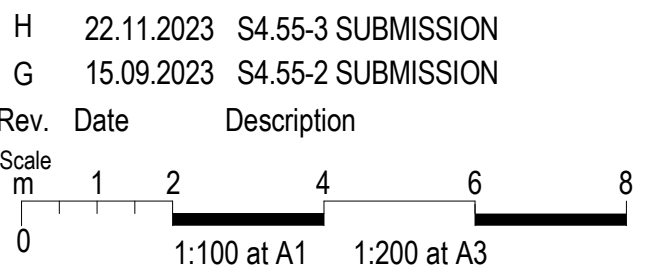


1. SKYLIGHTS AND CLERESTORIES SIMPLIFIED, REDUCED AND RELOCATED TO IMPROVE LIVING ROOM AMENITY, WITHIN APPROVED MAX RL'S.
2. NEW FLAT SKYLIGHT OVER LOBBY
3. FINAL LOCATIONS PROVIDED FOR ROOFTOP SERVICES (WITHIN APPROVED RL'S), FOLLOWING DETAILED CONSULTANT INPUT

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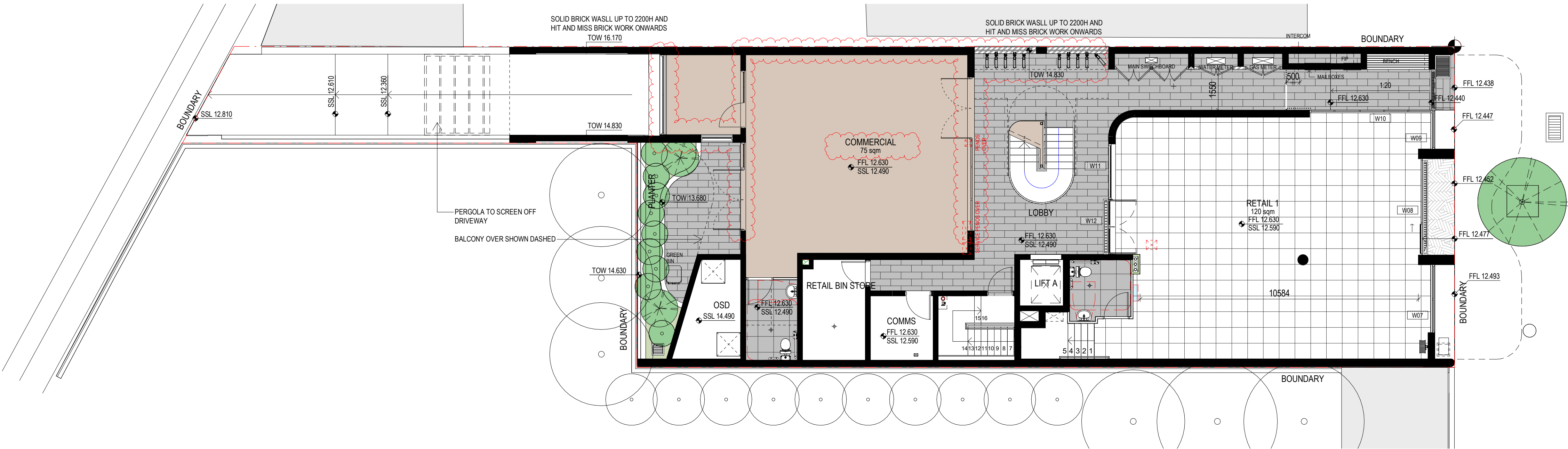
Drawing Title
GENERAL INFORMATION SERIES
SITE PLAN

Job no.	Drawing no.	Rev.
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Drawn by	Checked by	Approved by	Date
HS	LE	LE	OCT. 2023

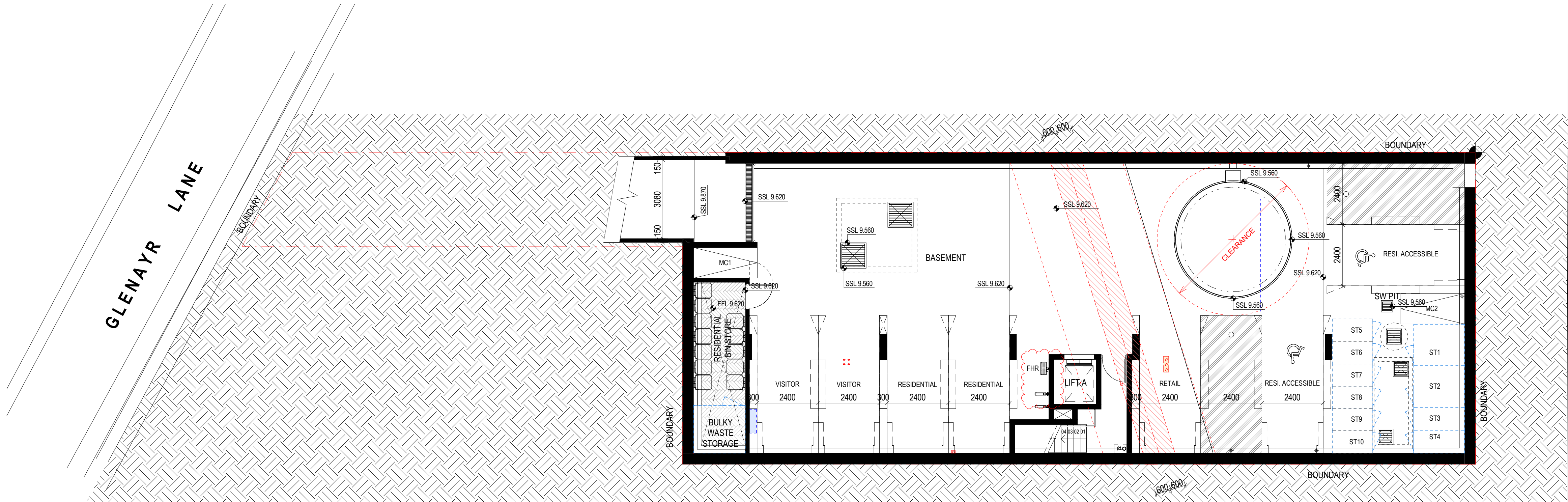
S4.55-3 PROPOSED LIST OF MODIFICATIONS

1. RETAIL BREAKOUT SPACE REALLOCATED TO COMMERCIAL
2. GLAZING ADDED TO COMMERCIAL SPACE
3. 10 PIVOTABLE WALL MOUNTED BIKE RACKS RELOCATED ON GROUND FLOOR
4. 2 PIVOTABLE WALL MOUNTED BIKE RACKS RELOCATED TO BASEMENT ADJACENT TO LIFT
5. HEIGHT OF SOLID BRICK WALL IN LOBBY INCREASED TO 2200mm (FROM 2000mm) TO ACCOMODATE WALL MOUNTED BIKE RACK
6. HIT & MISS BRICK WALL WITHIN COMMERCIAL REMOVED



2 GROUND LEVEL

1 : 100



1 BASEMENT

1 : 100

REFERENCES

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LEGEND

LEVELS DEFINITIONS

- RL REDUCED LEVEL
- SSL STRUCTURAL SLAB LEVEL
- FFL FINISHED FLOOR LEVEL
- TOW TOP OF WALL
- TOK TOP OF KERB
- TOH TOP OF HOB
- TOP TOP OF PARAPET

ABBREVIATIONS

- B BOLLARD
- BO BALCONY OUTLET
- BP BICYCLE PARKING
- BV BOOSTER VALVE
- C COMMS CUPBOARD
- CPE CARPARK EXHAUST
- CPS CARPARK SUPPLY
- CJ CONDENSER UNIT
- DP DOWNPIPE
- DOF DRAINAGE OVERFLOW
- E ELECTRICAL
- FE FIRE EXTINGUISHER
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- GC GARBAGE CHUTE
- GD GRATED DRAIN
- GE GARBAGE EXHAUST
- GP GRATED PIT
- GT GREASE TRAP
- H HYDRAULIC RISER
- HYD HYDRAULIC CUPBOARD
- KE KITCHEN EXHAUST
- M MECHANICAL RISER
- MSB MAIN SWITCH BOARD
- OF OVERFLOW
- PD PLANTER DRAIN OUTLET
- PS PRIVACY SCREENING
- R/E RETAIL EXHAUST
- RWO RAINWATER OUTLET
- SD SPOON DRAIN
- ST STORAGE
- TE TOILET EXHAUST
- TGSI TACTILE GROUND SURFACE INDICATOR
- WM WATER METER CUPBOARD

- R 22.11.2023 S4.55-3 SUBMISSION
- Q 17.02.2023 ISSUE FOR COUNCIL COND.
- P 25.01.2023 ISSUE FOR COUNCIL COND.

Rev.	Date	Description
Scale	m	1 2 4 6 8
0	1:100 at A1	1:200 at A3

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Project

PROPOSED RESIDENTIAL FLAT BUILDING

97 GLENAYR
AVENUE, BONDI,
NSW 2026

Drawing Title

GENERAL ARRANGEMENT PLAN SERIES

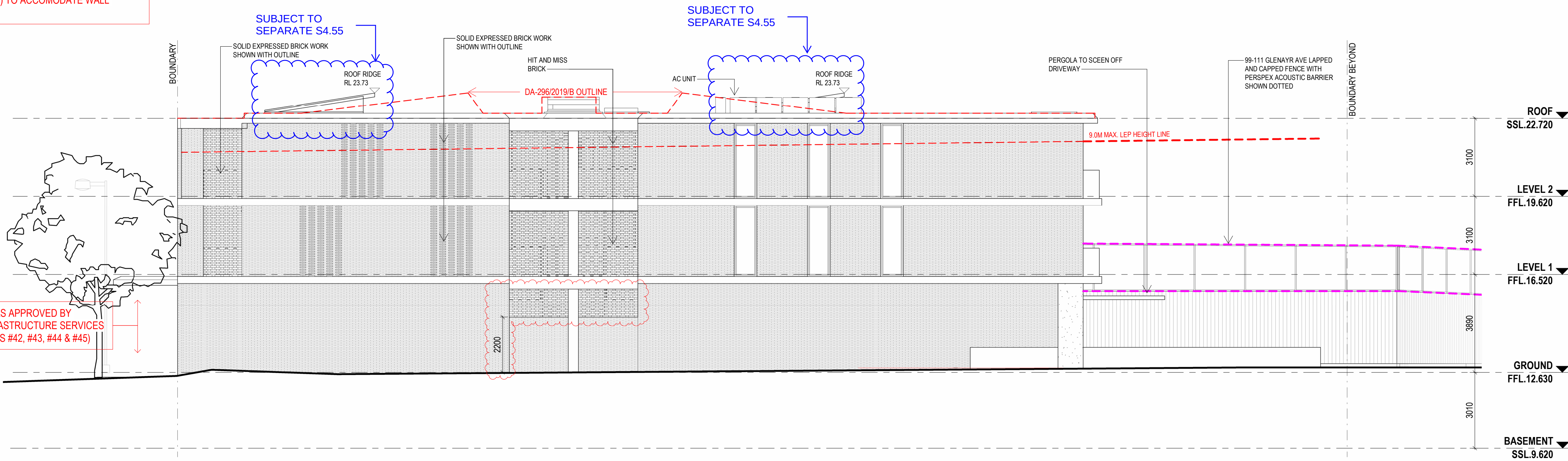
BASEMENT & GROUND

S4.55-3 SUBMISSION

Job no.	Drawing no.	Rev.	
J23562C	S455_101	R	
Drawn by	Checked by	Approved by	Date
HS	LE	LE	OCT. 2023

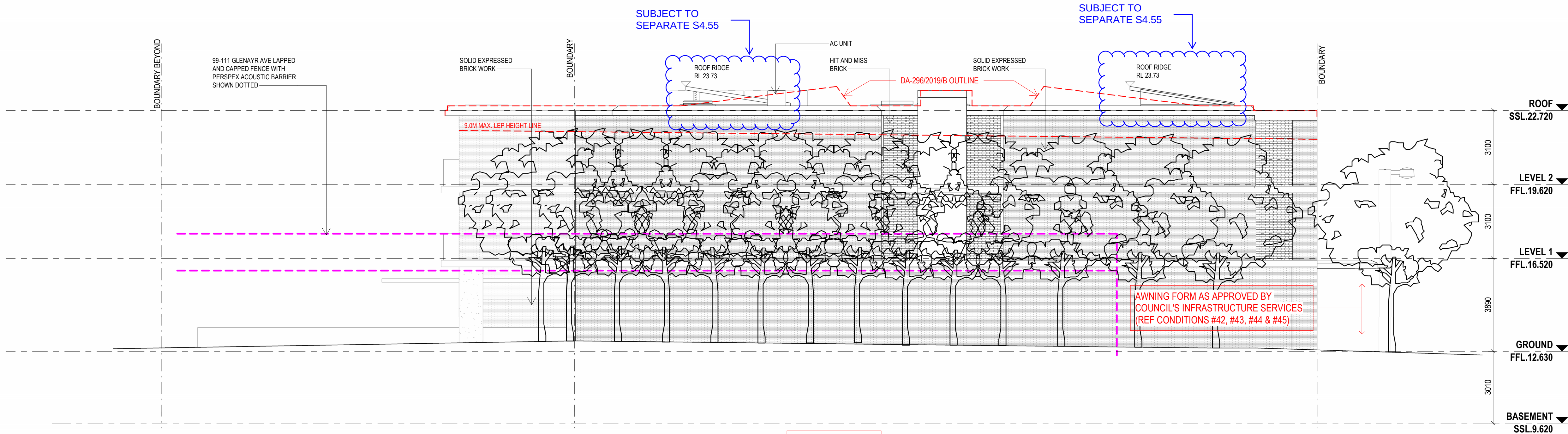
S4.55-3 PROPOSED LIST OF MODIFICATIONS

1. HEIGHT OF SOLID BRICK WALL IN LOBBY INCREASED TO 2200mm (FROM 2000mm) TO ACCOMODATE WALL MOUNTED BIKE RACKS



01 ELEVATION - NORTH

1:100



02 ELEVATION - SOUTH

1:100

NO CHANGE

NOTE:
ORIGINAL DESIGN BY PBD ARCHITECTS
APPLICATION NO: DA-296/2019/B
DATE: 30/11/2022

REFERENCES

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MATERIAL LEGEND...

AWD	ALUMINIUM FRAME WINDOWS & DOORS - DULUX POWDERCOAT FINISH MONUMENT
BR1	FACE BRICK WORK
BR2	HIT & MISS BRICK WORK
BT1	BRICK TILE
BT2	BRICK TILE STACK BOND
BT3	EXPRESSED BRICK TILE FINISH
CG	CLEAR GLASS
OC1	EXPOSED CONCRETE FINISH
OG	OBSCURED GLASS

N	22.11.2023	S4.55-3 SUBMISSION
M	22.11.2023	S4.55-3 SUBMISSION
Rev.	Date	Description
Scale	m	0 1 2 4 6 8
		1:100 at A1 1:200 at A3

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Project
PROPOSED RESIDENTIAL FLAT BUILDING

97 GLENAYR AVENUE, BONDI, NSW 2026

Drawing Title
GENERAL ARRANGEMENT ELEVATION SERIES
NORTH & SOUTH ELEVATION

S4.55-3 SUBMISSION		
Job no.	Drawing no.	Rev.
J23562C	S455_200	N
Drawn by	Checked by	Approved by
HS	LE	LE
		Date
		OCT. 2023

S4.55-3 PROPOSED LIST OF MODIFICATIONS

- RETAIL BREAKOUT SPACE CHANGED REALLOCATED INTO COMMERCIAL OFFICE
- ADDITIONAL GLAZING ADDED TO NEWLY INTRODUCED AND COMMERCIAL OFFICE
- 10 BIKE RACKS RELOCATED ON GROUND FLOOR
- HEIGHT OF SOLID BRICK WALL IN LOBBY INCREASED TO 2200mm (FROM 2000mm) TO ACCOMODATE WALL MOUNTED BIKE RACK

REFERENCES

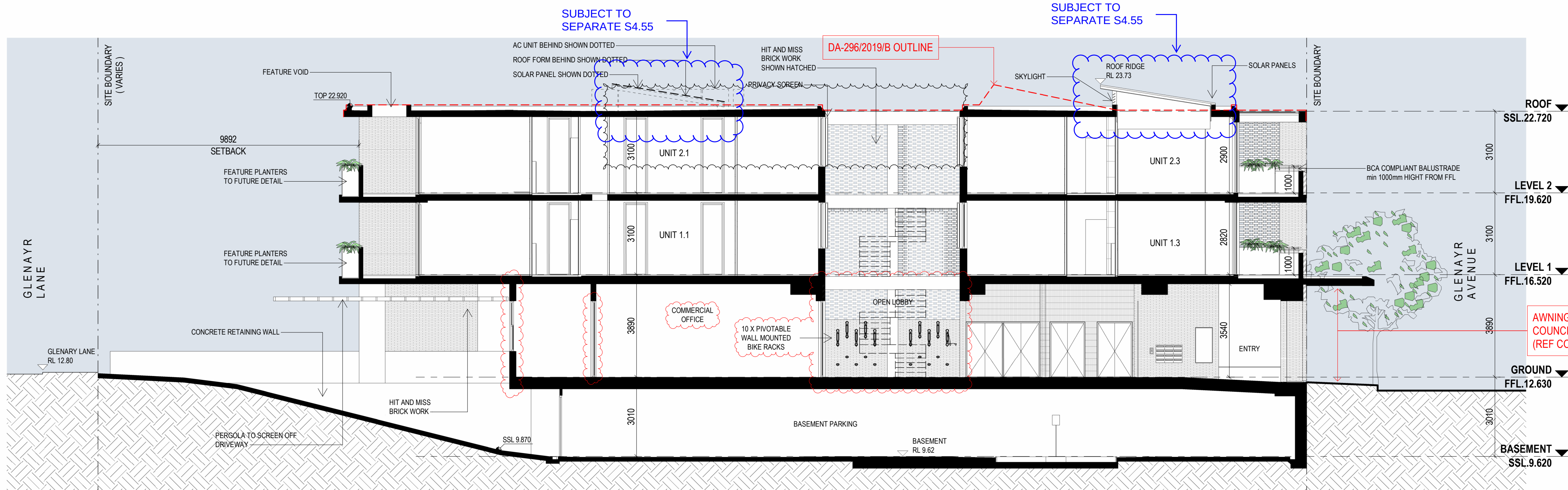
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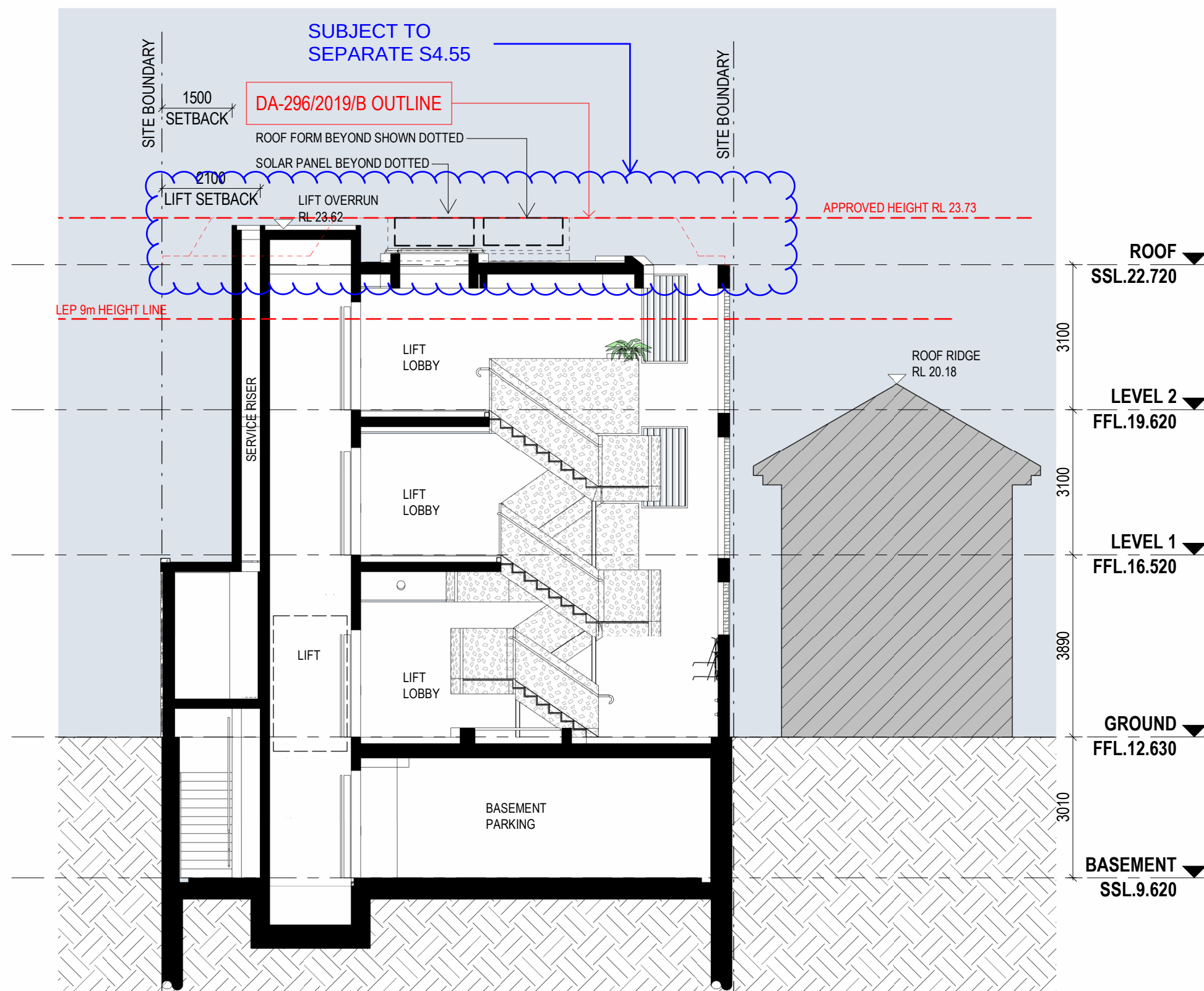
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01 SECTION - A

1:100



NO CHANGE

02 SECTION - B

1:100

Rev.	Date	Description
O	22.11.2023	S4.55-3 SUBMISSION
N	22.11.2023	S4.55-3 SUBMISSION

Scale
m 0 1 2 4 6 8
1:100 at A1 1:200 at A3

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Project

PROPOSED RESIDENTIAL FLAT BUILDING

97 GLENAYR AVENUE, BONDI, NSW 2026

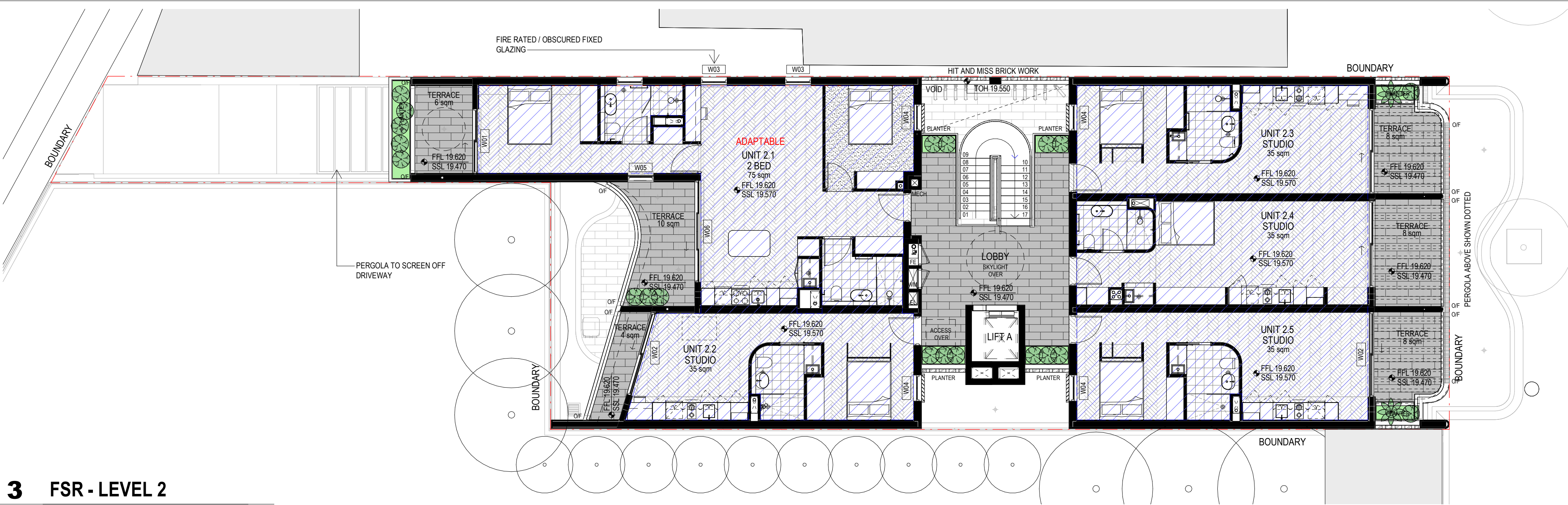
Drawing Title
**GENERAL ARRANGEMENT SECTION SERIES
SECTION 01**

S4.55-3 SUBMISSION

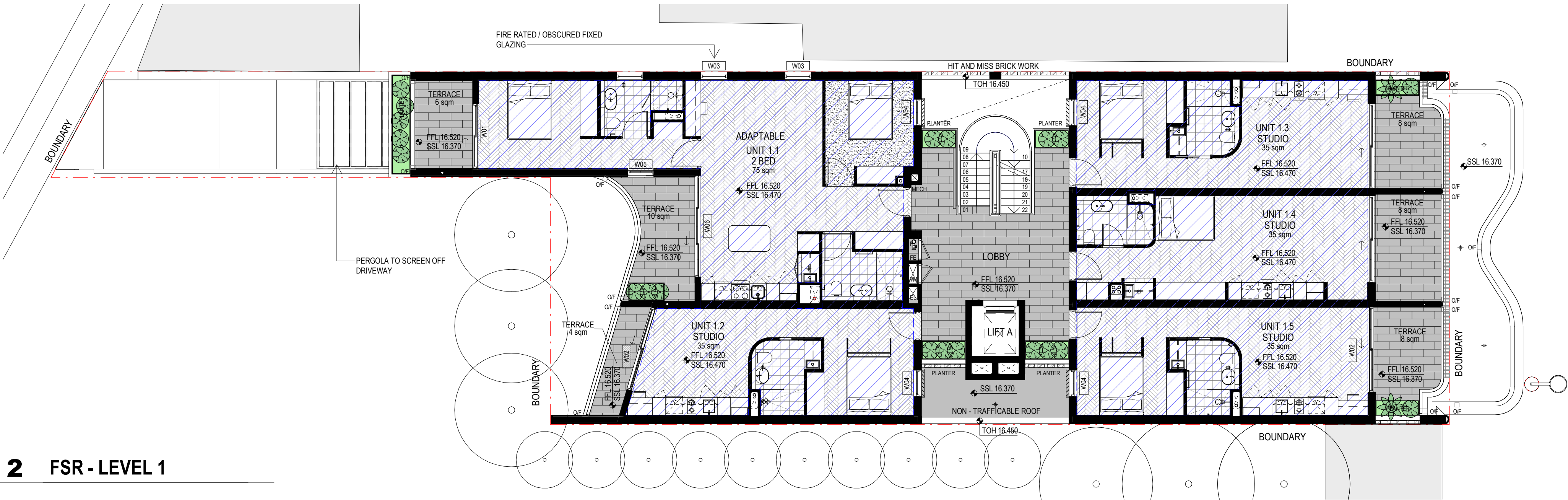
Job no.	Drawing no.	Rev.
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J23562C	S455_300	O
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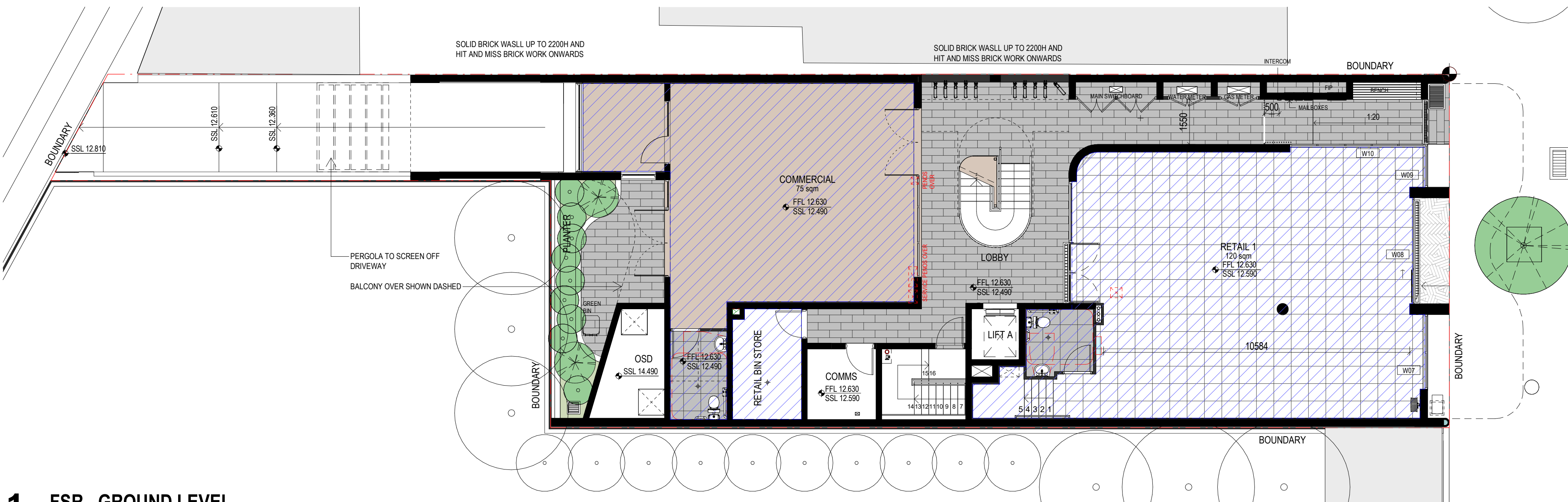
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HS	LE	LE	OCT. 2023



3 FSR - LEVEL 2



2 FSR - LEVEL 1



1 FSR - GROUND LEVEL

S4.55-3 PROPOSED LIST OF MODIFICATIONS

- FSR ADJUSTED WITH RE-ALLOCATION OF COMMERCIAL

NOTE:
ORIGINAL DESIGN BY PBD ARCHITECTS
APPLICATION NO: DA-296/2019/B
DATE: 30/11/2022

REFERENCES

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M 22.11.2023 S4.55-3 SUBMISSION

Rev. Date Description

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m 1 2 4 6 8
0 1:100 at A1 1:200 at A3

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PROPOSED RESIDENTIAL FLAT BUILDING

97 GLENAYR
AVENUE, BONDI,
NSW 2026

Drawing Title

FSR CALCULATIONS

S4.55-3 SUBMISSION

Job no. Drawing no. Rev.

J23562C S455_500 M

Drawn by Checked by Approved by Date
HS LE LE OCT. 2023

FSR CALCULATIONS

SITE AREA: 439.9m²
PERMISSIBLE FSR: 1:1
APPROVED DA GFA: 583.59m²
APPROVED DA FSR: 1.32:1

GROUND: 208.8m²

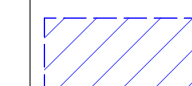
FIRST FLOOR: 226.9m²

NO CHANGE
SECOND FLOOR: 226.9m²
NO CHANGE

TOTAL PROPOSED GFA: 662.6m²

PROPOSED FSR: 1:1.5

LEGEND

 GROSS FLOOR AREA
 ENCLOSED AREA