SECTION 4.55

S4.55 PROPOSAL

59 - 75 GRAFTON STREET BONDI JUNCTION

COTTEEPARKER

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ABN 77 010 924 106

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SECTION 4.55 ADDENDUM
DATE 11/02/2021

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DA2101	UPPER GROUND FLOOR PLAN	K
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DA100020	FLOOR PLAN COMPARISON - LEVEL 5	C
DA100021	FLOOR PLAN COMPARISON - TYPICAL LEVELS - 6, 8, 10, 12, 14...	C
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59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
TABLE OF CONTENT

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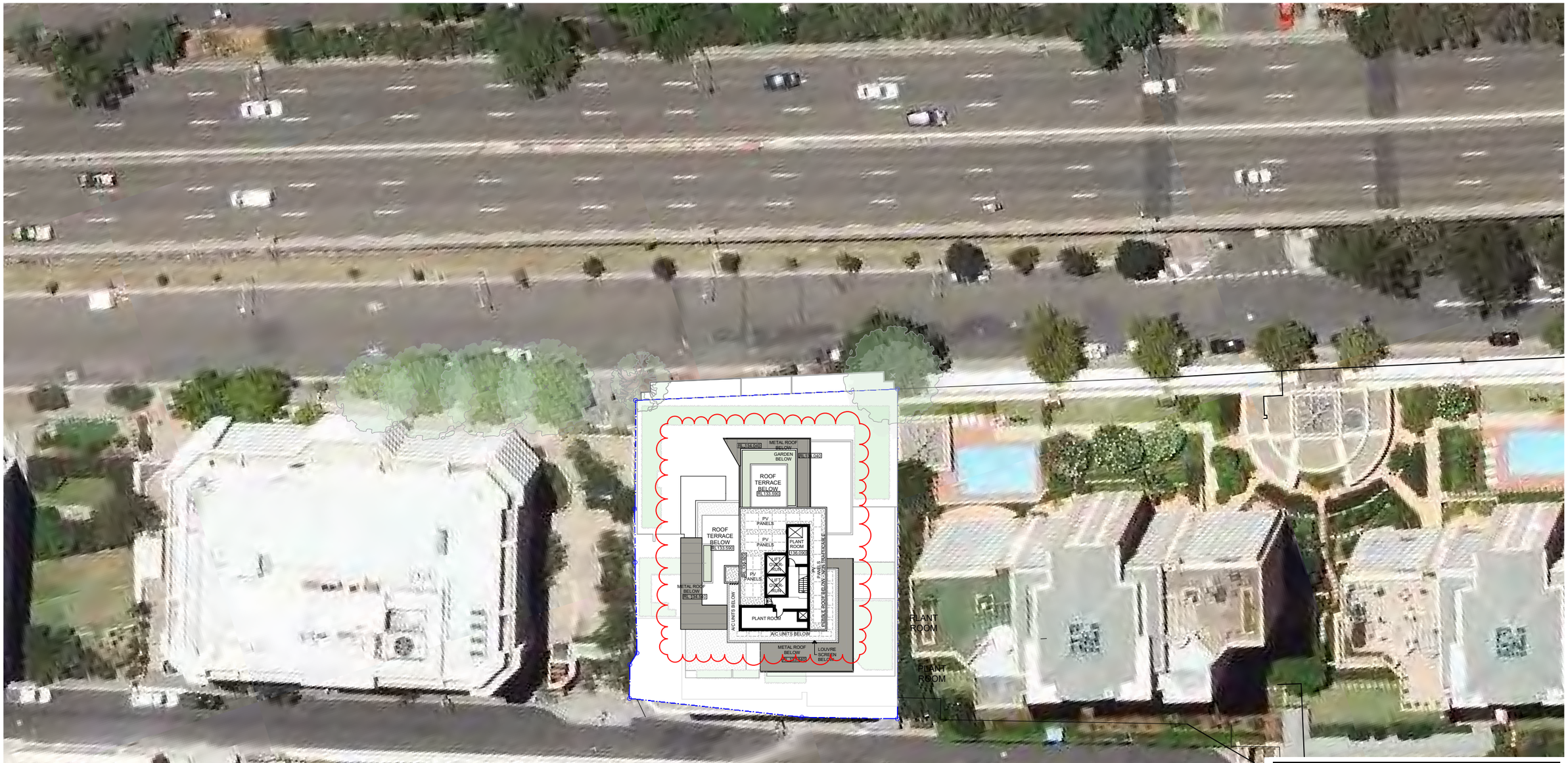
E	SECTION455 ADDENDUM	10/02/2021

JOB No	DWG No	ISSUE	DATE
5069	DA0001	E	11/02/2021

SECTION 4.55



1 SITE PLAN
SCALE 1:500 @ A3

Thermal Comfort & BASIX Specification		
Building Element	**Material**	**Insulation**
External Wall	Concrete, Hebel, Stud	R1.0, R2.0*
Internal Wall	Plasterboard on Stud	None
Roof	Concrete	None
Ceiling	Concrete above Plasterboard	None, R2.5*
Floor	Concrete Slab	None, R1.0, R1.5, R2.0*
Floor Coverings	Timber to Living Carpet to Bedrooms Tiles to Bathrooms and Kitchens	N/A
Windows	Group A Glazed Systems: U-value = 4.8, SHGC = 0.51, U-value = 4.3, SHGC = 0.47, U-value = 4.1, SHGC = 0.47* Group B Glazed Systems: U-value = 4.8, SHGC = 0.59, U-value = 4.3, SHGC = 0.53, U-value = 4.1, SHGC = 0.52*	N/A
No Ceiling Penetrations has been assumed.		
Draught seals to all external windows and doors		
Note: *Please refer to the BASIX Report for the individual insulation requirements of each residential dwelling		

N

0 5 10 15 20 25 SCALE 1:500 @ A3

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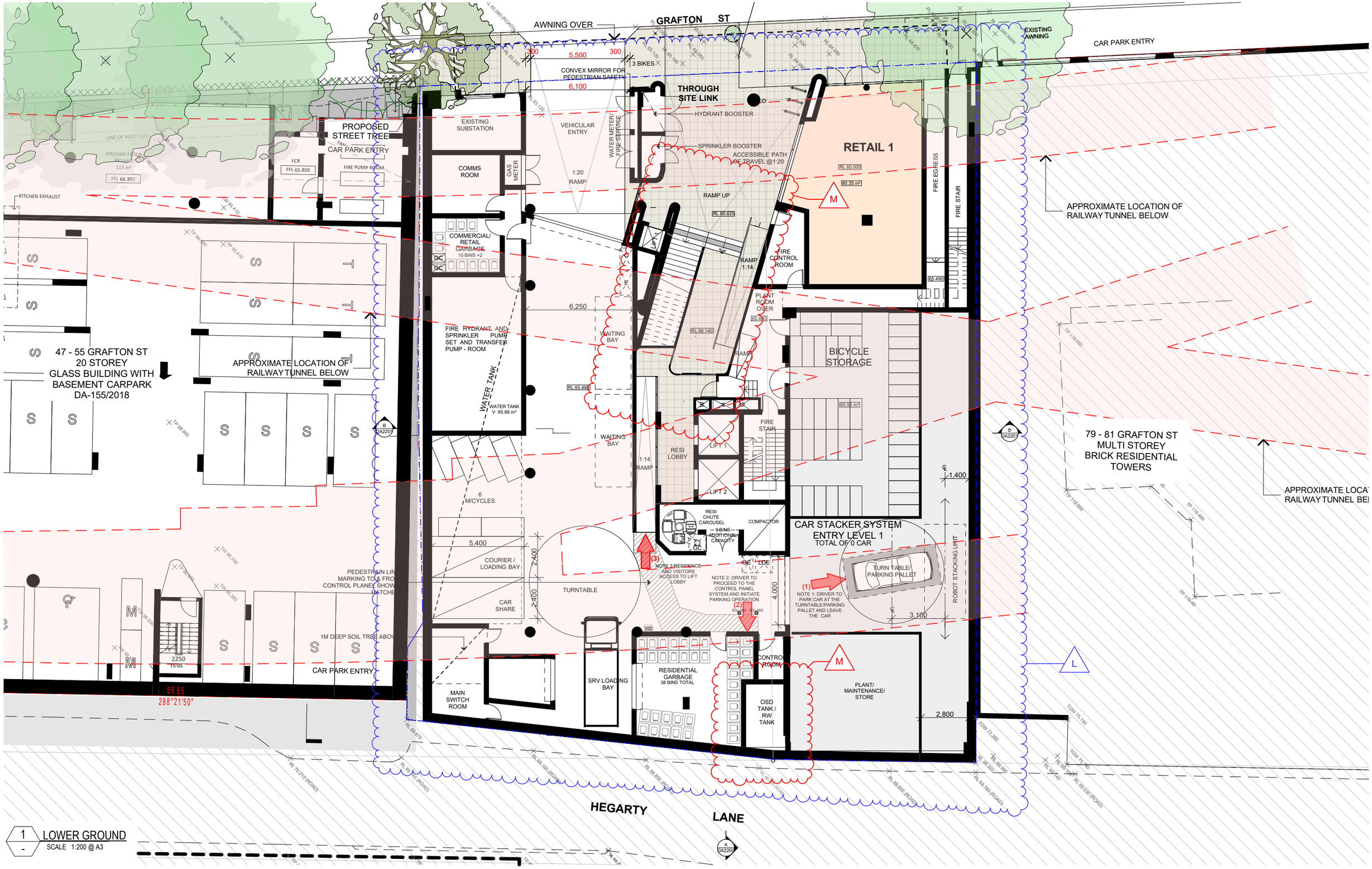
CLIENT - CLYGEN
TITLE
SITE PLAN

ISSUE PURPOSE	DATE
G SECTION455 ADDENDUM	10/02/2021
SECTION 4.55	

JOB No	DWG No	ISSUE	DATE
5069	**DA1100**	**G**	20/11/2020



1 LOWER GROUND
SCALE 1:200 @ A3

0 2 4 6 8 10 SCALE 1:200 @ A3

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59-75 GRAFTON STREET, BONDI JUNCTION

CLIENT - CLYGEN

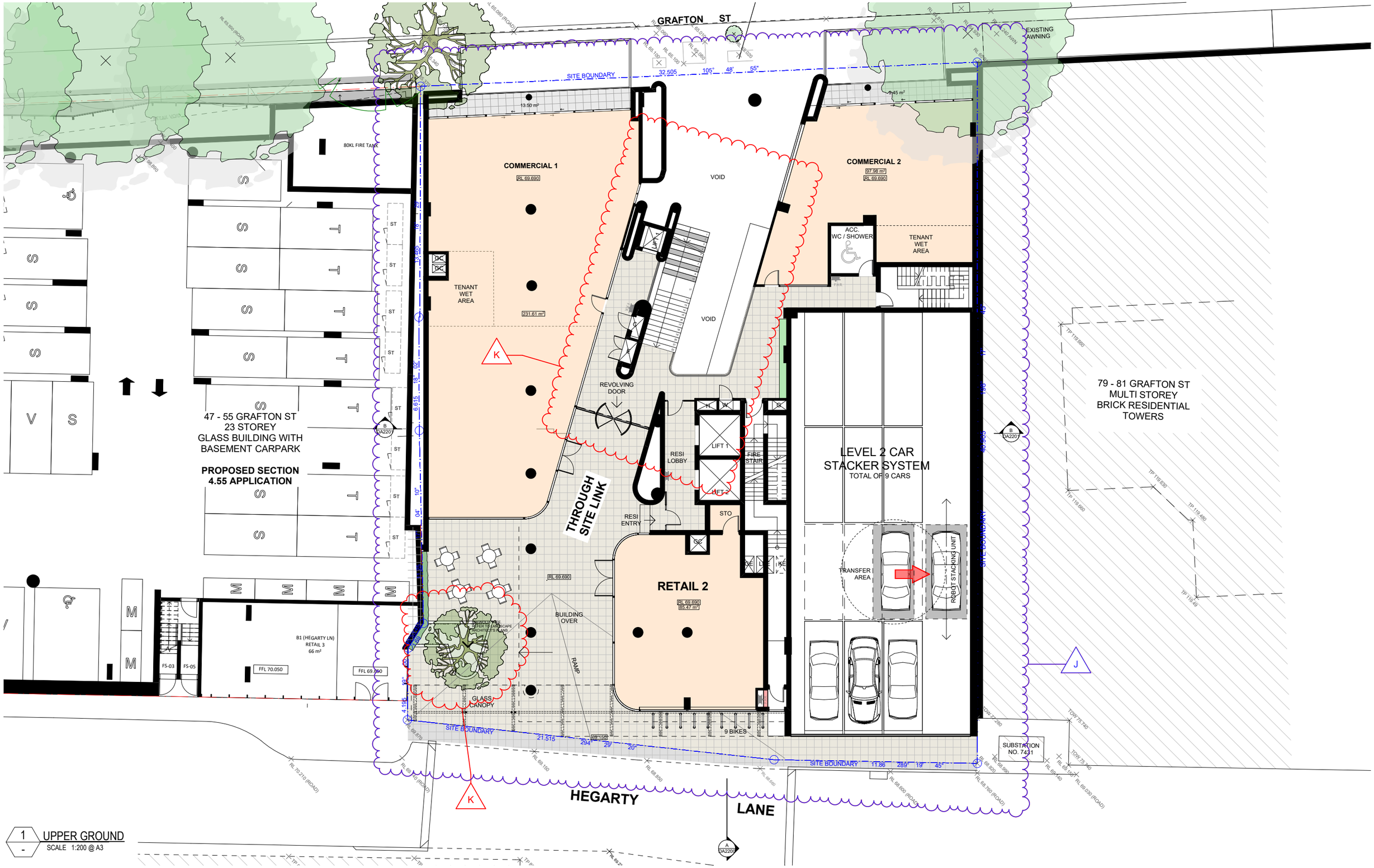
ISSUE	PURPOSE	DATE
L	SECTION 4.55	13/08/2020
M	SECTION 4.55 ADDENDUM	20/11/2020

SECTION 4.55

TITLE

LOWER GROUND FLOOR PLAN

JOB No	DWG No	ISSUE	DATE
5069	DA2100	M	20/11/2020



1 UPPER GROUND
SCALE 1:200 @ A3

0 2 4 6 8 10 SCALE 1:200 @ A3

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59-75 GRAFTON STREET, BONDI JUNCTION

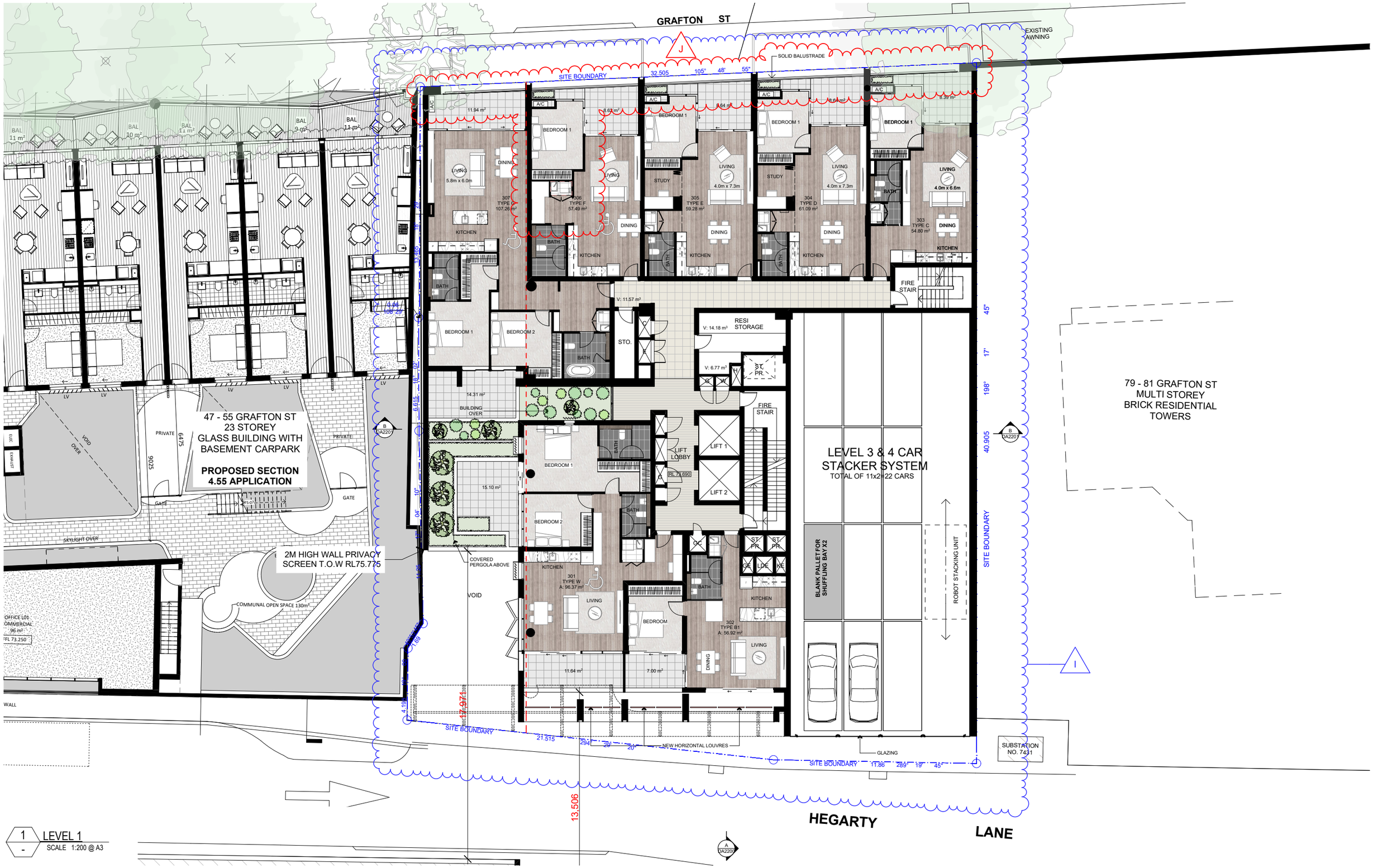
CLIENT - CLYGEN

J	SECTION 4.55	13/08/2020
K	SECTION 4.55 ADDENDUM	20/11/2020

TITLE

UPPER GROUND FLOOR PLAN

ISSUE PURPOSE	DATE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55		5069	DA2101	K	20/11/2020



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0 2 4 6 8 10 SCALE 1:200 @ A3

59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
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I	SECTION 4.55	13/08/2020
J	SECTION 4.55 ADDENDUM	20/11/2020

TITLE
LEVEL 1 PLAN

ISSUE PURPOSE	DATE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55		5069	DA2102	J	20/11/2020

1 LEVEL 2
SCALE 1:200 @ A3

SCALE 1:200 @ A3

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I	SECTION 4.55	13/08/2020
J	SECTION 4.55 ADDENDUM	20/11/2020

TITLE
LEVEL 2 PLAN

ISSUE PURPOSE	DATE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55		5069	DA2103	J	20/11/2020

1 LEVEL 3
SCALE 1:200 @ A3

N

0 2 4 6 8 10 SCALE 1:200 @ A3

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I	SECTION 4.55	13/08/2020
J	SECTION 4.55 ADDENDUM	20/11/2020

TITLE

LEVEL 3 PLAN

ISSUE PURPOSE	DATE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55		**5069**	**DA2104**	**J**	20/11/2020

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0 2 4 6 8 10 SCALE 1:200 @ A3

59- 75 Grafton Street Mixed-Use Development

59-75 GRAFTON STREET, BONDI JUNCTION

CLIENT - CLYGEN

J	SECTION 4.55	13/08/2020
K	SECTION 4.55 ADDENDUM	20/11/2020

TITLE

LEVEL 4 PLAN

ISSUE PURPOSE	DATE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55		**5069**	**DA2105**	**K**	20/11/2020

1 - LEVEL 5
SCALE 1:200 @ A3

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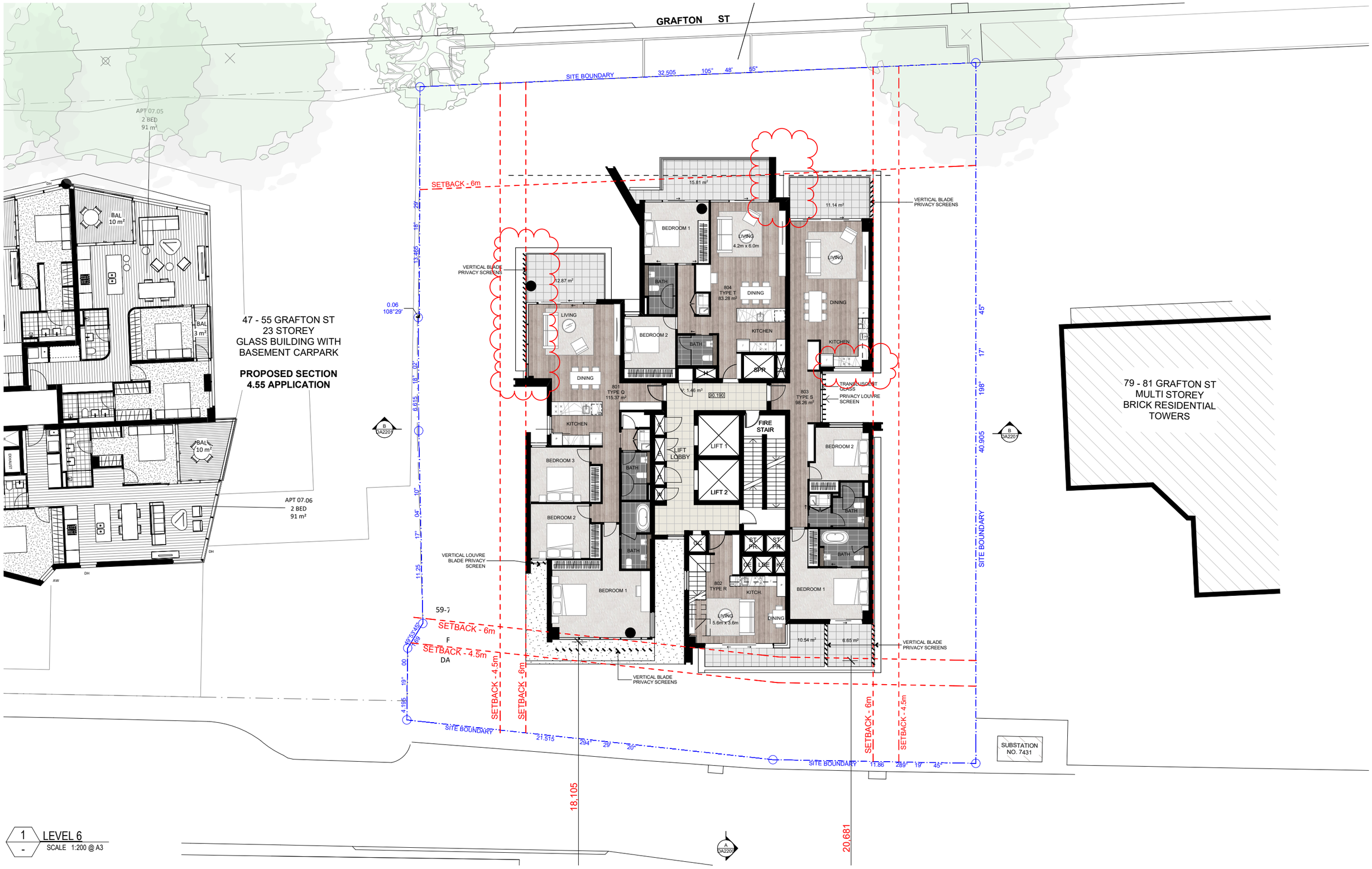
N 0 2 4 6 8 10 SCALE 1:200 @ A3

59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
LEVEL 5 PLAN

K	SECTION455 ADDENDUM	10/02/2021

ISSUE PURPOSE	DATE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55		5069	DA2106	K	20/11/2020



1 LEVEL 6
SCALE 1:200 @ A3

0 2 4 6 8 10 SCALE 1:200 @ A3

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59-75 GRAFTON STREET, BONDI JUNCTION

CLIENT - CLYGEN

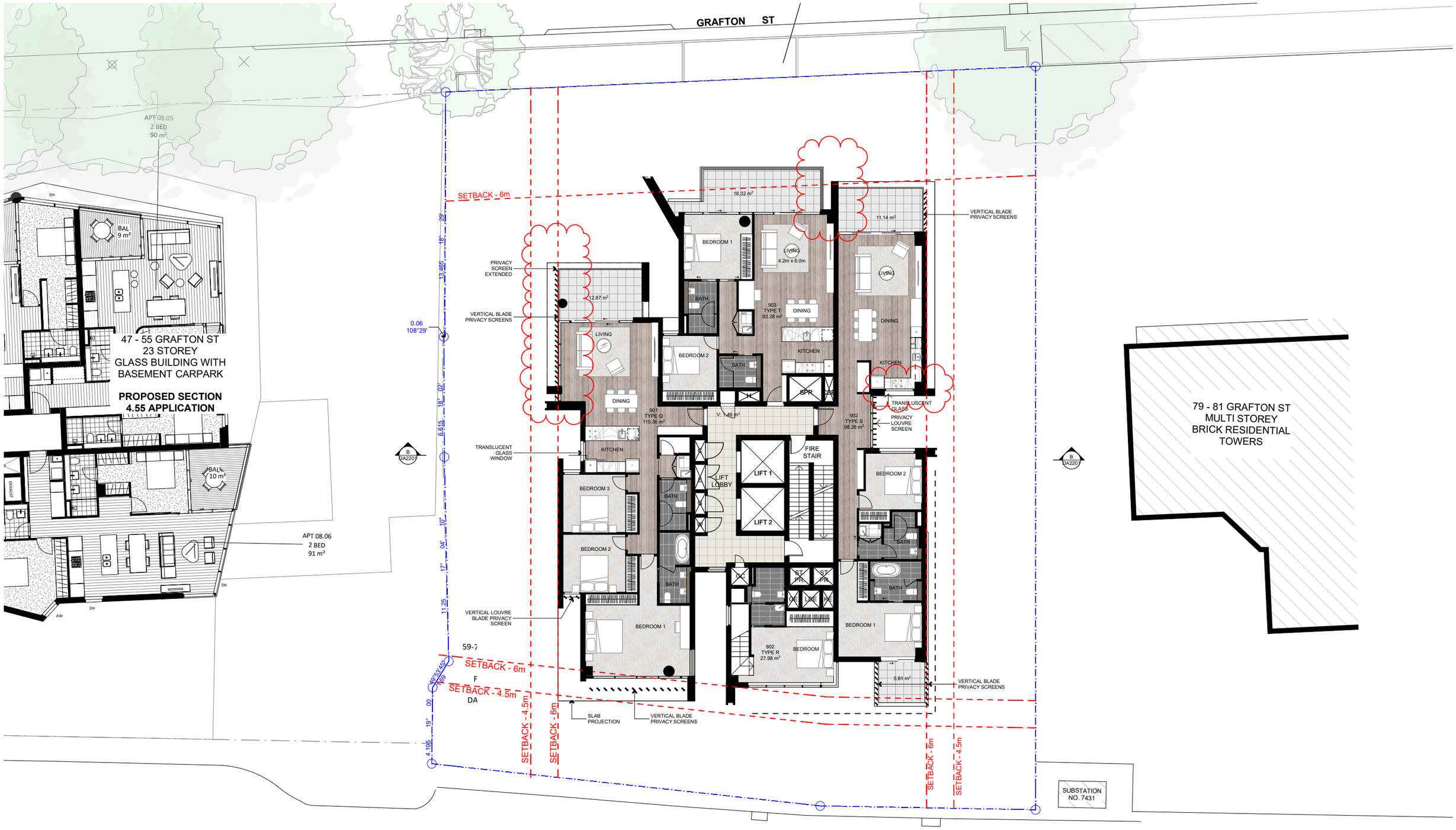
TITLE

LEVEL 6 PLAN

ISSUE	PURPOSE	DATE
H	SECTION455 ADDENDUM	10/02/2021

SECTION 4.55

JOB No	DWG No	ISSUE	DATE
5069	DA2107	H	20/11/2020



1 LEVEL 7, 9, 11 13, 15, 17
SCALE 1:200 @ A3

0 2 4 6 8 10 SCALE 1:200 @ A3

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59- 75 Grafton Street Mixed-Use Development

59-75 GRAFTON STREET, BONDI JUNCTION

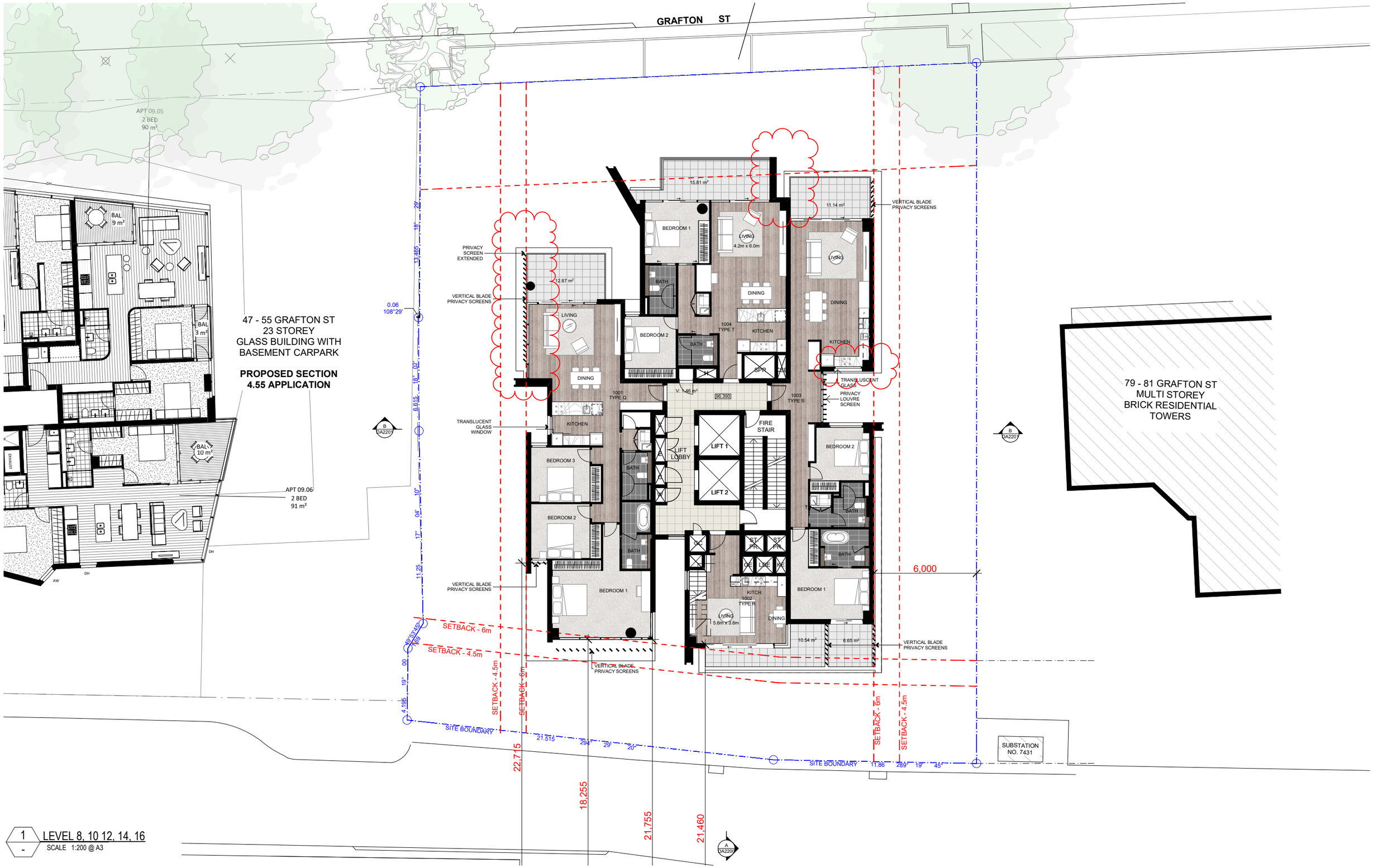
CLIENT - CLYGEN

TITLE

L7 ,L9, L11, L13, L15, L17 PLANS

K	SECTION455 ADDENDUM	10/02/2021

ISSUE PURPOSE	DATE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55		**5069**	**DA2109**	**K**	20/11/2020



1 LEVEL 8, 10 12, 14, 16
SCALE 1:200 @ A3

0 2 4 6 8 10 SCALE 1:200 @ A3

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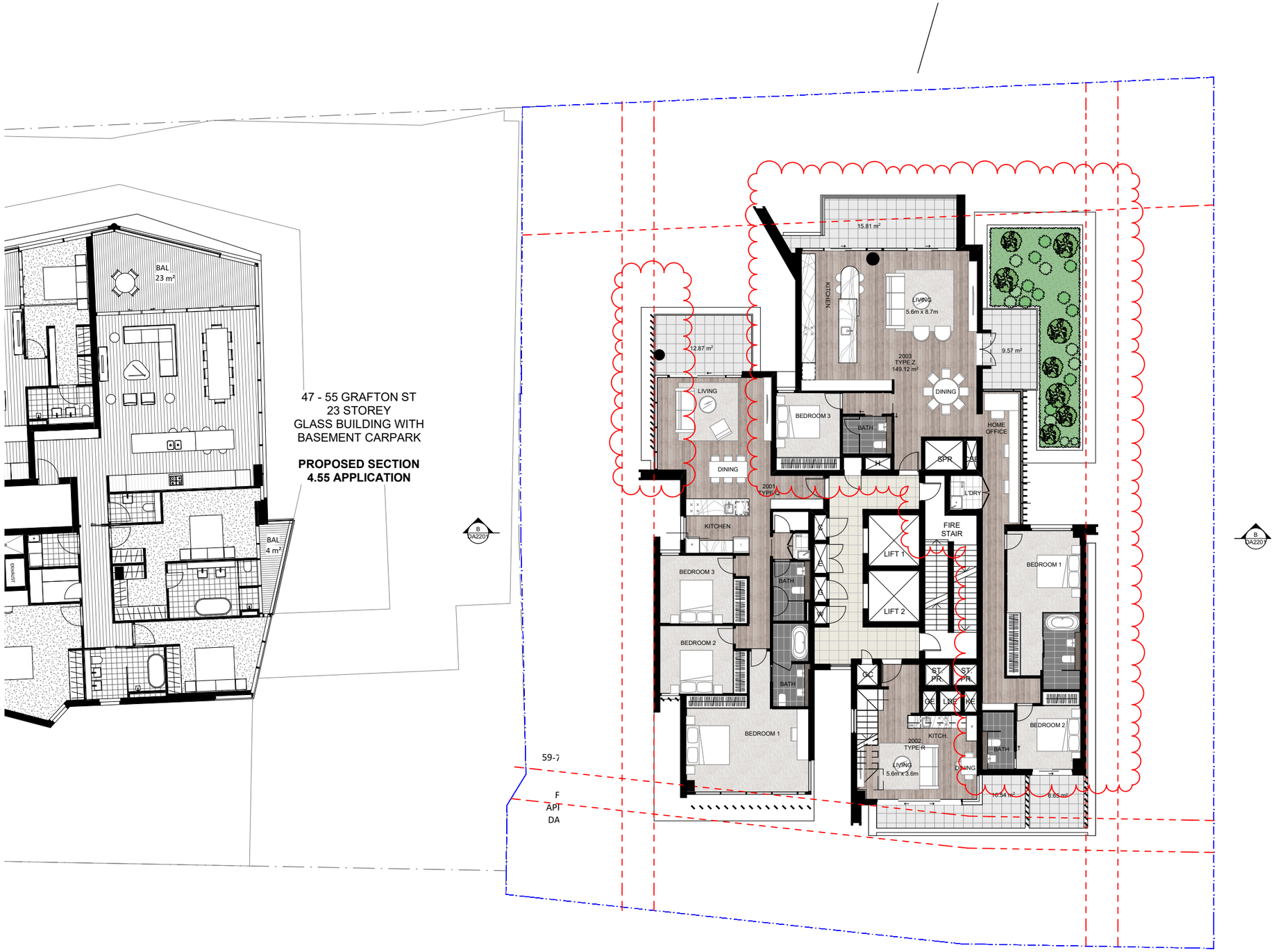
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
L8, L10, L12, L14, L16 PLANS

ISSUE	PURPOSE	DATE
K	SECTION455 ADDENDUM	10/02/2021

JOB No	DWG No	ISSUE	DATE
5069	DA2110	K	20/11/2020

SECTION 4.55



1 LEVEL 18
SCALE 1:200 @ A3

A
DA2202

N

0 2 4 6 8 10 SCALE 1:200 @ A3

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59- 75 Grafton Street Mixed-Use Development

59-75 GRAFTON STREET, BONDI JUNCTION

CLIENT - CLYGEN

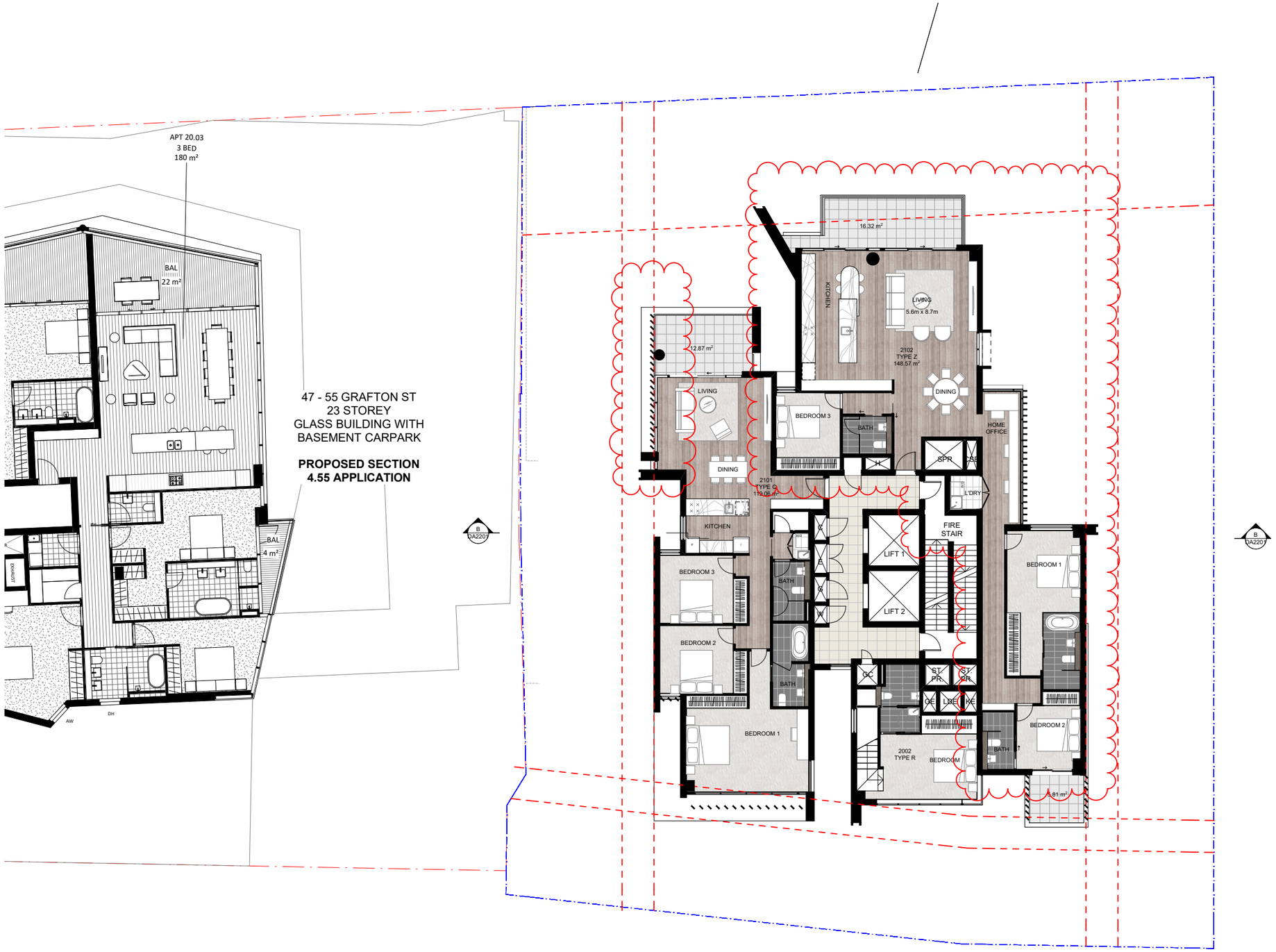
TITLE

LEVEL 18 PLAN

ISSUE	PURPOSE	DATE
A	SECTION455 ADDENDUM	10/02/2021

JOB No	DWG No	ISSUE	DATE
5069	DA2110A	A	20/11/2020

SECTION 4.55



1 LEVEL 19
SCALE 1:200 @ A3

N

0 2 4 6 8 10 SCALE 1:200 @ A3

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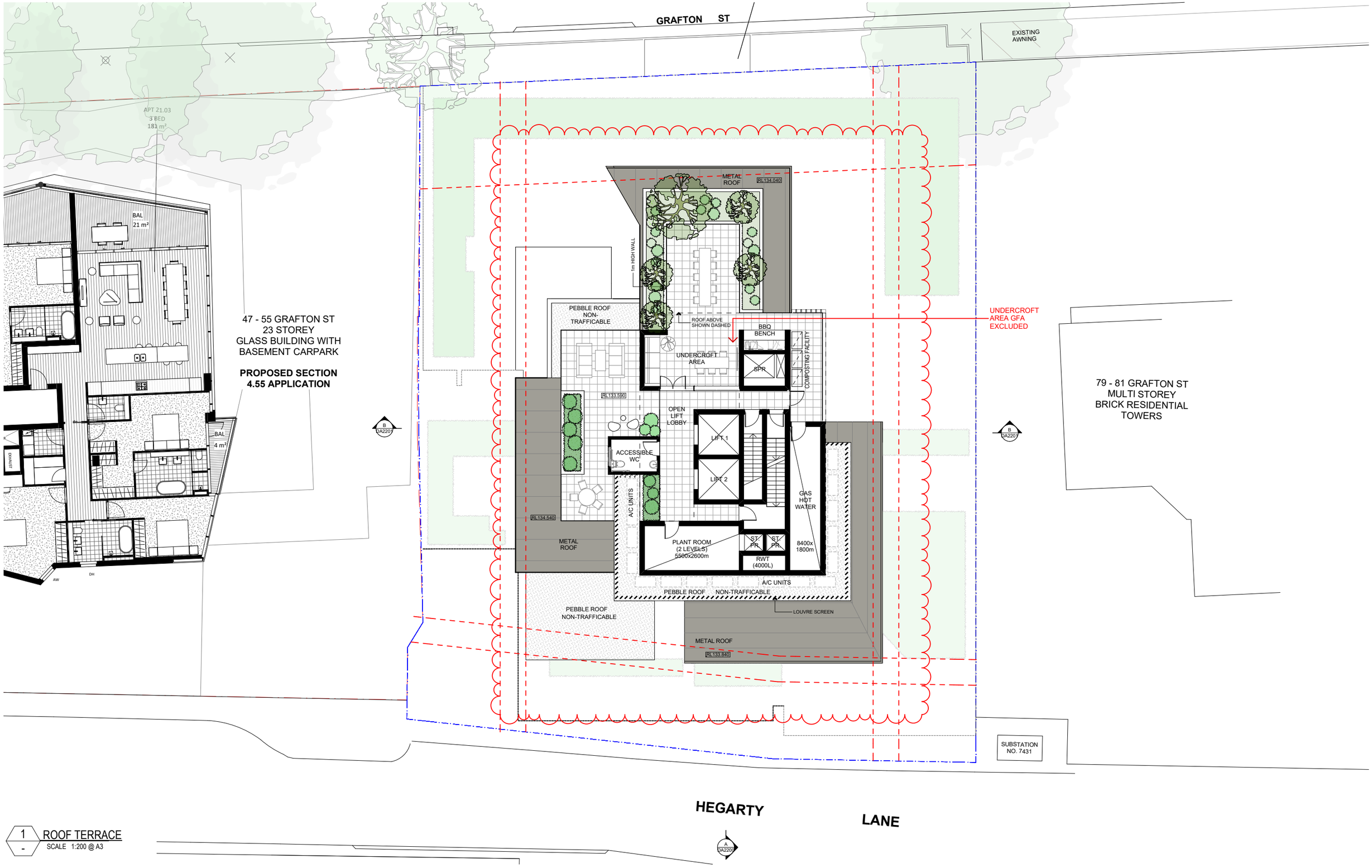
59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
LEVEL 19 PLAN

ISSUE	PURPOSE	DATE
A	SECTION455 ADDENDUM	10/02/2021

JOB No	DWG No	ISSUE	DATE
5069	DA2110B	A	20/11/2020

SECTION 4.55



1 ROOF TERRACE
SCALE 1:200 @ A3

N

0 2 4 6 8 10 SCALE 1:200 @ A3

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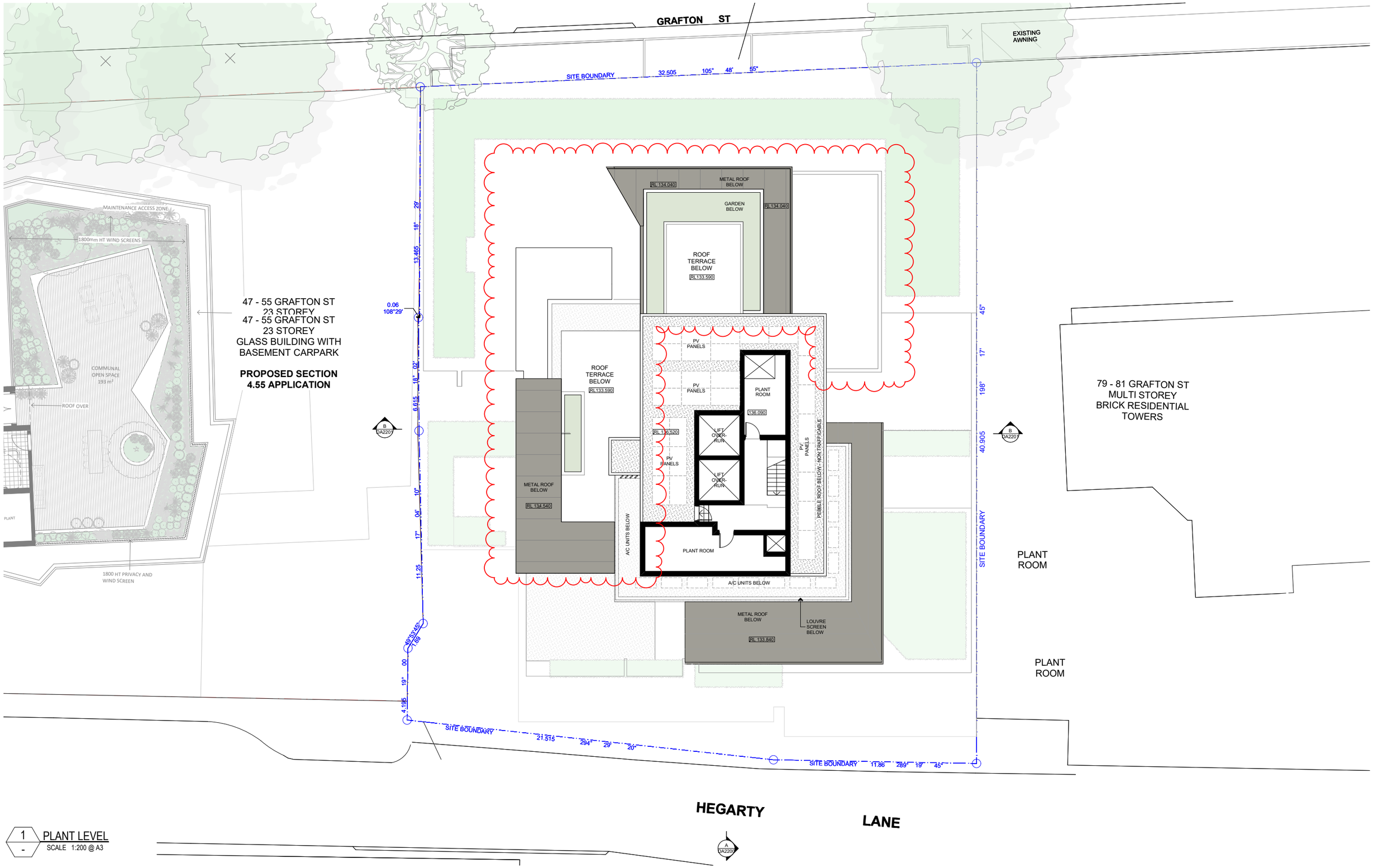
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
ROOF TERRACE PLAN

ISSUE	PURPOSE	DATE
G	SECTION455 ADDENDUM	10/02/2021

SECTION 4.55

JOB No	DWG No	ISSUE	DATE
5069	**DA2111**	**G**	20/11/2020



1 PLANT LEVEL
SCALE 1:200 @ A3

0 2 4 6 8 10 SCALE 1:200 @ A3

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59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
PLANT LEVEL

ISSUE	PURPOSE	DATE
O	SECTION455 ADDENDUM	10/02/2021

ISSUE PURPOSE	DATE	JOB No	DWG No	ISSUE	DATE
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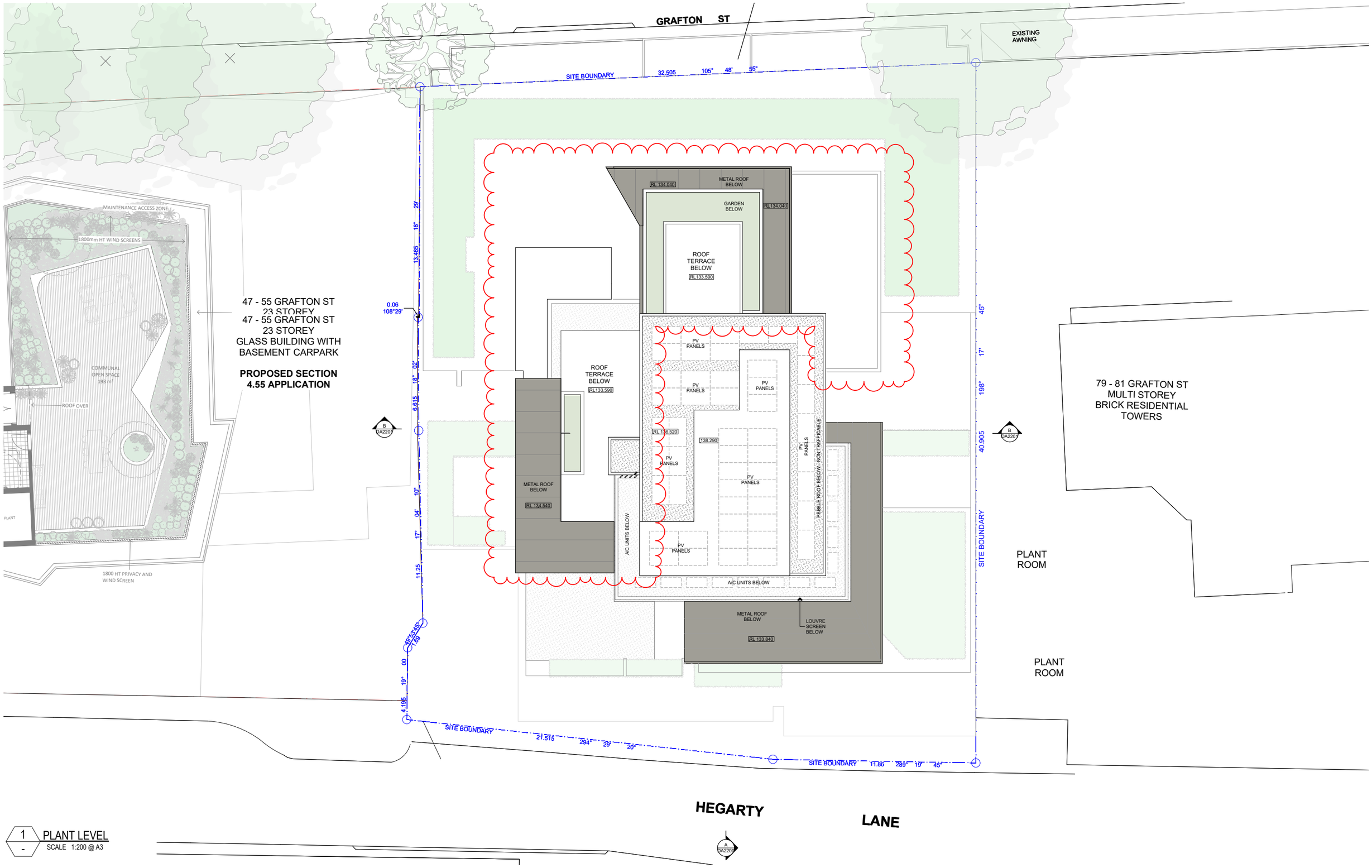

1 PLANT LEVEL
SCALE 1:200 @ A3

0 2 4 6 8 10 SCALE 1:200 @ A3

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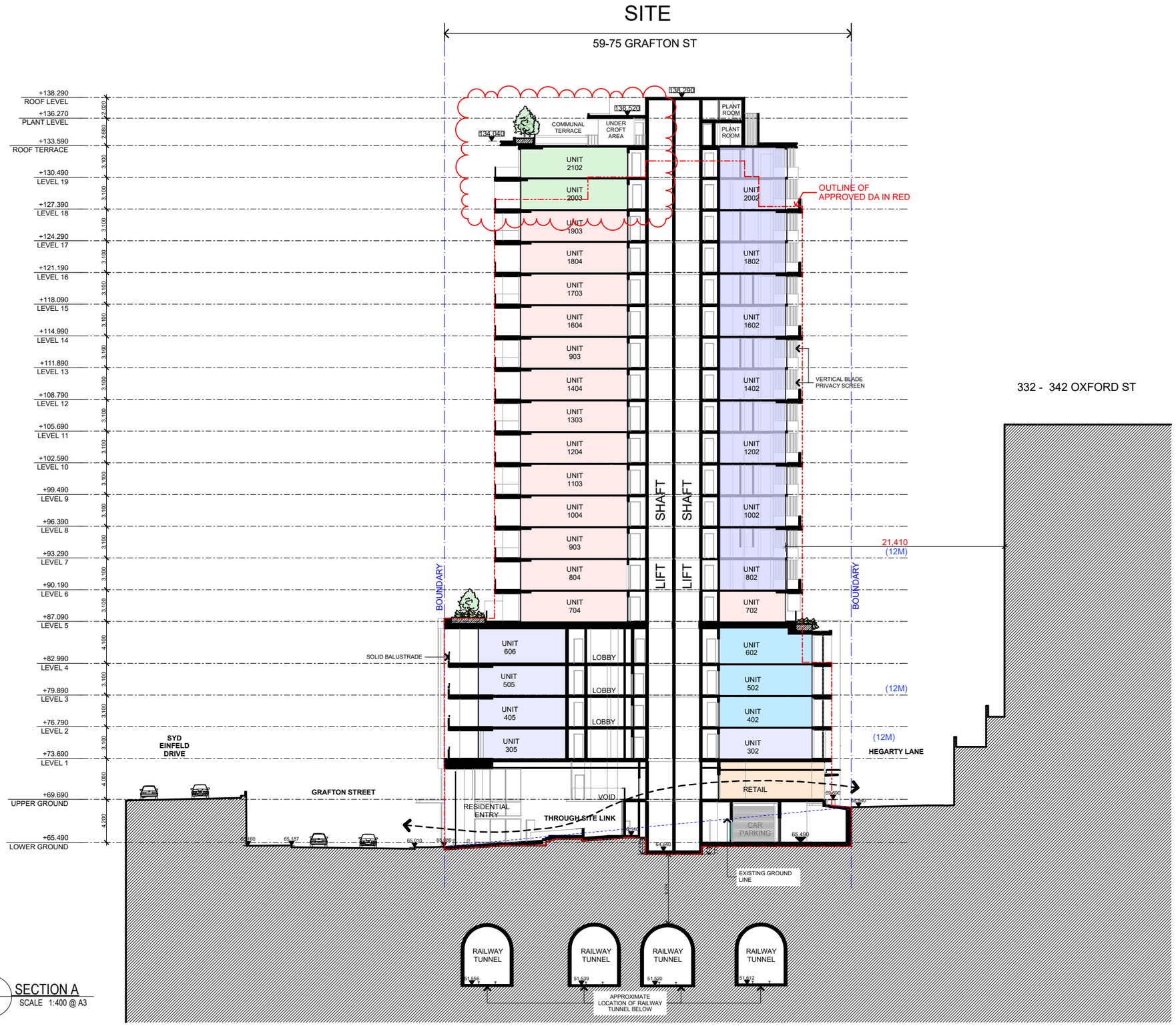
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
ROOF LEVEL

K	SECTION455 ADDENDUM	10/02/2021				
ISSUE PURPOSE		DATE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55			5069	DA2113	K	20/11/2020



1 SECTION A
SCALE 1:400 @ A3

LEGEND - APARTMENTS

- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

LEGEND - DIMENSIONING

20,156 — SEPARATION DISTANCE PROVIDED (IN RED)

(18M) — COMPLYING SEPARATION DISTANCE (IN BLUE)

0 4 8 12 16 20 SCALE 1:400 @ A3

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59-75 GRAFTON STREET, BONDI JUNCTION

CLIENT - CLYGEN

TITLE

SECTION A

H	SECTION455 ADDENDUM	10/02/2021

ISSUE PURPOSE	DATE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55		5069	DA2200	H	20/11/2020

1 SECTION B
SCALE 1:400 @ A3

LEGEND - APARTMENTS

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

LEGEND - DIMENSIONING

20,156 — SEPARATION DISTANCE PROVIDED (IN RED)

(18M) — COMPLYING SEPARATION DISTANCE (IN BLUE)

0 4 8 12 16 20 SCALE 1:400 @ A3

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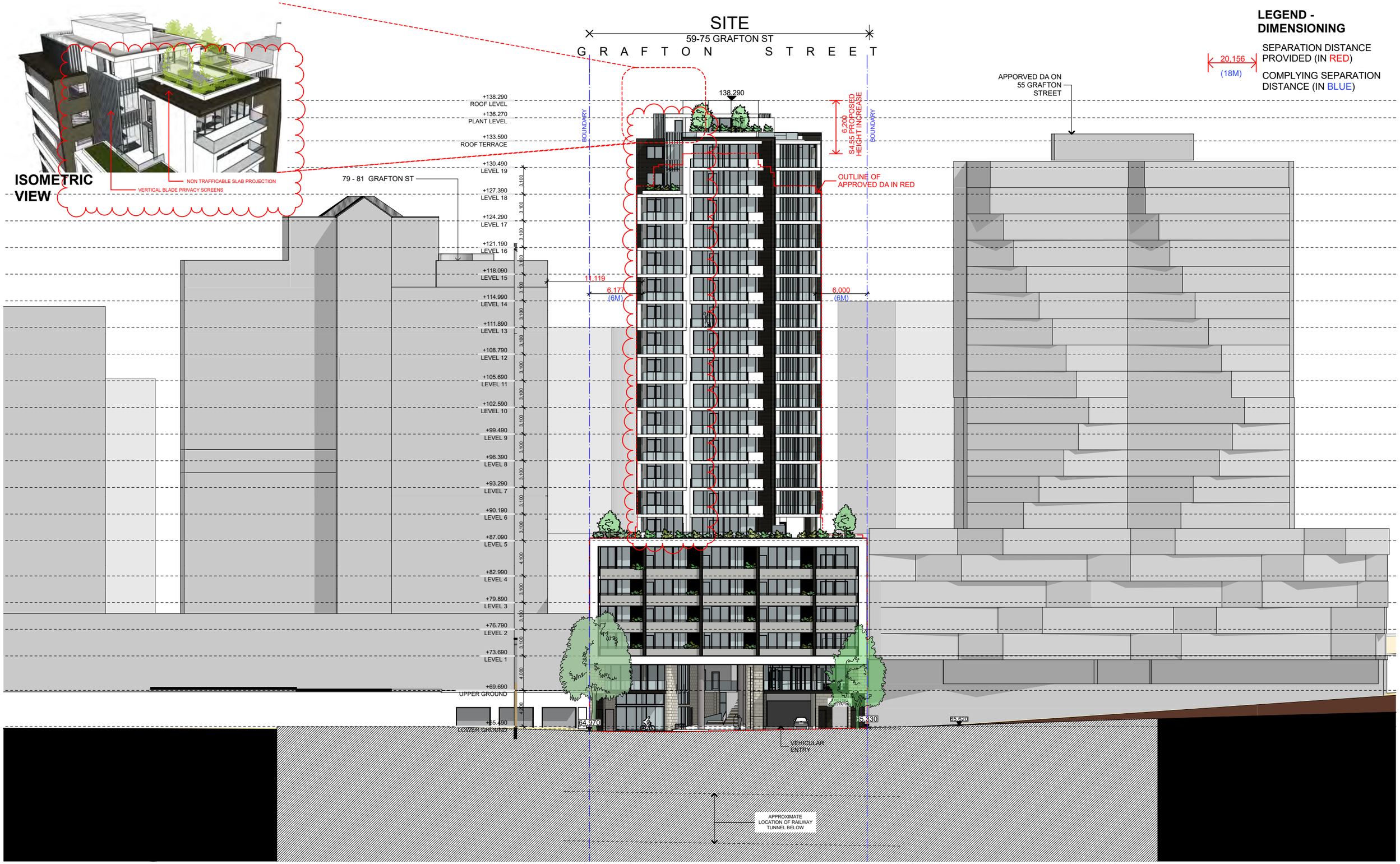
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN

ISSUE	PURPOSE	DATE
I	SECTION455 ADDENDUM	10/02/2021

SECTION 4.55

JOB No	DWG No	ISSUE	DATE
5069	**DA2201**	**I**	20/11/2020

TITLE
SECTION B



0 4 8 12 16 20 SCALE 1:400 @ A3

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59- 75 Grafton Street Mixed-Use Development

59-75 GRAFTON STREET, BONDI JUNCTION

CLIENT - CLYGEN

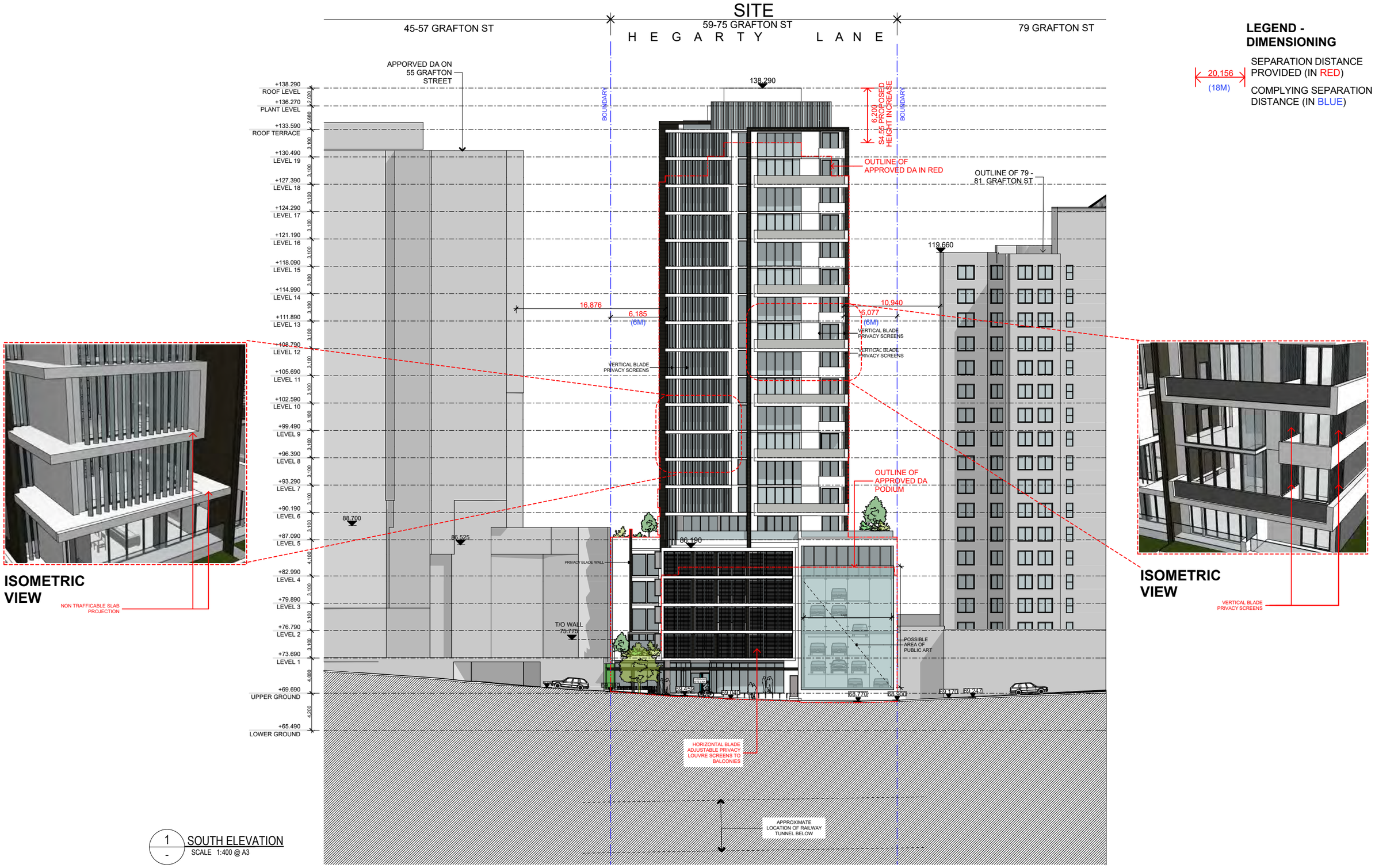
TITLE

NORTH ELEVATION

ISSUE	PURPOSE	DATE
J	SECTION455 ADDENDUM	10/02/2021

SECTION 4.55

JOB No	DWG No	ISSUE	DATE
5069	**DA2300**	**J**	20/11/2020



1 SOUTH ELEVATION
SCALE 1:400 @ A3

0 4 8 12 16 20 SCALE 1:400 @ A3

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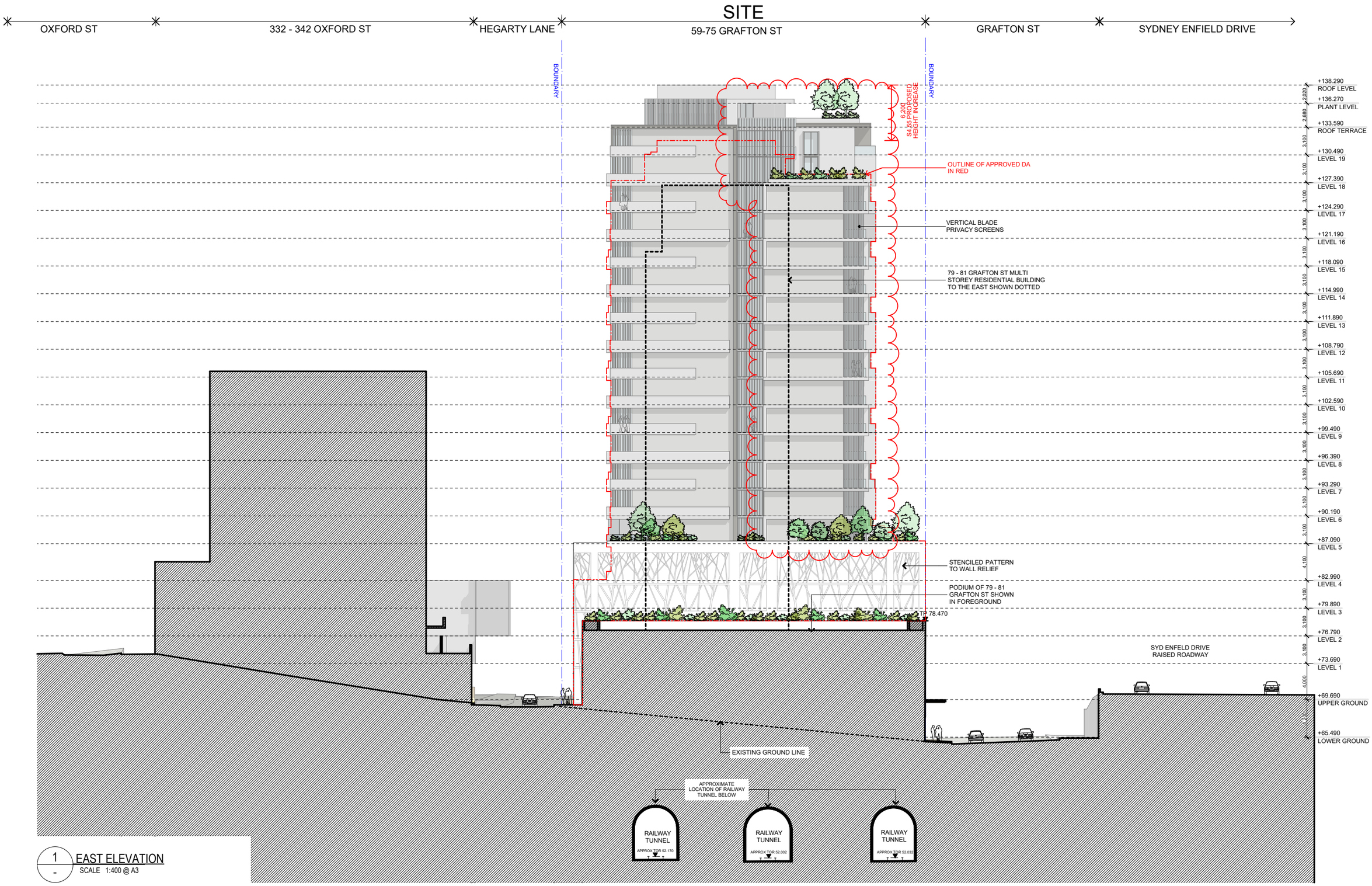
59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
SOUTH ELEVATION

ISSUE	PURPOSE	DATE
K	SECTION455 ADDENDUM	10/02/2021
SECTION 4.55		

JOB No	DWG No	ISSUE	DATE
5069	**DA2301**	**K**	11/02/2021



1 EAST ELEVATION
SCALE 1:400 @ A3

0 4 8 12 16 20 SCALE 1:400 @ A3

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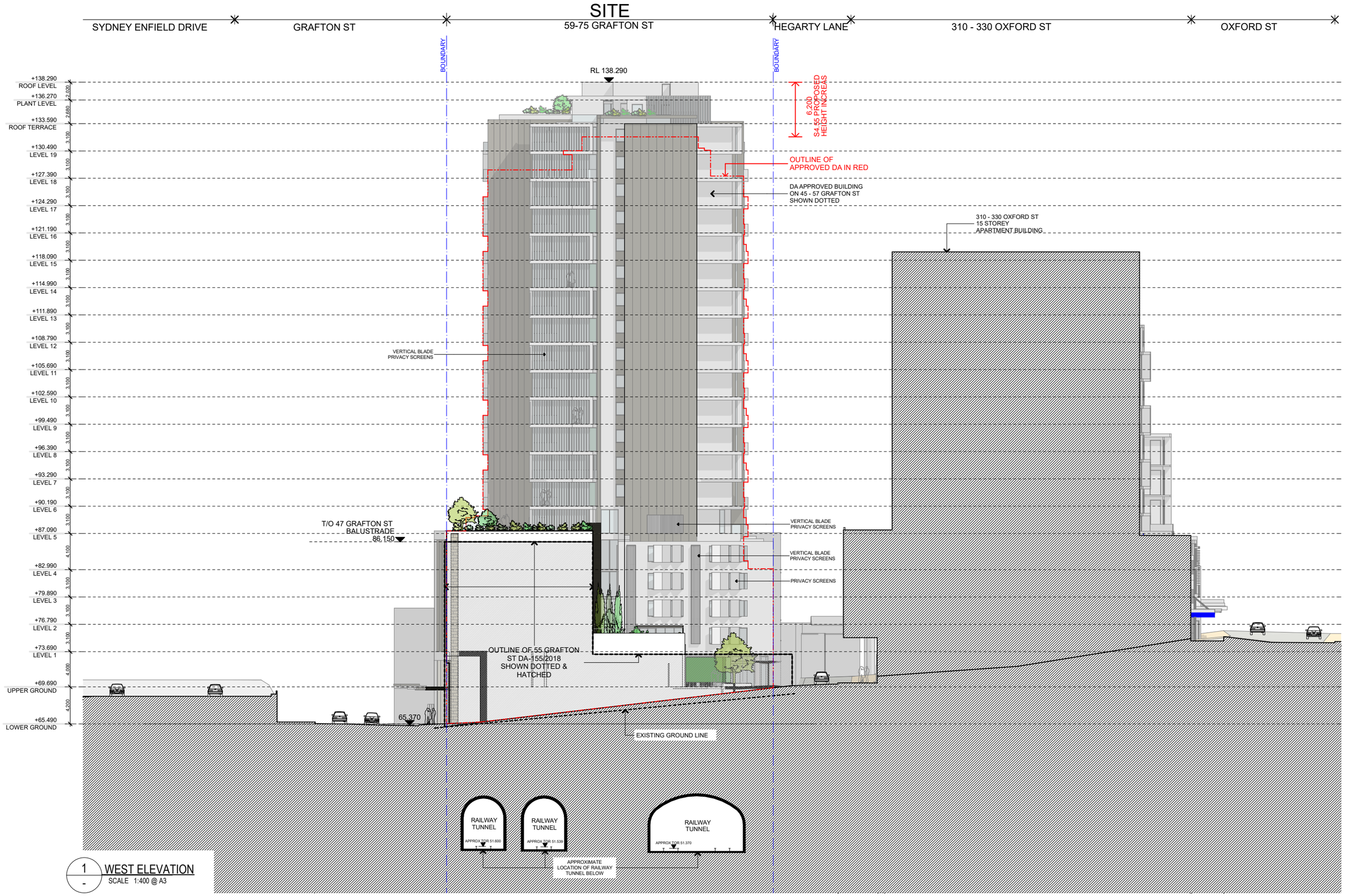
CLIENT - CLYGEN
TITLE
EAST ELEVATION

ISSUE	PURPOSE	DATE
H	SECTION455 ADDENDUM	10/02/2021

JOB No	DWG No	ISSUE	DATE
5069	DA2302	H	20/11/2020

SECTION 4.55



1 WEST ELEVATION
SCALE 1:400 @ A3

0 4 8 12 16 20 SCALE 1:400 @ A3

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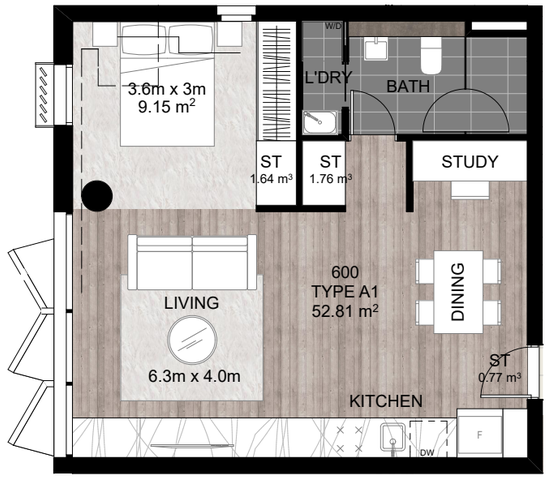
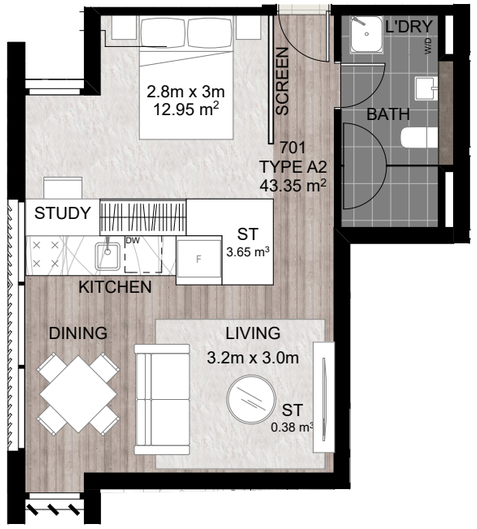
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
WEST ELEVATION

H	SECTION455 ADDENDUM	10/02/2021				
ISSUE PURPOSE		**DATE**	JOB No	DWG No	ISSUE	DATE
SECTION 4.55			**5069**	**DA2303**	**H**	11/02/2021

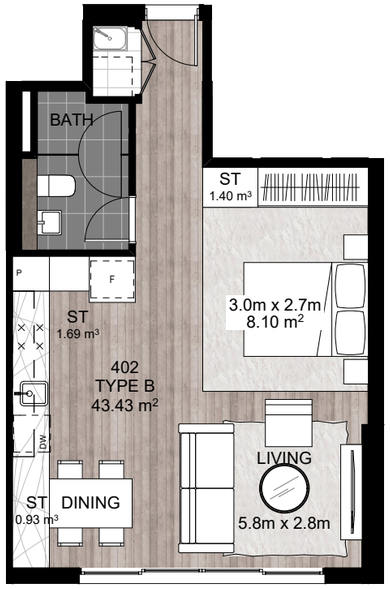
1 BEDROOM
TYPE A
TOTAL STORAGE: 6.03 m3



STUDIO
TYPE A1
TOTAL STORAGE: 4.17 m3



STUDIO
TYPE A2
TOTAL STORAGE: 4.03 m3



STUDIO
TYPE B
TOTAL STORAGE: 4.1 m3

1 BEDROOM
TYPE B1
TOTAL STORAGE: 3.5 m3

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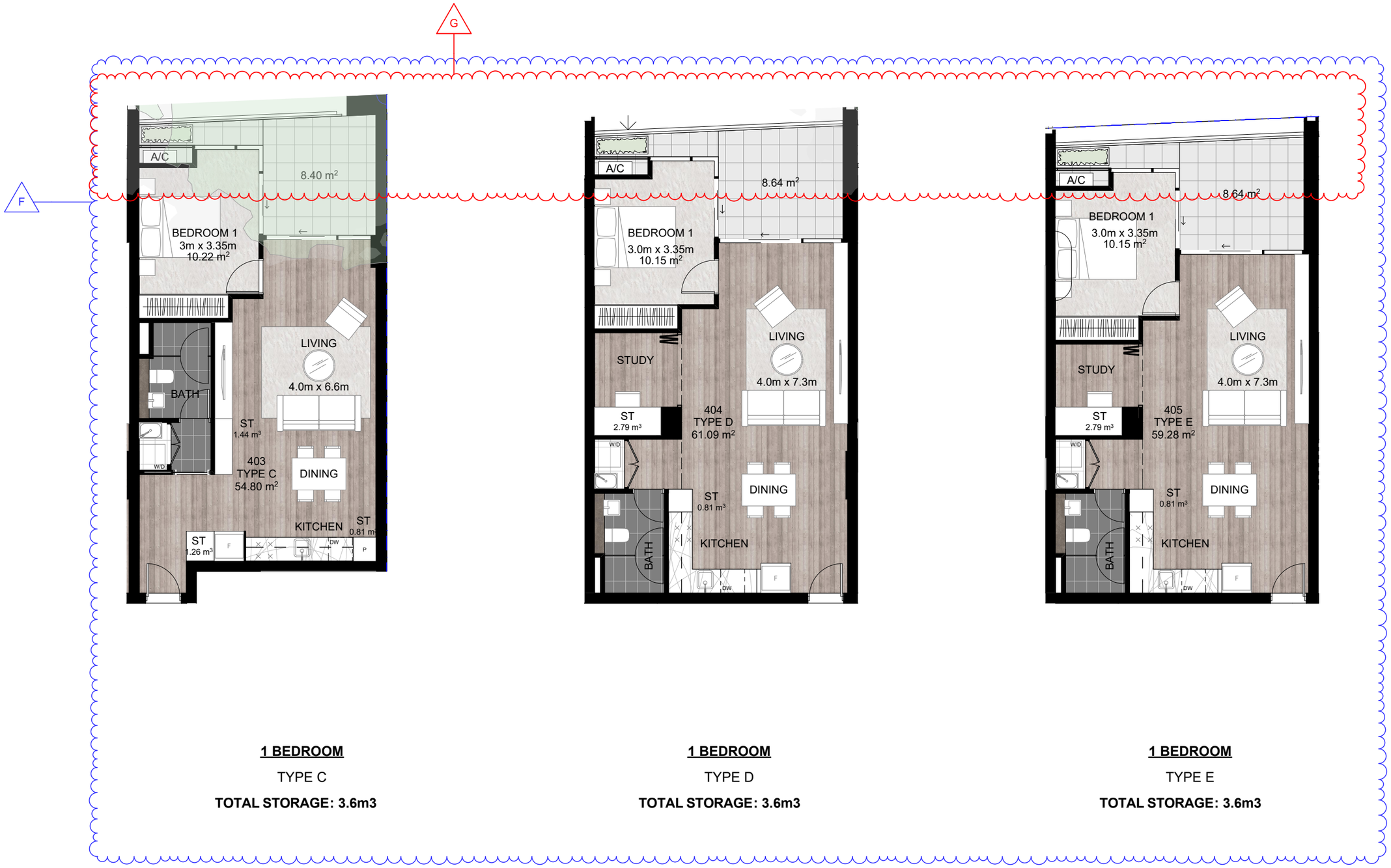
59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
UNIT TYPE PLANS (PODIUM)

ISSUE	PURPOSE	DATE
H	SECTION 4.55	13/08/2020

JOB No	DWG No	ISSUE	DATE
5069	**DA2402**	**H**	13/08/2020

SECTION 4.55



1 BEDROOM

TYPE C

TOTAL STORAGE: 3.6m3

1 BEDROOM

TYPE D

TOTAL STORAGE: 3.6m3

1 BEDROOM

TYPE E

TOTAL STORAGE: 3.6m3

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59- 75 Grafton Street Mixed-Use Development

59-75 GRAFTON STREET, BONDI JUNCTION

CLIENT - CLYGEN

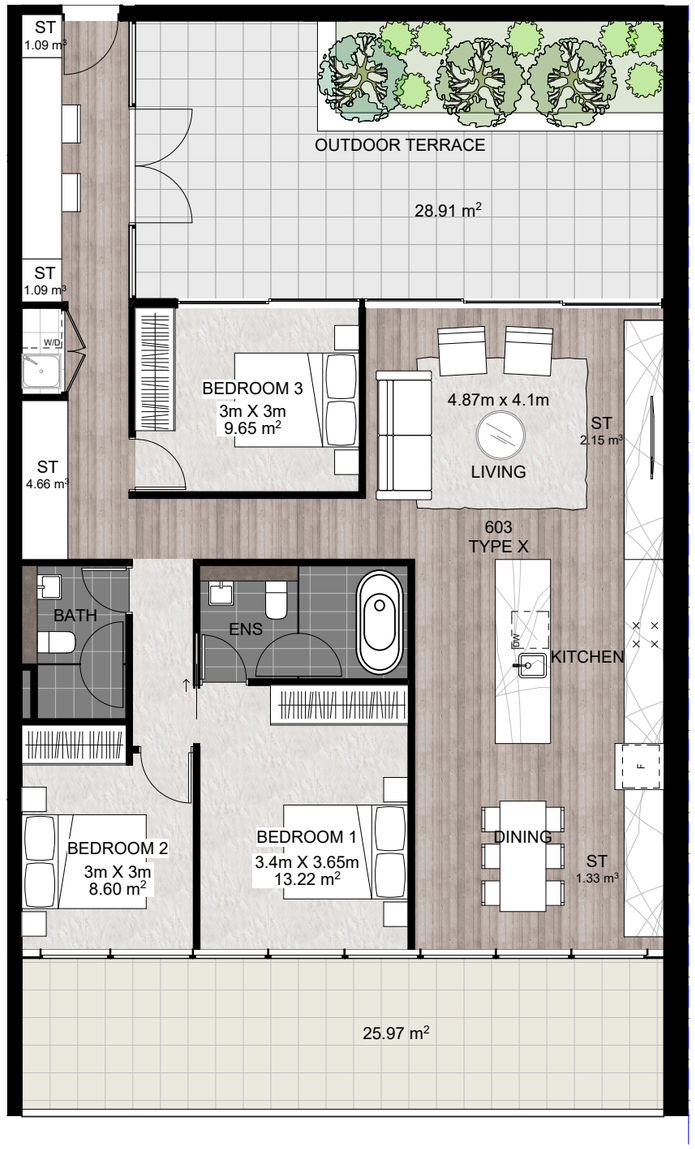
TITLE

UNIT TYPE PLANS (PODIUM)

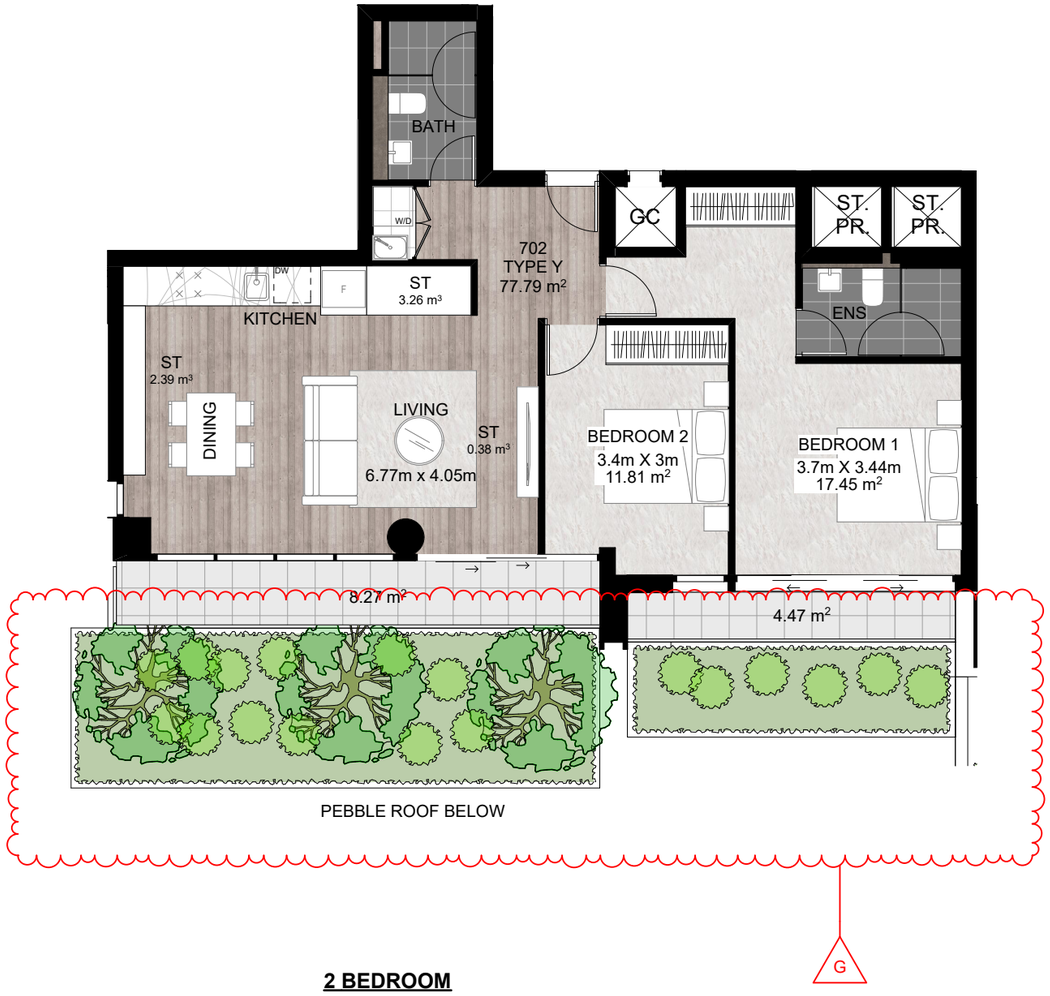
ISSUE	PURPOSE	DATE
F	SECTION 4.55	13/08/2020
G	SECTION 4.55 ADDENDUM	20/11/2020

SECTION 4.55

JOB No	DWG No	ISSUE	DATE
5069	**DA2403**	**G**	20/11/2020



3 BEDROOM
TYPE X
TOTAL STORAGE: 10.32m3



2 BEDROOM
TYPE Y
TOTAL STORAGE: 6.03 m3

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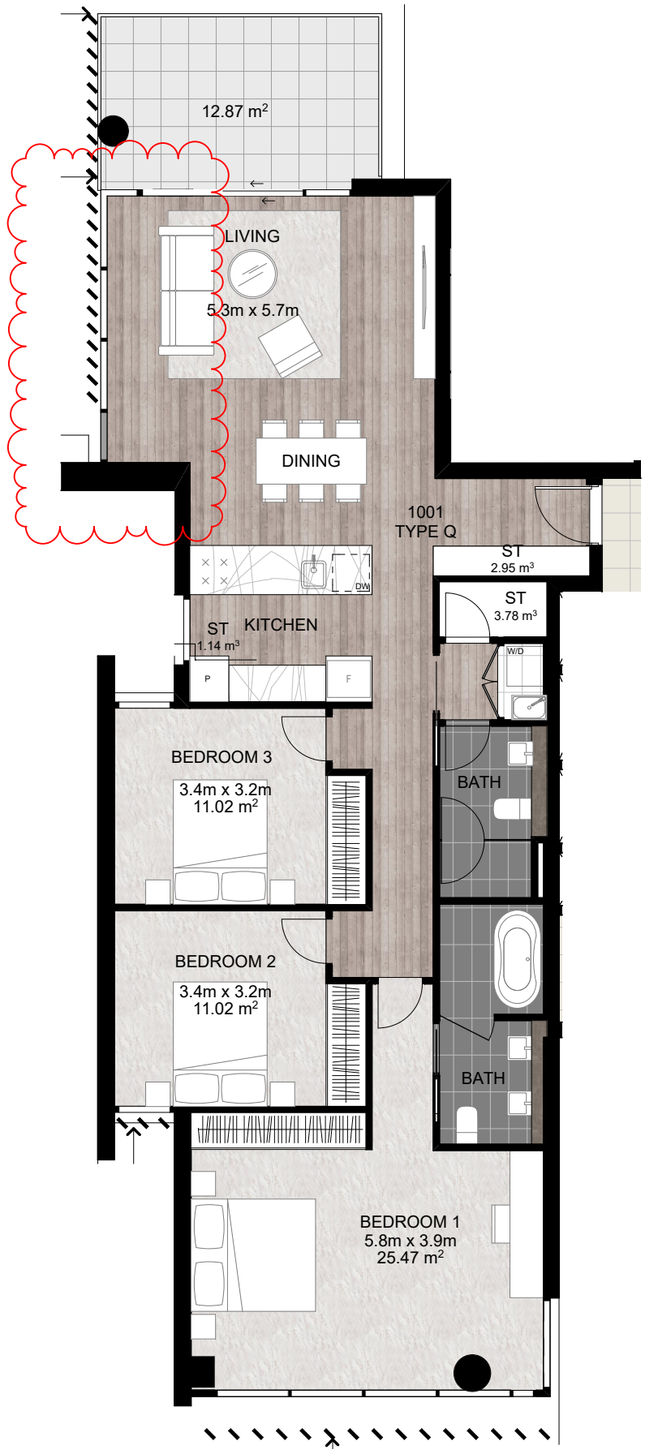
59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN

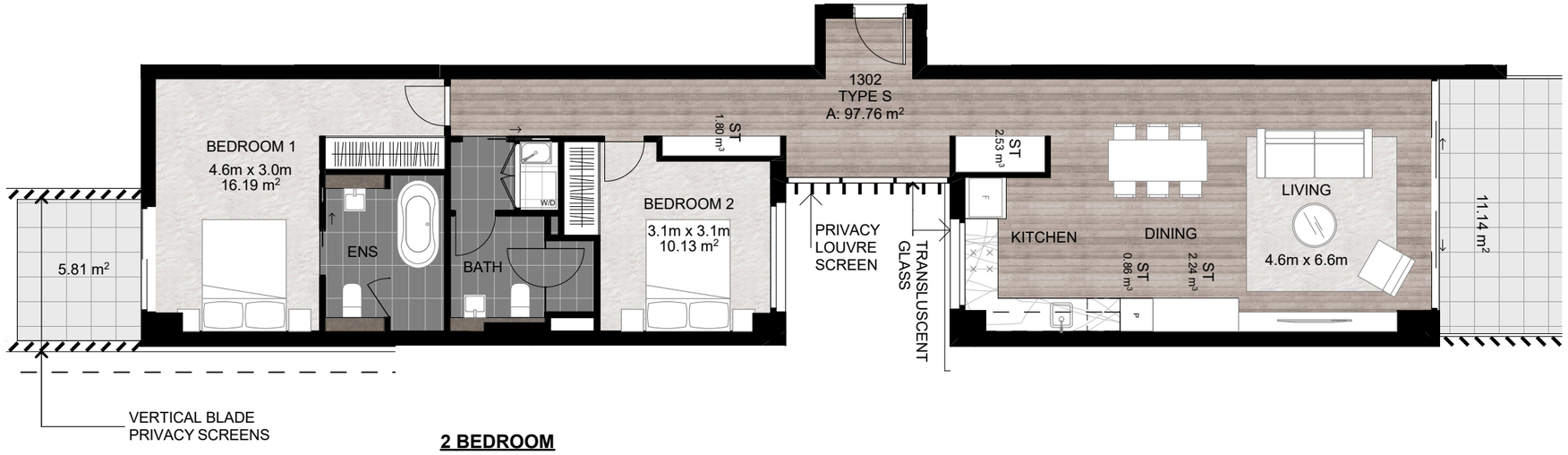
ISSUE	PURPOSE	DATE
F	SECTION 4.55	13/08/2020
G	SECTION 4.55 ADDENDUM	20/11/2020

TITLE
UNIT TYPE PLANS (PODIUM)

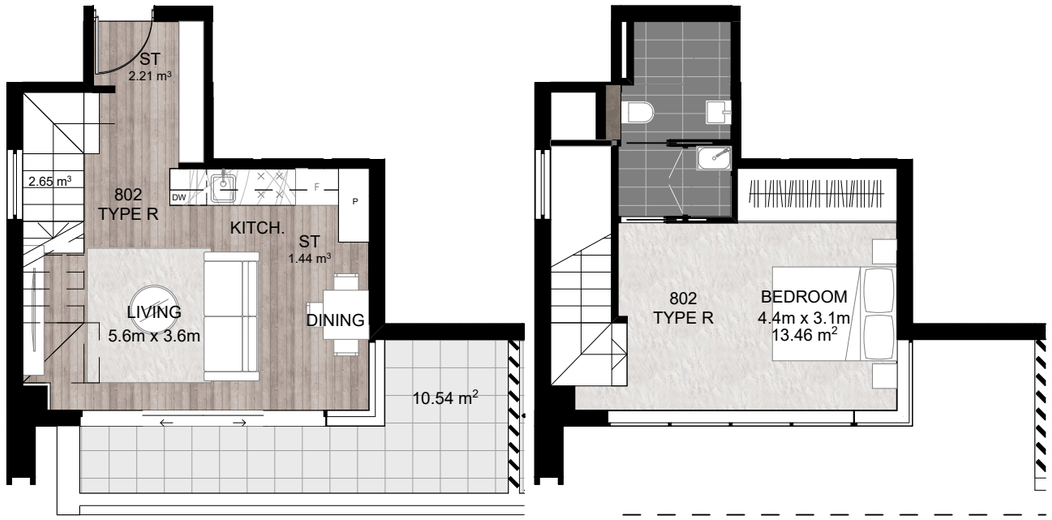
ISSUE PURPOSE	DATE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55		**5069**	**DA2404**	**G**	20/11/2020



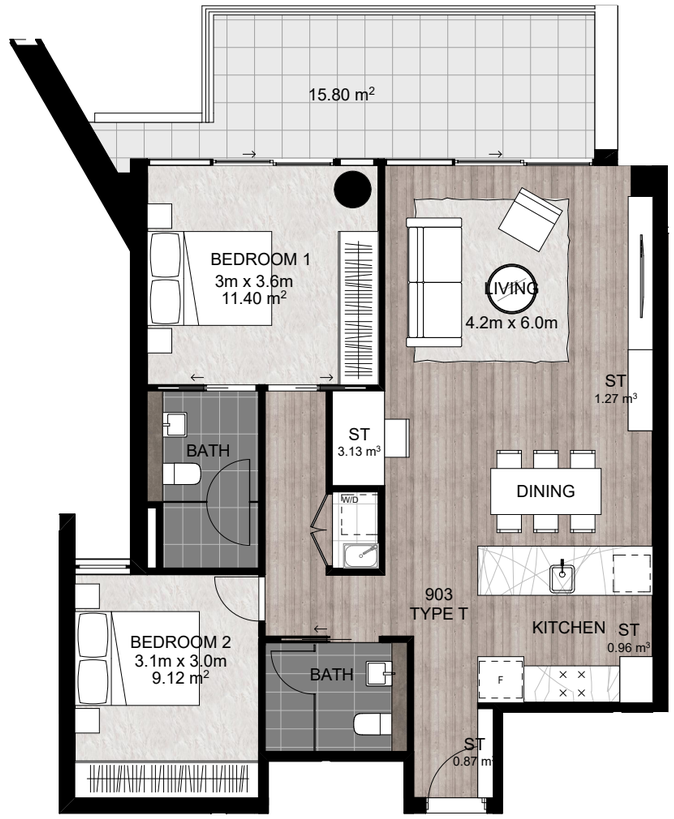
3 BEDROOM
TYPE Q
TOTAL STORAGE: 7.87 m3



2 BEDROOM
TYPE S
TOTAL STORAGE: 7.43 m3



1 BEDROOM 2 STOREY
TYPE R
TOTAL STORAGE: 6.3 m3



2 BEDROOM
TYPE T
TOTAL STORAGE: 6.23 m3

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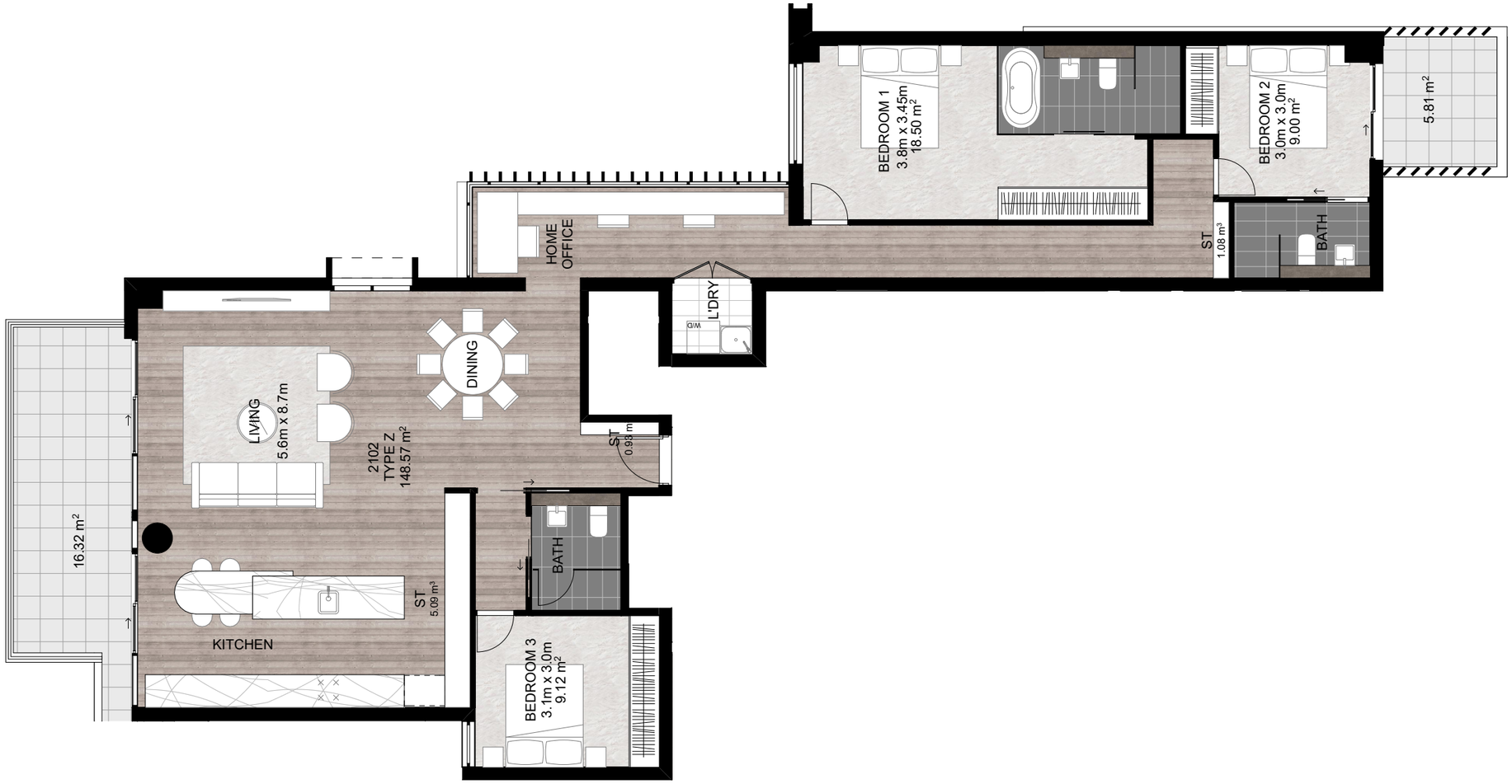
59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
UNIT TYPE PLANS (TOWER)

ISSUE	PURPOSE	DATE
I	SECTION455 ADDENDUM	10/02/2021

JOB No	DWG No	ISSUE	DATE
5069	DA2405	I	20/11/2020

SECTION 4.55



3 BEDROOM
TYPE Z
TOTAL STORAGE: 7.10 m3

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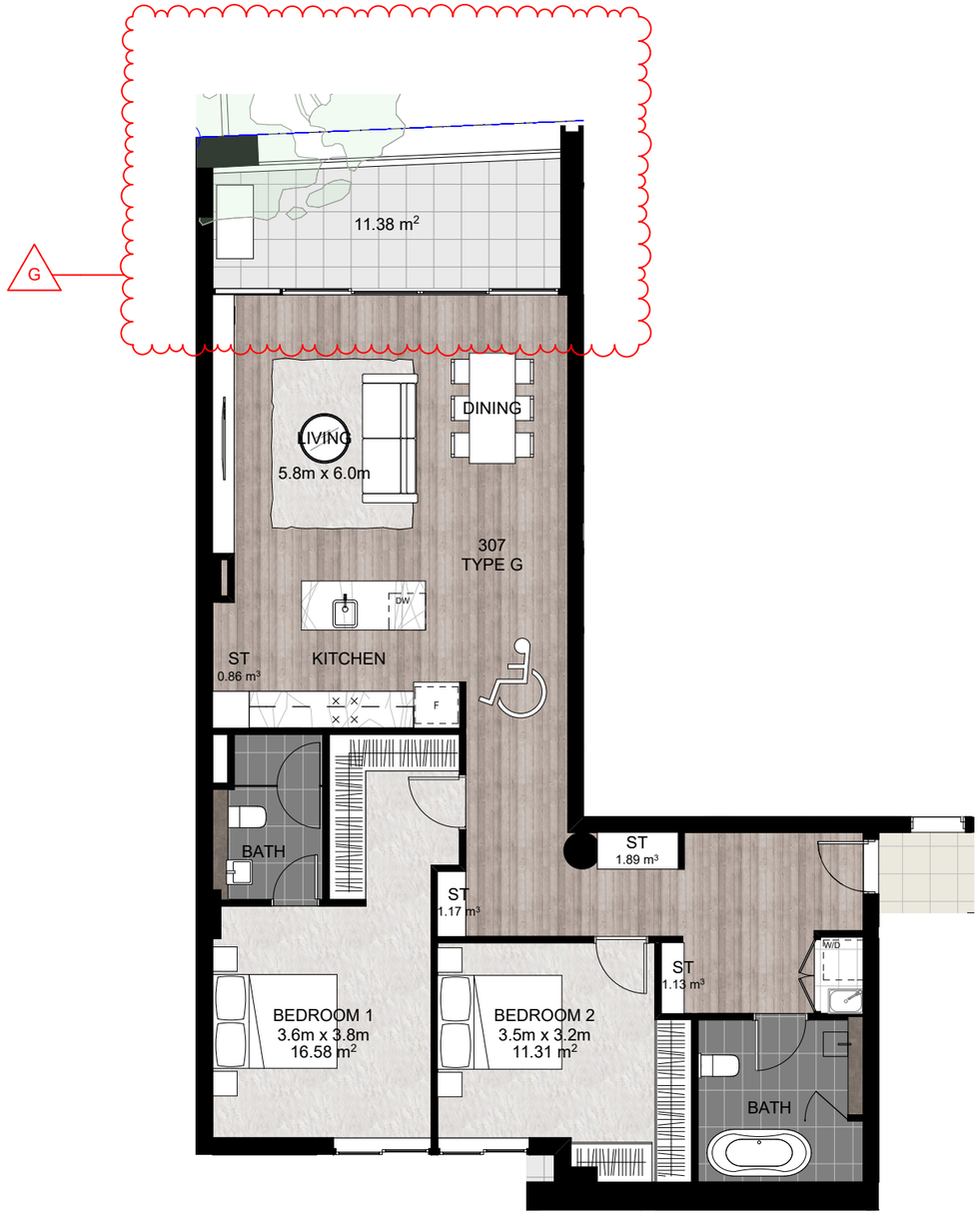
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
UNIT TYPE PLANS (TOWER)

ISSUE	PURPOSE	DATE
A	SECTION455 ADDENDUM	10/02/2021
SECTION 4.55		

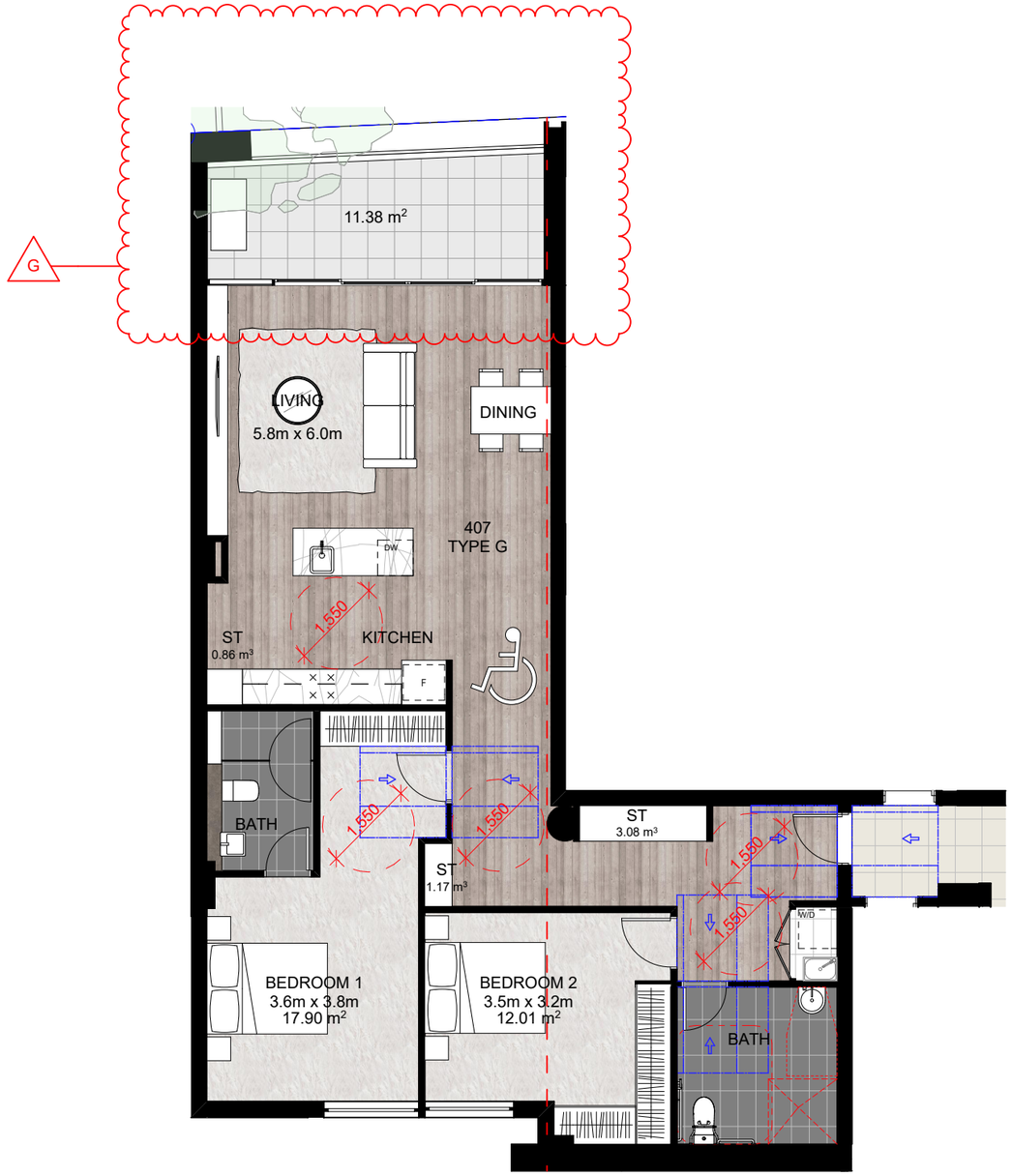
JOB No	DWG No	ISSUE	DATE
5069	**DA2405A**	**A**	20/11/2020



2 BEDROOM

TYPE G -
PRE- ADAPTATION

TOTAL STORAGE: 5.1 m3



2 BEDROOM

TYPE G -
POST- ADAPTATION

TOTAL STORAGE: 5.1 m3

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59- 75 Grafton Street Mixed-Use Development

59-75 GRAFTON STREET, BONDI JUNCTION

CLIENT - CLYGEN

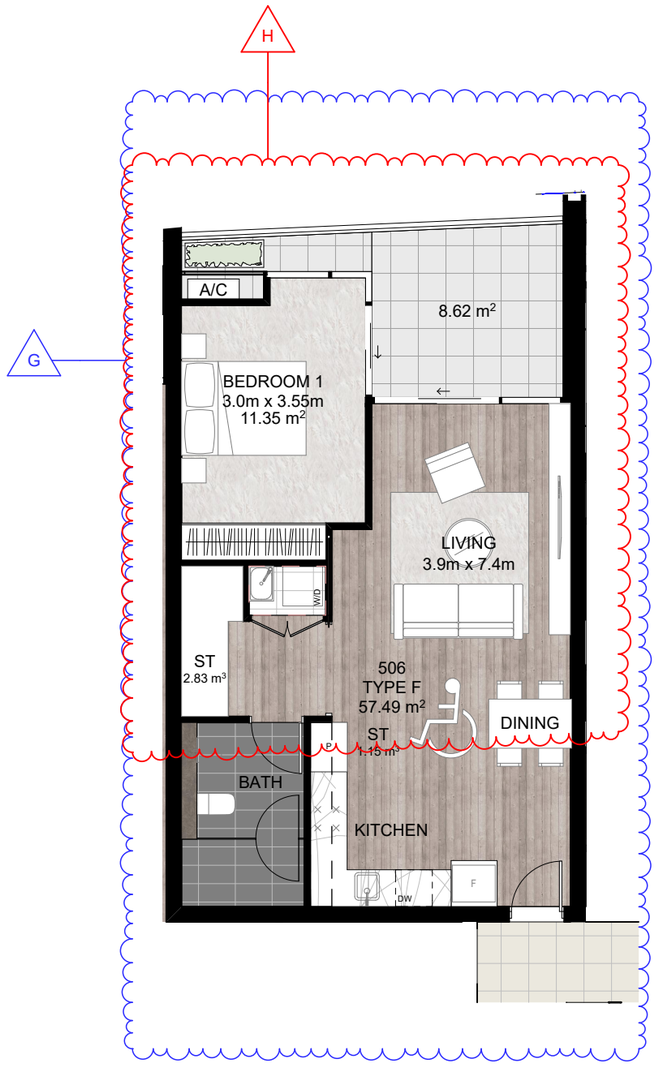
TITLE

ADAPTABLE UNIT TYPE PLANS

ISSUE	PURPOSE	DATE
G	SECTION 4.55	13/08/2020

SECTION 4.55

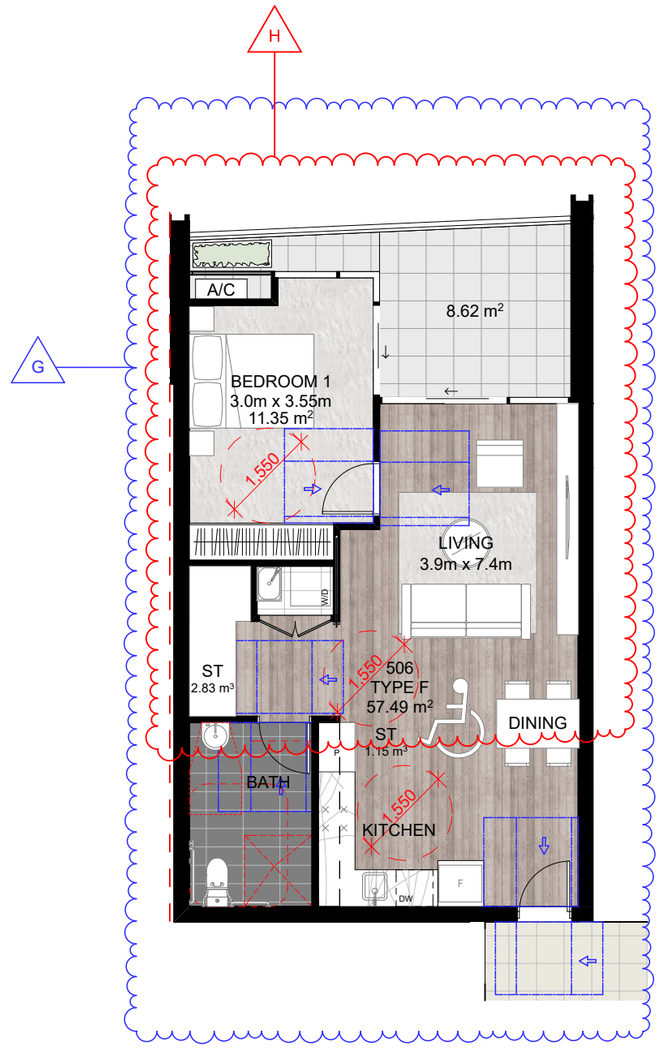
JOB No	DWG No	ISSUE	DATE
5069	**DA2406**	**G**	13/08/2020



1 BEDROOM

TYPE F-
PRE- ADAPTATION

TOTAL STORAGE: 3.6 m3



1 BEDROOM

TYPE F -
POST- ADAPTATION

TOTAL STORAGE:3.6 m3

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ISSUE	PURPOSE	DATE
G	SECTION 4.55	13/08/2020
H	SECTION 4.55 ADDENDUM	20/11/2020

59- 75 Grafton Street Mixed-Use Development

59-75 GRAFTON STREET, BONDI JUNCTION

CLIENT - CLYGEN

TITLE

ADAPTABLE UNIT TYPE PLANS

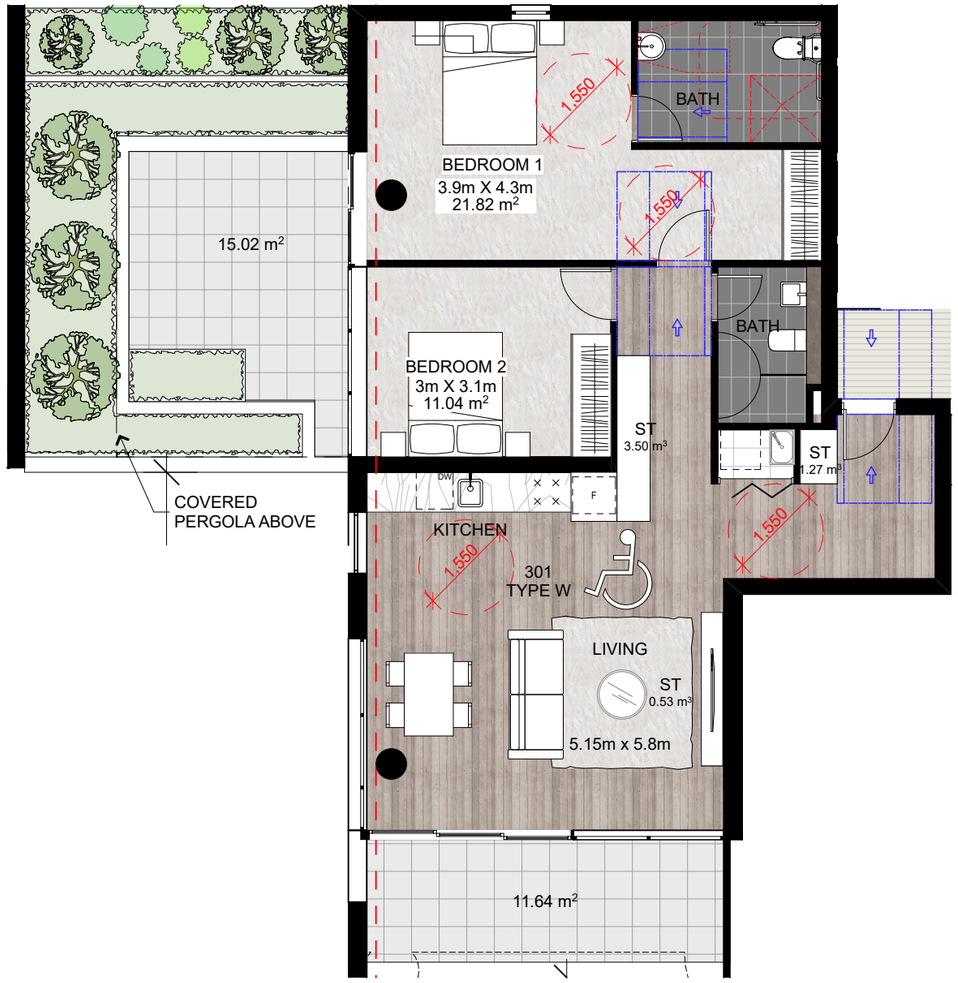
ISSUE PURPOSE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55	**5069**	**DA2407**	**H**	20/11/2020

UNIT TYPE U HAS BEEN DELETED

H

2 BEDROOM

TYPE W -
PRE- ADAPTATION
TOTAL STORAGE: 5.53 m3



2 BEDROOM

TYPE W -
POST- ADAPTATION
TOTAL STORAGE: 4.45 m3

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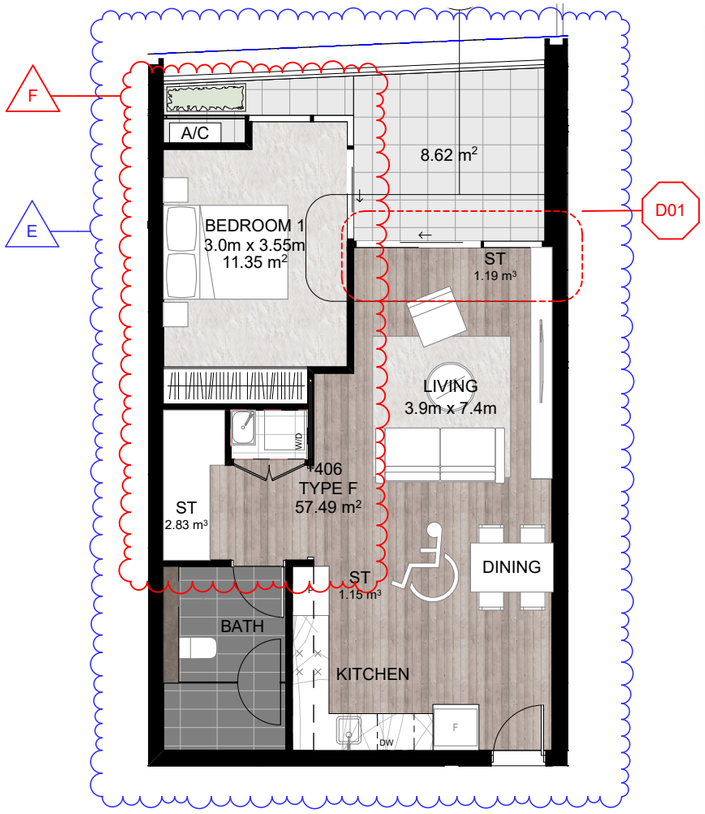
59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
ADAPTABLE UNIT TYPE PLANS

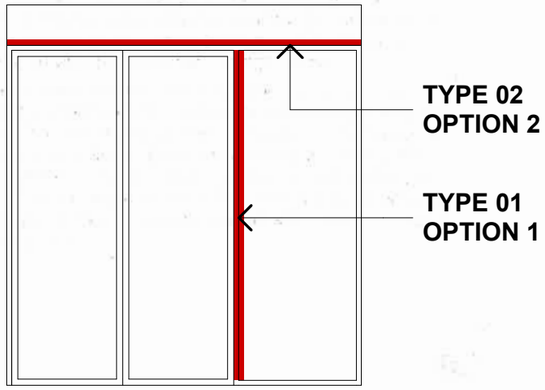
ISSUE	PURPOSE	DATE
H	SECTION 4.55	13/08/2020

SECTION 4.55

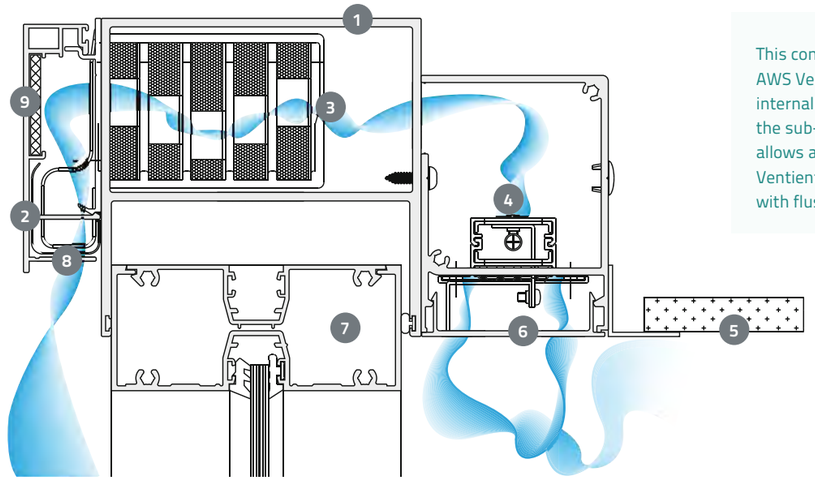
JOB No	DWG No	ISSUE	DATE
5069	**DA2408**	**H**	13/08/2020



DETAIL OF THE PROPOSED SYSTEM FOR ALTERNATIVE PASSIVE DESIGN SOLUTION TO ACHIEVE NATURAL VENTILATION FOR NOISE FROM SYD EINFELD DRIVE PER THE REPORT FROM WINDTECH DESIGN. FOR ADDITIONAL DETAILED INFORMATION REFER TO THIS REPORT

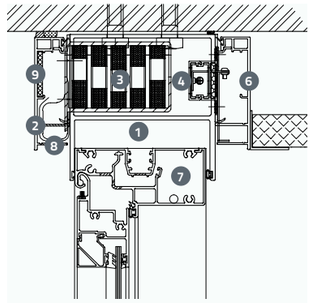


TYPICAL WINDOW ELEVATION
NTS



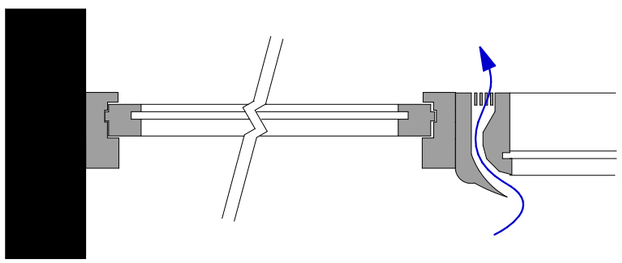
This configuration shows the AWS Ventient™ housed within an internally mounted box fixed to the sub-head. This configuration allows access to the AWS Ventient™ device when installed with flush plasterboard ceilings.

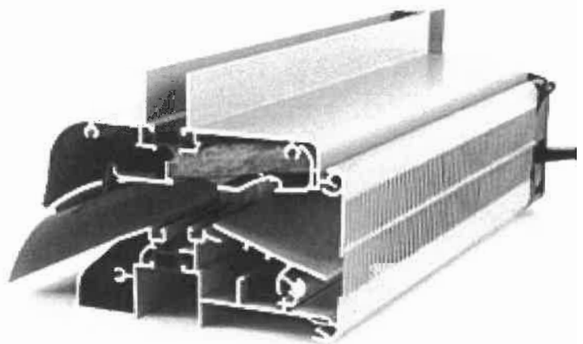
1. Trickle ventilation integrated into AWS sub-head.
2. External cover conceals ventilation slots and can be fitted with optional intumescent seals.
3. Optional proprietary sound absorber fitted with sound wafers to trap and diffuse sound without obstructing airflow.
4. Trickle ventilation device incorporating bimetal shape-memory alloy springs to automatically open and close the vent reflecting changes in the temperature of the fresh air.
5. Internal ceiling lining installed flush with vent housing.
6. Removable snap-filler allows access to filter and vent.
7. Compatible with a full range of AWS commercial window and door systems.
8. Stainless wire is fitted inside the air intake slot on the outer cover, ensuring insects are kept out of the intake recess.
9. Optional intumescent seal fills the opening in the case of fire.



Standard configuration shows the AWS Ventient™ device mounted within sub-head. Optional angle bracket to accommodate suspended ceiling tile.

TYPE 02 OPTION 2 "AWS VENTIENT TRICKLE VENTILATION SYSTEM"
NTS





TYPE 01 OPTION 1 "RENSON SONOVENT COMPACT SYSTEM"
NTS

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59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
VENTILATION / ACOUSTIC SLOT DETAIL

ISSUE	PURPOSE	DATE
E	SECTION 4.55	13/08/2020
F	SECTION 4.55 ADDENDUM	20/11/2020

JOB No	DWG No	ISSUE	DATE
5069	DA2409	F	20/11/2020

SECTION 4.55

AERIAL VIEW FROM NORTH EAST - APPROVED DA

AERIAL VIEW FROM NORTH EAST - PROPOSED

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ABN 77 010 924 106

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59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN

TITLE
VIEW 1

ISSUE	PURPOSE	DATE
G	SECTION455 ADDENDUM	10/02/2021

JOB No	DWG No	ISSUE	DATE
5069	**DA2700**	**G**	11/02/2021

SECTION 4.55

VIEW FROM HEGARTY LANE - APPROVED DA

VIEW FROM HEGARTY LANE - PROPOSED

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59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN

ISSUE	PURPOSE	DATE
F	SECTION 4.55	24/07/2020

TITLE
VIEW 3

JOB No	DWG No	ISSUE	DATE
5069	**DA2702**	**F**	11/02/2021

SECTION 4.55

VIEW FROM LVL 26, 71-73 SPRING ST - APPROVED DA

VIEW FROM LVL 26, 71-73 SPRING ST - PROPOSED SECTION 4.55

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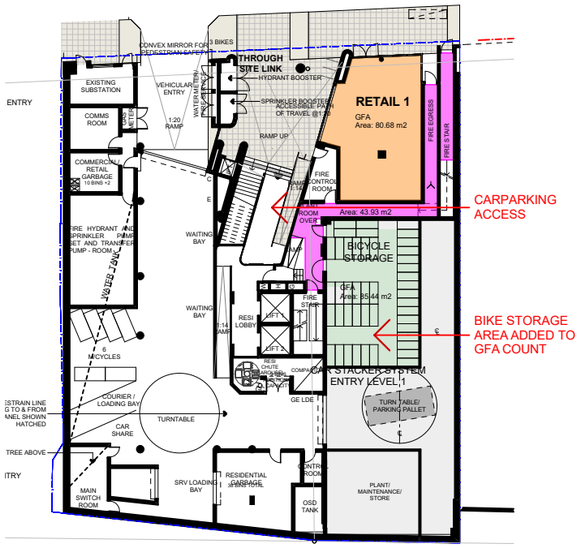
59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
VIEW 4

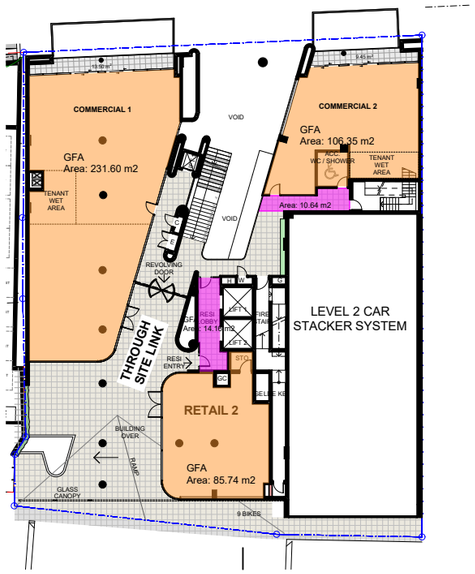
ISSUE	PURPOSE	DATE
B	SECTION455 ADDENDUM	10/02/2021

JOB No	DWG No	ISSUE	DATE
5069	**DA2703**	**B**	11/02/2021

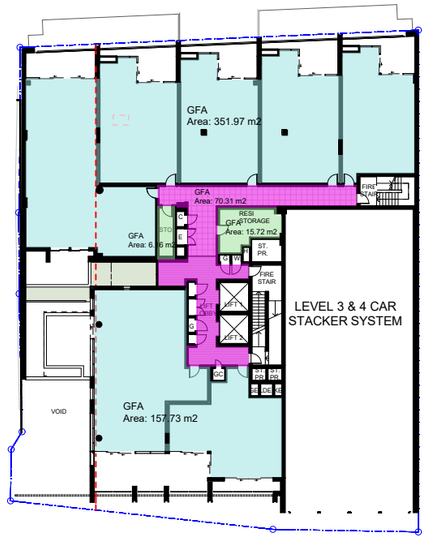
SECTION 4.55



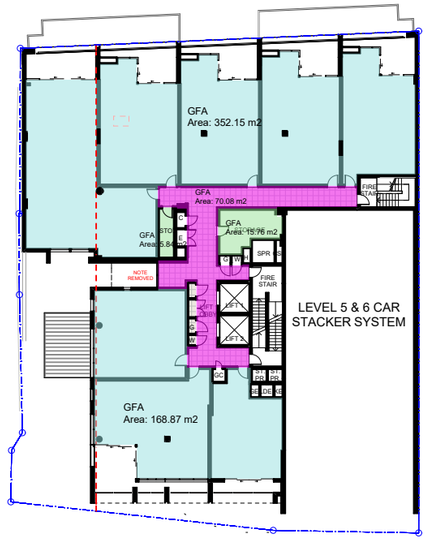
LOWER GROUND LEVEL GFA TOTAL GFA: 210.05 m²



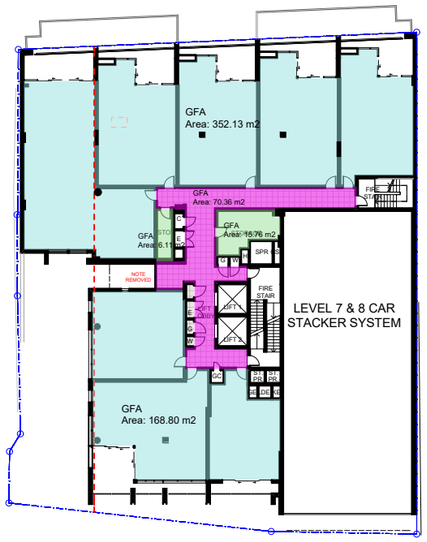
UPPER GROUND LEVEL GFA TOTAL GFA: 448.49 m²



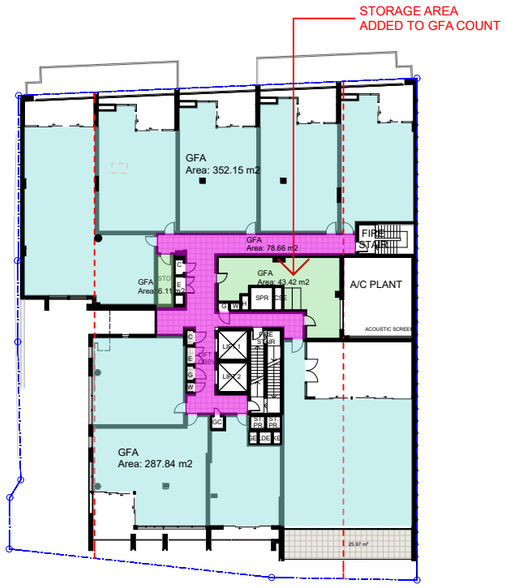
LEVEL 1 GFA TOTAL GFA: 601.89 m²



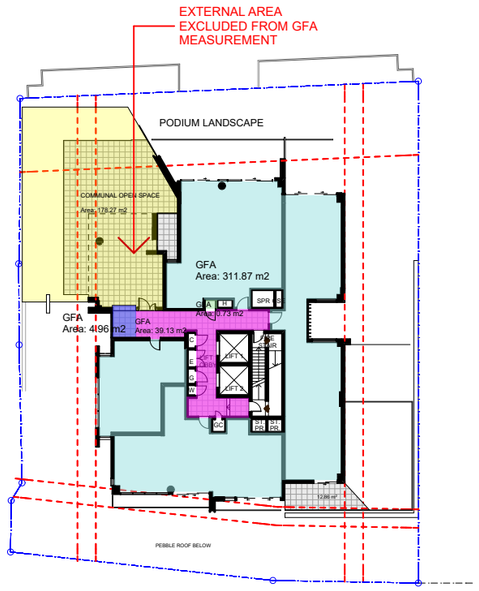
LEVEL 2 GFA TOTAL GFA: 612.70 m²



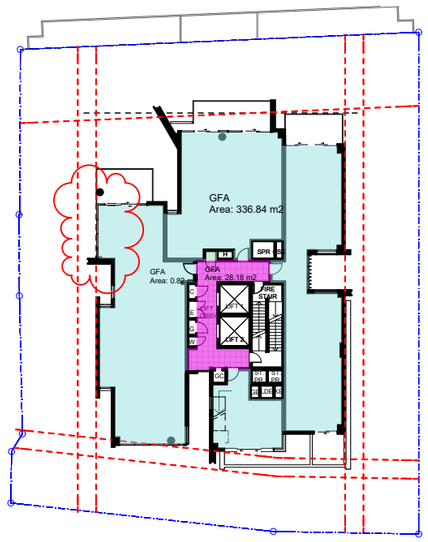
LEVEL 3 GFA TOTAL GFA: 613.16 m²



LEVEL 4 GFA TOTAL GFA: 768.18 m²



LEVEL 5 GFA TOTAL GFA: 356.69 m²



LEVEL 6, 8, 10, 12, 14, 16 GFA

TOTAL GFA: 365.84 m²

LEGEND

- GFA RETAIL
- GFA RESIDENTIAL
- GFA CIRCULATION AND AMENITIES
- STORAGE
- COMMUNAL SPACE/ MEETING ROOM
- COMMUNAL OPEN SPACE

GFA DIAGRAMS

COTTEEPARKER

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ABN 77 010 924 106

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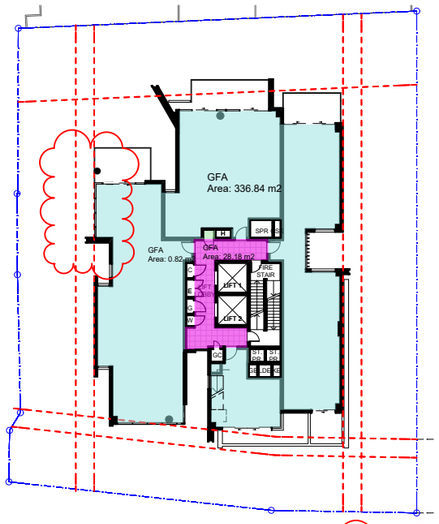
59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
GFA DIAGRAMS 1

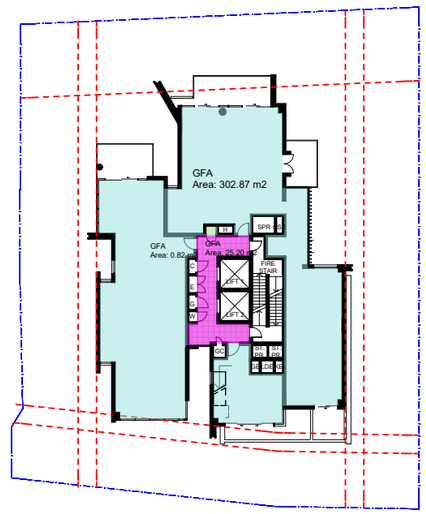
ISSUE	PURPOSE	DATE
K	SECTION455 ADDENDUM	10/02/2021

JOB No	DWG No	ISSUE	DATE
5069	DA9000	K	20/11/2020

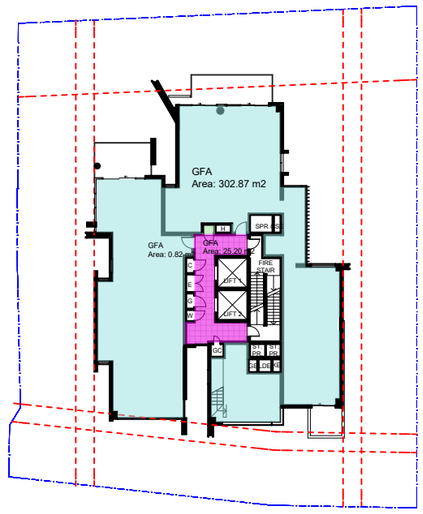
SECTION 4.55



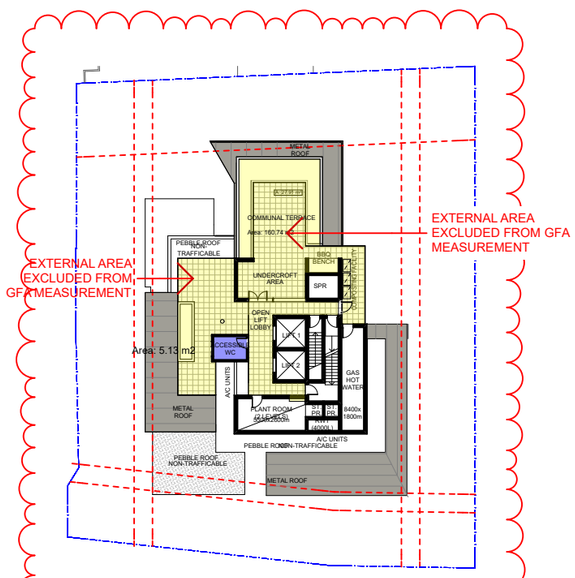
L7, 9, 11, 13, 15, 17 GFA TOTAL GFA: 365.84 m²



L18 GFA TOTAL GFA: 328.89 m²



L18 GFA TOTAL GFA: 328.89 m²



ROOF TERRACE GFA TOTAL GFA: 328.89 m²

LEVEL	COMMERCIAL GFA AREA	RESIDENTIAL GFA AREA	CIRCULATION GFA AREA	STORAGE GFA AREA	ENCLOSED COMMUNAL SPACE	TOTAL GFA PER LEVEL
LOWER GROUND	80.68 m²		43.93 m²	85.44 m²		210.05 m²
UPPER GROUND	423.69 m²		24.80 m²			448.49 m²
LEVEL 1		509.70 m²	70.31 m²	21.88 m²		601.89 m²
LEVEL 2		521.02 m²	70.08 m²	21.60 m²		612.70 m²
LEVEL 3		520.93 m²	70.36 m²	21.87 m²		613.16 m²
LEVEL 4		639.99 m²	78.66 m²	49.53 m²		768.18 m²
LEVEL 5		311.87 m²	39.13 m²	0.73 m²	4.96 m²	356.69 m²
LEVEL 6		336.84 m²	28.18 m²	0.82 m²		365.84 m²
LEVEL 7		336.84 m²	28.18 m²	0.82 m²		365.84 m²
LEVEL 8		336.84 m²	28.18 m²	0.82 m²		365.84 m²
LEVEL 9		336.84 m²	28.18 m²	0.82 m²		365.84 m²
LEVEL 10		336.84 m²	28.18 m²	0.82 m²		365.84 m²
LEVEL 11		336.84 m²	28.18 m²	0.82 m²		365.84 m²
LEVEL 12		336.84 m²	28.18 m²	0.82 m²		365.84 m²
LEVEL 13		336.84 m²	28.18 m²	0.82 m²		365.84 m²
LEVEL 14		336.84 m²	28.18 m²	0.82 m²		365.84 m²
LEVEL 15		336.84 m²	28.18 m²	0.82 m²		365.84 m²
LEVEL 16		336.84 m²	28.18 m²	0.82 m²		365.84 m²
LEVEL 17		336.84 m²	28.18 m²	0.82 m²		365.84 m²
LEVEL 18		302.87 m²	25.20 m²	0.82 m²		328.89 m²
LEVEL 19		302.87 m²	25.20 m²	0.82 m²		328.89 m²
					5.13 m²	5.13 m²
	504.37 m²	**7,151.33 m²**	**785.83 m²**	**212.53 m²**	10.09 m²	**8,664.15 m²**

LEGEND

- GFA RETAIL
- GFA RESIDENTIAL
- GFA CIRCULATION AND AMENITIES
- STORAGE
- COMMUNAL SPACE/ MEETING ROOM
- COMMUNAL OPEN SPACE

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ABN 77 010 924 106

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59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
GFA DIAGRAMS 2

ISSUE PURPOSE	DATE	JOB No	DWG No	ISSUE	DATE
L SECTION455 ADDENDUM	10/02/2021				
SECTION 4.55		**5069**	**DA9001**	**L**	20/11/2020

DEVELOPMENT SUMMARY

SITE AREA	
59-75 GRAFTON ST	1,281.00 m2
ALLOWABLE GFA	
(6:1)	7,686.0 m2
S4.55 GFA - ADDITIONAL 15%	
6.9:1	8,694.1 m2
PROPOSED GFA	

	GFA	FSR
COMMERCIAL	**504.37**	0.39 :1
RESIDENTIAL	**7151.33**	5.58 :1
RESIDENTIAL CIRCULATION	**785.83**	0.61 :1
COMMUNAL OPEN SPACE	**10.09**	0.01 :1
RESIDENTIAL STORAGE	**212.53**	0.17 :1
TOTAL (INC CIRCULATION & STORAGE)	**8664.15**	**6.76 :1**

APPROVED DA

	GFA	FSR
COMMERCIAL	475.8	0.37 :1
RESIDENTIAL	6 245.1	4.88 :1
RESIDENTIAL CIRCULATION	749.66	0.59 :1
COMMUNAL OPEN SPACE	4.9	0.00 :1
RESIDENTIAL STORAGE	208.03	0.16 :1
TOTAL (INC CIRCULATION & STORAGE)	**7 683.4**	**6.00 :1**

COMPLIANCE SUMMARY

FLOORS	APARTMENT NUMBERS	TYPE	APARTMENT TYPE (NSA REQUIREMENT (m2)				NSA UNIT PROVIDED (m2)	ORIENTATION	CROSS-VENTILATION		SOLAR ACCESS (2H)		BALCONY/ TERRACE (m2)		STORAGE REQUIRED			STORAGE PROVIDED			ADAPTABLE UNIT	
			STUDIO (35 m2)	1BED (50 m2)	2 BEDS (70 - 75 m2)	3 BEDS (90 m2)			0 = NO	1 = YES	0 = NO	1 = YES	REQUIRED	PROVIDED	INTERNAL (m3)	EXTERNAL (m3)	TOTAL (m3)	INTERNAL (m3)	EXTERNAL (m3)	TOTAL (m3)	0 = NO	1 = YES
	~~300~~																					
LEVEL 1	301	W			1		96.37	S-W	1	0	10	26.66	4	4	8	5.3	2.7	8		1
	302	B1		1			56.92	S	0	0	8	7	3	3	6	3.5	2.5	6		0
	303	C		1			54.80	N	0	1	8	8.39	3	3	6	3.6	2.4	6		0
	304	D		1			61.09	N	0	1	8	8.64	3	3	6	3.6	2.4	6		0
	305	E		1			59.28	N	0	1	8	8.64	3	3	6	3.6	2.4	6		0
	306	F		1			57.49	N	0	1	8	8.62	3	3	6	3.6	2.4	6		1
	307	G			1		107.26	N-S	1	1	10	11.94	4	4	8	5.1	2.9	8		1
TOTAL	7		0	5	2	0														
LEVEL 2	400	A1	1				52.81	W	1	0	4	0	2	2	4	4	0	4		0
	401	A		1			66.34	S-W	1	0	8	8.86	3	3	6	6	0	6		0
	402	B	1				43.44	S	0	0	4	0	2	2	4	4	0	4		0
	403	C		1			54.80	N	0	1	8	8.39	3	3	6	3.6	2.4	6		0
	404	D		1			61.09	N	0	1	8	8.64	3	3	6	3.6	2.4	6		0
	405	E		1			59.28	N	0	1	8	8.64	3	3	6	3.6	2.4	6		0
	406	F		1			57.49	N	0	1	8	8.62	3	3	6	3.6	2.4	6		1
	407	G			1		107.26	N-S	1	1	10	11.94	4	4	8	5.1	2.9	8		1
TOTAL	8		2	5	1	0														
LEVEL 3	500	A1	1				52.81	W	1	0	4	0	2	2	4	4	0	4		0
	501	A		1			66.34	S-W	1	0	8	8.86	3	3	6	6	0	6		0
	502	B	1				43.44	S	0	0	4	0	2	2	4	4	0	4		0
	503	C		1			54.80	N	0	1	8	8.39	3	3	6	3.6	2.4	6		0
	504	D		1			61.09	N	0	1	8	8.64	3	3	6	3.6	2.4	6		0
	505	E		1			59.28	N	0	1	8	8.64	3	3	6	3.6	2.4	6		0
	506	F		1			57.49	N	0	1	8	8.62	3	3	6	3.6	2.4	6		1
	507	G			1		107.26	N-S	1	1	10	11.94	4	4	8	5.1	2.9	8		1
TOTAL	8		2	5	1	0														
LEVEL 4	600	A1	1				52.81	W	1	0	4	0	2	2	4	4	0	4		0
	601	A		1			66.34	S-W	1	0	8	8.86	3	3	6	6	0	6		0
	602	B	1				43.44	S	0	0	4	52.38	2	2	4	4	0	4		0
	603	X				1	117.77	S-E	1	1	12	54.88	5	5	10	10	0	10		0
	604	C		1			54.80	N	0	1	8	8.39	3	3	6	3.6	2.4	6		0
	605	D		1			61.09	N	0	1	8	8.64	3	3	6	3.6	2.4	6		0
	606	E		1			59.28	N	0	1	8	8.64	3	3	6	3.6	2.4	6		0
	607	F		1			57.49	N	0	1	8	8.62	3	3	6	3.6	2.4	6		1
	608	G			1		107.26	N-S	1	1	10	11.94	4	4	8	5.1	2.9	8		1
TOTAL	9		2	5	1	1														
LEVEL 5	701	A2	1				43.35	S-W	1	1	4	0	2	2	4	4	0	4		0
	702	Y			1		77.79	S-W	1	0	10	12.7	4	4	8	6	2	8		0
	~~702~~																			
	703	S			1		98.26	N-E-S	1	1	10	32.9	4	4	8	7.4	0.6	8		0
	704	T			1		83.28	N	1	1	10	35.2	4	4	8	6.2	1.8	8		0
TOTAL	4		1	0	3	0														
LEVEL 6	801	Q				1	119.06	N-W-S	1	1	12	12.87	5	5	10	7.9	2.1	10		0
	802	R		1			55.78	S	1	0	8	10.54	3	3	6	6	0	6		0
	803	S			1		98.26	N-E-S	1	1	10	17.79	4	4	8	7.4	0.6	8		0
	804	T			1		83.28	N	1	1	10	15.81	4	4	8	6.2	1.8	8		0
TOTAL	4		0	1	2	1														
LEVEL 7	901	Q				1	119.06	N-W-S	1	1	12	12.87	5	5	10	7.9	2.1	10		0
	902	S			1		98.26	N-E-S	1	1	10	17	4	4	8	7.4	0.6	8		0
	903	T			1		83.28	N	1	1	10	16.3	4	4	8	6.2	1.8	8		0
TOTAL	3		0	0	2	1														
LEVEL 8	1001	Q				1	119.06	N-W-S	1	1	12	12.87	5	5	10	7.9	2.1	10		0
	1002	R		1			55.78	S	1	0	8	10.54	3	3	6	6	0	6		0
	1003	S			1		97.08	N-E-S	1	1	10	17.79	4	4	8	7.4	0.6	8		0
	1004	T			1		76.60	N	1	1	10	15.81	4	4	8	6.2	1.8	8		0
TOTAL	4		0	1	2	1														
LEVEL 9	1101	Q				1	119.06	N-W-S	1	1	12	12.87	5	5	10	7.9	2.1	10		0
	1102	S			1		97.08	N-E-S	1	1	10	17	4	4	8	7.4	0.6	8		0
	1103	T			1		76.60	N	1	1	10	16.3	4	4	8	6.2	1.8	8		0
	3		0	0	2	1														

S4.55

PARKING SUMMARY

	DCP REQUIREMENTS	UNITS / AREA	REQUIRED MAX.	PROVIDED
CAR PARKING				
RESIDENTIAL	STUDIO @ 0.5	7	4	60
	1 - BED @ 0.6	20	10	
	2- BED @ 0.9	32	29	
	3- BED @ 1.4	17	24	
VISITORS	1 / 5 UNITS	83	17	11
COMMERCIAL / RETAIL	2 / 100m²	506	10	8
TOTAL			**99**	**79**
COURIER / LOADING BAY				
RESIDENTIAL	1 / 50 DWELLINGS	83	1	
RETAIL	1 / 400m²	506	1	2
CAR SHARE	1 / 90 RESIDENTIAL		1	1
MOTORCYCLE PARKING	3 / 15 CAR SPACES	79	16	6
TOTAL			**16**	**6**
BICYCLE PARKING				
RESIDENTIAL	1 / UNIT	83	83	88
VISITORS	1/ 10 UNITS	83	8	9
COMMERCIAL / RETAIL	1 / 150m²	506	3	3
TOTAL			**95**	**100**

APPROVED DA

UNITS / AREA	REQUIRED MAX.	PROVIDED
10	5	60
25	15	
30	27	
13	18	
78	16	11
454	9	8
	90	79
78	1	
454	1	2
	1	1
95	19	6
	19	6
78	78	84
78	8	
454	3	6
	89	90

2015069 59 - 75 GRAFTON STREET, BONDI JUNCTION

APARTMENT MIX, APARTMENT AREAS, CROSS VENTILATION & STORAGE SCHEDULE

FLOORS	APARTMENT NUMBERS	TYPE	APARTMENT TYPE (NSA REQUIREMENT (m2)				NSA UNIT PROVIDED (m2)	ORIENTATION	CROSS-VENTILATION		SOLAR ACCESS (2H)		BALCONY/ TERRACE (m2)		STORAGE REQUIRED			STORAGE PROVIDED			ADAPTABLE UNIT	
			STUDIO (35 m2)	1BED (50 m2)	2 BEDS (70 - 75 m2)	3 BEDS (90 m2)			0 = NO	1 = YES	0 = NO	1 = YES	REQUIRED	PROVIDED	INTERNAL (m3)	EXTERNAL (m3)	TOTAL (m3)	INTERNAL (m3)	EXTERNAL (m3)	TOTAL (m3)	0 = NO	1 = YES
LEVEL 10	1201	Q				1	119.06	N-W-S	1		1		12	12.87	5	5	10	7.9	2.1	10	0	
	1202	R		1			55.78	S	1		0		8	10.54	3	3	6	6	0	6	0	
	1203	S			1		97.08	N-E-S	1		1		10	17.79	4	4	8	7.4	0.6	8	0	
	1204	T			1		76.60	N	1		1		10	15.81	4	4	8	6.2	1.8	8	0	
TOTAL	4		0	1	2	1																
LEVEL 11	1301	Q				1	119.06	N-W-S	1		1		12	12.87	5	5	10	7.9	2.1	10	0	
	1302	S			1		97.76	N-E-S	1		1		10	17	4	4	8	7.4	0.6	8	0	
	1303	T			1		83.21	N	1		1		10	16.3	4	4	8	6.2	1.8	8	0	
TOTAL	3		0	0	2	1																
LEVEL 12	1401	Q				1	119.06	N-W-S	1		1		12	12.87	5	5	10	7.9	2.1	10	0	
	1402	R		1			55.78	S	1		0		8	10.54	3	3	6	6	0	6	0	
	1403	S			1		97.08	N-E-S	1		1		10	17.79	4	4	8	7.4	0.6	8	0	
	1404	T			1		76.60	N	1		1		10	15.81	4	4	8	6.2	1.8	8	0	
TOTAL	4		0	1	2	1																
LEVEL 13	1501	Q				1	119.06	N-W-S	1		1		12	12.87	5	5	10	7.9	2.1	10	0	
	1502	S			1		97.08	N-E-S	1		1		10	17	4	4	8	7.4	0.6	8	0	
	1503	T			1		76.60	N	1		1		10	16.3	4	4	8	6.2	1.8	8	0	
TOTAL	3		0	0	2	1																
LEVEL 14	1601	Q				1	119.06	N-W-S	1		1		12	12.87	5	5	10	7.9	2.1	10	0	
	1602	R		1			55.78	S	1		0		8	10.54	3	3	6	6	0	6	0	
	1603	S			1		97.08	N-E-S	1		1		10	17.79	4	4	8	7.4	0.6	8	0	
	1604	T			1		76.60	N	1		1		10	15.81	4	4	8	6.2	1.8	8	0	
TOTAL	4		0	1	2	1																
LEVEL 15	1701	Q				1	119.06	N-W-S	1		1		12	12.87	5	5	10	7.9	2.1	10	0	
	1702	S			1		97.08	N-E-S	1		1		10	17	4	4	8	7.4	0.6	8	0	
	1703	T			1		76.60	N	1		1		10	16.3	4	4	8	6.2	1.8	8	0	
TOTAL	3		0	0	2	1																
LEVEL 16	1801	Q				1	119.06	N-W-S	1		1		12	12.87	5	5	10	7.9	2.1	10	0	
	1802	R		1			55.78	S	1		0		8	10.54	3	3	6	6	0	6	0	
	1803	S			1		97.08	N-E-S	1		1		10	17.79	4	4	8	7.4	0.6	8	0	
	1804	T			1		76.60	N	1		1		10	15.81	4	4	8	6.2	1.8	8	0	
TOTAL	4		0	1	2	1																
LEVEL 17	1901	Q				1	119.06	N-W-S	1		1		12	12.87	5	5	10	7.9	2.1	10	0	
	1902	S			1		97.08	N-E-S	1		1		10	17	4	4	8	7.4	0.6	8	0	
	1903	T			1		76.60	N	1		1		10	16.3	4	4	8	6.2	1.8	8	0	
TOTAL	3		0	0	2	1																
LEVEL 18	2001	Q				1	119.06	N-W-S	1		1		12	12.87	5	5	10	7.9	2.1	10	0	
	2002	R		1			55.78	S	1		0		8	10.54	3	3	6	6	0	6	0	
	2003	Z				1	149.12	N-E-S	1		1		12	32.03	5	5	10	7.1	2.9	10	0	
	~~2004~~																					
TOTAL	3		0	1	0	2																
LEVEL 19	2101	Q				1	119.06	N-W-S	1		1		12	12.87	5	5	10	7.9	2.1	10	0	
	2102	S				1	149.12	N-E-S	1		1		12	22.13	5	5	10	7.1	2.9	10	0	
	~~2103~~																					
TOTAL	2		0	0	0	2																
TOTAL	**83**		7	27	32	17		11	**63**	**64**					308	308	616	492.4	123.6	616	**9**	
APARTMENT MIX PERCENTAGE			**8%**	**33%**	**39%**	**20%**		13.3%	**76%**	**77%**												

APPROVED DA

TOTAL	**78**	10	25	30	13		9	**59**	**58**			280	280	560	322.32	237.68	560	**9**
APARTMENT MIX PERCENTAGE		**13%**	**32%**	**38%**	**17%**		12%	**76%**	**74%**									

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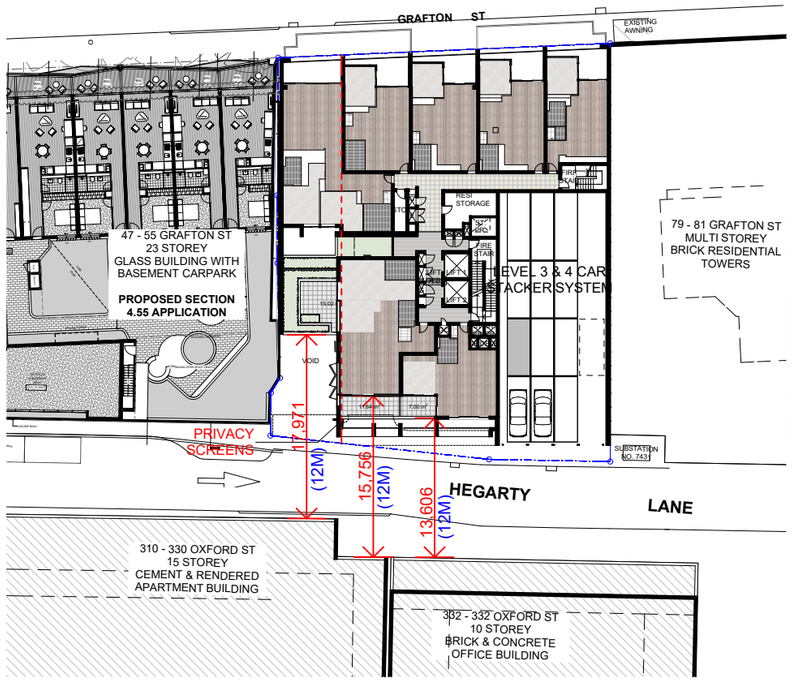
59- 75 Grafton Street Mixed-Use Development
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN
TITLE
DEVELOPMENT & COMPLIANCE SUMMARY

ISSUE	PURPOSE	DATE
J	SECTION455 ADDENDUM	10/02/2021

SECTION 4.55

JOB No	DWG No	ISSUE	DATE
5069	**DA9002**	**J**	20/11/2020



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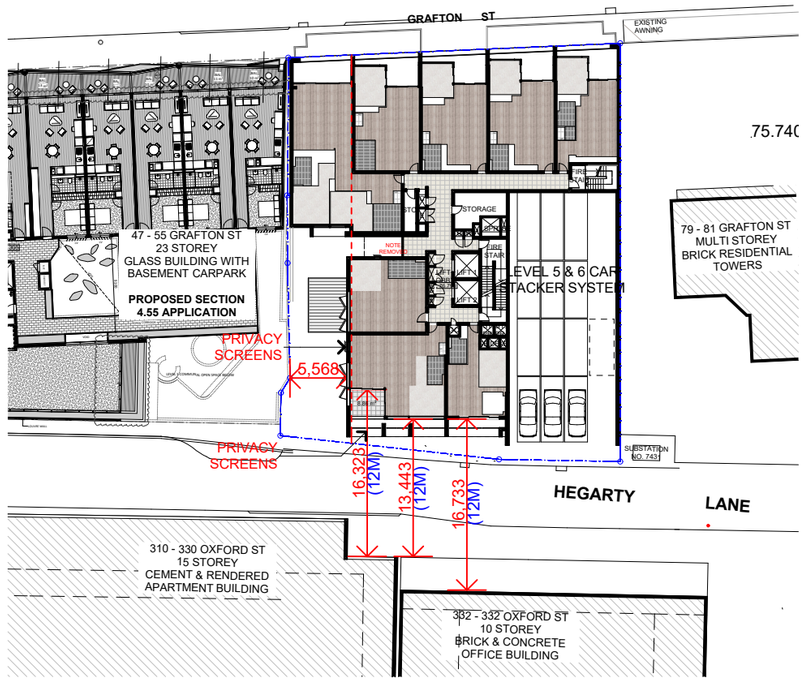

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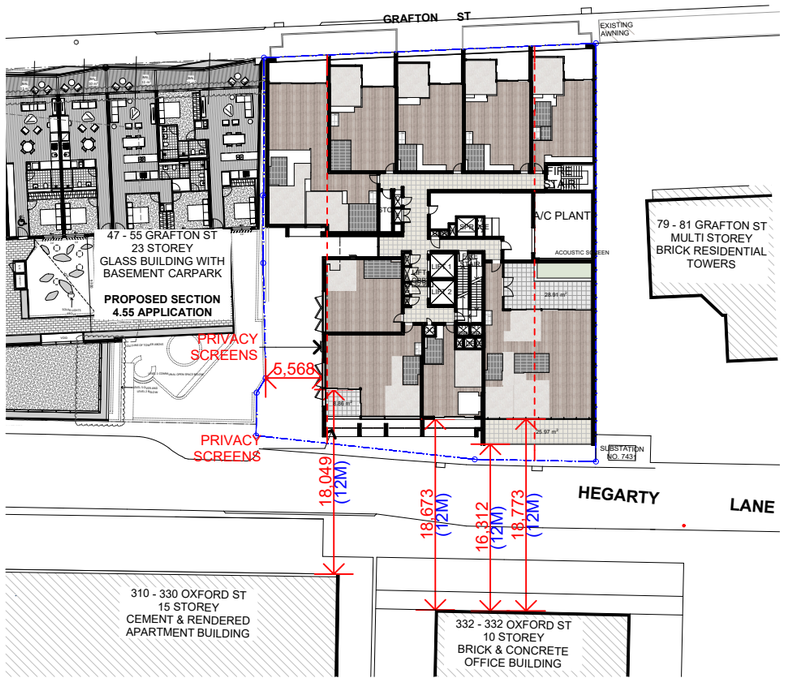

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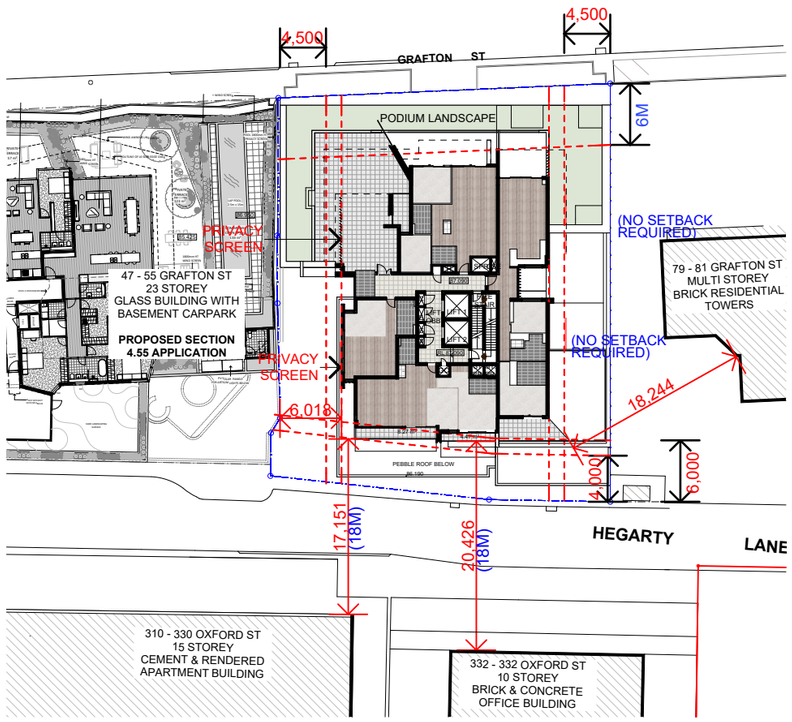

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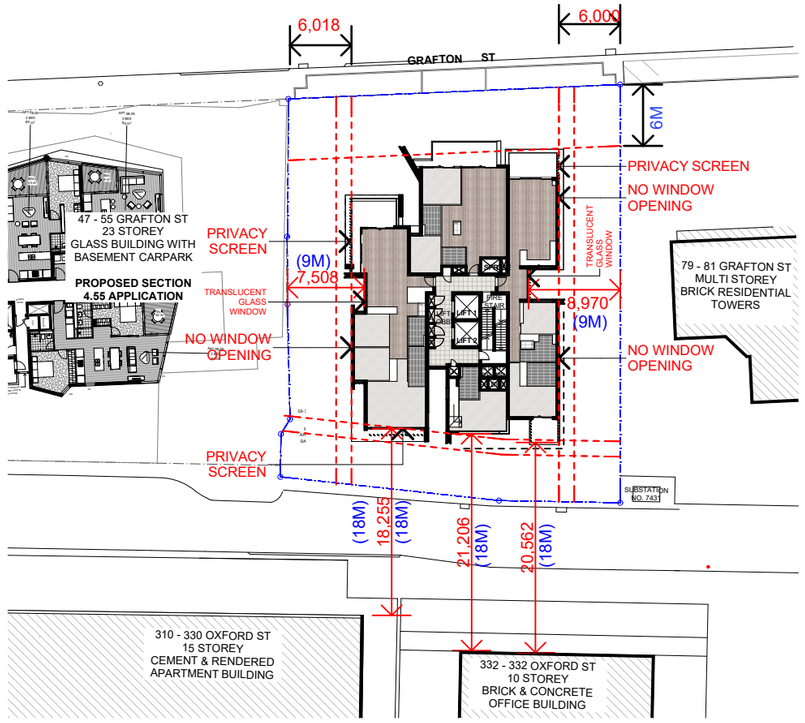
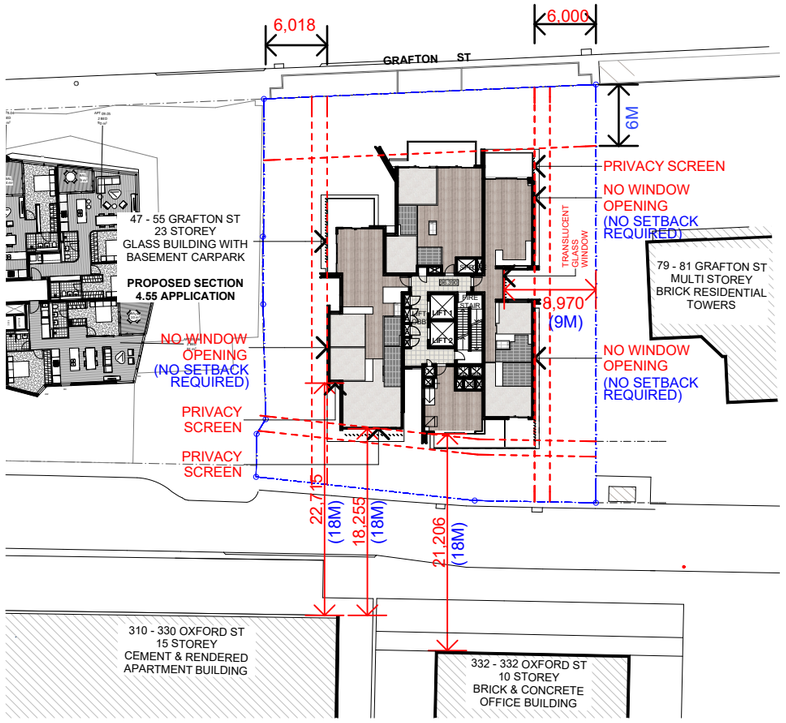


L6, 8, 10, 12, 14, 16, 18



L7, 9, 11, 13, 15, 17, 19

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N

LEGEND

9,821 (6M) — SEPARATION DISTANCE / SETBACK PROVIDED (IN RED)
COMPLYING SEPARATION DISTANCE / SETBACK REQUIRED (IN BLUE)

59- 75 Grafton Street Mixed-Use Development

59-75 GRAFTON STREET, BONDI JUNCTION

CLIENT - CLYGEN

TITLE

BUILDING SET BACK AND BUILDING SEPARATION

ISSUE	PURPOSE	DATE
F	SECTION 4.55	13/08/2020

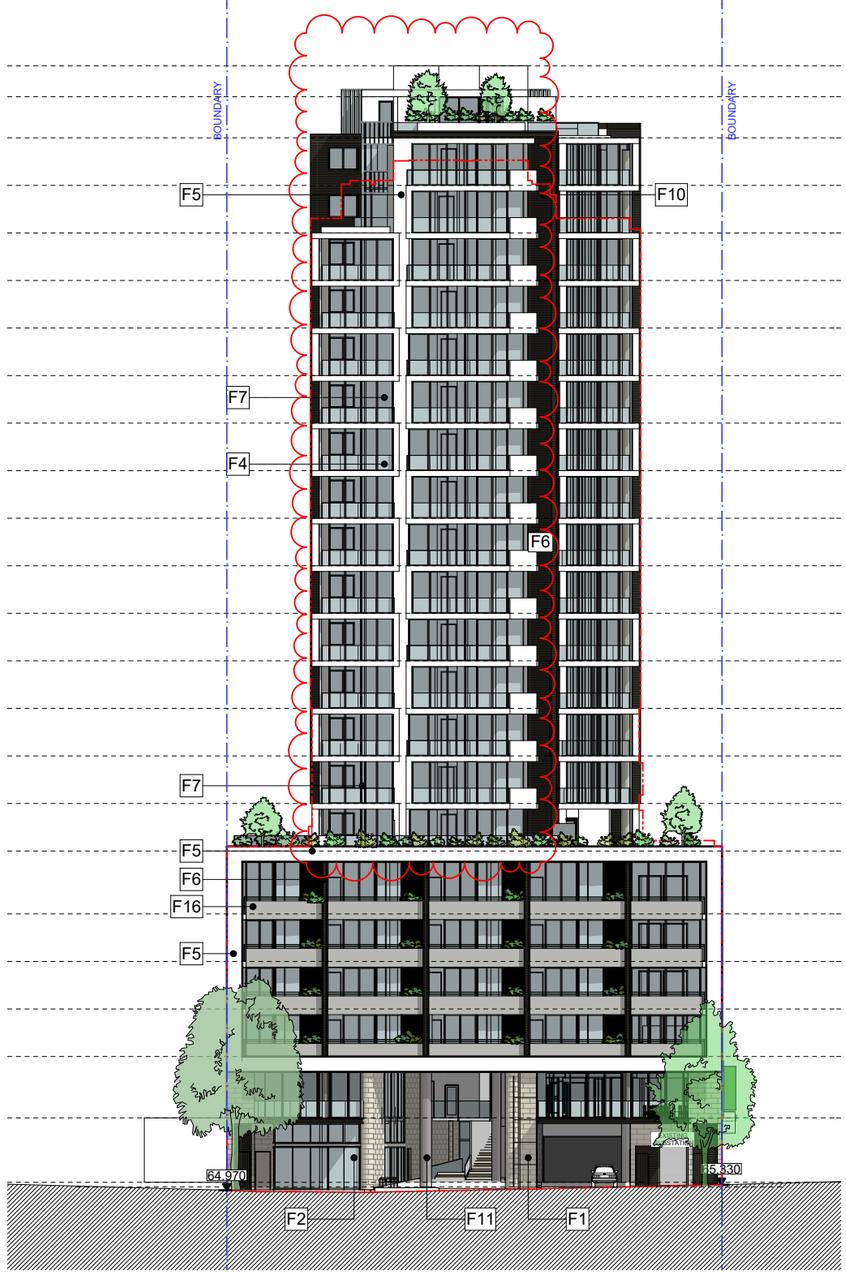
SECTION 4.55

JOB No	DWG No	ISSUE	DATE
5069	DA9003	F	13/08/2020

SITE

59-75 GRAFTON ST

G R A F T O N S T R E E T



F1: SANDSTONE CLADDING MIN THICKNESS 30MM

F2: SHOP FRONT

F3: ENTRY CANOPY/ AWNING

F4: GLASS BALUSTRADE

F5: WHITE RENDER

F6: SOLID ALUMINIUM CLADDING - BRONZE

F7: FULL HEIGHT GLAZED RESIDENTIAL WINDOW

F8: FULL HEIGHT GLASS SCREEN TO COMMUNAL GARDEN

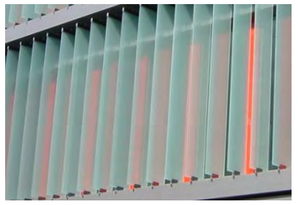
F9: GLAZED AWNING

F10: PRIVACY SCREEN

F11: SOLID ALUMINIUM PANEL - SILVER

F12: LOURVED SCREEN FOR CARPARK

F13: CAR PARK FACADE



F14: OBSCURED GLASS PRIVACY SCREEN

F15: STENCILED PATTERN IN CONCRETE

F16: SOLID ALUMINIUM PANEL FACADE

F17: PERFORATED SCREENS PRIVACY SCREEN

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59-75 GRAFTON STREET, BONDI JUNCTION

CLIENT - CLYGEN

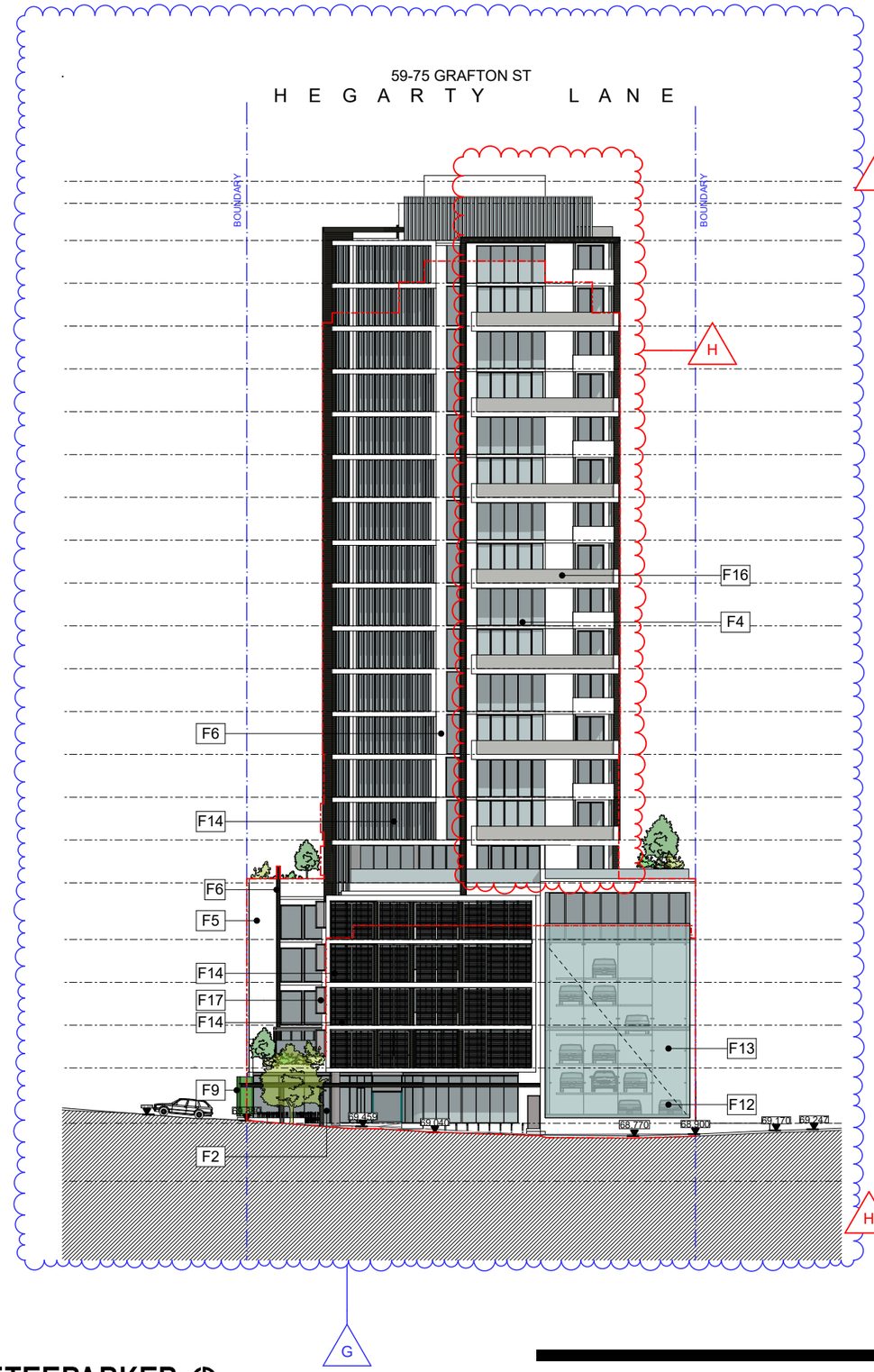
TITLE

EXTERNAL FINISHES NORTH

ISSUE	PURPOSE	DATE
I	SECTION455 ADDENDUM	10/02/2021

JOB No	DWG No	ISSUE	DATE
5069	DA9006	I	20/11/2020

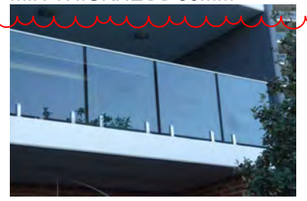
SECTION 4.55



F1: SANDSTONE CLADDING MIN THICKNESS 30MM

F2: SHOP FRONT

F3: ENTRY CANOPY/ AWNING


F4: GLASS BALUSTRADE

F5: WHITE RENDER

F6: SOLID ALUMINIUM CLADDING - BRONZE

F7: FULL HEIGHT GLAZED RESIDENTIAL WINDOW

F8: FULL HEIGHT GLASS SCREEN TO COMMUNAL GARDEN

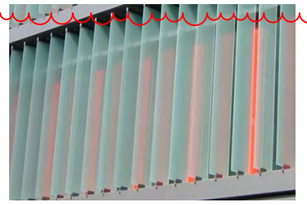
F9: GLAZED AWNING

F10: PRIVACY SCREEN

F11: SOLID ALUMINIUM PANEL - SILVER

F12: LOURVED SCREEN FOR CARPARK

F13: CAR PARK FACADE


F14: OBSCURED GLASS PRIVACY SCREEN

F15: STENCILED PATTERN IN CONCRETE

F16: SOLID ALUMINIUM PANEL FACADE

F17: PERFORATED SCREENS PRIVACY SCREEN

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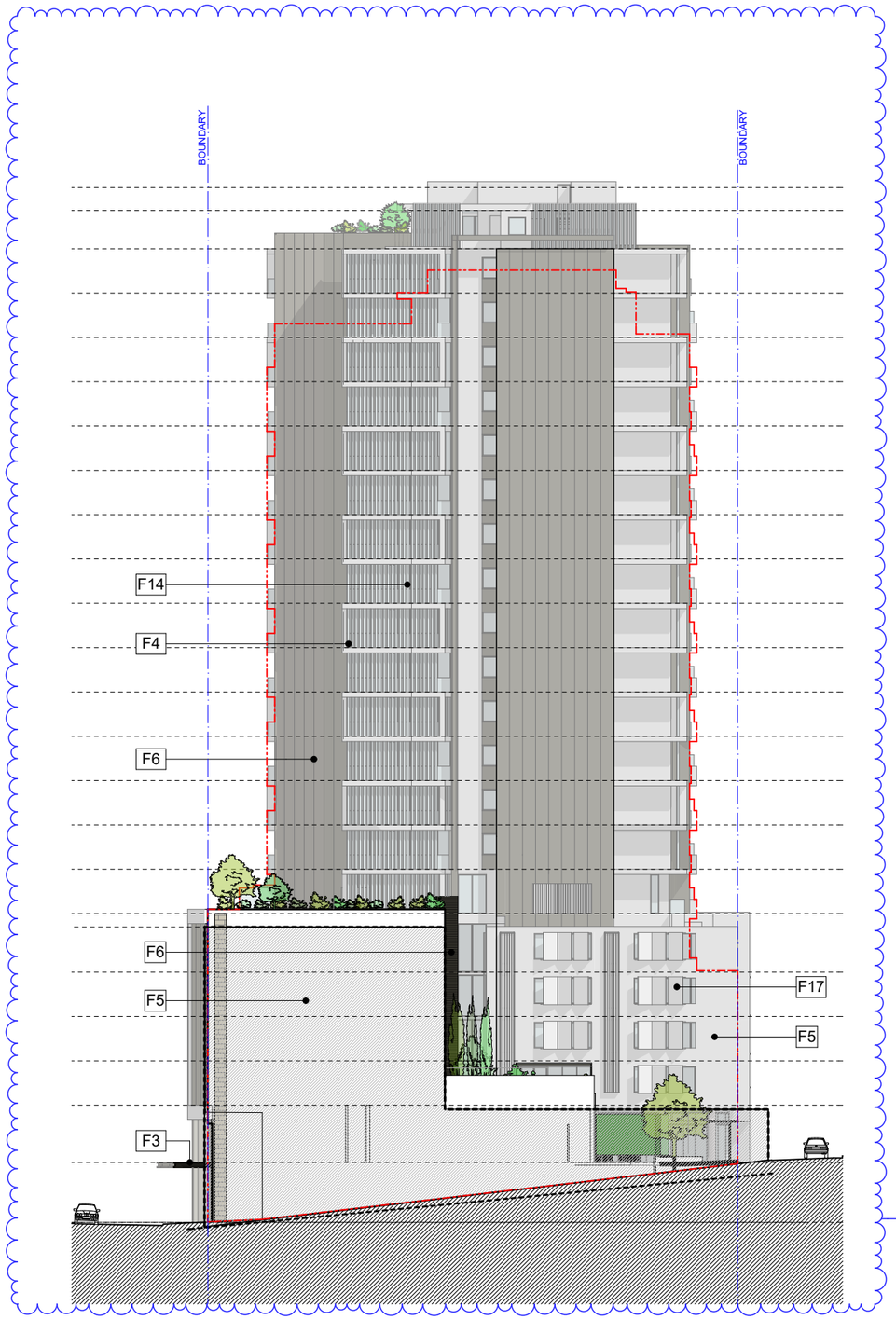
CLIENT - CLYGEN

ISSUE	PURPOSE	DATE
G	SECTION 4.55	13/08/2020
H	SECTION 4.55 ADDENDUM	20/11/2020

TITLE

EXTERNAL FINISHES SOUTH

ISSUE PURPOSE	DATE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55		**5069**	**DA9007**	**H**	20/11/2020



F1: SANDSTONE CLADDING MIN THICKNESS 30MM

F2: SHOP FRONT

F3: ENTRY CANOPY/ AWNING

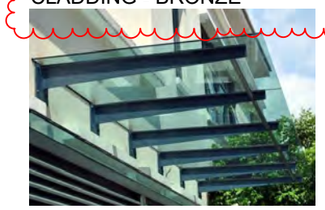
F4: GLASS BALUSTRADE

F5: WHITE RENDER

F6: SOLID ALUMINIUM CLADDING - BRONZE

F7: FULL HEIGHT GLAZED RESIDENTIAL WINDOW

F8: FULL HEIGHT GLASS SCREEN TO COMMUNAL GARDEN

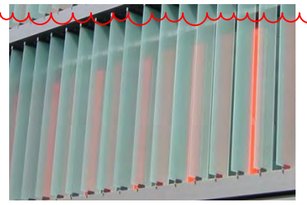

F9: GLAZED AWNING

F10: PRIVACY SCREEN

F11: SOLID ALUMINIUM PANEL - SILVER

F12: LOURVED SCREEN FOR CARPARK

F13: CAR PARK FACADE


F14: OBSCURED GLASS PRIVACY SCREEN

F15: STENCILED PATTERN IN CONCRETE

F17: PERFORATED SCREENS PRIVACY SCREEN

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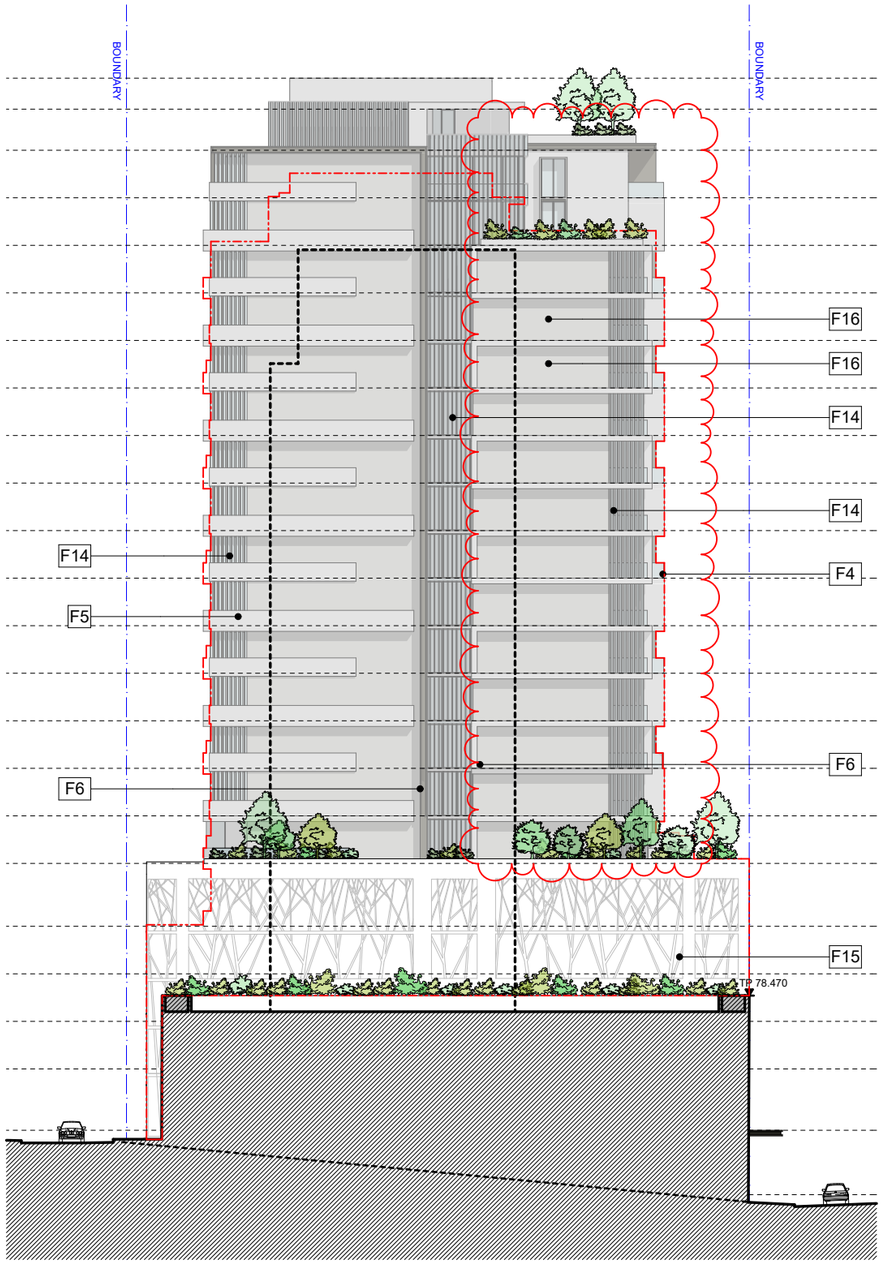
59-75 GRAFTON STREET, BONDI JUNCTION
CLIENT - CLYGEN

ISSUE	PURPOSE	DATE
F	SECTION 4.55	13/08/2020
G	SECTION 4.55 ADDENDUM	20/11/2020

TITLE
EXTERNAL FINISHES WEST

ISSUE PURPOSE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55	**5069**	**DA9008**	**G**	20/11/2020



F1: SANDSTONE CLADDING MIN THICKNESS 30MM

F2: SHOP FRONT

F3: ENTRY CANOPY/ AWNING

F4: GLASS BALUSTRADE

F5: WHITE RENDER

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F9: GLAZED AWNING

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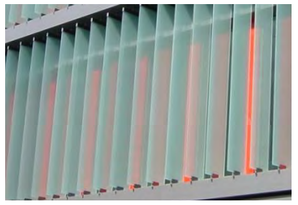
F12: LOURVED SCREEN FOR CARPARK

F13: CAR PARK FACADE


F14: OBSCURED GLASS PRIVACY SCREEN

F15: STENCILED PATTERN IN CONCRETE

F16: SOLID ALUMINIUM PANEL FACADE

F17: PERFORATED SCREENS PRIVACY SCREEN

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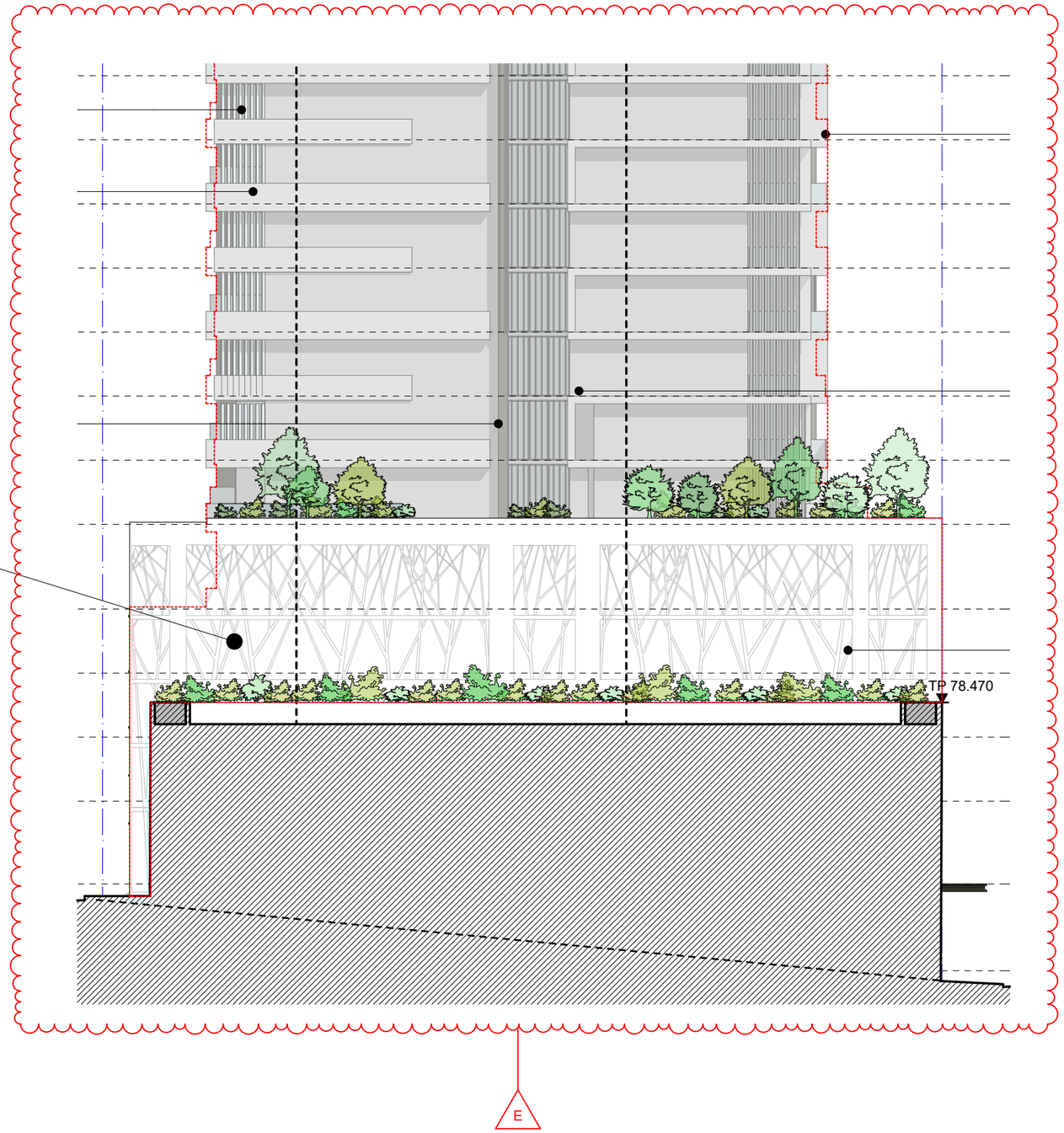
CLIENT - CLYGEN
TITLE
EXTERNAL FINISHES EAST

ISSUE	PURPOSE	DATE
H	SECTION455 ADDENDUM	10/02/2021
	SECTION 4.55	

JOB No	DWG No	ISSUE	DATE
5069	**DA9009**	**H**	20/11/2020

STENCILED PRE-CAST
CONCRETE PANELS

STENCILED PRE-CAST
CONCRETE PANELS



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CLIENT - CLYGEN
TITLE

E SECTION 4.55 13/08/2020 **L FINISHES - STENCILE PRE-CAST CONCRETE PANELS**

ISSUE PURPOSE	DATE	JOB No	DWG No	ISSUE	DATE
SECTION 4.55		**5069**	**DA9010**	**E**	13/08/2020