

2 WARUDA STREET KIRRIBILLI

Change of Use from a Residential Flat Building to a Dwelling House and Proposed Associated Alterations and Additions

DRAWING LIST

		PAPER	SCALE	REVISION
DA 1	COVER SHEET	A1		A
DA 1A	LOCATION PLAN	A1	1:200	A
DA 2	SITE PLAN	A1	1:100	A
DA 3	PROPOSED GROUND FLOOR PLAN	A1	1:100	A
DA 4	PROPOSED FIRST FLOOR PLAN	A1	1:100	A
DA 5	PROPOSED SECOND FLOOR PLAN	A1	1:100	A
DA 6	PROPOSED THIRD FLOOR PLAN	A1	1:100	A
DA 7	PROPOSED ROOF PLAN	A1	1:100	A
DA 8	PROPOSED BASEMENT FLOOR PLAN	A1	1:100	A
DA 9	NORTH ELEVATION	A1	1:100	A
DA 10	SOUTH ELEVATION - STREET	A1	1:100	A
DA 11	WESTERN ELEVATION	A1	1:100	A
DA 12	EASTERN ELEVATION	A1	1:100	A
DA 13	SECTION AA	A1	1:100	A
DA 14	SECTION BB			
DA 15	3D DIAGRAM - REDUCTION / ADDITIONS TO BULK	A1		A
DA 16	FRONT FACING GLAZING COMPARISON	A1		A
DA 17	COMPLIANCE DIAGRAM - SETBACKS	A1		A
DA 18	COMPLIANCE DIAGRAM - SITE COVERAGE	A1		A
DA 19	COMPLIANCE DIAGRAM - LANDSCAPED AREA	A1		A
DA 20	PHOTOMONTAGE	A1		A
DA 21	EXTERNAL FINISHES / BRICK DETAILING SCHEDULE	A1		A
DA 22	GROUND FLOOR DEMOLITION PLAN	A1	1:100	A
DA 23	FIRST FLOOR DEMOLITION PLAN	A1	1:100	A
DA 24	SECOND FLOOR DEMOLITION PLAN	A1	1:100	A
DA 25	THIRD FLOOR DEMOLITION PLAN	A1	1:100	A
DA 26	ROOF DEMOLITION PLAN	A1	1:100	A
DA 27	BASEMENT DEMOLITION PLAN	A1	1:100	A
DA 28	DEMOLITION ELEVATIONS	A1	1:100	A
DA 29	NOTIFICATION PLAN	A4	1:100	A

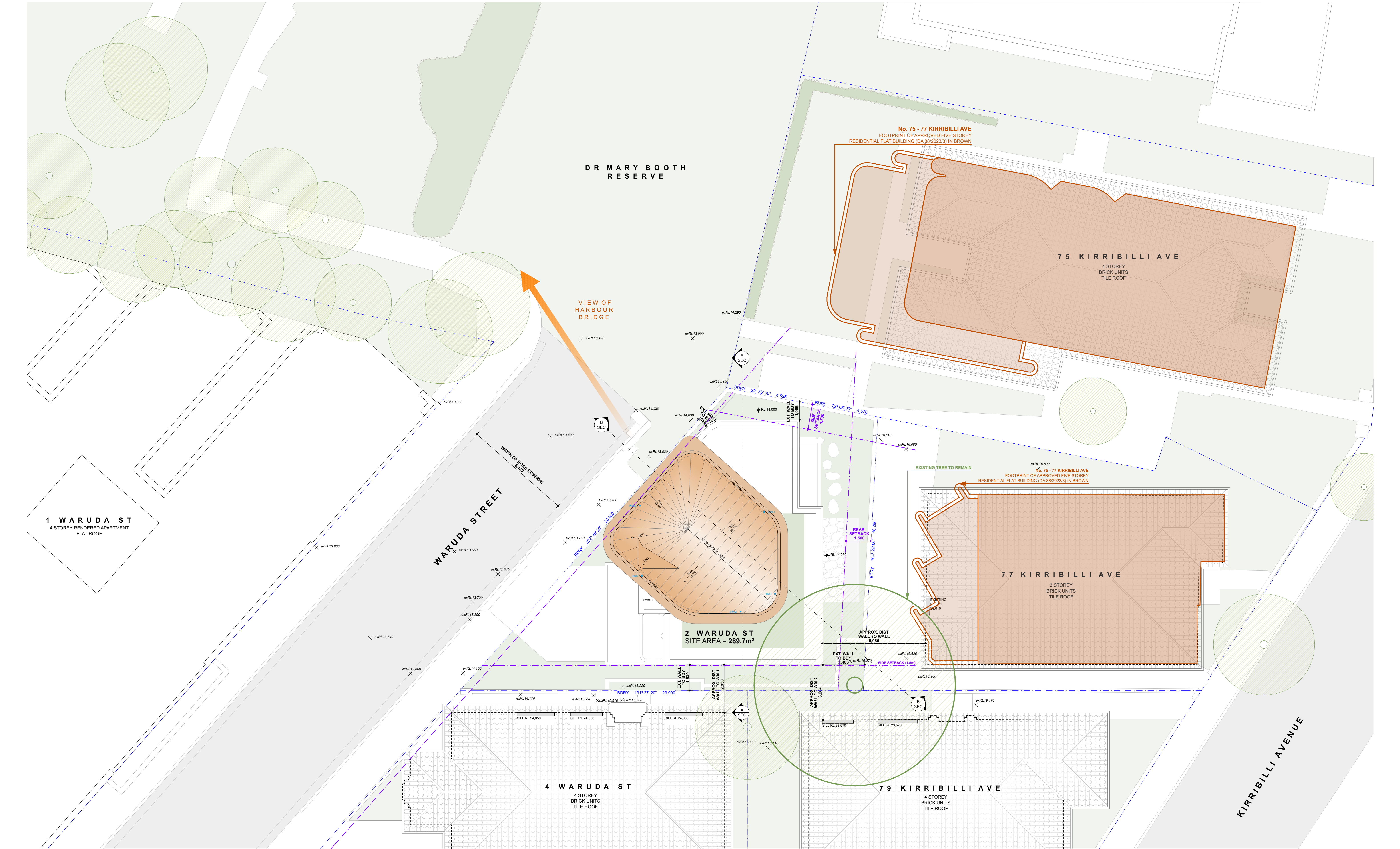


DEVELOPMENT APPLICATION

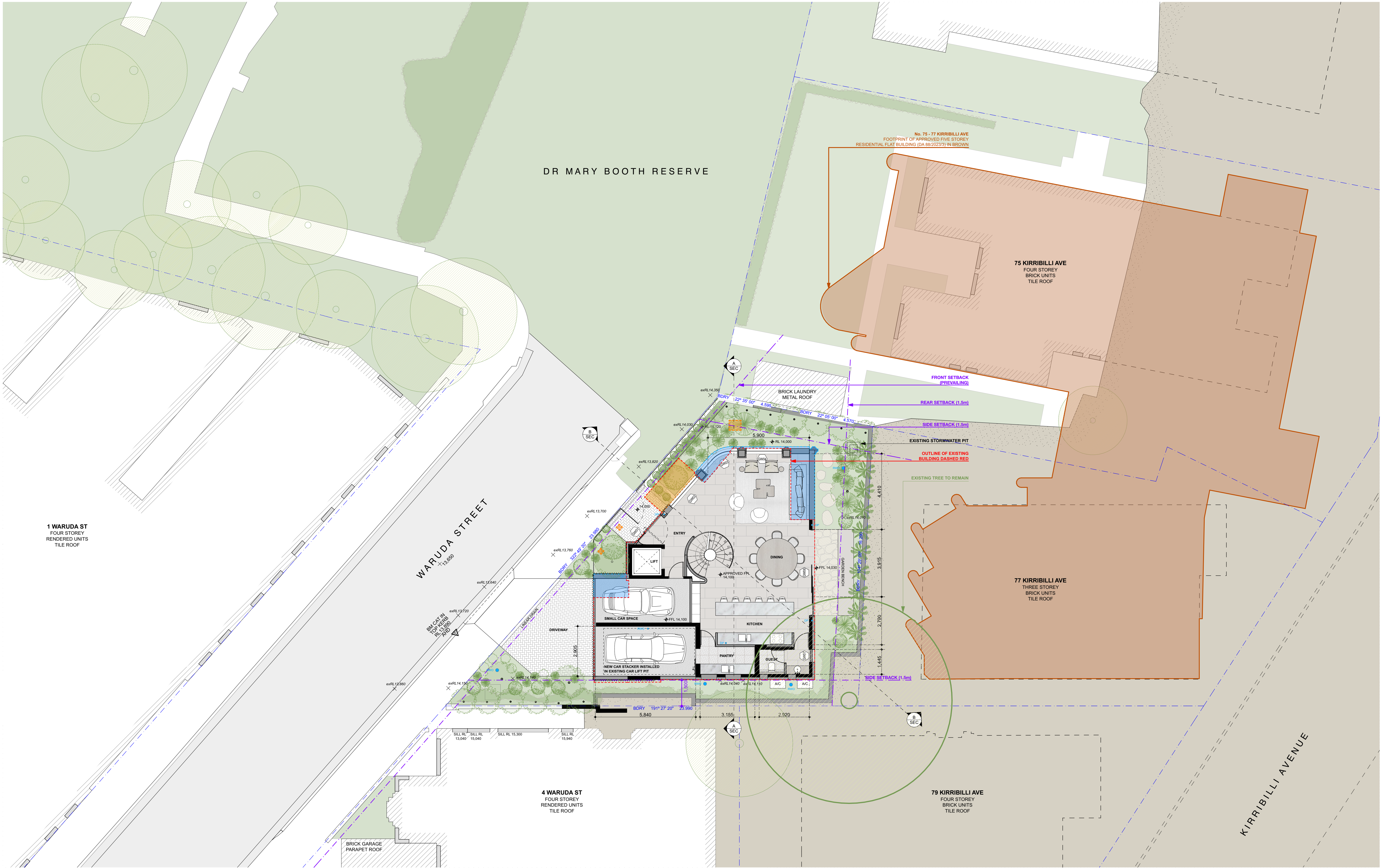
REV A	NOTE DEVELOPMENT APPLICATION	DATE 15.09.2025	GENERAL NOTES 1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT. 2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED. 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 DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 7. MHNDU TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERT. NO. A1805978_02 AND STAMPED PLANS) INSULATION REQUIREMENTS EXTERNAL WALL: REFER TO BASIX CERTIFICATE NO. A1805978_02 ROOF & CEILING: R2.5 GLAZING SPEC & TYPE: REFER TO BASIX CERTIFICATE NO. A1805978_02 SOLAR ABSORPTANCE REQUIREMENTS ROOF: Dark (solar absorptance > 0.70)	ARCHITECT: MHNDU N I O N 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com vh+V Design Union Pty Ltd, ABN 94 003 717 682	PROJECT ADDRESS: 2 WARUDA STREET, KIRIBILLI 2061 NSW (LOT B IN DP 346417) DRAWING TITLE: COVER SHEET Nominated Architect BRAIN MEYERSON REF: BIMcloud bdb-26 - BIMcloud Basic for Archicad 2024-052 2 Waruda St, Kirribilli - DA	DRAWN BY: BW SCALE: @A1 ISSUE DATE: PROJECT NUMBER: 24-092	CHECKED: REVISION: A DWG NUMBER: 1
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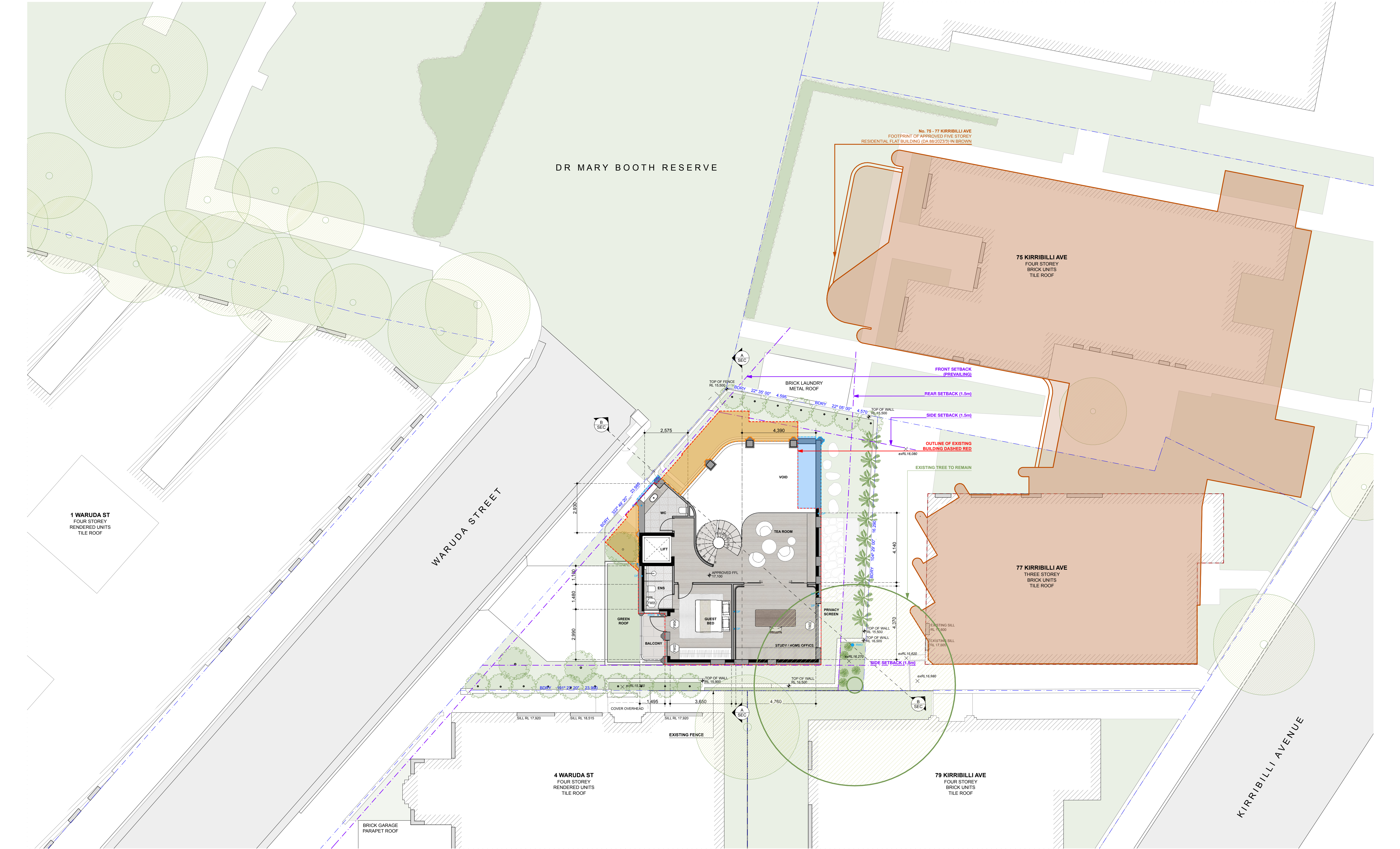
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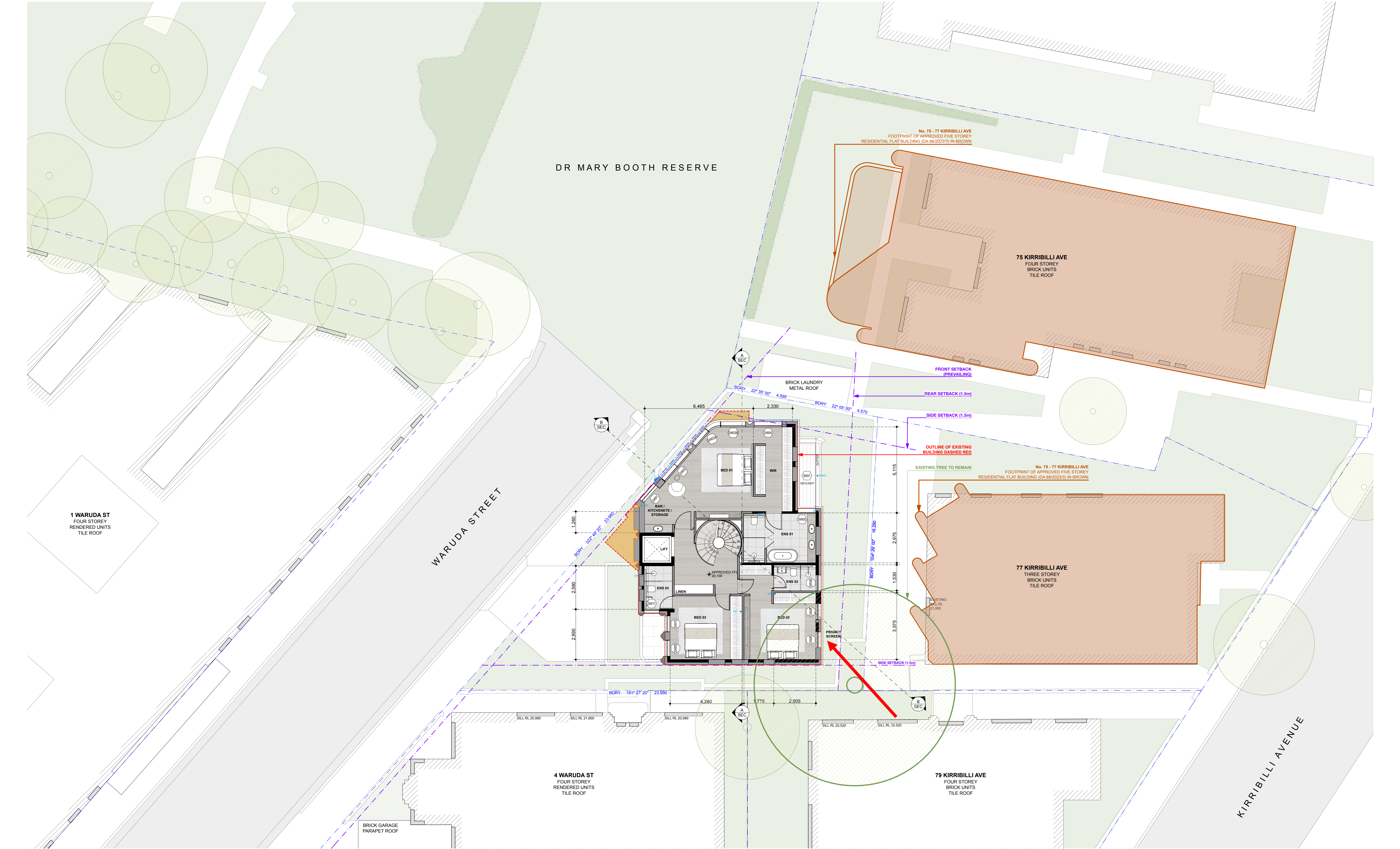
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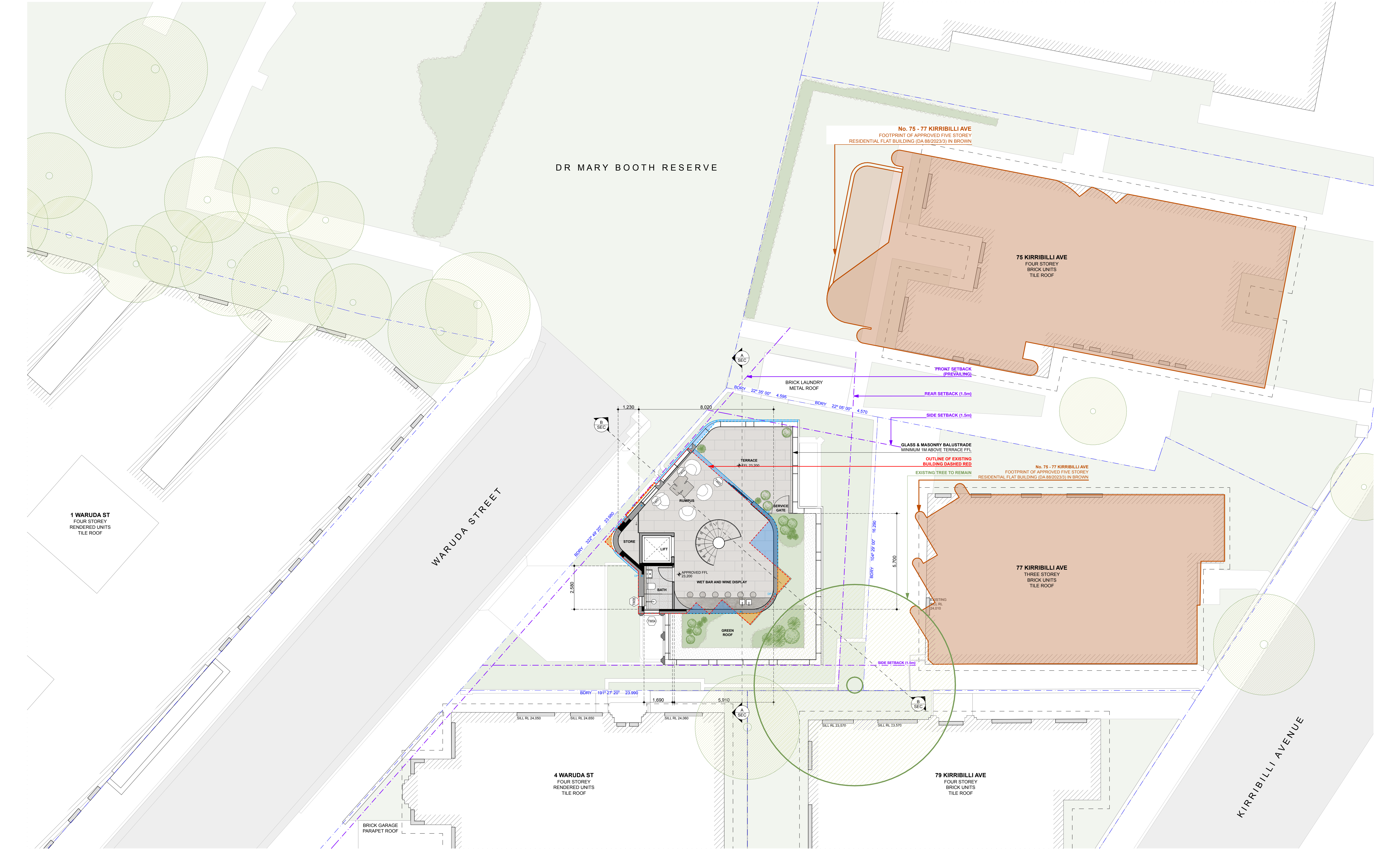
REV	NOTE	DATE	GENERAL NOTES	BASIC COMMITMENTS	INSULATION REQUIREMENTS	SOLAR ABSORBANCE REQUIREMENTS	APPROVED WALLS (DA No.: 357/15/3)	ADDITIONS TO BULK OF APPROVED BUILDING (DA 357/15/3)	REDUCTION TO BULK OF APPROVED BUILDING (DA 357/15/3)	ARCHITECT:	PROJECT ADDRESS:	DRAWN BY:	CHECKED:
A	DEVELOPMENT APPLICATION	15.09.2025	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 DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 7. MHNDU TO REVIEW ALL CONTRACTORS' DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	ALL OTHER BASIC COMMITMENTS AS PER BASIC CERT. NO. A1805978_02 AND STAMPED PLANS	EXTERNAL WALL: ROOF & CEILING: GLAZING SPEC & TYPE: REFER TO BASIC CERTIFICATE NO. A1805978_02 REFER TO BASIC CERTIFICATE NO. A1805978_02	ROOF: Dark (solar absorbance > 0.70)				MHNDU 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com vHND Design Union Pty Ltd, ABN 94 003 717 682 NSW Registration Number 4907	2 WARUDA STREET, KIRIBILLI 2061 NSW (LOT B IN DP 346417) PROPOSED GROUND FLOOR PLAN	BRW SCALE: 1:100@A1 ISSUE DATE:	REVISION: A DWG NUMBER: 3



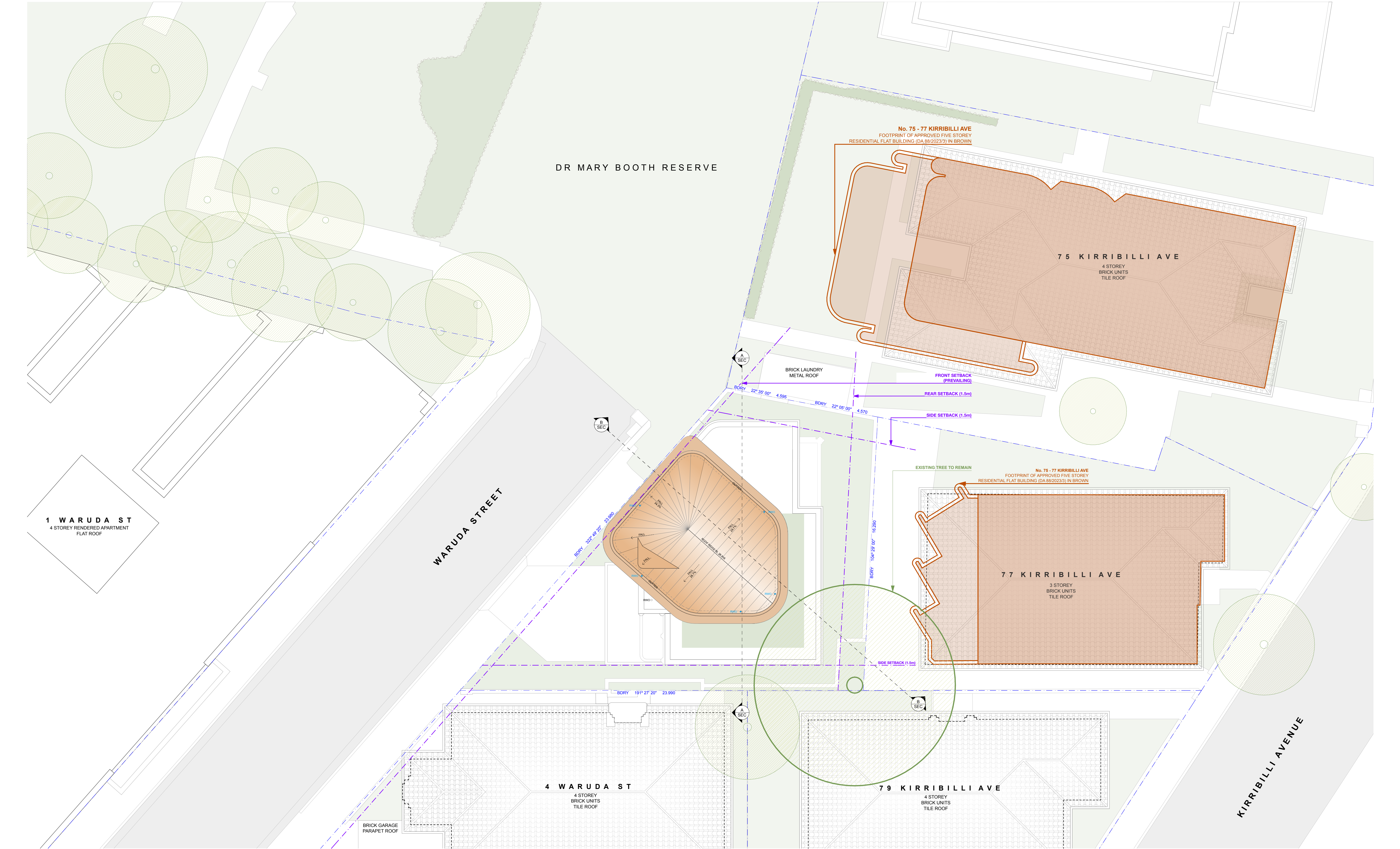
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A	DEVELOPMENT APPLICATION	15.09.2025	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT. 2. DO NOT SCALE OFF THIS DRAWING. 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 DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 7. MHNDU TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	ALL OTHER BASIC COMMITMENTS AS PER BASIC CERT. NO. A1805978_02 AND STAMPED PLANS	EXTERNAL WALL: REFER TO BASIC CERTIFICATE NO. A1805978_02 ROOF & CEILING: REFER TO BASIC CERTIFICATE NO. A1805978_02 GLAZING SPEC & TYPE: REFER TO BASIC CERTIFICATE NO. A1805978_02	ROOF: Dark (solar absorbance > 0.70)				MHNDU 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com vHVN Design Union Pty Ltd, ABN 34 003 717 682	2 WARUDA STREET, KIRIBILLI 2061 NSW (LOT B IN DP 346417)	SCALE: 1:100@A1	
							APPROVED WALLS/COLUMNS			Nominated Architect Bráin Meyerson NSW Registration Number 4907	PROPOSED FIRST FLOOR PLAN	ISSUE DATE:	REVISION: A
							APPROVED WALLS/COLUMNS/ SLABS/WINDOWS TO BE REMOVED			REF: BM04out bdd-25 - BM04out Basic for ArchiCad 2024-052 2 Waruda St, Kiribilli - DA		PROJECT NUMBER: 24-092	DWG NUMBER: 4



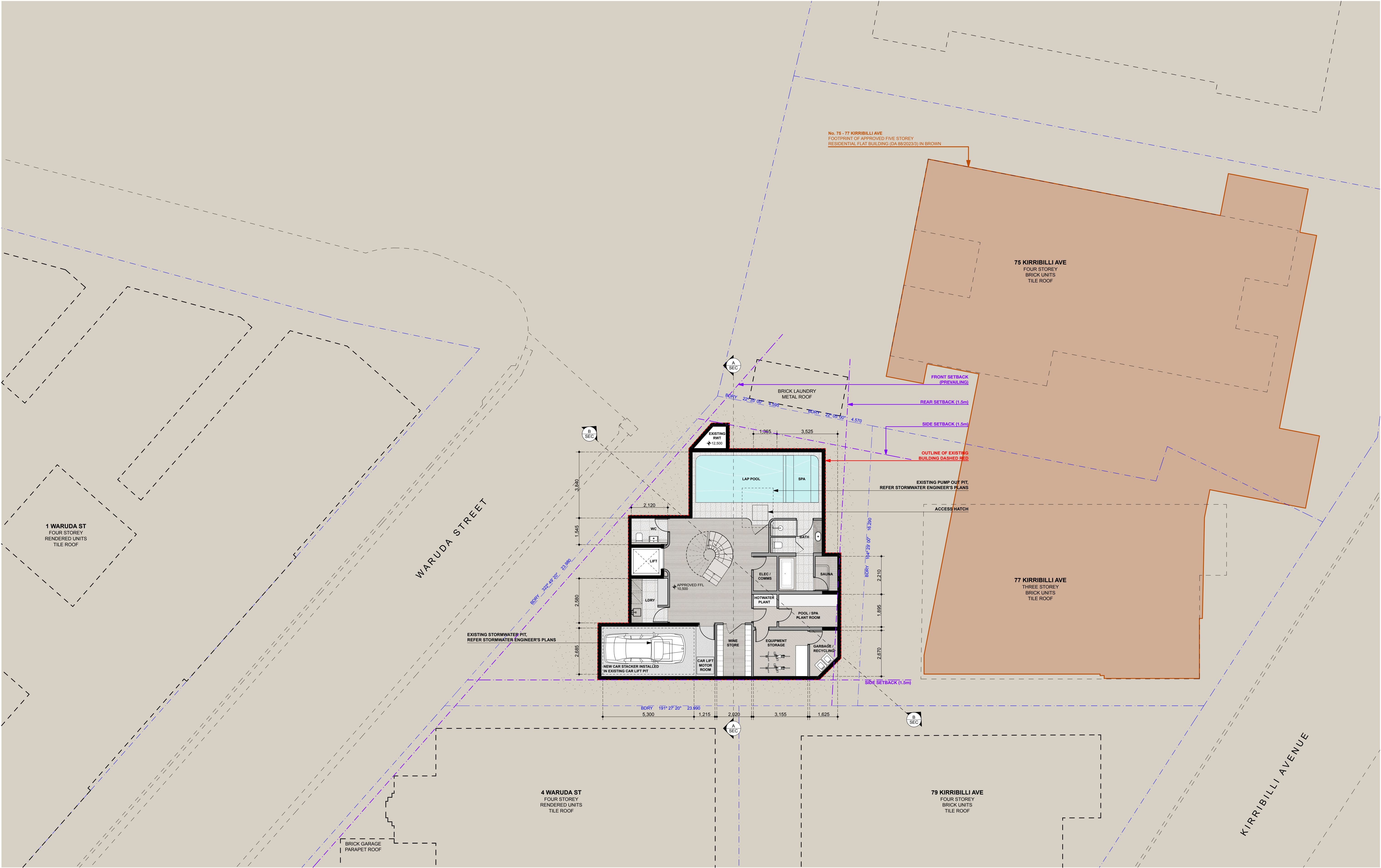
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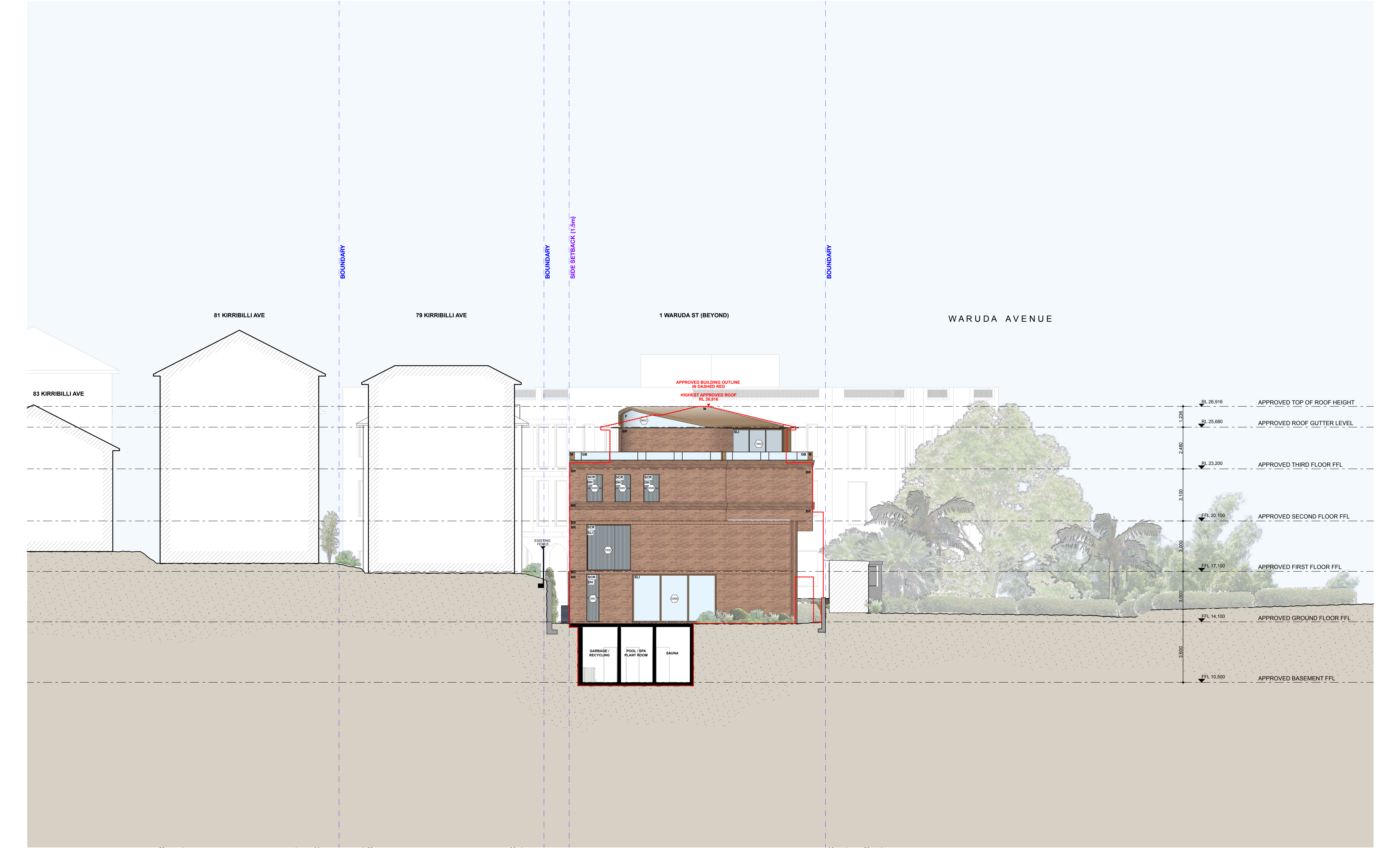
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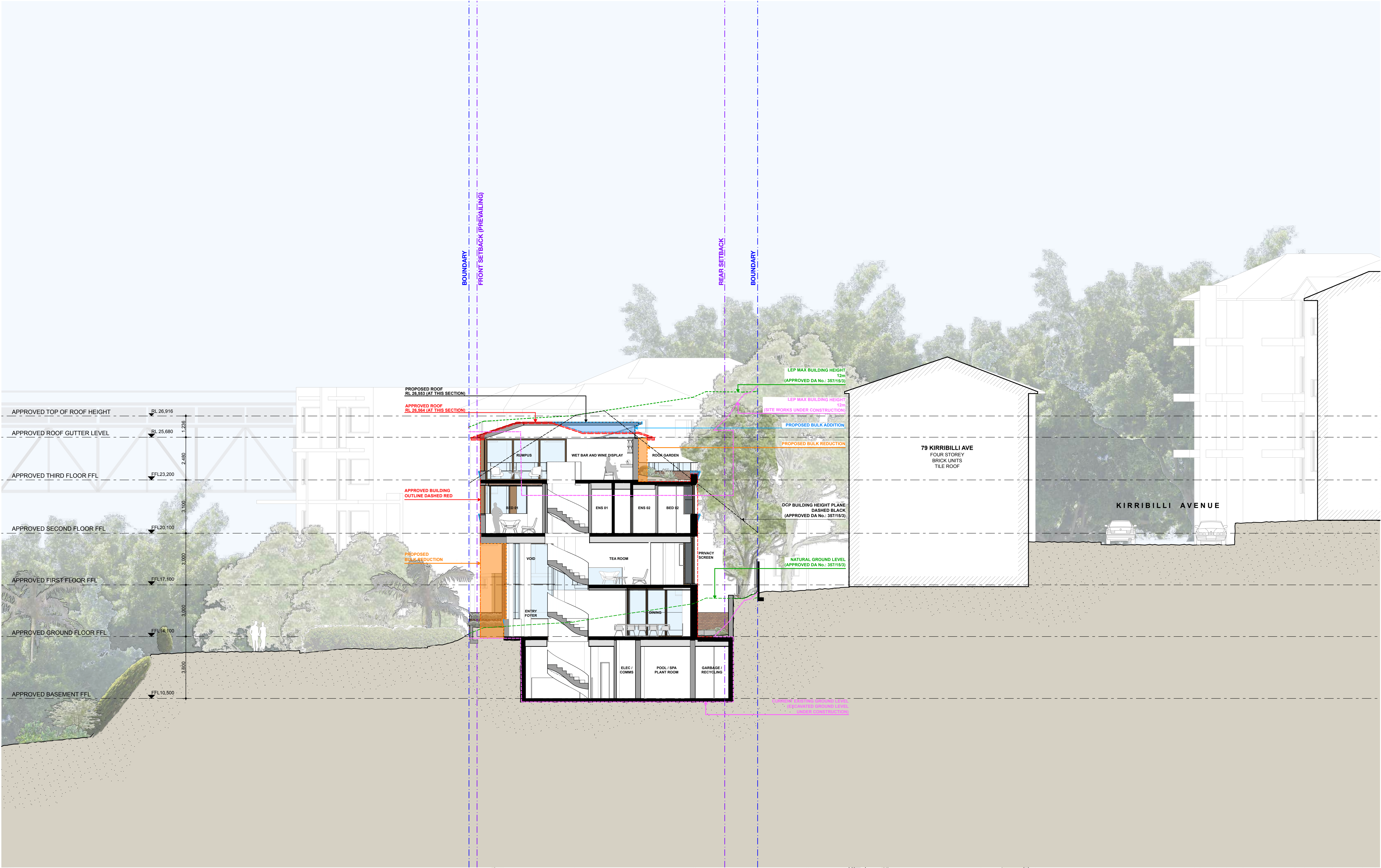
REV A	NOTE DEVELOPMENT APPLICATION	DATE 15.09.2025	GENERAL NOTES	BASIX COMMITMENTS	BR	CONC	DH	DP	F	GB	M	MB	MF	SCR	SK	SLI	T	TIM	ARCHITECT:	PROJECT ADDRESS:	DRAWN BY:	CHECKED:	
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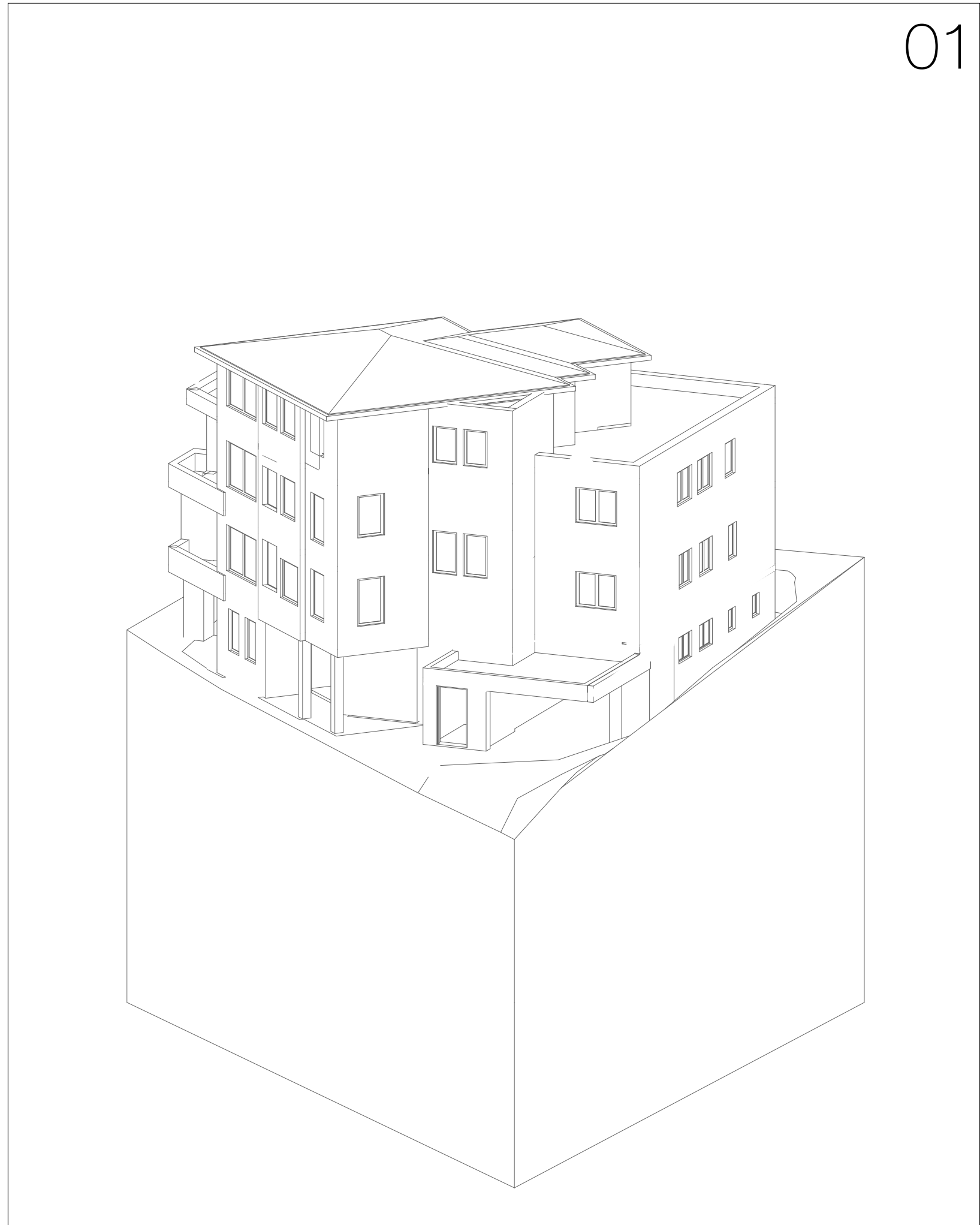


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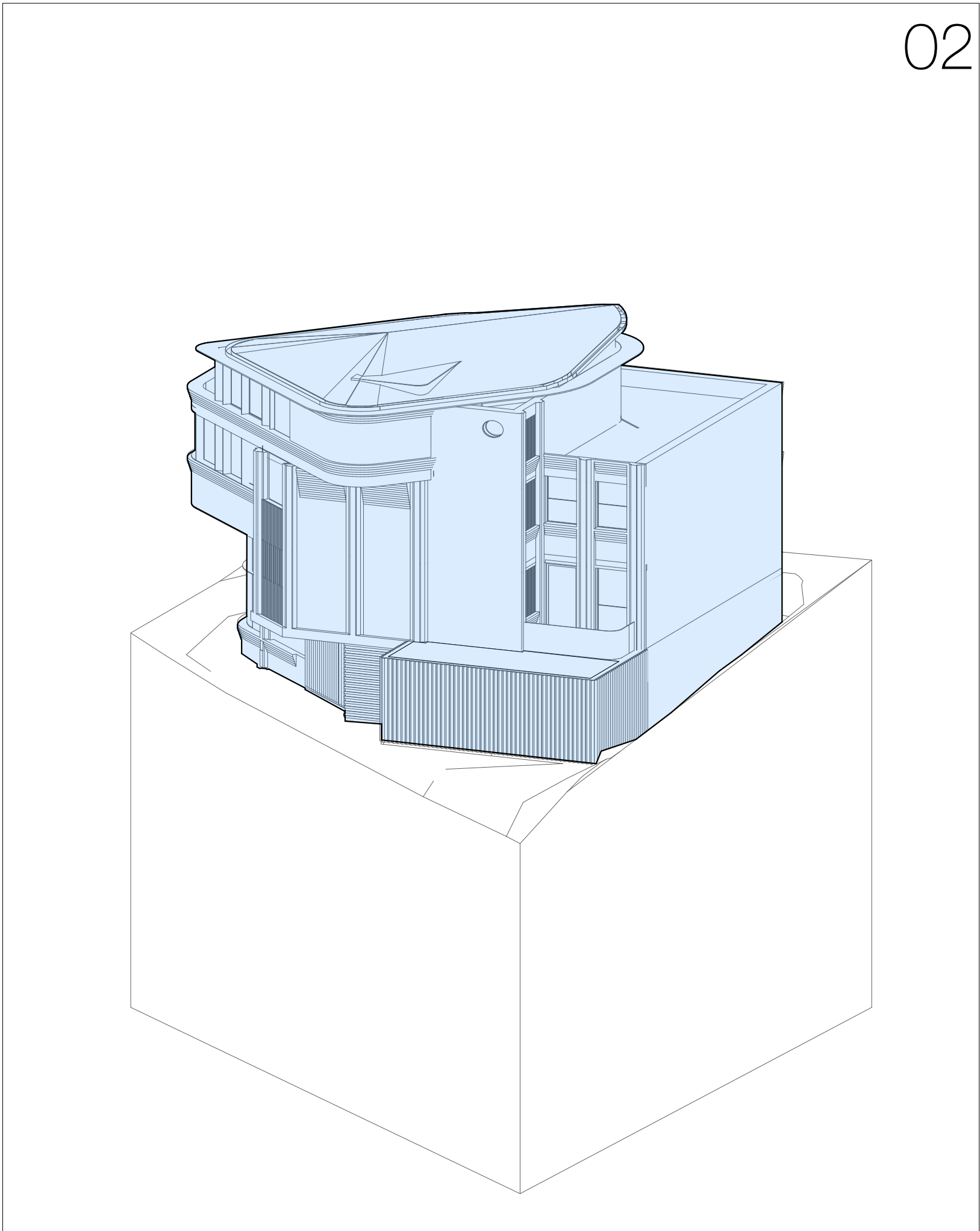


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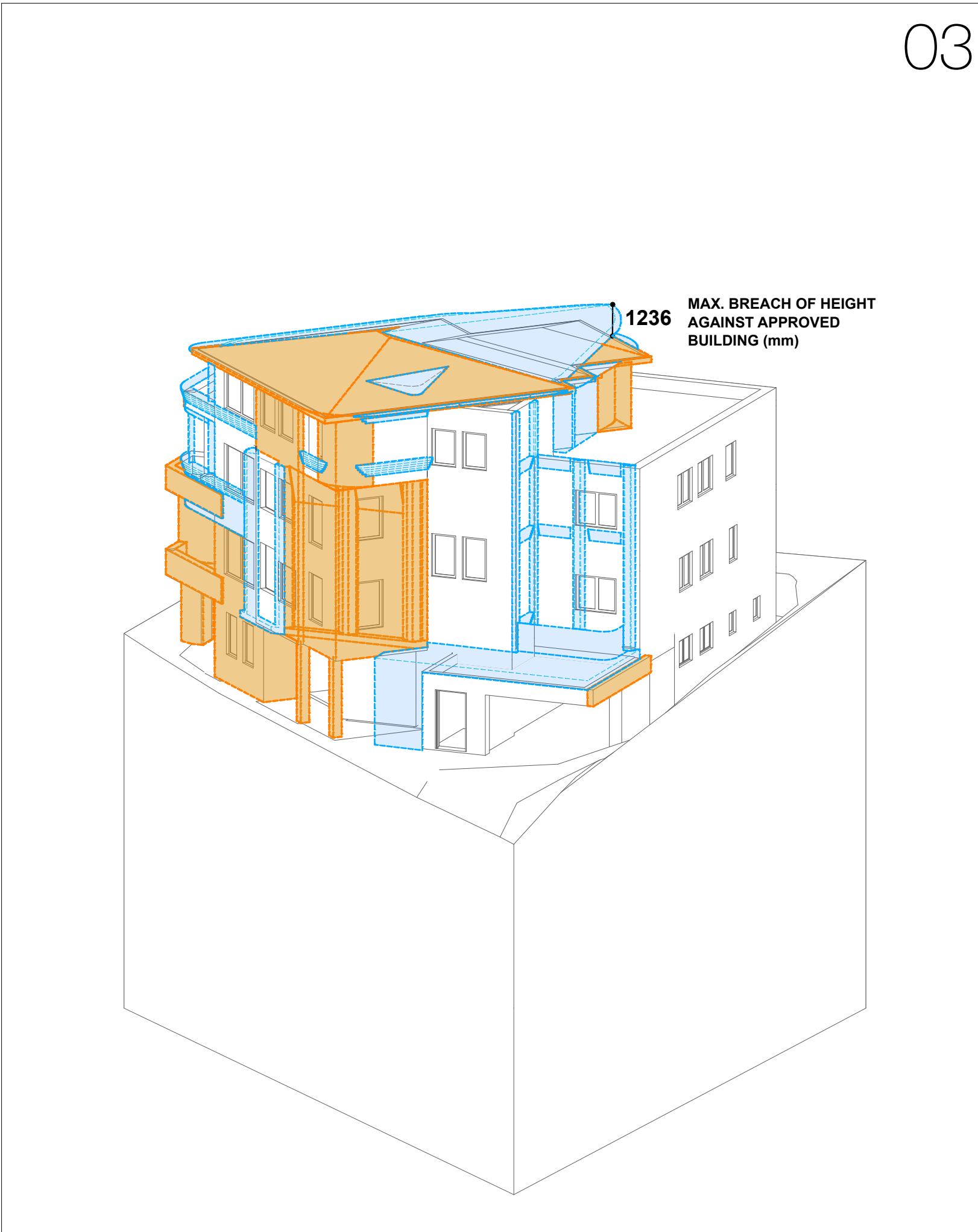
APPROVED BUILDING



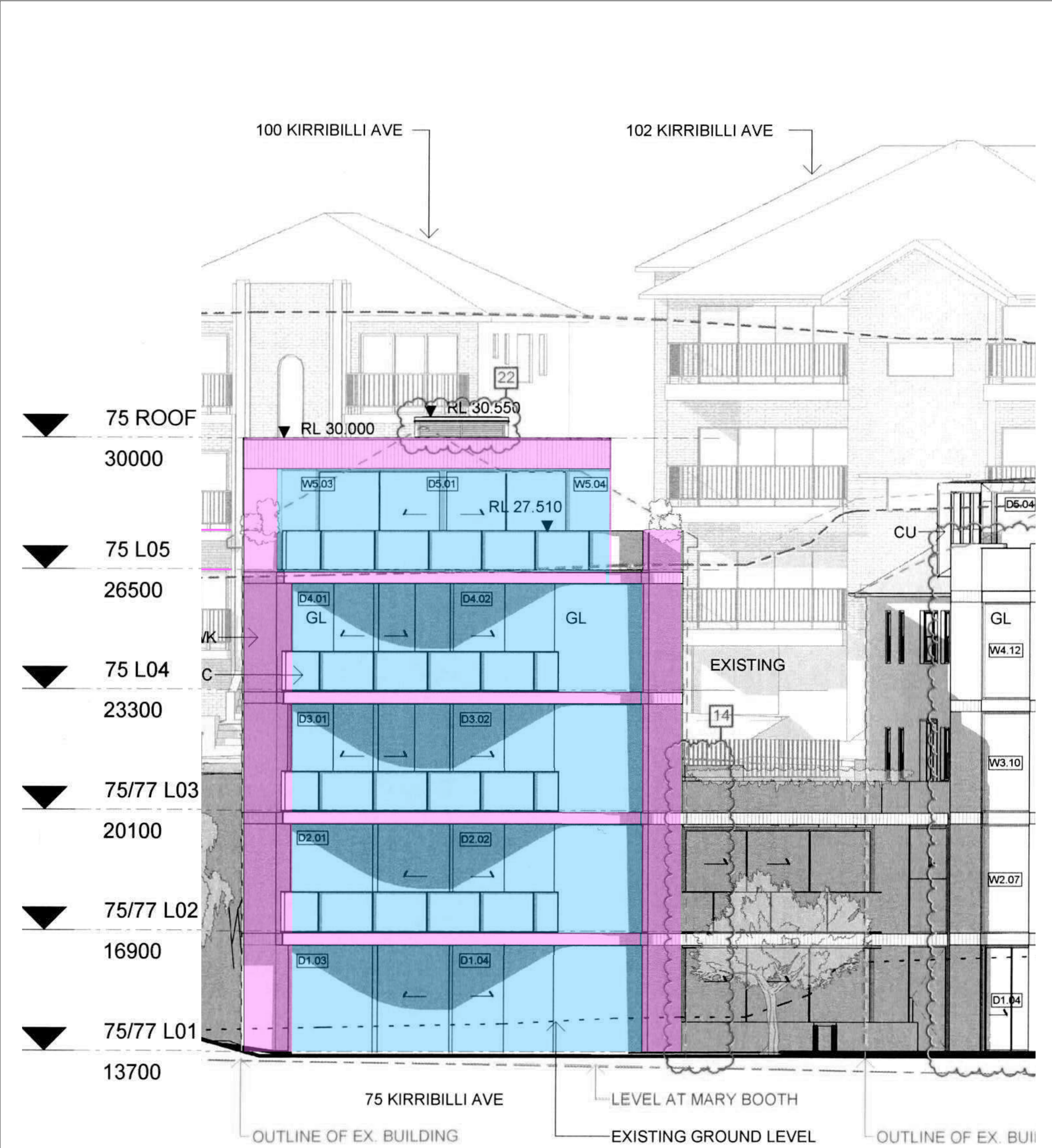
PROPOSED BUILDING



PROPOSED REDUCTION AND ADDITION TO APPROVED BUILDING BULK



APPROVED FACADE GLAZING - No. 75-77 KIRRIBILLI AVENUE



75-77 KIRRIBILLI AVE - APPROVED SOUTH ELEVATION
FROM DRAWING 213 - (LEC Appeal - S4.55(8) modification of DA88/23)
SATISFIES COURT CONSENT ORDERS - 14/11/2024

GLAZING AREA = 169m²
NON-GLAZING AREA = 60m²
TOTAL AREA = 229m²

PERCENTAGE GLAZED AREA OUT OF TOTAL AREA = 74%

PROPOSED FACADE GLAZING - 2 WARUDA STREET

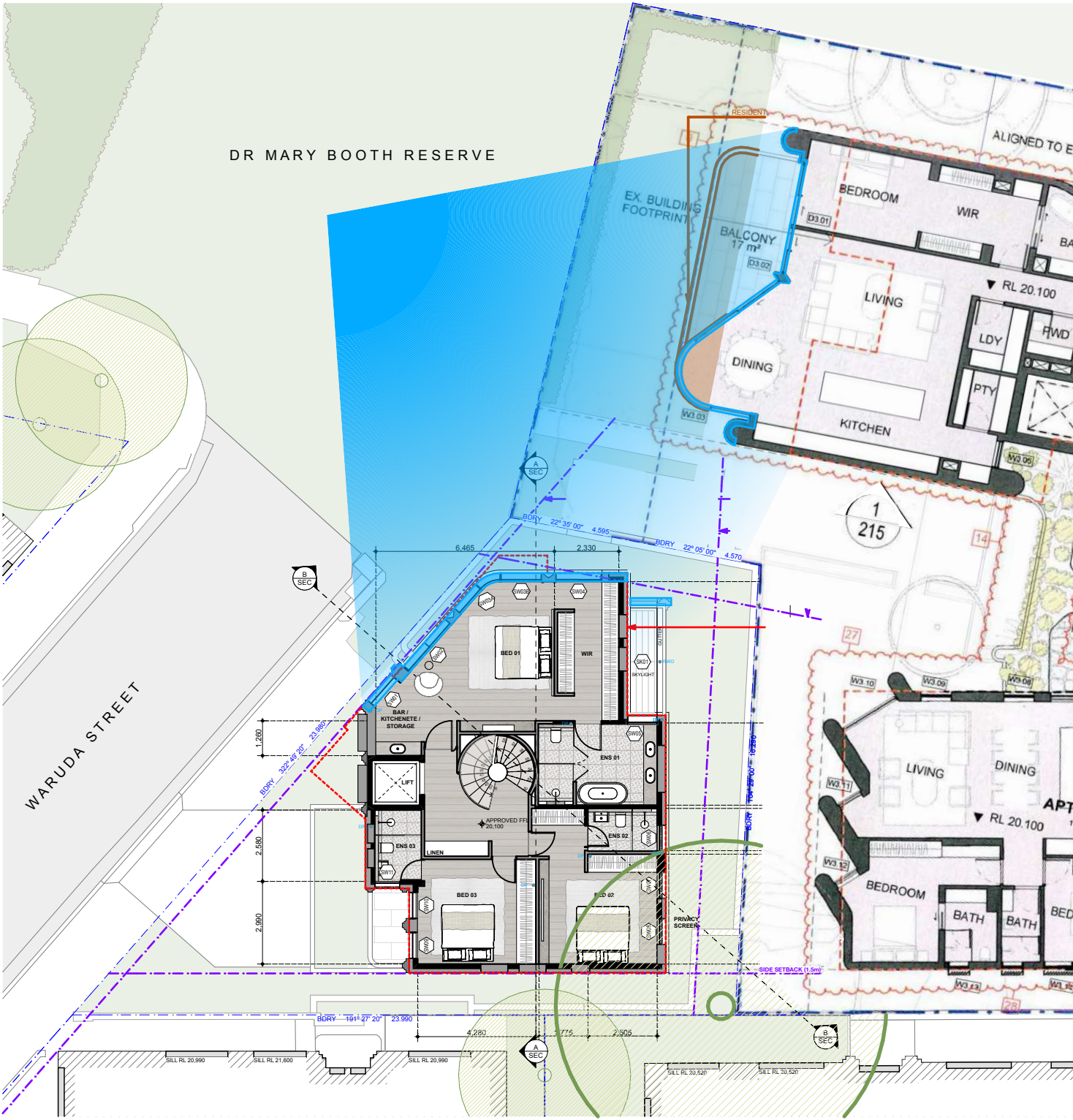


2 WARUDA STREET - WEST ELEVATION

GLAZING AREA = 63m²
NON-GLAZING AREA = 94m²
TOTAL AREA = 157m²

PERCENTAGE GLAZED AREA OUT OF TOTAL AREA = 40%

SCOPE OF STUDY - BUILDING FACADES FACING
DR MARY BOOTH RESERVE



DETERMINING SIDES WITH GLAZING TO INCLUDE
PROPOSED SECOND FLOOR PLAN AND APPROVED L03 PLAN FOR 75-77
KIRRIBILLI AVENUE ABOVE (FROM DA 88/23/3)

VIEW FROM RESERVE SHOWN IN YELLOW

SIDES WITH GLAZING VISIBLE FROM RESERVE HIGHLIGHTED RED

REV	NOTE	DATE	GENERAL NOTES	BASIC COMMITMENTS	INSULATION REQUIREMENTS	SOLAR ABSORPTANCE REQUIREMENTS	ARCHITECT:	PROJECT ADDRESS:	DRAWN BY:	CHECKED:
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							Nominated Architect Brain Meyerson vHn Design Union Pty Ltd, ABN 34 003 717 682 NSW Registration Number 4907	DRAWING TITLE: FRONT FACING GLAZING COMPARISON	SCALE:	
								ISSUE DATE:	24-09-2	REVISION: A
								PROJECT NUMBER:		DWG NUMBER: 16

SETBACK CONTROLS (NORTH SYDNEY DCP)

TABLE B-1.5 - Side Setback Requirements		
Zone	Development Types	Minimum Setback Requirement
R4 High Density Residential	Attached dwellings; Dual occupancies; Dwelling houses; Group Homes; Secondary dwellings; Semi-detached dwellings;	1.5m; and The building must not exceed a building height plane commencing at 3.5m above ground level (existing) from side boundaries and projected internally to the site at 45° (refer to Figure B-1.3).
	Boarding houses; Multi-dwelling housing; Residential flat building; seniors housing	On land with a height limit of 12m or less 3m; and The building must not exceed a building height plane commencing at 3.5m above ground level (existing) from side boundaries and projected internally to the site at 45° (refer to Figure B-1.3).
		On land with a height limit greater than 12m 1st to 3rd storey (up to 10m) 4.5m Above 3rd storey 6m

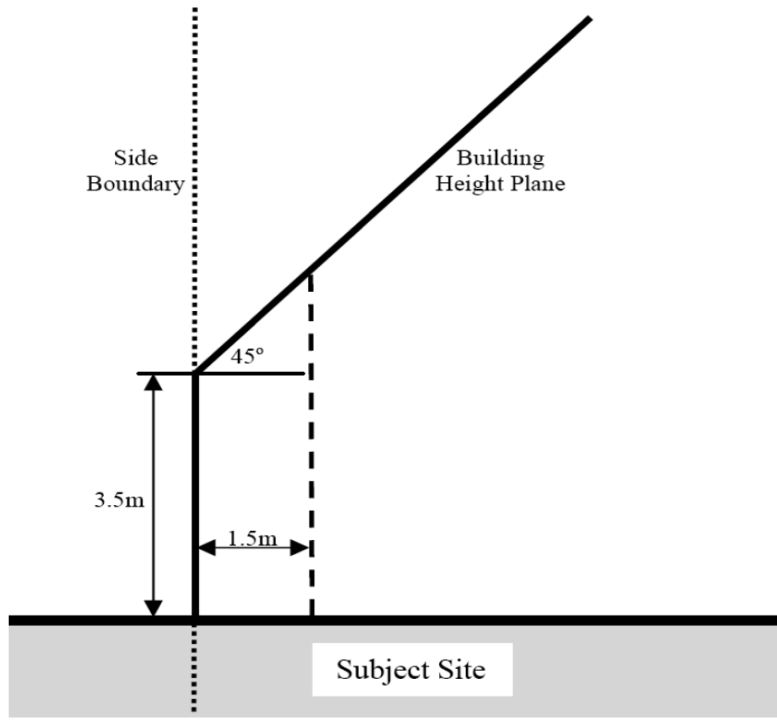


Figure B-1.3:
Setback and building height plane controls for the *R4 High Density Residential* zone, where the height limit is equal to 12m or less.

Note: The actual setback of the building may need to be increased to satisfy building separation requirements within cl.1.3.10 to Part B of the DCP.

Rear

- P5 Provide rear building setbacks that match those on adjoining properties, or, if adjoining properties are not characteristic, with setbacks identified in the relevant area character statement.
- P6 Despite P5 above, buildings within the *R4 High Density Residential* zone:
- (a) must be setback a minimum of 1.5m from the rear boundary; and
 - (b) where the land is restricted by a height limit:
 - (i) of 12m or less, must not exceed a building height plane commencing at 3.5m above ground level (existing) rear boundary and projected at an angle of 45° internally to the site (refer to Figure B-1.3); or
 - (ii) in excess of 12m must be setback at least 4.5m from the rear boundary for the 1st to 3rd storeys of the building (no more than 7m above existing ground level) and 6m for any part of the building above the 3rd storey.

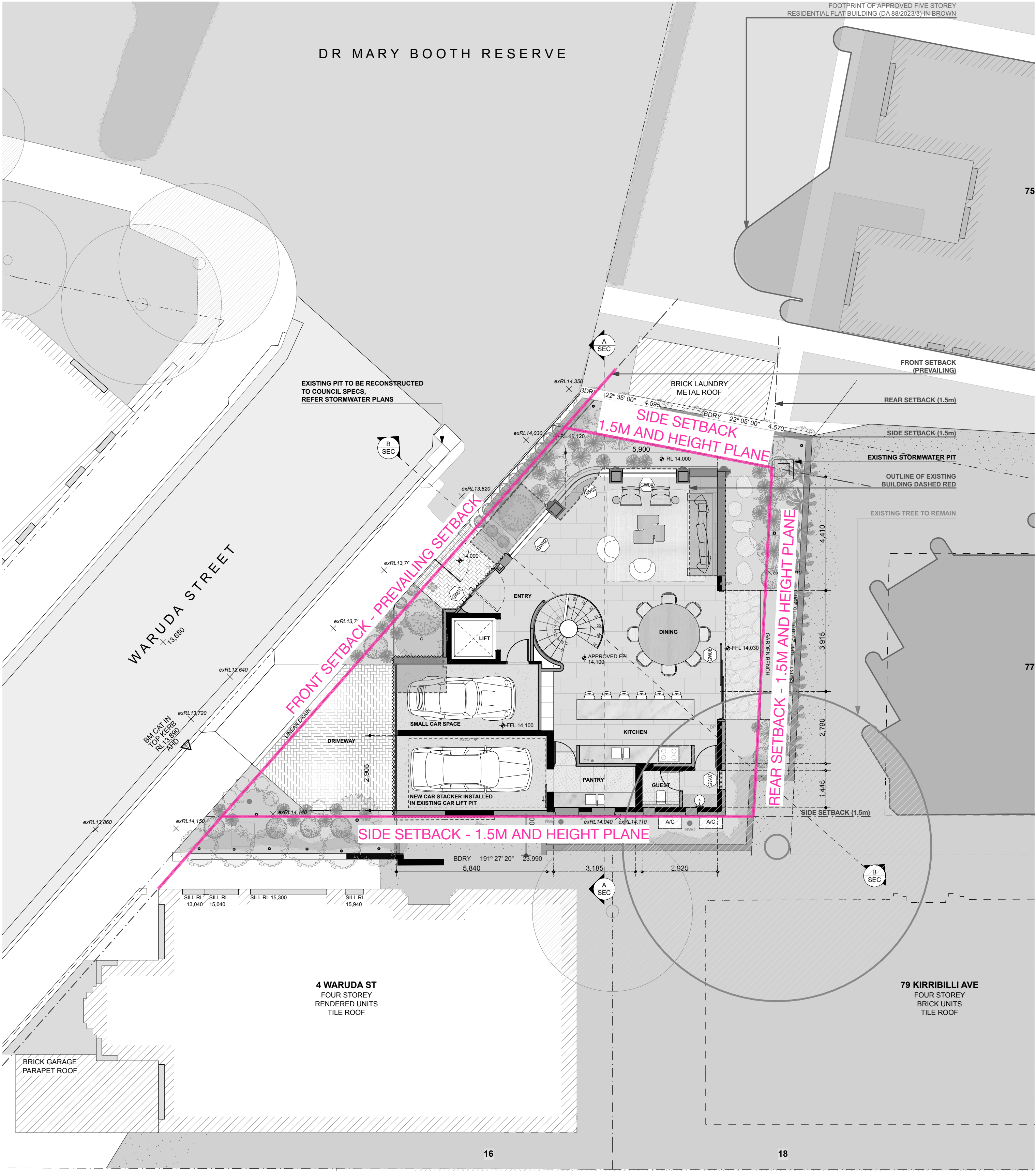
Note: The actual setback of the building may need to be increased to satisfy building separation requirements within s.1.3.10 to Part B of the DCP.

Side

- P2 Building setbacks are to comply with the requirements set out in Table B-1.5.

Front

- P1 The front setback must match the alignment of the primary facades of buildings on adjoining properties. Where different setbacks occur, the average of the setbacks of those primary facades is to be used.



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A	DEVELOPMENT APPLICATION	15.09.2025	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 DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS & MANDATED. 7. MHNDU TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	ALL OTHER BASIC COMMITMENTS AS PER BASIC CERT. NO. A1805978_02 AND STAMPED PLANS	EXTERNAL WALL: REFER TO BASIC CERTIFICATE NO. A1805978_02 ROOF & CEILING: REFER TO BASIC CERTIFICATE NO. A1805978_02 GLAZING SPEC & TYPE: REFER TO BASIC CERTIFICATE NO. A1805978_02	ROOF: Dark (solar absorbance > 0.70)	MHNDU 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com vHND Design Union Pty Ltd, ABN 34 003 717 682	2 WARUDA STREET, KIRIBILLI 2061 NSW (LOT B IN DP 346417)	BW	SCALE: @A1
							Nominated Architect Brain Meyerson	COMPLIANCE SUMMARY - SETBACKS	ISSUE DATE:	REVISION: A
							REF: BHMdbout bdb-26 - BHMdbout Basic for Archited 2024-05-2 Waruda St, Kirribilli - DA	PROJECT NUMBER: 24-092	DWG NUMBER: 17	

Zoning R4 High Density Residential (detached dwelling - site area 289.7m²)	Approved	Proposed	Control	Compliance
maximum site coverage (detached dwelling Lot size 230-499m²)				
proposed site coverage	45%* / 130m²	49% / 143m²	50% / 144.85m²	YES

P2 For the purposes of P1, the following items are considered to constitute site coverage:

- (a) buildings as defined by the [EP&A Act 1979](#);
- (b) garages and carports;
- (c) sheds;
- (d) enclosed / covered balconies, decks, pergolas and the like;
- (e) swimming pools, spa pools and the like;
- (f) other structures including:
 - (i) permanent BBQ structures;
 - (ii) cabanas;
 - (iii) external staircases;
 - (iv) gazebos;
 - (v) greenhouse/glasshouse;
 - (vi) plant rooms;
 - (vii) rainwater tanks;
 - (viii) ramps;
 - (ix) garbage storage facilities.

However, site coverage excludes:

- (g) any basement;
- (h) any part of an awning that is outside the subject site;
- (i) any eaves;
- (j) unenclosed balconies⁵, decks, pergolas and the like; ➔ ⁵ Balconies which are open on more than 1 side and are not located under the roof line of the building or a balcony directly above.
- (k) paving and patios (porous and non-porous);
- (l) driveways and car stand areas (porous and non-porous);
- (m) water features; or
- (n) anything else defined as landscaped area.

P3 For the purposes of P1, the area of any access handle, access way or right of carriageway is to be excluded from the calculation of site area and site coverage.

Residential Development Type	Lot Size (m²)	Site Coverage (max)
Detached dwelling, semi-detached dwelling, attached dwelling (including any secondary dwelling if provided)	0-229	60%
	230-499	50%
	500-749	40%
	750-999	35%
	1000+	30%
Dual occupancy	All	45%
Multi-dwelling housing	All	50%
Residential flat building	All	45%



REVISION DATE 1 15.09.2025 NOTES DEVELOPMENT APPLICATION	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 DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED 7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	BASIC COMMITMENTS (ALL OTHER BASIC COMMITMENTS AS PER BASIC CERT. NO. A1805097_02 AND STAMPED PLANS) INSULATION REQUIREMENTS EXTERNAL WALL: REFER TO BASIC CERTIFICATE NO. A1805097_02 ROOF & CEILING: REFER TO BASIC CERTIFICATE NO. A1805097_02 GLAZING SPEC. & TYPE: REFER TO BASIC CERTIFICATE NO. A1805097_02 SOLAR ABSORPTANCE REQUIREMENTS ROOF: Dark (solar absorptance > 0.70)	ARCHITECT: MHNDU 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com Nominated Architect Brian Mayerson NSW Registration Number: 4907	PROJECT ADDRESS: 2 WARUDA STREET, KIRIBILLI 2061 NSW (LOT B IN DP 346417) DRAWING TITLE: COMPLIANCE SUMMARY - SITE COVERAGE DRAWN BY: BW CHECKED: SCALE: @A1 ISSUE DATE: REVISION: A PROJECT NUMBER: 24-092 DWG NUMBER: 18
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*Previous landscape area control 40% / 115m² approved subject to a deferred commencement condition since the approved scheme was non-compliant

**Previous maximum un-built upon control 15% / 43m²

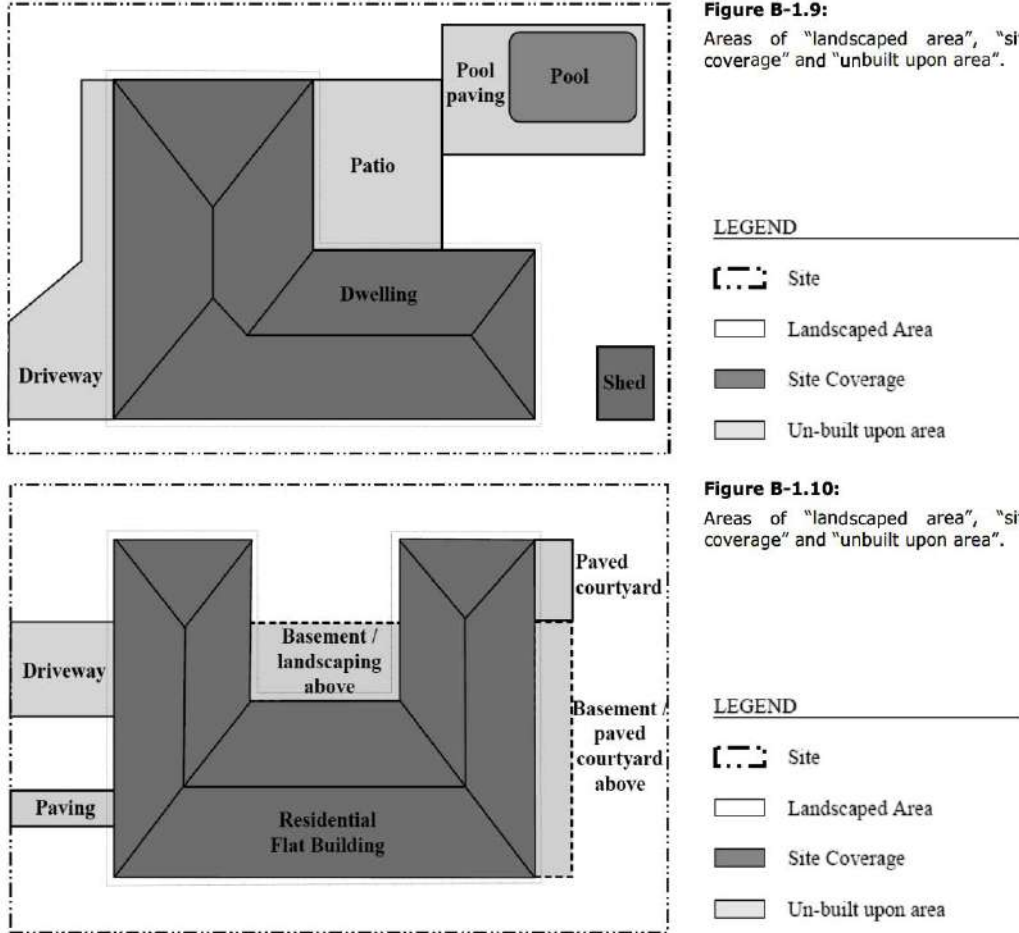
Zoning R4 High Density Residential (detached dwelling - site area 289.7m²)	Approved	Proposed	Control	Compliance
landscaped area (minimum)	40%* /115m²	32% / 93m²	30% / 86.91m²	YES
landscaped un-built upon area (maximum) - detached dwelling lot size 230-499m²	11.64%** / 36m²	19% / 54m²	20% / 57.94m²	YES

LANDSCAPED AREA CONTROL (NORTH SYDNEY DCP)

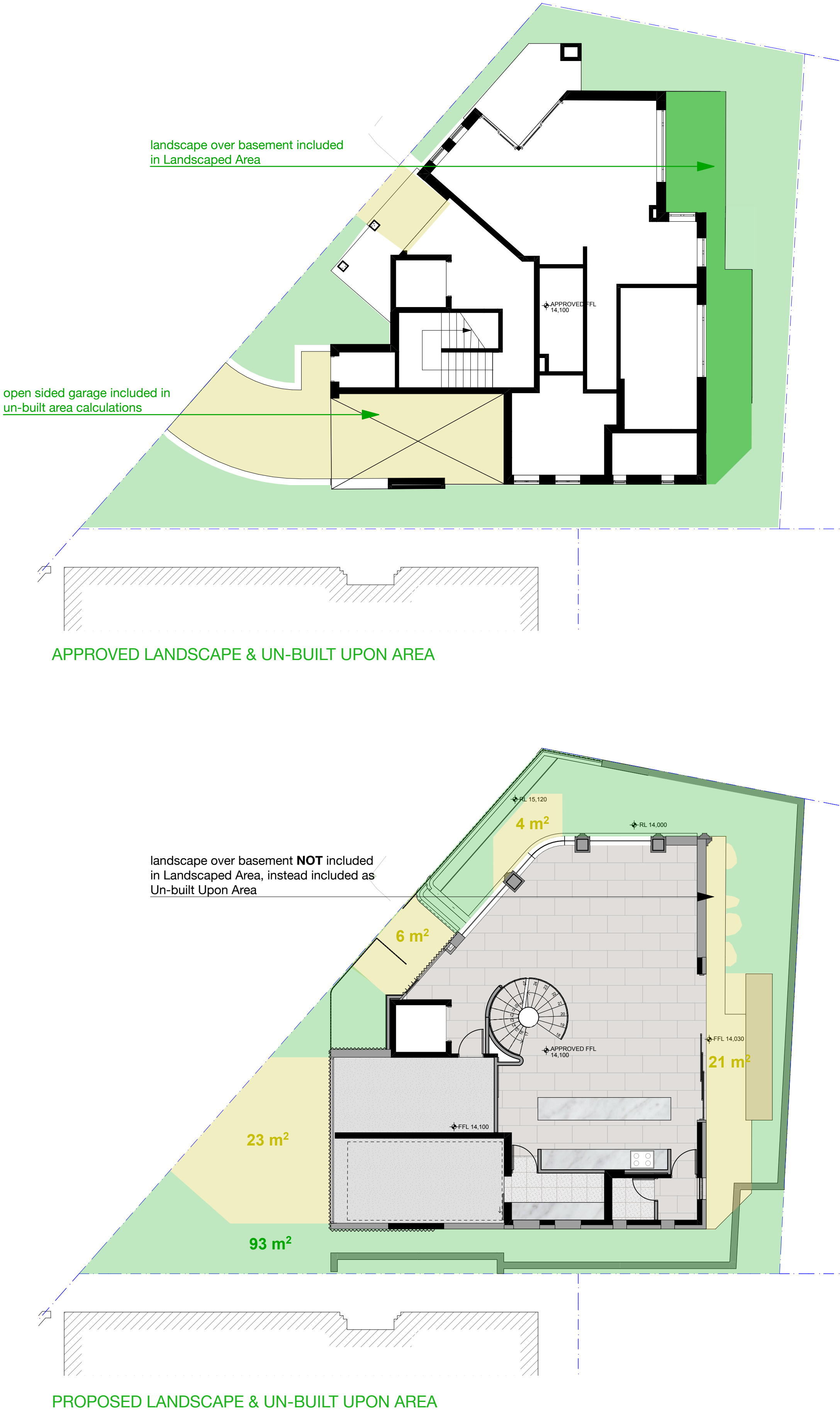
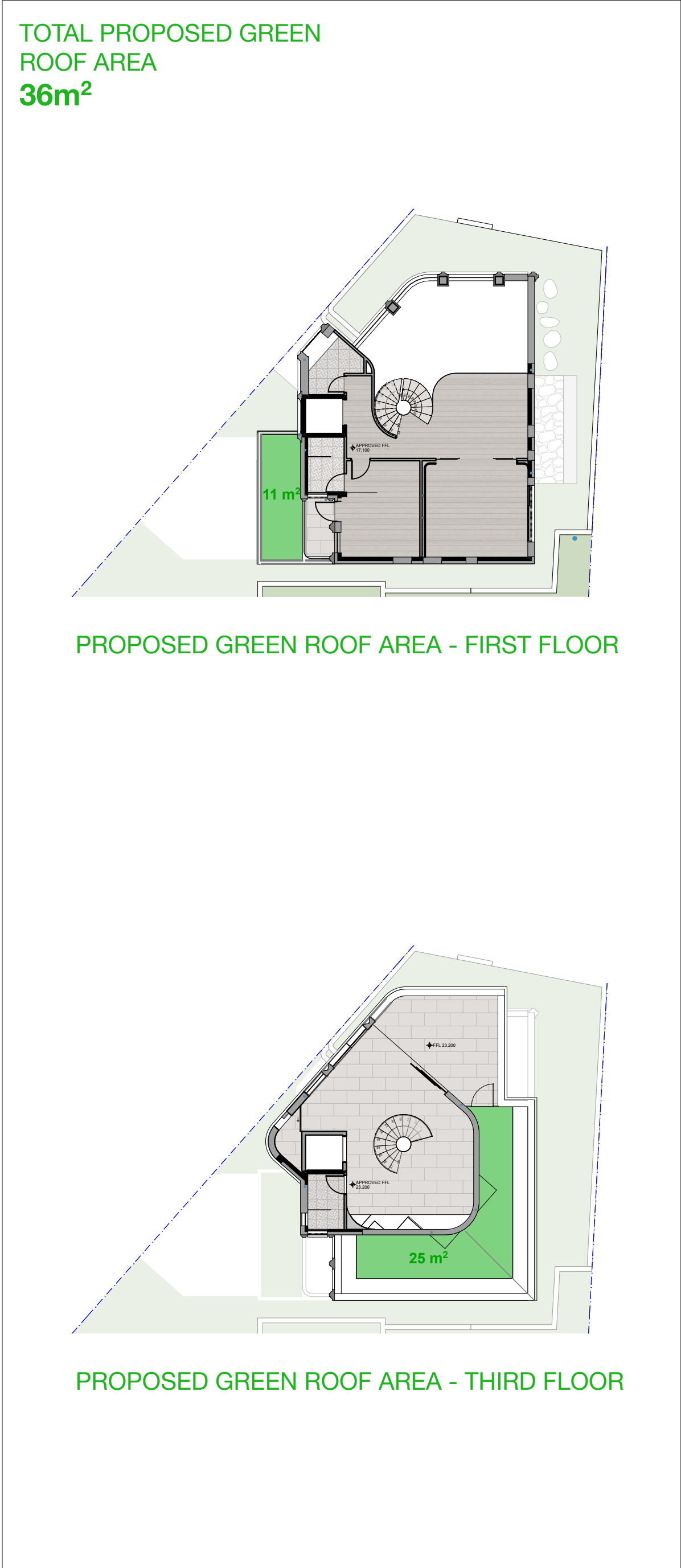
P2	For the purposes of P1: (a) Landscaped area is considered to comprise all parts of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area⁶; (b) The area of any access handle, access way or right of carriageway is to be excluded from the calculation of site area, landscaped area and un-built upon area; and (c) the following items are considered to constitute un-built upon area: (i) any part of a basement which does not comprise site coverage; (ii) unenclosed balconies⁷, decks, pergolas and the like; (iii) paving and patios (porous and non-porous); (iv) driveways and car stand areas (porous and non-porous); or (v) water features. However, un-built upon area excludes: (vi) anything else defined as site coverage; or (vii) anything else comprising landscaped area.
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P1	Provide minimum landscaped area and maximum un-built upon areas in accordance with Table B-1.7.
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TABLE B-1.7: Minimum Landscaped Area and Un-built Upon Area Requirements			
Residential Development Type	Lot Size (m²)	Landscaped Area (min)	Un-built Upon Area (max)
Detached dwelling, semi-detached dwelling, attached dwelling (including any secondary dwelling)	0-229	20%	20%
	230-499	30%	20%
	500-749	40%	20%
	750-999	45%	20%
	1000+	50%	20%
Dual occupancy	All	40%	15%
Multi-dwelling housing	All	30%	20%
Residential flat building	All	40%	15%



GREEN ROOF AREA



PHOTOGRAPH OF EXISTING



PROPOSED DESIGN IN EXISTING CONTEXT



PROPOSED DESIGN WITH APPROVED ENVELOPE AT 75-77 KIRRIBILLI AVE



REV A	NOTE DEVELOPMENT APPLICATION	DATE 15.09.2025	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 DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS & MAINTAINED. 7. MHNDU TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERT. NO. A1805978_02 AND STAMPED PLANS) INSULATION REQUIREMENTS EXTERNAL WALL: REFER TO BASIX CERTIFICATE NO. A1805978_02 ROOF & CEILING: R2.5 GLAZING SPEC & TYPE: REFER TO BASIX CERTIFICATE NO. A1805978_02 SOLAR ABSORPTANCE REQUIREMENTS ROOF: Dark (solar absorptance > 0.70)	ARCHITECT: MHNDUNION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com MHNDU Design Union Pty Ltd, ABN 34 003 717 682	PROJECT ADDRESS: 2 WARUDA STREET, KIRIBILLI 2061 NSW (LOT B IN DP 346417) DRAWING TITLE: PHOTOMONTAGE REF: BIMobout bdb-26 - BIMobout Basic for Archicad 2024-052 2 Waruda St, Kirribilli - DA	DRAWN BY: BW SCALE: @A1 ISSUE DATE: PROJECT NUMBER: 24-092	CHECKED: REVISION: A DWG NUMBER: 20
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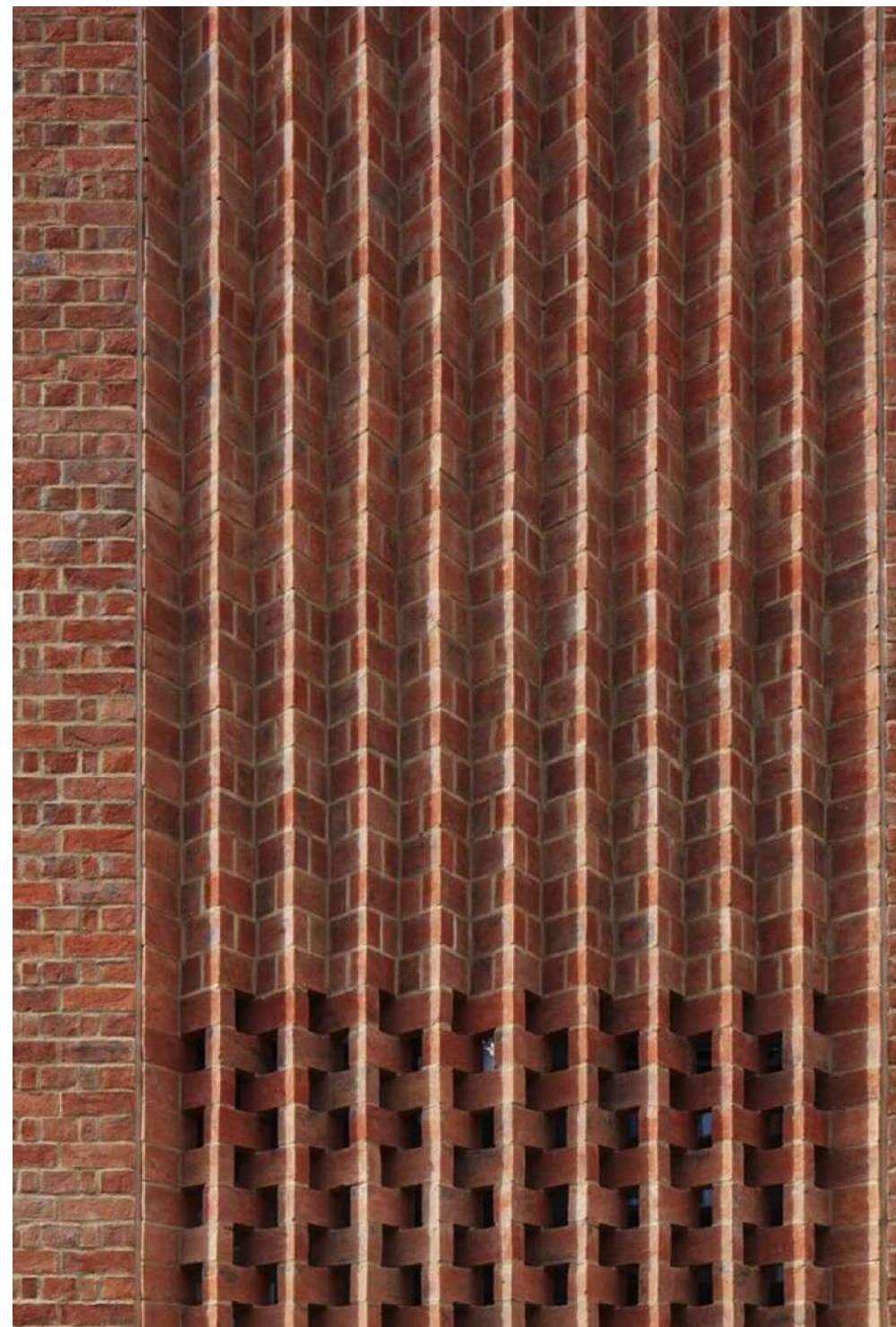
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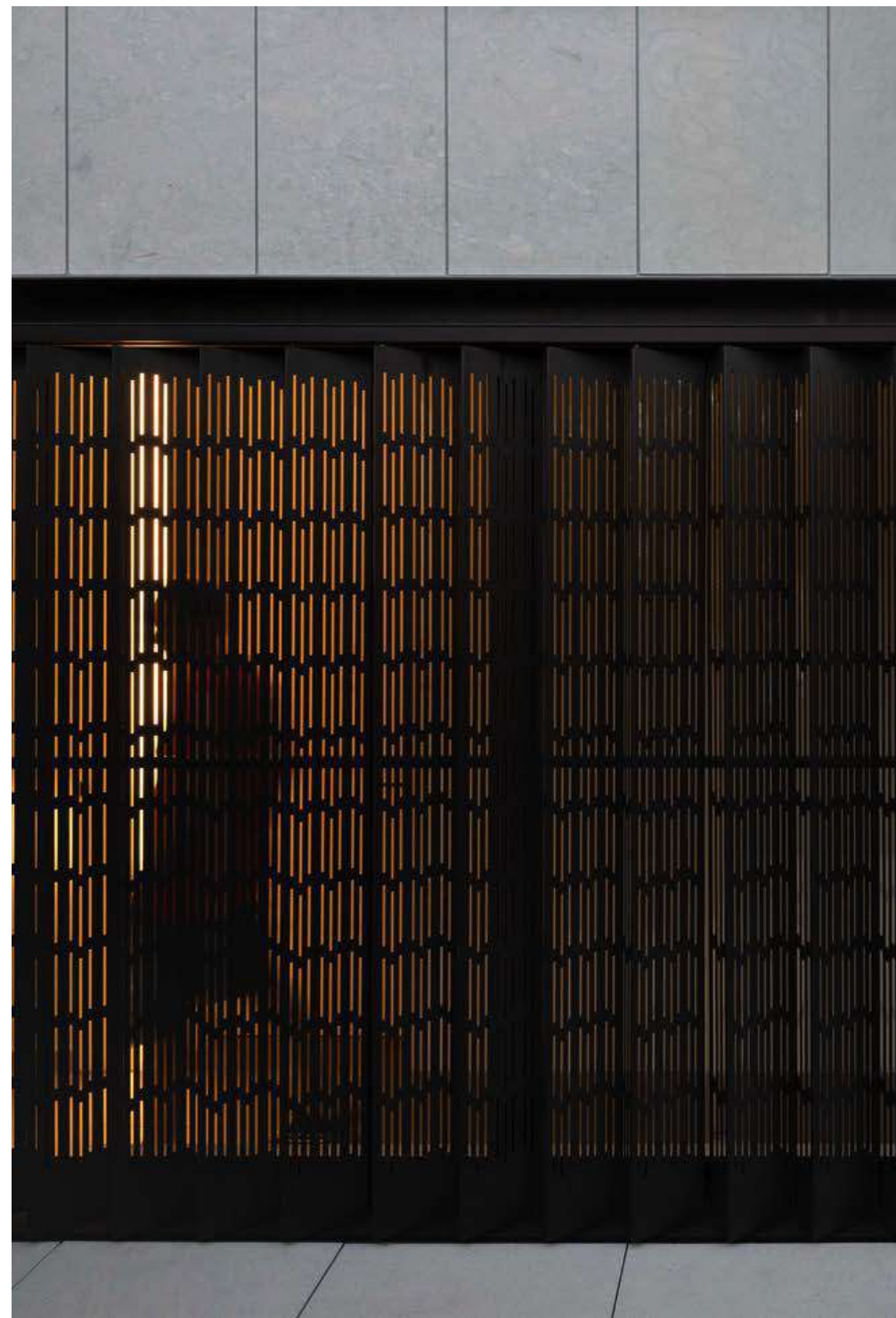
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HORIZONTAL BRICK CORBELLING



BRICK DETAILING

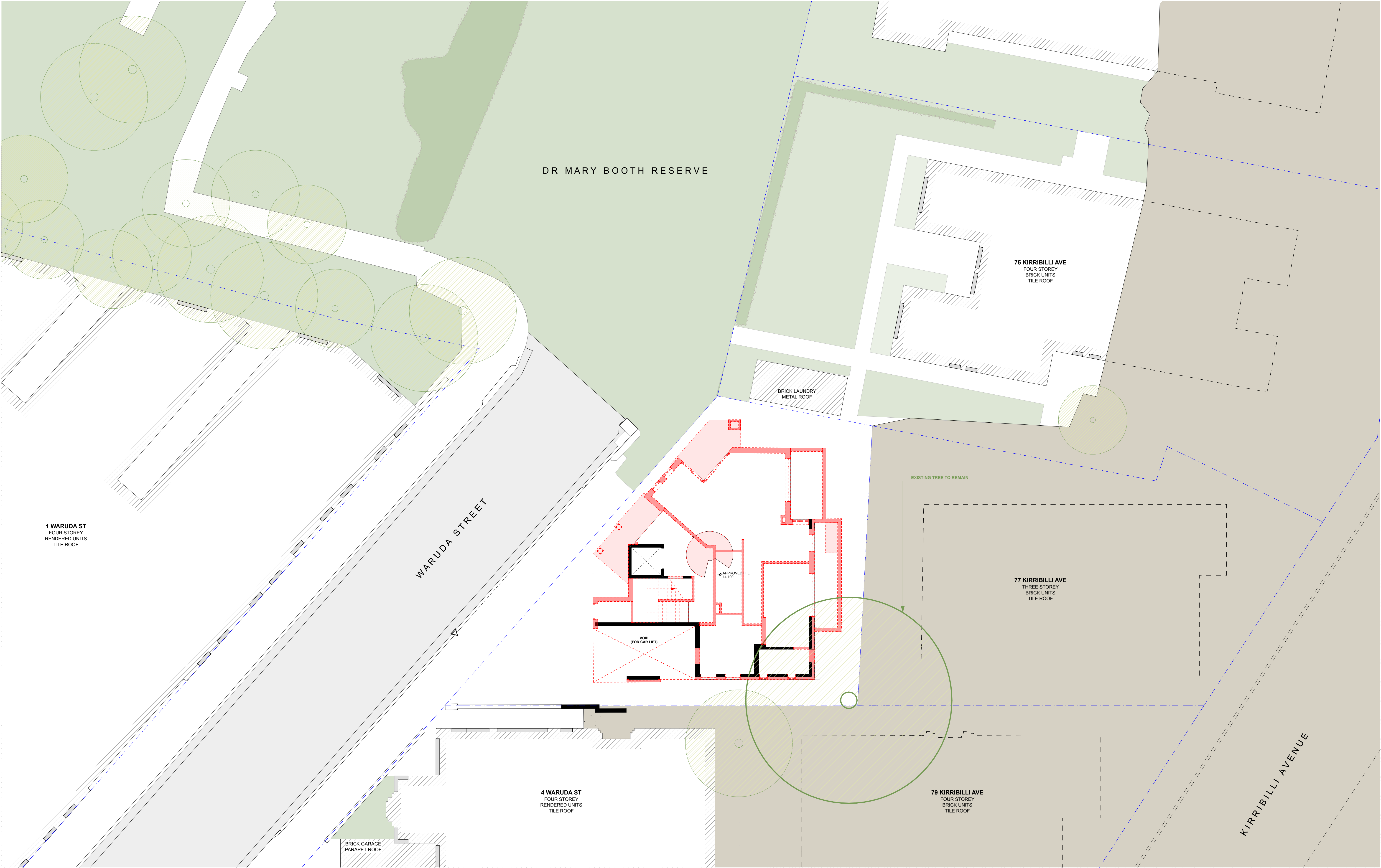
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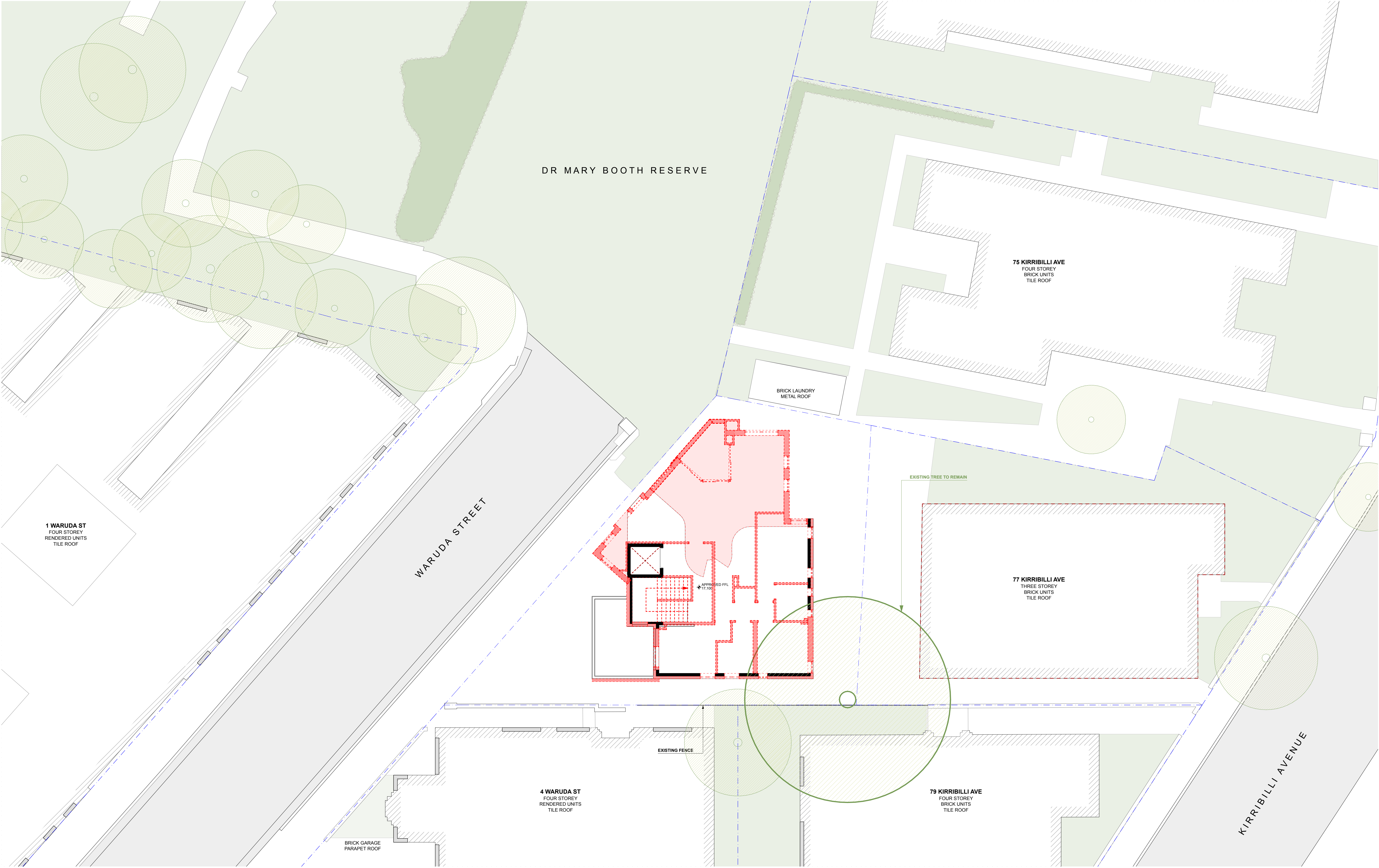
PERFORATED METALWORK

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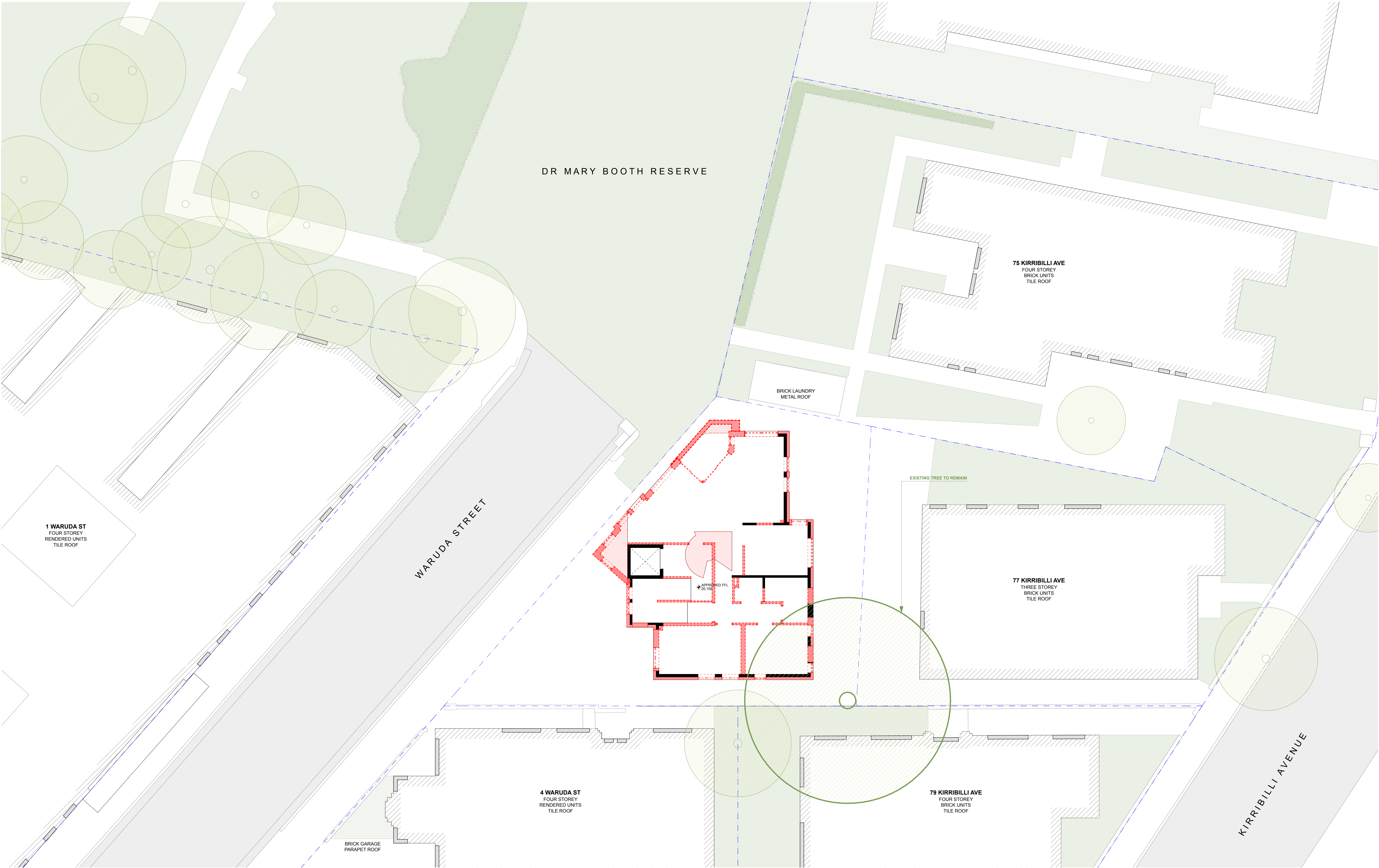
REV	NOTE	DATE	GENERAL NOTES	BASIX COMMITMENTS	ARCHITECT:	PROJECT ADDRESS:	DRAWN BY:	CHECKED:
A	DEVELOPMENT APPLICATION	15.09.2025	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF 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 DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 7. MHNDU TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	(ALL OTHER BASIX COMMITMENTS AS PER BASIX CERT. NO. A1805978_02 AND STAMPED PLANS) INSULATION REQUIREMENTS EXTERNAL WALL: REFER TO BASIX CERTIFICATE NO. A1805978_02 ROOF & CEILING: R2.5 GLAZING SPEC & TYPE: REFER TO BASIX CERTIFICATE NO. A1805978_02 SOLAR ABSORBANCE REQUIREMENTS ROOF: Dark (solar absorbance > 0.70)	MHNDUNION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com MHNDU Design Union Pty Ltd, ABN 34 003 717 682 NSW Registration Number 4907	2 WARUDA STREET, KIRIBILLI 2061 NSW (LOT B IN DP 346417) DRAWING TITLE: EXTERNAL FINISHES / BRICK DETAILING SCHEDULE	BW SCALE: @A1 ISSUE DATE: PROJECT NUMBER: 24-092	 REVISION: A DWG NUMBER: 21



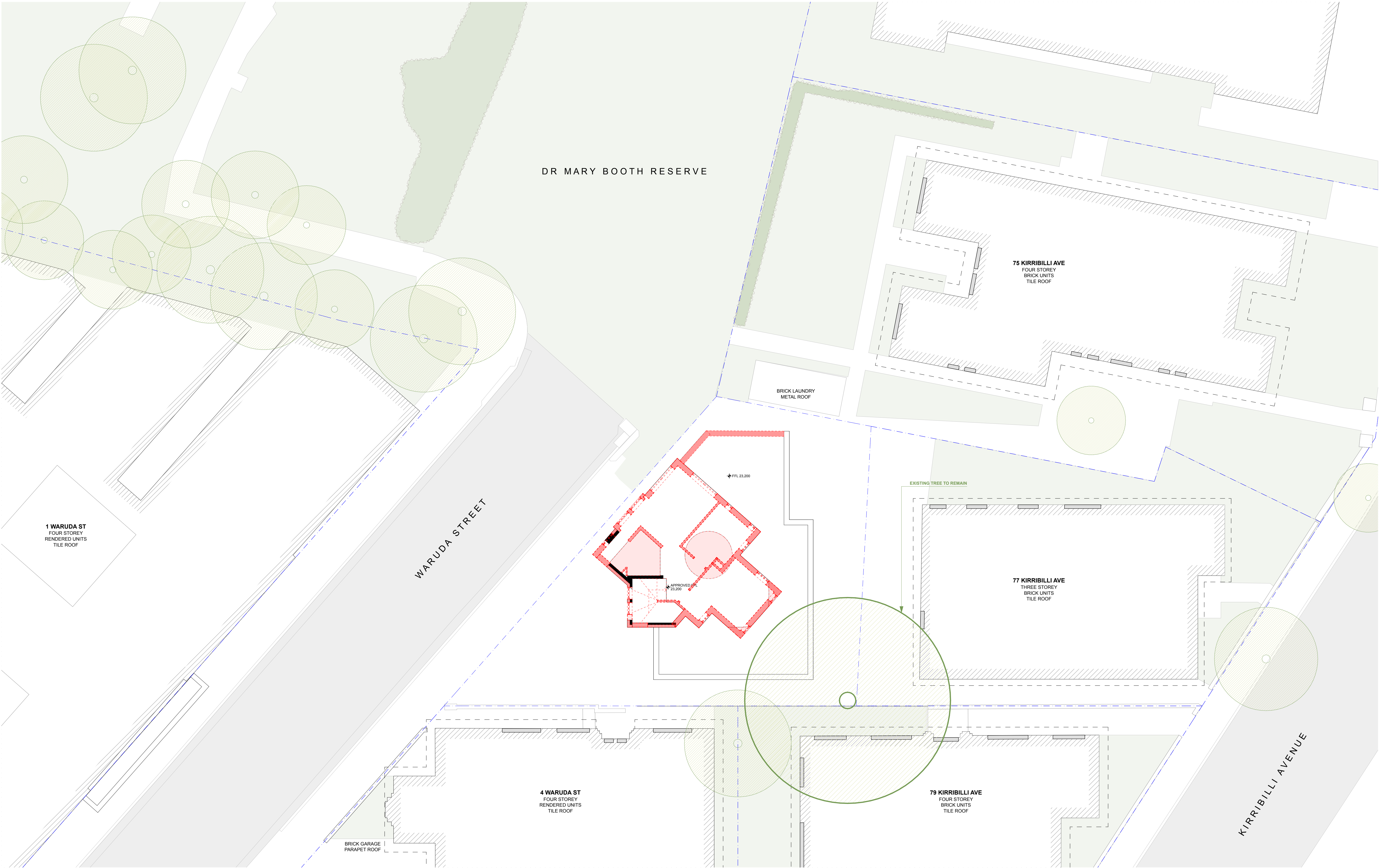
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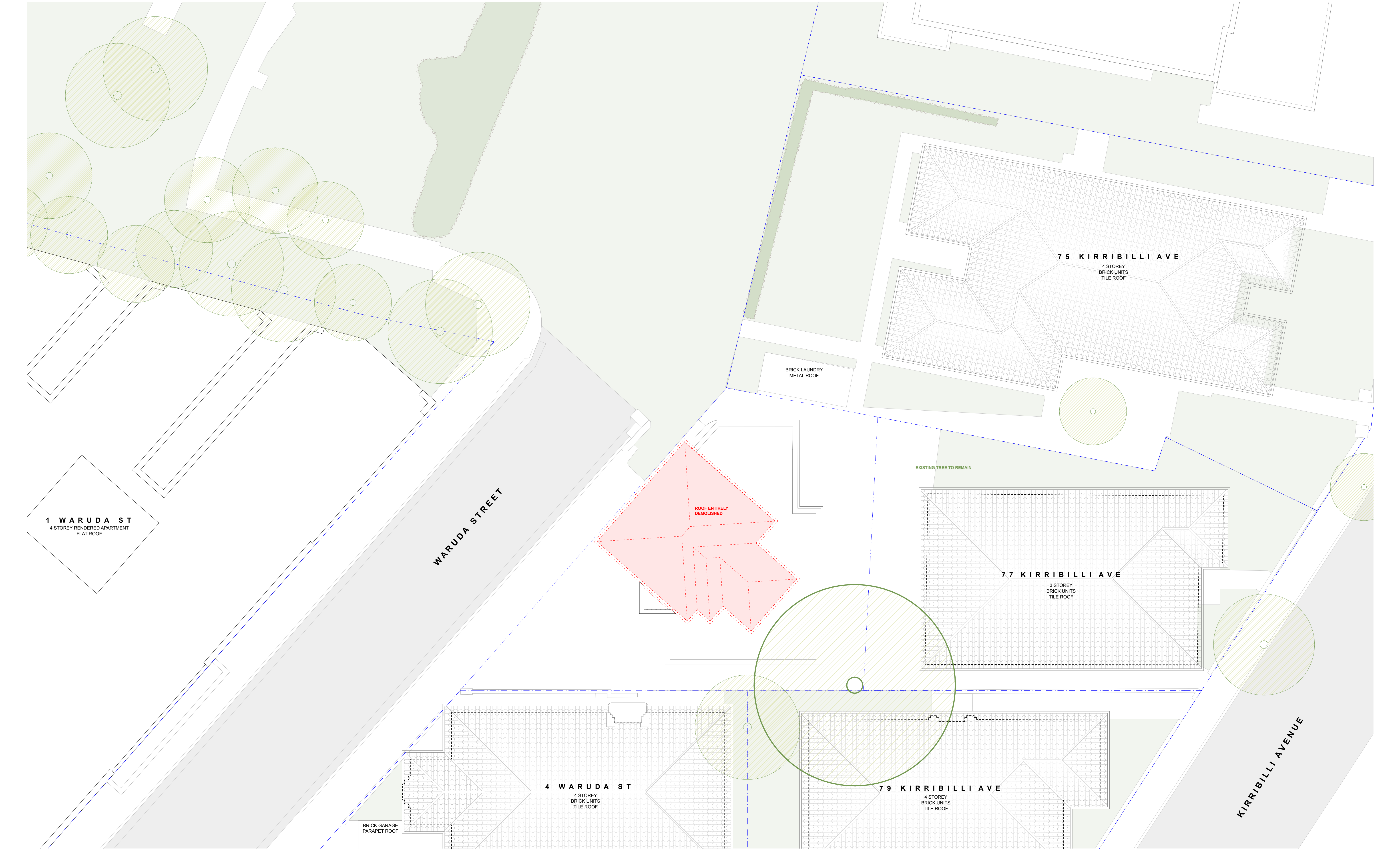
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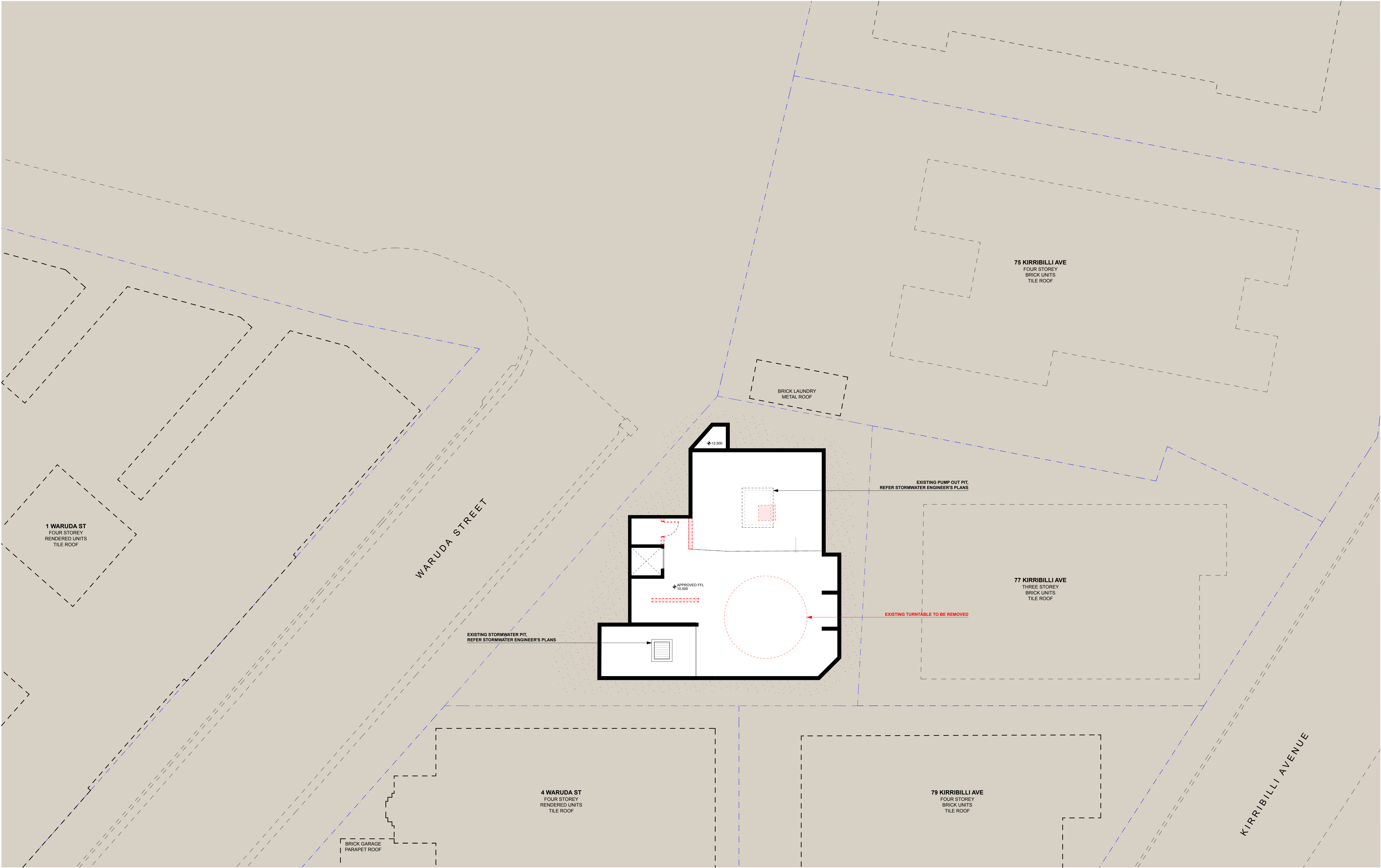
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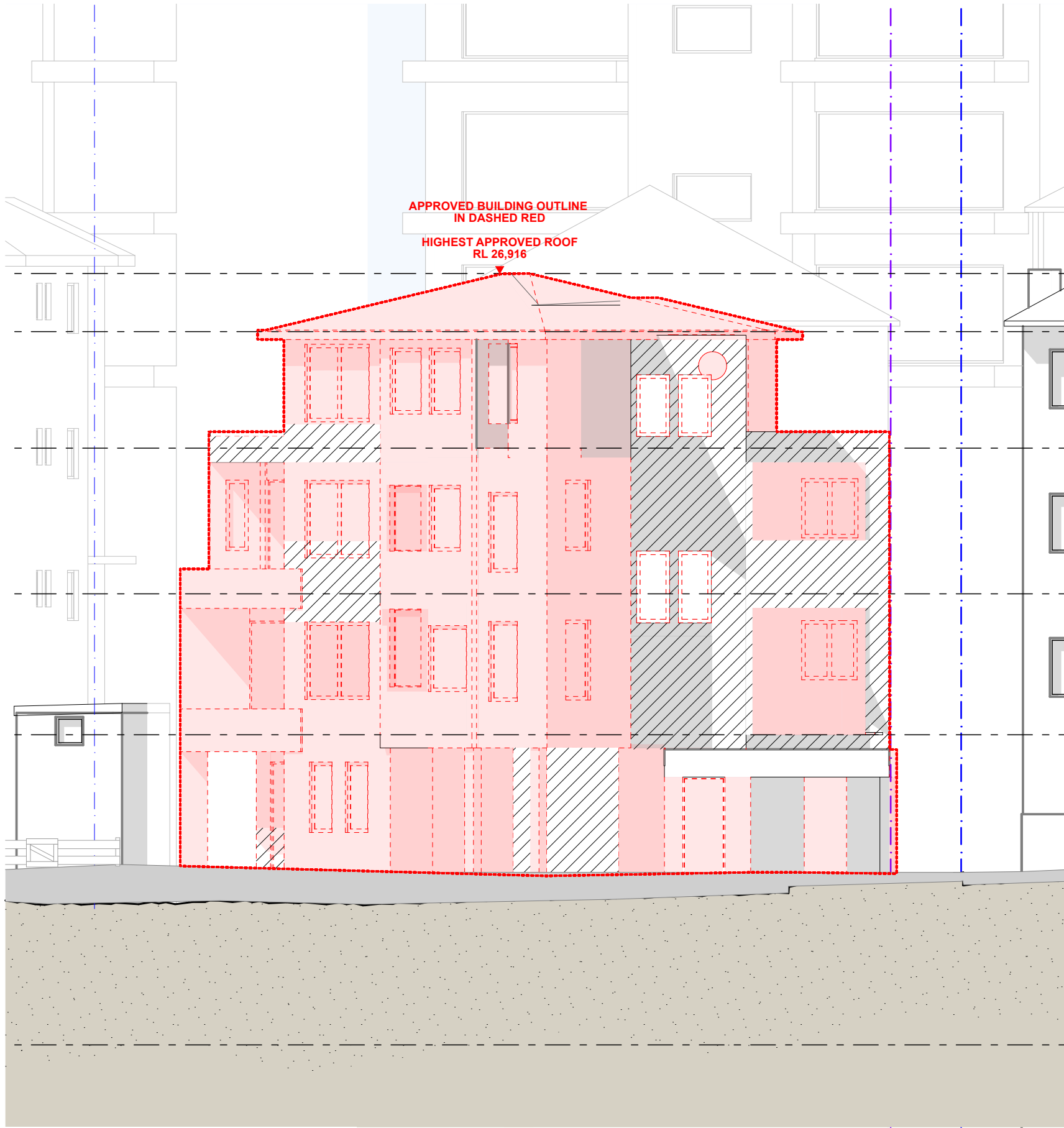
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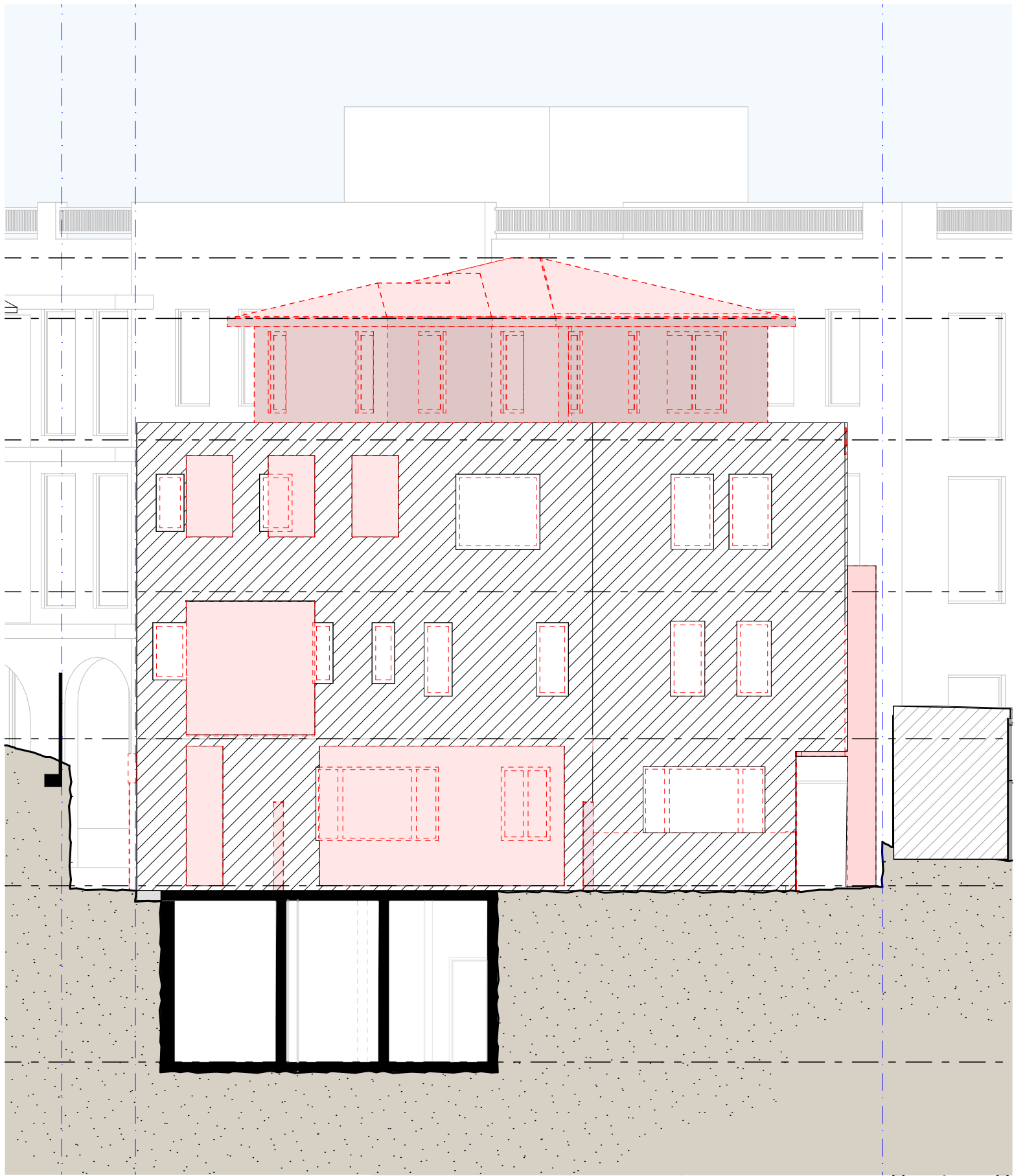
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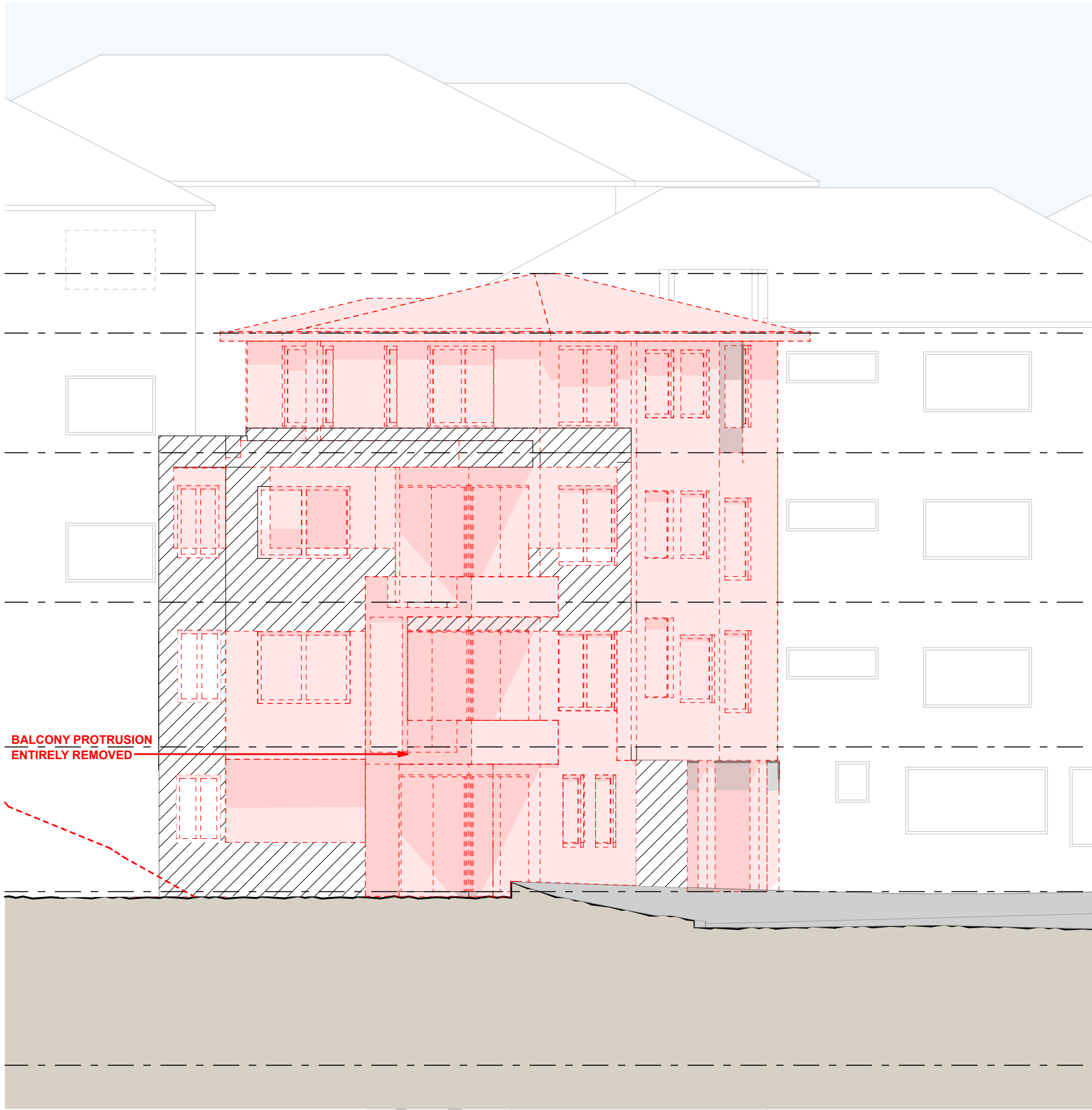
REV A	NOTE DEVELOPMENT APPLICATION	DATE 15.09.2025	GENERAL NOTES 1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT. 2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED. 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 DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 7. MHNDU TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERT. NO. A1805978_02 AND STAMPED PLANS) INSULATION REQUIREMENTS EXTERNAL WALL: REFER TO BASIX CERTIFICATE NO. A1805978_02 ROOF & CEILING: R2.5 GLAZING SPEC & TYPE: REFER TO BASIX CERTIFICATE NO. A1805978_02 SOLAR ABSORPTANCE REQUIREMENTS ROOF: Dark (solar absorptance > 0.70)	APPROVED WALLS (DA No.: 357/15/3) APPROVED SLABS TO BE REMOVED APPROVED WALLS/COLUMNS TO BE REMOVED	ARCHITECT: MHNDU N I O N 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com vHn Design Union Pty Ltd, ABN 94 003 717 682 NSW Registration Number 4907	PROJECT ADDRESS: 2 WARUDA STREET, KIRIBILLI 2061 NSW (LOT B IN DP 346417) DRAWING TITLE: BASEMENT DEMOLITION FLOOR PLAN Nominated Architect Bráin Meyerson REF: BHMdbout bdb-25 - BHMdbout Basic for Archibud 2024-052 2 Waruda St, Kirribilli - DA	DRAWN BY: BW SCALE: 1:100@A1 ISSUE DATE: PROJECT NUMBER: 24-092	CHECKED: REVISION: A DWG NUMBER: 27
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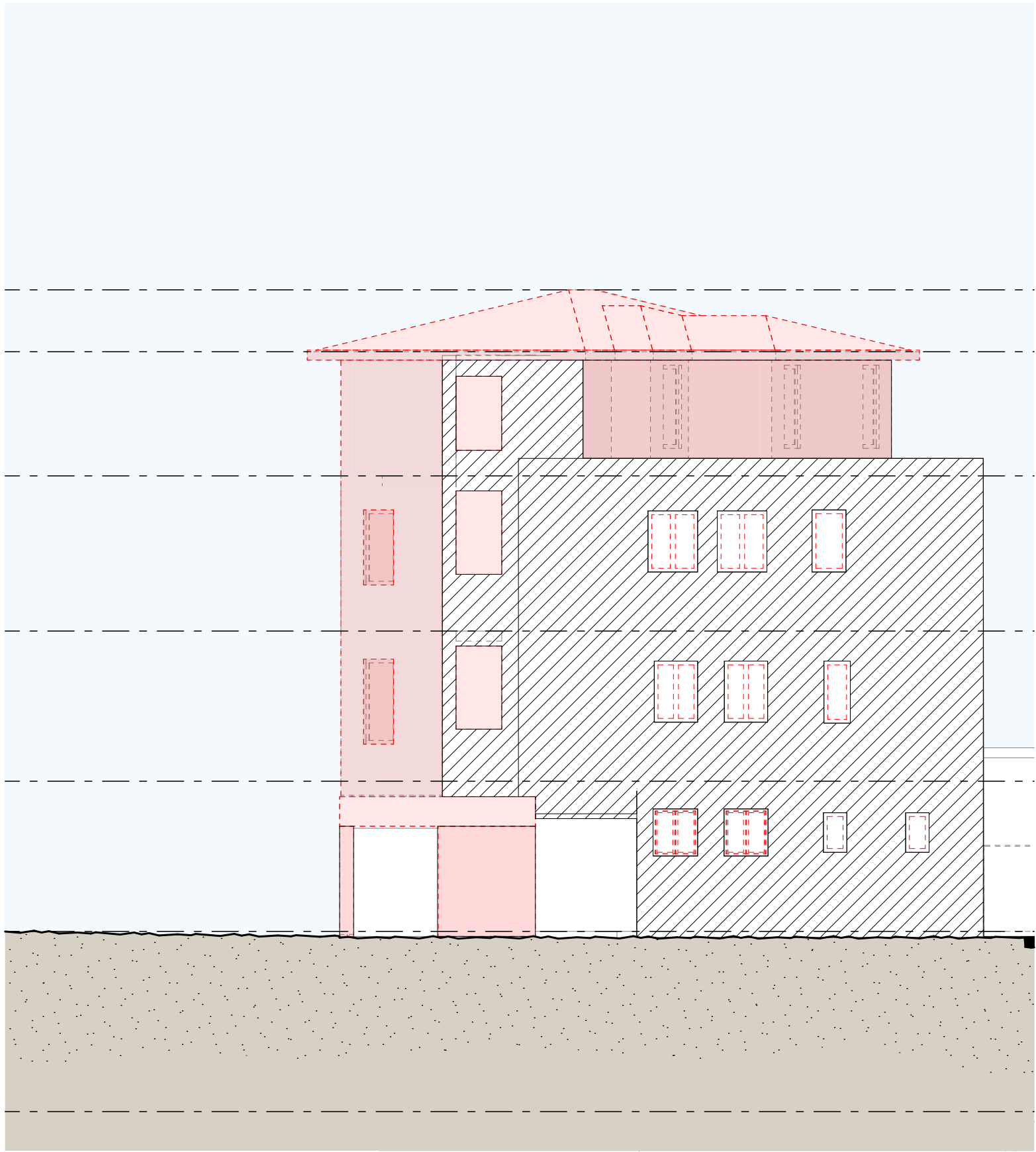
SOUTH ELEVATION



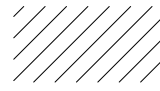
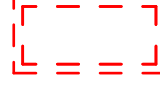
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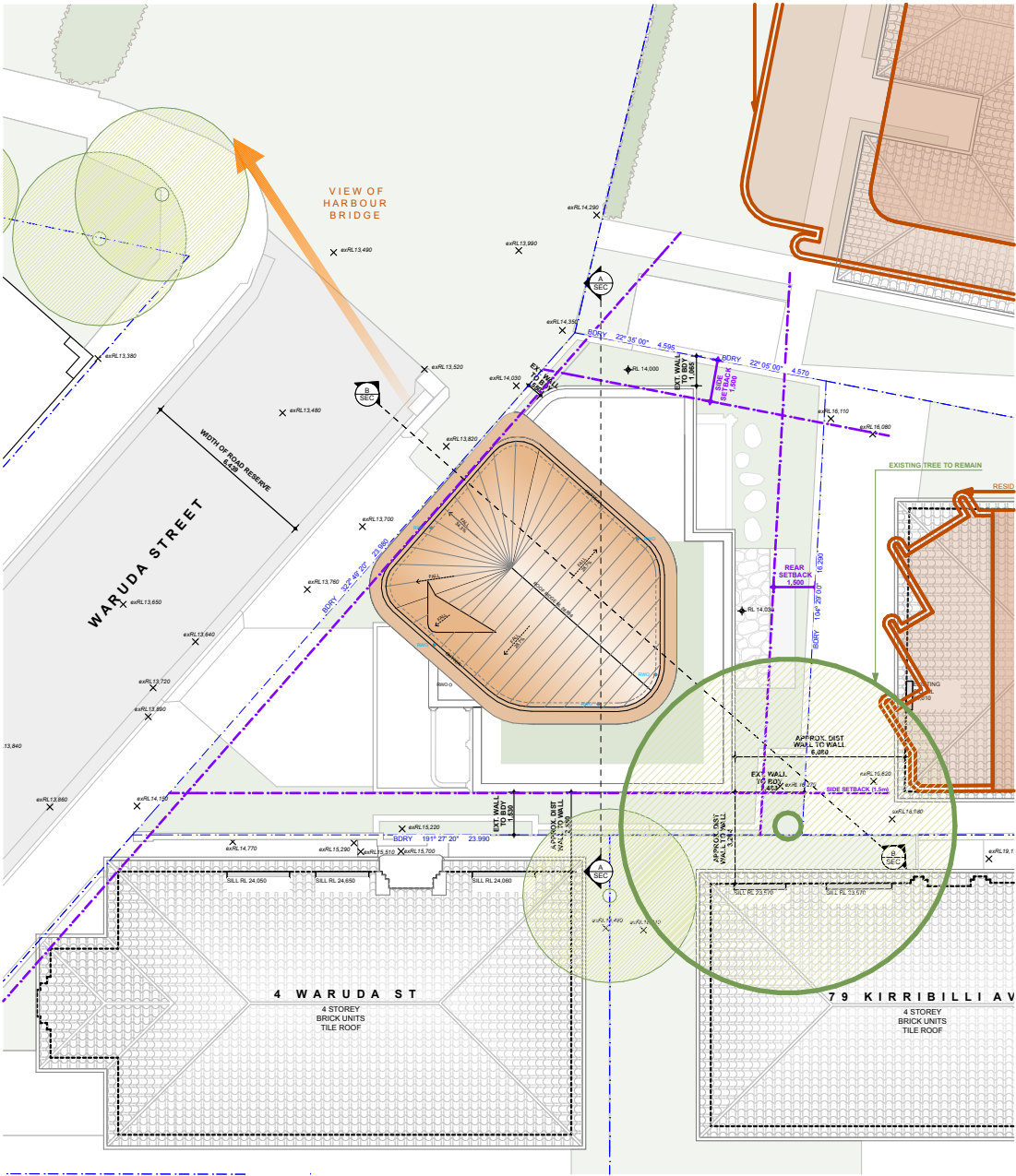


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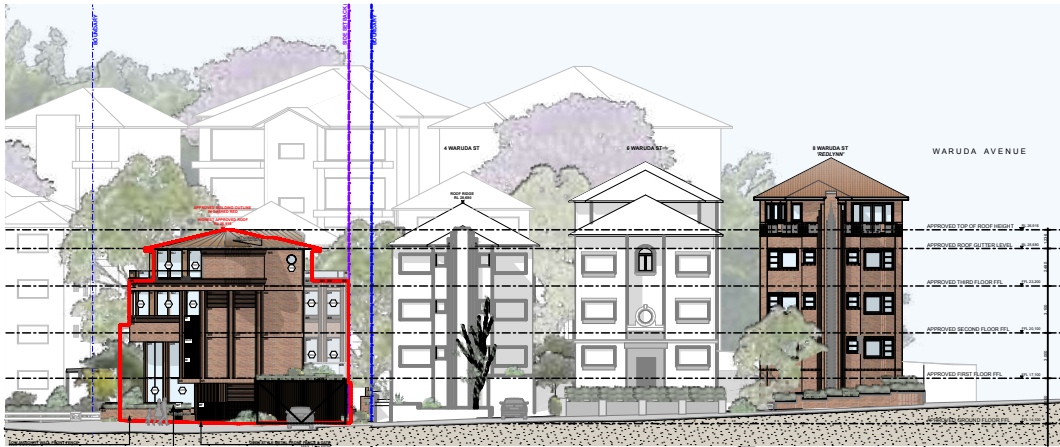


EAST ELEVATION

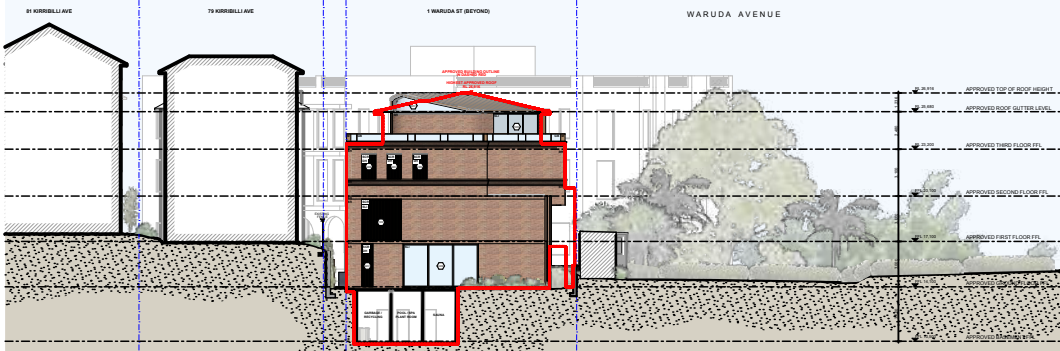
REV	NOTE	DATE	GENERAL NOTES	BASIC COMMITMENTS	INSULATION REQUIREMENTS	SOLAR ABSORPTANCE REQUIREMENTS	ONLY EXTERNAL BRICK CLADDING DEMOLISHED AND REPLACED	OVERLAPPING WINDOW/DOOR WITH WALL TO BE REMOVED - INDICATES NEW WALL INFILLED EXCEPT WHERE OVERLAP IS	ARCHITECT:	PROJECT ADDRESS:	DRAWN BY:	CHECKED:
A	DEVELOPMENT APPLICATION	15.09.2025	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 DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 7. MHNDU TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	ALL OTHER BASIC COMMITMENTS AS PER BASIC CERT. NO. A1805978_02 AND STAMPED PLANS	EXTERNAL WALL: REFER TO BASIC CERTIFICATE NO. A1805978_02 ROOF & CEILING: REFER TO BASIC CERTIFICATE NO. A1805978_02 GLAZING SPEC & TYPE: REFER TO BASIC CERTIFICATE NO. A1805978_02	ROOF: Dark (solar absorptance > 0.70)	 ONLY EXTERNAL BRICK CLADDING DEMOLISHED AND REPLACED	 OVERLAPPING WINDOW/DOOR WITH WALL TO BE REMOVED - INDICATES NEW WALL INFILLED EXCEPT WHERE OVERLAP IS	MHNDU UNION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com vHNV Design Union Pty Ltd, ABN 94 003 717 682 NSW Registration Number 4907	2 WARUDA STREET, KIRIBILLI 2061 NSW (LOT B IN DP 346417)	BW	
							 APPROVED WINDOWS/DOORS TO BE REMOVED, THEN INFILLED				SCALE: 1:100@A1	
							 APPROVED WALLS/COLUMNS/ SLABS TO BE REMOVED, NO INFILL				ISSUE DATE:	REVISION: A
											PROJECT NUMBER: 24-092	DWG NUMBER: 28



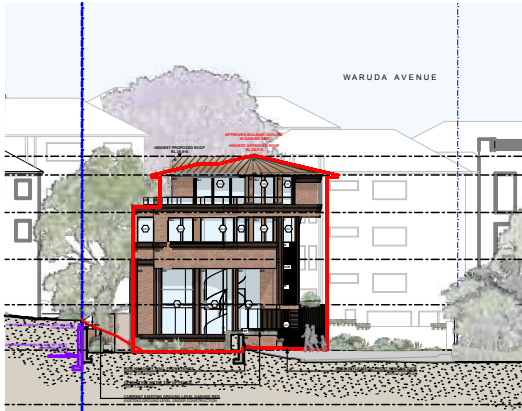
SITE PLAN (1:250)



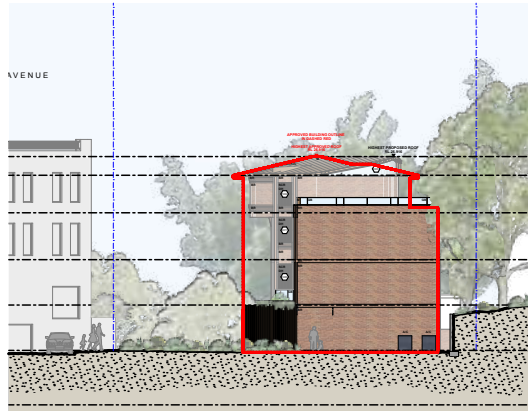
NORTH ELEVATION (1:500)



NORTH ELEVATION (1:500)



WEST ELEVATION (1:500)



EAST ELEVATION (1:500)

REV A	NOTE DA SUBMISSION	DATE 15.09.2025	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 DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED. 7. MHNDU TO REVIEW ALL CONTRACTORS' DETAILED DRAWINGS (SETTING OUT PRIOR TO CONSTRUCTION). 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERT. NO. A1805978_02 AND STAMPED PLANS) INSULATION REQUIREMENTS EXTERNAL WALL, ROOF & CEILING: GLAZING SPEC & TYPE: REFER TO BASIX CERTIFICATE NO. A1805978_02 REFER TO BASIX CERTIFICATE NO. A1805978_02 SOLAR ABSORBANCE REQUIREMENTS ROOF: Dark (solar absorbance > 0.70)	MHNDU UNION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com vHN Design Urban Pty Ltd. AEN 94 003 717 682 Nonnapped Architect Brian Meyerson NSW Registration Number 4907	DRAWING TITLE: NOTIFICATION PLAN PROJECT ADDRESS: 2 WARUDA STREET, KIRIBILLI NSW (LOT B IN DP 346417) REF: Bimcloud: beb-26 - Bimcloud Basic for Archicad 26/24-092 2 Waruda St, Kirribilli - DA	SCALE: 1:250, 1:500@A4 ISSUE DATE: 15/09/2025 PROJECT NUMBER: 24-092	DRAWN BY: BW CHECKED: #### REVISION: A DWG NUMBER: 29
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