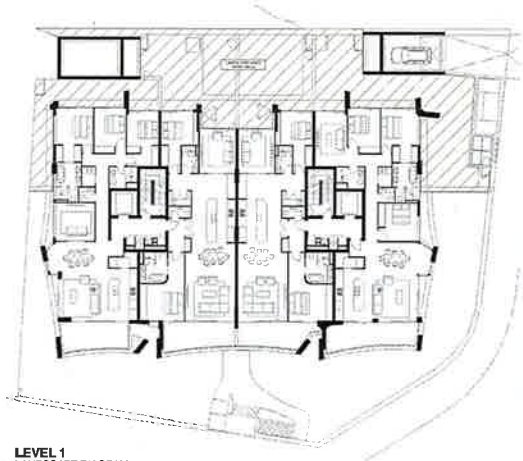
SITE AREA	1,699.35 m²		
	CONTROL	**APPROVED S34**	**PROPOSED**
DEEP SOIL	118.95 m² 7.00%	369 m² 21.7%	361 m² 21.2%
LANDSCAPED AREA	-	704 m² 41.4%	704 m² 41.4%
ADDITIONAL LANDSCAPED AREA NOT INCLUDED IN LANDSCAPED AREA			
- ROOF	-	415 m² 24.4%	415 m² 24.4%

NOTE: LANDSCAPING INCLUDES ENGINEERED DEEP SOIL OVER THE BASEMENT. THIS IS IN LIEU OF PLANTING ON TOP OF DENSE ROCK FORMATION.

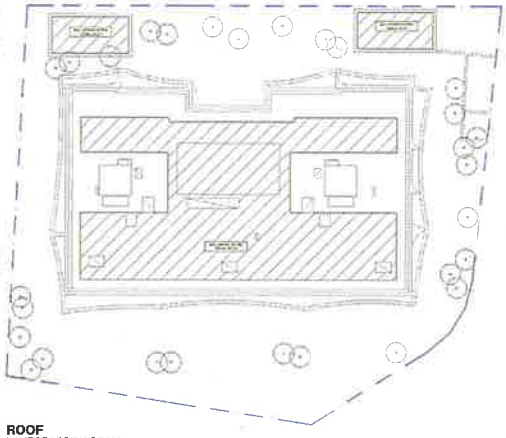
LANDSCAPED AREA

DEEP SOIL

GROUND
LANDSCAPE DIAGRAM



LEVEL 1
LANDSCAPE DIAGRAM



ROOF
LANDSCAPE DIAGRAM

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

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Nominated Architect Colin Weyerman
NSW Registration Number 4937

DRAWING TITLE:
LANDSCAPE CALCULATION

PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
1:500@A3	DH	MW
ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 9102

Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023

SITE COVERAGE DIAGRAM

		APPROVED S34	PROPOSED
SITE AREA	1,699.35 m²		
	CONTROL		
SITE COVERAGE	764.71 m² 45.00%	825 m² 48.55%	843 m² 49.61%
UNBUILT AREA	254.90 m² 15.00%	462 m² 27.54%	440 m² 26.72%

NO CHANGE TO SITE COVERAGE CALCULATIONS

RESPONSE TO RFI

S34 OVERLAY ADDED TO DIAGAM TO DEMONSTRATE SITE COVERAGE COMPARISON.

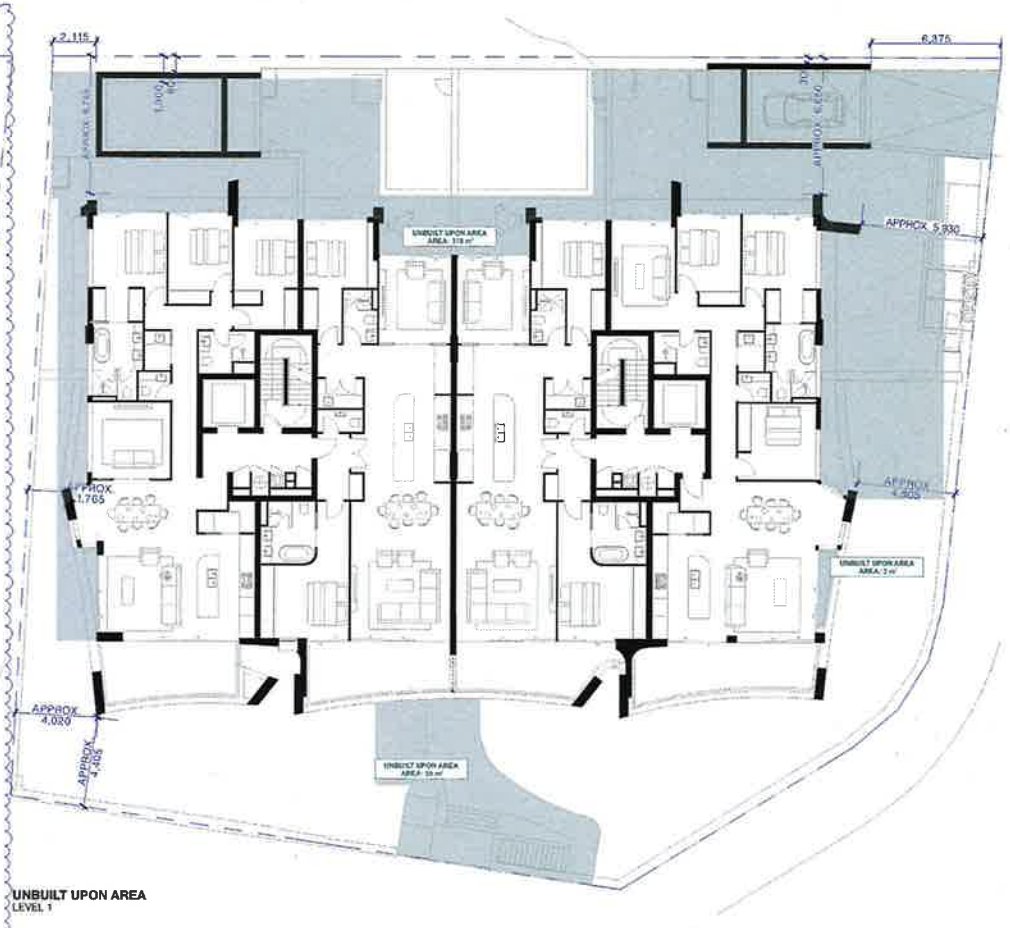
REFER TO PLANNER STATEMENT REGARDING SITE COVERAGE PROVISIONS.

SITE COVERAGE
LEVEL 2

LEGEND

S4.56 REV D SITE COVERAGE

APPROVED S34 SITE COVERAGE



UNBUILT UPON AREA
LEVEL 1

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

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DRAWING TITLE:
SITE COVERAGE DIAGRAM

PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.: LOT A DP348364 & SP61709

APPLICANT: AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
1:250@A3	DH	MW
ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 9103

Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023

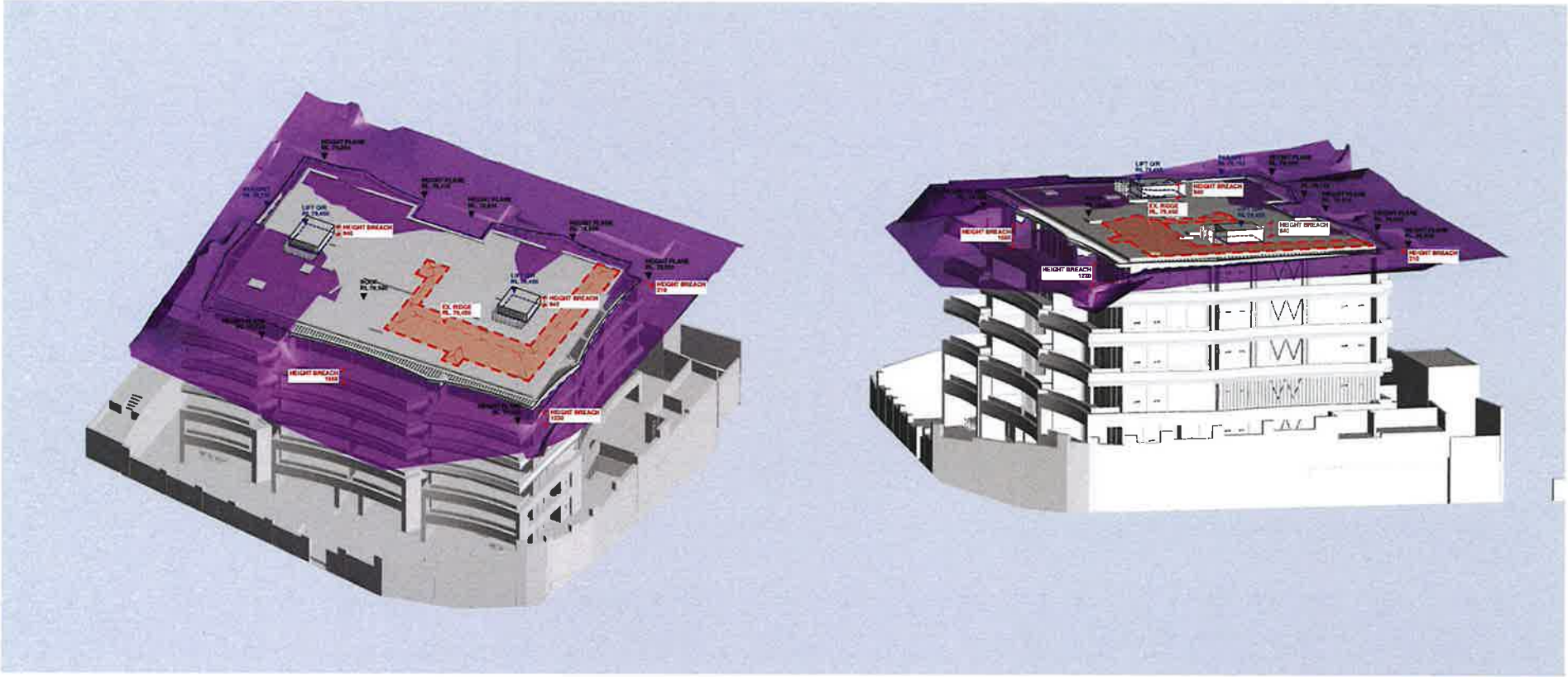
HEIGHT PLANE DIAGRAM

NO AMENDMENTS TO THIS DRAWING

12M HEIGHT BLANKET

S34 ENVELOPE - INTERSECTION WITH HEIGHT PLANE

EXISTING ENVELOPE IN BREACH OF 12M HEIGHT PLANE



REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

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Nominated Architect: Brian Meyerson
NSW Registration Number 4207

DRAWING TITLE: HEIGHT PLANE DIAGRAM

PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.: LOT A DP348364 & SP61709

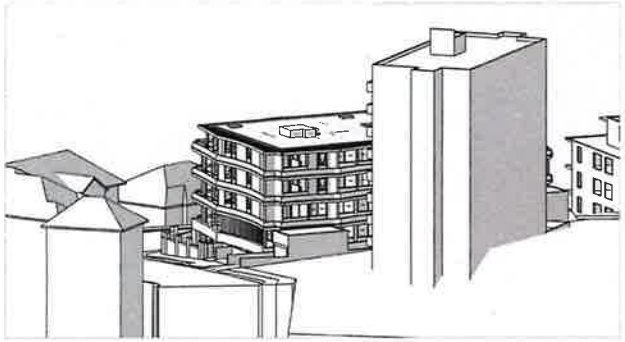
APPLICANT: AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
@A3	DH	MW
ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 9104

Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023

NO AMENDMENTS TO THIS DRAWING

VIEWS FROM SUN - JUNE 21st



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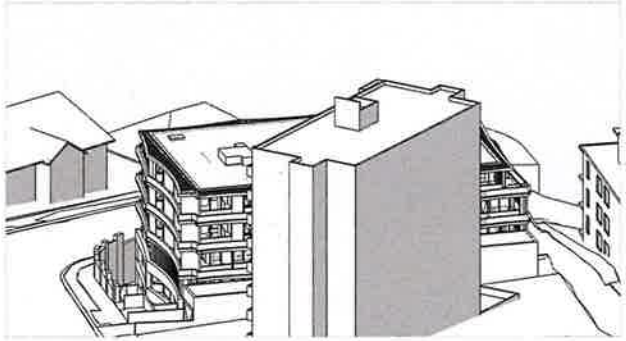

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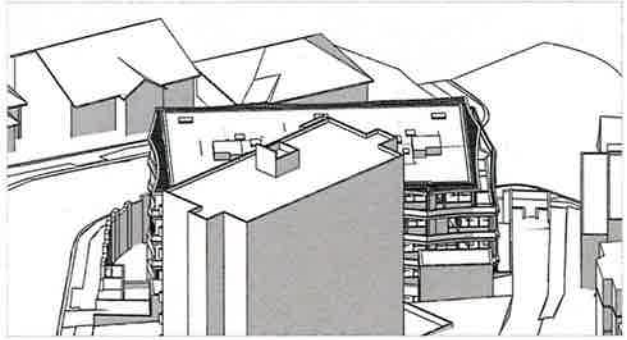

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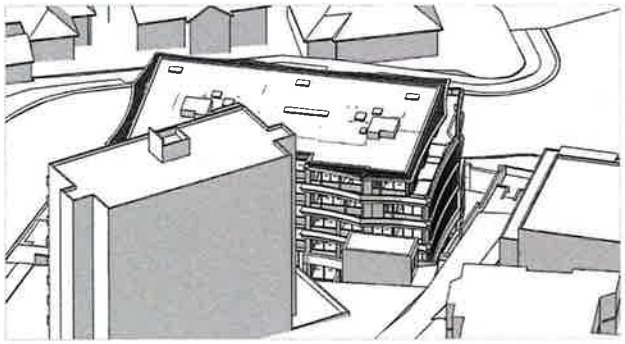

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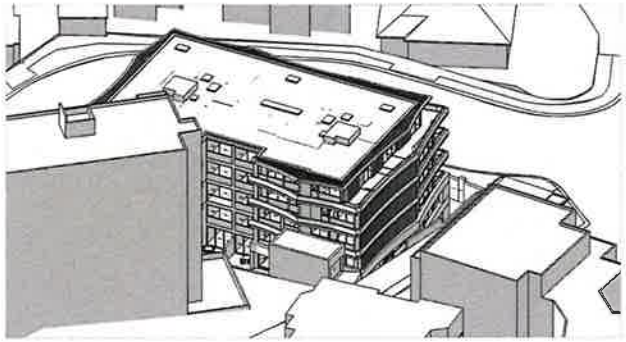
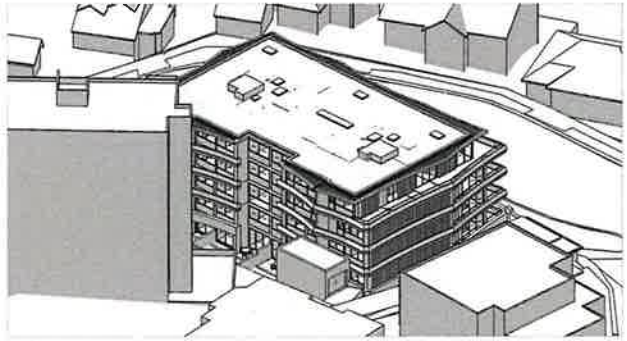


12PM



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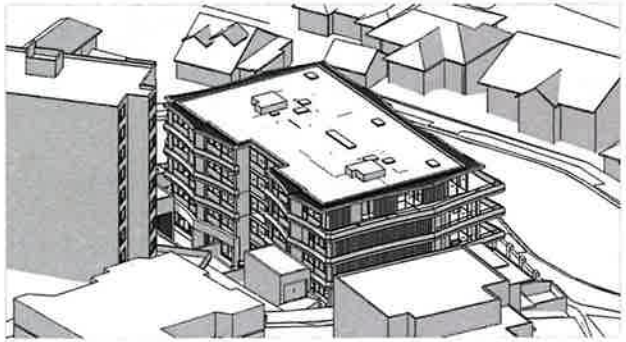

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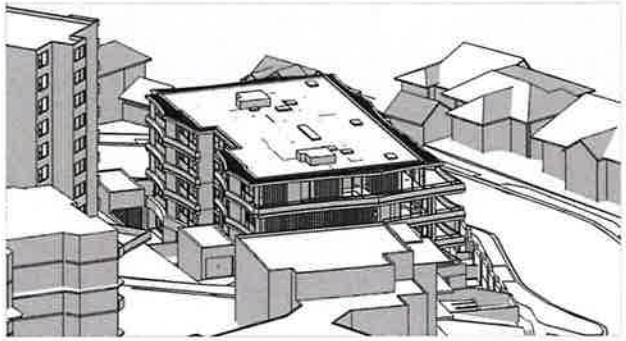

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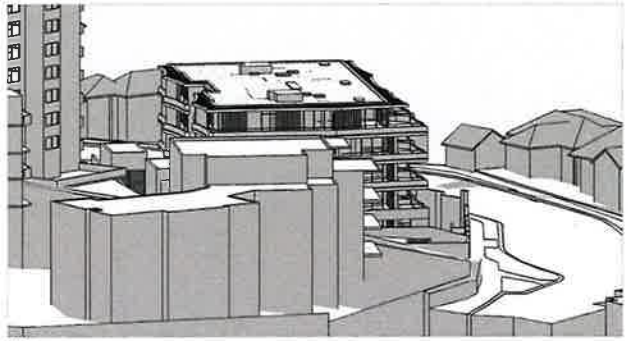

4PM

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

NOTES:

ARCHITECT:

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DRAWING TITLE:
VIEWS FROM SUN - JUNE 21st

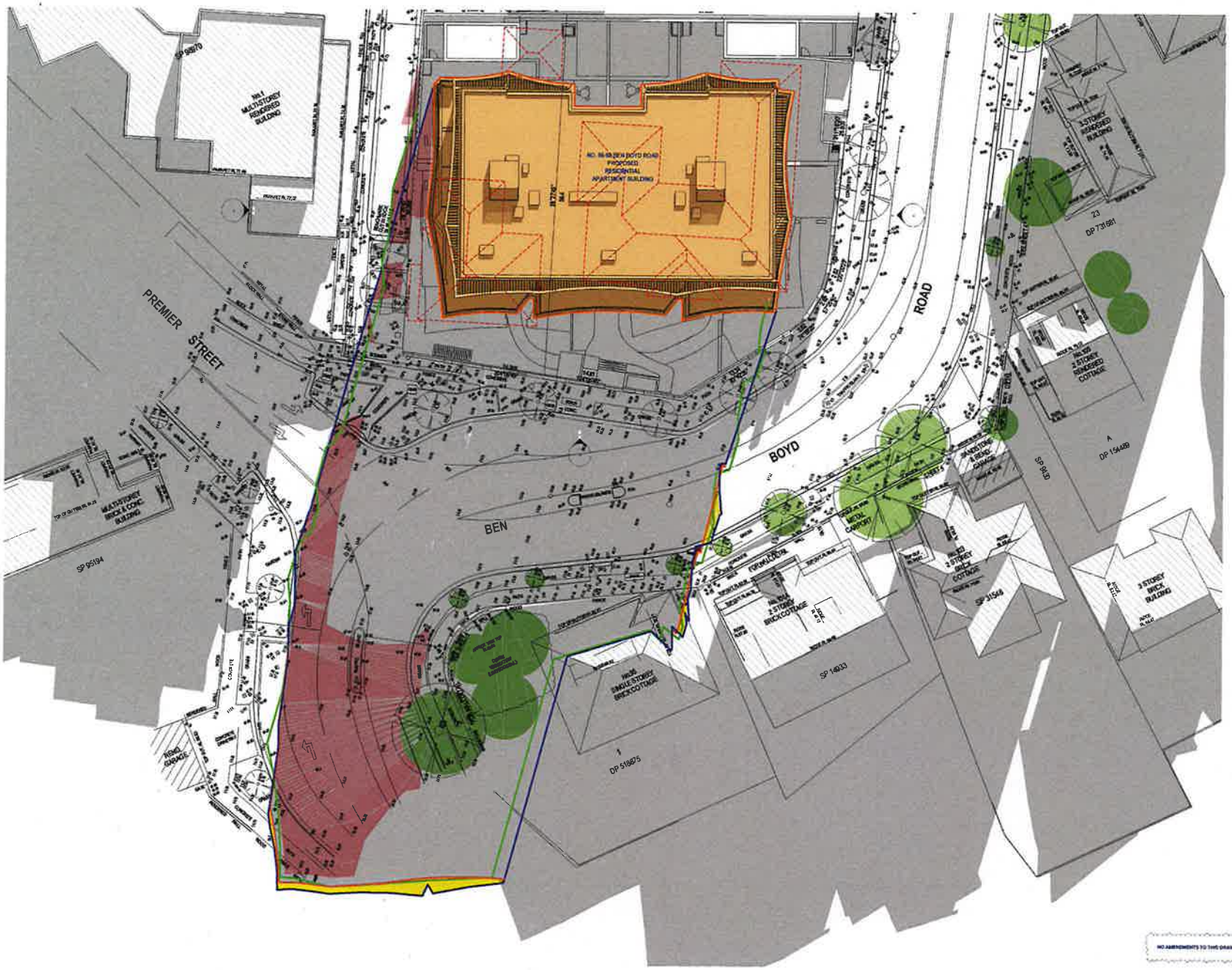
PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
@A3	DH	MW
ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 9200

Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023



NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM DETAIL & LEVEL SURVEY BY LTS SURVEYORS REF. NO. 51184 DATED 31/12/2021 AND ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 21-095 DATED 25-2-22 & NEW S.34 MODEL SUPPLIED 19-05-22

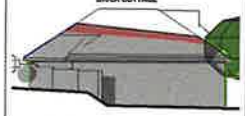
SHADOW ANALYSIS

96 - 98 BEN BOYD ROAD
NEUTRAL BAY NSW

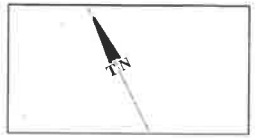
LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF PROPOSED APPROVED S34 ENVELOPE BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED S4.56 ENVELOPE
- DENOTES OUTLINE OF S4.56 ENVELOPE SHADOW
- DENOTES AREA OF ADDITIONAL SHADOW (S4.56 COMPARED TO S34)
- DENOTES AREA OF REDUCED SHADOW (S4.56 COMPARED TO S34)
- DENOTES EXISTING TREES
- DENOTES OUTLINE OF UNDER 12m HEIGHT PLANE FOOTPRINT SHADOW

NORTH ELEVATION
NO. 93 BEN BOYD RD
SINGLE STOREY
BRICK COTTAGE



Issue	Amendment	Date
D	S4.56 SHADOWS REV 27-8-22	26-03-23
C	MODEL REDOW @m SHADOW	28-05-2022
B	S 34 ENVELOPE ADDED	19-05-2022
	TREES & FENCES ADDED TO UPDATED SURVEY	



REV	DESCRIPTION	DATE
D	S4.56 APPLICATION	5-4-23

GENERAL NOTES

ALL CONSTRUCTION TO COMPLY WITH NCC 2019 BUILDING CODE OF AUSTRALIA & AUSTRALIAN STANDARDS

NOTES

EX.	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	NOMINATED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN (NOT ON SURVEY)
PROPOSED LANDSCAPE

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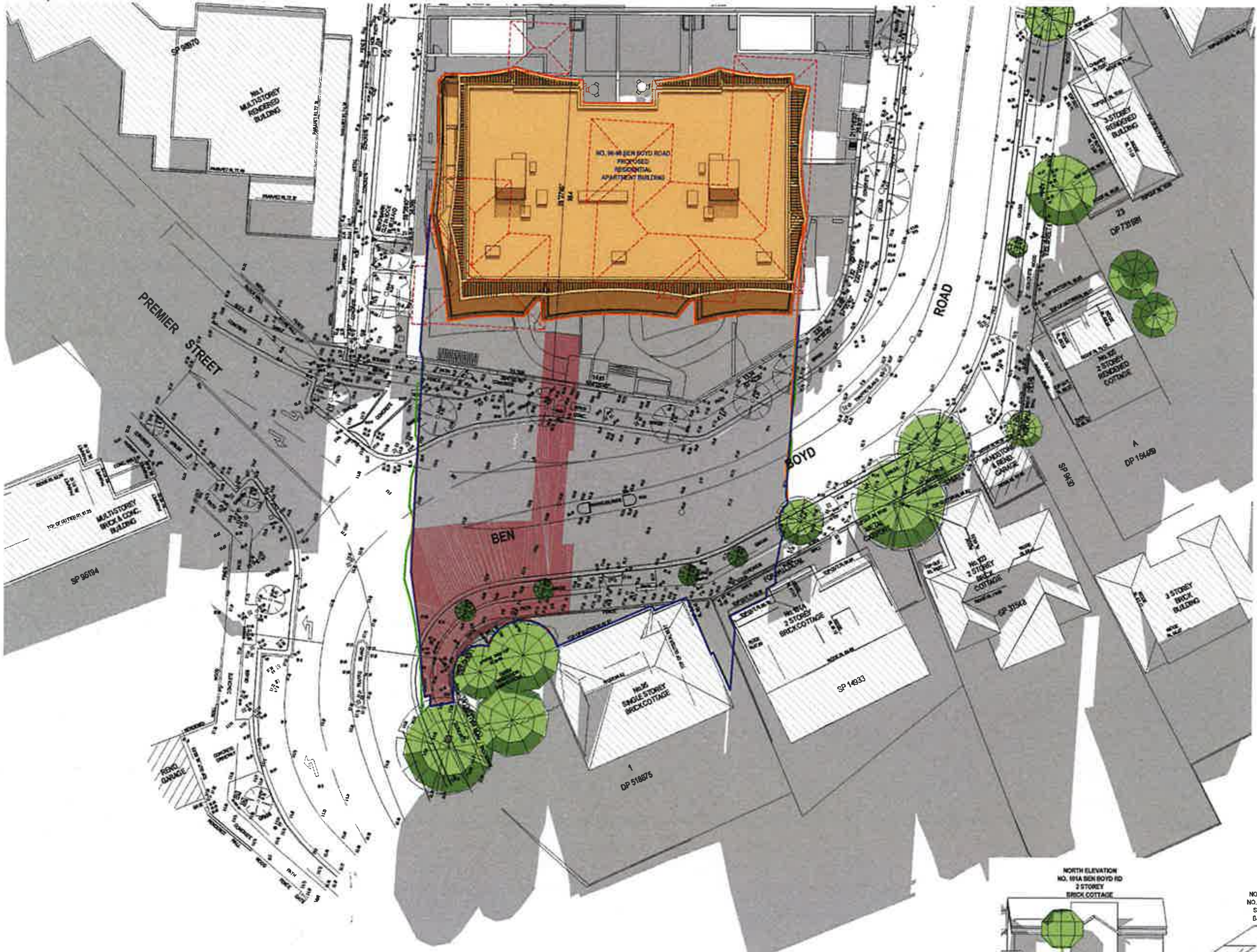
MHN Design Union (Pty Ltd) A.C.N. 003 717 682
Nominated Architect Brian Meyerson NSW Registration Number 6907

PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089
LOT NO / SECTION NO. / DP NO.: LOT A DP348354 & SP61709
DRAWN BY
CHECKED
APPLICANT: AIDOP NO 3 PTY LTD, SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009
SCALE: 1:200@A1
ISSUE DATE: 12/23
REVISION: F
DRAWING TITLE: SHADOW DIAGRAMS - JUNE 21ST 9AM
PROJECT NUMBER: 21-095
DWG NUMBER: DA 9210

Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023



NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM DETAIL & LEVEL SURVEY BY LTS SURVEYORS REF. NO. 51184 DATED 3/11/2021 AND ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 21-095 DATED 25-2-22 & NEW S.34 MODEL SUPPLIED 19-08-22

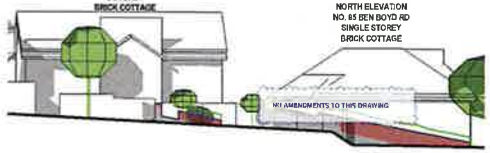
SHADOW ANALYSIS

96 - 98 BEN BOYD ROAD
NEUTRAL BAY NSW

LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF PROPOSED APPROVED S34 ENVELOPE BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED S4.56 ENVELOPE
- DENOTES OUTLINE OF S4.56 ENVELOPE SHADOW
- DENOTES AREA OF ADDITIONAL SHADOW (S4.56 COMPARED TO S34)
- DENOTES AREA OF REDUCED SHADOW (S4.56 COMPARED TO S34)
- DENOTES EXISTING TREES
- DENOTES OUTLINE OF UNDER 12m HEIGHT PLANE FOOTPRINT SHADOW

Issue	Amendment	Date
D	S4.55 SHADOWS REV 27-3-23	29-03-23
C	MODEL BELOW 12m SHADOW	26-09-2022
B	S 34 ENVELOPE ADDED	19-08-2022
	TREES & FENCES ADDED TO UPDATED SURVEY	



REV	DESCRIPTION	DATE
D	S4.56 APPLICATION	5/4/23

GENERAL NOTES

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

NOTES

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

- EX TREE TO REMOVE
- EX TREE TO RETAIN
- EX LANDSCAPE TO RETAIN /NOT ON SURVEY/
- PROPOSED LANDSCAPE

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MHN Design Union Pty Ltd ABN 94 003 717 082

Nominated Architect Brian Meyerson NSW Registration Number 4607

PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT NO / SECTION NO / DP NO: LOT A DP348364 & SP61789

APPLICANT: AIDOP NO 3 PTY LTD, SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

DRAWING TITLE: SHADOW DIAGRAMS - JUNE 21ST 10AM

DRAWN BY:

CHECKED:

SCALE: 1:200@A1

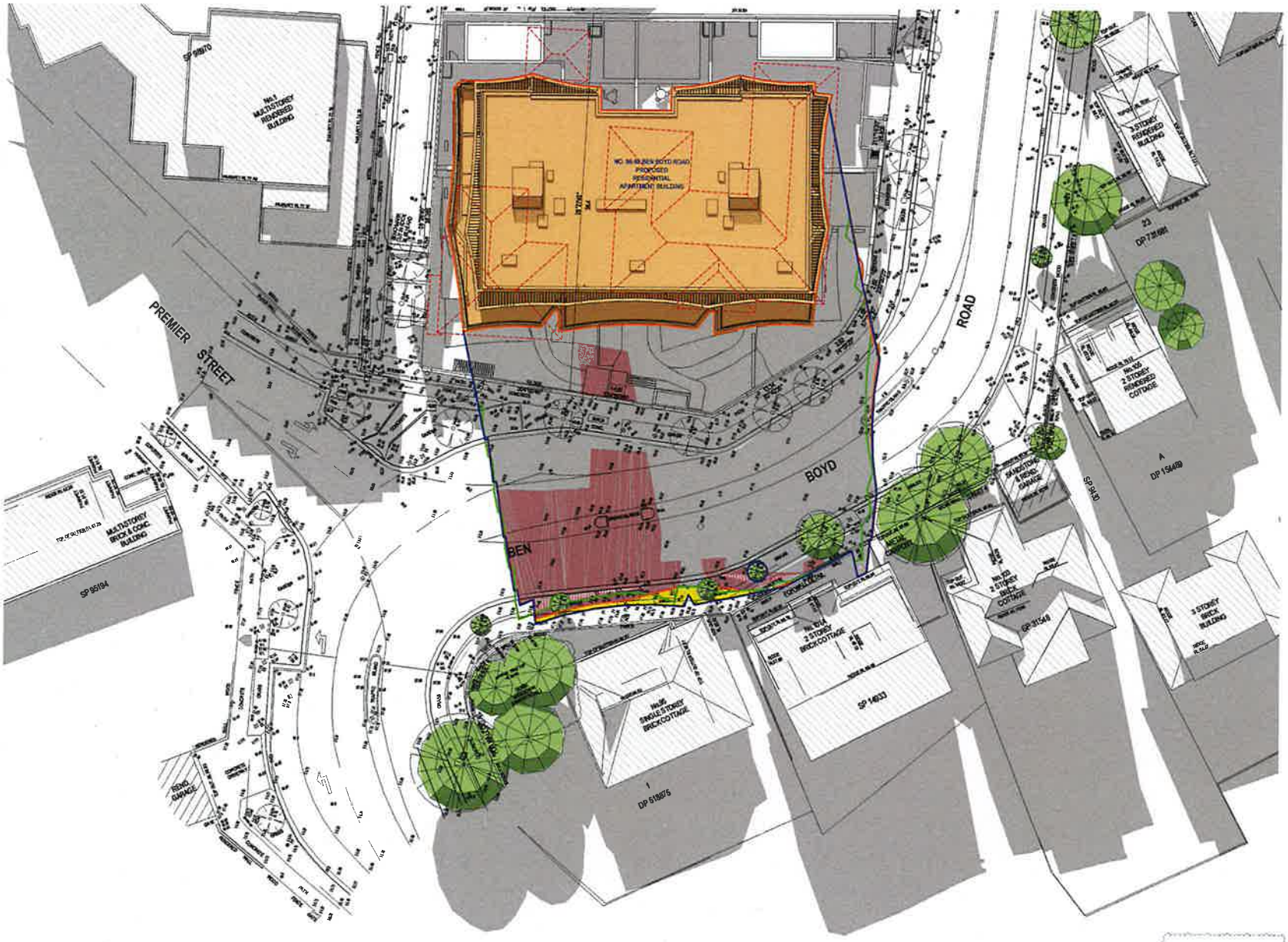
ISSUE DATE: 12/5/23

REVISION: F

PROJECT NUMBER: 21-095

DWG NUMBER: DA 9211

Document Set ID: 9721805
Version: 1, Version Date: 12/06/2023



NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM DETAIL & LEVEL SURVEY BY LTU SURVEYORS REF. NO. 5118M DATED 3/11/2021 AND ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 21-095 DATED 25-2-22 & NEW S.34 MODEL SUPPLIED 19-08-22

SHADOW ANALYSIS

96 - 98 BEN BOYD ROAD
NEUTRAL BAY NSW

LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF PROPOSED APPROVED S34 ENVELOPE BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED S4.56 ENVELOPE
- DENOTES OUTLINE OF S4.56 ENVELOPE SHADOW
- DENOTES AREA OF ADDITIONAL SHADOW (S4.56 COMPARED TO S34)
- DENOTES AREA OF REDUCED SHADOW (S4.56 COMPARED TO S34)
- DENOTES EXISTING TREES
- DENOTES OUTLINE OF UNDER 12m HEIGHT PLANE FOOTPRINT SHADOW

Issue	Amendment	Date
D	S4.55 SHADOWS REV 27.3.23	30-03-23
C	MODEL BELOW 12m SHADOW	28-06-2022
B	S.34 ENVELOPE ADDED	09-05-2022
	TREES & FENCES ADDED TO	
	UPDATED SURVEY	

TN

REV	DESCRIPTION	DATE
D	S4.55 APPLICATION	5/4/23

NOTES

- EX — EXISTING
- FFL — RL OF FINISHED FLOOR LEVEL
- RL — REDUCED LEVEL
- BOUNDARY
- EX BUILDING TO DC DEMOLISHED
- COUNCIL CONTROLS

- EX TREE TO REMOVE
- EX TREE TO RETAIN
- EX LANDSCAPE TO RETAIN AGT ON SURVEY
- PROPOSED LANDSCAPE

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Nominated Architect Brian Meyerson

PROJECT ADDRESS: 96-98 BEN BOYD RD. NEUTRAL BAY NSW 2089

LOT NO / SECTION NO. / DP NO.: LOT A DP348364 & SP61709

APPLICANT: AIDOP NO 3 PTY LTD, SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

DRAWING TITLE: SHADOW DIAGRAMS - JUNE 21ST 11AM

DRAWN BY:

SCALE: 1:200@A1

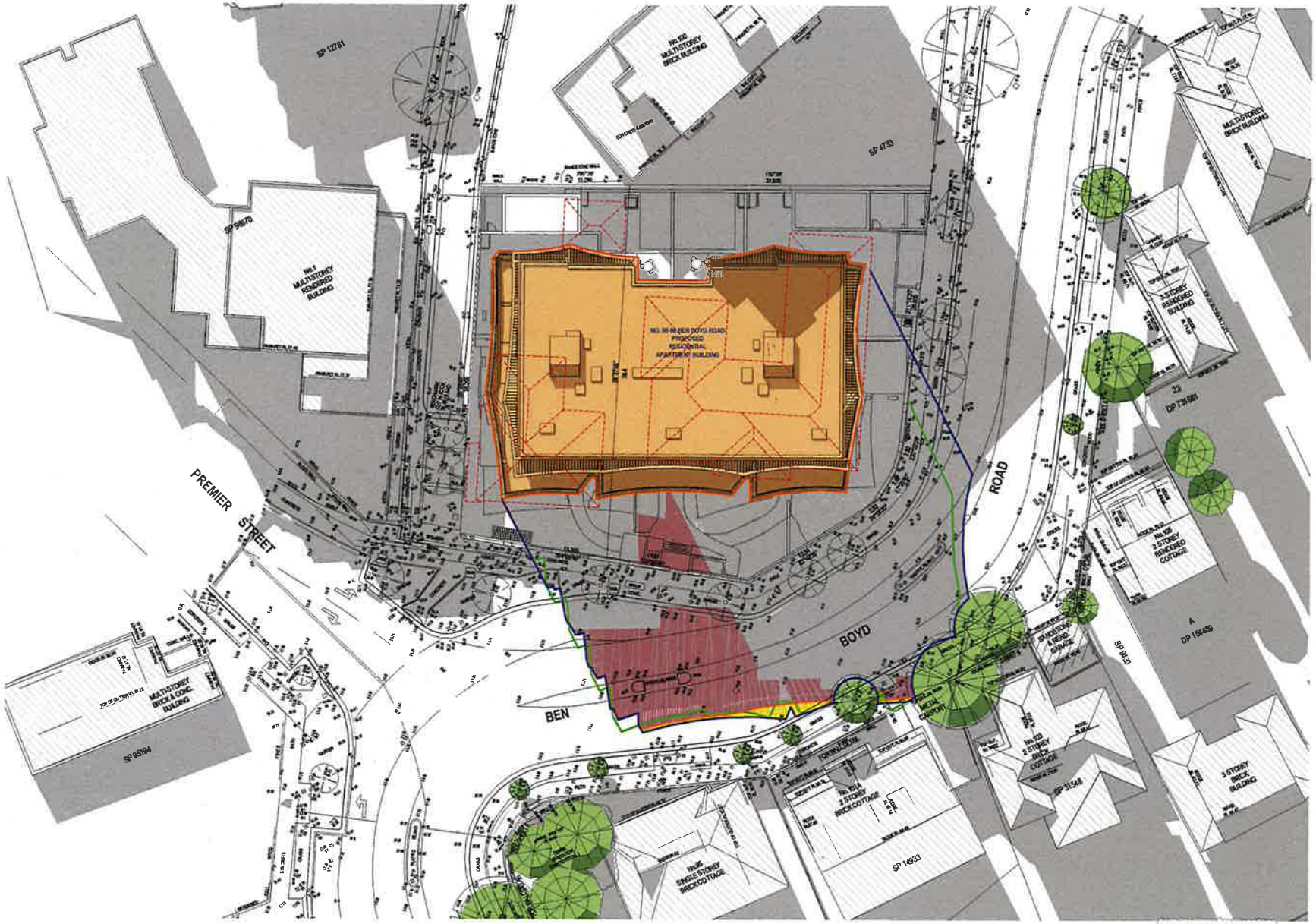
ISSUE DATE: 12/5/23

PROJECT NUMBER: 21-095

CHECKED:

REVISION: F

DWG NUMBER: DA 9212



NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM DETAIL & LEVEL SURVEY BY LTS SURVEYORS REF. NO. 51134 DATED 3/11/2021 AND ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 21-095 DATED 25-3-22 & NEW S.34 MODEL SUPPLIED 19-06-22

SHADOW ANALYSIS

96 - 98 BEN BOYD ROAD
NEUTRAL BAY NSW

LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF PROPOSED APPROVED S34 ENVELOPE BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED S4.56 ENVELOPE
- DENOTES OUTLINE OF S4.55 ENVELOPE SHADOW
- DENOTES AREA OF ADDITIONAL SHADOW (S4.56 COMPARED TO S34)
- DENOTES AREA OF REDUCED SHADOW (S4.56 COMPARED TO S34)
- DENOTES EXISTING TREES
- DENOTES OUTLINE OF UNDER 12m HEIGHT PLANE FOOTPRINT SHADOW

Issue	Amendment	Date
D	S4.55 SHADOWS REV 21.3.23	30-03-23
C	MODEL BELOW 12m SHADOW	20-06-2022
B	S.34 ENVELOPE ADDED	19-06-2022
	TREES & FENCES ADDED TO	
	UPDATED SURVEY	

TN

NO AMENDMENTS TO THIS DRAWING

RCV	DESCRIPTION	DATE
D	S4.56 APPLICATION	5/4/23

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND TRADE STANDARDS, SUPPLIERS INSTALLATION INSTRUCTIONS, AUTHORITY REQUIREMENTS, HOUSING CONDITIONS OF COVENANT.
2. DO NOT SCALE OFF THIS DRAWING ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. IMPLEMENTATION OF THE ROAD TO COMMUNICATION WITH ALL CONTACTS REQUIRED BY THE CONSULTANTS.
5. ELECTRICAL SERVICES TO BE INSTALLED IN ACCORDANCE WITH AS 3000 NATIONAL CONNECTION TO BE ARRANGED WITH THE ELECTRICITY AUTHORITY.
6. CONTRACTOR TO ENSURE CONCRETE PRESCRIBED MATERIALS IS MAINTAINED.
7. SHADY BITTUMEN WILL CONTRACTOR TO ENSURE DRAINAGE DETAILS DO PROPERLY COMPLY TO CODE.
8. PROCEED WORK TO BE NOTED, ALL WORK TO BE CARRIED OUT ACCORDING TO THE CONSULTANTS DRAWINGS AND SPECIFICATIONS. ALL WORK TO BE CARRIED OUT ACCORDING TO THE NCC BCA AND THE AUSTRALIAN STANDARDS.

CLAUSE B1.1 NATIONAL & LOCAL CODE DIRECTIONS
SPEC C1.1 FIRE RESISTANCE CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 ARRANGEMENT OF EXTERNAL WALLS IN ALL FIRE
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3.2 PROTECTION OF OPENINGS
CLAUSE C3.4 ACCEPTABLE METHODS OF PROTECTION
CLAUSE C3.5 SEPARATION OF EXTERNAL WALLS
CLAUSE D1.10 DISTANCE FROM LINES
CLAUSE D2.7 FIRE SEPARATION OF DWELLINGS
CLAUSE D2.13 GOING & RISERS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 HANDRAILS
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.24 SIGNS ON DOORS
CLAUSE D2.6 APPROACHES TO STAIRS AND RAMPS
CLAUSE D3.2 ACCESS TO BUILDING FOR EMERGENCY SERVICES
CLAUSE D3.3 ACCESS TO EMERGENCY SERVICES
CLAUSE D3.7 PATHS TO BUILDING
CLAUSE E1.3 WATER SUPPLY FOR FIRE FIGHTING
CLAUSE E1.5 ACCESS TO FIRE HYDRANTS
CLAUSE E1.6 WATER SUPPLY FOR SPRINKLERS
CLAUSE E1.10 LANDING HOSE
CLAUSE E2.2 SMOKE HAZARD MANAGEMENT
CLAUSE E2.3 SMOKE ALARMS
CLAUSE E3.1 GENERAL
CLAUSE E3.2 SOUND PROOFING OF FLOORS
CLAUSE E3.3 SOUND PROOFING OF WALLS
CLAUSE E3.6 SOUND PROOFING OF SERVICES
CLAUSE F5.7 SOUND PROOFING OF PIPES

NOTES

FA	EXISTING
FFL	HL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN (NOT ON SURVEY)
PROPOSED LANDSCAPE

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Nominated Architect: Brett Mawson
NSW Registration Number 4807

PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT NO / SECTION NO / DP NO: LOT A DP348364 & SP61709

APPLICANT: AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

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SCALE: 1:200@A1

ISSUE DATE

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DWG

REVISION: F

DRAWING TITLE: SHADOW DIAGRAMS - JUNE 21ST 12PM

PROJECT NUMBER: 21-095

DWG NUMBER: DA 9213

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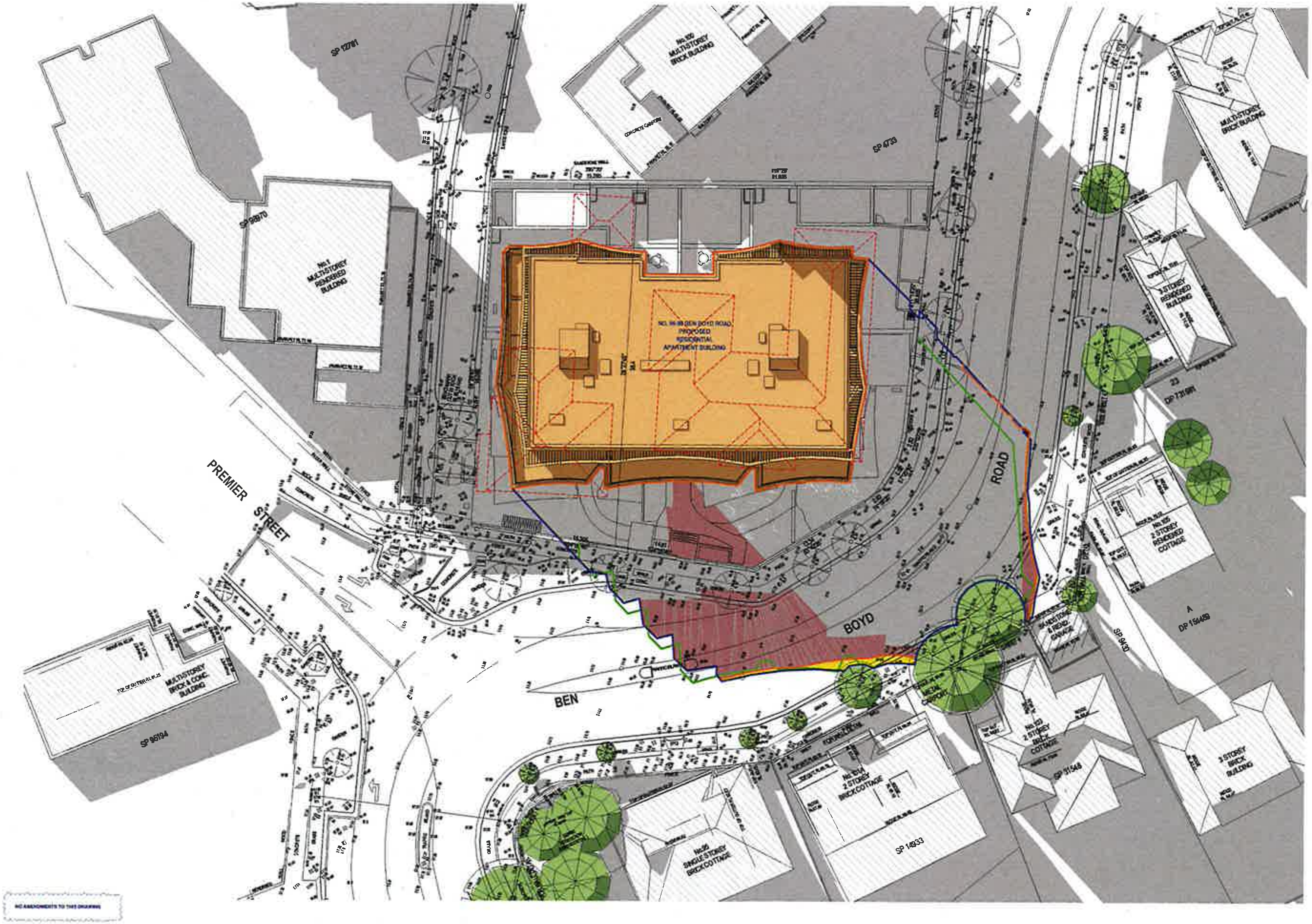

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM DETAIL & LEVEL SURVEY BY LTS SURVEYORS REF. NO. 51184 DATED 3/11/2021 AND ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 21-095 DATED 25-3-22 & NEW S 34 MODEL SUPPLIED 19-08-22

SHADOW ANALYSIS

96 - 98 BEN BOYD ROAD
NEUTRAL BAY NSW

LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF PROPOSED APPROVED S34 ENVELOPE BUILDING SHADOW
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- DENOTES EXISTING TREES
- DENOTES OUTLINE OF UNDER 12m HEIGHT PLANE FOOTPRINT SHADOW

Issue	Amendment	Date
D	S4.56 SHADOWS REV 27-3-23	28-03-23
C	MODEL BELOW 12m SHADOW	26-08-2022
B	S 34 ENVELOPE ADDED	19-08-2022
	TREES & FENCES ADDED TO UPDATED SURVEY	

TN

REV	DESCRIPTION	DATE
D	S4.56 APPLICATION	5/4/23

NOTES

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN /NOT ON SURVEY
PROPOSED LANDSCAPE

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Nominated Architect: Brahm Meyerson

PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089
LOT NO / SECTION NO / DP NO: LOT A DP348364 & SP61709
APPLICANT: AJDOP NO 3 PTY LTD, SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009
DRAWING TITLE: SHADOW DIAGRAMS - JUNE 21ST 1PM
DRAWN BY
CHECKED
SCALE: 1:200@A1
ISSUE DATE: 12/9/23
REVISION: F
PROJECT NUMBER: 21-095
DWG NUMBER: DA 9214

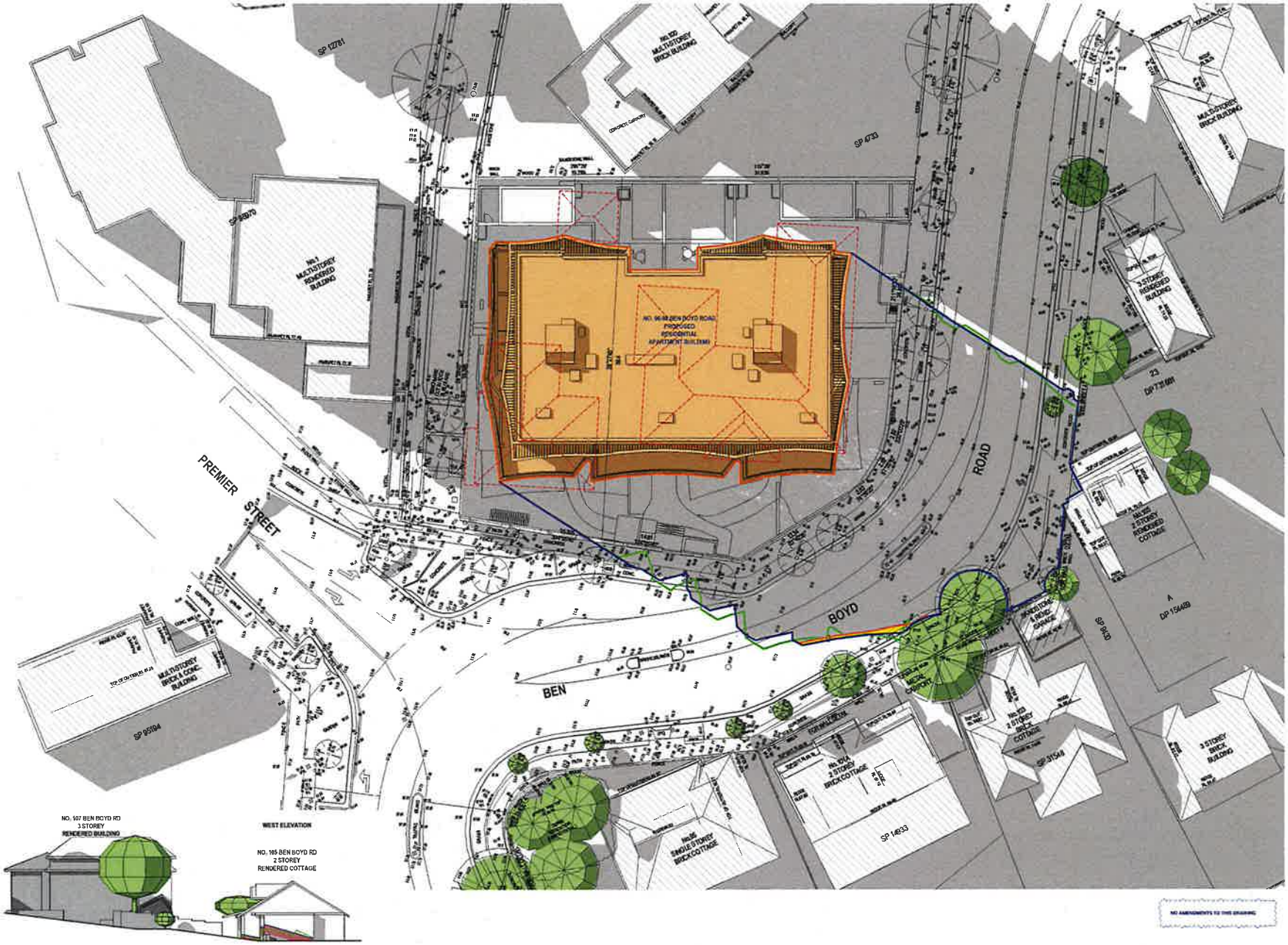
Document Set ID: 8721805
Version: 1, Version Date: 12/09/2023

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM DETAIL & LEVEL SURVEY BY LTS SURVEYORS REF. NO. 51164 DATED 3/10/2021 AND ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 21-095 DATED 20-2-22 & NEW S.34 MODEL SUPPLIED 19-08-22

SHADOW ANALYSIS

96 - 98 BEN BOYD ROAD
NEUTRAL BAY NSW



NO AMENDMENTS TO THIS DRAWING

LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
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- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
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- DENOTES AREA OF REDUCED SHADOW (S4.56 COMPARED TO S34)
- DENOTES EXISTING TREES
- DENOTES OUTLINE OF UNDER 12m HEIGHT PLANE FOOTPRINT SHADOW

Issue	Amendment	Date
D	S4.55 SHADOWS REV 27-3-23	29-03-23
C	MODEL BELOW 12m SHADOW	24-08-2022
B	S.34 ENVELOPE ADDED	19-08-2022
	TREES & FENCES ADDED TO	
	UPDATED SURVEY	

REV	DESCRIPTION	DATE
D	S4.55 APPLICATION	29-03

NOTES

EX	EXISTING
FFL	FL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

- EX TREE TO REMOVE
- EX TREE TO RETAIN
- EX LANDSCAPE TO RETAIN INCT ON SURVEY
- PROPOSED LANDSCAPE

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PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT NO / SECTION NO / DP NO.: LOT A DP248264 & SP61709

APPLICANT: AIDOP NO 2 PTY LTD, SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

DRAWN BY:

CHECKED:

SCALE: 1:200@A1

ISSUE DATE: 12/9/23

REVISION: F

DRAWING TITLE: SHADOW DIAGRAMS - JUNE 21ST 2PM

PROJECT NUMBER: 21-095

DWG NUMBER: DA 9215

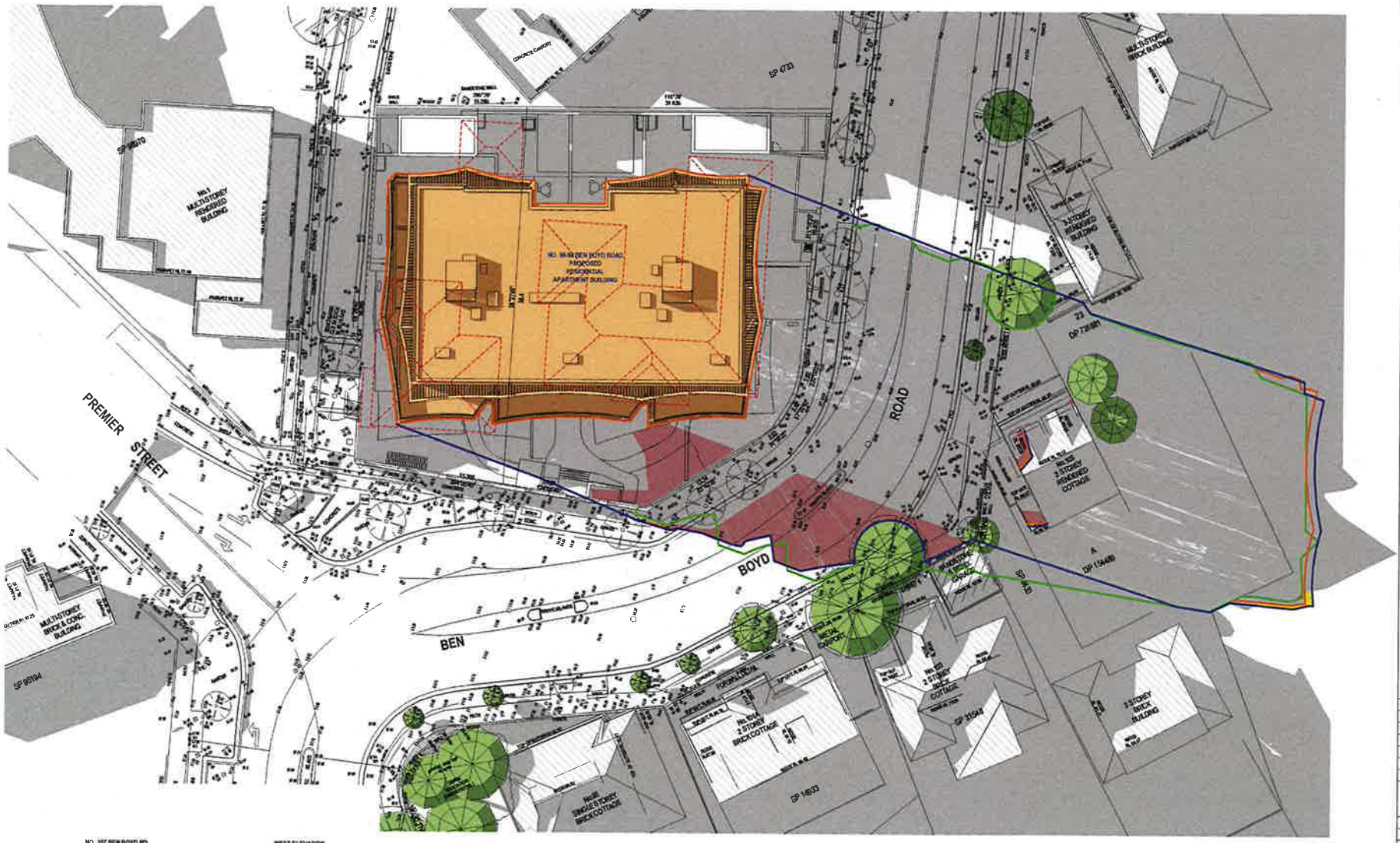
Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM DETAIL & LEVEL SURVEY BY LTS SURVEYORS REF. NO. 51184 DATED 3/11/2021 AND ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 21-095 DATED 25-3-22 & NEW S.34 MODEL SUPPLIED 19-05-22

SHADOW ANALYSIS

96 - 98 BEN BOYD ROAD
NEUTRAL BAY NSW



LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF PROPOSED APPROVED S34 ENVELOPE BUILDING SHADOW
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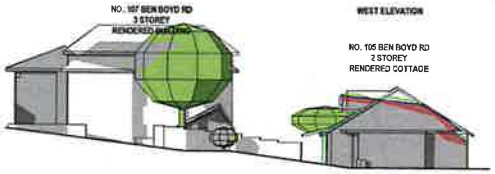
- DENOTES EXISTING TREES
- DENOTES OUTLINE OF UNDER 12m HEIGHT PLANE FOOTPRINT SHADOW

Issue	Amendment	Date
D	SASS SHADOWS REV 22.3.23	30-03-23
C	MODEL BELOW 12m SHADOW	20-06-2022
B	S.34 ENVELOPE ADDED	19-06-2022
	TREES & FENCES ADDED TO UPDATED SURVEY	



NO AMENDMENTS TO THIS DRAWING

REV	DESCRIPTION	DATE
D	S4.56 APPLICATION	30/03

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, MANUFACTURERS INSTALLATION INSTRUCTIONS, MANUFACTURERS SPECIFICATIONS, MANUFACTURERS GUARANTEES OF SUPPLIER
2. DO NOT SCALE OFF THIS DRAWING. CHECK DIMENSIONS ON SITE PRIOR TO COMMENCING WORK
3. WORK DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS, TECHNICAL CONSULTANTS
4. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY, FOR WRITTEN INSTRUCTIONS, ON THE PRECEDENCE OF ANY DISCREPANCY FOUND IN THE DOCUMENTS
5. CONTRACTOR TO ENSURE COMPLETION OF ALL NOTED MATERIALS & WORKMANSHIP WITHIN ALL CONTRACTS, STRATA & COMMERCIAL SECTIONS, MUST BE PRIOR TO OCCUPATION
6. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT PRIOR TO CONTRACTOR PRICING AND WORK STARTING

ALL CONTRACTORS TO COMPLY WITH THE NCC BCA AND AS/NZS STANDARDS

CLAUSE 2.1.4 DEFLECTION & FIXING OF CONSTRUCTIONS
SPEC 2.1.4 TIMBER FRAMED CONSTRUCTION
SPEC 2.1.5 TIMBER FRAMED PROPERTIES
SPEC 2.1.10 WATERPROOFING OF EXTERNAL WALLS IN A WET AREA
CLAUSE 2.2.1 VISUAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE 2.2.2 OPERATION OF EQUIPMENT
CLAUSE 2.2.3 PROTECTION OF OPENINGS
CLAUSE 2.2.4 PROTECTION OF OPENINGS
CLAUSE 2.2.5 OPENING FOR SERVICE INSTALLATIONS
CLAUSE 2.2.6 OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE 2.4.1 DRAINAGE, PROTECTED
CLAUSE 2.4.2 INSTALLATION IN WATER AND PATHS OF TRAVEL
CLAUSE 2.5.1 SOUND INSULATION IN WALLS AND FLOORS
CLAUSE 2.5.2 SOUND INSULATION OF WALLS
CLAUSE 2.5.3 SOUND INSULATION OF FLOORS
CLAUSE 2.5.4 SOUND INSULATION OF SERVICES
CLAUSE 2.5.5 SOUND INSULATION OF PIPES
CLAUSE 2.6.1 SOUND INSULATION OF WINDOWS
CLAUSE 2.6.2 OPERATION OF LATCH
CLAUSE 2.6.3 BEDROOM DOORS
CLAUSE 2.6.7 GRAVITY, SLIDE AND ROLLER TRANSMISSION
CLAUSE 2.6.8 WIDTH OF BUILDING TO BE ACCESSIBLE
CLAUSE 2.6.9 CONT. OF ACCESSIBLE PATH OF TRAVEL
CLAUSE 2.6.10 TACTILE INDICATORS
CLAUSE 2.6.11 ACCESSIBLE SANITARY FACILITIES
CLAUSE 2.7.1 ART OF SIGNIFICANCE
CLAUSE 2.8.1 SAFE PROTECTION
CLAUSE 2.8.2 SAFE PROTECTION
CLAUSE 2.8.3 SAFE PROTECTION
CLAUSE 2.8.4 CONT. OF ACCESSIBLE PATH OF TRAVEL
CLAUSE 2.8.5 TACTILE INDICATORS
CLAUSE 2.8.6 SAFE PROTECTION
CLAUSE 2.8.7 ART OF SIGNIFICANCE
CLAUSE 2.8.8 SAFE PROTECTION
CLAUSE 2.8.9 SAFE PROTECTION
CLAUSE 2.8.10 SAFE PROTECTION
CLAUSE 2.8.11 SAFE PROTECTION
CLAUSE 2.8.12 SAFE PROTECTION
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CLAUSE 2.8.57 SAFE PROTECTION
CLAUSE 2.8.58 SAFE PROTECTION
CLAUSE 2.8.59 SAFE PROTECTION
CLAUSE 2.8.60 SAFE PROTECTION
CLAUSE 2.8.61 SAFE PROTECTION
CLAUSE 2.8.62 SAFE PROTECTION
CLAUSE 2.8.63 SAFE PROTECTION
CLAUSE 2.8.64 SAFE PROTECTION
CLAUSE 2.8.65 SAFE PROTECTION
CLAUSE 2.8.66 SAFE PROTECTION
CLAUSE 2.8.67 SAFE PROTECTION
CLAUSE 2.8.68 SAFE PROTECTION
CLAUSE 2.8.69 SAFE PROTECTION
CLAUSE 2.8.70 SAFE PROTECTION
CLAUSE 2.8.71 SAFE PROTECTION
CLAUSE 2.8.72 SAFE PROTECTION
CLAUSE 2.8.73 SAFE PROTECTION
CLAUSE 2.8.74 SAFE PROTECTION
CLAUSE 2.8.75 SAFE PROTECTION
CLAUSE 2.8.76 SAFE PROTECTION
CLAUSE 2.8.77 SAFE PROTECTION
CLAUSE 2.8.78 SAFE PROTECTION
CLAUSE 2.8.79 SAFE PROTECTION
CLAUSE 2.8.80 SAFE PROTECTION
CLAUSE 2.8.81 SAFE PROTECTION
CLAUSE 2.8.82 SAFE PROTECTION
CLAUSE 2.8.83 SAFE PROTECTION
CLAUSE 2.8.84 SAFE PROTECTION
CLAUSE 2.8.85 SAFE PROTECTION
CLAUSE 2.8.86 SAFE PROTECTION
CLAUSE 2.8.87 SAFE PROTECTION
CLAUSE 2.8.88 SAFE PROTECTION
CLAUSE 2.8.89 SAFE PROTECTION
CLAUSE 2.8.90 SAFE PROTECTION
CLAUSE 2.8.91 SAFE PROTECTION
CLAUSE 2.8.92 SAFE PROTECTION
CLAUSE 2.8.93 SAFE PROTECTION
CLAUSE 2.8.94 SAFE PROTECTION
CLAUSE 2.8.95 SAFE PROTECTION
CLAUSE 2.8.96 SAFE PROTECTION
CLAUSE 2.8.97 SAFE PROTECTION
CLAUSE 2.8.98 SAFE PROTECTION
CLAUSE 2.8.99 SAFE PROTECTION
CLAUSE 2.8.100 SAFE PROTECTION

ADDITIONAL WARNING: TO COMPLY WITH AS/NZS PART CLAUSE 2.4 WARNING
BALUSTRADE WARNING: TO COMPLY WITH BCA CLAUSE 2.6.10
BALUSTRADE WARNING: TO COMPLY WITH BCA CLAUSE 2.6.10 AND AS/NZS 1170.1 CLAUSE 3.2
STAIRS OPTIONAL GUIDING TO BE WITHIN AS/NZS 1170.1 CLAUSE 3.2
FIRE SERVICES: TO COMPLY WITH AS/NZS 2419.1 & 2419.2
MOTION SENSOR: TO COMPLY WITH PART J1.6 OF BCA
MECHANICAL VENTILATION: TO COMPLY WITH PART J1.5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS/NZS 1668.2 & 3666.1
NOISE ALARMS: TO COMPLY WITH AS/NZS 2220.1 & 1670.1 & 3786
FOOTPATHS: THROUGH FIRE DOOR CONSTRUCTION FIRE MODULES WITHIN ALL OPTIONS TO COMPLY WITH BCA CLAUSE C2.13 & AS/NZS 1668.1
LINES
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
BALUSTRADE OF 865 MEANS TO COMPLY BY PANTAC

BASIC COMPONENTS
ALL COMPONENTS CONFORM TO AS/NZS 4284 (TESTING OF BUILDING MATERIALS)

NOTES

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

- EX TREE TO REMOVE
- EX TREE TO RETAIN
- EX LANDSCAPE TO RETAIN (NOT ON SURVEY)
- PROPOSED LANDSCAPE

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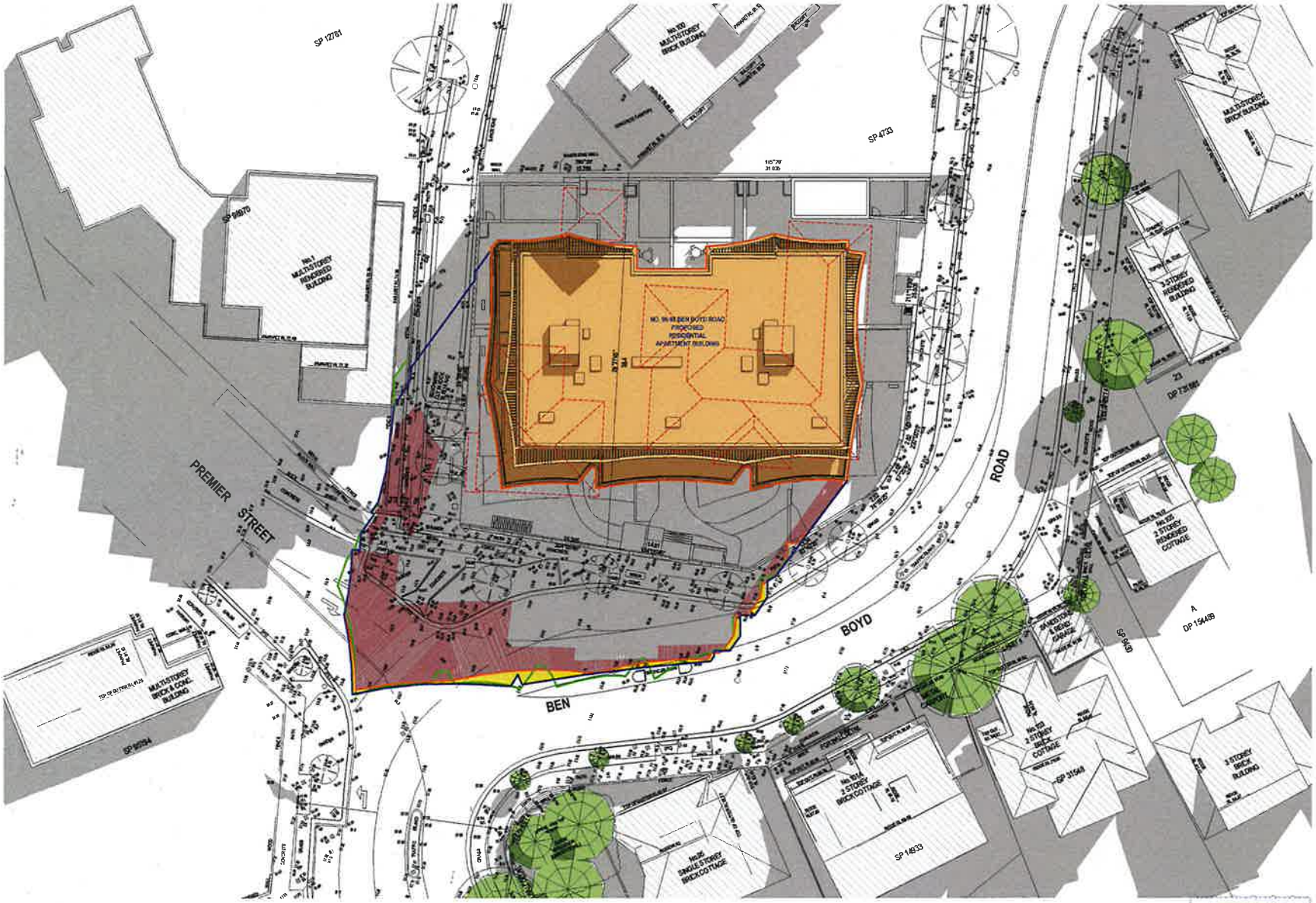
Nominated Architect Brett Meyrinac NSW Registration Number 6607

PROJECT ADDRESS	LOT NO / SECTION NO. / DP NO.	DRAWN BY	CHECKED
96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089	LOT A DP348364 & SP61709		
APPLICANT: AIDOP NO 3 PTY LTD SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009		SCALE: 1:200@A1	
		ISSUE DATE: 12/6/23	REVISION: F
DRAWING TITLE: SHADOW DIAGRAMS - JUNE 21ST 3PM		PROJECT NUMBER: 21-095	DWG NUMBER: DA 9216

Document Set ID: 9721805
Version: 1, Version Date: 12/06/2023



NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM DETAIL & LEVEL SURVEY BY LTS SURVEYORS REF. NO. 51184 DATED 3/11/2021 AND ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 21-095 DATED 23-3-22 & NEW S.34 MODEL SUPPLIED 19-08-22

SHADOW ANALYSIS

96 - 98 BEN BOYD ROAD
NEUTRAL BAY NSW

LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF PROPOSED APPROVED S34 ENVELOPE BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED S4.56 ENVELOPE
- DENOTES OUTLINE OF S4.56 ENVELOPE SHADOW
- DENOTES AREA OF ADDITIONAL SHADOW (S4.56 COMPARED TO S34)
- DENOTES AREA OF REDUCED SHADOW (S4.56 COMPARED TO S34)
- DENOTES EXISTING TREES
- DENOTES OUTLINE OF UNDER 12m HEIGHT PLANE FOOTPRINT SHADOW

Issue	Amendment	Date
D	S4.56 SHADOWS REV 27.3.23	28.03.23
C	MODEL BELOW 12m SHADOW	24.01.2023
B	S.34 ENVELOPE ADDED	19.08.2022
	TREES & FENCES ADDED TO	
	UPDATED SURVEY	

N

REV	DESCRIPTION	DATE
D	S4.56 APPLICATION	27.03.23

NOTES

EX	EXISTING
FFL	FL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN (NOT ON SURVEY)
PROPOSED LANDSCAPE

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MHN Design Union Pty Ltd ABN 64 003 717 622
Nominated Architect Brian Meredith NSW Registration Number 6307

PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT NO / SECTION NO / DP NO.: LOT A DP348354 & SP61789

DRAWN BY:

CHECKED:

APPLICANT: AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE: 1:200@A1

ISSUE DATE: 12/23

REVISION: F

DRAWING TITLE: SHADOW DIAGRAMS - EQUINOX 9AM

PROJECT NUMBER: 21-095

DWG NUMBER: DA 9217

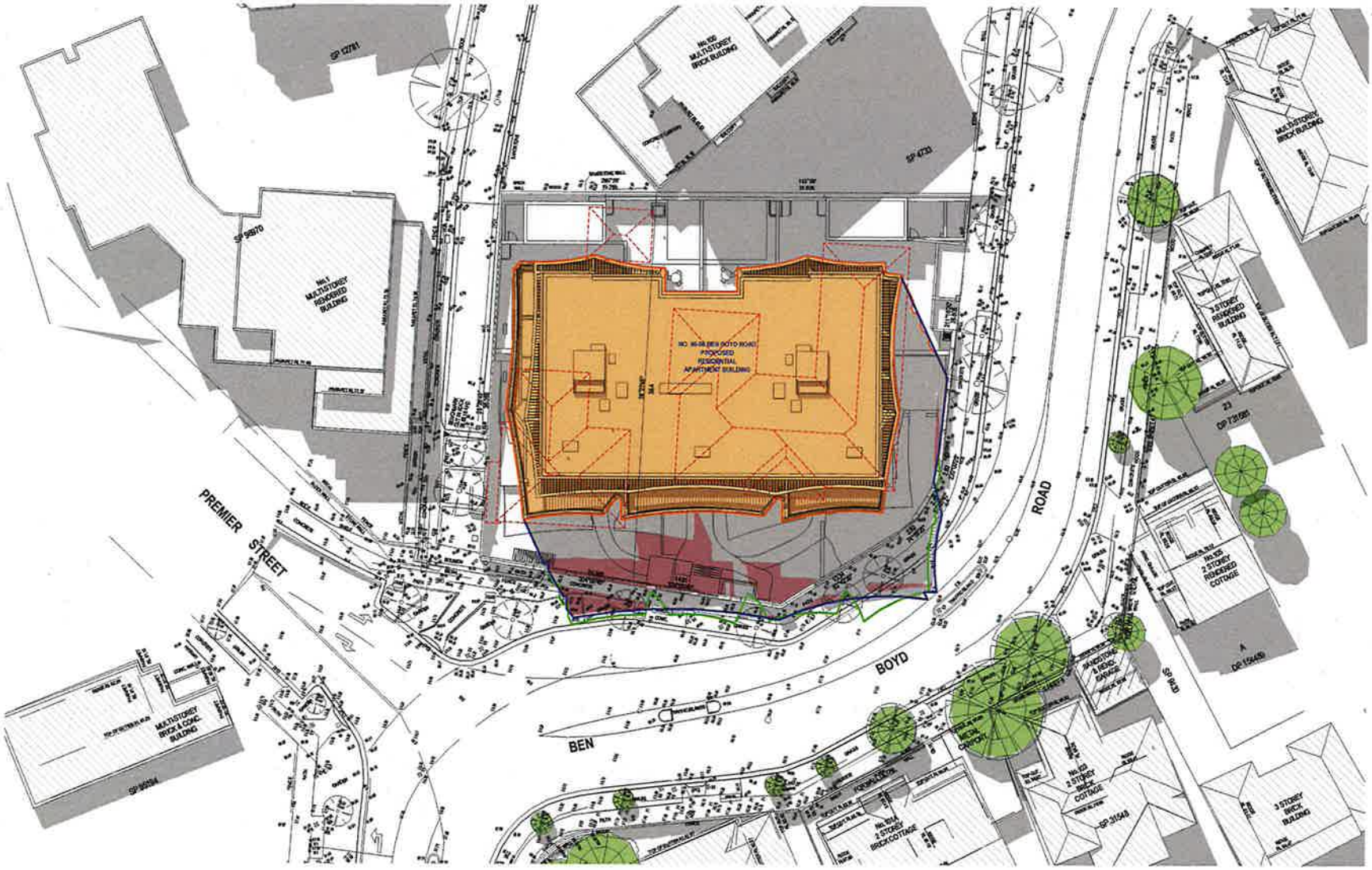
Document Set ID: 8721605
Version: 1, Version Date: 12/05/2023

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM DETAIL & LEVEL SURVEY BY LTS SURVEYORS REF. NO. 5118M DATED 31/10/2021 AND ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 21-095 DATED 25-2-22 & NEW S.34 MODEL SUPPLIED 19-08-22

SHADOW ANALYSIS

96 - 98 BEN BOYD ROAD
NEUTRAL BAY NSW



LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF PROPOSED APPROVED S34 ENVELOPE BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED S4.56 ENVELOPE
- DENOTES OUTLINE OF S4.56 ENVELOPE SHADOW
- DENOTES AREA OF ADDITIONAL SHADOW (S4.56 COMPARED TO S34)
- DENOTES AREA OF REDUCED SHADOW (S4.56 COMPARED TO S34)
- DENOTES EXISTING TREES
- DENOTES OUTLINE OF UNDER 12m HEIGHT PLANE FOOTPRINT SHADOW

Issue	Amendment	Date
D	S4.55 SHADOWS REV 27-3-23	30-03-23
E	ROOFS BELOW 12m SHADOW	28-06-2022
B	S.34 ENVEL DPE ADDED	19-08-2022
	TREES & FENCES ADDED TO	
	UPDATED SURVEY	

NO AMENDMENTS TO THIS DRAWING

TN

REV	DESCRIPTION	DATE
D	S4.56 APPLICATION	5/4/23

NOTES

EX EXISTING
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY EX BUILDING TO BE DEMOLISHED
COUNCIL CONTROLS

EX TREE TO REMOVE
EX TREE TO RETAIN
EX LANDSCAPE TO RETAIN (NOT ON SURVEY)
PROPOSED LANDSCAPE

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Nominated Architect Brian Meyerson

PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT NO / SECTION NO / DP NO.: LOT A DP348364 & SP81786

DRAWN BY:

CHECKED:

APPLICANT: AIDOF NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE: 1:200@A1

ISSUE DATE: 12/023

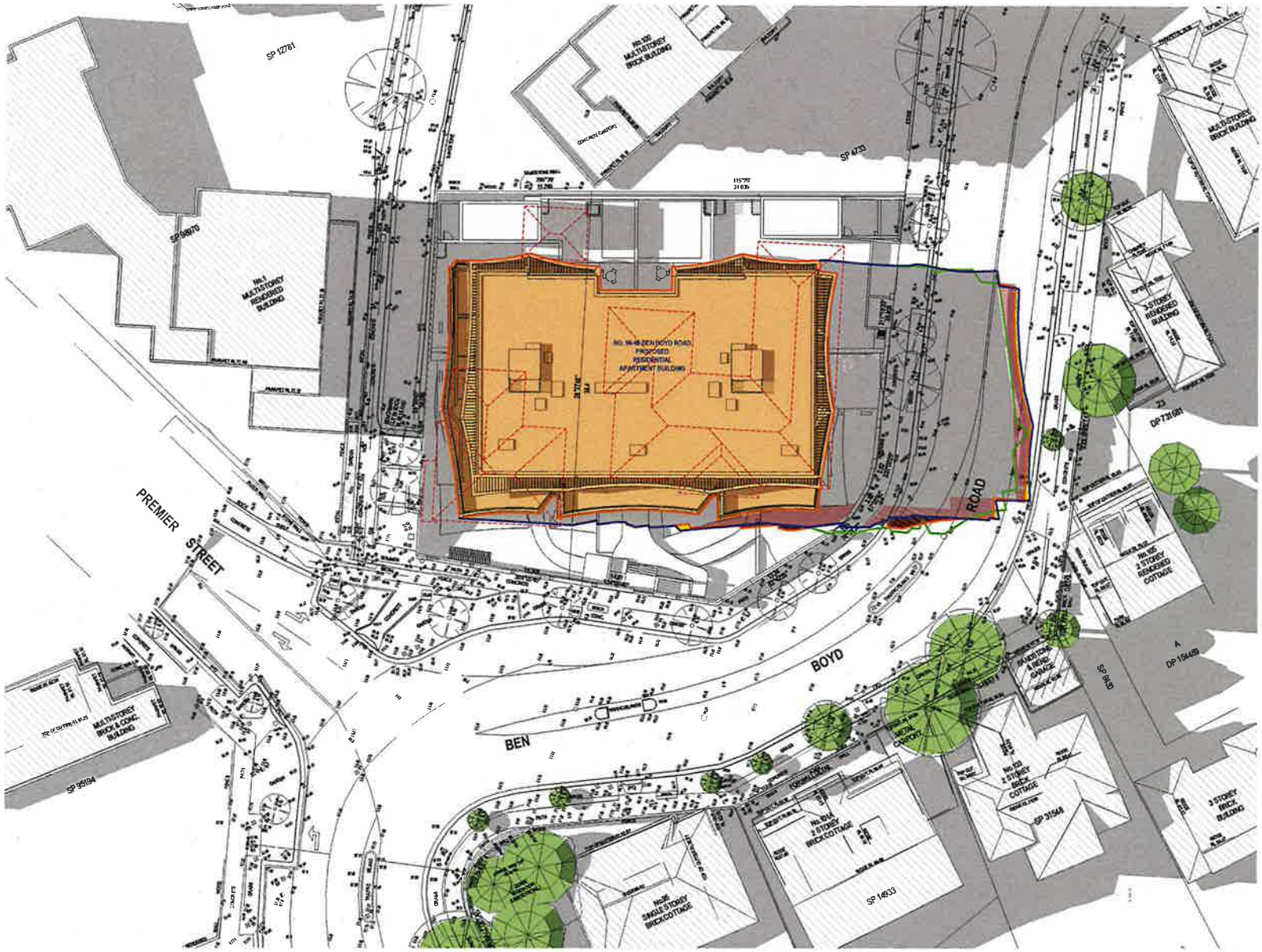
REVISION: F

DRAWING TITLE: SHADOW DIAGRAMS - EQUINOX 12PM

PROJECT NUMBER: 21-095

DWG NUMBER: DA 9218

Document Set ID: 9721835
Version: 1, Version Date: 12/09/2023



NO AMENDMENTS TO THIS DRAWING

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM DETAIL & LEVEL SURVEY BY LTS SURVEYORS REF. NO. 51184 DATED 3/11/2021 AND ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 21.095 DATED 25-2-22 & NEW S.34 MODEL SUPPLIED 19-08-22

SHADOW ANALYSIS

96 - 98 BEN BOYD ROAD
NEUTRAL BAY NSW

LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF PROPOSED APPROVED S34 ENVELOPE BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED S4.56 ENVELOPE
- DENOTES OUTLINE OF S4.56 ENVELOPE SHADOW
- DENOTES AREA OF ADDITIONAL SHADOW (S4.56 COMPARED TO S34)
- DENOTES AREA OF REDUCED SHADOW (S4.56 COMPARED TO S34)
- DENOTES EXISTING TREES
- DENOTES OUTLINE OF UNDER 12m HEIGHT PLANE FOOTPRINT SHADOW

Issue	Amendment	Date
D	S4.55 SHADOWS REV 28-3-23	30-03-23
C	MODEL BELOW 12m SHADOW	29-08-2022
B	S.34 ENVELOPE ADDED	19-08-2022
	TREES & FENCES ADDED TO	
	UPDATED SURVEY	

TN

REV	DESCRIPTION	DATE
D	S4.55 APPLICATION	30/03/23

NOTES

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS

- EX TREE TO REMOVE
- EX TREE TO RETAIN
- EX LANDSCAPE TO RETAIN (NOT ON SURVEY)
- PROPOSED LANDSCAPE

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MHN Design Union Pty Ltd
Nominated Architect: Brian Meyerson
NSW Registration Number 4907

PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT NO. / SECTION NO. / DP NO.: LOT A DP346364 & SP61709

APPLICANT: AIDOP NO 3 PTY LTD, SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

DRAWN BY:

CHECKED:

SCALE: 1:1@A1

ISSUE DATE: 12/5/23

REVISION: F

DRAWING TITLE: SHADOW DIAGRAMS - EQUINOX 3PM

PROJECT NUMBER: 21-095

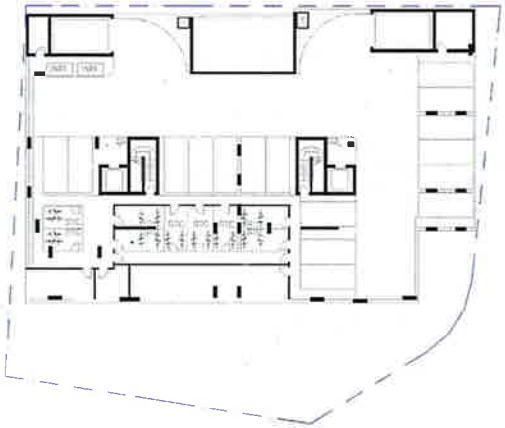
DWG NUMBER: DA 9219

Document Set ID: 9721800
Version: 1, Version Date: 12/09/2023

NO AMENDMENTS TO THIS DRAWING

WASTE MANAGEMENT PLAN

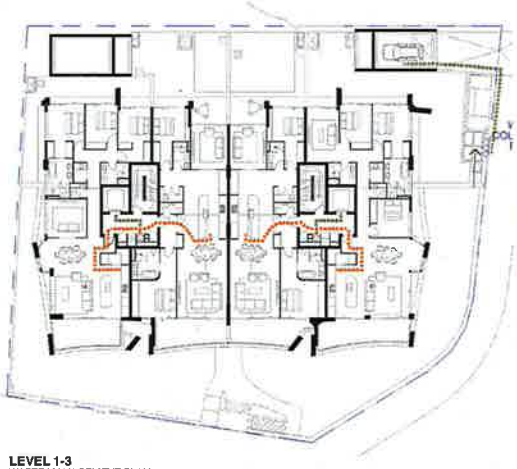
- 4 x 660L GARBAGE WASTE BIN
- 4 x 240L RECYCLING WASTE BIN
- PATH FROM DWELLING TO BIN STORAGE
- PATH FROM BIN STORAGE TO BIN COLLECTION POINT



BASEMENT L2
WASTE MANAGEMENT PLAN

BASEMENT L1
WASTE MANAGEMENT PLAN

GROUND FLOOR
WASTE MANAGEMENT PLAN



LEVEL 1-3
WASTE MANAGEMENT PLAN

LEVEL 4
WASTE MANAGEMENT PLAN

LEVEL 5
WASTE MANAGEMENT PLAN

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH BCA CLAUSES & AUSTRALIAN STANDARDS

NOTES:

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MHN Design Union Pty Ltd. ABN 84 088 777 992
Nominated Architect Chris Mayoman
NSW Registration Number 4857

DRAWING TITLE:
WASTE MANAGEMENT PLAN

PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
1:500@A3	DH	MW
ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 9300

Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023

RESPONSE TO RFI

5. ADAPTABLE APARTMENT REALLOCATION (NIL IMPACT, IMPROVEMENTS)

GROUND FLOOR
ADAPTABLE APARTMENTS
REALLOCATED TO LEVEL 2;

UNITS 202, 203

LEVEL 1 & 2 ADAPTABLE LAYOUT
UNIT 102, 202 / UNIT 103, 203 SIMILAR (MIRRORED) 1:200

5

REV	DESCRIPTION	DATE
F	RESPONSE TO RFI	12/9/23

ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORM CONSTRUCTION
NWC C1.1 FIRE RESISTING CONSTRUCTION
NWC C1.9 FIRE HAZARD PROPERTIES
NWC C1.10 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 C3.2 PROTECTION OF OPENINGS
CLAUSE C3.4 OPENINGS FOR SERVICES INSTALLATIONS
CLAUSE C3.15 OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE E1.1 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE E2.10 SMOKE HAZARD MANAGEMENT
CLAUSE E3.11 CARPARKS
CLAUSE E4.10 THRESHOLDS
CLAUSE E4.11 INCLINATORS
CLAUSE F2.1 WATERPROOFING
CLAUSE F2.2 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.1 SOUND INSULATION OF FLOORS
CLAUSE F5.2 SOUND INSULATION OF WALLS
CLAUSE F5.4 SOUND INSULATION OF SERVICES
CLAUSE F5.5 SOUND INSULATION OF ROOFS

ARTIFICIAL LIGHTING TO COMPLY WITH BCA PART CLAUSE F4.4 & AS/NZS
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 & 3.5
ENERGY EFFICIENCY LEVELS: TO COMPLY WITH JL OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
NOTE NOTE: SYSTEM TO COMPLY WITH PART J1 OF BCA
BALCONY: TO COMPLY WITH AS1288
RECREATIONAL AREA: BCA CLAUSE C3.15 & AS/NZS 4.2010
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS/NZS 1668 & AS3666.3
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2.5
ASD700
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR WIDTH EXCEEDING 64MM TO COMPLY WITH BCA CLAUSE C3.15 & AS/NZS 4.2010
ACCESS: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

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MHN Design Union Pty Ltd. ABN 84 000 717 693
Nominated Architect
Brian Meyerson
NSW Registration Number 4857

DRAWING TITLE:
ADAPTABLE UNIT LAYOUT
PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089
LOT / SECTION / DP NO.: LOT A DP348364 & SP61709
APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

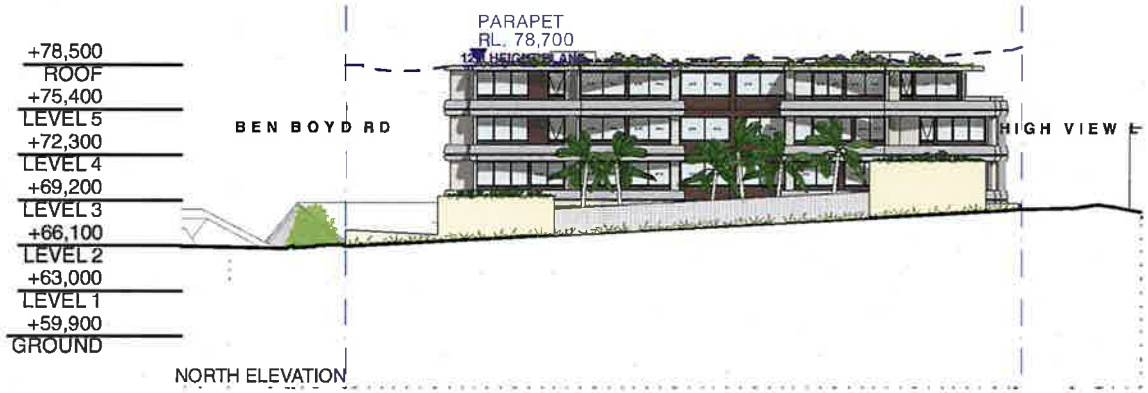
SCALE:	DRAWN BY:	CHECKED:
1:200@A3	DH	MW
ISSUE DATE: 12/9/23		REVISION: F
PROJECT NUMBER: 21-095		DWG NUMBER: DA 9301

KEY: Blackout Sub-Ad Level Blackout Rect to Architect 24-01-09 Ben Boyd Rd Neutral Bay
Ad_B_REV F (12/09/23)

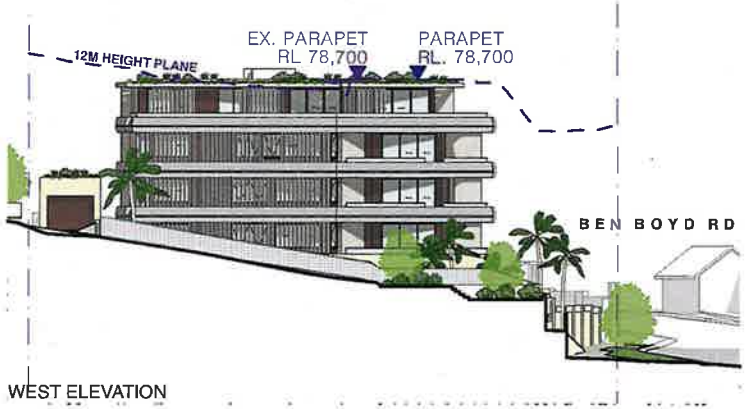
Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023

NOTIFICATION PLAN - 01

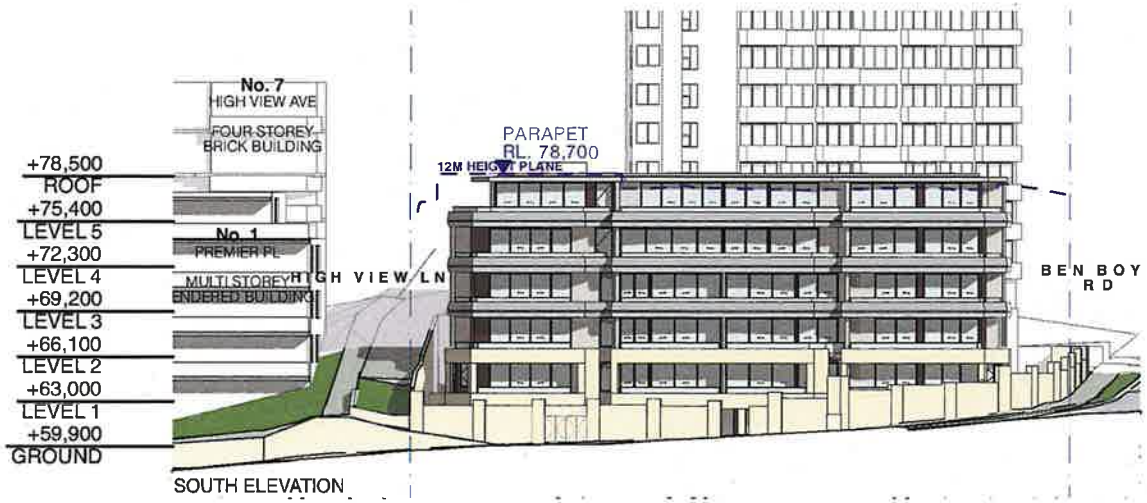
NO AMENDMENTS TO THIS DRAWING



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

REV	DATE	REVISION DETAILS
F	12/9/23	RESPONSE TO RFI

GENERAL NOTES

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

BASIX COMMITMENTS

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

WATER [illegible]
ENERGY [illegible]
THERMAL COMFORT [illegible]
GLAZING [illegible]

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MHN Design Union Pty Ltd. ABN 84 003 717 692
Nominated Architect Brian Meyerson
NSW Registration Number 4827

DRAWING TITLE:
NOTIFICATION PLAN - 01

PROJECT ADDRESS:
96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

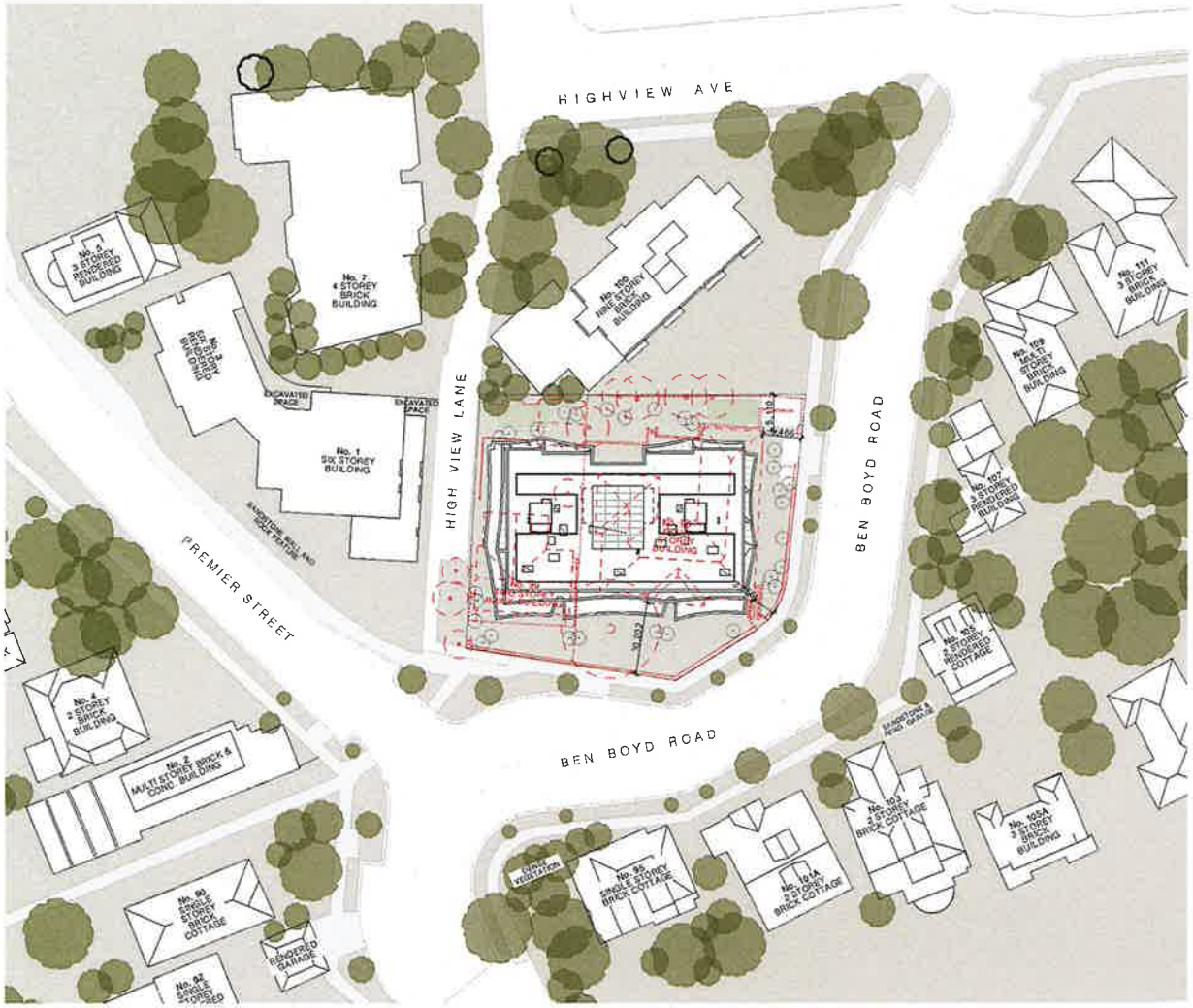
APPLICANT:
AIDOP NO 3 PTY LTD, SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE: 1:500@A4
DRAWN BY:
CHECKED:
ISSUE DATE: 12/9/23
REVISION: F
PROJECT NUMBER: 21-095
DWG NUMBER: DA 9302

Document Set ID: 9721805
Version: 1, Version Date: 12/09/2023

NOTIFICATION PLAN - 02

NO AMENDMENTS TO THIS DRAWING



1 / - PROPOSED SITE PLAN
1:1000

REV	DATE	REVISION DETAILS
F	12/9/23	RESPONSE TO RFI

GENERAL NOTES

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

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

HOT WATER:	4 STAR (or 3.5 star boiler)
TOILETS:	4 STAR
KITCHEN TAPS:	4 STAR
BATHROOM TAPS:	4 STAR
STORMWATER HARVESTED:	Tank 4 kL
COLLECTION FOR AREA:	600 sqm
LANDSCAPED AREA TO IRRIGATE:	410 sqm
EXTERNAL OPTIONS:	
COOLING & HEATING:	Single phase split/ducted, ceiling 7.0-24.0 EER rating, heating 7.0-24.0 EER/heating (heating/cooling selection Living and Bedroom areas
VENTILATION:	
- Apartment	Individual fan, ducted to facade or roof, manual switch on/off, w/ Bathroom, Kitchen and Laundry areas
- Basement Car Park	Supply & exhaust ventilation (20l/s/car + 1l/s/m2 for floor area) with timer/motion sensor/co control
- Centre, Foyer/Lobby Rooms	Ventilation (exhaust only)
- Garbage	Ventilation (exhaust only) with timer, thermostat or BMS controlled
- Garage, Workshop, Hot Water	Ventilation (exhaust only) with timer, thermostat or BMS controlled
- Hub, Switch Room	Ventilation (supply only) with timer/motion or BMS controlled
- Lift and fire stairwell	No mechanical ventilation
- Lobbies	Ventilation (supply & exhaust) with timer/motion or BMS controlled
WATER HEATING:	Central gas hot water system
DISHWASHER ENERGY RATING:	Up
COOK TOP:	Gas cooktop, electric oven
HOB/OVEN:	Stainless steel hob with chef range 120mm stainless steel
ALFRESCO ML STATUS:	
THERMAL COMFORT OPTIONS:	
R2.0 INSULATION TO:	Exposed roof & balconies (in scheme and neighbour's Roofs and R2.0) Ceiling: solid with 2x 60mm hard rockwool (R-value of R2.0) Underside of suspended concrete slab between conditioned and unconditioned spaces Internal walls between conditioned and non-conditioned areas (in scheme and neighbours R1.5 walls to basement and lift shaft areas)
R2.0 INSULATION TO:	
R1.5 INSULATION TO:	
GLAZING SPEC & TYPE:	Aluminium frame double glazing
- Apartment	Low E, SHGC = 0.62
- Basement Car Park	eg. Aluminium frame single glazing
- Centre, Foyer/Lobby Rooms	U-value = 6.0, SHGC = 0.64
- Garbage	eg. Aluminium frame single glazing
- Garage, Workshop, Hot Water	U-value = 6.0, SHGC = 0.64
- Hub, Switch Room	U-value = 6.0, SHGC = 0.64
- Lift and fire stairwell	eg. Aluminium frame single glazing
- Lobbies	eg. Aluminium frame single glazing

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Nominated Architect
Brian Meyerson
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DRAWING TITLE:
NOTIFICATION PLAN - 02

PROJECT ADDRESS:
96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089

LOT / SECTION / DP NO.:
LOT A DP348364 & SP61709

APPLICANT:
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SCALE:	DRAWN BY:	CHECKED:
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