

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

8 July 2021

The General Manager
Waverly Council
55 Spring St, Bondi Junction
NSW 2022

Dear Sir/Madam,

SECTION 4.56 MODIFICATION - BONDI JUNCTION RSL REDEVELOPMENT

1. INTRODUCTION

This Section 4.56 modification application has been prepared by Urbis Pty Ltd on behalf of Capital Corporation and the Bondi Junction RSL to amend Development Application (DA) DA-533/2017/1 for the construction of a 10-storey mixed use building containing a registered club, retail and (now) 80 residential units at 28-42 Bronte Road and 84 Ebley Street, Bondi Junction.

The updates proposed at this time are summarised as follows

- A reduction in the number of apartments from 81 to 80, with two of the proposed apartments amalgamated into one in order to meet needs of purchases,
- An updated bulky waste location (on level B1) to ensure compliance with spatial requirements set out in the existing consent conditions,
- Corresponding updates to the detailed parking and bicycle parking layouts in the basement, arising from the new waste bulky waste location,
- A new staircase door location, as required by the existing conditions of consent, in order to avoid direct access to the gaming area,
- Minor internal layout changes to a number of the apartments, and
- The inclusion of a number of additional external louvres, consistent with that already proposed with the development, in order to maximise visual privacy.

The design updates are all minor in nature and scale, with the overall development remaining substantially the same.

While a number of these design changes may have been historically advanced as design development for construction purposes, there is a need for absolute consistency between DA drawings/construction drawings – consistent with the recent gazettal of the *Design and Building Practitioners Regulation 2021*. Accordingly, the design updates are set out and included in this S4.56 modification for the abundance of caution.

This letter includes a description of the site, a description of the approved development, details of the proposed modification, consideration of the proposed modification against Section 4.56 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*; and an assessment of the proposed modifications against Section 4.15 of the EP&A Act.

This Section 4.56 modification request is supported by the following documents:

- Landowner's consent (**Appendix A**);
- Architectural Plans prepared by Group GSA (**Appendix B**);
- Design Verification Statement and ADG Compliance prepared by Group GSA (**Appendix C**);
- Proposed modification schedule prepared by Group GSA (**Appendix D**);
- BCA Report prepared by BCA Logic (**Appendix E**);
- Amended BASIX Certificate and Stamped NatHERS prepared by Efficient Living (**Appendix F**);
- Waste Management Statement prepared by Elephants Foot (**Appendix G**);
- Quantity Surveyor Report prepared by Newton Fisher Group (**Appendix H**).

2. THE SITE AND SURROUNDING CONTEXT

The subject site is known as 28-42 Bronte Road and 84 Ebley Street, Bondi Junction and is located within the Waverley Local Government Area (LGA). The site comprises 5 land parcels owned by Bondi Junction RSL and is legally described by a series of Lot and Deposited Plan numbers outlined below.

The site has a total area of 2,180sqm, and has frontages to Bronte Road, Gray Street and Ebley Street. Vehicular access to the site is available from Gray Street.

Street Address	Lot and DP
84 Ebley Street	Lot 1 in Deposited Plan 735713
1-9 Gray Street, also known as 28-34 Bronte Road	Lot 1 in Deposited Plan 621398
36 Bronte Road	Lot A in Deposited Plan 161158
38 Bronte Road	Lot 1 in Deposited Plan 226425
40-42 Bronte Road	Lot 2 in Deposited Plan 226425 Lot 3 in Deposited Plan 226425

Existing development on the site consists of Club Bondi Junction RSL, a 2-3 storey art-deco building accessed via Gray Street. Along Bronte Road are a series of shop-top houses with small scale retail premises on the ground floor.

Figure 1 – Aerial Photograph



Source: Urbis

3. PROJECT BACKGROUND

The relevant approval history for the site is summarised in **Table 1** below.

Table 1 Approval History

Development Application	Summary	Status
DA533/2017	Construction of a 13-storey mixed use building.	Refused by the Sydney Eastern City Planning Panel in July 2018
DA-533/2017/1	Construction of a 10-storey mixed use development.	Approved through a Section 34 agreement in November 2019
DA-533/2017/1/A	Modification to approved layout and facade, increase number of apartments from 78 to 81, divide retail tenancies, delete rooftop pool and alter roof plant area, reconfigure	Approved through a Section 4.56 by Waverly Council in April 2021

Development Application	Summary	Status
	carparking arrangement and various other modifications	

4. PROPOSED MODIFICATIONS

This section describes the proposed modifications to the architectural drawings including a summary of the key changes and the rationale underpinning the amendments. Copies of the amended drawings prepared by Group GSA are attached as **Appendix B**. A proposed modification schedule has been prepared by Group GSA and is provided at **Appendix D**.

4.1. AMENDMENT TO INTERNAL RESIDENTIAL LAYOUTS

Changes to internal residential layouts are proposed. It is proposed that a 3 x bedroom and 1 x bedroom apartment modified to two x 2 bedroom apartments on level 2. An example of the approved typical layout and proposed layout is shown in **Figure 2** below.

Units 709-710 and 809-810 have been amalgamated. These changes result in a reduction of units from 81 to 80.

The amended apartment layout will not result in any additional (or fewer) apartments and the fundamental layout of the apartments will be maintained. The proposed changes will not impact on residential amenity including solar access and natural ventilation requirements as required under the Apartment Design Guide (refer to **Section 7.6.1**).

Figure 2 Comparison of Approved Level 8 Plan and Proposed Layout



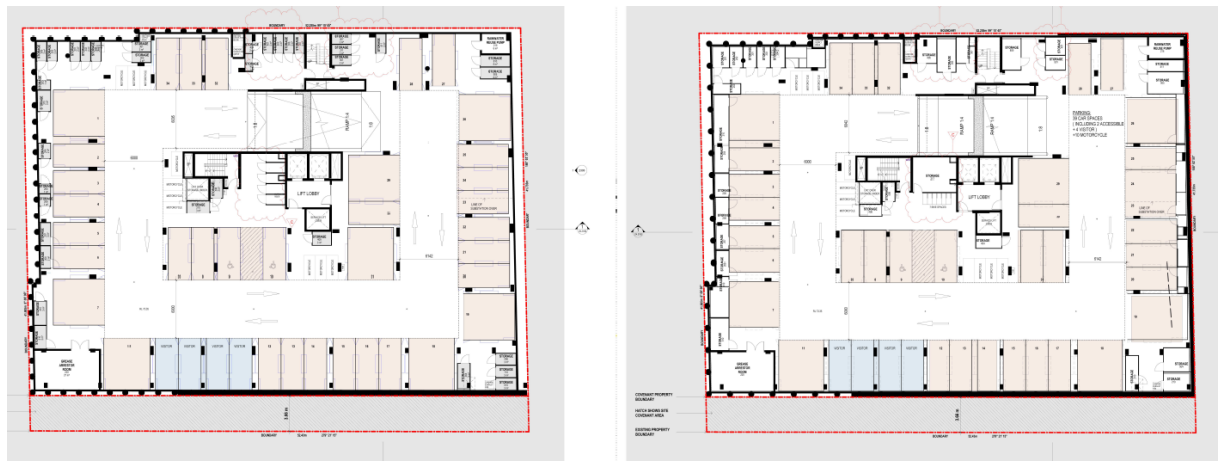
Source: Group GSA

4.2. CHANGES TO PARKING SPACES AND STORAGE

Changes to the configuration of parking spaces, bicycle spaces and bulky waste rooms are proposed. This will assist in improving the overall residential amenity by:

- Relocating seven bicycle spaces from Basement Level 3 to Basement Level 2 and Basement Level 1;
- Introduction of bulky waste room on Basement Level 1, in order to accommodate the spatial requirements of the condition; and
- Reconfiguration and amendment of parking spaces layout and motorcycle spaces layout to allow for the changes to occur.

Figure 3 Comparison of Approved Basement Level 2 Plan and Proposed



Source: Group GSA

4.3. ADDITIONAL LOUVRES

A number of additional louvres have been added to the façade of the development. While a small number of new louvres have been introduced, these louvres do not alter significantly alter the architectural design or built form outcome of the proposal. The louvres will be the same size, colour and scale of those already approved.

4.4. CONSTRUCTION LEVEL CHANGES

Detailed design development changes necessitated through the construction certificate process including:

- Internal doors relocated;
- Window size amended;
- Unit 207 – window in master bedroom reduced;
- Apartment internal storage relocated.

The proposed construction level changes are minor and necessitated through the construction certificate process. All services changes are illustrated to reflect the development of the detailed design of the building and align the proposed construction certificate plans to the approved development application plans.

These respond to the final design development and the requirements of individual apartment purchasers. While historically these may have been dealt with through construction certificate, there is a need for absolute consistency between DA and construction drawings. These design updates are not considered to have any material impacts on the development.

5. MODIFICATIONS TO THE CONDITIONS OF CONSENT

To the proposed changes, amendments to some of the conditions of consent are required. Pursuant to the provisions of Section 4.56 of the EP&A Act 1979, the proposed modification seeks to amend the approved conditions of DA-533/2017/1 as outlined below.

The proposed modifications to the approved conditions are described below. Text proposed to be deleted is indicated by ~~strike through~~ and text proposed to be added is indicated by **red text**.

Drawing description and No.	Revision No. and Date
DA2001 Basement 3 Plan	Issue B – 29/01/2021 Issue C – 09/06/2021
DA2002 Basement 2 Plan	Issue B – 29/01/2021 Issue C – 09/06/2021
DA2003 Basement 1 Plan	Issue B – 29/01/2021 Issue C – 09/06/2021
DA2010 Ground Level Plan	Issue B – 29/01/2021 Issue C – 09/06/2021
DA2011 Level 1 Plan	Issue B – 29/01/2021
DA2012 Level 2 Plan	Issue B – 29/01/2021 Issue C – 09/06/2021
DA2013 Level 3-5 Plan	Issue B – 29/01/2021 Issue C – 09/06/2021
DA2014 Level 6 plan	Issue B – 29/01/2021 Issue C – 09/06/2021
DA2015 Level 7-8 Plan	Issue B – 29/01/2021 Issue C – 09/06/2021
DA2015 Level 8 Plan	Issue A – 09/06/2021
DA2016 Level 9 Plan	Issue B – 29/01/2021 Issue C – 09/06/2021
BASIX Notes	Issue B – 09/06/2021
Comparison Plan B1	Issue B – 09/06/2021
Comparison Plan B2	Issue B – 09/06/2021

Drawing description and No.	Revision No. and Date
Comparison Plan B3	Issue B – 09/06/2021
Comparison Plan GF	Issue B – 09/06/2021
Comparison Plan L2	Issue B – 09/06/2021
Comparison Plan L3- 5	Issue B – 09/06/2021
Comparison Plan L6	Issue B – 09/06/2021
Comparison Plan L7	Issue B – 09/06/2021
Comparison Plan L8	Issue B – 09/06/2021
Comparison Plan L9	Issue B – 09/06/2021
Comparison Elevation South	Issue B – 09/06/2021
DA3002 Elevation South – Ebley Street	Issue B – 29/01/2021 Issue C – 09/06/2021
DA3100 Building Sections	Issue A – 28/08/2020 Issue B – 09/06/2021
GFA Diagrams	Issue B – 09/06/2021
GFA Diagrams	Issue B – 09/06/2021
GFA Diagrams	Issue B – 09/06/2021
Cross Vent Compliance	Issue B – 09/06/2021
Solar Compliance	Issue C – 09/06/2021
DA-3210 Adaptable + Universal Units	Issue A – 28/08/2020 Issue B – 09/06/2021
DA-3211 Adaptable + Universal Units	Issue A – 28/08/2020 Issue B – 09/06/2021
DA-3211 Adaptable + Universal Units	Issue A – 28/08/2020 Issue B – 09/06/2021
DA-3220 Universal Unit Layouts	Issue A – 28/08/2020 Issue B – 09/06/2021
DA-3221 Universal Unit Layouts	Issue A – 28/08/2020 Issue B – 09/06/2021
DA-3222 Universal Unit Layouts	Issue A – 28/08/2020 Issue B – 09/06/2021

6. SECTION 4.56 ASSESSMENT

This section of the report assesses the proposed modifications in accordance with the relevant section of the Environmental Planning and Assessment Act 1979 (the Act) including an assessment of whether the modified proposal is substantially the same as the original approval.

The application is lodged with Waverly Council in accordance with section 116 of the *Environmental Planning and Assessment Regulation 2000* (the **Regulation**).

6.1. SUBSTANTIALLY THE SAME DEVELOPMENT

The NSW Land and Environment Court has established several precedents on what may be considered as being “substantially the same development”, and what should be factored into the consideration of this threshold test.

The consideration of this test should not only include the physical characteristics of the approved and modified schemes, but also the nature and magnitude of the impacts of the developments. In these respects, the modified scheme should be “essentially or materially” the same as that originally approved.

In accordance with Section 4.56(1A) of the EP&A Act, the proposed modifications are substantially the same as approved for the following reasons:

- The modified development does not propose any changes to the approved land uses on site.
- The modified development does not represent a significant departure from the approved plans. The majority of the modifications are internal; therefore, they are unlikely to have adverse environmental impacts.
- The proposed amendments relate to the internal apartment layouts. All modifications maintain the overall building setbacks and predominant building envelopes and does not result in any additional apartments compared to the approved development.
- The modified development is consistent with the approved description of development which was for the “partial demolition of existing building and construction of a 10-storey mixed use building containing a registered club, retail and 80 residential units”.

The proposed development is therefore not only materially the same scale as that approved, but also essentially the same function and intensity of use as that approved within DA-533/2017/1. The proposed modifications will therefore not result in any environmental impacts above those already assessed.

6.2. PUBLIC NOTIFICATION AND SUBMISSIONS

In accordance with Section 4.56(1b) of the EP&A Act, the Council can undertake any relevant notification of the proposed modification in accordance with the regulations and any development control plan.

7. SECTION 4.15 ASSESSMENT

In accordance with Section 4.56(1A) of the EP&A Act, the consent authority must take into consideration the relevant matters outlined in Section 4.15 as outlined in the following sections.

7.1. ENVIRONMENTAL PLANNING INSTRUMENTS

7.1.1. State Environmental Planning Policies

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65)

SEPP 65 applies to development for the purpose of a building that comprises three or more storeys and for or more self-contained dwellings.

An Amended Design Statement and Apartment Design Guide (ADG) Compliance has been prepared by Group GSA (**Appendix C**). **Table 2** below provides a high-level assessment against the key requirements in the ADG.

Table 2 High Level ADG Compliance Table

Design Criteria	Comment
Solar Access (<i>min. 70%</i>) apartments receive a minimum of 2 hours direct sunlight	72.5% of the apartments in the building receive a minimum of 2 hours direct sunlight during the required hours. This is an improvement on the approved 71.6%.
South Facing Apartments (<i>max 15%</i>)	20 of the 80 apartments (25%) do not receive direct sunlight due to their orientation towards the views to the South. This is an improvement on the approved 25.9% no direct sunlight.
Natural Cross Ventilation (<i>min 60%</i>)	62.66% of all the apartments comply with cross ventilation. This is an improvement on the approved 61.84%
Universal Design (<i>min 20%</i>)	20% of the total apartments incorporates the Liveable Housing Guidelines.
Deep Soil (<i>min 7%</i>)	No change to MOD DA approved Building Footprint. Deep soil zone as approved.
Communal Open Space (<i>min 25%</i>)	As per DA approved. No area change proposed for communal open space.
Floor to Floor Levels	A floor to floor height of 4m and 4.1m respectively had been provided to Ground and Level 1. No change.
Storage	All storage provided complies with the relevant requirements. Extra storage is provide to all apartments on basement levels.
Minimum apartment sizes	1, 2 and 3 bedroom apartments are all larger than the minimum size required.
Minimum room sizes and dimensions	Master bedrooms and bedrooms provided are larger than minimum size required. All other rooms comply with the relevant requirements.

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

In accordance with the requirements set out in SEPP 55, a preliminary site investigation report was provided with the approved DA. This Section 4.56 modification application does not propose any changes to excavation.

7.1.2. Waverly Local Environmental Plan 2012

Waverly Local Environmental Plan 2012 (Waverly LEP 2012) is the principal environmental planning instrument governing development at the site. An assessment against the relevant controls of the Waverly LEP 2012 has been undertaken in **Table 3** below.

Table 3 Waverly LEP 2012 Compliance Table

Clause	Comment	Compliance
Clause 2.3 Land Use Zoning	The proposed modification will not alter the use of the building that has been approved under DA-533/2017/1.	✓
Clause 4.3 Building Height	The proposed modification does not alter the existing maximum building height that has been approved under DA-533/2017/1.	✓
Clause 4.4 and Clause 4.4A Floor Space Ratio	Total GFA of 9,756m ² remains unchanged, with a corresponding FSR of 4.47:1	✓
Clause 5.10 Heritage Conservation	Schedule 5 identifies the façade from 28-42 Bronte Road as an item of local significance (I171). The only external design for the building is the inclusion of some additional louvres to improve visual privacy between some apartments. As they are of the same design, scale and material as louvres already proposed/approved for the overall development, it is not considered that there will be any impact on the heritage values of the site.	✓

7.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft environmental planning instruments are relevant to this proposal.

7.3. WAVERLY DEVELOPMENT CONTROL PLAN 2012

Waverly Development Control Plan 2012 (Waverly DCP 2012) provides detailed controls for specific development types and localities. Most controls relate to character, streetscape and public domain works. An assessment against the relevant controls of the Waverly DCP 2012 has been undertaken in the table below.

Table 4 Waverly DCP 2012 Compliance Table

Clause	Comment	Compliance
Part B – General Provisions		
B1: Waste Sufficient space must be provided to accommodate the storage of waste and recycling.	An amended Waste Management Plan has been prepared by Elephants Foot and is provided at Appendix G . The Waste Management Plan confirms that the bulky waste room complies with Council's requirement and that residents will have access to the bulky waste room via the lifts. The caretaker will be responsible for coordinating collections with Council. It has also been confirmed that the change in unit numbers will not impact the waste facilities or management procedures.	
B7: Accessibility and Adaptability The siting, design and construction of premises available to the public are to ensure an appropriate level of accessibility Accessible parking for people with a disability must be provided.	A BCA Compliance Statement has been prepared by BCA Logic and is provided at Appendix E . BCA Logic confirm the ability of the proposed development (including latest updates) to achieve relevant standards. The modifications relate to the location of accessible parking	Yes
8.1.2 Bicycle parking rates A total of 82 bicycle spaces required.	82 bicycle spaces are proposed.	Yes
Part C – Residential Development: C2		

Clause	Comment	Compliance
2.2 Site, scale and frontage Maximum FSR: 6:1	The proposal has a total FSR of 4.47:1. This remains unchanged.	Yes.
2.3 Height Maximum building height: 32m	No changes are proposed to the maximum building height.	Variation, no change.
2.16 Solar access and overshadowing Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of three hours direct sunlight between 9:00am and 3:00pm on June 21.	The ADG Compliance table prepared by GSA Architects (Appendix C) confirms compliance.	Yes
2.18 Apartment size and layout Internal layout of apartment to be consistent with DCP requirements The following sizes are considered appropriate: Studio – 35sqm 1 bedroom – 50sqm 2 bedroom – 80sqm 3+ bedroom – 100sqm	The ADG Compliance table prepared by GSA Architects (Appendix C) confirms compliance.	Yes
2.21 Storage Storage facilities within the dwelling at the following rates: Studio and 1 bedroom - 6m ³ 2 bedroom – 8m ³ 3 bedroom - 10m ³	The ADG Compliance table prepared by GSA Architects (Appendix C) confirms compliance.	Yes

Clause	Comment	Compliance
2.23 Natural ventilation At least 60% of apartments in a development are to be naturally cross-ventilated.	The ADG Compliance table prepared by GSA Architects (Appendix C) confirms compliance.	Yes
Part E – Site Specific Development – E1: Bondi Junction		
1.3 Building Use Primary shopping streets (Bronte Road): Ground floor designed for retail purposes	Activated street frontages are proposed to both Bronte and Gray Streets.	Yes
1.6 Heritage and Buildings of Heritage Character New development adjacent to heritage items should display proportions of historic character or heritage items should draw on the predominant pattern of the streetscape	As mentioned above, the only external design for the building is the inclusion of some additional louvres to improve visual privacy between some apartments. As they are of the same design, scale and material as louvres already proposed/approved for the overall development, it is not considered that there will be any impact on the heritage values of the site.	Yes
1.9 Separation Residential and commercial separation Levels 1- 5:9m Levels 5+: 18m	No changes to setbacks are proposed with the design updates.	Yes

7.4. PLANNING AGREEMENT

The proposed modifications do not impact the terms of any Voluntary Planning Agreement applying to the site.

7.5. REGULATIONS

The application has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulations 2000*.

7.6. LIKELY IMPACT OF THE PROPOSED MODIFICATIONS

The potential environmental impacts of the proposed amendments are minimal and summarised below.

7.6.1. Design and Apartment Design Guide Compliance

Group GSA have prepared an Apartment Design Guide compliance table and Design Verification Statement (**Appendix C**). The statements confirm that the proposal achieves the amenity criteria contained within ADG, relative to apartment mix, natural ventilation, apartment size and layout, private open space and storage and is generally consistent with the requirements for solar amenity.

7.6.2. Traffic

The proposed amendment will not alter the number of spaces provided or the traffic generation of the overall development. As such, a Transport or Parking Impact Assessment has not been prepared.

7.6.3. Waste Management

An amended Waste Management Plan has been prepared by Elephants Foot and is provided at **Appendix G**. The Waste Management Plan confirms that the bulky waste room complies with Council's requirement and that residents will have access to the bulky waste room via the lifts. The caretaker will be responsible for coordinating collections with Council.

It has also been confirmed that the change in unit numbers will not impact the waste facilities or management procedures.

7.6.4. Building Code of Australia Compliance

BCA Logic have prepared a Building Code of Australia (**BCA**) Compliance Capability Statement (**Appendix E**). BCA Logic have confirmed that the modified design is capable of complying with the Building Code of Australia 2019, Volume One, including the relevant Access requirements, subject to ongoing design development to the Construction Certificate (CC) stage.

The compliance of the development is also subject to Performance Solutions listed in Annexure B of BCA statement to meet the BCA's Performance Requirements and Essential Fire and Other Safety Measures identified in Annexure A.

BCA Logic confirm that the proposed modifications are compliant with the Building Code of Australia.

7.6.5. BASIX

Efficient Living have assessed the estimated thermal comfort, water and energy usage of the proposed development at Bondi Junction RSL (**Appendix F**). Efficient Living have confirmed the following:

- The proposed development has achieved the BASIX Water target of 40%.
- The proposed development has achieved the energy target of 25%.

Efficient Living confirm that the proposed modifications will maintain the energy efficiency of the approved development at Bondi Junction RSL.

7.7. SUITABILITY OF THE SITE

The proposed modifications to the consent will not result in any changes that would affect the suitability of the site to accommodate the development approved under DA-533/2017/1. The site is in close proximity to Bondi Junction town centre and train station.

The proposed modifications are minor in scale, permissible with consent and will lead to the development of a building at the site which will provide greater amenity to future tenants and residents. Accordingly, the proposed modifications do not create an undesirable precedent and are considered highly suitable for the site.

7.8. SUBMISSIONS

It is acknowledged that any submissions arising from the public notification of this application will need to be assessed by Council.

7.9. THE PUBLIC INTEREST

The modified proposal is considered in the public interest for the following reasons:

- The modified proposal is consistent with relevant State and local strategic plans and substantially complies with the relevant State and local planning controls.
- No significant adverse environmental, social or economic impacts will result from the proposal.
- The modified proposal will facilitate a development that positively contributes to the economic and strategic growth of the Bondi Junction centre

Without redevelopment of the site within five years, the Bondi Junction RSL will be unable to continue operation and will be forced to close. This follows an industry-wide trend of club closure due to ongoing challenges such as maintaining and growing membership, ensuring financial stability, navigating regulations and remaining relevant to the community. In the surrounding Eastern Suburbs community, five clubs have been forced to close in the last 10 years.

8. CONCLUSION

This Section 4.56 modification application has been prepared by Urbis Pty Ltd on behalf of Capital Corporation and the Bondi Junction RSL to amend DA-533/2017/1 for the construction of a construction of a 10-storey mixed use building containing a registered club, retail and 80 residential units.

The proposed modifications have been assessed in accordance with Section 4.56 and Section 4.15 of the Act and are considered appropriate as summarised below:

- The development is permissible with the consent pursuant to the WLEP 2012;
- The proposed modifications are consistent with the objectives of the development standards for both height and density;
- The proposal achieves the amenity criteria contained within ADG, relative to apartment mix, natural ventilation, apartment size and layout, private open space and storage and is generally consistent with the requirements for solar amenity;

- The proposal is consistent with the design objectives and design controls for residential flat buildings contained in Waverly DCP 2012;
- The proposed development is compatible in the site context and character of the locality with the height of the building comparable to the residential flat buildings in the immediate locality;
- The proposed buildings will not result in unreasonable amenity impacts on adjoining properties, dwellings and the streetscape; and
- The development remains substantially the same as that to which consent was originally granted.

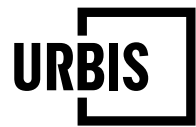
Based on the content contained throughout this report and the accompanying appendices, it is considered that the proposed modifications to the conditions of DA-533/2017/1 will result in substantially the same development as well originally approved and therefore should be approved, subject to the implementation of appropriate conditions.

If you have any questions, please do not hesitate to contact the undersigned.

Kind regards,

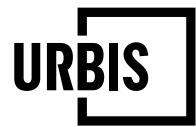
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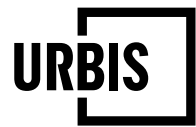
APPENDIX A

LANDOWNERS CONSENT



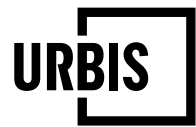
APPENDIX B

ARCHITECTURAL PLANS



APPENDIX C

DESIGN VERIFICATION STATEMENT AND ADG COMPLIANCE



APPENDIX D

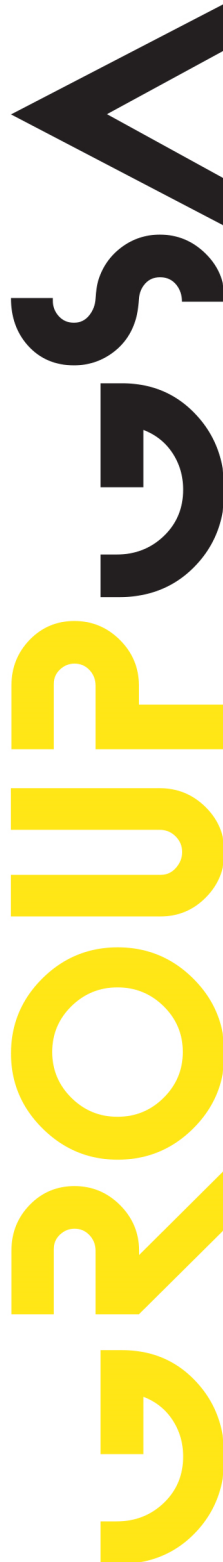
PROPOSED MODIFICATION SCHEDULE

07/05/2021

Subject: Modification to **Development application DA-533/2017/1/A**
28-42 Bronte road and 84 Ebley street, Bondi junction

This modification includes the following listed changed to the approved development at 28-24
28-42 Bronte road and 84 Ebley street, Bondi junction.

LEVEL	REVISION NUMBER	S4.56 CHANGES
BASEMENT 03	A	Parking space amended from disabled to regular
	B	Parking space amended from regular to disabled
	C	Amendment of motorcycle parking layout
BASEMENT 02	A	Storage unit arrangement amended
	B	7 bike spaces relocated from Basement 1 to Basement 2
BASEMENT 01	A	Bikes relocated to Basement 2. Bulky waste room added.
GROUND FLOOR	A	Extension of stair corridor and change in position of door to not enter straight into the gaming room
LEVEL 01		N/A
LEVEL 02	A	Cavity slider in lieu of swing door
	B	Window size reduced, creating solid nib next to bed head
	C	Redundant service cupboard converted to a storage unit
	D	Apartment amended to a 1 bed adaptable/ universal
	E	Apartment amended to two 2 bed units
LEVEL 03-05	A	Bedroom door and robe amended
	B	Louvres added
	C	Storage added in lieu of services
	D	Apartment internal layout amended
LEVEL 06	A	Bathroom orientation change
	B	Louvres added
	C	Kitchen bench mirrored
	D	Bedroom door location moved
	E	Apartment internal layout modification
	F	Apartment internal layout modification
LEVEL 07	A	Louvres added
	B	Cavity door added
	C	Kitchen layout amended
	D	Internal layout amended



	E	1 bed room unit removed and apartment layout changed to a 4 bedroom apartment
LEVEL 08	A	Louvres added
	B	806 bedroom door replaced with cavity sider
	C	1 bed room unit removed and 809 floor plan amended to include study
LEVEL 09	A	902 floor plan amended. Bathroom orientation changed
	B	Risers amended
	C	905 floor plan amended
	D	Annotation for Skylight location shown in level 9 plan. No change to approved skylight location.
SOUTH ELEVATION	A	Window size reduced, creating solid nib next to bed head

DRAWING LIST - S4.56 SUBMISSION		
Sheet Number	Sheet Name	Revision
DA 0000	DRAWING LIST / LOCATION PLAN	B
DA 2001	BASEMENT 3 PLAN	C
DA 2002	BASEMENT 2 PLAN	C
DA 2003	BASEMENT 1 PLAN	C
DA 2010	GROUND LEVEL PLAN	C
DA 2012	LEVEL 2 PLAN	C
DA 2013	LEVEL 3-5 PLAN	C
DA 2014	LEVEL 6 PLAN	C
DA 2015	LEVEL 7 PLAN	C
DA 2015A	LEVEL 8 PLAN	A
DA 2016	LEVEL 9 PLAN	C
DA 2050	BASIX NOTES	B
DA 2200	COMPARISON PLAN B3	B
DA 2201	COMPARISON PLAN B2	B
DA 2202	COMPARISON PLAN B1	B
DA 2203	COMPARISON PLAN GF	B
DA 2205	COMPARISON PLAN L2	B
DA 2206	COMPARISON PLAN L3-5	B
DA 2207	COMPARISON PLAN L6	B
DA 2208	COMPARISON PLAN L7	B
DA 2208A	COMPARISON PLAN L8	A
DA 2209	COMPARISON PLAN L9	B
DA 2302	COMPARISON ELEVATION SOUTH	B
DA 3002	ELEVATION SOUTH - EBLEY STREET	C
DA 3100	BUILDING SECTIONS	B
DA 3200	GFA DIAGRAMS	B



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SHANGHAI
BEIJING
HO CHI MINH CITY
HANOI

DA 3201	GFA DIAGRAMS	B
DA 3202	GFA DIAGRAMS	B
DA 3206	CROSS VENT COMPLIANCE	B
DA 3207	SOLAR COMPLIANCE	C
DA 3210	ADAPTABLE + UNIVERSAL UNITS	B
DA 3211	ADAPTABLE + UNIVERSAL UNITS	B
DA 3212	ADAPTABLE + UNIVERSAL UNITS	B
DA 3220	UNIVERSAL UNIT LAYOUTS	B
DA 3221	UNIVERSAL UNIT LAYOUTS	B
DA 3222	UNIVERSAL UNIT LAYOUTS	B

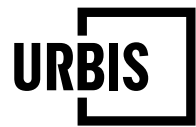
For more details refer the above listed drawings.

Yours sincerely



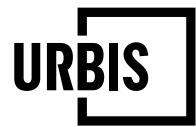
Noura Thaha
Associate | GroupGSA Pty Ltd
Registered Architect 10167

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2022



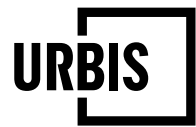
APPENDIX E

BCA REPORT



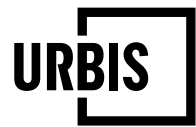
APPENDIX F

AMENDED BASIX CERTIFICATE AND STAMPED PLANS



APPENDIX G

WASTE MANAGEMENT ADVICE



APPENDIX H

COST SUMMARY REPORT