

**96-98 BEN BOYD RD,
NEUTRAL BAY
NSW 2089**

OCTOBER 28TH, 2022

DWG NO.	DRAWING NAME	REV
DA 0000	COVERPAGE	C
DA 0001	PROJECT SUMMARY	C
DA 1000	SITE CONTEXT	C
DA 1000	SITE PLAN	C
DA 1001	SITE ANALYSIS	C
DA 1003	DEMOLITION PLAN	C
DA 2000	BASEMENT 02 PLAN	C
DA 2001	BASEMENT 01 PLAN	C
DA 2002	GROUND FLOOR PLAN	C
DA 2003	LEVEL 1 FLOOR PLAN	C
DA 2004	LEVEL 2 FLOOR PLAN	C
DA 2005	LEVEL 3 FLOOR PLAN	C
DA 2006	LEVEL 4 FLOOR PLAN	C
DA 2007	LEVEL 5 FLOOR PLAN	C
DA 2008	ROOF PLAN	C
DA 3000	ELEVATION NORTH	C
DA 3001	ELEVATION SOUTH	C
DA 3002	ELEVATION EAST	C
DA 3003	ELEVATION WEST	C
DA 3100	SECTION A	C
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DA 6003	PHOTOMONTAGE: BEN BOYD RD NORTH	B
DA 6004	PHOTOMONTAGE: INTERNAL COURTYARD	B
DA 9100	SEPP 65 - SOLAR & CROSS VENTILATION	C
DA 9101	SEPP 65 - STORAGE	C
DA 9102	LANDSCAPE CALCULATION	C
DA 9103	SITE COVERAGE DIAGRAM	C
DA 9104	HEIGHT PLANE DIAGRAM	C
DA 9200	VIEWS FROM SUN - JUNE 21st	C
DA 9201	SHADOW DIAGRAMS - JUNE 21ST 9AM	C
DA 9202	SHADOW DIAGRAMS - JUNE 21ST 10AM	C
DA 9203	SHADOW DIAGRAMS - JUNE 21ST 11AM	C
DA 9204	SHADOW DIAGRAMS - JUNE 21ST 12PM	C
DA 9205	SHADOW DIAGRAMS - JUNE 21ST 1PM	C
DA 9206	SHADOW DIAGRAMS - JUNE 21ST 2PM	C
DA 9207	SHADOW DIAGRAMS - JUNE 21ST 3PM	C
DA 9208	SHADOW DIAGRAMS - EQUINOX 9AM	C
DA 9209	SHADOW DIAGRAMS - EQUINOX 12PM	C
DA 9210	SHADOW DIAGRAMS - EQUINOX 3PM	C
DA 9300	WASTE MANAGEMENT PLAN	C
DA 9301	ADAPTABLE UNIT - LEVEL 3 & 4	C

REV B - AMENDED DA SUBMISSION POST 34

- BUILDING RAISED.
- CENTRAL REBATE REMOVED. BUILDING ENVELOPE CONSOLIDATED INTO SINGLE BLOCK.
- BASEMENT PLANS REDESIGNED, REDUCING BASEMENT FOOTPRINT AND EXCAVATION VOLUME.
- HIGHVIEW LANE CAR LIFT MOVED SOUTH.
- NORTHERN UNITS ON GROUND REPLACED WITH PARKING.
- DEEP SOIL ZONE TO NORTHERN SETBACK REINSTATED.
- EXTENT AND PROPOSED RECONSTRUCTION OF EXISTING ROCK WALL TO SUIT NEW HERITAGE METHODOLOGY.
- SOUTH FACING APARTMENTS ON GROUND AND LEVEL 1 COMBINED INTO TWO STOREY UNITS.
- INTERNAL APARTMENT LAYOUTS REDESIGNED.
- COMMUNAL ROOM ADDED TO GROUND FLOOR.
- SOUTHERN, EASTERN AND WESTERN SETBACK INCREASED.
- WESTERN AND SOUTHERN SETBACK ON LEVEL 5 INCREASED.
- LANDSCAPED AREA, SITE COVERAGE, STORAGE AREA CALCULATIONS AMENDED.
- SOLAR & CROSS VENTILATION CALCULATIONS AMENDED.
- VIEWS FROM SUN AND SHADOW DIAGRAMS UPDATED.
- WASTE MANAGEMENT PLAN UPDATED.
- ADAPTABLE UNIT LAYOUTS UPDATED.
- HEIGHT PLANE DIAGRAM UPDATED.

REV C - AMENDED DA SUBMISSION POST 34

- COMMUNAL OPEN SPACE CALCULATION AMENDED.

**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE	ALL CONTRIBUTION TO COMPLY AT MINIMUM WITH CLASSIFIED AUSTRALIAN STANDARDS	ADDITIONAL COMMENTS TO COMPLY WITH CLASSIFIED AUSTRALIAN STANDARDS	NOTES	ARCHITECT	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:	
A	DEVELOPMENT APPLICATION	18/02/22				MHNDUNION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com NSW Reg Number 1002	COVERPAGE	1:1@A3			
B	AMENDED DA SUBMISSION POST 34	28/10/22					PROJECT ADDRESS:	1/11/22			
C	AMENDED DA SUBMISSION POST 34	1/11/22					LOT / SECTION / DP NO.:	1/11/22			
							96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089	LOT A DP946364 & SP61709			
							APPLICANT:	PROJECT NUMBER:			
							AIDOP NO 3 PTY LTD	21-095			
							SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009				DA 0000

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Version: 1, Version Date: 16/12/2022

NSW Planning and Infrastructure - Building and Planning - 2022-01-01 - 2022-01-01 - 2022-01-01 - 2022-01-01

PROJECT SUMMARY

APARTMENT	2 BED	3 BED	TOTAL	ACCESSIBLE
LEVEL 1	4	2	6	
LEVEL 2	0	4	4	
LEVEL 3	0	4	4	2
LEVEL 4	0	4	4	2
LEVEL 5	0	3	3	
	4	17	21	4

PARKING	RESIDENTIAL	VISITOR	TOTAL	ACCESSIBLE
CARS	29	4	33	5
MOTORBIKES	4	0	4	
BIKES	21	3	24	

ADG & DCP CONTROLS	PROPOSED	CONTROL
STORAGE (m³) * - INTERNAL		8m³ / 2 BED
- EXTERNAL		10m³ / 3 BED
TOTAL	456 m³	202m³
2HRS+ SOLAR ACCESS *	15 (71%)	14.7 (70%)
CROSS VENTILATION *	19 (90%)	12.6 (60%)
PRIVATE SPACE *	644 m²	10m² / 2 BED 12m² / 3 BED 244m²
COMMUNAL OPEN SPACE *	426 m² (25.07%)	424.84 m² (25%)
DEEP SOIL *	REFER TO LANDSCAPE ARCHITECT'S DOCUMENT	118.95 m² (7%)
SITE COVERAGE	825 m² (48.55%)	764.71 m² (45%)

* 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.

REV B - AMENDED DA SUBMISSION POST 34

- BASEMENT PLANS REDESIGNED, REDUCING BASEMENT FOOTPRINT AND EXCAVATION VOLUME. PARKING NUMBERS UPDATED.
- LANDSCAPED AREA, SITE COVERAGE, STORAGE AREA CALCULATIONS AMENDED.
- SOLAR & CROSS VENTILATION CALCULATIONS AMENDED.

REV C - AMENDED DA SUBMISSION POST 34

- COMMUNAL OPEN SPACE CALCULATION AMENDED.

LAND & ENVIRONMENT COURT
NSW
APPROVED

Date: 30 November 2022



REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY WITH AS/NZS 1171:2011 AND AS/NZS 1171:2012	ADDITIONAL REMARKS TO COMPLY WITH REQUIREMENTS OF THE ACT AND LOCAL GOVERNMENT AS APPLICABLE	NOTES
A	DEVELOPMENT APPLICATION	18/02/22			
B	AMENDED DA SUBMISSION POST 34	28/10/22			
C	AMENDED DA SUBMISSION POST 34	11/11/22			

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
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www.mhndunion.com

DRAWING TITLE:
PROJECT SUMMARY
PROJECT ADDRESS:
95-99 BEN BOYD RD,
NEUTRAL BAY NSW 2089
APPLICANT:
ABOP NO 3 PTY LTD
SUITE 505, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE: 1:1@A3
ISSUE DATE: 1/11/22
PROJECT NUMBER: 21-095
DRAWN BY:
CHECKED:
REVISION: C
DWG NUMBER: DA 0001



NO AMENDMENTS TO THIS DRAWING

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	18/03/22
B	AMENDED DA SUBMISSION POST 24	28/10/22
C	AMENDED DA SUBMISSION POST 24	17/11/22

REVISIONS	DESCRIPTION	DATE
1	AS PER DA SUBMISSION	18/03/22
2	AS PER AMENDED DA SUBMISSION	28/10/22
3	AS PER AMENDED DA SUBMISSION	17/11/22

REVISIONS	DESCRIPTION	DATE
4	AS PER DA SUBMISSION	18/03/22
5	AS PER AMENDED DA SUBMISSION	28/10/22
6	AS PER AMENDED DA SUBMISSION	17/11/22

REVISIONS	DESCRIPTION	DATE
7	AS PER DA SUBMISSION	18/03/22
8	AS PER AMENDED DA SUBMISSION	28/10/22
9	AS PER AMENDED DA SUBMISSION	17/11/22

LAND & ENVIRONMENT COURT
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Date: 30 November 2022

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DRAWING TITLE:
SITE CONTEXT

PROJECT ADDRESS:
**96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2088**

APPLICANT:
**AIDOP NO 3 PTY LTD
SUITE 504, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009**

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

SCALE:
1:1000@A3

ISSUE DATE:
1/11/22

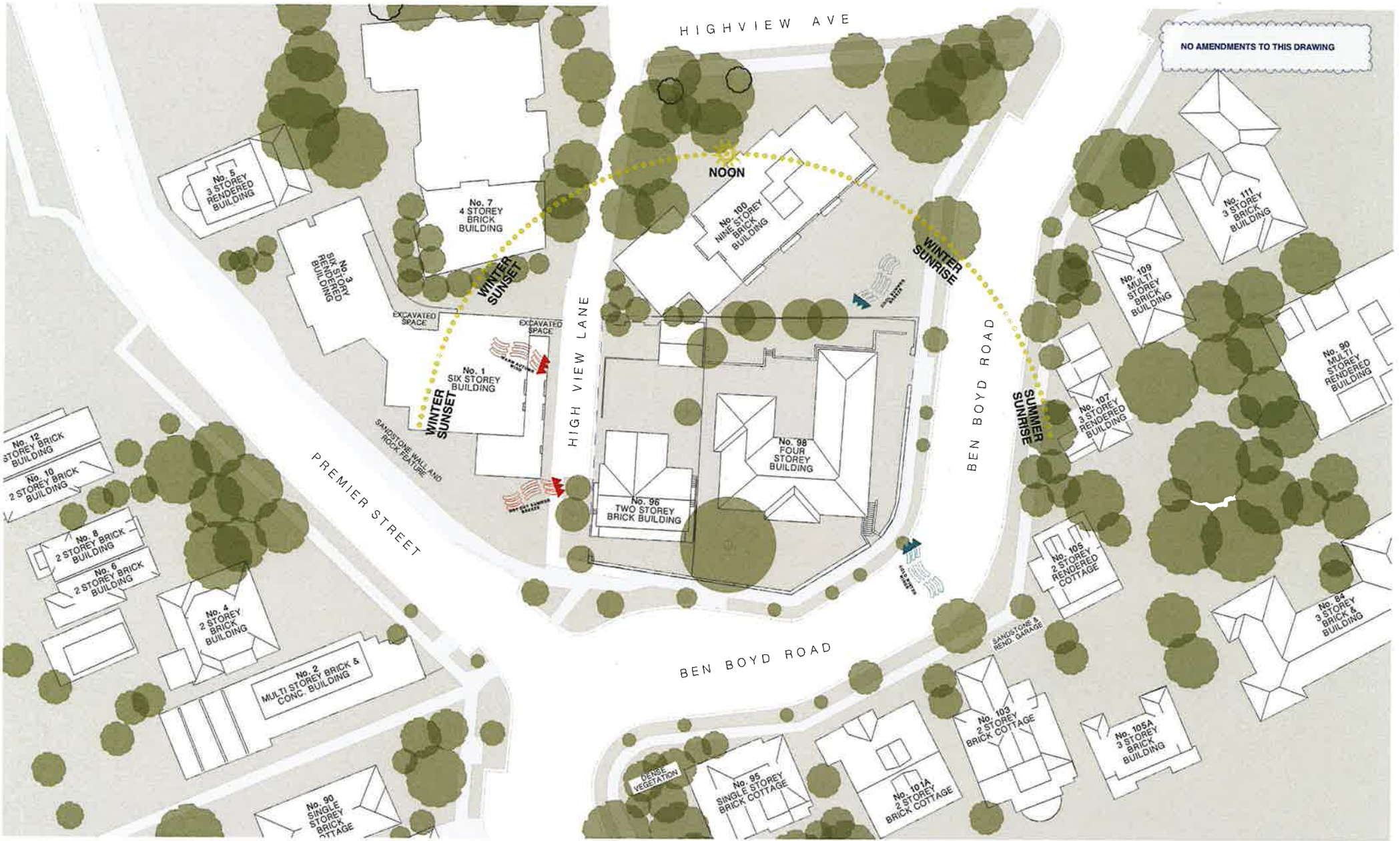
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21-095

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REVISION:
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DWG NUMBER:
DA 1000



NO AMENDMENTS TO THIS DRAWING

LAND & ENVIRONMENT COURT
NSW

APPROVED
Date: 30 November 2022

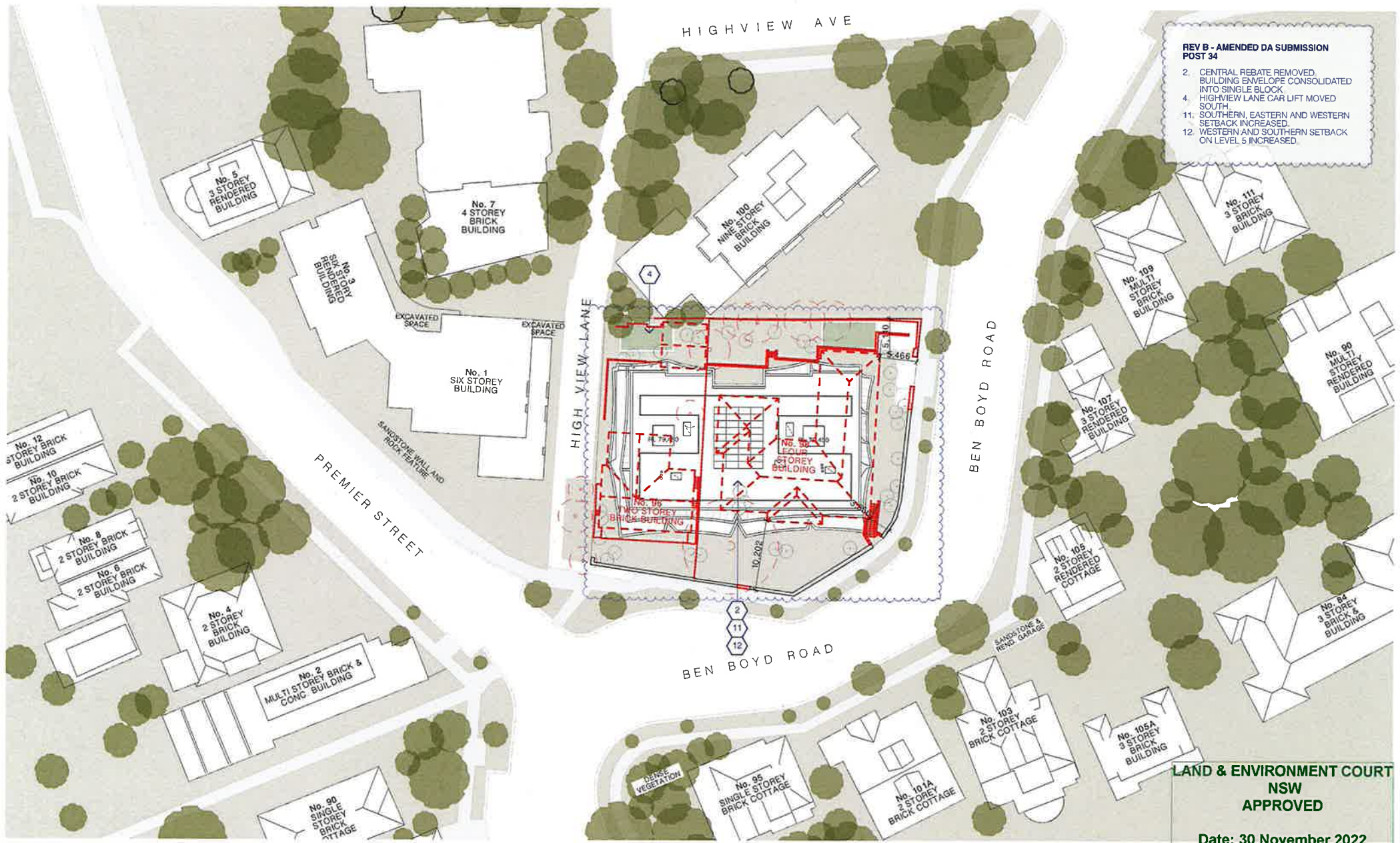
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MHNDUNION
35 RICHARDS LANE
SURREY HILLS SYDNEY NSW 2010
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F +61 2 9101 1100
www.mhndunion.com.au
MHN Design Value Pty Ltd
APR 20 2022 11:26 AM
NSW Registered Planner 2022

DRAWING TITLE:
SITE ANALYSIS
PROJECT ADDRESS:
98-99 BEN BOYD RD,
NEUTRAL BAY NSW 2089
APPLICANT:
ADOP NO 3 PTY LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2008

SCALE: 1:500@A3
ISSUE DATE: 1/11/22
PROJECT NUMBER: 21-095
DRAWN BY:
CHECKED:
REVISION: C
DWG NUMBER: DA 1001

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	18/02/22
B	AMENDED DA SUBMISSION POST 34	28/10/22
C	AMENDED DA SUBMISSION POST 34	1/11/22

REVISIONS	DESCRIPTION	DATE
1	ALL CONSTRUCTION TO COMPLY WITH MINIMUM BCA CLASS 4 & 5 REQUIREMENTS	
2	CLASS 4 & 5 MATERIALS & FINISHES	
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100	CLASS 4 & 5 MATERIALS & FINISHES	



REV B - AMENDED DA SUBMISSION POST 34

2. CENTRAL REBATE REMOVED. BUILDING ENVELOPE CONSOLIDATED INTO SINGLE BLOCK
4. HIGHVIEW LANE CAR LIFT MOVED SOUTH.
11. SOUTHERN, EASTERN AND WESTERN SETBACK INCREASED.
12. WESTERN AND SOUTHERN SETBACK ON LEVEL 5 INCREASED.

LAND & ENVIRONMENT COURT NSW APPROVED

Date: 30 November 2022

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	18/0/22
B	AMENDED DA SUBMISSION POST 34	26/10/22
C	AMENDED DA SUBMISSION POST 34	1/11/22

ALL CONSTRUCTION TO COMPLY WITH NSW CLASS 2 & 3 BUILDING STANDARDS

CLAUSE 10 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 11 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 12 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 13 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 14 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 15 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 16 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 17 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 18 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 19 - APPROVED ARCHITECTURAL DESIGN

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CLAUSE 35 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 36 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 37 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 38 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 39 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 40 - APPROVED ARCHITECTURAL DESIGN

ARTIFICIAL LIGHTING TO COMPLY WITH CLASS 2 & 3 BUILDING STANDARDS

CLAUSE 10 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 11 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 12 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 13 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 14 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 15 - APPROVED ARCHITECTURAL DESIGN

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CLAUSE 38 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 39 - APPROVED ARCHITECTURAL DESIGN

CLAUSE 40 - APPROVED ARCHITECTURAL DESIGN

NOTES:

EX EXISTING

FFL FINISHED FLOOR LEVEL

BLD BUILDING

RED REQUIRED LEVEL

BOUNDARY

EX EXISTING TO BE DEMOLISHED

EX EXISTING TO BE RETAINED

PROPOSED LANDSCAPE

ARCHITECT:

MHNDUNION

35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010

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WWW.MHNDUNION.COM

Not a Registered Architect
Not a Registered Planner

DRAWING TITLE:
SITE PLAN

PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2088

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

LOT / SECTION / DP NO:
LOT A DP348264 & SP61709

SCALE: 1:500@A3

ISSUE DATE: 1/11/22

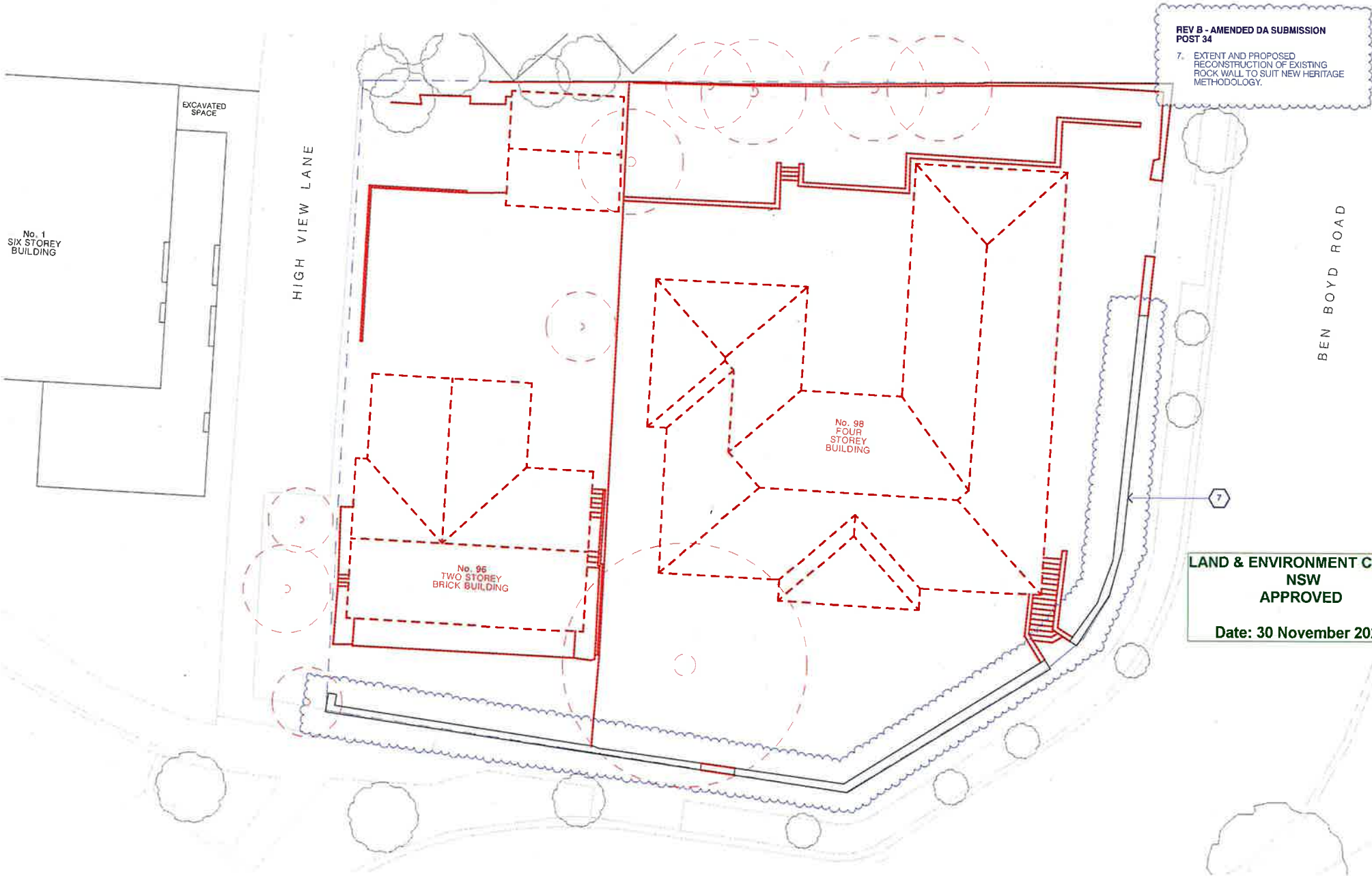
PROJECT NUMBER: 21-095

DRAWN BY:

CHECKED:

REVISION:
C

DWG NUMBER:
DA 1000



REV B - AMENDED DA SUBMISSION POST 34
 7. EXTENT AND PROPOSED RECONSTRUCTION OF EXISTING ROCK WALL TO SUIT NEW HERITAGE METHODOLOGY.

LAND & ENVIRONMENT COURT
 NSW
 APPROVED
 Date: 30 November 2022

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	19/022
B	AMENDED DA SUBMISSION POST 34	26/10/22
C	AMENDED DA SUBMISSION POST 34	11/12/22

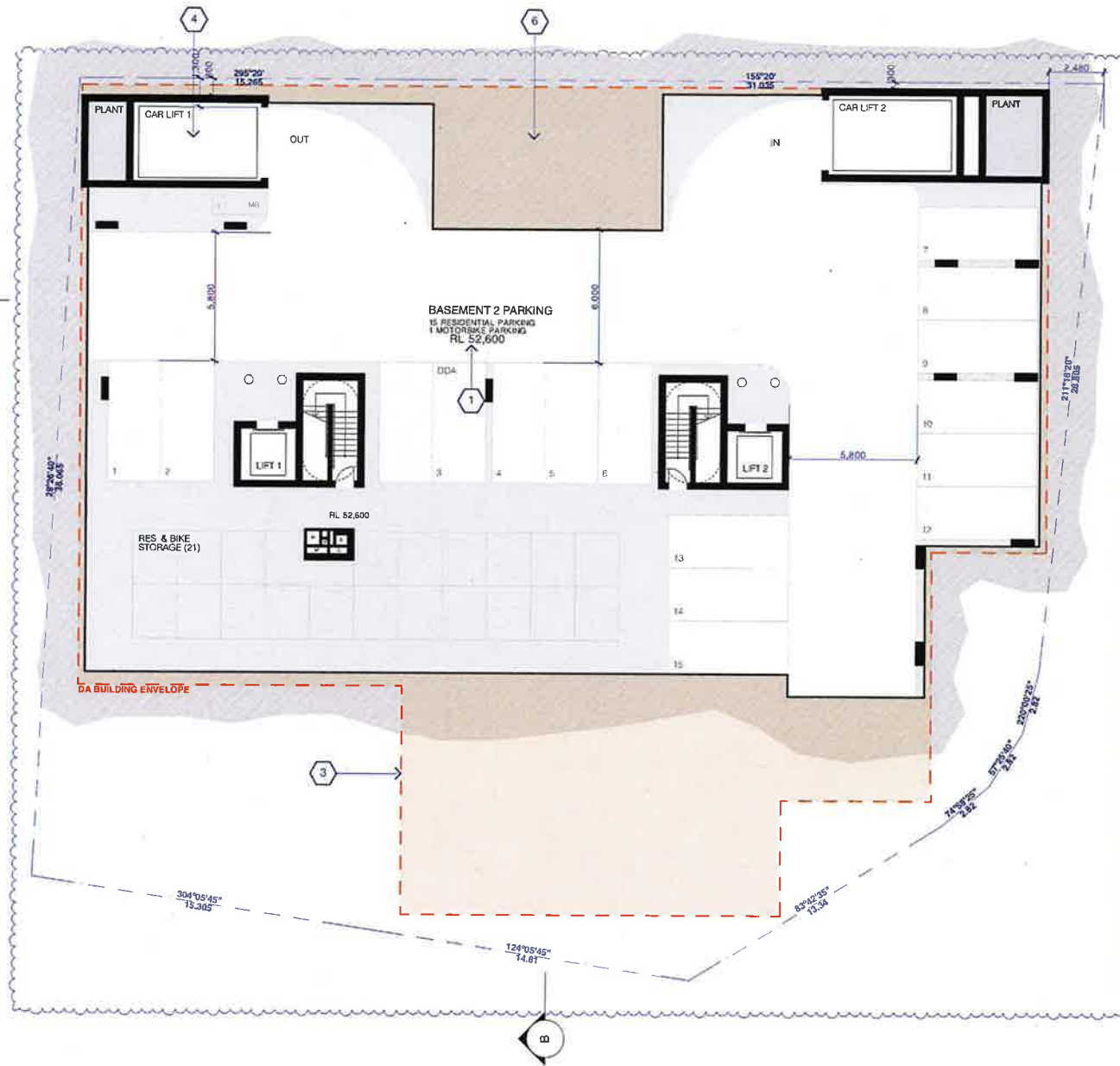
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CLAUSE 12.00 - APPROVED CONTRACTORS	CLAUSE 12.00 - APPROVED CONTRACTORS

NOTES:
EX - EXISTING
FRL - FLOOR LEVEL
RL - REDUCED LEVEL
BOUNDARY - BOUNDARY
DEMOLISHED - EXISTING TO BE DEMOLISHED
EX TREE TO REMOVE
EX TREE TO RETAIN

ARCHITECT:
MHNDUNION
35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 WWW.MHNDUNION.COM
MHNDUNION Pty Ltd ABN 68 677 882 1888 Page Street Parramatta NSW 2150

DRAWING TITLE:
DEMOLITION PLAN
PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2088
APPLICANT: AIDOP NO 3 PTY LTD SUITE 506, LEVEL 6, 65 MILLER ST, PYRMONT NSW 2008

SCALE:	DRAWN BY:	CHECKED:
1:200@A3		
ISSUE DATE:		
1/11/22		
PROJECT NUMBER:		
21-095		
REVISION:		
C		
DWG NUMBER:		
DA 1003		



REV B - AMENDED DA SUBMISSION POST 34

- BUILDING RAISED.
- BASEMENT PLANS REDESIGNED, REDUCING BASEMENT FOOTPRINT AND EXCAVATION VOLUME.
- HIGHWAY LANE CAR LIFT MOVED SOUTH.
- DEEP SOIL ZONE TO NORTHERN SETBACK REINSTATED.

**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	18/03/22
B	AMENDED DA SUBMISSION POST 34	28/10/22
C	AMENDED DA SUBMISSION POST 34	11/11/22

ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING ACT 1993 AND THE BUILDING REGULATIONS 2006.	ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING ACT 1993 AND THE BUILDING REGULATIONS 2006.
CLAUSE 11.1 - APPROVALS & CONSENTS TO CONSTRUCT	CLAUSE 11.1 - APPROVALS & CONSENTS TO CONSTRUCT
CLAUSE 11.2 - APPROVALS & CONSENTS TO CONSTRUCT	CLAUSE 11.2 - APPROVALS & CONSENTS TO CONSTRUCT
CLAUSE 11.3 - APPROVALS & CONSENTS TO CONSTRUCT	CLAUSE 11.3 - APPROVALS & CONSENTS TO CONSTRUCT
CLAUSE 11.4 - APPROVALS & CONSENTS TO CONSTRUCT	CLAUSE 11.4 - APPROVALS & CONSENTS TO CONSTRUCT
CLAUSE 11.5 - APPROVALS & CONSENTS TO CONSTRUCT	CLAUSE 11.5 - APPROVALS & CONSENTS TO CONSTRUCT
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NOTES:
1. EXISTING
2. EXCAVATION
3. REDUCED LEVEL
4. PROPOSED LANDSCAPE
5. EXISTING TO REMOVE
6. EXISTING TO RETAIN
7. PROPOSED LANDSCAPE

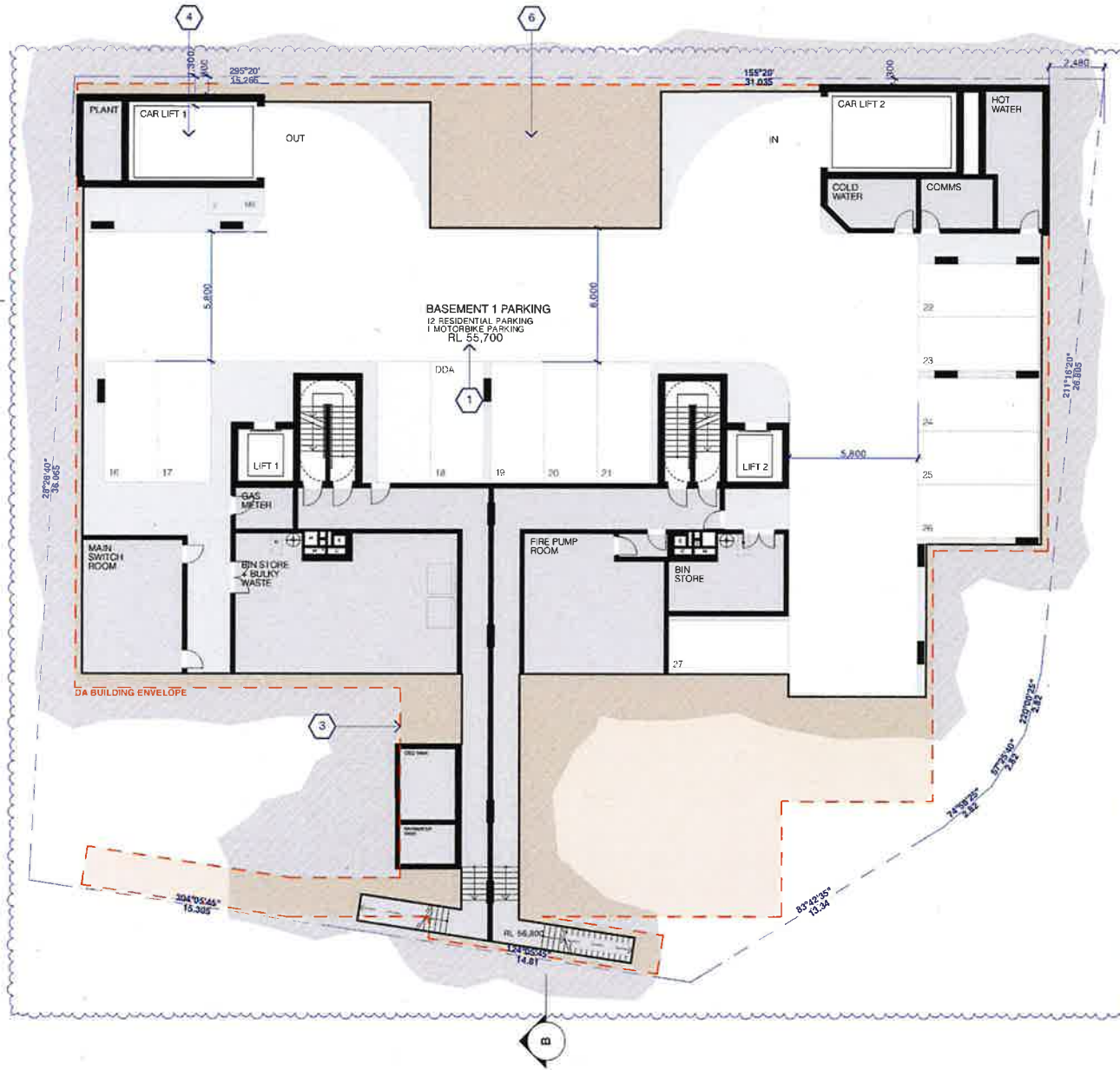
ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
WWW.MHNDUNION.COM.AU
MHND Design Urban Pty Ltd

DRAWING TITLE:
BASEMENT 02 PLAN
PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089
APPLICANT:
AIDOP NO 3 PTY LTD
SUITE 504, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE: 1:200@A3
ISSUE DATE: 1/11/22
PROJECT NUMBER: 21-095

LOT / SECTION / DP NO.: LOT A DP348364 & SP81700

DRAWN BY: [Signature]
CHECKED: [Signature]
REVISION: C
DWG NUMBER: DA 2000



- REV B - AMENDED DA SUBMISSION POST 34**
- BUILDING RAISED.
 - BASEMENT PLANS REDESIGNED, REDUCING BASEMENT FOOTPRINT AND EXCAVATION VOLUME.
 - HIGHVIEW LANE CAR LIFT MOVED SOUTH.
 - DEEP SOIL ZONE TO NORTHERN SETBACK REINSTATED.

**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022

REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY AT ALL TIMES WITH THE RELEVANT STANDARDS	APPROVALS	NOTES:	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:		
A	DEVELOPMENT APPLICATION	15/22	CLASS 1 & 2 BUILDING CONSTRUCTION CLASS 2 & 3 BUILDING CONSTRUCTION CLASS 4 & 5 BUILDING CONSTRUCTION CLASS 6 & 7 BUILDING CONSTRUCTION CLASS 8 & 9 BUILDING CONSTRUCTION CLASS 10 BUILDING CONSTRUCTION CLASS 11 BUILDING CONSTRUCTION CLASS 12 BUILDING CONSTRUCTION CLASS 13 BUILDING CONSTRUCTION CLASS 14 BUILDING CONSTRUCTION CLASS 15 BUILDING CONSTRUCTION CLASS 16 BUILDING CONSTRUCTION CLASS 17 BUILDING CONSTRUCTION CLASS 18 BUILDING CONSTRUCTION CLASS 19 BUILDING CONSTRUCTION CLASS 20 BUILDING CONSTRUCTION CLASS 21 BUILDING CONSTRUCTION CLASS 22 BUILDING CONSTRUCTION CLASS 23 BUILDING CONSTRUCTION CLASS 24 BUILDING CONSTRUCTION CLASS 25 BUILDING CONSTRUCTION CLASS 26 BUILDING CONSTRUCTION CLASS 27 BUILDING CONSTRUCTION CLASS 28 BUILDING CONSTRUCTION CLASS 29 BUILDING CONSTRUCTION CLASS 30 BUILDING CONSTRUCTION CLASS 31 BUILDING CONSTRUCTION CLASS 32 BUILDING CONSTRUCTION CLASS 33 BUILDING CONSTRUCTION CLASS 34 BUILDING CONSTRUCTION CLASS 35 BUILDING CONSTRUCTION CLASS 36 BUILDING CONSTRUCTION CLASS 37 BUILDING CONSTRUCTION CLASS 38 BUILDING CONSTRUCTION CLASS 39 BUILDING CONSTRUCTION CLASS 40 BUILDING CONSTRUCTION CLASS 41 BUILDING CONSTRUCTION CLASS 42 BUILDING CONSTRUCTION CLASS 43 BUILDING CONSTRUCTION CLASS 44 BUILDING CONSTRUCTION CLASS 45 BUILDING CONSTRUCTION CLASS 46 BUILDING CONSTRUCTION CLASS 47 BUILDING CONSTRUCTION CLASS 48 BUILDING CONSTRUCTION CLASS 49 BUILDING CONSTRUCTION CLASS 50 BUILDING CONSTRUCTION CLASS 51 BUILDING CONSTRUCTION CLASS 52 BUILDING CONSTRUCTION CLASS 53 BUILDING CONSTRUCTION CLASS 54 BUILDING CONSTRUCTION CLASS 55 BUILDING CONSTRUCTION CLASS 56 BUILDING CONSTRUCTION CLASS 57 BUILDING CONSTRUCTION CLASS 58 BUILDING CONSTRUCTION CLASS 59 BUILDING CONSTRUCTION CLASS 60 BUILDING CONSTRUCTION CLASS 61 BUILDING CONSTRUCTION CLASS 62 BUILDING CONSTRUCTION CLASS 63 BUILDING CONSTRUCTION CLASS 64 BUILDING CONSTRUCTION CLASS 65 BUILDING CONSTRUCTION CLASS 66 BUILDING CONSTRUCTION CLASS 67 BUILDING CONSTRUCTION CLASS 68 BUILDING CONSTRUCTION CLASS 69 BUILDING CONSTRUCTION CLASS 70 BUILDING CONSTRUCTION CLASS 71 BUILDING CONSTRUCTION CLASS 72 BUILDING CONSTRUCTION CLASS 73 BUILDING CONSTRUCTION CLASS 74 BUILDING CONSTRUCTION CLASS 75 BUILDING CONSTRUCTION CLASS 76 BUILDING CONSTRUCTION CLASS 77 BUILDING CONSTRUCTION CLASS 78 BUILDING CONSTRUCTION CLASS 79 BUILDING CONSTRUCTION CLASS 80 BUILDING CONSTRUCTION CLASS 81 BUILDING CONSTRUCTION CLASS 82 BUILDING CONSTRUCTION CLASS 83 BUILDING CONSTRUCTION CLASS 84 BUILDING CONSTRUCTION CLASS 85 BUILDING CONSTRUCTION CLASS 86 BUILDING CONSTRUCTION CLASS 87 BUILDING CONSTRUCTION CLASS 88 BUILDING CONSTRUCTION CLASS 89 BUILDING CONSTRUCTION CLASS 90 BUILDING CONSTRUCTION CLASS 91 BUILDING CONSTRUCTION CLASS 92 BUILDING CONSTRUCTION CLASS 93 BUILDING CONSTRUCTION CLASS 94 BUILDING CONSTRUCTION CLASS 95 BUILDING CONSTRUCTION CLASS 96 BUILDING CONSTRUCTION CLASS 97 BUILDING CONSTRUCTION CLASS 98 BUILDING CONSTRUCTION CLASS 99 BUILDING CONSTRUCTION CLASS 100 BUILDING CONSTRUCTION					MHNDUNION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com	BASEMENT 01 PLAN PROJECT ADDRESS: 55-88 BEN BOYD RD, NEUTRAL BAY NSW 2088 APPLICANT: ADOP NO 3 PTY LTD SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009	1:200@A3 1/11/22 21-095		



- REV B - AMENDED DA SUBMISSION POST 34**
- BUILDING RAISED.
 - HIGHVIEW LANE CAR LIFT MOVED SOUTH.
 - NORTHERN UNITS ON GROUND REPLACED WITH PARKING. DEEP SOIL ZONE TO NORTHERN SETBACK REINSTATED.
 - EXTENT AND PROPOSED RECONSTRUCTION OF EXISTING ROCK WALL TO SUIT NEW HERITAGE METHODOLOGY.
 - SOUTH FACING APARTMENTS ON GROUND AND LEVEL 1 COMBINED INTO TWO STOREY UNITS. INTERNAL APARTMENT LAYOUTS REDESIGNED.
 - COMMUNAL ROOM ADDED TO GROUND FLOOR.
 - SOUTHERN, EASTERN AND WESTERN SETBACK INCREASED.

**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	18/02/22
B	AMENDED DA SUBMISSION POST 34	28/10/22
C	AMENDED DA SUBMISSION POST 34	11/11/22

ALL CONSTRUCTION TO COMPLY WITH THE BCA CLASS 2 & 3 REQUIREMENTS	CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS	CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS	CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS
CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS	CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS	CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS	CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS
CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS	CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS	CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS	CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS
CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS	CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS	CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS	CLASS 2 & 3 MINIMUM CONSTRUCTION REQUIREMENTS

ARTIFICIAL LIGHTING TO COMPLY WITH THE BCAS CLASS 2 & 3 REQUIREMENTS	ARTIFICIAL LIGHTING TO COMPLY WITH THE BCAS CLASS 2 & 3 REQUIREMENTS	ARTIFICIAL LIGHTING TO COMPLY WITH THE BCAS CLASS 2 & 3 REQUIREMENTS
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ARTIFICIAL LIGHTING TO COMPLY WITH THE BCAS CLASS 2 & 3 REQUIREMENTS	ARTIFICIAL LIGHTING TO COMPLY WITH THE BCAS CLASS 2 & 3 REQUIREMENTS	ARTIFICIAL LIGHTING TO COMPLY WITH THE BCAS CLASS 2 & 3 REQUIREMENTS

NOTES	NOTES	NOTES
EXISTING	EXISTING	EXISTING
RL OF FINISHED FLOOR LEVEL	RL OF FINISHED FLOOR LEVEL	RL OF FINISHED FLOOR LEVEL
REDUCED LEVEL BOUNDARY	REDUCED LEVEL BOUNDARY	REDUCED LEVEL BOUNDARY

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

Northward Accepted
Plan Approval
NSW Registration Number 407

DRAWING TITLE:	PROJECT ADDRESS:	LOT / SECTION / DP NO.:
GROUND FLOOR PLAN	96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089	LOT A DP348364 & SP61708
APPLICANT:	AIDOP NO 3 PTY LTD	SUITE 506, LEVEL 2, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
1:200@A3		
ISSUE DATE:	REVISION:	DWG NUMBER:
1/11/22	C	DA 2002
PROJECT NUMBER:		
21-095		



REV B - AMENDED DA SUBMISSION POST 34

- BUILDING RAISED.
- CENTRAL REBATE REMOVED. BUILDING ENVELOPE CONSOLIDATED INTO SINGLE BLOCK.
- HIGHVIEW LANE CAR LIFT MOVED SOUTH.
- EXTENT AND PROPOSED RECONSTRUCTION OF EXISTING ROCK WALL TO SUIT NEW HERITAGE METHODOLOGY.
- SOUTH FACING APARTMENTS ON GROUND AND LEVEL 1 COMBINED INTO TWO STOREY UNITS.
- INTERNAL APARTMENT LAYOUTS REDESIGNED.
- SOUTHERN, EASTERN AND WESTERN SETBACK INCREASED.

**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022

BEN BOYD ROAD

BEN BOYD ROAD

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/02/22
B	AMENDED DA SUBMISSION POST 34	28/10/22
C	AMENDED DA SUBMISSION POST 34	11/11/22

ALL CONSTRUCTION TO COMPLY WITH THE LOCAL GOVT'S DEVELOPMENT CONTROL REGULATIONS	GLASS TO BE INSTALLED TO ALL EXTERIOR WALLS AND ROOFS	GLASS TO BE INSTALLED TO ALL EXTERIOR WALLS AND ROOFS	GLASS TO BE INSTALLED TO ALL EXTERIOR WALLS AND ROOFS
GLASS TO BE INSTALLED TO ALL EXTERIOR WALLS AND ROOFS	GLASS TO BE INSTALLED TO ALL EXTERIOR WALLS AND ROOFS	GLASS TO BE INSTALLED TO ALL EXTERIOR WALLS AND ROOFS	GLASS TO BE INSTALLED TO ALL EXTERIOR WALLS AND ROOFS
GLASS TO BE INSTALLED TO ALL EXTERIOR WALLS AND ROOFS	GLASS TO BE INSTALLED TO ALL EXTERIOR WALLS AND ROOFS	GLASS TO BE INSTALLED TO ALL EXTERIOR WALLS AND ROOFS	GLASS TO BE INSTALLED TO ALL EXTERIOR WALLS AND ROOFS

ARTIFICIAL LIGHTING TO COMPLY WITH THE LOCAL GOVT'S DEVELOPMENT CONTROL REGULATIONS	ARTIFICIAL LIGHTING TO COMPLY WITH THE LOCAL GOVT'S DEVELOPMENT CONTROL REGULATIONS	ARTIFICIAL LIGHTING TO COMPLY WITH THE LOCAL GOVT'S DEVELOPMENT CONTROL REGULATIONS
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NOTES
EXISTING FLOOR LEVEL
EX TREE TO REMOVE
EX TREE TO RETAIN
PROPOSED LANDSCAPE

ARCHITECT:

MHNDUNION

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

NSW Registered Architect
NSW Registered Draftsman

DRAWING TITLE:

LEVEL 1 FLOOR PLAN

PROJECT ADDRESS:

35-88 BEN BOYD RD,
NEUTRAL BAY NSW 2009

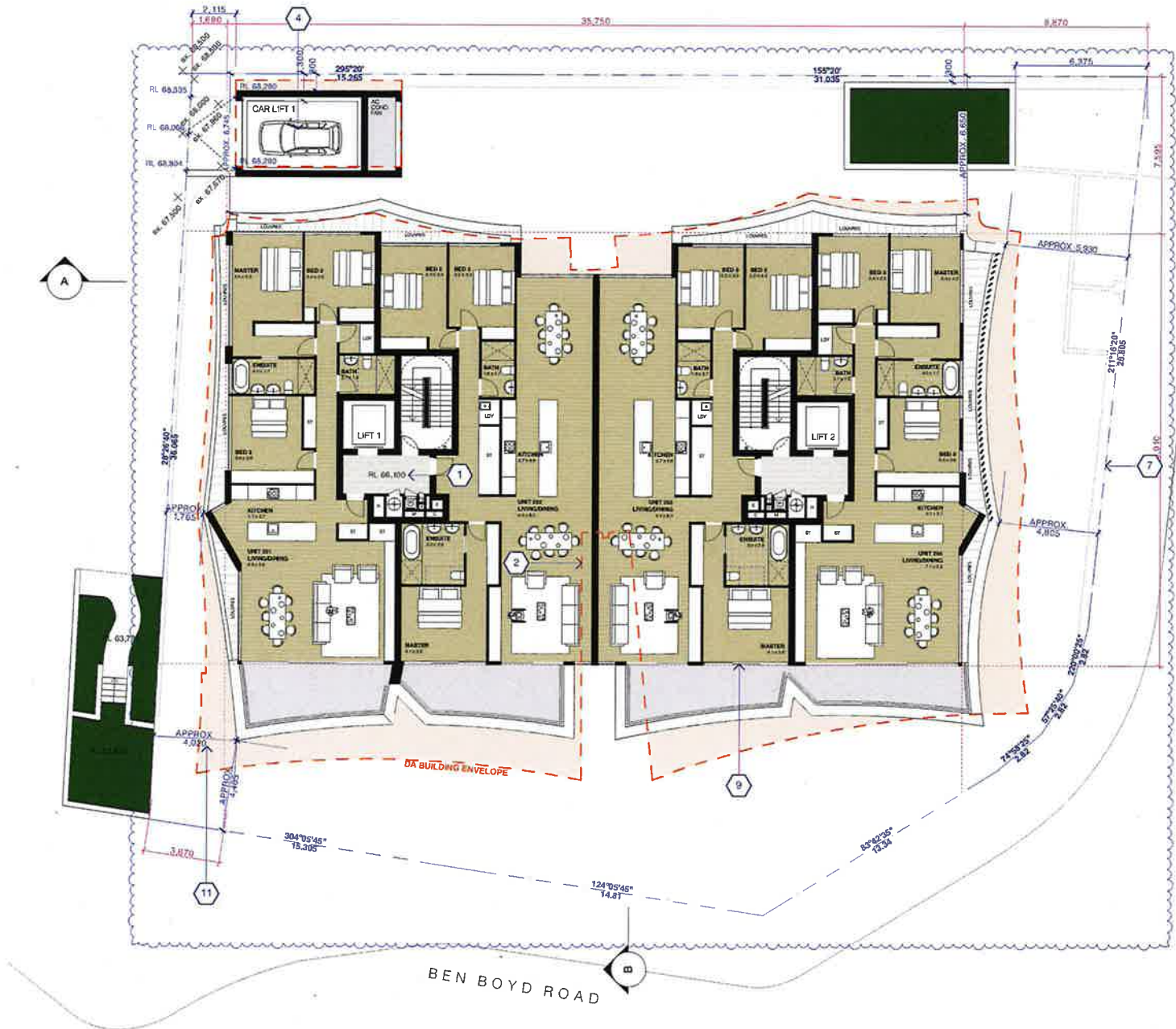
APPLICANT:

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

LOT / SECTION / DP NO:

LOT A DP346364 & SP61709

SCALE:	DRAWN BY:	CHECKED:
1:200@A3		
ISSUE DATE:	11/11/22	REVISION:
PROJECT NUMBER:	21-095	DWG NUMBER:
		DA 2003



- REV B - AMENDED DA SUBMISSION POST 34**
- BUILDING RAISED.
 - CENTRAL REBATE REMOVED.
 - BUILDING ENVELOPE CONSOLIDATED INTO SINGLE BLOCK.
 - HIGH-VIEW LANE CAR LIFT MOVED SOUTH.
 - EXTENT AND PROPOSED RECONSTRUCTION OF EXISTING ROCK WALL TO SUIT NEW HERITAGE METHODOLOGY.
 - INTERNAL APARTMENT LAYOUTS REDESIGNED.
 - SOUTHERN, EASTERN AND WESTERN SETBACK INCREASED.

**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022

BEN BOYD ROAD

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	18/02
B	AMENDED DA SUBMISSION POST 34	28/10/22
C	AMENDED DA SUBMISSION POST 34	11/11/22

ALL CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF THE LOCAL COUNCIL'S DEVELOPMENT CONTROL REGULATIONS

CLAUSE 4.1.1: A METHOD & FIRM CONTRACTOR
 CLAUSE 4.1.2: A METHOD & FIRM CONTRACTOR
 CLAUSE 4.1.3: A METHOD & FIRM CONTRACTOR
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 CLAUSE 4.1.98: A METHOD & FIRM CONTRACTOR
 CLAUSE 4.1.99: A METHOD & FIRM CONTRACTOR
 CLAUSE 4.1.100: A METHOD & FIRM CONTRACTOR

APPROVALS

APPROVED FOR CONSTRUCTION BY THE ARCHITECT

APPROVED FOR CONSTRUCTION BY THE ENGINEER

APPROVED FOR CONSTRUCTION BY THE PLUMBER

APPROVED FOR CONSTRUCTION BY THE ELECTRICIAN

APPROVED FOR CONSTRUCTION BY THE PAINTER

APPROVED FOR CONSTRUCTION BY THE CARPENTER

APPROVED FOR CONSTRUCTION BY THE ROOFER

APPROVED FOR CONSTRUCTION BY THE GLAZIER

APPROVED FOR CONSTRUCTION BY THE JOINER

APPROVED FOR CONSTRUCTION BY THE TILER

APPROVED FOR CONSTRUCTION BY THE FLOORING

APPROVED FOR CONSTRUCTION BY THE LANDSCAPER

APPROVED FOR CONSTRUCTION BY THE GARDENER

APPROVED FOR CONSTRUCTION BY THE PLANTER

APPROVED FOR CONSTRUCTION BY THE PAINTER

APPROVED FOR CONSTRUCTION BY THE CARPENTER

APPROVED FOR CONSTRUCTION BY THE ROOFER

APPROVED FOR CONSTRUCTION BY THE GLAZIER

APPROVED FOR CONSTRUCTION BY THE JOINER

APPROVED FOR CONSTRUCTION BY THE TILER

APPROVED FOR CONSTRUCTION BY THE FLOORING

APPROVED FOR CONSTRUCTION BY THE LANDSCAPER

APPROVED FOR CONSTRUCTION BY THE GARDENER

APPROVED FOR CONSTRUCTION BY THE PLANTER

NOTES:

EX FFL: EXISTING FLOOR LEVEL

RL: REDUCED LEVEL BOUNDARY

EX TREE TO REMOVE

EX TREE TO RETAIN

PROPOSED LANDSCAPE

ARCHITECT:

MHNDUNION

35 RICHARDS LANE
 SURRY HILLS SYDNEY NSW 2010
 T +61 2 9101 1111
 F +61 2 9101 1100
 WWW.MHNDUNION.COM

DRAWING TITLE:

LEVEL 2 FLOOR PLAN

PROJECT ADDRESS:

86-88 BEN BOYD RD,
 NEUTRAL BAY NSW 2088

APPLICANT:

AIDOP NO 9 PTY LTD
 SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE: 1:200@A3

ISSUE DATE: 1/11/22

PROJECT NUMBER: 21-095

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

REVISION: C

DWG NUMBER: DA 2004

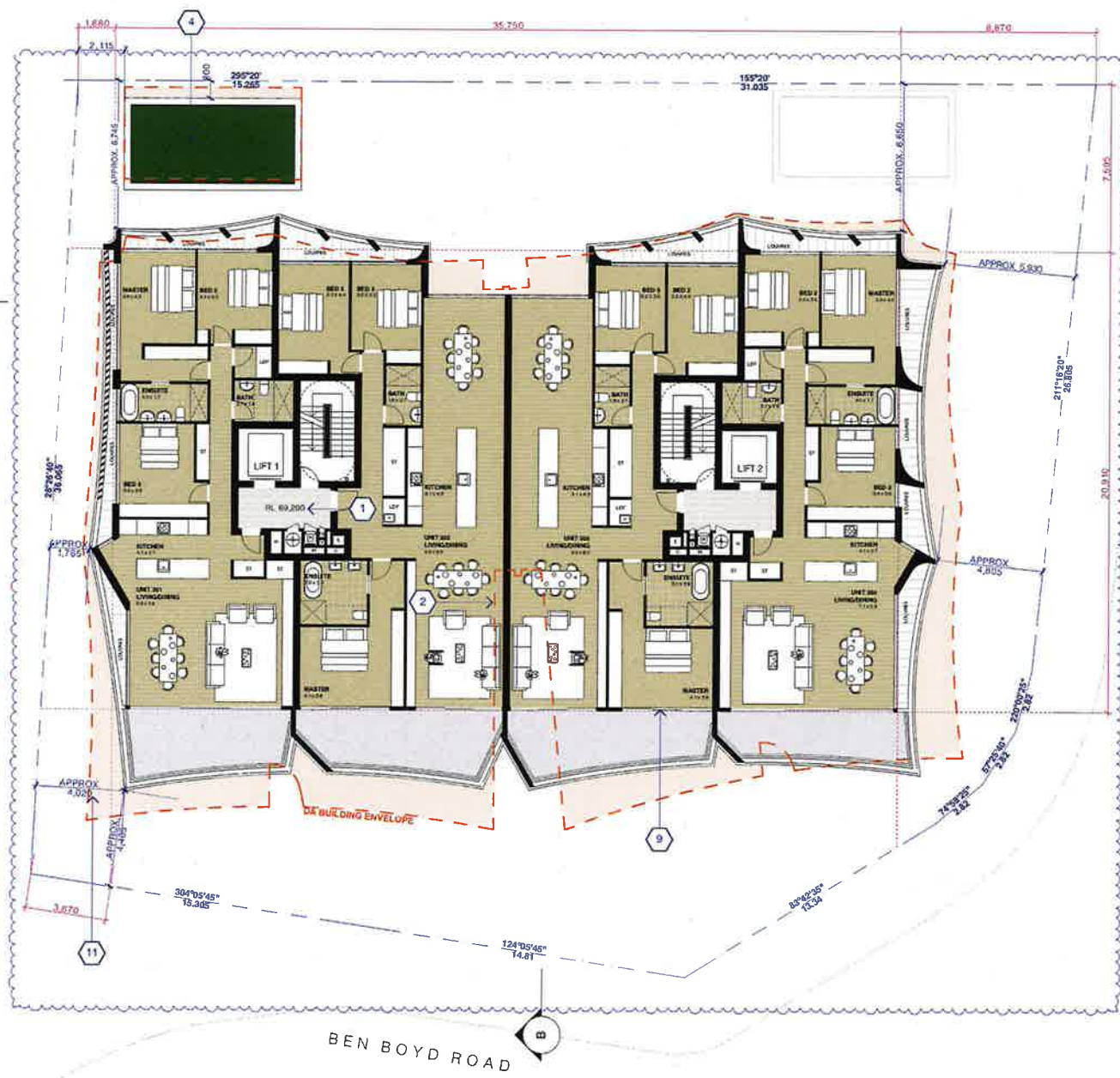
DRAWN BY:

CHECKED:

DATE:

REVISION:

DWG NUMBER:



- REV B - AMENDED DA SUBMISSION POST 34**
1. BUILDING RAISED.
 2. CENTRAL REBATE REMOVED.
 3. BUILDING ENVELOPE CONSOLIDATED INTO SINGLE BLOCK.
 4. HIGHVIEW LANE CAR LIFT MOVED SOUTH.
 9. INTERNAL APARTMENT LAYOUTS REDESIGNED.
 11. SOUTHERN, EASTERN AND WESTERN SETBACK INCREASED.

**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022

BEN BOYD ROAD

BEN BOYD ROAD

REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY WITH NSW BCA CLASSES 1 & 2 APPLICABLE REQUIREMENTS	CLAIMED BY INDIAN	CLASSED BY INDIAN	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	ALL CONSTRUCTION TO COMPLY WITH NSW BCA CLASSES 1 & 2 APPLICABLE REQUIREMENTS	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2
A	DEVELOPMENT APPLICATION	18/12/22	CLAIMED BY INDIAN & FURTHER CONSTRUCTION	CLAIMED BY INDIAN	CLASSED BY INDIAN	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2
B	AMENDED DA SUBMISSION POST 34	28/10/22	CLAIMED BY INDIAN & FURTHER CONSTRUCTION	CLAIMED BY INDIAN	CLASSED BY INDIAN	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2
C	AMENDED DA SUBMISSION POST 34	10/1/22	CLAIMED BY INDIAN & FURTHER CONSTRUCTION	CLAIMED BY INDIAN	CLASSED BY INDIAN	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2	APPROVAL TO COMPLY WITH NSW BCA CLASSES 1 & 2

NOTES:	EX FFL: IDENTIFY RL OF FINISHED FLOOR LEVEL	EX RL: REDUCED LEVEL BOUNDARY	EX TR: EX TREE TO REMOVE	EX TR: EX TREE TO RETAIN	EX TR: PROPOSED LANDSCAPE
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ARCHITECT:	MHNDUNION	35 RICHARDS LANE	SURRY HILLS SYDNEY NSW 2010	T +61 2 9101 1111	F +61 2 9101 1100	www.mhndunion.com.au
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DRAWING TITLE:	LEVEL 3 FLOOR PLAN	PROJECT ADDRESS:	96-98 BEN BOYD RD, NEUTRAL BAY NSW 2090
APPLICANT:	AIDOP NO 3 PTY LTD	LOT / SECTION / DP NO.:	LOT 4 DP348384 & SP61709
DATE:	1/11/22	SCALE:	1:200@A3
PROJECT NUMBER:	21-095	ISSUE DATE:	1/11/22
DATE:	30 NOV 2022	REVISION:	C
DATE:	30 NOV 2022	DWG NUMBER:	DA 2005



REV B - AMENDED DA SUBMISSION POST 34

1. BUILDING RAISED.
2. CENTRAL REBATE REMOVED. BUILDING ENVELOPE CONSOLIDATED INTO SINGLE BLOCK.
4. HIGHVIEW LANE CAR LIFT MOVED SOUTH.
7. EXTENT AND PROPOSED RECONSTRUCTION OF EXISTING ROCK WALL TO SUIT NEW HERITAGE METHODOLOGY.
9. INTERNAL APARTMENT LAYOUTS REDESIGNED.
11. SOUTHERN, EASTERN AND WESTERN SETBACK INCREASED.
12. WESTERN AND SOUTHERN SETBACK ON LEVEL 5 INCREASED.

**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	18/12/22
B	AMENDED DA SUBMISSION POST 34	29/12/22
C	AMENDED DA SUBMISSION POST 34	1/1/22

ALL CONSTRUCTION TO COMPLY WITH NSW LOCAL GOVERNMENT DEVELOPMENT INSTRUMENTS
CLAUSE 4.4.1 - MINIMUM FLOOR CONSTRUCTION
CLAUSE 4.4.2 - MINIMUM WALL CONSTRUCTION
CLAUSE 4.4.3 - MINIMUM ROOF CONSTRUCTION
CLAUSE 4.4.4 - MINIMUM WINDOW CONSTRUCTION
CLAUSE 4.4.5 - MINIMUM DOOR CONSTRUCTION
CLAUSE 4.4.6 - MINIMUM STAIR CONSTRUCTION
CLAUSE 4.4.7 - MINIMUM BALCONY CONSTRUCTION
CLAUSE 4.4.8 - MINIMUM TERRACE CONSTRUCTION
CLAUSE 4.4.9 - MINIMUM DRIVEWAY CONSTRUCTION
CLAUSE 4.4.10 - MINIMUM GARAGE CONSTRUCTION
CLAUSE 4.4.11 - MINIMUM CARPORT CONSTRUCTION
CLAUSE 4.4.12 - MINIMUM PERGOLA CONSTRUCTION
CLAUSE 4.4.13 - MINIMUM PATIO CONSTRUCTION
CLAUSE 4.4.14 - MINIMUM DECK CONSTRUCTION
CLAUSE 4.4.15 - MINIMUM BALCONY CONSTRUCTION
CLAUSE 4.4.16 - MINIMUM TERRACE CONSTRUCTION
CLAUSE 4.4.17 - MINIMUM DRIVEWAY CONSTRUCTION
CLAUSE 4.4.18 - MINIMUM GARAGE CONSTRUCTION
CLAUSE 4.4.19 - MINIMUM CARPORT CONSTRUCTION
CLAUSE 4.4.20 - MINIMUM PERGOLA CONSTRUCTION
CLAUSE 4.4.21 - MINIMUM PATIO CONSTRUCTION
CLAUSE 4.4.22 - MINIMUM DECK CONSTRUCTION

APPLICANT'S RESPONSIBILITIES TO COMPLY WITH NSW LOCAL GOVERNMENT DEVELOPMENT INSTRUMENTS
CLAUSE 4.4.1 - MINIMUM FLOOR CONSTRUCTION
CLAUSE 4.4.2 - MINIMUM WALL CONSTRUCTION
CLAUSE 4.4.3 - MINIMUM ROOF CONSTRUCTION
CLAUSE 4.4.4 - MINIMUM WINDOW CONSTRUCTION
CLAUSE 4.4.5 - MINIMUM DOOR CONSTRUCTION
CLAUSE 4.4.6 - MINIMUM STAIR CONSTRUCTION
CLAUSE 4.4.7 - MINIMUM BALCONY CONSTRUCTION
CLAUSE 4.4.8 - MINIMUM TERRACE CONSTRUCTION
CLAUSE 4.4.9 - MINIMUM DRIVEWAY CONSTRUCTION
CLAUSE 4.4.10 - MINIMUM GARAGE CONSTRUCTION
CLAUSE 4.4.11 - MINIMUM CARPORT CONSTRUCTION
CLAUSE 4.4.12 - MINIMUM PERGOLA CONSTRUCTION
CLAUSE 4.4.13 - MINIMUM PATIO CONSTRUCTION
CLAUSE 4.4.14 - MINIMUM DECK CONSTRUCTION

PROPOSED CONSTRUCTION TO COMPLY WITH NSW LOCAL GOVERNMENT DEVELOPMENT INSTRUMENTS
CLAUSE 4.4.1 - MINIMUM FLOOR CONSTRUCTION
CLAUSE 4.4.2 - MINIMUM WALL CONSTRUCTION
CLAUSE 4.4.3 - MINIMUM ROOF CONSTRUCTION
CLAUSE 4.4.4 - MINIMUM WINDOW CONSTRUCTION
CLAUSE 4.4.5 - MINIMUM DOOR CONSTRUCTION
CLAUSE 4.4.6 - MINIMUM STAIR CONSTRUCTION
CLAUSE 4.4.7 - MINIMUM BALCONY CONSTRUCTION
CLAUSE 4.4.8 - MINIMUM TERRACE CONSTRUCTION
CLAUSE 4.4.9 - MINIMUM DRIVEWAY CONSTRUCTION
CLAUSE 4.4.10 - MINIMUM GARAGE CONSTRUCTION
CLAUSE 4.4.11 - MINIMUM CARPORT CONSTRUCTION
CLAUSE 4.4.12 - MINIMUM PERGOLA CONSTRUCTION
CLAUSE 4.4.13 - MINIMUM PATIO CONSTRUCTION
CLAUSE 4.4.14 - MINIMUM DECK CONSTRUCTION

NOTES:
EX FFL: EXISTING FINISHED FLOOR LEVEL
RL: REDUCED LEVEL BOUNDARY
(X) TREE TO REMOVE
(R) TREE TO RETAIN
(P) PROPOSED LANDSCAPE

ARCHITECT:
MHNDUNION
 35 RICHARDS LANE
 SURRY HILLS SYDNEY NSW 2010
 T +61 2 9101 1111
 F +61 2 9101 1100
 www.mhndunion.com.au
 Nominated Architect
 NSW Government
 1000 Proclamation Street
 Sydney NSW 2000

DRAWING TITLE:	LOT / SECTION / DP NO:
LEVEL 5 FLOOR PLAN	LOT 4 DP348264 & SP81709
PROJECT ADDRESS:	96-98 BEN BOYD RD, NEUTRAL BAY NSW 2088
APPLICANT:	AIDOP NO 3 PTY LTD SUITE 606, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:	DRAWN BY:	CHECKED:
1:200 @ A3		
ISSUE DATE:	REVISION:	DWG NUMBER:
1/11/22	C	DA 2007
PROJECT NUMBER:	DATE:	
21-095	30/11/22	

REV B - AMENDED DA SUBMISSION
POST 34

1. BUILDING RAISED.
11. SOUTHERN, EASTERN AND WESTERN SETBACK INCREASED.
12. WESTERN AND SOUTHERN SETBACK ON LEVEL 5 INCREASED.

LAND & ENVIRONMENT COURT
NSW
APPROVED

Date: 30 November 2022



REV	DESCRIPTION	DATE	ALL INFORMATION TO COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS	NOTES	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
A	DEVELOPMENT APPLICATION	1/5/22	ALL INFORMATION TO COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS	EX - EXISTING FLOOR LEVEL	MHNDUNION	ELEVATION NORTH	1:200@A3		
B	AMENDED DA SUBMISSION POST 34	29/10/22	ALL INFORMATION TO COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS	RL - REDUCED LEVEL	35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010	PROJECT ADDRESS:	1/11/22		
C	AMENDED DA SUBMISSION POST 34	1/11/22	ALL INFORMATION TO COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS	BL - BUILDING TO BE DEMOLISHED	T +61 2 9101 1111 F +61 2 9101 1100 www.mhndunion.com	PROJECT ADDRESS:	PROJECT NUMBER:		
			ALL INFORMATION TO COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS	HP - LIP HEIGHT PLANE	APPLICANT:	LOT / SECTION / DP NO.:	21-095		
			ALL INFORMATION TO COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS		AIDOP NO 3 PTY LTD	APPLICANT:	DA 3000		
			ALL INFORMATION TO COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS		SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009	PROJECT ADDRESS:			

- REV B - AMENDED DA SUBMISSION POST 34**
1. BUILDING RAISED.
 2. CENTRAL REBATE REMOVED.
 - BUILDING ENVELOPE CONSOLIDATED INTO SINGLE BLOCK.
 7. EXTENT AND PROPOSED RECONSTRUCTION OF EXISTING ROCK WALL TO SUIT NEW HERITAGE METHODOLOGY.
 8. SOUTH FACING APARTMENTS ON GROUND AND LEVEL 1 COMBINED INTO TWO STOREY UNITS.
 11. SOUTHERN, EASTERN AND WESTERN SETBACK INCREASED.
 12. WESTERN AND SOUTHERN SETBACK ON LEVEL 5 INCREASED.

**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022



REV	DESCRIPTION	DATE	ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS	APPROVALS	NOTES	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
A	DEVELOPMENT APPLICATION	18/02/22				MHNDUNION	ELEVATION SOUTH	1:200@A3		
B	AMENDED DA SUBMISSION POST 34	26/10/22				35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndunion.com	PROJECT ADDRESS: 86-96 BEN BOYD RD, WESTRAL BAY NSW 2088	1/11/22	REVISION: C	DWG NUMBER: DA 3001
C	AMENDED DA SUBMISSION POST 34	1/11/22					APPLICANT: AIDOP NO 3 PTY LTD SUITE 546, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2008	1/11/22		

**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022

- REV B - AMENDED DA SUBMISSION
POST 34
1. BUILDING RAISED.
 4. HIGHVIEW LANE CAR LIFT MOVED SOUTH.
 7. EXTENT AND PROPOSED RECONSTRUCTION OF EXISTING ROCK WALL TO SUIT NEW HERITAGE METHODOLOGY.
 11. SOUTHERN, EASTERN AND WESTERN SETBACK INCREASED.
 12. WESTERN AND SOUTHERN SETBACK ON LEVEL 5 INCREASED.



REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY WITH MINIMUM BCA CLAUSE 4	APPROVALS	NOTES:	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
A	DEVELOPMENT APPLICATION	15/02/22				MHNDUNION	ELEVATION EAST	1:200@A3		
B	AMENDED DA SUBMISSION POST 34	28/10/22				35 RICHARDS LANE SURREY HILLS SYDNEY NSW 2010	PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2088	ISSUE DATE: 1/11/22		
C	AMENDED DA SUBMISSION POST 34	1/11/22				T +61 2 9101 1111 F +61 2 9101 1100 www.mhndunion.com	APPLICANT: AIDOP NO 3 PTY LTD SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009	PROJECT NUMBER: 21-095	LOT / SECTION / DP NO : LOT A DP348364 & SP61708	REVISION: C
										DWG NUMBER: DA 3002

**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022

- REV B - AMENDED DA SUBMISSION
POST 34**
- BUILDING RAISED,
 - HIGHVIEW LANE CAR LIFT MOVED SOUTH,
 - SOUTHERN, EASTERN AND WESTERN SETBACK INCREASED,
 - WESTERN AND SOUTHERN SETBACK ON LEVEL 5 INCREASED.



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	19/02/22
B	AMENDED DA SUBMISSION POST 34	25/10/22
C	AMENDED DA SUBMISSION POST 34	1/11/22

ALL CONSTRUCTION TO COMPLY WITH RELEVANT LOCAL GOVERNMENT REGULATIONS	APPROVALS, CONSENTS TO DEVELOP WITHIN LOCAL GOVERNMENT REGULATIONS	NOTES:
<ul style="list-style-type: none"> CLAUSE 114 MATERIALS CONSTRUCTION CLAUSE 115 FINISHES CONSTRUCTION CLAUSE 116 FINISHES CONSTRUCTION CLAUSE 117 FINISHES CONSTRUCTION CLAUSE 118 FINISHES CONSTRUCTION CLAUSE 119 FINISHES CONSTRUCTION CLAUSE 120 FINISHES CONSTRUCTION CLAUSE 121 FINISHES CONSTRUCTION CLAUSE 122 FINISHES CONSTRUCTION CLAUSE 123 FINISHES CONSTRUCTION CLAUSE 124 FINISHES CONSTRUCTION CLAUSE 125 FINISHES CONSTRUCTION CLAUSE 126 FINISHES CONSTRUCTION CLAUSE 127 FINISHES CONSTRUCTION CLAUSE 128 FINISHES CONSTRUCTION CLAUSE 129 FINISHES CONSTRUCTION CLAUSE 130 FINISHES CONSTRUCTION CLAUSE 131 FINISHES CONSTRUCTION CLAUSE 132 FINISHES CONSTRUCTION CLAUSE 133 FINISHES CONSTRUCTION CLAUSE 134 FINISHES CONSTRUCTION CLAUSE 135 FINISHES CONSTRUCTION CLAUSE 136 FINISHES CONSTRUCTION CLAUSE 137 FINISHES CONSTRUCTION CLAUSE 138 FINISHES CONSTRUCTION CLAUSE 139 FINISHES CONSTRUCTION CLAUSE 140 FINISHES CONSTRUCTION CLAUSE 141 FINISHES CONSTRUCTION CLAUSE 142 FINISHES CONSTRUCTION CLAUSE 143 FINISHES CONSTRUCTION CLAUSE 144 FINISHES CONSTRUCTION CLAUSE 145 FINISHES CONSTRUCTION CLAUSE 146 FINISHES CONSTRUCTION CLAUSE 147 FINISHES CONSTRUCTION CLAUSE 148 FINISHES CONSTRUCTION CLAUSE 149 FINISHES CONSTRUCTION CLAUSE 150 FINISHES CONSTRUCTION 	<ul style="list-style-type: none"> CLAUSE 11 FINISHES CLAUSE 12 FINISHES CLAUSE 13 FINISHES CLAUSE 14 FINISHES CLAUSE 15 FINISHES CLAUSE 16 FINISHES CLAUSE 17 FINISHES CLAUSE 18 FINISHES CLAUSE 19 FINISHES CLAUSE 20 FINISHES CLAUSE 21 FINISHES CLAUSE 22 FINISHES CLAUSE 23 FINISHES CLAUSE 24 FINISHES CLAUSE 25 FINISHES CLAUSE 26 FINISHES CLAUSE 27 FINISHES CLAUSE 28 FINISHES CLAUSE 29 FINISHES CLAUSE 30 FINISHES CLAUSE 31 FINISHES CLAUSE 32 FINISHES CLAUSE 33 FINISHES CLAUSE 34 FINISHES CLAUSE 35 FINISHES CLAUSE 36 FINISHES CLAUSE 37 FINISHES CLAUSE 38 FINISHES CLAUSE 39 FINISHES CLAUSE 40 FINISHES CLAUSE 41 FINISHES CLAUSE 42 FINISHES CLAUSE 43 FINISHES CLAUSE 44 FINISHES CLAUSE 45 FINISHES CLAUSE 46 FINISHES CLAUSE 47 FINISHES CLAUSE 48 FINISHES CLAUSE 49 FINISHES CLAUSE 50 FINISHES CLAUSE 51 FINISHES CLAUSE 52 FINISHES CLAUSE 53 FINISHES CLAUSE 54 FINISHES CLAUSE 55 FINISHES CLAUSE 56 FINISHES CLAUSE 57 FINISHES CLAUSE 58 FINISHES CLAUSE 59 FINISHES CLAUSE 60 FINISHES CLAUSE 61 FINISHES CLAUSE 62 FINISHES CLAUSE 63 FINISHES CLAUSE 64 FINISHES CLAUSE 65 FINISHES CLAUSE 66 FINISHES CLAUSE 67 FINISHES CLAUSE 68 FINISHES CLAUSE 69 FINISHES CLAUSE 70 FINISHES CLAUSE 71 FINISHES CLAUSE 72 FINISHES CLAUSE 73 FINISHES CLAUSE 74 FINISHES CLAUSE 75 FINISHES CLAUSE 76 FINISHES CLAUSE 77 FINISHES CLAUSE 78 FINISHES CLAUSE 79 FINISHES CLAUSE 80 FINISHES CLAUSE 81 FINISHES CLAUSE 82 FINISHES CLAUSE 83 FINISHES CLAUSE 84 FINISHES CLAUSE 85 FINISHES CLAUSE 86 FINISHES CLAUSE 87 FINISHES CLAUSE 88 FINISHES CLAUSE 89 FINISHES CLAUSE 90 FINISHES CLAUSE 91 FINISHES CLAUSE 92 FINISHES CLAUSE 93 FINISHES CLAUSE 94 FINISHES CLAUSE 95 FINISHES CLAUSE 96 FINISHES CLAUSE 97 FINISHES CLAUSE 98 FINISHES CLAUSE 99 FINISHES CLAUSE 100 FINISHES 	<p>EXISTING</p> <p>PROPOSED</p> <p>TO BE DEMOLISHED</p> <p>22M HEIGHT PLANE</p>

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DRAWING TITLE:
ELEVATION WEST
PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089

SCALE:
1:200@A3
ISSUE DATE:
1/11/22
PROJECT NUMBER:
21-095

DRAWN BY:
C
CHECKED:
DA 3003

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

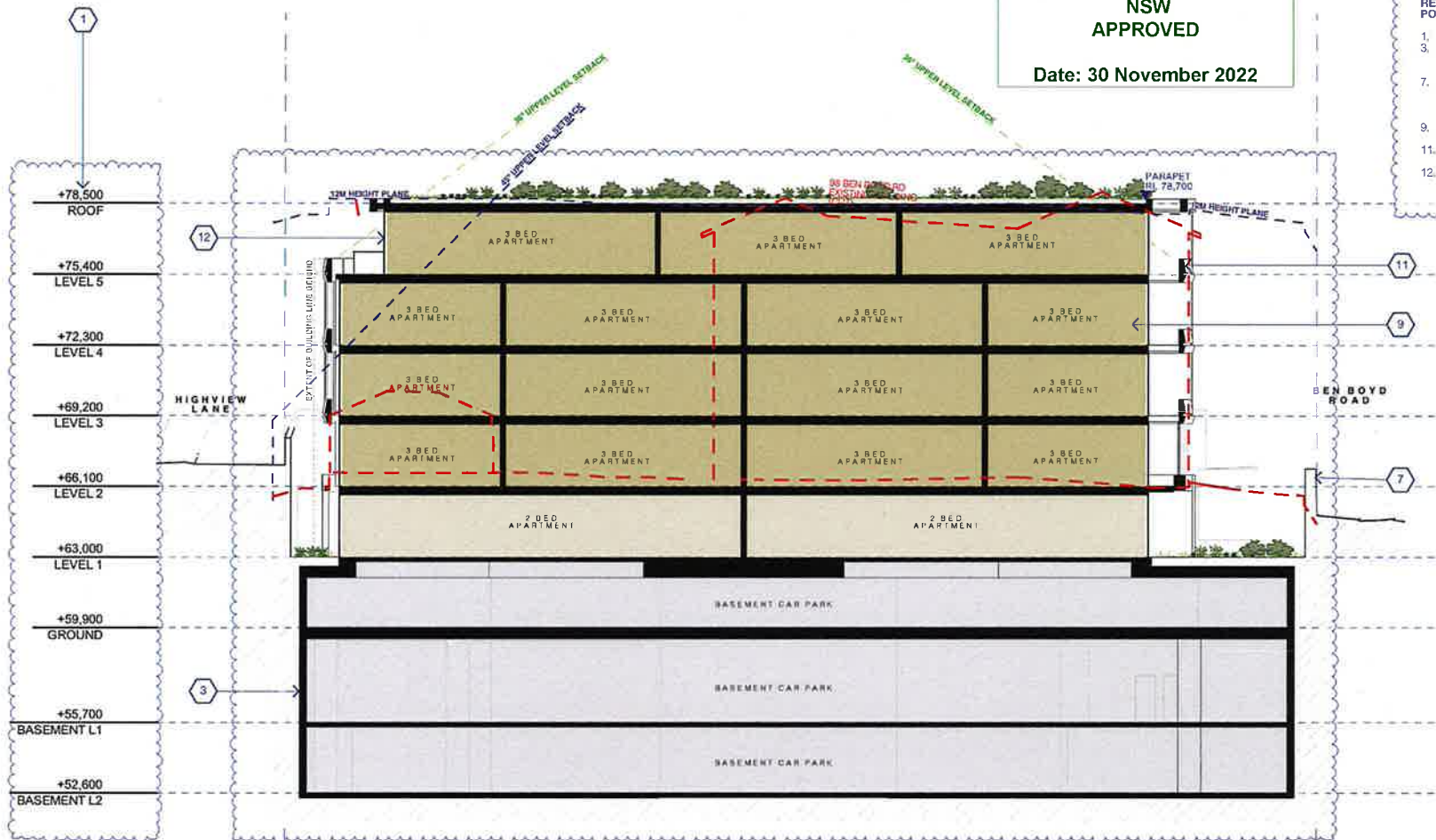
LOT / SECTION / DP NO:
LOT A DP346364 & SP61709

**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022

**REV B - AMENDED DA SUBMISSION
POST 34**

1. BUILDING RAISED.
3. BASEMENT PLANS REDESIGNED, REDUCING BASEMENT FOOTPRINT AND EXCAVATION VOLUME.
7. EXTENT AND PROPOSED RECONSTRUCTION OF EXISTING ROCK WALL TO SUIT NEW HERITAGE METHODOLOGY.
9. INTERNAL APARTMENT LAYOUTS REDESIGNED.
11. SOUTHERN, EASTERN AND WESTERN SETBACK INCREASED.
12. WESTERN AND SOUTHERN SETBACK ON LEVEL 5 INCREASED.



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	13/02/21
B	AMENDED DA SUBMISSION POST 34	28/10/22
C	AMENDED DA SUBMISSION POST 34	11/12/22

DESCRIPTION	DATE
ALL CONSTRUCTION TO COMPLY WITH NSW 1993 CLAUSE 4.4.1	
CLAUSE 4.4.1 GENERAL & FLOOR CONSTRUCTION	
CLAUSE 4.4.1.1 FLOOR FINISHES	
CLAUSE 4.4.1.2 FLOOR FINISHES	
CLAUSE 4.4.1.3 FLOOR FINISHES	
CLAUSE 4.4.1.4 FLOOR FINISHES	
CLAUSE 4.4.1.5 FLOOR FINISHES	
CLAUSE 4.4.1.6 FLOOR FINISHES	
CLAUSE 4.4.1.7 FLOOR FINISHES	
CLAUSE 4.4.1.8 FLOOR FINISHES	
CLAUSE 4.4.1.9 FLOOR FINISHES	
CLAUSE 4.4.1.10 FLOOR FINISHES	
CLAUSE 4.4.1.11 FLOOR FINISHES	
CLAUSE 4.4.1.12 FLOOR FINISHES	
CLAUSE 4.4.1.13 FLOOR FINISHES	
CLAUSE 4.4.1.14 FLOOR FINISHES	
CLAUSE 4.4.1.15 FLOOR FINISHES	
CLAUSE 4.4.1.16 FLOOR FINISHES	
CLAUSE 4.4.1.17 FLOOR FINISHES	
CLAUSE 4.4.1.18 FLOOR FINISHES	
CLAUSE 4.4.1.19 FLOOR FINISHES	
CLAUSE 4.4.1.20 FLOOR FINISHES	
CLAUSE 4.4.1.21 FLOOR FINISHES	
CLAUSE 4.4.1.22 FLOOR FINISHES	
CLAUSE 4.4.1.23 FLOOR FINISHES	
CLAUSE 4.4.1.24 FLOOR FINISHES	
CLAUSE 4.4.1.25 FLOOR FINISHES	
CLAUSE 4.4.1.26 FLOOR FINISHES	
CLAUSE 4.4.1.27 FLOOR FINISHES	
CLAUSE 4.4.1.28 FLOOR FINISHES	
CLAUSE 4.4.1.29 FLOOR FINISHES	
CLAUSE 4.4.1.30 FLOOR FINISHES	
CLAUSE 4.4.1.31 FLOOR FINISHES	
CLAUSE 4.4.1.32 FLOOR FINISHES	
CLAUSE 4.4.1.33 FLOOR FINISHES	
CLAUSE 4.4.1.34 FLOOR FINISHES	
CLAUSE 4.4.1.35 FLOOR FINISHES	
CLAUSE 4.4.1.36 FLOOR FINISHES	
CLAUSE 4.4.1.37 FLOOR FINISHES	
CLAUSE 4.4.1.38 FLOOR FINISHES	
CLAUSE 4.4.1.39 FLOOR FINISHES	
CLAUSE 4.4.1.40 FLOOR FINISHES	
CLAUSE 4.4.1.41 FLOOR FINISHES	
CLAUSE 4.4.1.42 FLOOR FINISHES	
CLAUSE 4.4.1.43 FLOOR FINISHES	
CLAUSE 4.4.1.44 FLOOR FINISHES	
CLAUSE 4.4.1.45 FLOOR FINISHES	
CLAUSE 4.4.1.46 FLOOR FINISHES	
CLAUSE 4.4.1.47 FLOOR FINISHES	
CLAUSE 4.4.1.48 FLOOR FINISHES	
CLAUSE 4.4.1.49 FLOOR FINISHES	
CLAUSE 4.4.1.50 FLOOR FINISHES	

DESCRIPTION	DATE
APPROVALS TO COMPLY WITH NSW 1993 CLAUSE 4.4.1	
CLAUSE 4.4.1 GENERAL & FLOOR CONSTRUCTION	
CLAUSE 4.4.1.1 FLOOR FINISHES	
CLAUSE 4.4.1.2 FLOOR FINISHES	
CLAUSE 4.4.1.3 FLOOR FINISHES	
CLAUSE 4.4.1.4 FLOOR FINISHES	
CLAUSE 4.4.1.5 FLOOR FINISHES	
CLAUSE 4.4.1.6 FLOOR FINISHES	
CLAUSE 4.4.1.7 FLOOR FINISHES	
CLAUSE 4.4.1.8 FLOOR FINISHES	
CLAUSE 4.4.1.9 FLOOR FINISHES	
CLAUSE 4.4.1.10 FLOOR FINISHES	
CLAUSE 4.4.1.11 FLOOR FINISHES	
CLAUSE 4.4.1.12 FLOOR FINISHES	
CLAUSE 4.4.1.13 FLOOR FINISHES	
CLAUSE 4.4.1.14 FLOOR FINISHES	
CLAUSE 4.4.1.15 FLOOR FINISHES	
CLAUSE 4.4.1.16 FLOOR FINISHES	
CLAUSE 4.4.1.17 FLOOR FINISHES	
CLAUSE 4.4.1.18 FLOOR FINISHES	
CLAUSE 4.4.1.19 FLOOR FINISHES	
CLAUSE 4.4.1.20 FLOOR FINISHES	
CLAUSE 4.4.1.21 FLOOR FINISHES	
CLAUSE 4.4.1.22 FLOOR FINISHES	
CLAUSE 4.4.1.23 FLOOR FINISHES	
CLAUSE 4.4.1.24 FLOOR FINISHES	
CLAUSE 4.4.1.25 FLOOR FINISHES	
CLAUSE 4.4.1.26 FLOOR FINISHES	
CLAUSE 4.4.1.27 FLOOR FINISHES	
CLAUSE 4.4.1.28 FLOOR FINISHES	
CLAUSE 4.4.1.29 FLOOR FINISHES	
CLAUSE 4.4.1.30 FLOOR FINISHES	
CLAUSE 4.4.1.31 FLOOR FINISHES	
CLAUSE 4.4.1.32 FLOOR FINISHES	
CLAUSE 4.4.1.33 FLOOR FINISHES	
CLAUSE 4.4.1.34 FLOOR FINISHES	
CLAUSE 4.4.1.35 FLOOR FINISHES	
CLAUSE 4.4.1.36 FLOOR FINISHES	
CLAUSE 4.4.1.37 FLOOR FINISHES	
CLAUSE 4.4.1.38 FLOOR FINISHES	
CLAUSE 4.4.1.39 FLOOR FINISHES	
CLAUSE 4.4.1.40 FLOOR FINISHES	
CLAUSE 4.4.1.41 FLOOR FINISHES	
CLAUSE 4.4.1.42 FLOOR FINISHES	
CLAUSE 4.4.1.43 FLOOR FINISHES	
CLAUSE 4.4.1.44 FLOOR FINISHES	
CLAUSE 4.4.1.45 FLOOR FINISHES	
CLAUSE 4.4.1.46 FLOOR FINISHES	
CLAUSE 4.4.1.47 FLOOR FINISHES	
CLAUSE 4.4.1.48 FLOOR FINISHES	
CLAUSE 4.4.1.49 FLOOR FINISHES	
CLAUSE 4.4.1.50 FLOOR FINISHES	

NOTES
EX - EXISTING
FFL - FINISH FLOOR LEVEL
RL - REDUCED LEVEL
BOUNDARY - EXISTING TO BE DEMOLISHED
15% IN GATE PLANE
SIDE SETBACK

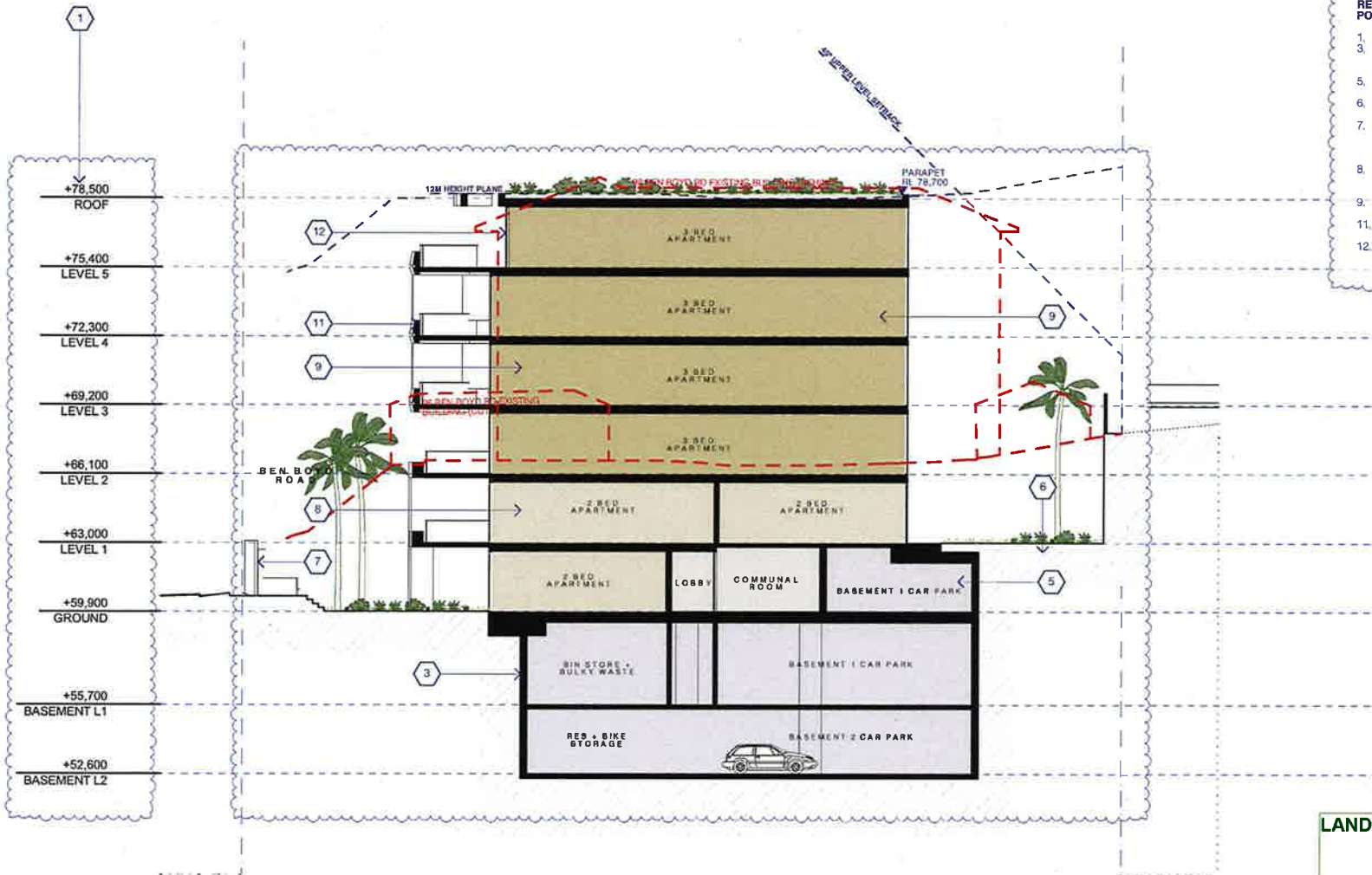
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NSW Registration Number 4657

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

LOT / SECTION / DP NO.:
LOT A DP 348364 & SP41709

SCALE: 1:200@A3
ISSUE DATE: 1/11/22
PROJECT NUMBER: 21-095

DRAWN BY:
CHECKED:
REVISION:
C
DWG NUMBER:
DA 3100



- REV B - AMENDED DA SUBMISSION POST 34**
1. BUILDING RAISED.
 3. BASEMENT PLANS REDESIGNED, REDUCING BASEMENT FOOTPRINT AND EXCAVATION VOLUME.
 5. NORTHERN UNITS ON GROUND REPLACED WITH PARKING.
 6. DEEP SOIL ZONE TO NORTHERN SETBACK REINSTATED.
 7. EXTENT AND PROPOSED RECONSTRUCTION OF EXISTING ROCK WALL TO SUIT NEW HERITAGE METHODOLOGY.
 8. SOUTH FACING APARTMENTS ON GROUND AND LEVEL 1 COMBINED INTO TWO STOREY UNITS.
 9. INTERNAL APARTMENT LAYOUTS REDESIGNED.
 11. SOUTHERN, EASTERN AND WESTERN SETBACK INCREASED.
 12. WESTERN AND SOUTHERN SETBACK ON LEVEL 5 INCREASED.

**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	16/02/22
B	AMENDED DA SUBMISSION POST 34	28/10/22
C	AMENDED DA SUBMISSION POST 34	1/10/22

<p>ALL CONSTRUCTION TO COMPLY AT ALL TIMES BY SOLI CLASS 2 & NATIONAL REQUIREMENTS</p> <p>CLAUSE 11.1. MATERIALS & FINISHES COMPLIANCE CLAUSE 11.1.1. FINISHES COMPLIANCE CLAUSE 11.1.2. FINISHES COMPLIANCE CLAUSE 11.1.3. FINISHES COMPLIANCE CLAUSE 11.1.4. FINISHES COMPLIANCE CLAUSE 11.1.5. FINISHES COMPLIANCE CLAUSE 11.1.6. FINISHES COMPLIANCE CLAUSE 11.1.7. FINISHES COMPLIANCE CLAUSE 11.1.8. FINISHES COMPLIANCE CLAUSE 11.1.9. FINISHES COMPLIANCE CLAUSE 11.1.10. FINISHES COMPLIANCE CLAUSE 11.1.11. FINISHES COMPLIANCE CLAUSE 11.1.12. FINISHES COMPLIANCE CLAUSE 11.1.13. FINISHES COMPLIANCE CLAUSE 11.1.14. FINISHES COMPLIANCE CLAUSE 11.1.15. FINISHES COMPLIANCE</p>	<p>ARTIFICIAL LIGHTING TO COMPLY WITH CLASS 2 & 3 AS PER AS/NZS 1689.1:2012</p> <p>CLAUSE 11.2.1. LIGHTING COMPLIANCE CLAUSE 11.2.2. LIGHTING COMPLIANCE CLAUSE 11.2.3. LIGHTING COMPLIANCE CLAUSE 11.2.4. LIGHTING COMPLIANCE CLAUSE 11.2.5. LIGHTING COMPLIANCE CLAUSE 11.2.6. LIGHTING COMPLIANCE CLAUSE 11.2.7. LIGHTING COMPLIANCE CLAUSE 11.2.8. LIGHTING COMPLIANCE CLAUSE 11.2.9. LIGHTING COMPLIANCE CLAUSE 11.2.10. LIGHTING COMPLIANCE CLAUSE 11.2.11. LIGHTING COMPLIANCE CLAUSE 11.2.12. LIGHTING COMPLIANCE CLAUSE 11.2.13. LIGHTING COMPLIANCE CLAUSE 11.2.14. LIGHTING COMPLIANCE CLAUSE 11.2.15. LIGHTING COMPLIANCE</p>	<p>NOTES:</p> <p>EX. EXISTING FFL FLOOR FINISHED FLOOR LEVEL RL REDUCED LEVEL BOUNDARY BOUNDARY EX EXISTING TO BE DEMOLISHED 12M HEIGHT PLANE 5M LEVEL ABOVE LENTHACK SIDE SETBACK</p>	<p>ARCHITECT: MHNDUNION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndunion.com</p> <p>NSW Registered Architect 2020-2024</p>	<p>DRAWING TITLE: SECTION B PROJECT ADDRESS: 65-88 BEN BOYD RD, NEUTRAL BAY NSW 2089</p> <p>LOT / SECTION / DP NO.: LOT A DP346264 & SP616709</p> <p>APPLICANT: AIDOP NO 3 PTY LTD SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009</p>	<p>SCALE: 1:200 @ A3</p> <p>ISSUE DATE: 1/11/22</p> <p>PROJECT NUMBER: 21-095</p> <p>DRAWN BY:</p> <p>CHECKED:</p> <p>REVISION: C</p> <p>DWG NUMBER: DA 3101</p>
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NO AMENDMENTS TO THIS DRAWING

LAND & ENVIRONMENT COURT
NSW
APPROVED

Date: 30 November 2022



ST1 STONE BLOCKS, DRY PRESS JOINTS



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



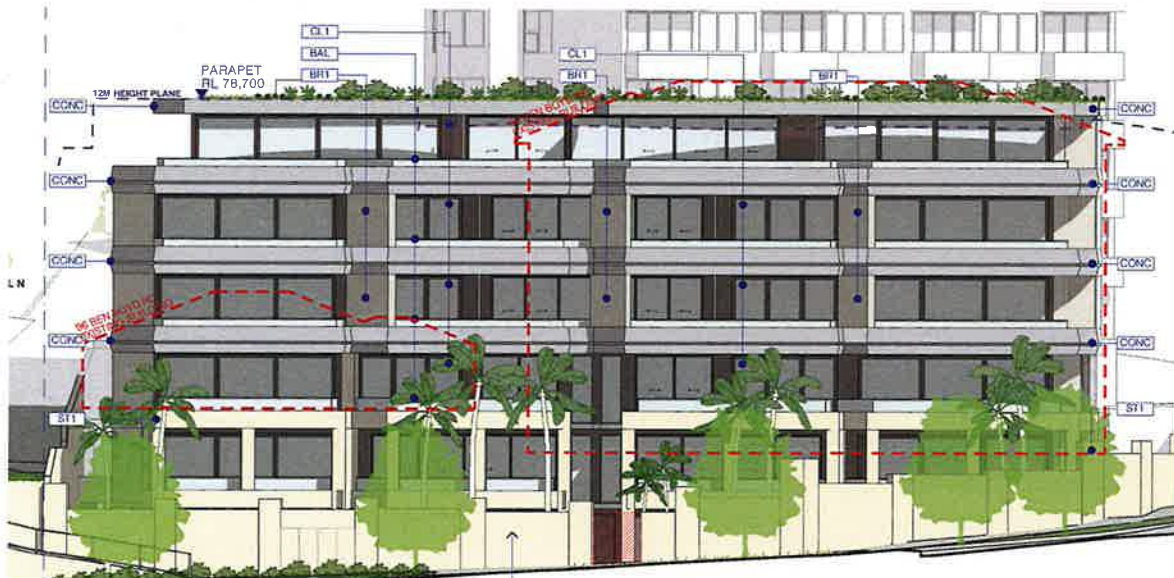
AL ALUMINIUM FRAMED DOORS & WINDOWS, COLOUR TO MATCH CL1



CL1 METAL CLADDING, DARK BRONZE

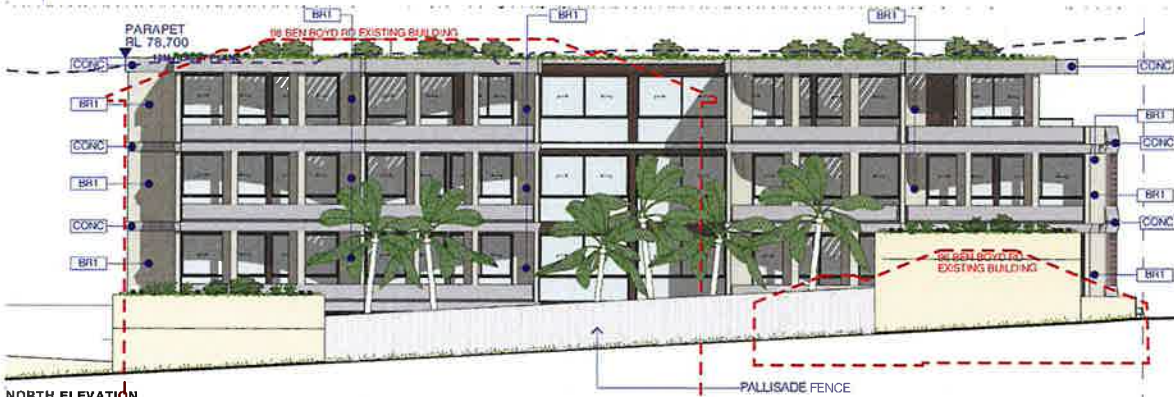


BAL GLASS BALUSTRADE, CAPTURED IN TOP RAIL, COLOUR TO MATCH C1



SOUTH ELEVATION

EXISTING STONE WALL TO BE RECONSTRUCTED VIA METHODOLOGY SET OUT IN HERITAGE REPORT



NORTH ELEVATION

REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY WITH THE BUILDING ACT 2016 & REGULATIONS THEREUNDER	GENERAL NOTES	NOTES	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:	
A	DEVELOPMENT APPLICATION	18/10/22				MHNDUNION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 WWW.MHNDUNION.COM	EXTERNAL FINISHES 01	1:1, 1:200, 1:4, 26, 1:6, 30 @ 1:1			
B	AMENDED DA SUBMISSION POST 34	28/10/22					PROJECT ADDRESS:	LOT / SECTION / DP NO.:	REVISION:		
C	AMENDED DA SUBMISSION POST 34	1/11/22					96-88 BEN BOYD RD, NEUTRAL BAY NSW 2088	LOT A DP348364 & SP61709	1/11/22	C	
							APPLICANT:	PROJECT NUMBER:	DWG NUMBER:		
							AIDOP NO 3 PTY LTD	21-095	DA 6000		
							SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009				

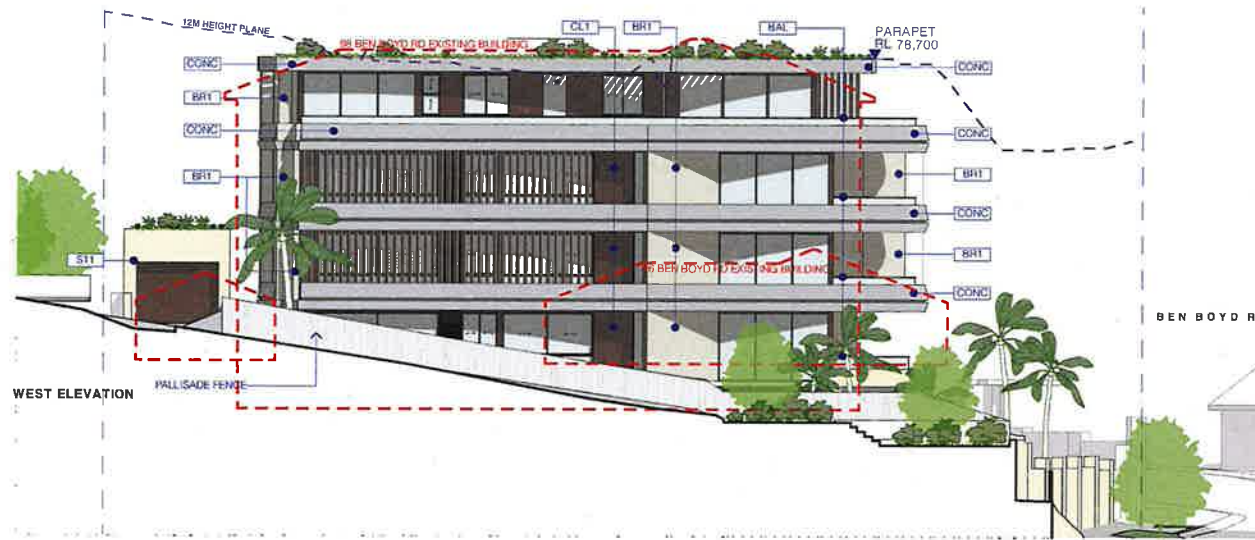
NO AMENDMENTS TO THIS DRAWING

LAND & ENVIRONMENT COURT
NSW
APPROVED

Date: 30 November 2022



EAST ELEVATION



WEST ELEVATION



S11 STONE BLOCKS, DRY PRESS JOINTS



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



AL ALUMINIUM FRAMED DOORS & WINDOWS, COLOUR TO MATCH CL1



CL1 METAL CLADDING, DARK BRONZE



BAL GLASS BALUSTRADE, CAPTURED IN TOP RAIL, COLOUR TO MATCH CL1

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	18/03/22
B	AMENDED DA SUBMISSION POST 34	26/10/22
C	AMENDED DA SUBMISSION POST 34	01/11/22

ALL CONSTRUCTION TO COMPLY WITH NSW BUILDING REGULATIONS & APPROVED CONTRACT DOCUMENTS
 CL1 CL1 METAL CLADDING
 CONGC CONCRETE
 BR1 BRICK
 S11 STONE

CL1 CL1 METAL CLADDING
 CONGC CONCRETE
 BR1 BRICK
 S11 STONE

CL1 CL1 METAL CLADDING
 CONGC CONCRETE
 BR1 BRICK
 S11 STONE

CL1 CL1 METAL CLADDING
 CONGC CONCRETE
 BR1 BRICK
 S11 STONE

ARCHITECT:
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 WWW.MHNDUNION.COM

DRAWING TITLE:
EXTERNAL FINISHES 02
 PROJECT ADDRESS:
 96-98 BEN BOYD RD,
 NEUTRAL BAY NSW 2089
 LOT A DP348364 & SP61769
 APPLICANT:
 ADOP NO 3 PTY LTD
 SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

SCALE:
 1:1, 1:4, 26, 1:4, 36,
 1:3000
 DATE:
 1/11/22
 PROJECT NUMBER:
21-095
 DRAWN BY:
 CHECKED:
 REVISION:
C
 DWG NUMBER:
DA 6001

SEPP 65 - SOLAR & CROSS VENTILATION

TOTAL UNITS 21

SOLAR ACCESS

9AM - 3PM PROPOSED	CONTROL
☉ 2+ HR 15 (71%)	14.7 (70%)
☉ 1+ HR 2 (10%)	
☉ 0 HR 3 (14%)	3.15 (15%)

8AM - 4PM PROPOSED	CONTROL
☉ 2+ HR 18 (86%)	
☉ 1+ HR 1 (5%)	
☉ 0 HR 3 (14%)	

CROSS VENTILATION

PROPOSED	CONTROL
☉ ACHIEVE 19 (90%)	12.6 (60%)
☉ NOT ACHIEVE 2 (10%)	

REV B - AMENDED DA SUBMISSION POST 34

14. SOLAR & CROSS VENTILATION CALCULATIONS AMENDED.

LAND & ENVIRONMENT COURT NSW APPROVED

Date: 30 November 2022



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
A	DEVELOPMENT APPLICATION	16/03/22
B	AMENDED DA SUBMISSION POST 34	28/10/22
C	AMENDED DA SUBMISSION POST 34	11/11/22

ALL CONSTRUCTION TO COMPLY WITH SEPP 65 CLAUSE 4 & 4.1 AS APPLICABLE FOR SOLAR ACCESS

CLAUSE 4.1.1 MINIMUM SOLAR ACCESS REQUIREMENTS
 CLAUSE 4.1.2 MINIMUM SOLAR ACCESS REQUIREMENTS
 CLAUSE 4.1.3 MINIMUM SOLAR ACCESS REQUIREMENTS
 CLAUSE 4.1.4 MINIMUM SOLAR ACCESS REQUIREMENTS
 CLAUSE 4.1.5 MINIMUM SOLAR ACCESS REQUIREMENTS
 CLAUSE 4.1.6 MINIMUM SOLAR ACCESS REQUIREMENTS
 CLAUSE 4.1.7 MINIMUM SOLAR ACCESS REQUIREMENTS
 CLAUSE 4.1.8 MINIMUM SOLAR ACCESS REQUIREMENTS
 CLAUSE 4.1.9 MINIMUM SOLAR ACCESS REQUIREMENTS
 CLAUSE 4.1.10 MINIMUM SOLAR ACCESS REQUIREMENTS

CLAUSE 4.2 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.2.1 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.2.2 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.2.3 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.2.4 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.2.5 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.2.6 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.2.7 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.2.8 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.2.9 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.2.10 CROSS VENTILATION REQUIREMENTS

CLAUSE 4.3 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.3.1 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.3.2 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.3.3 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.3.4 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.3.5 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.3.6 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.3.7 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.3.8 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.3.9 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.3.10 CROSS VENTILATION REQUIREMENTS

CLAUSE 4.4 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.4.1 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.4.2 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.4.3 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.4.4 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.4.5 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.4.6 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.4.7 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.4.8 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.4.9 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.4.10 CROSS VENTILATION REQUIREMENTS

CLAUSE 4.5 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.5.1 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.5.2 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.5.3 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.5.4 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.5.5 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.5.6 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.5.7 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.5.8 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.5.9 CROSS VENTILATION REQUIREMENTS
 CLAUSE 4.5.10 CROSS VENTILATION REQUIREMENTS

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 SURRY HILLS SYDNEY NSW 2010
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DRAWING TITLE: SEPP 65 - SOLAR & CROSS VENTILATION
 PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2088
 LOT / SECTION / DP NO.: LOT A DP348364 & SP61709
 APPLICANT: AIDOP NO 3 PTY LTD SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009

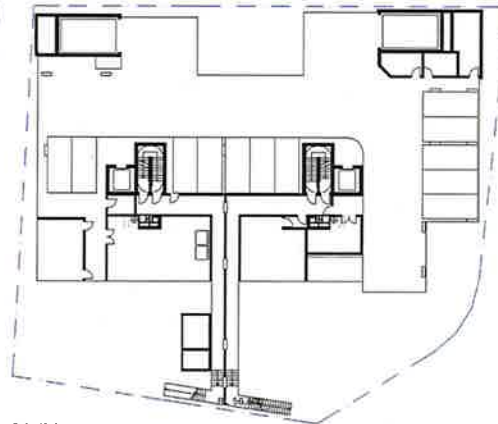
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 DRAWN BY:
 CHECKED:
 ISSUE DATE: 1/11/22
 REVISION: C
 PROJECT NUMBER: 21-095
 DWG NUMBER: DA 9100

SEPP 65 - STORAGE

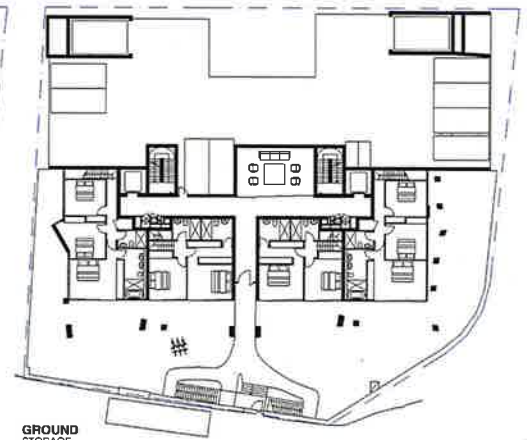
UNIT	TYPE	MINIMUM CONTROL (m ²)	> 50% PROVIDED IN UNIT
101	3 BED	10	✓
102	2 BED	8	✓
103	2 BED	8	✓
104	3 BED	10	✓
105	2 BED	8	✓
106	2 BED	8	✓
201	3 BED	10	✓
202	3 BED	10	✓
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301	3 BED	10	✓
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304	3 BED	10	✓
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502	3 BED	10	✓
503	3 BED	10	✓
504	3 BED	10	✓



BASEMENT L2 STORAGE



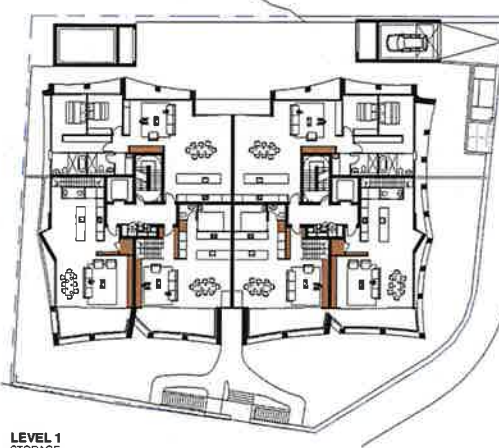
BASEMENT L1 STORAGE



GROUND STORAGE

REV B - AMENDED DA SUBMISSION POST 34
 13. LANDSCAPED AREA, SITE COVERAGE, STORAGE AREA CALCULATIONS AMENDED.

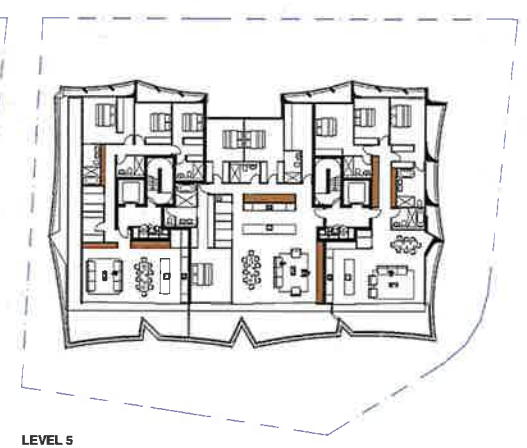
**LAND & ENVIRONMENT COURT
 NSW
 APPROVED**
 Date: 30 November 2022



LEVEL 1 STORAGE



LEVEL 2-4 STORAGE



LEVEL 5 STORAGE

REV	DESCRIPTION	DATE	ALL INFORMATION TO GOVERN BY THIS DRAWING IS CLASSIFIED AS UNCLASSIFIED	APPROVALS	NOTES	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:	
A	DEVELOPMENT APPLICATION	18/10/22				MHNDUNION 85 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com	SEPP 65 - STORAGE	1:500, 1:1@A3			
B	AMENDED DA SUBMISSION POST 34	28/10/22					PROJECT ADDRESS:	LOT / SECTION / DP NO.:	ISSUE DATE:	REVISION:	
C	AMENDED DA SUBMISSION POST 34	11/12/22					95-98 BEN BOYD RD, NEUTRAL BAY NSW 2089	LOT 4 DP346364 & SP61709	11/11/22	C	
							APPLICANT:	PROJECT NUMBER:	DWG NUMBER:		
							AIDOP NO 3 PTY LTD	21-095	DA 9101		
							SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009				

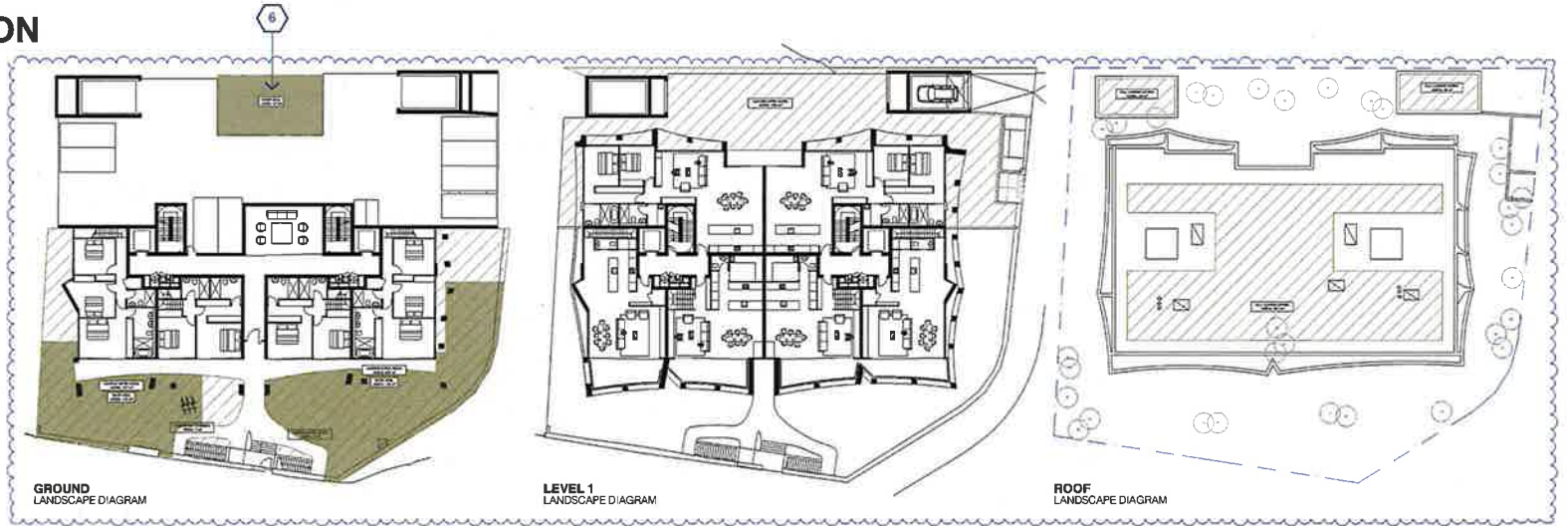
LANDSCAPE CALCULATION

SITE AREA	1,699.35 m ²	
CONTROL	PROPOSED	
DEEP SOIL	119.95 m ²	369 m ²
	7.00%	21.71%
LANDSCAPED AREA		704 m ²
		41.43%
ADDITIONAL LANDSCAPED AREA NOT INCLUDED IN LANDSCAPED AREA		
- ROOF		415 m ²
		24.42%

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

REV B - AMENDED DA SUBMISSION POST 34

- 6. DEEP SOIL ZONE TO NORTHERN SETBACK REINSTATED.
- 13. LANDSCAPED AREA, SITE COVERAGE, STORAGE AREA CALCULATIONS AMENDED.



**LAND & ENVIRONMENT COURT
NSW
APPROVED**

Date: 30 November 2022

REV	DESCRIPTION	DATE	NOTES
A	DEVELOPMENT APPLICATION	18/03/22	
B	AMENDED DA SUBMISSION POST 34	28/10/22	
C	AMENDED DA SUBMISSION POST 34	11/11/22	

<p>ALL CONSTRUCTION TO COMPLY WITH THE LOCAL GOVERNMENT'S REQUIREMENTS FOR LANDSCAPING.</p> <p>CLAUSE 4.4.1.1: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.2: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.3: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.4: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.5: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.6: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.7: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.8: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.9: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.10: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.11: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.12: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.13: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.14: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.15: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.16: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.17: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.18: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.19: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.20: MINIMUM LANDSCAPING REQUIREMENTS</p>	<p>ARTIFICIAL LIGHTING TO COMPLY WITH THE LOCAL GOVERNMENT'S REQUIREMENTS FOR LANDSCAPING.</p> <p>CLAUSE 4.4.1.1: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.2: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.3: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.4: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.5: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.6: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.7: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.8: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.9: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.10: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.11: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.12: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.13: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.14: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.15: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.16: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.17: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.18: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.19: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.20: MINIMUM LANDSCAPING REQUIREMENTS</p>	<p>ARTIFICIAL LIGHTING TO COMPLY WITH THE LOCAL GOVERNMENT'S REQUIREMENTS FOR LANDSCAPING.</p> <p>CLAUSE 4.4.1.1: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.2: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.3: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.4: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.5: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.6: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.7: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.8: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.9: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.10: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.11: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.12: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.13: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.14: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.15: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.16: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.17: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.18: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.19: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.20: MINIMUM LANDSCAPING REQUIREMENTS</p>	<p>ARTIFICIAL LIGHTING TO COMPLY WITH THE LOCAL GOVERNMENT'S REQUIREMENTS FOR LANDSCAPING.</p> <p>CLAUSE 4.4.1.1: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.2: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.3: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.4: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.5: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.6: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.7: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.8: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.9: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.10: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.11: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.12: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.13: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.14: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.15: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.16: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.17: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.18: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.19: MINIMUM LANDSCAPING REQUIREMENTS</p> <p>CLAUSE 4.4.1.20: MINIMUM LANDSCAPING REQUIREMENTS</p>
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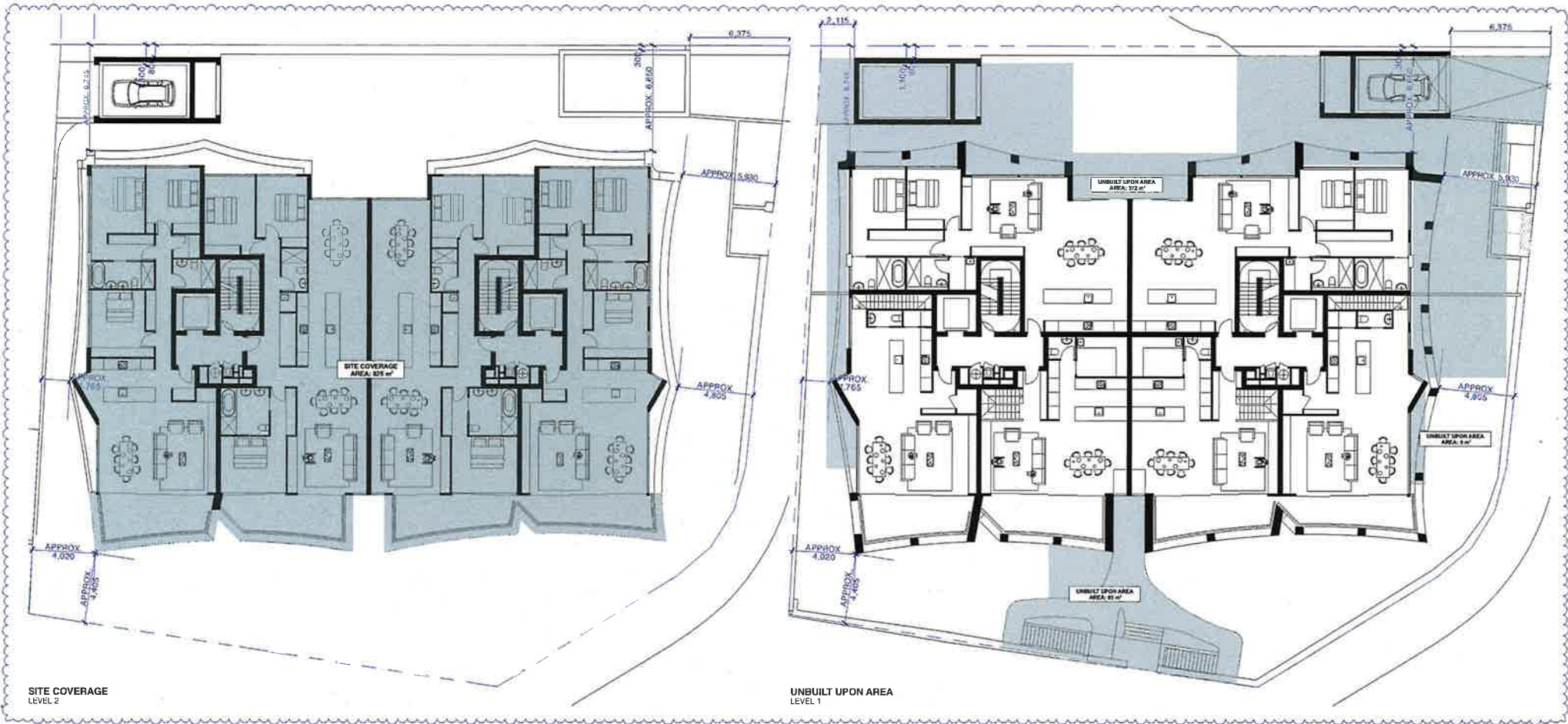
<p>ARCHITECT:</p> <p>MHNDUNION</p> <p>36 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndunio.com</p> <p>NSW Registration Number 1827</p>	<p>DRAWING TITLE:</p> <p>LANDSCAPE CALCULATION</p> <p>PROJECT ADDRESS: 96-98 BEN BOYD RD, NEUTRAL BAY NSW 2089</p> <p>LOT / SECTION / DP NO: LOT A DP348364 & SP61709</p> <p>APPLICANT: AIDOP NO 3 PTY LTD</p> <p>SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009</p>	<p>SCALE: 1:500, 1:250, 1:1 @A3</p> <p>ISSUE DATE: 1/11/22</p> <p>PROJECT NUMBER: 21-095</p> <p>DRAWN BY: C</p> <p>CHECKED: C</p> <p>REVISION: C</p> <p>DWG NUMBER: DA 9102</p>
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REV B - AMENDED DA SUBMISSION POST 34
13. LANDSCAPED AREA, SITE COVERAGE, STORAGE AREA CALCULATIONS AMENDED.

SITE COVERAGE DIAGRAM

SITE AREA	1,699.35 m ²	
CONTROL	764.71 m ²	825 m ²
PROPOSED	45.00%	48.55%
SITE COVERAGE	764.71 m ²	825 m ²
UNBUILT AREA	254.90 m ²	462 m ²
	15.00%	27.54%

13



SITE COVERAGE LEVEL 2

UNBUILT UPON AREA LEVEL 1

REV	DESCRIPTION	DATE	NOTES
A	DEVELOPMENT APPLICATION	18/23	
B	AMENDED DA SUBMISSION POST 34	26/19/22	
C	AMENDED DA SUBMISSION POST 34	11/19/22	

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
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F +61 2 9101 1100
www.mhndunion.com

DRAWING TITLE:
SITE COVERAGE DIAGRAM
PROJECT ADDRESS:
96-98 BEN BOYD RD,
NEUTRAL BAY NSW 2089
APPLICANT:
AIDOP NO 3 PPT LTD
SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2005

SCALE: 1:347.22, 1:250@A3
ISSUE DATE: 1/11/22
PROJECT NUMBER: 21-095
DRAWN BY: CHECKED:
REVISION: C
DWG NUMBER: DA 9103

HEIGHT PLANE DIAGRAM

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NSW
APPROVED

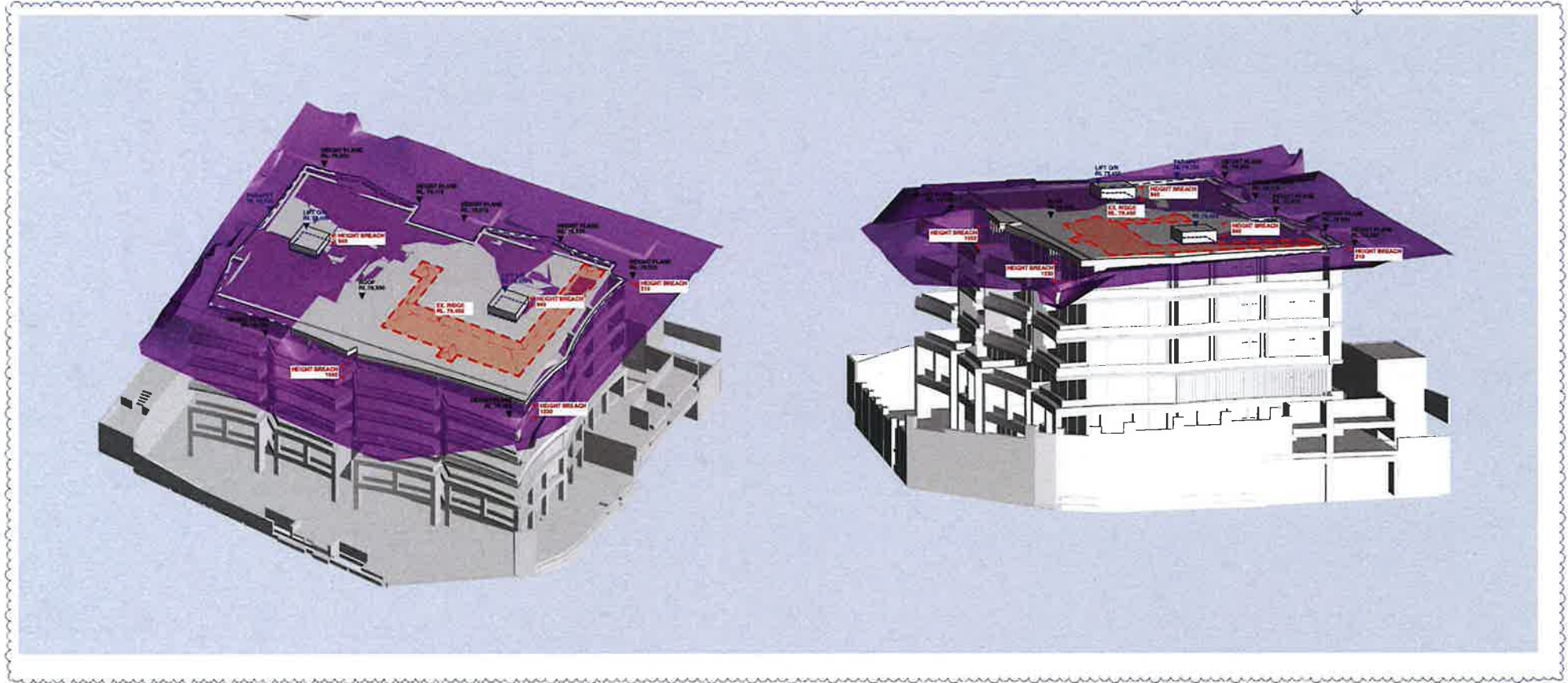
Date: 30 November 2022

REV B - AMENDED DA SUBMISSION POST
34

18. HEIGHT PLANE DIAGRAM UPDATED.

- 12M HEIGHT BLANKET
- S34 ENVELOPE - INTERSECTION WITH HEIGHT PLANE
- EXISTING ENVELOPE IN BREACH OF 12M HEIGHT PLANE

18



REV	DESCRIPTION	DATE	ALL CONSTRUCTION TO COMPLY WITH NSW CLASIFIED BUILDING STANDARDS	APPROVALS LISTING TO COMPLY WITH NSW CLASIFIED BUILDING STANDARDS	LEVELS LISTING TO COMPLY WITH NSW CLASIFIED BUILDING STANDARDS	NOTES	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:	
A	DEVELOPMENT APPLICATION	16/3/22	CLASIFIED 1 & 2 BUILDING & STRUCTURE REGULATIONS	APPROVALS LISTING TO COMPLY WITH NSW CLASIFIED BUILDING STANDARDS	LEVELS LISTING TO COMPLY WITH NSW CLASIFIED BUILDING STANDARDS		MHNDUNION 36 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com 18th Floor, 36 Richards Lane Sydney NSW 2010	HEIGHT PLANE DIAGRAM	1:2.78, 1:277.78@A3			
B	AMENDED DA SUBMISSION POST 34	26/10/22	CLASIFIED 1 & 2 BUILDING & STRUCTURE REGULATIONS	APPROVALS LISTING TO COMPLY WITH NSW CLASIFIED BUILDING STANDARDS	LEVELS LISTING TO COMPLY WITH NSW CLASIFIED BUILDING STANDARDS			PROJECT ADDRESS: 66-88 BEN BOYD RD, NEUTRAL BAY NSW 2089	LOT / SECTION / DP NO. : LOT A DP348364 & SP61708	ISSUE DATE: 1/11/22	REVISION: C	
C	AMENDED DA SUBMISSION POST 34	15/1/22	CLASIFIED 1 & 2 BUILDING & STRUCTURE REGULATIONS	APPROVALS LISTING TO COMPLY WITH NSW CLASIFIED BUILDING STANDARDS	LEVELS LISTING TO COMPLY WITH NSW CLASIFIED BUILDING STANDARDS			APPLICANT: AIDOP NO 9 PTY LTD SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2009	PROJECT NUMBER: 21-095	DWG NUMBER: DA 9104		

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

REV B - AMENDED DA SUBMISSION POST 34
 16. WASTE MANAGEMENT PLAN UPDATED.

LAND & ENVIRONMENT COURT
 NSW
 APPROVED
 Date: 30 November 2022



BASEMENT L2
WASTE MANAGEMENT PLAN

BASEMENT L1
WASTE MANAGEMENT PLAN

GROUND FLOOR
WASTE MANAGEMENT PLAN

LEVEL 1
WASTE MANAGEMENT PLAN

LEVEL 2 - 4
WASTE MANAGEMENT PLAN

LEVEL 5
WASTE MANAGEMENT PLAN

REV	DESCRIPTION	DATE	ALLOCATION TO DISPLAY AT BINNING IN SEA CLAUSE & APPOINTMENT	APPROVALS	NOTES	ARCHITECT:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
A	DEVELOPMENT APPLICATION	15/2/22	CLAUSE 4.4.1 (WATER & SEWER CONNECTIONS) CLAUSE 4.4.2 (WATER SUPPLY) CLAUSE 4.4.3 (WATER METERING) CLAUSE 4.4.4 (WATER METERING) CLAUSE 4.4.5 (WATER METERING) CLAUSE 4.4.6 (WATER METERING) CLAUSE 4.4.7 (WATER METERING) CLAUSE 4.4.8 (WATER METERING) CLAUSE 4.4.9 (WATER METERING) CLAUSE 4.4.10 (WATER METERING)	APPROVED		MHNDUNION	WASTE MANAGEMENT PLAN	1:500@A3		
B	AMENDED DA SUBMISSION POST 34	28/12/22	CLAUSE 4.4.1 (WATER & SEWER CONNECTIONS) CLAUSE 4.4.2 (WATER SUPPLY) CLAUSE 4.4.3 (WATER METERING) CLAUSE 4.4.4 (WATER METERING) CLAUSE 4.4.5 (WATER METERING) CLAUSE 4.4.6 (WATER METERING) CLAUSE 4.4.7 (WATER METERING) CLAUSE 4.4.8 (WATER METERING) CLAUSE 4.4.9 (WATER METERING) CLAUSE 4.4.10 (WATER METERING)	APPROVED		MHNDUNION	WASTE MANAGEMENT PLAN	1:11/22		
C	AMENDED DA SUBMISSION POST 34	11/12/22	CLAUSE 4.4.1 (WATER & SEWER CONNECTIONS) CLAUSE 4.4.2 (WATER SUPPLY) CLAUSE 4.4.3 (WATER METERING) CLAUSE 4.4.4 (WATER METERING) CLAUSE 4.4.5 (WATER METERING) CLAUSE 4.4.6 (WATER METERING) CLAUSE 4.4.7 (WATER METERING) CLAUSE 4.4.8 (WATER METERING) CLAUSE 4.4.9 (WATER METERING) CLAUSE 4.4.10 (WATER METERING)	APPROVED		MHNDUNION	WASTE MANAGEMENT PLAN	1:11/22		

ARCHITECT:
MHNDUNION
 35 RICHARDS LANE
 SURRY HILLS SYDNEY NSW 2010
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 F +61 2 9101 1100
 www.mhndunion.com

PROJECT ADDRESS: 36-38 BEN BOYD RD, NEUTRAL BAY NSW 2088
 LOT / SECTION / DP NO.: LOT A DP348364 & SP61709
 APPLICANT: AIDOP NO 3 PTY LTD
 SUITE 506, LEVEL 5, 55 MILLER ST, PYRMONT NSW 2008

ISSUE DATE: 1/11/22
 PROJECT NUMBER: 21-095
 REVISION: C
 DWG NUMBER: DA 9300

Concepts | Landscape Plan

LEGEND

- 01 Existing public domain retained / made good as required
- 02 Retention and re-use of existing sandstone wall on site boundary
- 03 Existing ramp and balustrade to be refurbished
- 04 Salvaged sandstone block wall to be reinstated as raised viewing platform with turf and planting and bench seating oriented to city views to improve public amenity
- 05 Entry courtyard with stair and platform lift access to street
- 06 Exposed sandstone bedrock
- 06 Large native evergreen tree in deep soil
- 07 Medium native evergreen trees to deep soil adjacent Ben Boyd Road to soften built form from public domain and to provide shade canopy coverage
- 08 Private courtyards recessed into lush sandstone gully planting
- 09 Palm planting to complement canopy tree planting and provide additional screening and green outlook to upper floor apartments



Concepts | Entry Forecourt

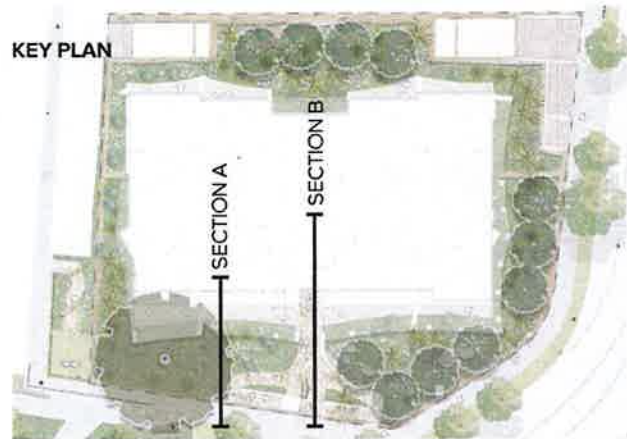
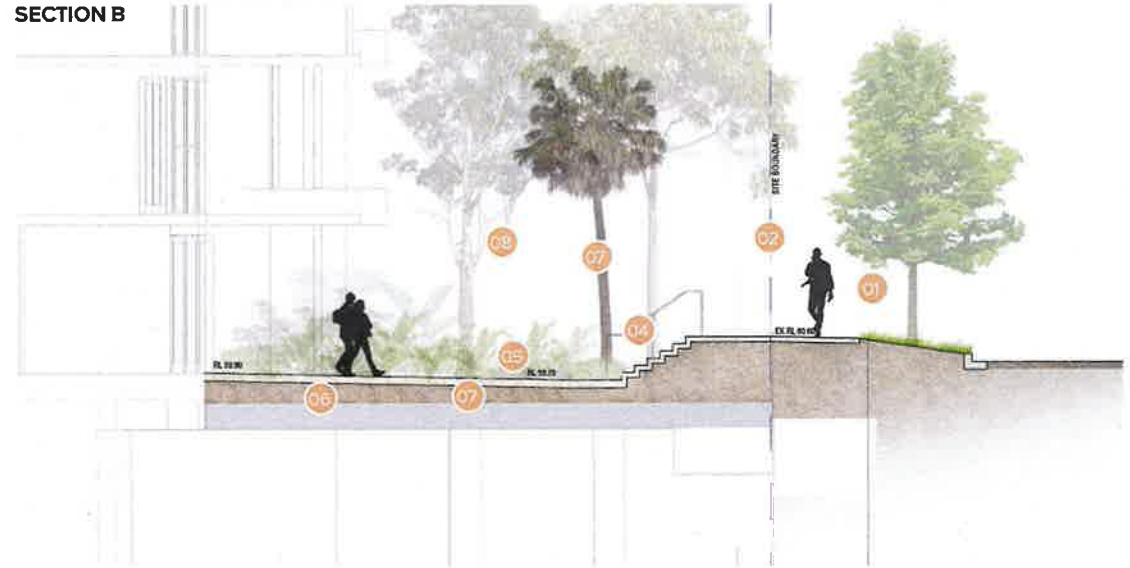
LEGEND

- 01 Existing public domain retained / made good as required
- 02 Retention and re-use of existing sandstone wall on site boundary
- 03 Secure gated entrance from Ben Boyd Road
- 04 Platform lift
- 05 Carved sandstone 'shard' and stair
- 06 Medium native evergreen trees to deep soil adjacent Ben Boyd Road to soften built form from public domain and to provide shade canopy coverage
- 07 Private courtyards
- 08 Garden beds typically 1000mm depth (1500mm depth for trees) over structural slab / bedrock provide separation between private courtyards and communal spaces, punctuated with large bush rock accents
- 09 Generous private courtyards provide solar access to ground floor units, recessed into lush sandstone gully planting
- 10 Palm planting to complement canopy tree planting and provide additional screening and green outlook to upper floor apartments



Concepts | Entry Forecourt

LAND & ENVIRONMENT COURT
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APPROVED
Date: 30 November 2022



LEGEND

- 01 Existing public domain retained / made good as required
- 02 Retention and re-use of existing sandstone wall on site boundary
- 03 Fire egress from basement
- 04 Stair integrated into salvaged sandstone 'shard'
- 05 Stone paving to entrance forecourt
- 06 Garden beds typically 1000mm depth over structural slab / bedrock with lush sandstone gully planting provide separation between private courtyards and communal spaces. Mounding to 1500mm depth for trees.
- 07 Palm planting to complement canopy tree planting and provide additional screening and green outlook to upper floor apartments
- 08 Medium native evergreen trees to deep soil adjacent Ben Boyd Road to soften built form from public domain and to provide shade canopy coverage

Concepts | Private Courtyards

LAND & ENVIRONMENT COURT
NSW
APPROVED
Date: 30 November 2022

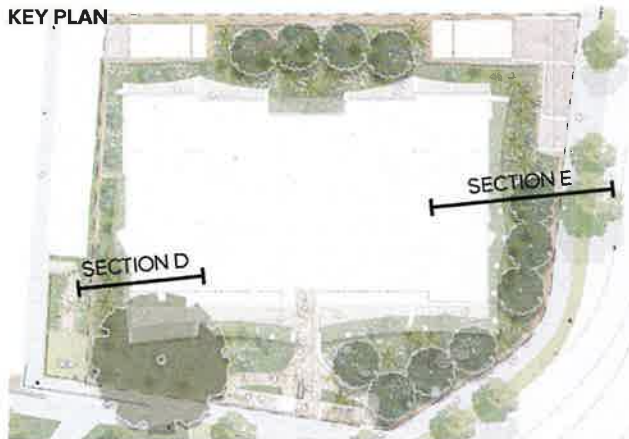
SECTION D



SECTION E



KEY PLAN



LEGEND

- 01 Retention and re-use of existing sandstone wall on site boundary
- 02 Exposed sandstone bedrock with quarried finish, rock planting to colonise face
- 03 Garden beds typically 1000mm depth over structural slab / bedrock with lush sandstone gully planting. Mounding to 1500mm depth for trees.
- 04 Palm planting to complement canopy tree planting and provide additional screening and green outlook to upper floor apartments



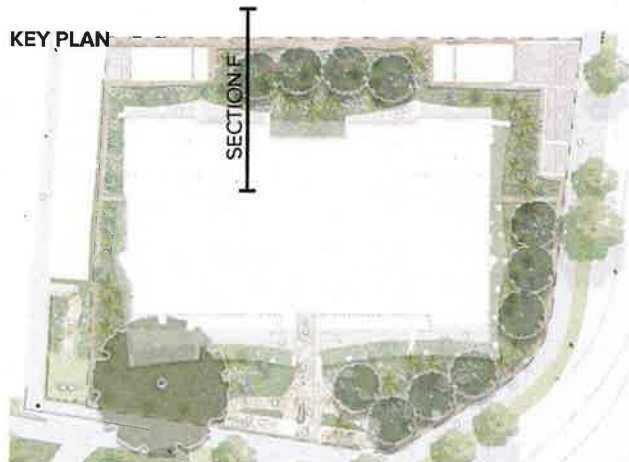
Concepts | Private Courtyards

LAND & ENVIRONMENT COURT
NSW
APPROVED
Date: 30 November 2022

SECTION F



KEY PLAN



LEGEND

- 01 Medium native evergreen trees to soften built form from external viewpoints and to provide shade canopy coverage
- 02 Exposed sandstone bedrock with quarried finish, rock planting to colonise face
- 03 Garden beds typically 1000mm depth over structural slab / bedrock with lush sandstone gully planting. Mounding to 1500mm depth for trees.
- 04 Rear stone paved courtyards provide private outdoor amenity to ground floor units set amongst a unique 'Sandstone Gully' ecotone showcasing locally endemic species against the backdrop of the quarried sandstone wall

Concepts | Sandstone Edge Conditions

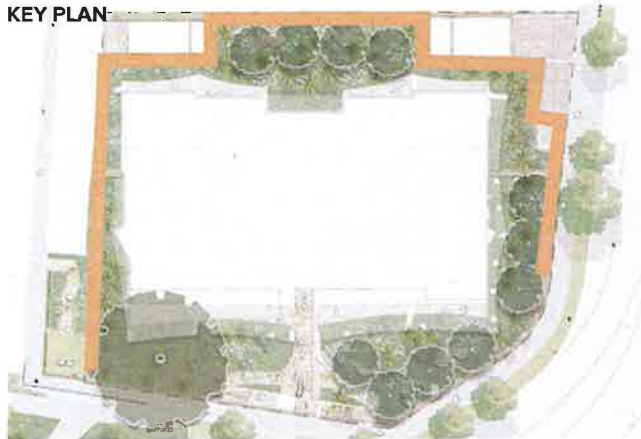
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EXCAVATED ROCK FACE

The exposed sandstone of the proposed site excavation provides an opportunity to express the 'bones' of the site and create a unique micro-climatic experience for residents and visitors.

The final appearance of the sandstone faces will be dependent on geotechnical investigations, however if the sandstone is of acceptable standard then several typologies are possible. These are illustrated on this page.

KEY PLAN



TYPE A - NATURAL

Quarried and worked face requiring specialist stonemasonry tooling and finishing, to replicate more naturalistic undulating forms in the rock. Potentially seeded with pioneering plants.



TYPE B - TERRACED

Quarried face with stepped or terraced layers, which could be used to integrate planting to scramble down the face of the rock.



TYPE C - VERTICAL QUARRIED

Quarried face with straight vertical cut, ideal for more space constrained edges where solar access and setback is to be prioritised.



Concepts | Rooftop Planting

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LEGEND

01 Extensive irrigated rooftop garden to car elevator roofs - maintenance access only. 150mm soil depth extensive roof garden 'Junglefy Green Roof' or similar

02 Extensive irrigated rooftop garden to building rooftop - maintenance access only

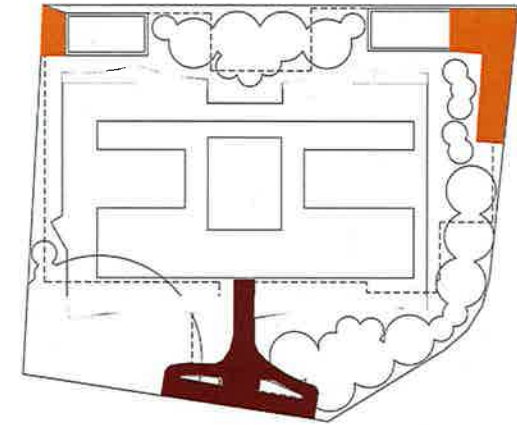
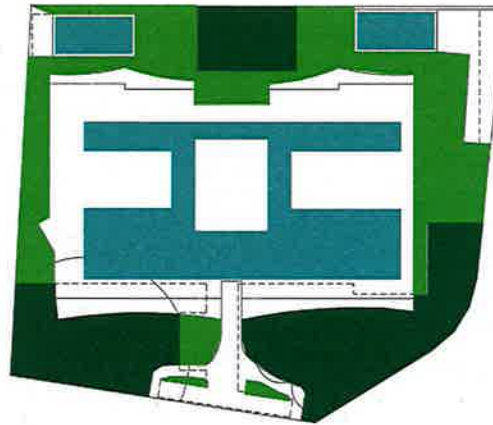
03 Roof hatch for maintenance access

04 Stabilised pebble ballast maintenance access path around perimeter of rooftop, with integrated anchor points




Landscape Areas

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TREE LAYER

-  Canopy Trees
-  Palms

 Deep Soil Zone (excludes basement, building footprint, and landscape hard pavements)*


*In most areas there are dense rock formations present within the proposed deep soil zone. We propose excavating down as required to build up to 1500mm depth of engineered deep soil to support canopy trees, palms, and layered understorey vegetation, in alignment with industry best practice.

SOFT LANDSCAPE LAYER

-  Soft Landscape on Deep Soil/Engineered Deep Soil*
1000-1500mm soil depth
369m² (22%)
-  Soft Landscape on Podium + Engineered deep soil*
1000-1500mm soil depth
336m² (20%)

Total Soft Landscape Area at ground level: 705m²
(41% of total site area)

Additionally:

-  Planting on Rooftop
150mm soil depth extensive roof garden
'Junglefy Green Roof' or similar
350m² (20%)

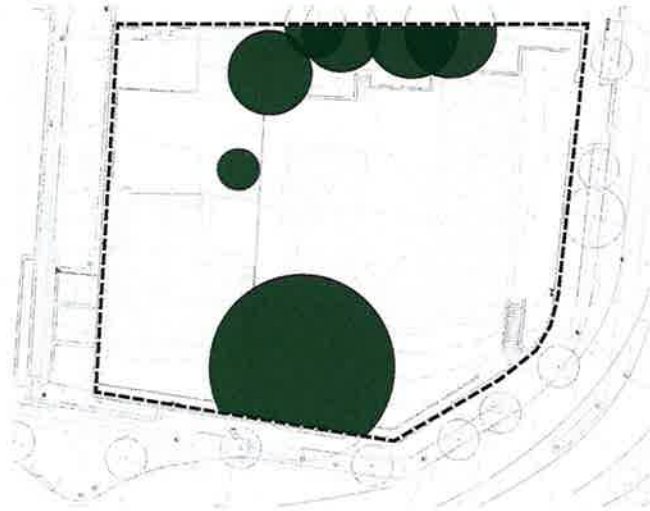
OPEN SPACE PROGRAM

-  Paved Communal Open Space (accessible)
70m²
-  Paved Private Open Space
78m²
-  Paved Driveways / Utility Spaces
62m²

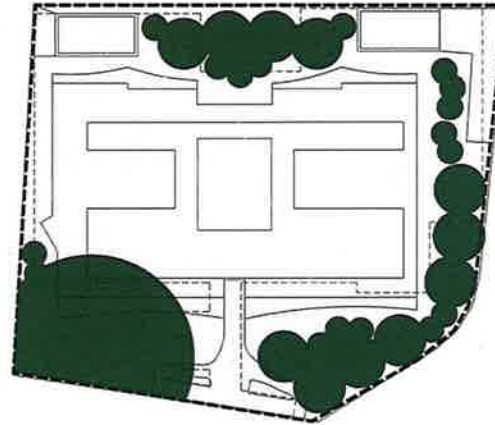
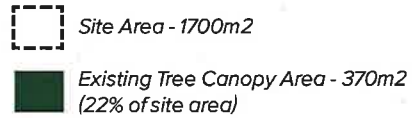
Total Hard Paved Landscape Area at ground level: 210m²
(12% of total site area)

Canopy Cover

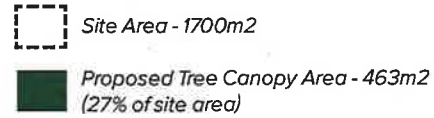
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EXISTING CANOPY COVER



PROPOSED CANOPY COVER



NOTE:
 Assumes at maturity -
 Large tree 20m diameter equal to *Angophora costata*,
 Medium tree 5m diameter equal to *Cupaniopsis anacardioides*
 Palm tree 2.5m diameter equal to *Livistona australis*

Design Strategies | Material Look and Feel

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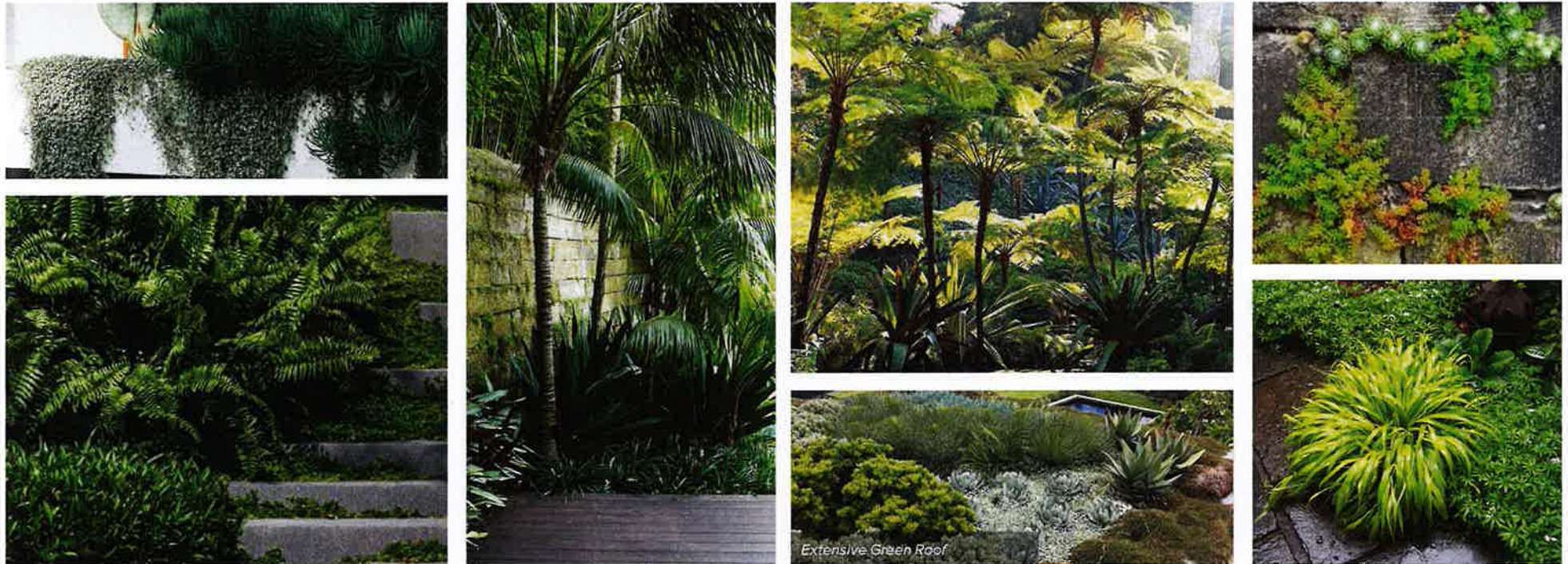


Design Strategies | Indicative Lighting Strategy

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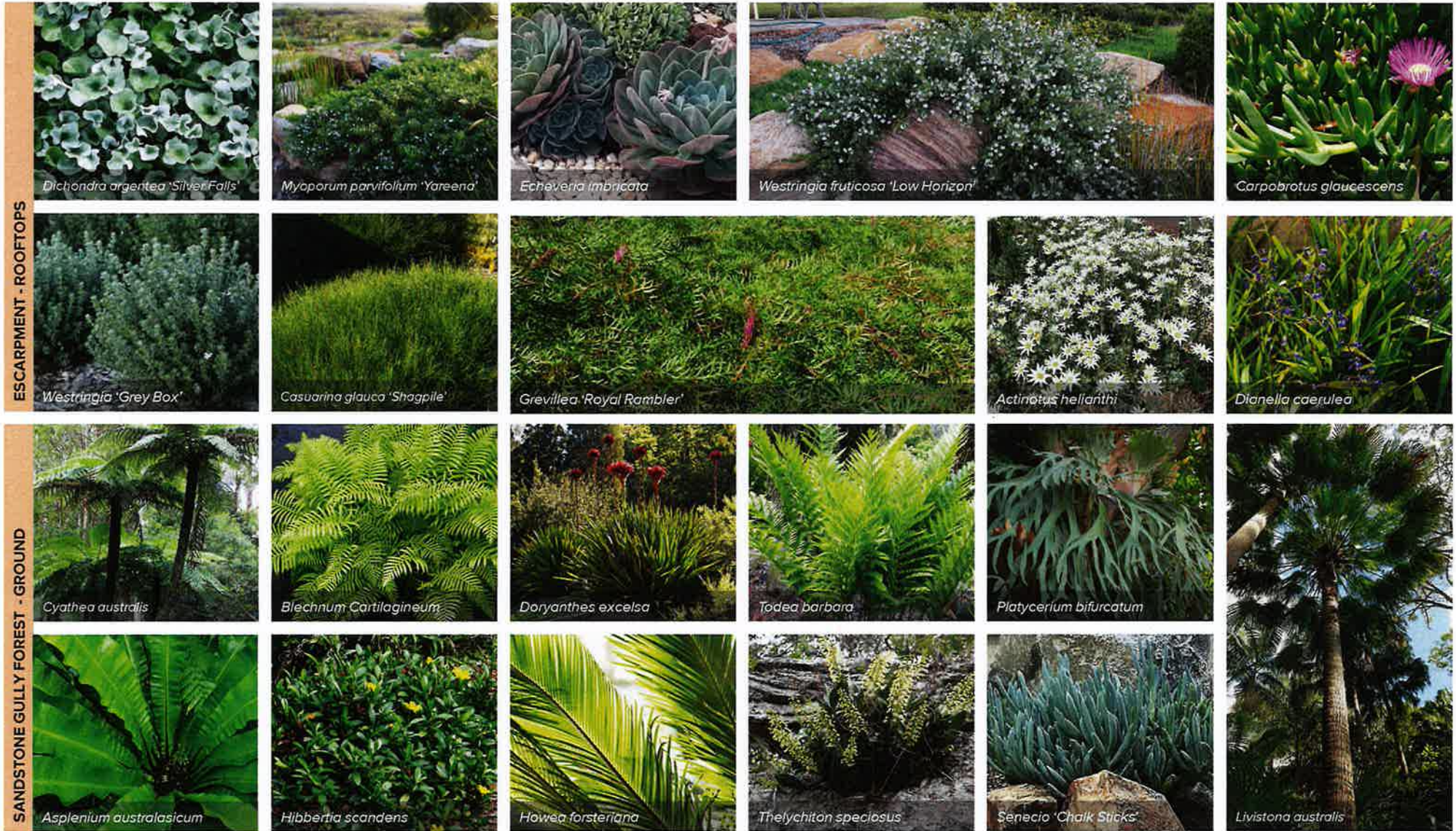


Design Strategies | Planting Look and Feel



Design Strategies | Planting Palette

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Design Strategies | Planting Schedule

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21-805 96-98 BEN BOYD ROAD PLANT SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	DENSITY
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SANDSTONE GULLY - GROUND LEVEL

TREES					
Ac	<i>Angophora costata</i>	Smooth Barked Apple	25 x 10	Min 1m trunk	As Shown
Tl	<i>Tristaniopsis laurina</i>	Water Gum	10 x 6	Min 2m trunk	As Shown
La (6m)	<i>Livistona australis</i>	Cabbage Tree Palm	20 x 6	Min 6m trunk	As Shown

FERNS					
Aa	<i>Asplenium australasicum</i>	Bird's Nest Fern	1.3 x 0.8	45LT	As Shown
Bc	<i>Blechnum Cartilagineum</i>	Gristle Fern	1 x 1	45LT	As Shown
Ca	<i>Cyathea australis</i>	Rough Tree Fern	6 x 5	Min 2m trunk	As Shown
Da	<i>Dicksonia antarctica</i>	Soft Tree Fern	8 x 4	Min 2m trunk	As Shown
Pb	<i>Platyserium bifurcatum</i>	Elkhorn Fern	2 x 2	45LT	As Shown
Tb	<i>Todea barbara</i>	King Fern	1 x 2	45LT	As Shown

UNDERSTOREY PLANTS					
Aam	<i>Adiantum aethiopicum</i>	Maidenhair Fern	0.2 x 0.3	140mm	8/sqm
Cc	<i>Commelina cyanea</i>	Scurvy Weed	0.2 x 0.3	140mm	8/sqm
CGJ	<i>Callistemon 'Green John'</i>	Green John	1 x 1	25L	As Shown
Dc	<i>Dianella caerulea</i>	Flax Lily	0.6 x 0.6	140mm	8/sqm
DI	<i>Dianella revoluta</i>	Blue Flax Lily	0.6 x 0.6	140mm	8/sqm
Do	<i>Doodia aspera</i>	Rasp Fern	0.5 x 0.5	140mm	8/sqm
Dr	<i>Dichondra repens</i>	Kidney Weed	0.3 x 5	140mm	8/sqm
Hs	<i>Hibbertia scandens</i>	Guinea Flower	0.5 x 3	140mm	8/sqm
LT	<i>Lomandra longifolia 'Tanika'</i>	Tanika	0.5 x 0.6	140mm	8/sqm
Vhe	<i>Viola hederacea</i>	Ivy Leaf Violet	0.1 x 1	140mm	8/sqm

SANDSTONE ESCARPMENT - ROOFTOPS

SHRUBS & ACCENTS					
Ah	<i>Actinotus helianthi</i>	Flannel Flower	0.5 x 0.5	140mm	8/sqm
CAR	<i>Carpobrotus 'Aussie Rambler'</i>	Aussie Rambler	0.25 x 0.5	140mm	8/sqm
CGW	<i>Casuarina glauca 'Shagpile'</i>	Shagpile	0.25 x 1.5	140mm	8/sqm
Da	<i>Dichondra argentea</i>	Silver Falls	0.2 x 2	140mm	8/sqm
Dc	<i>Dianella caerulea</i>	Flax Lily	0.6 x 0.6	140mm	8/sqm
Ee	<i>Echeveria elegans</i>	Hens and Chickens	0.2 x 0.3	140mm	8/sqm
GRR	<i>Grevillea 'Royal Rambler'</i>	Royal Rambler	0.2 x 0.5	140mm	8/sqm
MY	<i>Myoporum parvifolium 'Yareena'</i>	Creeping Boobialla	0.3 x 3	140mm	8/sqm
WGB	<i>Westringia fruticosa 'Grey Box'</i>	Grey Box Coastal Rosemary	0.5 x 0.5	140mm	8/sqm
WLH	<i>Westringia fruticosa 'Low Horizon'</i>	Low Horizon	0.5 x 1	140mm	8/sqm



